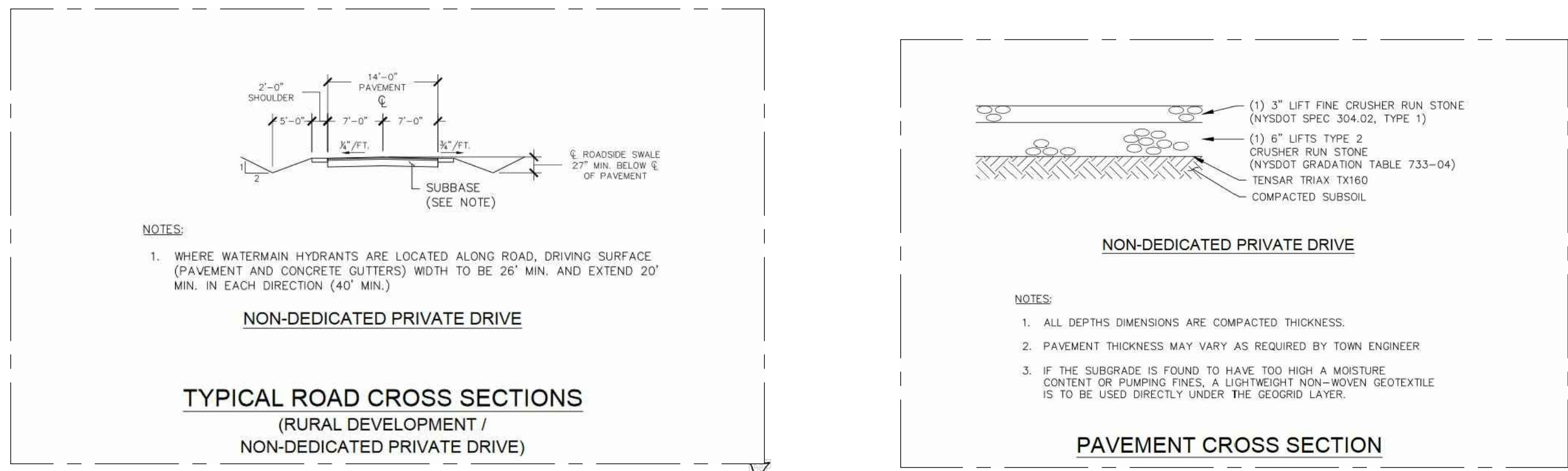


**SURVEY NOTES:**

- DEED REFERENCE:
  - GOPAL C. BHAGAT TO GOPAL C. BHAGAT AND KAVITA G. BHAGAT, L-723 P-1088 RECORDED OCTOBER 25, 1972.
- MAP REFERENCE:
  - MAP BY JACK R. ANDERSON TITLED "LANDS RETAINED BY KENNETH W. & MARY M. HOOKER" FILED IN ONTARIO COUNTY AS MAP NO. 1257, RECORDED NOVEMBER 16, 1953.
  - ONTARIO COUNTY MAP NO. 24023, RECORDED DECEMBER 5, 1997.
  - ONTARIO COUNTY MAP NO. 4528, RECORDED FEBRUARY 20, 1969.
  - ONTARIO COUNTY MAP NO. 3164, RECORDED NOVEMBER 4, 1964.
- NO ABSTRACT SUPPLIED.
- SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS AN UPDATED ABSTRACT WOULD SHOW.
- VERTICAL DATUM IS APPROXIMATE USCGS 1929 FROM CENTERLINE INTERSECTION OF C.R.16 AND FOSTER ROAD ELEVATION 793 FEET.
- FIELD SURVEYS LOCATED AND IDENTIFIED SIGNIFICANT HARDWOOD TREES WITHIN THE PARCEL. THE PARCEL CONTAINS SUBSTANTIAL EMERGENT GROWTH VEGETATION CONSISTING OF BUSHES AND SMALL DIAMETER (LESS THAN 6 INCHES) EVERGREEN AND DECIDUOUS TREES.



