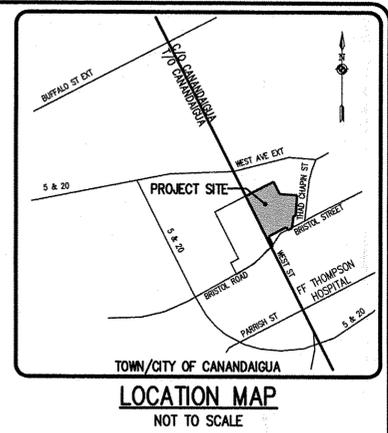
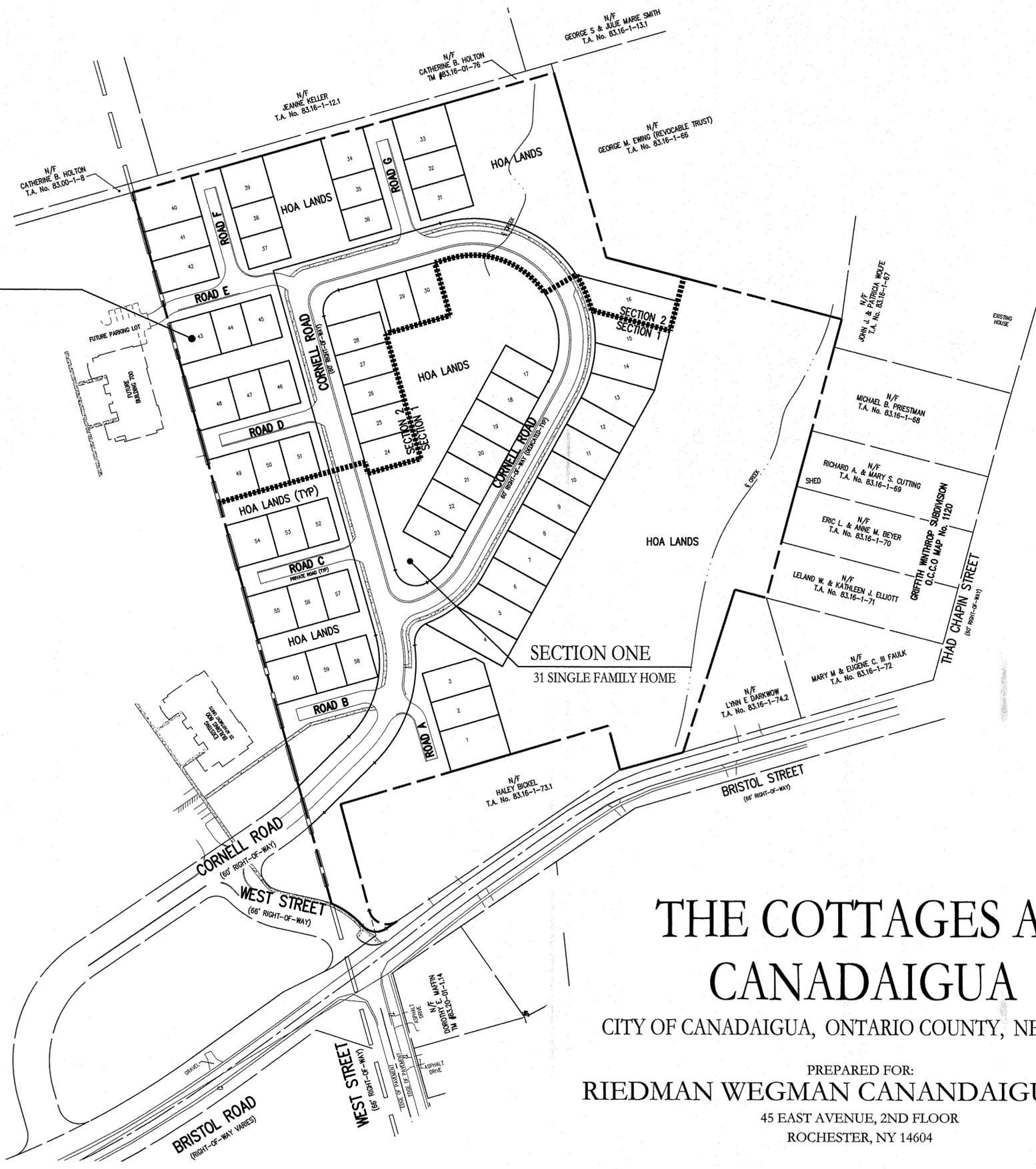


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SECTION TWO
29 SINGLE FAMILY HOMES

THE HAMMOCKS AT CANANDAIGUA
RESIDENTIAL APARTMENT COMMUNITY



OVERALL PRELIMINARY
SUBDIVISION PLANS
**THE COTTAGES AT
CANANDAIGUA**

**THE COTTAGES AT
CANANDAIGUA**
CITY OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK
PREPARED FOR:
RIEDMAN WEGMAN CANANDAIGUA, LLC.
45 EAST AVENUE, 2ND FLOOR
ROCHESTER, NY 14604

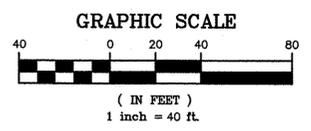
- 2154PUD-01 COVER SHEET
- 2154PUD-02 SUBDIVISION PLAT (SHEET 1 OF 2)
- 2154PUD-03 SUBDIVISION PLAT (SHEET 2 OF 2)
- 2154PUD-04 HOA LANDS
- 2154PUD-05 UTILITY PLAN (SHEET 1 OF 2)
- 2154PUD-06 UTILITY PLAN (SHEET 2 OF 2)
- 2154PUD-07 GRADING PLAN (SHEET 1 OF 2)
- 2154PUD-08 GRADING PLAN (SHEET 2 OF 2)
- 2154PUD-09 CONSTRUCTION EROSION CONTROL PLAN (SHEET 1 OF 2)
- 2154PUD-10 CONSTRUCTION EROSION CONTROL PLAN (SHEET 2 OF 2)
- 2154PUD-11 LANDSCAPE AND LIGHTING PLAN (SHEET 1 OF 2)
- 2154PUD-12 LANDSCAPE AND LIGHTING PLAN (SHEET 1 OF 2)
- 2154PUD-13 STORMWATER MANAGEMENT PLAN
- 2154PUD-14 PROFILE SHEET (1 OF 2)
- 2154PUD-15 PROFILE SHEET (2 OF 3)
- 2154PUD-16 PROFILE SHEET (3 OF 3)
- 2154PUD-17 DETAIL SHEET (1 OF 3)
- 2154PUD-18 DETAIL SHEET (2 OF 3)
- 2154PUD-19 DETAIL SHEET (3 OF 3)

SCALE: 1"=100'

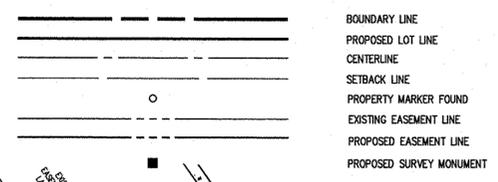
DRAWING NUMBER: 2154PUD
DATED: FEBRUARY 2015

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
10 LIFT BRIDGE LANE EAST
FAIRPORT, NEW YORK 14450
PHONE 585-377-7360
FAX 585-377-7309
WWW.BMEPCOM

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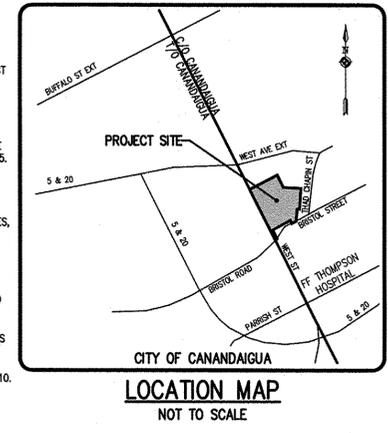


LEGEND



REFERENCES

- 1. A MAP ENTITLED "SURVEY: LANDS TO BE CONVEYED BY: GRIFFITH J. WHITROP, M.D.", PREPARED BY ANDERSON ROBARTS ENGINEERS & SURVEYORS, HAVING DRAWING NO. 488-A, DATED DECEMBER 1969.
2. AN ABSTRACT OF TITLE PREPARED BY MONROE TITLE INSURANCE CORPORATION, ABSTRACT NO. 3900-15, DATED SEPTEMBER 21, 2004.
3. A DOCUMENT PREPARED BY THE CITY OF CANANDAIGUA DEPARTMENT OF PUBLIC WORKS TITLED "STREET DEDICATIONS, RECEIVED FROM COUNTY ARCHIVES AUGUST 22, 1988".
4. A PLAN ENTITLED "LANDS OF CHARLES NORMAND, CONVEYANCE MAP", PREPARED BY BME ASSOCIATES, HAVING DRAWING NUMBER 2154-G3 AND LAST REVISED SEPTEMBER 29, 2005.
5. A PLAN ENTITLED "LANDS OF WILLIAM METROSE, LTD, CONVEYANCE PLAN", PREPARED BY BME ASSOCIATES, HAVING DRAWING NUMBER 2154-31 AND DATED APRIL 2011.
6. A PLAN ENTITLED "CONVEYANCE PLAN, BICKEL PROPERTY", PREPARED BY BME ASSOCIATES, HAVING DRAWING NUMBER 2154RW-16 AND DATED AUGUST 30, 2011.
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9. A PLAN ENTITLED "THE HAMMOCKS AT CANANDAIGUA, FINAL LOT 2 SUBDIVISION PLAT," AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP NO. 33973.
10. A DEED FILED IN THE ONTARIO COUNTY CLERK'S OFFICE IN LIBER 1270 OF DEEDS, PAGE 10.
11. AN ABSTRACT OF TITLE WAS NOT PROVIDED FOR THE COMPLETION OF THIS SURVEY.



SURVEY NOTES

- 1. PARCEL SUBJECT TO AN EASEMENT TO ROCHESTER GAS & ELECTRIC CORPORATION ALONG BRISTOL ROAD PER LIBER 357 OF DEEDS, PAGE 437.
2. PARCEL MAY BE SUBJECT TO THE RIGHTS OF OTHERS FOR LAWN AREA AS SHOWN HEREON.
3. THE BEARING BASE SHOWN HEREON IS FROM THE PLAN NOTED IN REFERENCE 7.
4. THE TOWN AND CITY LINE WAS ESTABLISHED THROUGH THIS PROPERTY BY PROJECTING THE WESTERLY RIGHT-OF-WAY LINE OF WEST STREET NORTHERLY. THE DOCUMENT PROVIDED BY THE CITY OF CANANDAIGUA DEPARTMENT OF PUBLIC WORKS FOR THE DETERMINATION OF STREET WIDTHS INDICATES THAT WEST STREET IS AN 'EXTERNAL BOUNDARY STREET' AND ALL EXTERNAL BOUNDARY STREETS HAVE A WIDTH OF 4 RODES (66'), AS ESTABLISHED ON MARCH 25, 1794. THE NORTH END OF THE LINE WAS CONTROLLED THROUGH THE USE OF AERIAL PHOTOGRAPHS AND SUBDIVISION ROAD AND LOT ALIGNMENTS ALONG ARLINGTON PARK, NORTH OF BUFFALO STREET EXTENSION.

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.

NOTES

- 1. SITE AREA: 20.9 ACRES±
2. EXISTING ZONING: (PUD) PLANNED UNIT DEVELOPMENT
3. PROPOSED USE: 60 SINGLE FAMILY LOTS
4. LOT STANDARDS: REQUIRED (PUD) MINIMUM LOT AREA 3,744 S.F. MINIMUM LOT WIDTH @ SETBACK 50' MINIMUM LOT DEPTH 72' MAXIMUM LOT COVERAGE N/A
YARD SETBACKS: FRONT 25' (TO DEDICATED ROAD & PRIVATE ROAD E.O.P.) SIDE 6' MINIMUM (12' BETWEEN RESIDENCES) REAR 10' (TO INDIVIDUAL LOT LINE) PROPERTY BOUNDARY 25'
MAXIMUM BUILDING HEIGHT 35' OPEN SPACE / GREEN SPACE 15.53 AC± (±74%) MAXIMUM DENSITY 120 (2 GARAGE SPACES/DWELLING) 120 (2 SPACES/DRIVEWAY) 30 (ON-STREET GUEST SPACES) 270 SPACES
5. UTILITY INFORMATION: PUBLIC SANITARY SEWER: CITY OF CANANDAIGUA PUBLIC WATER: CITY OF CANANDAIGUA PUBLIC STORM SEWER: CITY OF CANANDAIGUA PRIVATE UTILITIES: ROCHESTER GAS & ELECTRIC TIME WARNER CABLE FRONTIER TELEPHONE
6. BASED UPON THE FIRM COMMUNITY PANEL NUMBER 360597 0001 C THE SUBJECT PROPERTY IS NOT WITHIN A RECOGNIZED 100 YEAR FLOODPLAIN.
7. WETLANDS WERE DELINEATED BY BME ASSOCIATES IN AUGUST 2012.
8. COMMON OPEN SPACE LANDS TO BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION. LIMITS TO BE DETERMINED THROUGH THE FINAL DESIGN AND APPROVAL PROCESS.
9. ALL HIGHWAY SIGNAGE SHALL BE TO TOWN AND CITY OF CANANDAIGUA STANDARDS. THE HIGHWAY SIGNAGE IN THE CITY OF CANANDAIGUA SHALL BE INSTALLED BY THE DEVELOPER
10. THE CITY OF CANANDAIGUA ENVIRONMENTAL COMMITTEE WILL REVIEW THE STREET NAME FOR THE CITY ROADS

WE, BME ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED BY US ON MARCH 22, 2005 AND FROM THE REFERENCES NOTED HEREON.

THIS MAP IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY SOURCES OTHER THAN THOSE REFERENCED HEREON.

By: Gregory D. Bell, NYSPLS No. 50661 DATE: 01/20/2015



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 them bearing the seal of an engineer or land surveyor is altered, the engineer or land surveyor shall file with the State a statement of the alteration, and the date of such alteration, and a specific description of the alteration.

Table with columns: REVISIONS, DATE, BY. Contains revision history for the drawing.

BME ASSOCIATES logo and contact information: ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS. 10 LIFT BRIDGE LANE EAST, PALM BEACH, NEW YORK 14604. PHONE: 516.377.7560, FAX: 516.377.7509. WWW:BMEPC.COM



THE COTTAGES AT CANANDAIGUA PROJECT LOCATION CLIENT: RIEDMAN-WEGMAN CANANDAIGUA, LLC. 45 EAST AVENUE, 2ND FLOOR, ROCHESTER, NY 14604

PRELIMINARY SUBDIVISION PLAT DRAWING TITLE

PROJECT MANAGER: L. SWEDROCK PROJECT SURVEYOR: GO BELL DRAWN BY: KA MOTT SCALE: DATE ISSUED: 1"=40' JANUARY 2015 PROJECT NO.: 2154PUD DRAWING NO.: 02 (SHEET 1 OF 2)

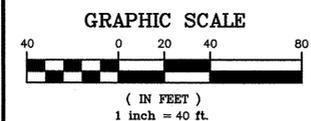
PHELPS & CORHAM PURCHASE, TOWNSHIP 10, RANGE 3, TOWN LOT 31, TAX MAP NUMBER 083.016-001-074.111

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.

