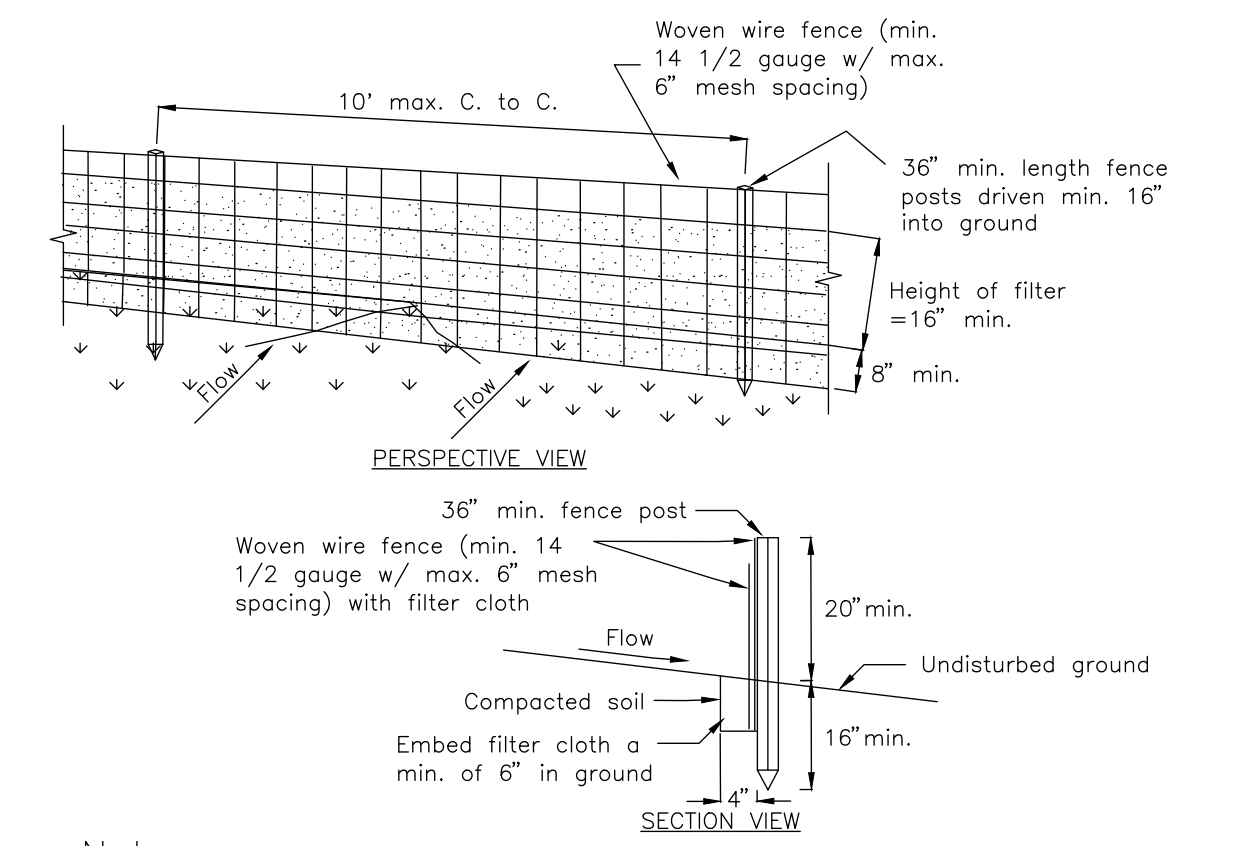
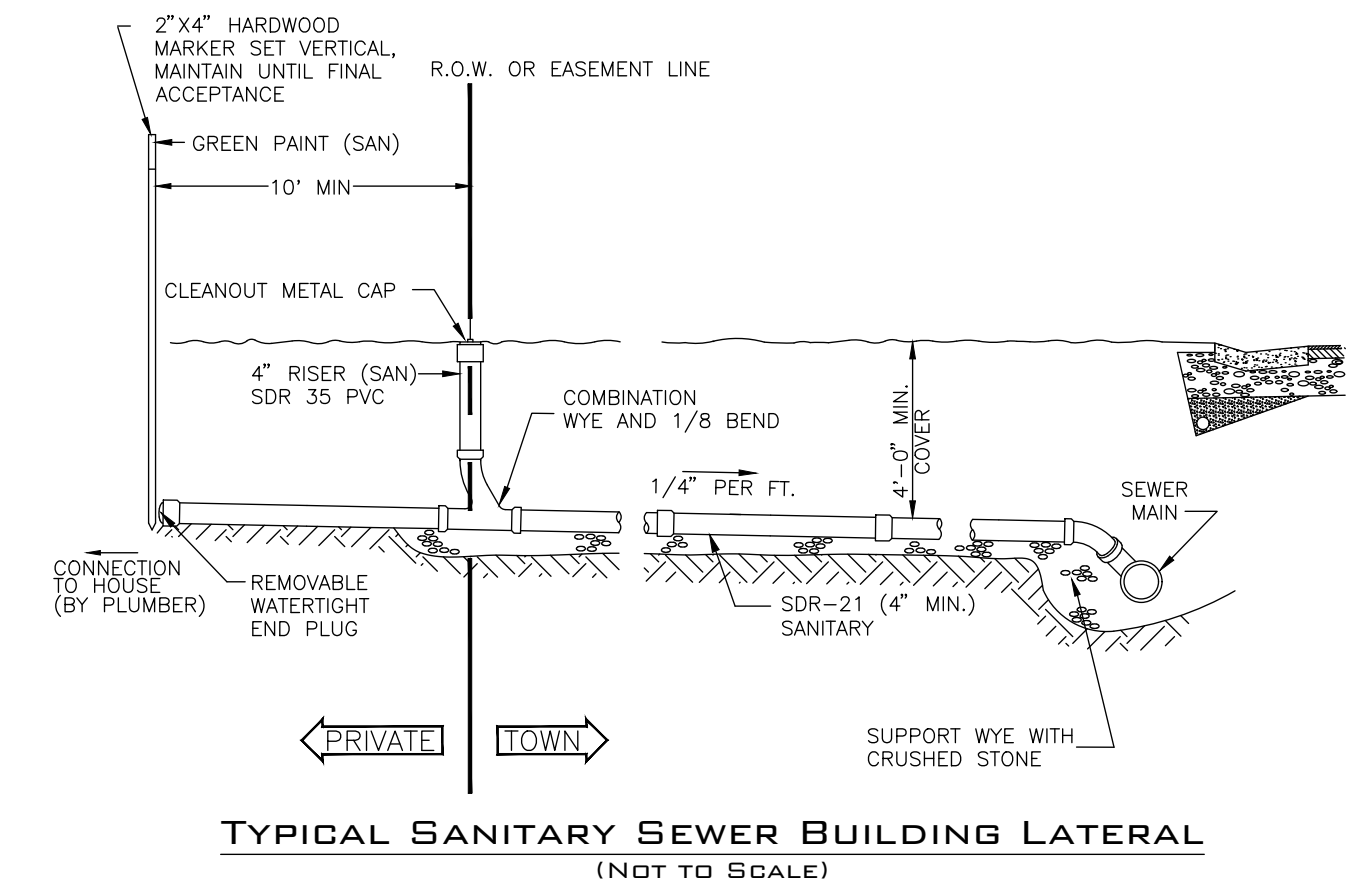
