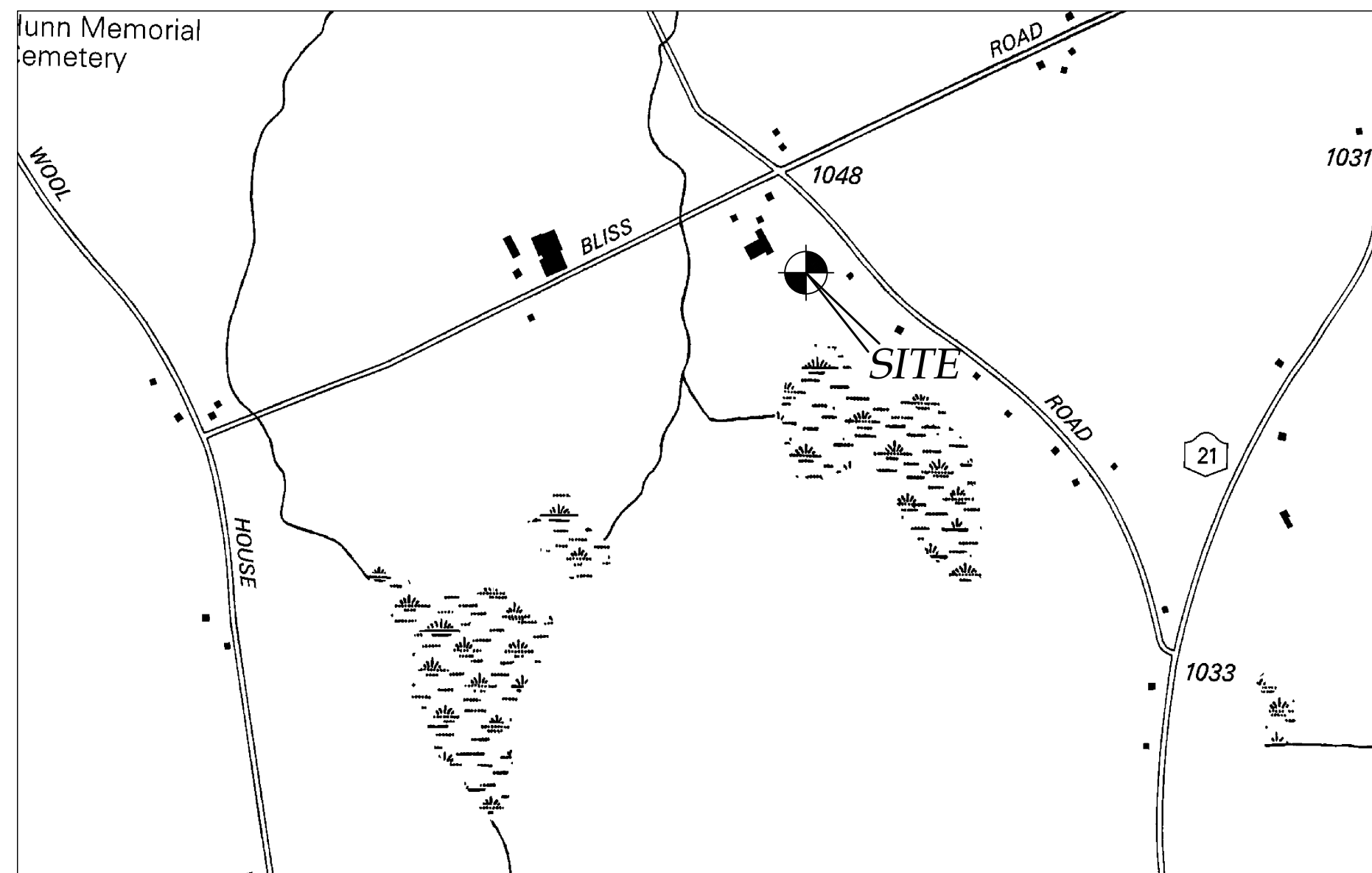


*SITE PLAN PREPARED FOR:*  
***DONALD & MONICA MILLER***  
***NEW RESIDENCE***  
*000 HICKOX ROAD*  
*TOWN OF CANANDAIGUA*  
*COUNTY OF ONTARIO*  
*STATE OF NEW YORK*  
*JUNE 9, 2021*

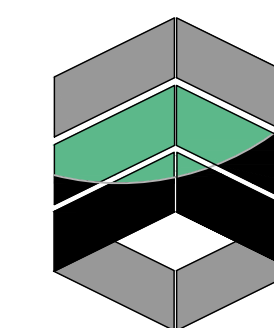
*INDEX:*  
*COVER*  
*EX100 - EXISTING CONDITIONS MAP*  
*C100 - SITE PLAN*  
*C500 - DETAILS*



