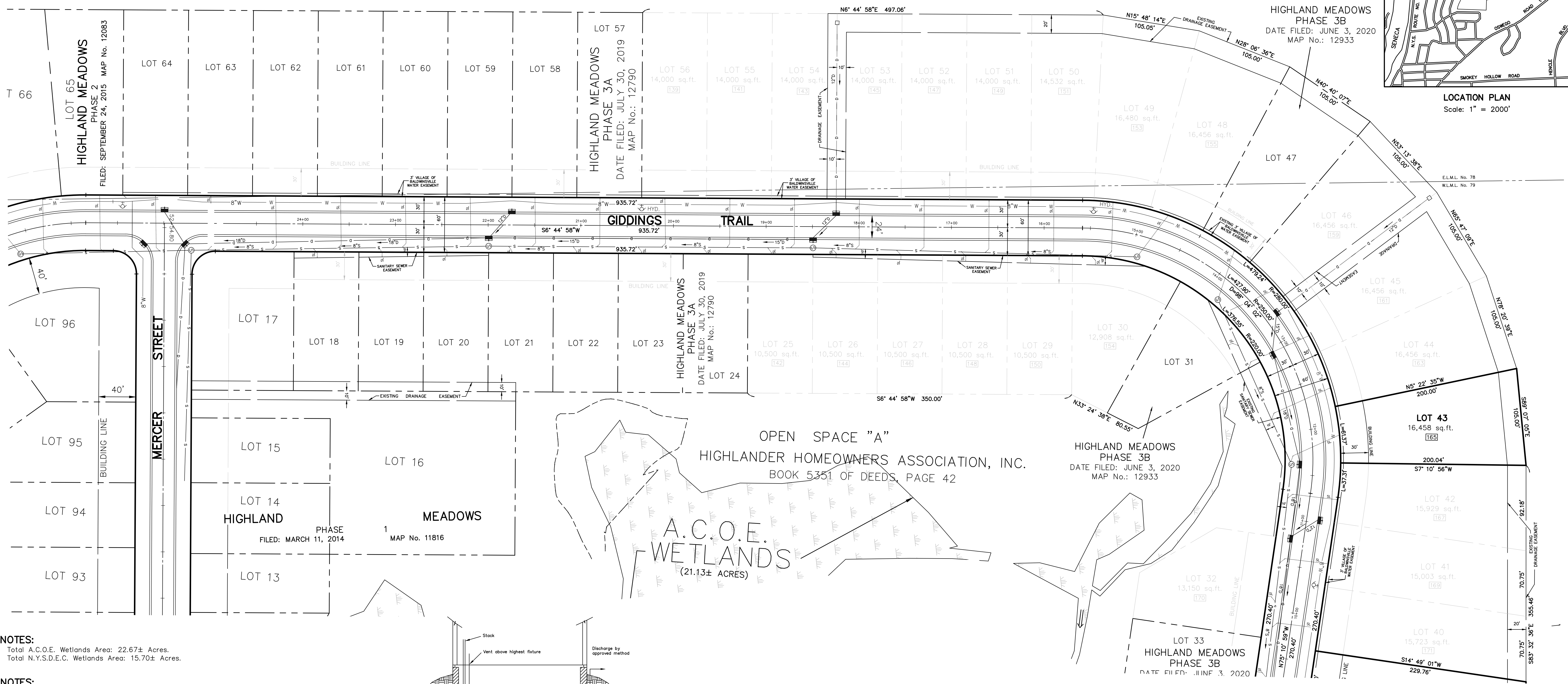
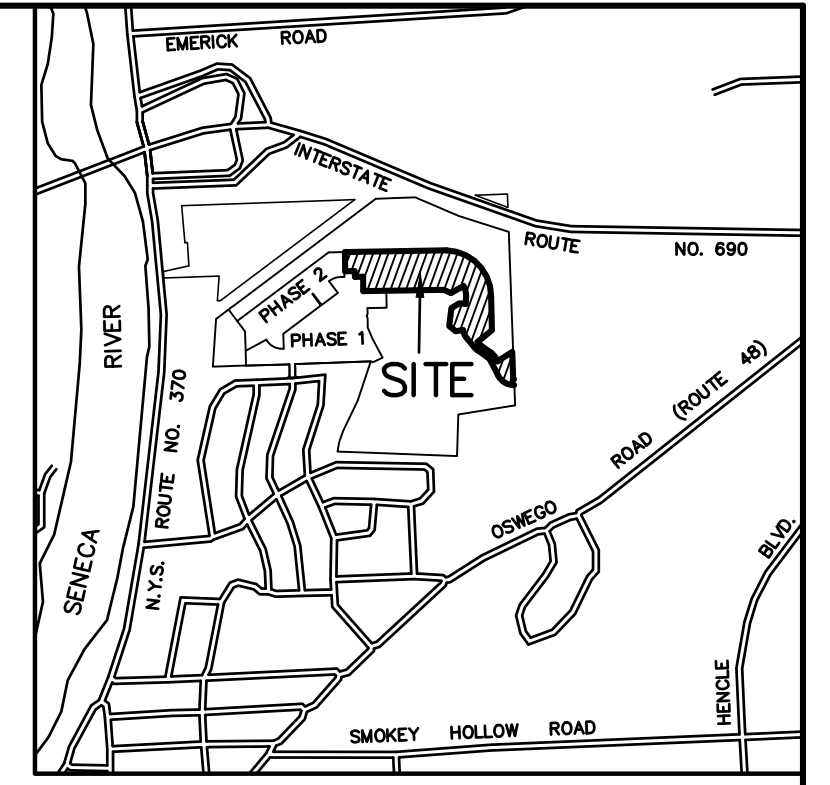
