



NOT APPROVED  
This plan has not been reviewed for compliance with all applicable laws and regulations. It is not to be used for construction purposes.

**SUBDIVISION NOTES**

1. SITE AREA: TOTAL PROJECT AREA IS 272.1 ACRES. SECTION 1 = 233.7 ACRES. SECTION 2 = 38.4 ACRES.
2. EXISTING ZONING: SDR-1 (SOUTHERN CORRIDOR RESIDENTIAL) AND RLD (RESIDENTIAL LAKE DISTRICT).
3. PROPOSED USE: 61 RESIDENTIAL SINGLE FAMILY LOTS AND 32.00 ACRES OF COMMUNITY OPEN SPACE LANDS.
4. LOT STANDARDS FOR RLD DISTRICT (LOTS 1-9):  
MINIMUM LOT SIZE: 20,000 SF  
MINIMUM LOT FRONTAGE: 125'  
MINIMUM LOT DEPTH: 125'  
MINIMUM LOT COVERAGE: 25%  
MINIMUM LOT FRONTAGE: 125'  
MINIMUM LOT DEPTH: 125'  
MINIMUM LOT COVERAGE: 25%  
MINIMUM LOT FRONTAGE: 125'  
MINIMUM LOT DEPTH: 125'  
MINIMUM LOT COVERAGE: 25%

**REFERENCES**

1. A PLAN ENTITLED "LANDS OF HELEN P. STRASSBURGER," AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP NUMBER 1233.
2. A PLAN ENTITLED "LANDS OF ALEX J. & FRANCES Y. DECKER," PREPARED BY JACK R. ANDERSON, L.S., AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP NUMBER 2847.
3. A PLAN ENTITLED "LANDS OF RICHARD WIFFELS," PREPARED BY EDWARD H. BANG, L.S., AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP NUMBER 8222.
4. A PLAN ENTITLED "LANDS TO BE CONVEYED BY: THE STEPHEN MARINE YACHT, INC.," PREPARED BY LEON ROBERTS, JR., L.S., AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP NUMBER 7708.
5. A PLAN ENTITLED "PLAN OF LAND OF FRANKS & HIRSCH," PREPARED BY DAVID A. FREELAND, L.S., AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP NUMBER 12125.
6. A PLAN ENTITLED "PLAN OF LAND OF BARBARA H. WIFFELS," PREPARED BY DAVID A. FREELAND, L.S., AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP NUMBER 14700.
7. A PLAN ENTITLED "PLAN OF LAND OF PAUL S. & PRUDENCE WHITEHEAD," PREPARED BY FREELAND-PARRINELLO LAND SURVEYING, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP NUMBER 2770.
8. A PLAN ENTITLED "MAP OF SURVEY PREPARED FOR: MORRIS C. JOHNSON MARITAL TRUST," PREPARED BY MONICA & ASSOCIATES, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP NUMBER 2834.
9. A PLAN ENTITLED "LAKEWOOD MEADOWS, SECTION 6, FINAL SUBDIVISION PLAT," PREPARED BY BME ASSOCIATES, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP NUMBER 28327.
10. A PLAN SHOWING THE COUNTY OF ONTARIO APPROPRIATIONS ALONG COUNTY ROUTE 16, WEST LAKE ROAD.
11. THE FOLLOWING DEEDS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE:  
LIBER 763 OF DEEDS, PAGE 1091  
LIBER 834 OF DEEDS, PAGE 541  
LIBER 862 OF DEEDS, PAGE 1131  
LIBER 1007 OF DEEDS, PAGE 883  
LIBER 1163 OF DEEDS, PAGE 28  
LIBER 1165 OF DEEDS, PAGE 755
12. NYS DECISIONS, PART 608 USE AND PROTECTION OF WATERS, SUBSECTION 608.11 MEAN HIGH WATER ELEVATIONS.
13. MEMO FROM THE NEW YORK STATE OFFICE OF GENERAL SERVICES, LISTING MEAN LOW WATER ELEVATIONS FOR STATE OWNED FRESH WATER LAKES, PREPARED BY RICHARD W. BENNETT, L.S. AND DATED MAY 17, 2003.
14. FLOOD INSURANCE RATE MAP, PANEL 25 OF 25, COMMUNITY-PANEL NUMBER 300588 0025 C, EFFECTIVE DATE APRIL 17, 1978 AND LAST REVISED MARCH 3, 1997.
15. AN ABSTRACT OF TITLE PREPARED BY CROSSROADS ABSTRACT, HAVING ORDER NUMBER 010889 AND DATED NOVEMBER 3, 2004.
16. AN ABSTRACT OF TITLE PREPARED BY PUBLIC ABSTRACT CORPORATION, HAVING SEARCH NUMBER 89564 AND DATED JULY 14, 2005.

