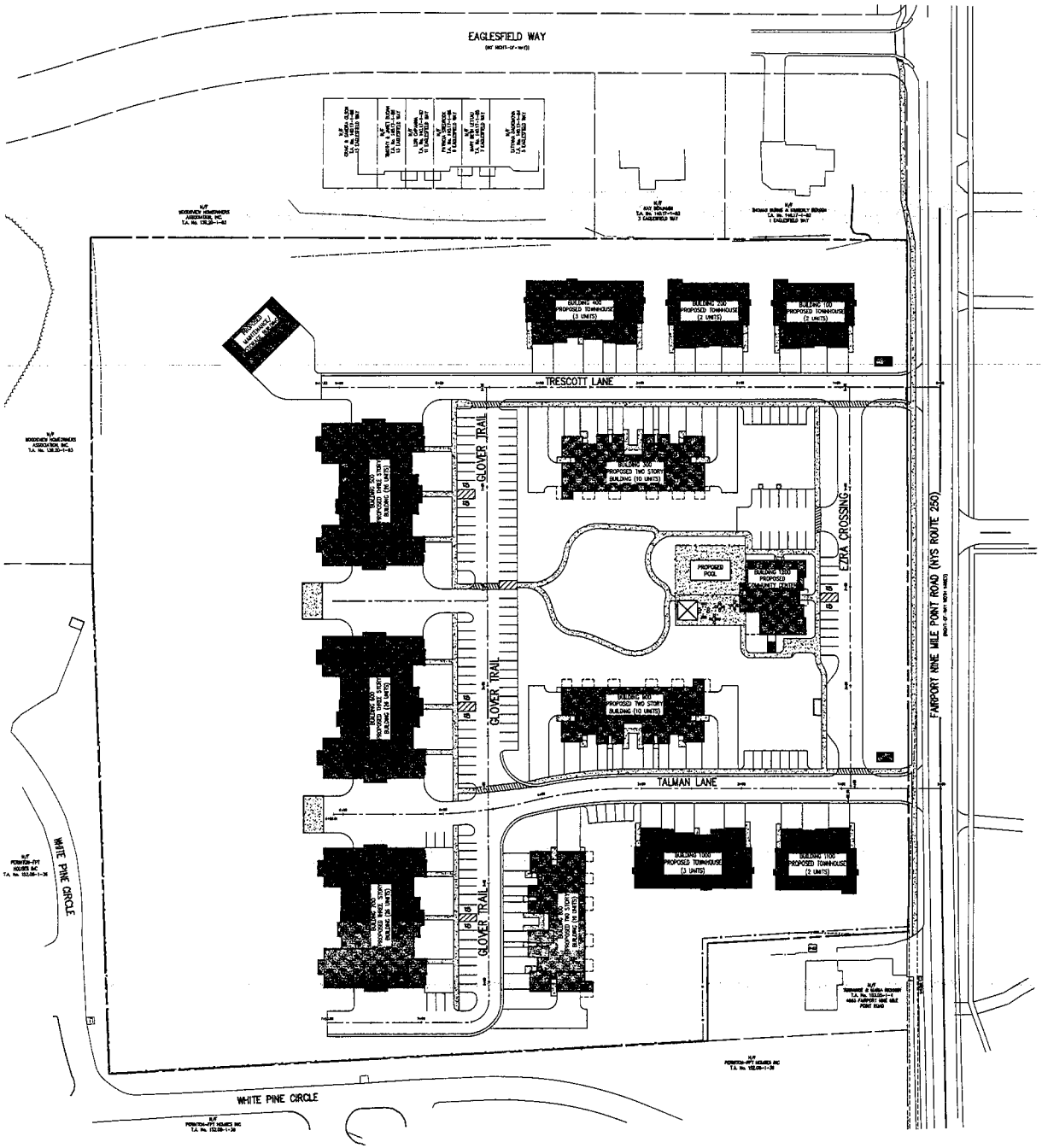
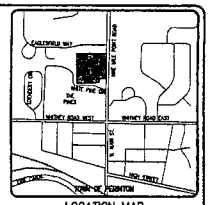




LOCATION MAP
NOT TO SCALE

PARKER PLACE

4541 & 4561 NINE MILE POINT ROAD

TOWN OF PERINTON, MONROE COUNTY, NEW YORK STATE

PREPARED FOR:

PM FAIRPORT, LLC

1501 PITTSFORD-VICTOR ROAD, SUITE 200

VICTOR, NY 14564

PRELIMINARY/FINAL - SITE PLANS

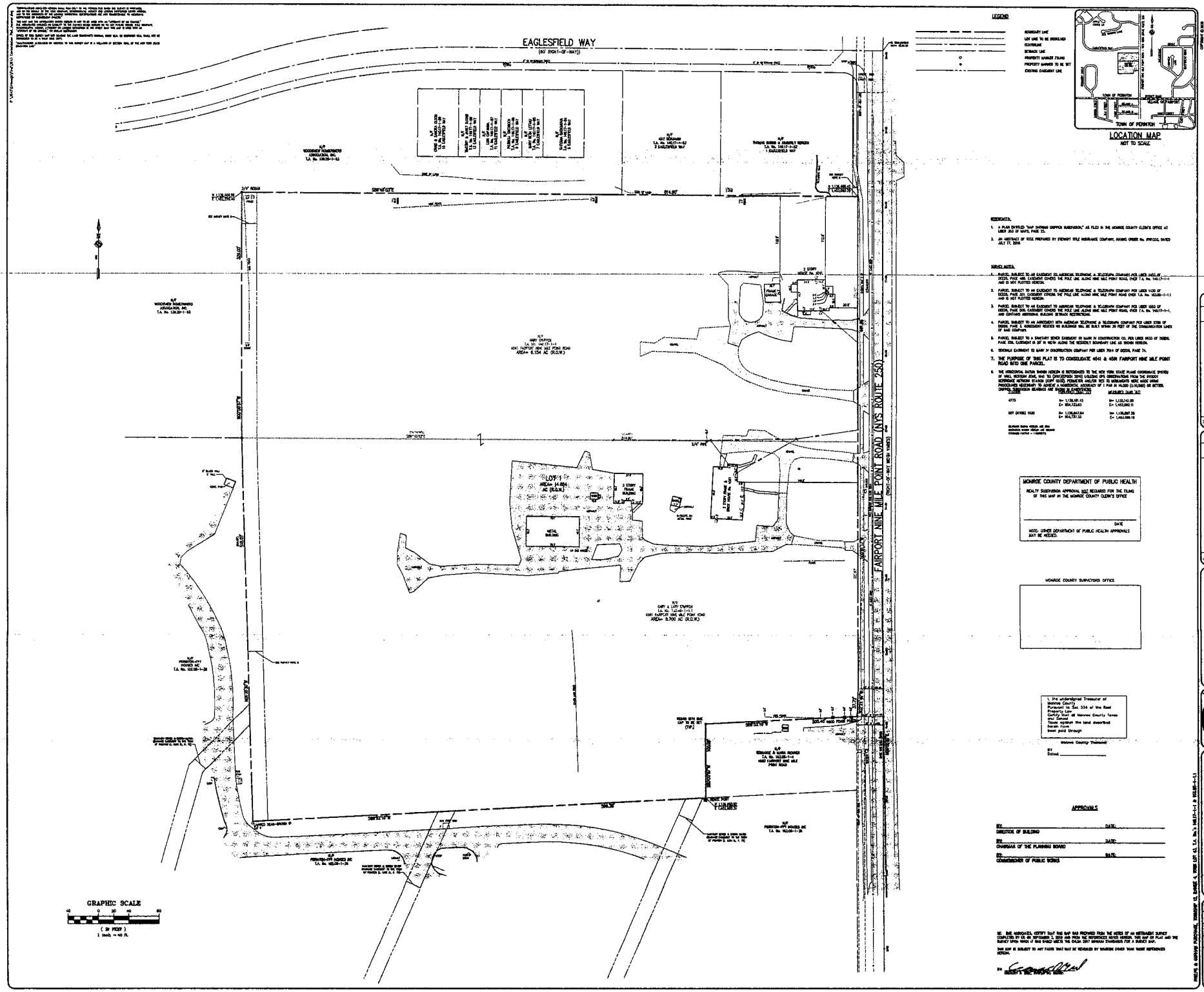
PARKER PLACE

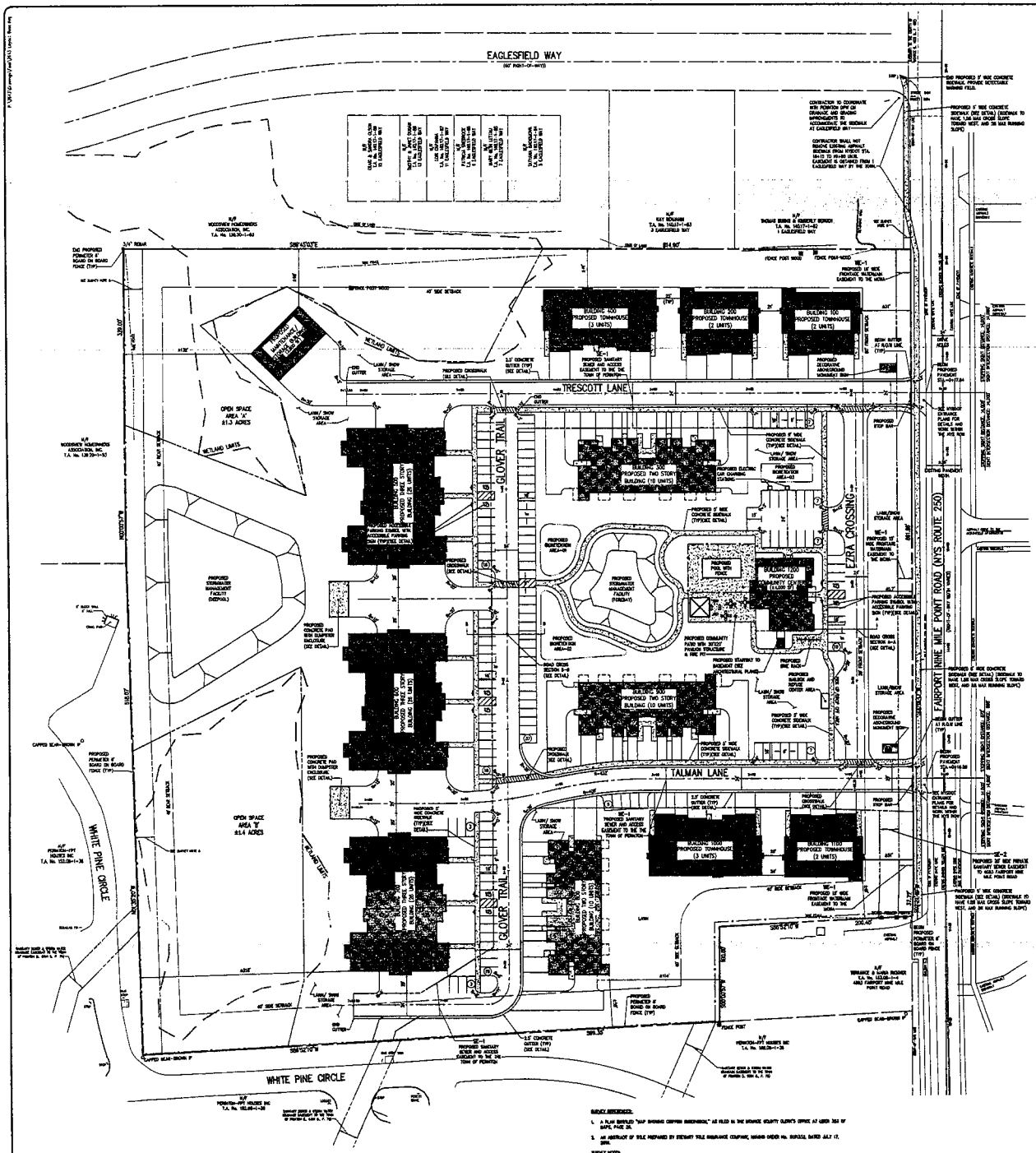
DWG. No.	TITLE
2643-04	COVER SHEET
2643-05	CONSOLIDATION PLAT
2643-06	SITE PLAN
2643-07	EXISTING CONDITIONS & DEMOLITION PLAN
2643-08	UTILITY PLAN
2643-09	GRADING PLAN
2643-10	CONSTRUCTION EROSION CONTROL PLAN
2643-11	LANDSCAPE PLAN
2643-12	LIGHTING PLAN
2643-13	PROFILE SHEET
2643-14	DETAIL SHEET 01
2643-15	DETAIL SHEET 02

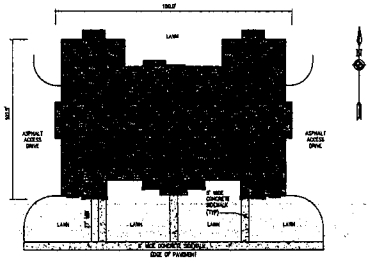
SCALE: 1"=40'

DRAWING NUMBER: 2643-04
DATE: JULY 2020
LAST REVISED: APRIL 26, 2021

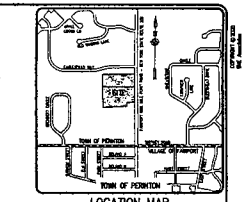
ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
14 LEFT BANKS LATE EAST
FAIRPORT, NEW YORK 14450
WWW.AMEPC.COM
PHONE 585-377-7360
FAX 585-377-7369


