

- DEPARTMENT OF HEALTH CONDITIONS OF APPROVAL:
1. THAT THE PROPOSED FACILITIES FOR WATER SUPPLY AND SEWAGE COLLECTION AND/OR TREATMENT SHALL BE INSTALLED IN CONFORMITY WITH SAID PLANS.
 2. THAT NO LOT OR REMAINING LAND SHALL BE SUBDIVIDED WITHOUT PLANS FOR SUCH RESUBDIVISION BEING SUBMITTED TO AND APPROVED BY THE NYSDOH GENEVA DISTRICT OFFICE.
 3. 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.
 4. THAT THE APPROVED PLANS MUST BE FILED WITH THE ONTARIO COUNTY CLERK PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 90 DAYS OF THE DATE OF PLAN APPROVAL.
 5. THAT ALL LOCAL AND STATE AGENCY RULES AND REGULATIONS SHALL BE COMPLIED WITH.

NEW YORK STATE DEPARTMENT OF HEALTH:

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION:

PARKWOOD SUBDIVISION

PRELIMINARY/FINAL SUBDIVISION PLANS

CITY OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK

PREPARED FOR:
MIDLAND MANAGEMENT, LLC.

758 SOUTH AVENUE
ROCHESTER, NY 14620

PRELIMINARY/FINAL SUBDIVISION PLANS

PARKWOOD SUBDIVISION

DWG. No.	TITLE
2563-10	COVER SHEET
2563-11	SUBDIVISION PLAT 01
2563-12	SUBDIVISION PLAT 02
2563-13	SITE PLAN 01
2563-14	SITE PLAN 02
2563-15	UTILITY PLAN 01
2563-16	UTILITY PLAN 02
2563-17	GRADING PLAN 01
2563-18	GRADING PLAN 02
2563-19	CONSTRUCTION EROSION CONTROL PLAN 01
2563-20	CONSTRUCTION EROSION CONTROL PLAN 02
2563-21	LATERAL PLAN 01
2563-22	LATERAL PLAN 02
2563-23	LANDSCAPE & LIGHTING PLAN 01
2563-24	LANDSCAPE & LIGHTING PLAN 02
2563-25	PROFILE SHEET 01
2563-26	PROFILE SHEET 02
2563-27	DETAIL SHEET 01
2563-28	DETAIL SHEET 02
2563-29	DETAIL SHEET 03
2563-30	DETAIL SHEET 04
2563-31	DETAIL SHEET 05



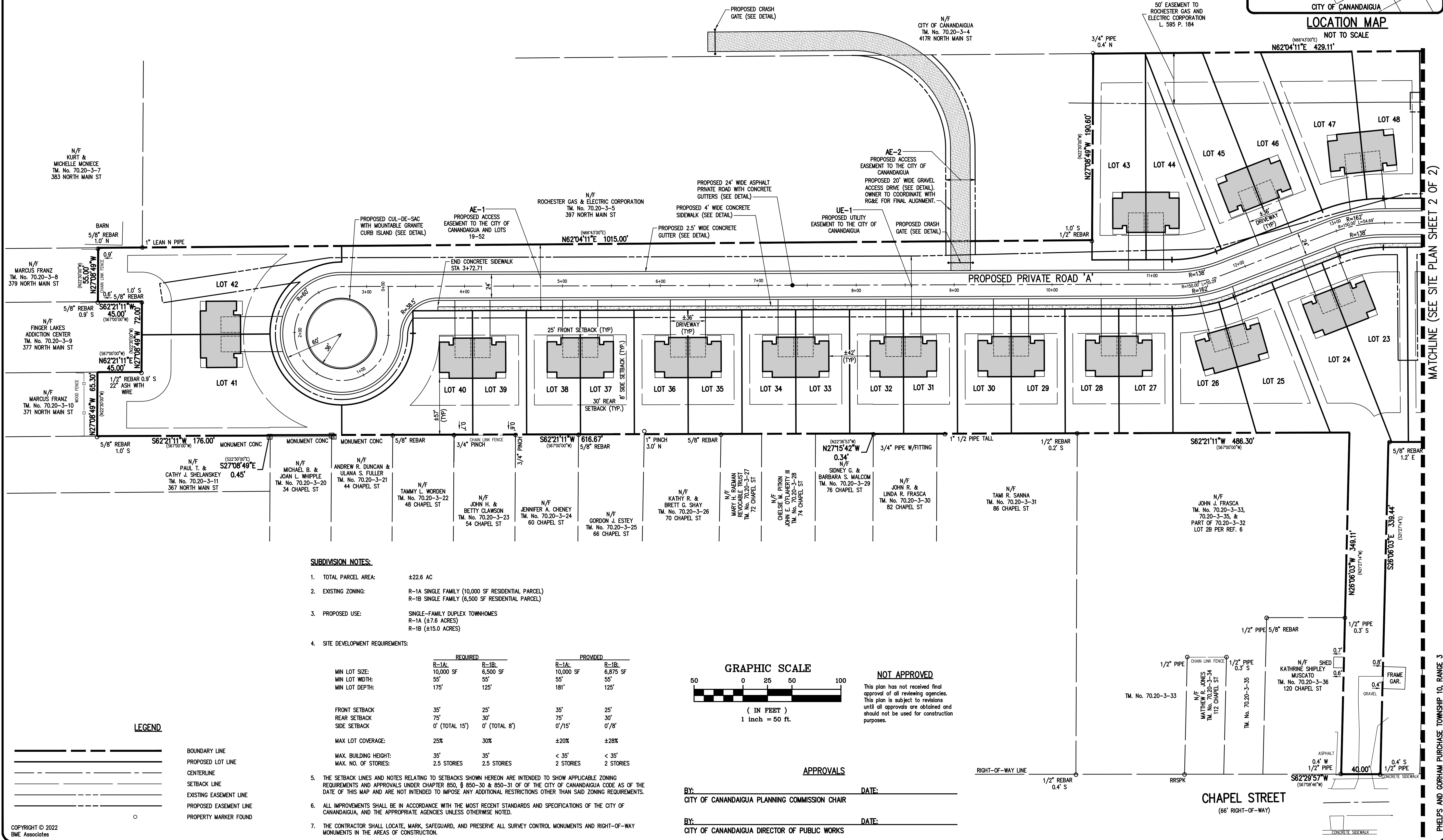
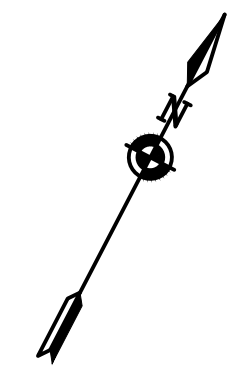
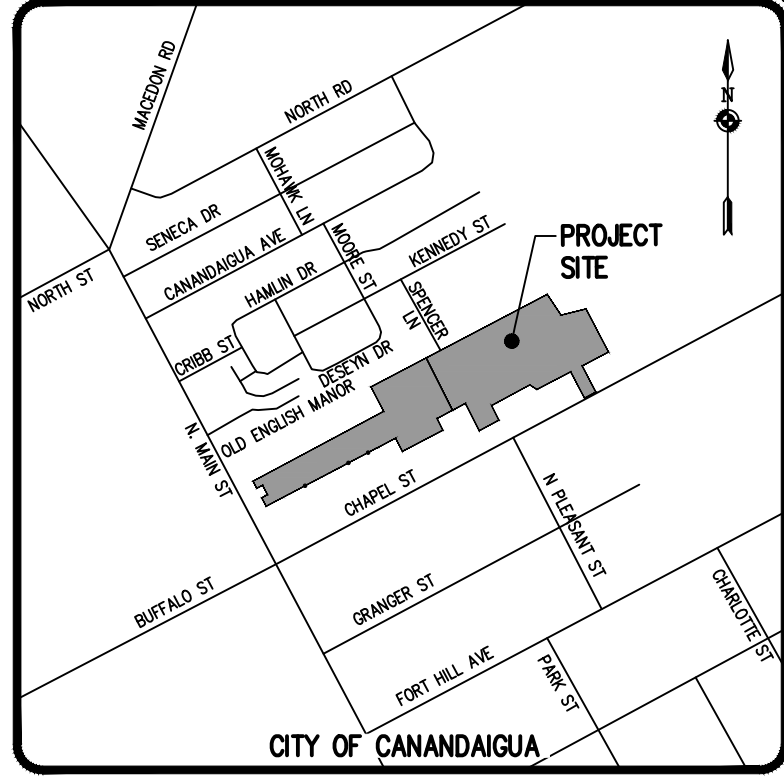
SCALE: 1"=150'
DRAWING NUMBER: 2563-10
DATED: MARCH 29, 2022

