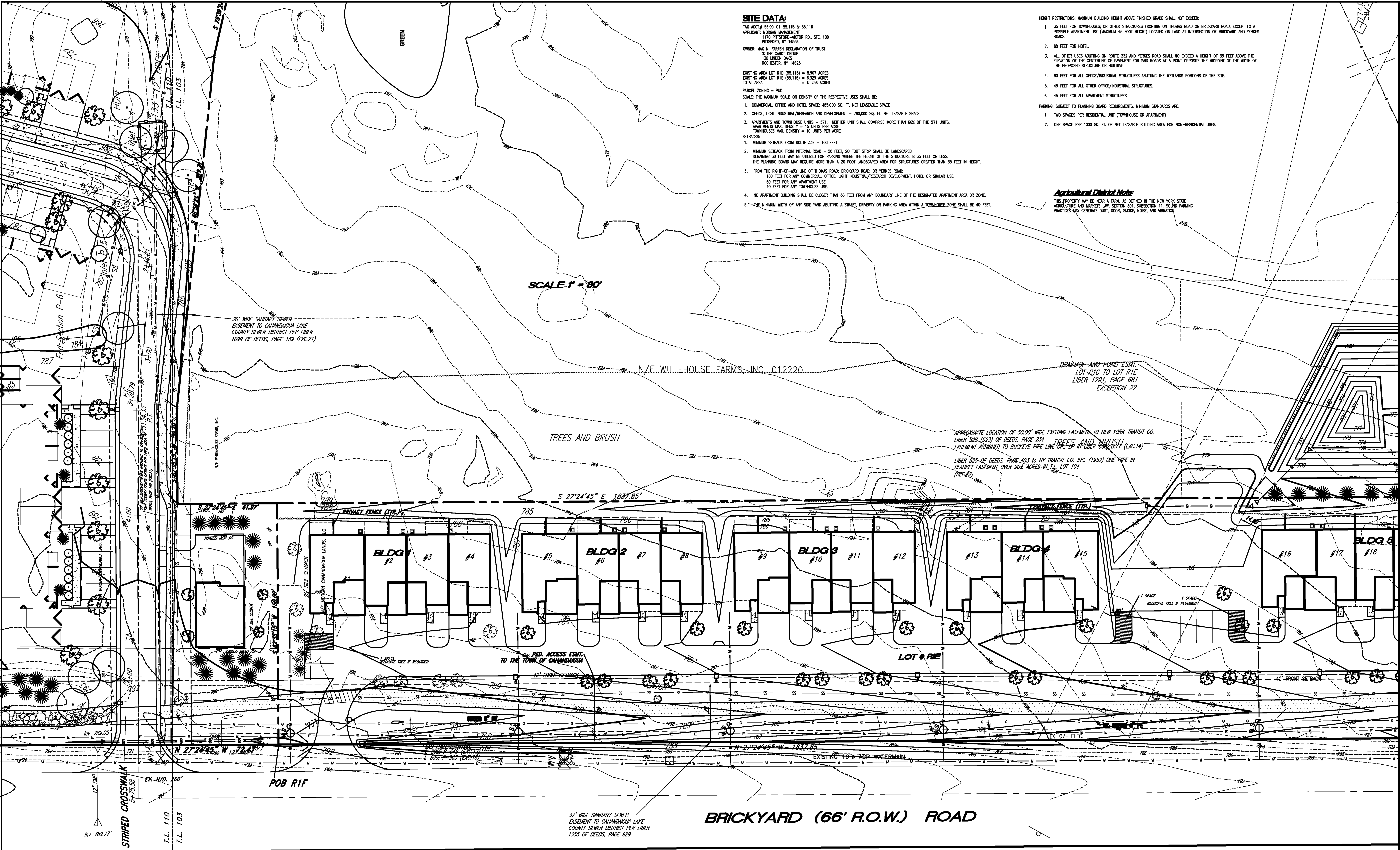




SITE DATA:

TAX ACCT# 56.00-01-25.115 & 55.116
APPLICANT: MORGAN MANAGEMENT
1770 PITTSFORD-VICTOR RD., STE. 100
PITTSFORD, NY 14534
OWNER: MAX M. PARISH DECLARATION OF TRUST
% THE LAMAR GROUP
130 LINCOLN OAKS
ROCHESTER, NY 14625

EXISTING AREA LOT R10 (55.116) = 8.907 ACRES
EXISTING AREA LOT R1E (55.115) = 0.330 ACRES
TOTAL AREA = 15.236 ACRES

PARCEL ZONING = PUD
SCALE: THE MAXIMUM SCALE OR DENSITY OF THE RESPECTIVE USES SHALL BE:

1. COMMERCIAL, OFFICE AND HOTEL SPACE: 485,000 SQ. FT. NET LEASABLE SPACE
2. OFFICE, LIGHT INDUSTRIAL/RESEARCH AND DEVELOPMENT - 790,000 SQ. FT. NET LEASABLE SPACE
3. APARTMENTS AND TOWNHOUSE UNITS - 571. NEITHER UNIT SHALL COMPRISE MORE THAN 60% OF THE 571 UNITS.
APARTMENTS MAX. DENSITY = 15 UNITS PER ACRE
TOWNHOUSES MAX. DENSITY = 10 UNITS PER ACRE

