

REVISED PRELIMINARY/FINAL PLANS - SECTION 9D
for
LAKEWOOD MEADOWS SUBDIVISION

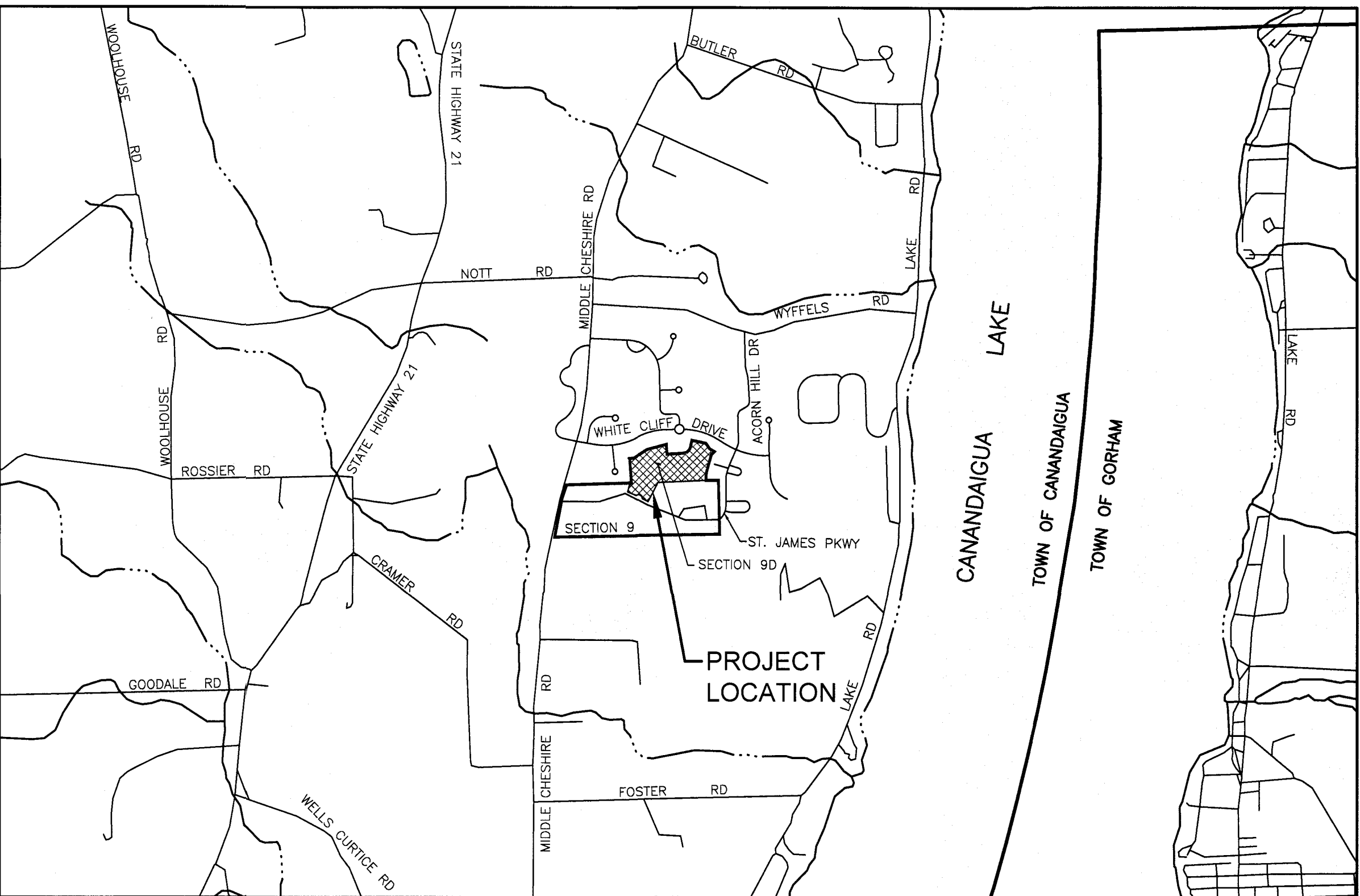
ST. JAMES PARKWAY

SITUATE IN:

TOWN OF CANANDAIGUA - ONTARIO COUNTY - STATE OF NEW YORK

AMENDED PRELIMINARY OVERALL CONDITIONS OF APPROVAL (09/17/2014)

1. A LETTER OF CREDIT ESTIMATE IN FAVOR OF THE TOWN OF CANANDAIGUA IS TO BE PROVIDED AND ACCEPTED BY THE TOWN BOARD PRIOR TO ISSUANCE OF BUILDING PERMITS.
2. THE TITLE OF THE DRAWING IS TO READ "AMENDED PRELIMINARY OVERALL SUBDIVISION PLAT LAKEWOOD MEADOWS SECTION 9."
3. THE AMENDED PRELIMINARY OVERALL SUBDIVISION PLAT LAKEWOOD MEADOWS SECTION 9 APPROVAL WITH CONDITIONS AS SPECIFIED IS VALID FOR A PERIOD OF 180 DAYS FROM TODAY AND SHALL EXPIRE UNLESS AN EXTENSION IS REQUESTED BY THE APPLICANT AND APPROVED BY THE PLANNING BOARD AT A LATER DATE WITH A SEPARATE RESOLUTION.
4. ONCE ALL CONDITIONS OF THE AMENDED PRELIMINARY OVERALL SUBDIVISION PLAT LAKEWOOD MEADOWS SECTION 9 APPROVAL HAVE BEEN MET AND SHOWN ON REVISED DRAWINGS INCLUDING THE REVISION DATES, AND ALL REQUIRED SIGNATURES ARE AFFIXED TO THE SUBDIVISION PLANS, THE PLANNING BOARD CHAIRPERSON'S SIGNATURE SHALL BE AFFIXED AND THE MAPS FILED IN THE TOWN DEVELOPMENT OFFICE AND TOWN CLERK WITHIN 180 DAYS FROM TODAY.
5. THE PLANNING BOARD DETERMINES THAT PARKLAND IS NOT A CONDITION OF AMENDED PRELIMINARY OVERALL SUBDIVISION PLAT LAKEWOOD MEADOWS SECTION 9 APPROVAL.
6. THE PLANNING BOARD DETERMINES THAT A PARK AND RECREATION FEE IN THE AMOUNT TO BE DETERMINED BY THE TOWN BOARD ON AN ANNUAL BASIS IS TO BE PAID AT THE TIME OF THE APPLICATION BUILDING PERMITS.
7. THE SUBDIVISION PLANS ARE TO BE REVISED TO LABEL WHETHER OR NOT THE EXISTING BARNs ALONG MIDDLE CHESHIRE ROAD ARE TO REMAIN OR BE REMOVED.
8. THE MINIMUM SETBACKS ARE TO BE THE FOLLOWING:
 - FRONT SETBACK = 20'
 - REAR SETBACK = 10'
 - SIDE SETBACK = 6' (PATIO HOMES ONLY)
9. A NOTE IS TO BE ADDED TO THE PRELIMINARY SUBDIVISION PLANS THAT STATES THAT THE APPLICANT IS REQUIRED TO FILE SUBDIVISION AND DEED RESTRICTIONS CONCERNING ACCESSORY STRUCTURES WITH THE FINAL SUBDIVISION PLANS. COPIES OF THESE RESTRICTIONS ARE TO BE FILED WITH THE TOWN OF CANANDAIGUA TOWN HALL.
10. THE PROPOSED TRAIL LOCATIONS ARE TO BE SHOWN IN THE AMENDED PRELIMINARY OVERALL SUBDIVISION PLAT LAKEWOOD MEADOWS SECTION 9 PLANS.
11. A NOTE IS TO BE ADDED TO THE PRELIMINARY SUBDIVISION PLANS THAT STATES THAT THE PROPOSED TRAIL IS TO BE INSTALLED BY THE DEVELOPER TO THE LIMITS AS SHOWN ON THE FINAL SUBDIVISION PLANS. THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTENANCE OF THE TRAIL UNTIL SUCH TIME THAT IT IS CONVEYED TO THE HOME OWNERS ASSOCIATION, AT WHICH TIME THE HOA WILL ASSUME MAINTENANCE RESPONSIBILITIES.
12. A NOTE IS TO BE ADDED TO THE PRELIMINARY SUBDIVISION PLANS THAT STATES THAT THE PROPOSED OPEN SPACE AREAS ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME THAT THE HOME OWNERS ASSOCIATION (HOA) IS ESTABLISHED AND THE PROPERTIES ARE TRANSFERRED. THE OPEN SPACE MAINTENANCE TO BE AS SPECIFIED IN THE HOA DOCUMENTS ON FILE WITH THE TOWN OF CANANDAIGUA.
13. A NOTE IS TO BE ADDED TO THE PRELIMINARY SUBDIVISION PLANS THAT STATES THAT ANY DEVIATION OF HOUSE PAD ELEVATIONS MORE THAN 12 INCHES SHALL BE APPROVED BY THE PLANNING BOARD.
14. THE AMENDED PRELIMINARY OVERALL SUBDIVISION PLAT LAKEWOOD MEADOWS SECTION 9 PLANS ARE TO BE DESIGNED TO MEET THE TOWN OF CANANDAIGUA RIDGELINE DEVELOPMENT GUIDELINES.
15. THE AMENDED SUBDIVISION PLANS ARE TO PROVIDE A SECTION VIEW PLAN CONTAINING A PLAN VIEW AND SECTION VIEWS FROM THE CENTERLINE OF MIDDLE CHESHIRE ROAD LOOKING TOWARDS THE DEVELOPMENT AS PROVIDED WITH THE APPROVED 2007 PRELIMINARY SUBDIVISION PLANS FOR LAKEWOOD MEADOWS SECTION 9 & 10.
16. IF ANY EXISTING STRUCTURES INCLUDING THE BARNs AND SHED ALONG MIDDLE CHESHIRE ROAD ARE TO REMAIN OR BE RELOCATED, THEY ARE TO BE LABELED AS SUCH AND THE PROPOSED LOCATIONS IDENTIFIED ON THE AMENDED SUBDIVISION PLANS.
17. A NOTE IS TO BE ADDED TO THE AMENDED SUBDIVISION PLANS STATING THAT THE ALL OPEN SPACE AREAS, INCLUDING STORMWATER MANAGEMENT FACILITIES AND THE MAINTENANCE RESPONSIBILITIES OF THESE AREAS WILL BE TRANSFERRED TO THE EXISTING HOA.
18. MORRELL BUILDERS ARE TO SET UP A MEETING WITH THE EXISTING HOA AND PROVIDE WRITTEN NOTICE TO THE TOWN DEVELOPMENT OFFICE REGARDING THE DATE IN WHICH THIS MEETING WILL TAKE PLACE PRIOR TO THE PLANNING BOARD CHAIRMAN SIGNING THE AMENDED PRELIMINARY OVERALL SUBDIVISION PLAT LAKEWOOD MEADOWS SECTION 9 PLANS.
19. THE CONSERVATION EASEMENTS ASSOCIATED WITH SECTION 6 OF LAKEWOOD MEADOWS SUBDIVISION ARE TO BE TRANSFERRED TO THE TOWN OF CANANDAIGUA PRIOR TO THE PLANNING BOARD CHAIRMAN SIGNING THE AMENDED PRELIMINARY OVERALL SUBDIVISION PLAT LAKEWOOD MEADOWS SECTION 9 PLANS.
20. A MAXIMUM OF 81 UNITS (66 TOWNHOUSES AND 15 PATIO HOMES) ARE TO BE PROVIDED ON THE AMENDED PRELIMINARY OVERALL SUBDIVISION PLAT LAKEWOOD MEADOWS SECTION 9 PLANS.
21. THE AMENDED PRELIMINARY OVERALL SUBDIVISION PLAT LAKEWOOD MEADOWS SECTION 9 PLANS ARE REQUIRED TO PROVIDE A MINIMUM OPEN SPACE AREA OF 43.2 ACRES FOR SECTION 9 AND A MINIMUM OF 183.6 ACRES OF TOTAL OPEN SPACE FOR SECTIONS 1-9 OF LAKEWOOD MEADOWS.
22. THE PROPOSED ENTRANCE DRIVE TO SECTION 9 OF LAKEWOOD MEADOWS OFF OF MIDDLE CHESHIRE ROAD IS TO BE APPROVED BY THE TOWN HIGHWAY SUPERINTENDENT PRIOR TO SIGNATURES BEING AFFIXED TO THE AMENDED PRELIMINARY OVERALL SUBDIVISION PLAT LAKEWOOD MEADOWS SECTION 9 PLANS.



LOCATION MAP

NOT TO SCALE



39 CASCADE DRIVE
ROCHESTER, NY 14614
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LAKEWOOD MEADOWS SUBDIVISION – SECTION 9D		
LIST OF DRAWINGS		
SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE
1	COVER	COVER
2	SV0.1	OVERALL PLAN
3	SV1.0	FINAL SUBDIVISION PLAT SHEET 1
4	SV1.1	FINAL SUBDIVISION PLAT SHEET 2
5	C0.1	NOTES, SPECIFICATIONS, AND ABBREVIATIONS
6	C1.0	EXISTING CONDITIONS PLAN
7	C3.0	UTILITY PLAN
8	C4.0	GRADING PLAN
9	C4.1	EROSION CONTROL PLAN
10	C4.2	EROSION CONTROL PLAN
11	C6.0	PROFILE
12	C7.0	SIGHT LINE SECTION VIEW
13	C8.0	LANDSCAPING PLAN
14	C8.1	DEEP HOLE SOILS DATA
15	C9.0	CONSTRUCTION DETAILS (SHEET 1 OF 3)
16	C9.1	CONSTRUCTION DETAILS (SHEET 2 OF 3)
17	C9.2	CONSTRUCTION DETAILS (SHEET 3 OF 3)

APPLICANT:
S & J MORRELL, INC.
1501 PITTSFORD-VICTOR ROAD, STE. 100
VICTOR, NY 14564

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SECTION 1

O.C.C.O MAP #28449 - 21 LOTS

NOTES:

- TOTAL PROJECT AREA OF THE AMENDED LAKEWOOD MEADOWS SUBDIVISION SECTION 9 IS 82.9± ACRES CONTAINING 81 TOWN HOME LOTS AT 3.500± SF AVERAGE AND 69.6± ACRES OF OPEN SPACE OR 84.0%.
 - AMENDED OVERALL LAKEWOOD MEADOWS SUBDIVISION SECTION 1-9 IS 292 LOTS ON 316.74 ACRES WITH A MINIMUM 183.6 ACRES OF OPEN SPACE OR 58%.
 - LAKEWOOD MEADOWS SECTION 1-8 RECEIVED OVERALL PRELIMINARY SUBDIVISION APPROVAL ON JULY 13, 2004 AS A CLUSTER SUBDIVISION UNDER 278 OF TOWN LAW. THE APPROVAL INCLUDED 230 LOTS ON 255.4 ACRES WITH 131.1 ACRES OF OPEN SPACE OR 51%.
 - EXISTING ZONING: SECTION 9 SCR-1; THIS PROPOSAL IS TO BE DEVELOPED AS A CONSERVATION SUBDIVISION AS DEFINED IN THE TOWN LAW.
 - PROPOSED USE: SINGLE FAMILY DWELLINGS.
 - REQUESTED LOT STANDARDS:
- LAKEWOOD MEADOWS FORMER SECTIONS 9 & 10 WERE REZONED TO SCR-1 WITH LOCAL LAW NUMBER 3 OF 2006 (11.3 OF 2006). THE DENSITY CALCULATIONS FOR FORMER SECTIONS 9 & 10 ARE BASED ON THE SCR-1 ZONING DISTRICT AS DEFINED BY LOCAL LAW NO. 7 OF 2004 AS FOLLOWS:

TOWN HOME LOTS	
LOT SIZE:	3,500 SF ±
MINIMUM WIDTH @ SETBACK:	N/A
LOT DEPTH:	84' ±
MAXIMUM BUILDING COVERAGE:	N/A
MAXIMUM BUILDING HEIGHT:	35' (9A & 9B), 30' (9C & 9D)
SETBACKS:	
FRONT:	20' (FROM ROAD R.O.W.)
SIDE:	6' (NON-COMMON LOT LINES ONLY)
REAR:	10'
MIN BLDG. SEPARATION:	40'

CONSTRAINED LANDS AREAS FOR FORMER SECTIONS 9 & 10:

- A. PARCEL SIZE: 69.2 ACRES
B. CONSTRAINED LANDS: 7.49 ACRES
- WETLANDS = 0.0 ACRES
 - 100 FLOOD PLAINS = 0.0 ACRES
 - SLOPES GREATER THAN 20% = 0.0 ACRES
 - PUBLIC UTILITIES = 0.69 ACRES (EXISTING WATERMAIN)
 - WOODLANDS (9.2 ACRES) = 5.0 ACRES
 - DRAINAGE CONTROL = 1.0 ACRES
 - MIDDLE CHESHIRE ROAD RIGHT-OF-WAY = 0.80 ACRES

- C. TOTAL DEVELOPMENT LAND = 61.71 ACRES
D. 1 DWELLING / ACRE = 62 DWELLINGS

OPEN SPACE TABULATION PER THE CONSERVATION SUBDIVISION ORDINANCE:

- A. PARCEL SIZE: 69.2 ACRES
B. CONSTRAINED LANDS: 7.49 ACRES
- WETLANDS = 0.0 ACRES
 - 100 FLOOD PLAINS = 0.0 ACRES
 - SLOPES GREATER THAN 20% = 0.0 ACRES
 - PUBLIC UTILITIES = (EXISTING WATERMAIN)
 - WOODLANDS (9.2 ACRES) = 5.0 ACRES
 - DRAINAGE CONTROL = 1.0 ACRES
 - MIDDLE CHESHIRE ROAD RIGHT-OF-WAY = 0.80 ACRES

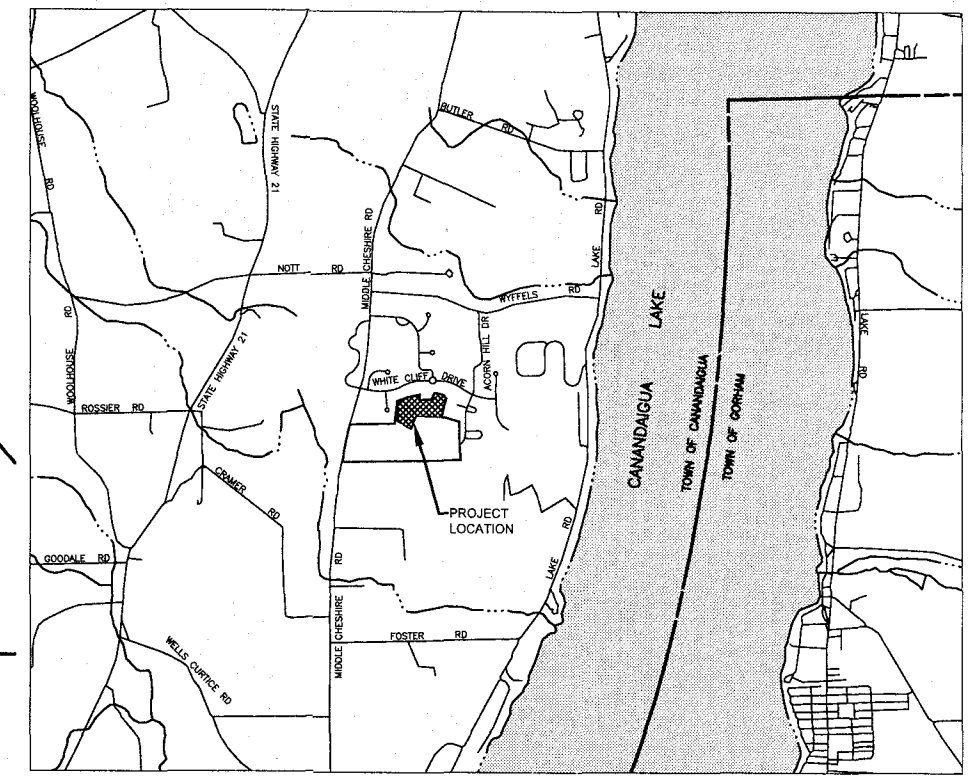
LOT YIELD PER THE CONSERVATION SUBDIVISION ORDINANCE FOR FORMER SECTIONS 9 & 10:

- A. TOTAL NET AREA: 61.71 AC (PER NET #60)
B. DENSITY EQUALS ONE LOT PER NET ACRE: 62 LOTS
C. FORMER SECTION 9B DENSITY: 16 LOTS

10. PROPOSED OPEN SPACE OF FORMER SECTIONS 9 & 10: 47.4± AC OR 68%
11. TOTAL PROPOSED OPEN SPACE OF AMENDED SECTIONS 1-9: 187.1± AC OR 59.1%

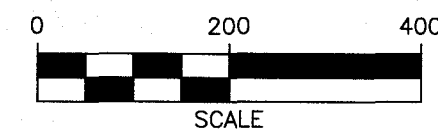
- ORIGINAL OPEN SPACE SECTION 1-8
(ORIGINAL OPEN SPACE SECTION 9B)
OPEN SPACE FOR AMENDED SECTION 9
- 131.1± AC
(13.6± AC) (REMOVED)
69.6± AC (ADDED)

12. ONE STREET TREE WITH A MINIMUM CALIPER OF 2 1/2 INCHES IS TO BE PLANTED PER LOT
13. IN GROUND SWIMMING POOLS ARE TO BE LOCATED IN THE REAR OF THE LOT WITH A MINIMUM SETBACK OF FIFTEEN (15) FEET.
14. THE APPLICANT WILL FILE SUBDIVISION DEED RESTRICTIONS CONCERNING ACCESSORY STRUCTURES. COPIES OF THESE RESTRICTIONS ARE ON FILE AT THE CANANDAIGUA TOWN HALL.
15. THE PROPOSED TRAIL SHALL BE INSTALLED BY THE DEVELOPER TO LIMITS AS SHOWN ON FINAL SUBDIVISION DESIGN PLANS. THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTENANCE OF THE TRAIL UNTIL SUCH TIME AS IT IS CONVEYED TO THE HOMEOWNERS ASSOCIATION, AT WHICH TIME THE HOA WILL ASSUME MAINTENANCE RESPONSIBILITIES.
16. OPEN SPACE PARCELS ARE TO BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME THAT THE HOA IS ESTABLISHED AND THE PROPERTY IS TRANSFERRED. OPEN SPACE MAINTENANCE TO BE SPECIFIED IN THE HOA DOCUMENTS ON FILE WITH THE TOWN OF CANANDAIGUA. MAINTENANCE TO CONSIST OF ANNUAL CARE OF OPEN SPACE MEADOW AREAS AND SEMI-ANNUAL CARE OF LANDSCAPE PLANTINGS.
17. ANY FINAL GRADE DEVIATIONS OF HOUSE PAD ELEVATIONS MORE THAN TWELVE INCHES SHALL BE APPROVED BY THE PLANNING BOARD.
18. THIS PROPERTY MAY BE NEAR A FARM, AS DEFINED IN THE NEW YORK STATE AGRICULTURE AND MARKETS LAW, SECTION 301, SUBSECTION 11. SOUND FARMING PRACTICES MAY GENERATE DUST, ODOR, SMOKE, NOISE, AND VIBRATION.
19. ALL OPEN SPACE AREAS INCLUDING STORMWATER MANAGEMENT FACILITIES AND THE MAINTENANCE RESPONSIBILITIES OF THESE AREAS WILL BE TRANSFERRED TO THE HOA.



LOCATION MAP

NOT TO SCALE



APPROVED BY:	
TOWN ENGINEER	
DATE:	
APPROVED BY:	
PLANNING BOARD CHAIRPERSON	
DATE:	
APPROVED BY:	
TOWN HIGHWAY & WATER SUPERINTENDENT	
DATE:	

SECTION 3

O.C.C.O MAP #29326 - 19 LOTS

SECTION 4

O.C.C.O MAP #29964 - 23 LOTS

SECTION 5A

O.C.C.O MAP #32053-A - 14 LOTS

SECTION 6

O.C.C.O MAP #29327 - 25 LOTS

SECTION 8B

32 LOTS

SECTION 2

O.C.C.O MAP #29188 - 27 LOTS

SECTION 9D

15 lots
22.9± ac.

SECTION 9B

24 lots
20.6± ac.

SECTION 8A

O.C.C.O MAP #32203 - 13 LOTS

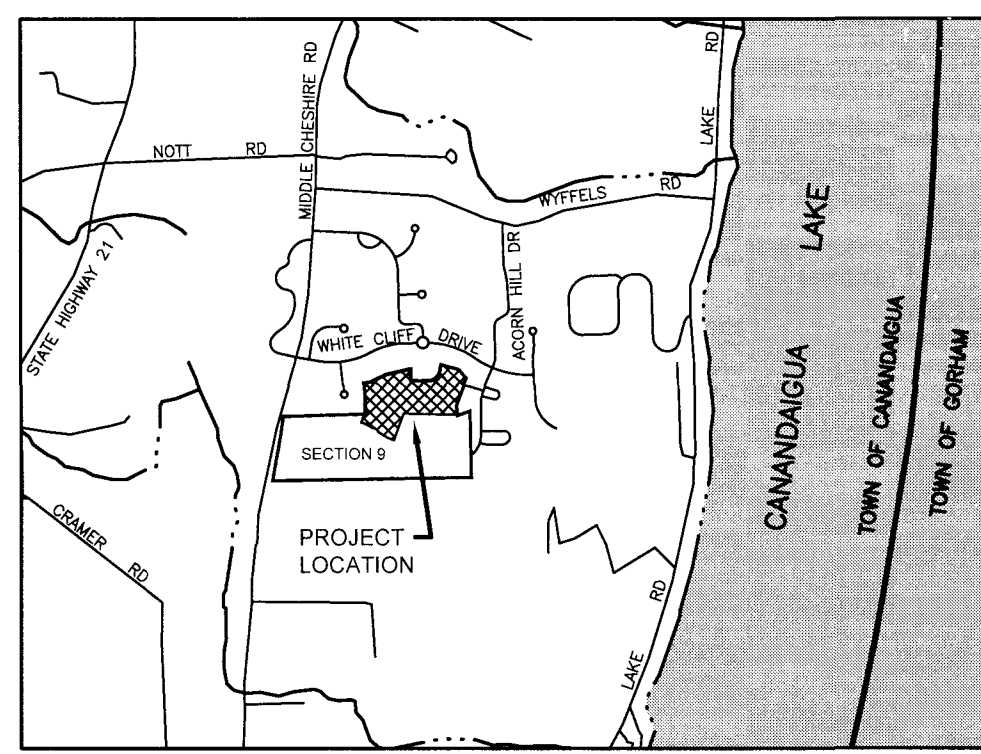
SECTION 7A

O.C.C.O MAP #32053 - 20 LOTS

SECTION 7B

O.C.C.O MAP #32593 - 17 LOTS

MIDDLE CHESHIRE ROAD SIGHT DISTANCE			
DESIGN SPEED LIMIT:	55MPH		
SIGHT CRITERIA	REQUIRED	AVAILABLE LEFT	AVAILABLE RIGHT
INTERSECTION SIGHT DISTANCE	610 FEET	GREATER THAN 710 FEET	GREATER THAN 1000 FEET
STOPPING SIGHT DISTANCE	495 FEET		



LOCATION MAP

NOT TO SCALE

NOTES:

- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF CANANDAIGUA AND THE APPROPRIATE WATERS/SEWER AGENCIES.
- THE APPLICANT WILL FILE SUBDIVISION DEED RESTRICTIONS REGARDING ACCESSORY STRUCTURES. COPIES OF THESE RESTRICTIONS ARE ON FILE IN THE CANANDAIGUA TOWN HALL.
- THE CODE ENFORCEMENT OFFICER HAS THE AUTHORITY TO APPROVE THE LOCATION OF ALL CONSERVATION EASEMENT COVENANT AREAS WITH BE FILED WITH THE DEED(S) TRANSFERRING OWNERSHIP TO THE H.O.A. COPIES OF THE EASEMENT AREAS WILL BE FILED IN THE TOWN HALL.

