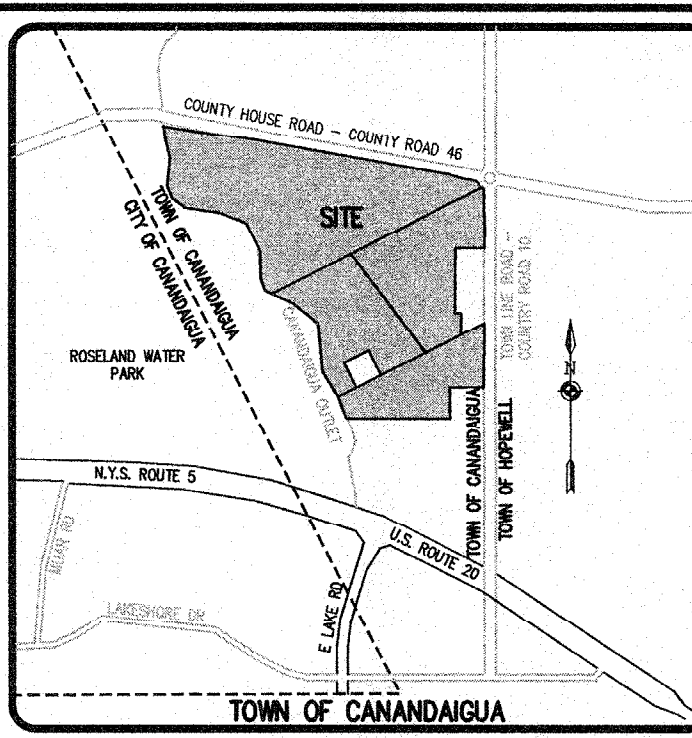
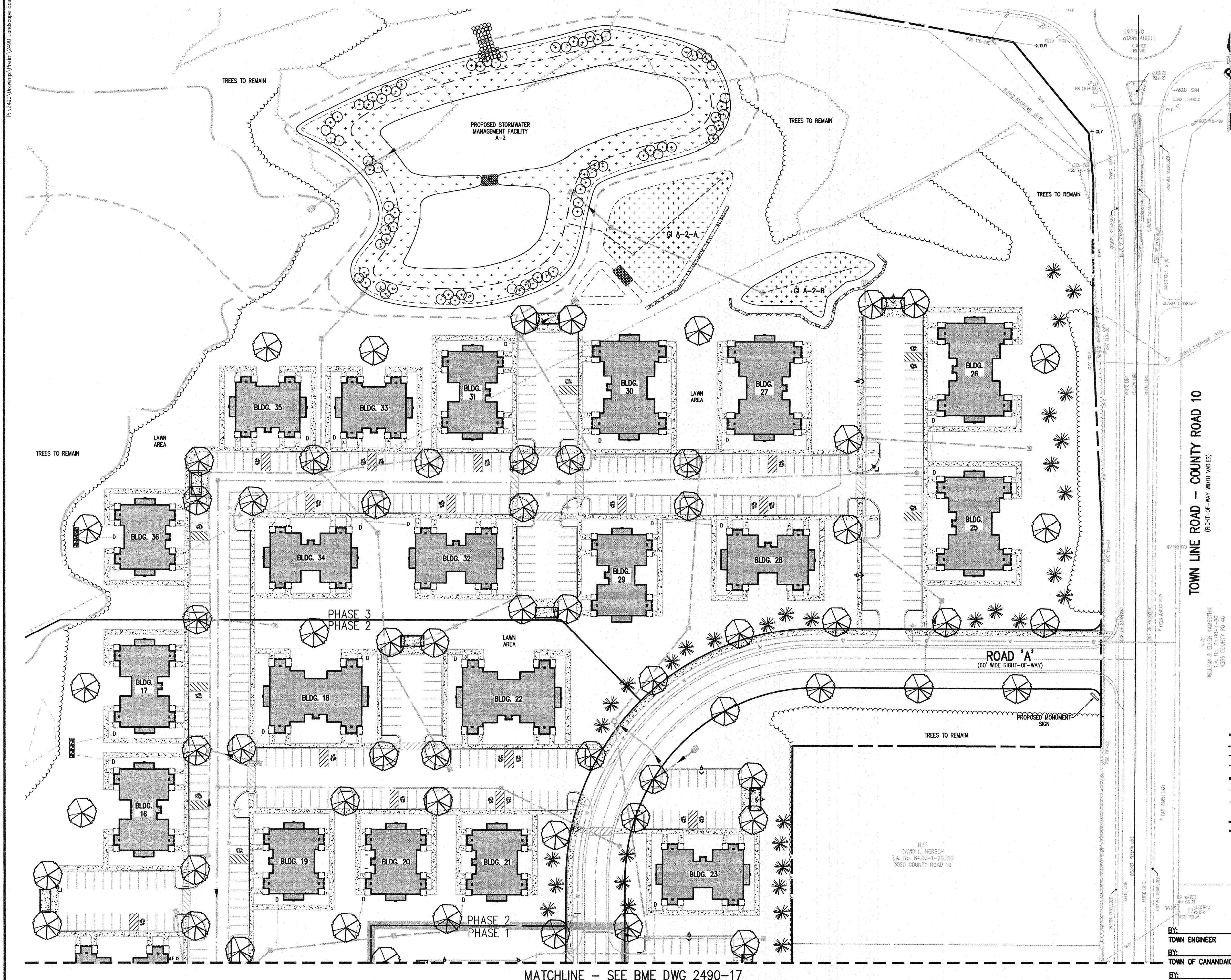


P: 2490 Drawings (Prelim) 2490 Landscape Bidding



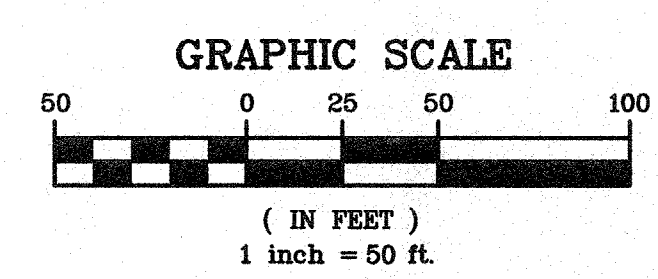
PLANT KEY

- SHADE TREES: (Symbol: Circle with crosshairs)
- EVERGREEN TREES: (Symbol: Star-like shape)
- LARGE DEC. SHRUBS: (Symbol: Circle with dots)

SEE BME DRAWING #2490-17 FOR LANDSCAPE NOTES AND PLANT MATERIAL SPECIES LIST

SEE BME DRAWING #2490-19 FOR FOUNDATION PLANTING PLAN

SEE BME DRAWING #2490-18 FOR PLANTING DETAILS



- LEGEND
- BOUNDARY LINE
 - PROPOSED LOT LINE
 - CENTERLINE
 - SETBACK LINE
 - 100-YEAR FLOODPLAIN
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - PROPERTY MARKER FOUND
 - PHASE LINE
 - MATCH LINE

NOT APPROVED
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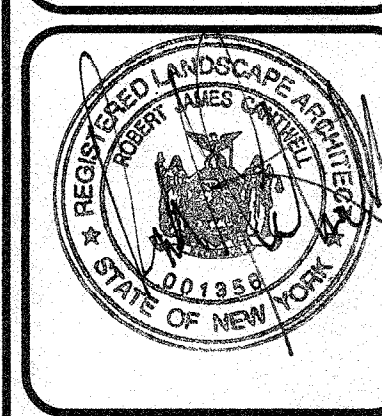
APPROVALS

BY: TOWN ENGINEER DATE: _____
BY: TOWN OF CANANDAIGUA PLANNING BOARD CHAIRPERSON DATE: _____
BY: TOWN OF CANANDAIGUA HIGHWAY SUPERINTENDENT DATE: _____
BY: CANANDAIGUA-HOPEWELL WATER SUPERINTENDENT DATE: _____

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 professional engineer or land surveyor to alter any item in any way, if on item bearing the seal of an 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."

NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2			
1	REVISED PER PRC MEETING	2/14/17	RRC

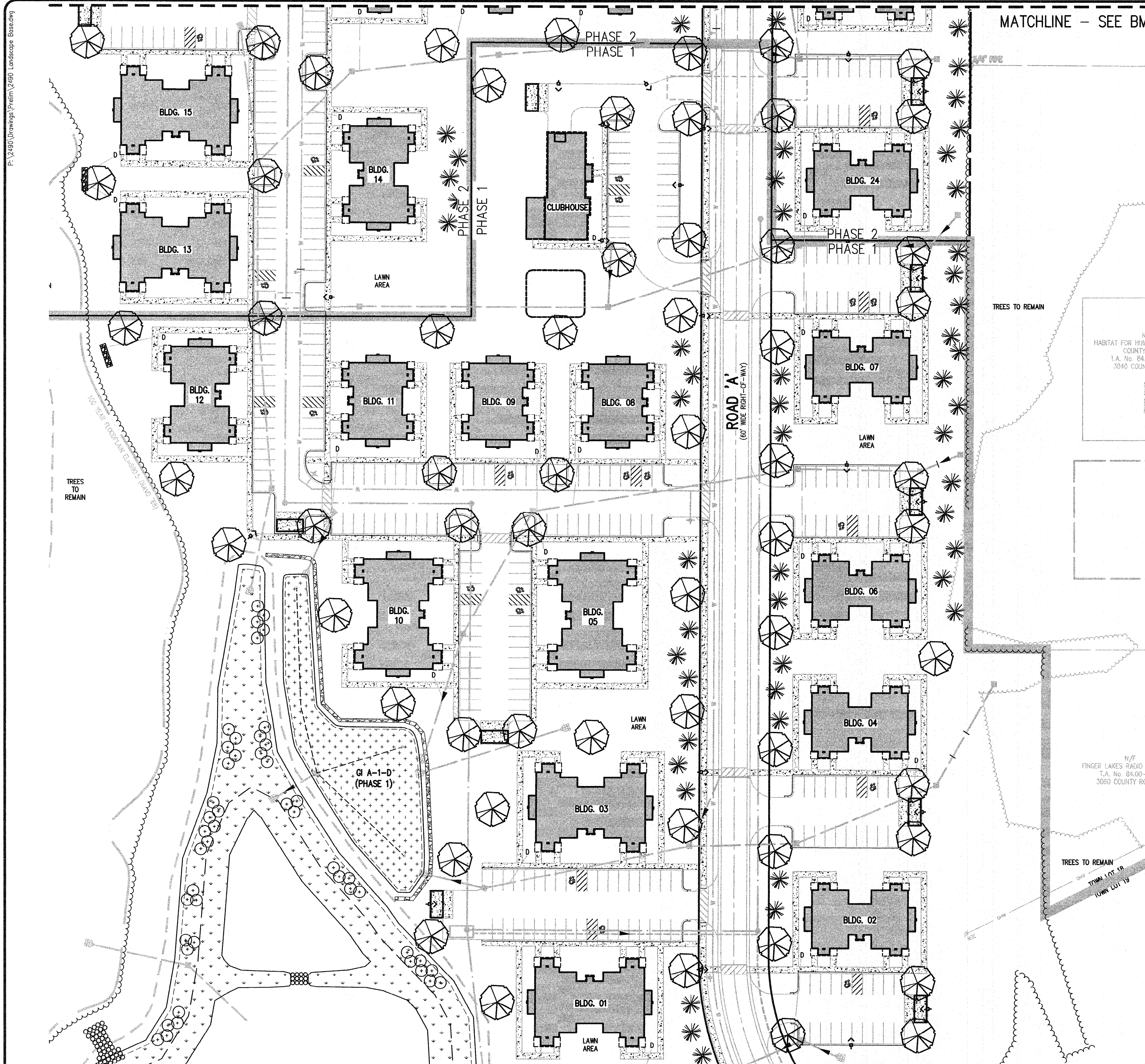
BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
PHONE: 585-377-7360
FAX: 585-377-7369
10 JEFFERSON AVE. EAST
FAIRPORT, NEW YORK 14450
WWW.BMEPCOM