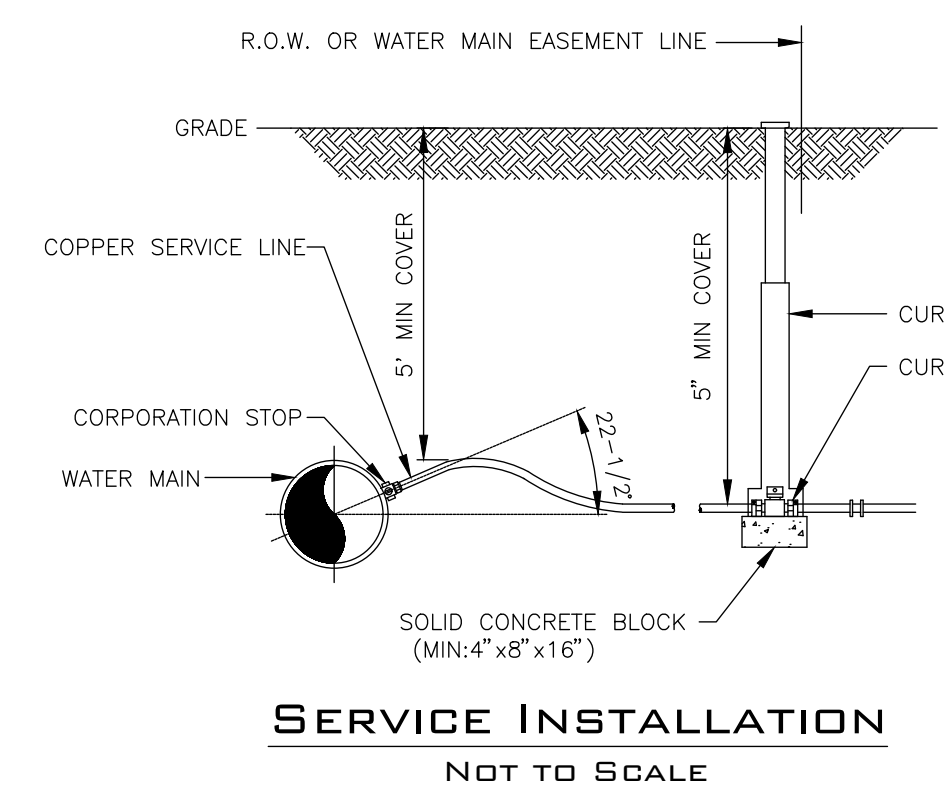
