

Vicinity Map
N.T.S.

"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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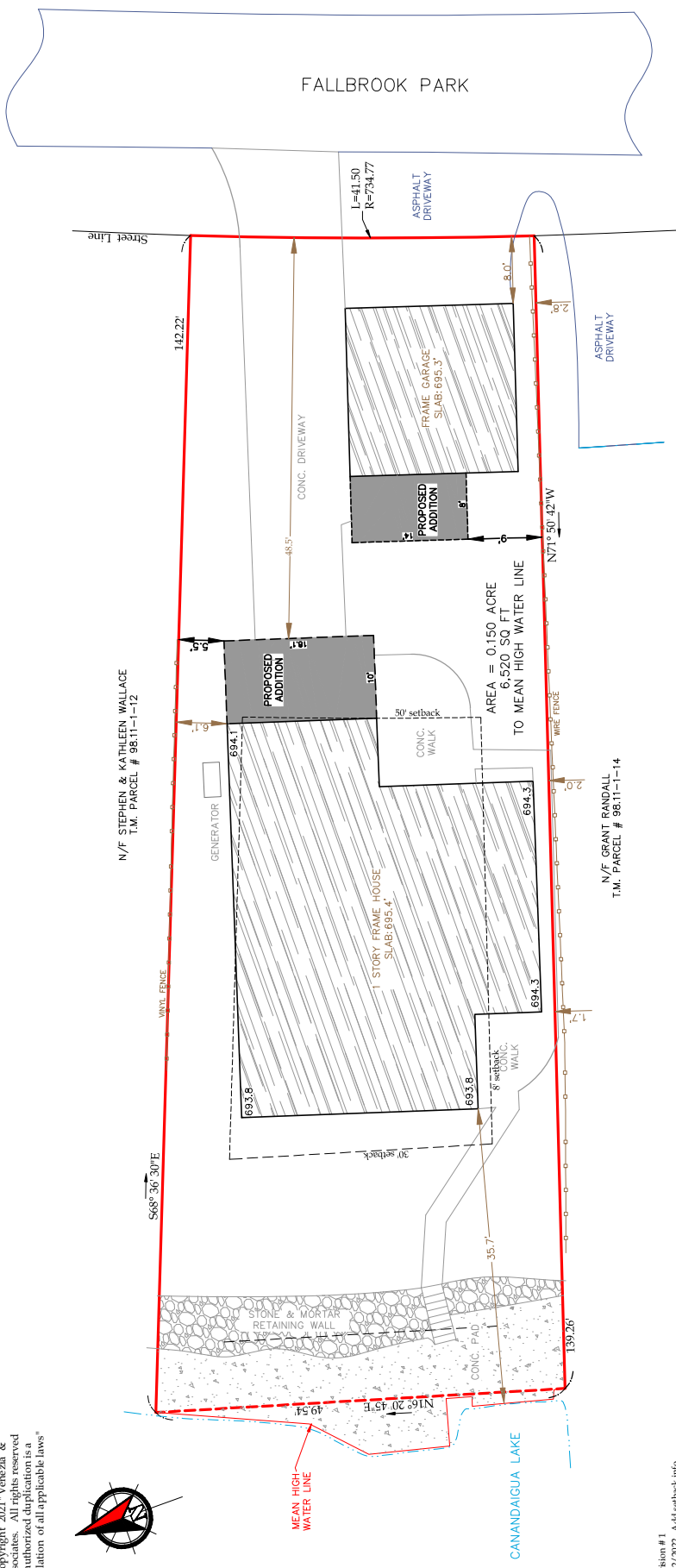


ZONING DISTRICT: LAKE RESIDENTIAL (RLD)		
MIN LOT AREA (AREA TO ROW)	REQUIRED	EXISTING
VARIES	VARIES	6,520 SQ FT
MIN LOT WIDTH	125'	41.5'
MIN FRONT YARD SETBACK	50'	8.0'
MIN SIDE YARD SETBACK	8'	1.7'
MIN REAR YARD SETBACK	30'	35.7'
MAX BUILDING HEIGHT	25 FT	16.5'
MAX BUILDING COVERAGE	25%	29.3%
MAX LOT COVERAGE	40%	61.1%

ZONING CHART

GENERAL NOTES

1. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN IS BASED ON AVAILABLE RECORD INFORMATION AND A FIELD INSTRUMENT SURVEY.
2. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ACTUAL LOCATION SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY SERVICES THROUGHOUT CONSTRUCTION.
3. NO CHANGES ARE TO BE MADE TO THIS DESIGN WITHOUT PRIOR APPROVAL.
4. 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.
5. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION.
6. PROPOSED LIGHTING TO BE COORDINATED WITH THE ARCHITECT AND OWNER. LIGHTING SHALL BE DARK SKY COMPLIANT (PER CHAPTER 220, SECTION 77).
7. ELEVATIONS REFERENCE NAVD83 DATUM



- Legend
- Iron pin or pipe found
 - P.K. nail found
 - Concrete Monument
 - Benchmark
 - Utility lines
 - ROW line
 - Property lines
 - Centerline

This is to certify that I am a Licensed Land Surveyor and that this plan was prepared by me or under my direct supervision and that I am a member in good standing of the New York State Society of Professional Land Surveyors as of the date of the instrument survey performed on October 4, 2021.



Rocco A. Venezia
Professional Land Surveyor
License No. 049761

Zoning Sketch Prepared for:

Marc A. & Tina M. Zagara

Tax Map # 98.11-1-13
Scale: 1" = 10'
Job #21199

Showing Land At
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