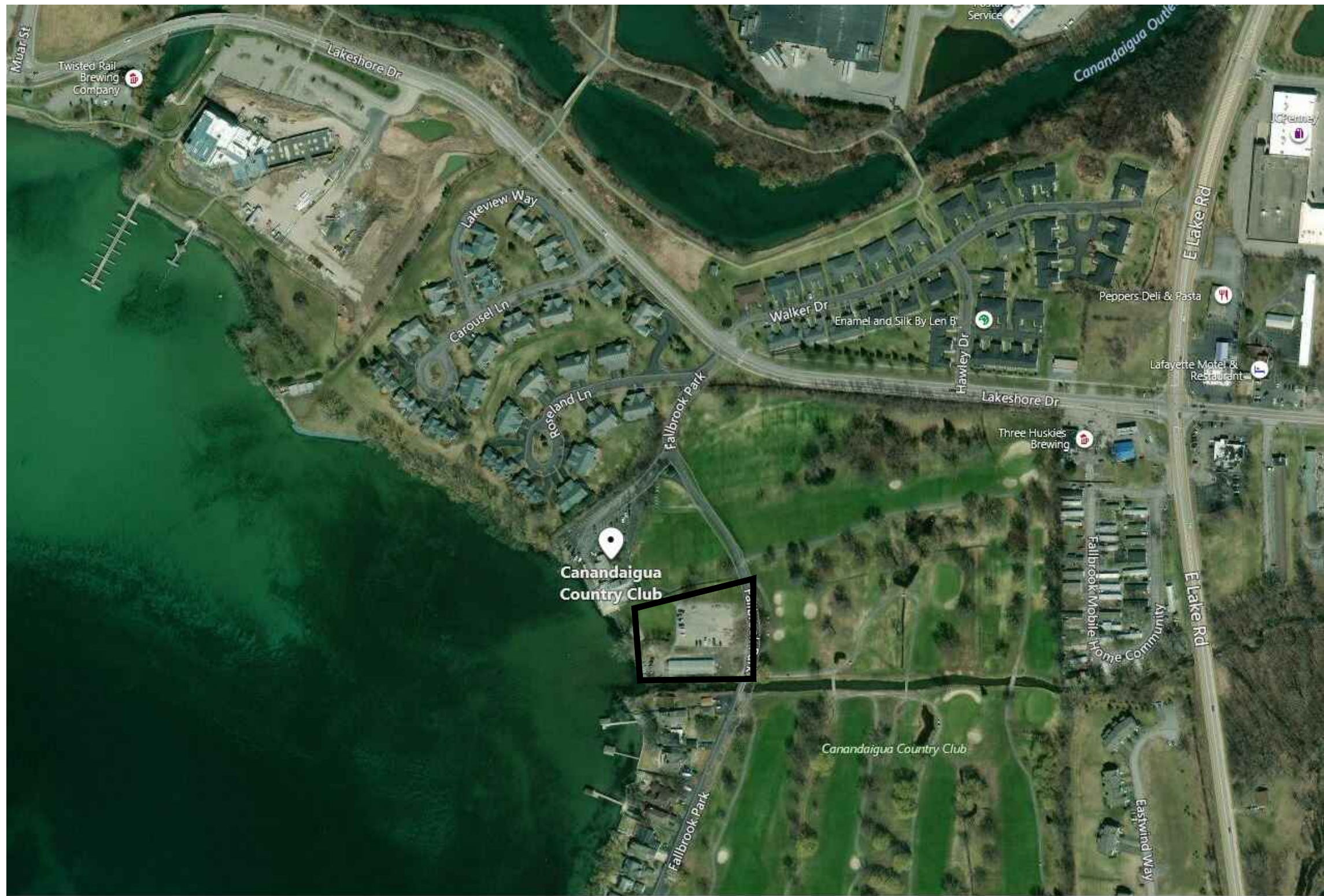
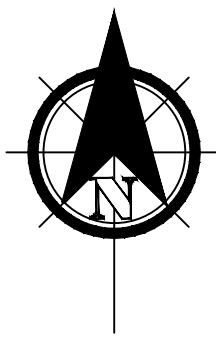


PERMITTING SITE PLAN SET
FOR
PARKING AREA RECONFIGURATION
CANANDAIGUA COUNTRY CLUB
TOWN OF CANANDAIGUA
ONTARIO COUNTY -- STATE OF NEW YORK



AERIAL LOCUS
NOT TO SCALE

SHEET INDEX:

CVR	COVER SHEET
EX-1	EXISTING CONDITIONS PLAN
C-1	SITE PLAN
C-2	SITE DETAILS

TOWN OF CANANDAIGUA 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. SEQUENCE -- THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES IN THE FOLLOWING SEQUENCE UNLESS AUTHORIZED OTHERWISE AT THE PRE- CONSTRUCTION MEETING:
- INSTALL PERIMETER SEDIMENT CONTROLS, (I.E. EROSION FENCING).
 - INSTALL STABILIZED CONSTRUCTION ENTRANCE.
 - PROTECT VEGETATION TO REMAIN.
 - COMPLETE CLEARING AND GRUBBING OPERATION.
 - PLACE EROSION CONTROL MEASURES AROUND TOPSOIL STOCKPILES AND STRIP TOPSOIL LOCATIONS.
 - CONSTRUCT SWALES AND SILTATION DEVICES AS EARTHWORK OPERATIONS PROGRESS.
 - MAINTAIN EROSION CONTROL MEASURES AND PLACE ADDITIONAL MEASURES AS EARTHWORK AND UNDERGROUND UTILITIES ARE CONSTRUCTED.
 - RESTORE AREAS AS DEFINED BY CONTRACT DOCUMENTS.
 - REMOVE EROSION CONTROL MEASURES AS AREAS ARE REESTABLISHED WITH GROUND COVER.
 - IF SITE PREPARATIONS OCCUR BETWEEN SEPTEMBER 1 AND MARCH 31, ADDITIONAL EROSION CONTROLS MUST BE TAKEN INCLUDING REDUCING THE SIZE OF DISTURBANCE AREA AND PLACING HEAVY STRAW MULCH WHERE PRACTICAL.
3. PLANS SHOULD INCLUDE RE--SEEDING INSTRUCTIONS INCLUDING MATERIALS AND A TIMETABLE FOR VARIOUS SEEDING
- SEED ALL CUT AND FILL, TOPSOIL PILES AND PONDS WITHIN SEVEN (7) DAYS AFTER COMPLETION.
 - TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE PROVIDED AS FOLLOWS:

THE SURFACE TWO INCHES OF SOIL SHOULD BE LOOSENEED BY DISKING, RAKING, OR BACK--BLADING WITH A BULLDOZER. IMMEDIATELY FERTILIZE. IMMEDIATELY SEED WITH THE FOLLOWING MIX:		
	LBS/ACRE	LBS/1,000 SQ. ACRES
SPRING/SUMMER/EARLY FALL		
ANNUAL RYE GRASS	30	0.7
PERENNIAL RYEGRASS	30	0.7
LATE FALL/EARLY WINTER		
CEREAL RYE	100	2.5

- * NO PHOSPHOROUS SHALL BE USED AT PLANTING TIME UNLESS SOIL TESTING HAS BEEN COMPLETED AND TESTED BY A HORTICULTURAL TESTING LAB AND THE SOIL TESTS SPECIFICALLY INDICATE A PHOSPHOROUS DEFICIENCY THAT IS HARMFUL, OR WILL PREVENT NEW LAWNS AND PLANTINGS FROM ESTABLISHING PROPERLY.
- * IF SOIL TESTS INDICATE A PHOSPHOROUS DEFICIENCY THAT WILL IMPACT PLANT AND LAWN ESTABLISHMENT, PHOSPHOROUS SHALL BE APPLIED AT THE MINIMUM RECOMMENDED LEVEL PRESCRIBED IN THE SOIL TEST FOLLOWING ALL NYS DEC REGULATIONS.

SEED SHOULD HAVE A GERMINATION RATE OF AT LEAST 85 PERCENT AND MINIMAL INERT MATERIAL. DISTURBED AREAS SHALL BE STABILIZED USING PERMANENT LAWN SEEDING MIX UPON COMPLETION OF GRADING AND CONSTRUCTION:

	LBS/ACRE	LBS/1,000 SQ. ACRES
BIRDSFOOT TREFOIL OR COMMON WHITE CLOVER	8 OR 8	0.20 OR 0.20
TALL FESCUE	20	0.45
REDDTOP OR RYEGRASS (PERENNIAL)	2 OR 5	0.05 OR 0.10

- SEEDING RATE: 8.0 POUNDS PER 1,000 SQUARE FEET.
- MULCH: STRAW OR WOOD FIBER MULCH USED WITH HYDRD SEEDING METHOD AT TWO TONS PER ACRE WITH TRACKIFIER.
- STARTING FERTILIZER: 5:10:10 AT 20 POUNDS PER 1,000 SQUARE FEET.
- FOR FALL OR EARLY WINTER, SEED WITH CERTIFIED AROOSTOCK WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE.
 - PERMANENT STABILIZATION FOR STEEP SLOPES GREATER THAN 3:1 SHALL INCLUDE JUTE MESH BLANKET AND CROWN VETCH SEED WITH PERENNIAL RYEGRASS.
4. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENT IN THE AREAS OF CONSTRUCTION.
5. EXISTING UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM FIELD LOCATIONS AND /OR UTILITY COMPANY RECORD PLANS. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CALL THE DIG SAFELY NEW YORK (UFPD) HOTLINE AT 1-800-962-7962 FOR STAKEOUT OF EXISTING UTILITIES. THE CONTRACTOR SHALL DETERMINE EXACT LOCATION AND EVALUATION OF UNDERGROUND UTILITIES BEFORE COMMENCING CONSTRUCTION. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS TO LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS AS REQUIRED TO MEET THE EXISTING CONDITIONS.
6. 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 DIRECTED BY THE TOWN OF CANANDAIGUA.
7. THE OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, CLEANING, REPAIR AND REPLACEMENT OF EROSION CONTROL MEASURES DURING SITE CONSTRUCTION.
8. ROOF LEADERS SHALL BE CONNECTED TO STORM SEWERS, UNLESS OTHERWISE NOTED.
9. NO SITE PREPARATION SHALL COMMENCE UNTIL A VISUAL INSPECTION BY THE TOWN OF CANANDAIGUA CONFIRMS THE INSTALLATION OF PERIMETER SEDIMENT CONTROLS.
10. ANY ADDITIONAL EROSION OR SEDIMENT CONTROL DEEMED NECESSARY BY THE TOWN OR A REPRESENTATIVE THEREOF SHALL BE PROVIDED BY THE OWNER.
11. SEDIMENT CONTROL MEASURES ARE TO BE ESTABLISHED PRIOR TO COMMENCING EARTHWORK. SEDIMENT CONTROL MEASURES ARE TO BE MAINTAINED BY THE CONTRACTOR UNTIL UPSTREAM GROUND COVER HAS BEEN ESTABLISHED AND REMOVAL IS APPROVED BY THE TOWN OF CANANDAIGUA.
12. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, REPLACING AND SUBSEQUENTLY REMOVING TEMPORARY EROSION & SEDIMENT CONTROL DEVICES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ADJOINING PROPERTIES, ROADWAYS, DRAINAGE WAYS AND SINKS OF SILT ACCUMULATION AS NEEDED AND AS DETERMINED/ REQUESTED BY THE TOWN OF CANANDAIGUA.
14. ANY FINAL GRADE DEVIATIONS OF HOUSE PAD ELEVATIONS MORE THAN 12 INCHES SHALL BE APPROVED BY THE PLANNING BOARD.
15. INCIDENTAL DISTURBANCES OUTSIDE THE PROPERTY FOOTPRINT WILL BE STABILIZED AND RESTORED TO ORIGINAL OR BETTER CONDITION.

