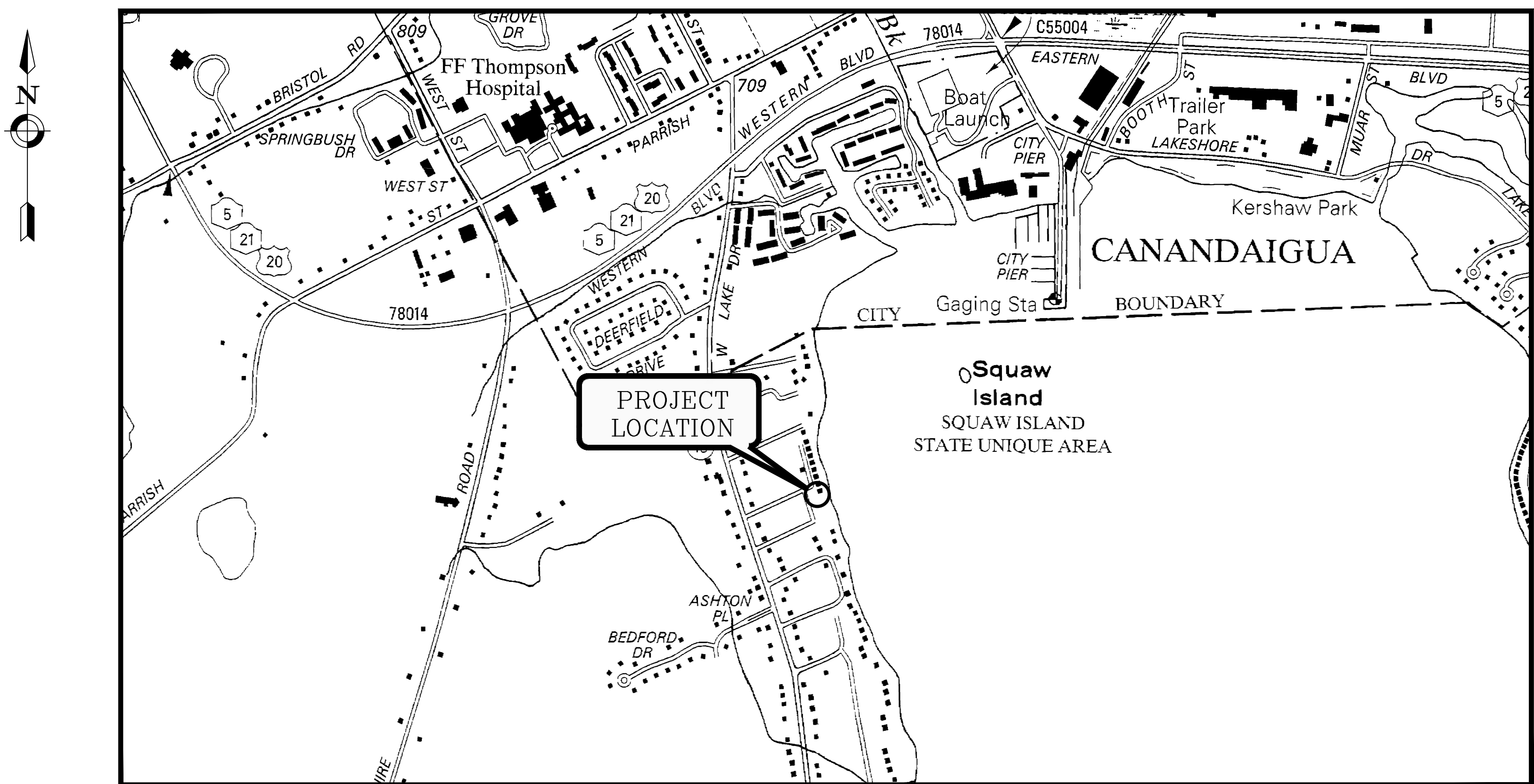


NEW DECK ADDITION

4965 WATER'S EDGE DR.
CANANDAIGUA, NY 14424



LOCATION MAP
N.T.S.

DRAWING INDEX

- C-001 GENERAL NOTES AND LEGEND
- C-101 EXISTING CONDITIONS AND DEMOLITION PLAN
- C-201 SITE PLAN
- C-301 GRADING AND EROSION CONTROL PLAN
- C-401 EROSION CONTROL DETAILS

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L & J LAKEHOUSE, LLC
JERRY AND LORI REINHART
9 VALLEY DRIVE
BATAVIA, NY 14020
PROJECT NO: 2170967
SEPTEMBER, 15, 2017

TOWN OF CANANDAIGUA FINAL SITE PLAN APPROVAL
APPROVED BY: _____
PLANNING BOARD CHAIRMAN
DATE: _____

GENERAL NOTES:

- THE CONTRACTOR ALONE SHALL BE RESPONSIBLE TO LOCATE UTILITIES OUTSIDE THE RIGHT-OF-WAY INCLUDING PRIVATE ROADS.
- SITE DRAINAGE, INCLUDING THE PROJECT SITE AND ADJACENT PRIVATE AND PUBLIC ROADWAYS, DRIVES, PARKING AREAS OR PROPERTIES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING ALL MATERIALS, TOOLS AND EQUIPMENT, INCLUDING SPECIAL CUTTING DEVICES, NECESSARY TO PERFORM THE WORK CONTAINED IN THIS CONTRACT.
- THE SIZES AND MATERIAL OF CONSTRUCTION OF WATER MAINS, SANITARY SEWERS AND STORM SEWERS TO REMAIN ARE REPUTED. THE CONTRACTOR SHALL VERIFY SIZES OF ALL UTILITIES WHERE CONNECTIONS TO SAID EXISTING UTILITIES ARE REQUIRED. EXCAVATION TO VERIFY THESE UTILITIES SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE AMENITIES NOT DESIGNATED FOR REMOVAL.
- UNLESS OTHERWISE INDICATED ON THE PLANS OR DIRECTED BY THE ARCHITECT/ENGINEER, THE CONTRACTOR IS RESPONSIBLE FOR PRESERVING AND PROTECTING FROM DAMAGE ALL TREES, SHRUBS AND PLANTS IN THE VICINITY OF THE PROPOSED WORK.
- THE CONTRACTOR SHALL PROTECT AND SUPPORT ALL EXISTING UTILITIES DESIGNATED TO REMAIN FOR THE DURATION OF THE CONTRACT.
- ANY SITE AMENITY, UTILITY, STREET APPURTENANCE, OR OTHER ITEM WHICH BECOMES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED IN-KIND BY THE CONTRACTOR AS DETERMINED BY THE PROJECT MANAGER OR ARCHITECT/ENGINEER AND AT NO ADDITIONAL COST TO THE OWNER.

