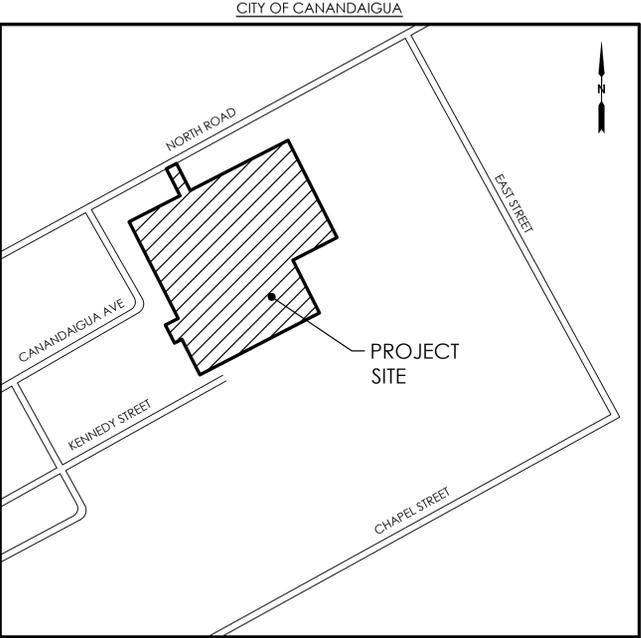


# PROPOSED DEVELOPMENT PLANS

# WATERCHASE RESIDENTIAL SUBDIVISION

## PLANNED UNIT DEVELOPMENT (PUD)

**CITY OF CANANDAIGUA  
ONTARIO COUNTY  
STATE OF NEW YORK**



LOCATION MAP  
NOT TO SCALE

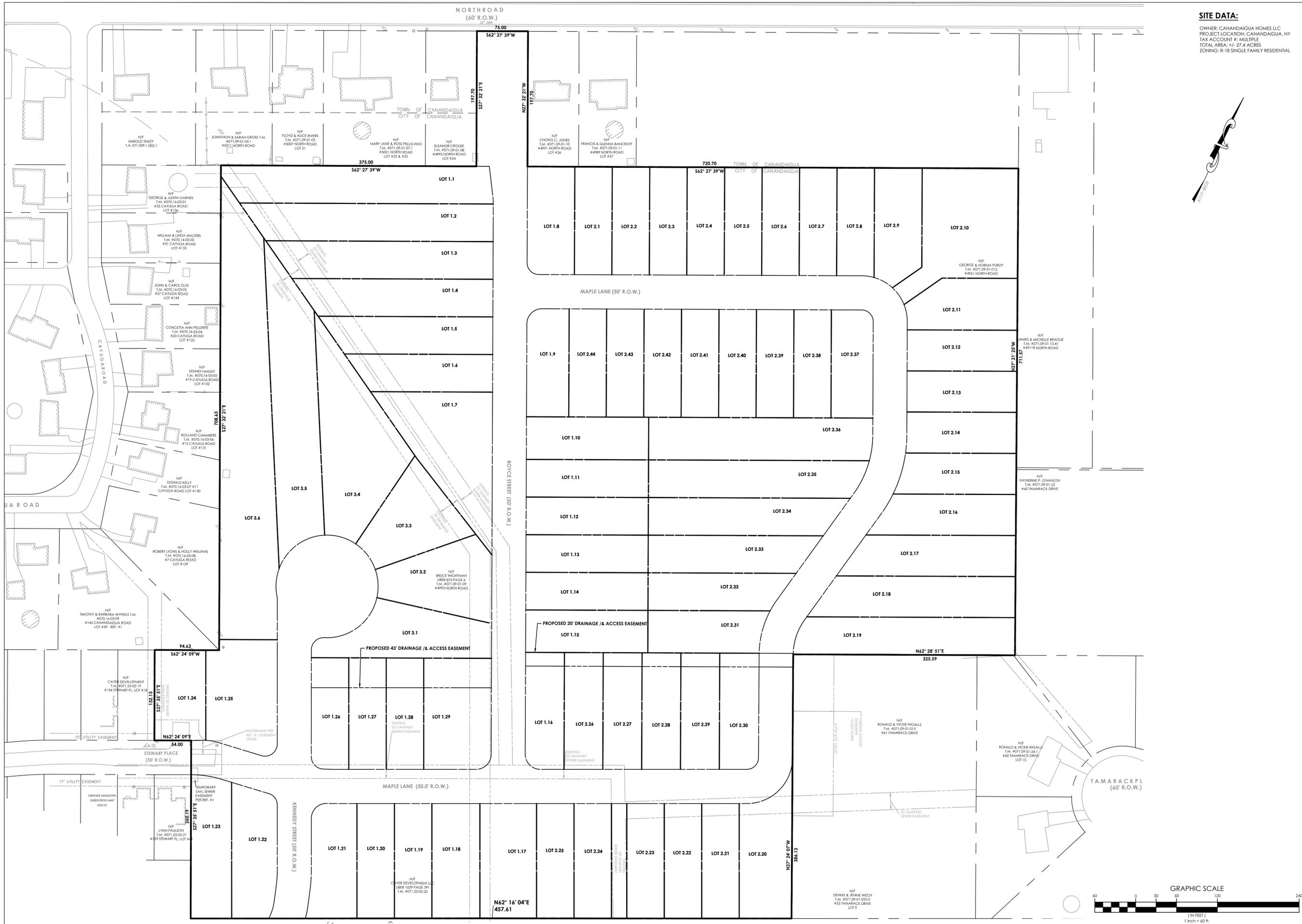
PREPARED FOR:  
**CANANDAIGUA HOMES LLC**

