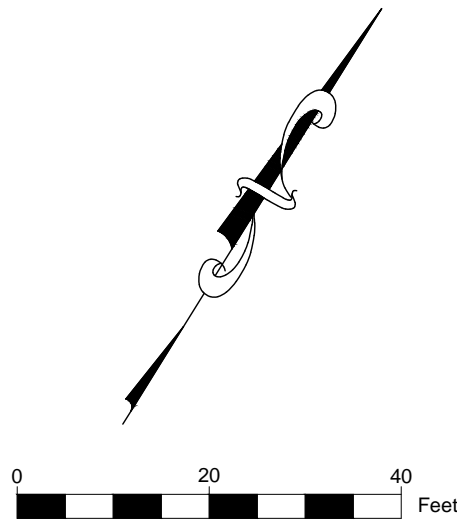


LEGEND

EXISTING		PROPOSED	
Iron pin or pipe found	elec	Utility Lines	
Benchmark		R.O.W. line	
Utility pole		Property line	
Hydrant		Easement line	
Light pole		Centerline	
		Drainage	
		Fence Line	
		Contour Line	

PERC TEST DEEP HOLE

- EASEMENTS:**
- 1) COMMON DRIVEWAY EASEMENT AND AGREEMENTS L.984 P. 47; L. 947 P. 280
 - 2) EASEMENT TO R.T.C., L.851 P.724
 - 3) EASEMENT TO RGA&E AND R.T.C., L.897 P.276
- WETLANDS, FLOOD HAZARDS AND NATURAL RESOURCES:**
- 1) NO KNOWN OR APPARENT WETLANDS OR FLOOD HAZARD AREAS ON THIS SITE.
 - 2) THE SITE IS IN FLOOD HAZARD ZONE "X" PER MAP 360598 0025 C DATED MARCH 3, 1997.
 - 3) FORESTED AREAS, STREAMS, AND STEEP SLOPES AS INDICATED ON THE TOWN OF CANANDAIGUA NATURAL RESOURCES INVENTORY SHALL REMAIN UNDISTURBED



1 EXISTING CONDITIONS PLAN
1"=20'

2 OVERALL PROPERTY EXISTING CONDITIONS
1"=80'

Marks Engineering
Design-It. Build-It.

40 PERMANENT
CANANDAIGUA, NY 14824
www.marksengineering.com bmarks@marksengineering.com

Phone: 585.505.0800
Fax: 585.485.0205

REVISIONS AND APPROVALS			
NO.	DATE	DESCRIPTION OF REVISION OR APPROVAL	BY
1	9/21/2017	ONTARIO COUNTY SOIL & WATER	KRB
2	9/22/2017	TOWN OF CANANDAIGUA	BAM

SITE PLANS PREPARED FOR:
BRIAN & DEBORAH WAYNE - NEW RESIDENCE
SHOWING VACANT LAND IN:
WELLS CURTICE ROAD
TOWN OF CANANDAIGUA

