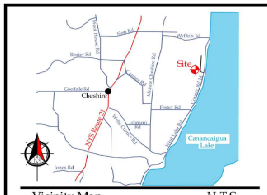


Site Details:

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%

Existing Zoning is Residential Lake Residential (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 = 20%

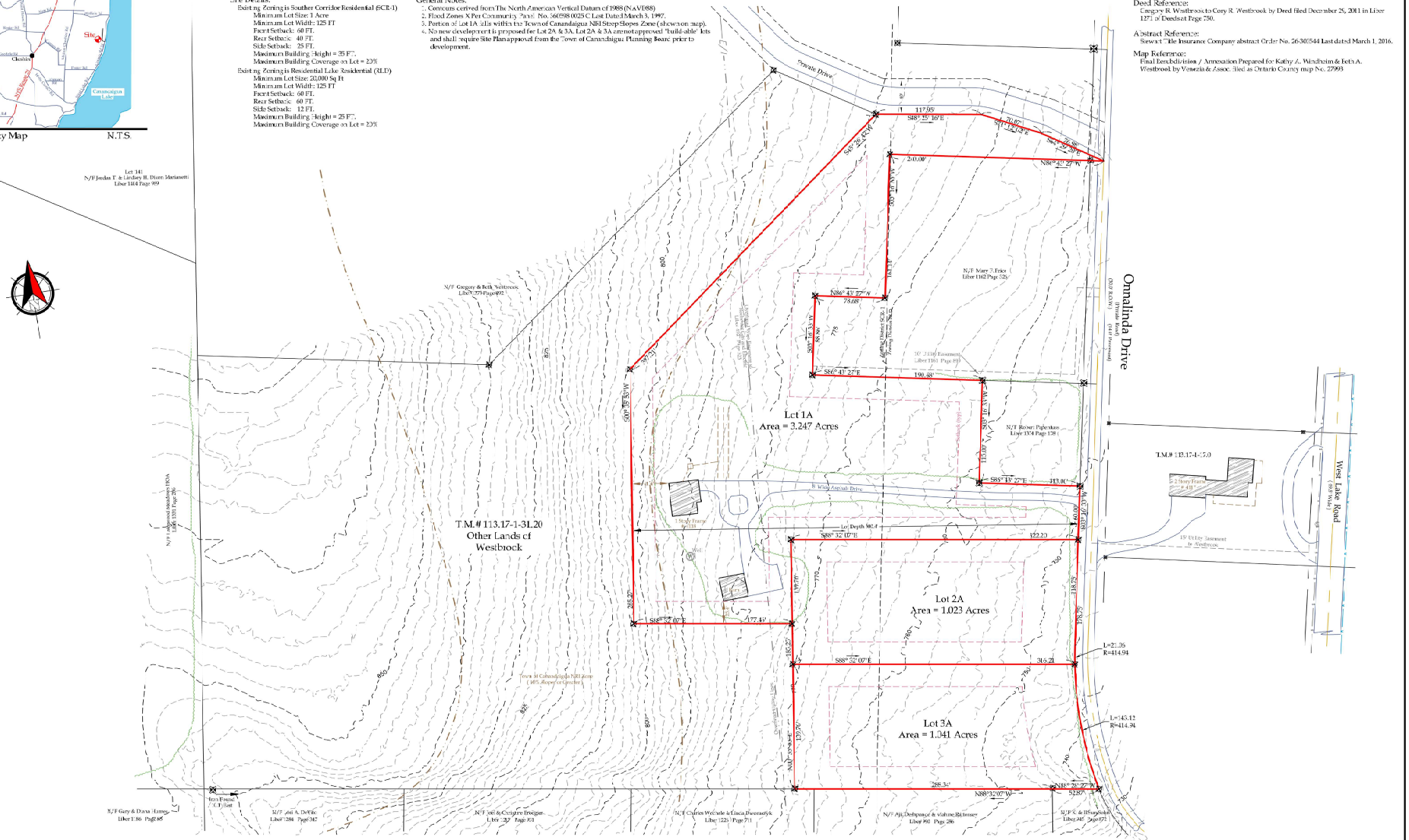
General Notes:

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 1A falls within the Town of Canandaigua NR1 Steep Slopes Zone (shown on map).
4. No new development is proposed for Lot 2A & 3A. Lot 2A & 3A are not approved "build-able" lots and shall require Site Plan approval from the Town of Canandaigua Planning Board prior to development.

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. 26303544 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



Planning Board Chairperson

"Unauthorized alteration or addition to/ may be/a ing a Licensed Professional Engineer's or Professional Land Surveyor's seal in any way is a Violation of Section 7209

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VENEZIA
PROFESSIONAL LAND SURVEYORS

Legend

Irrigation pipe found	P.K. nail found
Iron pin set	P.K. nail set
Drill hole	Concrete Monument
Utility pole	Benchmark
Utility lines	
T.O.W. line	
Property lines	
Centerline	

Revisions			
NO.	Date	Description	By

This is to certify that I am a Licensed Land Surveyor and that this plan was completed on 05/3 /2022 from notes of an instrument survey performed April 2022

Rocco A. Venezia
License No. 049761 signed 6/1/2022

3 Lot Subdivision Prepared for:

Cory R. Westbrook

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

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

336 North Main St — Canandaigua New York, 14424 — www.veneziasurvey.com — (585)396-5267 — Fax. No. (585) 396-0131 — E-mail rocco@veneziasurvey.com