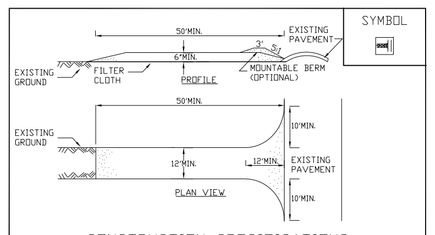
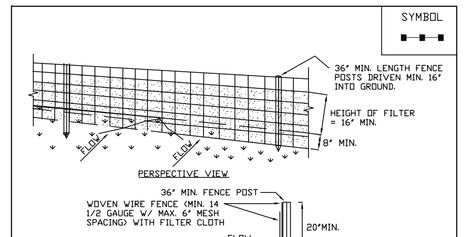


CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5% SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-VAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-VAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

STABILIZED CONSTRUCTION ENTRANCE



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

TYPICAL SILT FENCE DETAIL

NOT TO SCALE

STANDARD AND SPECIFICATIONS FOR CONCRETE TRUCK WASHOUT

Definition & Scope:

A temporary excavated or above ground lined constructed pit where concrete truck mixers and equipment can be washed after their loads have been discharged, to prevent highly alkaline wash water from entering storm drainage systems or bleeding into soil.

Conditions Where Practice Applies

Washout facilities shall be provided for every project where, during the life of the project, concrete will be used that a facility will receive highly alkaline wash water from the cleaning of chutes, mixers, hoppers, vibrators, placing equipment, trowels, and tutools. Under no circumstances will wash water from these operations be allowed to infiltrate into the soil or enter surface waters.

Design Criteria

Capacity: The washout facility should be sized to contain solids, wash water, and rainfall and sized to fit the expected demand from the project being installed. Wash water shall be estimated at 7 gallons per chute and 50 gallons per hopper of the concrete pump truck and/or discharging drum. The minimum size shall be 8 feet by 8 feet at the bottom and 2 feet deep. The ratio of top to bottom slopes shall be 2 horizontal to 1 vertical.

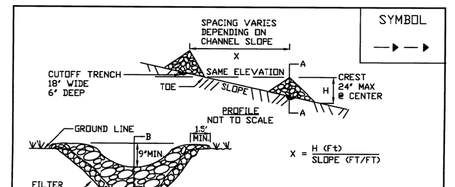
Location: Locate the facility a minimum of 100 feet from drainage swales, storm drain inlets, wetlands, streams and other surface waters. Prevent surface water from entering the washout facility. Locate the facility a minimum of 50 feet away from water well or gravel access road (signed down by the structure. Signs shall be placed to direct drivers to the facility after their load is discharged.

Liner: All washout facilities will be lined to prevent leaching of liquids into the ground. The liner shall be a geomembrane with a minimum thickness of 10 mils with no holes or tears. Liners shall be installed with a 12 inch overlap of earthen berm, sand bags, straw, or other structural appurtenance except at the access point.

If pre-fabricated washouts are used they must ensure the capture and containment of the concrete wash and be sized and designed to meet the anticipated frequency of concrete pours. They shall be sited as noted in the location criteria.

Maintenance

- All concrete washout facilities shall be inspected daily. Damaged or leaking facilities shall be deactivated and repaired or replaced immediately. Excess stormwater but contained concrete wash water shall be pumped to a stabilized area, such as a grass filter strip.
- Accumulated hardened material shall be removed when the facility is deactivated and prepared for the next use. Any excess wash water shall be pumped into a container, disposed and properly disposed off-site.
- Dispose of the hardened material on site in a designated area where it will not contaminate surface waters. On site disposal may be allowed if this has been approved and accepted as part of the projects SWPPP. In that case, the material should be recycled as aggregate, or buried and covered with a minimum of 2 feet of soil. The designated area should be permanently stabilized to prevent erosion.
- The plastic liner shall be replaced with each cleaning of the washout facility.
- Inspect the project site frequently to ensure that no concrete discharges are taking place in non-designated areas.



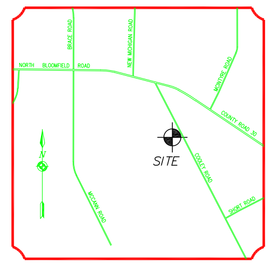
CONSTRUCTION SPECIFICATIONS

1. STONE WILL BE PLACED IN A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.

MAXIMUM DRAINAGE AREA 2 ACRES.

