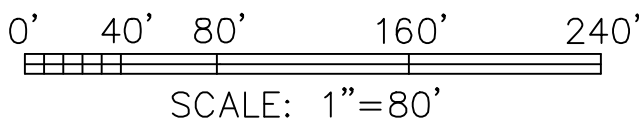
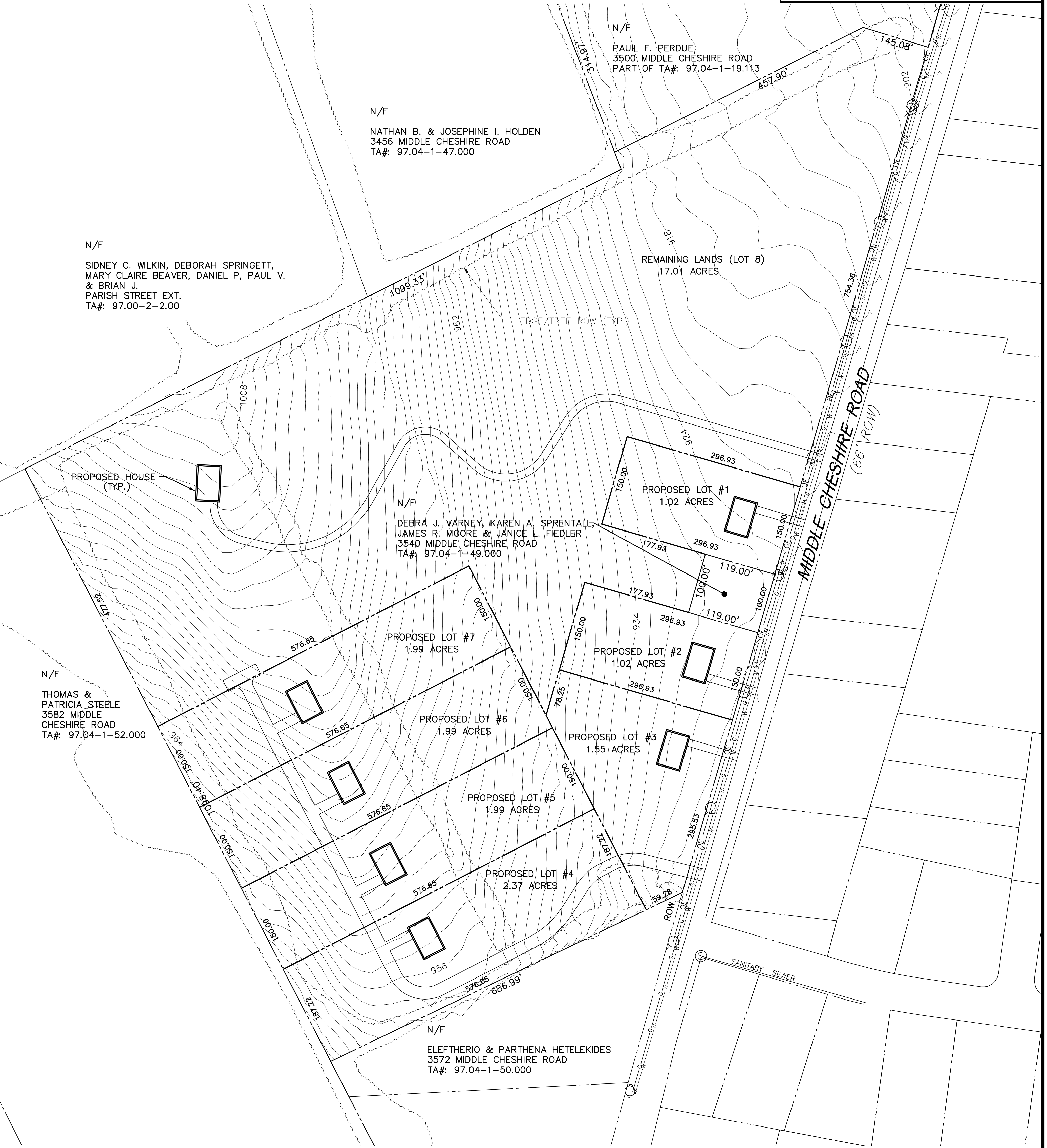
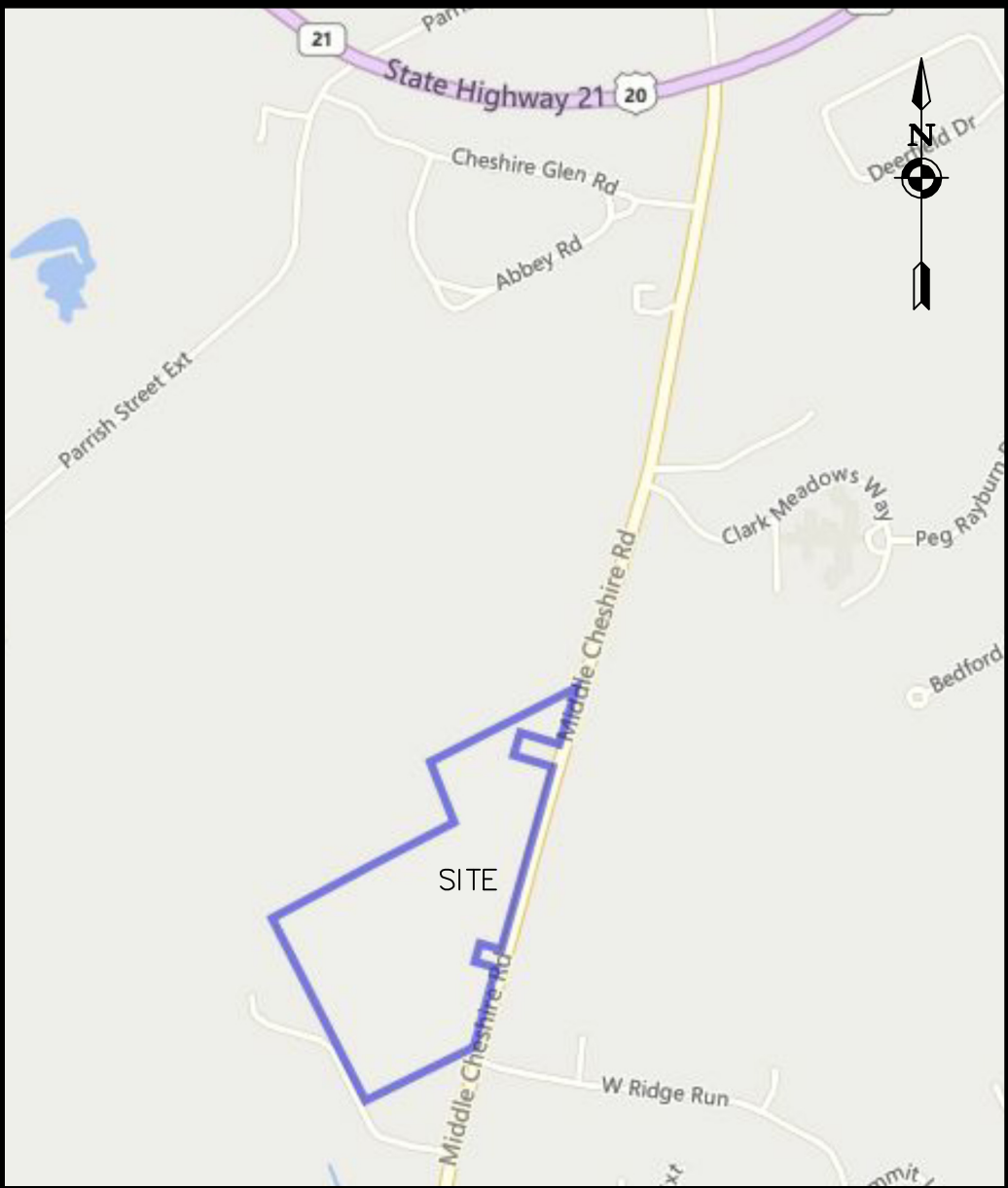


