

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	270.00'	158.02'	155.77'	N72°43'32"W	33°31'54.88"
C2	330.00'	122.57'	121.87'	N66°36'25"W	21°16'53.05"
C3	330.00'	66.87'	66.75'	S83°03'08"E	11°36'34.00"
C4	270.00'	72.48'	72.27'	S81°09'59"E	15°22'53.07"
C5	329.99'	193.47'	190.71'	N72°45'22"W	33°35'30.71"
C6	270.00'	95.88'	95.38'	S66°08'22"E	20°20'46.51"
C7	270.00'	59.12'	59.00'	S82°35'05"E	12°32'40.53"
C8	330.00'	88.59'	88.32'	S81°09'59"E	15°22'53.07"
C9	2519.71'	217.13'	217.07'	N19°16'08"E	4°56'14.59"

Line Table

LINE	BEARING	DISTANCE
L1	N73°28'32"W	57.56'
L2	N65°57'58"W	56.09'
L3	S85°57'58"E	56.09'
L4	N89°52'59"E	0.46'
L5	N73°28'32"W	86.77'
L6	N73°28'32"W	63.23'

Legend

- pole
- hydrant
- monument

ZONING:
R-1-20 Residential
Single-family dwelling
minimum lot size - 20,000 square feet
minimum lot width - 100 feet
setbacks principal building:
front - 60 feet
rear - 40 feet (principal)
rear - 15 feet (accessory)
side - 25 feet (principal)
rear - 15 feet (accessory)
building height - 35 feet
Maximum building coverage - 20%

Owner:

