

Conservation Subdivision Assessment

Existing Zoning is
Southern Corridor Residential (SCR-1)
Minimum Lot Size: 1 Acre
Total Site Area: 10.305 Acres
Area of Constrained Lands: 3.781 Acres
Total Available Area: 6.524 Acres
Maximum # of Lots Per Zoning (6)
Existing # of Lots (2: Lot 1A & 2A)
Requested # of Lots Per Zoning (0)

Existing Zoning is
Residential Lake District (RLD)
Minimum Lot Size: 20,000 SQ. FT.
Total Site Area: 2.345 Acres (102,148.2 Sq Ft)
Maximum # of Lots Per Zoning (5)
Requested # of Lots Per Zoning (2: Lot 3 & 4)

" 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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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.

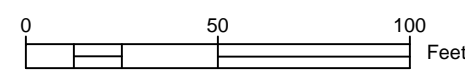
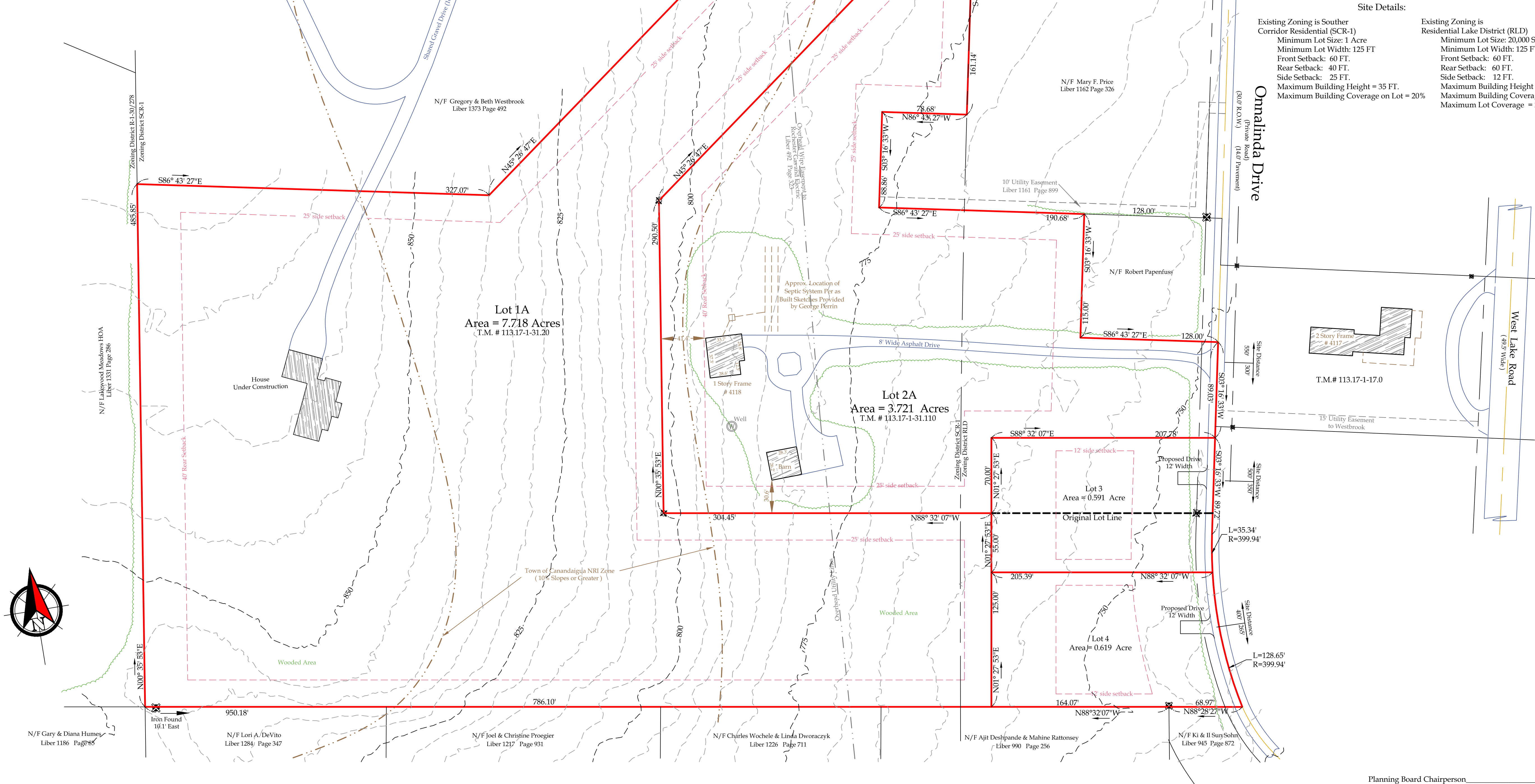
Map Reference:
Final Resubdivision / Annexation Prepared for Kathy A. Windheim & Beth A. Westbrook by Venezia & Assoc. filed as Ontario County map No. 27993

- General Notes:
- Contours derived from The North American Vertical Datum of 1988 (NAVD88)
 - Flood Zones X Per Community Panel No. 360598 0025 C Last Dated March 3, 1997.
 - Portion of Lot 1A & 2A fall within the Town of Canandaigua NRI Steep Slopes Zone (shown on map).
 - No new development is proposed for Lot 3 or 4. Prior to development Lots 3 & 4 will require site plan approval from the Town of Canandaigua Planning Board.

Site Details:

Existing Zoning is Southern 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%

Existing Zoning is Residential Lake District (RLD)
Minimum Lot Size: 20,000 SQ. FT.
Minimum Lot Width: 125 FT
Front Setback: 60 FT.
Rear Setback: 60 FT.
Side Setback: 12 FT.
Maximum Building Height = 25 FT.
Maximum Building Coverage on Lot = 15%
Maximum Lot Coverage = 25%



Legend

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

Revisions			
NO.	Date	Description	By

This is to certify that I am a Licensed Land Surveyor and that this plan was completed on 06/13/2017 from notes of an instrument survey performed on 10/13/15

Rocco A. Venezia
License No. 049761 signed



Subdivision Plat Prepared for:

Cory R. Westbrook

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

Planning Board Chairperson _____

Tax Map# 113.17-1-31.2 & 31.110
Scale: 1" = 50'
Job # 15230

Owner/Subdivider
Cory R. Westbrook
4118 Onnalinda Drive
Canandaigua, NY 14424

VENEZIA
LAND SURVEYORS AND CIVIL ENGINEERS

5120 Laura Lane Canandaigua New York, 14424

www.veneziasurvey.com (585)396-3267 Fax. No. (585) 396-0131 E-mail rocco@veneziasurvey.com