WETLANDS:

A PORTION OF THIS PARCEL FALLS WITH A REGULATED WETLAND HABITAT. THIS DESIGNATION WAS PROVIDED FROM INVENTORY MAPS FROM THE U.S. FISH AND WILDLIFE SERVICE AND NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

FLOODPLAIN:

THIS PARCEL FALLS WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA MAP NO. 36059B0020C, HAVING AN EFFECTIVE DATE OF MARCH 3, 1997. THIS FLOODPLAIN IS DESIGNATED AS ZONE "AE" WITH A DESIGNATED ELEVATION OF 691.70 NAVD 29, 691.19 NAVD 88

SNOW NOTE:

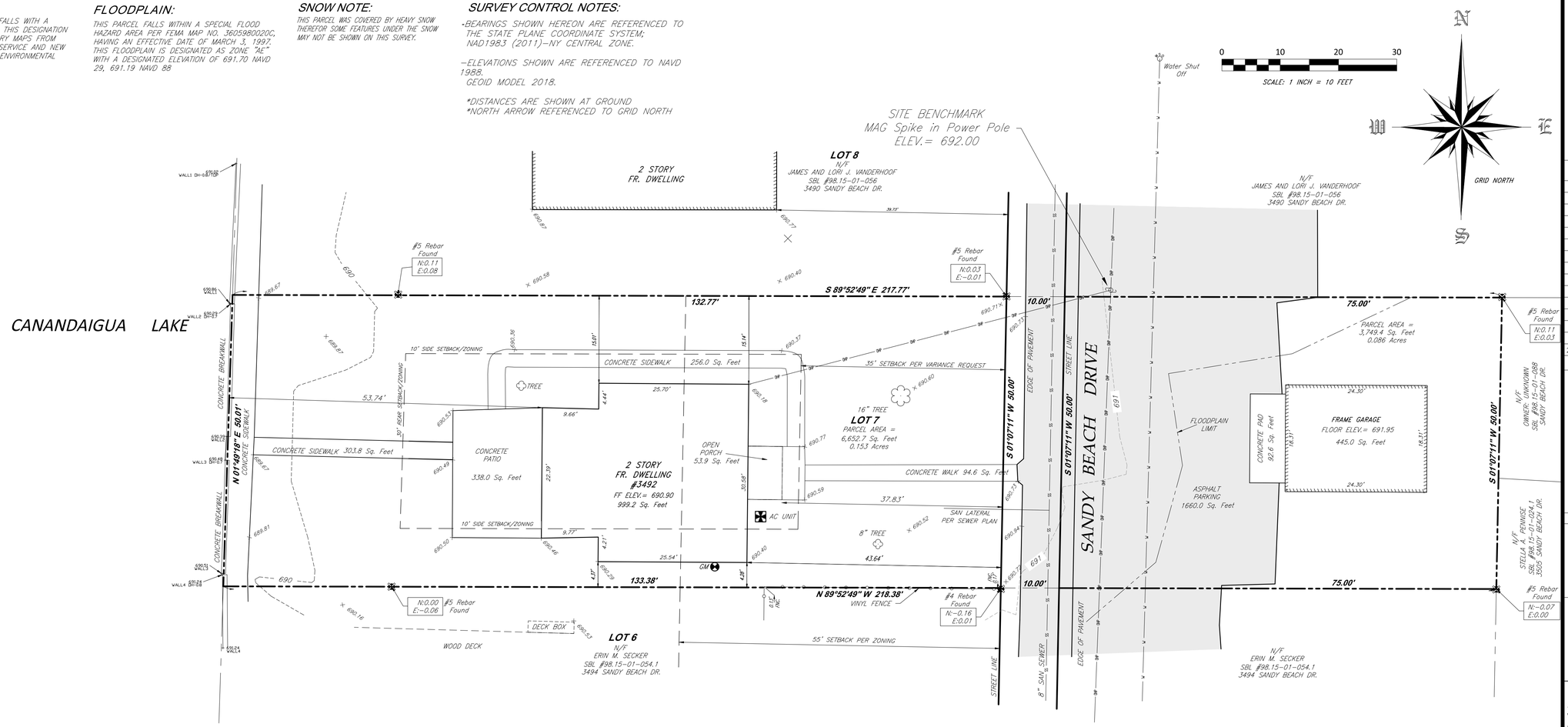
THIS PARCEL WAS COVERED BY HEAVY SNOW THEREFOR SOME FEATURES UNDER THE SNOW MAY NOT BE SHOWN ON THIS SURVEY.

SURVEY CONTROL NOTES:

-BEARINGS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM; NAD1983 (2011)-NY CENTRAL ZONE.