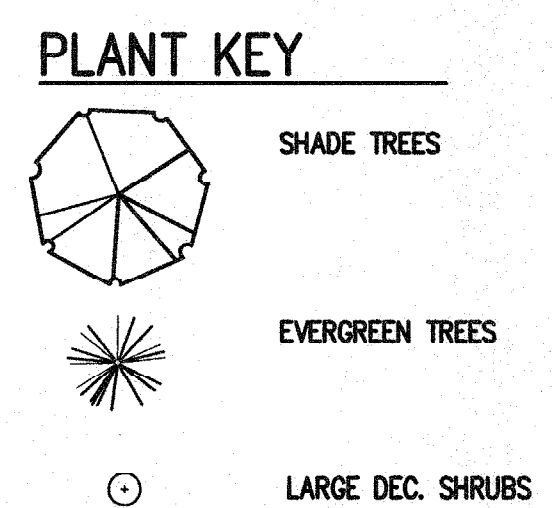
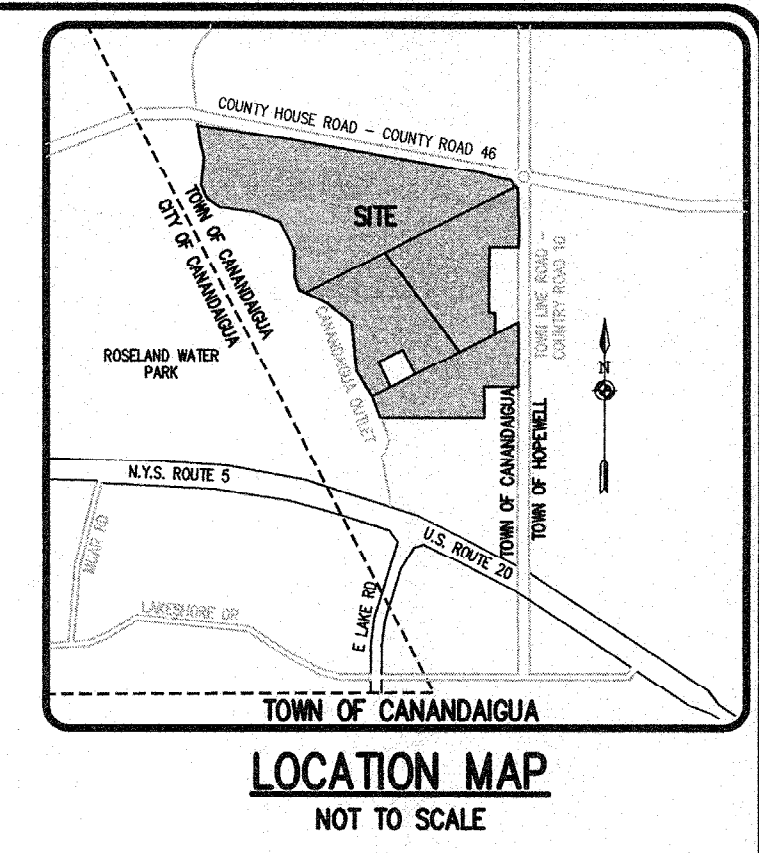
CANANDAIGUA FAMILY APARTMENTS
PROJECT LOCATION CLIENT
TOWN OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK STATE
THE HANCOCK GROUP
1950 BRIGHTON AVENUE, TOWN ROAD
ROCHESTER, NEW YORK 14623
OVERALL PRELIMINARY AND PHASE 1 FINAL
LANDSCAPE PLAN

PROJECT MANAGER
M. JANDA/P. VARS
PROJECT ENGINEER
M. BOGOJEVSKI
DRAWN BY
L. ROCKCASTLE
SCALE: 1"=50'
DATE ISSUED: FEBRUARY 2017
PROJECT NO. 2490

DRAWING NO. 16
(SHEET 1 OF 3)



MATCHLINE - SEE BME DWG 2490-16



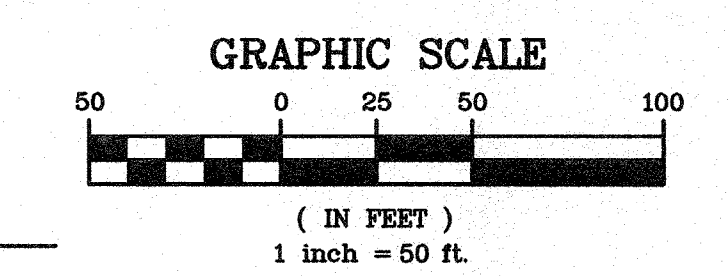
- LANDSCAPE NOTES:**
1. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, ANSI Z60.1-2004.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFFS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION.
 4. ALL TREES SHALL BE LOCATED A MINIMUM DISTANCE OF FIVE FEET (5') FROM THE HORIZONTAL LINE OF UNDERGROUND UTILITIES TO THE PLANT BALL.
 5. ALL TREES SHALL BE LOCATED A MINIMUM DISTANCE OF TEN FEET (10') FROM THE HORIZONTAL LINE OF OVERHEAD UTILITIES TO THE PLANT BALL.
 6. PLANTING SOIL MIXTURE SHALL HAVE A RATIO BY VOLUME OF FOUR PARTS TOPSOIL TO ONE PART PEAT. SOIL AMENDMENTS TO BE MODIFIED PER INDIVIDUAL PLANT MATERIAL REQUIREMENTS.
 7. STAKE TREES IMMEDIATELY AFTER PLANTING. REFER TO DETAIL.
 8. PROVIDE ALL PLANTING BEDS WITH A CONTINUOUS 3" LAYER OF MULCH. MULCH SHALL BE PROVIDED AS FOLLOWS: 100% SHREDDED HARDWOOD MULCH, NO GREATER THAN 1" IN SIZE, UNIFORMLY MIXED AND FREE FROM DELETERIOUS MATERIAL.
 9. SEED ALL AREAS NOT PAVED, PLANTED OR SPECIFIED OTHERWISE WITH LAWN SEED.
A. LAWN SEED MIXTURE SHALL BE PROVIDED AS FOLLOWS:

	% BY WEIGHT	% BY PURITY	% GERM
'REPELL', 'CITATION' & 'MORNING STAR'			
PERENNIAL RYE GRASS	40	85	85
'JAMESTOWN II', 'FORTRESS', 'ENSVLVA'			
RED FESCUE	20	97	80
'BARON' & 'MIDNIGHT'			
KENTUCKY BLUEGRASS	40	85	80

SEEDING RATE: 6.0 LBS PER 1,000 SF.
MULCH - STRAW AT TWO TONS PER ACRE, OR WOOD FIBER MULCH
USED WITH A HYDROSEEDING APPLICATION METHOD, WITH TACKIFIER.
STARTING FERTILIZER: 5:10:10 AT 20 LBS PER 1,000 SF.
- PLEASE REFER TO BME DRAWING # 2490-23 / EROSION CONTROL PLAN FOR FURTHER SEEDING REQUIREMENTS E. : TEMPORARY SEEDING AND SPECIALIZED SEED MIXES.
10. PROPOSED PLANT MATERIALS SHALL BE FIELD LOCATED, AND THE CONTRACTOR SHALL PERFORM A ROUGH STAKEOUT OF PLANTINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARE AND MAINTENANCE OF PLANT MATERIALS AND SEEDING AREAS UNTIL FINAL ACCEPTANCE.
 12. A MINIMUM 1 YEAR GUARANTEE SHALL BE PROVIDED ON ALL PLANT MATERIALS FROM DATE OF FINAL ACCEPTANCE.

