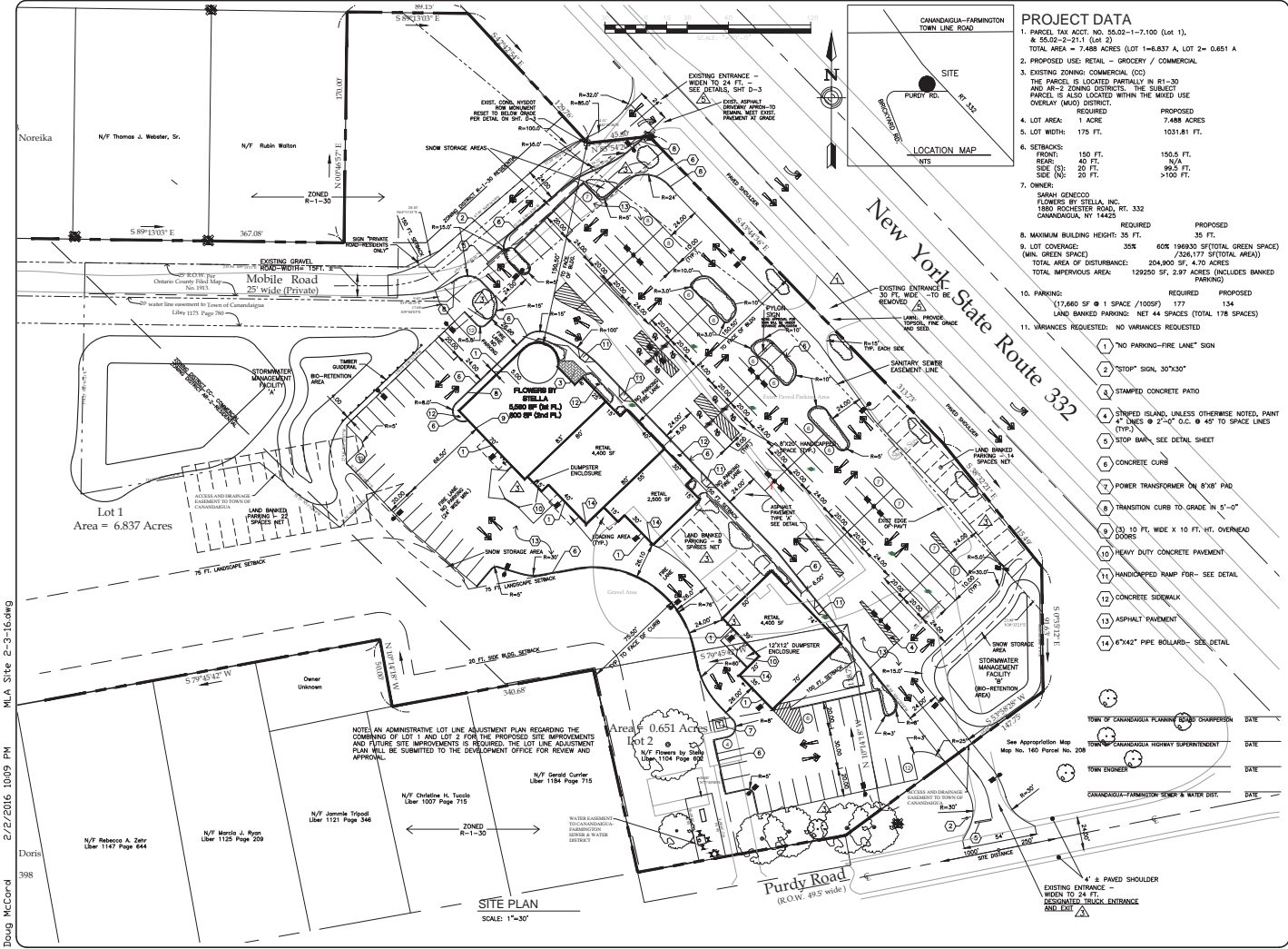


MLA Site 2-3-16.dwg
2/2/2016 10:09 PM
Doug McCord



PROJECT DATA			
1. PARCEL TAX ACCT. NO. 55.02-1-7.100 (Lot 1), 55.02-2-2.1.1 (Lot 2)			
TOTAL AREA = 7.488 ACRES (LOT 1=6.837 A, LOT 2= 0.651 A)			
2. PROPOSED USE: RETAIL - GROCERY / 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 (MUD) DISTRICT.			
4. LOT AREA: 1 ACRE	REQUIRED	PROPOSED	7.488 ACRES
5. LOT WIDTH: 175 FT.	REQUIRED	PROPOSED	1031.81 FT.
6. SETBACKS:			
FRONT:	150 FT.	REQUIRED	150.0 FT.
REAR:	40 FT.	REQUIRED	N/A
SIDE (S):	20 FT.	REQUIRED	90.0 FT.
SIDE (N):	20 FT.	REQUIRED	>100 FT.
7. OWNER:			
SARAH GENCOFF			
FLOWERS BY STELLA, INC.			
1880 ROCHESTER ROAD, RT. 332			
CANANDAIGUA, NY 14425			
8. MAXIMUM BUILDING HEIGHT: 35 FT.	REQUIRED	PROPOSED	35 FT.
9. LOT COVERAGE:			
(MAX. GREEN SPACE)	35%	REQUIRED	60% 196930 SF (TOTAL GREEN SPACE)
TOTAL AREA OF DISTURBANCE:	204,900 SF, 4.70 ACRES		204,900 SF, 4.70 ACRES
TOTAL IMPERVIOUS AREA:	129,250 SF, 2.97 ACRES (INCLUDES BANKED PARKING)		129,250 SF, 2.97 ACRES (INCLUDES BANKED PARKING)
10. PARKING:			
(17,660 SF @ 1 SPACE / 100SF)	REQUIRED	PROPOSED	177
LAND BANKED PARKING: NET 44 SPACES (TOTAL 178 SPACES)			134
11. VARIANCES REQUESTED: NO VARIANCES REQUESTED			
12. VARIANCES REQUESTED: NO VARIANCES REQUESTED			
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100. VARIANCES REQUESTED: NO VARIANCES REQUESTED			

MLA

Phone (800) 218-0300
Fax (800) 218-0372

McCord

Landscape Architecture, PLLC

2129 Five Mile Line Road
Pawling, New York 14428

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DESIGN ACTION
IT IS A CONDITION OF ANY AND ALL PERMITS, LICENSES, AND AGREEMENTS THAT THE PROJECT BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION'S (DEC) DESIGN MANUAL AND THE LATEST EDITIONS OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION'S (DOT) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