GENERAL NOTES

1. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN IS BASED ON AVAILABLE RECORD INFORMATION AND A FIELD INSTRUMENT SURVEY. TOPOGRAPHICAL INFORMATION SHOWN ON THIS PLAN IS BASED ON FIELD SURVEY COMPLETED BY VENEZIA AND ASSOCIATES AND IS REFERENCED TO NAVD 1988.
2. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ACTUAL LOCATION SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITY SERVICES THROUGHOUT CONSTRUCTION. CONTACT U.F.P.O. AT 1-800-962-7962 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION.
3. THE UPLAND PORTION OF THE SITE IS IN NOT LOCATED IN A FLOOD ZONE PER C.P. #360598 0020C MAP REVISED MARCH 3, 1997. PORTIONS OF THE LAKESIDE AND STREAMSIDE AREAS THAT ARE LOCATED WITHIN THE 100-YEAR FLOODPLAIN ARE SHOWN ON THE ENCLOSED MAPPING.
4. NO CHANGES ARE TO BE MADE TO THIS DESIGN WITHOUT PRIOR APPROVAL OF THE DESIGN ENGINEER.
5. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF CANANDAIGUA, UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION.
7. PROPOSED LIGHTING TO BE COORDINATED WITH THE OWNER. LIGHTING SHALL BE DARK SKY COMPLIANT.
8. ALL EXISTING UNDERGROUND UTILITIES SHALL BE MAINTAINED AND PROTECTED UNLESS OTHERWISE NOTED.
9. ALL SITE DRAINAGE RUNOFF PRODUCED BY THE PROPOSED ONSITE IMPROVEMENTS WILL NOT BE DIRECTED TOWARDS THE NEIGHBORING PARCELS OR BUILDING FOUNDATIONS.
10. ALL AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS BEEN TEMPORARILY OR PERMANENTLY CEASED, TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES SHALL BE INSTALLED AND/OR IMPLEMENTED WITHIN SEVEN (7) DAYS FROM THE DATE THE SOIL DISTURBANCE ACTIVITY CEASED.
11. ALL FIRE LANES TO BE KEPT OPEN AND UNOBSTRUCTED AT ALL TIMES DURING CONSTRUCTION.
12. THE HORIZONTAL DATUM IS NAD83. THE VERTICAL DATUM IS NAVD88.

SITE PLAN APPROVAL

PLANNING BOARD CHAIRPERSON	DATE
TOWN ENGINEER	DATE

FOR PERMITTING ONLY



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Revisions			
NO.	Date	Description	By

NYS Land Surveyor

Site Plan Drawings Prepared For:

CANANDAIGUA COUNTRY CLUB, LLC

Showing Land at
2380 FALLBROOK PARK
TOWN OF CANANDAIGUA
County of Ontario State of New York
(585)396-3267 Fax No. (585) 396-0131

File# 17116
Scale: N.T.S.
T.m. # 98.00-1-39.111
Date: 03/15/19
Sheet:

CVR

E-mail erin@veneziasurvey.com

Canandaigua New York, 14424

www.veneziasurvey.com

EROSION CONTROL AND GRADING NOTES

1. EROSION CONTROL MEASURES ARE TO BE ESTABLISHED PRIOR TO COMMENCING EARTHWORK. EROSION CONTROL SERVICES ARE TO BE MAINTAINED BY THE CONTRACTOR UNTIL UPSTREAM GROUND COVER HAS BEEN ESTABLISHED AND REMOVAL IS APPROVED BY THE TOWN OF CANANDAIGUA.
2. THE CONTRACTOR WILL PROVIDE CRUSHED STONE STABILIZED CONSTRUCTION ENTRANCE AT THE PROJECT ENTRANCE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ADJOINING PROPERTIES, ROADWAYS, DRAINAGE WAYS AND SINKS OF SILT ACCUMULATION AS NEEDED AND AS DETERMINED/REQUESTED BY THE TOWN OF CANANDAIGUA.
4. DUST SHALL BE CONTROLLED DURING CONSTRUCTION BY THE CONTRACTOR TO MINIMIZE THE EFFECT ON ADJACENT PROPERTIES. THE CONTRACTOR SHALL PERFORM DUST CONTROL MEASURES AS NEEDED AND AS DETERMINED/REQUESTED BY THE TOWN OF CANANDAIGUA.
5. EXISTING UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM FIELD LOCATIONS AND/OR UTILITY COMPANY RECORD PLANS. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL CALL THE UFPD HOTLINE AT 1-800-962-7962 FOR STAKE-OUT OF EXISTING UTILITIES. THE CONTRACTOR SHALL DETERMINE EXACT LOCATION AND ELEVATION OF UNDERGROUND UTILITIES BEFORE COMMENCING CONSTRUCTION. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS TO LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS AS REQUIRED TO MEET THE EXISTING CONDITIONS.
6. ALL DISTURBED AREAS TO BE RECLAIMED WITH 6" TOPSOIL. ASPHALT AND STRUCTURAL FILL TO BE REMOVED TO FULL DEPTH IN PARKING AREAS TO BE REMOVED.

