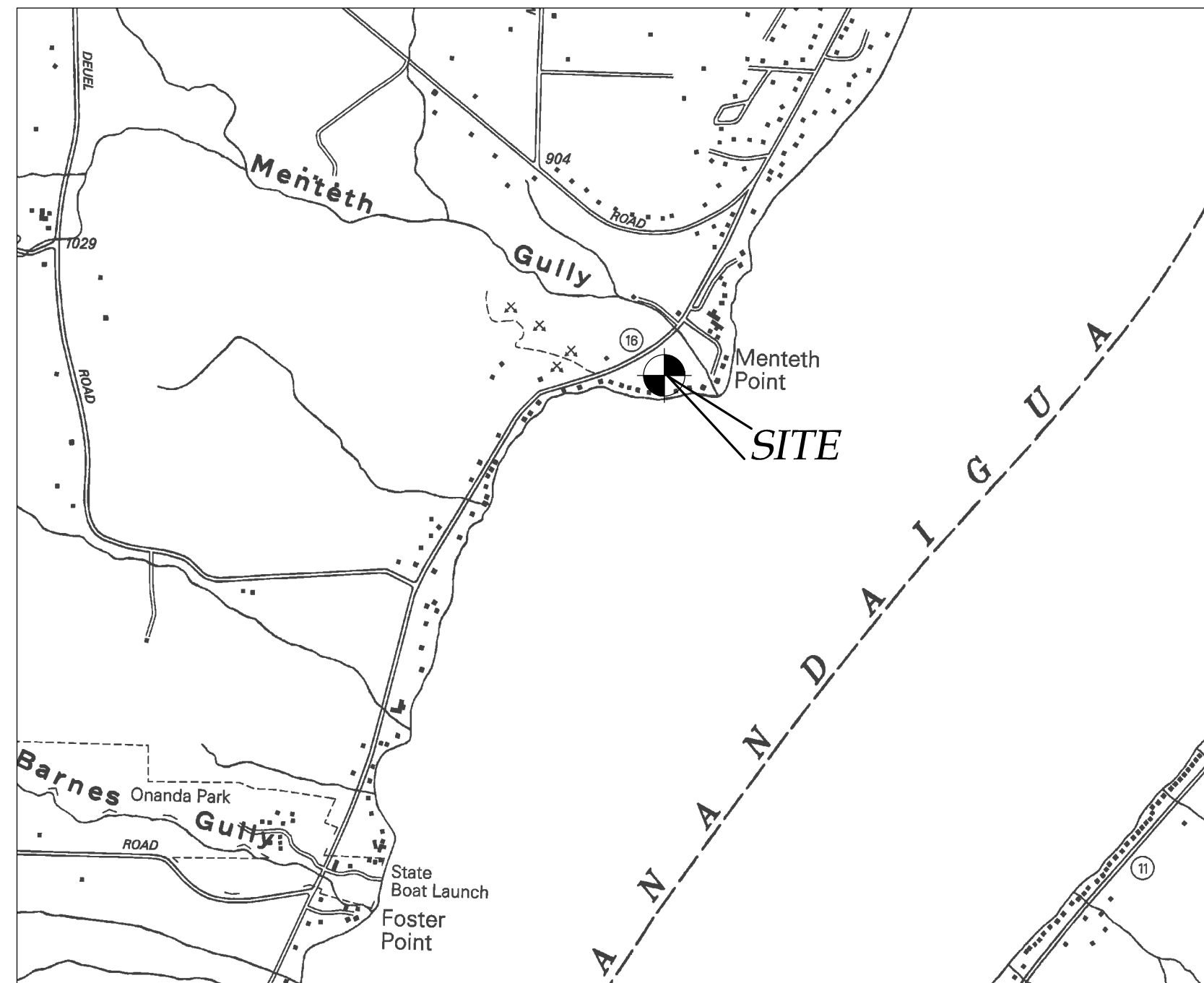


NEW RESIDENCE SITE PLAN FOR:
QUISISANA TRUST
4760 SOUTH MENTETH DR
TOWN OF CANANDAIGUA
COUNTY OF ONTARIO
STATE OF NEW YORK
FEBRUARY 1, 2022



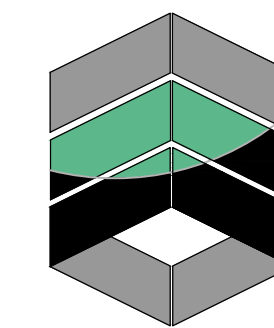
LOCATION MAP
NTS



AERIAL PHOTO
NTS



INDEX-
COVER
EX100 - EXISTING CONDITIONS
C100 - SITE PLAN
C500 - NOTES / DETAILS



MarksEngineering

MARKS ENGINEERING, P.C.
42 BEEMAN STREET
CANANDAIGUA, NY 14424
(585)905-0360
WWW.MARKSENGINEERING.COM

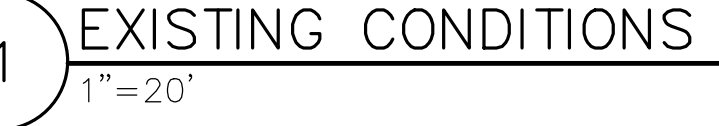
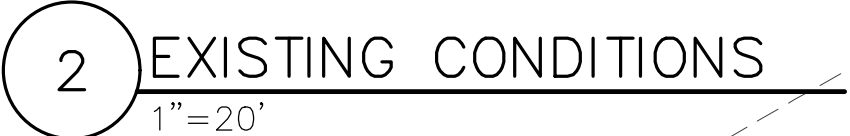
PREPARED FOR:
SARALINDA HOOKER

PROPERTY OWNER:
QUISISANA TRUST
5715 FORBES AVE
PITTSBURGH, PA 15217

REVISED
3/22/22 - CODE
ENFORCEMENT OFFICER

QUISISANA TRUST
4760 SOUTH MENTETH DR
TOWN OF CANANDAIGUA
COUNTY OF ONTARIO
NEW YORK

JOB #21-227
02/01/2022



A vertical scale bar with a decorative central element. The vertical bar is black with a white decorative swirl in the middle. Below it is a horizontal scale bar with alternating black and white segments, marked with numbers 0, 20, 40, and 60. The text "GRID NORTH" is written vertically next to the vertical bar.

