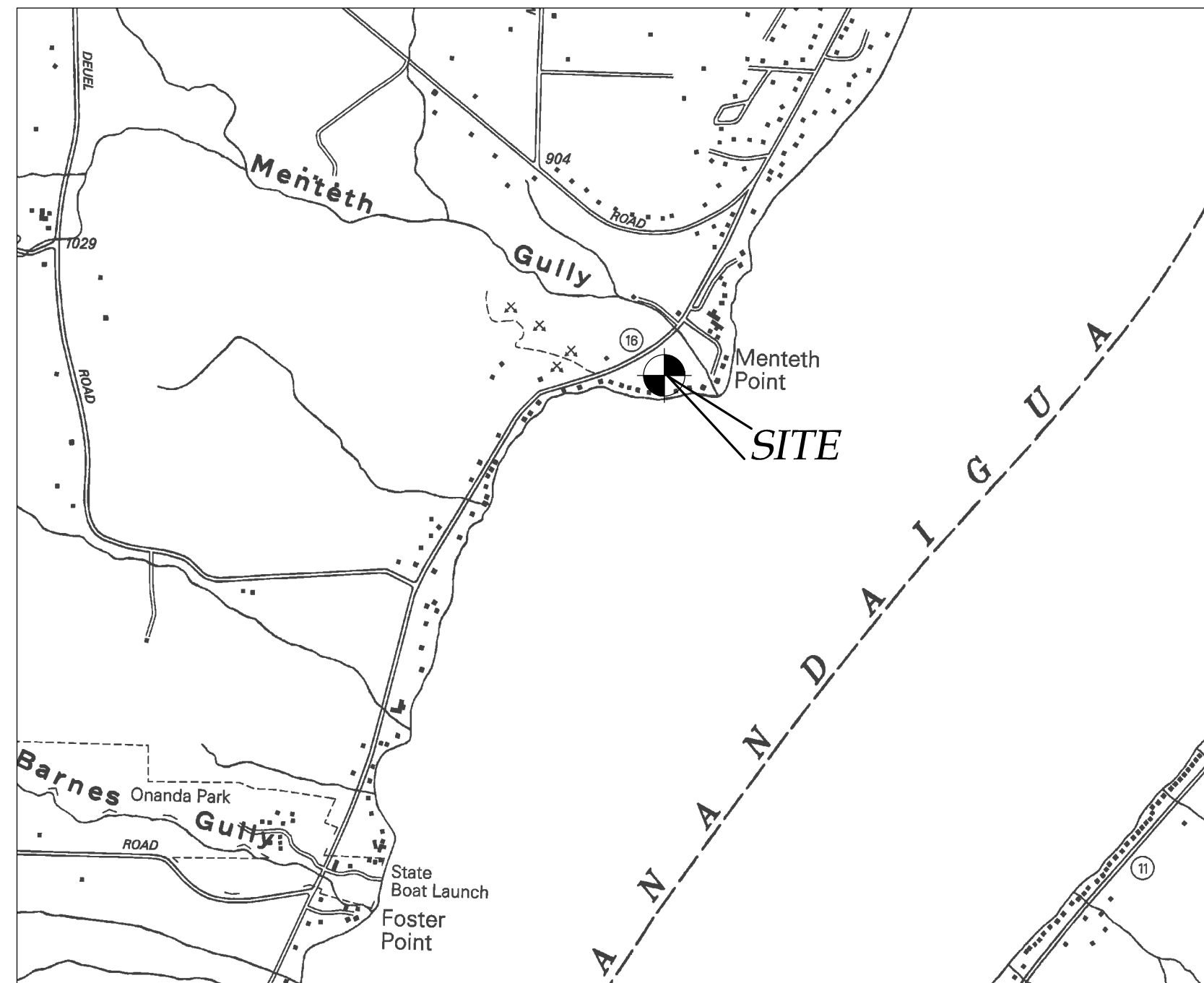


NEW RESIDENCE SITE PLAN FOR:
QUISISANA TRUST
4760 SOUTH MENTETH DR
TOWN OF CANANDAIGUA
COUNTY OF ONTARIO
STATE OF NEW YORK
FEBRUARY 1, 2022



