

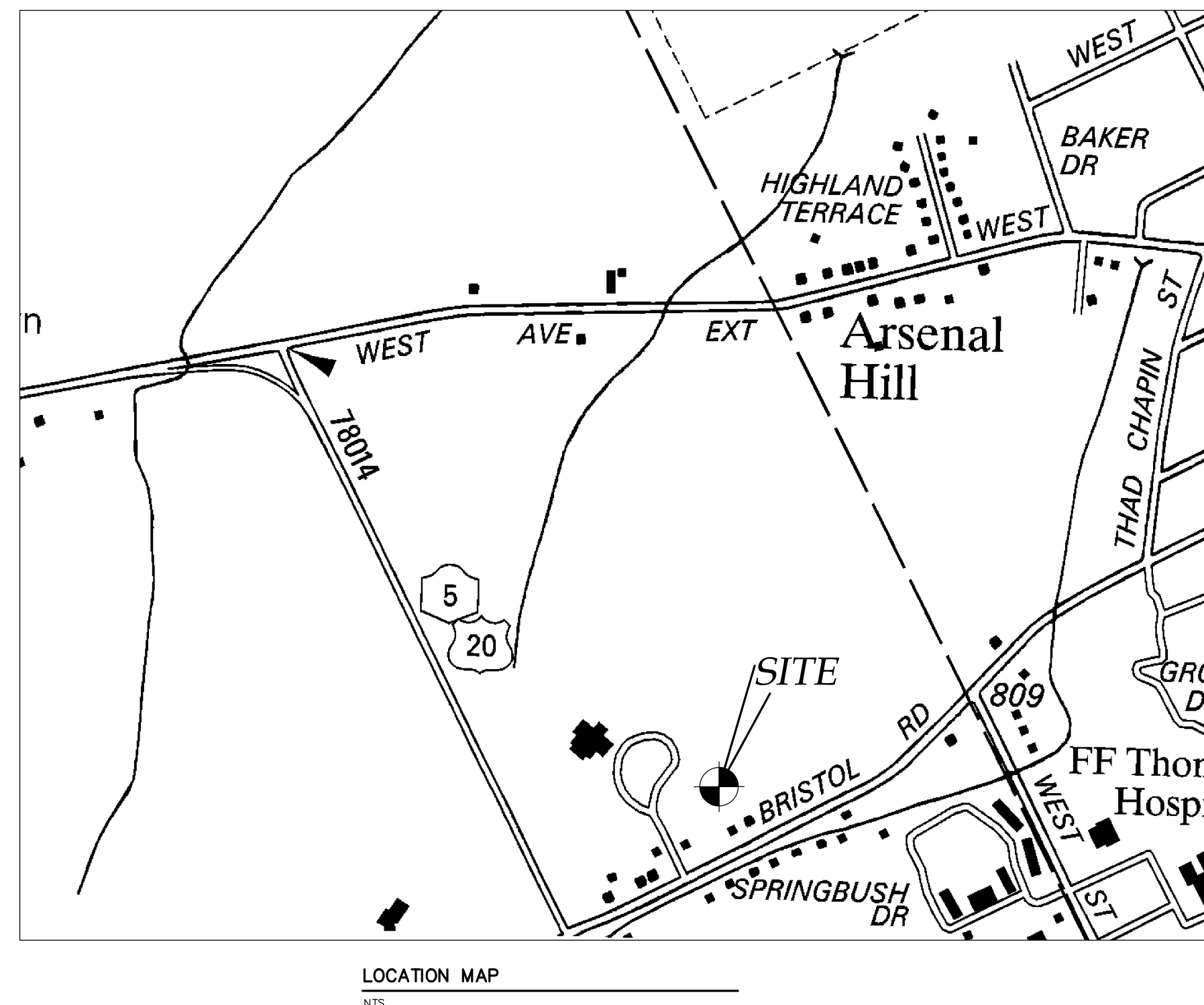
PRELIMINARY SUBDIVISION & SITE PLANS FOR:

WILLIAM METROSE, LTD

11-LOT RESIDENTIAL CONSERVATION SUBDIVISION

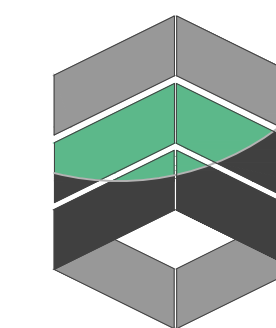
5100 & 5150 BRISTOL ROAD
TOWN OF CANANDAIGUA
COUNTY OF ONTARIO
STATE OF NEW YORK

SEPTEMBER 9, 2020



NOT FOR CONSTRUCTION

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MarksEngineering

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CANANDAIGUA, NY 14424
(585)905-0360
WWW.MARKSENGINEERING.COM

PROPERTY OWNER:
WILLIAM E. METROSE
425 GARNSEY ROAD
FAIRPORT, NEW YORK 14450

PREPARED FOR:
WILLIAM METROSE, LTD

REVISIONS:
9/21/20 TOWN PRC
1/06/21 PER OWNER/PB

WILLIAM METROSE, LTD
BRISTOL ROAD
TOWN OF CANANDAIGUA
COUNTY OF ONTARIO
NEW YORK
JOB #19-094
09/09/2020

UTILITY NOTES:

1. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING SERVICE AND COORDINATE ALL WORK W/ UTILITY PROVIDERS. RELOCATE WATER AND SANITARY PIPING AS REQUIRED.
2. ELEC SERVICE AND COMMUNICATION SHALL MEET CURRENT NATIONAL ELECTRIC CODE.
3. SAFETY BACKFILL ALL UTILITIES WITH CLEAN EXCAVATED SOIL. ENCASE IN 12" OF SAND IN SOIL CONTAINING STONES OR BEDROCK

GRADING NOTES:

1. CUT AND FILL SLOPES SHALL NOT EXCEED 3 ON 1.
2. CONSTRUCTION SHALL CONFORM TO THE TOWN OF CANANDAIGUA AND NYS CODES AND STANDARDS
3. SITE SHALL BE GRADED SUCH THAT THERE IS POSITIVE DRAINAGE AT A MINIMUM OF 2% AWAY FROM ANY BUILDINGS, STRUCTURES, DRIVEWAYS, AND SEPTIC SYSTEM.
4. TOPSOIL SHALL BE STRIPED OF AREAS PLANNED FOR CONSTRUCTION AND REAPPLIED AFTER GRADING IS FINISHED. ANY UNUSED TOPSOIL SHALL BE HAULED OFF SITE.

1. CONSTRUCTION SEQUENCE:
2. INSTALL SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE AND OTHER TEMPORARY CONTROLS.
3. STRIP AND STOCKPILE TOPSOIL.
4. EXCAVATE FOUNDATION AND ROUGH GRADE SITE.
5. BUILD FOUNDATION AND STRUCTURES
6. INSTALL UTILITIES
7. BACKFILL FOUNDATION
8. RESPREAD TOPSOIL AROUND HOUSE, FINAL GRADE SEE AND MULCH
9. REMOVE TEMPORARY CONTROLS AFTER SITE STABILIZED WITH VEGETATION.

STANDARD NOTES

1. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF CANANDAIGUA AND THE APPROPRIATE WATER/SEWER AGENCIES, UNLESS OTHERWISE NOTED.
2. A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED TO CONFORM WITH THE LATEST NYSDEC GENERAL PERMIT AND TO THE TOWN REQUIREMENTS REGARDING MAINTENANCE AND CONTROL OF STORM WATER QUALITY AND QUANTITY.
3. ALL SWPPP'S ARE REQUIRED TO BE REVIEWED AND APPROVED BY THE TOWN CEO AND TOWN ENGINEER. THE TOWN MS4 SWPPP ACCEPTANCE FORM IS TO BE SIGNED AND INSERTED INTO THE PROJECT SWPPP PRIOR TO CONSTRUCTION.
4. THE OWNER IS RESPONSIBLE FOR IMPLEMENTING THE REQUIRED SWPPP, INCLUDING FILING OF THE "NOTICE OF INTENT" (NOI), A COPY OF THE NYSDEC ACKNOWLEDGEMENT LETTER IS TO BE PROVIDED TO THE TOWN DEVELOPMENT OFFICE AND TOWN ENGINEER PRIOR TO CONSTRUCTION.
5. A COPY OF THE PROJECT SWPPP IS TO BE PROVIDED TO THE TOWN DEVELOPMENT OFFICE, TOWN ENGINEER, AND A COPY IS TO REMAIN ONSITE DURING CONSTRUCTION AT ALL TIMES IN A MARKED AND ACCESSIBLE LOCATION.
6. ANY MODIFICATIONS OR DEVIATIONS FROM THE APPROVED PLANS, CONSTRUCTION SEQUENCE, AND/OR SWPPP, INCLUDING IMPLEMENTATION OF EROSION CONTROL MEASURES AND STORM WATER MANAGEMENT AREAS, SHALL BE APPROVED BY THE TOWN OF CANANDAIGUA AND DOCUMENTED WITHIN THE PROJECT SWPPP.
7. THE OWNER IS REQUIRED TO PROVIDE DAILY ONSITE OBSERVATION BY A LICENSE PROFESSIONAL OR A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC). ALL SWPPP INSPECTIONS ARE TO BE IN A FORM ACCEPTABLE BY THE TOWN OF CANANDAIGUA AND FORWARDED TO OWNER, THE TOWN CEO, TOWN ENGINEER, AND A COPY PLACED WITHIN THE ONSITE PROJECT SWPPP.
8. THE OWNER IS RESPONSIBLE FOR PROVIDING ONSITE SWPPP INSPECTIONS BY A LICENSE PROFESSIONAL OR A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC) DURING CONSTRUCTION ONCE PER WEEK (EVERY 7 DAYS) IF UNDER 5-ACRES OF DISTURBANCE AND TWICE PER WEEK (EVERY 7 DAYS) IF 5-ACRES OR MORE WITH RECEIPT OF A 5-ACRE WAIVER FROM THE TOWN OF CANANDAIGUA (MS4).
9. DEVELOPMENT IN THE CANANDAIGUA LAKE WATERSHED DISTURBING MORE THAN 5-ACRES AT ONE TIME, IS REQUIRED TO COORDINATE THE REGULAR SWPPP OBSERVATIONS REQUIRED BY THE LATEST GENERAL PERMIT WITH THE CANANDAIGUA LAKE WATERSHED INSPECTOR, THE WATERSHED PROGRAM MANAGER AND THE TOWN CODE ENFORCEMENT OFFICER.
10. CONSTRUCTION SEQUENCE -- ALL PLANS ARE TO BE PROVIDED WITH A DETAILED CONSTRUCTION SEQUENCE. THE CONTRACTOR SHALL CONSTRUCT AND INSTALL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE APPROVED CONSTRUCTION SEQUENCE UNLESS SPECIFIED OTHERWISE ON THE APPROVED DESIGN PLANS OR AT THE PRE-CONSTRUCTION MEETING.
11. DUST SHALL BE CONTROLLED DURING CONSTRUCTION BY THE CONTRACTOR TO MINIMIZE EFFECT ON THE ADJACENT PROPERTIES. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES AS NEEDED AND/OR AS DIRECTED BY THE TOWN OF CANANDAIGUA.
12. THE OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, CLEANING, REPAIR AND REPLACEMENT OF EROSION CONTROL MEASURES DURING SITE CONSTRUCTION AND UNTIL THE SITE IS FULLY STABILIZED, INSPECTED BY THE TOWN OF CANANDAIGUA, AND ISSUANCE OF THE NOTICE OF TERMINATION (NOT) HAS BEEN PROVIDED TO NYSDEC.
14. ROOF LEADERS SHOULD BE CONNECTED TO STORM SEWERS WHERE POSSIBLE, UNLESS OTHERWISE SPECIFIED ON THE APPROVED PLANS AND WITHIN THE PROJECT SWPPP.
15. NO SITE PREPARATION SHALL COMMENCE UNTIL A VISUAL INSPECTION BY THE TOWN OF CANANDAIGUA, CONFIRMS THE INSTALLATION OF PERIMETER SEDIMENT CONTROLS AND THE STABILIZED CONSTRUCTION ENTRANCE.
16. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF VEGETATION, THE STORM WATER MANAGEMENT FACILITIES SHALL BE CLEANED OF ACCUMULATED SILT.

EROSION AND SEDIMENT CONTROL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF EROSION AND SEDIMENTATION DURING CONSTRUCTION. SILT FENCE SHALL BE INSTALLED AND MAINTAINED AS NEEDED.
2. SOIL DISTURBANCES SHALL BE STABILIZED IMMEDIATELY. DISTURBED SOIL THAT WILL REMAIN LONGER THAN 14 DAYS SHALL BE TEMPORARILY STABILIZED WITHIN 7 DAYS. SOIL SHALL BE STABILIZED WITH NORTHERN GRASS SEED MIXTURE OR APPROPRIATE SEED MIXTURE FOR CONDITIONS. GRASS SEED SHALL BE INSTALLED PER MANUFACTURES SPECIFICATIONS. MULCH STRAW APPLIED AT A RATE OF 2 BALES / 1000 SQFT OR SEED MIXTURE TO PROTECT SITE UNTIL SEED GERMINATES. HYDRO-SEED MAY BE INSTALLED AS AN ALTERNATE.
3. CONTRACTOR SHALL INSPECT THE SITE DAILY FOR SIGNS OF EROSION. IF ANY EROSION OR SEDIMENTATION OCCUR CONTRACTOR SHALL IMMEDIATELY PROVIDE PROPER CONTROLS TO STABILIZE THE SITE. ENGINEER WILL RECOMMEND CONTROLS IF REQUIRED.
4. SLOPE GREATER THAN 4 ON 1 SHALL BE STABILIZED WITH JUTE FABRIC INSTALLED AS PER MANUFACTURES SPECIFICATIONS AS REQUIRED.
5. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN STALLED IN ACCORDANCE WITH NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENTATION CONTROLS.
6. INSTALL AND MAINTAIN TEMPORARY DIVERSION SWALES AS NEEDED TO CONTROL RUNOFF DURING CONSTRUCTION.
7. THE SITE SHALL BE COMPLETELY STABILIZED FOLLOWING CONSTRUCTION ACTIVITIES AND ALL TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF PROPERLY.
8. CONCRETE TRUCK SHALL BE WASHED OUT INTO A SEALED CONTAINER OR DIKED AREA TO PREVENT CONTAMINANTS FROM DISCHARGING TO SURFACE WATERS.

GENERAL NOTES:

1. THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES AND PROPERTY MARKERS. IT IS THE NYS LAW TO CALL NYS DIG SAFE FOR UFPO (811) PRIOR TO ANY EXCAVATION.
2. THE ROADWAY SHALL BE KEPT FREE OF DEBRIS DURING CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY CONTROL DEVICES. SUCH DEVICES (BARRICADES, FENCING, ETC.) SHALL BE IMPLEMENTED TO MINIMIZE RISK OF INJURY TO PEDESTRIANS AND WORKERS. CONSTRUCTION ACTIVITY SHALL BE CONDUCTED WITHIN COMPLIANCE WITH OSHA GUIDELINES.
4. PLANS ARE GRAPHIC REPRESENTATIONS OF WORK TO BE PERFORMED. THESE PLANS ARE TO INTENDED TO CONVEY ENGINEERING INFORMATION ONLY.
5. CONTRACTOR TO VERIFY ALL LOCATIONS, GRADES AND INVERTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF WORK.
6. ALL SPECIFIED MATERIALS ARE TO BE INSTALLED AS PER MANUFACTURES RECOMMENDATIONS OR INDUSTRY STANDARD.
7. ANY SYSTEM MODIFICATIONS OR DEVIATIONS FROM THE APPROVED PLANS, NYS BUILDING CODES, AND/OR LOCAL REGULATIONS REQUIRED BY SITE CONSTRAINTS, UNFORESEEN CONDITIONS OR GOVERNING AUTHORITIES WILL BE DONE AT THE RISK OF THE CLIENT.

DRIVEWAY, AND GRADING NOTES:

1. DRIVEWAY SHALL NOT EXCEED 10% TRAVERSING SLOPE AND 2% CROSS SLOPE.
2. DRIVEWAY SHALL BE MINIMUM 12 FEET IN WIDTH (RESIDENTIAL) OR 20' IN WIDTH (COMMERCIAL).
3. DRAINAGE SWALES SHALL HAVE A MINIMUM DEPTH OF 12" AND MINIMUM WIDTH OF 4'. SWALES SHALL HAVE A LINEAR SLOPE OF MINIMUM 2% (1' RISE PER 50' RUN) AND MAXIMUM SIDE SLOPE OF 1' RISE PER 3' RUN.
4. ALL WORK WITHIN RIGHT-OF-WAY SHALL BE PERMITTED BY HIGHWAY SUPERINTENDENT AND COORDINATE W/ INSPECTOR.

LANDSCAPING PLAN NOTES:

1. ONE YEAR GUARANTEE TO BE PROVIDED BY THE CONTRACTOR ON ALL PLANT MATERIAL FROM DATE OF FINAL ACCEPTANCE.
2. ALL EXISTING PAVEMENT, BASE STONE AND UNSUITABLE SUBGRADE MATERIAL IN NEW PLANTING BEDS TO BE REMOVED TO PROVIDE DEPTH FOR SUITABLE PLANTING BACKFILL MATERIAL AS DIRECTED AND APPROVED BY THE ENGINEER.
3. ALL PLANTS SHALL MEET OR EXCEED THE REQUIREMENTS SET FORTH IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1.
4. PLANTING BACKFILL MIXTURE TO CONSIST OF 4 PARTS TOPSOIL AND 1 PART PEAT MOSS. PROVIDE 10 LBS. OF 5-10-5 FERTILIZER PER 1 CUBIC YARD OF PLANTING BACKFILL TO A MINIMUM DEPTH OF 2'-0".
5. LANDSCAPING CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND BONDS FOR ALL LANDSCAPING WORK IF REQUIRED BY THE TOWN OF CANANDAIGUA.
6. LANDSCAPING CONTRACTOR WILL INFORM THE ENGINEER/LANDSCAPE ARCHITECT ABOUT ENCOUNTERING ANY UNDERGROUND UTILITIES OR STRUCTURES NOT PREVIOUSLY IDENTIFIED OR FIELD LOCATED.
7. ALL SHRUB PLANTING BEDS TO RECEIVE 2" LAYER OF CLEAN, WASHED PEA GRAVEL MULCH ON PERMEABLE WEED BARRIER.
8. ALL PERMANENT LAWN AREAS ARE TO RECEIVE 6" OF TOPSOIL AND THE FOLLOWING LAWN SEED MIX:
65% KENTUCKY BLUEGRASS AT 2.5 LBS PER 1,000 S.F.
20% PERENNIAL RYEGRASS AT 1.0 LBS PER 1,000 S.F.
15% FINE FESCUE AT 0.6 LBS PER 1,000 S.F.

SITE NOTES:

1. THE CONSTRUCTION SITE IS NOT WITHIN 100' OF A WETLAND AS DELINEATED BY NYS DEC. THERE ARE NOT NYS DEC DELINEATED OR APPARENT WETLANDS ON THE PROPERTY AS SHOWN.
2. THE CONSTRUCTION SITE IS NOT WITHIN A 100 YEAR FLOODPLAIN AS DELINEATED BY FEMA.
3. WATER SUPPLY: PUBLIC WATER
4. NYS SPDES PERMIT IS NOT REQUIRED FOR THESE CONSTRUCTION ACTIVITIES. DISTURBANCE SHALL BE LESS THAN ONE ACRE. IF THE CONTRACTOR OR OWNER AT ANY TIME PLAN DISTURB GREATER THAN AN ACRE THE ENGINEER SHALL BE NOTIFIED.
5. ALL NEW OUTDOOR LIGHTING ON SHALL HAVE APPROPRIATE SHIELDS AND CUT-OFF TO LIMIT ILLUMINATION OF OTHER PROPERTIES. ALL LIGHTS SHALL BE DARK SKY COMPLIANT.
6. ELEVATION DATUM: NAVD 88 GEOID 12B

PHOSPHOROUS NOTES:

1. 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.
2. 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.

STORM SEWER NOTES

1. CATCH BASIN AND MANHOLE DIAMETERS SHALL BE AS FOLLOWS:

LARGEST PIPE SIZE IN STRUCTURE	INSIDE DIAMETER OF STRUCTURE
UP TO 24"	4'
27" TO 42"	5'
LARGER THAN 42"	SPECIAL STRUCTURE

2. STORM SEWER PIPING TO BE CORRUGATED SMOOTH BORE POLYETHYLENE PIPE IN ACCORDANCE WITH N.Y.S.D.O.T. ITEM 18903.97 AND AASHTO-M252 & M294.
3. LINING MATERIALS AND SPECIAL BACKFILL TO BE R.O.B. OR R.O.C. MATERIAL (N.Y.S.D.O.T. SECTION 304-2.02 TYPE 4), MEETING THE FOLLOWING GRADATIONS:

SIEVE SIZE	% PASSING BY WEIGHT
2"	100
1/4"	30-50
#40	5-40
#200	0-10

4. GRANULAR FILTER MATERIAL TO BE N.Y.S.D.O.T. SECTION 605-2.02 TYPE 1, MEETING THE FOLLOWING GRADATIONS:

SIEVE SIZE	% PASSING BY WEIGHT
1"	100
1/2"	30-100
1/4"	0-30
#10	0-10
#20	0-5

5. RIP-RAP SHALL BE UNIFORMLY HARD, DURABLE, AND ANGULAR FIELD OR QUARRED LIMESTONE WITH A MINIMUM DENSITY OF 150 LB/CF. THE RATIO OF THE MINIMUM DIMENSION TO THE MAXIMUM DIMENSION OF EACH PIECE TO BE AT LEAST 0.8. RIP-RAP SHALL BE COMPOSED OF A WELL GRADED MIXTURE OF PRIMARILY LARGER STONE SIZES WITH A SUFFICIENT MIXTURE OF SMALLER SIZES TO FILL THE VOIDS. UNLESS OTHERWISE NOTED IN THESE PLANS, SUPPLEMENTAL SPECIFICATIONS, OR UNLESS OTHERWISE DIRECTED, RIP-RAP SIZES SHALL BE AS FOLLOWS:

MAX. DIMENSION OF STONE	% OF MIX BY WEIGHT
18"-24"	20
12"-18"	50
8"-12"	20
4"-8"	10

PRELIMINARY

SITE PLANS PREPARED FOR:
WILLIAM METROSE, LTD
11 LOT RESIDENTIAL CONSERVATION SUBDIVISION
SHOWING LAND IN:
5100 & 5150 BRISTOL ROAD
TOWN OF CANANDAIGUA
COUNTY OF ONTARIO
STATE OF NEW YORK



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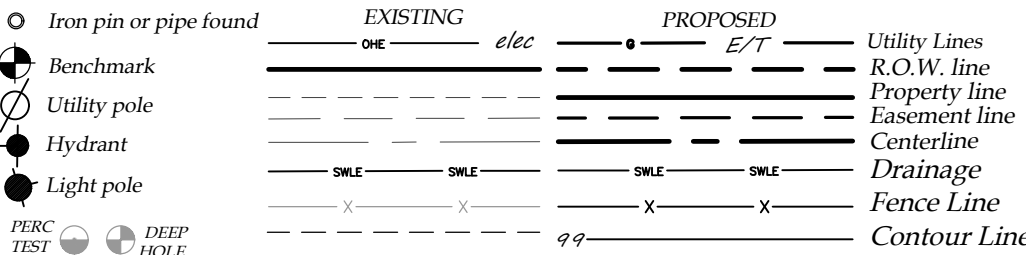
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MarksEngineering



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LEGEND

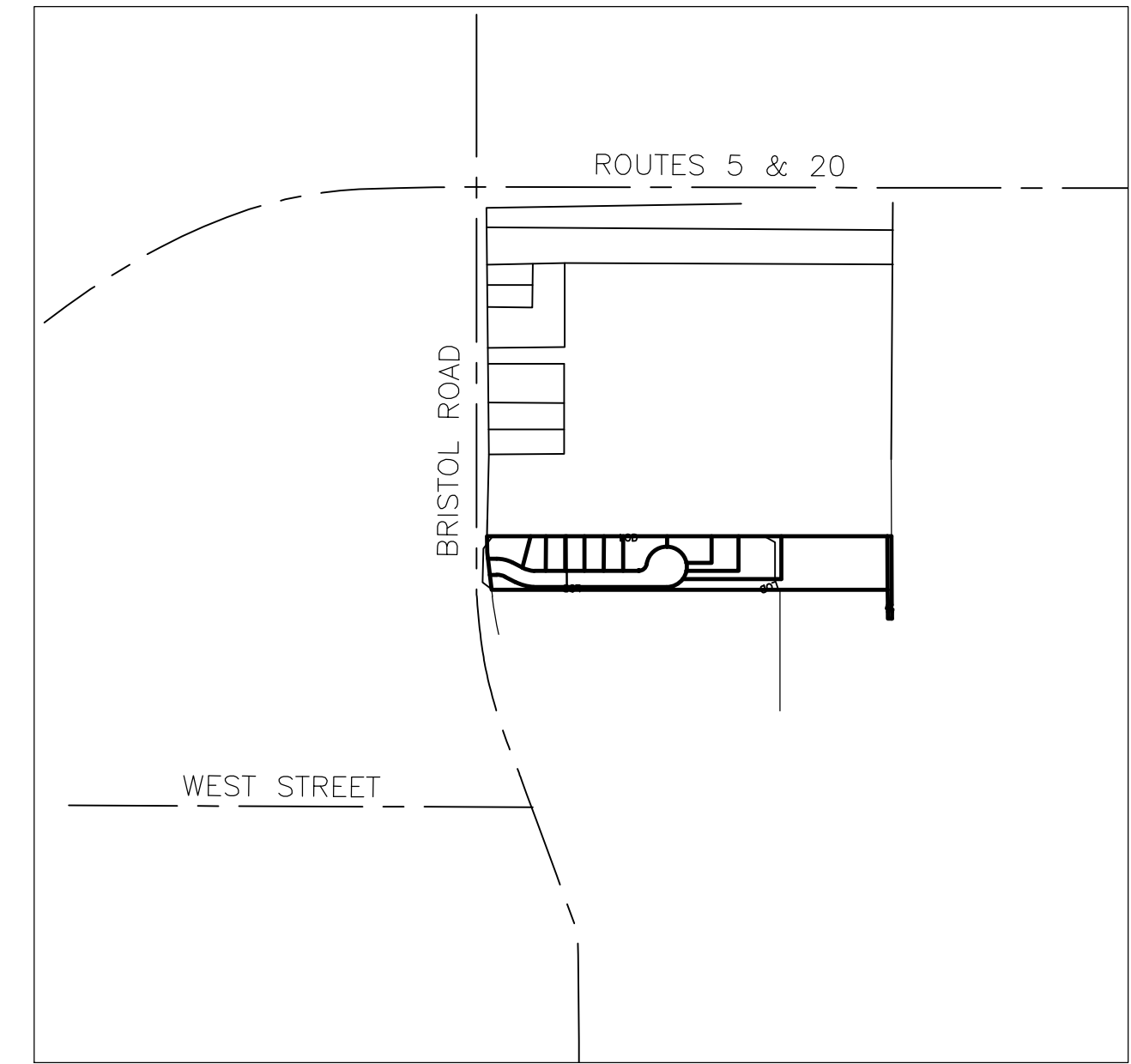


ABBREVIATIONS:
EX-EXISTING
CPP-CORRUGATED POLYETHYLENE PIPE
O.C.-ON CENTER
SPP-SMOOTH INTERIOR CORRUGATED
POLYETHYLENE PIPE
UG-UNDERGROUND
CONC-CONCRETE
CO -CLEAN OUT
R-RADIUS
BC-BOTTOM OF CURB
TC-TOP OF CURB
TW-TOP OF WALL
BW-BOTTOM OF WALL
BS-BOTTOM OF STAIRS
PERF-PERFORATED
MIN-MINIMUM
MAX-MAXIMUM
INV-INVERT
CB-CATCH BASIN
MH-MANHOLE
DI-DRAINAGE INLET

