

Deed Reference:
Silver Springs Associates to ABDB Silver Springs, LLC by
Deed filed May 20, 2021 in Liber 1473 of Deeds at Page 73.

Site Details:
Existing Zoning is Residential Lake District (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 = 15%
Maximum Lot Coverage = 25%

Contours derived from NAVD88 Datum

Flood Zones AE, A & X Per Community Panel
No. 360598 0025 C Last Dated March 3, 1997.



ONE STAGE SITE PLAN APPROVAL

PLANNING BOARD CHAIRPERSON	DATE
TOWN HIGHWAY & WATER SUPERINTENDENT	DATE
TOWN ENGINEER	DATE

NOTE:
NO BUILDING PERMIT MAY BE ISSUED UNTIL FINAL SITE PLAN APPROVAL
HAS BEEN GRANTED AND THE FINAL SITE PLAN SIGNED BY THE
PLANNING BOARD CHAIRPERSON.



VENEZIA AND ASSOCIATES
5120 LAURA LANE, CANANDAIGUA NY
10006
585.396.3267



JOYCE CONSULTING GROUP, PC
100 WYMAN ROAD, BRAintree MA
www.joyccg.com
781.817.6120

PER SECTION 7209 OF ARTICLE 145 OF THE NEW YORK
STATE EDUCATION LAW IT IS A VIOLATION FOR ANY
PERSON TO ALTER ANY DOCUMENT THAT BEARS THE SEAL
OF A PROFESSIONAL ENGINEER, UNLESS THE PERSON IS
ACTING UNDER THE DIRECTION OF A LICENSED
PROFESSIONAL ENGINEER. IF A DOCUMENT BEARING THE
SEAL OF AN ENGINEER IS ALTERED, THE ALTERING
ENGINEER SHALL AFFIX TO THE DOCUMENT THEIR SEAL
AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR
SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A
SPECIFIC DESCRIPTION OF THE ALTERATION.

NYS Professional Engineer

Revisions			
NO.	Date	Description	By

NYS Land Surveyor



06/18/2021

Drawing Title:

EXISTING CONDITIONS PLAT

ABDB SILVER SPRINGS LLC

4351 Tichenor Point Drive
Town of Canandaigua
County of Ontario State of New York

File# 21103

Scale: 1" = 30'

T.M. # 126.16-1-1.10

Date: 06/08/2021

Sheet:

EX-1