

SITE PLANS FOR:
DANIEL & JULIE BACKUS

*2380 ANDREWS ROAD
TOWN OF CANANDAIGUA
COUNTY OF ONTARIO
STATE OF NEW YORK*

AUGUST 1, 2022

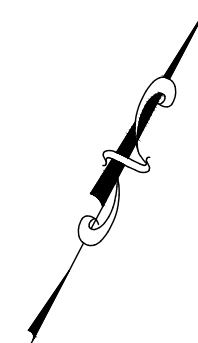
*INDEX-
COVER
EX100 - EXISTING CONDITIONS
C100 - SITE & UTILITY PLAN
C200 - DETAILS
C300 - DETAILS*



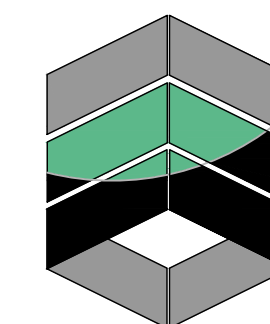
AERIAL
NTS



LOCATION MAP
NTS



NOT FOR CONSTRUCTION



MarksEngineering

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*PROPERTY OWNER:
DANIEL & JULIE BACKUS*

*PREPARED FOR:
OWNER*

REVISIONS:

11.2.22 PER MRB COMMENTS JJ

*DANIEL & JULIE BACKUS
2380 ANDREWS ROAD
TOWN OF CANANDAIGUA
COUNTY OF ONTARIO
NEW YORK
JOB #22-125
7/23/2022*

Monument
Benchmark
Utility pole
Hydrant
Light pole
Road Sign
Water Valve

PERC
TEST
DEEP
HOLE

LEGEND

EXISTING
ONE
ONE
PROPOSED
Utility Lines
R.O.W. line
Property line
Easement line
Centerline
Drainage
Contour Line

ABBREVIATIONS:
EX-EXISTING
COR-CORRUGATED POLYETHYLENE PIPE
O.C.-ON CENTER
SICPP-SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE
UG-UNDERGROUND
CONC-CONCRETE
CO-CLEAN OUT
TYP-TYPICAL
R-RADIUS
BC-BOTTOM OF CURB
TC-TOP OF CURB
TW-TOP OF WALL
BW-BOTTOM OF WALL
BS-BOTTOM OF STAIRS
PERF-PERFORATED
MIN-MINIMUM
MAX-MAXIMUM
INV-INVERT
CB-CATCH BASIN
MI-MANHOLE
DI-DRAINAGE INLET

