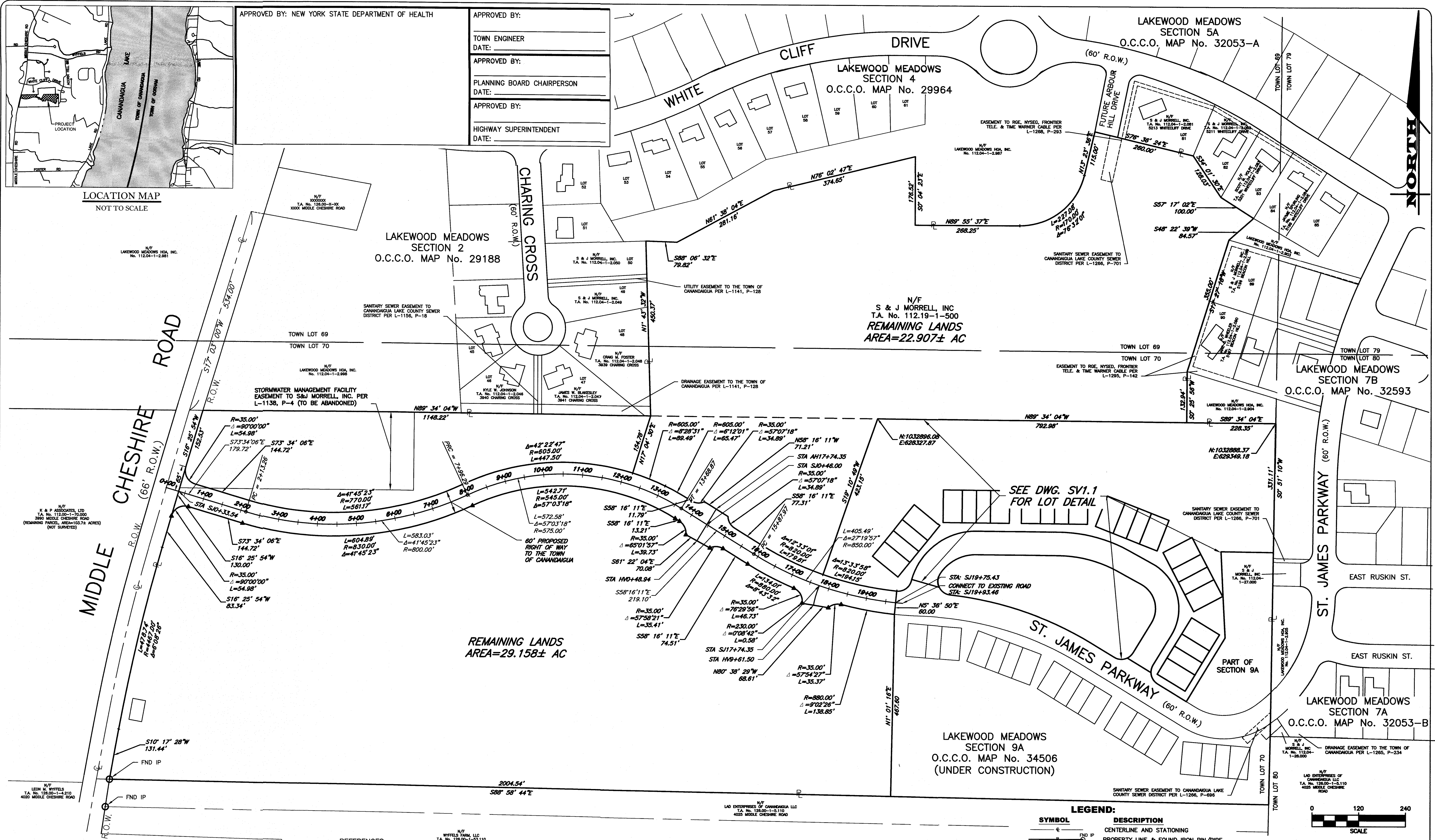


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#### NOTES:

- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF CANANDAIGUA AND THE APPROPRIATE WATER/SEWER AGENCIES.
- THE APPLICANT WILL FILE SUBDIVISION DEED RESTRICTIONS REGARDING ACCESSORY STRUCTURES. COPIES OF THESE RESTRICTIONS ARE ON FILE IN THE CANANDAIGUA TOWN HALL.
- THE CODE ENFORCEMENT OFFICER HAS THE AUTHORITY TO APPROVE THE LOCATION OF ALL CONSERVATION EASEMENT COVENANT AREAS WITH BE FILED WITH THE DEED(S) TRANSFERRING OWNERSHIP TO THE H.O.A. COPIES OF THE EASEMENT AREAS WILL BE FILED IN THE TOWN HALL.

#### 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 WITH OUT PLANS FOR SUCH RESUBDIVISION BEING SUBMITTED TO AND APPROVED BY THE NYSDOH GENEVA DISTRICT OFFICE.
- THE 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.