SETBACKS:

1. MINIMUM SETBACK FROM ROUTE 332 = 100 FEET
2. MINIMUM SETBACK FROM INTERNAL ROAD = 50 FEET, 20 FOOT STRIP SHALL BE LANDSCAPED
REMAINING 30 FEET MAY BE UTILIZED FOR PARKING WHERE THE HEIGHT OF THE STRUCTURE IS 30 FEET OR LESS.
THE PLANNING BOARD MAY REQUIRE MORE THAN A 20 FOOT UNDEVELOPED AREA FOR STRUCTURES GREATER THAN 35 FEET IN HEIGHT.
3. FROM THE RIGHT-OF-WAY LINE OF THOMAS ROAD, BRICKYARD ROAD, OR YERKES ROAD:
100 FEET FOR ANY COMMERCIAL, OFFICE, LIGHT INDUSTRIAL/RESEARCH DEVELOPMENT, HOTEL OR SIMILAR USE.
60 FEET FOR ANY APARTMENT USE
60 FEET FOR ANY TOWNHOUSE USE
4. NO APARTMENT BUILDING SHALL BE CLOSER THAN 60 FEET FROM ANY BOUNDARY LINE OF THE DESIGNATED APARTMENT AREA OR ZONE.
5. THE MINIMUM WIDTH OF ANY SIDE YARD ABUTTING A STREET, DRIVEWAY OR PARKING AREA WITHIN A TOWNHOUSE ZONE SHALL BE 40 FEET.

HEIGHT RESTRICTIONS: MAXIMUM BUILDING HEIGHT ABOVE FINISHED GRADE SHALL NOT EXCEED:

1. 35 FEET FOR TOWNHOUSES, OR OTHER STRUCTURES FRONTING ON THOMAS ROAD OR BRICKYARD ROAD, EXCEPT TO A POSSIBLE APARTMENT USE (MAXIMUM 45 FOOT HEIGHT) LOCATED ON LAND AT INTERSECTION OF BRICKYARD AND YERKES ROADS.
2. 60 FEET FOR HOTEL.
3. ALL OTHER USES ABUTTING ON ROUTE 332 AND YERKES ROAD SHALL NOT EXCEED A HEIGHT OF 35 FEET ABOVE THE ELEVATION OF THE CONTIGUOUS OF FINISHMENT FOR SAID ROADS AT A POINT OPPOSITE THE MIDPOINT OF THE WIDTH OF THE PROPOSED STRUCTURE OR BUILDING.
4. 60 FEET FOR ALL OFFICE/INDUSTRIAL STRUCTURES ABUTTING THE WETLANDS PORTIONS OF THE SITE.
5. 45 FEET FOR ALL OTHER OFFICE/INDUSTRIAL STRUCTURES.
6. 45 FEET FOR ALL APARTMENT STRUCTURES.

PARKING: SUBJECT TO PLANNING BOARD REQUIREMENTS, MINIMUM STANDARDS ARE:

1. TWO SPACES PER RESIDENTIAL UNIT (TOWNHOUSE OR APARTMENT)
2. ONE SPACE PER 1000 SQ. FT. OF NET LEASABLE BUILDING AREA FOR NON-RESIDENTIAL USES.

Agricultural District Note

THIS PROPERTY MAY BE NEAR A FARM, AS DEFINED IN THE NEW YORK STATE AGRICULTURE AND MARKETS LAW, SECTION 301, SUBSECTION 11. SOUND FARMING PRACTICES MAY GENERATE DUST, ODOR, SMOKE, NOISE, AND VIBRATION.

SCALE 1" = 30'

N/F WHITEHOUSE FARMS, INC. 0122220

DRAINAGE AND POND ESMT.
LOT R1C TO LOT R1E
LIBER 1291, PAGE 681
EXCEPTION 22

APPROXIMATE LOCATION OF 50.00' WIDE EXISTING EASEMENT TO NEW YORK TRANSIT CO.
LIBER 338, (523) OF DEEDS, PAGE 234
EASEMENT ASSIGNED TO BUCKEYE PIPE LINE CO. IN 1953 (EXC. 14)
LIBER 525 OF DEEDS, PAGE 403 TO NY TRANSIT CO. INC. (1952) ONE PIPE IN
BLANKET EASEMENT OVER 90+ ACRES IN L.G. LOT 104
(REF. #2)

TREES AND BRUSH

S 27°24'45" E 1837.85'

PRIVACY FENCE (TYP.)

PRIVACY FENCE (TYP.)

BLDG 1

BLDG 2

BLDG 3

BLDG 4

BLDG 5

BLDG 1

BLDG 2

BLDG 3

BLDG 4

BLDG 5

BLDG 1

BLDG 2

BLDG 3

BLDG 4

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BLDG 3

BLDG 4

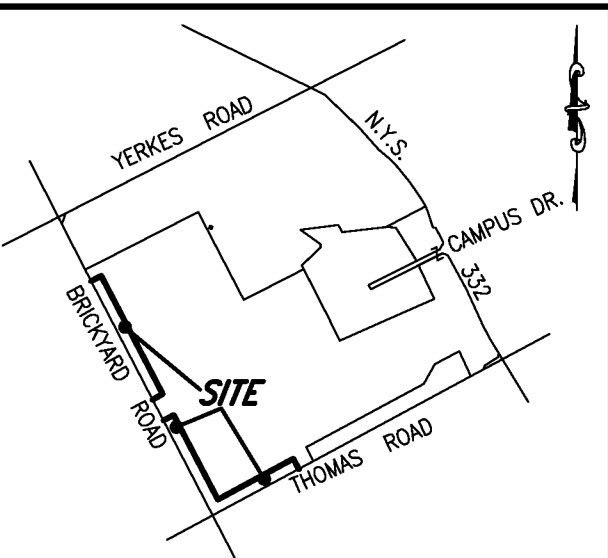
BLDG 5

BRICKYARD (66' R.O.W.) ROAD

37" WIDE SANITARY SEWER
EASEMENT TO CANANDAIGUA LAKE
COUNTY SEWER DISTRICT PER LIBER
1355 OF DEEDS, PAGE 929

Tax Map No. 69.00-01-9.7
N/F JOHN O. ARTHUR
AND TRACY D. ARTHUR

Tax Map No. 69.00-01-9.11
N/F CATALPA ACRES LLC



**LOCATION SKETCH
N.T.S.**

DATE REVISIONS BY:

DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 AND APPLIES TO THIS DRAWING.
"IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE WORDS "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

**McMahon LaRue
Associates, P. C.**

Engineers & Surveyors

822 Holt Road
Webster, NY 14580
(585) 436-1080
www.McMahon-LaRue.com

CLIENT:

MORGAN CANANDAIGUA LLC
1080 PITTSFORD-VICTOR RD.
PITTSFORD, NY 14534

PROJECT:

**CENTERPOINTE TOWNHOUSES
BRICKYARD AND THOMAS ROADS**

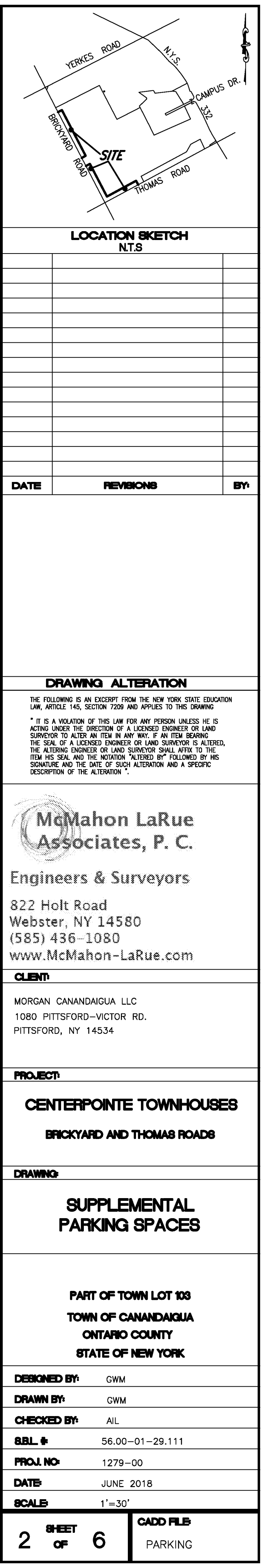
DRAWING:

**SUPPLEMENTAL
PARKING SPACES**

**PART OF TOWN LOT 103
TOWN OF CANANDAIGUA
ONTARIO COUNTY
STATE OF NEW YORK**

DESIGNED BY: GWM
DRAWN BY: GWM
CHECKED BY: AIL
SBL #: 56.00-01-29.111
PROJ. NO: 1279-00
DATE: JUNE 2018
SCALE: 1"=30'

**SHEET
OF** 6 **CADD FILE
PARKING**



Tax Map No. 69.00-01-9.51
N/F NICHOLAS C. COSTELLO &
JERI L. COSTELLO

TAX ACCT# 56.00-01-55.115 & 55.116
APPLICANT: MORRIS MANAGMENT
1170 PITTSFORD-VECTOR RD., STE. 100
PITTSFORD, NY 14234

OWNER: MAX M. FINISKY
DECLARATION OF TRUST
OF THE OGBOT GROUP
130 LONDON AVENUE
ROCHESTER, NY 14625

EXISTING AREA LOT R1D (55.116) = 8,907 ACRES
EXISTING AREA LOT R1E (55.115) = 6,329 ACRES
TOTAL AREA = 15,236 ACRES

PARCEL ZONING = PUD

SCALE: THE MAXIMUM SCALE OR DENSITY OF THE RESPECTIVE USES SHALL BE:

1. COMMERCIAL, OFFICE AND HOTEL SPACE: 485,000 SQ. FT. NET LEASABLE SPACE
2. OFFICE, LIGHT INDUSTRIAL/RESEARCH AND DEVELOPMENT - 790,000 SQ. FT. NET LEASABLE SPACE
3. APARTMENTS AND TOWNHOUSE UNITS - 571. NEITHER UNIT SHALL COMPRISE MORE THAN 60% OF THE 571 UNITS.
APARTMENTS MAX. DENSITY = 15 UNITS PER ACRE
TOWNHOUSES MAX. DENSITY = 10 UNITS PER ACRE

SETBACKS:

1. MINIMUM SETBACK FROM ROUTE 332 = 100 FEET
2. MINIMUM SETBACK FROM INTERNAL ROAD = 50 FEET. 20 FOOT STRIP SHALL BE LANDSCAPED
REMAINING 30 FEET MAY BE UTILIZED FOR PARKING WHERE THE WIDTH OF THE STRUCTURE IS 35 FEET OR LESS.
THE PLANNING BOARD MAY REQUIRE MORE THAN A 20 FOOT LANDSCAPED AREA FOR STRUCTURES GREATER THAN 35 FEET IN HEIGHT.
3. FROM THE RIGHT-OF-WAY LINE OF THOMAS ROAD, BROOKVARD ROAD, OR VERNES ROAD:
100 FEET FOR ANY COMMERCIAL, OFFICE, LIGHT INDUSTRIAL/RESEARCH DEVELOPMENT, HOTEL, OR SIMILAR USE.
50 FEET FOR ANY APARTMENT USE.
40 FEET FOR ANY TOWNHOUSE USE.
4. NO MINIMUM BUILDING SHALL BE CLOSER THAN 60 FEET FROM ANY BOUNDARY LINE OF THE DESIGNATED APARTMENT AREA OR ZONE.
5. THE MINIMUM WIDTH OF ANY SIDE YARD ABUTTING A STREET WITHIN A TOWNHOUSE ZONE SHALL BE 40 FEET.

1. 35 FEET FOR TOWNHOMES; OR OTHER STRUCTURES FRONTING ON THOMAS ROAD OR BRICKYARD ROAD, EXCEPT FOR A POSSIBLE APARTMENT USE (MAXIMUM 45 FEET) LOCATED ON LAND AT INTERSECTION OF BRICKYARD AND YERKE ROADS.
2. 60 FEET FOR HOTEL.
3. ALL OTHER USES ABUTTING ON ROUTE 332 AND YERKE ROAD SHALL NOT EXCEED A HEIGHT OF 35 FEET ABOVE THE ELEVATION OF THE CENTERLINE OF PAVEMENT FOR SAID ROADS AT A POINT OPPOSITE THE MIDPOINT OF THE WIDTH OF THE PROPOSED STRUCTURE OR BUILDING.
4. 60 FEET FOR ALL OFFICE/INDUSTRIAL STRUCTURES ABUTTING THE WETLANDS PORTIONS OF THE SITE.
5. 45 FEET FOR ALL OTHER OFFICE/INDUSTRIAL STRUCTURES.
6. 45 FEET FOR ALL APARTMENT STRUCTURES.

1. TWO SPACES PER RESIDENTIAL UNIT (TOWNHOUSE OR APARTMENT)
2. ONE SPACE PER 1000 SQ. FT. OF NET LEASABLE BUILDING AREA FOR NON-RESIDENTIAL USES

THIS PROPERTY MAY BE NEAR A FARM, AS DEFINED IN THE NEW YORK STATE AGRICULTURE AND MARKETS LAW, SECTION 301, SUBSECTION 11. SOUND FARMING PRACTICES MAY GENERATE DUST, ODOR, SMOKE, NOISE, AND VIBRATION.

N/F WHITEHOUSE FARMS, INC. 012220

TREES AND BRUSH

TREES AND BRUSH

DATE	REVISIONS	BY:
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THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 AND APPLIES TO THIS DRAWING

* IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL BE HELD TO THE ITEM AS HIS SEAL AND NOTATION ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION *

Engineers & Surveyors

822 Holt Road
Webster, NY 14580
(585) 436-1080
www.McMahon-LaRue.com

CLIENT

MORGAN CANANDAIGUA LLC
1080 PITTSFORD-VICTOR RD.
PITTSFORD, NY 14534

PROJECT:

CENTERPOINTE TOWNHOUSES

BRICKYARD AND THOMAS ROADS

DRAWING:

**SUPPLEMENTAL
PARKING SPACES**

PART OF TOWN LOT 103
TOWN OF CANANDAIGUA
ONTARIO COUNTY
STATE OF NEW YORK

DESIGNED BY:	GWM
DRAWN BY:	GWM
CHECKED BY:	AIL
SBL #:	56.00-01-29.111
PROJ. NO:	1279-00
DATE:	JUNE 2018
SCALE:	1"=30'

