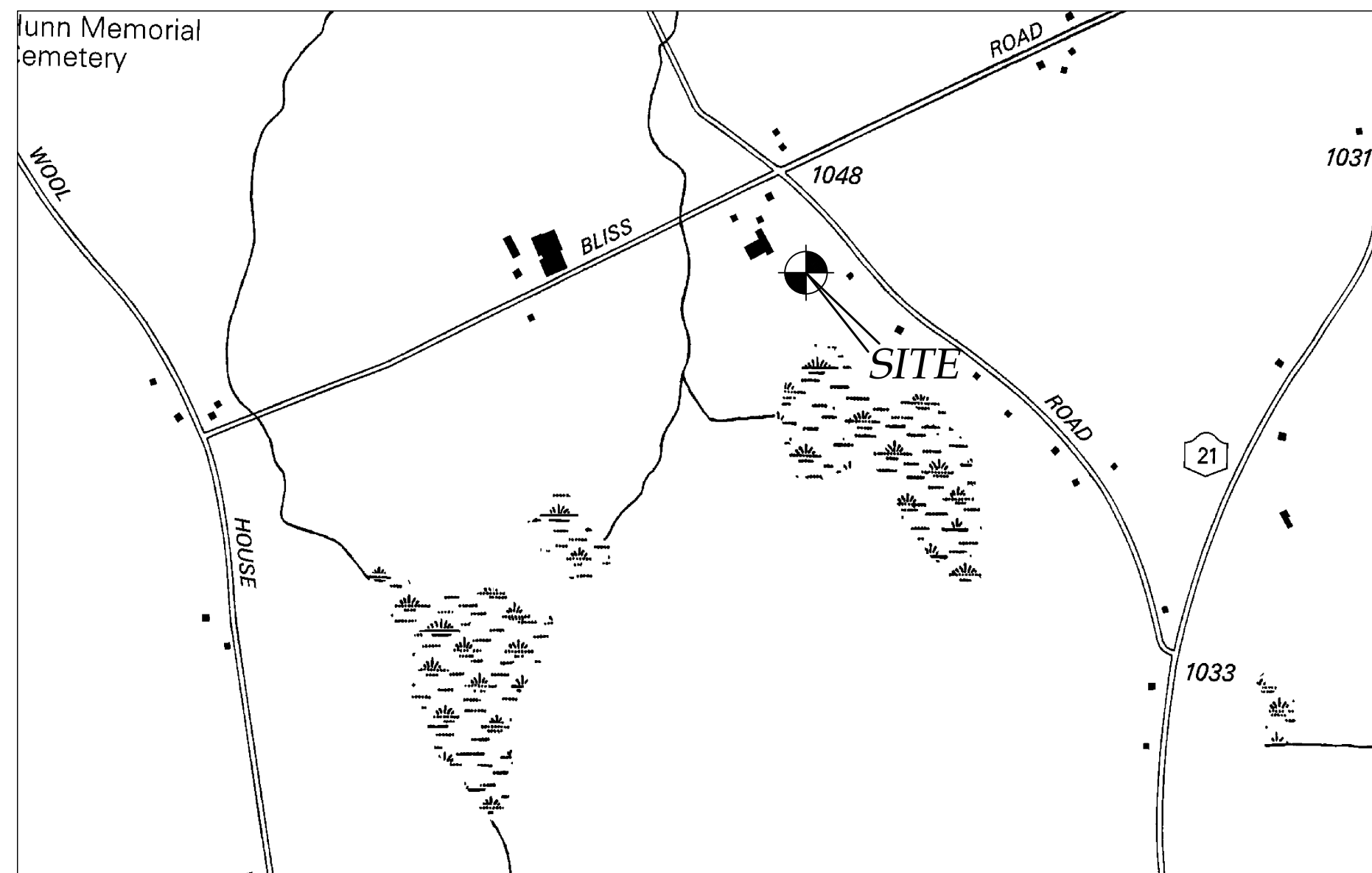


SITE PLAN PREPARED FOR:
DONALD & MONICA MILLER
NEW RESIDENCE
000 HICKOX ROAD
TOWN OF CANANDAIGUA
COUNTY OF ONTARIO
STATE OF NEW YORK
JUNE 9, 2021