N/F
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T.A. No. 083.00-1-7.110
LOT R-2A
O.C.C.O 33973

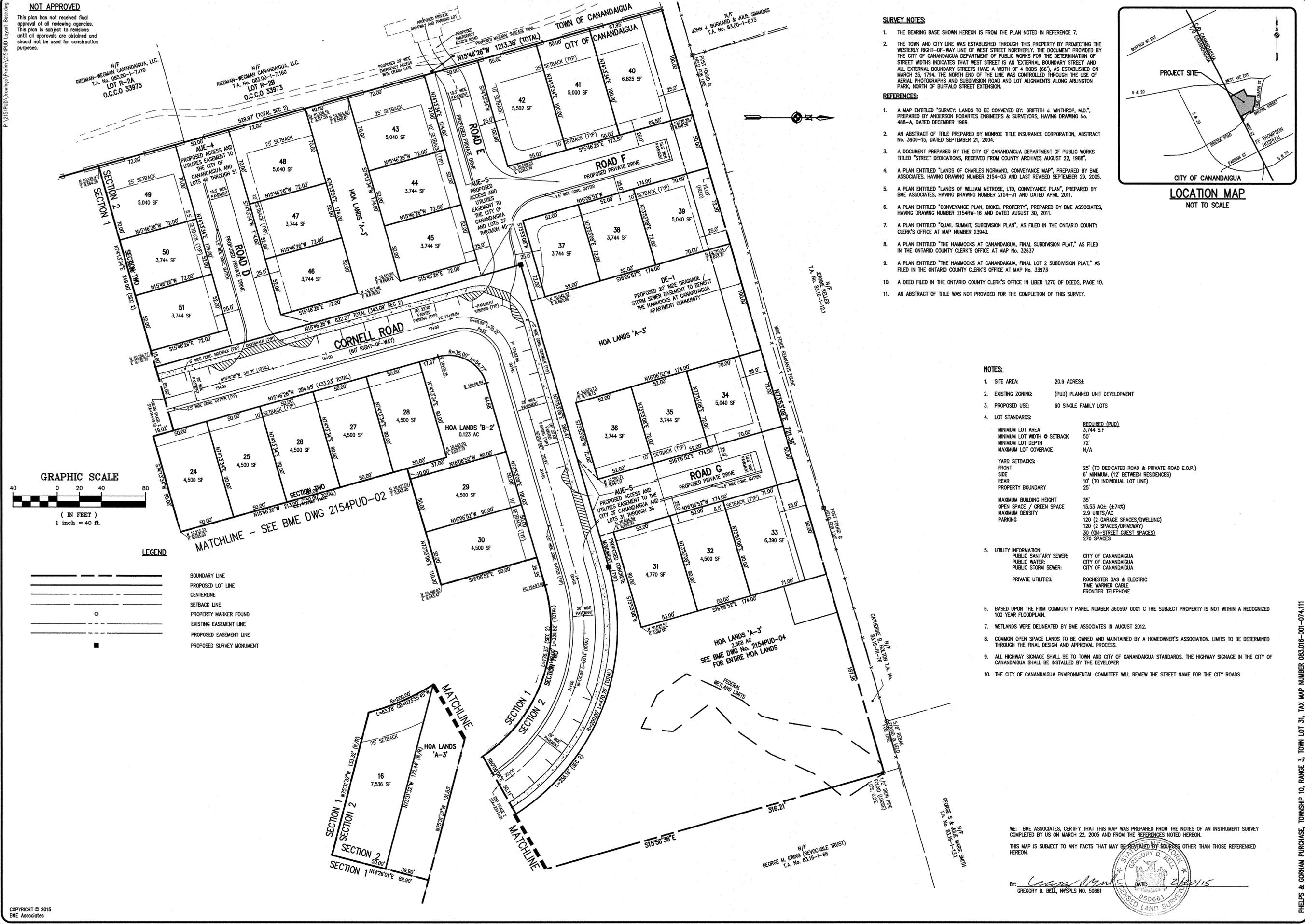
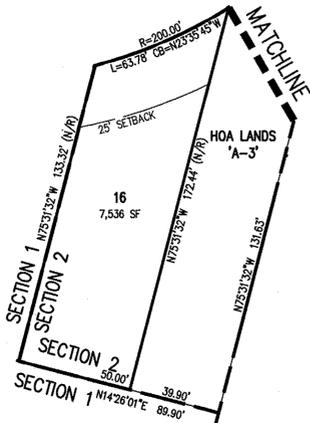
N/F
RIEDMAN-WEGMAN CANANDAIGUA, LLC
T.A. No. 083.00-1-7.160
LOT R-2B
O.C.C.O 33973



LEGEND

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

MATCHLINE - SEE BME DWG 2154PUD-02

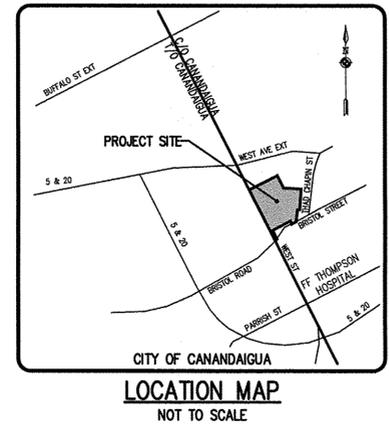


SURVEY NOTES:

- 1. THE BEARING BASE SHOWN HEREON IS FROM THE PLAN NOTED IN REFERENCE 7.
2. THE TOWN AND CITY LINE WAS ESTABLISHED THROUGH THIS PROPERTY BY PROJECTING THE WESTERLY RIGHT-OF-WAY LINE OF WEST STREET NORTHERLY. THE DOCUMENT PROVIDED BY THE CITY OF CANANDAIGUA DEPARTMENT OF PUBLIC WORKS FOR THE DETERMINATION OF STREET WIDTHS INDICATES THAT WEST STREET IS AN 'EXTERNAL BOUNDARY STREET' AND ALL EXTERNAL BOUNDARY STREETS HAVE A WIDTH OF 4 RODS (66'), AS ESTABLISHED ON MARCH 25, 1794. THE NORTH END OF THE LINE WAS CONTROLLED THROUGH THE USE OF AERIAL PHOTOGRAPHS AND SUBDIVISION ROAD AND LOT ALIGNMENTS ALONG ARLINGTON PARK, NORTH OF BUFFALO STREET EXTENSION.
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2. AN ABSTRACT OF TITLE PREPARED BY MONROE TITLE INSURANCE CORPORATION, ABSTRACT NO. 3900-15, DATED SEPTEMBER 21, 2004.
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NOTES:

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3. PROPOSED USE: 60 SINGLE FAMILY LOTS
4. LOT STANDARDS:
REQUIRED (PUD):
MINIMUM LOT AREA 3,744 SF
MINIMUM LOT WIDTH @ SETBACK 50'
MINIMUM LOT DEPTH 72'
MAXIMUM LOT COVERAGE N/A
YARD SETBACKS:
FRONT 25' (TO DEDICATED ROAD & PRIVATE ROAD E.O.P.)
SIDE 6' MINIMUM, (12' BETWEEN RESIDENCES)
REAR 10' (TO INDIVIDUAL LOT LINE)
PROPERTY BOUNDARY 25'
MAXIMUM BUILDING HEIGHT 35'
OPEN SPACE / GREEN SPACE 15.53 AC± (±74%)
MAXIMUM DENSITY 2.9 UNITS/AC
PARKING 120 (2 GARAGE SPACES/DWELLING)
270 SPACES
5. UTILITY INFORMATION:
PUBLIC SANITARY SEWER: CITY OF CANANDAIGUA
PUBLIC WATER: CITY OF CANANDAIGUA
PUBLIC STORM SEWER: CITY OF CANANDAIGUA
PRIVATE UTILITIES: ROCHESTER GAS & ELECTRIC
TIME WARNER CABLE
FRONTIER TELEPHONE
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BY: Gregory D. Bell, NYSPLS NO. 50661
DATE: 2/20/15



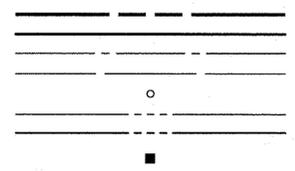
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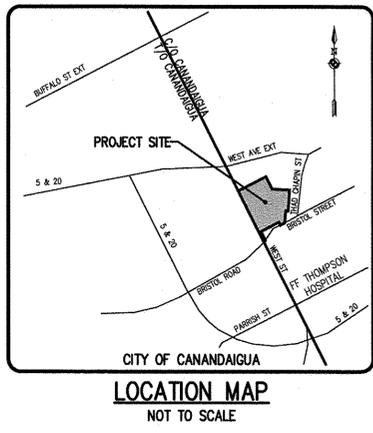
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L2	N45°07'35"E	116.78'
L3	S61°15'17"E	144.57'
L4	N28°44'43"E	518.62'
L5	N14°26'01"E	191.10'
L6	S75°31'32"E	268.51'
L7	S73°31'16"W	161.10'
L8	N16°28'44"W	156.24'
L9	N61°15'17"W	16.57'
L10	S73°31'16"W	90.33'
L11	S16°28'44"E	168.00'
L12	S73°31'16"W	189.48'
L13	N15°46'26"W	136.31'
L14	N74°13'34"E	174.00'
L15	N15°46'26"W	72.00'
L16	S74°13'34"W	174.00'
L17	N15°46'26"W	40.00'
L18	N74°13'34"E	174.00'
L19	N15°46'26"W	72.00'
L20	S74°13'34"W	174.00'
L21	N15°46'26"W	50.00'
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L23	N15°46'26"W	72.00'
L24	S74°13'34"W	174.00'
L25	N15°46'26"W	40.00'
L26	N74°13'34"E	189.00'
L27	S15°46'26"E	278.16'
L28	S45°07'35"W	116.35'
L29	N15°46'26"W	165.55'
L30	N74°13'34"E	90.00'
L31	N15°46'26"W	213.00'
L32	N73°53'08"E	110.00'
L33	N16°06'52"W	90.00'
L34	N73°53'08"E	28.35'
L35	N61°15'17"W	88.83'
L36	S28°44'43"W	350.00'
L37	S61°15'17"E	89.93'
L38	N73°53'08"E	50.00'
L39	S16°06'52"E	174.00'
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L56	S74°13'34"W	15.00'
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L58	S74°13'34"W	174.00'
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L64	N74°13'34"E	174.00'
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L70	N15°46'26"W	17.67'
L71	N73°53'08"E	64.67'
L72	S16°06'52"E	90.00'
L73	S73°53'08"W	10.00'
L74	N15°46'26"W	37.00'
L75	S74°13'34"W	90.00'

CURVE TABLE			
NO.	RADIUS	CHORD BEARING	LENGTH
C1	530.00'	N46°55'29"E	32.43'
C2	230.00'	N18°46'35"E	211.55'
C3	35.00'	S26°27'58"W	41.59'
C4	170.00'	N44°40'34"E	180.69'
C5	120.00'	N44°14'26"E	56.91'
C6	35.00'	S68°36'27"E	65.00'
C7	140.00'	N42°23'52"W	311.37'
C8	200.00'	N69°25'23"W	256.16'
C9	35.00'	S29°03'21"W	54.77'

LEGEND



BOUNDARY LINE
 PROPOSED LOT LINE
 CENTERLINE
 SETBACK LINE
 PROPERTY MARKER FOUND
 EXISTING EASEMENT LINE
 PROPOSED EASEMENT LINE
 PROPOSED SURVEY MONUMENT



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 such alteration, and a specific description of the alteration."

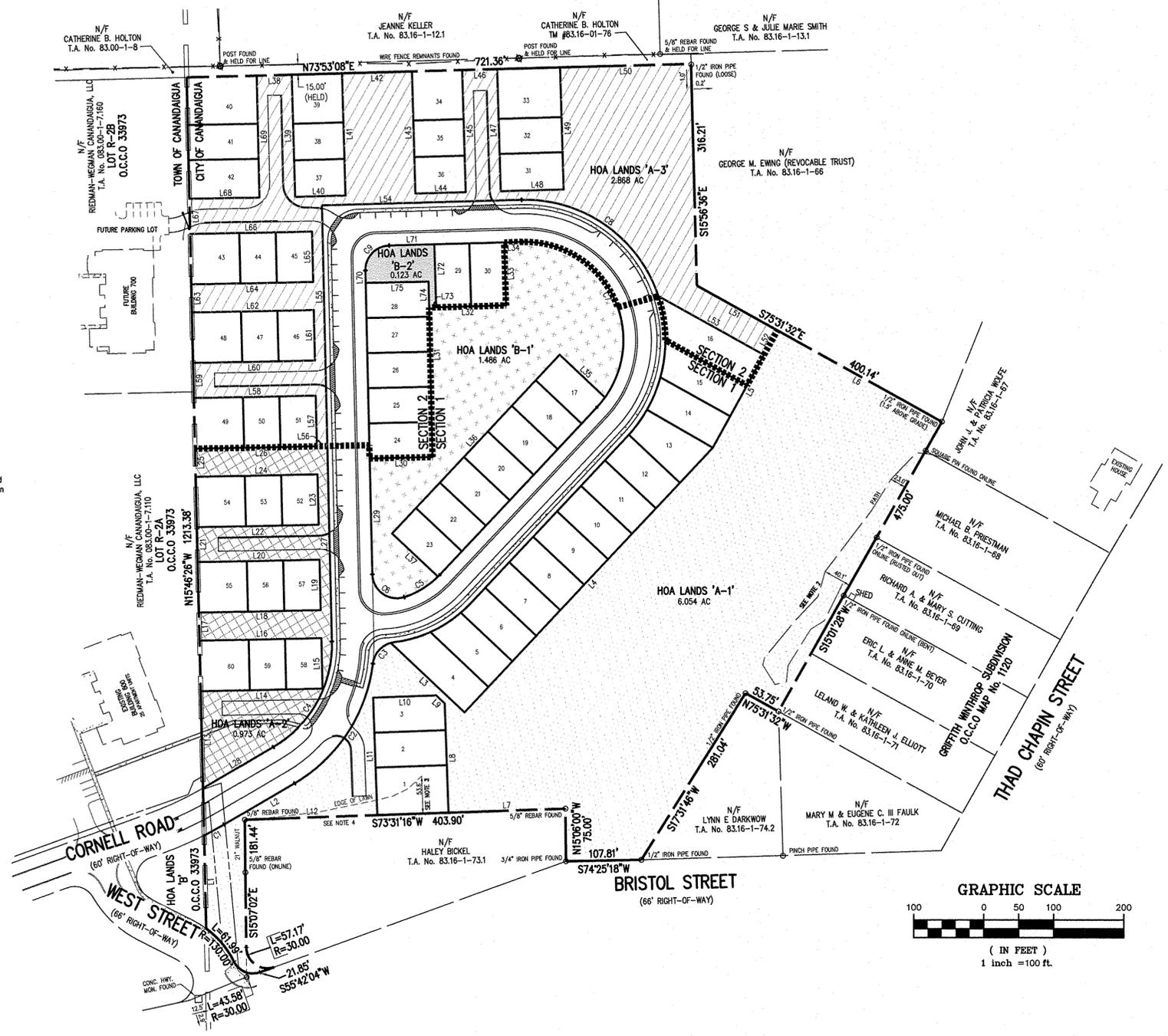
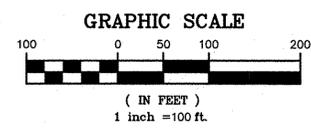
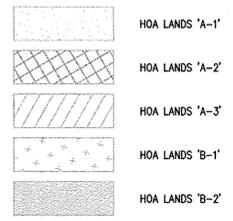
NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2			
1			

REFERENCES:

- A MAP ENTITLED "SURVEY: LANDS TO BE CONVEYED BY: GRIFFITH J. WINTHROP, M.D.", PREPARED BY ANDERSON ROBERTS ENGINEERS & SURVEYORS, HAVING DRAWING NO. 488-A, DATED DECEMBER 1969.
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- A PLAN ENTITLED "THE HAMMOCKS AT CANANDAIGUA, FINAL SUBDIVISION PLAT", AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP NO. 32637.
- A PLAN ENTITLED "THE HAMMOCKS AT CANANDAIGUA, FINAL LOT 2 SUBDIVISION PLAT", AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP NO. 33973.
- A DEED FILED IN THE ONTARIO COUNTY CLERK'S OFFICE IN LIBER 1270 OF DEEDS, PAGE 10.
- AN ABSTRACT OF TITLE WAS NOT PROVIDED FOR THE COMPLETION OF THIS SURVEY.