SURVEY NOTES:

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BID. NO ALLOWANCE WILL BE MADE FOR ADDITIONAL COSTS DUE TO CONTRACTOR'S FAILURE TO VERIFY EXISTING CONDITIONS.
- THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY MARKERS AND RIGHT-OF-WAY MARKERS IN THE AREA OF CONSTRUCTION.
- ANY IRON PINS, MONUMENTS OR OTHER ITEMS DEFINING PROPERTY LINES WHICH ARE DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE PROPERLY TIED AND ACCURATELY RESET BY A NYS LICENSED SURVEYOR UPON COMPLETION OF THE WORK.

SITE NOTES:

- ALL TOP COURSE PAVEMENTS AND SIDEWALKS SHALL BE PLACED ONLY AFTER COMPLETION OF ALL SITE WORK AND DELIVERIES FROM OTHER PRIMES THAT HAVE THE POTENTIAL TO DAMAGE THE FINISHED TOP COURSE. CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING TEMPORARY PAVEMENTS AND SIDEWALKS TO PROTECT ALL STRUCTURES.
- WELL COMPACTED SUBGRADE SHALL BE UTILIZED UNDERNEATH CONSTRUCTION OF PAVEMENT AND CONCRETE BASES.
- ALL STAKEOUT FOR THE PROPOSED SITE IMPROVEMENTS SHALL BE COMPLETED BY A NEW YORK STATE LICENSED LAND SURVEYOR.
- IF ANY DISCREPANCIES ARE NOTED BETWEEN THESE CONSTRUCTION DOCUMENTS AND INFORMATION PROVIDED OR AN ERROR IS SUSPECT, IT SHALL BE IMMEDIATELY REPORTED TO THE CONSTRUCTION MANAGER AND LABELLA ASSOCIATES PROJECT MANAGER IN WRITING.

DEMOLITION NOTES:

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BID. NO ALLOWANCE WILL BE MADE FOR ADDITIONAL COSTS DUE TO CONTRACTOR'S FAILURE TO VERIFY EXISTING CONDITIONS AND DIMENSIONS.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL TO NOTIFY DIG SAFELY NEW YORK AT 1-800-862-7962 TO REQUEST UTILITY STAKEOUT OF ALL PUBLIC UTILITIES.
- WORK ASSOCIATED WITH THIS CONTRACT WILL OCCUR AT AN ACTIVE AND FUNCTIONAL FACILITY. CONTRACTOR SHALL COORDINATE WITH THE OWNER TO MINIMIZE DISRUPTION TO THE OPERATIONS OF THE FACILITY. CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE A SAFE WORK SITE AND TO PROTECT THE PUBLIC, VISITORS AND RESIDENTS FROM HARM AS A RESULT OF HIS CONSTRUCTION ACTIVITIES.
- THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING ABOVE GROUND AND BELOW GROUND UTILITIES, STRUCTURES, AND APPURTENANCES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, STRUCTURES, AND APPURTENANCES IN THE PATH OF AND ADJACENT TO THE PROPOSED WORK.
- SITE DRAINAGE, INCLUDING THE PROJECT SITE AND ADJACENT PRIVATE AND PUBLIC ROADWAYS, DRIVES, PARKING AREAS OR PROPERTIES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- CONTRACTOR SHALL PROTECT AND SUPPORT ALL EXISTING UTILITIES DESIGNATED TO REMAIN FOR THE DURATION OF THE CONTRACT.
- THE CONTRACTOR SHALL NOTIFY THE LOCAL GOVERNMENT, LOCAL FIRE DEPARTMENT AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) AS NECESSARY AND SHALL OBTAIN ANY REQUIRED PERMITS PRIOR TO BEGINNING WORK. COPIES OF ANY REQUIRED PERMITS SHALL BE PROVIDED TO THE OWNER PRIOR TO BEGINNING THE WORK.
- CONTRACTOR SHALL REMOVE FROM SITE, MATERIALS NOT INDICATED TO BE SALVAGED INCLUDING ALL DEBRIS. ALL REMOVED MATERIALS SHALL BECOME THE PROPERTY OF CONTRACTOR WHO SHALL LEGALLY DISPOSE OF SAME.
- ALL TREES, SHRUBS AND PLANTS DESIGNATED TO REMAIN AND DISTURBED BY CONSTRUCTION OPERATIONS, SHALL BE REPLACED IN-KIND AS DIRECTED BY THE ARCHITECT/ENGINEER AND/OR OWNER'S DESIGNATED REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER.
- IN ACCORDANCE WITH NYSDEC REGULATIONS, TREES SHALL BE REMOVED FROM NOV. 1 TO APR. 1. NO TREE REMOVALS OUTSIDE OF THESE DATES WILL BE PERMITTED.
- THE CONTRACTOR SHALL MAINTAIN SAFE VEHICULAR AND PEDESTRIAN ACCESS TO THE EXISTING BUILDINGS FOR THE DURATION OF THE CONTRACT.
- WHEN EXISTING CONSTRUCTION WHICH IS TO REMAIN, IS DAMAGED DURING THE COURSE OF CONSTRUCTION AS A RESULT OF CONTRACTORS WORK, IT SHALL BE REPAIRED AND/OR REPLACED WITH SIMILAR OR LIKE MATERIALS AS MUCH AS POSSIBLE, AT NO COST TO THE OWNER. ALL REPAIRS AND/OR REPLACEMENTS WILL BE SUBJECT TO OWNERS APPROVAL.
- COORDINATE LOCATION OF TEMPORARY CONSTRUCTION FENCE AND TEMPORARY TOPSOIL STAGING AREA WITH OWNER