LOCATION MAP  
NTS



AERIAL PHOTO  
NTS



**MarksEngineering**

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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*

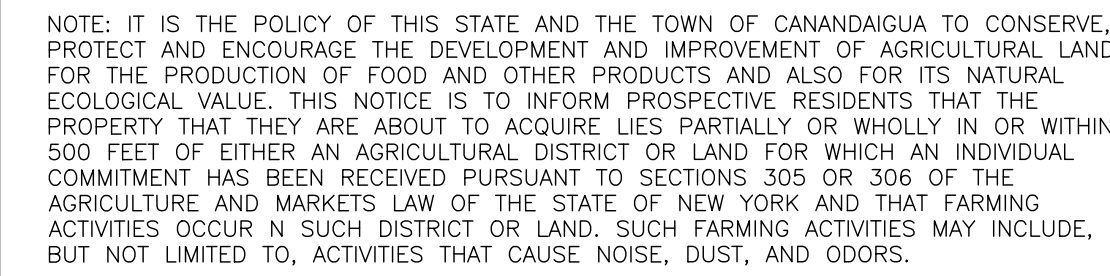
*REVISED*

1. 6/18/21 TOWN PRC REVIEW JPS

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

*JOB #21-060*  
*06/9/2021*





**LEGEND**

|                |                        |                        |               |
|----------------|------------------------|------------------------|---------------|
| ○ Monument     | EXISTING<br><i>D/E</i> | PROPOSED<br><i>E/T</i> | Utility Lines |
| ● Benchmark    | _____                  | _____                  | R.O.W. line   |
| ⊙ Utility pole | _____                  | _____                  | Property line |
| ⦿ Hydrant      | _____                  | _____                  | Easement line |
| ● Light pole   | _____                  | _____                  | Centerline    |
|                | _____                  | _____                  | Drainage      |
|                | _____                  | _____                  | Fence Line    |
|                | _____                  | _____                  | Setback Line  |

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

MAP REFERENCE

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
6. THIS PLAN IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCE THAT AN UPDATED SEARCH OF TITLE MAY REVEAL.
7. WETLAND BOUNDARIES SHOWN ARE BASED ON ONCOR GIS DATA
8. PARCEL IS IN FLOOD ZONE X, PER FEMA MAP NO. 360598 0015C, DATED MARCH 3, 1997, LANDS WITHIN 60± OF DITCH LINE AS SHOWN, ARE WITHIN ZONE A.
9. BEARINGS SHOWN ARE BASED ON FILED MAP NO. 37626



*EX100*

*EX101*



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:

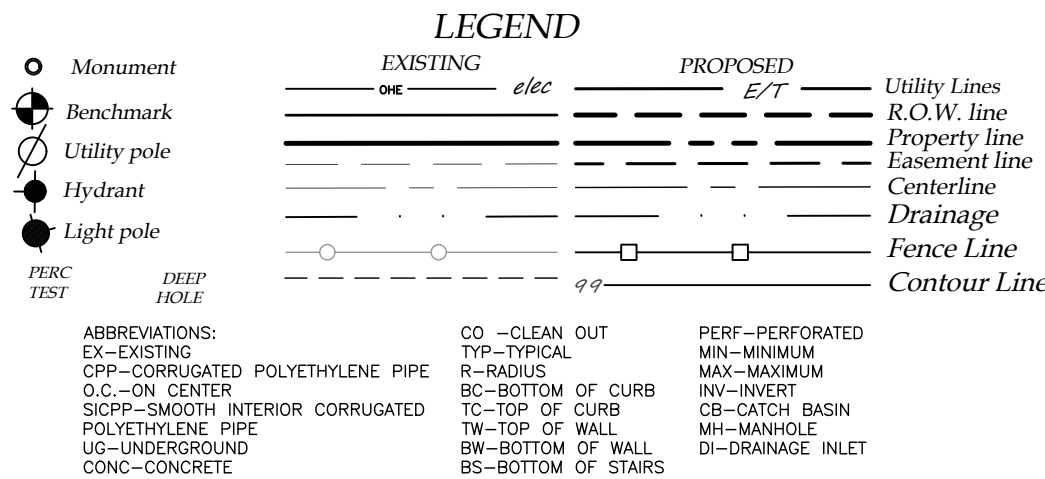
1. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF EROSION AND SEDIMENTATION DURING CONSTRUCTION. SILT FENCE SHALL BE INSTALLED AND MAINTAINED AS NEEDED.
2. SOIL DISTURBANCES SHALL BE STABILIZED IMMEDIATELY. DISTURBED SOIL THAT WILL REMAIN LONGER THAN 14 DAYS SHALL BE TEMPORARILY STABILIZED WITHIN 7 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 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.