**APPROVALS**

*James Mathallu*  
PLANNING BOARD CHAIRPERSON

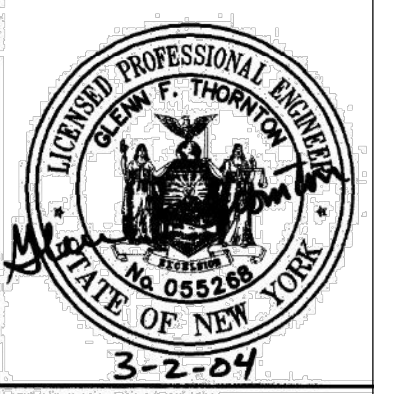
*3/6/04*  
DATE

ONTARIO COUNTY CLERK'S OFFICE  
FILED  
APR 5 2004  
JOHN H. COOLEY, County Clerk  
by *[Signature]*  
ACTING DEPUTY CLERK

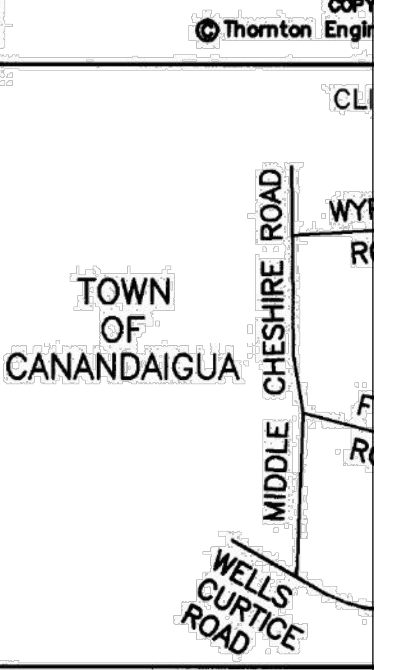
NO.	REVISION	DESCRIPTION
1	REVISED TO ADDR	PRC COMMENTS
2	REVISED TO ADDR	CONDITIONS OF P
3	AND FINAL SUBDI	APPROVAL

UNAUTHORIZED ALTER THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW SECTION 7209

**THORN ENGINEERS**  
77 East Main Street  
Victor, New York 14564  
Consultant Engineers



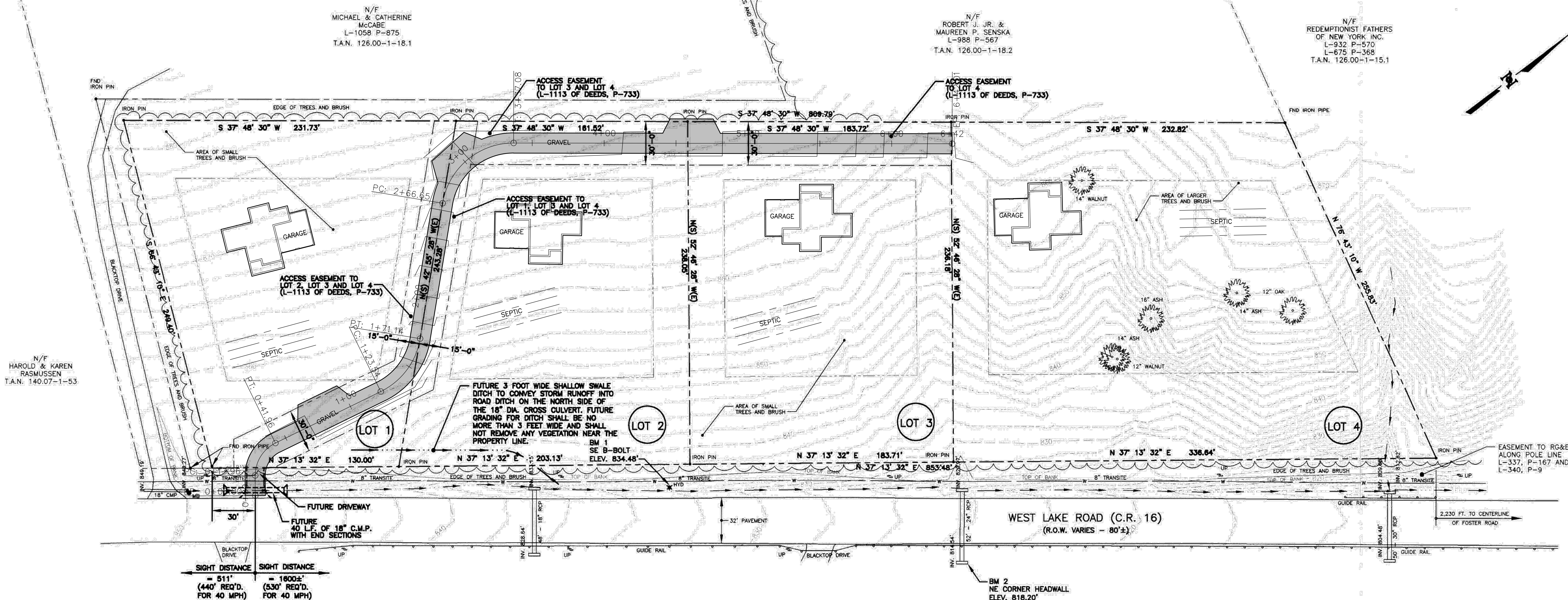
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PROJECT: BHA SUBDI  
4470 COUN...  
being  
TOW...  
CANAN...  
ONTARIO C...

DRAWING: FINAL BHAGAT SU

FILE NAME: S-1.DWG  
DRAWN BY: KMP  
APPROVED BY: GFT  
SCALE: 1"=40'  
SHEET NO.: 1 OF 1



**ZONING INFORMATION**

DISTRICT: R-1-30  
MINIMUM LOT SIZE: 30,000 S.F.  
MINIMUM LOT WIDTH: 125 FEET  
FRONT - 60 FEET  
REAR - 40 FEET  
SIDE - 25 FEET

PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
TAX ACCOUNT NO.: 126.00-1-17.000  
OWNERS: GOPAL C. & KAVITA G. BHAGAT  
7627 CLUB LAKE DRIVE  
HOUSTON, TEXAS 77095

**PROPOSED SUBDIVISION INFORMATION**

PARENT PARCEL: 4.535 ACRES 197,529 S.F.  
LOT 1: 1.000 ACRES 43,580 S.F.  
LOT 2: 1.000 ACRES 43,580 S.F.  
LOT 3: 1.000 ACRES 43,580 S.F.  
LOT 4: 1.535 ACRES 66,849 S.F.

**PROPERTY OWNERS EAST OF C.R.16**

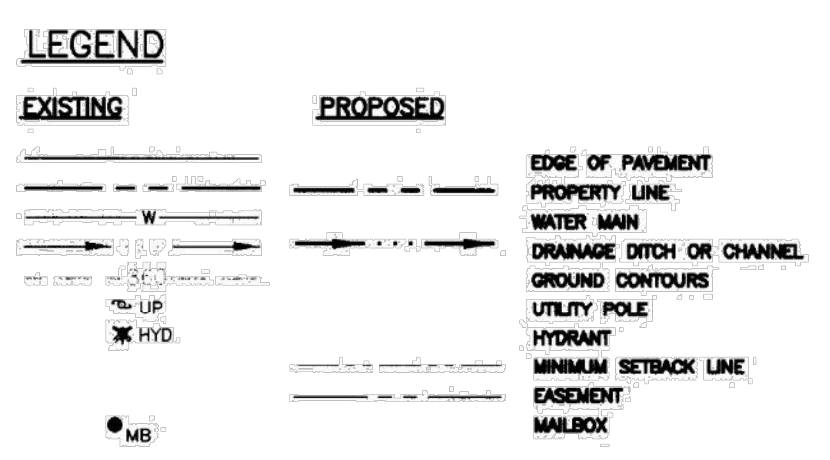
T.A.N. 126.20-1-15.111 JOHN E. HAGGARTY  
T.A.N. 126.20-1-15.112 JOHN H. & JEAN M. LENNON  
T.A.N. 126.20-1-15.113 MATTHEW R. HEALY  
T.A.N. 126.20-1-15.114 KAREN O'CONNOR & PETER BUONGIORNO  
T.A.N. 126.20-1-15.115 EUGENE CACCAMISE  
T.A.N. 126.20-1-15.116 DAVID H. HUDSON & SHEILA M. SWABY

**GENERAL NOTES:**

- THIS PROPERTY IS LOCATED WITHIN THE TOWN OF CANANDAIGUA LIMITED DEVELOPMENT OVERLAY DISTRICT (LDO).
- THIS PROPERTY IS NOT LOCATED WITHIN, OR WITHIN 500 FEET OF, AN AGRICULTURAL DISTRICT.
- THIS PROPERTY IS LOCATED WITHIN THE TOWN OF CANANDAIGUA CONSOLIDATED WATER DISTRICT WD247.
- AVAILABLE STATIC PRESSURE IN THE 8 INCH DIAMETER WATERMAIN IS UNKNOWN. WATER SERVICES TO INDIVIDUAL BUILDING LOTS MAY REQUIRE THE INSTALLATION OF A STORAGE TANK WITH WATER SUPPLY AIRGAP, BOOSTER PUMP AND PRESSURE TANK WITHIN EACH HOUSE.
- THE PLANS SHOW SUBSURFACE STRUCTURES, ABOVE GROUND STRUCTURES AND/OR UTILITIES FROM FIELD LOCATION AND RECORD MAPPING, EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN, AND IT IS HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK, CALL U.F.P.O. 1-(800)-962-7962 48 HOURS BEFORE YOU DIG, DRILL, OR BLAST.
- THIS PROPERTY IS NOT LOCATED WITHIN A FLOODPLAIN.
- NO VEGETATION SHALL BE REMOVED FROM ANY PARCEL IN THE SUBDIVISION UNTIL LDO PERMITS AND SITE DEVELOPMENT PERMITS ARE ISSUED BY THE TOWN OF CANANDAIGUA CODE ENFORCEMENT OFFICER.
- SITE PLAN APPROVAL FOR EACH LOT WILL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT BY THE TOWN OF CANANDAIGUA CODE ENFORCEMENT OFFICER.

**DRIVEWAY NOTES:**

- A DRIVEWAY PERMIT SHALL BE OBTAINED FROM THE ONTARIO COUNTY DEPARTMENT OF PUBLIC WORKS. DRIVEWAY CONSTRUCTION WITHIN THE C.R.16 R.O.W. SHALL CONFORM TO OCPDW STANDARD DETAILS.
- DRIVEWAY EMBANKMENT SLOPES WITHIN ROADSIDE DITCHES SHALL NOT EXCEED 1 VERTICAL TO 4 HORIZONTAL.
- HIGHWAY DRAINAGE ALONG C.R.16 SHALL BE MAINTAINED AT ALL TIMES.
- THE POSTED SPEED LIMIT ON C.R.16 IS 35 MPH.
- A MAINTENANCE AGREEMENT WILL BE ESTABLISHED FOR THE COMMON DRIVEWAY TO PLACE PERPETUAL MAINTENANCE RESPONSIBILITIES UPON ALL LOTS SERVED BY THE DRIVEWAY.
- THE DEVELOPER SHALL RELOCATE MAILBOXES TO THE SOUTH OF THE PROPOSED DRIVEWAY TO ELIMINATE SIGHT OBSTRUCTIONS. MAILBOX RELOCATIONS SHALL BE COORDINATED WITH THE MAILBOX OWNERS TO ESTABLISH LEGAL AUTHORIZATION TO PERFORM THE WORK AND TO DETERMINE A SATISFACTORY LOCATION FOR THE MAILBOXES.
- THE FUTURE CONSTRUCTION OF THE COMMON DRIVEWAY WILL PROVIDE A MINIMUM 20 FOOT WIDE, ASPHALT SURFACED DRIVEWAY.



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