

Deed Reference:
Focal Point Federal Credit Union to Cory Westbrook & Michael Miller by Deed filed August 12, 2013 in Liber 1301 of Deeds at Page 888.

Abstract Reference:
This survey is subject to any facts an updated abstract of title may reveal.

Map Reference:
Ontario County filed map No. 2522

Site Details:
Existing Zoning is Residential 20,000 Sq. Ft. (R-1-20) (Mixed Use Overlay District)
Minimum Lot Size: 20,000 SQ. FT.
Minimum Lot Width: 100 FT
Front Setback: 60 FT.
Rear Setback: 40 FT.
Side Setback: 25 FT.
Maximum Building Height = 35 FT.
Maximum Building Coverage on Lot = 20%

Contours derived from NAVD88 Datum

Flood Zones X Per Community Panel
No. 360598 0020 C Last Dated March 3, 1997.

Parking Space Totals:
Handicap Spaces.....2
Standard Spaces.....6
Total Sapces.....8

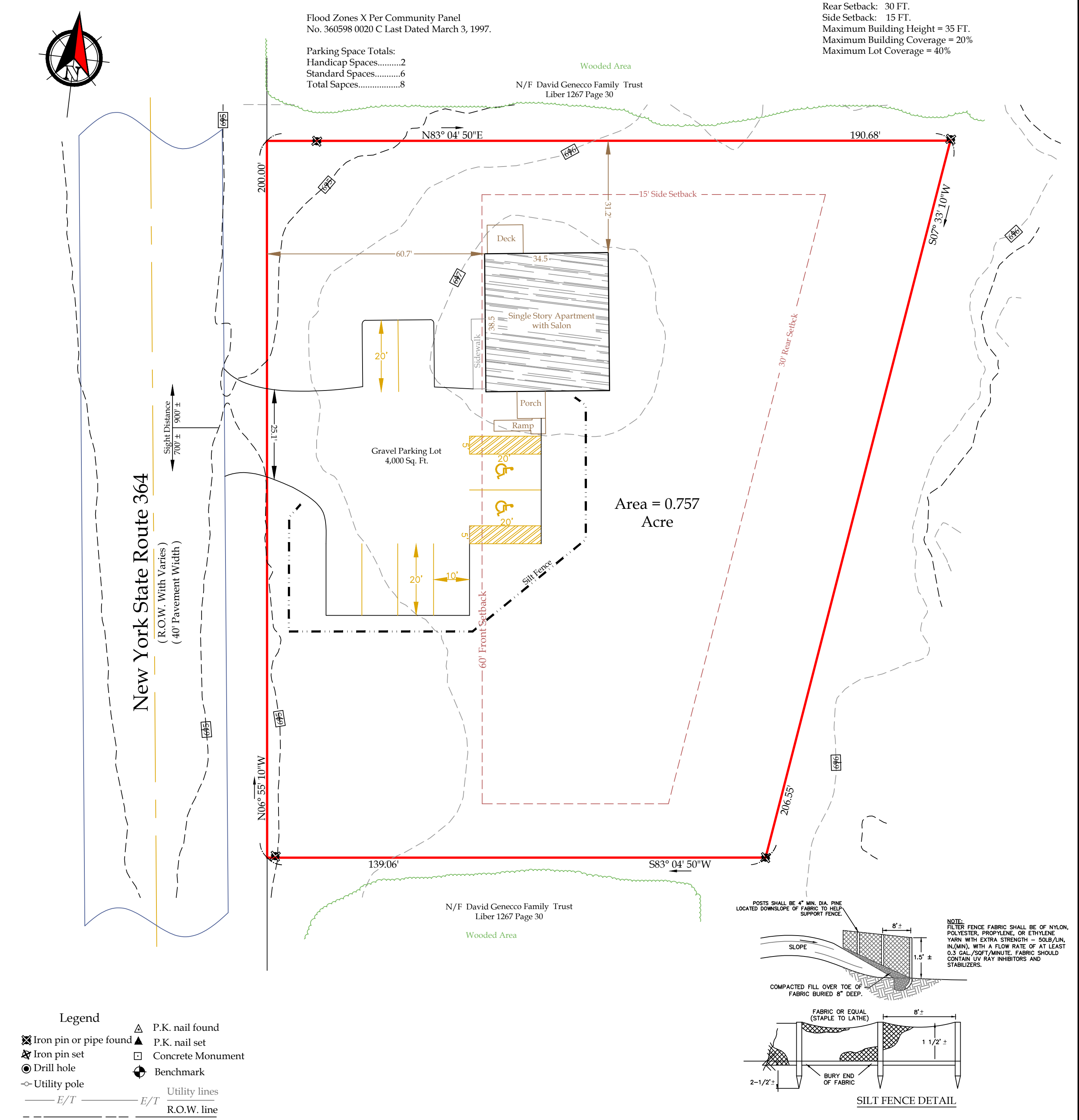
Lot Coverage Calculations: Sq.Ft
Building..... 1,328.0
Gravel Parking Lot.....4,000.0
Porch..... 60.0
Ramp..... 49.0
Deck..... 80.0
Concrete Sidewalk.....71.0

Total Coverage..... 5,588.0
Total Site Area.....32,973.0
Building Coverage.....4.0%
Lot Coverage.....16.9%

" 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"

Proposed Site Details:
Zoning is Residential 20,000 Sq. Ft. (R-1-20) (Mixed Use Overlay District)
Minimum Lot Size: 20,000 SQ. FT.
Minimum Lot Width: 100 FT
Front Setback: 60 FT.
Rear Setback: 30 FT.
Side Setback: 15 FT.
Maximum Building Height = 35 FT.
Maximum Building Coverage = 20%
Maximum Lot Coverage = 40%

" Copyright 2017" Venezia & Associates. All rights reserved
unauthorized duplication is a violation of all applicable laws"



This is to certify that I am a Licensed Land Surveyor and that this plan was completed on 09/18/2017 from notes of an instrument survey performed on 09/18/2017

Anthony A. Venezia
signed
License No. 050864

Site Plat Prepared for:

Cory Westbrook & Michael Miller

Showing Land At
3311 NYS Route 364
Town of Canandaigua
County of Ontario State of New York

Tax Map# 98.08-1-15.0
Scale: 1" = 20'
Job # 17182

VENEZIA
LAND SURVEYORS AND CIVIL ENGINEERS

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

5120 Laura Lane
Canandaigua New York, 14424
(585)396-3267
Fax No. (585) 396-0131
E-mail rocco@veneziasurvey.com