

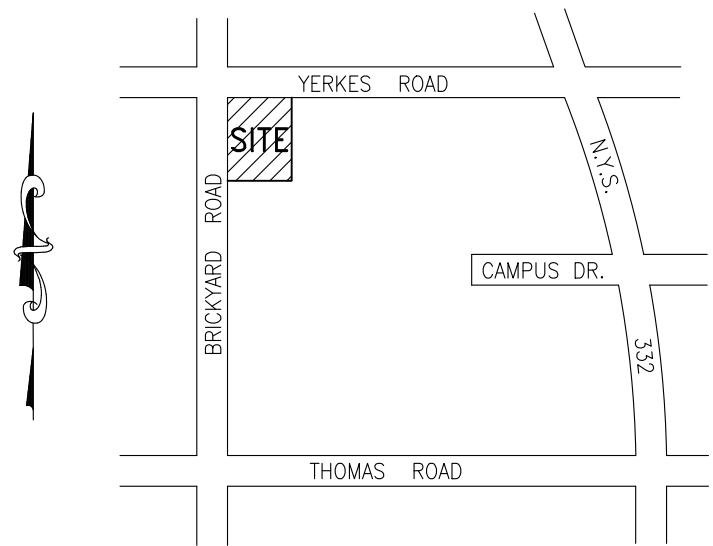
SITE ENGINEERING DRAWINGS
FOR
CENTERPOINTE APARTMENTS
PHASE 3

TOWN OF CANANDAIGUA
ONTARIO COUNTY, NEW YORK

JANUARY 2022

LEGEND

EXISTING	
	TREE/BRUSH LINES
	SPOT ELEVATION
	R.O.W./STREETLINE
	PROPERTY LINE
	CONTOUR LINE
	HOUSE/BUILDING
	POWER POLE
	WATER LINE
	HYDRANT
	WATER VALVE
	CATCH BASIN
	STORM SEWER MANHOLE
	CENTERLINE OF ROAD
PROPOSED	
	CONTOUR LINE
	CATCH BASIN
	SANITARY MANHOLE
	STORM MANHOLE
	STAKED STRAW BALE OR FABRIC FENCE
	PROPERTY LINE
	HYDRANT
	WATER VALVE
	CURB BOX
	CENTERLINE OF ROAD
	CLEANOUT
	SPOT ELEVATION



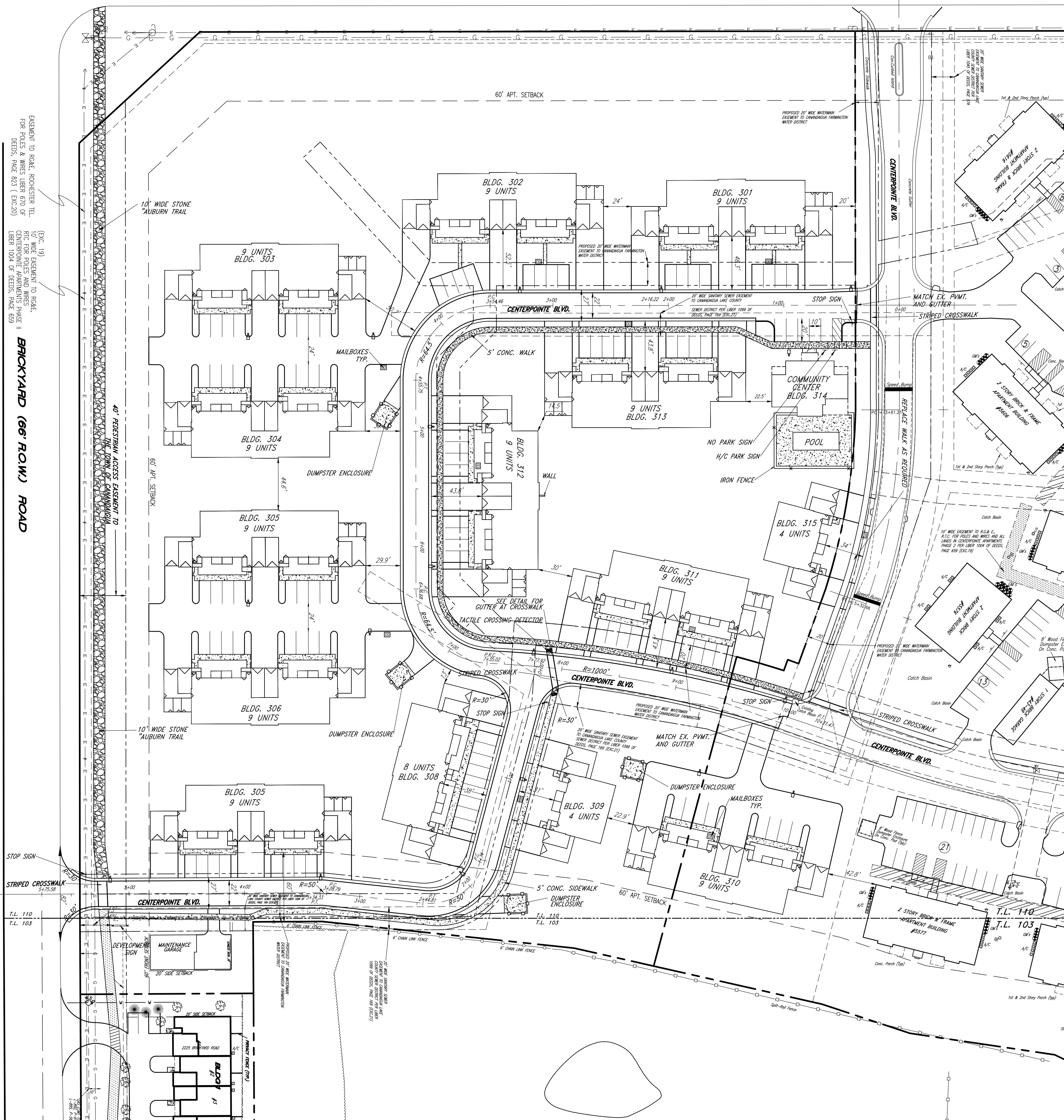
LOCATION MAP

PLANNING BOARD CHAIRMAN	DATE
TOWN ENGINEER	DATE
CANANDAIGUA FARMINGTON WATER DISTRICT	DATE
CANANDAIGUA HIGHWAY SUPERINTENDENT	DATE

DRAWING INDEX

1.	COVER SHEET
2.	SITE PLAN
3.	EROSION CONTROL PLAN
4.	UTILITY REMOVAL PLAN
5.	UTILITY PLAN
6.	GRADING PLAN
7.	LANDSCAPE PLAN
8.	LIGHTING PLAN
9.	DETAILS
10.	DETAILS
11.	DETAILS
12.	DETAILS

YERKES (66'R.O.W.) ROAD



SITE DATA:

TAX ACCT.# 56.00-01-55.22

APPLICANT: SPOLETA DEVELOPMENT
7 VAN AUCKER ST.
ROCHESTER, NY 14608

EXISTING AREA LOT R1-4 (55.22) = 11.334 ACRES

PARCEL ZONING = R10

SCALE: THE MAXIMUM SCALE OR DENSITY OF THE RESPECTIVE USES SHALL BE:
1. COMMERCIAL, OFFICE AND HOTEL: SPACE: 485,000 SQ. FT. NET LEASABLE SPACE
2. OFFICE, LIGHT INDUSTRIAL/RESEARCH AND DEVELOPMENT -
790,000 SQ. FT. NET LEASABLE SPACE

3. APARTMENTS AND TOWNHOUSE UNITS - 571

NEITHER UNIT SHALL COMPOSE MORE THAN 60% OF THE 571 UNITS.

APARTMENTS MAX. DENSITY = 15 UNITS PER ACRE

TOWNHOUSES MAX. DENSITY = 10 UNITS PER ACRE

SETBACKS:

1. MINIMUM SETBACK FROM ROUTE 332 = 100 FEET
2. MINIMUM SETBACK FROM INTERNAL ROAD = 50 FEET,
20 FOOT STRIP SHALL BE LANDSCAPED
REMAINING 30 FEET MAY BE UTILIZED FOR PARKING WHERE THE HEIGHT
OF THE STRUCTURE IS 35 FEET OR LESS.
THE PLANNING BOARD MAY REQUIRE MORE THAN A 20 FOOT LANDSCAPED AREA
FOR STRUCTURES GREATER THAN 35 FEET IN HEIGHT.
3. FROM THE RIGHT-OF-WAY LINE OF THOMAS ROAD; BRICKYARD ROAD; OR YERKES ROAD:
100 FEET FOR ANY COMMERCIAL, OFFICE, LIGHT INDUSTRIAL/RESEARCH
DEVELOPMENT, HOTEL OR SIMILAR USE.
60 FEET FOR ANY APARTMENT USE.
40 FEET FOR ANY TOWNHOUSE USE.
4. NO APARTMENT BUILDING SHALL BE CLOSER THAN 60 FEET FROM ANY BOUNDARY
LINE OF THE DESIGNATED APARTMENT AREA OR ZONE.
5. THE MINIMUM WIDTH OF ANY SIDE YARD ABUTTING A STREET, DRIVEWAY OR
PARKING AREA WITHIN A TOWNHOUSE ZONE SHALL BE 40 FEET.

HEIGHT RESTRICTIONS: MAXIMUM BUILDING HEIGHT ABOVE FINISHED GRADE SHALL NOT EXCEED:

1. 35 FEET FOR TOWNHOUSES; OR OTHER STRUCTURES FRONTING ON THOMAS
ROAD OR BRICKYARD ROAD, EXCEPT FOR A POSSIBLE APARTMENT USE (MAXIMUM
45 FOOT HEIGHT) LOCATED ON LAND AT INTERSECTION OF BRICKYARD AND
YERKES ROADS.
2. 60 FEET FOR HOTEL.
3. ALL OTHER USES ABUTTING ON ROUTE 332 AND YERKES ROAD SHALL NOT
EXCEED A HEIGHT OF 35 FEET ABOVE THE ELEVATION OF THE CENTERLINE OF
PAVEMENT FOR SAID ROADS AT A POINT OPPOSITE THE MIDPOINT OF THE
WIDTH OF THE PROPOSED STRUCTURE OR BUILDING.
4. 60 FEET FOR ALL OFFICE/INDUSTRIAL STRUCTURES ABUTTING THE WETLANDS
PORTIONS OF THE SITE.
5. 45 FEET FOR ALL OTHER OFFICE/INDUSTRIAL STRUCTURES.
6. 45 FEET FOR ALL APARTMENT STRUCTURES.

PARKING: SUBJECT TO PLANNING BOARD REQUIREMENTS, MINIMUM STANDARDS ARE:

1. TWO SPACES PER RESIDENTIAL UNIT (TOWNHOUSE OR APARTMENT)
2. ONE SPACE PER 1000 SQ. FT. OF NET LEASABLE BUILDING AREA FOR
NON-RESIDENTIAL USES.

APARTMENT UNITS = 115

REQUIRED PARKING = 230 SPACES

PARKING PROVIDED = 240 SPACES (INCLUDES GARAGES)

COMMUNITY CENTER NORTH = 2,385 S.F.

PARKING REQUIRED = 4 SPACES

PARKING PROVIDED = 5 SPACES (1 HANDICAP)

RESIDENTIAL UNIT SUMMARY FOLLOWING COMPLETION OF PHASE 3

TOWNHOUSES - 169 UNITS

APARTMENTS - 355 UNITS

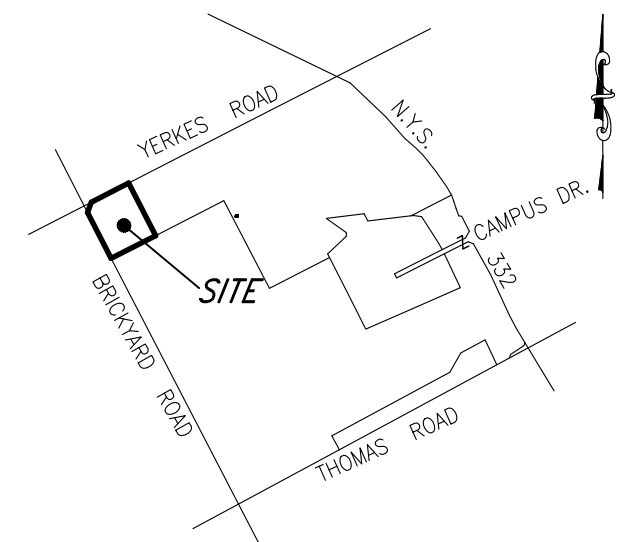
TOTAL RESIDENTIAL UNITS - 524 UNITS

PERMITTED RESIDENTIAL UNITS - 571 UNITS

Agricultural District Note:

THIS PROPERTY MAY BE NEAR A FARM, AS DEFINED IN THE NEW YORK STATE
AGRICULTURE AND MARKETS LAW, SECTION 301, SUBSECTION 11. SOUND FARMING
PRACTICES MAY GENERATE DUST, ODOR, SMOKE, NOISE, AND VIBRATION.

PLANNING BOARD CHAIRMAN	DATE
TOWN ENGINEER	DATE
CANANDAIGUA FARMINGTON WATER DISTRICT	DATE
CANANDAIGUA HIGHWAY SUPERINTENDENT	DATE

LOCATION SKETCH
N.T.S.

DATE	REVISIONS	BY:
11/3/17	ADDRESSED FINAL COMMENTS	GWM
11/20/13	REVISED BUILDINGS	GWM



DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION
LAW, ARTICLE 145, SECTION 7209 AND APPLIES TO THIS DRAWING"IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS
ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND
SURVEYOR TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING
THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS ALTERED,
THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE
ITEM HIS SEAL AND THE VIOLATION ALTERED BY FOLLOWED BY HIS
SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC
DESCRIPTION OF THE ALTERATION."McMahon LaRue
Associates, P. C.

Engineers & Surveyors

822 Holt Road
Webster, NY 14580
(585) 436-1080
www.McMahon-LaRue.com

CLIENT:

SPOLETA DEVELOPMENT
7 VAN AUCKER ST.
ROCHESTER NY 14608

PROJECT:

CENTERPOINTE APARTMENTS

PHASE 3

DRAWING:

FINAL
SITE PLANPART OF TOWN LOT 103
TOWN OF CANANDAIGUA
ONTARIO COUNTY
STATE OF NEW YORK

DESIGNED BY:	AIL
DRAWN BY:	AIL
CHECKED BY:	GWM
S.B.L. #	56.00-01-55.21 AND 55.22
PROJ. NO.	1279-00
DATE:	MAY 2016
SCALE:	1"=50'

2	SHEET OF	12	CADD FILE SITE
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T.A. # 56.00-01-35.111
N/F BEVERLY T. PRITCHARD

T.A. # 56.00-01-35.2
N/F GARY T. PRITCHARD

T.A. # 56.00-01-35.2
N/F BEVERLY T. PRITCHARD

YERKES (66'R.O.W.) ROAD

NO CONSTRUCTION VEHICLES

STABILIZED CONSTRUCTION ENTRANCE

LIMITS OF DISTURBANCE
AREA = 11.8 ACRES

60' APP. SETBACK

SILT FENCE

TEMPORARY SOIL STOCKPILE
AND CONSTRUCTION STAGING AREA

STABILIZE WITH JUTE MESH

STABILIZE WITH JUTE MESH

BLDG. 302

BLDG. 301

BLDG. 303

EXCAVATED
DROP INLET
PROTECTION
TYP.

BLDG. 304

BLDG. 313

BLDG. 314

POOL

BLDG. 305

BLDG. 312

TEMPORARY STONE
CHECK DAM (TYP.)

EXCAVATED
DROP INLET
PROTECTION
TYP.

BLDG. 315

BLDG. 311

BLDG. 306

BLDG. 308

BLDG. 309

BLDG. 310

SILT FENCE

BLDG. 305

BLDG. 307

BLDG. 310

SILT FENCE

BLDG. 310

SILT FENCE

BLDG. 310

SILT FENCE

BLDG. 310

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BLDG. 310

SILT FENCE

BLDG. 310

SILT FENCE

BLDG. 310

SILT FENCE

BLDG. 310

SILT FENCE

LIMITS OF DISTURBANCE
AREA = 11.8 ACRES

BRICKYARD (66' R.O.W.) ROAD

SILT FENCE

STABILIZED CONSTRUCTION ENTRANCE

DESIGN SD=510'
SILT FENCE

T.L. 110

T.L. 103

15' WIDE SIDE WALK

LIMITS OF DISTURBANCE
AREA = 11.8 ACRES

60' APP. SETBACK

SILT FENCE

BLDG. 310

SILT FENCE

BLDG. 310

SILT FENCE

BLDG. 310

SILT FENCE

BLDG. 310

SILT FENCE

BLDG. 310

SILT FENCE

BLDG. 310

SILT FENCE

BLDG. 310

ACCESS NOTE

ALL VEHICLES WILL ACCESS THE SITE VIA YERKES ROAD AND BRICKYARD ROAD CONSTRUCTION ENTRANCES. THERE WILL BE NO CONSTRUCTION TRAFFIC PERMITTED IN THE EXISTING APARTMENT COMPLEX.

 SILT TRAP

 SILT FENCE

 CHECK DAM

PLANNING BOARD CHAIRMAN _____ DATE _____

TOWN ENGINEER _____ DATE _____

CANANDAIGUA FARMINGTON WATER DISTRICT _____ DATE _____

CANANDAIGUA HIGHWAY SUPERINTENDENT _____ DATE _____

LOCATION SKETCH N.T.S.

10/5/17	ADDED MAINTENANCE BUILDING	GWM
1/3/17	ADDRESSED FINAL COMMENTS	GWM
DATE	REVISIONS	BY:



DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 AND APPLIES TO THIS DRAWING:
"IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION 'ALTERED BY' FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

**McMahon LaRue
Associates, P. C.**

Engineers & Surveyors

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www.McMahon-LaRue.com

CLIENT:

SPOLETA DEVELOPMENT
7 VAN AUCKER ST.
ROCHESTER NY 14608

PROJECT:

**CENTERPOINTE APARTMENTS
PHASE 3**

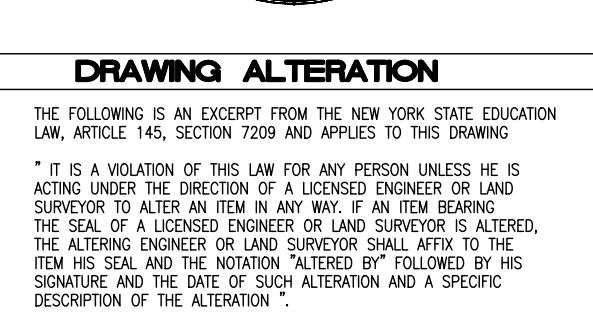
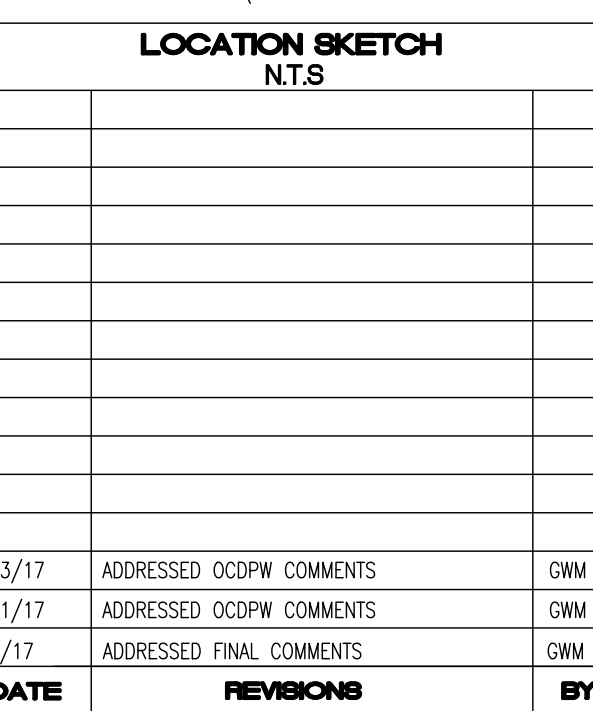
DRAWING:

**FINAL
EROSION CONTROL PLAN**

PART OF TOWN LOT 103
TOWN OF CANANDAIGUA
ONTARIO COUNTY
STATE OF NEW YORK

DESIGNED BY:	AIL
DRAWN BY:	AIL
CHECKED BY:	GWM
SBL #:	56.00-01-55.21 AND 55.22
PROJ. NO:	1279-00
DATE:	MAY 2016
SCALE:	1"=50'

3	SHEET OF 12	CADD FILE: EROSION
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22 Holt Road
Webster, NY 14580
(585) 436-1080
www.McMahon-LaRue.com

SPOLETA DEVELOPMENT
7 VAN AUCKER ST.
ROCHESTER NY 14608

PHASE 3

FINAL UTILITY DEMO PLAN

PART OF TOWN LOT 103
TOWN OF CANANDAIGUA
ONTARIO COUNTY
STATE OF NEW YORK

DESIGNED BY:	AIL
DRAWN BY:	AIL
CHECKED BY:	GWM
BBL #:	56.00-01-55.21 AND 55.22
PROJ. NO:	1279-00
DATE:	MAY 2016
SCALE:	1"=50'

CADD FILE:

4

OF 12

DEMO

100%

WATER

1. DESIGNATED HYDRANTS ARE TO BE REMOVED AND STORED FOR RE-INSTALLATION. VALVES ARE TO BE CLOSED AND THE VALVE BOXES REMOVED.
2. SERVICES ARE TO BE ABANDONED AT THE MAIN. CORPORATIONS TO BE SHUT OFF AND THE SERVICE DISCONNECTED. CURB STOPS AND BOXES ARE TO BE REMOVED. NOT ALL SERVICES ARE SHOWN OR HAVE BEEN LOCATED.

