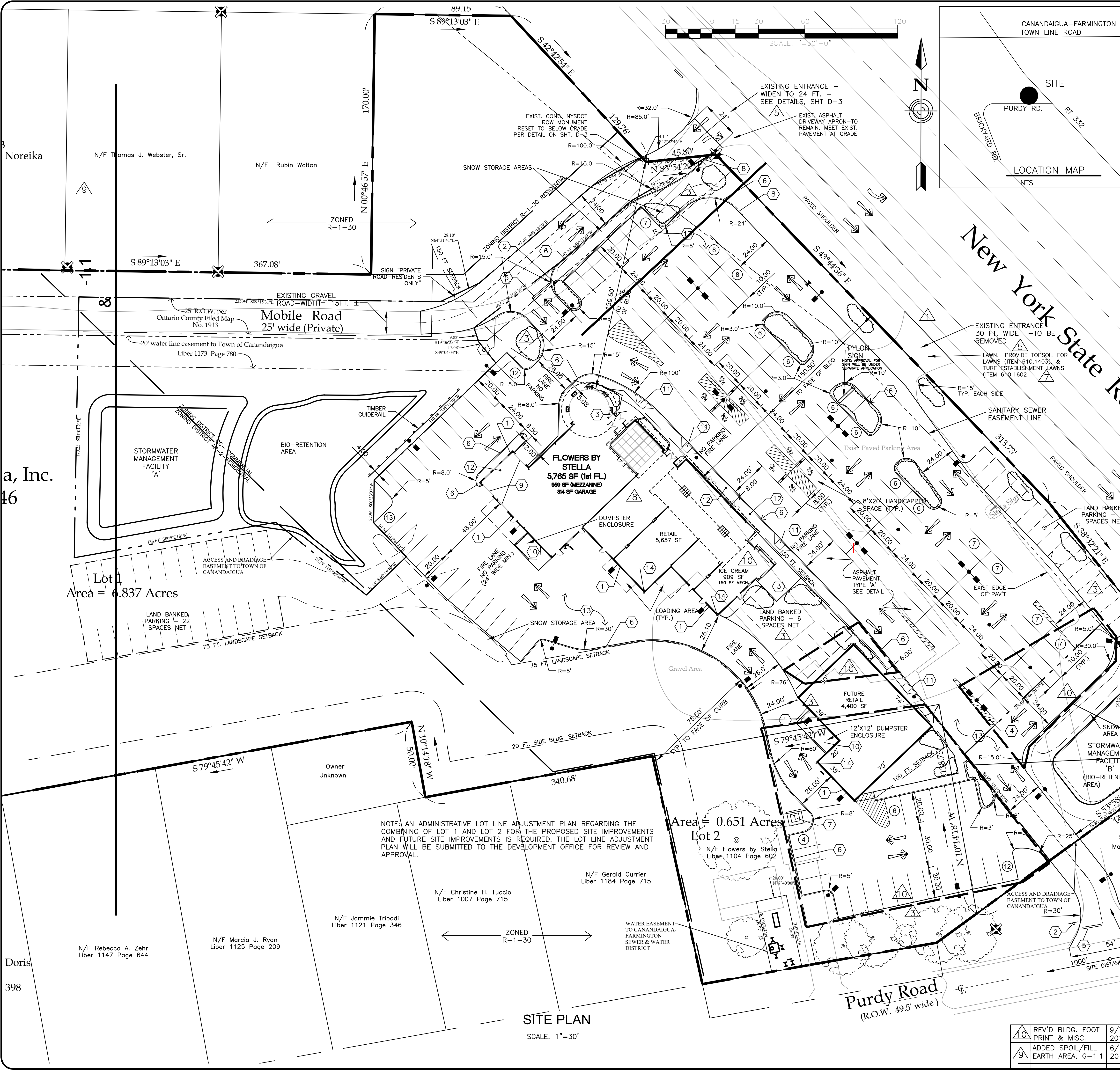


McCord Landscape Architecture, PLLC 9/7/2016 11:37 AM MLA Site 9-6-16.dwg



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1. PARCEL TAX ACCT. NO. 55.02-1-7.100 (Lot 1), & 55.02-2-21.1 (Lot 2)
TOTAL AREA = 7.488 ACRES (LOT 1=6.837 A, LOT 2= 0.651 A)

2. PROPOSED USE: RETAIL / COMMERCIAL

3. EXISTING ZONING: COMMERCIAL (CC)
THE PARCEL IS LOCATED PARTIALLY IN R1-30 AND AR-2 ZONING DISTRICTS. THE SUBJECT PARCEL IS ALSO LOCATED WITHIN THE MIXED USE OVERLAY (MUO) DISTRICT.

	REQUIRED	PROPOSED
4. LOT AREA:	1 ACRE	7.488 ACRES
5. LOT WIDTH:	175 FT.	1031.81 FT.

6. SETBACKS:

	REQUIRED	PROPOSED
FRONT:	150 FT.	150.5 FT.
REAR:	40 FT.	N/A
SIDE (S):	20 FT.	99.5 FT.
SIDE (N):	20 FT.	>100 FT.

7. OWNER:
SARAH GENECCO
FLOWERS BY STELLA, INC.
1880 ROCHESTER ROAD, RT. 332
CANANDAIGUA, NY 14425

	REQUIRED	PROPOSED
8. MAXIMUM BUILDING HEIGHT:	35 FT.	35 FT.
9. LOT COVERAGE:	35%	60% 196930 SF(TOTAL GREEN SPACE) /326,177 SF(TOTAL AREA))
(MIN. GREEN SPACE)		
TOTAL AREA OF DISTURBANCE:		204,900 SF, 4.70 ACRES
TOTAL IMPERVIOUS AREA:		129250 SF, 2.97 ACRES (INCLUDES BANKED PARKING)

10. PARKING:
(16,881 SF @ 1 SPACE /100SF)
LAND BANKED PARKING: NET 42 SPACES (TOTAL 176 SPACES)

11. VARIANCES REQUESTED: NO VARIANCES REQUESTED

1 "NO PARKING-FIRE LANE" SIGN

2 "STOP" SIGN, 30"x30"

3 STAMPED CONCRETE PATIO

4 STRIPED ISLAND, UNLESS OTHERWISE NOTED, PAINT 4" LINES @ 2'-0" O.C. @ 45° TO SPACE LINES (TYP.)

5 STOP BAR- SEE DETAIL SHEET

6 CONCRETE CURB

7 POWER TRANSFORMER ON 8'X8' PAD

8 TRANSITION CURB TO GRADE IN 5'-0"

9 (3) 10 FT. WIDE X 10 FT. HT. OVERHEAD DOORS

10 HEAVY DUTY CONCRETE PAVEMENT

11 HANDICAPPED RAMP FOR- SEE DETAIL

12 CONCRETE SIDEWALK

13 ASPHALT PAVEMENT

14 6"x42" PIPE BOLLARD- SEE DETAIL

NOTE: AREAS INDICATED BY DASHED LINE ARE FUTURE DEVELOPMENT INCLUDING THE BUILDING AND PAVEMENT SHOWN. A BUILDING PAD AND ROUGH GRADING OF ALL AREAS SHALL RECEIVE 4" TOPSOIL AND PERMANENT SEEDING. ALL UTILITIES INCLUDING DRAINAGE ARE TO BE CONSTRUCTED NOW. LANDSCAPING OTHER THAN FINE GRADING AND SEEDING WILL BE INSTALLED UPON COMPLETION OF THE STAGE 2 BUILDING CURBS, AND PARKING. RETAIN EXIST. PAVEMENT TO MAINTAIN CONTINUOUS ROAD AROUND NEW BUILDING.

	DATE	BY
TOWN OF CANANDAIGUA PLANNING BOARD CHAIRPERSON		
TOWN OF CANANDAIGUA HIGHWAY SUPERINTENDENT		
TOWN ENGINEER		
CANANDAIGUA-FARMINGTON SEWER & WATER DIST.		

See Appropriation Map
Map No. 160 Parcel No. 208

4' ± PAVED SHOULDER
EXISTING ENTRANCE -
WIDEN TO 24 FT.
DESIGNATED TRUCK ENTRANCE
AND EXIT

10 REV'D BLDG. FOOTPRINT & MISC. 9/7/2016 DCM

9 ADDED SPOIL/FILL EARTH AREA, G-1.1 6/14/2016 LAG

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PROJECT

Y

188 Y .332, Y .Y

TITLE OF DRAWING

DATE 9/18/15

DRAWN BY LAG

CHECKED BY DCM

SCALE 1" = 30'

ADDED BLDG. FOOTPRINT 3/25/2016 LAG

REVISIONS PER NYSDOT 2/22/2016 LAG

REVS PER TOWN ENGINEER 2/3/2016 LAG

REVISIONS PER NYSDOT 1/28/2016 LAG

GENERAL REVISIONS 1/8/2016 LAG

GENERAL REVISIONS 11/30/2015 LAG

GENERAL REVISIONS 10/22/2015 LAG

REVISED PHASING OF CONSTRUCTION 10/15/2015 LAG

REVISIONS DATE BY

PROJECT NO. 870

DRAWING NO. S-1

CONSTRUCTION SEQUENCE NOTES

CONSTRUCTION SEQUENCE

THE CONSTRUCTION SEQUENCE SCHEDULE CONSISTS OF 8 GENERAL STEPS. THE CONTRACTOR IS TO FOLLOW THE SEQUENCE AS DESCRIBED IN THIS REPORT AND AS SUPPLEMENTED ON THE PLAN SET. THE CONSTRUCTION SEQUENCE IS AS FOLLOWS:

STEP 1: PRE-CONSTRUCTION ACTIONS

- RESOURCE PROTECTION
 - EVALUATE, MARK AND PROTECT IMPORTANT TREES AND ASSOCIATED ROOTING ZONES, WETLANDS, ON-SITE SEPTIC SYSTEMS ABSORPTION FIELDS, ETC.
- SURFACE WATER PROTECTION
 - PROTECT ON-SITE OR DOWNSTREAM SURFACE WATER SUBJECT TO DISTURBED AREA RUNOFF AS SHOWN ON DRAWINGS.
- STABILIZE CONSTRUCTION ENTRANCE
 - ESTABLISH TEMPORARY CONSTRUCTION ENTRANCE.
 - STABILIZE BARE AREAS (ENTRANCES, CONSTRUCTION ROUTES AND EQUIPMENT PARKING AREAS) IMMEDIATELY AS WORK TAKES PLACE. THE CONTRACTOR SHALL TOP THESE AREAS WITH GRAVEL OR MAINTAIN VEGETATIVE COVER.
 - REMOVE SEDIMENT TRACKED ONTO PUBLIC STREETS TO THE SATISFACTION OF THE INSPECTING ENGINEER OR GOVERNING MUNICIPALITY. CONTINUE TO REMOVE ANY SEDIMENT TRACKED THROUGHOUT THE FOLLOWING STEPS OR UNTIL SITE STABILIZATION IS ESTABLISHED.
- PERIMETER SEDIMENT CONTROLS
 - INSTALL SILT FENCE AS SHOWN ON DRAWINGS, OR AS DIRECTED BY INSPECTING ENGINEER OR GOVERNING MUNICIPALITY. PLACE SILT FENCE ON OR PARALLEL TO CONTOURS WHERE THERE IS NO CONCENTRATED WATER FLOWING.
 - INSTALL PRINCIPAL SEDIMENT BASINS AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY INSPECTING ENGINEER OR GOVERNING MUNICIPALITY.
 - INSTALL ADDITIONAL SEDIMENT TRAPS AND BARRIERS MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

STEP 2: RUNOFF AND DRAINAGE CONTROL

- RUNOFF CONTROL
 - INSTALL REMAINING EROSION CONTROL FEATURES.
 - DIVERT OFFSITE OR CLEAN RUNOFF AWAY FROM OR AROUND DISTURBED AREAS.
 - CONVEY SURFACE FLOWS FROM HIGHLY ERODIBLE SOIL AND STEEP SLOPES TO MORE SUITABLE STABLE AREAS.
 - SLOW OR REDIRECT RUNOFF FROM EXISTING OR PROPOSED CUT AND FILL SLOPES TO LOWER WATER VELOCITY.
 - ENSURE SITE DRAINAGE PREVENTS EROSION, CONCENTRATED FLOWS TO ADJACENT PROPERTIES, UNCONTROLLED OVERFLOW, AND PONDING.
- RUNOFF CONVEYANCE SYSTEM
 - INSTALL CHECK DAMS TO SLOW DOWN THE VELOCITY OF CONCENTRATED FLOWS AS SHOWN ON THE DRAWINGS.
 - STABILIZE THE CONVEYANCE SYSTEM.
 - SEED CHANNELS AND STREAM BANKS AT THE POND OUTLET POINTS.
 - PROTECT EXISTING NATURAL DRAINAGE SYSTEMS AND STREAMS BY MAINTAINING VEGETATIVE BUFFERS AND BY IMPLEMENTING OTHER APPROPRIATE EROSION CONTROL PRACTICES.

STEP 3: GRADING

- LIMIT INITIAL CLEARING AND EARTH DISTURBANCE TO THAT NECESSARY TO INSTALL SEDIMENT CONTROL MEASURES. EXCAVATION FOR FOOTINGS, CLEARING OR OTHER EARTH DISTURBANCE MAY ONLY TAKE PLACE AFTER THE SEDIMENT AND EROSION CONTROLS ARE INSTALLED.
- STOCKPILE REMOVED TOPSOIL. PROTECT, STABILIZE AND LOCATE PILE AWAY FROM STORM WATER FACILITIES.
- MAINTAIN AND DO NOT DISTURB ESTABLISHED BUFFERS, THE HIGH WATER LINE OF A WATER BODY, STEEP SLOPES OR OTHER PROTECTED ZONES.
- DO NOT IMPAIR EXISTING SURFACE DRAINAGE THAT WILL RESULT IN A POTENTIAL EROSION HAZARD IMPACTING ADJACENT LAND OR WATER BODIES.
- NOTIFY GOVERNING MUNICIPALITY AND INSPECTING ENGINEER SHOULD THEY ENCOUNTER FARM TILES DURING EARTH MOVING OPERATIONS TO DETERMINE REMOVAL, PLUG, OR CONNECTION TO STORM SEWER.