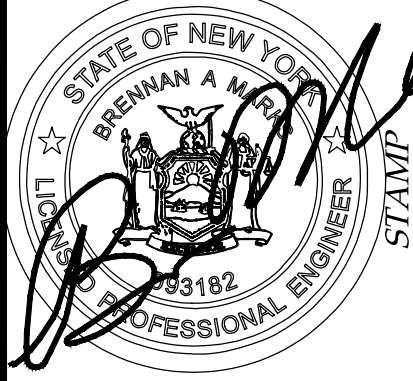
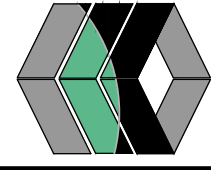
*PRELIMINARY
NOT FOR CONSTRUCTION*

NEW RESIDENCE SITE PLAN
QUISISANA TRUST
SHOWING LAND IN:
4760 SOUTH MENTETH DR
TOWN OF CANANDAIGUA
RIO ST.

DRAWING TITLE: EXISTING CONDITIONS	
DRAWN BY:	MCF
DESIGNED BY:	
CHECKED BY:	DMP
SCALE:	AS NOTED
JOB NO.:	21-227
DATE:	01/17/2022
TAX MAP#:	140.11-1-36.000

DAVID M. PARRINELLO NYSPLS 049724

MarksEngineering



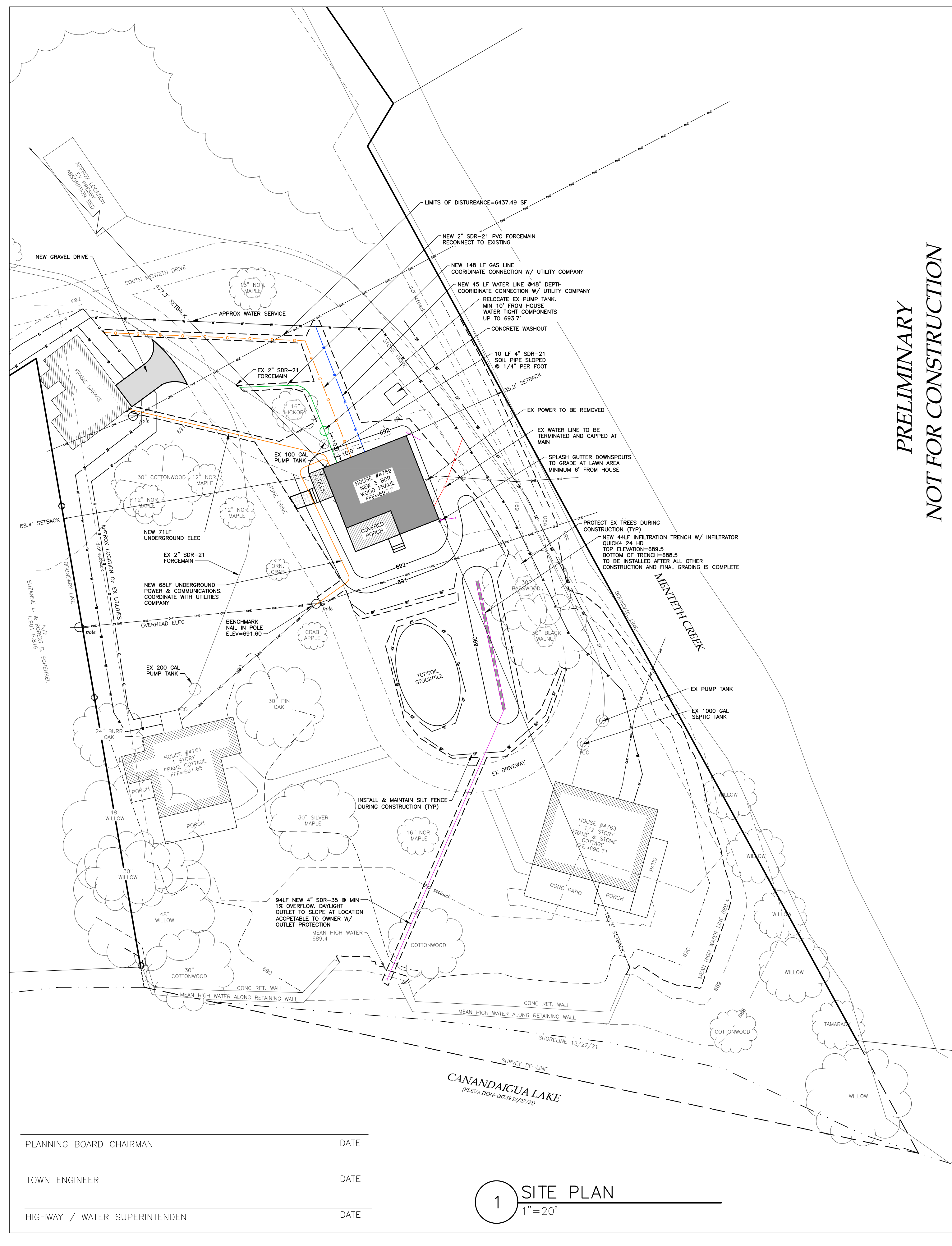
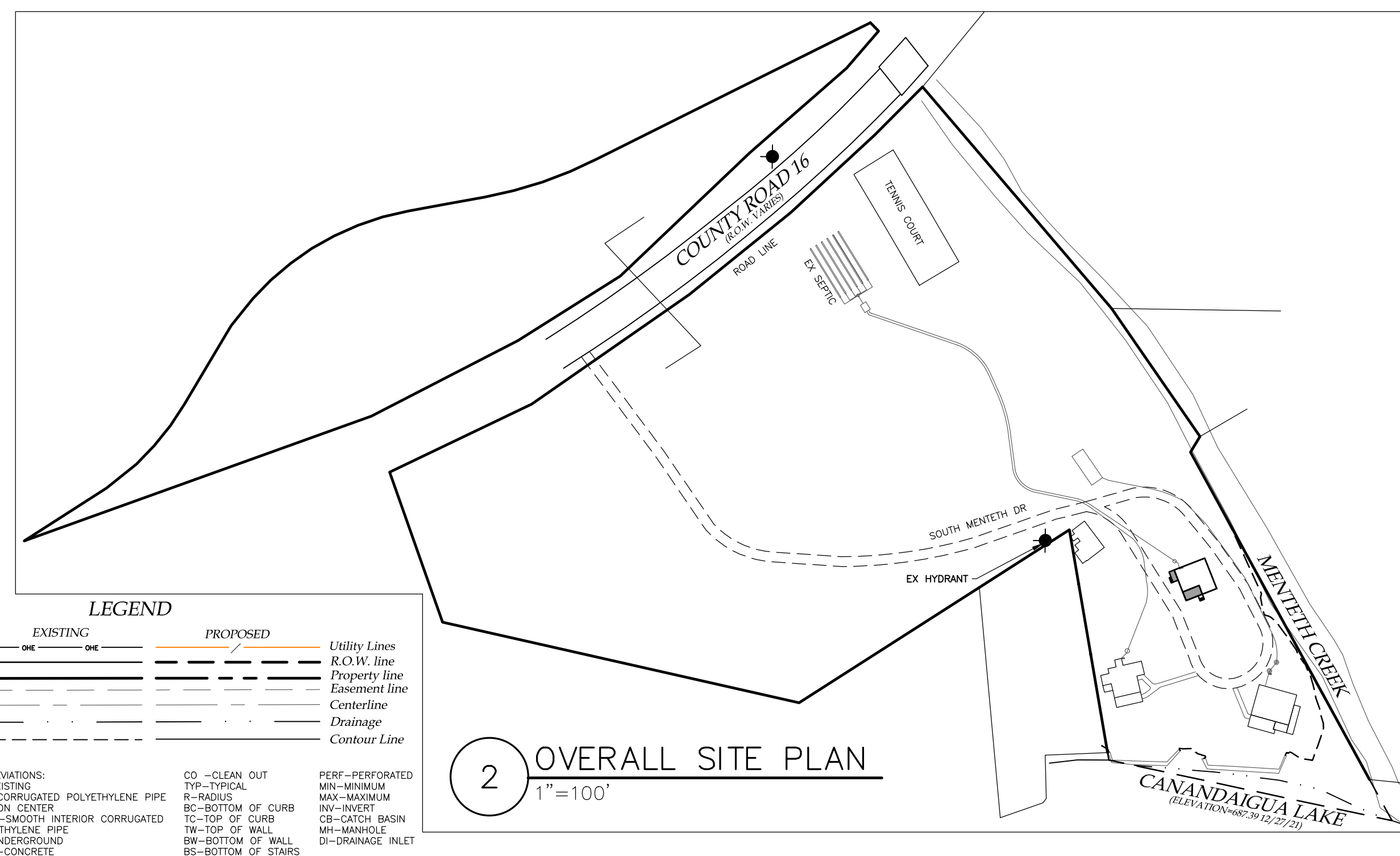
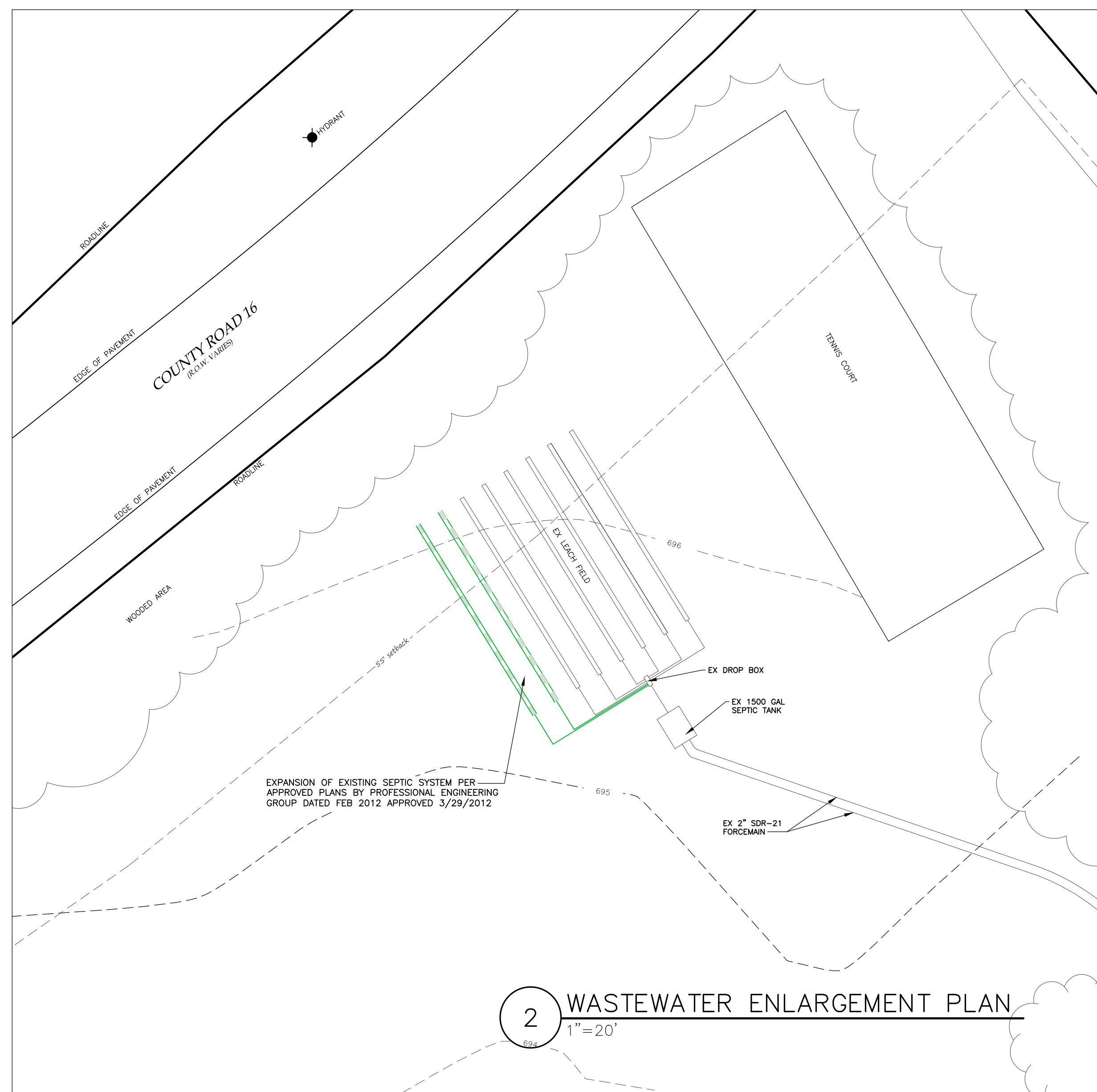
STAMP

STATE OF NEW YORK
 J/A

COUNTY OF ONTARIO

EX100

ALL RIGHTS RESERVED. PLANS SHALL NOT BE COPIED OR ALTERED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM MARKS ENGINEERING, P.C. ALL PLANS ARE PART OF AN AGREEMENT THAT IS SUBJECT TO TERMS AND CONDITIONS PUBLISHED ON WWW.MARKSENGINEERING.COM



*PRELIMINARY
NOT FOR CONSTRUCTION*

<i>REVISIONS AND APPROVALS</i>					
NO.	DATE	DESCRIPTION OF REVISION OR APPROVAL	BY		
1	3/22/23	PER CODE ENFORCEMENT OFFICER	MCF		

NEW RESIDENCE SITE PLAN
QUISISANA TRUST
SHOWING LAND IN:
4760 SOUTH MENTETH DR
TOWN OF CANANDAIGUA

COUNTY OF ONTARIO
STATE OF NEW YORK

DRAWING TITLE: SITE PLAN	
DRAWN BY:	MCF
DESIGNED BY:	
CHECKED BY:	BAM
SCALE:	1"=20'
JOB NO.:	21-227
DATE:	02/01/2022
TAX MAP#:	140.11-1-36.000

CONSTRUCTION SEQUENCE:

1. STAKE LIMITS OF DISTURBANCE
2. INSTALL TEMPORARY EROSION CONTROL MEASURES IN ACCORDANCE WITH APPROVED SITE PLANS
3. THE CONTRACTOR SHALL SELECTIVELY REMOVE VEGETATION AND ROOTS AS REQUIRED.
4. PLACE SILT FENCE FOR STOCKPILE AREA
5. STRIP TOPSOIL
6. PLACE STONE SUBBASE, CONSTRUCT BUILDING AND INSTALL UTILITIES
7. MAINTAIN EROSION CONTROL PRACTICES AS NECESSARY, IF ADDITIONAL MEASURE ARE REQUIRED THESE SHALL BE PROVIDED AT THE EXPENSE OF THE OWNER OR CONTRACTOR.
8. IN THE EVENT THERE IS A SEDIMENT DISCHARGE OR FAILURE THE CONTRACTOR OR OWNER SHALL BE RESPONSIBLE FOR RESTORATION.
9. FINAL GRADE SEED AND MULCH DISTURBED AREAS AS SOON AS POSSIBLE.
10. REMOVE TEMPORARY EROSION CONTROLS AFTER AREAS ARE STABILIZED WITH VEGETATION, STONE OR ASPHALT.

