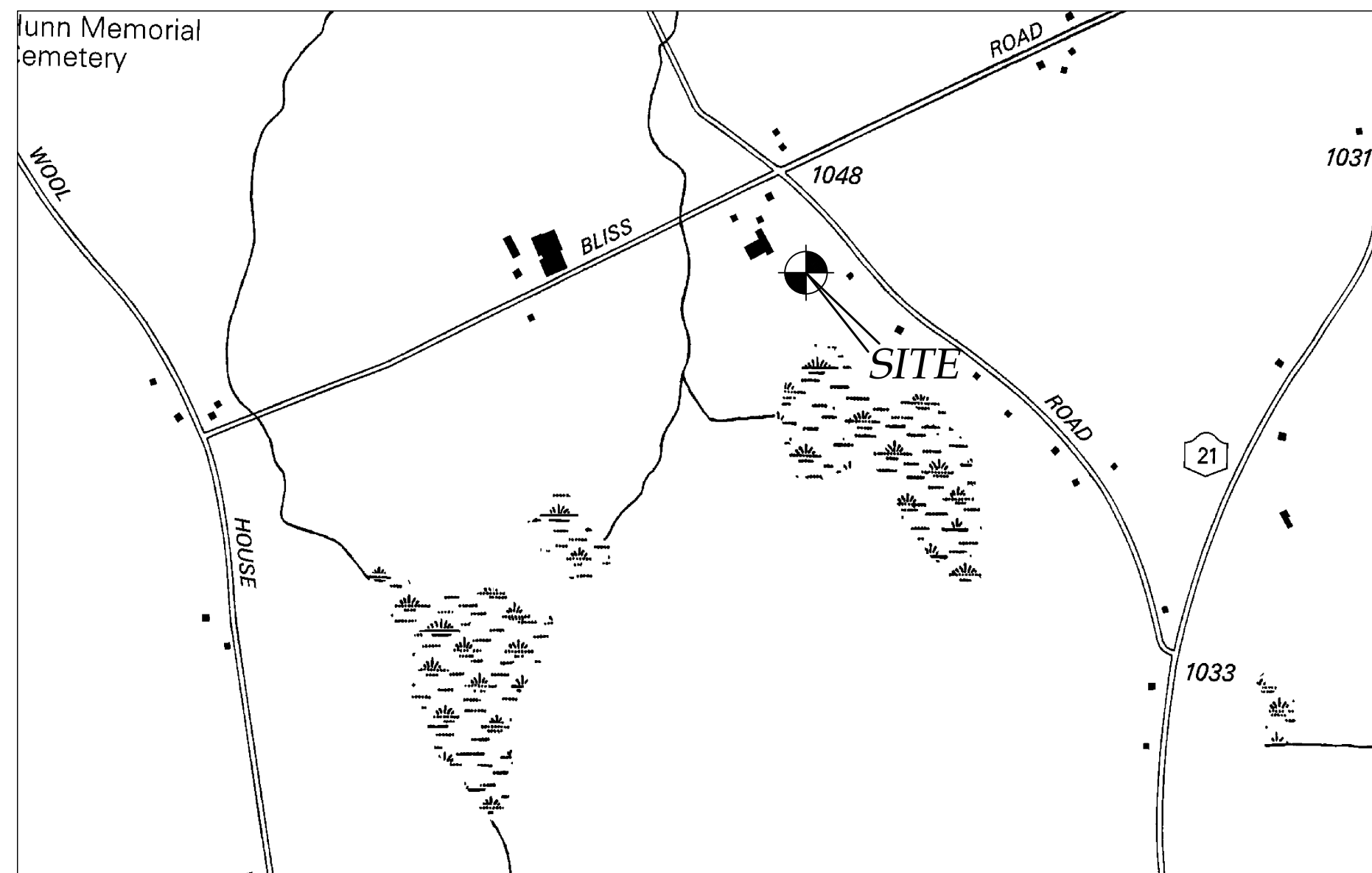


SITE PLAN PREPARED FOR:
DONALD & MONICA MILLER
NEW RESIDENCE
000 HICKOX ROAD
TOWN OF CANANDAIGUA
COUNTY OF ONTARIO
STATE OF NEW YORK
JUNE 9, 2021

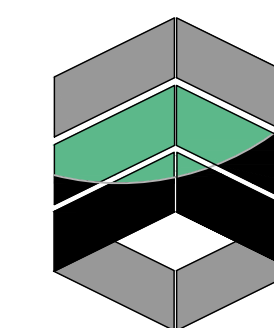
INDEX:
COVER
EX100 - EXISTING CONDITIONS MAP
C100 - SITE PLAN
C500 - DETAILS



LOCATION MAP
NTS



AERIAL PHOTO
NTS



MarksEngineering

MARKS ENGINEERING, P.C.
42 BEEMAN STREET
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(585)905-0360
WWW.MARKSENGINEERING.COM