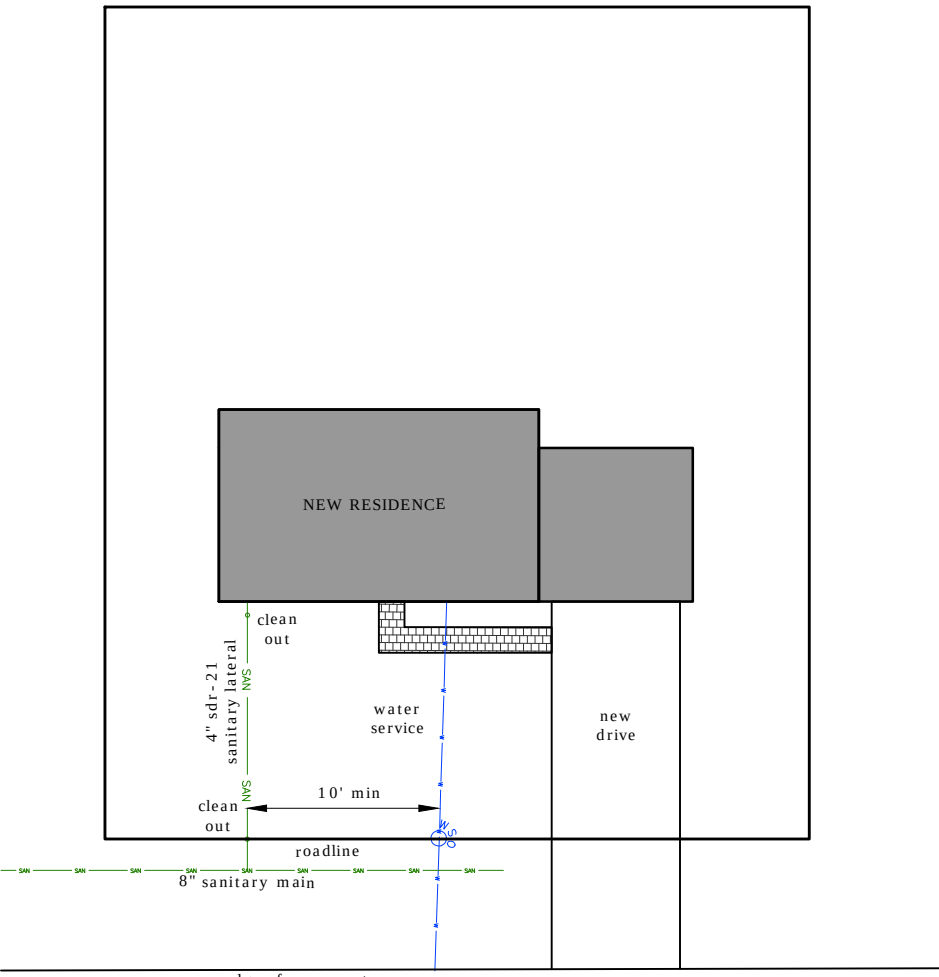
Tax map no. 98.19-1-20.10

Carol L. Eiffert
3253 Abbey Road
Canandaigua, New York 14424

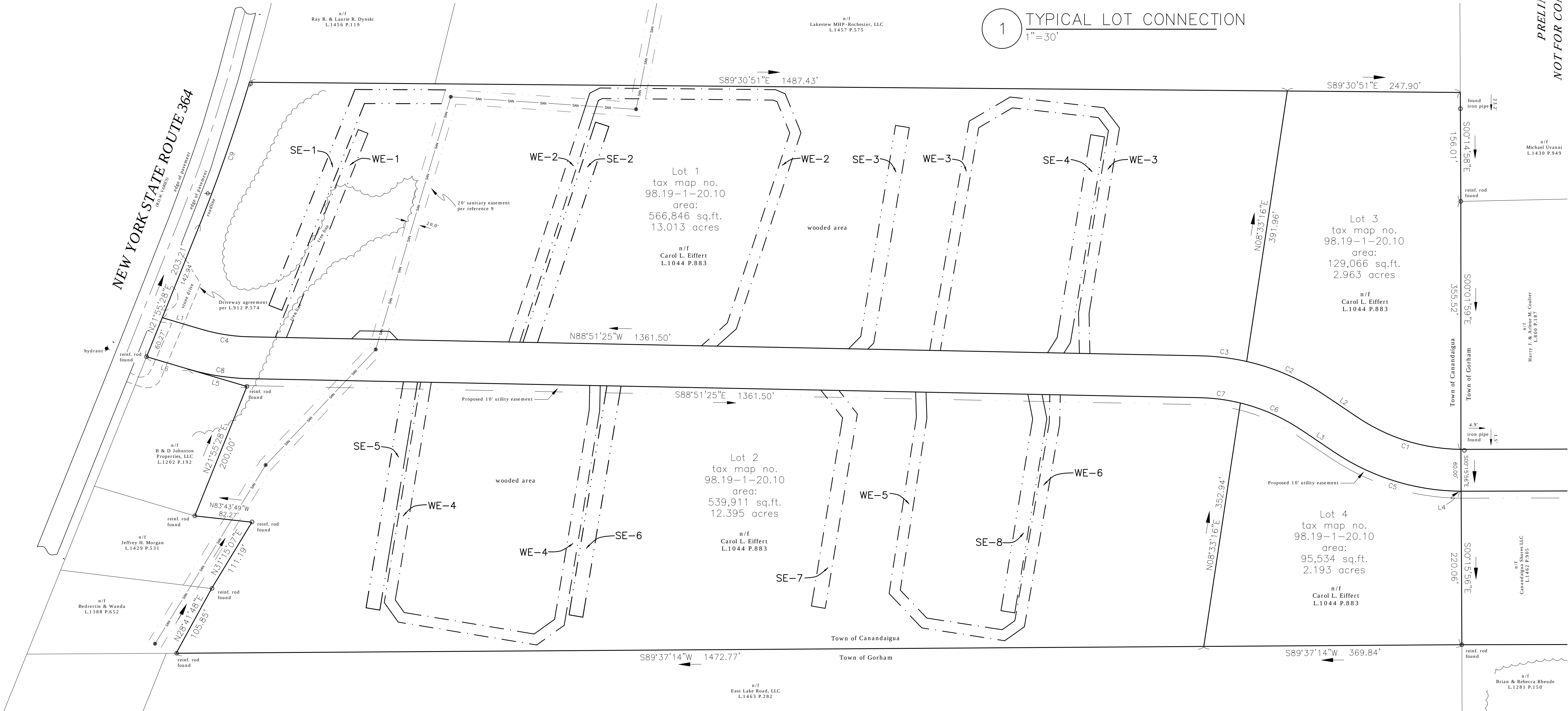
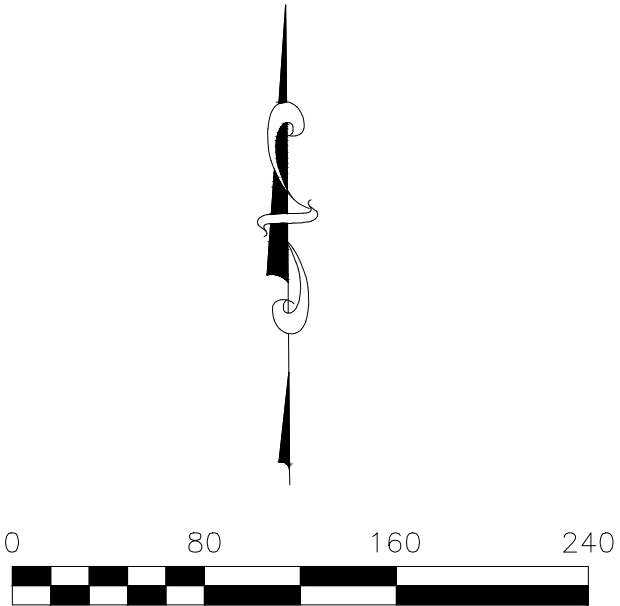
Note: It is the policy of this state and the Town of Canandaigua to conserve, protect and encourage the development and improvement of agricultural land for the production of food and other products and also for its natural ecological value. This notice is to inform prospective residents that the property that they are about to acquire lies partially or wholly in or within 500 feet of either an agricultural district or land for which an individual commitment has been received pursuant to sections 305 or 306 of the Agriculture and Markets Law of the State of New York and that farming activities occur in such district or land. Such farming activities may include, but not limited to, activities that cause noise, dust, and odors.