3 SHEET OF 6
CADD FILE:
PARKING

Tax Map No. 69.00-01-9.51
N/F NICHOLAS C. COSTELLO &
JERI L. COSTELLO

Tax Map No. 69.00-01-9.61
N/F DOUGLAS LEONARD

Tax Map No. 69.00-01-9.4
N/F MARK C. GREGORY
& ELAINE M. GREGORY

Tax Map No. 69.00-01-10.3
N/F PAUL W. & KAREN L. OJEDA

Tax Map No. 69.00-01-10.2
N/F STEPHEN J. INGRASSIO

Tax Map No. 69.00-01-10.11
N/F DEBRA L. DEKOUSKI

Tax Map No. 69.00-01-10.41
N/F JENNIE HEDWORTH

Tax Map No. 6
N/F ELLEN

SITE DATA:

TAX ACCT. # 56.00-01-50.115 & 55.116
APPLICANT: MORGAN MANAGEMENT
1170 PITTSFORD-VICTOR RD., STE. 100
PITTSFORD, NY 14534
OWNER: MAX M. FARASH, DECLARATION OF TRUST
% THE CABOT GROUP
130 LINCOLN DRWS
ROCHESTER, NY 14625

EXISTING AREA LOT R1D (55.115) = 8,907 ACRES
EXISTING AREA LOT R1E (55.115) = 6,339 ACRES
TOTAL AREA = 15,238 ACRES

PARCEL ZONING = PUD

SCALE: THE MAXIMUM SCALE OR DENSITY OF THE RESPECTIVE USES SHALL BE:

1. COMMERCIAL, OFFICE AND HOTEL SPACE: 485,000 SQ. FT. NET LEASABLE SPACE
2. OFFICE, LIGHT INDUSTRIAL/RESEARCH AND DEVELOPMENT - 790,000 SQ. FT. NET LEASABLE SPACE
3. APARTMENTS AND TOWNHOUSE UNITS - 571. NEITHER UNIT SHALL COMPRISE MORE THAN 60% OF THE 571 UNITS.
APARTMENTS MAX. DENSITY = 15 UNITS PER ACRE
TOWNHOUSES MAX. DENSITY = 10 UNITS PER ACRE

SETBACKS:

1. MINIMUM SETBACK FROM ROUTE 332 = 100 FEET
2. MINIMUM SETBACK FROM INTERNAL ROAD = 50 FEET, 20 FOOT STRIP SHALL BE LANDSCAPED
REMAINING 30 FEET MAY BE UTILIZED FOR PARKING WHERE THE HEIGHT OF THE STRUCTURE IS 35 FEET OR LESS.
THE PLANNING BOARD MAY REQUIRE MORE THAN A 20 FOOT LANDSCAPED AREA FOR STRUCTURES GREATER THAN 35 FEET IN HEIGHT.
3. FROM THE RIGHT-OF-WAY LINE OF THOMAS ROAD, BRICKYARD ROAD, OR YERKES ROAD:
100 FEET FOR ANY COMMERCIAL, OFFICE, LIGHT INDUSTRIAL/RESEARCH DEVELOPMENT, HOTEL OR SIMILAR USE
80 FEET FOR ANY APARTMENT USE
40 FEET FOR ANY TOWNHOUSE USE
4. NO APARTMENT BUILDING SHALL BE CLOSER THAN 60 FEET FROM ANY BOUNDARY LINE OF THE DESIGNATED APARTMENT AREA OR ZONE.
5. THE MINIMUM WIDTH OF ANY SIDE YARD ABUTTING A STREET, DRIVEWAY OR PARKING AREA WITHIN A TOWNHOUSE ZONE SHALL BE 40 FEET.

HEIGHT RESTRICTIONS: MAXIMUM BUILDING HEIGHT ABOVE FINISHED GRADE SHALL NOT EXCEED:

1. 35 FEET FOR TOWNHOUSES; OR OTHER STRUCTURES FRONTING ON THOMAS ROAD OR BRICKYARD ROAD, EXCEPT FOR A POSSIBLE APARTMENT USE (MAXIMUM 45 FOOT HEIGHT) LOCATED ON LAND AT INTERSECTION OF BRICKYARD AND YERKES ROADS.
2. 60 FEET FOR HOTEL.
3. ALL OTHER USES ABUTTING ON ROUTE 332 AND YERKES ROAD SHALL NOT EXCEED A HEIGHT OF 35 FEET ABOVE THE ELEVATION OF THE CENTERLINE OF PAVEMENT FOR SAID ROADS AT A POINT OPPOSITE THE MIDPOINT OF THE WIDTH OF THE PROPOSED STRUCTURE OR BUILDING.
4. 80 FEET FOR ALL OFFICE/INDUSTRIAL STRUCTURES ABUTTING THE WETLANDS PORTIONS OF THE SITE.
5. 45 FEET FOR ALL OTHER OFFICE/INDUSTRIAL STRUCTURES.
6. 45 FEET FOR ALL APARTMENT STRUCTURES.

