

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:

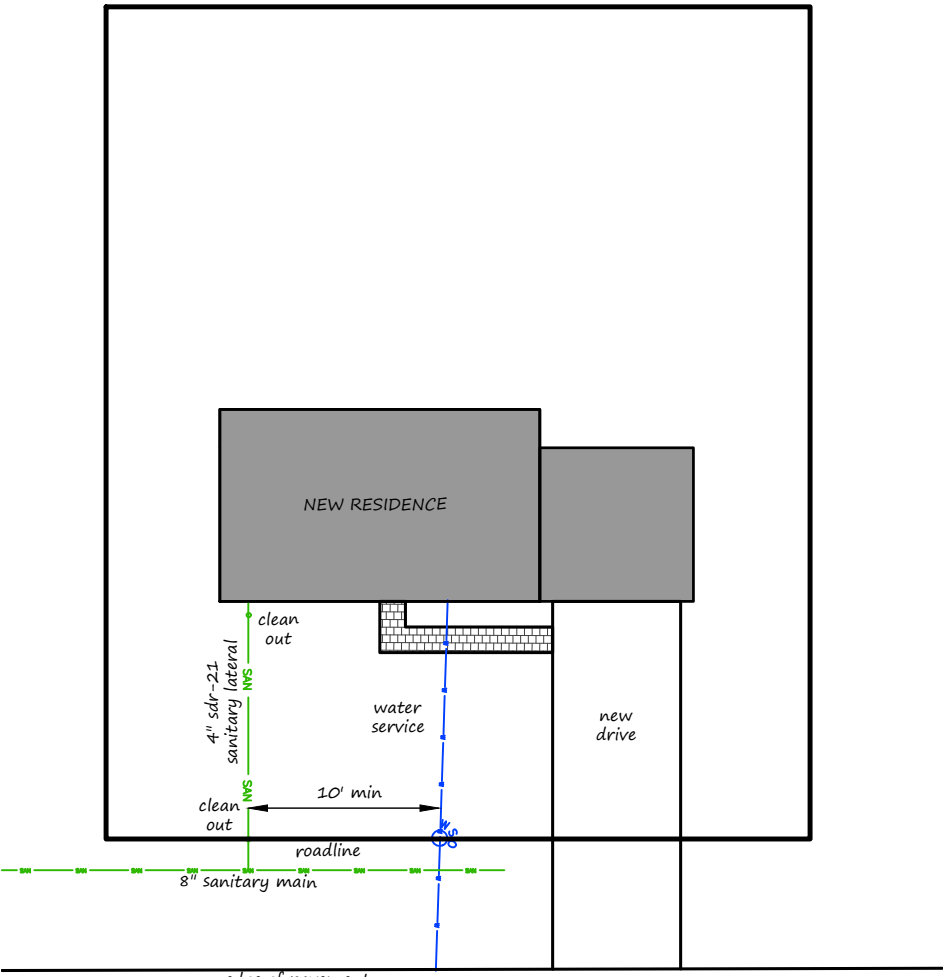
TAX MAP NO. 98.19-1-20.10

ANGELO LICCIARDELLO
8242 EAST BLUFF DRIVE
PENN YAN, NEW YORK 14527

LEGEND

- POLE
HYDRANT
MONUMENT
SIGN

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.