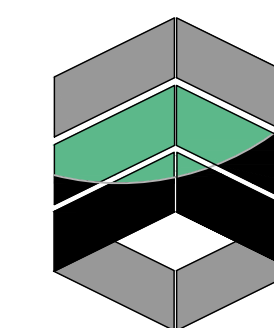
INDEX:
COVER
EX100 - OVERALL PROPERTY
EX101 - EXISTING CONDITIONS MAP
C100 - OVERALL SITE PLAN
C101 - SITE PLAN
C500 - DETAILS



LOCATION MAP
NTS



AERIAL PHOTO
NTS



MarksEngineering

MARKS ENGINEERING, P.C.
42 BEEMAN STREET
CANANDAIGUA, NY 14424
(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
1.	6/22/21	TOWN PRC REVIEW	JPS

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

JOB #21-060
06/9/2021

NOTE: IT IS THE POLICY OF THIS STATE AND THE TOWN OF CANANDAIGUA TO CONSERVE, PROTECT AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD AND OTHER PRODUCTS AND ALSO FOR ITS NATURAL ECOLOGICAL VALUE. THIS NOTICE IS TO INFORM PROSPECTIVE RESIDENTS THAT THE PROPERTY THAT THEY ARE ABOUT TO ACQUIRE LIES PARTIALLY OR WHOLLY IN OR WITHIN 500 FEET OF EITHER AN AGRICULTURAL DISTRICT OR LAND FOR WHICH AN INDIVIDUAL COMMITMENT HAS BEEN RECEIVED PURSUANT TO SECTIONS 305 OR 306 OF THE AGRICULTURE AND MARKETS LAW OF THE STATE OF NEW YORK AND THAT FARMING ACTIVITIES OCCUR IN SUCH DISTRICT OR LAND. SUCH FARMING ACTIVITIES MAY INCLUDE, BUT NOT LIMITED TO, ACTIVITIES THAT CAUSE NOISE, DUST, AND ODORS.

○ Monument

⊕ Benchmark

⊗ Utility pole

⊙ Hydrant

● Light pole

EXISTING

—*elc*—

PROPOSED

—*E/T*—

Utility Lines

R.O.W. line

Property line

Easement line

Centerline

Drainage

Fence Line

Setback Line

ABBREVIATIONS:

EX-EXISTING

OPP-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

IN-INVERT

CB-CATCH BASIN

DI-DRAINAGE INLET

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

MAP REFERENCE

- FILED MAP 37626
- ELEVATION DATUM: NAVD 88 GEOID 18NGS
- HORIZONTAL DATUM: NAD83 NEW YORK CENTRAL
- DEED: L.970 P.203
- PARCEL IS ZONED AR2 - AGRICULTURAL RURAL RESIDENTIAL
- THIS PLAN IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES THAT AN UPDATED SEARCH OF TITLE MAY REVEAL.
- WETLAND BOUNDARIES SHOWN ARE BASED ON ONCOR GIS DATA
- 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.
- BEARINGS SHOWN ARE BASED ON FILED MAP NO. 37626

tax map no.
96.00-1-20.111
area to roadline
12.746 acres
area to centerline
13.453 acres

vacant grass land

MarksEngineering

47 BEEMAN ST.
GORHAM, NY 1424
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Phone: 585-905-5360
Fax: 585-485-6005

STAMP

STAMP

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

COUNTY OF ONTARIO STATE OF NEW YORK

DRAWING TITLE:
OVERALL PROPERTY

DRAWN BY:	KRB
DESIGNED BY:	
CHECKED BY:	DMP
SCALE:	1"=60'
JOB NO.:	21-060
DATE:	6/9/2021
TAX MAP#:	96.00-1-20.111

EX100

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Monument

Benchmark

Utility pole

Hydrant

Light pole

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MarksEngineering

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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.