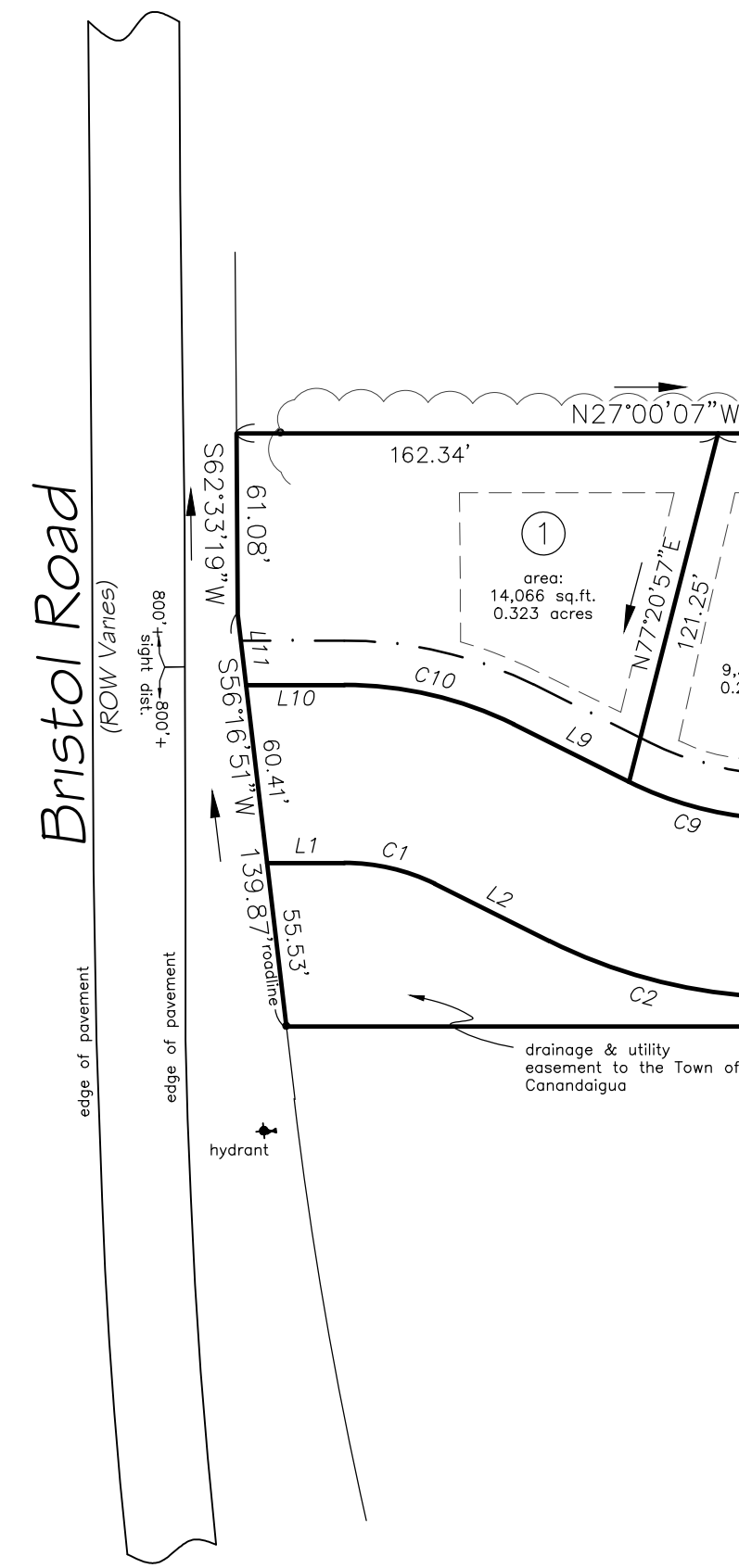
DRAWING TITLE: NOTES

DRAWN BY:	KRB
DESIGNED BY:	BAM
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	19-094
DATE:	09/09/2020
TAX MAP#:	

G001



Location Map



ZONING:
R-1-20 Residential
Single-family dwelling
minimum lot size - 20,000 square feet
minimum lot width - 100 feet
setbacks principal building:
front - 60 feet
rear - 40 feet (principal)
rear - 15 feet (accessory)
side - 25 feet (principal)
rear - 15 feet (accessory)
building height - 35 feet
Maximum building coverage - 20%

Owners:

Tax map no. 83.00-1-7.150
William Metrose, LTD
55 Sullys Trail
Pittsford, New York 14534

Tax map no. 83.00-1-8.00
William E. Metrose
425 Garnsey Road
Fairport, New York 14450

I certify that this plan was prepared September 1, 2020 from notes of an instrument survey completed August 18, 2020 and from materials referenced hereon.

David M. Parrinello NYSPLS 049724

Note: It is the policy of this state and the Town of Canandaigua to conserve, protect and encourage the development and improvement of agricultural land for the production of food and other products and also for its natural ecological value. This notice is to inform prospective residents that the property that they are about to acquire lies partially or wholly in or within 500 feet of either an agricultural district or land for which an individual commitment has been received pursuant to sections 305 or 306 of the Agriculture and Markets Law of the State of New York and that farming activities occur in such district or land. Such farming activities may include, but not limited to, activities that cause noise, dust, and odors.

Notes & References

- The intent of this plan is to annex tax map no. 83.00-1-7.15 onto tax map no. 83.00-1-8.00 and subdivide the combined lots into ten new residential building lots.
- Deeds: L1150 P.64, L1441 P.816
- Parcel is zoned R-1-20 Residential
- Maps: 1455, 15429, 32637, 33973
- This plan is subject to any easements or encumbrances that an updated search of title may reveal.
- Horizontal Datum: New York State Plane, NAD83, New York Central
- Vertical Datum: NAVD88, Geoid NGS2018

- (2) CONSERVATION ANALYSIS:
- (a) [1] - LOT #11 AS INDICATED ON THE SUBDIVISION SURVEY ARE LANDS TO BE PERMANENTLY PRESERVED AREA.
- [1]- THERE ARE NO CONSTRAINED LANDS ON THE PARENT PARCELS AS CLASSIFIED BY SUBSECTION C(1)(A)[1].
- [2]- THE LAND TO BE CONSERVED AS OPEN SPACE WILL BE USED FOR OPEN SPACE AND RECREATIONAL PURPOSES. THIS INCLUDES A PROPOSED TRAIL SYSTEM WHICH WILL ALLOWED FOR PUBLIC ACCESS. ADDITIONAL CONSERVED LANDS ARE PART OF A SUCCESSIONAL NORTHERN HARDWOOD FOREST AS IDENTIFIED ON MAP 2: WOODLAND & WETLANDS OF THE TOWN OF CANANDAIGUA OPEN SPACE, CONSERVATION AND SCENIC VIEWS MASTER PLAN BY LABELLA P.C. DATED JUNE 2018.
- [3]- THE PROPOSED SUBDIVISION PLANS INCLUDE BUFFER AREAS TO SCREENING NEW DEVELOPMENT FROM NEIGHBORING RESIDENCES.
- [4]- THIS PARCEL IS NOT LOCATED IN THE STRATEGIC FARMLAND PRESERVATION AS INDICATED ON MAP 7: STRATEGIC FARMLAND PROTECTION AREA OF THE SAME REPORT MENTIONED ABOVE. THE PARCEL IS ALSO NOT IDENTIFIED AS A "PRIME" OR "PRIME IF DRAINED" ACCORDING TO THIS MAPPING.
- (b) AS YOU TRAVERSE THE SITE HEADING AWAY FROM BRISTOL ROAD, THE SITE CONSISTS OF OPEN GRASS LAND FOR ABOUT 350', THEN A MIXTURE OF BRUSH AND SAPLINGS TO A DISTANCE ABOUT 650', THEN A MATURE FOREST TO THE REAR OF THE PROPERTY AT 1,500 FEET FROM THE ROAD. THERE IS AN OLD HEDGEROW WITH MATURE HARDWOODS ALONG THE WESTERN PROPERTY BOUNDARY. THE PROPERTY TO THE WEST IS A LARGE PARCEL WITH A SINGLE-FAMILY RESIDENCE AND LARGE BRUSH LOT. THE PARCEL TO THE EAST IS A HIGH-DENSITY APARTMENT COMPLEX WITH SOME OPEN LAWN AREAS. THE PARCEL TO THE NORTH IS FOLLOW AGRICULTURAL LANDS.
- THE PARCEL AS IT CURRENTLY EXISTS HAS LITTLE CONSERVATION POTENTIAL. IT IS A PRIVATELY OWNED PARCEL WITH NO ACCESS FROM THE PUBLIC RIGHTS-OF-WAY AND CONSISTS OF EARLY SUCCESSIONAL VEGETATION WITH SOME MATURE HARDWOODS. AS IT EXISTS THE PRIVATE LANDOWNER COULD CLEAR THE ENTIRE PARCEL AND NOT FOLLOW ANY CONSERVATION GUIDELINE OR WORSE, IT COULD BE ABSORBED INTO EITHER OF THE NEIGHBORING PARCELS AND DEVELOPED.
- UNDER THIS CONSERVATION SUBDIVISION AREAS OF GRASSLAND AND BRUSH AND A SMALL PORTION (200') OF THE HARDWOOD FORESTS WILL BE REMOVED AND DEVELOPED FOR SINGLE-FAMILY RESIDENCES. THE REMAINDER OF THE LANDS CONSISTING OF MOSTLY MATURE HARDWOODS WILL BE CONSERVED. A PUBLIC ACCESS TRAIL WILL BE PROVIDED FOR THE ENJOYMENT OF THE SURROUNDING COMMUNITY.
- (c) LOT #11 INCLUDES ALL THE AREAS OF OPEN SPACE WHICH WILL BE PRESERVED AND LOTS #1-10 WILL CONSIST OF AREAS THAT WILL BE DEVELOPED FOR SINGLE FAMILY RESIDENTIAL.
- (d) PLEASE NOTED THAT THE PLANNING BOARD SHOULD REALIZE THAT THE MATURE HARDWOODS AT THE REAR OF THE LOT SHOULD BE THE MOST CONSERVATION VALUE.
- (e) LOT #11 CONSISTS OF +/- 3 ACRES WHICH IS GREATER THAN 40% OF THE TOTAL PARENT PARCELS (7.426 ACRES). THERE ARE NO CONSTRAINED AREAS WITHIN THE PARENT PARCELS.
- (3) ALL OF THE PROPOSED BUILDINGS ARE SINGLE-FAMILY HOUSES.
- (4) THE MINIMUM LOT SIZE PROPOSED IS 9,000 SQ. FT. THE MINIMUM ALLOWED UNDER THIS SECTION OF THE CODE IS 10,000 SQ. FT. FOR R-1-20. WE ARE REQUESTING THE PLANNING BOARD WAIVE THIS MINIMUM LOT SIZE REQUIREMENT. THE SMALLER LOT SIZE IS SUFFICIENT FOR THE PROPOSED SINGLE-FAMILY RESIDENCES. THE SMALLER LOT SIZE ALSO REDUCES MAINTENANCE FOR THE FUTURE HOMEOWNERS AND REDUCES THE IMPACT ON THE MATURE HARDWOODS.
- (7) (b) THE PRESERVED AREA IS NOT INCLUDED IN A BUILDING LOT.
- (c) THE PROPOSED LOCATION OF THIS SUBDIVISION IS NOT ON A RIDGELINE OR VISIBLE FROM CANANDAIGUA LAKE AS INDICATED BY MAP 10 FROM THE REPORT MENTIONED ABOVE.
- (D) LOT #11 SHALL BE SET ASIDE IN A PERPETUAL CONSERVATION EASEMENT

PERMANENT PRESERVATION BY CONSERVATION EASEMENT.

A PERPETUAL CONSERVATION EASEMENT RESTRICTING DEVELOPMENT OF THE OPEN SPACE LAND AND ALLOWING USE ONLY FOR AGRICULTURE, FORESTRY, PASSIVE RECREATION, PROTECTION OF NATURAL RESOURCES OR SIMILAR CONSERVATION PURPOSES, PURSUANT TO § 247 OF THE GENERAL MUNICIPAL LAW AND/OR §§ 49-0301 THROUGH 49-0311 OF THE ENVIRONMENTAL CONSERVATION LAW, SHALL BE GRANTED TO THE TOWN, WITH THE APPROVAL OF THE TOWN BOARD, AND/OR TO A QUALIFIED NOT-FOR-PROFIT CONSERVATION ORGANIZATION ACCEPTABLE TO THE TOWN BOARD. SUCH CONSERVATION EASEMENT SHALL BE APPROVED BY THE PLANNING BOARD AND IS REQUIRED FOR FINAL PLAT APPROVAL. THE PLANNING BOARD SHALL REQUIRE THAT THE CONSERVATION EASEMENT BE ENFORCEABLE BY A RECOGNIZED LAND TRUST OR SIMILAR AGENCY, OR THE HOMEOWNERS' ASSOCIATION, IF THE TOWN IS NOT THE HOLDER OF THE CONSERVATION EASEMENT. THE PLANNING BOARD SHALL CONFIRM THAT THE DEED INCLUDES LANGUAGE REGARDING THE CONSERVATION EASEMENT PRIOR TO FINAL APPROVAL. THE CONSERVATION EASEMENT SHALL BE RECORDED IN THE COUNTY CLERK'S OFFICE, AND RECORDING INFORMATION (LIBER AND PAGE) SHALL BE SHOWN ON THE FINAL PLAT PRIOR TO FILING OF THE FINAL PLAT IN THE COUNTY CLERK'S OFFICE.

THE CONSERVATION EASEMENT SHALL PROHIBIT RESIDENTIAL, INDUSTRIAL OR COMMERCIAL USE OF OPEN SPACE LAND (EXCEPT IN CONNECTION WITH AGRICULTURE, FORESTRY AND PASSIVE RECREATION) AND SHALL NOT BE AMENDABLE TO PERMIT SUCH USE. DRIVEWAYS, WELLS, UNDERGROUND SEWAGE DISPOSAL FACILITIES, LOCAL UTILITY DISTRIBUTION LINES, STORMWATER MANAGEMENT FACILITIES, TRAILS AND AGRICULTURAL STRUCTURES SHALL BE PERMITTED ON PRESERVED OPEN SPACE LAND WITH PLANNING BOARD APPROVAL, PROVIDED THAT THEY DO NOT IMPAIR THE CONSERVATION VALUE OF THE LAND. FORESTRY SHALL BE CONDUCTED IN CONFORMITY WITH APPLICABLE BEST MANAGEMENT PRACTICES AS DESCRIBED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION'S DIVISION OF LANDS AND FORESTS.

1 PRELIMINARY SUBDIVISION PLAT

1"=60'

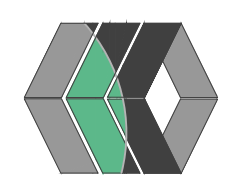
WATER/HIGHWAY SUPERINTENDENT _____ DATE _____

PLANNING BOARD CHAIRMAN _____ DATE _____

TOWN ENGINEER _____ DATE _____

NYS HEALTH DEPT. APPROVAL - ONSITE WASTEWATER TREATMENT SYSTEMS	
SUBDIVISION PLAT	
DRAWN BY:	KRB
DESIGNED BY:	BAM
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	19-094
DATE:	09/09/2020
TAX MAP#:	

MarksEngineering



42 BEDFORD ST.
CANANDAIGUA, NY 14424
Phone: 516-696-0868
Fax: 516-696-0868
www.marksengineering.com marksamarkengineering.com



NOT FOR CONSTRUCTION

STAMP

REVISIONS		BY	DATE
1	TOWN OF CANANDAIGUA PRC	KRB	9/21/20
2	PER OWNER/ PB MTC.	JPS	10/06/21

11 LOT RESIDENTIAL CONSERVATION SUBDIVISION

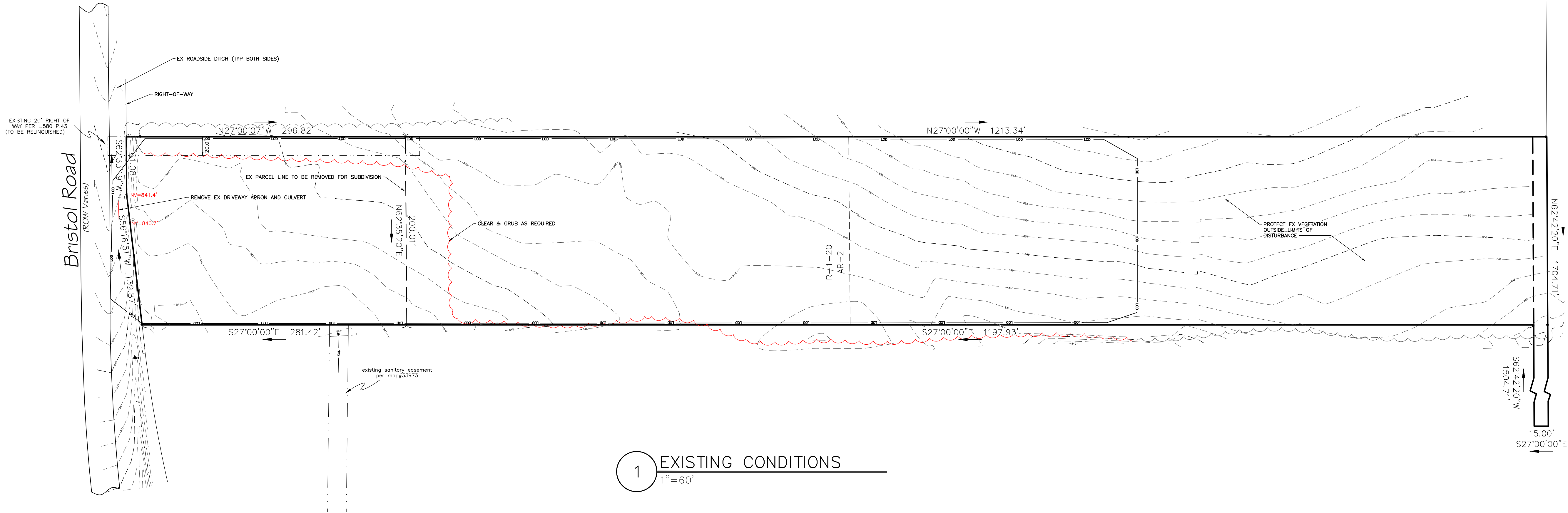
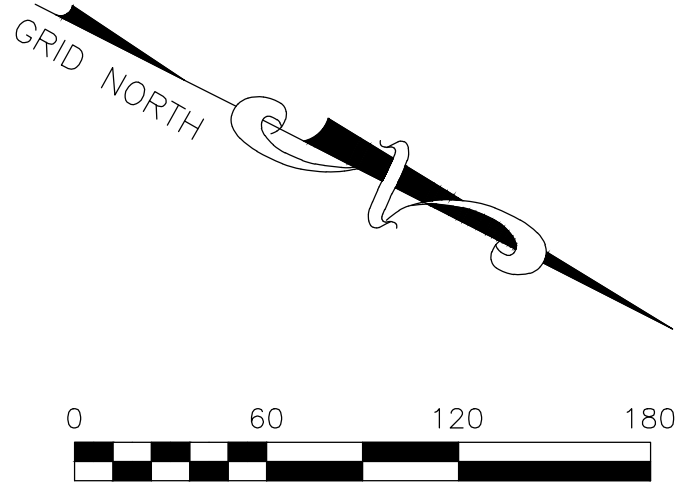
WILLIAM METROSE, LTD

SHOWING LAND IN:
5100 & 5150 BRISTOL ROAD
TOWN OF CANANDAIGUA

STATE OF NEW YORK
COUNTY OF ONTARIO

DRAWING TITLE: SUBDIVISION PLAT	
DRAWN BY:	KRB
DESIGNED BY:	BAM
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	19-094
DATE:	09/09/2020
TAX MAP#:	

PLAT



1 EXISTING CONDITIONS
1"=60'

- REFERENCES & NOTES
- DEEDS: L.1150 P.64, L.1441 P.816
 - PARCEL IS ZONED R-1-20 RESIDENTIAL
 - MAPS: 1455, 15429, 32637, 33973
 - HORIZONTAL DATUM: NEW YORK STATE PLANE, NAD83, NEW YORK CENTRAL
 - VERTICAL DATUM: NAVD83, GEOID NGS2018

LEGEND

○ Iron pin or pipe found	EXISTING ONE	PROPOSED E/T	Utility Lines
● Benchmark	---	---	R.O.W. line
○ Utility pole	---	---	Property line
● Hydrant	---	---	Easement line
● Light pole	---	---	Centerline
PERC TEST	---	---	Drainage
DEEP HOLE	---	---	Fence Line
	---	---	Contour Line

ABBREVIATIONS:
EX-EXISTING
COP-CORRUGATED POLYETHYLENE PIPE
O.C.-ON CENTER
SICOP-SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE
UG-UNDERGROUND
CONC-CONCRETE

CO-CLEAN OUT
TYP-TYPICAL
R-RADIUS
MIN-MINIMUM
MAX-MAXIMUM
BC-BOTTOM OF CURB
TC-TOP OF CURB
TW-TOP OF WALL
BW-BOTTOM OF WALL
BS-BOTTOM OF STAIRS

PERF-PERFORATED
MIN-MINIMUM
MAX-MAXIMUM
INV-INVERT
CB-CATCH BASIN
MH-MANHOLE
DI-DRAINAGE INLET

PRELIMINARY

SITE PLANS PREPARED FOR:
WILLIAM METROSE, LTD
11 LOT RESIDENTIAL CONSERVATION SUBDIVISION
SHOWING LAND IN:
5100 & 5150 BRISTOL ROAD
TOWN OF CANANDAIGUA
COUNTY OF ONTARIO
STATE OF NEW YORK

DRAWING TITLE: EXISTING CONDITIONS	
DRAWN BY:	KRB
DESIGNED BY:	BAM
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	19-094
DATE:	09/09/2020
TAX MAP#:	

EX100

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47 BEDFORD ST.
CANANDAIGUA, NY 14424
www.marksengineering.com bmarks@marksengineering.com
Phone: 607.896.9369
Fax: 607.895.4852

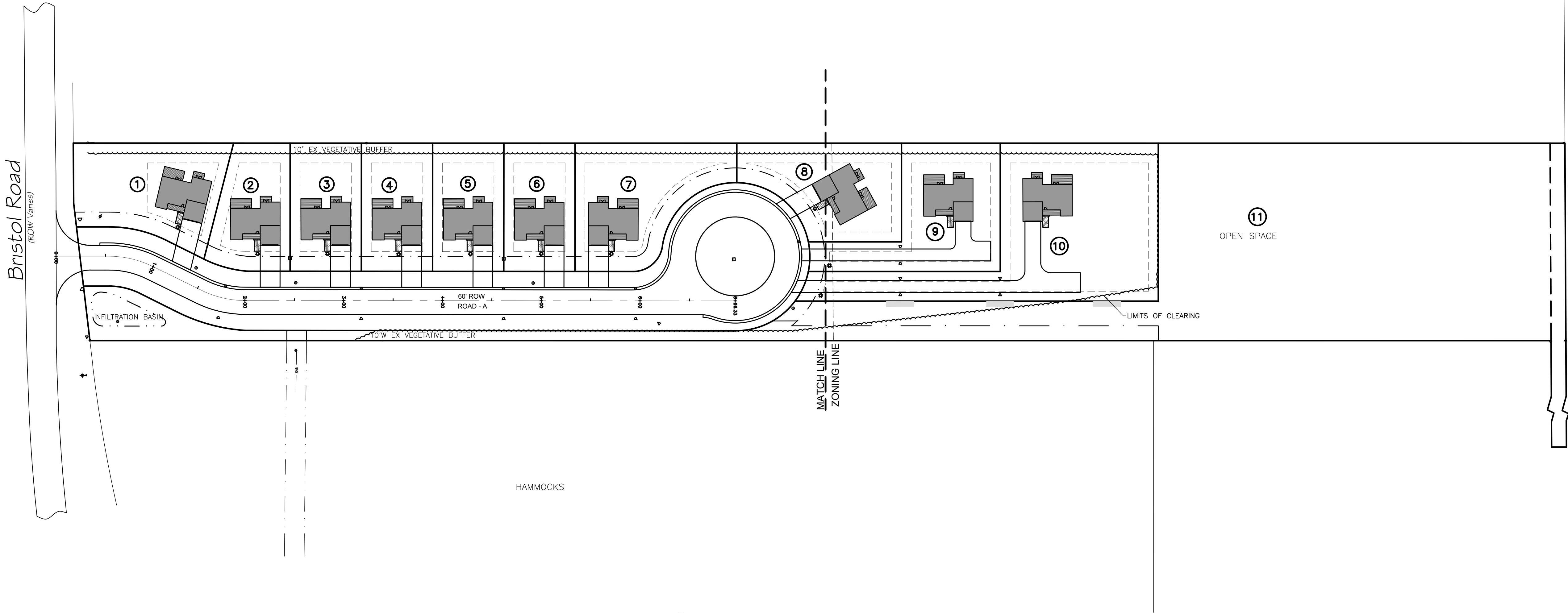
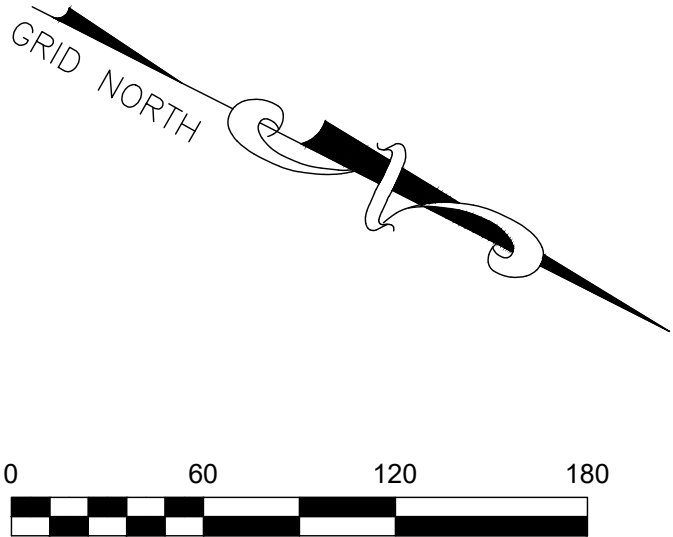


STAMP

REVISIONS		BY	DATE
NO.	DESCRIPTION OF REVISION	KRB	9/21/20
1	TOWN OF CANANDAIGUA PRC	JPS	10/06/21
2	PER OWNER / PB MFG.		