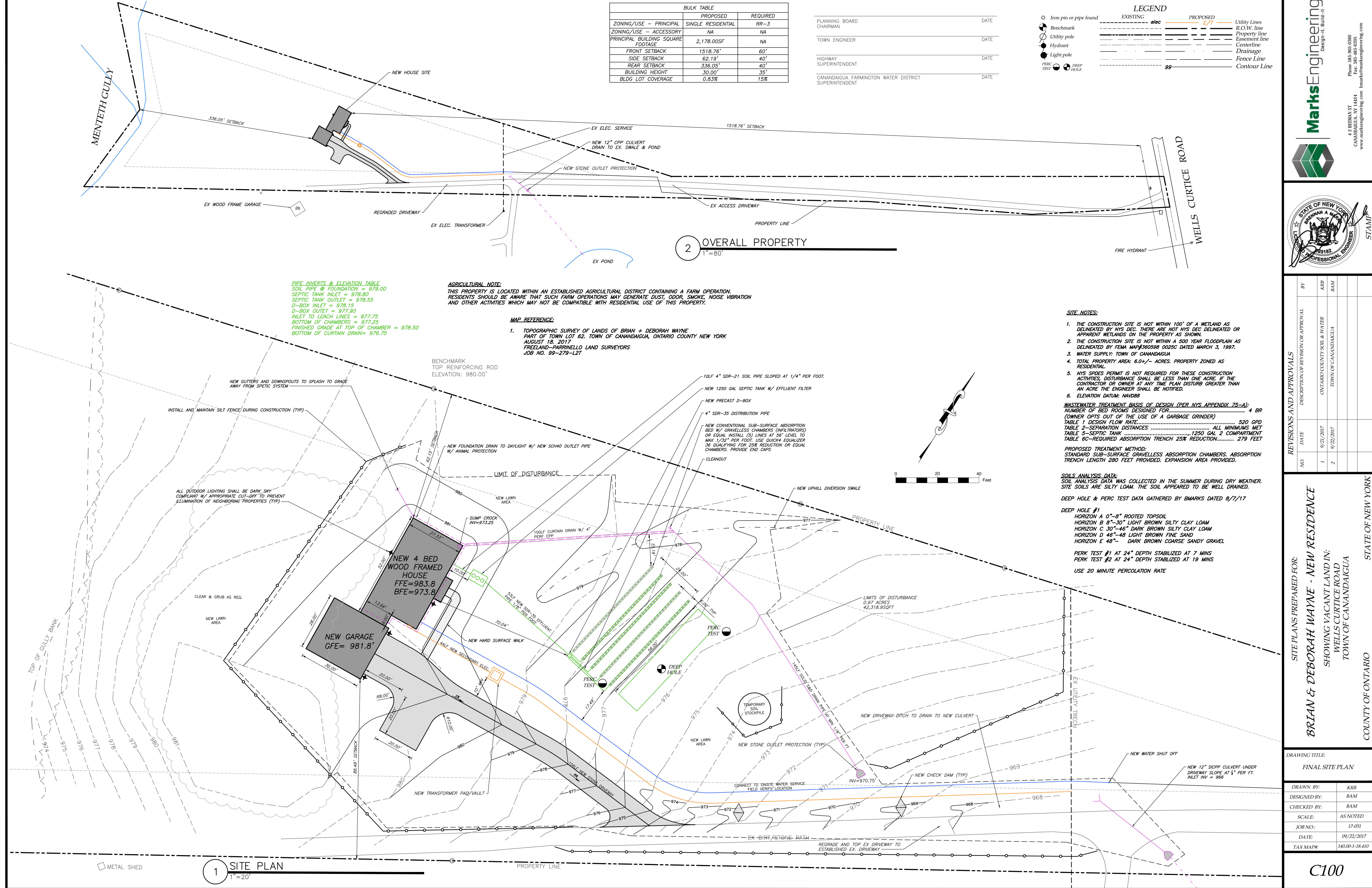
COUNTY OF ONTARIO
STATE OF NEW YORK

DRAWING TITLE:
EXISTING CONDITIONS PLAN

DRAWN BY:	KRB
DESIGNED BY:	BAM
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	17-051
DATE:	09/22/2017
TAX MAP#:	140.00-1-18.410

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COPYRIGHTS RESERVED. THIS SCALE MAY BE COPIED OR ALtered IN ANY MANNER WITHOUT THE 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.