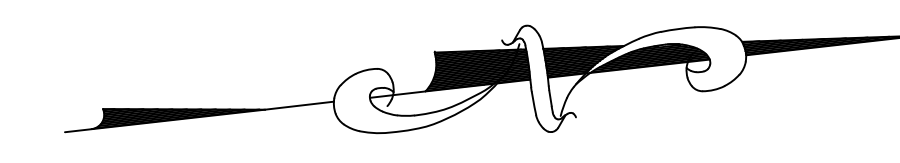
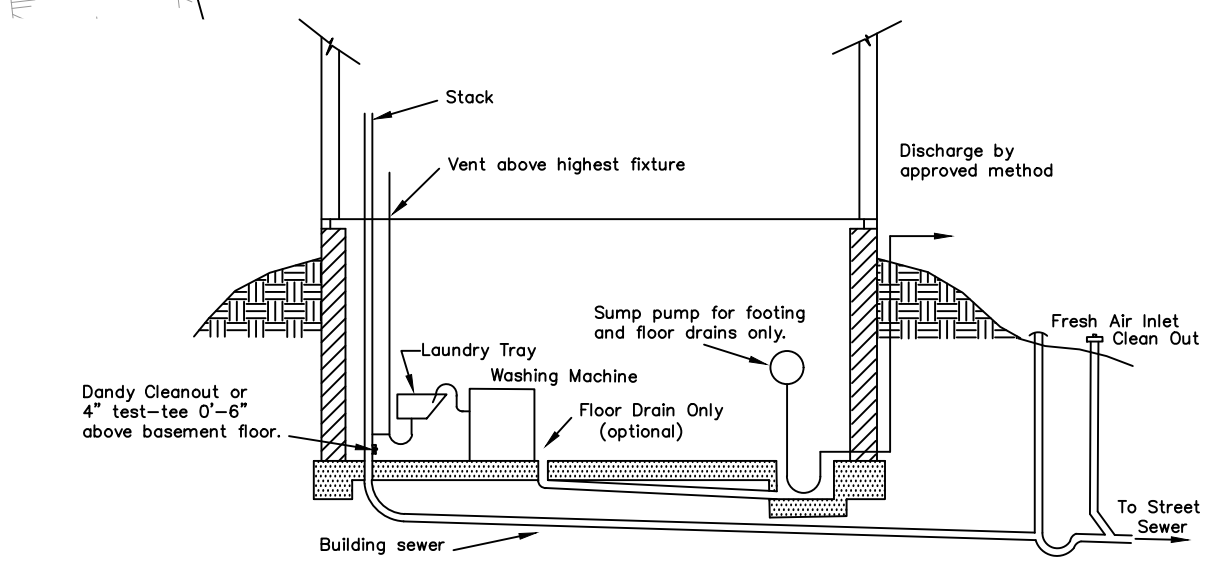


