

PRELIMINARY SUBDIVISION & SITE PLANS FOR:

CANANDAIGUA SHORES

TOWNHOME / RESIDENTIAL DEVELOPMENT

3535 SR 364 - COUNTY RD 18

TOWN OF CANANDAIGUA/HOPEWELL

COUNTY OF ONTARIO

STATE OF NEW YORK

APRIL 7TH, 2021

INDEX-

COVER

C001 - GENERAL NOTES

C002 - GENERAL NOTES

PLAT1 - CANANDAIGUA SUBDIVISION

EX100 - EXISTING CONDITIONS

C100 - OVERALL SITE PLAN

C101 - PHASE 1 SITE PLAN

C102 - PHASE 2 SITE PLAN

C200 - OVERALL UTILITY PLAN

C201 - PHASE 1 UTILITY PLAN

C202 - PHASE 2 UTILITY PLAN

C300 - OVERALL GRADING PLAN

C301 - PHASE 1 GRADING PLAN

C302 - PHASE 2 GRADING PLAN

C303 - OVERALL EROSION CONTROL PLAN

C400 - PHASE 1 LATERAL PLAN

C401 - PHASE 2 LATERAL PLAN

L100 - LANDSCAPING PLAN

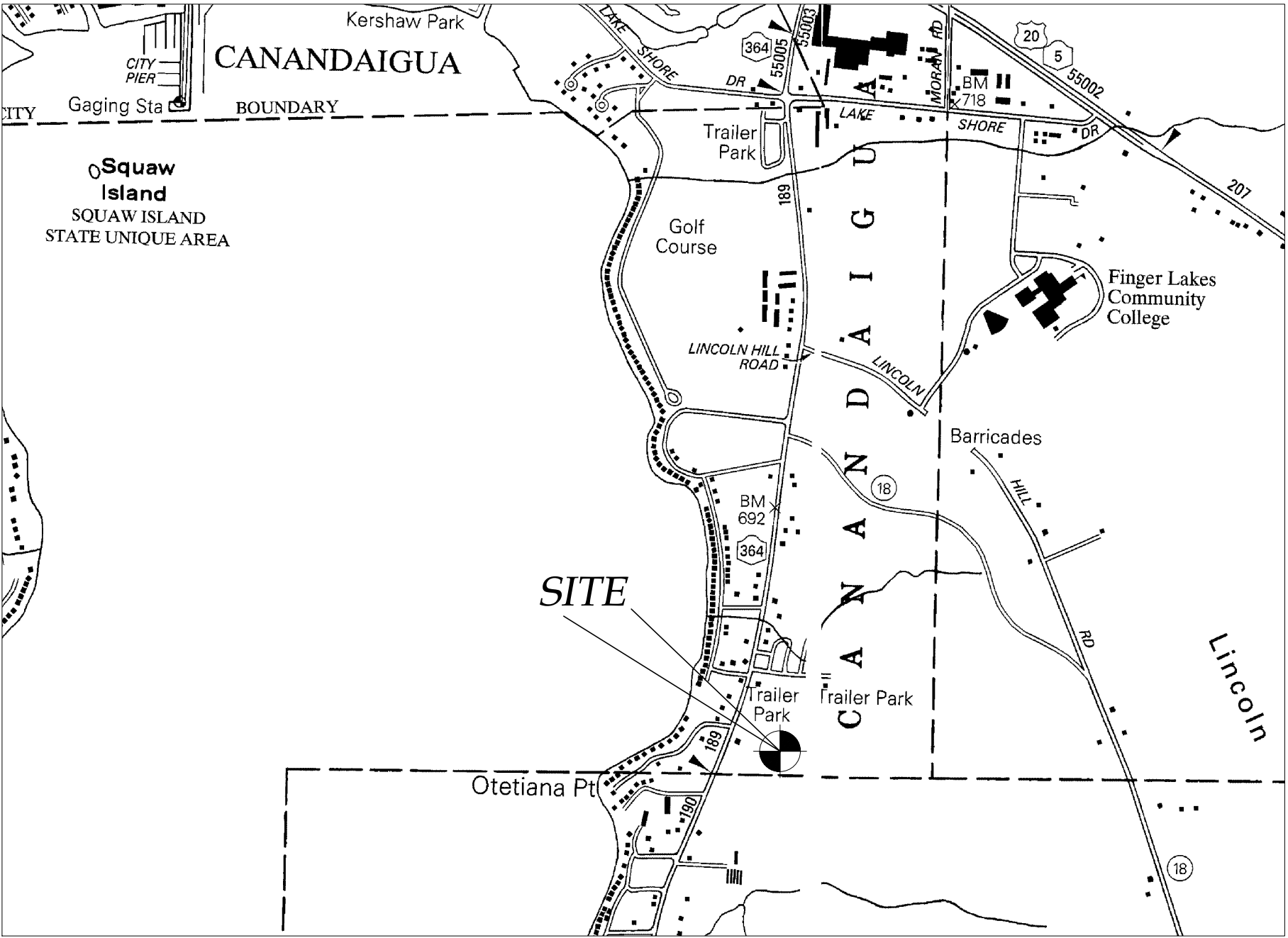
P100 - PHOTOMETRICS PLAN

C501 - PROFILE SHEET

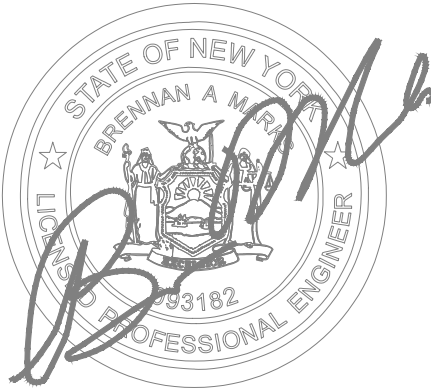
C502 - PROFILE SHEET

C503 - PROFILE SHEET

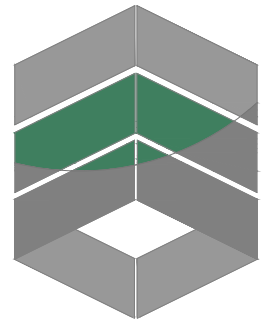
C600- C605 DETAILS



LOCATION MAP
NTS



NOT FOR CONSTRUCTION



MarksEngineering

MARKS ENGINEERING, P.C.
42 BEEMAN STREET
CANANDAIGUA, NY 14424
(585)905-0360
WWW.MARKSENGINEERING.COM

PROPERTY OWNER:
CAROL EFFIERT

PREPARED FOR:
ATL CONTRACTORS, INC
ANGELO LICCARADELLO

REVISIONS:
4/19/21 - Town PRC Meeting
7/01/21 - PER TOWN PLANNING BOARD
9/27/21 - PER TOWN PLANNING BOARD

WATER/HIGHWAY SUPERINTENDENT DATE

PLANNING BOARD CHAIRMAN DATE

TOWN ENGINEER DATE

CANANDAIGUA SHORES
RESIDENTIAL DEV.
CANANDAIGUA/HOPEWELL
COUNTY OF ONTARIO
NEW YORK
JOB #20-243
4/7/2021

GRADING NOTES:

- CUT AND FILL SLOPES SHALL NOT EXCEED 3 ON 1.
- CONSTRUCTION SHALL CONFORM TO THE TOWN OF CANANDAIGUA AND NYS CODES AND STANDARDS
- SITE SHALL BE GRADED SUCH THAT THERE IS POSITIVE DRAINAGE AT A MINIMUM OF 2% AWAY FROM ANY BUILDINGS, STRUCTURES, DRIVEWAYS, AND SEPTIC SYSTEM.
- TOPSOIL SHALL BE STRIPED OF AREAS PLANNED FOR CONSTRUCTION AND REAPPLIED AFTER GRADING IS FINISHED. ANY UNUSED TOPSOIL SHALL BE HAULED OFF SITE.

STORM SEWER NOTES

- CATCH BASIN AND MANHOLE DIAMETERS SHALL BE AS FOLLOWS:

LARGEST PIPE SIZE IN STRUCTURE	INSIDE DIAMETER OF STRUCTURE
UP TO 24"	4'
27" TO 42"	5'
LARGER THAN 42"	SPECIAL STRUCTURE

- STORM SEWER PIPING TO BE CORRUGATED SMOOTH BORE POLYETHYLENE PIPE IN ACCORDANCE WITH N.Y.S.D.O.T. ITEM 18903.97 AND AASHTO-M252 & M294.

- LINING MATERIALS AND SPECIAL BACKFILL TO BE R.O.B. OR R.O.C. MATERIAL (N.Y.S.D.O.T. SECTION 304-2.02 TYPE 4), MEETING THE FOLLOWING GRADATIONS:

SIEVE SIZE	% PASSING BY WEIGHT
2"	100
1/4"	30-50
#40	5-40
#200	0-10

- GRANULAR FILTER MATERIAL TO BE N.Y.S.D.O.T. SECTION 605-2.02 TYPE 1, MEETING THE FOLLOWING GRADATIONS:

SIEVE SIZE	% PASSING BY WEIGHT
1"	100
1/2"	30-100
1/4"	0-30
#10	0-10
#20	0-5

- RIP-RAP SHALL BE UNIFORMLY HARD, DURABLE, AND ANGULAR FIELD OR QUARRED LIMESTONE WITH A MINIMUM DENSITY OF 150 LB/CF. THE RATIO OF THE MINIMUM DIMENSION TO THE MAXIMUM DIMENSION OF EACH PIECE TO BE AT LEAST 0.6. RIP-RAP SHALL BE COMPOSED OF A WELL GRADED MIXTURE OF PRIMARILY LARGER STONE SIZES WITH A SUFFICIENT MIXTURE OF SMALLER SIZES TO FILL THE VOIDS. UNLESS OTHERWISE NOTED IN THESE PLANS, SUPPLEMENTAL SPECIFICATIONS, OR UNLESS OTHERWISE DIRECTED, RIP-RAP SIZES SHALL BE AS FOLLOWS:

MAX. DIMENSION OF STONE	% OF MIX BY WEIGHT
18"-24"	20
12"-18"	50
9"-12"	20
4"-8"	10

- ALL FRONT AND REAR DOWNSPOUTS TO DISCHARGE TO GRADE ONTO SPLASH BLOCKS.

CONSTRUCTION SEQUENCE:

- DELINEATE LIMITS OF DISTURBANCE
- INSTALL SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE AND OTHER TEMPORARY CONTROLS.
- INSTALL TEMPORARY SEDIMENT TRAP AT LOCATION OF PROPOSED PONDS
- STRIP AND STOCKPILE TOPSOIL.
- SEED & MULCH STOCKPILES AND PROTECT WITH TOE SILT FENCE
- COMPLETE EARTHWORK AND ROUGH GRADE SITE
- STABILIZE ROUGH GRADES WITH TEMPORARY SEEDING
- INSTALL UTILITIES
- ESTABLISH STORMWATER MANAGEMENT POND FACILITIES. (OVEREXCAVATED)
- INSTALL INLET SEDIMENT TRAPS AND INLET PROTECTION
- INSTALL ROAD SUBBASE
- INSTALL ROADWAY
- INSTALL SIDEWALKS
- EXCAVATE FOUNDATIONS
- BUILD FOUNDATION AND STRUCTURES
- BACKFILL FOUNDATION AFTER FIRST FLOOR IS COMPLETE
- INSTALL PRIVATE DRIVEWAYS
- RESPREAD TOPSOIL AROUND BUILDING, FINAL GRADE SEE AND MULCH
- ESTABLISH DRY-SWALES AFTER UPHILL AREAS CONTRIBUTING DRAINAGE ARE STABILIZED.
- INSTALL LANDSCAPING & LIGHTING FEATURES PER PLANS
- INSTALL INFILTRATION/FILTRATION PRACTICES ONCE ALL CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED
- REMOVE TEMPORARY CONTROLS AFTER SITE STABILIZED WITH VEGETATION.

EROSION AND SEDIMENT CONTROL NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF EROSION AND SEDIMENTATION DURING CONSTRUCTION. SILT FENCE SHALL BE INSTALLED AND MAINTAINED AS NEEDED.
- WHERE SOIL DISTURBANCES ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, SOIL STABILIZATION MEASURE SHALL BE INITIATED BY THE NED OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN 14 DAYS (7 DAYS IF OVER 5-ACRES OF DISTURBANCE, OR 3 DAYS IF BETWEEN NOVEMBER 15TH AND APRIL 1ST). SOIL SHALL BE STABILIZED WITH NORTHERN GRASS SEED MIXTURE OR APPROPRIATE SEED MIXTURE FOR CONDITIONS. GRASS SEED SHALL BE INSTALLED PER MANUFACTURES SPECIFICATIONS. MULCH STRAW APPLIED AT A RATE OF 2 BALES / 1000 SQFT OR SEED MIXTURE TO PROTECT SITE UNTIL SEED GERMINATES. HYDRO-SEED MAY BE INSTALLED AS AN ALTERNATE.
- CONTRACTOR SHALL INSPECT THE SITE DAILY FOR SIGNS OF EROSION. IF ANY EROSION OR SEDIMENTATION OCCUR, CONTRACTOR SHALL IMMEDIATELY PROVIDE PROPER CONTROLS TO STABILIZE THE SITE. ENGINEER WILL RECOMMEND CONTROLS IF REQUIRED.
- SLOPE GREATER THAN 4 ON 1 SHALL BE SEEDED WITH STEEP SLOPE SEED MIX (SEE LANDSCAPING PLANS) AND STABILIZED WITH JUTE FABRIC INSTALLED AS PER MANUFACTURES SPECIFICATIONS AS REQUIRED.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN STALLED IN ACCORDANCE WITH NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENTATION CONTROLS.
- INSTALL AND MAINTAIN TEMPORARY DIVERSION SWALES AS NEEDED TO CONTROL RUNOFF DURING CONSTRUCTION.
- THE SITE SHALL BE COMPLETELY STABILIZED FOLLOWING CONSTRUCTION ACTIVITIES AND ALL TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF PROPERLY.
- CONCRETE TRUCK SHALL BE WASHED OUT INTO A CONCRETE WASHOUT AREA MEETING THE REQUIREMENTS OF THE NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

WATERMAIN AND SEPCIFICATIONS NOTES:

- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NYS DEPARTMENT OF HEALTH.
- NOTIFY CENTRAL STAKEOUT PHONE NUMBER 811 FOR LOCATION OF UNDERGROUND GAS, ELECTRIC AND TELEPHONE 48 HOURS BEFORE UNDERTAKING ANY EXCAVATION.
- EXISTING UNDERGROUND UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND WERE PLOTTED FROM AVAILABLE FIELD LOCATION AND/OR UTILITY COMPANY RECORD PLANS, AND THE ACCURACY OF SUCH INFORMATION IS DEPENDENT ON THE SOURCES FROM WHICH IT WAS OBTAINED.
- THE CONTRACTOR SHALL DETERMINE IF UTILITY COMPANY STAKEOUT HAS BEEN COMPLETED AND SHALL VERIFY EXACT LOCATION AND ELEVATION OF UNDERGROUND UTILITIES BEFORE COMMENCING EXCAVATION.
- MAKE EXPLORATORY EXCAVATION TO LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS REQUIRED TO MEET EXISTING CONDITIONS.
- TAKE PRECAUTIONS TO PROTECT ALL UTILITY LINES WHETHER OR NOT SHOWN ON THESE PLANS. REPAIR ANY DAMAGE TO UTILITIES RESULTING FROM CONSTRUCTION ON THIS PROJECT.
- LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY MONUMENTS AND R.O.W. MONUMENTS IN THE AREA OF CONSTRUCTION.
- WATER MAINS SHALL BE PVC, C900, DR14 PRESSURE CLASS 150 WITH 10 GAUGE MINIMUM SOLID COPPER TRACING WIRE.
- WATER MAIN FITTINGS SHALL BE AWWA C110/ANSI A21.1 DUCTILE IRON FITTINGS OR AWWA C153/ANSI A21.53 DUCTILE IRON COMPACT FITTINGS WITH ANSI A21.4 CEMENT MORTAR LINING AND SEAL COATING INSIDE. BITUMINOUS COATING OUTSIDE.
- GATE VALVES SHALL BE AWWA C-509, RESILIENT-SEALED, NON-RISING STEM GATE VALVES AS MANUFACTURED BY KENNEDY VALVE COMPANY, OPEN LEFT OR COUNTERCLOCKWISE.
- ALL WATER MAINS INCLUDING HYDRANT BRANCHES SHALL BE INSTALLED WITH A MINIMUM OF 5 FEET COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE. THE TOWN OF HOPEWELL SHALL CHECK ALL TRENCH DEPTHS TO INSURE THAT ALL INSTALLED WATER MAINS WILL HAVE THE REQUIRED COVER.
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY FINE GRADING, TOP SOILING AND SEEDING TO MATCH EXISTING SURFACES.
- THE COMPLETED WORKS ARE NOT TO BE PLACED IN OPERATION UNTIL A COMPLETED WORKS APPROVAL IS RECEIVED FROM NYS DEPARTMENT OF HEALTH.
- PROVIDE MUELLER H-15008 CORPORATION STOPS, MUELLER H-15209 1" CURB STOPS, MUELLER H-10314 CURB BOXES, AND DOUBLE STRAP SERVICE CLAMP BR280899CC.
- POLYETHYLENE WATER SERVICE LINE SHALL CONFORM TO ASTM D2737, CLASS 200, NSF-61 APPROVED.
- HYDRANTS SHALL CONFORM TO AWWA C-502. GUARDIAN HYDRANTS BY KENNEDY VALVE.
- DISINFECTION AND SAMPLING TAPS SHALL BE EVERY 1200 FEET AND AT THE BEGINNING AND END OF EVERY MAIN.
- COORDINATE PROTECTION/ HOLDING OF POLES WHERE WATER MAINS ARE TRENCHED WITHIN 6 FEET OF LOCAL UTILITY.

WATER MAIN GENERAL NOTES:

- ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH NYSDOH, NYSDOT, NYSOPR&HP, NYSDEC, NYSDOL, OSHA, ONTARIO COUNTY, AND LOCAL COMMUNITY REQUIREMENTS.
- THE LOCATIONS, SIZES AND ELEVATIONS OF EXISTING UTILITIES ARE BASED ON INFORMATION COMPILED BY THE ENGINEER FROM DRAWINGS OF RECORDS AND INFORMATION FURNISHED BY THE VARIOUS UTILITIES, WITH FIELD CHECKING WHERE NECESSARY AND POSSIBLE. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED AND MAY BE APPROXIMATE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE THIS INFORMATION VERIFIED AND LOCATED PRIOR TO CONSTRUCTION. NO CONSTRUCTION EXCAVATION, BORING, OR BLASTING SHALL BE DONE WITHOUT CERTIFICATION OF THE DEPTH AND LOCATION OF UTILITIES.
- THE APPROXIMATE LOCATION OF THE PROPOSED WATER MAIN IS INDICATED ON THE PLANS, HOWEVER THE ACTUAL LOCATION WILL BE GOVERNED BY THE ACTUAL LOCATION OF THE UNDERGROUND UTILITIES OR OTHER CONTROLLING FACTORS AS DETERMINED BY THE ENGINEER DURING CONSTRUCTION.
- THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES, SERVICES, SEWERS AND LATERALS AHEAD OF PIPE LAYING OR OTHER WORK OPERATIONS SO THAT IF MINOR ADJUSTMENTS MUST BE MADE IN ELEVATION AND/OR ALIGNMENT, DUE TO INTERFERENCE, THESE CHANGES CAN BE MADE IN ADVANCE OF THE WORK.
- WHERE THE CLEARANCE BETWEEN THE WATER MAIN AND ANY EXISTING UTILITY OR SERVICE CONNECTIONS (EXCEPT SANITARY SEWER CROSSING) IS LESS THAN ONE (1) FOOT, A TYPE C SELECT FILL SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
- ALL FITTINGS SHALL BE PROPERLY RESTRAINED WITH 2500 PSI THRUST BLOCKING.
- HIGHWAY DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE PERIOD OF CONSTRUCTION. THE ROADS SHALL BE KEPT CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- SAFE AND CONTINUOUS THROUGH TRAFFIC AND INGRESS AND EGRESS FOR ADJACENT OWNER DRIVEWAYS, SERVICE ROADS AND PUBLIC STREETS SHALL BE MAINTAINED THROUGHOUT THE PERIOD OF CONSTRUCTION.
- THE CONTRACTOR SHALL LOCATE, FLAG AND PRESERVE SURVEY MONUMENTS AND PROPERTY CORNER MARKERS. THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR REESTABLISH ANY PROPERTY CORNERS OR SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- WHEN INSTALLING HYDRANTS OR BLOW-OFFS, SHOULD GROUND WATER BE ENCOUNTERED WITHIN 7 FEET OF THE FINISH GRADE, WEEP HOLES (DRAINS) SHALL BE PLUGGED. IF WEEPS ARE PLUGGED, HYDRANTS AND BLOW-OFFS SHALL BE SO LABELED, PER LOCAL JURISDICTION REQUIREMENTS, AND THE WATER DISTRICT SUPERINTENDENT AND LOCAL FIRE DEPARTMENT SHALL BE NOTIFIED IN WRITING.
- MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER MAINS SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPE AT THE POINT OF CROSSING. MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPE SHALL BE 10 FEET MEASURED FROM THE

GENERAL NOTES:

- THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES AND PROPERTY MARKERS. IT IS THE NYS LAW TO CALL NYS DIG SAFE FOR UFPO (811) PRIOR TO ANY EXCAVATION.
- THE ROADWAY SHALL BE KEPT FREE OF DEBRIS DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR SAFETY CONTROL DEVICES. SUCH DEVICES (BARRICADES, FENCING, ETC.) SHALL BE IMPLEMENTED TO MINIMIZE RISK OF INJURY TO PEDESTRIANS AND WORKERS. CONSTRUCTION ACTIVITY SHALL BE CONDUCTED WITHIN COMPLIANCE WITH OSHA GUIDELINES.
- PLANS ARE GRAPHIC REPRESENTATIONS OF WORK TO BE PERFORMED. THESE PLANS ARE TO INTENDED TO CONVEY ENGINEERING INFORMATION ONLY.
- CONTRACTOR TO VERIFY ALL LOCATIONS, GRADES AND INVERTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF WORK.
- ALL SPECIFIED MATERIALS ARE TO BE INSTALLED AS PER MANUFACTURES RECOMMENDATIONS OR INDUSTRY STANDARD.
- ANY SYSTEM MODIFICATIONS OR DEVIATIONS FROM THE APPROVED PLANS, NYS BUILDING CODES, AND/OR LOCAL REGULATIONS REQUIRED BY SITE CONSTRAINTS, UNFORESEEN CONDITIONS OR GOVERNING AUTHORITIES WILL BE DONE AT THE RISK OF THE CLIENT.

DRIVEWAY, AND GRADING NOTES:

- DRIVEWAY SHALL NOT EXCEED 10% TRAVERSING SLOPE AND 2% CROSS SLOPE.
- DRIVEWAY SHALL BE MINIMUM 12 FEET IN WIDTH (RESIDENTIAL) OR 20' IN WIDTH (COMMERCIAL).
- DRAINAGE SWALES SHALL HAVE A MINIMUM DEPTH OF 12" AND MINIMUM WIDTH OF 4'. SWALES SHALL HAVE A LINEAR SLOPE OF MINIMUM 2% (1' RISE PER 50' RUN) AND MAXIMUM SIDE SLOPE OF 1' RISE PER 3' RUN.
- ALL WORK WITHIN RIGHT-OF-WAY SHALL BE PERMITTED BY HIGHWAY SUPERINTENDENT AND COORDINATE W/ INSPECTOR.

SITE NOTES:

- THE CONSTRUCTION SITE IS NOT WITHIN 100' OF A JURISDICTIONAL OR MAPPED WETLAND AS DELINEATED BY NYSDEC OR US ARMY CORP OF ENGINEERS.
- THE CONSTRUCTION SITE IS NOT WITHIN A 100 YEAR FLOODPLAIN AS DELINEATED BY FEMA.
- WATER SUPPLY: PUBLIC WATER
- NYS SPDES PERMIT IS REQUIRED FOR THESE CONSTRUCTION ACTIVITIES, DISTURBANCE SHALL BE LESS THAN FIVE ACRE AT A GIVEN INSTANCE. IF THE CONTRACTOR OR OWNER AT ANY TIME PLAN DISTURB GREATER THAN FIVE ACRE THE ENGINEER SHALL BE NOTIFIED.
- ALL NEW OUTDOOR LIGHTING ON SHALL HAVE APPROPRIATE SHIELDS AND CUT-OFF TO LIMIT ILLUMINATION OF OTHER PROPERTIES. ALL LIGHTS SHALL BE DARK SKY COMPLIANT.
- ELEVATION DATUM: NAVD 88 GEOID 12B

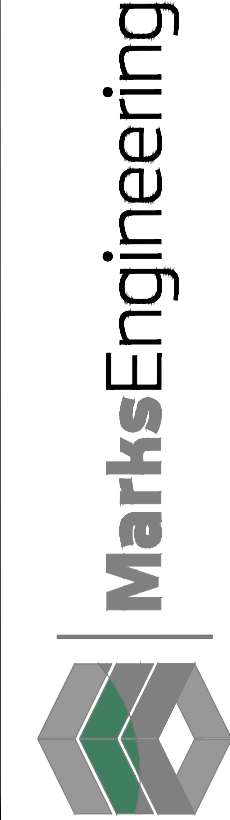
PHOSPHOROUS NOTES:

- 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 NYS DEC.

- OUTSIDE OF THE PIPES. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. WHERE THE WATER MAIN CROSSES UNDER THE SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECTED FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING ON AND BREAKING THE WATER MAINS.
- EXISTING WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES.
- ALL ASPHALT DRIVES CROSSED BY THE WATER MAIN INSTALLATION SHALL BE SAW CUT AT THE LIMIT OF THE DISTURBED AREA OR AS A MINIMUM 5 FEET BEYOND THE CENTERLINE OF THE NEW WATER MAIN LOCATION AND RESURFACED TO THE EDGE OF PAVEMENT.
- ALL EXISTING UTILITY LINES AND SERVICE LATERALS NEAR OR CROSSING THE NEW WATER MAIN SHALL BE PROTECTED, PRESERVED AND SUPPORTED AS NECESSARY AT THE CONTRACTOR'S EXPENSE.
- TO PROTECT NEW OR EXISTING WORK, SHEETING OR SHORING (IF REQUIRED DURING CONSTRUCTION) SHALL BE PROVIDED AT NO COST TO THE OWNER.
- WHEREVER MAILBOXES, POSTS, FENCES, SHRUBBERY, ETC. ARE IN CONFLICT WITH THE PROPOSED CONSTRUCTION, THEY SHALL BE REMOVED AND RESET AS ORDERED BY THE ENGINEER. COST TO BE INCLUDED IN THE VARIOUS ITEMS BID OF THE CONTRACT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF EXCAVATED MATERIAL FROM THE SITE.
- THE CONTRACTOR SHALL CONFORM TO ALL CONDITIONS OF ANY APPLICABLE EASEMENTS.
- THE CONTROL OF DUST ORIGINATING FROM THE CONSTRUCTION OPERATIONS IS CONSIDERED A CRITICAL RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER WILL BE THE FINAL JUDGE OF THE ADEQUACY OF THE CONTRACTOR'S DUST CONTROL EFFORTS. WORK MAY BE SUSPENDED BY ENGINEER UNTIL ADEQUATE DUST CONTROL IS ATTAINED.
- ANY EXISTING STORM DRAINAGE PIPES, INCLUDING DRIVEWAY CULVERTS, WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH CORRUGATED SMOOTH INTERIOR POLYETHYLENE PIPE, INCLUDING END SECTIONS, WHICH CONFORMS TO AASHTO SPEC. M294 TYPE S, ASTM SPEC. D3350, NYSDOT ENGINEERING INSTRUCTION #90-36 AND NYSDOT STANDARD SPECIFICATION SUBSECTION 706-14.
- MATERIALS, EQUIPMENT AND VEHICLES ARE NOT TO BE STORED OR PARKED WITHIN THE RIGHT-OF-WAY.
- ALL THRUST BLOCKS SHALL BE INSTALLED AGAINST UNDISTURBED SOIL.
- NO HYDRANT, VALVE, BLOW-OFF, CURB BOX, CLEAN-OUT, ETC. SHALL BE INSTALLED IN ROADSIDE DITCH.

WATER MAIN TESTING AND DISINFECTION NOTES:

- WATER FOR TESTING AND FLUSHING SHALL BE OBTAINED FROM EXISTING WATER SYSTEM. ARRANGEMENTS SHALL BE MADE WITH THE WATER DEPARTMENT FOR PAYMENT OF WATER USED.
- FLUSH MAINS AND SERVICES BEFORE TESTING. MINIMUM FLUSHING VELOCITY SHALL BE 3.0 FEET PER SECOND.
- BEFORE TESTING, SECTIONS ADJACENT TO THE TEST SECTION SHALL BE FILLED WITH WATER. THE CONTRACTOR SHALL FURNISH ALL WATER, EQUIPMENT, CONNECTIONS, PIPING, METERS, MEASURING DEVICES, PUMPS, AND TEMPORARY ENCLOSURES NECESSARY TO PERFORM THE REQUIRED TESTS.
- ALL PRESSURE TESTS MUST BE WITNESSED BY A TOWN OF HOPEWELL REPRESENTATIVE.
- THE CONTRACTOR SHALL NOT INSTALL CORPORATION STOPS FOR THE SERVICES UNTIL THE WATER MAIN HAS PASSED THE PRESSURE TEST, HAS PASSED ALL HEALTH SAMPLE TESTING, ALL SAMPLE DISINFECTION CORPORATIONS HAVE BEEN REMOVED AND PLUGGED, THE WATER MAIN HAS BEEN PLACED IN SERVICE BY THE WATER AUTHORITY AND THE CONTRACTOR HAS RECEIVED APPROVAL TO INSTALL THE SERVICES FROM THE OWNER/ENGINEER. THE OWNER/ENGINEER WILL PROVIDE THE CONTRACTOR A LISTING OF PROPERTIES THAT HAVE BEEN APPROVED FOR WATER SERVICE INSTALLATION.
- ANY PUMP, PIPE, CONNECTIONS, GAUGES, AND MEASURING DEVICES SHALL BE CALIBRATED TO THE SATISFACTION OF THE ENGINEER.
- ALL WATER MAINS AND APPURTENANCES SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C 651 DISINFECTING WATER MAINS, ITEM 5.1 DELETED, AND THE REQUIREMENTS OF NYS DEPARTMENT OF HEALTH, USING THE CONTINUOUS FEED METHOD. THE REQUIREMENTS OF NYS DEPARTMENT OF HEALTH SHALL GOVERN WHEN THERE IS A CONFLICT. USE 50 PPM INITIAL CHLORINE DOSE. DISINFECTANT SHALL REMAIN IN THE SYSTEM FOR A PERIOD OF 24 HOURS AFTER WHICH THE RESIDUAL SHALL BE AT LEAST 25 PPM. FOLLOWING DISINFECTION, ALL TREATED WATER SHALL BE THOROUGHLY FLUSHED FROM THE MAIN. WATER USED FOR DISINFECTING THE WATER MAINS, IF DISCHARGED TO THE STREAMS,
- MUST HAVE A CHLORINE RESIDUAL NOT EXCEEDING 0.05 mg/l AT THE POINT OF DISCHARGE. THE CONTRACTOR IS RESPONSIBLE TO ATTAIN THIS CHLORINE RESIDUAL LEVEL BY WHATEVER MEANS NECESSARY, AT NO COST TO THE OWNER.
- THE INTERIORS OF ALL APPURTENANCES AND SECTIONS OF WATER MAIN THAT CANNOT NORMALLY BE DISINFECTED SHALL BE SWABBED BY THE CONTRACTOR, TO THE SATISFACTION OF THE ENGINEER, WITH A CONCENTRATED CHLORINE SOLUTION CONTAINING NO LESS THAN 200 PPM OF FREE CHLORINE. THE CONTRACTOR SHALL ALSO DISINFECT ALL EXISTING WATER LINES AND APPURTENANCES WHICH WERE BROKEN, DAMAGED, CONTAMINATED, OR SUSPECTED OF BEING CONTAMINATED AS A RESULT OF WORK DONE WITH THIS PROJECT. WATER SAMPLES SHALL BE COLLECTED BY THE CONTRACTOR AND ANALYZED BY A NEW
- NEW YORK STATE DEPARTMENT OF HEALTH APPROVED TESTING LABORATORY FOR BACTERIOLOGICAL CONTENT. A MINIMUM OF ONE SAMPLE PER 1000 FEET OF NEW WATER MAIN AND ONE FOR EACH SIDE STREET SHALL BE COLLECTED AND ANALYZED. LOCATION OF SAMPLING TAP AS APPROVED BY THE ENGINEER AND N.Y.S.D.O.H. FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING DEVICES. THE CONTRACTOR SHALL COORDINATE WITH THE HEALTH DEPARTMENT



42 BEEMAN ST.
CANANDAIGUA, NY 14424
www.marksengineering.com marksengineering.com
Phone: 585-985-0360
Fax: 585-483-6205

STAMP

REVISIONS

NO.	DATE	DESCRIPTION OF REVISION
1	6/19/21	PER TOWN PRC MEETING
2	10/10/21	PER TOWN PLANNING/ROAD REVIEW
3	10/27/21	PER TOWN PLANNING/ROAD REVIEW

SITE DEVELOPMENT PLANS PREPARED FOR:

CANANDAIGUA SHORES

TOWNHOME / RESIDENTIAL DEVELOPMENT

SHOWING LAND IN:

35355 STATE ROUTE 364 / 0000 COUNTY ROAD 18
TOWN OF CANANDAIGUA/HOPEWELL

STATE OF NEW YORK

COUNTY OF ONTARIO

DRAWING TITLE:
NOTES

DRAWN BY:	XXX
DESIGNED BY:	XXX
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	20-243
DATE:	06/01/2021
TAX MAP#:	98.18-1-2010

C001

PRELIMINARY
NOT FOR CONSTRUCTION

STANDARD NOTES - TOWN OF CANANDAIGUA -

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, UNLESS OTHERWISE NOTED.
2. A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED TO CONFORM WITH THE LATEST NYSDEC GENERAL PERMIT AND TO THE TOWN REQUIREMENTS REGARDING MAINTENANCE AND CONTROL OF STORM WATER QUALITY AND QUANTITY.
3. ALL SWPPP'S ARE REQUIRED TO BE REVIEWED AND APPROVED BY THE TOWN CEO AND TOWN ENGINEER. THE TOWN MS4 SWPPP ACCEPTANCE FORM IS TO BE SIGNED AND INSERTED INTO THE PROJECT SWPPP PRIOR TO CONSTRUCTION.
4. THE OWNER IS RESPONSIBLE FOR IMPLEMENTING THE REQUIRED SWPPP, INCLUDING FILING OF THE "NOTICE OF INTENT" (NOI). A COPY OF THE NYSDEC ACKNOWLEDGEMENT LETTER IS TO BE PROVIDED TO THE TOWN DEVELOPMENT OFFICE AND TOWN ENGINEER PRIOR TO CONSTRUCTION.
5. A COPY OF THE PROJECT SWPPP IS TO BE PROVIDED TO THE TOWN DEVELOPMENT OFFICE, TOWN ENGINEER, AND A COPY IS TO REMAIN ONSITE DURING CONSTRUCTION AT ALL TIMES IN A MARKED AND ACCESSIBLE LOCATION.
6. ANY MODIFICATIONS OR DEVIATIONS FROM THE APPROVED PLANS, CONSTRUCTION SEQUENCE, AND/OR SWPPP, INCLUDING IMPLEMENTATION OF EROSION CONTROL MEASURES AND STORM WATER MANAGEMENT AREAS, SHALL BE APPROVED BY THE TOWN OF CANANDAIGUA AND DOCUMENTED WITHIN THE PROJECT SWPPP.
7. THE OWNER IS REQUIRED TO PROVIDE DAILY ONSITE OBSERVATION BY A LICENSE PROFESSIONAL OR A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC) DURING CONSTRUCTION ONCE PER WEEK (EVERY 7 DAYS) IF UNDER 5–ACRES OF DISTURBANCE AND TWICE PER WEEK (EVERY 7 DAYS) IF 5–ACRES OR MORE WITH RECEIPT OF A 5–ACRE WAIVER FROM THE TOWN OF CANANDAIGUA (MS4).
8. THE OWNER IS RESPONSIBLE FOR PROVIDING ONSITE SWPPP INSPECTIONS BY A LICENSE PROFESSIONAL OR A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC) DURING CONSTRUCTION ONCE PER WEEK (EVERY 7 DAYS) IF UNDER 5–ACRES OF DISTURBANCE AND TWICE PER WEEK (EVERY 7 DAYS) IF 5–ACRES OR MORE WITH RECEIPT OF A 5–ACRE WAIVER FROM THE TOWN OF CANANDAIGUA (MS4).
9. DEVELOPMENT IN THE CANANDAIGUA LAKE WATERSHED DISTURBING MORE THAN 5–ACRES AT ONE TIME, IS REQUIRED TO COORDINATE THE REGULAR SWPPP OBSERVATIONS REQUIRED BY THE LATEST GENERAL PERMIT WITH THE CANANDAIGUA LAKE WATERSHED INSPECTOR, THE WATERSHED PROGRAM MANAGER AND THE TOWN CODE ENFORCEMENT OFFICER.
10. CONSTRUCTION SEQUENCE – ALL PLANS ARE TO BE PROVIDED WITH A DETAILED CONSTRUCTION SEQUENCE. THE CONTRACTOR SHALL COMPLETE CONSTRUCTION AND INSTALL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE APPROVED CONSTRUCTION SEQUENCE UNLESS SPECIFIED OTHERWISE ON THE APPROVED DESIGN PLANS OR AT THE PRE –CONSTRUCTION MEETING.
11. DUST SHALL BE CONTROLLED DURING CONSTRUCTION BY THE CONTRACTOR TO MINIMIZE EFFECT ON THE ADJACENT PROPERTIES. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES AS NEEDED AND/OR AS DIRECTED BY THE TOWN OF CANANDAIGUA.
12. THE OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, CLEANING, REPAIR AND REPLACEMENT OF EROSION CONTROL MEASURES DURING SITE CONSTRUCTION AND UNTIL THE SITE IS FULLY STABILIZED, INSPECTED BY THE TOWN OF CANANDAIGUA, AND ISSUANCE OF THE NOTICE OF TERMINATION (NOT) HAS BEEN PROVIDED TO NYSDEC.
14. ROOF LEADERS SHOULD BE CONNECTED TO STORM SEWERS WHERE POSSIBLE, UNLESS OTHERWISE SPECIFIED ON THE APPROVED PLANS AND WITHIN THE PROJECT SWPPP.
15. NO SITE PREPARATION SHALL COMMENCE UNTIL A VISUAL INSPECTION BY THE TOWN OF CANANDAIGUA, CONFIRMS THE INSTALLATION OF PERIMETER SEDIMENT CONTROLS AND THE STABILIZED CONSTRUCTION ENTRANCE.
16. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF VEGETATION, THE STORM WATER MANAGEMENT FACILITIES SHALL BE CLEANED OF ACCUMULATED SILT.

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

- A. ALL DISTURBED AREAS INCLUDING TOPSOIL STOCKPILES AND STORMWATER MANAGEMENT FACILITIES ARE TO BE STABILIZED WITHIN SEVEN (7) DAYS AFTER COMPLETION.
- B. TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE PROVIDED AS FOLLOWS:
 - THE SURFACE TWO INCHES OF SOIL SHOULD BE LOOSENEED BY DISKING, RAKING, OR BACK–BLADING WITH A BULLDOZER.
 - FERTILIZE WITH 300 POUNDS PER ACRE (OR 7 POUNDS PER 1,000 SQUARE FEET).
 - NO PHOSPHORUS SHALL BE USED UNLESS SOIL TESTING HAS BEEN COMPLETED AND TESTED BY HORTICULTURAL TESTING LAB AND THE SOIL TESTS SPECIFICALLY INDICATE A PHOSPHORUS DEFICIENCY THAT IS HARMFUL, OR WILL PREVENT NEW LAWNS AND PLANTINGS FROM ESTABLISHING PROPERLY.
 - IF SOIL TESTS INDICATE A PHOSPHORUS DEFICIENCY THAT WILL IMPACT PLANT AND LAWN ESTABLISHMENT, PHOSPHORUS SHALL BE APPLIED AT THE MINIMUM RECOMMENDED LEVEL PRESCRIBED IN THE SOIL TEST FOLLOWING ALL NYSDEC REGULATIONS.
 - THE FOLLOWING SEED MIX SHALL BE USED:

SPRING/SUMMER/EARLY FALL	LBS/ACRE	LBS/1,000 SQ. ACRE
ANNUAL RYE GRASS	30	0.7
PERENNIAL RYEGRASS	30	0.7
LATE FALL/EARLY WINTER		
CEREAL RYE	100	2.5

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

- C. DISTURBED AREAS SHALL BE STABILIZED USING PERMANENT LAWN SEEDING MIX UPON COMPLETION OF GRADING AND CONSTRUCTION:
- | | LBS/ACRE | LBS/1,000 SQ. ACRE |
|--|----------|--------------------|
| BIRDSFOOT TREFOIL OR COMMON WHITE CLOVER | 8 OR 8 | 0.20 OR 0.20 |
| TALL FESCUE | 20 | 0.45 |
| REDTOP OR RYEGRASS (PERENNIAL) | 2 OR 5 | 0.05 OR 0.10 |

- SEEDING RATE: 6.0 POUNDS PER 1,000 SQUARE FEET
- MULCH: STRAW OR WOOD FIBER MULCH USED WITH HYRDO SEEDING METHOD AT TWO TONS PER ACRE WITH TACKIFIER.
- FOR FALL OR EARLY WINTER, SEED WITH CERTIFIED "AROOSTOCK" WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE.
- PERMANENT STABILIZATION FOR STEEP SLOPES GREATER THAN 3:1 SHALL INCLUDE JUTE MESH BLANKET AND CROWN VETCH SEED WITH PERENNIAL RYEGRASS.

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

20. EXISTING UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM FIELD LOCATIONS AND/OR UTILITY COMPANY RECORD PLANS. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CALL THE DIG SAFELY NEW YORK (UFO) HOTLINE AT 1–800–962–7962 FOR STAKEOUT OF EXISTING UTILITIES. THE CONTRACTOR SHALL DETERMINE EXACT LOCATION AND ELEVATION OF UNDERGROUND UTILITIES BEFORE COMMENCING CONSTRUCTION. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS TO LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS AS REQUIRED TO MEET THE EXISTING CONDITIONS.

21. THE HOMEBUILDER WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING INDIVIDUAL LOT EROSION & SEDIMENT CONTROL MEASURES, DURING HOUSE CONSTRUCTION. MEASURES TO BE MAINTAINED UNTIL FINAL LOT LAWN GRADING AND SITE IS FULLY STABILIZED AND INSPECTED BY THE TOWN OF CANANDAIGUA.

22. ANY ADDITIONAL EROSION OR SEDIMENT CONTROL MEASURES DEEMED NECESSARY BY THE TOWN OF CANANDAIGUA OR A REPRESENTATIVE THEREOF SHALL BE PROVIDED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.

23. SEDIMENT CONTROL MEASURES ARE TO BE ESTABLISHED PRIOR TO COMMENCING EARTHWORK. SEDIMENT CONTROL MEASURES ARE TO BE MAINTAINED BY THE CONTRACTOR UNTIL UPSTREAM GROUND COVER HAS BEEN ESTABLISHED AND REMOVAL IS APPROVED BY THE TOWN OF CANANDAIGUA.

24. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, REPLACING AND SUBSEQUENTLY REMOVING TEMPORARY EROSION & SEDIMENT CONTROL DEVICES.

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ADJOINING PROPERTIES, ROADWAYS, DRAINAGE WAYS AND SINKS OF SILT ACCUMULATION AS NEEDED AND AS DETERMINED/REQUESTED BY THE TOWN OF CANANDAIGUA.

26. ANY FINAL GRADE DEVIATIONS OF HOUSE PAD ELEVATIONS MORE THAN 12 INCHES SHALL BE APPROVED BY THE PLANNING BOARD.

PIPE BEDDING DETAILS

FOR WATERMAIN

- TOWN OF CANANDAIGUA -

TYPE OF UTILITY: WATERMAIN
PIPE MATERIAL: PVC PRESSURE PIPE
APPLICABLE PIPE SIZE: 4" TO 24"
TRENCH WIDTH: MAX. O.D. + 24"

TRENCH CONDITIONS: ROCK OR HARD PAN

BEDDING SPECIFICATION: SEE INSTRUCTIONS FOR DUCTILE IRON PIPE, BEDDING IN ROCK OR HARD PAN

BACKFILL SPECIFICATION: SEE INSTRUCTIONS FOR DUCTILE IRON PIPE, BACKFILL IN ROCK OR HARD PAN

TRENCH CONDITIONS: WET EARTH (3)

BEDDING SPECIFICATION: SEE INSTRUCTIONS FOR DUCTILE IRON PIPE, BEDDING IN WET EARTH

BACKFILL SPECIFICATION: SEE INSTRUCTIONS FOR DUCTILE IRON PIPE, BACKFILL IN WET EARTH

TYPE OF UTILITY: WATERMAIN
PIPE MATERIAL: PVC PRESSURE PIPE
APPLICABLE PIPE SIZE: 4" TO 24"
TRENCH WIDTH: MAX. O.D. + 24"

TRENCH CONDITIONS: SELECT EARTH

BEDDING SPECIFICATION: THE TRENCH BOTTOM SHALL BE TRUE, EVEN, AND FREE FROM STONES, LARGE DIRT CLODS, OR ANY FROZEN MATERIAL WITH ANY DIMENSION GREATER THAN ½". PIPE TO BE BEEDED FROM BOTTOM OF TRENCH UP TO 12" ABOVE TOP OF PIPE WITH GRANULAR SAND MEETING THE STANDARDS OF NYSDOT SPEC. 703.03. DEPRESSIONS SHALL BE PROVIDED IN THE TRENCH BOTTOM FOR PIPE BELLS AT EACH JOINT AND TO ALLOW FOR WITHDRAWAL OF PIPE SLINGS. THIS IS TO ASSURE THAT THE PIPE BARREL LIES FLAT ON THE TRENCH BOTTOM.

BACKFILL SPECIFICATION: ALL BACKFILL MATERIAL SHALL BE FREE FROM CINDERS, ASHES, REFUSE, VEGETABLE OR ORGANIC MATERIAL, BOULDERS, ROCKS OR STONES, OR FROZEN MATERIAL AND ANYTHING HAVING A DIMENSION GREATER THEN ½' OR ANY OTHER MATERIAL THAT IN THE OPINION OF THE OWNER IS UNSUITABLE. SAFETY COVER MEASURING 12" DEEP SHALL BE PROVIDED ON TOP OF OF THE BEDDING MATERIAL AND SHALL MEET THE STANDARDS OF GRADATION FOR SELECT GRANULAR FILL (NYSDOT SPEC. 203.2.06. EXCAVATED MATERIAL MAY BE USED FOR BACKFILL PROVIDED THAT SUCH MATERIAL CONSISTS OF LOAM, CLAY, SAND, GRAVEL, OR OTHER MATERIALS THAT IN THE OPINION OF THE OWNER ARE SUITABLE FOR BACKFILLING EXCEPT WITHIN THE LIMITS OF DEDICATED ROADWAYS.

BACKFILL BENEATH DEDICATED ROADWAYS TO BE FULL DEPTH TYPE 2 CRUSHER RUN STONE MEETING THE STANDARDS OF NYSDOT SPEC. 304.12.

THE BALANCE OF THE BACKFILL NEED NOT BE AS CAREFULLY SELECTED AS THE INITIAL MATERIAL. IT SHALL BE PLACED IN UNIFORM LAYERS IN SUCH A MANNER AS TO PROVIDE A UNIFORMLY DENSE BACKFILL LOAD ON THE PIPE AND AVOID UNFILLED SPACES IN THE BACKFILL. ROLLING EQUIPMENT SHALL NOT BE USED UNTIL A MINIMUM OF 18" OF BACKFILL MATERIAL COVER THE TOP OF THE PIPE.

REFER TO APPROPRIATE AGENCY FOR SANITARY SEWER BEDDING REQUIREMENTS

		TEST PRESSURE (P.S.I.)				
		200	225	250	275	300
		ALLOWABLE LEAKAGE (gal/hour)				
D.I.P. PER 1,000 L.F. OF LINE	PIPE DIA. (INCHES)	6	0.64	0.68	0.71	0.75
	8	0.85	0.90	0.95	1.00	1.04
	10	1.06	1.13	1.19	1.24	1.30
	12	1.28	1.35	1.42	1.49	1.56
P.V.C. PER 1,000 L.F. OF LINE	6	0.57	0.61	0.64	0.67	0.70
	8	0.76	0.81	0.85	0.90	0.94
	10	0.96	1.02	1.07	1.12	1.17
	12	1.15	1.22	1.28	1.34	1.40

NOTES:

1. TEST PRESSURE TO BE 200 P.S.I. OR 1.5 x WORKING PRESSURE, WHICHEVER IS GREATER.
2. PRESSURE TESTS SHALL BE CONDUCTED SO THE PIPE SECTIONS ARE WITHIN 10 PSI OF THE TEST PRESSURE LOCATION.
3. PRESSURE TESTS SHALL BE CONDUCTED FOR A MINIMUM OF 2 HOURS.
4. LEAKAGE TESTS AT LINE PRESSURE SHALL BE CONDUCTED OVER A 24 HOUR PERIOD.

WATERMAIN PRESSURE TEST

!! CALL !!

BEFORE YOU
DIG, DRILL OR BLAST

1-800-962-7962 or 811

IN ACCORDANCE WITH DSNY (DIG SAFE NEW YORK),
CONTRACTORS MUST NOTIFY ALL UTILITIES IN THE AREA
TWO (2) WORKING DAYS BEFORE EXCAVATION.

PIPE BEDDING DETAILS

FOR STORM LINES

- TOWN OF CANANDAIGUA -

TYPE OF UTILITY: STORM SEWER
PIPE MATERIAL: REINFORCED CONCRETE PIPE (RCP) AND CORRUGATED STEEL PIPE (CSP), CORRUGATED HDPE
APPLICABLE PIPE SIZE: 12" TO 27" FOR RCP
12" TO 24" FOR CSP
12" TO 24" FOR C. HDPE

TRENCH WIDTH: MAX. O.D. + 24"

TRENCH CONDITIONS: SELECT EARTH

BEDDING SPECIFICATION: SEE INSTRUCTIONS FOR PVC SEWER PIPE, BEDDING IN SELECT EARTH AND SUBSTITUTE NO. 1 AND NO. 2 CRUSHED STONE MIXED EQUALLY FOR NO. 1 AND NO. 1A CRUSHED STONE.

BACKFILL SPECIFICATION: SEE INSTRUCTIONS FOR PVC SEWER PIPE, BACKFILL IN SELECT EARTH AND SUBSTITUTE NO. 1 AND NO. 2 CRUSHED STONE MIXED EQUALLY FOR NO. 1 AND NO. 1A CRUSHED STONE.

TRENCH CONDITIONS: ROCK OR HARD PAN

BEDDING SPECIFICATION: SEE INSTRUCTIONS FOR PVC, SEWER PIPE, BEDDING IN ROCK OR HARD PAN AND SUBSTITUTE NO. 1 AND NO. 2 CRUSHED STONE MIXED EQUALLY FOR NO. 1 AND NO. 1A CRUSHED STONE.

TRENCH CONDITIONS: WET EARTH

BEDDING SPECIFICATION: SEE INSTRUCTIONS FOR PVC, SEWER PIPE, BEDDING IN WET EARTH AND SUBSTITUTE NO. 1 AND NO. 2 CRUSHED STONE FOR NO. 1 AND NO. 1A CRUSHED STONE.

BACKFILL SPECIFICATION: SEE INSTRUCTIONS FOR PVC SEWER PIPE, BACKFILL IN EARTH AND SUBSTITUTE NO. 1 AND NO. 2 CRUSHED STONE FOR NO. 1 AND NO. 1A CRUSHED STONE.

TYPE OF UTILITY: STORM SEWER
PIPE MATERIAL: PVC
APPLICABLE PIPE SIZE: 4" TO 15"
TRENCH WIDTH: MAX. O.D. + 24"

TRENCH CONDITIONS: ROCK OR HARD PAN

BEDDING SPECIFICATION: A MINIMUM CUSHION OF 6" OF NO. 1 AND NO. 1A CRUSHED STONE (NYSDOT GRADATION TABLE 703-4) SHALL BE USED WHEN EXCAVATING THROUGH ROCK OR HARD PAN. THE REMAINDER OF THE BEDDING INSTRUCTIONS SHALL BE AS THOSE FOR BEDDING IN SELECT EARTH.

BACKFILL SPECIFICATION: SEE INSTRUCTIONS FOR PVC SEWER PIPE, BACKFILL IN SELECT EARTH

TRENCH CONDITIONS: WET EARTH

BEDDING SPECIFICATION: IN ADDITION TO THE BEDDING REQUIRED FOR PVC SEWER PIPE IN SELECT EARTH, AN ADDITIONAL 6" OF NO. 2 AND NO. 3 CRUSHED STONE (NYSDOT GRADATION TABLE 703-4) MIXED EQUALLY SHALL BE INSTALLED TO SUPPORT THE SPECIFIED BEDDING MATERIAL, 3" OR NO. 1 AND NO 1A CRUSHED STONE.

BACKFILL SPECIFICATION: SEE INSTRUCTIONS FOR PVC SEWER PIPE, BACKFILL IN SELECT EARTH

TYPE OF UTILITY: STORM SEWER
PIPE MATERIAL: PVC
APPLICABLE PIPE SIZE: 4" TO 15"
TRENCH WIDTH: MAX. O.D. + 24"

TRENCH CONDITIONS: SELECT EARTH

BEDDING SPECIFICATION: THE TRENCH BOTTOM SHALL BE TRUE, EVEN, AND FREE OF LARGE STONES, LARGE DIRT CLODS, AND ANY OTHER FROZEN MATERIAL AS APPROVED BY THE ENGINEER. A MINIMUM OF THREE (3) INCHES OF NO. 1 AND NO. 1A CRUSHED STONE MIXED EQUALLY (NYSDOT GRADATION TABLE 703-4) SHALL BE INSTALLED AND TAMPED TO PROVIDE SATISFACTORY BEDDING FOR THE PIPE WHICH IS FIRM AND GIVES CONTINUOUS SUPPORT OF THE PIPE BARREL. DEPRESSIONS SHALL BE HOLLOWED IN THE TRENCH BOTTOM FOR PIPE BELLS AT ALL JOINTS IN THIS GRANULAR LIFT.

BACKFILL SPECIFICATION: INITIAL BACKFILL FROM THE TOP OF THE PIPE BEDDING MATERIAL TO THE SPRING LINE OF THE PIPE SHALL CONSIST OF NO. 1 AND NO. 1A CRUSHED STONE (NYSDOT GRADATION TABLE 703-4) MIXED EQUALLY.

FROM THE SPRING LINE OF THE PIPE TO 12" ABOVE THE TOP OF THE PIPE APPROVED SELECT BACKFILL MATERIAL, FREE OF LARGE STONES, DIRT CLODS, OR FROZEN MATERIAL WITH ANY DIMENSION GREATER THAN 1-1/2" SHALL BE INSTALLED.

THE REMAINDER OF THE BACKFILL MATERIAL NEED NOT BE AS CAREFULLY SELECTED AS THE INITIAL BACKFILL. LARGE STONES SHALL BE AVOIDED THAT COULD DAMAGE THE INSTALLED PIPE WHEN DROPPED OR WHEN FORCE THROUGH THE SOIL CUSHION OF THE INITIAL BACKFILL.

MarksEngineering



STAMP

REVISIONS

NO.	DATE	DESCRIPTION OF REVISION
1	6/19/21	PER TOWN PRC MEETING
2	10/10/21	PER TOWN PLANNING/ROAD REVIEW
3	10/27/21	PER TOWN PLANNING/ROAD REVIEW

SITE DEVELOPMENT PLANS PREPARED FOR:

CANANDAIGUA SHORES

TOWNHOME / RESIDENTIAL DEVELOPMENT

SHOWING LAND IN:

35355 STATE ROUTE 364 /0000 COUNTY ROAD 18

TOWN OF CANANDAIGUA/HOPEWELL

COUNTY OF ONTARIO

STATE OF NEW YORK

DRAWING TITLE:
NOTES

DRAWN BY:	XXX
DESIGNED BY:	XXX
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	20-243
DATE:	06/01/2021
TAX MAP#:	98.18-1-2010

C002

PRELIMINARY
NOT FOR CONSTRUCTION

ZONING:
R-1-20 Residential
Single-family dwelling
minimum lot size - 20,000 square feet
minimum lot width - 100 feet
setbacks principal building:
front - 60 feet
rear - 40 feet (principal)
rear - 15 feet (accessory)
side - 25 feet (principal)
rear - 15 feet (accessory)
building height - 35 feet
Maximum building coverage - 20%

Owner:

Tax map no. 98.19-1-20.10

Carol L. Eifert
3253 Abbey Road
Canandaigua, New York 14424

Legend

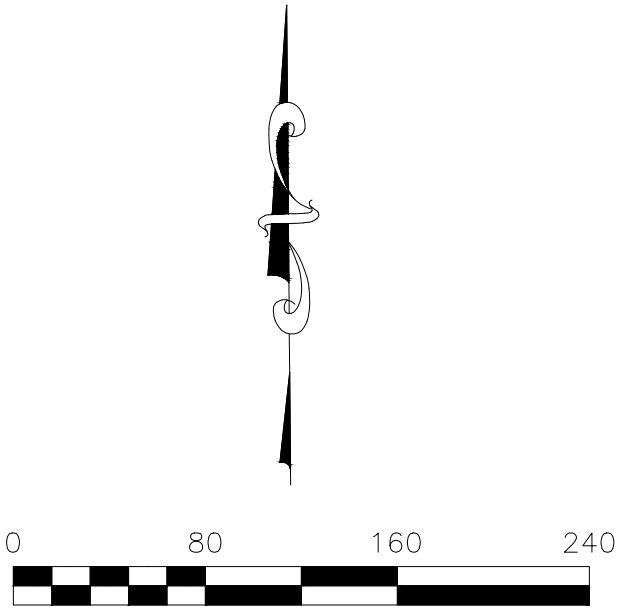
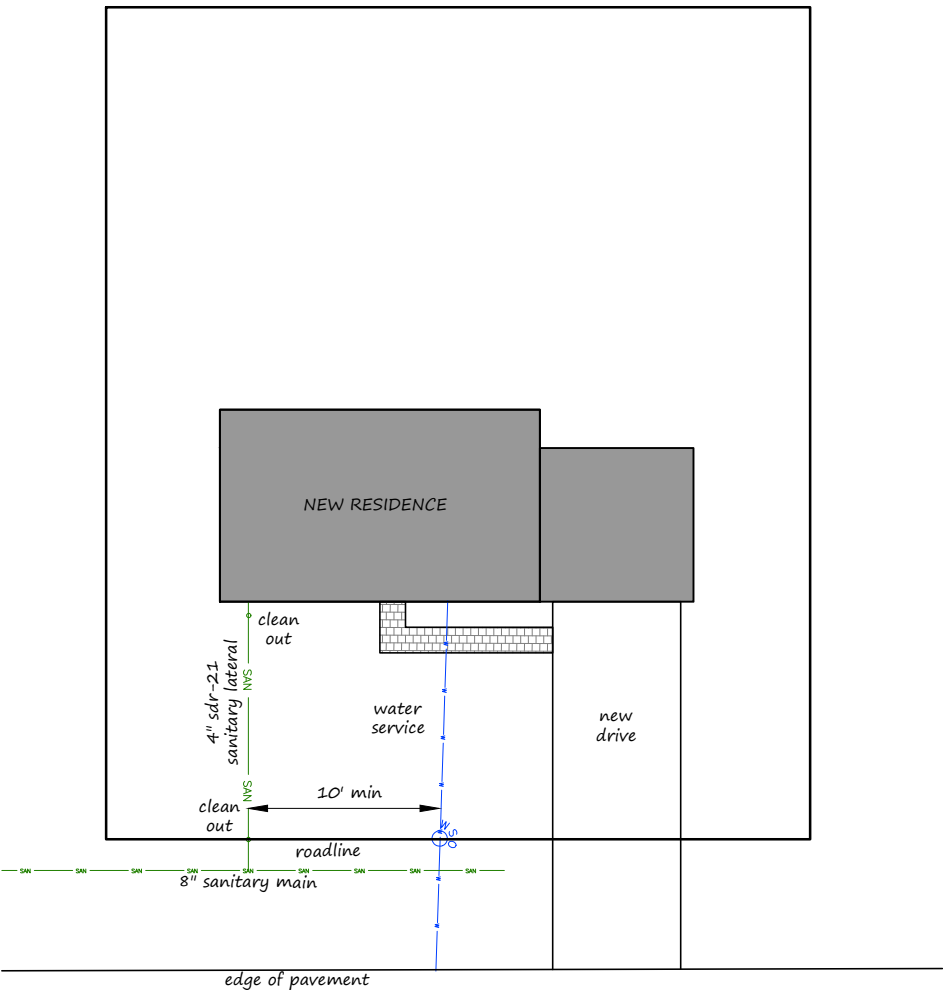
- pole
- hydrant
- monument

SE # - PROPOSED 20' WIDE SANITARY SEWER EASEMENT

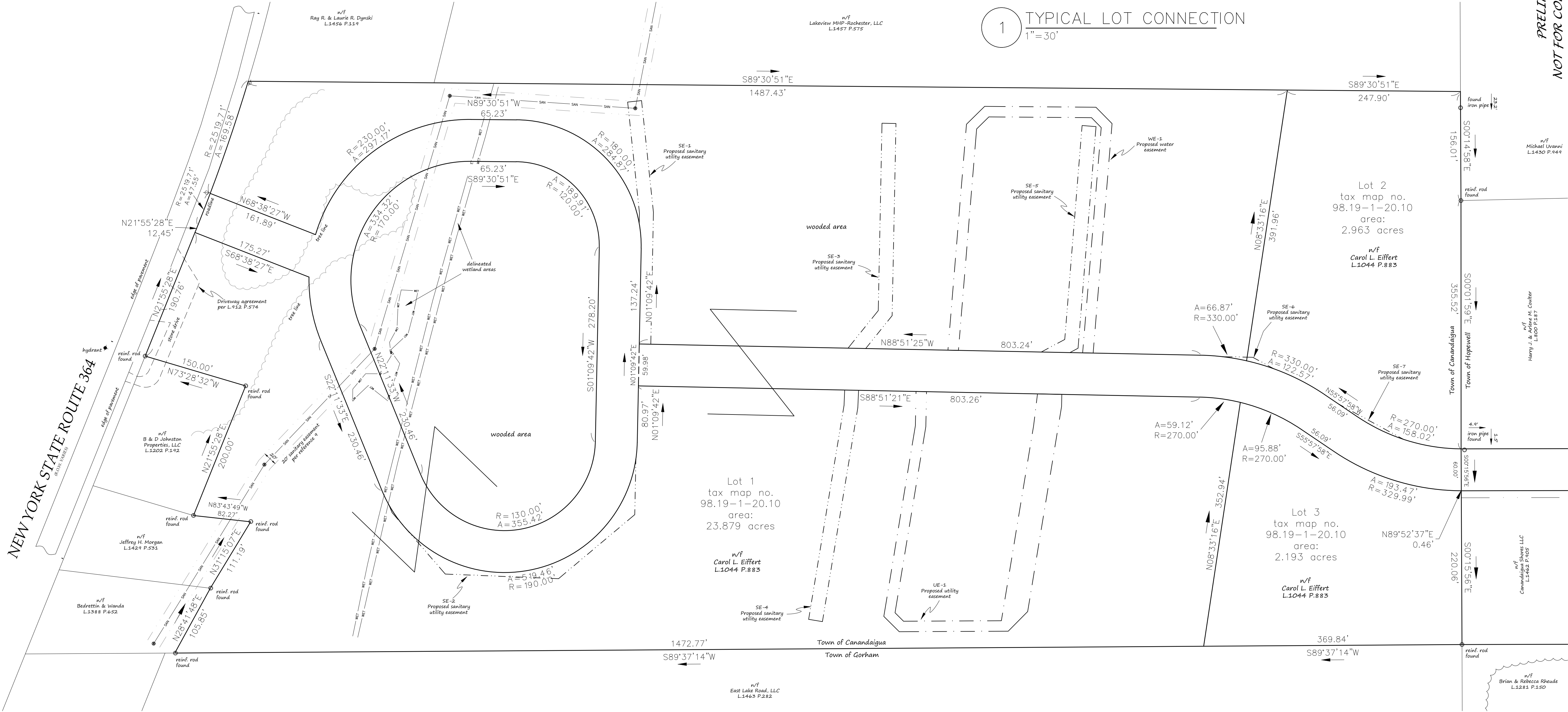
WE # - PROPOSED 15' WIDE WATER LINE EASEMENT

UE # - PROPOSED UTILITY LINE EASEMENT

NOTE: IT IS THE POLICY OF THIS STATE AND THE TOWN OF CANANDAIGUA TO CONSERVE, PROTECT AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD AND OTHER PRODUCTS AND ALSO FOR ITS NATURAL ECOLOGICAL VALUE. THIS NOTICE IS TO INFORM PROSPECTIVE RESIDENTS THAT THE PROPERTY THAT THEY ARE ABOUT TO ACQUIRE LIES PARTIALLY OR WHOLLY IN OR WITHIN 500 FEET OF EITHER AN AGRICULTURAL DISTRICT OR LAND FOR WHICH AN INDIVIDUAL COMMITMENT HAS BEEN RECEIVED PURSUANT TO SECTIONS 305 OR 306 OF THE AGRICULTURE AND MARKETS LAW OF THE STATE OF NEW YORK AND THAT FARMING ACTIVITIES OCCUR IN SUCH DISTRICT OR LAND. SUCH FARMING ACTIVITIES MAY INCLUDE, BUT NOT LIMITED TO, ACTIVITIES THAT CAUSE NOISE, DUST, AND ODORS.



1 TYPICAL LOT CONNECTION
1"=30'



NOTES & REFERENCES

- THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP NO. 98.19-1-20.10 INTO FOUR LOTS.
- DEED L.1044 P.883
- PARCEL IS ZONED R-1-20 RESIDENTIAL 20,000 SQ.FT.
- MAP: 36449, 34893, 27555
- MAP OF SURVEY PREPARED FOR CAROL L. EIFFERT, 3535 EAST LAKE ROAD, CANANDAIGUA BY YEARS BOUNDARY, DATED OCTOBER 6, 2020, FILE NO. YB6953
- THIS PLAN IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES THAT AN UPDATED SEARCH OF TITLE MAY REVEAL.
- HORIZONTAL DATUM: NEW YORK STATE PLANE, NAD83, NEW YORK CENTRAL
- VERTICAL DATUM: NAVD88, GEOD NGS2018
- MAP OF CANANDAIGUA LAKE COUNTY SEWER DISTRICT RECORD MAP, SHEET NO. 39, PROJECT NO. C-36-841 BY HERSHEY, MALONE AND ASSOCIATES, DATED OCTOBER 1975
- REINFORCING ROD MONUMENTS TO BE SET AT ALL BOUNDARY CORNERS UPON FINAL APPROVAL OF SUBDIVISION.

NEW YORK STATE DEPARTMENT OF HEALTH CONDITIONS OF APPROVAL:

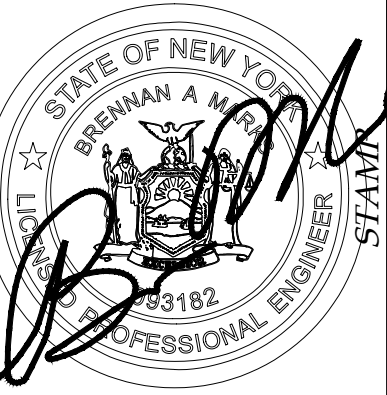
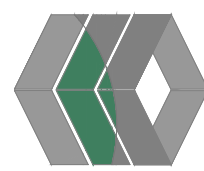
- THAT THE PROPOSED FACILITIES FOR WATER SUPPLY AND SEWAGE COLLECTION AND/OR TREATMENT SHALL BE INSTALLED IN CONFORMITY WITH SAID PLANS.
- THAT NO LOT OR REMAINING LAND SHALL BE SUBDIVIDED WITHOUT PLANS FOR SUCH RESUBDIVISION BEING SUBMITTED TO AND APPROVED BY THE NYSDOH GENEVA DISTRICT OFFICE.
- THAT 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 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.

WATER/HIGHWAY SUPERINTENDENT DATE

PLANNING BOARD CHAIRMAN DATE

TOWN ENGINEER DATE

MarksEngineering



STAMP

REVISIONS

NO.	DATE	DESCRIPTION OF REVISION
1	6/19/21	PER TOWN PRC MEETING
2	10/16/21	PER TOWN PLANNING BOARD REVIEW
3	10/27/21	PER TOWN PLANNING BOARD REVIEW

SITE DEVELOPMENT PLANS PREPARED FOR:

CANANDAIGUA SHORES
TOWNHOME / RESIDENTIAL DEVELOPMENT
SHOWING LAND IN:
3535 STATE ROUTE 364 / 0000 COUNTY ROAD 18
TOWN OF CANANDAIGUA/HOPEWELL

STATE OF NEW YORK

COUNTY OF ONTARIO

DRAWING TITLE:
SUBDIVISION PLAT

DRAWN BY:	KRB
DESIGNED BY:	BAM
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	20-243
DATE:	06/01/2021
TAX MAP#:	98.18-1-20.10

PLAT 1

MAP REFERENCE

- ELEVATION DATUM: NAVD 88 GEOID 18NGS
- HORIZONTAL DATUM: NEW YORK STATE PLANE, NAD83 NEW YORK CENTRAL
- DEED: L.1044 P.883

LEGEND

EXISTING

PROPOSED

Utility Lines

R.O.W. line

Property line

Easement line

Centerline

Drainage

Fence Line

Contour Line

Iron pin or pipe found

Benchmark

Utility pole

Hydrant

Light pole

PERC TEST

DEEP HOLE

CO - CLEAN OUT

TYP - TYPICAL

R - RADIUS

BT - BOTTOM OF CURB

TC - TOP OF CURB

TW - TOP OF WALL

BW - BOTTOM OF WALL

BS - BOTTOM OF STAIRS

MIN - MINIMUM

MAX - MAXIMUM

IN - INVERT

CB - CATCH BASIN

MH - MANHOLE

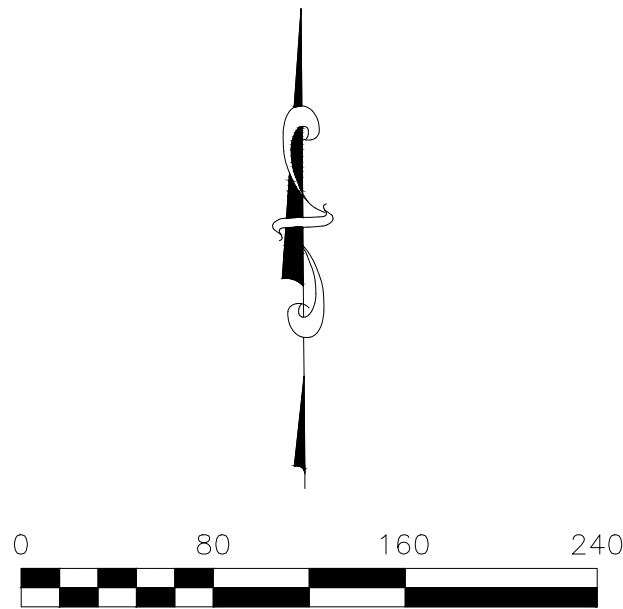
DI - DRAINAGE INLET

CONC - CONCRETE

PERF - PERFORATED

CONC - CONCRETE

1 EXISTING CONDITIONS
1"=80'



PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS	
NO.	DATE
1	4/19/21
2	07/01/21
3	08/27/21

SITE DEVELOPMENT PLANS PREPARED FOR:
**CANANDAIGUA SHORES
TOWNHOME / RESIDENTIAL DEVELOPMENT**
SHOWING LAND IN:
3535 STATE ROUTE 364 / 0000 COUNTY ROAD 18
TOWN OF CANANDAIGUA/HOPEWELL
COUNTY OF ONTARIO STATE OF NEW YORK

DRAWING TITLE: EXISTING COND.	
DRAWN BY:	KRB
DESIGNED BY:	BAM
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	20-243
DATE:	06/01/2021
TAX MAP#:	98.18-1-20.10

EX100

MarksEngineering

412 BEAMAN ST
CANANDAIGUA, NY 14424
www.marksengineering.com bmarks@marksengineering.com

SITE NOTES:

- 1.) EXISTING ZONING: MU OVERLAY DISTRICT (UNDERLYING ZONING DISTRICT IS R-1-20)
- 2.) PROPOSED USE: 24 MULTI-FAMILY TOWNHOUSE BUILDINGS (116 UNITS)
- 3.) LOT SIZE: ±33.25 ACRES

- 4.) GREEN SPACE :
- LOT 1
- GREEN SPACE: 71% (847,614/1,200,759)
- AREA NOT DESIGNATED AS GREEN SPACE: 29% (353,145/1,200,759)
- BUILDINGS: 198,177 SF
- DRIVEWAYS/PRIVATE ROADS: 44,514 SF
- SIDEWALK: 33,209 SF
- SWMF: 31,297 SF
- STEEP SLOPES: 53,177 SF
- TOTAL: 847,614 SF
- OVERALL LAND: 1,200,759 SF
- LOT 2
- GREEN SPACE: 56% (72,850/128,962)
- AREA NOT DESIGNATED AS GREEN SPACE: 44% (56,112/128,962)
- BUILDINGS: 3,449 SF
- DRIVEWAY: 3,234 SF
- STEEP SLOPES: 49,429 SF
- OVERALL LAND: 128,962 SF
- LOT 3
- GREEN SPACE: 56% (59,052/95,553)
- AREA NOT DESIGNATED AS GREEN SPACE: 44% (41,668/95,553)
- BUILDINGS: 3,449 SF
- DRIVEWAY: 1,718 SF
- STEEP SLOPES: 36,501 SF
- OVERALL LAND: 95,553 SF

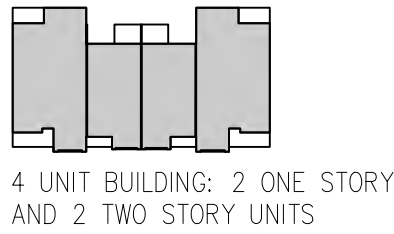
- 5.) DENSITY: 3.5 UNITS PER ACRE

- 6.) LOT STANDARDS:

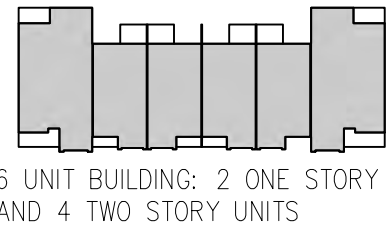
SETBACKS:	R-1-20	PROPOSED
FRONT	60'	25'
-ALONG EAST LAKE ROAD	60'	60'
REAR	40'	25'
SIDE	25'	25'
BETWEEN BUILDINGS	NA	MIN 10'

- PARKING COUNTS:
- 67 OFF STREET
- 4 HANDICAP ACCESSIBLE SPACE PROVIDED
- 348 GARAGE/DRIVEWAY
- 415 SPACES TOTAL
- 3.58 SPACES PER UNIT

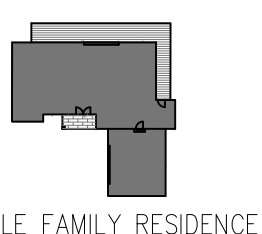
- 7) PROVIDE FIRE SPRINKLERS FOR ALL NEW MULTI-FAMILY RESIDENTIAL BUILDINGS. HYDRANT SPACING FROM FURTHEST POINT OF BUILDING SHALL BE 600'.



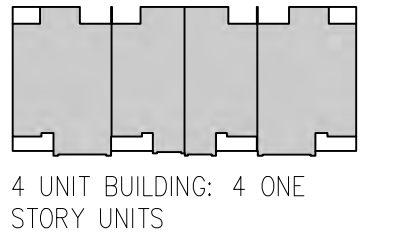
4 UNIT BUILDING: 2 ONE STORY AND 2 TWO STORY UNITS



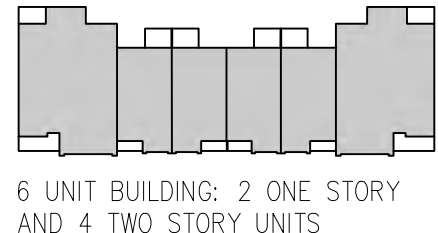
6 UNIT BUILDING: 2 ONE STORY AND 4 TWO STORY UNITS



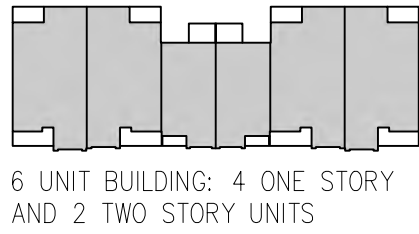
SINGLE FAMILY RESIDENCE



4 UNIT BUILDING: 4 ONE STORY UNITS



6 UNIT BUILDING: 2 ONE STORY AND 4 TWO STORY UNITS



6 UNIT BUILDING: 4 ONE STORY AND 2 TWO STORY UNITS



6 UNIT BUILDING: 6 ONE STORY BUILDINGS. -CONTAINS COMMUNITY CENTER AND OFFICE SPACE ON FIRST FLOOR OF BUILDING

NEW YORK STATE ROUTE 364
(R/W 100' MIN)

LEGEND

EXISTING

Iron pin or pipe found

Benchmark

Utility pole

Hydrant

Light pole

PERC TEST

DEEP HOLE

PROPOSED

elec

E/T

Utility Lines

R.O.W. line

Property line

Easement line

Centerline

Drainage

Fence Line

Contour Line

CO - CLEAN OUT

CPP - CORRUGATED POLYETHYLENE PIPE

O.C. - ON CENTER

SICPP - SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE

UD - UNDERGROUND

CONC - CONCRETE

R - RADIUS

BC - BOTTOM OF CURB

TC - TOP OF CURB

TW - TOP OF WALL

BW - BOTTOM OF WALL

BS - BOTTOM OF STAIRS

TYP - TYPICAL

MIN - MINIMUM

MAX - MAXIMUM

INV - INVERT

CB - CATCH BASIN

MH - MANHOLE

DI - DRAINAGE INLET

PERF - PERFORATED



1 OVERALL SITE PLAN
1" = 80'

WATER/HIGHWAY SUPERINTENDENT DATE

PLANNING BOARD CHAIRMAN DATE

TOWN ENGINEER DATE

SITE DEVELOPMENT PLANS PREPARED FOR:

CANANDAIGUA SHORES
TOWNHOME / RESIDENTIAL DEVELOPMENT

SHOWING LAND IN:

3535 STATE ROUTE 364 /0000 COUNTY ROAD 18

TOWN OF CANANDAIGUA/HOPEWELL

COUNTY OF ONTARIO

STATE OF NEW YORK

DRAWING TITLE: OVERALL SITE PLAN	
DRAWN BY:	LGR
DESIGNED BY:	LGR
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	20-243
DATE:	06/01/2021
TAX MAP#:	98.18-1-20.10

C100

REVISIONS	
NO.	DATE
1	4/19/21
2	07/01/21
3	09/22/21

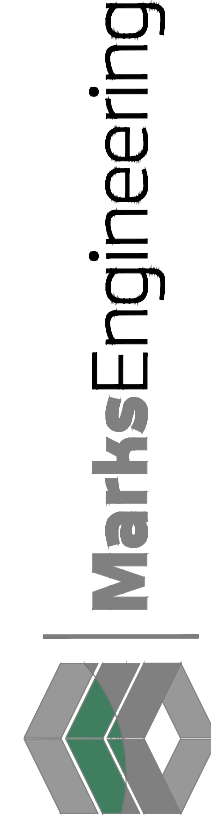
DESCRIPTION OF REVISION

REV TOWN PRC MEETING
REV TOWN PLANNING BOARD REVIEW
REV TOWN PLANNING BOARD REVIEW

STAMP

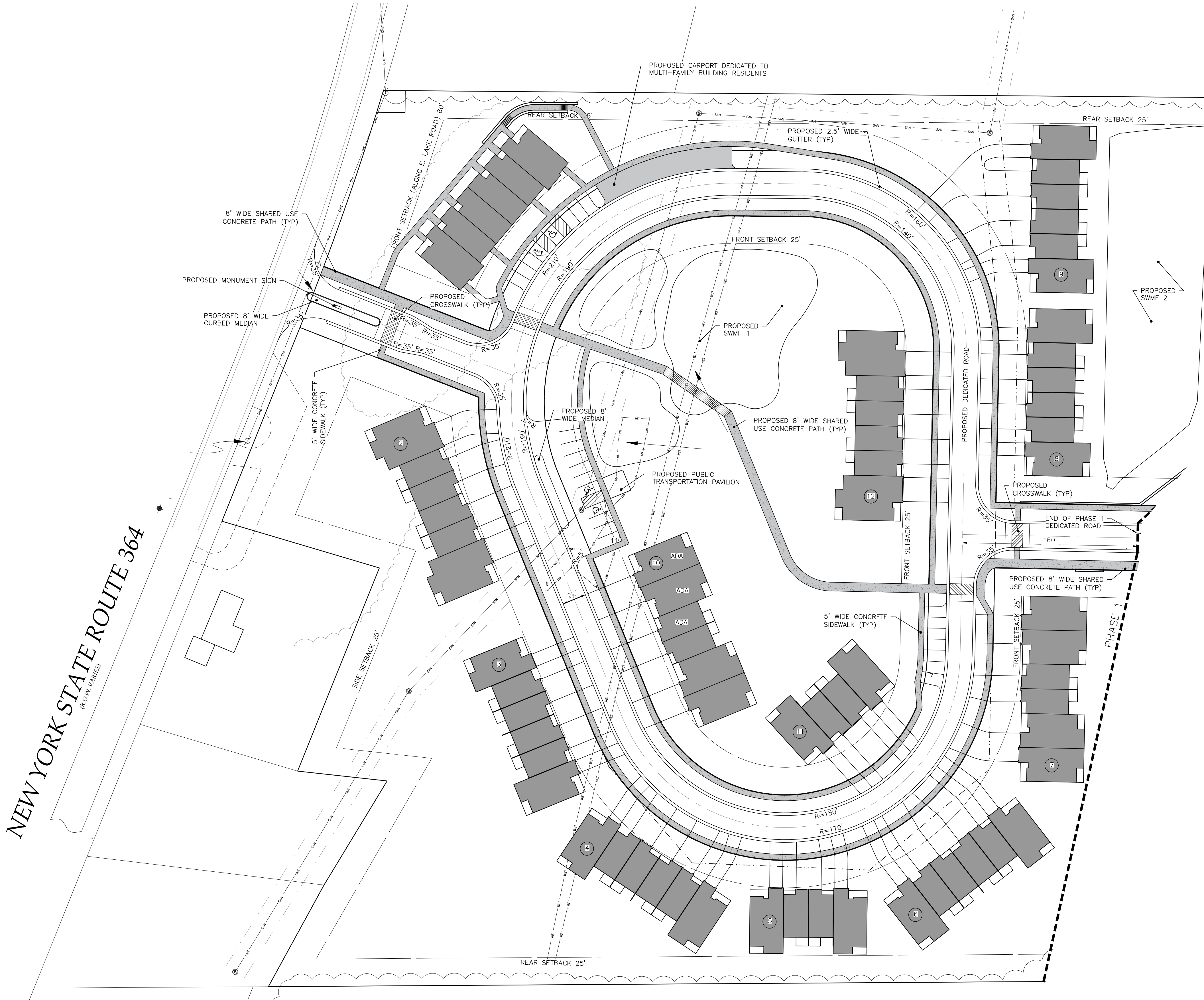
STAMP

PRELIMINARY
NOT FOR CONSTRUCTION



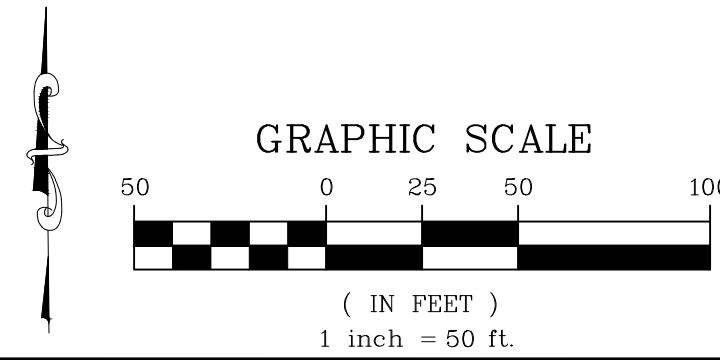
42 BEEMAN ST.
CANANDAIGUA, NY 14424
www.marksengineering.com
Phone: 585-995-0360
Fax: 585-485-6205
marks@marksengineering.com

I, a holder of NYS Education Law, Section 2055 for any person, to alter a document in any way, unless acting under the direction of a licensed professional. If a document bearing the seal is altered, the altering professional shall file to the document their seal and the notation "altered by" followed by their signature and the date of the alteration, and a specific description of the alteration.