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

10 LIFT BRIDGE LANE EAST
FAIRPORT, NEW YORK 14450
WWW.BMEPC.COM

PHONE 585-377-7360
FAX 585-377-7309

Drawing Alteration
The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:
"It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation 'altered by' followed by his signature and the date of each alteration, and a specific description of the alteration."



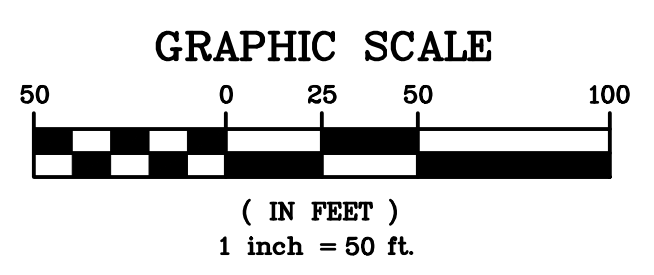
MATCHLINE (SEE SITE PLAN SHEET 2 OF 2)

SUBDIVISION NOTES:

- TOTAL PARCEL AREA: ±22.6 AC
- EXISTING ZONING: R-1A SINGLE FAMILY (10,000 SF RESIDENTIAL PARCEL)
R-1B SINGLE FAMILY (6,500 SF RESIDENTIAL PARCEL)
- PROPOSED USE: SINGLE-FAMILY DUPLEX TOWNHOMES
R-1A (±7.6 ACRES)
R-1B (±15.0 ACRES)
- SITE DEVELOPMENT REQUIREMENTS:

	REQUIRED		PROVIDED	
	R-1A	R-1B	R-1A	R-1B
MIN LOT SIZE:	10,000 SF	6,500 SF	10,000 SF	6,875 SF
MIN LOT WIDTH:	55'	55'	55'	55'
MIN LOT DEPTH:	175'	125'	181'	125'
FRONT SETBACK:	35'	25'	35'	25'
REAR SETBACK:	75'	30'	75'	30'
SIDE SETBACK:	0' (TOTAL 15')	0' (TOTAL 8')	0'/15'	0'/8'
MAX LOT COVERAGE:	25%	30%	±20%	±28%
MAX. BUILDING HEIGHT:	35'	35'	< 35'	< 35'
MAX. NO. OF STORIES:	2.5 STORIES	2.5 STORIES	2 STORIES	2 STORIES

- THE SETBACK LINES AND NOTES RELATING TO SETBACKS SHOWN HEREON ARE INTENDED TO SHOW APPLICABLE ZONING REQUIREMENTS AND APPROVALS UNDER CHAPTER 850, § 850-30 & 850-31 OF THE CITY OF CANANDAIGUA CODE AS OF THE DATE OF THIS MAP AND ARE NOT INTENDED TO IMPOSE ANY ADDITIONAL RESTRICTIONS OTHER THAN SAID ZONING REQUIREMENTS.
- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE CITY OF CANANDAIGUA, AND THE APPROPRIATE AGENCIES UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD, AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION.



