



"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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Site Details:
Existing Zoning is Restricted Business District (RB1)
Minimum Lot Size: 40,000 SQ. FT.
Minimum Lot Width: 150 FT
Front Setback: 60 FT.
Rear Setback: 40 FT. (Acc. Structure 25FT)
Side Setback: 15 FT.
Maximum Building Height = 35 FT.
Maximum Building Coverage on Lot = 50%

Flood Zones AE & X Per Community Panel No. 360598 0020 C Last Dated March 3, 1997.

Canandaigua Lake

Mean High Water Line

Flood Plain

Clubhouse & Restaurant

Asphalt Walkway

Covered Deck

Ramp

Fire Pit

Grill Station

Chiseled "X"

Paver Patio 3423 Ft²

Gas & Elec Hookup

Gas Hookup

Practice Green

Event Bar

Event Tent 40'x80' 693.2'

Gravel Area

Asphalt Parking Area

100' Stream Buffer

Proposed Shed Relocation

Shed

Shed

Cooler

Shed FFE694.0'

Shed FFE693.5'

Sheds to be Relocated

Utility Barn 120.5'

Mean High Water Line

282.24'

S82° 43' 21" W

Legend

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

Planning Board Chairperson

N/F Kathleen Faust
Liber 1267 Page 245
T.M. # 98.11-1-1.0

This is to certify that I am a Licensed Land Surveyor and that this plan was completed on 10/12/2017 from notes of an instrument survey performed on 06/22/2017



Anthony A. Venezia
signed
License No. 050864

Existing Conditions Plat prepared for:

Canandaigua Country Club, Inc

Showing Land At
3280 Fallbrook Park
Town of Canandaigua
County of Ontario State of New York

Tax Map# 98.00-1-39.111
Scale: 1" = 20'
Job # 17116



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