



PHASE 1 SITE PLANS

FIRE HALL RD. AND PARKSIDE DR.

TOWN OF CANANDAIGUA, ONTARIO CO., NY

DECEMBER 2022

LEGEND

Existing	Proposed	
=====	-----	Property Line/R.O.W.
-----	-----	Centerline
● I.P.		Iron Pin
-----	-----	Easement
--- -778- ---	---778---	Ground Contour
● L.P.		Light Pole and Luminaire(s)
● U.P.		Utility Pole
--- UGE ---		Underground Electric
--- E.M. ---		Electric Meters
--- OHW ---		Overhead Wire
	FDC*	Fire Department Connection
△ Hyd.	△ Hyd.	Hydrant
≍ WV	≍	Water Valve
--- W ---	--- W ---	Watermain
	--- WS ---	Water Service
	● C.S.	Curb Stop
田 C.B.	田 C.B.	Catch Basin
	田 F.I.	Field Inlet
	■ B.I. 1	Bioretention Inlet
--- -ST- ---	--- -ST- ---	Storm Sewer/Culvert
SAN MH ⊙	SAN MH ●	Sanitary Manhole
--- SAN ---	--- SAN ---	Sanitary Sewer
--- FM ---		Sanitary Force Main
	--- SAN LAT ---	Sanitary Lateral
--- G ---		Gas Main
--- P ---		High Pressure Petroleum Pipe
	G.M. ■	Gas Meters
	MB □	Mailboxes
	Mon. ⊙	Monument
	■	Sign

MAP AND SURVEY NOTES

- These plans were prepared using a topographic survey map prepared by Freeland-Parrinello Land Surveyors entitled "Plan of Land of Thomas N. & Sandra C. Hansen, Lucille Syracuse Revocable Real Estate Trust, and One Canandaigua, LLC dated November 15, 2021. Elevation datum NAVD88 GEOID 18NGS. Horizontal datum NAD83 New York Central.

CANANDAIGUA RIGHT TO FARM NOTE

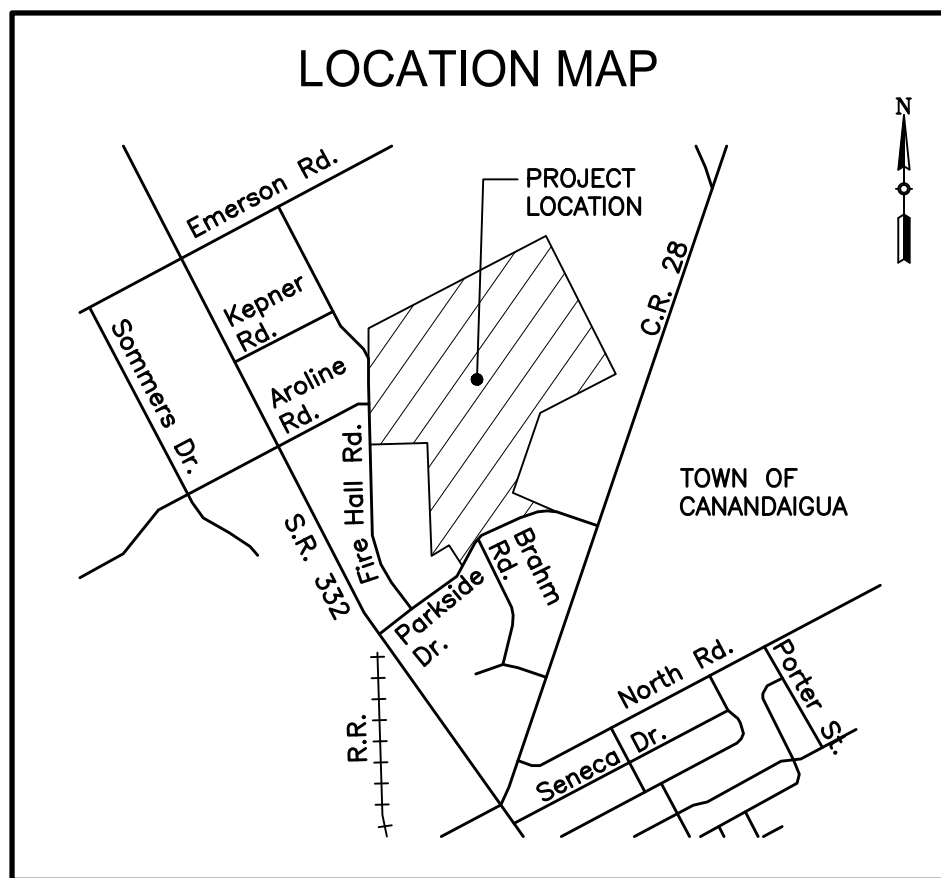
This property may be near a farm, as defined in the New York State Agriculture and Markets Law, § 301, Subsection 11. Sound farming practices may generate dust, odor, smoke, noise, and vibration.

PROJECT INFORMATION

Developer/Owner:	Cook Properties NY 90 Airpark Drive, Suite 400 Rochester, NY 14624		Capstone Real Estate Development LLC 100 Savannah Street Rochester, NY 14607	
Property Address:	<u>Parcel 1</u> Parkside Dr. 70.00-1-65.100 19.271 acres	<u>Parcel 2</u> Parkside Dr. 70.00-1-18.117 9.979 acres	<u>Parcel 3</u> Parkside Drive 70.00-1-18.115 20.206 acres	<u>Parcel 4</u> State Route 332 70.00-1-18.114 50.273 acres
Proposed Development:	Multi Story Mixed Use – Residential and Commercial Multi Story Apartments and Townhomes Single Story Patio Homes Single Family Residences Flex Buildings – Offices and Assembly		<u>Phase 1</u> 6 Buildings – 4 Buildings 44 Homes –	<u>Full Development</u> 9 Buildings 20 Buildings 12 Buildings 148 Homes 2 Buildings
Zoning District:	Form Based Code Mixed-Use Development Subarea			
Zoning Regulations	<u>Allowed</u>	<u>Phase 1</u>	<u>Full Development</u>	
Building Coverage:	70% max.	3.4%	10.7%	
Lot Coverage:	80% max.	6.7%	29.0%	
Max. Building Height:	60'	55'	55'	
Min. Building Height:	15'	15'	15'	
Max. Front Setback:	20'	11'	11'	
Min. Front Setback:	5'	11'	11'	

GENERAL NOTES

- The plans show subsurface structures, above ground structures and/or utilities from field location and record mapping, exact location of which may vary from the locations indicated. In particular, the Contractor is warned that the exact or even approximate location of such pipelines, subsurface structures and/or utilities in the area may be different from that shown or may not be shown and it is his responsibility to proceed with great care in executing any work. Call Dig Safely New York, telephone number 811, 48 hours before you dig, drill or blast.
- This property is not located within a 100-year flood plain (Zone X per FEMA Flood Insurance Rate Map Community-Panel No. 360598 0005 C, effective date March 3, 1997).
- This property does not contain federal or state wetland areas or the buffer to wetland areas.
- The Contractor shall locate, mark, safeguard, and preserve all survey control monuments in the areas of construction.
- This property is located within the Canandaigua Central School District.
- The property lines and right-of-way lines shown on the plans are for information only, and no warranty is made as to their correctness.
- The Contractor shall maintain in service all existing sewers, culverts, ditches, manholes, and catch basins during construction.
- Construction Stakeout: The Contractor is responsible for all construction stakeout as shown on the plans.
- Traffic shall be maintained throughout construction. Ingress and egress to driveways, parking lots, and service roads shall be continuously maintained throughout the period of construction.
- The Contractor shall take care to prevent damage to existing utilities. Damaged utilities shall be immediately repaired by the Contractor at the Contractor's expense.
- All proposed utilities and appurtenances shall be constructed in compliance with the local municipalities' codes and regulations governing the installation of such utilities.
- The Contractor shall be responsible for obtaining and incurring the cost of all required permits, inspections, certificates, etc. and shall comply with all required permits.
- All work shall be done in strict compliance with all applicable National, State, and local codes, standards, ordinances, rules, and regulations.
- Miscellaneous work not specifically shown on the contract drawings such as patching, blocking, trimming, etc. shall be performed as required to make the work complete.
- It is the Contractor's responsibility to examine all plan sheets and coordinate work with all other contracts for the site.
- The Engineer shall be notified in writing of any conditions that vary from those shown on the plans. The Contractor's work shall not vary from the plans without the expressed approval of the Engineer.
- The Contractor shall restore lawns, driveways, culverts, signs, and other public or private property damaged or removed to at least as good a condition as before being disturbed as determined by the Engineer. Any damaged trees, shrubs, and/or hedges shall be replaced at the Contractor's expense.
- Unsuitable material shall be removed from the site and properly disposed.
- At the time of completion and acceptance of the work, all areas disturbed by the Contractor's operations shall be finished, graded, topsoiled, and seeded per the specifications.
- All improvements shall be in accordance with the most recent standards and specifications of the Town of Canandaigua.
- All site lighting shall be in accordance with the most recent standards and specifications of the Town of Canandaigua.
- Buildings shall comply with the New York State Uniform Fire Prevention and Building Code.
- The Contractor shall designate a member of his or her firm to be responsible to monitor erosion control, erosion control structures, tree protection, and preservation throughout construction.



INDEX OF DRAWINGS		
SHEET NUMBER	DRAWING NUMBER	TITLE
1		COVER SHEET
2	G-1	GENERAL PLAN
3 to 7	S-1 to S-5	SITE PLAN
8 to 10	U-1 to U-3	UTILITY PLAN
11 to 13	GR-1 to GR-3	GRADING, DRAINAGE, AND SOIL EROSION/SEDIMENT CONTROL PLAN
14	LS-1	LANDSCAPE PLANTING PLAN
15	RG-1	ROADWAY CENTERLINE GEOMETRY PLAN
16	TS-1	PHASE 1 TYPICAL ROAD SECTIONS
17	TS-2	FUTURE PHASES TYPICAL ROAD SECTIONS
18	PR-1	UPTOWN BOULEVARD CENTERLINE PROFILE
19 to 20	PR-2 to PR-3	ROAD A CENTERLINE PROFILE
21	PR-4	ROAD B CENTERLINE PROFILE
22	PR-5	ROAD C CENTERLINE PROFILE
23	PR-6	ROAD D AND ROAD E CENTERLINE PROFILE
24	PR-7	SANITARY SEWER PROFILES
25	CS-1	UPTOWN BOULEVARD CROSS SECTIONS
26 to 28	D-1 to D-3	MISCELLANEOUS CONSTRUCTION DETAILS
29	D-4	SANITARY SEWER SYSTEM DETAILS
30 to 32	D-5 to D-7	WATER SYSTEM DETAILS
33	D-8	STORM SEWER DETAILS
34 to 35	D-9 to D-10	STORMWATER MANAGEMENT DETAILS

APPROVALS

Planning Board Chairperson	Date
Town Engineer	Date
Canandaigua-Farmington Water Superintendent	Date



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ENGINEERING LLP
30 Assembly Drive, Suite 106
Mendon, New York 14506
Tel. 585-624-4810
Consultant Engineers

[illegible]

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Consultant Engineers



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DEVELOPERS:



Cook Properties NY
90 Airpark Drive, Suite 400
Rochester, NY 14624



Capstone Real Estate Development LLC
100 Savannah Street
Rochester, NY 14607

PROJECT NAME:



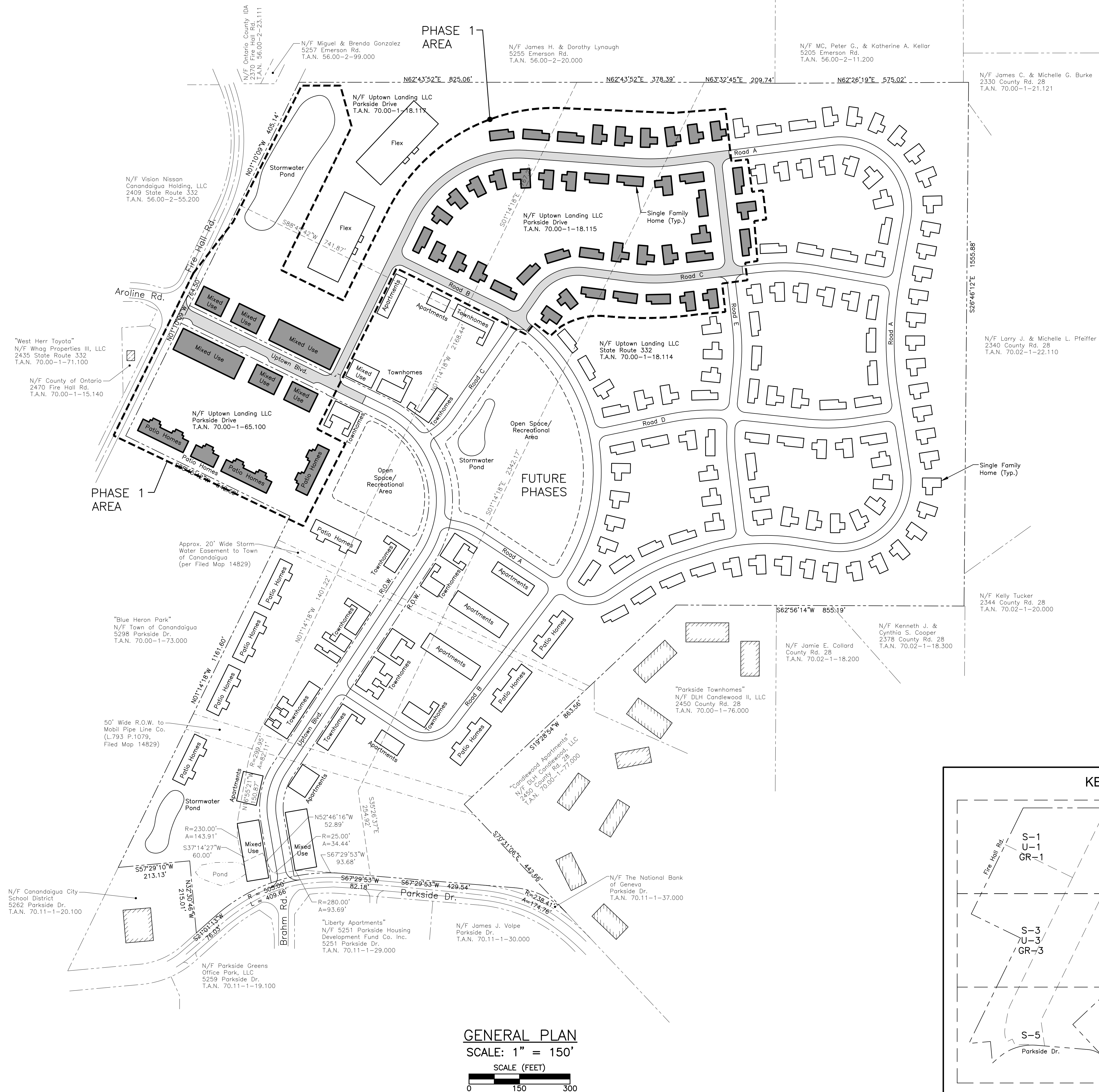
Phase 1 Site Plans

Fire Hall Rd. and Parkside Dr.
Town of Canandaigua
Ontario County, NY

DRAWING TITLE:

General Plan

FILE NAME: GENERALPLAN.DWG	DESIGNED BY: GFT
DRAWN BY: HKT	CHECKED BY: GFT
APPROVED BY: GFT	DATE: DECEMBER 2022
SCALE: 1" = 150'	PROJECT NO.: 21-827
SHEET NO.: 2 OF 35	DRAWING NO.: G-1



CONSTRUCTION NOTE

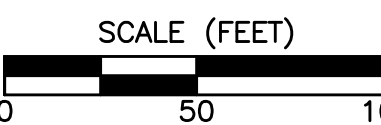
1. Refer to Uptown Boulevard Pavement Marking Plan on Drawing D-1 for pavement markings and sign locations.

N/F James H. & Dorothy Lynaugh
5255 Emerson Rd.
T.A.N. 56.00-2-20.000



SITE PLAN

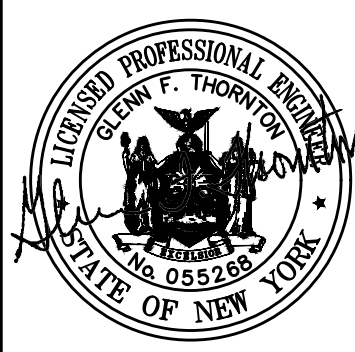
SCALE: 1" = 50'



REVISIONS			
NO.	DESCRIPTION	DATE	BY

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DEVELOPERS:

COOK
PROPERTIES NY
Cook Properties NY
90 Airpark Drive, Suite 400
Rochester, NY 14624

CAPSTONE
Capstone Real Estate Development LLC
100 Savannah Street
Rochester, NY 14607

PROJECT NAME:



Phase 1 Site Plans

Fire Hall Rd. and Parkside Dr.
Town of Canandaigua
Ontario County, NY

DRAWING TITLE:

Site Plan

FILE NAME: SITEPLAN.DWG	DESIGNED BY: GFT
DRAWN BY: HKT	CHECKED BY: GFT
APPROVED BY: GFT	DATE: DECEMBER 2022
SCALE: 1" = 50'	PROJECT NO.: 21-827
SHEET NO.: 3 OF 35	DRAWING NO.: S-1



REVISIONS			
NO.	DESCRIPTION	DATE	BY

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DEVELOPERS:

Cook Properties NY
90 Airpark Drive, Suite 400
Rochester, NY 14624

Capstone Real Estate Development LLC
100 Savannah Street
Rochester, NY 14607

PROJECT NAME:

UPTOWN LANDING

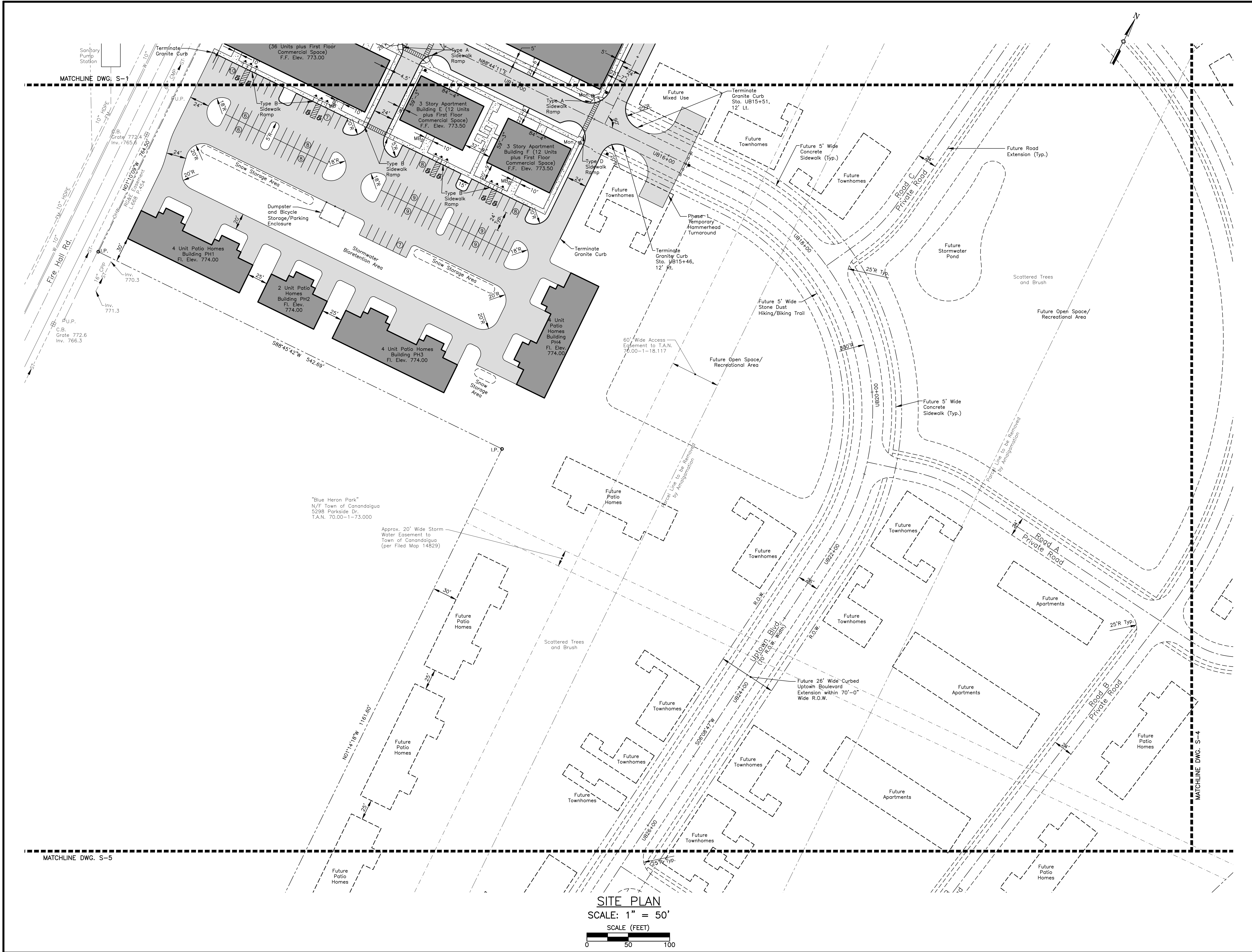
Phase 1 Site Plans

Fire Hall Rd. and Parkside Dr.
Town of Canandaigua
Ontario County, NY

DRAWING TITLE:

Site Plan

FILE NAME: SITEPLAN.DWG	DESIGNED BY: GFT
DRAWN BY: HKT	CHECKED BY: GFT
APPROVED BY: GFT	DATE: DECEMBER 2022
SCALE: 1" = 50'	PROJECT NO.: 21-827
SHEET NO.: 4 OF 35	DRAWING NO.: S-2



REVISIONS			
NO.	DESCRIPTION	DATE	BY

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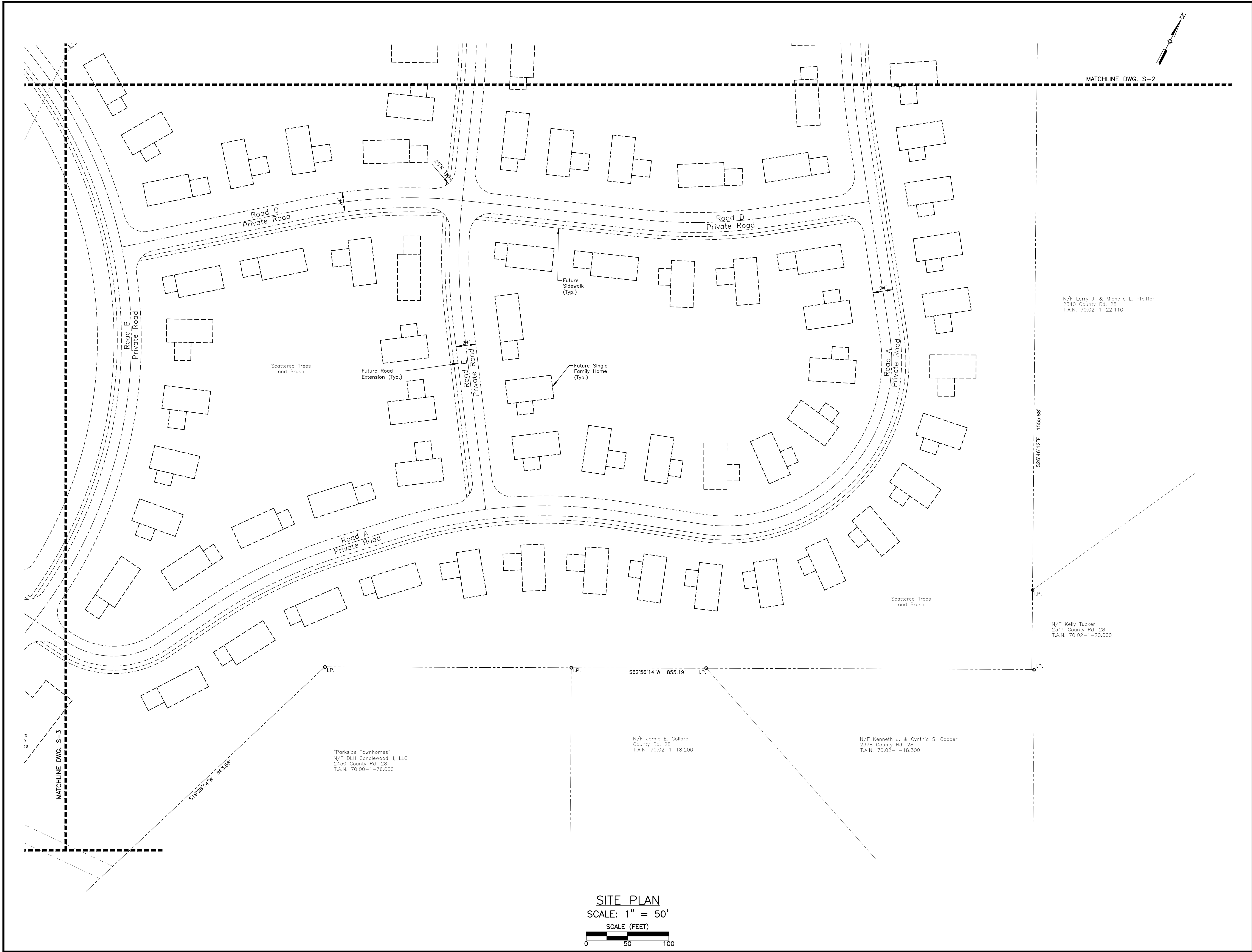
UPTOWN LANDING

Phase 1 Site Plans
Fire Hall Rd. and Parkside Dr.
Town of Canandaigua
Ontario County, NY

DRAWING TITLE:

Site Plan

FILE NAME: SITEPLAN.DWG	DESIGNED BY: GFT
DRAWN BY: HKT	CHECKED BY: GFT
APPROVED BY: GFT	DATE: DECEMBER 2022
SCALE: 1" = 50'	PROJECT NO.: 21-827
SHEET NO.: 5 OF 35	DRAWING NO.: S-3



REVISIONS			
NO.	DESCRIPTION	DATE	BY

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N/F Larry J. & Michelle L. Pfeiffer
2340 County Rd. 28
T.A.N. 70.02-1-22.110

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DEVELOPERS:



Cook Properties NY
90 Airpark Drive, Suite 400
Rochester, NY 14624



Capstone Real Estate Development LLC
100 Savannah Street
Rochester, NY 14607

PROJECT NAME:



UPTOWN LANDING

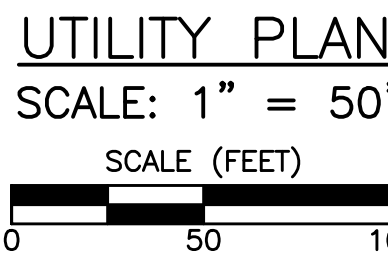
Phase 1 Site Plans
Fire Hall Rd. and Parkside Dr.
Town of Canandaigua
Ontario County, NY

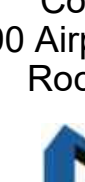
DRAWING TITLE:

Site Plan

FILE NAME: SITEPLAN.DWG	DESIGNED BY: GFT
DRAWN BY: HKT	CHECKED BY: GFT
APPROVED BY: GFT	DATE: DECEMBER 2022
SCALE: 1" = 50'	PROJECT NO.: 21-827
SHEET NO.: 6 OF 35	DRAWING NO.: S-4

1. Electric circuits to power the street lighting system and the electric vehicle charging stations have not been depicted and will be provided with the electric plans included with the building permit drawings.
2. Gas (NYSEG) and electric (RG&E) facilities will be designed by the utility companies.
3. Refer to Grading Plans for drainage structure and storm pipe information.



REVISIONS			
NO.	DESCRIPTION	DATE	BY
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THORNTON ENGINEERING LLP 30 Assembly Drive, Suite 106 Mendon, New York 14506 Tel. 585-624-4810 <i>Consultant Engineers</i>			
			
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DEVELOPERS:  Cook Properties NY 90 Airport Drive, Suite 400 Rochester, NY 14624  Capstone Real Estate Development LLC 100 Savannah Street Rochester, NY 14607			
PROJECT NAME:  UPTOWN LANDING Phase 1 Site Plans Fire Hall Rd. and Parkside Dr. Town of Canandaigua Ontario County, NY			
DRAWING TITLE: Utility Plan			
FILE NAME: UTILITYPLAN.DWG		DESIGNED BY: GFT	
DRAWN BY: HKT		CHECKED BY: GFT	
APPROVED BY: GFT		DATE: DECEMBER 2022	
SCALE: 1" = 50'		PROJECT NO.: 21-827	
SHEET NO.: 8 OF 35		DRAWING NO.: U-1	



REVISIONS

NO.	DESCRIPTION	DATE	BY

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DEVELOPERS:

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90 Airpark Drive, Suite 400
Rochester, NY 14624

Capstone Real Estate Development LLC
100 Savannah Street
Rochester, NY 14607

PROJECT NAME:

UPTOWN LANDING

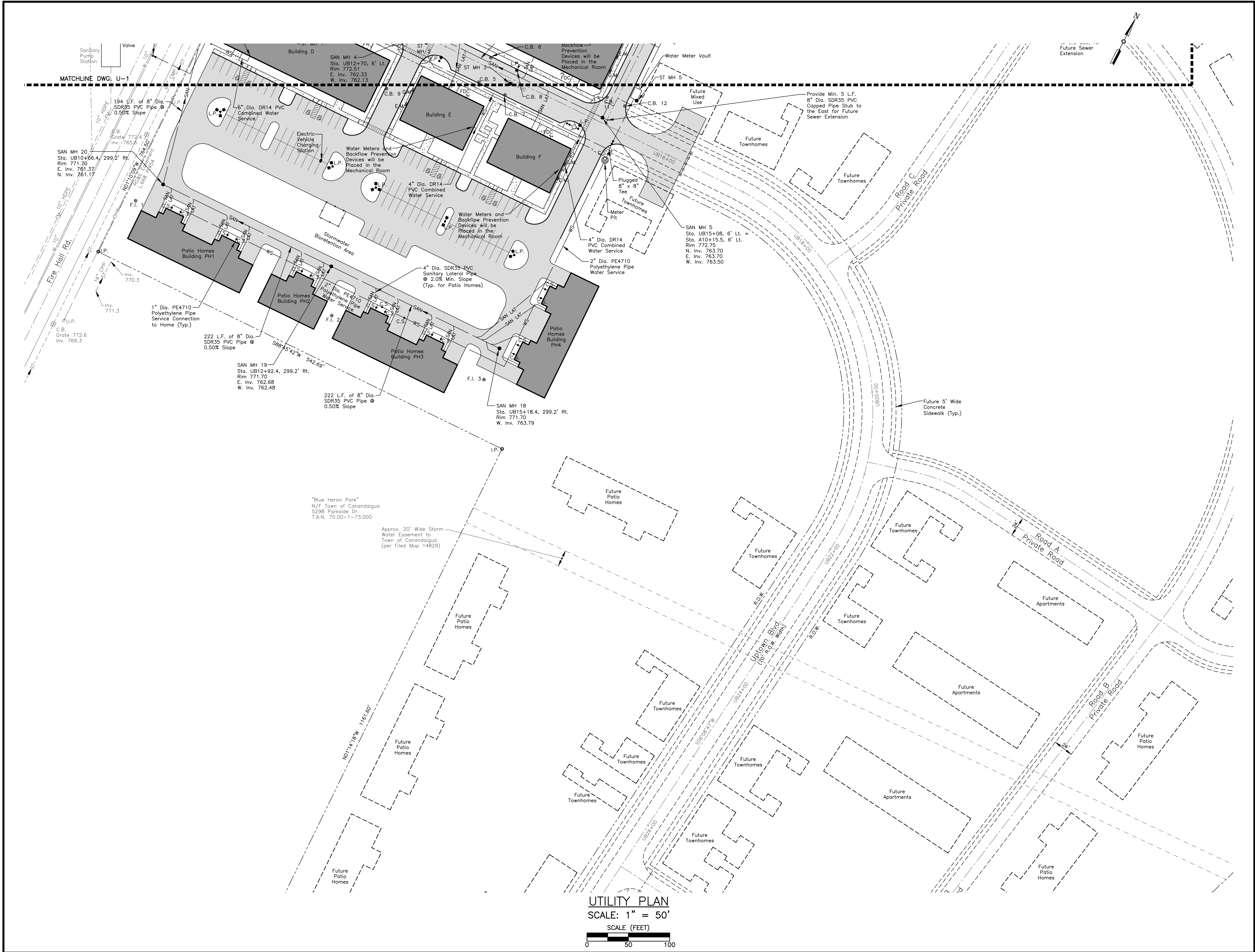
Phase 1 Site Plans

Fire Hall Rd. and Parkside Dr.
Town of Canandaigua
Ontario County, NY

DRAWING TITLE:

Utility Plan

FILE NAME: UTILITYPLAN.DWG	DESIGNED BY: GFT
DRAWN BY: HKT	CHECKED BY: GFT
APPROVED BY: GFT	DATE: DECEMBER 2022
SCALE: 1" = 50'	PROJECT NO.: 21-827
SHEET NO.: 9 OF 35	DRAWING NO.: U-2



REVISIONS			
NO.	DESCRIPTION	DATE	BY

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Rochester, NY 14624

Capstone Real Estate Development LLC
100 Savannah Street
Rochester, NY 14607

PROJECT NAME:

UPTOWN LANDING

Phase 1 Site Plans
Fire Hall Rd. and Parkside Dr.
Town of Canandaigua
Ontario County, NY

DRAWING TITLE:

Utility Plan

FILE NAME: UTILITYPLAN.DWG	DESIGNED BY: GFT
DRAWN BY: HKT	CHECKED BY: GFT
APPROVED BY: GFT	DATE: DECEMBER 2022
SCALE: 1" = 50'	PROJECT NO.: 21-827
SHEET NO.: 10 OF 35	DRAWING NO.: U-3

- Step 1 Install silt fence at the locations depicted on the plans (April 2023).
- Step 2 Install stabilized construction entrances (April 2023).
- Step 3 Strip topsoil from the work area and place it within the designated storage areas or remove it from the site (May 2023).
- Step 4 Mass grade the work area including the stormwater management areas (June 2023).
- Step 5 Construct temporary diversion swales and stone outlet sediment traps as required to route storm runoff into the stormwater management areas (June 2023).
- Step 6 Construct the outlet control structure and temporarily plug the orifices and weirs while the pond is serving as a temporary sediment basin (June 2023).
- Step 7 Prepare the building pads and immediately place crushed stone subbase material for the floor slab (July 2023).
- Step 8 Fine grade pavement areas and immediately place crushed stone base material (August 2023).
- Step 9 Per soil restoration per Note 2 below, fine grade, topsoil, seed, and mulch all areas that will not require future disturbance (continuous).
- Step 10 Construct the stormwater bioretention basins and rain gardens. Protect the basins with silt fence during construction (September 2023).
- Step 11 During building construction, install all underground utilities (September 2023).
- Step 12 Place Uptown Boulevard subbase material (October 2023).
- Step 13 Install curb and sidewalks along Uptown Boulevard (April 2024).
- Step 14 Place asphalt pavement on Uptown Boulevard (June 2024).
- Step 15 Construct private roads (July 2024).
- Step 16 Install plantings, including bioretention plants.
- Step 17 Following construction of pavements, perform soil restoration per Note 2 below, topsoil, seed, and mulch all remaining disturbed areas.
- Step 18 Following establishment of a healthy growth of turf within all disturbed areas, remove the silt fence.