UTILITY NOTES:

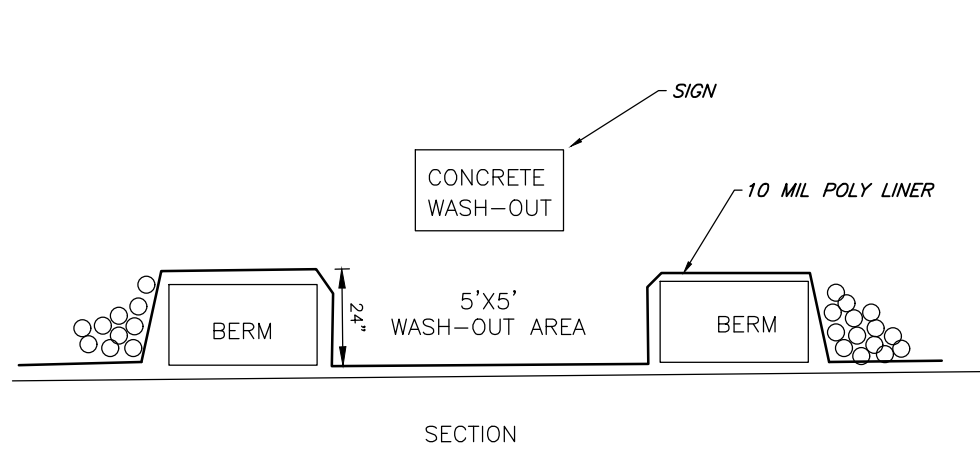
1. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING SERVICE AND COORDINATE ALL WORK W/ UTILITY PROVIDERS. RELOCATE WATER AND SANITARY PIPING AS REQUIRED.
2. ELEC SERVICE AND COMMUNICATION SHALL MEET CURRENT NATIONAL ELECTRIC CODE.

GRADING NOTES:

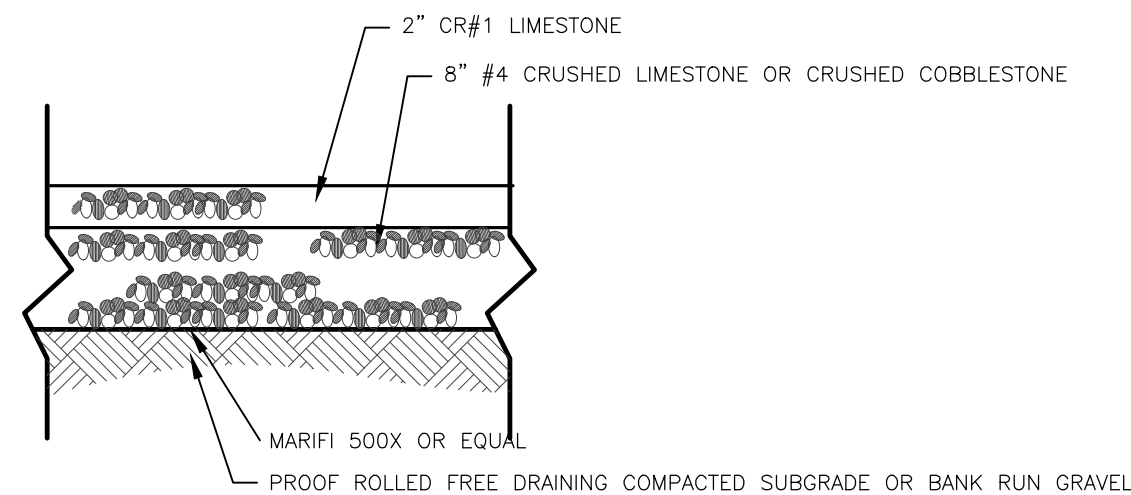
1. CUT AND FILL SLOPES SHALL NOT EXCEED 3 ON 1.
2. CONSTRUCTION SHALL CONFORM TO THE TOWN OF CANANDAIGUA AND NYS CODES AND STANDARDS
3. SITE SHALL BE GRADED SUCH THAT THERE IS POSITIVE DRAINAGE AT A MINIMUM OF 2% AWAY FROM ANY BUILDINGS, STRUCTURES, DRIVEWAYS, AND SEPTIC SYSTEM.
4. TOPSOIL SHALL BE STRIPED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

PHOSPHORUS NOTES:

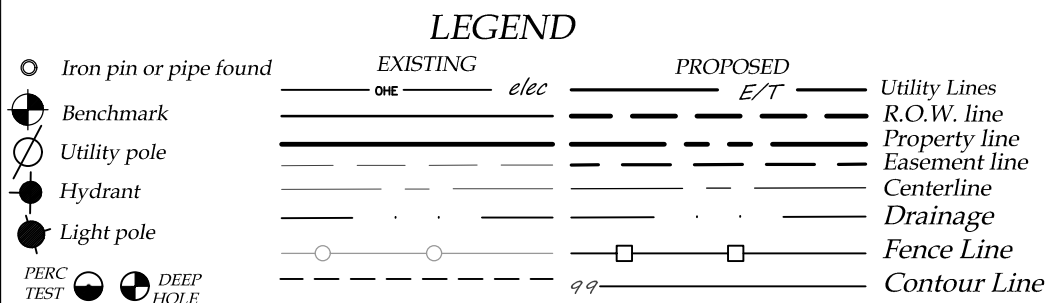
1. NO PHOSPHOROUS SHALL BE USED AT PLANTING TIME UNLESS SOIL TESTING HAS BEEN COMPLETED AND TESTED BY A HORTICULTURAL TESTING LAB AND THE SOIL TESTS SPECIFICALLY INDICATE A PHOSPHOROUS DEFICIENCY THAT IS HARMFUL OR WILL PREVENT NEW LAWNS AND PLANTINGS FROM ESTABLISHING PROPERLY
2. IF SOIL TESTS INDICATE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



