

Legend

— — — 700— — EXISTING CONTOUR

SILT FENCE (TEMPORARY)

---- s ----- s ---- PROPOSED SEWER

--- v ---- PROPOSED WATER

— GAS — GAS — PROPOSED GAS

--- PROPOSED STORM DRAIN

Property Owner

John D. Bartholf

Canandaigua, NY 14424

Construction timeline = 4-8 months start to completion

Private R.O.W.

Waters Edge

Gravel Parking

Connect new

1-1/2" HDPE ton

Existing Water Service

± 80' South of P

arest Fire Hydrant 1-1/2" HDPE Water Service

With Tracing Wire

N/F Steiner

Liber 1112 Page 778

T.M.# 98.09-1-37.30

4959 Waters Edge

EXISTING PROPERTY LINE

PROPOSED SPOT ELEVATION

ROADWAY CENTERLINE

PROPOSED DIVERSION SWALE

(TEMPORARY)

CHECK DAM

Vicinity Map

712.50

0000

N.T.S.

Maximum Building Coverage on Lot = 25% Maximum Lot Coverage = 40% Contours derived from NAVD88 Datum

Front Setback: 50 FT

Side Setback: 8 FT.

Rear Setback: 30 FT.

Existing Zoning is Residential Lake District (RLD)

Maximum Building Height = 25 FT.

Flood Zones AE & X Per Community Panel

Minimum Lot Size: (Existing Lot >10,000 SQ FT)

Minimum Lot Width: 125FT (Existing Lot 50')

Site Details:

Lot Coverage Calculations: Proposed Existing House.... .1,554.0 Gravel Driveway......1,566.0 Gravel Driveway...... 58.0 Break Wall.... Break Wall.... Retaining Wall... Porch..... . 233.0

No. 360598 0015 C Last Dated March 3, 1997.

Total Coverage......2,675.0 Total Site Area.....9,905.0 Total Coverage......3,921.0 Total Site Area.....9,905.0 Building Coverage......9.8% Building Coverage......22.5% Total Lot Coverage.........27.0% Total Lot Coverage.........39.5%

ZONING CHART

TOWN OF CANANDAIGUA

	REQUIRED	PROVIDED
MIN LOT AREA (AREA TO ROW)	20,000 SF	9,905 SF (EXISTING LOT)
MIN LOT WIDTH	125'	50'
MIN FRONT YARD SETBACK	50.0'	50.8'
MIN SIDE YARD SETBACK	8'	8.8
MIN REAR YARD SETBACK	30'	42.9'
MIN REAR YARD SETBACK (ACCESSORY)	15'	N/A
MAX BUILDING HEIGHT	25 FT	25 FT
MAX ACCESSORY STRUCTURE HEIGHT	16 FT	16 FT
MAX BUILDING COVERAGE	25%	22.5%
MAX LOT COVERAGE	40%	39.5%
SITE DISTURBANCE	6,900 SF ±	

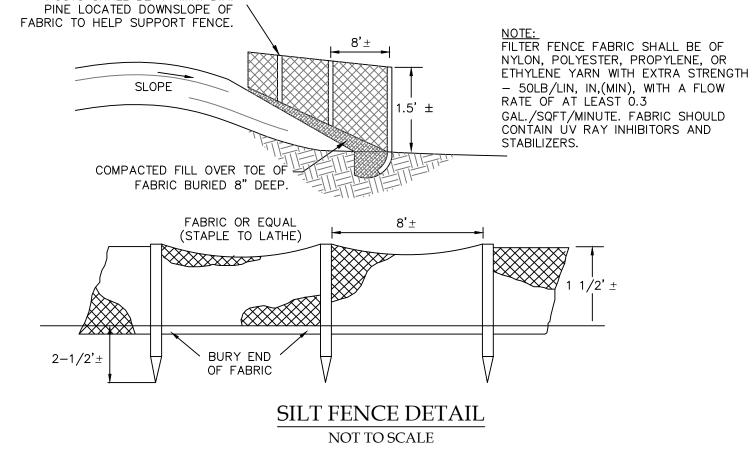
Connect to existing sanitary Lateral

1/2" HDPE Water Service

N/F Hudson

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/With∭Tra¢ing Wire



203.47'

FINAL SITE PLAN APPROVAL

POSTS SHALL BE 4" MIN. DIA.