APPROVAL OF THIS SUBDIVISION BY NYSDOH IS GRANTED ON CONDITION:

- THAT THE PROPOSED FACILITIES FOR WATER SUPPLY AND SEWAGE COLLECTION AND/OR TREATMENT SHALL BE INSTALLED IN CONFORMITY WITH SAID PLANS.
- THAT NO LOT OR REMAINING LAND SHALL BE SUBDIVIDED WITH OUT PLANS FOR SUCH RESUBDIVISION BEING SUBMITTED TO BEING SUBMITTED TO AND APPROVED BY THE NYSDOH GENEVA DISTRICT OFFICE.
- THE PLAN APPROVAL IS LIMITED TO 5 YEARS FROM THE APPROVAL DATE. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE NYSDOH GENEVA DISTRICT OFFICE BASED UPON DEVELOPMENT FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
- THAT THE APPROVED PLANS MUST BE FILED WITH THE ONTARIO COUNTY CLERK PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 90 DAYS OF THE DATE OF PLAN APPROVAL.
- THAT ALL LOCAL AND STATE AGENCY RULES AND REGULATIONS SHALL BE COMPLIED WITH.

SURVEY NOTES:

- THE HORIZONTAL DATUM AS SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, CENTRAL ZONE.
- PARCEL BENEFITED BY A RIGHT-OF-WAY FOR ORDINARY PURPOSES OF INGRESS AND EGRESS ON ACORN HILL PER LIBER 871 OF DEEDS, PAGE 287.
- PARCEL SUBJECT TO COVENANTS, RESTRICTIONS AND EASEMENTS PER LIBER 641 OF DEEDS, PAGE 198.
- PARCEL SUBJECT TO AN EASEMENT TO ROCHESTER GAS AND ELECTRIC CORPORATION PER LIBER 385 OF DEEDS, PAGE 352.
- PARCEL SUBJECT TO A UTILITY EASEMENT TO THE TOWN OF CANANDAIGUA AND CANANDAIGUA LAKE COUNTY SEWER DISTRICT PER LIBER 1086 OF DEEDS, PAGE 312.
- CONSERVATION EASEMENT TO THE TOWN OF CANANDAIGUA PER REFERENCE NUMBER 15.
- PARCEL SUBJECT TO NO-BUILD AGREEMENT PER LIBER 761 OF DEEDS, PAGE 243.
- PARCEL SUBJECT TO A POLE LINE EASEMENT TO RG&E PER LIBER 392 OF DEEDS, PAGE 146.
- PARCEL SUBJECT TO A UTILITY EASEMENT TO ROCHESTER TELEPHONE CORPORATION PER LIBER 651 OF DEEDS PAGE 712.
- FARM NOTE: THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION IS LOCATED WITHIN AN AGRICULTURAL DISTRICT CONTAINING FARM OPERATION. RESIDENTS SHOULD BE AWARE THAT SUCH FARM OPERATIONS MAY GENERATE DUST, ODOR, SMOKE, NOISE, VIBRATION AND OTHER ACTIVITIES WHICH MAY NOT BE COMPATIBLE WITH RESIDENTIAL USE OF THE PROPERTY.
- NO BUILDING PERMIT MAY BE ISSUED UNTIL FINAL SITE PLAN APPROVAL HAS BEEN GRANTED AND THE FINAL PLAN SIGNED BY THE PLANNING BOARD FOR ANY PROPOSED DEVELOPMENT IN ACCORDANCE WITH LOCAL LAW 4 OF 2007.
- PROPOSED USE: SINGLE FAMILY DWELLINGS
- REQUESTED LOT STANDARDS:

TOWN HOME LOTS	
LOT SIZE:	4,212 SF ±
MINIMUM WIDTH @ SETBACK:	N/A
LOT DEPTH:	84' ±
MAXIMUM BUILDING COVERAGE:	N/A
MAXIMUM BUILDING HEIGHT:	35' (8A & 9B), 30' (9C & 9D)
SETBACKS:	
FRONT:	25' (FROM ROAD R.O.W.)
SIDE:	5' (NON-COMMON LOT LINES ONLY)
REAR:	10'
MIN BLDG. SEPARATION:	40'

SECTION 9D	22,908± ACRES
OPEN SPACE:	20,770± ACRES
NO OF LOTS:	15
DISTURBANCE AREA:	4.9± ACRES

CERTIFICATIONS LISTED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE G.V.L.S.A.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OR THE NEW YORK STATE EDUCATION LAW.

WE, JAMES BATES & ASSOCIATES DO HEREBY CERTIFY THAT THIS MAP WAS MADE FROM NOTES OF A FIELD SURVEY COMPLETED ON DECEMBER 3, 2014.

JAMES E. BATES, Jr. LICENSE No. 49464

JAMES BATES & ASSOCIATES
406 WEST SPRUCE STREET
EAST ROCHESTER, NEW YORK
585-391-0021

OWNER T.A. No. 112.19-1-500.100
S & J MORRELL, INC.
1501 PITTSFORD VICTOR ROAD,
SUITE 100
VICTOR, NY 14564

APPROVED BY:

TOWN ENGINEER

DATE:

APPROVED BY:

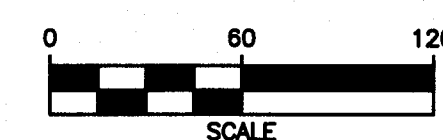
PLANNING BOARD CHAIRPERSON

DATE:

APPROVED BY:

TOWN HIGHWAY & WATER SUPERINTENDENT

DATE:



APPROVED BY: NEW YORK STATE DEPARTMENT OF HEALTH

PART OF TOWN LOT 69&70, TOWNSHIP 9, RANGE 3 OF THE PHELPS AND GORHAM PURCHASE

MARATHON ENGINEERING
ROCHESTER LOCATION
39 CASCADE DRIVE
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ITHACA LOCATION
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SECTION 9D OF LAKEWOOD MEADOWS SUBDIVISION

STATE OF NEW YORK
ONTARIO COUNTY
ST. JAMES PARKWAY
TOWN OF CANANDAIGUA

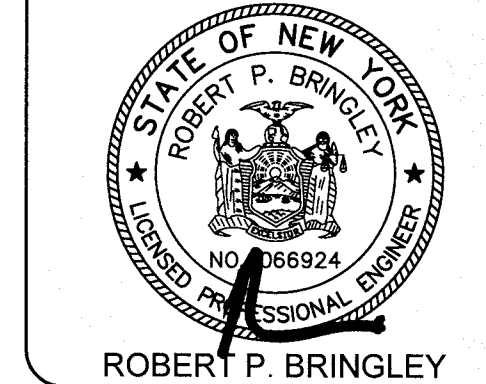
JOB NO: 0551-16
SCALE: 1" = 60'
DRAWN: CMP
DESIGNED: RJT
DATE: 05/17/2019

REVISIONS

DATE	BY	REVISION

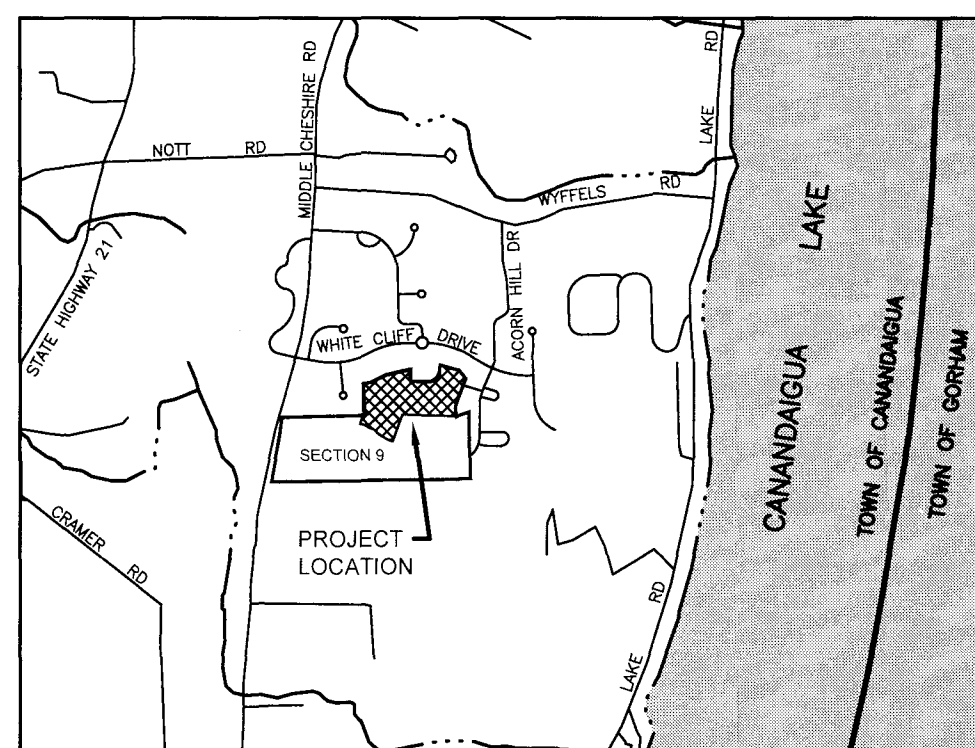
IF A LOCATION OF NEW YORK STATE EDUCATION LAW APPLICABLE SECTION 7209 FOR ANY PERSON, UNDER ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER IN ANY WAY, WITHIN THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR, IF AN ITEM BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR, OR ANY OTHER ITEM BEARING THE SEAL OF A LAND SURVEYOR, SHALL BE USED IN THE FIELD SURVEY, THE SEAL OF THE PROFESSIONAL ENGINEER OR LAND SURVEYOR SHALL BE VOID AND THE SURVEYOR SHALL BE SUBJECT TO THE PENALTIES OF THE EDUCATION LAW.

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DRAWING TITLE:
FINAL SUBDIVISION PLAT SHEET 1

3 of 17
SHEET No: SV1.0
0551-16
JOB No: DRAWING No:



LOCATION MAP

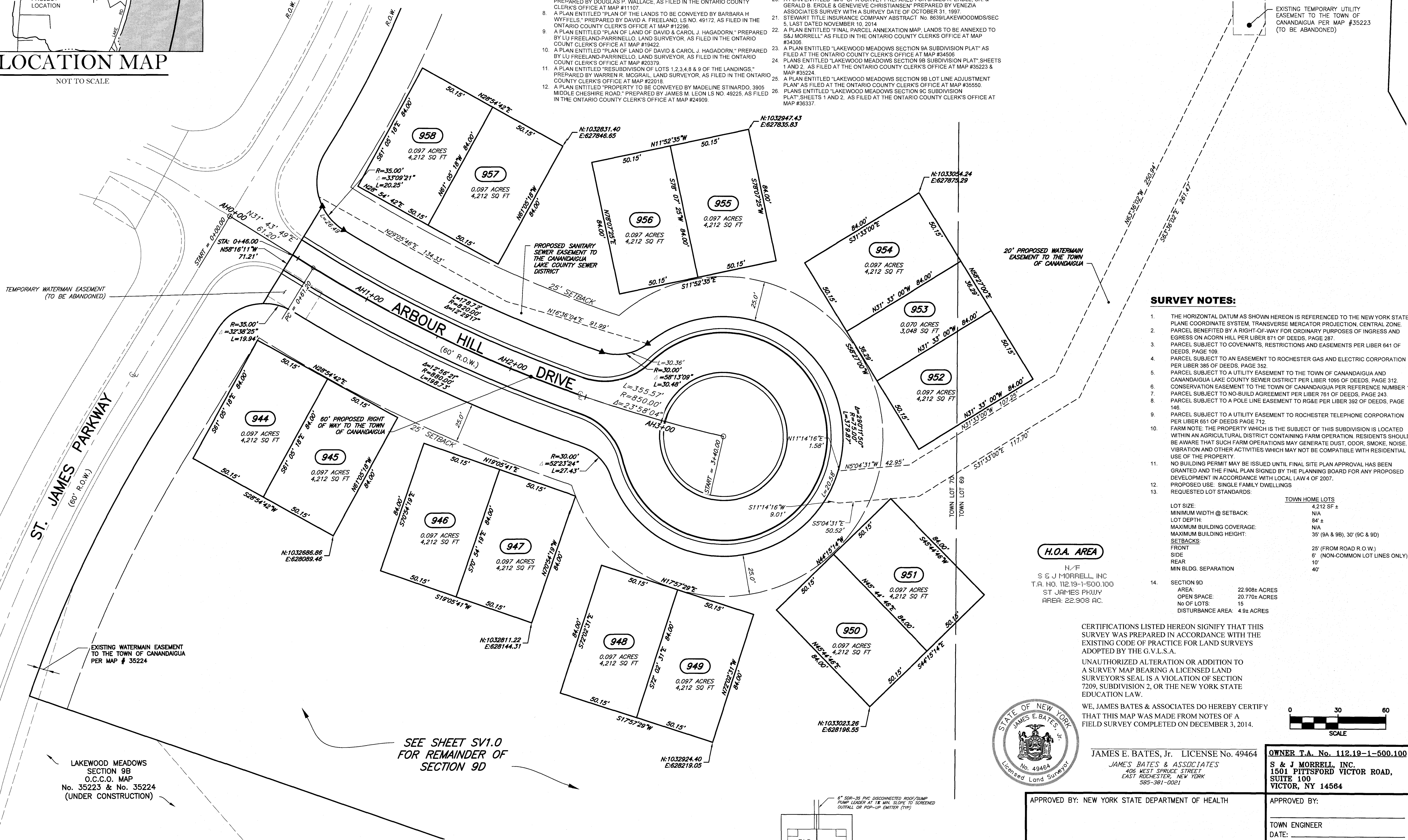
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SYMBOL	DESCRIPTION
	CENTERLINE AND STATIONING
	PROPERTY LINE & FOUND IRON PIN/PIPE
	RIGHT-OF-WAY
	EASEMENT LINE
	FENCE
	▲ = RIGHT OF WAY MONUMENT

REFERENCES:

1. A PLAN ENTITLED "LANDS OF HENRY J. HOWELL EST." PREPARED BY DOUGLAS P. WALLACE, LAND SURVEYOR, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #2160.
2. A PLAN ENTITLED "LANDS OF ROBERT H. AND MARGARET L. WYFFELS" PREPARED BY DOUGLAS P. WALLACE, LAND SURVEYOR, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #2359.
3. A PLAN ENTITLED "LANDS TO BE CONVEYED BY EDWARD T. JR. & ANN P. WALDORF" PREPARED BY DOUGLAS P. WALLACE, LAND SURVEYOR, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #4400.
4. A PLAN ENTITLED "WYFFELS SUBDIVISION, SECTION 2-LOT NO. 7," PREPARED BY GOWDY AND HUNT SURVEYING ENGINEERING, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #8907.
5. A PLAN ENTITLED "WYFFELS SUBDIVISION, SECTION 2-LOT NO. 8," PREPARED BY GOWDY AND HUNT SURVEYING ENGINEERING, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #8905.
6. A PLAN ENTITLED "WYFFELS SUBDIVISION, SECTION 2-LOT NO. 6," PREPARED BY GOWDY AND HUNT SURVEYING ENGINEERING, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #8916.
7. A PLAN ENTITLED "LAND TO BE CONVEYED TO WILLIAM J. & JOAN L. DANAHAR," PREPARED BY DOUGLAS P. WALLACE, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #1107.
8. A PLAN ENTITLED "PLAN OF THE LANDS TO BE CONVEYED BY BARBARA H. WYFFELS," PREPARED BY DAVID A. FREELAND, LS NO. 49172, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #12286.
9. A PLAN ENTITLED "PLAN OF LAND OF DAVID & CAROL J. HAGADORN," PREPARED BY LU FREELAND-PARRINELLO, LAND SURVEYOR, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #19422.
10. A PLAN ENTITLED "PLAN OF LAND OF DAVID & CAROL J. HAGADORN," PREPARED BY LU FREELAND-PARRINELLO, LAND SURVEYOR, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #20379.
11. A PLAN ENTITLED "RESUBDIVISION OF LOTS 1, 2, 3, 4 & 9 OF THE LANDINGS," PREPARED BY WARREN R. MCGRAIL, LAND SURVEYOR, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #22018.
12. A PLAN ENTITLED "PROPERTY TO BE CONVEYED BY MADELINE STINARDO, 3905 MIDDLE CHESHIRE ROAD," PREPARED BY JAMES M. LEON, LS NO. 49225, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #24909.
13. A PLAN ENTITLED "LANDS OF EDMUND VIELE, SUBDIVISION PLAT PARCELS A & B," PREPARED BY LU ENGINEERS, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #26492-1 & #26492-2.
14. A PLAN ENTITLED "WATERFORD POINT, SECTION 1, FINAL SUBMISSION PLAT," PREPARED BY BME ASSOCIATES, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #27047.
15. A PLAN ENTITLED "WATERFORD POINT, SECTION 2, FINAL SUBMISSION PLAT," PREPARED BY BME ASSOCIATES, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #27409.
16. A PLAN ENTITLED "WATERFORD POINT SUBDIVISION, SECTION 1, EASEMENT MAP," PREPARED BY BME ASSOCIATES, HAVING A DRAWING NUMBER 20684-09 AND DATED MAY 16, 2002.
17. A PLAN ENTITLED "FINAL PLAT, VIELE SUBDIVISION ON LANDS OF EDMUND VIELE," PREPARED BY FREELAND-PARRINELLO, LAND SURVEYORS AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #27858.
18. A PLAN ENTITLED "LAKEWOOD MEADOWS SECTION 2 SUBDIVISION PLAT" AS FILED AT THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #29326.
19. A PLAN ENTITLED "LAKEWOOD MEADOWS SECTION 3 SUBDIVISION PLAT" AS FILED AT THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #29326.
20. A PLAN ENTITLED "MAP OF A SURVEY PREPARED FOR JAMES R. EROLE, SR. & GERALD B. EROLE & GENEVIEVE CHRISTIANSEN" PREPARED BY VENIZIA ASSOCIATES SURVEY WITH A SURVEY DATE OF OCTOBER 31, 1997.
21. STEWART TITLE INSURANCE COMPANY ABSTRACT No. 8639/LAKEWOODMDS/SEC 5, LAST DATED NOVEMBER 10, 2014.
22. A PLAN ENTITLED "FINAL PARCEL ANNEXATION MAP, LANDS TO BE ANNEXED TO S&J MORRELL" AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #34306.
23. A PLAN ENTITLED "LAKEWOOD MEADOWS SECTION 8A SUBDIVISION PLAT" AS FILED AT THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #34506.
24. PLANS ENTITLED "LAKEWOOD MEADOWS SECTION 8B SUBDIVISION PLAT" SHEETS 1 AND 2, AS FILED AT THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #35223 & MAP #35224.
25. A PLAN ENTITLED "LAKEWOOD MEADOWS SECTION 8B LOT LINE ADJUSTMENT PLAN" AS FILED AT THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #35550.
26. PLANS ENTITLED "LAKEWOOD MEADOWS SECTION 8C SUBDIVISION PLAT" SHEETS 1 AND 2, AS FILED AT THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #36337.

NORTH



SURVEY NOTES:

1. THE HORIZONTAL DATUM AS SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, CENTRAL ZONE.
2. PARCEL BENEFITED BY A RIGHT-OF-WAY FOR ORDINARY PURPOSES OF INGRESS AND EGRESS ON ACORN HILL PER LIBER 871 OF DEEDS, PAGE 287.
3. PARCEL SUBJECT TO COVENANTS, RESTRICTIONS AND EASEMENTS PER LIBER 641 OF DEEDS, PAGE 109.
4. PARCEL SUBJECT TO AN EASEMENT TO ROCHESTER GAS AND ELECTRIC CORPORATION PER LIBER 386 OF DEEDS, PAGE 352.
5. PARCEL SUBJECT TO A UTILITY EASEMENT TO THE TOWN OF CANANDAIGUA AND CANANDAIGUA LAKE COUNTY SEWER DISTRICT PER LIBER 1095 OF DEEDS, PAGE 312.
6. CONSERVATION EASEMENT TO THE TOWN OF CANANDAIGUA PER REFERENCE NUMBER 15.
7. PARCEL SUBJECT TO NO-BUILD AGREEMENT PER LIBER 761 OF DEEDS, PAGE 243.
8. PARCEL SUBJECT TO A POLE LINE EASEMENT TO RG&E PER LIBER 392 OF DEEDS, PAGE 146.
9. PARCEL SUBJECT TO A UTILITY EASEMENT TO ROCHESTER TELEPHONE CORPORATION PER LIBER 861 OF DEEDS, PAGE 712.
10. FARM NOTE: THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION IS LOCATED WITHIN AN AGRICULTURAL DISTRICT CONTAINING FARM OPERATIONS. RESIDENTS SHOULD BE AWARE THAT SUCH FARM OPERATIONS MAY GENERATE DUST, ODOR, SMOKE, NOISE, VIBRATION AND OTHER ACTIVITIES WHICH MAY NOT BE COMPATIBLE WITH RESIDENTIAL USE OF THE PROPERTY.
11. NO BUILDING PERMIT MAY BE ISSUED UNTIL FINAL SITE PLAN APPROVAL HAS BEEN GRANTED AND THE FINAL PLAN SIGNED BY THE PLANNING BOARD FOR ANY PROPOSED DEVELOPMENT IN ACCORDANCE WITH LOCAL LAW 4 OF 2007.
12. PROPOSED USE: SINGLE FAMILY DWELLINGS
13. REQUESTED LOT STANDARDS:

LOT SIZE:	TOWN HOME LOTS
MINIMUM WIDTH @ SETBACK:	4,212 SF ±
LOT DEPTH:	N/A
MAXIMUM BUILDING COVERAGE:	84 ±
MAXIMUM BUILDING HEIGHT:	N/A
SETBACKS:	35' (9A & 9B), 30' (9C & 9D)
FRONT:	25' (FROM ROAD R.O.W.)
SIDE:	6' (NON-COMMON LOT LINES ONLY)
REAR:	10'
MIN BLDG. SEPARATION:	40'

14. SECTION 9D	22,908± ACRES
AREA:	20,770± ACRES
OPEN SPACE:	15
NO OF LOTS:	15
DISTURBANCE AREA:	4.9± ACRES

CERTIFICATIONS LISTED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE G.V.L.S.A.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OR THE NEW YORK STATE EDUCATION LAW.

WE, JAMES BATES & ASSOCIATES DO HEREBY CERTIFY THAT THIS MAP WAS MADE FROM NOTES OF A FIELD SURVEY COMPLETED ON DECEMBER 3, 2014.



JAMES E. BATES, Jr. LICENSE No. 49464
JAMES BATES & ASSOCIATES
406 WEST SPURGE STREET
EAST ROCHESTER, NEW YORK
585-381-0021

OWNER T.A. No. 112.19-1-500.100
S. & J. MORRELL, INC.
1501 PITTSFORD VICTOR ROAD,
SUITE 100
VICTOR, NY 14564

APPROVED BY: NEW YORK STATE DEPARTMENT OF HEALTH

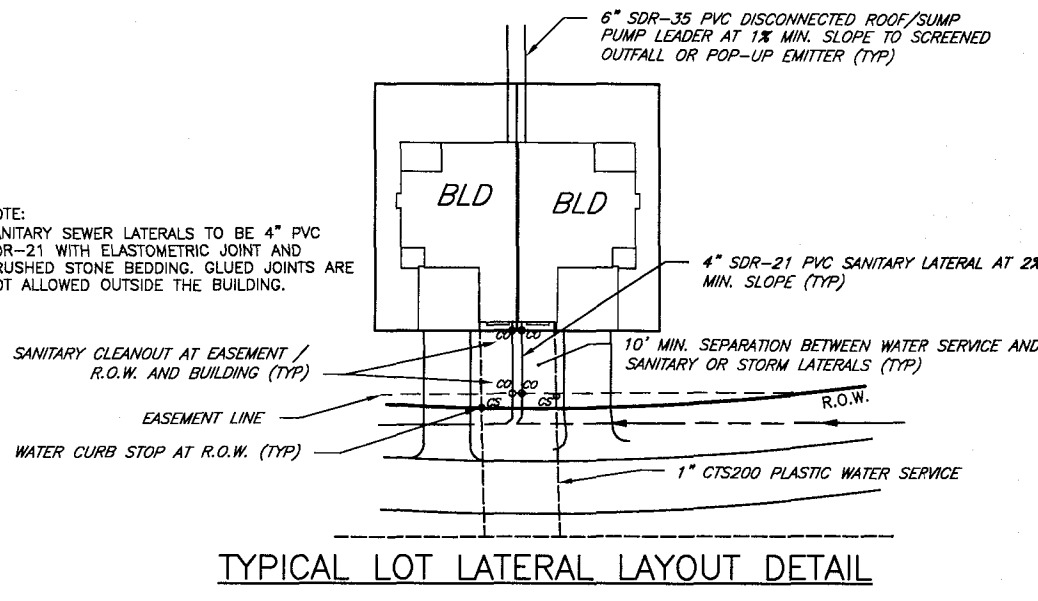
APPROVED BY:	
TOWN ENGINEER	
DATE:	
APPROVED BY:	
PLANNING BOARD CHAIRPERSON	
DATE:	
APPROVED BY:	
TOWN HIGHWAY & WATER SUPERINTENDENT	
DATE:	

APPROVAL OF THIS SUBDIVISION BY NYSDOH IS GRANTED ON CONDITION:

1. THAT THE PROPOSED FACILITIES FOR WATER SUPPLY AND SEWAGE COLLECTION AND/OR TREATMENT SHALL BE INSTALLED IN CONFORMITY WITH SAID PLANS.
2. THAT NO LOT OR REMAINING LAND SHALL BE SUBDIVIDED WITH OUT PLANS FOR SUCH RESUBDIVISION BEING SUBMITTED TO BEING SUBMITTED TO AND APPROVED BY THE NYSDOH GENEVA DISTRICT OFFICE.
3. THE PLAN APPROVAL IS LIMITED TO 5 YEARS FROM THE APPROVAL DATE. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE NYSDOH GENEVA DISTRICT OFFICE BASED UPON DEVELOPMENT FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
4. THAT THE APPROVED PLANS MUST BE FILED WITH THE ONTARIO COUNTY CLERK PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 90 DAYS OF THE DATE OF PLAN APPROVAL.
5. THAT ALL LOCAL AND STATE AGENCY RULES AND REGULATIONS SHALL BE COMPLIED WITH.

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.
2. THE APPLICANT WILL FILE SUBDIVISION DEED RESTRICTIONS REGARDING ACCESSORY STRUCTURES. COPIES OF THESE RESTRICTIONS ARE ON FILE IN THE CANANDAIGUA TOWN HALL.
3. THE CODE ENFORCEMENT OFFICER HAS THE AUTHORITY TO APPROVE THE LOCATION OF ALL CONSERVATION EASEMENT COVENANT AREAS WITH BE FILED WITH THE DEED(S) TRANSFERRING OWNERSHIP TO THE H.O.A. COPIES OF THE EASEMENT AREAS WILL BE FILED IN THE TOWN HALL. ALL BE COMPLIED WITH.



PART OF TOWN LOT 69&70, TOWNSHIP 9, RANGE 3 OF THE PHELPS AND GORHAM PURCHASE

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SECTION 9D OF LAKEWOOD MEADOWS SUBDIVISION

ST. JAMES PARKWAY
TOWN OF CANANDAIGUA
ONTARIO COUNTY
STATE OF NEW YORK

JOB NO:	0551-16
SCALE:	1" = 30'
DRAWN:	CMP
DESIGNED:	RJT
DATE:	05/17/2019

REVISIONS

DATE	BY	REVISION

IT IS A MATERIAL VIOLATION OF THE PROFESSIONAL ENGINEERING ACT TO REPRODUCE THIS DRAWING WITHOUT THE SIGNATURE OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR. IF AN INK SIGNATURE OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR IS PLACED ON THIS DRAWING, THE SIGNATURE OF THE PROFESSIONAL ENGINEER OR LAND SURVEYOR SHALL BE A MATTER OF PUBLIC RECORD AND THE SIGNATURE OF THE PROFESSIONAL ENGINEER OR LAND SURVEYOR SHALL BE A MATTER OF PUBLIC RECORD.