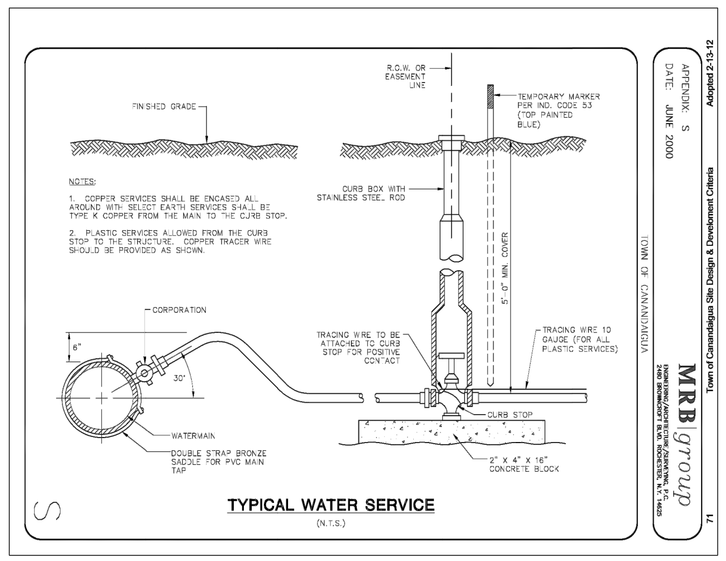
ADAPTED FROM DETAILS PROVIDED BY USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

CHECK DAM



SITE LOCATION

COOLEY ROAD
CANANDAIGUA, NY 14424



TYPICAL WATER SERVICE

(N.T.S.)

DATE	REVISIONS
JANUARY 2000	Adopted 2-15-12

Town of Canandaigua Site Design & Development Criteria

TOWN OF CANANDAIGUA

MRB group
ENGINEERING, LANDSCAPE ARCHITECTURE & GEOLOGY
145 CULVER ROAD, SUITE 160, ROCHESTER, N.Y. 14620
PHONE: (585) 381-9250 FAX: (585) 381-9252

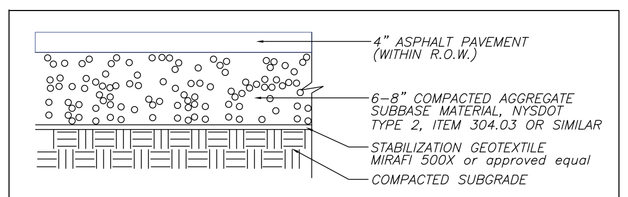
71

PROPOSED CONSTRUCTION SEQUENCE:

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS
2. FLAG THE WORK LIMITS
3. INSTALL SILT FENCE BELOW ALL AREAS OF DISTURBANCE
4. FENCE OFF ANY AREAS THAT ARE NOT TO BE DISTURBED (SEPTIC)
5. INSTALL DRIVEWAY
6. CONSTRUCT HOUSE
7. INSTALL SEPTIC SYSTEM
8. ROUGH GRADE LAWN AREA
9. FINAL GRADE
10. RESTORE ALL DISTURBED AREAS AS INDICATED ON THE PLAN
11. TOPSOIL AND SEED ALL DISTURBED AREAS IMMEDIATELY
12. AFTER STABILIZATION OF THE SITE AND APPROVAL FROM TOWN AND ENGINEER, REMOVE TEMPORARY MEASURES (SILT FENCE) AND INSTALL PERMANENT VEGETATION ON ALL DISTURBED AREAS

SITE DATA:

SITE ADDRESS:	COOLEY ROAD TOWN OF CANANDAIGUA, ONTARIO COUNTY
TAX MAP NUMBER:	69.00-1-41.100
APPLICANT:	TYLER S. & MELINDA J. BROCKLEBANK
MAILING ADDRESS:	2504 COOLEY ROAD CANANDAIGUA, NY 14424
EXISTING ZONING:	AR-2, AGRICULTURAL/RURAL RESIDENTIAL
MINIMUM SETBACKS:	60' FRONT (176.00' PROPOSED) 40' REAR (111.86' PROPOSED) 25' SIDE (88.30' & 101.11' PROPOSED)
MAXIMUM HEIGHT:	35' ABOVE AVERAGE GRADE (27.50' PROPOSED)
MAXIMUM COVERAGE:	20% (2.1% PROPOSED)