PLANNING BOARD CHAIRPERSON	DATE
TOWN HIGHWAY & WATER SUPERINTENDENT	DATF
TOWN THETWAT & WATER SOLERINTENDENT	DAIL
TOWN ENGINEER	DATE

Liber 755 Page 692 T.M.# 98.09-1-18.0

36"Maple

Topsoil Pile

S82° 30' 00"W

Roof Drains

Splash Box

16"Piné

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.

GENERAL NOTES

WITHOUT PRIOR APPROVAL.

1. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN IS BASED ON AVAILABLE RECORD INFORMATION AND A FIELD INSTRUMENT SURVEY. 2. NO CHANGES ARE TO BE MADE TO THIS DESIGN

3. PROPOSED LIGHTING TO BE COORDINATED WITH THE ARCHITECT AND OWNER. LIGHTING SHALL BE DARK SKY COMPLIANT (PER CHAPTER 220, SECTION

4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE ONTARIO COUNTY HIGHWAY DEPARTMENT FOR ALL WORK WITHIN THE RIGHT-OF-WAY.

5. CONTOURS DERIVED FROM NAVD88 DATUM 6. FLOOD ZONES AE & X PER COMMUNITY PANEL NO. 360598 0015 C LAST DATED MARCH 3, 1997.

S07° 01' 26"E

S04° 00' 28"E

S12° 10' 54"W

S23° 46′ 17"W

Canandaigua Lake

S03° 16' 12"E

20.12'

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TOWN OF CANANDAIGUA STANDARD NOTES

1. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF CANANDAIGUA AND THE APPROPRIATE WATER / SEWER AGENCIES, UNLESS OTHERWISE NOTED.

2. SEQUENCE - THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES IN THE FOLLOWING SEQUENCE UNLESS AUTHORIZED OTHERWISE AT THE PRE-CONSTRUCTION MEETING:

- INSTALL PERIMETER SEDIMENT CONTROLS, (I.E. EROSION FENCING).
- INSTALL STABILIZED CONSTRUCTION ENTRANCE. • PROTECT VEGETATION TO REMAIN.

PRACTICAL.

- CLEAR GRUB AND CONSTRUCT DIVERSIONARY SWALES AND SEDIMENT BASINS.
- COMPLETE CLEARING AND GRUBBING OPERATION.
- PLACE EROSION CONTROL MEASURES AROUND TOPSOIL STOCKPILES AND STRIP TOPSOIL LOCATIONS.
- CONSTRUCT SWALES AND SILTATION DEVICES AS EARTHWORK OPERATIONS
- MAINTAIN EROSION CONTROL MEASURES AND PLACE ADDITIONAL MEASURES
- AS EARTHWORK AND UNDERGROUND UTILITIES ARE CONSTRUCTED.
- RESTORE AREAS AS DEFINED BY CONTRACT DOCUMENTS.
- REMOVE EROSION CONTROL MEASURES AS AREAS ARE REESTABLISHED WITH
- GROUND COVER. • IF SITE PREPARATIONS OCCUR BETWEEN SEPTEMBER 1 AND MARCH 31, ADDITIONAL EROSION CONTROLS MUST BE TAKEN INCLUDING REDUCING THE SIZE OF DISTURBANCE AREA AND PLACING HEAVY STRAW MULCH WHERE
- 3. PLANS SHOULD INCLUDE RE-SEEDING INSTRUCTIONS INCLUDING MATERIALS AND
- A TIMETABLE FOR VARIOUS SEEDING • SEED ALL CUT AND FILL, TOPSOIL PILES AND PONDS WITHIN SEVEN (7)
- DAYS AFTER COMPLETION.
- TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE PROVIDED AS FOLLOWS:

NO PHOSPHOROUS SHALL BE USED AT PLANTING TIME UNLESS SOIL TESTING HAS BEEN COMPLETED AND TESTED BY A HORTICULTURAL TESTING LAB AND THE SOILS TEST SPECIFICALLY INDICATE A PHOSPHOROUS DEFICIENCY THAT IS HARMFUL, OR WILL PREVENT NEW LAWNS AND PLANTINGS FROM ESTABLISHING PROPERLY.