SITE DATA											
	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10
ZONING/USE - PRINCIPAL	CONSERVATION SUBDIVISION	SINGLE RESIDENTIAL	SINGLE RESIDENTIAL	SINGLE RESIDENTIAL	SINGLE RESIDENTIAL	SINGLE RESIDENTIAL	SINGLE RESIDENTIAL	SINGLE RESIDENTIAL	SINGLE RESIDENTIAL	SINGLE RESIDENTIAL	OPEN SPACE
ZONING/USE - ACCESSORY	NA	ATTACHED GARAGE	ATTACHED GARAGE	ATTACHED GARAGE	ATTACHED GARAGE	ATTACHED GARAGE	ATTACHED GARAGE	ATTACHED GARAGE	ATTACHED GARAGE	ATTACHED GARAGE	NA
FRONTAGE	72'	135.61'	89.20'	72.13'	72.11'	72.08'	72.06'	209.76'	101.59'	30.20'	738.58'
AREA	9,000 SF	14,066 SF	9,355 SF	9,361 SF	9,361 SF	9,362 SF	9,363 SF	15,496 SF	13,443 SF	15,799 SF	22,992 SF
FRONT SETBACK	60'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'
SIDE SETBACK	25'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'
REAR SETBACK	40'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'
BUILDING HEIGHT	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'
BUILDING COVERAGE	20.00%	22%	32.3%	32.3%	32.3%	32.3%	32.3%	32.3%	21.8%	18.6%	30.4%

CONSERVATION SUBDIVISION ANALYSIS			
ZONING	AREA	PERMITTED DESNITY	TOTAL UNITS
R-1-20	150,518 SF	20,000 SF/ UNIT	8 UNITS
AR-2	172,964 SF	2 ACRES/ UNIT	2 UNITS
TOTAL	323,482 SF		10 UNITS



1 OVERALL SUBDIVISION SITE PLAN
1"=60'

LEGEND

Iron pin or pipe found

Benchmark

Utility pole

Hydrant

Light pole

PERC TEST

DEEP HOLE

EXISTING

ONE

elec

ROW line

Property line

Easement line

Centerline

Drainage

Fence Line

Contour Line

PROPOSED

E/T

ROW line

Property line

Easement line

Centerline

Drainage

Fence Line

Contour Line

UTILITY LINES

ROW line

Property line

Easement line

Centerline

Drainage

Fence Line

Contour Line

ABBREVIATIONS:

EX-EXISTING

CPI-CORRUGATED POLYETHYLENE PIPE

O.C.-ON CENTER

SI-CPI-SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE

UG-UNDERGROUND

CONC-CONCRETE

CO -CLEAN OUT

TYP-TYPICAL

R-RADIUS

BC-BOTTOM OF CURB

TC-TOP OF CURB

TW-TOP OF WALL

BN-BOTTOM OF WALL

BS-BOTTOM OF STAIRS

PERF-PERFORATED

MIN-MINIMUM

MAX-MAXIMUM

INV-INVERT

CB-CATCH BASIN

MH-MANHOLE

DI-DRAINAGE INLET

ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE TOWN OF CANANDAIGUA SITE DESIGN AND DEVELOPMENT CRITERIA - SEPTEMBER 2018

WATER/HIGHWAY SUPERINTENDENT	DATE
PLANNING BOARD CHAIRMAN	DATE
TOWN ENGINEER	DATE

NOT FOR CONSTRUCTION

PRELIMINARY

MarksEngineering

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www.marksengineering.com

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Fax: 585.485.6005
bmarks@marksengineering.com

STATE OF NEW YORK
PROFESSIONAL ENGINEER
203182

STAMP

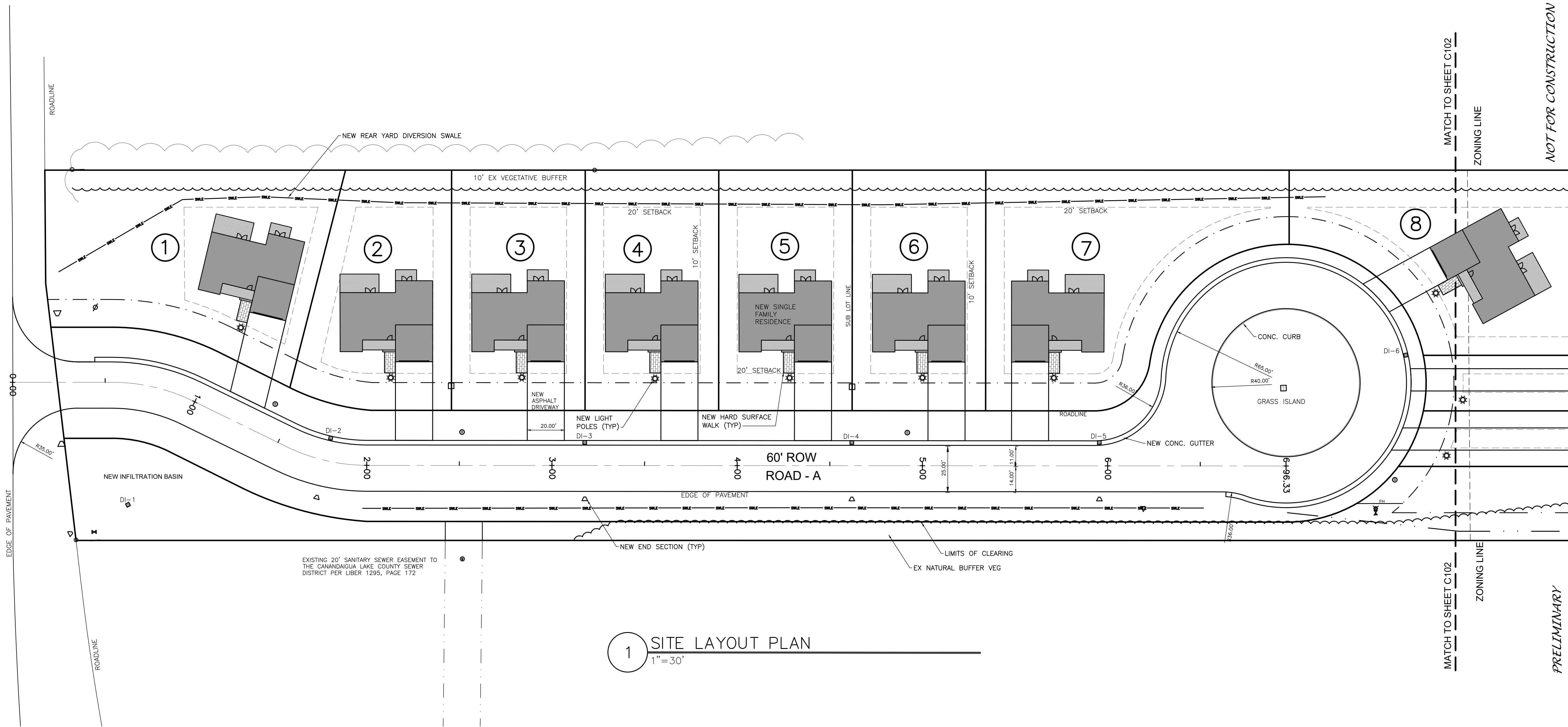
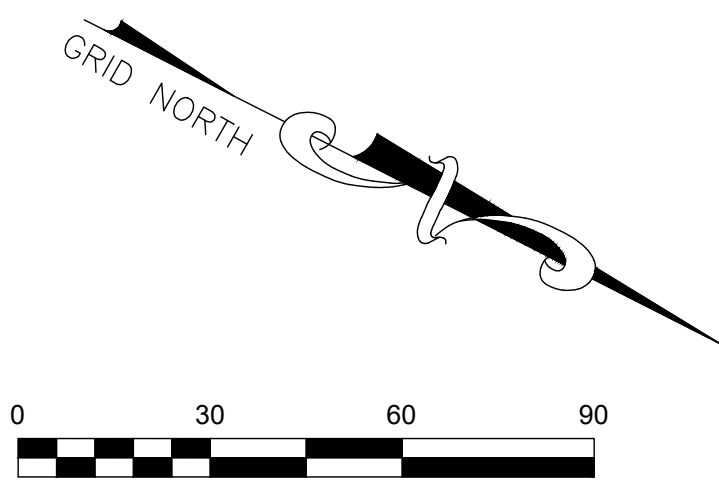
SITE PLANS PREPARED FOR:
WILLIAM METROSE, LTD
11-Lot Residential Conservation Subdivision
SHOWING LAND IN:
5100 & 5150 BRISTOL ROAD
TOWN OF CANANDAIGUA
COUNTY OF ONTARIO
STATE OF NEW YORK

DRAWING TITLE:
SITE PLAN

DRAWN BY:	KRB
DESIGNED BY:	BAM
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	19-094
DATE:	09/09/2020
TAX MAP#:	

C100

Bristol Road
(ROW Varies)



1 SITE LAYOUT PLAN
1" = 30'

LEGEND

● Iron pin or pipe found	EXISTING	PROPOSED	Utility Lines
⊕ Benchmark	ONE	E/T	ROW line
○ Utility pole			Property line
● Hydrant			Easement line
● Light pole			Centerline
PERC TEST			Drainage
DEEP HOLE			Fence Line
			Contour Line

ABBREVIATIONS:
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ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE TOWN OF CANANDAIGUA SITE DESIGN AND DEVELOPMENT CRITERIA - SEPTEMBER 2018

WATER/HIGHWAY SUPERINTENDENT	DATE
PLANNING BOARD CHAIRMAN	DATE
TOWN ENGINEER	DATE

417 BEEMAN CT
CANANDAIGUA, NY 14424
www.marksengineering.com bmarksengineering.com

Phone: 585.995.0360
Fax: 585.485.6005

STAMP

NO.	DATE	DESCRIPTION OF REVISION	BY
1	9/21/20	TOWN OF CANANDAIGUA REC	KRB
2	9/19/21	PER OWNER/ PB MTD.	JPS

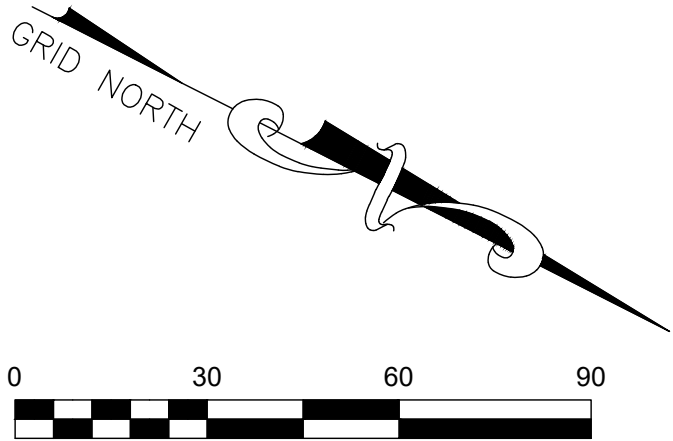
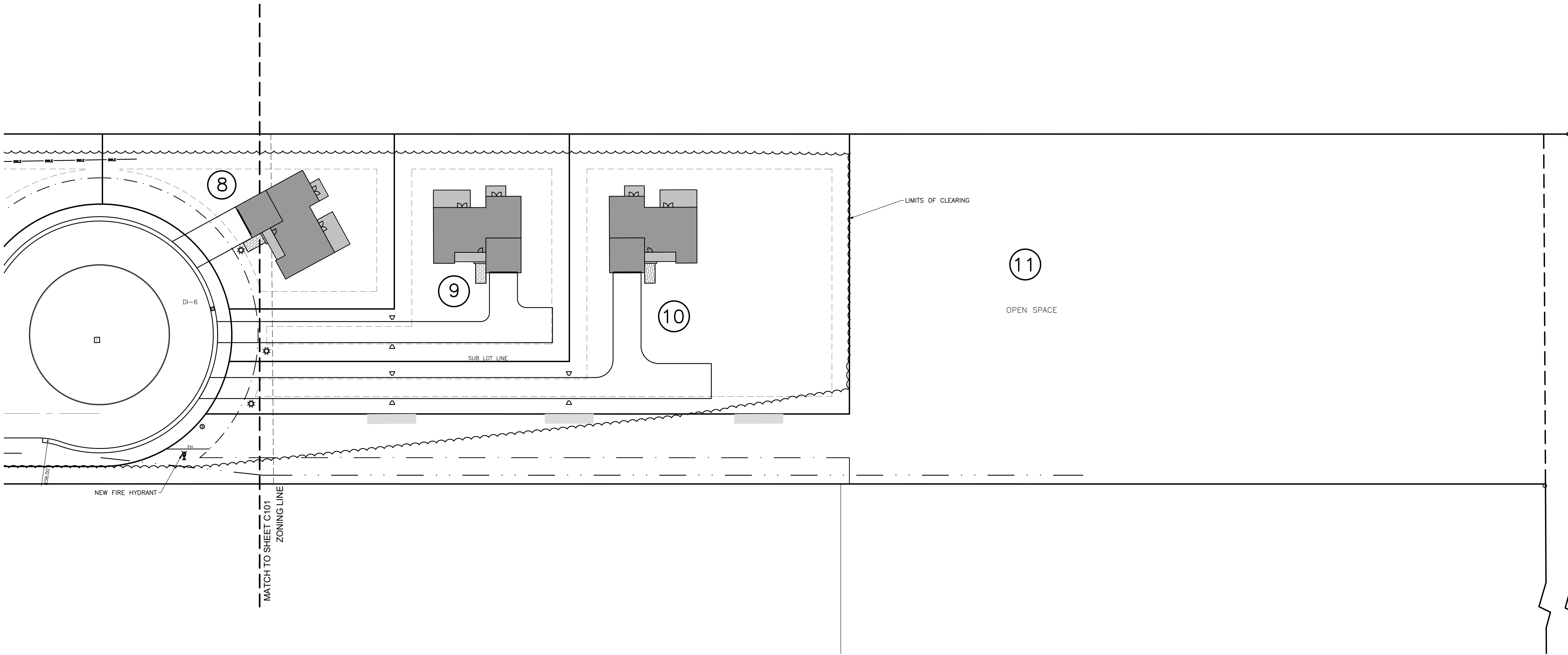
SITE PLANS PREPARED FOR:
WILLIAM METROSE, LTD
11 LOT RESIDENTIAL CONSERVATION SUBDIVISION
SHOWING LAND IN:
5100 & 5150 BRISTOL ROAD
TOWN OF CANANDAIGUA
COUNTY OF ONTARIO
STATE OF NEW YORK

DRAWING TITLE:
SITE PLAN

DRAWN BY:	KRB
DESIGNED BY:	BAM
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	19-094
DATE:	09/09/2020
TAX MAP#:	

C101

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1 SITE LAYOUT PLAN
1"=30'

LEGEND

○ Iron pin or pipe found	EXISTING	PROPOSED	Utility Lines
⊕ Benchmark	— <i>elec</i> —	— <i>E/T</i> —	ROW line
⊙ Utility pole	---	---	Property line
⊙ Hydrant	---	---	Easement line
⊙ Light pole	---	---	Centerline
PERC TEST	---	---	Drainage
DEEP HOLE	---	---	Fence Line
	---	---	Contour Line

ABBREVIATIONS:
EX-EXISTING
CPI-CORRUGATED POLYETHYLENE PIPE
O.C.-ON CENTER
SICPP-SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE
UG-UNDERGROUND
CONC-CONCRETE

CO-CLEAN OUT
TYP-TYPICAL
R-RADIUS
BC-BOTTOM OF CURB
TC-TOP OF CURB
TW-TOP OF WALL
BW-BOTTOM OF WALL
BS-BOTTOM OF STAIRS

PERF-PERFORATED
MIN-MINIMUM
MAX-MAXIMUM
INV-INVERT
CB-CATCH BASIN
MH-MANHOLE
DI-DRAINAGE INLET

ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE TOWN OF CANANDAIGUA SITE DESIGN AND DEVELOPMENT CRITERIA - SEPTEMBER 2018

WATER/HIGHWAY SUPERINTENDENT _____ DATE _____

PLANNING BOARD CHAIRMAN _____ DATE _____

TOWN ENGINEER _____ DATE _____

MarksEngineering
417 BEEMAN CT
CANANDAIGUA, NY 14424
www.marksengineering.com bmarks@marksengineering.com
Phone: 585-995-0360
Fax: 585-485-6005

STAMP

REVISIONS			
NO.	DATE	DESCRIPTION OF REVISION	BY
1	9/21/20	TOWN OF CANANDAIGUA PRC	KRB
2	9/28/21	PER OWNER/ PB MTD.	JPS

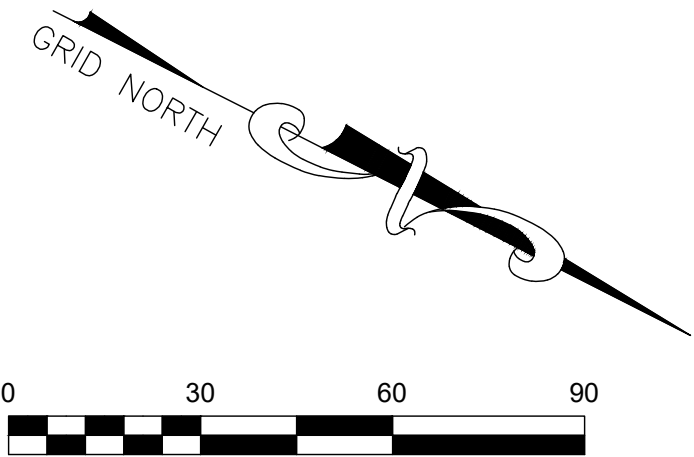
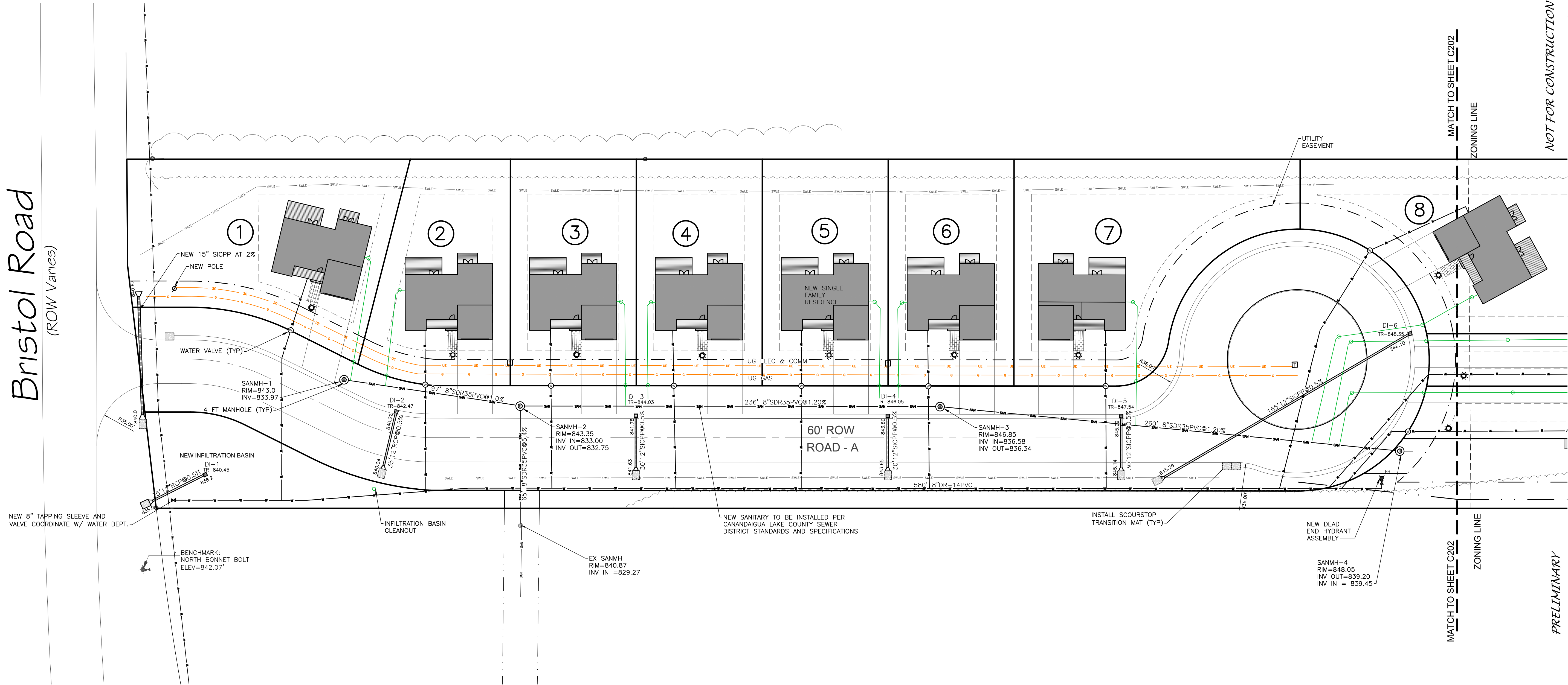
SITE PLANS PREPARED FOR:
WILLIAM METROSE, LTD
11 LOT RESIDENTIAL CONSERVATION SUBDIVISION
SHOWING LAND IN:
5100 & 5150 BRISTOL ROAD
TOWN OF CANANDAIGUA
COUNTY OF ONTARIO
STATE OF NEW YORK

DRAWING TITLE:
SITE PLAN

DRAWN BY:	KRB
DESIGNED BY:	BAM
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	19-094
DATE:	09/09/2020
TAX MAP#:	

C102

Bristol Road
(ROW Varies)



LEGEND			
	EXISTING	PROPOSED	Utility Lines
			ROW line
			Property line
			Easement line
			Centerline
			Drainage
			Fence Line
			Contour Line

ABBREVIATIONS:	CO - CLEAN OUT	PERF - PERFORATED
EX - EXISTING	TYP - TYPICAL	MN - MINIMUM
CIP - CORRUGATED POLYETHYLENE PIPE	R - RADIUS	MAX - MAXIMUM
O.C. - ON CENTER	BC - BOTTOM OF CURB	INV - INVERT
SICPP - SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE	TC - TOP OF CURB	CB - CATCH BASIN
UG - UNDERGROUND	TW - TOP OF WALL	MH - MANHOLE
CONC - CONCRETE	BN - BOTTOM OF WALL	DI - DRAINAGE INLET
	BS - BOTTOM OF STAIRS	

ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE TOWN OF CANANDAIGUA SITE DESIGN AND DEVELOPMENT CRITERIA - SEPTEMBER 2018

1 SITE UTILITY PLAN
1"=30'

WATER/HIGHWAY SUPERINTENDENT _____ DATE _____

PLANNING BOARD CHAIRMAN _____ DATE _____

TOWN ENGINEER _____ DATE _____

MarksEngineering

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CANANDAIGUA, NY 14424
www.marksengineering.com bmarksengineering.com

Phone: 585.905.0360
Fax: 585.485.6005

STAMP

REVISIONS			
NO.	DATE	DESCRIPTION OF REVISION	BY
1	9/2/20	TOWN OF CANANDAIGUA REC	KRB
2	9/10/21	PER OWNER/ PB MTD.	JPS

SITE PLANS PREPARED FOR:

WILLIAM METROSE, LTD

11 LOT RESIDENTIAL CONSERVATION SUBDIVISION

SHOWING LAND IN:

5100 & 5150 BRISTOL ROAD

TOWN OF CANANDAIGUA

COUNTY OF ONTARIO

STATE OF NEW YORK

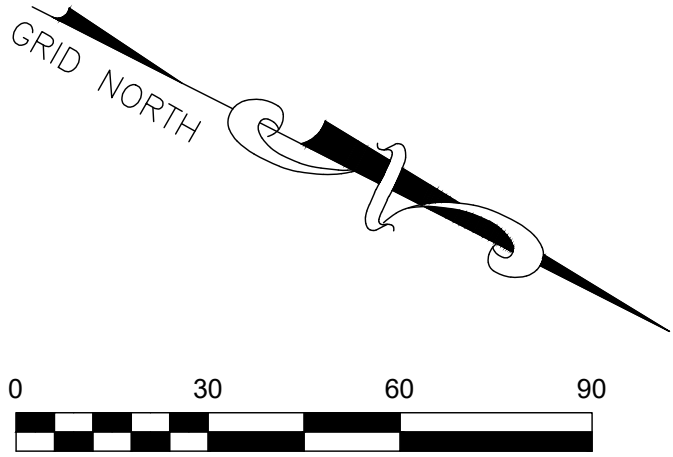
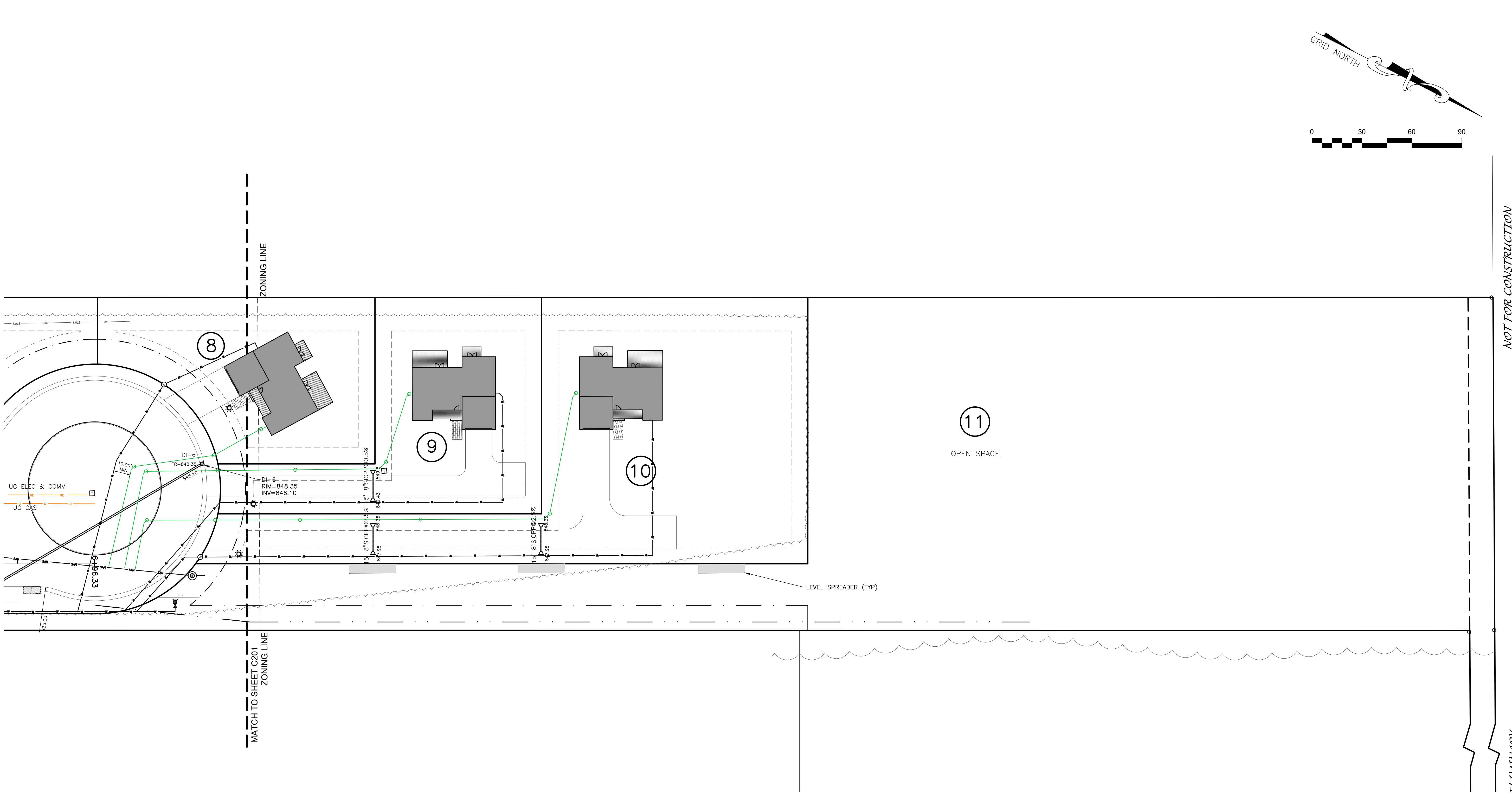
DRAWING TITLE:

UTILITY PLAN

DRAWN BY:	KRB
DESIGNED BY:	BAM
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	19-094
DATE:	09/09/2020
TAX MAP#:	

C201

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LEGEND

● Iron pin or pipe found	EXISTING	PROPOSED	Utility Lines
⊕ Benchmark	— <i>ele</i> —	— <i>E/T</i> —	ROW line
⊙ Utility pole	---	---	Property line
⊙ Hydrant	---	---	Easement line
● Light pole	---	---	Centerline
PERC TEST	---	---	Drainage
DEEP HOLE	---	---	Fence Line
	---	---	Contour Line

ABBREVIATIONS:
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ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE TOWN OF CANANDAIGUA SITE DESIGN AND DEVELOPMENT CRITERIA - SEPTEMBER 2018

WATER/HIGHWAY SUPERINTENDENT _____ DATE _____

PLANNING BOARD CHAIRMAN _____ DATE _____

TOWN ENGINEER _____ DATE _____

MarksEngineering
417 BEEMAN CT
CANANDAIGUA, NY 14424
www.marksengineering.com bmarks@marksengineering.com
Phone: 585-995-0360
Fax: 585-485-6005

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STAMP

REVISIONS			
NO.	DATE	DESCRIPTION OF REVISION	BY
1	9/21/20	TOWN OF CANANDAIGUA REC	KRB
2	9/29/21	PER OWNER/ PB MTD.	JPS

SITE PLANS PREPARED FOR:
WILLIAM METROSE, LTD
11 LOT RESIDENTIAL CONSERVATION SUBDIVISION
SHOWING LAND IN:
5100 & 5150 BRISTOL ROAD
TOWN OF CANANDAIGUA
COUNTY OF ONTARIO
STATE OF NEW YORK

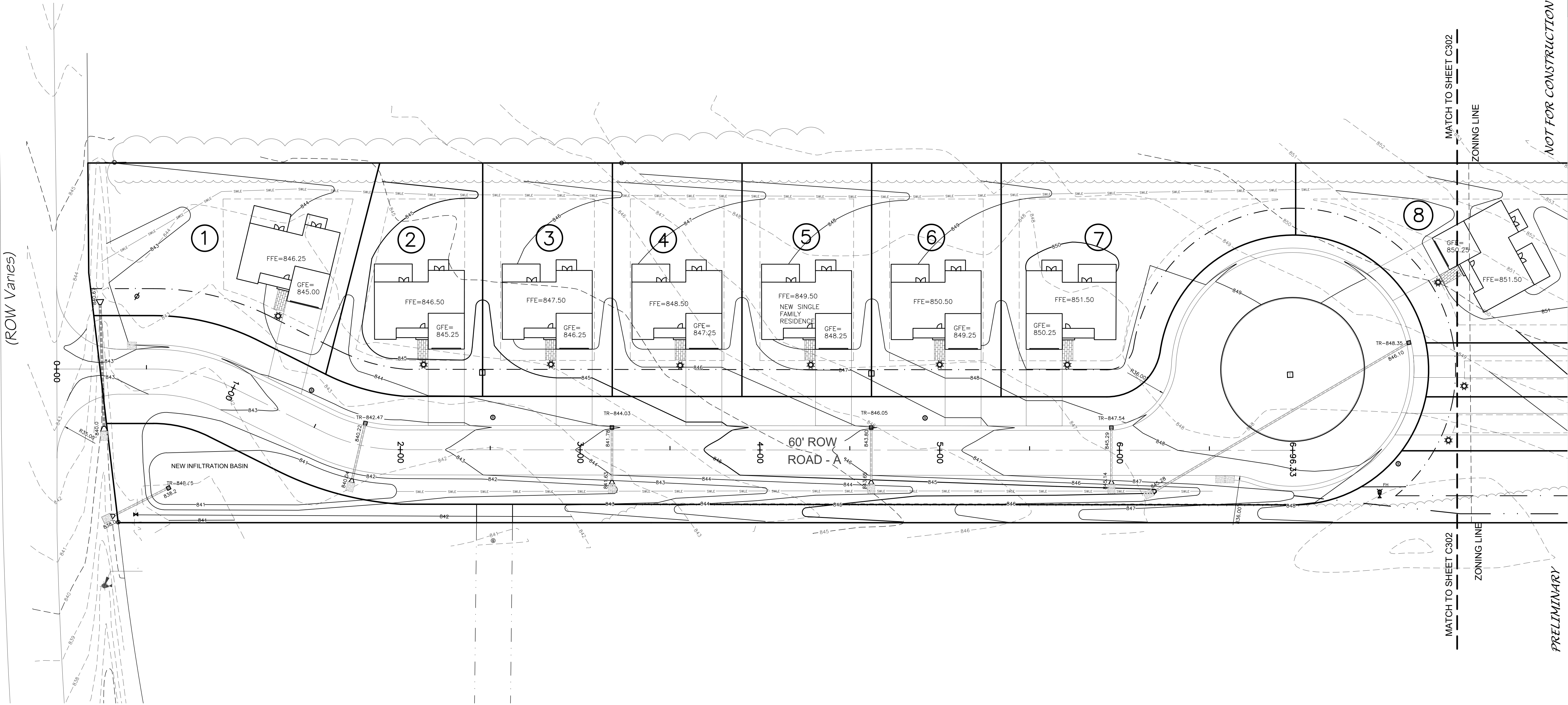
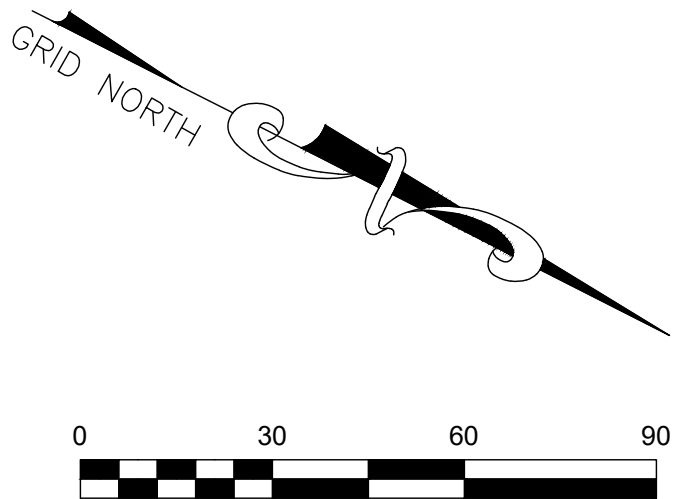
DRAWING TITLE:
UTILITY PLAN

DRAWN BY:	KRB
DESIGNED BY:	BAM
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	19-094
DATE:	09/09/2020
TAX MAP#:	

C202

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Bristol Road
(ROW Varies)



NOT FOR CONSTRUCTION

PRELIMINARY

LEGEND

● Iron pin or pipe found	EXISTING	PROPOSED	Utility Lines
⊕ Benchmark	ONE	E/T	ROW line
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DEEP HOLE			Fence Line
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CB-CATCH BASIN
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ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE TOWN OF CANANDAIGUA SITE DESIGN AND DEVELOPMENT CRITERIA - SEPTEMBER 2018

1 SITE GRADING PLAN
1"=30'

WATER/HIGHWAY SUPERINTENDENT _____ DATE _____

PLANNING BOARD CHAIRMAN _____ DATE _____

TOWN ENGINEER _____ DATE _____

REVISIONS			
NO.	DATE	DESCRIPTION OF REVISION	BY
1	9/21/20	TOWN OF CANANDAIGUA REC	KRB
2	9/18/21	PER OWNER/ PB MTD.	JPS

SITE PLANS PREPARED FOR:
WILLIAM METROSE, LTD
11 LOT RESIDENTIAL CONSERVATION SUBDIVISION
SHOWING LAND IN:
5100 & 5150 BRISTOL ROAD
TOWN OF CANANDAIGUA
COUNTY OF ONTARIO
STATE OF NEW YORK

DRAWING TITLE: GRADING PLAN	
DRAWN BY:	KRB
DESIGNED BY:	BAM
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	19-094
DATE:	09/09/2020
TAX MAP#:	

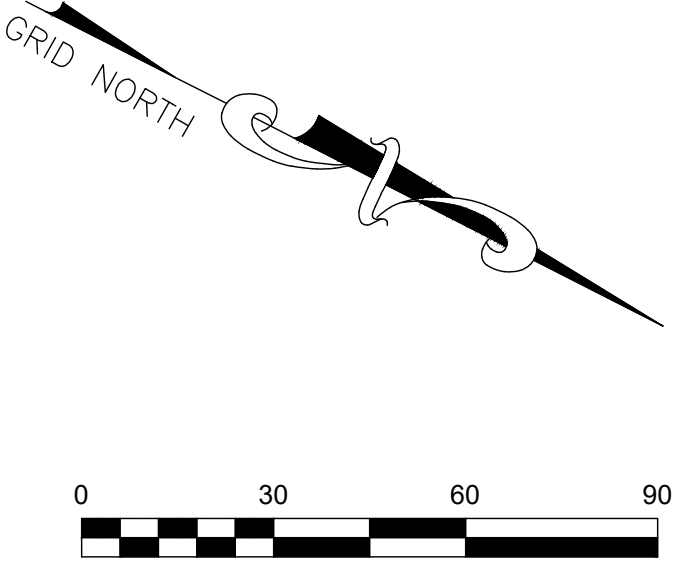
C301

MarksEngineering

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STATE OF NEW YORK
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REVISIONS		
NO.	DATE	DESCRIPTION OF REVISION
1	9/21/20	TOWN OF CANANDAIGUA PRC
2	01/06/21	PER OWNER/ PIR MTC.

SITE PLANS PREPARED FOR:
WILLIAM METROSE, LTD
11-LOT RESIDENTIAL CONSERVATION SUBDIVISION

SHOWING LAND IN:
5100 & 5150 BRISTOL ROAD
TOWN OF CANANDAIGUA

COUNTY OF ONTARIO *STATE OF NEW YORK*

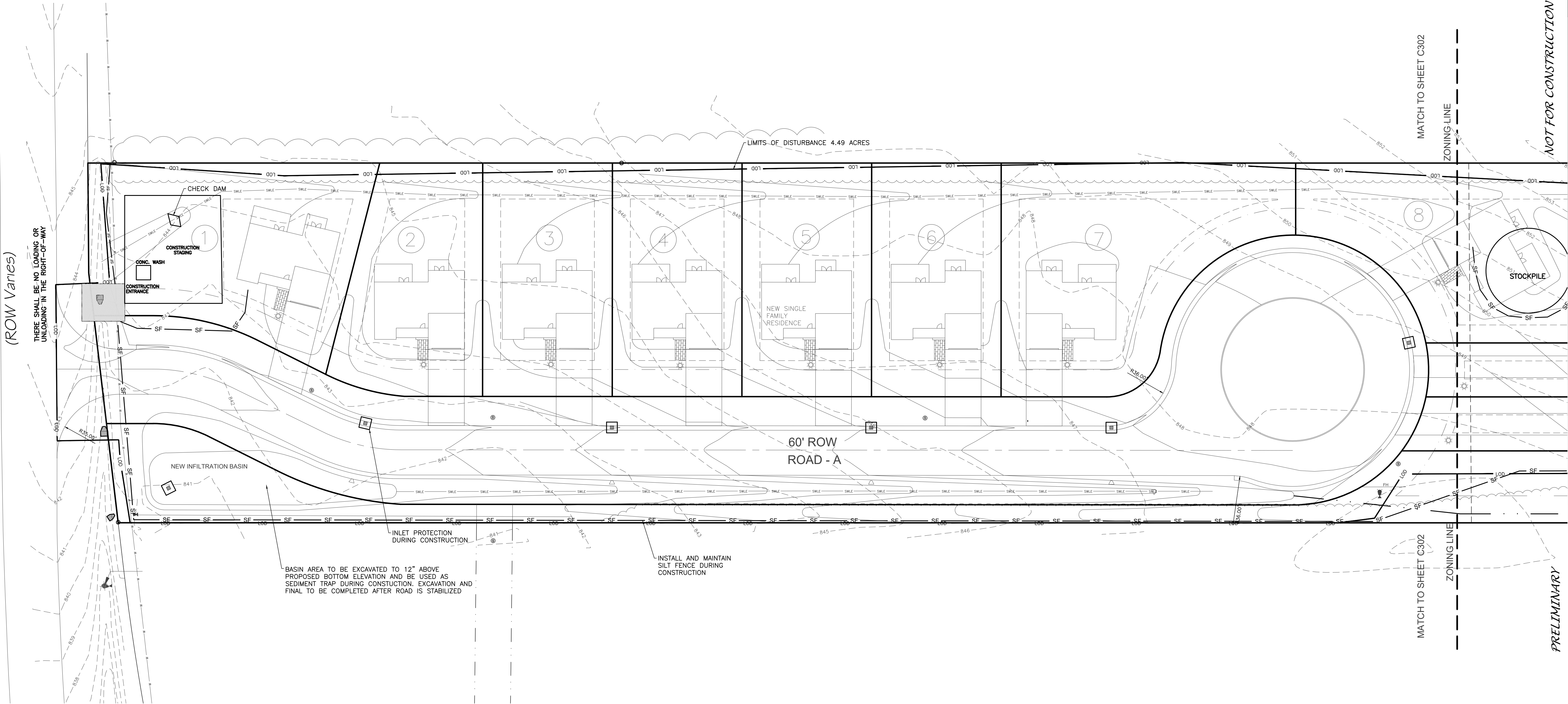
DRAWING TITLE: <i>GRADING PLAN</i>	
<i>DRAWN BY:</i>	<i>KRB</i>
<i>DESIGNED BY:</i>	<i>BAM</i>
<i>CHECKED BY:</i>	<i>BAM</i>
<i>SCALE:</i>	<i>AS NOTED</i>
<i>JOB NO.:</i>	<i>19-094</i>
<i>DATE:</i>	<i>09/09/2020</i>
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C302

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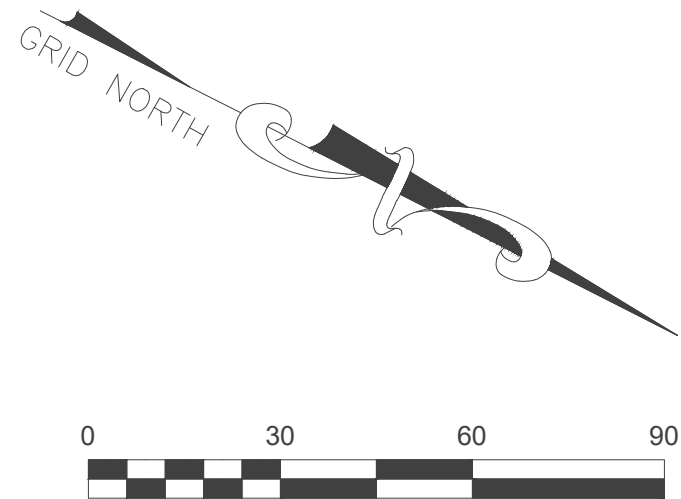
(ROW Varies)

~~THERE SHALL BE NO LOADING OR UNLOADING IN THE RIGHT-OF-WAY~~



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SITE PLANS PREPARED FOR:
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SHOWING LAND IN:
5100 & 5150 BRISTOL ROAD
TOWN OF CANANDAIGUA

COUNTY OF ONTARIO *STATE OF NEW YORK*

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NO.	DATE	DESCRIPTION OF REVISION	
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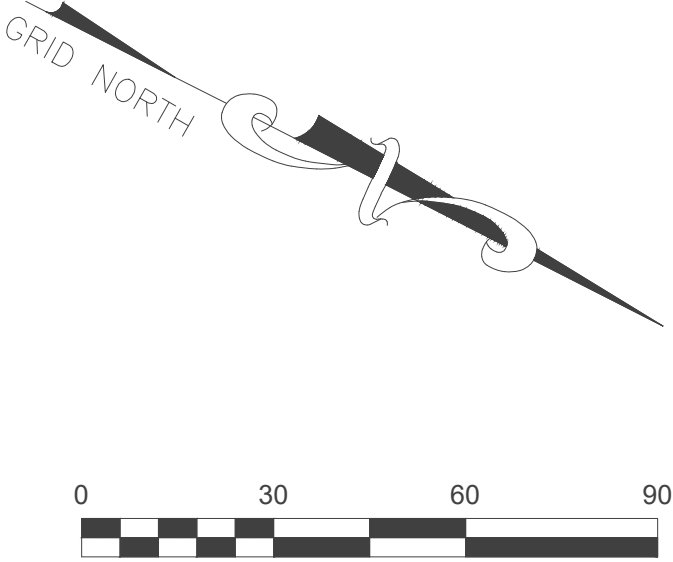
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STATE OF NEW YORK
Brennan M. F.
193182
PROFESSIONAL ENGINEER
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<i>REVISIONS</i>			<i>BY</i>
<i>NO.</i>	<i>DATE</i>	<i>DESCRIPTION OF REVISION</i>	
1	9/21/20	TOWN OF CANANDAIGUA PRC	KRB
2	01/06/21	PER OWNER/ PB MTC.	JPS

SITE PLANS PREPARED FOR:
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11-LOT RESIDENTIAL CONSERVATION SUBDIVISION

SHOWING LAND IN:
5100 & 5150 BRISTOL ROAD
TOWN OF CANANDAIGUA

COUNTY OF ONTARIO *STATE OF NEW YORK*

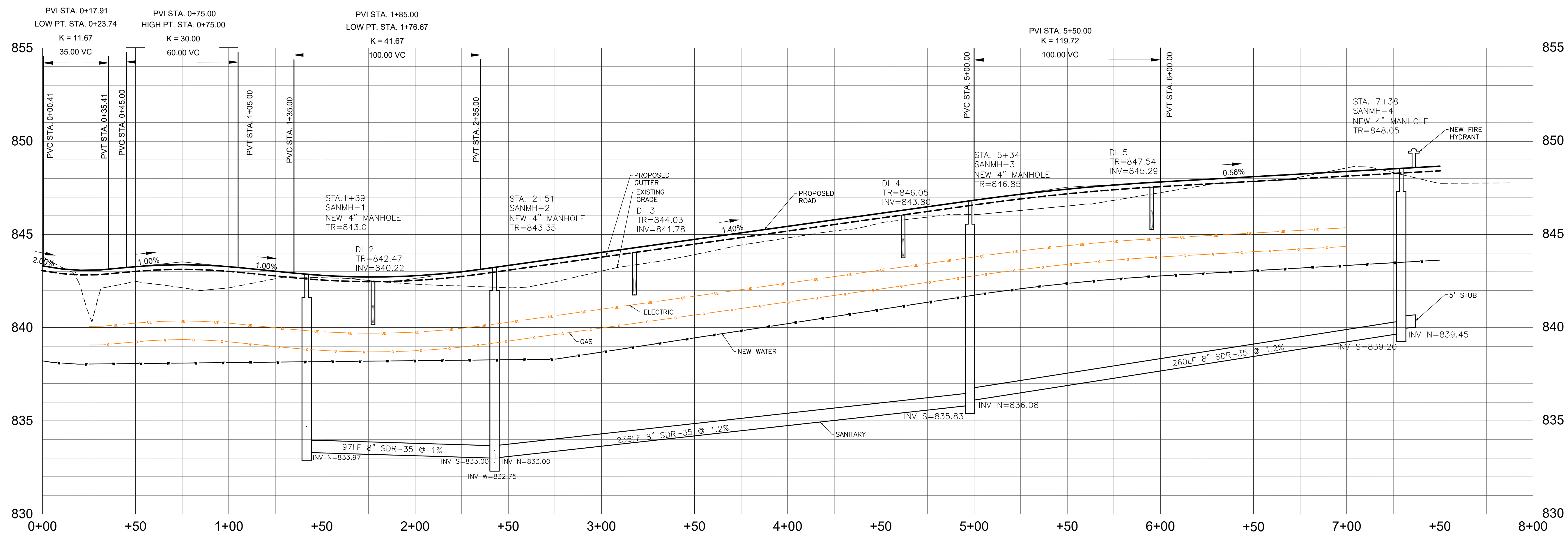
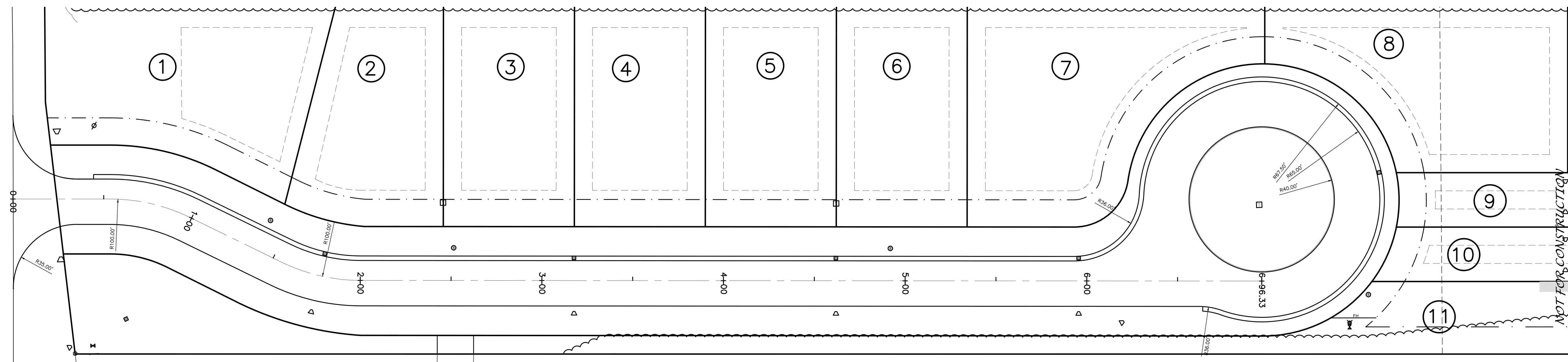
DRAWING TITLE: SEDIMENT & EROSION PLAN	
DRAWN BY:	KRB
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WILLIAM METROSE, LTD
11-LOT RESIDENTIAL CONSERVATION SUBDIVISION
 SHOWING LAND IN:
 5100 & 5150 BRISTOL ROAD
 TOWN OF CANANDAIGUA
 COUNTY OF ONTARIO
 STATE OF NEW YORK

DRAWING TITLE: ROAD PROFILE/ALIGNMENT	
DRAWN BY:	KRB
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JOB NO.:	19-094
DATE:	09/09/2020
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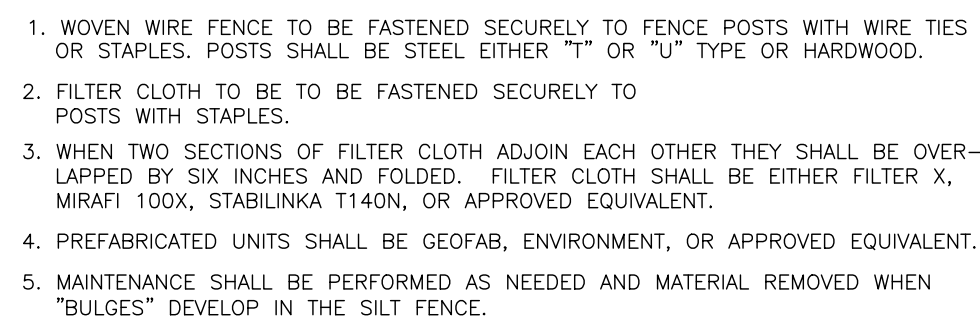
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www.marksenengineering.com bmarks@marksenengineering.com

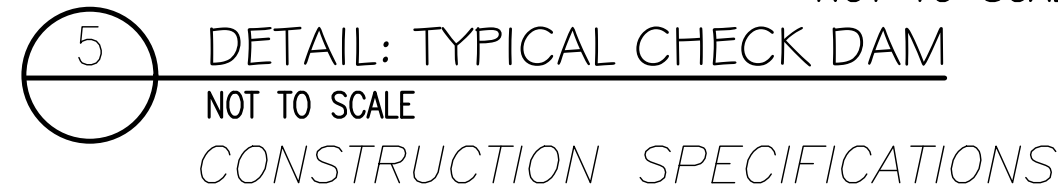
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- 1 STABILIZED CONSTRUCTION ENTRANCE
NTS



2 TYPICAL SILT FENCE DETAIL
NTS



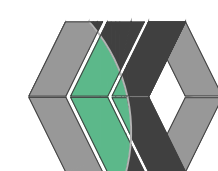
-
- The diagrams illustrate the construction of a drop inlet with grate. The top diagram shows a perspective view of a 2"x4" wood frame with a height of 1.5" MAX. and a width of 3" MIN. The bottom diagram shows a cross-section of the frame with a drop inlet with grate. The frame is labeled "FRAME" and the grate is labeled "DROP INLET WITH GRATE". The grate is shown with a "GATHER EXCESS AT CORNERS" detail. The bottom diagram also shows a "BURIED FABRIC" detail with a height of 1" MIN. and a "STAKE" detail.

3 DETAIL: FILTER FABRIC INLET PROTECTION
NOT TO SCALE

- NOTES**
1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT-TERM APPLICATIONS.
 2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
 3. STAKE MATERIALS WILL BE STANDARD 2x4 WOOD OR EQUIV. MINIMUM LENGTH OF 3 FEET.
 4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A STAKE 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
 5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
 6. A 2x4 WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVERFLOW STABILITY.