SEE BME DRAWING #2490-19 FOR FOUNDATION PLANTING PLAN

SEE BME DRAWING #2490-18 FOR PLANTING DETAILS



APPROVALS

BY: _____ DATE: _____
TOWN ENGINEER

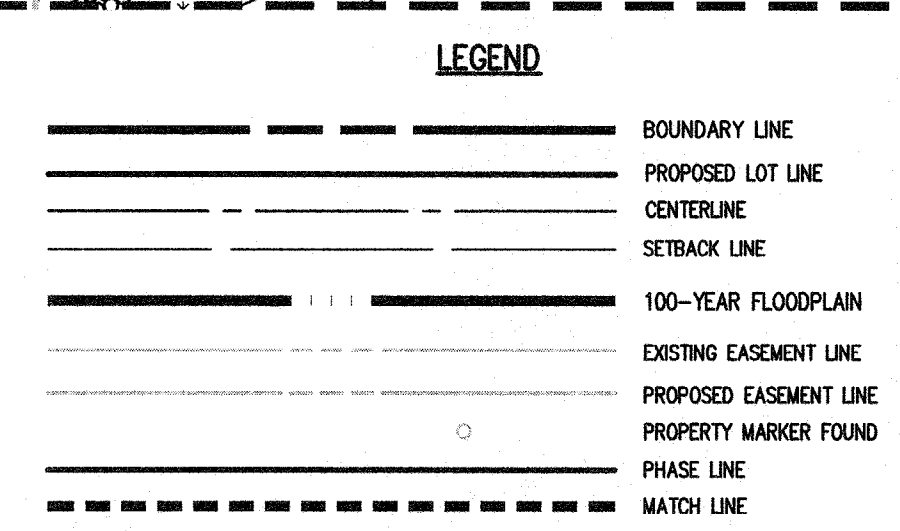
BY: _____ DATE: _____
TOWN OF CANANDAIGUA PLANNING BOARD CHAIRPERSON

BY: _____ DATE: _____
TOWN OF CANANDAIGUA HIGHWAY SUPERINTENDENT

BY: _____ DATE: _____
CANANDAIGUA-HOPEWELL WATER SUPERINTENDENT

NOT APPROVED

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PROPOSED PLANT SPECIES

TREES (LARGE SHADE)			TREES (EVERGREEN)	
Acer rubrum	Red Maple		Abies concolor	Concolor Fir
Acer freemanii	Freeman Maple		Picea glauca	White Spruce
Gleditsia triacanthos	Honey Locust		Picea mariana	Black Spruce
Liquidambar styraciflua	Sweet Gum		Pinus resinosa	Red Pine
Liriodendron tulipifera	Tulip Poplar		Pinus strobus	White Pine
Nyssa sylvatica	Black Gum		STORMWATER MANAGEMENT AREA SHRUBS	
Platanus occidentalis	American Sycamore		Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry
Quercus macrophylla	Swamp White Oak		Cornus sericea 'Cardinal'	Cardinal Dogwood
Tilia cordata	Little Leaf Linden		Lindera benzoin	Spicebush
Zelkova serrata	Japanese Zelkova			

SEED MIX LEGEND:

GREEN INFRASTRUCTURE MIX:
Mix of Sheeps Fescue, Creeping Red Fescue and Hard Fescue, or approved no-mow Fescue mix. This area is only to be mowed once or twice a year. Contractor to provide seed mix details to engineer for review and approval prior to installation.

STORMWATER MANAGEMENT POND MIX:
'OBL Wetland Mix'; Ernst Conservation Seeds (ERNM-131); (to be seeded to an elevation 4' above normal ponding level)
Seeding Rate: 15 LBS/AC. or 1/2 LB - 3/4 LB/1,000 SF.
*Seeding between elevation 689.00 and 693.00.

Mulch: Straw or wood fiber mulch used with hydroseeding method, specified at two (2) tons/AC with tackifier as specified.

PHILIP & GORHAM PURCHASE, TOWNSHIP 10, RANGE 3, TOWN LOT 15, 16, 17, 18 & 19, TAX MAP NUMBER 84.00-1-19, 84.00-1-20, 84.00-1-21, 84.00-1-22, 84.00-1-23, 84.00-1-24, 84.00-1-25, 84.00-1-26, 84.00-1-27, 84.00-1-28, 84.00-1-29, 84.00-1-30, 84.00-1-31, 84.00-1-32, 84.00-1-33, 84.00-1-34, 84.00-1-35, 84.00-1-36, 84.00-1-37, 84.00-1-38, 84.00-1-39, 84.00-1-40, 84.00-1-41, 84.00-1-42, 84.00-1-43, 84.00-1-44, 84.00-1-45, 84.00-1-46, 84.00-1-47, 84.00-1-48, 84.00-1-49, 84.00-1-50, 84.00-1-51, 84.00-1-52, 84.00-1-53, 84.00-1-54, 84.00-1-55, 84.00-1-56, 84.00-1-57, 84.00-1-58, 84.00-1-59, 84.00-1-60, 84.00-1-61, 84.00-1-62, 84.00-1-63, 84.00-1-64, 84.00-1-65, 84.00-1-66, 84.00-1-67, 84.00-1-68, 84.00-1-69, 84.00-1-70, 84.00-1-71, 84.00-1-72, 84.00-1-73, 84.00-1-74, 84.00-1-75, 84.00-1-76, 84.00-1-77, 84.00-1-78, 84.00-1-79, 84.00-1-80, 84.00-1-81, 84.00-1-82, 84.00-1-83, 84.00-1-84, 84.00-1-85, 84.00-1-86, 84.00-1-87, 84.00-1-88, 84.00-1-89, 84.00-1-90, 84.00-1-91, 84.00-1-92, 84.00-1-93, 84.00-1-94, 84.00-1-95, 84.00-1-96, 84.00-1-97, 84.00-1-98, 84.00-1-99, 84.00-1-100

Drawing Alteration

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NO.	DESCRIPTION	DATE	BY
1	REVISED PER PRC MEETING	2/14/17	RCG

BME ASSOCIATES

ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

PHONE 585-377-7360
FAX 585-377-7369

10 JEFFERSON LANE EAST
FAIRPORT, NEW YORK 14450
WWW.BMEPCOM

REGISTERED LANDSCAPE ARCHITECT

STATE OF NEW YORK

001388

CANANDAIGUA FAMILY APARTMENTS

TOWN OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK STATE

THE DIMARCO GROUP
1950 BRIGHTON HERBERTA TOWN LINE ROAD
ROCHESTER, NEW YORK 14623

PROJECT LOCATION CLIENT

OVERALL PRELIMINARY AND PHASE 1 FINAL LANDSCAPE PLAN

DRAWING TITLE

PROJECT MANAGER
M. JANDA/P. VARS

PROJECT ENGINEER
M. BOGOJEVSKI

DRAWN BY
L. ROCKCASTLE

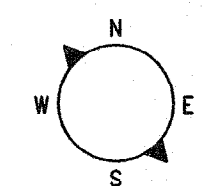
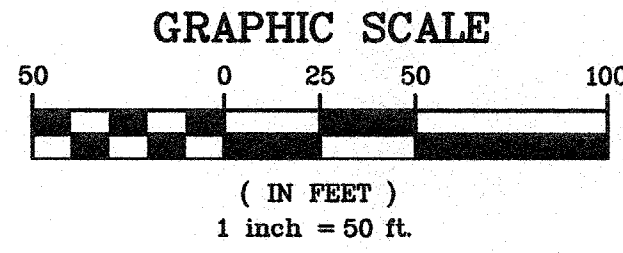
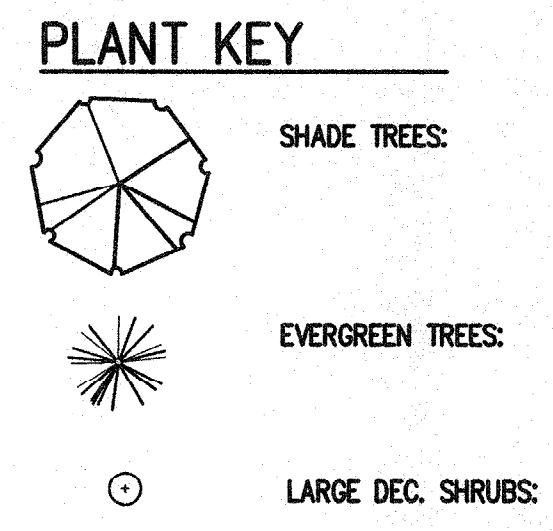
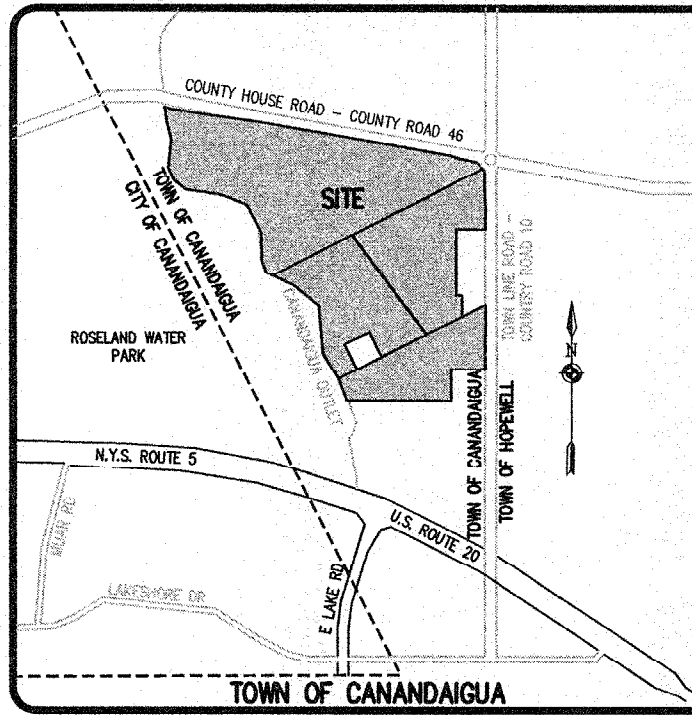
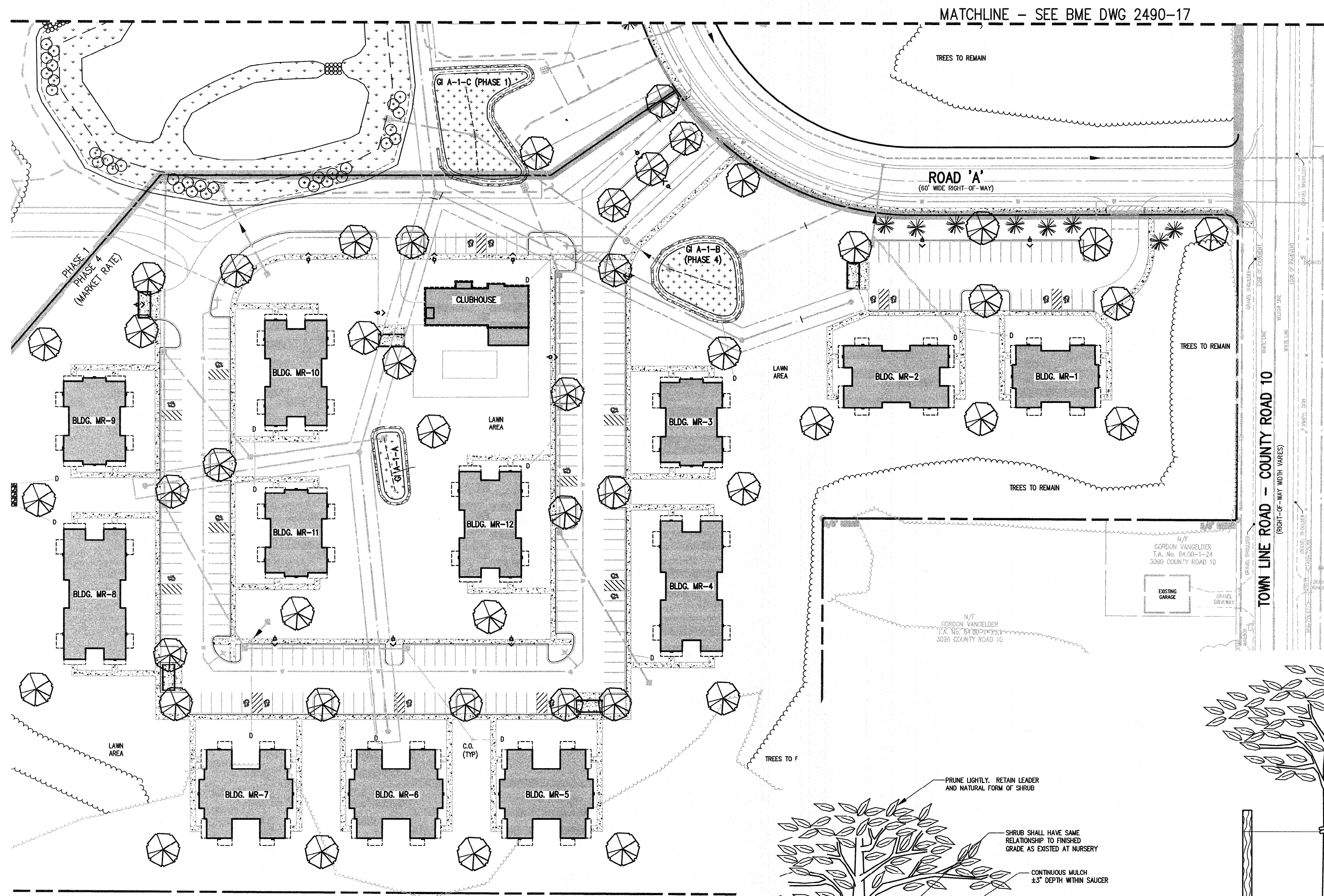
SCALE DATE ISSUED
1"=50' FEBRUARY 2017