SURVEY NOTES:

- PARCEL MAY BE SUBJECT TO THE RIGHTS OF OTHERS FOR USE OF A FOOT PATH AS SHOWN HEREON.
- PARCEL MAY BE SUBJECT TO THE RIGHTS OF OTHERS FOR LAWN AREA AS SHOWN HEREON.
- THE BEARING BASE SHOWN HEREON IS FROM THE PLAN NOTED IN REFERENCE 7.
- THE TOWN AND CITY LINE WAS ESTABLISHED THROUGH THIS PROPERTY BY PROJECTING THE WESTERLY RIGHT-OF-WAY LINE OF WEST STREET NORTHERLY. THE DOCUMENT PROVIDED BY THE CITY OF CANANDAIGUA DEPARTMENT OF PUBLIC WORKS FOR THE DETERMINATION OF STREET WIDTHS INDICATES THAT WEST STREET IS AN EXTERNAL BOUNDARY STREET AND ALL EXTERNAL BOUNDARY STREETS HAVE A WIDTH OF 4 RODS (66'), AS ESTABLISHED ON MARCH 25, 1794. THE NORTH END OF THE LINE WAS CONTROLLED THROUGH THE USE OF AERIAL PHOTOGRAPHS AND SUBDIVISION ROAD AND LOT ALIGNMENTS ALONG ARLINGTON PARK, NORTH OF BUFFALO STREET EXTENSION.
- THE PURPOSE OF THIS PLAT IS TO SHOW THE H.O.A. LANDS IN ITS ENTIRETY.



NOT APPROVED
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WE, BME ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED BY US ON MARCH 22, 2005 AND FROM THE REFERENCES NOTED HEREON.
 THIS MAP IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY SOURCES OTHER THAN THOSE REFERENCED HEREON.

By: *Gregory D. Bell* DATE: 2/18/15
 GREGORY D. BELL, NYSPLS NO. 50661



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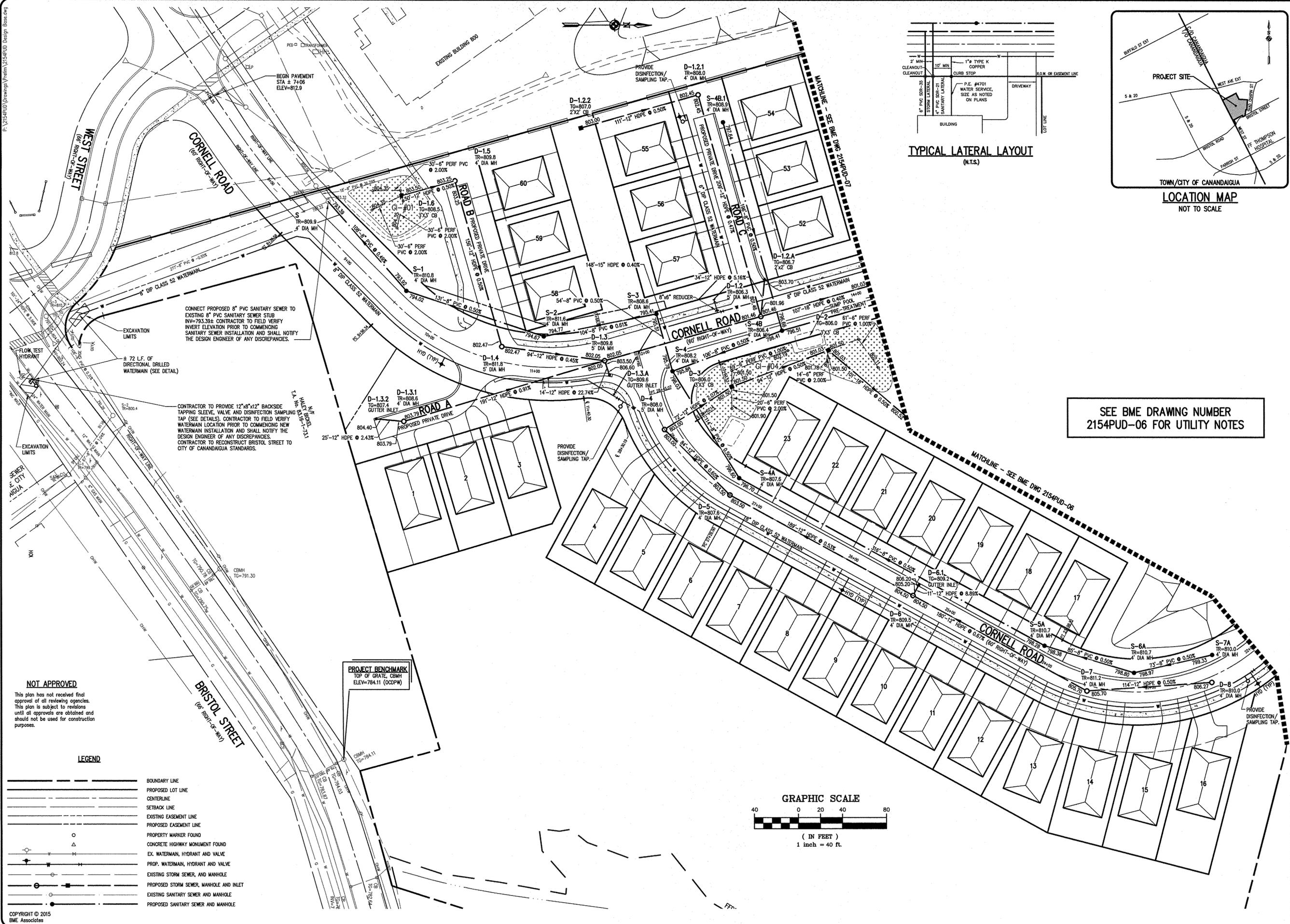


THE COTTAGES AT CANANDAIGUA
 CITY OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK STATE
 FREDMAN WEGMAN CANANDAIGUA, LLC
 40 ROCHESTER, NY 14604
 PRELIMINARY
H.O.A. LANDS

PROJECT	LOCATION	CLIENT	DRAWING TITLE
2154PUD			

PROJECT MANAGER	PROJECT SURVEYOR	DRAWN BY	SCALE	DATE ISSUED
L SWEDROCK	GD BELL	KA MOTT	1"=100'	JANUARY 2015

PROJECT NO.	DRAWING NO.
2154PUD	04



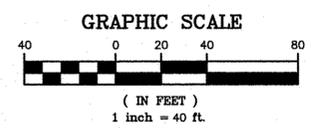
NOT APPROVED
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LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINE
- CENTERLINE
- SETBACK LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPERTY MARKER FOUND
- CONCRETE HIGHWAY MONUMENT FOUND
- EX. WATERMAIN, HYDRANT AND VALVE
- PROP. WATERMAIN, HYDRANT AND VALVE
- EXISTING STORM SEWER, AND MANHOLE
- PROPOSED STORM SEWER, MANHOLE AND INLET
- EXISTING SANITARY SEWER AND MANHOLE
- PROPOSED SANITARY SEWER AND MANHOLE

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 BME Associates

SEE BME DRAWING NUMBER
 2154PUD-06 FOR UTILITY NOTES



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THE COTTAGES AT CANADAUGA
 CITY OF CANADAUGA, ONTARIO COUNTY, NEW YORK STATE
 REDMAN MORGAN CANADAUGA, LLC.
 45 EAST AVENUE, 2ND FLOOR
 ROCHESTER, NY 14604

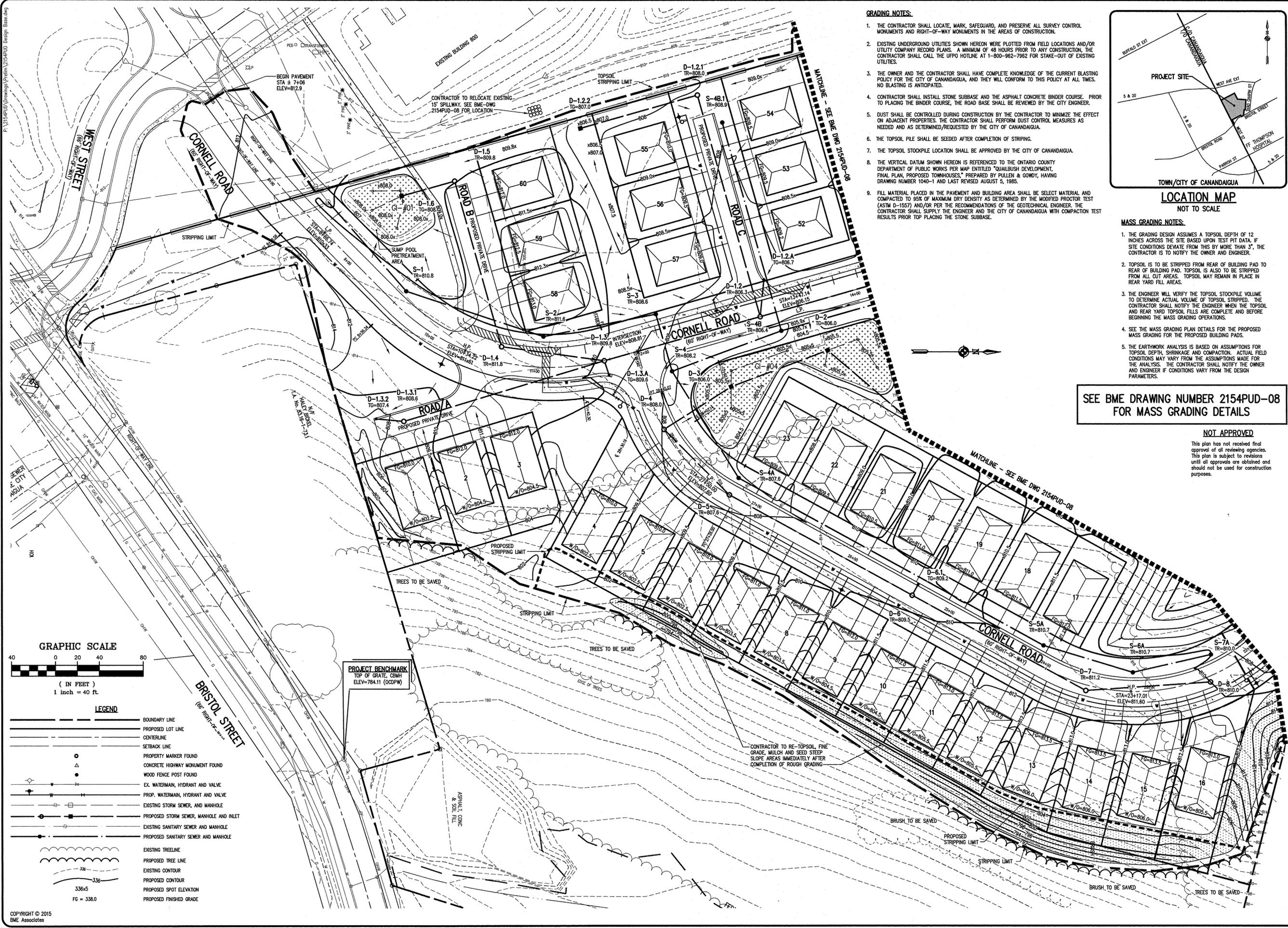
PROJECT: THE COTTAGES AT CANADAUGA
 LOCATION: 45 EAST AVENUE, 2ND FLOOR
 CLIENT: REDMAN MORGAN CANADAUGA, LLC.

PROJECT MANAGER: L. SWEDROCK
 PROJECT ENGINEER: L. SWEDROCK
 DRAWN BY: J. CRETEKOS
 SCALE: 1" = 40'
 DATE ISSUED: JANUARY 2015
 PROJECT NO.: 2154PUD
 DRAWING NO.: 05
 SHEET 1 OF 2

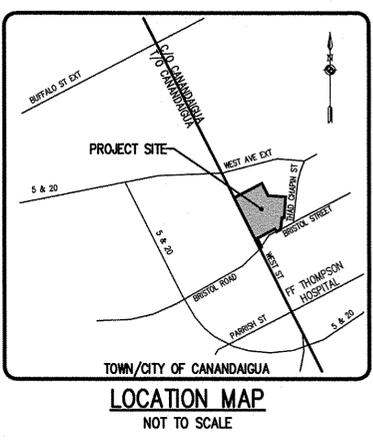
PHILIPS & CORHAM PURCHASE, TOWNSHIP 10, RANGE 3, TOWN LOT 31, TAX MAP NUMBER 083.016-001-074.111

OVERALL PRELIMINARY UTILITY PLAN

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 client engineer or land surveyor shall affix to the item his seal and the notation 'altered by' followed by his signature and the date of such alteration, and a specific description of the alteration."



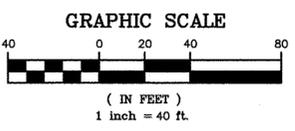
- GRADING NOTES:**
1. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD, AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION.
 2. EXISTING UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM FIELD LOCATIONS AND/OR UTILITY COMPANY RECORD PLANS. A MINIMUM OF 48 HOURS PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CALL THE UPO HOTLINE AT 1-800-962-7962 FOR STAKE-OUT OF EXISTING UTILITIES.
 3. THE OWNER AND THE CONTRACTOR SHALL HAVE COMPLETE KNOWLEDGE OF THE CURRENT BLASTING POLICY FOR THE CITY OF CANANDAIGUA, AND THEY WILL CONFORM TO THIS POLICY AT ALL TIMES. NO BLASTING IS ANTICIPATED.
 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 CITY ENGINEER.
 5. DUST SHALL BE CONTROLLED DURING CONSTRUCTION BY THE CONTRACTOR TO MINIMIZE THE EFFECT ON ADJACENT PROPERTIES. THE CONTRACTOR SHALL PERFORM DUST CONTROL MEASURES AS NEEDED AND AS DETERMINED/REQUESTED BY THE CITY OF CANANDAIGUA.
 6. THE TOPSOIL PILE SHALL BE SEEDED AFTER COMPLETION OF STRIPING.
 7. THE TOPSOIL STOCKPILE LOCATION SHALL BE APPROVED BY THE CITY OF CANANDAIGUA.
 8. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE ONTARIO COUNTY DEPARTMENT OF PUBLIC WORKS PER MAP ENTITLED "QUAILBUSH DEVELOPMENT, FINAL PLAN, PROPOSED TOWNHOUSES," PREPARED BY PULLEN & GOWDY, HAVING DRAWING NUMBER 1040-1 AND LAST REVISED AUGUST 5, 1985.
 9. 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 NOTIFY THE ENGINEER AND THE CITY OF CANANDAIGUA WITH COMPACTION TEST RESULTS PRIOR TO PLACING THE STONE SUBBASE.