EAGLESFIELD WAY
(60' RIGHT-OF-WAY)
FAIRPORT NINE MILE POINT ROAD (NYS ROUTE 250)
(RIGHT-OF-WAY WIDTH VARIES)
LOT 1
AREA= 14.654 AC (G.O.W.)
METAL BUILDING
1 STORY FRAME BUILDING
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
LEGEND
BOUNDARY LINE
LOT LINE TO BE DISCONTINUED
CENTERLINE
SETBACK LINE
PROPERTY MARKER FOUND
PROPERTY MARKER TO BE SET
EXISTING EASEMENT LINE
LOCATION MAP
NOT TO SCALE
TOWN OF PENFIELD
REFERENCES:
1. A PLAN ENTITLED "MAP SHOWING GRAPHIC SUBDIVISION," AS FILED IN THE MONROE COUNTY CLERK'S OFFICE AT LIBER 303 OF MAPS, PAGE 23.
2. AN ABSTRACT OF TITLE PREPARED BY STEWART TITLE INSURANCE COMPANY, HAVING ORDER No. 2091332, DATED JULY 17, 2008.
SURVEY NOTES:
1. PARCEL SUBJECT TO AN EASEMENT TO AMERICAN TELEPHONE & TELEGRAPH COMPANY PER LIBER 3453 OF DEEDS, PAGE 486. EASEMENT COVERS THE POLE LINE ALONG NINE MILE POINT ROAD, OVER T.A. No. 140.17-1-1 AND IS NOT PLOTTED HEREON.
2. PARCEL SUBJECT TO AN EASEMENT TO AMERICAN TELEPHONE & TELEGRAPH COMPANY PER LIBER 1120 OF DEEDS, PAGE 324. EASEMENT COVERS THE POLE LINE ALONG NINE MILE POINT ROAD OVER T.A. No. 103.00-1-1.1 AND IS NOT PLOTTED HEREON.
3. PARCEL SUBJECT TO AN EASEMENT TO AMERICAN TELEPHONE & TELEGRAPH COMPANY PER LIBER 3363 OF DEEDS, PAGE 304. EASEMENT COVERS THE POLE LINE ALONG NINE MILE POINT ROAD, OVER T.A. No. 140.17-1-1, AND CONTAINS ADDITIONAL BUILDING SETBACK RESTRICTIONS.
4. PARCEL SUBJECT TO AN AGREEMENT WITH AMERICAN TELEPHONE & TELEGRAPH COMPANY PER LIBER 3739 OF DEEDS, PAGE 3. AGREEMENT RESTRICTS NO BUILDINGS WILL BE BUILT WITHIN 20 FEET OF THE COMMUNICATION LINES OF BELL COMPANY.
5. PARCEL SUBJECT TO A SANITARY SEWER EASEMENT TO MARK IV CONSTRUCTION CO. PER LIBER 9833 OF DEEDS, PAGE 230. EASEMENT IS 20' IN WIDTH ALONG THE WESTERLY BOUNDARY LINE AS SHOWN HEREON.
6. SIDEWALK EASEMENT TO MARK IV CONSTRUCTION COMPANY PER LIBER 7044 OF DEEDS, PAGE 74.
7. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE 4041 & 4051 FAIRPORT NINE MILE POINT ROAD INTO ONE PARCEL.
8. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM OF 1983, WESTERN ZONE, NAD 83 (2011)(FEDD 2010) UTILIZING GPS OBSERVATIONS FROM THE NYSDOT REFERENCE NETWORK STATION DGPS (2011). POSTMASTER ANALYSIS TECH TO MEASUREMENTS WERE MADE USING PROCEDURES NECESSARY TO ACHIEVE A HORIZONTAL ACCURACY OF 1 PART IN 10,000 (0.10,000) OR BETTER.
CHECKED BY: [illegible] DATE: [illegible]
MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH
REALTY SUBDIVISION APPROVAL NOT REQUIRED FOR THE FILING OF THIS MAP BY THE MONROE COUNTY CLERK'S OFFICE
DATE
NOTE: OTHER DEPARTMENT OF PUBLIC HEALTH APPROVALS MAY BE NEEDED.
MONROE COUNTY SURVEYORS OFFICE
I, the undersigned Treasurer of Monroe County Pursuant to Sec 334 of the Real Property Law Certify that all Monroe County Taxes have been paid on the land described herein nor been paid through
Monroe County Treasurer
BY
Dated
APPROVALS
BY: DATE:
DIRECTOR OF BUILDING
BY: DATE:
CHAIRMAN OF THE PLANNING BOARD
BY: DATE:
COMMISSIONER OF PUBLIC WORKS
WE, BME ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED BY US ON SEPTEMBER 7, 2010 AND FROM THE REFERENCES NOTED HEREON. THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT WAS BASED MEETS THE MINIMUM DOT SURVEY STANDARDS FOR A SUBDIVISION MAP.
THIS MAP IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY SOURCES OTHER THAN THOSE REFERENCES HEREON.
BY: [signature]
DAVID L. BME ASSOCIATES, INC.
BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
PARKER PLACE SUBDIVISION
TOWN OF PENFIELD, MONROE COUNTY, NEW YORK
SUBDIVISION OF LOT 1 OF THE GRAPHIC SUBDIVISION, A PART OF LOT 43, T.A. No.'s 140.17-1-1 & 103.00-1-1.1
PROJECT MANAGER
A. FIDDIMORE
PROJECT SURVEYOR
D. BOLL
DRAWN BY
AS NOTE
SCALE
DATE ISSUED
JULY 2009
PROJECT NO.
2643
DRAWING NO.
05

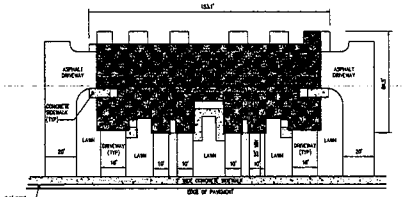




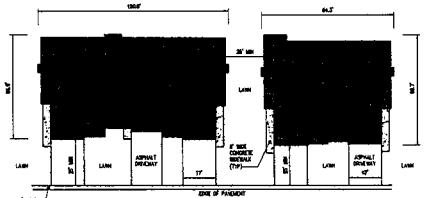
TYPICAL 3-STORY BUILDING LAYOUT
N.T.S.



LOCATION MAP
NOT TO SCALE



TYPICAL 2-STORY BUILDING LAYOUT
N.T.S.



TYPICAL TOWNHOUSE LAYOUT
N.T.S.

SITE NOTES:

1. EXISTING ZONING: RESIDENTIAL A & B
   PROPOSED ZONING: PUD (PLANNED DEVELOPMENT DISTRICT)
   THE PROPERTIES WERE REZONED FROM RESIDENTIAL A & B TO PUD BY THE PENNFIELD TOWN BOARD ON NOVEMBER 4, 2020.
2. TOTAL PROPERTY AREA: 6.1±0 ACRES
   TX. No. 131.03-1-5.1, 4391 NINE MILE POINT ROAD: 4.7 ACRES (G.L.W.)
   TX. No. 140.17-1-1, 4840 NINE MILE POINT ROAD: 0.134 ACRES (G.L.W.)
3. EXISTING USE: SINGLE FAMILY RESIDENCES
4. PROPOSED USE: MULTI-FAMILY DEVELOPMENT WITH COMMUNITY CLUB-HOUSE AND POOL

THREE 24 UNIT BUILDINGS=	72 UNITS	
THREE 10 UNIT BUILDINGS=	30 UNITS	
TWO 3 UNIT BUILDINGS=	6 UNITS	
THREE 2 UNIT BUILDINGS=	6 UNITS	
TOTAL=	120 UNITS	

5. APPLICABLE DEVELOPMENT STANDARDS PROPOSED ARE AS FOLLOWS:

	REQUIRED	PROPOSED	REQUESTED (PUD)
MIN. LOT SIZE:	43,560 SF	265,800 SF	14.0 ACRES
MIN. LOT WIDTH:	150'	150'	600'
SETBACKS:			
FRONT:	75'	50'	> 50' (450')
SIDE:	15'	15'	> 40' (440')
REAR:	15'	15'	> 40' (1,010')
MAX. BLDG. COVERAGE:	N/A	N/A	8.98%
MAX. IMPERVIOUS COV.:	N/A	N/A	4.38%
MAX. BLDG. HEIGHT:	N/A	N/A	40' (3-STORIES)
MIN. DISTANCE BETWEEN BLDGS:	N/A	N/A	20'
PARKING STALL SIZE:	9'x18'	9'x18'	9'x18'
PARKING REQUIREMENTS:	2.4/UNIT	2.4/UNIT	2 SPACES/UNIT
PROPOSED PARKING:			140 SURFACE SPACES 96 GARAGE SPACES 33 DRIVEWAY SPACES
TOTAL:	2 SPACES/UNIT= 240 SPACES REQUIRED		269 SPACES PROVIDED
GREEN SPACE:			68.3 ACRES (68%)

6. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF PENNFIELD AND THE APPROPRIATE MONROE COUNTY AND NEW YORK STATE AGENCIES, UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL LOCATE, MARK, PROTECT AND PRESERVE ALL SURVEY CONTROL MONUMENTS. FOR DESCRIPTIVE AND SURVEY DATA ON THE CONTROL MONUMENTS, CALL THE MONROE COUNTY SURVEY OFFICE.
8. THE DEVELOPER AND CONTRACTOR'S ATTORNEYS ADVISED TO LOCAL LAW NO. 6 OF 1971 REGARDING LIABILITY INCURRED THROUGH DISTURBANCE OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.
9. HIGHWAY DRAINAGE ALONG NYS RTE. 250 (NINE MILE POINT ROAD) TO BE MAINTAINED. OWNER TO PURCHASE AND PLACE DRAINAGE CULVERT PIPE (IF REQUIRED) OF A SIZE AND TYPE, AT A LOCATION AND GRADE TO BE DETERMINED BY THE OWNER.
10. SUBMITTED INFORMATION TAKEN FROM SURVEY MAP PREPARED BY THE ASSOCIATES.
11. BUILDING SHOWN ON THE PLAN ARE GRAPHICAL REPRESENTATIONS ONLY.
12. PORTION OF THE SITE IS WITHIN DESIGNATED FLOOD ZONE "A" PROPERTY IS NOT WITHIN A RECOGNIZED 100-YEAR FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP, TOWN OF PENNFIELD, NEW YORK, PANEL 277 OF 550 MAP NUMBER 360625C0277E DATED OF AUGUST 28, 2008.
13. THE WETLANDS MAPPED ON SITE WERE DEPICTED BY THE ASSOCIATES IN JUNE, 2014, BASED ON METHODS ESTABLISHED IN THE THEN CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL AND A PRELIMINARY JURISDICTIONAL DETERMINATION LETTER WAS ISSUED BY THE US ARMY CORPS OF ENGINEERS ON OCTOBER 13, 2006
14. THE PROPOSED STORM SEWER MAINS, CATCH BASINS, AND MANHOLES ARE TO BE PRIVATELY OWNED AND MAINTAINED.
15. THE PROPOSED SANITARY SEWER MAINS AND MANHOLES TO BE DEDICATED TO THE TOWN OF PENNFIELD. SANITARY SEWER LATERALS TO REMAIN PRIVATELY OWNED AND MAINTAINED BEYOND A 5' BEND POINT OF CONNECTION INTO THE SANITARY SEWER MAIN.
16. WATER MAINS AND HYDRANTS ALONG NYS RT 250 TO BE PUBLIC. WATER MAINS AND HYDRANTS FROM BANDPLOW PROMENTEER SERVICES AND THROUGHOUT THE SITE TO BE PRIVATELY OWNED AND MAINTAINED.

SURVEY REFERENCES:

1. A PLAN ENTITLED "MAP SHOWING CHIPPER SUBDIVISION," AS FILED IN THE MONROE COUNTY CLERK'S OFFICE AT LIBER 304 OF MAPS, PAGE 26.
2. AN ABSTRACT OF TITLE PREPARED BY STEWART TITLE INSURANCE COMPANY, MONROE ORDER No. 0019332, DATED JULY 17, 2014.

SURVEY NOTES:

1. PARCEL SUBJECT TO AN EASEMENT TO AMERICAN TELEPHONE & TELEGRAPH COMPANY PER LIBER 1402 OF DEEDS, PAGE 488. EASEMENT CROSSES THE NINE MILE POINT ROAD, OVER T.A. No. 140.17-1-1 AND IS NOT PLOTTED HEREON.
2. PARCEL SUBJECT TO AN EASEMENT TO AMERICAN TELEPHONE & TELEGRAPH COMPANY PER LIBER 1434 OF DEEDS, PAGE 384. EASEMENT CROSSES THE NINE MILE POINT ROAD OVER T.A. No. 131.03-1-5.1 AND IS NOT PLOTTED HEREON.
3. PARCEL SUBJECT TO AN EASEMENT TO AMERICAN TELEPHONE & TELEGRAPH COMPANY PER LIBER 1434 OF DEEDS, PAGE 386. EASEMENT CROSSES THE NINE MILE POINT ROAD, OVER T.A. No. 140.17-1-1, AND CONTAINS ADDITIONAL BUILDING SETBACK REQUIREMENTS.
4. PARCEL SUBJECT TO AN AGREEMENT WITH AMERICAN TELEPHONE & TELEGRAPH COMPANY PER LIBER 1402 OF DEEDS, PAGE 488.
5. AMENDMENT NOTICE ON BUILDINGS WILL BE BUILT WITHIN 25 FEET OF THE CONSERVATION LINES OF SAID CONTRACT.
6. PARCEL SUBJECT TO A SANITARY SEWER EASEMENT TO MAKE IT CONSTRUCTION CO. PER LIBER 1402 OF DEEDS, PAGE 328. EASEMENT IS 50' IN WIDTH ALONG THE NOTEDLY EASEMENT LINE AS SHOWN HEREON.
7. THE BEARING BASE SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM (NAD '83), WESTERN ZONE.

SIGHT DISTANCE TABLE:

POSTED SPEED LIMIT: 45 mph

REQUIRED DISTANCES (DESIGN SPEED 50 MPH):

REQUIRED INTERSECTION SIGHT DISTANCE:	390'
REQUIRED STOPPING SIGHT DISTANCE:	425'

MEASURED DISTANCES NYS ROUTE 250:

	(NORTH)	(SOUTH)
SIGHT DISTANCE IN NORTHERN DRIVEWAY (DRW-1):	>1,000'	>1,000'
STOPPING DISTANCE IN NORTHERN DRIVEWAY (DRW):	>1,000'	>1,000'
SIGHT DISTANCE IN SOUTHERN DRIVEWAY (DRW-2):	870'	>1,000'
STOPPING DISTANCE IN SOUTHERN DRIVEWAY (DRW-2):	870'	>1,000'

LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINE
- CENTERLINE
- SETBACK LINE
- PROPERTY MARKER FOUND
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- WETLAND LIMITS

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch. = 40 ft.

APPROVALS

BY: TOWN ENGINEER DATE: 6/24/2021

BY: COMMISSIONER OF PUBLIC WORKS DATE:

BY: PLANNING BOARD ATTORNEY DATE:

BY: FIRE CHIEF DATE:

BY: CHAIRMAN OF THE PLANNING BOARD DATE:

BY: TOWN CLERK DATE:

1	6/24/2021
2	10/15/2020
3	9/14/2020
4	8/10/2020
5	7/13/2020
6	6/15/2020
7	5/18/2020
8	4/20/2020

REVISIONS	BY
REVISED TO PUD	AC
REVISED TO TOWN COMMENTS	AC
REVISED TO TOWN COMMENTS	AC
REVISED PER REVISED COMMENTS	AC
REVISED PER REVISED COMMENTS	AC
REVISED PER REVISED COMMENTS	AC
REVISED PER REVISED COMMENTS	AC
REVISED PER REVISED COMMENTS	AC

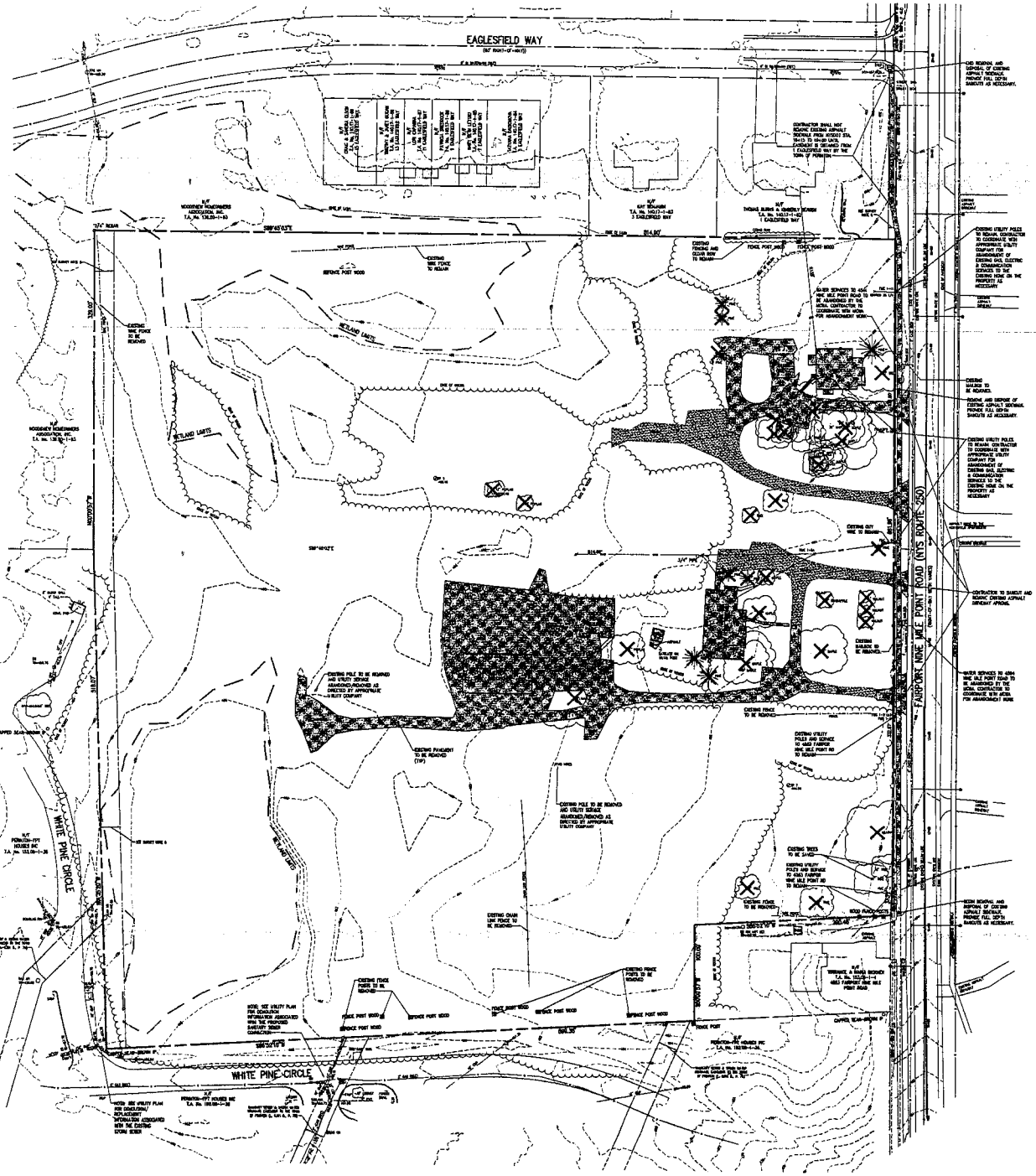
ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
1887 BUFFALO ROAD
ROCHESTER, NEW YORK 14624
716.594.9700