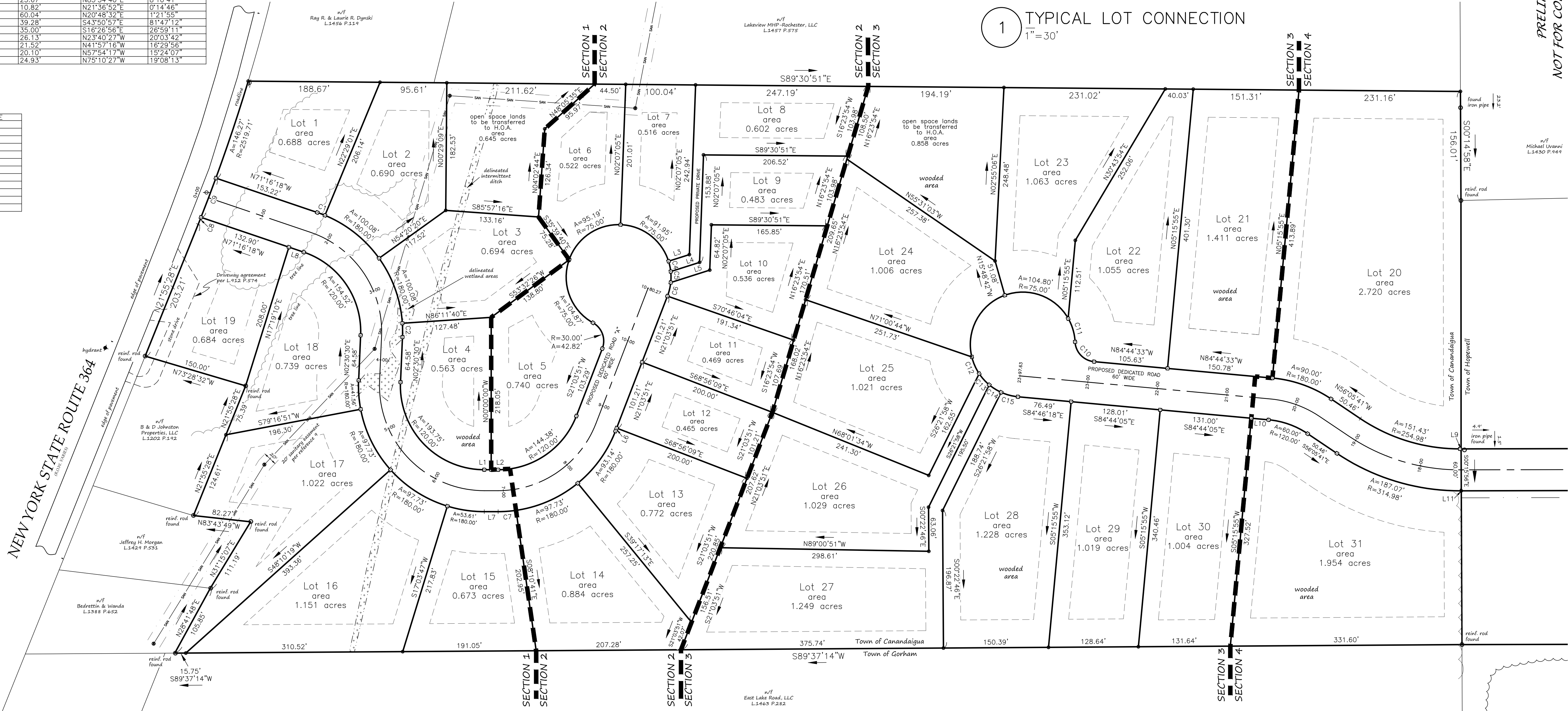
1 TYPICAL LOT CONNECTION
1" = 30'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	180.00'	11.80'	11.80'	N69°23'59"W	3°45'19"
C2	180.00'	19.84'	19.83'	N00°38'55"W	6°18'50"
C4	75.00'	15.10'	15.08'	N11°52'09"W	11°32'13"
C5	75.00'	15.76'	15.73'	N00°04'48"W	12°02'28"
C6	75.00'	20.03'	19.97'	N13°35'35"E	15°18'17"
C7	180.00'	25.69'	25.67'	N85°54'40"E	8°10'41"
C8	2519.71'	10.82'	10.82'	N21°36'52"E	0°14'46"
C9	2519.71'	60.04'	60.04'	N20°48'32"E	1°21'55"
C10	30.00'	42.82'	39.28'	S43°50'57"E	81°47'12"
C11	75.00'	35.33'	35.00'	S16°26'56"E	26°59'11"
C12	75.00'	26.96'	26.13'	N23°40'27"W	20°03'42"
C13	75.00'	21.60'	21.52'	N41°57'16"W	16°29'56"
C14	75.00'	20.16'	20.10'	N57°54'17"W	15°24'07"
C15	75.00'	25.05'	24.93'	N75°10'27"W	19°08'13"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N90°00'00"W	9.92'
L2	N90°00'00"W	9.92'
L3	N72°21'45"E	31.25'
L4	N72°21'45"E	43.32'
L5	N72°21'45"E	58.62'
L6	S21°03'51"W	4.55'
L7	N90°00'00"W	19.84'
L8	N71°16'18"W	22.50'
L9	S89°52'37"W	1.43'
L10	S84°44'05"E	24.83'
L11	N89°52'37"E	1.60'
L12	N90°00'00"E	467.20'