SE # - Proposed 20' wide Sanitary Sewer Easement

WE # - Proposed 15' wide Water Line Easement



1 TYPICAL LOT CONNECTION
1"=30'



Notes & References

- The intent of this plan is to subdivide tax map no. 98.19-1-20.10 into four lots.
- Deed L.1044 P.883
- Parcel is zoned R-1-20 Residential 20,000 sq.ft.
- Map:36449, 34893, 27555
- Map of Survey Prepared for Carol L. Eiffert, 3535 East Lake Road, Canandaigua by Years Boundary, dated October 6, 2020, file no. YB6953
- This plan is subject to any easements or encumbrances that an updated search of title may reveal.
- Horizontal Datum: New York State Plane, NAD83, New York Central
- Vertical Datum: NAVD88, Geoid NGS2018
- Map of Canandaigua Lake County Sewer District Record Map, Sheet no. 39, Project no. C-36-841 by Hershey, Malone and Associates, dated October 1975

I certify that this plan was prepared April 6, 2021 from notes of an instrument survey completed March 1, 2021 and from materials referenced herein.

David M. Parrinello NYSPLS 049724

NEW YORK STATE DEPARTMENT OF HEALTH CONDITIONS OF APPROVAL:

- 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 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.

WATER/HIGHWAY SUPERINTENDENT _____ DATE _____

PLANNING BOARD CHAIRMAN _____ DATE _____

TOWN ENGINEER _____ DATE _____

MarksEngineering



STAMP

REVISIONS		BY	DESCRIPTION OF REVISION
NO.	DATE		
1	4/19/21	BAM	PER TOWN PRC MEETING
2	8/10/21	BAM	PER TOWN PLANNING BOARD REVIEW

SITE DEVELOPMENT PLANS PREPARED FOR:
CANANDAIGUA SHORES
TOWNHOME / RESIDENTIAL DEVELOPMENT
SHOWING LAND IN:
3535 STATE ROUTE 364 /0000 COUNTY ROAD 18
TOWN OF CANANDAIGUA / HONEWELL
COUNTY OF ONTARIO
STATE OF NEW YORK