- 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.

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.

1. THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES AND PROPERTY MARKERS. IT IS THE NYS LAW TO CALL NYS DIG SAFE FOR UPFO (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. THE CONTRACTOR IS TO INTEND 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 SPECIFIC MATERIALS ARE TO BE INSTALLED AS PER MANUFACTURERS 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.

1. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF EROSION AND SEDIMENTATION DURING CONSTRUCTION. SILT FENCE SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
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 MIXTURE SHALL BE ACCORDING TO 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.
3. CONTRACTOR SHALL INSPECT THE SITE DAILY FOR SIGNS OF EROSION. IF ANY EROSION OR SEDIMENT 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 ACCORDANCE WITH ALL APPLICABLE 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 REPOSESSED PRIOR TO PROJECT CLOSURE.
8. THE FORCEMAIN TRENCH TO BE EXCAVATED SHALL BE BACKFILLED AND STABILIZED IMMEDIATELY AFTER THE INSTALLATION OF THE FORCEMAIN PIPE.

1. ABSORPTION TRENCHES SHALL BE INSTALLED PARALLEL TO CONTOURS, CONTOURS SHOWN ARE GRAPHIC REPRESENTATIONS OF SITE.
2. CONTOUR LINES SHALL BE GRADE AND LAYOUT OF ABSORPTION TRENCH PRIOR TO CONSTRUCTION.
3. AT NO TIME SHALL ANY MACHINERY OR VEHICLE DRIVE OVER TRENCHES TRACKED EQUIPMENT CAN BE DRIVEN PERPENDICULAR TO TRENCHES AS SHOWN.
4. 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 SHALL BE CLOSED.
5. THE SYSTEM SITE IS TO BE SEED, MULCHED, AND RETURNED TO THE VEGETATIVE STATE AS SOON AS POSSIBLE.
6. THE SYSTEM IS TO BE KEPT MOWED AT ALL TIMES, FREE OF TRAFFIC AND ALL WHEELS AND TIRE TRACKS AND FREE OF SHRUB OR TREE CANOPY FOR THE DURATION OF ITS USE.
7. DO NOT ATTEMPT TO INSTALL SYSTEM ON FROZEN GROUND, WET CONDITIONS OR LEAVE SYSTEM UNCOVERED FOR EXTENDED PERIODS OF TIME.
8. FLOOR DRAINS, HOT TUBS, SAUNAS, GARBAGE DISPOSALS, WATER CONDITIONING BACKWASH SYSTEMS, SUMP CROCKETS ETC. SHALL NOT BE ALLOWED TO BE INSTALLED INTO OR OVER THE SYSTEM.
9. EXPANSION AREA SHALL REMAIN CLEAR OF ALL LANDSCAPING, SHRUBS, TREES, AND STRUCTURES. THE EXPANSION AREA SHALL NOT BE LIMITED AS LAWN. FUTURE ACCESS TO THIS AREAS SHALL NOT BE MAINTAINED.
10. THE SYSTEM SHALL BE LOCATED AT LEAST 10' FROM 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.
11. ALL SHALL BE HANDLED AS PER SITE FOR THIS SYSTEM SHALL BE APPROVED BY THE ENGINEER.

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.

Legend:

- Monument
- Benchmark
- Utility pole
- Hydrant
- Light pole

EXISTING

PROPOSED

Utility Lines

ROW line

Property line

Easement line

Centerline

Drainage

Fence Line

Contour Line

PERC

TYP

DEEP

NEW

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

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%

The site plan illustrates a residential property with various proposed and existing structures and features. Key elements include:

- Proposed Structures:**
 - New Attached Garage:** FFE=1026.5, 24.0' x 34.0'.
 - New 3-Bed House:** FFE=1027 (slab), 24.0' x 34.0'.
 - New Concrete Stamped Deck:** 12.0' x 12.0'.
 - New Agricultural Barn:** FFE=1027.5, 40.0' x 66.0'.
 - New Paved Drive:** 12.0' wide.
 - New Gravel As-Drive:** 12.0' wide.
- Existing Features:**
 - Topsoil Stockpile:** 66.0' x 66.0'.
 - 40' Long 12" SICPP Culvert:** Installed by Town Highway Dept.
 - Foundation and Gutters:** Drain to daylight w/ 4" SCH40 outlet pipe w/ animal protection and stone outlet protection (TYP).
 - Install New 4" CPP Footing Drain.**
 - 4" SDR-21 1/4" PER FOOT.**
 - New 1250 Gal. Tank w/ Label A-100 BX18 Filter:** INV IN = 1023.65, INV OUT = 1023.4.
 - Expansion Area:** 19.0' x 19.0'.
- Utilities and Infrastructure:**
 - Water Main:** APPROX. EX 8" WATER MAIN.
 - Water Valve:** BENCHMARK BONNET BOLT ELEV=1027.3'.
 - New US Electric:** 85 LF NEW 1" 160 PSI HOPE @ MIN 48" DEPTH.
 - Edge of Pavement:** INV=1024.0.
 - Centerline:** INV=1024.0.
 - Setback:** 60'.
 - Overhang:** 10.0'.
- Other Notes:**
 - Provide 75 LF of SDR-35 Effluent Pipe at Min 8" per foot.**
 - New Conventional Sub-Surface Absorption Bed w/ Gravelless Chambers (Infiltrators) or Equal:** Install (4) lines at 55" level to max 1/32" per foot. Use Quick4 24 Low Profile Equalizer or equal chambers. Provide end caps. Design flow rate 130-GPD/bedroom.
 - New Distribution Box:** 4 outlets w/ adjustable speed levers, INV=1022.5.
 - Install and maintain silt fence during construction.**
 - Limit of Disturbance:** = 0.98 acres.
 - Inv All Lines = 1022.25.**

Text at bottom left:

TAX MAP NO. 96.00-1-20.111
 AREA TO ROADLINE 12.746 ACRES
 AREA TO CENTERLINE 12.746 ACRES
 MANUFACTURED BY KISTNER
 COMPACTED CLEAN SAND OR
 BE INSTALLED PER
 OUT OF THE USE OF
 ACTED SAND.
 MORE THAN 12".
 ANNUALLY TO DETERMINE

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. THIS 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.

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.

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 SPDES 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.

REVIEWS AND APPROVALS				
NO.	DATE	DESCRIPTION OF REVISION OR APPROVAL	BY	
1	6/18/24	TOWN PRC REVIEW	J/S	
2	6/22/24	TOWN PRC REVIEW	J/S	

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COUNTY OF ONTARIO
STATE OF NEW YORK

