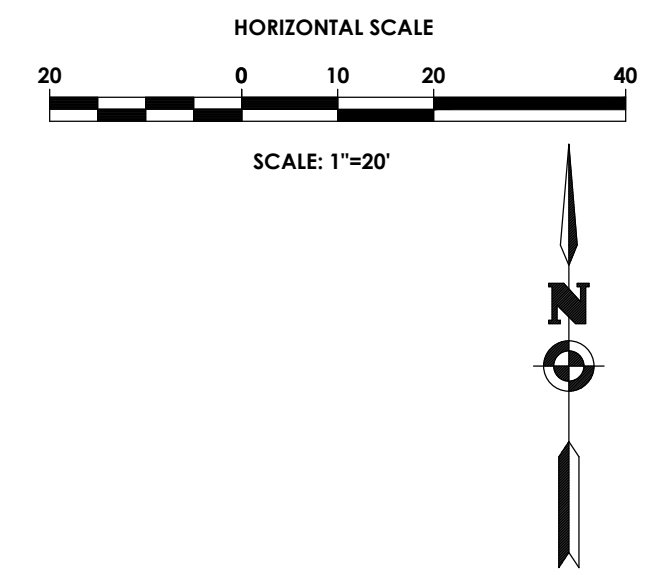
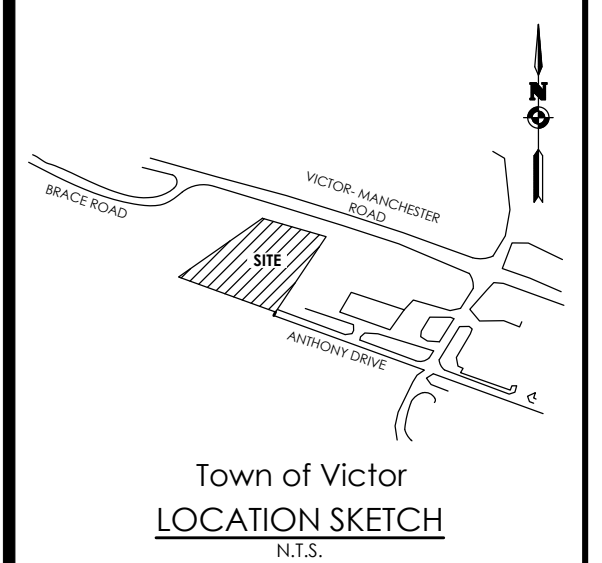
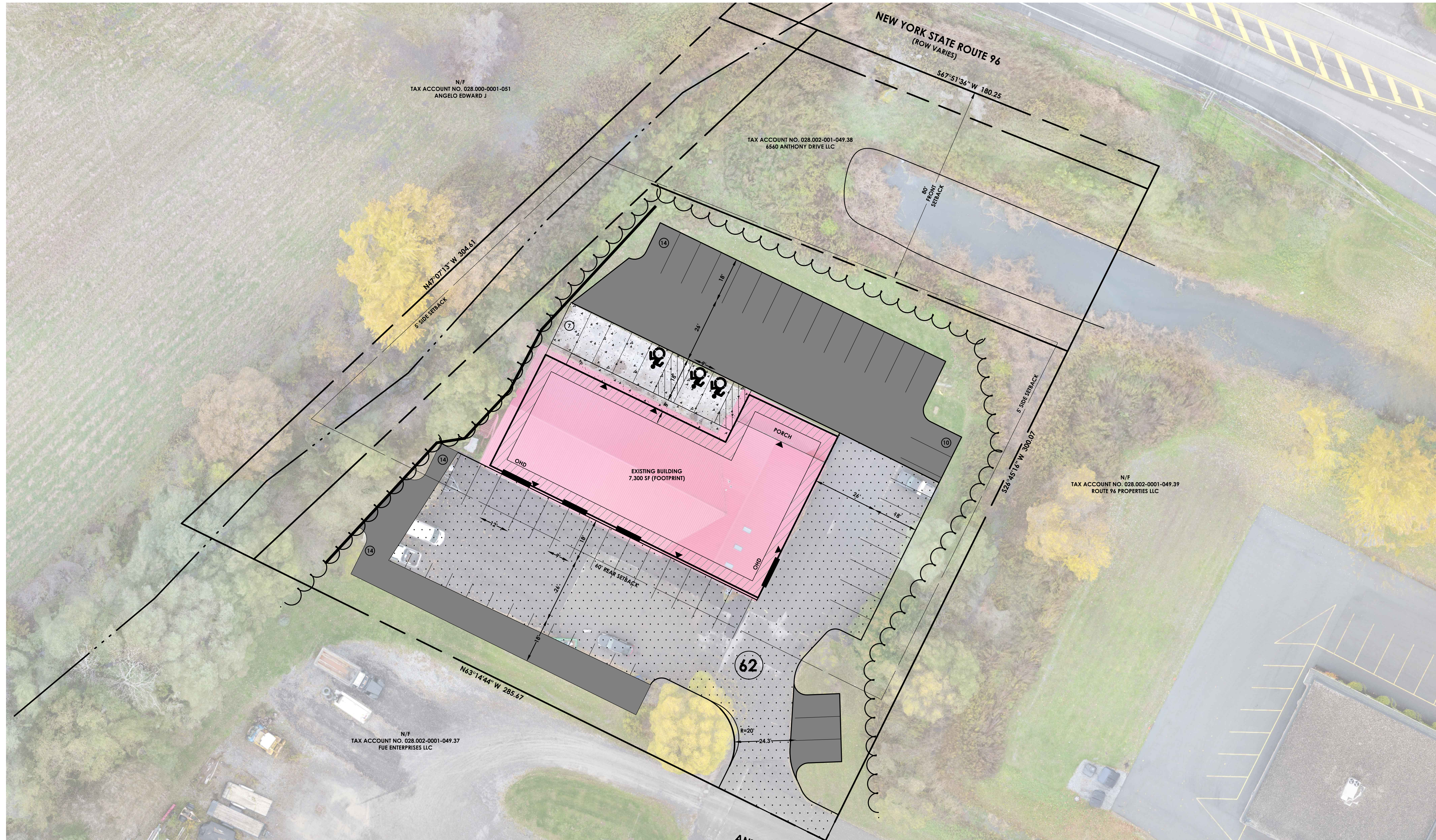


SITE DEVELOPMENT PLANS FOR VICTOR JEEP - 6560 ANTHONY DRIVE

TOWN OF VICTOR, ONTARIO COUNTY, NEW YORK
P.N. 20182599.0002



PA
PASSERO ASSOCIATES
engineering architecture



Client:
VICTOR EAST AUTO GROUP
7200 PITTSFORD VICTOR RD
VICTOR, NY 14564

PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
Principal-in-Charge: John F. Caruso, P.E.
Project Manager: David L. Cox, P.E.
Designed by: Carole G. Harvey



Revisions			
No.	Date	By	Description
1			

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COVER
6560 ANTHONY DR.

Town/City: VICTOR
County: ONTARIO State: NEW YORK

Project No.
20182599.0002

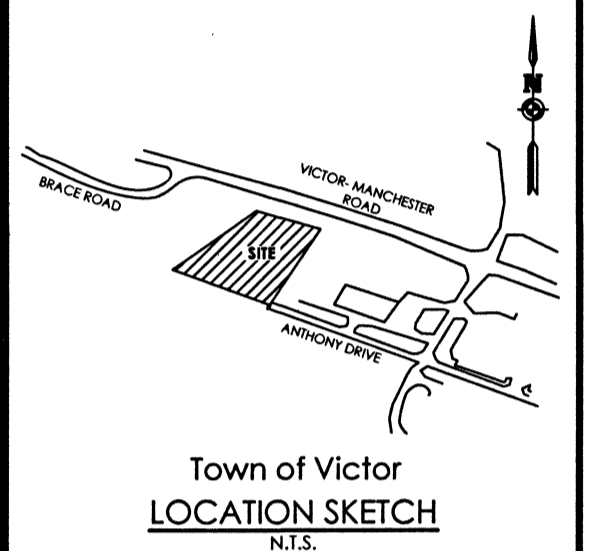
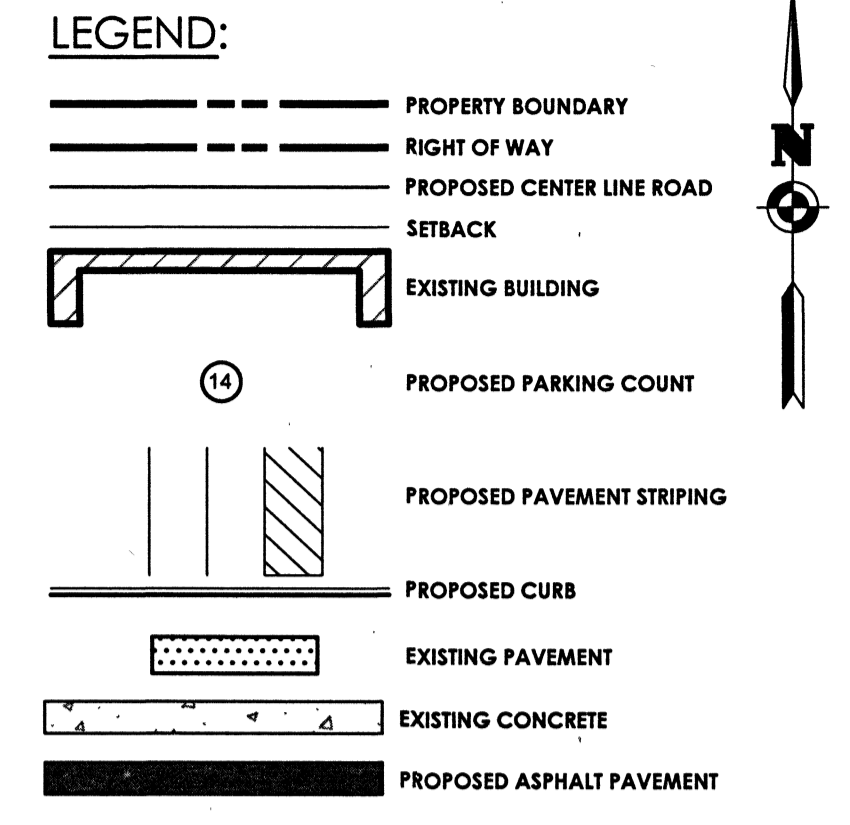
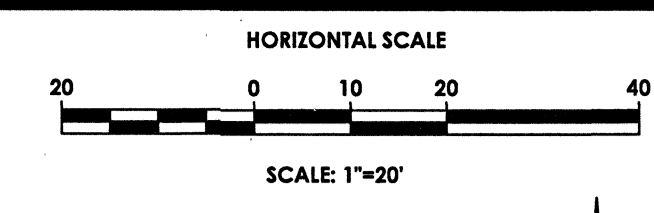
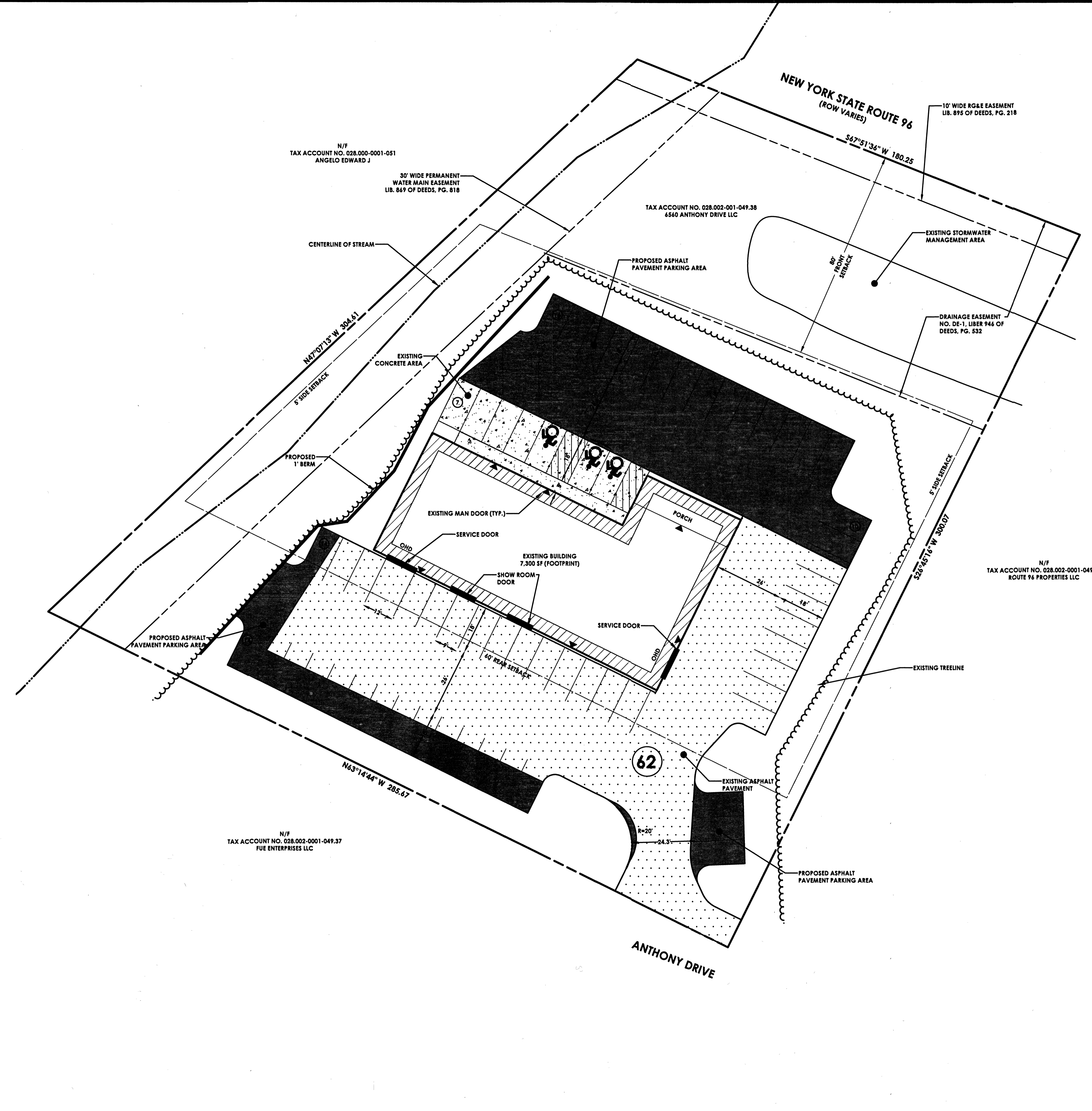
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Scale: 1" = 20'