NOT APPROVED
This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

APPROVALS

BY: _____ DATE: _____
CITY OF CANANDAIGUA PLANNING COMMISSION CHAIR

BY: _____ DATE: _____
CITY OF CANANDAIGUA DIRECTOR OF PUBLIC WORKS

LEGEND

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

NO.	REVISIONS	DATE	BY
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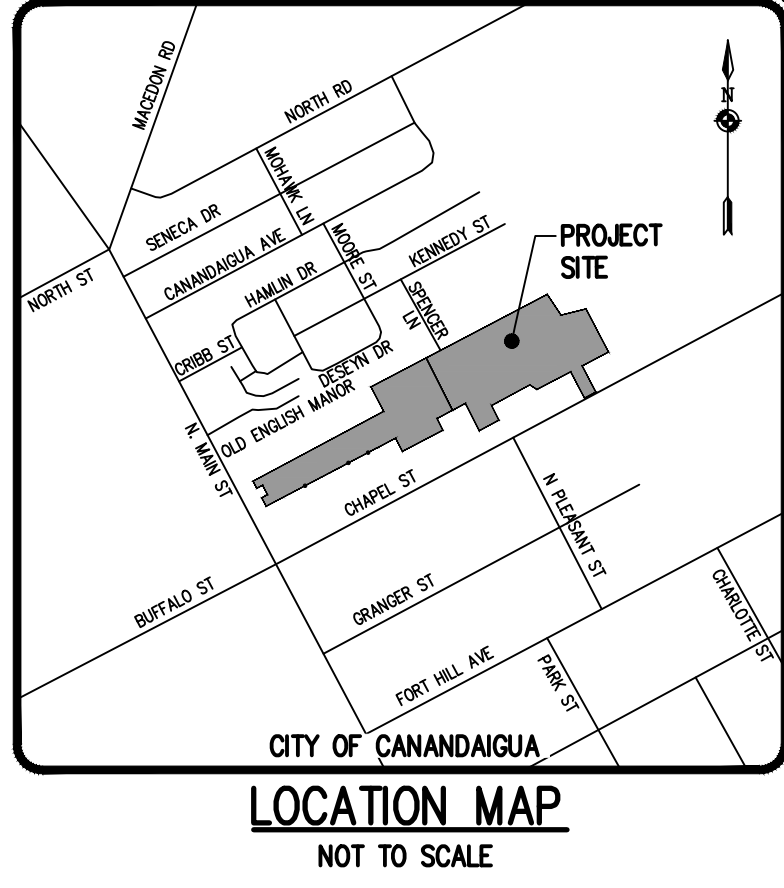
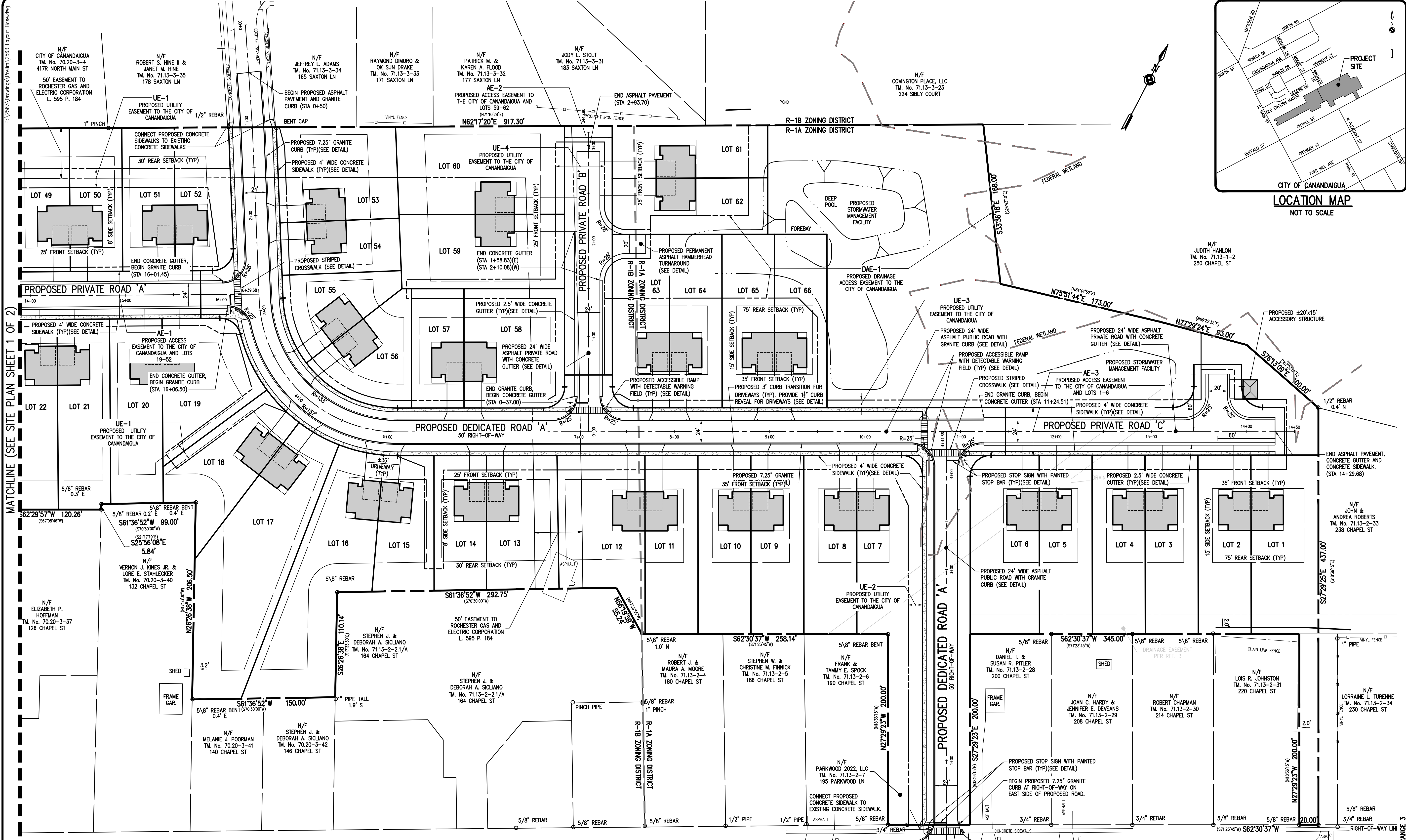
BME ASSOCIATES
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ROCHESTER, NY 14650
WWW.BMEGROUP.COM
PHONE: 585-577-7360
FAX: 585-577-7369