PLANT AND LAWN ESTABLISHMENT, PHOSPHOROUS SHALL BE APPLIED AT THE MINIMUM RECOMMENDED LEVEL PRESCRIBED IN THE SOIL TEST FOLLOWING ALL NYS DEC REGULATION

IF SOIL TESTS INDICATE A PHOSPHOROUS DEFICIENCY THAT WILL IMPACT

THE SURFACE TWO INCHES OF SOIL SHOULD BE LOOSENED BY DISKING, RAKING, OR BACK-BLADING WITH A BULLDOZER. IMMEDIATELY SEED WITH THE FOLLOWING MIX:

LBS/ACRE LBS/1,000 SQ. ACRES SPRING/SUMMER/EARLY FALL

ANNUAL RYE GRASS PERENNIAL RYEGRASS 0.7

LATE FALL/EARLY WINTER CEREAL RYE

SEED SHOULD HAVE A GERMINATION RATE OF AT LEAST 85 PERCENT AND INERT MATERIAL.

DISTURBED AREAS SHALL BE STABILIZED USING PERMANENT LAWN SEEDING MIX UPON COMPLETION OF GRADING AND CONSTRUCTION:

LBS/ACRELBS/1,000 SQ. ACRE BIRDSFOOT TREFOIL OR COMMON WHITE CLOVER 8 OR 8 0.20 OR

0.20 TALL FESCUE 0.45 REDTOP OR RYEGRASS (PERENNIAL) 2 OR 5 0.05 OR 0.10

SEEDING RATE: 6.0 POUNDS PER 1,000 SQUARE FEET MULCH: STRAW OR WOOD FIBER MULCH USED WITH HYRDO SEEDING

METHOD AT TWO TONS PER ACRE WITH TRACKIFIER. STARTING FERTILIZER: 5:10:10 AT 20 POUNDS PER 1,000 SQUARE FEET. • FOR FALL OR EARLY WINTER, SEED WITH CERTIFIED DAROOSTOCK WINTER

RYE (CEREAL RYE) AT 100 POUNDS PER ACRE. • PERMANENT STABILIZATION FOR STEEP SLOPES GREATER THAN 3:1 SHALL INCLUDE JUTE MESH BLANKET AND CROWN VETCH SEED WITH PERENNIAL

4. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENT IN THE AREAS OF CONSTRUCTION.

5.EXISTING UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM FIELD LOCATIONS AND /OR UTILITY COMPANY RECORD PLANS. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CALL THE DIG SAFELY NEW YORK (UFPO) HOTLINE AT 1-800-962-7962 FOR STAKEOUT OF EXISTING UTILITIES. THE CONTRACTOR SHALL DETERMINE EXACT LOCATION AND EVALUATION OF UNDERGROUND UTILITIES BEFORE COMMENCING CONSTRUCTION. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS TO LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS AS REQUIRED TO MEET THE EXISTING CONDITIONS.

6.DUST SHALL BE CONTROLLED DURING CONSTRUCTION BY THE CONTRACTOR TO MINIMIZE EFFECT ON THE ADJACENT PROPERTIES. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES AS NEEDED AND/ OR DIRECTED BY THE TOWN OF CANANDAIGUA.

7. THE OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, CLEANING, REPAIR AND REPLACEMENT OF EROSION CONTROL MEASURES DURING SITE CONSTRUCTION.