Date
NOVEMBER 2018

NOT FOR CONSTRUCTION

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SITE DATA

1. TAX ACCOUNT NUMBER: 028.002-001-049.38
2. PARCEL ADDRESS: 6560 ANTHONY DRIVE
3. TOTAL PARCEL AREA: 51.6 ACRES (69,696 SF)
TOTAL DISTURBED AREA: 26,950 SF
4. EXISTING ZONING: COMMERCIAL-LIGHT INDUSTRIAL
5. EXISTING USE: COMMERCIAL-LIGHT INDUSTRIAL
PROPOSED USE: COMMERCIAL-LIGHT INDUSTRIAL
6. BULK AREA REQUIREMENTS:

ZONING ANALYSIS- LIGHT INDUSTRIAL		
	REQUIRED	PROPOSED
FRONT SETBACK	80'	150'
SIDE SETBACK	5'	50±
REAR SETBACK	60'	70'
BUFFER	100' TO RESIDENTIAL	<100'
MAX BUILDING HEIGHT	2 STORIES/35'	<35'
PARKING SPACE	9' X 18'	9' X 18'
PARKING	1 SPACE/400 SF = 24	62
DRIVE AISLE WIDTH	26'	26'
BUILDING SEPARATION	N/A'	N/A'

7. THERE ARE FEDERALLY REGULATED WETLANDS ON THIS PARCEL ACCORDING TO THE USACOE FEDERAL WETLAND INVENTORY, THESE WETLANDS ARE THE EX STORMWATER MANAGEMENT AREA AND THE STREAM.
8. THERE ARE NO STATE REGULATED WETLANDS ON THIS PARCEL ACCORDING TO NYSDEC WETLAND INVENTORY.
9. PROPERTY IS LOCATED IN ZONE A5 PER FIRM MAP COMMUNITY PANEL NO. 3612490013C DATED 09/30/1983.
10. PUBLIC WATER IS PROVIDED BY THE MONROE COUNTY WATER AUTHORITY.
11. ELECTRIC & GAS SERVICE IS SUPPLIED BY RG&E.
12. SANITARY SEWER IS PROVIDED BY THE TOWN OF VICTOR.
13. STORM SEWER AND DRAINAGE FACILITIES WILL BE PRIVATE.
14. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF TOWN OF VICTOR.
15. CORRIDOR OVERLAY DISTRICT

Client:
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7200 PITTSFORD VICTOR RD
VICTOR, NY 14564

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Principal-in-Charge: John F. Caruso, P.E.
Project Manager: David L. Cox, P.E.
Designed by: Carole G. Harvey



Revisions

No.	Date	By	Description
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SITE PLAN
6560 ANTHONY DR.