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REVISED				
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PRELIMINARY

SITE PLANS PREPARED FOR:
WILLIAM METROSE, LTD
111 LOT RESIDENTIAL CONSERVATION SUBDIVISION
SHOWING LAND IN:
5100 & 5150 BRISTOL ROAD
TOWN OF CANANDAIGUA

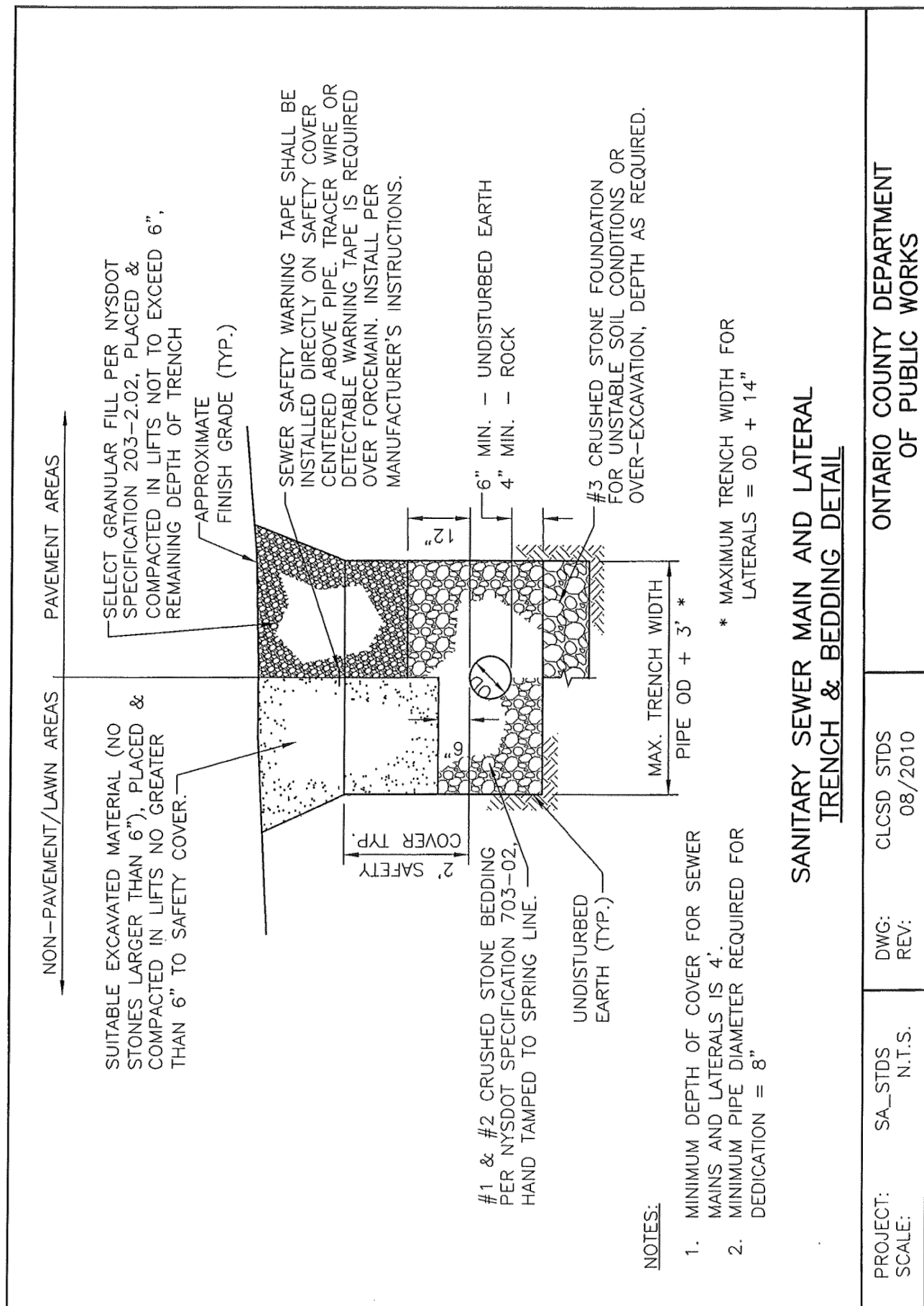
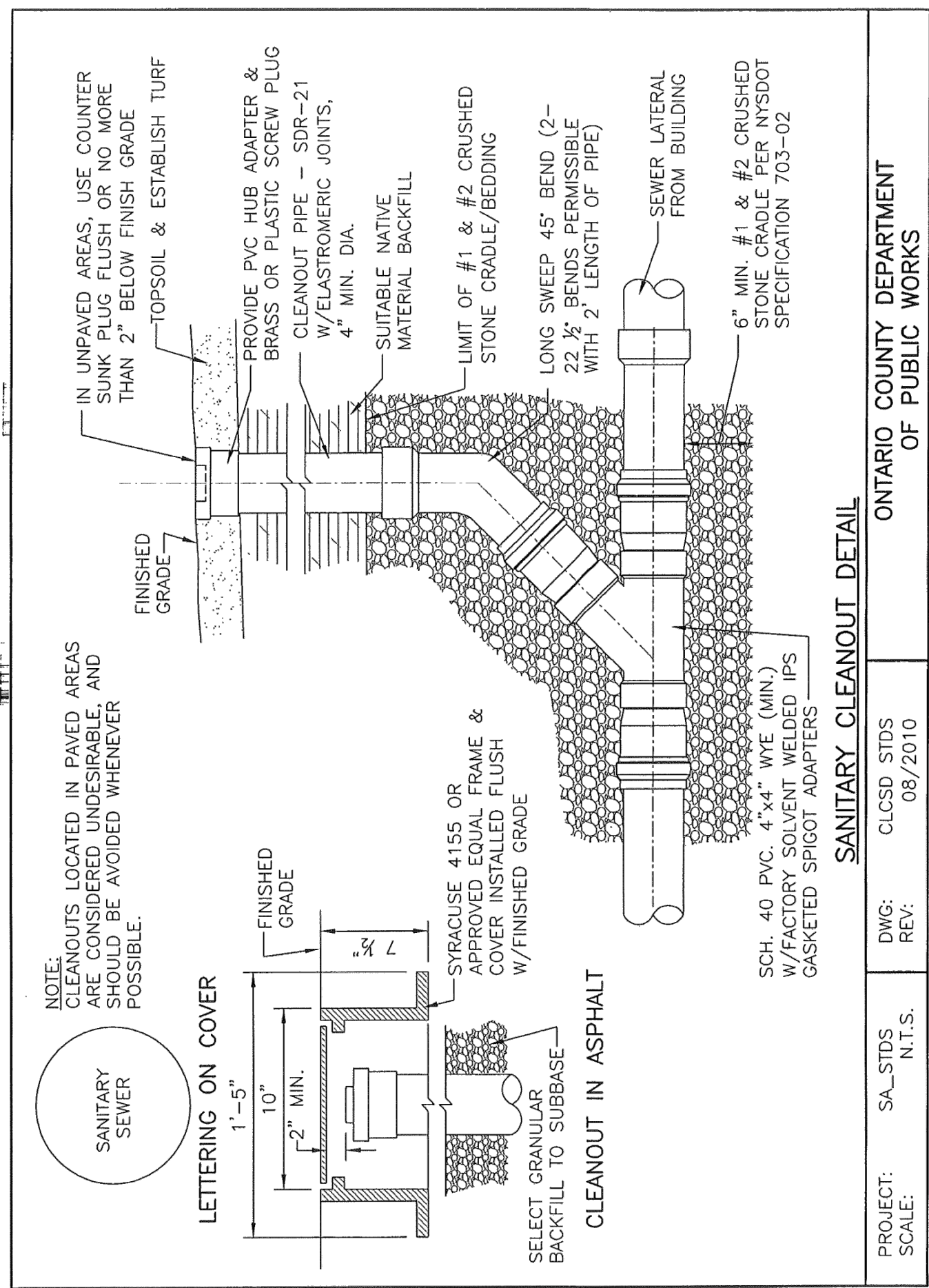
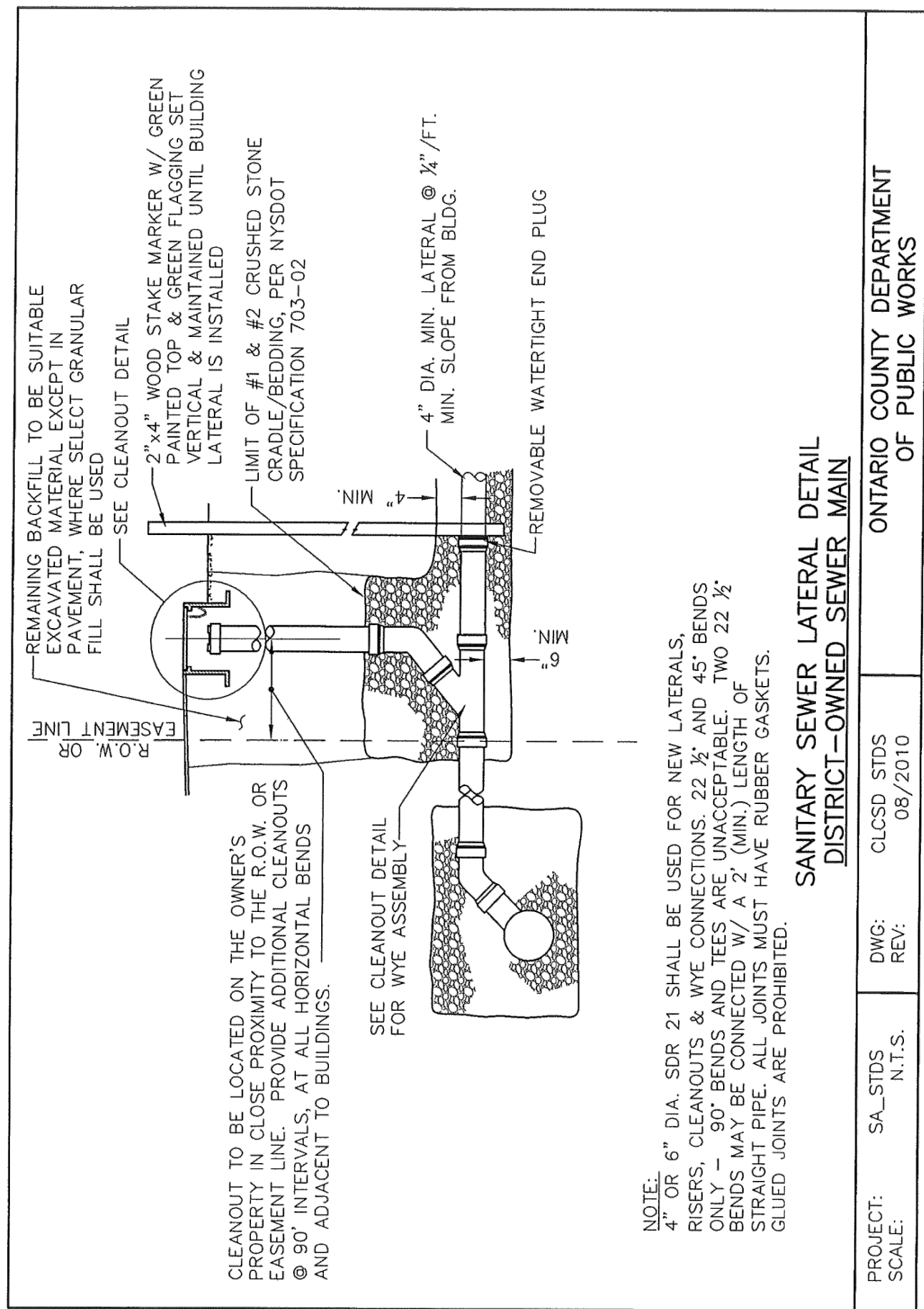
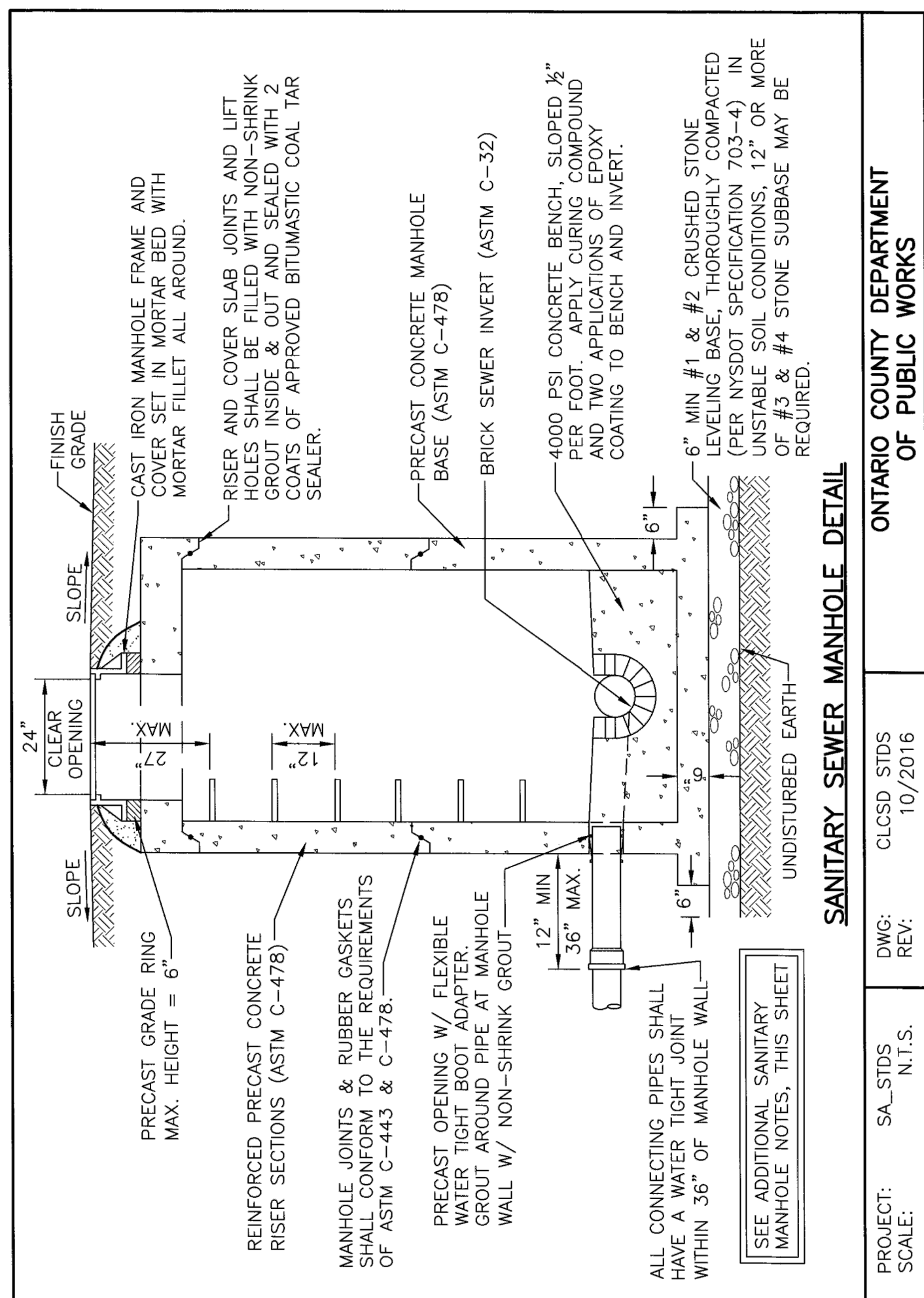
STATE OF NEW YORK

COUNTY OF ONTARIO

DRAWING TITLE:
DETAILS

<i>DRAWN BY:</i>	<i>KRB</i>
<i>DESIGNED BY:</i>	<i>BAM</i>
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<i>JOB NO.:</i>	<i>19-094</i>
<i>DATE:</i>	<i>09/09/2020</i>
<i>TAX MAP#:</i>	

C501



SANITARY LATERAL NOTES

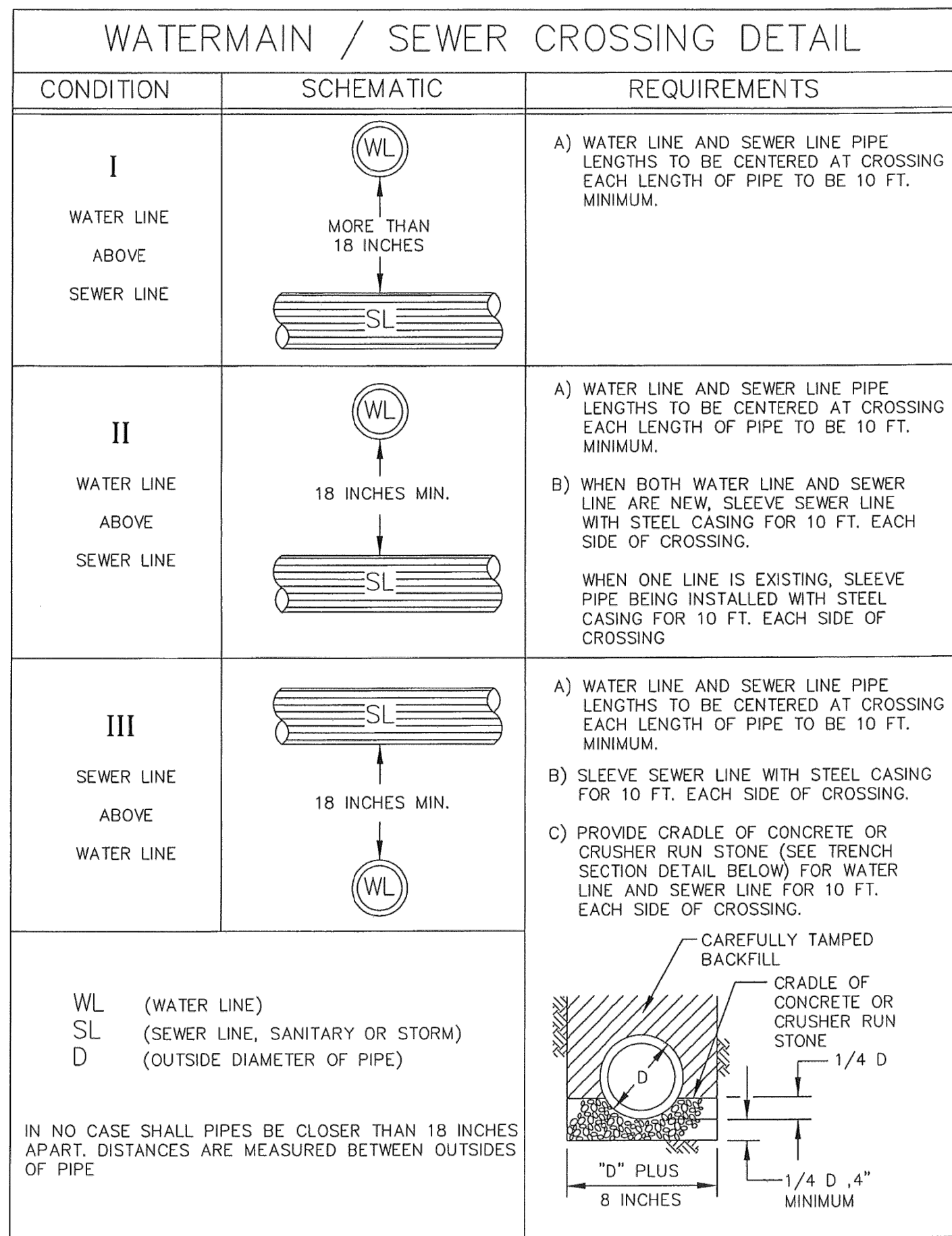
ALL PROJECTS

1. All sanitary sewer construction and/or improvements shall be in accordance with the most recent standards and specifications of the Canandaigua Lake County Sewer District, N.Y.S. Department of Environmental Conservation, N.Y.S. Department of Health, the latest edition of Recommended Standards For Wastewater Facilities and any other agencies having jurisdiction.
2. No sanitary sewer-related work may be performed without first obtaining a written permit from the Canandaigua Lake County Sewer District.
3. District personnel shall be notified a minimum of 48 hours prior to beginning any sanitary sewer-related work.
4. The contractor shall locate, mark and preserve any right of way monuments or survey control in the area of construction.
5. Utility locations shown are approximate only. The contractor shall determine exact location of utilities, excavating to expose the utility, if necessary in the area of construction, before commencing construction. Contact U.F.P.O. at 1-800-962-7962 at least 72 hours prior to beginning work.
6. Laterals shall be min. 4" dia. SDR-21 with elastomeric joints; for commercial establishments, laterals are to be 6" dia. SDR-21. Minimum depth of burial is four feet. Cleanouts shall be installed within 30 inches of the outside face of buildings, at all changes in horizontal alignment, at the right of way or easement line, and at spacing not to exceed 90 feet.
7. Sewer mains and laterals shall be located a minimum horizontal distance of ten feet from any existing or proposed watermain (as measured from the outside of the sewer/lateral to the outside of the watermain). In cases where the main or lateral crosses a watermain, the minimum vertical separation shall be eighteen inches (measured out-to-out). The crossing shall be arranged so that the sewer joints will be equidistant and as far as possible from the watermain joints.
8. The contractor shall provide the District with shop drawings and material specifications that have been pre-approved by the design engineer before a permit will be issued.
9. The contractor is responsible for compliance with OSHA requirements in all aspects of construction.
10. The contractor shall be responsible for maintaining sanitary flows at all times by methods acceptable to the District.
11. Floor drains in basements or garages are to be connected to the sanitary sewer. Floor drains do not include foundation or footer drains installed to intercept uncontaminated groundwater. All discharges to the sanitary sewer must comply with effluent limits of the Ontario County Sewer Use Law. Foundation and footer drains shall be constructed in a manner that prohibits groundwater from draining into the sanitary sewer pipe cradle.

12. Lateral connections requiring openings in asbestos cement pipe will be designed, inspected and certified by the design engineer or representative thereof.
13. Any excavation not backfilled by the end of the workday shall be fenced, barricaded and lighted for safety and protection of the public.
14. The contractor shall be responsible for the removal of existing sanitary mains, structures and appurtenances, if any, needed to complete the work.

RENOVATION PROJECTS ONLY

15. Existing laterals to be disconnected must be permanently plugged or capped at the easement or right of way line under the direction of Canandaigua Lake County Sewer District personnel. The location of the plug or cap shall be recorded for as-built drawing purposes.
16. Prior to demolishing an existing building, the contractor shall excavate, disconnect and abandon the lateral from the building to the point of disconnection (approximately 30' from the existing building) per District standards. A temporary plug shall be installed in the remaining portion of the existing sanitary lateral until it is tested and televised.
17. In order to determine whether an existing sanitary lateral is acceptable for connection to a new building, the lateral shall be televised in the presence of District personnel at the owner's expense.
18. If an existing lateral is found to be acceptable and meet the minimum District requirements, it shall be temporarily re-plugged and backfilled with a witness stake in place, until connection to the new building can take place.
19. If a new sanitary sewer lateral is required, the existing lateral must be excavated, removed and capped at the easement or right of way line in accordance with District requirements.
20. If a new sanitary sewer lateral is required, the connection to the existing sanitary main shall be made per District standards.



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REVIEWS			
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SITE PLANS PREPARED FOR:

WILLIAM METROSE, LTD

SHOWING LAND IN:

5100 & 5150 BRISTOL ROAD

COUNTY OF ONTARIO

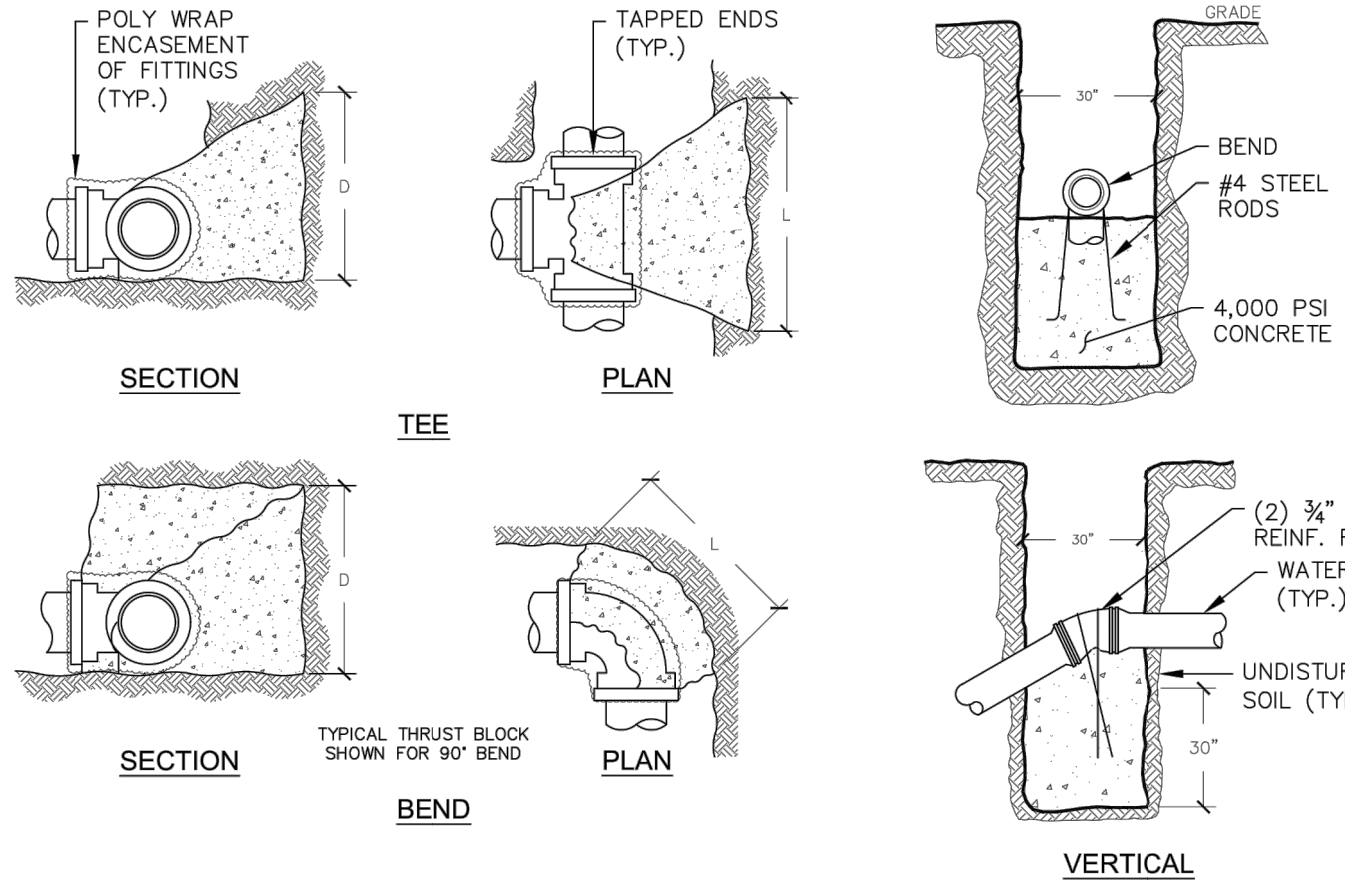
STATE OF NEW YORK

DRAWING TITLE: <i>DETAILS</i>	
<i>DRAWN BY:</i>	<i>KRB</i>
<i>DESIGNED BY:</i>	<i>BAM</i>
<i>CHECKED BY:</i>	<i>BAM</i>
<i>SCALE:</i>	<i>AS NOTED</i>
<i>JOB NO.:</i>	<i>19-094</i>
<i>DATE:</i>	<i>09/09/2020</i>
<i>TAX MAP#:</i>	



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THRUST BLOCK DETAIL

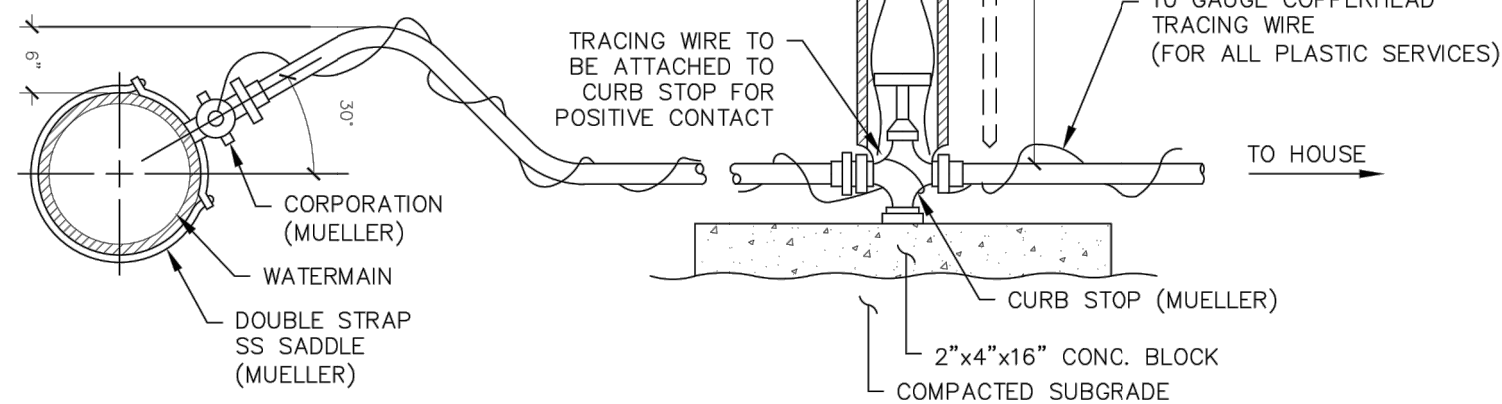
PIPE SIZE (INCHES)	WORKING PRESSURE (PSIG)	TEE OF PLUG L x D	90° BEND L x D	45° BEND L x D	22-1/2° BEND L x D
4	200	2.00 1.00	2.25 1.25	2.00 0.75	1.25 0.75
	300	2.50 1.25	2.75 1.50	2.25 1.00	1.50 1.00
6	200	3.00 1.25	3.25 1.75	2.50 1.25	2.00 0.75
	300	3.50 1.50	4.00 2.00	3.25 1.50	2.25 1.00
8	200	3.25 2.00	4.25 2.25	3.75 1.75	2.25 1.25
	300	4.00 2.50	5.25 2.75	4.00 2.25	3.00 1.50
10	200	4.25 2.25	5.25 2.50	4.00 2.00	3.00 1.25
	300	5.50 2.50	6.50 3.00	5.00 2.50	4.00 1.50
12	200	5.25 2.50	6.00 3.25	4.50 2.25	3.25 1.75
	300	6.25 3.25	7.50 4.00	5.50 2.75	4.25 2.00
14	200	5.50 3.25	7.25 3.50	5.25 2.50	3.25 2.00
	300	10.25 5.00	9.00 4.25	6.50 3.00	5.00 2.25
16	200	6.5 3.50	8.25 4.00	5.50 3.25	4.50 2.25
	300	8.25 4.25	10.00 5.00	7.25 3.75	5.25 3.00

- NOTES:
- ALL DIMENSIONS ARE IN FEET.
 - BEARING AREAS ARE BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
 - HEIGHT OF THRUST BLOCK SHOULD BE EQUAL TO OR LESS THAN 3/4 THE DEPTH FROM THE GROUND SURFACE TO THE BASE OF THE BLOCK.
 - ALL THRUST BLOCKS SHALL CURE A MINIMUM OF SEVEN (7) DAYS BEFORE ANY PRESSURE TESTS ARE CONDUCTED.
 - CONCRETE SHALL BE MINIMUM 3000 PSI.
 - RESTRAINING RODS MAY BE USED IN LIEU OF THRUST BLOCKS. METHOD TO USED SHALL BE APPROVED BY ENGINEER PRIOR TO PLACEMENT.