STEP 4: EROSION CONTROL MAINTENANCE AND STABILIZATION

- MAINTAIN EROSION CONTROL FEATURES IN GOOD WORKING ORDER.
- IMMEDIATELY STABILIZE SITE PERIMETER SURFACES.
- STABILIZE SOIL STOCKPILES AND EXPOSED SURFACES BY SEED, MULCH, OR OTHER APPROPRIATE MEASURES AS SOON AS POSSIBLE BUT NO LATER THAN 14 DAYS AFTER CONSTRUCTION ACTIVITY HAS CEASED IN THAT AREA.
- APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETED.
-

INSTALL ADDITIONAL MEASURES IF ORDERED BY THE INSPECTING ENGINEER OR THE GOVERNING MUNICIPALITY

STEP 5: SEDIMENT CONTROL

- SWALES OR OTHER AREAS THAT TRANSPORT CONCENTRATED FLOW SHOULD BE APPROPRIATELY STABILIZED.
- DOWNSPOUT OR PUMP PUMP DISCHARGES MUST HAVE ACCEPTABLE OUTFALLS THAT ARE PROTECTED BY SPLASH BLOCKS, SOD, OR PIPING AS REQUIRED BY SITE CONDITIONS (I.E., NO CONCENTRATED FLOW DIRECTED OVER FILL SLOPES) OR AS DIRECTED BY THE INSPECTING ENGINEER OR THE GOVERNING MUNICIPALITY.

STEP 6: MAINTENANCE AND INSPECTION

- INSPECT FEATURES AS INDICATED ON THE DRAWINGS. AT A MINIMUM, DEVELOPER WILL PERFORM INSPECTIONS ONCE EVERY 7 CALENDAR DAYS OR TWICE EVERY 7 DAYS SHOULD DISTURBED AREA MEET OR EXCEED 5 ACRES, AND WITHIN 24 HOURS AFTER PERIODS OF RAINFALL GREATER THAN 0.5 INCH.
- MAINTAIN, REPAIR AND/OR ADD EROSION AND SEDIMENT CONTROL FEATURES AS DIRECTED BY INSPECTING ENGINEER OR THE GOVERNING MUNICIPALITY.
- LOOK FOR EVIDENCE OF SOIL EROSION AND/OR POLLUTANTS ENTERING DRAINAGE SYSTEMS, PROBLEMS AT DISCHARGE POINTS (SUCH AS TURBIDITY IN RECEIVING WATER), AND SIGNS OF SOIL AND MUD TRANSPORT FROM THE SITE TO THE PUBLIC ROAD AT THE ENTRANCE.
- ROUTINE MAINTENANCE MUST BE IDENTIFIED ON THE SCHEDULE AND PERFORMED ON A REGULAR BASIS AND AS SOON AS A PROBLEM IS IDENTIFIED.
- PROVIDE AND IDENTIFY THE PERSON OR ENTITIES RESPONSIBLE FOR CONDUCTING THE MAINTENANCE ACTIONS DURING CONSTRUCTION AND POST-CONSTRUCTION.
- RETAIN A COPY OF THE INSPECTION AND QUARTERLY REPORTS ON-SITE WITH THE SWPPP DURING CONSTRUCTION PHASES IN AN ACCESSIBLE BUT SAFEGUARDED LOCATION.

STEP 7: FINALIZE GRADING & LANDSCAPING

- RESTORE ALL DISTURBED PVIOUS AREAS IN COMPLIANCE WITH NYSDEC STORMWATER MANAGEMENT DESIGN MANUAL TABLE 5.3.
- STABILIZE ALL OPEN AREAS, INCLUDING BORROW AND SPOIL AREAS USING PERMANENT TOPSOIL, SEED, SOD, MULCH, RIP RAP OR OTHER PRACTICE AS SHOWN ON THE DRAWINGS.
- STABILIZATION MUST BE UNDERTAKEN NO LATER THAN 14 DAYS AFTER CONSTRUCTION ACTIVITY HAS CEASED OR AS NOTED IN THE SWPPP.
- REMOVE THE TEMPORARY CONTROL MEASURES WITHIN 7 DAYS AFTER DIRECTED BY INSPECTING ENGINEER OR GOVERNING MUNICIPALITY.

STEP 8: POST CONSTRUCTION CONTROLS

- IDENTIFY THE PERMANENT STRUCTURAL OR NON-STRUCTURAL PRACTICES THAT WILL REMAIN ON THE SITE.
- DEVELOPER SHALL ENSURE THAT THE PERMANENT STRUCTURAL OR NON-STRUCTURAL PRACTICES UTILIZED DURING CONSTRUCTION ARE PROPERLY DESIGNED TO SUIT THE POST-CONSTRUCTION SITE CONDITIONS.

ADDITIONAL CONSTRUCTION SEQUENCE NOTES

- TEMPORARY SANITARY LATERAL CONNECTION: EARLY IN STAGE 1 OF CONSTRUCTION, THE SANITARY SEWER LATERAL WILL TEMPORARILY CONNECT TO THE EXISTING 'STELLAS' BUILDING DESIGNATED TO REMAIN OPEN AND IN WORKING CONDITION AS SHOWN ON THE UTILITY PLAN (U-1). FOLLOWING CONNECTION TO THE SANITARY SEWER, THE EXISTING SEPTIC SYSTEM WILL BE DISCONNECTED AND DISMANTLED AS DESCRIBED ON THE PLANS. INSTALLATION OF THE SANITARY LATERAL IN THE STAGE 2 CONSTRUCTION AREA WILL INVOLVE SAWCUTTING PAVEMENT EXCAVATION, BACKFILL AND COMPACTION WITHIN THE PARKING AREA DESIGNATED TO REMAIN. THE CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF PAVEMENT IN AREAS DISTURBED BY TRENCHING ACTIVITIES.
- NEW WATER SERVICE STAGING: THE NEW WATER SERVICE, METERING, BACK FLOW PREVENTION DEVICES, AND ASSOCIATED FEATURES WILL BE INSTALLED AS SHOWN ON THE UTILITY PLAN, U-1DURING STAGE 1. THE CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF PAVEMENT AND OTHER FEATURES DISTURBED THAT ARE DESIGNATED TO REMAIN IN SERVICE DURING STAGE 1.
- STORM DRAINAGE SYSTEM STAGING: PORTIONS OF THE PROPOSED STORM DRAINAGE SYSTEM LOCATED IN THE STAGE 2 AREA OF CONSTRUCTION WILL BE INSTALLED DURING STAGE 2.

- MOBILE ROAD WILL BE CONSTRUCTED DURING STAGE 1 AND SUCH A MANNER THAT A MINIMUM OF ONE LANE OF TRAVEL IS TO BE MAINTAINED AT ALL TIMES TO NYS RT. 332. A DETOUR THROUGH COMPLETED STAGE 1 PARKING AND ACCESS AISLE AREAS WILL BE CONSIDERED UPON REVIEW AND APPROVAL OF THE TOWN ENGINEER AND HIGHWAY SUPERINTENDENT.
- THE EXISTING CENTER ENTRANCE ALONG NYS RT. 332 WILL BE REMOVED UPON COMPLETION OF BOTH STAGE 1 & 2 OF CONSTRUCTION. DISTURBED AREAS WILL BE RESTORED WITH TOPSOIL AND SEED IN A MANNER APPROVED BY THE NYSDOT.
- STORMWATER MANAGEMENT FACILITIES LOCATED IN THE STAGE 2 AREA OF CONSTRUCTION INCLUDING SM (BIO-RETENTION) POND 'B', OUTLET STRUCTURE AND PIPING, FILTER MATERIAL AND UNDERDRAIN, STONE WEIR, ROLLED EC FABRIC, SEEDING AND ASSOCIATED FEATURES WILL BE CONSTRUCTED DURING STAGE 2.
- EROSION CONTROL MEASURES AS DESCRIBED IN THE CONSTRUCTION SEQUENCE NOTES AND AS SHOWN ON THE GRADING AND EROSION CONTROL PLAN WILL BE CONSTRUCTED IN THE STAGE IN WHICH THEY ARE SHOWN UNLESS OTHERWISE NOTED.

GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF CANANDAIGUA AND THE COUNTY OF ONTARIO STANDARDS UNLESS MORE STRINGENT CRITERIA IS SPECIFIED ON THE CONSTRUCTION DRAWINGS.
- SANITARY SEWERS, LATERALS, AND APPURTENANCES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE REQUIREMENTS OF THE TOWN OF FARMINGTON SEWER AND WATER DEPT.
- WATER SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND SPECIFICATIONS OF THE TOWN OF FARMINGTON SEWER AND WATER DEPT
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDANTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UTILITIES THAT OCCUR DURING THE COURSE OF CONSTRUCTION.
- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF UNDERGROUND UTILITIES BEFORE COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS AS MAY BE REQUIRED TO MEET EXISTING CONDITIONS. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE PLANS AND ANY OTHER LINES NOT SHOWN.
- LOCATION OF PROPOSED IMPROVEMENTS, DISTANCE BETWEEN FACILITIES AND APPURTENANCES SHOWN ON DRAWINGS, ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION DURING THE CONSTRUCTION STAKE OUT. THE CONTRACTOR SHALL LOCATE, FLAG, AND PRESERVE PROPERTY MARKERS, U.S.G.S., AND ALL OTHER MONUMENTS.
- EROSION CONTROL DEVICES SHALL BE ESTABLISHED PRIOR TO COMMENCING EARTHWORK. EROSION CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL UPSTREAM GROUND COVER HAS BEEN SUFFICIENTLY ESTABLISHED AND REMOVAL IS APPROVED BY THE OWNER. THE CONTRACTOR SHALL PROVIDE JUTE MESH OR ENGINEER APPROVED EROSION CONTROL FABRIC ON ALL SLOPES STEEPER THAN 4 ON 1. THE CONTRACTOR SHALL MAINTAIN SUCH DEVICES UNTIL VEGETATION IS FULLY ESTABLISHED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REMOVE EROSION CONTROL DEVICES UPON ACCEPTANCE OF VEGETATIVE COVER AND AS DIRECTED BY THE ENGINEER.
- THE APPROPRIATE CITY PERMITS WILL BE OBTAINED BEFORE CONSTRUCTION COMMENCES.
- THE CONTRACTOR SHALL MAINTAIN IN SERVICE ALL EXISTING SEWERS, CULVERTS, DITCHES, MANHOLES, AND CATCH BASINS DURING CONSTRUCTION. ANY CHANGES TO THESE EXISTING FACILITIES SHALL BE DONE BY THE CONTRACTOR AT HIS EXPENSE.
- THE CONTRACTOR IS TO VERIFY ALL EXISTING INVERT ELEVATIONS OF SEWERS PRIOR TO CONSTRUCTION OF NEW SEWERS. IF ANY INVERT ELEVATION IS FOUND TO DIFFER FROM THAT SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE FINISH GRADED AND SEEDDED AS PER PLANS AND SPECIFICATIONS.
- TRENCHES AND EXCAVATION IN GREEN AREAS SHALL BE SURFACED WITH 4" OF TOPSOIL TO A TOLERANCE OF 0.10' FROM THE ELEVATION GIVEN (FINISHED CONTOURS) SHAPED TO ALLOW SURFACE DRAINAGE.
- TOPSOIL IN ALL AREAS IN CUT OR FILL SHALL BE STRIPPED, STOCKPILED, AND EVENLY REDISTRIBUTED.
- MINIMUM SEPARATION BETWEEN WATERMAIN AND SEWER MAINS TO BE 18" VERTICALLY MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SEWER MAINS TO BE 10' (FEET) MEASURED FROM THE OUTSIDE OF THE PIPES. IF A CROSSING SHOULD OCCUR, ONE FULL LENGTH OF THE SEWER SHALL BE CENTERED OVER OR UNDER THE WATER MAIN SO THAT BOTH THE JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECT FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT SETTLING.

15. FLOOR DRAINS, IF CONNECTED, SHALL BE CONNECTED TO THE SANITARY SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/ FOOTER DRAINS. NOTE: ALL DISCHARGES TO THE SANITARY SEWER SHALL COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL SEWER USE LAW.

16. ALL WATER MAINS AND SERVICES SHALL HAVE A MINIMUM OF 5 FEET OF COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE. THE CONTRACTOR SHALL CHECK ALL CUT STAKES BEFORE TRENCHING TO INSURE THAT ALL INSTALLED WATER MAINS WILL HAVE THE REQUIRED COVER.

17. THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY FOR SPECIFIC INSTRUCTIONS WITH REFERENCE TO THE SERVICE REQUIREMENTS. THE CONTRACTOR SHALL INCLUDE IN HIS BASE BID ALL COSTS CHARGEABLE TO TO THE OWNER BY THE UTILITY FOR THE INSTALLATION OF THEIR PHASE OF THE SERVICE. ALL UTILITIES SHALL BE UNDERGROUND. THE CONTRACTOR SHALL PROVIDE ALL CONDUITS AND CONDUCTORS AS REQUIRED BY THE UTILITY FOR THE INSTALLATION OF SERVICE. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS IMPOSED BY THE UTILITY AND SHALL INCLUDE THIS WORK IN THE BASE BID.

18. WHERE LAWNS ARE TO BE PLANTED IN AREAS THAT HAVE NOT BEEN ALTERED OR DISTURBED BY EXCAVATING OR STRIPPING OPERATIONS, PREPARE SOIL FOR LAWN PLANTING AS FOLLOWS:

- TILL TO A DEPTH OF SIX INCHES
- APPLY SOIL AMENDMENTS AND INITIAL FERTILIZERS AS SPECIFIED
- REMOVE HIGH AREAS AND FILL IN DEPRESSIONS
- TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE- (FREE OF LUMPS, CLODS, STONES, ROOTS AND OTHER EXTRANEIOUS MATTER LARGER THAN 2" IN ANY DIMENSION)
- THE CONTRACTOR IS REQUIRED TO MOW AND / CLEAR ALL AREAS TO BE DISTURBED BY GRADING WORK TO A HEIGHT NO MORE THAN 6" PRIOR TO BEGINNING GRADING WORK.

19. AN ADMINISTRATIVE LOT LINE ADJUSTMENT PLAN REGARDING THE COMBINING OF LOT 1 AND LOT 2 FOR THE PROPOSED SITE IMPROVEMENTS AND FUTURE SITE IMPROVEMENTS IS REQUIRED. THE LOT LINE ADJUSTMENT PLAN WILL BE SUBMITTED TO THE DEVELOPMENT OFFICE FOR REVIEW AND APPROVAL.