- MASS GRADING NOTES:**
1. THE GRADING DESIGN ASSUMES A TOPSOIL DEPTH OF 12 INCHES ACROSS THE SITE BASED UPON TEST PIT DATA. IF SITE CONDITIONS DEVIATE FROM THIS BY MORE THAN 3", THE CONTRACTOR IS TO NOTIFY THE OWNER AND ENGINEER.
 2. TOPSOIL IS TO BE STRIPPED FROM REAR OF BUILDING PAD TO REAR OF BUILDING PAD. TOPSOIL IS ALSO TO BE STRIPPED FROM ALL CUT AREAS. TOPSOIL MAY REMAIN IN PLACE IN REAR YARD FILL AREAS.
 3. THE ENGINEER WILL VERIFY THE TOPSOIL STOCKPILE VOLUME TO DETERMINE ACTUAL VOLUME OF TOPSOIL STRIPPED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN THE TOPSOIL AND REAR YARD TOPSOIL FILLS ARE COMPLETE AND BEFORE BEGINNING THE MASS GRADING OPERATIONS.
 4. SEE THE MASS GRADING PLAN DETAILS FOR THE PROPOSED MASS GRADING FOR THE PROPOSED BUILDING PADS.
 5. THE EARTHWORK ANALYSIS IS BASED ON ASSUMPTIONS FOR TOPSOIL DEPTH, SHRINKAGE 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.

SEE BME DRAWING NUMBER 2154PUD-08 FOR MASS GRADING DETAILS

NOT APPROVED
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 - PROPOSED SANITARY SEWER AND MANHOLE
 - EXISTING TREELINE
 - PROPOSED TREE LINE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED SPOT ELEVATION
 - PROPOSED FINISHED GRADE

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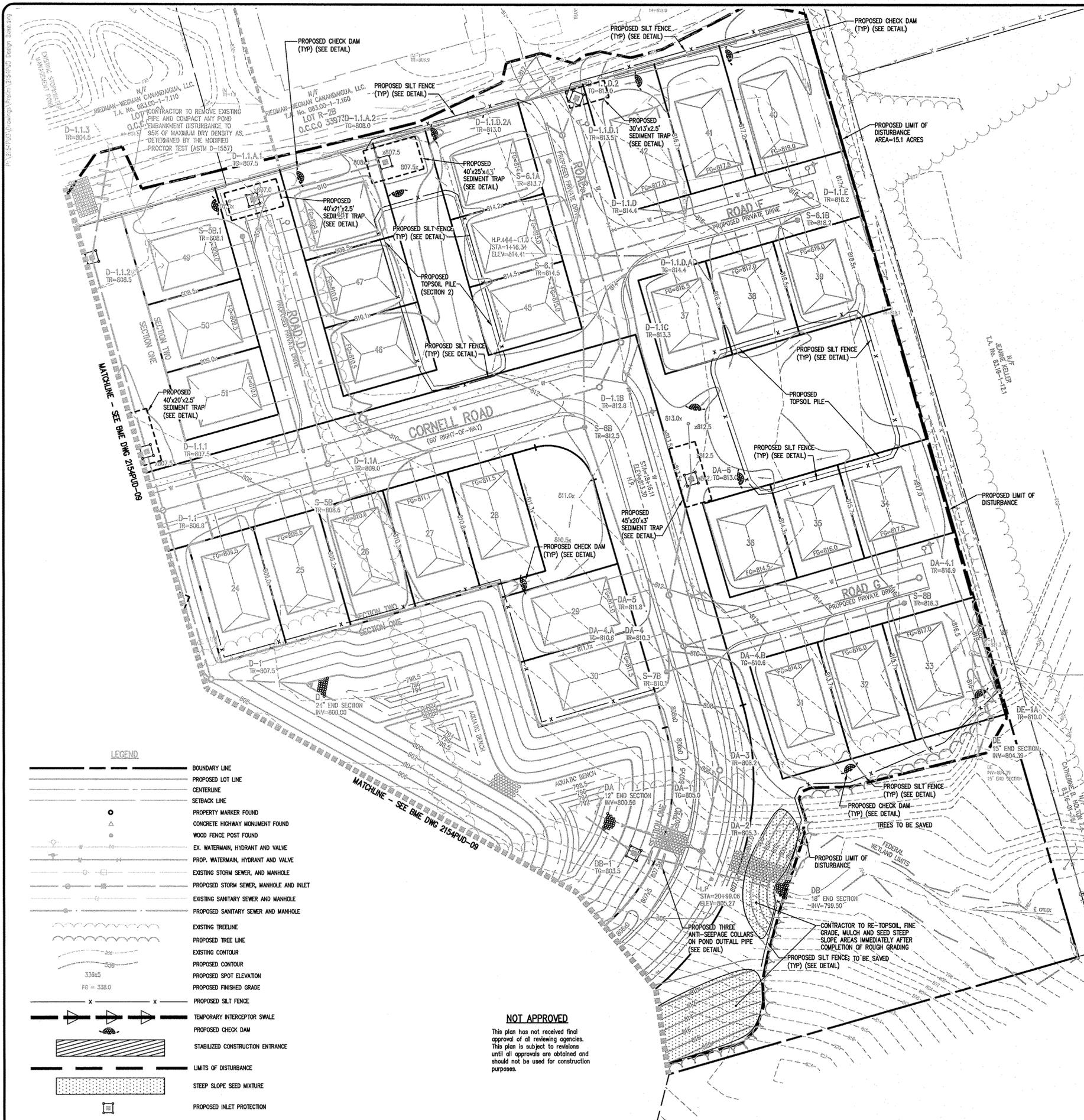
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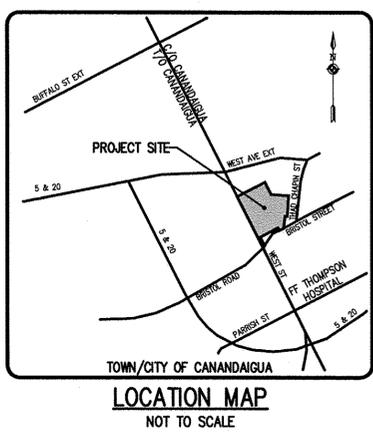
THE COTTAGES AT CANANDAIGUA
 PROJECT
 LOCATION
 CLIENT

OVERALL PRELIMINARY GRADING PLAN
 PROJECT MANAGER
 PROJECT ENGINEER
 DRAWN BY
 SCALE
 DATE ISSUED

2154PUD
 DRAWING NO. 07
 SHEET 1 OF 2



SEE BME DRAWING NUMBER 2154PUD-09 FOR SEQUENCE OF CONSTRUCTION NOTES



CONSTRUCTION EROSION CONTROL NOTES:

1. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) CONSISTS OF STORMWATER MANAGEMENT REPORT, THE PROJECT PLANS, INCLUDING THE GRADING, CONSTRUCTION EROSION CONTROL PLAN AND DETAIL SHEET, AND THE CITY OF CANANDAIGUA DESIGN AND CONSTRUCTION SPECIFICATIONS REGARDING STORMWATER CONTROL. THE SWPPP FOR THIS PROJECT IS INTENDED TO CONFORM WITH NYSDEC GENERAL PERMIT GP-0-15-002 AND THE REQUIREMENTS OF LOCAL AND NYSDEC AUTHORITIES REGARDING THE CONTROL OF STORMWATER QUANTITY AND QUALITY.
2. THE OWNER IS RESPONSIBLE FOR IMPLEMENTING THE REQUIRED SWPPP. THE OWNER'S CONTRACTOR, SUB-CONTRACTOR AND ALL OTHERS ASSOCIATED WITH THE IMPLEMENTATION OF THE PLAN SHALL BE FAMILIAR WITH THE PLAN AND THE CONDITIONS OF THE NYSDEC GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES. THEY MUST HAVE A COPY OF THE SWPPP ON SITE AND PROVIDE A LOCATION TO KEEP AND PROTECT THE SWPPP ON-SITE.
3. ANY MODIFICATIONS OR DEVIATIONS FROM THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND STORMWATER MANAGEMENT AREAS, SHALL BE DOCUMENTED IN THE INSPECTION REPORT AND CONSIDERED PART OF THE SWPPP FOR THE PROJECT.
4. THE OWNER IS RESPONSIBLE FOR FILING THE NOTICE OF INTENT (NOI) FOR CONSTRUCTION ACTIVITY WITH NYSDEC PRIOR TO COMMENCING ANY CONSTRUCTION. A COPY OF THE NOI SHALL BE KEPT ON-SITE AND PROVIDED TO THE MUNICIPALITY.
5. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ON-SITE INSPECTIONS BY A LICENSED PROFESSIONAL REGARDING EROSION CONTROL DURING CONSTRUCTION. INSPECTIONS ARE TO BE PROVIDED AT A MINIMUM OF TWICE A WEEK FOR DISTURBANCES OF 5 ACRES AND GREATER AND ONCE A WEEK FOR DISTURBANCES LESS THAN 5 ACRES. AN INSPECTION REPORT LOG AND THE SWPPP TO BE KEPT ON-SITE BY THE OWNER.
6. FOR SITES WHERE SOIL DISTURBANCE ACTIVITIES HAVE BEEN TEMPORARILY SUSPENDED (E.G. WINTER SHUTDOWN) AND TEMPORARY STABILIZATION MEASURES HAVE BEEN APPLIED TO ALL DISTURBED AREAS, THE OWNER/OPERATOR MAY REDUCE THE SELF-INSPECTION FREQUENCY, BUT SHALL MAINTAIN A MINIMUM OF MONTHLY INSPECTIONS. (30 CALENDAR DAYS)
7. THE OWNER'S CONTRACTOR/REPRESENTATIVE SHALL IDENTIFY AT LEAST ONE INDIVIDUAL TO BE TRAINED FROM THEIR COMPANY THAT WILL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP. THE INDIVIDUAL MUST RECEIVE (4) HOURS OF NYSDEC TRAINING EVERY (3) YEARS. THE OWNER/OPERATOR SHALL ENSURE THAT AT LEAST ONE OF THE TRAINED INDIVIDUALS IS ON SITE ON A DAILY BASIS WHEN SOIL DISTURBANCE ACTIVITIES ARE BEING PERFORMED.
8. FOR DISTURBANCES OF 5 ACRES AND GREATER, DISTURBED AREAS NOT TO BE WORKED IN FOR 7 DAYS MUST BE TEMPORARILY SEEDED AND STRAW MULCHED WITHIN 7 DAYS FROM THE DATE THE SOIL DISTURBANCE ACTIVITY CEASED. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY GROUND COVER, THE DISTURBED AREAS SHALL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL. ADDITIONAL TIME FRAMES FOR STABILIZATION ARE SUBJECT TO THE REQUIREMENTS OF A REGULATED TRADITIONAL LAND USE MS4.
9. THE OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, CLEANING, REPAIR AND REPLACEMENT OF EROSION CONTROL MEASURES DURING SITE CONSTRUCTION.
10. ALL DISTURBED AREAS TO BE RECLAIMED WITH A MINIMUM OF 6" TOPSOIL.
11. TEMPORARY STABILIZATION SHALL BE AS FOLLOWS:
TEMPORARY STABILIZATION PER APPENDIX OF THE SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY (GP-0-15-002) EXPOSED SOIL HAS BEEN COVERED WITH MATERIALS AS SET FORTH IN THE TECHNICAL STANDARD, NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, TO PREVENT EXPOSED SOIL FROM ERODING. THE MATERIALS CAN INCLUDE, BUT ARE NOT LIMITED TO STRAW MULCH, SEED, AND EROSION CONTROL MATS (E.G. JUTE TWISTED YARN, EXCELSIOR WOOD FIBER MATS).
12. TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE PROVIDED AS FOLLOWS:
THE SURFACE TWO INCHES OF SOIL SHOULD BE LOOSENED BY DISKING, RAKING, OR BACK-BLADING WITH A BULLDOZER. IMMEDIATELY FERTILIZE WITH 300 LBS PER ACRE (OR 7 LBS. PER 1000 SQ. FT.) OF 10-10-10 FERTILIZER. IMMEDIATELY SEED WITH THE FOLLOWING MIX:

	LBS./ACRE	LBS./1000 SQ. FT.
ANNUAL RYEGRASS	40	1
PERENNIAL RYEGRASS	40	1
ORCHARD GRASS	40	1
WHITE CLOVER (+ INNOCULANT)	4	0.1

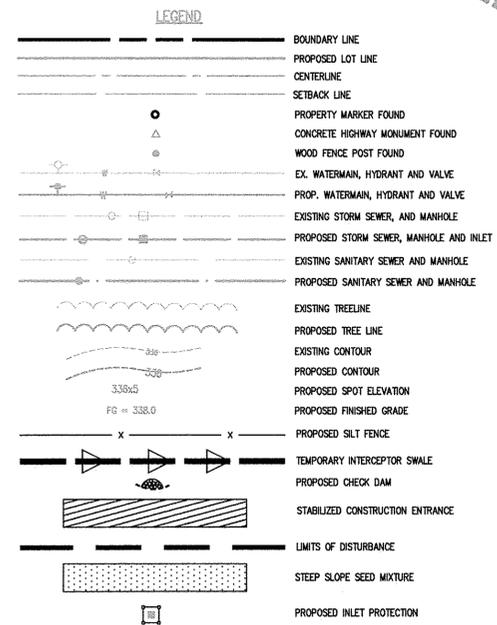
SEED SHOULD HAVE A GERMINATION RATE OF AT LEAST 85 PERCENT AND MINIMAL INERT MATERIAL.
13. DISTURBED AREAS SHALL BE STABILIZED USING PERMANENT LAWN SEEDING MIX UPON COMPLETION OF GRADING AND CONSTRUCTION:

	LBS./ACRE	% BY PURITY	% GERM
PERENNIAL RYE GRASS	35	85	85
RED FESCUE	35	97	80
KENTUCKY BLUEGRASS	30	85	80

SEEDING RATE: 6.0 LBS PER 1,000 SQ. FT.
MULCH: STRAW OR WOOD FIBER MULCH USED WITH HYDROSEEDING METHOD, AT TWO TONS PER ACRE WITH TACKIFIER.
STARTING FERTILIZER: 5-10-10 AT 20 LBS PER SQ. FT.
14. SLOPES 3:1 OR GREATER SHALL BE SEEDED WITH HEAVY STRAW MULCH AND MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. SLOPES SHALL BE FINE GRADED WITH A MINIMUM OF 6" TOPSOIL AND SEEDED WITH FOLLOWING SEED MIX:
NATIVE STEEP SLOPE MIX WITH ANNUAL RYE GRASS - ERNMX-181

20% LILIUM MULTI FLORIUM	ANNUAL RYEGRASS
20% SOCHZYRIUM	'CAMPER' LITTLE BLUESTEM
16% ELYMUS CANADENSIS	CANADA WILD RYE
10% PANICUM VIRGATUM 'SHELTER'	'SHELTER' SWITCHGRASS
8% AGROSTIS PERENNANS	AUTUMN BENTGRASS
8% TRIDENS FLAVIS	PURPLETOP
5% COREOPSIS LANCEOLATA	LANCE LEAVE COREOPSIS
4% AGROSTIS SCABRA	TICKLEGRASS
4% ELYMUS VIRGINICUS	VIRGINIA WILD RYE
3% PENSTEMON DIGITALIS	TALL WHITE BEARD TONGUE
2% MONORADA FISTULOSA	WILD BERGAMONT

SEEDING RATE: 30 LBS PER ACRE OR 1 LB PER 1000 SF
INNOCULANT: RATE AS RECOMMENDED BY THE MANUFACTURER (FOR HYDROSEEDING USE FOUR TIMES MANUFACTURER'S RECOMMENDED RATE)
MULCH: STRAW OR WOOD FIBER MULCH USED WITH A HYDROSEEDING METHOD, AT TWO TONS PER ACRE WITH TACKIFIER.
15. ALL SEEDING AREAS ARE TO BE MONITORED FOR GERMINATION AND EROSION. ERODED AREAS ARE TO BE BACKFILLED, FINE GRADED AND RE-SEEDED. AREAS THAT FAIL TO GERMINATE A MINIMUM OF 75% SHALL BE RE-SEEDED.
16. ANY EXCAVATIONS THAT MUST BE Dewatered SHALL BE PUMPED INTO AN APPROVED FILTERING DEVICE BEFORE ENTERING AN ACTIVE DRAINAGE SYSTEM OR DISPERSED TO AN UNDISTURBED AREA.
17. THE HOME BUILDER SHALL BE RESPONSIBLE FOR IMPLEMENTING INDIVIDUAL LOT EROSION CONTROL MEASURES AS SHOWN ON THE PLAN DETAIL FOR INDIVIDUAL HOUSE CONSTRUCTION. THE MEASURES ARE TO REMAIN IN PLACE UNTIL HOUSE CONSTRUCTION IS COMPLETE AND THE LAWN IS ESTABLISHED.
18. THE OWNER SHALL BE RESPONSIBLE FOR REMOVING EXISTING EROSION CONTROL MEASURES THAT ARE LOCATED WITHIN ESTABLISHED AREAS. MATERIALS ARE TO BE DISPOSED OF PROPERLY.
19. UPON COMPLETION OF CONSTRUCTION AS CONFIRMED BY THE CITY OF CANANDAIGUA DEPARTMENT OF PUBLIC WORKS AND FINAL STABILIZATION OF THE SITE AS CONFIRMED BY THE CODE ENFORCEMENT OFFICER, THE OWNER MAY FILE A NOTICE OF TERMINATION WITH THE NYSDEC PER THE REQUIREMENTS OF THE GENERAL PERMIT GP-0-15-002.