WATERMAIN THRUST BLOCK SCHEDULE

NOTES:

- COPPER SERVICES SHALL BE ENCASED ALL AROUND WITH SELECT EARTH. SERVICES SHALL BE TYPE K COPPER OR 200 P.S.I. CTS PLASTIC FROM THE MAIN TO THE CURB STOP.
- PLASTIC SERVICES (CTS 200) ALLOWED FROM THE CURB STOP TO THE STRUCTURE. TRACER WIRE SHOULD BE PROVIDED AS SHOWN.
- ALL RESIDENTIAL SERVICE SHALL BE 1" MIN. DIAMETER.
- CURB BOXES SHALL NOT BE LOCATED IN DRIVEWAY AREAS.



TYPICAL WATER SERVICE

		TEST PRESSURE (P.S.I.)				
		200	225	250	275	300
D.I.P. PER 1,000 LF. OF LINE	PIPE DIA. (INCHES)	ALLOWABLE LEAKAGE (gal/hour)				
	6	0.64	0.68	0.71	0.75	0.78
	8	0.85	0.90	0.95	1.00	1.04
	10	1.06	1.13	1.19	1.24	1.30
P.V.C. PER 1,000 LF. OF LINE	12	1.28	1.35	1.42	1.49	1.56
	6	0.57	0.61	0.64	0.67	0.70
	8	0.76	0.81	0.85	0.90	0.94
	10	0.96	1.02	1.07	1.12	1.17
	12	1.15	1.22	1.28	1.34	1.40

NOTES:

- TEST PRESSURE TO BE 200 P.S.I. OR 1.5 x WORKING PRESSURE, WHICHEVER IS GREATER.
- PRESSURE TESTS SHALL BE CONDUCTED SO THE PIPE SECTIONS ARE WITHIN 10 PSI OF THE TEST PRESSURE LOCATION.
- PRESSURE TESTS SHALL BE CONDUCTED FOR A MINIMUM OF 2 HOURS.
- LEAKAGE TESTS AT LINE PRESSURE SHALL BE CONDUCTED OVER A 24 HOUR PERIOD.

WATERMAIN PRESSURE TEST

PIPE BEDDING DETAILS FOR WATERMAIN

TYPE OF UTILITY:

WATERMAIN

PIPE MATERIAL:

PVC PRESSURE PIPE

APPLICABLE PIPE SIZE:

4" TO 24"

TRENCH WIDTH:

MAX. O.D. + 24"

TRENCH CONDITIONS:

ROCK OR HARD PAN

BEDDING SPECIFICATION:

SEE INSTRUCTIONS FOR DUCTILE IRON PIPE, BEDDING IN ROCK OR HARD PAN

BACKFILL SPECIFICATION:

SEE INSTRUCTIONS FOR DUCTILE IRON PIPE, BACKFILL IN ROCK OR HARD PAN

TRENCH CONDITIONS:

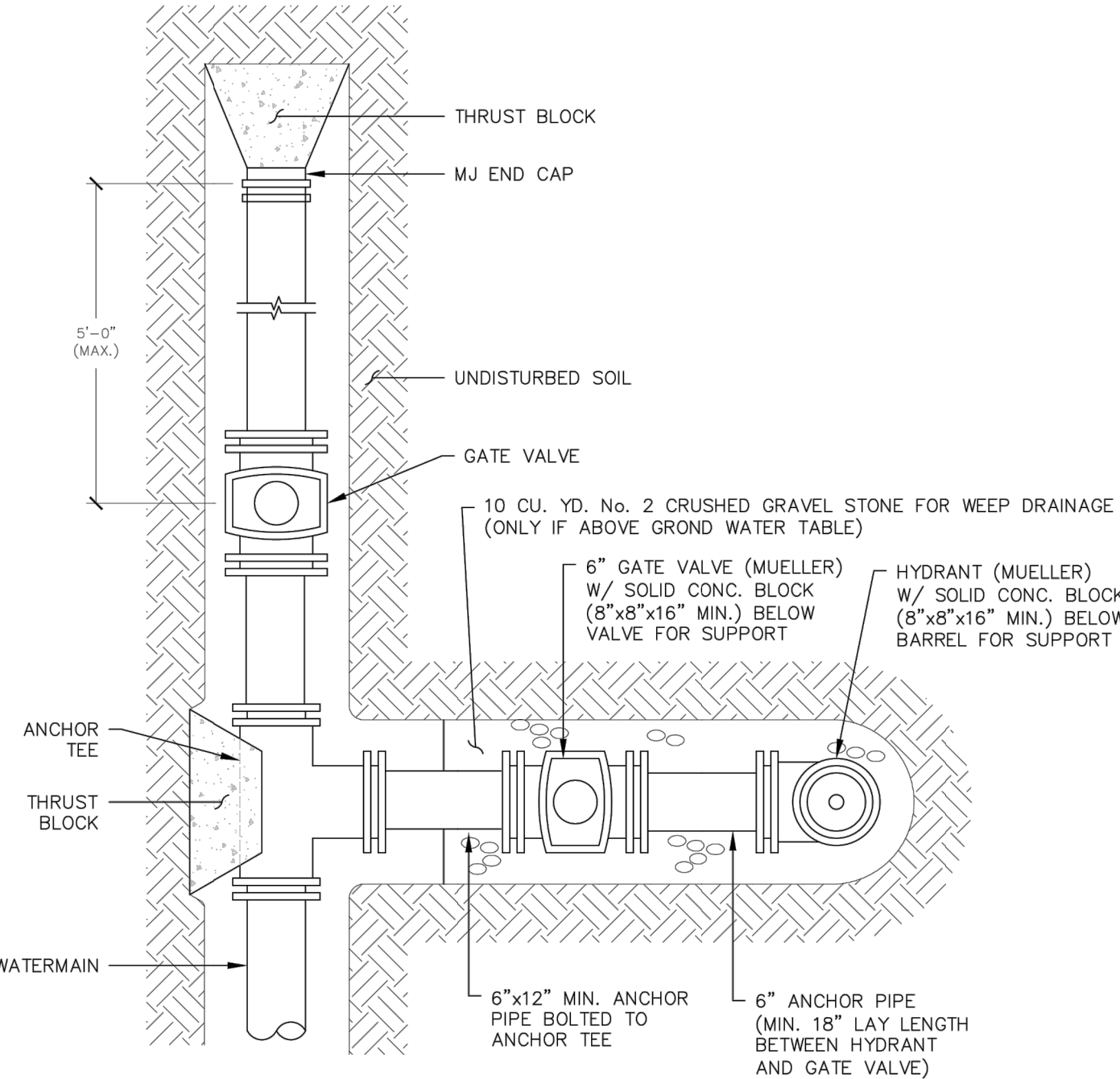
WET EARTH (3)

BEDDING SPECIFICATION:

SEE INSTRUCTIONS FOR DUCTILE IRON PIPE, BEDDING IN WET EARTH

BACKFILL SPECIFICATION:

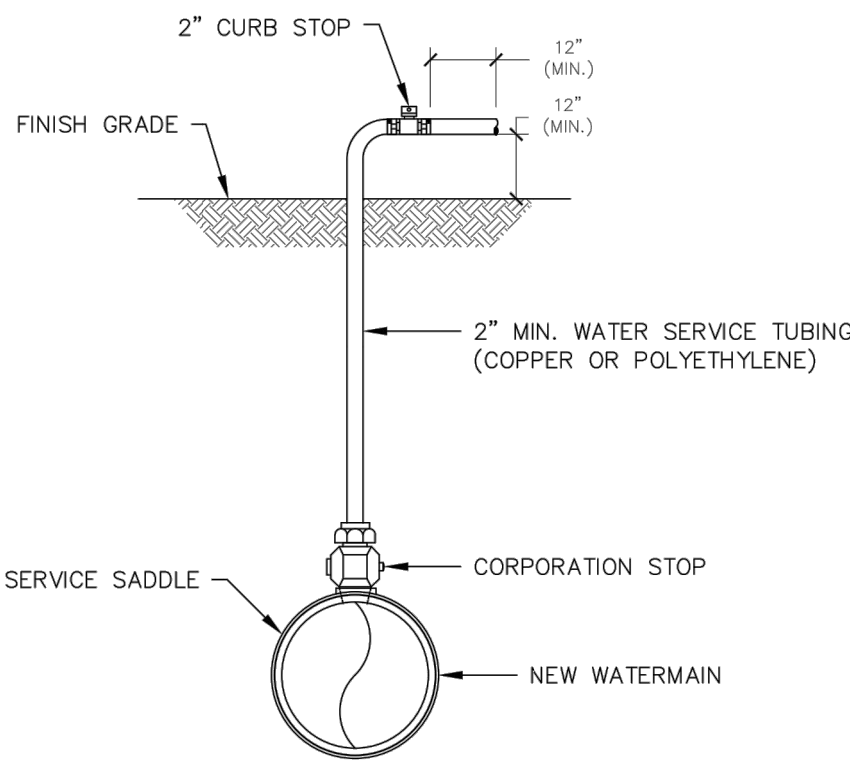
SEE INSTRUCTIONS FOR DUCTILE IRON PIPE, BACKFILL IN WET EARTH



NOTES:

- IF GROUND WATER IS ENCOUNTERED, THE WEEP HOLES MUST BE PLUGGED AND THE HYDRANT MARKED.
- HYDRANTS SHALL BE PAINTED RED.

END OF MAIN HYDRANT UNIT



NOTES:

- UPON NOTIFICATION FROM THE HEALTH DEPARTMENT THAT A SATISFACTORY WATER SAMPLE HAS BEEN OBTAINED, SHUT DOWN CORPORATION STOP AND REMOVE THE SERVICE TUBING.
- IMMEDIATELY PRIOR TO PLACING THE WATER MAIN IN SERVICE THE CONTRACTOR SHALL REMOVE ALL CORPORATIONS ASSOCIATED WITH TEMPORARY FACILITIES (I.E. SAMPLING TAPS, ETC.) AND REPLACE WITH THREADED BRASS PLUGS.
- FOR DISINFECTION/SAMPLING TAPS THAT ARE NOT NEEDED TO BLOW-OFF, 1" DISINFECTION/SAMPLING TAPS ARE ACCEPTABLE.
- 1000 LF MAXIMUM DISTANCE BETWEEN SAMPLE TAPS UNLESS OTHERWISE SPECIFIED BY ENGINEER.

TEMPORARY DISINFECTION / SAMPLING TAP / BLOW-OFF

PIPE BEDDING DETAILS FOR WATERMAIN

TYPE OF UTILITY:

WATERMAIN

PIPE MATERIAL:

PVC PRESSURE PIPE

APPLICABLE PIPE SIZE:

4" TO 24"

TRENCH WIDTH:

MAX. O.D. + 24"

TRENCH CONDITIONS:

SELECT EARTH

BEDDING SPECIFICATION:

THE TRENCH BOTTOM SHALL BE TRUE, EVEN, AND FREE FROM STONES, LARGE DIRT CLODS, OR ANY FROZEN MATERIAL WITH ANY DIMENSION GREATER THAN 1/2". PIPE TO BE BEDDED FROM BOTTOM OF TRENCH UP TO 12" ABOVE TOP OF PIPE WITH GRANULAR SAND MEETING THE STANDARDS OF NYSDOT SPEC. 703.03. DEPRESSIONS SHALL BE PROVIDED IN THE TRENCH BOTTOM FOR PIPE BELLS AT EACH JOINT AND TO ALLOW FOR WITHDRAWAL OF PIPE SLINGS. THIS IS TO ASSURE THAT THE PIPE BARREL LIES FLAT ON THE TRENCH BOTTOM.

BACKFILL SPECIFICATION:

ALL BACKFILL MATERIAL SHALL BE FREE FROM CINDERS, ASHES, REFUSE, VEGETABLE OR ORGANIC MATERIAL, BOULDERS, ROCKS OR STONES, OR FROZEN MATERIAL AND ANYTHING HAVING A DIMENSION GREATER THEN 1/2" OR ANY OTHER MATERIAL THAT IN THE OPINION OF THE OWNER IS UNSUITABLE. SAFETY COVER MEASURING 12" DEEP SHALL BE PROVIDED ON TOP OF THE BEDDING MATERIAL AND SHALL MEET THE STANDARDS OF GRADATION FOR SELECT GRANULAR FILL (NYSDOT SPEC. 203.2.06. EXCAVATED MATERIAL MAY BE USED FOR BACKFILL PROVIDED THAT SUCH MATERIAL CONSISTS OF LOAM, CLAY, SAND, GRAVEL, OR OTHER MATERIALS THAT IN THE OPINION OF THE OWNER ARE SUITABLE FOR BACKFILLING EXCEPT WITHIN THE LIMITS OF DEDICATED ROADWAYS.

BACKFILL BENEATH DEDICATED ROADWAYS TO BE FULL DEPTH TYPE 2 CRUSHER RUN STONE MEETING THE STANDARDS OF NYSDOT SPEC. 304.12.

THE BALANCE OF THE BACKFILL NEED NOT BE AS CAREFULLY SELECTED AS THE INITIAL MATERIAL. IT SHALL BE PLACED IN UNIFORM LAYERS IN SUCH A MANNER AS TO PROVIDE A UNIFORMLY DENSE BACKFILL LOAD ON THE PIPE AND AVOID UNFILLED SPACES IN THE BACKFILL. ROLLING EQUIPMENT SHALL NOT BE USED UNTIL A MINIMUM OF 18" OF BACKFILL MATERIAL COVER THE TOP OF THE PIPE.

REFER TO APPROPRIATE AGENCY FOR SANITARY SEWER BEDDING REQUIREMENTS

PIPE SIZE (INCHES)	90° BEND	45° BEND	22.5° BEND	11.25° BEND	SIZE ON DEAD END
4	13 FT.	—	—	—	29 FT.
6	17 FT.	8 FT.	4 FT.	3 FT.	36 FT.
8	22 FT.	10 FT.	5 FT.	3 FT.	48 FT.
12	33 FT.	14 FT.	7 FT.	4 FT.	78 FT.
14	38 FT.	16 FT.	7 FT.	4 FT.	97 FT.
16	44 FT.	18 FT.	9 FT.	4 FT.	110 FT.

NOTES:

- RECOMMENDED RESTRAINED LENGTHS FOR STRAIGHT TEES ASSUME A MINIMUM 10' LENGTH OF PIPE ATTACHED TO EACH SIDE OF THE RUN.
- BR. ONLY INDICATES RESTRAINT AT TEE BRANCH ONLY.
- ALL BENDS (DEGREE CHANGES) ARE CALCULATED AS HORIZONTAL.
- DEAD-END SERVICE CONSTITUTES CAPS, PLUGS, VALVES AND HYDRANTS.

HORIZONTAL BEND RESTRAINT

PIPE SIZE (INCHES)	90° BEND	45° BEND	22.5° BEND	11.25° BEND
6	35/10	14/6	7/3	4/2
8	45/13	22/10	11/5	5/2
12	65/19	31/14	16/7	7/3
14		40/18	19/8	10/4
16		45/18	22/9	11/4

NOTES:

- ALL BENDS (DEGREE CHANGES) ARE CALCULATED AS VERTICAL. THE FIRST RESTRAINED LENGTH (FEET) IS FOR THE HIGH-SIDE BENDS (L_{HS}) AND THE SECOND RESTRAINED LENGTH (FEET) INDICATES THE LOW-SIDE BENDS (L_{LS}). LENGTHS WERE CALCULATED USING A CONSISTENT 5 FOOT DEPTH OF COVER FOR THE WATERMAIN.

VERTICAL BEND RESTRAINT

PIPE SIZE (INCHES)	TEE (REDUC.)	STRAIGHT REDUCER
8 X 4	BR.	55/29
8 X 6	BR.	22/17
12 X 6	BR.	81/42
12 X 8	BR.	54/36
12 X 10	BR.	20/17
16X 10	BR.	48/30
16 X 12	BR.	29/32

RESTRAINED LENGTHS FOR REDUCING FITTINGS

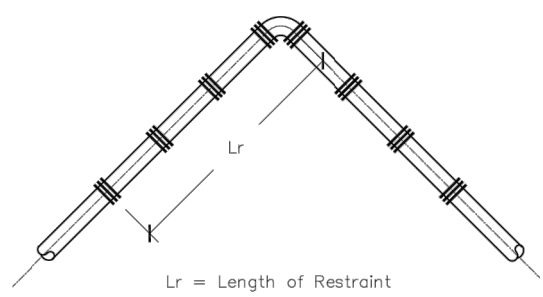
PIPE SIZE (INCHES)	VALVE L/R
6	40"
8	40"
12	76"
14	97"
16	110"

RESTRAINED LENGTHS FOR VALVES

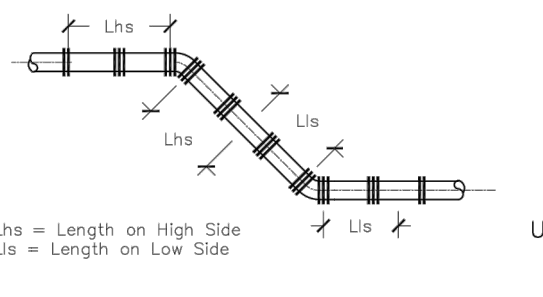
NOTES:

- RECOMMENDED RESTRAINED LENGTHS FOR STRAIGHT TEES ASSUME A MINIMUM 10' LENGTH OF PIPE ATTACHED TO EACH SIDE OF THE RUN.
- BR. ONLY INDICATES RESTRAINT AT TEE BRANCH ONLY.
- STRAIGHT REDUCER UNRESTRICTED RESTRAINED LENGTHS OFFER THE OPTION OF RESTRAINING RECOMMENDED DISTANCES ON THE SMALL-END SIDE (FIRST RESTRAINED LENGTH PROVIDED) OR THE LARGE-END SIDE (SECOND RESTRAINED LENGTH PROVIDED).

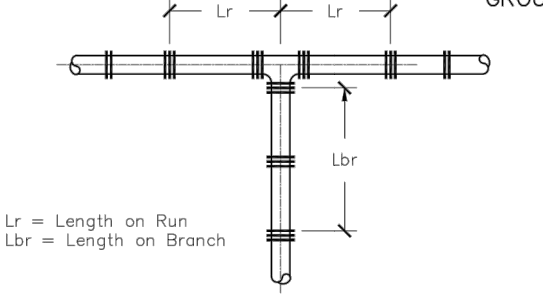
MECHANICAL JOINT PIPE RESTRAINTS



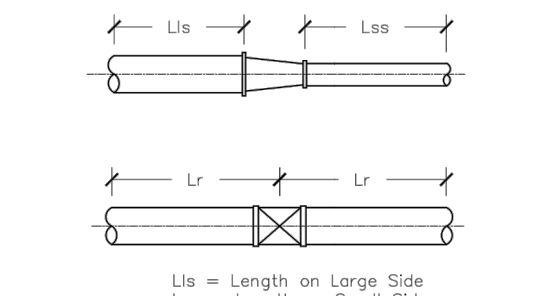
HORIZONTAL BEND



VERTICAL DOWN BEND AND OFFSET



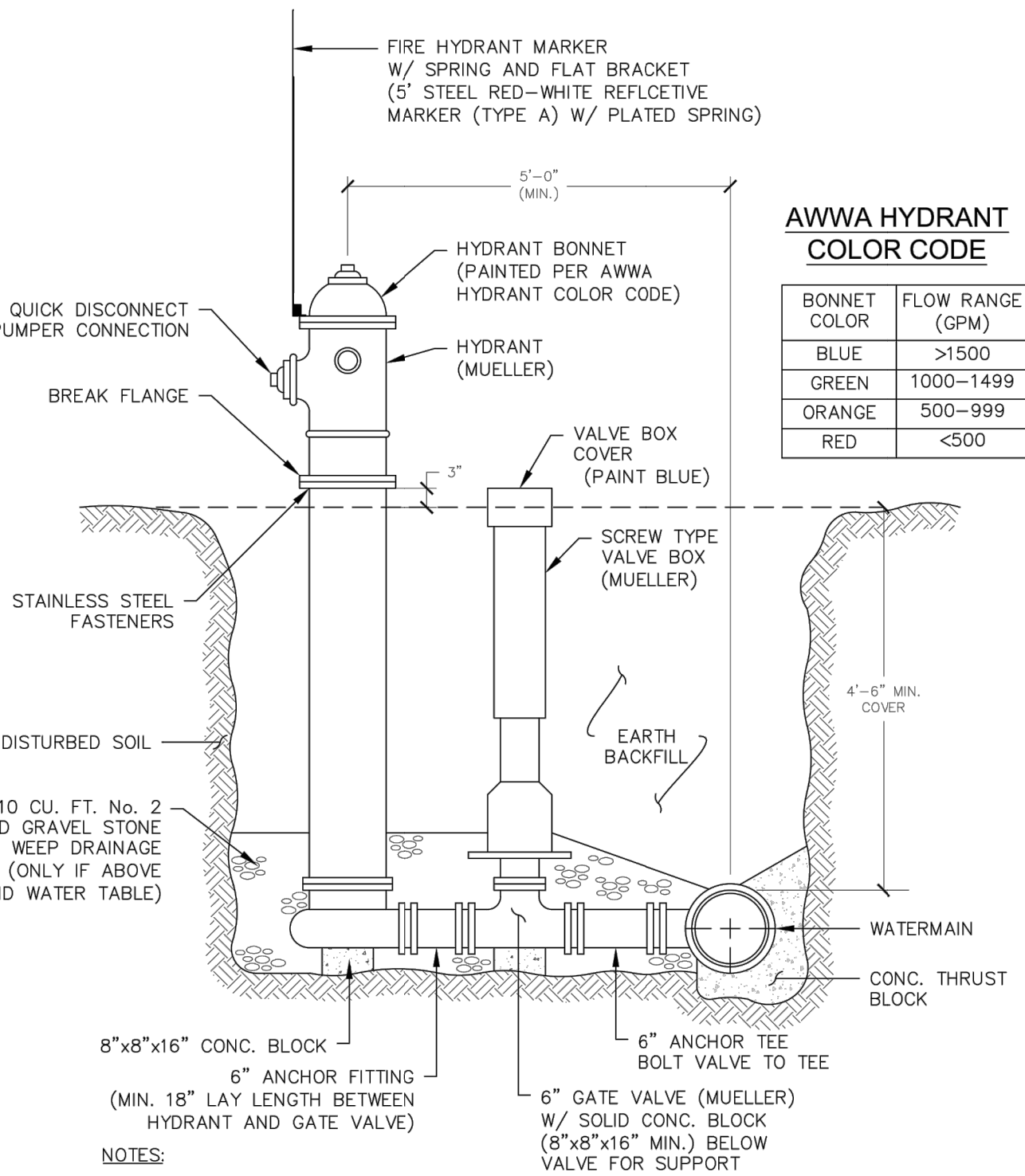
TEE



TEE

CONDITION	SCHEMATIC	REQUIREMENTS
I WATER LINE ABOVE SEWER LINE		A) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE CENTERED AT CROSSING. EACH LENGTH OF PIPE TO BE 10 FT. MINIMUM. B) BACKFILL WITH COMPACTED CRUSHER RUN STONE.
II WATER LINE ABOVE SEWER LINE		A) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE CENTERED AT CROSSING. EACH LENGTH OF PIPE TO BE 10 FT. MINIMUM. B) WHEN BOTH WATER LINE AND SEWER LINE ARE NEW, SLEEVE SEWER LINE WITH STEEL CASING FOR 10 FT. EACH SIDE OF CROSSING. C) WHEN ONE LINE IS EXISTING, SLEEVE PIPE BEING INSTALLED WITH STEEL CASING FOR 10 FT. EACH SIDE OF CROSSING. D) BACKFILL WITH COMPACTED CRUSHER RUN STONE.
III SEWER LINE ABOVE WATER LINE		A) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE CENTERED AT CROSSING. EACH LENGTH OF PIPE TO BE 10 FT. MINIMUM. B) SLEEVE SEWER LINE WITH STEEL CASING FOR 10 FT. EACH SIDE OF CROSSING. C) PROVIDE CRADLE OF CONCRETE OR CRUSHER RUN STONE (SEE TRENCH DETAIL BELOW) FOR WATER LINE AND SEWER LINE FOR 10 FT. EACH SIDE OF CROSSING.
NOTES		
WL (WATER LINE) SL (SEWER LINE) D (OUTSIDE DIAMETER OF PIPE)		
IN NO CASE SHALL PIPES BE CLOSER THAN 18" APART. DISTANCES ARE MEASURED BETWEEN OUTSIDES OF PIPE.		

