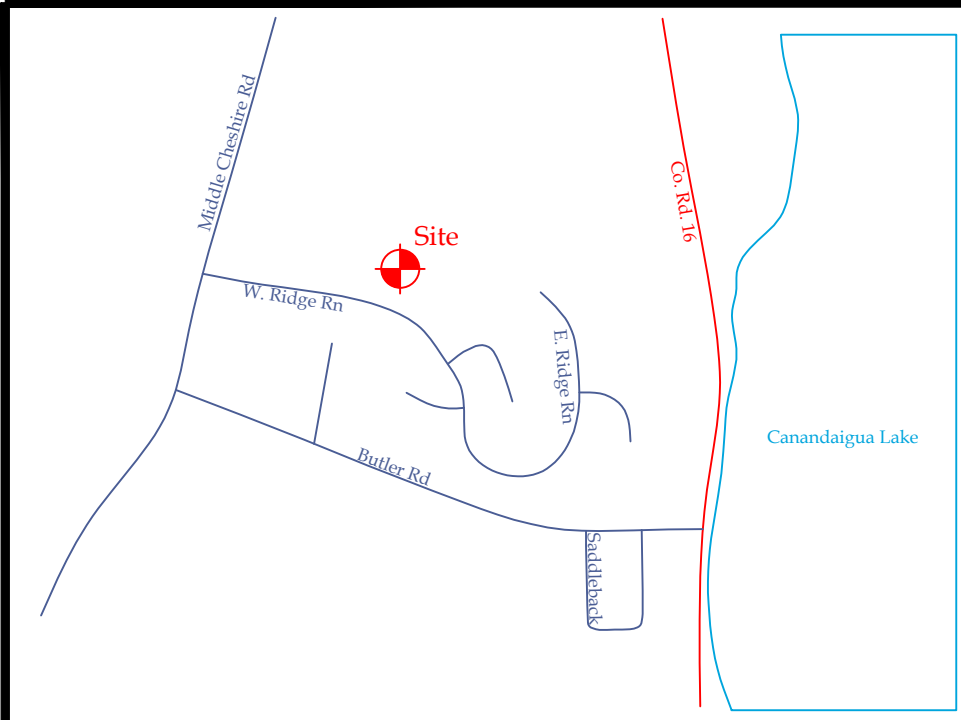




Vicinity Map N.T.S.

Site Details:
Existing Zoning is Clustered 281
Minimum Lot Size: 10,000 SQ. FT.
Minimum Lot Width: 65 FT
Minimum Lot Depth: 150 FT
Front Setback: 40 FT.
Rear Setback: 20 FT.
Side Setback: 12 FT.
Maximum Building Height = 35 FT.

Property is located in Flood Zone X per FEMA Community Panel Number 360598 0015 C Map last revised March 3, 1997.