1. Biorotation basins shall be planted per the details.
2. All disturbed areas must be restored in accordance with the Soil Restoration Requirements in Table 5.3 of the NYS Stormwater Management Design Manual. In general, areas without a change in grade should be aerated and 6" of topsoil should be applied. In areas with a change in grade, a tractor drawn implements with coulters making a narrow slit in the soil, a series of many spikes and/or a heavy indentation in the soil, or prongs which function like a mini-subsoiler.

Areas of cut of fill shall receive full restoration in accordance with "Deep-Ripping and Decontamination, April 2008" issued by the NYSDEC. This process requires the use of a tractor drawn subsoiler or implements and machinery to thoroughly decompact (till) the subsoil to a depth of 20" to 24" during the first phase, followed by thoroughly tilling the replaced topsoil and any decompacted subsoil.



FILE NAME: GRADINGPLAN.DWG	DESIGNED BY: GFT
DRAWN BY: HKT	CHECKED BY: GFT
APPROVED BY: GFT	DATE: DECEMBER 2022
SCALE: 1" = 50'	PROJECT NO.: 21-827
SHEET NO.: 11 OF 35	DRAWING NO.: GR-1



REVISIONS			
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DEVELOPERS:

**COOK**
PROPERTIES NY

Cook Properties NY
90 Airpark Drive, Suite 400
Rochester, NY 14624

**CAPSTONE**

Capstone Real Estate Development LLC
100 Savannah Street
Rochester, NY 14607

PROJECT NAME:

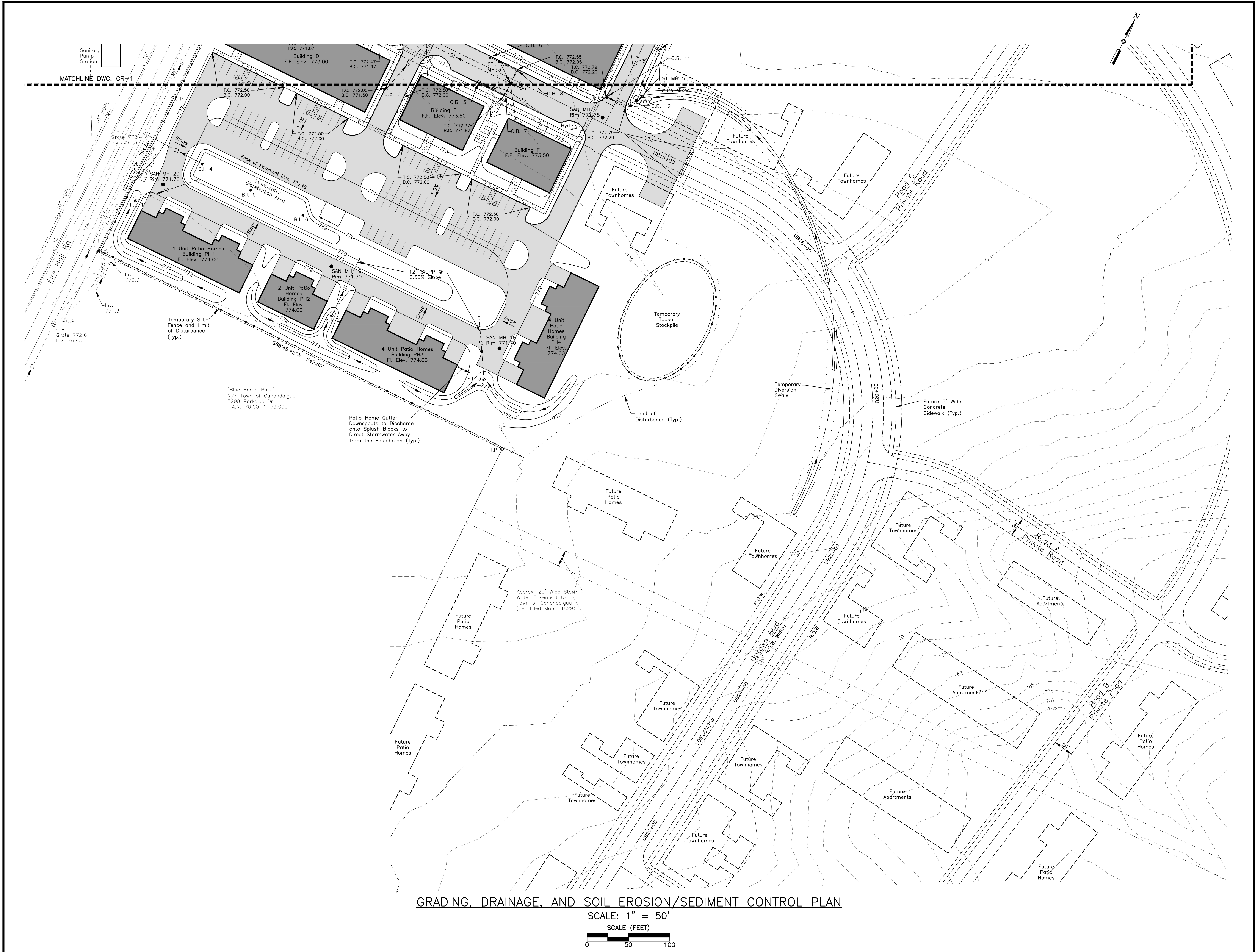
**UPTOWN LANDING**

Phase 1 Site Plans
Fire Hall Rd. and Parkside Dr.
Town of Canandaigua
Ontario County, NY

DRAWING TITLE:

Grading, Drainage,
and Soil Erosion/
Sediment Control
Plan

FILE NAME: GRADINGPLAN.DWG	DESIGNED BY: GFT
DRAWN BY: HKT	CHECKED BY: GFT
APPROVED BY: GFT	DATE: DECEMBER 2022
SCALE: 1" = 50'	PROJECT NO.: 21-827
SHEET NO.: 12 OF 35	DRAWING NO.: GR-2



REVISIONS			
NO.	DESCRIPTION	DATE	BY

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DEVELOPERS:

**COOK PROPERTIES NY**
Cook Properties NY
90 Airpark Drive, Suite 400
Rochester, NY 14624

**CAPSTONE**
Capstone Real Estate Development LLC
100 Savannah Street
Rochester, NY 14607

PROJECT NAME:

**UPTOWN LANDING**

Phase 1 Site Plans
Fire Hall Rd. and Parkside Dr.
Town of Canandaigua
Ontario County, NY

DRAWING TITLE:

**Grading, Drainage,
and Soil Erosion/
Sediment Control
Plan**

FILE NAME: GRADINGPLAN.DWG	DESIGNED BY: GFT
DRAWN BY: HKT	CHECKED BY: GFT
APPROVED BY: GFT	DATE: DECEMBER 2022
SCALE: 1" = 50'	PROJECT NO.: 21-827
SHEET NO.: 13 OF 35	DRAWING NO.: GR-3

1. It is the Landscape Contractor's responsibility to visit the site prior to bid submitted to become familiar with existing conditions at the site.
2. Standards set forth in the "American Standard for Nursery Stock", ANSI Z60.1 (latest edition) represent guideline specifications only and shall constitute the minimum quality requirements for plant materials delivered and installed on this project.
3. All plants must be healthy, vigorous, and free of pests and disease.
4. All plants must be hardy under climate conditions that exist at the project site and grown at a nursery in the same hardness zone as the project location.
5. All plants must be container grown or balled and burlapped as indicated on the plant list.
6. Any proposed deviation to the landscape plan must first be reviewed and approved by the Landscape Architect prior to the installation of the proposed landscaping changes.
7. All trees must be straight/trunked, injury free, have a full, symmetrical crown (head) and meet all requirements specified (e.g. single stem, multi-stem, heavy branched, etc.).
8. The Contractor is responsible for verifying all quantities shown on these plans.
9. Any discrepancies in the quantities shall be brought to the attention of the Owner and/or Landscape Architect (Owner's representative).
10. Any concerns related to site conditions and/or plant locations shall be brought to the attention of the Owner and/or Landscape Architect (Owner's representative) prior to installation.
11. All grading and utility work shall be completed prior to installation of plant material and landscape mulch.
12. The final location of trees and other landscaping shall be determined in the field based on utility stakeout and shall not conflict with traffic signs and/or utilities. Stakeout shall be approved by Owner's representative prior to beginning work.
13. Planting backfill mixture: 4 parts topsoil, 1 part peat moss, 1/2 part well rotted manure and 10 lbs. 5-10-5 planting fertilizer, mixed thoroughly per cubic yard.
14. Mulch all plant beds and individual trees in lawn areas with shredded hardwood bark mulch to a depth of three (3") inches unless otherwise specified on planting details, or as directed by the Landscape Architect due to site conditions.
15. Any plant which turns brown, defoliates or dies prior to final acceptance by the Owner, or Landscape Architect, shall be promptly removed from the site and replaced with the same plant (species, variety and size) as specified on the planting schedule list.
16. The Contractor shall maintain all plant materials and lawn areas until the project has received final acceptance by the Owner or Owner's representative. Maintenance shall include, but not be limited to: watering, mulching, fertilizing, spraying (fungicide, pesticide, anti-desiccant), as well as raising plants that have settled too deep or require straightening.
17. All areas disturbed by site grading and/or utility installation shall receive approved topsoil (based on approved samples submitted by the Contractor) and spread to a depth not less than six (6") inches after compaction. Topsoil placed for lawns shall be fine graded, seeded, mulched and watered until a healthy green grass is established. This is excluding foundation plant beds, landscape islands and entrance areas.
18. Locations of existing buried utilities shown on the site plan are based upon the best available information and are to be considered approximate. The Contractor is responsible to call for a utility stakeout prior to commencing plant installation. The Contractor shall be responsible for repairing any and all damage to utilities, structures, and site appurtenances which occurs as a result of landscape installation operations.
19. Existing trees to remain shall be protected by installing a temporary fence at the outer limits of the tree canopy.
20. Pre-emergent herbicide shall be used under mulch in all large bed areas.
21. All landscape beds adjacent to lawn areas shall have a spaded edge border.
22. Contractor to provide a two year guarantee of all landscape plant material.

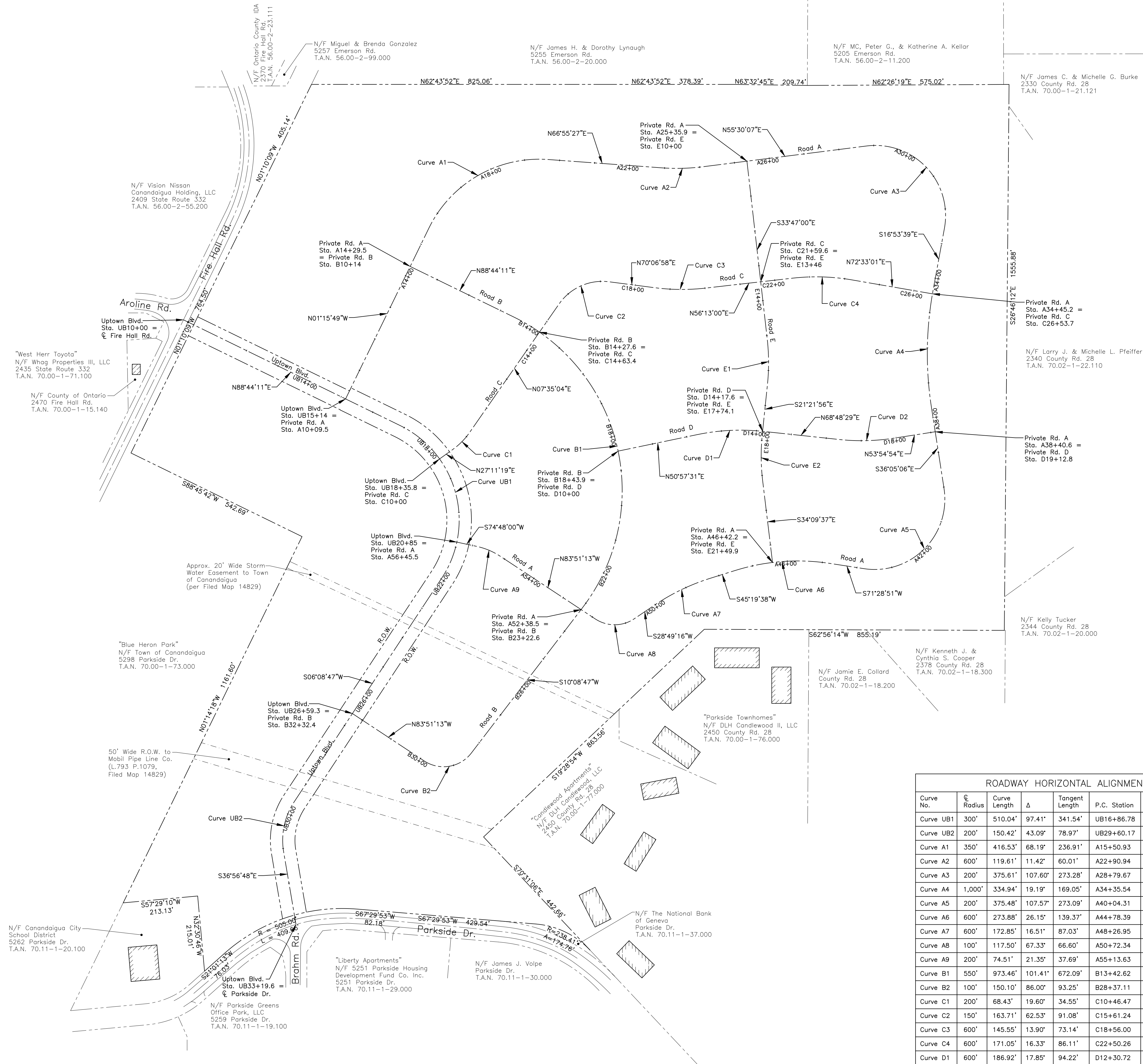
1. The Contractor is responsible for rough grading and re-spread topsoil in all turf and landscape areas (beds).
2. The Landscape Contractor is responsible for fine grading and preparation of all lawn and landscape areas.
3. Lime soil or add other organic amendments as necessary to achieve a soil pH between 5.5 – 7.0.
4. Landscape Contractor shall work over lawn areas that have remained partially intact, top dressing with soil, scarifying, and seeding to form a smooth, full, even lawn, free of bare spots, indentations, and weeds.
5. Seeding should begin immediately upon completion of fine grading. Seed should be pressed into the soil to create good seed-to-soil contact. Seed should be pressed no deeper than the thickness of the seed.
6. Fertilizing, apply 10–6–4 fertilizer evenly at the rate of 40 pounds per 1,000 s.f. or 2 pounds of nitrogen per 1,000 s.f.
7. Seed should be applied either by hand broadcasting or hydroseeding. Two passes shall be made in perpendicular directions to insure proper coverage.
8. Lawn seed mix – lawn areas: preferred seed: landscape mix by preferred seed or approved equal. Seeding rate: 7 pounds per 1,000 s.f.
40% Annual Ryegrass
25% Perennial Ryegrass
25% Creeping Red Fescue
10% Kentucky Bluegrass
9. Hydro application: Apply approved mulch in accordance with the manufacturer's written instructions and recommended rates of application. Apply seeding materials with an approved hydroseeder.
10. Colored wood cellulose fiber product specifically designed for use as a hydro-mechanical applied mulch. Acceptable product: Conwed Hydro Mulch, Conwed Fibers, 231 4th Street SW, Hickory, NC.
11. Distribute uniformly a slurry mixture of water, seed, fertilizer, and mulch at a minimum rate of 57 gallons per 1,000 s.f. (2,500 gallons per acre). The Owner and Project Representative may order the amount of water increased if distribution of seeding materials is not uniform.

LANDSCAPE PLANTING PLAN

SCALE: 1" = 50'

SCALE (FEET)

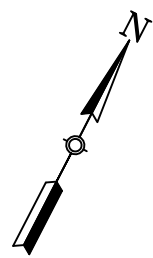
0 50 100



ROADWAY CENTERLINE GEOMETRY PLAN

SCALE: 1" = 150'

SCALE (FEET)



REVISIONS			
NO.	DESCRIPTION	DATE	BY

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CAPSTONE
Capstone Real Estate Development LLC
100 Savannah Street
Rochester, NY 14607

PROJECT NAME:
UPTOWN LANDING

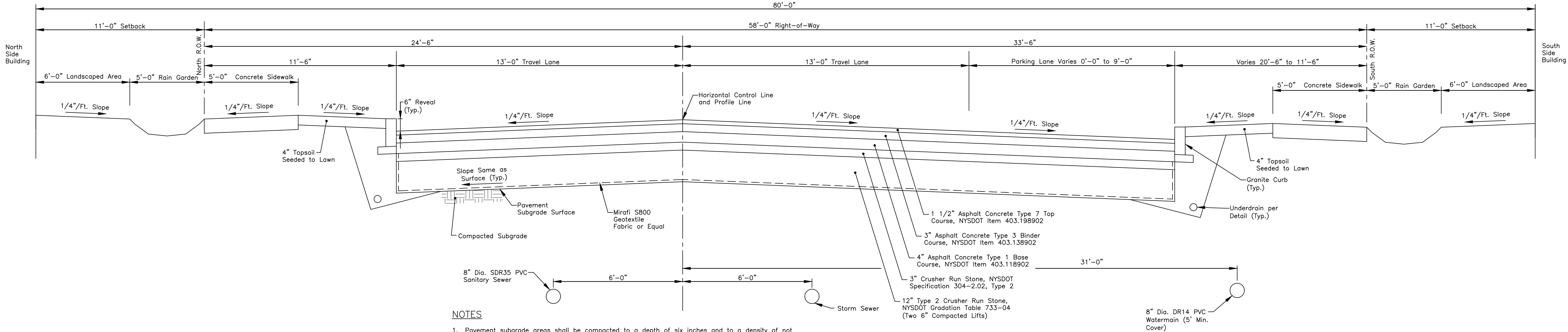
Phase 1 Site Plans
Fire Hall Rd. and Parkside Dr.
Town of Canandaigua
Ontario County, NY

DRAWING TITLE:

Roadway
Centerline
Geometry Plan

FILE NAME: RWGEOPLAN.DWG	DESIGNED BY: GFT
DRAWN BY: HKT	CHECKED BY: GFT
APPROVED BY: GFT	DATE: DECEMBER 2022
SCALE: 1" = 150'	PROJECT NO.: 21-827
SHEET NO.: 15 OF 35	DRAWING NO.: RG-1

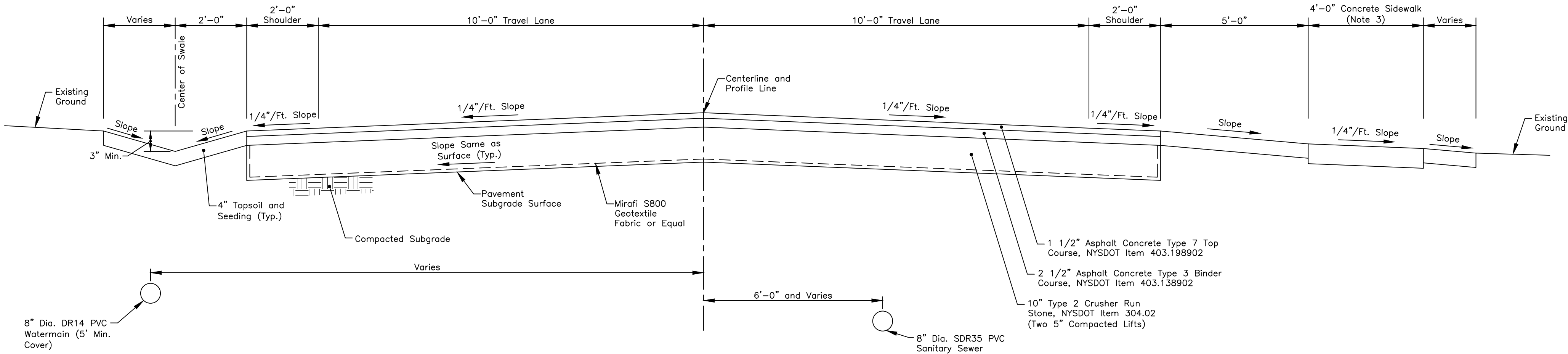
ROADWAY HORIZONTAL ALIGNMENT GEOMETRY							
Curve No.	Curve Radius	Curve Length	Δ	Tangent Length	P.C. Station	P.T. Station	P.I. Station
Curve UB1	300'	510.04'	97.41°	341.54'	UB16+86.78	UB21+96.82	UB20+28.32 Bk.
Curve UB2	200'	150.42'	43.09°	78.97'	UB29+60.17	UB31+10.60	UB30+39.14 Bk.
Curve A1	350'	416.53'	68.19°	236.91'	A15+50.93	A19+67.46	A17+87.84 Bk.
Curve A2	600'	119.61'	11.42°	60.01'	A22+90.94	A24+10.56	A23+50.95 Bk.
Curve A3	200'	375.61'	107.60°	273.28'	A28+79.67	A32+55.28	A31+52.95 Bk.
Curve A4	1,000'	334.94'	19.19°	169.05'	A34+35.54	A37+70.49	A36+04.60 Bk.
Curve A5	200'	375.48'	107.57°	273.09'	A40+04.31	A43+79.79	A42+77.41 Bk.
Curve A6	600'	273.88'	26.15°	139.37'	A44+78.39	A47+52.27	A46+17.76 Bk.
Curve A7	600'	172.85'	16.51°	87.03'	A48+26.95	A49+99.80	A49+13.98 Bk.
Curve A8	100'	117.50'	67.33°	66.60'	A50+72.34	A51+89.84	A51+38.93 Bk.
Curve A9	200'	74.51'	21.35°	37.69'	A55+13.63	A55+88.14	A55+51.32 Bk.
Curve B1	550'	973.46'	101.41°	672.09'	B13+42.62	B23+16.09	B20+14.71 Bk.
Curve B2	100'	150.10'	86.00°	93.25'	B28+37.11	B29+87.21	B29+30.36 Bk.
Curve C1	200'	68.43'	19.60°	34.55'	C10+46.47	C11+14.90	C10+81.02 Bk.
Curve C2	150'	163.71'	62.53°	91.08'	C15+61.24	C17+24.95	C16+52.32 Bk.
Curve C3	600'	145.55'	13.90°	73.14'	C18+56.00	C20+01.55	C19+29.13 Bk.
Curve C4	600'	171.05'	16.33°	86.11'	C22+50.26	C24+21.31	C23+36.37 Bk.
Curve D1	600'	186.92'	17.85°	94.22'	D12+30.72	D14+17.64	D13+24.94 Bk.
Curve D2	600'	155.96'	14.89°	78.42'	D16+37.31	D17+93.27	D17+15.73 Bk.
Curve E1	600'	130.04'	12.42°	65.28'	E15+09.56	E16+39.60	E15+74.84 Bk.
Curve E2	600'	133.99'	12.79°	67.27'	E17+82.47	E19+16.45	E18+49.74 Bk.



NOTES

- Pavement subgrade areas shall be compacted to a depth of six inches and to a density of not less than 95% of the maximum density as determined by ASTM D-1557.
- All existing topsoil (6" minimum thickness) shall be removed from all proposed pavement areas. Areas below the pavement subgrade shall be filled with compacted granular subbase course.
- Refer to Drawings S-1 and S-3 for concrete sidewalk locations.

PHASE 1 UPTOWN BOULEVARD TYPICAL SECTION (VIEWED UP STATION)
NOT TO SCALE



NOTES

- Pavement subgrade areas shall be compacted to a depth of six inches and to a density of not less than 95% of the maximum density as determined by ASTM D-1557.
- Existing topsoil (6" minimum thickness) shall be removed from all proposed pavement areas. Areas below the pavement subgrade shall be filled with compacted granular subbase course.
- Refer to Drawings S-1 to S-3 for concrete sidewalk locations.

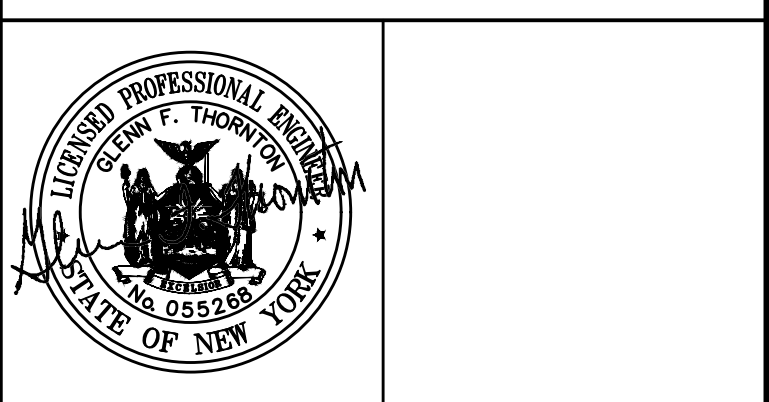
PHASE 1 PRIVATE ROAD TYPICAL SECTION
NOT TO SCALE

REVISIONS			
NO.	DESCRIPTION	DATE	BY

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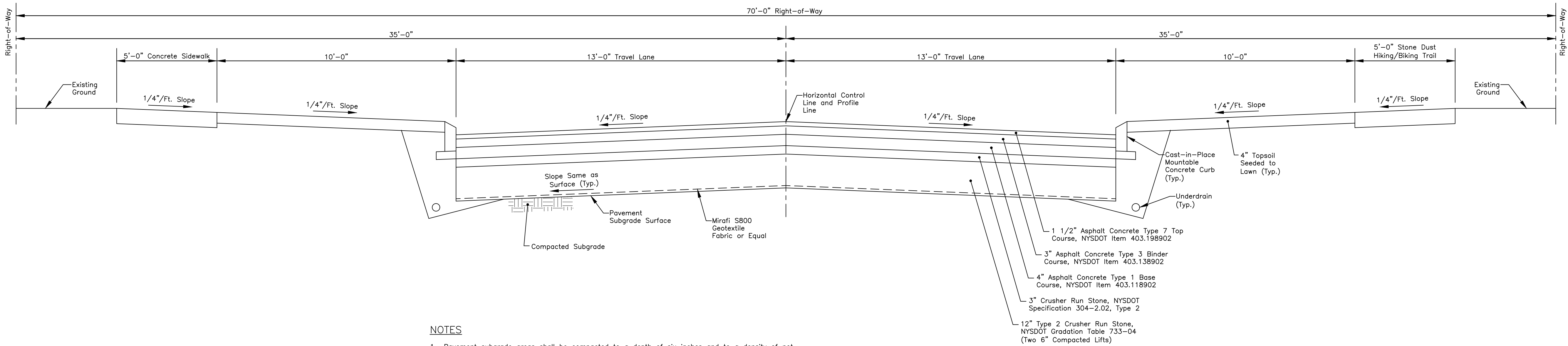


Phase 1 Site Plans
Fire Hall Rd. and Parkside Dr.
Town of Canandaigua
Ontario County, NY

DRAWING TITLE:

Phase 1
Typical Road
Sections

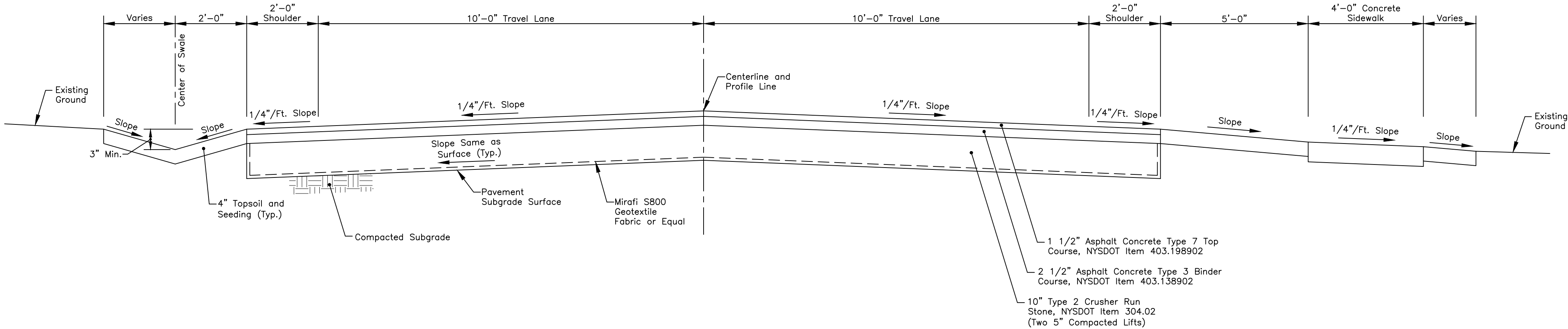
FILE NAME: TYPSECTIONS.DWG	DESIGNED BY: GFT
DRAWN BY: HKT	CHECKED BY: GFT
APPROVED BY: GFT	DATE: DECEMBER 2022
SCALE: NOT TO SCALE	PROJECT NO.: 21-827
SHEET NO.: 16 OF 35	DRAWING NO.: TS-1



NOTES

- Pavement subgrade areas shall be compacted to a depth of six inches and to a density of not less than 95% of the maximum density as determined by ASTM D-1557.
- All existing topsoil (6" minimum thickness) shall be removed from all proposed pavement areas. Areas below the pavement subgrade shall be filled with compacted granular subbase course.