SANITARY

1. SANITARY SEWER MAINS IN PHASE 3 ARE TO BE CLEANED AND TELEVIEWED PRIOR TO COMMENCING ANY NEW SEWER WORK.
2. LATERALS TO BE ABANDONED AT THE MAIN BY INSTALLING AN APPROVED END CAP. THE REMAINDER OF THE LATERAL PIPE AND CLEANOUTS SHALL BE EXCAVATED AND REMOVED. REFER TO SANITARY LATERAL ABANDONMENT DETAIL DRAWING NO. 12.

STORN

1. ALL CATCH BASINS TO BE ABANDONED ARE TO BE REMOVED AND STORED FOR REUSE.
2. LATERS TO BE ABANDONED ARE TO BE PLUGGED AT THE MAIN AND ALL CLEANOUTS REMOVED.
3. ABANDONED STORM SEWER MAY BE REMOVED AND REUSED IF CONDITIONS PERMIT.
4. ALL ABANDONED STORM SEWER CONNECTIONS AT MANHOLES ARE TO BE REMOVED AND THE MANHOLE BARRELS REPAIRED.

PLANNING BOARD CHAIRMAN _____ DATE _____

DATE _____

TOWN ENGINEER _____ DATE _____

DATE _____

CANANDAIGUA FARMINGTON WATER DISTRICT **DATE**

DATE _____

CANANDAIGUA HIGHWAY SUPERINTENDENT DATE

DATE _____

DRAWING ALTERATION

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CLIENT:

SPOLETA DEVELOPMENT
7 VAN AUCKER ST.
ROCHESTER NY 14608

PROJECT:

CENTERPOINTE APARTMENTS

PHASE 3

DRAWING:

FINAL UTILITY DEMO PLAN

PART OF TOWN LOT 103
TOWN OF CANANDAIGUA
ONTARIO COUNTY
STATE OF NEW YORK

DESIGNED BY:	AIL
DRAWN BY:	AIL
CHECKED BY:	GWM
BBL #:	56.00-01-55.21 AND 55.22
PROJ. NO:	1279-00
DATE:	MAY 2016
SCALE:	1"=50'

CADD FILE:

4

OF 12

DEMO

Underground Facilities Protective Organization
Utility Coordinating Committee

SAVE BIG, CALL
BEFORE YOU DIG

811

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T.A. # 56.00-01-35.111
N/F BEVERLY T. PRITCHARD

T.A. # 56.00-01-35.2
N/F GARY T. PRITCHARD

T.A. # 56.00-01-35.111
N/F BEVERLY T. PRITCHARD

YERKES (66'R.O.W.) ROAD

EXISTING SANITARY

MH #	STA.	RI	N IN	S IN	E IN	W IN
24	2+57.01 2+58.40	787.61	771.61	771.51		771.61
25	29+57.13	789.84			777.55	777.62
26	31+32.25	791.79			779.19	
12	15+64.65	783.08	765.11		765.01	765.11
13	16+88.32	783.84			765.38	765.49
14	18+41.49	786.84		765.97	765.98	766.16
15	20+46.93	784.47	767.22			767.47
16	20+69.87	789.08			769.44	

EXISTING STORM

MH #	RI	N IN	S IN	E IN	W IN
21	783.20	776.49		776.39	776.49
22	784.86			777.19	777.29
23	786.30			777.83	777.93
24	788.00	778.46		778.36	
25	789.57		779.27	783.00	
26	791.30			781.21	
27	789.50	782.08	784.00	780.45	780.56
27B	790.00		782.83		
32	787.02			779.41	779.51
29	786.50		776.64		776.74

SANITARY LATERAL NOTES:

- EXISTING LATERALS MAY ONLY BE CONNECTED TO THE NEW BUILDINGS AFTER BEING FOUND ACCEPTABLE TO SEWER DISTRICT PERSONNEL BY MEANS OF A VIDEO INSPECTION.
- THE INSTALLATION OF A NEW LATERAL TO BUILDING 315 WILL REQUIRE THE INSTALLATION OF A NEW WYE INTO A SECTION OF LIVE SEWER BETWEEN MANHOLES 12 AND 13. PRIOR TO MAKING THIS CONNECTION THE CONTRACTOR SHALL INSTALL BY-PASS PUMPING EQUIPMENT ACCEPTABLE TO SEWER DISTRICT PERSONNEL. THE UPSTREAM AND DOWNSTREAM SECTIONS OF THIS PIPE SHALL THEN BE PLUGGED FOR THE DURATION OF THE INSTALLATION OF THE WYE. FOLLOWING ACCEPTANCE OF THE NEW WYE CONNECTION BY SEWER DISTRICT PERSONNEL THE PLUGS SHALL BE REMOVED AND THE BY-PASS PUMPING ASSEMBLY REMOVED.
- THERE MUST BE A MINIMUM OF TEN (10) FEET OF HORIZONTAL SEPERATION BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND LATERALS, AS WELL AS A MINIMUM OF EIGHTEEN (18) INCHES OF VERTICAL SEPERATION AT ALL WATER/SANITARY UTILITY CROSSINGS.

SANITARY SEWER TESTING:

FOLLOWING ABANDONMENT AND REMOVAL OF THE LATERALS AS SHOWN ON THE UTILITY DEMOLITION PLAN AND THE INSTALLATION OF NEW LATERALS, THE SANITARY SEWER WITHIN THIS PHASE OF WORK SHALL BE TESTED IN CONFORMANCE WITH THE REQUIREMENTS OF ONTARIO COUNTY.

PLANNING BOARD CHAIRMAN

DATE

TOWN ENGINEER

DATE

CANANDAIGUA FARMINGTON WATER DISTRICT

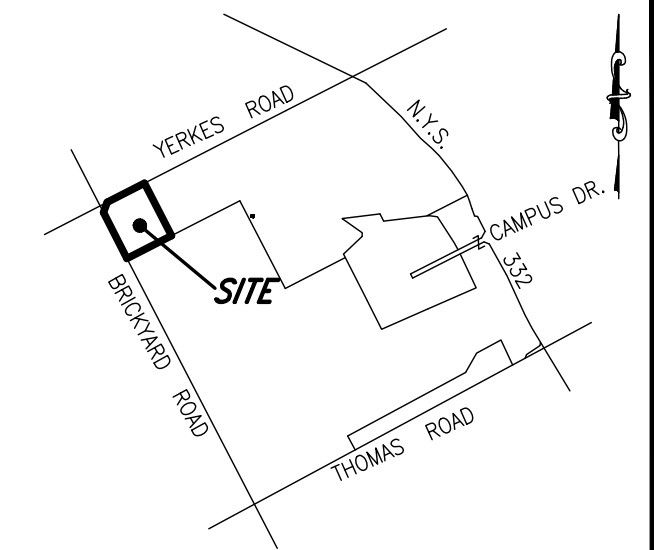
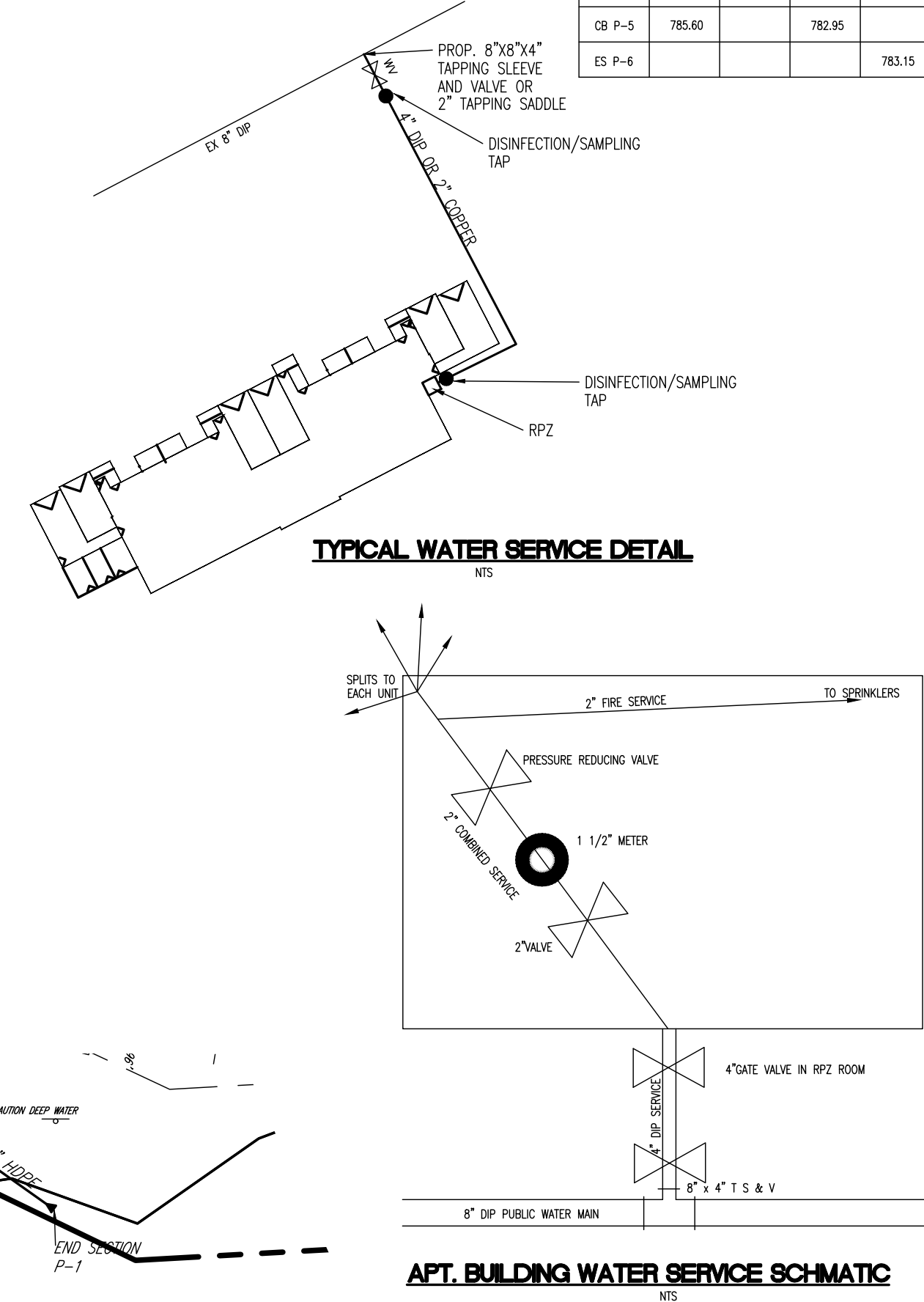
DATE

CANANDAIGUA HIGHWAY SUPERINTENDENT

DATE

PROPOSED STORM

STRUCT.	RI	N IN	S IN	E IN	W IN
MH 23	786.30	779.33			
FI 23-1	786.28	783.28	783.28		
FI 23-2	786.45		783.45		
MH 24	788.00				782.27
FI 24-1	788.90			783.47	783.47
FI 24-2	788.16			785.16	
MH 25	789.57	783.00			
FI 25-1	787.43			784.43	
MH 26	791.30	783.91			
FI 26-1	791.06	784.83	784.83		
FI 26-2	788.21		785.21		785.21
FI 26-3	788.89			785.89	
FI 26-4	791.80			787.04	787.04
FI 26-5	791.73			788.73	
MH 27B	790.00	782.92			
FI 27B-1	788.89	784.71	784.71		784.71
FI 27B-2	789.00	784.94	784.94		
FI 27B-3	788.13		785.15		
FI 27B-4	789.90	785.22	785.22		
FI 27B-5	789.90	785.34			
MH 32	787.02	781.01			
CB 32-1	788.90		785.90		
CB 29-1		783.64			
FI 29-2	788.13		784.15		
CB 28-1	783.12			788.56	788.56
CB 28-2	785.12		779.00	779.00	
CB 28-3	784.00	780.00			
ES P-1					776.92
FI P-2	780.18			777.18	777.18
FI P-3	783.80			780.80	780.80
CB P-4	785.60	782.85		782.85	
CB P-5	785.60		782.95		782.95
ES P-6				783.15	



DATE	REVISIONS	BY:
5/23/17	ADDRESSED OGDW COMMENTS	GWM
4/27/17	ADDRESSED WATER DISTRICT COMMENTS	GWM
4/12/17	ADDRESSED WATER DISTRICT COMMENTS	GWM
3/31/17	ADDRESSED OGDW COMMENTS	GWM
1/3/17	ADDRESSED FINAL COMMENTS	GWM



DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 1209 AND APPLIES TO THIS DRAWING:
* IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS ALTERED. THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION *.

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7 VAN AUCKER ST.
ROCHESTER NY 14608

PROJECT:
CENTERPOINTE APARTMENTS
PHASE 3

DRAWING:
FINAL
UTILITY PLAN

PART OF TOWN LOT 103
TOWN OF CANANDAIGUA
ONTARIO COUNTY
STATE OF NEW YORK

DESIGNED BY: AIL
DRAWN BY: AIL
CHECKED BY: GWM
SBL #: 56.00-01-55.21 AND 55.22
PROJ. NO: 1279-00
DATE: MAY 2016
SCALE: 1"=50'

5 SHEET OF 12
CADD FILE: UTILITY

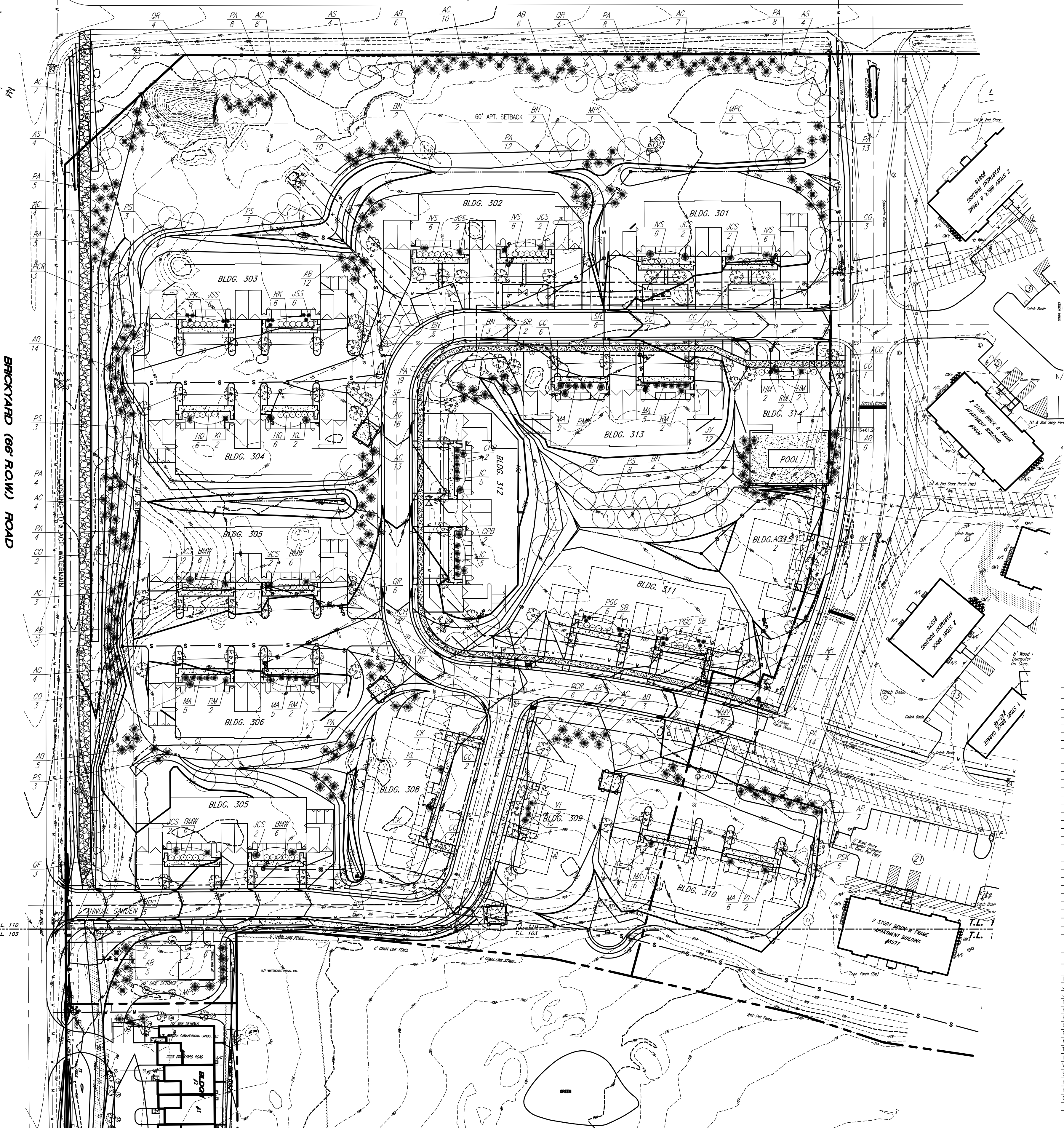
Underground Facilities Protective Organization
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SAVE BIG, CALL BEFORE YOU DIG.
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N/F BEVERLY T. PRITCHARD

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N/F GARY T. PRITCHARD

T.A.
N/F B

YERKES (66'R.O.W.) ROAD



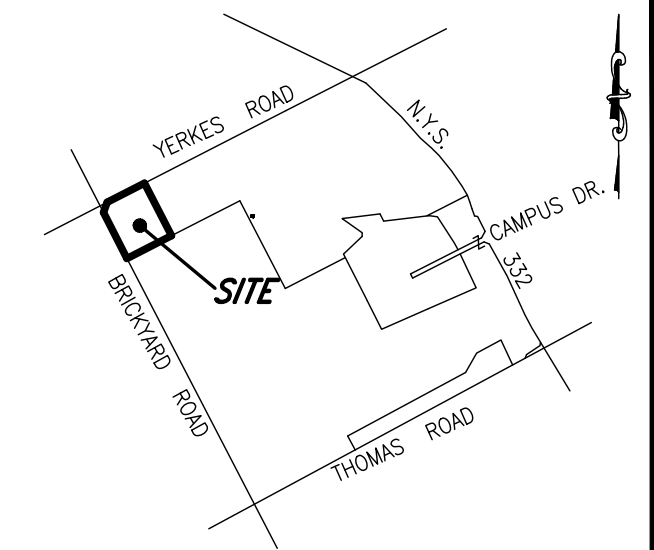
PHOSPHOROUS NOTES:

- NO PHOSPHOROUS SHALL BE USED AT PLANTING TIME UNLESS SOIL TESTING HAS BEEN COMPLETED AND TESTED BY A HORTICULTURAL TESTING LAB AND THE SOIL TESTS 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 NYSDEC REGULATIONS.