PROJECT
FLOWERS BY STELLA

1880 ROCHESTER ROAD,
NYS RT. 332,
TOWN OF CANANDAIGUA,
COUNTY OF ONTARIO, NY

TITLE OF DRAWING
SITE PLAN

DATE
9/18/15

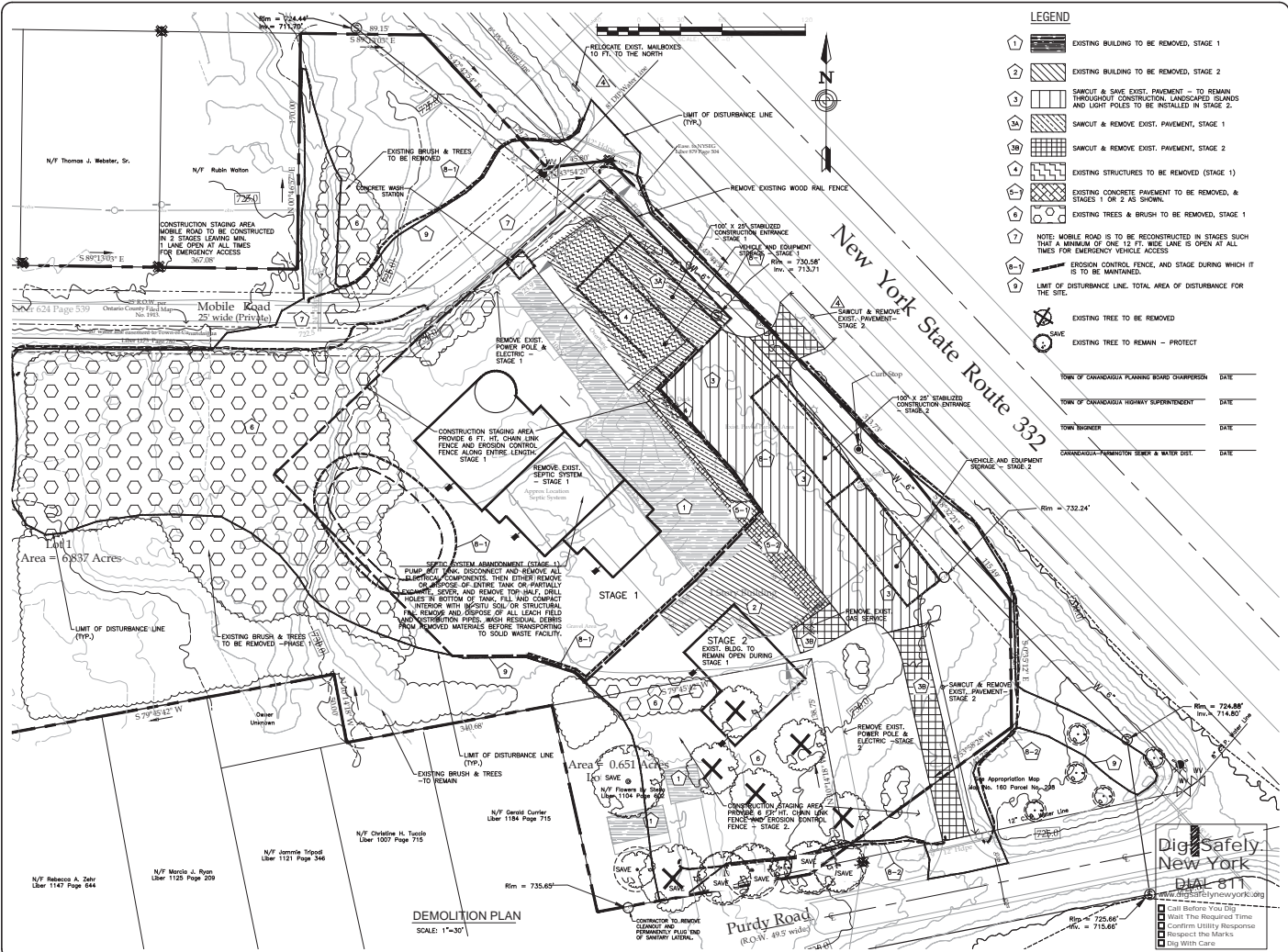
DRAWN BY
LAG

CHECKED BY
DCM

SCALE
1" = 30'

8					
7					
6	REVS PER TOWN ENGINEER	2/3	LAG		
5	REVISIONS PER NYS DOT	1/28	LAG		
4	GENERAL REVISIONS	1/8	LAG		
3	GENERAL REVISIONS	11/30	LAG		
2	GENERAL REVISIONS	2015	LAG		
1	REVISED DRAWING OF CONSTRUCTION	10/15	LAG		
	REVISIONS	DATE	BY		

PROJECT NO.
DRAWING NO. 870
S-1



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Drawing Action
This is a drawing of an existing site. The drawing is not a photograph. The drawing is a representation of the site. The drawing is not a photograph. The drawing is a representation of the site. The drawing is not a photograph. The drawing is a representation of the site.