GRADING NOTES

- THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF OSHA, AND ANY OTHER AGENCY HAVING JURISDICTION WITH REGARD TO SAFETY PRECAUTIONS WITH TRENCHING OPERATIONS. THE REQUIREMENTS SET FORTH HEREIN ARE INTENDED TO SUPPLEMENT REQUIREMENTS ESTABLISHED BY THESE AGENCIES. IN THE CASE OF A CONFLICT BETWEEN REQUIREMENTS OF OTHER JURISDICTIONAL AGENCIES AND THESE DOCUMENTS, THE MORE STRINGENT REQUIREMENT ON THE CONTRACTOR SHALL APPLY.
 - SHEETING, IF REQUIRED DURING CONSTRUCTION, IS CONSIDERED TO BE PART OF THIS CONTRACT AND SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
 - ALL TRENCHES THROUGH PAVEMENT SHALL BE SAW CUT PRIOR TO EXCAVATION AND AGAIN PRIOR TO PAVEMENT RESTORATION.
 - CONTRACTOR SHALL ADJUST THE RIMS OF ALL MANHOLES, CATCH BASINS, VALVE BOXES AND OTHER UTILITY SITE STRUCTURES TO MEET FINISHED GRADE IN AREAS REQUIRING REPAVING OR REGRAADING AS PART OF THE WORK, INCLUDING THOSE THAT MAY NOT BE SHOWN ON THE PLANS.
 - VOIDS LEFT BY UTILITY OR STRUCTURE REMOVAL OR GRUBBING OPERATIONS SHALL BE BACKFILLED AND PROPERLY COMPACTED WITH STRUCTURAL FILL (NYSDOT ITEM 304.12) IN AREAS UNDER AND WITHIN 5 FEET HORIZONTALLY OF ALL STRUCTURES, BUILDINGS AND PAVEMENTS. IN GRASSSED AREAS, VOIDS LEFT SHALL BE FILLED AND PROPERLY COMPACTED WITH SUITABLE ON-SITE OR IMPORTED EARTHEN BACKFILL. ALL DISTURBED AREAS SHALL BE RESTORED.
 - THE CONTRACTOR SHALL DEWATER ALL EXCAVATIONS TO PREVENT THE INTRODUCTION OF GROUNDWATER INTO THE TRENCHES/EXCAVATIONS. PROVIDE ALL EQUIPMENT NECESSARY TO MAINTAIN THE GROUNDWATER LEVEL AS NECESSARY.
 - THE CONTRACTOR SHALL PLACE AT MINIMUM 6 INCHES OF CLEANED SCREENED TOPSOIL IN ALL DISTURBED AREAS PRIOR TO SEEDING
- EROSION AND SEDIMENT CONTROL NOTES
- ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, AND LOCAL GOVERNING SOIL AND WATER CONSERVATION AGENCY RECOMMENDATIONS AND STANDARDS. CONTRACTOR SHALL SUBMIT PROPOSED EROSION CONTROL PLAN INCLUDING SEQUENCING OF WORK TO THE ENGINEER FOR REVIEW PRIOR TO START OF WORK.
 - UTILIZE CONSTRUCTION METHODS/TECHNIQUES, WHICH WILL LIMIT THE EXPOSED EARTHEN AREAS AND MINIMIZE THE EFFECT OF EARTH DISTURBANCE ACTIVITIES ON SOIL EROSION. THE AREA OF DISTURBANCE SHALL BE LIMITED TO A MAXIMUM OF 5 ACRES UNLESS OTHERWISE APPROVED BY THE ENGINEER.
 - ALL SEDIMENTATION BARRIERS AND OTHER TEMPORARY OR PERMANENT MEASURES SHALL BE IN PLACE PRIOR TO THE START OF CONSTRUCTION. PLANS SHOW THE SUGGESTED MINIMUM MEASURES REQUIRED.
 - REMOVAL OF ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE COMPLETED AT THE APPROVAL OF THE OWNER AND ENGINEER. THE COST OF REMOVING THESE MEASURES SHALL ALSO BE INCLUDED IN THE BID PRICE.
 - FOR THE DURATION OF THE PROJECT, THE CONTRACTOR SHALL PROTECT ALL ON-SITE, ADJACENT AND/OR DOWNSTREAM STORM/SANITARY SEWERS, AND/OR OTHER WATER COURSES FROM CONTAMINATION BY WATER BORNE SILTS, SEDIMENTS, FUELS, SOLVENTS, LUBRICANTS OR OTHER POLLUTANTS ORIGINATING FROM ANY WORK DONE ON, OR IN SUPPORT OF THIS PROJECT.
 - DURING CONSTRUCTION NO WET OR FRESH CONCRETE OR LEACHATE SHALL BE ALLOWED TO ESCAPE INTO STORMS/SANITARY SEWERS, DITCHES OR OTHER WATERS OF NEW YORK STATE, NOR SHALL WASHINGS FROM CONCRETE TRUCKS, MIXERS OR OTHER DEVICES BE ALLOWED TO ENTER ANY STORMS/SANITARY SEWERS, DITCHES, RIVERS, OR WATER COURSES.
 - ALL EXCAVATED OR IMPORTED EARTHEN STOCKPILES SHALL BE SUITABLY STABILIZED AND PROTECTED BY SILT FENCE SO THAT IT CANNOT REASONABLY ENTER ANY WATER BODY, OR STORM OR SANITARY SEWER.
 - ALL METHODS AND EQUIPMENT PROPOSED BY THE CONTRACTOR TO ACCOMPLISH THE WORK FOR EROSION AND POLLUTION CONTROL SHALL BE SUBJECT TO APPROVAL OF THE ENGINEER.
 - THE CONTRACTOR SHALL BE REQUIRED TO TREAT TRAVELED AREAS TO CONTROL DUST. WATER SHALL BE APPLIED TO SUCH TRAVELED AREAS AS THE ARCHITECT/ENGINEER OR OWNER'S DESIGNATED REPRESENTATIVE MAY DESIGNATE. THE NUMBER OF APPLICATIONS AND THE AMOUNT OF WATER SHALL BE BASED UPON FIELD AND WEATHER CONDITIONS.
 - ALL AREAS OF SOIL DISTURBANCE RESULTING FROM THIS PROJECT WHICH WILL NOT BE SUBJECT TO FURTHER EARTHWORK OR CONSTRUCTION ACTIVITIES SHALL BE PERMANENTLY SEEDED TO ESTABLISH GRASS, AND MULCHED WITH HAY OR STRAW WITHIN ONE WEEK OF FINAL DISTURBANCE. MULCH SHALL BE MAINTAINED UNTIL A SUITABLE VEGETATIVE COVER IS ESTABLISHED.
 - CONTRACTOR STAGING AREAS AND CONSTRUCTION ENTRANCE LOCATIONS SHALL BE COORDINATED WITH THE OWNER PRIOR TO START OF CONSTRUCTION. STABILIZED CONSTRUCTION ENTRANCE(S), AS SHOWN ON THE PLANS SHALL BE PROVIDED. ALL DISTURBED AREAS SHALL BE RESTORED.
 - ALL CATCH BASINS/DRAINAGE INLETS SHALL HAVE STONED INLET PROTECTION AROUND THEM AND GEOTEXTILE FABRIC OVER THE GRATE TO PREVENT SEDIMENTATION FROM ENTERING THE STORM SYSTEM.
 - TILL ALL COMPACTED SOILS LOCATED IN LAWN AREAS TO RESTORE THE ORIGINAL PROPERTIES OF THE SOIL PRIOR TO SEEDING.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC
		SANITARY SEWER
		WATER SERVICE
		STORM SEWER
		STORM SEWER
		CONTOUR
		FLAGSTONE SIDEWALK
		REMOVE EXISTING FLAGSTONE SIDEWALK
		REMOVE EXISTING VEGETATION
		NEW OVERHEAD STRUCTURE
		TEMPORARY TOPSOIL STOCKPILE
		TEMPORARY SILT FENCE