PLANNING BOARD CHAIRMAN	DATE
TOWN ENGINEER	DATE
CANANDAIGUA FARMINGTON WATER DISTRICT	DATE
CANANDAIGUA HIGHWAY SUPERINTENDENT	DATE

PLANT LIST FOR TREES IN OPEN AREAS						
KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	ROOT	REMARKS
AC	Abies concolor	Concolor White Fir	68	6'-7" HL	B & B	16' O.C.
PA	Picea abies	Norway Spruce	107	6'-7" HL	B & B	16' O.C.
AB	Abies balsamea	Balsam Fir	71	6'-7" HL	B & B	16' O.C.
PP	Picea pungens	Colorado Blue Spruce	10	6'-7" HL	B & B	16' O.C.
PS	Pinus strobus	White Pine	3	6'-7" HL	B & B	16' O.C.
JV	Juniperus virginiana	Eastern Red Cedar	12			
AR	Acer rubrum 'October Glory'	October Glory Red Maple	10	2-1/2" Cal.	B & B	
PCR	Pyrus calleryana 'Redspire'	Redspire Callery Pear	9	2-1/2" Cal.	B & B	
QR	Quercus rubra	Northern Red Oak	14	2-1/2" Cal.	B & B	
AS	Acer saccharum 'Commemoration'	Commemoration Sugar Maple	12	2-1/2" Cal.	B & B	
CO	Celtis occidentalis	Common Hackberry	9	2-1/2" Cal.	B & B	
CL	Cladostyrax lutea	American Yellowwood	6	2-1/2" Cal.	B & B	
PS	Prunus serrulata 'Royal Burgundy'	Royal Burgundy Flowering Cherry	29	2-1/2" Cal.	B & B	
PSK	Prunus serrulata 'Kwanzon'	'Kwanzon' Flowering Cherry	5	2-1/2" Cal.	B & B	
BN	Betula nigra 'Heritage'	Heritage River Birch	20	2-1/2" Cal.	B & B	Clump
AC	Acer griseum	Paperbark Maple	16	2-1/2" Cal.	B & B	
MPC	Malus 'Prairifire'	Prairifire Crabapple	13	2-1/2" Cal.	B & B	
PCP	Prunus subhirtella pendula	Weeping Cherry	12	2-1/2" Cal.	B & B	
SP	Stewartia pseudocamellia	Stewartia Tree	5	2-1/2" Cal.	B & B	
SR	Syringa reticulata	Ivory Silk Tree Lilac	14	2-1/2" Cal.	B & B	
CC	Cercis canadensis	Eastern Redbud	14	2-1/2" Cal.	B & B	Clump
MY	Magnolia virginiana	Sweetbay Magnolia	6	2-1/2" Cal.	B & B	
QF	Quercus robur fastigiata	Pyramidal English Oak	3	2-1/2" Cal.	B & B	
CK	Cornus kousa	Kousa Dogwood	8	2-1/2" Cal.	B & B	Clump
ACG	Amelanchier canadensis 'Robin Hill'	Robin Hill Serviceberry	1	2-1/2" Cal.	B & B	Clump
ACS	Amelanchier canadensis	Shadblow Serviceberry	2	2-1/2" Cal.	B & B	Clump

PLANT LIST FOR SHRUBS NEAR BUILDINGS						
KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	ROOT	REMARKS
IVS	Ilex virginiana 'Henry's Garnet'	Henry's Garnet Virginia Sweetspire	24		No.3 Cont.	
JCS	Juniperus chinensis 'Spartan'	Spartan Juniper	12	3-4'	B&B	
JSS	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	12	3-4'	B&B	
RK	Rosa 'Knockout'	Knockout Rose	12		No.3 Cont.	assorted colors
RL	Rhamnus latifolia	Mountain Laurel	9		No.2 Cont.	
HQ	Hydrangea quercifolia	Oakleaf Hydrangea	12		No.3 Cont.	
BMW	Buxus microphylla 'Winter Beauty'	Winter Beauty Boxwood	12		No.3 Cont.	
RH	Rhododendron catawbiense	Rhododendron 'Roseum Pink'	12		No.3 Cont.	
MA	Malva sylvestris	Oregon Grape Holly	32		No.3 Cont.	
TON	Thuja occidentalis 'nigra'	Dark green Arctostaphylos	0	3-4'	B&B	
IC	Ilex crenata 'Green Lustre'	Green Lustre Holly	14		No.3 Cont.	
VT	Viburnum tomentosum	Doublefile Viburnum	2		No.3 Cont.	
SB	Spiraea x bumalda 'Gold Flame'	Gold Flame Spiraea	12		No.3 Cont.	
PGC	Picea glauca conica	Dwarf Alberta Spruce	12		No.3 Cont.	
HM	Hydrangea macrophylla	Cardinal Red Hydrangea	8		No.3 Cont.	
CPB	Chamaecyparis pisifera 'Sungold'	Sungold False Cypress	4		No.3 Cont.	



LOCATION SKETCH N.T.S.		
9/6/18	ADDED COMMUNITY BUILDING	GWM
10/5/17	ADDED MAINTENANCE BUILDING	GWM
5/25/17	ADRESSED FINAL COMMENTS	GWM
1/3/17	ADRESSED FINAL COMMENTS	GWM
DATE	REVISIONS	BY



DRAWING ALTERATION
THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 AND APPLIES TO THIS DRAWING.
* IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION *.

McMahon LaRue Associates, P. C.
Engineers & Surveyors
822 Holt Road
Webster, NY 14580
(585) 436-1080
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CLIENT:
SPOLETA DEVELOPMENT
7 VAN AUCKER ST.
ROCHESTER NY 14608

PROJECT:
CENTERPOINTE APARTMENTS
PHASE 3

DRAWING:
FINAL LANDSCAPE PLAN

PART OF TOWN LOT 103
TOWN OF CANANDAIGUA
ONTARIO COUNTY
STATE OF NEW YORK

DESIGNED BY:	AIL
DRAWN BY:	AIL
CHECKED BY:	GWM
SBL #:	56.00-01-55.21 AND 55.22
PROJ. NO:	1279-00
DATE:	MAY 2016
SCALE:	1"=50'
SHEET OF 12	CADD FILE
	LANDSCAPE

T.A. # 56.00-01-35.111
N/F BEVERLY T. PRITCHARD

[illegible]

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7 VAN AUCKER ST.
ROCHESTER NY 14608

PHASE 3

FINAL LIGHTING PLAN

	9
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GENERAL NOTES:

- ALL UTILITIES WITH THE EXCEPTION OF SANITARY SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF CANANDAIGUA'S LATEST SPECIFICATIONS.
- TOPOGRAPHIC INFORMATION IS BASED UPON AN AERIAL SURVEY COMPLETED IN JANUARY, 2013. THE CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO THE COMMENCEMENT OF WORK AND NOTIFY THE DEVELOPER OF ANY DISCREPANCIES IMMEDIATELY.
- THE CONTRACTOR SHALL CLEAN DEBRIS FROM ALL EXISTING STORM STRUCTURES WITHIN THE WORK LIMIT LINES. THE CONTRACTOR SHALL MAINTAIN TEMPORARY AND/OR PERMANENT STORM WATER DRAINAGE IN ALL AREAS FOR THE DURATION OF THE CONTRACT.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE AMENITIES NOT DESIGNATED FOR REMOVAL. THE CONTRACTOR SHALL REPAIR OR REPLACE ITEMS DAMAGED AS A RESULT OF HIS CONSTRUCTION ACTIVITIES, AS DETERMINED BY THE DEVELOPER AND AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL PROTECT AND SUPPORT ALL EXISTING UTILITIES FOR THE DURATION OF THE CONTRACT. THE CONTRACTOR SHALL REPLACE ANY UTILITY WHICH BECOMES DAMAGED AS A RESULT OF HIS/HER CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL MAINTAIN SAFE VEHICULAR AND PEDESTRIAN ACCESS TO THE SITE FOR THE DURATION OF THE CONSTRUCTION.
- THE CONTRACTOR SHALL HAVE IN PLACE ALL BARRICADES, SIGNAGE, AND LIGHTS PERTAINING TO MAINTENANCE AND PROTECTION OF TRAFFIC BEFORE ANY EXCAVATION ACTIVITY TAKES PLACE.
- ALL EXCESS EXCAVATION MATERIALS DETERMINED BY THE DEVELOPER TO BE REUSABLE BY THE CONTRACTOR FOR THIS CONTRACT, MAY BE STORED ON-SITE IN A LOCATION DETERMINED BY THE OWNER. CONTRACTOR SHALL STRIP AND STOCKPILE TOPSOIL WHERE POSSIBLE.
- CONTRACTOR STAGING AREAS ARE TO BE COORDINATED WITH THE DEVELOPER PRIOR TO START OF CONSTRUCTION. ALL DISTURBED AREAS SHALL BE RESTORED. ALL STAGING AREAS ARE TO BE WITHIN WORK LIMITS.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE INFERRED FROM SURFACE EVIDENCE, AND RECORD AND UTILITY PLANS. ACTUAL LOCATION AND DESCRIPTION MAY DIFFER. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES FOR STAKEOUT. TRUE LOCATIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY EXCAVATION OPERATIONS.

CONSTRUCTION SEQUENCE:

- Install staging area. Install stabilized construction entrance.
- Flag the work limits, mark areas to be protected.
- Install all perimeter erosion control devices.
- Modify existing utilities per the design plans.
- Seed and mulch disturbed areas as required.
- Clear and grub remainder of the site as required.
- Install additional erosion control measures: earth dikes, silt fence etc.
- Rough grade the site, stockpile topsoil, and construct swales. Limit disturbance to a maximum of 5 acres at any one time. Install additional erosion control measures as shown on the plan.
- Leave the surface slightly roughened and vegetate and mulch immediately.
- Construct the roadway, buildings, and foundations.
- Complete final grading. Install permanent seeding and plantings.
- When all construction activity is complete and the site is stabilized to the satisfaction of the governing municipality and in compliance with NYSDEC regulations, remove all temporary erosion control devices; and fill and seed the temporary sediment basins.

NOTE:
There shall be no more than 5 acres of disturbed soil at any time without prior written approval from NYSDEC. This plan may be modified as necessary to maintain compliance with SPDES regulations.

GRADING NOTES:

- CONTRACTOR SHALL ADJUST THE RIMS OF ALL MANHOLES, CATCH BASINS VALVE BOXES, AND ALL OTHER UTILITY SITE STRUCTURES TO MEET FINISHED GRADE IN AREAS REQUIRING REPAIRING OR REGRADING AS PART OF THIS WORK INCLUDING THOSE THAT MAY NOT BE SHOWN ON THESE DRAWINGS.
- THE LINE AND GRADE OF NEW PAVEMENT SHALL MEET EXISTING PAVEMENT FLUSH WHERE DESIGNATED TO MEET ON THE DRAWING.
- ALL FILL AREAS ARE TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.
- SANITARY SEWER TRENCH IN AREAS OF ROADWAY FILL SHALL BE COMPACTED WITH A VIBRATORY ROLLER ATTACHED TO THE EXCAVATOR.

EROSION CONTROL MAINTENANCE / INSPECTION PROCEDURES

THE FOLLOWING PRACTICES WILL BE EMPLOYED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

- CONTRACTOR SHALL INSPECT EROSION AND SEDIMENTATION CONTROL MEASURES AT LEAST ONCE PER WEEK, AND CLEAN WITHIN ONE WORKING DAY OF ANY RAINFALL EVENT OF 1/2" RAINFALL OR GREATER OR FOLLOWING SIGNIFICANT SNOW MELT.
- MAINTAIN ALL MEASURES IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, INITIATE IT WITHIN 24 HOURS OF REPORT.
- REMOVE BUILT UP SEDIMENT FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
- INSPECT SILT FENCE FOR DEPTH OF SEDIMENT AND TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POST, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
- INSPECT SEDIMENT BASINS FOR DEPTH OF SEDIMENT. REMOVE BUILT-UP SEDIMENT WHENEVER THE CAPACITY OF THE BASIN HAS BEEN REDUCED BY FIFTY PERCENT OF THE DESIGN CAPACITY.
- INSPECT TEMPORARY AND PERMANENT SEEDING AND PLANTING FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
- THE OPERATOR SHALL HAVE A QUALIFIED PROFESSIONAL CONDUCT AN ASSESSMENT OF THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND CERTIFY IN AN INSPECTION REPORT THAT THE APPROPRIATE EROSION AND SEDIMENT CONTROLS DESCRIBED IN THE SWPPP AND REQUIRED BY PART III.D OF THE SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES HAVE BEEN ADEQUATELY INSTALLED. FOLLOWING THE COMMENCEMENT OF CONSTRUCTION, SITE INSPECTIONS SHALL BE CONDUCTED BY THE QUALIFIED PROFESSIONAL AT LEAST EVERY 7 CALENDAR DAYS.
- A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A RECORD OF ALL INSPECTION REPORTS SHALL BE KEPT IN AN ON-SITE LOG BOOK. THIS LOG BOOK SHALL BE MADE AVAILABLE TO THE PERMITTING AUTHORITY UPON REQUEST.

CONSTRUCTION SITE WASTE MANAGEMENT:

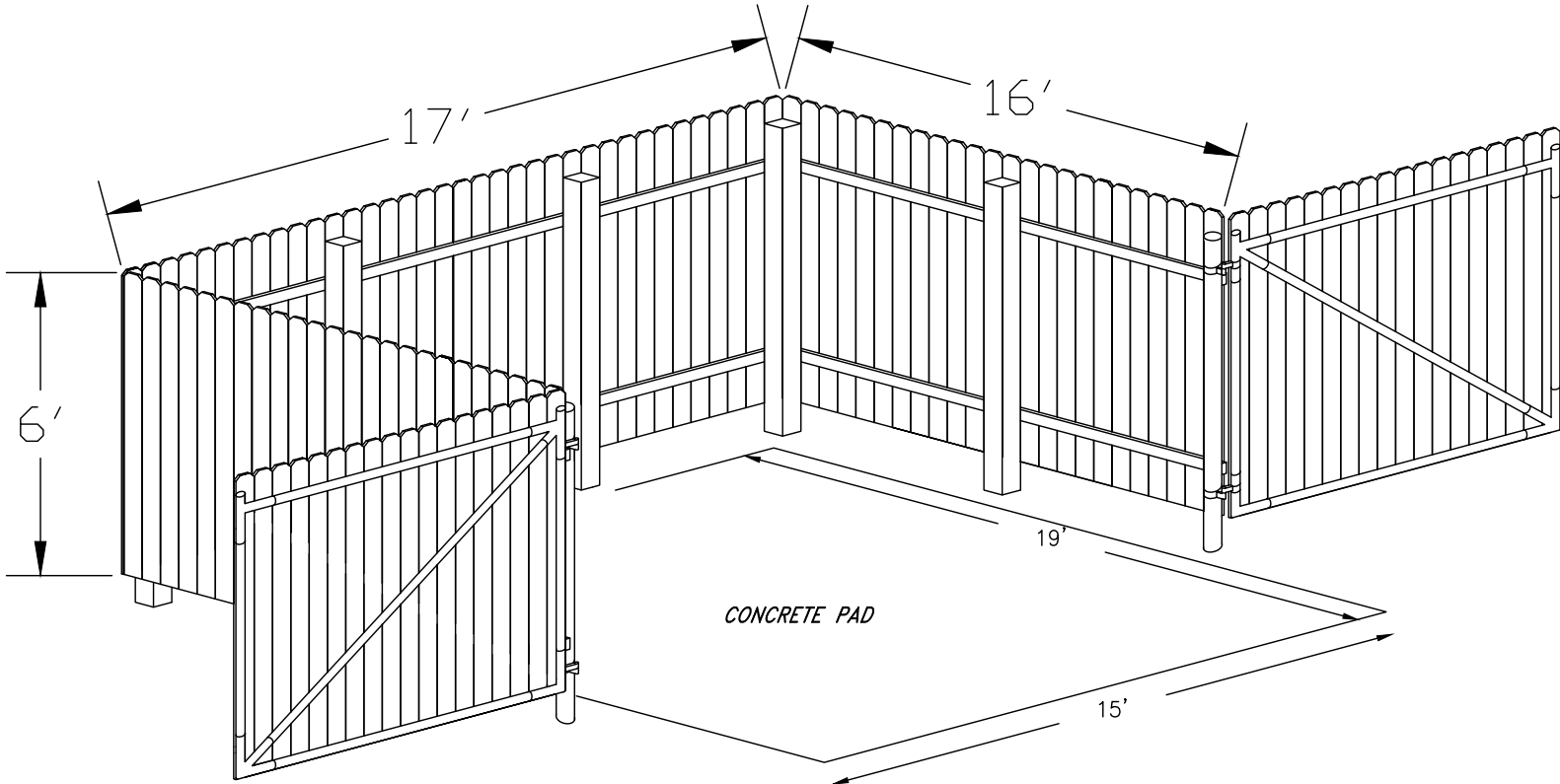
- DESIGNATE A WASTE COLLECTION AREA ON-SITE THAT DOES NOT RECEIVE A SUBSTANTIAL AMOUNT OF RUNOFF FROM UPLAND AREAS AND DOES NOT DRAIN DIRECTLY TO A WATERBODY.
- CONSTRUCT A TEMPORARY LAND DIKE AROUND THE WASTE COLLECTION AREA TO PREVENT SITE WASTES FROM CONTRIBUTING TO STORMWATER CONTAMINATION.
- ENSURE THAT CONTAINERS HAVE LIDS AND ARE KEPT IN A COVERED AREA WHEN POSSIBLE.
- SCHEDULE WASTE COLLECTION APPROPRIATELY.
- CLEAN UP SPILLS IMMEDIATELY USING AN ABSORBENT MATERIAL SUCH AS SAWDUST OR KITTY LITTER.
- POST GUIDELINES FOR PROPER HANDLING, STORAGE, AND DISPOSAL OF CONSTRUCTION SITE WASTES. PROVIDE PROPER TRAINING TO ALL WORKERS ON THE SITE.

STORM SEWER NOTES:

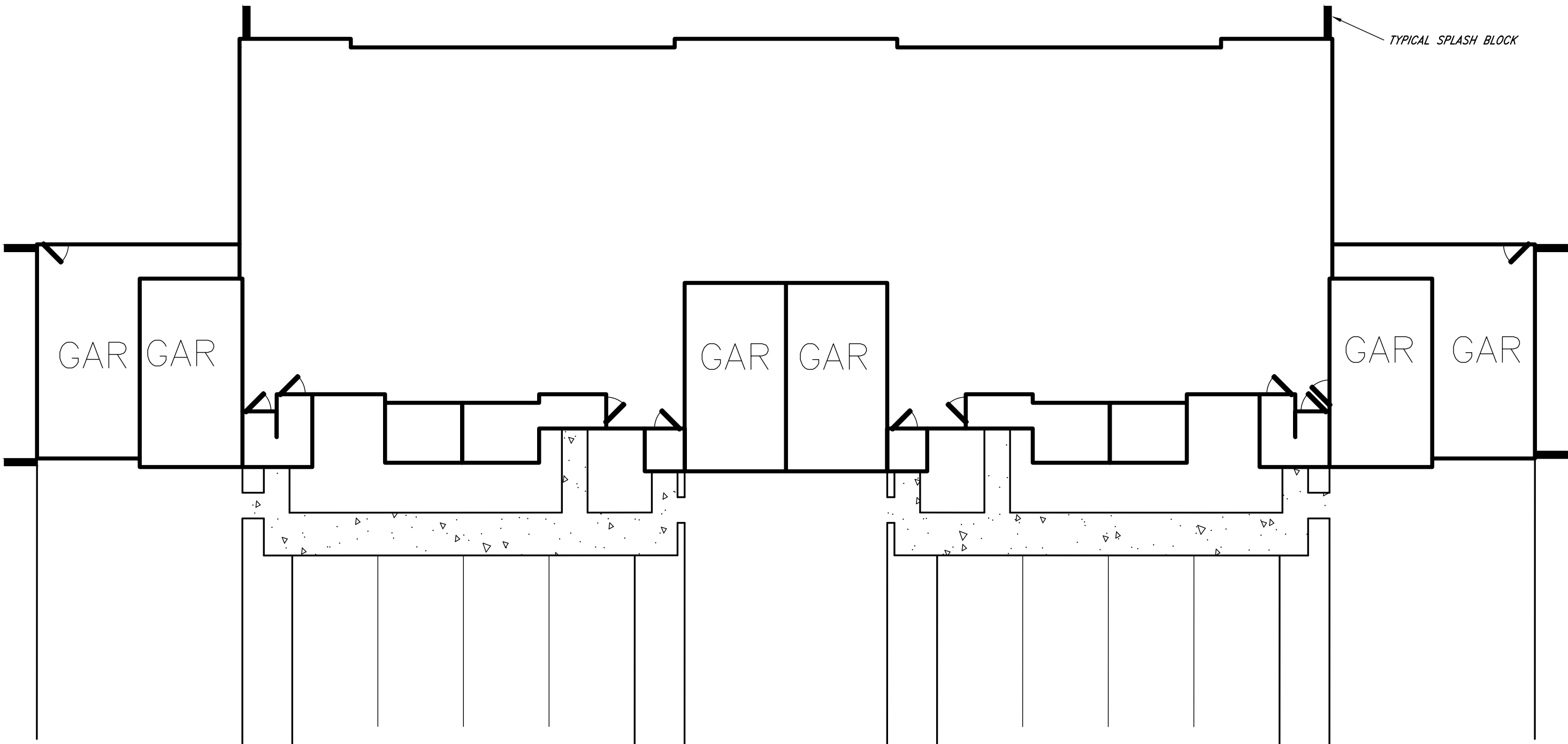
- CONTRACTOR SHALL INSTALL ALL STORM SEWERS AS SHOWN ON THE DRAWINGS INCLUDING WORK AT THE DISCHARGE POINT TO THE EXISTING STORM SYSTEM.
- GENERAL CONTRACTOR SHALL MAINTAIN TEMPORARY OR PERMANENT STORM WATER DRAINAGE FOR THE DURATION OF THE CONTRACT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE EXISTING STORM SEWER MAINS, STRUCTURES, AND APPURTENANCES AS NEEDED TO COMPLETE THE WORK.