FUTURE UPTOWN BOULEVARD EXTENSION
TYPICAL SECTION (VIEWED UPSTATION)
NOT TO SCALE



NOTES

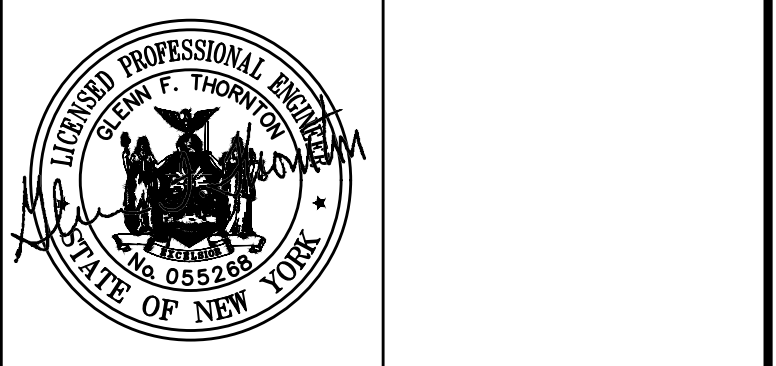
- Pavement subgrade areas shall be compacted to a depth of six inches and to a density of not less than 95% of the maximum density as determined by ASTM D-1557.
- Existing topsoil (6" minimum thickness) shall be removed from all proposed pavement areas. Areas below the pavement subgrade shall be filled with compacted granular subbase course.

FUTURE PRIVATE ROAD TYPICAL SECTION
NOT TO SCALE

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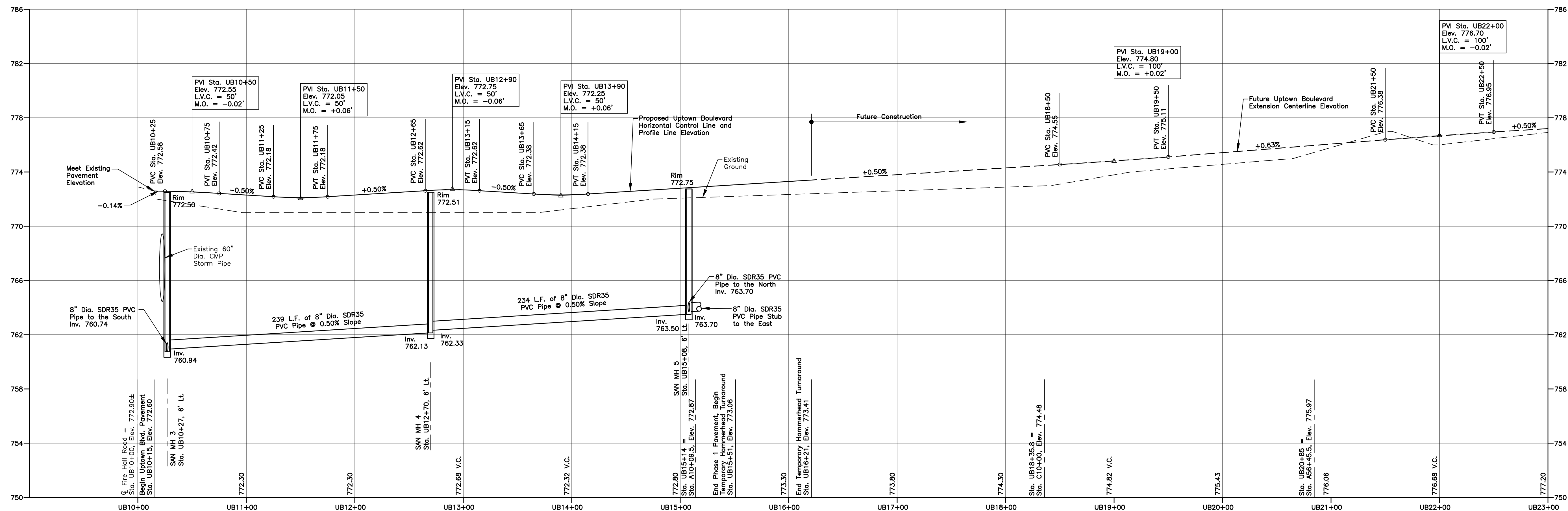
DEVELOPERS:
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CAPSTONE
Capstone Real Estate Development LLC
100 Savannah Street
Rochester, NY 14607



Phase 1 Site Plans
Fire Hall Rd. and Parkside Dr.
Town of Canandaigua
Ontario County, NY

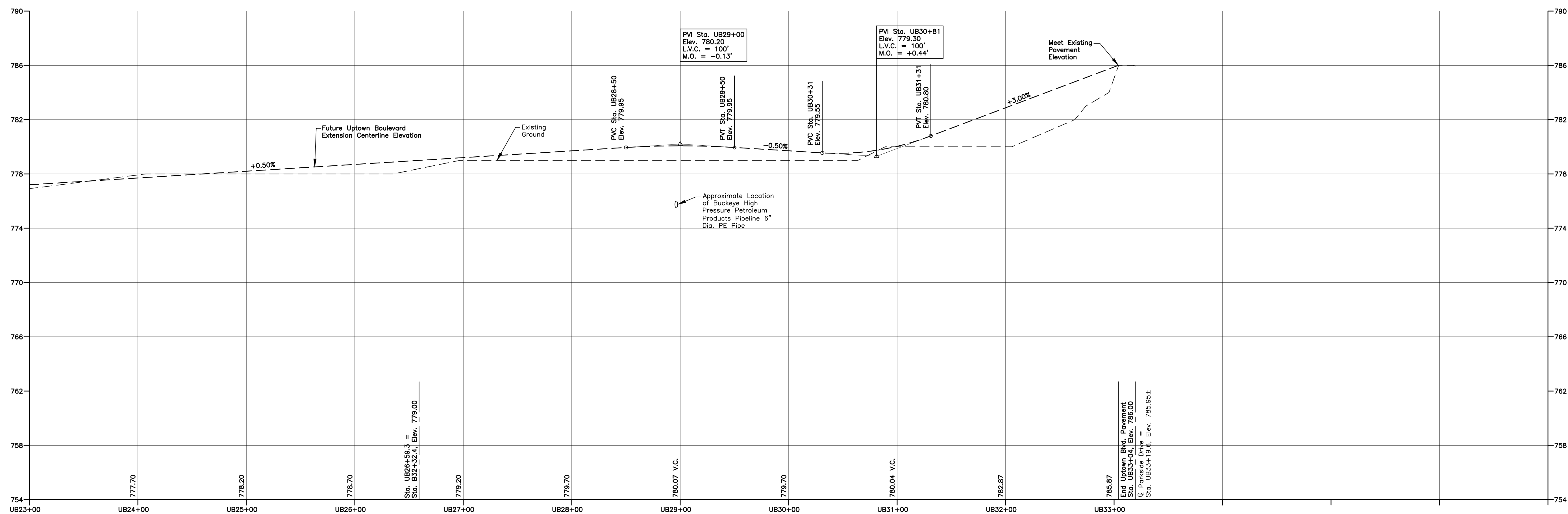
DRAWING TITLE:
**Future Phases
Typical Road
Sections**

FILE NAME: TYPSECTIONS.DWG	DESIGNED BY: GFT
DRAWN BY: HKT	CHECKED BY: GFT
APPROVED BY: GFT	DATE: DECEMBER 2022
SCALE: NOT TO SCALE	PROJECT NO.: 21-827
SHEET NO.: 17 OF 35	DRAWING NO.: TS-2



UPTOWN BOULEVARD CENTERLINE PROFILE STA. UB10+00 TO STA. UB23+00

SCALE: $1'' = 50'$ H.
 $1'' = 4'$ V.



UPTOWN BOULEVARD CENTERLINE PROFILE STA. UB23+00 TO STA. UB33+19.6

SCALE: $1'' = 50'$ H.
 $1'' = 4'$ V.

[illegible]

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PROJECT NAME:



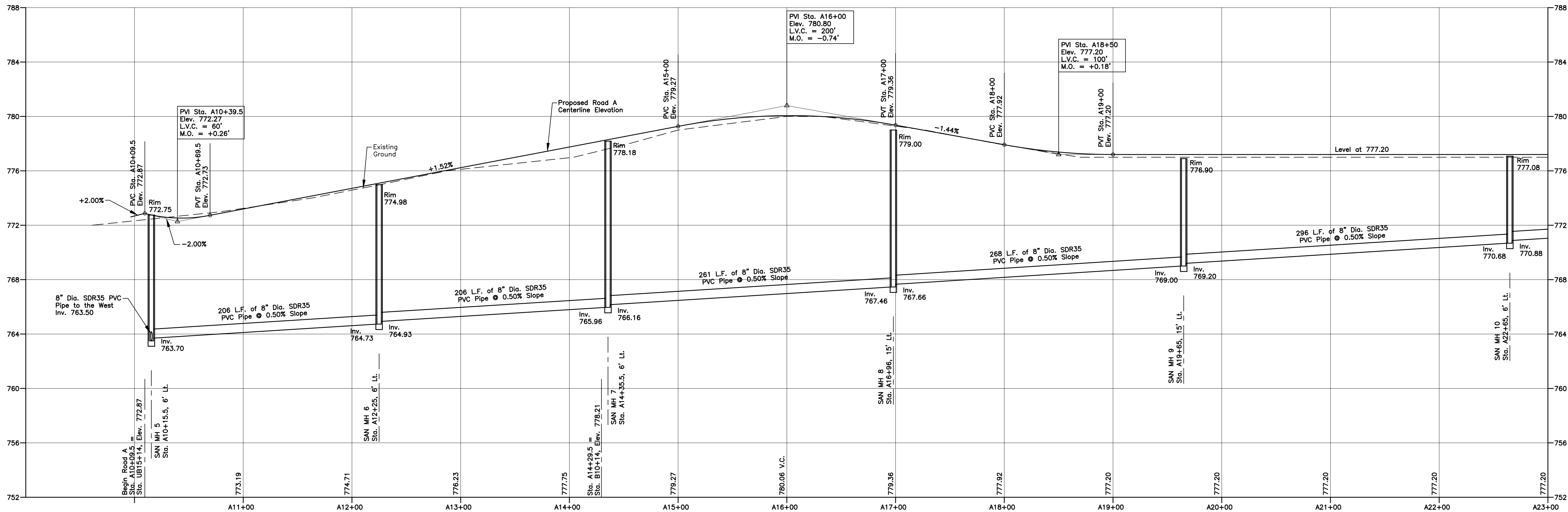
Phase 1 Site Plans

Fire Hall Rd. and Parkside Dr.
Town of Canandaigua
Ontario County, NY

DRAWING TITLE:

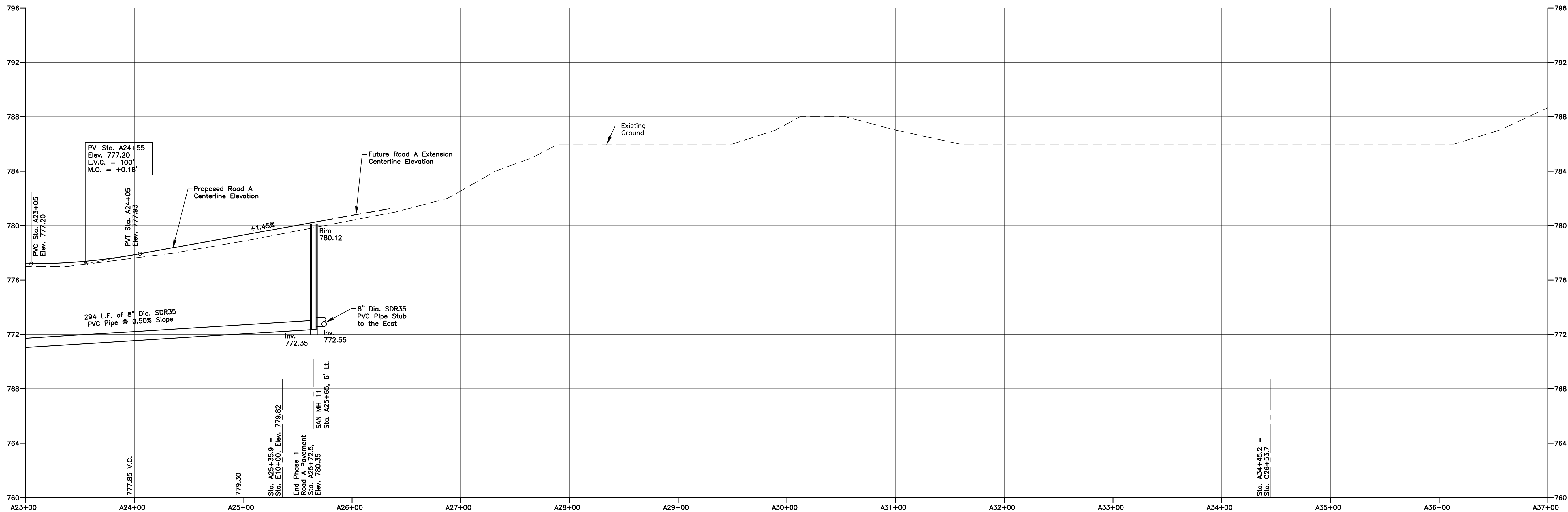
Uptown Boulevard Centerline Profile

FILE NAME: ROADPROFILES.DWG	DESIGNED BY: GFT
DRAWN BY: HKT	CHECKED BY: GFT
APPROVED BY: GFT	DATE: DECEMBER 2022
SCALE: AS NOTED	PROJECT NO.: 21-827
SHEET NO.: 18 OF 35	DRAWING NO.: PR-1



ROAD A CENTERLINE PROFILE STA. A10+09.5 TO STA. A23+00

SCALE: 1" = 50' H.
1" = 4' V.



ROAD A CENTERLINE PROFILE STA. A23+00 TO STA. A37+00

SCALE: 1" = 50' H.
1" = 4' V.

REVISIONS			
NO.	DESCRIPTION	DATE	BY

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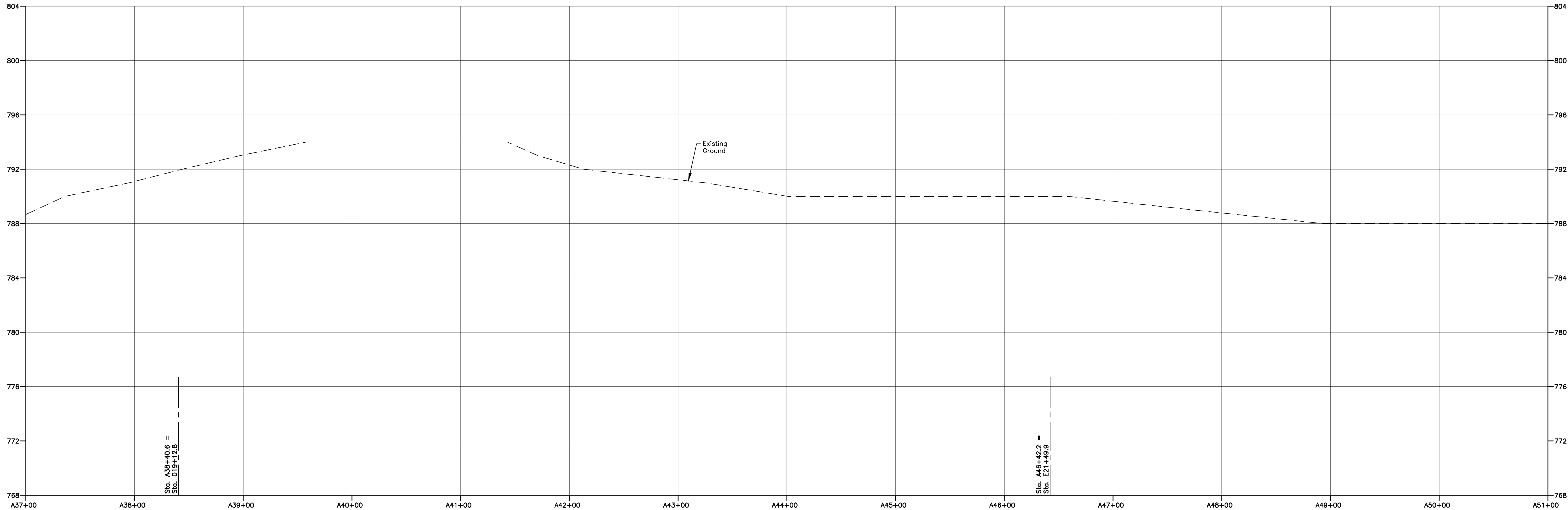


Phase 1 Site Plans
Fire Hall Rd. and Parkside Dr.
Town of Canandaigua
Ontario County, NY

DRAWING TITLE:

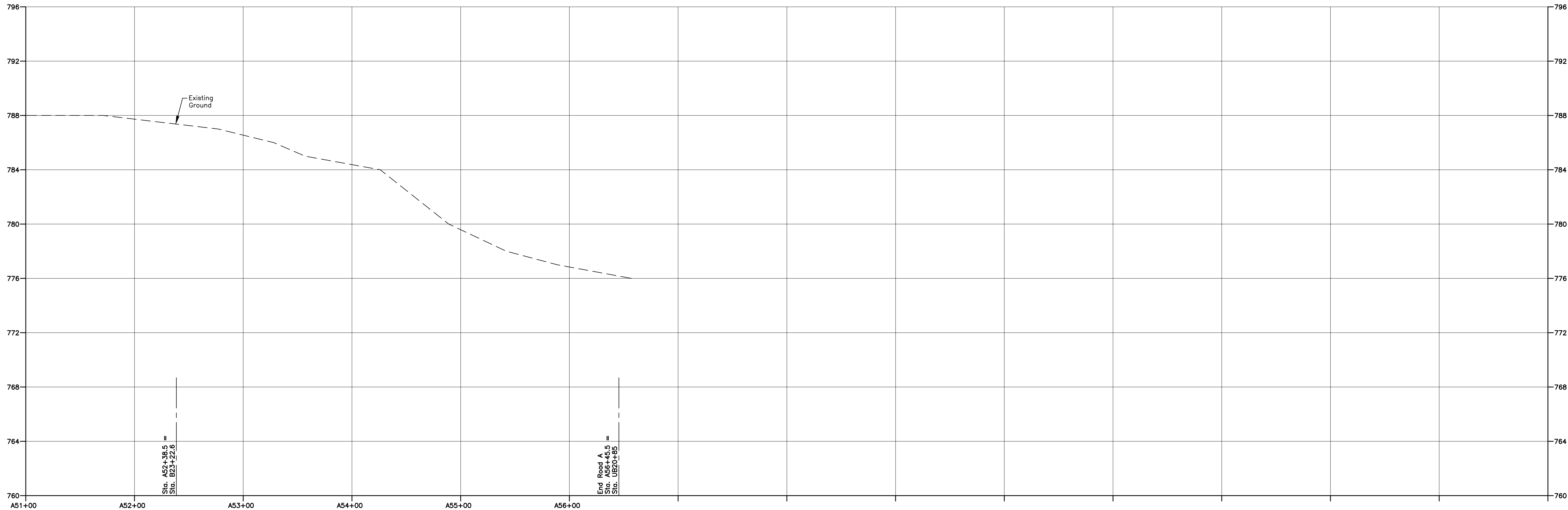
**Road A
Centerline Profile**

FILE NAME: ROADPROFILES.DWG	DESIGNED BY: GFT
DRAWN BY: HKT	CHECKED BY: GFT
APPROVED BY: GFT	DATE: DECEMBER 2022
SCALE: AS NOTED	PROJECT NO.: 21-827
SHEET NO.: 19 OF 35	DRAWING NO.: PR-2



ROAD A CENTERLINE PROFILE STA. A37+00 TO STA. A51+00

SCALE: 1" = 50' H.
1" = 4' V.



ROAD A CENTERLINE PROFILE STA. A51+00 TO STA. A56+45.5

SCALE: 1" = 50' H.
1" = 4' V.

REVISIONS

NO.	DESCRIPTION	DATE	BY

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100 Savannah Street
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PROJECT NAME:

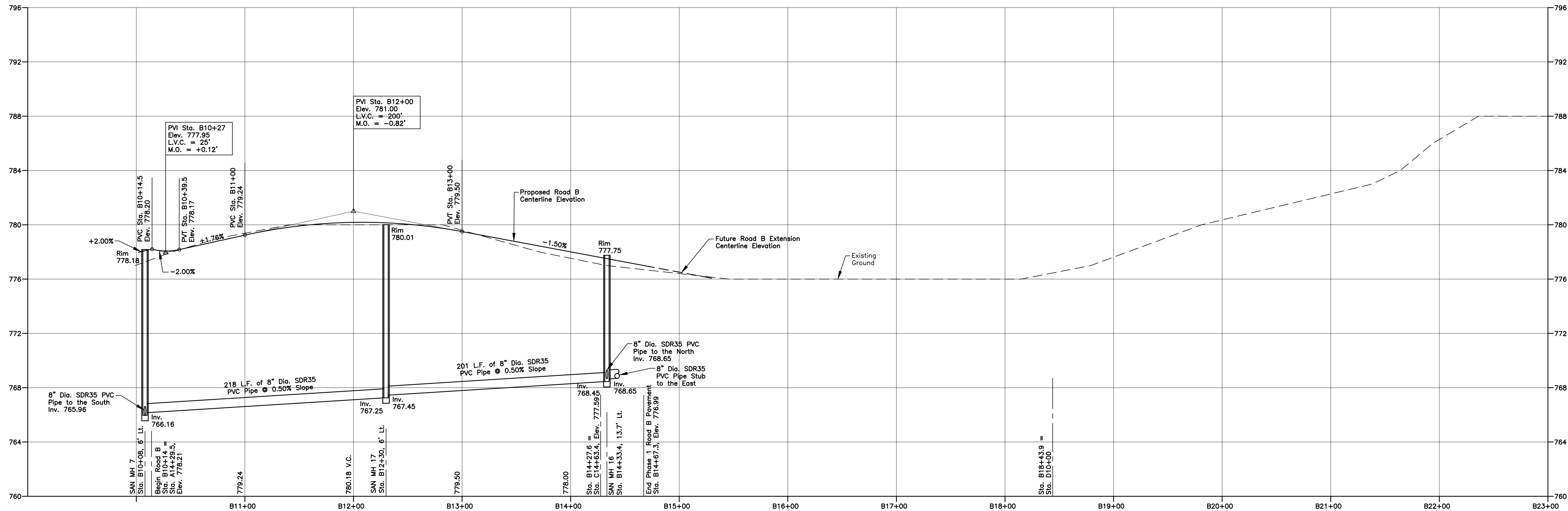
UPTOWN LANDING

Phase 1 Site Plans
Fire Hall Rd. and Parkside Dr.
Town of Canandaigua
Ontario County, NY

DRAWING TITLE:

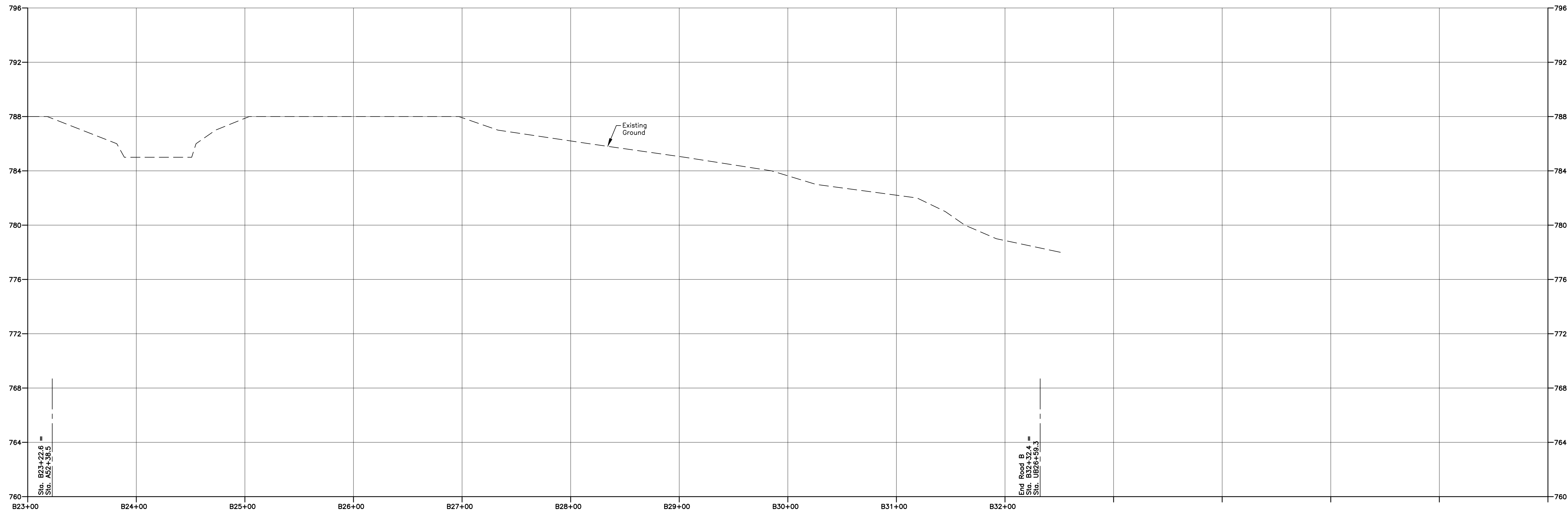
Road A
Centerline Profile

FILE NAME: ROADPROFILES.DWG	DESIGNED BY: GFT
DRAWN BY: HKT	CHECKED BY: GFT
APPROVED BY: GFT	DATE: DECEMBER 2022
SCALE: AS NOTED	PROJECT NO.: 21-827
SHEET NO.: 20 OF 35	DRAWING NO.: PR-3



ROAD B CENTERLINE PROFILE STA. B10+14 TO STA. B23+00

SCALE: 1" = 50' H.
1" = 4' V.



ROAD B CENTERLINE PROFILE STA. B23+00 TO STA. B32+32.4

SCALE: 1" = 50' H.
1" = 4' V.

REVISIONS

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DEVELOPERS:



Cook Properties NY
90 Airpark Drive, Suite 400
Rochester, NY 14624



Capstone Real Estate Development LLC
100 Savannah Street
Rochester, NY 14607

PROJECT NAME:



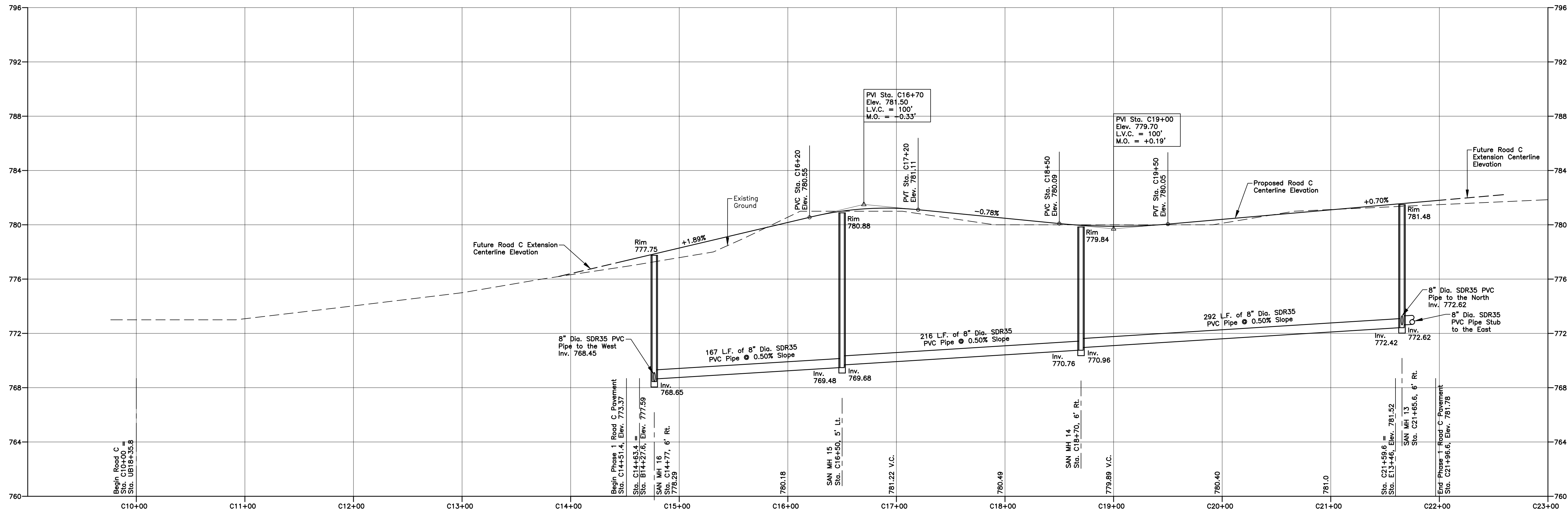
Phase 1 Site Plans

Fire Hall Rd. and Parkside Dr.
Town of Canandaigua
Ontario County, NY

DRAWING TITLE:

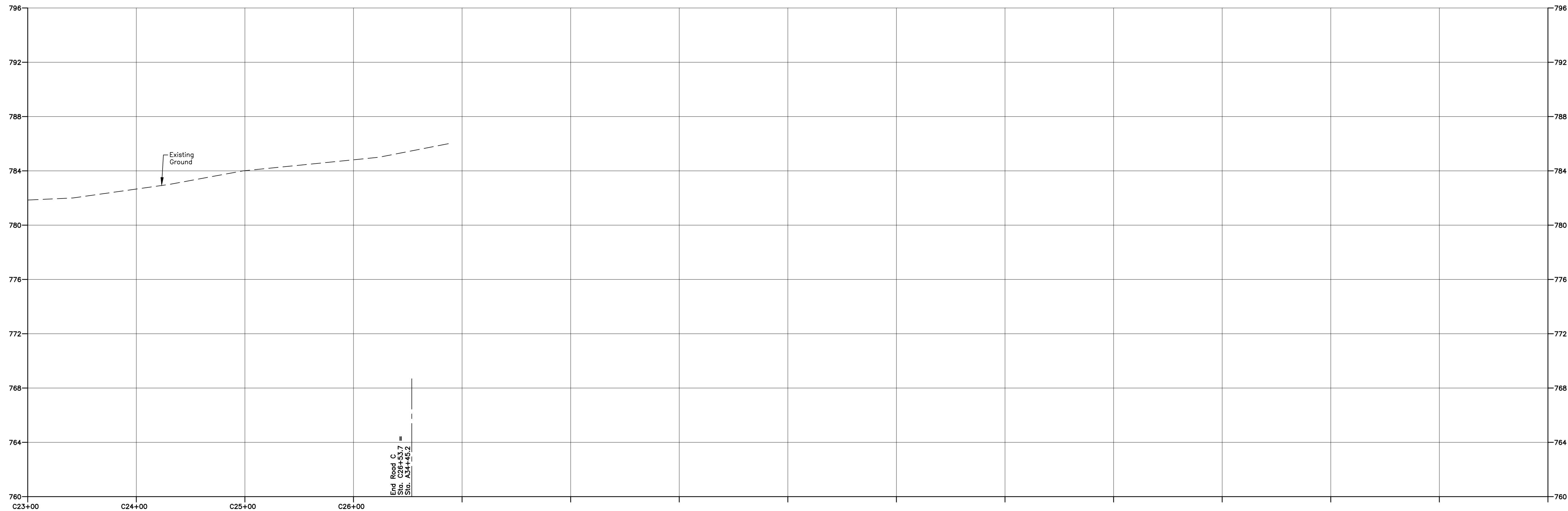
Road B
Centerline Profile

FILE NAME: ROADPROFILES.DWG	DESIGNED BY: GFT
DRAWN BY: HKT	CHECKED BY: GFT
APPROVED BY: GFT	DATE: DECEMBER 2022
SCALE: AS NOTED	PROJECT NO.: 21-827
SHEET NO.: 21 OF 35	DRAWING NO.: PR-4



ROAD C CENTERLINE PROFILE STA. C10+00 TO STA. C23+00

SCALE: 1" = 50' H.
1" = 4' V.



