

PROJECT INFORMATION:

1. PARCEL DATA:

- 1.1. ADDRESS: PARKSIDE DRIVE
- 1.2. PARCEL TAX NUMBERS: 70.00-1-65-100, 70.00-1-18-115, 70.00-1-18-114, 70.00-1-18-117
- 1.3. OWNER: UPTOWN LANDING, LLC (JEFF COOK)
- 1.4. AREA: 100± ACRES

2. ZONING DATA:

- 2.1. ZONING DISTRICT: R-1-20, R-1-30, AND FBC MIXED-USE DEVELOPMENT SUBAREA, MIXED-USE OVERLAY SUBAREA 1.
- 2.2. PROPOSED USE:
 - RESIDENTIAL TOWNHOMES - 88 UNITS
 - SINGLE-FAMILY HOUSING - 222 UNITS
 - FOR-RENT APARTMENTS - 8 BUILDING, 28 UNITS PER BUILDING, 224 UNITS
 - MIXED-USE RESIDENTIAL/RETAIL - 105± UNITS WITH 5,000± SF OF COMMERCIAL/RETAIL SPACE
 - TOTAL UNITS - 639 UNITS

3. TOWN BULK REQUIREMENTS:

SINGLE FAMILY LOTS		
PROVIDED	REQUIRED	PROVIDED
3.1. LOT DEPTH	100 FT MIN.	100 FT
3.2. LOT WIDTH	60 FT MIN.	60 FT
3.3. BUILDING COVERAGE	50% MAX.	<50%
3.4. LOT COVERAGE	80% MAX.	<80%
3.5. PRIMARY STREET SETBACK	25 FT MIN.	25 FT
3.6. SIDE SETBACK (STREET)	20 FT MIN.	20 FT
3.7. SIDE SETBACK (INTERIOR)	5 FT MIN.	5 FT
3.8. REAR SETBACK	20 FT MIN.	20 FT
3.9. FAÇADE W/IN BUILD-TO-ZONE	75% MIN.	>75%
3.10. BUILDING HEIGHT	15 FT MIN/60 FT MAX.	25 FT TYP

TOWN HOUSE LOTS :		
PROVIDED	REQUIRED	PROVIDED
3.11. LOT DEPTH	100 FT MIN/400 FT MAX.	100 - 400 FT
3.12. LOT WIDTH	100 FT MIN/400 FT MAX.	100 - 400 FT
3.13. BUILDING COVERAGE	70% MAX.	<70%
3.14. LOT COVERAGE	80% MAX.	<80 %
3.15. PRIMARY STREET SETBACK	20 FT MIN/40 FT MAX.	20 - 40 FT
3.16. SIDE SETBACK (STREET)	N/A	N/A
3.17. SIDE SETBACK (INTERIOR)	0 FT.	0 FT
3.18. REAR SETBACK	10 FT MIN.	10 FT
3.19. FAÇADE W/IN BUILD-TO-ZONE	75% MIN.	>75%
3.20. BUILDING HEIGHT	15 FT MIN/60 FT MAX.	25 FT TYP

APARTMENTS		
PROVIDED	REQUIRED	PROVIDED
3.1. LOT DEPTH	100 FT MIN.	>100 FT
3.2. LOT WIDTH	100 FT MIN.	>100 FT
3.3. BUILDING COVERAGE	70% MAX.	<70%
3.4. LOT COVERAGE	80% MAX.	<80%
3.5. PRIMARY STREET SETBACK	5 FT MIN/40 FT MAX.	5 - 40 FT
3.6. SIDE SETBACK (STREET)	5 FT MIN.	5 FT
3.7. SIDE SETBACK (INTERIOR)	5 FT MIN.	5 FT
3.8. REAR SETBACK	20 FT MIN.	>20 FT
3.9. FAÇADE W/IN BUILD-TO-ZONE	75% MIN.	>75%
3.10. BUILDING HEIGHT	15 FT MIN/60 FT MAX.	15 - 60 FT

MIXED-USE		
PROVIDED	REQUIRED	PROVIDED
3.1. LOT DEPTH	100 FT MIN.	>100 FT
3.2. LOT WIDTH	100 FT MIN.	>100 FT
3.3. BUILDING COVERAGE	70% MAX.	<70%
3.4. LOT COVERAGE	80% MAX.	<80%
3.5. PRIMARY STREET SETBACK	5 FT MIN/40 FT MAX.	5 - 40 FT
3.6. SIDE SETBACK (STREET)	5 FT MIN/20 FT MAX.	5 - 20 FT
3.7. REAR SETBACK	20 FT MIN.	>20 FT
3.8. FAÇADE W/IN BUILD-TO-ZONE	75% MIN.	>75%
3.9. BUILDING HEIGHT	15 FT MIN/60 FT MAX.	15 - 60 FT

4. TOWN PARKING REQUIREMENTS:

4.1. REQUIRED	N/A
4.2. PROVIDED	367 SPACES
MIXED USE (SURFACE)	230 SPACES
MIXED USE (GARAGE)	64 SPACES
MIXED USE (BANKED)	11 SPACES

5. AMENITIES:

- 5.1. PARK RECREATION EQUIPMENT AT BLUE HERON PARK. DEVELOPER SHALL PROVIDE AND INSTALL PLAYGROUND EQUIPMENT AND A POURED SYNTHETIC SURFACE. THE DESIGN AND LOCATION OF THE EQUIPMENT AND SURFACE SHALL BE APPROVED BY THE PARKS & RECREATION COMMITTEE PRIOR TO INSTALLATION. TOTAL AMOUNT NOT TO EXCEED \$65,000.00.
- 5.2. SIDEWALK INSTALLATION ON FIRE HALL ROAD. DEVELOPER SHALL DESIGN AND INSTALL 5' WIDE CONCRETE SIDEWALK ON THE EAST SIDE OF FIRE HALL ROAD FROM PARKSIDE DRIVE TO THE NORTHERN BOUNDARY OF BLUE HERON PARK.
- 5.3. SIDEWALK INSTALLATION ON PARKSIDE DRIVE. DEVELOPER SHALL DESIGN AND INSTALL 5' WIDE CONCRETE SIDEWALKS ON THE NORTH SIDE OF PARKSIDE DRIVE FROM THE SIDEWALK ON THE WEST SIDE OF NYS ROUTE 332 TO THE EASTERN BORDER OF ITS PROPERTY ON PARKSIDE DRIVE.
- 5.4. PUBLIC BATHROOMS AT BLUE HERON PARK. DEVELOPER WILL DESIGN AND INSTALL A PUBLIC RESTROOM FOR THE BENEFIT OF ALL PARK USERS, INCLUDING ADA COMPLIANT MEN'S FACILITIES INCLUDING ONE URINAL AND ONE STALL, ADA COMPLIANT WOMEN'S FACILITY INCLUDING TWO STALLS, AND COMMON DRINKING FOUNTAIN. DEVELOPER WILL ARRANGE FOR THE ADDITION OF THE PARK TO THE EXISTING SEWER DISTRICT, AND SHALL EXTEND UTILITIES TO THE RESTROOM LOCATION. THE DESIGN AND LOCATION OF THE RESTROOM SHALL BE APPROVED BY THE PARKS & RECREATION COMMITTEE PRIOR TO INSTALLATION. THE DESIGN AND LOCATION OF UTILITIES SHALL BE APPROVED BY HIGHWAY SUPERINTENDENT PRIOR TO INSTALLATION.
- 5.5. ASPHALT PAVEMENT OF TRAILS AT BLUE HERON PARK. DEVELOPER WILL DESIGN AND INSTALL ASPHALT PAVEMENT ON ALL EXISTING STONE DUST TRAILS AT BLUE HERON PARK, AS WELL AS DESIGN AND INSTALL AN ASPHALT TRAIL CONNECTION FROM THE EXISTING TRAILS AT BLUE HERON PARK TO THE PROPOSED TRAILS LOCATED ON ITS PROPERTY ALONG THE EASTERN BOUNDARY OF BLUE HERON PARK. THE DESIGN AND LOCATION OF THE PROPOSED ASPHALT TRAILS SHALL BE APPROVED BY THE PARKS & RECREATION COMMITTEE PRIOR TO INSTALLATION.
- 5.6. SIGNAGE AT BLUE HERON PARK. DEVELOPER WILL DESIGN AND INSTALL SIGNAGE AT BLUE HERON PARK UP TO A MAXIMUM EXPENSE OF \$5,000. THE DESIGN AND LOCATION OF THE PROPOSED SIGNAGE SHALL BE APPROVED BY THE PARKS & RECREATION COMMITTEE PRIOR TO INSTALLATION.