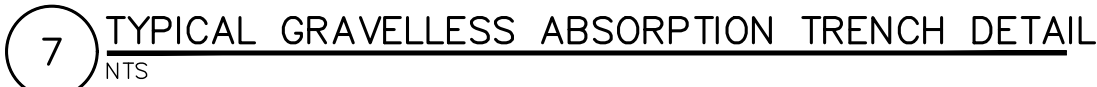
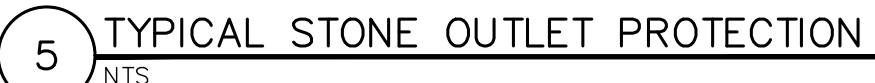
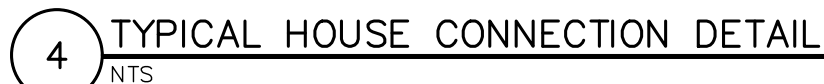
1. THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES AND PROPERTY MARKERS. IT IS THE NYS LAW TO CALL NYS DIG SAFE FOR UFPO (811) PRIOR TO ANY EXCAVATION.
2. THE ROADWAY SHALL BE KEPT FREE OF DEBRIS DURING CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY CONTROL DEVICES. SUCH DEVICES (BARRICADES, FENCING, ETC.) SHALL BE IMPLEMENTED TO MINIMIZE RISK OF INJURY TO PEDESTRIANS. WORK ZONE TRAFFIC REGULATION ACTIVITY SHALL BE CONDUCTED WITHIN COMPLIANCE WITH OSHA GUIDELINES.
4. PLANS ARE 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 CONSTRUCTION SHALL COMPLY WITH CURRENT NYS AND LOCAL BUILDING CODES AS WELL AS NATIONAL ELECTRIC CODE.

1. A NEW 1250 GAL 2 COMPARTMENT CONCRETE AS MANUFACTURED BY KISTNER OR EQUAL SHALL BE INSTALLED ON MIN 3" OF COMPACTED CLEAN SAND OR PEA GRAVEL OR 5" WASHED AGGREGATE $\frac{3}{4}$ TO 1-1/2" IN DIAMETER. PROVIDE 1/2" BULK HEADS PER MANUFACTURER'S RECOMMENDATIONS.
2. PROVIDE 1/8" EFFLUENT FILTER AT OUTLET OF TANK.
3. PROVIDE RISER ON TANK IF TANK IS BURIED AT A DEPTH MORE THAN 18".
4. MAINTENANCE: SEPTIC TANK SHALL BE INSPECTED ANNUALLY TO DETERMINE SCUM AND SOLIDS ACCUMULATION. MOST TANKS SHOULD BE PUMPED OUT EVERY 3-4 YEARS. SEPTIC TANKS MUST BE PUMPED OUT WHENEVER THE TANK IS FULL TO THE TOP. THE BOTTOM OF THE TANK, BOTTOM OF THE OUTLET BAFFLE OR THE TOP OF THE SLUDGE IS WITHIN 10" OF THE BOTTOM OF THE OUTLET BAFFLE.

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 COVERED WITH TEMPORARY VEGETATION. DISTURBED SOIL SHALL BE STABILIZED WITH NORTHERN GRASS SEED MIXTURE OR APPROPRIATE SEED MIXTURE FOR CONDITIONS. GRASS SEED SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. MULCH STRAW SHALL BE INSTALLED AT A RATE OF 1000 SODS PER ACRE 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 TAKE ACTION TO STOP THE EROSION AND 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 INSTALLED IN ACCORDANCE WITH NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENTATION CONTROLS.
6. INSTALL AND MAINTAIN TEMPORARY DIVERSION SWALES AS NEEDED TO CONTROL RUNOFF AND EROSION CONTROL.
7. THE SITE SHALL BE COMPLETELY STABILIZED FOLLOWING CONSTRUCTION ACTIVITIES AND ALL TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF PROPERLY.

1. CUT AND FILL SLOPES SHALL NOT EXCEED 4 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 NO POSITIVE DRAINAGE AT A NEARBY ADJACENT 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.
5. FOUNDATIONS SHALL BE BACKFILLED W/ MIN 12" DEEP CLEAN WASHED #1 STONE COVERED WITH FILTER FABRIC OR 4" STRAW BERM BACKFILLING W/ NATIVE SOIL.

- 1) CONTRACTOR SHALL COORDINATE ALL WORK W/ UTILITY PROVIDERS.
- 2) CONTRACTOR SHALL BE DEPT AT DRIVEWAY CROSSING
- 3) WATER LINE SHALL BE BURIED AT MIN 5 FEET W/ TRACER WIRE
- 4) ELEC SERVICE AND COMMUNICATION SHALL MEET CURRENT NATIONAL ELECTRIC CODE.
- 5) GAS SERVICE SHALL BE INSTALLED PER CURRENT INTERNATIONAL FUEL GAS CODE.
- 6) SAFETY BACK FILL WITH CLEAN EXCAVATED SOIL. ENCASE IN 12" SAND IN SOIL CONTAINING SIGNIFICANT STONES OR BEDROCK.
- 7) COORDINATE ALL SERVICE CONNECTIONS WITH UTILITY PROVIDERS.