PARKING: SUBJECT TO PLANNING BOARD REQUIREMENTS, MINIMUM STANDARDS ARE:

1. TWO SPACES PER RESIDENTIAL UNIT (TOWNHOUSE OR APARTMENT)
2. ONE SPACE PER 1000 SQ. FT. OF NET LEASABLE BUILDING AREA FOR NON-RESIDENTIAL USES.

Agricultural District Note

THIS PROPERTY MAY BE NEAR A FARM, AS DEFINED IN THE NEW YORK STATE AGRICULTURE AND MARKETS LAW, SECTION 301, SUBSECTION 11. SOUND FARMING PRACTICES MAY GENERATE DUST, ODOR, SMOKE, NOISE, AND VIBRATION.

SCALE 1" = 30'

N/F WHITEHOUSE FARMS, INC. 012220

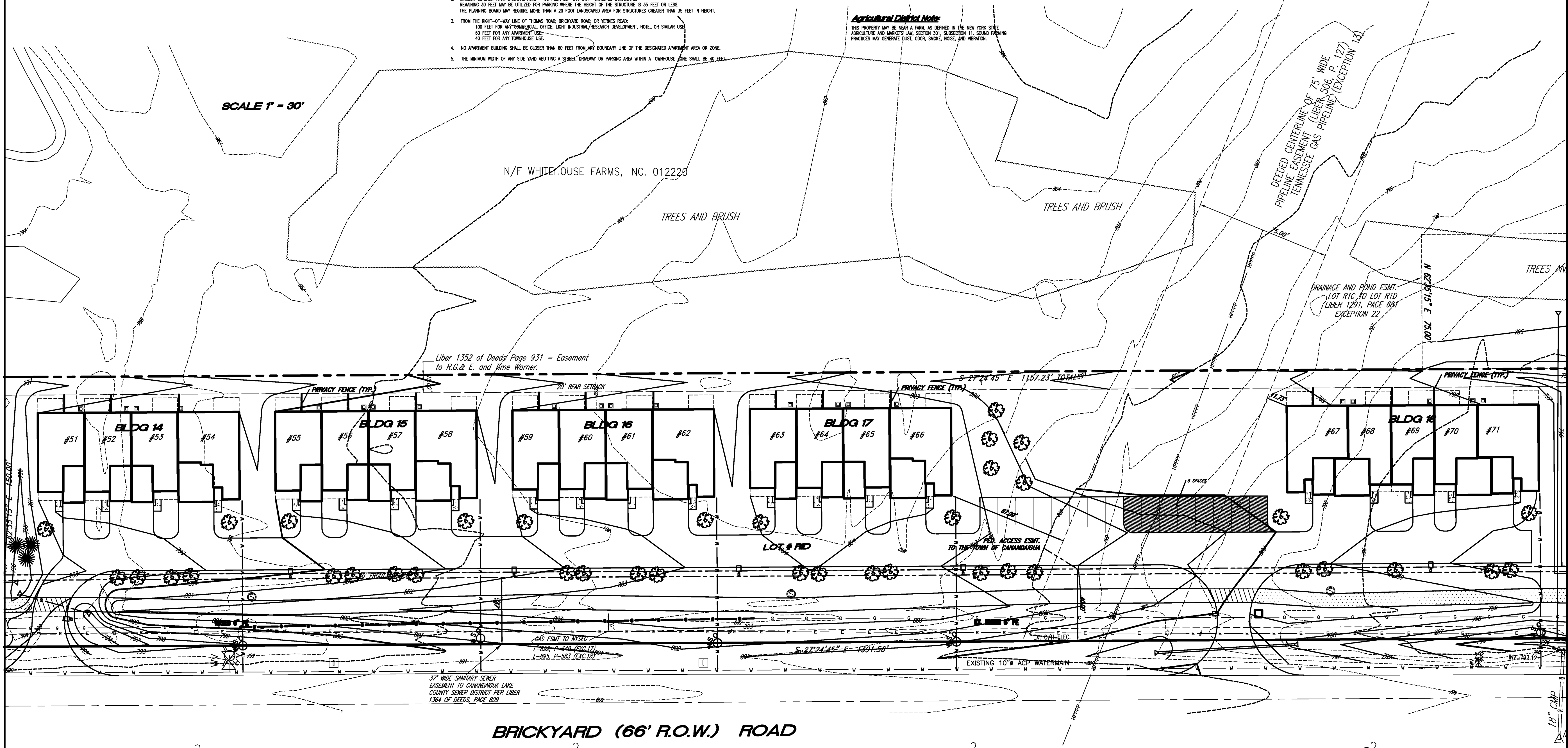
TREES AND BRUSH

TREES AND BRUSH

DEEDED CENTERLINE OF 75' WIDE
PIPELINE EASEMENT (LIBER 506, P. 127)
TENNESSEE GAS PIPELINE (EXCEPTION 13)

DRAINAGE AND POND ESMT.
LOT R1C TO LOT R1D
(LIBER 1291, PAGE 681)
EXCEPTION 22

Liber 1352 of Deeds Page 931 = Easement
to R.G. & E. and Yvonne Warner.



