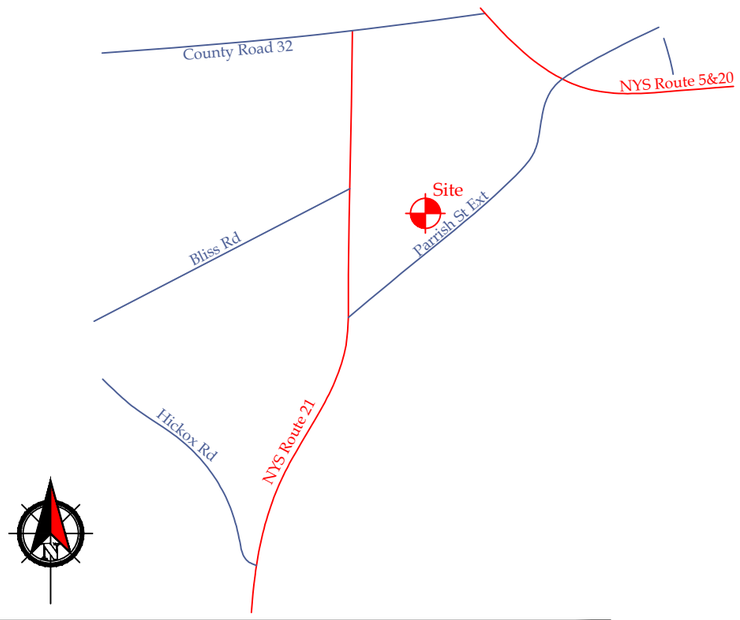

Vicinity Map N.T.S.

Farm note: This property which is the subject of this subdivision is located within an agricultural district containing a farm operation. residents should be aware that such farm operations may generate dust, odor, smoke, noise, vibration and other activities which may not be compatible with residential use of the property.

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 Coverage on Lot = 20%

" 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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Parrish Street Extension
(66' R.O.W.)
Pavement Width 26'
Ease. to T/O Cdga. Water Dept. Liber 939 Page 191
Sight Distance >1000' 400'±
Sight Distance 900'± 700'±
8" Water Main
R.O.W. Line
N49° 44' 10"E 698.79'
N49° 44' 10"E 216.45'
S23° 58' 41"E 451.65'
S23° 58' 41"E 508.32'
N29° 39' 35"W
156.86'
S66° 01' 19"W
S23° 58' 41"E
N23° 59' 50"W 1001.92'
664.10'
337.82'
874.75'
S61° 28' 11"W 679.03'
Lot 2
Area =
1.985 Acres
Lot 1
Area =
19.932 Acres
Two Story Frame House
Gravel Drive
Shed
Metal Barn
Approx. Area of Septic Leach Field
Wood & Wire Fence
Setback Line
Edge of Woods
1010
1000
990
980

N/F Ira Douglas & Marianne D. Negley
Liber 1321 Page 604
T.M.#97.00-2-66.100

Septic Ease. Liber 1136 Page 228

N/F Murphy
Liber 1112 Page 23
T.M.# 97.00-2-2

N/F RK Canandaigua Lake Farm, LLC
Liber 1474 Page 451
T.M.#97.00-2-67.120

Revisions

NO.	Description	Date

Legend

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

Planning Board Chairperson:_____

This is to certify that I am a Licensed Land Surveyor and that this plan was completed on 04/21/2022 from notes of an instrument survey performed on 04/21/2022

Anthony A. Venezia
signed _____
License No. 050864

STATE OF NEW YORK ANTHONY A. VENEZIA NO. 050864 Licensed Land Surveyor

VENEZIA PROFESSIONAL LAND SURVEYORS

Preliminary Subdivision Plat prepared for:

Three Guys Properties, LLC

Showing Land
At
5275 Parrish Street Extension
Town of Canandaigua
County of Ontario State of New York

Tax Map # 97.00-2-67.200
Scale: 1" = 100'
Job # 22059

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