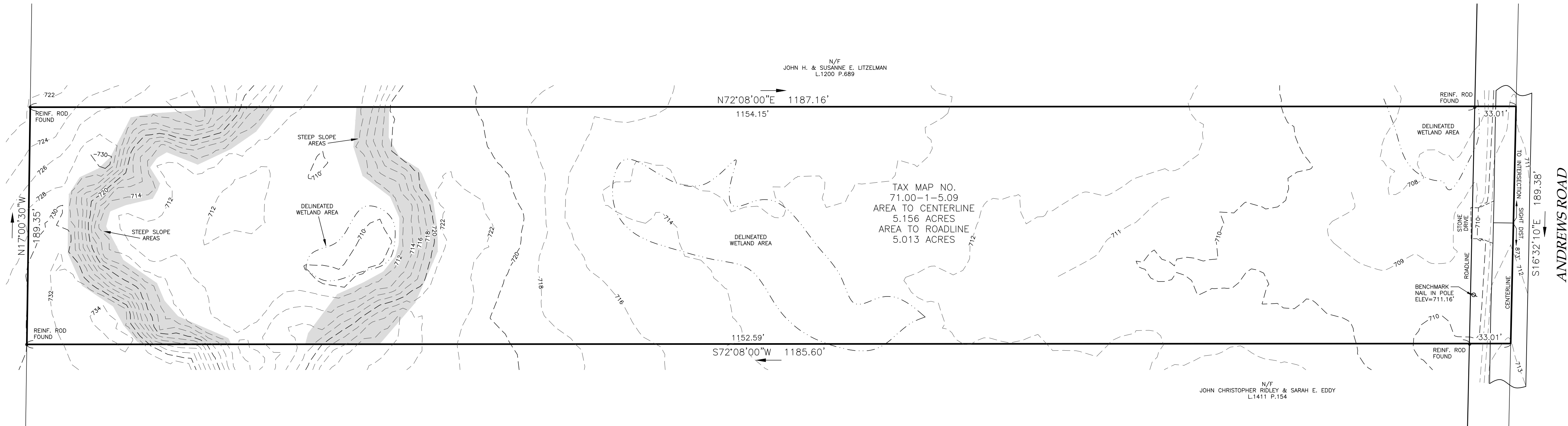
ZONING:
AR-1 AGRICULTURAL RURAL RESIDENTIAL

MAXIMUM PRINCIPAL BUILDING HEIGHT - 35 FEET
MAXIMUM BUILDING COVERAGE - 20%

SETBACKS PRINCIPAL STRUCTURE:
FRONT - 60 FEET
REAR - 40 FEET
SIDE - 25 FEET

MAP REFERENCE

1. MAP NOS. 27575, 32205
2. ELEVATION DATUM: NAVD 88 GEOID 18NGS
3. HORIZONTAL DATUM: NAD83 NEW YORK CENTRAL
4. LIBER 1493, PAGE 158 OF DEEDS
5. THIS PLAN IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES THAT AN UPDATED SEARCH OF TITLE MAY REVEAL.
6. ALL UTILITIES SHOWN ARE BASED ON VISIBLE SURFACE LOCATION ONLY. NO UNDERGROUND UTILITIES SHOWN. DIG SAFE NY SHALL BE CONTACTED BY THE SITE CONTRACTOR PRIOR TO ANY EXCAVATION.



1 EXISTING CONDITIONS
1"=50'

EXISTING CONDITIONS PLAN OF LANDS OF

DANIEL C. & JULIE A. BACKUS

SHOWING LAND IN:

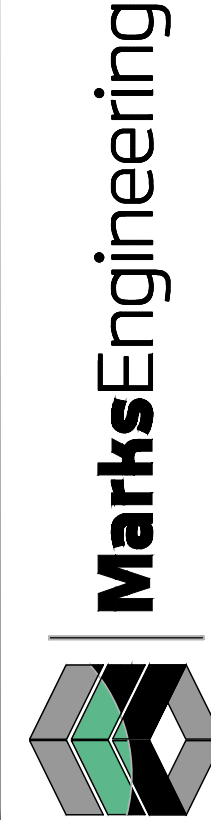
2380 ANDREWS ROAD

TOWN OF CANANDAIGUA

COUNTY OF ONTARIO STATE OF NEW YORK

REVISIONS AND APPROVALS

NO.	DATE	DESCRIPTION OF REVISION OR APPROVAL	BY
1	10/13/22	WETLAND DELINEATION, METES & BOUNDS	KRB



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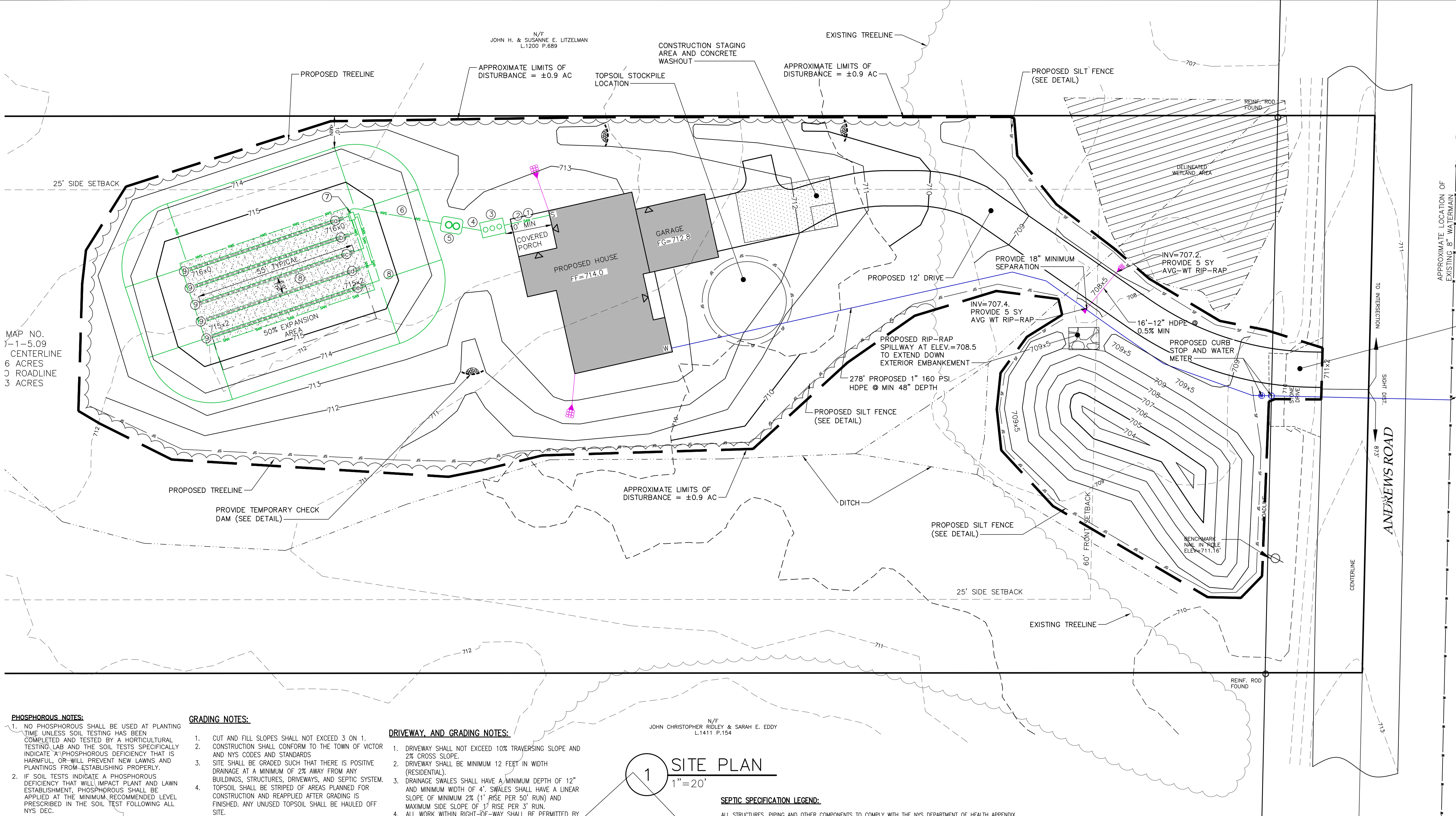
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I CERTIFY THAT THIS PLAN WAS PREPARED
JULY 8, 2022 FROM NOTES OF AN
INSTRUMENT SURVEY COMPLETED
JUNE 23, 2022 AND FROM MATERIALS
REFERENCED HEREON.

DAVID M. PARRINELLO NYSPLS 049724

EX100



SIGHT DISTANCE TABLE:

REQUIRED DISTANCES (DESIGN SPEED 60 MPH):		POSTED SPEED=55 MPH DESIGN SPEED=60 MPH
REQUIRED INTERSECTION SIGHT DISTANCE:	665'	
REQUIRED STOPPING SIGHT DISTANCE:	570'	

MEASURED DISTANCES (ANDREWS ROAD):

	(NORTH)	(SOUTH)
INTERSECTION SIGHT DISTANCE:	±1000' (TO INTERSECTION)	±870'
STOPPING SIGHT DISTANCE:	±1000' (TO INTERSECTION)	±870'

PROPOSED DRIVEWAY TO BE PAVED TO THE R.O.W. PER TOWN OF CANANDAIGUA TYPICAL DRIVEWAY APRON DETAIL. EXISTING STONE DRIVEWAY TO BE UTILIZED AS STABILIZED CONSTRUCTION ACCESS ENTRANCE.

OWNER TO PAY FOR SERVICE BEFORE TOWN TAPS MAIN

- SEQUENCE OF CONSTRUCTION STEPS:
- STEP 1: (SITE PREPARATION)
- INSTALL AND MAINTAIN STABILIZED CONSTRUCTION ENTRANCE (SEE DETAIL).
 - CLEAR AND GRUB AS REQUIRED FOR PERIMETER SILT FENCE INSTALLATION.
 - INSTALL AND MAINTAIN PERIMETER SILT FENCE, COMPLETE CLEARING AND GRUBBING OPERATIONS.
- STEP 2: (CONSTRUCTION ACTIVITY)
- STRIP AND STOCKPILE TOPSOIL FROM THE DRIVEWAYS AND PROPOSED HOUSE SITES. INSTALL SILT FENCE AROUND THE PERIMETER OF THE STOCKPILE AND SEED WITH TEMPORARY SEEDING MIX.
 - COMMENCE MASS GRADING OPERATIONS INCLUDING EXCAVATION FOR HOUSE FOUNDATION. UPON COMPLETION OF MASS GRADING OPERATIONS, INSTALL ADDITIONAL EROSION CONTROL MEASURES AS NEEDED. SEDIMENT CONTROL MEASURES TO BE MAINTAINED BY THE CONTRACTOR UNTIL GROUND COVER HAS BEEN ESTABLISHED AND REMOVAL IS APPROVED BY THE TOWN/GOVERNING AGENCY. CONTRACTOR TO SEED AND MULCH DISTURBED AREAS WITHIN 14 DAYS OF COMPLETION.
 - PLACE STONE SUBBASE. CONSTRUCT BUILDING, INSTALL UTILITIES AND DRIVEWAY AS SOON AS POSSIBLE.
 - MAINTAIN EROSION CONTROL PRACTICES AS NECESSARY. IF ADDITIONAL MEASURES ARE REQUIRED THESE SHALL BE PROVIDED AT THE EXPENSE OF THE OWNER OR CONTRACTOR. IN THE EVENT THERE IS A SEDIMENT DISCHARGE OR FAILURE THE CONTRACTOR OR OWNER SHALL BE RESPONSIBLE FOR RESTORATION.
 - COMPLETE EARTHWORK, INCLUDING FINE GRADING OF LAWN AREAS. LAWN AREAS TO BE REPLACED WITH 6" OF TOPSOIL, MULCHED AND SEEDED WITHIN 14 DAYS OF COMPLETION. SEED WITH A SEED MIX AS INDICATED, AND PROVIDE MULCH AS SPECIFIED IN THE NOTES.
- STEP 3: (STABILIZATION & MONITORING)
- MAINTAIN PERIMETER SILT FENCE
 - MONITOR SEDIMENT AND EROSION CONTROL MEASURES DURING CONSTRUCTION OPERATIONS FOR SILT ACCUMULATION. CONTRACTOR TO CLEAN AS NECESSARY.
 - SEE CONSTRUCTION EROSION CONTROL NOTES FOR REQUIRED SEED MIXES AND WINTER SITE STABILIZATION METHODOLOGY.
 - DUST SHALL BE CONTROLLED DURING CONSTRUCTION BY THE CONTRACTOR TO MINIMIZE EFFECT ON THE ADJACENT PROPERTIES. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES AS NEEDED AND/OR AS DIRECTED BY THE TOWN ENGINEER OR OWNER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE EXISTING ROADWAYS AND DRAINAGE CHANNELS FREE OF MUD, DIRT, AND DEBRIS. THE CONTRACTOR WILL CLEAN THESE AREAS AS NECESSARY OR AS REQUIRED BY THE OWNER OR TOWN ENGINEER.
 - REMOVE TEMPORARY SEDIMENT CONTROL MEASURES ONCE THE ENTIRE SITE HAS BEEN STABILIZED AND AUTHORIZED BY THE TOWN.

- EROSION AND SEDIMENT CONTROL NOTES:
- THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF EROSION AND SEDIMENTATION DURING CONSTRUCTION. SILT FENCE SHALL BE INSTALLED AND MAINTAINED AS NEEDED.
 - SOIL DISTURBANCES SHALL BE STABILIZED IMMEDIATELY. DISTURBED SOIL THAT WILL REMAIN LONGER THAN 14 DAYS SHALL BE TEMPORARILY STABILIZED WITHIN 7 DAYS. SOIL SHALL BE STABILIZED WITH NATURAL GRASS SEED MIXTURE OR APPROPRIATE SEED MIXTURE FOR CONDITIONS. GRASS SEED SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. MULCH STRAW APPLIED AT A RATE OF 2 BALES / 1000 SQFT OR SEED MIXTURE TO PROTECT SITE UNTIL SEED GERMINATES. HYDRO-SEED MAY BE INSTALLED AS AN ALTERNATE.
 - CONTRACTOR SHALL INSPECT THE SITE DAILY FOR SIGNS OF EROSION. IF ANY EROSION OR SEDIMENTATION OCCUR CONTRACTOR SHALL IMMEDIATELY PROVIDE PROPER CONTROLS TO STABILIZE THE SITE. ENGINEER WILL RECOMMEND CONTROLS IF REQUIRED.
 - SLOPE GREATER THAN 4 ON 1 SHALL BE STABILIZED WITH JUTE FABRIC INSTALLED AS PER MANUFACTURERS SPECIFICATIONS AS REQUIRED.
 - ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENTATION CONTROLS.
 - INSTALL AND MAINTAIN TEMPORARY DIVERSION SWALES AS NEEDED TO CONTROL RUNOFF DURING CONSTRUCTION.
 - THE SITE SHALL BE COMPLETELY STABILIZED FOLLOWING CONSTRUCTION ACTIVITIES AND ALL TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF PROPERLY.
 - IF CONSTRUCTION ACTIVITIES SHALL DISTURB MORE THAN 1 AC. OF LAND, THE PROJECT WILL BE REQUIRED TO OBTAIN COVERAGE UNDER THE NYS DEC SPEC'S GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY, GP-D-20-001. THIS WILL ALSO REQUIRE PREPARATION OF AN EROSION-CONTROL SWPPP.