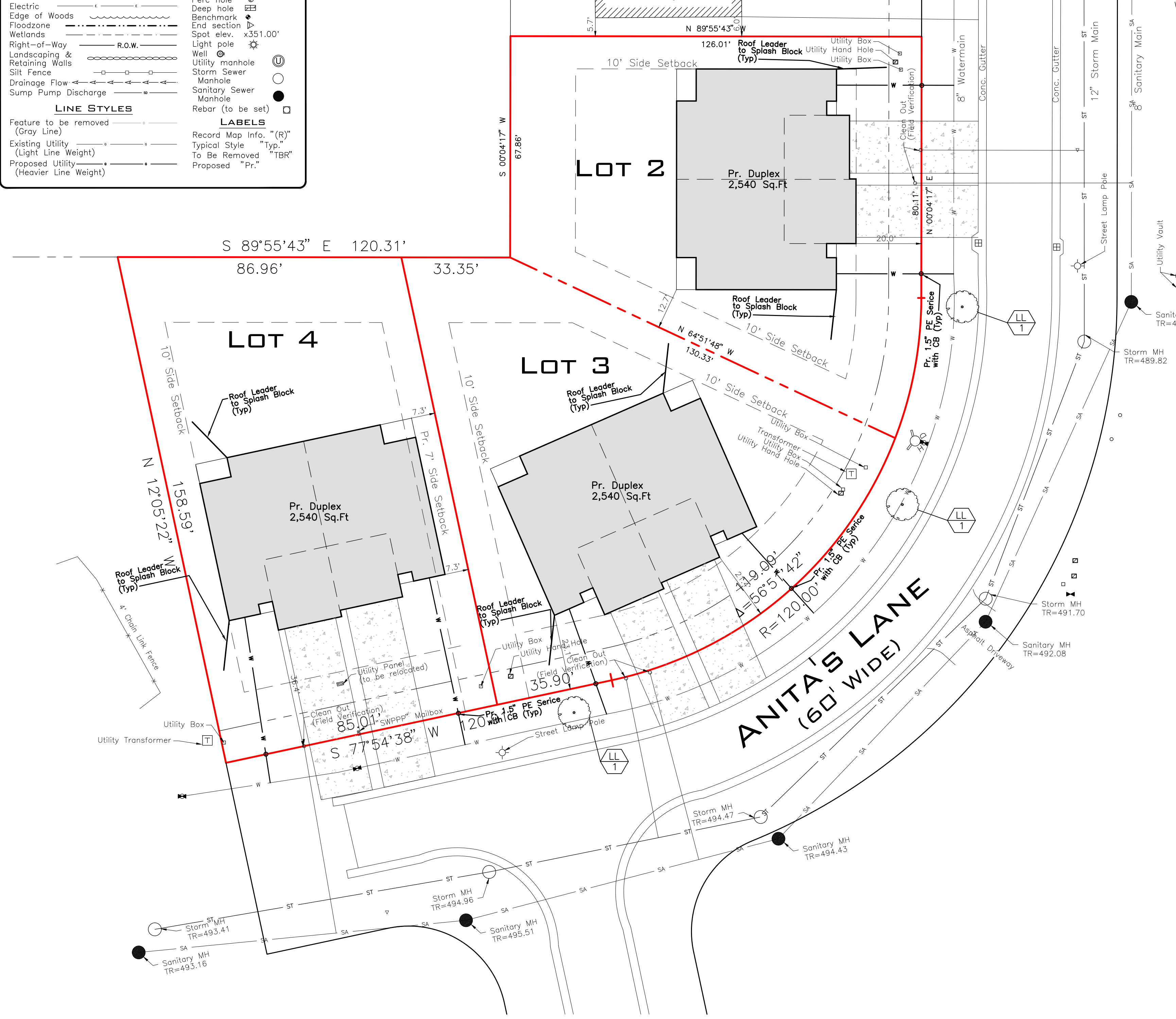
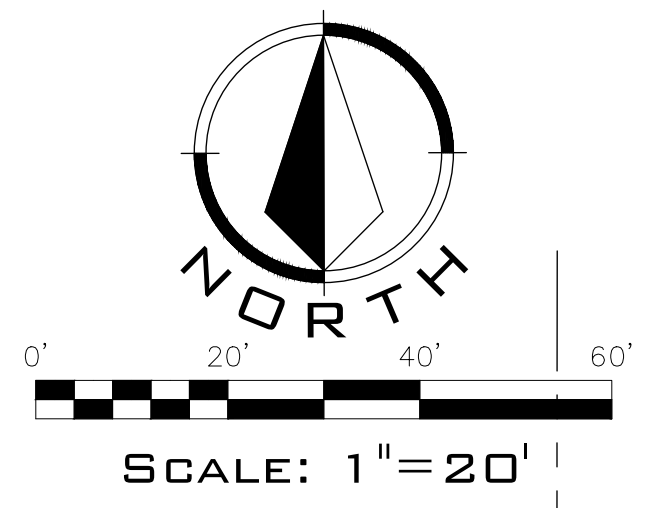




