CONDITIONS OF APPROVAL

APPROVAL OF THIS SUBDIVISION BY NYSDOH IS GRANTED ON CONDITION

THAT THE PROPOSED FACILITIES FOR WATER SUPPLY AND SEWAGE COLLECTION AND/OR TREATMENT SHALL BE INSTALLED IN CONFORMITY WITH SAID PLANS.

THAT NO LOT OR REMAINING LAND SHALL BE SUBDIVIDED WITHOUT PLANS FOR SUCH RESUBDIVISION BEING SUBMITTED TO AND APPROVED BY THE NYSDOH GENEVA DISTRICT OFFICE.

THAT PLAN APPROVAL IS LIMITED TO 5 YEARS FROM THE APPROVAL DATE. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE NYSDOH GENEVA DISTRICT OFFICE BASED UPON DEVELOPMENT FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.

THAT THE APPROVED PLANS MUST BE FILED WITH THE ONTARIO COUNTY CLERK PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 90 DAYS OF THE DATE OF PLAN APPROVAL.

THAT ALL LOCAL AND STATE AGENCY RULES AND REGULATIONS SHALL BE COMPLIED WITH.

Existing Zoning is 281 cluster zoning
Minimum Lot Size: 15,000 sq. feet
Minimum Lot Width: varies
Front Setback: 60 FT.
Rear Setback: 10 FT.
Side Setback: 10 FT.
Maximum Building Height = 35 FT.
Maximum Building Coverage on Lot = 20%

Contours derived from NAVD88 Datum

Flood Zones AE & X Per Community Panel
No. 360598 0025 C Last Dated March 3, 1997.

Site Comparison Convenentional vs. Conservation

Site Details Conventional Subdivision
Total Acreage 27.806 Acres
Conventional Layout Yield
Approx. 4 Acres Road & R/Way
51 Lots fully developed
0% Conservation Easements or open space

Conservation Yield
Approx. 1.5 Acres Road & R/Way
Total yield 26 Lots
26 seperate Conservation Easement one per lot
total amount of acreage conserved = 30%

1. EXISTING ZONING IS CLUSTERED 281
MINIMUM LOT SIZE: 15,000 SQ. FT.
MINIMUM LOT WIDTH: varies FT.
MINIMUM LOT DEPTH: 150 FT.
FRONT SETBACK: 60 FT.
REAR SETBACK: 20 FT.
SIDE SETBACK: 10 FT.
MAXIMUM BUILDING HEIGHT = 35 FEET

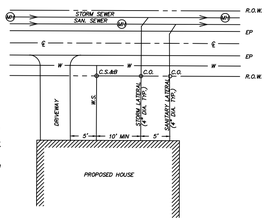
2. THIS PROJECT IS NOT SITUATED IN ANY RECORDED FLOODPLAIN OR WETLAND AREA.

3. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. ALL DISTANCES AND ELEVATIONS SHOWN ARE MEASURED IN DECIMAL FEET. VERTICAL DATUM IS NAVD 88. HORIZONTAL DATUM IS NYS GRID.

4. PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA COMMUNITY PANEL NUMBER 360598 0015 C MAP LAST REVISED MARCH 3, 1997.

ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND INSPECTED BY THE TOWN CODE ENFORCEMENT OFFICER OR HIS/HER REPRESENTATIVE PRIOR TO ANY PERMITS BEING ISSUED.

ALL SITE LIGHTING SHALL BE COMPLIANT WITH THE TOWNS LIGHTING REGULATIONS, CHAPTER 105, SECTION 805 OF THE TOWN CODE.

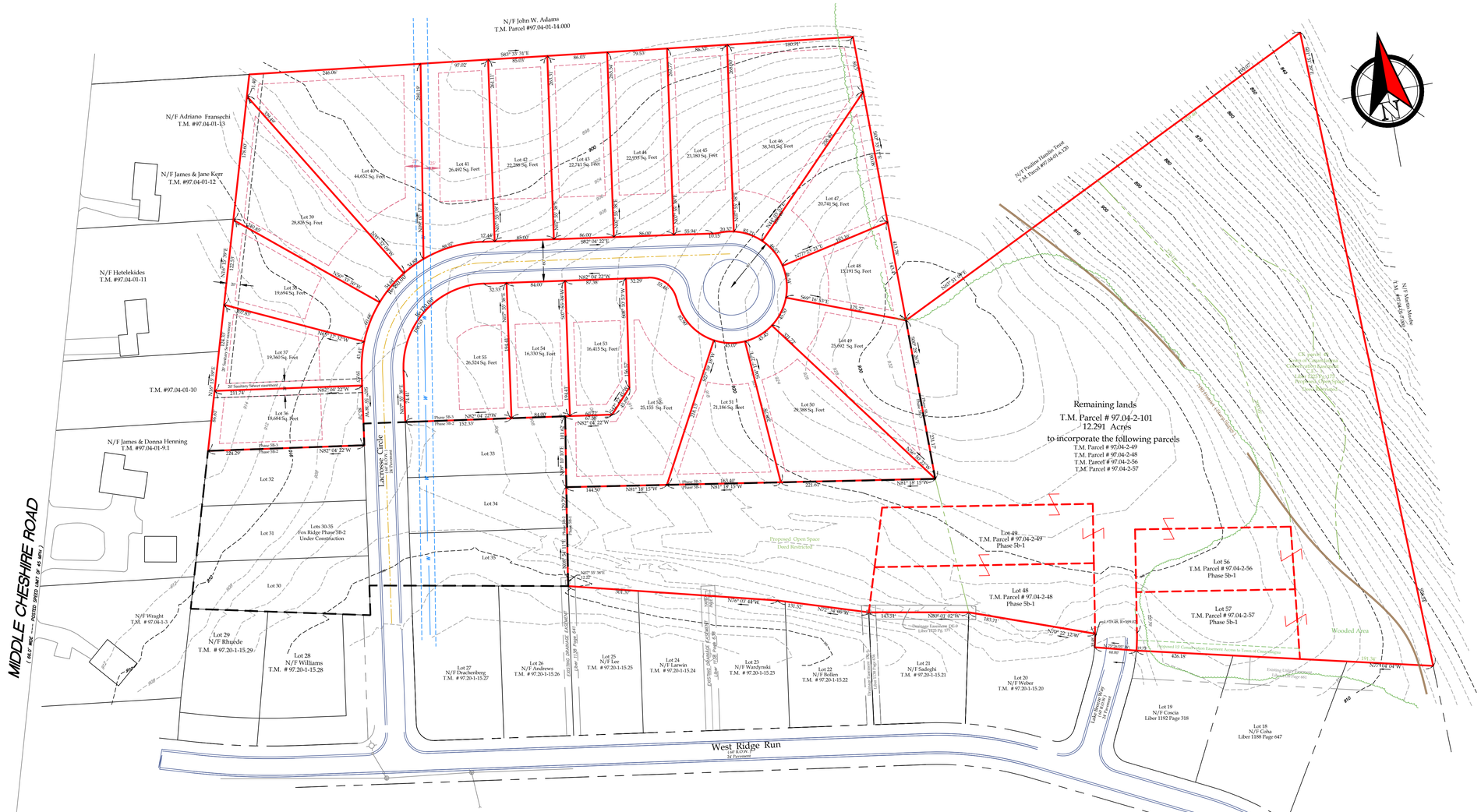


SANITARY LATERALS WITH CLEANOUTS AT THE ROW AND ADJACENT TO EACH BUILDING ARE REQUIRED FOR EACH LOT.

CLEANOUTS ARE REQUIRED ON THE LATERAL AT A SPACING NO MORE THAN 90 FEET. A CLEANOUT SHOULD ALSO BE PROVIDED 2~FT FROM THE FACE OF THE FOUNDATION WALL.

TYPICAL LATERAL LAYOUT DETAIL
N.T.S.

NEW YORK STATE DEPARTMENT OF HEALTH



SURVEY CERTIFICATION

I, ANTHONY A. VENEZIA, HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS MAP IS BASED ON SURVEY DATA OBTAINED FROM AN INSTRUMENT SURVEY COMPLETED IN JULY 2014.

ANTHONY A. VENEZIA , L.S.
5120 LAURA LANE
CANANDAIGUA, NEW YORK 14424

STATE OF NEW YORK · ANTHONY A. VENEZIA · NO. 050864 · Licensed Land Surveyor

APPROVALS

PLANNING BOARD CHAIRPERSON	DATE
TOWN ENGINEER	DATE
TOWN HIGHWAY & WATER SUPERINTENDENT	DATE

SPECIAL NOTE: ORIGINAL APPROVAL OF THE FOX RIDGE SUBDIVISION WAS GRANTED BY THE TOWN OF CANANDAIGUA PLANNING BOARD ON JULY 25, 1989 FOR 146 LOTS (PHASE 2 THRU PHASE 5). PHASE 1, PREVIOUSLY APPROVED, CONTAINED 9 LOTS TOTAL. TOTAL PROPOSED LOTS FOR ALL PHASES IS 155. TOTAL LOTS ALLOWABLE UNDER ORIGINAL ZONING IS 157. PHASE 5B NOW CONSISTS OF 28 LOTS RESULTING IN A TOTAL OF 157 LOTS FOR THE ENTIRE PROJECT.

" Unauthorized alteration or addition to a map bearing a Licensed Professional Engineer's or Professional Land Surveyor's seal in any way is a Violation of Section 7209

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Legend
- Iron pin or pipe found
- Iron pin set
- Drill hole
- Utility pole
- P.K. nail found
- P.K. nail set
- Concrete Monument
- Benchmark
- Utility lines
- R.O.W. line
- Property lines
- Centerline

Revisions

NO.	Date	Description	By
1	8/14/2017	add phase 5b-1 to plan	RV

Owner
Venezia Group, LLC
5120 Laura Lane
Canandaigua,NY 14424
Phone:(585)396-3267

Preliminary Plat Fox Ridge Subdivision 5B

Fox Ridge Subdivision
in the
Town of Canandaigua
County of Ontario State of New York

File# 15066
Scale: 1"= 50'
T.M. # 97.04-2-9.211
Date: 04/16/2015
Sheet: 2 of 11

PL-1

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