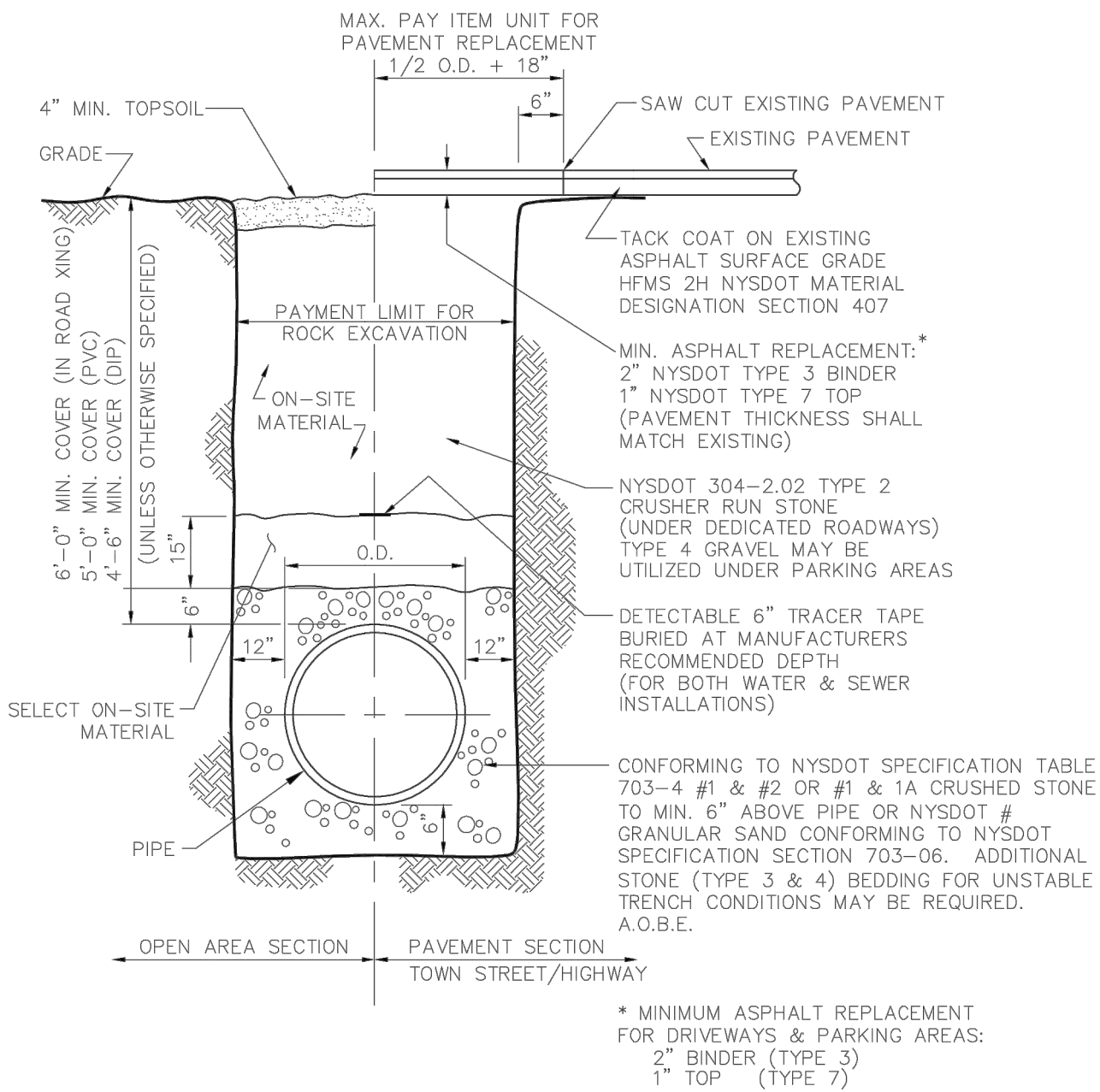
REVIEWS AND APPROVALS			
NO.	DATE	DESCRIPTION OF REVISION OR APPROVAL	BY
1	9/21/2017	ONTARIO COUNTY SOIL & WATER	KRP
2	9/22/2017	TOWN OF CANANDAIGUA	BAM