PARKWOOD SUBDIVISION
CITY OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK
MILANS MANAGEMENT, LLC
298 SOUTH AVENUE
ROCHESTER, NY 14620
PRELIMINARY/FINAL
SITE PLAN

PROJECT	LOCATION	CLIENT	DRAWING TITLE

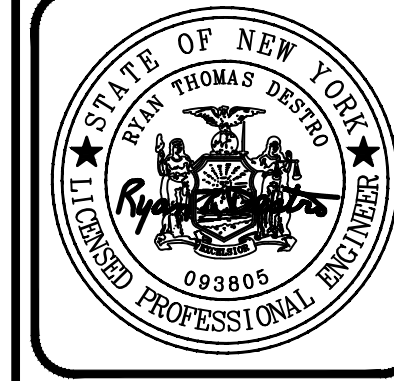
PROJECT MANAGER: A. SPENCER
PROJECT ENGINEER: R. DESTRO
DRAWN BY: A. BEYLER
SCALE: 1" = 50'
DATE ISSUED: MARCH 29, 2022
PROJECT NO.: 2563
DRAWING NO.: 13
(SHEET 1 OF 2)



Drawing Alteration
 The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:
 "It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way if on item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall file with the item his seal and the notation 'altered' followed by his signature and the date of such alteration, and a specific description of the alteration."

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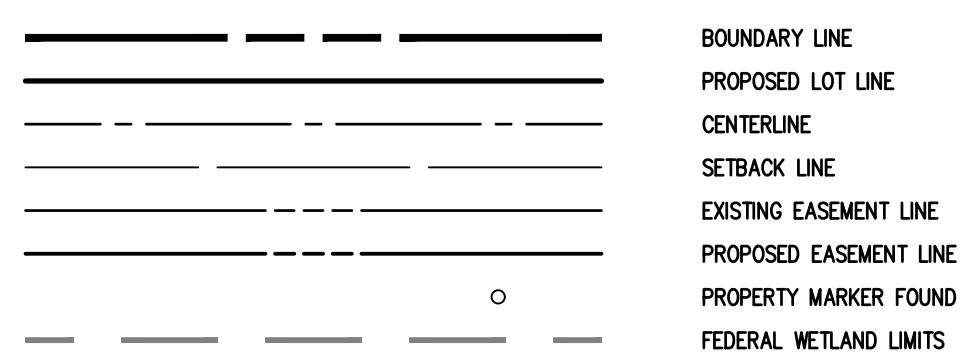
PARKWOOD SUBDIVISION
 CITY OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK
 MIDLAND MANAGEMENT, LLC
 208 SOUTH AVENUE
 ROCHESTER, NY 14620
 PRELIMINARY/FINAL
 SITE PLAN

PROJECT: PHELPS AND GORHAM PURCHASE TOWNSHIP 10, RANGE 3
 LOCATION: PARKWOOD SUBDIVISION
 CLIENT: MIDLAND MANAGEMENT, LLC
 DRAWING TITLE: PRELIMINARY/FINAL SITE PLAN

PROJECT MANAGER: A. SPENCER
 PROJECT ENGINEER: R. DESTRO
 DRAWN BY: A. BEYLER
 SCALE: 1" = 50'
 DATE ISSUED: MARCH 29, 2022
 PROJECT NO.: 2563
 DRAWING NO.: 14
 (SHEET 2 OF 2)

MATCHLINE (SEE SITE PLAN SHEET 1 OF 2)

LEGEND



SIGHT DISTANCE TABLE

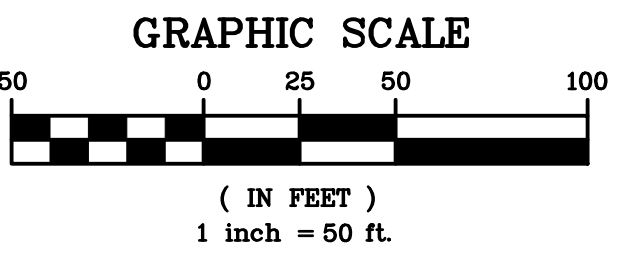
POSTED SPEED LIMIT CHAPEL STREET: 30 MPH
 REQUIRED DISTANCES (DESIGN SPEED 35 MPH):

REQUIRED INTERSECTION SIGHT DISTANCE:	390'
REQUIRED STOPPING SIGHT DISTANCE:	250'

MEASURED DISTANCES (@ PROPOSED RD A):

	(WEST)	(EAST)
INTERSECTION SIGHT DISTANCE:	550'	>1,000'
STOPPING SIGHT DISTANCE:	550'	>1,000'

SEE SITE PLAN (SHEET 1 OF 2)
 FOR SITE NOTES.



