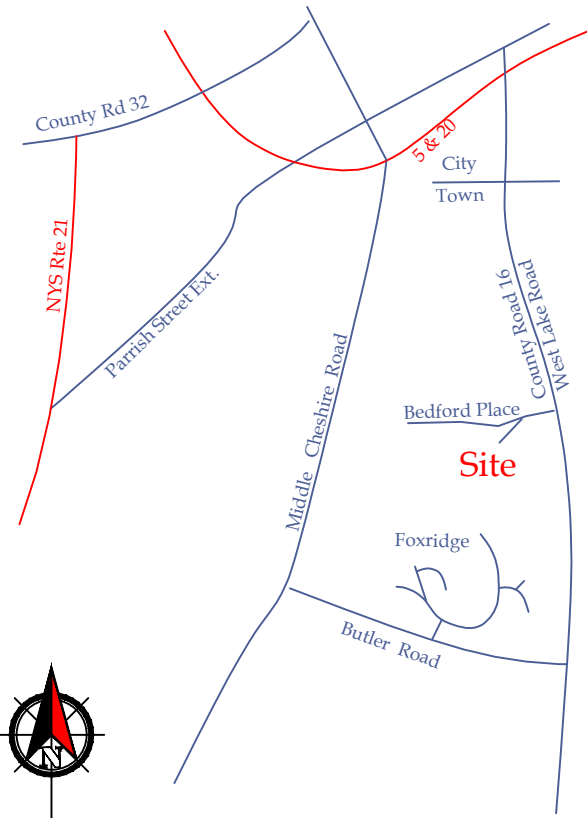




Vicinity Map N.T.S.

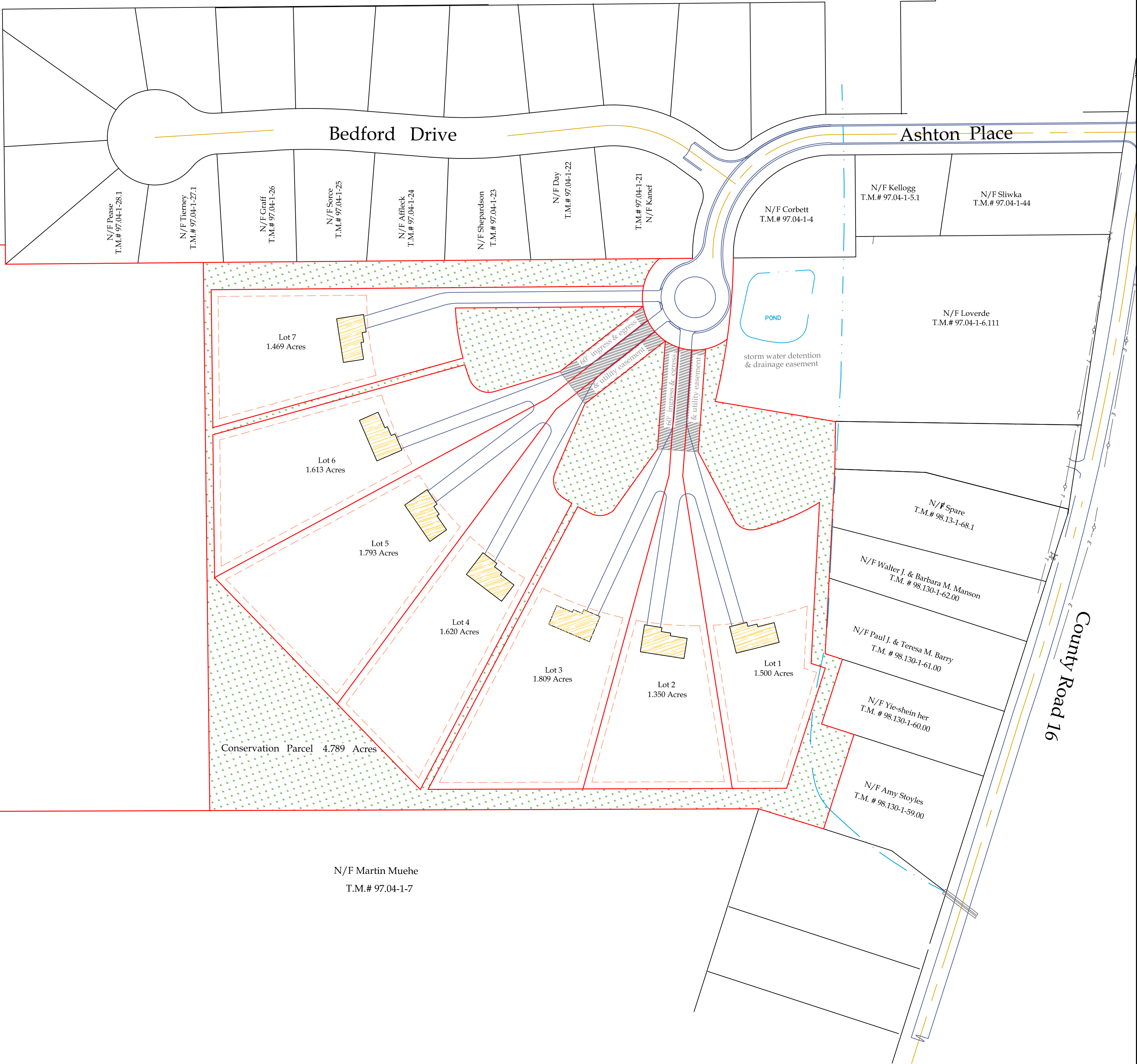
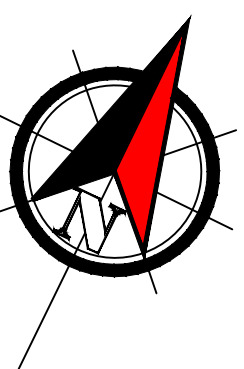
Proposed Zoning
Minimum lot size: 1 acre
Minimum lot width: varies ft
Minimum lot depth: 150 ft.
Front setback: 120 ft.
Rear setback: 10 ft.
Side setback: 10 ft.
Maximum building height = 35 FEET

