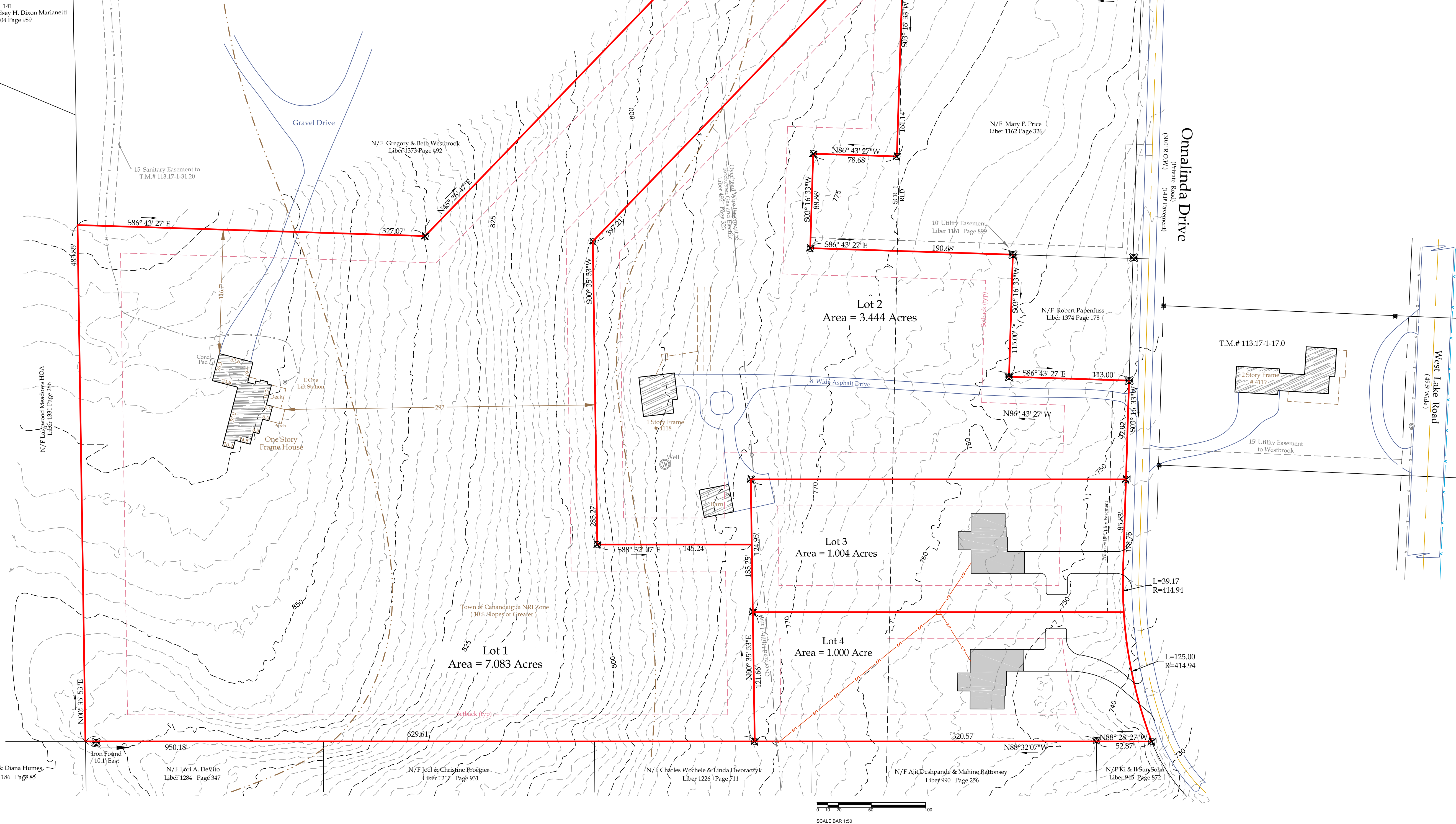


Site Details:  
Existing Zoning is Souther Corridor Residential (SCR-1)  
Minimum Lot Size: 1 Acre  
Minimum Lot Width: 125 FT  
Front Setback: 60 FT  
Rear Setback: 40 FT  
Side Setback: 25 FT  
Maximum Building Height = 35 FT.  
Maximum Building Coverage on Lot = 20%

General Notes:  
1. Contours derived from The North American Vertical Datum of 1988 (NAVD88)  
2. Flood Zones X Per Community Panel No. 360598 0025 C Last Dated March 3, 1997.  
3. Portion of Lot 1 & 2 fall within the Town of Canandaigua NRI Steep Slopes Zone (shown on map).  
4. No new development is proposed for Lot 3 & 4. Lot 3 & 4 are not approved "build-able" lots and shall require Site Plan approval from the Town of Canandaigua Planning Board prior to development.  
5. Perc tests have not been conducted for the proposed Lot 3 & 4. Lot 3 & 4 shall not be considered "build-able" until a satisfactory perc tests have been completed.

Deed Reference:  
Gregory R. Westbrook to Cory R. Westbrook by Deed filed December 29, 2011 in Liber 1271 of Deeds at Page 750.  
Abstract Reference:  
Stewart Title Insurance Company abstract Order No. 26-303544 Last dated March 1, 2016.  
Map Reference:  
Final Resubdivision / Annexation Prepared for Kathy A. Windheim & Beth A. Westbrook by Venezia & Assoc. filed as Ontario County map No. 27993  
Certifications:  
Cory R. Westbrook  
CNB Mortgage Company  
The Title Insurance Company Insuring the Mortgage  
Albert S. Kusak, Esq.  
Scott P. Falvey, Esq.

Lot 141  
N/F Jordan T. & Lindsey H. Dixon Marianetti  
Liber 1404 Page 989



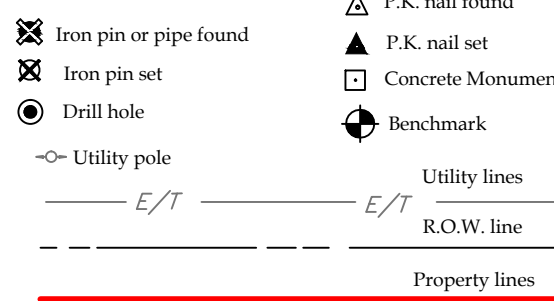
\* Unauthorized alteration or addition to a map bearing a Licensed Professional Engineer's or Professional Land Surveyor's seal in any way is a Violation of Section 7209

\* Copyright 2022\* Venezia & Associates. All rights reserved unauthorized duplication is a violation of all applicable laws"



336 North Main St

Legend



Revisions			
NO.	Date	Description	By

This is to certify that I am a Licensed Land Surveyor and that this plan was completed on 04/01/2022 from notes of an instrument survey performed Jan, 2018

Rocco A. Venezia  
License No. 049761 signed



Subdivision Plat Prepared for:

Cory R. Westbrook

At  
4118 & 4102 Onnalinda Drive  
Town of Canandaigua  
County of Ontario State of New York

