

Vicinity Map

N.T.S.

Site Details:
Existing Zoning is Residential District (R-1-30)
Minimum Lot Size: 30,000 SQ. FT.
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 X Per Community Panel
No. 360598 0025 C Last Dated March 3, 1997.

ONE STAGE SITE PLAN APPROVAL

Planning Board Chairperson

Date

Revisions

NO.	Date	Description	By
1	9/20/2019	Address PRC Comments 9/16/2019	AAV

N/F Ronald Tschetter & Amy Sherman
Liber 992 Page 380
T.M. # 140.07-1-52.000

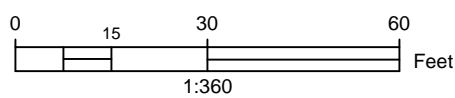
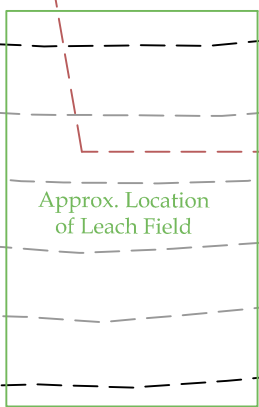
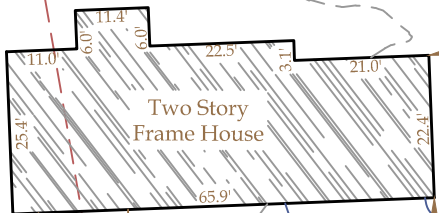
N/F Donald & Jody Cheney
Liber 1141 Page 719
T.M. # 140.07-1-1.000

N/F Gary & Beverly Francis
Liber 894 Page 760
T.M. # 140.07-1-6.100

N/F Donald & Nancy Zamperetti
Liber 861 Page 284
T.M. # 140.07-1-3.100

Lot 2
Area = 0.886 Acre

Lot 1
Area = 0.789 Acre



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" 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"

Legend

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

This is to certify that I am a
Licensed Land Surveyor and that this plan
was completed on 09/11/2019
from notes of an instrument survey
performed on 09/09/2019



Anthony A. Venezia
signed
License No. 050864

Subdivision Plat prepared for:

Owner / Subdivider
Robert W. Swadling
400 Spinnaker Lane
Webster, NY, 13580

Robert W. Swadling

Showing Land
At
4526 County Road 16
Town of Canandaigua
County of Ontario State of New York

Tax Map# 140.07-1-5.1
Scale: 1" = 30'
Job # 19195