6 CONCRETE WASH-OUT
NTS



1 TYPICAL GRAVEL DRIVE SECTION
NTS



ABBREVIATIONS:
EX-EXISTING
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
MH-MANHOLE
DI-DRAINAGE INLET

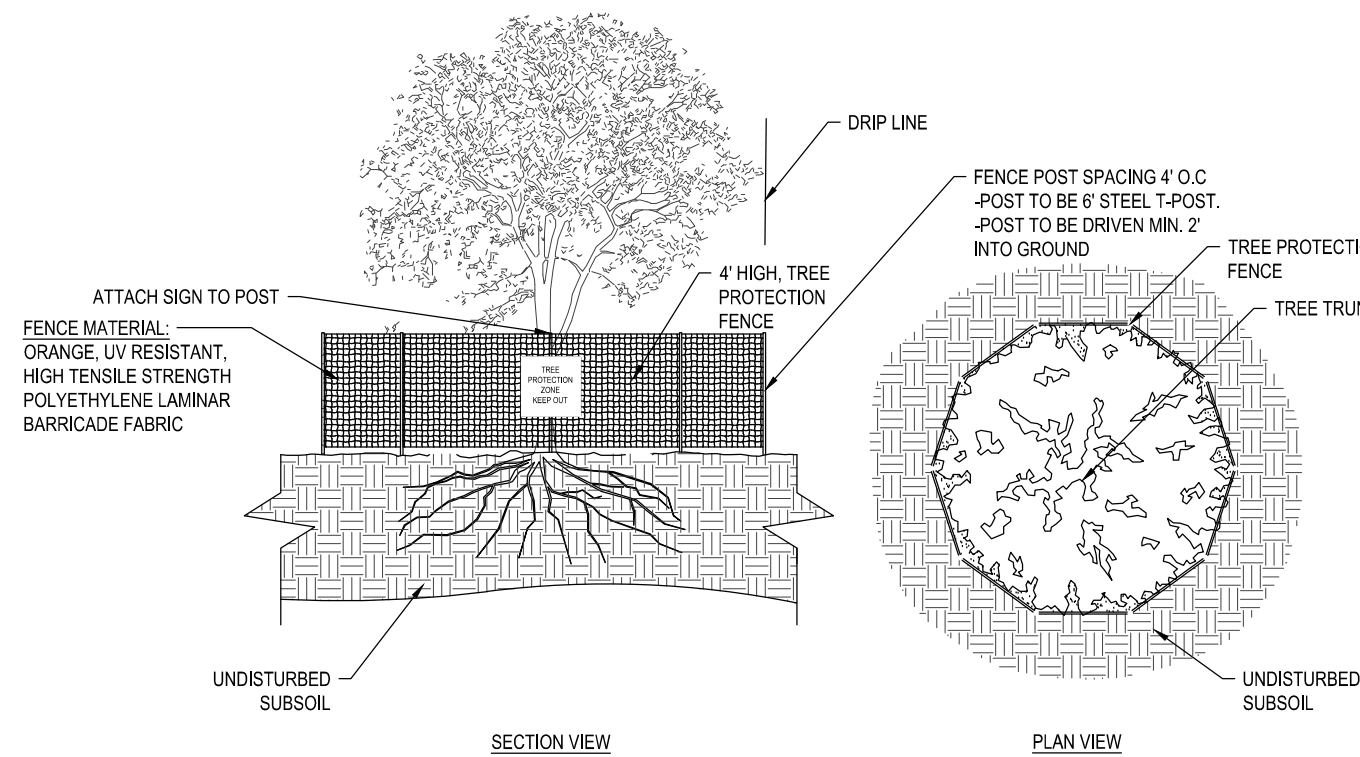
EROSION AND SEDIMENT CONTROL NOTES:

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 3 DAYS SHALL BE TEMPORARILY STABILIZED WITHIN 1 DAYS. SOIL SHALL BE STABILIZED WITH TOWN OF CANANDAIGUA SPECIFIED GRASS SEED MIXTURE. 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 AND GRASS SWALES SHALL BE STABILIZED WITH NORTH AMERICAN GREEN EROSION CONTROL BLANKETS S150BN OR EQUAL. BLANKETS SHALL BE 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.

SITE NOTES:

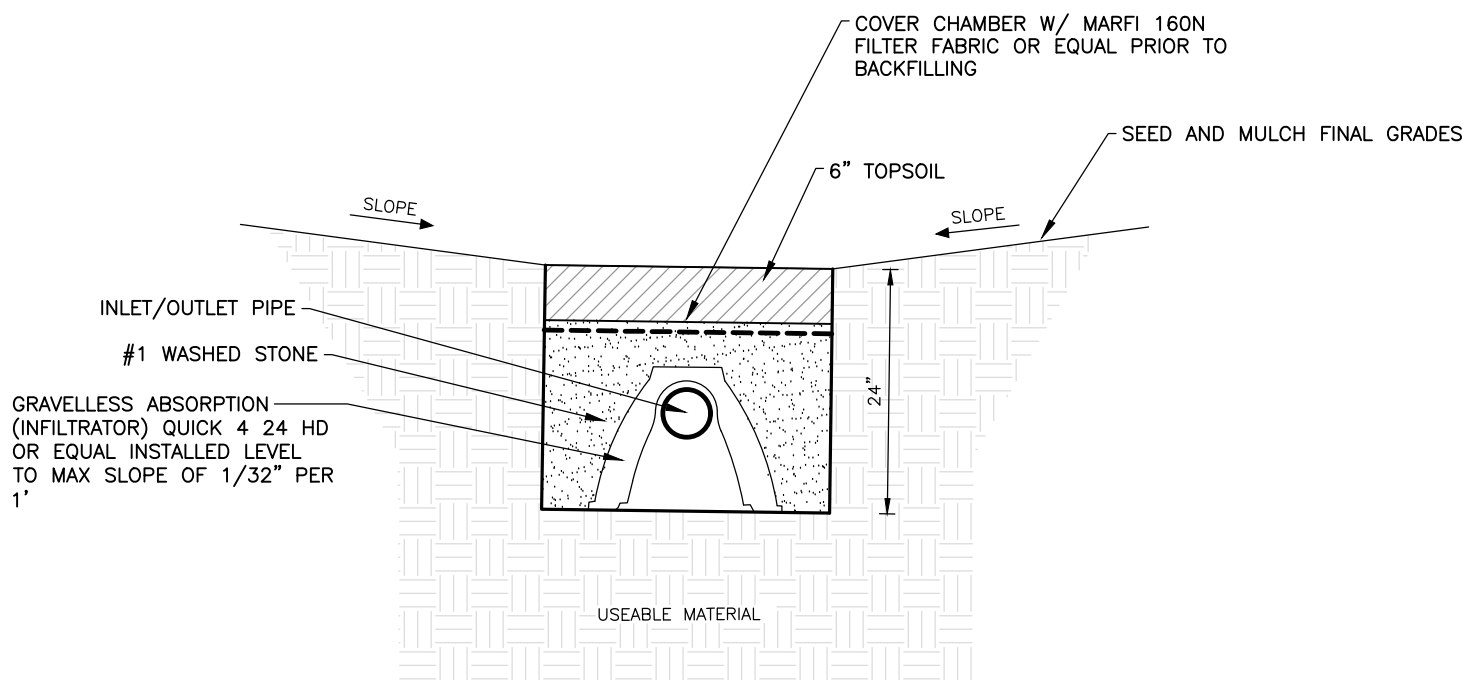
1. THE CONSTRUCTION SITE IS NOT WITHIN 100' OF A WETLAND AS DELINEATED BY NYS DEC. THERE ARE NOT NYS DEC DELINEATED OR APPARENT WETLANDS ON THE PROPERTY AS SHOWN.
2. THE CONSTRUCTION SITE IS WITHIN A 100 YEAR FLOODPLAIN AS DELINEATED BY FEMA MAP#360960 0005B DATED SEPTEMBER 29, 1989.
3. WATER SUPPLY: 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.

BULK TABLE			
	PROPOSED	EXISTING	REQUIRED
ZONING/USE - PRINCIPAL	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL	RESIDENTIAL LAKE DISTRICT - RLD
ZONING/USE - ACCESSORY	N/A	N/A	N/A
FRONT SETBACK	477.3'	488.3'	55'
SIDE SETBACK	35.2'	35.2'	10'
REAR SETBACK	163.3'	163.3'	30'
BUILDING HEIGHT	23'10"		25'
MAX. LOT COVERAGE	4.9%	4.9%	30%

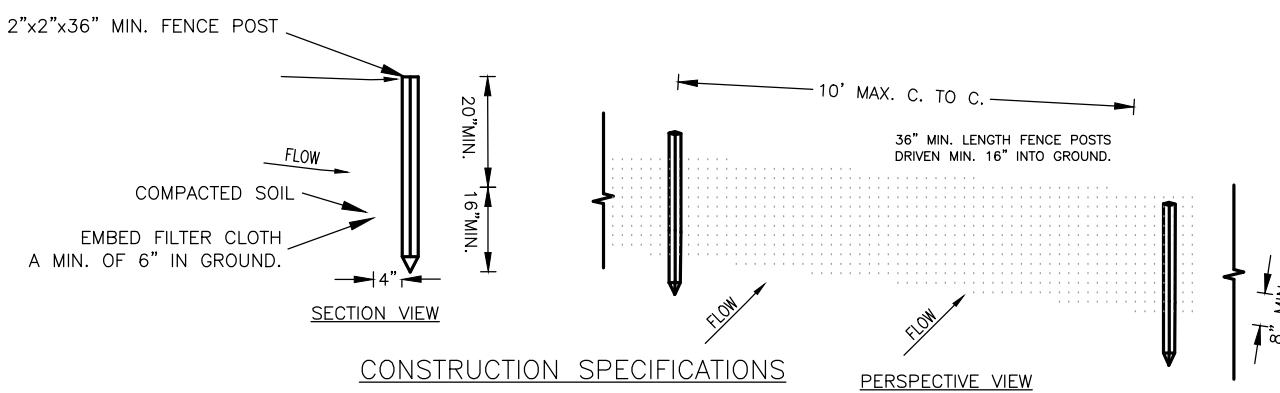


- NOTES:
1. ALL TREES DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING AS ILLUSTRATED.
 2. INSTALL TREE PROTECTION FENCE AT TREE DRIP LINE OR AT EDGE OF DISTURBED AREA, AS SHOWN ON PLANS, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 3. SPACE TREE PROTECTION ZONE SIGNS A MINIMUM OF EVERY 300 FEET. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF 2'X2' AND BE VISIBLE FROM BOTH SIDES OF THE FENCE. THE SIGN MUST CONTAIN THE FOLLOWING LANGUAGE IN BOTH ENGLISH AND SPANISH: "TREE PROTECTION ZONE, KEEP OUT".
 4. THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
 5. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

5 TREE PROTECTION DETAIL
NTS



2 TYPICAL INFILTRATION TRENCH DETAIL
NTS



- CONSTRUCTION SPECIFICATIONS
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "I" 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, STABILINKA 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.