PREPARED BY:



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FAX (585) 359-7547**

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C5	SKETCH UTILITY PLAN
C6	SKETCH GRADING PLAN
C7	SKETCH LIGHTING & LANDSCAPING PLAN



**SITE DATA:**  
 OWNER: CANANDAIGUA HOMES LLC  
 PROJECT LOCATION: CANANDAIGUA, NY  
 TAX ACCOUNT #: MULTIPLE  
 TOTAL AREA: +/- 27.4 ACRES  
 ZONING: R-1B SINGLE FAMILY RESIDENTIAL



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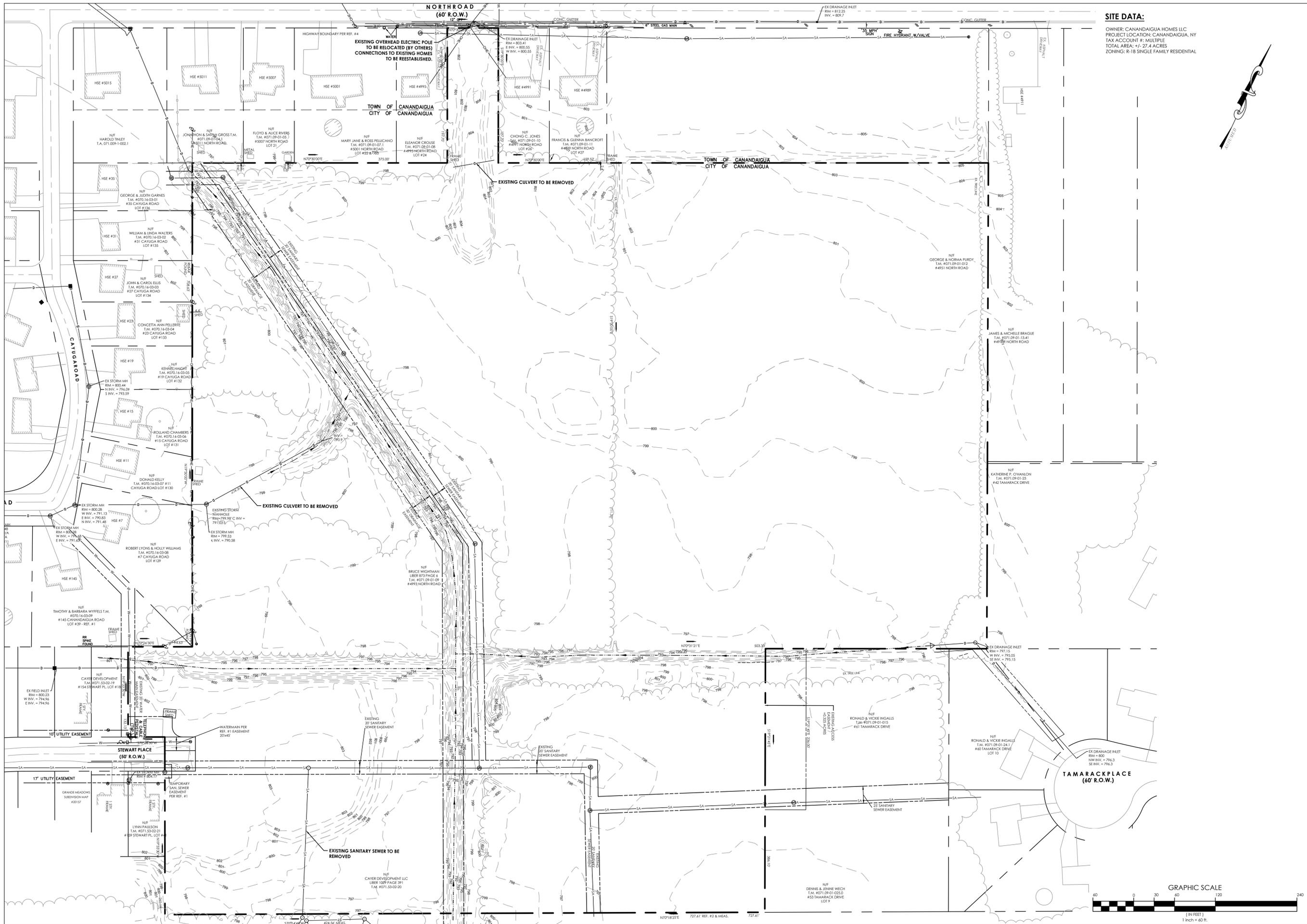
CANANDAIGUA HOMES LLC  
 83 SOUTH MAIN STREET  
 CANANDAIGUA, NY 14424  
 PHONE-(585-598-1251)