BRICKYARD (66' R.O.W.) ROAD

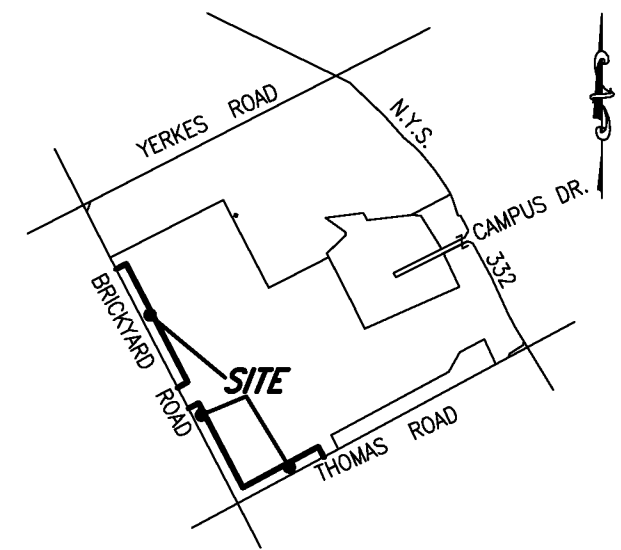
Tax Map No. 69.00-01-10.512
N/F ELLEN J. KOSTECKE

Tax Map No. 69.00-01-10.511
N/F JUAN TORRES

Tax Map No. 69.00-01-10.6
N/F DENNIS D. KEYSER &
DONALD D. KEYSER

Tax Map No. 69.00-10.11
N/F DEBRA L. DEKOUSKI

Tax Map No. 69.00-10.12
N/F DEBRA L. DEKOUSKI



LOCATION SKETCH
N.T.S.

DATE REVISIONS BY:

DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW, ARTICLE 146, SECTION 7209 AND APPLIES TO THIS DRAWING
"IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE WORDS "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

McMahon LaRue
Associates, P. C.

Engineers & Surveyors

822 Holt Road
Webster, NY 14580
(585) 436-1080
www.McMahon-LaRue.com

CLIENT:

MORGAN CANANDAIGUA LLC
1080 PITTSFORD-VICTOR RD.
PITTSFORD, NY 14534

PROJECT:

CENTERPOINTE TOWNHOUSES
BRICKYARD AND THOMAS ROADS

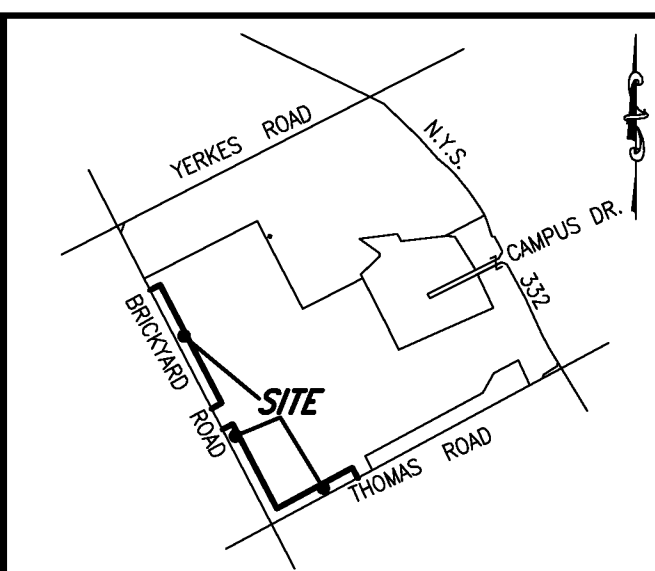
DRAWING:

SUPPLEMENTAL
PARKING SPACES

PART OF TOWN LOT 103
TOWN OF CANANDAIGUA
ONTARIO COUNTY
STATE OF NEW YORK

DESIGNED BY: GWM
DRAWN BY: GWM
CHECKED BY: AIL
SBL #: 56.00-01-29.111
PROJ. NO: 1279-00
DATE: JUNE 2018
SCALE: 1"=30'

4 SHEET OF 6 CADD FILE PARKING

[illegible]

DATE	REVISIONS	BY:

DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 AND APPLIES TO THIS DRAWING

"IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

**McMahon LaRue
Associates, P. C.**
Engineers & Surveyors
822 Holt Road
Webster, NY 14580
(585) 436-1080
www.McMahon-LaRue.com

CLIENT

MORGAN CANANDAIGUA LLC
1080 PITTSFORD-VICTOR RD.
PITTSFORD, NY 14534

PROJECT:

CENTERPOINTE TOWNHOUSES

BRICKYARD AND THOMAS ROADS

DRAWING:

**SUPPLEMENTAL
PARKING SPACES**

**PART OF TOWN LOT 103
TOWN OF CANANDAIGUA
ONTARIO COUNTY
STATE OF NEW YORK**

DESIGNED BY: GWM

DRAWN BY: GWM

CHECKED BY: AIL

8BL #	56.00-01-29.111
FRG / NO	1070 00

DATE: JUNE 2018

SCALE:	1"=30'
---------------	--------

5 SHEET

5 of 6 PARKING

SITE DATA:

Agricultural District Note:

THIS PROPERTY MAY BE NEAR A FARM, AS DEFINED IN THE NEW YORK STATE AGRICULTURE AND MARKETS LAW, SECTION 301, SUBSECTION 11. SOUND FARMING PRACTICES MAY GENERATE DUST, ODOR, SMOKE, NOISE, AND VIBRATION.