PROJECT NO.
2490

DRAWING NO.
17

(SHEET 2 OF 3)

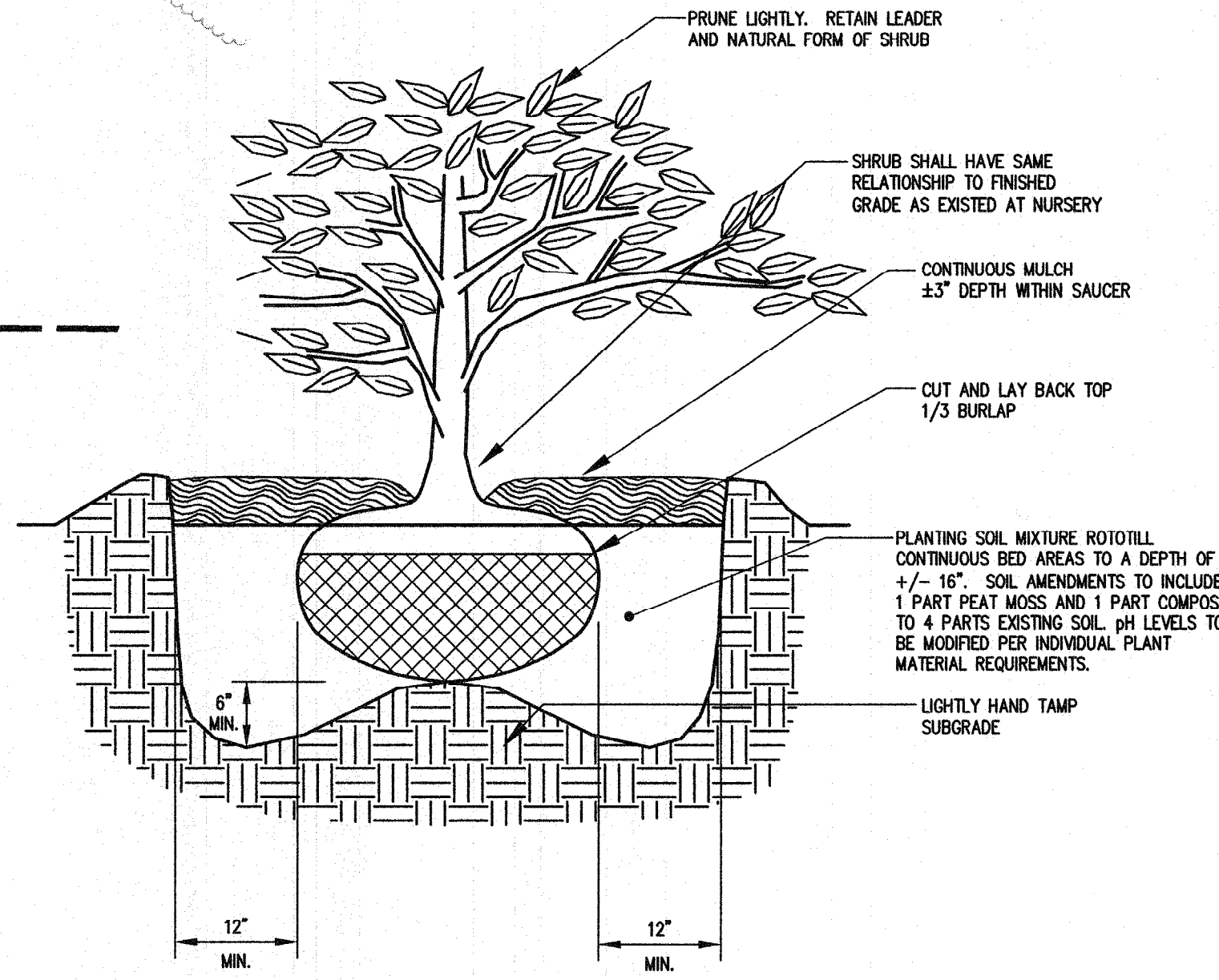
P: 2490 Drawings (Team 2490) Landscape Bldg



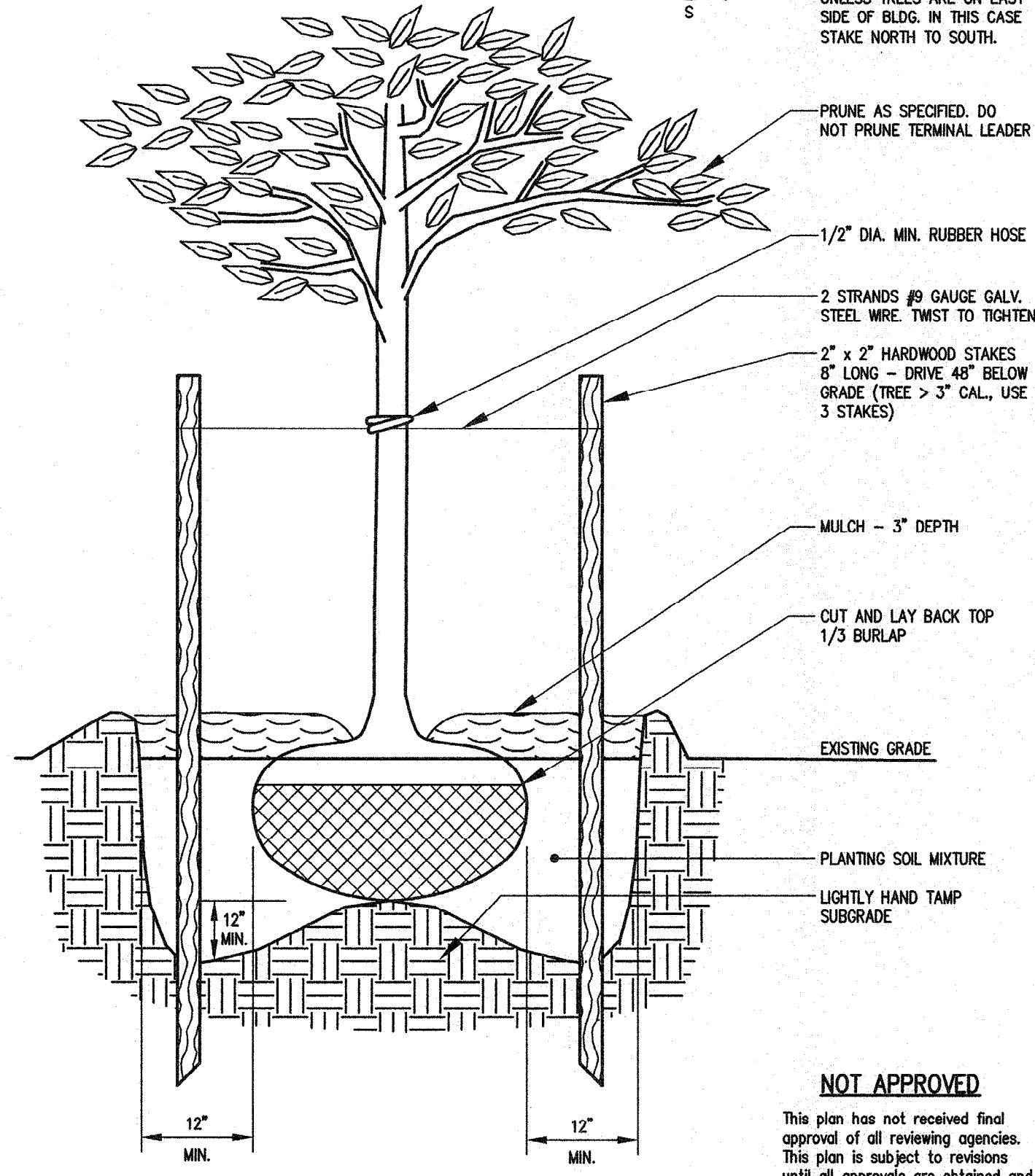
STAKING DETAIL

STAKES TO BE LOCATED NORTHWEST TO SOUTHEAST UNLESS TREES ARE ON EAST SIDE OF BLDG. IN THIS CASE STAKE NORTH TO SOUTH.

- PRUNE AS SPECIFIED. DO NOT PRUNE TERMINAL LEADER
- 1/2" DIA. MIN. RUBBER HOSE
- 2 STRANDS #9 GAUGE GALV. STEEL WIRE TWIST TO TIGHTEN
- 2" x 2" HARDWOOD STAKES 8" LONG - DRIVE 48" BELOW GRADE (TREE > 3" CAL., USE 3 STAKES)
- MULCH - 3" DEPTH
- CUT AND LAY BACK TOP 1/3 BURLAP
- EXISTING GRADE
- PLANTING SOIL MIXTURE
- LIGHTLY HAND TAMP SUBGRADE



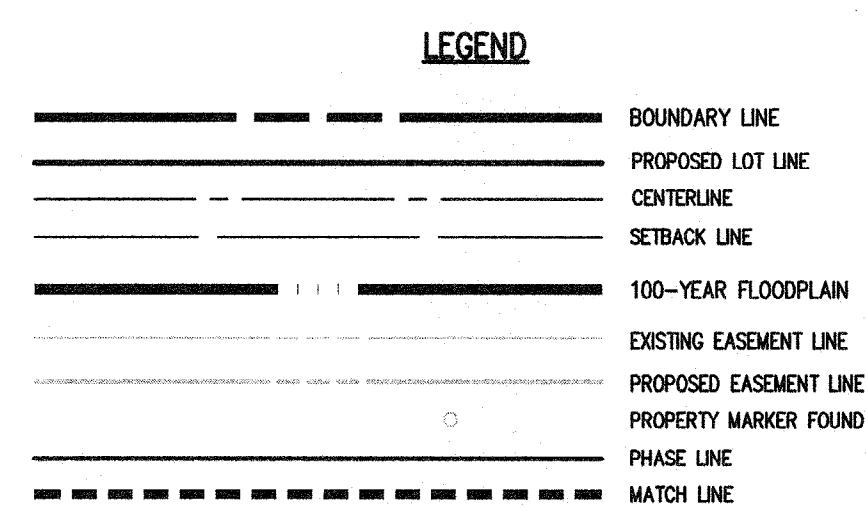
SHRUB PLANTING DETAIL
N.T.S.



TREE PLANTING DETAIL
N.T.S.

SEE BME DRAWING #2490-17 FOR LANDSCAPE NOTES AND PLANT MATERIAL SPECIES LIST

SEE BME DRAWING #2490-19 FOR FOUNDATION PLANTING PLAN



APPROVALS

BY: _____	DATE: _____
TOWN ENGINEER	
BY: _____	DATE: _____
TOWN OF CANANDAIGUA PLANNING BOARD CHAIRPERSON	
BY: _____	DATE: _____
TOWN OF CANANDAIGUA HIGHWAY SUPERINTENDENT	
BY: _____	DATE: _____
CANANDAIGUA-HOPEWELL WATER SUPERINTENDENT	

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Drawing Alteration

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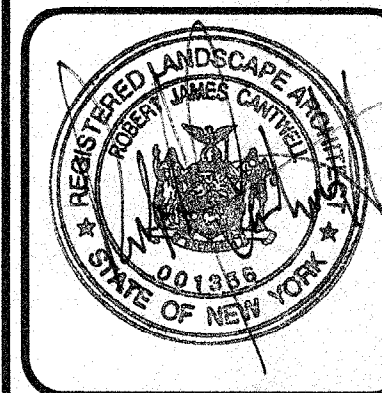
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REVISIONS	DATE	BY
1	2/14/17	PRG
2		
3		
4		
5		
6		
7		

BME ASSOCIATES

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PHONE 585-377-7560
FAX 585-377-7399
10 LIFT BRIDGE LANE EAST
FAIRPORT NEW YORK 14630
WWW.BMECT.COM



CANANDAIGUA FAMILY APARTMENTS

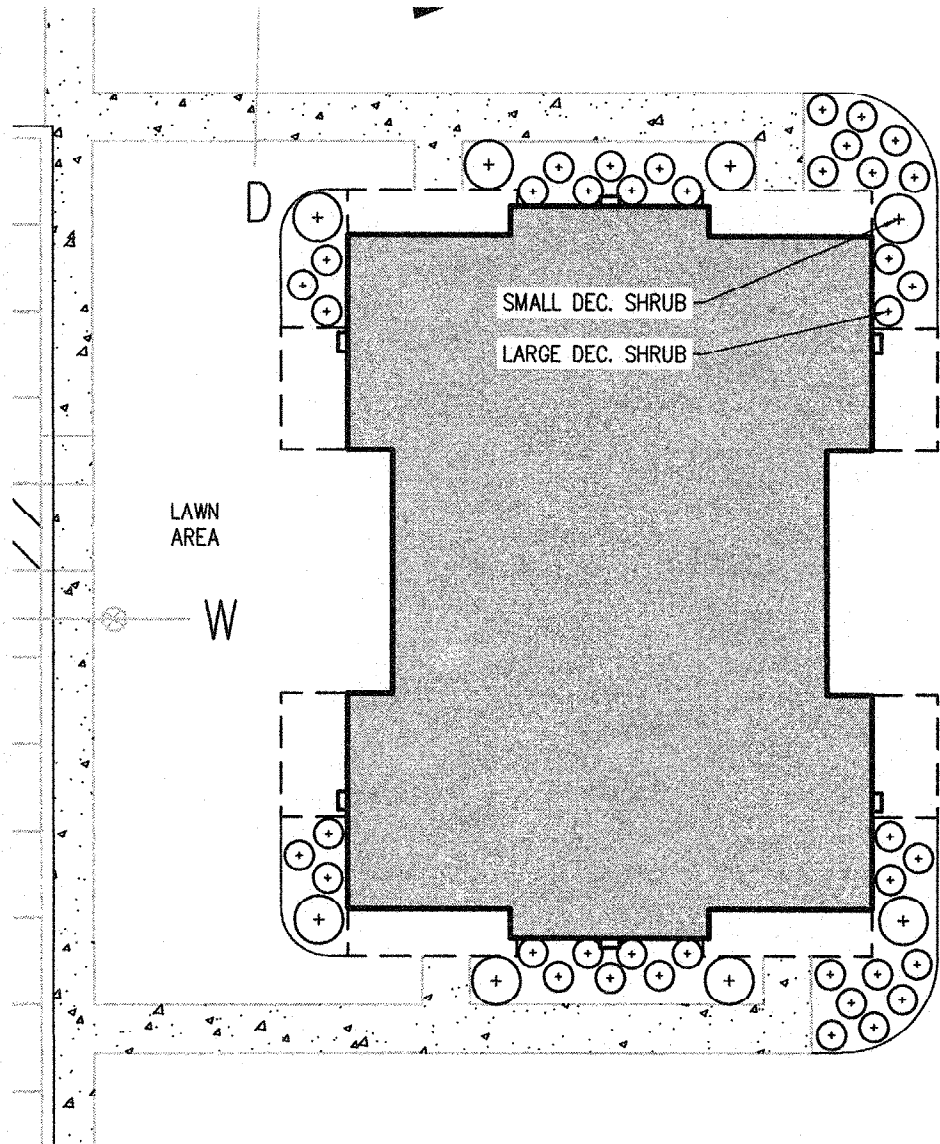
PROJECT LOCATION CLIENT DRAWING TITLE

TOWN OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK STATE
THE DIMARCO GROUP
1950 BRIGHTON HENRIETTA TOWN LINE ROAD
ROCHESTER, NEW YORK 14623