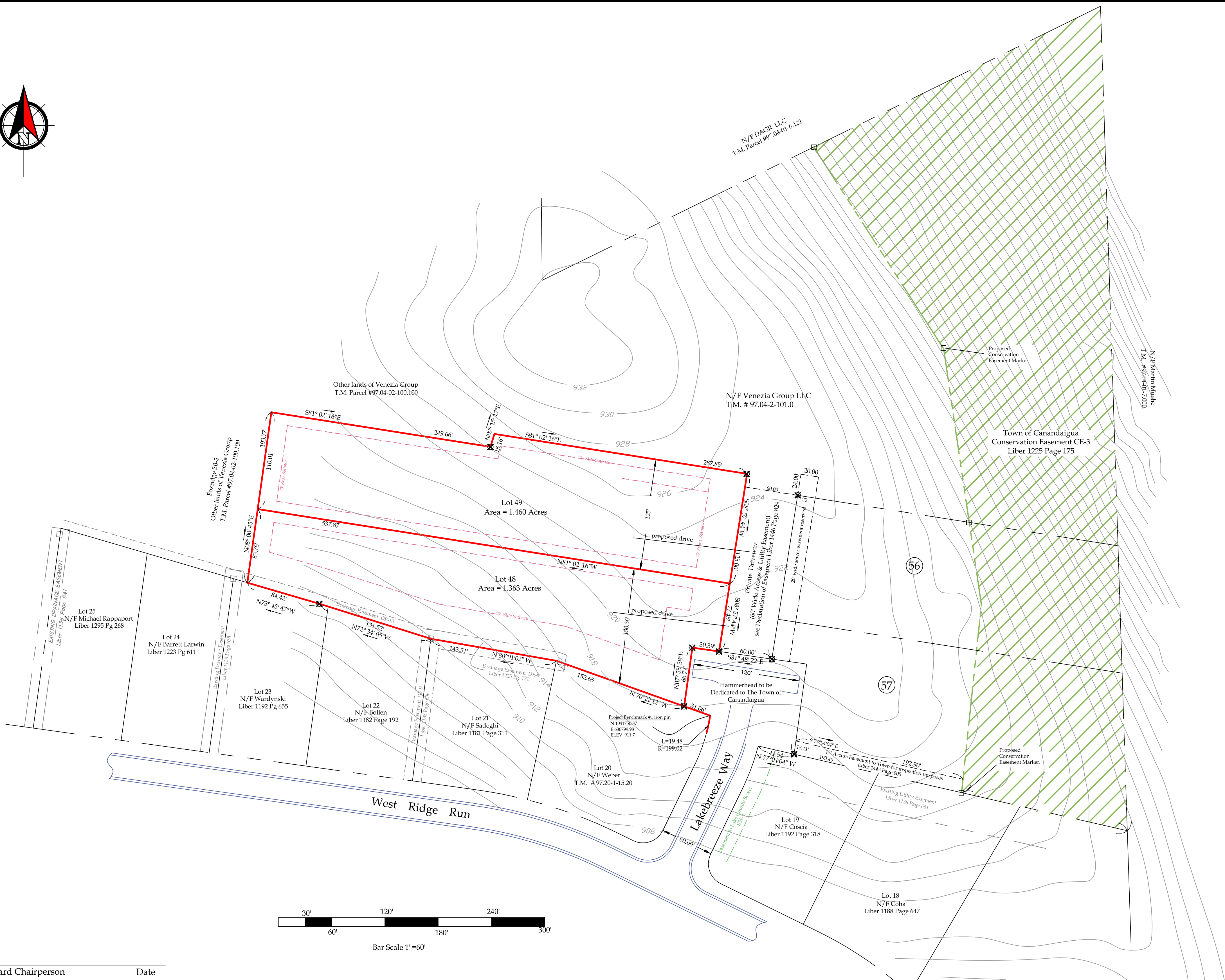
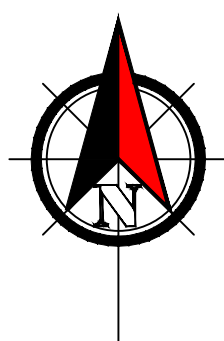
Distances shown are horizontal ground distances. All distances and elevations shown are measured in Decimal Feet. Vertical Datum is NAVD 88. Horizontal Datum is NAD 83.

Total Area of Phases 5A & B IS 50.158 Acres
Phase 5A = 22.359 Acres (completed)
Phase 5B Total = 27.799 Acres
Phase 5B-1&4 = 10.839 Acres
Phase 5B-2&3 = 16.960 Acres

Original approval of The Fox Ridge Subdivision was granted by The Town of Canandaigua Planning Board on July 25, 1989 for 146 Lots (Phase 2 thru Phase 5). Phase 1, previously approved, contained 9 lots total. Total proposed lots for all phases is 155. Total lots allowable under original zoning is 157. Phase 5B now consists of 21 Lots resulting in a total of 150 Lots for the entire project.

Area variance granted October 15, 2019 to allow preserved open space as part of a building lot. (Lots 56 & 57)
Project CPN-19-065

Lots 48 & 49 are subject to Site Plan Approval by Town of Canandaigua before building permits will be issued.



" 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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Legend

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

Planning Board Chairperson Date

Revisions				
NO.	Date	Description	By	
1	8/19/2020	address PRC comments	R.V.	
2	9/01/2020	revise Lot 49 125' of width	R.V.	

This is to certify that I am a Licensed Land Surveyor and that this plan was completed on July 20, 2020 from notes of an instrument survey performed on July 2020.

Rocco A. Venezia
License No. 049761 signed



Re Sub Map Lots 48 & 49 5B-1

Owner
Venezia Group LLC
5120 Laura Lane
Canandaigua, NY 14424
Phone: (585) 396-3267
www.veneziasurvey.com

Fox Ridge Subdivision

in the
Town of Canandaigua
County of Ontario State of New York
(585) 396-3267 Fax. No. (585) 396-0131

File# 19245 resub lots 48 & 49
T.M. # 97.04-2-48 , 49
Scale: 1"= 60'

E-mail rocco@veneziasurvey.com