SCHEDULE OF CONSTRUCTION ACTIVITIES

- THE CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING WITH THE OWNER AND THE PROJECT ARCHITECT/ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND INVERTS OF EXISTING UTILITIES WITHIN THE PROJECT AREA.
- INSTALL EROSION BEST MANAGEMENT PRACTICES AS SHOWN ON THE PLANS.
- INSPECT, CLEAN AND MAINTAIN EROSION CONTROL MEASURES AS NECESSARY AND AS ORDERED BY THE QUALIFIED INSPECTOR. SWEEP ROADWAYS, DRIVES, AND PARKING AREAS AS NECESSARY TO MAINTAIN CLEAN FROM DEBRIS. RELOCATE AND RESET EROSION CONTROL MEASURES AS REQUIRED TO COMPLETE THE WORK. ALL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN-PLACE AND FUNCTIONAL BEFORE COMMENCEMENT OF CONSTRUCTION OF ANY SEGMENT THAT REQUIRES SUCH MEASURES.
- STRIP AND STOCKPILE TOPSOIL IN AREA OF PROPOSED SIDEWALK, PROVIDE SILT FENCE AROUND TOPSOIL STOCKPILE.
- STABILIZE DENUDED AREAS AND STOCKPILES WITHIN 14 DAYS OF LAST CONSTRUCTION ACTIVITY IN EACH AREA.
- REMOVE EXISTING FLAGSTONE SIDEWALK AS SHOWN ON THE PLANS.
- COMMENCE CONSTRUCTION OF DECK AND STAIRWELL.
- INSTALL FLAGSTONE SIDEWALK AS SHOWN ON THE PLANS.
- CLEAN THE SITE OF INCIDENTAL CONSTRUCTION MATERIALS THAT ARE NOT INCORPORATED INTO THE WORK AND DISPOSE OF PROPERLY, OFFSITE.
- SEED, MULCH AND FERTILIZE TO ESTABLISH VEGETATION AT DISTURBED AREAS NOT DESIGNATED FOR FLAGSTONE SIDEWALK, WHERE SEED DOES NOT GERMINATE, OR WHERE WASHOUT, EROSION RUTTING, OR OTHER DAMAGE OCCURS. REPAIR DAMAGE, RESEED, AND FERTILIZE AS NECESSARY TO ACHIEVE 80% GERMINATION OVER 100% OF THE SITE.
- REMOVE ALL TEMPORARY SEDIMENT CONTROL PRACTICES UPON APPROVAL OF FINAL STABILIZATION BY THE PROJECT ENGINEER.

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REINHART RESIDENCE

4965 WATER'S EDGE DRIVE
CANANDAIGUA, NEW YORK

NEW DECK ADDITION

1	9/25/2017	TOWN OF CANANDAIGUA COMMENTS
NO.	DATE:	DESCRIPTION:
REVISIONS		
PROJECT NUMBER:		
PROJECT # 2170967		
DRAWN BY:		
JJP		
REVIEWED BY:		
TMW		
ISSUED FOR:		
FINAL SITE PLAN APPROVAL		
DATE:		
09/25/17		
DRAWING NAME:		

GENERAL NOTES

DRAWING NUMBER:

C001

Date & Time: 9/25/2017 1:18 PM By: 2
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LEGEND

EXISTING	PROPOSED	DESCRIPTION
		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC
		SANITARY SEWER
		WATER SERVICE
		STORM SEWER
		STORM SEWER
		CONTOUR
		FLAGSTONE SIDEWALK
		REMOVE EXISTING FLAGSTONE SIDEWALK
		REMOVE EXISTING VEGETATION
		NEW OVERHEAD STRUCTURE
		TEMPORARY TOPSOIL STOCKPILE
		TEMPORARY SILT FENCE

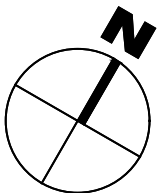
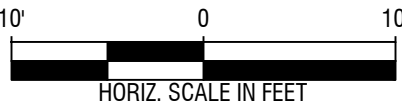
NOTES:

1. PARCEL MAY BE SUBJECT TO A GAS EASEMENT PER REFERENCE 1.
2. PARCEL MAY BE SUBJECT TO A GAS EASEMENT PER REFERENCE 1.
3. PARCEL MAY BE SUBJECT TO A SEWER EASEMENT PER REFERENCE 1.
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5. PARCEL MAY BE SUBJECT TO A POLE LINE EASEMENT PER REFERENCE 1.
6. RIGHT OF WAY TO WEST LAKE ROAD FOR THE PURPOSES OF INGRESS AND EGRESS TO BE EXERCISED IN COMMON WITH OTHERS, PER REFERENCE 4.

REFERENCES:

1. A MAP PREPARED BY FREELAND - PARINELLO LAND SURVEYORS AND FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP NUMBER 25713.
2. A DEED RECORDED IN THE ONTARIO COUNTY CLERK'S OFFICE IN LIBER 1355 OF DEEDS, PAGE 905.
3. AN ABSTRACT OF TITLE WAS NOT PROVIDED FOR THE COMPLETION OF SURVEY.
4. A DEED RECORDED IN THE ONTARIO COUNTY CLERK'S OFFICE IN LIBER 374 OF DEEDS, PAGE 196.

GRAPHICAL SCALE



TOWN OF CANANDAIGUA FINAL SITE PLAN APPROVAL

APPROVED BY:

PLANNING BOARD CHAIRMAN

DATE:

LABELLA

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4965 WATER'S EDGE DRIVE
CANANDAIGUA, NEW YORK

NEW DECK ADDITION

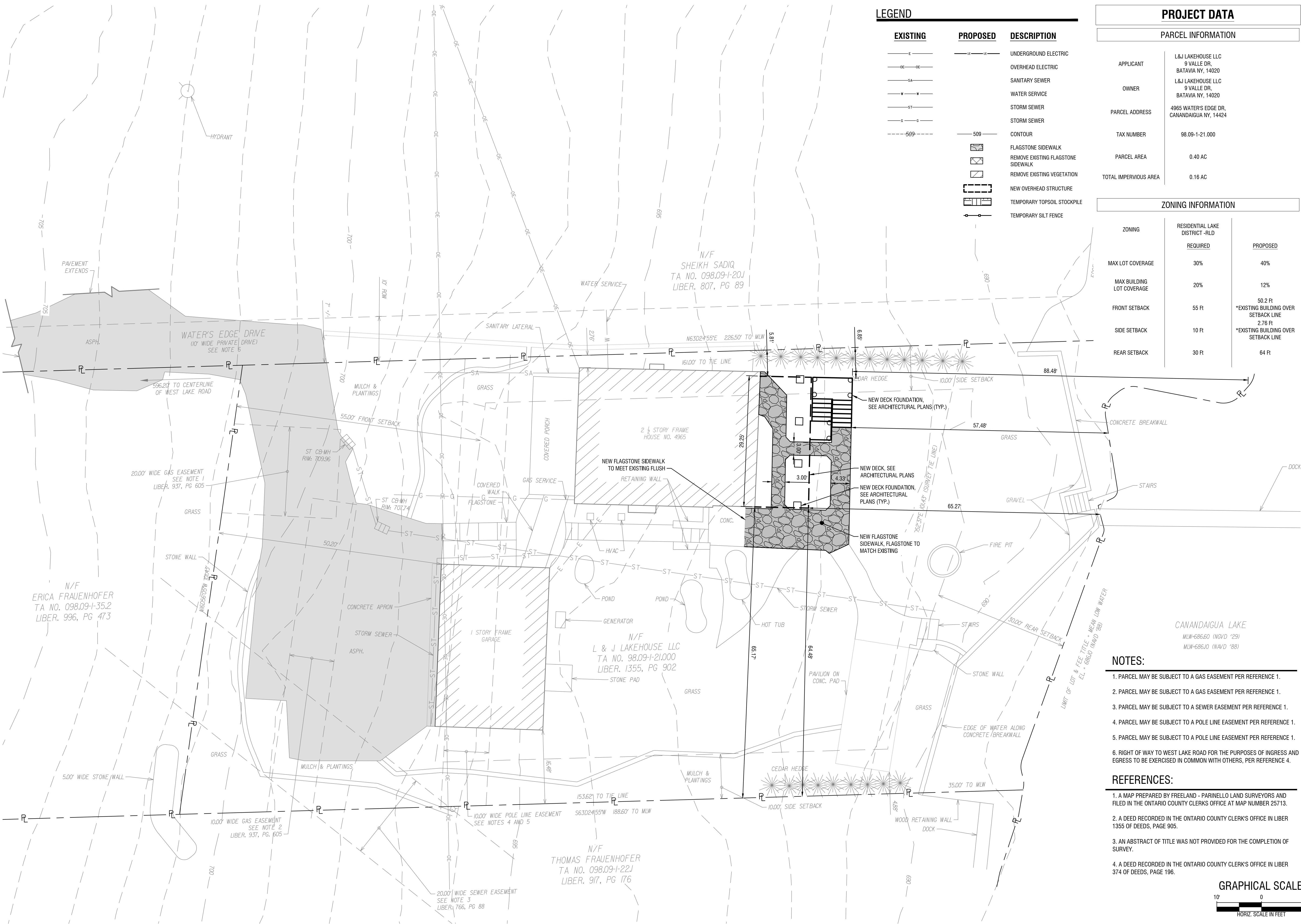
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NO:	DATE:	DESCRIPTION:
REVISIONS		
PROJECT NUMBER:	PROJECT # 2170967	
DRAWN BY:	JJP	
REVIEWED BY:	TMW	
ISSUED FOR:	FINAL SITE PLAN APPROVAL	
DATE:	09/25/17	
DRAWING NAME:		

EXISTING CONDITIONS AND REMOVAL PLAN

DRAWING NUMBER:

C101

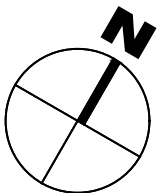
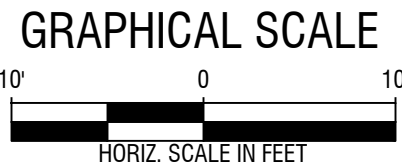
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LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC
		SANITARY SEWER
		WATER SERVICE
		STORM SEWER
		STORM SEWER
		CONTOUR
		FLAGSTONE SIDEWALK
		REMOVE EXISTING FLAGSTONE SIDEWALK
		REMOVE EXISTING VEGETATION
		NEW OVERHEAD STRUCTURE
		TEMPORARY TOPSOIL STOCKPILE
		TEMPORARY SILT FENCE

PROJECT DATA	
PARCEL INFORMATION	
APPLICANT	L&J LAKEHOUSE LLC 9 VALLE DR. BATAVIA NY, 14020
OWNER	L&J LAKEHOUSE LLC 9 VALLE DR. BATAVIA NY, 14020
PARCEL ADDRESS	4965 WATER'S EDGE DR. CANANDAIGUA NY, 14424
TAX NUMBER	98.09-1-21.000
PARCEL AREA	0.40 AC
TOTAL IMPERVIOUS AREA	0.16 AC
ZONING INFORMATION	
ZONING	RESIDENTIAL LAKE DISTRICT -RLD
	REQUIRED
MAX LOT COVERAGE	30%
MAX BUILDING LOT COVERAGE	20%
FRONT SETBACK	55 Ft
SIDE SETBACK	10 Ft
REAR SETBACK	30 Ft
	PROPOSED
	40%
	12%
	50.2 Ft
	*EXISTING BUILDING OVER SETBACK LINE
	2.76 Ft
	*EXISTING BUILDING OVER SETBACK LINE
	64 Ft

- NOTES:
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TOWN OF CANANDAIGUA FINAL SITE PLAN APPROVAL	
APPROVED BY:	
PLANNING BOARD CHAIRMAN	
DATE:	

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NEW DECK ADDITION

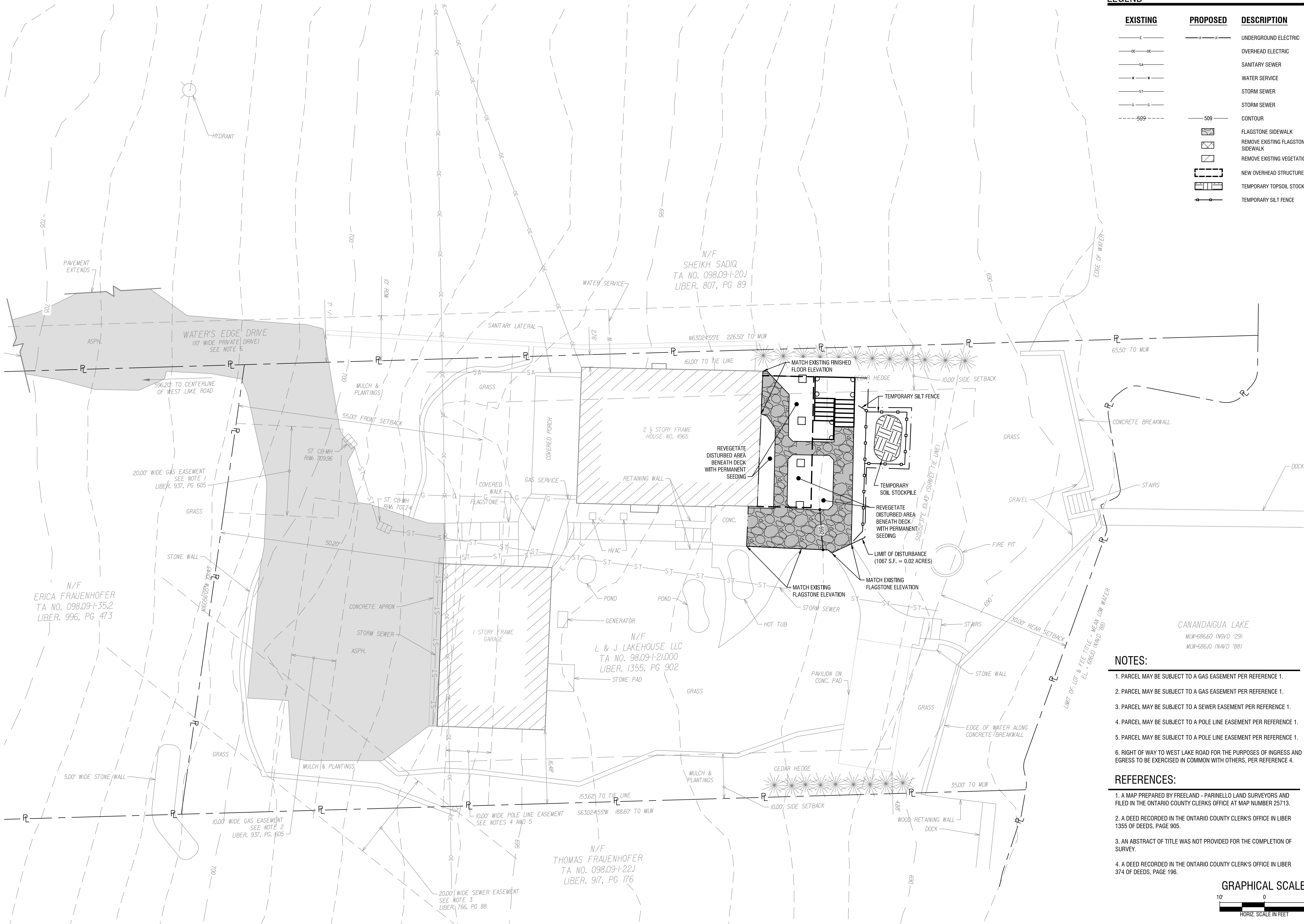
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DRAWN BY: JJP		
REVIEWED BY: TMW		
ISSUED FOR: FINAL SITE PLAN APPROVAL		
DATE: 09/25/17		
DRAWING NAME:		

SITE PLAN

DRAWING NUMBER:

C201

Date & Time: 9/25/2017 1:19 PM By: 2
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LEGEND

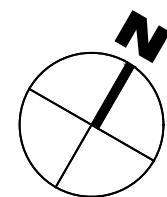
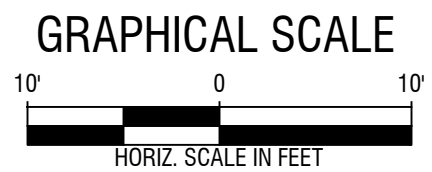
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4. PARCEL MAY BE SUBJECT TO A POLE LINE EASEMENT PER REFERENCE 1.
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6. RIGHT OF WAY TO WEST LAKE ROAD FOR THE PURPOSES OF INGRESS AND EGRESS TO BE EXERCISED IN COMMON WITH OTHERS, PER REFERENCE 4.

REFERENCES:

1. A MAP PREPARED BY FREELAND - PARINELLO LAND SURVEYORS AND FILED IN THE ONTARIO COUNTY CLERKS OFFICE AT MAP NUMBER 25713.
2. A DEED RECORDED IN THE ONTARIO COUNTY CLERKS OFFICE IN LIBER 1355 OF DEEDS, PAGE 905.
3. AN ABSTRACT OF TITLE WAS NOT PROVIDED FOR THE COMPLETION OF SURVEY.
4. A DEED RECORDED IN THE ONTARIO COUNTY CLERKS OFFICE IN LIBER 374 OF DEEDS, PAGE 196.



TOWN OF CANANDAIGUA
FINAL SITE PLAN APPROVAL

APPROVED BY:

PLANNING BOARD CHAIRMAN

DATE:

LABELLA

300 State Street
Suite 201
Rochester, NY 14614
P: (585) 454-6110

Engineering
Architecture
Environmental
Planning

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It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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REINHART RESIDENCE

4965 WATER'S EDGE DRIVE
CANANDAIGUA, NEW YORK

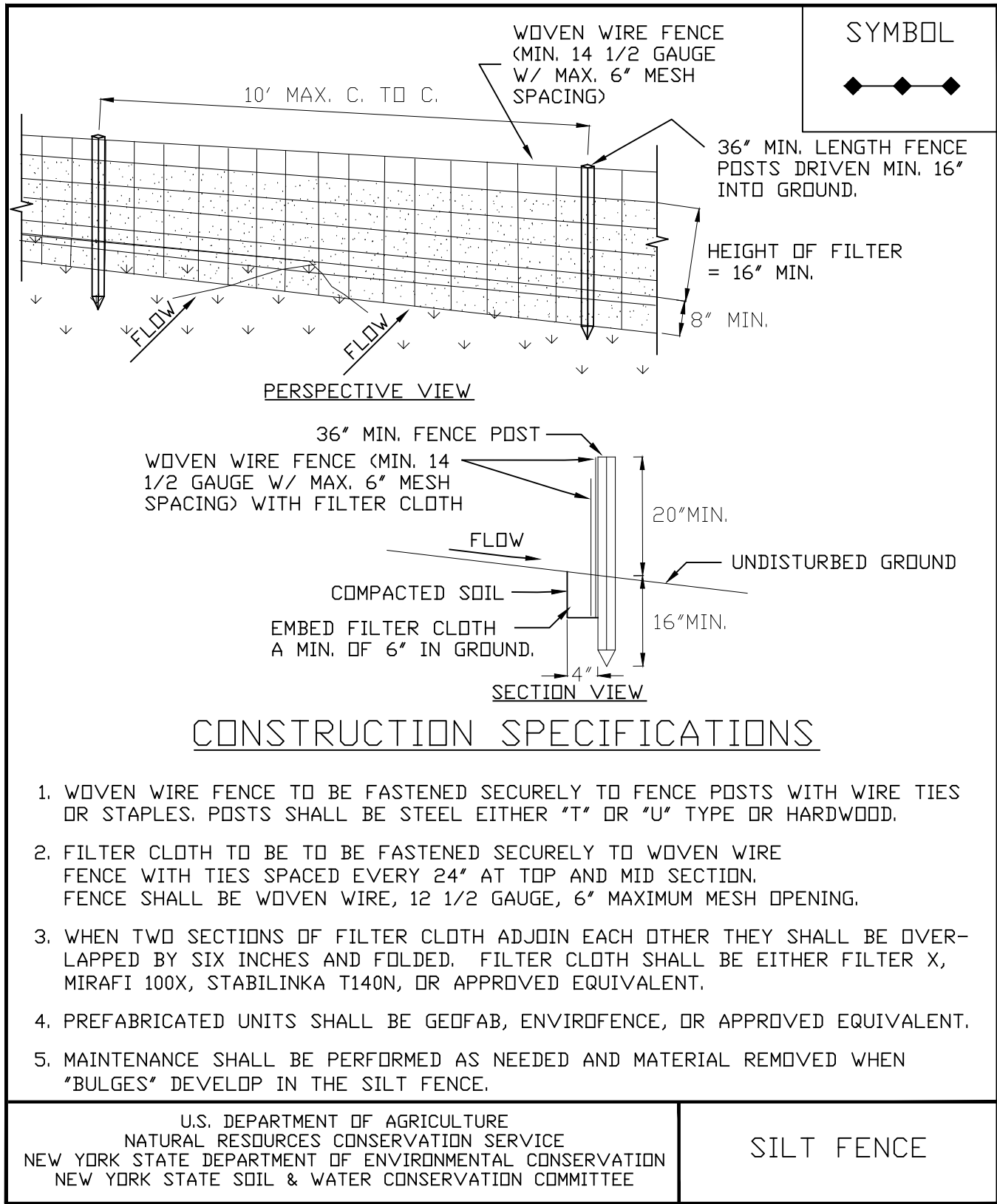
NEW DECK ADDITION

1	9/25/2017	TOWN OF CANANDAIGUA COMMENTS
NO:	DATE:	DESCRIPTION:
REVISIONS		
PROJECT NUMBER:	PROJECT # 2170967	
DRAWN BY:	JJP	
REVIEWED BY:	TMW	
ISSUED FOR:	FINAL SITE PLAN APPROVAL	
DATE:	09/25/17	
DRAWING NAME:		

GRADING AND EROSION CONTROL PLAN

DRAWING NUMBER:

C301

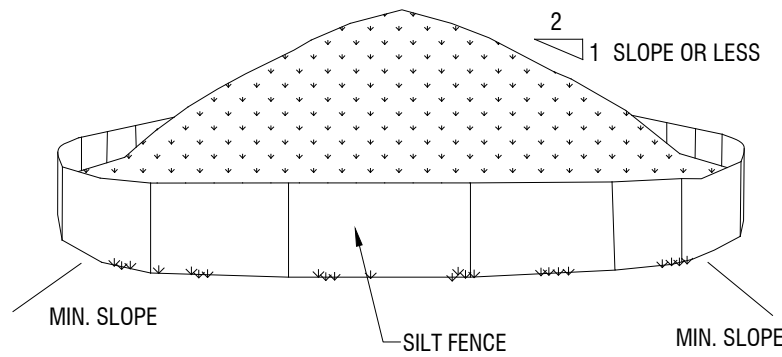


1

C-501

SILT FENCE

N.T.S.



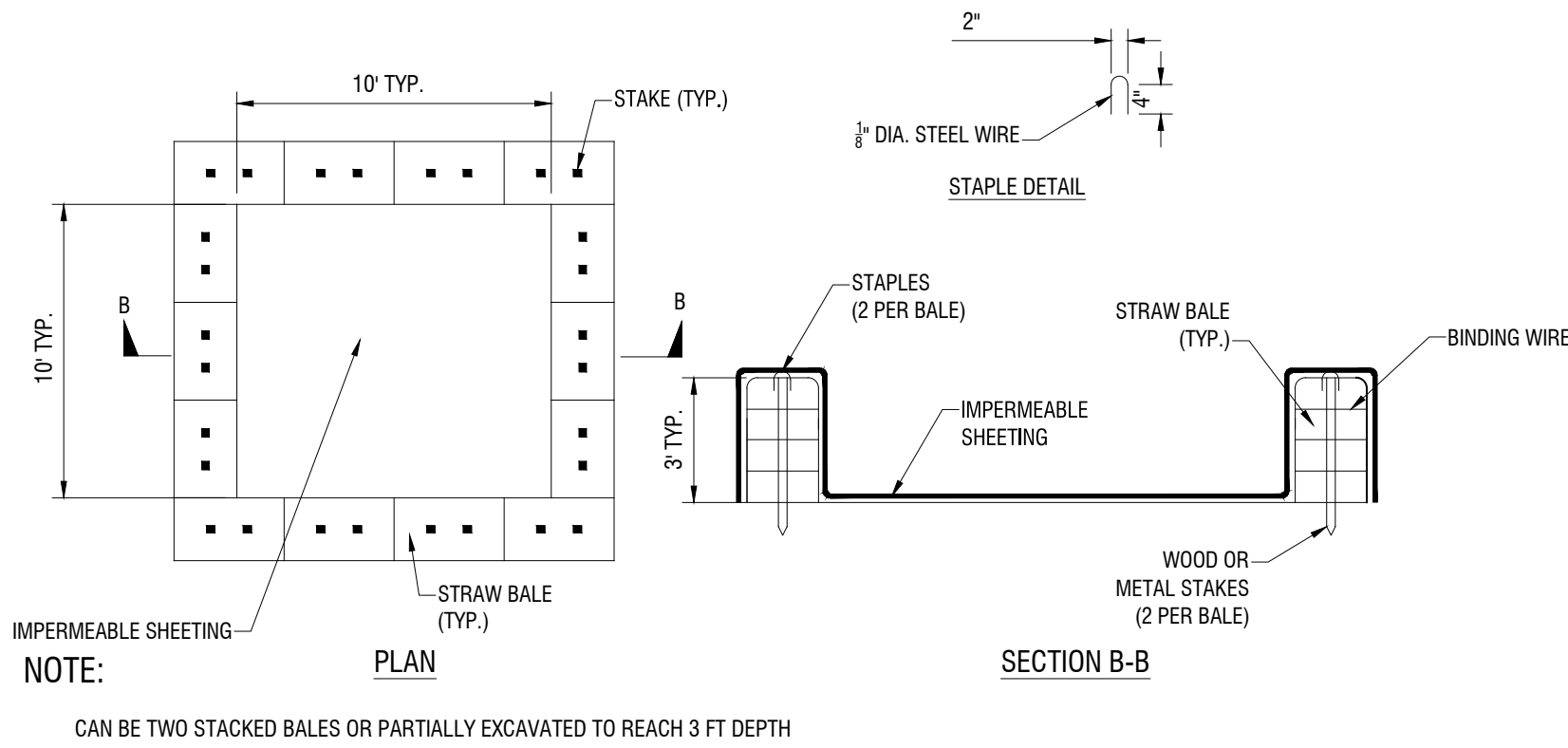
- NOTES:
- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 - MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
 - UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
 - SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.

2

C-501

TEMPORARY SOIL STOCKPILE

N.T.S.



3

C-501

CONCRETE WASHOUT AREA WITH STRAW BALES

N.T.S.



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4965 WATER'S EDGE DRIVE
CANANDAIGUA, NEW YORK

NEW DECK ADDITION

1	9/25/2017	TOWN OF CANANDAIGUA COMMENTS
NO:	DATE:	DESCRIPTION:
REVISIONS		
PROJECT NUMBER:		
PROJECT # 2170967		
DRAWN BY:		
JJP		
REVIEWED BY:		
TMW		
ISSUED FOR:		
FINAL SITE PLAN APPROVAL		
DATE:		
09/25/17		
DRAWING NAME:		

EROSION CONTROL DETAILS

DRAWING NUMBER:

C401