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STATE OF NEW YORK
ROBERT P. BRINGLEY
LICENSED PROFESSIONAL ENGINEER
No. 066924

DRAWING TITLE:

FINAL SUBDIVISION PLAT SHEET 2

4 of 17	
SHEET No:	SV1.1
0551-16	
JOB No:	DRAWING No:

CANANDAIGUA LAKE COUNTY SEWER DISTRICT

UTILITIES

- ## 1. STORM

- 1.1 REGULATIONS** - STORM SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE LATEST REGULATIONS OF THE MUNICIPALITY.
- 1.2 MATERIALS** - THE CONTRACTOR MAY USE THE FOLLOWING PIPE MATERIAL FOR THE MAIN SEWER AS ALLOWED BY THE MUNICIPALITY, PROVIDING THAT THE ROUGHNESS COEFFICIENT ("N" FACTOR) IS 0.013 OR BETTER:
- REINFORCED CONCRETE PIPE (RCP), CLASS III
 - HIGH DENSITY CORRUGATED POLYETHYLENE PIPE (PE), AASHTO M-29, TYPE S, ASTM D-3350.
- 1.3 ROOF DRAINAGE** - ALL ROOF DRAINAGE AND PUMP SUMPS SHALL BE DISCONNECTED TO THE REAR OF THE LOT AS SHOWN IN THE PLANS.
- 1.4 TESTING** - UPON COMPLETION OF SYSTEM INSTALLATION, THE MAIN SEWER SYSTEM AND LEADS TO STRUCTURES SHALL BE FLUSHED AND LAMPED TO THE SATISFACTION OF THE MUNICIPALITY.

2. PUBLIC WATER EXTENSION

CANANDAIGUA CONSOLIDATED WATER DISTRICT AND NEW YORK STATE DEPARTMENT OF HEALTH

- 2.1 SPECIFICATIONS** - WATER MAINS AND APPURTENANCES TO BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND SPECIFICATIONS OF THE TOWN OF CANANDAIGUA WATER DEPARTMENT AND NYSDOH.
- 2.2 MATERIAL:**
- WATER MAIN(S) SHALL BE 8" DR-14 PLASTIC.
 - WATER SERVICE(S) SHALL BE 1-INCH CTS200 FROM THE WATER MAIN TO THE CURB BOX AND 1-INCH FROM THE CURB BOX TO THE METER.
 - WATER METER(S) SHALL BE LOCATED ON THE INTERIOR OF EXTERIOR WALLS IMMEDIATELY UPON SERVICE ENTRANCE INTO THE BUILDING(S). ON METERED SERVICES REQUIRING A 1 1/2-INCH OR LARGER METER A BYPASS AROUND THE METER IS REQUIRED.
 - ALL GATE VALVES SHALL HAVE STAINLESS STEEL BODY AND BONNET BOLTS.
 - ALL WATERMAIN MATERIALS AND GATE VALVES ARE TO BE MUELLER AND ALL CAST IRON FITTINGS ARE TO BE TYLER.
 - HYDRANTS ARE TO BE PAINTED RED.

2.3 TESTING:

- **PRESSURE** - THE WATER MAIN SHALL BE PRESSURE/LEAKAGE TESTED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE AWWA STANDARD C605 (LATEST REVISION) OR IN ACCORDANCE WITH MORE STRINGENT REQUIREMENTS IMPOSED BY THE CANADAGUIA WATER DEPARTMENT.
- **HEALTH SAMPLE**
 - THE WATER MAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD SPECIFICATIONS, DESIGNATION C-651, BY USING THE CONTINUOUS FEED METHOD. AFTER FLUSHING AND DISINFECTING THE WATER MAIN, WATER SAMPLES SHALL BE COLLECTED FROM THE MAIN BY THE TOWN OF CANADAGUIA WATER DEPARTMENT AND RESULTS PROVIDED.
 - TWO CONSECUTIVE DAYS OF ACCEPTABLE BACTERIOLOGICAL SAMPLE RESULTS ARE REQUIRED. FIRE HYDRANTS ARE NOT ACCEPTABLE FOR DISINFECTION APPROVAL AND NOTIFICATION BY THE HEALTH DEPARTMENT IS REQUIRED BEFORE THE MAIN IS PLACED IN SERVICE.

2.4 INSTALLATION:

- WATER MAINS AND ALL WATER SERVICE LINES SHALL HAVE A MINIMUM OF FIVE FEET OF COVER FROM FINISHED GRADE IN LAWN AREAS AND A MINIMUM OF SIX FEET OF COVER FROM FINISHED GRADE IN PAVED AREAS.
- TRACER WIRE IS TO BE PLACED WITH THE WATERMAIN AND LOOPED AT THE FIRE HYDRANTS.
- MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPELINES SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE COVERED HEREIN OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECTED FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTIONS OF JOINTS AND SETTLING OF THE SEWER ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES, OR VAULTS.
- FIRE HYDRANT WEEP HOLES (DRAINS) SHALL BE PLUGGED WHEN GROUND WATER IS ENCOUNTERED WITHIN SEVEN FEET OF THE FINISHED GRADE.
- ALL MECHANICAL JOINT FITTINGS (TEES, BENDS, PLUGS, ETC.) SHALL BE BACKED WITH 2500 PSI CONCRETE THRUST BLOCKS.
- THERE ARE NO KNOWN SOIL CHARACTERISTICS REQUIRING SPECIAL INSTALLATION MEASURES (WRAPPING PIPES, ETC.) IF CONTRACTOR ENCOUNTERS SOILS DURING INSTALLATION THAT MAY REQUIRE SPECIAL INSTALLATION MEASURES NOT INCLUDED IN THIS DOCUMENT, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR OBSERVATION AND INSTALLATION DIRECTION.
- THE TOWN OF CANANDAIGUA WATER SUPERINTENDANT IS TO BE CONTACTED TO INSPECT WATERMAIN MATERIALS PRIOR TO INSTALLATION.

- 2.5 FLUSHING -** WATER MAINS DESIGNATION C651 (LATEST REVISION) FOLLOWING DISINFECTION, THE WATER MAIN SHALL BE FLUSHED UNTIL THE CHLORINE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM. FLUSHING OF THE WATER MAIN MUST BE PROVIDED BY THE TOWN OF CANANDAIGUA WATER DEPARTMENT EMPLOYEES. THE TOWN OF CANANDAIGUA WILL PROVIDE A DE-CHLORINATION DEVICE FOR THE SUPER-CHLORINATED WATER.
- 2.6 DISINFECTION -**
- THE WATER MAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FOR DISINFECTING WATER MAINS DESIGNATION C651 (LATEST REVISION) FOLLOWING DISINFECTION. THE WATER MAIN SHALL BE FLUSHED UNTIL THE CHLORINE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM.

2.6 DISINFECTION

- THE WATER MAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FOR DISINFECTING WATER MAINS DESIGNATION C951 (LATEST REVISION). FOLLOWING DISINFECTION, THE WATER MAIN SHALL BE FLUSHED UNTIL THE CHLORINE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM.
- ALL WATER MAIN FITTINGS NOT RECEIVING 24-HOUR CHLORINE DISINFECTION CONTACT TIME MUST BE SWAB DISINFECTED 30 MINUTES PRIOR TO INSTALLATION.

2.7 SAMPLING - THE SAMPLING POINT(S) MUST BE DECONTAMINATED BY FLAMING.

- FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS
- SAMPLING SHALL NOT BE PERFORMED PRIOR TO RECEIPT FROM A NEW YORK STATE LICENSED OR REGISTERED DESIGN PROFESSIONAL (ENGINEER, ARCHITECT OR LAND SURVEYOR) WITH A SPECIAL EXEMPTION UNDER SECTION 7208(b) OF THE EDUCATION LAW, CERTIFYING THAT THE WATER SUPPLY MAINS AND TREATMENT PLANTS HAVE BEEN PROCEDED WITH AND COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS, RECORDS, SPECIFICATIONS AND ANY APPROVED AMENDMENTS. SAMPLES SHALL BE COLLECTED FOR FREE CHLORINE RESIDUAL, TOTAL COLIFORM, ESCHERICHIA COLI (E. COLI) AND TURBIDITY.
- THE WATER MAIN SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY THE NEW YORK STATE DEPT. OF HEALTH.
- TOWN OF CANANDAIGUA WATER DEPARTMENT WILL COLLECT SAMPLES.

EARTHWORK

- 1. PREPARATION** - PRIOR TO START OF EARTHWORK OPERATIONS THE CONTRACTOR SHALL COMPLETE THE FOLLOWING APPLICABLE ITEMS AS DEFINED BY CONTRACT DOCUMENTS.
- **SITE DEMOLITION** - REMOVAL AND DISPOSAL OFF-SITE IN A LEGAL MANNER. STRUCTURES, UTILITIES, PAVEMENTS, ETC
 - **CLEARING AND GRUBBING** - REMOVAL AND DISPOSAL OFF-SITE IN A LEGAL MANNER. TREES, BRUSH, STUMPS, ETC
 - **TOPSOIL STRIPPING** - STRIP AND STOCKPILE TOPSOIL FOR REUSE. EXCESS TOPSOIL MAY BE REMOVED FROM SITE WITH APPROVAL BY OWNER AND MUNICIPALITY.
- 2. RESPONSIBILITY** - THE CONTRACTOR IS RESPONSIBLE FOR:
- **ESTIMATE** - COMPLETION OF A QUANTITY TAKEOFF TO DETERMINE THE VOLUME OF CUT, FILL, AND TOPSOIL. COMPARE AND COORDINATE WITH INFORMATION PROVIDED BY THE DESIGN ENGINEER
 - **GRADE TOLERANCES** - ESTABLISHING DESIGN SUBGRADE ELEVATIONS TO WITHIN ONE TENTH OF ONE FOOT (0.10") IN PAVEMENT AREAS (INCLUDING WALKS) AND TO WITHIN THIRTY-THREE HUNDRETHS OF ONE FOOT (0.33%) FOR REMAINING AREAS.
 - **COMPACTION** - ACHIEVING THE SPECIFIED MINIMUM COMPACTION VALUES FOR EMBANKMENT/FILL AREAS. THE TERMS "FILL" AND EMBANKMENT" ARE INTERCHANGEABLE.
 - **CUTS** - ONCE EXCAVATIONS ARE SHAPED TO THE DESIGN GRADES THE AREAS SHALL BE PROTECTED TO ASSURE THAT THE INTEGRITY OF MATERIAL IS NOT COMPROMISED BY CONSTRUCTION VEHICLES AND/OR IMPROPER DRAINAGE. AREAS EXPOSED BY CONTRACTOR TO BE NOT SUITABLE FOR SUBGRADE PLACEMENT SHALL BE IMMEDIATELY RECOVERED WHEN THE SUBGRADE IS ESTABLISHED TO OWNER'S REPRESENTATIVE. STABILIZATION MEASURES FOR CUT AREAS MAY BE CONSIDERED BY OWNER'S REPRESENTATIVE AS A CHANGE TO THE BASE CONTRACT.
- 3. TESTING** - THE FOLLOWING MAXIMUM DRY DENSITIES SHALL BE ACHIEVED AS MEASURED BY THE MODIFIED PROCTOR METHOD ASTM D-1557:
- **95% UNDO PAVEMENTS, WALKS, AND IN STRUCTURAL FILL AREAS**
 - **95% IN REMAINING AREAS**
- THE AGREEMENT BETWEEN THE OWNER AND CONTRACTOR SHALL DEFINE THE NUMBER OF TESTS AND RESPONSIBILITY. WE RECOMMEND IN EMBANKMENT AREAS ONE PER LIFT AND/ OR ONE PER 1,000 CUBIC YARDS.

THE TOWN OF CANANDAIGUA HAS THE FOLLOWING ADDITIONAL REQUIREMENTS:

IMPACTION

- COMPACTION DENSITIES SPECIFIED HEREIN SHALL BE THE PERCENTAGE OF THE MAXIMUM DENSITY OBTAINABLE AT OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED, IN ACCORDANCE WITH ASTM D1557. FIELD DENSITY TESTS SHALL BE MADE AT A MINIMUM OF 1000 SQ. FT. PER EACH LAYER OF BACKFILL. SHALL BE MOISTENED OR DRIED AS REQUIRED AND SHALL BE COMPACTED TO THE FOLLOWING DENSITIES, UNLESS OTHERWISE SPECIFIED.
- **SELECT FILL**
UNDER ALL EXISTING OR PROPOSED ROADS, DRIVEWAYS, PARKING AREAS: 95% MAXIMUM MODIFIED PROCTOR DRY DENSITY (ASTM D1557).
ALL OTHER AREAS: 92% MAXIMUM MODIFIED PROCTOR DRY DENSITY (ASTM D1557).
 - **METHODS AND EQUIPMENT**
MATERIALS AND EQUIPMENT PROPOSED FOR COMPACTION SHALL BE SUBJECT TO THE APPROVAL OF THE TOWN. COMPACTION BY ROLLING OR OPERATING HEAVY EQUIPMENT OVER FILL AREAS SHALL BE CONDUCTED IN A MANNER BY WHICH DAMAGE TO EXISTING UTILITIES AND STRUCTURES SHALL BE AVOIDED. ANY PIPE OR STRUCTURE DAMAGED THEREBY SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE TOWN AT THE EXPENSE OF THE DEVELOPER.
 - **TESTING**
 - 1. FIELD DENSITY TESTS WILL BE PAID FOR BY THE DEVELOPER.
 - 2. THE DEVELOPER SHALL FURNISH ALL NECESSARY SAMPLES FOR LABORATORY TESTS AND SHALL PROVIDE ASSISTANCE AND COOPERATION DURING FIELD TESTS. THE DEVELOPER SHALL PLAN HIS OPERATIONS TO ALLOW ADEQUATE TIME FOR ALL REQUIRED LABORATORY AND FIELD DENSITY TESTS DURING COMPACTION.
 - 3. A QUALIFIED TESTING AGENCY SHOULD BE RETAINED DURING THE CONSTRUCTION PHASE OF THE PROJECT TO OBSERVE EARTHWORK AND TO PERFORM NECESSARY TESTS AND OBSERVATIONS DURING SUBGRADE PREPARATION, ROLLING, PLACEMENT AND COMPACTION OF CONTROLLED COMPACTED FILLS, BACKFILLING OF EXCAVATION IN THE COMPLETED SUBGRADE.
 - 4. EACH LIFT OF COMPACTED FILL SHOULD BE TESTED, EVALUATED, AND REWORKED AS NECESSARY UNTIL APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF ADDITIONAL LIFTS. EACH LIFT OF FILL SHOULD BE TESTED FOR DENSITY AND WATER CONTENT AT A FREQUENCY OF AT LEAST ONE TEST FOR EVERY 500 SQUARE FEET OF COMPACTED FILL IN OPEN AREAS AND EVERY 1000 SQUARE FEET OF COMPACTED UTILITY TRENCH BACKFILL.
 - 5. ANY AREAS FOUND TO BE BELOW REQUIRED COMPACTION DENSITIES SHALL BE REMOVED AND REPLACED WITH NEW MATERIAL AT THE DEVELOPER'S EXPENSE. THE METHODS OF OPERATION AND/OR THE BACKFILL MATERIALS SHALL BE CHANGED TO MEET REQUIRED COMPACTIONS.
 - 6. INADEQUATE COMPACTION SHALL BE CAUSE FOR THE TOWN TO ISSUE A STOP WORK ORDER ON A PROJECT.
 - **LIFT THICKNESS** - THE MAXIMUM LIFT THICKNESS UNDER PAVED AREAS, WALKS, AND STRUCTURAL FILLS SHALL BE 12 INCHES. HAND OPERATED COMPACTION FILLS SHALL NOT EXCEED 6 INCHES.
 - **PROOF ROLLING** - THE TOWN OF CANANDAIGUA HIGHWAY DEPARTMENT SHALL BE NOTIFIED PRIOR TO A PROOF ROLL (LOADED TIRE WHEELER) OF SUBGRADE AREAS BEING PERFORMED PRIOR TO PLACEMENT OF SUBBASE MATERIALS. AREAS THAT "FAIL" SHALL BE REMOVED AND REPLACED TO ACHIEVE A PASSING SUBGRADE.
 - **EXISTING SOIL CONDITIONS** - NO EXISTING SOIL INFORMATION HAS BEEN PROVIDED BY THE OWNER/ DEVELOPER. IT IS ASSUMED THAT SOILS ARE SUITABLE FOR CUTS AND FILLS. FOR PURPOSES OF DESIGN 12' OF TOPSOIL WAS ASSUMED TO BE PRESENT ON AVERAGE THROUGHOUT THE SITE.
 - **DEWATERING** - THE CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING PRACTICES INCLUDING DRYING OF MATERIAL TO ACCOMPLISH COMPACTION IN FILL AREAS AND DEMONSTRATING SUITABILITY OF SUBGRADE.
- CONTRACTOR IS RESPONSIBLE FOR DEWATERING THE EXISTING POND PRIOR TO EXCAVATION/GRADING TO PROPOSED GRADE/SHOULDER ON THE PLANS. DEWATERING OUTFLOW SHALL BE PUMPED TO A STONE FILL EXITS TO THE EXISTING OUTLET SWALE.

EROSION CONTROL

SEE DRAWING C4.1



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ENGINEERING

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REVISÉD PRELIMINARY/FINAL PLANS - SECTION 9D

**LAKEWOOD MEADOWS
SUBDIVISION**

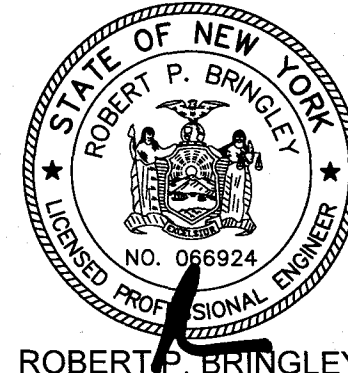
TOWN OF CANANDAIGUA
ST. JAMES PARKWAY
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JOB NO: 0551-16
SCALE: N/A
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DESIGNED: RJT
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REVISIONS		
DATE	BY	REVISION

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7208 FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER IN ANY WAY, AN ITEM BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR. IF AN ITEM BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC REASON FOR THE ALTERATION.

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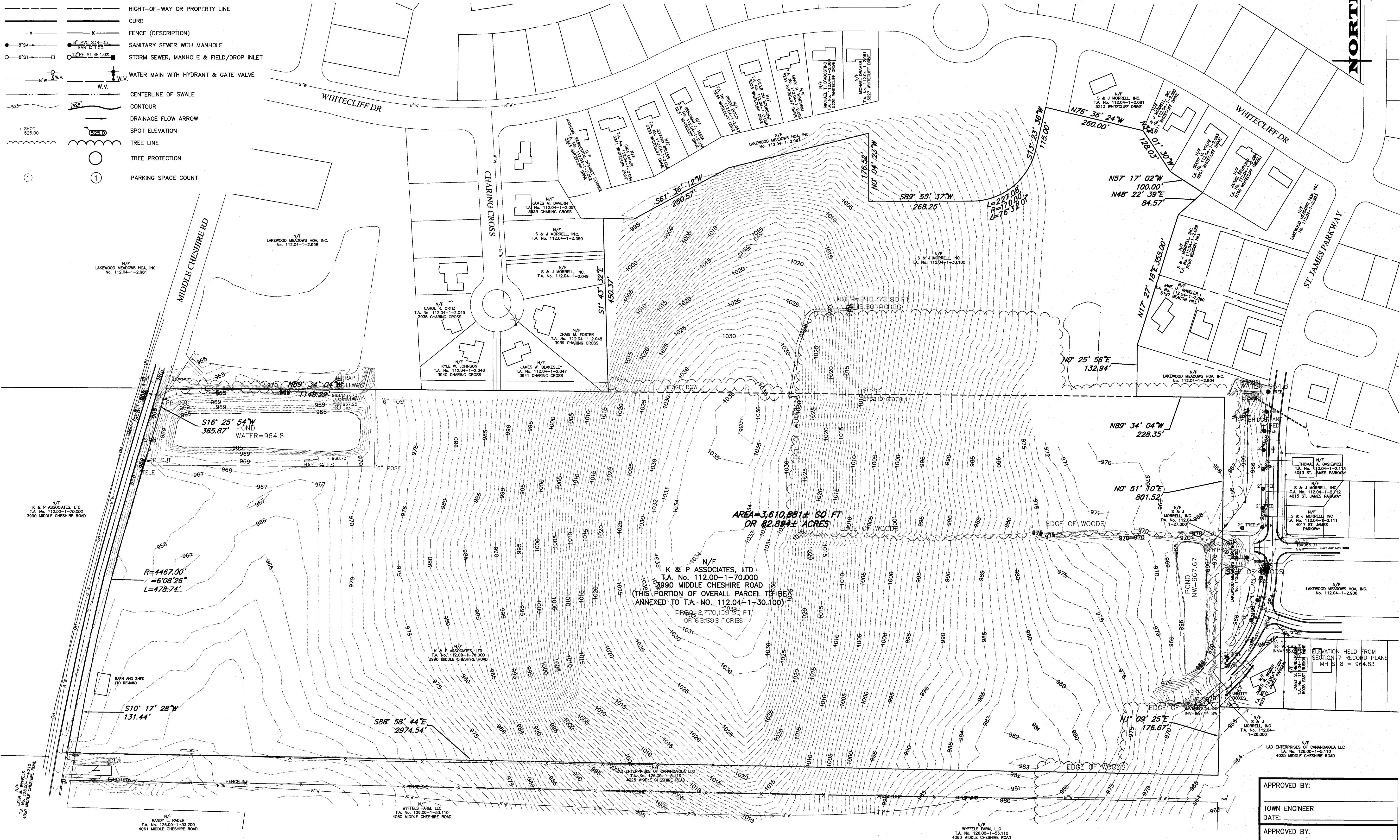


DRAWING TITLE:
NOTES,
SPECIFICATIONS,
AND ABBREVIATIONS

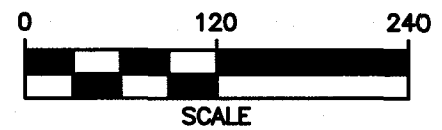
5 of 17
SHEET No:
0551-16
JOB No:

NOTE: SEE DRAWING NO. C1.0 FOR LEGEND.

LEGEND:		
EXISTING	PROPOSED	DESCRIPTION
		SIGN
		LIGHT POLE
		POWER POLE
		GAS MAIN & VALVE
		ELECTRIC CONDUIT & STRUCTURE
		TELEPHONE CONDUIT & STRUCTURE
		CENTERLINE AND STATIONING
		RIGHT-OF-WAY OR PROPERTY LINE
		CURB
		FENCE (DESCRIPTION)
		SANITARY SEWER WITH MANHOLE
		STORM SEWER, MANHOLE & FIELD/DROP INLET
		WATER MAIN WITH HYDRANT & GATE VALVE
		CENTERLINE OF SWALE
		CONTOUR
		DRAINAGE FLOW ARROW
		SPOT ELEVATION
		TREE LINE
		TREE PROTECTION
		PARKING SPACE COUNT



APPROVED BY:	
TOWN ENGINEER	
DATE:	
APPROVED BY:	
PLANNING BOARD CHAIRPERSON	
DATE:	
APPROVED BY:	
TOWN HIGHWAY & WATER SUPERINTENDENT	
DATE:	



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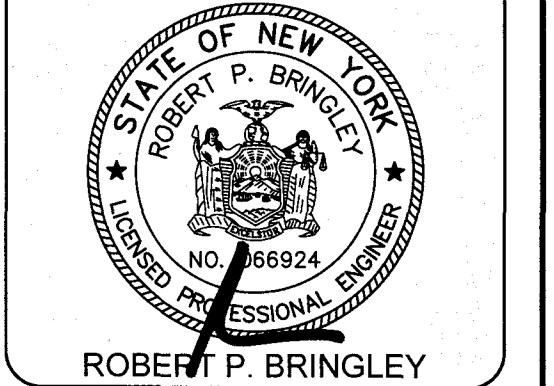
REVISED PRELIMINARY/FINAL PLANS - SECTION 9D
for
LAKEWOOD MEADOWS SUBDIVISION
ST. JAMES PARKWAY
ONTARIO COUNTY
TOWN OF CANANDAIGUA
STATE OF NEW YORK

JOB NO:	0551-16
SCALE:	1" = 120'
DRAWN:	RJT
DESIGNED:	RJT
DATE:	12/18/14

REVISIONS		
DATE	BY	REVISION

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 136, SECTION 303 FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER IN ANY MANNER OR SIGN ANYTHING BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR OR TO SIGN ANYTHING BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR WITHOUT BEING A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR. ANY PERSON WHO VIOLATES THIS SECTION SHALL BE SUBJECT TO THE PENALTIES PROVIDED BY LAW.

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DRAWING TITLE: EXISTING CONDITIONS PLAN	
6 of 17 SHEET No:	C1.0
0551-16 JOB No:	DRAWING No:

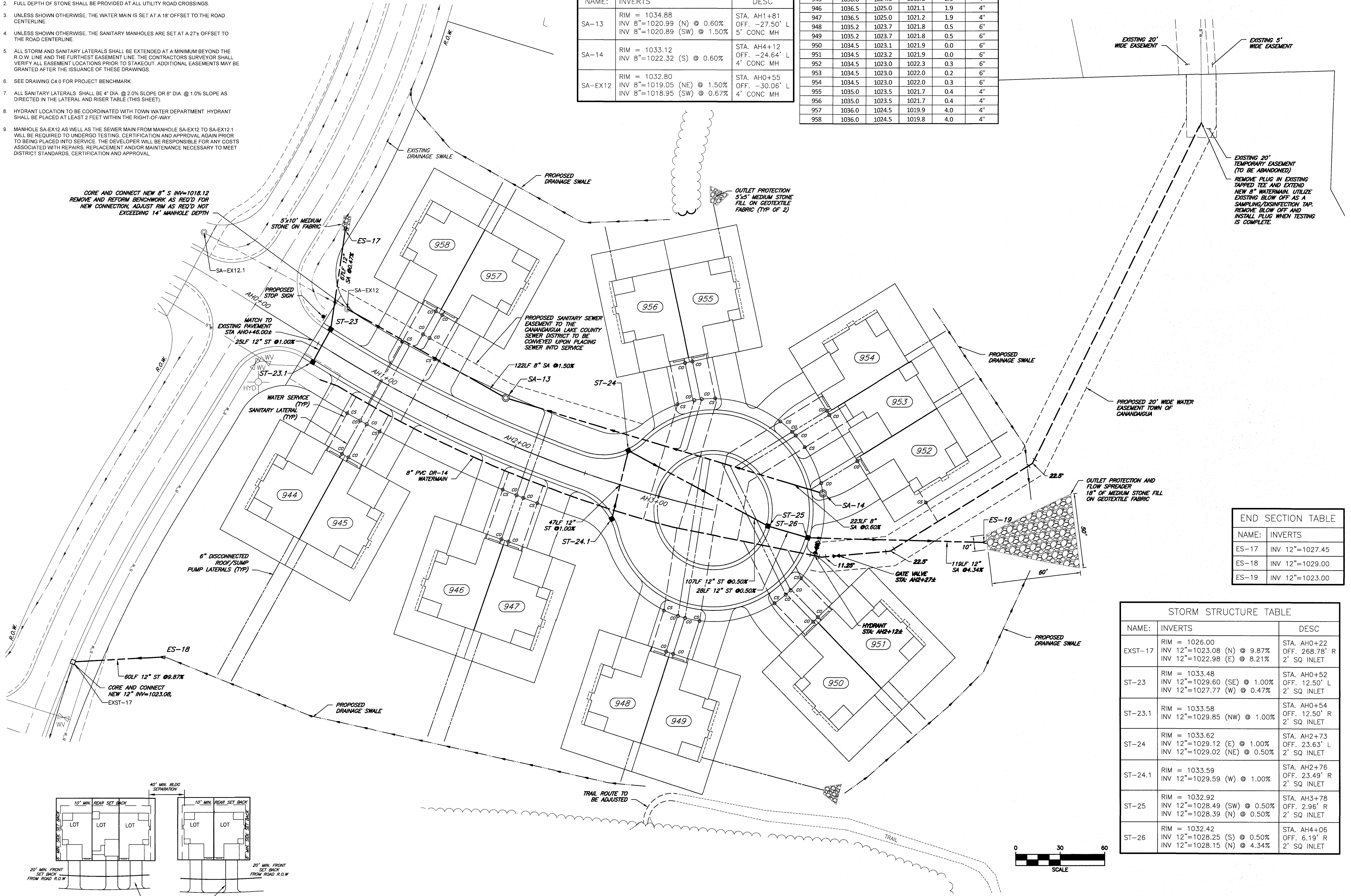
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UTILITY NOTES:

1. GAS, ELECTRIC AND COMMUNICATIONS UTILITIES ARE DESIGNED BY THE RESPECTIVE UTILITY OWNERS AFTER FINAL APPROVALS AND ARE NOT SHOWN. IT IS INTENDED THAT THESE SERVICES WILL BE LOCATED AT THE REAR OF THE TOWNHOME LOTS.
2. FULL DEPTH OF STONE SHALL BE PROVIDED AT ALL UTILITY ROAD CROSSINGS.
3. UNLESS SHOWN OTHERWISE, THE WATER MAIN IS SET AT A 18" OFFSET TO THE ROAD CENTERLINE.
4. UNLESS SHOWN OTHERWISE, THE SANITARY MANHOLES ARE SET AT A 27"± OFFSET TO THE ROAD CENTERLINE.
5. ALL STORM AND SANITARY LATERALS SHALL BE EXTENDED AT A MINIMUM BEYOND THE R.O.W. LINE AND THE FURTHEST EASEMENT LINE. THE CONTRACTOR'S SURVEYOR SHALL VERIFY ALL EASEMENT LOCATIONS PRIOR TO STAKEOUT. ADDITIONAL EASEMENTS MAY BE GRANTED AFTER THE ISSUANCE OF THESE DRAWINGS.
6. SEE DRAWING C4.0 FOR PROJECT BENCHMARK.
7. ALL SANITARY LATERALS SHALL BE 4" DIA. @ 2.0% SLOPE OR 6" DIA. @ 1.0% SLOPE AS DIRECTED IN THE LATERAL AND RISER TABLE (THIS SHEET).
8. HYDRANT LOCATION TO BE COORDINATED WITH TOWN WATER DEPARTMENT. HYDRANT SHALL BE PLACED AT LEAST 2 FEET WITHIN THE RIGHT-OF-WAY.
9. MANHOLE SA-EX12 AS WELL AS THE SEWER MAIN FROM MANHOLE SA-EX12 TO SA-EX12.1 WILL BE REQUIRED TO UNDERGO TESTING, CERTIFICATION AND APPROVAL AGAIN PRIOR TO BEING PLACED INTO SERVICE. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH REPAIRS, REPLACEMENT AND/OR MAINTENANCE NECESSARY TO MEET DISTRICT STANDARDS, CERTIFICATION AND APPROVAL.