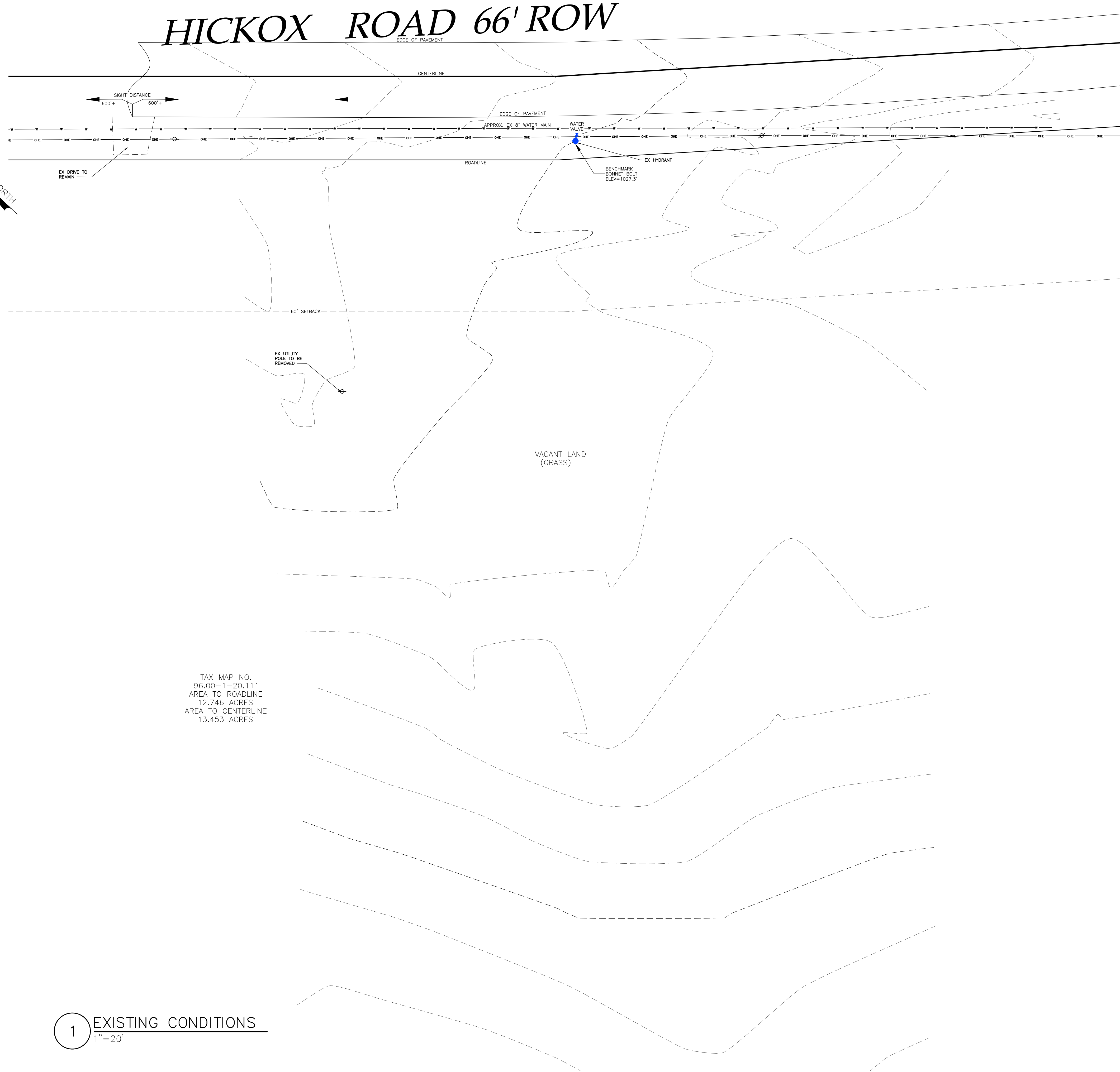
PREPARED FOR:
DONALD & MONICA MILLER

PROPERTY OWNER:
DONALD & MONICA MILLER
3392 COUNTY ROAD 46
CANANDAIGUA, NEW YORK

REVISED

DONALD & MONICA MILLER
000 HICKOX ROAD
TOWN OF CANANDAIGUA
COUNTY OF ONTARIO
NEW YORK

JOB #21-060
06/9/2021



1. FILED MAP 37626
2. ELEVATION DATUM: NAVD 88 GEOID 18NGS
3. HORIZONTAL DATUM: NAD83 NEW YORK CENTRAL
4. DEED: L.970 P.203
5. PARCEL IS ZONED AR2 - AGRICULTURAL RURAL RESIDENTIAL