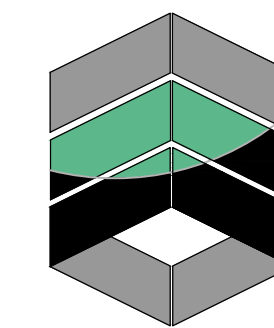
LOCATION MAP
NTS



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

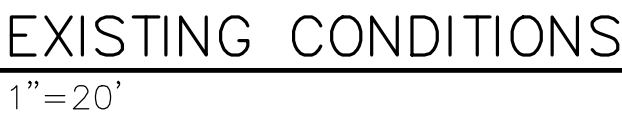
PREPARED FOR:
SARALINDA HOOKER

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

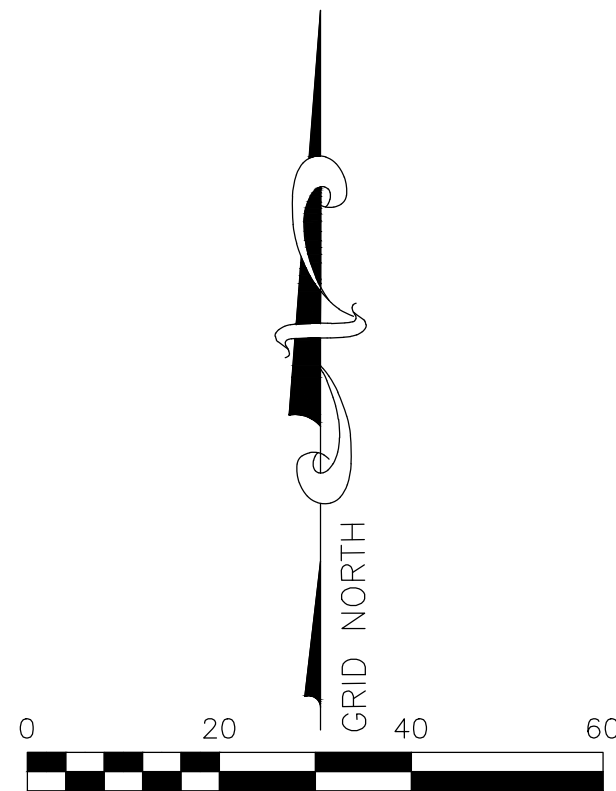
REVISED
3/22/22 - PER CODE
ENFORCEMENT OFFICER
3/31/22 - PER TOWN ENGINEER

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

JOB #21-227
02/01/2022



1. FILED MAP NOS. 3054, 5306, 29993
2. SURVEY MAP PREPARED FOR THE ESTATE OF JEANNETTE H. PAYNE BY ROCCO A. VENEZIA, DATED SEPTEMBER 18, 1990
3. ELEVATION DATUM: NAVD 29
4. HORIZONTAL DATUM: NAD83 NEW YORK CENTRAL
5. LIBER 1397, PAGE 517 OF DEEDS
6. PARCEL IS ZONED RESIDENTIAL LAKE DISTRICT
7. PARCEL IS LOCATED IN ZONES X AND A PER FEMA MAP NO. 3360598 0025C, DATED MARCH 3, 1997
8. ALL TREE SPECIES IDENTIFIED ARE BASED ON OWNER REPORT.
9. THIS PLAN IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES THAT AN UPDATED SEARCH OF TITLE MAY REVEAL.



REVIEWS AND APPROVALS			
NO.	DATE	DESCRIPTION OF REVISION OR APPROVAL	BY
1	3/22/22	PER CODE ENFORCEMENT OFFICER	MCP
2	3/31/22	PER TOWN ENGINEER	MCP

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

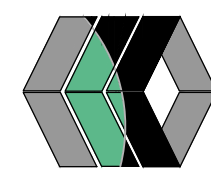
COUNTY OF ONTARIO

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

I CERTIFY THAT THIS PLAN WAS PREPARED
JANUARY 17, 2022 FROM NOTES OF AN
INSTRUMENT SURVEY COMPLETED
DECEMBER 27, 2021 AND FROM MATERIALS
REFERENCED HEREON.