EROSION CONTROL NOTES:

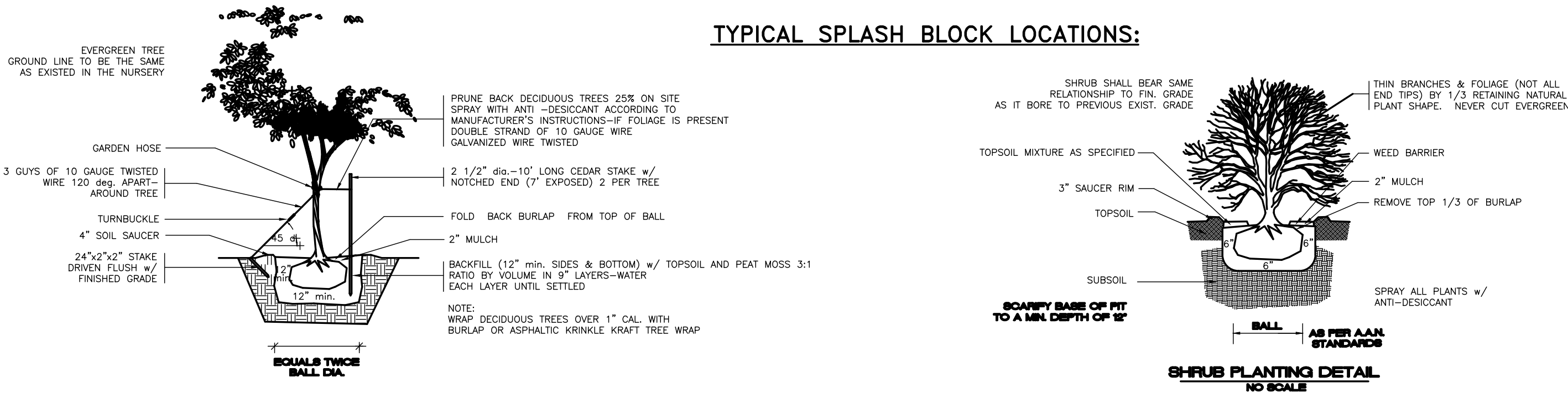
- ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH N.Y.S. GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, AND LOCAL GOVERNING SOIL AND WATER CONSERVATION AGENCY RECOMMENDATIONS AND STANDARDS. SILT FENCE WILL BE INSTALLED WITH A TRENCHER.
- ONLY AREAS NEEDED FOR CONSTRUCTION AS SHOWN ON THESE PLANS SHALL BE DISTURBED. NO OTHER TREES, SHRUBS, OR GRASSES ARE TO BE REMOVED FOR CONSTRUCTION. REMAINING VEGETATION SHALL BE PROTECTED TO PRESERVE THEIR AESTHETIC AND EROSION CONTROL VALUES.
- THE CONTROL OF EROSION AND SEDIMENTATION SHALL BE A CONTINUOUS PROCESS UNDERTAKEN AS NECESSARY PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF EROSION CONTROL AND SEDIMENTATION CONTROLS AFTER GROUND COVER IS ESTABLISHED.
- THE CONTRACTOR SHALL REMOVE EROSION CONTROL MEASURES WHEN AN AREA IS PERMANENTLY STABILIZED, CONSTRUCTION IS COMPLETE, FINAL VEGETATIVE COVER HAS BEEN ESTABLISHED, AND IS APPROVED BY THE TOWN OF CANANDAIGUA.
- LOOSE PILE MATERIAL THAT IS EXCAVATED FOR BUILDING CONSTRUCTION PURPOSES SHALL BE KEPT LOOSE PILED UNTIL IT IS USED FOR FOUNDATION BACKFILL OR FINAL GRADING AND PERMANENT VEGETATION.
- RUNOFF FROM STOCKPILED MATERIALS SHALL BE CONTAINED BY EROSION CONTROL MEASURES. STOCKPILED MATERIALS NOT MOVED WITHIN 30 DAYS SHALL BE SHAPED INTO A UNIFORM PILE AND SEEDED WITH A RAPID GERMINATING GRASS SEED MIX.
- CONTRACTOR SHALL ROUGH GRADE THE SITE. ALL FILL MATERIAL SHALL BE COMPACTED SUFFICIENTLY TO PREVENT PROBLEMS OF EROSION, AND WHERE THE MATERIAL IS TO SUPPORT STRUCTURES, IT SHALL BE COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR TEST DENSITY WITH PROPER MOISTURE CONTENT.
- ALL CATCH BASIN INLETS SHALL BE ENCLOSED WITH SILT FENCE UNTIL THE SITE IS FULLY STABILIZED.
- CONTRACTOR SHALL TEMPORARY SEED AND MULCH ALL DIVERSION DITCHES AND ANY OTHER DISTURBED AREAS NOT SCHEDULED FOR IMMEDIATE ADDITIONAL WORK. REMAINING DISTURBED AREAS SHALL BE SEEDED WITH GROUND COVER AND MULCHED AS SOON AFTER THEIR DISTURBANCE AS CONSTRUCTION PRACTICES AND WEATHER WILL ALLOW. CONTRACTOR SHALL STABILIZE DISTURBED AREAS AND STOCKPILES WITHIN 7 DAYS OF LAST CONSTRUCTION ACTIVITY IN THAT AREA.
- DRAINAGE SYSTEMS AND EROSION AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AS FREQUENTLY AS NECESSARY AND REPLACED IF NECESSARY UNTIL SUCH TIME AS A SUBSTANTIAL STAND OF VEGETATION HAS DEVELOPED AND POTENTIAL FOR EROSION NO LONGER EXISTS.
- THE CONTRACTOR SHALL MAINTAIN SITE CONDITIONS WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR SHALL KEEP CLEAN AND FREE SIDEWALKS, STREETS, AND PAVEMENTS FROM DIRT, MUD, STONE, DEBRIS, AND OTHER HAULED MATERIALS AS A RESULT OF HIS/HER WORK.
- A STABILIZED CONSTRUCTION ENTRANCE LOCATED SHALL BE IN PLACE PRIOR TO WORK COMMENCING ON THE SITE. THE CONTRACTOR SHALL CONTROL DUST FROM SITE ACTIVITY TO THE SATISFACTION OF THE PROJECT DEVELOPER, OWNER, AND THE TOWN OF CANANDAIGUA.
- SITE EROSION CONTROL MEASURES INCLUDE BUT ARE NOT LIMITED TO MEASURES SHOWN ON THE PLANS. CONTRACTOR SHALL IMPLEMENT OTHER MEASURES ORDERED BY THE DEVELOPER OR A TOWN REPRESENTATIVE NECESSARY TO CONTROL EROSION AND SEDIMENTATION ON SITE.
- CONTRACTOR SHALL INSPECT EROSION AND SEDIMENTATION CONTROL MEASURES ONCE PER WEEK, AND CLEAN WITHIN ONE WORKING DAY OF ANY RAINFALL EVENT OF 1/2" RAINFALL OR GREATER OR FOLLOWING SIGNIFICANT SNOW MELT.
- REMOVE ACCUMULATED SEDIMENTS FROM POND DEEP POOL AND TRAPS WHEN SEDIMENTS OCCUPY 50% OF THE VOLUME PROVIDED.
- CHECK AND REPAIR STAKED STRAW BALE AREAS, AS NECESSARY.
- SWEEP ADJOINING ROADWAYS, IF ANY TRACKING OF SOILS ONTO OFF-SITE PAVING OCCURS.
- INSPECT AND CLEAN ALL TEMPORARY EROSION CONTROL STRUCTURES AFTER EACH RAIN STORM EVENT.
- ALL SLOPES 1-ON-3 OR GREATER WILL BE STABILIZED WITH JUTE MESH AND RESTORED WITH CROWN VETCH.
- THE ENTIRE PROJECT WILL BE RESTORED WITH 6" OF TOPSOIL.
- EROSION CONTROL MEASURES SUCH AS STRAW BALES ARE TO BE PLACED 5' INTO THE PROJECT FROM ORANGE CONSTRUCTION FENCE, AND SHALL REMAIN IN EFFECT UNTIL DEEMED UNNECESSARY BY TOWN OF CANANDAIGUA.
- ALL DISTURBED AREAS NOT TO BE WORKED WITHIN 7 DAYS SHALL BE SEEDED/MULCHED IMMEDIATELY.
- All disturbed areas shall be immediately seeded and mulched in accordance with the following criteria:
Temporary Seeding:
IF: Spring or summer or early fall, then seed the area with ryegrass (annual or perennial) at 30 lbs. per acre (Approximately 0.7 lb./1000 sq. ft. or use 1 lb./1000 sq. ft.)
IF: Late fall or early winter, then seed Certified 'Aroostook' winter rye (cereal rye) at 100 lbs. per acre (2.5 lbs./1000 sq. ft.)
Perennial Seeding:
Species Variely lbs./acre lbs./1000 sq. ft.
Common White Clover Common 8 0.20
Tall Fescue KY-31/Rebel 20 0.45
Ryegrass (perennial) Pennfine/Linn 5 0.10
Waterway / Pond Seeding:
Species Rate per Acre (lbs) Rate per 1,000 sq. ft. (lbs)
Kentucky bluegrass 25 0.60
Creeping Red Fescue 20 0.50
Perennial ryegrass 10 0.20
55 1.30
- REFER TO THE STORMWATER POLLUTION PREVENTION PLAN FOR SPECIFIC DETAILS REGARDING EROSION CONTROL AND POLLUTION PREVENTION.
- A COPY OF THE "NOI" AND A BRIEF DESCRIPTION OF THE PROJECT SHALL BE MAINTAINED AT THE CONSTRUCTION SITE AND MADE AVAILABLE FOR PUBLIC VIEWING UPON REQUEST.
- THE PERMIT COVERAGE IS NON-TRANSFERABLE. IN THE EVENT OF A TRANSFER OF RESPONSIBILITY FOR STORMWATER RUNOFF, THE FORMER PERMITTEE MUST SUBMIT A "NOI" AND NOTIFY THE NEW DISCHARGER OF THE NEED TO SIGN THE SWPPP AND SUBMIT A NEW "NOI".



DUMPSTER ENCLOSURE:

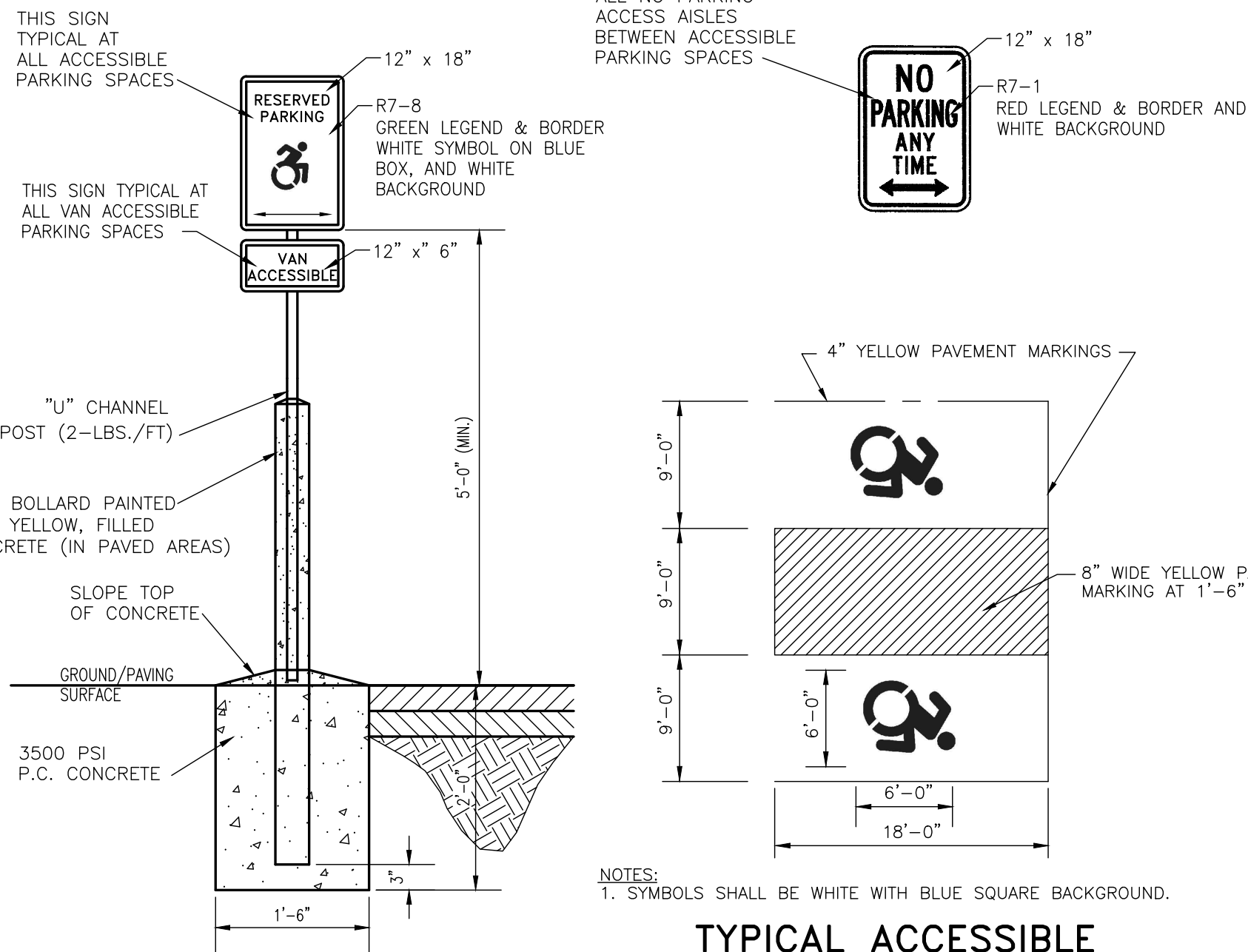


TYPICAL SPLASH BLOCK LOCATIONS:



TREE PLANTING DETAIL
NO SCALE

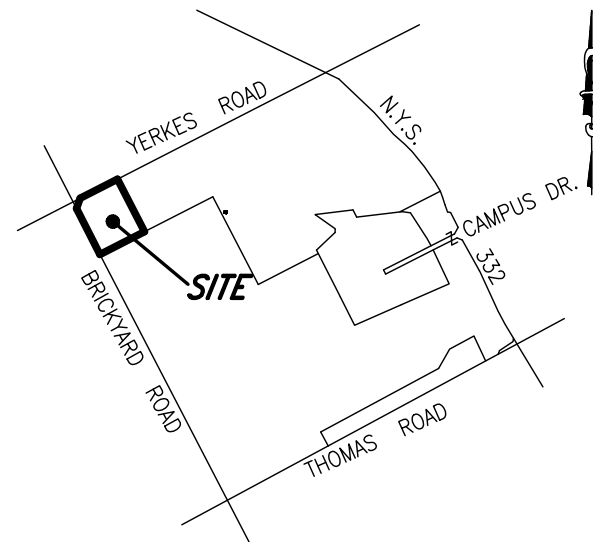
SHRUB PLANTING DETAIL
NO SCALE



NOTES:
1. SYMBOLS SHALL BE WHITE WITH BLUE SQUARE BACKGROUND.

TYPICAL ACCESSIBLE
PARKING STRIPING

TYPICAL PARKING STALL
NOT TO SCALE



LOCATION SKETCH
N.T.S.

10/18/18	PLAN UPDATES FOR RE-APPROVAL	GWM
1/3/17	ADDRESSED FINAL COMMENTS	GWM
DATE	REVISIONS	BY:



DRAWING ALTERATION

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PROJECT:

CENTERPOINTE APARTMENTS

PHASE 3

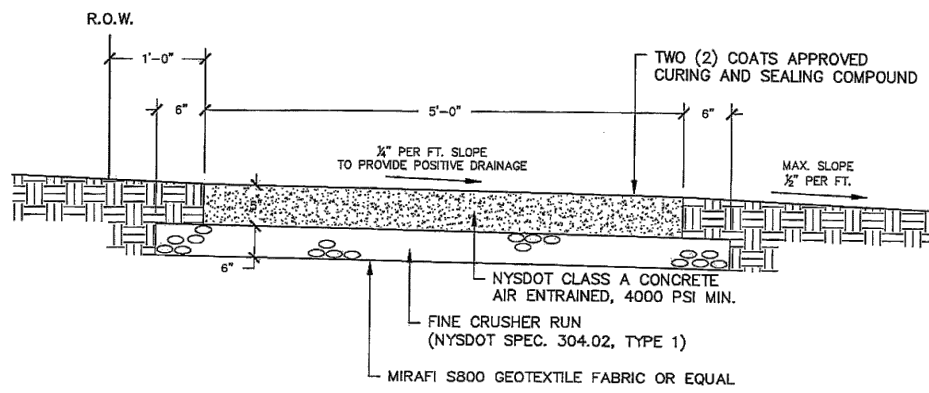
DRAWING

FINAL
NOTES AND DETAILS

PART OF TOWN LOT 103
TOWN OF CANANDAIGUA
ONTARIO COUNTY
STATE OF NEW YORK

DESIGNED BY:	GWM
DRAWN BY:	GWM
CHECKED BY:	AIL
SBL #:	56.00-01-55.21 AND 55.22
PROJ. NO:	1279-00
DATE:	MAY 2016
SCALE:	AS NOTED

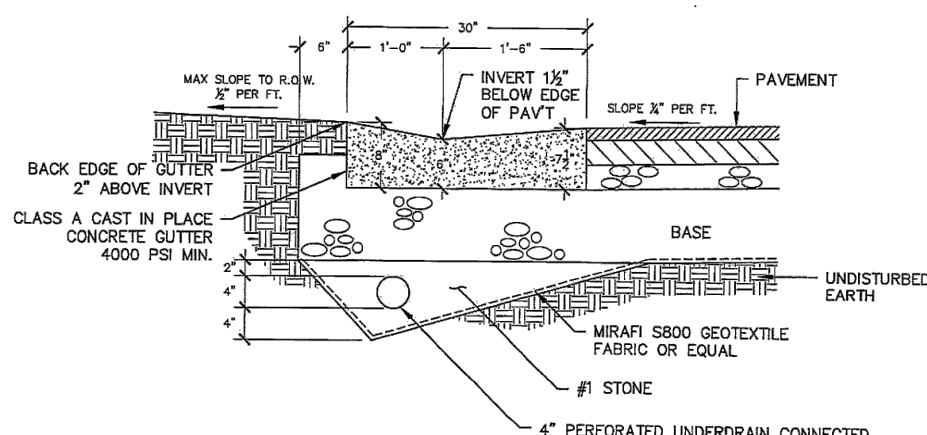
9	SHEET OF 12	CADD FILE DETAIL
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NOTE:
1. CONCRETE SIDEWALKS THROUGH DRIVEWAYS SHALL BE INCREASED TO A 6" THICKNESS AND SHALL INCLUDE 6"x6" WIRE MESH (10 GAUGE) FOR REINFORCEMENT.