LEGEND

	EXISTING CONTOUR
	EXISTING PROPERTY LINE
	BUILDING SETBACK LINE
	EXISTING EASEMENT LINE
	OVERHEAD WIRES
	GAS MAIN/SERVICE
	WATERMAIN/WATER SERVICE
	HYDRANT
	TREE/BRUSH LINE
	UTILITY POLE

SITE DATA/ GENERAL NOTES

1. ZONING:
- ZONE SCR-1
- MIN. LOT SIZE: 1 ACRES,
  - MIN. LOT WIDTH: 125 FT
  - PRINCIPAL BUILDING FRONT SETBACK: 60',
  - PRINCIPAL BUILDING REAR SETBACK: 40'
  - PRINCIPAL BUILDING SIDE SETBACK: 25'
  - ACCESSORY BUILDING REAR SETBACK: 15'
  - ACCESSORY BUILDING SIDE SETBACK: 15'
  - MAX. HEIGHT: 35'
  - % COVERAGE: 20% (BUILDING)
2. ALL DISTANCES AND ELEVATIONS ARE MEASURED IN DECIMAL FEET.
3. ORIENTATION OF DRAWING IS STATE PLAN CENTRAL 1983 WITH MAP BEARINGS SHOWN.
4. CONTOURS SHOWN WERE OBTAINED FROM ONTARIO COUNTY GIS AND ARE LIDAR CONTOURS BASED ON 1988 NAVD.
5. SITE IS SITUATED IN A SCENIC VIEWSHED PER THE TOWN OF CANANDAIGUA'S NATURAL RESOURCE INVENTORY UPDATED PUBLICATION DATED MARCH 2020.



SCALE: 1"=80'

DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK 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 AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION 'ALTERED BY', FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

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REVISIONS		
DATE	BY	DESCRIPTION
11/20/21	SH	ADDED ITEMS PER CHECKLIST
11/20/21	SH	ADDED PROPOSED LOT DIMENSIONS
1/20/22	SH	ADDED UTILITY LOCATIONS

CONCEPT PLAN		
CECERE SUBDIVISION		
TOWN OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK STATE		
PROFESSIONAL ENGINEERING GROUP		CLIENTS: RONALD & AMY CECERE 5031 WEST RIDGE RUN CANANDAIGUA, NY 14424
7171 VICTOR - PITTSFORD ROAD VICTOR, NEW YORK 14564 TEL: (585) 924-1860 EMAIL: PROENGINEER1@PRODIGY.NET		TAX ACCOUNT NO. 97.04-1-19.113
DATE: OCT 2021	ENGINEER: S.A.H	SURVEYOR: J.H.M.
SCALE: 1" = 80'	SHEET NO.: 1 OF 1	
DRAWING NO.: 210114CP1		