PROJECT
FLOWERS BY STELLA
1880 ROCHESTER ROAD
NYS RT. 332
TOWN OF CANADAGUA
COUNTY OF ONTARIO, NY

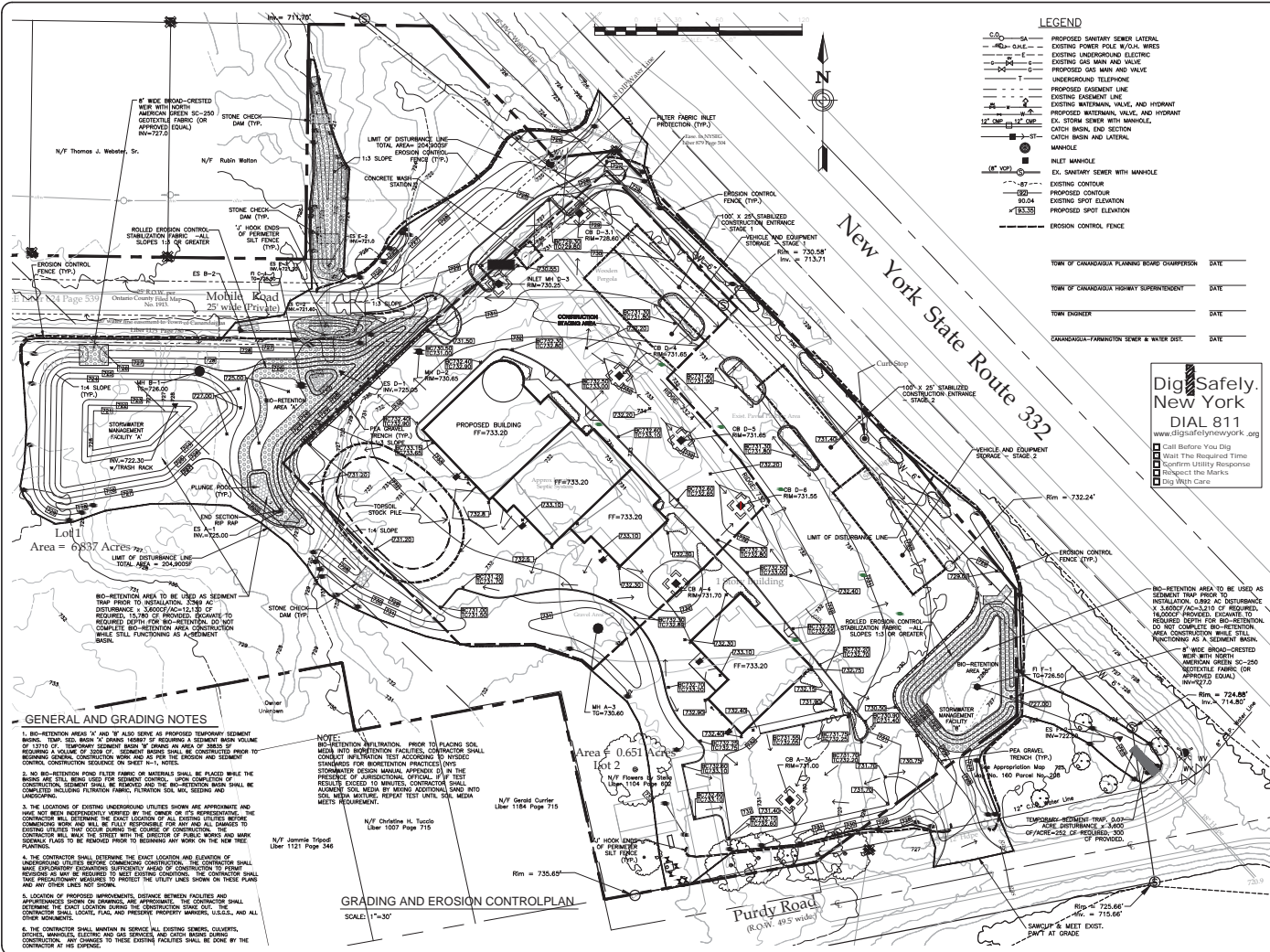
TITLE OF DRAWING
DEMOLITION
PLAN

DATE 9/18/15
DRAWN BY LAG
CHECKED BY DCM
SCALE 1"=30'