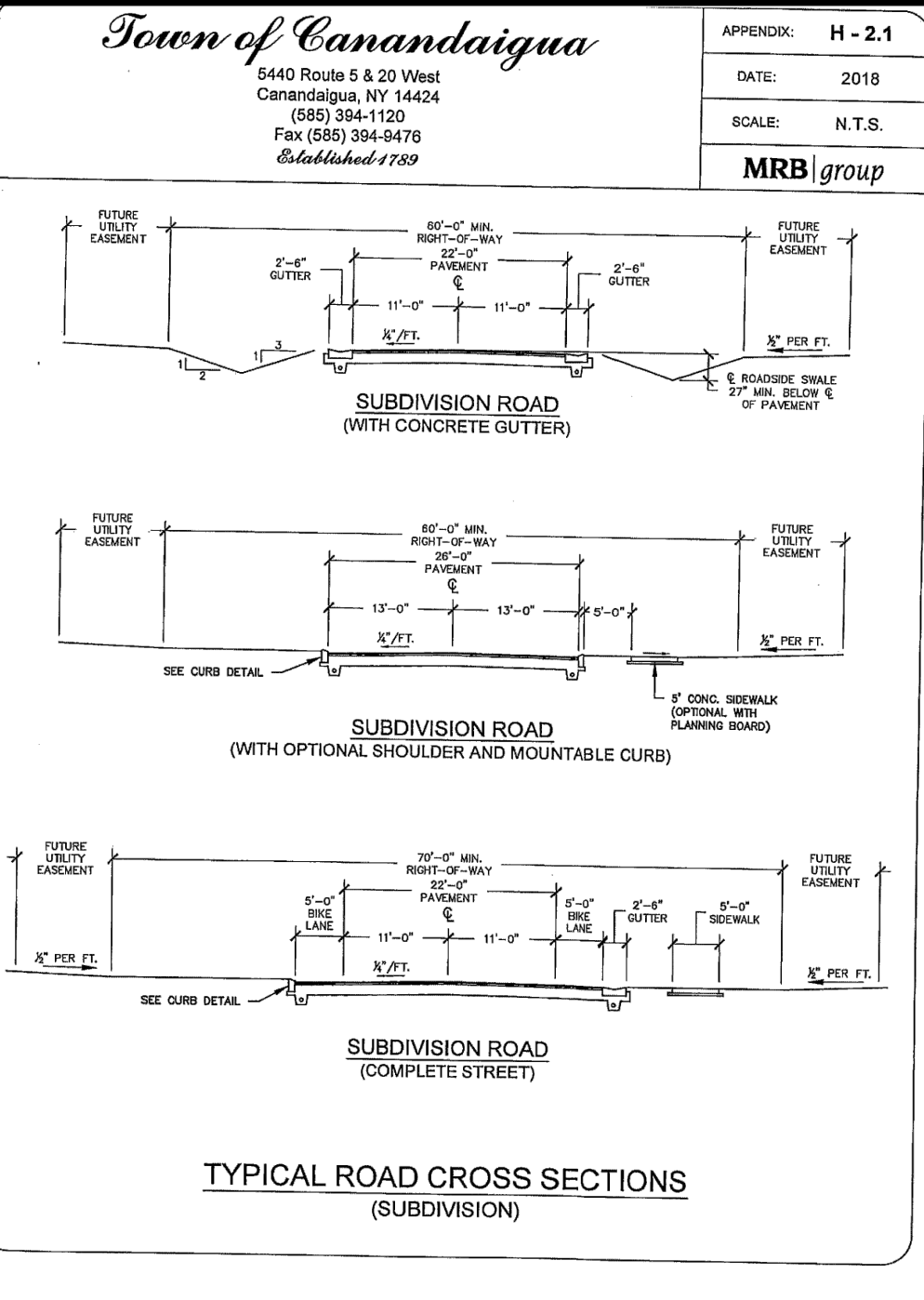
SIDEWALK DETAIL

APPENDIX: H-8.0
DATE: 2018
SCALE: N.T.S.
MRB group



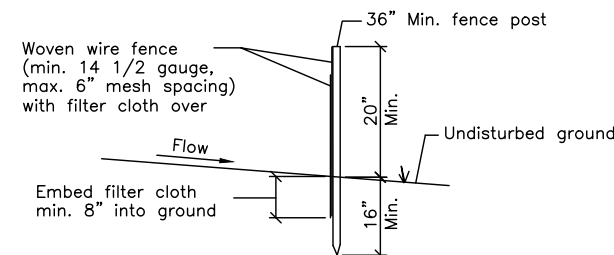
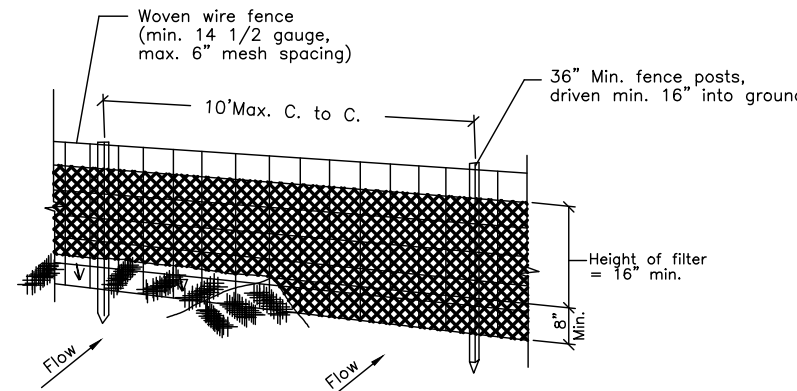
GUTTER DETAIL

APPENDIX: H-10.0
DATE: 2018
SCALE: N.T.S.
MRB group



TYPICAL ROAD CROSS SECTIONS (SUBDIVISION)

APPENDIX: H-2.1
DATE: 2018
SCALE: N.T.S.
MRB group



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

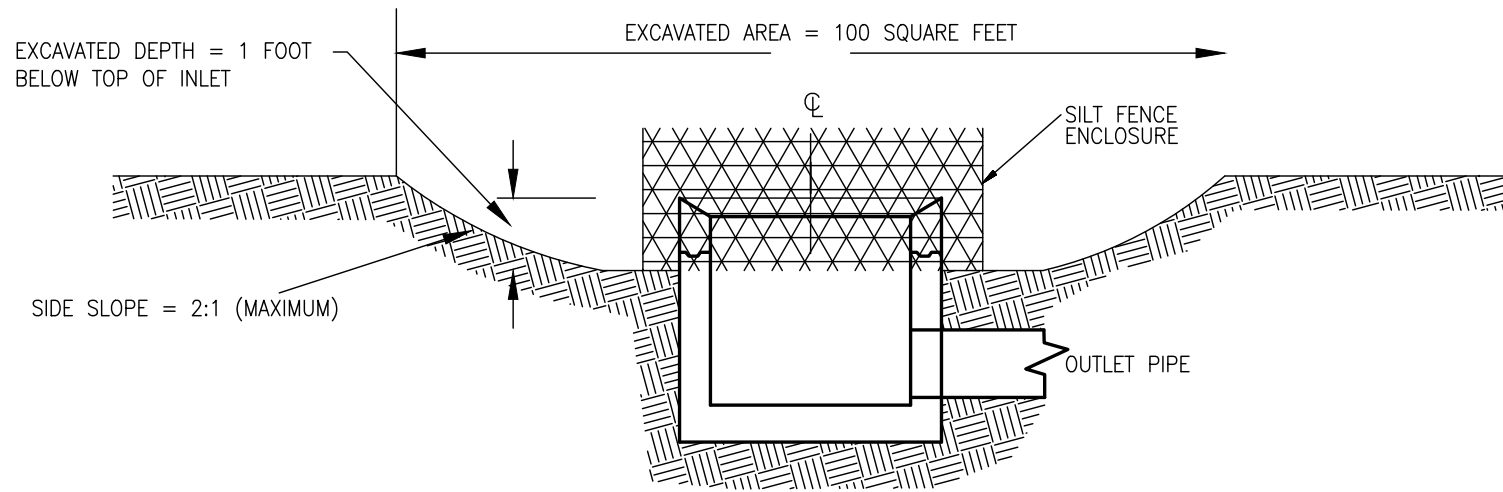
- Woven wire fence to be fastened securely to fence posts with wire ties or staples.
 - Filter cloth to be fastened securely to woven wire fence with ties spaced every 24" at top and mid section.
 - When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
 - Maintenance shall be performed as needed and material removed when "bulges" develop in the silt fence.
- Posts: Steel either T or U type or 2" hardwood
- Fence: Woven wire, 14 1/2 ga. 6" max. mesh opening
- Filter cloth: Filter X, Mirafi 100x, Stabliska T140N or approved equal
- Prefabricated unit: Geofab, Envirofence, or approved equal

EROSION CONTROL NOTES AND SEQUENCE OF IMPLEMENTATION

- Cut the primary and secondary ground cover that currently covers site.
- Install stabilized construction entrance.
- Place staked straw bales or silt fences as shown on the construction drawings.
- Rough grading the site including grubbing and stripping of topsoil.
- Seed and mulch all disturbed areas not scheduled for immediate additional work.
- Remaining disturbed areas will be seeded with ground cover and mulched as soon after their disturbance as construction practices and weather will allow.
- The control of erosion and sediment shall be a continuous process undertaken as necessary during construction and when necessary after the completion of this project. erosion and sediment controls shall be maintained and replaced as necessary until such time as a substantial stand of vegetation has developed and the potential for erosion no longer exists.
- The developer shall be responsible to insure that all erosion control measures are installed, maintained, and removed when no longer needed.

SILT FENCE DETAIL

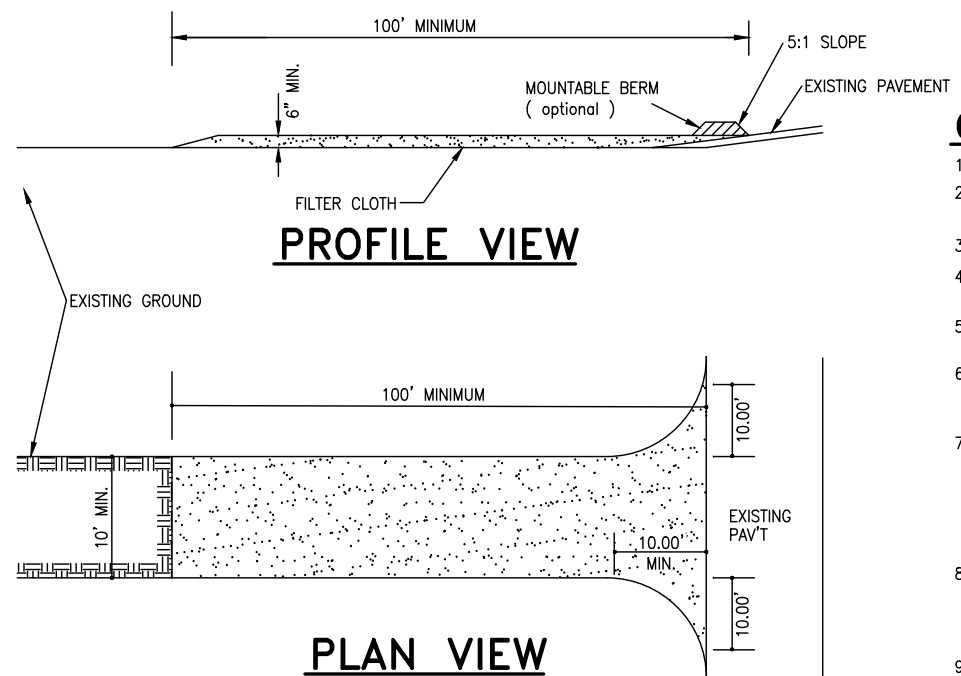
Not To Scale



SECTION VIEW

EXCAVATED DROP INLET PROTECTION

N.T.S.



PROFILE VIEW

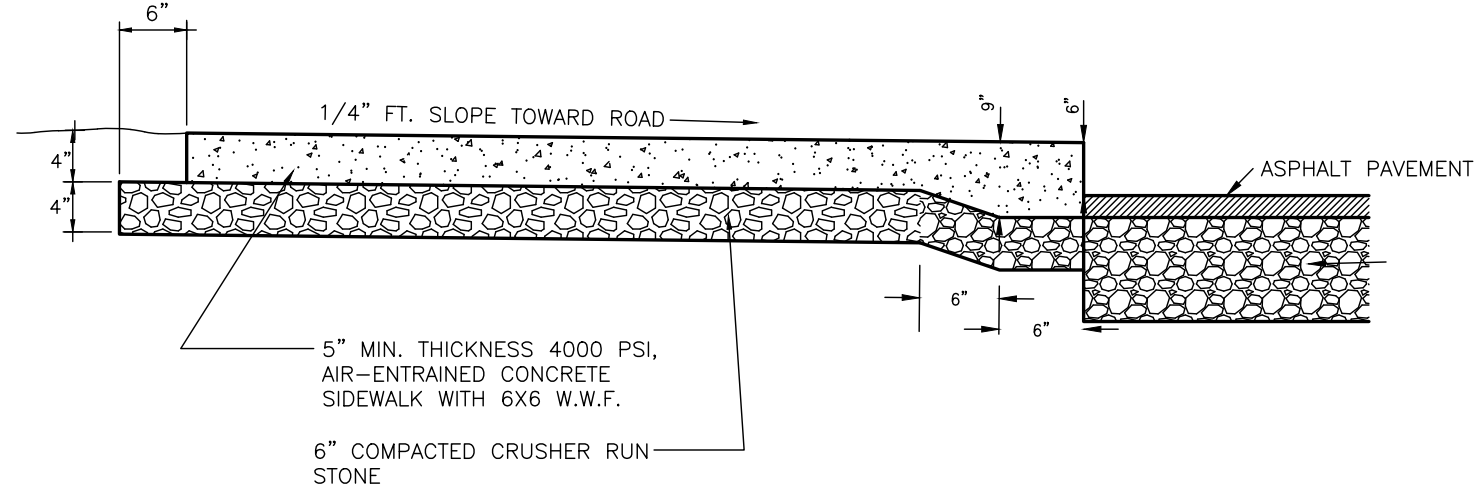
PLAN VIEW

CONSTRUCTION ENTRANCE

N.T.S.

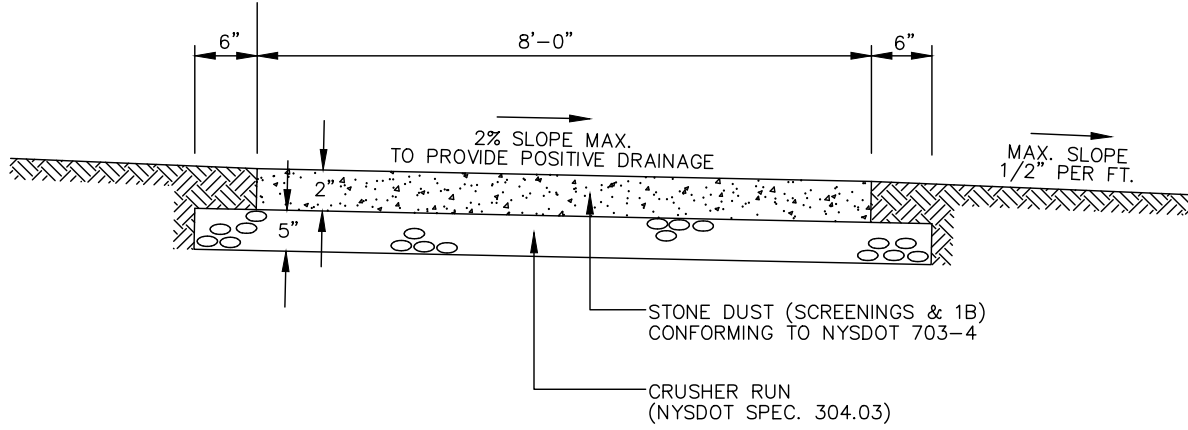
CONSTRUCTION SPECIFICATIONS

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT
- LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (except on a single residence lot where a 30 foot minimum length would apply).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIRED ACROSS THE ENTRANCE. IF PIRING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



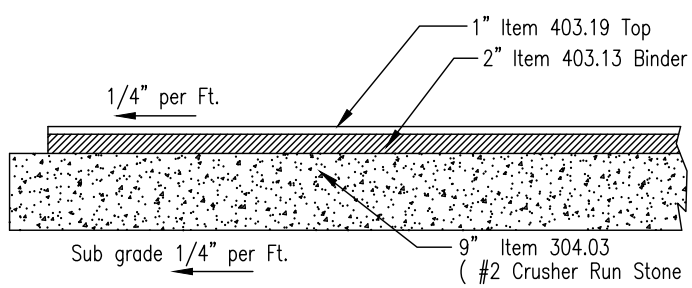
CONCRETE SIDEWALK AND INTEGRAL CURB

N.T.S.



AUBURN TRAIL DETAIL

(N.T.S.)



DRIVEWAY ASPHALT PAVEMENT

NOT TO SCALE

LIGHTING

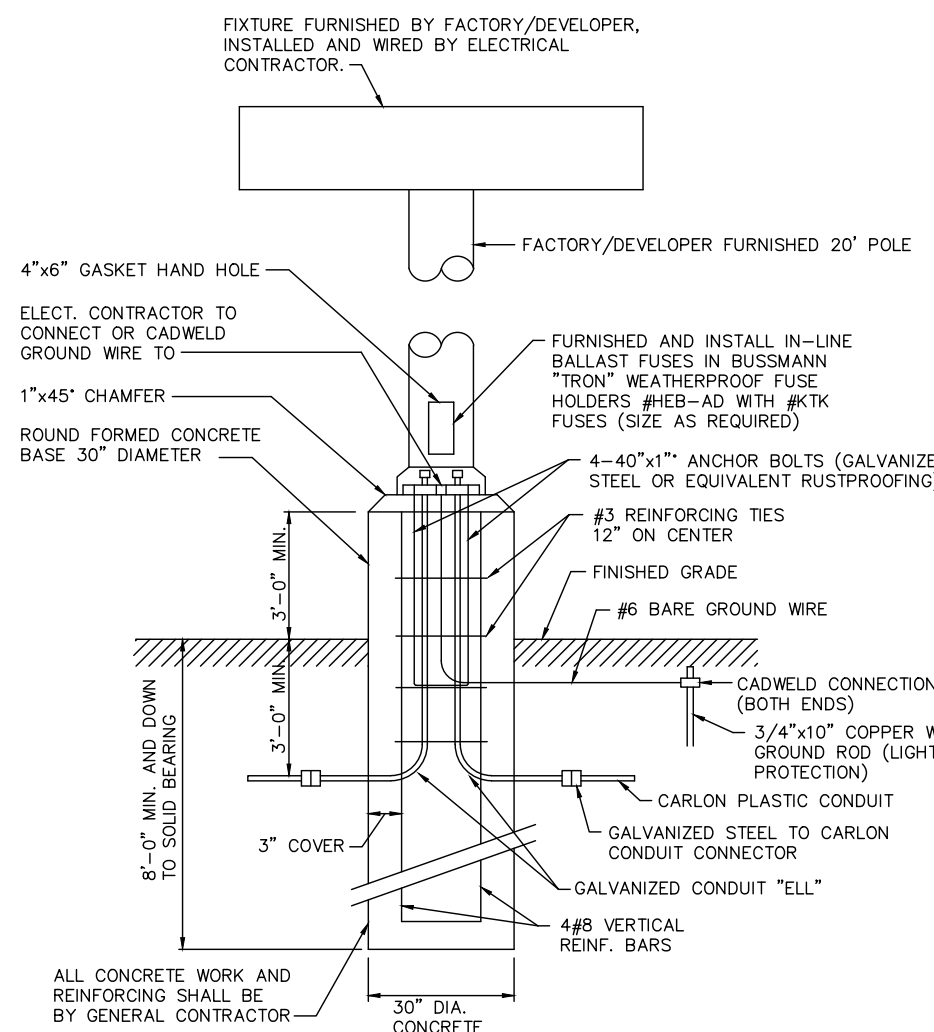
LITHONIA KAD LED - LED AREA LUMINAIRE
KAD LED 636530/400K SR2

- POLE MOUNTED AT 20'-0"
POLE: S05411 OR APPROVED EQUAL

FIXTURE:
6" ARM MOUNT
LED

LENS:
HORIZONTAL LAMP WITH SAG LENS

BODY:
DIE-CAST ALUMINUM
DARK BRONZE FINISH

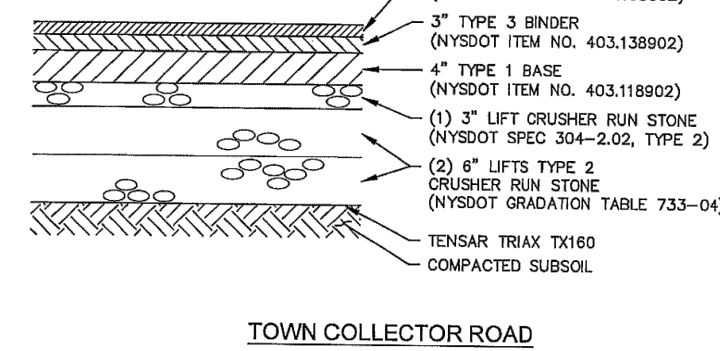


- NOTES:
- FOR LOCATIONS OF FOUNDATIONS SEE SITE PLAN

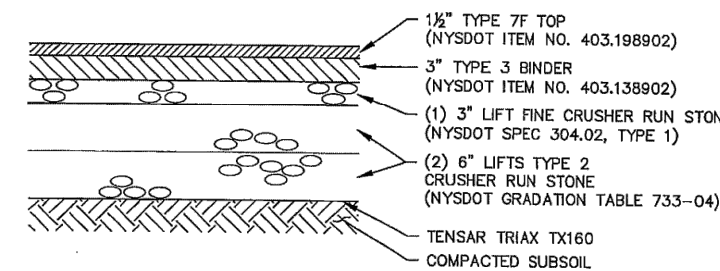
TYPICAL LIGHTING POLE FOUNDATION

Town of Canandaigua
5440 Route 5 & 20 West
Canandaigua, NY 14424
(585) 384-1120
Fax (585) 384-8478
Established 1789

APPENDIX: H-5.0
DATE: 2018
SCALE: N.T.S.
MRB group



TOWN COLLECTOR ROAD

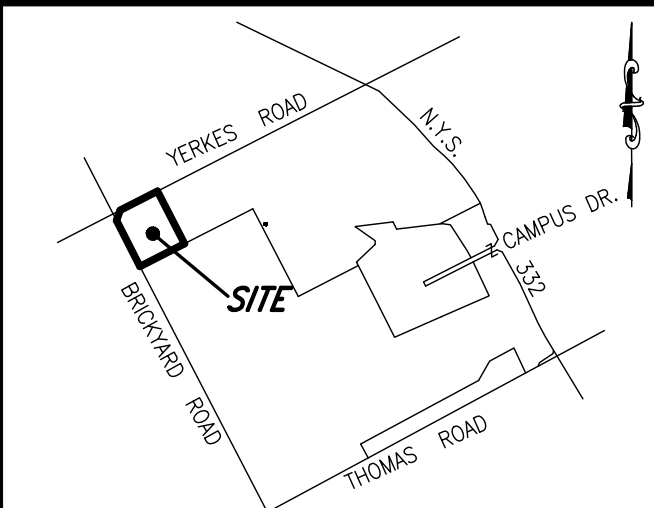


SUBDIVISION ROAD

- NOTES:
- ALL DEPTH DIMENSIONS ARE COMPACTED THICKNESS.
 - PAVEMENT THICKNESS MAY VARY AS REQUIRED BY TOWN ENGINEER
 - UNDERDRAIN AS REQUIRED
 - IF THE SUBGRADE IS FOUND TO HAVE TOO HIGH A MOISTURE CONTENT OR PUMPING FINES, A LIGHTWEIGHT NON-WOVEN GEOTEXTILE IS TO BE USED DIRECTLY UNDER THE GEOTEXTILE LAYER.