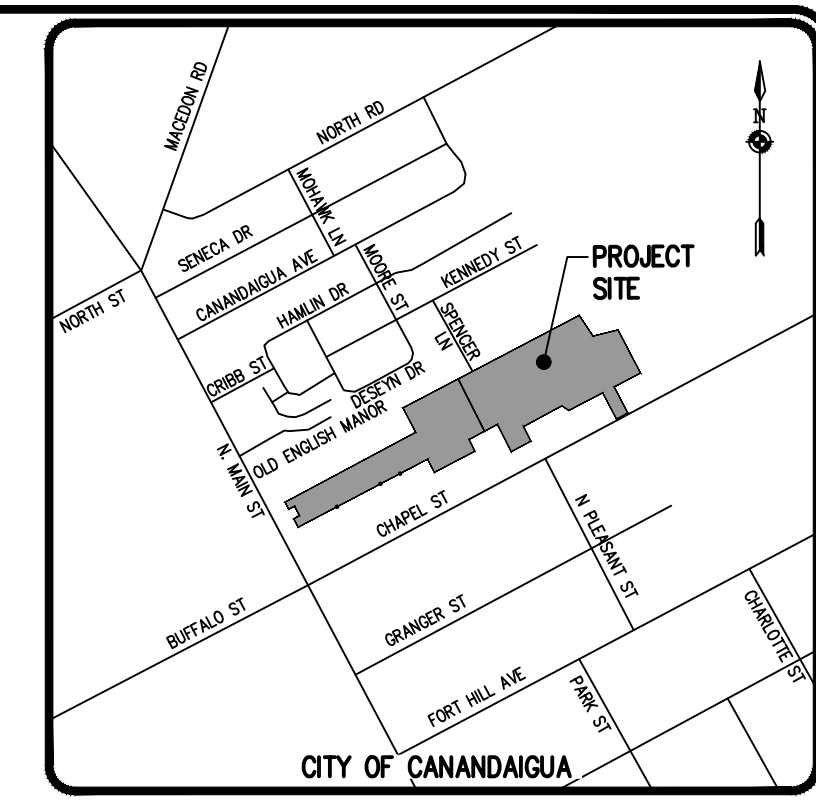
NOT APPROVED
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APPROVALS