NOTES & REFERENCES

1. THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP NO. 98.19-1-20.10 INTO THIRTY ONE LOTS.
2. DEED L.1487 P.200
3. PARCEL IS ZONED R-1-20 RESIDENTIAL 20,000 SQ.FT.
4. MAP: 36449, 34893, 27555
5. MAP OF SURVEY PREPARED FOR CAROL L. EIFFERT, 3535 EAST LAKE ROAD, CANANDAIGUA BY YEARS BOUNDARY, DATED OCTOBER 6, 2020, FILE NO. YB6953
6. THIS PLAN IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES THAT AN UPDATED SEARCH OF TITLE MAY REVEAL.
7. HORIZONTAL DATUM: NEW YORK STATE PLANE, NAD83, NEW YORK CENTRAL
8. VERTICAL DATUM: NAVD88, GEOD NGS2018
9. 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
10. REINFORCING ROD MONUMENTS TO BE SET AT ALL BOUNDARY CORNERS UPON FINAL APPROVAL OF SUBDIVISION.

DAVID M. PARRINELLO NYSPLS 049724

NEW YORK STATE DEPARTMENT OF HEALTH CONDITIONS OF APPROVAL:

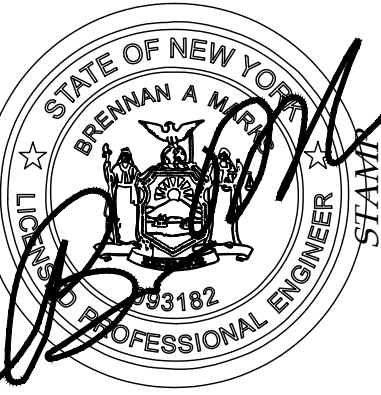
- A. THAT THE PROPOSED FACILITIES FOR WATER SUPPLY AND SEWAGE COLLECTION AND/OR TREATMENT SHALL BE INSTALLED IN CONFORMITY WITH SAID PLANS.
- B. THAT NO LOT OR REMAINING LAND SHALL BE SUBDIVIDED WITHOUT PLANS FOR SUCH RESUBDIVISION BEING SUBMITTED TO AND APPROVED BY THE NYSDOH GENEVA DISTRICT OFFICE.
- C. 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.
- D. 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.
- E. 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



42 BEEHAN ST
CANANDAIGUA, NY 14424
www.marksengineering.com bmarksengineering.com

STAMP

REVISIONS

NO.	DATE	DESCRIPTION OF REVISION	BY
1	2/10/22	PER TOWN ENGINEER COMMENTS	BAM
2	4/20/22	PER TOWN ENGINEER COMMENTS	BAM
3	5/1/22	PER TOWN ENGINEER COMMENTS	BAM
4	5/17/22	PER PLANNING BOARD COMMENTS	BAM