ZONING:
AR2 – AGRICULTURAL RURAL RESIDENTIAL

SINGLE FAMILY USE

MINIMUM LOT SIZE - 2 ACRES
MINIMUM LOT WIDTH - 200 FEET
MAXIMUM PRINCIPAL BUILDING HEIGHT - 35 FEET
MAXIMUM BUILDING COVERAGE - 20%
SETBACKS PRINCIPAL STRUCTURE:
FRONT - 60 FEET
REAR - 40 FEET
SIDE - 25 FEET
ACCESSORY STRUCTURE:
REAR - 20 FEET
SIDE - 20 FEET

TAX MAP NO.
96.00-1-20.111
AREA TO ROADLINE
12.746 ACRES
AREA TO CENTERLINE
13.453 ACRES

LEGEND

○ Monument
 ● Benchmark
 ○ Utility pole
 ○ Hydrant
 ○ Light pole

EXISTING *etc*
PROPOSED *E/T*

— Utility Lines
 — R.O.W. line
 — Property line
 — Easement line
 — Centerline
 — Drainage
 — Fence Line
 — Contour Line

PERC TEST DEEP HOLE 99

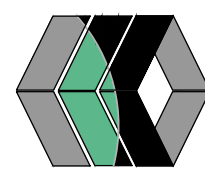
ABBREVIATIONS:
 EX—EXISTING
 CP—CORRUGATED POLYETHYLENE PIPE
 O.C.—ON CENTER
 SCPP—SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE
 UG—UNDERGROUND
 CONC—CONCRETE

CO—CLEAN OUT
 TP—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
 CE—CATCH BASIN
 MH—MANHOLE
 DI—DRAINAGE INLET

1 EXISTING CONDITIONS

MarksEngineering



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www.marksengineering.com bmarks@marksengineering.com

STAMP



1	III	NS	COUNTY OF ONTARIO	STATE OF NEW YORK
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*DONALD AND MONICA MILLER
NEW RESIDENCE
SHOWING LAND IN:
000 HICKOX ROAD
TOWN OF CANANDAIGUA*

COUNTY OF ONTARIO

DRAWING TITLE:
EXISTING CONDITIONS

<i>DRAWN BY:</i>	<i>KRB</i>
<i>DESIGNED BY:</i>	
<i>CHECKED BY:</i>	<i>DMP</i>
<i>SCALE:</i>	<i>1"=20'</i>
<i>JOB NO.:</i>	<i>21-060</i>
<i>DATE:</i>	<i>6/9/2021</i>
<i>TAX MAP#:</i>	<i>96.00-1-20.111</i>

EX100

CONSTRUCTION SEQUENCE:

1. INSTALL TEMPORARY EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO: SILT FENCE, STABILIZED ENTRANCES, ETC.
2. THE CONTRACTOR SHALL SELECTIVELY REMOVE VEGETATION AND ROOTS AS REQUIRED.
3. PLACE SILT FENCE FOR STOCKPILE AREA
4. STRIP TOPSOIL.
5. PLACE STONE SUBBASE. CONSTRUCT BUILDING AND INSTALL UTILITIES
6. MAINTAIN EROSION CONTROL PRACTICES AS NECESSARY. IF ADDITIONAL MEASURE ARE REQUIRED THESE SHALL BE PROVIDED AT THE EXPENSE OF THE OWNER OR CONTRACTOR.
7. IN THE EVENT THERE IS A SEDIMENT DISCHARGE OR FAILURE THE CONTRACTOR OR OWNER SHALL BE RESPONSIBLE FOR RESTORATION.
8. FINAL GRADE SEED AND MULCH DISTURBED AREAS AS SOON AS POSSIBLE.
9. REMOVE TEMPORARY EROSION CONTROLS AFTER AREAS ARE STABILIZED WITH VEGETATION, STONE OR ASPHALT.

UTILITY NOTES:

- 1) CONTRACTOR SHALL VERIFY LOCATION OF EXISTING SERVICE AND COORDINATE ALL WORK W/ UTILITY PROVIDERS. RELOCATE WATER AND SANITARY PIPING AS REQUIRED.
- 2) ELEC SERVICE AND COMMUNICATION SHALL MEET CURRENT NATIONAL ELECTRIC CODE.

GRADING NOTES:

1. CUT AND FILL SLOPES SHALL NOT EXCEED 3 ON 1.
2. CONSTRUCTION SHALL CONFORM TO THE TOWN OF GORHAM AND NYS CODES AND STANDARDS
3. SITE SHALL BE GRADED SUCH THAT THERE IS POSITIVE DRAINAGE AT A MINIMUM OF 2% AWAY FROM ANY BUILDINGS, STRUCTURES, DRIVEWAYS, AND SEPTIC SYSTEM.
4. TOPSOIL SHALL BE STRIPED OF AREAS PLANNED FOR CONSTRUCTION AND REAPPLIED AFTER GRADING IS FINISHED. ANY UNUSED TOPSOIL SHALL BE HAULED OFF SITE.