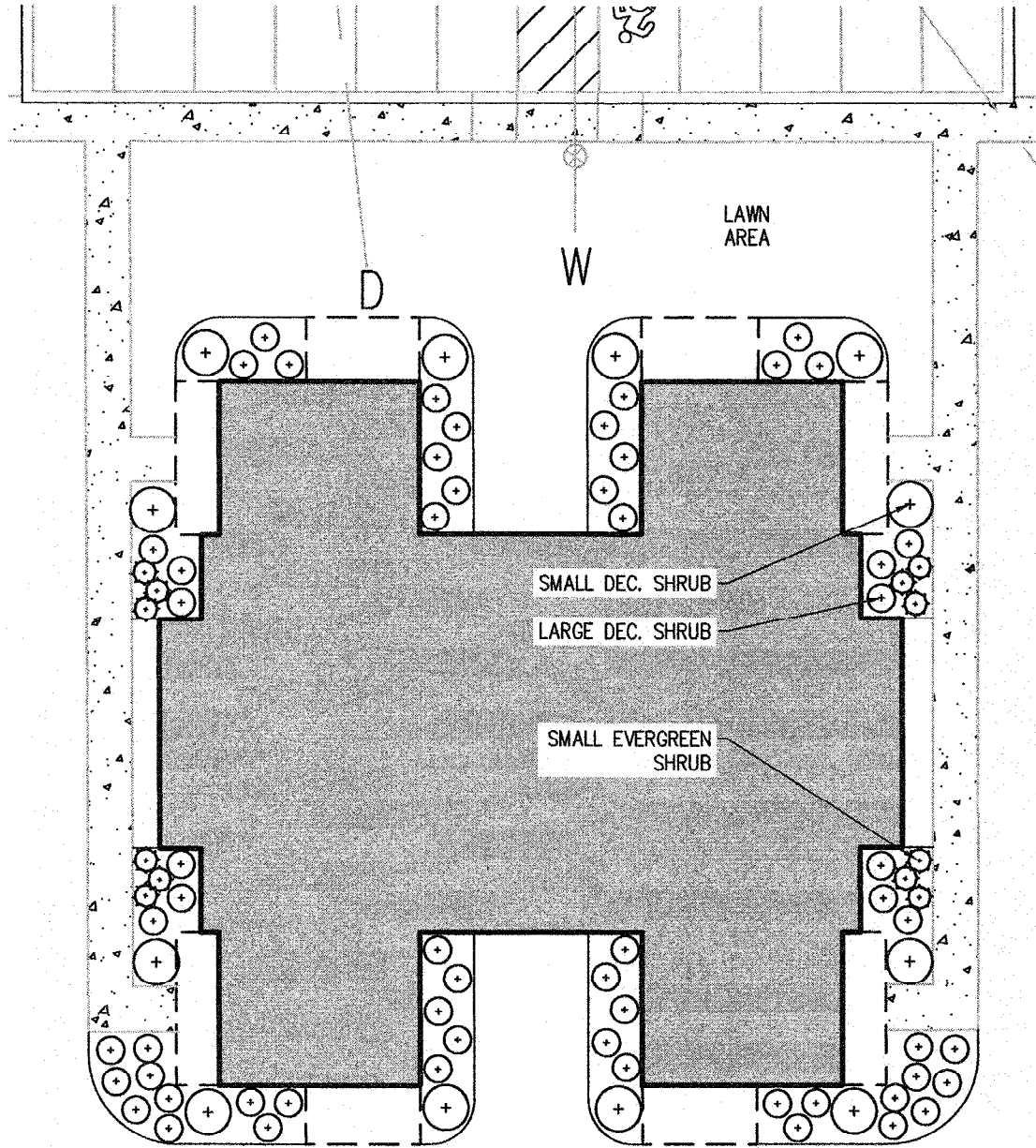
OVERALL PRELIMINARY AND PHASE 1 FINAL LANDSCAPE PLAN

PROJECT MANAGER	M. JANDA/P. VARS
PROJECT ENGINEER	M. BOGDJEVSKI
DRAWN BY	L. ROCKCASTLE
SCALE	1"=50'
DATE ISSUED	FEBRUARY 2017
PROJECT NO.	2490
DRAWING NO.	18
(SHEET 3 OF 3)	

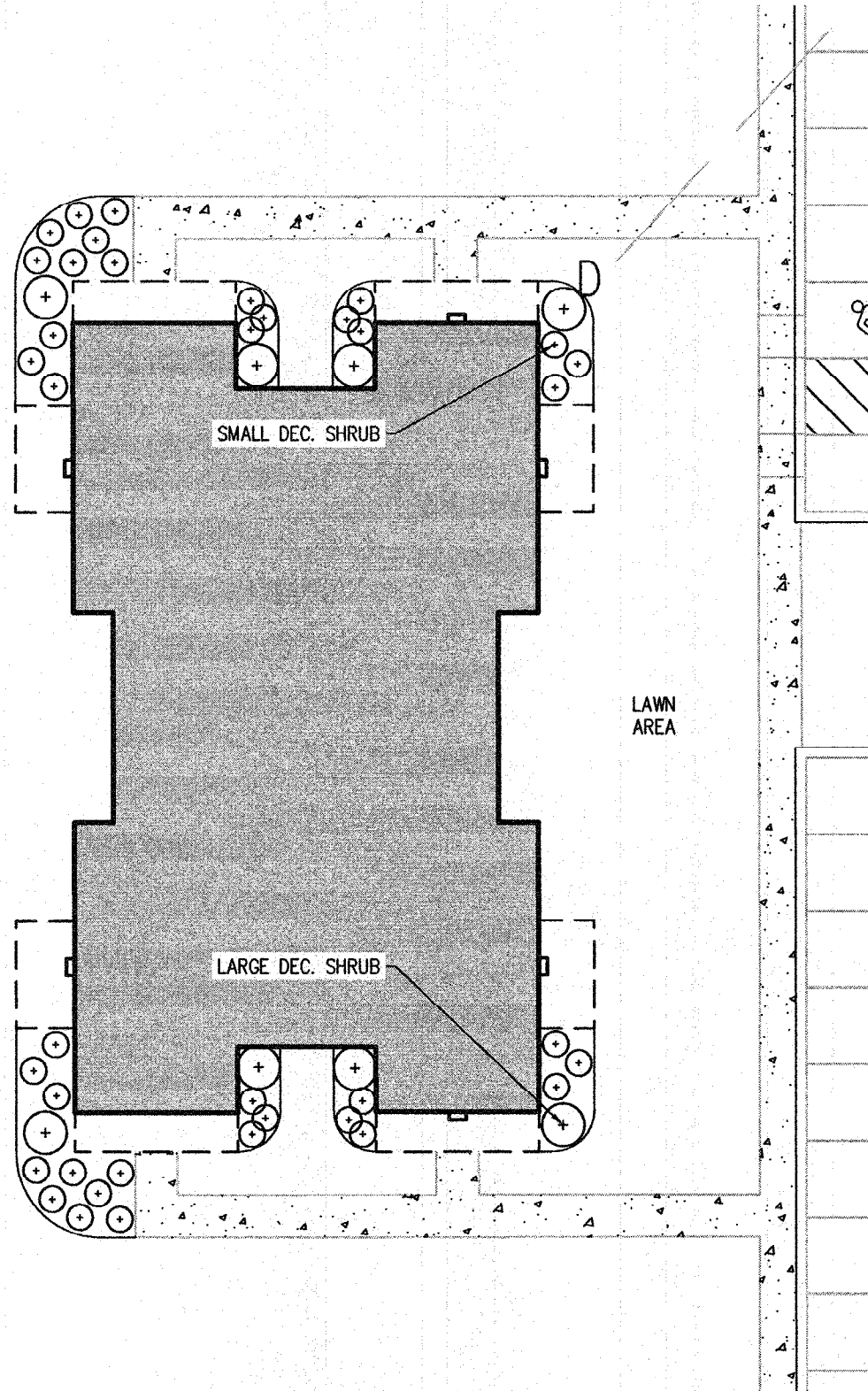
P. 2490 (Drawings) (Prelim) (2490) Landscape Basing