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/HOPEWELL

STATE OF NEW YORK

COUNTY OF ONTARIO

DRAWING TITLE:
SUBDIVISION PLAN

DRAWN BY:	KRB
DESIGNED BY:	BAM
CHECKED BY:	DMP
SCALE:	AS NOTED
JOB NO.:	20-243
DATE:	02/01/2022
TAX MAP#:	98.19-1-20.10

PLAT

LEGEND

- POLE
HYDRANT
MONUMENT

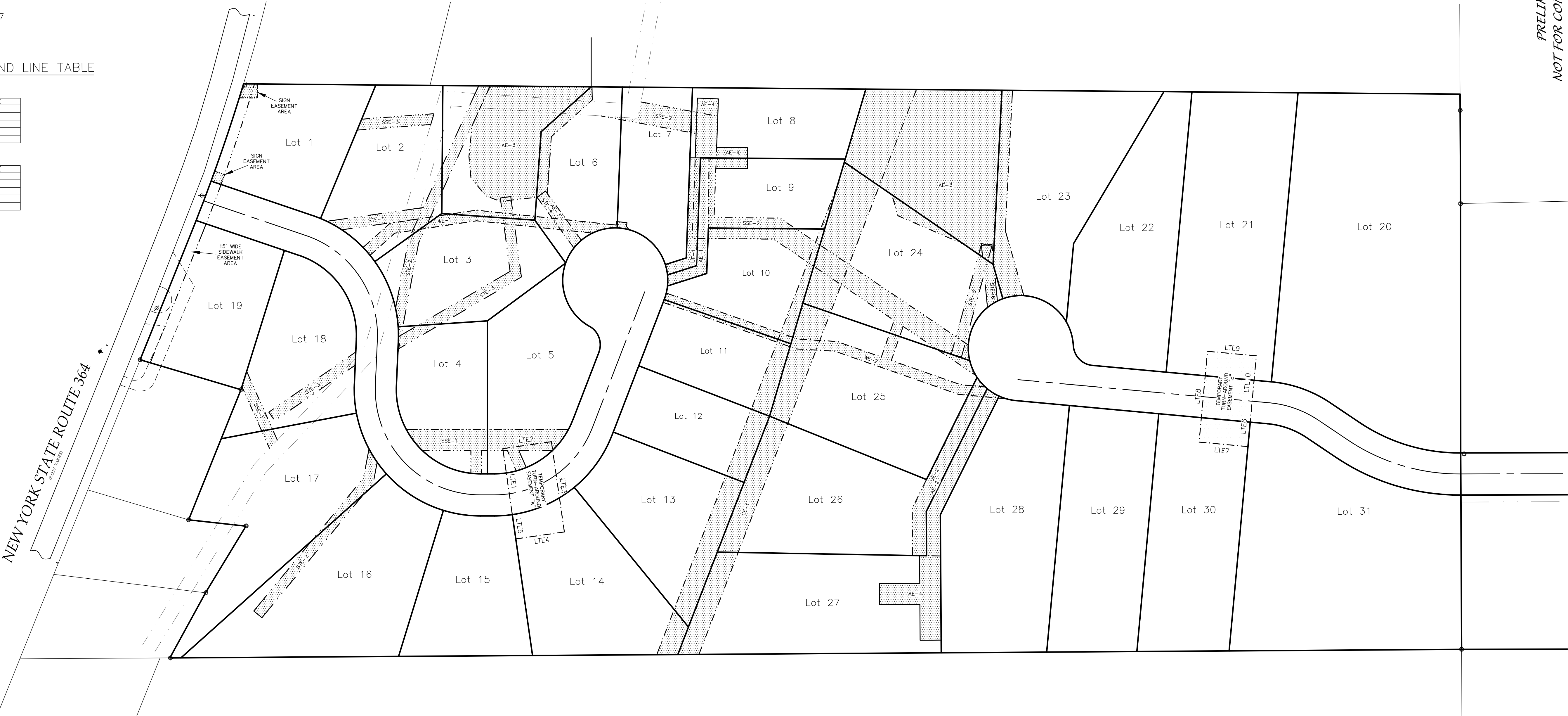
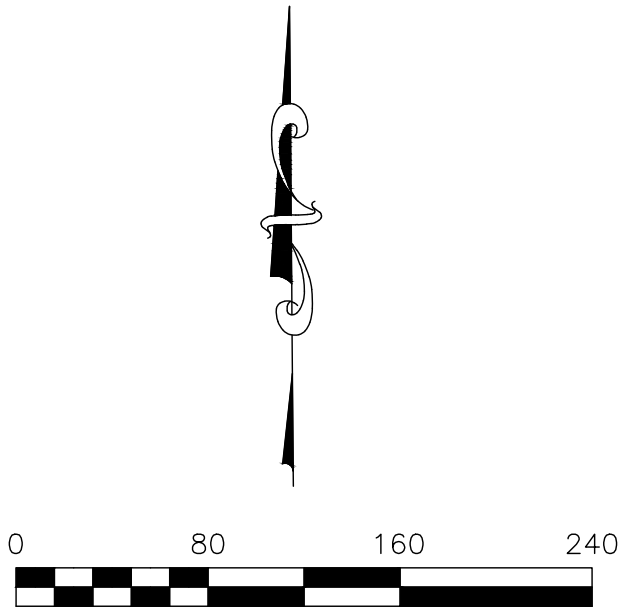
SSE # - PROPOSED SANITARY SEWER EASEMENT
STE # - PROPOSED STORM SEWER EASEMENT
WE # - PROPOSED WATER LINE EASEMENT
AE # - PROPOSED ACCESS EASEMENT
UE # - UTILITY LINE EASEMENT
CE # - CONSERVATION EASEMENT AREA