DAVID M. PARRINELLO NYSPLS 049724

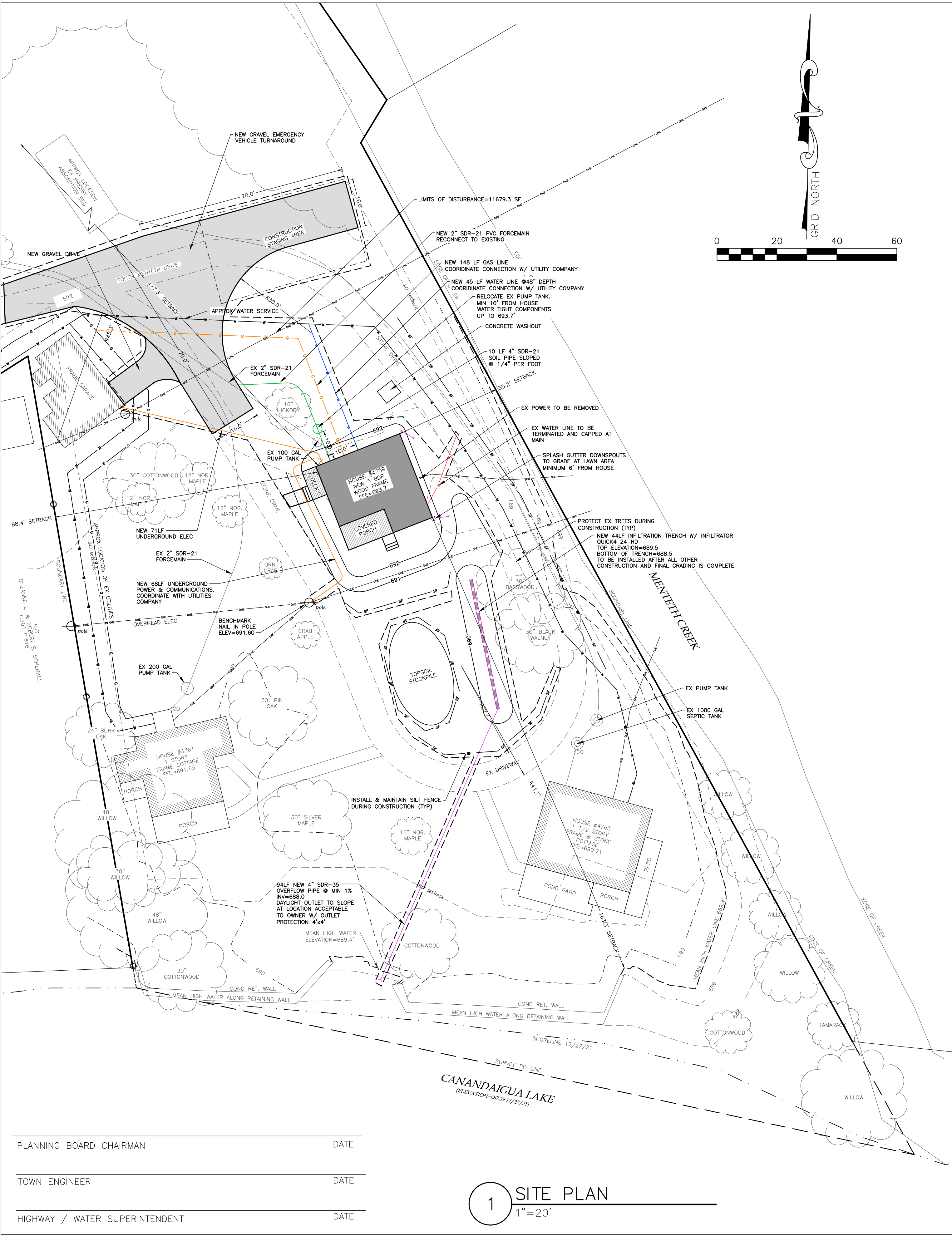
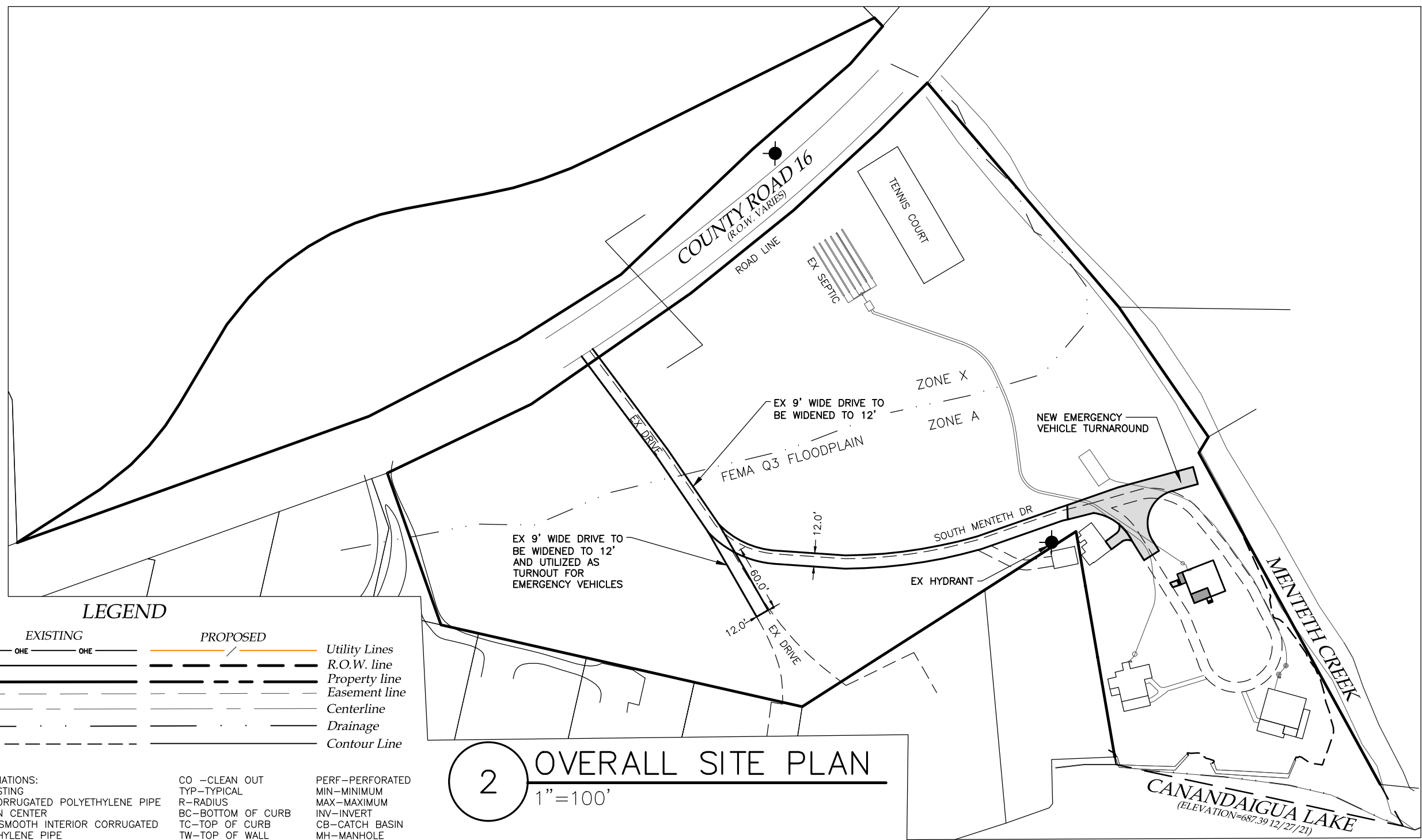
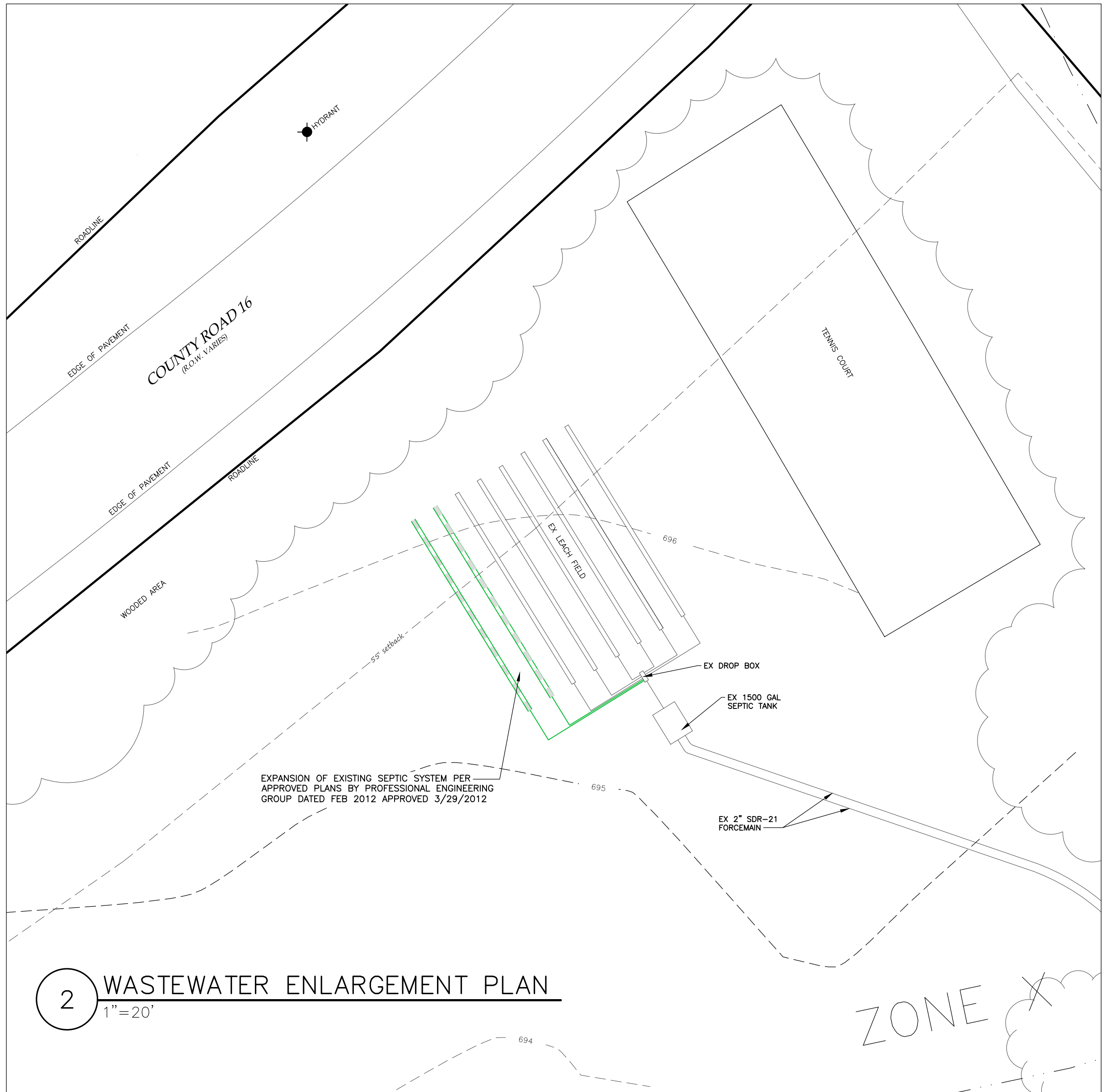
EX100