LEGEND	
LINETYPES	SYMBOLS
Centerline	Utility Pole
Resub. Prop. Line	Water Gate Valve
Easement Line	Curb Box
Existing Contour	Gas Valve
Proposed Contour	Utility Box
Chain Link Fence	Transformer
Wood Fence	Survey Monument
Guide Rail	Mailbox
Wire Fence	Sign
Overhead Wires	Iron pipe/rebar
Gas Line	Traffic Control M.H.
Water Line	Cleanout
Forcemain	Catch basin
Sanitary Sewer	Fire hydrant
Storm Sewer	Signal span pole
Electric	Perf hole
Edge of Woods	Deep hole
Floodzone	Benchmark
Wetlands	End section
Right-of-Way	Spot elev. x351.00'
Landscaping & Retaining Walls	Light pole
Silt Fence	Well
Drainage Flow	Utility manhole
Sump Pump Discharge	Storm Sewer Manhole
Feature to be removed (Gray Line)	Sanitary Sewer Manhole
Existing Utility (Light Line Weight)	Record Map Info. "(R)"
Proposed Utility (Heavier Line Weight)	Typical Style "Typ"
	To Be Removed "TBR"
	Proposed "Pr."



- Notes:**
- Woven wire fence to be fastened securely to fence posts with wire ties or staples. Posts shall be steel either "T" or "U" type or hardwood.
 - Filter cloth to be fastened securely to woven wire fence with ties spaced every 24" at top and mid section. Fence shall be woven wire, 12 1/2 gauge, 6" maximum mesh opening.
 - When two sections of filter cloth adjoin each other they shall be over-lapped by six inches and folded. Filter cloth shall be either Filter X, Mirafi 100X, Stabilinka T140N, or approved equivalent.
 - Prefabricated units shall be Geofab, Envirofence, or approved equivalent.
 - Maintenance shall be performed as needed and material removed when "bulges" develop in the silt fence.