PART OF TOWN LOT 70, TOWNSHIP 9, RANGE 3 OF THE PHELPS AND GORHAM PURCHASE

#### REFERENCES

- A PLAN ENTITLED "LANDS OF HENRY J. HOWELL, EST." PREPARED BY DOUGLAS P. WALLACE, LAND SURVEYOR, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #2150.
- A PLAN ENTITLED "LANDS OF ROBERT H. AND MARGARET L. WYFFELS," PREPARED BY DOUGLAS P. WALLACE, LAND SURVEYOR, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #2059.
- A PLAN ENTITLED "LANDS TO BE CONVEYED BY EDWARD T. JR. & ANN P. WALDORF," PREPARED BY DOUGLAS P. WALLACE, LAND SURVEYOR, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #4400.
- A PLAN ENTITLED "WYFFELS SUBDIVISION, SECTION 2 LOT NO. 7," PREPARED BY GOWDY AND HUNT SURVEYING ENGINEERING, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #8907.
- A PLAN ENTITLED "WYFFELS SUBDIVISION, SECTION 2 LOT NO. 8," PREPARED BY GOWDY AND HUNT SURVEYING ENGINEERING, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #8908.
- A PLAN ENTITLED "WYFFELS SUBDIVISION, SECTION 2 LOT NO. 6," PREPARED BY GOWDY AND HUNT SURVEYING ENGINEERING, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #9163.
- A PLAN ENTITLED "LAND TO BE CONVEYED TO WILLIAM J. & JOAN L. DANNAHER," PREPARED BY DOUGLAS P. WALLACE, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #1107.
- A PLAN ENTITLED "PLAN OF THE LANDS TO BE CONVEYED BY BARBARA H. WYFFELS," PREPARED BY DAVID A. FREELAND, LS NO. 49172, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #12298.
- A PLAN ENTITLED "PLAN OF LAND OF DAVID & CAROL J. HAGADORN," PREPARED BY LU FREELAND-PARRINELLO, LAND SURVEYOR, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #19422.
- A PLAN ENTITLED "RESUBDIVISION OF LOTS 1, 2, 3, 4 & 9 OF THE LANDINGS," PREPARED BY WARREN R. MCCRAIL, LAND SURVEYOR, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #20376.
- A PLAN ENTITLED "LANDS OF HENRY J. HOWELL, EST." PREPARED BY DOUGLAS P. WALLACE, LAND SURVEYOR, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #22018.

- A PLAN ENTITLED "PROPERTY TO BE CONVEYED BY MADELINE STINARD, 3905 MIDDLE CHESHIRE ROAD," PREPARED BY JAMES M. LEON, LS NO. 49225, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #24809.
- A PLAN ENTITLED "LANDS OF EDMUND VIELE, SUBDIVISION PLAT PARCELS A & B," PREPARED BY LU ENGINEERS, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #26482-1 & #26482-2.
- A PLAN ENTITLED "WATERFORD POINT, SECTION 1, FINAL SUBMISSION PLAT," PREPARED BY BME ASSOCIATES, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #27047.
- A PLAN ENTITLED "WATERFORD POINT, SECTION 2, FINAL SUBMISSION PLAT," PREPARED BY BME ASSOCIATES, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #27409.
- A PLAN ENTITLED "WATERFORD POINT SUBDIVISION, SECTION 1, EASEMENT MAP," PREPARED BY BME ASSOCIATES, HAVING A DRAWING NUMBER 2086A-09 AND DATED MAY 16, 2002.
- A PLAN ENTITLED "FINAL PLAT, VIELE SUBDIVISION ON LANDS OF EDMUND VIELE," PREPARED BY FREELAND-PARRINELLO, LAND SURVEYORS AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #27968.
- A PLAN ENTITLED "LAKEWOOD MEADOWS SECTION 2 SUBDIVISION PLAT" AS FILED AT THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #29326.
- A PLAN ENTITLED "LAKEWOOD MEADOWS SECTION 3 SUBDIVISION PLAT" AS FILED AT THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #29188.
- A PLAN ENTITLED "MAP OF A SURVEY PREPARED FOR JAMES R. ERDLE, SR. & GERALD B. ERDLE & GENEVIEVE CHRISTENSEN" PREPARED BY VENEZIA ASSOCIATES SURVEYING WITH A SURVEY DATE OF OCTOBER 31, 1991.
- STEWART TITLE INSURANCE COMPANY ABSTRACT NO. 8639/LAKEWOODMEADOWS/SEC 5, LAST DATED NOVEMBER 10, 2014.
- A PLAN ENTITLED "LAKEWOOD MEADOWS SECTION 9B SUBDIVISION PLAT" AS FILED AT THE ONTARIO COUNTY CLERK'S OFFICE AT MAP #34506.

#### SURVEY NOTES:

- THE HORIZONTAL DATUM AS SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, CENTRAL ZONE.
- PARCEL BENEFITED BY A RIGHT-OF-WAY FOR ORDINARY PURPOSES OF INGRESS AND EGRESS ON ACORN HILL PER LIBER 871 OF DEEDS, PAGE 287.
- PARCEL SUBJECT TO COVENANTS, RESTRICTIONS AND EASEMENTS PER LIBER 841 OF DEEDS, PAGE 108.
- PARCEL SUBJECT TO AN EASEMENT TO ROCHESTER GAS AND ELECTRIC CORPORATION PER LIBER 395 OF DEEDS, PAGE 362.
- PARCEL SUBJECT TO A UTILITY EASEMENT TO THE TOWN OF CANANDAIGUA AND CANANDAIGUA LAKE COUNTY SEWER DISTRICT PER LIBER 1095 OF DEEDS, PAGE 312.
- CONSERVATION EASEMENT TO THE TOWN OF CANANDAIGUA PER REFERENCE NUMBER 15.
- PARCEL SUBJECT TO NO-BUILD AGREEMENT PER LIBER 761 OF DEEDS, PAGE 243.
- PARCEL SUBJECT TO A POLE LINE EASEMENT TO RG&E PER LIBER 392 OF DEEDS, PAGE 146.
- PARCEL SUBJECT TO A UTILITY EASEMENT TO ROCHESTER TELEPHONE CORPORATION PER LIBER 651 OF DEEDS PAGE 712.
- FARM NOTE: THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION IS LOCATED WITHIN AN AGRICULTURAL DISTRICT CONTAINING FARM OPERATION. RESIDENTS SHOULD BE AWARE THAT SUCH FARM OPERATIONS MAY GENERATE DUST, ODOR, SMOKE, NOISE, VIBRATION AND OTHER ACTIVITIES WHICH MAY NOT BE COMPATIBLE WITH RESIDENTIAL USE OF THE PROPERTY.
- NO BUILDING PERMIT MAY BE ISSUED UNTIL FINAL SITE PLAN APPROVAL HAS BEEN GRANTED AND THE FINAL PLAN SIGNED BY THE PLANNING BOARD FOR ANY PROPOSED DEVELOPMENT IN ACCORDANCE WITH LOCAL LAW 4 OF 2007.
- PROPOSED USE: SINGLE FAMILY DWELLINGS
- REQUESTED LOT STANDARDS:

TOWN HOME LOTS	
LOT SIZE:	3,500 SF ±
MINIMUM WIDTH @ SETBACK:	N/A
LOT DEPTH:	84' ±
MAXIMUM BUILDING COVERAGE:	N/A
MAXIMUM BUILDING HEIGHT:	35'
- SETBACKS:

FRONT	20' (FROM ROAD R.O.W.)
REAR	6' (NON-COMMON LOT LINES ONLY)
MIN BLDG. SEPARATION	10'
	40'
- SECTION 9B AREA: 20.564± ACRES
- OPEN SPACE: 14.544± ACRES
- NO OF LOTS: 24

CERTIFICATIONS LISTED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE G.V.L.S.A.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OR THE NEW YORK STATE EDUCATION LAW.

WE, GROVER & BATES ASSOCIATES DO HEREBY CERTIFY THAT THIS MAP WAS MADE FROM NOTES OF A FIELD SURVEY COMPLETED ON DECEMBER 3, 2014.

JAMES E. BATES, Jr. LICENSE No. 49464

GROVER & BATES ASSOCIATES  
405 WEST SPRUCE STREET  
EAST ROCHESTER, NEW YORK  
585-381-0021

OWNER T.A. No. 112.04-1-30.100  
S & J MORRELL, INC.  
1501 PITTSFORD VICTOR ROAD,  
SUITE 100  
VICTOR, NY 14564

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## FINAL PLANS - SECTION 9B for LAKEWOOD MEADOWS SUBDIVISION

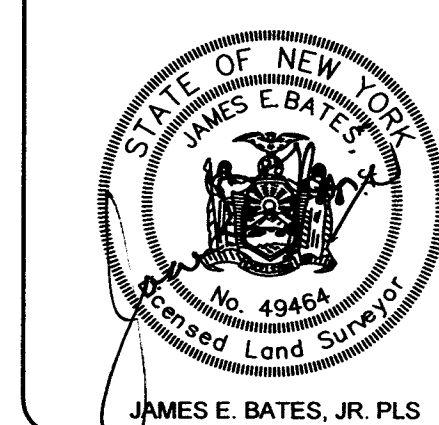
STATE OF NEW YORK  
TOWN OF CANANDAIGUA  
ONTARIO COUNTY  
ST. JAMES PARKWAY

JOB NO: 0551-16  
SCALE: 1" = 120'  
DRAWN: RJT  
DESIGNED: RJT  
DATE: 1/17/15

#### REVISIONS

DATE	BY	REVISION
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DRAWING TITLE:  
SUBDIVISION PLAT  
- SHEET 1

3 of 21 SHEET No:	SV1.0
0551-16 JOB No:	DRAWING No: