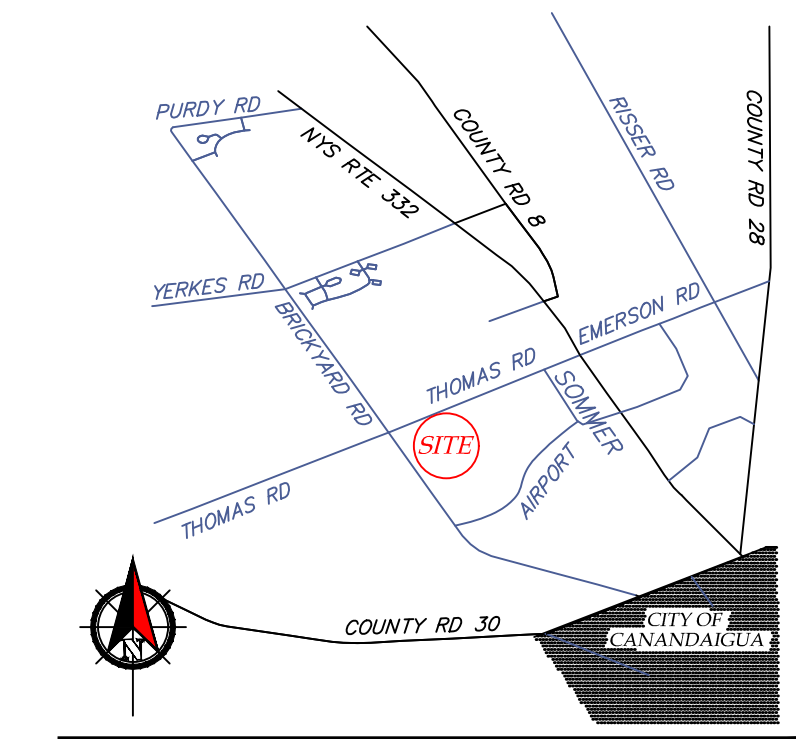
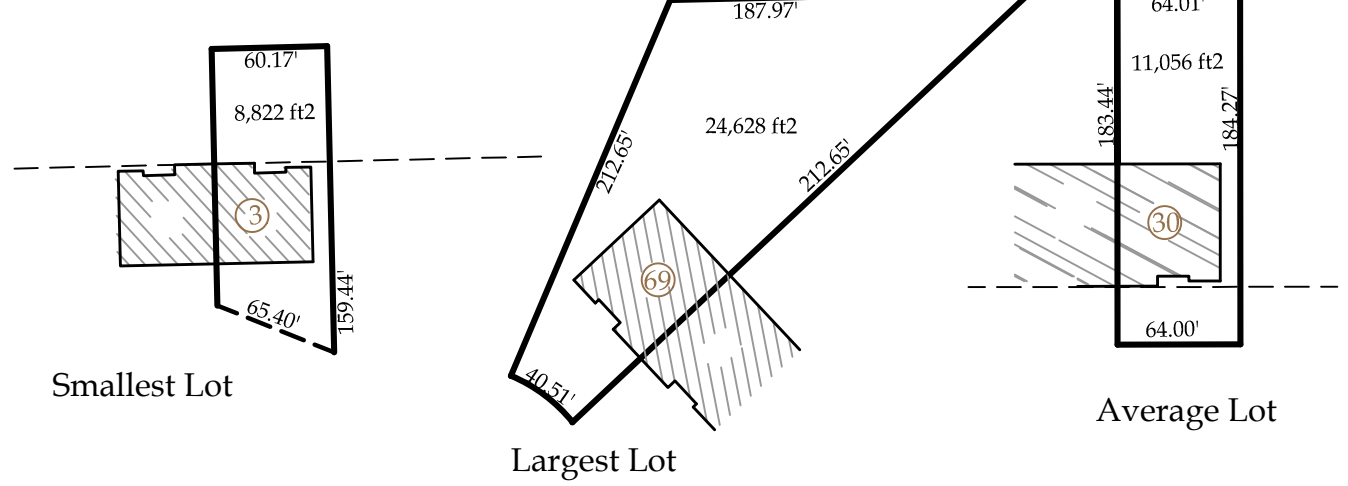




Vicinity Map

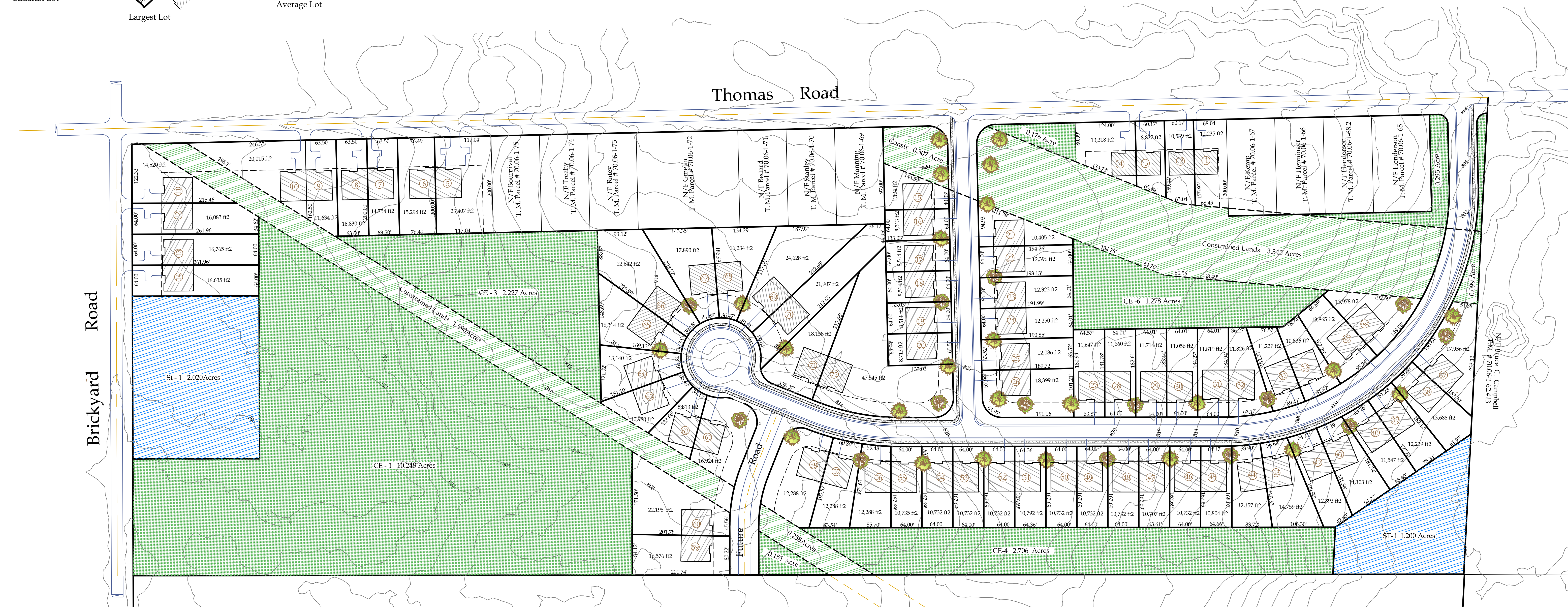


Existing Zoning is R-1-30
Minimum Lot Size: 30,000 ft2
Minimum Lot Width: 125 FT
Front Setback: 60 FT.
Rear Setback: 40 FT.
Side Setback: 25 FT.
Maximum Building Height = 35 FT.
Maximum Building Coverage on Lot = 20%

Conservation Subdivision Calculations
Parcel Size 53 Acres
Constrained lands 5.59 Acres
Current Zoning R 1-30
Base Density 70 Lots
20 Acres being conserved (42%)
proposed lots 72 Lots

" 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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5120 Laura Lane Canandaigua New York, 14424

Legend

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

Revisions				
NO.	Date	Description	By	
1	2/21/2020	address prc comments	RV	

This is to certify that I am a Licensed Land Surveyor and that this plan was completed on Jan. 30, 2020 from notes of an instrument survey performed on Nov. 2019.

Rocco A. Venezia
License No. 049761 signed



Conceptual Plan lands owned by Terry Dekouski & Wally Jones

Developer
Venezia Group
5120 Laura Lane
Canandaigua NY 14424

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Showing Land
at
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Town of Canandaigua
County of Ontario
State of New York

(585)396-3267

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File# 2019 Thomas

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T.m. # 70.00-1-2.111

Scale 1"= 100'