EROSION CONTROL NOTES

- THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) CONSISTS OF THE STORMWATER MANAGEMENT REPORT, THE PROJECT PLANS, INCLUDING THE GRADING, CONSTRUCTION EROSION CONTROL PLAN AND DETAIL SHEET, AND THE TOWN OF CANANDAIGUA DESIGN AND CONSTRUCTION SPECIFICATIONS REGARDING STORMWATER CONTROL. THE SWPPP FOR THIS PROJECT IS INTENDED TO CONFORM WITH NYSDEC GENERAL PERMIT GP-02-01 AND THE REQUIREMENTS OF LOCAL AND NYSDEC AUTHORITIES REGARDING THE CONTROL OF STORMWATER QUANTITY AND QUALITY.
- THE OWNER IS RESPONSIBLE FOR IMPLEMENTING THE REQUIRED SWPPP. THE OWNER'S CONTRACTOR, SUB-CONTRACTOR AND ALL OTHERS ASSOCIATED WITH THE IMPLEMENTATION OF THE PLAN SHALL BE FAMILIAR WITH THE PLAN AND THE CONDITIONS OF THE NYSDEC GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES.
- ANY MODIFICATIONS OR DEVIATIONS FROM THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND STORMWATER MANAGEMENT AREAS, SHALL BE DOCUMENTED BY THE OWNER WITH THE ENGINEER AND THE TOWN OF CANANDAIGUA.
- THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ON-SITE INSPECTIONS BY A LICENSED / CERTIFIED PROFESSIONAL OF CONSTRUCTION EROSION CONTROL DURING CONSTRUCTION. INSPECTIONS ARE TO BE PROVIDED AT A MINIMUM OF ONCE A WEEK AND WITHIN 24 HOURS OF A STORM EVENT THAT GENERATES 0.5 INCHES OF RAINFALL IN A 24 HOUR PERIOD. AN INSPECTION REPORT LOG IS TO BE KEPT ON-SITE BY THE OWNER.
- 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 1000 SQ. FT.) OF 10-10-10 FERTILIZER. IMMEDIATELY SEED WITH THE FOLLOWING MIX:

	LBS./ACRE	LBS./1000 SQ. FT.
ANNUAL RYEGRASS	40	1
PERENNIAL RYEGRASS	40	1
OATS	40	1
WHITE CLOVER (+ INNOCULANT)	4	0.1

SEED SHOULD HAVE A GERMINATION RATE OF AT LEAST 85 PERCENT AND MINIMAL INERT MATERIAL.
- SLOPES 3:1 OR GREATER SHALL BE SEEDED WITH HEAVY MULCH AND MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. SLOPES SHALL BE FINE GRADED WITH A MINIMUM OF 6" OF TOPSOIL AND SEEDED WITH THE FOLLOWING SEED MIX:

	LBS./ACRE	% BY PURITY	% GERM
PENNGIFT CROWNVETCH	40	98	65
BIRDSFOOT TREFOIL	15	98	90
TALL FESCUE	20	90	85

SEEDING RATE: 75 LBS PER ACRE
LIME: RATE OF 1,000 LBS PER ACRE AS NECESSARY TO REACH PH OF 6.0 MIN.
INNOCULANT: RATE AS RECOMMENDED BY THE MANUFACTURER (FOR HYDROSEEDING USE FOUR TIMES MANUFACTURER'S RECOMMENDED RATE)
MULCH: STRAW OR WOOD FIBER MULCH USED WITH A HYDROSEEDING METHOD, AT TWO TONS PER ACRE WITH TACKIFIER.

- 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.
- ALL DISTURBED AREAS TO BE RECLAIMED WITH A MINIMUM OF 6" TOPSOIL.
- IF THE SOIL DISTURBANCE IS COMPLETELY SUSPENDED AND THE SITE IS PROPERLY STABILIZED, THE OWNER/OPERATOR MAY REDUCE THE SELF-INSPECTION FREQUENCY, BUT SHALL MAINTAIN A MINIMUM OF MONTHLY INSPECTIONS IN ALL SITUATIONS (EVEN WHEN THERE IS A TOTAL WINTER SHUTDOWN). DURING PERIODS OF REDUCED INSPECTION FREQUENCY, INSPECTIONS MUST STILL BE DONE AFTER EVERY STORM EVENT OF 0.5 INCHES OR GREATER.

- THE OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, CLEANING, REPAIR AND REPLACEMENT OF EROSION CONTROL MEASURES DURING SITE CONSTRUCTION.

- THE OWNER IS RESPONSIBLE FOR FILING A NOTICE OF INTENT (NOI) FOR CONSTRUCTION ACTIVITY WITH NYSDEC PRIOR TO COMMENCING ANY CONSTRUCTION. A COPY OF THE N.O.I. SHALL BE KEPT ON-SITE AND PROVIDED TO THE MUNICIPALITY. UPON COMPLETION OF CONSTRUCTION, (WHEN THE ENTIRE SITE IS STABILIZED AND 80% COVER IS EVIDENT) THE OWNER MAY FILE A NOTICE OF TERMINATION (NOT) WITH NYSDEC.

LEGEND

	PARCEL BOUNDARY		
	ADJACENT PARCEL BOUNDARY		
	RIGHT-OF-WAY-LINE		
	EXISTING PAVEMENT, CURB		
	EXISTING BUILDING		
	CENTER LINE		
	SETBACK LINE		
	PROPOSED EASEMENT LINE		
	EXISTING WATERMAIN, VALVE, AND HYDRANT		
	PROPOSED WATERMAIN, VALVE, AND HYDRANT		
	EX. STORM SEWER WITH MANHOLE,		
	CATCH BASIN, END SECTION		
	MANHOLE		UTILITY POLE
	INLET MANHOLE		LIGHT POLE
	EX. SANITARY SEWER WITH MANHOLE		HYDRANT
	PROPOSED SANITARY SEWER LATERAL		WATER VALVE
	EXISTING POWER POLE W/O.H. WIRES		WATER MANHOLE
	EXISTING UNDERGROUND ELECTRIC		SOIL BORING
	EXISTING GAS MAIN AND VALVE		MAIL BOX
	PROPOSED GAS MAIN AND VALVE		TELEPHONE MANHOLE
	UNDERGROUND TELEPHONE		TELEPHONE PEDESTAL
	EXISTING CONCRETE WALK		TRANSFORMER
	EXISTING BLACKTOP DRIVEWAY		BITUMINOUS ASPHALT
	EXISTING BLACKTOP WALK		POST
	EXISTING CONCRETE RETAINING WALL		SIGN
	EXISTING CONTOUR		IRON PIPE FOUND
	PROPOSED CONTOUR		STONE MONUMENT FOUND
	EXISTING SPOT ELEVATION		CAPPED IRON ROD FOUND
	PROPOSED SPOT ELEVATION		IRON ROD FOUND
	TREE/VEGETATION PROTECTION BARRIER		CAPPED IRON ROD SET
	BOTTOM OF CURB		CATCH BASIN
	TOP OF WALL		DRAIN MANHOLE
	TOP OF CURB		SANITARY MANHOLE
	BOTTOM OF STEP		CLEANOUT
	TOP OF STEP		GAS VALVE
			ELECTRIC MANHOLE