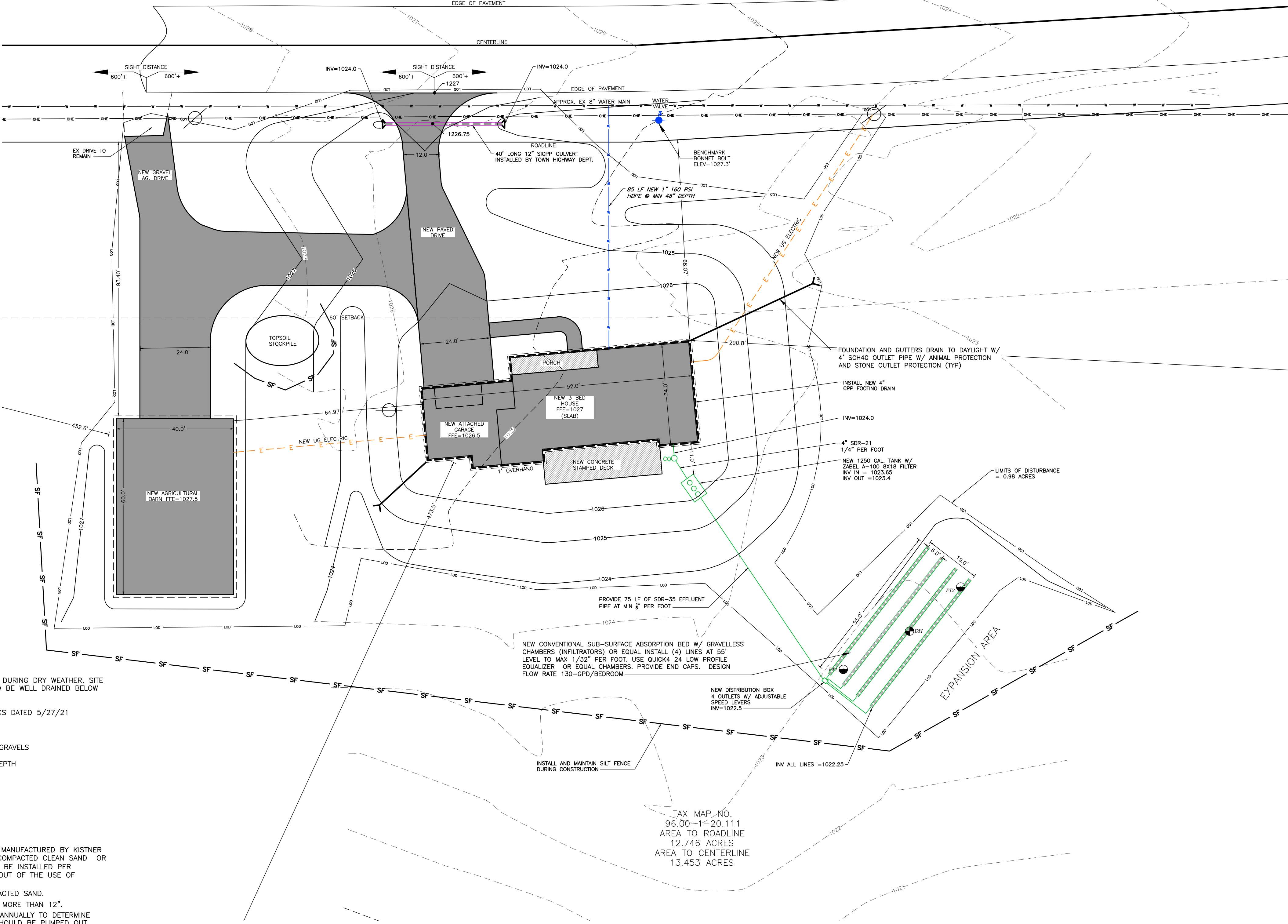
WASTEWATER TREATMENT BASIS OF DESIGN (PER NYS APPENDIX 75-A):  
NUMBER OF BED ROOMS DESIGNED FOR..... 3 BR  
TABLE 1-DESIGN FLOW RATE..... 390 GPD  
TABLE 2-SEPARATION DISTANCES ..... ALL MINIMUMS MET  
TABLE 3-SEPTIC TANK .....1250GAL 2 COMPARTMENT  
TABLE 6A-REQUIRED ABSORPTION TRENCH ..... 217 FEET