PLANNING BOARD CHAIRMAN _____ DATE _____

TOWN ENGINEER _____ DATE _____

TOWN HIGHWAY & WATER SUPERINTENDENT _____ DATE _____

SITE PLAN

SEPTIC SPECIFICATION LEGEND:

ALL STRUCTURES, PIPING AND OTHER COMPONENTS TO COMPLY WITH THE NYS DEPARTMENT OF HEALTH APPENDIX 75-A, WASTEWATER TREATMENT STANDARDS - RESIDENTIAL ONSITE SYSTEMS.

- BUILDING TO SEPTIC TANK - 20'-4" SCH. 40 PVC @ 1/4" PER FT. MINIMUM, INSTALLED ON A COMPACTED 4" CRUSHED STONE OR SAND BASE. 10' MINIMUM SEPARATION DISTANCE BETWEEN HOUSE AND SEPTIC TANK TO BE MAINTAINED.
- LAUNDRY FACILITIES WASTE SHALL DISCHARGE DIRECTLY TO THE SEPTIC TANK. IF A FORCED SYSTEM IS USED, THE DISCHARGE SYSTEM SHALL INCLUDE A CHECK VALVE.
- SEPTIC TANK SHALL BE A KISTNER PRODUCTS CONCRETE TANK OR EQUAL. THE TANK SHALL BE DUAL COMPARTMENT WITH A CAPACITY OF 1250 GALLONS WITH A MINIMUM LIQUID SURFACE AREA OF 34 SQ. FT. FOR THE HWTS DESIGN FOR THE PROPOSED HOME SITES.
- SEPTIC TANK TO PUMP TANK - 4" SCH. 40 PVC LAD @ 1/8" PER FT. MINIMUM, INSTALLED ON A COMPACTED 4" CRUSHED STONE OR SAND BASE.
- PUMP TANK TO BE 750 GALLON ROTH PLASTIC PUMP TANK OR EQUIVALENT. PUMP TANK TO BE EQUIPPED WITH GULLDS PUMPS MODEL WED3L EFFLUENT PUMP. SEE PUMP TANK DETAILS FOR ADDITIONAL SPECIFICATIONS.
- PUMP TANK TO DISTRIBUTION BOX - 1" 160 PSI HDPE FORCEMAIN BURIED AT MIN 24" DEEP. BACKFILL WITH 12" SELECT FILL FREE OF STONES OR SAND FILL.
- DISTRIBUTION BOX SHALL BE A 6 OUTLET MINIMUM, KISTNER PRECAST CONCRETE BOX OR EQUAL AND INSTALLED PER DETAIL.
- PROPOSED CONVENTIONAL SEPTIC IN 36" OF STABILIZED SANDY FILL MATERIAL WITH 5-30 MIN PERK RATE ALLOWED TO GO THROUGH FREEZE-THAW CYCLE. ENGINEER TO TEST IN-SITU FILL AND PROVIDE FINAL DESIGN OF SYSTEM IN SPRING. ENGINEER SHALL INSPECT PRIOR TO AND AFTER FILL IS PLACED. INSTALL NEW LEACH LINES IN FILL MATERIAL. FILL SHALL BE COVERED WITH A MIN 4" TOPSOIL. SEED AND MULCH AND MAINTAIN AS LAWN. LENGTH, QUANTITY & INVERTS PER WASTEWATER DESIGN TABLE.
- LEACH LINES - GRAVELLESS CHAMBERS (INFILTRATORS) OR EQUAL. USE QUICK 4 PLUS STANDARD LOW PROFILE CHAMBER OR EQUAL WITH M804F 140N FABRIC OVER INFILTRATORS. PROVIDE END CAPS
- ROOF DRAINAGE SYSTEMS SHALL DISCHARGE WATER TO 5 SY AVG-WT RIP RAP, AWAY FROM THE WASTEWATER TREATMENT SYSTEM.

SEPTIC TANK NOTES:

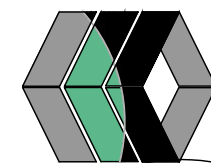
- A NEW 1250 GAL 2 COMPARTMENT CONCRETE AS MANUFACTURED BY KISTNER OR EQUAL SHALL BE INSTALLED ON MIN 12" OF COMPACTED CLEAN SAND OR 5" WASHED AGGREGATE 3/4-1 1/2". TANK SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS. OWNER OPTS OUT OF THE USE OF GARBAGE GRINDER.
- PROVIDE PRECAST DISTRIBUTION BOX SET ON MIN 12" COMPACTED SAND.
- PROVIDE RISER ON TANKS IF BURIED AT A DEPTH MORE THAN 12".
- MAINTENANCE, SEPTIC TANK SHALL BE INSPECTED ANNUALLY TO DETERMINE SCUM AND SOLIDS ACCUMULATION. MOST TANKS SHOULD BE PUMPED OUT EVERY 2-3 YEARS. SEPTIC TANKS MUST BE PUMPED OUT WHENEVER THE BOTTOM OF THE SCUM LAYER IS WITHIN 3" OF THE BOTTOM OF THE OUTLET BAFFLE OR THE TOP OF THE SLUDGE IS WITHIN 10" OF THE BOTTOM OF THE OUTLET BAFFLE.

SOIL DATA	
DEEP HOLE RESULTS	PERCOLATION TESTS -
TEST PIT -	
0-14" TOPSOIL	1 12, 23, 24 MIN
14-36" SILTY CLAY LOAM	2 13, 28, 29 MIN

- PERCOLATION HOLES 12" DEEP
- NO BEDROCK, MOTTILING OBSERVED AT 36", SEEPAGE OBSERVED AT 40"

WASTEWATER TREATMENT SYSTEM DESIGN TABLE AND NOTES						
DESIGN PERC. RATE (MIN.)	SYSTEM DESIGN FLOW (GPD)	SEPTIC TANK (GAL.)	LF TILE REQUIRED (FT)	LENGTH OF LATERALS (FT)	No. OF LATERALS	LF TILE PROVIDED (FT)
21-30 MIN/INCH	330 - 3 BEDROOM	1,000	275	55	5	275

INVERT @ HOUSE	SEPTIC TANK	PUMP TANK	DISTRIBUTION BOX	INVERT IN @ BEGINNING OF LEACH LINE	LENGTH OF LEACH LINE	PIPE DROP ACROSS SYSTEM
IN	OUT	IN	IN	OUT		
±711.0	710.8	710.6	710.4	715.9	715.7	
				ⓐ 715.00	55'	-0.2
				ⓑ 714.80	55'	-0.2
				ⓒ 714.60	55'	-0.2
				ⓓ 714.40	55'	-0.2
				ⓔ 714.20	55'	-0.2



STATE OF NEW YORK
DANIEL C. & JULIE A. BACKUS
93182
PROFESSIONAL ENGINEER

STAMP

REVISIONS AND APPROVALS

NO.	DATE	DESCRIPTION OF REVISION OR APPROVAL	BY
1	11/2/22	PER MRB LETTER DATED 9/2/22	JWJ

SITE PLAN

DANIEL C. & JULIE A. BACKUS
SHOWING LAND IN:
2580 ANDREWS ROAD
TOWN OF CANANDAIGUA

STATE OF NEW YORK

COUNTY OF ONTARIO

DRAWING TITLE:

SITE PLAN

DRAWN BY:	JWJ
DESIGNED BY:	JWJ
CHECKED BY:	BAM
SCALE:	1"=20'
JOB NO.:	22-125
DATE:	8/1/2022
TAX MAP#:	71.001-5.09