PAVEMENT CROSS SECTION

GUTTER DETAIL AT CROSSWALK (N.T.S.)



LOCATION SKETCH N.T.S.

DATE	REVISIONS	BY
10/18/18	PLAN UPDATES FOR RE-APPROVAL	GW
1/3/17	ADDRESSED FINAL COMMENTS	GW



DRAWING ALTERATION

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McMahon LaRue
Associates, P. C.

Engineers & Surveyors

822 Holt Road
Webster, NY 14580
(585) 436-1080
www.McMahon-LaRue.com

CLIENT:

SPOLETA DEVELOPMENT
7 VAN AUCKER ST.
ROCHESTER NY 14608

PROJECT:

CENTERPOINTE APARTMENTS

PHASE 3

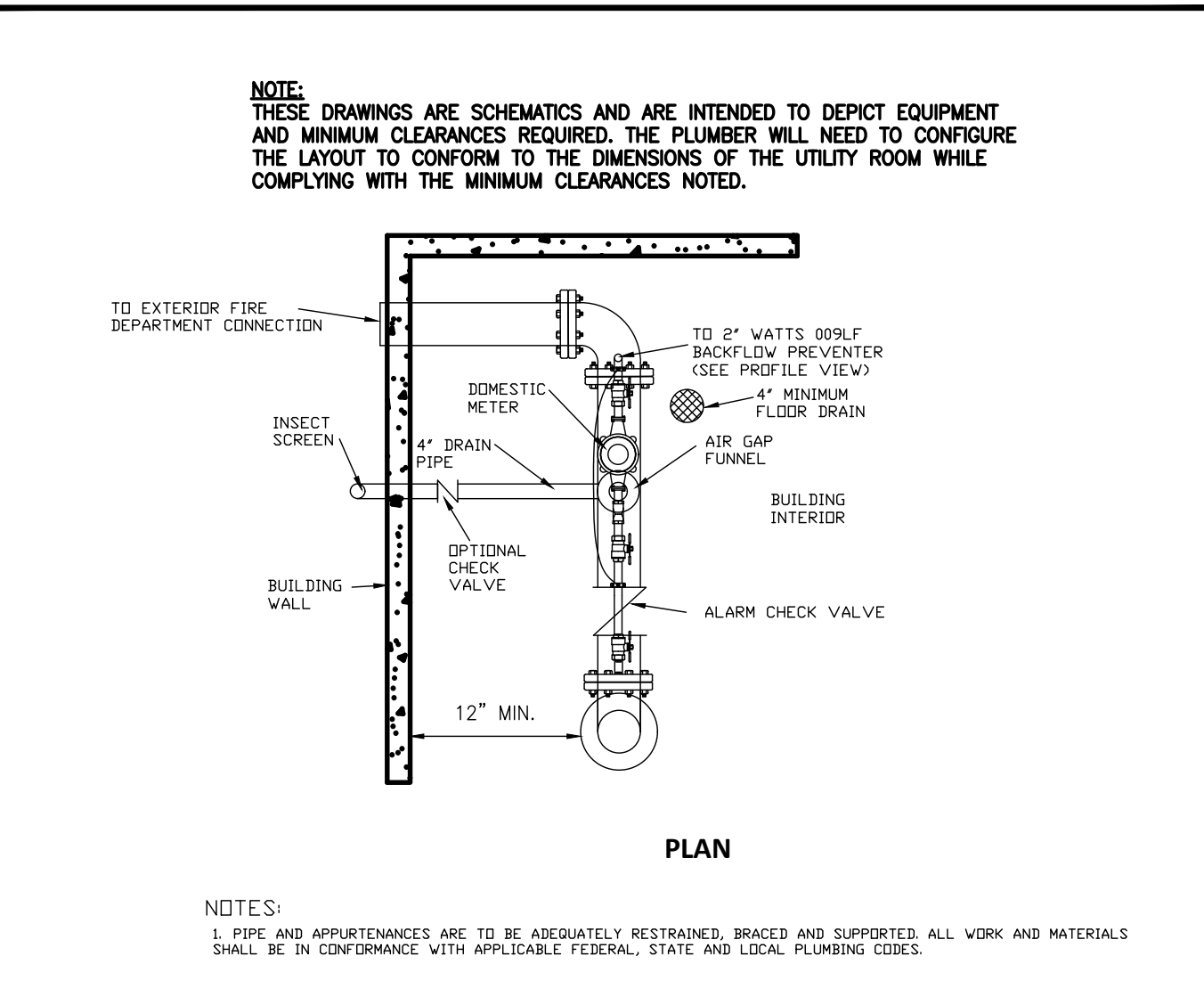
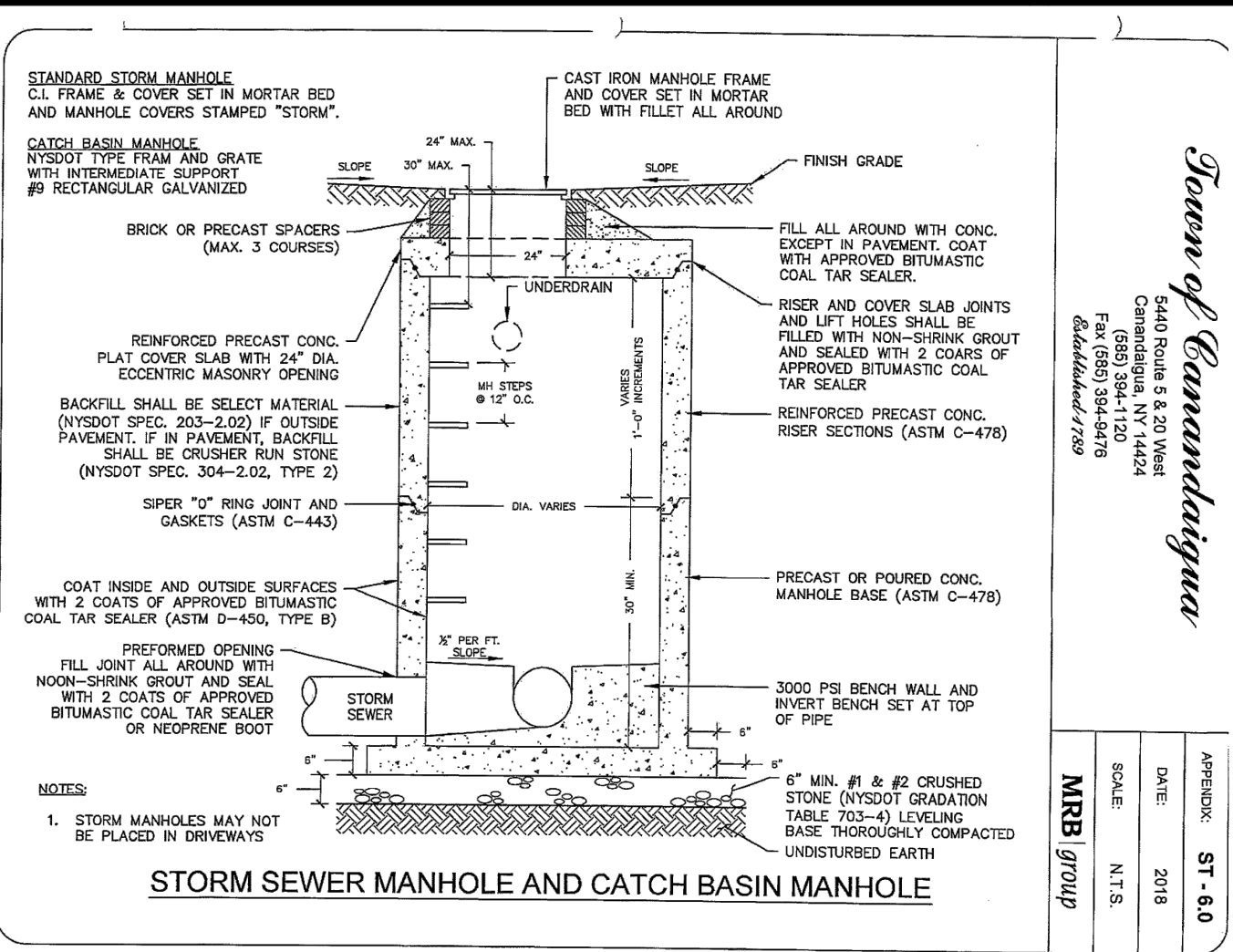
DRAWING

FINAL
NOTES AND DETAILS

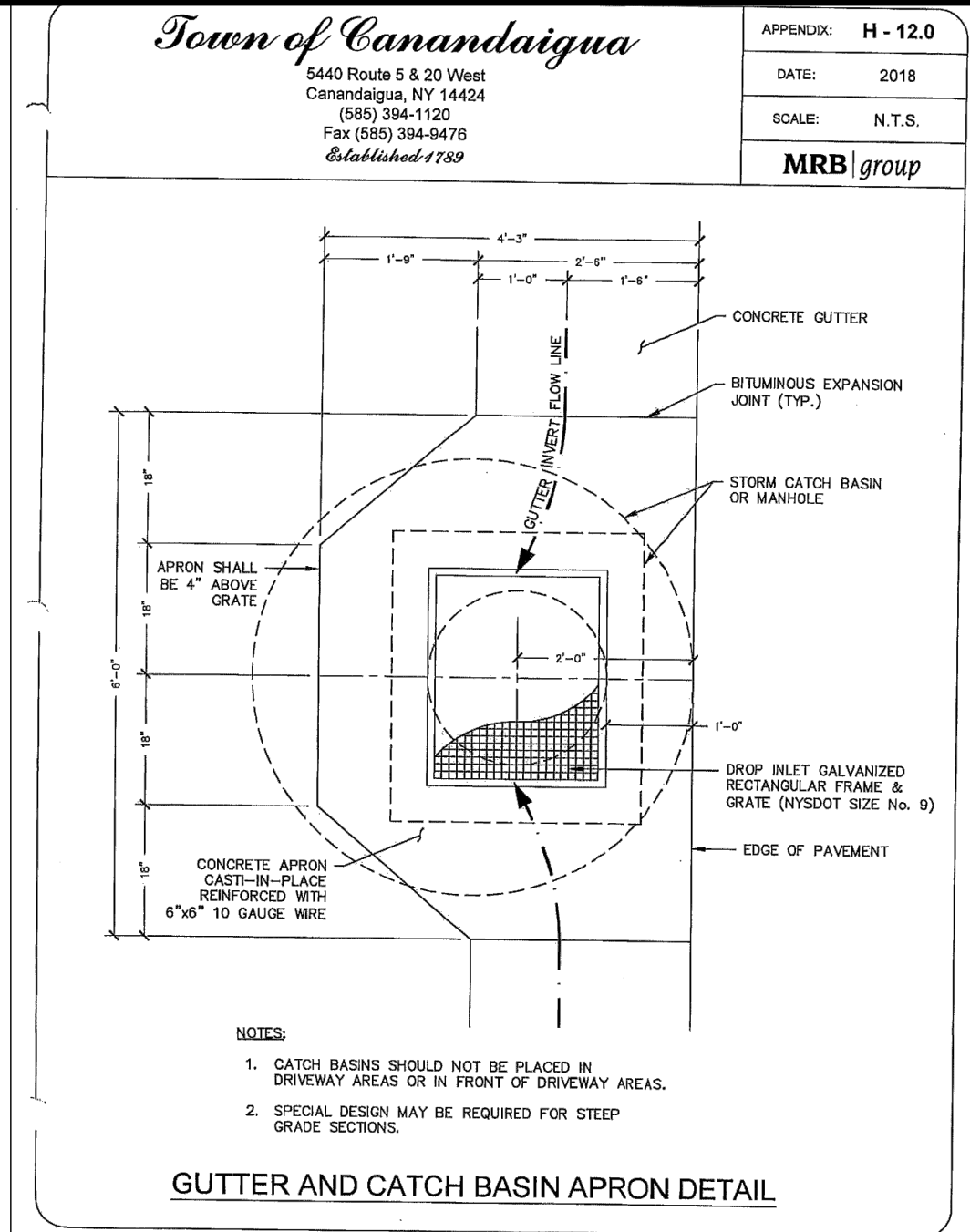
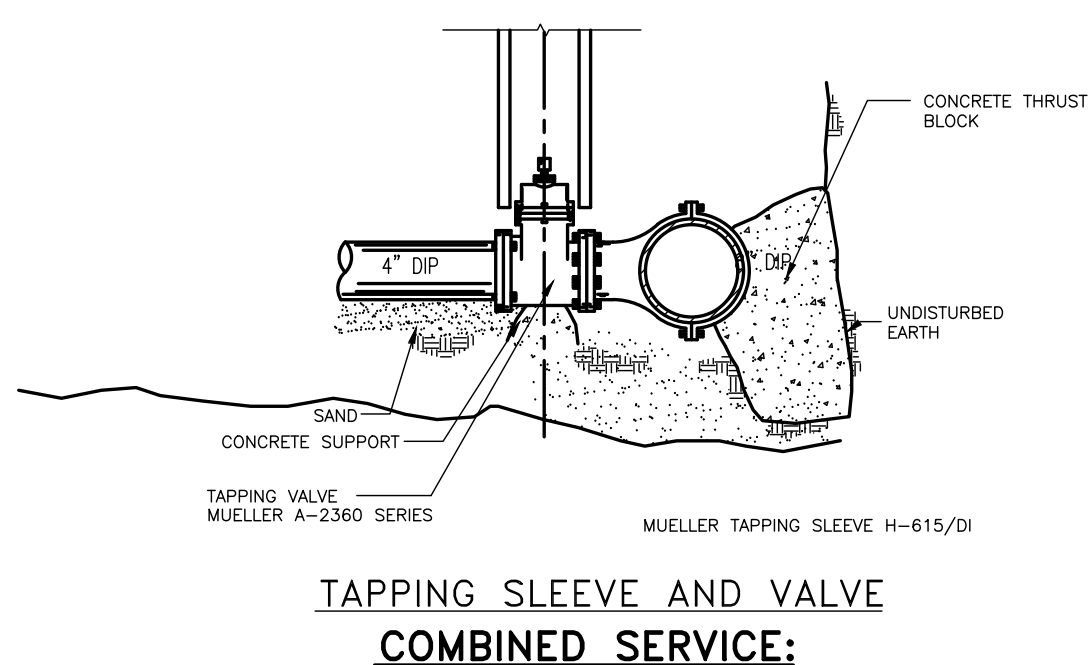
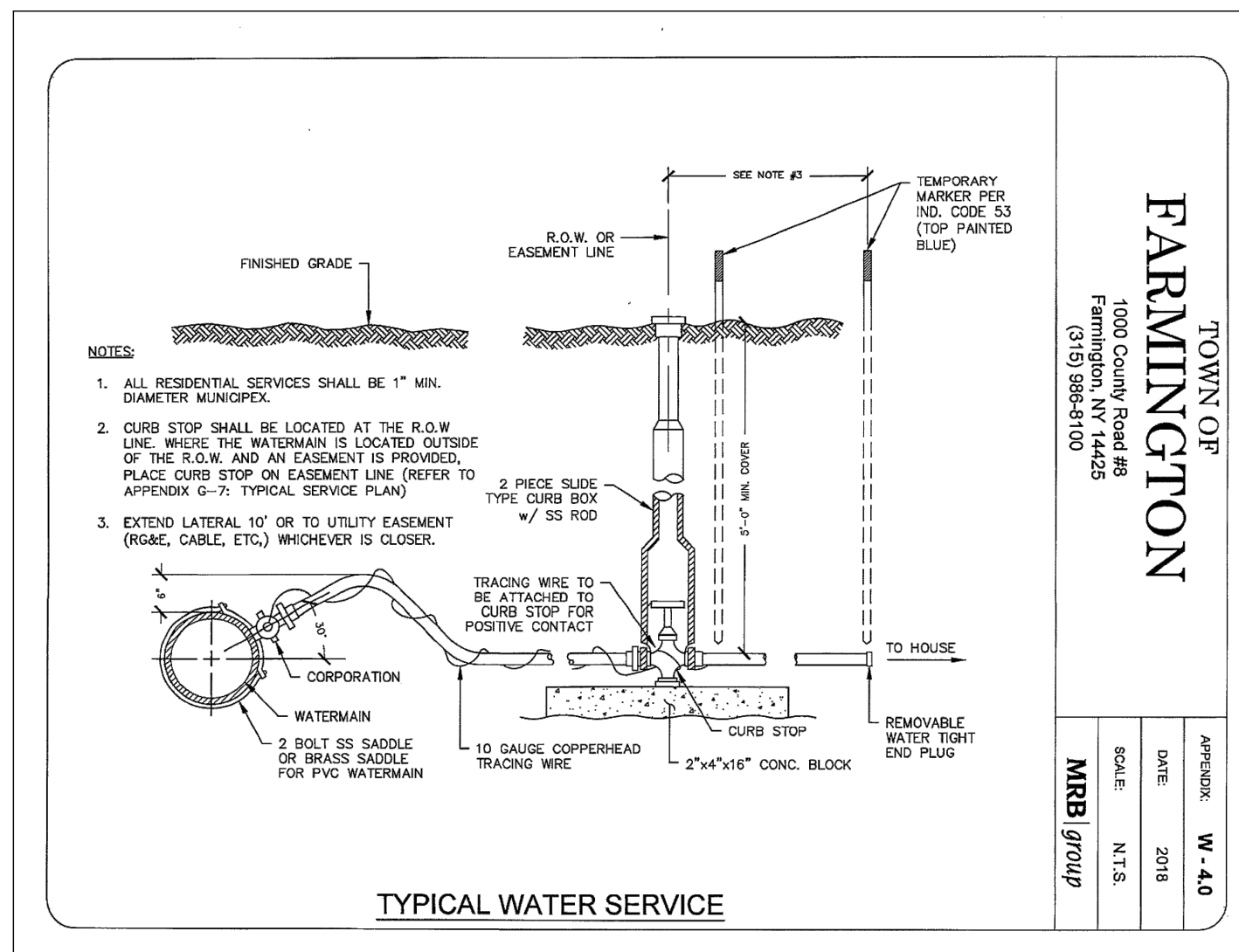
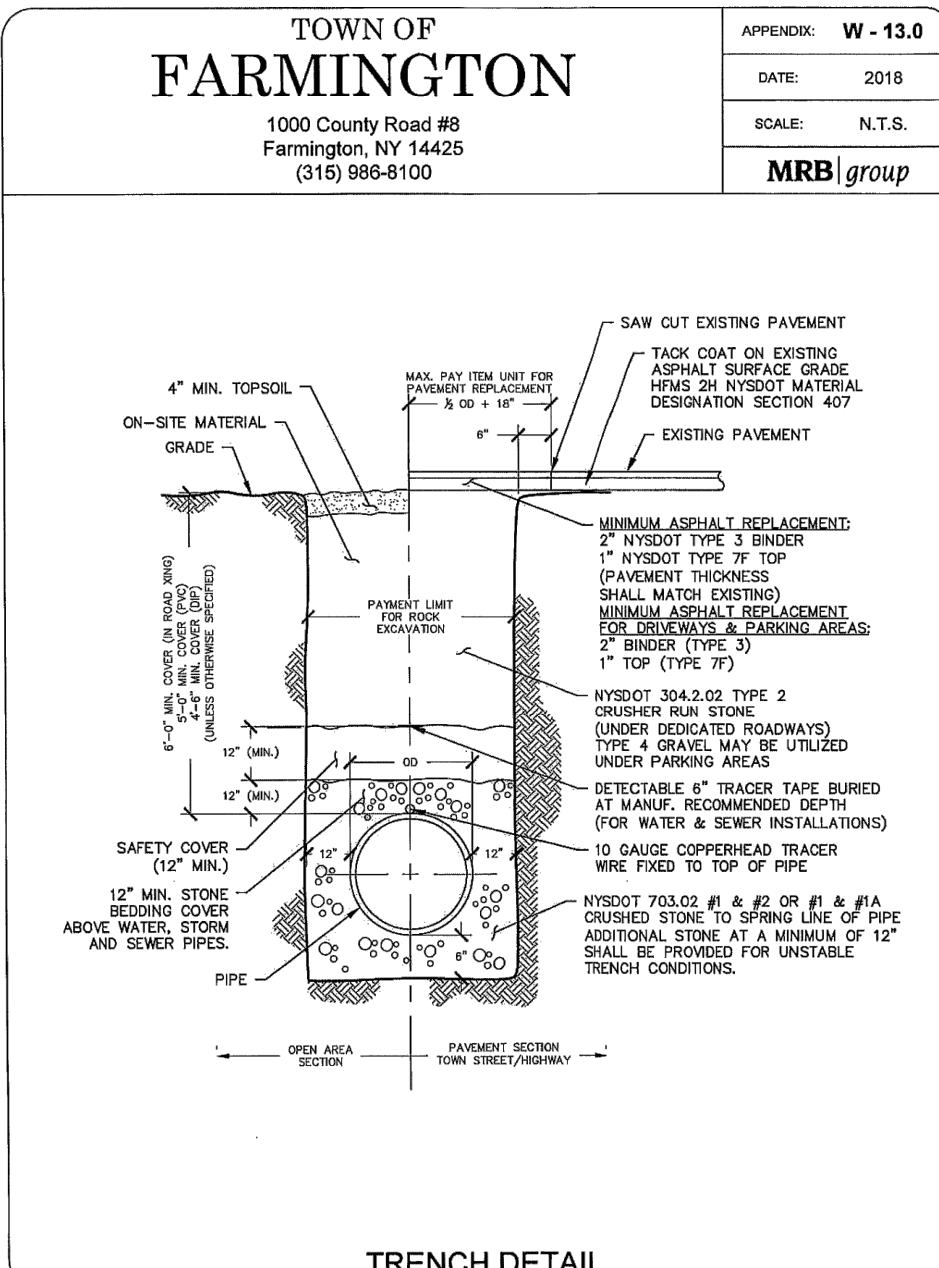
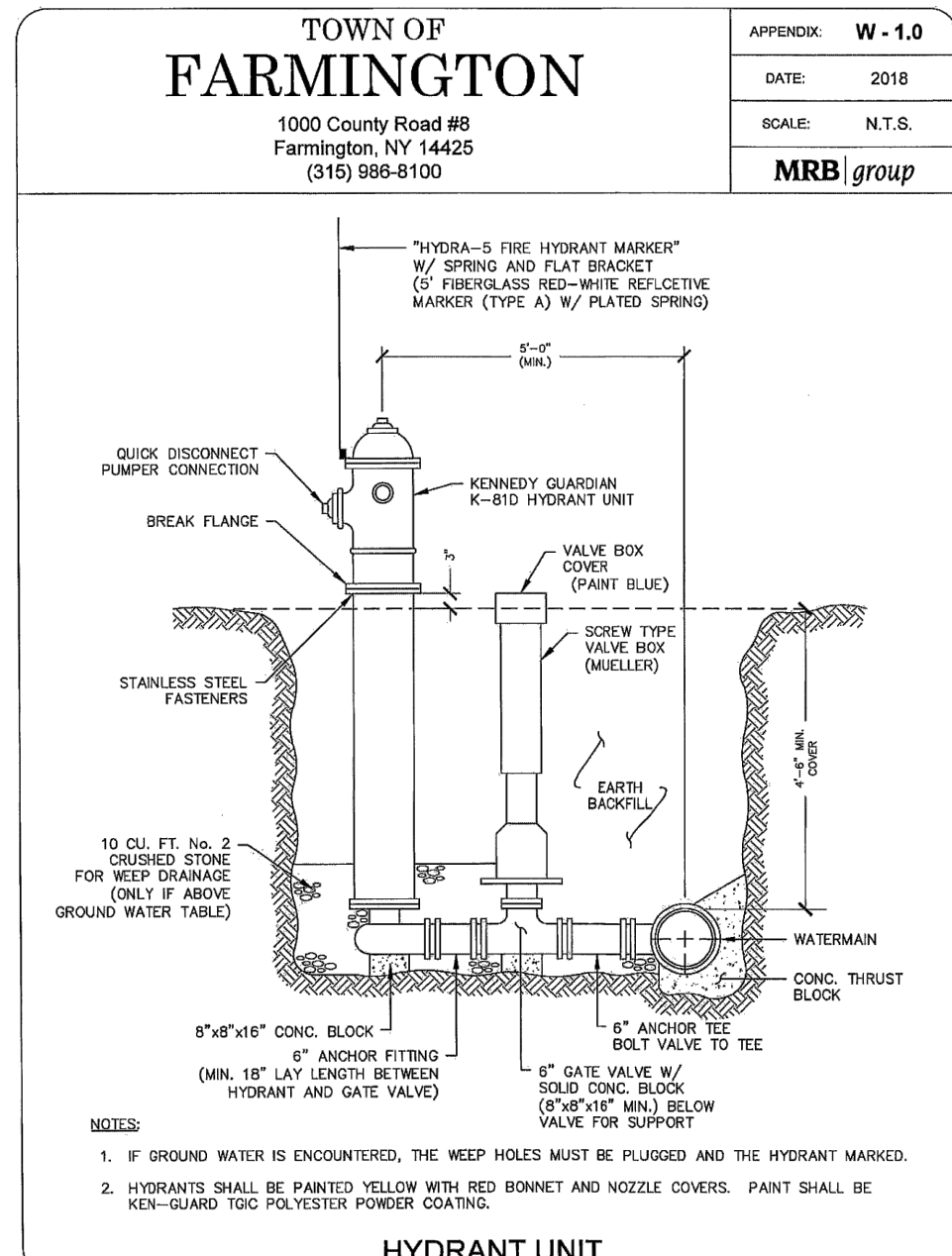
PART OF TOWN LOT 103
TOWN OF CANANDAIGUA
ONTARIO COUNTY
STATE OF NEW YORK