NOT APPROVED
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Drawing Alteration
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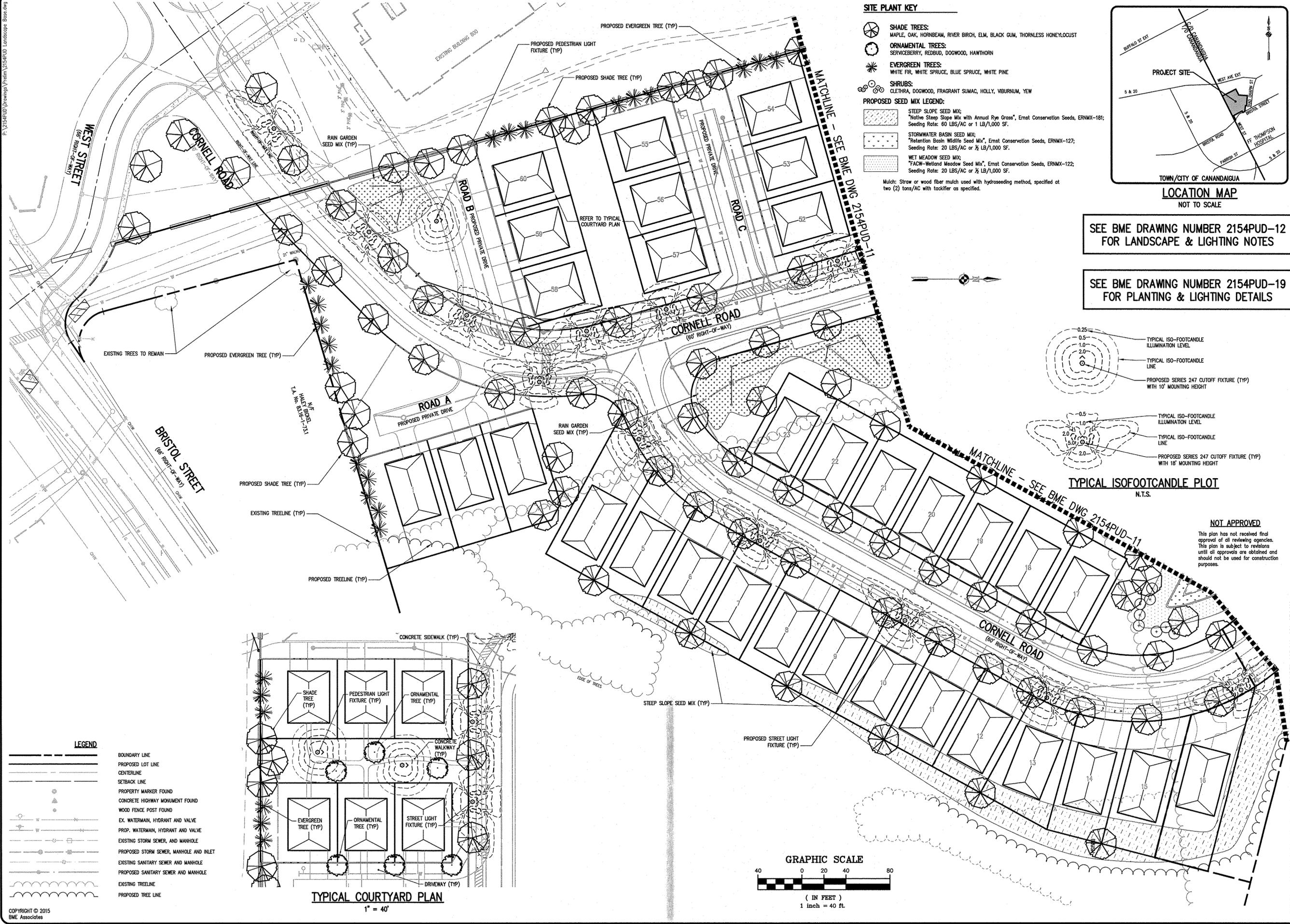
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THE COTTAGES AT CANANDAIGUA
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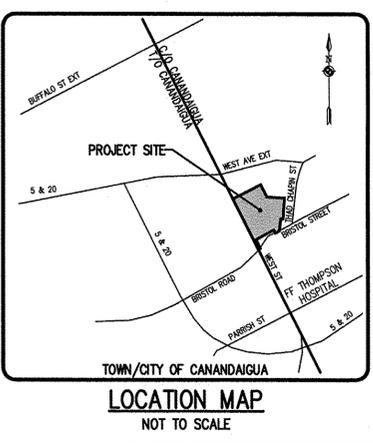
OVERALL PRELIMINARY CONSTRUCTION EROSION CONTROL PLAN

PROJECT	LOCATION	CLIENT	DRAWING TITLE
PROJECT MANAGER	L. SWEDROCK	PROJECT ENGINEER	L. SWEDROCK
DRAWN BY	J. CRETEKOS	SCALE	DATE ISSUED
1" = 40'		JANUARY 2015	
PROJECT NO.	2154PUD	DRAWING NO.	10
			SHEET 2 OF 2

F:\2154PUD\Drawings\Fram 2154PUD Landscape - Bsc.dwg

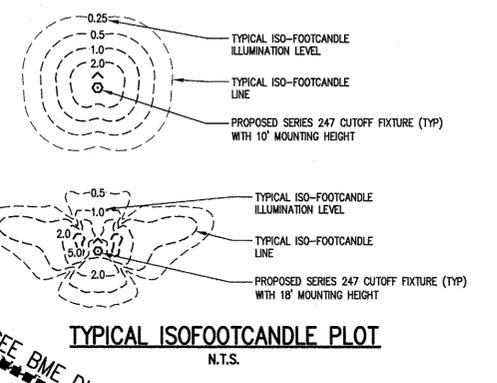


- SITE PLANT KEY**
- SHADE TREES:
MAPLE, OAK, HORNBAM, RIVER BIRCH, ELM, BLACK GUM, THORNLESS HONEYLOCUST
 - ORNAMENTAL TREES:
SERVICEBERRY, REDBUD, DOGWOOD, HAWTHORN
 - EVERGREEN TREES:
WHITE FIR, WHITE SPRUCE, BLUE SPRUCE, WHITE PINE
 - SHRUBS:
OLETHRA, DOGWOOD, FRAGRANT SUMAC, HOLLY, VIBURNUM, YEW
- PROPOSED SEED MIX LEGEND:**
- STEEP SLOPE SEED MIX:
"Native Steep Slope Mix with Annual Rye Grass", Ernst Conservation Seeds, ERNMX-181;
Seeding Rate: 60 LBS/AC or 1 LB/1,000 SF.
 - STORMWATER BASIN SEED MIX:
"Retention Basin Wildlife Seed Mix", Ernst Conservation Seeds, ERNMX-127;
Seeding Rate: 20 LBS/AC or 1/2 LB/1,000 SF.
 - WET MEADOW SEED MIX:
"FACW-Wetland Meadow Seed Mix", Ernst Conservation Seeds, ERNMX-122;
Seeding Rate: 20 LBS/AC or 1/2 LB/1,000 SF.
- Mulch: Straw or wood fiber mulch used with hydroseeding method, specified at two (2) tons/AC with tackifier as specified.



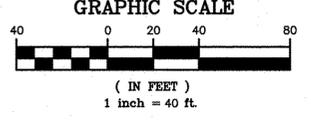
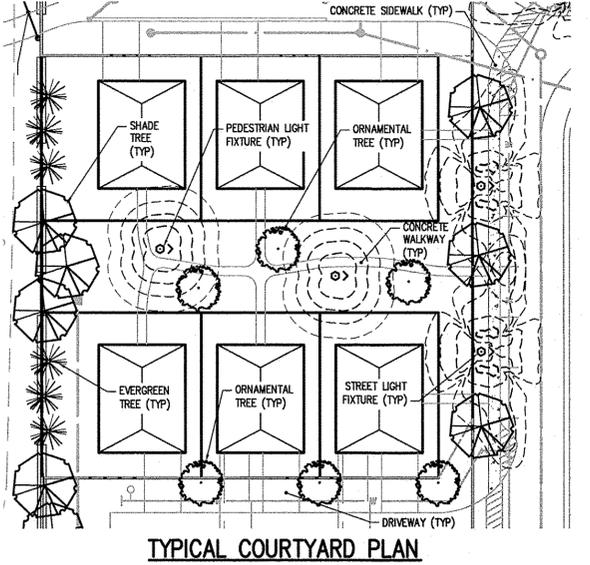
SEE BME DRAWING NUMBER 2154PUD-12
FOR LANDSCAPE & LIGHTING NOTES

SEE BME DRAWING NUMBER 2154PUD-19
FOR PLANTING & LIGHTING DETAILS



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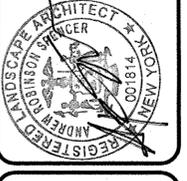
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 - PROPOSED SANITARY SEWER AND MANHOLE
 - EXISTING TREELINE
 - PROPOSED TREE LINE



Drawing Alteration
The following is an excerpt from the New York State Education Law Article 143 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 affix to the item his seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration."

NO.	REVISIONS	DATE	BY
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ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
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FAX: 585-377-7509
10 LIFT BRIDGE LANE EAST
FAIRPORT, NEW YORK 14450
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THE COTTAGES AT CANADAIGUA
CITY OF CANADAIGUA, ONTARIO COUNTY, NEW YORK STATE
REDMAN WESMAN CANADAIGUA, LLC.
45 EAST AVENUE, 2ND FLOOR
ROCHESTER, NY 14604

OVERALL PRELIMINARY LANDSCAPE & LIGHTING PLAN

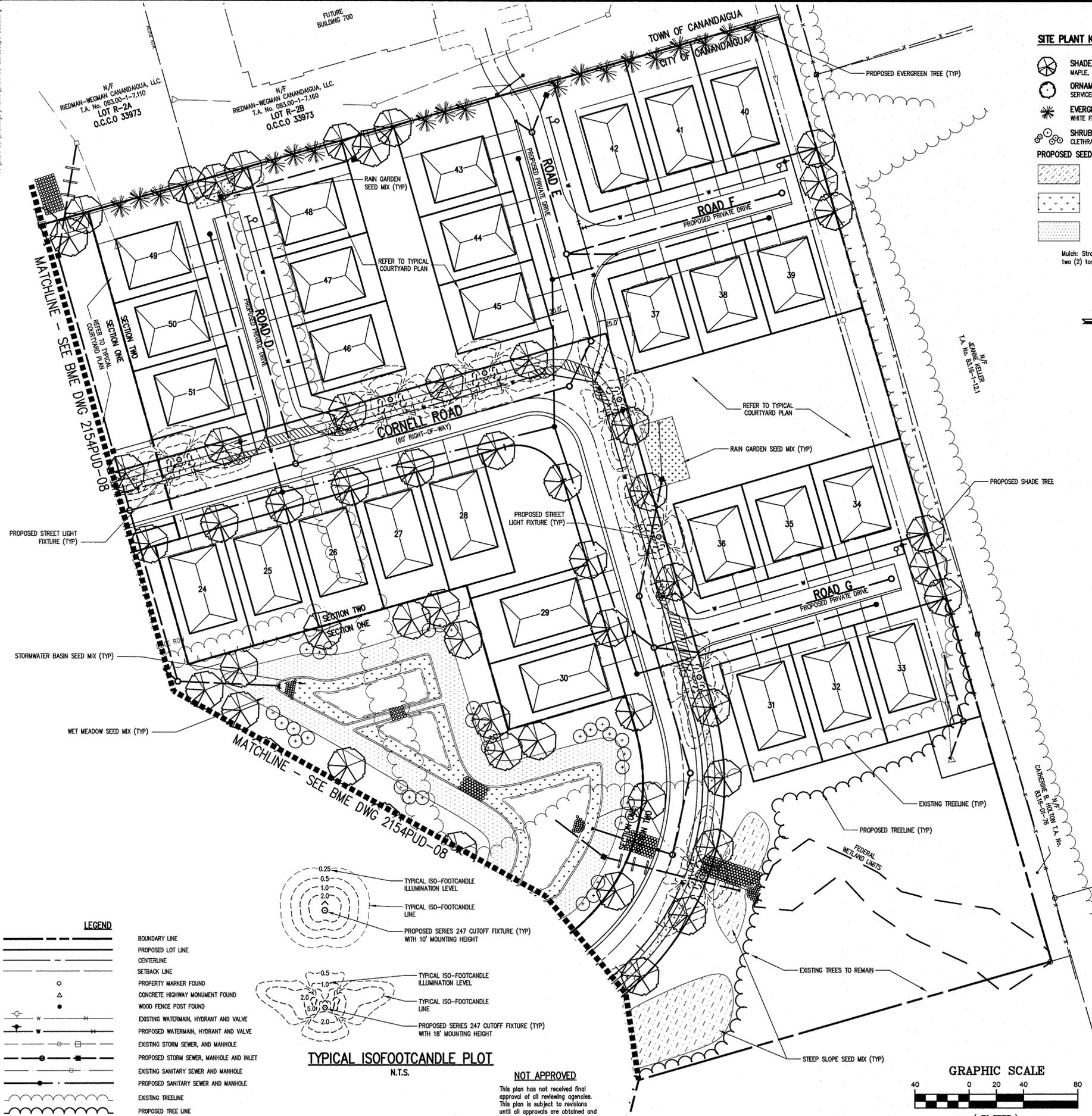
PROJECT: THE COTTAGES AT CANADAIGUA
LOCATION: CANADAIGUA, NY
CLIENT: REDMAN WESMAN CANADAIGUA, LLC

PROJECT MANAGER: L SWEDROCK
PROJECT ENGINEER: L SWEDROCK
DRAWN BY: M DAMICO
SCALE: 1" = 40'
DATE ISSUED: JANUARY 2015
PROJECT NO.: 2154PUD

PHILIPS & GORHAM PURCHASE, TOWNSHIP 10, RANGE 3, TOWN LOT 31, TAX MAP NUMBER 083.016-001-074.111

DRAWING NO. 11
SHEET 1 OF 2

P: 2154PUD Drawings Prelim 2154PUD Landscape Barea.dwg



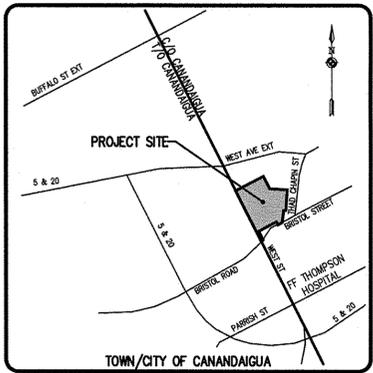
SITE PLANT KEY

- SHADE TREES:** MAPLE, OAK, HORNBEE, RIVER BIRCH, ELM, BLACK GUM, THORNLESS HONEYLOCUST
- ORNAMENTAL TREES:** SERVICEBERRY, REDBUD, DOGWOOD, HAWTHORN
- EVERGREEN TREES:** WHITE FIR, WHITE SPRUCE, BLUE SPRUCE, WHITE PINE
- SHRUBS:** CLETHRA, DOGWOOD, FRAGRANT SUMAC, HOLLY, VIBURNUM, YEW

PROPOSED SEED MIX LEGEND:

- STEEP SLOPE SEED MIX:** "Native Steep Slope Mix with Annual Rye Grass", Emert Conservation Seeds, ERNMX-181; Seeding Rate: 60 LBS/AC or 1 LB/1,000 SF.
- STORMWATER BASIN SEED MIX:** "Retention Basin Wildlife Seed Mix", Emert Conservation Seeds, ERNMX-127; Seeding Rate: 20 LBS/AC or 1/2 LB/1,000 SF.
- WET MEADOW SEED MIX:** "FACW-Wetland Meadow Seed Mix", Emert Conservation Seeds, ERNMX-122; Seeding Rate: 20 LBS/AC or 1/2 LB/1,000 SF.