WATERMAIN/SEWER CROSSING DETAIL



AWWA HYDRANT COLOR CODE

BONNET COLOR	FLOW RANGE (GPM)
BLUE	>1500
GREEN	1000-1499
ORANGE	500-999
RED	<500

- IF GROUND WATER IS ENCOUNTERED, THE WEEP HOLES MUST BE PLUGGED AND THE HYDRANT MARKED.
- HYDRANTS SHALL BE PAINTED RED.

HYDRANT UNIT

PRELIMINARY

SITE PLANS PREPARED FOR:

WILLIAM METROSE, LTD

11-Lot Residential Conservation Subdivision

SHOWING LAND IN:

5100 & 5150 BRISTOL ROAD

TOWN OF CANANDAIGUA

COUNTY OF ONTARIO

REVISIONS

NO.	DATE	DESCRIPTION OF REVISION	BY	RB	IPS
1	10/21/20	TOWN OF CANANDAIGUA, INC.			
2	01/06/21	PER OWNER / RB WTC.			

MarksEngineering



STAMP

NOT FOR CONSTRUCTION

DRAWING TITLE:

DETAILS

DRAWN BY:

KRB

DESIGNED BY:

BAM

CHECKED BY:

BAM

SCALE:

AS NOTED

JOB NO.:

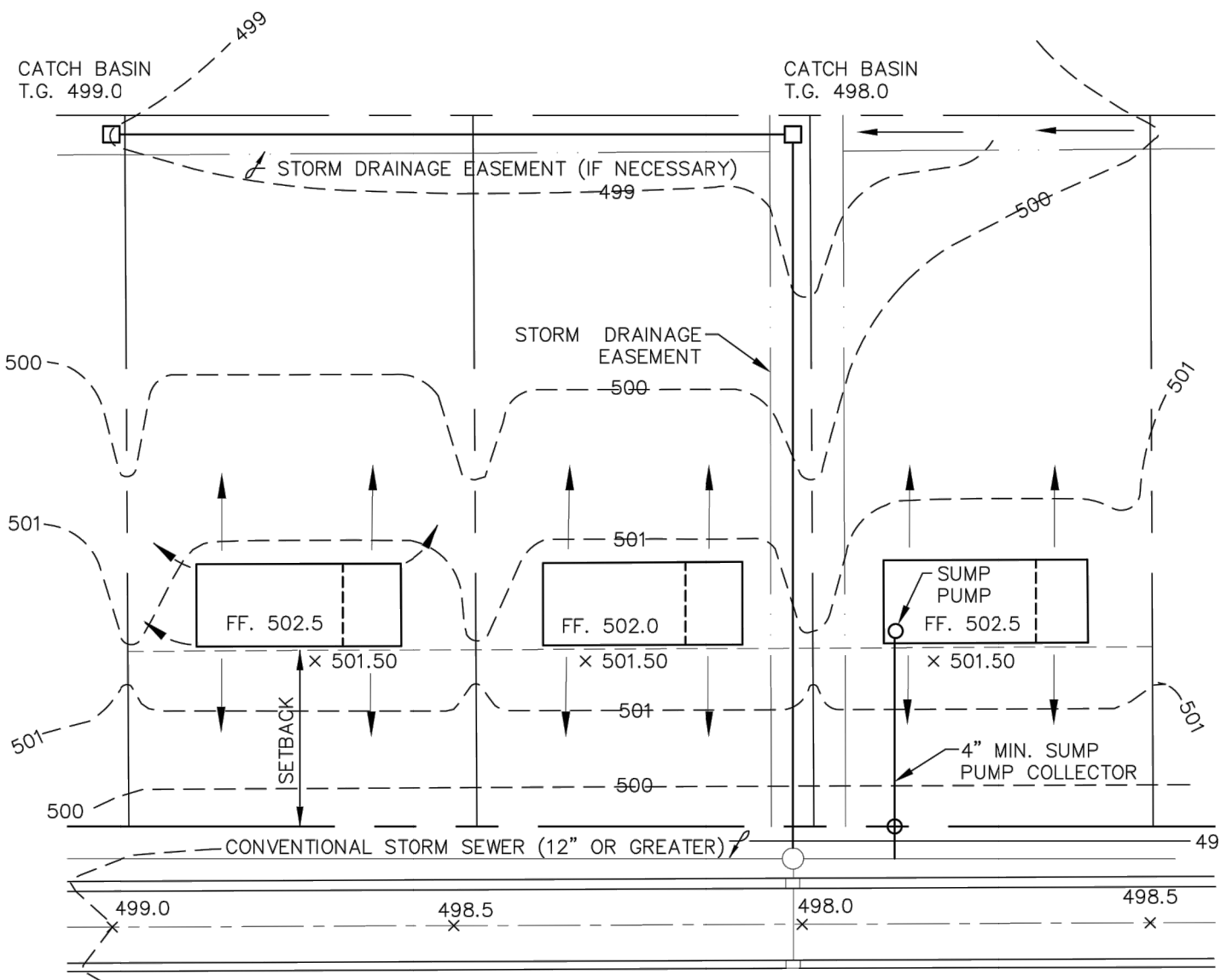
19-094

DATE:

09/09/2020

TAX MAP#:

C503



- LEGEND
- 502 --- ORIGINAL CONTOURS
 - 501 --- PROPOSED CONTOURS
 - FLOW ARROWS
 - x 498.50 SPOT ELEVATIONS
 - STORM SEWER & MANHOLE
 - CATCH BASIN

TYPICAL GRADING PLAN

TYPE OF UTILITY: STORM SEWER
PIPE MATERIAL: PVC
APPLICABLE PIPE SIZE: 4" TO 15"
TRENCH WIDTH: MAX. O.D. + 24"

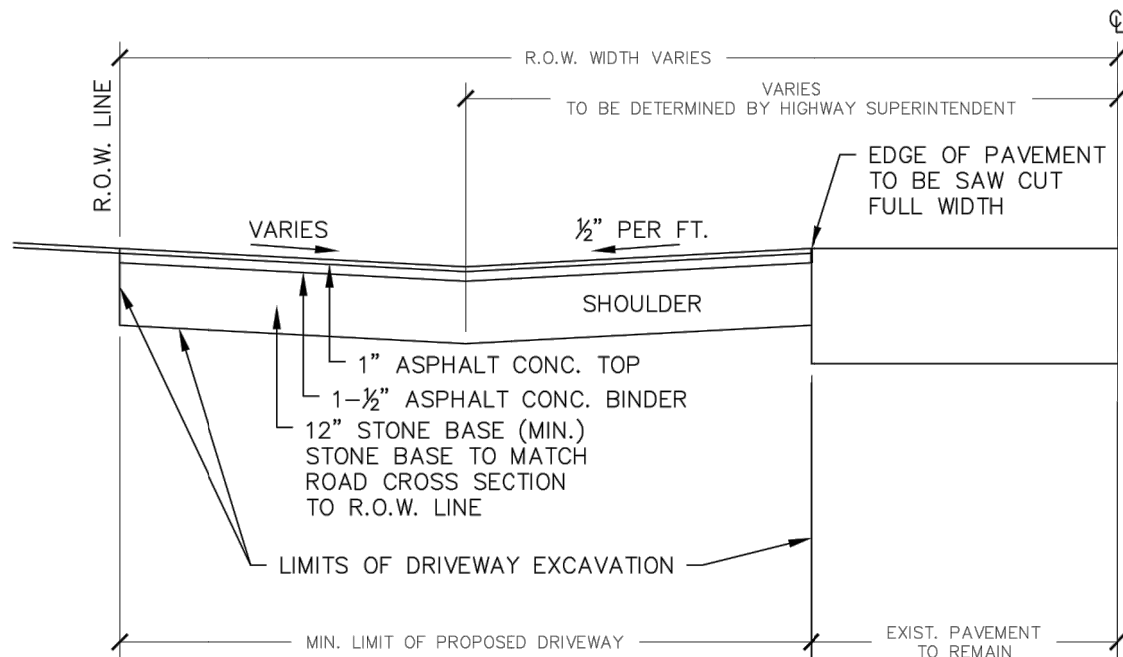
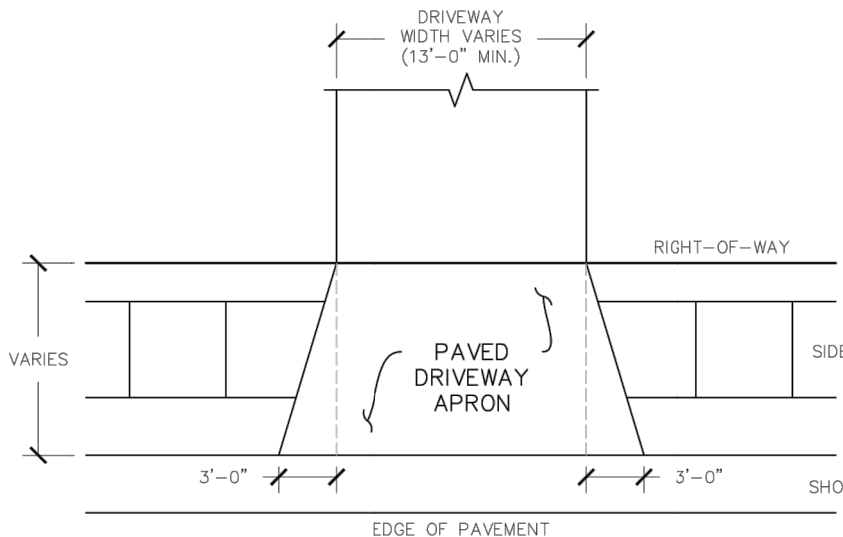
TRENCH CONDITIONS: SELECT EARTH

BEDDING SPECIFICATION: THE TRENCH BOTTOM SHALL BE TRUE, EVEN, AND FREE OF LARGE STONES, LARGE DIRT CLODS, AND ANY OTHER FROZEN MATERIAL AS APPROVED BY THE ENGINEER. A MINIMUM OF THREE (3) INCHES OF NO. 1 AND NO. 1A CRUSHED STONE MIXED EQUALLY (NYSDOT GRADATION TABLE 703-4) SHALL BE INSTALLED AND TAMPED TO PROVIDE SATISFACTORY BEDDING FOR THE PIPE WHICH IS FIRM AND GIVES CONTINUOUS SUPPORT OF THE PIPE BARREL. DEPRESSIONS SHALL BE FOLLOWED IN THE TRENCH BOTTOM FOR PIPE BELLS AT ALL JOINTS IN THIS GRANULAR LIFT.

BACKFILL SPECIFICATION: INITIAL BACKFILL FROM THE TOP OF THE PIPE BEDDING MATERIAL TO THE SPRING LINE OF THE PIPE SHALL CONSIST OF NO. 1 AND NO. 1A CRUSHED STONE (NYSDOT GRADATION TABLE 703-4) MIXED EQUALLY.

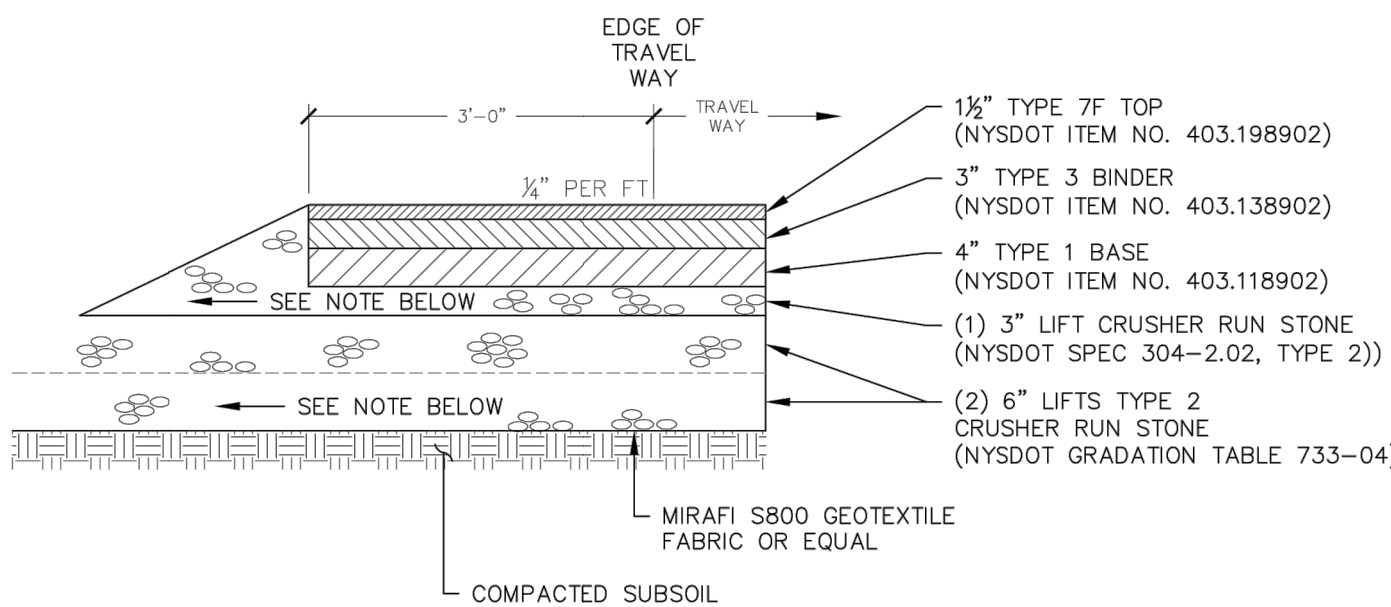
FROM THE SPRING LINE OF THE PIPE TO 12" ABOVE THE TOP OF THE PIPE APPROVED SELECT BACKFILL MATERIAL, FREE OF LARGE STONES, DIRT CLODS, OR FROZEN MATERIAL WITH ANY DIMENSION GREATER THAN 1-1/2" SHALL BE INSTALLED.

THE REMAINDER OF THE BACKFILL MATERIAL NEED NOT BE AS CAREFULLY SELECTED AS THE INITIAL BACKFILL. LARGE STONES SHALL BE AVOIDED THAT COULD DAMAGE THE INSTALLED PIPE WHEN DROPPED OR WHEN FORCE THROUGH THE SOIL CUSHION OF THE INITIAL BACKFILL.



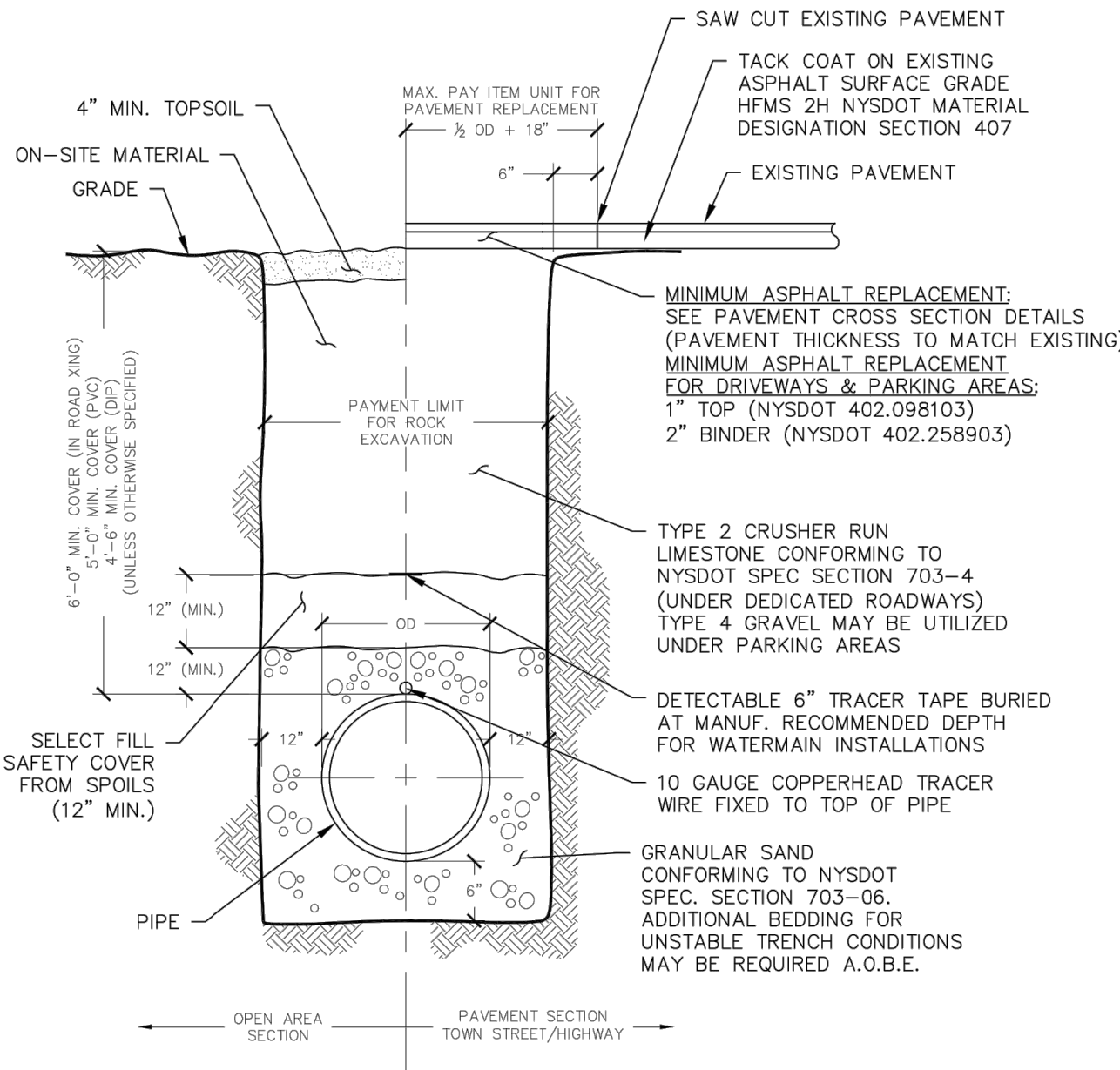
- NOTES:
- DRIVEWAYS FRONTING ON TOWN ROADS SHALL BE PAVED A MINIMUM OF 30 FEET EXTENDING FROM THE EDGE OF PAVEMENT TO R.O.W. UNLESS OTHERWISE INDICATED BY THE TOWN.
 - THE APPLICANT SHALL NOTIFY THE HIGHWAY SUPERINTENDENT AT LEAST 48 HOURS PRIOR TO PERFORMING THE WORK TO SCHEDULE A FIELD INSPECTION.
 - A MAXIMUM 3% LEVELING AREA TO BE PROVIDED FOR THE FIRST 30 FEET FROM THE EDGE OF PAVEMENT.

TYPICAL DRIVEWAY APRON DETAIL



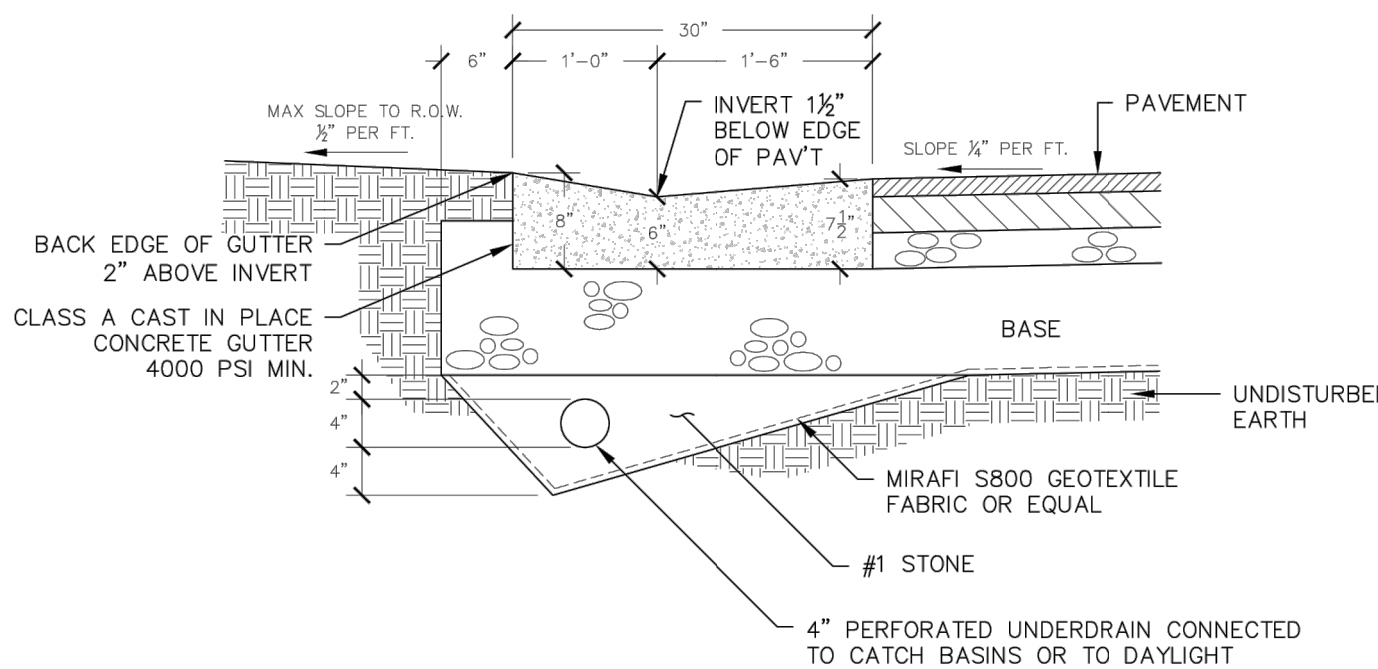
- NOTES:
- EXTEND SUBBASE TO SWALE PER APPENDICES H-2.0, H-2.1, H-2.2
 - PROVIDE 4" UNDERDRAIN IF SUBBASE CANNOT DAYLIGHT

STABILIZED SHOULDER SECTION

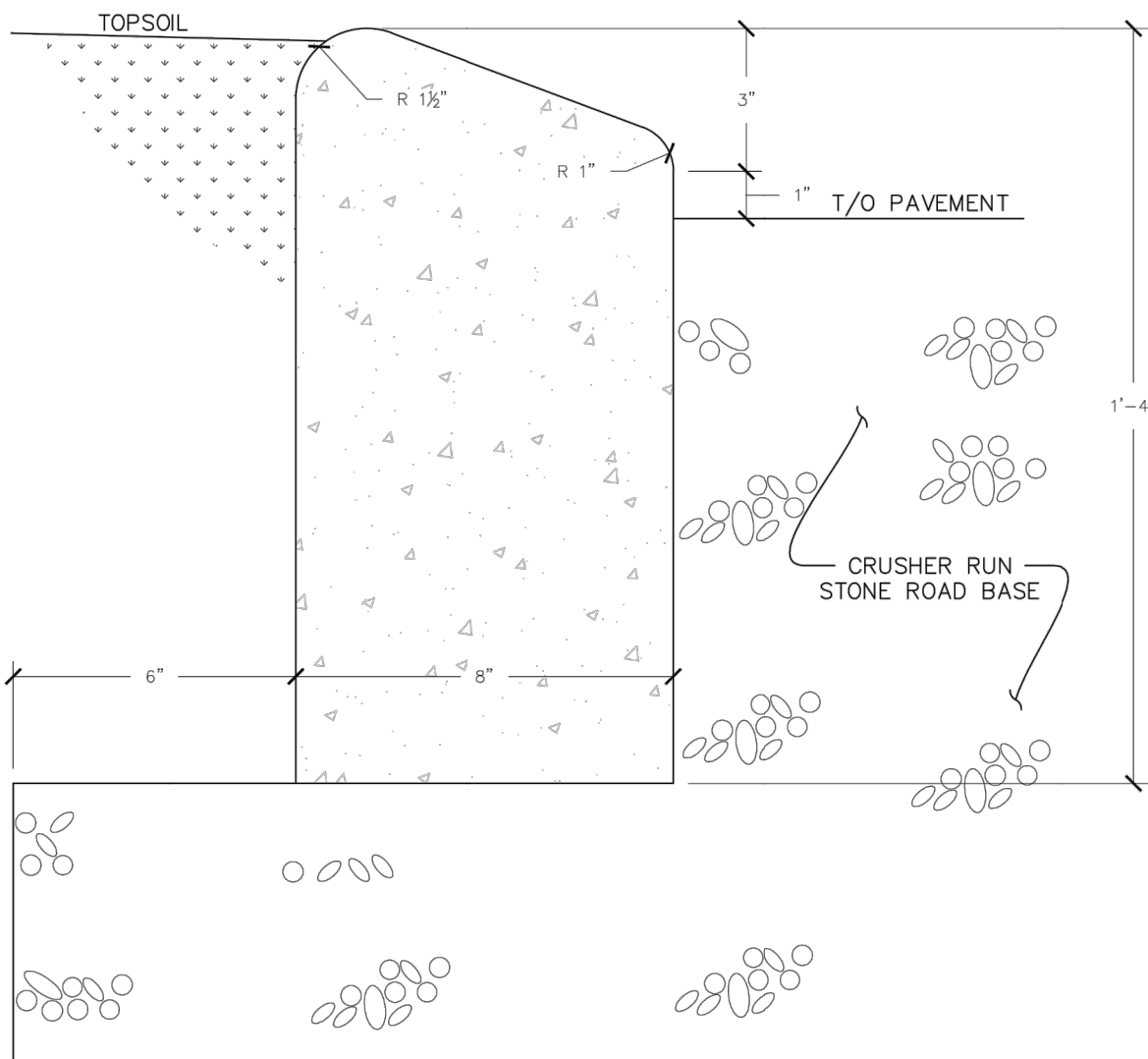


PIPE BEDDING/ TRENCH DETAIL (WATER/STORM)

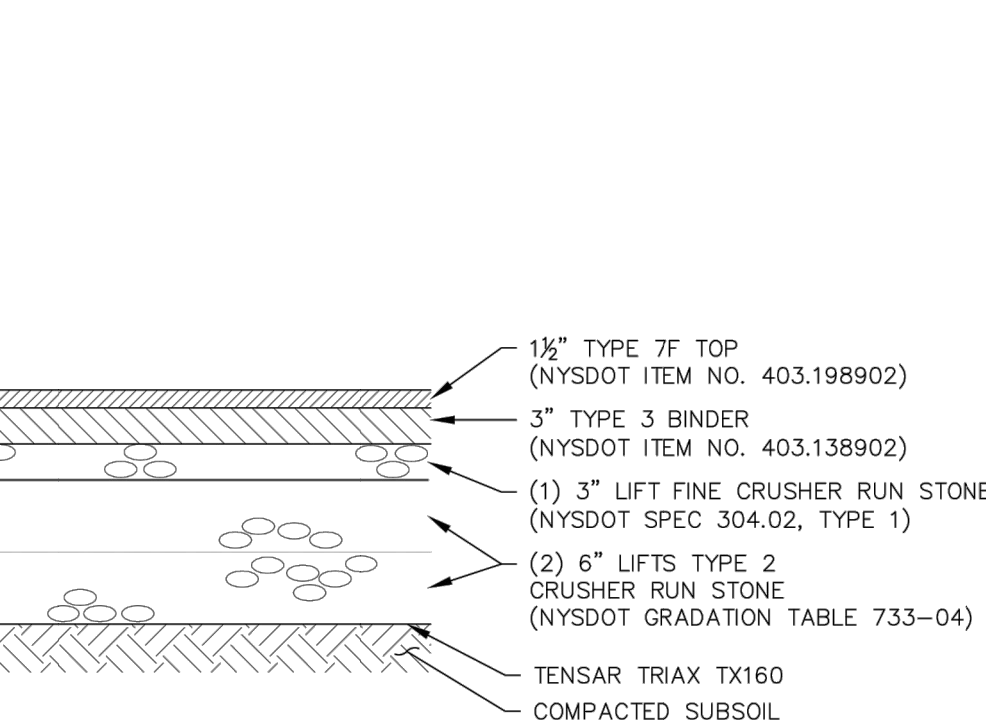
(OUTSIDE OF N.Y.S. HIGHWAYS)