DESIGNED BY:	GW
DRAWN BY:	GW
CHECKED BY:	AIL
SBL #:	56.00-01-55.21 AND 55.22
PROJ. NO:	1279-00
DATE:	MAY 2016
SCALE:	AS NOTED

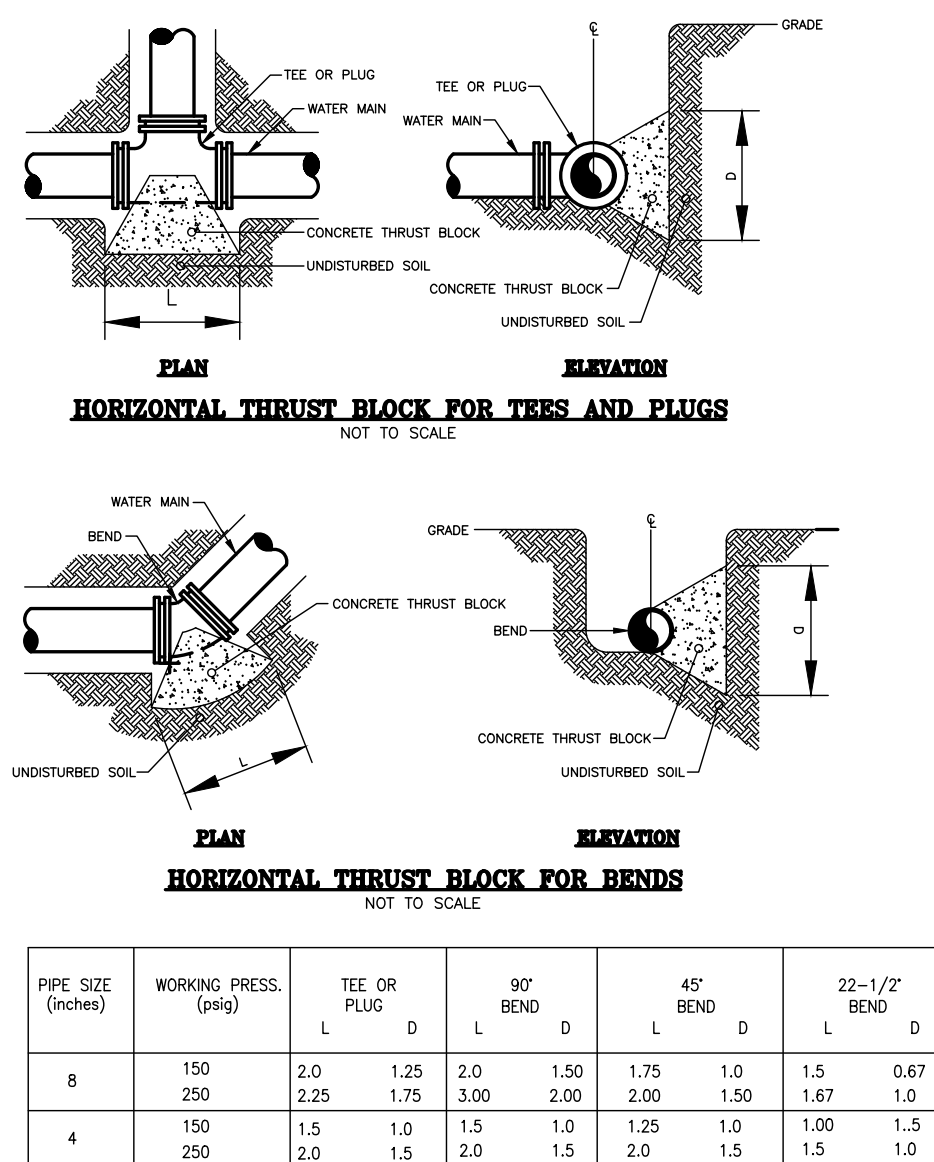
10 SHEET OF 12 CADD FILE: DETAIL



FOR REFERENCE ONLY
McMahon LaRue Assoc., P.C.
 822 Holt Road
 Webster, N.Y. 14580

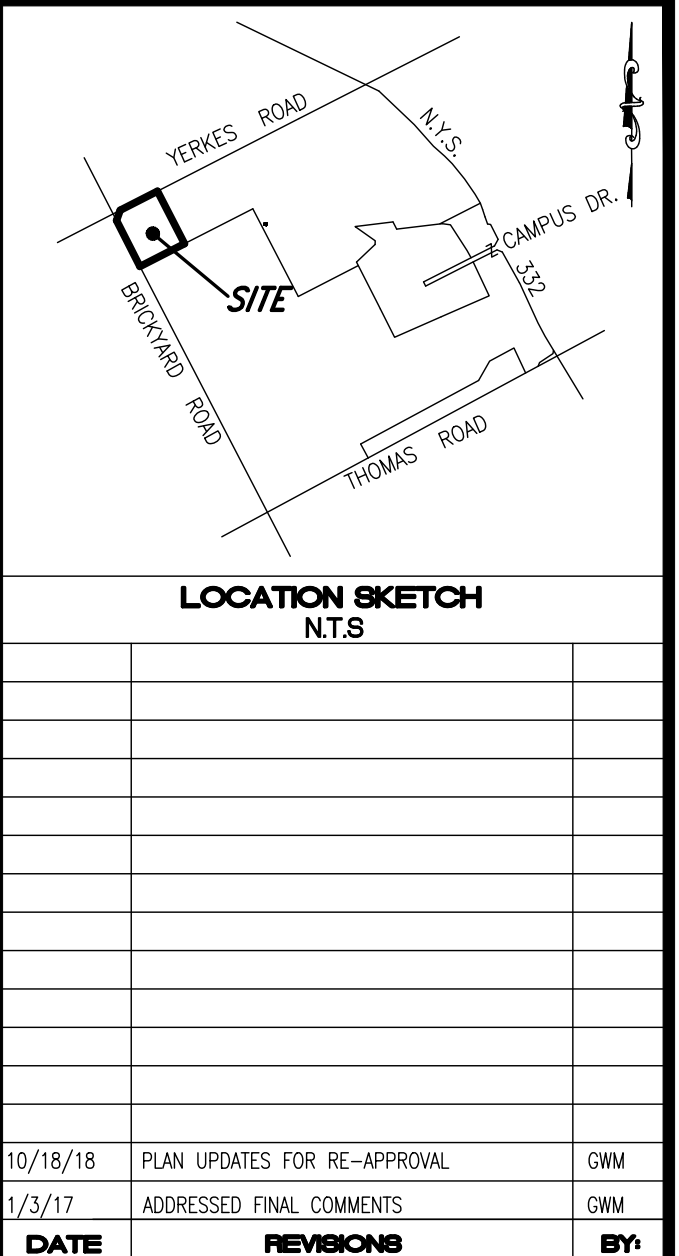
**WATERMAIN NOTES:**

- Pressure and leakage test on all water mains shall be carried out in accordance with the Town of Farmington's latest standards and applicable ANRMA standards.
2. The water main shall be disinfected equal to current standard specifications C-601-68 with the exception of item 7.3.
3. Materials:
- a. Water mains shall be ductile iron pipe - Class 52 cement lined in accordance with ANRMA C-104 and shall have rubber gasket push-on joints in accordance with ANRMA C-111.
 - b. Combined Services shall be 4" DIP Class 52.
 - c. Each water service shall be protected with a check valve and pressure regulator on the downstream side of the water meter.
 - d. Water mains shall be manufactured by Mueller or Kennedy in accordance with ANRMA C-500. Hydrants shall be manufactured for 5 foot bury with break-away flame construction and 6 inch mechanical joint. They shall open left and be painted yellow with red caps and bonnets as approved by the Town of Farmington. Fire Hydrants shall be 1 1/2" with two 2-1/2" hose nozzles and one 4-1/4" pumper connection and have National standards threads. Main valve openings shall be 5/4" and packing shall be in accordance with current standards.
 - e. Gate valves shall conform to ANRMA C-500, 6 inch minimum, double disc, resilient seat with non-rising stem and "O" ring packing. They shall be of the 350 psi test class with a minimum working pressure of 150 psi. They shall be 12" with 12" openings with fully encapsulated wedge or rubber seat ring. Epoxy coated on the valve interior. Valves shall open left and be one of the following types: Mueller or Kennedy.
4. Water mains and all water service lines shall have a minimum of five (5) feet of cover from finished grade; six (6) feet at road crossing and beneath parking facilities.
5. Where water and sewer mains cross the trench, the trench will be stoned from the bottom of the sewer to the top of the water pipe. The water pipe using a mix of 1 and 1 of 1 and 1 of 2 stone composed of six (6) inch risers.
6. If ground water is encountered within seven (7) feet of the surface, the fire hydrant weep holes shall be installed to the affected hydrant.



Note:

1. All dimensions are in feet.
2. Bearing areas are based on allowable bearing pressure of 3000 psi.
3. Height of the thrust block should be equal to or less than 1/2 the depth from the ground surface to the base of the block.
4. Minimum concrete strength shall be 3000 psi.



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**McMahon LaRue
Associates, P. C.**
Engineers & Surveyors

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Webster, NY 14580
(585) 436-1080
www.McMahon-LaRue.com

CLIENT:

SPOLETA DEVELOPMENT
7 VAN AUCKER ST.
ROCHESTER NY 14608

PROJECT:

CENTERPOINTE APARTMENTS

PHASE 3

DRAWING:

FINAL NOTES AND DETAILS

PART OF TOWN LOT 103
TOWN OF CANANDAIGUA
ONTARIO COUNTY
STATE OF NEW YORK

DESIGNED BY:	GWM
DRAWN BY:	GWM
CHECKED BY:	AIL
SBL #	56.00-01-55.21 AND 55.22

DATE:	MAY 2016
SCALE:	16 NOTES

CADD FILE:

P:\Canandaigua Lake County Sewer District\Documents\PlanReviewEnclosures\2010 Revised Documents\Sanitary Lateral Notes.doc

P:\Canadaigua Lake County Sewer District\Documents\PlanReviewEnclosures\2010 Revised Documents\Sanitary Lateral Notes.doc

LETTERING ON COVER

1'-6"
13 & 8"
2" MIN.

SELECT GRANULAR BACKFILL TO SUBBASE

CLEANOUT IN ASPHALT

NOTE:
CLEANOUTS LOCATED IN PAVED AREAS ARE CONSIDERED UNDESIRABLE, AND SHOULD BE AVOIDED WHENEVER POSSIBLE.

FINISHED GRADE

SUITABLE NATIVE MATERIAL BACKFILL

EAST JORDAN #1564 OR EQUIVALENT EQUAL FRAME & COVER INSTALLED FLUSH W/FINISHED GRADE

IN UNPAVED AREAS, LEAVE COVER SUNK PLUS FLUSH OR NOT MORE THAN 2" BELOW FINISH GRADE

TOPSOIL & ESTABLISH TURF

PROVIDE PVC HUB ADAPTER & BRASS OR PLASTIC SCREW PLUG

CLEANOUT PIPE - SDR-21

W/ELASTOMERIC JOINTS, SIZE TO MATCH LATERAL DIAMETER.

LIMIT OF #1 & #2 CRUSHED STONE C/MOLD/BEEDING

LONG SWEEP 45° BEND (2-22" BENDS PERMISSIBLE WITH 2' LENGTH OF PIPE)

SEWER LATERAL FROM BUILDING

6" MIN. #1 & #2 CRUSHED STONE CRUMBLE PER MSDOT SPECIFICATION 703-02

SCH. 40 PVC, 6.56" W/DI (MIN.)