LEGEND:

- ADJACENT PROPERTY LINE
- PROJECT PROPERTY LINE
- EASEMENT LINE
- RIGHT OF WAY (HIGHWAY BOUNDARY)



FIRE HALL RD
(66.0' WIDE)

N/F
CANANDAIGUA CITY SCHOOL
5262 PARKSIDE DRIVE
TM #70.011-1-20.100
L 1388 / P. 199

N/F
5251 PARKSIDE HDPC INC.
TM #70.11-1-29
N/F
JAMES J. VOLPE
TM #70.11-1-30

PARKSIDE DRIVE
(60.0' WIDE)

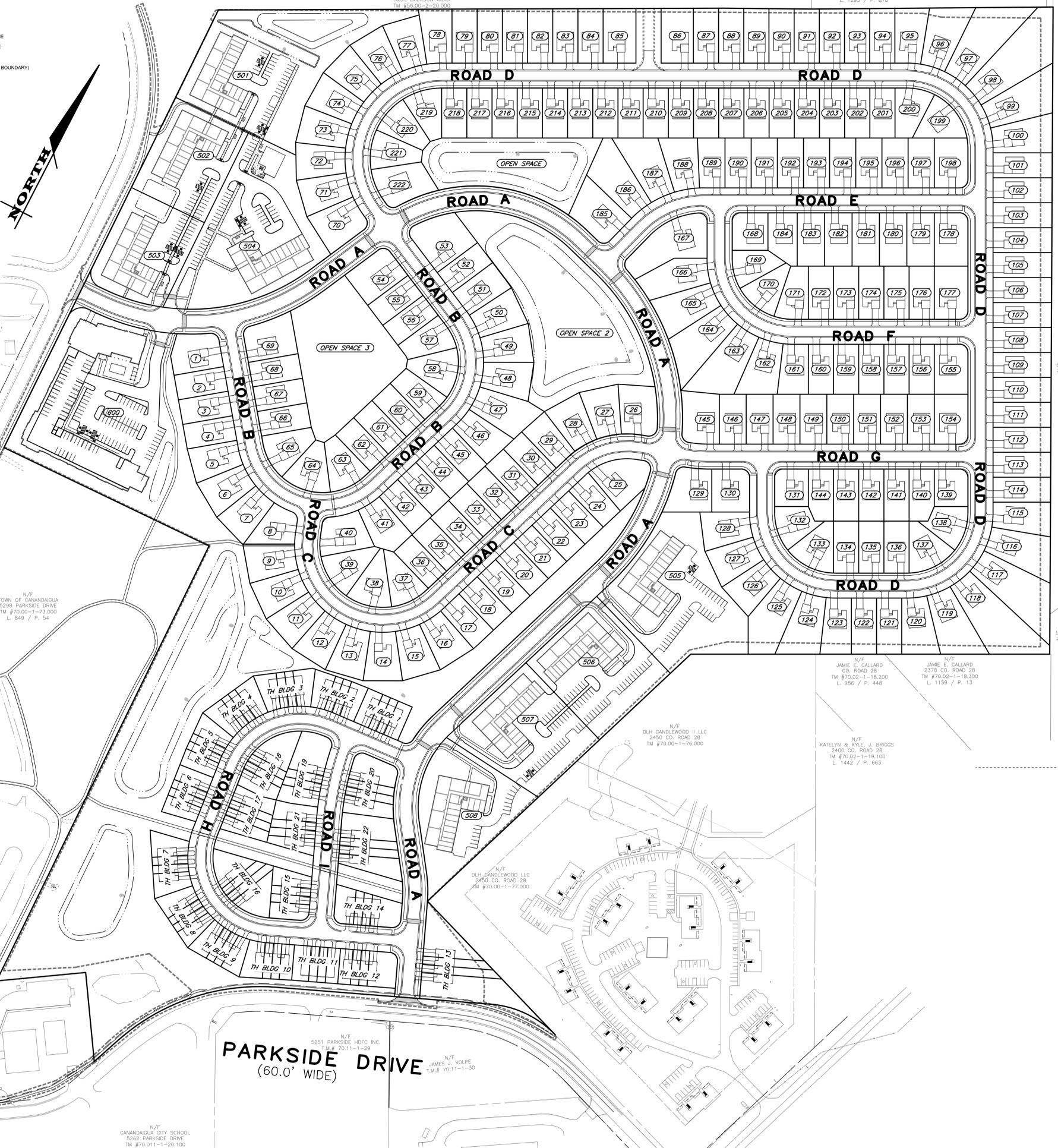
N/F
DLH CANDLEWOOD LLC
2450 CO. ROAD 28
TM #70.00-1-77.000

N/F
JAMIE E. CALLARD
2378 CO. ROAD 28
TM #70.02-1-18.200
L 986 / P. 448

N/F
KATELYN & KYLE J. BRIGGS
2400 CO. ROAD 28
TM #70.02-1-19.100
L 1442 / P. 663

N/F
DLH CANDLEWOOD B LLC
2450 CO. ROAD 28
TM #70.00-1-76.000

N/F
TOWN OF CANANDAIGUA
5298 PARKSIDE DRIVE
TM #70.00-1-23.000
L 849 / P. 54



MARATHON ENGINEERING
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ROCHESTER, NY 14614
585-458-7770
ITHACA LOCATION
840 HANSHAW RD, STE 6
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607-241-2917
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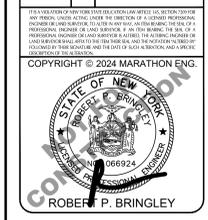
PRELIMINARY SITE PLANS
for
UPTOWN LANDING

STATE OF NEW YORK
FIRE HALL ROAD
ONTARIO COUNTY
TOWN OF CANANDAIGUA

JOB NO:	1648-23
SCALE:	1"=100'
DRAWN:	####
DESIGNED:	####
DATE:	11/25/24

DATE	BY	REVISION

DRAWING TITLE: OVERALL PLAN	
4 of 37 SHEET No:	C1.0
1648-23 JOB No:	DRAWING No:



- PHASE 1 LIMITS
- PHASE 2A LIMITS
- PHASE 2B LIMITS
- PHASE 3 LIMITS
- PHASE 4 LIMITS
- PHASE 1 ROADS
- PHASE 2A ROADS
- PHASE 2B ROADS
- PHASE 3 ROADS
- PHASE 4 ROADS

- LEGEND:**
- ADJACENT PROPERTY LINE
 - PROJECT PROPERTY LINE
 - EASEMENT LINE
 - RIGHT OF WAY (HIGHWAY BOUNDARY)

ROAD LENGTH TOTALS

- PHASE 1**
 SPINE ROAD = 590 LF
 SUBDIVISION ROAD = 2560 LF
- PHASE 2A**
 SPINE ROAD = 700 LF
 SUBDIVISION ROAD = 1840 LF
- PHASE 2B**
 SPINE ROAD = 1015 LF
 SUBDIVISION ROAD = 1270 LF
- PHASE 3**
 SPINE ROAD = 770 LF
 SUBDIVISION ROAD = 3145 LF
- PHASE 4**
 SPINE ROAD = 0 LF
 SUBDIVISION ROAD = 1875 LF
- TOTAL PROJECT ROAD LENGTH**
 SPINE ROAD = 3405 LF
 SUBDIVISION ROAD = 10690 LF

