

File: Z:\Engineering\Job Files\0551-14 Drawings\Section 9C\1.dwg, Last saved: 1/26/2019, Plot Date: 1/28/2019, Plot Style: MARATHON STANDARD.CTB

SECTION 1

O.C.C.O MAP #28449 - 21 LOTS

NOTES:

- TOTAL PROJECT AREA OF THE AMENDED LAKEWOOD MEADOWS SUBDIVISION SECTION 9 IS 82.94 ACRES CONTAINING 81 LOTS (15 PATIO LOTS AT 8,500± SF AND 66 TOWN HOME LOTS AT 3,500± SF AVERAGE) AND 67.42 ACRES OF OPEN SPACE OR 58%.
- AMENDED OVERALL LAKEWOOD MEADOWS SUBDIVISION SECTION 1-9 IS 292 LOTS ON 316.74 ACRES WITH A MINIMUM 183.6 ACRES OF OPEN SPACE OR 58%.
- LAKEWOOD MEADOWS SECTION 1-8 RECEIVED OVERALL PRELIMINARY SUBDIVISION APPROVAL ON JULY 13, 2004 AS A CLUSTER SUBDIVISION UNDER 278 OF TOWN LAW. THE APPROVAL INCLUDED 230 LOTS ON 255.4 ACRES WITH 131.1 ACRES OF OPEN SPACE OR 51%.
- EXISTING ZONING: SECTION 9 SCR-1. THIS PROPOSAL IS TO BE DEVELOPED AS A CONSERVATION SUBDIVISION AS DEFINED IN THE TOWN LAW.
- PROPOSED USE: SINGLE FAMILY DWELLINGS.
- REQUESTED LOT STANDARDS:

PATIO LOTS	
LOT SIZE:	8,500 SF ±
MINIMUM WIDTH @ SETBACK:	66'
LOT DEPTH:	120' ±
MAXIMUM BUILDING COVERAGE:	55%
MAXIMUM BUILDING HEIGHT:	35'
SETBACKS:	
FRONT:	20'
SIDE:	6'
REAR:	10'
MIN BLDG. SEPARATION:	N/A

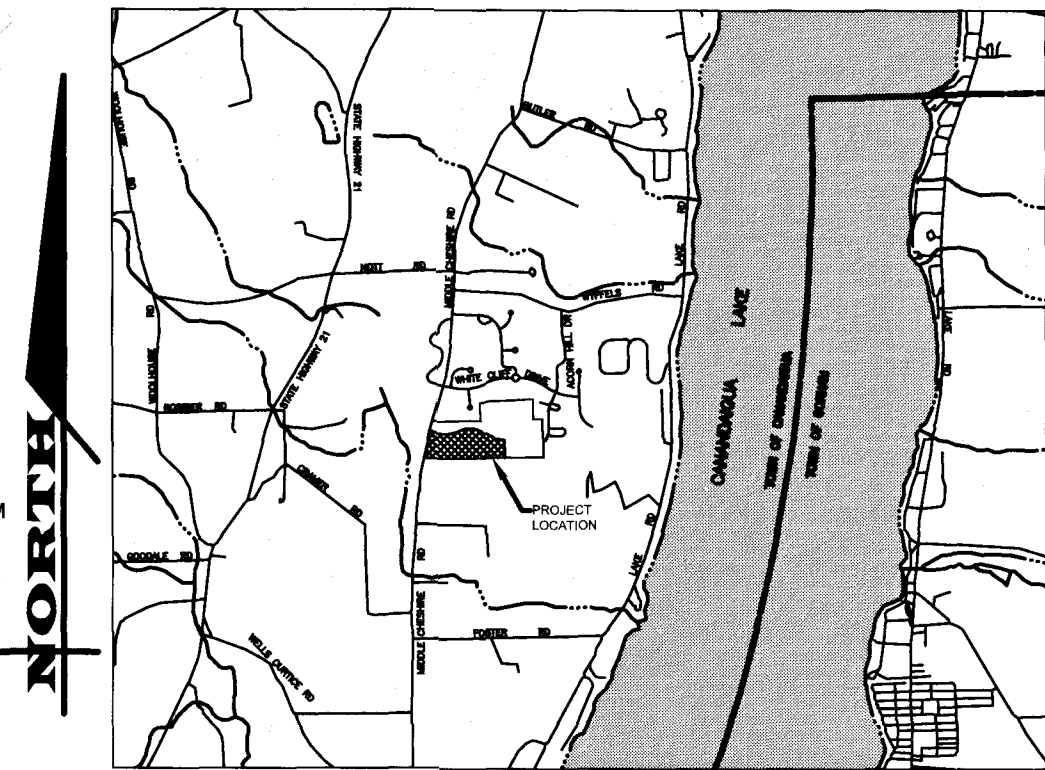
TOWN HOME LOTS	
LOT SIZE:	3,500 SF ±
MINIMUM WIDTH @ SETBACK:	N/A
LOT DEPTH:	84' ±
MAXIMUM BUILDING COVERAGE:	N/A
MAXIMUM BUILDING HEIGHT:	35' (9A & 9B), 30' (9C)
SETBACKS:	
FRONT:	20' (FROM ROAD R.O.W.)
SIDE:	6' (NON-COMMON LOT LINES ONLY)
REAR:	10'
MIN BLDG. SEPARATION:	40'
- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF CANANDAIGUA AND THE APPROPRIATE WATER/SEWER AGENCIES, UNLESS OTHERWISE NOTED.
- PROPOSED STREET TOTAL WIDTHS:
22' FOR LOCAL COLLECTORS: ST. JAMES PARKWAY & ARBOUR HILL DRIVE
22' FOR ALL OTHER STREETS: HARVEST VIEW RD, WOODVINE RISE RD
26' WIDTH IS TO BE REQUIRED AT ALL HYDRANT LOCATIONS TO MEET NEW YORK STATE FIRE CODE.
- LAKEWOOD MEADOWS FORMER SECTIONS 9 & 10 WERE REZONED TO SCR-1 WITH LOCAL LAW NUMBER 3 OF 2006 (11.3 OF 2006). THE DENSITY CALCULATIONS FOR FORMER SECTIONS 9 & 10 ARE BASED ON THE SCR-1 ZONING DISTRICT AS DEFINED BY LOCAL LAW NO. 7 OF 2004 AS FOLLOWS:

CONSTRAINED LANDS AREAS FOR FORMER SECTIONS 9 & 10	
A. PARCEL SIZE: 69.2 ACRES	
B. CONSTRAINED LANDS: 7.49 ACRES	
1. WETLANDS = 0.0 ACRES	
2. 100 FLOOD PLAINS = 0.0 ACRES	
3. SLOPES GREATER THAN 20% = 0.0 ACRES	
4. PUBLIC UTILITIES = 0.69 ACRES (EXISTING WATERMAIN)	
5. WOODLANDS (9.2 ACRES) = 5.0 ACRES	
6. DRAINAGE CONTROL = 1.0 ACRES	
7. MIDDLE CHESHIRE ROAD RIGHT-OF-WAY = 0.80 ACRES	

TOTAL DEVELOPMENT LAND = 61.71 ACRES	
C. TOTAL DEVELOPMENT LAND = 61.71 ACRES	
D. 1 DWELLING / ACRE = 62 DWELLINGS	
- OPEN SPACE TABULATION PER THE CONSERVATION SUBDIVISION ORDINANCE:

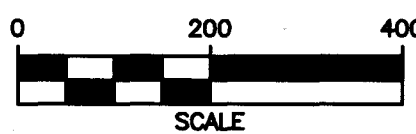
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5. WOODLANDS (9.2 ACRES) = 5.0 ACRES	
6. DRAINAGE CONTROL = 1.0 ACRES	
7. MIDDLE CHESHIRE ROAD RIGHT-OF-WAY = 0.80 ACRES	
- LOT YIELD PER THE CONSERVATION SUBDIVISION ORDINANCE FOR FORMER SECTIONS 9 & 10:

A. TOTAL NET AREA: 61.71 AC (PER NOTE #6C)	
B. DENSITY EQUALS ONE LOT PER NET ACRE: 62 LOTS	
C. FORMER SECTION 9B DENSITY: 15 LOTS	
- PROPOSED OPEN SPACE OF FORMER SECTIONS 9 & 10: 47.42 AC OR 58%
- TOTAL PROPOSED OPEN SPACE OF AMENDED SECTIONS 1-9: 184.92 AC OR 58.4%
- ORIGINAL OPEN SPACE SECTION 1-8 (ORIGINAL OPEN SPACE SECTION 5B) 131.11 AC (13.64 AC) (REMOVED) 67.42 AC (ADDED)
- ONE STREET TREE WITH A MINIMUM CALIPER OF 2 1/2 INCHES IS TO BE PLANTED PER LOT
- IN GROUND SWIMMING POOLS ARE TO BE LOCATED IN THE REAR OF THE LOT WITH A MINIMUM SETBACK OF FIFTEEN (15) FEET.
- THE APPLICANT WILL FILE SUBDIVISION DEED RESTRICTIONS CONCERNING ACCESSORY STRUCTURES. COPIES OF THESE RESTRICTIONS ARE ON FILE AT THE CANANDAIGUA TOWN HALL.
- THE PROPOSED TRAIL SHALL BE INSTALLED BY THE DEVELOPER TO LIMITS AS SHOWN ON FINAL SUBDIVISION DESIGN PLANS. THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTENANCE OF THE TRAIL UNTIL SUCH TIME AS IT IS CONVEYED TO THE HOMEOWNERS ASSOCIATION. AT WHICH TIME THE HOA WILL ASSUME MAINTENANCE RESPONSIBILITIES.
- OPEN SPACE PARCELS ARE TO BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME THAT THE HOA IS ESTABLISHED AND THE PROPERTY IS TRANSFERRED. OPEN SPACE MAINTENANCE TO BE SPECIFIED IN THE HOA DOCUMENTS ON FILE WITH THE TOWN OF CANANDAIGUA. MAINTENANCE TO CONSIST OF ANNUAL CARE OF OPEN SPACE MEADOW AREAS AND SEMI-ANNUAL CARE OF LANDSCAPE PLANTINGS.
- ANY FINAL GRADE DEVIATIONS OF HOUSE PAD ELEVATIONS MORE THAN TWELVE INCHES SHALL BE APPROVED BY THE PLANNING BOARD.
- THIS PROPERTY MAY BE NEAR A FARM, AS DEFINED IN THE NEW YORK STATE AGRICULTURE AND MARKETS LAW, SECTION 301, SUBSECTION 11. SOUND FARMING PRACTICES MAY GENERATE DUST, ODOR, SMOKE, NOISE, AND VIBRATION.
- ALL OPEN SPACE AREAS INCLUDING STORMWATER MANAGEMENT FACILITIES AND THE MAINTENANCE RESPONSIBILITIES OF THESE AREAS WILL BE TRANSFERRED TO THE HOA.



LOCATION MAP

NOT TO SCALE



APPROVED BY:	<i>[Signature]</i>
TOWN ENGINEER	
DATE:	2/7/19
APPROVED BY:	<i>[Signature]</i>
PLANNING BOARD CHAIRPERSON	
DATE:	2-20-19
APPROVED BY:	<i>[Signature]</i>
TOWN HIGHWAY & WATER SUPERINTENDENT	
DATE:	2/8/19

SECTION 3

O.C.C.O MAP #29326 - 19 LOTS

SECTION 4

O.C.C.O MAP #29964 - 23 LOTS

SECTION 5A

O.C.C.O MAP #32053-A - 14 LOTS

SECTION 6

O.C.C.O MAP #29327 - 25 LOTS

SECTION 8B

32 LOTS

SECTION 2

O.C.C.O MAP #29188 - 27 LOTS

FORMERLY SECTION 5B

SECTION 9D

15 lots
22.9± ac.

SECTION 9B

24 lots
20.6± ac.

LOTS 936-939
LOTS 932-935
LOTS 928-931

WOODVINE RISE

GRASS TRAIL TO BE CONSTRUCTED WITH SECTION 9B

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SECTION 7A

O.C.C.O MAP #32053 - 20 LOTS

SECTION 7B

O.C.C.O MAP #32593 - 17 LOTS

SECTION 8A

O.C.C.O MAP #32203 - 13 LOTS

MIDDLE CHESHIRE ROAD SIGHT DISTANCE			
DESIGN SPEED LIMIT: 55MPH			
SIGHT CRITERIA	REQUIRED	AVAILABLE LEFT	AVAILABLE RIGHT
INTERSECTION SIGHT DISTANCE	610 FEET	GREATER THAN 710 FEET	GREATER THAN 1000 FEET
STOPPING SIGHT DISTANCE	495 FEET		

SECTION 9C

23 lots
29.0± ac.

LAD ENTERPRISES OF CANANDAIGUA LLC
TAX I.D. 128.00-01-5.11

WYFIELD TARM LLC
TAX I.D. 128.00-01-53.1

GREGORY R. WESTERBROOK
TAX I.D. 113.17-01-31

GARY A. & DIANA L. HUNES
TAX I.D. 128.00-01-5.17
LOT 188B-1

ELIETHEROS BARONOS
TAX I.D. 128.00-01-5.121
LOT 181A

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ITHACA LOCATION
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ITHACA, NY 14850
607-241-2917
www.marathoneng.com

FINAL PLANS - SECTION 9C for LAKEWOOD MEADOWS SUBDIVISION

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

JOB NO: 0551-16
SCALE: 1" = 200'
DRAWN: RJT
DESIGNED: RJT
DATE: 06/22/18

REVISIONS

DATE	BY	REVISION
08/29/18	CP	OCDPW COMMENTS
09/12/18	CP	TOWN COMMENTS
11/19/18	CP	TOWN COMMENTS
11/28/18	CP	ISSUED PREMYLAR
01/28/19	CP	ISSUED MYLAR

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DRAWING TITLE:
OVERALL PLAN

2 of 17
SHEET No: SV0.1
0551-16
JOB No: DRAWING No: