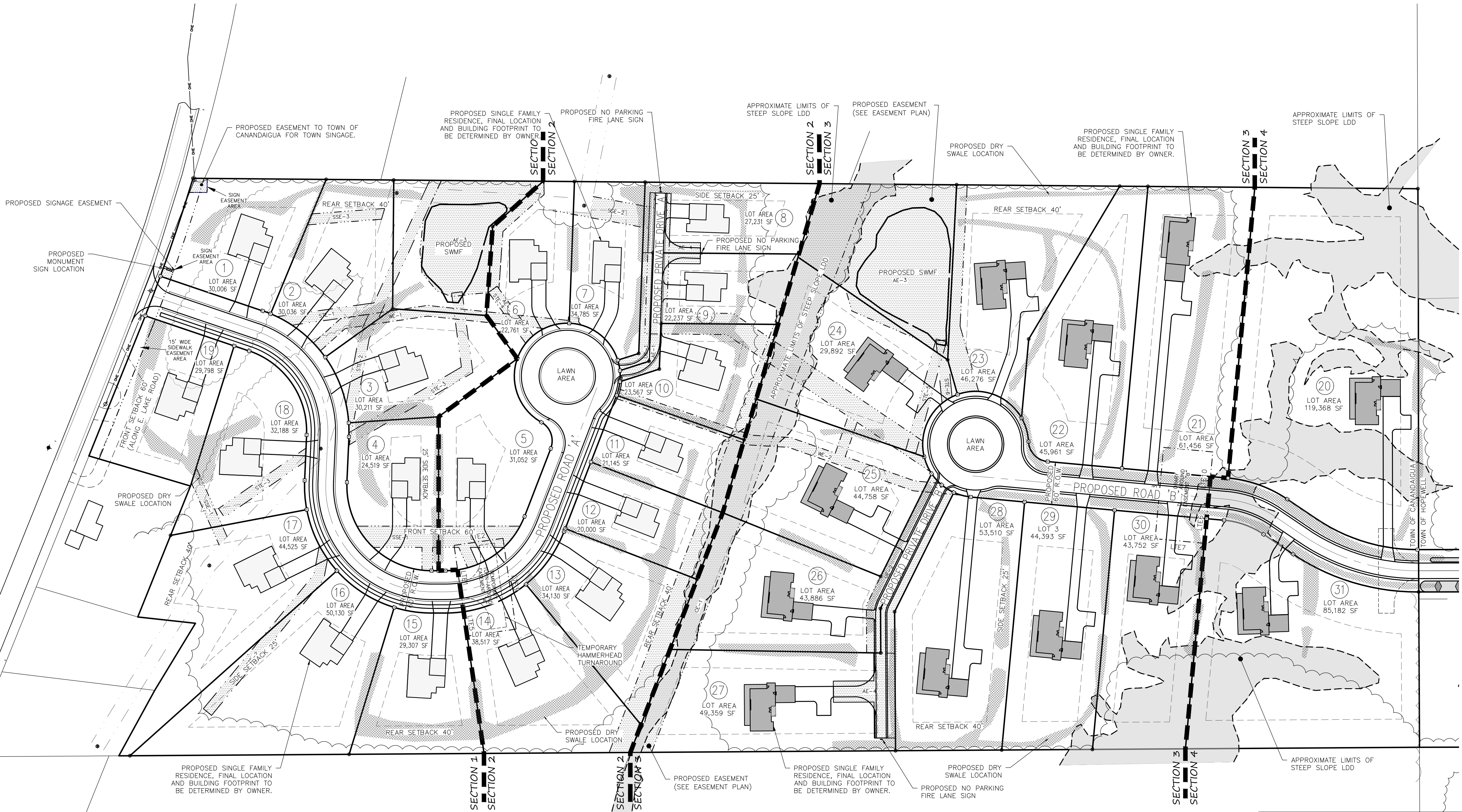
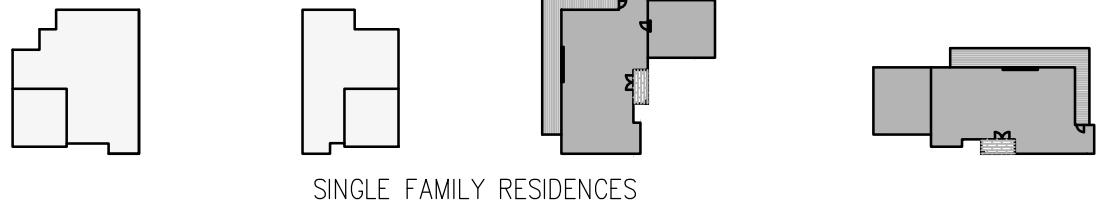


SITE NOTES:

- 1.) EXISTING ZONING: R-1-20
- 2.) PROPOSED USE: 12 SINGLE-FAMILY LOTS (MIN 1 ACRE WITHIN SCENIC VIEWSHED OVERLAY DISTRICT)
19 SINGLE-FAMILY LOTS (MIN 20,000 SF WITHIN R-1-20 ZONING)
- 3.) LOT SIZE: ±33.25 ACRES
- 4.) LOT STANDARDS:
- R-1-20
- SETBACKS:
- FRONT 60'
- ALONG EAST LAKE ROAD 60'
- REAR 40'
- SIDE 25'
- 5.) GREEN SPACE: 72% (1,036,444/1,448,370)

- AREA NOT DESIGNATED AS GREEN SPACE: 28% (411,926/1,448,370)
- BUILDINGS: 89,757 SF
- ROAD/DRIVEWAYS: 153,560 SF
- STEEP SLOPES: 139,107 SF
- SWMF: 29,502 SF



LEGEND

○ Iron pin or pipe found

● Benchmark

○ Utility pole

● Hydrant

● Light pole

PERC TEST

● DEEP HOLE

EXISTING

PROPOSED

Utility Lines

R.O.W. line

Property line

Easement line

Centerline

Drainage

Fence Line

Contour Line

ABBREVIATIONS:

EX-EXISTING

CP-CORRUGATED POLYETHYLENE PIPE

O.C-ON CENTER

SIOP-SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE

UG-UNDERGROUND

CONC-CONCRETE

CO-CLEAN OUT

TYP-TYPICAL

R-RADIUS

BC-BOTTOM OF CURB

TO-TOP OF CURB

TW-TOP OF WALL

BW-BOTTOM OF WALL

BS-BOTTOM OF STAIRS

PERF-PERFORATED

MIN-MINIMUM

MAX-MAXIMUM

INV-INVERT

CB-CATCH BASIN

MH-MANHOLE

DI-DRAINAGE INLET



OVERALL SITE PLAN

1"=80'

WATER/HIGHWAY SUPERINTENDENT

DATE

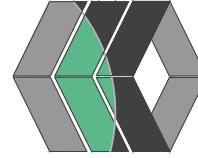
PLANNING BOARD CHAIRMAN

DATE

TOWN ENGINEER

DATE

MarksEngineering



STAMP

REVISIONS	
NO.	DATE
1	2/19/22
2	4/26/22
3	5/12/22
4	5/17/22

SITE DEVELOPMENT PLANS PREPARED FOR:

SUNSET RIDGE ESTATES/ LAKEWOOD CUSTOM HOMES

RESIDENTIAL DEVELOPMENT

SHOWING LAND IN:

3535 STATE ROUTE 364 /0000 COUNTY ROAD 18

TOWN OF CANANDAIGUA/HOWELL

COUNTY OF ONTARIO

STATE OF NEW YORK

DRAWING TITLE:	
SITE PLAN	
DRAWN BY:	LGR
DESIGNED BY:	LGR
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	20-243
DATE:	11-19-21
TAX MAP#:	98.19-1-20.10

C100

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