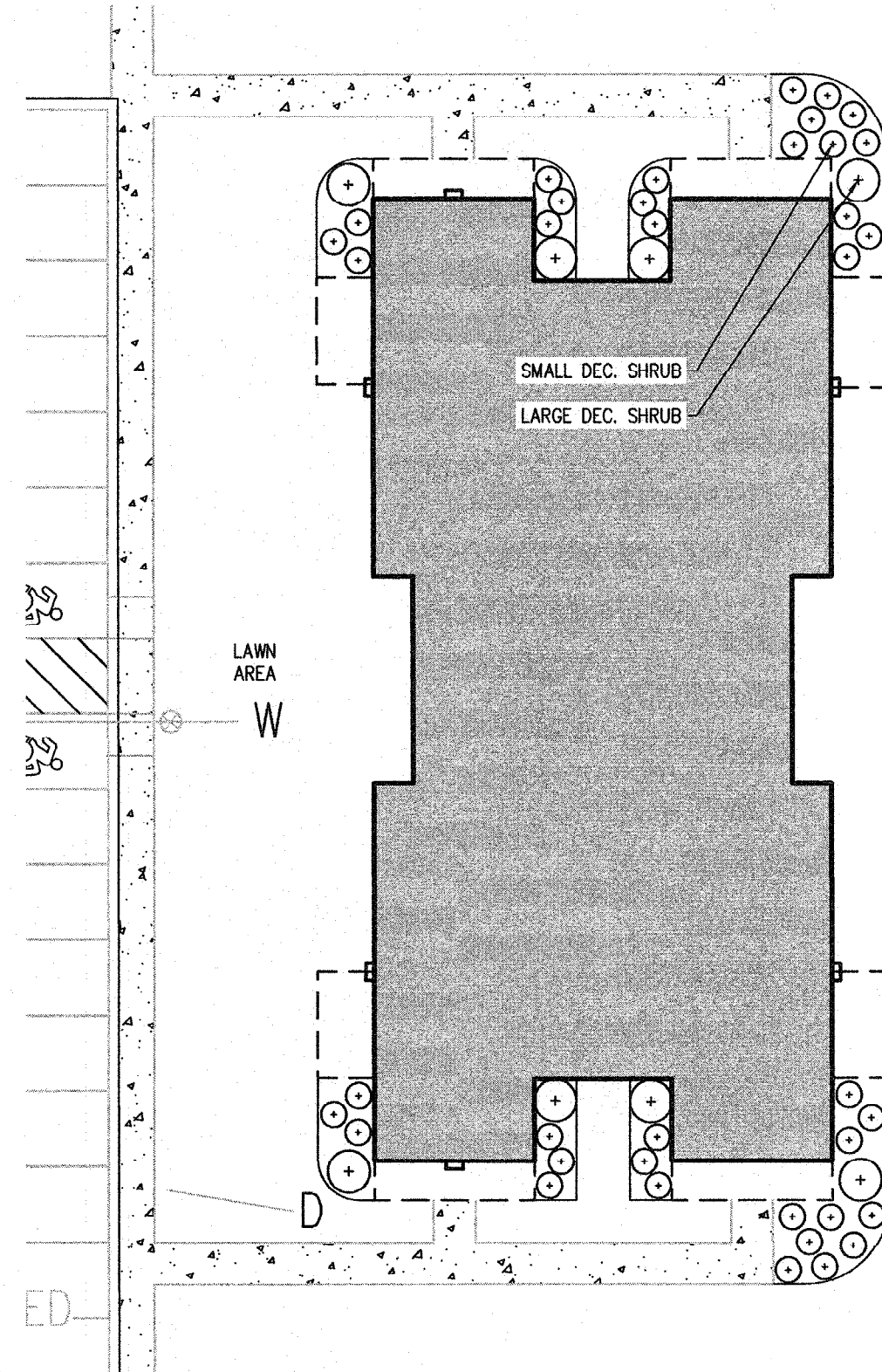
1 BDRM / 1 BATH
8 UNITS PER BUILDING



2 BDRM / 2 BATH
8 UNITS PER BUILDING

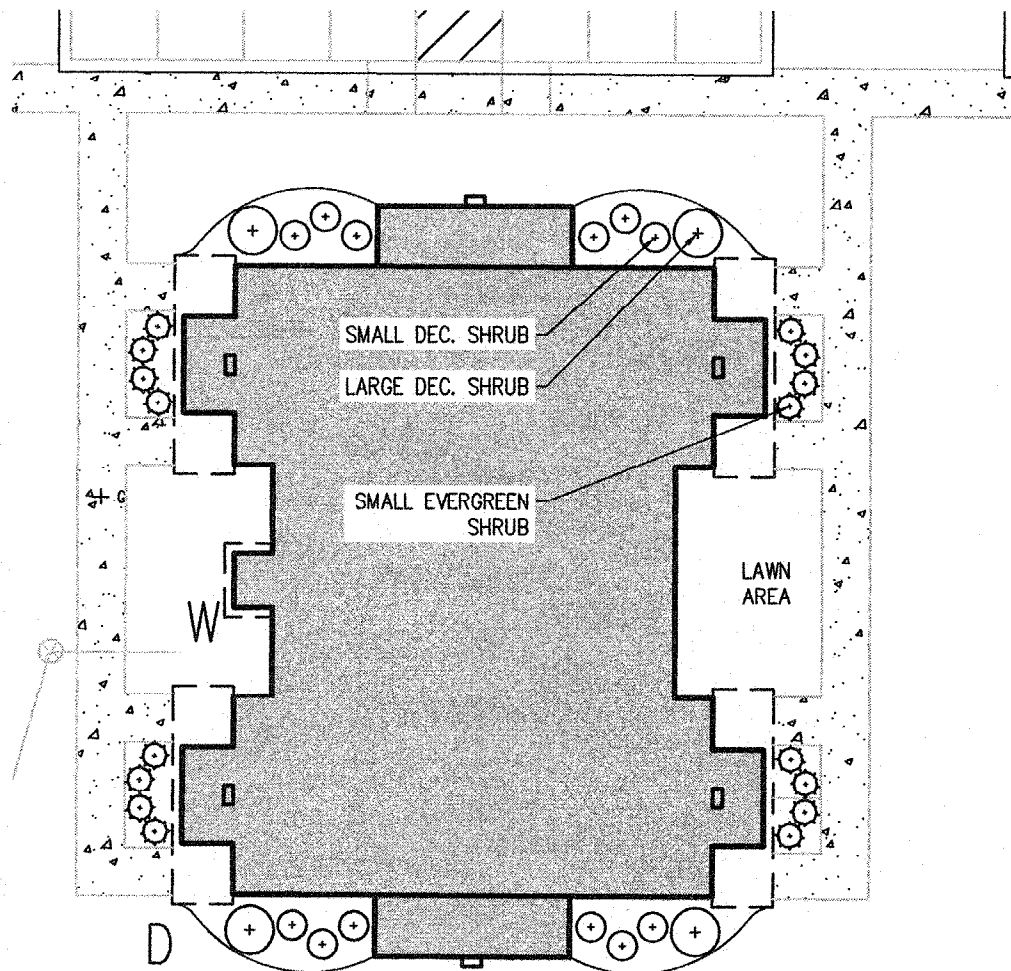


2 BDRM / 1 BATH
8 UNITS PER BUILDING

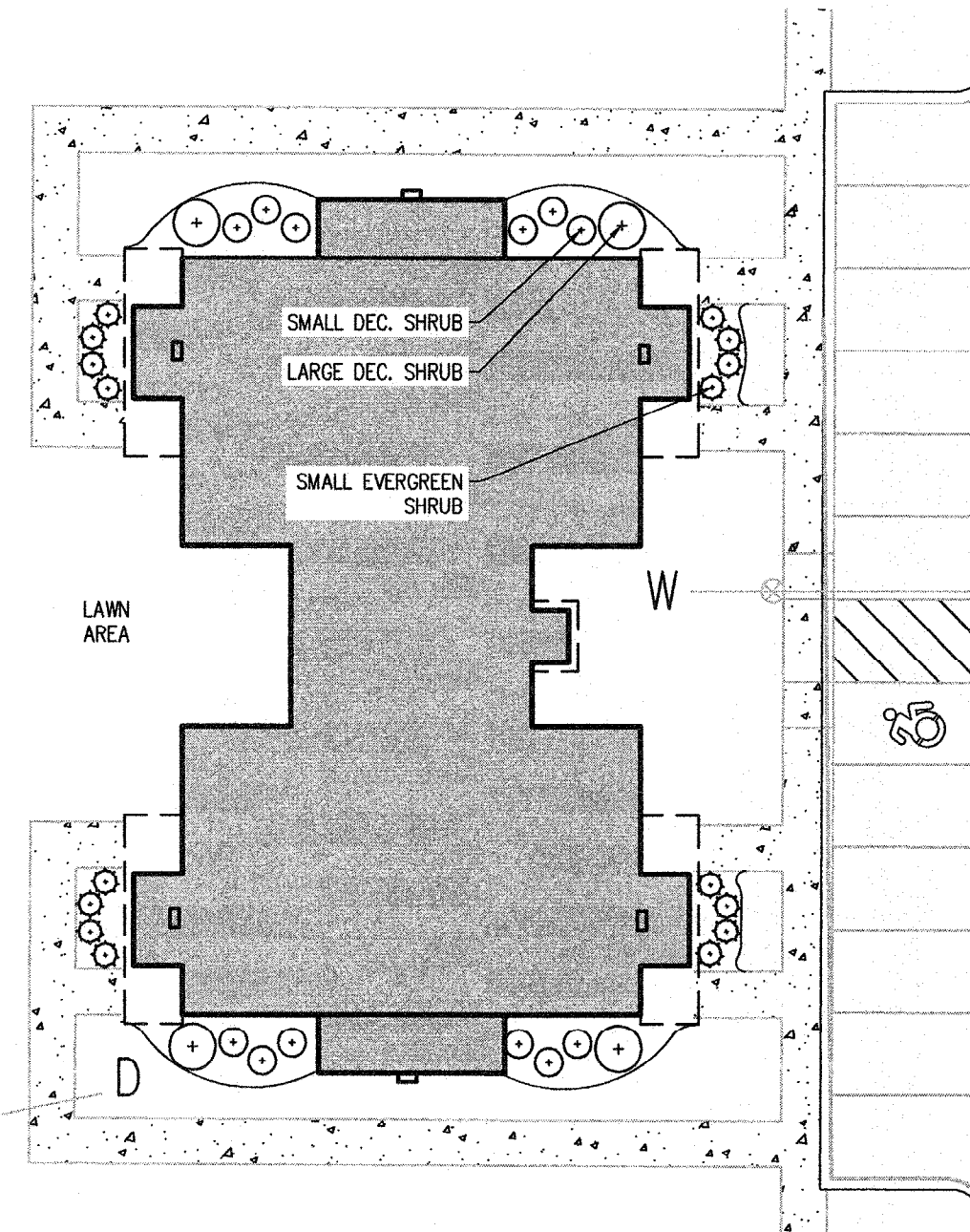


3 BDRM / 3 BATH
8 UNITS PER BUILDING

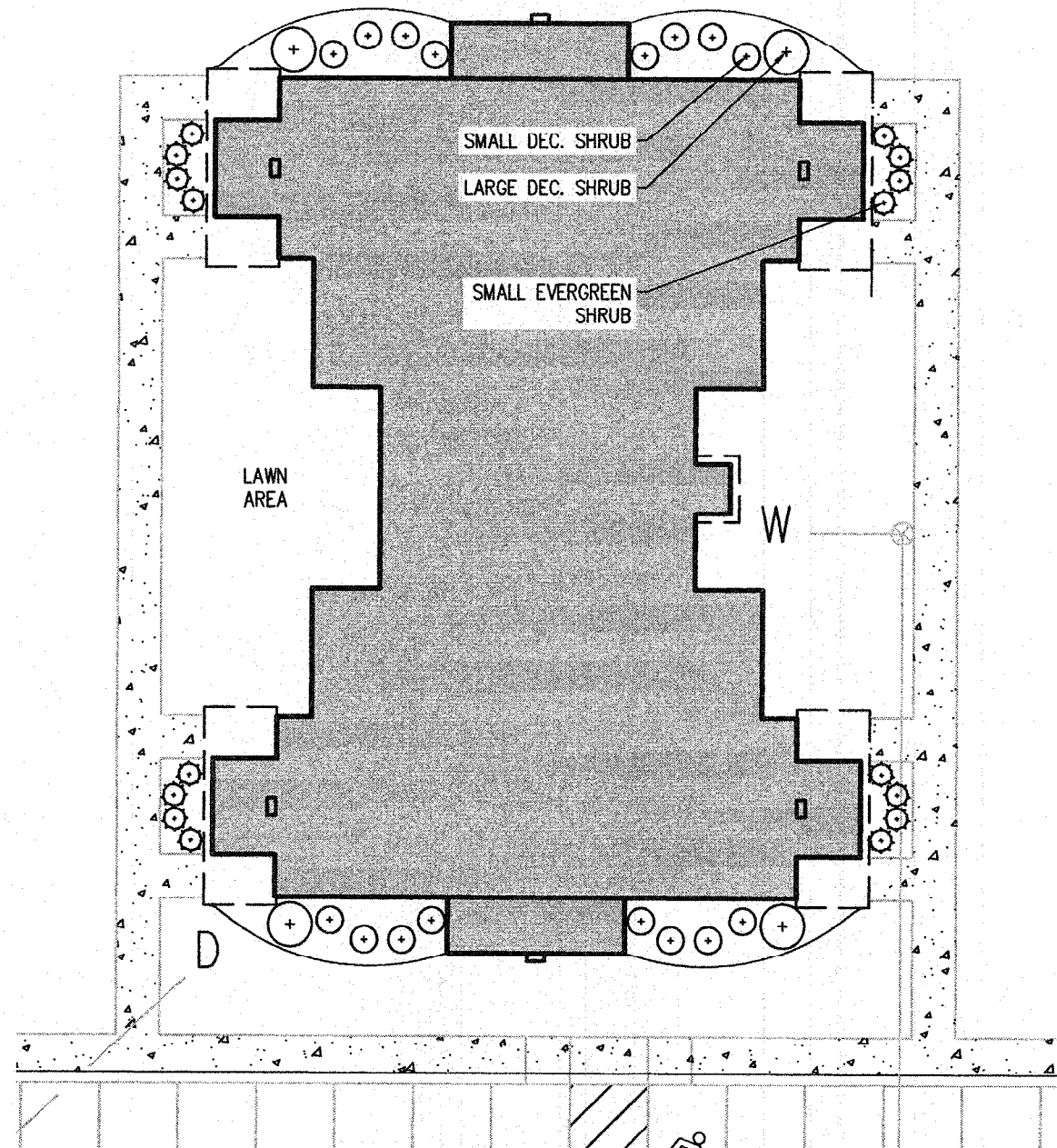
MARKET RATE UNITS



1 BDRM / 1 BATH
8 UNITS PER BUILDING

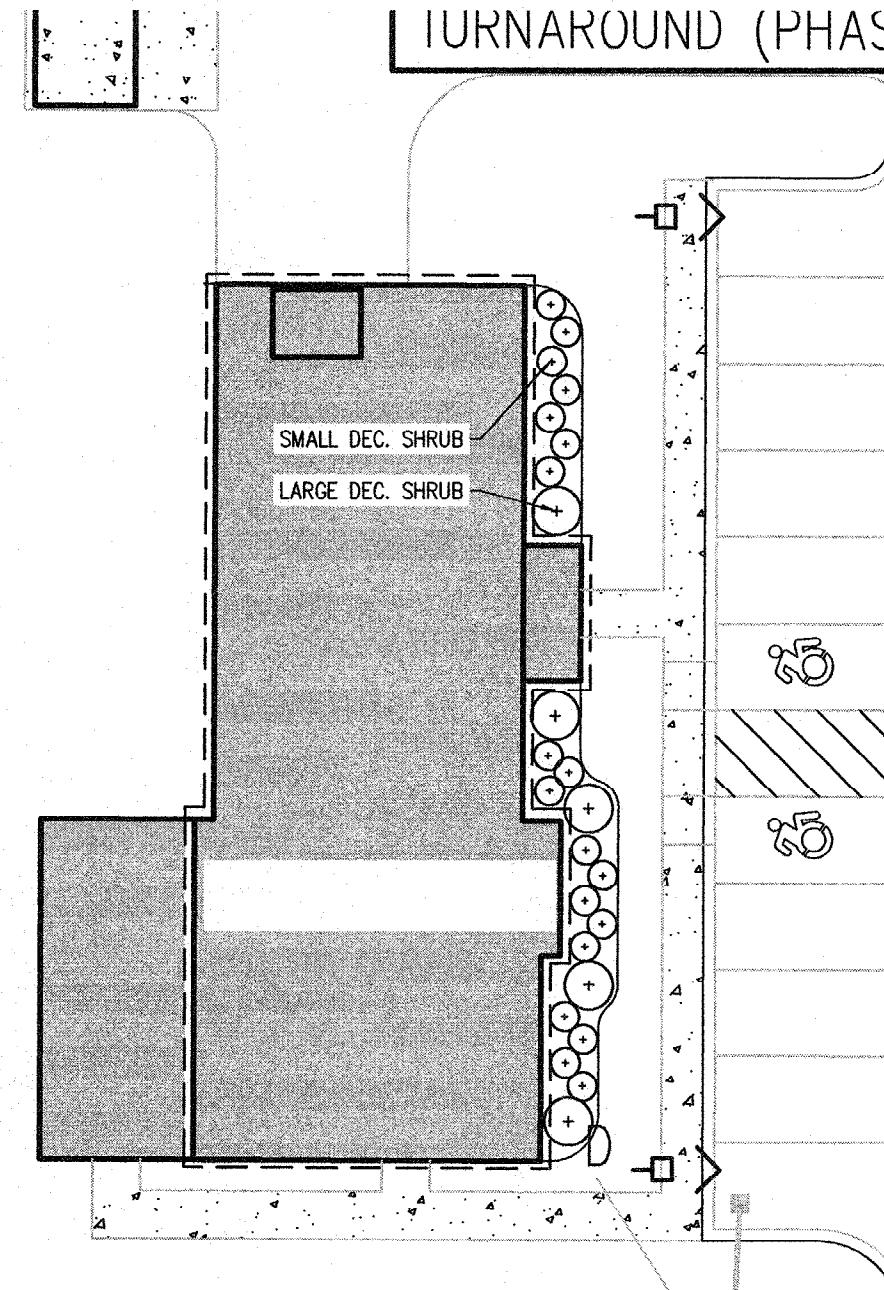


2 BDRM / 1 BATH
8 UNITS PER BUILDING

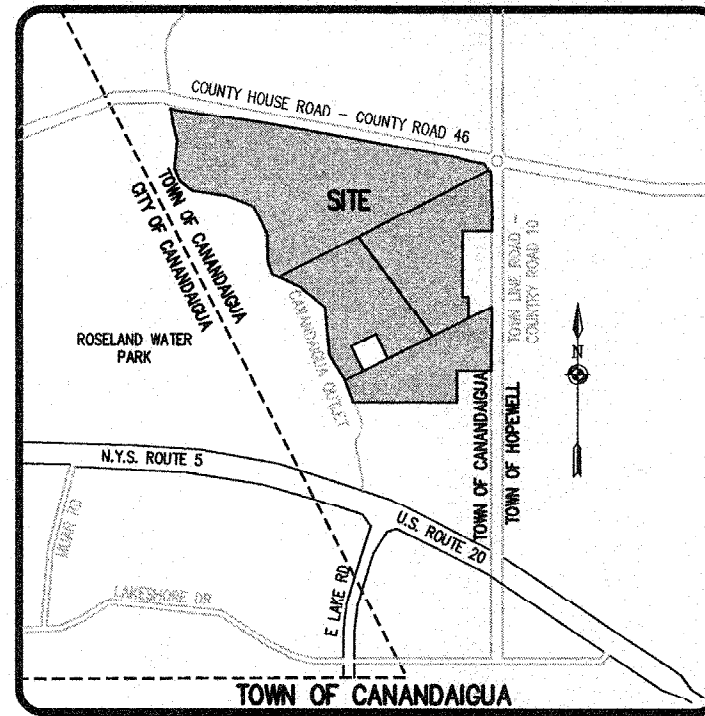


3 BDRM / 1 BATH
8 UNITS PER BUILDING

AFFORDABLE HOUSING UNITS



CLUBHOUSE



SEE BME DRAWING #2490-17 FOR
LANDSCAPE NOTES AND PLANT
MATERIAL SPECIES LIST

SEE BME DRAWING #2490-18 FOR
PLANTING DETAILS

PROPOSED PLANT SPECIES

SHRUBS	
Buxus macrophylla	Boxwood
Clethra alnifolia	Summersweet
Cornus sericea 'kelsey'	Red Twig Dogwood
Hypericum calycinum	St. John's Wort
Juniperus horizontalis	Creeping Juniper
Juniperus virginiana	Red Cedar
Physocarpus opulifolia	Ninebark
Pinus strobus 'nana'	Dwarf White Pine
Rhus aromatica 'Gra-low'	Gro-low Fragrant Sumac

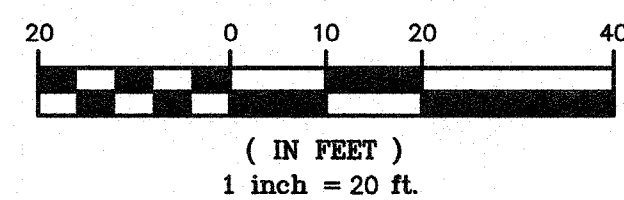
PLANT KEY

SMALL DEC. SHRUBS: ○○○○
LARGE DEC. SHRUBS: ○
