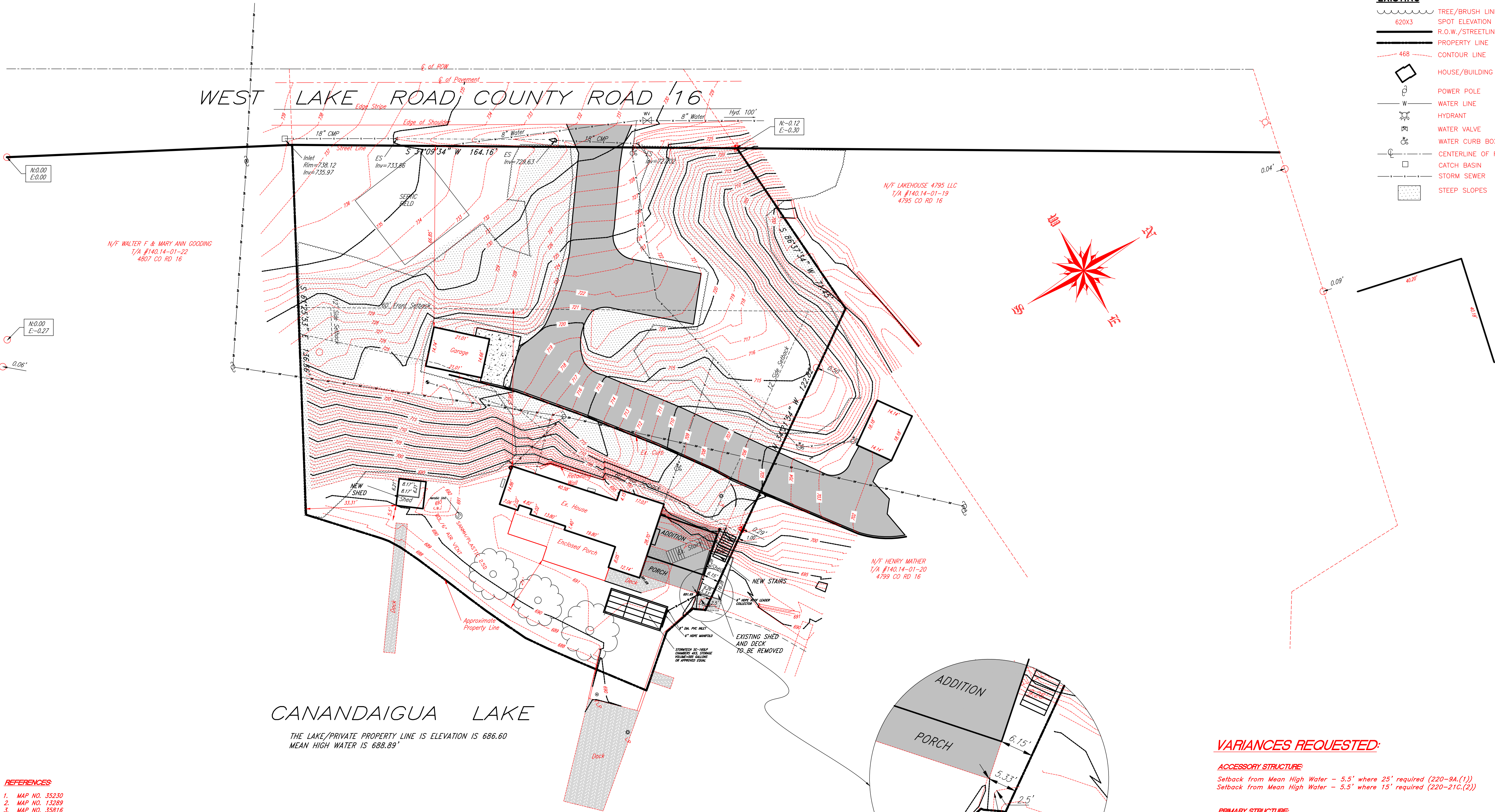
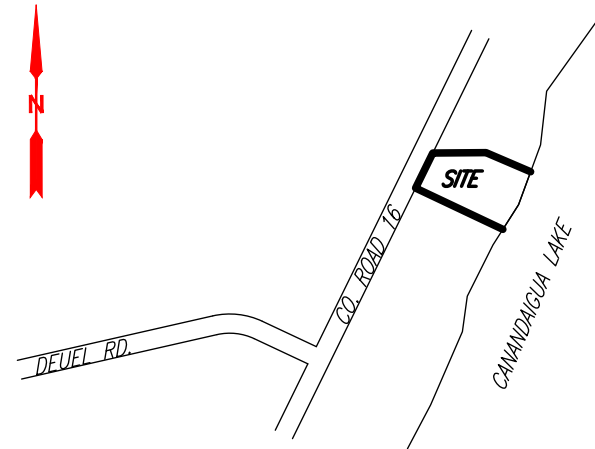




LEGEND

EXISTING

- TREE/BRUSH LINES
- SPOT ELEVATION
- R.O.W./STREETLINE
- PROPERTY LINE
- CONTOUR LINE
- HOUSE/BUILDING
- POWER POLE
- WATER LINE
- HYDRANT
- WATER VALVE
- WATER CURB BOX
- CENTERLINE OF ROAD
- CATCH BASIN
- STORM SEWER
- STEEP SLOPES



CANANDAIGUA

LOCATION SKETCH
N.T.S.