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SCALE

AS SHOWN



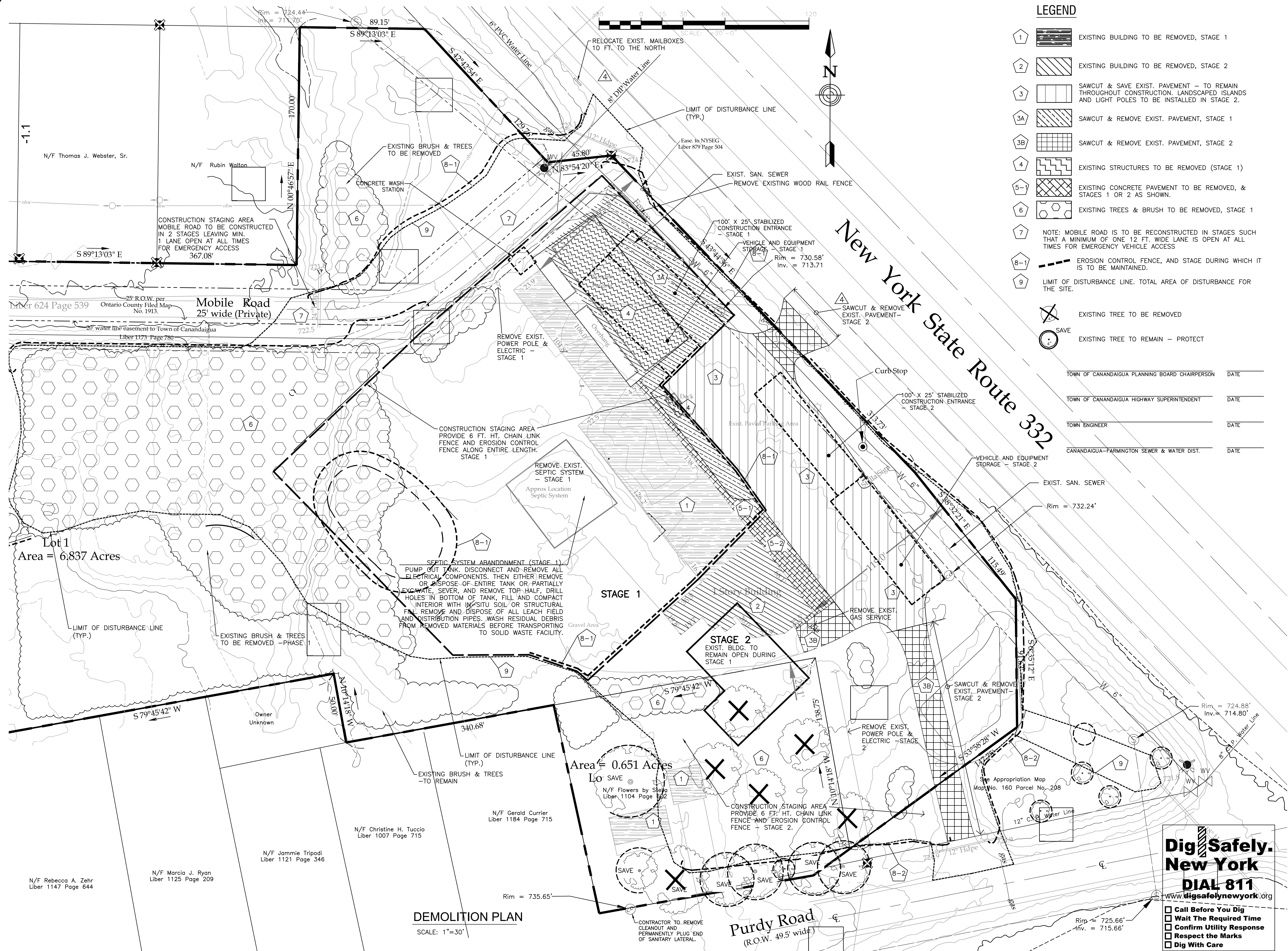
8			
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4	REVS PER TOWN ENGINEER	2/3 2016	LAG
3	GENERAL REVISIONS	1/8 2016	LAG
2	GENERAL REVISIONS	11/30 2015	LAG
1	GENERAL REVISIONS	10/22 2015	LAG
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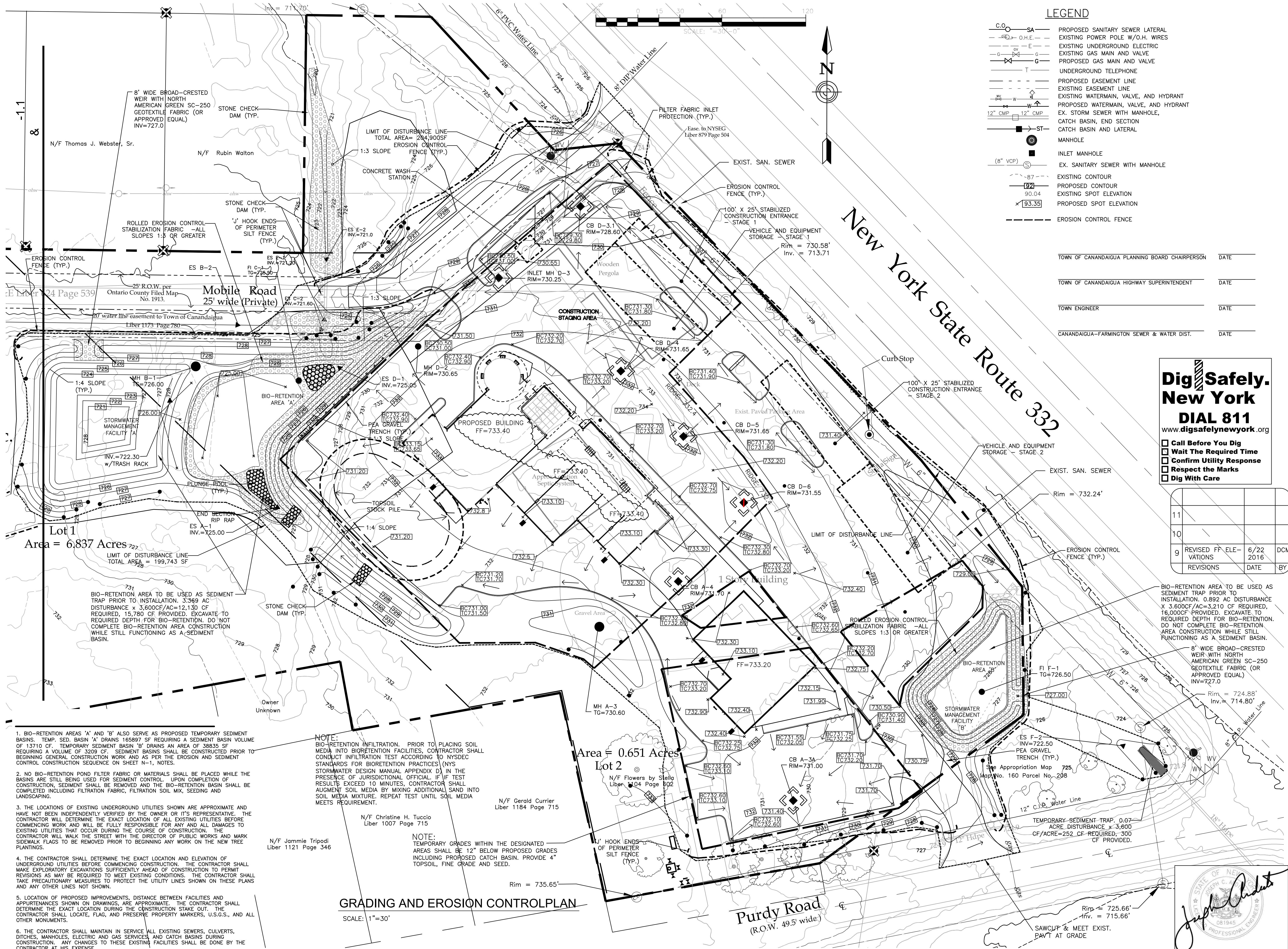
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6	ADDED CLEARING FOR FILL AREA	6/14 2016	LAG
5	REVS PER TOWN ENGINEER	2/3 2016	LAG
4	REVISIONS PER NYSDOT	1/28 2016	LAG
3	GENERAL REVISIONS	12/21 2015	LAG
2	GENERAL REVISIONS	11/30 2015	LAG
1	GENERAL REVISIONS	10/22 2015	LAG
	REVISIONS	DATE	BY