– 5120 Laura Lane **– – – –**

A P.K. nail found Revisions Tron pin or pipe found A P.K. nail set Date Description X Iron pin set Concrete Monum Legend Address PRC Comments Drill hole Benchmark 08/30/2016 remove retaining wall Utility lines _____ E/T ____ R.O.W. line Property lines 🗕 Canandaigua New York, 14424 🗖

Overhead Utility Line Easement to NYSEG~

Liber 937 Page 595

This is to certify that I am a Licensed Land Surveyor and that this plan was completed on 08/11/2016 from notes of an instrument survey performed on 06/15/2016

Splash Box

Site Layout and Utility Plan

John D. Bartholf

Tax Map# 98.09-1-1 Scale: 1'' = 1Job # 16085

4959 Waters Edge Town of Canandaigua

State of New York County of Ontario

Showing Land

—— (585)396-3267 ——— Fax. No. (585) 396-0131 ———— E-mail rocco@veneziasurvey.com ———

N82° 30' 00"E

roposed Garage

FFE.716.0'

BFE 706.41'

Peak Elev. 727.16'

-Average Grade 711.20

House Height 15.96'

Rocco A. Venezia License No. 049761 signed

Frame Cottage FFE.704.6'

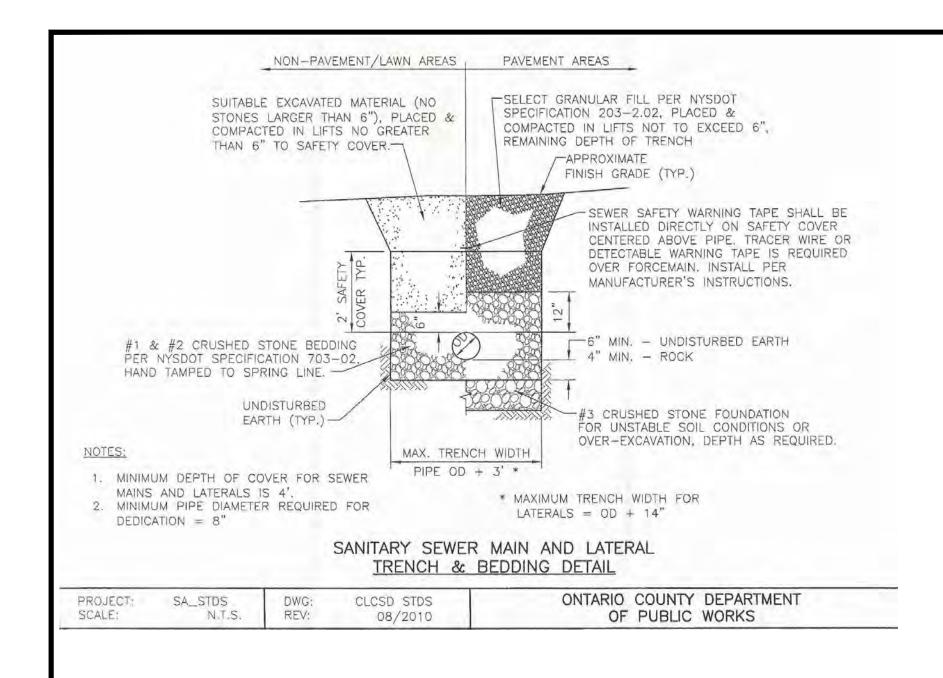
BFE 696.0

Peak Elev. 724.3'

Average Grade 700.0°

House Height 24.3'