Town/City: VICTOR
County: ONTARIO State: NEW YORK

Project No. **20182599.0002**

Drawing No. **C 102** Sheet No. **2**

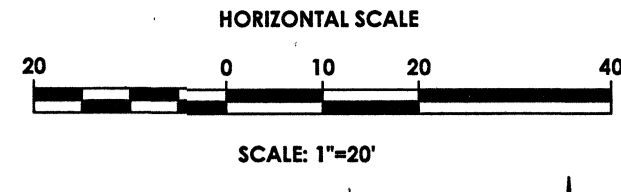
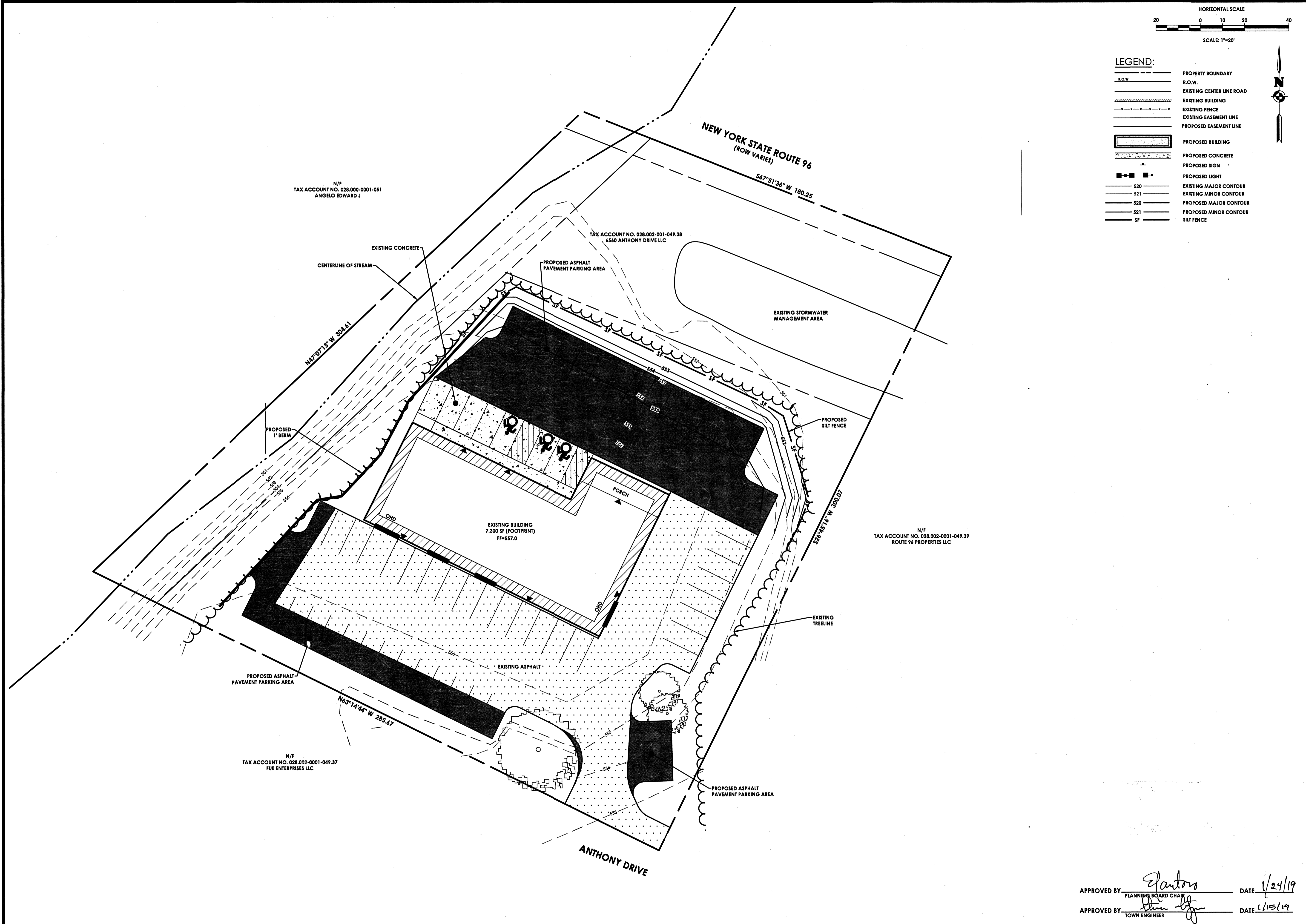
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Date: **NOVEMBER 2018**

APPROVED BY: FIRE MARSHAL DATE: **1/24/19**
APPROVED BY: PLANNING BOARD CHAIR DATE: **1/15/19**
APPROVED BY: TOWN ENGINEER

NOT FOR CONSTRUCTION

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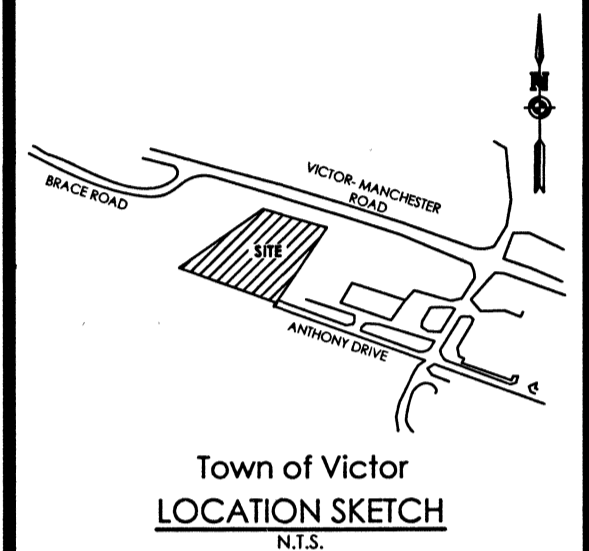


LEGEND:

	PROPERTY BOUNDARY
	R.O.W.
	EXISTING CENTER LINE ROAD
	EXISTING BUILDING
	EXISTING FENCE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED SIGN
	PROPOSED LIGHT
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	SILT FENCE



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Revisions

No.	Date	By	Description
1			

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GRADING PLAN
6560 ANTHONY DR.

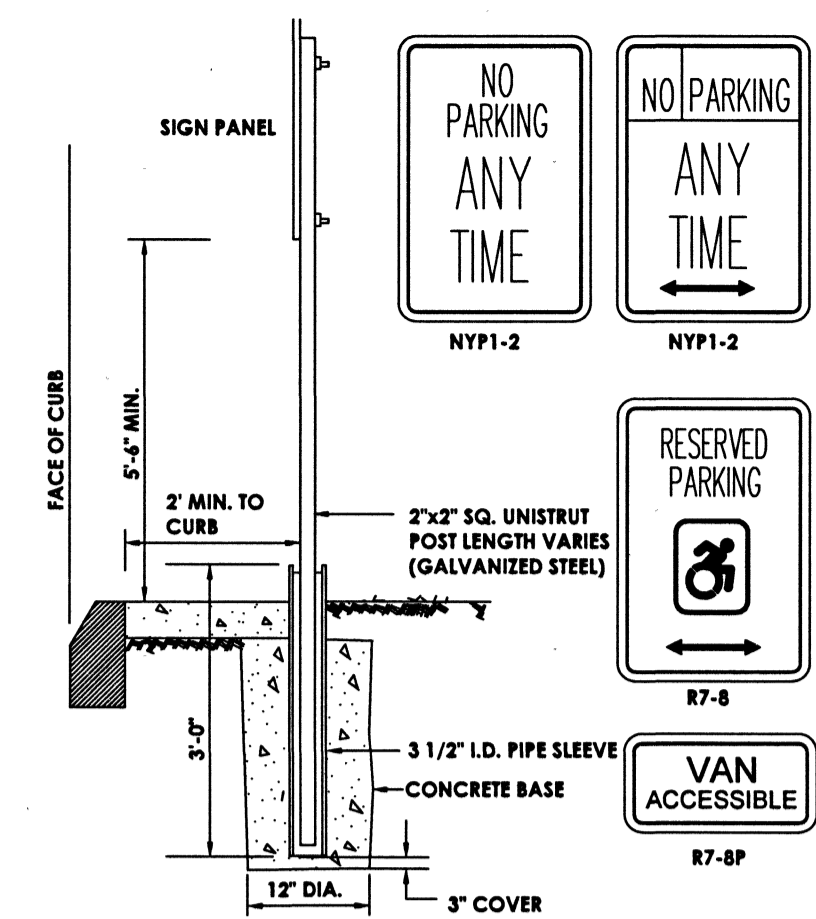
Town/City: VICTOR
County: ONTARIO State: NEW YORK
Project No.: **20182599.0002**
Drawing No.: C 103 Sheet No.: 3
Scale: 1" = 20'
Date: **NOVEMBER 2018**

APPROVED BY: DATE: 1/24/19
PLANNING BOARD CHAIR
APPROVED BY: DATE: 1/15/19
TOWN ENGINEER

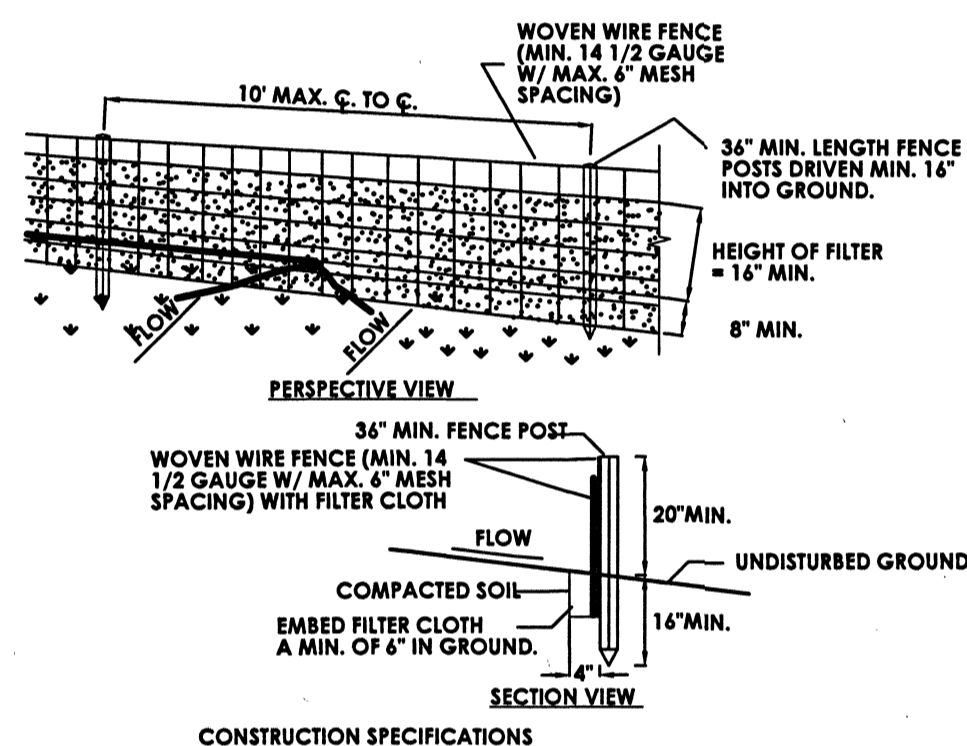
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MODIFIED INTERNATIONAL SYMBOL OF ACCESS

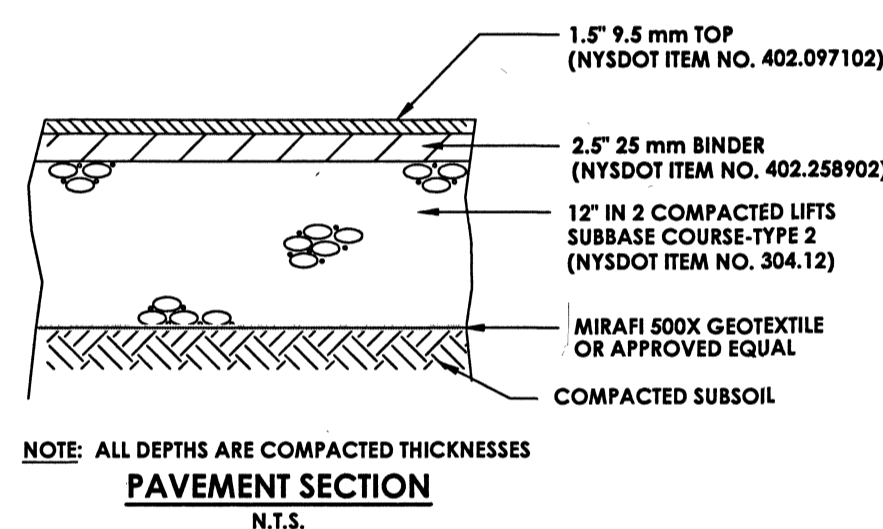


TYPICAL POST MOUNT HANDICAP SIGN INSTALLATION (SIGN IN LANDSCAPE AREA OR SIDEWALK) N.T.S.



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, 12 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 X, MIRAFI 100X, STABILUNKA 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.

SILT FENCE DETAIL N.T.S.



CONSTRUCTION SEQUENCE FOR GRADING AND EROSION CONTROL:

1. INSTALL PERIMETER SILT FENCE.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
3. CLEAR AND GRUB THE PROJECT IMPROVEMENTS AREAS.
4. STRIP TOPSOIL AND TRUCK EXCESS OFF-SITE.
5. GRADE IMPROVEMENTS AREAS WITHIN THE PROJECT SITE. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 7 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST DISTURBANCE.
6. REPLACE TOPSOIL AND FINE GRADE.
7. HYDRO-SEED ALL DISTURBED AREAS WITHIN 7 DAYS AFTER FINAL GRADING. CONTRACTOR IS RESPONSIBLE TO RESEED IF GRADING IS UNSATISFACTORY.
8. UPON APPROVAL OF THE TOWN, REMOVE ALL TEMPORARY SILTATION CONTROLS.
9. SLOPES SHALL NOT EXCEED 1' VERTICAL TO 3' HORIZONTAL MAX. MAINTAIN 1:4 WHERE POSSIBLE.
10. MINIMUM OF 6" OF TOPSOIL IS TO BE PLACED ON ALL GRASS AREAS.
11. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BASED UPON ACTUAL FIELD CONDITIONS AOCB. CONTRACTOR SHALL PROVIDE FOR THIS COST IN HIS CONTRACT.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SILTATION AND EROSION CONTROL MEASURES FROM INSTALLATION THROUGH MAINTENANCE AND REMOVAL AFTER REVEGETATION HAS BEEN ESTABLISHED.
13. ALL END SECTIONS WILL BE PROVIDED WITH RIP-RAP APRONS.
14. ALL EROSION AND SEDIMENT CONTROL METHODS WILL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
15. ALL EROSION CONTROL MEASURES WILL BE REMOVED AFTER APPROVED BY QUALIFIED PROFESSIONAL.

AT THE VERY MINIMUM, EROSION CONTROL SHALL BE AS SHOWN ON THIS PLAN. EROSION CONTROL MAY CONSIST OF SEDIMENT TRAPS AND/OR ENVIRONMENTAL FENCES. THE CONTRACTOR AND THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INTEGRITY, MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES UNTIL NO LONGER DEEMED NECESSARY BY THE TOWN OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL MAINTAIN THE STORM SEWER SYSTEM UNTIL THE PROJECT IS DEVELOPED AND APPROVED BY THE TOWN AND OWNER. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STONE FILL. CORRECTIVE ACTIONS, AS IDENTIFIED BY THE DEVELOPER'S ON-SITE REPRESENTATIVE OR A TOWN REPRESENTATIVE, SHALL BE INITIATED WITHIN 24 HOURS OF BEING REPORTED. THE TOWN MAY REVIEW THE PROJECT SITE AT ANY TIME. REVIEW OF EROSION CONTROL MEASURES BY THE TOWN DOES NOT RELIEVE THE DEVELOPER OF HIS OBLIGATIONS TO EXECUTE RESPONSIBLE STANDARD MANAGEMENT PRACTICES.

CONSTRUCTION SEQUENCE FOR STEEP SLOPE STABILIZATION/ JUTE MESH INSTALLATION FOR SLOPES OF 1:3 OR GREATER:

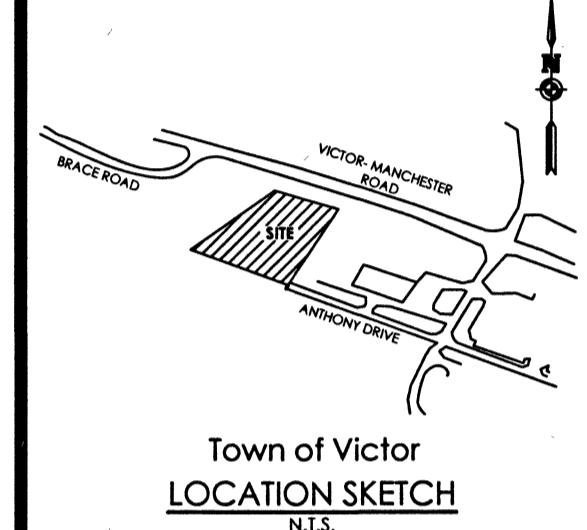
1. STRIP TOPSOIL ON SLOPE.
2. GRADE SLOPE PER PLAN. CONTRACTOR SHALL TAKE CARE TO NOT OVER EXCAVATE EMBANKMENT.
3. REPLACE TOPSOIL.
4. TRACK TOPSOIL WITH A BULLDOZER IN A DIRECTION PERPENDICULAR TO THE PROPOSED CONTOUR LINES.
5. IMMEDIATELY SEED AND FERTILIZE TOPSOIL PER PLAN.
6. IMMEDIATELY APPLY JUTE MESH BY UNROLLING THE PRODUCT DOWN THE SLOPE. DO NOT STRETCH THE MESH, ALLOWING IT TO FULLY CONTACT THE SOIL.
7. SECURE THE JUTE MESH WITH STAPLES (11 GAUGE - 8"x1"x8") 24" APART THROUGH OUT THE MATTING (APPROXIMATELY 200 STAPLES PER 100 SQ. FT.). STAPLES SHOULD BE DRIVEN FLUSH WITH THE GROUND.
8. SECURE BEGINNING AND END OF ROLL BY ANCHORING THE MATTING INTO 6" DEEP SLOTS CUT INTO THE SOIL. THEN STAPLE MATTING AT CHECK SLOTS.

SEEDING NOTE

TO PROVIDE THE FOLLOWING SEED MIXTURES DURING CONSTRUCTION:

- TEMPORARY SEEDING:
RYEGRASS (ANNUAL OR PERENNIAL) @ 120 LBS. PER ACRE OR 0.7 LBS. PER 1000 SQUARE FEET.
- PERMANENT SEEDING:
65% KENTUCKY BLUEGRASS BLEND @ 85LBS. PER ACRES OR 2.0-2.6 LBS. PER 1000 SQUARE FEET
20% PERENNIAL RYEGRASS @ 26-35 LBS. PER ACRE OR 0.4-0.8 LBS. PER 1000 SQUARE FEET
15% FINE FESCUE @ 19-26 LBS. PER ACRE OR 0.4-0.6 LBS. PER 1000 SQUARE FEET

FOR ALL SEEDING & STABILIZATION MEASURES IT IS THE RESPONSIBILITY OF THE OWNER & DEVELOPER TO ENSURE THAT FINAL STABILIZATION OCCURS AS REQUIRED BY THE NYSDEC. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 7 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH. AFTER THE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT BASIN(S).



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NOTES & DETAILS
6560 ANTHONY DR.
Town/City: VICTOR
County: ONTARIO State: NEW YORK
Project No. 20182599.0002

John F. Caruso 1/15/19
Town Engineer Date
Spanton 1/24/19
Planning Board Chair

If you excavate anywhere in New York State, except NYC or Long Island, call
Dig Safely. New York
1-800-962-7962
i-Notice = www.DigSafetyNewYork.com

Drawing No. C201 Sheet No. 4
Scale: N.T.S.
Date: NOVEMBER 2018

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