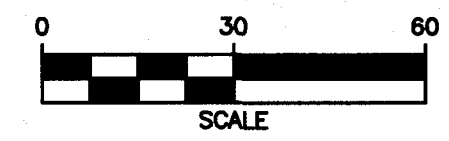
SANITARY STRUCTURE TABLE		
NAME:	INVERTS	DESC
SA-13	RIM = 1034.88	STA. AH1+81
	INV 8"=1020.99 (N) @ 0.60%	OFF. -27.50' L
	INV 8"=1020.89 (SW) @ 1.50%	5' CONC MH
SA-14	RIM = 1033.12	STA. AH4+12
	INV 8"=1022.32 (S) @ 0.60%	OFF. -24.64' L
		4' CONC MH
SA-EX12	RIM = 1032.80	STA. AH0+55
	INV 8"=1019.05 (NE) @ 1.50%	OFF. -30.06' L
	INV 8"=1018.95 (SW) @ 0.67%	4' CONC MH

LOT NO.	FINISH PAD	HSE INV	WYE INV	RISER	LATERAL SIZE
944	1036.0	1024.5	1019.7	3.0	4"
945	1036.0	1024.5	1019.8	2.9	4"
946	1036.5	1025.0	1021.1	1.9	4"
947	1036.5	1025.0	1021.2	1.9	4"
948	1035.2	1023.7	1021.8	0.5	6"
949	1035.2	1023.7	1021.8	0.5	6"
950	1034.5	1023.1	1021.9	0.0	6"
951	1034.5	1023.2	1021.9	0.0	6"
952	1034.5	1023.0	1022.3	0.3	6"
953	1034.5	1023.0	1022.0	0.2	6"
954	1034.5	1023.0	1022.0	0.3	6"
955	1035.0	1023.5	1021.7	0.4	4"
956	1035.0	1023.5	1021.7	0.4	4"
957	1036.0	1024.5	1019.9	4.0	4"
958	1036.0	1024.5	1019.8	4.0	4"



END SECTION TABLE		
NAME:	INVERTS	
ES-17	INV 12"=1027.45	
ES-18	INV 12"=1029.00	
ES-19	INV 12"=1023.00	

STORM STRUCTURE TABLE		
NAME:	INVERTS	DESC
EXST-17	RIM = 1026.00	STA. AH0+22
	INV 12"=1023.08 (N) @ 9.87%	OFF. 268.78' R
	INV 12"=1022.98 (E) @ 8.21%	2' SQ INLET
ST-23	RIM = 1033.48	STA. AH0+52
	INV 12"=1029.60 (SE) @ 1.00%	OFF. 12.50' L
	INV 12"=1027.77 (W) @ 0.47%	2' SQ INLET
ST-23.1	RIM = 1033.58	STA. AH0+54
	INV 12"=1029.85 (NW) @ 1.00%	OFF. 12.50' R
		2' SQ INLET
ST-24	RIM = 1033.62	STA. AH2+73
	INV 12"=1029.12 (E) @ 1.00%	OFF. 23.63' L
	INV 12"=1029.02 (NE) @ 0.50%	2' SQ INLET
ST-24.1	RIM = 1033.59	STA. AH2+76
	INV 12"=1029.59 (W) @ 1.00%	OFF. 23.49' R
		2' SQ INLET
ST-25	RIM = 1032.92	STA. AH3+78
	INV 12"=1028.49 (SW) @ 0.50%	OFF. 2.96' R
	INV 12"=1028.39 (N) @ 0.50%	2' SQ INLET
ST-26	RIM = 1032.42	STA. AH4+06
	INV 12"=1028.25 (S) @ 0.50%	OFF. 6.19' R
	INV 12"=1028.15 (N) @ 4.34%	2' SQ INLET



APPROVED BY:	APPROVED BY:	APPROVED BY:
TOWN HIGHWAY & WATER SUPERINTENDENT	PLANNING BOARD CHAIRPERSON	TOWN ENGINEER
DATE:	DATE:	DATE:

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ITHACA LOCATION
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ITHACA, NY 14850
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REVISED PRELIMINARY/FINAL PLANS - SECTION 9D
for
LAKEWOOD MEADOWS SUBDIVISION
ST. JAMES PARKWAY
TOWN OF CANANDAIGUA
ONTARIO COUNTY
STATE OF NEW YORK

JOB NO: 0551-16
SCALE: 1" = 30'
DRAWN: CMP
DESIGNED: RJT
DATE: 05/17/2019

REVISIONS		
DATE	BY	REVISION

IF A REVISION TO ANY PART OF THESE PLANS IS REQUIRED, THE REVISION SHALL BE MADE BY THE DESIGNER OR A PROFESSIONAL ENGINEER OR ARCHITECT. THE REVISION SHALL BE MADE BY THE DESIGNER OR A PROFESSIONAL ENGINEER OR ARCHITECT. THE REVISION SHALL BE MADE BY THE DESIGNER OR A PROFESSIONAL ENGINEER OR ARCHITECT. THE REVISION SHALL BE MADE BY THE DESIGNER OR A PROFESSIONAL ENGINEER OR ARCHITECT.

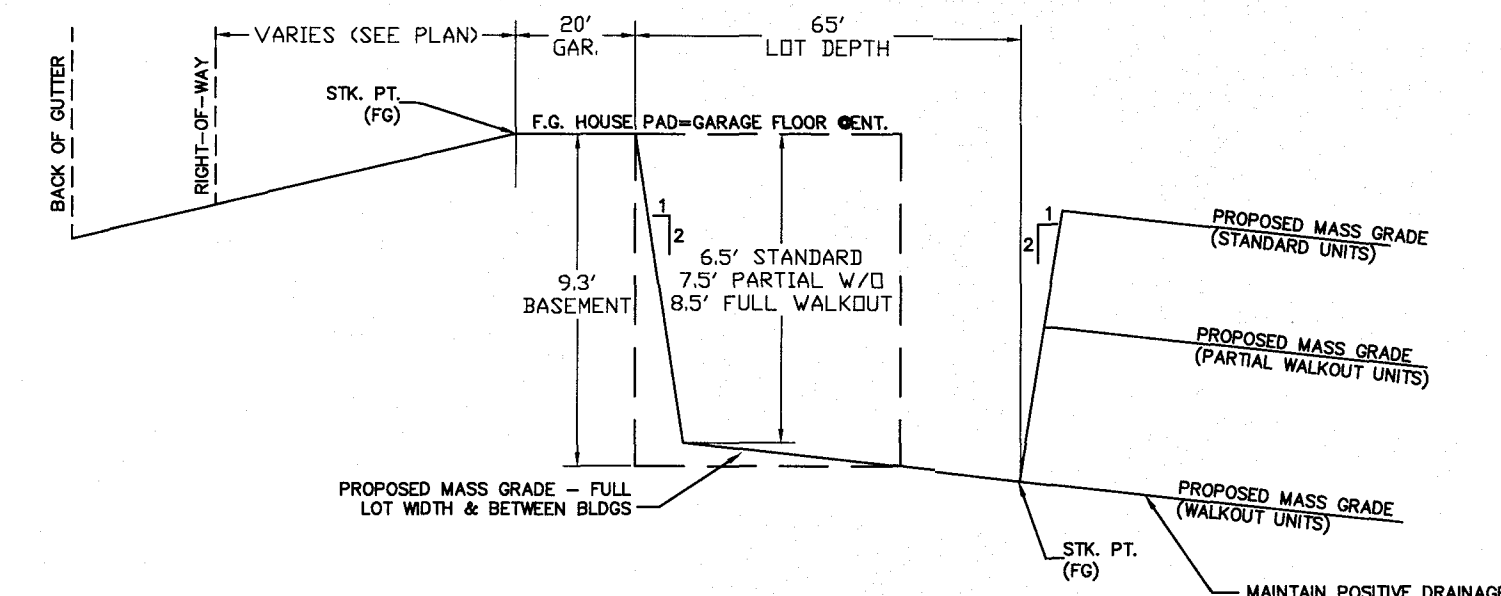
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STATE OF NEW YORK
ROBERT P. BRINGLEY
088924
PROFESSIONAL ENGINEER

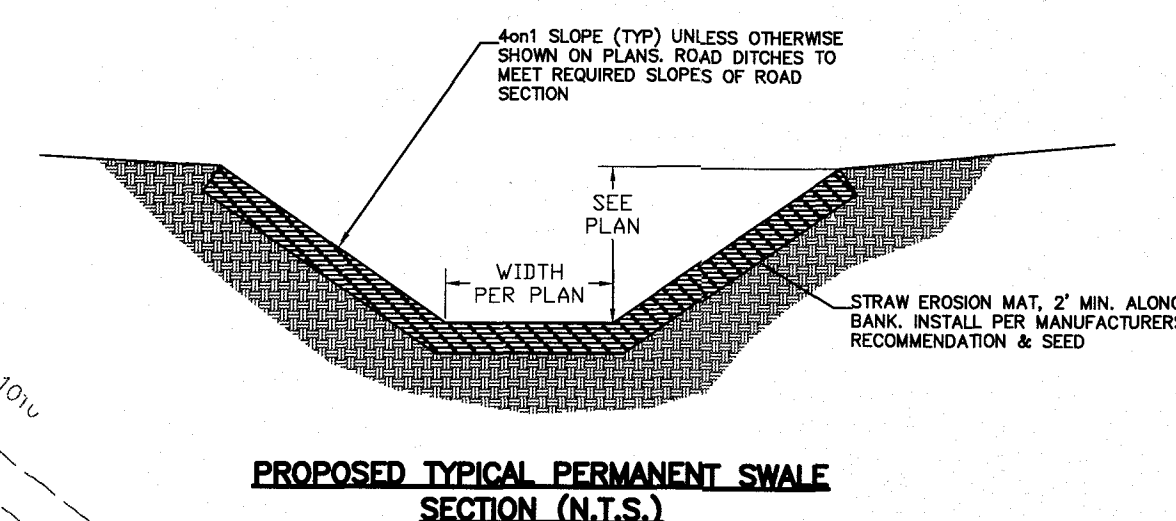
DRAWING TITLE:
UTILITY PLAN

7 of 17	C3.0
SHEET No:	
JOB No:	
0551-16	DRAWING No:

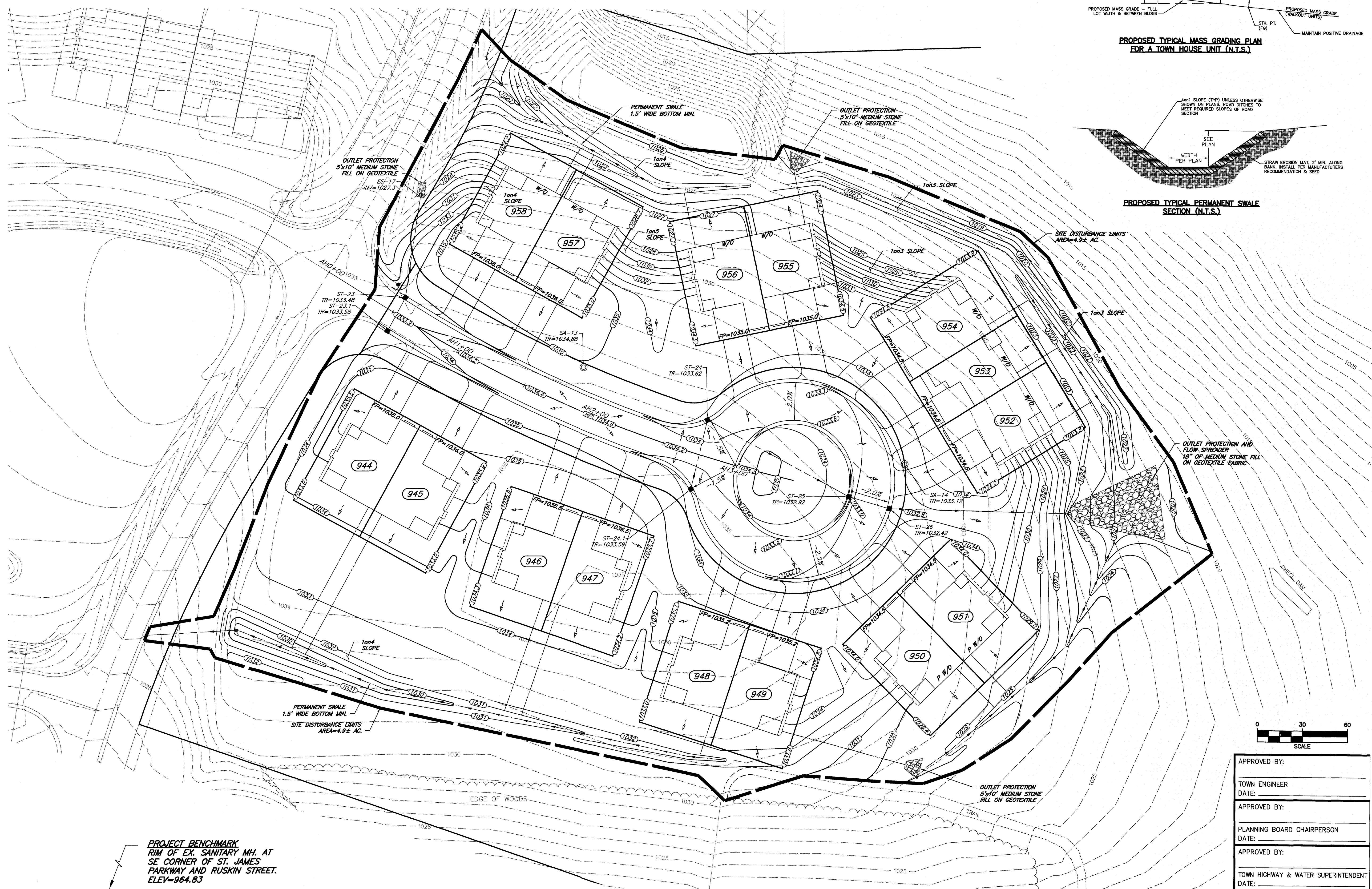
1. MAXIMUM DRIVEWAY GRADE IS 5%.
2. THE EROSION AND SEDIMENT CONTROL IN PLACE IS MEANT TO PROTECT THIS SECTION BEFORE STORMWATER RUNOFF LEAVES THE SITE. IT IS THE CONTRACTORS RESPONSIBILITY TO PROTECT THE EXISTING POND FROM SEDIMENT. IF ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES ARE NECESSARY, CONTRACTOR SHALL COORDINATE WITH ENGINEER AND TOWN TO PROTECT THE POND.



PROPOSED TYPICAL MASS GRADING PLAN
FOR A TOWN HOUSE UNIT (N.T.S.)



PROPOSED TYPICAL PERMANENT SWALE
SECTION (N.T.S.)



PROJECT BENCHMARK
RIM OF EX. SANITARY MH. AT
SE CORNER OF ST. JAMES
PARKWAY AND RUSKIN STREET.
ELEV=964.83



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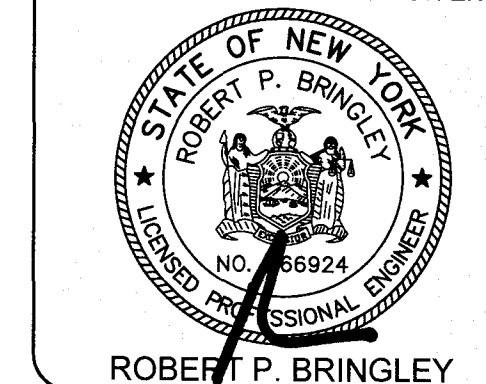
REVISED PRELIMINARY/FINAL PLANS - SECTION 9D
for
**LAKEWOOD MEADOWS
SUBDIVISION**
ST. JAMES PARKWAY
ONTARIO COUNTY
TOWN OF CANANDAIGUA
STATE OF NEW YORK

JOB NO: 0551-16
SCALE: 1" = 30'
DRAWN: CMP
DESIGNED: RJT
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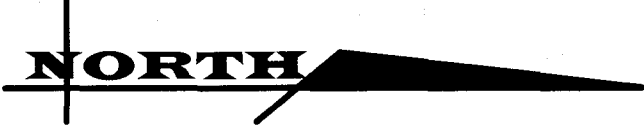
DRAWING TITLE:
GRADING PLAN

8 of 17	C4.0
SHEET No:	
0551-16	DRAWING No:
JOB No:	

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EROSION CONTROL

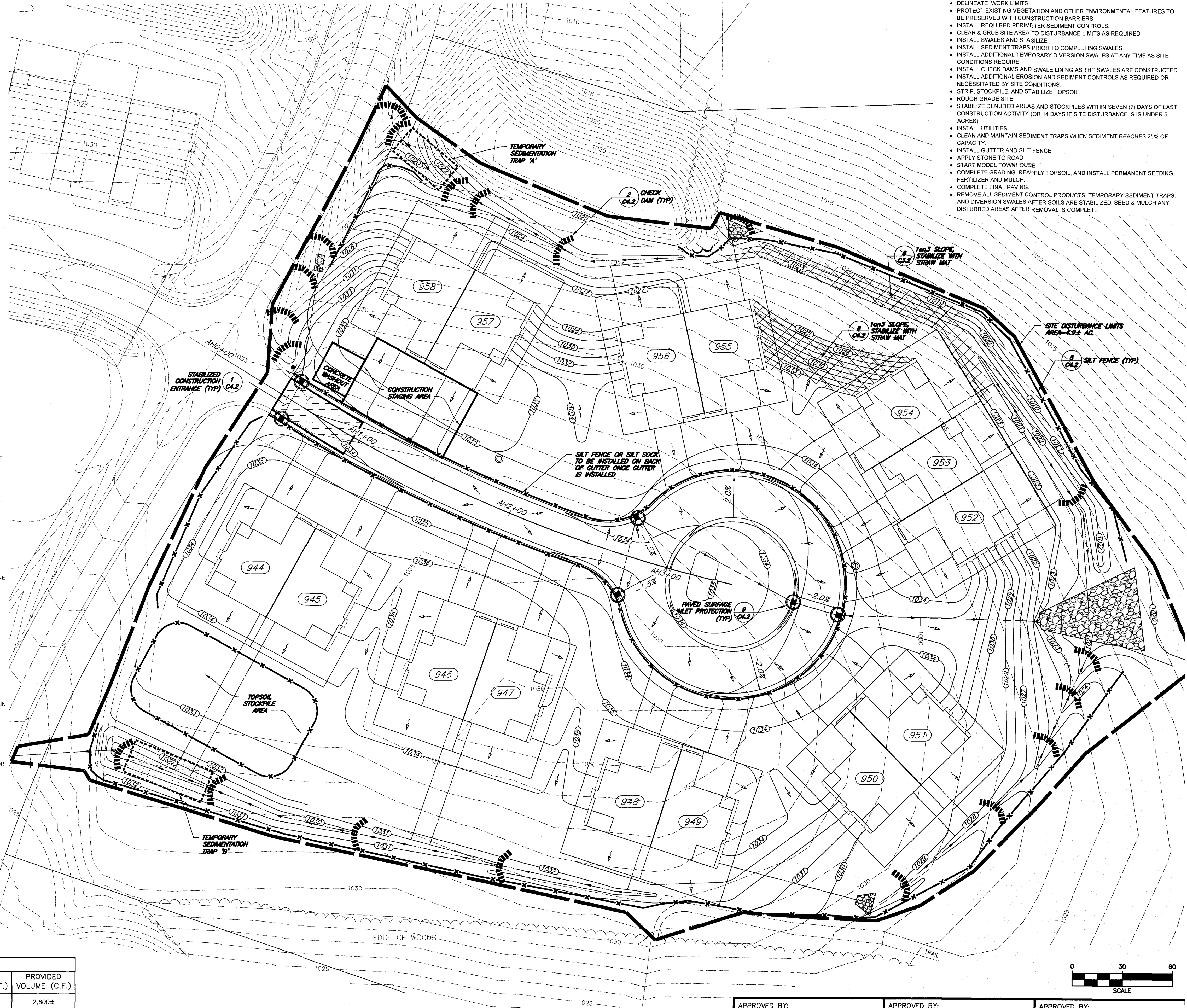
- 1. CERTIFICATION** - THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), WHICH INCLUDES THE "GRADING PLAN", "EROSION CONTROL PLAN", "EROSION CONTROL NOTES", ALONG WITH THE "DRAINAGE REPORT", DEFINES AND MEETS THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) LATEST STORM WATER REGULATIONS.
- 2. CONTRACTOR RESPONSIBILITY** - ALL CONTRACTORS AND SUB-CONTRACTORS SHALL CERTIFY WITHIN THE SWPPP THAT THEY WILL IMPLEMENT AND MAINTAIN STORM WATER MANAGEMENT PRACTICES.
- 3. INSPECTION** - EROSION CONTROL (EC) MEASURES INSTALLED AND MAINTAINED BY THE SITE WORK CONTRACTOR ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE MUNICIPALITY, DESIGN ENGINEER, NYSDEC, AND OWNER'S REPRESENTATIVE. IMMEDIATE ACTION BY THE CONTRACTOR SHALL BE TAKEN IF ADDITIONAL OR CORRECTIVE MEASURES ARE REQUIRED BY ANY ONE OF THESE CITED REVIEWERS. EROSION CONTROL MEASURES NOT SPECIFICALLY SHOWN ON CONTRACT DRAWINGS (I.E., STRAW BALES, COLLARS, FABRICS, ETC.) SHALL BE INSTALLED AS WARRANTED BY FIELD CONDITIONS, AND AS DIRECTED BY THE AFOREMENTIONED REVIEWERS.
- 4. NOTIFICATION** - AS DESIGN ENGINEER, OUR OFFICE HAS NOTIFIED THE OWNER OF THE INSPECTION REQUIREMENTS UNDER GP-15-02. DISTURBANCES OF 1.0 ACRE OR GREATER REQUIRE THAT THE OWNER FILE A NOTICE OF INTENT (NOI) AND A SWPPP WITH THE NYSDEC UNDER STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM (SPDES) GENERAL PERMIT RGP-15-02. SWPPP INSPECTIONS ARE TO BE COMPLETED BY A LICENSED PROFESSIONAL AND INSPECTION REPORTS ARE TO BE PROVIDED TO THE TOWN DEVELOPMENT OFFICE UNTIL THE SITE IS PERMANENTLY STABILIZED AND APPROVED BY THE TOWN CODE ENFORCEMENT OFFICER.
- 5. PRE-CONSTRUCTION** - THE APPROPRIATE EROSION CONTROL MEASURES AS DEFINED BY THE CONSTRUCTION DOCUMENTS SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
- 6. TOPSOIL** - UPON COMPLETION OF THE STOCKPILE STRIPPING OPERATION, STOCKPILES SHALL BE STABILIZED IN ACCORDANCE TO NYSDEC REGULATIONS.
- 8. DUST** - THE CONTRACTOR SHALL APPLY WATER AND/OR CALCIUM CHLORIDE, AS CONDITIONS WARRANT, TO CONTROL WIND BORN EROSION. THIS MEASURE APPLIES TO: HAUL ROADS, CUT AND FILL OPERATIONS, SUB-BASE AND ANY OTHER EXPOSED SURFACES.
- 9. OPERATION & MAINTENANCE** - THROUGHOUT THE PERIOD OF CONSTRUCTION AND PRIOR TO ESTABLISHING FINAL GROUND COVER THE SITE CONTRACTOR IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE TEMPORARY EROSION CONTROL MEASURES. FOR EXAMPLE, THE SILTATION FACILITIES SHALL BE RE-EXCAVATED WHEN THE VOLUME (3600 CUBIC FEET/DISTURBED ACRE) IS REDUCED BY ONE-HALF OR MORE OF ITS SPECIFIED CAPACITY AND/OR THE MATERIAL IS WITHIN ONE FOOT OF THE DISCHARGE POINT.
- 10. WORK STOPPAGE** - ALL DISTURBED AREAS NOT TO BE WORKED WITHIN 21 DAYS MUST BE SEEDED WITHIN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. IF THE SITE IS OVER 5 ACRES OF DISTURBANCE, IN AREAS WHERE WHERE SOIL DISTURBANCE HAS BEEN TEMPORARILY 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 LAST CEASED.
- 11. TOWN OF CANANDAIGUA REQUIREMENTS**
- DEVELOPMENT WITHIN THE CANANDAIGUA LAKE WATERSHED THAT REQUIRES POST CONSTRUCTION WATER QUALITY MEASURES SUCH AS STORMWATER MANAGEMENT FACILITIES, THE DEVELOPER IS REQUIRED TO PROVIDE DAILY OBSERVATION OF THE SITE BY A LICENSED PROFESSIONAL OR A CERTIFIED PERSONS IN EROSION AND SEDIMENT CONTROL (CPESC) UNTIL SUCH TIME THAT THE MASS GRADING OF THAT SECTION OR PHASE IS COMPLETED AND ALL STORMWATER MANAGEMENT COMPONENTS OF THE SWPPP ARE INSTALLED AND FUNCTIONING.
 - DEVELOPMENT WITHIN THE CANANDAIGUA LAKE WATERSHED THAT WILL DISTURB MORE THAN 5 ACRES AT ONE TIME, SHALL BE REQUIRED TO COORDINATE THE REGULAR STORMWATER OBSERVATIONS (REQUIRED BY SPDES GENERAL PERMIT) WITH THE WATERSHED INSPECTOR AND THE WATERSHED PROGRAM MANAGER.
- 12. TEMPORARY SEED** - 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 WITH 300 LBS. PER ACRE (OR 7 LBS. PER 1,000 SQ. FT.) OF 10-10-10 FERTILIZER. IMMEDIATELY SEED WITH THE FOLLOWING MIX:
- | LBS./ACRE | LBS./1,000 SQ. FT. |
|-----------------------------|--------------------|
| ANNUAL RYEGRASS | 40 |
| PERENNIAL RYEGRASS | 40 |
| OATS | 40 |
| WHITE CLOVER (+ INNOCULANT) | 4 |
- SEED SHOULD HAVE A GERMINATION RATE OF AT LEAST 85 PERCENT, AND MINIMAL INERT MATERIAL.
- 13. PERMANENT SEED** - UPON COMPLETION OF WORK WITHIN THE R.O.W., DISTURBED AREAS WITHIN THE R.O.W. SHALL BE STABILIZED USING THE FOLLOWING PERMANENT LAWN SEEDING MIX. UPON COMPLETION OF GRADING AND CONSTRUCTION OF EACH TOWNHOME BUILDING, ALL AREAS DISTURBED IN CONJUNCTION WITH THE TOWNHOME CONSTRUCTION SHALL BE STABILIZED WITH THE FOLLOWING LAWN SEEDING MIX:
- | LBS./ACRE | % BY PURITY | % GERM. |
|------------------------------|-------------|---------|
| PENNFINE PERENNIAL RYE GRASS | 35 | 85 |
| PENNLAWN RED FESCUE | 35 | 97 |
| KENTUCKY BLUEGRASS | 30 | 85 |
- SEEDING RATE: 8.0 LBS. PER 1,000 SQ. FT.
MULCH: STRAW OR WOOD FIBER MULCH USED WITH A HYDROSEEDING METHOD, AT TWO TONS PER ACRE WITH TACKIFIER.
STARTING FERTILIZER: 5-10-10 AT 20 LBS. PER 1,000 SQ. FT.
- 14. SLOPES** - UPON COMPLETION OF GRADING, SLOPES WITH A GRADIENT OF ONE FOOT VERTICAL TO THREE FEET HORIZONTAL (1 ON 3) OR GREATER SHALL BE: TOPSOILED, SEEDED, FERTILIZED, MULCHED AND STABILIZED WITH AN EROSION CONTROL BLANKET. RILLS SHALL BE IMMEDIATELY ADDRESSED AND STABILIZED AS NEEDED WITH JUTE MESH OR REAPPLICATION OF MULCH. ALL OTHER SLOPES SHALL TOPSOILED, SEEDED, FERTILIZED AND MULCHED. SLOPES SHALL BE FINE GRADED WITH A MINIMUM OF 6 INCHES OF TOPSOIL AND SEEDED WITH THE FOLLOWING SEED MIX:
- | LBS./ACRE | % BY PURITY | % GERM. |
|----------------------|-------------|---------|
| PENNGIFT CROWN VETCH | 16 | 98 |
| BIRDSFOOT TREFOIL | 16 | 98 |
| TALL FESCUE | 20 | 90 |
- SEEDING RATE: 75 LBS. PER ACRE
LIME: RATE OF 1,000 LBS. PER ACRE AS NECESSARY TO REACH PH OF 6.0
INOCULANT: RATE AS RECOMMENDED BY THE MANUFACTURER (FOR HYDROSEEDING, USE FOUR TIMES THE MANUFACTURER'S RECOMMENDED RATE.)
MULCH: STRAW OR WOOD FIBER MULCH USED WITH A HYDROSEEDING METHOD, AT TWO TONS PER ACRE WITH TACKIFIER.
- 15. MONITORING** - ALL SEEDED AREAS ARE TO BE MONITORED FOR GERMINATION AND EROSION. ERODED AREAS ARE TO BE BACKFILLED, FINE GRADED, AND RE-SEEDED. AREAS THAT FAIL TO GERMINATE A MINIMUM OF 75% SHALL BE RE-SEEDED.
- 16. BUILDER RESPONSIBILITY** - THE HOME BUILDER SHALL BE RESPONSIBLE FOR IMPLEMENTING INDIVIDUAL LOT EROSION CONTROL MEASURES AS SHOWN ON THE PLAN DETAIL FOR INDIVIDUAL HOUSE CONSTRUCTION. THE MEASURES ARE TO REMAIN IN PLACE UNTIL HOUSE CONSTRUCTION IS COMPLETE AND THE LAWN IS ESTABLISHED.
- 17. 5-ACRE WAIVER** - IF THE TOTAL ACREAGE TO BE DISTURBED IS GREATER THAN 5 ACRES, THEN A 5-ACRE WAIVER FROM NYSDEC WILL BE REQUIRED.
- IF A 5-ACRE WAIVER HAS BEEN GRANTED AND THE SITE DISTURBANCE IS OVER 5 ACRES, IN AREAS WHERE SOIL DISTURBANCE HAS TEMPORARILY 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.
 - INCREASED SITE INSPECTION FREQUENCY TO AT LEAST TWO (2) SITE INSPECTIONS EVERY SEVEN (7) CALENDAR DAYS FOR AS LONG AS THE DISTURBANCE EXCEEDS FIVE (5) ACRES. THE TWO (2) INSPECTIONS MUST BE SEPARATED BY AT LEAST TWO (2) CALENDAR DAYS.