GENERAL NOTES:

1. THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES AND PROPERTY MARKERS. IT IS THE NYS LAW TO CALL NYS DIG SAFE FOR UFPO (811) PRIOR TO ANY EXCAVATION.
2. THE ROADWAY SHALL BE KEPT FREE OF DEBRIS DURING CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY CONTROL DEVICES. SUCH DEVICES (BARRICADES, FENCING, ETC.) SHALL BE IMPLEMENTED TO MINIMIZE RISK OF INJURY TO PEDESTRIANS AND WORKERS. CONSTRUCTION ACTIVITY SHALL BE CONDUCTED WITHIN COMPLIANCE WITH OSHA GUIDELINES.
4. PLANS ARE GRAPHIC REPRESENTATIONS OF WORK TO BE PERFORMED. THESE PLANS ARE TO INTENDED TO CONVEY ENGINEERING INFORMATION ONLY.
5. CONTRACTOR TO VERIFY ALL LOCATIONS, GRADES AND INVERTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF WORK.
6. ALL SPECIFIED MATERIALS ARE TO BE INSTALLED AS PER MANUFACTURES RECOMMENDATIONS OR INDUSTRY STANDARD.
7. ANY SYSTEM MODIFICATIONS OR DEVIATIONS FROM THE APPROVED PLANS, NYS BUILDING CODES, AND/OR LOCAL REGULATIONS WILL BE DONE AT THE RISK OF THE CLIENT.

EROSION AND SEDIMENT CONTROL NOTES:

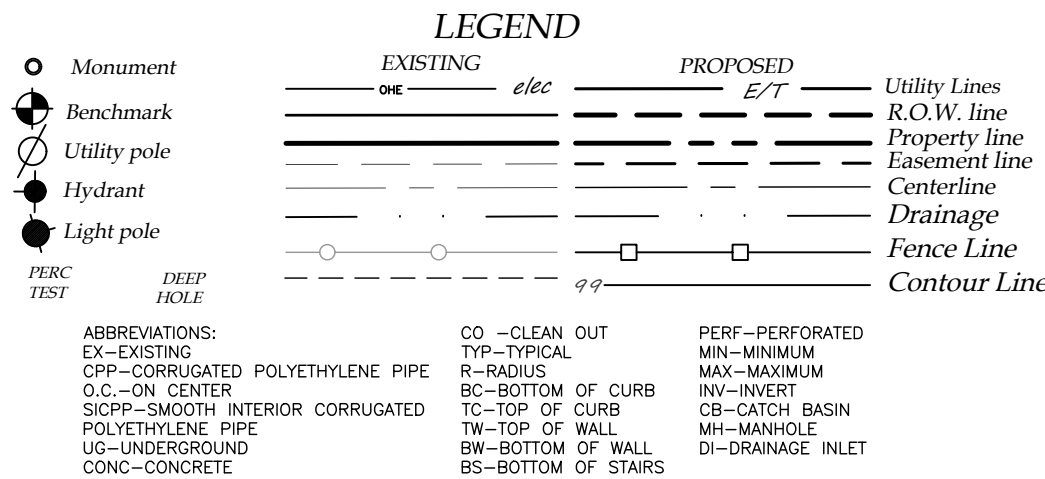
1. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF EROSION AND SEDIMENTATION DURING CONSTRUCTION. SILT FENCE SHALL BE INSTALLED AND MAINTAINED AS NEEDED.
2. SOIL DISTURBANCES SHALL BE STABILIZED IMMEDIATELY. DISTURBED SOIL THAT WILL REMAIN LONGER THAN 14 DAYS SHALL BE TEMPORARILY STABILIZED WITHIN 7 DAYS. SOIL SHALL BE STABILIZED WITH NORTHERN GRASS SEED MIXTURE OR APPROPRIATE SEED MIXTURE FOR CONDITIONS. GRASS SEED SHALL BE INSTALLED PER MANUFACTURES 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.
3. 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.
4. SLOPE GREATER THAN 4 ON 1 SHALL BE STABILIZED WITH JUTE FABRIC INSTALLED AS PER MANUFACTURES SPECIFICATIONS AS REQUIRED.
5. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN STALLED IN ACCORDANCE WITH NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENTATION CONTROLS.
6. INSTALL AND MAINTAIN TEMPORARY DIVERSION SWALES AS NEEDED TO CONTROL RUNOFF DURING CONSTRUCTION.
7. THE SITE SHALL BE COMPLETELY STABILIZED FOLLOWING CONSTRUCTION ACTIVITIES AND ALL TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF PROPERLY.
8. THE FOREMAIN TRENCH TO BE EXCAVATED SHALL BE BACKFILLED AND STABILIZED IMMEDIATELY AFTER THE INSTALLATION OF THE FOREMAIN PIPE.

WASTEWATER TREATMENT SYSTEM NOTES:

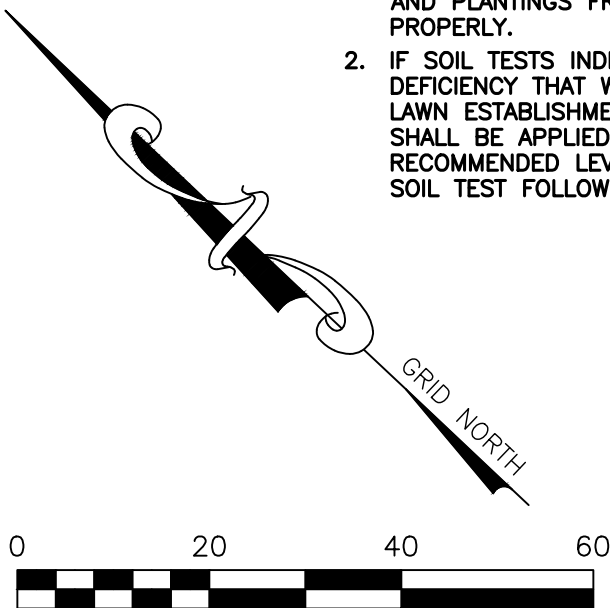
1. ABSORPTION TRENCHES SHALL BE INSTALLED PARALLEL TO CONTOURS. CONTOURS SHOWN ARE GRAPHIC REPRESENTATIONS OF SITE. CONTRACTOR IS TO VERIFY GRADE AND LAYOUT OF ABSORPTION TRENCH PRIOR TO CONSTRUCTION.
2. AT NO TIME SHALL ANY MACHINERY OR VEHICLE DRIVE OVER TRENCHES. TRACKED EQUIPMENT CAN BE DRIVEN PERPENDICULAR TO TRENCHES AS REQUIRED TO BACKFILL BUT NOT IN EXCESS.
3. THE CONTRACTOR IS TO NOTIFY ENGINEER AFTER COMPLETION OF WORK, WHILE SYSTEM IS OPEN AND SCHEDULE FINAL INSPECTION. AFTER FINAL INSPECTION BY THE ENGINEER, THE SYSTEM MAY BE CLOSED.
4. THE SYSTEM SITE IS TO BE SEEDED, MULCHED, AND RETURNED TO THE VEGETATIVE STATE AS SOON AS POSSIBLE.
5. THE SYSTEM IS TO BE KEPT MOWED AT ALL TIMES, FREE OF TRAFFIC OR HEAVY WHEELED VEHICLES, AND FREE OF SHRUB OR TREE CANOPY FOR THE DURATION OF ITS USE.
6. DO NOT ATTEMPT TO INSTALL SYSTEM ON FROZEN GROUND, WET CONDITIONS OR LEAVE SYSTEM UNCOVERED FOR EXTENDED PERIODS OF TIME.
7. FLOOR DRAINS, HOT TUBS, SAUNAS, GARBAGE DISPOSALS, WATER CONDITIONING BACKWASH SYSTEMS, SUMP CROCKS ETC. SHALL NOT BE INCORPORATED INTO THIS SYSTEM UNLESS OTHERWISE SPECIFIED.
8. EXPANSION AREA SHALL REMAIN CLEAR OF ALL LANDSCAPING, SHRUBS, TREES, AND STRUCTURES. THE EXPANSION AREA SHALL BE MAINTAINED AS LAWN. FUTURE ACCESS TO THIS AREAS SHALL NOT BE LIMITED.
9. SOIL PIPE AND HOUSE SHALL BE VENTED THROUGH THE ROOF OF THE DWELLING W/ AT LEAST ONE 3" VENT MAXIMUM OF 4' HORIZONTALLY AWAY FROM INSIDE OF FOUNDATION WALL. A 4" CLEAN-OUT SHALL BE PROVIDED AT A POINT JUST INSIDE THE FOUNDATION WALL.
10. ANY FILL TO BE HAULED ON SITE FOR THIS SYSTEM SHALL BE APPROVED BY THE ENGINEER.