LEGEND

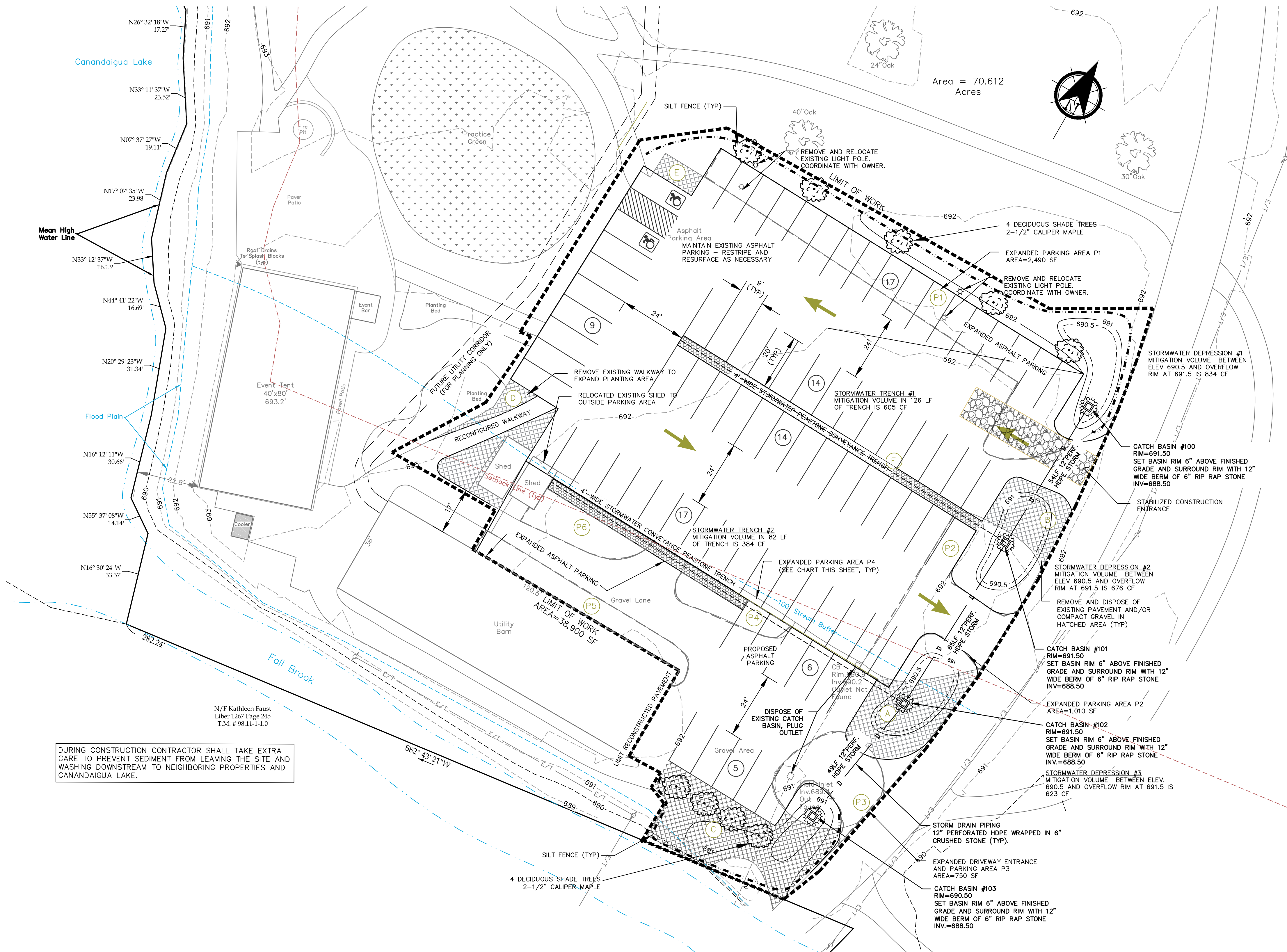
- W PROP WATER
S PROP SEWER
D PROP DRAIN
E PROP ELECT
T PROP TEL
GAS PROP GAS
900.3 X SPOT GRADE
PROPOSED EROSION MAT
CHECK DAM
- SILT FENCE
EXIST. CONTOUR
PROP CONTOUR
PROPERTY LINE
CENTERLINE
LP LIGHT POLE
DRAIN MANHOLE
CATCH BASIN
SEWER MANHOLE
WATER VALVE
HYDRANT

PAVEMENT RECONFIGURATION BREAKDOWN

LIMIT OF WORK AREA = 38,900 SF		EXISTING PARKING AREA WITHIN LIMIT OF WORK = 26,277 SF		PROPOSED PARKING AREA WITHIN LIMIT OF WORK = 28,348 SF (+2,071 SF)	
AREA OF PARKING TO BE REMOVED	AREA (SF)	AREA OF NEW PARKING	AREA (SF)	AREA OF NEW PARKING	AREA (SF)
A	826	P1	2,570		
B	530	P2	1,200		
C	1490	P3	750		
D	550	P4	340		
E	120	P5	682		
F	480	P6	475		
TOTAL	3,946 SF	TOTAL	6,017 SF		

EROSION CONTROL CONSTRUCTION SEQUENCE:

1. LOCATE LIMIT OF WORK LINE AND INSTALL ALL PERIMETER EROSION AND SEDIMENTATION CONTROL DEVICES, STABILIZED CONSTRUCTION ENTRANCE, AND MOBILIZE AND SET UP TEMPORARY STORAGE AREAS AT THE SITE.
2. BEGIN GENERAL CONSTRUCTION ACTIVITIES TO ESTABLISH ROUTE AND GRADE OF NEW DRIVEWAYS AND NEW PARKING AREA LOCATIONS.
3. COMPLETE STORMWATER MANAGEMENT SYSTEM INSTALLATION.
4. PERMANENTLY STABILIZE ALL AREAS AROUND THE NEW PARKING AREA. WORK SHALL INCLUDE FULL SOIL RESTORATION WHERE NOTED.
5. REMOVE EROSION CONTROLS AND CEASE MONITORING ONLY AFTER APPROVAL HAS BEEN GRANTED BY THE TOWN OF CANANDAIGUA AND/OR THEIR PROJECT REPRESENTATIVE.



SITE PLAN
SCALE: 1"=20'

SITE PLAN APPROVAL

PLANNING BOARD CHAIRPERSON _____ DATE _____

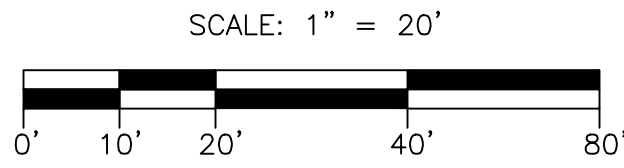
TOWN ENGINEER _____ DATE _____

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5120 Laura Lane

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NYS Land Surveyor
Rocco A. Venezia, P.L.S.
License # 007761

Drawing Title:

PARKING RECONFIGURATION SITE PLAN

Site Plan Prepared For:

CANANDAIGUA COUNTRY CLUB, LLC

Showing Land at
2380 FALLBROOK PARK
TOWN OF CANANDAIGUA

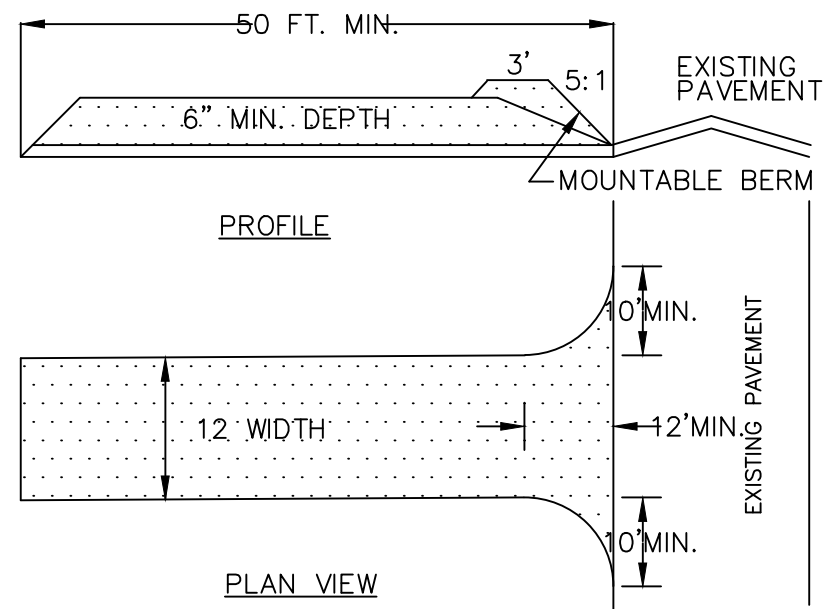
County of Ontario State of New York
(585)396-3267 Fax. No. (585) 396-0131