8				
7				
6				
5	REVS PER TOWN	2/3	LAG	
4	REVISIONS PER	1/28	LAG	
3	GENERAL	12/21	LAG	
2	REVISIONS	11/30	LAG	
1	GENERAL	10/22	LAG	
	REVISIONS	DATE	BY	

PROJECT NO. 870
DRAWING NO. M-1



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PROJECT
FLOWERS BY STELLA

1880 ROCHESTER ROAD,
NYS RT. 332,
TOWN OF CATTARAUGUS,
COUNTY OF ONTARIO, NY

TITLE OF DRAWING
GRADING AND
EROSION CONTROL
PLAN

DATE 9/18/15
DRAWN BY LAG
CHECKED BY DCM
SCALE 1"=30'



6			
7			
8			
REVISIONS PER TOWN	2/3	LAG	
REVISIONS PER	1/28	LAG	
REVISIONS PER	2/16	LAG	
GENERAL REVISIONS	1/8	LAG	
GENERAL REVISIONS	12/21	LAG	
GENERAL REVISIONS	2015	LAG	
GENERAL REVISIONS	11/30	LAG	
GENERAL REVISIONS	10/22	LAG	
GENERAL REVISIONS	2015	LAG	
REVISIONS	DATE	BY	

PROJECT NO.
DRAWING NO. 870
G-1

NOTE:

1. THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWMP PLAN AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWMP PLAN FOR THIS SITE.
2. CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SOODING IN STAGES FOR SOIL STABILIZATION IN AREAS ARE COMPLETED AFTER GRADING.
3. THIS PLAN DOES NOT PRESENT ANY STABILIZATION REQUIRED AS PART OF SWMP PLAN

N/F Thomas J. Webster, Sr.

N/F Rubin Walton

Ontario County Soil Map
N/S 9813

Mobile Road
25' wide (Private)

water line easement to Town of Canadawaga
landscape architect

Lot 1
Area = 6.837 Acres

EXISTING TREES TO REMAIN

Owner
Unknown

N/F Christine H. Tundo
Liber 1207 Page 715

N/F Jamie Tripod
Liber 1121 Page 346

N/F Rebecca A. Zehr
Liber 1147 Page 644

N/F Martin J. Ryan
Liber 1125 Page 209

LANDSCAPE PLAN

SCALE: 1"=30'

PLANT LIST									
QUANT.	KEY	LATIN NAME	COMMON NAME	CAL.	ROOTS	HT. OR SP.	REMARKS		
9	AB	Acer rubrum 'October Glory'	October Glory Red Maple	2 1/2"	B&B	14-16' HL			
2	AS	Acer saccharum 'Legacy'	Legacy Sugar Maple	2 1/2"	B&B	14-16' HL			
2	LT	Liriodendron tulipifera	Tulip Tree	2 1/2"	B&B	14-16' HL			
6	PC	Pinus caryinata 'Chimicler'	Chimicler Pear	2 1/2"	B&B	12-14' HL			Spr.
1	MO	Morus 'Harvest Gold'	Harvest Gold Crab	2 1/2"	B&B	12-14' HL			
11	AC	Alnus canadensis	White Fir		B&B	7-8' HL	15' O.C.		
6	PA	Pinus strobus	Eastern White Pine		B&B	7-8' HL	15' O.C.		
6	PR	Pinus resinosa	Red Pine		B&B	7-8' HL	15' O.C.		