ROAD C CENTERLINE PROFILE STA. C23+00 TO STA. C26+53.7

SCALE: 1" = 50' H.
1" = 4' V.

REVISIONS

NO.	DESCRIPTION	DATE	BY

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THORNTON F. THORNTON

LICENSED PROFESSIONAL ENGINEER
No. 055269
STATE OF NEW YORK

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Rochester, NY 14624

CAPSTONE

Capstone Real Estate Development LLC
100 Savannah Street
Rochester, NY 14607

PROJECT NAME:

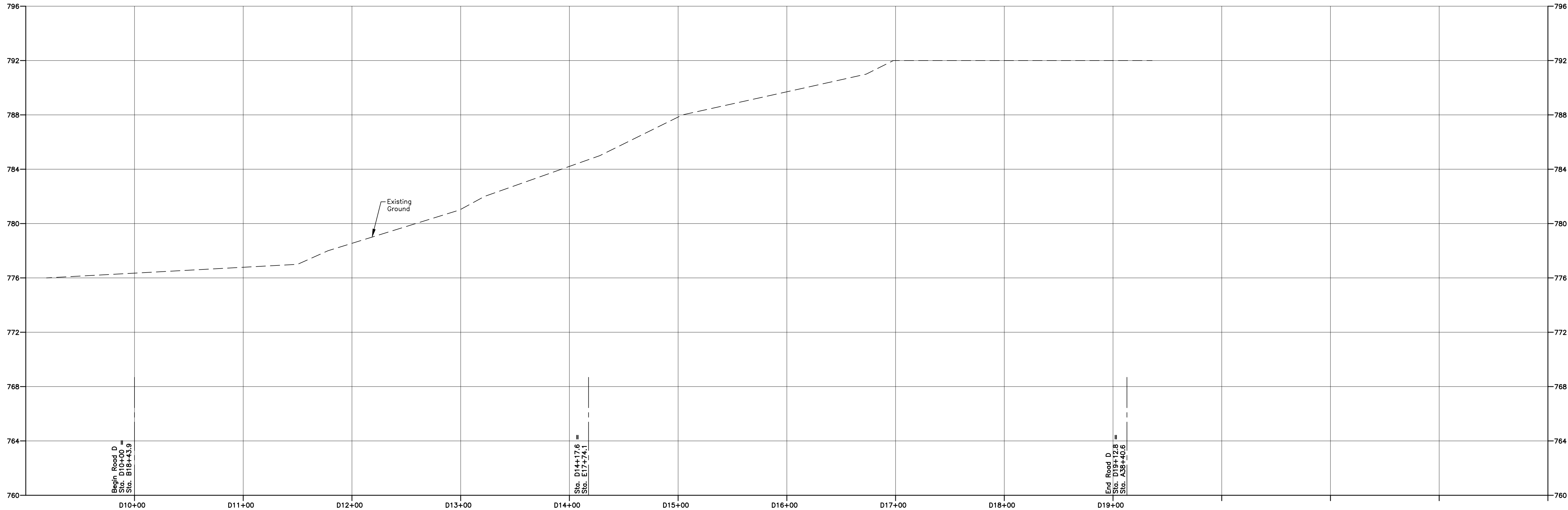
UPTOWN LANDING

Phase 1 Site Plans
Fire Hall Rd. and Parkside Dr.
Town of Canandaigua
Ontario County, NY

DRAWING TITLE:

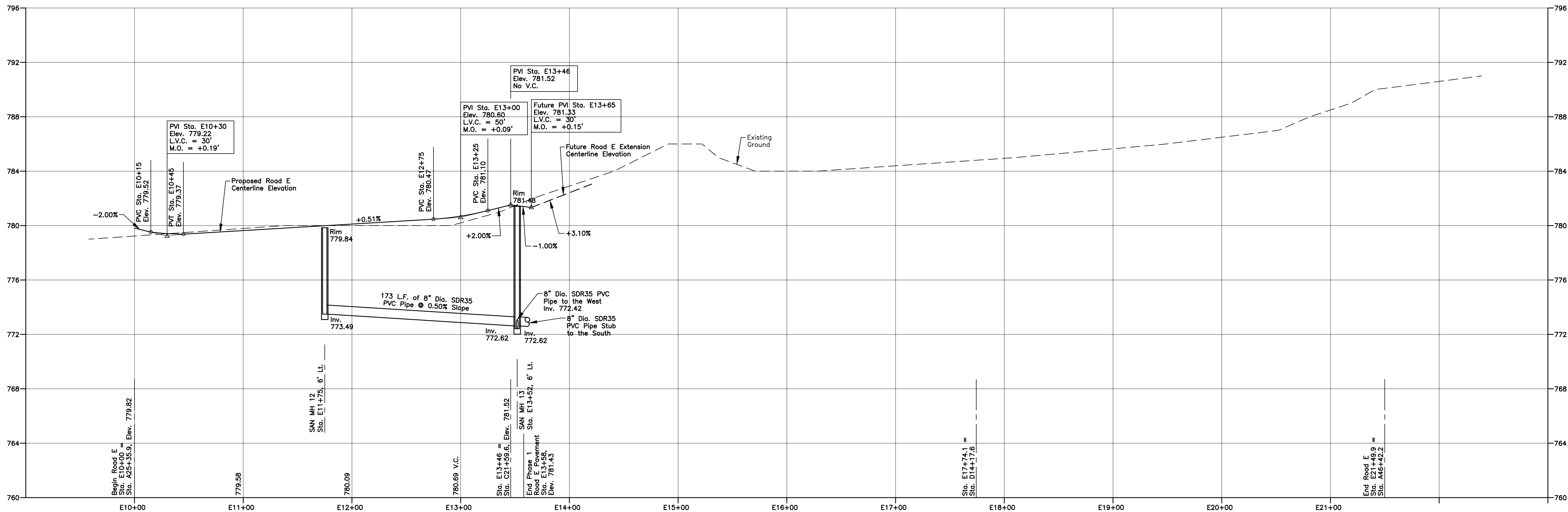
Road C
Centerline Profile

FILE NAME: ROADPROFILES.DWG	DESIGNED BY: GFT
DRAWN BY: HKT	CHECKED BY: GFT
APPROVED BY: GFT	DATE: DECEMBER 2022
SCALE: AS NOTED	PROJECT NO.: 21-827
SHEET NO.: 22 OF 35	DRAWING NO.: PR-5



ROAD D CENTERLINE PROFILE STA. D10+00 TO STA. D19+12.8

SCALE: 1" = 50' H.
1" = 4' V.



ROAD E CENTERLINE PROFILE STA. E10+00 TO STA. E21+49.9

SCALE: 1" = 50' H.
1" = 4' V.

REVISIONS

NO.	DESCRIPTION	DATE	BY

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DEVELOPERS:



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Capstone Real Estate Development LLC
100 Savannah Street
Rochester, NY 14607

PROJECT NAME:



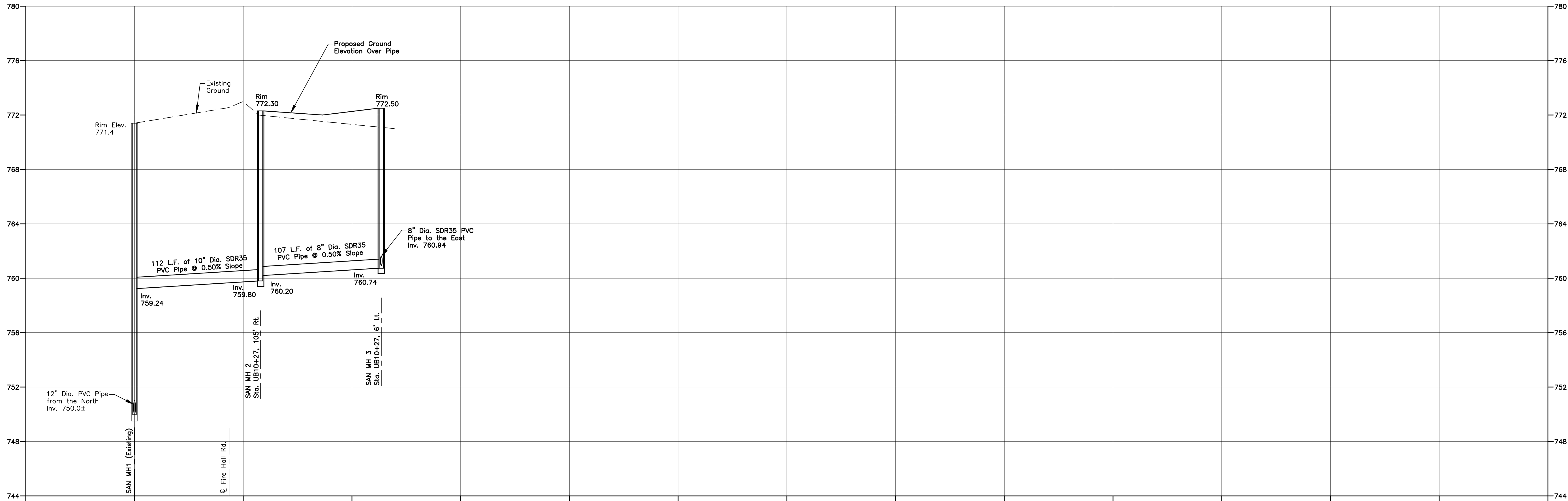
Phase 1 Site Plans

Fire Hall Rd. and Parkside Dr.
Town of Canandaigua
Ontario County, NY

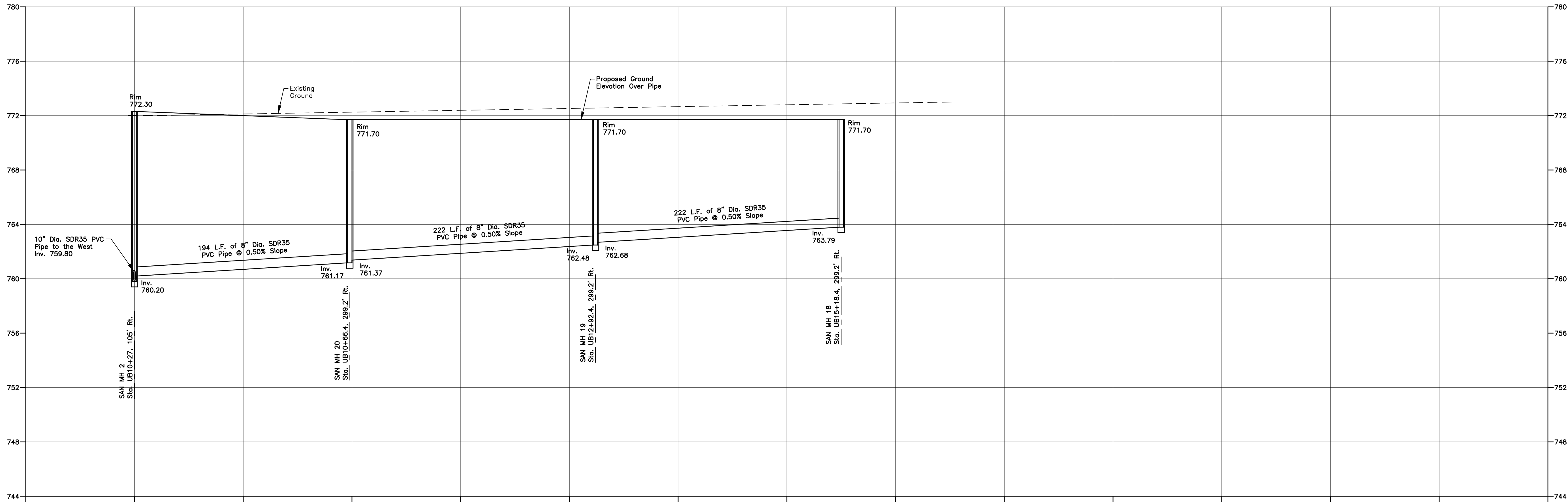
DRAWING TITLE:

Road D and
Road E
Centerline Profile

FILE NAME: ROADPROFILES.DWG	DESIGNED BY: GFT
DRAWN BY: HKT	CHECKED BY: GFT
APPROVED BY: GFT	DATE: DECEMBER 2022
SCALE: AS NOTED	PROJECT NO.: 21-827
SHEET NO.: 23 OF 35	DRAWING NO.: PR-6



SANITARY SEWER PROFILE SAN MH 1 TO SAN MH 3
SCALE: 1" = 50' H.
1" = 4' V.



SANITARY SEWER PROFILE SAN MH 2 TO SAN MH 18
SCALE: 1" = 50' H.
1" = 4' V.

REVISIONS			
NO.	DESCRIPTION	DATE	BY

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Licensed Professional Engineer
Thornton Engineering LLP
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CAPSTONE

Capstone Real Estate Development LLC
100 Savannah Street
Rochester, NY 14607

PROJECT NAME:

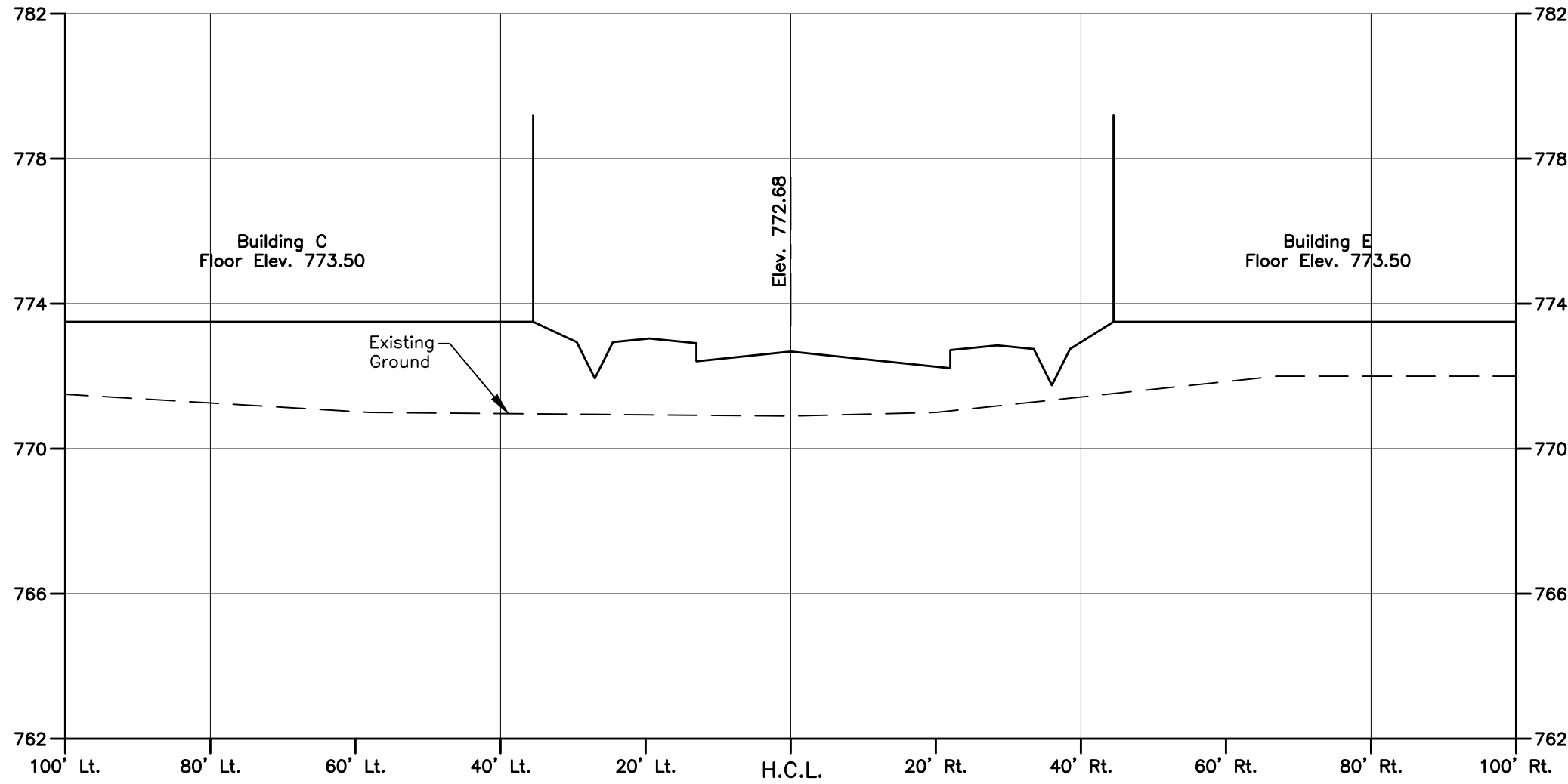
UPTOWN LANDING

Phase 1 Site Plans
Fire Hall Rd. and Parkside Dr.
Town of Canandaigua
Ontario County, NY

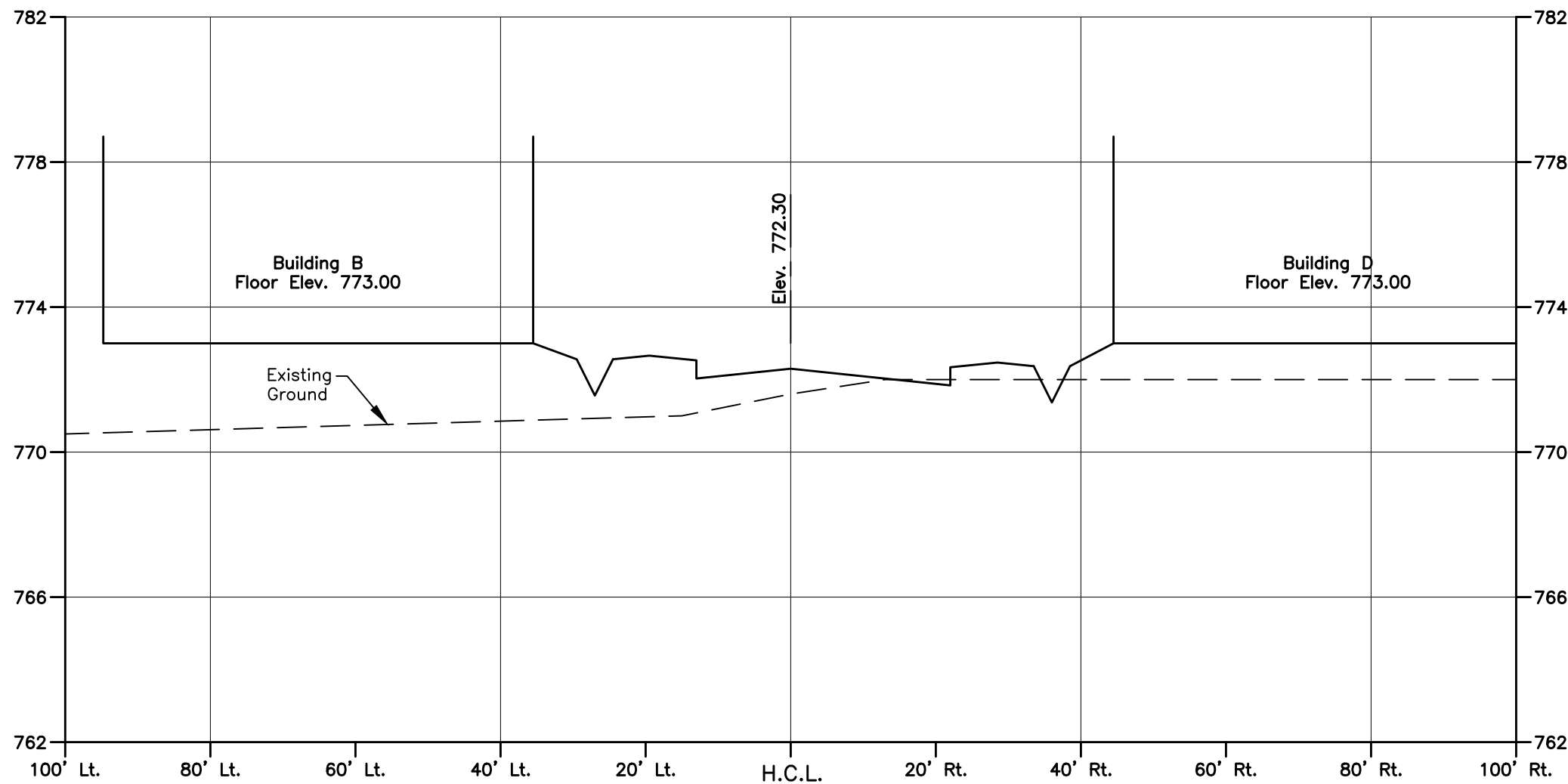
DRAWING TITLE:

Sanitary Sewer
Profiles

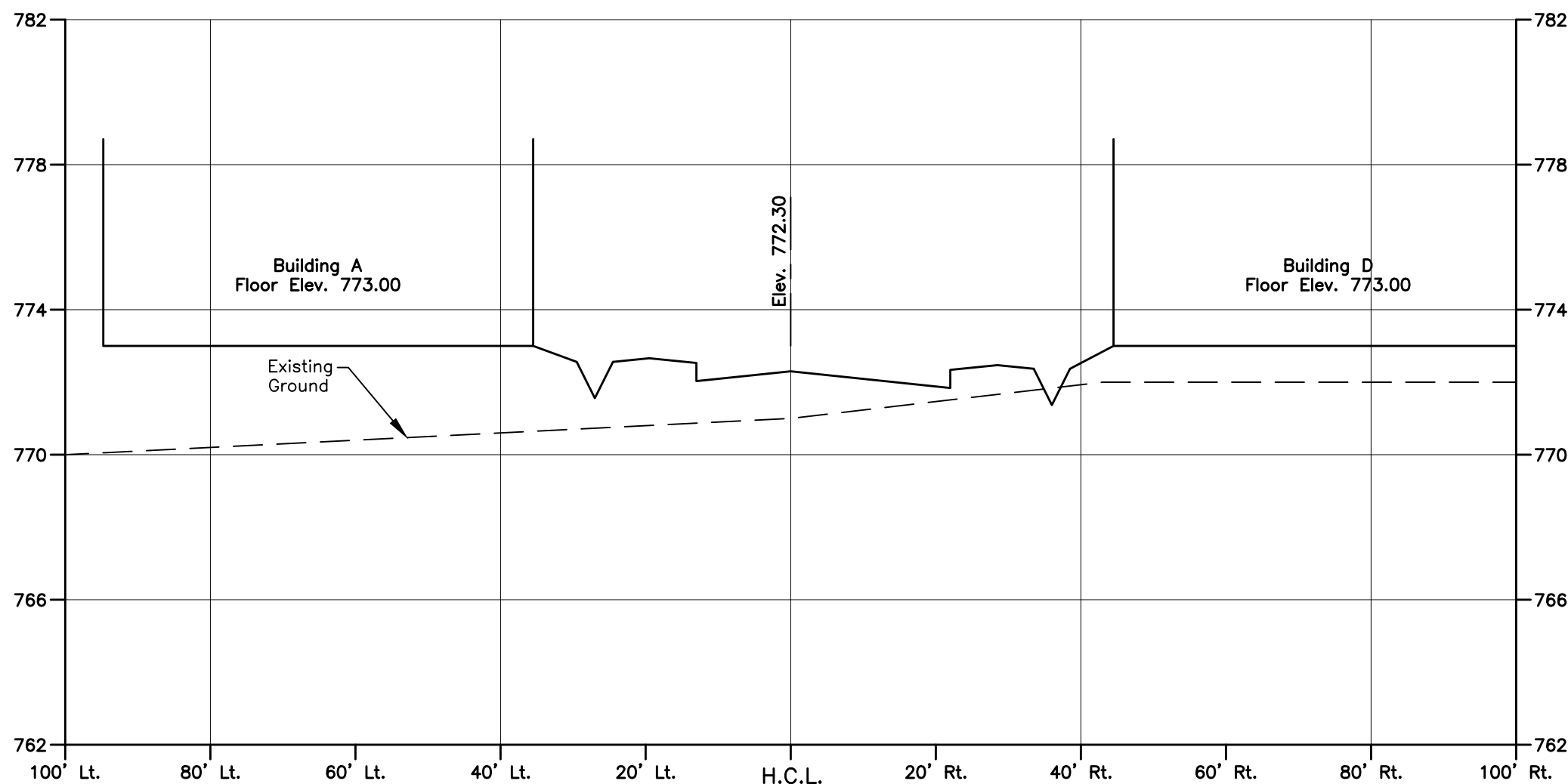
FILE NAME: ROADPROFILES.DWG	DESIGNED BY: GFT
DRAWN BY: HKT	CHECKED BY: GFT
APPROVED BY: GFT	DATE: DECEMBER 2022
SCALE: AS NOTED	PROJECT NO.: 21-827
SHEET NO.: 24 OF 35	DRAWING NO.: PR-7



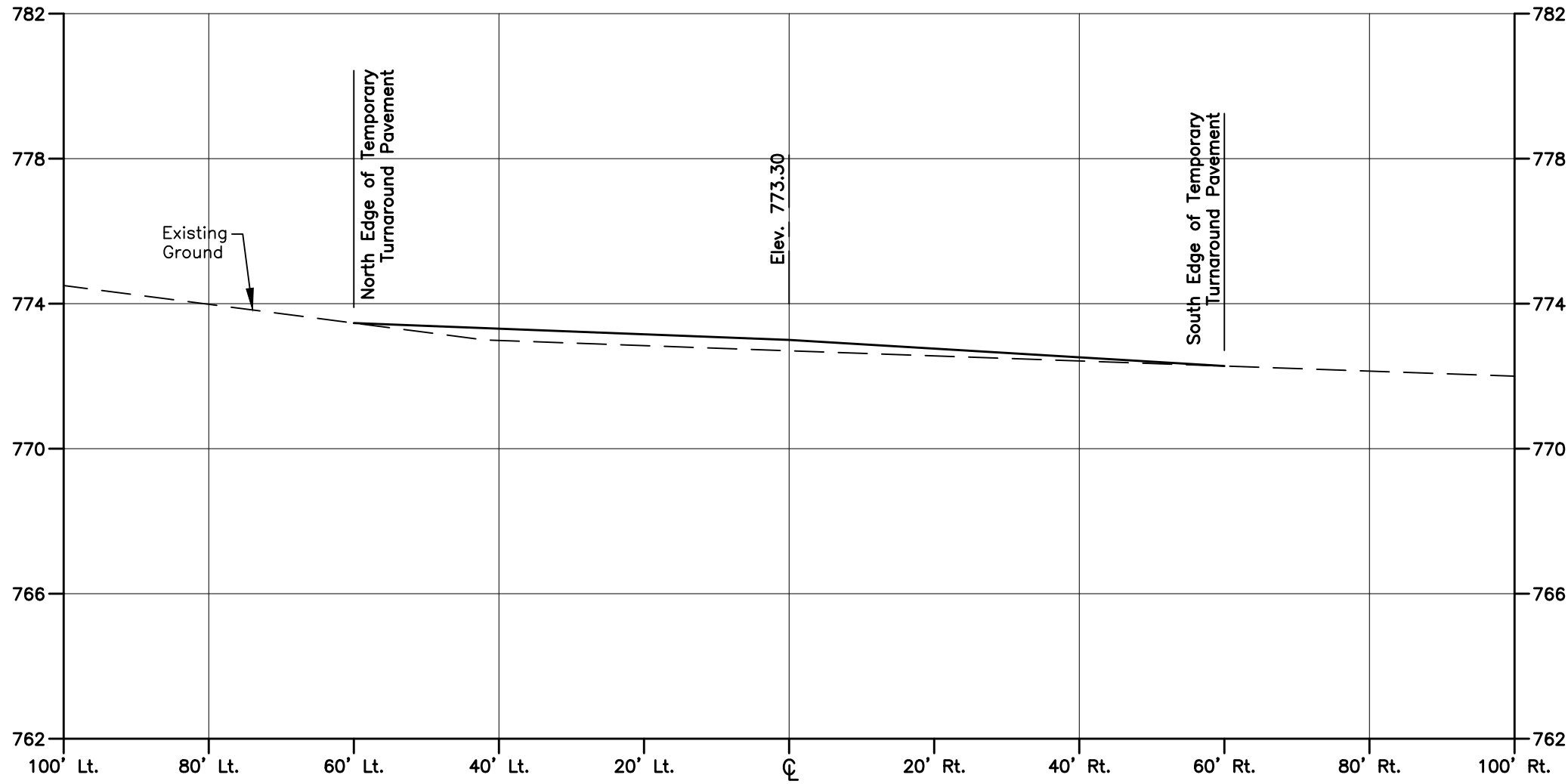
CROSS SECTION STA. UB13+00
SCALE: 1" = 20' H.
1" = 4' V.



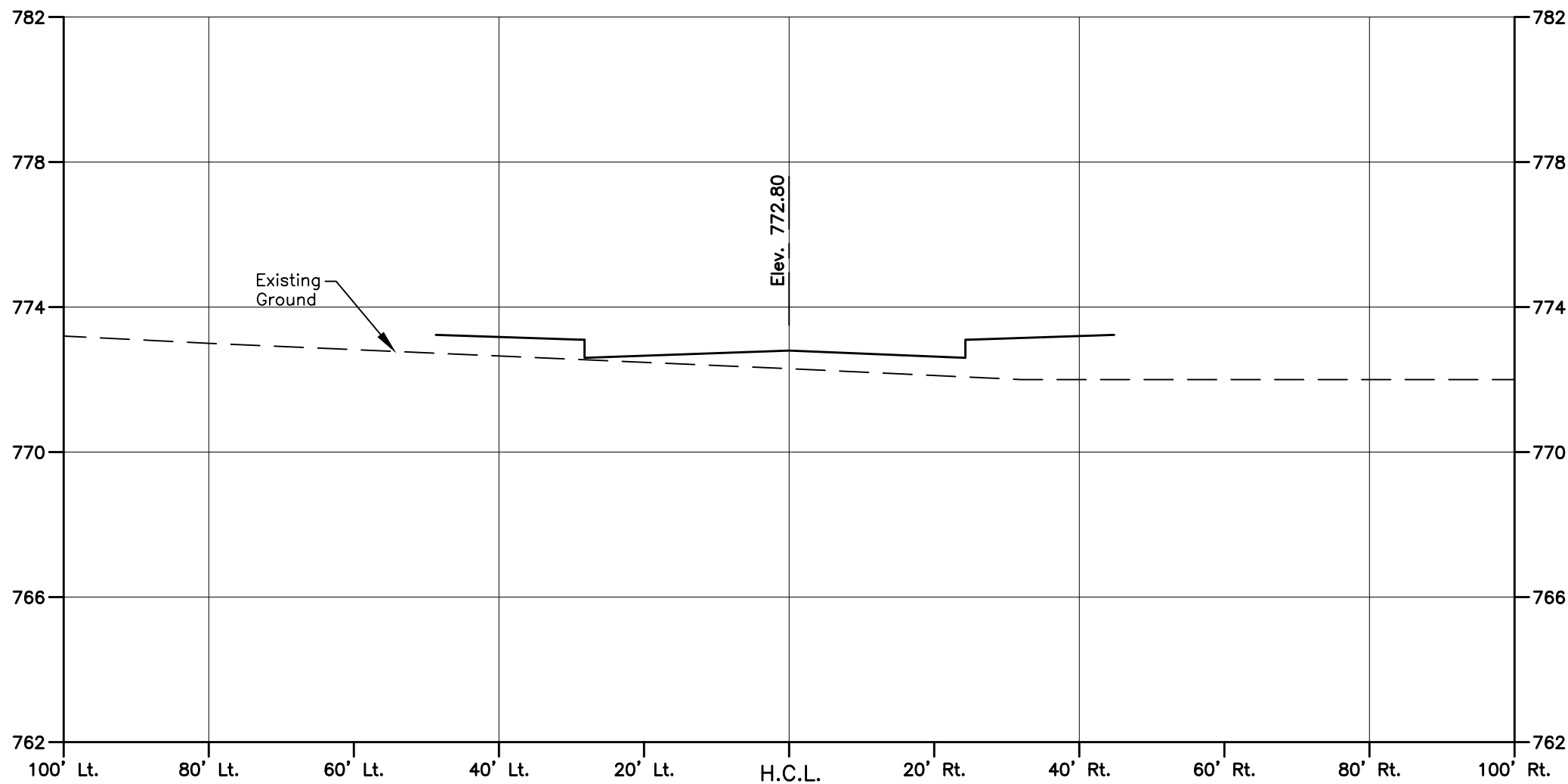
CROSS SECTION STA. UB12+00
SCALE: 1" = 20' H.
1" = 4' V.



