

Property Owner
John D. Bartholf
4959 Waters Edge
Canandaigua, NY 14424
Construction timeline = 4-8 months start to completion

FINAL SITE PLAN APPROVAL

PLANNING BOARD CHAIRPERSON	DATE
TOWN HIGHWAY & WATER SUPERINTENDENT	DATE
TOWN ENGINEER	DATE

NOTE:
NO BUILDING PERMIT MAY BE ISSUED UNTIL FINAL SITE PLAN APPROVAL HAS BEEN GRANTED AND THE FINAL SITE PLAN SIGNED BY THE PLANNING BOARD CHAIRPERSON.

Site Details:
Existing Zoning is Residential Lake District (RLD)
Minimum Lot Size: (Existing Lot >10,000 SQ FT)
Minimum Lot Width: 125FT (Existing Lot 50')
Front Setback: 50 FT.
Rear Setback: 30 FT.
Side Setback: 8 FT.
Maximum Building Height = 25 FT.
Maximum Building Coverage on Lot = 25%
Maximum Lot Coverage = 40%

Contours derived from NAVD88 Datum
Flood Zones AE & X Per Community Panel
No. 360598 0015 C Last Dated March 3, 1997.

GENERAL NOTES

- PROPERTY LINE INFORMATION SHOWN ON THIS PLAN IS BASED ON AVAILABLE RECORD INFORMATION AND A FIELD INSTRUMENT SURVEY.
- NO CHANGES ARE TO BE MADE TO THIS DESIGN WITHOUT PRIOR APPROVAL.
- PROPOSED LIGHTING TO BE COORDINATED WITH THE ARCHITECT AND OWNER. LIGHTING SHALL BE DARK SKY COMPLIANT (PER CHAPTER 220, SECTION 77).
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE ONTARIO COUNTY HIGHWAY DEPARTMENT FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
- CONTOURS DERIVED FROM NAVD88 DATUM
- FLOOD ZONES AE & X PER COMMUNITY PANEL NO. 360598 0015 C LAST DATED MARCH 3, 1997.

LAWN SEED SPEC. SUPPLIED BY
PREFERRED SEED
575 KENNEDY RD. BUFFALO NY 14227
MIX: SUMMER GREEN SUPREME
21% 3RD MILLENNIUM SRP TALL FESCUE
21% RHAMBLER SRP TALL FESCUE
21% TRAVERSE SRP TALL FESCUE
21% COCHISE IV TALL FESCUE
10% AMAZING GS PERENNIAL RYEGRASS
6% BROOKLAWN KENTUCKY BLUEGRASS
SEEDING RATE: 8LBS/1000 SQ. FT.

Lot Coverage Calculations:		Sq.Ft	
Existing		Proposed	
House.....	734.0	House.....	1,076.0
Driveway.....	1,554.0	Gravel Driveway.....	1,566.0
Wall.....	58.0	Break Wall.....	58.0
Retaining Wall.....	92.0		
Porch.....	233.0		
Total Coverage.....2,675.0		Total Coverage.....	2,700.0
Total Site Area.....9,905.0		Total Site Area.....	9,905.0
Building Coverage.....9.8%		Building Coverage.....	10.9%
Total Lot Coverage.....27.0%		Total Lot Coverage.....	27.3%

NOTE:
NO PHOSPHOROUS SHALL BE USED AT PLANTING TIME UNLESS SOIL TESTING HAS BEEN COMPLETED AND TESTED BY A HORTICULTURAL TESTING LAB AND THE SOIL TEST SPECIFICALLY INDICATE A PHOSPHOROUS DEFICIENCY THAT IS HARMFUL, OR WILL PREVENT NEW LAWNS AND PLANTINGS FROM ESTABLISHING PROPERLY.
IF SOIL TESTS INDICATE A PHOSPHOROUS DEFICIENCY THAT WILL IMPACT PLANT AND LAWN ESTABLISHMENT, PHOSPHOROUS SHALL BE APPLIED AT THE MINIMUM RECOMMENDED LEVEL PRESCRIBED IN THE SOIL TEST FOLLOWING ALL NYS DEC REGULATIONS.

DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

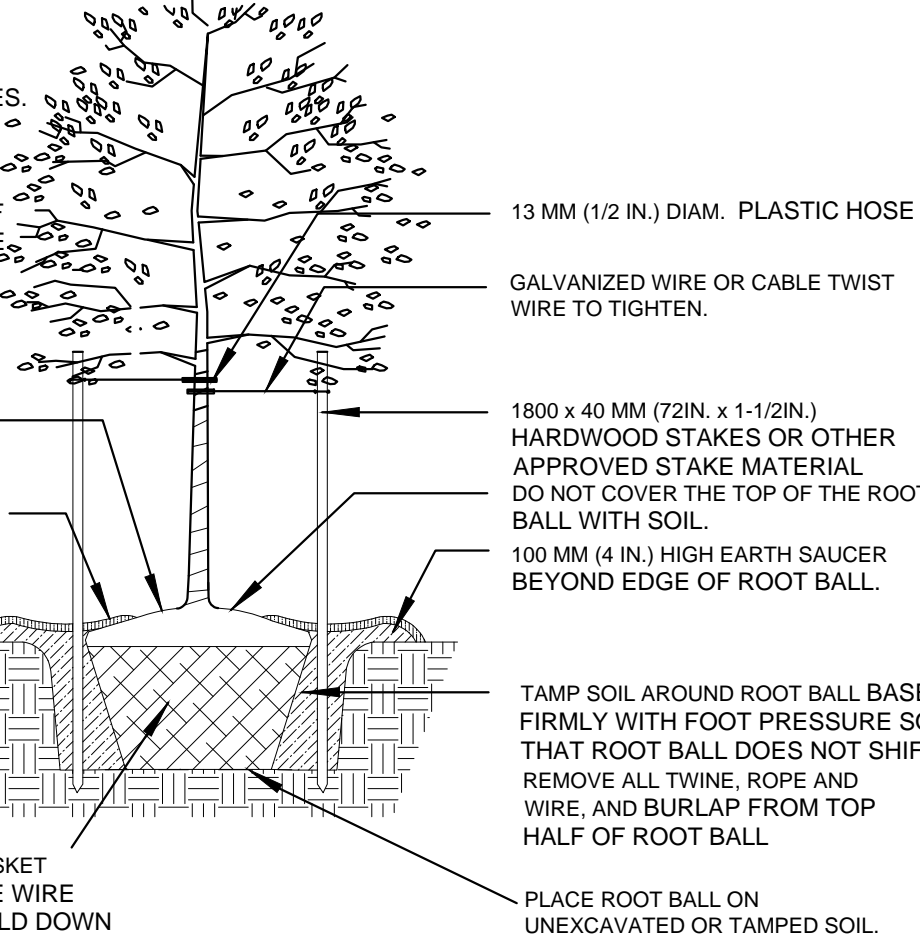
SET TOP OF ROOT BALL AT LEAST 25-50 MM (1-2 IN.) ABOVE GRADE (OR HIGHER IN SLOWLY DRAINING SOILS).

EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL.
50 MM (2 IN.) MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH WEED-FREE FOR A MINIMUM OF THREE YEARS AFTER PLANTING.

ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGE OF THE ROOT BALL.

IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 200 MM (8 IN.) INTO PLANTING HOLE.

L2 DECIDUOUS TREE PLANTING DETAIL
TYPICAL INSTALLATION - 3" (75MM) CALIPER OR LESS N.T.S.