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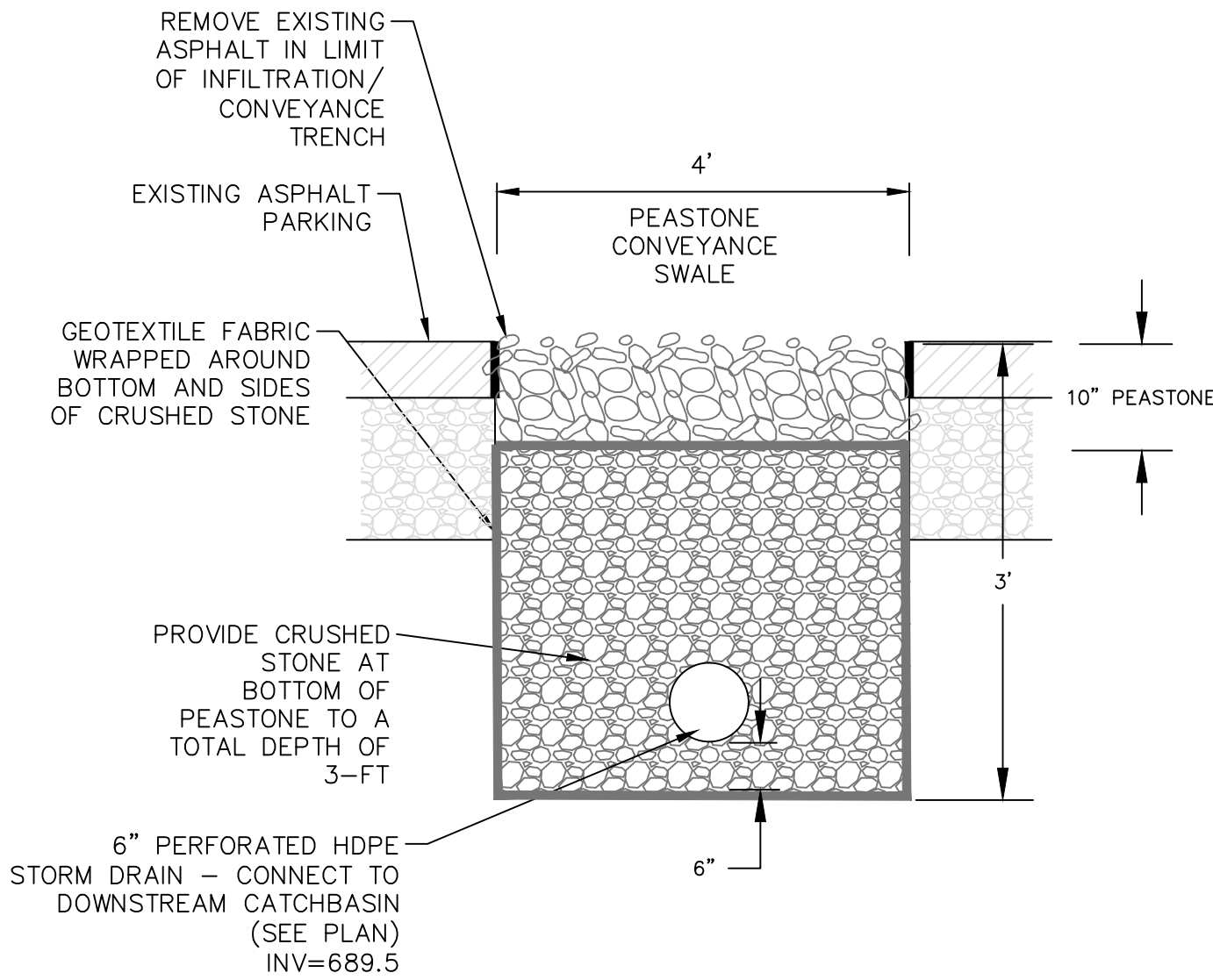
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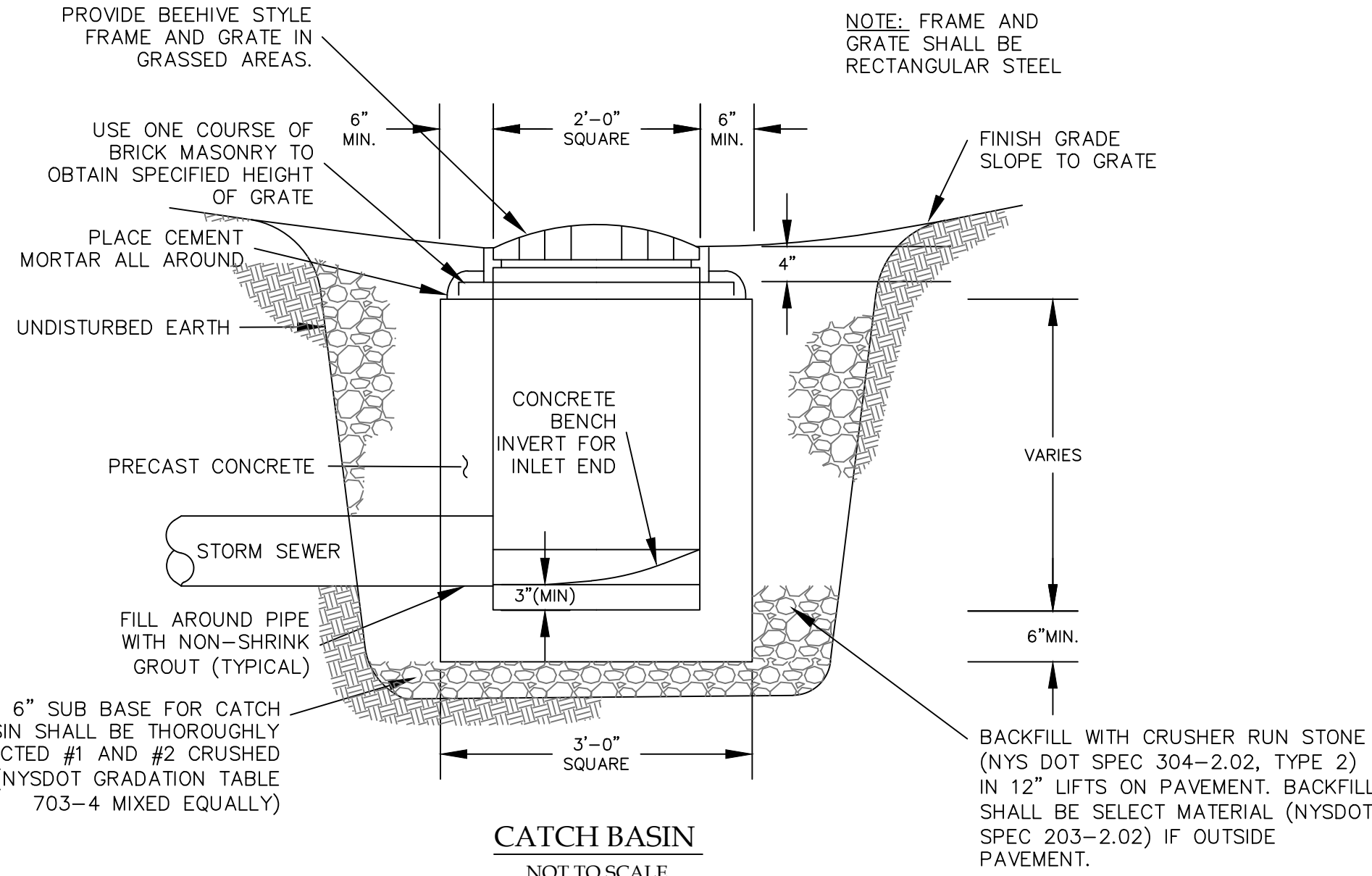


1. STONE SIZE — USE #2 STONE
2. THICKNESS — NOT LESS THAN 6 (SIX) INCHES.
3. WIDTH — FULL ENTRANCE WIDTH
4. USE FILTER FABRIC UNDER STONE FOR ENTRANCE STABILITY.
5. MAINTENANCE — THE CONTRACTOR SHALL MAINTAIN THE ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING OR SEDIMENT FLOW ONTO A PUBLIC HIGHWAY.
6. WHEN HIGHWAY WASHING IS REQUIRED, IT SHALL BE DONE IN A MANNER THAT DIRECTS SEDIMENT RUNOFF TOWARDS EROSION CONTROL DEVICES. INSTALL ADDITIONAL EROSION CONTROLS, IF NEEDED.
7. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AFTER EACH RAINSTORM.

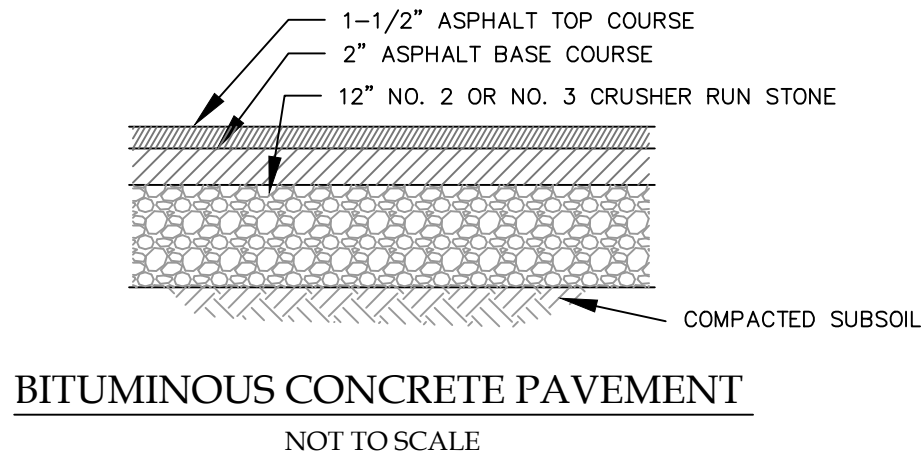
STABILIZED CONSTRUCTION ENTRANCE DETAILS
NOT TO SCALE



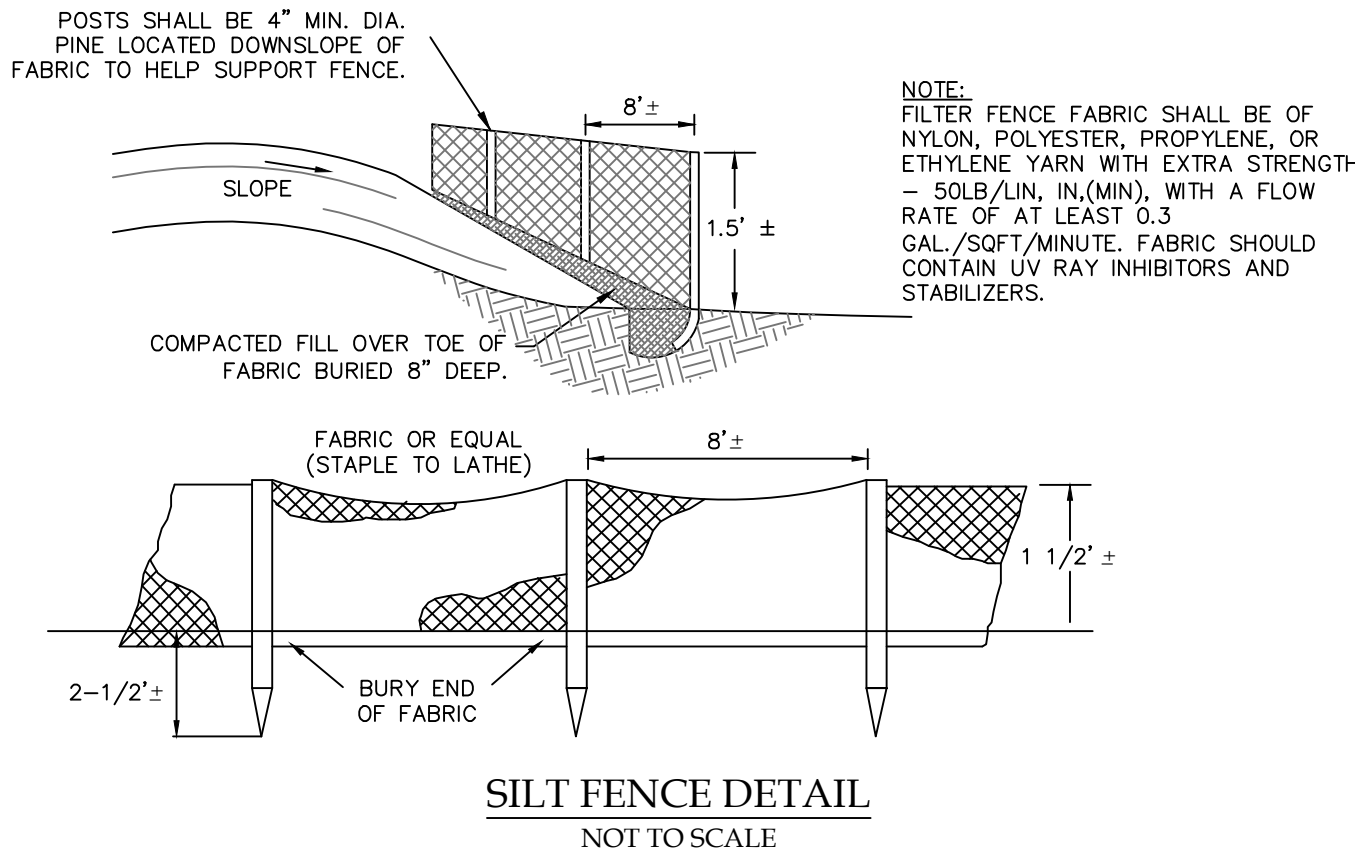
PEASTONE CONVEYANCE TRENCH
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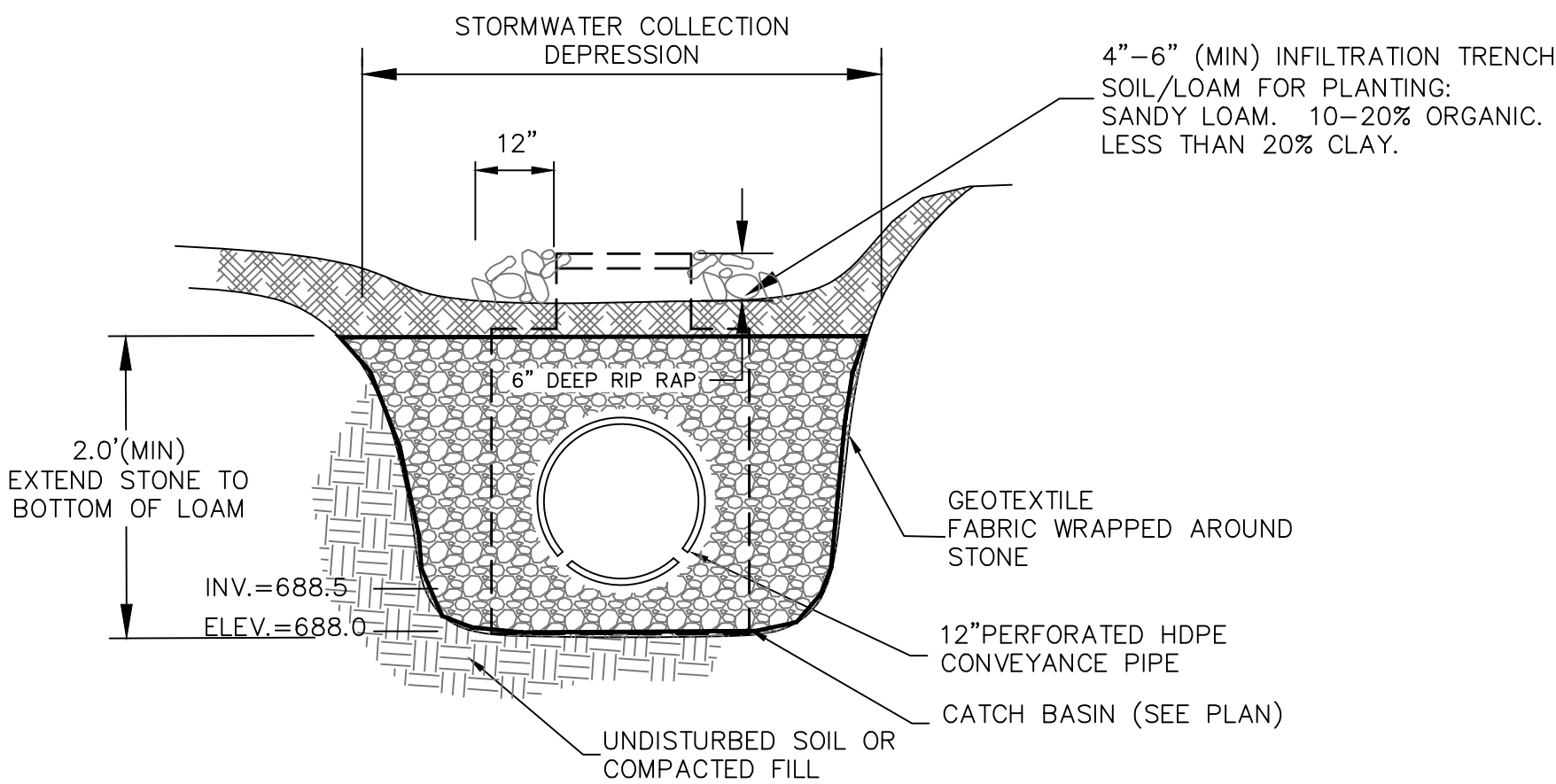
CATCH BASIN
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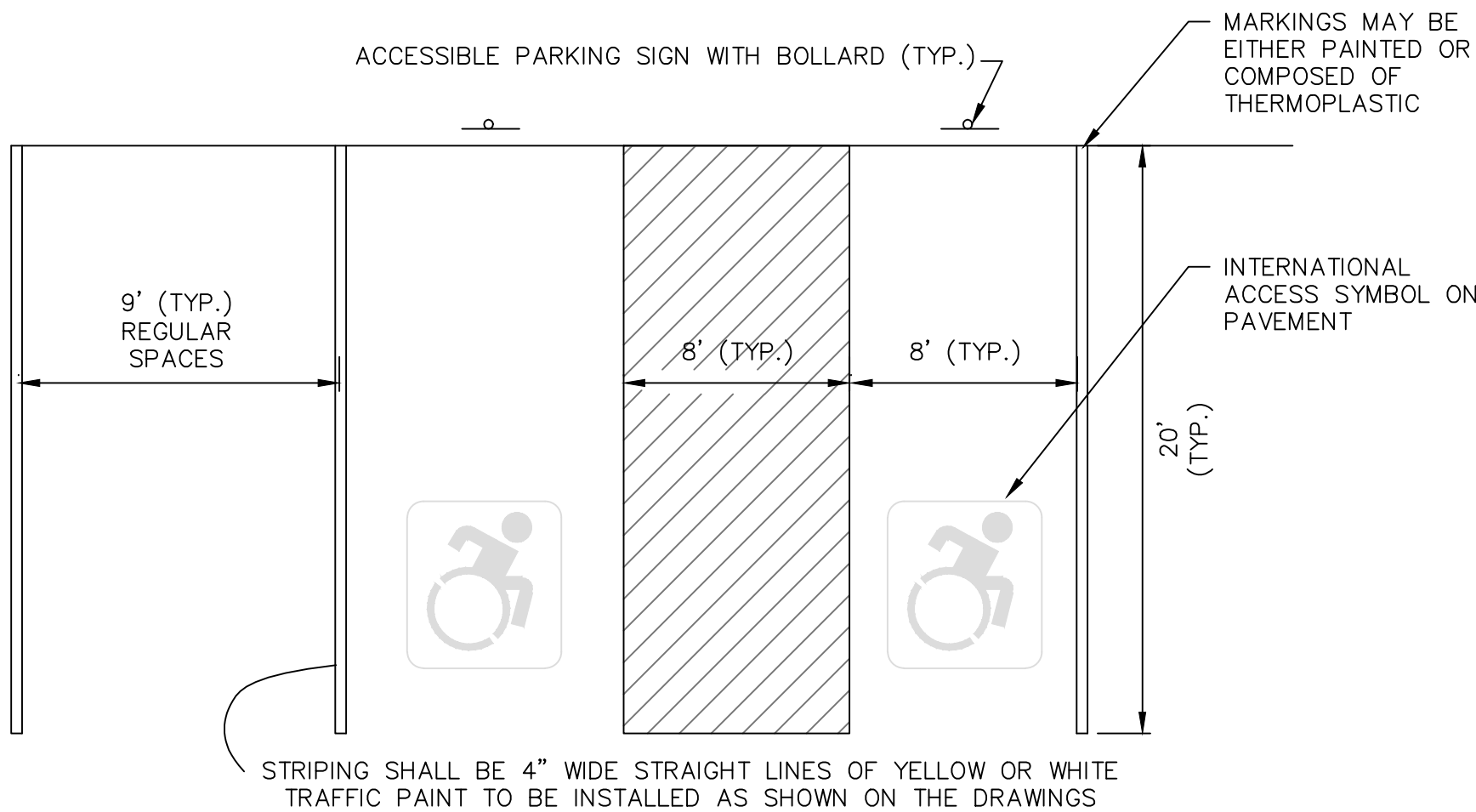
BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



STORMWATER COLLECTION DEPRESSION WITH
PERFORATED COLLECTION TRENCH DETAIL
NOT TO SCALE



ACCESSIBLE PARKING DETAIL
NOT TO SCALE

SITE PLAN APPROVAL

PLANNING BOARD CHAIRPERSON _____ DATE _____

TOWN ENGINEER _____ DATE _____

FOR PERMITTING ONLY

VENEZIA
LAND SURVEYORS AND CIVIL ENGINEERS
5120 Laura Lane

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NYS Land Surveyor

Rocco A. Venezia, P.L.S.
License # 049761

Drawing Title:

Site Plan Prepared For:

SITE DETAILS
CANANDAIGUA COUNTRY CLUB, LLC
Showing Land at
2380 FALLBROOK PARK
TOWN OF CANANDAIGUA
County of Ontario State of New York
(585)396-3267 Fax. No. (585) 396-0131

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