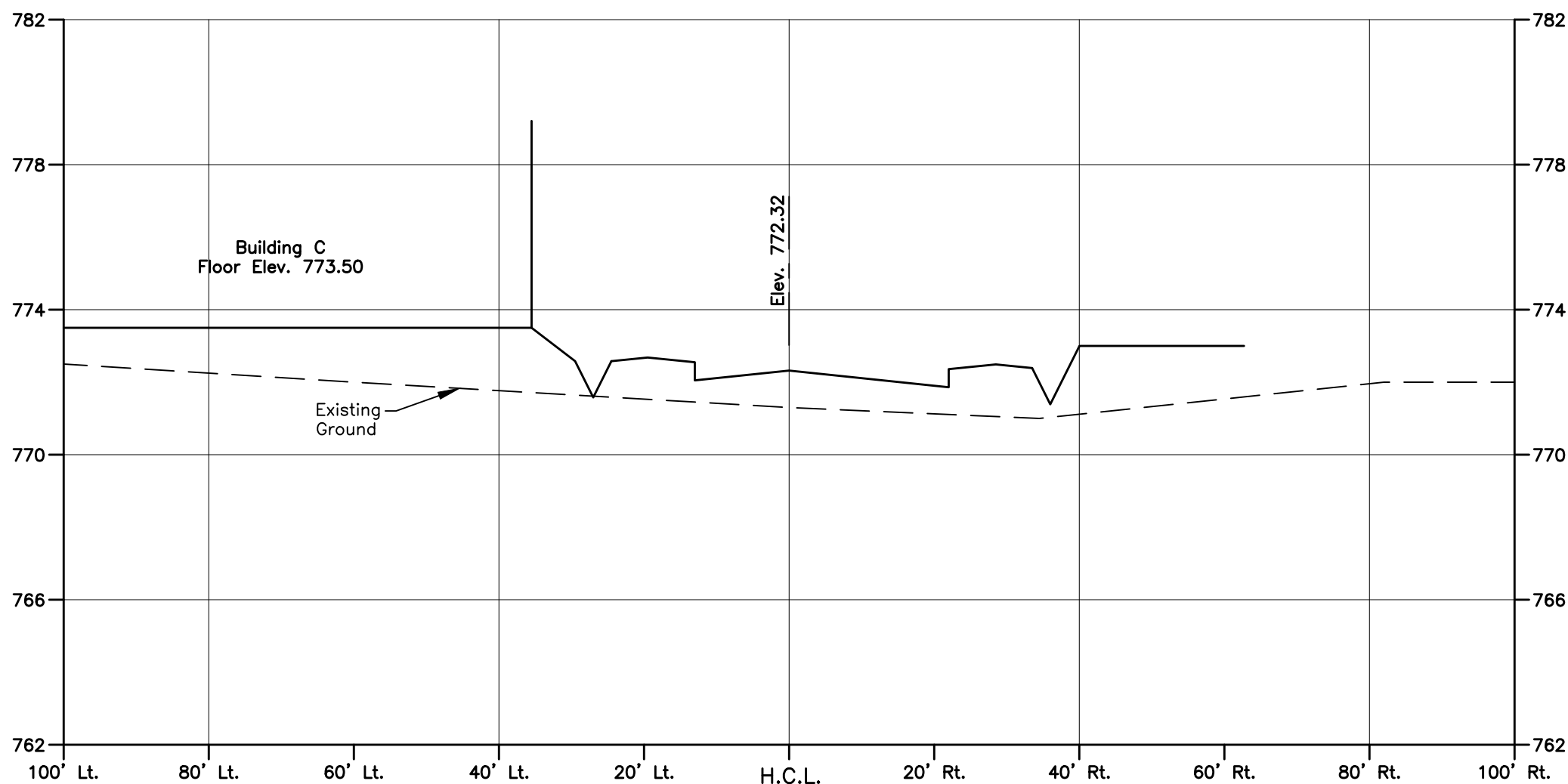
CROSS SECTION STA. UB11+00
SCALE: 1" = 20' H.
1" = 4' V.



CROSS SECTION STA. UB16+00
SCALE: 1" = 20' H.
1" = 4' V.



CROSS SECTION STA. UB15+00
SCALE: 1" = 20' H.
1" = 4' V.



CROSS SECTION STA. UB14+00
SCALE: 1" = 20' H.
1" = 4' V.

REVISIONS

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Rochester, NY 14624

Capstone Real Estate Development LLC
100 Savannah Street
Rochester, NY 14607

PROJECT NAME:

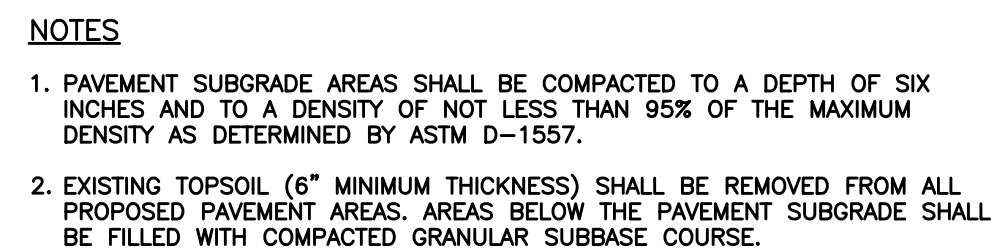
UPTOWN LANDING

Phase 1 Site Plans
Fire Hall Rd. and Parkside Dr.
Town of Canandaigua
Ontario County, NY

DRAWING TITLE:

Uptown Boulevard
Cross Sections

FILE NAME: CROSSSEC.DWG	DESIGNED BY: GFT
DRAWN BY: HKT	CHECKED BY: GFT
APPROVED BY: GFT	DATE: DECEMBER 2022
SCALE: AS NOTED	PROJECT NO.: 21-827
SHEET NO.: 25 OF 35	DRAWING NO.: CS-1



Technical drawing showing a cross-section of a concrete sidewalk with a granite curb and ADA detectable warning mat. The drawing includes the following labels and dimensions:

- ADA DETECTABLE WARNING MAT
- CONCRETE SIDEWALK
- 1/4" / FT. MAX. SLOPE
- 3'-0" (MIN.)
- ON 12 MAX. (TYP.)
- 6'-0" (MIN.)
- 1 ON 12 (MAX.)
- 6'
- 8' (TYP.)
- NO REVEAL
- 6' REVEAL (TYP.)
- TRANSITION
- TRANSITION
- GRANITE CURB
- 1/4" / FT. (MAX.)
- WIDTH PER PLAN
- 1/4" / FT. (MAX.)

The diagram illustrates the installation of an ADA detectable warning mat on a sidewalk. The mat is a rectangular area with a raised, textured surface, labeled "ADA DETECTABLE WARNING MAT". It is positioned on a "LAWN" area, which is a "CONCRETE SIDEWALK". The mat is bordered by a "GRANITE CURB" on one side. The mat is labeled with dimensions: "1/4\"/FT. (MAX.)" for the width and "1/2\"/FT. (MAX.)" for the length. The mat is also labeled with "1 ON 2" and "1/4\"/FT. (MAX.)". The mat is labeled with "5' MIN. TRANSITION" and "5' MIN. TRANSITION". The mat is labeled with "NO REVEAL (FLUSH WITH PAVEMENT)" and "6\" REVEAL".

NOTES

1. PAVEMENT SUBGRADE AREAS SHALL BE COMPACTED TO A DEPTH OF SIX INCHES AND TO A DENSITY OF NOT LESS THAN 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557.
2. EXISTING TOPSOIL (6" MINIMUM THICKNESS) SHALL BE REMOVED FROM ALL PROPOSED PAVEMENT AREAS. AREAS BELOW THE PAVEMENT SUBGRADE SHALL BE FILLED WITH COMPACTED GRANULAR SUBBASE COURSE.

[illegible]

The diagram illustrates the installation of an ADA detectable warning mat. It shows a cross-section of a sidewalk area. A central rectangular mat with a circular dot pattern is labeled "ADA DETECTABLE WARNING MAT". This mat is flanked by two areas labeled "LAWN". The mat is bordered by a "CONCRETE SIDEWALK" on one side and a "GRANITE CURB" on the other. The distance from the mat to the curb is marked as "6" REVEAL (TYP.)". The width of the mat is marked as "4'". The width of the concrete sidewalk is marked as "3'". The width of the granite curb is marked as "3'". The total width of the area is marked as "1 ON 12 (MAX.)". The mat is labeled "SIDEWALK WIDTH NO REVEAL". The mat is flanked by two areas labeled "LAWN". The mat is bordered by a "CONCRETE SIDEWALK" on one side and a "GRANITE CURB" on the other. The distance from the mat to the curb is marked as "6" REVEAL (TYP.)". The width of the mat is marked as "4'". The width of the concrete sidewalk is marked as "3'". The width of the granite curb is marked as "3'". The total width of the area is marked as "1 ON 12 (MAX.)".

Diagram illustrating the cross-section of a road shoulder structure, showing the following components and dimensions:

- TOP OF PAVEMENT**: The upper boundary of the pavement layer.
- PAVEMENT SUBBASE STONE**: The layer below the pavement.
- GRANITE CURB**: A vertical structure on the left side.
- CONCRETE BACKING**: A layer adjacent to the granite curb.
- UNDERDRAIN FILTER STONE, NYSDOT ITEM 605.0901**: A layer below the concrete backing.
- CONCRETE BEDDING**: A layer below the filter stone.
- 4" DIA. PERF. CORR. POLYETHYLENE UNDERDRAIN PIPE**: A pipe installed within the bedding layer.
- Dimensions**:
 - Vertical dimensions: 6" (from top of pavement to top of concrete backing), 10" (from top of concrete backing to top of concrete bedding), and 1/3 (from top of concrete bedding to top of underdrain filter stone).
 - Horizontal dimensions: 6" (width of concrete backing) and 1/3 (width of concrete bedding).

NOTE:

1. GRANITE CURB USED ADJACENT TO FLEXIBLE PAVEMENT SHALL BE SET ON A CONTINUOUS CONCRETE BACKING (1:3:6 MIX APPROXIMATE). THE CONTRACTOR SHALL HAVE THE OPTION OF USING A DRY CONCRETE MIX IN THE AREA SHOWN.

Diagram illustrating the profile of a curb. The curb has a top width of 5'-0" and a height of 1'-0". The top surface is labeled "TOP OF CONCRETE CURB". The bottom surface is labeled "BOTTOM OF CURB". The vertical height is labeled "1'-0\"". The horizontal distance from the vertical face to the end of the curb is labeled "5'-0\"". The slope of the top surface is labeled "TAPER AT 10 1". The end of the curb is labeled "END OF CURB FLUSH WITH GROUND". The horizontal line at the base is labeled "GRADE LINE".

Town of Canandaigua
5440 Route 5 & 20 West
Canandaigua, NY 14424
(585) 394-1120
Fax (585) 394-9476
Established 1789

APPENDIX:	G - 6.0
DATE:	2018
SCALE:	N.T.S.
MRB <i>group</i>	

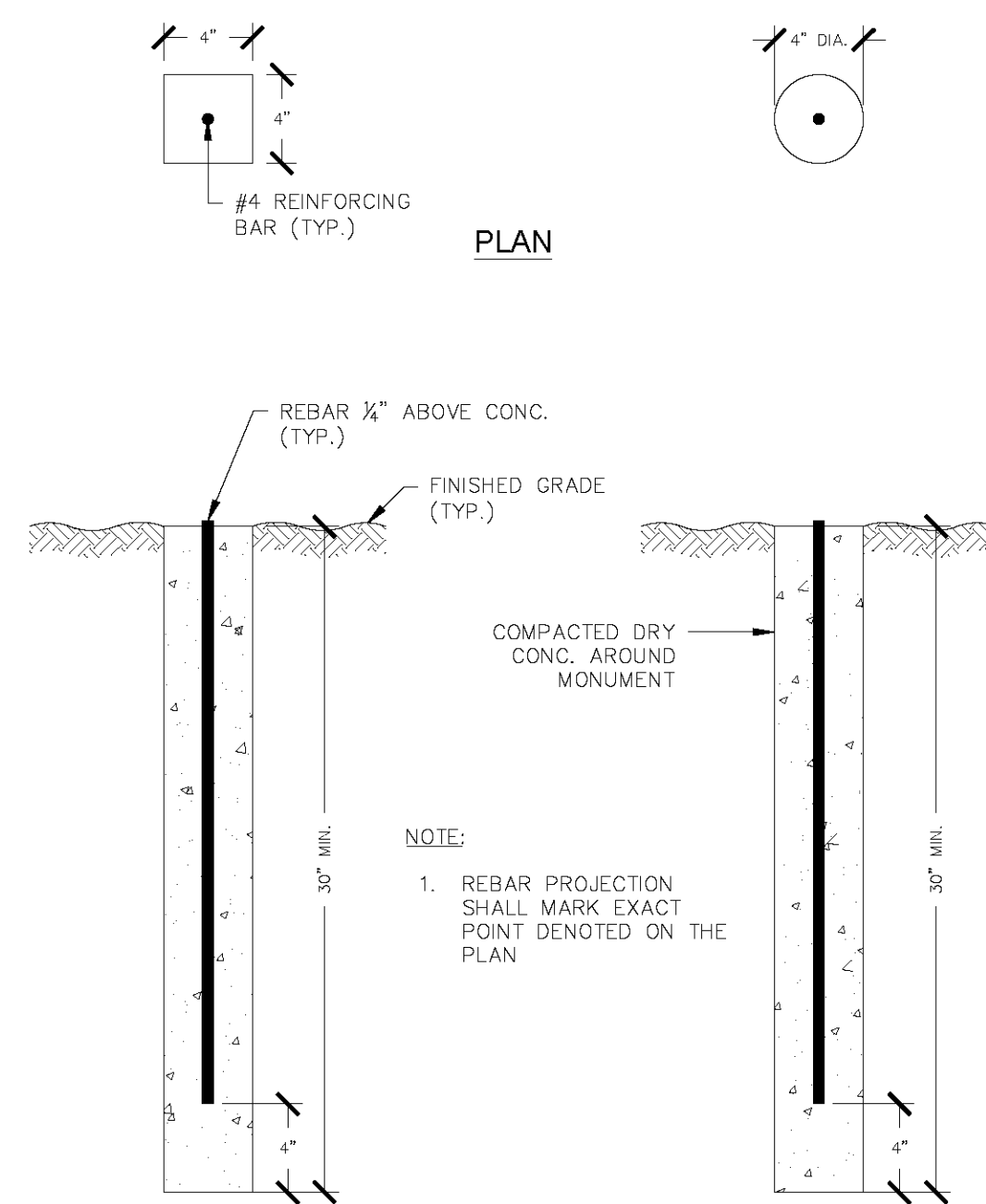


Diagram illustrating the cross-section of a concrete curb with reinforcement details:

- 1/4"/FT. SLOPE TOWARDS CURB (TYP.)
- 1" DEEP SAWCUT CONTRACTION JOINT
- 4" CAST IN PLACE CONCRETE (4,000 PSI)
- 6" x 6", W1.4 x W1.4 WELDED STEEL WIRE FABRIC REINFORCEMENT (PLACED MID-DEPTH)
- 5" NYSDOT ITEM 304.12 SUBBASE COURSE - TYPE 2

NOTE: JOINTS (TOOLED OR 1 INCH SAWCUT) SHALL BE PROVIDED TO PROVIDE SQUARE SLABS (5' TO 6' WIDE).

[illegible]

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DEVELOPERS:



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Rochester, NY 14624



Capstone Real Estate Development LLC
100 Savannah Street
Rochester, NY 14607

PROJECT NAME:

PROJECT NAME:



Fire Hall Rd. and Parkside Dr.
Town of Canandaigua
Ontario County, NY

DRAWING TITLE:

FILE NAME: DETAILS.DWG	DESIGNED BY: GFT
DRAWN BY: HKT	CHECKED BY: GFT
APPROVED BY: GFT	DATE: DECEMBER 2022
SCALE: NOT TO SCALE	PROJECT NO.: 21-827
SHEET NO.: 27 OF 35	DRAWING NO.: D-2

 Town of Canandaigua 5440 Route 5 & 20 West Canandaigua, NY 14424 (585) 394-1120 Fax (585) 394-9476 <i>Established 1789</i>	APPENDIX: G - 3.0
	DATE: 2018
	SCALE: N.T.S.
	MRB group

STANDARD NOTES

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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).
- 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.
- CONSTRUCTION SEQUENCE - ALL PLANS ARE TO BE PROVIDED WITH A DETAILED CONSTRUCTION SEQUENCE. THE CONTRACTOR SHALL COMPLETE CONSTRUCTION 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.
- 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.
- 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.
- ROOF LEADERS SHOULD BE CONNECTED TO STORM SEWERS WHERE POSSIBLE, UNLESS OTHERWISE SPECIFIED ON THE APPROVED PLANS AND WITHIN THE PROJECT SWPPP.
- 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.
- UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF VEGETATION, THE STORM WATER MANAGEMENT FACILITIES SHALL BE CLEANED OF ACCUMULATED SILT.

Town of Canandaigua 5440 Route 5 & 20 West Canandaigua, NY 14424 (585) 394-1120 Fax (585) 394-9476 <i>Established 1789</i>	APPENDIX: G - 3.1
	DATE: 2018
	SCALE: N.T.S.
MRB group	

STANDARD NOTES (CONTINUED)

17. ALL SITE STABILIZATION IS TO BE IN ACCORDANCE WITH THE LATEST VERSIONS OF THE NYSDEC STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL AND THE NYSDEC GENERAL PERMIT REQUIREMENTS (WHERE APPLICABLE).

18. ADDITIONAL TEMPORARY AND PERMANENT SEEDING AND SITE STABILIZATION REQUIREMENTS:

A. ALL DISTURBED AREAS INCLUDING TOPSOIL STOCKPILES AND STORMWATER MANAGEMENT FACILITIES ARE TO BE STABILIZED WITHIN SEVEN (7) DAYS AFTER COMPLETION.

B. 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 BUILDORZER.
- FERTILIZE WITH 300 POUNDS PER ACRE (OR 7 POUNDS PER 1,000 SQUARE FEET).
- NO PHOSPHORUS SHALL BE USED UNLESS SOIL TESTING HAS BEEN COMPLETED AND TESTED BY HORTICULTURAL TESTING LAB AND THE SOIL TESTS SPECIFICALLY INDICATE A PHOSPHORUS DEFICIENCY THAT IS HARMFUL, OR WILL PREVENT NEW LAWNS AND PLANTINGS FROM ESTABLISHING PROPERLY.
- IF SOIL TESTS INDICATE A PHOSPHORUS DEFICIENCY THAT WILL IMPACT PLANT AND LAWN ESTABLISHMENT, PHOSPHORUS SHALL BE APPLIED AT THE MINIMUM RECOMMENDED LEVEL PRESCRIBED IN THE SOIL TEST FOLLOWING ALL NYSDOT REGULATIONS.
- THE FOLLOWING SEED MIX SHALL BE USED:

<u>SEEDING SUMMER/EARLY FALL</u>	<u>lbs/ACRE</u>	<u>lbs/1,000 SQ. ACRE</u>
ANNUAL RYE GRASS	30	0.7
PERENNIAL RYEGRASS	30	0.7
<u>LATE FALL/EARLY WINTER</u>		
CEREAL RYE	100	2.5

- SEED SHOULD HAVE A GERMINATION RATE OF AT LEAST 85 PERCENT AND MINIMAL INERT MATERIAL.

C. DISTURBED AREAS SHALL BE STABILIZED USING PERMANENT LAWN SEEDING MIX UPON COMPLETION OF GRADING AND CONSTRUCTION:

	<u>lbs/ACRE</u>	<u>lbs/1,000 SQ. ACRE</u>
BIRD'SFOOT TREFOIL, OR COMMON WHITE CLOVER	8 OR 8	0.20 OR 0.20
TALL FESCUE	20	0.45
REDTOP OR RYEGRASS (PERENNIAL)	2 OR 5	0.05 OR 0.10

- SEEDING RATE: 6.0 POUNDS PER 1,000 SQUARE FEET
- MULCH: STRAW OR WOOD FIBER MULD USED WITH HYDRO SEEDING METHOD AT TWO TONS PER ACRE WITH TACKIFIER
- 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.

19. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION.

20. EXISTING UNDERGROUND UTILITIES SHOWN HEREIN WERE NOT PLOTTED FROM FIELD LOCATIONS AND/OR UTILITY COMPANY RECORD PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES. THE CONTRACTOR SHALL CALL THE DIO SAFELY NEW YORK (UPO) HOTLINE AT 1-800-962-7962 FOR STAKEOUT 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.

Town of Canandaigua 5440 Route 5 & 20 West Canandaigua, NY 14424 (585) 394-1120 Fax (585) 394-9476 <i>Established 1789</i>	APPENDIX: G - 3.2
	DATE: 2018
	SCALE: N.T.S.
	MRB group

REVISIONS			
NO.	DESCRIPTION	DATE	BY
NOT APPROVED FOR CONSTRUCTION			
It is a violation of New York State Education Law Article 145 Section 7209 for any person, unless he or she is acting under the direction of a licensed professional engineer or land surveyor, to alter on 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 the item his or her seal and the notation "altered by" followed by his or her signature and the date of such alteration, and a specific description of the alteration.			
THORNTON ENGINEERING LLP 30 Assembly Drive, Suite 106 Mendon, New York 14506 Tel. 585-624-4810 <i>Consultant Engineers</i>			
			
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DEVELOPERS:  Cook PROPERTIES NY Cook Properties NY 90 Airport Drive, Suite 400 Rochester, NY 14624  CAPSTONE Capstone Real Estate Development LLC 100 Savannah Street Rochester, NY 14607			
PROJECT NAME:  UPTOWN LANDING Phase 1 Site Plans Fire Hall Rd. and Parkside Dr. Town of Canandaigua Ontario County, NY			
DRAWING TITLE: Miscellaneous Construction Details			
FILE NAME: DETAILS.DWG		DESIGNED BY: GFT	
DRAWN BY: HKT		CHECKED BY: GFT	
APPROVED BY: GFT		DATE: DECEMBER 2022	
SCALE: AS NOTED		PROJECT NO.: 21-827	
SHEET NO.: 28 OF 35		DRAWING NO.: D-3	

Town of Canandaigua

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APPENDIX: **H - 7.0**

DATE: 2018

SCALE: N.T.S.

MRB | group

The diagram illustrates a Hammer Head Turn-Around layout. Key dimensions and features include:

- Top Section:** A vertical section with a total width of 60'-0" MIN. RIGHT-OF-WAY. The central portion is labeled PAVT (Paved Area).
- Right Section:** A sloped section labeled END OF R.O.W. (Right-Of-Way) and TEMPORARY EASEMENT. A radius of R28'-0" (TYP.) is indicated for the curve.
- Left Section:** A vertical section with a total width of 70'-0". The lower portion is 32'-0" wide.
- Bottom Section:** A horizontal section with a total width of 120'-0" and a 130'-0" dimension at the base.

NOTES:

1. LARGER AREAS MAY BE REQUIRED FOR SNOW STORAGE OR TOPOGRAPHY. R.O.W. SHOULD EXTEND TO THE PROPERTY LINE FOR FUTURE DEVELOPMENT.

HAMMER HEAD TURN-AROUND

Diagram illustrating the dimensions and components of a vertical stop bar:

- 6" GAP:** The gap between the stop bar and the edge of the roadway.
- EDGE OF ROADWAY:** The boundary of the travel lane.
- 36" SPACING:** The vertical spacing between the four rectangular segments of the stop bar.
- 4" WHITE PAVEMENT MARKINGS:** The markings on the left side of the stop bar.
- 6" WHITE PAVEMENT MARKINGS:** The markings on the right side of the stop bar.
- EDGE OF ROADWAY:** The boundary of the travel lane on the right side.
- 5':** The total width of the stop bar assembly.

Diagram illustrating a standard parking space layout. The total width is 19'. The standard parking space is 9'-0" wide. The handicap parking space is 9'-0" wide. The standard space has a 45° angle and a 24" width. The handicap space has a 4" wide yellow marking. A "NO PARKING SIGN" is on the left, and a "HANDICAP PARKING SIGN" is on the right. A "PAINTED YELLOW SYMBOL" is also shown.