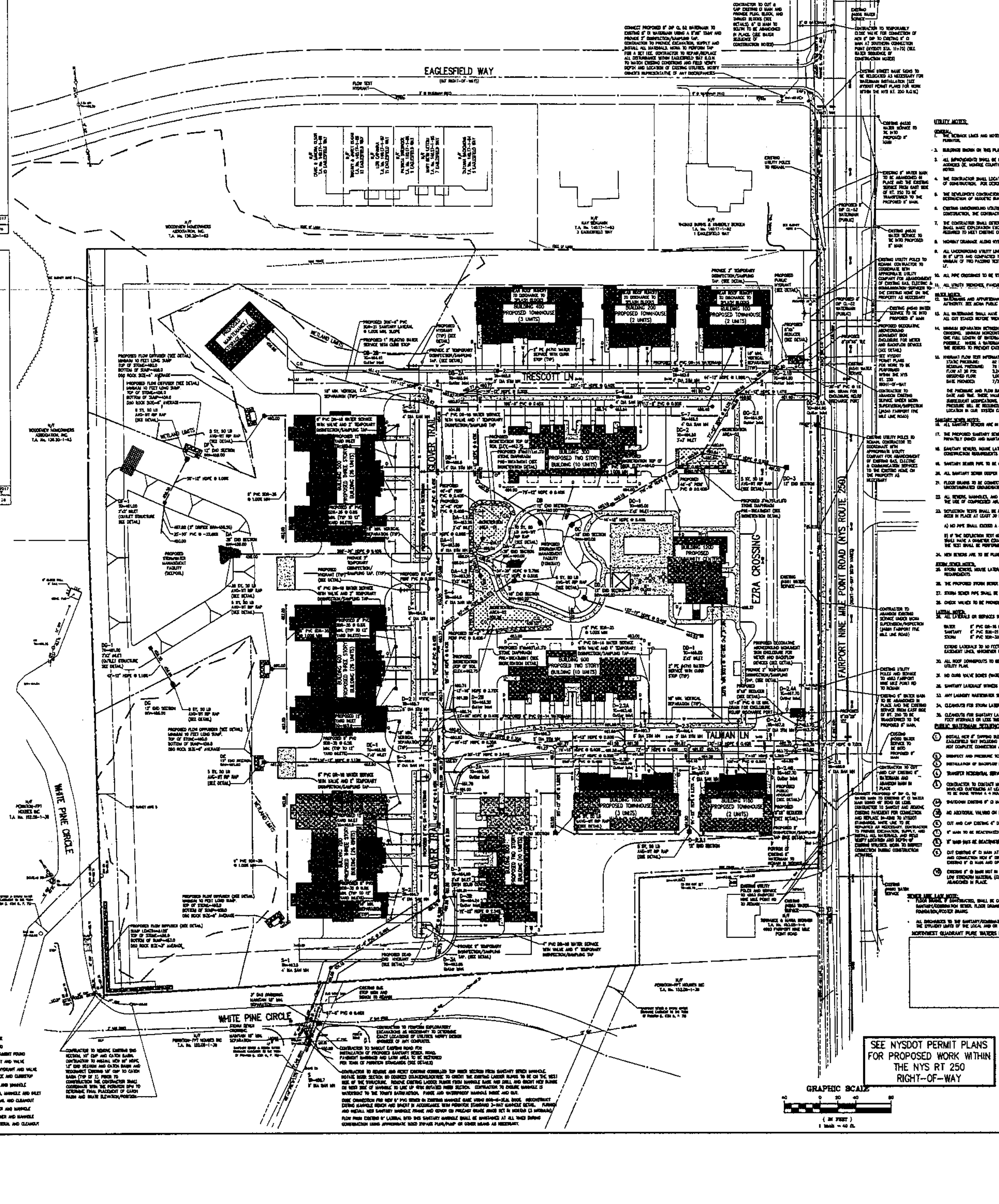
STATE OF NEW YORK

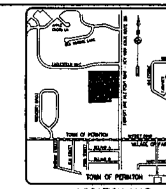
PROJECT: PARKER PLACE
LOCATION: 4391 NINE MILE POINT ROAD
TOWN OF PENNFIELD, MONROE COUNTY, NEW YORK
CLIENT: FOR: PARKER PLACE LLC
ATTN: JOHN PARKER
1000 PLAZA DRIVE, SUITE 300
FAIRPORT, NEW YORK 14450
DRAWING: SITE

PRELIMINARY/FINAL
SITE PLAN

PROJECT MANAGER: J.L. BRZOSKO
PROJECT ENGINEER: J.A. DEYSINGER
DRAWN BY: B.R. SPLER
SCALE: 1"=40'
DATE ISSUED: 04.17.2020
PROJECT NO.: 2643
REVISION NO.: 06


EAGLESFIELD WAY
FAIRPORT NINE MILE POINT ROAD (NYS ROUTE 250)
WHITE PINE CIRCLE
WETLAND LIMITS
N/F WOODBERRY HOMEOWNERS ASSOCIATION, INC.
N/F PONDTON-FFT HOUSES INC
N/F GAY BENJAMIN
N/F THOMAS BURKE & KIMBERLY BERNSTEIN
EXISTING FENCE TO BE REMOVED
EXISTING PAVEMENT TO BE REMOVED (TYP)
EXISTING CHAIN LINK FENCE TO BE REMOVED
EXISTING TREES TO BE SAVED
EXISTING TREES TO BE REMOVED
EXISTING WALKS TO BE REMOVED
EXISTING WALKS TO BE SAVED
EXISTING GUY WIRE TO REMAIN
EXISTING UTILITY POLES AND SERVICE TO 4845 FAIRPORT NINE MILE POINT RD TO REMAIN
EXISTING UTILITY POLES AND SERVICE TO 4845 FAIRPORT NINE MILE POINT RD TO BE REMOVED
EXISTING POLE TO BE REMOVED AND UTILITY SERVICE REMOVED/REMOVED AS DIRECTED BY APPROPRIATE UTILITY COMPANY
EXISTING POLE TO BE REMOVED AND UTILITY SERVICE REMOVED AS DIRECTED BY APPROPRIATE UTILITY COMPANY
CONTRACTOR TO SAWCUT AND REPAIR EXISTING ASPHALT SIDEWALK
WATER SERVICES TO 4844 NINE MILE POINT ROAD TO REMAIN IN USE
WATER SERVICES TO 4844 NINE MILE POINT ROAD TO BE ABANDONED BY THE WORK CONTRACTOR TO COORDINATE WITH WORK FOR ABANDONMENT WORK
EXISTING UTILITY POLES TO REMAIN. CONTRACTOR TO COORDINATE WITH APPROPRIATE UTILITY COMPANY FOR ARRANGEMENT OF EXISTING GAS, ELECTRIC & COMMUNICATION SERVICES TO THE EXISTING HOME ON THE PROPERTY AS NECESSARY
EXISTING UTILITY POLES TO REMAIN. CONTRACTOR TO COORDINATE WITH APPROPRIATE UTILITY COMPANY FOR ARRANGEMENT OF EXISTING GAS, ELECTRIC & COMMUNICATION SERVICES TO THE EXISTING HOME ON THE PROPERTY AS NECESSARY
REMOVAL AND DISPOSAL OF EXISTING ASPHALT SIDEWALK. PROVIDE FULL DEPTH SUBCUTS AS NECESSARY.
REMOVAL AND DISPOSAL OF EXISTING ASPHALT SIDEWALK. PROVIDE FULL DEPTH SUBCUTS AS NECESSARY.
CONTRACTOR SHALL NOT REMOVE EXISTING ASPHALT SIDEWALK FROM STATION 24+00 TO 24+50 UNTIL SUCH TIME AS IT IS DEEMED FROM THE TOWN OF PERINTON
EXISTING WIRE FENCE TO REMAIN
EXISTING WIRE FENCE TO BE REMOVED
EXISTING FENCING AND GATES NOW TO REMAIN
EXISTING FENCE POSTS TO BE REMOVED
EXISTING FENCE POSTS TO BE SAVED
EXISTING FENCE TO BE REMOVED
EXISTING FENCE TO REMAIN
EXISTING WOOD PLANK FENCE
EXISTING GUY WIRE TO REMAIN
EXISTING WIRE FENCE TO BE REMOVED
EXISTING WIRE FENCE TO BE SAVED
EXISTING WIRE FENCE TO REMAIN
EXISTING CAPPED SEWER MANHOLE
EXISTING CAPPED SEWER MANHOLE
EXISTING CAPPED SEWER MANHOLE





LOCATION MAP

NOT TO SCALE

4" AND LARGER WATER SERVICE LINE NOTES

1. Water service lines shall be constructed in accordance with the regulations and specifications of the Water Authority.
2. Water service lines shall have a minimum of five feet of cover from finished grade in lawn areas and six feet of cover from finished grade in paved areas.
3. Water service lines shall be separated at least ten feet, measured from the outside of the pipes, from sewer mains or septic systems.
4. Water service lines shall be identified as:

DESCRIPTION	SIZE	MATERIAL	TYPE
MCWA Portion: from the water main to and including the control valve on the ROW/property/easement line	8" (2 EA.)	D.I.P.*	CL52
Private Portion: from the control valve to the meter	6" (2 EA.)	D.I.P.*	CL52

5. The Water Authority's portion of the water service line shall be installed prior to the private portion of the service line.
6. Water meter(s) to be located on the interior of meter vault(s) immediately upon service entrance into the building(s). A by-pass assembly is not required around the installation of 5/8 inch through 2-inch meters. Meter installations greater than 2 inch require a by-pass assembly around the meter.
7. Water service lines shall be tested as follows:
   - Pressure tested in accordance with the latest specifications of the Monroe County Water Authority.
   - Disinfected by using the continuous feed method according to AWWA Standard Specifications. After flushing and disinfecting the service line, water samples shall be collected by the Monroe County Department of Health. Approval and notification by the Health Department of passing health sample result must be received before the service will be activated by the Water Authority.

MONROE COUNTY WATER AUTHORITY — SEPT 2017 — DWG 26

PUBLIC WATER SYSTEM NOTES

Water mains and appurtenances to be constructed in accordance with the regulations and specifications of the Water Authority.

MONROE COUNTY WATER AUTHORITY — SEPT 2017 — DWG 28

MONROE COUNTY DEPARTMENT OF HEALTH STANDARD WATER MAIN EXTENSION NOTES:

1. THE WATER MAIN PIPELINE SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FOR DISINFECTING WATER MAINS DESIGNATION C651 (LATEST REVISION). FOLLOWING DISINFECTION, THE WATER MAIN PIPELINE SHALL BE FLUSHED UNTIL THE CHLORINE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM.

ALL WATER MAIN PIPE FITTINGS NOT RECEIVING 24-HOUR CHLORINE DISINFECTION CONTACT TIME MUST BE SWAB-DISINFECTED 30 MINUTES PRIOR TO INSTALLATION.

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

FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS.

MONROE COUNTY DEPARTMENT OF HEALTH STANDARD SANITARY SEWER EXTENSION NOTES:

LEGEND

BOUNDARY LINE
PROPOSED LOT LINE
CENTERLINE
SETBACK LINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
PROPERTY BARRIER FOUND
CONCRETE HIGHWAY MONUMENT FOUND
EX. WATERMAIN, HYDRANT AND VALVE
PROPOSED WATERMAIN, HYDRANT AND VALVE
PROPOSED WATER SERVICE AND CURBSTOP
EXISTING STORM SEWER, AND MANHOLE
PROPOSED STORM SEWER, MANHOLE AND INLET
PROPOSED STORM LATERAL AND CLEANOUT
EXISTING SANITARY SEWER AND MANHOLE
PROPOSED SANITARY SEWER AND MANHOLE
PROPOSED SANITARY LATERAL AND CLEANOUT

UTILITY NOTES:

GENERAL:

1. THE SETBACK LINES AND NOTES RELATING TO SETBACK SHOWN HEREON ARE INTENDED TO SHOW APPLICABLE ZONING REQUIREMENTS OF THE TOWN OF PERINTON.
2. BUILDINGS SHOWN ON THIS PLAN ARE GRAPHICAL REPRESENTATIONS ONLY.
3. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF PERINTON, THE APPROPRIATE AGENCIES (IE. MONROE COUNTY WATER AUTHORITY, THE MONROE COUNTY HEALTH DEPARTMENT, & MONROE COUNTY PURE WATERS) UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD, AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION. FOR DESCRIPTIVE AND SURVEY DATA ON THE CONTROL MONUMENTS, CALL THE MONROE COUNTY GEODETIC SURVEY OFFICE.
5. THE DEVELOPER'S CONTRACTORS ATTENTION IS DIRECTED TO LOCAL LAW NO 6 OF 1971 REGARDING LIABILITY INCURRED THROUGH DISTURBANCES OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.
6. EXISTING UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM FIELD LOCATIONS AND/OR UTILITY COMPANY RECORD PLANS. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CALL THE UFPO HOTLINE AT 1(800)962-7962 FOR STAKE-OUT OF EXISTING UTILITIES.
7. 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 EXISTING CONDITIONS.
8. ROADWAY DRAINAGE ALONG NYS ROUTE 250 IS TO BE MAINTAINED.
9. ALL UNDERGROUND UTILITY LINES AND SERVICES IN PROPOSED PAVEMENT AREAS SHALL BE BACKFILLED WITH #1 AND #2 CRUSHER RUN STONE PLACED IN 6" LIFTS AND COMPACTED TO 95% MAXIMUM DRY DENSITY. THROUGH AN INDEPENDENT TESTING LABORATORY, THE CONTRACTOR WILL PROVIDE A MINIMUM OF TWO PASSING TESTS PER TRENCH CROSSING CERTIFYING 95% COMPACTION AT THE SUBBASE ELEVATION. EACH TEST IS NOT TO EXCEED 15 LF.
10. ALL PIPE CROSSINGS TO BE STONED FROM BOTTOM TRENCH OF LOWER PIPE TO SPRING LINE OF UPPER PIPE.
11. ALL UTILITY TRENCHES, PAVEMENT, AND BUILDING PAD FILLS SHALL BE FREE AND CLEAR OF CONSTRUCTION DEBRIS MATERIALS.