TYPICAL DRIVEWAY SECTION

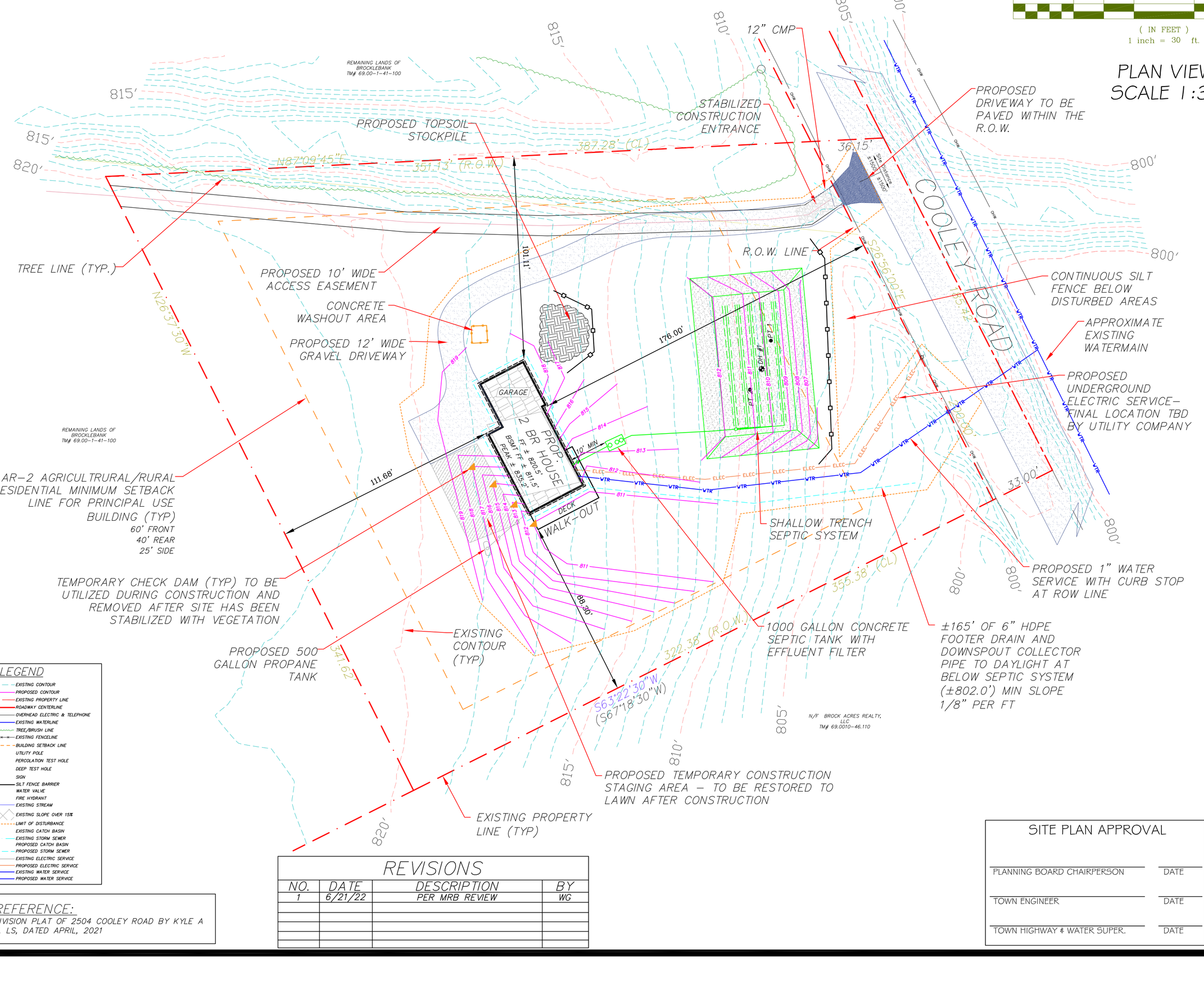
NOT TO SCALE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PLAN VIEW SCALE 1:30



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING PROPERTY LINE
- ROADWAY CENTERLINE
- OVERHEAD ELECTRIC & TELEPHONE
- EXISTING WATERLINE
- TREE/BRUSH LINE
- EXISTING FENCELINE
- BUILDING SETBACK LINE
- UTILITY POLE
- PERCOLATION TEST HOLE
- DEEP TEST HOLE
- SIGN
- SILT FENCE BARRIER
- WATER VALVE
- FIRE HYDRANT
- EXISTING STREAM
- EXISTING SLOPE OVER 15%
- LIMIT OF DISTURBANCE
- EXISTING CATCH BASIN
- EXISTING STORM SEWER
- PROPOSED CATCH BASIN
- PROPOSED STORM SEWER
- EXISTING ELECTRIC SERVICE
- PROPOSED ELECTRIC SERVICE
- EXISTING WATER SERVICE
- PROPOSED WATER SERVICE

GENERAL SITE PLAN NOTES:

1. THE PROPOSED USE OF THE PROPERTY IS A SINGLE FAMILY RESIDENCE.
2. THIS PROPERTY ZONED: AR-2 AGRICULTURAL RURAL RESIDENTIAL DISTRICT.
3. TOTAL AREA DISTURBED BY THE PROJECT IS APPROXIMATELY 40,000 SQUARE FEET (0.92 ACRES), RELATED TO INSTALLING A DRIVEWAY, CONSTRUCTING THE PROPOSED RESIDENCE, SEPTIC SYSTEM, AND RELATED UTILITIES. THE PROPOSED LIMITS OF DISTURBANCE ARE SHOWN ON THE PLAN. THE CONTRACTOR SHALL STRICTLY ADHERE TO THESE LIMITS OF DISTURBANCE. IF MORE THAN 1.0 ACRES ARE TO BE DISTURBED, SPDES COVERAGE MUST OBTAINED FROM NYSDEC BEFORE STARTING WORK.
4. CONSTRUCTION IS ANTICIPATED TO COMMENCE IN JUNE 2021.
5. THE VEGETATION ON THE LOT CURRENTLY CONSISTS OF OPEN FIELD AND A HEDGEROW ALONG THE NORTH PROPERTY LINE. THERE ARE NO MATURE TREES THAT WILL BE REMOVED FOR CONSTRUCTION OF THE HOUSE.
6. DRAINAGE RUNOFF PRODUCED BY THE PROPOSED SITE IMPROVEMENTS SHALL NOT BE DIRECTED TOWARDS NEIGHBORING PROPERTIES AND/OR BUILDING FOUNDATIONS.
7. IF REQUIRED, THE CONTRACTOR SHALL PROVIDE TEMPORARY EROSION CONTROL MEASURES, AT THE EXPENSE OF THE CONTRACTOR OR OWNER, TO PREVENT SILTATION OF DOWNSTREAM PROPERTIES.
8. IN THE EVENT THERE IS A FAILURE OF AN EROSION CONTROL DEVICE, THE CONTRACTOR AND OWNER ARE RESPONSIBLE TO RESTORE DOWNSTREAM AREAS AT THEIR EXPENSE.
9. THE PROPOSED BUILDING PLANS HAVE BEEN DEVELOPED BY KEY HOMES.
10. THE PROPOSED DRIVEWAY TO THE HOUSE WILL BE 12' WIDE AND WILL FACILITATE EMERGENCY VEHICLE ACCESS TO THE HOUSE.
11. PEDESTRIAN ACCESS IS NOT REQUIRED.
12. THERE IS NO OUTDOOR STORAGE PROPOSED ON THE LOT.
13. THERE IS NO PROPOSED FENCING.
14. THERE ARE NO OTHER PROPOSED SITE IMPROVEMENTS (RETAINING WALLS, CULVERTS, STORAGE TANKS, ETC.)
15. SEWAGE DISPOSAL WILL BE ACHIEVED BY A CONVENTIONAL SHALLOW TRENCH SEPTIC SYSTEM.
16. STORMWATER WILL SHEET FLOW AROUND THE PROPOSED HOUSE. GUTTERS AND DOWNSPOUTS WILL BE DIRECTED TO SPLASH BLOCKS OR PIPED TO DAYLIGHT AT THE LOCATION SPECIFIED ON THE PLAN.
17. THE PROPOSED WATER SERVICE TO THE HOUSE WILL BE ACHIEVED BY THE TOWN OF CANANDAIGUA WATER CONNECTION, AND THE FOLLOWING SHALL BE REQUIRED:
    - 17.1. PROPERTY OWNER WILL NEED TO SUBMIT A PAID APPLICATION FOR WATER SERVICE TO THE TOWN
    - 17.2. PROPERTY OWNER TO FOLLOW THE STANDARDS OF WATER SERVICE MATERIALS PER THE TOWN OF CANANDAIGUA SPECIFICATION
    - 17.3. A PRESSURE REDUCING VALVE IS MANDATORY AFTER THE WATER METER AND MAINTAINED BY THE PROPERTY OWNER
    - 17.4. WATER SERVICE MATERIALS:
      - 17.4.1. CORPORATION STOP SHALL BE CAST BRASS WITH "O" RING SEALS, MUELLER H-15008 (3/4", 2").
      - 17.4.2. CURB STOPS SHALL HAVE CAST BRASS BODIES WITH "O" RING SEALS, COMPRESSION TYPE, MUELLER H-15209 (3/4", 2").
      - 17.4.3. CURB BOXES SHALL BE TWO (2) PIECE BOXES WITH A SLIDE TYPE EXTENSION, A CAST IRON ARCH PATTERN LOWER SECTION, A ONE (1) PIECE CAST IRON LID AND A STAINLESS STEEL STATIONARY SHUT-OFF ROD, MUELLER H-10314 (3/4"), H-10310 (2").