12/21/18	ADDRESSED ZBA COMMENTS	GWM
DATE	REVISIONS	BY:

DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 AND APPLIES TO THIS DRAWING:
"IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE WORD "ALTERED" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

McMahon LaRue
Associates, P. C.

Engineers & Surveyors

822 Holt Road
Webster, NY 14580
(585) 436-1080
www.McMahon-LaRue.com

CLIENT:

ELI & PEGGY FUTERMAN
220 ESPLANADE DRIVE
ROCHESTER, NY 14610

PROJECT:

FUTERMAN ADDITION

4803 COUNTY ROAD 16

DRAWING:

VARIANCE PLAN

PART OF TOWN LOT 64

TOWNSHIP 9, RANGE 3

PHILIPS AND GORHAM PURCHASE
TOWN OF CANANDAIGUA, ONTARIO COUNTY
STATE OF NEW YORK

DESIGNED BY: GWM

DRAWN BY: GWM

CHECKED BY: AIL

S.B.L. # 140.14-01-21

PROJ. NO. 1375-00

DATE: NOVEMBER 2018

SCALE: 1"=20'

SHEET 1 OF 1
CADD FILE
VARIANCE

REFERENCES

- MAP NO. 35230
- MAP NO. 13289
- MAP NO. 35816
- MAP NO. 22479
- MAP NO. 819
- MAP NO. 1744

DEEDS

- NONE PROVIDED

ABSTRACT

- NONE PROVIDED

- Liber 2 of Maps Page 16, Canandaigua Heights Subdivision filed 1923
- Map of a Survey by O'Neill-Rodak, proj.#2006-423, dated 7/07/06

CERTIFICATION

I hereby certify to the parties listed here under that this map was made using the reference material listed hereon and the notes of an instrument survey performed in accordance with the current standards of the New York State Association of Professional Land Surveyors completed on October 18, 2018



Alfred I LaRue, N.Y.S.P.L.S. # 046558

SITE DATA:

EXISTING

Parcel Zoned RLD
Minimum lot size = 20,000 Sq.Ft. - Existing 30,080 Sq.Ft.
Minimum lot width = 125' ft. - Existing 165.16'
Minimum front setback = 60' ft. - Existing 66.85' ft. (Garage)
Minimum side setback = 12' ft. - Existing 59.47' (S), 15.05' (N)
Minimum rear setback = 60' ft. - Existing 21'
Maximum building coverage = 15% - Existing 6.8%
Maximum lot coverage = 25% - Existing 20%

PROPOSED

Minimum front setback = 60' ft. - Proposed 66.85' ft. (Garage)
Minimum side setback = 10' ft. - Proposed 5.3' (N)
Minimum rear setback = 60' ft. - Proposed 2.5'
Maximum building coverage = 15% - Proposed 8.7%
Maximum lot coverage = 25% - Proposed 20.7%

VARIANCES REQUESTED:

ACCESSORY STRUCTURE:

Setback from Mean High Water = 5.5' where 25' required (220-9A.(1))
Setback from Mean High Water = 5.5' where 15' required (220-21C.(2))

PRIMARY STRUCTURE:

Setback from Mean High Water = 2.5' where 25' required (220-9A.(1))
Rear Setback = 2.5' where 60' required (220-21C.(2))
Side Setback = 5.3' where 10' required (220-105A.)

GENERAL NOTES:

- The Contractor shall determine the exact location and elevations of underground utilities before commencing construction. Exploratory excavations shall be made sufficiently ahead of construction to permit revisions as required to meet existing conditions. The Contractor shall take precautionary measures to protect the utility lines shown on these plans and any other lines not shown hereon, or of record.
- Prior to any construction at the site, the Contractor shall install all erosion control measures. Hay bale dikes or silt fence will be installed parallel with the contour at the toe of slopes for all areas to be disturbed by cut or fill. Additional hay bales or silt fence will be installed by the contractor if directed by the Town, County, Town or County Engineers, the Canandaigua Lake Watershed Inspector or the design engineer during construction. The Contractor shall be responsible for maintenance of all erosion control measures during and after construction until directed to remove those measures.