WATER NOTES:

12. ALL WATERMAINS AND APPURTENANCES TO BE CONSTRUCTED TO THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE MONROE COUNTY WATER AUTHORITY. SEE MCWA PUBLIC WATER SYSTEM NOTES.
13. ALL WATERMAINS SHALL HAVE A MINIMUM OF 6' (MCWA) OF COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE. THE CONTRACTOR SHALL CHECK ALL CUT STAKES BEFORE TRENCHING TO INSURE THAT ALL INSTALLED WATERMAINS WILL HAVE THE REQUIRED COVER.
14. MINIMUM SEPARATION BETWEEN WATERMAIN AND SEWER MAINS TO BE 18" VERTICALLY MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. MINIMUM HORIZONTAL SEPARATION BETWEEN WATERMAINS AND SEWER MAINS TO BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES. ONE FULL LENGTH OF WATERMAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. WHERE A WATERMAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECTED FILL) SHALL BE PROVIDED FOR THE SEWERS TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING ON AND BREAKING THE WATERMAINS.
15. HYDRANT FLOW TEST INFORMATION PROVIDED BY THE MONROE COUNTY WATER AUTHORITY AT 10 EAGLESFIELD WAY.

STATIC PRESSURE:	82 PSI
RESIDUAL PRESSURE:	78 PSI
FLOW AT 20 PSI:	3,247 GPM
OBSERVED FLOW	1,000 GPM
DATE PROVIDED:	7/31/18, CONFIRMED 7/7/20

THE PRESSURE AND FLOW DATA PROVIDED HEREIN REPRESENTS THE VIRTUAL VALUES AT THIS LOCATION IN THE DISTRIBUTION SYSTEM ON THIS DATE AND TIME. THESE VALUES CAN VARY GREATLY DEPENDING ON DEMANDS, OPERATIONAL PARAMETERS, SYSTEM CONFIGURATIONS, SUBSEQUENT MODIFICATIONS, AND OTHER RELATED CRITERIA. IF SPECIFIC VALUES OR RANGES OF HYDRAULIC DATA SUCH AS FLOW AND/OR PRESSURE WILL BE REQUIRED, CONTACT TED FERGUSON AT 442-2000 X 234 IN THE ENGINEERING DEPARTMENT TO EVALUATE WHETHER THIS LOCATION IN OUR SYSTEM CAN SATISFY YOUR SPECIAL NEEDS.

SANITARY SEWER NOTES:

16. ALL SANITARY SEWERS ARE IN COMPLIANCE WITH THE SPECIFICATIONS AND SEWER POLICY OF THE TOWN OF PERINTON.
17. THE PROPOSED SANITARY SEWER MAINS AND MANHOLES TO BE DEDICATED TO THE TOWN OF PERINTON. SANITARY SEWER LATERALS TO REMAIN PRIVATELY OWNED AND MAINTAINED BEGINNING AT THEIR POINT OF CONNECTION INTO THE SANITARY SEWER MAIN.
18. SANITARY SEWERS, HOUSE LATERALS AND APPURTENANCES SHALL BE CONSTRUCTED ACCORDING TO THE TOWN OF PERINTON'S DESIGN AND CONSTRUCTION REQUIREMENTS.
19. SANITARY SEWER PIPE TO BE 8" PVC SDR-35.
20. ALL SANITARY SEWER DEEPER THAN 16 FEET SHALL BE SDR-21 PVC.
21. FLOOR DRAINS TO BE CONNECTED TO THE SANITARY SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION OR FOOTER DRAINS INSTALLED TO INTERCEPT UNCONTAMINATED GROUNDWATER. ALL DISCHARGES TO THE SANITARY SEWER MUST COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL SEWER USE LAW.
22. ALL SEWERS, MANHOLES, AND WET WELLS SHALL BE TESTED FOR EXFILTRATION AND INFILTRATION. EXFILTRATION TESTING OF SEWERS SHALL BE DONE BY THE USE OF COMPRESSED AIR. MANHOLES AND WET WELLS SHALL BE TESTED FOR EXFILTRATION BY WATER TESTING OR BY VACUUM TESTING.
23. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE SANITARY SEWER PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACK FILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
24. NEW SEWERS ARE TO BE PLUGGED WHEN CONNECTED TO EXISTING MANHOLES UNTIL THE NEW SEWERS ARE FLUSHED, TESTED, AND READY FOR SERVICE.

STORM SEWER NOTES:

25. STORM SEWERS, HOUSE LATERALS AND APPURTENANCES SHALL BE CONSTRUCTED ACCORDING TO THE TOWN OF PERINTON'S DESIGN AND CONSTRUCTION REQUIREMENTS.
26. THE PROPOSED STORM SEWER MAINS, CATCH BASINS, AND MANHOLES ARE TO BE PRIVATELY OWNED AND MAINTAINED.
27. STORM SEWER PIPE SHALL BE HDPE OR AS NOTED ON THE PLAN.
28. CHECK VALVES TO BE PROVIDED ON SUMP PUMPS.

LATERAL NOTES:

29. ALL LATERALS OR SERVICES SHALL BE AS NOTED BELOW UNLESS OTHERWISE NOTED ON THE PLANS.

WATER	8" PVC DR-18 (APT. 3-STORY BUILDINGS), 4" PVC DR-18 (APT. 2-STORY BUILDINGS) & 2" P.E.(#170) (TOWNHOUSE BUILDINGS)
SANITARY	6" PVC SDR-21 INSTALLED AT 2% MIN.
STORM	6" PVC SDR-35 INSTALLED AT 1% MIN. OR 8" PVC SDR-35 INSTALLED AT 0.5% MIN. AS DESIGNATED ON PLANS

EXTEND LATERALS 10 FEET BEYOND THE RIGHT-OF-WAY, OR 10 FEET BEYOND THE EASEMENT LINES, WHICHEVER IS GREATER.

30. ALL ROOF DOWNSPOUTS TO BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM EXCEPT FOR REAR DOWNSPOUTS AS SPECIFICALLY NOTED ON THE UTILITY PLAN.
31. NO CURB VALVE BOXES (WATER LATERAL) ARE ALLOWED IN DRIVEWAYS. THE SERVICE OR DRIVEWAY WILL BE RELOCATED IF THIS CONFLICT ARISES.
32. SANITARY LATERALS' WITNESS STAKES SHALL BE 2"x4" HARDWOOD, EXTENDED 2-3' ABOVE GRADE AND PAINTED GREEN.
33. ANY LAUNDRY WASTEWATER SHALL BE DIRECTED TO THE SANITARY SEWER.
34. CLEANOUTS FOR STORM LATERALS SHALL BE INSTALLED AT ALL HORIZONTAL BENDS AND AT 80' INTERVALS OR LESS ALONG THE LATERAL.
35. CLEANOUTS FOR SANITARY LATERALS SHALL BE INSTALLED AT THE RIGHT-OF-WAY OR EASEMENT LINE, AT ALL BENDS 45° OR GREATER, AND AT 80 FOOT INTERVALS OR LESS THEREAFTER.

PUBLIC WATERMAIN SEQUENCE OF CONSTRUCTION:

SEWER USE LAW NOTE:

- ALL DISCHARGES TO THE SANITARY/COMBINATION SEWER MUST COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND/OR MONROE COUNTY SEWER USE LAW.

NORTHWEST QUADRANT PURE WATERS DISTRICT

MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH

THESE PLANS FOR PUBLIC WATER SYSTEM EXTENSION/IMPROVEMENT ARE HEREBY APPROVED PURSUANT TO SUBPART 5-1 OF THE STATE SANITARY CODE SUBJECT TO CONDITIONS OF APPROVAL.

DIRECTOR OF PUBLIC HEALTH

BY: ______ PUBLIC HEALTH ENGINEER ______ DATE

MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH

THESE PLANS FOR PUBLIC SANITARY SEWER EXTENSION/IMPROVEMENT ARE HEREBY APPROVED PURSUANT TO ARTICLE 17 OF THE ENVIRONMENTAL CONSERVATION LAW SUBJECT TO CONDITIONS OF APPROVAL.

DIRECTOR OF PUBLIC HEALTH

BY: ______ PUBLIC HEALTH ENGINEER ______ DATE

APPROVALS

BY: SEE MCWA APPROVAL LETTER DATE: 6-17-2021
MONROE COUNTY WATER AUTHORITY

BY: [signature] DATE: 6/24/2021
TOWN ENGINEER

BY: ______ DATE: ______
COMMISSIONER OF PUBLIC WORKS

BY: ______ DATE: ______
PLANNING BOARD ATTORNEY

BY: ______ DATE: ______
FIRE CHIEF

BY: ______ DATE: ______
CHAIRMAN OF THE PLANNING BOARD

BY: ______ DATE: ______
TOWN CLERK

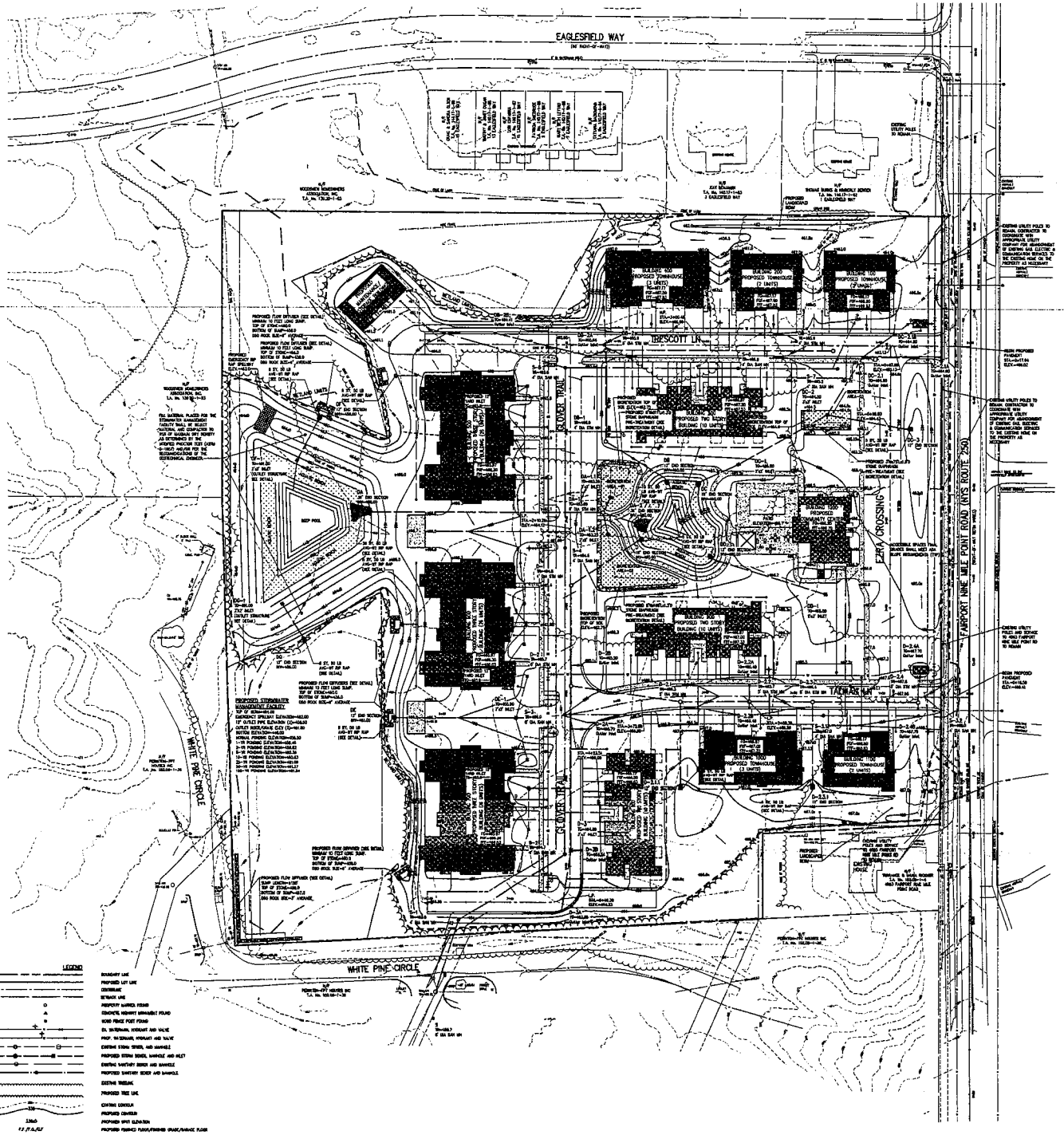
[redacted] ASSOCIATES

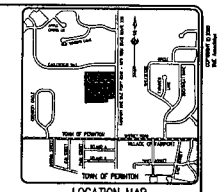
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

PROJECT: PARKER PLACE
4541 & 4581 NINE MILE POINT ROAD
TOWN OF PERINTON, MONROE COUNTY, NEW YORK STATE

PRELIMINARY/FINAL
UTILITY PLAN

SCALE: 1"=40'
DATE: JULY 2019
PROJECT NO. 2643
DRAWING NO. 08





LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

GRADING NOTES:

1. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD, AND PROTECT ALL SURVEY CONTROL MONUMENTS AND BENCH-MARK REFERENCE POINTS IN THE AREAS OF CONSTRUCTION. IF DISAPPEARED, THEY SHALL BE RE-SET BY THE OWNER'S SURVEYOR, CALL THE MONROE COUNTY GEODETIC SURVEY OFFICE.
2. THE CONTRACTOR SHALL CONTROL DUST (WATER AS SPECIED BY THE TOWN OF PENFIELD).
3. FILL MATERIAL PLACED IN THE PAVEMENT AND BUILDING AREA SHALL BE SELECT MATERIAL, AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D-1557) AND/OR PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL SUPPLY THE ENGINEER AND THE TOWN OF PENFIELD WITH DOCUMENTATION THAT RESULTS FROM 10 PLACEMENT THE STONE MAINLINE.
4. CONTRACTOR SHALL INSTALL STONE SUBBASE AND THE ASPHALT CONCRETE BINDER COURSE. PRIOR TO PLACING THE BINDER COURSE, THE ROAD BASE SHALL BE REVIEWED BY THE ENGINEER AND THE TOWN.
5. THE OWNER AND THE CONTRACTOR SHALL HAVE COMPLETE KNOWLEDGE OF THE REQUIREMENTS OF THE TOWN OF PENFIELD AND THEY SHALL CONFORM TO THEIR POLICY AT ALL TIMES. ANY BUILDING IS INTEGRATED WITH THE DEVELOPMENT OF THIS SECTION.
6. THE GRADING DESIGN ASSUMES A TOPSOIL DEPTH OF 12 INCHES ACROSS THE SITE BASED UPON TEST PIT DATA. IF SITE CONDITIONS DIFFER FROM THIS, BY MORE THAN 3", THE CONTRACTOR IS TO NOTIFY THE OWNER AND ENGINEER.
7. TOPSOIL IS TO BE STOCKPILED FROM ALL DISTURBED AREAS.
8. THE CONTRACTOR SHALL VERIFY THE TOPSOIL STOCKPILE VOLUME TO ACCOMMODATE ACTUAL VOLUME OF TOPSOIL STOCKPILED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN THE TOPSOIL STOCKPILE IS COMPLETE AND BEFORE BEGINNING THE MAIN GRADING OPERATIONS.
9. THE EARTHWORK ANALYSIS IS BASED ON ESTIMATIONS FOR TOPSOIL DEPTH, DAMAGE AND COMPACTION. ACTUAL FIELD CONDITIONS MAY VARY FROM THE ASSUMPTIONS MADE FOR THE ANALYSIS. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IF CONDITIONS VARY FROM THE DESIGN PARAMETERS.

