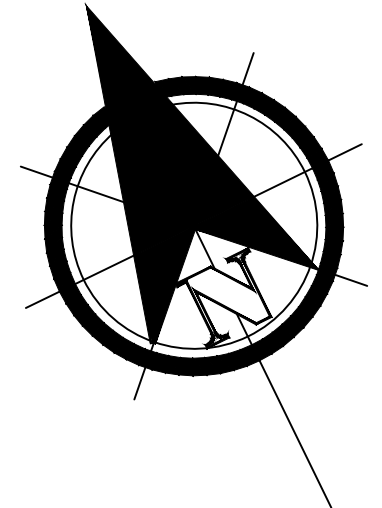




Deed Reference:
Daniel R. Wegman to Joy R. Wegman by Deed filed
November 2, 1992 in Liber 992 of Deeds at Page
670.

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

" Copyright 2016" Venezia &
Associates. All rights reserved
unauthorized duplication is a
violation of all applicable laws"



Zoning District
RLD- Residential Lake
Dimensional Requirements
Required (Minimum)

Lot Area	20,000 SF
Setbacks	
Front	60'
Side	12'
Rear (lake)	60'
Lot Width	125'
Bldg. Coverage	15% MAX
Max. Bldg. Height	25'



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
	9/20/16	Town Signature Documents	EVJ

This is to certify that I am a
Licensed Land Surveyor and that this plan
was completed on 02/08/2016
from notes of an instrument survey
performed on 01/28/2016

Rocco A. Venezia
License No. 049761 signed



EXISTING CONDITIONS PLAN:

Joy R. Wegman

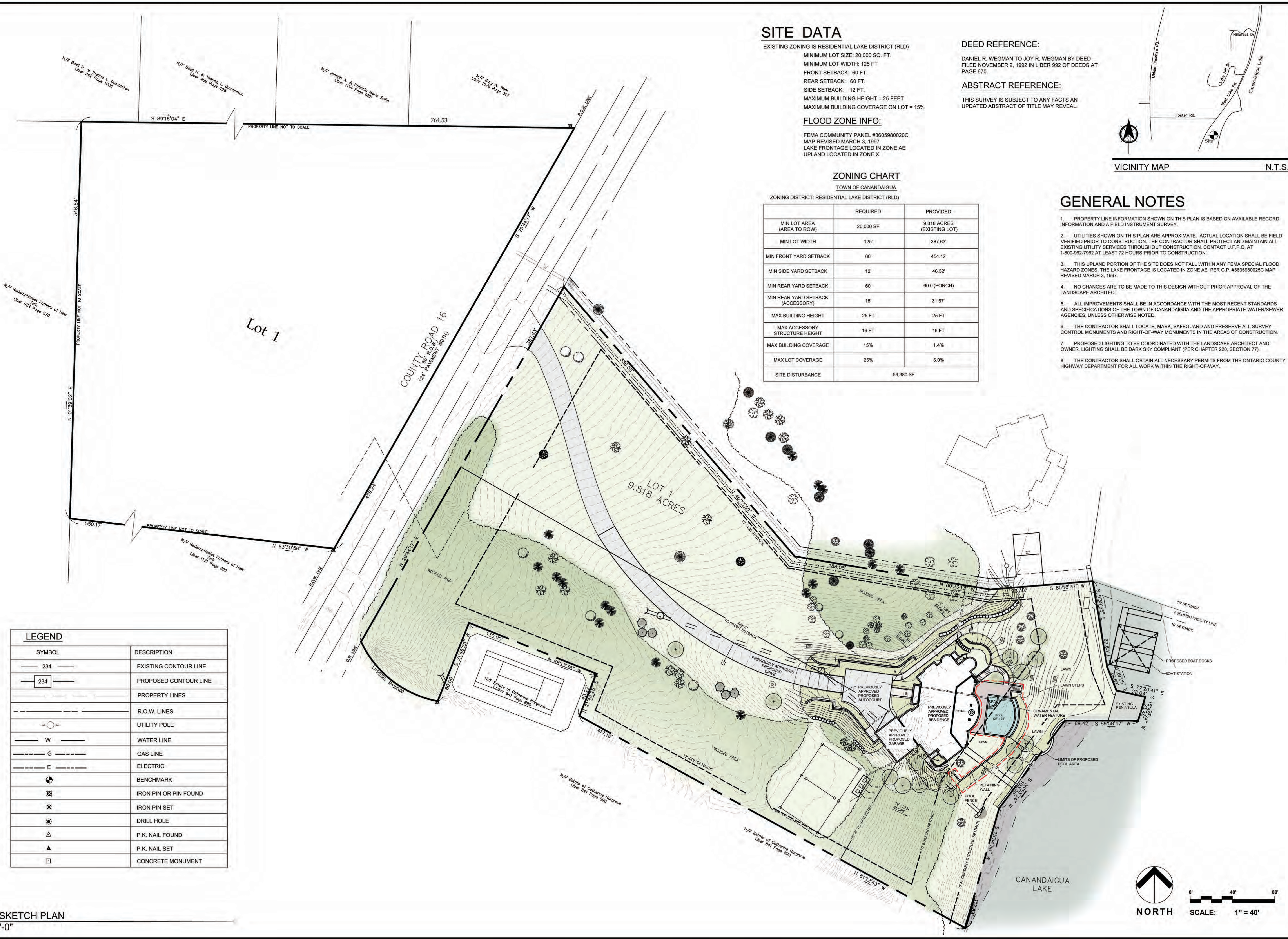
Showing Land
at
4417 County Road 16
Town of Canandaigua
County of Ontario State of New York