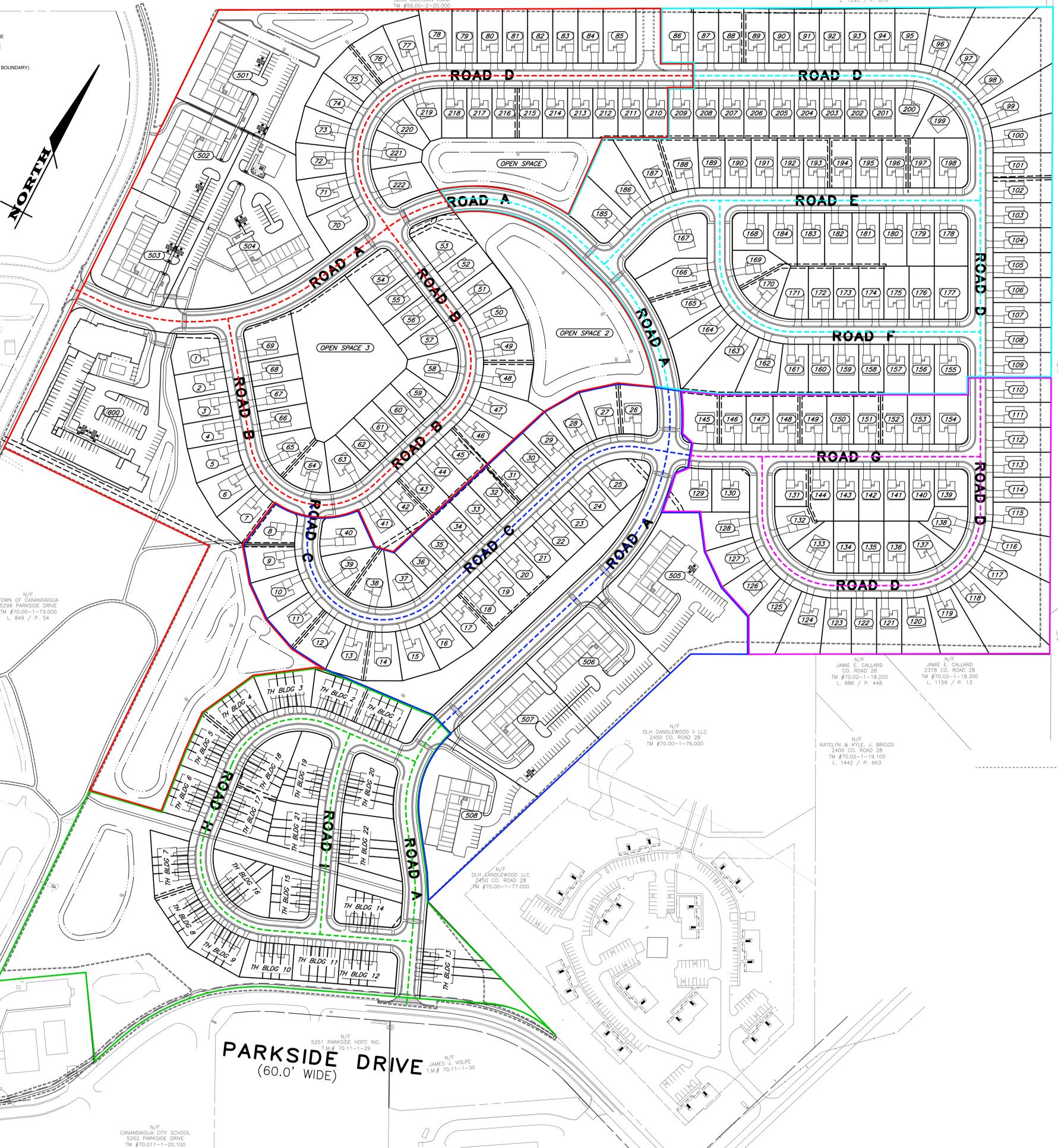
BUILDING AND OPEN SPACE TOTALS

- PHASE 1**
 SINGLE FAMILY HOMES = 65 HOMES
 MIXED USE BUILDING = 1 BUILDING WITH 105 UNITS AND 5,000SF OF COMMERCIAL
 APARTMENT BUILDING = 4 BUILDINGS WITH 28 UNITS EACH, TOTALING 112 UNITS
 AMENITIES BUILDING = 1 BUILDING, 2,500 SF
 OPEN SPACE = 1 AREA, 1.48 AC
 OPEN SPACE WITH SWMF = 2 AREAS, 1.18 AC AND 12.38 AC
- PHASE 2A**
 TOWNHOMES = 22 BUILDINGS WITH 4 UNITS EACH, TOTALING 88 UNITS
 OPEN SPACE WITH SWMF = 2 AREAS, 12.91 AC AND 13.84
- PHASE 2B**
 SINGLE FAMILY HOMES = 33 HOMES
 APARTMENT BUILDING = 4 BUILDINGS WITH 28 UNITS EACH, TOTALING 112 UNITS
 OPEN SPACE = 1 AREA, 1.07 AC
- PHASE 3**
 SINGLE FAMILY HOMES = 79 HOMES
- PHASE 4**
 SINGLE FAMILY HOMES = 45 HOMES
- TOTAL BUILDING AT FULL DEVELOPMENT**
 SINGLE FAMILY HOMES = 222 HOMES
 MIXED USE BUILDING = 1 BUILDING WITH 105 UNITS AND 5,000SF OF COMMERCIAL
 APARTMENT BUILDING = 8 BUILDINGS WITH 28 UNITS EACH, TOTALING 224 UNITS
 TOWNHOMES = 22 BUILDINGS WITH 4 UNITS EACH, TOTALING 88 UNITS
 AMENITIES BUILDING = 1 BUILDING, 2,500 SF

AROLINE ROAD

FIRE HALL RD
 (66.0' WIDE)

PARKSIDE DRIVE
 (60.0' WIDE)



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PRELIMINARY SITE PLANS
 for
UPTOWN LANDING

STATE OF NEW YORK
 FIRE HALL ROAD
 ONTARIO COUNTY
 TOWN OF CANANDAIGUA

JOB NO:	1648-23
SCALE:	1"=100'
DRAWN:	####
DESIGNED:	####
DATE:	11/25/24

DATE	BY	REVISION

STATE OF NEW YORK
 COUNTY OF ONTARIO
 TOWN OF CANANDAIGUA
 ROBERT P. BRINGLEY

DRAWING TITLE:
OVERALL PLAN

4 of 37	C1.0
SHEET No:	
1648-23	JOB No:
	DRAWING No:



NORTH ELEVATION



WEST ELEVATION

EXTERIOR MATERIAL COMPOSITION

(NOT INCLUDING GLASS)