3 TYPICAL SILT FENCE DETAIL
NTS

QUICK4 EQUALIZER 24 HD

The Quick4® Equalizer® 24 HD Chamber

Quick4 Equalizer 24 HD Chamber Specifications	
Size (W x L x H)	16" x 53" x 11" (41 cm x 135 cm x 28 cm)
Effective Length	48" (122 cm)
Storage Capacity	20.8 gal (79 L)
Invert Height	6" (15 cm)
	9" (23 cm) & 10" (25 cm) with invert adapter

NYS HEALTH DEPARTMENT APPROVED

Conventional stone and pipe system

- Labor-intensive, lengthy installation.
- Dump truck needed for stone delivery.
- Stone hauling adds expense and time, increases soil compaction in leachfield site.
- Stone in trench reduces infiltrative capacity of system.
- System lacks easy inspection and monitoring of leachfield without digging up the yard.
- Geotextile required on top of stone.
- Overall increased cost.

Equalizer 24 Chamber System

- Easy assembly and installation by two people.
- Only a backhoe and pickup truck are required.
- Lightweight chambers can be delivered in one pickup truck load and hand-carried into position.
- SideWinder sidewall provides over twice the effective sidewall infiltrative surface area in the same trench length.
- Inspection port is provided for easy access to leachfield with no site disruption.
- Solid-topped chambers need no geotextile.
- Overall reduced cost.

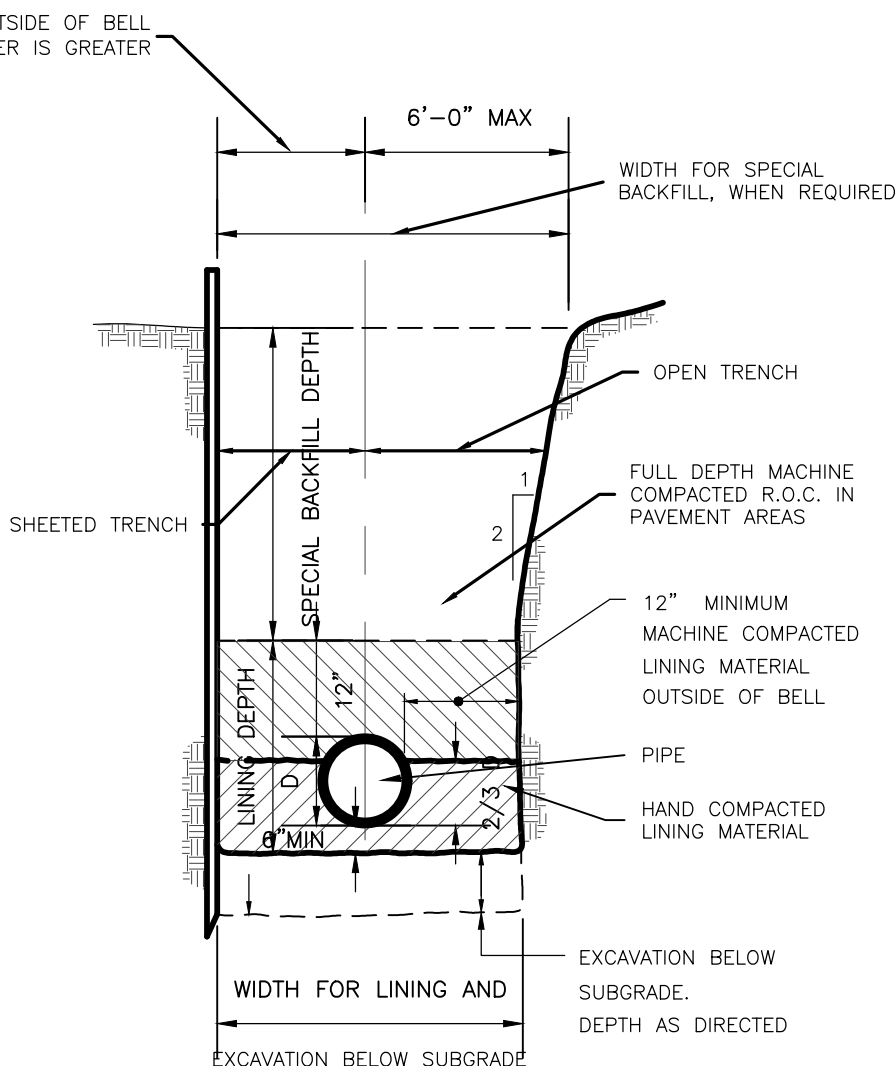
INFILTRATOR (CHAMBERS)

END CAPS

CODE P&F-SINF

CODE P&F-SINF-C

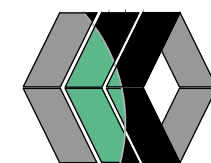
CALL FOR PRICING



4 UTILITY TRENCH DETAIL
NTS

PRELIMINARY
NOT FOR CONSTRUCTION

MarksEngineering



NO.	DATE	DESCRIPTION OF REVISION OR APPROVAL	BY	DATE
1	9/22/24	PER CODE ENFORCEMENT OFFICER	MCF	

NEW RESIDENCE SITE PLAN
QUISISAVA TRUST
SHOWING LAND IN:
4760 SOUTH MENTETH DR
TOWN OF CANANDAIGUA

STATE OF NEW YORK
COUNTY OF ONTARIO

DRAWING TITLE: NOTES / DETAILS	
DRAWN BY:	MCF
DESIGNED BY:	
CHECKED BY:	BAM
SCALE:	1"=20'
JOB NO.:	21-227
DATE:	02/01/2022
TAX MAP#:	140.11-1-36.000

C500