<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>1"=20'</i>
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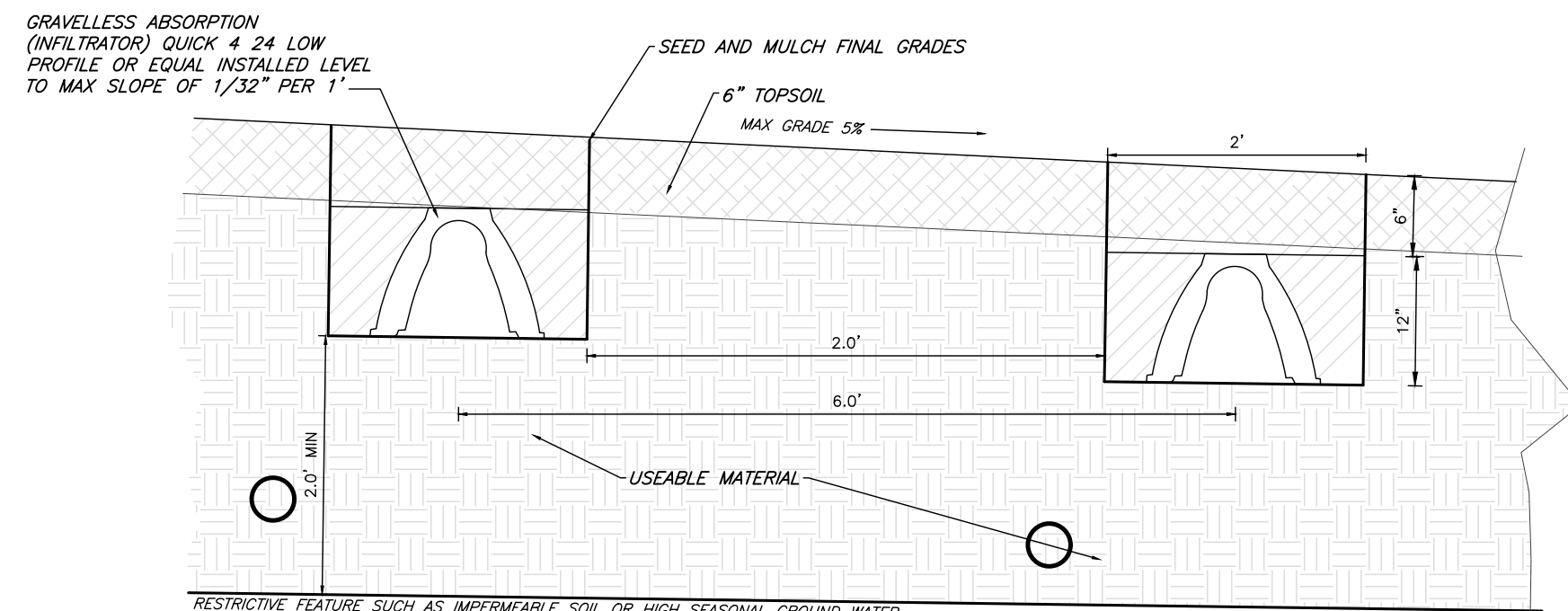
C101

MarksEngineering

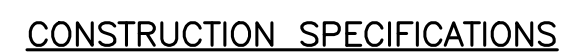


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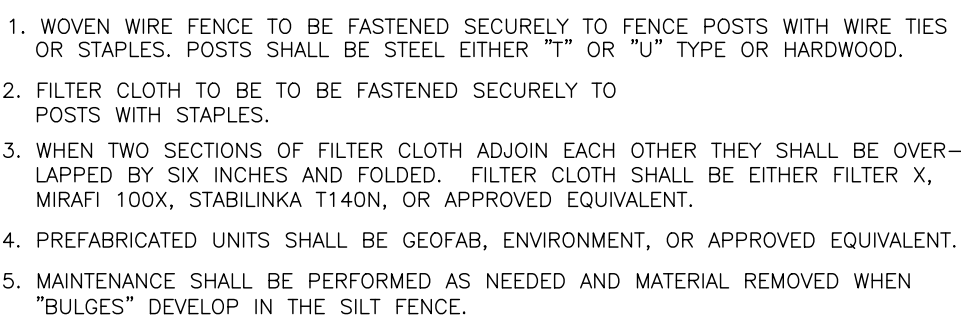
	I	COUNTY OF ONTARIO	STATE OF NEW YORK
III			