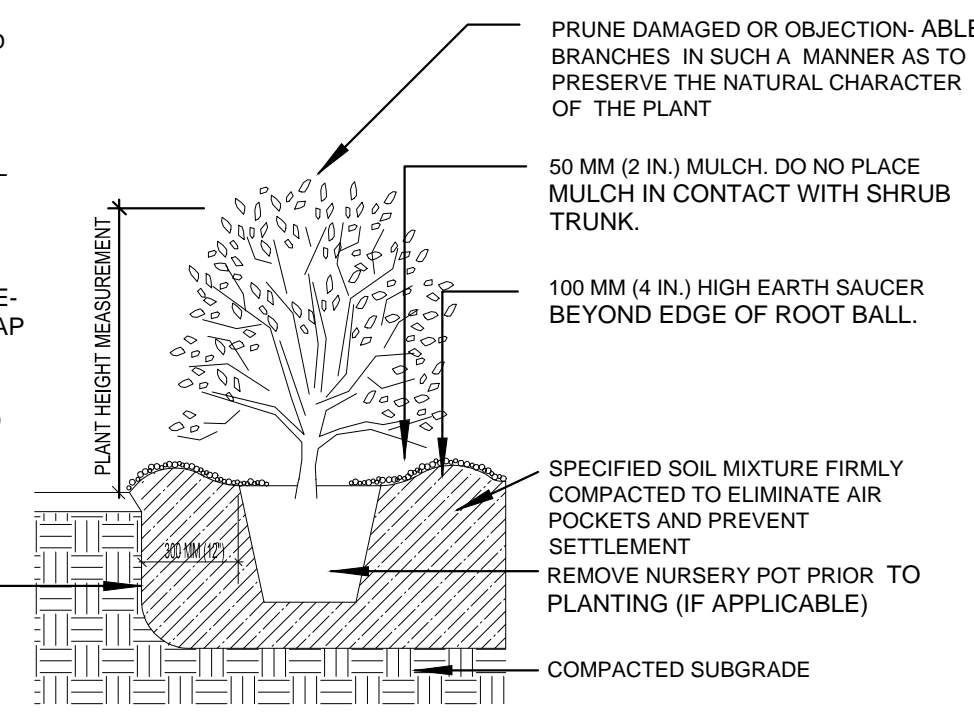


PLANT HEIGHT SHALL BE MEASURED FROM FINISHED GRADE TO THE UPPER MAIN BODY OF THE PLANT

SHRUBS PLANTED IN GROUPS SHALL BE SET IN CONTINUOUS BEDS AS SHOWN ON PLAN
PLANTING METHOD ILLUSTRATED SHALL APPLY EQUALLY TO BARE-ROOT STOCK & BALLED & BURLAP STOCK
SET SHRUBS 50 MM (2") HIGHER THAN SURROUNDING GRADE TO ALLOW FOR SETTLEMENT
DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

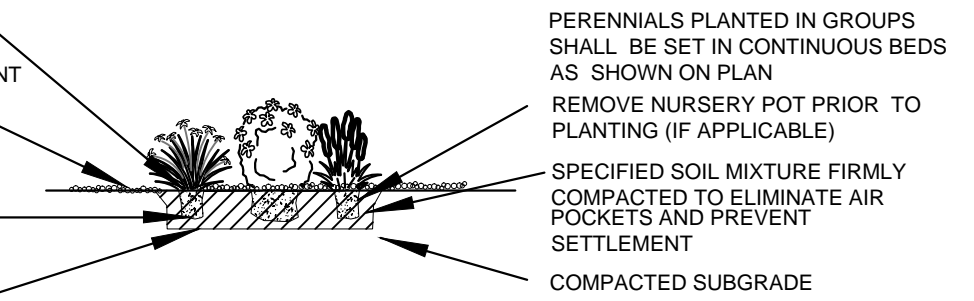
SCARIFY & IRRIGATE INSIDE OF SHRUB PLANTING PIT PRIOR TO PLANTING
EXCAVATE & PREPARE PLANTING BED TO 450 MM (18") DEEP OR AS SPECIFIED

L3 SHRUB PLANTING DETAIL
TYPICAL INSTALLATION N.T.S.