	PERMITTED	ACTUAL
VINYL SIDING	UP TO 60%	39%
BRICK/ MASONRY	-	44%
OTHER NON-GLASS MATERIALS	-	17%

TRANSPARENCY

	REQUIRED	ELEVATION 1	ELEVATION 2
		PROVIDED	PROVIDED
GROUND FLOOR	30%	30.3%	30.2%
UPPER FLOORS	25%	25%	25.1%



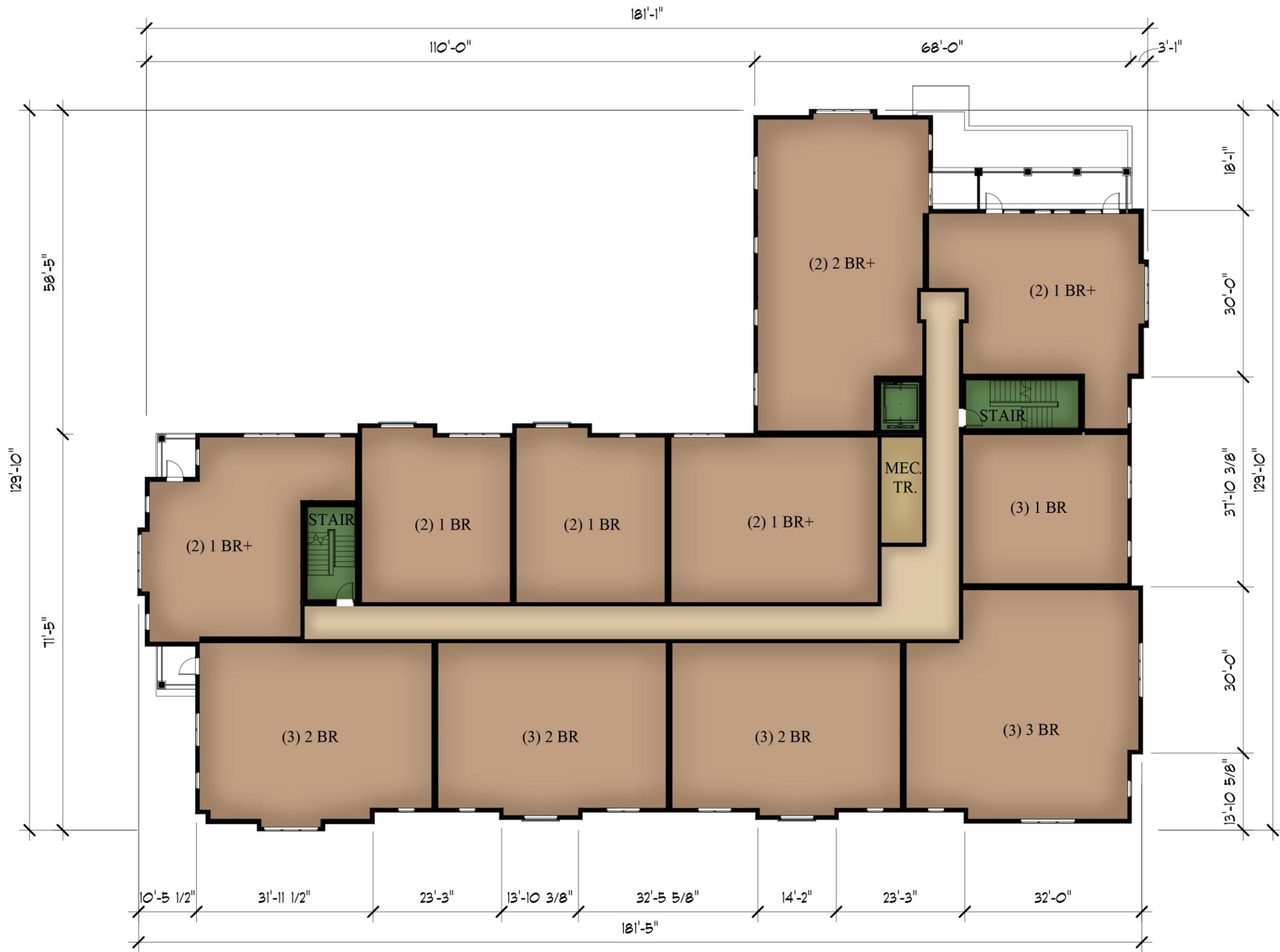
SOUTH ELEVATION



EAST ELEVATION



FIRST FLOOR



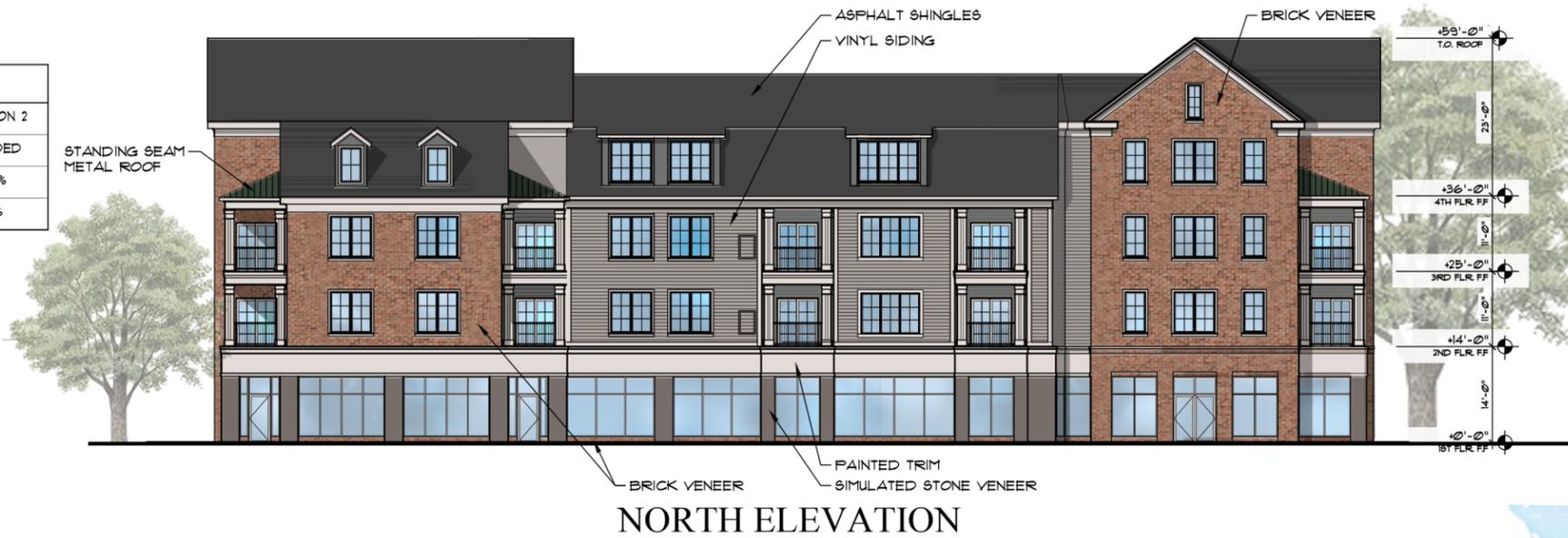
TYPICAL UPPER FLOORS

EXTERIOR MATERIAL COMPOSITION
(NOT INCLUDING GLASS)

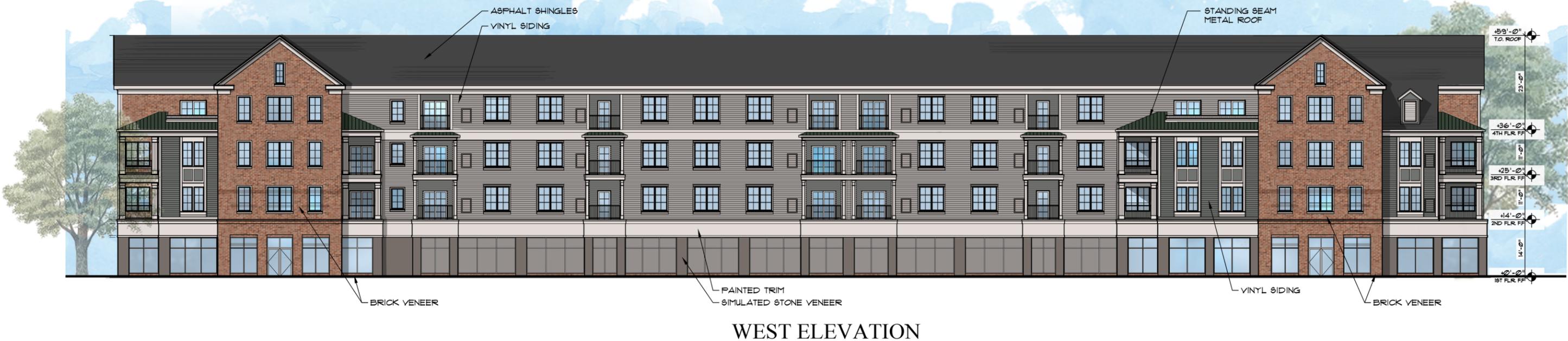
	PERMITTED	ACTUAL
VINYL SIDING	UP TO 60%	55%
BRICK/ MASONRY	-	30%
OTHER NON-GLASS MATERIALS	-	15%