NEW YORK STATE ROUTE 364
(BLOCK VARIES)

1 PHASE 1 SITE PLAN
1" = 50'



WATER/HIGHWAY SUPERINTENDENT _____ DATE _____
PLANNING BOARD CHAIRMAN _____ DATE _____
TOWN ENGINEER _____ DATE _____

PRELIMINARY
NOT FOR CONSTRUCTION



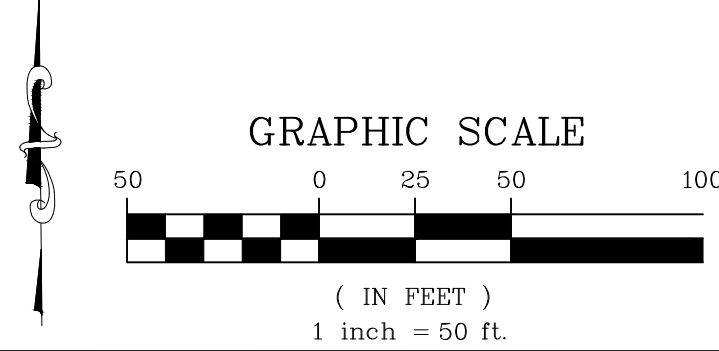
REVISIONS		BY	DATE
1	DESCRIPTION OF REVISION	RAM	4/19/21
2	PER TOWN P.C. MEETING	RAM	10/01/21
3	PER TOWN PLANNING BOARD REVIEW	RAM	10/27/21

SITE DEVELOPMENT PLANS PREPARED FOR:
CANANDAIGUA SHORES
TOWNHOME / RESIDENTIAL DEVELOPMENT
SHOWING LAND IN:
3535 STATE ROUTE 364 / 0000 COUNTY ROAD 18
TOWN OF CANANDAIGUA / HOPEWELL
COUNTY OF ONTARIO
STATE OF NEW YORK

DRAWING TITLE: PHASE 1 SITE PLAN	
DRAWN BY:	LGR
DESIGNED BY:	LGR
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	20-243
DATE:	06/01/2021
TAX MAP#:	98.18-1-20.10



1 PHASE 2 SITE PLAN
1"=50'



WATER/HIGHWAY SUPERINTENDENT _____ DATE _____
PLANNING BOARD CHAIRMAN _____ DATE _____
TOWN ENGINEER _____ DATE _____

42 BEEHAW ST
CANANDAIGUA, NY 14424
www.marksengineering.com marksengineering.com

PRELIMINARY
NOT FOR CONSTRUCTION

STAMP

REVISIONS	
NO.	DATE
1	6/19/21
2	10/16/21
3	10/27/21

SITE DEVELOPMENT PLANS PREPARED FOR:
CANANDAIGUA SHORES
TOWNHOME / RESIDENTIAL DEVELOPMENT
SHOWING LAND IN:
3535 STATE ROUTE 364 / 0000 COUNTY ROAD 18
TOWN OF CANANDAIGUA/HOPEWELL
COUNTY OF ONTARIO

STATE OF NEW YORK

DRAWING TITLE:
PHASE 2 SITE PLAN

DRAWN BY:	LGR
DESIGNED BY:	LGR
CHECKED BY:	RAM
SCALE:	AS NOTED
JOB NO.:	20-243
DATE:	06/01/2021
TAX MAP#:	98.18-1-20.10

C102



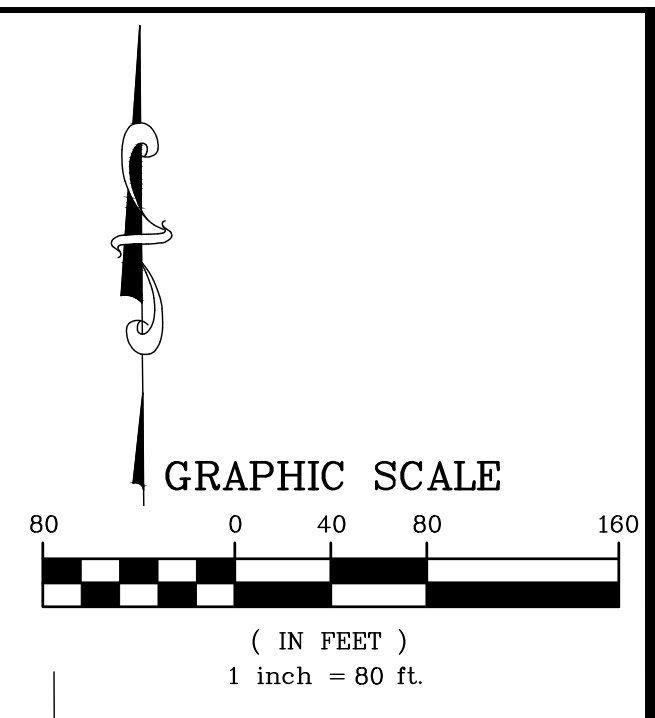
STAMP

REVISIONS	
NO.	DATE
1	4/19/21
2	10/17/21
3	10/27/21

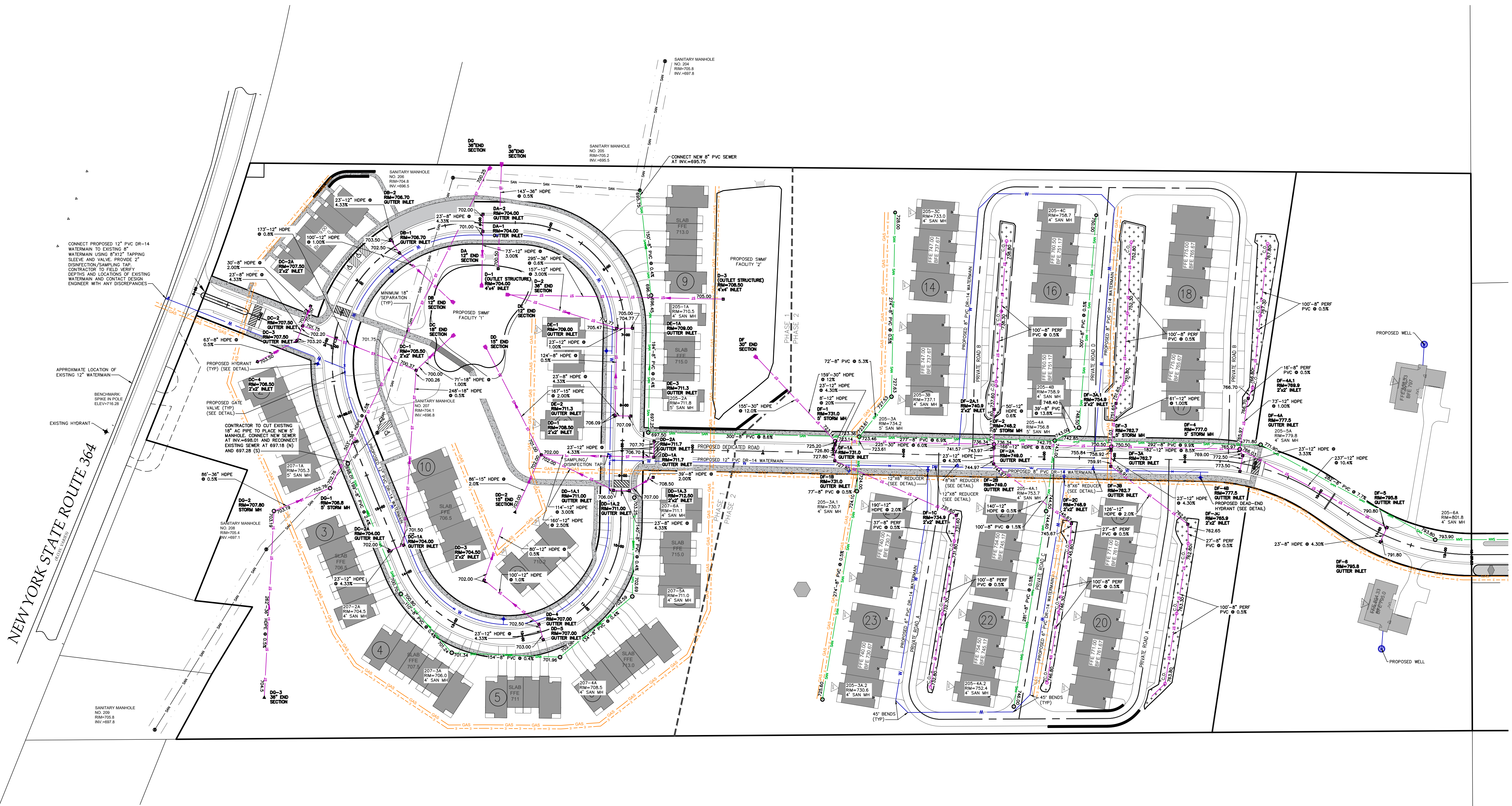
SITE DEVELOPMENT PLANS PREPARED FOR:
CANANDAIGUA SHORES
TOWNHOME / RESIDENTIAL DEVELOPMENT
SHOWING LAND IN:
3535 STATE ROUTE 364 / 0000 COUNTY ROAD 18
TOWN OF CANANDAIGUA/HOPEWELL
COUNTY OF ONTARIO
STATE OF NEW YORK

DRAWING TITLE: OVERALL UTILITY	
DRAWN BY:	JWJ
DESIGNED BY:	JWJ
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	20-243
DATE:	06/01/2021
TAX MAP#:	98-03-1-20-10

C200



RIP-RAP OUTLET DIMENSIONS					
DESIGNATION	DIA. OF PIPE Do	3Do	Lo	W	SIZE
D	36"	9'	11'	14'	14 SY
D-2	36"	9'	11'	14'	14 SY
DA	12"	3'	4'	5'	5 SY
DB	12"	3'	4'	5'	5 SY
DC	18"	4.5'	10'	11.5'	9 SY
DD	15"	3.75'	6'	7.3'	5 SY
DE	12"	3'	4'	5'	5 SY
DF	12"	3'	4'	5'	5 SY
DG	36"	9'	14'	17'	20 SY



LEGEND

EXISTING: Iron pin or pipe found, Benchmark, Utility pole, Hydrant, Light pole, PERC TEST, DEEP HOLE.

PROPOSED: E/T, Utility Lines, R.O.W. line, Property line, Easement line, Centerline, Drainage, Fence Line, Contour Line.

ABBREVIATIONS: EXISTING, RADIUS, C.C. ON CENTER, B.C. BOTTOM OF CURB, T.C. TOP OF CURB, T.W. TOP OF WALL, B.W. BOTTOM OF WALL, B.S. BOTTOM OF STAIRS.

CO - CLEAN OUT, TYP - TYPICAL, RADIUS, B.C. BOTTOM OF CURB, T.C. TOP OF CURB, T.W. TOP OF WALL, B.W. BOTTOM OF WALL, B.S. BOTTOM OF STAIRS.

PERF - PERFORATED, MIN - MINIMUM, MAX - MAXIMUM, INV - INVERT, CB - CATCH BASIN, MH - MANHOLE, DI - DRAINAGE INLET.

1 UTILITY PLAN
1" = 80'

WATER/HIGHWAY SUPERINTENDENT DATE

PLANNING BOARD CHAIRMAN DATE

TOWN ENGINEER DATE

NEW YORK STATE ROUTE 364
(ROW PARKED)

CONNECT PROPOSED 12" PVC DR-14 WATERMAIN TO EXISTING 8" WATERMAIN USING 8"x12" TAPPING SLEEVE AND VALVE. PROVIDE 2" DISINFECTION/SAMPLING TAP. CONTRACTOR TO FIELD VERIFY DEPTHS AND LOCATIONS OF EXISTING WATERMAIN AND CONTACT DESIGN ENGINEER WITH ANY DISCREPANCIES

APPROXIMATE LOCATION OF EXISTING 12" WATERMAIN
BENCHMARK SPIKE IN POLE ELEV=716.28

EXISTING HYDRANT

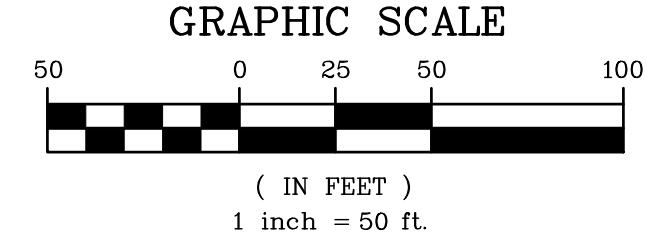
CONTRACTOR TO CUT EXISTING 18" AC PIPE TO PLACE NEW 5" MANHOLE. CONNECT NEW SEWER AT INV.=698.01 AND RECONNECT EXISTING SEWER AT 697.18 (N) AND 697.28 (S)

SANITARY MANHOLE NO. 208 RIM=705.4 INV.=697.1

SANITARY MANHOLE NO. 207 RIM=704.1 INV.=696.8

SANITARY MANHOLE NO. 205 RIM=705.2 INV.=695.5

CONNECT NEW 8" PVC SEWER AT INV.=695.75



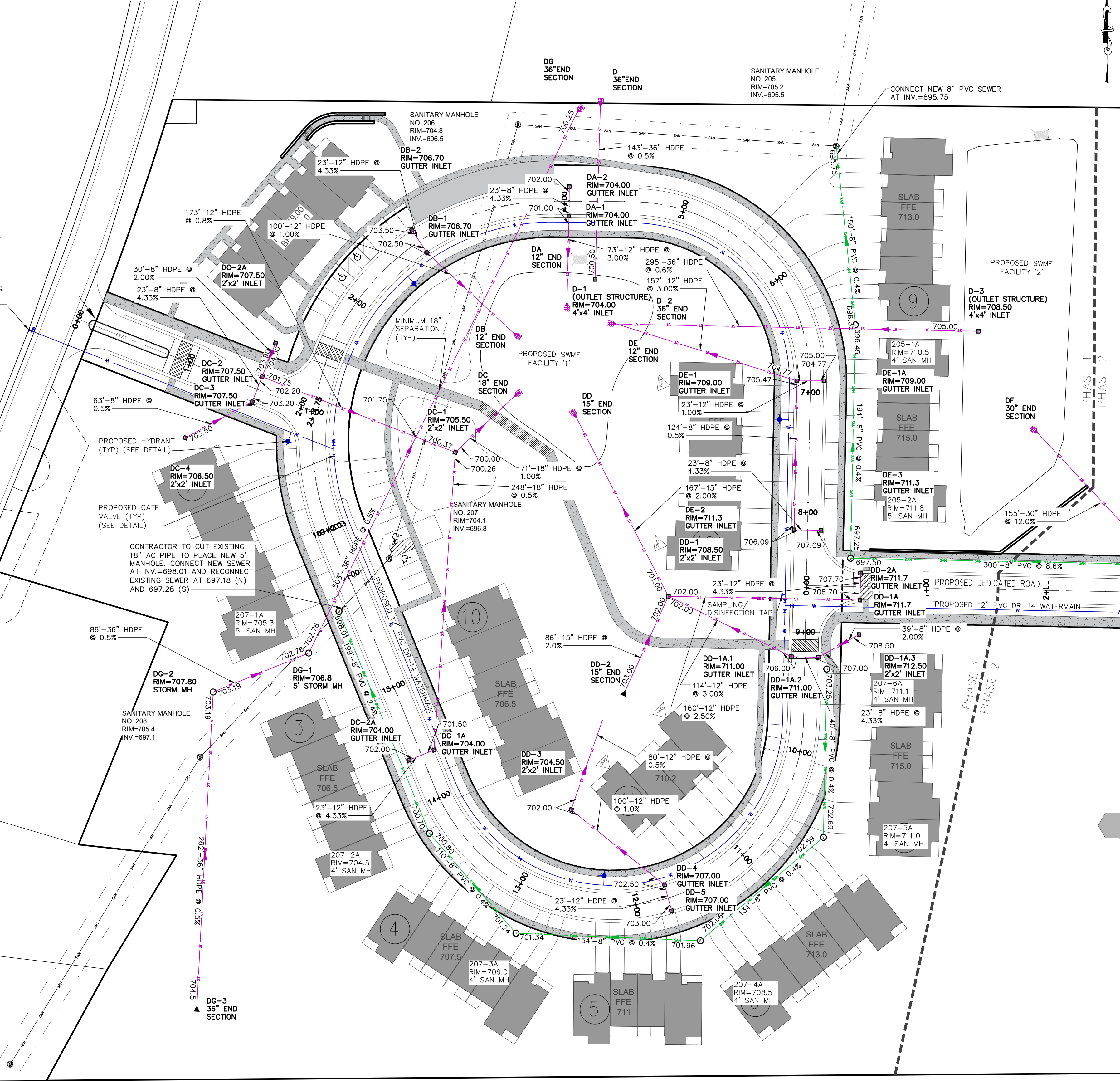
LEGEND

● Iron pin or pipe found	EXISTING	PROPOSED	Utility Lines
○ Benchmark	elec	E/T	R.O.W. line
○ Utility pole	---	---	Property line
○ Hydrant	---	---	Easement line
○ Light pole	---	---	Centerline
○ PERC TEST	---	---	Drainage
	---	---	Fence Line
	---	---	Contour Line

ABBREVIATIONS:
EX-EXISTING
C/C-ON CENTER
S/CIP-SMOOTH INTERIOR CORRUGATED
UG-UNDERGROUND
CONC-CONCRETE

CO-CLEAN OUT
TYP-TYPICAL
R/RADIUS
BC-BOTTOM OF CURB
SI-SP-SPRINT INTERIOR CORRUGATED
TW-TWO TOP OF WALL
BW-BOTTOM OF WALL
BS-BOTTOM OF STAIRS

PERF-PERFORATED
MIN-MINIMUM
MAX-MAXIMUM
INV-INVERT
CB-CATCH BASIN
MH-MANHOLE
DI-DRAINAGE INLET



1 UTILITY PLAN
1"=50'

MarksEngineering

42 BEEBAY ST
CANANDAIGUA, NY 14424
Phone: 585-905-0360
Fax: 585-485-6205
www.marksengineering.com

STATE OF NEW YORK
BRENNAN A. MARKS
Professional Engineer
No. 13182

PRELIMINARY
NOT FOR CONSTRUCTION

STAMP

REVISIONS

NO.	DATE	DESCRIPTION OF REVISION	BY
1	4/19/21	PER TOWN PRC MEETING	BAM
2	8/10/21	PER TOWN PLANNING BOARD REVIEW	BAM
3	10/27/21	PER TOWN PLANNING BOARD REVIEW	BAM

SITE DEVELOPMENT PLANS PREPARED FOR:
**CANANDAIGUA SHORES
TOWNHOME / RESIDENTIAL DEVELOPMENT**

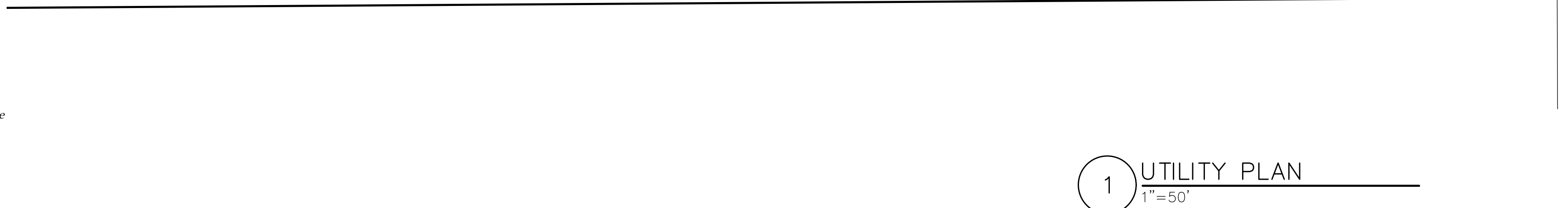
SHOWING LAND IN:
3535 STATE ROUTE 364 / 0000 COUNTY ROAD 18
TOWN OF CANANDAIGUA/HOPEWELL

COUNTY OF ONTARIO
STATE OF NEW YORK

DRAWING TITLE:
PHASE 1 UTILITY PLAN

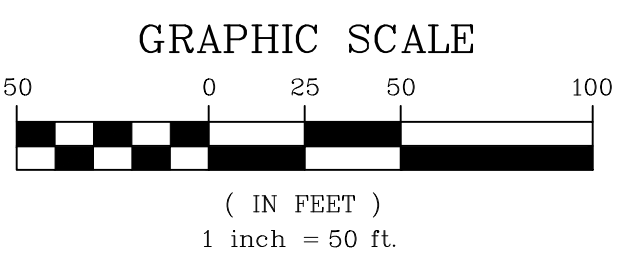
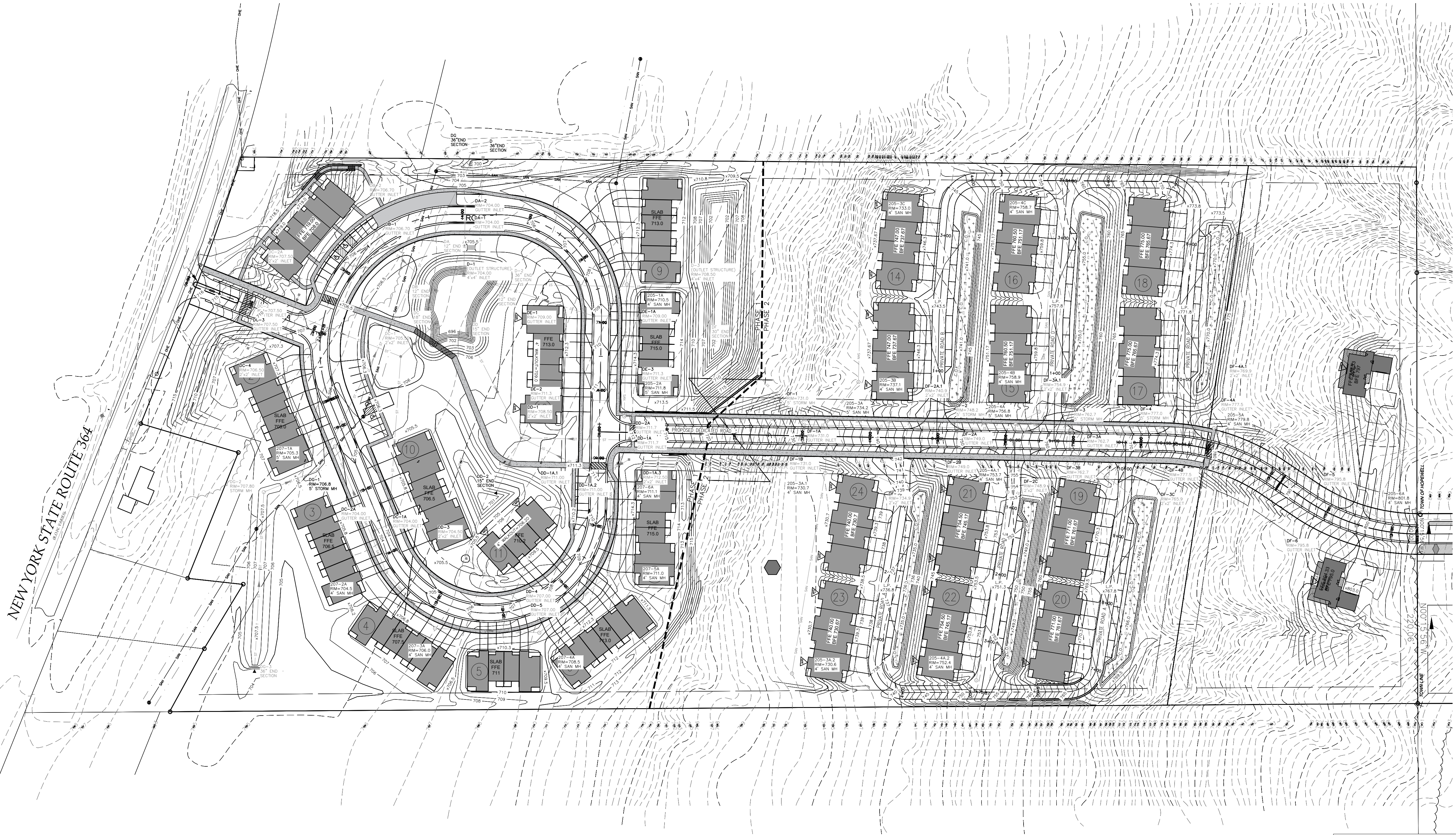
DRAWN BY:	JWJ
DESIGNED BY:	JWJ
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	20-243
DATE:	06/01/2021
TAX MAP#:	98-18-1-010

C201



REVISIONS		
NO.	DATE	DESCRIPTION OF REVISION
1	4/9/21	PER TOWN PRC MEETING
2	07/01/21	PER TOWN PLANNING BOARD MEETING
3	08/27/21	PER TOWN PLANNING BOARD MEETING

DRAWING TITLE:	
PHASE 2 UTILITY PLAN	
DRAWN BY:	<i>JWJ</i>
DESIGNED BY:	<i>JWJ</i>
CHECKED BY:	<i>BAM</i>
SCALE:	<i>AS NOTED</i>
JOB NO.:	<i>20-243</i>
DATE:	<i>06/01/2021</i>
TAX MAP#:	<i>98.18-1-20.10</i>



MarksEngineering

42 BEEBAM ST
 CANANDAIGUA, NY 14424
 Phone: 985-905-0360
 Fax: 985-485-6005
 www.marksengineering.com marksengineering.com



STAMP

NO.	DATE	DESCRIPTION OF REVISION	BY
1	4/19/21	PER TOWN PRC MEETING	BAM
2	10/16/21	PER TOWN PLANNING BOARD REVIEW	BAM
3	10/27/21	PER TOWN PLANNING BOARD REVIEW	BAM

SITE DEVELOPMENT PLANS PREPARED FOR:
**CANANDAIGUA SHORES
 TOWNHOME / RESIDENTIAL DEVELOPMENT**

SHOWING LAND IN:
**3535 STATE ROUTE 364 / 0000 COUNTY ROAD 18
 TOWN OF CANANDAIGUA/HOPEWELL**

COUNTY OF ONTARIO STATE OF NEW YORK

DRAWING TITLE: OVERALL GRADING	
DRAWN BY:	JWJ
DESIGNED BY:	JWJ
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	20-243
DATE:	06/01/2021
TAX MAP#:	98.18-1-20.10
C300	

LEGEND

EXISTING PROPOSED

Utility Lines
 R.O.W. line
 Property line
 Easement line
 Centerline
 Drainage
 Fence Line
 Contour Line

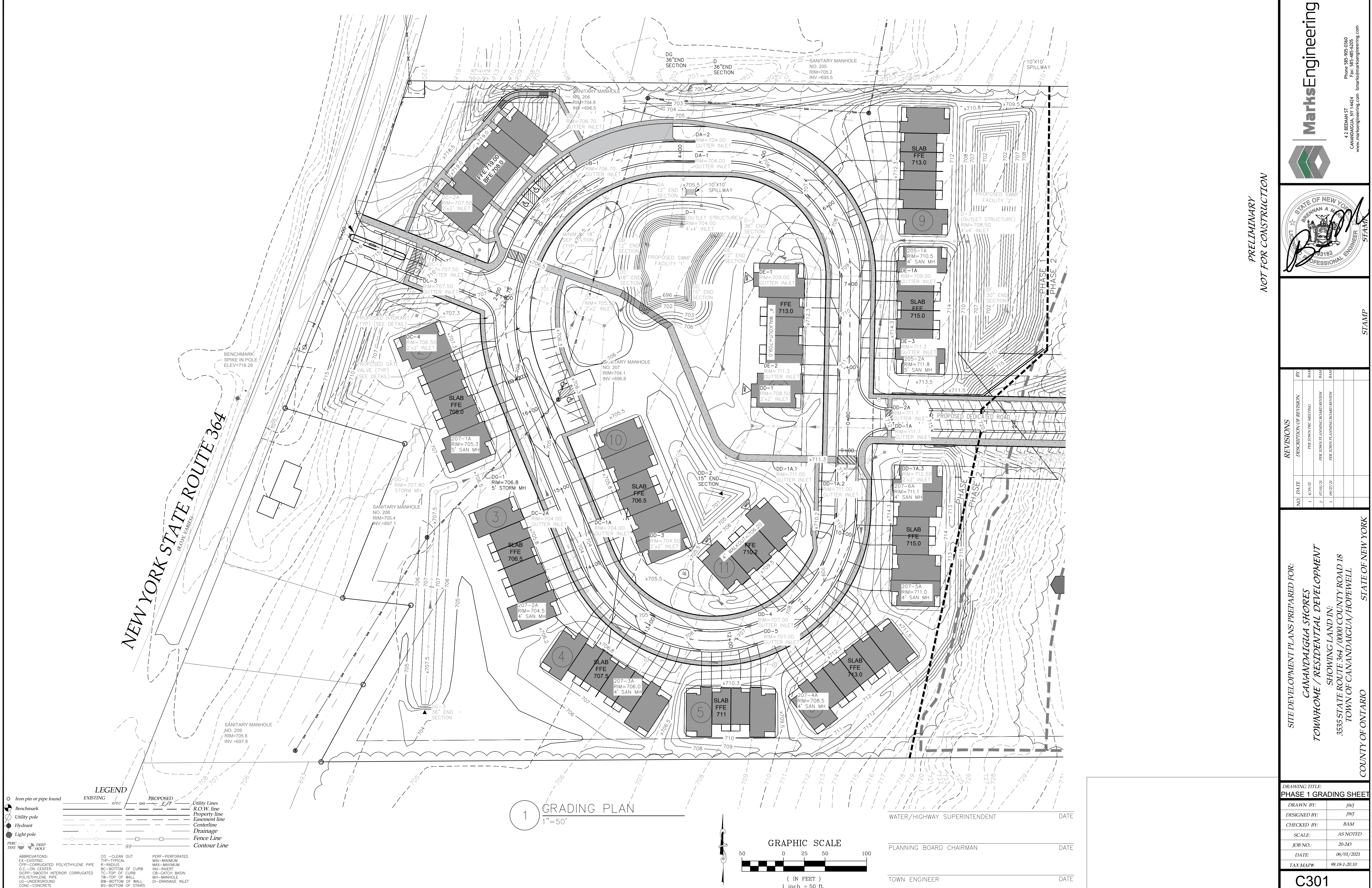
ABBREVIATIONS:
 EX-EXISTING
 CPP-CORRUGATED POLYETHYLENE PIPE
 O.C.-ON CENTER
 SICPP-SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE
 UG-UNDERGROUND
 CONC-CONCRETE

CO-CLEAN OUT
 TYP-TYPICAL
 R-RADIUS
 BC-BOTTOM OF CURB
 TC-TOP OF CURB
 TW-TOP OF WALL
 BW-BOTTOM OF WALL
 BS-BOTTOM OF STAIRS

PERF-PERFORATED
 MIN-MINIMUM
 MAX-MAXIMUM
 INV-INVERT
 CB-CATCH BASIN
 MH-MANHOLE
 DI-DRAINAGE INLET

1 GRADING PLAN
 1"=80'

WATER/HIGHWAY SUPERINTENDENT	DATE
PLANNING BOARD CHAIRMAN	DATE
TOWN ENGINEER	DATE



PRELIMINARY

NOT FOR CONSTRUCTION

STAMP

STATE OF NEW YORK

BRENNAN A. MARKS

3182

PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	DESCRIPTION OF REVISION	BY
1	4/19/21	PER TOWN PRELIMINARY REVIEW	RAM
2	07/02/21	PER TOWN PLANNING BOARD REVIEW	RAM
3	09/27/21	PER TOWN PLANNING BOARD REVIEW	RAM

SITE DEVELOPMENT PLANS PREPARED FOR:

CANANDAIGUA SHORES
TOWNHOME / RESIDENTIAL DEVELOPMENT

SHOWING LAND IN:
3535 STATE ROUTE 364 / 0000 COUNTY ROAD 18
TOWN OF CANANDAIGUA/HOPEWELL

COUNTY OF ONTARIO

STATE OF NEW YORK

DRAWING TITLE:

PHASE 1 GRADING SHEET

DRAWN BY:	JWJ
DESIGNED BY:	JWJ
CHECKED BY:	RAM
SCALE:	AS NOTED
JOB NO.:	20-243
DATE:	06/01/2021
TAX MAP#:	98.18-1-20.10

C301

MarksEngineering

42 BEEBAM ST
CANANDAIGUA, NY 14424
www.marksengineering.com

Phone: 585-905-0360
Fax: 585-485-6005
marksengineering.com

LEGEND

EXISTING PROPOSED

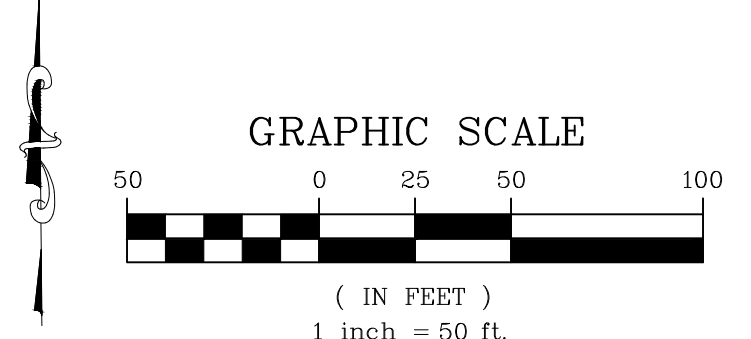
Utility Lines
R.O.W. line
Property line
Easement line
Centerline
Drainage
Fence Line
Contour Line

CO. - CLEAN OUT
TYP. - TYPICAL
R - RADIUS
BC - BOTTOM OF CURB
TC - TOP OF CURB
TW - TOP OF WALL
BW - BOTTOM OF WALL
BS - BOTTOM OF STAIRS

PERF. - PERFORATED
MIN. - MINIMUM
MAX. - MAXIMUM
INT. - INVERT
CB - CATCH BASIN
MH - MANHOLE
DI - DRAINAGE INLET



1 GRADING PLAN
1" = 50'



WATER/HIGHWAY SUPERINTENDENT DATE

PLANNING BOARD CHAIRMAN DATE

TOWN ENGINEER DATE

PRELIMINARY
NOT FOR CONSTRUCTION

MarksEngineering

42 BEEHAN ST.
CANANDAIGUA, NY 14424
www.marksengineering.com marksengineering.com

STATE OF NEW YORK
BRENNAN A. MARKS
Professional Engineer
No. 3182

STAMP

REVISIONS	
NO.	DATE
1	6/19/21
2	10/16/21
3	10/27/21

SITE DEVELOPMENT PLANS PREPARED FOR:

**CANANDAIGUA SHORES
TOWNHOME / RESIDENTIAL DEVELOPMENT**

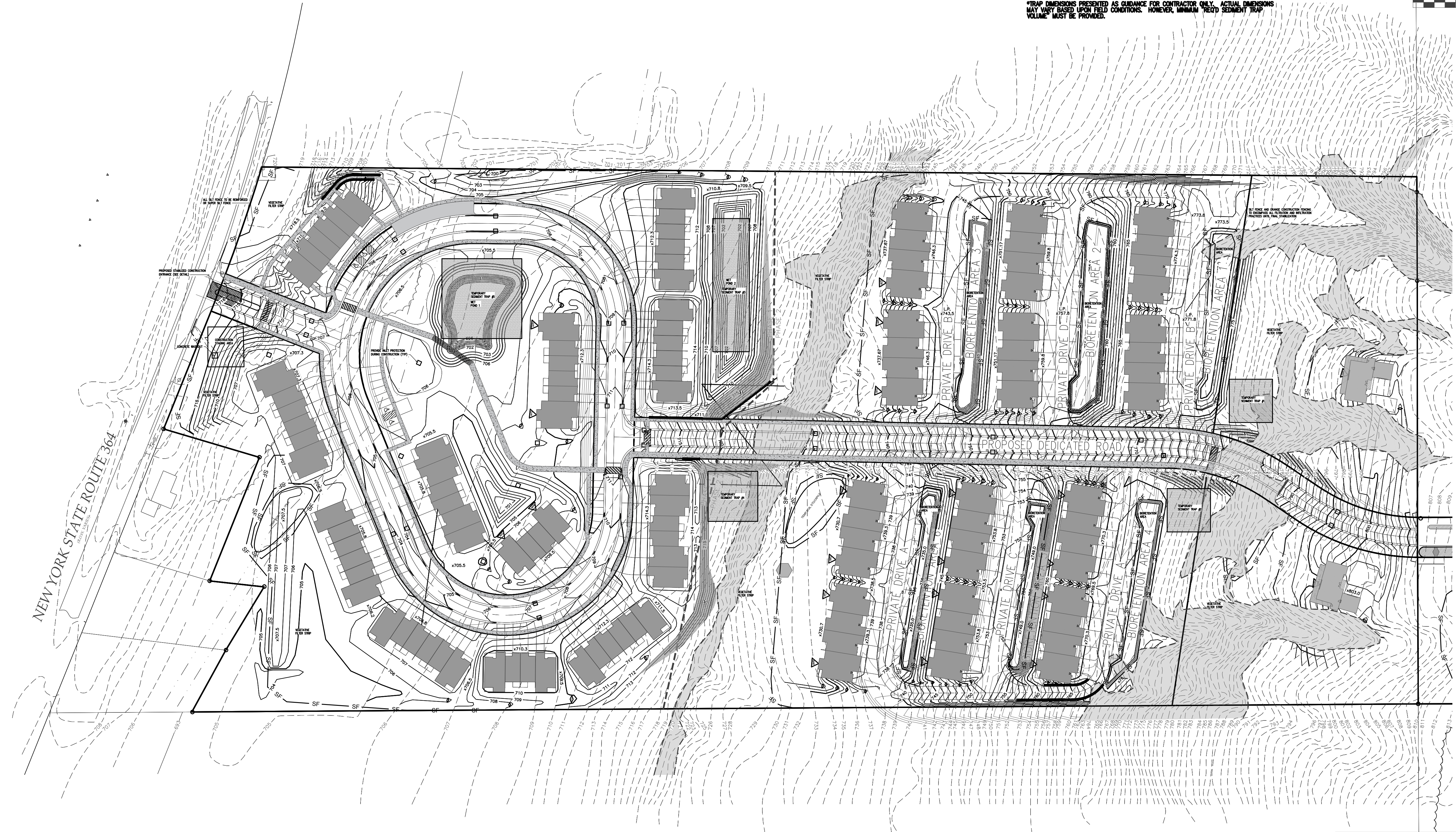
SHOWING LAND IN:
3535 STATE ROUTE 364 / 0000 COUNTY ROAD 18
TOWN OF CANANDAIGUA/HOPEWELL

COUNTY OF ONTARIO STATE OF NEW YORK

DRAWING TITLE:
PHASE 2 GRADING SHEET

DRAWN BY:	JWJ
DESIGNED BY:	JWJ
CHECKED BY:	RAM
SCALE:	AS NOTED
JOB NO.:	20-243
DATE:	06/01/2021
TAX MAP#:	98-18-1-20-10

C302



SEDIMENT AND EROSION CONTROL LEGEND	
	STONE CHECK DAM
	INLET PROTECTION
	SILT FENCE

1

EROSION AND SEDIMENT CONTROL PLAN

1"=80'

TEMPORARY SEDIMENT TRAP VOLUMES					
DESIGNATION	DRAINAGE AREA/DISTURBED AREA TO BE E.T.	REQUIRED SEDIMENT TRAP VOLUME (ACRD. S.F./AC.)	TRAP DIMENSIONS (L x W x D)	PROVIDED SEDIMENT TRAP VOLUME	DEPTH AT WHICH TO CLEAN SEDIMENT TRAP
#1	3.2 AC	11,520 S.F.	65'x65'x3'	12,675 C.F.	1'
#2	3.2 AC	11,520 S.F.	65'x65'x3'	12,675 C.F.	1'
#3	8.6 AC	30,960 S.F.	200'x65'x3'	33,000 C.F.	1'
#4	4.3 AC	15,480 S.F.	75'x75'x3'	16,875 C.F.	1'
#5	12.2 AC	43,920 S.F.	120'x120'x3'	14,700 C.F.	1'

*TRAP DIMENSIONS PRESENTED AS GUIDANCE FOR CONTRACTOR ONLY. ACTUAL DIMENSIONS MAY VARY BASED UPON FIELD CONDITIONS. HOWEVER, MINIMUM REQUIRED SEDIMENT TRAP VOLUME MUST BE PROVIDED.