BY: _____ DATE: _____
 CITY OF CANANDAIGUA PLANNING COMMISSION CHAIR

BY: _____ DATE: _____
 CITY OF CANANDAIGUA DIRECTOR OF PUBLIC WORKS

P: 2563 Drawings (Prelim) 2563 Design Base.dwg



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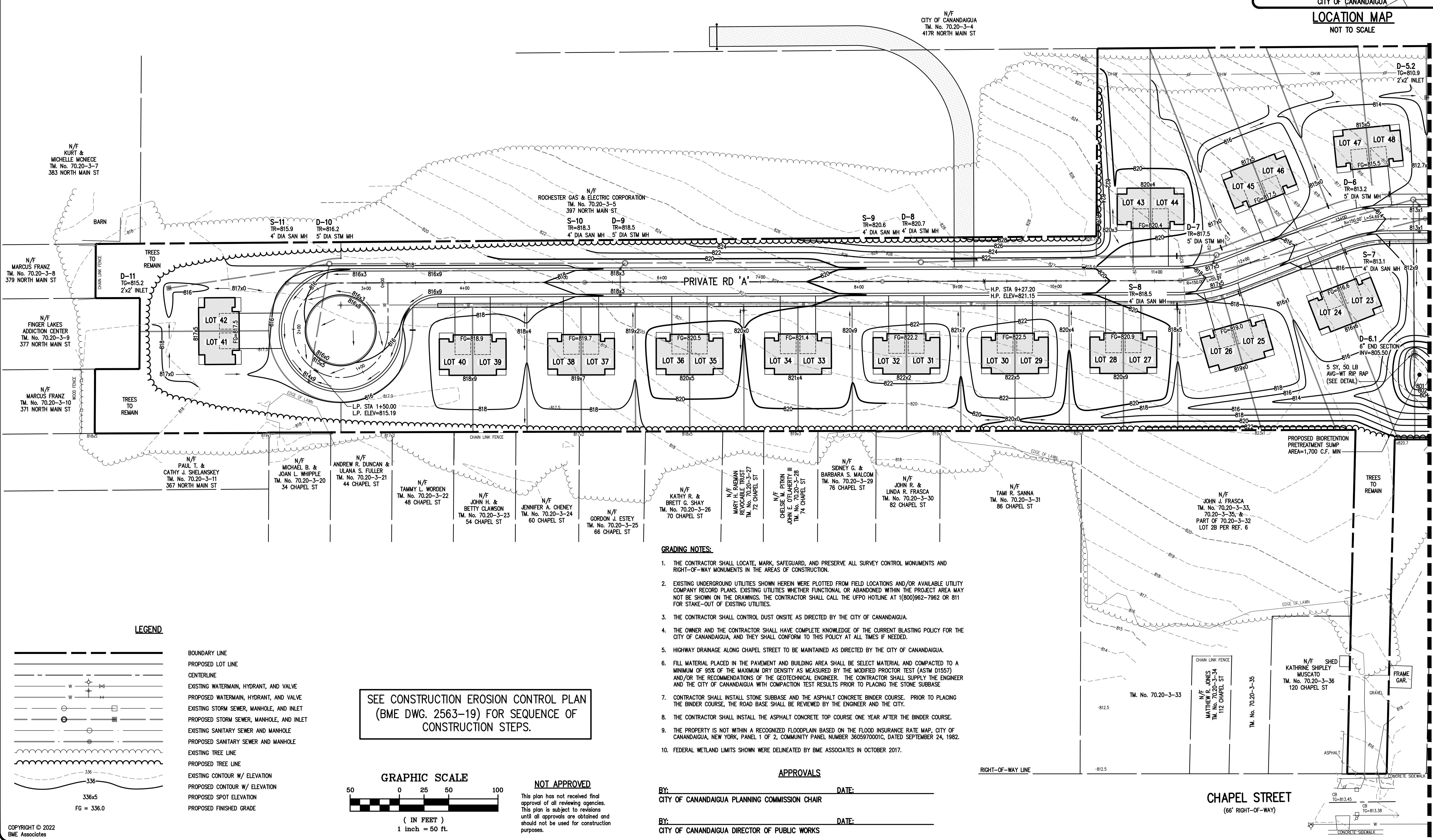
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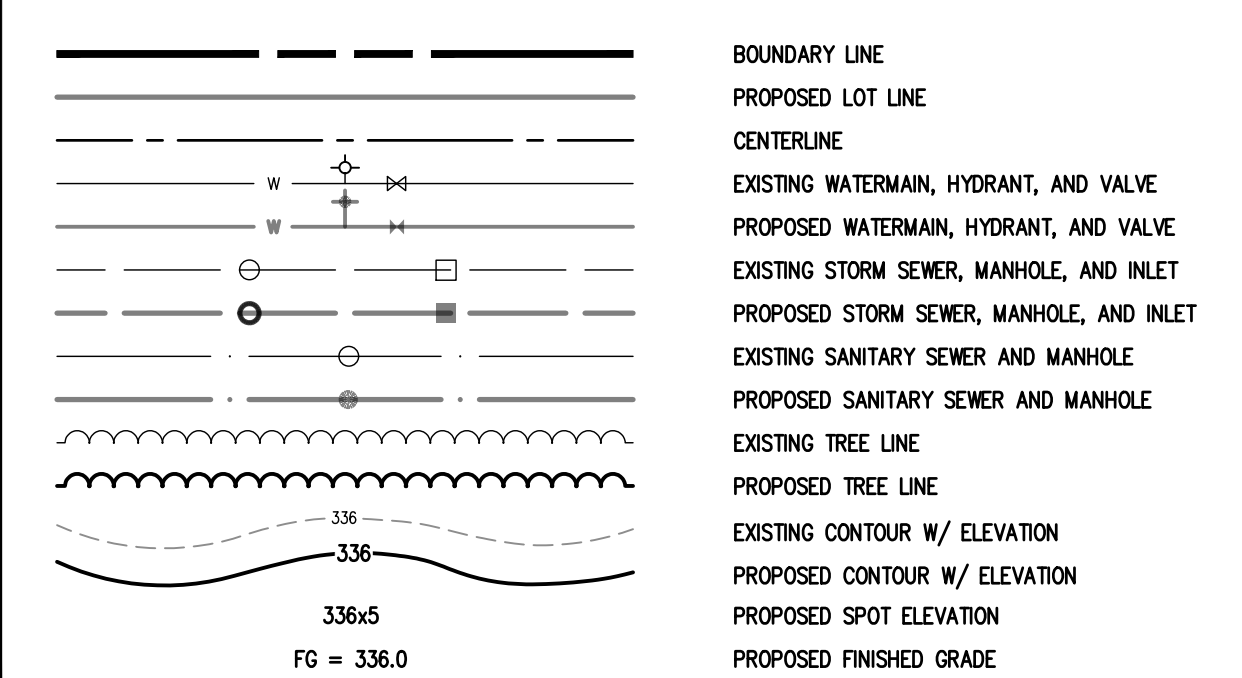
PARKWOOD SUBDIVISION
CITY OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK
MILANO MANAGEMENT, LLC
298 SOUTH AVENUE
ROCHESTER, NY 14620
PRELIMINARY/FINAL GRADING PLAN

PROJECT: PARKWOOD SUBDIVISION
LOCATION: PHIPPS & CORHAM PURCHASE, TOWNSHIP 10, RANGE 3
CLIENT: A. SPENCER
DRAWING TITLE: PRELIMINARY/FINAL GRADING PLAN

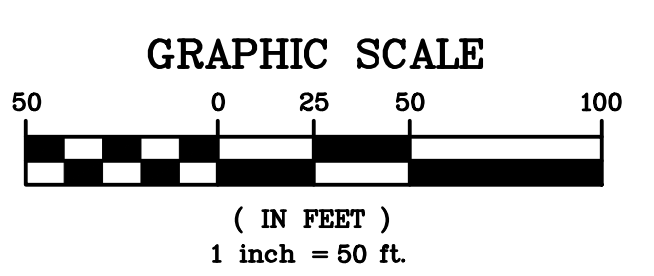
PROJECT MANAGER: A. SPENCER
PROJECT ENGINEER: R. DESTRO
DRAWN BY: A. BEYLER
SCALE: 1" = 50'
DATE ISSUED: MARCH 29, 2022
PROJECT NO.: 2563
DRAWING NO.: 17
(SHEET 1 OF 2)