STAMP

STAMP

4 2 BEEHAN ST
CANANDAIGUA, NY 14424
Phone 585-905-0360
Fax: 585-485-6205
bmarks@marksengineering.com
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MarksEngineering

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CANANDAIGUA, NY 14624
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www.marksengineering.com

STAMP

STATE OF NEW YORK
BEEMAN A
13182
PROFESSIONAL ENGINEER

REVISIONS AND APPROVALS			
NO.	DATE	DESCRIPTION OF REVISION OR APPROVAL	BY
1	3/22/24	PER CODE ENFORCEMENT OFFICER	MCF
2	3/31/24	PER TOWN ENGINEER	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:
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

C100

COPYRIGHTS RESERVED. PLANS SHALL NOT BE COPIED OR ALTERED IN ANY MANNER WITHOUT WRITTEN PERMISSION FROM MARKS ENGINEERING. IF ALL PLANS ARE PART OF AN AGREEMENT THAT IS SUBJECT TO TERMS AND CONDITIONS OF AGREEMENT, THEN THE TERMS AND CONDITIONS OF AGREEMENT SHALL APPLY.

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, DEMO EXISTING BUILDING
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. INSTALL INFILTRATION TRENCH AFTER FINAL GRADING IS COMPLETE.
11. REMOVE TEMPORARY EROSION CONTROLS AFTER AREAS ARE STABILIZED WITH VEGETATION, STONE OR ASPHALT AND HAS BEEN APPROVED BY T/O CANANDAIGUA TO BE REMOVED

UTILITY NOTES:

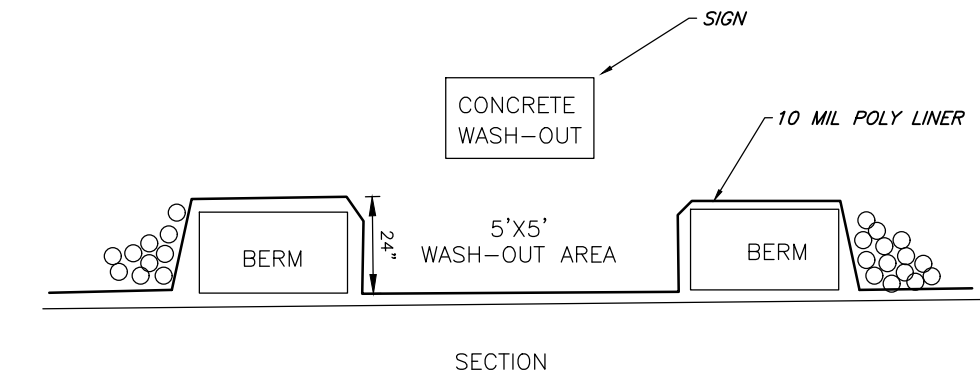
1. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING SERVICE AND COORDINATE ALL WORK W/ UTILITY PROVIDERS. RELOCATE WATER AND SANITARY PIPING AS REQUIRED.
2. ELEC SERVICE AND COMMUNICATION SHALL MEET CURRENT NATIONAL ELECTRIC CODE.

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.

PHOSPHOROUS NOTES:

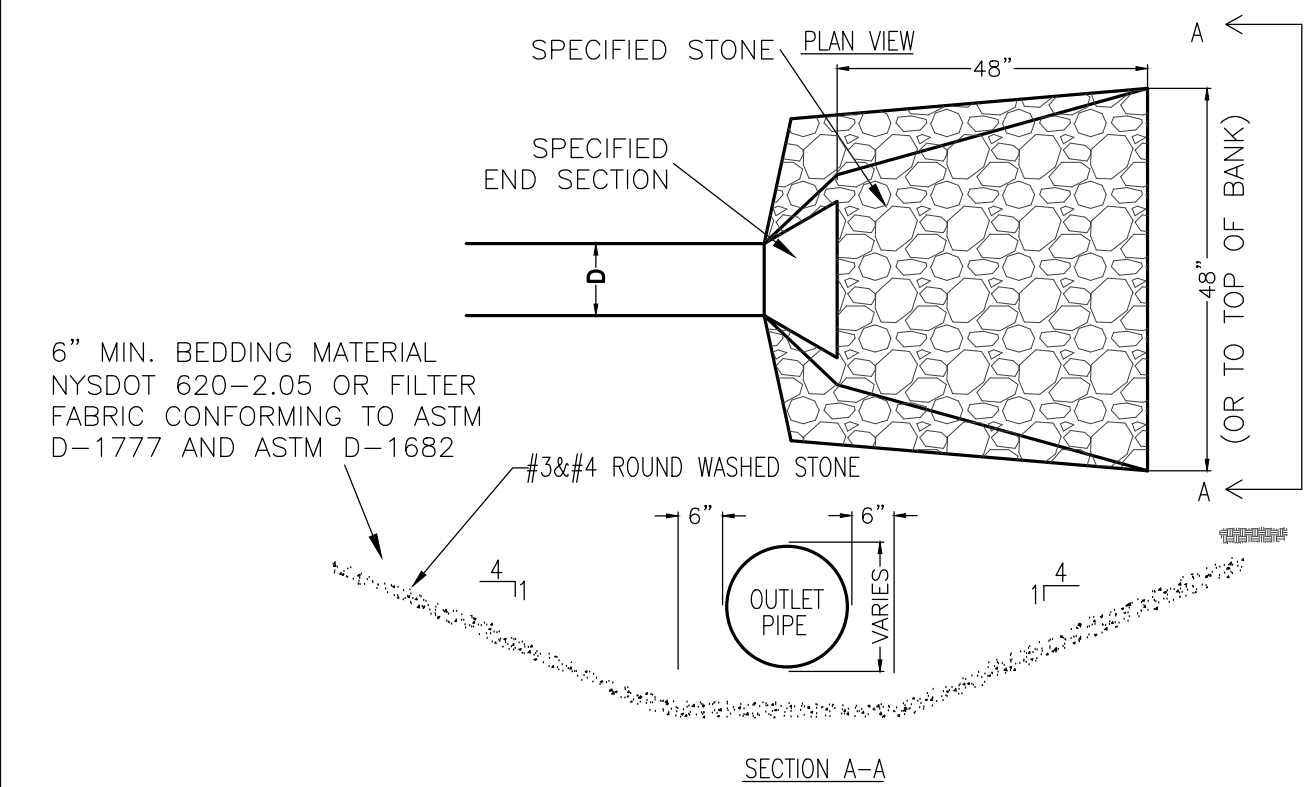
1. NO PHOSPHOROUS SHALL BE USED AT PLANTING TIME UNLESS SOIL TESTING HAS BEEN COMPLETED AND TESTED BY A HORTICULTURAL TESTING LAB AND THE SOIL TESTS SPECIFICALLY INDICATE A PHOSPHOROUS DEFICIENCY THAT IS HARMFUL OR WILL PREVENT NEW LAWNS AND PLANTINGS FROM ESTABLISHING PROPERLY
2. IF SOIL TESTS INDICATE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



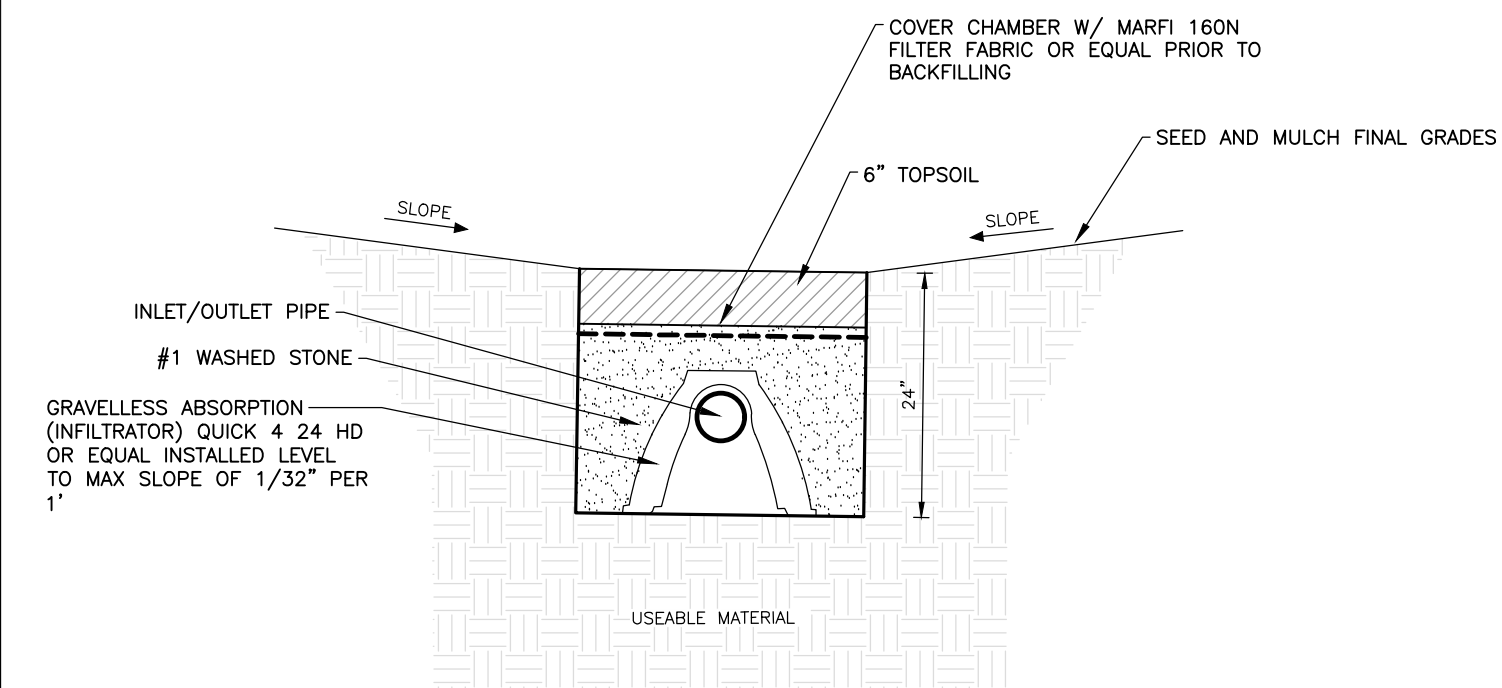
NOTES:

- 1) INSPECT WASH-OUT DAILY.
- 2) REMOVE DEBRIS AFTER REACHING 50% CAPACITY

1 CONCRETE WASH-OUT
NTS



3 TYPICAL STONE OUTLET PROTECTION
NTS



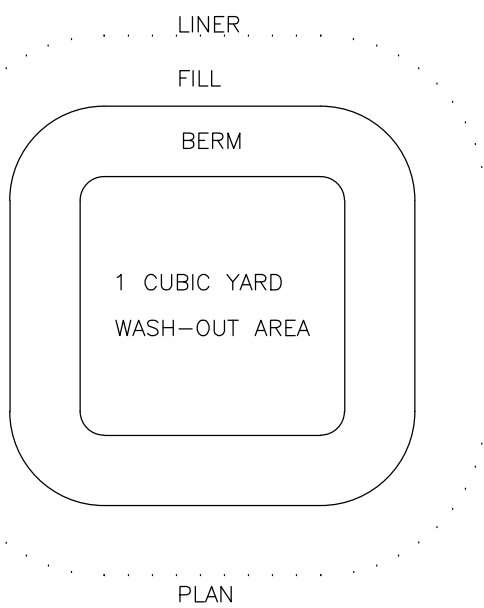
5 TYPICAL INFILTRATION TRENCH DETAIL
NTS

EROSION AND SEDIMENT CONTROL NOTES:

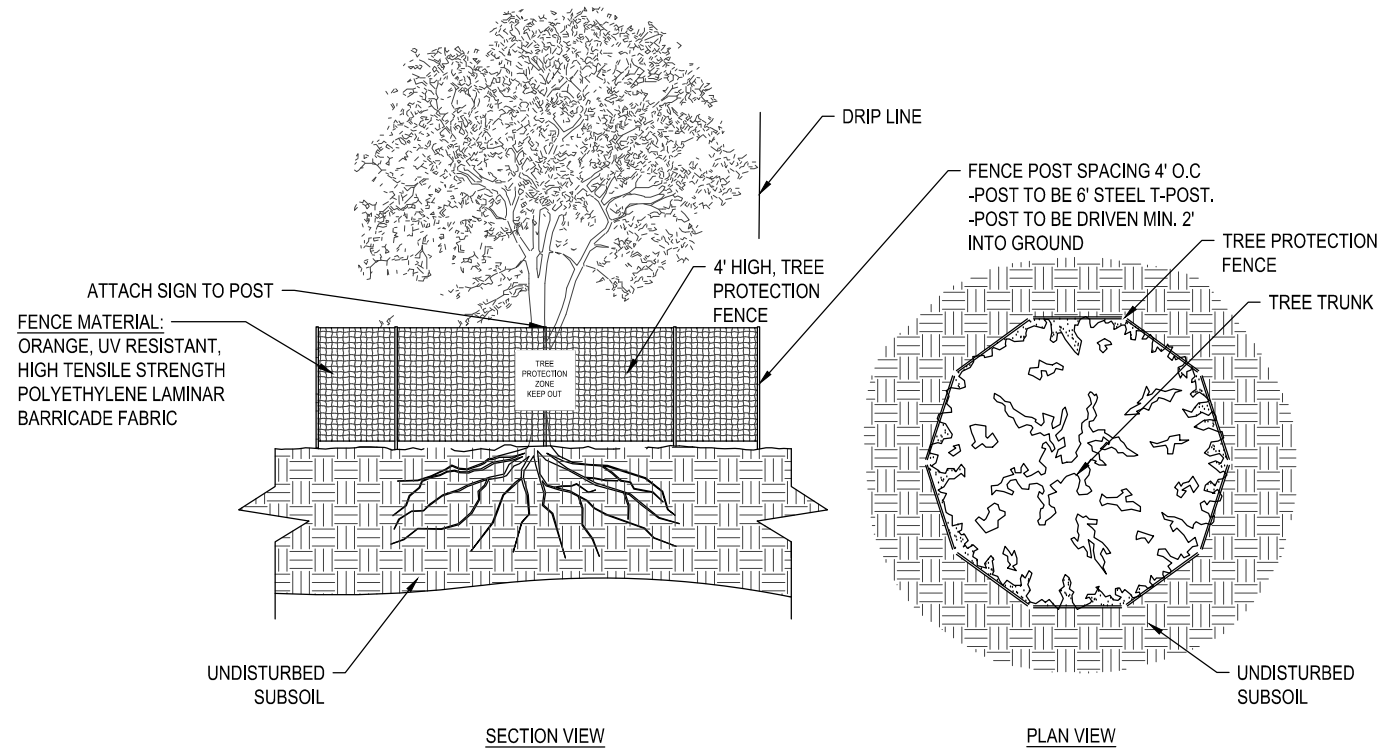
1. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF EROSION AND SEDIMENTATION DURING CONSTRUCTION. SILT FENCE SHALL BE INSTALLED AND MAINTAINED AS NEEDED.
2. SOIL DISTURBANCES SHALL BE STABILIZED IMMEDIATELY. DISTURBED SOIL THAT WILL REMAIN LONGER THAN 3 DAYS SHALL BE TEMPORARILY STABILIZED WITHIN 1 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.