WATER/HIGHWAY SUPERINTENDENT _____ DATE _____

PLANNING BOARD CHAIRMAN _____ DATE _____

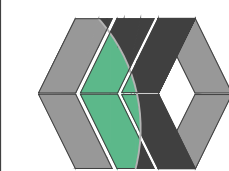
TOWN ENGINEER _____ DATE _____

SITE DEVELOPMENT PLANS PREPARED FOR:
CANANDAIGUA SHORES
TOWNHOME / RESIDENTIAL DEVELOPMENT
SHOWING LAND IN:
3535 STATE ROUTE 364 / 0000 COUNTY ROAD 18
TOWN OF CANANDAIGUA/HOPWELL
COUNTY OF ONTARIO
STATE OF NEW YORK

DRAWING TITLE: EROSION CONTROL	
DRAWN BY:	XXX
DESIGNED BY:	XXX
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	20-243
DATE:	06/01/2021
TAX MAP#:	98.18-1-20.10

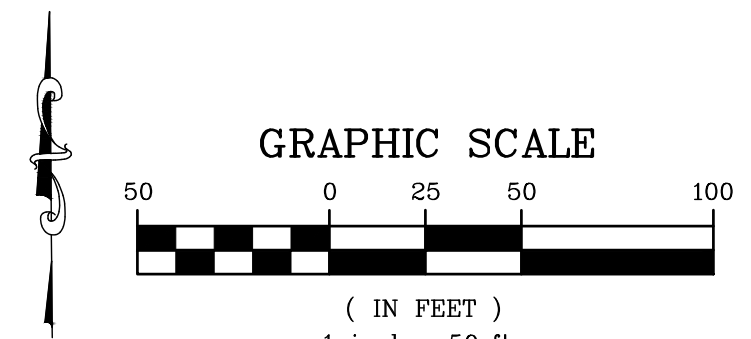
C303

REVISIONS	
NO.	DATE
1	4/19/21
2	6/01/21
3	09/27/21

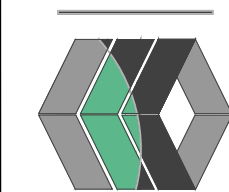


MarksEngineering
4.2 BEEHAN ST
CANANDAIGUA, NY 14424
Phone: 585-905-0360
Fax: 585-485-6205
www.marksengineering.com marksengineering@gmail.com

PRELIMINARY
NOT FOR CONSTRUCTION



PRELIMINARY
NOT FOR CONSTRUCTION



STAMP

REVISIONS			BY
NO.	DATE	DISCUSSION OF REVISION	BY
1	4/19/21	PER TOWN PRC MEETING	RAM
2	02/01/21	PER TOWN PLANNING BOARD REVIEW	RAM
3	09/27/21	PER TOWN PLANNING BOARD REVIEW	RAM

SITE DEVELOPMENT PLANS PREPARED FOR:

*CANANDAIGUA SHORES
TOWNHOME / RESIDENTIAL DEVELOPMENT*

SHOWING LAND IN:

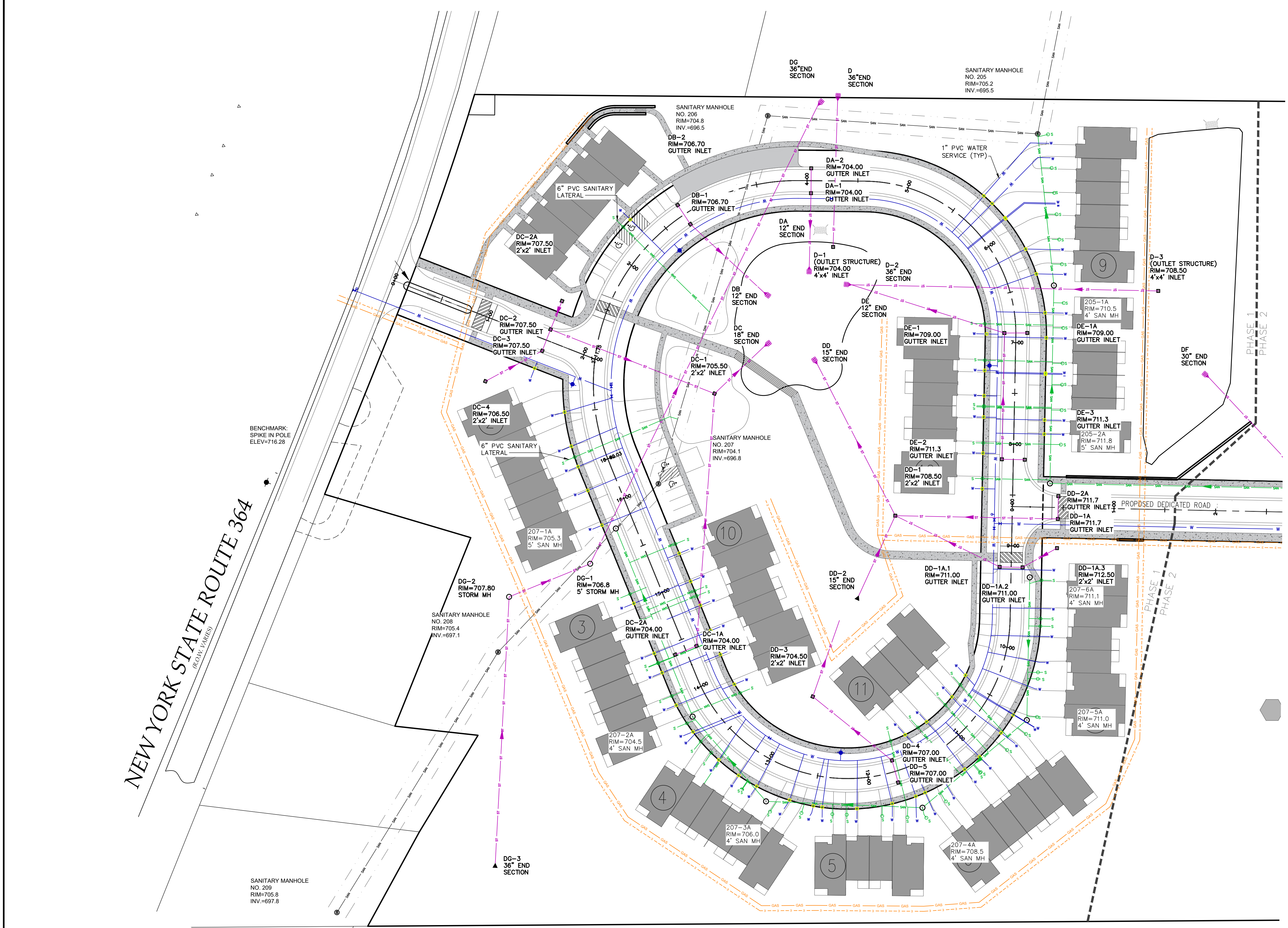
3535 STATE ROUTE 364 / 0000 COUNTY ROAD 18
TOWN OF CANANDAIGUA / HOPEWELL

COUNTY OF ONTARIO

STATE OF NEW YORK

DRAWING TITLE:	
PHASE 1 LATERAL PLAN	
DRAWN BY:	JWJ
DESIGNED BY:	JWJ
CHECKED BY:	BAM
SCALE	AS NOTED
JOB NO.:	20-243
DATE:	06/01/2021
TAX MAP#:	88-18-1-20.10

C400

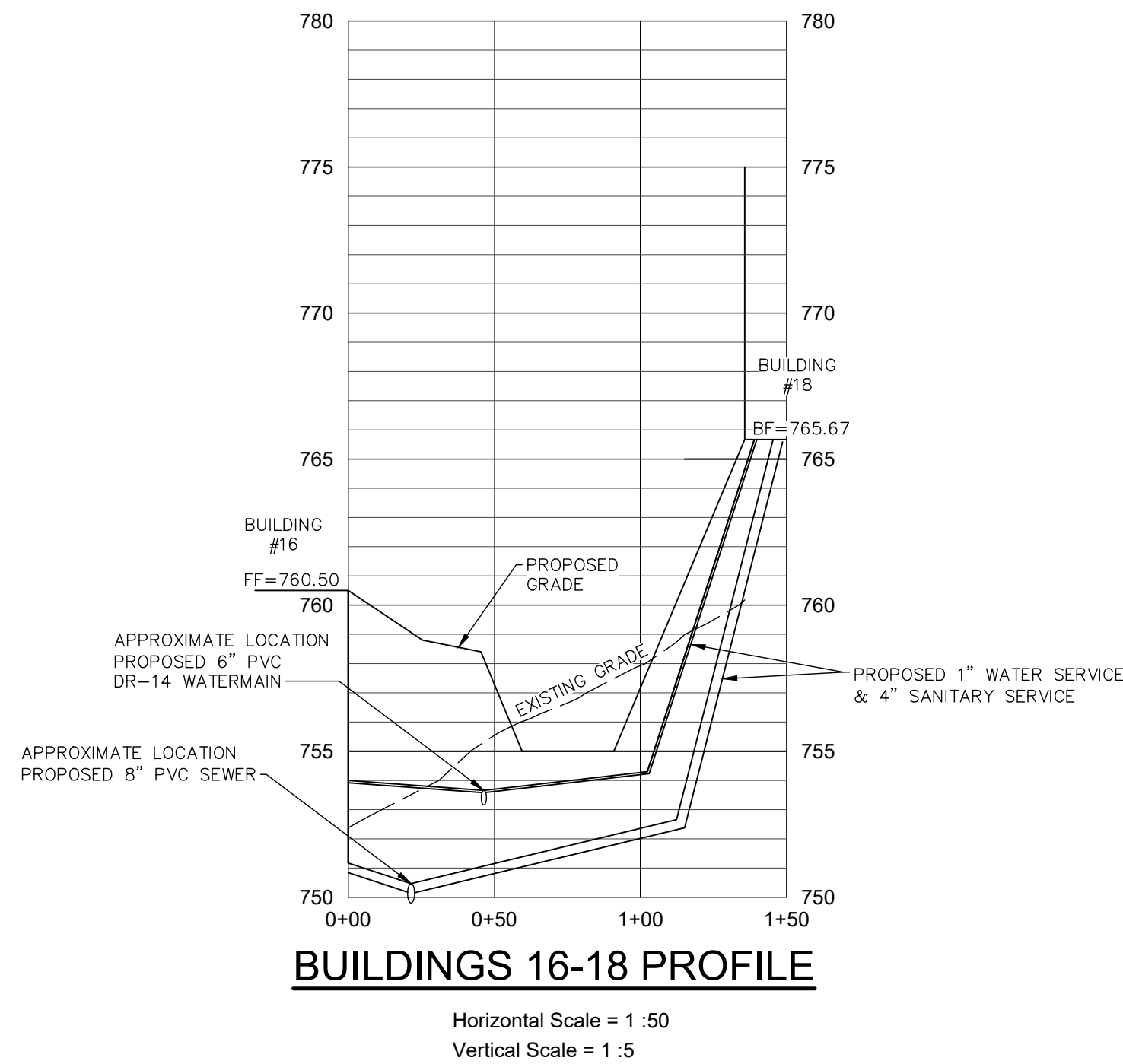


LEGEND

Iron pin or pipe found Benchmark Utility pole Hydrant Light pole PERC TEST DEEP TEST	EXISTING <i>elec</i> GAS E/T <i>qq</i>	PROPOSED Utility Lines R.O.W. line Property line Easement line Centerline Drainage Fence Line Contour Line
--	--	--

ABBREVIATIONS: EX-EXISTING OPP-CORRUGATED POLYETHYLENE PIPE O-C-O-CENTER SCRP-SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE UG-UNDERGROUND CONC-CONCRETE	CO-CLEAN OUT TYP-TYPICAL R-RADIUS BC-BOTTOM OF CURB TC TOP OF CURB TW-TWO OF WALL BW-BOTTOM OF WALL BS-BOTTOM OF STAIRS	PERF-PERFORATED MIN-MINIMUM MAX-MAXIMUM INV-INVERT CB-CATCH BASIN MAN-MANHOLE DI-DRAINAGE INLET
--	---	--

1 LATERAL PLAN
1"=50'



- LEGEND**
- EXISTING**
- Iron pin or pipe found
 - Benchmark
 - Utility pole
 - Hydrant
 - Light pole
 - PERC TEST
 - DEEP HOLE
- PROPOSED**
- Utility Lines
 - R.O.W. line
 - Property line
 - Easement line
 - Centerline
 - Drainage
 - Pence Line
 - Contour Line
- ABBREVIATIONS:**
- EX-EXISTING
 - CP-CORRUGATED POLYETHYLENE PIPE
 - O.C.-ON CENTER
 - SCIP-SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE
 - UC-UNDERGROUND
 - CONC-CONCRETE
 - CO-CLEAN OUT
 - TY-TYPICAL
 - R-RADIUS
 - BC-BOTTOM OF CURB
 - TC-TOP OF CURB
 - TW-TOP OF WALL
 - BW-BOTTOM OF WALL
 - BS-BOTTOM OF STAIRS
 - PERF-PERFORATED
 - MIN-MINIMUM
 - MAX-MAXIMUM
 - INV-INVERT
 - CB-CATCH BASIN
 - MH-MANHOLE
 - DI-DRAINAGE INLET

1 LATERAL PLAN
1"=50'

42 BEEBAY ST
CANANDAIGUA, NY 14424
www.marksengineering.com marksengineering.com

PRELIMINARY
NOT FOR CONSTRUCTION

STAMP

REVISIONS	
NO.	DATE
1	4/19/21
2	8/10/21
3	09/27/21

SITE DEVELOPMENT PLANS PREPARED FOR:
**CANANDAIGUA SHORES
TOWNHOME / RESIDENTIAL DEVELOPMENT**

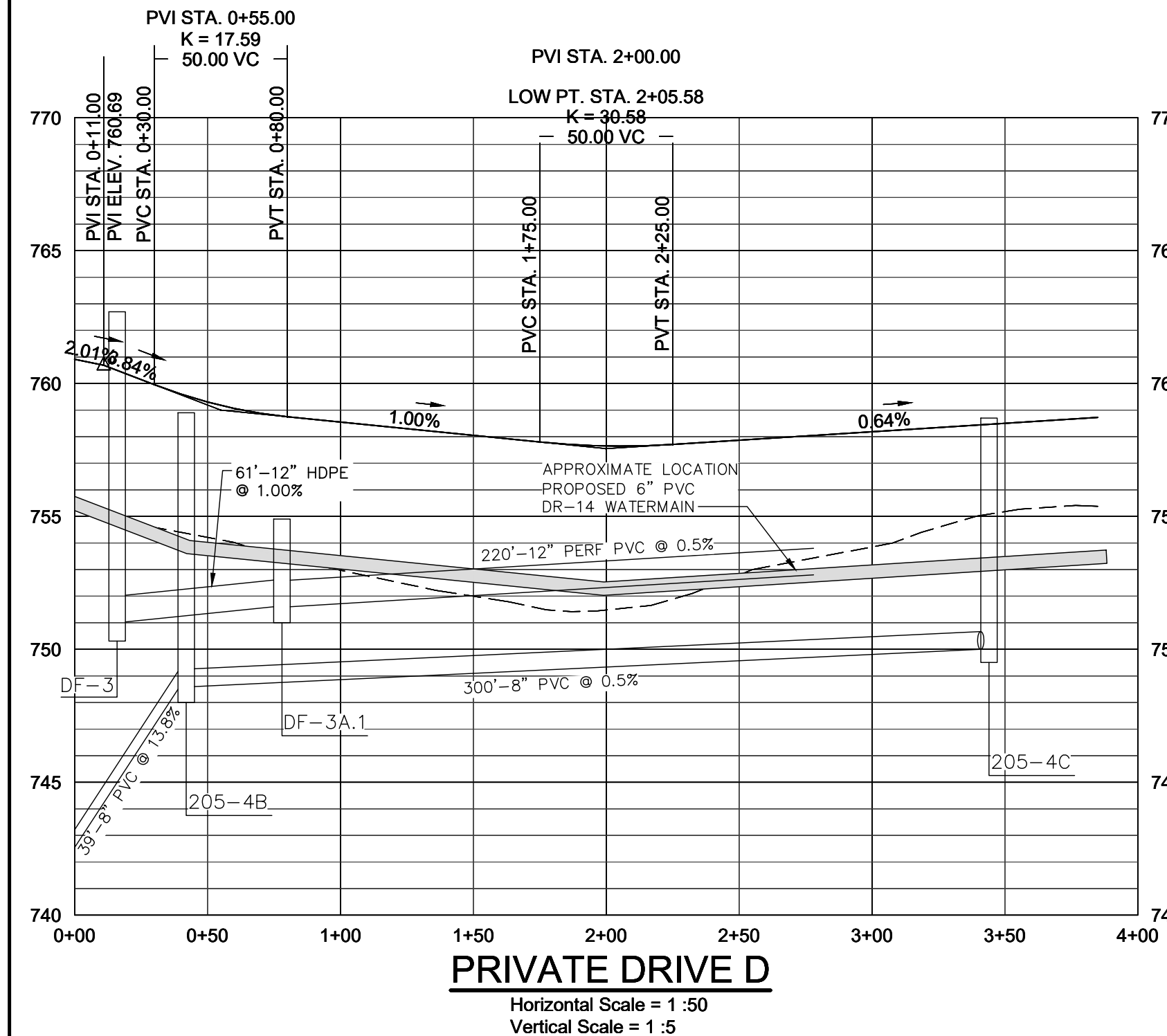
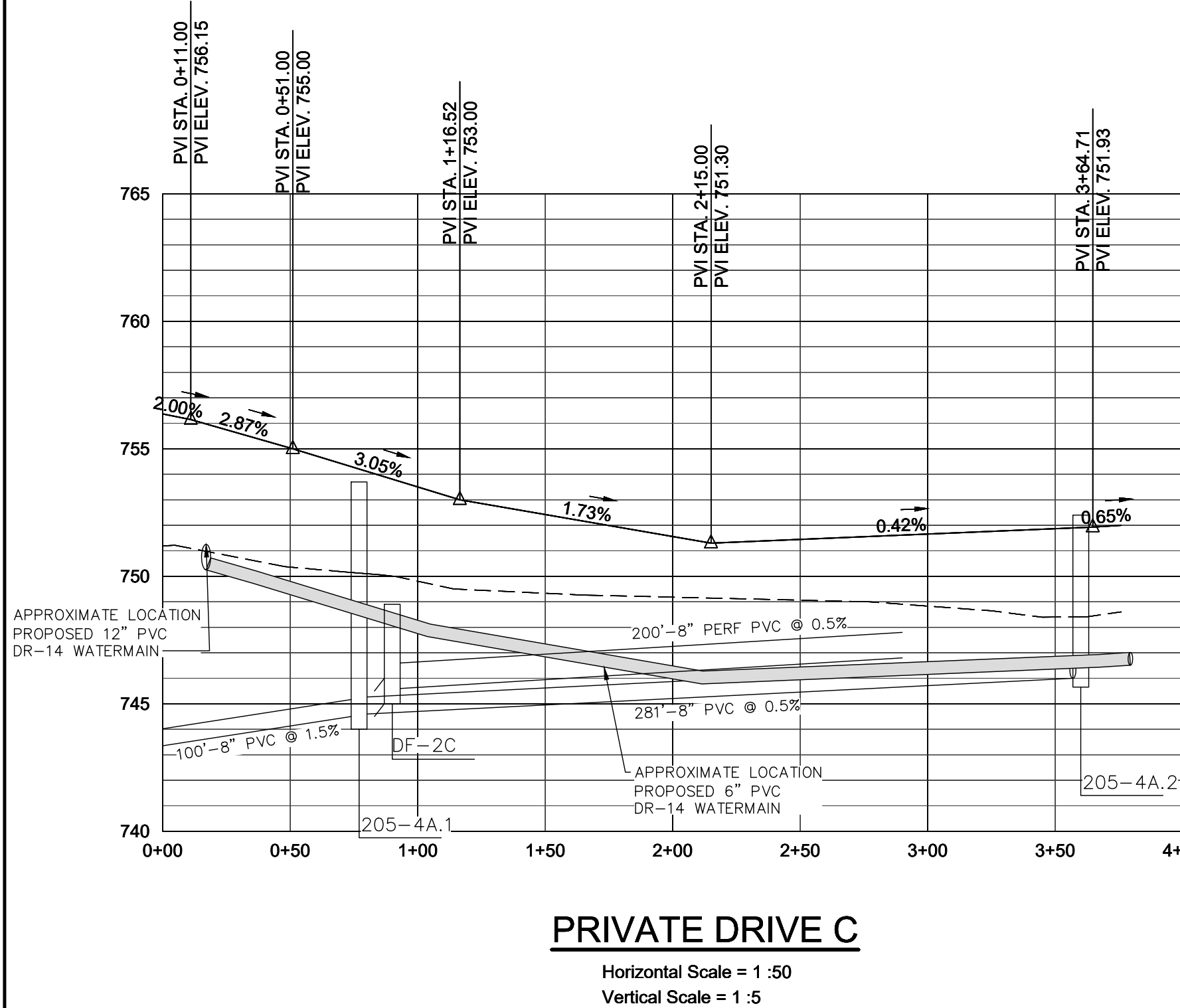
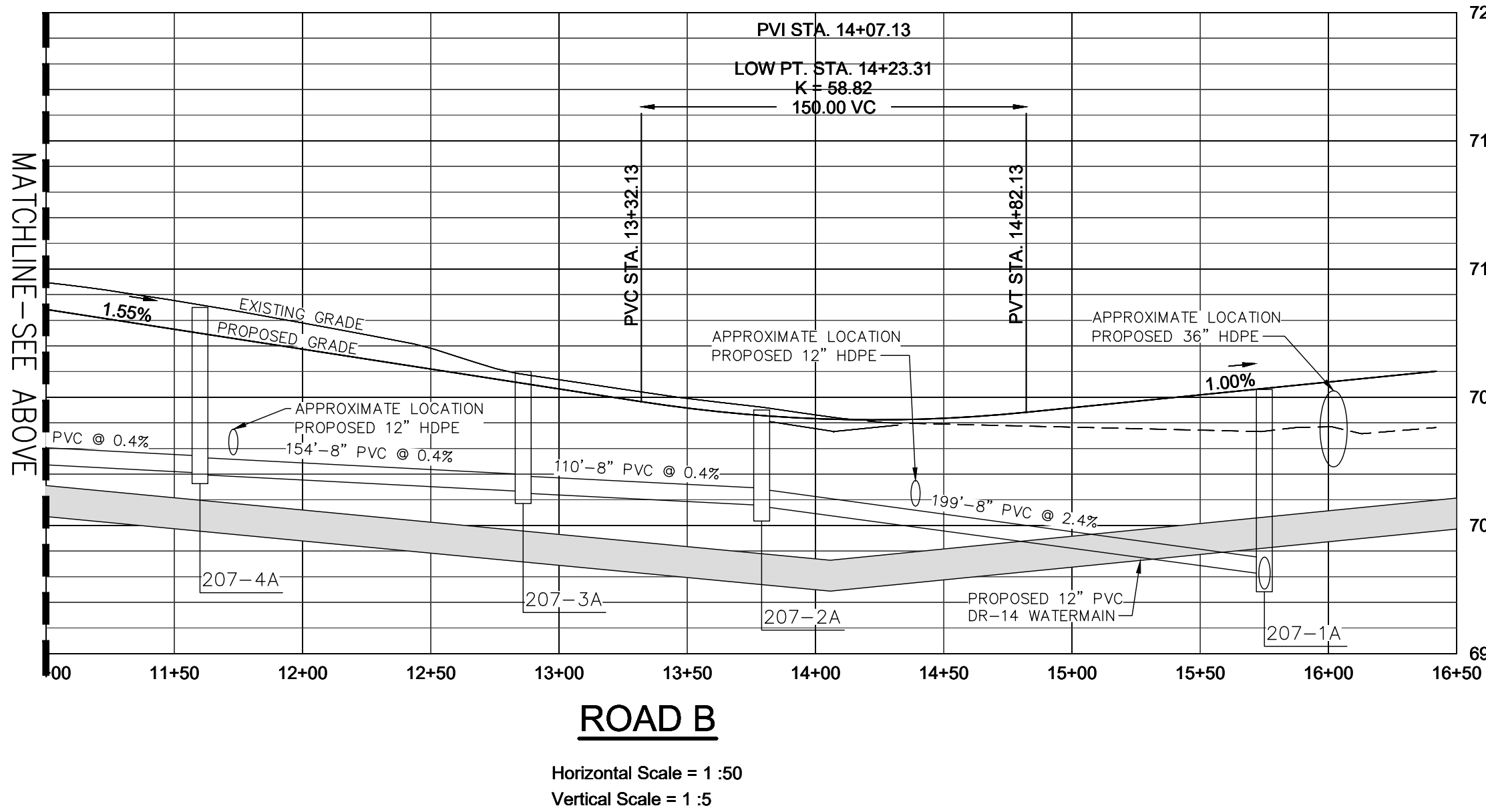
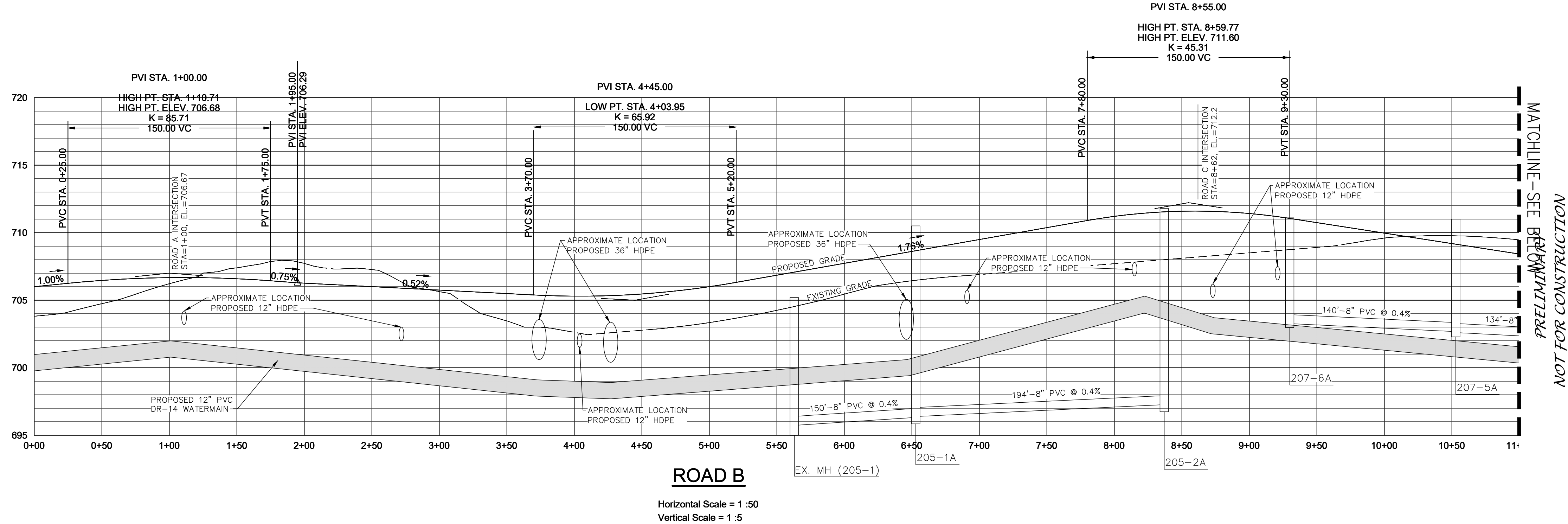
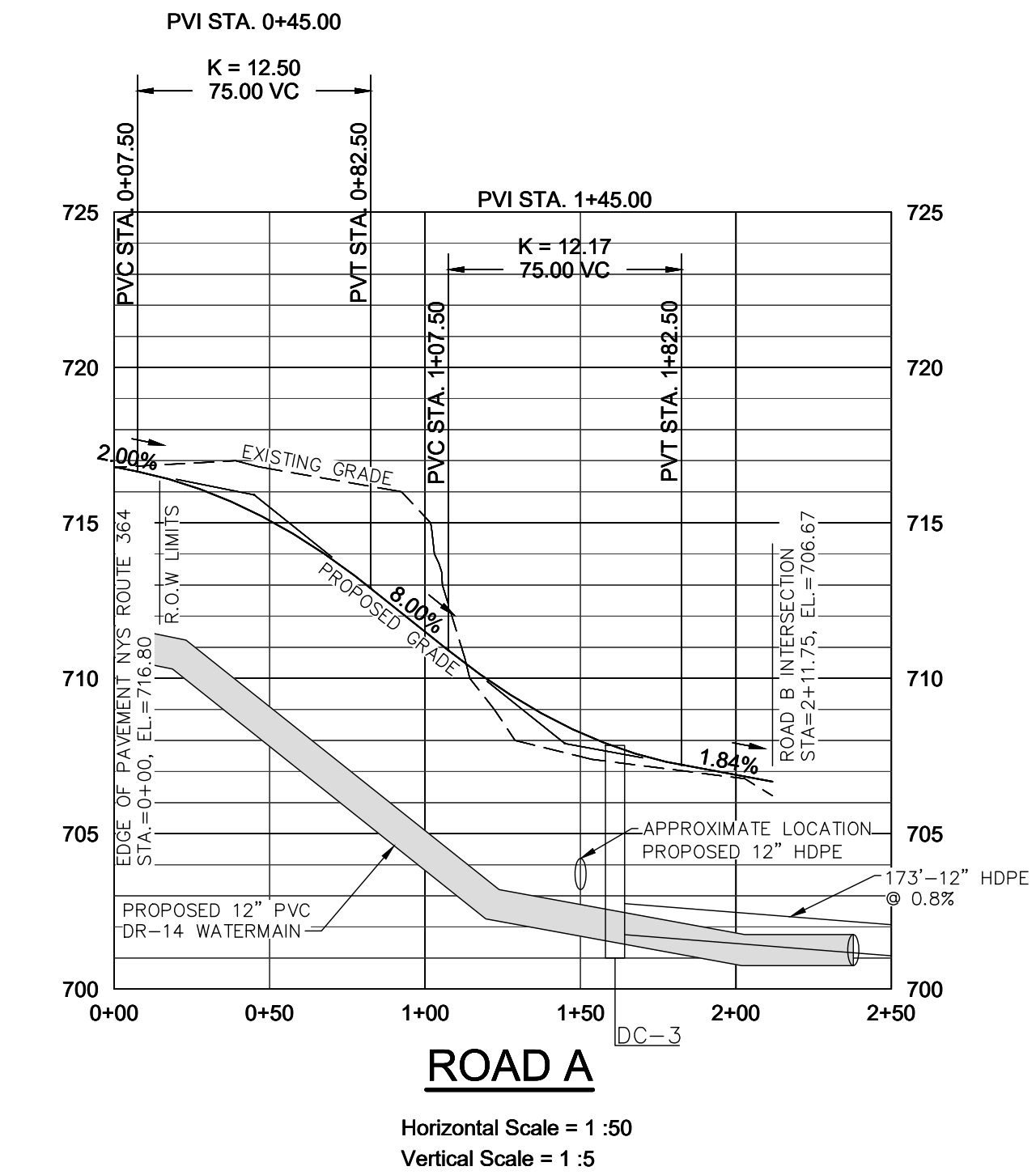
SHOWING LAND IN:
3535 STATE ROUTE 364 / 0000 COUNTY ROAD 18
TOWN OF CANANDAIGUA/HOPEWELL

COUNTY OF ONTARIO STATE OF NEW YORK

DRAWING TITLE:
PHASE 2 LATERAL PLAN

DRAWN BY:	JWJ
DESIGNED BY:	JWJ
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	20-243
DATE:	06/01/2021
TAX MAP#:	9818-1-2010

C401



42 BEEVAN ST
CANANDAIGUA, NY 14424
www.marksengineering.com marksengineering.com

NOT FOR CONSTRUCTION

REVISIONS	
NO.	DATE
1	4/19/21
2	8/10/21
3	09/27/21

SITE DEVELOPMENT PLANS PREPARED FOR:

CANANDAIGUA SHORES
TOWNHOME / RESIDENTIAL DEVELOPMENT

SHOWING LAND IN:
3535 STATE ROUTE 364 /0000 COUNTY ROAD 18
TOWN OF CANANDAIGUA/HOPEWELL

COUNTY OF ONTARIO

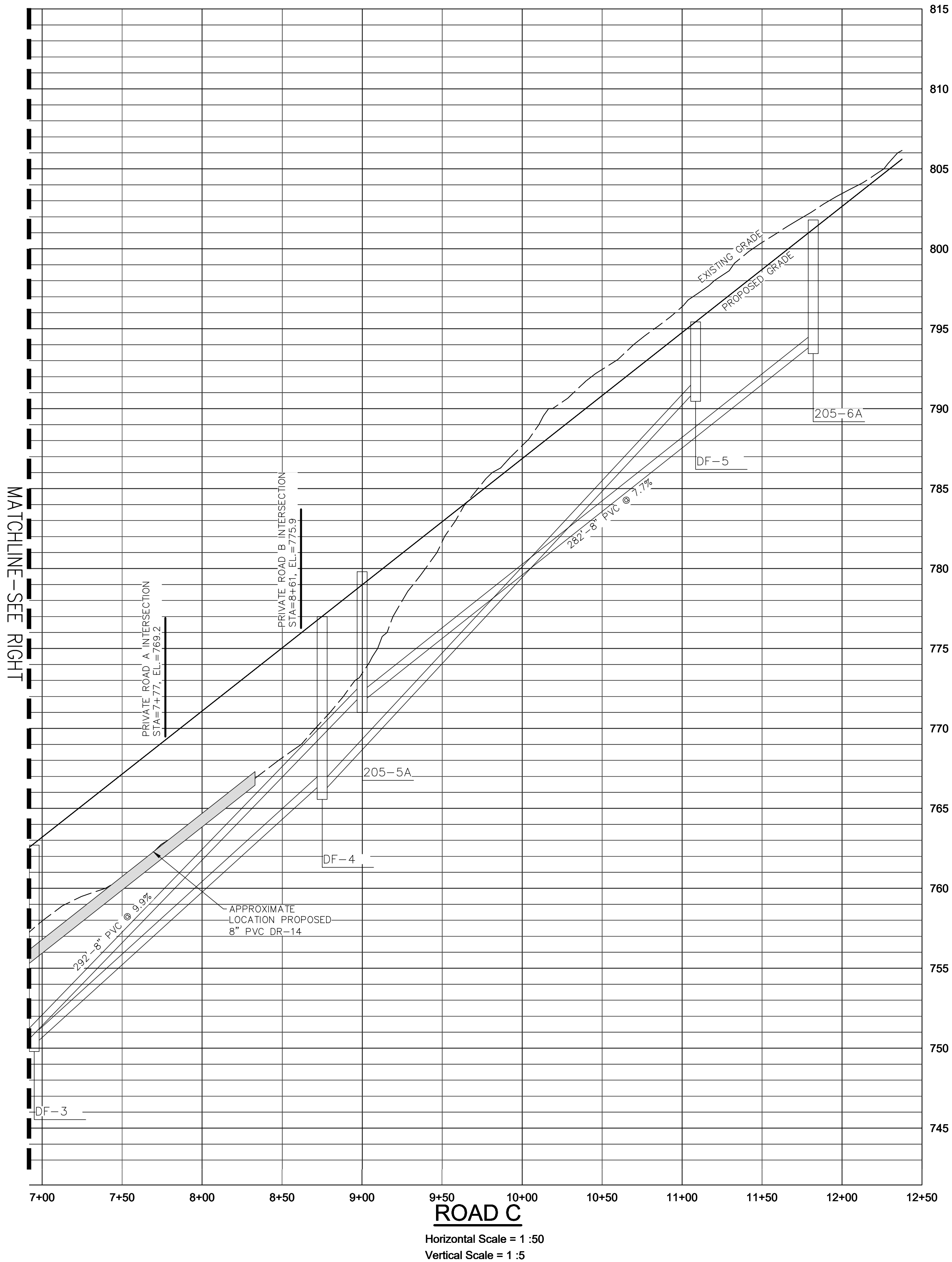
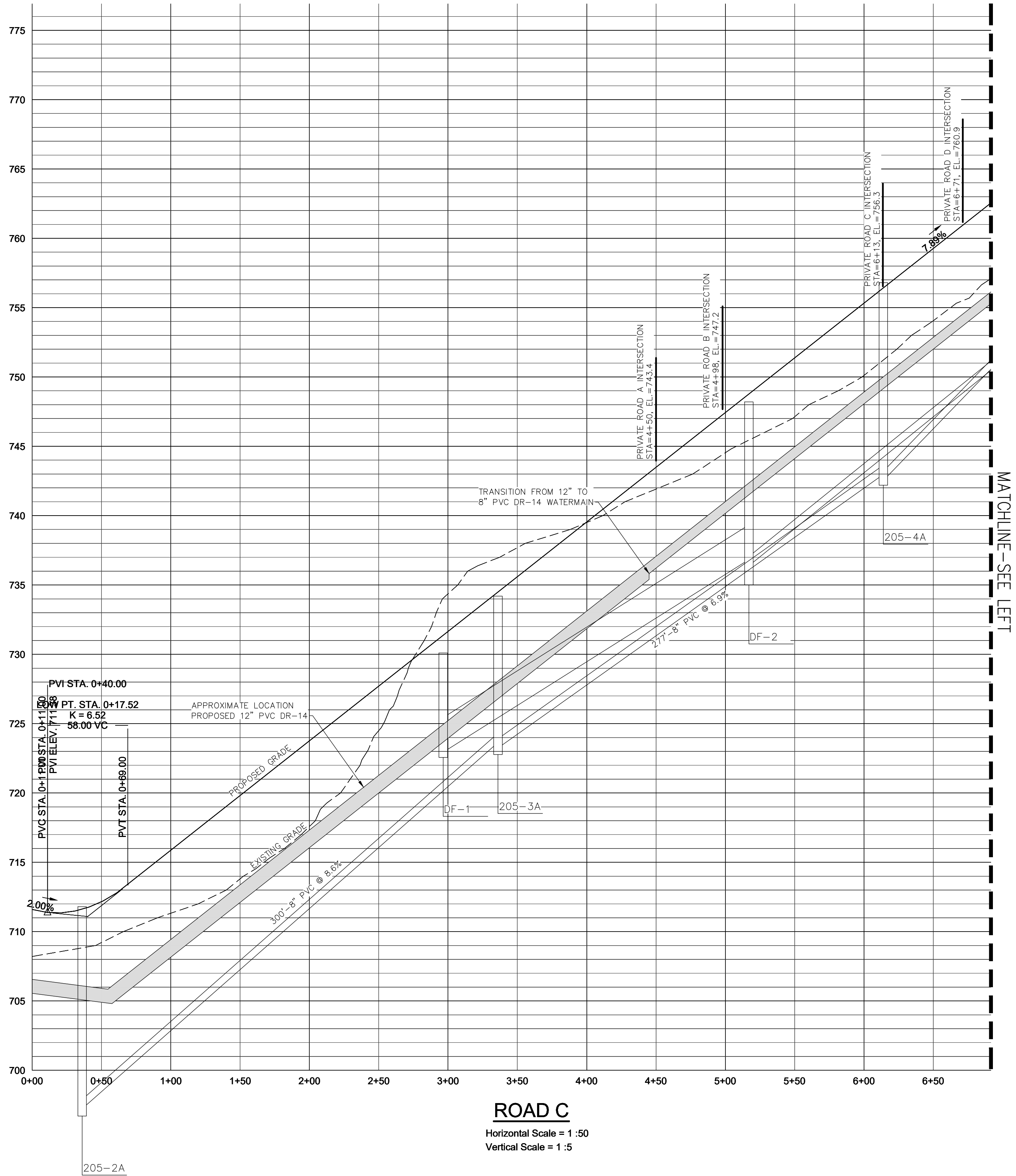
STATE OF NEW YORK

DRAWING TITLE:

PROFILE SHEET

DRAWN BY:	JWJ
DESIGNED BY:	JWJ
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	20-243
DATE:	06/01/2021
TAX MAP#:	98.18-1-20.10

C500



PRELIMINARY
NOT FOR CONSTRUCTION

STAMP

STATE OF NEW YORK
BRENAN A. MARKS
Professional Engineer
No. 3182

MARKS
Engineering

42 BEEVAN ST
CANANDAIGUA, NY 14424
www.marksengineering.com

Phone: 585-905-0360
Fax: 585-485-6005

SITE DEVELOPMENT PLANS PREPARED FOR:
CANANDAIGUA SHORES
TOWNHOME / RESIDENTIAL DEVELOPMENT

SHOWING LAND IN:
3535 STATE ROUTE 364 / 0000 COUNTY ROAD 18
TOWN OF CANANDAIGUA/HOPWELL

COUNTY OF ONTARIO

STATE OF NEW YORK

DRAWING TITLE:
PROFILE SHEET

DRAWN BY:
JWJ

DESIGNED BY:
JWJ

CHECKED BY:
BAM

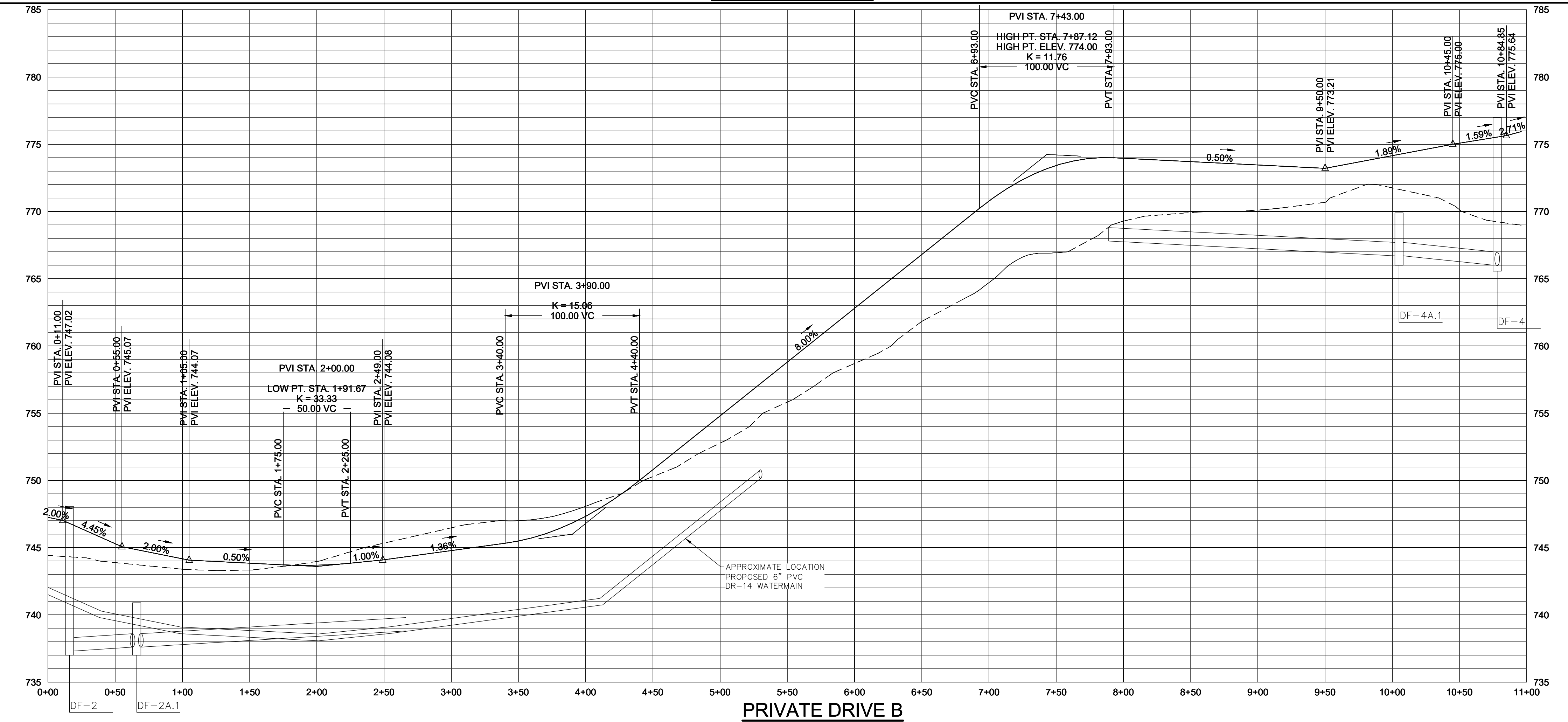
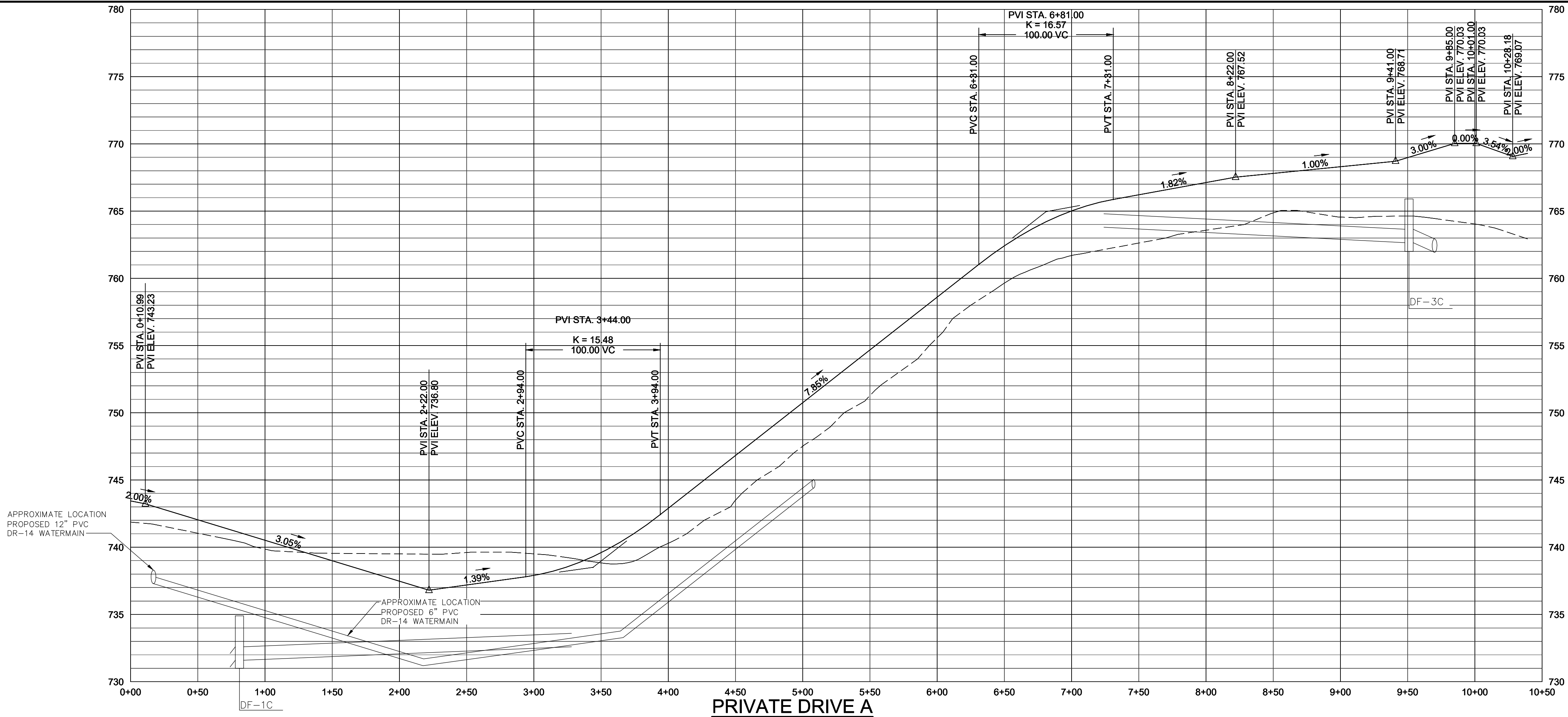
SCALE:
AS NOTED

JOB NO.:
20-243

DATE:
06/01/2021

TAX MAP#: 98.18-1-20.10

C501

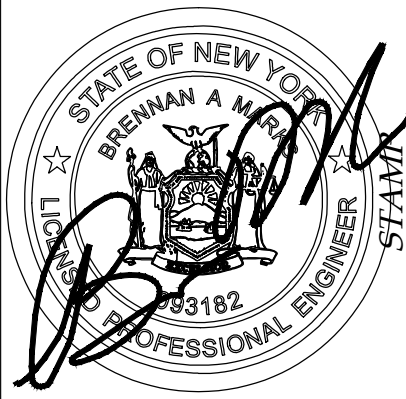




MarksEngineering

42 BEEVAN ST
CANANDAIGUA, NY 14424
www.marksengineering.com | marksengineering.com

Phone: 585-905-0360
Fax: 585-485-6205



STAMP

REVISIONS		BY	DESCRIPTION OF REVISION
NO.	DATE	BY	DESCRIPTION OF REVISION
1	4/19/21	BAM	PER TOWN PRC MEETING
2	8/10/21	BAM	PER TOWN PLANNING BOARD MEETING
3	09/27/21	BAM	PER TOWN PLANNING BOARD MEETING

SITE DEVELOPMENT PLANS PREPARED FOR:
**CANANDAIGUA SHORES
TOWNHOME / RESIDENTIAL DEVELOPMENT**

SHOWING LAND IN:
3535 STATE ROUTE 364 / 0000 COUNTY ROAD 18
TOWN OF CANANDAIGUA/HOPWELL

COUNTY OF ONTARIO

STATE OF NEW YORK

DRAWING TITLE: PROFILE SHEET	
DRAWN BY:	JWJ
DESIGNED BY:	JWJ
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	20-243
DATE:	06/01/2021
TAX MAP#:	98.18-1-20.10

C502

PRELIMINARY
NOT FOR CONSTRUCTION

LANDSCAPE NOTES:

- ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, ANSI Z60.1-2004
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKE OFFS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION.
- ALL TREES SHALL BE LOCATED A MINIMUM DISTANCE OF TEN FEET (10') FROM THE HORIZONTAL LINE OF UNDERGROUND UTILITIES TO THE PLANT BALL.
- ALL TREES SHALL BE LOCATED A MINIMUM DISTANCE OF TEN FEET (10') FROM THE HORIZONTAL LINE OF OVERHEAD UTILITIES TO THE PLANT BALL.
- PLANTING SOIL MIXTURE SHALL HAVE A RATIO VOLUME OF FOUR PARTS TOPSOIL TO ONE PART PEAT AND ONE PART COMPOST. SOIL AMENDMENTS TO BE MODIFIED PER INDIVIDUAL PLANT MATERIAL REQUIREMENTS.
- STAKE TREES IMMEDIATELY AFTER PLANTING. REFER TO DETAIL.
- PROVIDE ALL PLANTING BEDS WITH A CONTINUOUS 3" LAYER OF MULCH. MULCH TO BE PROVIDE AS FOLLOWS:
100% SHREDDED HARDWOOD MULCH, NO GREATER THAN ONE INCH (1") IN SIZE, UNIFORMLY MIXED AND FREE FROM DELETERIOUS MATERIAL.

9. SEED ALL AREAS NOT PAVED, PLANTED OR SPECIFIED OTHERWISE WITH LAWN SEED.
A. LAWN SEED MIXTURE SHALL BE PROVIDED AS FOLLOWS.

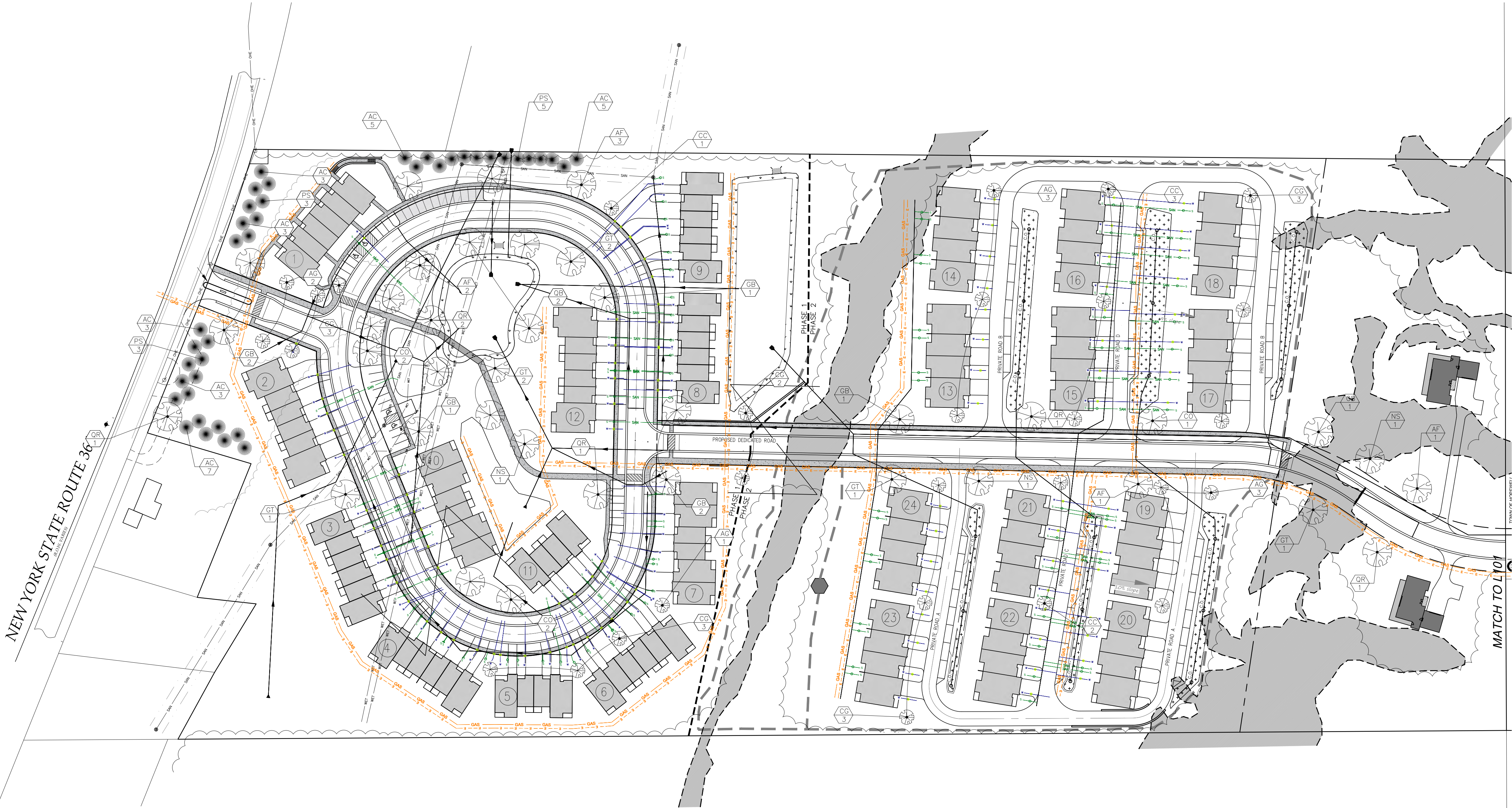
	% BY WEIGHT	% BY PURITY	% BY GERM
'REPELL', 'CITATION' & 'MORNING STAR' PERENNIAL RYE GRASS	40	85	85
'JAMESTOWN II', 'FORTRESS', 'ENSILVA' RED FESCUE	20	97	80
'BARON' & 'MIDNIGHT' KENTUCKY BLUEGRASS	40	85	80

SEEDING RATE: 6.0 LBS PER 1,000 SF.
MULCH: STRAW AT TWO TONS PER ACRE, OR WOOD FIBER MULCH USED WITH A HYDROSEEDING APPLICATION METHOD, WITH TACKIFIER.

- STARTING FERTILIZER: 5:10:10 AT 20 LBS PER 1,000 SF.
- PROPOSED PLANT MATERIALS SHALL BE FIELD LOCATED AND THE CONTRACTOR SHALL PERFORM A ROUGH STAKEOUT OF PLANTINGS FOR REVIEW AND APPROVAL BY OWNER PRIOR TO PLANTING.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARE AND MAINTENANCE OF PLANT MATERIALS AND SEEDING AREAS UNTIL FINAL ACCEPTANCE.
 - A MINIMUM OF 2 YEAR GUARANTEE SHALL BE PROVIDED ON ALL PLANT MATERIALS FROM DATE OF FINAL ACCEPTANCE.

PLANT LEGEND

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
TREES						
29	AC	Abies concolor	White Fir	5" TALL	B&B	
7	AF	Acer freemanii	Freeman Maple	3" CAL	B&B	
9	AG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brill. Serviceberry	2.5" CAL	B&B	
7	CO	Celtis occidentalis	Hackberry	3" CAL	B&B	
6	CC	Cercis canadensis	Eastern Redbud	2.5" CAL	B&B	
12	CG	Crataegus crus galli var. inermis	Thornless Hawthorne	2.5" CAL	B&B	
8	GB	Ginkgo biloba 'Magyar'	Magyar Ginko	3" CAL	B&B	MALE VARIETIES ONLY
7	GT	Gleditsia triacanthos var. inermis	Honey Locust	3" CAL	B&B	
2	NS	Nyssa sylvatica	Black Gum	3" CAL	B&B	
11	PS	Pinus strobus	White Pine	5" TALL	B&B	
2	QB	Quercus bicolor	Swamp White Oak	3" CAL	B&B	
6	QR	Quercus rubra	Red Oak	3" CAL	B&B	



LEGEND

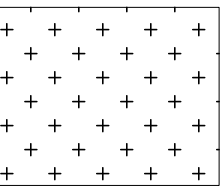
Iron pin or pipe found
Benchmark
Utility pole
Hydrant
Light pole
PERC TEST
DEEP MOUND

EXISTING
PROPOSED
Utility Lines
ROW line
Property line
Easement line
Centerline
Drainage
Fence Line
Contour Line

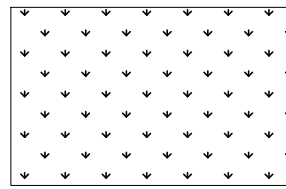
ABBREVIATIONS:
EX-EXISTING
COP-CORRUGATED POLYETHYLENE PIPE
O.C.-ON CENTER
SICPP-SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE
UD-UNDERGROUND
CONC-CONCRETE

CO-CLEAN OUT
R-RADIUS
BC-BOTTOM OF CURB
TC-TOP OF CURB
TW-TOP OF WALL
BW-BOTTOM OF WALL
BS-BOTTOM OF STAIRS

PERF-PERFORATED
MIN-MINIMUM
MAX-MAXIMUM
INV-INVERT
CB-CATCH BASIN
MH-MANHOLE
DI-DRAINAGE INLET



INFILTRATION BASIN SEED MIX:
ERNST SEEDS- FLOODPLAIN MIX
ITEM #: ERNMX-154
SEEDING RATE: 20LB PER ACRE



STORMWATER POND SEED MIX:
ERNST SEEDS- OBL WETLAND MIX
ITEM #: ERNMX-131
SEEDING RATE: 20LB PER ACRE

1 OVERALL LANDSCAPE PLAN
1"=80'

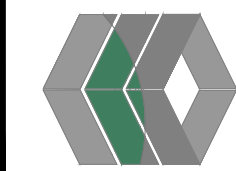


WATER/HIGHWAY SUPERINTENDENT DATE

PLANNING BOARD CHAIRMAN DATE

TOWN ENGINEER DATE

SEE MARKS ENGINEERING DWG.C-501
FOR TREE PLANTING DETAILS



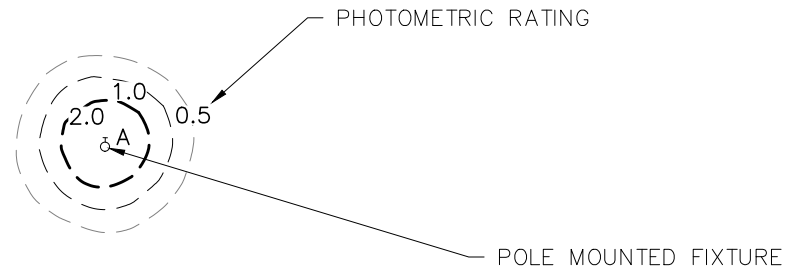
STAMP

REVISIONS		
NO.	DATE	DESCRIPTION OF REVISION
1	4/19/21	PER TOWN PRC MEETING
2	07/01/21	PER TOWN PLANNING BOARD REVIEW
3	09/27/21	PER TOWN PLANNING BOARD REVIEW

SITE DEVELOPMENT PLANS PREPARED FOR:
CANANDAIGUA SHORES
TOWNHOME / RESIDENTIAL DEVELOPMENT
SHOWING LAND IN:
3535 STATE ROUTE 364 /0000 COUNTY ROAD 18
TOWN OF CANANDAIGUA/HOPEWELL
COUNTY OF ONTARIO
STATE OF NEW YORK

DRAWING TITLE:	
LANDSCAPE PLAN	
DRAWN BY:	LGR
DESIGNED BY:	LGR
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	20-243
DATE:	06/01/2021
TAX MAP#:	98-18-1-20-10

PHOTOMETRIC PLOT
NTS

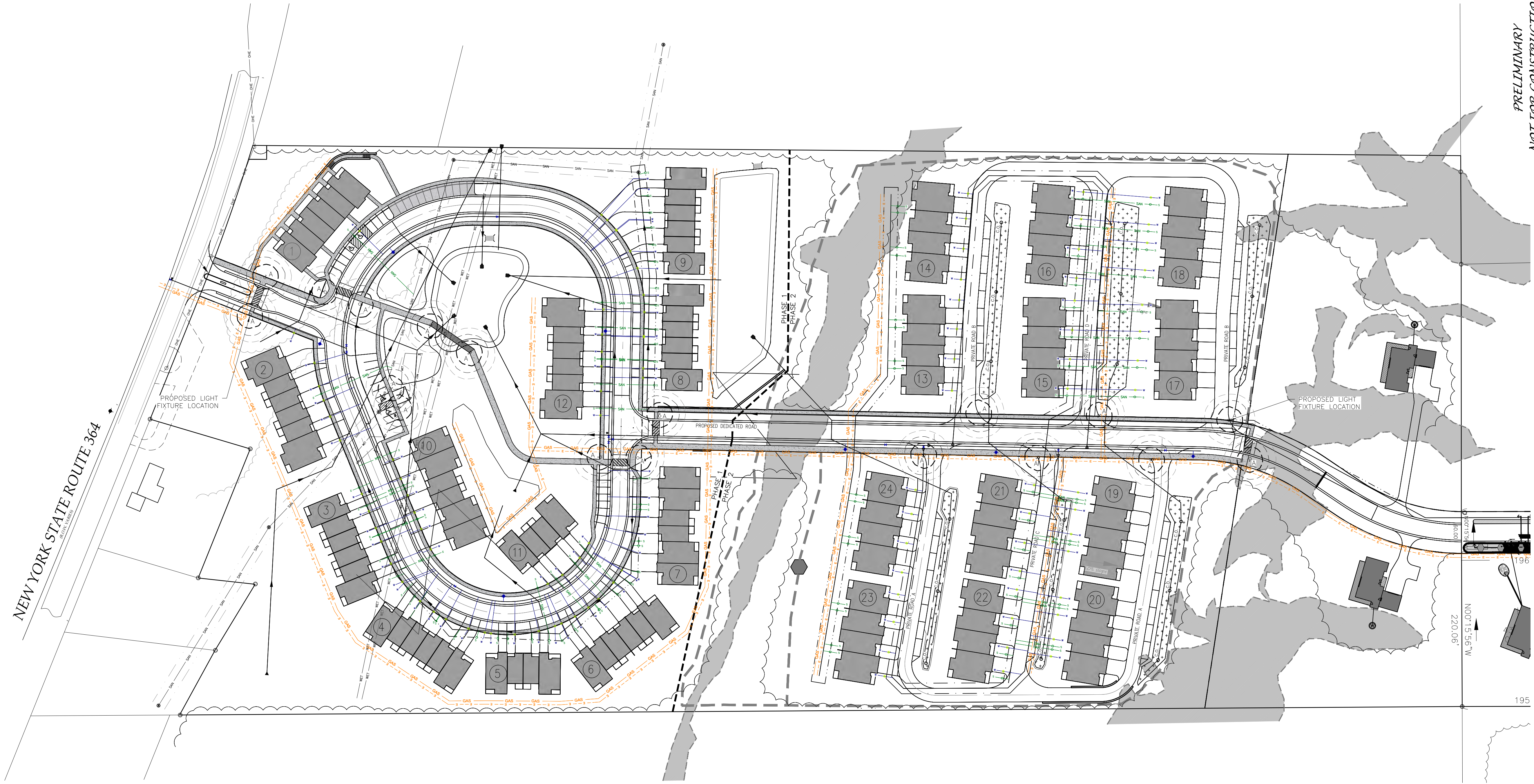


SYMBOL	QTY	LABEL	MOUNT HT.	ARRANGEMENT	LUMENS	LLF	LED COLOR	CATALOG NUMBER	DESCRIPTION
⬢	16	A	20	SINGLE	10,214	1	4000K	GS-LED-L30	LUMINA SERIES, SOLAR POWERED LED LIGHT FIXTURE BY GREENSHINE, TYPE 5 DISTRIBUTION

LIGHTING NOTES:

1. LIGHTING TO BE PROVIDED AS DETAILED IN LIGHTING SCHEDULE OR AN APPROVED EQUIVALENT.
2. ALL LIGHT FIXTURES TO BE DARK SKY COMPLIANT W/ FULL CUT OFF TO PROHIBIT LIGHT SPILL TO ADJOINING PROPERTIES.
3. ALL ELECTRICAL CONNECTIONS AND LAYOUT OF CONDUIT AND PULL BOX LOCATIONS TO BE COORDINATED WITH THE LIGHTING CONTRACTOR AND APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO FINAL INSTALLATION.
4. CONTRACTOR TO PROVIDE MANUFACTURERS CUT SHEETS TO OWNERS REPRESENTATIVE FOR ALL FIXTURES PRIOR TO FINAL INSTALLATION.

SEE MARKS ENGINEERING DWG. C-504
FOR LIGHTING DETAILS



PRELIMINARY
NOT FOR CONSTRUCTION

LEGEND

○ Iron pin or pipe found
● Benchmark
○ Utility pole
● Hydrant
● Light pole
PERC TEST
● DEEP HOLE

ABBREVIATIONS:
EX-EXISTING
CPP-CORRUGATED POLYETHYLENE PIPE
O.C.-ON CENTER
SICPP-SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE
UG-UNDERGROUND
CONC-CONCRETE

EXISTING
--- elec
--- E/T
--- ROW line
--- Property line
--- Easement line
--- Centerline
--- Drainage
--- Fence Line
--- Contour Line

PROPOSED
--- E/T
--- ROW line
--- Property line
--- Easement line
--- Centerline
--- Drainage
--- Fence Line
--- Contour Line

UTILITY LINES
--- Utility Lines
--- ROW line
--- Property line
--- Easement line
--- Centerline
--- Drainage
--- Fence Line
--- Contour Line

ABBREVIATIONS:
CO - CLEAN OUT
R - RADIUS
BC - BOTTOM OF CURB
TC - TOP OF CURB
TW - TOP OF WALL
BW - BOTTOM OF WALL
BS - BOTTOM OF STAIRS
TYP-TYPICAL
MIN-MINIMUM
MAX-MAXIMUM
INV-INVERT
CB-CATCH BASIN
MH-MANHOLE
DI-DRAINAGE INLET
PERF-PERFORATED

1 OVERALL PHOTOMETRICS PLAN
1"=80'

WATER/HIGHWAY SUPERINTENDENT DATE

PLANNING BOARD CHAIRMAN DATE

TOWN ENGINEER DATE

SITE DEVELOPMENT PLANS PREPARED FOR:

CANANDAIGUA SHORES
TOWNHOME / RESIDENTIAL DEVELOPMENT
SHOWING LAND IN:
3535 STATE ROUTE 364 /0000 COUNTY ROAD 18
TOWN OF CANANDAIGUA/HOPEWELL
COUNTY OF ONTARIO

STATE OF NEW YORK

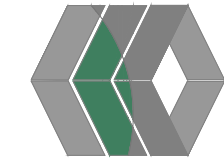
REVISIONS

NO.	DATE	DESCRIPTION OF REVISION	BY
1	4/19/21	PER TOWN PRC MEETING	BAM
2	07/07/21	PER TOWN PLANNING BOARD REVIEW	BAM
3	09/27/21	PER TOWN PLANNING BOARD REVIEW	BAM



STAMP

MarksEngineering



42 BEEMAN ST.
CANANDAIGUA, NY 14424
www.marksengineering.com bmarks@marksengineering.com
Phone: 585-995-0360
Fax: 585-485-6205

This is a revision of NYSE Education Law, Section 2005 for any person to alter a document bearing the seal or the signature of a professional engineer, or a specific description of the alteration, and a specific description of the alteration.

PIPE SIZE (INCHES)	90° BEND	45° BEND	22.5° BEND	11.25° BEND	SIZE ON TEE	DEAD END
4	13 FT.	-	-	-	BR.	29 FT.
6	17 FT.	9 FT.	4 FT.	3 FT.	BR.	36 FT.
8	22 FT.	10 FT.	5 FT.	3 FT.	BR.	48 FT.
12	33 FT.	14 FT.	7 FT.	4 FT.	BR.	76 FT.
14	38 FT.	16 FT.	7 FT.	4 FT.	BR.	97 FT.
16	44 FT.	18 FT.	9 FT.	4 FT.	BR.	110 FT.

- NOTES:
1. RECOMMENDED RESTRAINED LENGTHS FOR STRAIGHT TEES ASSUME A MINIMUM 10' LENGTH OF PIPE ATTACHED TO EACH SIDE OF THE RUN.
 2. BR. ONLY INDICATES RESTRAINT AT TEE BRANCH ONLY.
 3. ALL BENDS (DEGREE CHANGES) ARE CALCULATED AS HORIZONTAL.
 4. DEAD-END SERVICE CONSTITUTES CAPS, PLUGS, VALVES AND HYDRANTS.

HORIZONTAL BEND RESTRAINT

PIPE SIZE (INCHES)	90° BEND	45° BEND	22.5° BEND	11.25° BEND
6	35/10	14/6	7/3	4/2
8	45/13	22/10	11/5	5/2
12	65/19	31/14	16/7	7/3
14	-	40/16	19/8	10/4
16	-	45/18	22/9	11/4

- NOTES:
1. ALL BENDS (DEGREE CHANGES) ARE CALCULATED AS VERTICAL. THE FIRST RESTRAINED LENGTH (FEET) IS FOR THE HIGH-SIDE BENDS (L_{HS}) AND THE SECOND RESTRAINED LENGTH (FEET) INDICATES THE LOW-SIDE BENDS (L_{LS}). LENGTHS WERE CALCULATED USING A CONSISTENT 5 FOOT DEPTH OF COVER FOR THE WATERMAIN.

VERTICAL BEND RESTRAINT

PIPE SIZE (INCHES)	TEE (REDUC.)	STRAIGHT REDUCER
8 X 4	BR.	50/29
8 X 6	BR.	22/17
12 X 6	BR.	81/42
12 X 8	BR.	54/36
12 X 10	BR.	20/17
16X 10	BR.	48/30
16 X 12	BR.	29/22

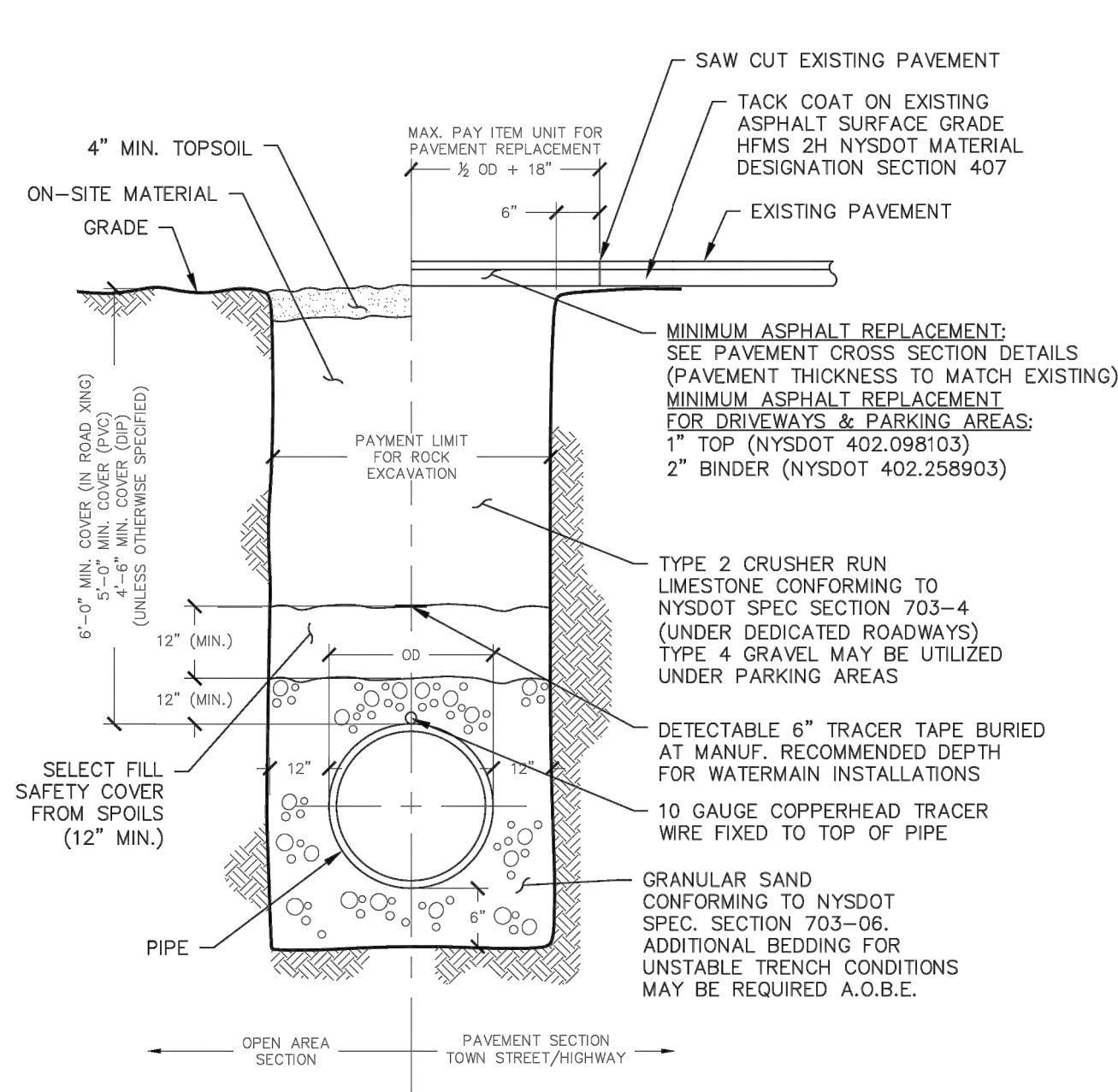
RESTRAINED LENGTHS FOR REDUCING FITTINGS

PIPE SIZE (INCHES)	VALVE LR
6	40"
8	40"
12	76"
14	97"
16	110"

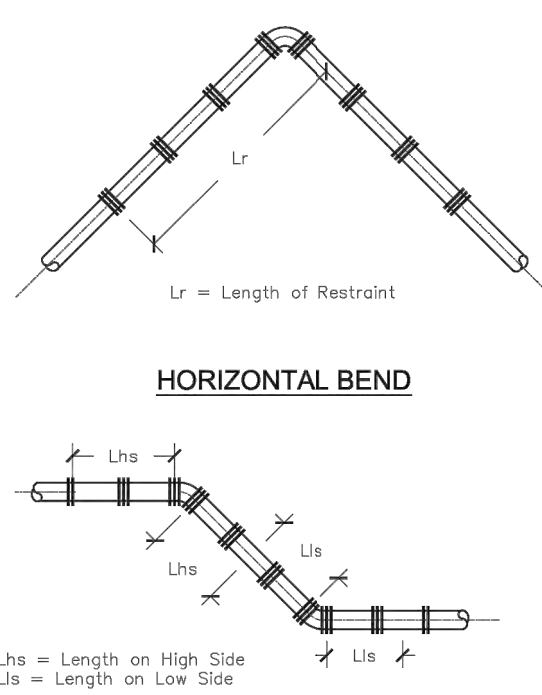
RESTRAINED LENGTHS FOR VALVES

- NOTES:
1. RECOMMENDED RESTRAINED LENGTHS FOR STRAIGHT TEES ASSUME A MINIMUM 10' LENGTH OF PIPE ATTACHED TO EACH SIDE OF THE RUN.
 2. BR. ONLY INDICATES RESTRAINT AT TEE BRANCH ONLY.
 3. STRAIGHT REDUCER UNOBSTRUCTED RESTRAINED LENGTHS OFFER THE OPTION OF RESTRAINING RECOMMENDED DISTANCES ON THE SMALL-END SIDE (FIRST RESTRAINED LENGTH PROVIDED) OR THE LARGE-END SIDE (SECOND RESTRAINED LENGTH PROVIDED).

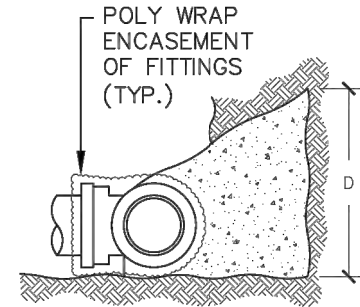
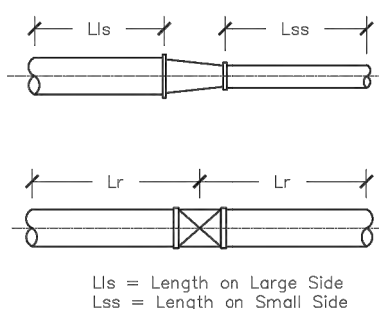
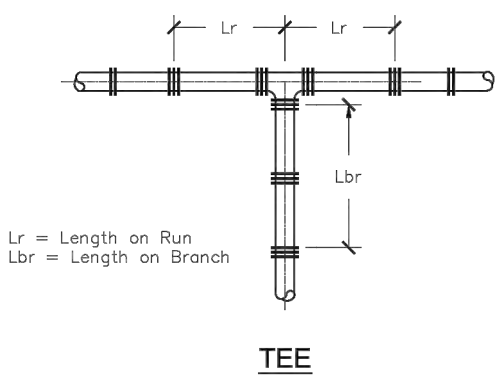
- TOWN OF CANANDAIGUA - MECHANICAL JOINT PIPE RESTRAINTS



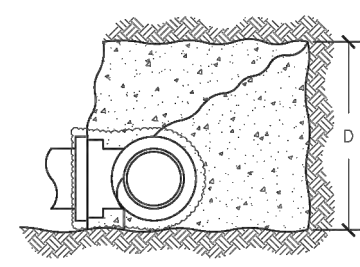
- TOWN OF CANANDAIGUA - PIPE BEDDING/ TRENCH DETAIL (OUTSIDE OF N.Y.S. HIGHWAYS)



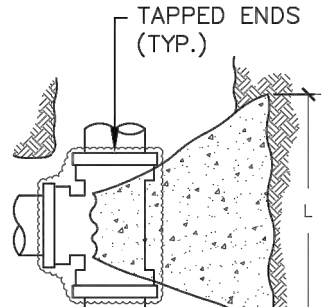
VERTICAL DOWN BEND AND OFFSET



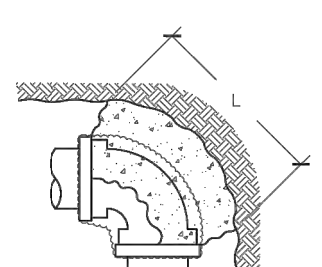
SECTION



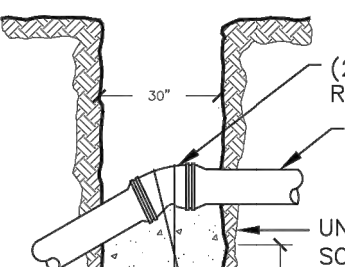
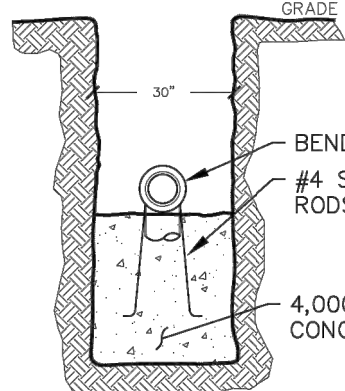
SECTION



PLAN



PLAN



SECTION

TYPICAL THRUST BLOCK SHOWN FOR 90° BEND

PLAN

SECTION

- TOWN OF CANANDAIGUA - THRUST BLOCK DETAIL

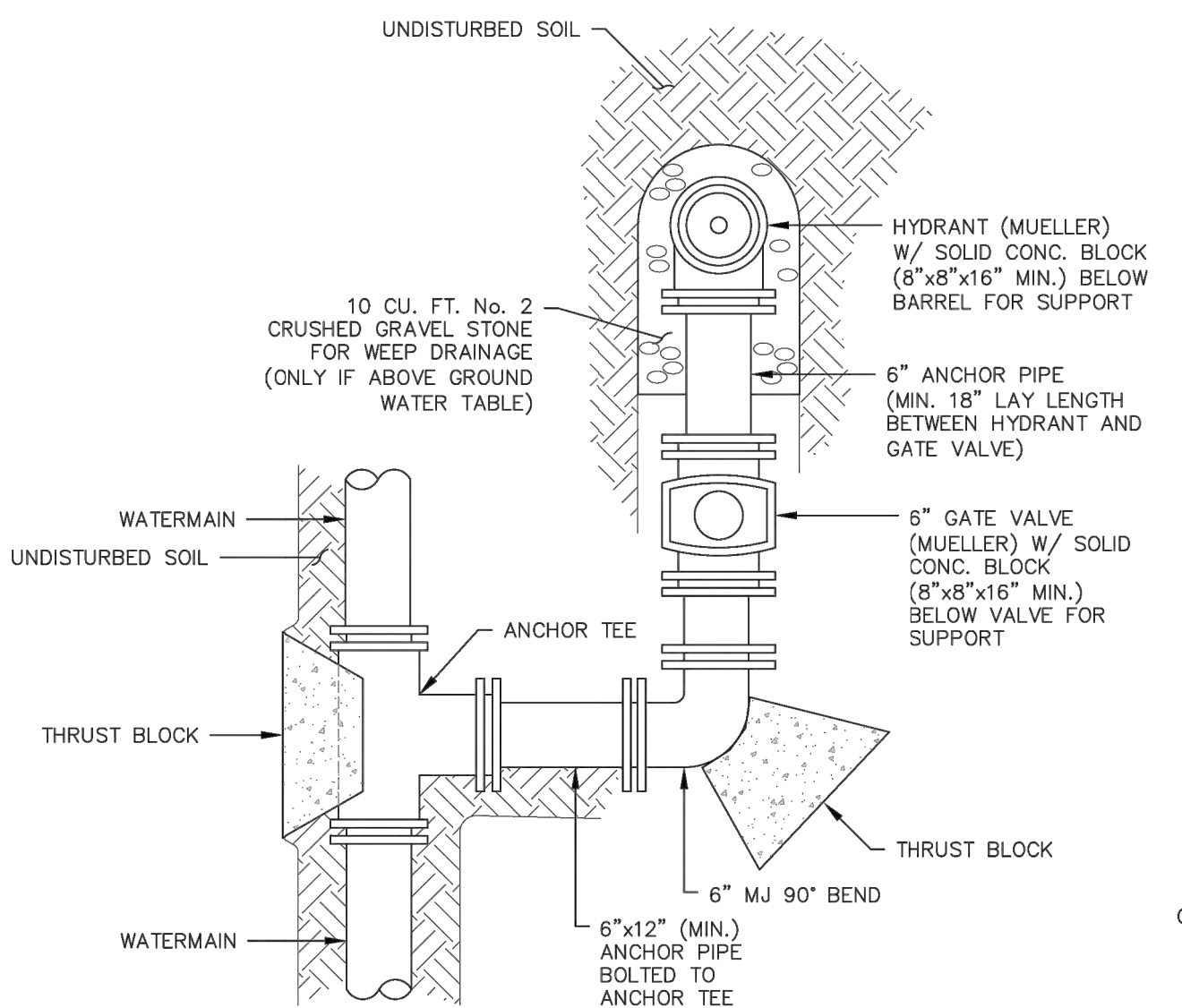
PIPE SIZE (INCHES)	WORKING PRESSURE (PSIG)	TEE OF PLUG	90° BEND		45° BEND		22-1/2° BEND		
		L	D	L	D	L	D		
4	200	2.00	1.00	2.25	1.25	2.00	0.75	1.25	0.75
	300	2.50	1.25	2.75	1.50	2.25	1.00	1.50	1.00
6	200	3.00	1.50	3.25	1.75	2.25	1.00	1.50	1.00
	300	3.50	1.50	4.00	2.00	3.25	1.50	2.25	1.75
8	200	3.25	2.00	4.25	2.25	3.75	1.75	2.25	1.25
	300	4.00	2.50	5.25	2.75	4.00	2.25	3.00	1.50
10	200	4.25	2.25	5.25	2.50	4.00	2.00	3.00	1.25
	300	5.50	2.50	6.50	3.00	5.00	2.50	4.00	1.50
12	200	5.25	2.50	6.00	3.25	4.50	2.25	3.25	1.75
	300	6.25	3.25	7.50	4.00	5.50	2.75	4.25	2.00
14	200	5.50	3.25	7.25	3.50	5.25	2.50	3.25	2.00
	300	10.25	5.00	9.00	4.25	6.50	3.00	5.00	2.25
16	200	6.5	3.50	8.25	4.00	5.50	3.25	4.50	2.25
	300	8.25	4.25	10.00	5.00	7.25	3.75	5.25	3.00

- NOTES:
1. ALL DIMENSIONS ARE IN FEET.
 2. BEARING AREAS ARE BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
 3. HEIGHT OF THRUST BLOCK SHOULD BE EQUAL TO OR LESS THAN 1/2 THE DEPTH FROM THE GROUND SURFACE TO THE BASE OF THE BLOCK.
 4. ALL THRUST BLOCKS SHALL CURE A MINIMUM OF SEVEN (7) DAYS BEFORE ANY PRESSURE TESTS ARE CONDUCTED.
 5. CONCRETE SHALL BE MINIMUM 3000 PSI.
 6. RESTRAINING RODS MAY BE USED IN LIEU OF THRUST BLOCKS. METHOD TO USED SHALL BE APPROVED BY ENGINEER PRIOR TO PLACEMENT.

- TOWN OF CANANDAIGUA - WATERMAIN THRUST BLOCK SCHEDULE

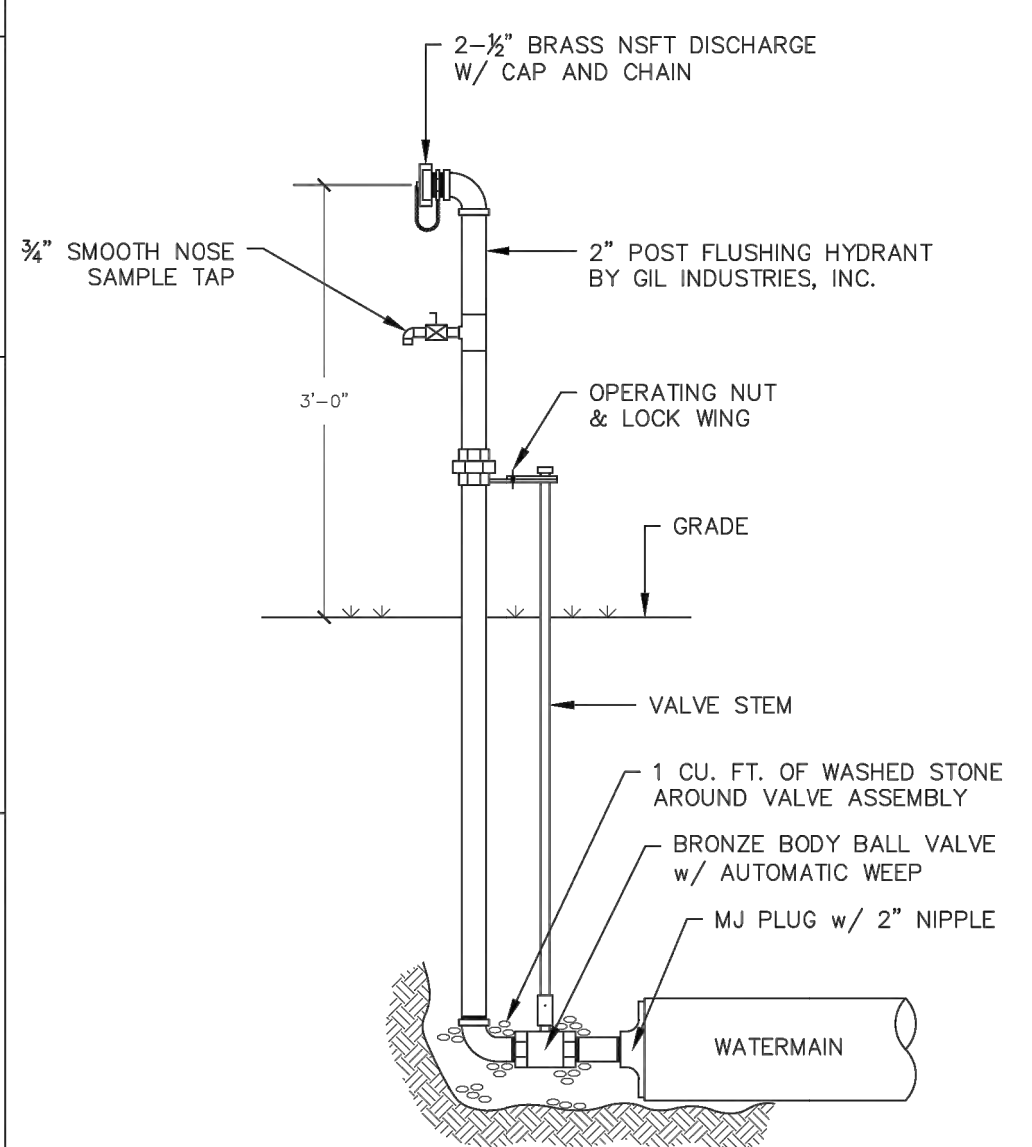
CONDITION	SCHEMATIC	REQUIREMENTS
I WATER LINE ABOVE SEWER LINE		A) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE CENTERED AT CROSSING. EACH LENGTH OF PIPE TO BE 10 FT. MINIMUM. B) BACKFILL WITH COMPACTED CRUSHER RUN STONE.
II WATER LINE ABOVE SEWER LINE		A) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE CENTERED AT CROSSING. EACH LENGTH OF PIPE TO BE 10 FT. MINIMUM. B) WHEN BOTH WATER LINE AND SEWER LINE ARE NEW, SLEEVE SEWER LINE WITH STEEL CASING FOR 10 FT. EACH SIDE OF CROSSING. C) WHEN ONE LINE IS EXISTING, SLEEVE PIPE BEING INSTALLED WITH STEEL CASING FOR 10 FT. EACH SIDE OF CROSSING. D) BACKFILL WITH COMPACTED CRUSHER RUN STONE.
III SEWER LINE ABOVE WATER LINE		A) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE CENTERED AT CROSSING. EACH LENGTH OF PIPE TO BE 10 FT. MINIMUM. B) SLEEVE SEWER LINE WITH STEEL CASING FOR 10 FT. EACH SIDE OF CROSSING. C) PROVIDE CRADLE OF CONCRETE OR CRUSHER RUN STONE (SEE TRENCH DETAIL BELOW) FOR WATER LINE AND SEWER LINE FOR 10 FT. EACH SIDE OF CROSSING.
NOTES WL (WATER LINE) SL (SEWER LINE) D (OUTSIDE DIAMETER OF PIPE) IN NO CASE SHALL PIPES BE CLOSER THAN 18" APART. DISTANCES ARE MEASURED BETWEEN OUTSIDES OF PIPE.		