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%              |

# HICKOX ROAD



PHOSPHOROUS NOTES:

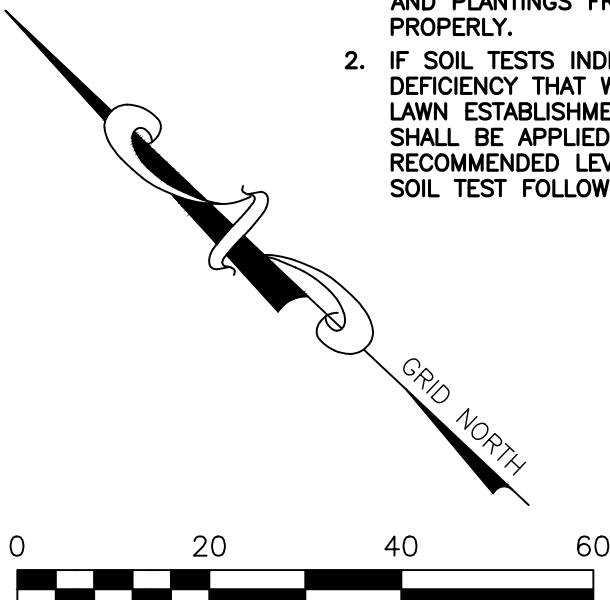
1. NO PHOSPHOROUS SHALL BE USED AT PLANTING TIME UNLESS SOIL TESTING HAS BEEN COMPLETED AND TESTED BY A HORTICULTURAL TESTING LAB AND THE SOIL TESTS SPECIFICALLY INDICATE A PHOSPHOROUS DEFICIENCY THAT IS HARMFUL, OR WILL PREVENT NEW LAWNS AND PLANTINGS FROM ESTABLISHING PROPERLY.
2. IF SOIL TESTS INDICATE 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.



## 1 SITE PLAN

1"=20'

HIGHWAY SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING BOARD CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

**MarksEngineering**



**STAMP**

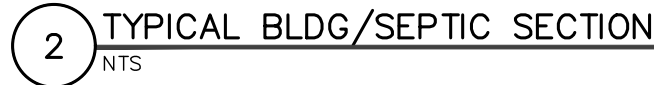
| REVISIONS AND APPROVALS |  | NO. | DATE    | DESCRIPTION OF REVISION OR APPROVAL | BY  |
|-------------------------|--|-----|---------|-------------------------------------|-----|
|                         |  | 1   | 4/18/21 | TOWN PRC REVIEW                     | JPS |
|                         |  |     |         |                                     |     |
|                         |  |     |         |                                     |     |
|                         |  |     |         |                                     |     |
|                         |  |     |         |                                     |     |
|                         |  |     |         |                                     |     |
|                         |  |     |         |                                     |     |
|                         |  |     |         |                                     |     |
|                         |  |     |         |                                     |     |

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

| DRAWING TITLE:<br>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**





- TYPICAL DRIVEWAY APRON DETAIL



1. COPPER SERVICES SHALL BE ENCASED ALL AROUND WITH SELECT EARTH. SERVICES SHALL BE TYPE K COPPER OR 200 P.S.I. CTS PLASTIC FROM THE MAIN TO THE CURB STOP.
2. PLASTIC SERVICES (CTS 200) ALLOWED FROM THE CURB STOP TO THE STRUCTURE. TRACER WIRE SHOULD BE PROVIDED AS SHOWN.
3. ALL RESIDENTIAL SERVICE SHALL BE 1" MIN. DIAMETER.
4. CURB BOXES SHALL NOT BE LOCATED IN DRIVEWAY AREAS.

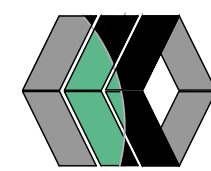
## TYPICAL WATER SERVICE



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 SHALL BE PLACED 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 ROADS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADS MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON 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.



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 POSTS WITH STAPLES.
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, STABILUNA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIRONMENT, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



4 2 BEEHAW ST  
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Fax: 585-485-6205

*STAMP*



| REVIEWS AND APPROVALS |         |                                     |     |
|-----------------------|---------|-------------------------------------|-----|
| NO                    | DATE    | DESCRIPTION OF REVISION OR APPROVAL | BY  |
| 1                     | 6/18/24 | TOWN PRC REVIEW                     | J/S |
|                       |         |                                     |     |
|                       |         |                                     |     |
|                       |         |                                     |     |
|                       |         |                                     |     |

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

STATE OF NEW YORK

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>       |
| <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> |

*C500*