T.m. # 126.16-2-3.31
File# 12238
Scale 1"= 40'
Sheet

EX-1

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	PROPERTY LINES
	R.O.W. LINES
	UTILITY POLE
	WATER LINE
	GAS LINE
	ELECTRIC
	BENCHMARK
	IRON PIN OR PIN FOUND
	IRON PIN SET
	DRILL HOLE
	P.K. NAIL FOUND
	P.K. NAIL SET
	CONCRETE MONUMENT

SITE SKETCH PLAN
1"=40'-0"



SITE DATA

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 FEET
MAXIMUM BUILDING COVERAGE ON LOT = 15%

FLOOD ZONE INFO:

FEMA COMMUNITY PANEL #3605980020C
MAP REVISED MARCH 3, 1997
LAKE FRONTAGE LOCATED IN ZONE AE
UPLAND LOCATED IN ZONE X

ZONING CHART

TOWN OF CANANDAIGUA

ZONING DISTRICT: RESIDENTIAL LAKE DISTRICT (RLD)

	REQUIRED	PROVIDED
MIN LOT AREA (AREA TO ROW)	20,000 SF	9.818 ACRES (EXISTING LOT)
MIN LOT WIDTH	125'	387.63'
MIN FRONT YARD SETBACK	60'	454.12'
MIN SIDE YARD SETBACK	12'	46.32'
MIN REAR YARD SETBACK	60'	60.0' (PORCH)
MIN REAR YARD SETBACK (ACCESSORY)	15'	31.67'
MAX BUILDING HEIGHT	25 FT	25 FT
MAX ACCESSORY STRUCTURE HEIGHT	16 FT	16 FT
MAX BUILDING COVERAGE	15%	1.4%
MAX LOT COVERAGE	25%	5.0%
SITE DISTURBANCE	59,380 SF	

DEED REFERENCE:

DANIEL R. WEGMAN TO JOY R. WEGMAN BY DEED
FILED NOVEMBER 2, 1992 IN LIBER 992 OF DEEDS AT
PAGE 870.

ABSTRACT REFERENCE:

THIS SURVEY IS SUBJECT TO ANY FACTS AN
UPDATED ABSTRACT OF TITLE MAY REVEAL.



VICINITY MAP

N.T.S.