EVERGREEN SHRUBS: ○○○○○○

NOT APPROVED

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GRAPHIC SCALE



APPROVALS

BY: _____ DATE: _____
TOWN ENGINEER
BY: _____ DATE: _____
TOWN OF CANANDAIGUA PLANNING BOARD CHAIRPERSON
BY: _____ DATE: _____
TOWN OF CANANDAIGUA HIGHWAY SUPERINTENDENT
BY: _____ DATE: _____
CANANDAIGUA-HOPEWELL WATER SUPERINTENDENT

Drawing Alteration
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REVISIONS	DATE	BY
7		
6		
5		
4		
3		
2	REVISED PER PRC MEETING	
1	2/14/17	PRG

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
PHONE 585-377-7340
FAX 585-377-7399
10 LIFT BRIDGE LANE EAST
FAIRPORT, NEW YORK 14450
WWW.BMEPCOM



CANANDAIGUA FAMILY APARTMENTS
TOWN OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK STATE
THE DIMARCO GROUP
1950 BRIGHTON HENRIETTA TOWN LINE ROAD
ROCHESTER, NEW YORK 14623
OVERALL PRELIMINARY AND PHASE 1 FINAL
FOUNDATION LANDSCAPE PLAN

PROJECT: CANANDAIGUA FAMILY APARTMENTS
LOCATION: TOWN OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK STATE
CLIENT: THE DIMARCO GROUP
DRAWING NO.: 2490
DRAWING TITLE: OVERALL PRELIMINARY AND PHASE 1 FINAL FOUNDATION LANDSCAPE PLAN
DATE ISSUED: FEBRUARY 2017