W/FACTORY SOLVENT WELDED JOINTS

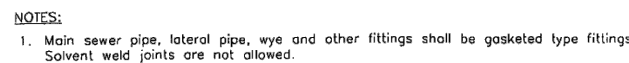
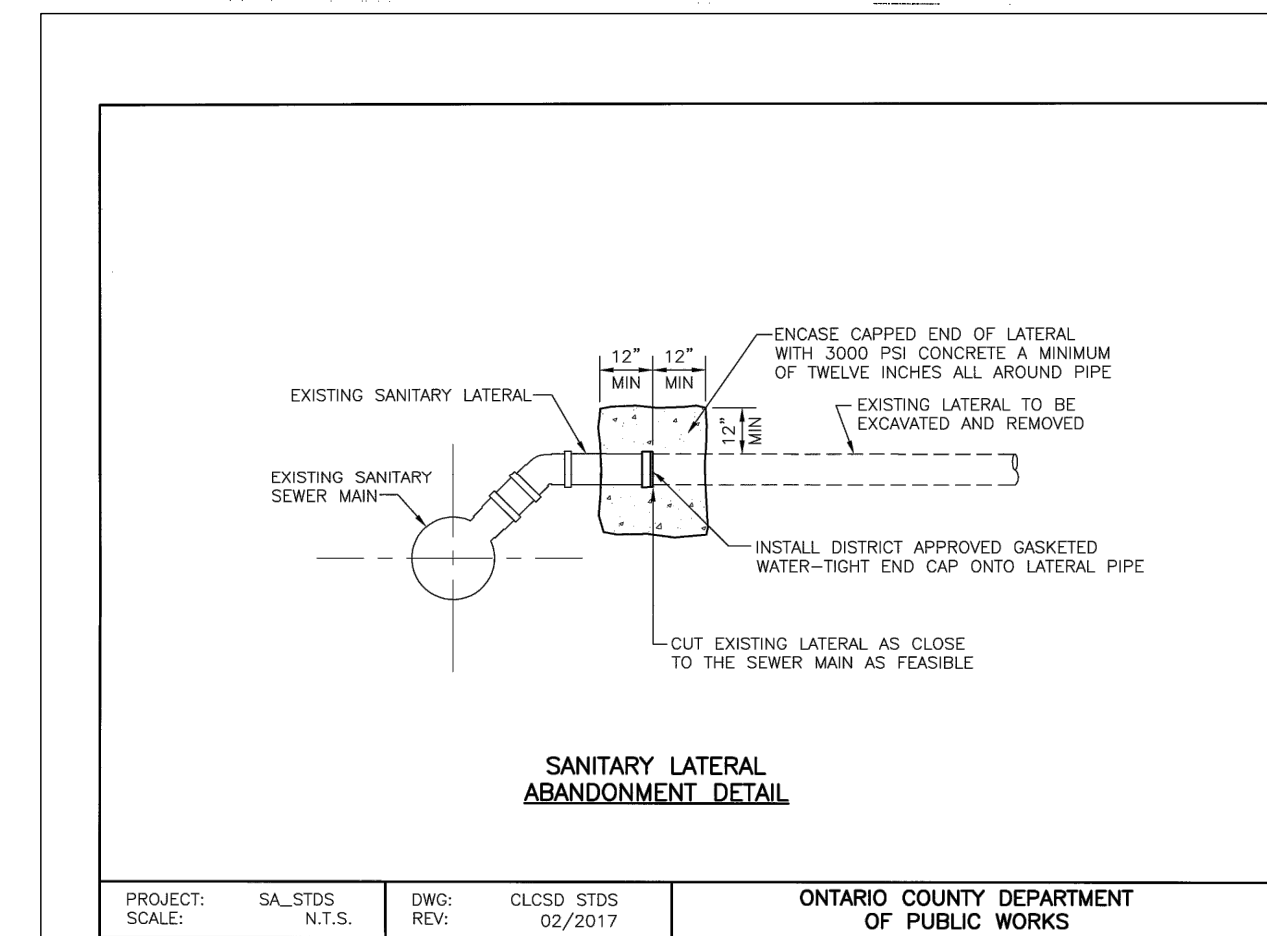
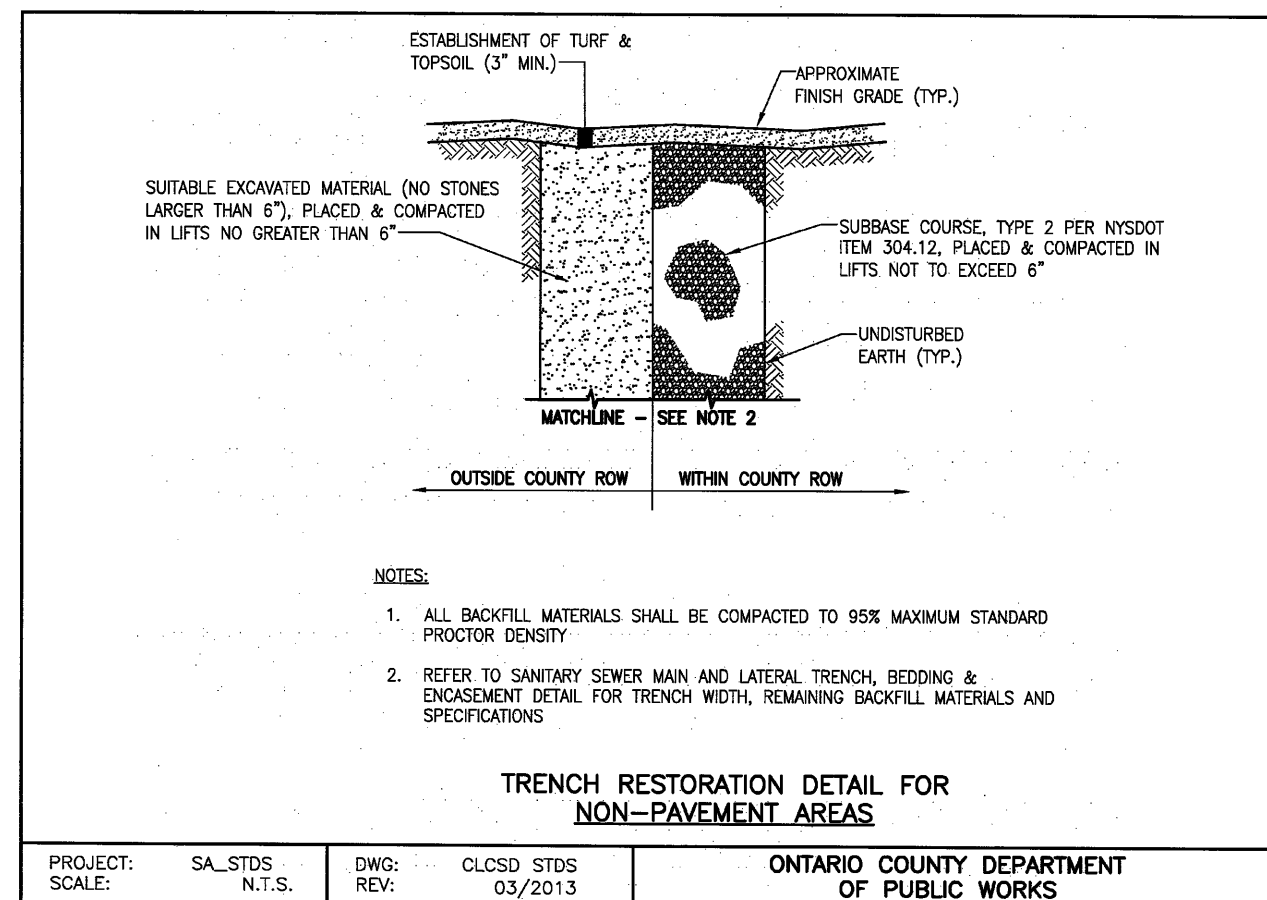
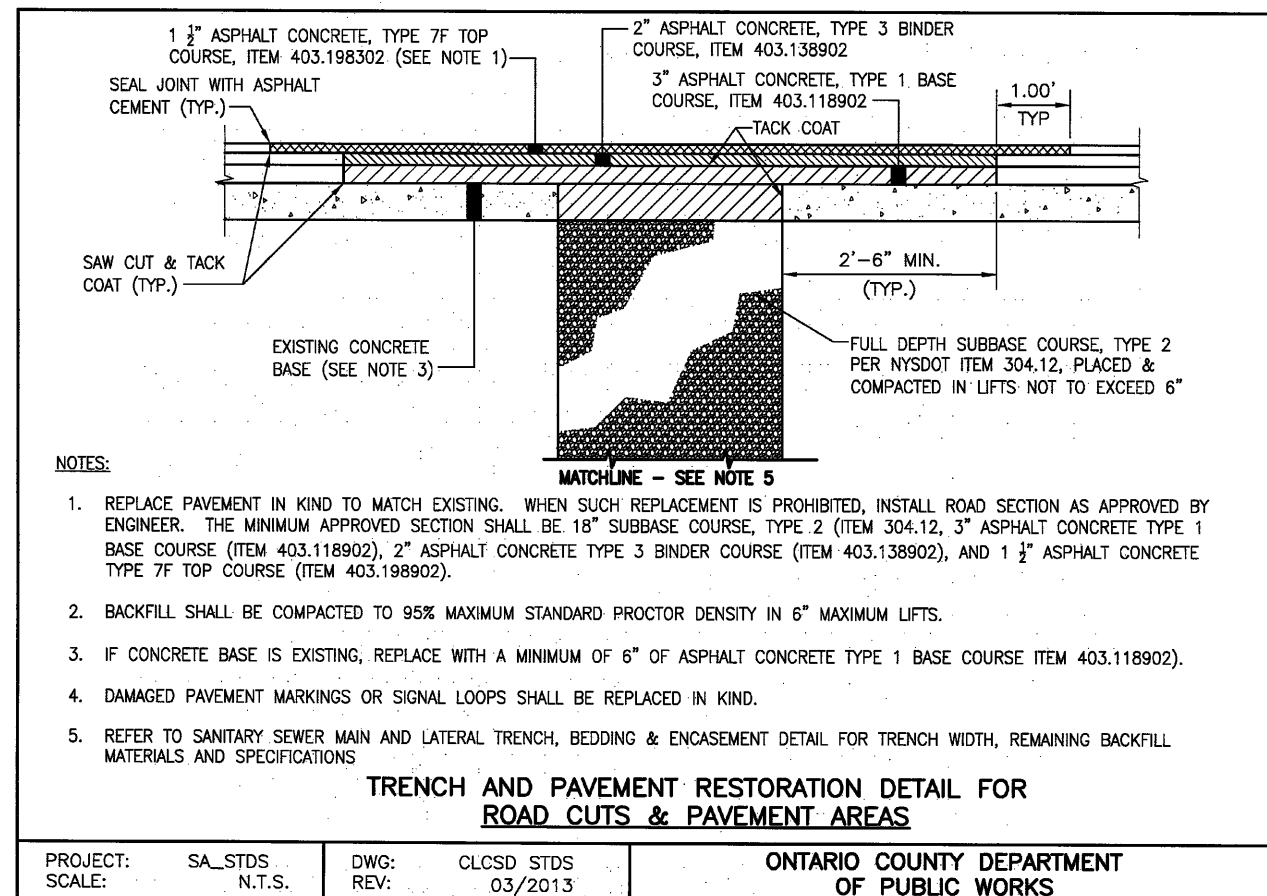
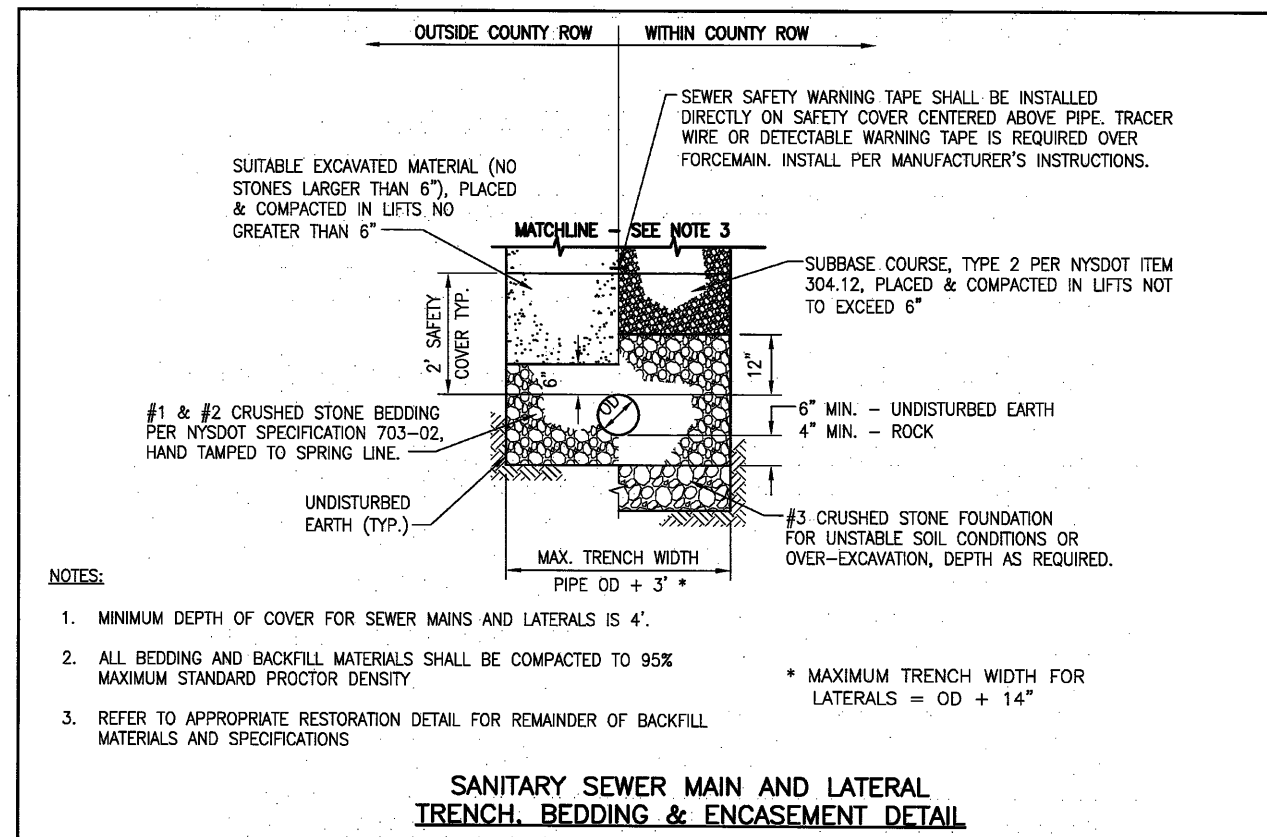
GASKETED SPOOT ADAPTERS

SANITARY CLEANOUT DETAIL (6" LATERAL)

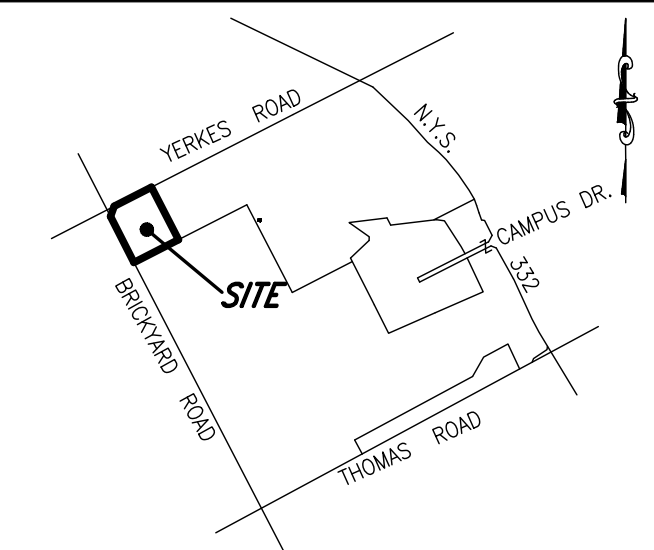
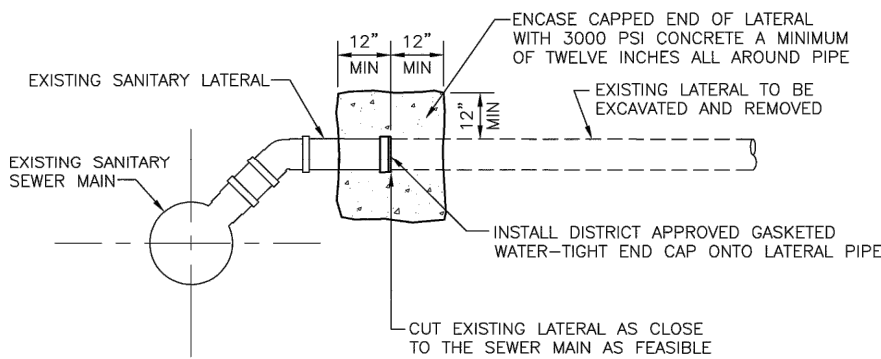
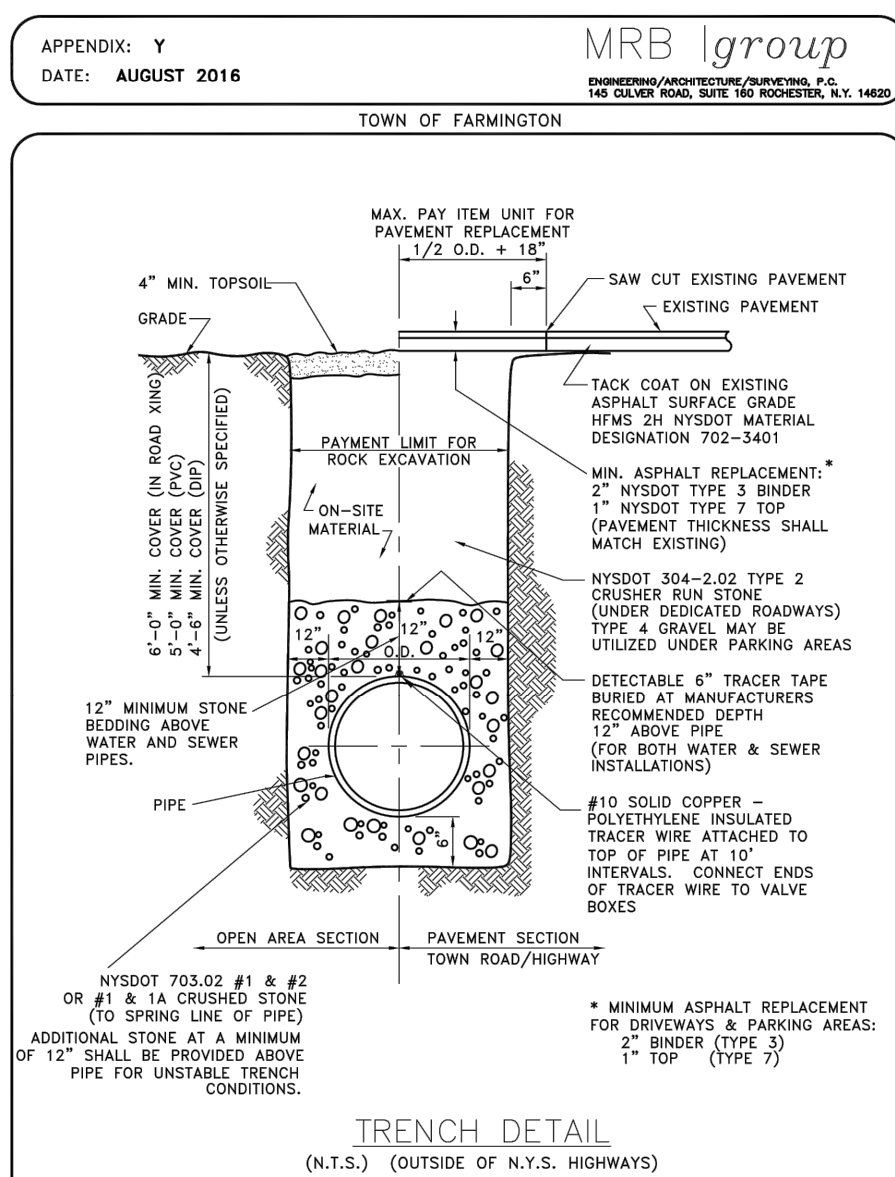
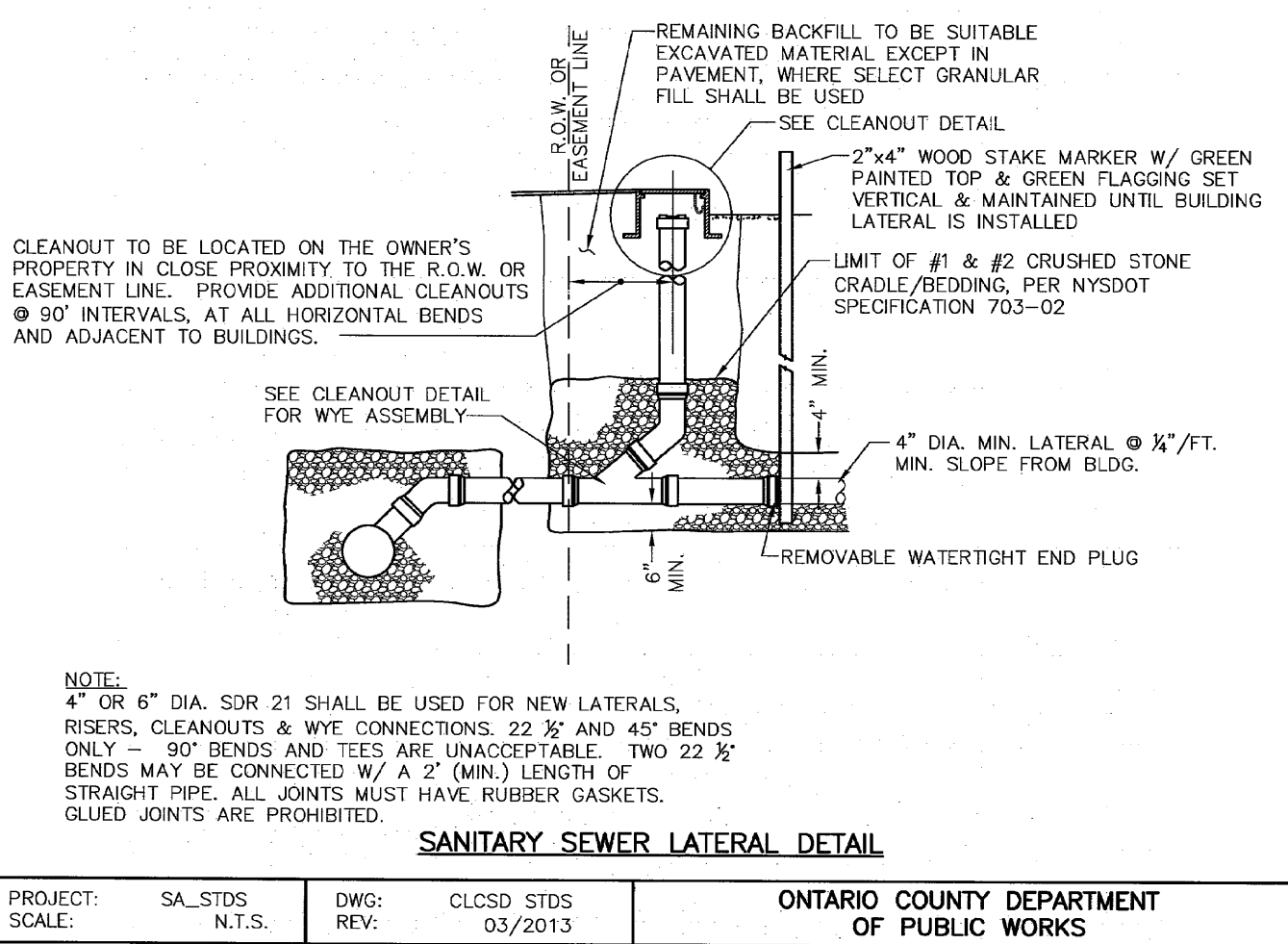
PROJECT: SA_STDS
SCALE: 1"=5'-0"

DWG. REV: CLDSO STS
DATE: 09/2016

ONTARIO CANTONAL DEPARTMENT OF PUBLIC WORKS



IN NO CASE SHALL PIPES BE CLOSER THAN 18 INCHES APART. DISTANCES ARE MEASURED BETWEEN OUTSIDES OF PIPE



LOCATION SKETCH
N.T.S

[illegible]

10/18/18	PLAN UPDATES FOR RE-APPROVAL	GWM
3/31/17	ADDRESSED OGDPOW COMMENTS	GWM
1/3/17	ADDRESSED FINAL COMMENTS	GWM
DATE	REVISIONS	BY:



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SPOLETA DEVELOPMENT
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ROCHESTER NY 14608

CENTERPOINTE APARTMENTS

PHASE 3

DRAWING

FINAL NOTES AND DETAILS

PART OF TOWN LOT 103

TOWN OF CANANDAIGUA
ONTARIO COUNTY
STATE OF NEW YORK

DESIGNED BY:

GWM

CHECKED BY:

SBL ***PROJ. NO:**

DATE:

SCALE:

SHEET

CADD FILE:

DETAIL