HIGHLANDER HOMEOWNERS ASSOCIATION, INC.  
 BOOK 5351 OF DEEDS, PAGE 42  
 OPEN SPACE "B"



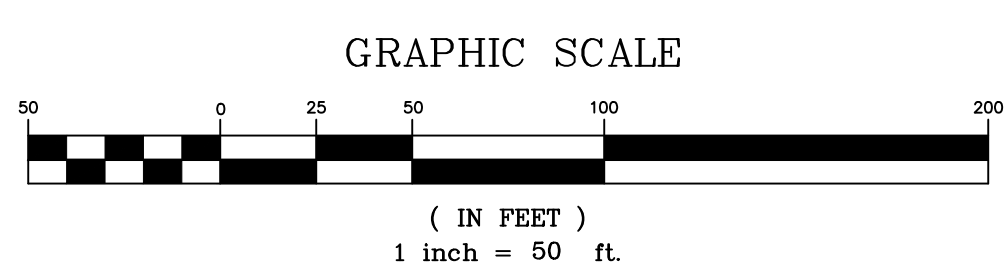
**NOTES:**  
 Total A.C.O.E. Wetlands Area: 22.67± Acres.  
 Total N.Y.S.D.E.C. Wetlands Area: 15.70± Acres.

**NOTES:**  
 Total Area: 0.755± Acres  
 Total Number of Lots: 2 Single Family Detached  
 Present Zone: Residential R-12.5 District with application of Sec 278 New York State Town Law.  
 107 Single Family Detached Residential Lots as determined by sketch plan:  
 Smallest Lot Area = 10,305± Sq.Ft.  
 Average Lot Area = 13,395± Sq.Ft.  
 Largest Lot Area = 39,788± Sq.Ft.  
 Proposed Front Setback = Phase 1: 40 Feet Minimum  
 Phases 2 & 3: 30 Feet Minimum  
 Proposed Side Setback = 7 feet One Side; 15 Feet Total Minimum.  
 Proposed Rear Setback = 20 Feet Minimum.  
 Proposed Minimum Lot Width at Building Line =  
 - Lots 42 thru 50, Phase 3 and Lots 65 thru 68 & 78 thru 82, Phase 2: 67 Feet  
 - All Other Lots: 70 feet.  
 43.29± Acres of Open Space excluding wetlands & Niagara Mohawk Power Corp. Easement (35% of the total 123± acres).  
 Pavement widths shown are without asphalt curbs.



PROPOSED TYPICAL LAYOUT FOR WET SEWER CONNECTION

- 1) Laundry waste must be solidly connected to a soil or waste stack.
- 2) Sump pump discharge pipes shall be connected directly to the storm sewer system where storm sewers are available; otherwise they shall be directed to rear yard drainage swales. Sump pump discharge shall not be directed toward the street without written permission of the town.
- 3) Basement floor to be pitched toward floor drain or sump.
- 4) Floor drain is optional.
- 5) Horizontal separation between sewer and water lateral - 10 feet minimum.



APPROVED: **HIGHLAND MEADOWS DEVELOPMENT, LLC**  
 7519 Morgan Road, Liverpool, NY 13090

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
 Owner & Developer

**NOTE:**  
 WETLANDS DELINEATED BY TES, INC. ON 6-9-05 USING NYSDEC WETLAND DELINEATION METHODS IN 1995 FRESHWATER WETLANDS MANUAL.  
 ADDITIONAL WETLANDS DELINEATED BY NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION, REGION 7 ON JUNE 13, 2006.  
 ADDITIONAL WETLANDS DELINEATED BY T.E.S., INC. ON JUNE 3, 2011 AND LOCATED BY IANUZI & ROMANS LAND SURVEYING, P.C. ON JUNE 20, 2011.  
 REFERENCE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PERMIT ISSUED TO: HIGHLAND MEADOWS DEVELOPMENT LLC; PERMIT ID Nos. 7-3136-00326/00003 & 00004; EFFECTIVE DATE: 10/10/2018.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.

N.Y.S. Licensed Land Surveyor

Subject to any statement of facts on accurate and up to date abstract of title will show.  
 Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.  
 Tax Map No. 49.2-03-06.1 (PART OF)  
 The premises shown hereon is within Zone "c" (minimal flooding) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360583 0020 B & 360583 0025 B revised date: January 6, 1982.  
 Total A.C.O.E. Wetland Area Impact = 0.06± acre.  
 Total NYSDEC Wetland Area Impact = 0.08± acre.  
 Total Length of Road at Centerline = 5,621± feet.

ONONDAGA COUNTY HEALTH DEPT.	TOWN OF LYSANDER	REVISIONS	FINAL PLAN		
			<b>HIGHLAND MEADOWS PHASE 3C</b> PART OF LOT Nos. 78 & 79 TOWN OF LYSANDER ONONDAGA COUNTY, NEW YORK		
Ianuzi & Romans Land Surveying, P.C. 5251 WITZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251 EMAIL: mail@romanspc.com			DATE: JUNE 18, 2020 SCALE: 1" = 50' FILE No.: 1164.058	SHEET No. <b>1 OF 2</b> F.B. No.	