N.Y. M.U.T.C.D. SIGN NO. P4-6

RESERVED PARKING

WHEELCHAIR SYMBOL

N.Y. M.U.T.C.D. SIGN NO. P4-7

VAN ACCESSIBLE

TYPICAL FOR PARKING SPACE

N.Y. M.U.T.C.D. SIGN
NO. P1—



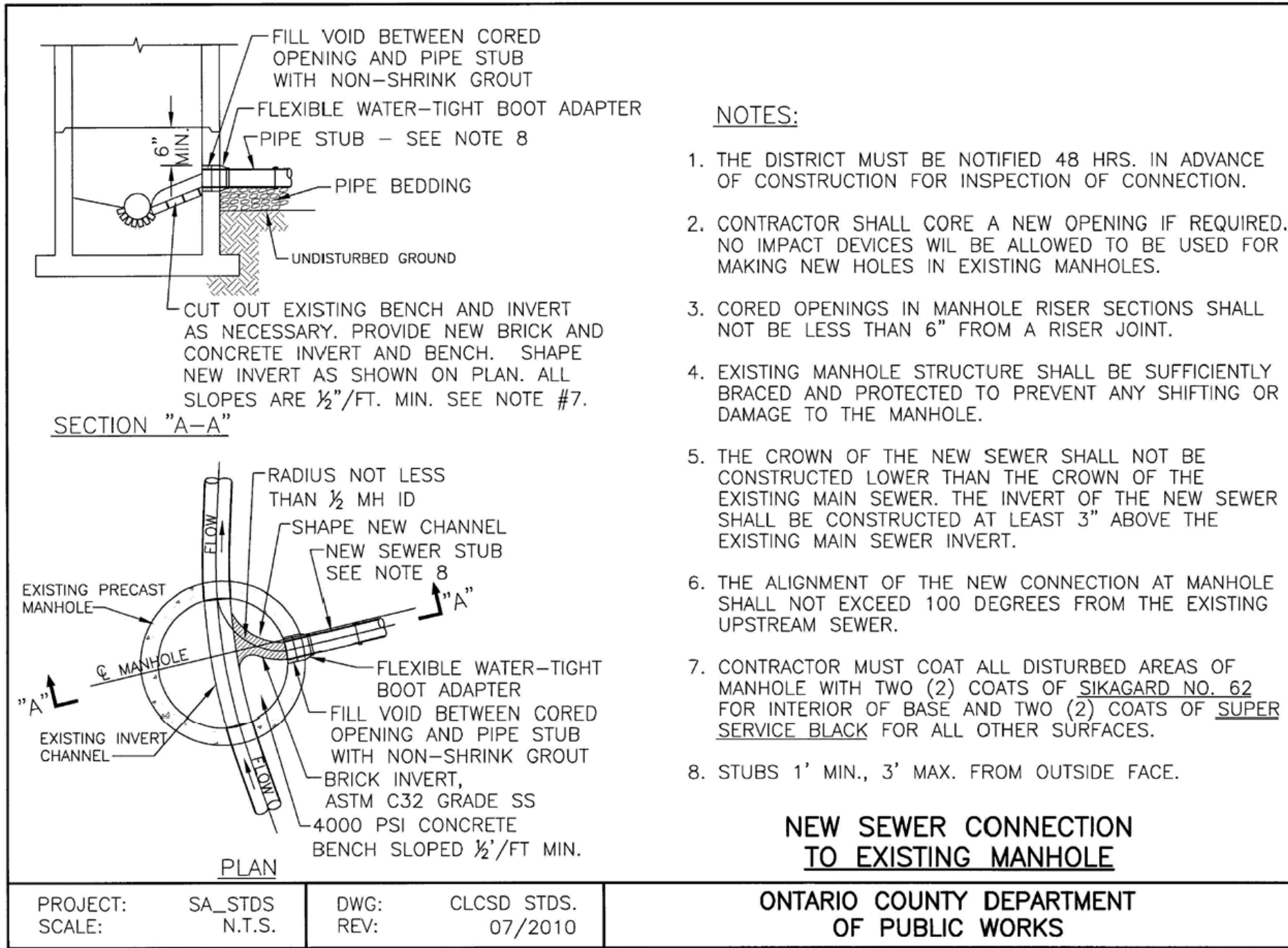
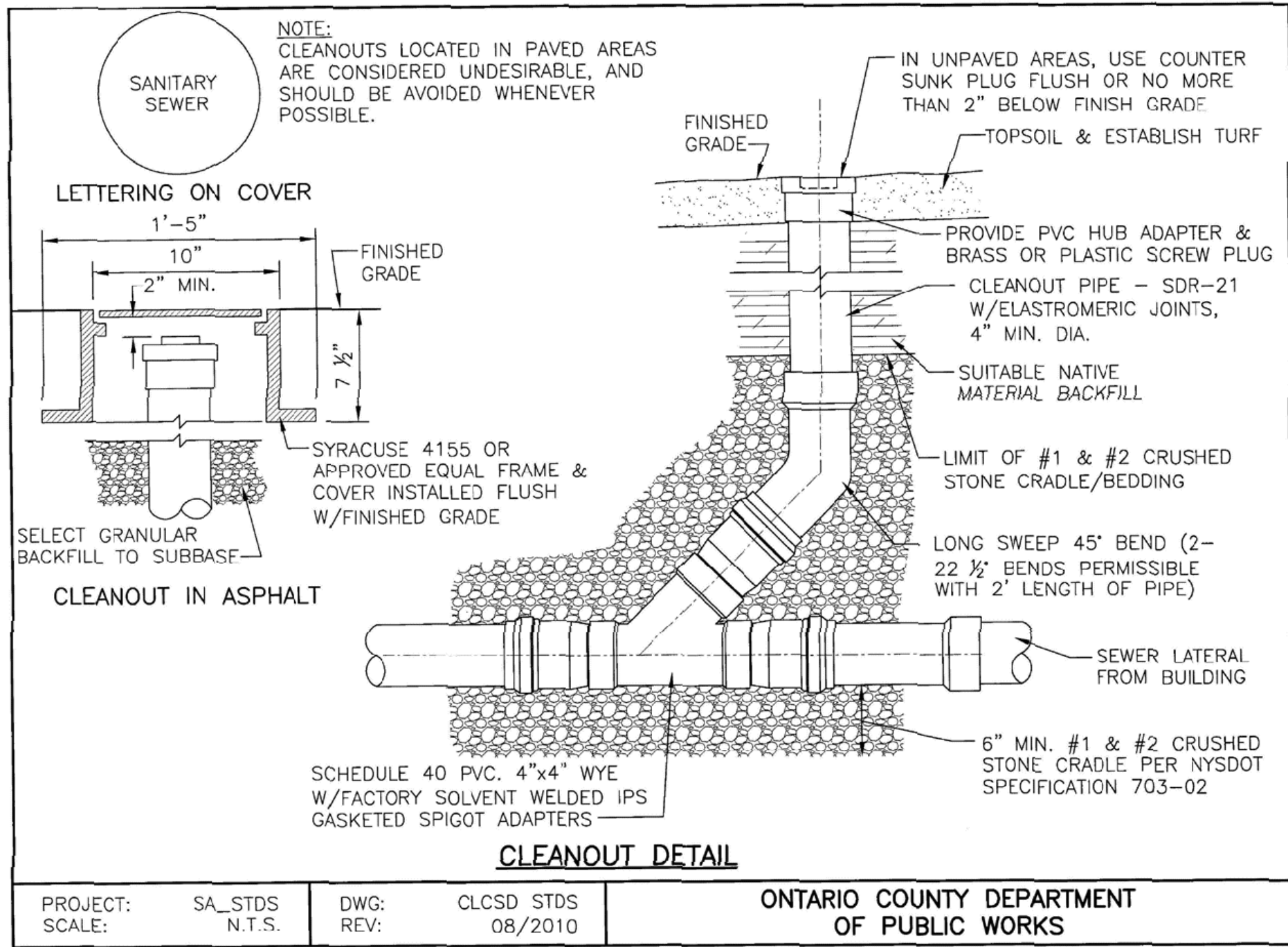
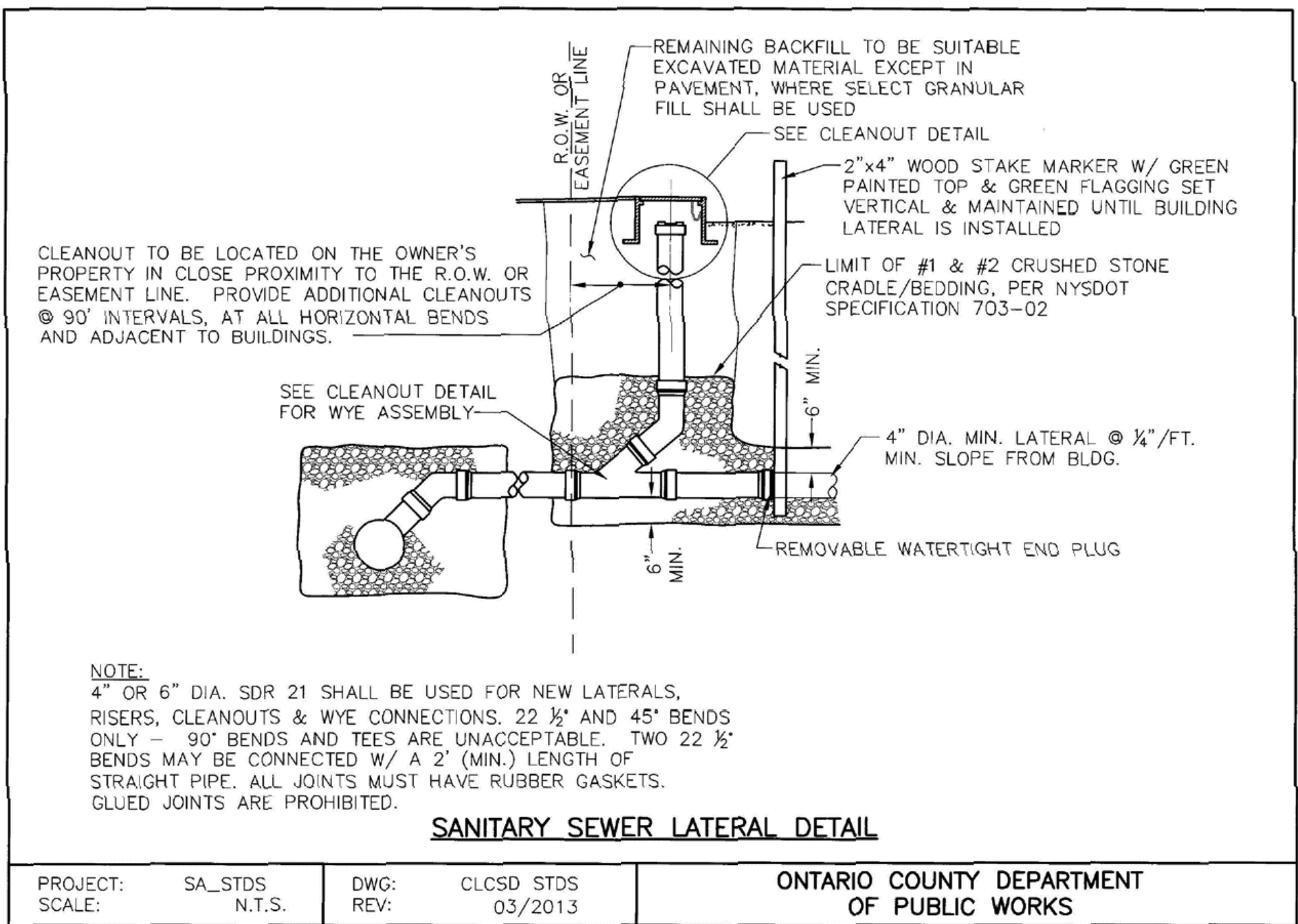
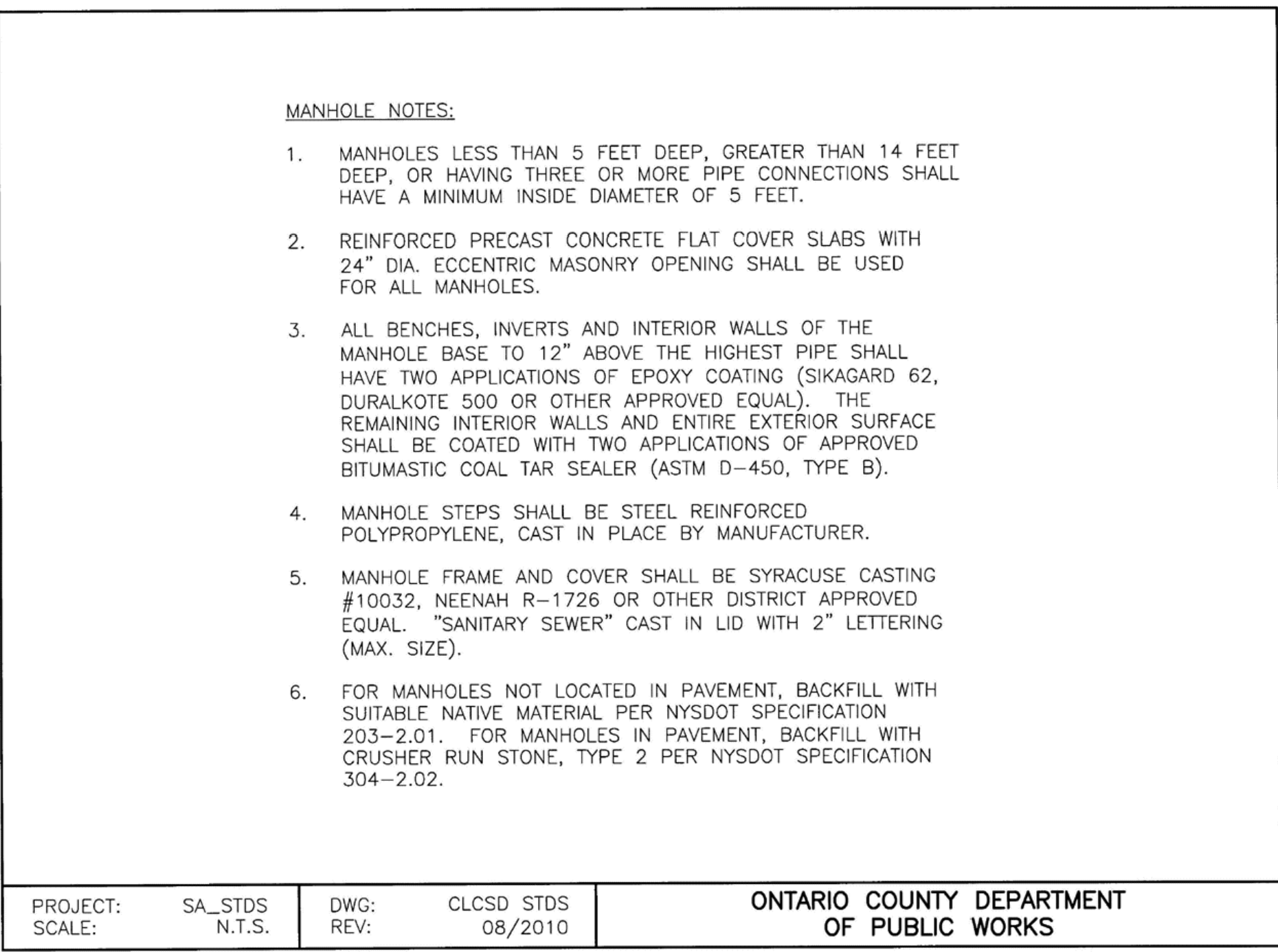
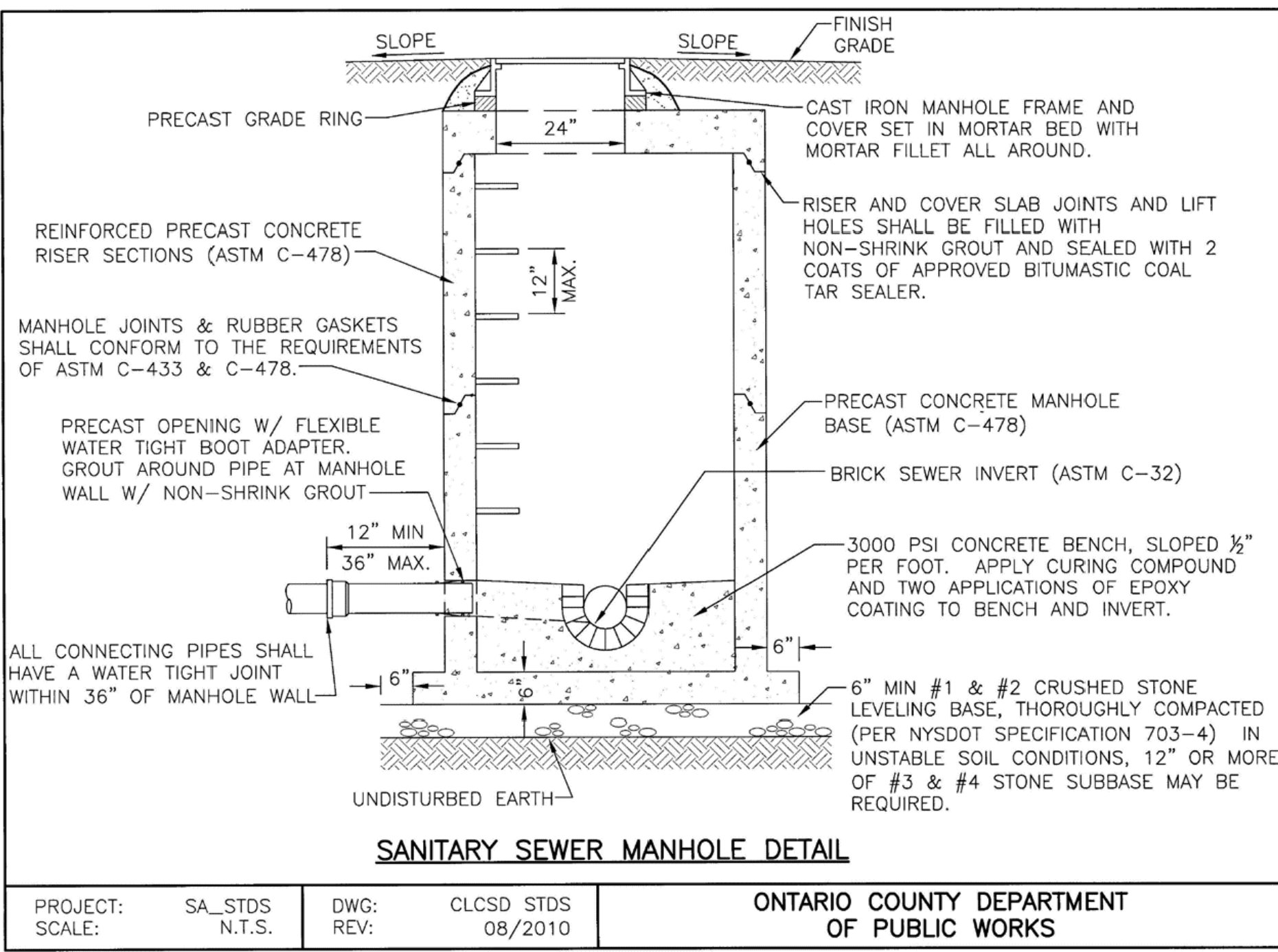
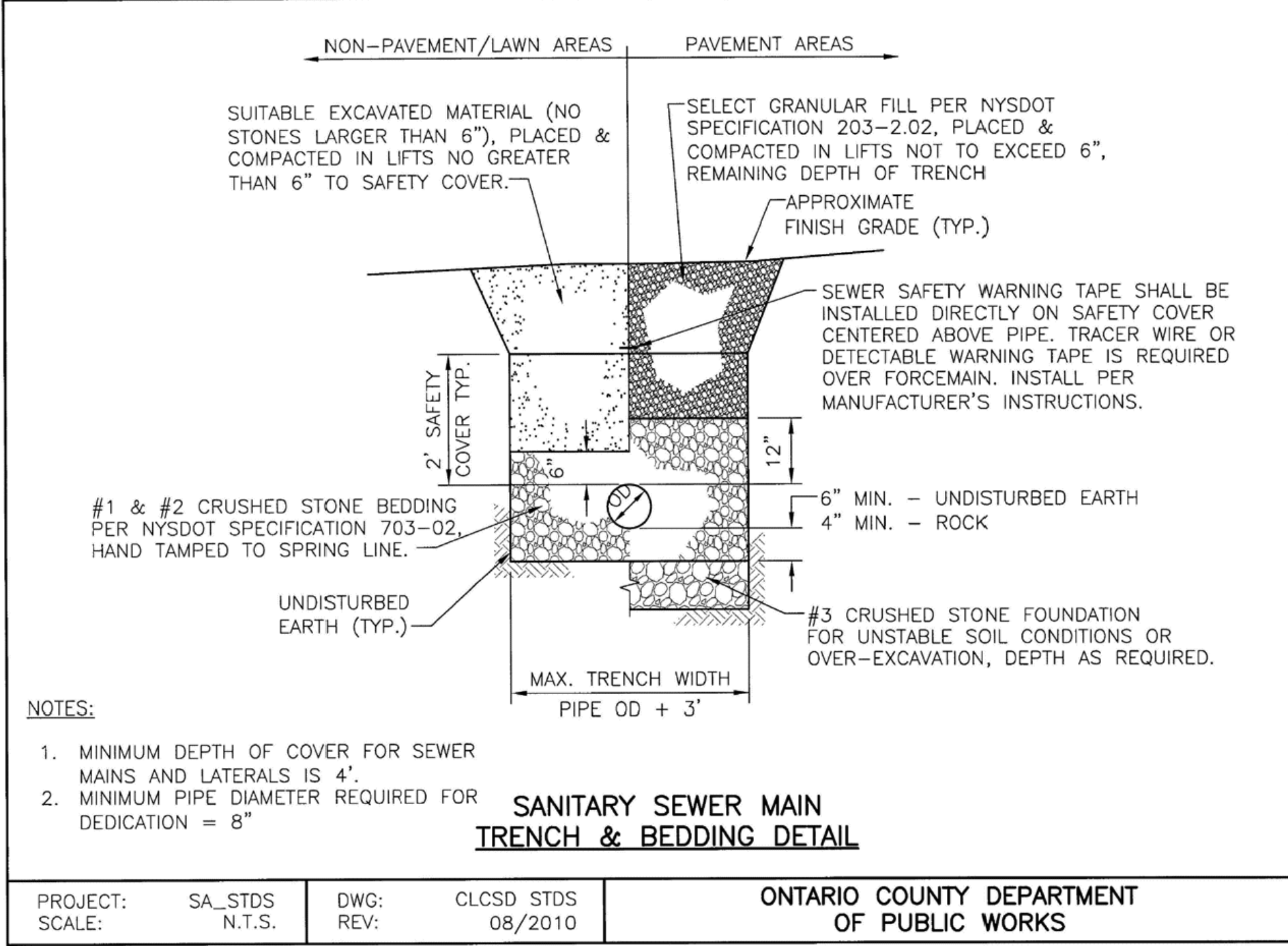
NO
PARKING
ANY
TIME

TYPICAL FOR ACCESS
AISLE

Diagram illustrating the vertical placement of a sign panel:

- 7'-0"**: Height of the sign panel.
- 4'-0" MIN.**: Minimum clearance from the finished grade to the bottom of the sign panel.
- SIGN PANEL**: The sign itself.
- STEEL SIGN POST**: The support structure for the sign.
- FINISHED GRADE**: The ground level.

HANDICAP PARKING AND TRAFFIC SIGNS



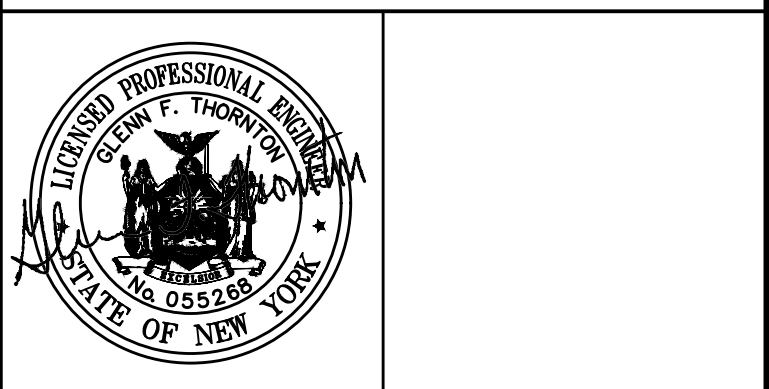
REVISIONS			
NO.	DESCRIPTION	DATE	BY

NOT APPROVED FOR
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DEVELOPERS:

COOK
PROPERTIES NY

Cook Properties NY
90 Airpark Drive, Suite 400
Rochester, NY 14624

CAPSTONE

Capstone Real Estate Development LLC
100 Savannah Street
Rochester, NY 14607



Phase 1 Site Plans

Fire Hall Rd. and Parkside Dr.
Town of Canandaigua
Ontario County, NY

DRAWING TITLE:	
Sanitary Sewer System Details	
FILE NAME: DETAILS.DWG	DESIGNED BY: GFT
DRAWN BY: HKT	CHECKED BY: GFT
APPROVED BY: GFT	DATE: DECEMBER 2022
SCALE: NOT TO SCALE	PROJECT NO.: 21-827
SHEET NO.: 29 OF 35	DRAWING NO.: D-4

Town of Canandaigua

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Established 1789

APPENDIX: W - 6.0

DATE: 2018

SCALE: N.T.S.

MRB group

Diagram illustrating the components and dimensions of a hydrant unit installed in a trench.

Labels:

- FIRE HYDRANT MARKER W/ SPRING AND FLAT BRACKET (5" STEEL RED-WHITE REFLECTIVE MARKER (TYPE A) W/ PLATED SPRING)
- HYDRANT BONNET (PAINTED PER AWWA HYDRANT COLOR CODE)
- HYDRANT (MUELLER)
- QUICK DISCONNECT PUMPER CONNECTION
- BREAK FLANGE
- VALVE BOX COVER (PAINT BLUE)
- Screw Type Valve Box (MUELLER)
- Stainless Steel Fasteners
- Undisturbed Soil
- Crushed Gravel Stone for Weep Drainage (Only if Above Ground Water Table)
- Earth Backfill
- Watermain
- Conc. Thrust Block
- 6" Anchor Tee Bolt Valve to Tee
- 6" Gate Valve (MUELLER) w/ Solid Conc. Block (8"x8"x16" MIN.) Below Valve for Support
- 6" Anchor Fitting (Min. 18" Lay Length Between Hydrant and Gate Valve)
- 8"x8"x16" Conc. Block
- 4'-6" Min. Cover

Dimensions:

- 5'-0" (Min.)
- 3"

AWWA Hydrant Color Code

AWWA Hydrant Color	Flow Range (GPM)
Blue	>1500
Green	1000-1499
Orange	500-999
Red	<500

NOTES:

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

HYDRANT UNIT

Town of Canandaigua

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APPENDIX: **W - 7.0**

DATE: 2018

SCALE: N.T.S.

MRB | group

The diagram illustrates the installation of a temporary disinfection / sampling tap / blow-off. It shows a cross-section of the ground with a hatched area representing the water main. A 2" CURB STOP is installed at the surface, with a 12" (MIN.) horizontal distance from the curb to the water main. A 2" MIN. WATER SERVICE TUBING (COPPER OR POLYETHYLENE) runs vertically from the curb stop to a CORPORATION STOP. A SERVICE SADDLE is attached to the CORPORATION STOP, and a NEW WATERMAIN is shown below it. The ground surface is labeled FINISH GRADE.

NOTES:

1. UPON NOTIFICATION FROM THE HEALTH DEPARTMENT THAT A SATISFACTORY WATER SAMPLE HAS BEEN OBTAINED, SHUT DOWN CORPORATION STOP AND REMOVE THE SERVICE TUBING.
2. 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.
3. FOR DISINFECTION\SAMPLING TAPS THAT ARE NOT NEEDED TO BLOW-OFF, 1" DISINFECTION\SAMPLING TAPS ARE ACCEPTABLE.
4. 1000 LF MAXIMUM DISTANCE BETWEEN SAMPLE TAPS UNLESS OTHERWISE SPECIFIED BY ENGINEER.

TEMPORARY DISINFECTION /
SAMPLING TAP / BLOW-OFF

Town of Canandaigua

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APPENDIX: **W - 6.1**

DATE: 2018

SCALE: N.T.S.

MRB | group

UNDISTURBED SOIL

10 CU. FT. No. 2 CRUSHED GRAVEL STONE FOR WEEP DRAINAGE (ONLY IF ABOVE GROUND WATER TABLE)

WATERMAIN

UNDISTURBED SOIL

THRUST BLOCK

WATERMAIN

ANCHOR TEE

6" x 12" (MIN.) ANCHOR PIPE BOLTED TO ANCHOR TEE

HYDRANT (MUELLER) W/ SOLID CONC. BLOCK (8"x8"x16" MIN.) BELOW BARREL FOR SUPPORT

6" ANCHOR PIPE (MIN. 18" LAY LENGTH BETWEEN HYDRANT AND GATE VALVE)

6" GATE VALVE (MUELLER) W/ SOLID CONC. BLOCK (8"x8"x16" MIN.) BELOW VALVE FOR SUPPORT

6" MJ 90° BEND

THRUST BLOCK

NOTES:

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

PARALLEL HYDRANT UNIT

[illegible]

Town of Canandaigua

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APPENDIX: **W - 6.2**

DATE: 2018

SCALE: N.T.S.

MRB group

5'-0" (MAX.)

THRUST BLOCK

MJ END CAP

UNDISTURBED SOIL

GATE VALVE

10 CU. YD. No. 2 CRUSHED GRAVEL STONE FOR WEEP DRAINAGE (ONLY IF ABOVE GROUND WATER TABLE)

6" GATE VALVE (MUELLER) W/ SOLID CONC. BLOCK (8"x8"x16" MIN.) BELOW VALVE FOR SUPPORT

HYDRANT (MUELLER) W/ SOLID CONC. BLOCK (8"x8"x16" MIN.) BELOW BARREL FOR SUPPORT

ANCHOR TEE

THRUST BLOCK

WATERMAIN

6"x12" MIN. ANCHOR PIPE BOLTED TO ANCHOR TEE

6" ANCHOR PIPE (MIN. 18" LAY LENGTH BETWEEN HYDRANT AND GATE VALVE)

NOTES:

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

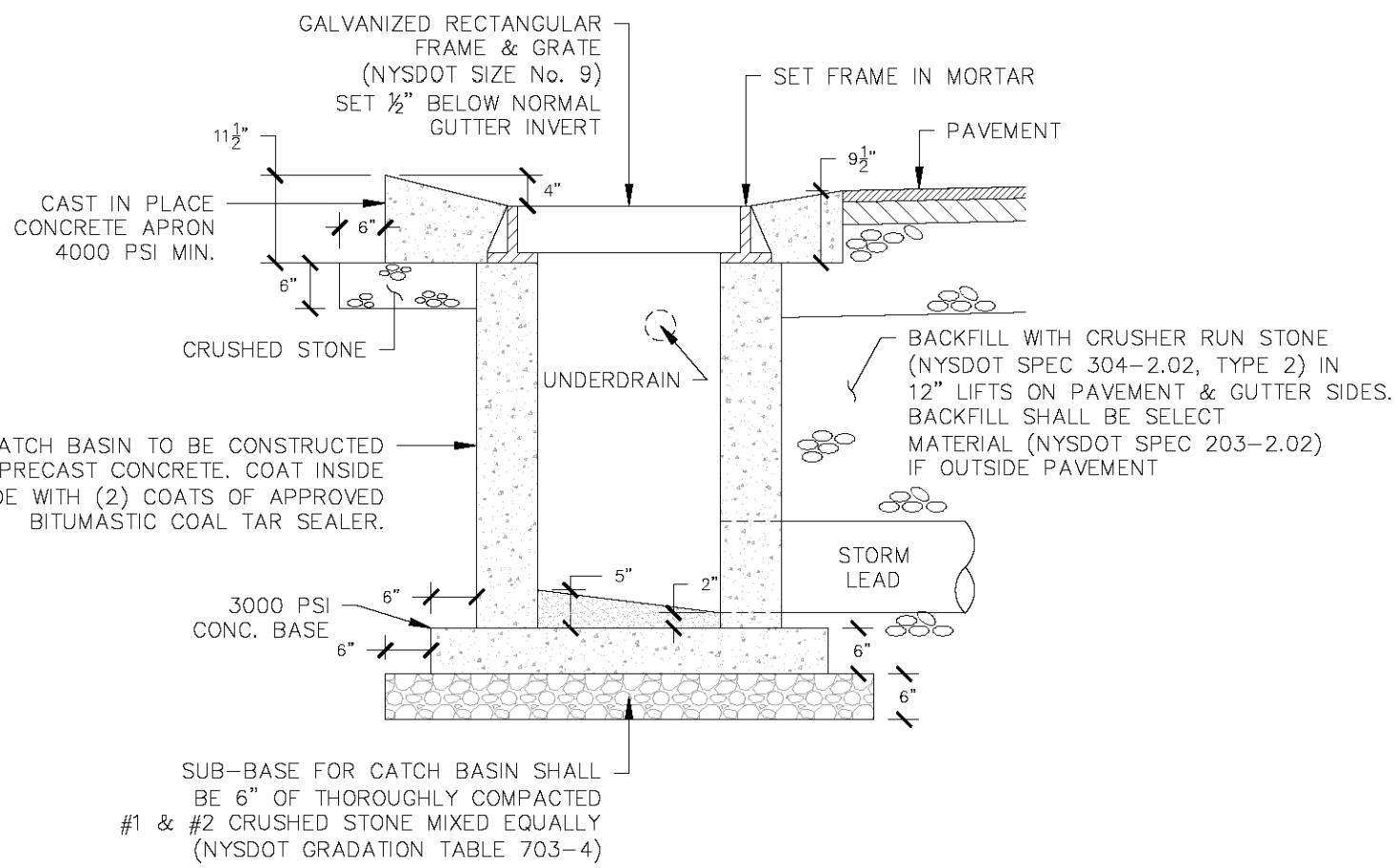
**END OF MAIN
HYDRANT UNIT**

Town of Canandaigua 5440 Route 5 & 20 West Canandaigua, NY 14424 (585) 394-1120 Fax (585) 394-9476 <i>Established 1789</i>	APPENDIX: W - 9.0
	DATE: 2018
	SCALE: N.T.S.
MRB group	

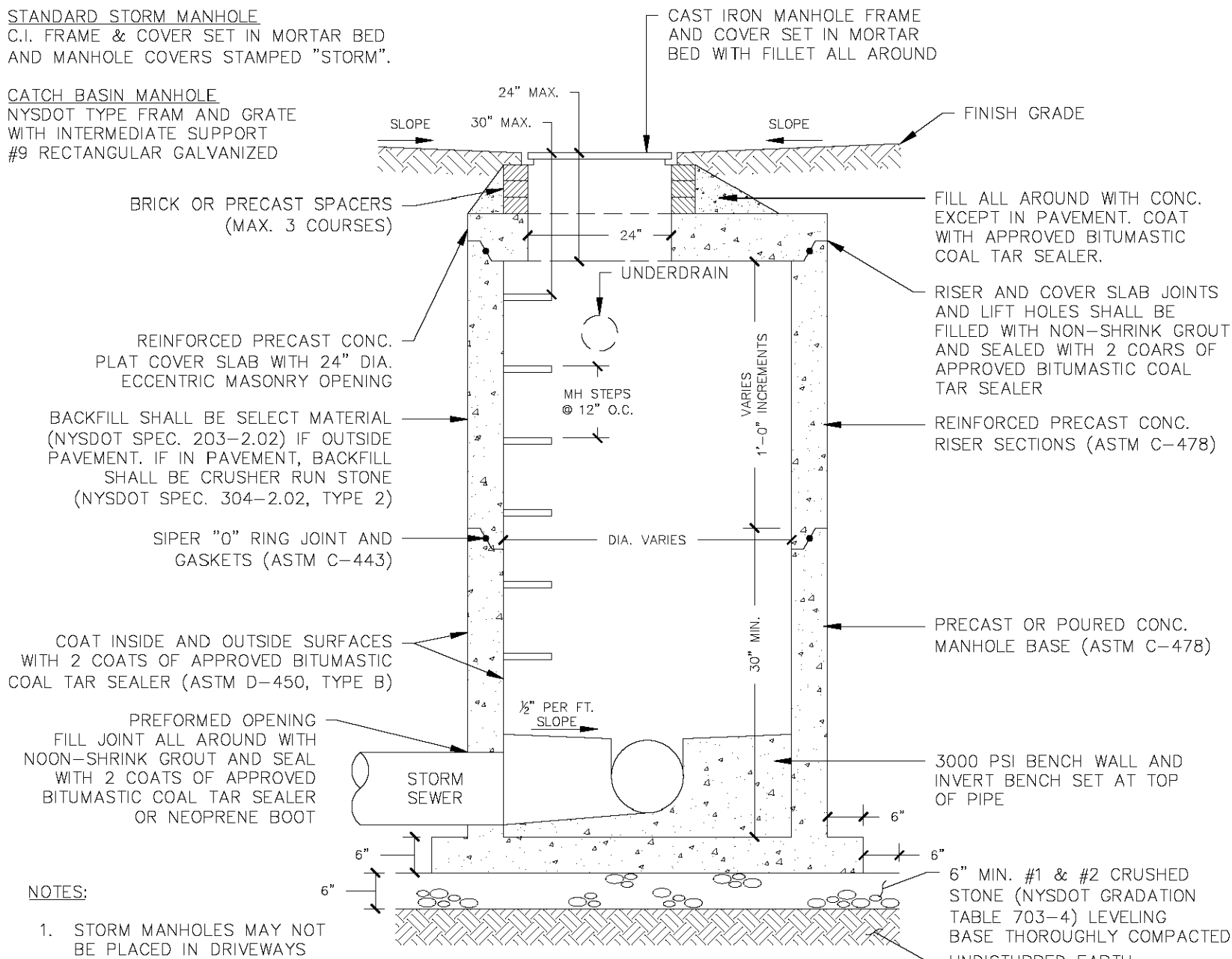
CONDITION	SCHEMATIC	REQUIREMENTS
I WATER LINE ABOVE SEWER LINE		A) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE CENTERED AT CROSSING. EACH LENGTH OF PIPE TO BE 10 FT. MINIMUM. B) BACKFILL WITH COMPACTED CRUSHER RUN STONE.
II WATER LINE ABOVE SEWER LINE		A) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE 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.
<u>NOTES</u> 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