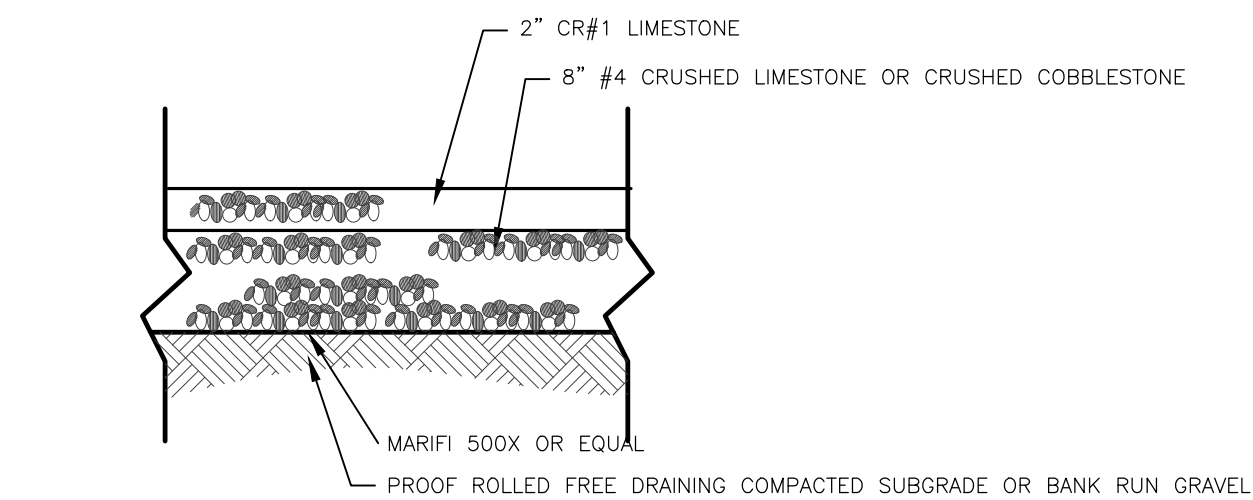
BULK TABLE			
	PROPOSED	EXISTING	REQUIRED
ZONING/USE - PRINCIPAL	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL	RESIDENTIAL LAKE DISTRICT - RLD
ZONING/USE - ACCESSORY	N/A	N/A	N/A
FRONT SETBACK	477.3'	488.3'	55'
SIDE SETBACK	35.2'	35.2'	10'
REAR SETBACK	163.3'	163.3'	30'
BUILDING HEIGHT	23'10"		25'
MAX. LOT COVERAGE	4.9%	4.9%	30%
MIN LOT WIDTH	622.76'	622.76'	125'
MIN LOT AREA	344837.73	344837.73	20,000'



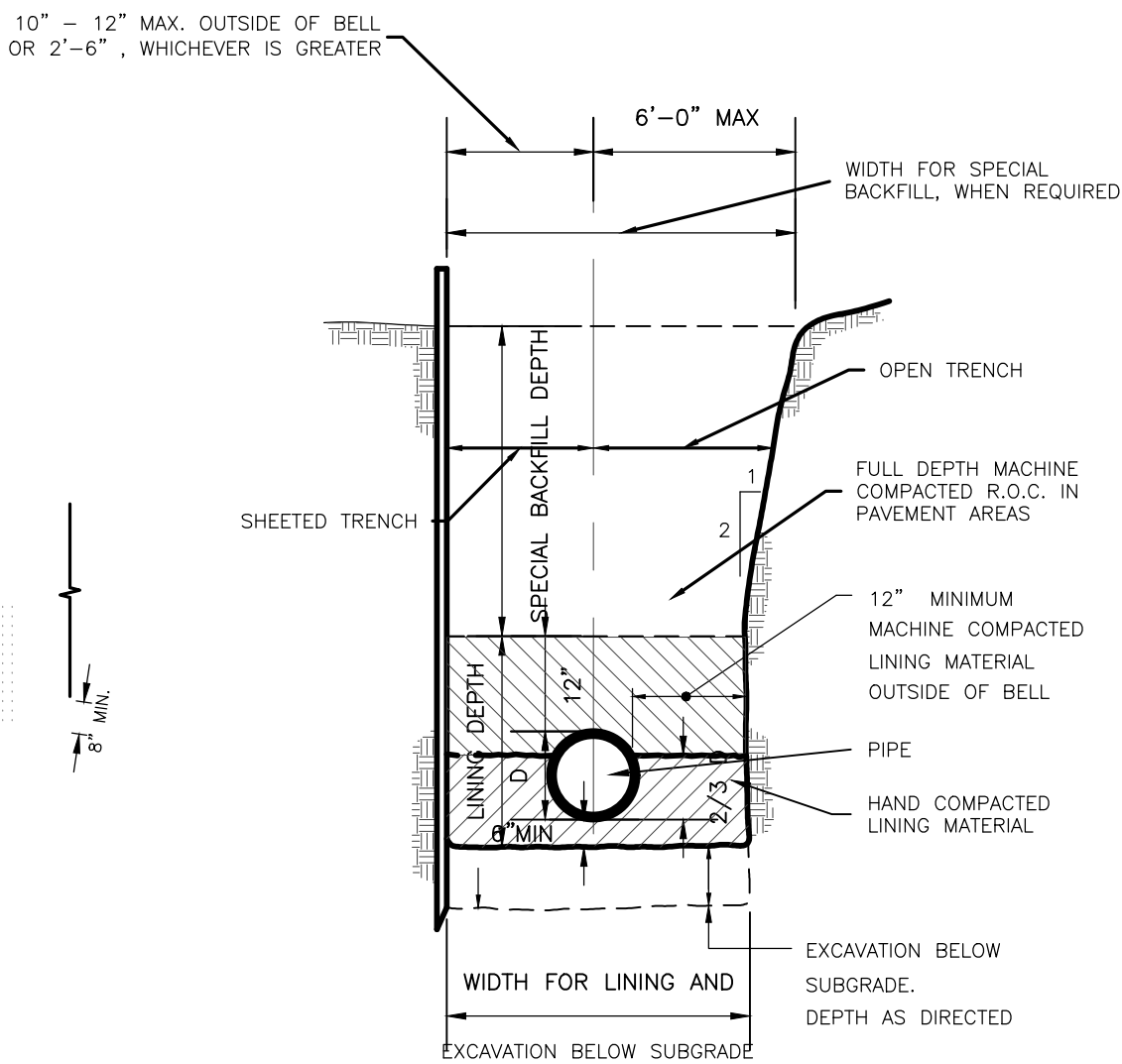
NOTES:

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.