CONSTRUCTION SEQUENCE

THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES IN THE FOLLOWING SEQUENCE UNLESS AUTHORIZED OTHERWISE BY THE TOWN AND TOWN ENGINEER. ALL AUTHORIZED CHANGES TO THE SEQUENCE SHALL BE ADDED TO THE REVISION SECTION OF THE SWPPP AND THE OWNER, ENGINEER, INSPECTOR AND TOWN OF CANANDAIGUA MS4 OFFICER SHALL BE NOTIFIED.

- INSTALL STABILIZED CONSTRUCTION ENTRANCE & CONCRETE WASH STATION
- DELINEATE WORK LIMITS
- PROTECT EXISTING VEGETATION AND OTHER ENVIRONMENTAL FEATURES TO BE PRESERVED WITH CONSTRUCTION BARRIERS.
- INSTALL REQUIRED PERIMETER SEDIMENT CONTROLS.
- CLEAR & GRUB SITE AREA TO DISTURBANCE LIMITS AS REQUIRED
- INSTALL SWALES AND STABILIZE
- INSTALL SEDIMENT TRAPS PRIOR TO COMPLETING SWALES
- INSTALL ADDITIONAL TEMPORARY DIVERSION SWALES AT ANY TIME AS SITE CONDITIONS REQUIRE.
- INSTALL CHECK DAMS AND SWALE LINING AS THE SWALES ARE CONSTRUCTED
- INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROLS AS REQUIRED OR NECESSITATED BY SITE CONDITIONS
- STRIP, STOCKPILE, AND STABILIZE TOPSOIL.
- ROUGH GRADE SITE
- STABILIZE DENUDED AREAS AND STOCKPILES WITHIN SEVEN (7) DAYS OF LAST CONSTRUCTION ACTIVITY (OR 14 DAYS IF SITE DISTURBANCE IS UNDER 5 ACRES).
- INSTALL UTILITIES
- CLEAN AND MAINTAIN SEDIMENT TRAPS WHEN SEDIMENT REACHES 25% OF CAPACITY
- INSTALL GUTTER AND SILT FENCE
- APPLY STONE TO ROAD
- START MODEL TOWNHOUSE
- COMPLETE GRADING, REAPPLY TOPSOIL, AND INSTALL PERMANENT SEEDING, FERTILIZER AND MULCH
- COMPLETE FINAL PAVING
- REMOVE ALL SEDIMENT CONTROL PRODUCTS, TEMPORARY SEDIMENT TRAPS, AND DIVERSION SWALES AFTER SOILS ARE STABILIZED. SEED & MULCH ANY DISTURBED AREAS AFTER REMOVAL IS COMPLETE



TEMPORARY SEDIMENT TRAPS					
TRAP ID	DRAINAGE AREA (AC)	TRAP AREA	DEPTH	REQUIRED VOLUME (C.F.)	PROVIDED VOLUME (C.F.)
A	0.7	18'± X 36'± 676 S.F. MIN.	4.0 FT. MIN.	2,520	2,600±
B	1.1	20'± X 50'± 1,000 S.F. MIN.	4.0 FT. MIN.	3,960	4,000±

APPROVED BY:	APPROVED BY:	APPROVED BY:
TOWN ENGINEER	PLANNING BOARD CHAIRPERSON	TOWN HIGHWAY & WATER SUPERINTENDENT
DATE:	DATE:	DATE:

MARATHON ENGINEERING
ROCHESTER LOCATION
39 CASCADE DRIVE
ROCHESTER, NY 14614
585 - 458 - 7770
ITHACA LOCATION
840 HANSHAW RD, STE 12
ITHACA, NY 14850
607 - 241 - 2917
www.marathoneng.com

REVISED PRELIMINARY/FINAL PLANS - SECTION 9D

for
LAKEWOOD MEADOWS SUBDIVISION

STATE OF NEW YORK
ONTARIO COUNTY
TOWN OF CANANDAIGUA
ST. JAMES PARKWAY

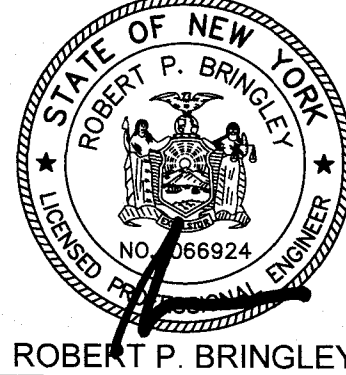
JOB NO: 0551-16
SCALE: 1" = 30'
DRAWN: CMP
DESIGNED: RJT
DATE: 05/17/2019

REVISIONS

DATE	BY	REVISION
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IF A VIOLATION OF NEW YORK STATE EROSION CONTROL LAWS RESULTS IN A SECTION 170B FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, SO, THERE IS ANY VIOLATION, THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR, IF ANY, SHALL BE THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR. THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR SHALL NOT BE USED TO SIGN ANY DRAWING OR SPECIFICATION, AND THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR SHALL NOT BE USED TO SIGN ANY DRAWING OR SPECIFICATION, AND THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR SHALL NOT BE USED TO SIGN ANY DRAWING OR SPECIFICATION, AND THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR SHALL NOT BE USED TO SIGN ANY DRAWING OR SPECIFICATION.

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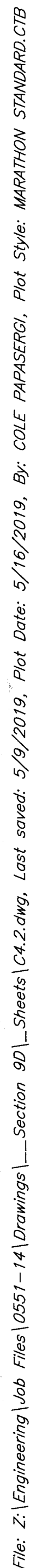


DRAWING TITLE:
EROSION CONTROL PLAN

9 of 17
SHEET No:

0551-16
JOB No:

C4.1
DRAWING No:

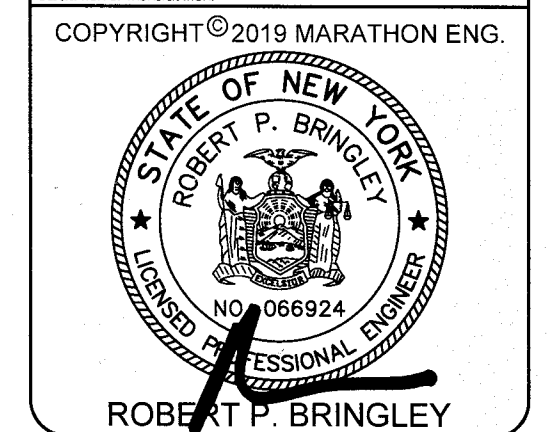


REVISED PRELIMINARY/FINAL PLANS - SECTION 9D
for
LAKEWOOD MEADOWS
SUBDIVISION
ST. JAMES PARKWAY
ONTARIO COUNTY
TOWN OF CANANDAIGUA
STATE OF NEW YORK

JOB NO: 0551-16
SCALE: 1" = 30'
DRAWN: CMP
DESIGNED: RJT
DATE: 05/17/2019

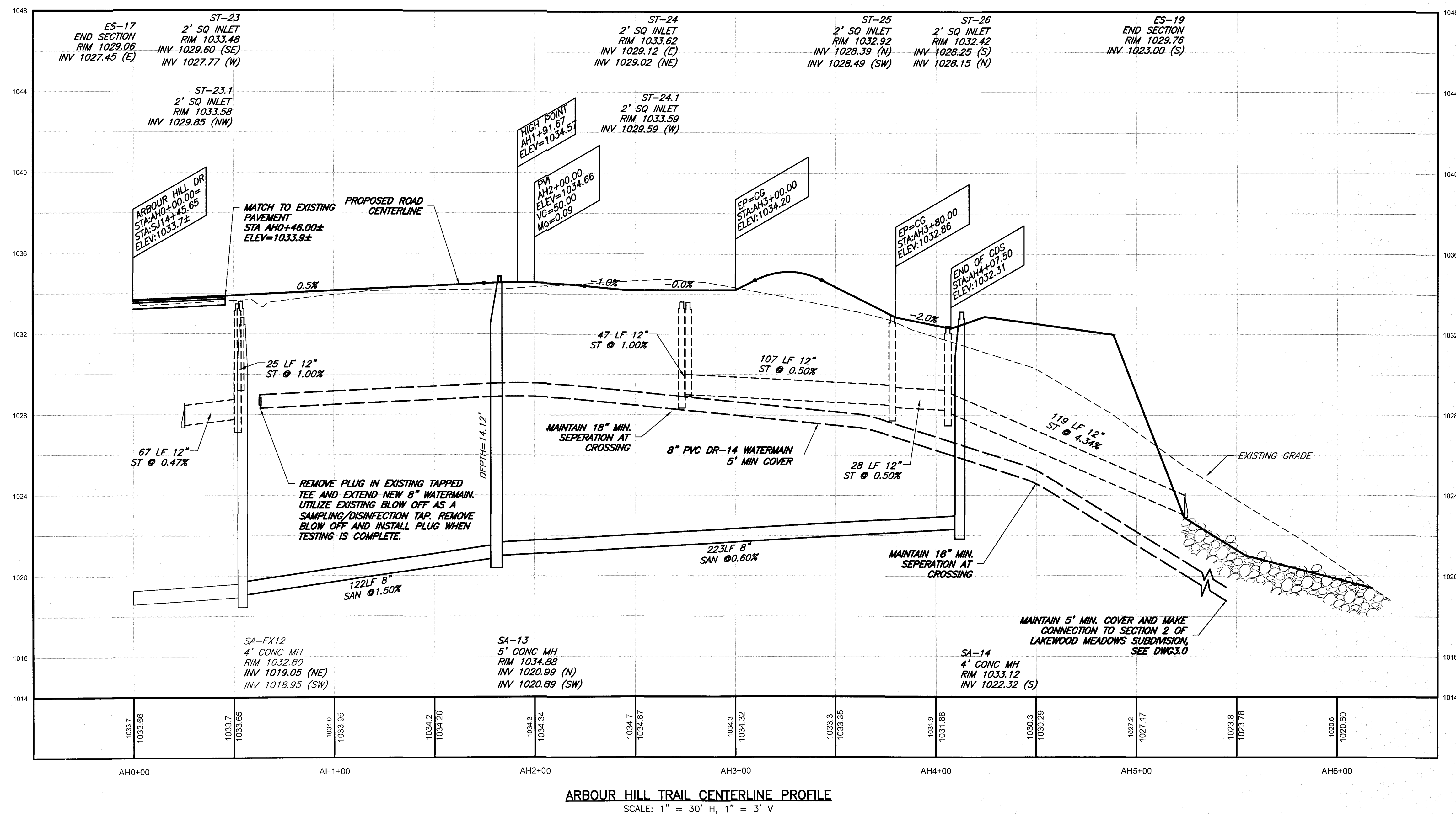
REVISIONS		
DATE	BY	REVISION

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209 FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER IN ANY WAY, AN ITEM BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR, OR AN ITEM BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR IF ATTACHED TO THE ALTERED ENGINEERING OR SURVEYING, SHALL AFFIX TO THE ITEM THEIR SEAL, AND THE NOTATION MUST BE FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

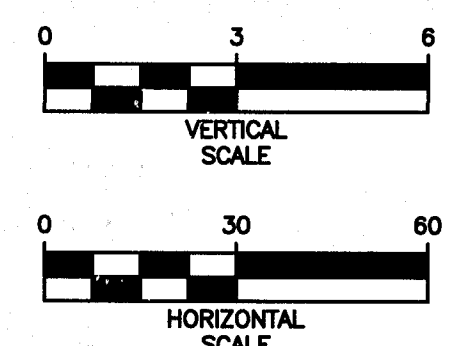


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CENTERLINE

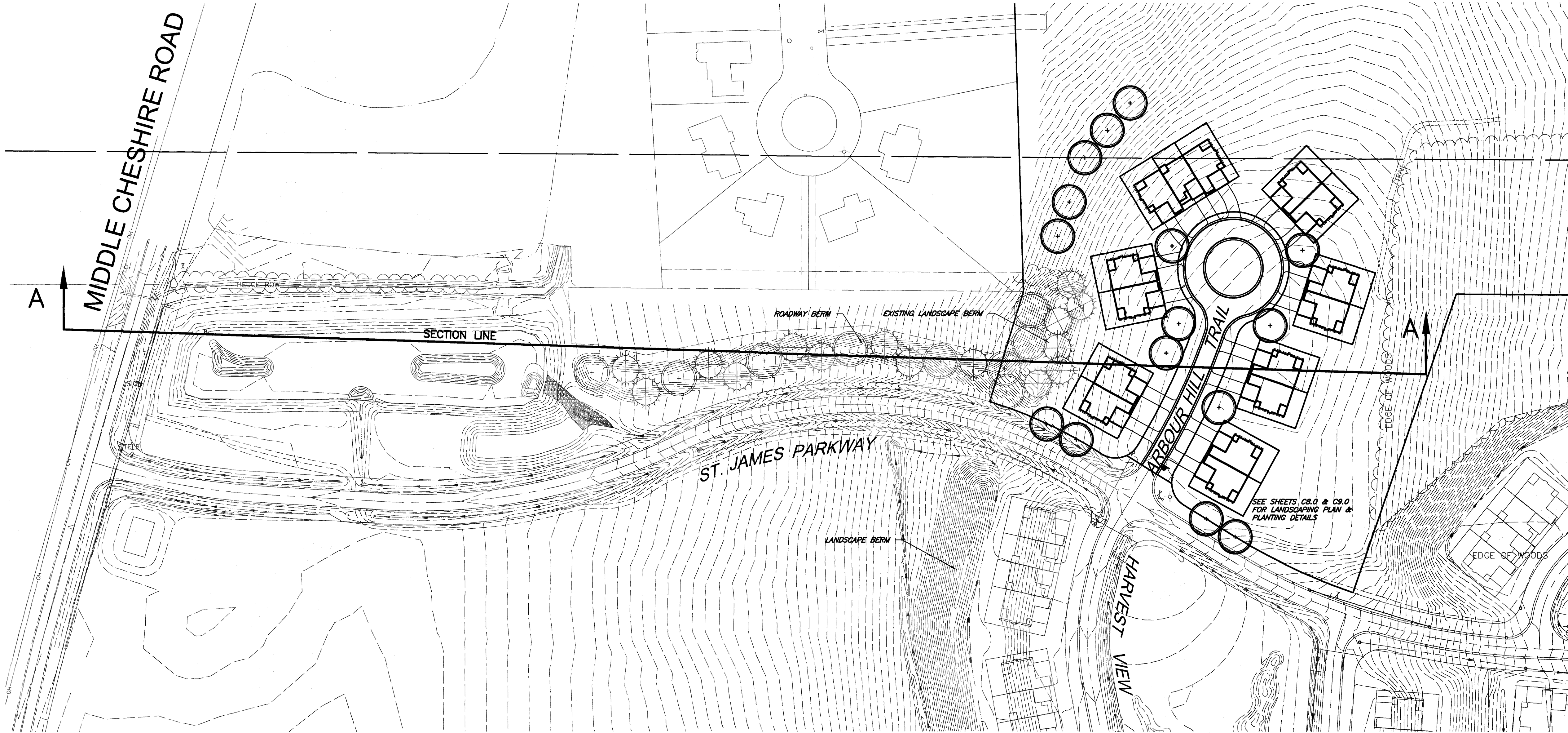
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SHEET No:	
0551-16	DRAWING No:
JOB No:	



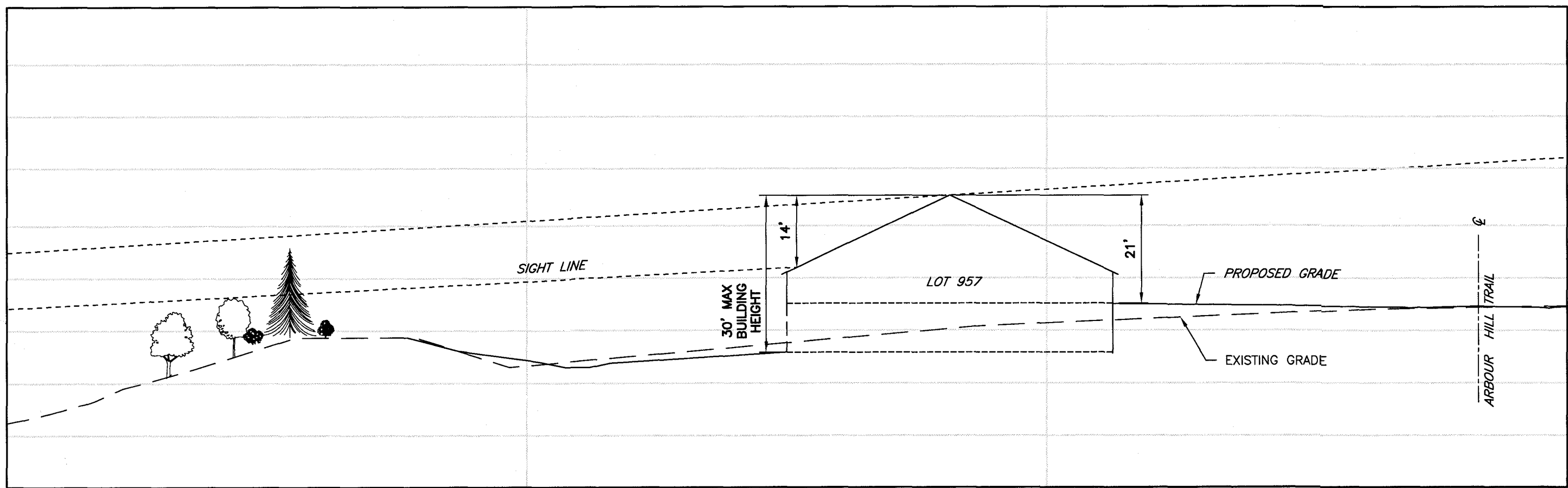
	APPROVED BY: _____ PLANNING BOARD CHAIRPERSON DATE: _____
APPROVED BY: _____ TOWN ENGINEER DATE: _____	APPROVED BY: _____ TOWN HIGHWAY & WATER SUPERINTENDENT DATE: _____



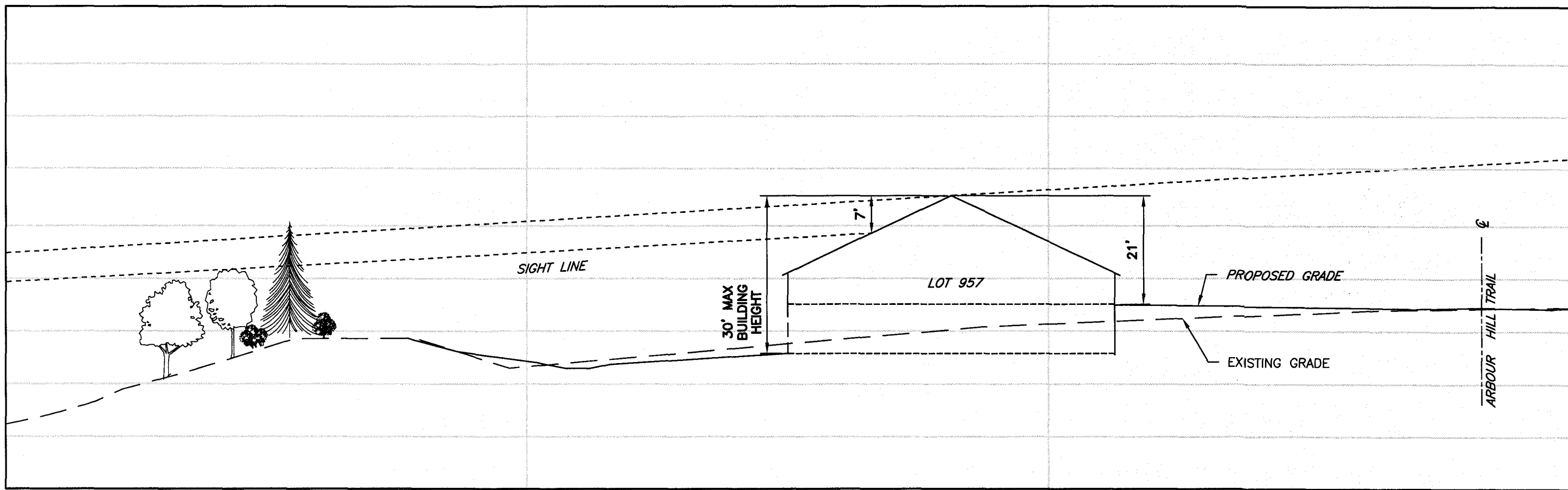
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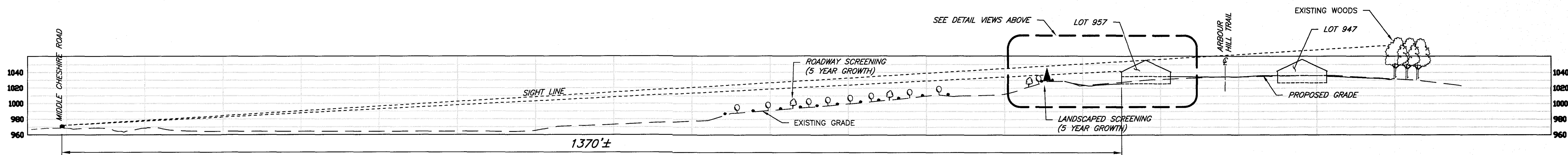
PLAN VIEW
SCALE: 1" = 80'



DETAIL VIEW (5 YEAR GROWTH)
SCALE: 1" = 20' H, 1" = 20' V



DETAIL VIEW (10 YEAR GROWTH)
SCALE: 1" = 20' H, 1" = 20' V



NOTE:
THIS PLAN SHOWS THE PLAN AND
SECTIONS PRESENTED TO, AND
APPROVED BY, THE TOWN OF
CANANDAIGUA PLANNING BOARD AT
THE JANUARY 27, 2015 MEETING TO
DEMONSTRATE COMPLIANCE WITH THE
RIDGELINE DEVELOPMENT GUIDELINES.
MINOR ADJUSTMENT TO THIS PLAN
HAVE BEEN MADE TO REFLECT THE
FINAL PLANS WITHIN THIS SET.