SET PERENNIALS AT OR ABOVE SURROUNDING GRADE NO MORE THAN 1" TO ALLOW FOR SETTLEMENT
PLANTS SET WITHIN MULCH BED TO A CONSISTENT 1.5" - 2.5" DEPTH THROUGHOUT ON TOP OF EXISTING GRADE OR AS PER PLAN
SCARIFY & TILL PLANTING ZONE WITH 10% ORGANIC FERTILIZER / COMPOST PRIOR TO PLANTING
EXCAVATE & PREPARE PLANTING BED TO 450 MM (12") DEEP OR AS SPECIFIED

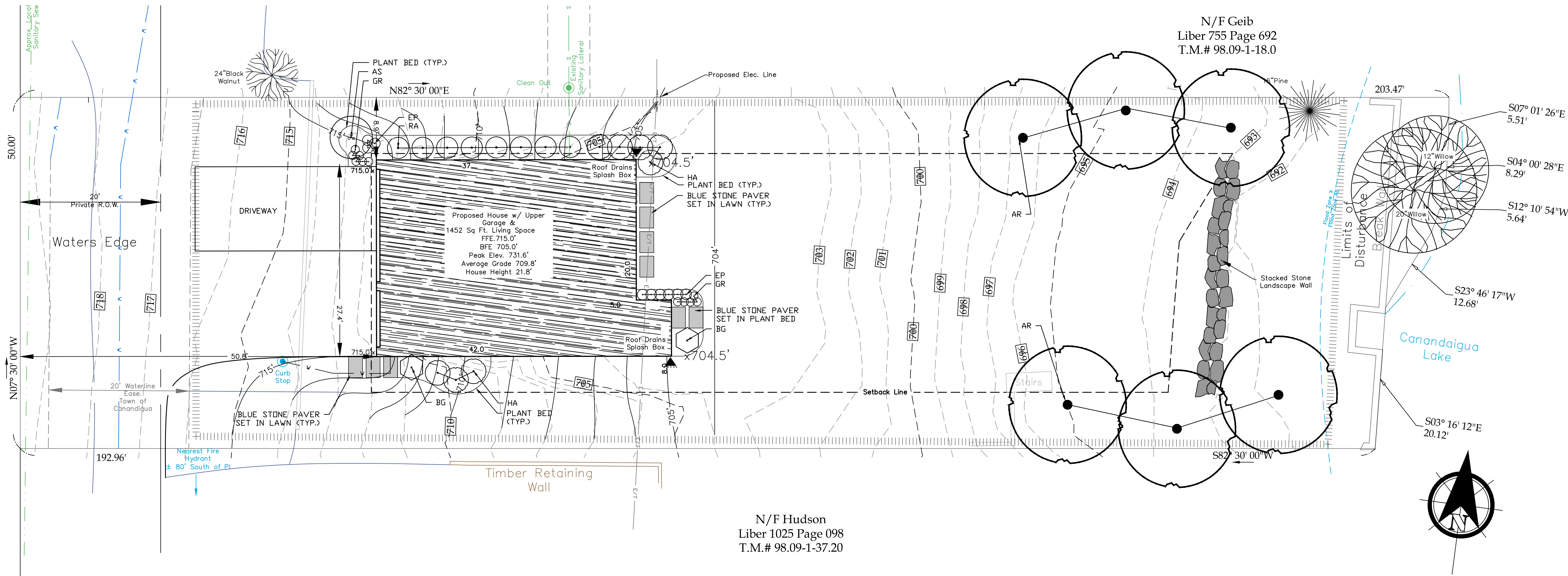
L4 PERENNIAL PLANTING DETAIL
TYPICAL INSTALLATION N.T.S.



Plant Schedule

KEY	BOTANICAL	COMMON	QTY	SIZE	ROOT	SPACING
TREES						
AR	Acer Rubrum 'red sunset'	red maple	6	2.5"-3"	B&B	AS SHOWN
AS	Amelanchier canadensis 'Autumn brilliance'	service berry	1	8"	B&B	AS SHOWN
SHRUBS						
CS	Cornus A. 'elegantisima'	red twig dogwood	5	#5	CONT.	AS SHOWN
HA	Hydrangea paniculata 'Jane' little lime	panicle hydrangea	7	#3 - #5	CONT.	AS SHOWN
RA	Rhus aromatica 'Gro-Low'	fragrant sumac	1	#5	CONT.	AS SHOWN
PERENNIALS						
EP	Echinacea purpurea	purple coneflower	5	#2 - #3	CONT.	AS SHOWN