TRANSPARENCY

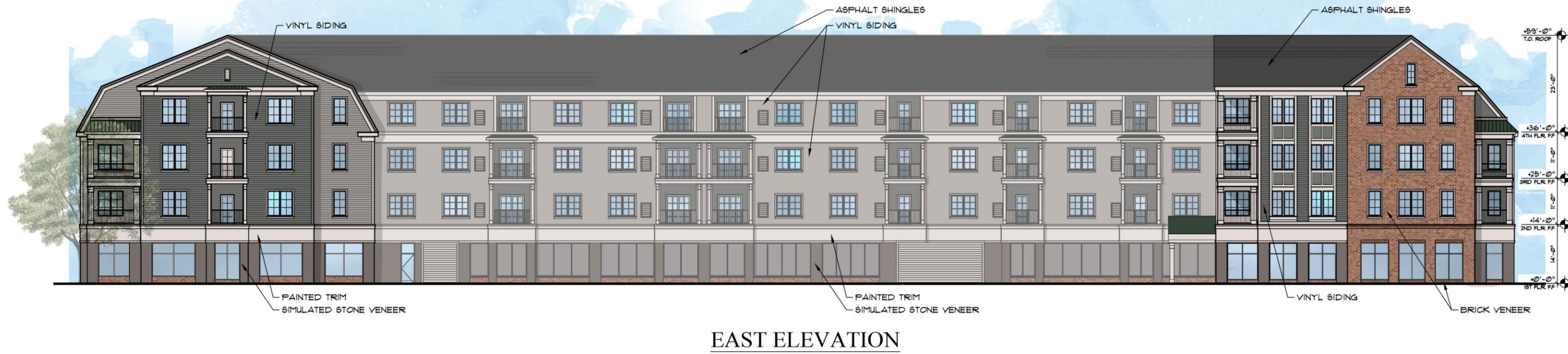
	REQUIRED	ELEVATION 1	ELEVATION 2
		PROVIDED	PROVIDED
GROUND FLOOR	60%	60.8%	60.0%
UPPER FLOORS	25%	25.4%	21.0%

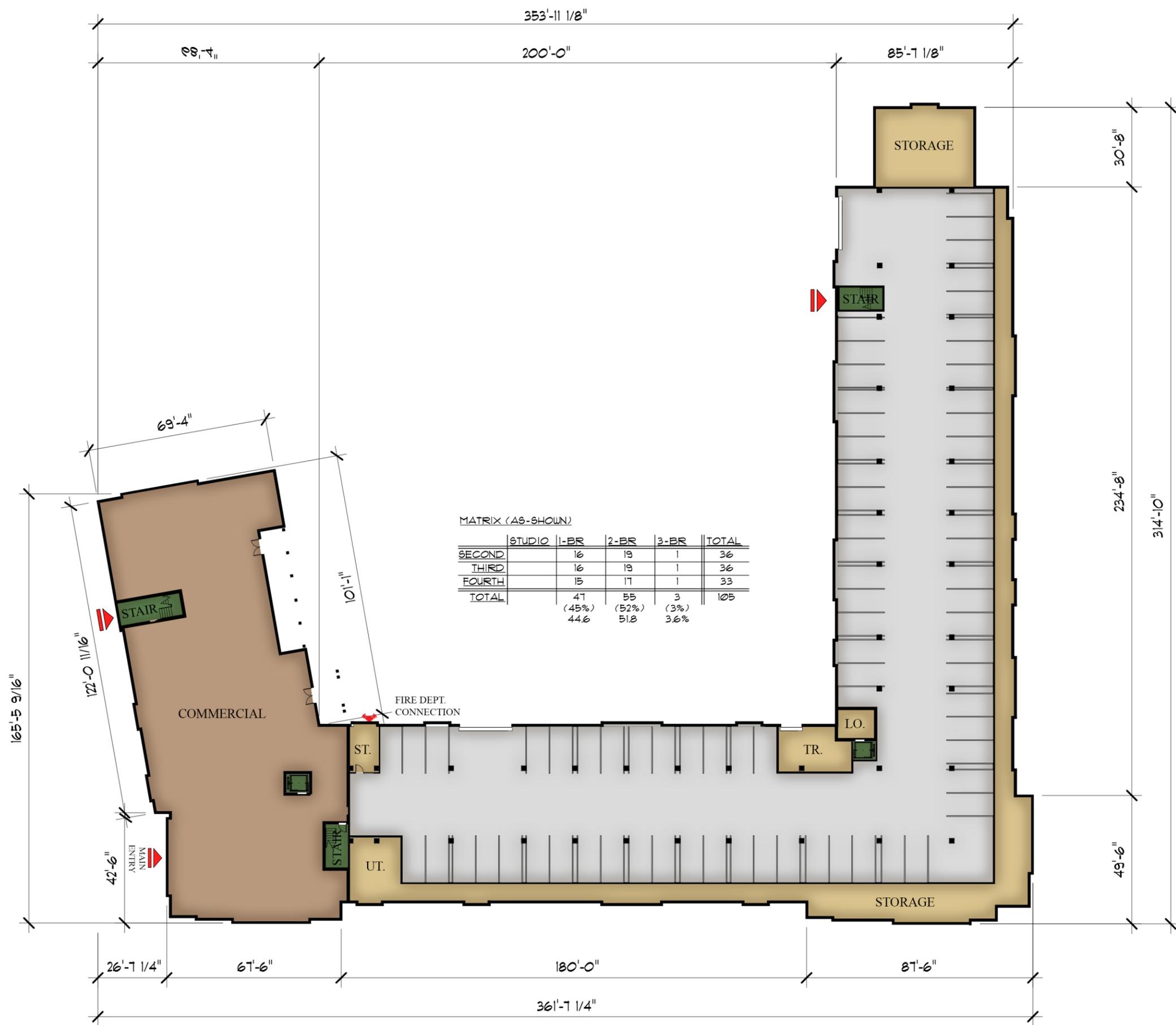


NORTH ELEVATION



WEST ELEVATION





MATRIX (AS-SHOWN)