REV	DATE	DESCRIPTION
1		REVISED LOT LAYOUT KENNEDY STREET

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**WATERCHASE RESIDENTIAL SUBDIVISION**  
 SKETCH SUBDIVISION PLAN  
 BEING A PART OF CITY OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK  
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REV: **01** DRAWING NO: **C1**



**SITE DATA:**  
 OWNER: CANANDAIGUA HOMES LLC  
 PROJECT LOCATION: CANANDAIGUA, NY  
 TAX ACCOUNT #: MULTIPLE  
 TOTAL AREA: +/- 27.4 ACRES  
 ZONING: R-18 SINGLE FAMILY RESIDENTIAL



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 PHONE-(585-598-1251)

REV	DESCRIPTION	DATE
1	REVISED LOT LAYOUT KENNEDY STREET	

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 BEING A PART OF CITY OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK

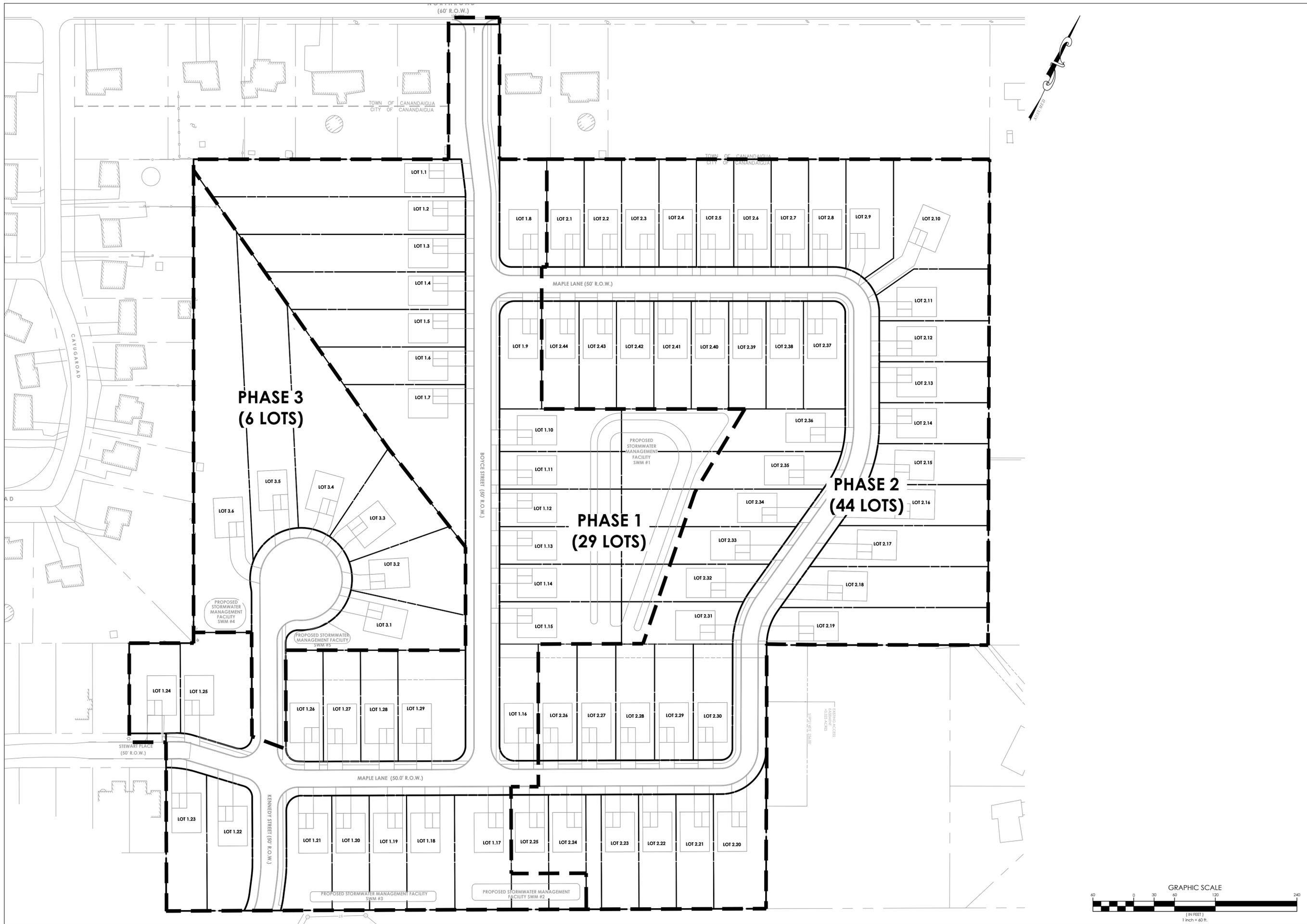
**EXISTING CONDITIONS AND DEMO PLAN**

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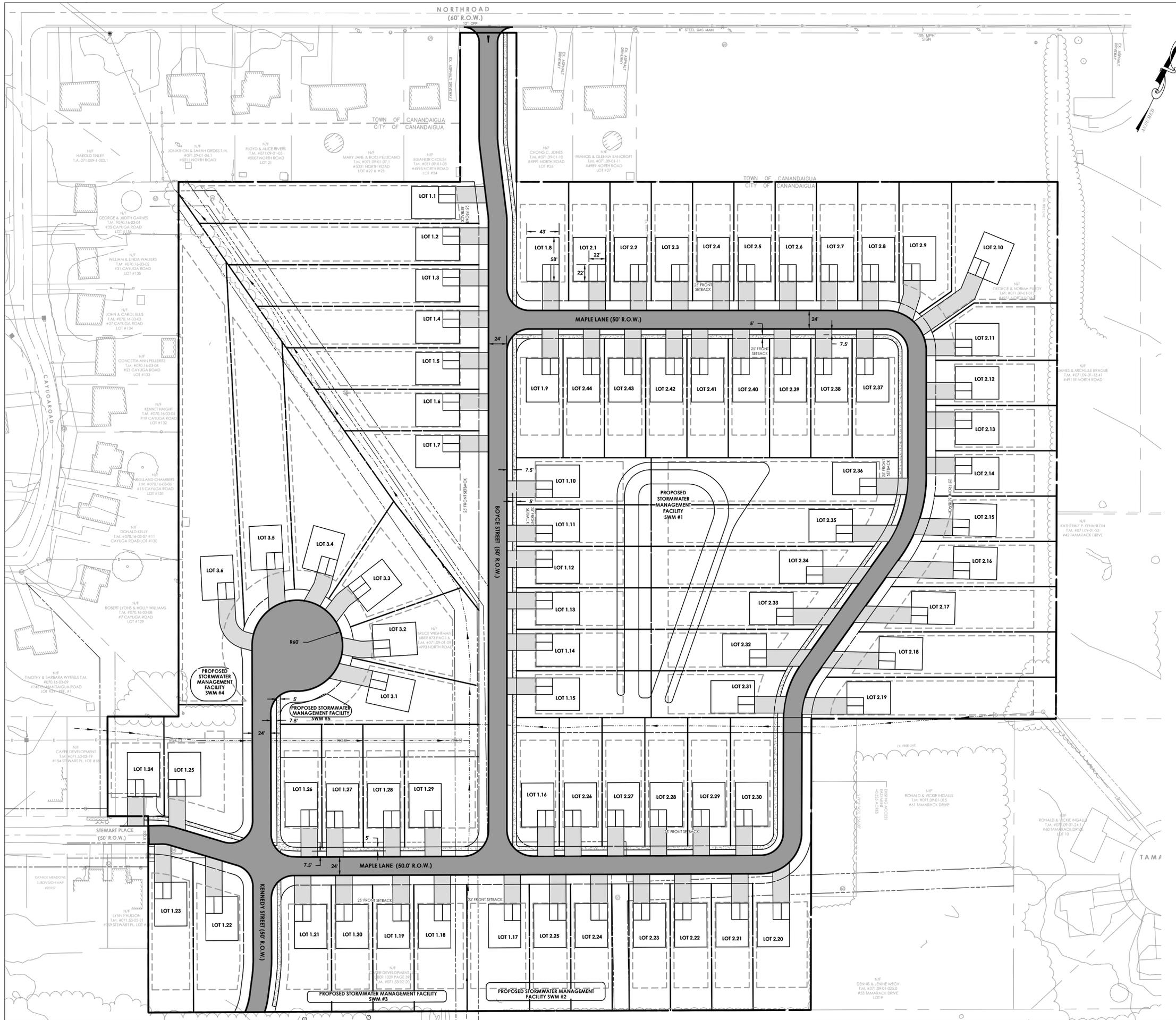
REV	DESCRIPTION	DATE
1	REVISED LOT LAYOUT KENNEDY STREET	

**WATERCHASE RESIDENTIAL SUBDIVISION**  
 BEING A PART OF CITY OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK  
**CONSTRUCTION PHASING PLAN**  
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**SITE DATA:**

OWNER: CANANDAIGUA HOMES LLC  
 PROJECT LOCATION: CANANDAIGUA, NY  
 TAX ACCOUNT #: MULTIPLE  
 TOTAL AREA: +/- 27.4 ACRES  
 ZONING: R-1B SINGLE FAMILY RESIDENTIAL

**ZONING REQUIREMENTS**

ZONING: R-1B SINGLE FAMILY RESIDENTIAL	REQUIRED	PROPOSED
FRONT SETBACK	25'	25'
SIDE SETBACK	8' TOTAL	10' TOTAL
REAR SETBACK	30'	30'
MIN. LOT AREA	6,500 SF	7,050 SF
MIN. LOT WIDTH	55'	55'
MIN. LOT DEPTH	125'	132'
MAX. BUILDING HEIGHT	35'	< 35'



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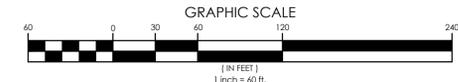
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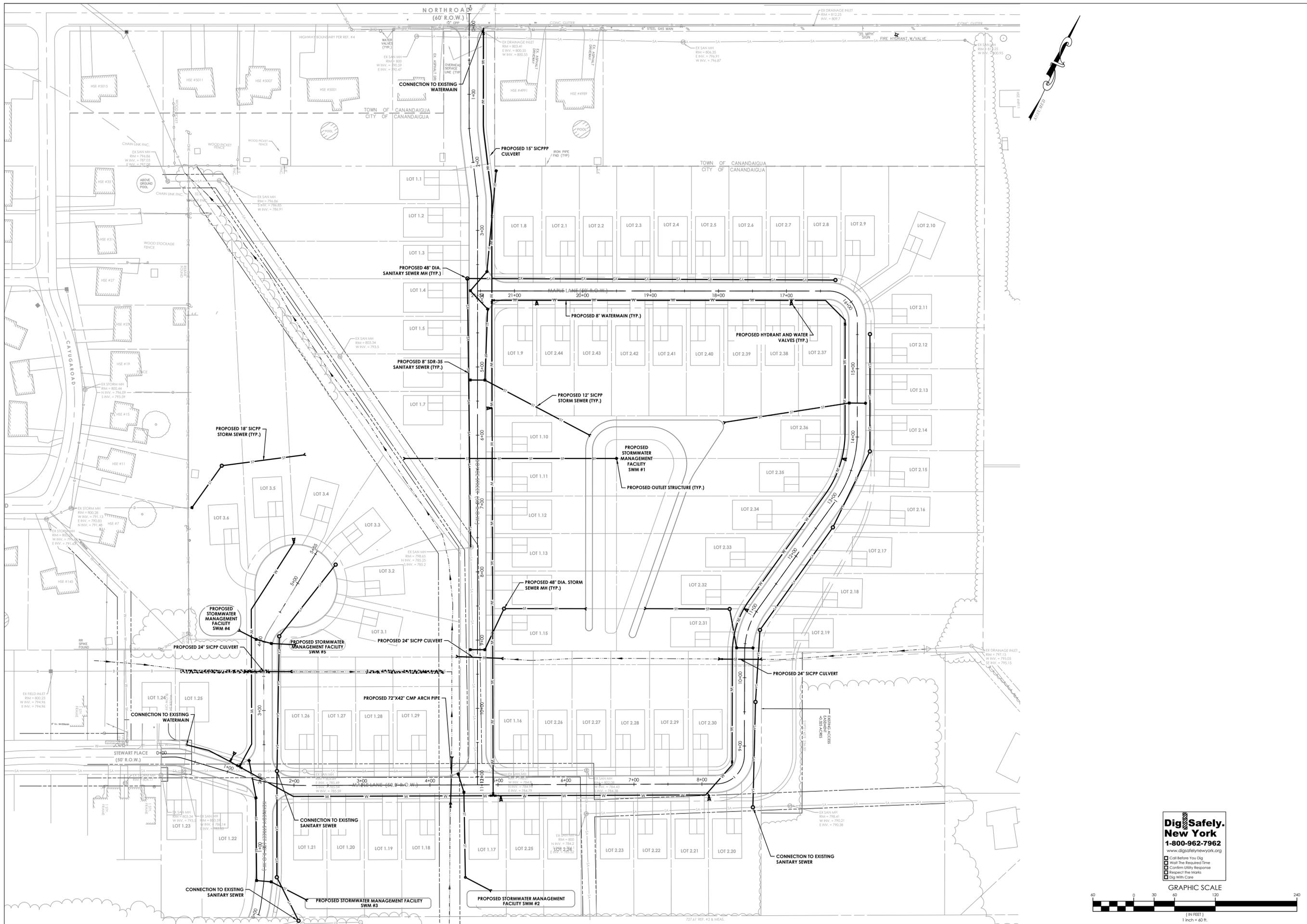
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 SKETCH SITE PLAN  
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 CHECKED BY: ESM  
 ESM PROJ. NO.: 72240424  
 ESM DATE: 12/6/2024  
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REV	DESCRIPTION	DATE
1	REVISED LOT LAYOUT KENNEDY STREET	