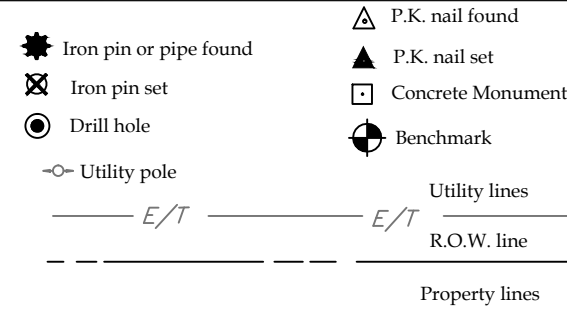
N/F Geib
Liber 755 Page 692
T.M.# 98.09-1-18.0



N/F Hudson
Liber 1025 Page 098
T.M.# 98.09-1-37.20



Legend



Revisions

NO.	Date	Description	By
1	08/18/2016	Address PRC Comments	AAV
2	10/04/2016	Remove Proposed Cottage	AAV

This is to certify that I am a
Licensed Land Surveyor and that this plan
was completed on 08/11/2016
from notes of an instrument survey
performed on 06/15/2016

Rocco A. Venezia
License No. 049761 signed



Site Layout and Utility Plan

John D. Bartholf

Showing Land
At
4959 Waters Edge
Town of Canandaigua
County of Ontario
State of New York

Tax Map# 98.09-1-19
Scale: 1" = 8'
Job # 16085

5120 Laura Lane

Canandaigua New York, 14424

Centerline

(585)396-3267

Fax. No. (585) 396-0131

E-mail rocco@veneziasurvey.com

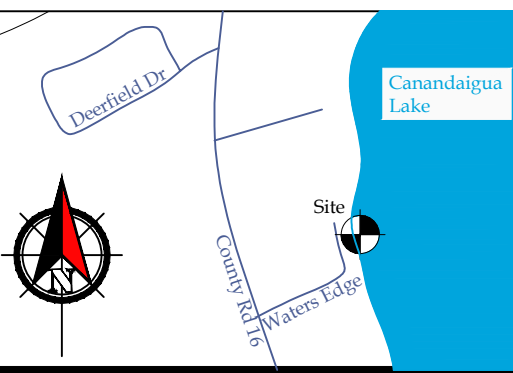
DRAWING TITLE:

SHEET L-1
LANDSCAPE PLAN

CLIENT:
JOHN D. BARTHOLF RES.
4959 WATERS EDGE
CANANDAIGUA, NY 14424

NOTES:

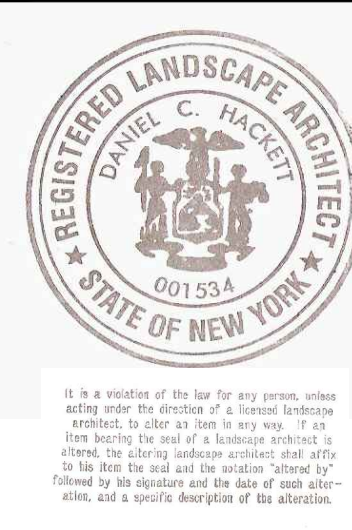
VICINITY MAP: N.T.S.



Property Owner
JOHN D. BARTHOLF RES.
4959 WATERS EDGE
CANANDAIGUA, NY 14424

DATE: DESCRIPTION:

STAMP:



SCALE: AS NOTED

NORTH ARROW: AS NOTED

Ted Collins
Associates, Ltd.
8000 Victor-Mendon Rd.
Victor, New York 14564
(585)381-9000

SCALE: AS NOTED

DRAWN BY: MVV

CHECKED BY: D. HACKETT RLA

DATE: 2016-12-7

DATE OF PRINT: 2016-12-7

PROJECT NO.
2016-2
SHEET NO.
9 OF 9