SITE PLANS PREPARED FOR:
BRIAN & DEBORAH WAYNE - NEW RESIDENCE
SHOWING VACANT LAND IN:
WELLS CURTICE ROAD
TOWN OF CANANDAIGUA
COUNTY OF ONTARIO
STATE OF NEW YORK

DETAILS

<i>DRAWN BY:</i>	<i>KRB</i>
<i>DESIGNED BY:</i>	<i>BAM</i>
<i>CHECKED BY:</i>	<i>BAM</i>
<i>SCALE:</i>	<i>AS NOTED</i>
<i>JOB NO.:</i>	<i>17-051</i>
<i>DATE:</i>	<i>09/22/2017</i>
<i>TAX MAP#:</i>	<i>140.00-1-18.410</i>

C500



PIPE BEDDING/ TRENCH DETAIL

(OUTSIDE OF N.Y.S. HIGHWAYS)

(N.T.S.)

W-1

Town of Canandaigua Site Design & Development Criteria

Adopted 2-13-12

TOWN OF CANANDAIGUA STANDARD NOTES

1. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF CANANDAIGUA AND THE APPROPRIATE WATER/SEWER AGENCIES, UNLESS OTHERWISE NOTED.

2. DEVELOPMENT IN THE CANANDAIGUA LAKE WATERSHED DISTURBING MORE THAN 5--ACRES AT ONE TIME, SHALL BE REQUIRED TO COORDINATE THE REGULAR SWPPP OBSERVATIONS REQUIRED BY THE GENERAL PERMIT (GPO--08--001) WITH THE CANANDAIGUA LAKE WATERSHED INSPECTOR AND THE WATERSHED PROGRAM MANAGER.

3. GRADING IN THE CANANDAIGUA LAKE WATERSHED DISTURBING MORE THAN 5--ACRES AT ONE TIME, SHALL BE REQUIRED TO COORDINATE THE REGULAR SWPPP OBSERVATIONS REQUIRED BY THE GENERAL PERMIT (GPO--08--001) WITH THE CANANDAIGUA LAKE WATERSHED INSPECTOR AND THE WATERSHED PROGRAM MANAGER.

4. SEQUENCE -- THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES IN THE FOLLOWING SEQUENCE UNLESS AUTHORIZED OTHERWISE AT THE PRE --CONSTRUCTION MEETING:

- INSTALL PERIMETER SEDIMENT CONTROLS, (I.E. EROSION FENCING).
- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- PROTECT VEGETATION TO REMAIN.
- CLEAR GRUB AND CONSTRUCT DIVERSIONARY SWALES AND SEDIMENT BASINS.
- COMPLETE CLEARING AND GRUBBING OPERATION.
- PLACE EROSION CONTROL MEASURES AROUND TOPSOIL STOCKPILES AND STRIP TOPSOIL LOCATIONS.
- CONSTRUCT SWALES AND SILTATION DEVICES AS EARTHWORK OPERATIONS PROGRESS.
- MAINTAIN EROSION CONTROL MEASURES AND PLACE ADDITIONAL MEASURES AS EARTHWORK AND UNDERGROUND UTILITIES ARE CONSTRUCTED.
- RESTORE AREAS AS DEFINED BY CONTRACT DOCUMENTS.
- REMOVE EROSION CONTROL MEASURES AS AREAS ARE REESTABLISHED WITH GROUND COVER.
- IF SITE PREPARATIONS OCCUR BETWEEN SEPTEMBER 1 AND MARCH 31, ADDITIONAL EROSION CONTROLS MUST BE TAKEN INCLUDING REDUCING THE SIZE OF DISTURBED AREAS AND PLACING HEAVY STRAW MULCH WHERE PRACTICAL.