**WATERCHASE RESIDENTIAL SUBDIVISION**  
 SKETCH UTILITIES PLAN  
 BEING A PART OF CITY OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK

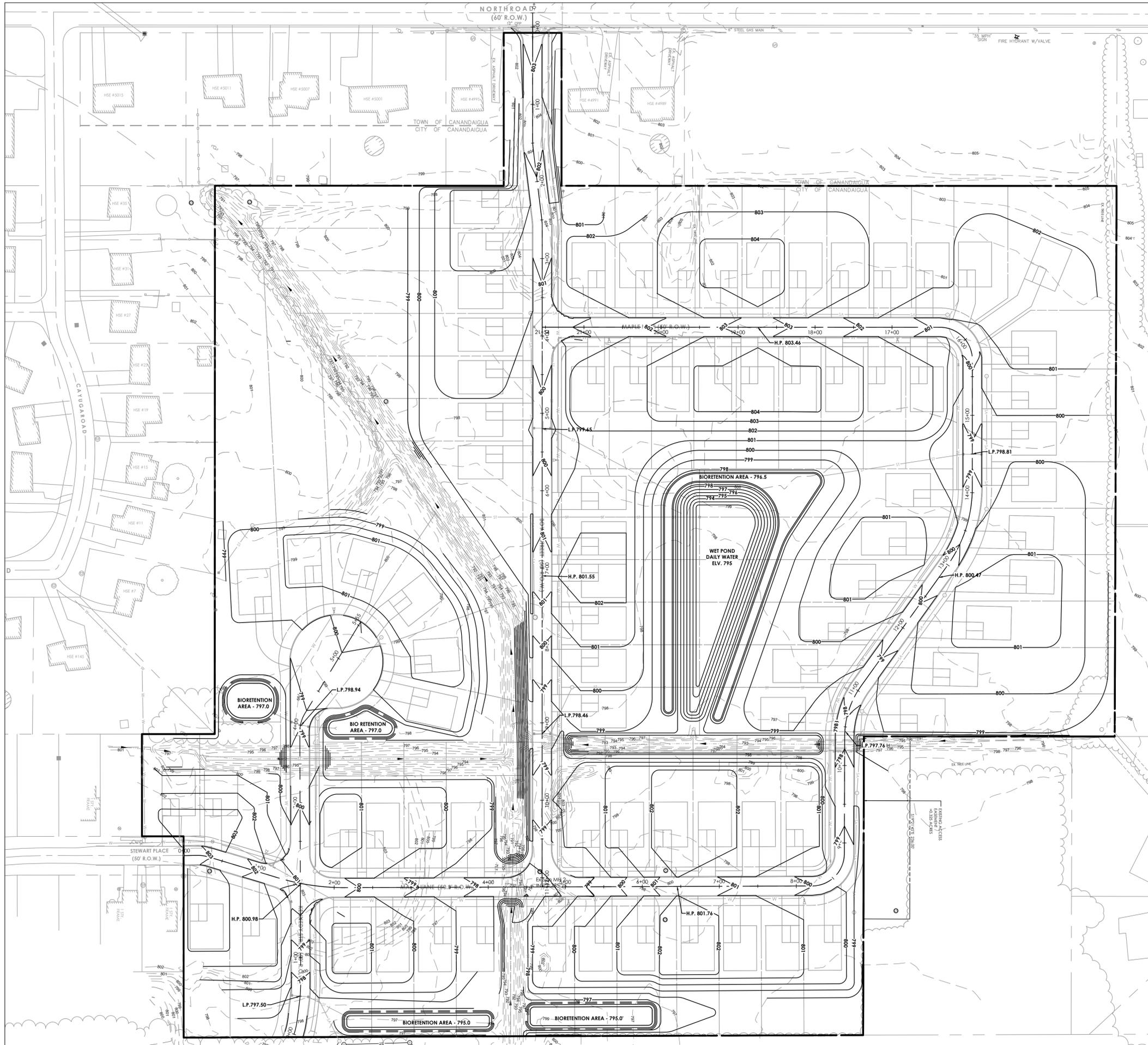
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 PROJECT NO.: 72240424  
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**Dig Safely. New York**  
 1-800-962-7962  
 www.digsafelynewyork.org