-ELEVATIONS SHOWN ARE REFERENCED TO NAVD 1988. GEOID MODEL 2018.

*DISTANCES ARE SHOWN AT GROUND
*NORTH ARROW REFERENCED TO GRID NORTH



SITE DATA:

REQUIRED:

S.B.L. LOT NO. 098.015-01-055
ADDRESS: 3492 SANDY BEACH DRIVE
TOTAL SITE AREA = 10,402.1 SQ FT. OR 0.239 ACRES
ZONING = RLD-RESIDENTIAL LAKESHORE DISTRICT
****

RLD ZONING:
LOT SIZE = 10,000-20,000 SQ FT.
MINIMUM LOT WIDTH = 125 FT
MAXIMUM BUILDING HEIGHT = 25 FEET
MAXIMUM BUILDING COVERAGE = 20%
MAXIMUM LOT COVERAGE = 30%
MINIMUM SETBACKS:
FRONT = 55 FT
SIDE = 10 FT
REAR (LAKE) = 30 FT

EXISTING:

RLD ZONING: EXISTING
LOT SIZE = PRE-EXISTING 10,400 SQ FT.
LOT WIDTH = PRE-EXISTING 50 FT
BUILDING COVERAGE = 1,533.6± SQ. FT. = 14.74%
LOT COVERAGE = 4,243.1± SQ. FT. = 40.79%
SETBACKS:
FRONT = 37.83 FT
SIDE = 4.28 FT
REAR (LAKE) = 53.74 FT

EXISTING BUILDINGS:
HOUSE: 999.2 SQ. FT.
ENCLOSED PATIO: 89.4 SQ. FT.
GARAGE: 445.0 SQ. FT.

TOTAL: 1,533.6 SQ. FT.

EXISTING COVERAGE:
CONCRETE SIDEWALK: 303.8 SQ. FT.
CONCRETE PATIO: 338.0 SQ. FT.
CONCRETE SIDEWALK: 220.5 SQ. FT.
CONCRETE PAD: 92.6 SQ. FT.
CONCRETE WALK: 94.6 SQ. FT.
ASPHALT PARKING: 1660.0 SQ. FT.

TOTAL: 2,649.5 SQ. FT.

OVERALL: 4,183.1 SQ. FT.

SIGNATURES:

TOWN ENGINEER DATE

PLANNING BOARD CHAIRPERSON DATE

REFERENCES:

MAPS:
1. PLAN OF LAND OF PATRICIA J. BLISS PREPARED BY DAVID A. FREELAND, LS DATED JULY 14, 1988

DEEDS:
1. LIBER 1097 OF DEEDS, PAGE 667

ABSTRACT OF TITLE:

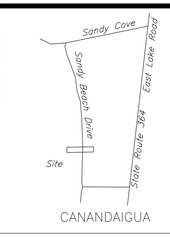
THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES THAT AN UPDATED ABSTRACT OF TITLE MAY SHOW.

CERTIFICATION

I hereby certify to the parties listed here under that this map was made using the reference material listed hereon and the notes of an instrument survey performed in accordance with the current standards of the New York State Association of Professional Land Surveyors completed on January 24th, 2022.

JOHN HOFF

Alfred I. LaRue, N.Y.S.P.L.S # 046558



LOCATION SKETCH
N.T.S

DATE	REVISIONS	BY:
2/14/22	TOWN PRC COMMENTS	JAT

STATE OF NEW YORK
ALFRED I. LARUE
48558
LICENSED LAND SURVEYOR

DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE 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 A LICENSED 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 ".

McMahon LaRue Associates, P. C.
ENGINEERS AND SURVEYORS

822 HOLT ROAD
WEBSTER, NY 14580
(585)-436-1080
WWW.MCMAHON-LARUE.COM

CLIENT:
TOM DELANEY
71 BARCHAN DUNE RISE
VICTOR, NEW YORK 14564
(585) 233-1247

PROJECT:
3492 SANDY BEACH DRIVE
TOWN OF CANANDAIGUA

DRAWING:
HOFF PROPERTY
EXISTING CONDITIONS MAP

SUBDIVISION LOT 7
TOWNSHIP 10, RANGE 3
PHELPS AND GORHAM PURCHASE
TOWN OF CANANDAIGUA, ONTARIO COUNTY
STATE OF NEW YORK

DESIGNED BY:	AIL
DRAWN BY:	JAT
CHECKED BY:	ADB
S.B.L. #:	098.015-01-055
PROJ. NO:	2022-005
DATE:	FEBRUARY 17, 2022
SCALE:	1" = 10'

SHEET 1 OF 4

CADD FILE: 2022-005

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