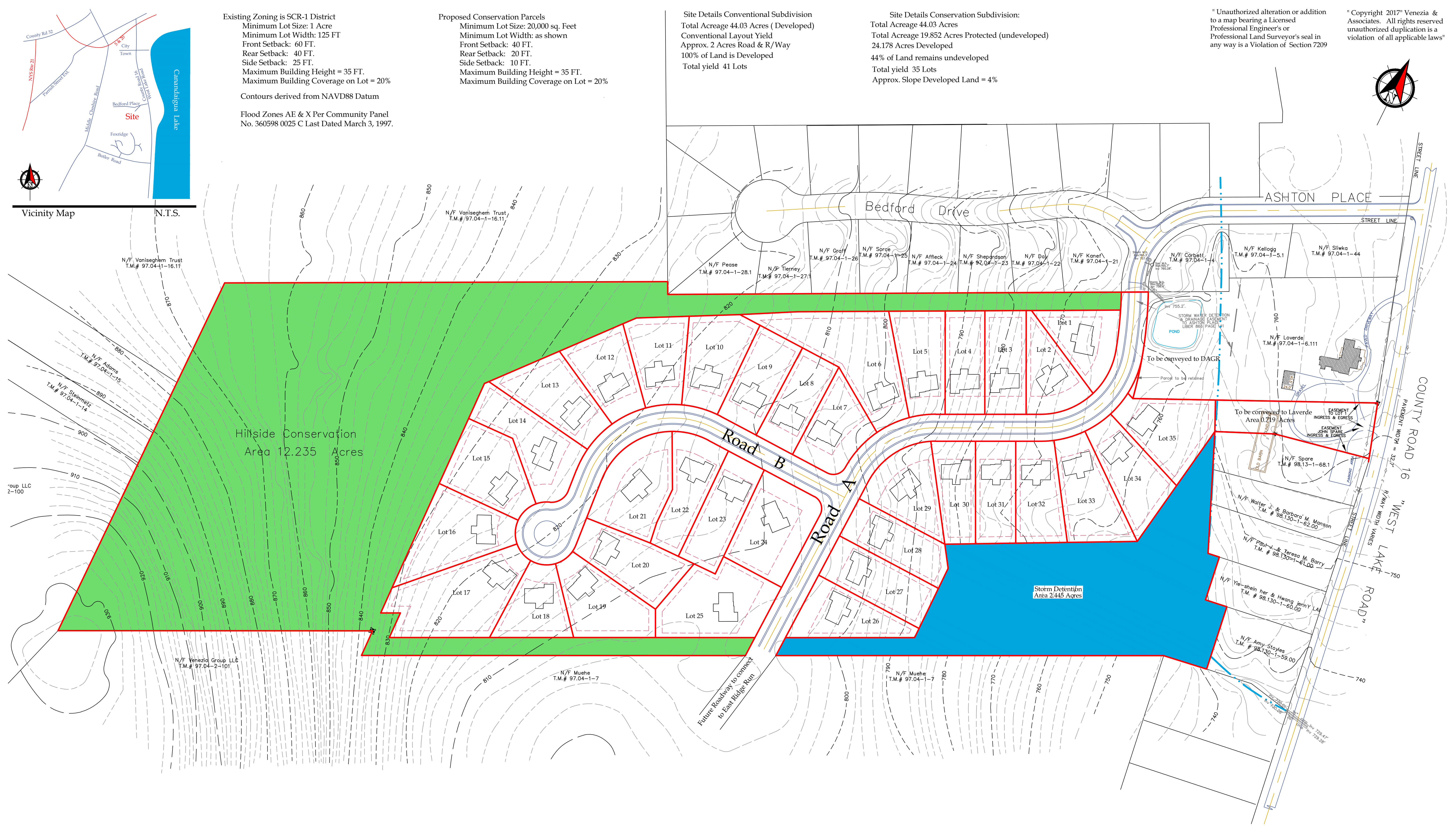




Existing Zoning is SCR-1 District
Minimum Lot Size: 1 Acre
Minimum Lot Width: 125 FT
Front Setback: 60 FT.
Rear Setback: 40 FT.
Side Setback: 25 FT.
Maximum Building Height = 35 FT.
Maximum Building Coverage on Lot = 20%
Contours derived from NAVD88 Datum
Flood Zones AE & X Per Community Panel
No. 360598 0025 C Last Dated March 3, 1997.

Proposed Conservation Parcels
Minimum Lot Size: 20,000 sq. Feet
Minimum Lot Width: as shown
Front Setback: 40 FT.
Rear Setback: 20 FT.
Side Setback: 10 FT.
Maximum Building Height = 35 FT.
Maximum Building Coverage on Lot = 20%

Site Details Conventional Subdivision
Total Acreage 44.03 Acres (Developed)
Conventional Layout Yield
Approx. 2 Acres Road & R/Way
100% of Land is Developed
Total yield 41 Lots

Site Details Conservation Subdivision:
Total Acreage 44.03 Acres
Total Acreage 19.852 Acres Protected (undeveloped)
24.178 Acres Developed
44% of Land remains undeveloped
Total yield 35 Lots
Approx. Slope Developed Land = 4%

" Unauthorized alteration or addition
to a map bearing a Licensed
Professional Engineer's or
Professional Land Surveyor's seal in
any way is a Violation of Section 7209

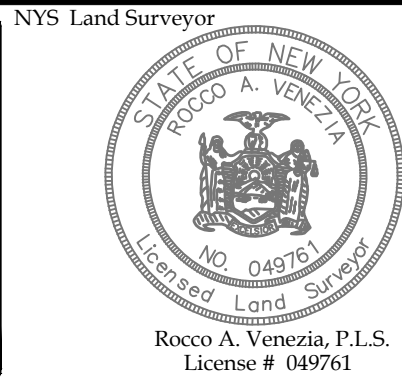
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For Permitting Only

Legend

✖ Iron pin or pipe found	▲ P.K. nail found
✖ Iron pin set	▲ P.K. nail set
● Drill hole	■ Concrete Monument
○ Utility pole	⬤ Benchmark
— E/T	— Utility lines
— E/T	— E/T
— R.O.W. line	— R.O.W. line
— Property lines	— Property lines

Revisions				
NO.	Date	Description	By	
1	5/3/2018	Revise Lot configuration	RV	



Conceptual Plan Conservation Subdivision:

Ashton Extension

owners
D.A.G.R. LLC
5820 Goodale Road
Canandaigua N.Y. 14424

Showing Land
on
County Road 16
Town of Canandaigua
County of Ontario
State of New York

File# 15104

T.m. # 97.04-1-6.121
Scale 1"= 100'
Sheet 1 of 3

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