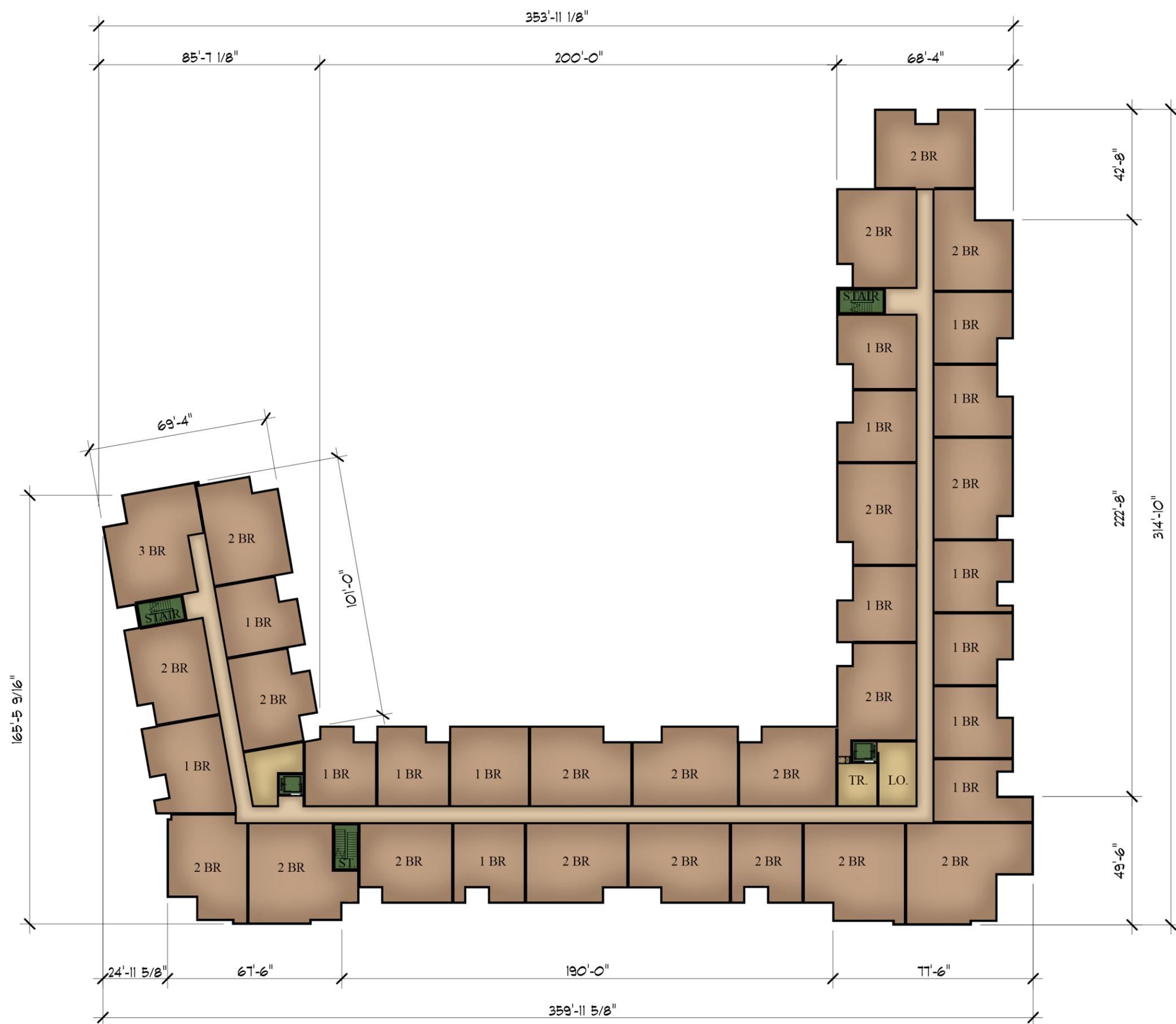
	STUDIO	1-BR	2-BR	3-BR	TOTAL
SECOND	16	19	1		36
THIRD	16	19	1		36
FOURTH	15	17	1		33
TOTAL	47	55	3		105
	(45%)	(52%)	(3%)		
	44.6	51.8	3.6%		

FIRST FLOOR

UPTOWN LANDING - MIXED USE

SCALE: 1"=40'-0"

FEBRUARY 11, 2025



SECOND FLOOR
(THIRD & FOURTH SIM.)

UPTOWN LANDING - MIXED USE
SCALE: 1"=40'-0"
FEBRUARY 11, 2025



LIGHTING SCHEDULE								
NAME & SYMBOL	MANUFACTURER	FIXTURE ITEM NUMBER	FIXTURE COUNT	LUMINOUS FLUX	LIGHT LOSS FACTOR	CONNECTED LOAD	FIXTURE MOUNTING HEIGHT	QUANTITY
T3	ALLEGRA	ALG-120277-CSL-M150-30K-CRI 70-3	1	12987 lm	0.80	132 W	20 FT	19
T3W	ALLEGRA	ALG-120277-CSL-M150-30K-CRI 70-3	1	12057 lm	0.80	132 W	23 FT	31
T4	ALLEGRA	ALG71XX-120277-CSL-S60-30K-CRI 70-3	1	5226 lm	0.80	55 W	13 FT	23
T4	ALLEGRA	ALG-120277-CSL-M150-30K-CRI 70-4	1	12987 lm	0.80	132 W	20 FT	23

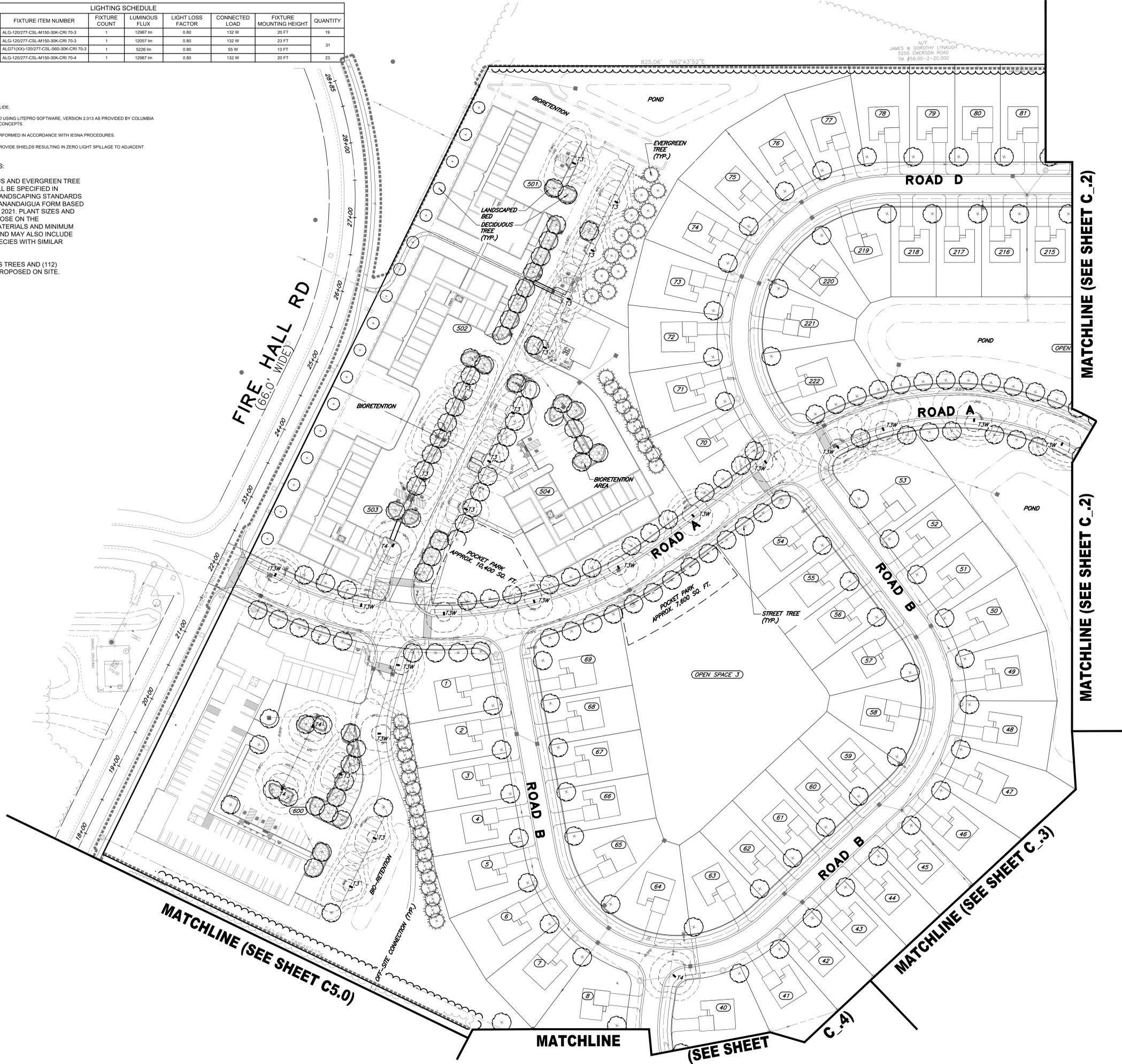
LIGHTING NOTES

1. ALL LUMINAIRES TO BE METAL HALIDE.
2. LIGHTING CONTOURS GENERATED USING LITEPRO SOFTWARE, VERSION 2.013 AS PROVIDED BY COLUMBIA LIGHTING, INC. AND MICROWARE CONCEPTS.
3. LIGHTING CALCULATIONS ARE PERFORMED IN ACCORDANCE WITH IESNA PROCEDURES.
4. LIGHTING CONTRACTOR SHALL PROVIDE SHIELDS RESULTING IN ZERO LIGHT SPILLAGE TO ADJACENT PROPERTIES.