WATERMAIN/SEWER CROSSING DETAIL - TOWN OF CANANDAIGUA -

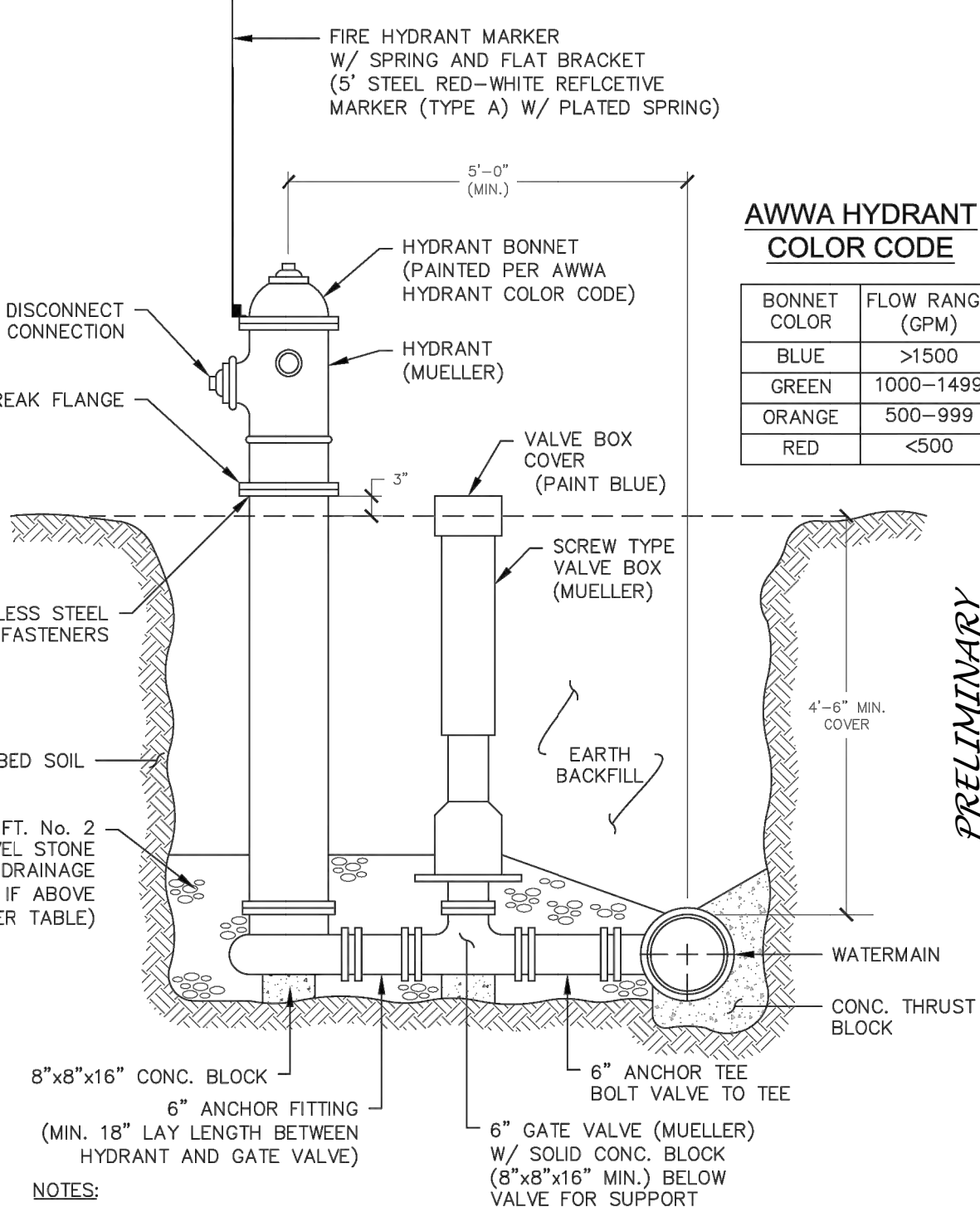


- NOTES:
1. IF GROUND WATER IS ENCOUNTERED, THE WEEP HOLES MUST BE PLUGGED AND THE HYDRANT MARKED.
 2. HYDRANTS SHALL BE PAINTED RED.

- TOWN OF CANANDAIGUA - PARALLEL HYDRANT UNIT



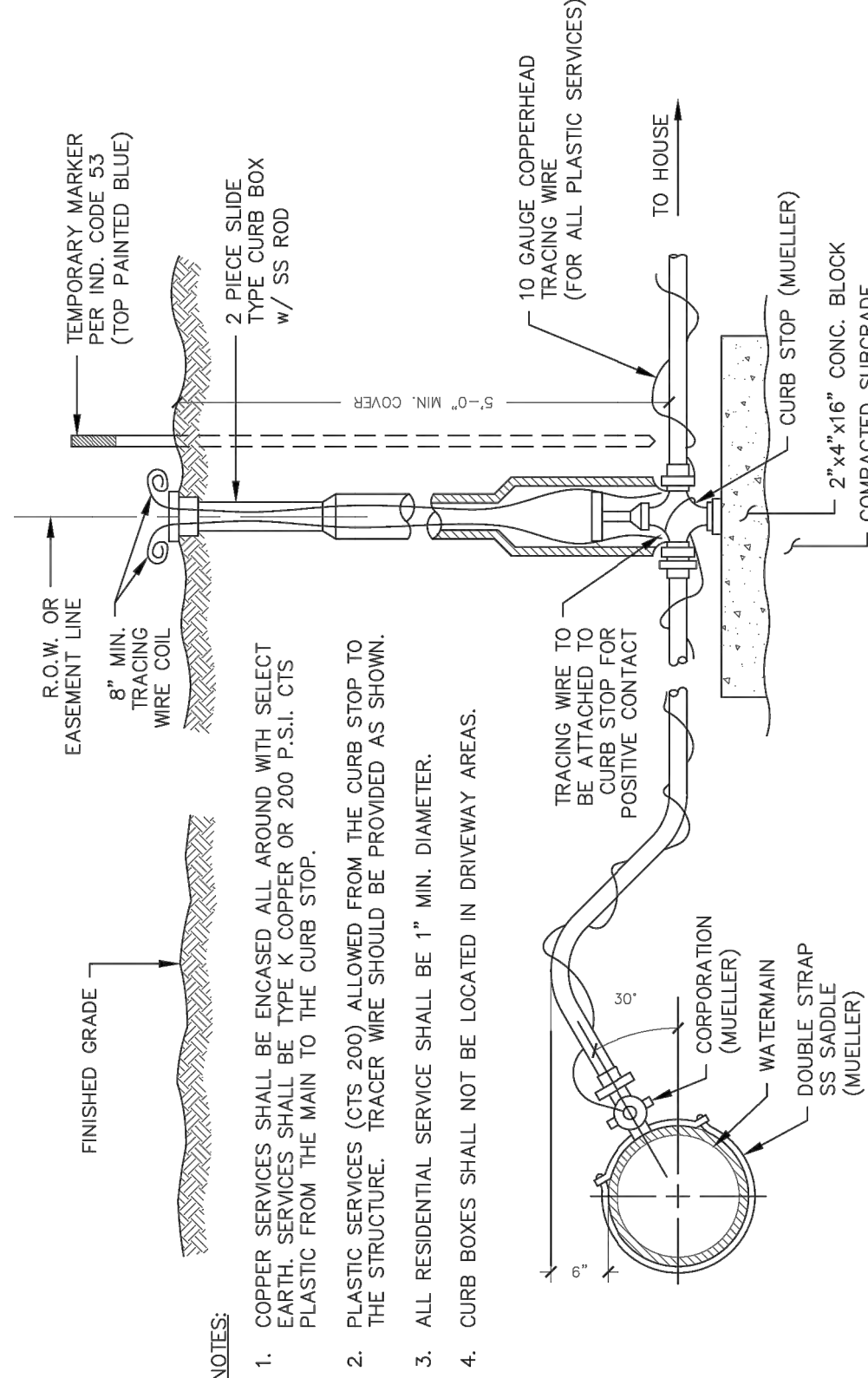
- TOWN OF CANANDAIGUA - TEMPORARY BLOW-OFF DETAIL



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

HYDRANT UNIT

- TOWN OF CANANDAIGUA -



- NOTES:
1. COPPER SERVICES SHALL BE ENCASED ALL AROUND WITH SELECT EARTH SERVICES SHALL BE TYPE K COPPER OR 200 P.S.I. CTS PLASTIC FROM THE MAIN TO THE CURB STOP.
 2. PLASTIC SERVICES (CTS 200) ALLOWED FROM THE CURB STOP TO THE STRUCTURE. TRACER WIRE SHOULD BE PROVIDED AS SHOWN.
 3. ALL RESIDENTIAL SERVICE SHALL BE 1" MIN. DIAMETER.
 4. CURB BOXES SHALL NOT BE LOCATED IN DRIVEWAY AREAS.

- TOWN OF CANANDAIGUA - TYPICAL WATER SERVICE

TO HOUSE

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

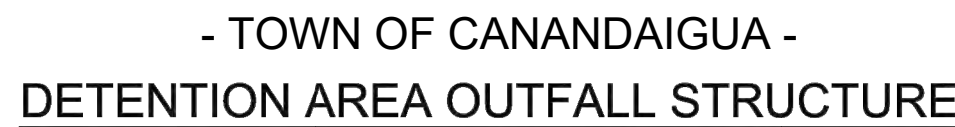
TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP

TO CURB STOP



PRELIMINARY
NOT FOR CONSTRUCTION



STAMP

REVISIONS			
NO.	DATE	DESCRIPTION OF REVISION	BY
1	4/19/21	PER TOWN PRC MEETING	BAM
2	07/01/21	PER TOWN PLANNING BOARD REVIEW	BAM
3	09/29/21	PER TOWN PLANNING BOARD REVIEW	BAM

SITE DEVELOPMENT PLANS PREPARED FOR:

CANANDAIGUA SHORES

SHOWING LAND IN:

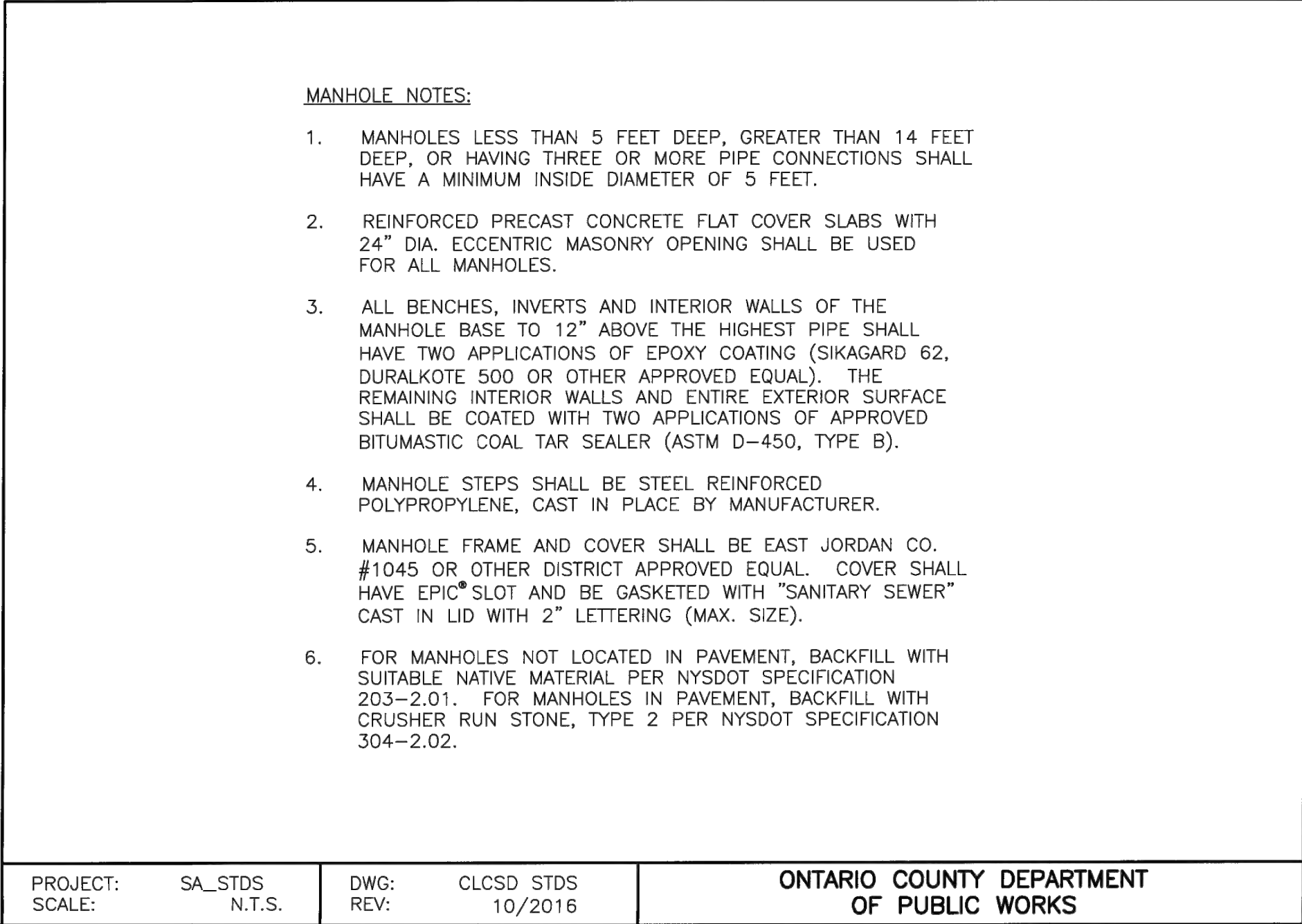
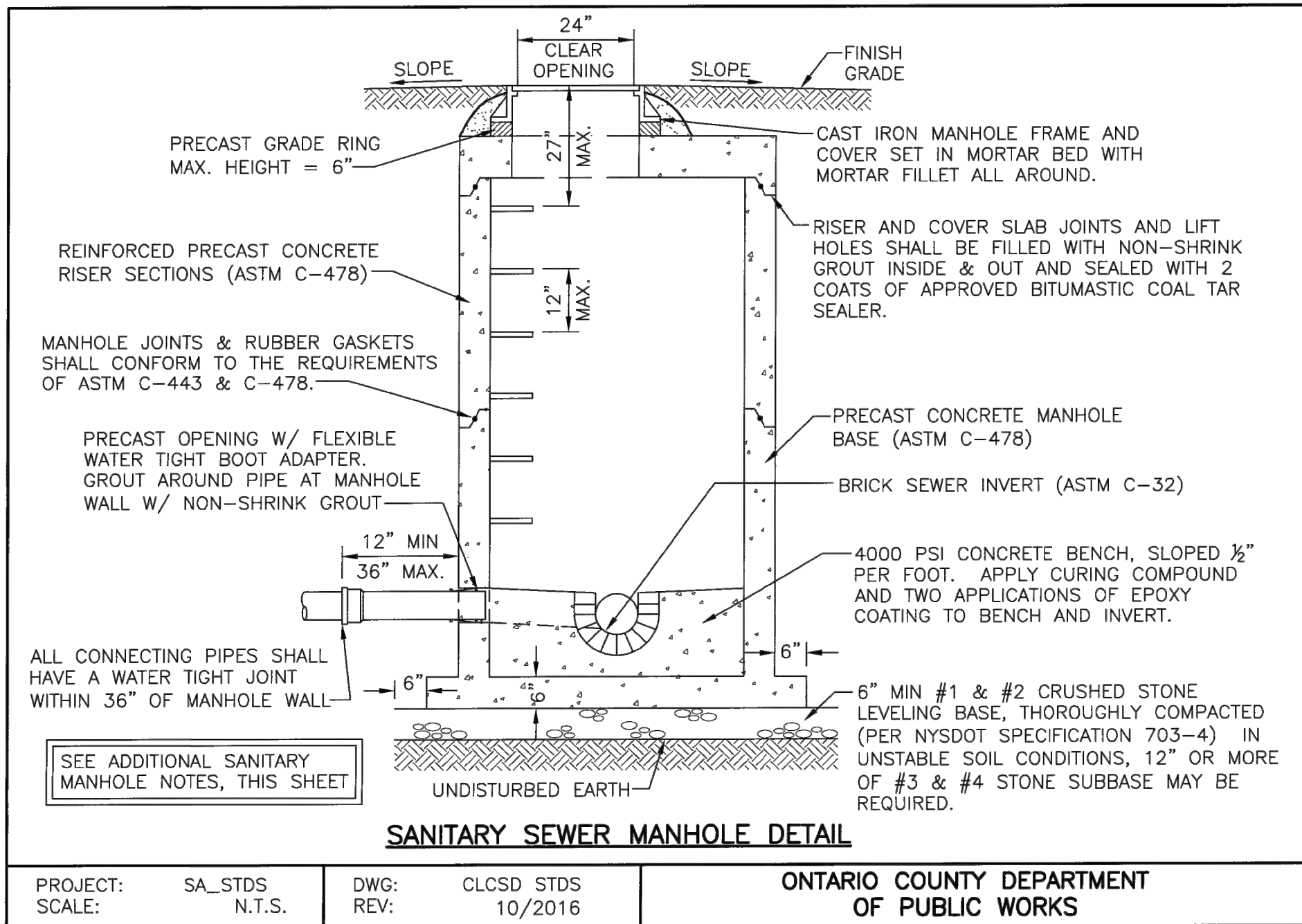
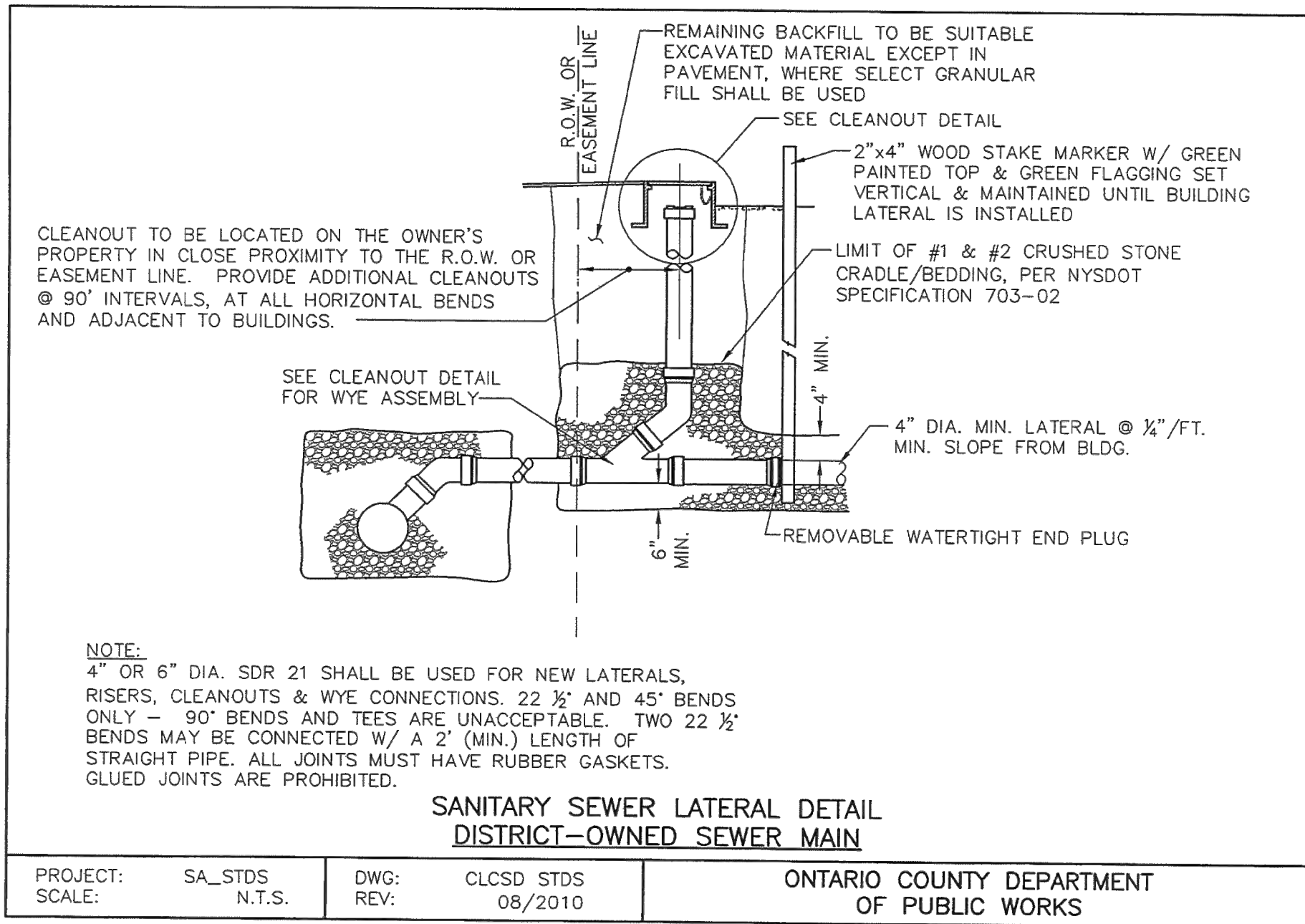
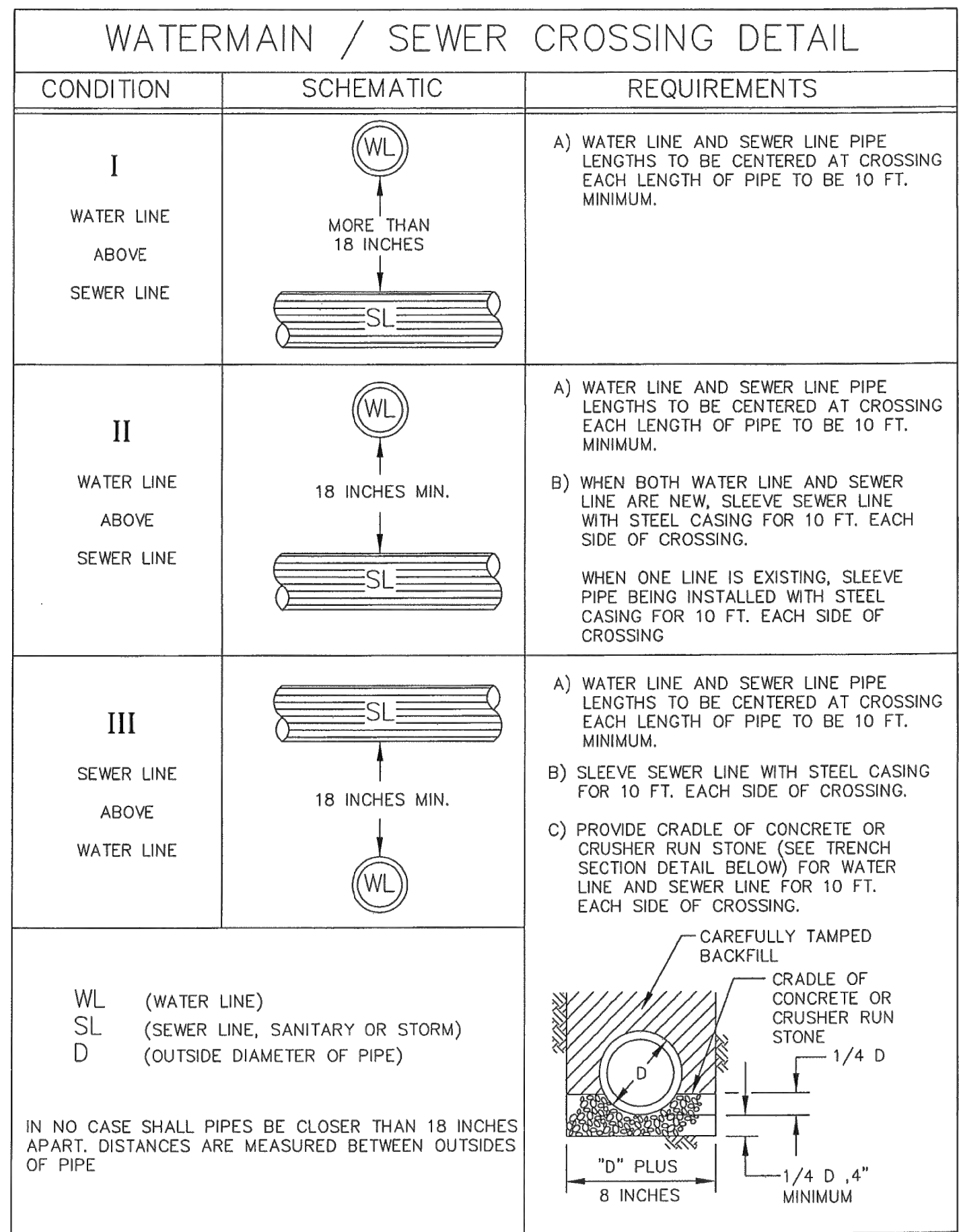
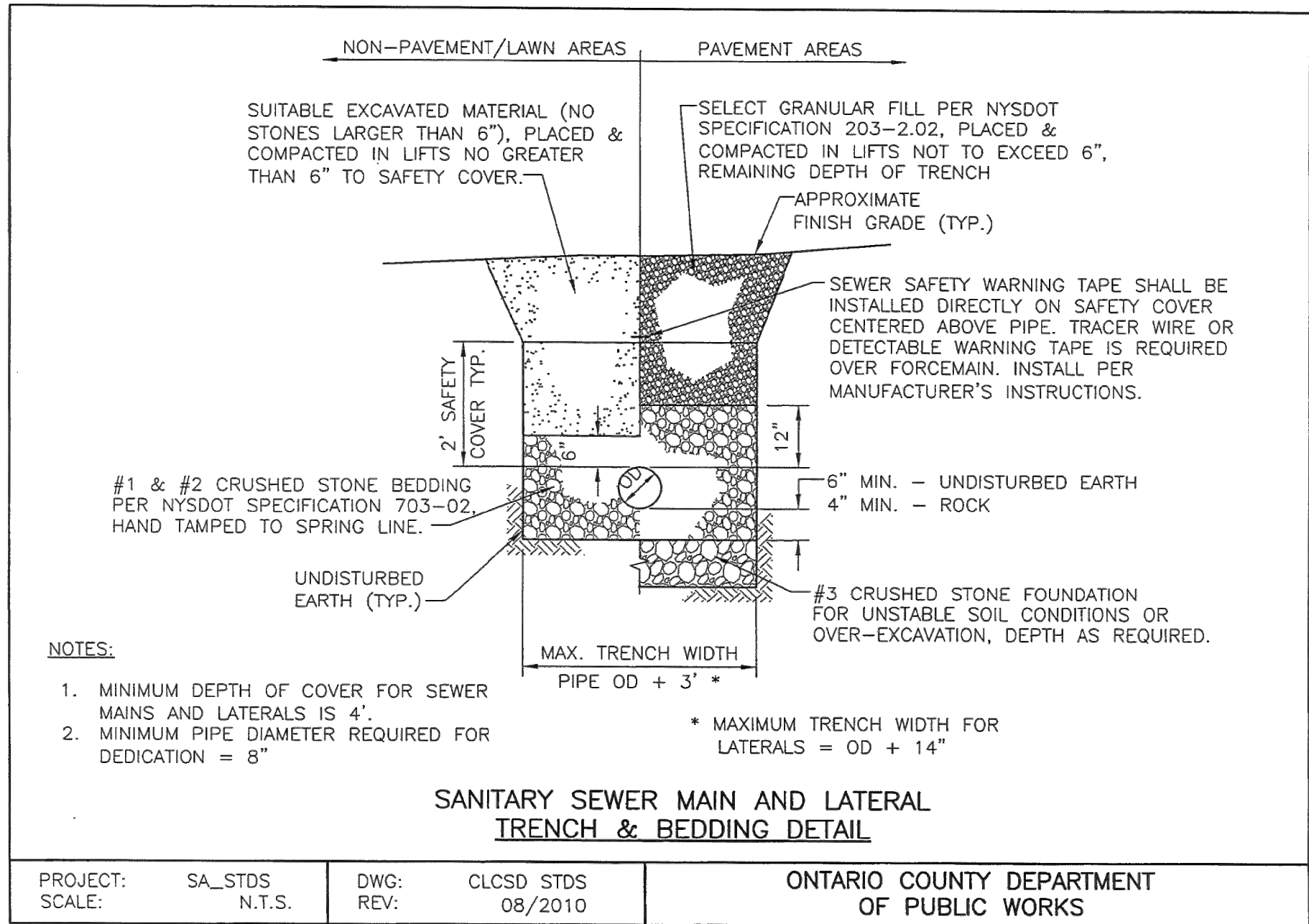
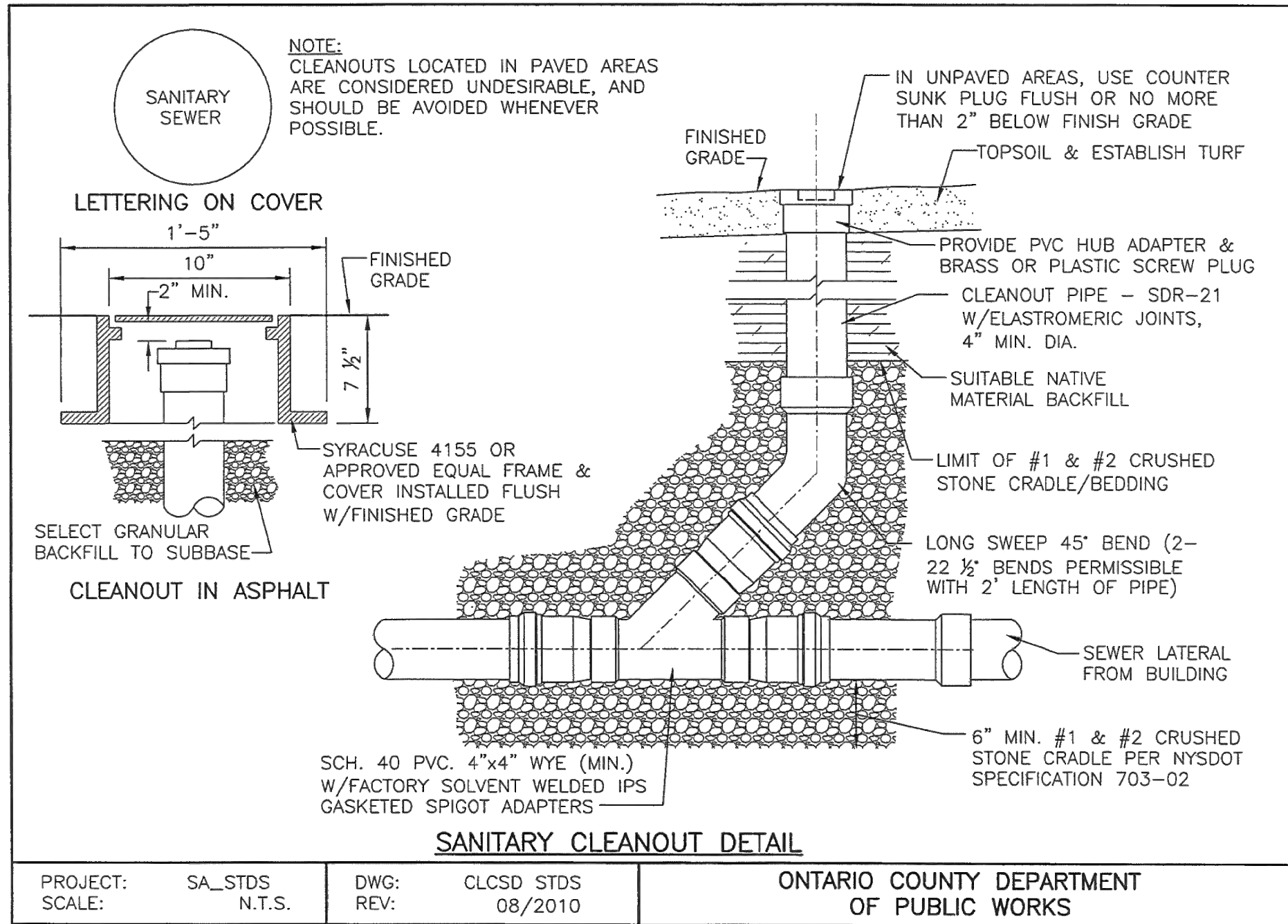
STATE ROUTE 364 / 0000 COUNTY ROAD 18
TOWN OF CANANDAIGUA/HOPEWELL

COUNTY OF ONTARIO
STATE OF NEW YORK

4 2 BEEWAM ST
CANANDAIGUA, NY 14424
www.marksengineering.com
Phone 585-905-0360
Fax: 585-485-6205
bmarks@marksengineering.com

<i>DRAWN BY:</i>	<i>XXX</i>
<i>DESIGNED BY:</i>	<i>XXX</i>
<i>CHECKED BY:</i>	<i>BAM</i>
<i>SCALE:</i>	<i>AS NOTED</i>
<i>JOB NO.:</i>	<i>20-243</i>
<i>DATE:</i>	<i>06/01/2021</i>
<i>TAX MAP#:</i>	<i>98.18-1-20.10</i>

C601



MarksEngineering

42 BEEVAN ST.
CANANDAIGUA, NY 14424
Phone: 585-985-0360
Fax: 585-485-6205
www.marksengineering.com marksmarkengineering.com

PRELIMINARY
NOT FOR CONSTRUCTION

STAMP

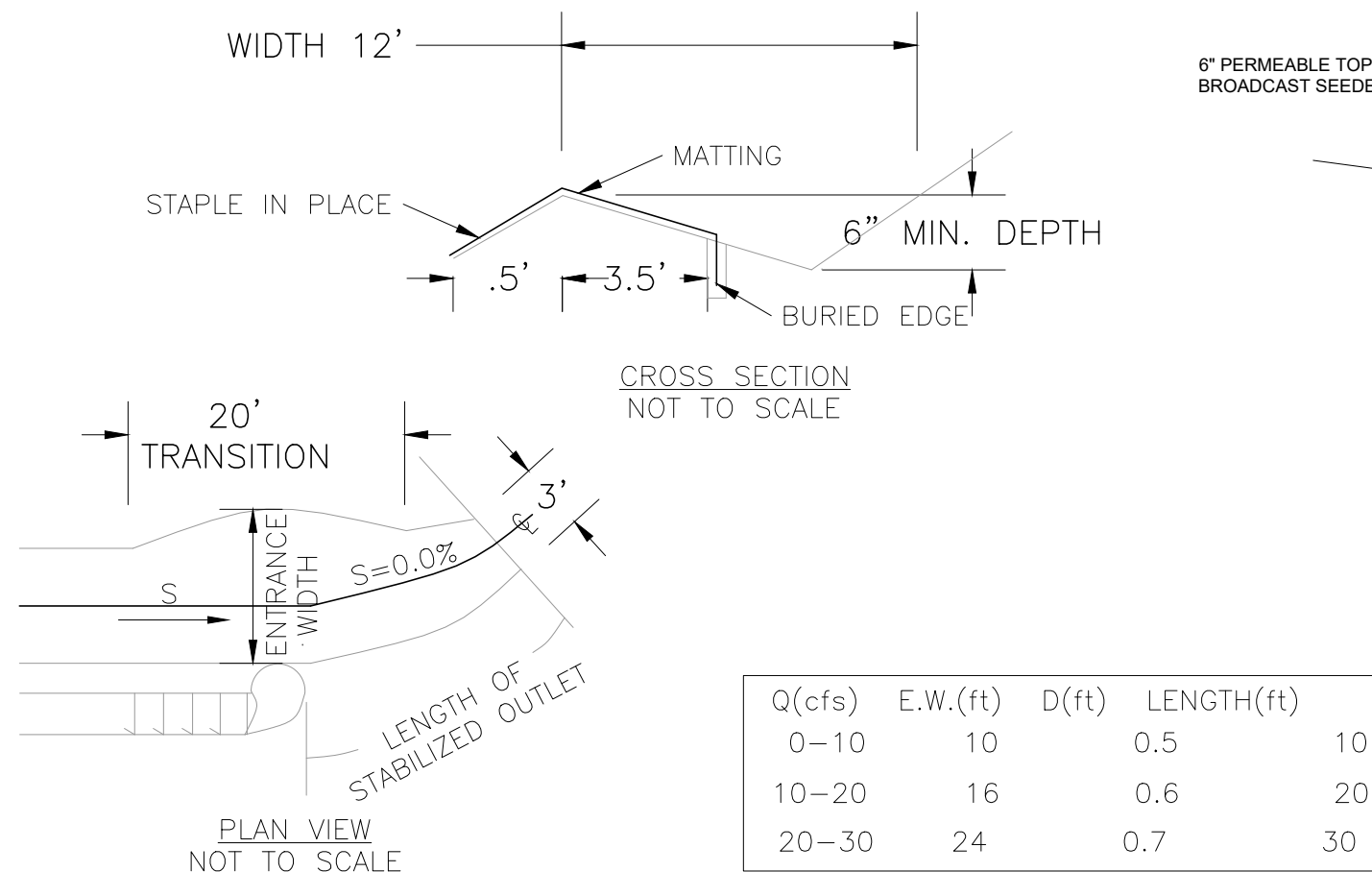
REVISIONS			
NO.	DATE	DESCRIPTION OF REVISION	BY
1	6/19/21	PER TOWN PRC MEETING	BAM
2	10/10/21	PER TOWN PLANNING/ROAD REVIEW	BAM
3	10/22/21	PER TOWN PLANNING/ROAD REVIEW	BAM

SITE DEVELOPMENT PLANS PREPARED FOR:
**CANANDAIGUA SHORES
TOWNHOME / RESIDENTIAL DEVELOPMENT**
SHOWING LAND IN:
3535 STATE ROUTE 364 / 0000 COUNTY ROAD 18
TOWN OF CANANDAIGUA / HOPEWELL
COUNTY OF ONTARIO
STATE OF NEW YORK

DRAWING TITLE:
DETAILS

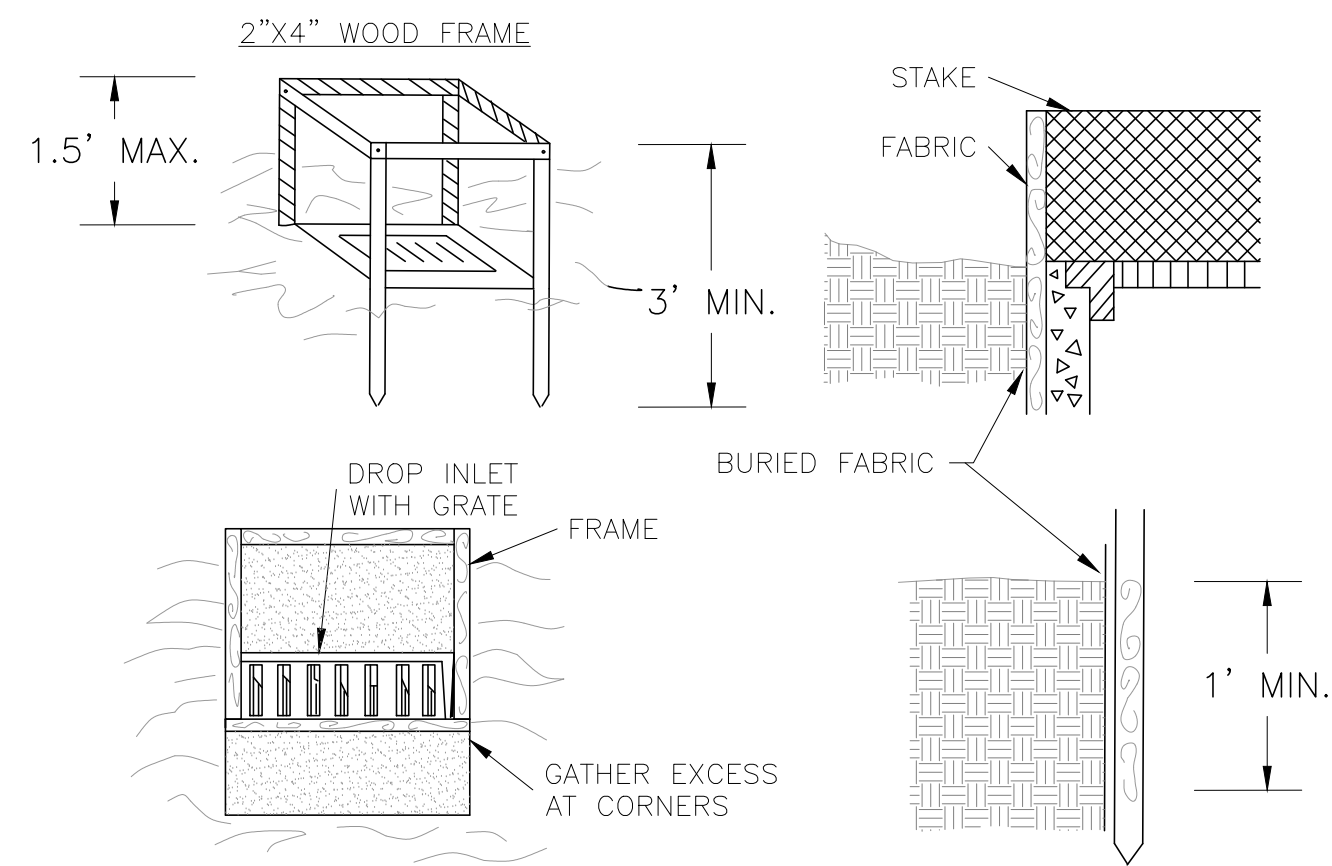
DRAWN BY:	XXX
DESIGNED BY:	XXX
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	20-243
DATE:	06/01/2021
TAX MAP#:	98.18-1-2010

C602



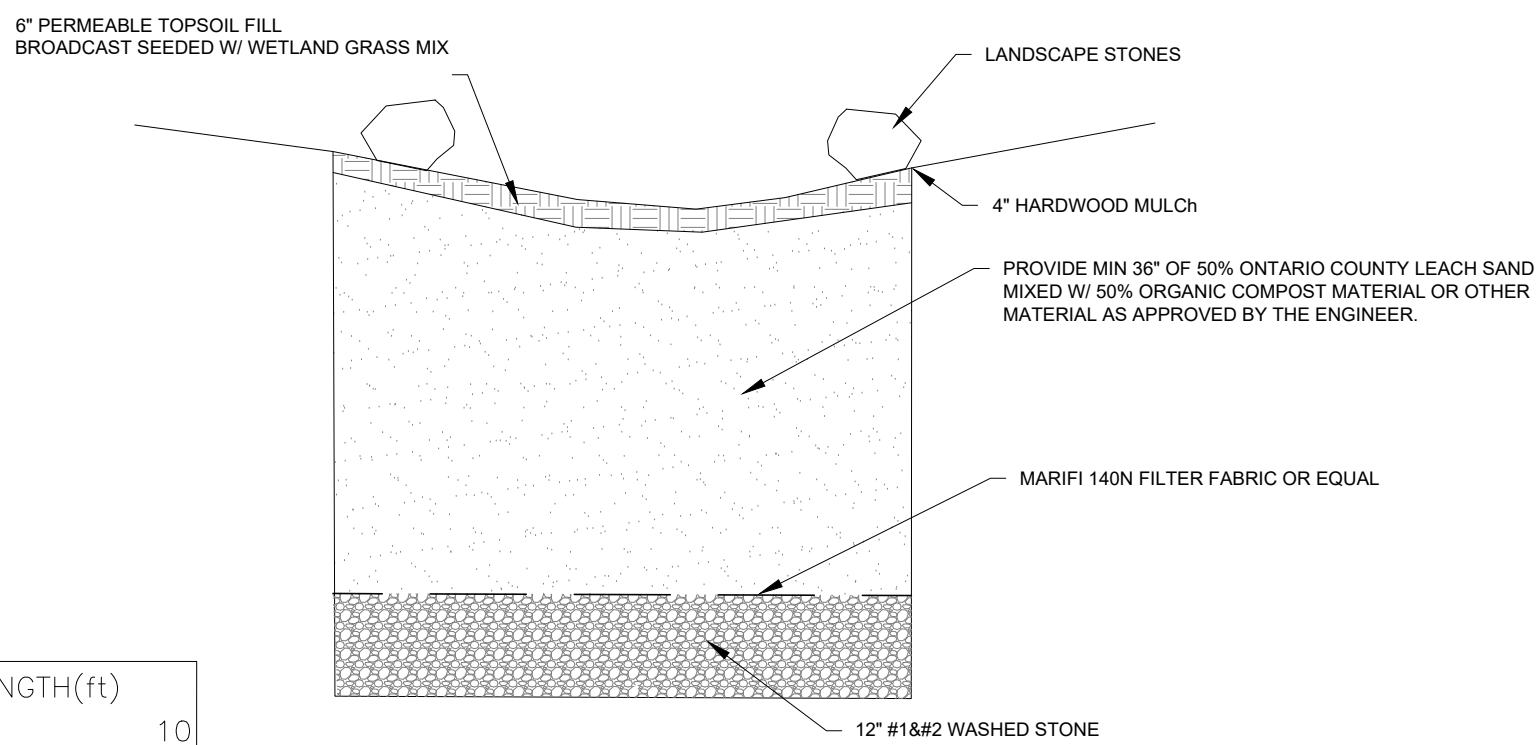
1. THE MATTING SHOULD BE A MINIMUM OF 4FT. WIDE EXTENDING 6 INCHES OVER THE LIP AND BURIED 6 INCHES DEEP IN A VERTICAL TRENCH ON THE LOWER EDGE. THE UPPER EDGE SHOULD BUTT AGAINST SMOOTHLY CUT SOD AND BE SECURELY HELD IN PLACE WITH CLOSELY SPACED HEAVY DUTY WIRE STAPLES AT LEAST 12 INCHES IN LENGTH.
2. ENSURE THAT THE LIP IS LEVEL TO UNIFORMLY SPREAD DISCHARGE.
3. THE LIP SHALL BE CONSTRUCTED ON UNDISTURBED SOIL NOT FILL.
4. A 20 FOOT TRANSITION SECTION WILL BE CONSTRUCTED FROM THE DIVERSION CHANNEL TO THE SPREADER TO SMOOTHLY BLEND THE DIFFERENT DIMENSION AND GRADES.
5. THE RUNOFF DISCHARGE WILL BE OUTLETED ONTO A STABILIZED VEGETATED SLOPE NOT EXCEEDING 10%.
6. SEED AND MULCH THE DISTURBED AREA IMMEDIATELY AFTER CONSTRUCTION.