www.veneziasurvey.com

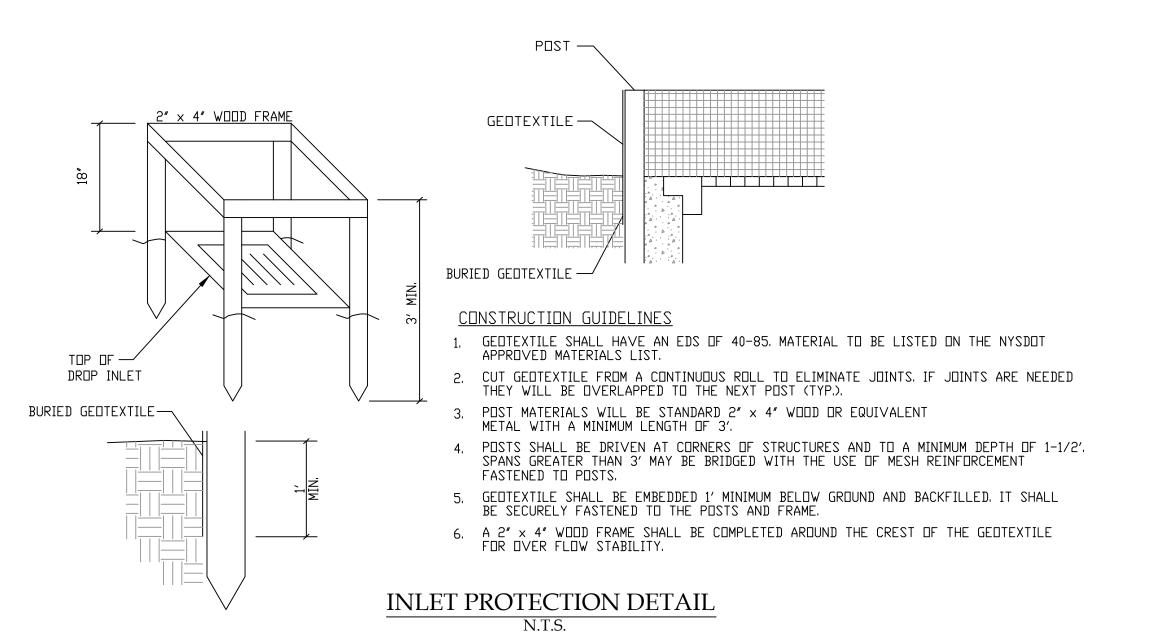


WATERMAIN / SEWER CROSSING DETAIL

CONDITION	SCHEMATIC	REQUIREMENTS
I WATER LINE ABOVE SEWER LINE	MORE THAN 18 INCHES	A) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE CENTERED AT CROSSING EACH LENGTH OF PIPE TO BE 10 FT. MINIMUM.
II	(WL)	A) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE CENTERED AT CROSSING EACH LENGTH OF PIPE TO BE 10 FT. MINIMUM.
WATER LINE ABOVE SEWER LINE	18 INCHES MIN.	B) WHEN BOTH WATER LINE AND SEWER LINE ARE NEW, SLEEVE SEWER LINE WITH STEEL CASING FOR 10 FT. EACH SIDE OF CROSSING. WHEN ONE LINE IS EXISTING, SLEEVE PIPE BEING INSTALLED WITH STEEL CASING FOR 10 FT. EACH SIDE OF
III SEWER LINE ABOVE WATER LINE	18 INCHES MIN.	A) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE CENTERED AT CROSSING EACH LENGTH OF PIPE TO BE 10 FT. MINIMUM. B) SLEEVE SEWER LINE WITH STEEL CASING FOR 10 FT. EACH SIDE OF CROSSING. C) PROVIDE CRADLE OF CONCRETE OR CRUSHER RUN STONE (SEE TRENCH SECTION DETAIL BELOW) FOR WATER LINE AND SEWER LINE FOR 10 FT. EACH SIDE OF CROSSING.
D (OUTSIDE	NE) NE, SANITARY OR STORM) DIAMETER OF PIPE) ES BE CLOSER THAN 18 INCHES MEASURED BETWEEN OUTSIDES	CAREFULLY TAMPED BACKFILL CRADLE OF CONCRETE OR CRUSHER RUN STONE 1/4 D "D" PLUS 8 INCHES MINIMUM

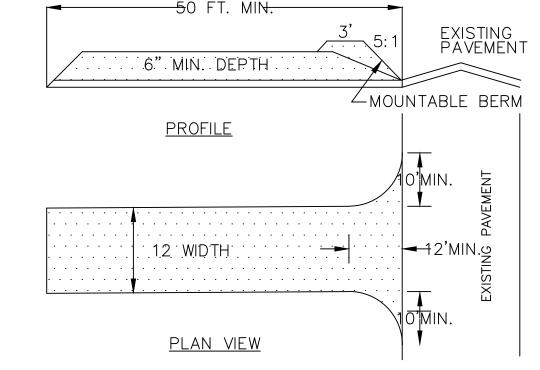
SANITARY LATERAL NOTES:

- ALL SANITARY SEWER CONSTRUCTION AND/OR IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE CANANDAIGUA LAKE COUNTY SEWER DISTRICT, N.Y.S. DEPARTMENT OF ENVIRONMENTAL CONSERVATION, N.Y.S. DEPARTMENT OF HEALTH, THE LATEST EDITION OF RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES AND ANY OTHER AGENCIES HAVING
- 2. NO SANITARY SEWER-RELATED WORK MAY BE PERFORMED WITHOUT FIRST OBTAINING A WRITTEN PERMIT FORM THE CANANDAIGUA LAKE COUNTY SEWER DISTRICT.
- 3. DISTRICT PERSONNEL SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY SANITARY SEWER-RELATED WORK.
- 4. THE CONTRACTOR SHALL LOCATE, MARK AND PRESERVE ANY RIGHT OF WAY MONUMENTS OR SURVEY CONTROL IN THE AREA OF CONSTRUCTION.
- 5. UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF UTILITIES, EXCAVATING TO EXPOSE THE UTILITY, IF NECESSARY IN THE AREA OF CONSTRUCTION, BEFORE COMMENCING CONSTRUCTION. CONTACT U.F.P.O AT 1-800-962-7962 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION.
- 6. LATERALS SHALL BE A MIN. 4" DIA. SDR—21 WITH ELASTOMERIC JOINTS; FOR COMMERCIAL ESTABLISHMENTS, LATERALS ARE TO BE 6" DIA. SDR-21. MINIMUM DEPTH OF BURIAL IS FOUR FEET. CLEANOUTS SHALL BE INSTALLED WITHIN 30 INCHES OF THE OUTSIDE FACE OF BUILDINGS, AT ALL CHANGES IN HORIZONTAL ALIGNMENT, AT THE RIGHT OF WAY OR EASEMENT LINE, AND AT SPACING NOT TO EXCEED 90 FEET.
- 7. SANITARY SEWER MAINS AND LATERALS SHALL BE LOCATED A MINIMUM HORIZONTAL DISTANCE OF 10' FROM ANY EXISTING OR PROPOSED WATER MAIN (AS MEASURED FROM THE OUTSIDE OF THE SEWER TO THE OUTSIDE OF THE WATER MAIN). IN CASES WHERE THE SANITARY SEWER CROSSES A WATER MAIN, THE MINIMUM VERTICAL SEPARATION SHALL BE 18" (MEASURED OUT-TO-OUT). THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.
- 8. THE CONTRACTOR SHALL PROVIDE THE DISTRICT WITH SHOP DRAWINGS AND MATERIAL SPECIFICATIONS THAT HAVE BEEN PRE-APPROVED BY THE DESIGN ENGINEER BEFORE A PERMIT WILL BE ISSUED.
- 9. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS IN ALL ASPECTS OF CONSTRUCTION.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SANITARY FLOWS AT ALL TIMES BY METHODS ACCEPTABLE TO THE DEVELOPER'S ENGINEER AND THE DISTRICT.
- 11. FLOOR DRAINS IN THE BASEMENT OR GARAGE ARE TO BE CONNECTED TO THE SANITARY SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION OR FOOTER DRAINS INSTALLED TO INTERCEPT UNCONTAMINATED GROUND WATER. ALL DISCHARGES TO THE SANITARY SEWER MUST COMPLY WITH EFFLUENT LIMITS OF THE ONTARIO COUNTY SEWER USE LAW. FOUNDATION AND FOOTER DRAINS SHALL BE CONSTRUCTED IN A MANNER THAT WILL PROHIBIT GROUNDWATER FROM DRAINING INTO THE SANITARY SEWER PIPE CRADLE.
- 12. LATERAL CONNECTIONS REQUIRING OPENINGS IN ASBESTOS CEMENT PIPE WILL BE DESIGNED, INSPECTED AND CERTIFIED BY THE DESIGN ENGINEER OR REPRESENTATIVE THEREOF.
- 13. ANY EXCAVATION NOT BACKFILLED BY THE END OF THE WORKDAY SHALL BE FENCED, BARRICADED AND LIGHTED FOR SAFETY AND PROTECTION
- 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING SANITARY MAINS, STRUCTURES AND APPURTENANCES, IF ANY, NEEDED TO COMPLETE THE WORK. RENOVATION PROJECTS ONLY
- 15. EXISTING LATERALS TO BE DISCONNECTED MUST BE PERMANENTLY PLUGGED OR CAPPED AT THE EASEMENT OR RIGHT OF WAY LINE UNDER THE DIRECTION OF THE CANANDAIGUA LAKE COUNTY SEWER DISTRICT SUPERVISOR. THE CONTRACTOR IS REQUIRED TO OBTAIN A PERMIT PRIOR TO PERFORMING THE WORK. THE LOCATION OF THE PLUG OR CAP SHALL BE RECORDED FOR AS-BUILT DRAWING PURPOSES.
- 16. PRIOR TO DEMOLISHING AN EXISTING BUILDING, THE CONTRACTOR SHALL EXCAVATE, DISCONNECT AND ABANDON THE LATERAL FROM THE BUILDING TO THE POINT OF DISCONNECTION (APPROXIMATELY 30' FROM THE EXISTING BUILDING) PER DISTRICT STANDARDS. A TEMPORARY PLUG SHALL BE INSTALLED IN THE REMAINING PORTION OF THE EXISTING SANITARY LATERAL UNTIL IT IS TESTED AND TELEVISED.
- 17. IN ORDER TO DETERMINE WHETHER AN EXISTING SANITARY LATERAL IS ACCEPTABLE FOR CONNECTION TO A NEW BUILDING, THE LATERAL SHALL BE TELEVISED IN THE PRESENCE OF DISTRICT PERSONNEL AT THE OWNER'S EXPENSE.
- 18. IF AN EXISTING LATERAL IS FOUND TO BE ACCEPTABLE AND MEET THE MINIMUM DISTRICT REQUIREMENTS, IT SHALL BE TEMPORARILY RE-PLUGGED AND BACKFILLED WITH A WITNESS STAKE IN PLACE, UNTIL CONNECTION TO THE NEW BUILDING CAN TAKE PLACE.
- 19. IF A NEW SANITARY LATERAL IS REQUIRED, THE EXISTING LATERAL MUST BE EXCAVATED, REMOVED, AND CAPPED AT THE EASEMENT RIGHT OF WAY LINE IN ACCORDANCE WITH DISTRICT REQUIREMENTS.
- 20. IF A NEW SANITARY SEWER LATERAL IS REQUIRED, THE CONNECTION TO THE EXISTING SANITARY MAIN SHALL BE MADE PER DISTRICT