LEGEND



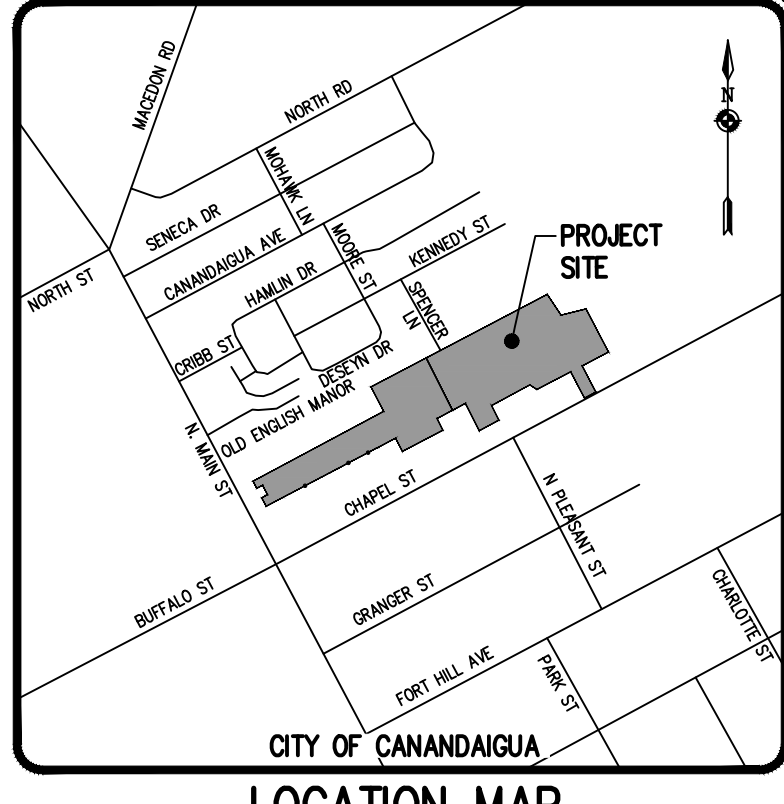
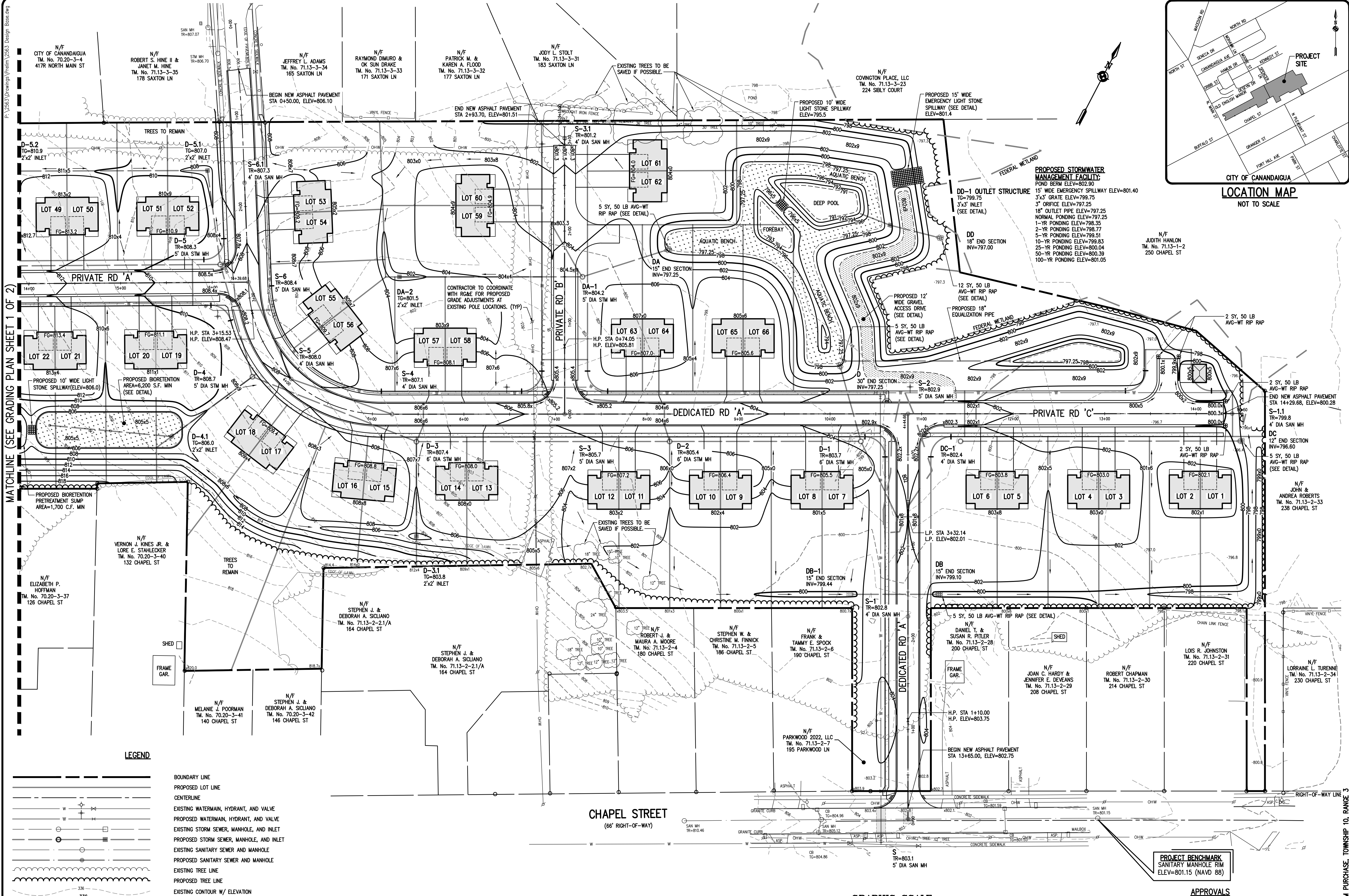
SEE CONSTRUCTION EROSION CONTROL PLAN (BME DWG. 2563-19) FOR SEQUENCE OF CONSTRUCTION STEPS.