DRAWING TITLE: SUBDIVISION PLAT	
DRAWN BY:	KRB
DESIGNED BY:	BAM
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	20-243
DATE:	06/01/2021
TAX MAP#:	98.18-1-20.10

PLAT1

42 BEEHAN ST
CANANDAIGUA, NY 14424
www.marksengineering.com marks@marksengineering.com
Phone 585-905-0960
Fax: 585-485-6205

Curve Table

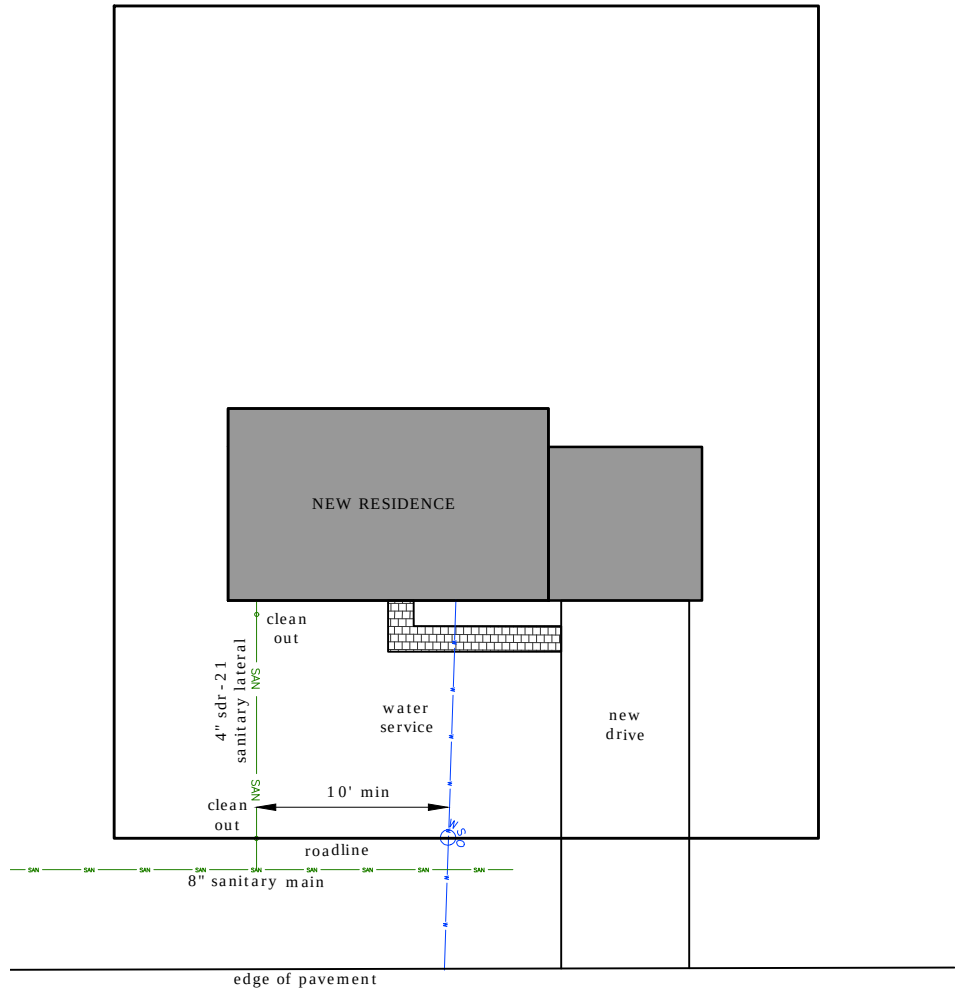
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	270.00'	66.65'	66.48'	S83°03'05"E	14°08'36.23"
C2	330.00'	50.98'	50.93'	S80°24'18"E	8°51'02.90"
C3	330.00'	130.01'	129.17'	N63°52'59"E	22°34'22.61"

