

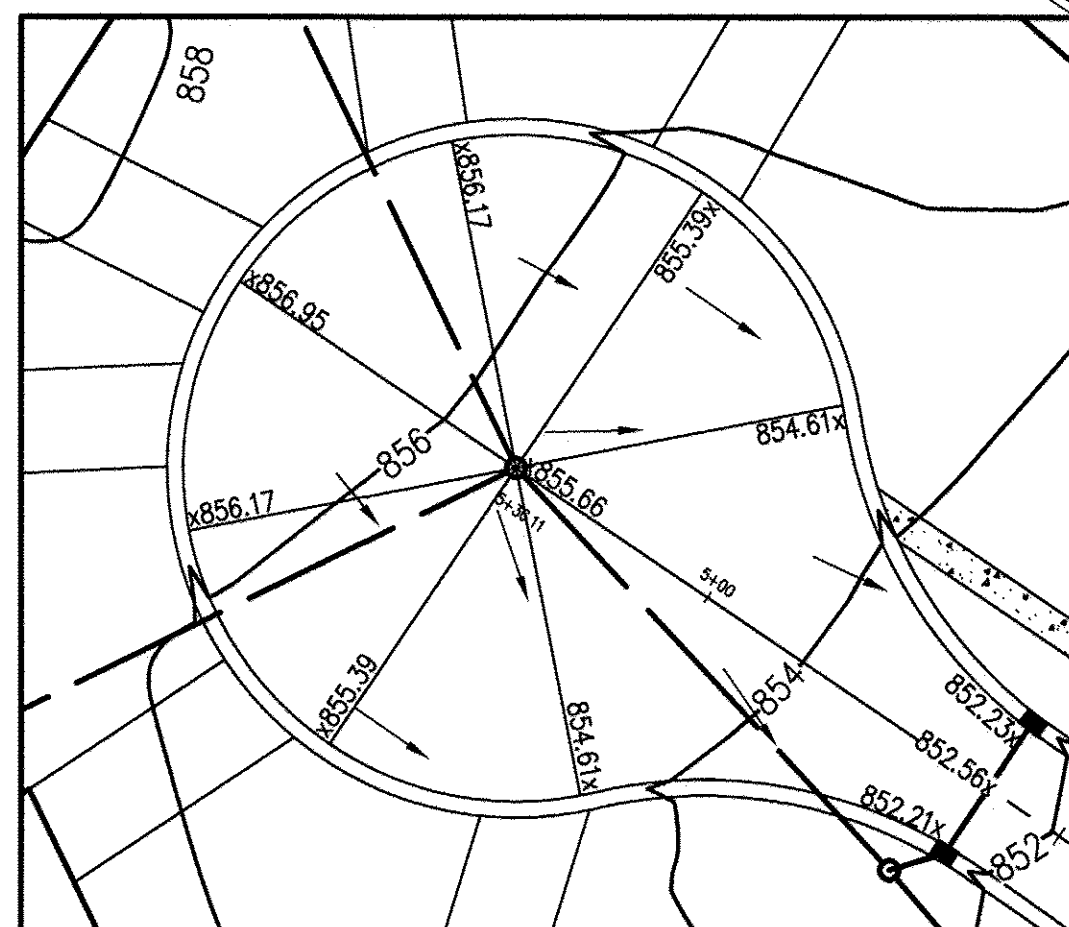
PROPOSED TYPICAL MASS GRADING PLAN
TYPICAL HOUSE PAD
LOTS 46-51, 38-41
NTS

PROPOSED TYPICAL MASS GRADING PLAN
FOR PARTIAL WALKOUT HOUSE PAD
LOTS 52, 147-148
NTS

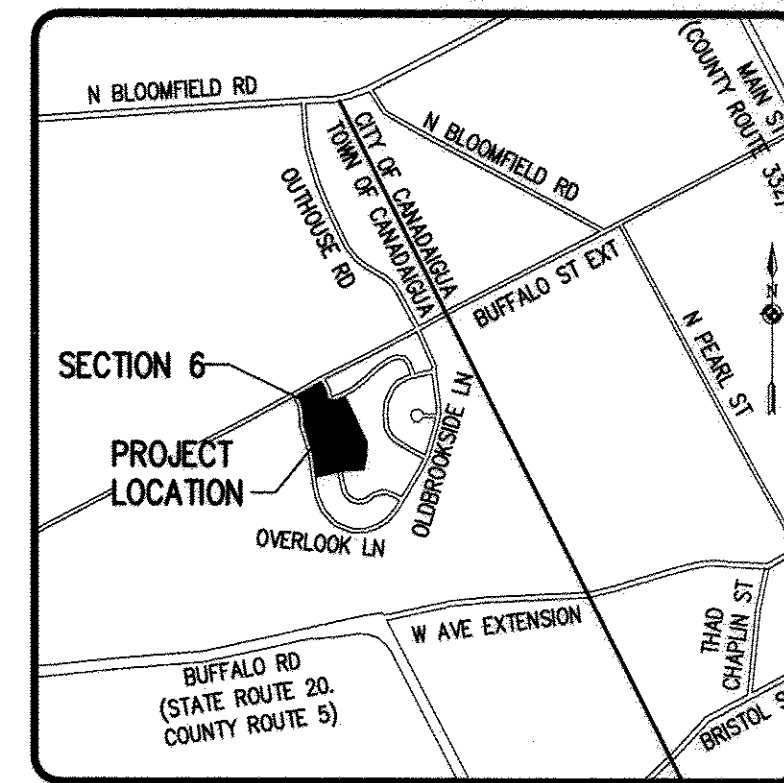
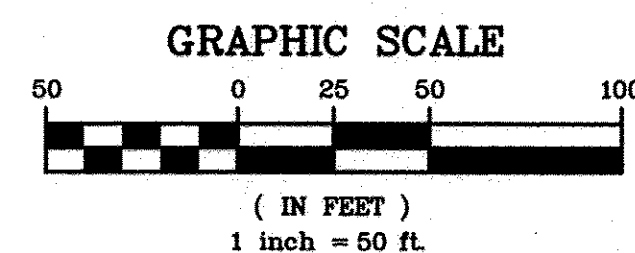
PROPOSED TYPICAL MASS GRADING PLAN
FOR FULL WALKOUT HOUSE PAD
LOTS 53-58, 142-146
NTS

LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINE
- CENTERLINE
- SETBACK LINE
- EX. WATERMAIN, HYDRANT AND VALVE
- PROP. WATERMAIN, HYDRANT AND VALVE
- EXISTING STORM SEWER, AND MANHOLE
- PROPOSED STORM SEWER, MANHOLE AND INLET
- EXISTING SANITARY SEWER AND MANHOLE
- PROPOSED SANITARY SEWER AND MANHOLE
- EXISTING TREELINE
- PROPOSED TREE LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED FINISHED GRADE / GARAGE FLOOR ELEVATION
- PROPOSED LIMITS OF TOPSOIL STRIPPING
- PROPOSED LIMITS OF DISTURBANCE



DAISY WAY CUL-DE-SAC DETAIL
SCALE: 1"=30'



LOCATION MAP
NOT TO SCALE

NOTE:

ANY FINAL GRADE DEVIATIONS OF HOUSE PAD ELEVATIONS MORE THAN TWELVE INCHES SHALL BE APPROVED BY THE PLANNING BOARD.

FOUNDATION ON LOTS 142-146 AND 51-58 TO EXTEND TO NATIVE SOIL FILLS TO BE PLACED IN TWELVE INCH (12") LIFTS AND COMPACTED IN PLACE TO 95% MAXIMUM DRY DENSITY. OWNER TO CONSULT A GEOTECHNICAL ENGINEER IF ALTERNATE METHODS ARE PROPOSED.

MASS GRADING NOTES:

- THE GRADING DESIGN ASSUMES A TOPSOIL DEPTH OF ONE (1") FOOT ACROSS THE SITE BASED UPON TEST PIT DATA. IF SITE CONDITIONS DEVIATE FROM THIS BY MORE THAN THREE INCHES (3"), THE CONTRACTOR IS TO NOTIFY THE OWNER AND ENGINEER.
- TOPSOIL IS TO BE STRIPPED FROM REAR OF HOUSE PAD (50' BEHIND FRONT SETBACK) TO REAR OF HOUSE PAD. TOPSOIL IS ALSO TO BE STRIPPED FROM ALL OUT AREAS. TOPSOIL SHALL REMAIN IN PLACE IN REAR YARD FILL AREAS. THE LIMITS OF THE TOPSOIL STRIPPING HAVE BEEN IDENTIFIED ON THE PLANS.
- TOPSOIL THAT IS STRIPPED SHALL BE STOCKPILED AT THE LOCATION NOTED. THE ENGINEER WILL VERIFY THE TOPSOIL STOCKPILE VOLUME TO DETERMINE ACTUAL VOLUME OF TOPSOIL STRIPPED. AS DIRECTED ON THE PLANS, SIX INCHES (6") OF TOPSOIL SHALL BE RECLAIMED AND REPLACED IN DISTURBED AREAS THROUGHOUT HOUSE CONSTRUCTION.
- MASS GRADING FOR CONVENTIONAL LOTS IS SET AT 3.5' BELOW FINISH GRADE. FOR WALK-OUT LOTS, MASS GRADING IS PROPOSED AT 3.5' BELOW FINISH GRADE AT THE FRONT OF THE PAD, AND DIRECTLY AT FINISH GRADE AT THE REAR OF THE WALK-OUT (SEE DETAIL). MASS GRADING TO BE EXTENDED THROUGH THE LOTS FOR ALL HALF AND FULL WALKOUTS.
- LOTS: 142-146, AND 53-58 SHALL BE FULL WALKOUTS. LOTS: 147-148 AND 52 SHALL BE PARTIAL WALKOUTS.
- THE EARTHWORK ANALYSIS IS BASED ON ASSUMPTIONS FOR TOPSOIL DEPTH, SHRINKAGE AND COMPACTION. ACTUAL FIELD CONDITIONS MAY VARY FROM THE ASSUMPTIONS MADE FOR THE ANALYSIS. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IF CONDITIONS VARY FROM THE DESIGN PARAMETERS.

GRADING NOTES:

- THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD, AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION.
- EXISTING UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM FIELD LOCATIONS AND/OR UTILITY COMPANY RECORD PLANS. A MINIMUM OF 48 HOURS PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CALL THE UPFO HOTLINE AT 1-800-962-7962 FOR STAKE-OUT OF EXISTING UTILITIES.
- THE OWNER AND THE CONTRACTOR SHALL HAVE COMPLETE KNOWLEDGE OF THE CURRENT BLASTING POLICY FOR THE TOWN OF CANANDAIGUA, AND THEY WILL CONFORM TO THIS POLICY AT ALL TIMES.
- FILL MATERIAL PLACED IN THE PAVEMENT AND BUILDING AREA SHALL BE SELECT MATERIAL AND COMPACTED TO 95% MAXIMUM DRY DENSITY. THE CONTRACTOR SHALL SUPPLY THE ENGINEER AND THE TOWN OF CANANDAIGUA WITH COMPACTION TEST RESULTS PRIOR TO PLACING THE STONE SUBBASE.
- CONTRACTOR SHALL INSTALL STONE SUBBASE AND THE ASPHALT CONCRETE BINDER COURSE. PRIOR TO PLACING THE BINDER COURSE, THE ROAD BASE SHALL BE REVIEWED BY THE ENGINEER AND THE TOWN.
- ANY FINAL GRADE DEVIATIONS OF HOUSE PAD ELEVATIONS MORE THAN TWELVE INCHES (12") SHALL BE APPROVED BY THE PLANNING BOARD.
- THE CODE ENFORCEMENT OFFICER HAS THE AUTHORITY TO APPROVE THE LOCATION OF ALL THE DRIVEWAYS.
- 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.
- THE TOPSOIL PILE SHALL BE SEEDED AFTER COMPLETION OF STRIPPING.
- THE TOPSOIL STOCKPILE LOCATION SHALL BE APPROVED BY THE TOWN OF CANANDAIGUA.

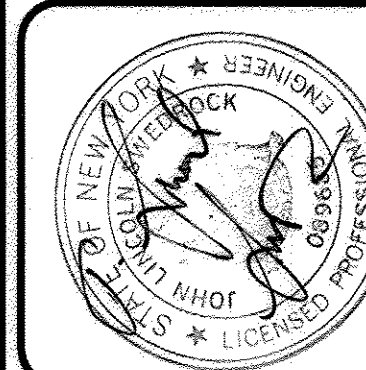
APPROVALS

By: *[Signature]* DATE: 4/6/15
TOWN ENGINEER
By: *[Signature]* DATE: 4-7-15
TOWN OF CANANDAIGUA PLANNING BOARD CHAIRPERSON
By: *[Signature]* DATE: 4/6/15
TOWN OF CANANDAIGUA HIGHWAY/WATER SUPERINTENDENT

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 an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to this 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.	DATE	REVISIONS	BY
7			
6			
5			
4	1/19/15	REVISED PER OCPM COMMENTS	MRM
3	12/8/14	REVISED PER OCPM COMMENTS	MRM
2	10/5/14	REVISED PER TOWN COMMENTS AND REVISED EASEMENTS	MRM
1	8/21/14	REVISED PER OCPM AND TOWN COMMENTS	MRM

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OLD BROOKSIDE SUBDIVISION
SECTION 6
TOWN OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK STATE
PROJECT LOCATION CLIENT
OLD BROOKSIDE, LLC
180 CLINTON SQUARE
ROCHESTER, NEW YORK 14604
FINAL
GRADING PLAN

PROJECT MANAGER
J.L. SWEDROCK
PROJECT ENGINEER
J.L. SWEDROCK
DRAWN BY
M.R. MILES
SCALE DATE ISSUED
1"=50' JUNE 2014
PROJECT NO.
21310
DRAWING NO.
04