www.veneziasurvey.com

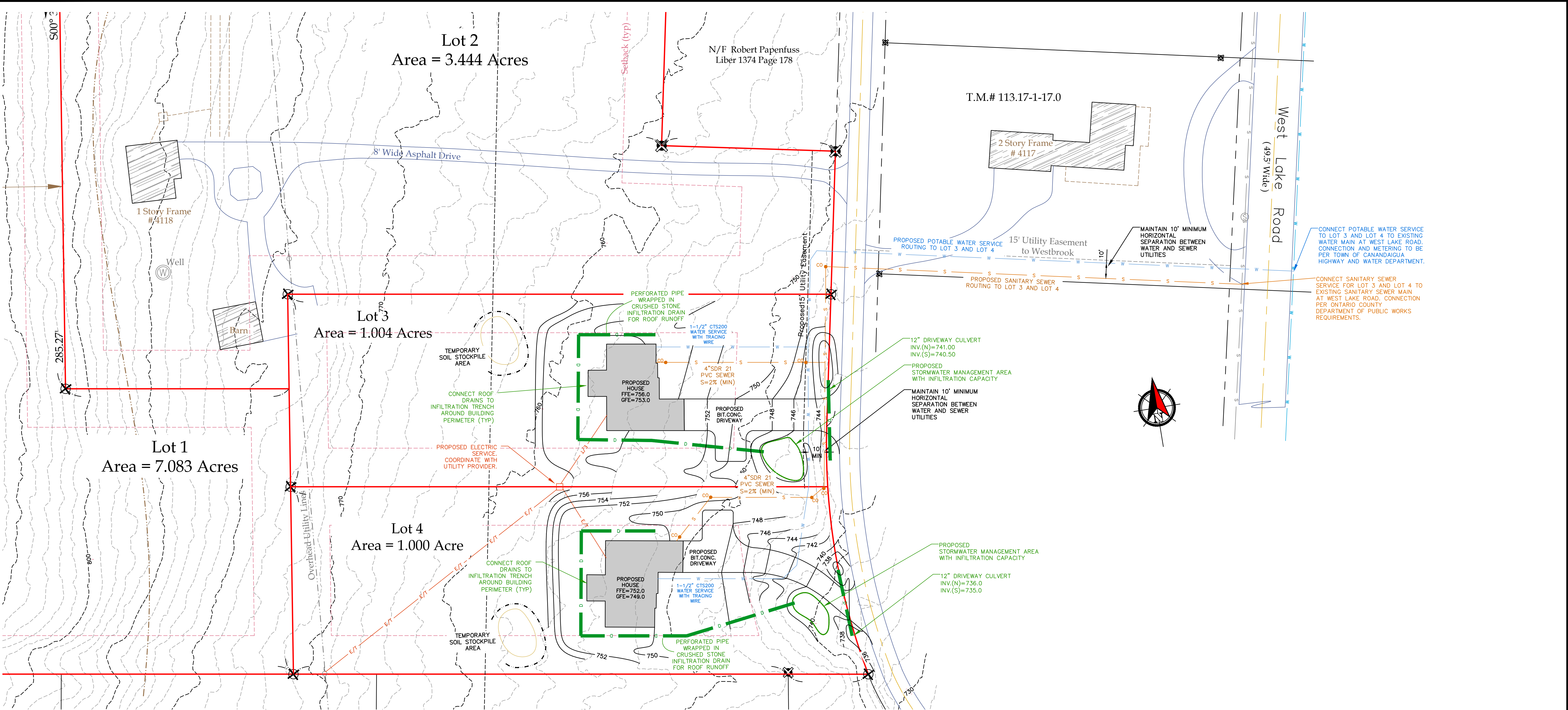
(585)396-3267

Fax. No. (585) 396-0131

E-mail rocco@veneziasurvey.com

Tax Map # 113.17-1-31.2 & 31.11  
Scale: 1" = 50'  
Job # 21099





- GENERAL NOTES**
1. PROPERTY LINE AND SUBDIVISION INFORMATION SHOWN ON THIS PLAN IS BASED ON AVAILABLE RECORD INFORMATION AND ON A FIELD INSTRUMENT SURVEY PERFORMED BY VENEZIA AND ASSOCIATES AS PART OF ONGOING SURVEY WORK FOR COREY WESTBROOK.
  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. THE PURPOSE OF THIS PLAN IS TO SHOW FEASIBLE SITE LAYOUT AND UTILITY LAYOUT (PUBLIC WATER, PUBLIC SANITARY SEWER, ELECTRIC AND PRIVATE STORMWATER MANAGEMENT) FOR THE SUBDIVISION AND SINGLE-FAMILY HOME CONSTRUCTION ON LOT 3 AND LOT 4. THE FINAL DESIGN OF THE SITE LAYOUT, HOUSE PLACEMENT, SITE UTILITIES AND STORMWATER MANAGEMENT FOR LOT 3 AND LOT 4 MAY BE SUBJECT TO FURTHER REVIEW AND PERMITTING BY THE TOWN OF CANANDAIGUA AND IS NOT PROVIDED BY THIS CONCEPT SITE PLAN.
  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. ELEVATIONS REFERENCE NAVD88 DATUM.

**LEGEND**

W	PROP WATER	---	SILT FENCE
S	PROP SEWER	---	EXIST. CONTOUR
D	PROP DRAIN	---	PROP. CONTOUR
E	PROP ELECT	---	PROPERTY LINE
T	PROP TEL	---	CENTERLINE
---	PROP GAS	---	---
900.3x	SPOT GRADE	LP	LIGHT POLE
---	PROPOSED EROSION MAT	CB	CATCH BASIN
---	CHECK DAM	SM	SEWER MANHOLE
		WV	WATER VALVE
		HY	HYDRANT

**SUBDIVISION APPROVAL**

PLANNING BOARD CHAIRPERSON	DATE
TOWN HIGHWAY & WATER SUPERINTENDENT	DATE
TOWN ENGINEER	DATE

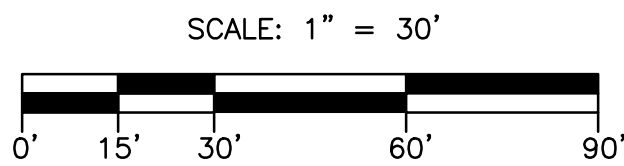
FOR PERMITTING ONLY - NOT FOR CONSTRUCTION



VENEZIA AND ASSOCIATES  
5120 LAURA LANE, CANANDAIGUA NY  
rocco@veneziasurvey.com  
585.396.3267



JOYCE CONSULTING GROUP, PC  
100 WYMAN ROAD, BRAINTREE MA  
www.joyccg.com  
781.817.6120



PER SECTION 7209 OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW IT IS A VIOLATION FOR ANY PERSON TO ALTER ANY DOCUMENT THAT BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF A DOCUMENT BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE DOCUMENT THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

NYS Professional Engineer



NYS Land Surveyor

Revisions			
NO.	Date	Description	By

Drawing Title: **CONCEPT SITE PLAN FOR SUBDIVISION**

Site Plan Prepared For:

**Cory R. Westbrook**

At  
4118 & 4102 Onnalinda Drive  
Town of Canandaigua  
County of Ontario State of New York

File# 21099

Scale: 1" = 20'

T.M. # 113.17-1-31.2 & 31.11

Date: 03-31-2022

Sheet:

**C-1**