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1. STONE SIZE - USE #2 STONE

2. THICKNESS - NOT LESS THAN 6 (SIX) INCHES.

3. WIDTH - FULL ENTRANCE WIDTH

4. USE FILTER FABRIC UNDER STONE FOR ENTRANCE STABILITY.

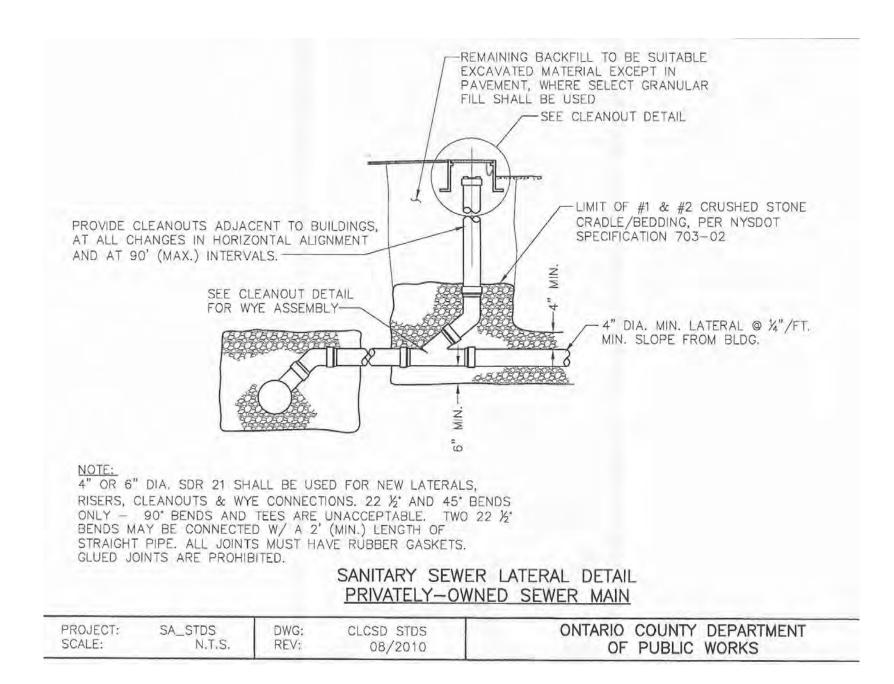
5. MAINTENANCE — THE CONTRACTOR SHALL MAINTAIN THE ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING OR SEDIMENT FLOW ONTO A PUBLIC HIGHWAY.

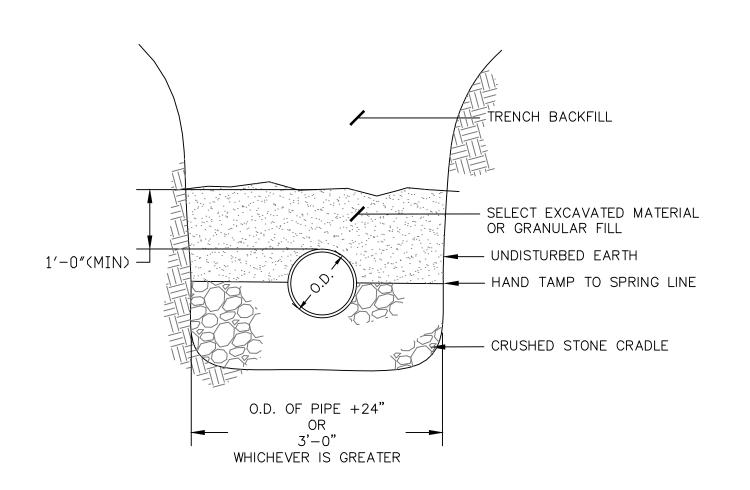
WHEN HIGHWAY WASHING IS REQUIRED, IT SHALL BE DONE IN A MANNER THAT DIRECTS SEDIMENT RUNOFF TOWARDS EROSION CONTROL DEVICES. INSTALL ADDITIONAL EROSION CONTROLS, IF NEEDED.

PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AFTER EACH RAINSTORM.

STABILIZED CONSTRUCTION ENTRANCE DETAILS

NOT TO SCALE





PIPE BEDDING DETAIL - PLASTIC WATER SERVICE NOT TO SCALE

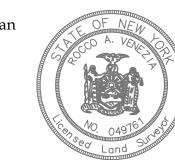


– 5120 Laura Lane **––––**

P.K. nail found Revisions Tron pin or pipe found P.K. nail set Date Description Iron pin set Concrete Monum Legend 2/22/16 Address PRC comments AAV Drill hole Benchmark 4/13/2016 Revise Per MRB Comments Utility lines —— E/T ——— E/T R.O.W. line Property lines

This is to certify that I am a Licensed Land Surveyor and that this plan was completed on 08/11/2016 from notes of an instrument survey performed on 6/15/2016

Rocco A. Venezia License No. 049761 signed



John D. Bartholf Site Details:

> Showing Land 4959 Waters Edge

Town of Canandaigua State of New York County of Ontario

ax Map# 98.09-1-19

Scale: 1'' = 15

Job # 16085

— Canandaigua New York, 14424