Line Table

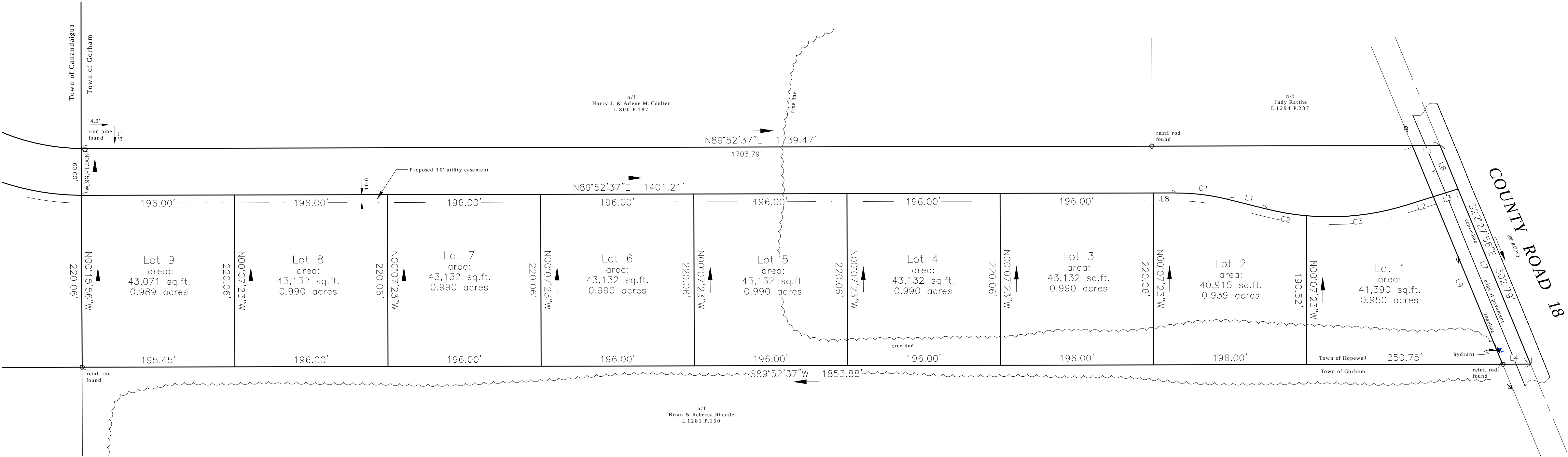
LINE	BEARING	DISTANCE
L1	S75°58'47"E	52.20'
L2	N72°35'47"E	35.69'
L3	N72°35'47"E	33.13'
L4	S89°52'37"W	35.68'
L5	N89°52'37"E	35.68'
L6	S22°27'56"E	60.12'
L7	S22°27'56"E	242.67'
L8	N89°52'37"E	29.21'
L9	S22°27'56"E	232.03'

Legend

-  pole
-  hydrant
-  monument



1 TYPICAL LOT CONNECTION
1"=30'



Owner:

Tax map no. 99.00–1–43.12

Canandaigua Shores LLC
8242 East Bluff Drive
Penn Yan, New York 14527

ZONING:
R–1 Low Density Residential
Single-family dwelling
minimum lot size – 40,000 square feet
minimum lot width – 150 feet
setbacks principal building:
front – 75 feet
rear – 15 feet
side – 15 feet
building height – 35 feet
maximum lot coverage – 30%
minimum green space – 70%

I certify that this plan was prepared April 6, 2021
from notes of an instrument survey completed
March 1, 2021 and from materials referenced
hereon.

David M. Parrinello NYSPLS 049724

NEW YORK STATE DEPARTMENT OF HEALTH CONDITIONS OF APPROVAL:

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- 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 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.

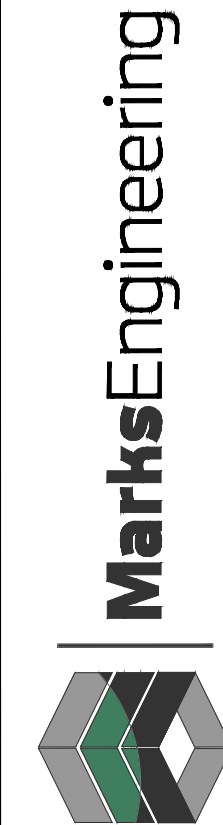
Notes & References

- The intent of this plan is to subdivide tax map no. 99.00–1–43.12 into nine new residential building lots.
- Deed L.1462 P.905
- Parcel is zoned R–1 Low Density Residential
- Maps: 36449, 33005, 27555.
- Map of Survey Prepared for Carol L. Eiffert, 3535 East Lake Road, Canandaigua by Years Boundary, dated October 6, 2020, file no. YB6953
- Map of Survey Prepared for Dorne M. Eastwood by Years Boundary, dated October 29, 2020, file no. YB6972
- This plan is subject to any easements or encumbrances that an updated search of title may reveal.
- Horizontal Datum: New York State Plane, NAD83, New York Central
- Vertical Datum: NAVD88, Geoid NGS2018

WATER/HIGHWAY SUPERINTENDENT DATE

PLANNING BOARD CHAIRMAN DATE

TOWN ENGINEER DATE



STAMP

NO.	DATE	DESCRIPTION OF REVISION	BY
1	4/19/21	PER TOWN PRC MEETING	BAM
2	6/10/21	PER TOWN PLANNING BOARD REVIEW	BAM

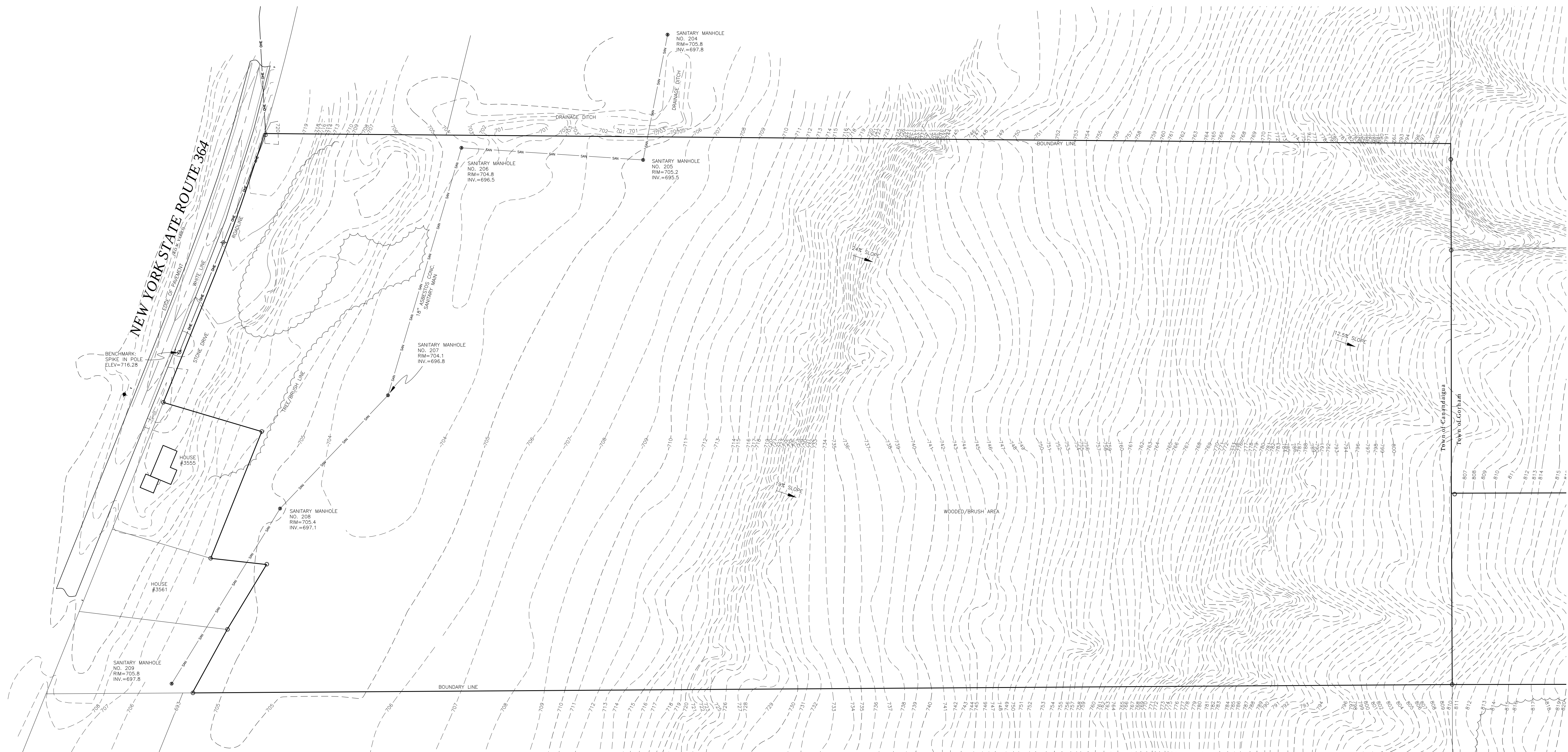
SITE DEVELOPMENT PLANS PREPARED FOR:
CANANDAIGUA SHORES
TOWNHOME / RESIDENTIAL DEVELOPMENT
SHOWING LAND IN:
3535 STATE ROUTE 364 / 0000 COUNTY ROAD 18
TOWN OF CANANDAIGUA / HOPEWELL
COUNTY OF ONTARIO
STATE OF NEW YORK

DRAWING TITLE: SUBDIVISION PLAT	
DRAWN BY:	KRB
DESIGNED BY:	BAM
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	20-243
DATE:	06/01/2021
TAX MAP#:	98.18-1-20.10

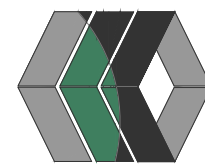
PLAT 2

42 BREMAN ST
CANANDAIGUA, NY 14424
www.marksengineering.com marks@marksengineering.com
Phone 585-905-0360
Fax: 585-485-6205

PRELIMINARY
NOT FOR CONSTRUCTION



PRELIMINARY
NOT FOR CONSTRUCTION



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

MarksEngineering

REVIEWS				
NO.	DATE	DESCRIPTION OF REVISION	BY	
1	4/19/21	PER TOWN PRC MEETING	BAW	
2	07/01/21	PER TOWN PLANNING BOARD REVIEW	BAW	

SITE DEVELOPMENT PLANS PREPARED FOR:

CANANDAIGUA SHORES
TOWNHOME / RESIDENTIAL DEVELOPMENT

SHOWING LAND IN:

TOWN OF CANANDAIGUA/HOPEWELL

COUNTY OF ONTARIO

STATE OF NEW YORK

DRAWING TITLE: EXISTING COND.	
DRAWN BY:	KRB
DESIGNED BY:	BAM
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	20-243
DATE:	06/01/2016
TAX MAP#:	98.18-1-20.16

EX100

MAP REFERENCE

1. ELEVATION DATUM: NAVD 88 GEOID 18NGS
2. HORIZONTAL DATUM: NEW YORK STATE PLANE, NAD83 NEW YORK CENTRAL
3. DEED: L.1044 P.883

1) EXISTING CONDITIONS
1"=80'

LEGEND

EXISTING		PROPOSED		
				Utility Lines
				R.O.W. line
				Property line
				Easement line
				Centerline
				Drainage
				Fence Line
				Contour Line

ABBREVIATIONS:	CO - CLEAN OUT	PERF - PERFORATED
EX - EXISTING	TP - TYPICAL	MIN - MINIMUM
CPP - CORRUGATED POLYETHYLENE PIPE	R - RADIUS	MAX - MAXIMUM
CON - ON CENTER	B - BOTTOM OF CURB	AVG - AVERAGE
SCIPP - SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE	TC - TOP OF CURB	CB - CATCH BASIN
UG - UNDERGROUND	TW - TOP OF WALL	MH - MANHOLE
CONC - CONCRETE	BW - BOTTOM OF WALL	DI - DRAINAGE INLET
	BS - BOTTOM OF STAIRS	

2021 4:14:22 PM