Mulch: Straw or wood fiber mulch used with hydroseeding method, specified at two (2) tons/AC with tackifier as specified.



LOCATION MAP
NOT TO SCALE

SEE BME DRAWING NUMBER 2154PUD-11
FOR TYPICAL COURTYARD PLAN

SEE BME DRAWING NUMBER 2154PUD-19
FOR PLANTING & LIGHTING DETAILS

LANDSCAPE NOTES:

- ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSEYMEN, ANSI Z601.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFFS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION.
- ALL TREES SHALL BE LOCATED A MINIMUM DISTANCE OF FIVE FEET (5') FROM THE HORIZONTAL LINE OF UNDERGROUND UTILITIES TO THE PLANT BALL.
- ALL TREES SHALL BE LOCATED A MINIMUM DISTANCE OF TEN FEET (10') FROM THE HORIZONTAL LINE OF OVERHEAD UTILITIES TO THE PLANT BALL.
- PLANTING SOIL MIXTURE SHALL HAVE A RATIO BY VOLUME OF FOUR PARTS TOPSOIL TO ONE PART PEAT. SOIL AMENDMENTS TO BE MODIFIED PER INDIVIDUAL PLANT MATERIAL REQUIREMENTS.
- STAKE TREES IMMEDIATELY AFTER PLANTING. REFER TO DETAIL.
- PROVIDE ALL PLANTING BEDS WITH A CONTINUOUS 3" LAYER OF MULCH. MULCH SHALL BE PROVIDED AS FOLLOWS: 100% SHREDDED HARDWOOD MULCH, NO GREATER THAN 1" IN SIZE, UNIFORMLY MIXED AND FREE FROM DELETERIOUS MATERIAL.
- SEED ALL AREAS NOT PAVED, PLANTED OR SPECIFIED OTHERWISE WITH LAWN SEED.

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

SEEDING RATE: 6.0 LBS PER 1,000 SF.
MULCH: STRAW AT TWO TONS PER ACRE, OR WOOD FIBER MULCH USED WITH A HYDROSEEDING APPLICATION METHOD, WITH TACKIFIER.
STARTING FERTILIZER: 5:10:10 AT 20 LBS PER 1,000 SF.
- PLEASE REFER TO BME DRAWING #2154PUD-09 / CONSTRUCTION EROSION CONTROL PLAN FOR FURTHER SEEDING REQUIREMENTS IE: TEMPORARY SEEDING AND SPECIALIZED SEED MIXES.
- PROPOSED PLANT MATERIALS SHALL BE FIELD LOCATED, AND THE CONTRACTOR SHALL PERFORM A ROUGH STAKEOUT OF PLANTINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT OR OWNER PRIOR TO PLANTING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARE AND MAINTENANCE OF PLANT MATERIALS AND SEEDING AREAS UNTIL FINAL ACCEPTANCE.
- A MINIMUM 1 YEAR GUARANTEE SHALL BE PROVIDED ON ALL PLANT MATERIALS FROM DATE OF FINAL ACCEPTANCE.
- A LANDSCAPE PACKAGE WILL BE PROVIDED FOR EACH INDIVIDUAL HOME.

CITY OF CANANDAIGUA LANDSCAPE NOTES:

- STREET TREES SHALL BE PLANTED AT INTERVALS FROM 40 TO 60 FEET ALONG BOTH SIDES OF CITY OF CANANDAIGUA ROADWAYS. STREET TREES ARE TO HAVE A MINIMUM CALIPER SIZE OF 2" AND A MINIMUM AVERAGE HEIGHT OF 6 FEET (PER SECTIONS 802-15 (H) AND 633a OF CITY OF CANANDAIGUA CODE).
- STREET TREES SHALL BE PLANTED AT LEAST 25 FEET FROM STREET INTERSECTIONS (PER SECTIONS 802-15 (H)) AND AT LEAST 15 FEET FROM ALL DRIVEWAYS (PER SECTION 633a OF CITY OF CANANDAIGUA CODE).
- EACH LOT IN THE CITY OF CANANDAIGUA SHALL HAVE A MINIMUM OF TWO TREES WHICH SHALL BE IN ADDITION TO THE REQUIRED STREET TREES (PER SECTION 802-13 (D) OF CITY OF CANANDAIGUA CODE *). TREES SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

* NOTE: REQUIREMENT MAY BE WAIVED BY THE PLANNING COMMISSION IN WOODED AREAS WHERE THE SUBDIVIDER INTENDS TO MAINTAIN EXISTING TREES.

LIGHTING NOTES:

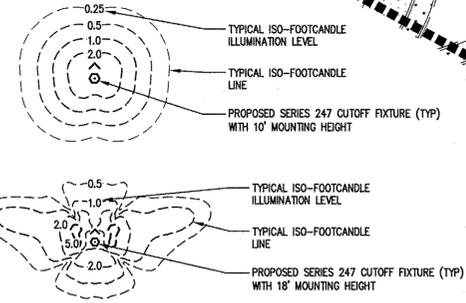
- LIGHTING TO BE PROVIDED AS NOTED ON PLAN AND IN LUMINAIRE SCHEDULE.
- STREET LIGHTING SHALL BE PROVIDED ALONG ALL STREETS. LIGHTING SHALL BE TO THE CITY OF CANANDAIGUA STANDARDS.
- SPACING AND STANDARDS SHALL BE APPROVED BY THE CITY DIRECTOR OF PUBLIC WORKS.
- LIGHTING TO COMPLY WITH SECTION 802-15 J OF CITY OF CANANDAIGUA CODE.
- SITE LIGHTING TO BE CATALOGUE NUMBER 247CUTOFF-15M-RN-120-R2-FC-LC LUMINAIRE BY AMERICAN ELECTRIC LIGHTING (OR APPROVED EQUIVALENT). FIXTURE MODEL TO HAVE 150 WATT HIGH METAL HALIDE BULBS, 120 VOLTS. FIXTURE TO BE "OUT-OFF" FIXTURE PER IESNA RECOMMENDATIONS.
- PEDESTRIAN LIGHTING TO BE CATALOGUE NUMBER 247CUTOFF-15M-RN-120-R5-FC-LC LUMINAIRE BY AMERICAN ELECTRIC LIGHTING (OR APPROVED EQUIVALENT). FIXTURE MODEL TO HAVE 150 WATT HIGH METAL HALIDE BULBS, 120 VOLTS. FIXTURE TO BE "OUT-OFF" FIXTURE PER IESNA RECOMMENDATIONS.
- SITE LIGHTING POLE TO BE CATALOGUE NUMBER BS18 ROUND TAPERED, DIRECT BURIAL COMPOSITE TUFF POLE, WITH TENON TOP. FIXTURE MOUNTING HEIGHT TO BE ±10'.
- PEDESTRIAN LIGHTING POLE TO BE CATALOGUE NUMBER BS14 ROUND TAPERED, DIRECT BURIAL COMPOSITE TUFF POLE, WITH TENON TOP. FIXTURE MOUNTING HEIGHT TO BE ±10'.
- ALL LIGHTING IS TO BE DARK SKY COMPLIANT.
- SITE AND PEDESTRIAN LIGHTING TO BE SUPPLEMENTED WITH BUILDING MOUNTED FIXTURES. SEE ARCHITECTURAL PLANS FOR FURTHER DETAILS.

N/F FRIEDMAN-WEGMAN CANANDAIGUA, LLC.
T.A. No. 083.00-1-7.110
LOT R-2A
O.C.C.O. 33973

N/F FRIEDMAN-WEGMAN CANANDAIGUA, LLC.
T.A. No. 083.00-1-7.160
LOT R-2B
O.C.C.O. 33973

LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINE
- CENTERLINE
- SETBACK LINE
- PROPERTY MARKER FOUND
- CONCRETE HIGHWAY MONUMENT FOUND
- WOOD FENCE POST FOUND
- EXISTING WATERMAIN, HYDRANT AND VALVE
- PROPOSED WATERMAIN, HYDRANT AND VALVE
- EXISTING STORM SEWER, AND MANHOLE
- PROPOSED STORM SEWER, MANHOLE AND INLET
- EXISTING SANITARY SEWER AND MANHOLE
- PROPOSED SANITARY SEWER AND MANHOLE
- EXISTING TREELINE
- PROPOSED TREE LINE

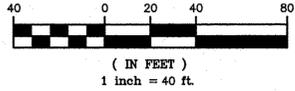


TYPICAL ISOFOOTCANDLE PLOT
N.T.S.

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.

GRAPHIC SCALE



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 State a statement signed by him to the effect that he has altered the drawing and the date of such alteration, and a specific description of the alteration."

NO.	REVISIONS	DATE	BY
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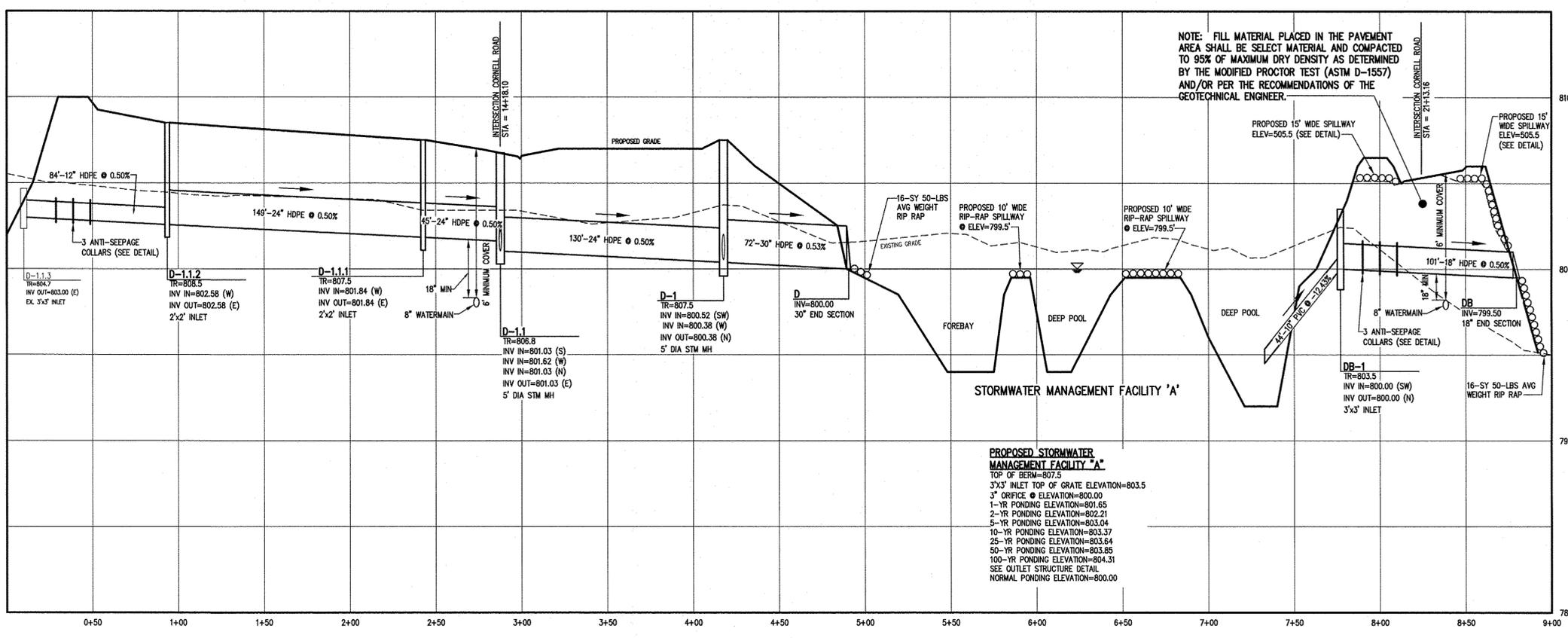
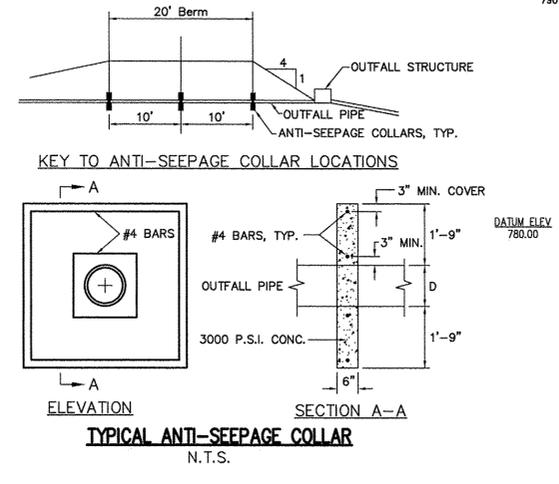
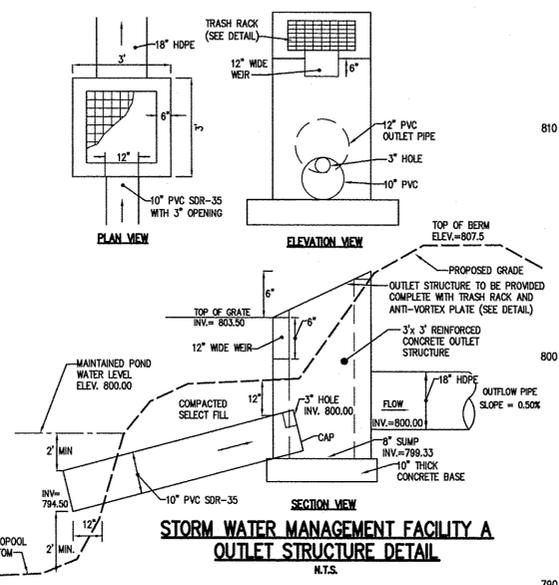


THE COTTAGES AT CANANDAIGUA
CITY OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK STATE
FRIEDMAN WEGMAN CANANDAIGUA, LLC
45 EAST AVE. 2ND FLOOR
ROCHESTER, NY 14604
PROJECT LOCATION CLIENT DRAWING TITLE
OVERALL PRELIMINARY LANDSCAPE & LIGHTING PLAN

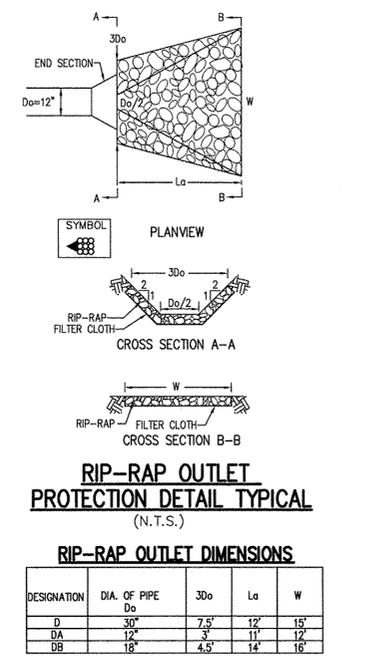
PROJECT MANAGER: L. SWEDROCK
PROJECT ENGINEER: L. SWEDROCK
DRAWN BY: M. DAMICO
SCALE: 1" = 40'
DATE ISSUED: JANUARY 2015
PROJECT NO.: 2154PUD
DRAWING NO.: 12
SHEET 2 OF 2

PHELPS & CORHAM PURCHASE, TOWNSHIP 10, RANGE 3, TOWN LOT 31, TAX MAP NUMBER 083.016-001-074.111

P:\2154PUD\Drawings\Plan\2154PUD-06.dwg BME.dwg

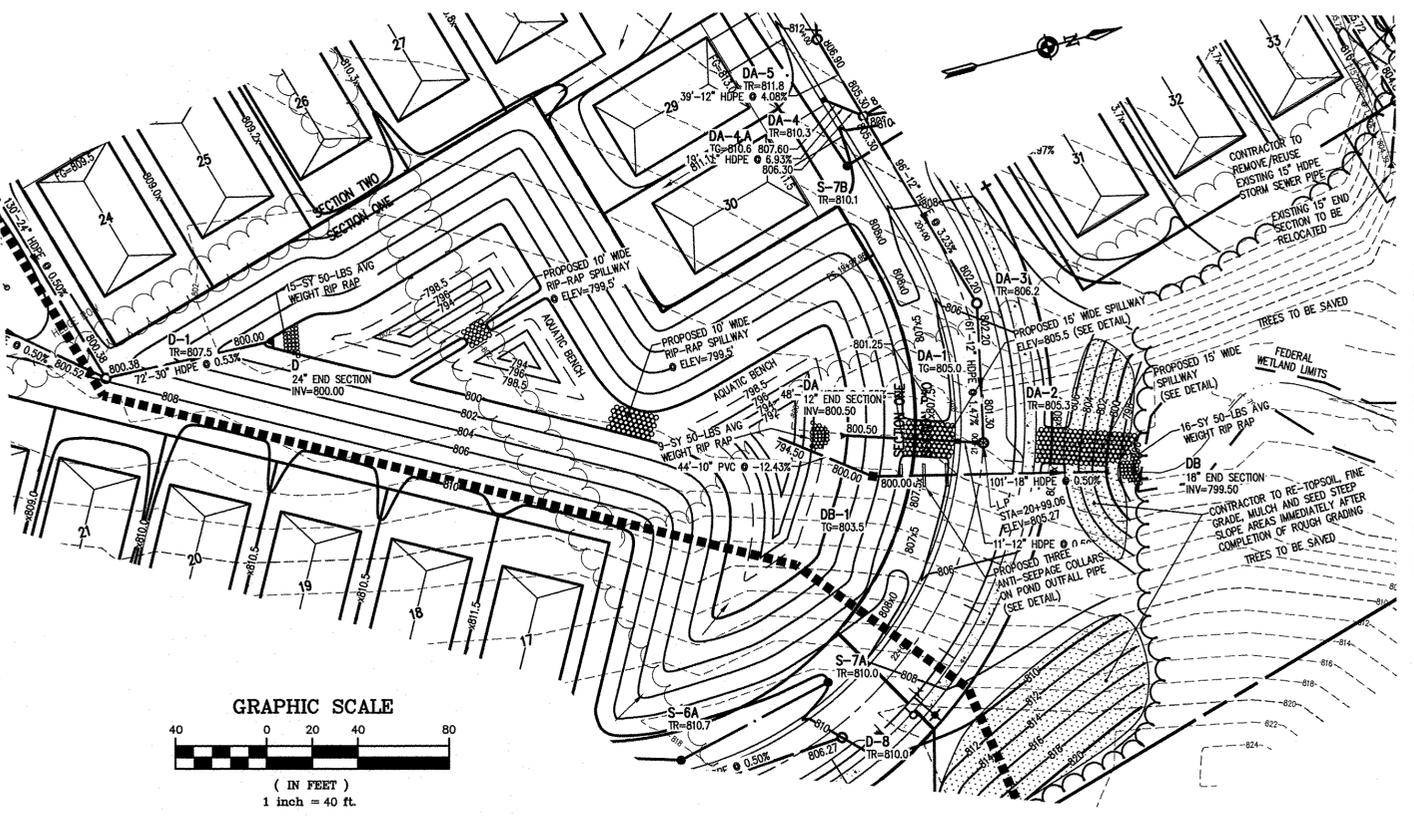
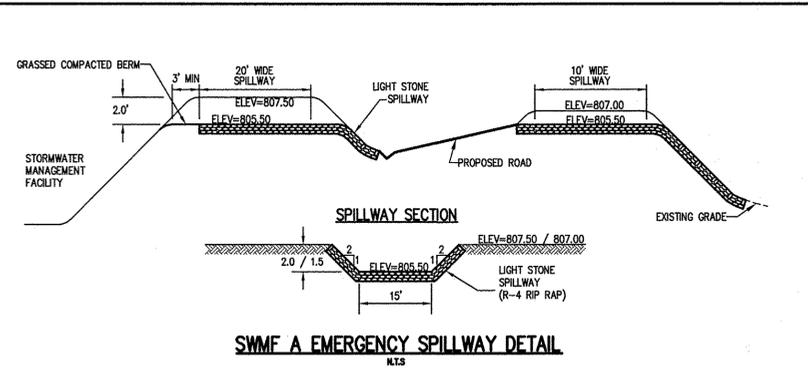
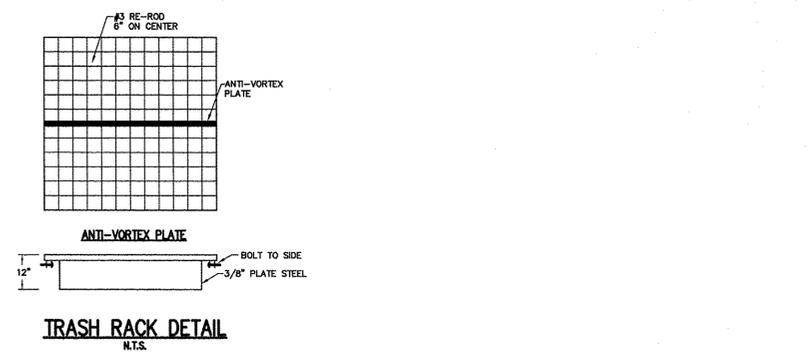


SEE BME DRAWING NUMBERS
2154PUD-06 (UTILITY PLAN) AND
2154PUD-08 (GRADING PLAN) FOR
STORM SEWER D-1.1.3 TO D-1



RIP-RAP OUTLET DIMENSIONS

DESIGNATION	DIA. OF PIPE D _o	3d _o	L _a	W
D	30"	7.5'	12'	15'
DA	12"	3'	11'	12'
DB	18"	4.5'	14'	16'



Drawing Attention
The following is an excerpt from the
New York State Education Law Article
142 Section 7209 and applies to this
drawing:
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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 to the item his seal
and the notation 'altered by' followed
by his signature and the date of such
alteration, and a specific description
of the alteration."

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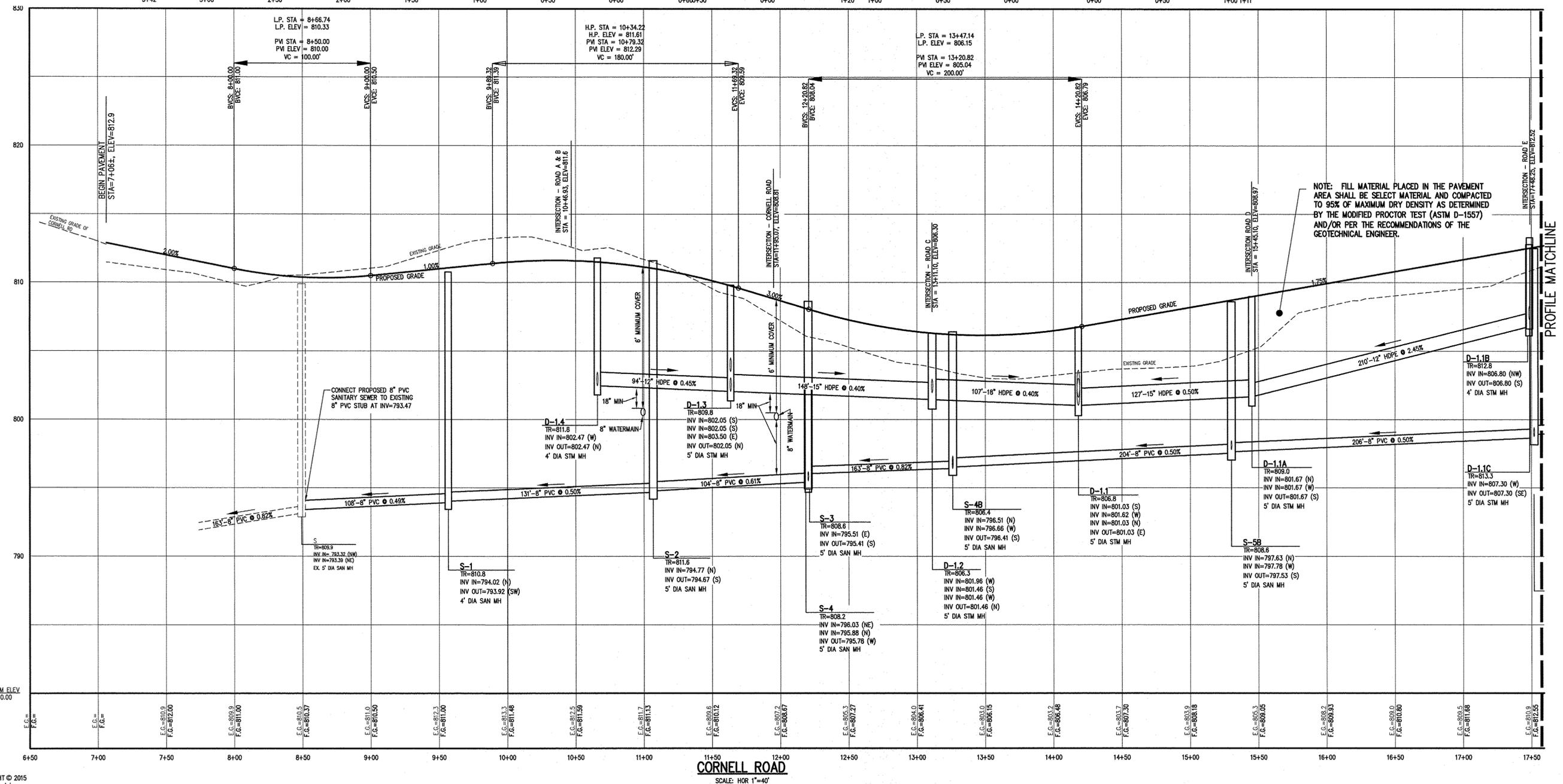
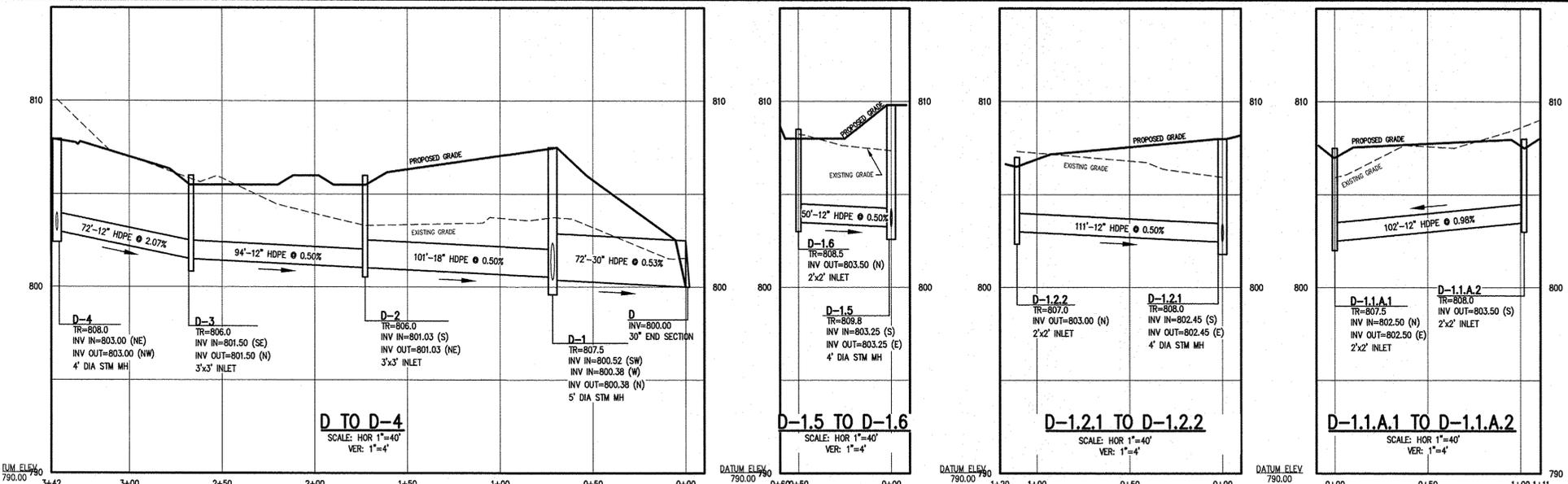


THE COTTAGES AT CANADAUGA
TOWN OF CITY OF CANADAUGA, ONTARIO COUNTY, NEW YORK STATE
REDMAN MEDIAN, CANADAUGA, LLC.
45 EAST AVENUE, 2ND FLOOR
ROCHESTER, NY 14604
**OVERALL PRELIMINARY
STORMWATER MANAGEMENT
PLAN AND DETAILS**

PROJECT: THE COTTAGES AT CANADAUGA
LOCATION: REDMAN MEDIAN, CANADAUGA, NY
CLIENT: CANADAUGA TOWN OF CITY OF CANADAUGA
DRAWING TITLE: OVERALL PRELIMINARY STORMWATER MANAGEMENT PLAN AND DETAILS

PROJECT MANAGER: L. SWEDROCK
PROJECT ENGINEER: J.L. SWEDROCK
DRAWN BY: J.L. SWEDROCK
SCALE: AS SHOWN
DATE ISSUED: JANUARY 2015
PROJECT NO.: 2154PUD
DRAWING NO.: 13

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NOTE: FILL MATERIAL PLACED IN THE PAVEMENT 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.

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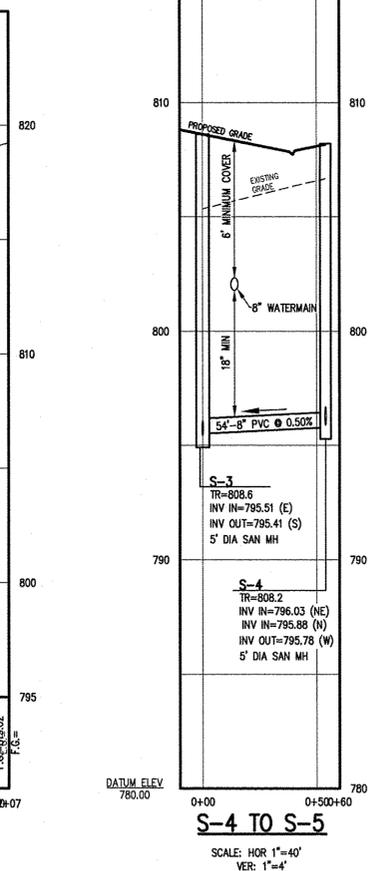
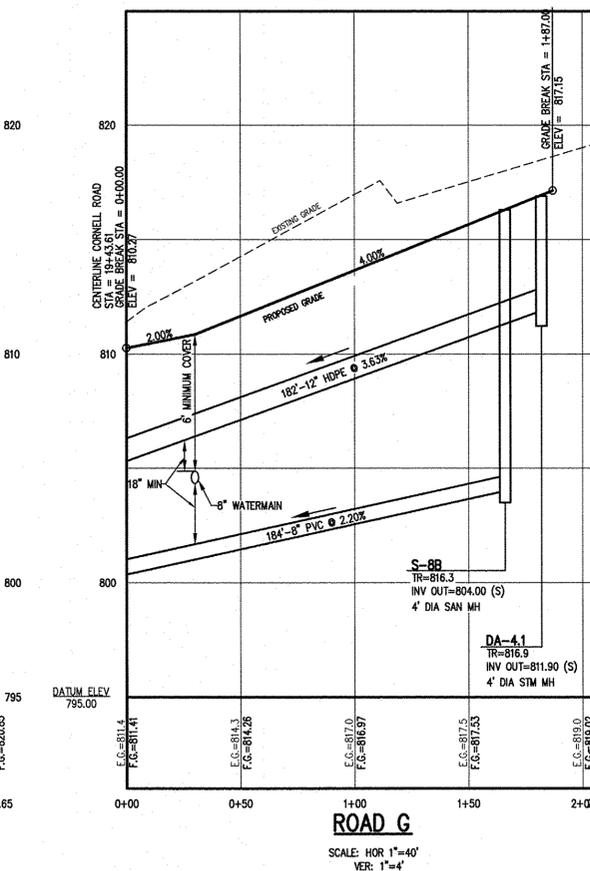
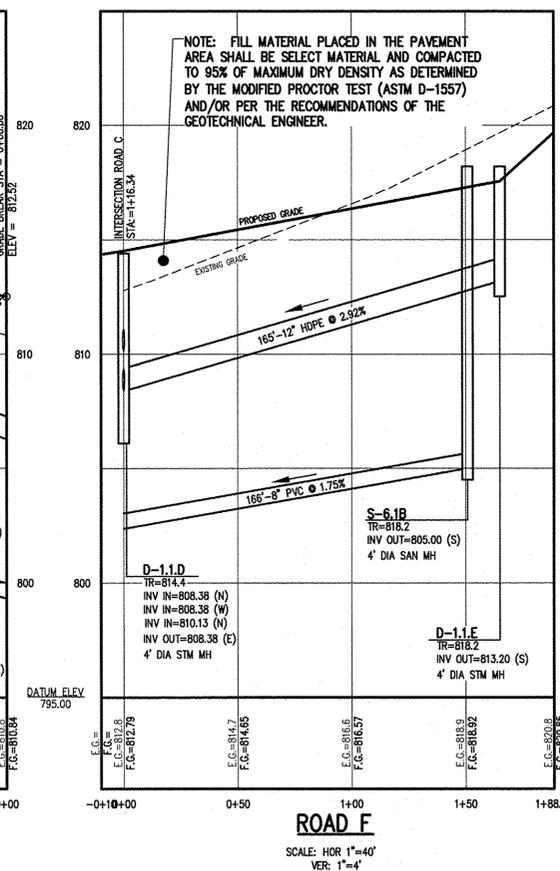
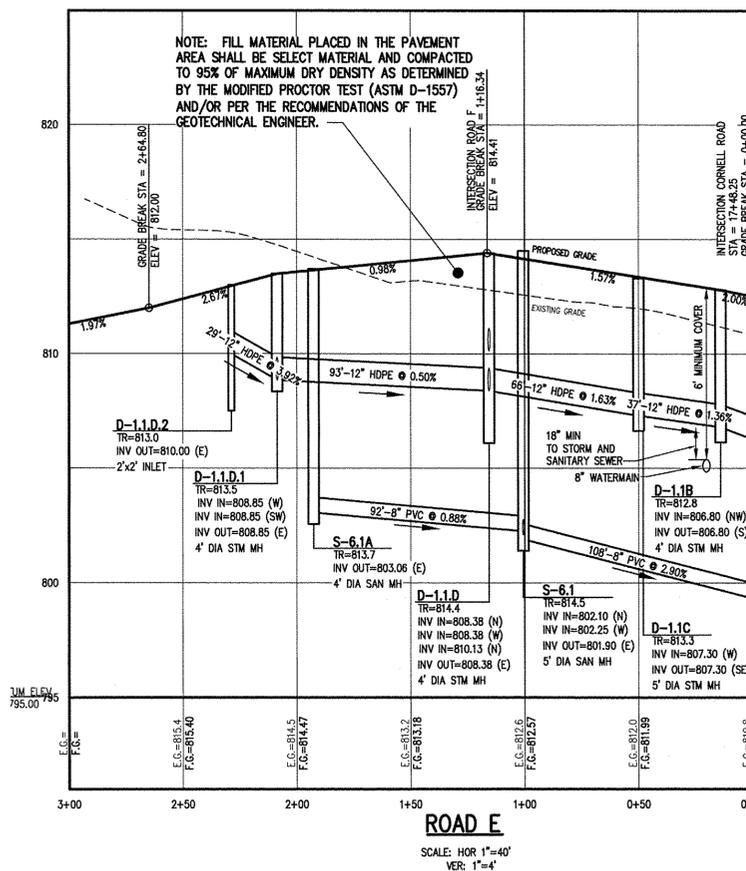
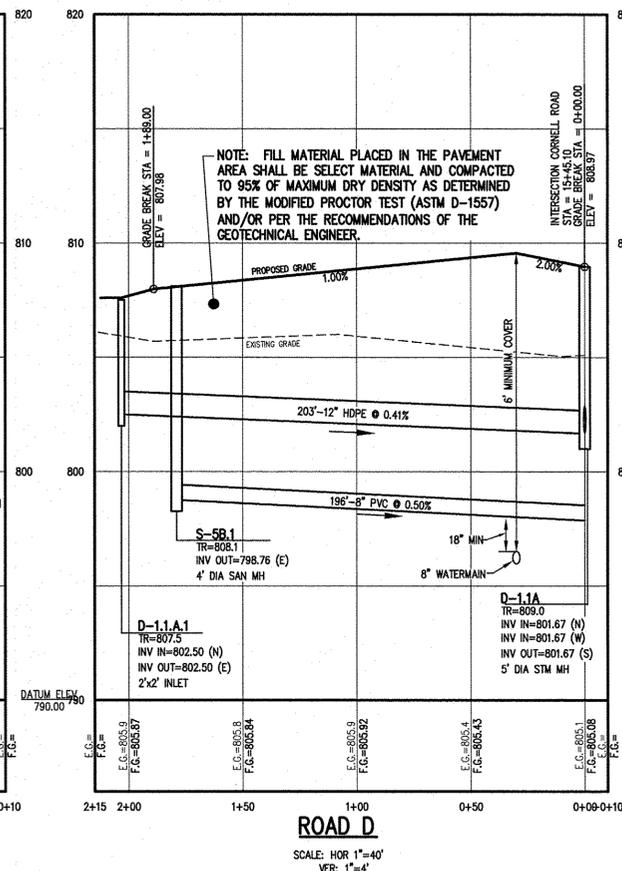
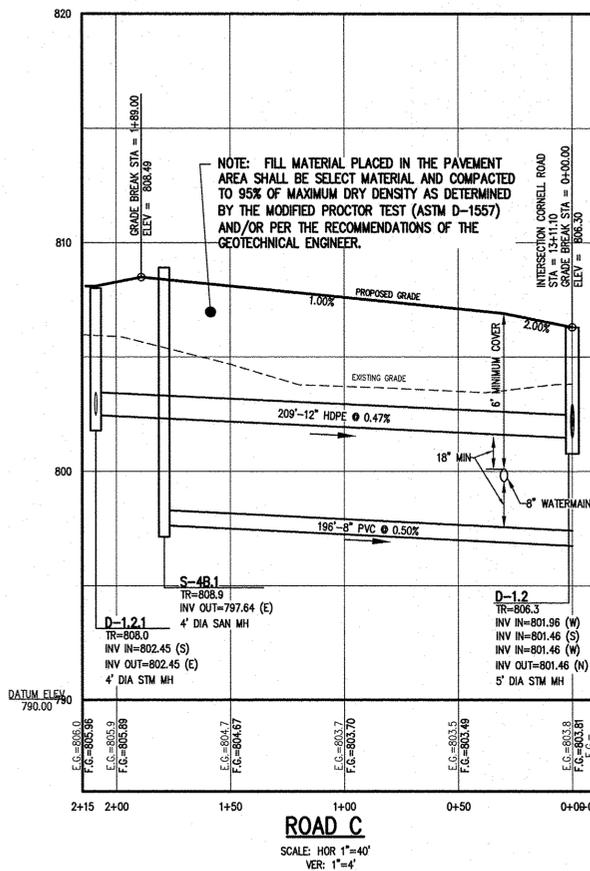
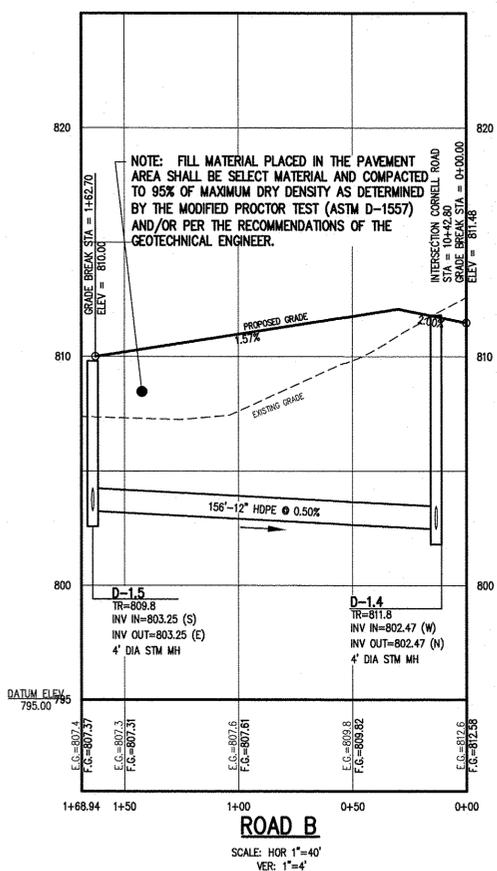
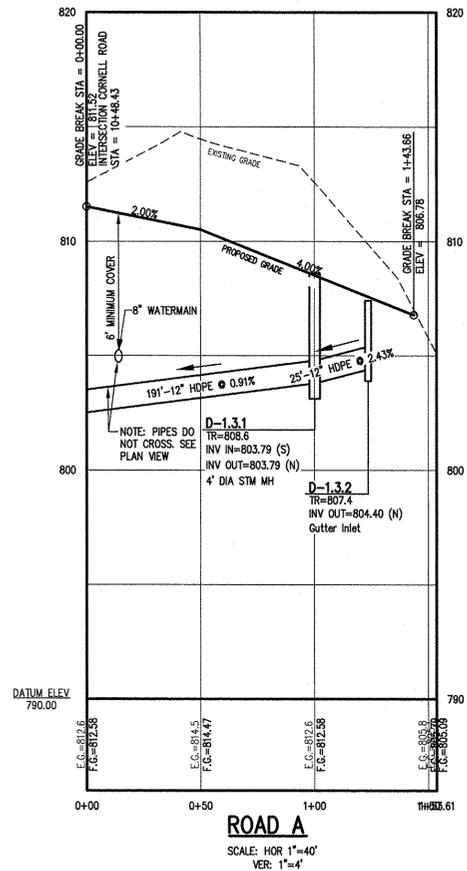
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101 WEST BRIDGE LANE EAST
ROCHESTER, NY 14607-1460
PHONE: 585-379-7560
FAX: 585-377-2308
WWW.BMEPCOM



THE COTTAGES AT CANADAIGUA
PROJECT: THE COTTAGES AT CANADAIGUA
LOCATION: CITY OF CANADAIGUA, ONTARIO COUNTY, NEW YORK STATE
CLIENT: REDMAN MICHAN CANADAIGUA, LLC
45 EAST AURIE, 2ND FLOOR
ROCHESTER, NY 14604

OVERALL PRELIMINARY PROFILE SHEET

PROJECT MANAGER: L SWEDROCK
PROJECT ENGINEER: L SWEDROCK
DRAWN BY: F SHELLEY
SCALE: AS SHOWN
DATE ISSUED: JANUARY 2015
PROJECT NO.: 2154PUD
DRAWING NO.: 14
SHEET 1 OF 3



Drawing Alteration
The following is an excerpt from the New York State Education Law Article 143 Section 7209 and applies to this drawing:
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FAIRPORT, NEW YORK 14450
PHONE 565-377-7560
FAX 565-377-7309
WWW.BMEPCOM



THE COTTAGES AT CANADAIGUA
CITY OF CANADAIGUA, ONTARIO COUNTY, NEW YORK STATE
REDMAN WEGMAN CANADAIGUA, LLC
45 EAST AVENUE, 2ND FLOOR
ROCHESTER, NY 14604

PROJECT: THE COTTAGES AT CANADAIGUA
LOCATION: REDMAN WEGMAN CANADAIGUA, LLC
CLIENT: REDMAN WEGMAN CANADAIGUA, LLC

PROJECT MANAGER: L SWEDROCK
PROJECT ENGINEER: L SWEDROCK
DRAWN BY: F SHELLEY
SCALE: AS SHOWN
DATE ISSUED: JANUARY 2015
PROJECT NO.: 2154PUD
DRAWING NO.: 16

OVERALL PRELIMINARY PROFILE SHEET

PHELPS & CORHAM PURCHASE, TOWNSHIP 10, RANGE 3, TOWN LOT 31, TAX MAP NUMBER 083.016-001-074.111

DRAWING TITLE: OVERALL PRELIMINARY PROFILE SHEET

DATE ISSUED: JANUARY 2015

2154PUD
DRAWING NO.: 16
SHEET 3 OF 3

