

Vicinity Map  
N.T.S.

Deed Reference:  
Job Tifer to David A. & Laura E. Dadetta by Deed filed December 18, 2017 in Liber 1397 of Deeds at Page 967.

Abstract Reference:  
This survey is subject to any facts an updated abstract of title may reveal.

Map Reference:  
Final Resubdivision Karl J. Marchese by Freeland - Parrinello filed as Ontario County Map No. 30295.  
Plan of Land of Warren J. Pashley III by Freeland - Parrinello filed as Ontario County Map No. 32211.

Existing Zoning is Residential Lake District (RLD)  
Minimum Lot Size: 20,000 SQ. FT.  
Minimum Lot Width: 125 FT.  
Front Setback: 60 FT.  
Rear Setback: 60 FT.  
Side Setback: 12 FT.  
Maximum Building Height = 25 FT.  
Maximum Building Coverage on Lot = 15%  
Maximum Lot Coverage = 25%

Contours derived from NAVD88 Datum

Flood Zones AE & X Per Community Panel No. 360598 0025 C Last Dated March 3, 1997.

Existing Lot Coverage: Sq.Ft

House.....	2,092.0
Boat Acc. Structure.....	108.0
Porch.....	705.0
Gravel Driveway.....	8,624.0
Patio.....	1,710.0
Deck.....	761.0
Stairs.....	273.0
	390.0

Total Coverage..... 14,807.0  
Total Site Area..... 63,922.0  
Building Coverage..... 4.5%  
Total Lot Coverage..... 23.1%

### ONE STAGE SITE PLAN APPROVAL

PLANNING BOARD CHAIRPERSON	DATE
TOWN HIGHWAY & WATER SUPERINTENDENT	DATE
TOWN ENGINEER	DATE

Steep Slopes Breakdown N.T.S.

County Road 16

Existing House

Canandaigua Lake

N/F Mary E. Maida & David L. Felten  
Liber 1381 Page 672

N/F Hopeman Property Homeowners Assoc.  
Liber 893 Page 245

N/F Edward Lin & Ming Chung  
Liber 1301 Page 957

\* 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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5120 Laura Lane  
Canandaigua New York, 14424

Legend

- IRON PIN OR PIPE FOUND
- IRON PIN SET
- DRILL HOLE
- UTILITY POLE
- UTILITY LINES
- PROPOSED EROSION MAT
- PROPERTY LINES
- P.K. NAIL FOUND
- P.K. NAIL SET
- CONCRETE MONUMENT
- BENCHMARK
- PROPOSED UTILITY LINES
- PROPOSED EROSION MAT
- PROPERTY LINES
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED DRAIN
- PROPOSED ELECT
- PROPOSED TEL
- PROPOSED GAS
- PROPOSED SPOT GRADE
- SILT FENCE
- EXIST. CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- CENTERLINE
- LIGHT POLE
- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- WATER VALVE
- HYDRANT

NYS Professional Engineer

Revisions			
NO.	Date	Description	By

NYS Land Surveyor

Drawing Title:

## Existing Conditions Plan

David A. & Laura E. Dadetta  
4385 County Road 16  
Town of Canandaigua  
County of Ontario  
State of New York

File# 18091  
Scale 1"=20'

T.m. # 126.16-1-8.110  
T.m. # 126.16-2-3.130  
Date: 7/11/18  
Sheet:

# ECP-1

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