10. ALL UTILITY TRENCHES, PAVEMENT, AND BUILDING PAD FILLS SHALL BE FREE AND CLEAR OF CONSTRUCTION DEBRIS MATERIALS.

TOPOGRAPHIC INFORMATION NOT ALONG NYS RT 250 AND OUTSIDE OF THE PROJECT LIMIT IS PER AVAILABLE LIDAR INFORMATION

SEE NYSDOT PERMIT PLANS FOR PROPOSED WORK WITHIN THE NYS RT 250 RIGHT-OF-WAY

APPROVALS

BY: _____ DATE: 6/25/2021
TOWN ENGINEER

BY: _____ DATE: _____
COMMISSIONER OF PUBLIC WORKS

BY: _____ DATE: _____
PLANNING BOARD ATTORNEY

BY: _____ DATE: _____
CHAIRMAN OF THE PLANNING BOARD

BY: _____ DATE: _____
TOWN CLERK

7	6/25/21	JC	
6	5/13/21	JC	
5	3/31/21	JC	
4	12/21/20	JC	
3	11/20/20	JC	
2	10/20/20	JC	
1	9/14/20	JC	
	DATE	BY	REVISIONS

ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
217 MONROE AVENUE
ROCHESTER, NEW YORK 14607
PHONE 585-271-7160
FAX 585-271-7167
WWW.MRCPC.COM

STATE OF NEW YORK
JAMES A. CORNISH
083177
LICENSED PROFESSIONAL ENGINEER

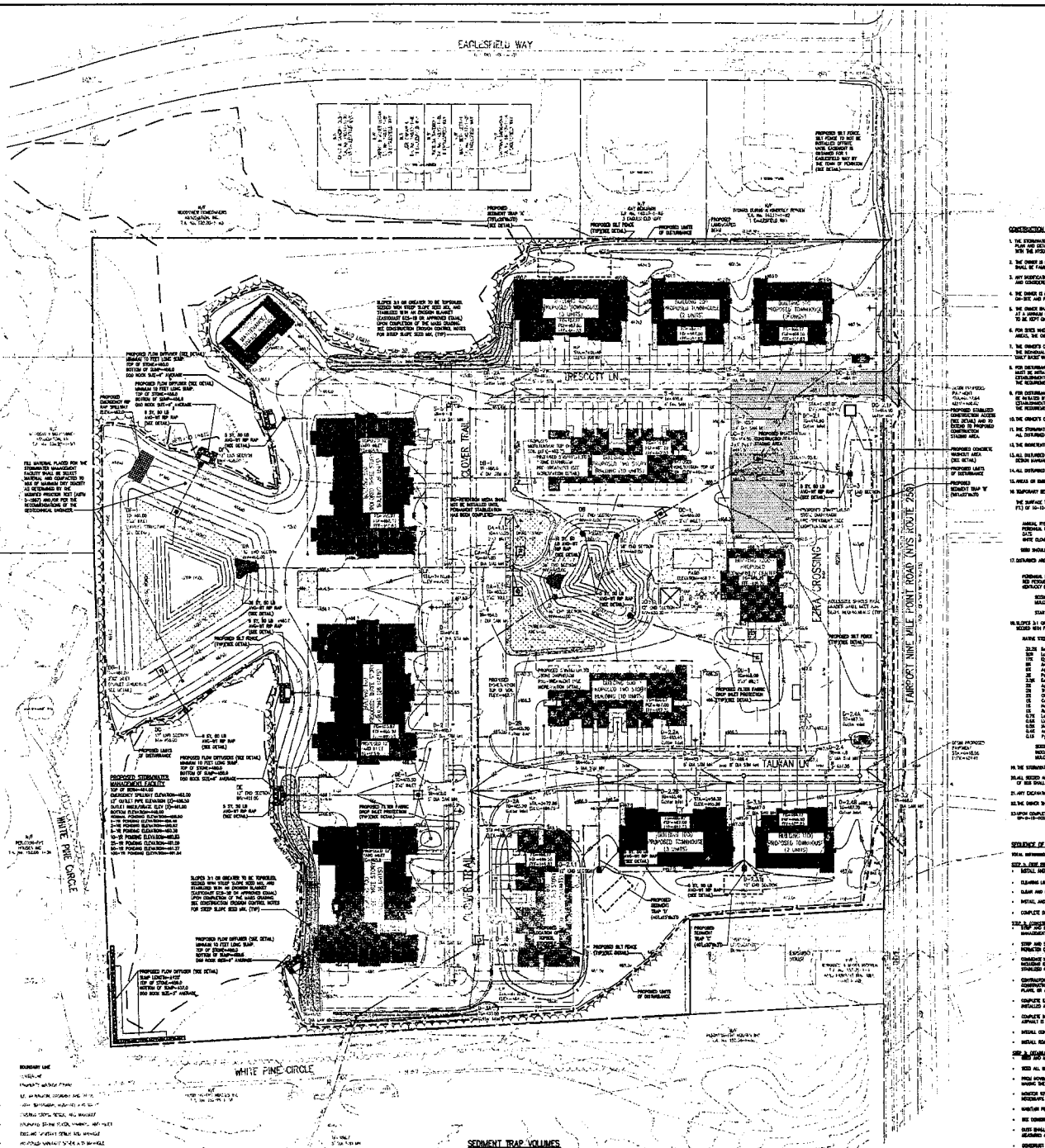
PROJECT: PARKER PLACE
LOCATION: 4545 & 4549 NINE MILE POINT ROAD
TOWN OF PENFIELD, MONROE COUNTY, NEW YORK STATE
TAX MAP NUMBER: 140.17-1-1, 15.00-1-1.1
ON PROPERTY OWNED BY: PARKER PLACE LLC
PRELIMINARY PLAN
DRAWING TITLE: GRADING PLAN

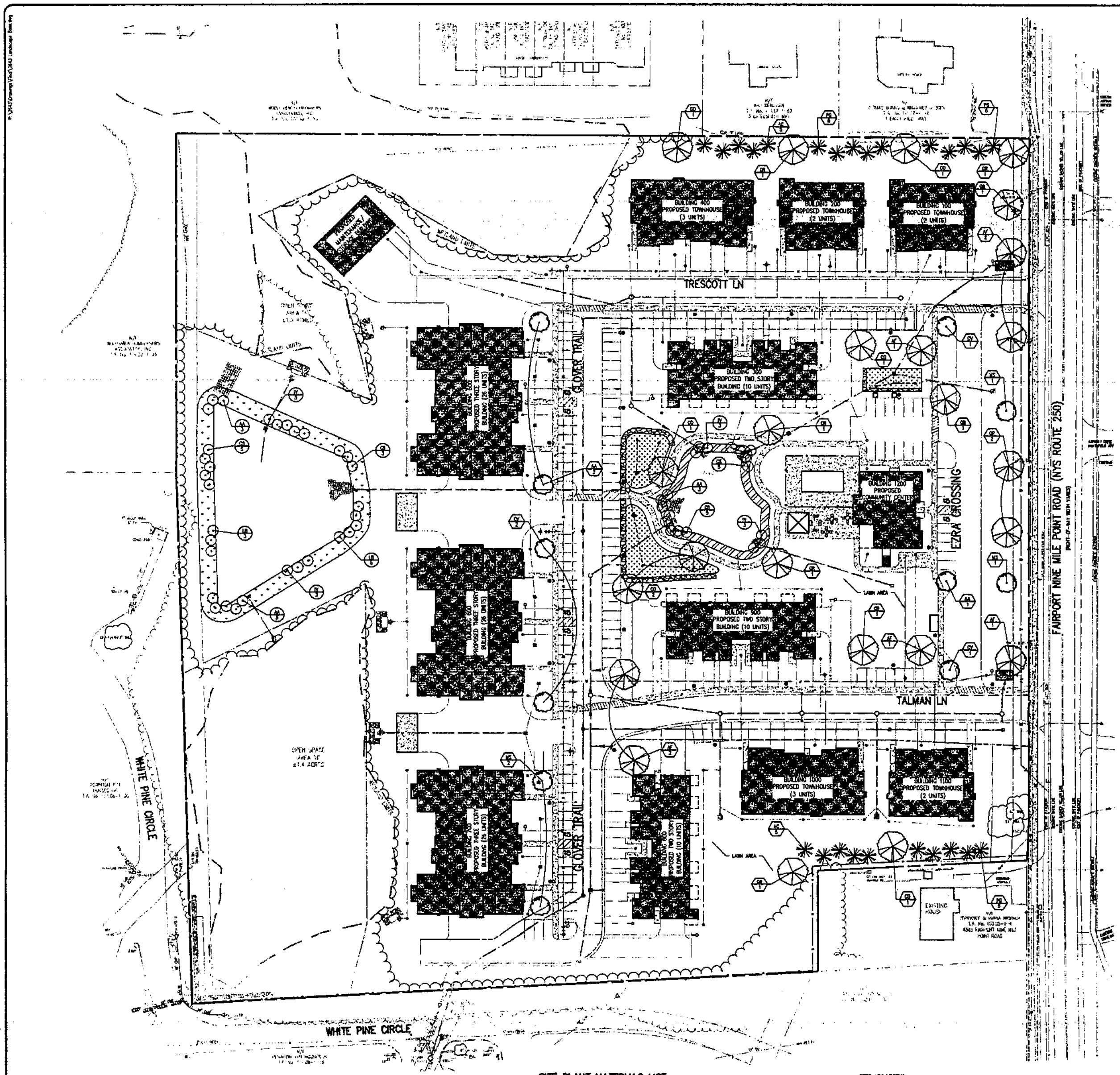
PROJECT MANAGER: A. SCHRADER
PROJECT ENGINEER: J.A. CORNISH
DRAWN BY: A.J. STURM

SCALE	DATE ISSUED
1"=40'	JULY 2020

PROJECT NO. 2643
DRAWING NO. 09

PHILIP A. CORNISH PORTMANN, TOWNSHIP 15, RANGE 4, TOWN LOT 43, TAX MAP NUMBER 140.17-1-1, 15.00-1-1.1


EAGLESFIELD WAY
PRESCOTT LN.
CLOVER TRAIL
EZRA CROSSING
TALIEAN LN.
FAIRPORT NINE MILE POINT ROAD (NYS ROUTE 250)
WHITE PINE CIRCLE
PROPOSED TOWNHOUSE (3 UNITS)
PROPOSED TOWNHOUSE (12 UNITS)
PROPOSED TOWNHOUSE (7 UNITS)
PROPOSED TOWNHOUSE (13 UNITS)
PROPOSED TOWNHOUSE (12 UNITS)
PROPOSED TOWNHOUSE (12 UNITS)
PROPOSED TOWNHOUSE (12



LANDSCAPE NOTES:

1. 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.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFFS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION.
4. ALL TREES SHALL BE LOCATED A MINIMUM DISTANCE OF FIVE FEET (5') FROM THE HORIZONTAL LINE OF UNDERGROUND UTILITIES TO THE PLANT BALL.
5. ALL TREES SHALL BE LOCATED A MINIMUM DISTANCE OF TEN FEET (10') FROM THE HORIZONTAL LINE OF OVERHEAD UTILITIES TO THE PLANT BALL.
6. PLANTING SOIL MIXTURE SHALL HAVE A RATIO BY VOLUME OF FOUR PARTS TOPSOIL TO ONE PART PEAT. SOIL AMENDMENTS TO BE MODIFIED PER INDIVIDUAL PLANT MATERIAL REQUIREMENTS.
7. STAKE TREES IMMEDIATELY AFTER PLANTING. REFER TO DETAIL.
8. PROVIDE ALL PLANTING BEDS WITH A CONTINUOUS 3" LAYER OF MULCH. MULCH SHALL BE PROVIDED AS FOLLOWS: 100 % SHREDDED HARDWOOD MULCH, NO GREATER THAN 1" IN SIZE, UNIFORMLY MIXED AND FREE FROM DELETERIOUS MATERIAL.
9. SEED ALL AREAS NOT PAVED, PLANTED OR SPECIFIED OTHERWISE WITH LAWN SEED.

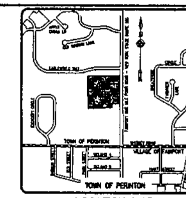
A. LAWN SEED MIXTURE SHALL BE PROVIDED AS FOLLOWS:

	% BY WEIGHT	% BY PURITY	% GERM
'REPELL', 'CITATION' & 'MORNING STAR' PERENNIAL RYE GRASS	40	98	85
'JAMESTOWN II', 'FORTRESS', 'DAWSON' RED FESCUE	20	97	80
'BARON' & 'MIDNIGHT' KENTUCKY BLUEGRASS	40	85	80

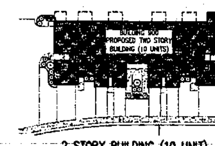
SEEDING RATE: 4.0 LBS PER 1,000 SF.
MULCH: STRAW AT TWO TONS PER ACRE, OR WOOD FIBER MULCH USED WITH A HYDROSEEDING APPLICATION METHOD, WITH TACKIFIER.
STARTING FERTILIZER: 5:10:10 AT 20 LBS PER 1,000 SF.

PLEASE REFER TO BME DRAWING # 2643-10 / EROSION CONTROL PLAN FOR FURTHER SEEDING REQUIREMENTS IE. : TEMPORARY SEEDING AND SPECIALIZED SEED MIXES.

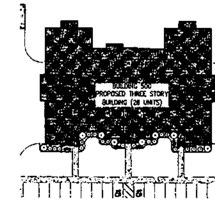
10. PROPOSED PLANT MATERIALS SHALL BE FIELD LOCATED, AND THE CONTRACTOR SHALL PERFORM A ROUGH STAKEOUT OF PLANTINGS FOR REVIEW AND APPROVAL BY OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARE AND MAINTENANCE OF PLANT MATERIALS AND SEEDED AREAS UNTIL FINAL ACCEPTANCE.
12. A MINIMUM 1 YEAR GUARANTEE SHALL BE PROVIDED ON ALL PLANT MATERIALS FROM DATE OF FINAL ACCEPTANCE.



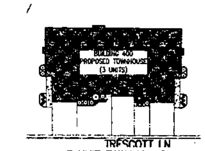
LOCATION MAP
NOT TO SCALE



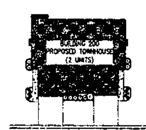
2 STORY BUILDING (10 UNIT) FOUNDATION PLANTING PLAN
1"=40'



THREE STORY BUILDING (26 UNIT) FOUNDATION PLANTING PLAN
1"=40'



3 UNIT TOWNHOUSE FOUNDATION PLANTING PLAN
1"=40'

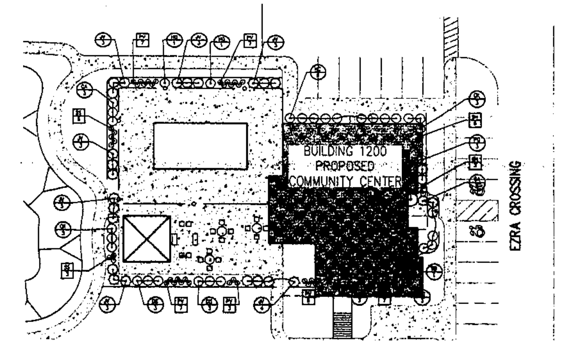


2 UNIT TOWNHOUSE FOUNDATION PLANTING PLAN
1"=40'

SUGGESTED FOUNDATION PLANT KEY

		BOTANICAL NAME	COMMON NAME
⊙	LARGE SHRUBS	Hydrangea quercifolia Viburnum burkwoodii	Oakleaf Hydrangea Burkwood Viburnum
	SMALL SHRUBS	Clethra alnifolia 'Pink Spires' Cornus sericea 'Kelsey's Dwarf' Physocarpus opulifolius 'Tiny Wine' Rhus aromatica 'Gro-low'	Pink Spires Summersweet Kelsey's Dwarf Dogwood Tiny Wine Ninebark Gro-low Sumac
	GRASSES	Schizachyrium scoparium 'The Blues' Sporobolus heterolepis Panicum virgatum 'Heavy Metal'	The Blues Little Bluestem Prairie Dropseed Heavy Metal Switchgrass
	PERENNIALS	Echinacea purpurea Geranium macrorrhizum 'Marshall's Delight' Liatris spicata Nepeta racemosa 'Walker's Low' Rudbeckia fulgida var. 'Goldsturm'	Purple Cone Flower Marshall's Delight Geranium Blazing Star Walker's Low Catmint Goldsturm Black Eyed Susan

NOTE: FINAL PLANT SELECTION AND LOCATION TO BE DESIGNED BY LANDSCAPE CONTRACTOR FOR REVIEW AND APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION



COMMUNITY CENTER FOUNDATION PLANTING PLAN
1"=20'

SITE PLANT MATERIALS LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
TREES						
3	AA	Amelanchier spp. 'Spring Flurry'	Spring Flurry Serviceberry	2.5" cal	B&B	
10	AC	Abies concolor	White Fir	5'-6'	B&B	
7	AF	Acer freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	3" cal	B&B	
7	CO	Celtis occidentalis	Hackberry	3" cal	B&B	
4	CY	Crataegus crus-galli var. inermis	Thornless Cockspur Hawthorn	2.5" cal	B&B	
3	GB	Ginkgo biloba 'Magyar'	Magyar Ginkgo	3" cal	B&B	MALE VARIETIES ONLY
4	MS	Malus sp. 'Prairiefire'	Prairiefire Crabapple	2.5" cal	B&B	
10	PG	Picea glauca	White Spruce	5'-6'	B&B	
5	PS	Pinus strobus	White Pine	5'-6'	B&B	
7	QR	Quercus rubra	Red Oak	3" cal	B&B	
SHRUBS						
9	CA	Clethra alnifolia 'Pink Spires'	Pink Spires Summersweet	18"	B&B	
6	CK	Cornus sericea 'Kelsey's Dwarf'	Kelsey's Dwarf Dogwood	18"	B&B	
8	DS	Diervilla sessilifolia	Southern Bush Honeysuckle	18"	B&B	
5	HQ	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	18"	B&B	
9	HC	Hypericum calycinum	St. John's Wort	18"	B&B	
22	JV	Juniperus virginiana 'Taylor'	Taylor Red Cedar	6'	B&B	
6	PO	Physocarpus opulifolius 'Tiny Wine'	Tiny Wine Ninebark	18"	B&B	
4	VB	Viburnum burkwoodii	Burkwood Viburnum	36"	B&B	
GRASSES						
29	PV	Panicum virgatum 'Heavy Metal'	Heavy Metal Switchgrass	1 GL	B&B	
8	SS	Schizachyrium scoparium 'The Blues'	The Blues Little Bluestem	1 GL	B&B	
13	SH	Sporobolus heterolepis	Prairie Dropseed	1 GL	B&B	
STORMWATER MANAGEMENT AREA SHRUBS						
11	AA	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokecherry	24"	BR	
18	CS	Cornus sericea	Redtwig Dogwood	24"	BR	
14	IV	Ilex verticillata	Winterberry Holly	24"	BR	
8	LB	Lindera benzoin	Spicebush	24"	BR	

SEED MIX LEGEND:

STORMWATER MANAGEMENT POND MIX; "OBL Wetland Mix"; Ernst Conservation Seeds (ERNMX-131); Seeding Rate: 15 LBS/AC. or ½ LB - 1 LB/1,000 SF.

INFILTRATION BASIN; "FLOODPLAIN MIX"; Ernst Conservation Seeds (ERNMX-154); Seeding Rate: 20 LBS/AC.

STORM WATER FACILITY FOREBAY; "RAIN GARDEN MIX"; Ernst Conservation Seeds (ERNMX-180); Seeding Rate: 20 LBS/AC.

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINE
- CENTERLINE
- SETBACK LINE
- PROPERTY MARKER FOUND
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING WATERMAIN, HYDRANT AND VALVE
- PROPOSED WATERMAIN, HYDRANT AND VALVE
- EXISTING STORM SEWER, AND MANHOLE
- PROPOSED STORM SEWER, MANHOLE AND INLET
- PROPOSED STORM LATERAL
- EXISTING SANITARY SEWER AND MANHOLE
- PROPOSED SANITARY SEWER AND MANHOLE
- PROPOSED SANITARY LATERAL

SEE DETAIL SHEET
BME DWG. #2643-15 FOR
PLANTING DETAILS

APPROVALS

BY: TOWN ENGINEER	DATE: 6/29/2022
BY: COMMISSIONER OF PUBLIC WORKS	DATE:
BY: PLANNING BOARD ATTORNEY	DATE:
BY: FIRE CHIEF	DATE:
BY: CHAIRMAN OF THE PLANNING BOARD	DATE:
BY: TOWN CLERK	DATE:

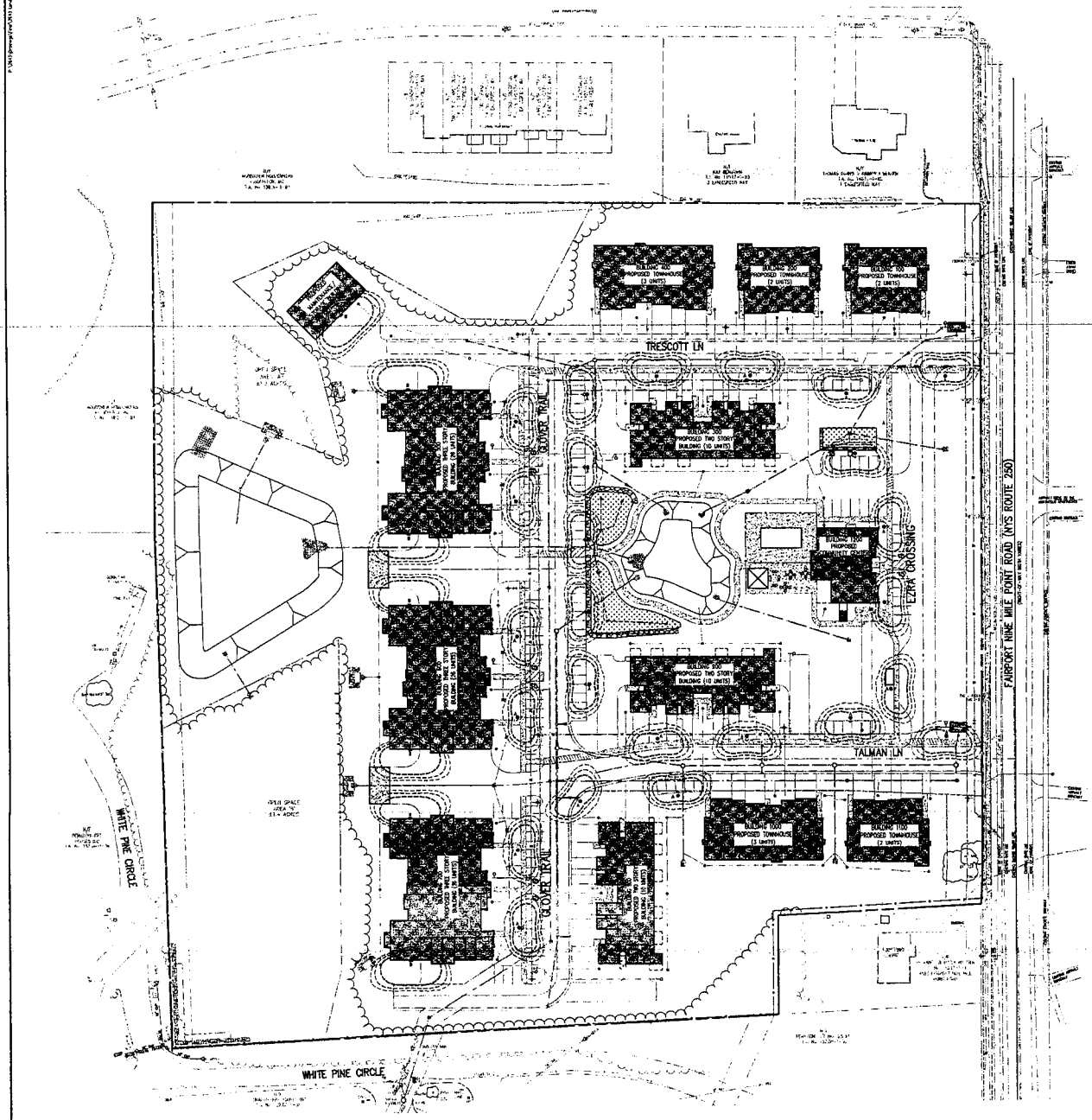
PHELPS & GORHAM PURCHASE, TOWNSHIP 12, RANGE 4, TOWN LOT 43, TAX MAP NUMBER 140.17-1-4; 153.05-1-1.1

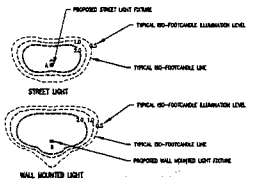
NO.	REVISIONS	DATE	BY
1	REVISED PER GENERAL COMMENT		
2	REVISED PER TOWN, AGENCIES & GENERAL COMMENTS		
3	REVISED PER TOWN, AGENCIES & GENERAL COMMENTS		
4	UPDATED 16-UNIT AND CLUBHOUSE FOOTPRINTS		

ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

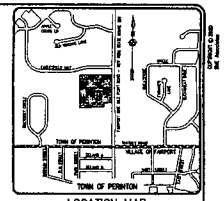
PROJECT: PARKER PLACE
LOCATION: 4541 & 4551 NINE MILE POINT ROAD, TOWN OF PERINTON, MONROE COUNTY, NEW YORK STATE
CLIENT: PP FAIRPORT, LLC
DRAWING TITLE: PRELIMINARY/FINAL LANDSCAPE PLAN

PROJECT MANAGER	
PROJECT ENGINEER	
DRAWN BY	
SCALE 1"=40'	DATE ISSUED JULY 2020
PROJECT NO.	2643
DRAWING NO.	11

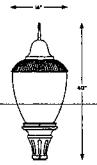




TYPICAL ISO-FOOTCANDLE PLOT
N.T.S.



LOCATION MAP
NOT TO SCALE



SITE LIGHTING DETAIL
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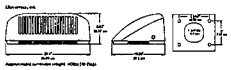
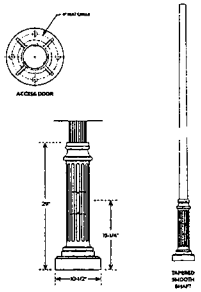


WALL MOUNTED LIGHTING DETAIL
N.T.S.



LIGHT POLE DETAIL DETAIL
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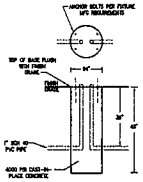


LIGHT POLE BASE DETAIL
N.T.S.

LIGHTING NOTES:

1. SITE LIGHTING TO BE PROVIDED AS DETAILED IN PROVIDED LUMINAIRE SCHEDULES, OR AS APPROVED EQUIVALENT
2. WALL MOUNTED FIXTURE TO BE CARDCO LIGHTING LED WALL SCONCE, -CAT. # WS-4L-400-4W-G2-3-120-F2-BK
3. SITE LIGHTING TO BE STERNBERG LIGHTING, ANDAC SERIES, LED ACORN STREET LAMP -CAT. # PT-B7500BRLED-3AL-40-MLDLH-1-BKT
4. LIGHT POLE TO BE STERNBERG LIGHTING, 4000 DECATUR SERIES. -CAT. # 4A-10-3A-3BS-BKT
5. ALL SITE LIGHTING TO BE DARK SKY COMPLIANT.
6. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES AND TAKEOFFS.
7. CONTRACTOR TO PROVIDE FINAL CUT SHEET AND SHOP DRAWINGS OF PROPOSED LIGHT FIXTURES, POLES, AND LIGHT BASES FOR REVIEW AND APPROVAL BY OWNER PRIOR TO INSTALLATION.
8. OWNER/CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL SERVICE DISTRIBUTION DESIGN AND LIGHTING CIRCUITRY DESIGN.

LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINE
- EASEMENT
- SETBACK LINE
- PROPERTY MARKER FOUND
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING WATERMAIN, HYDRANT AND VALVE
- PROPOSED WATERMAIN, HYDRANT AND VALVE
- EXISTING STORM SEWER, AND MANHOLE
- PROPOSED STORM SEWER, MANHOLE AND INLET
- PROPOSED STORM LATERAL
- EXISTING SANITARY SEWER AND MANHOLE
- PROPOSED SANITARY SEWER AND MANHOLE
- PROPOSED SANITARY LATERAL

LUMINAIRE SCHEDULE

TYPE		QTY	MANUFACTURER CATALOGUE NUMBER	ARRANGEMENT	WATTAGE	LUMENS/LAMP	LLF	MH	POLE	DESCRIPTION
A		32	PT-B7500BRLED-3AL-40-MLDLH-1-BKT	Single	41	5865	1.0	18'	N/A	STERNBERG LIGHTING, ANDAC SERIES, LED ACORN STREET LAMP
B		7	WS-4L-400-4W-G2-3-120-F2-BK	Single	120	11,000	1.0	18'	N/A	CARDCO LIGHTING LED WALL SCONCE

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

APPROVALS

BY: _____ DATE: 6/29/2021
TOWN ENGINEER

BY: _____ DATE:
COMMISSIONER OF PUBLIC WORKS

BY: _____ DATE:
PLANNING BOARD ATTORNEY

BY: _____ DATE:
FIRE CHIEF

BY: _____ DATE:
CHAIRMAN OF THE PLANNING BOARD

BY: _____ DATE:
TOWN CLERK

14			
13			
12			
11			
10			
9			
8	UPDATED 24-UNIT APT ELEVATION PER OWNER	4/29/21	JAC
7	REVISED PER TOWN, AGENCIES & SITEVIEW COMMENTS	3/17/21	LJB
6	REVISED PER TOWN, AGENCIES & SITEVIEW COMMENTS	2/17/21	LJB
5		1/19/21	LJB
4			
3			
2			
1	INITIAL PRE-SUBMISSION SUBMITTAL	12/18/20	LJB
	REVISIONS	DATE	BY

ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
47 FAIRGROUNDS DRIVE
ROCHESTER, NEW YORK 14618
PH: (585) 381-9250
FAX: (585) 381-9251
WWW.LANCASTERDESIGN.COM

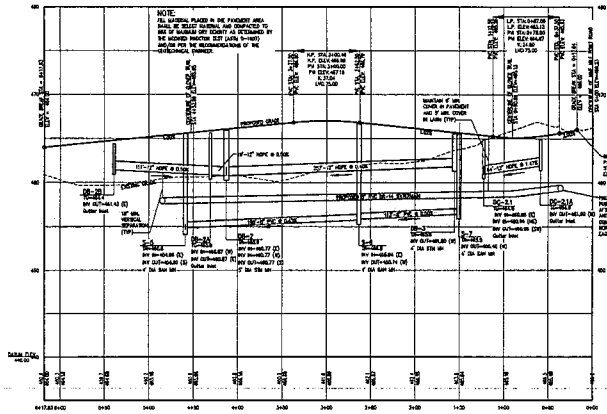
LANCASTER DESIGN ASSOCIATES
LANDSCAPE ARCHITECTS
ENGINEERS
SURVEYORS
PLANNERS

PROJECT: PARKER PLACE
SITE PLAN, SUBDIVISION, AND SPECIAL USE PERMIT
TOWN OF PENFIELD, MONROE COUNTY, NEW YORK
PARKER PLACE LLC
1000 PITTSFORD VICTOR ROAD, SUITE 200
PITTSFORD, NEW YORK 14534

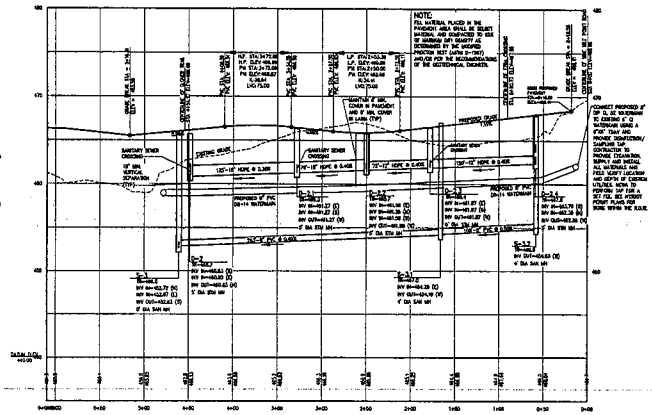
DRAWING TITLE: PRELIMINARY/FINAL LIGHTING PLAN

PROJECT MANAGER: J.L. BORNHOLDT
PROJECT ENGINEER: J.R. CASTANO
DRAWN BY: L. BORNHOLDT
SCALE: 1"=40'
DATE ISSUED: JULY 2020
PROJECT NO: 2643
DRAWING NO: 12

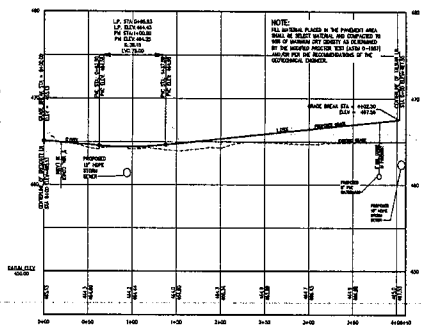
PROJECT: A CERTAIN PARCEL OF LAND, TOWNSHIP 13, RANGE 4, TOWN LOT 43, SEC. 6 MAP NUMBER 1140.15-1-1.1, 1015.00-1-5.1



TRESCOTT LANE
SCALE HORZ 1"=50' VERT 1"=5'



TALMAN LANE
SCALE HORZ 1"=50' VERT 1"=5'



EZRA CROSSING
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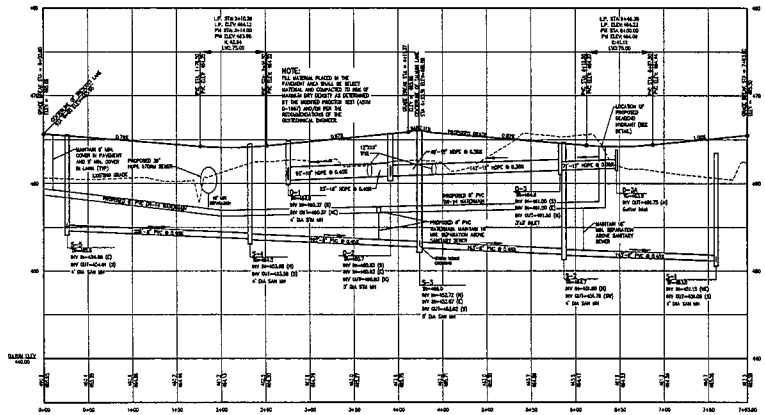

GLOVER TRAIL
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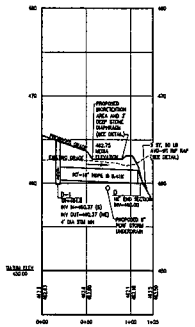
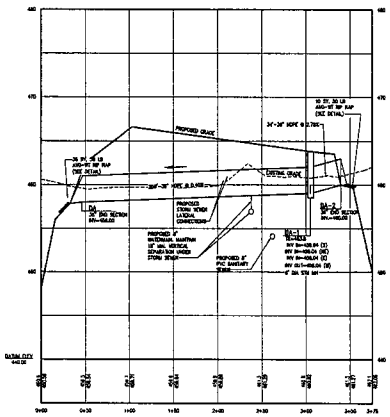
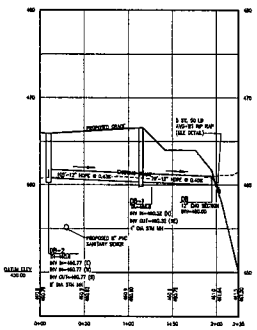


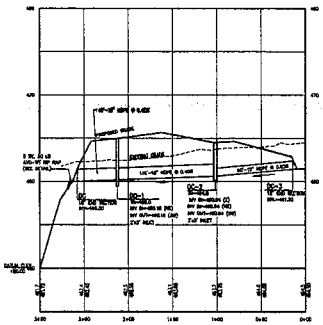
STORM SEWER D-1 TO D
SCALE HORZ 1"=50' VERT 1"=5'



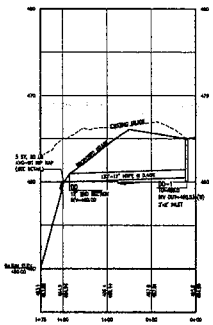
STORM SEWER DA-2 TO DA
SCALE HORZ 1"=50' VERT 1"=5'



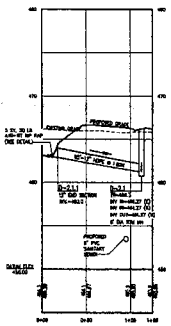
STORM SEWER DB-2 TO DB
SCALE HORZ 1"=50' VERT 1"=5'



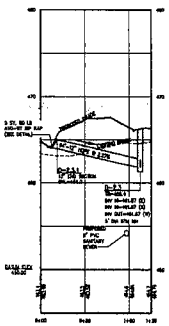
STORM SEWER DC-2 TO DC
SCALE HORZ 1"=50' VERT 1"=5'



STORM SEWER DD-1 TO DD
SCALE HORZ 1"=50' VERT 1"=5'



STORM SEWER D-2.1.1 TO D-2.1
SCALE HORZ 1"=50' VERT 1"=5'



STORM SEWER D-2.3.1 TO D-2.3
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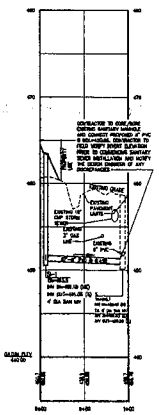


SANITARY SEWER S-1 TO S
SCALE HORZ 1"=50' VERT 1"=5'

6/27/2024
DATE

CONSULTANT OF RECORD SIGNATURE DATE

NO.	DATE	BY	REVISIONS
1	8/8/22	JS	REVISED PER TOWN, AGENCY & OWNER COMMENTS
2	7/7/23	JS	REVISED PER TOWN, AGENCY & OWNER COMMENTS
3	6/27/24	JS	REVISED PER AGENCY COMMENT

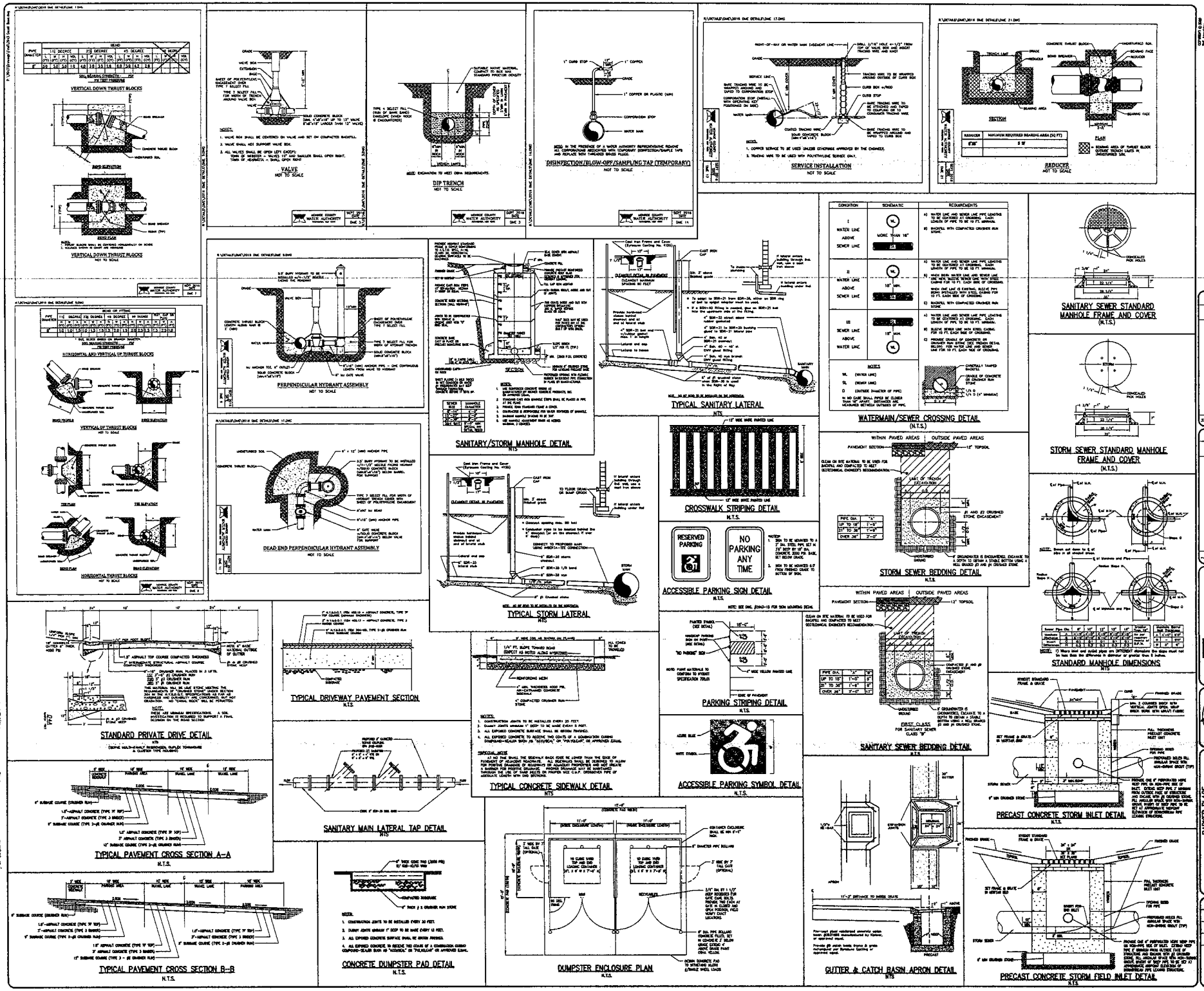
ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
PHONE 908.277.7300
FAX 908.277.7301
2 JEFF BRIDGE PLACE EAST
CHATHAM TOWNSHIP, NEW JERSEY 07928-1450

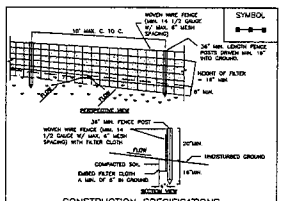
STATE OF NEW JERSEY
JOHN SAMUEL BOLLES
LICENSED PROFESSIONAL ENGINEER

PROJECT PARKER PLACE
LOCATION CLIFF & EAST HILL PLACE (PVC ROAD)
TOWN OF MORRISTOWN, MORRIS COUNTY, NEW JERSEY
CLIENT PARKER PLACE, LLC
SBL 1001 TOWNSHIP BLOCK 1.01 LOT 1.01 (PVC ROAD)
PROJECT TITLE PRELIMINARY/FINAL PROFILE SHEET

PROJECT MANAGER
J.S. BOLLES
PROJECT ENGINEER
J.S. BOLLES
DRAWN BY
J.S. BOLLES
CHECKED BY
J.S. BOLLES
SCALE DATE DRAWN
AS SHOWN JULY 2022
PROJECT NO.
2643
DRAWING NO.
13

PHILIPS & ASSOCIATES, PROJECT NO. 2643, & TOWN LOT 1.01, TOX MAP BLOCK 1.01/1.01-1.1, SCALE=1:1.01


VERTICAL DOWN THRUST BLOCKS
NOT TO SCALE
VALVE
NOT TO SCALE
DIP TRENCH
NOT TO SCALE
DISINFECTION/BLOW-OFF/SAMPLING TAP (TEMPORARY)
NOT TO SCALE
SERVICE INSTALLATION
NOT TO SCALE
REDUCER
NOT TO SCALE
HORIZONTAL AND VERTICAL UP THRUST BLOCKS
NOT TO SCALE
PERPENDICULAR HYDRANT ASSEMBLY
NOT TO SCALE
DEAD END PERPENDICULAR HYDRANT ASSEMBLY
NOT TO SCALE
HORIZONTAL THRUST BLOCKS
NOT TO SCALE
SANITARY/STORM MANHOLE DETAIL
NTS
TYPICAL SANITARY LATERAL
NTS
TYPICAL STORM LATERAL
NTS
WATERMAIN/SEWER CROSSING DETAIL
(N.T.S.)
CROSSWALK STRIPING DETAIL
N.T.S.
ACCESSIBLE PARKING SIGN DETAIL
N.T.S.
PARKING STRIPING DETAIL
N.T.S.
ACCESSIBLE PARKING SYMBOL DETAIL
N.T.S.
SANITARY SEWER STANDARD MANHOLE FRAME AND COVER
(N.T.S.)
STORM SEWER STANDARD MANHOLE FRAME AND COVER
(N.T.S.)
STORM SEWER BEDDING DETAIL
N.T.S.
STANDARD MANHOLE DIMENSIONS
NTS
SANITARY SEWER BEDDING DETAIL
N.T.S.
PRECAST CONCRETE STORM INLET DETAIL
N.T.S.
PRECAST CONCRETE STORM FIELD INLET DETAIL
N.T.S.
STANDARD PRIVATE DRIVE DETAIL
NTS
TYPICAL DRIVEWAY PAVEMENT SECTION
N.T.S.
TYPICAL CONCRETE SIDEWALK DETAIL
NTS
SANITARY MAIN LATERAL TAP DETAIL
NTS
TYPICAL PAVEMENT CROSS SECTION A-A
N.T.S.
TYPICAL PAVEMENT CROSS SECTION B-B
N.T.S.
CONCRETE DUMPSTER PAD DETAIL
N.T.S.
DUMPSTER ENCLOSURE PLAN
N.T.S.
GUTTER & CATCH BASIN APRON DETAIL
NTS
PARKER PLACE
PRELIMINARY/FINAL
DETAIL SHEET
2643
14
(SHEET 1 OF 3)

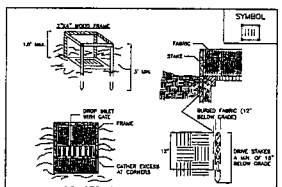


CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER T OR U TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 72 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER MAT 100X, STABILENKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

SILT FENCE



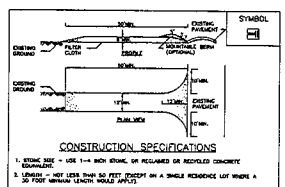
CONSTRUCTION SPECIFICATIONS

1. FABRIC SHALL HAVE AN EQUIVALENT OPENING SIZE OF 20-40 (U.S. STANDARD SIEVE SIZE) AND A MINIMUM TENSILE STRENGTH OF 200 LBS.
2. CLEAR STONE SHALL CONTAINING NO FINES THAT WILL PASS THROUGH THE SIEVE SIZE SPECIFIED ABOVE.
3. STAKE MATERIAL SHALL BE SEASONED, SOUND, 1" X 1" WOOD OR EQUIVALENT. STAKES SHALL HAVE A MINIMUM LENGTH OF 20".
4. LARGE STONES SHOULD BE PLACED ALONG THE FABRIC AT THE BASE OF THE STAKE ON THE UPHILL SIDE TO ANCHOR THE FABRIC. THIS SHOULD BE ACCOMPLISHED WITH THE USE OF SAME WOOD USED FOR FILTER FABRIC FOR SUPPORT.
5. EXCESS FABRIC SHALL BE FOLDED AT THE CORNERS TO ALLOW FOR ADEQUATE STRENGTH. THE FABRIC SHOULD BE FIRMLY ATTACHED TO THE STAKES AND FRAME.
6. 3-4" STONE SHALL BE PLACED ON THE FABRIC EXTENDED AROUND THE DROP INLET FRAME TO ANCHOR THE FABRIC.

MAXIMUM DRAINAGE AREA 1 ACRE

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS.
NEW YORK STATE DEPARTMENT OF TRANSPORTATION.
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

FABRIC DROP INLET PROTECTION



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 1-4 INCH 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 WHICH IT IS PLACED. THICKNESS OR EXCESS DIGGING TRENCH (HEIGHT-FOUR (4) FOOT) IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPE 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 TRACKED 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 REQUIRED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

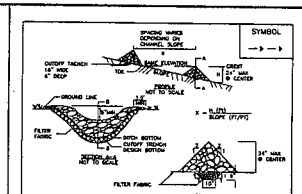
ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS.
NEW YORK STATE DEPARTMENT OF TRANSPORTATION.
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

STABILIZED CONSTRUCTION ACCESS

Table 6.1 Soil Disturbance Inventory		
Type of Soil Disturbance	Soil Restoration Requirement	Comment/Example
No soil disturbance	Restoration not permitted	Preservation of Natural Features
Minimal soil disturbance	Restoration not required	Clearing and grubbing
Areas where topsoil is stripped only - no change in grade	Apply 4 inches of topsoil / Apply 6 inches of topsoil	Protect area from any ongoing construction activities.
Areas of cut or fill	Apply 4 inches of topsoil / Apply 6 inches of topsoil	Apply full Soil Restoration ** / Apply full Soil Restoration **
Heavy traffic areas on site (especially in a zone 5-25 feet around buildings but not within a 5 foot perimeter around foundation walls)	Apply full Soil Restoration (decompaction and compost enhancement)	
Areas where Runoff Reduction and/or infiltration practices are applied	Restoration not required, but may be applied to enhance the reduction specified for appropriate practices.	Keep construction equipment from crossing these areas. To protect newly installed practice from any ongoing construction activities constant: a single phase operation focus area
Redevelopment projects	Soil Restoration is required on redevelopment projects in areas where soil disturbing supervision was not to previous area.	

*Aeration includes the use of machines such as tractor-drawn implements with coulters making a narrow slit in the soil, a roller with cleaty spikes making indentations in the soil, or prongs which function like a vision subsoiler.

** For "Deep Ripping and De-compaction, DEC 2008".



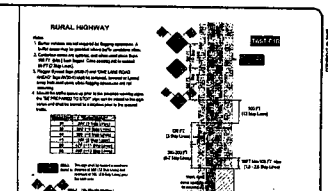
CONSTRUCTION SPECIFICATIONS

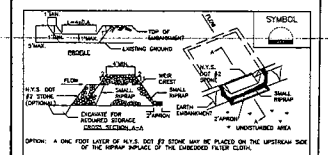
1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN ON THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSURE THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE BASE ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT OUTFLOW AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND ERODION WITH STONE ON LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL IMPROVEMENTS SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.

MAXIMUM DRAINAGE AREA 2 ACRES.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS.
NEW YORK STATE DEPARTMENT OF TRANSPORTATION.
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

STONE CHECK DAM





OPTION: A ONE FOOT LAYER OF N.Y.S. DOT #2 STONE MAY BE PLACED ON THE UPSTREAM SIDE OF THE RIPRAP INFLUENCE OF THE EMBEDDED FILTER CLOTH.

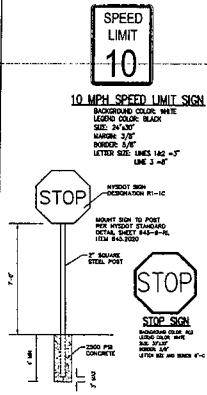
CONSTRUCTION SPECIFICATIONS

1. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS AND OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY THAWEDING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
3. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
4. THE STONE USED IN THE OUTLET SHALL BE SMALL RIPRAP 4"-8" ALONG WITH A MIX OF GOOD HARDWOOD. THE STONE SIZE SHOULD BE LARGE ENOUGH TO BE SMALL RIPRAP OR EMBEDDED FILTER CLOTH IN THE RIPRAP.
5. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. IT SHALL BE PLACED ON SITE AND STABILIZED.
6. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
7. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND SEDIMENT ARE CONTROLLED.
8. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

MAXIMUM DRAINAGE AREA 5 ACRES

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS.
NEW YORK STATE DEPARTMENT OF TRANSPORTATION.
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

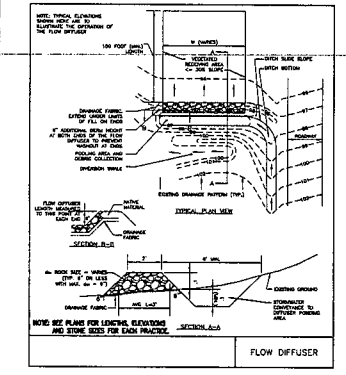
STONE OUTLET SEDIMENT TRAP ST-II



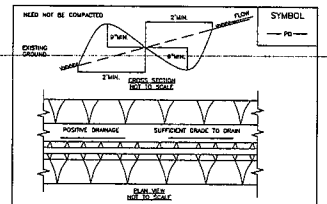
10 MPH SPEED LIMIT SIGN
BACKGROUND COLOR: WHITE
LEGEND COLOR: BLACK
SIZE: 24"X30"
MARGIN: 3/8"
BORDER: 3/8"
LETTER SIZE: UNES 1&2 = 5"
LINE 3 =6"

STOP SIGN
BACKGROUND COLOR: RED
LEGEND COLOR: WHITE
SIZE: 30"x30"
BORDER: 3/8"
LETTER SIZE AND BORDER 6"-C

TYPICAL STOP SIGN MOUNTING DETAIL
N.T.S.



FLOW DIFFUSER



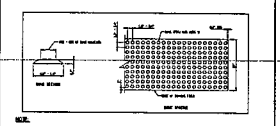
CONSTRUCTION SPECIFICATIONS

1. ALL PERMICIEN DIKE/SWALE SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
2. DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
3. DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
4. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED IN THE STANDARD.
5. STABILIZATION OF THE AREA DISTURBED BY THE DIKE AND SWALE SHALL BE DONE IN ACCORDANCE WITH THE STANDARD AND SPECIFICATIONS FOR TEMPORARY SEEDING AND MULCHING, AND SHALL BE DONE WITHIN 3 DAYS.
6. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

MAX. DRAINAGE AREA LIMIT: 2 ACRES

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS.
NEW YORK STATE DEPARTMENT OF TRANSPORTATION.
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

PERIMETER DIKE OR SWALE



NOTE:

1. THE DETAILS PROVIDED ARE NOT DRAWN TO SCALE. THE QUANTITY OF DOMES DEPICTED ON THE DETECTABLE WARNING UNITS (THE DOMES) AND THE DIFFING 24" LENGTH (SURFACE) IS FOR ILLUSTRATION ONLY.

DETECTABLE WARNING UNIT DIMENSIONS

2. THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 24" IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLARE SURFACE, EXCLUDING SIDE FLARES.

DOME ALIGNMENT

3. THE DOMES OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR PARALLEL TO THE GRADE BREAK BETWEEN THE RAMP LANDING OR CURB RAMP AND STREET.

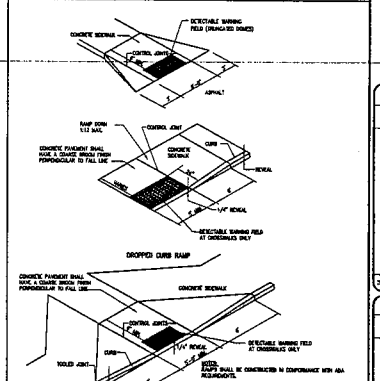
COLOR REQUIREMENTS

4. THE DETECTABLE WARNING FIELD SHALL BE THE COLOR SPECIFIED IN THE CONTRACT DOCUMENTS OR MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS.

DETECTABLE WARNING LOCATIONS

5. DETECTABLE WARNINGS SHALL BE LOCATED SO THAT THE EDGE OR CORNER OF THE WARNING FIELD NEAREST TO THE ROADWAY IS 6" TO 8" FROM THE FRONT OF THE CURB OR THE ROADWAY EDGE (IF NONE TRAVERSABLE CURB IS USED).
6. THE EDGE OF THE DETECTABLE WARNING FIELD NEAREST TO A RAILROAD CROSSING SHALL BE 6"-8" MIN. AND 15'-0" MAX FROM THE CENTERLINE OF THE NEAREST RAIL.

DETECTABLE WARNING FIELD DETAIL
N.T.S.



NOTE:
RAMPS SHALL BE CONSTRUCTED IN CONFORMANCE WITH ADA REQUIREMENTS.

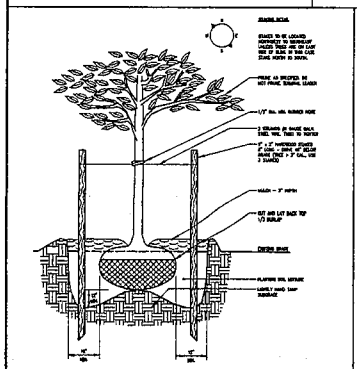
RAMPS SHALL BE SLOPED AT A UNIFORM SLOPE NOT TO EXCEED 1:12

THE SURFACE OF ALL DIAGONAL RAMPS IS TO BE STABLE, FIRM, AND SLIP-RESISTANT. DO. COARSE BROOM FINISH PERPENDICULAR TO THE RAMP SLOPE IS ACCEPTABLE.

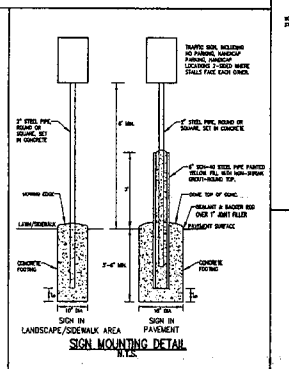
THE TOP AND BOTTOM LANDING AREAS OF RAMP CT MINIMUM ALONG DIRECTION OF RAMP) SHALL BE NO GREATER THAN 2% SLOPE IN ANY DIRECTION.

DETECTABLE WARNING FIELDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS PROVIDED ON NYSDOT STANDARD SHEET 606-5.

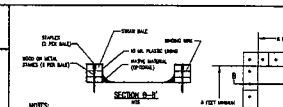
ACCESSIBLE RAMP WITH DETECTABLE WARNING FIELD DETAIL
N.T.S.

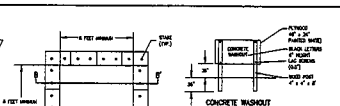


TREE PLANTING DETAIL
N.T.S.



SIGN MOUNTING DETAIL
N.T.S.

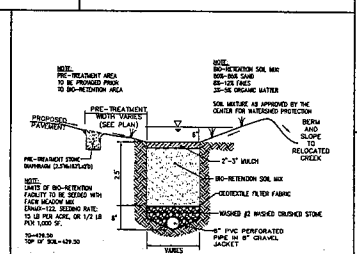




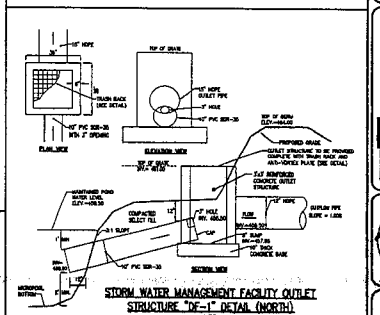
NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD. LOCATE THE FACILITY A MINIMUM OF 100 FEET FROM DRAINAGE SWALES, STORM DRAIN INLETS, WETLANDS, STREAMS AND OTHER SURFACE WATERS.
2. THE MINIMUM SIZE SHALL BE 8 FEET BY 8 FEET AT THE BOTTOM AND 2 FEET DEEP, IF EXCAVATED. THE SIDE SLOPES SHALL BE 3 HORIZONTAL TO 1 VERTICAL.
3. WASHOUT STATION SHOULD BE CLEANED WHEN CONCRETE ACCUMULATES TO 20% OF THE STORAGE VOLUME. ANY EXCESS RAIN WATER SHALL BE PUMPED INTO A CONTAINMENT VESSEL AND PROPERLY DISPOSED OF OFF SITE.
4. THE CONCRETE WASHOUT BOX SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

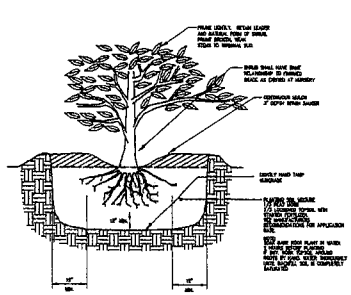
CONCRETE WASHOUT DETAIL
NTS



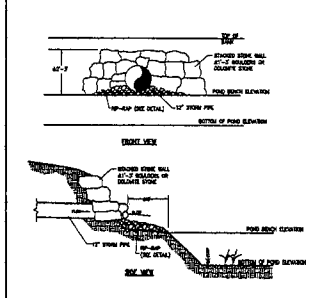
GREEN INFRASTRUCTURE BIORETENTION AREA WITH STONE DIAPHRAGM



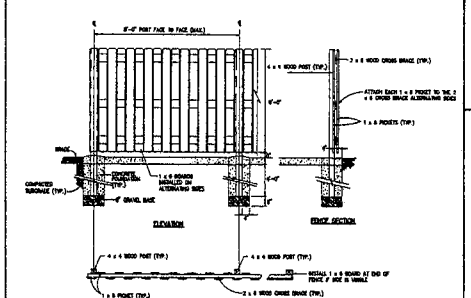
STORM WATER MANAGEMENT FACILITY OUTLET STRUCTURE "DF-1" DETAIL (NORTH)
N.T.S.



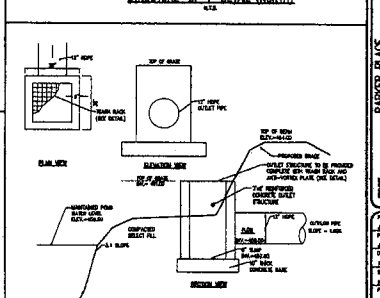
BARE ROOT SHRUB PLANTING DETAIL
N.T.S.



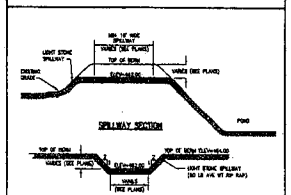
PIPE OUTLET TO CENTRAL POND DETAIL
N.T.S.



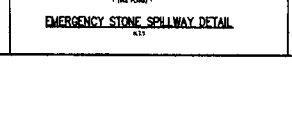
BOARD-ON-BOARD FENCE DETAIL
NTS



STORM WATER MANAGEMENT FACILITY OUTLET STRUCTURE "DG-1" DETAIL (SOUTH)
N.T.S.



TRASH RACK DETAIL
N.T.S.



EMERGENCY STONE SPILLWAY DETAIL
N.T.S.

PARKEN PLACE
PARKEN PLACE
PARKEN PLACE