5. PLANS SHOULD INCLUDE RE--SEEDING INSTRUCTIONS INCLUDING MATERIALS AND A TIMETABLE FOR VARIOUS SEEDING

- SEED ALL CUT AND FILL, TOPSOIL PILES AND PONDS WITHIN FOURTEEN (7) DAYS AFTER COMPLETION.
- TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE PROVIDED AS FOLLOWS:

THE SURFACE TWO INCHES OF SOIL SHOULD BE LOOSENEED BY DISKING, RAKING, OR BACK--BLADING WITH A BULLDOZER. IMMEDIATELY FERTILIZE WITH 300 POUNDS PER ACRE (OR 7 POUNDS PER 1,000 SQUARE FEET) OF 10--10--10 FERTILIZER. IMMEDIATELY SEED WITH THE FOLLOWING MIX:

	LBS./ACRE	LBS./1,000 SQ. ACRE
SPRING/SUMMER/EARLY FALL		
ANNUAL RYEGRASS	30	0.7
PERENNIAL RYEGRASS	30	0.7
LATE FALL/EARLY WINTER		
CEREAL RYE	100	2.5

SEED SHOULD HAVE A GERMINATION RATE OF AT LEAST 85 PERCENT AND MINIMAL INERT MATERIAL.

DISTURBED AREAS SHALL BE STABILIZED USING PERMANENT LAWN SEEDING MIX UPON COMPLETION OF GRADING AND CONSTRUCTION:

	LBS./ACRE	LBS./1,000 SQ. ACRE
BIRDSFOOT TREFLOID OR COMMON WHITE CLOVER	5 OR 5	0.20 OR 0.20
TALL FESCUE	20	0.45
REDTOP OR RYEGRASS (PERENNIAL)	2 OR 5	0.05 OR 0.10

SEEDING RATE: 6.0 POUNDS PER 1,000 SQUARE FEET
MULCH: STRAW OR WOOD FIBER MULCH USED WITH HYDRO SEEDING METHOD AT TWO TONS PER ACRE WITH TRACKIFIER.
STARTING FERTILIZER: 5:10:10 AT 20 POUNDS PER 1,000 SQUARE FEET.

- FOR FALL OR EARLY WINTER, SEED WITH CERTIFIED "AROOSTOCK" WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE.
- PERMANENT STABILIZATION FOR STEEP SLOPES GREATER THAN 3:1 SHALL INCLUDE JUTE MESH BLANKET AND CROWN VETCH SEED WITH PERENNIAL RYEGRASS.

4. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT--OF--WAY MONUMENTS IN THE AREAS OF CONSTRUCTION.

5. EXISTING UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM FIELD LOCATIONS AND/OR UTILITY COMPANY RECORD PLANS. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CALL THE DIG SAFELY NEW YORK (UPO) HOTLINE AT 1--800--962--7962 FOR STAKEOUT OF EXISTING UTILITIES. THE CONTRACTOR SHALL DETERMINE EXACT LOCATION AND ELEVATION OF UNDERGROUND UTILITIES BEFORE COMMENCING CONSTRUCTION. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS TO LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS AS REQUIRED TO MEET THE EXISTING CONDITIONS.

6. DUST SHALL BE CONTROLLED DURING CONSTRUCTION BY THE CONTRACTOR TO MINIMIZE EFFECT ON THE ADJACENT PROPERTIES. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES AS NEEDED AND/OR AS DIRECTED BY THE TOWN OF CANANDAIGUA.

7. THE OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, CLEANING, REPAIR AND REPLACEMENT OF EROSION CONTROL MEASURES DURING SITE CONSTRUCTION.

8. ROOF LEADERS SHALL BE CONNECTED TO STORM SEWERS.

9. NO SITE PREPARATION SHALL COMMENCE UNTIL A VISUAL INSPECTION BY THE TOWN OF CANANDAIGUA, CONFIRMS THE INSTALLATION OF PERIMETER SEDIMENT CONTROLS.

10. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF VEGETATION, THE SILT SINK IN THE STORMWATER MANAGEMENT AREA SHALL BE CLEANED OF ACCUMULATED SILT AND SEEDED WITH WETLAND TYPE VEGETATION TO PROVIDE PERMANENT FILTRATION OF STORMWATER.

11. THE HOMEBUILDER WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING INDIVIDUAL LOT EROSION & SEDIMENT CONTROL MEASURES, DURING HOUSE CONSTRUCTION. MEASURES TO BE MAINTAINED UNTIL FINAL LOT LAWN GRADING AND SEED IS COMPLETE.

12. ANY ADDITIONAL EROSION OR SEDIMENT CONTROL DEEMED NECESSARY BY THE TOWN OR A REPRESENTATIVE THEREOF SHALL BE PROVIDED BY THE OWNER.

13. SEDIMENT CONTROL MEASURES ARE TO BE ESTABLISHED PRIOR TO COMMENCING EARTHWORK. SEDIMENT CONTROL MEASURES ARE TO BE MAINTAINED BY THE CONTRACTOR UNTIL UPSTREAM GROUND COVER HAS BEEN ESTABLISHED AND REMOVAL IS APPROVED BY THE TOWN OF CANANDAIGUA.

14. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, REPLACING AND SUBSEQUENTLY REMOVING TEMPORARY EROSION & SEDIMENT CONTROL DEVICES.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ADJOINING PROPERTIES, ROADWAYS, DRAINAGE WAYS AND SINKS OF SILT ACCUMULATION AS NEEDED AND AS DETERMINED/REQUESTED BY THE TOWN OF CANANDAIGUA.

16. ANY FINAL GRADE DEVIATIONS OF HOUSE PAD ELEVATIONS MORE THAN 12 INCHES SHALL BE APPROVED BY THE PLANNING BOARD.

MAINTENANCE SCHEDULE

1. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF 3 YEARS FROM THE DATE OF INITIAL PLANTING.

2. FLOOD PLANTS TWICE WITHIN THE FIRST 24 HOURS.

3. PRUNING MAY BE DONE OVER A PERIOD OF TIME (3--4 YEARS) AND THEN REPEAT THE CYCLE. SOME COMPANIES OFFER REDUCED RATES FOR TREE PRUNING DURING THE WINTER MONTHS.

4. FERTILIZATION MAY ALSO BE DONE OVER A PERIOD OF TIME WITH REPEATING CYCLES.

5. SPRAY PROGRAMS SHOULD BE DONE YEARLY. PESTICIDES USED IN PROGRAMS TODAY ONLY HAVE A TEN DAY EFFECTIVE LIFE.

Town of Canandaigua Site Design & Development Criteria

Adopted 2-13-12



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bmarks@marksengineering.com



09/22/2017

CPN063-17
Wells Curtice Road
Canandaigua, NY 14424

Engineers Opinion of Probable Cost

	Quantity	Unit	Unit Cost	Sub Total
Silt Fence Material	600	ft	\$ 0.50	\$ 300.00
Temporary Seed 25#	4	Bag	\$ 25.00	\$ 100.00
Stabilized Construction entrance	1	ea	\$ 200.00	\$ 200.00
Straw Mulch Material	20	bale	\$ 2.00	\$ 40.00
Stone check dam	2	ea	\$ 150.00	\$ 300.00
Stone Outlet Protection Material	2	cy	\$ 20.00	\$ 40.00
Contingency	1	ea	\$ 85.00	\$ 85.00
			Total	\$ 1,065.00

REVISIONS AND APPROVALS

NO.	DATE	DESCRIPTION OF REVISION OR APPROVAL	BY
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2	9/22/2017	TOWN OF CANANDAIGUA	BAM

SITE PLANS PREPARED FOR:

BRIAN & DEBORAH WAYNE - NEW RESIDENCE

SHOWING VACANT LAND IN:

WELLS CURTICE ROAD

TOWN OF CANANDAIGUA

COUNTY OF ONTARIO STATE OF NEW YORK

DRAWING TITLE:

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