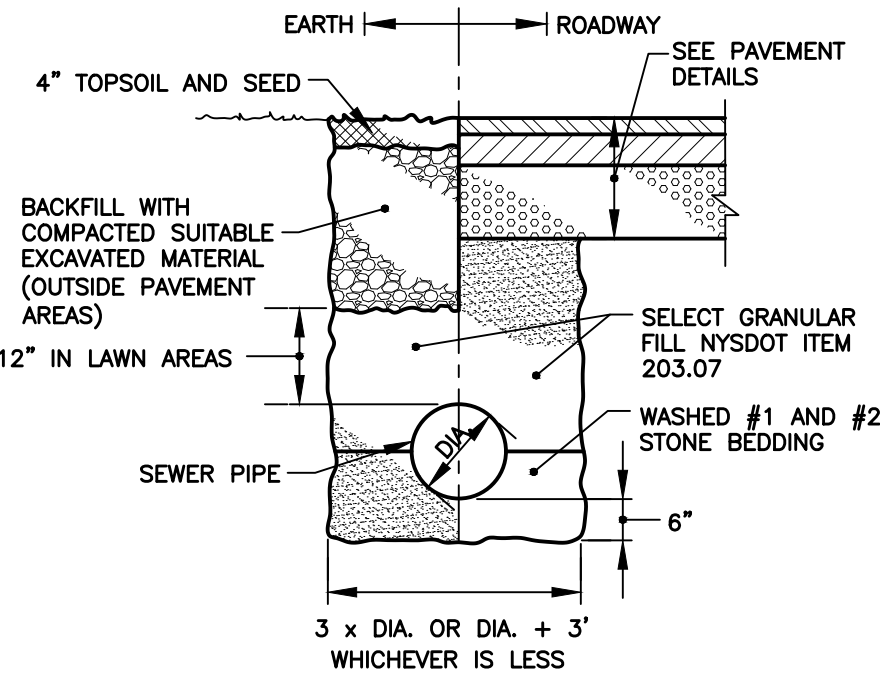
REVISIONS			
NO.	DESCRIPTION	DATE	BY
NOT APPROVED FOR CONSTRUCTION			
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PROJECT NAME:			
 UPTOWN LANDING			
Phase 1 Site Plans Fire Hall Rd. and Parkside Dr. Town of Canandaigua Ontario County, NY			
DRAWING TITLE:			
Water System Details			
FILE NAME: DETAILS.DWG		DESIGNED BY: GFT	
DRAWN BY: HKT		CHECKED BY: GFT	
APPROVED BY: GFT		DATE: DECEMBER 2022	
SCALE: NOT TO SCALE		PROJECT NO.: 21-827	
SHEET NO.: 31 OF 35		DRAWING NO.: D-6	



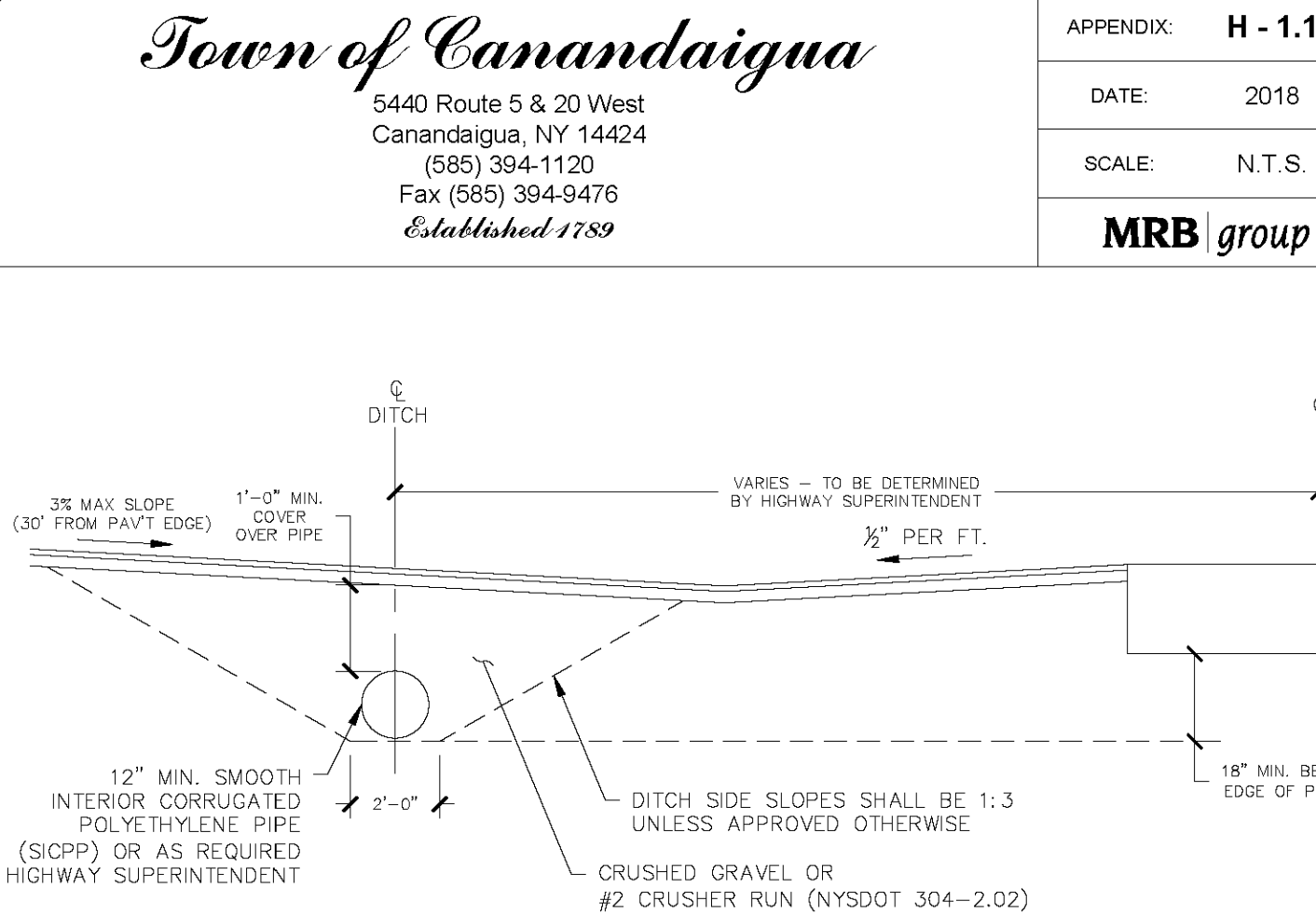
CATCH BASIN DETAIL



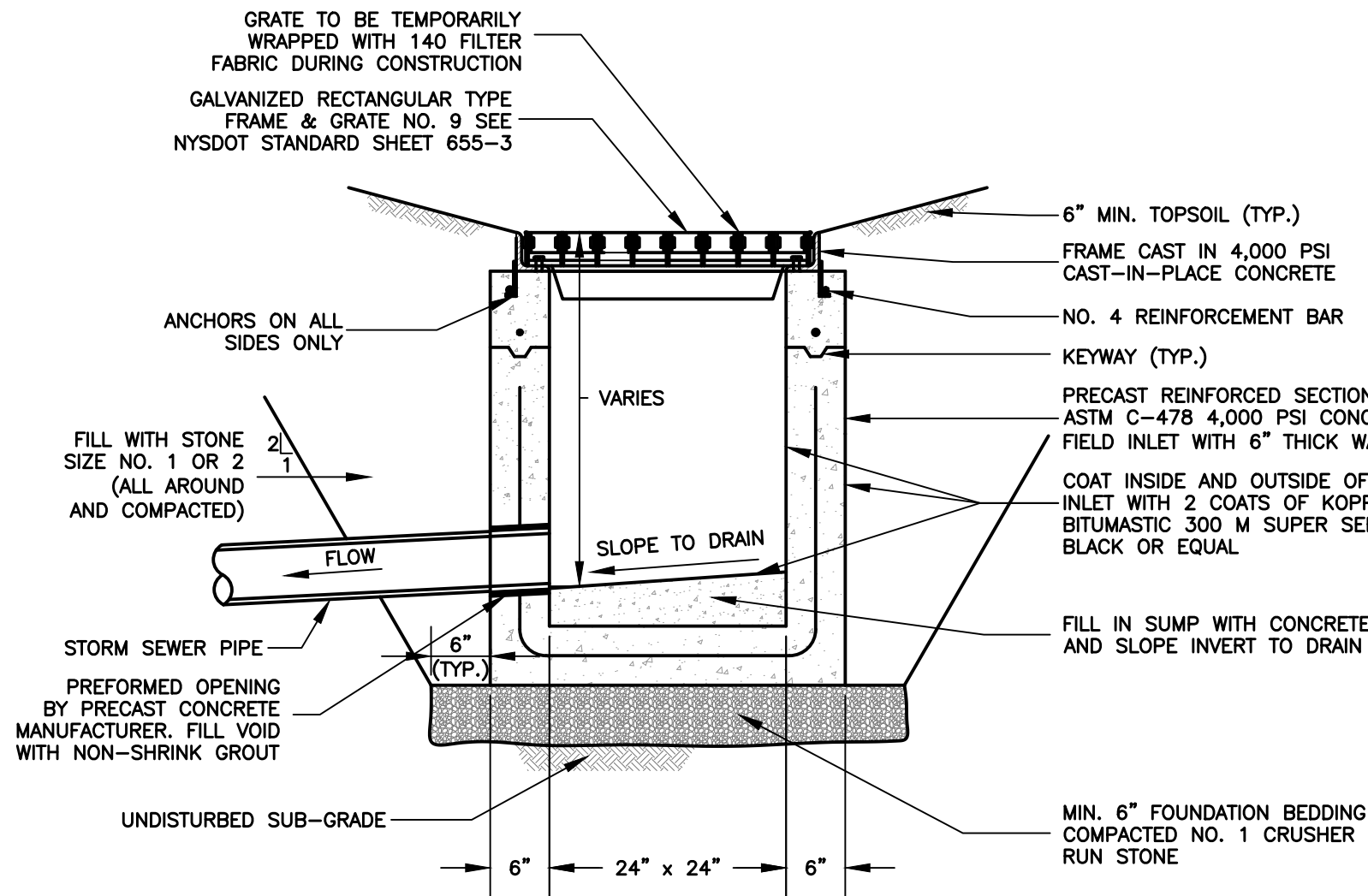
STORM SEWER MANHOLE AND CATCH BASIN MANHOLE



STORM SEWER AND CULVERT
INSTALLATION
NOT TO SCALE



TYPICAL DRIVEWAY CULVERT DETAIL



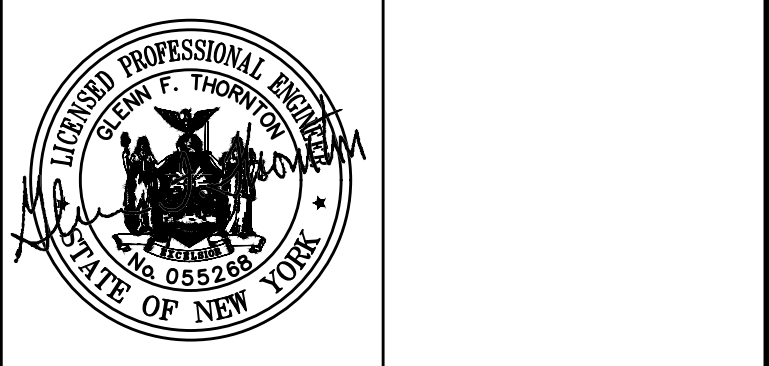
FIELD INLET
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REVISIONS			
NO.	DESCRIPTION	DATE	BY

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DEVELOPERS:

Cook Properties NY
90 Airpark Drive, Suite 400
Rochester, NY 14624

Capstone Real Estate Development LLC
100 Savannah Street
Rochester, NY 14607

PROJECT NAME:

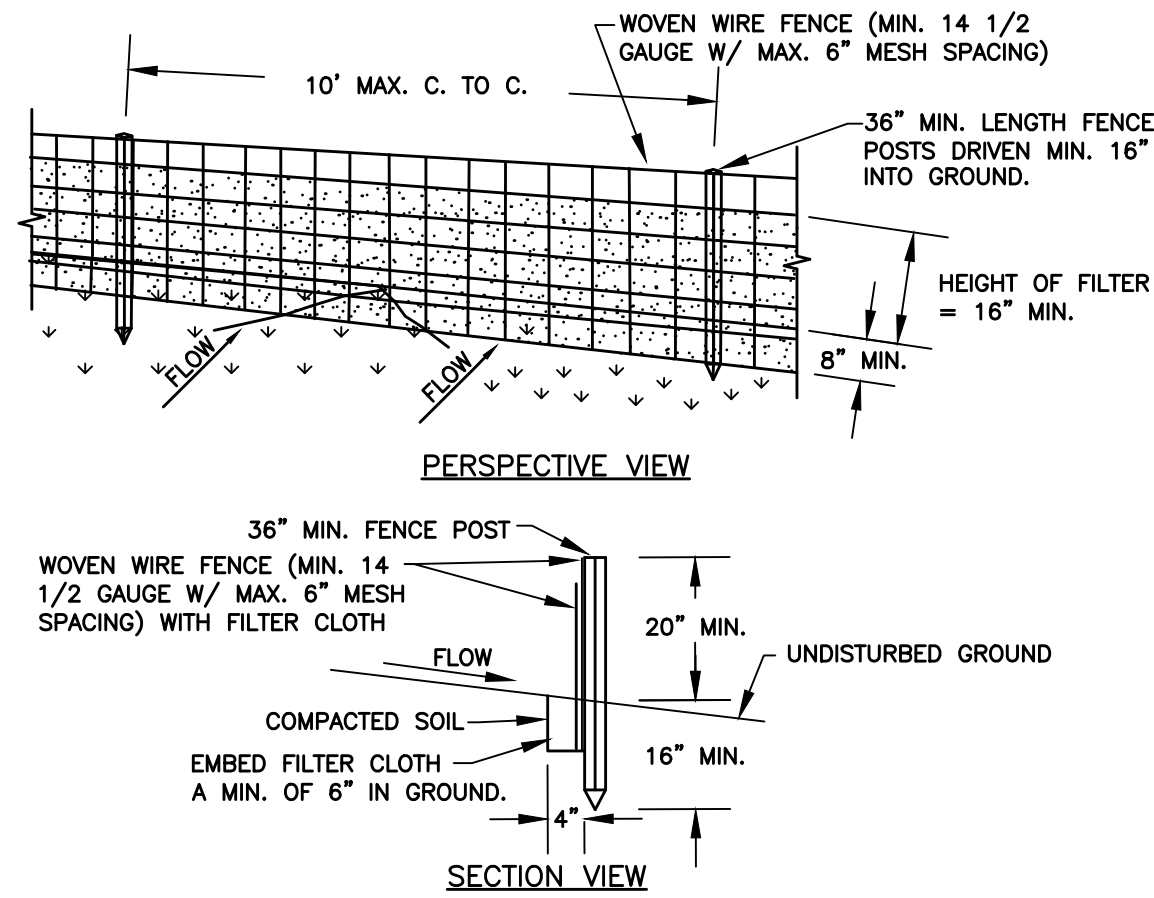
UPTOWN LANDING

Phase 1 Site Plans
Fire Hall Rd. and Parkside Dr.
Town of Canandaigua
Ontario County, NY

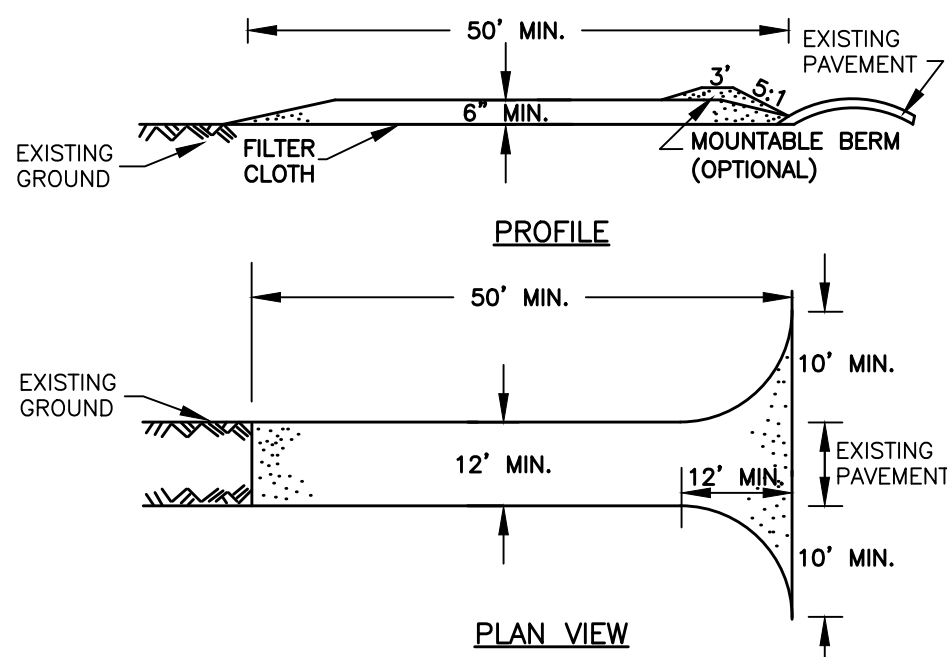
DRAWING TITLE:

Storm Sewer
Details

FILE NAME: DETAILS.DWG	DESIGNED BY: GFT
DRAWN BY: HKT	CHECKED BY: GFT
APPROVED BY: GFT	DATE: DECEMBER 2022
SCALE: NOT TO SCALE	PROJECT NO.: 21-827
SHEET NO.: 33 OF 35	DRAWING NO.: D-8

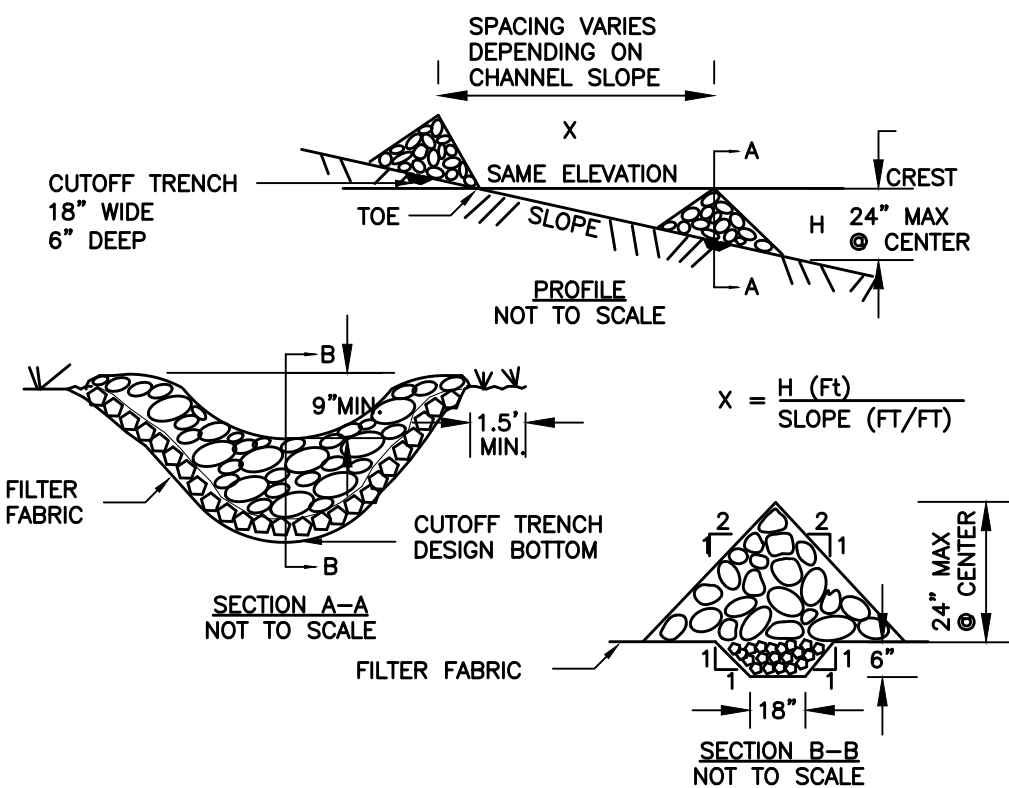


TEMPORARY SILT FENCE
NOT TO SCALE



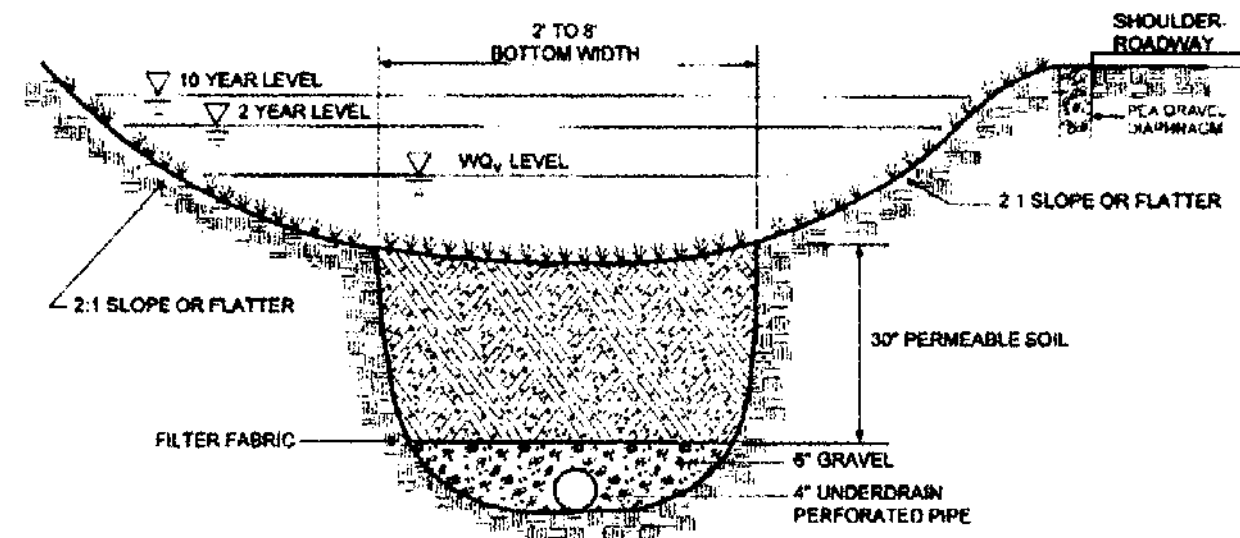
- CONSTRUCTION SPECIFICATIONS**
- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).
 - THICKNESS - NOT LESS THAN 6".
 - WIDTH - 12" MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24" IF SINGLE ENTRANCE TO SITE.
 - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - 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 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

TEMPORARY STABILIZED
CONSTRUCTION ENTRANCE
NOT TO SCALE

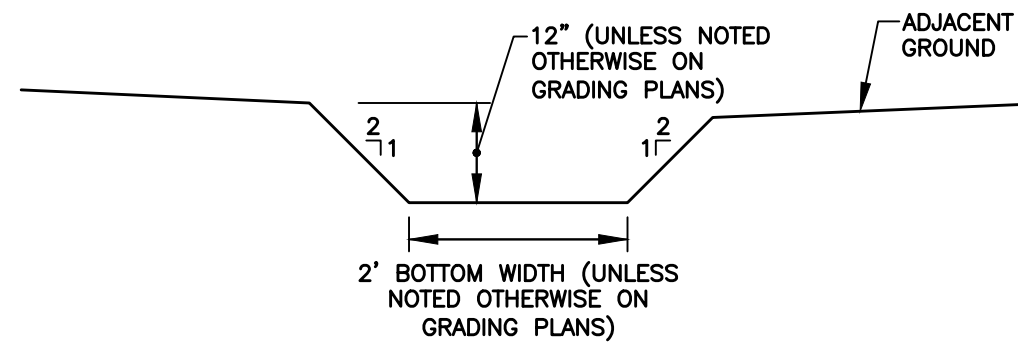


- CONSTRUCTION SPECIFICATIONS**
- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
 - SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
 - EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
 - PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
 - 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.

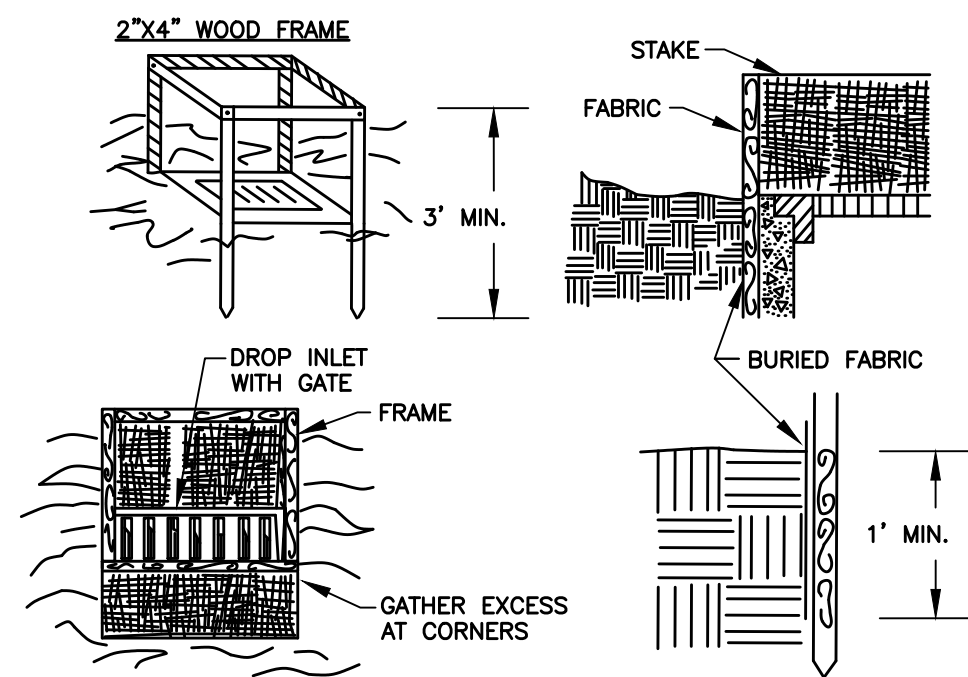
ROCK CHECK DAM
NOT TO SCALE



DRY SWALE
NOT TO SCALE

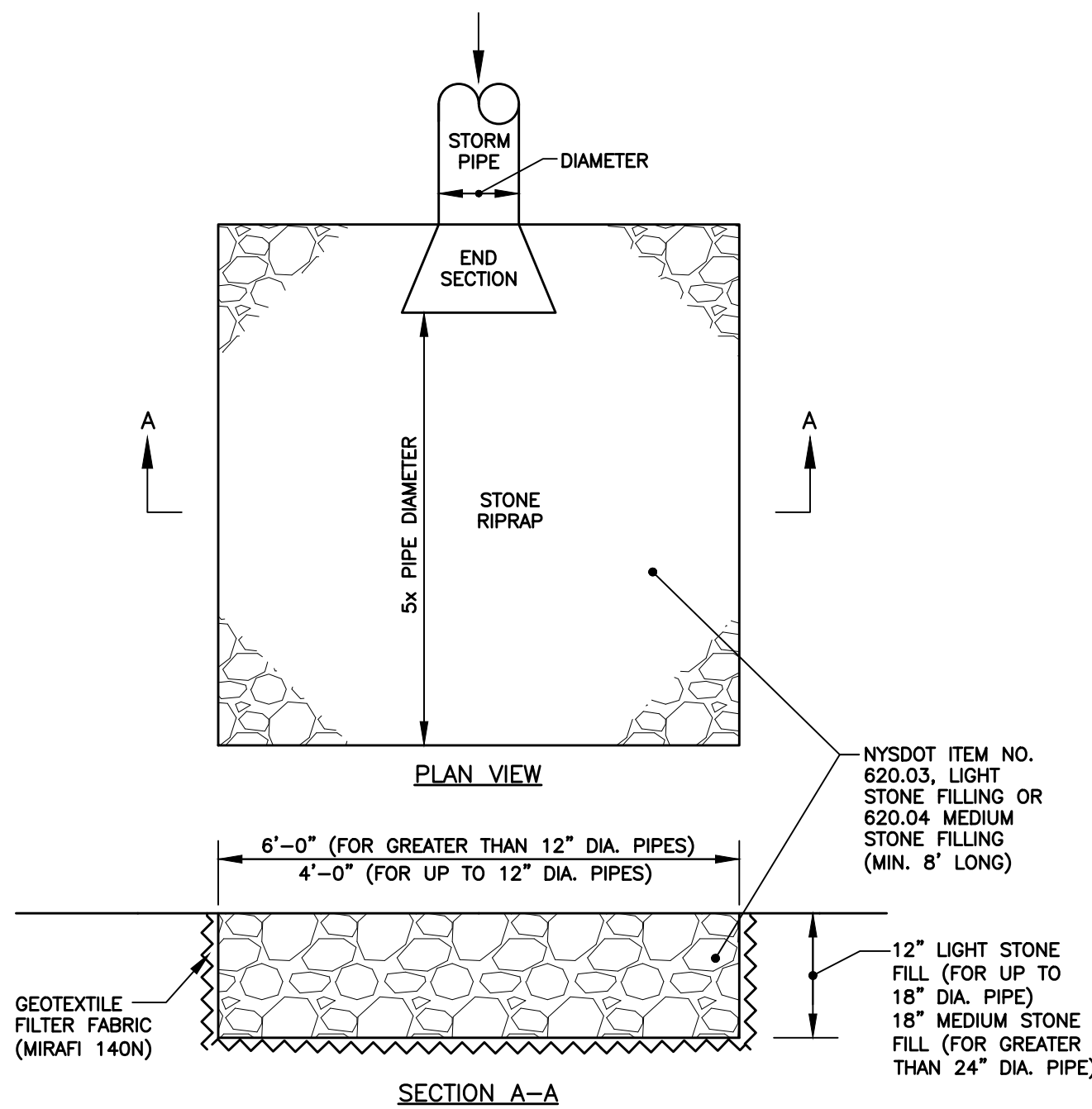


DIVERSION SWALE
NOT TO SCALE

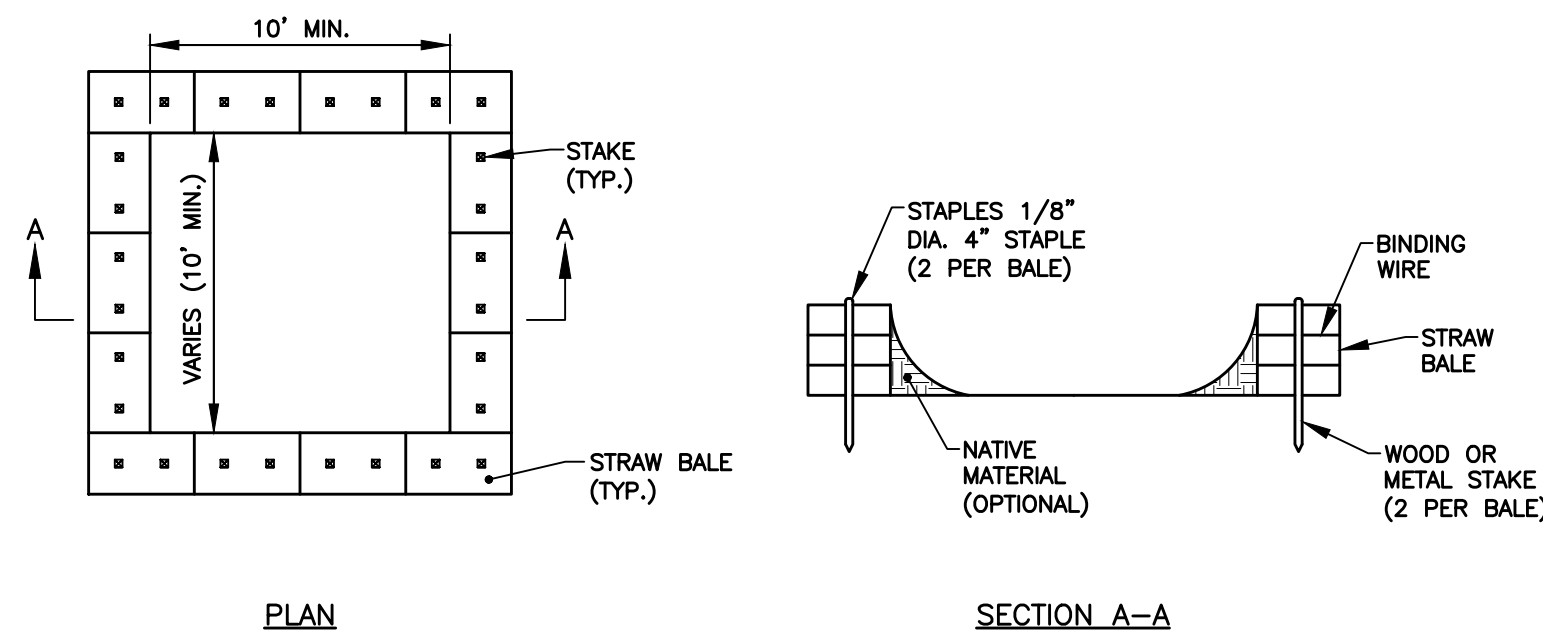


- NOTES**
- FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
 - CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
 - STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
 - SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 16 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
 - FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
 - A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.
 - MAXIMUM DRAINAGE AREA 1 ACRE.