LEGEND: B & B Balled & Burtopped
BR Bare Root
Sp. Spread
HT. Height
#2 2 Gallon Container
Col. Color
Spr. Spring Planting Only
O.C. On Center

TOWN OF CANADAWAGA PLANNING BOARD CHAIRPERSON DATE

TOWN OF CANADAWAGA HIGHWAY SUPERINTENDENT DATE

TOWN ENGINEER DATE

CANADAWAGA-FARMINGTON TOWN & WATER DIST. DATE

SCALE: 1"=30'

N

LANDSCAPE CALCULATIONS
IMPERVIOUS SURFACE: 129,250 SF
GREEN AREA: 196,927 SF
TOTAL SITE AREA (COMBINED LOTS 1&2): 326,177 SF
30% OF 326,177 = 97,853
97,853 - 1250 = 96,603 TREES, 49 SHOWN
97,853 - 1250 = 96,603 TREES, 49 SHOWN
EVERGREEN, & HERBACEOUS

MLA

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PROJECT
FLOWERS BY STELLA

1880 ROCHESTER ROAD,
NYS RT. 332,
TOWN OF CANADAWAGA,
COUNTY OF ONTARIO, NY

TITLE OF DRAWING
LANDSCAPE &
LIGHTING
PLAN

DATE
9/18/15

DRAWN BY
LAG

CHECKED BY
DCM

SCALE
1"=30'



8

7

6

5

4 REVIS PER TOWN 2/5 LAG

ENGINEER 2016

3 REVISIONS PER 1/28 LAG

NYSDOT 2016

2 GENERAL 1/8 LAG

REVISIONS 2016

1 GENERAL 11/30 LAG

REVISIONS DATE BY

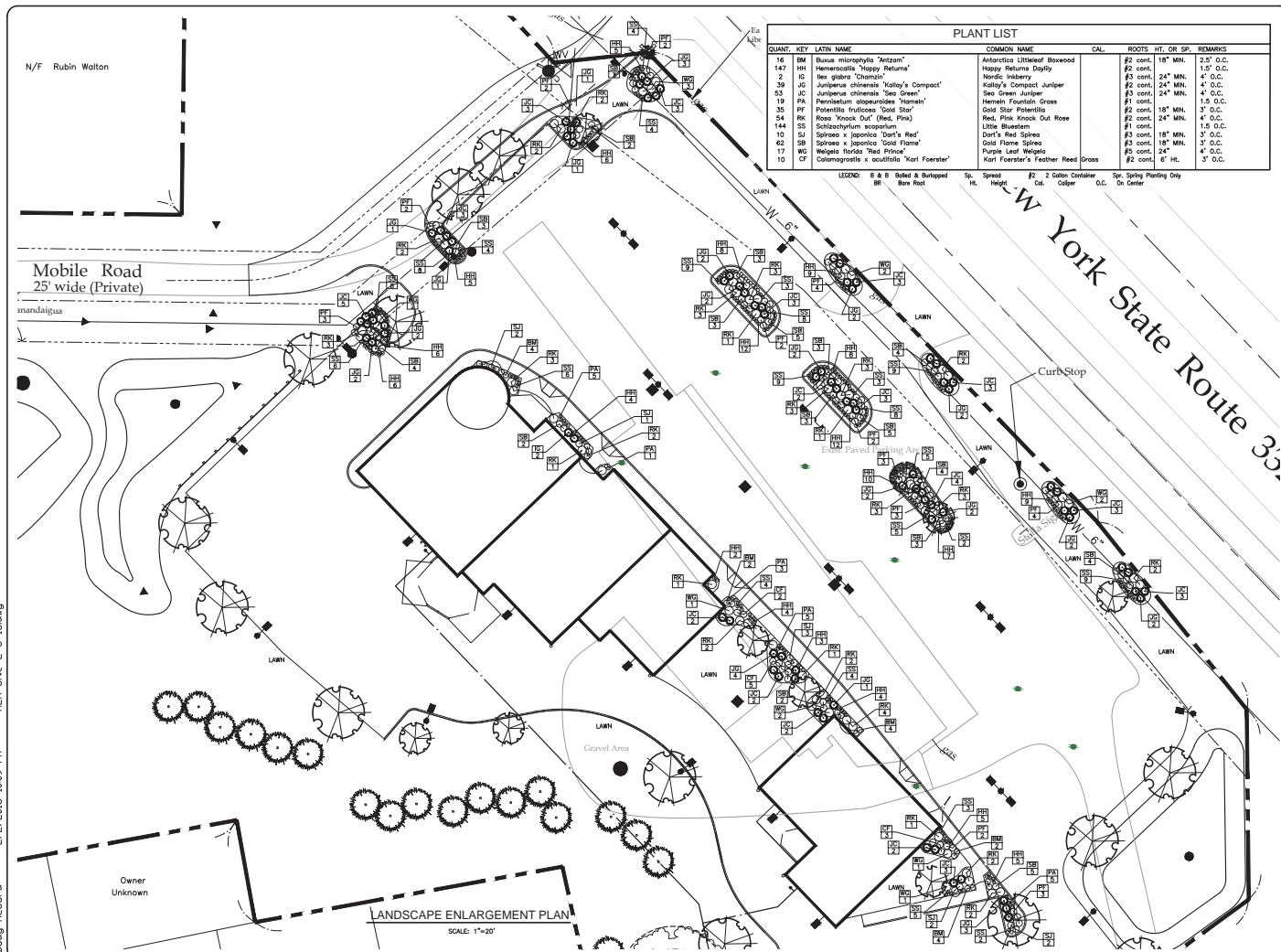
PROJECT NO.
DRAWING NO. 870
L-1

Dig Safely.
New York
DIAL 811
www.digsafelynewyork.org
Call Before You Dig
Wait The Required Time
Confirm Utility Response
Respect the Marks
Dig With Care

MLA Site 2-3-16.dwg

2/2/2016 10:09 PM

Doug McCord

[illegible]

LEGEND: B & B Baled & Burlapped Sp. Spread #2 2 Gallon Container Spr. Spring Planting Or

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PROJECT
FLOWERS BY STELLA

1880 ROCHESTER ROAD,
NYS RT. 332,
TOWN OF CANANDAIGUA
COUNTY OF ONTARIO, NY

TITLE OF DRAWING

LANDSCAPE
ENLARGEMENT
PLAN

DATE 9/18/15

DRAWN BY LAG

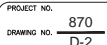
CHECKED BY DCM

SCALE $1''=20'$



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4	REVS PER TOWN ENGINEER	2/3 2016
3	GENERAL REVISIONS	1/6 2016
2	GENERAL REVISIONS	11/30 2015
1	GENERAL REVISIONS	10/22 2015
	REVISIONS	DATE

PROJECT NO. _____
DRAWING NO. 870
 1-2

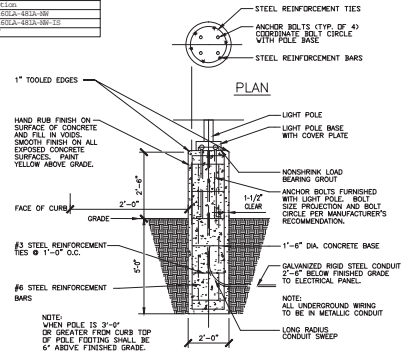
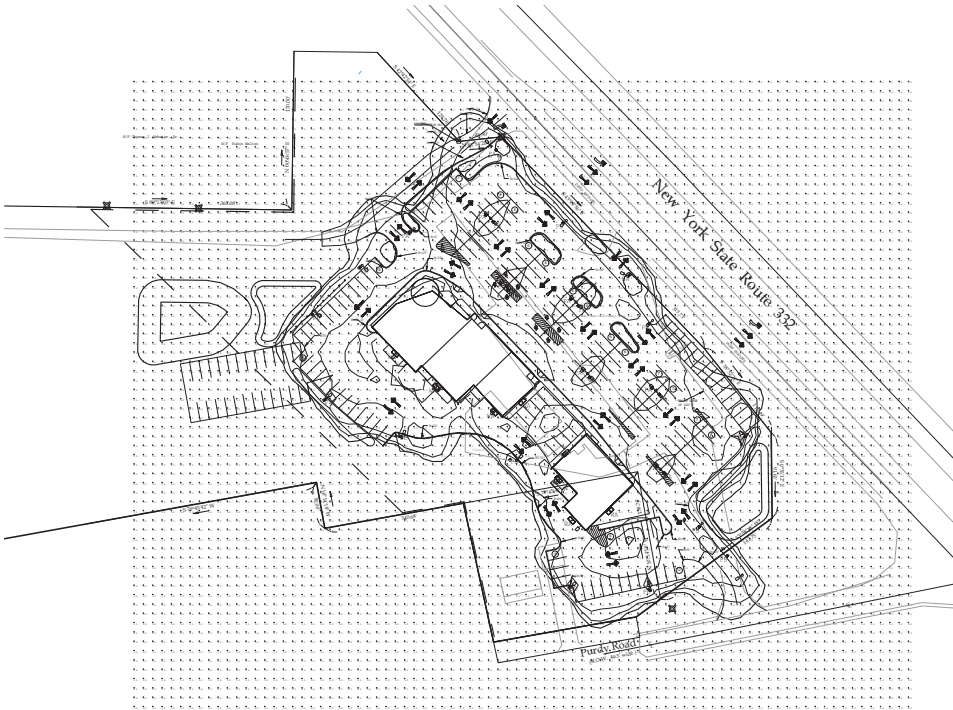




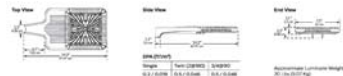
2



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LFP	Description
1	15	NA	STIK2.R	N.A.	0.900	ECO-1-160LA-80X-50
2	17	SB	STIK2.R	N.A.	0.900	ECO-1-160LA-80X-50
3	8	NA	STIK2.R	N.A.	0.900	LAWIS-7

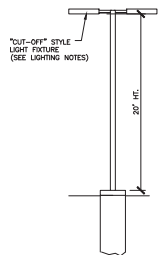


1 LIGHT POLE FOUNDATION DETAIL
L-3 NOT TO SCALE



STANDARD ECOFORM LED LUMINAIRE

2 LIGHT POLE FOUNDATION DETAIL
L-3 NOT TO SCALE



NOTE:
1. ALL LIGHTING WILL BE DARK SKY COMPLIANT AS DEFINED BY THE TOWN OF CANANDAIGUA.
2. LIGHT FIXTURES SHALL BE ECOFORM LED AS MANUFACTURED BY PHILIPS GUARDCO OR APPROVED EQUAL. SEE LUMINAIRE SCHEDULE ABOVE.

3 LIGHT POLE FOUNDATION DETAIL
L-3 NOT TO SCALE

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Pawlettsville, New York 14028

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PROJECT
FLOWERS BY STELLA
TOWN OF CANANDAIGUA,
COUNTY OF ONTARIO, NY

TITLE OF DRAWING
LIGHTING &
PHOTOMETRICS
PLAN

DATE 9/18/15
DRAWN BY LAG
CHECKED BY DCM
SCALE 1"=30'



8					
7					
6					
5					
4	REVS PER TOWN	2/5	LAG		
3	GENERAL REVISIONS	1/8	LAG		
2	GENERAL REVISIONS	11/30	LAG		
1	GENERAL REVISIONS	10/22	LAG		
	REVISIONS	DATE	BY		

PROJECT NO. 870
DRAWING NO. L-3