Lot Density Calculations
Lake Vista 0 Acres of constrained lands
11.154 Acres in size
11 allowable lots
Total proposed lots 7
Conserved parcel 4.789 Acres (43%)

Existing Zoning Lake Vista 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.

" 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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N/F John & Janice Adams
T.M.# 97.04-1-13
N/F Christopher Steinmetz
T.M.# 97.04-1-14

N/F Venezia Group LLC
T.M. # 97.04-2-100.1

N/F Venezia Group LLC
T.M. # 97.04-2-49

Venezia Group T.M. # 97.04-2-49
Town of Canandaigua
Conservation Easement
Libers 1235 178 175

N/F Vanisegham
T.M.# 97.04-1-16.11

27.123 Acres
to be annexed to
T.M. # 97.04-2-49

N/F Martin Muehe
T.M.# 97.04-1-7

N/F Spare
T.M.# 98.13-1-68.1

N/F Walter J. & Barbara M. Manson
T.M. # 98.130-1-62.00

N/F Paul J. & Teresa M. Barry
T.M. # 98.130-1-61.00

N/F Yie-shein her
T.M. # 98.130-1-60.00

N/F Amy Stoyles
T.M. # 98.130-1-59.00

N/F Corbett
T.M.# 97.04-1-4

N/F Kellogg
T.M.# 97.04-1-5.1

N/F Shwka
T.M.# 97.04-1-44

N/F Loverde
T.M.# 97.04-1-6.111



5120 Laura Lane

Canandaigua New York, 14424

Legend

- Iron pin or pipe found
- Iron pin set
- Drill hole
- Utility pole
- Utility lines
- Property lines
- Centerline
- P.K. nail found
- P.K. nail set
- Concrete Monument
- Benchmark
- E/T
- E/T
- Property lines

Revisions				
NO.	Date	Description	By	

This is to certify that I am a
Licensed Land Surveyor and that this plan
was completed on Sept. 2, 2020.

Anthony A. Venezia
License No. 050864 signed



Conservation subdivision:

owners
D.A.G.R. LLC
5810 Goodale Road
Canandaigua N.Y. 14424

developers
Venezia Group LLC
5120 Laura Lane
Canandaigua N.Y. 14424

Ashton South

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

File# 19046

Scale 1"=100'

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