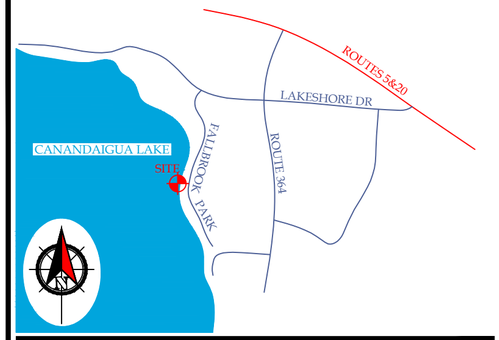

Vicinity Map N.T.S.

" 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)

	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA (AREA TO ROW)	VARIES	6,520 SQ FT	NO CHANGE
MIN LOT WIDTH	125'	41.5'	NO CHANGE
MIN FRONT YARD SETBACK	50'	8.0'	NO CHANGE
MIN SIDE YARD SETBACK	8'	1.7'	NO CHANGE
MIN REAR YARD SETBACK	30'	35.7'	NO CHANGE
MAX BUILDING HEIGHT	25 FT	16.5'	NO CHANGE
MAX BUILDING COVERAGE	25%	29.3%	33.7%
MAX LOT COVERAGE	40%	61.1%	63.3%

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 FIELD VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITY SERVICES THROUGHOUT CONSTRUCTION. CONTACT U.F.P.O. AT 1-800-962-7962 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION.

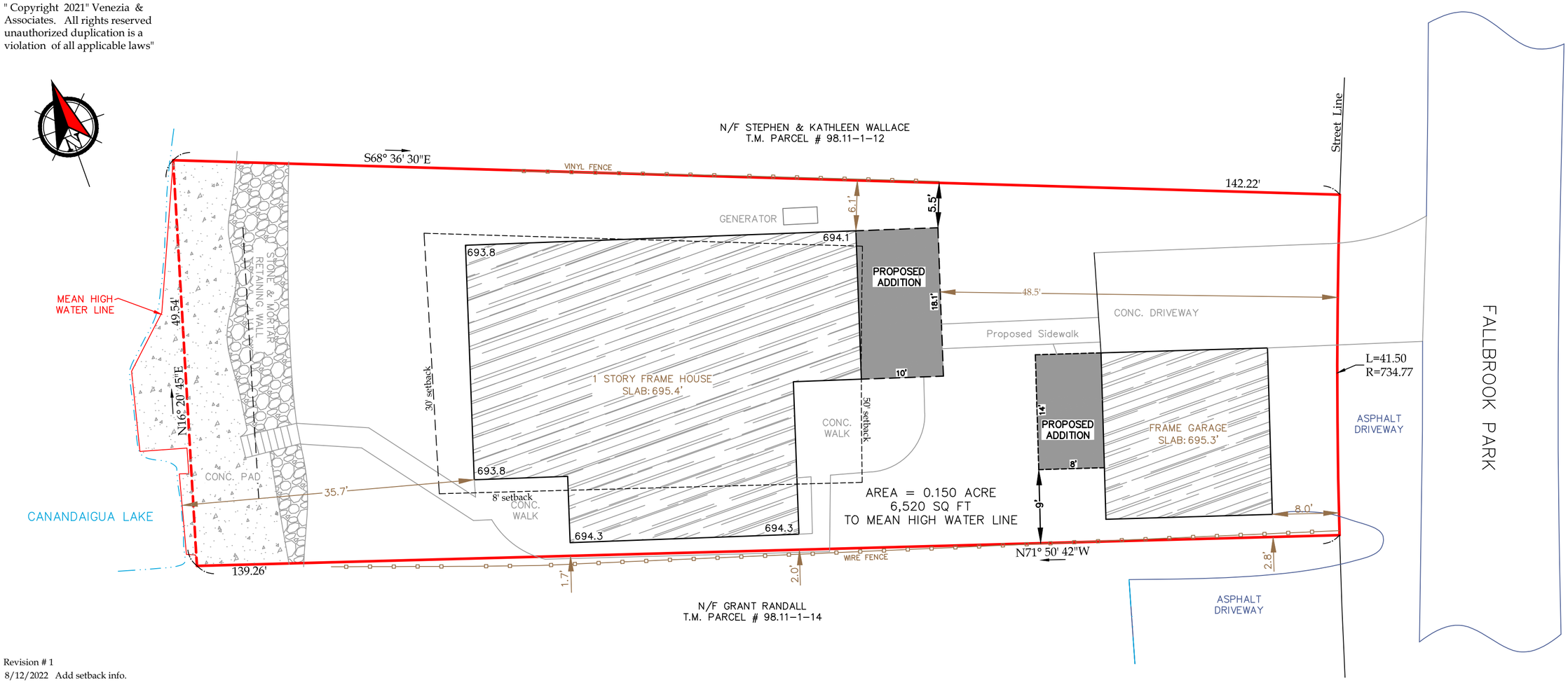
3. NO CHANGES ARE TO BE MADE TO THIS DESIGN WITHOUT PRIOR APPROVAL.

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 NAVD88 DATUM



Revision # 1
8/12/2022 Add setback info.
Revision # 2
9/14/2022 revise lot calculations

This is to certify that I am a Licensed Land Surveyor and that this plan was completed on October 5, 2021 from notes of an instrument survey performed on October 4, 2021

STATE OF NEW YORK · ROCCO A. VENEZIA · NO. 049761 · Licensed Land Surveyor

Rocco A. Venezia signed
License No. 049761

Legend

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

Zoning Sketch Prepared for:

Marc A. & Tina M. Zagara

Showing Land
At
3326 Fallbrook Park
Town of Canandaigua County of Ontario State of New York

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

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