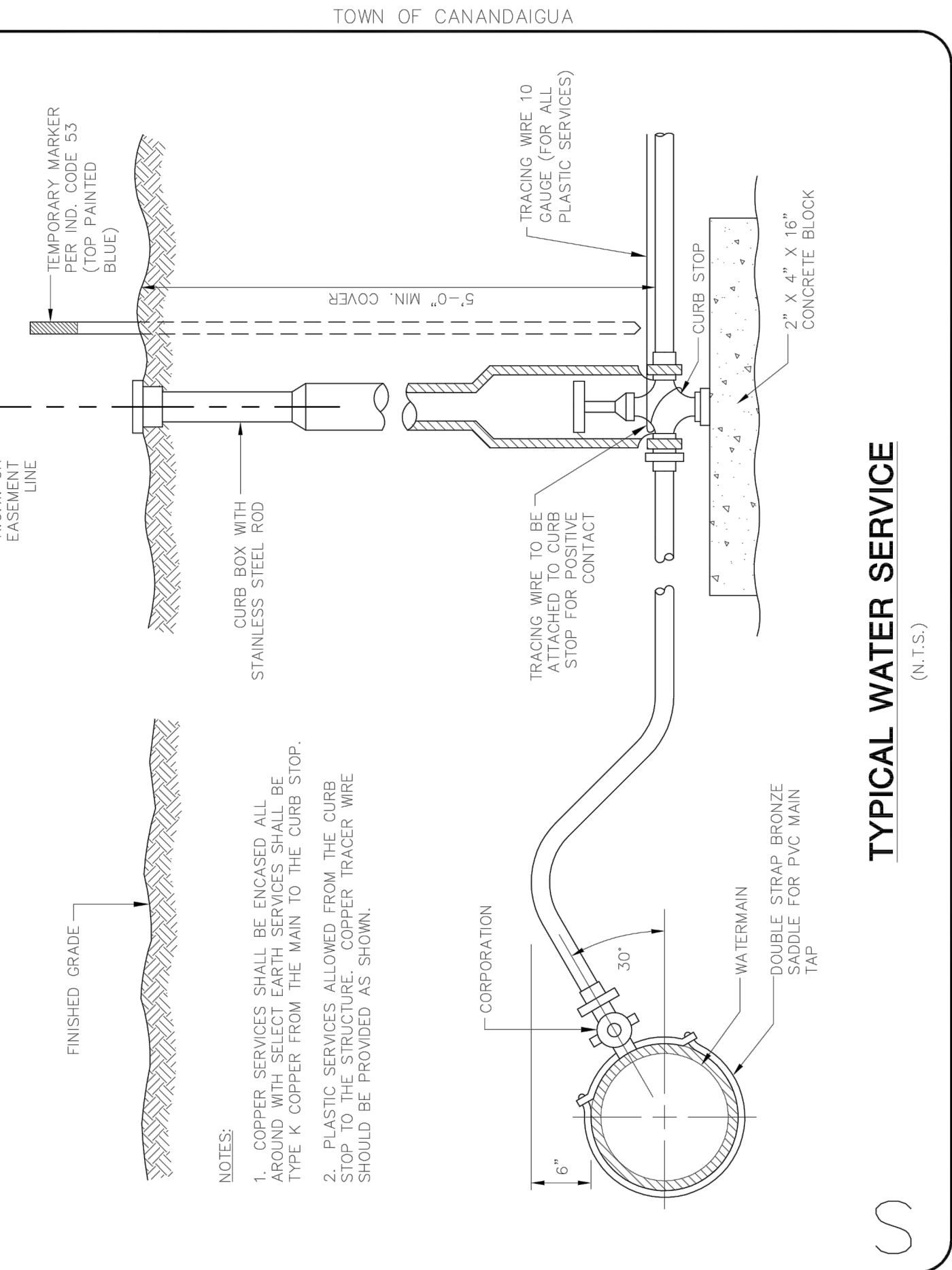
2 TREE PROTECTION DETAIL
NTS




4 TYPICAL GRAVEL DRIVE SECTION
NTS



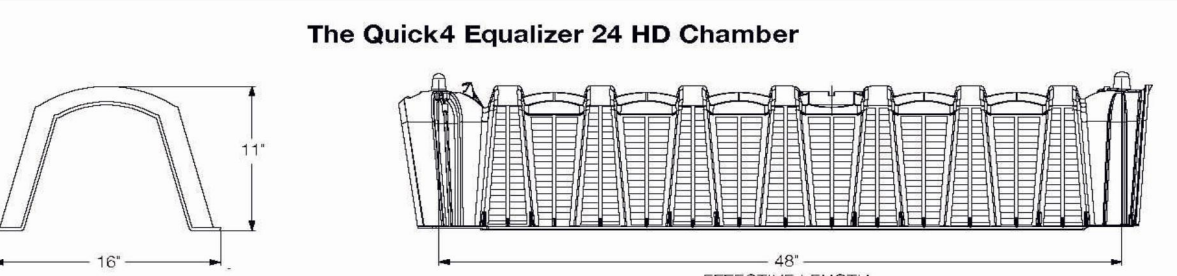
7 UTILITY TRENCH DETAIL
NTS



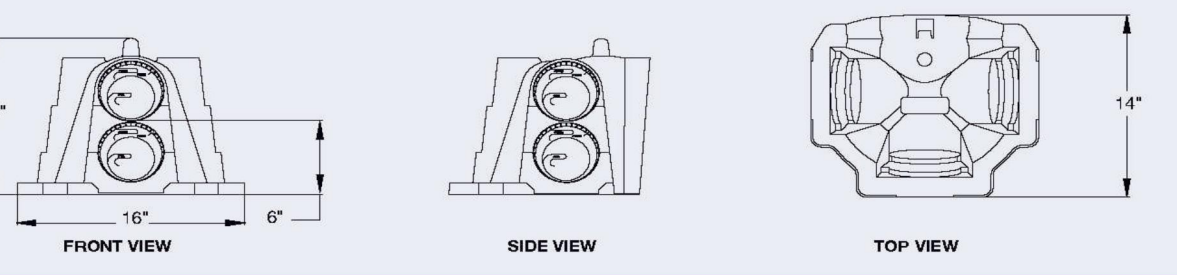


QUICK4 EQUALIZER 24 HD

The **Quick4® Equalizer® 24 HD** Chamber



The Quick4 Equalizer 24 HD Chamber



MultiPort End Cap

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