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- Call Before You Dig
- Wait the Required Time
- Confirm Utility Response
- Respect the Marks
- Dig With Care



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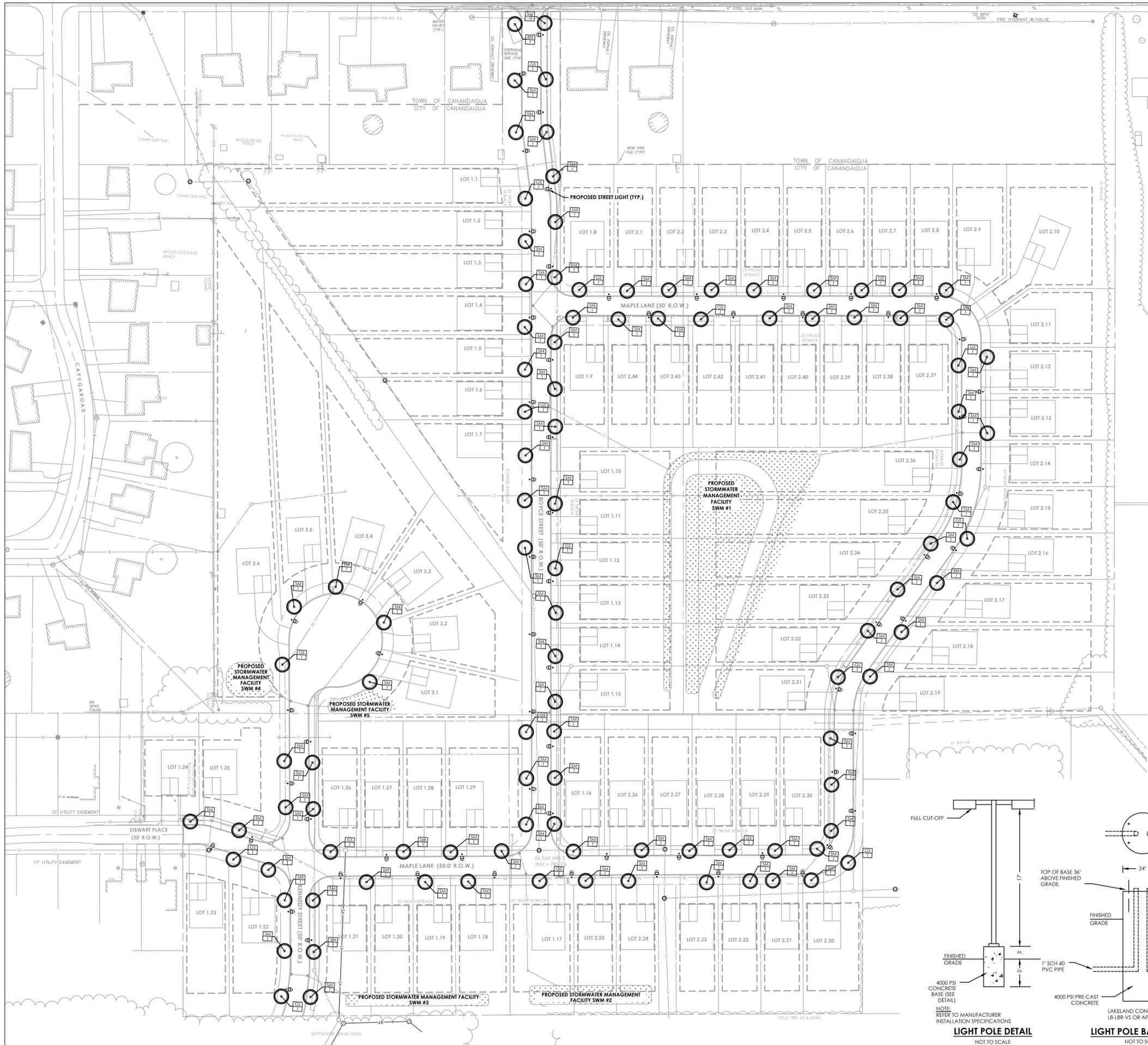
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SKETCH GRADING PLAN  
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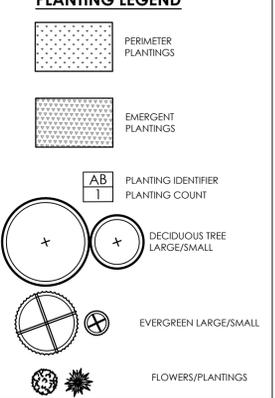
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**PLANTING SCHEDULE**