GUTTER DETAIL



GUTTER AND CATCH BASIN APRON DETAIL

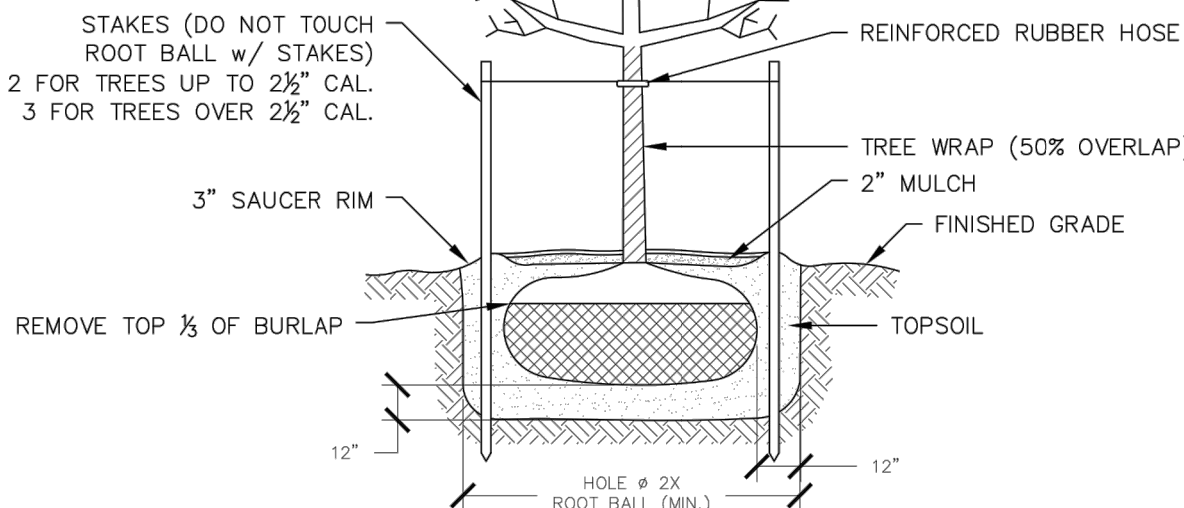


- NOTES:
- ALL DEPTHS DIMENSIONS ARE COMPACTED THICKNESS.
 - PAVEMENT THICKNESS MAY VARY AS REQUIRED BY TOWN ENGINEER
 - UNDERDRAIN AS REQUIRED
 - IF THE SUBGRADE IS FOUND TO HAVE TOO HIGH A MOISTURE CONTENT OR PUMPING FINES, A LIGHTWEIGHT NON-WOVEN GEOTEXTILE IS TO BE USED DIRECTLY UNDER THE GEGRID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

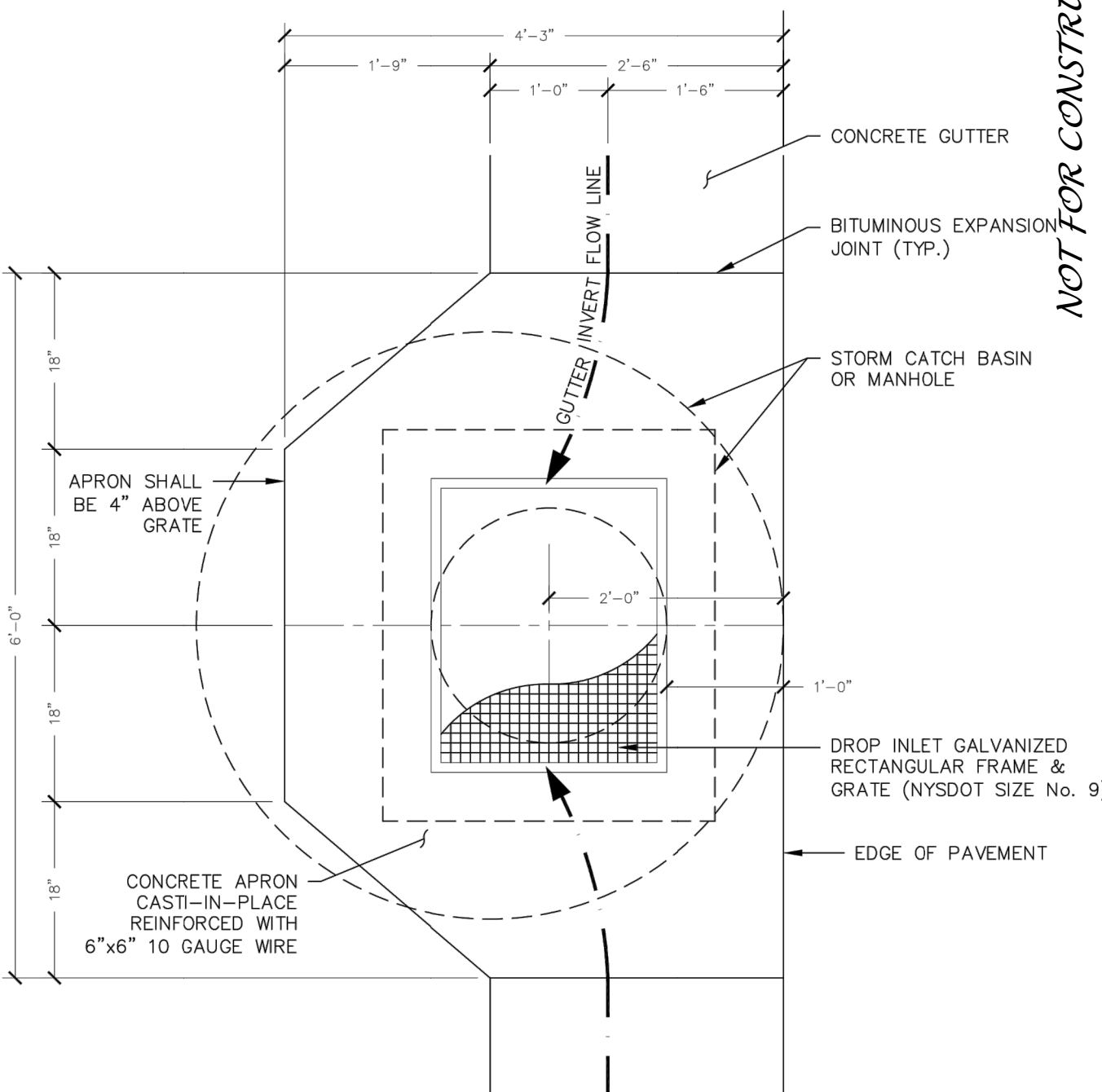
PAVEMENT CROSS SECTION

NOTES:

- TRIM BRANCHES BY 1/3 RETAINING NATURAL TREE SHAPE. NEVER CUT EVERGREEN LEADER.
- BASE OF PLANT PIT SHALL BE SCARIFIED TO A DEPTH OF 12" MIN.



TYPICAL TREE PLANTING DETAIL



- NOTES:
- CATCH BASINS SHOULD NOT BE PLACED IN DRIVEWAY AREAS OR IN FRONT OF DRIVEWAY AREAS.
 - SPECIAL DESIGN MAY BE REQUIRED FOR STEEP GRADE SECTIONS.

PRELIMINARY

SITE PLANS PREPARED FOR:

WILLIAM METROSE, LTD

11 LOT RESIDENTIAL CONSERVATION SUBDIVISION

SHOWING LAND IN:

5100 & 5150 BRISTOL ROAD

TOWN OF CANANDAIGUA

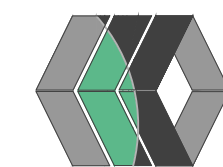
COUNTY OF ONTARIO STATE OF NEW YORK

DRAWING TITLE: DETAILS

DRAWN BY:	KRB
DESIGNED BY:	BAM
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	19-094
DATE:	09/09/2020
TAX MAP#:	

C504

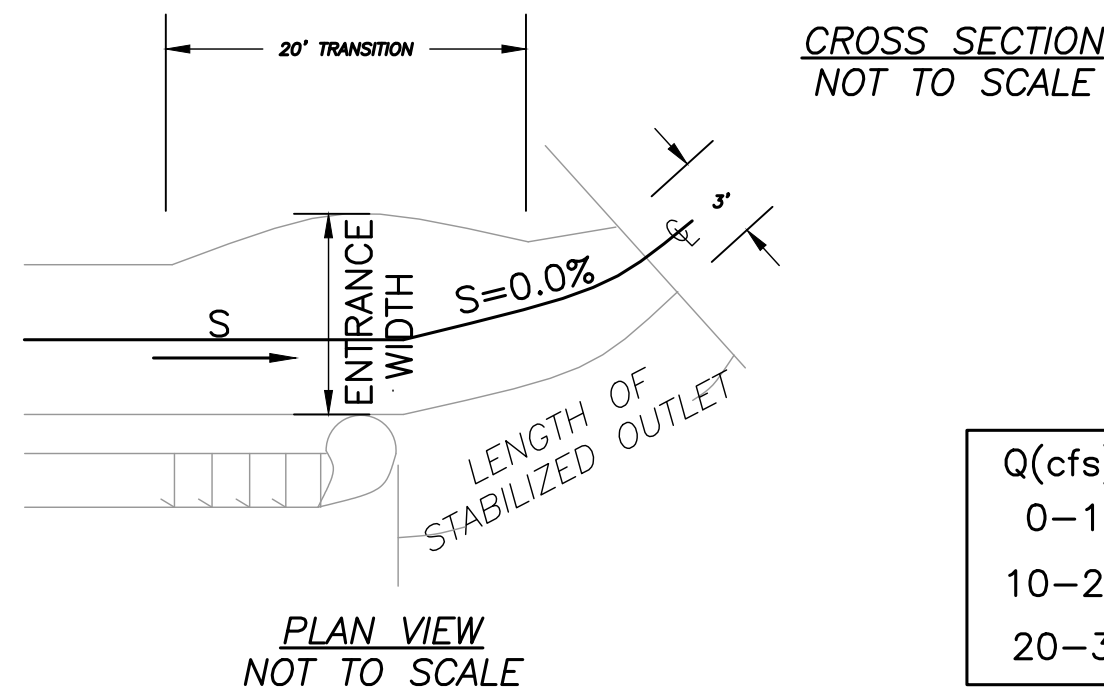
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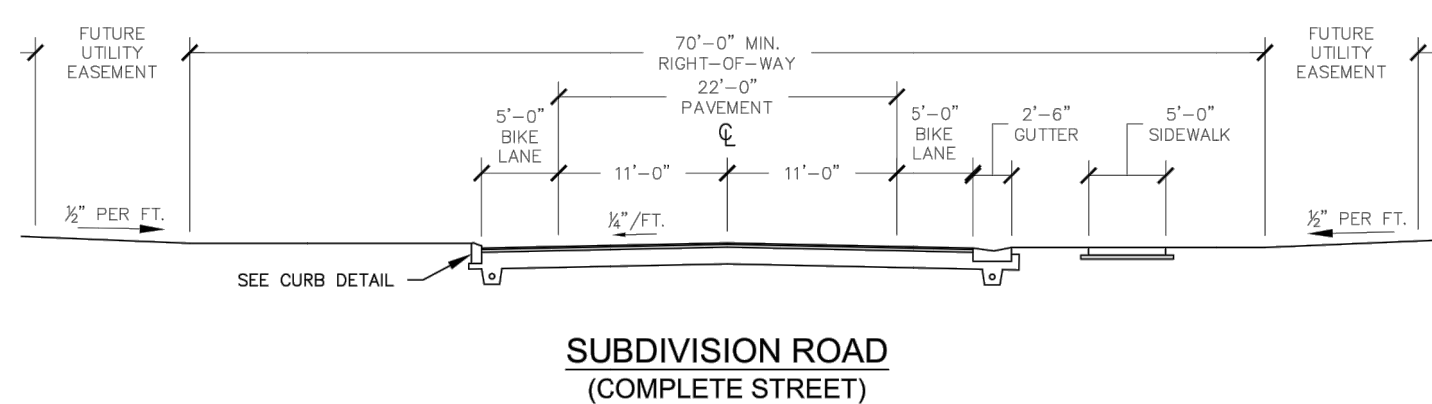
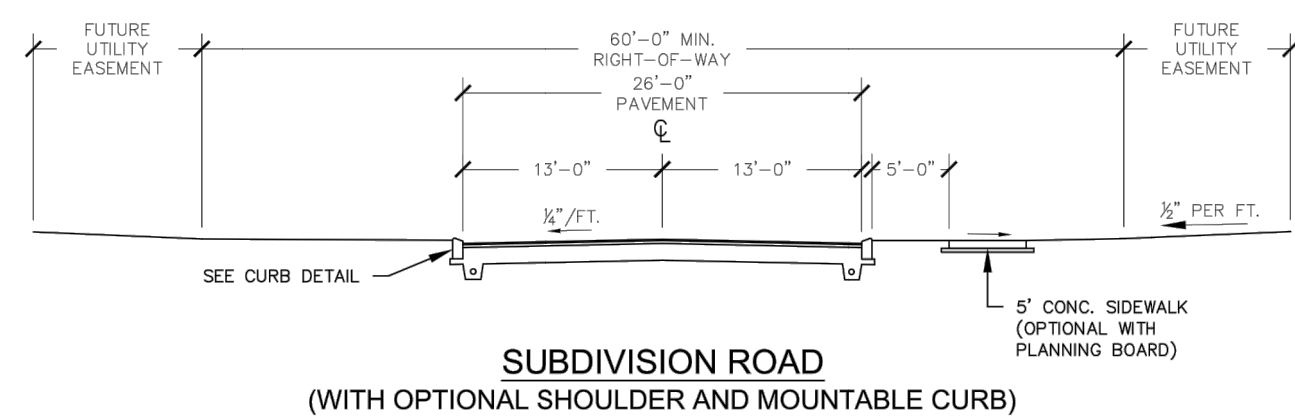
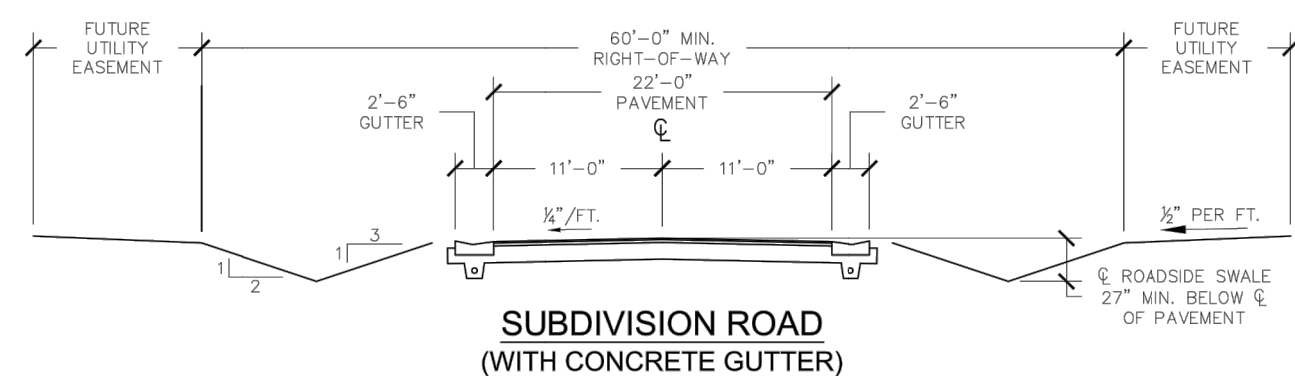
REVISIONS

NO.	DATE	DESCRIPTION OF REVISION	BY	FOR	PER
1	9/21/20	TOWN OF CANANDAIGUA PRC	KRB		
2	01/08/21	PER OWNER/ PB WIG.	JIS		

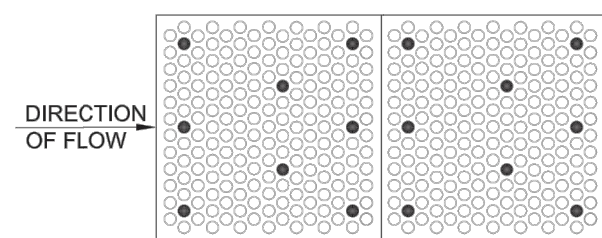
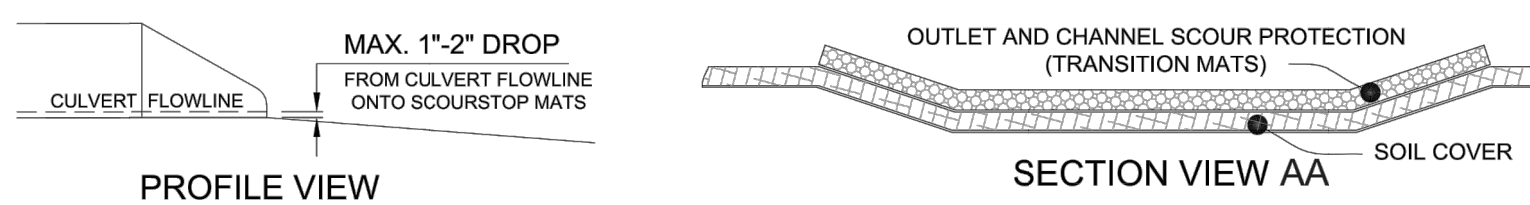
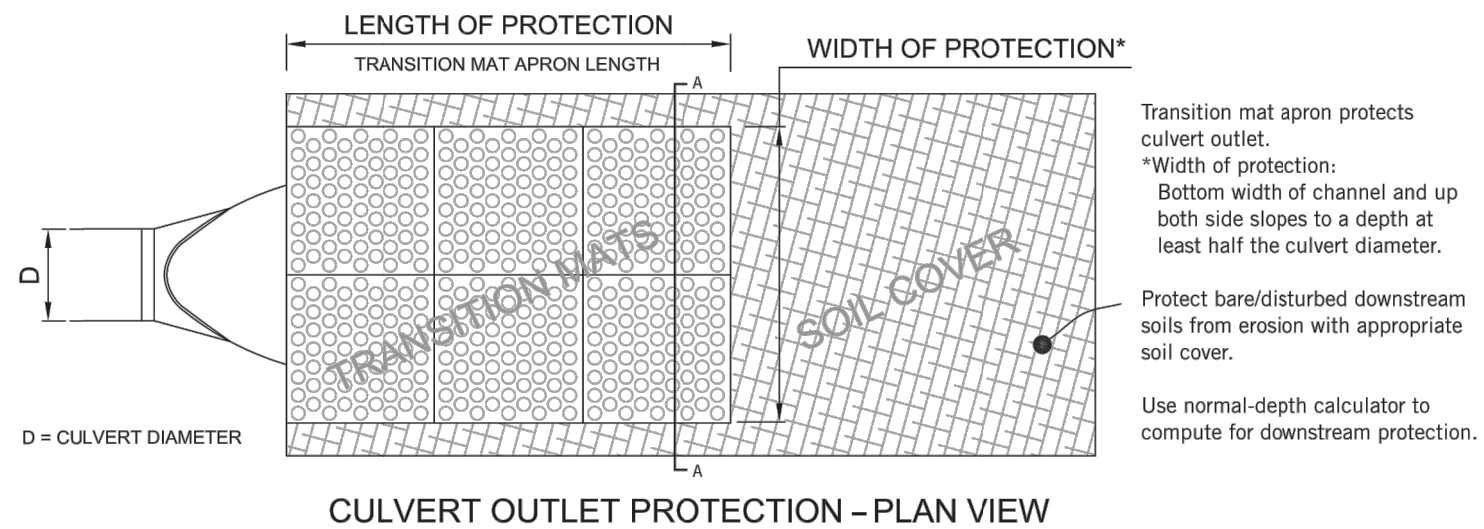


Q(cfs)	E.W.(ft)	D(ft)	LENGTH(ft)
0-10	10	0.5	10
10-20	16	0.6	20
20-30	24	0.7	30

1. THE MATTING SHOULD BE A MINIMUM OF 4FT. WIDE EXTENDING 6 INCHES OVER THE LIP AND BURIED 6 INCHES DEEP IN A VERTICAL TRENCH ON THE LOWER EDGE. THE UPPER EDGE SHOULD BUTT AGAINST SMOOTHLY CUT SOD AND BE SECURELY HELD IN PLACE WITH CLOSELY SPACED HEAVY DUTY WIRE STAPLES AT LEAST 12 INCHES IN LENGTH.
2. ENSURE THAT THE LIP IS LEVEL TO UNIFORMLY SPREAD DISCHARGE.
3. THE LIP SHALL BE CONSTRUCTED ON UNDISTURBED SOIL NOT FILL.
4. A 20 FOOT TRANSITION SECTION WILL BE CONSTRUCTED FROM THE DIVERSION CHANNEL TO THE SPREADER TO SMOOTHLY BLEND THE DIFFERENT DIMENSION AND GRADES.
5. THE RUNOFF DISCHARGE WILL BE OUTLETED ONTO A STABILIZED VEGETATED SLOPE NOT EXCEEDING 10%.
6. SEED AND MULCH THE DISTURBED AREA IMMEDIATELY AFTER CONSTRUCTION.

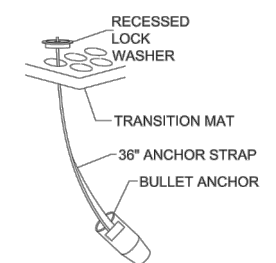


1. ScourStop mats must be installed over a soil cover: sod, seeded turf reinforcement mat (TRM), geotextile, or a combination thereof.
2. For steep slopes (>10%) or higher velocities (>10 ft/sec), sod is the recommended soil cover.
3. Follow manufacturer's **ScourStop Installation Guidelines** to ensure proper installation.
4. Install ScourStop mats at maximum 1'-2" below flowline of culvert or culvert apron. (No waterfall impacts onto ScourStop mats.)
5. Performance of protected area assumes stable downstream conditions.



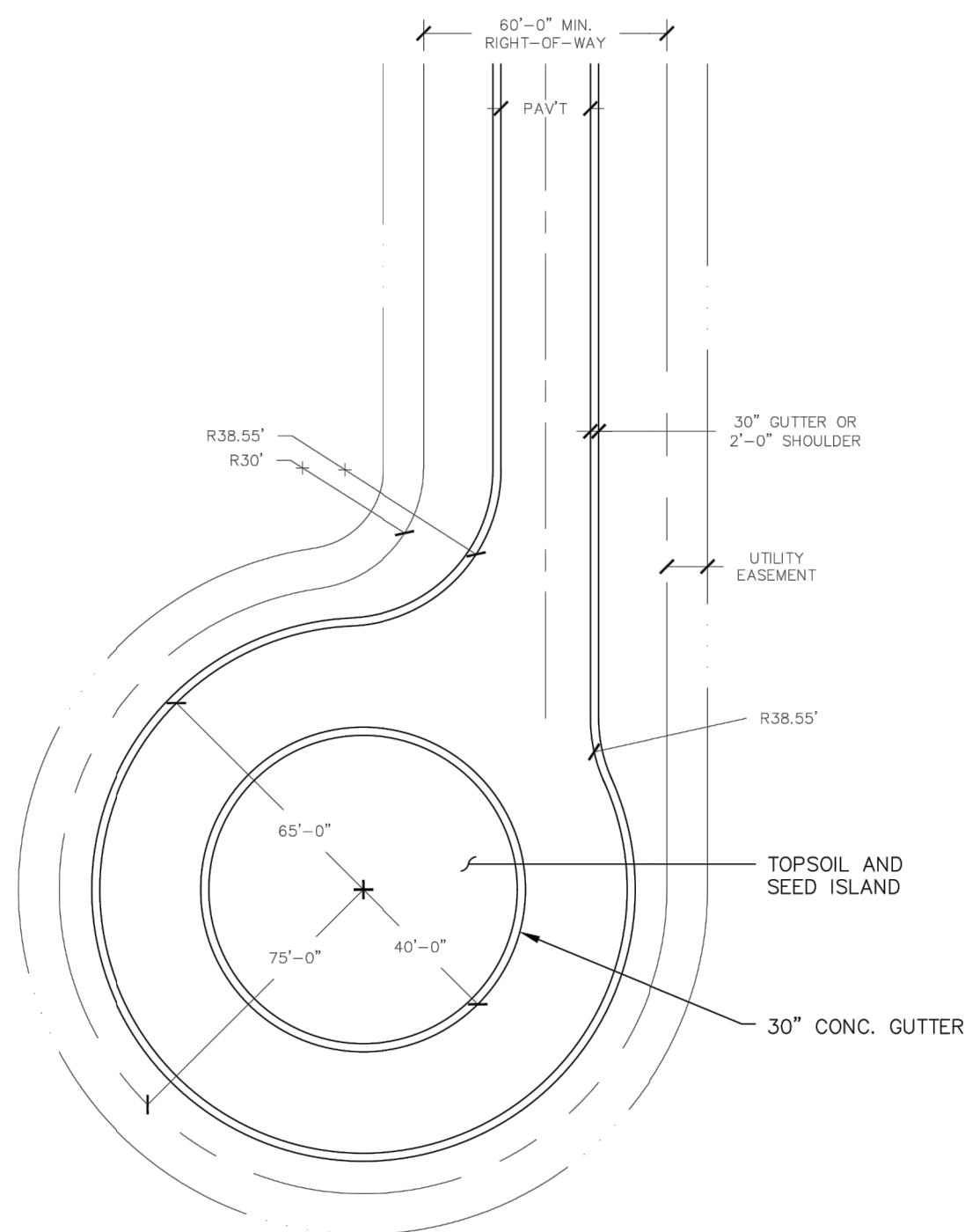
ANCHOR PATTERN

Abut transition mats to end of culvert or culvert apron.
Adjacent mats abut together laterally and longitudinally.
Minimum 8 anchors per mat.
Extra anchors as needed for loose or wet soils.
Extra anchors as needed for uneven soil surface.



ANCHOR ILLUSTRATION

Install anchors per **ScourStop Installation Guidelines**.
Minimum depth 24" in compacted, cohesive soil.
Minimum depth 30" in loose, sandy, or wet soil.
Extra anchors as needed to secure mat tightly over soil cover.



NOT FOR CONSTRUCTION



REVISIONS			
NO	DATE	DISCRIPTION OF REVISION	BY
1	9/21/20	TOWN OF CANADAMUQA PRC	KRB
2	01/06/21	PER OWNER/ PB MITG.	UPS

PRELIMINARY

SITE PLANS PREPARED FOR:

WILLIAM METROSE, LTD

11-LOT RESIDENTIAL CONSERVATION SUBDIVISION

SHOWING LAND IN:

5100 & 5150 ERISTOL ROAD

TOWN OF CANANDAIGUA

COUNTY OF ONTARIO

STATE OF NEW YORK

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