      - 17.4.4. WATER SERVICE PIPE SHALL BE TYPE "K" COPPER, MINIMUM 200 PSI WORKING PRESSURE, ALL ACCORDING TO ASTM B-88
      - 17.4.5. PLASTIC PIPE SHALL BE COPPER TUBE SIZE (CTS) POLYETHYLENE ASTM D-2737, PE4710 HDPE PER AWWA C-901 ON A MINIMUM BASIS OF 200 PSI (ONLY USED FROM CURB BOX TO UNIT AND A #10 GAUGE COPPER TRACER WIRE SHALL BE INCLUDED FROM THE CURB BOX TO THE STRUCTURE)
18. THE DRIVEWAY WILL BE WIDE ENOUGH TO ACCOMMODATE EMERGENCY VEHICLES. THERE IS A FIRE HYDRANT APPROXIMATELY 260 FEET NORTH OF THE DRIVEWAY ENTRANCE.
19. THE PROPOSED ELECTRIC SERVICE LINES WILL COME FROM THE EXISTING POLE EAST OF THE HOUSE. FINAL ELECTRIC SERVICE LOCATION TBD BY UTILITY COMPANY.
20. THERE ARE NO PROPOSED SIGNS ON THE PROJECT.
21. THERE ARE NO EXISTING OR PROPOSED BUFFERS ON THE PROJECT.
22. THE LANDSCAPING PLAN CONSISTS OF RESTORING ALL DISTURBED AREAS TO MOWABLE LAWN.
23. THE DRIVEWAY IS TO BE GRAVEL WITH ASPHALT BETWEEN THE ROAD AND THE R.O.W. LINE.
24. THE PROJECT AREA LIES WITHIN ZONE X, AS IDENTIFIED ON FLOOD INSURANCE RATE MAP #360598, PANEL #0025 C.
25. ALL SITE LIGHTING IS TO COMPLY WITH THE LIGHTING STANDARDS CONTAINED IN SECTION 220-77 OF THE TOWN CODE. ALL EXTERIOR LIGHTING IS TO BE DARK SKY COMPLIANT.
26. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED, INSTALLED AND MAINTAINED PER THE REQUIREMENTS SET FORTH IN THE LATEST EDITION (2016) OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
27. 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.
28. 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 GUIDELINES.
29. MAILBOX (IF INSTALLED) SHOULD BE 16 FEET FROM THE CENTER OF THE ROAD AND A MINIMUM HEIGHT OF 46" FROM THE BOTTOM OF THE BOX.
30. CONCRETE TRUCK CLEANOUT SHALL FOLLOW THE EPA'S GUIDELINES FOR STORMWATER BEST MANAGEMENT PRACTICE FOR CONCRETE WASHOUT. NO WET CONCRETE SHALL BE WASHED OUT WITHIN 50' OF ANY WATERCOURSE OR WATER BODY.
31. THIS PROPERTY MAY BE NEAR A FARM, AS DEFINED IN THE NEW YORK STATE AGRICULTURE AND MARKETS LAW, § 301, SUBSECTION 11. SOUND FARMING PRACTICES MAY GENERATE DUST, ODOR, SMOKE, NOISE, AND VIBRATION

PROPERTY SUBJECT TO THE FOLLOWING EASEMENT:

10' WIDE ACCESS EASEMENT

MAP REFERENCE:

1. SUBDIVISION PLAT OF 2504 COOLEY ROAD BY KYLE A MOTT, LS, DATED APRIL, 2021

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	6/21/22	PER MRB REVIEW	WG

GROVE ENGINEERING
8677 STATE ROUTE 53
NAPLES, NEW YORK 14512
585-797-3989 PHONE
585-531-4084 FAX
grove.engineering@yahoo.com

SITE PLAN

PROPOSED BROCKLEBANK RESIDENCE

COOLEY ROAD
PORTION OF
TM# 69.00-1-41.100

TOWN OF CANANDAIGUA

ONTARIO COUNTY
NEW YORK

MAY 11, 2021

SHEET 1 OF 1

SITE PLAN APPROVAL

PLANNING BOARD CHAIRPERSON	DATE
TOWN ENGINEER	DATE
TOWN HIGHWAY & WATER SUPER.	DATE

STATE OF NEW YORK
WILLIAM JAMES GROVE
LICENSED PROFESSIONAL ENGINEER
084111

WILLIAM J. GROVE, PE
NYS LICENSE #084111