OWNER:
TAX MAP NO. 98.19-1-20.10
ANGELO LICCIARDELLO
8242 EAST BLUFF DRIVE
PENN YAN, NEW YORK 14527

TEMP. TURN-AROUND LINE TABLE

EASEMENT "A"		
LINE	BEARING	DISTANCE
LTE1	N08°10'41"W	95.00'
LTE2	N81°49'19"E	70.00'
LTE3	S08°10'41"E	130.00'
LTE4	S81°49'19"W	70.00'
LTE5	N08°10'41"W	35.00'

EASEMENT "B"		
LINE	BEARING	DISTANCE
LTE6	S05°15'55"W	35.00'
LTE7	N84°44'05"W	70.00'
LTE8	N05°15'55"E	130.00'
LTE9	S84°44'05"E	70.00'
LTE10	S05°15'55"W	95.00'



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- REINFORCING ROD MONUMENTS TO BE SET AT ALL BOUNDARY CORNERS UPON FINAL APPROVAL OF SUBDIVISION.

I CERTIFY THAT THIS PLAN WAS PREPARED
FEBRUARY 1, 2022 FROM NOTES OF AN
INSTRUMENT SURVEY COMPLETED MARCH 1, 2021
AND FROM MATERIALS REFERENCED HEREON.

DAVID M. PARRINELLO NYSPLS 049724

WATER/HIGHWAY SUPERINTENDENT DATE

PLANNING BOARD CHAIRMAN DATE

TOWN ENGINEER DATE

PRELIMINARY
NOT FOR CONSTRUCTION

MarksEngineering

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CANANDAIGUA, NY 14424
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Phone 985-905-0360
Fax: 985-485-6005

STAMP

REVISIONS			
NO.	DATE	DESCRIPTION OF REVISION	BY
1	2/18/22	PER TOWN PRC MEETING	RAM
2	4/26/22	PER TOWN ENGINEER COMMENTS	RAM
3	5/3/22	PER TOWN ENGINEER COMMENTS	RAM
4	5/17/22	PER PLANNING BOARD COMMENTS	RAM

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