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LEGEND

- SA PROPOSED SANITARY SEWER LATERAL
- O.H.E. EXISTING POWER POLE W/O.H. WIRES
- E EXISTING UNDERGROUND ELECTRIC
- G EXISTING GAS MAIN AND VALVE
- G PROPOSED GAS MAIN AND VALVE
- T UNDERGROUND TELEPHONE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING WATERMAIN, VALVE, AND HYDRANT
- PROPOSED WATERMAIN, VALVE, AND HYDRANT
- EX. STORM SEWER WITH MANHOLE, CATCH BASIN, END SECTION
- CATCH BASIN AND LATERAL
- MANHOLE
- INLET MANHOLE
- EX. SANITARY SEWER WITH MANHOLE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EROSION CONTROL FENCE

TOWN OF CANANDAIGUA PLANNING BOARD CHAIRPERSON	DATE
TOWN OF CANANDAIGUA HIGHWAY SUPERINTENDENT	DATE
TOWN ENGINEER	DATE
CANANDAIGUA-FARMINGTON SEWER & WATER DIST.	DATE

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11			
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9	REVISED FF ELE-VATIONS	6/22 2016	DCM
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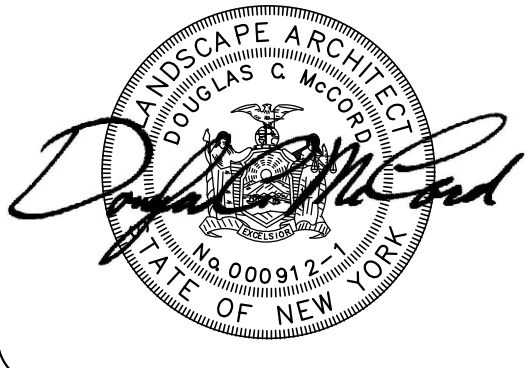
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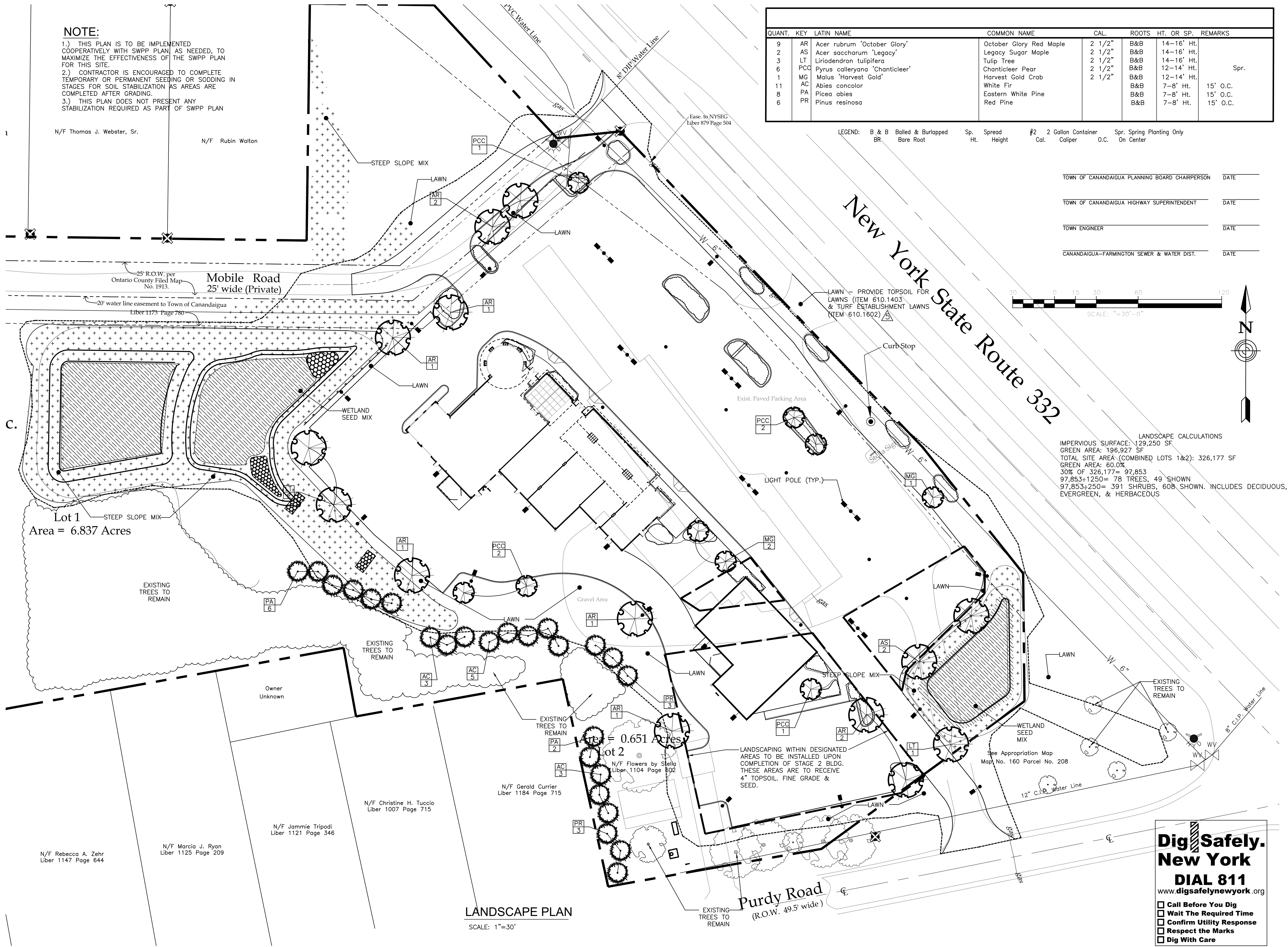
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8	ADDED SPOIL/FILL EARTH AREA	6/14 2016	LAG
7	REV'D EXST SAN. SEWER LN. WT.	5/16 2016	LAG
6	REVS PER TOWN ENGINEER	2/3 2016	LAG
5	REVISIONS PER NYSDOT	1/28 2016	LAG
4	GENERAL REVISIONS	1/8 2015	LAG
3	GENERAL REVISIONS	12/21 2015	LAG
2	GENERAL REVISIONS	11/30 2015	LAG
1	GENERAL REVISIONS	10/22 2015	LAG
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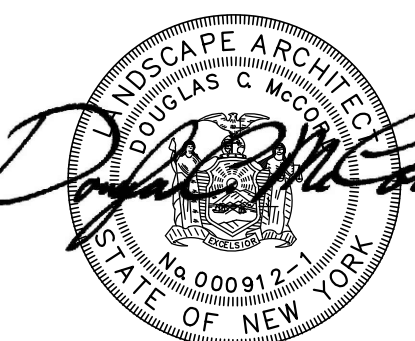
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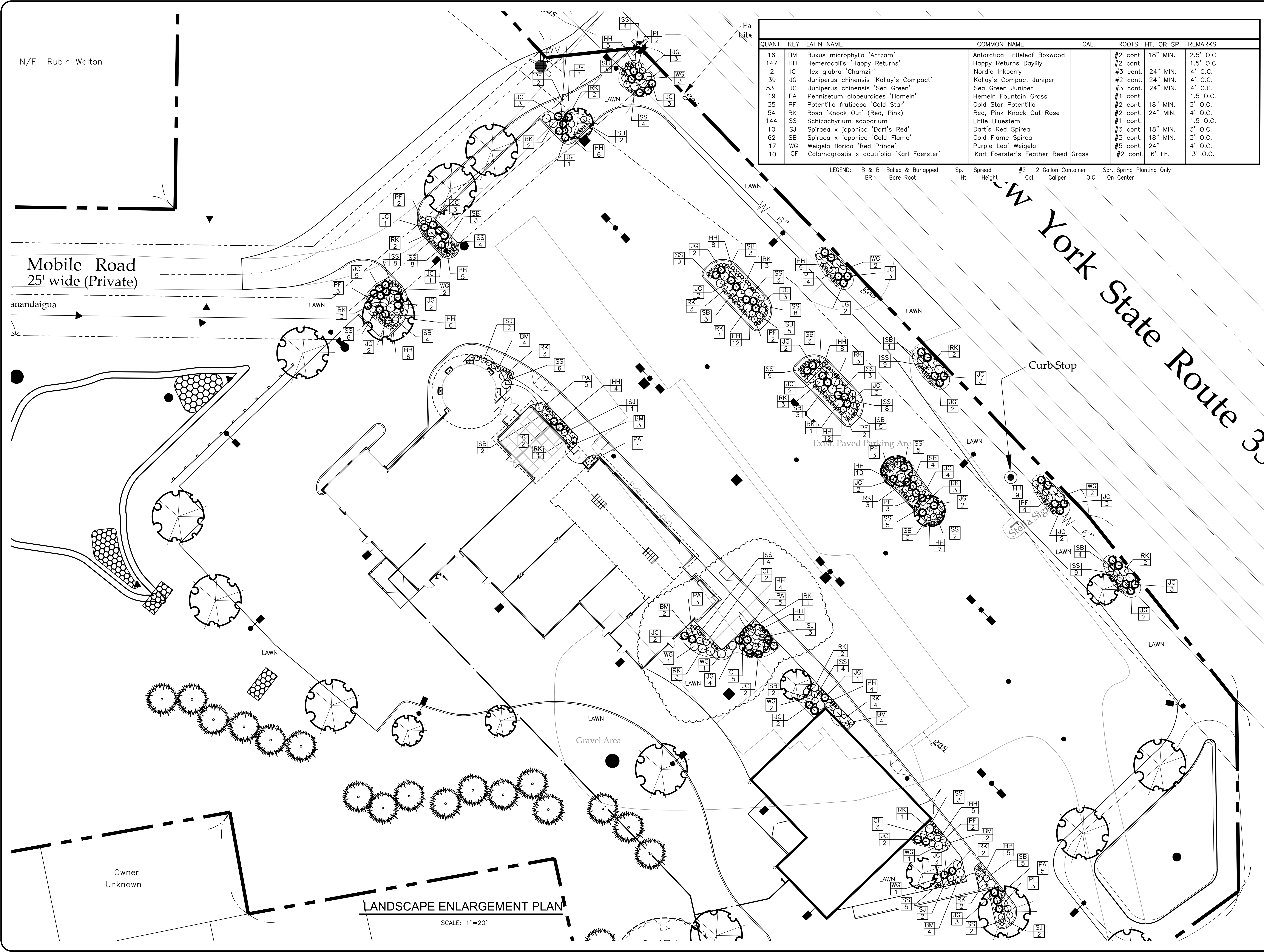
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QUANT.	KEY	LATIN NAME	COMMON NAME	CAL.	ROOTS	HT. OR SP.	REMARKS
16	BM	Buxus microphylla 'Antzam'	Antarctica Littleleaf Boxwood		#2 cont.	18" MIN.	2.5' O.C.
147	HH	Hemerocallis 'Happy Returns'	Happy Returns Daylily		#2 cont.		1.5' O.C.
2	IG	Ilex glabra 'Chamzin'	Nordic Inkberry		#3 cont.	24" MIN.	4' O.C.
39	JG	Juniperus chinensis 'Kallay's Compact'	Kallay's Compact Juniper		#2 cont.	24" MIN.	4' O.C.
53	JC	Juniperus chinensis 'Sea Green'	Sea Green Juniper		#3 cont.	24" MIN.	4' O.C.
19	PA	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass		#1 cont.		1.5' O.C.
35	PF	Potentilla fruticosa 'Gold Star'	Gold Star Potentilla		#2 cont.	18" MIN.	3' O.C.
54	RK	Rosa 'Knock Out' (Red, Pink)	Red, Pink Knock Out Rose		#2 cont.	24" MIN.	4' O.C.
144	SS	Schizachyrium scoparium	Little Bluestem		#1 cont.		1.5' O.C.
10	SJ	Spiraea x japonica 'Dart's Red'	Dart's Red Spirea		#3 cont.	18" MIN.	3' O.C.
62	SB	Spiraea x japonica 'Gold Flame'	Gold Flame Spirea		#3 cont.	18" MIN.	3' O.C.
17	WG	Weigela florida 'Red Prince'	Purple Leaf Weigela		#5 cont.	24"	4' O.C.
10	CF	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster's Feather Reed	Grass	#2 cont.	6' Ht.	3' O.C.

LEGEND: B & B Balled & Burlapped BR Bare Root Sp. Ht. Spread Height #2 2 Gallon Container Cal. Caliper O.C. Spr. Spring Planting Only On Center

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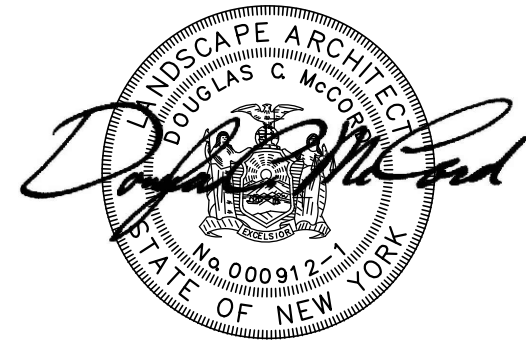
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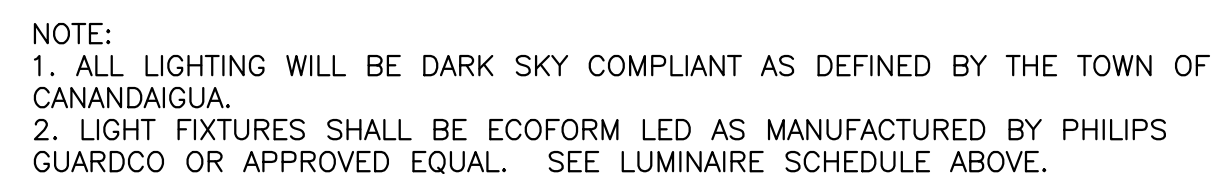
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5	REVS PER BLDG FOOTPRINT	9/6 2016	DCM
4	REVS PER TOWN ENGINEER	2/3 2016	LAG
3	GENERAL REVISIONS	1/8 2016	LAG
2	GENERAL REVISIONS	11/30 2015	LAG
1	GENERAL REVISIONS	10/22 2015	LAG
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