WASTEWATER TREATMENT BASIS OF DESIGN (PER NYS APPENDIX 75-A):
NUMBER OF BED ROOMS DESIGNED FOR..... 3 BR
TABLE 1-DESIGN FLOW RATE..... 390 GPD
TABLE 2-SEPARATION DISTANCES ALL MINIMUMS MET
TABLE 3-SEPTIC TANK1250GAL 2 COMPARTMENT
TABLE 4A-REQUIRED ABSORPTION TRENCH 217 FEET

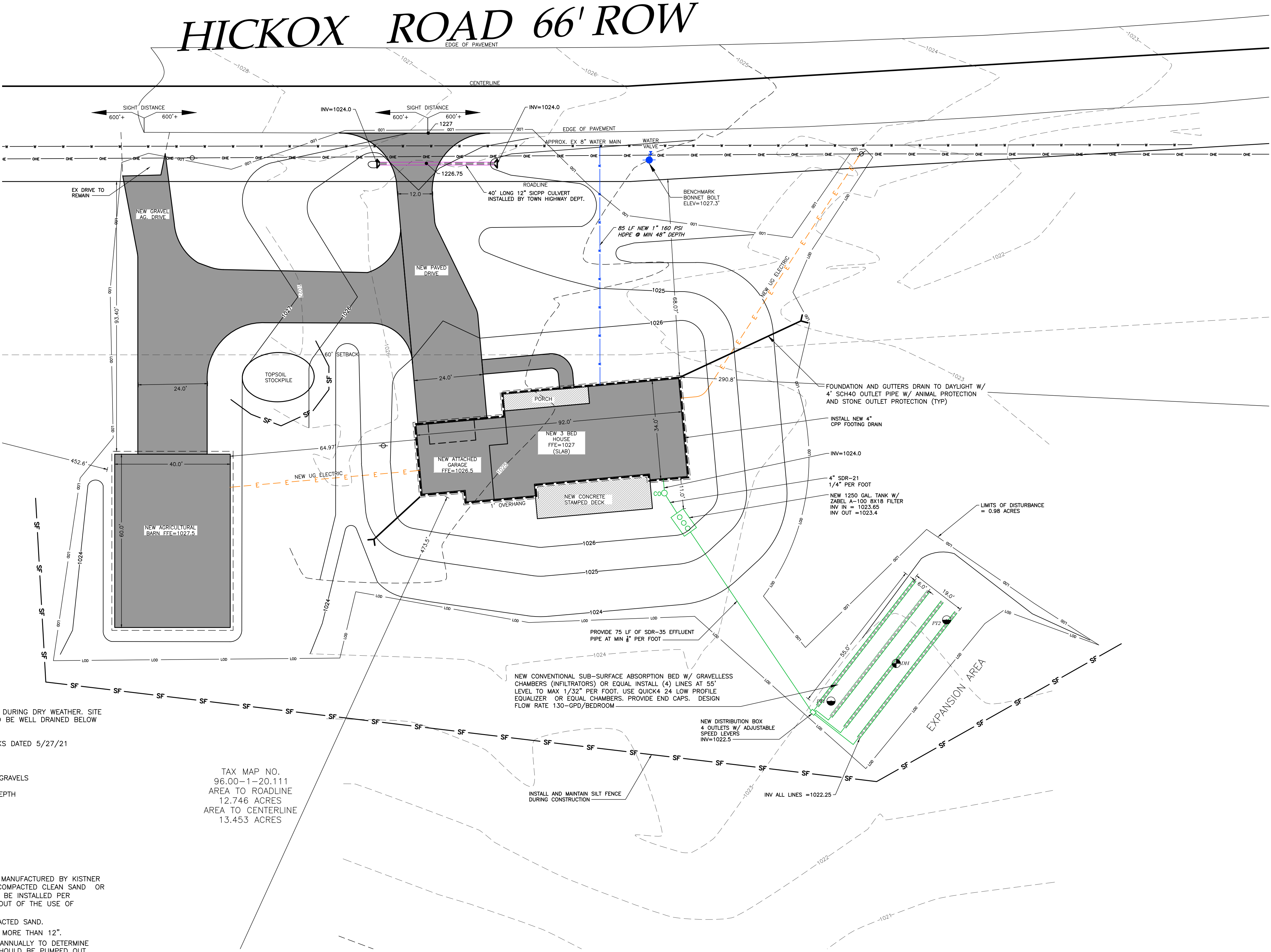
PROPOSED TREATMENT METHOD:
RAISED SYSTEM WITH SAND FILL
TRENCH LENGTH 220 FEET PROVIDED. EXPANSION AREA PROVIDED. PROVIDE GAS DEFLECTOR FOR THE USE OF GARBAGE DISPOSAL SYSTEM.



SITE DATA		
	REQUIRED	PROPOSED
ZONING/USE - PRINCIPAL	AR-2 AG. RURAL RESIDENTIAL	SINGLE RESIDENTIAL
ZONING/USE - ACCESSORY	NA	BARN
FRONTAGE	200'	< 200'
FRONT SETBACK	60.00'	68.1'
SIDE SETBACK	25.00'	100+'
REAR SETBACK	40.00'	300+'
BUILDING HEIGHT	35'	18.8'
BUILDING COVERAGE	20.00%	2.06%



1 SITE PLAN
1"=20'



PHOSPHOROUS NOTES:

1. NO PHOSPHOROUS SHALL BE USED AT PLANTING TIME UNLESS SOIL TESTING HAS BEEN COMPLETED AND TESTED BY A HORTICULTURAL TESTING LAB AND THE SOIL TESTS SPECIFICALLY INDICATE A PHOSPHOROUS DEFICIENCY THAT IS HARMFUL, OR WILL PREVENT NEW LAWNS AND PLANTINGS FROM ESTABLISHING PROPERLY.
2. IF SOIL TESTS INDICATE A PHOSPHOROUS DEFICIENCY THAT WILL IMPACT PLANT AND LAWN ESTABLISHMENT, PHOSPHOROUS SHALL BE APPLIED AT THE MINIMUM RECOMMENDED LEVEL PRESCRIBED IN THE SOIL TEST FOLLOWING ALL NYS DEC.

AGRICULTURAL NOTE:

THIS PROPERTY IS LOCATED WITHIN AN ESTABLISHED AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION. RESIDENTS SHOULD BE AWARE THAT SUCH FARM OPERATIONS MAY GENERATE DUST, ODOR, SMOKE, NOISE VIBRATION AND OTHER ACTIVITIES WHICH MAY BE COMPATIBLE WITH RESIDENTIAL USE OF THIS PROPERTY.

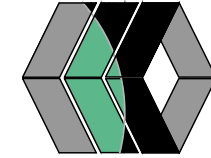
SITE NOTES:

1. THE CONSTRUCTION SITE IS NOT WITHIN 100' OF A WETLAND AS DELINEATED BY NYS DEC. THERE ARE NOT NYS DEC DELINEATED OR APPARENT WETLANDS ON THE PROPERTY AS SHOWN.
2. THE CONSTRUCTION SITE IS NOT WITHIN A 100 YEAR FLOODPLAIN AS DELINEATED BY FEMA.
3. WATER SUPPLY: PUBLIC WATER
4. NYS SPOES PERMIT IS NOT REQUIRED FOR THESE CONSTRUCTION ACTIVITIES, DISTURBANCE SHALL BE LESS THAN ONE ACRE. IF THE CONTRACTOR OR OWNER AT ANY TIME PLAN DISTURB GREATER THAN AN ACRE THE ENGINEER SHALL BE NOTIFIED.
5. ALL NEW OUTDOOR LIGHTING ON SHALL HAVE APPROPRIATE SHIELDS AND CUT-OFF TO LIMIT ILLUMINATION OF OTHER PROPERTIES. ALL LIGHTS SHALL BE DARK SKY COMPLIANT.

HIGHWAY SUPERINTENDENT DATE

PLANNING BOARD CHAIRMAN DATE

MarksEngineering



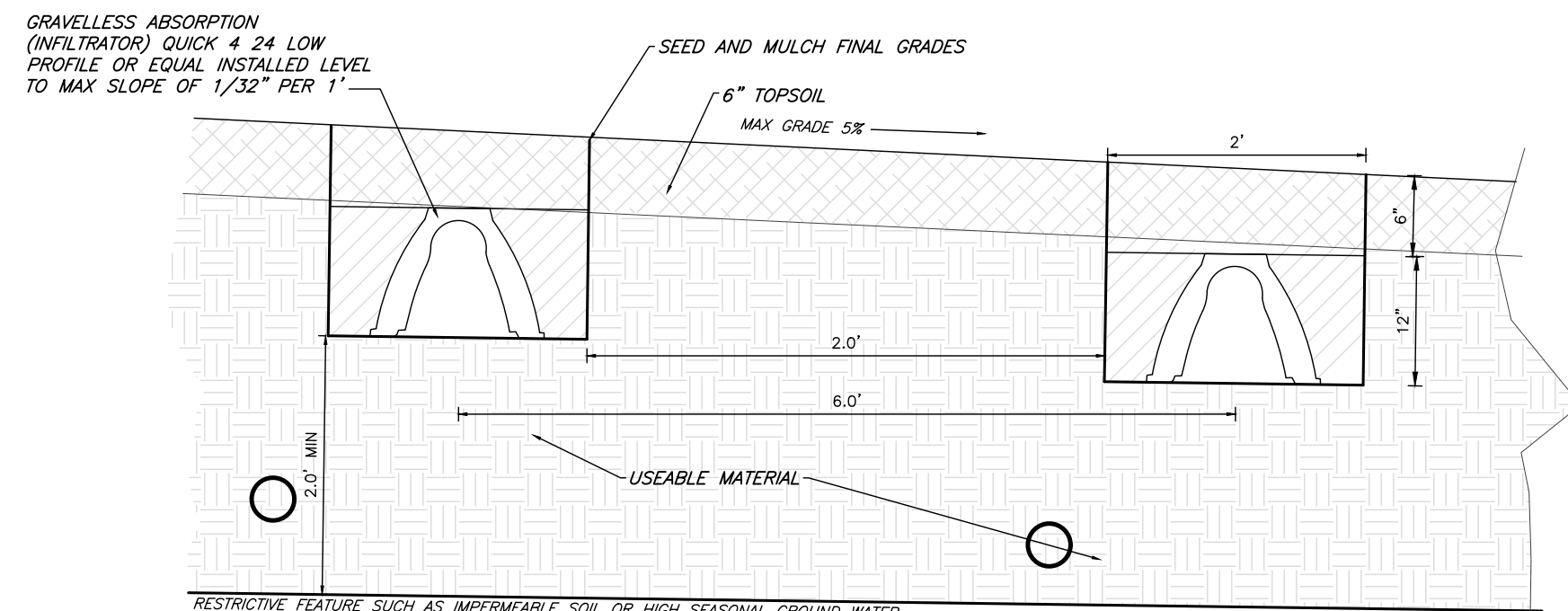
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REVIEWS AND APPROVALS	
NO.	DATE / DESCRIPTION OF REVISION OR APPROVAL BY