TREE & LANDSCAPE NOTES:

ALL PROPOSED DECIDUOUS AND EVERGREEN TREE AND SHRUB SPECIES SHALL BE SPECIFIED IN ACCORDANCE WITH THE LANDSCAPING STANDARDS FOUND IN THE 'UPTOWN CANANDAIGUA FORM BASED CODE' DATED SEPTEMBER 2021. PLANT SIZES AND SPECIES SHALL MATCH THOSE ON THE 'RECOMMENDED PLANT MATERIALS AND MINIMUM SIZE STANDARDS TABLE' AND MAY ALSO INCLUDE OTHER HARDY, NATIVE SPECIES WITH SIMILAR CHARACTERISTICS.

IN TOTAL, (521) DECIDUOUS TREES AND (112) EVERGREEN TREES ARE PROPOSED ON SITE.



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PRELIMINARY SITE PLANS for UPTOWN LANDING
 STATE OF NEW YORK
 TOWN OF CANANDAIGUA
 FIRE HALL ROAD
 ONTARIO COUNTY

JOB NO:	1648-23
SCALE:	1"=50'
DRAWN:	JPC
DESIGNED:	MPT
DATE:	11/25/24

DATE	BY	REVISION

DRAWING TITLE: LIGHTING & LANDSCAPING PLAN (1/4)	
29 of 37 SHEET No:	C8.1
1648-23 JOB No:	DRAWING No:

LIGHTING SCHEDULE								
NAME & SYMBOL	MANUFACTURER	FIXTURE ITEM NUMBER	FIXTURE COUNT	LUMINOUS FLUX	LIGHT LOSS FACTOR	CONNECTED LOAD	FIXTURE MOUNTING HEIGHT	QUANTITY
TJ	ALLEGRA	ALG-120277-CSL-M150-30K-CRI 70-3	1	12967 lm	0.80	132 W	20 FT	19
T3W	ALLEGRA	ALG-120277-CSL-M150-30K-CRI 70-3	1	12967 lm	0.80	132 W	23 FT	31
T4	ALLEGRA	ALG71000-120277-CSL-S60-30K-CRI 70-3	1	5226 lm	0.80	55 W	13 FT	
T4	ALLEGRA	ALG-120277-CSL-M150-30K-CRI 70-4	1	12967 lm	0.80	132 W	20 FT	23

LIGHTING NOTES

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- LIGHTING CALCULATIONS ARE PERFORMED IN ACCORDANCE WITH IESNA PROCEDURES.
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TREE & LANDSCAPE NOTES:

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IN TOTAL, (521) DECIDUOUS TREES AND (112) EVERGREEN TREES ARE PROPOSED ON SITE.

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PRELIMINARY SITE PLANS for UPTOWN LANDING

STATE OF NEW YORK
 TOWN OF CANANDAIGUA
 FIRE HALL ROAD
 ONTARIO COUNTY

JOB NO:	1648-23
SCALE:	1"=50'
DRAWN:	JPC
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DATE	BY	REVISION

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DRAWING TITLE:
LIGHTING & LANDSCAPING PLAN (2/4)

30 of 37
 SHEET No: **C8.2**

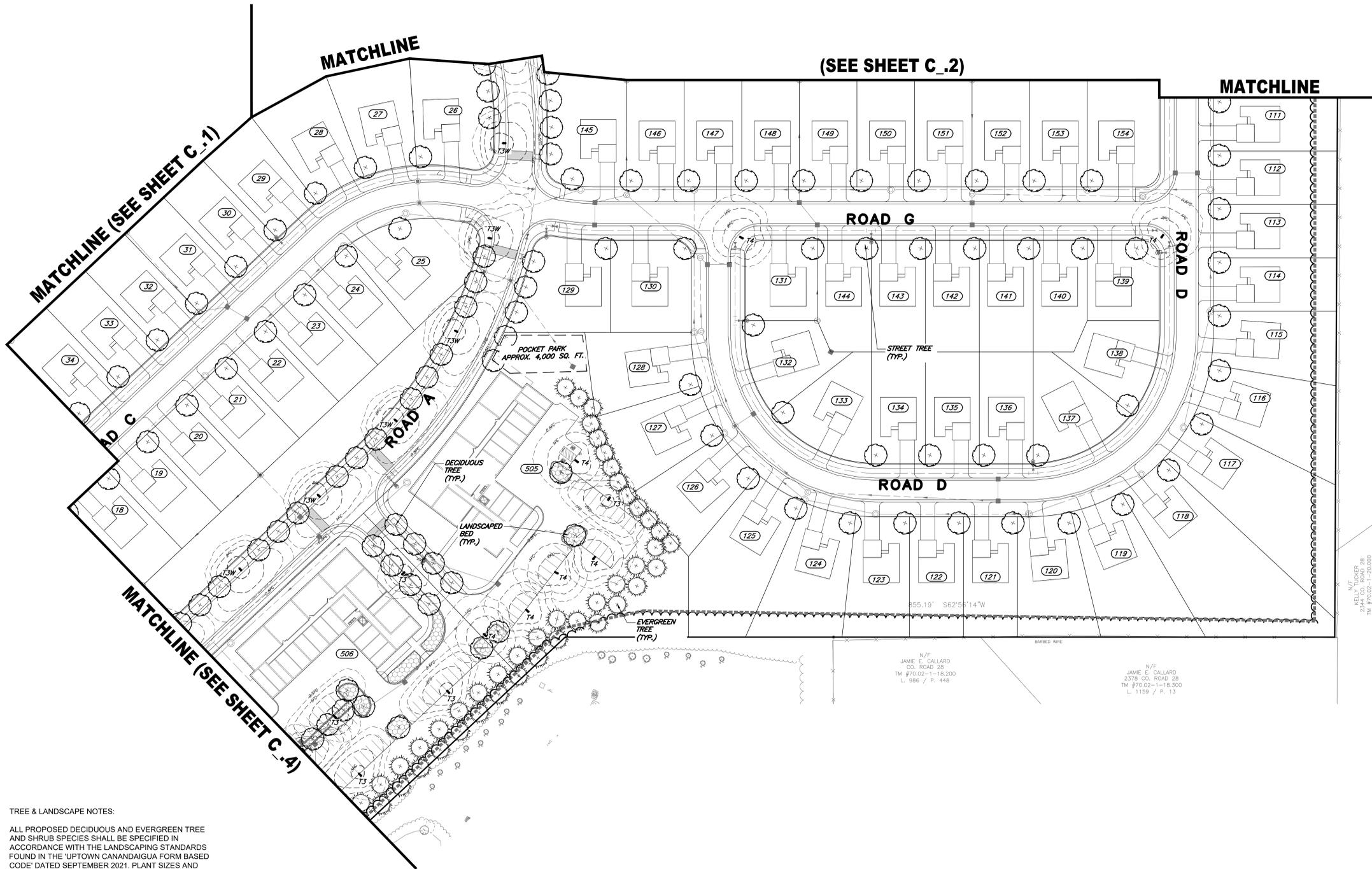
1648-23
 JOB No: DRAWING No:

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LIGHTING SCHEDULE								
NAME & SYMBOL	MANUFACTURER	FIXTURE ITEM NUMBER	FIXTURE COUNT	LUMINOUS FLUX	LIGHT LOSS FACTOR	CONNECTED LOAD	FIXTURE MOUNTING HEIGHT	QUANTITY
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PRELIMINARY SITE PLANS
 for
UPTOWN LANDING
 TOWN OF CANANDAIGUA
 ONTARIO COUNTY
 STATE OF NEW YORK
 FIRE HALL ROAD

JOB NO: 1648-23
 SCALE: 1"=50'
 DRAWN: JPC
 DESIGNED: MPT
 DATE: 11/25/24

DATE	BY	REVISION

DRAWING TITLE:
LIGHTING & LANDSCAPING PLAN (3/4)
 31 of 37
 SHEET No: **C8.3**
 1648-23
 JOB No: DRAWING No:

File: Z:\engineering\job_files\1648-23\Drawings\Sheets\CB Lighting & Landscaping.dwg, Last saved: 11/29/2024, Plot Date: 11/25/2024, By: COLE PAPAHERCI, Plot Style: -----

LIGHTING SCHEDULE								
NAME & SYMBOL	MANUFACTURER	FIXTURE ITEM NUMBER	FIXTURE COUNT	LUMINOUS FLUX	LIGHT LOSS FACTOR	CONNECTED LOAD	FIXTURE MOUNTING HEIGHT	QUANTITY
T3	ALLEGRA	ALG-120277-CSL-M150-30K-CRI 70-3	1	12987 lm	0.80	132 W	20 FT	
T3W	ALLEGRA	ALG-120277-CSL-M150-30K-CRI 70-3	1	12057 lm	0.80	132 W	23 FT	31
		ALG71XX-120277-CSL-560-30K-CRI 70-3	1	5226 lm	0.80	55 W	13 FT	
T4	ALLEGRA	ALG-120277-CSL-M150-30K-CRI 70-4	1	12987 lm	0.80	132 W	20 FT	23

LIGHTING NOTES

1. ALL LUMINAIRES TO BE METAL HALIDE.
2. LIGHTING CONTOURS GENERATED USING LITEPRO SOFTWARE, VERSION 2.013 AS PROVIDED BY COLUMBIA LIGHTING, INC. AND MICROWARE CONCEPTS.
3. LIGHTING CALCULATIONS ARE PERFORMED IN ACCORDANCE WITH IESNA PROCEDURES.
4. LIGHTING CONTRACTOR SHALL PROVIDE SHIELDS RESULTING IN ZERO LIGHT SPILLAGE TO ADJACENT PROPERTIES.

TREE & LANDSCAPE NOTES:

ALL PROPOSED DECIDUOUS AND EVERGREEN TREE AND SHRUB SPECIES SHALL BE SPECIFIED IN ACCORDANCE WITH THE LANDSCAPING STANDARDS FOUND IN THE 'UPTOWN CANANDAIGUA FORM BASED CODE' DATED SEPTEMBER 2021. PLANT SIZES AND SPECIES SHALL MATCH THOSE ON THE 'RECOMMENDED PLANT MATERIALS AND MINIMUM SIZE STANDARDS TABLE' AND MAY ALSO INCLUDE OTHER HARDY, NATIVE SPECIES WITH SIMILAR CHARACTERISTICS.

IN TOTAL, (521) DECIDUOUS TREES AND (112) EVERGREEN TREES ARE PROPOSED ON SITE.



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PRELIMINARY SITE PLANS for UPTOWN LANDING

TOWN OF CANANDAIGUA
 ONTARIO COUNTY
 FIRE HALL ROAD
 STATE OF NEW YORK

JOB NO: 1648-23
 SCALE: 1"=50'
 DRAWN: JPC
 DESIGNED: MPT
 DATE: 11/25/24

DATE	BY	REVISION

DRAWING TITLE:
LIGHTING & LANDSCAPING PLAN (4/4)

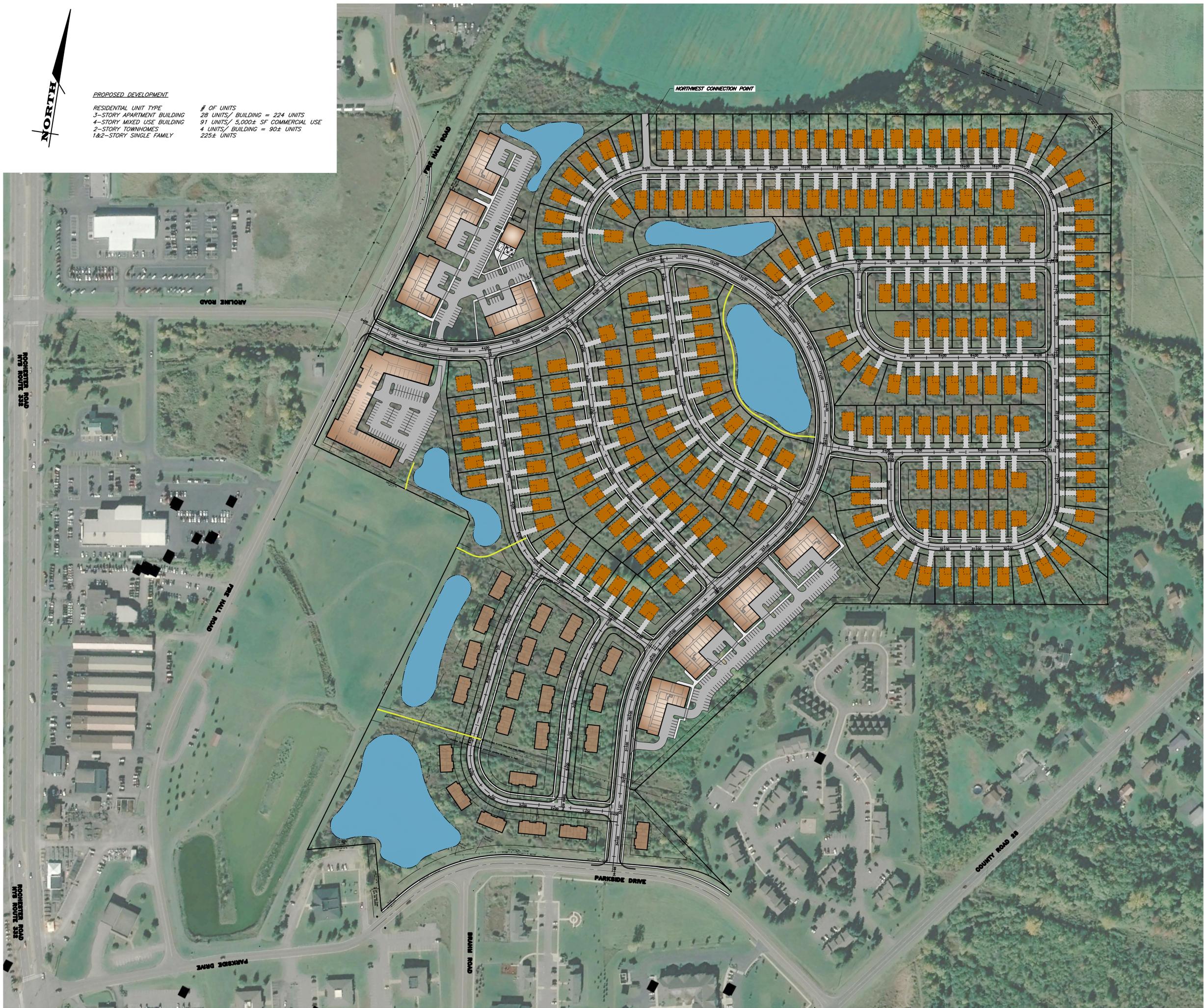
32 of 37
 SHEET No: **C8.4**
 1648-23
 JOB No: DRAWING No:

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PROPOSED DEVELOPMENT

RESIDENTIAL UNIT TYPE	# OF UNITS
3-STORY APARTMENT BUILDING	28 UNITS/ BUILDING = 224 UNITS
4-STORY MIXED USE BUILDING	91 UNITS/ 5,000± SF COMMERCIAL USE
2-STORY TOWNHOMES	4 UNITS/ BUILDING = 90± UNITS
1&2-STORY SINGLE FAMILY	225± UNITS



INCENTIVE ZONING PLAN
 for
UPTOWN LANDING
RESIDENTIAL DEVELOPMENT
 TOWN OF CANANDAIGUA ONTARIO COUNTY STATE OF NEW YORK

JOB NO: 1648-23
 SCALE: 1"=100'
 DRAWN: MT
 DESIGNED: MT
 DATE: 07/12/24

REVISIONS		
DATE	BY	REVISION
09/09/24	MT	TOWN COMMENTS

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DRAWING TITLE:
OVERALL SITE PLAN

1 of 2	C1.0
SHEET No:	
JOB No:	