1 TYPICAL LEVEL SPREADER DETAIL
NTS

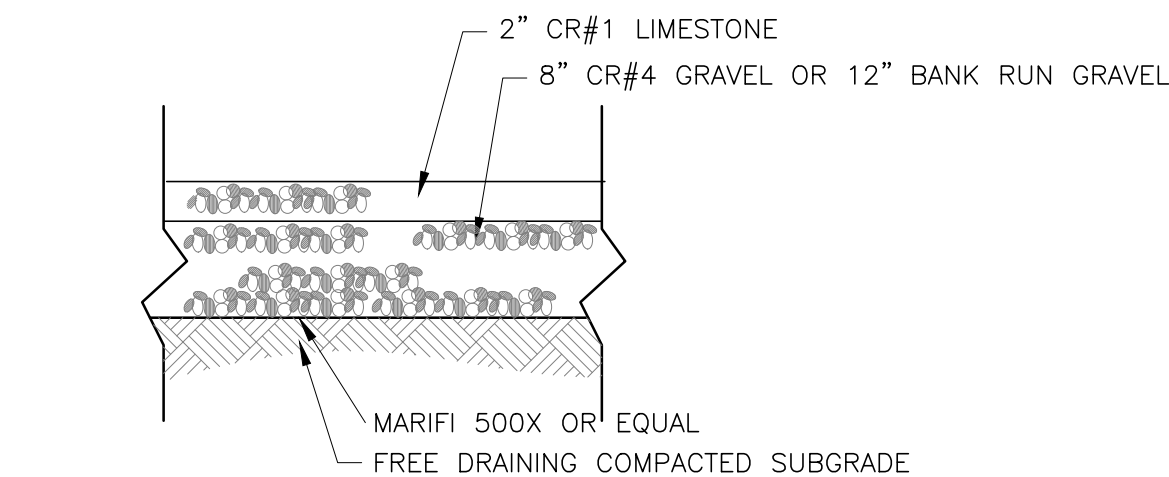


6 DETAIL: FILTER FABRIC INLET PROTECTION
NOT TO SCALE

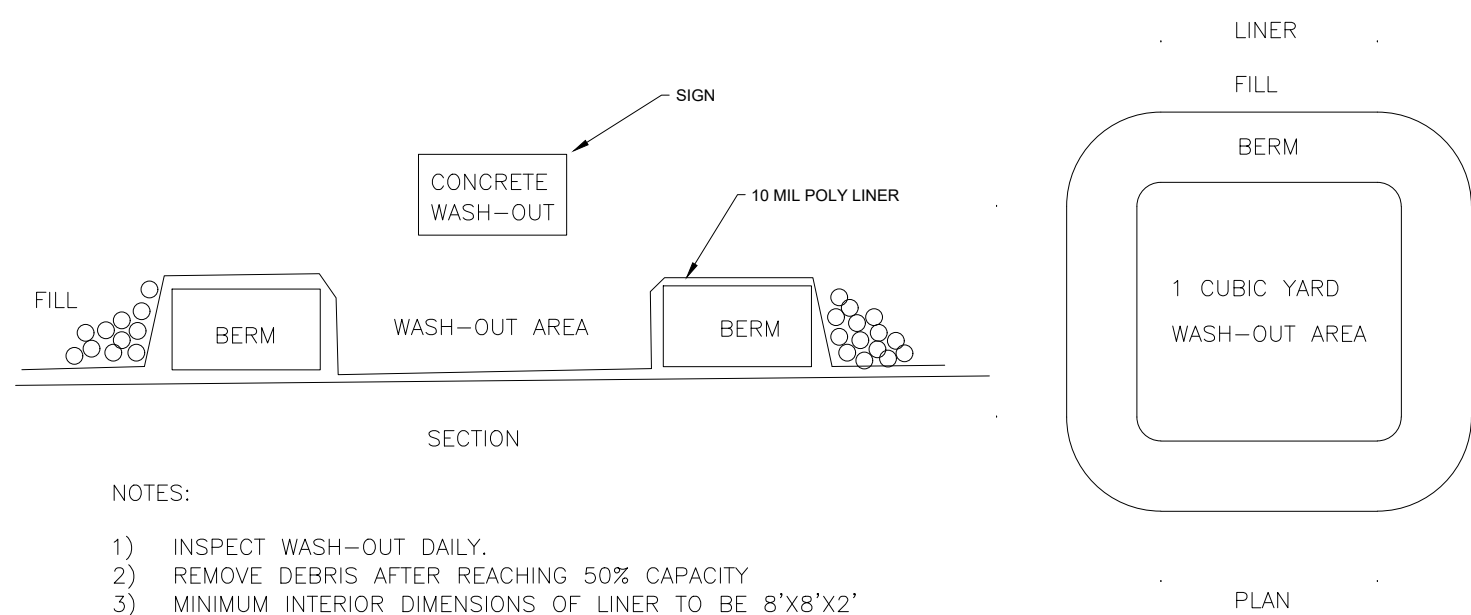
- NOTES
1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT-TERM APPLICATIONS.
 2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
 3. STAKE MATERIALS WILL BE STANDARD 2x4 WOOD OR EQUIV. MINIMUM LENGTH OF 3 FEET.
 4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
 5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
 6. A 2x4 WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVERFLOW STABILITY.



2 RAIN GARDEN ELEVATION
NTS

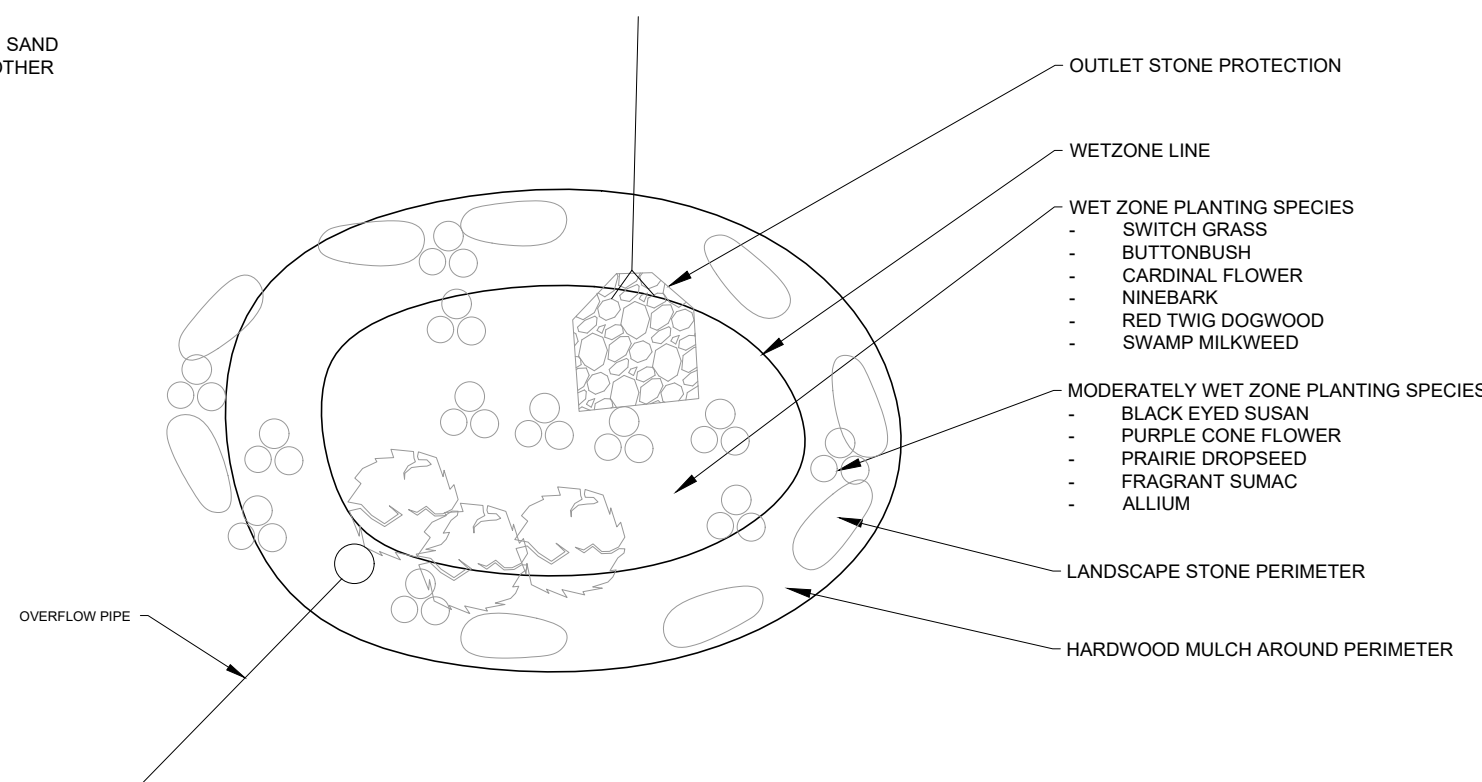


4 TYPICAL GRAVEL DRIVE SECTION
NTS

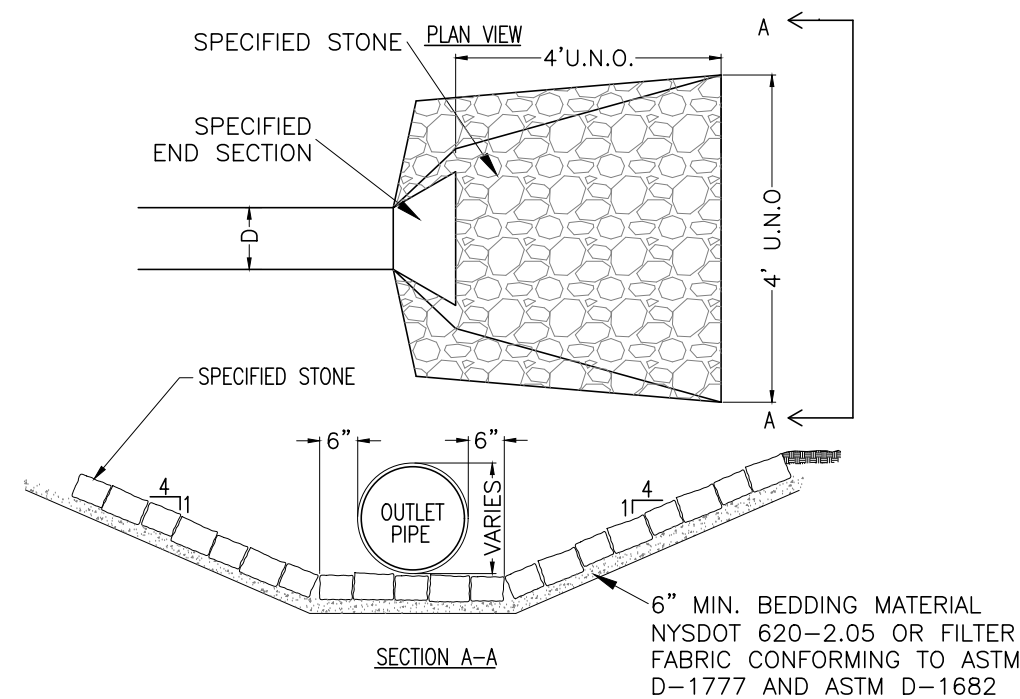


- NOTES:
- 1) INSPECT WASH-OUT DAILY.
 - 2) REMOVE DEBRIS AFTER REACHING 50% CAPACITY
 - 3) MINIMUM INTERIOR DIMENSIONS OF LINER TO BE 8'x8'x2'

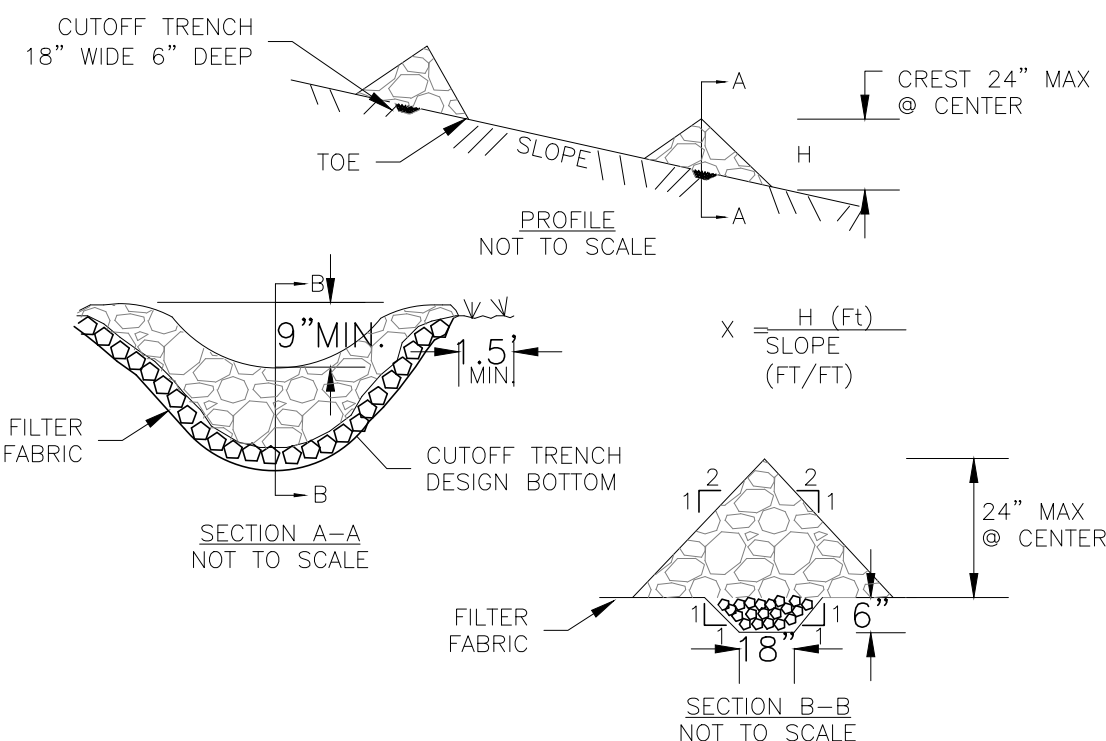
7 CONCRETE WASH-OUT
NTS



3 RAIN GARDEN DETAIL
NTS

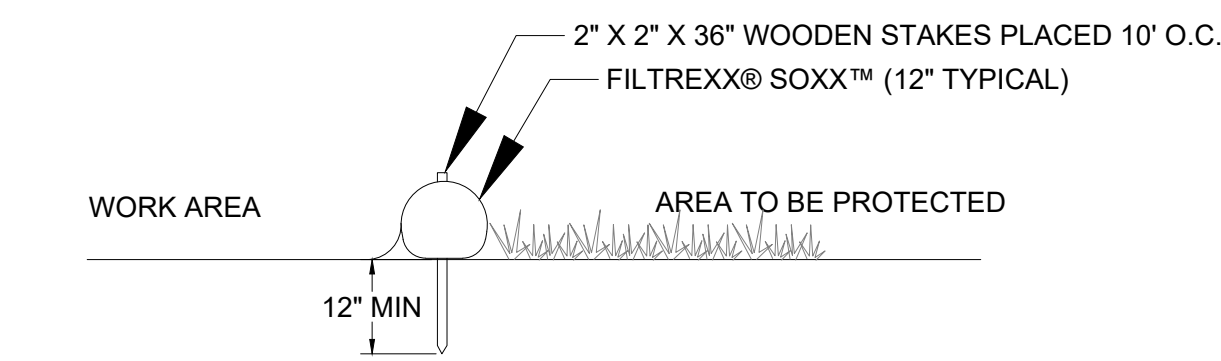


5 TYPICAL OUTLET PROTECTION
NTS

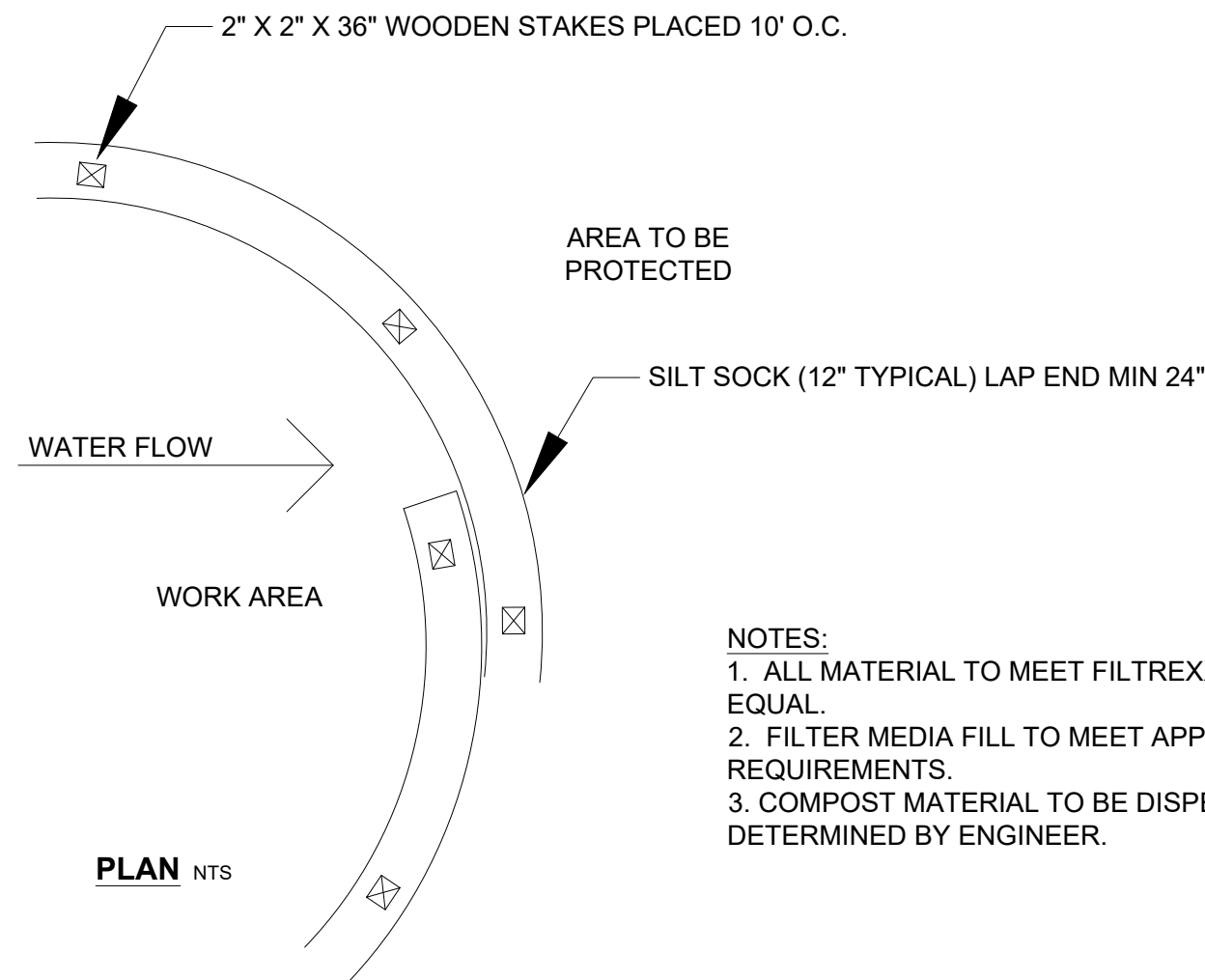


8 TYPICAL CHECK DAM DETAIL
NTS

- CONSTRUCTION SPECIFICATIONS
1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
 2. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
 3. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
 4. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.

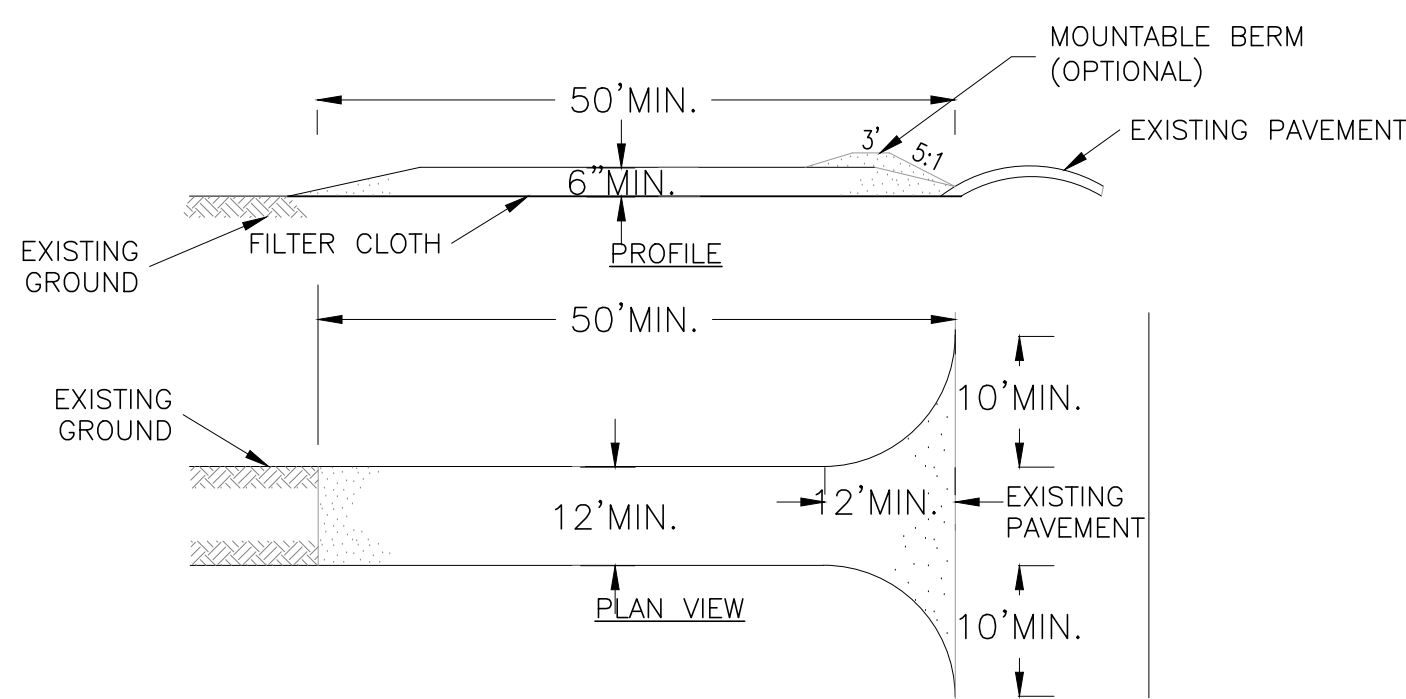


SECTION
NTS



SILT SOCK SEDIMENT CONTROL

- NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS OR EQUAL.
 2. FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
 3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.



CONSTRUCTION SPECIFICATIONS

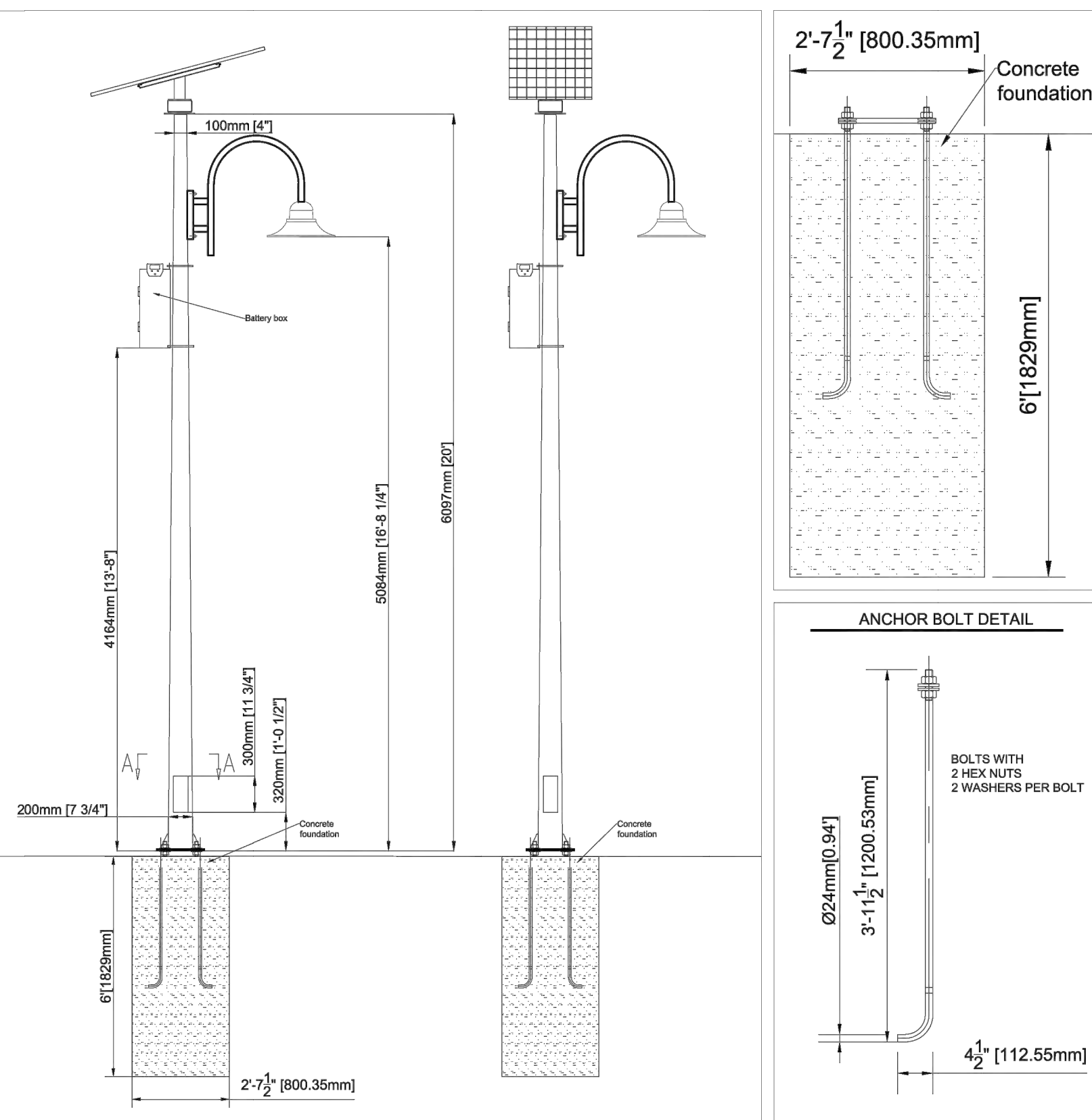
1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH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

9 STABILIZED CONSTRUCTION ENTRANCE
NTS

REVISIONS		DESCRIPTION OF REVISION	DATE	BY
1	6/19/21	PER TOWN PRC MEETING		BAM
2	10/10/21	PER TOWN PLANNING BOARD REVIEW		BAM
3	10/22/21	PER TOWN PLANNING BOARD REVIEW		BAM

SITE DEVELOPMENT PLANS PREPARED FOR:
CANANDAIGUA SHORES
TOWNHOME / RESIDENTIAL DEVELOPMENT
SHOWING LAND IN:
3535 STATE ROUTE 364 / 0000 COUNTY ROAD 18
TOWN OF CANANDAIGUA / HOPEWELL
COUNTY OF ONTARIO
STATE OF NEW YORK

DRAWING TITLE: DETAILS	
DRAWN BY:	XXX
DESIGNED BY:	XXX
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	20-243
DATE:	06/01/2021
TAX MAP#:	98.18-1-2010



Flange Detail

Anchor Bolt Detail

Specifications

Specification	Value
Input Voltage	120V 24V
Power Consumption	30W 40W 60W 80W
Lumen Output	4000 5000 6000 8000 10000 lumens
Color Temperature	3000-4000 K
Lighting Type	LED
Material	Aluminum
IP Class	IP 65
Operating Temperature	-30°C to 50°C / -22°F to 122°F
Weight	8.3 kg 18.3 lb

Dimensions

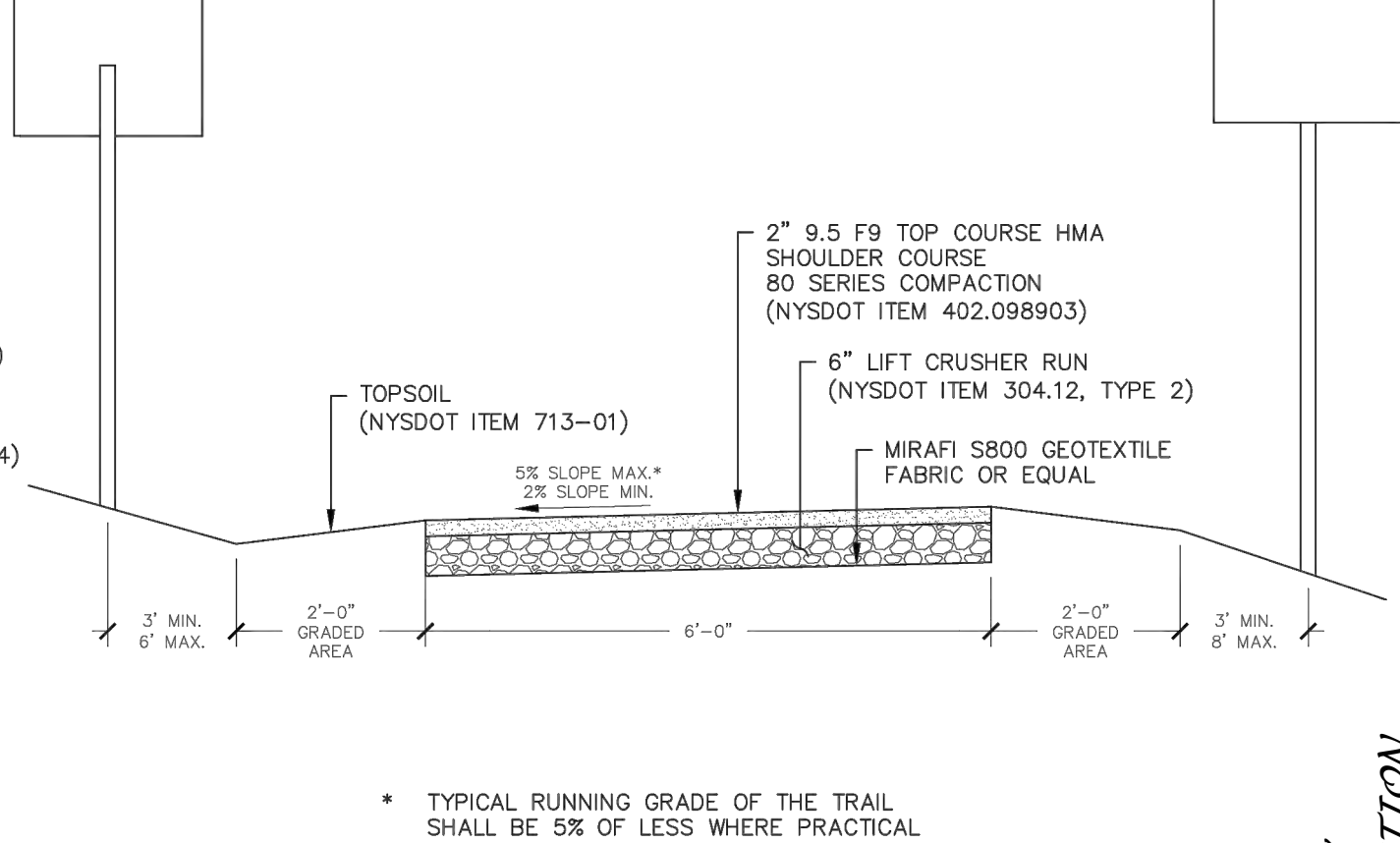
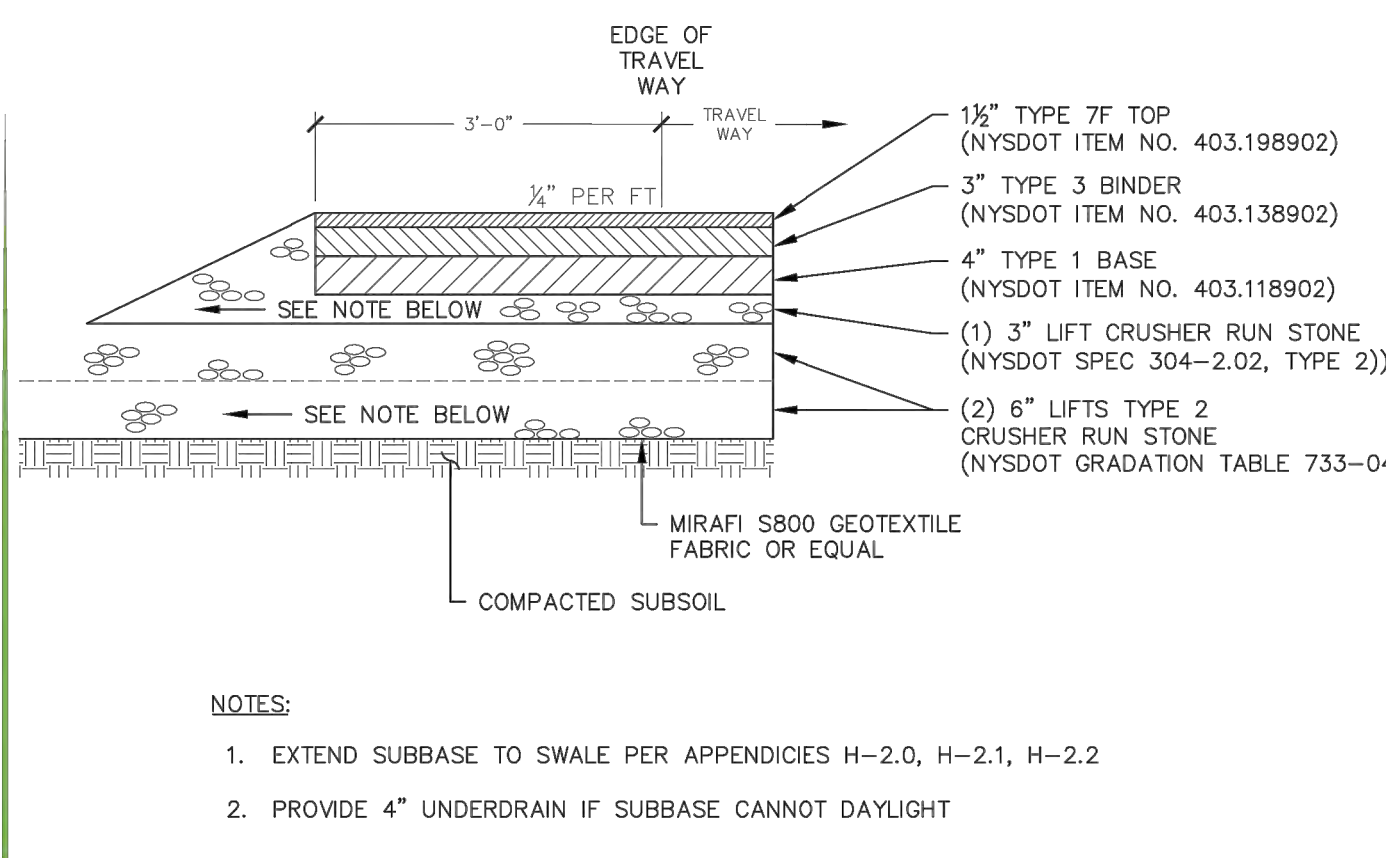
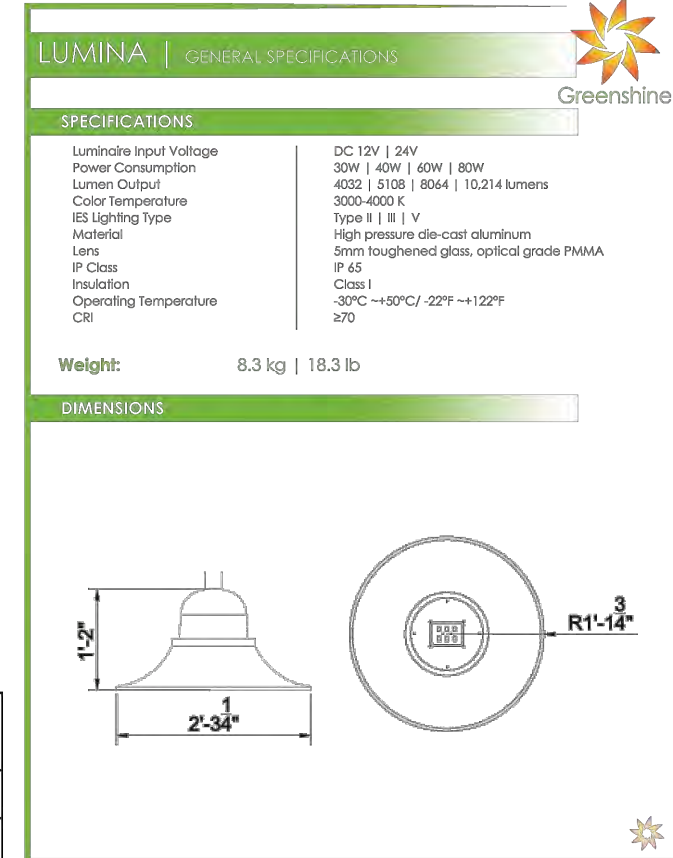
Dimension	Value
Tilt angle of the solar panels	15, 30, 45, 60
EPA (ft²)*	3.94, 7.58, 10.76, 13.13
Wind resistance** (mph)	150, 150, 150, 150