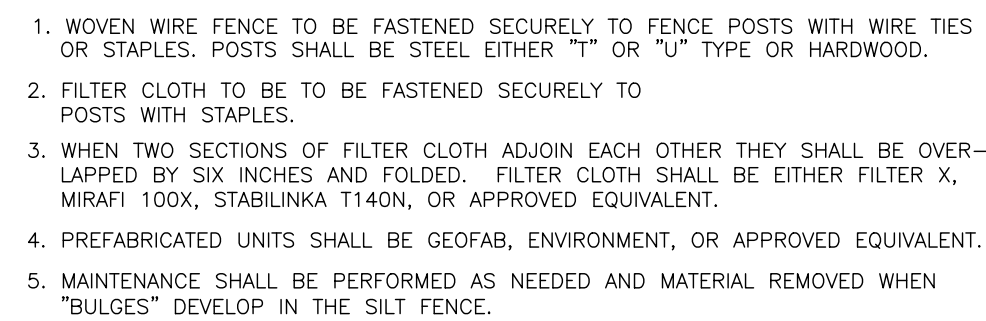
DONALD AND MONICA MILLER
NEW RESIDENCE
SHOWING LAND IN:
800 HICKOX ROAD
TOWN OF CANANDAIGUA
STATE OF NEW YORK
COUNTY OF ONTARIO

DRAWING TITLE: SITE PLAN	
DRAWN BY:	JPS
DESIGNED BY:	JPS
CHECKED BY:	BAM
SCALE:	1"=20'
JOB NO.:	21-060
DATE:	6/9/2021
TAX MAP#:	96.00-1-20.111

C100

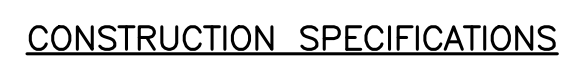


4 TYPICAL ABSORPTION TRENCH DETAIL
NTS



1. DRIVEWAYS FRONTING ON TOWN ROADS SHALL BE PAVED A MINIMUM OF 30 FEET EXTENDING FROM THE EDGE OF PAVEMENT TO R.O.W. UNLESS OTHERWISE INDICATED BY THE TOWN.
2. THE APPLICANT SHALL NOTIFY THE HIGHWAY SUPERINTENDENT AT LEAST 48 HOURS PRIOR TO PERFORMING THE WORK TO SCHEDULE A FIELD INSPECTION.
3. A MAXIMUM 3% LEVELING AREA TO BE PROVIDED FOR THE FIRST 30 FEET FROM THE EDGE OF PAVEMENT.

7 TYPICAL SEPTIC TANK DETAIL
NTS



1. STONE SIZE - USE "2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE GARAGE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS, TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. SEDIMENT TRAPPING - SEDIMENT TRAPPING SHALL BE DONE IN A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

6 STABILIZED CONSTRUCTION ENTRANCE
NTS

2 TYPICAL SILT FENCE DETAIL
NTS

[illegible]

DONALD AND MONICA MILLER
SHOWING LAND IN:
000 HICKOX ROAD
TOWN OF CANANDAIGUA

COUNTY OF ONTARIO

DRAWING TITLE:
DETAILS

<i>DRAWN BY:</i>	<i>JPS</i>
<i>DESIGNED BY:</i>	<i>JPS</i>
<i>CHECKED BY:</i>	<i>BAM</i>
<i>SCALE:</i>	<i>AS NOTED</i>
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<i>DATE:</i>	<i>6/9/2021</i>
<i>TAX MAP#:</i>	<i>96.00-1-20.111</i>

C500

JPS		TOWN OF CANANDAIGUA	
JPS			
BAM			
AS NOTED			
21-060		COUNTY OF ONTARIO	STATE OF NEW YORK
6/9/2021			
06,00-1-20.111			