4 TYPICAL ABSORPTION TRENCH DETAIL
NTS



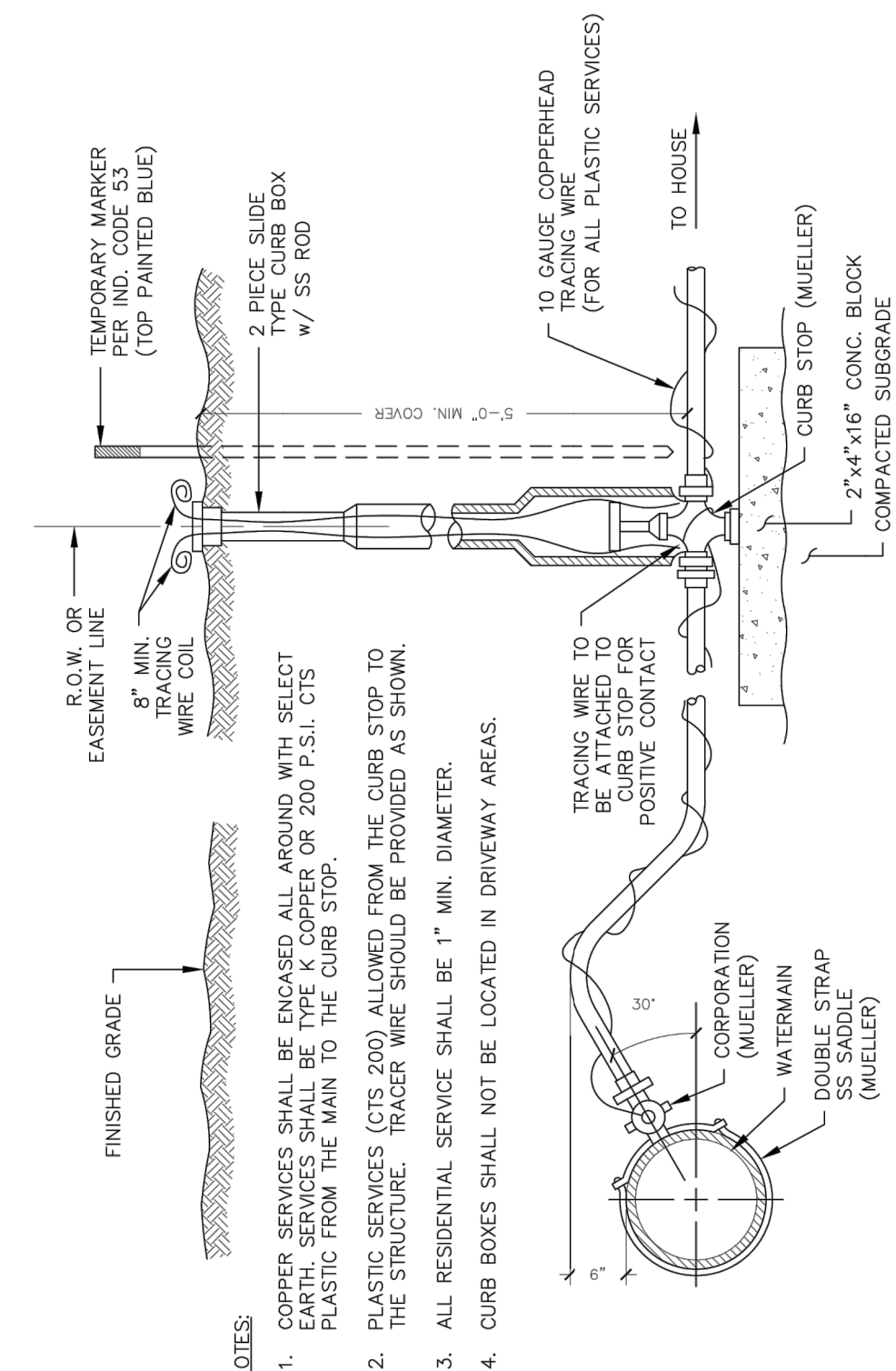
- ## 6 STABILIZED CONSTRUCTION ENTRANCE



2 TYPICAL SILT FENCE DETAIL
NTS



- ### TYPICAL DRIVEWAY APRON DETAIL



TYPICAL WATER SERVICE

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C500