APPROVED BY:	
TOWN ENGINEER	
DATE:	
APPROVED BY:	
PLANNING BOARD CHAIRPERSON	
DATE:	
APPROVED BY:	
TOWN HIGHWAY & WATER SUPERINTENDENT	
DATE:	

MARATHON
ENGINEERING
ROCHESTER LOCATION:
39 CASCADE DRIVE
ROCHESTER, NY 14614
585-458-7770
ITHACA LOCATION:
840 HANSHAW RD, STE 12
ITHACA, NY 14850
607-241-2917
www.marathoneng.com

REVISED PRELIMINARY/FINAL PLANS - SECTION 9D

for
LAKEWOOD MEADOWS
SUBDIVISION

STATE OF NEW YORK
TOWN OF CANANDAIGUA
ST. JAMES PARKWAY
ONTARIO COUNTY

JOB NO: 0551-16
SCALE: AS SHOWN
DRAWN: CMP
DESIGNED: RJT
DATE: 05/17/2019

REVISIONS
DATE BY REVISION

DATE	BY	REVISION

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 14B, SECTION 1220 FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ENTER IN ANY WAY, ON THIS BOARDING THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR, IF AN ITEM BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR IS USED, THE SEALING PROFESSIONAL AND FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

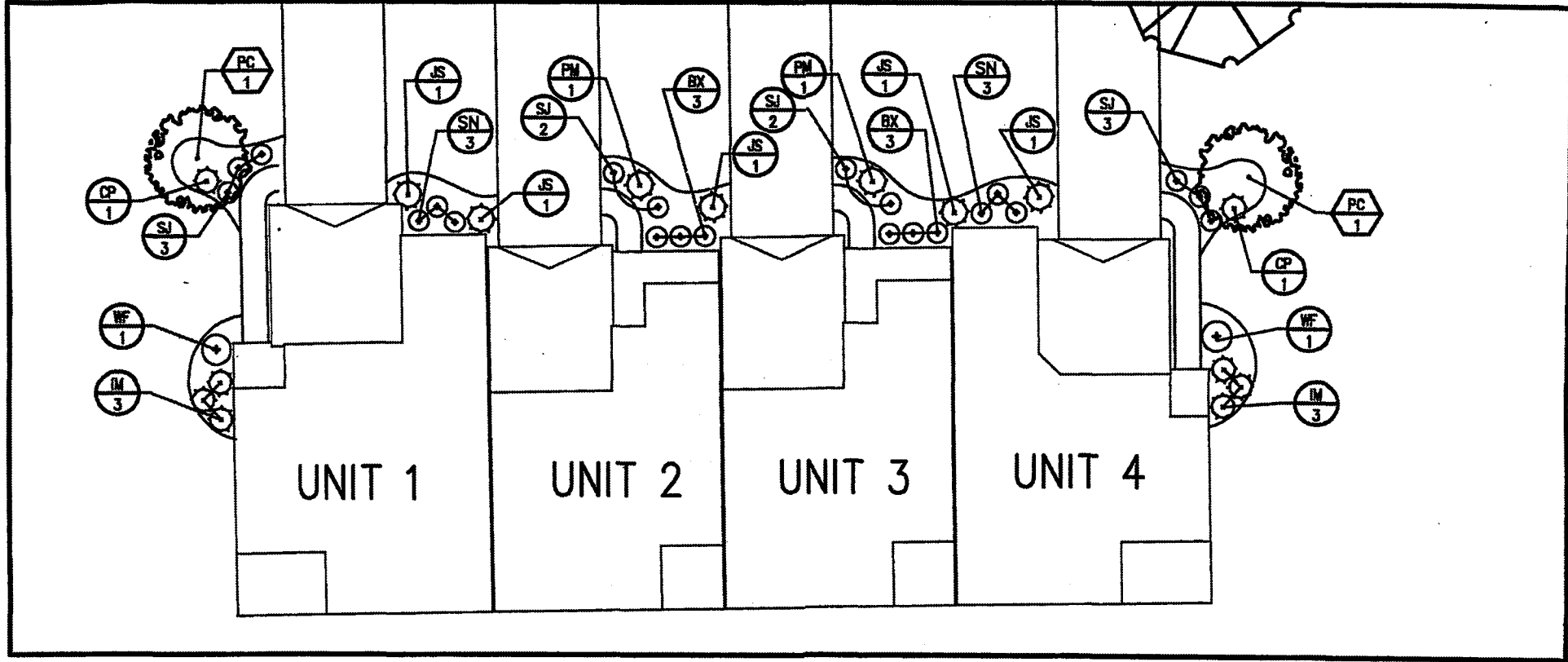
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STATE OF NEW YORK
ROBERT P. BRINGLEY
NO. 066924
LICENSED PROFESSIONAL ENGINEER
ROBERT P. BRINGLEY

DRAWING TITLE:
SIGHT LINE
SECTION VIEW

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SHEET No: C7.0
0551-16
JOB No: DRAWING No:

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TOWNHOME LANDSCAPE DETAIL (TYPICAL)

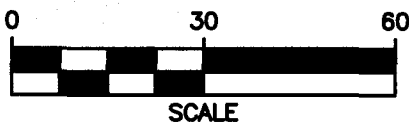
SCALE: 1" = 20'

TOWNHOME FOUNDATION/BUILDING PLANT MATERIALS LIST

4-INCH PER BAG QTY.	2-INCH PER BAG QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
6	6	AR	Betula 'Green Velvet'	Green Velvet Birch	3 gal.	Cont.	
6	6	SN	Spiraea x. 'Neon Flash'	Neon Flash Spiraea	3 gal.	Cont.	
2	2	CP	Chamaecyparis plicata 'Filifera Aurea'	Gold Filifera Cypress	3 gal.	Cont.	
6	6	IM	Ilex meserveae 'Blue Princess'	Blue Princess Blue Holly (R)	3 gal.	Cont.	
5	2	IS	Juniperus scopulorum 'Witchita Blue'	Witchita Blue Juniper	5 gal.	Cont.	
3	3	PI	Pinus mison 'miso'	Dwarf Miso Pine	3 gal.	Cont.	
10	6	SJ	Sorbus japonica 'Little Princess'	Little Princess Spirea	3 gal.	Cont.	
2	2	WF	Wetzelia florida	Old Fashioned Wetzelia	3 gal.	Cont.	
TREES							
2	1	PC	Pyrus calleryana 'Cleveland Select'	Cleveland Select Callery Pear	2" cal.	B&B	

RESTORATION AND LANDSCAPING

- 1. GUARANTEE** - THE AGREEMENT BETWEEN THE OWNER AND CONTRACTOR SHALL DEFINE THE REQUIREMENTS, MAINTENANCE, AND TIME TO ESTABLISH NEW TURF AND LANDSCAPING ACCEPTANCE BY THE OWNER.
- 2. TOPSOIL** - PLACE A MINIMUM OF 6 INCHES (REQUIRED) OF TOPSOIL ON ALL DISTURBED SURFACES. FINE GRADE TO ESTABLISH THE DESIGN ELEVATIONS AND DRAINAGE PATTERNS. OBTAIN OWNER'S REPRESENTATIVE APPROVAL PRIOR TO SEEDING. TILL OR LOOSEN COMPACTED TOPSOIL PRIOR TO SEEDING. MULCH OR INSTALL MATTING MATTING TO ENSURE GROWTH.
- 3. SEED**
 - SEE DRAWING C4.3 FOR TEMPORARY SEEDING MIXTURE
 - SEE DRAWING C4.3 FOR PERMANENT SEED MIXTURE WITHIN THE RIGHT-OF-WAY.
 - LAWN AREAS SHALL BE HYDROSEEDING WITH AN APPROVED, SEED MIXTURE, MULCH, AND FERTILIZER. THE APPLICATION RATE SHALL BE DETERMINED BY CONTRACTOR TO ESTABLISH A 'STAND' OF GRASS. THE CONTRACTOR SHALL SUBMIT MATERIAL AND APPLICATION SPECIFICATIONS TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO APPLICATION.
- 4. TREE PLANTING** - ALL TREE PLANTING LOCATIONS SHALL BE MARKED IN THE FIELD AND APPROVED BY BOTH THE TOWN OF CANANDAIGUA WATER & HIGHWAY SUPERINTENDENT AND THE ONTARIO COUNTY SEWER DEPARTMENT.
- 5. PHOSPHOROUS**
 - 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 NYSDEC REGULATIONS AND GUIDELINES.



LANDSCAPING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	ROOT	REMARKS
AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	6	2 1/2 - 3" CALIPER	B&B	
AS	ACER SACCHARUM	SUGAR MAPLE	5	2 1/2 - 3" CALIPER	B&B	
QR	QUERCUS RUBRA	NORTHERN RED OAK	4	2 1/2 - 3" CALIPER	B&B	

APPROVED BY:	APPROVED BY:	APPROVED BY:
TOWN ENGINEER	PLANNING BOARD CHAIRPERSON	TOWN HIGHWAY & WATER SUPERINTENDENT
DATE:	DATE:	DATE:

MARATHON ENGINEERING
ROCHESTER LOCATION
39 CASCADE DRIVE
ROCHESTER, NY 14614
585-458-7770
ITHACA LOCATION
840 HANSHAW RD, STE 112
ITHACA, NY 14850
607-241-2917
www.marathoneng.com

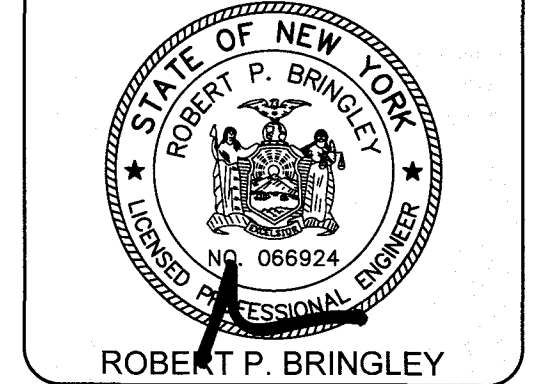
REVISED PRELIMINARY/FINAL PLANS - SECTION 9D
for
LAKEWOOD MEADOWS SUBDIVISION
ST. JAMES PARKWAY
ONTARIO COUNTY
STATE OF NEW YORK
TOWN OF CANANDAIGUA

JOB NO:	0551-16
SCALE:	1" = 30'
DRAWN:	CMP
DESIGNED:	RJT
DATE:	05/17/2019

REVISIONS		
DATE	BY	REVISION

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 14B, SECTION 1403 FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER IN ANY MANNER THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR IF ANY SEAL BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR IS ATTACHED TO THE DRAWING OR LAND SURVEYING PLAN, AND TO BE CONSIDERED AS SUCH, AND THE VIOLATION SHALL BE PUNISHED BY FINE OR IMPRISONMENT OR BOTH, AND THE DATE OF SUCH VIOLATION, AND A SPECIFIC DESCRIPTION OF THE VIOLATION.

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DRAWING TITLE:
LANDSCAPING PLAN

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SHEET No:	
0551-16	DRAWING No:
JOB No:	

APPROVED BY:	_____
TOWN ENGINEER	_____
DATE:	_____
APPROVED BY:	_____
PLANNING BOARD CHAIRPERSON	_____
DATE:	_____
APPROVED BY:	_____
TOWN HIGHWAY & WATER SUPERINTENDENT	_____
DATE:	_____



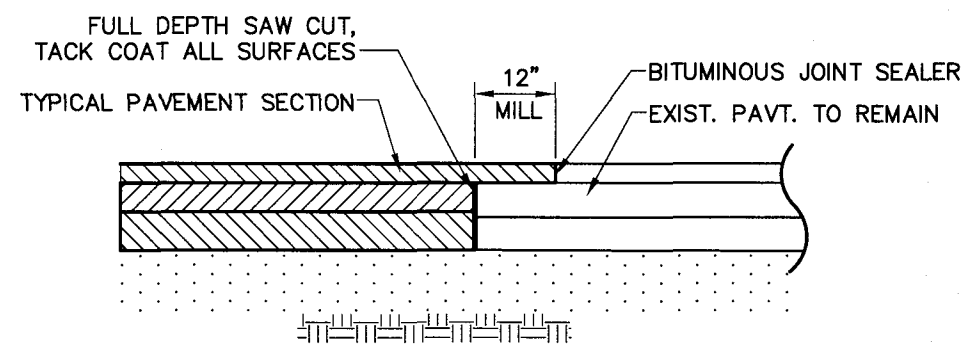
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SCALE: 1" = 100'
DRAWN: CMP
DESIGNED: RJT
DATE: 5/5/15

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 143, SECTION 7209 FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER IN ANY WAY, AN ITEM BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR. IF AN ITEM BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



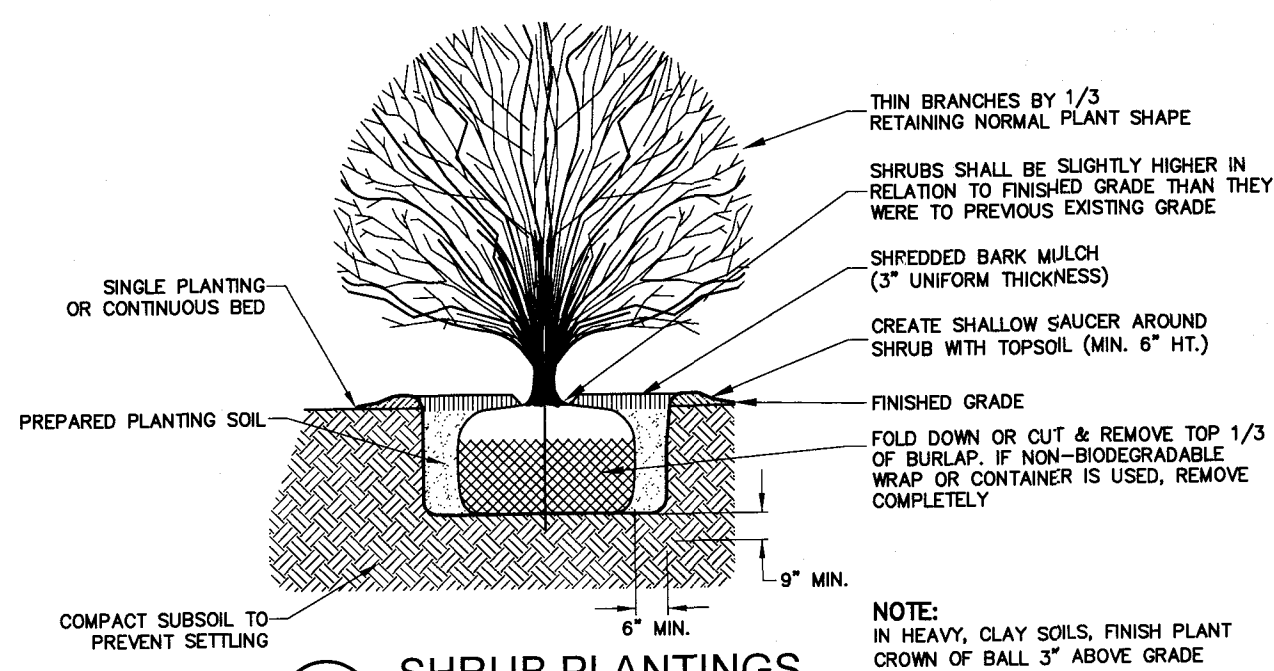
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0551-16	DRAWING No:
JOB No:	

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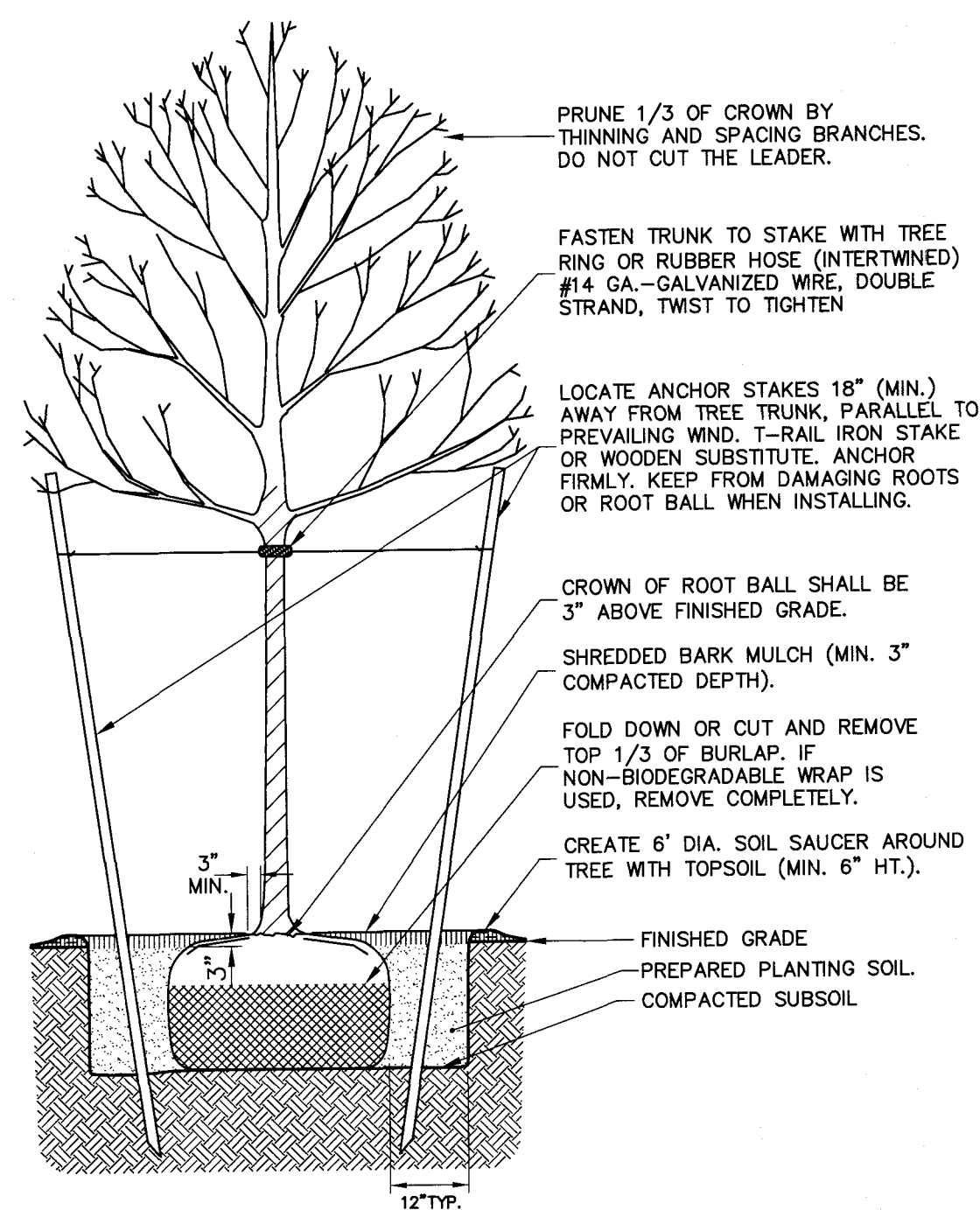


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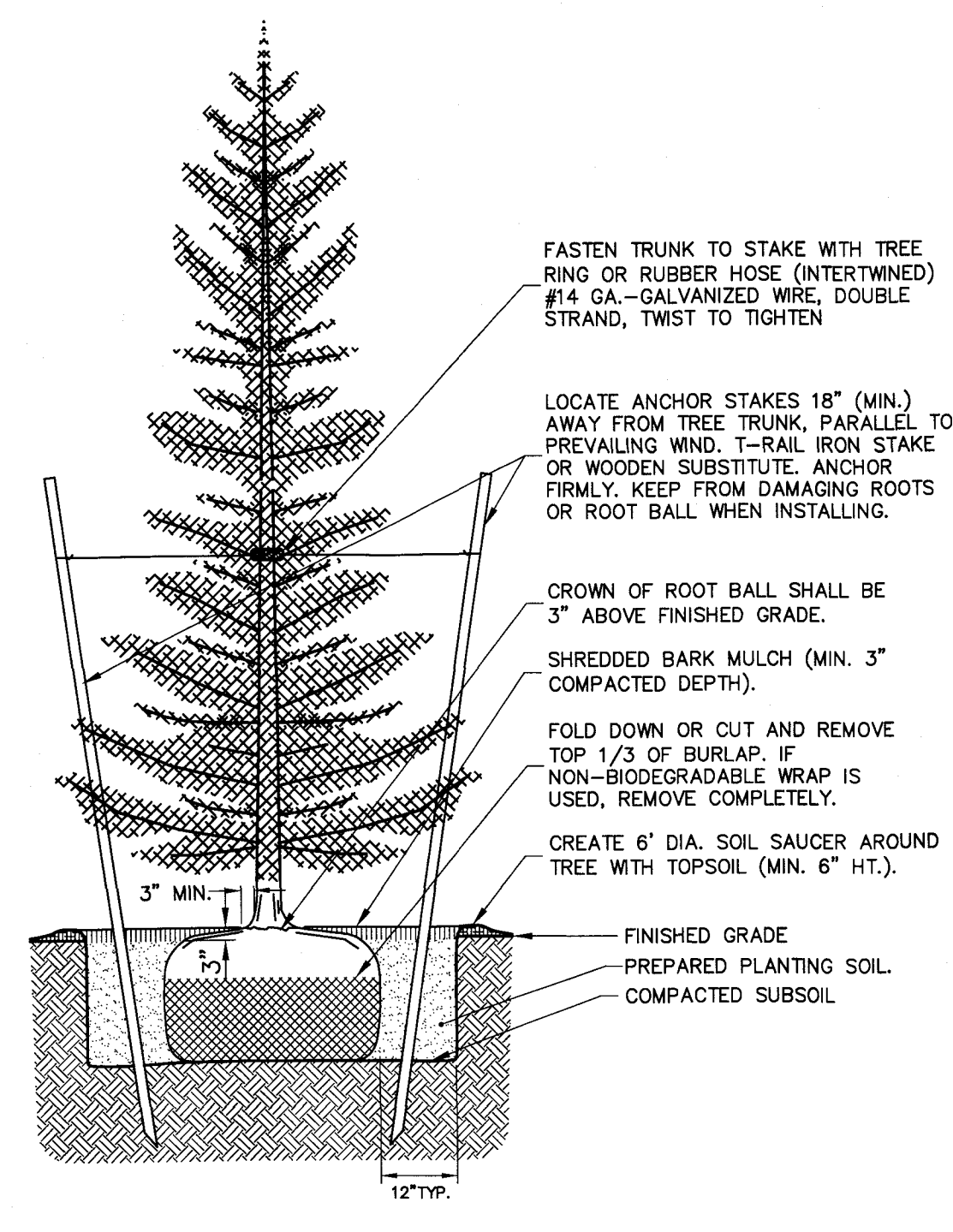
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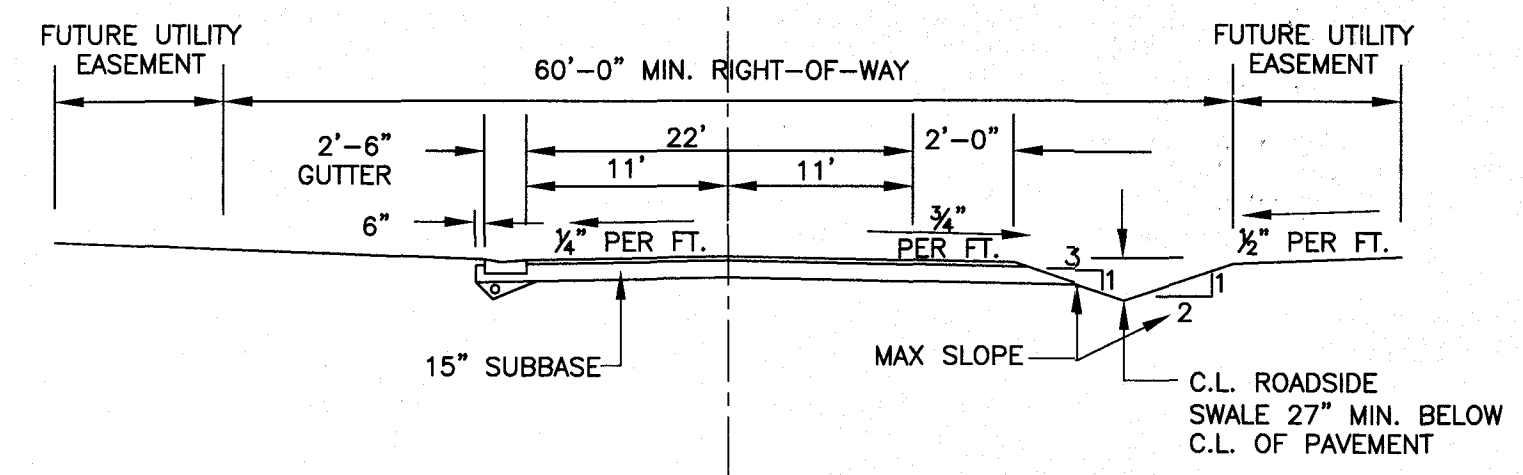
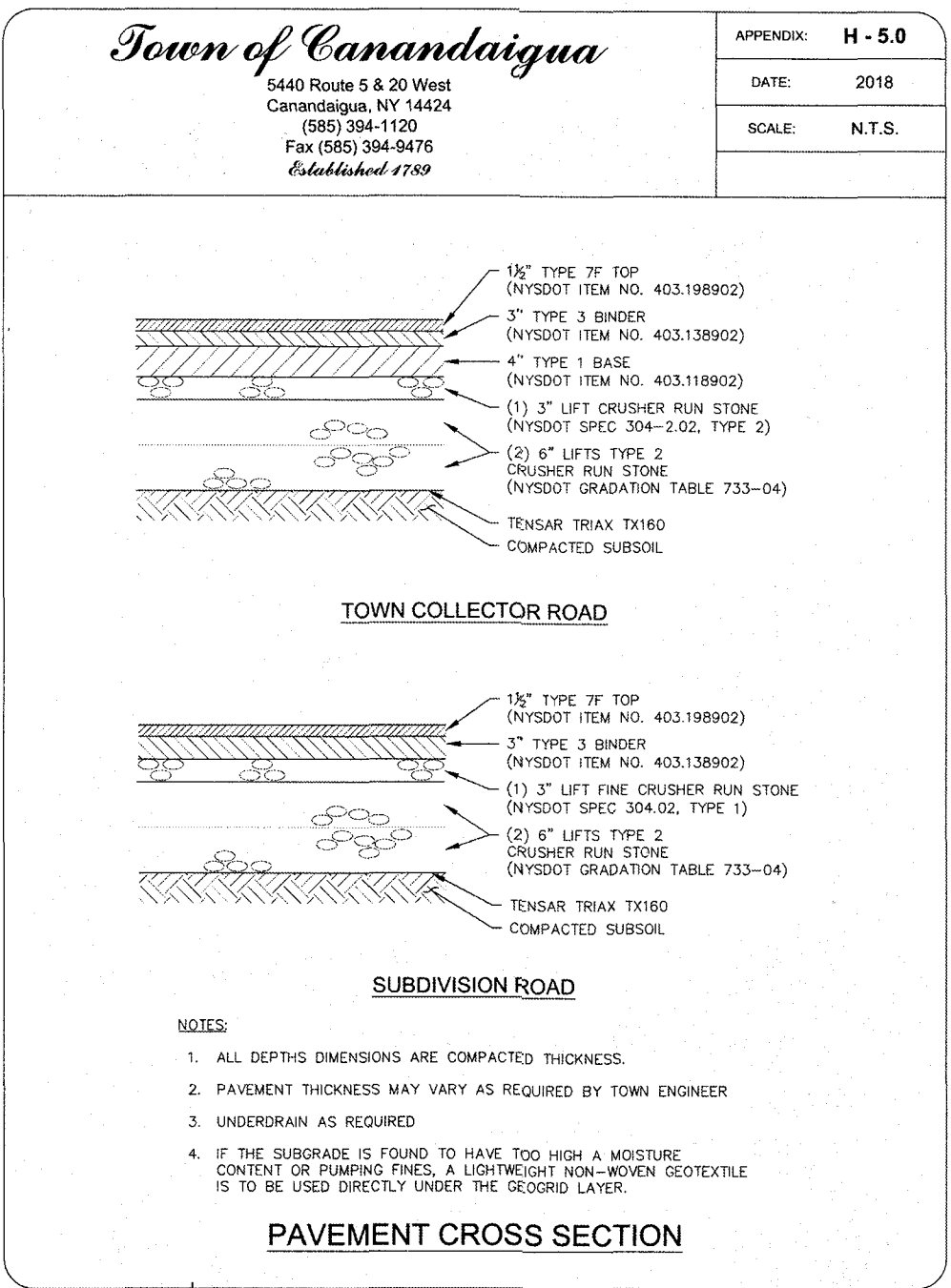
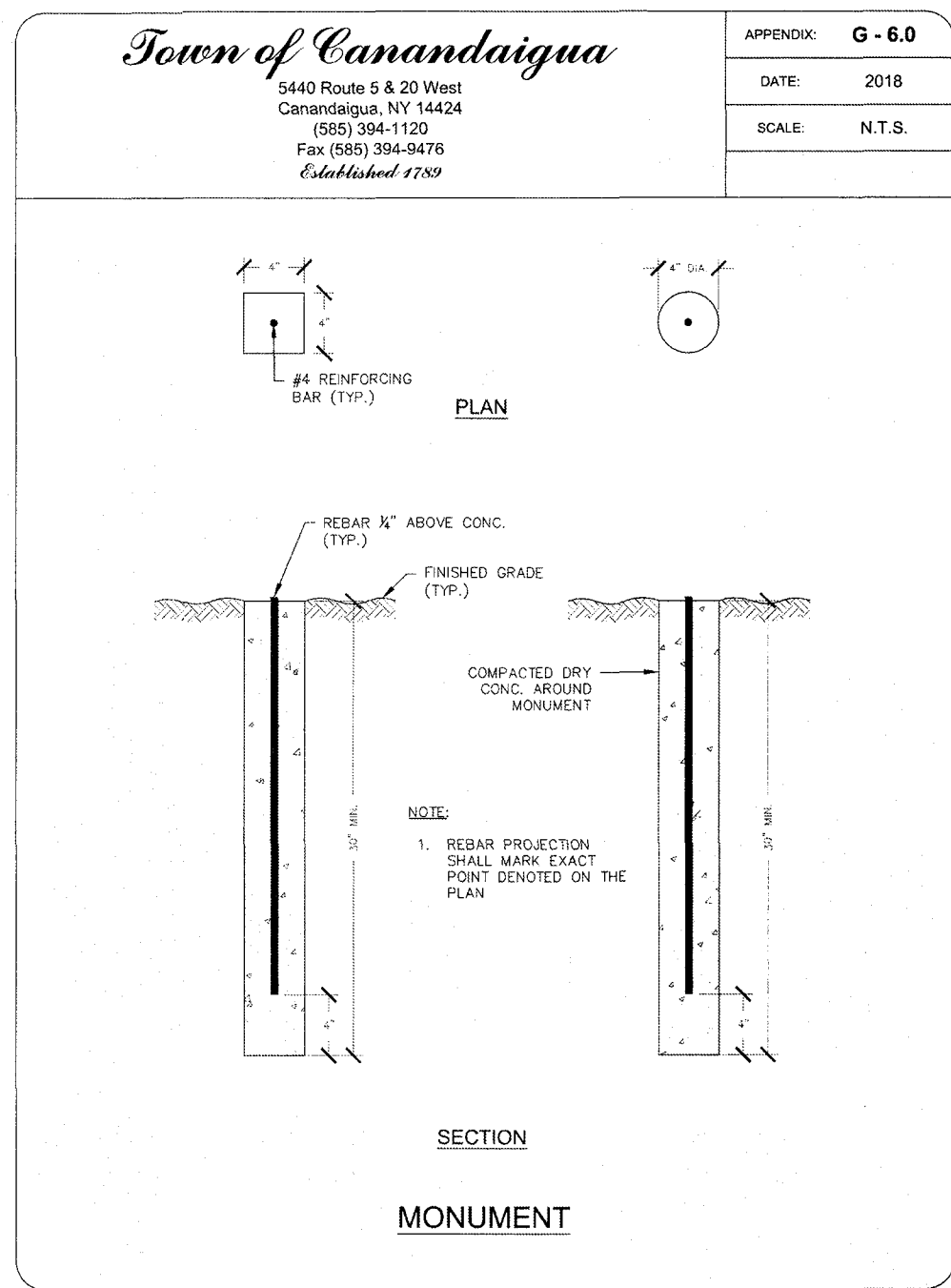
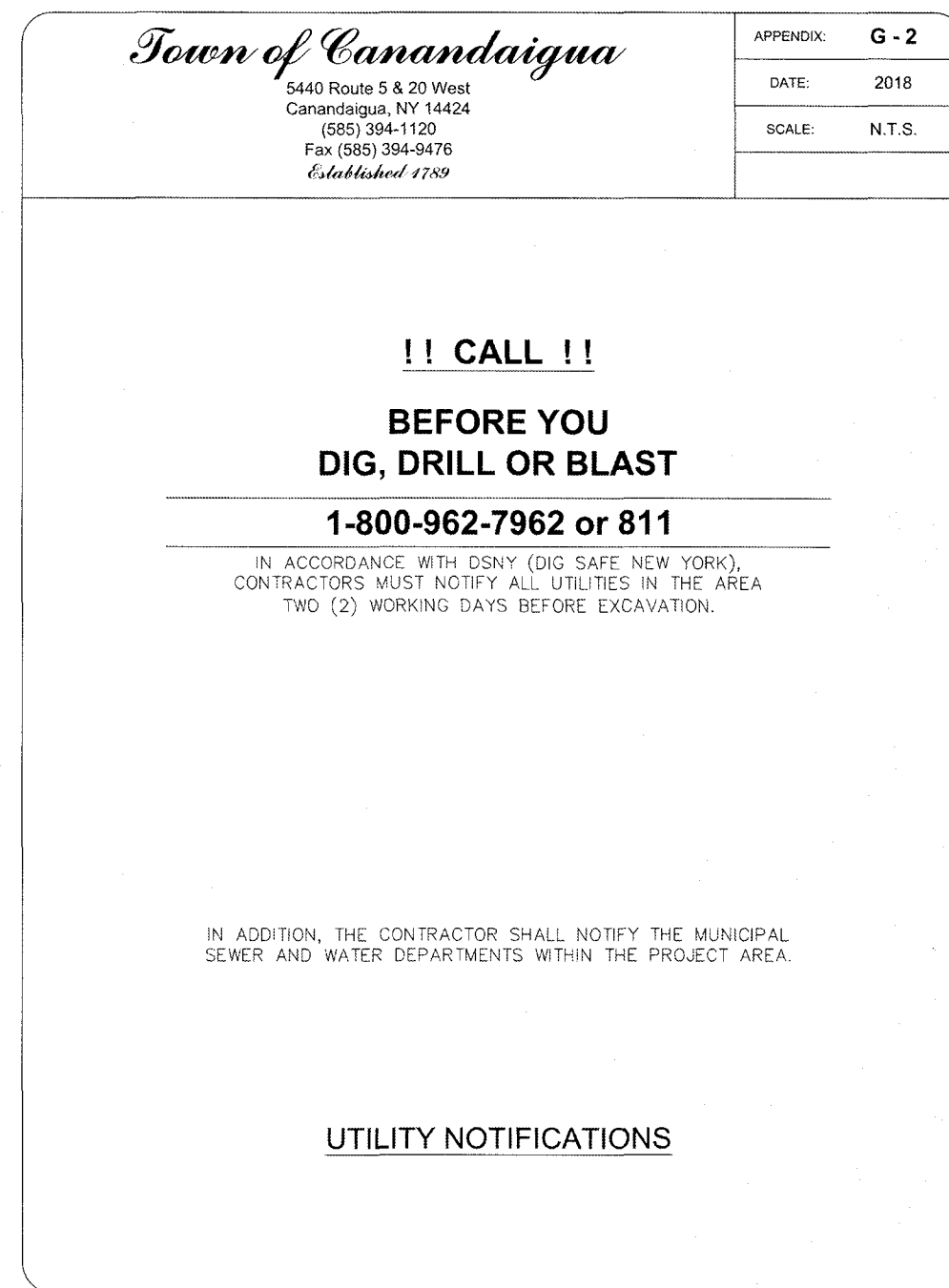
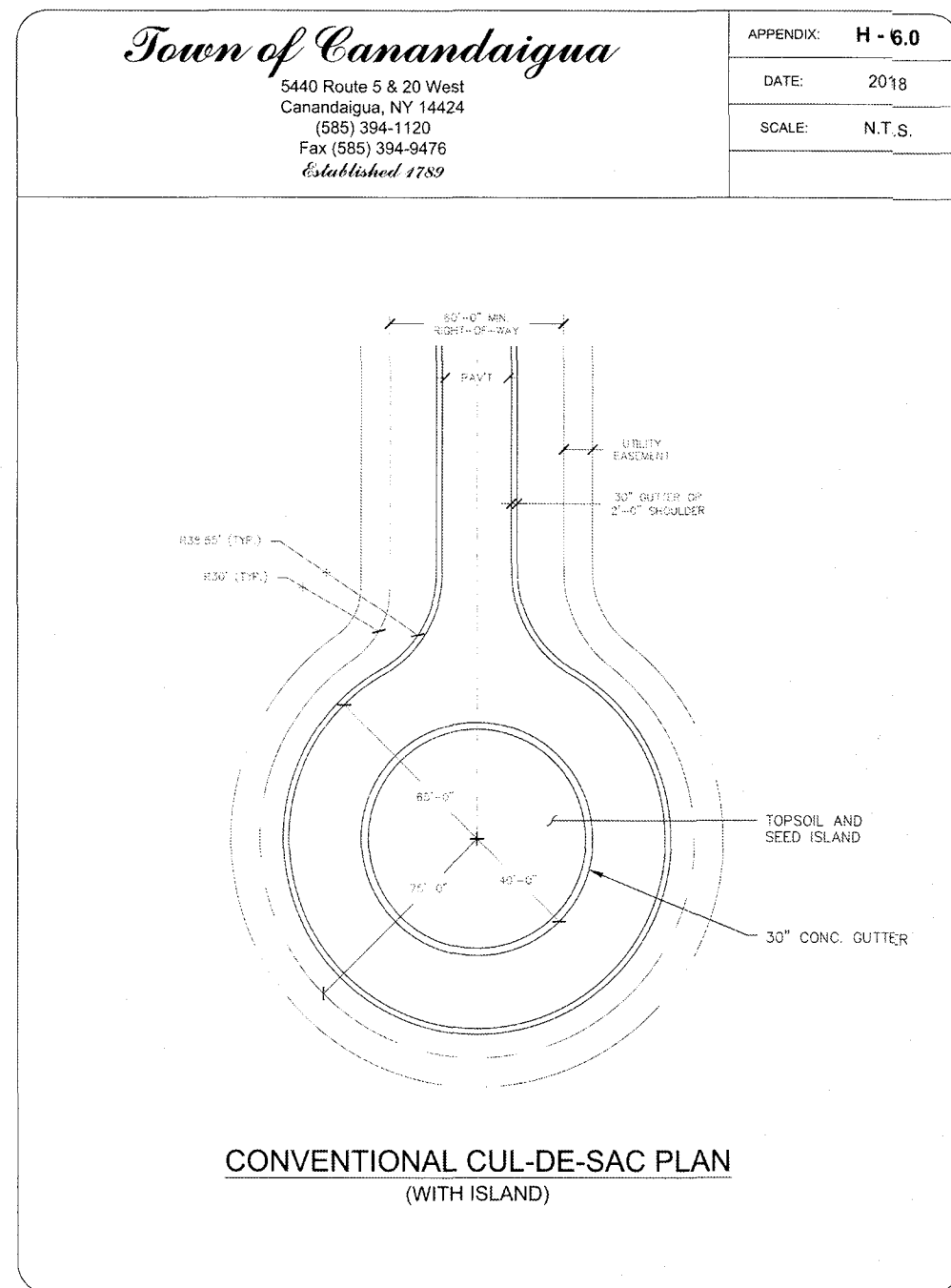
3 SHRUB PLANTINGS



7 DECIDUOUS PLANTINGS

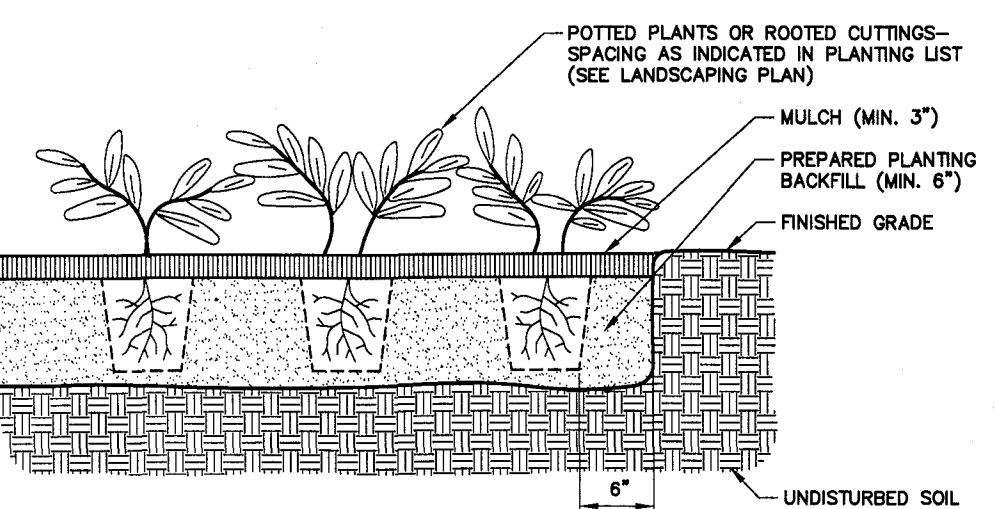
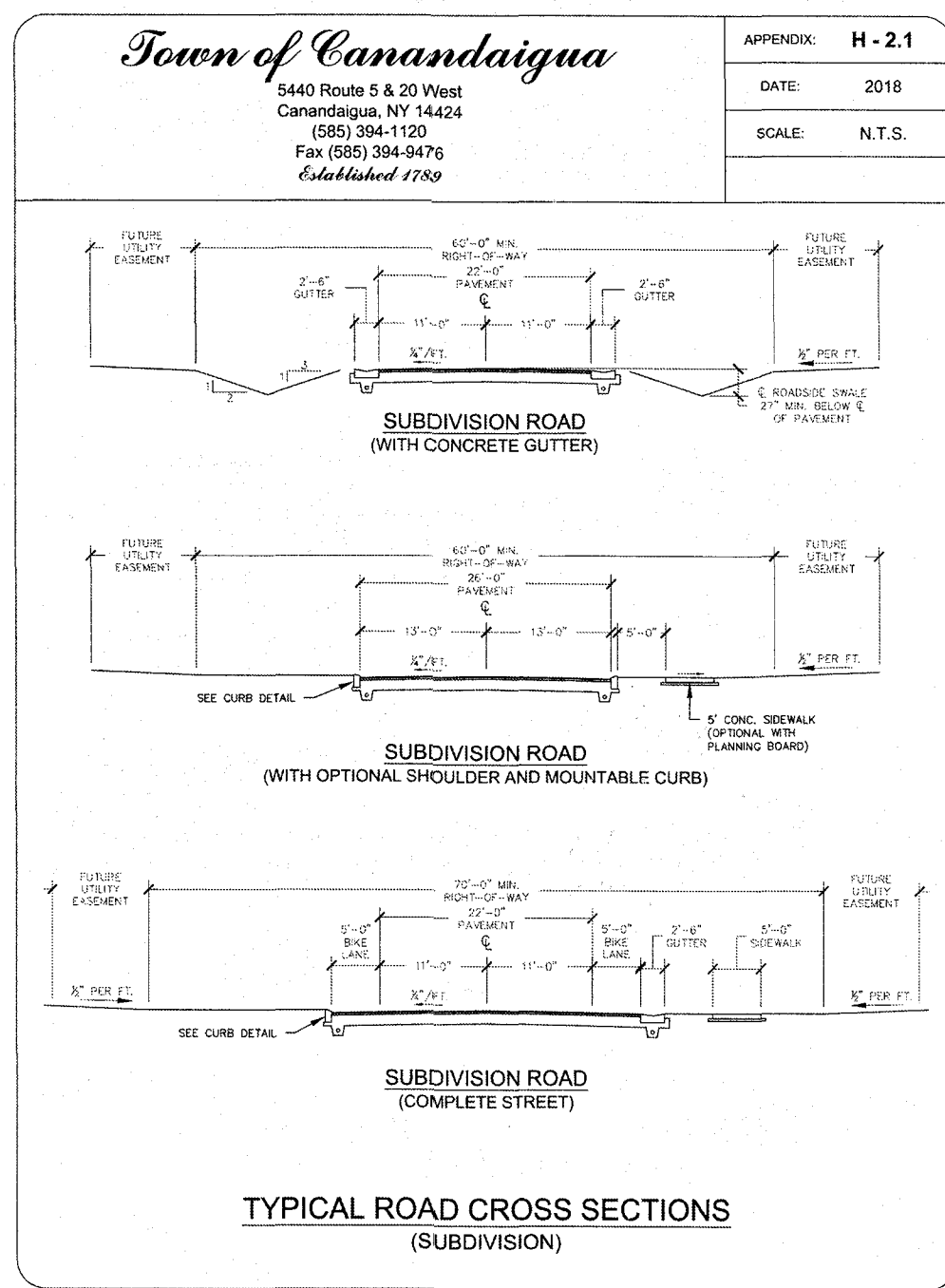
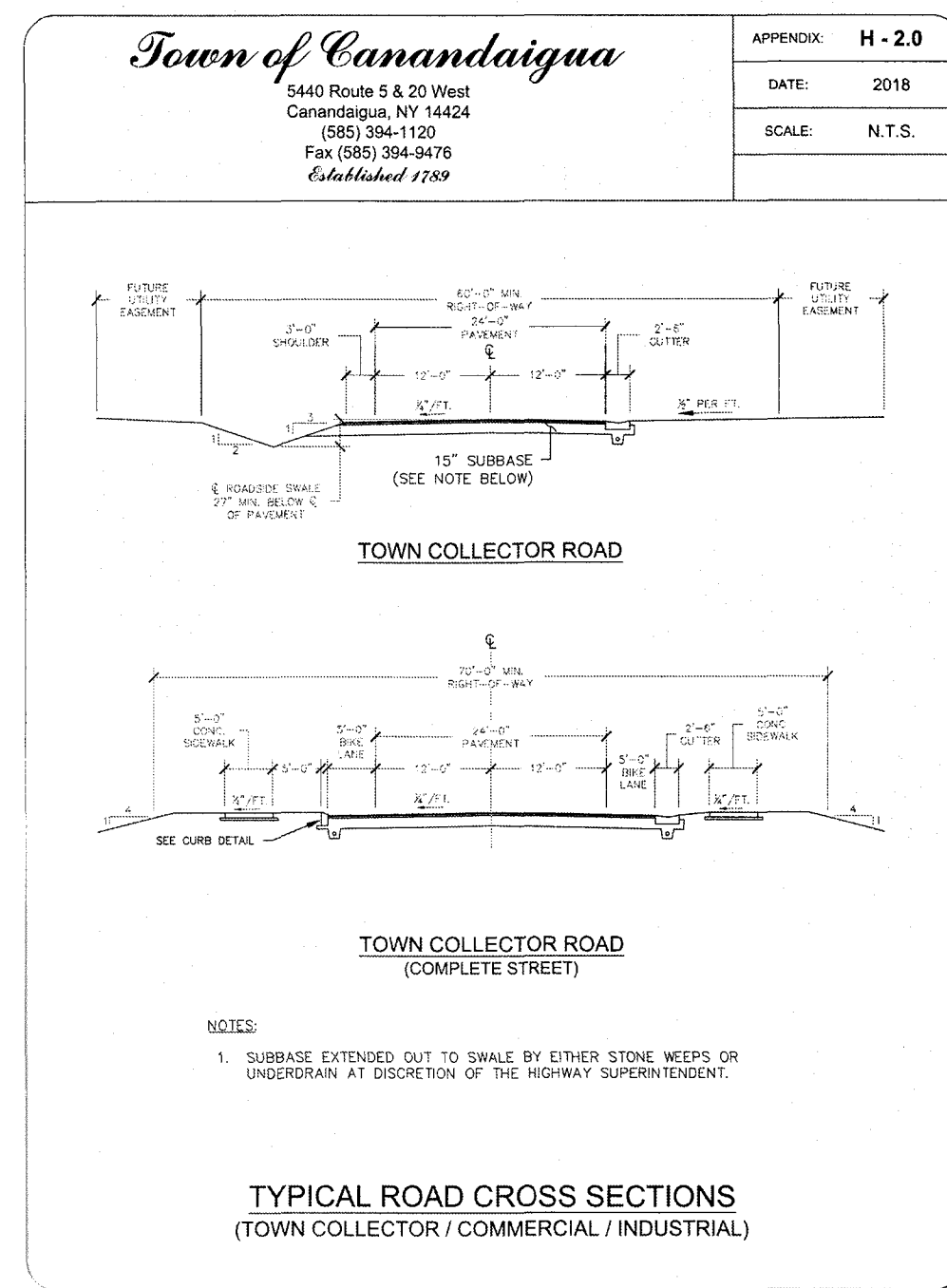


8 CONIFEROUS PLANTINGS

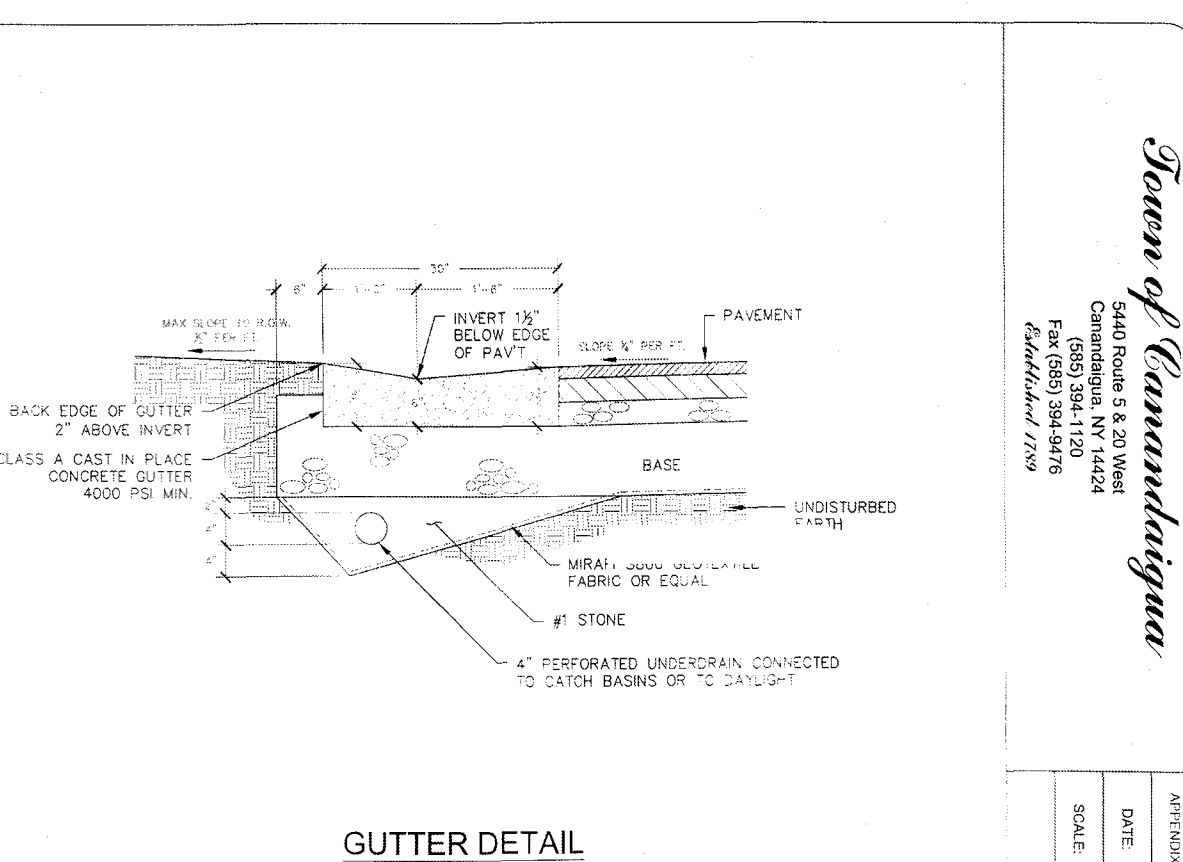


ROADWAY CROSS-SECTION				
ROAD NAME	PAVEMENT WIDTH	LANE WIDTH	LENGTH OF SECTION	LEFT SHOULDER
ST. JAMES PARKWAY	22'-0"	11'-0"	STA 0+00+ - STA 17+45+	PAVED SHOULDER
			STA 17+46+ - STA 20+40+	CONCRETE GUTTER
			STA 20+41+ - STA 28+20+	PAVED SHOULDER
			STA 28+21+ - STA 31+00+	CONCRETE GUTTER
ARBOUR HILL TRAIL	22'-0"	11'-0"	ENTIRE LENGTH	CONCRETE GUTTER
WOODVINE RISE RD	22'-0"	11'-0"	ENTIRE LENGTH	CONCRETE GUTTER
HARVEST VIEW RD	22'-0"	11'-0"	ENTIRE LENGTH	PAVED SHOULDER

MODIFIED ROAD WIDTH SECTION



6 GROUND COVER PLANTINGS



GUTTER DETAIL

APPROVED BY:	APPROVED BY:	APPROVED BY:
PLANNING BOARD CHAIRPERSON	TOWN ENGINEER	TOWN HIGHWAY & WATER SUPERINTENDENT
DATE:	DATE:	DATE:

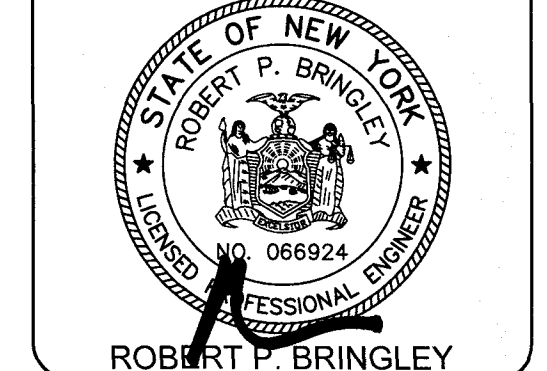
JOB NO: 0551-16
SCALE: AS SHOWN
DRAWN: CMP
DESIGNED: RJT
DATE: 05/17/2019

REVISIONS

DATE	BY	REVISION

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 128, SECTION 208 FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ATTEMPT TO SEAL OR SIGN ANY SEAL OR SIGN OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR, OR TO ATTEMPT TO ALTER, THE SEAL OR SIGN OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR, OR TO ATTEMPT TO ALTER, THE SEAL OR SIGN OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR, OR TO ATTEMPT TO ALTER, THE SEAL OR SIGN OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR, OR TO ATTEMPT TO ALTER, THE SEAL OR SIGN OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR.

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DRAWING TITLE:
CONSTRUCTION
DETAILS (SHEET 1
OF 3)

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SHEET No: **C9.0**
0551-16
JOB No: DRAWING No:

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TOWN OF CANANDAIGUA SPECIFICATIONS FOR WATERMAIN MATERIALS

A. GENERAL

THE MATERIALS INTENDED TO ESTABLISH THE DEGREE OF EXCELLENCE ARE HEREIN INCLUDED ARE DEEMED TO BE OF SATISFACTORY QUALITY FOR INSTALLATION WITHIN THE TOWN. WHEN ALTERNATIVE MATERIALS MAY BE MADE AVAILABLE, THEIR USE MAY BE PERMITTED IN LIMITED TEST SECTIONS WITH THE RESTRICTION THAT SHOULD THESE MATERIALS PROVE UNSATISFACTORY THROUGH THE TEST PERIOD AS ESTABLISHED BY THE TOWN, THEY SHALL BE REMOVED AND REPLACED WITH THOSE HEREIN CALLED FOR AT NO EXPENSE TO THE TOWN.

B. WATERMAINS

1. DUCTILE IRON PIPE (DIP)

DIP SHALL CONFORM TO AWWA C-151, MINIMUM ALLOWABLE THICKNESS SHALL BE CLASS 52. PIPE SHALL BE CEMENT LINED IN ACCORDANCE WITH AWWA C-104 AND SHALL HAVE RUBBER GASKET PUSH-ON JOINT IN ACCORDANCE WITH AWWA C-111. IF SOIL CONDITIONS WARRANT, AS A RESULT OF DIPRA TESTING, POLYETHYLENE WRAP SHALL BE REQUIRED.

2. POLYVINYL CHLORIDE (PVC)

SHALL CONFORM TO AWWA C-900, MINIMUM CLASS 200 (DR14) WITH ELASTOMERIC GASKET JOINTS, INTEGRAL BELL AND RUBBER RINGS LOCKED IN PLACE, MINIMUM DEPTH 5'-0" WITH A MINIMUM OF SIX (6) INCHES OF FULL SAND ENCASEMENT. PVC PIPE INSTALLATION SHALL INCLUDE EITHER:

- SIX (6) INCH WIDE METALLIC TAPE PLACED OVER THE CENTER OF THE PIPE ON TOP OF THE 24-INCH SAFETY COVER AS MANUFACTURED BY LINE GUARD III, INC;
- CONTINUOUS #10 GAUGE COPPER WIRE ATTACHED TO THE PIPE AT 5-FOOT INTERVALS WITH PLASTIC TIES WITH A MINIMUM OF 150 LBS TENSILE STRENGTH. WIRE SHALL BE ATTACHED TO ALL CAST FITTINGS, HYDRANTS AND VALVE BOXES TO MAKE A CONTINUOUS TRACEABLE SYSTEM.

3. HIGH-DENSITY POLYETHYLENE (HDPE) PIPE

UPON REVIEW AND DISCUSSION WITH THE TOWN, MAY BE CONSIDERED FOR POSSIBLE USE IN SPECIAL CIRCUMSTANCES, I.E. ROAD & STREAM CROSSINGS. SHALL BE SDR-11 DESIGN SHALL BE FORWARDED TO THE TOWN WATER SUPERINTENDENT FOR REVIEW AND APPROVAL.

C. FITTINGS

DUCTILE IRON SHALL MEET AWWA C-153-11 SPECIFICATIONS, MINIMUM CLASS 350, WITH MECHANICAL OR PUSH-ON JOINT, EXCEPT FOR HYDRANT BRANCHES WHICH SHALL BE MECHANICAL JOINTS. FITTINGS SHALL BE CEMENT LINED IN ACCORDANCE WITH AWWA C-104-13. BOLTS AND NUTS SHALL BE FLUOROPOLYMER COATED "BLUE BOLTS" (ASS TYLER UNION FITTING) ALL JOINTS SHALL CONFORM TO THE REQUIREMENTS OF AWWA C-111.

PVC SHALL MEET SPECIFICATIONS OF AWWA C-905 MADE FROM PVC COMPOUND 12454-B (ASTM D1784) WITH GASKET JOINTS MEETING ASTM D3139.

D. HYDRANTS

SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA C-502.

HYDRANTS SHALL BE MUELLER MANUFACTURED FOR 5 FOOT BURY WITH BREAKAWAY FLANGE CONSTRUCTION AND 6-INCH MECHANICAL JOINT INLET. SHOE AND INLET SHALL BE EPOXY COATED.