GENERAL NOTES

	Lot 2	Lot 3	Lot 4
1. Tax Account Number: 069.10-05-48	069.10-05-47	069.10-05-52	
2. Owner: Canalside Developers, Inc.			
3. Applicant: Nick Randazzo			
4. Site address: #7 Anita's Ln	#9 Anita's Ln	#11 Anita's Ln	
5. Total Area: 0.28 acres	0.29 acres	0.29 acres	
6. This project is located in Town Lot 8, Township 3, Triangular Tract, Village of Brockport, Town of Sweden, County of Monroe, State of New York.			
7. This project is located within Other Areas-Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to Flood Insurance Rate Map Number 36055Cxxx, dated August 28, 2008.			
8. Existing utilities were plotted from referenced survey and record maps.			

ZONING NOTES

Neighborhood (N)	Zoning District Code	Proposed
Min lot area	7,500 s.f.	12,000 s.f. Min
Min lot depth	N/A	
Min lot width	65 ft	85 ft Min
Min front setback	20 ft	> 20 ft
Min side setback	10 ft	10.0' except lot 4 = 7.3'
Min rear setback	20 ft	> 20 ft.
Max lot coverage	30%	> 30%

NOTE: A THREE FOOT SIDE SETBACK VARIANCE IS REQUIRED FOR LOT 4.

- SURVEY REFERENCES**
- This topographic survey was prepared from notes of an Instrument Survey completed on 7/3/2024 by Landtech Surveying & Planning, PLLC.
 - Site benchmark =Sanitary MH in front of the Site. Elev 494.43'
 - Liber 10567 of Deeds, Page 576.
 - Liber 333 of Maps, Page 83.
 - This site is less/more than 1200' from nearest Monroe County Monumentation.
 - The vertical datum is referenced to The North American Vertical Datum of 1988 (NAVD 88)

VILLAGE APPROVALS:

Planning Board Chair	Date
Village Engineer	Date
Village Attorney	Date
Superintendent of DPW	Date
Building/Code Enforcement Officer	Date

SUNFLOWER LANDING
 LOT 2, LOT 3, LOT 4
 TOWN LOTS 8 AND 8 SECTION 12,
 TOWNSHIP 3, TRIANGULAR TRACT,
 VILLAGE OF BROCKPORT, COUNTY OF
 MONROE, STATE OF NEW YORK

SCALE: 1"=20'
DATE: 7-8-24
DRAWN BY: TJS
CHECKED BY: JHS
PROJECT NUMBER: 24156

REVISIONS

NO.	DESCRIPTION	DATE

SITE/UTILITY PLAN 24156

SHEET 1 OF 2

Underground Facilities Protective Organization
 Utility Coordinating Committee.

SAVE BIG, CALL BEFORE YOU DIG.

1-800-962-7962

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR IS A VIOLATION OF ARTICLE 145, SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.