**SURVEY NOTES**

1. LITHEAL BOUNDS WERE ESTABLISHED USING THE DIRECT METHOD AS SHOWN IN THE CITY/TOWN OF CANANDAUGUA LAKE UNIFORM DOCKING AND MOORING LAW, DATED FEBRUARY 2004.
2. PARCELS SUBJECT TO A POLE LINE EASEMENT TO ROCHSTER GAS AND ELECTRIC CORPORATION PER LIBER 442 OF DEEDS, PAGE 343.
3. PARCELS SUBJECT TO A POLE LINE EASEMENT ALONG WEST LAKE ROAD TO ROCHSTER GAS AND ELECTRIC CORPORATION PER LIBER 337 OF DEEDS, PAGE 170.
4. THE BEARING BASE WAS TAKEN FROM REFERENCE 8.

**NEW YORK STATE DEPARTMENT OF HEALTH**

**NEW YORK STATE DEPARTMENT OF HEALTH**  
Division of Environmental Protection  
REALTY SUBDIVISION APPROVAL  
DATE: 2/23/12  
This is to certify that this proposed arrangement for survey, map and related information are hereby approved. Consents are given to file this map in the County Clerk's Office in accordance with Section 1117 of the Public Health Law and Section 17-1506 of the Environmental Conservation Law.  
SHEET 1 OF 2

**APPROVALS**

**TOWN OF CANANDAUGUA PLANNING BOARD CHAIRPERSON**  
DATE: 2/24/12

**TOWN ENGINEER**  
DATE: 2/24/12

**TOWN OF CANANDAUGUA HIGHWAY/WATER SUPERINTENDENT**  
DATE: 2/24/12

**DEPARTMENT OF HEALTH CONDITIONS OF APPROVAL**

1. THAT THE PROPOSED MAP SHALL BE SUBMITTED TO THE DEPARTMENT OF HEALTH FOR REVIEW AND APPROVAL.
2. THAT NO LOT OR PARCEL SHALL BE SUBMITTED WITHOUT PLANS FOR SUCH SUBDIVISION BEING SUBMITTED TO AND APPROVED BY THE DEPARTMENT OF HEALTH.
3. THAT THE APPROVED MAPS SHALL BE FILED WITH THE DEPARTMENT OF HEALTH FOR REVIEW AND APPROVAL.
4. THAT THE APPROVED MAPS SHALL BE FILED WITH THE DEPARTMENT OF HEALTH FOR REVIEW AND APPROVAL.
5. THAT ALL LOCAL AND STATE RULES AND REGULATIONS SHALL BE COMPLIED WITH.

**BME ASSOCIATES**  
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS  
10 WEST LAKE ROAD, SUITE 100  
CANANDAIGUA, NY 14826  
PHONE: 516-377-7200  
FAX: 516-377-7209  
WWW.BMEPC.COM

**THE RESIDENCES AT WEST LAKE**  
TOWN OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK  
PROJECT LOCATION  
CLIENT  
DRAWING TITLE  
SUBDIVISION PLAT  
FINAL - SECTION 1  
21458  
02  
(SHEET 1 OF 2)

**PROJECT MANAGER** DATE  
**PROJECT SURVEYOR** DATE  
**DRAWN BY** DATE  
**CHECKED BY** DATE  
**DATE ISSUED** 12/07  
**PROJECT NO.** 21458  
**DRAWING NO.** 02  
(SHEET 1 OF 2)