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QUANTITY	SPACING
TREES						
SM	Acer saccharum	Sugar Maple	6'-8"	B&B	92	25'
GS	Gleditsia triacanthos inermis	Skyline Honeylocust	6'-8"	B&B	17	25'
PC	PICEA ABIES	NORWAY SPRUCE	4'-5"	B&B	0	25'
PERIMETER						
BL	Andropogon virginicus L.	Broomsedge Bluestem	Seed	-	0.25lb/1000sf	-
EMERGENT						
R	Agrostis alba	Redtop	Seed	-	1lb/1000sf	-

**PLANTING LEGEND**

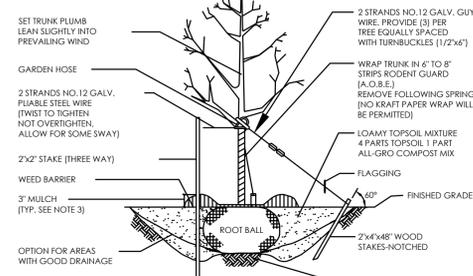


**SEED SCHEDULE**

LAWN AREAS	65% FINE FESCUE 20% CREEPING RED FESCUE 15% PERENNIAL RYEGRASS
	<b>GRASS SEED PORTION - 42 POUNDS</b> 40.8% REDTOP 27.5% RED FESCUE 11.2% ANNUAL RYE GRASS
STORMWATER MANAGEMENT FACILITIES	<b>LEGUME SEED PORTION - 4 POUNDS</b> 100% BIRDS-FOOT TREFOIL
	<b>WILDFLOWER SEED PORTION - 1 POUND</b> 41.9% COMMON YARROW 24.1% BLACK-EYED SUSAN 9.8% OX-EYE DAISY 8.6% NEW ENGLAND ASTER 6.5% DAMES ROCKET 5.8% QUEEN ANNES LACE 3.3% PENNSYLVANIA SMARTWEED

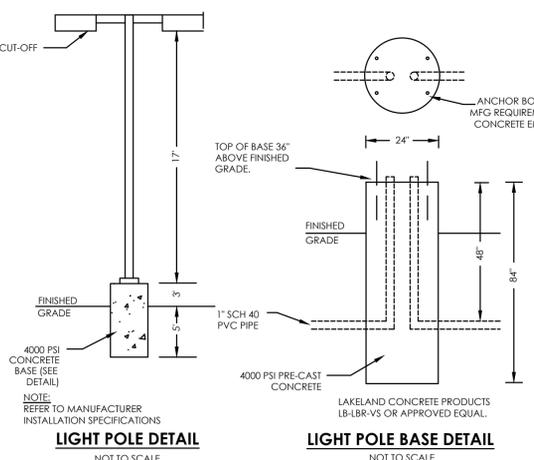
SEEDING RATE: 6.0 LBS. PER 1,000 SF.  
MULCH RATE: STRAW AT TWO TONS PER ACRE, OR WOOD FIBER MULCH USED WITH A HYDROSEEDING APPLICATION METHOD, WITH TACKIFIER, AT THE TOWN INSPECTORS DISCRETION.  
FERTILIZER: 5:10:10 AT 20 LBS PER 1,000 SF

STAKING: FOR ALL TREES SMALLER 4" CAL AND EVERGREENS 5-12 FT. REMOVE STAKE ONE YEAR AFTER PLANTING.  
GUYING: FOR ALL TREES LARGER 4" CAL AND EVERGREENS LARGER THAN 12'



**TREE PLANTING DETAIL**

- NOTES:
- USE 6" STAKE-DRIVE 48" BELOW GROUND.
  - ROOT COLLAR TO BE SLIGHTLY ABOVE SURROUNDING GRADE.
  - MULCH CAN NOT BE MORE THAN 1" THICK AT ROOT COLLAR EXTENDING OUT AT LEAST 6" FROM THE BARK, THEN IT CAN BE THICKENED.
  - MULCH IS TO BE PLACED 3" TO 6" AWAY FROM THE TRUNK.



**LIGHT POLE DETAIL**  
NOT TO SCALE

**LIGHT POLE BASE DETAIL**  
NOT TO SCALE



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REV	DESCRIPTION	DATE
1	REVISED LOT LAYOUT KENNEDY STREET	

**WATERCHASE RESIDENTIAL SUBDIVISION**  
LIGHTING AND LANDSCAPING PLAN

ESM PROJ. NO. 72240424  
SIC APPROVED BY: ESM DATE: 12/6/2024  
DRAWN BY: ESM DATE: 12/6/2024  
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