TEMPORARY FILTER FABRIC
DROP INLET PROTECTION
NOT TO SCALE



STONE RIPRAP OUTLET PROTECTION
NOT TO SCALE



- NOTES**
- ACTUAL LAYOUT DETERMINED IN FIELD.
 - TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK, OR PERIMETER CONTROL.
 - CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
 - THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTING MAINTENANCE, AND REGULAR CLEAN OUT.
 - SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
 - A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

CONCRETE WASHOUT PIT
NOT TO SCALE

REVISIONS			
NO.	DESCRIPTION	DATE	BY

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DEVELOPERS:

COOK PROPERTIES NY
Cook Properties NY
90 Airpark Drive, Suite 400
Rochester, NY 14624

CAPSTONE
Capstone Real Estate Development LLC
100 Savannah Street
Rochester, NY 14607

PROJECT NAME:

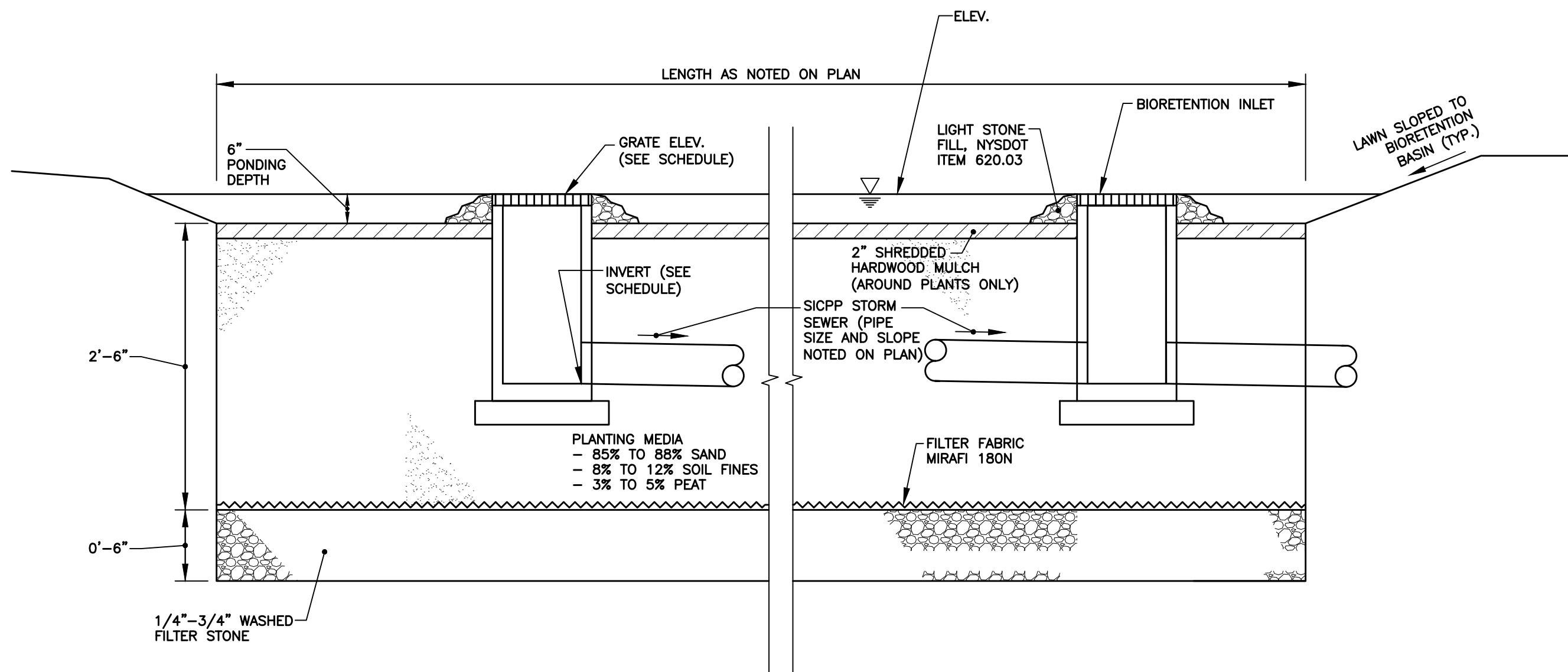
UPTOWN LANDING

Phase 1 Site Plans
Fire Hall Rd. and Parkside Dr.
Town of Canandaigua
Ontario County, NY

DRAWING TITLE:

**Stormwater
Management
Details**

FILE NAME: DETAILS.DWG	DESIGNED BY: GFT
DRAWN BY: HKT	CHECKED BY: GFT
APPROVED BY: GFT	DATE: DECEMBER 2022
SCALE: NOT TO SCALE	PROJECT NO.: 21-827
SHEET NO.: 34 OF 35	DRAWING NO.: D-9

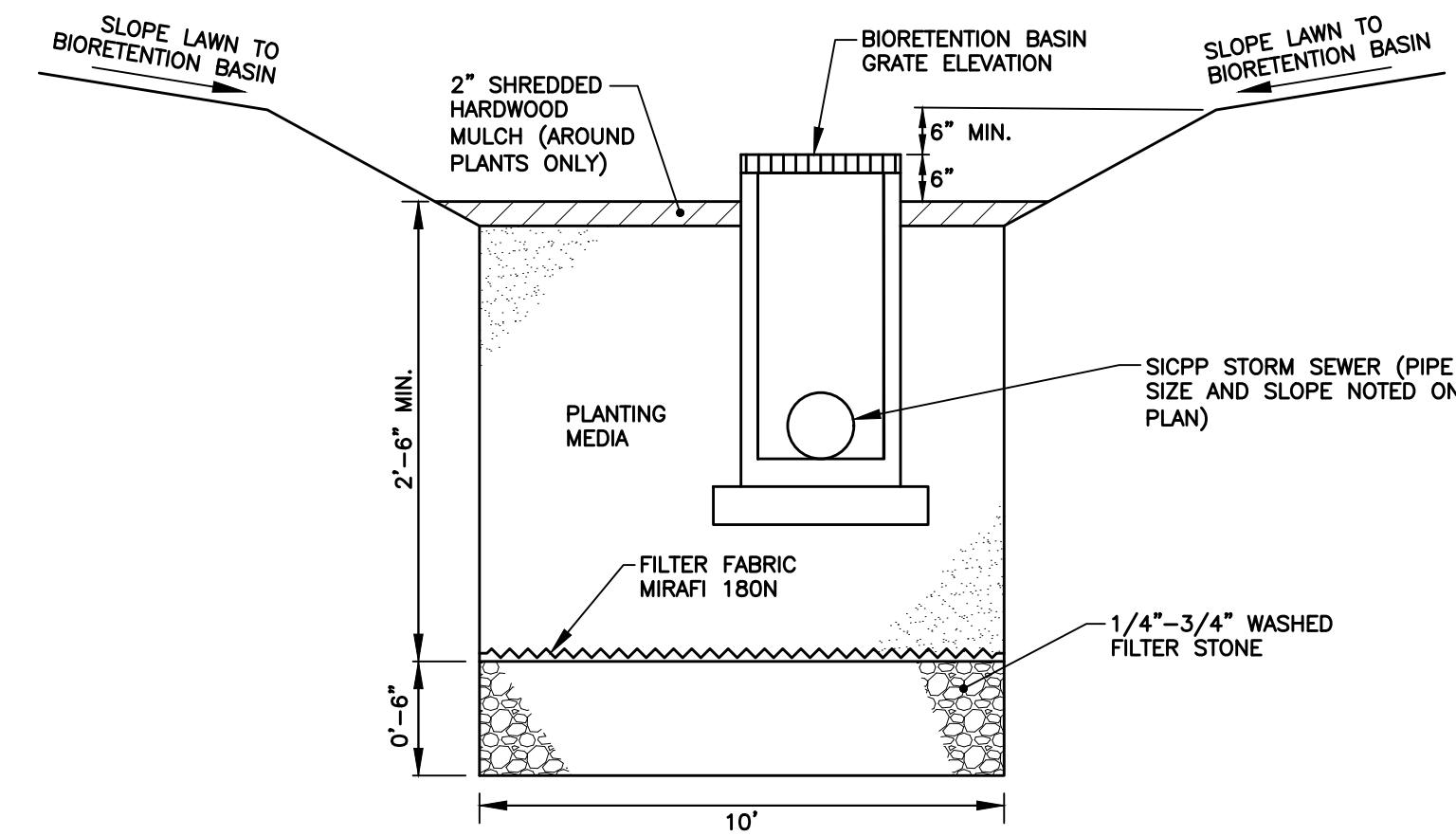


BIORETENTION INLET SCHEDULE				
INLET	MIN. SIZE (I.D.)	ELEVATIONS		
		GRATE	INVERT	
B.I. 1	24" x 24"			
B.I. 2	24" x 24"			
B.I. 3	24" x 24"			
B.I. 4	24" x 24"			
B.I. 5	24" x 24"			
B.I. 6	24" x 24"			

NOTES

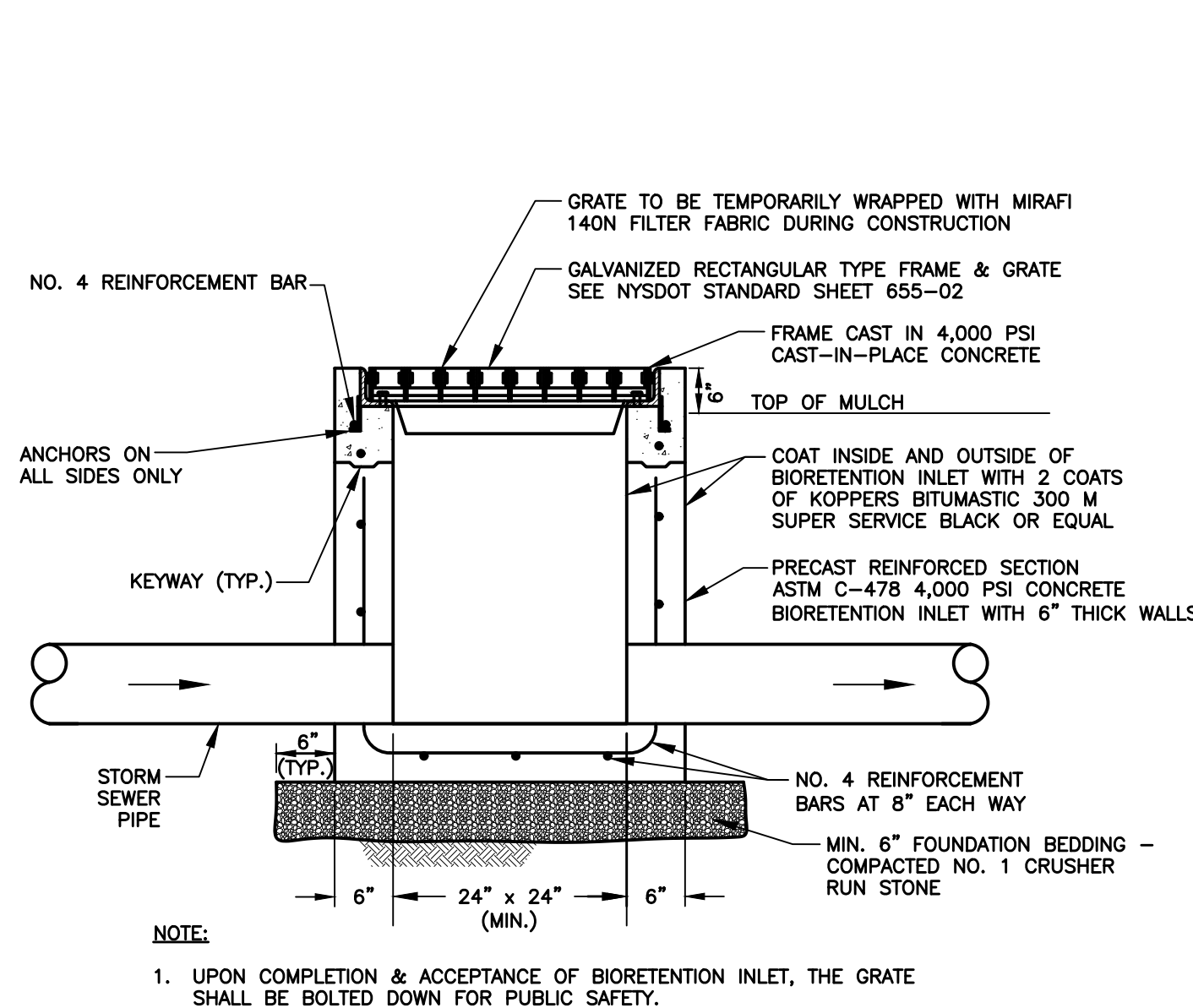
1. PROVIDE RANDOM HERBACEOUS PLANTINGS (ONE PER 5 S.F.) IN BIORETENTION BASINS CONSISTING OF:

BOTANICAL NAME	COMMON NAME
PANICUM VIRGATUM	SWITCHGRASS
HIBISCUS MOSCHEUTOS	MARSH HIBISCUS
CAREX SPP.	SEDGES
IRIS VERSICOLOR	BLUE FLAG IRIS
ACORUS CALAMUS	SWEET FLAG
SCIRPUS CYPERINUS	WOOL GRASS
CALAMAGROTIS CANADENSIS	BLUE JOINT

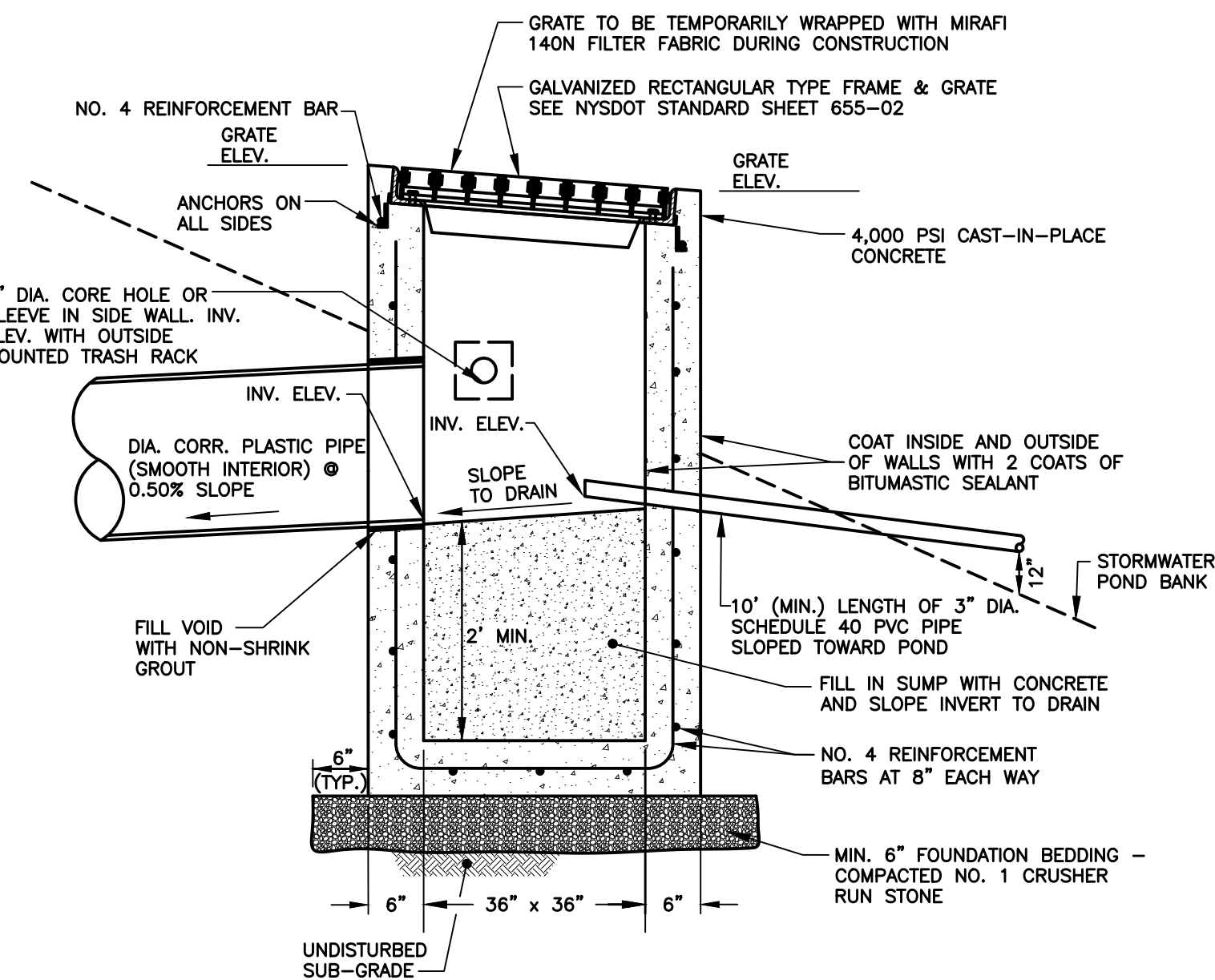


TYPICAL STORMWATER BIORETENTION BASIN
ELEVATION VIEW
NOT TO SCALE

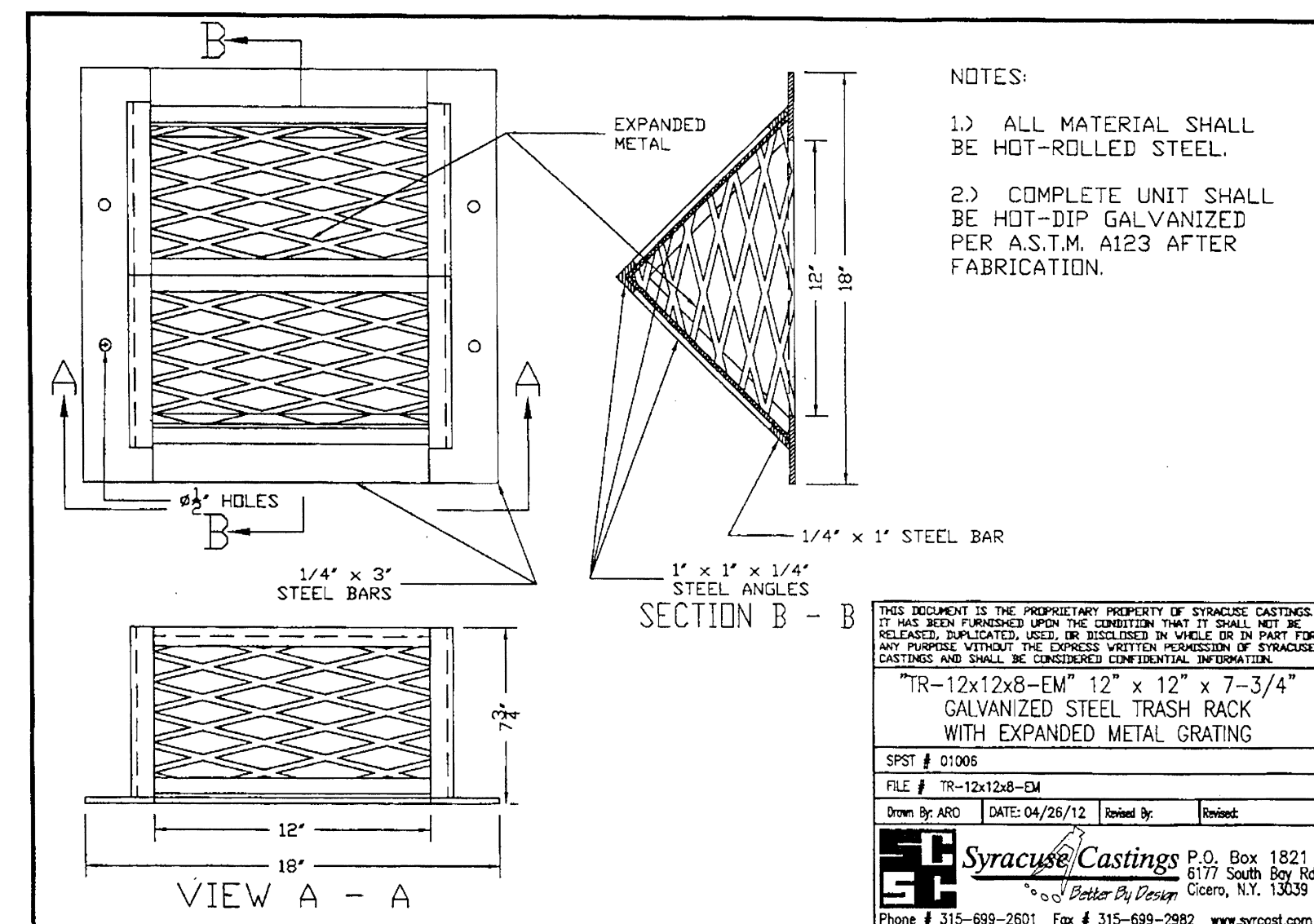
TYPICAL STORMWATER BIORETENTION BASIN
SECTIONAL VIEW
NOT TO SCALE



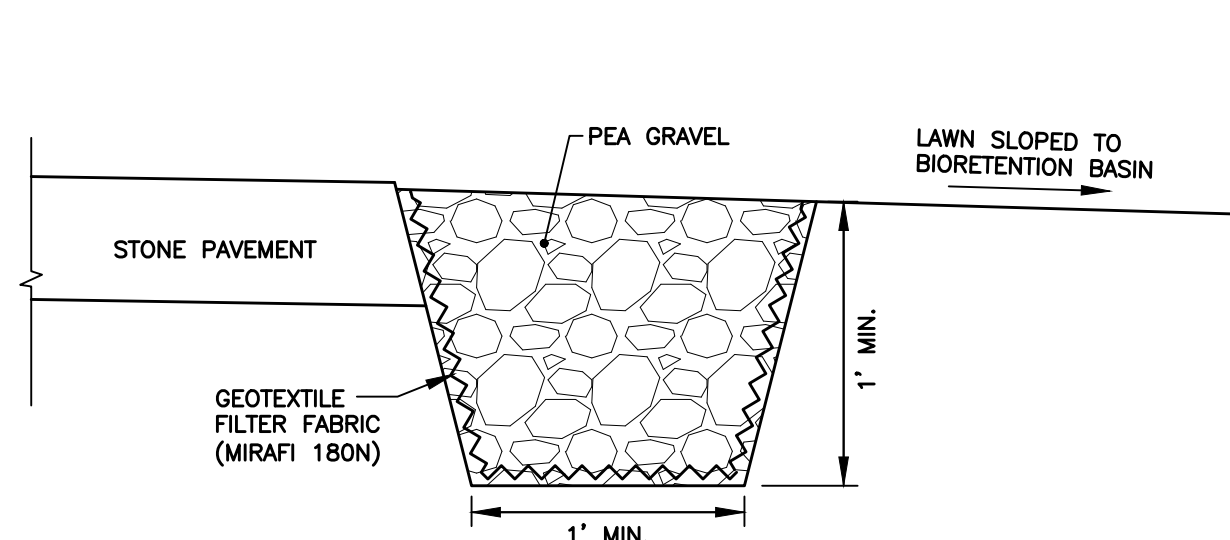
BIORETENTION INLET
NOT TO SCALE



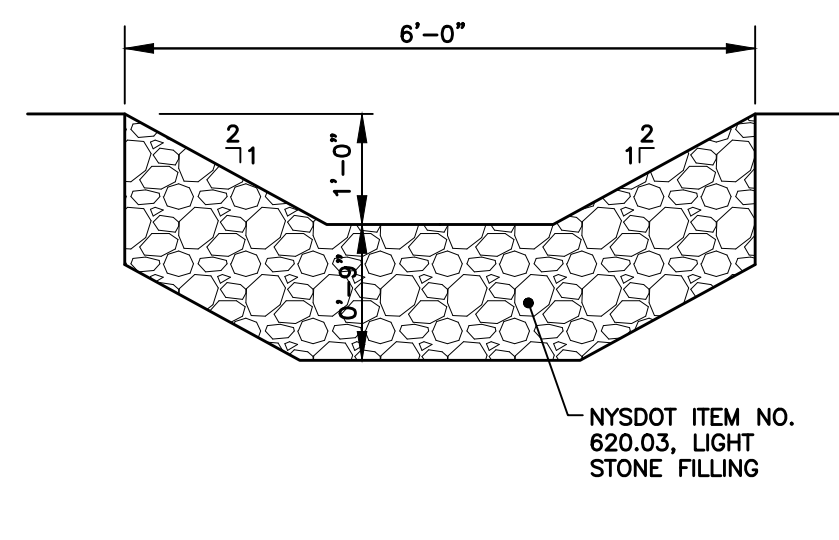
OUTLET CONTROL STRUCTURE
NOT TO SCALE



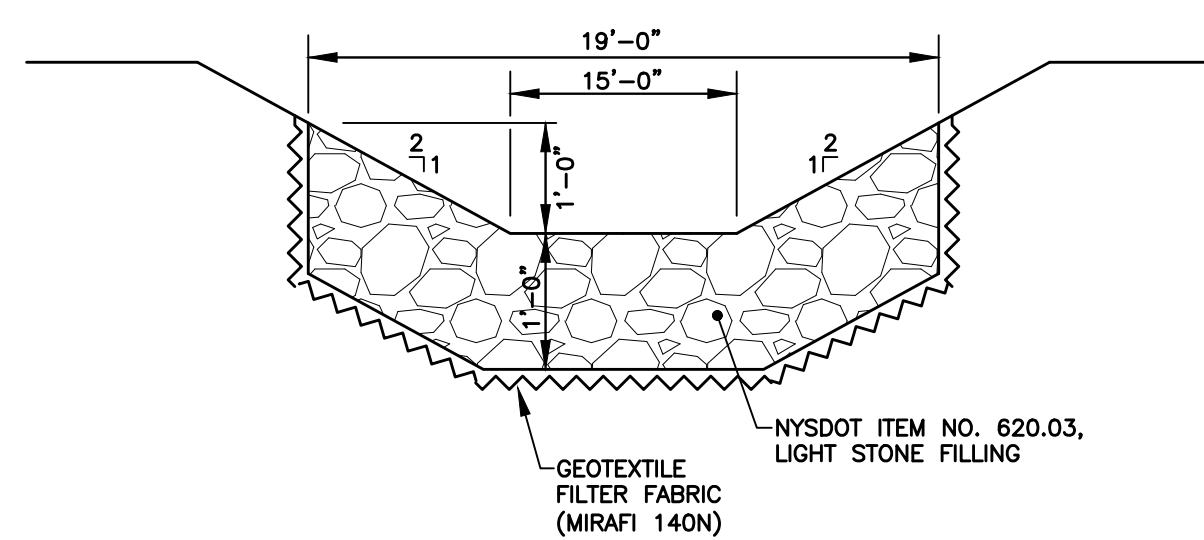
TRASH RACK
NOT TO SCALE



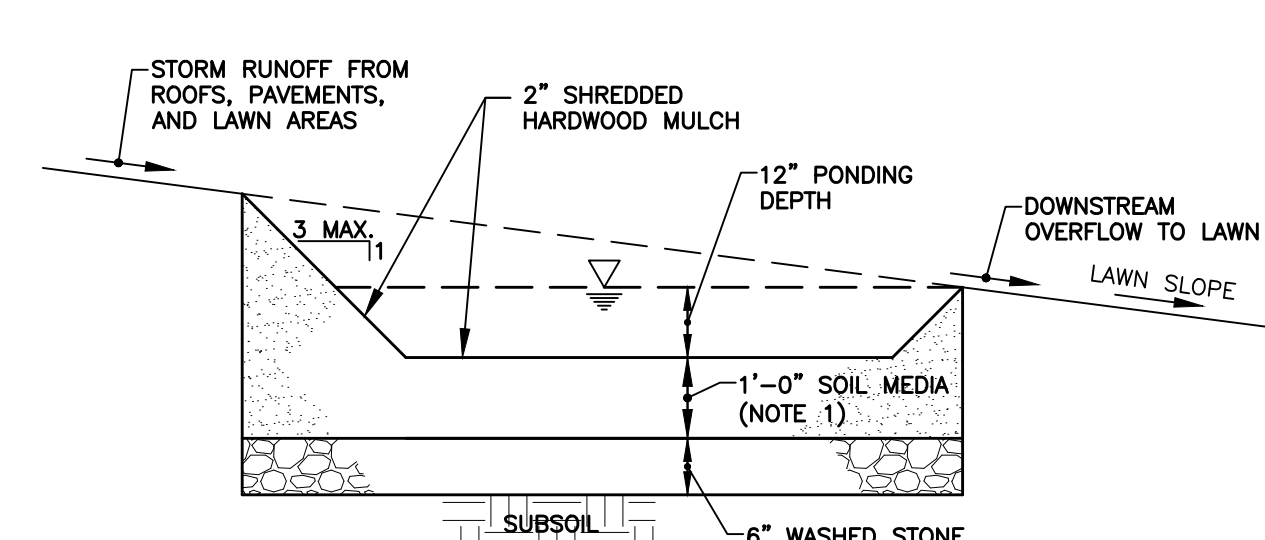
PEA GRAVEL DIAPHRAGM
NOT TO SCALE



RIPRAP PILOT CHANNEL
NOT TO SCALE



STONE RIPRAP SPILLWAY
NOT TO SCALE



RAIN GARDEN
NOT TO SCALE

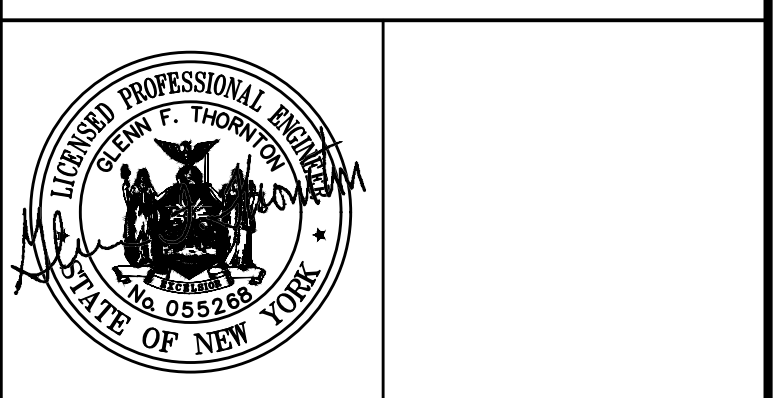
NOTES

1. SOIL MEDIA SHALL CONSIST OF BLENDED 50% TO 70% SAND AND 50% TO 30% TOPSOIL.
2. LANDSCAPE STONES, AND PLANTS THAT ARE TOLERANT TO BOTH WET AND DRY CONDITIONS, SHOULD BE PROVIDED. SUGGESTED PLANTS INCLUDE: RED OSIER DOGWOOD, ARROWWOOD, WINTERBERRY, WITCH HAZEL, BROOK-SIDE ADIR, SWEET PEPPERBUSH, SWITCH GRASS, NEW ENGLAND ASTER, WOOLGRASS, CUTLEAF CONEFLOWER, AND FOX SEDGE. PLANTS MUST BE IN ACCORDANCE WITH THE NYSDEC RECOMMENDED SPECIES LIST.

REVISIONS			
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NOT APPROVED FOR CONSTRUCTION

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