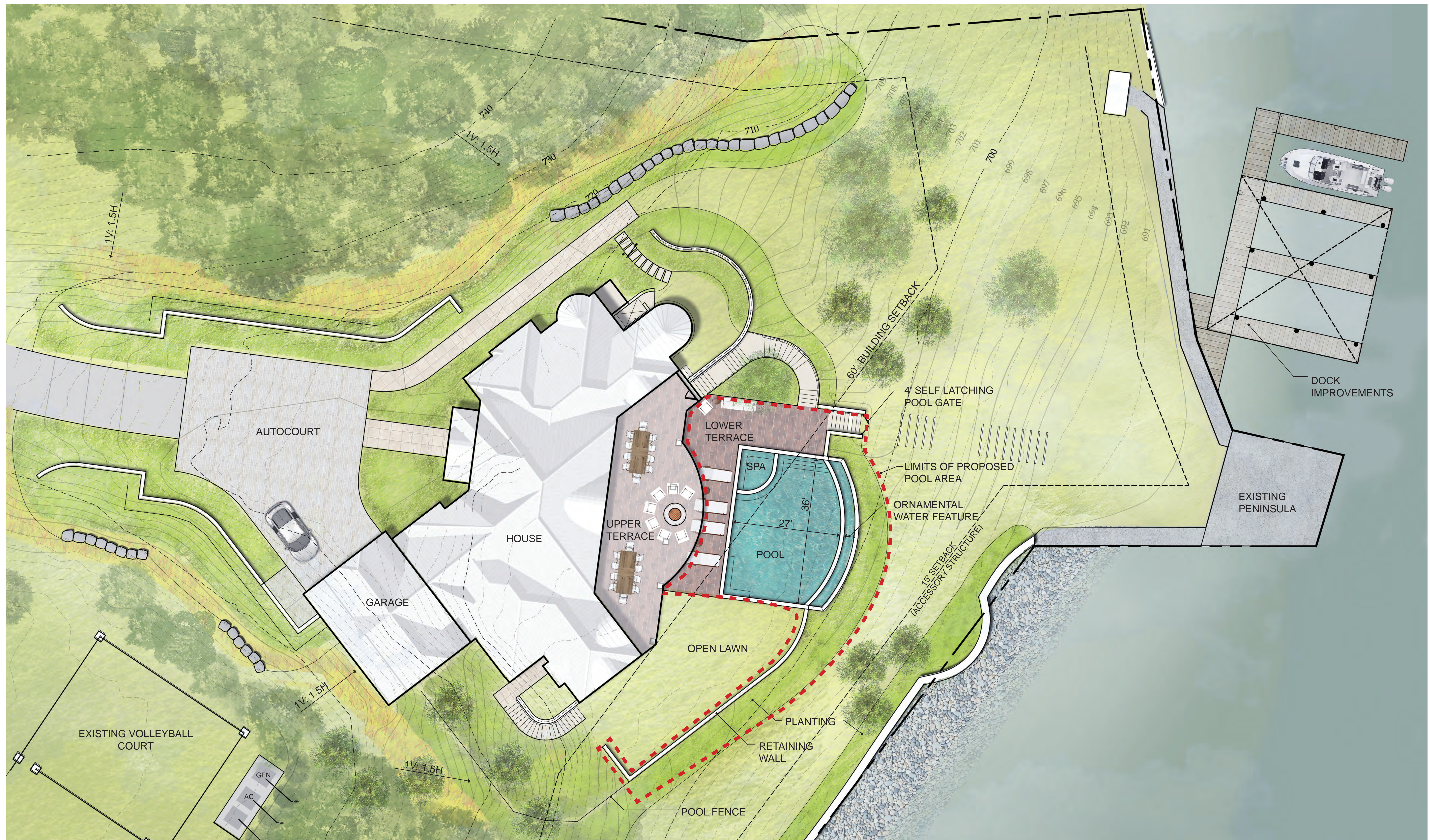
GENERAL NOTES

- PROPERTY LINE INFORMATION SHOWN ON THIS PLAN IS BASED ON AVAILABLE RECORD INFORMATION AND A FIELD INSTRUMENT SURVEY.
- UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ACTUAL LOCATION SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITY SERVICES THROUGHOUT CONSTRUCTION. CONTACT U.F.P.O. AT 1-800-962-7982 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION.
- THIS UPLAND PORTION OF THE SITE DOES NOT FALL WITHIN ANY FEMA SPECIAL FLOOD HAZARD ZONES. THE LAKE FRONTAGE IS LOCATED IN ZONE AE, PER C.P. #3605980020C MAP REVISED MARCH 3, 1997.
- NO CHANGES ARE TO BE MADE TO THIS DESIGN WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF CANANDAIGUA AND THE APPROPRIATE WATER/SEWER AGENCIES, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION.
- PROPOSED LIGHTING TO BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND OWNER. LIGHTING SHALL BE DARK SKY COMPLIANT (PER CHAPTER 220, SECTION 77).
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE ONTARIO COUNTY HIGHWAY DEPARTMENT FOR ALL WORK WITHIN THE RIGHT-OF-WAY.



SCALE:	As Noted	No.	REVISIONS	BY	DATE
CHECKED BY:	MHB				
DRAWN BY:	SRS				
DESIGNED BY:	BAYERLA				
DATE:	09-16-2016	1	PRC COMMENTS	MER	9.21.16

PROJECT:	DRAWING TITLE:
Joy R. Wegman 4417 Country Rd 16 TOWN OF CANANDAIGUA NEW YORK	SITE SKETCH PLAN



Site Plan Rendering

4417 Country Road 16, Town of Canandaigua
September 23, 2016