THEY SHALL OPEN LEFT, WITH A ONE AND ONE-HALF INCH (1-1/2") PENTAGON-OPERATING NUT.

ALL HYDRANTS SHALL BE PAINTED RED WITH BONNETS PAINTED AS PER THE AWWA HYDRANT COLOR CODE AS LISTED BELOW:

BONNET COLOR	FLOW RANGE (GPM)
BLUE	> 1500
GREEN	1000-1499
ORANGE	500-999
RED	500

ALL VALVE BOX COVERS SHALL BE PAINTED BLUE.

HYDRANTS SHALL BE THREE-WAY WITH TWO (2) 2-1/2 INCH HOSE NOZZLES AND ONE (1) 4-1/2 INCH PUMPER CONNECTION (QUICK DISCONNECT), ALL WITH NATIONAL STANDARD THREADS. MAIN VALVE OPENINGS SHALL BE 5-1/4 INCH WITH THE TOTAL UNIT CONSISTING OF THE TEE, GUARD VALVE, HYDRANT AND ADAPTORS. (SEE APPENDIX W).

- THE MAIN VALVE SEAT RING SHALL BE BRONZE AND SCREW INTO THE BRONZE DRAIN RING.
- STAINLESS STEEL FASTENERS SHALL BE USED FOR ALL CONNECTIONS ON HYDRANTS AND VALVES AND FLUOROPOLYMER COATED "BLUE BOLTS" FOR FITTINGS.

E. FLUSHING HYDRANT - BLOWOFF

SHALL BE 2 INCH SELF-DRAINING, NON-FREEZING WITH 5 FOOT BURY, WITH ALL BRONZE PARTS DESIGNED TO CONNECT TO A 2 INCH MAIN LINE OUTLET AS MANUFACTURED BY GIL INDUSTRIES, INC., MODEL SLIM LINE 2.

F. GATE VALVE AND BOX

- ALL VALVES 12" OR LESS SHALL BE GATE VALVES.
- GATE VALVES SHALL CONFORM TO AWWA C-509 OR LATEST REVISION, RESILIENT-SEATED WEDGE TYPE EPOXY COATED GATE VALVES WITH A NON-RISING STEM; "O" RING PACKING, AND OPEN LEFT. THEY SHALL BE OF THE 350 PSI TEST CLASS WITH A MINIMUM WORKING PRESSURE OF 250 PSI. VALVES SHALL BE MANUFACTURED BY: MUELLER CO., MODEL 2360, WITH MJ ENDS, A 2" SQUARE OPERATING NUT. STAINLESS STEEL BOLTS AND NUTS SHALL BE UTILIZED.
- THE VALVE ENDS SHALL DEPEND ON THE TYPE OF PIPE USED AND THE PARTICULAR USE INTENDED.
- VALVE BOXES SHALL BE BIBBY-STE-CROIX MODEL NUMBER VB3000 SERIES, OR APPROVED EQUAL, TWO-PIECE SCREW-TYPE, CAST-IRON CONSTRUCTION, VALVE BOX, WITH A 5-1/4 INCH INSIDE DIAMETER AND COVERS MARKED "WATER".
- IF THE VALVES ARE BURIED DEEP THEY MUST HAVE AN EXTENSION STEM THAT CAN BE REACHED WITH A 6 FOOT VALVE BOX KEY.

G. TAPPING SLEEVE AND VALVE

ALL VALVES SHALL HAVE MECHANICAL JOINT ENDS AND BE FURNISHED WITH SUFFICIENT QUANTITIES OF ACCESSORIES. VALVES SHALL OPEN LEFT AND BE MANUFACTURED BY MUELLER WITH EPOXY COATING.

H. ANCHORING FITTINGS

ANCHORING PIPE IN ACCORDANCE WITH ANSI-A21.4, OR LATEST REVISION, SHALL BE EMPLOYED TO ANCHOR ALL HYDRANTS TO GATE VALVES. THE ANCHORING PIPE SHALL BE EPOXY COATED CEMENT LINED AND PROVIDED WITH A ROTATING GLAND. THERE SHOULD BE A MINIMUM 18 INCHES BETWEEN HYDRANT AND GATE VALVE. THESE ANCHORING PIPES SHALL BE TYLER 5-198 OR PROPOSED EQUAL.

I. BUTTERFLY VALVES

ALL VALVES GREATER THAN 16" IN DIAMETER SHALL BE BUTTERFLY TYPE. ALL BUTTERFLY VALVES SHALL CONFORM TO AWWA C-504, OR LATEST REVISION.

J. RESTRAINTERS

SHALL BE MANUFACTURED OF HIGH STRENGTH DUCTILE IRON PIPE AND INCORPORATE A FULL 360 DEGREE SUPPORT AROUND THE PIPE. THEY SHALL BE AS MANUFACTURED BY MEGALUG OR UNI-FLANGE SERIES 1500, 1300, 1350, OR 1390 DEPENDING ON THE SPECIFIC USE.

K. WATER SERVICE MATERIAL

- CORPORATIONS STOP SHALL BE MUELLER H-15008 COMPRESSION TYPE.
- CURB STOPS SHALL BE MUELLER H-15209 MARK II COMPRESSION TYPE.
- CURB BOXES SHALL BE MUELLER H-10334, 5 FEET LONG WITH STAINLESS STEEL RODS AND STAINLESS STEEL KEYS. CURB BOXES SHALL NOT BE LOCATED WITHIN DRIVEWAYS.
- COPPER SERVICES SHALL BE TYPE "K" ASTM B88
- PLASTIC SERVICES SHALL BE COPPER TUBE SIZE (CTS) AT 200 PSI, WITH A MINIMUM 1 INCH PIPE DIAMETER (ONLY USED FROM CURB BOX TO UNIT AND A CONTINUOUS? #10 GAUGE COPPER TRACER WIRE SHALL BE INCLUDED FROM THE CURB BOX TO THE STRUCTURE). SAND BEDDING SHALL BE PROVIDED AS APPROPRIATE.

POLYETHYLENE ASTM D-2737, PE 3408 PER AWWA C-901 (MINIMUM 5'-0" DEPTH AND SAND ENCASEMENT REQUIRED)

- ALL SERVICES TAPPED INTO MAINS SHALL UTILIZE DOUBLE STRAP SS SADDLE (MUELLER) WITH A MUELLER CORPORATION
- ANY SERVICES LARGER THAN 1" SHALL MEET THE MINIMUM SPECIFICATIONS OF THE WATER SUPERINTENDENT.
- REFER TO APPENDIX W.

L. METER PITS FOR INDIVIDUAL SERVICES

- INDIVIDUAL METER PITS, WHERE REQUIRED, SHALL BE MUELLER, DOUBLE LID STYLE WITH WABASH COVER W2. COVER SHALL BE EQUIPPED TO RECEIVE ATTACHMENTS FOR RADIO-READ WATER METERS.
- REFER TO APPENDIX W.

M. THRUST BLOCKS

SHALL BE CAST IN PLACE 3000-PSI CONCRETE TO DIMENSIONS AS SHOWN IN APPENDIX W.

N. PRESSURE REDUCING VALVES (PRV) AND VAULTS

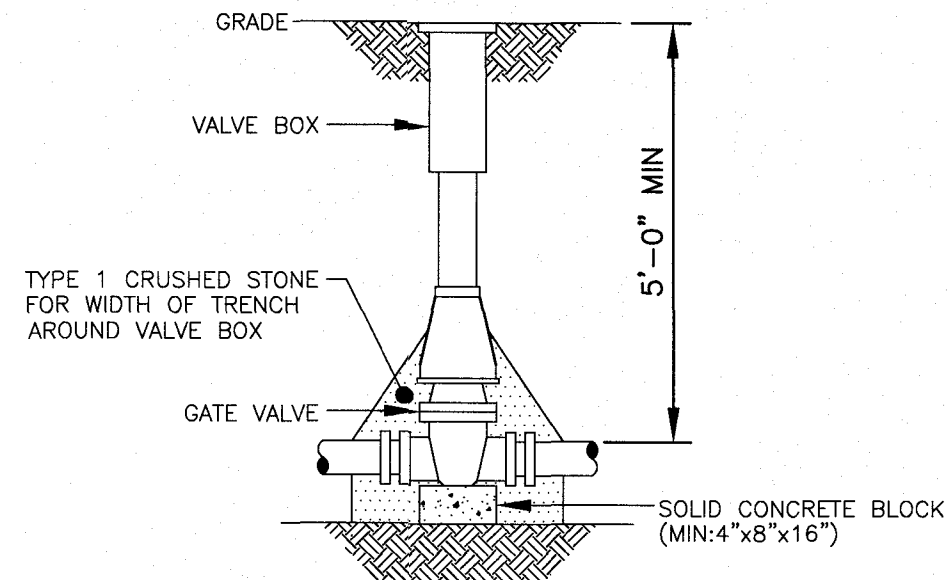
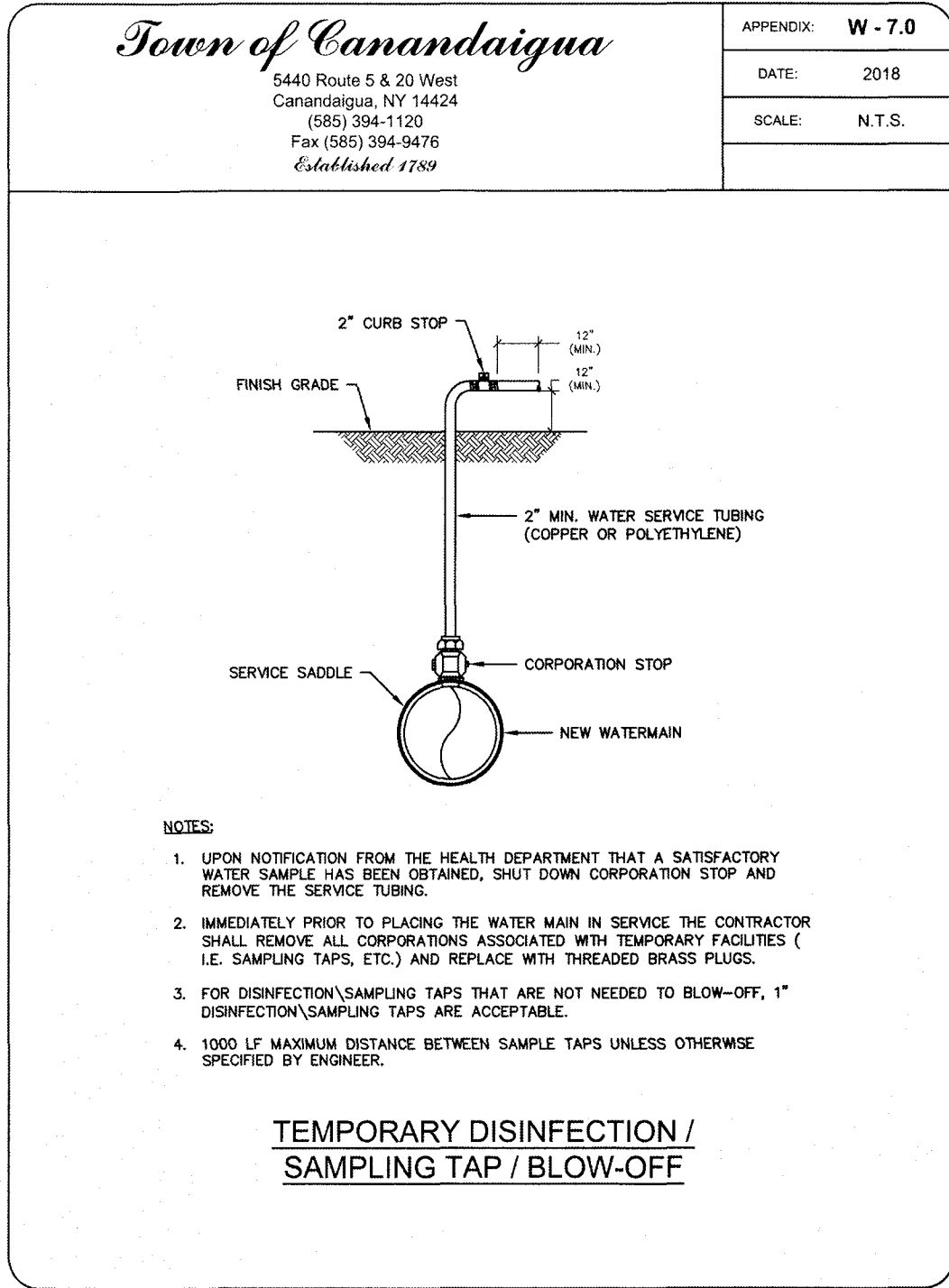
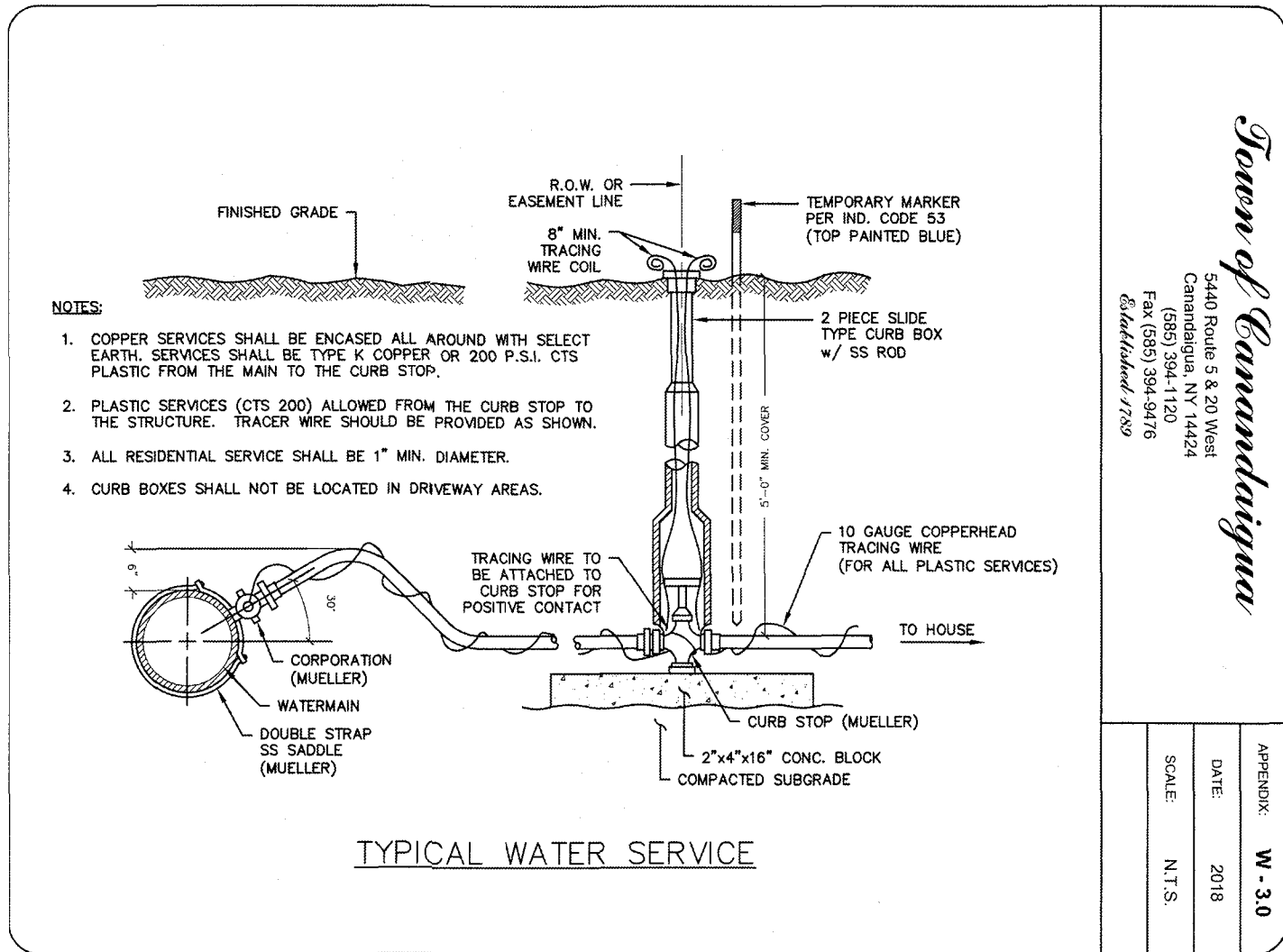
- PRV VAULTS WHERE REQUIRED BY THE TOWN OF CANANDAIGUA, SHALL BE A MINIMUM OF 6'X16'X8" HIGH, LAKELAND PRECAST CONCRETE VAULT PROVIDED WITH 48"X48" ALUMINUM HATCH WITH ALUMINUM LADDER, SUMP RECESS, OPENINGS AS REQUIRED, SEALS, BOOTS, STAINLESS STEEL TRIM, DUAL PILOTS AND DUAL STRAINERS. SENTENCE HERE ABOUT COATING OR WATERPROOFING THE CONCRETE VAULT? THE STEEL VENT PIPE IS TO BE PAINTED BLUE.

- THE PRV VAULT SHALL ALSO BE EQUIPPED WITH A ROSS 40WR-BP PRESSURE REDUCING VALVE AND MAY REQUIRE A BACK PRESSURE SUSTAINING FEATURE AND REVERSE FLOW FEATURE DEPENDING ON THE LOCATION IN THE WATER SYSTEM.

- REFER TO APPENDIX W

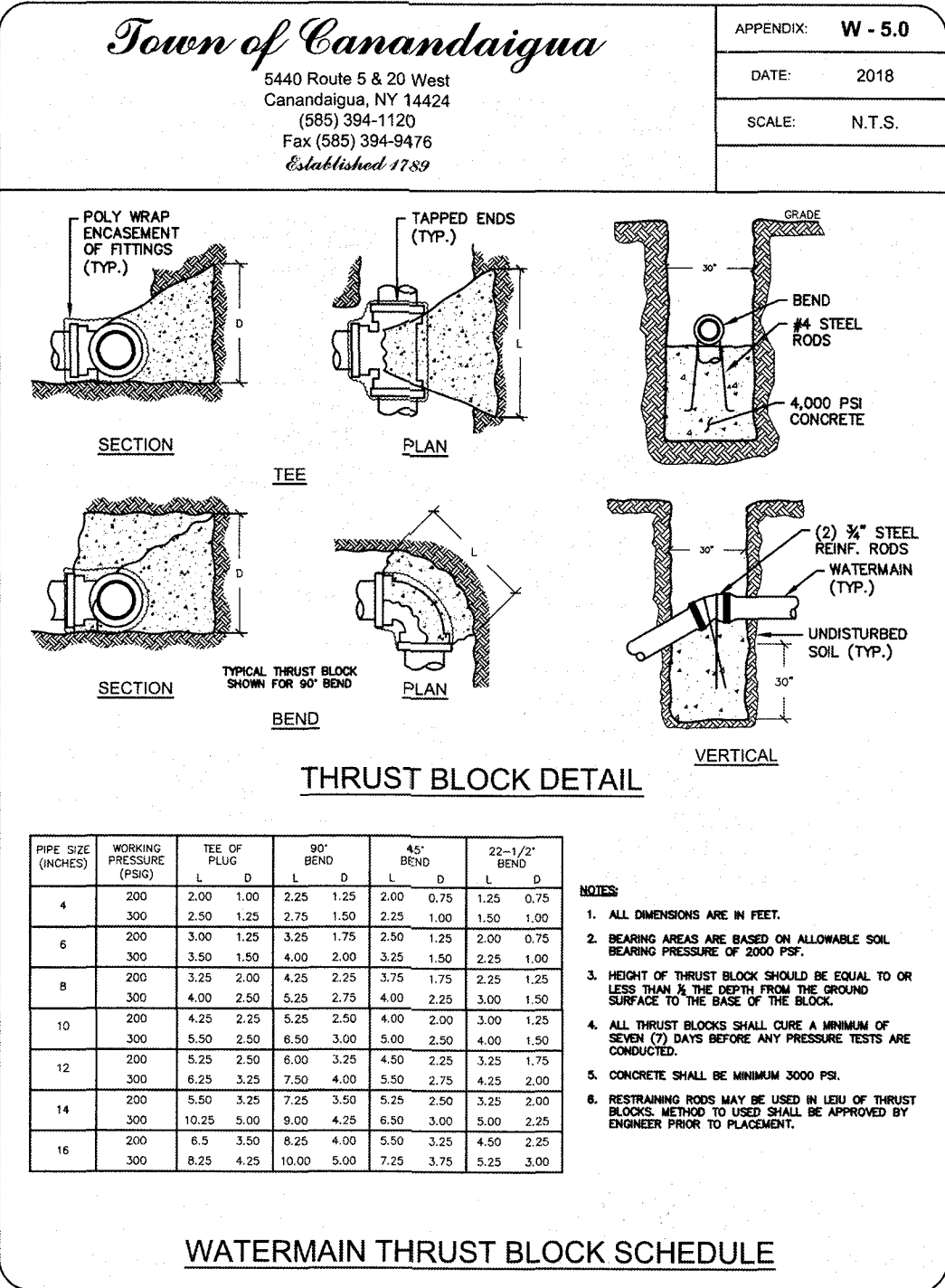
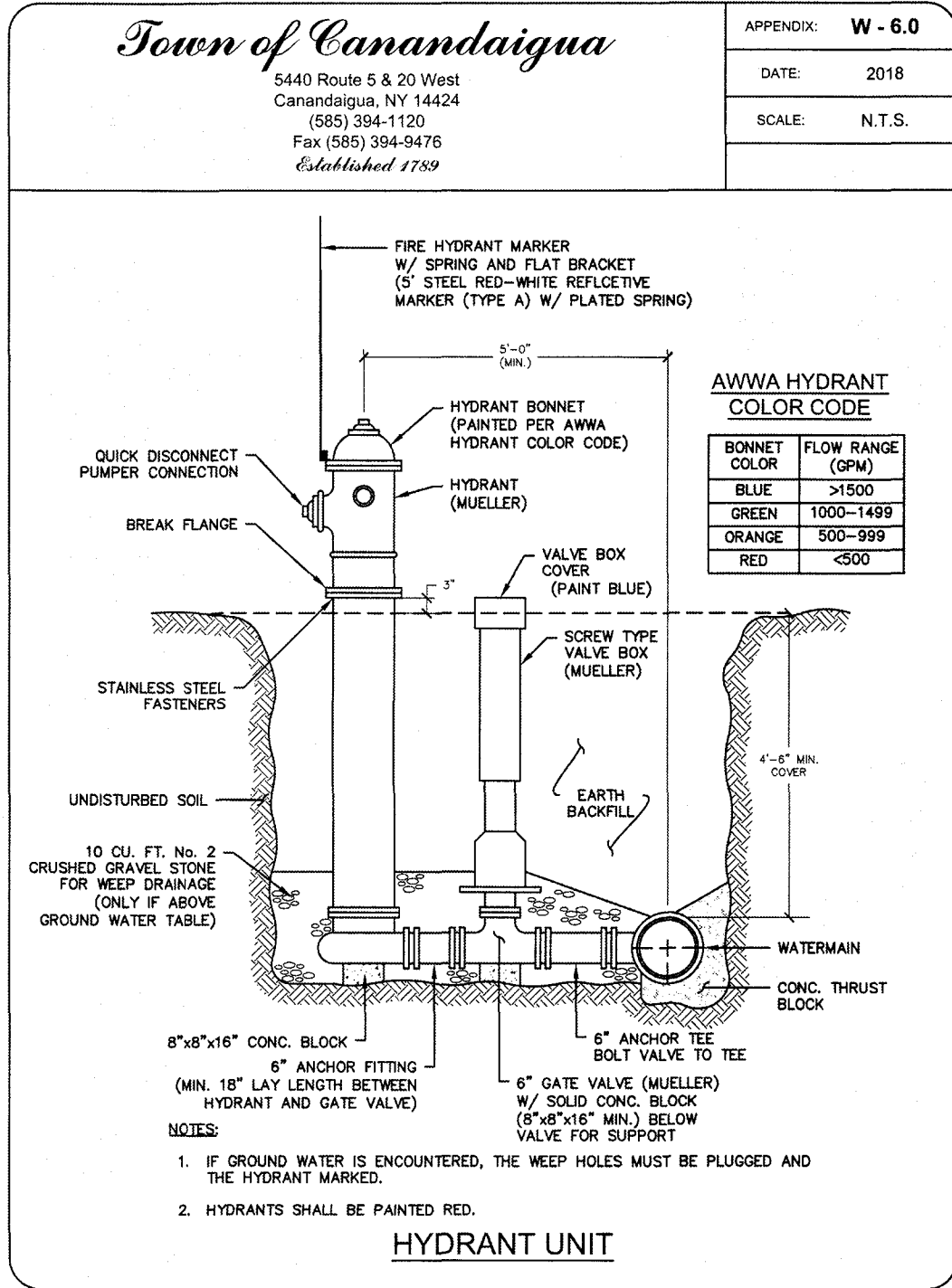
O. EQUIVALENTS

- ANY MATERIAL AND MANUFACTURER SUBSTITUTES ARE TO BE PROVIDED IN ADVANCE TO THE TOWN WATER SUPERINTENDENT FOR REVIEW AND APPROVAL.
- FOR ANY PROJECT IT WILL BE ASSUMED THAT THE DEVELOPER WILL FURNISH THE EXACT MATERIALS SPECIFIED ON THE PLANS AND SPECIFICATIONS UNLESS THE DEVELOPER FILES WITH THE TOWN OF CANANDAIGUA WATER SUPERINTENDENT PRIOR TO ANY USE IN THE DEVELOPMENT, THE NAMES AND COMPLETE DESCRIPTION OF EACH ARTICLE WHICH HE PROPOSES TO SUBSTITUTE FOR APPROVAL BY THE TOWN.
- ANY COSTS INCURRED BY THE TOWN OR ITS REPRESENTATIVES ASSOCIATED WITH THE VERIFICATION OF SUBSTITUTE EQUIPMENT AND MATERIALS WILL BE THE RESPONSIBILITY OF THE DEVELOPER.



- NOTE:
- VALVE BOX SHALL BE CENTERED ON VALVE AND SET ON COMPACTED BACKFILL.
 - VALVE SHALL NOT SUPPORT VALVE BOX.
 - ALL BODY AND BONNET BOLTS SHALL BE STAINLESS STEEL.
 - ALL VALVES SHALL BE OPEN LEFT EXCEPT VALVES 12" AND SMALLER INSTALLED IN THE TOWN OF WEBSTER (WHICH SHALL BE OPEN RIGHT).

VALVE
NOT TO SCALE



MARATHON
ENGINEERING
ROCHESTER LOCATION
39 CASCADE DRIVE
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585-458-7770
ITHACA LOCATION
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ITHACA, NY 14850
607-241-2917
www.marathoneng.com

REVISED PRELIMINARY/FINAL PLANS - SECTION 9D
for
LAKEWOOD MEADOWS
SUBDIVISION
ST. JAMES PARKWAY
ONTARIO COUNTY
TOWN OF CANANDAIGUA
STATE OF NEW YORK

JOB NO: 0551-16
SCALE: 1" = 30'
DRAWN: CMP
DESIGNED: RJT
DATE: 05/17/2019

REVISIONS
DATE BY REVISION

IT IS A VIOLATION OF NEW YORK STATE ELECTION LAW ARTICLE 14B, SECTION 200 FOR ANY PERSON TO PLACE ANYTHING UNDER THE SIGNATURE OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER IN ANY MANNER THE SIGNATURE OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR. IF ANY PERSON VIOLATES THE SIGNATURE OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR IS A FELONY. THE SIGNATURE OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR IS A TRUSTED PROFESSIONAL AND A VIOLATION OF THIS SIGNATURE AND THE DATE OF SUCH VIOLATION AND A SPECIFIC DESCRIPTION OF THE VIOLATION.

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STATE OF NEW YORK
ROBERT P. BRINGLEY
LICENSED PROFESSIONAL ENGINEER
NO. 066924
EXPIRATION DATE 12/31/2024
ROBERT P. BRINGLEY

DRAWING TITLE:
CONSTRUCTION
DETAILS (SHEET 3
OF 3)

17 of 17
SHEET No: C9.2
JOB No: 0551-16
DRAWING No:

APPROVED BY: _____
PLANNING BOARD CHAIRPERSON
DATE: _____

APPROVED BY: _____
TOWN ENGINEER
DATE: _____

APPROVED BY: _____
TOWN HIGHWAY & WATER SUPERINTENDENT
DATE: _____