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- GRADING NOTES:**
- THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD, AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION.
 - EXISTING UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM FIELD LOCATIONS AND/OR AVAILABLE UTILITY COMPANY RECORD PLANS. EXISTING UTILITIES WHETHER FUNCTIONAL OR ABANDONED WITHIN THE PROJECT AREA MAY NOT BE SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL CALL THE UFPO HOTLINE AT 1(800)962-7962 OR 811 FOR STAKE-OUT OF EXISTING UTILITIES.
 - THE CONTRACTOR SHALL CONTROL DUST ONSITE AS DIRECTED BY THE CITY OF CANANDAIGUA.
 - THE OWNER AND THE CONTRACTOR SHALL HAVE COMPLETE KNOWLEDGE OF THE CURRENT BLASTING POLICY FOR THE CITY OF CANANDAIGUA, AND THEY SHALL CONFORM TO THIS POLICY AT ALL TIMES IF NEEDED.
 - HIGHWAY DRAINAGE ALONG CHAPEL STREET TO BE MAINTAINED AS DIRECTED BY THE CITY OF CANANDAIGUA.
 - FILL MATERIAL PLACED IN THE PAVEMENT AND BUILDING AREA SHALL BE SELECT MATERIAL AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS MEASURED BY THE MODIFIED PROCTOR TEST (ASTM D1557) AND/OR THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL SUPPLY THE ENGINEER AND THE CITY OF CANANDAIGUA WITH COMPACTION TEST RESULTS PRIOR TO PLACING THE STONE SUBBASE.
 - 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 CITY.
 - THE CONTRACTOR SHALL INSTALL THE ASPHALT CONCRETE TOP COURSE ONE YEAR AFTER THE BINDER COURSE.
 - THE PROPERTY IS NOT WITHIN A RECOGNIZED FLOODPLAIN BASED ON THE FLOOD INSURANCE RATE MAP, CITY OF CANANDAIGUA, NEW YORK, PANEL 1 OF 2, COMMUNITY PANEL NUMBER 360597000IC, DATED SEPTEMBER 24, 1982.
 - FEDERAL WETLAND LIMITS SHOWN WERE DELINEATED BY BME ASSOCIATES IN OCTOBER 2017.

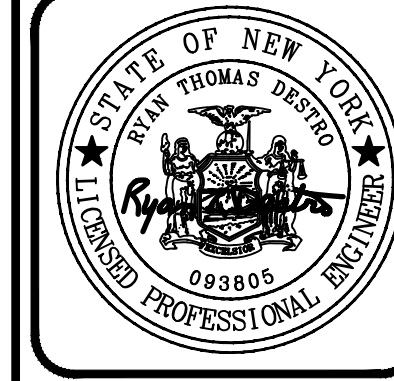
APPROVALS
BY: _____ DATE: _____
CITY OF CANANDAIGUA PLANNING COMMISSION CHAIR
BY: _____ DATE: _____
CITY OF CANANDAIGUA DIRECTOR OF PUBLIC WORKS



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REVISIONS	DATE	BY
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PARKWOOD SUBDIVISION
 CITY OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK
 MICHAEL MANAGEMENT, LLC
 298 SOUTH AVENUE
 ROCHESTER, NY 14620
PRELIMINARY/FINAL GRADING PLAN

PROJECT: PHLEPS & CORHAM PURCHASE, TOWNSHIP 10, RANGE 3
 LOCATION: CHAPEL STREET
 CLIENT: MICHAEL MANAGEMENT, LLC
 DRAWING TITLE: PRELIMINARY/FINAL GRADING PLAN

PROJECT MANAGER: A. SPENCER
 PROJECT ENGINEER: R. DESTRO
 DRAWN BY: A. BEYLER
 SCALE: 1" = 50'
 DATE ISSUED: MARCH 29, 2022
 PROJECT NO.: 2563

DRAWING NO.: 18
 (SHEET 2 OF 2)

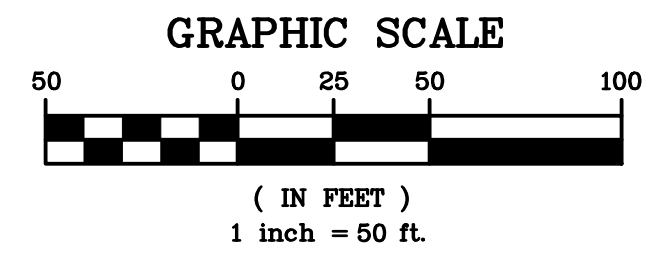
MATCHLINE (SEE GRADING PLAN SHEET 1 OF 2)

LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINE
- CENTERLINE
- EXISTING WATERMAIN, HYDRANT, AND VALVE
- PROPOSED WATERMAIN, HYDRANT, AND VALVE
- EXISTING STORM SEWER, MANHOLE, AND INLET
- PROPOSED STORM SEWER, MANHOLE, AND INLET
- EXISTING SANITARY SEWER AND MANHOLE
- PROPOSED SANITARY SEWER AND MANHOLE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING CONTOUR W/ ELEVATION
- PROPOSED CONTOUR W/ ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED FINISHED GRADE
- FEDERAL WETLAND LIMITS

SEE CONSTRUCTION EROSION CONTROL PLAN (BME DWG. 2563-19) FOR SEQUENCE OF CONSTRUCTION STEPS.

SEE GRADING PLAN (SHEET 1 OF 2) FOR GRADING NOTES.



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BY: CITY OF CANANDAIGUA PLANNING COMMISSION CHAIR
 DATE:
 BY: CITY OF CANANDAIGUA DIRECTOR OF PUBLIC WORKS
 DATE:

APPROVALS

PROJECT BENCHMARK
 SANITARY MANHOLE RIM
 ELEV=801.15 (NAVD 88)