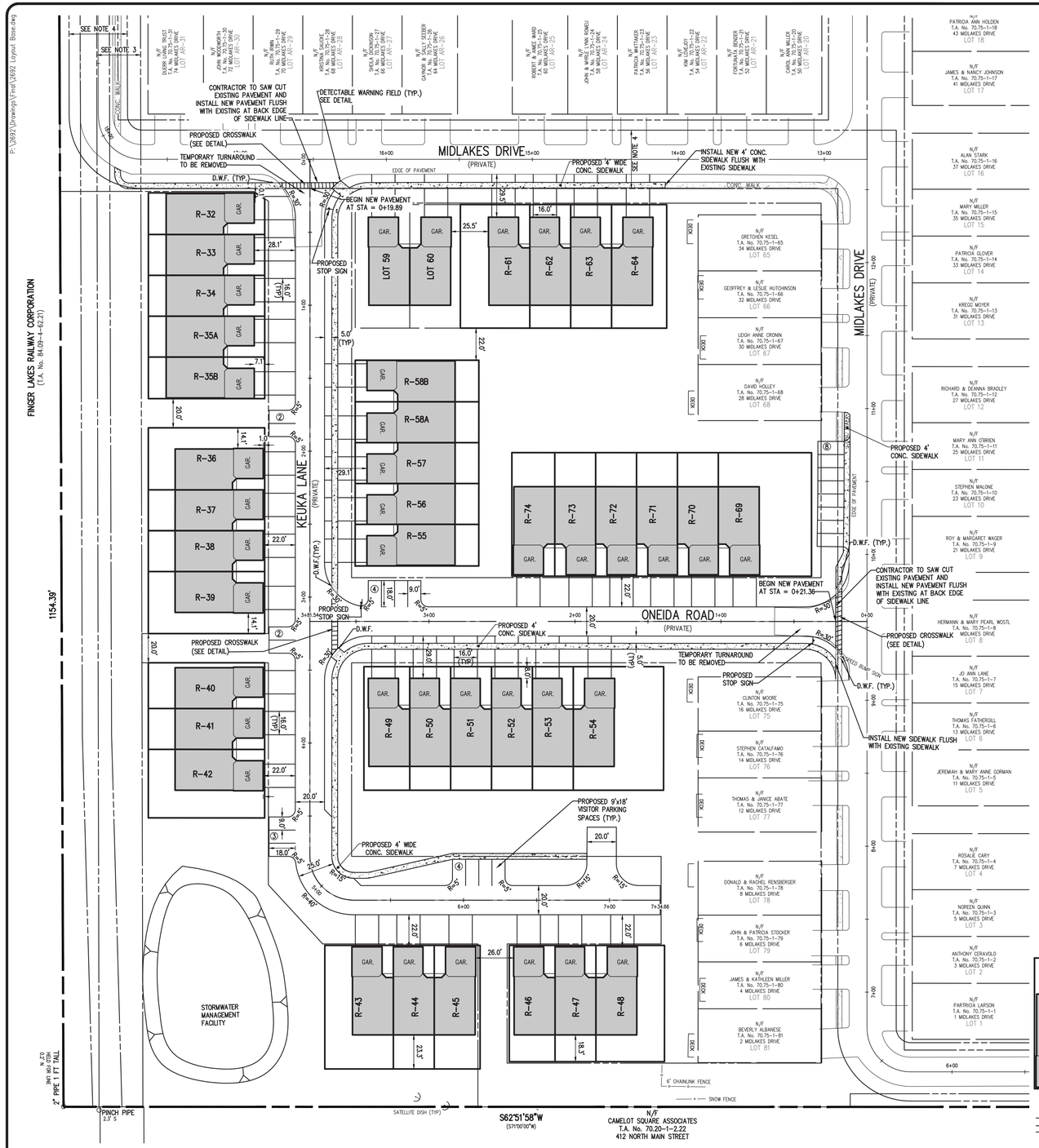
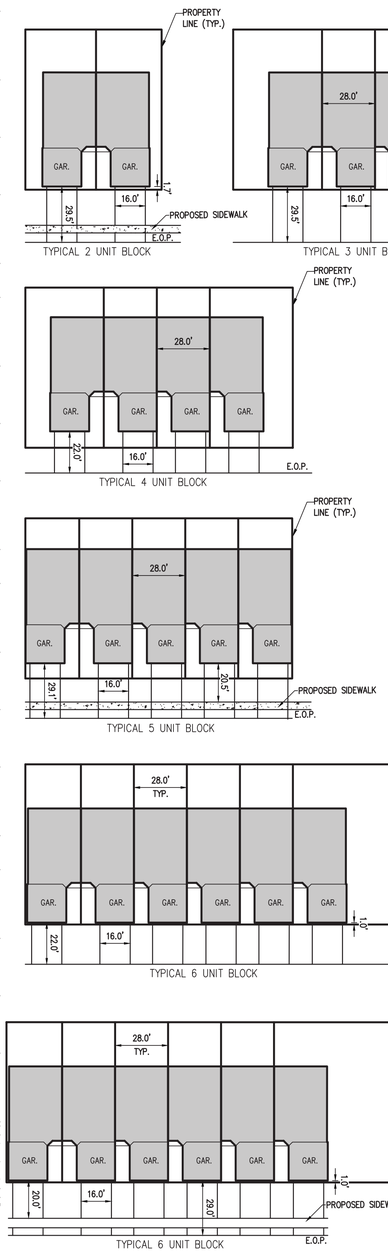
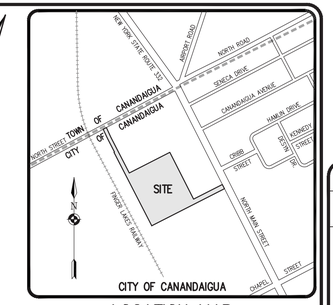



## LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINE
- CENTERLINE
- EXISTING EASEMENT LINE




## LOCATION MAP

NOT TO SCALE

## SUBDIVISION NOTES:

1. PROJECT AREA IS 14.28 ACRES.
   ORIGINAL PROJECT APPROVAL: 81 TOWNHOUSE LOTS
   EXISTING TOWNHOUSE LOTS/UNITS: 42
   PROPOSED TOWNHOUSE LOTS/UNITS: 41 (39 RECONFIGURED PER THIS PLAT, AS LOTS 59 & 60 REMAIN UNCHANGED)
   TOTAL NUMBER OF UNITS: 83 TOWNHOMES
2. EXISTING ZONING: R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT)
3. LOT REQUIREMENTS:

| | REQUIRED (R-3) | PROPOSED |
|---|---|---|
| FRONT | 15' | 21' FROM EDGE OF PAVEMENT |
| SIDE | 15' FROM EDGE OF PAVEMENT<br>25' BETWEEN BUILDINGS | 15' FROM EDGE OF PAVEMENT<br>25' BETWEEN BUILDINGS |
| REAR | EACH TOWNHOUSE SHALL HAVE A REAR YARD OF AT LEAST 30' IN DEPTH TO BE ENCLOSED | EACH TOWNHOUSE SHALL HAVE A REAR YARD OF AT LEAST 30' IN DEPTH NOT TO BE ENCLOSED |

4. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE CITY OF CANANDAIGUA AND THE APPROPRIATE ONTARIO COUNTY AND NEW YORK STATE AGENCIES, UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS. FOR DESCRIPTIVE AND SURVEY DATA ON THE CONTROL MONUMENTS, CALL THE ONTARIO COUNTY SURVEY OFFICE.
6. THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 1971 REGARDING LIABILITY INCURRED THROUGH DISTURBANCES OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.
7. PROPOSED PARKING:
   41– 2 UNIT GARAGES 82 PARKING SPACES
   41– 2 CAR DRIVEWAYS 82 PARKING SPACES
   ADDITIONAL STREET PARKING 23 PARKING SPACES
   TOTAL 187 PARKING SPACES (±4.5 SPACES/UNIT)

NEW YORK STATE DEPARTMENT OF HEALTH:

APPROVALS

BY: _____ DATE: _____

CITY OF CANANDAIGUA PLANNING COMMISSION CHAIR

## NOT APPROVED

This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

GRAPHIC SCALE

40 0 20 40 80

( IN FEET )
1 inch = 40 ft.

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Drawing Alteration
The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:
"It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration."

| | DATE | BY |
|---|---|---|
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | 6/29/20 | JB |
| 1 | REVISED PER NEW UNIT/LOT LAYOUT | |

REVISIONS

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PHONE 585-377-7360
FAX 585-377-7309

STATE OF NEW YORK · MICHAEL C. BOODHEAR · 095853 · LICENSED PROFESSIONAL ENGINEER

# LEGION HEIGHTS SUBDIVISION

PRELIMINARY / FINAL

PROJECT: CITY OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK

LOCATION: AFFRONTI DEVELOPMENT LLC
5.56 NYS ROUTE 104
ONTARIO, NY 14519

CLIENT:

DRAWING TITLE: SITE PLAN

PHELPS & CORHAM PURCHASE, TOWNSHIP 10, RANGE 3, VILLAGE LOT 15, 16, 17 & 18, TAX MAP NUMBER 70.75–1–32 THROUGH 70.75–1–64, 70.75–1–69 THROUGH 70.75–1–74 AND 70.75–1–82

| | |
|---|---|
| PROJECT MANAGER | R. CANTWELL |
| PROJECT ENGINEER | F. SHELLEY |
| DRAWN BY | L. ROCKCASTLE |
| SCALE | 1"=40' |
| DATE ISSUED | FEBRUARY 2020 |
| PROJECT NO. | 2692 |
| DRAWING NO. | 03 |