Proposal

System LUMINA - 20' POLE - 1 PANEL

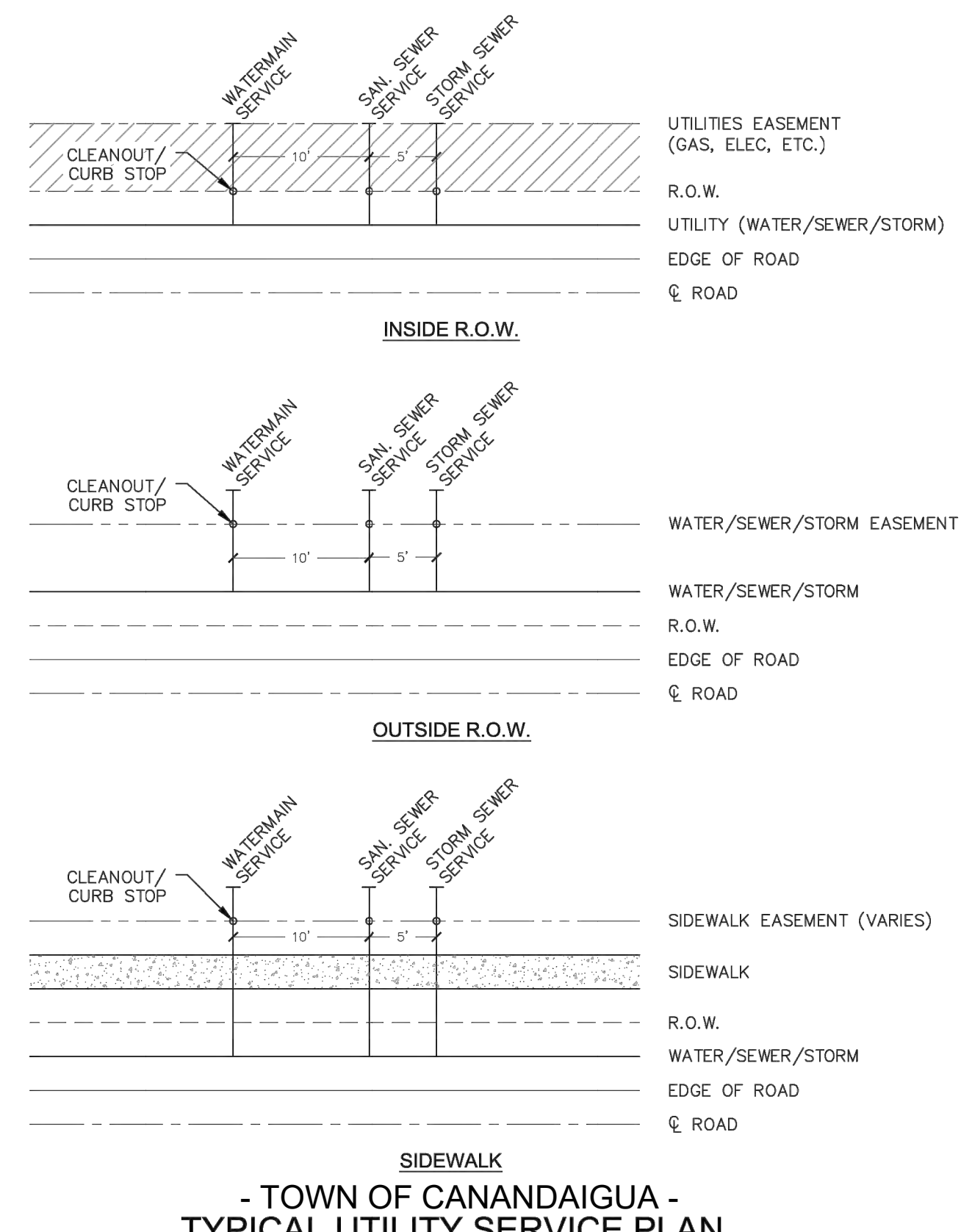
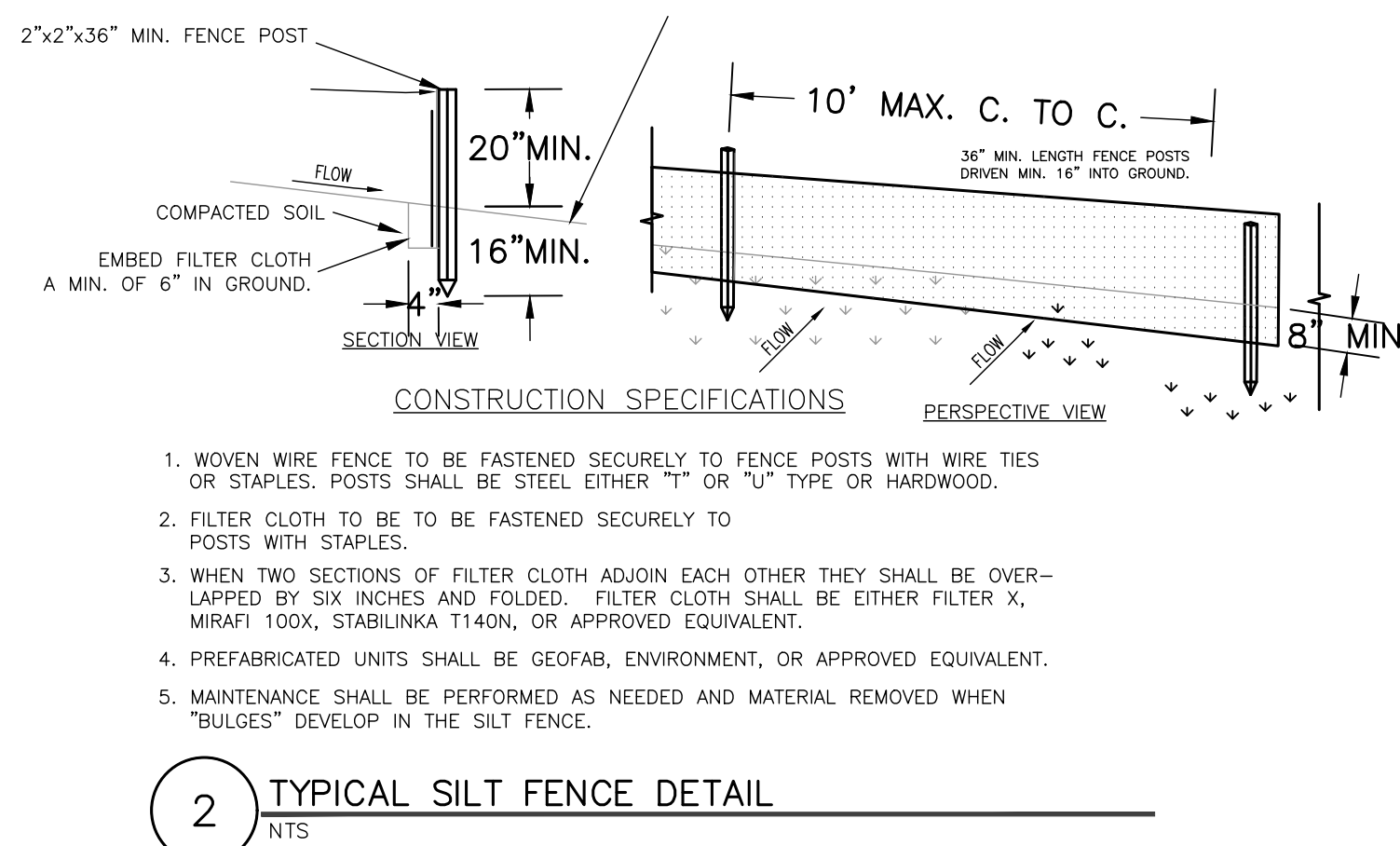
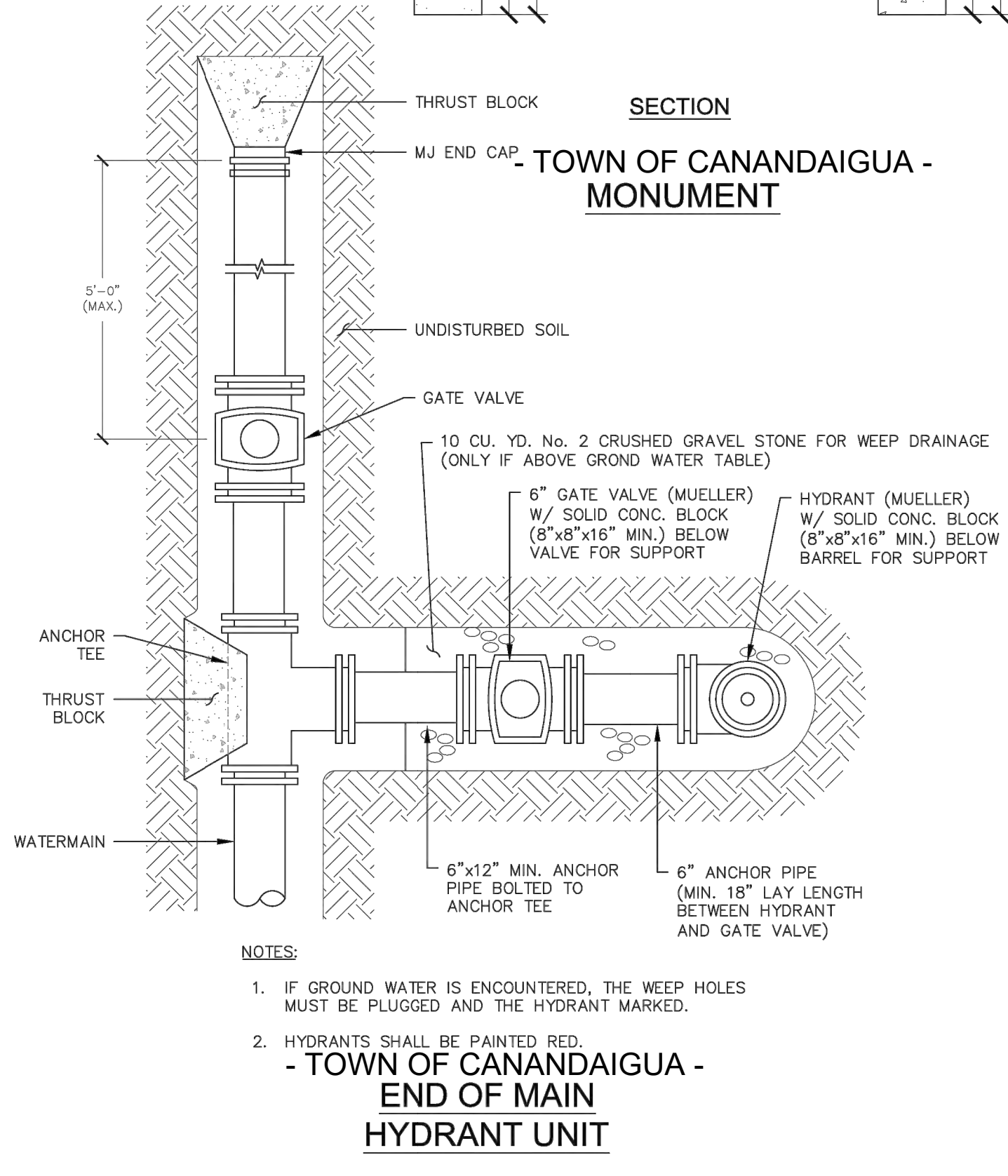
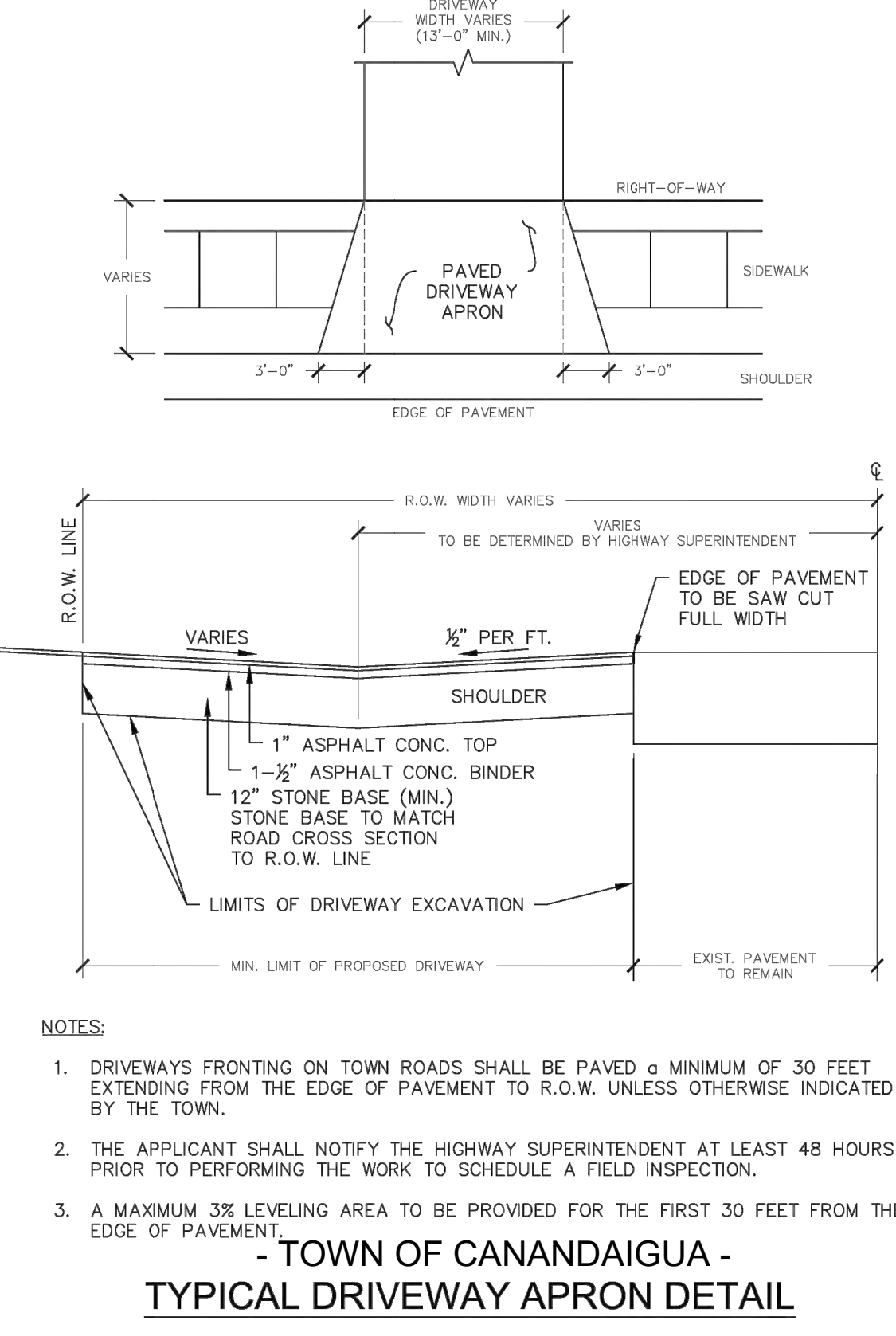
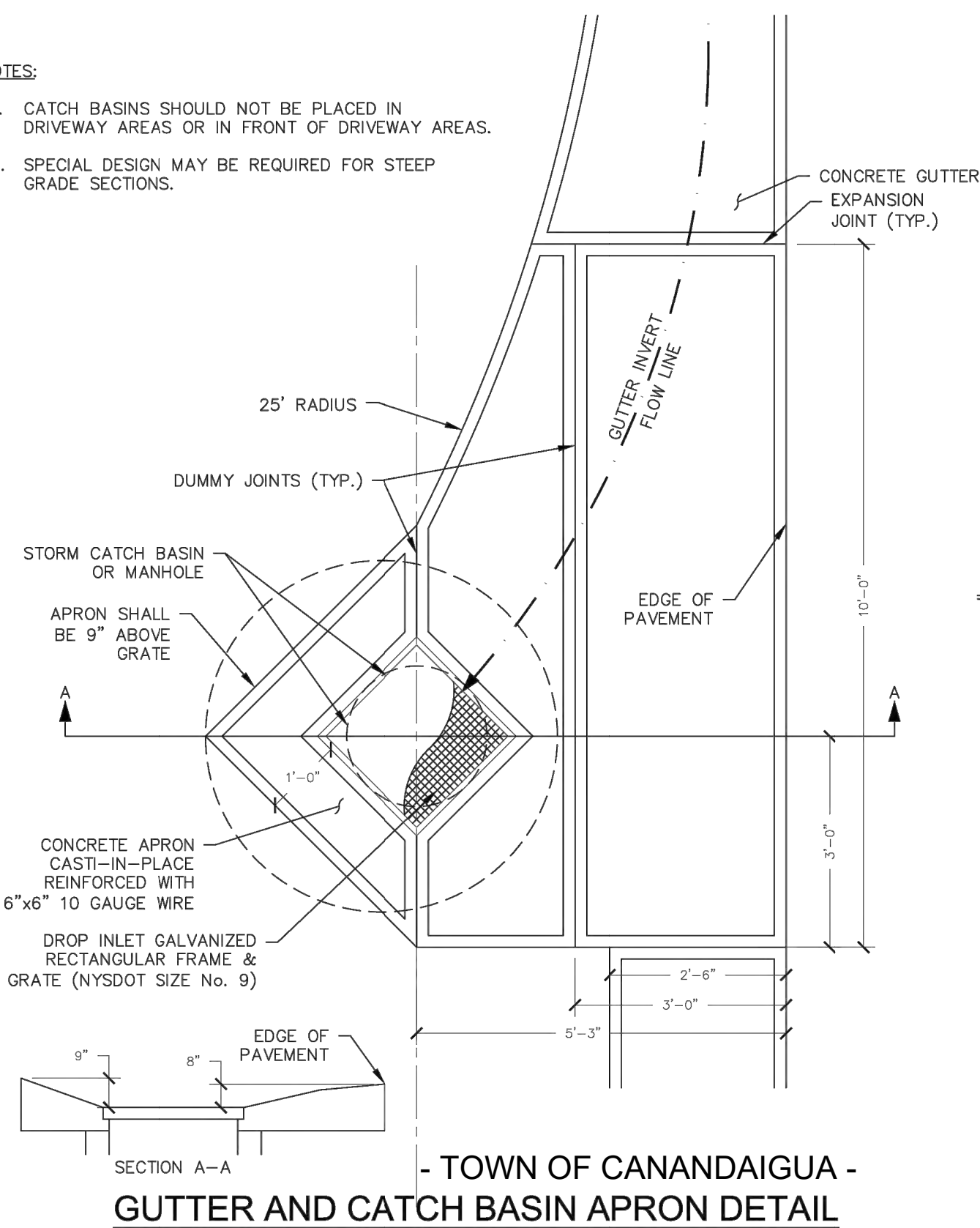
By Luis Jimenez **Date** 9/27/2019

www.streetlights-solar.com



1. DETAIL: LIGHT FIXTURE
NOT TO SCALE

- NOTES:**
1. CATCH BASINS SHOULD NOT BE PLACED IN DRIVEWAY AREAS OR IN FRONT OF DRIVEWAY AREAS.
 2. SPECIAL DESIGN MAY BE REQUIRED FOR STEEP GRADE SECTIONS.



MarksEngineering

42 BEEMAN ST. CANANDAIGUA, NY 14424
Phone: 585-985-0360 Fax: 585-485-6205
www.marksengineering.com marksengineering.com

STATE OF NEW YORK
Professional Engineer
No. 13812

STAMP

REVISIONS

NO.	DATE	DESCRIPTION OF REVISION
1	6/19/21	PER TOWN PRC MEETING
2	10/10/21	PER TOWN PLANNING BOARD REVIEW
3	10/22/21	PER TOWN PLANNING BOARD REVIEW

SITE DEVELOPMENT PLANS PREPARED FOR:
CANANDAIGUA SHORES
TOWNHOME / RESIDENTIAL DEVELOPMENT
SHOWING LAND IN:
3535 STATE ROUTE 364 / 0000 COUNTY ROAD 18
TOWN OF CANANDAIGUA / HOPEWELL
COUNTY OF ONTARIO
STATE OF NEW YORK

DRAWING TITLE:
DETAILS

DRAWN BY:	XXX
DESIGNED BY:	XXX
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	20-243
DATE:	06/01/2021
TAX MAP#:	98.18-1-2010

C604

POND 1

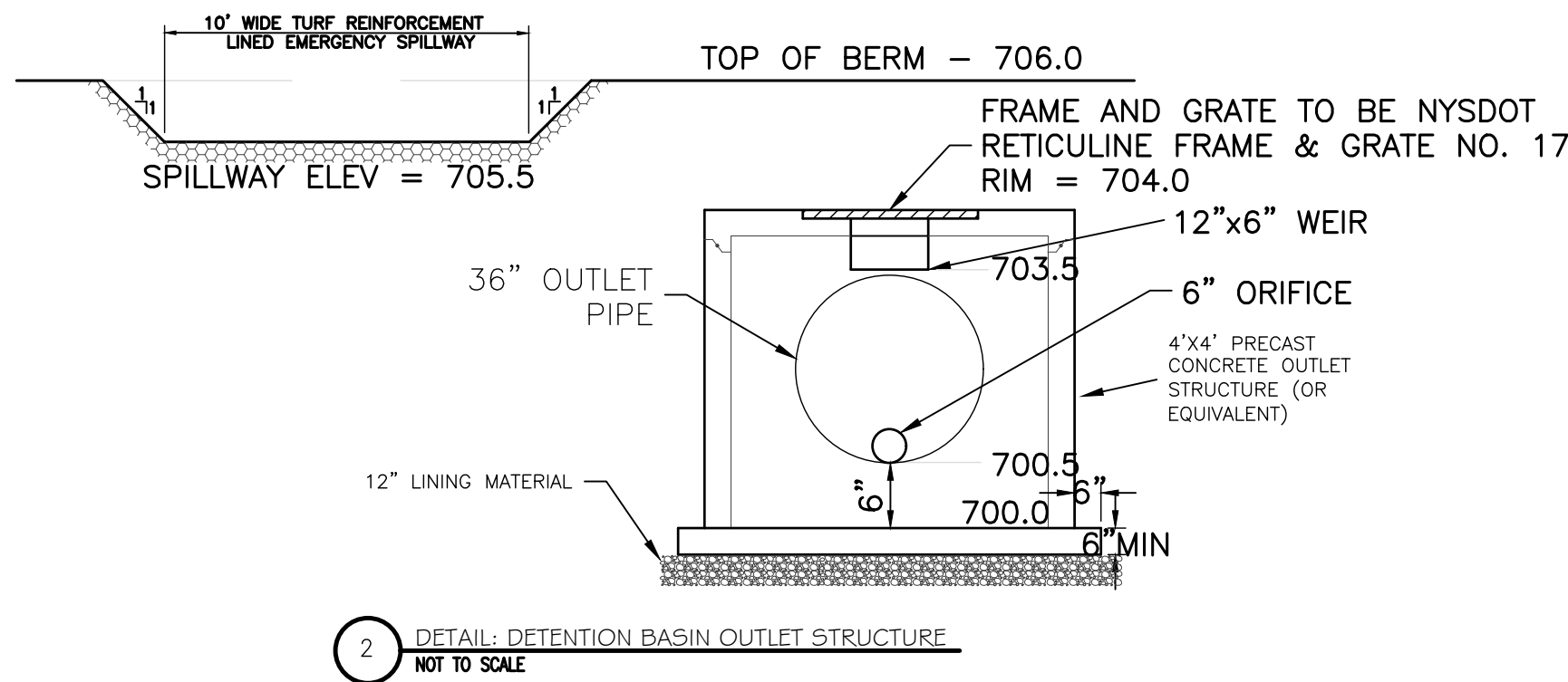
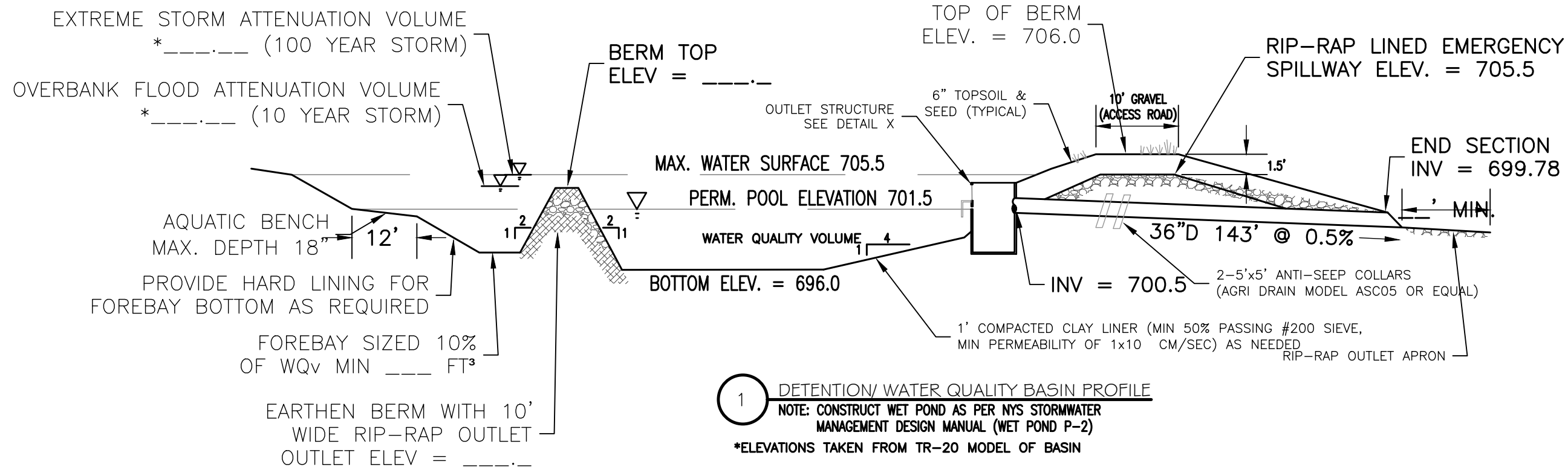


Figure 5A.3
Perimeter Dike/Swale

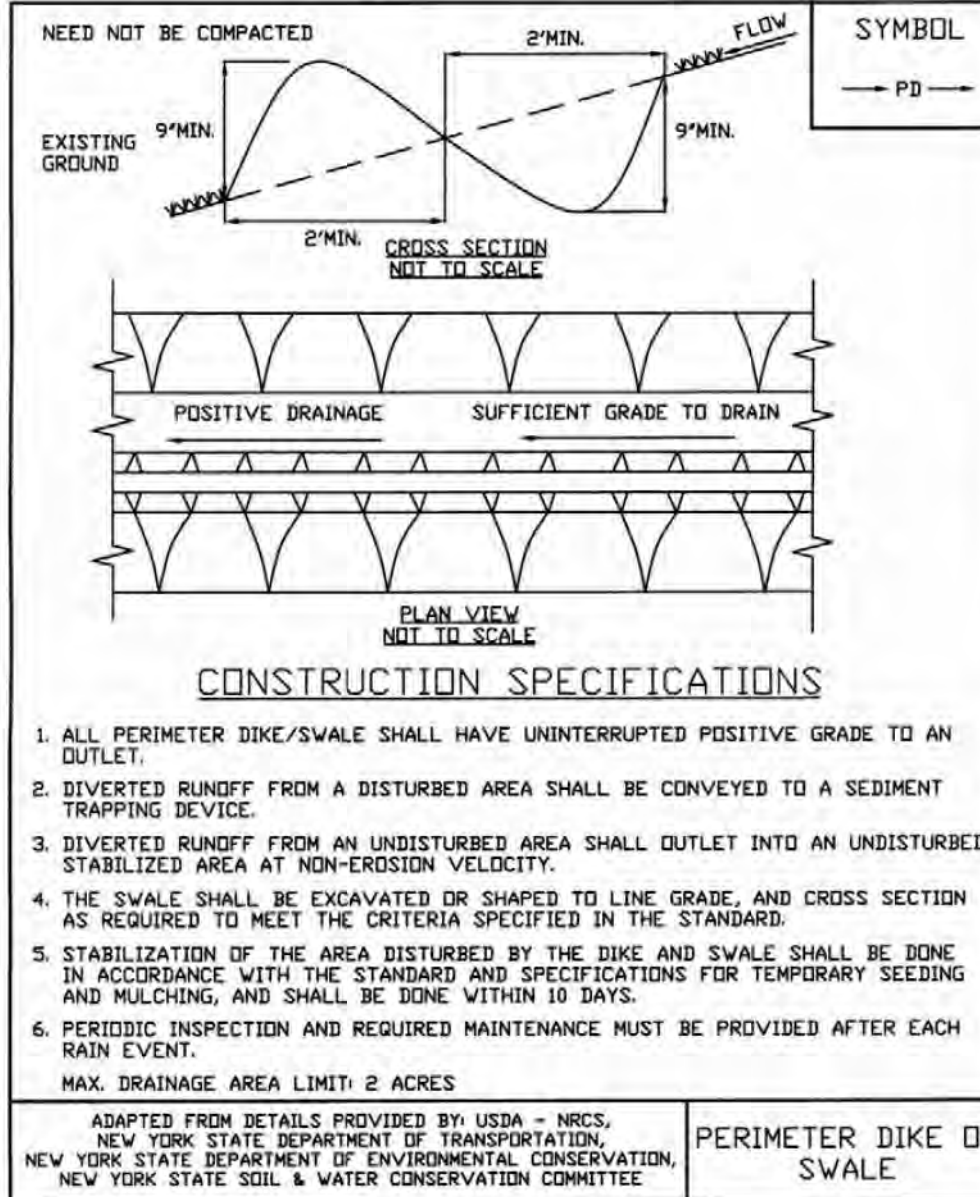


Figure 5A.9
Check Dam

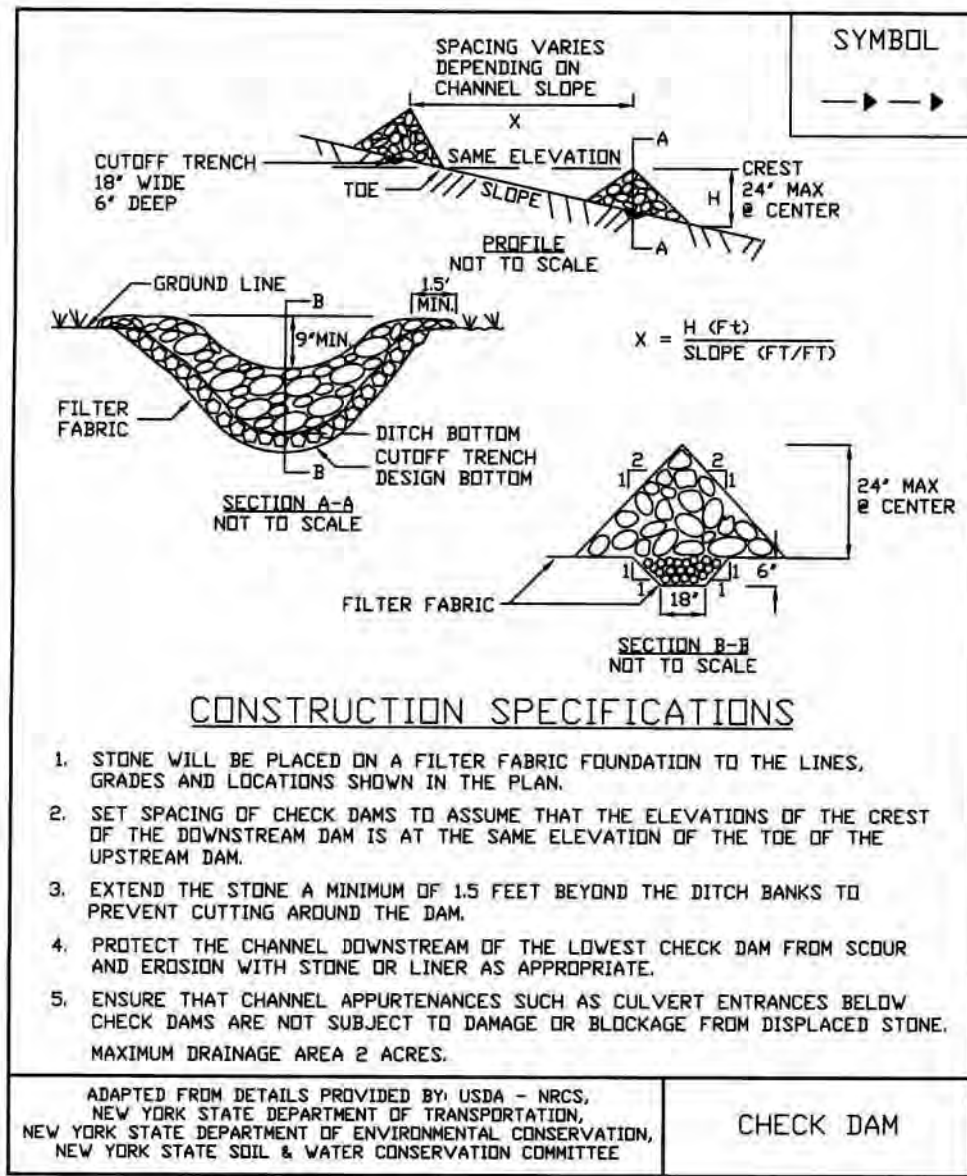
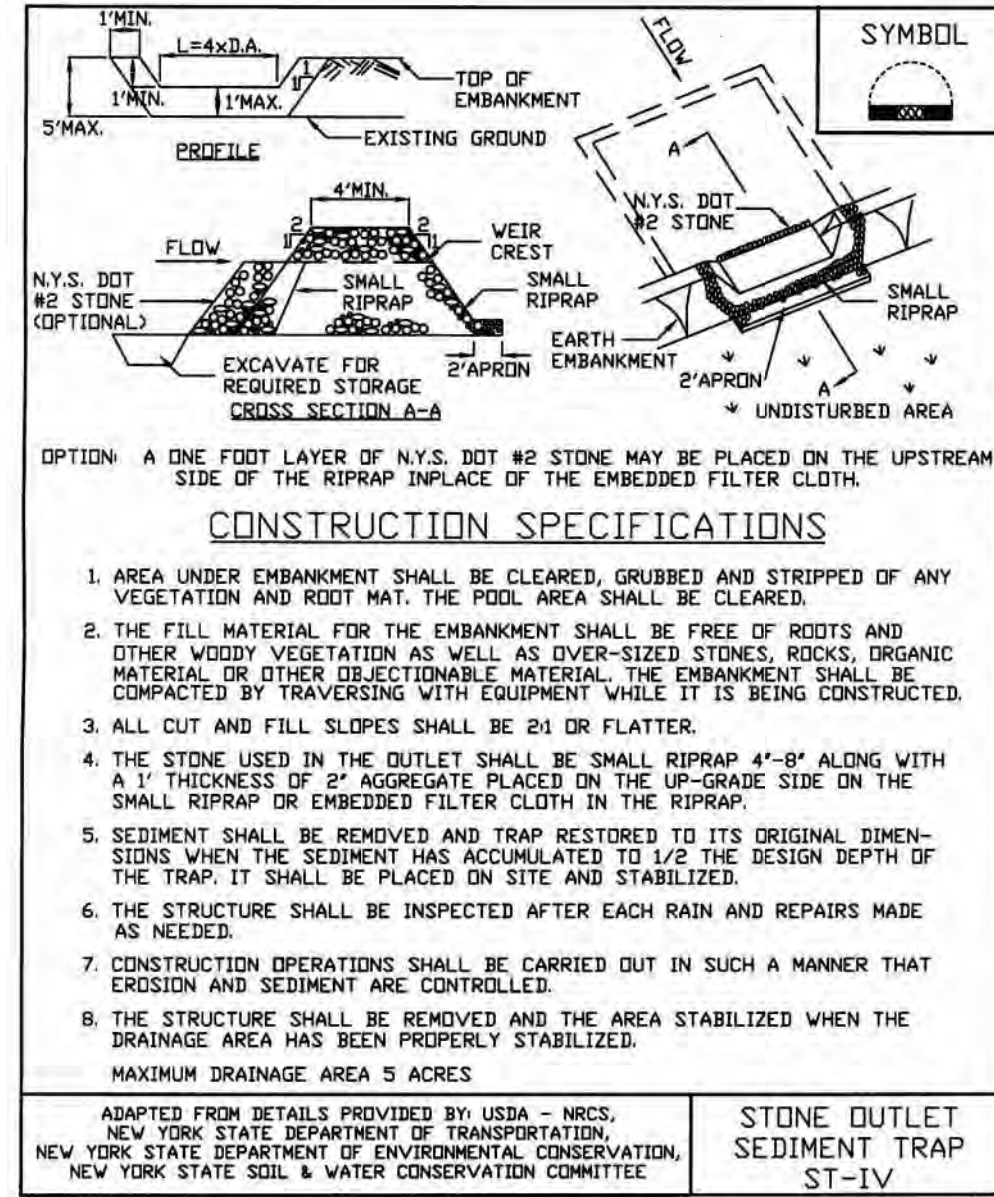
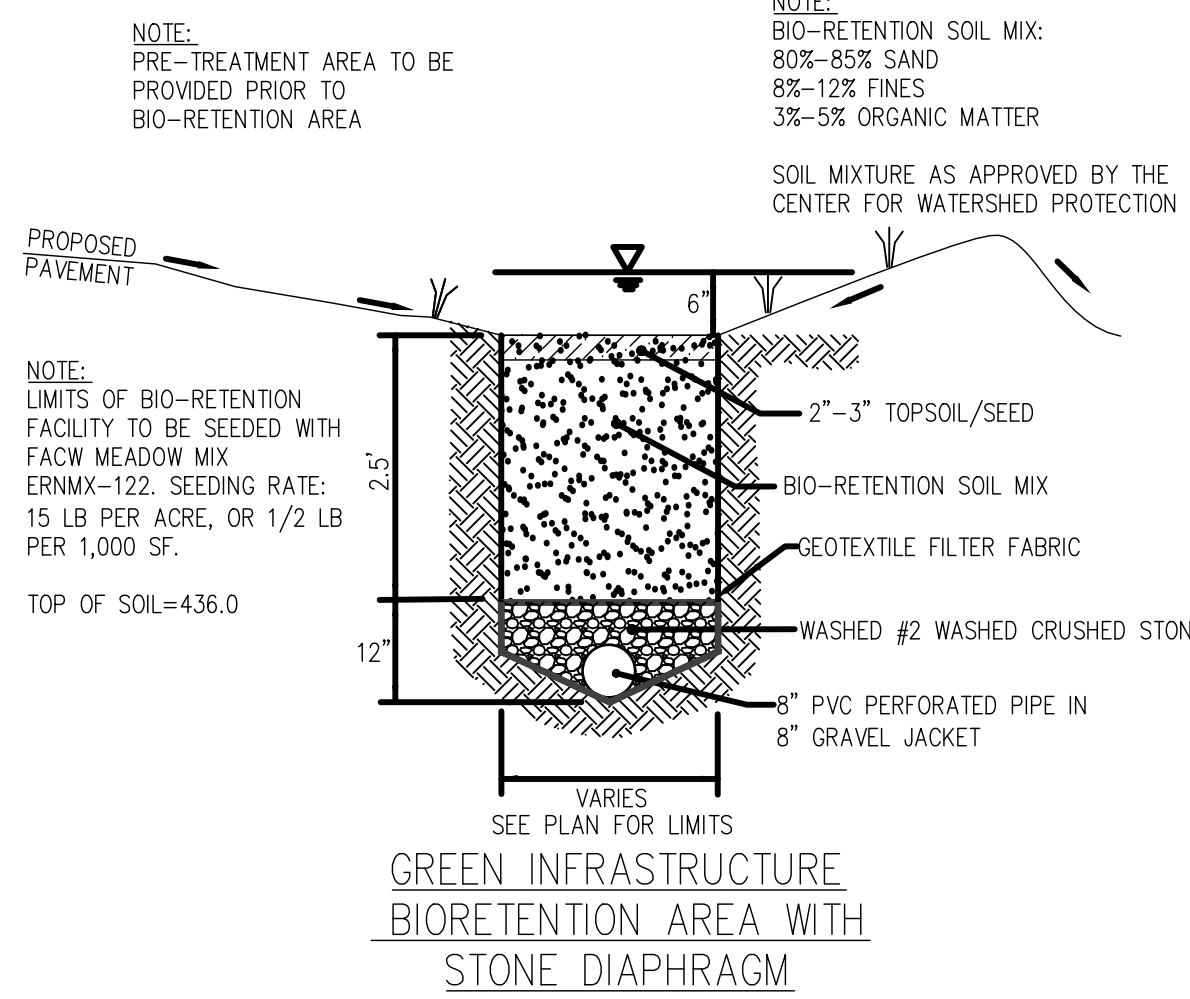
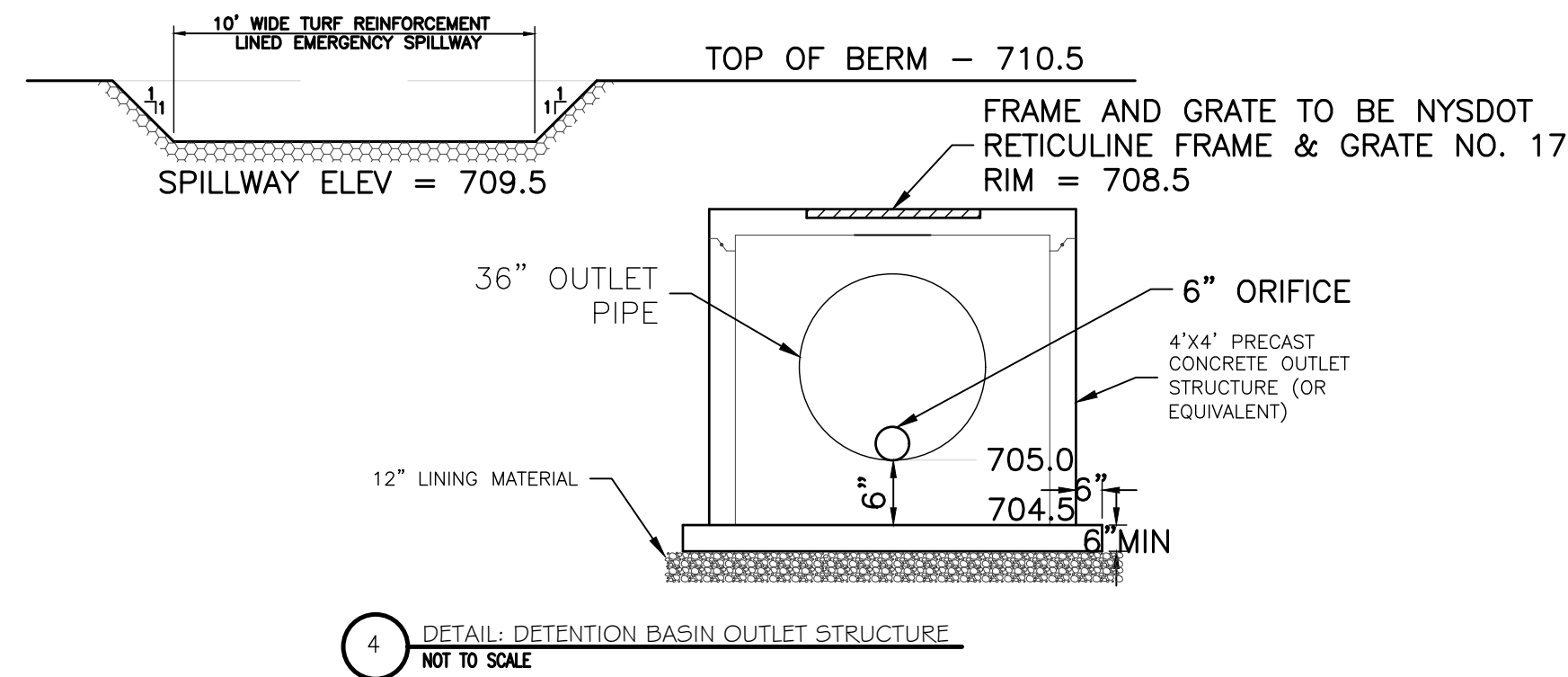
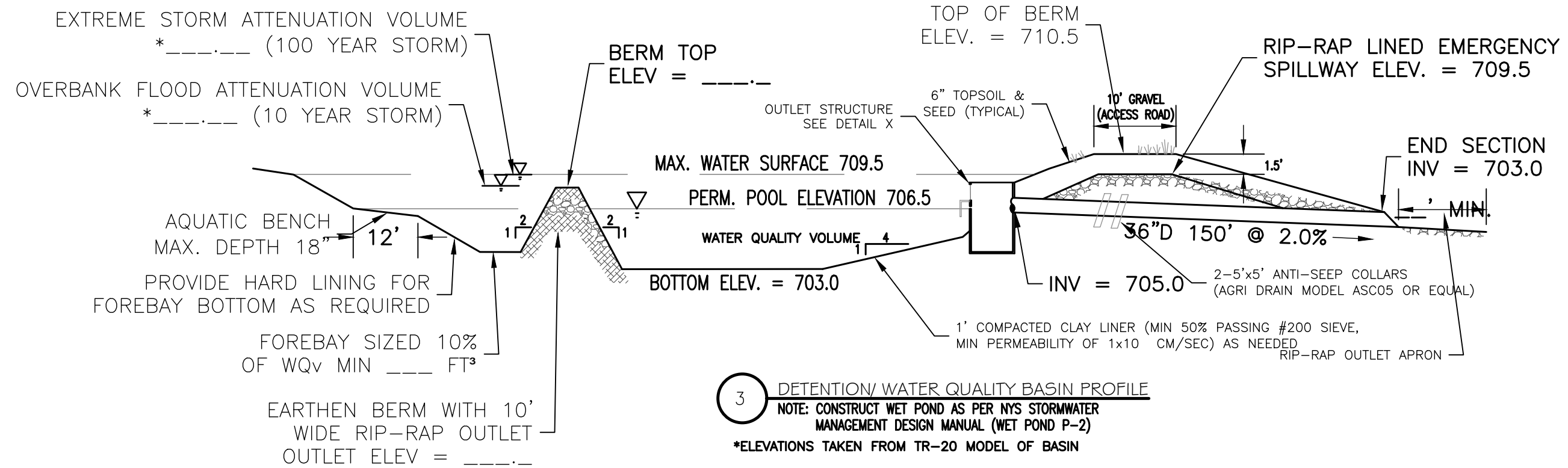


Figure 5A.19
Stone Outlet Sediment Trap: ST-IV



POND 2



NO.	DATE	DESCRIPTION OF REVISION	BY	DATE	DESCRIPTION OF REVISION	BY
1	6/19/21	PER TOWN PRC MEETING	BAM			
2	10/10/21	PER TOWN PLANNING BOARD REVIEW	BAM			
3	10/22/21	PER TOWN PLANNING BOARD REVIEW	BAM			

DRAWN BY:	JFS
DESIGNED BY:	JFS
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	20-243
DATE:	06/01/2021
TAX MAP#:	98.18-1-20.10