SCALE: THE MAXIMUM SCALE OR DENSITY OF THE RESPECTIVE USES SHALL BE:

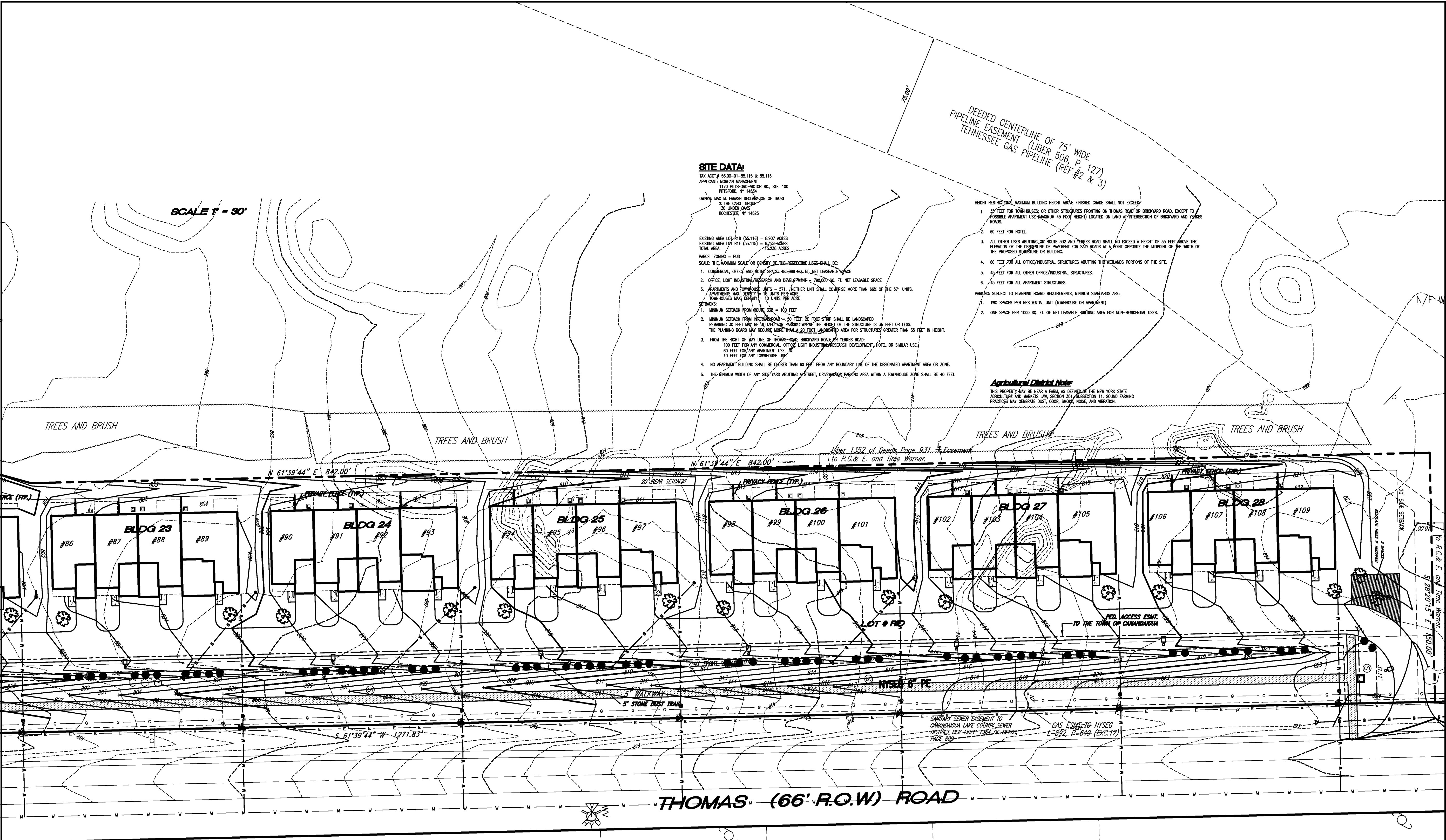
1. COMMERCIAL, OFFICE AND HOTEL SPACE: 485,000 SQ. FT. NET LEASABLE SPACE
 2. OFFICE, LIGHT INDUSTRIAL/RESEARCH AND DEVELOPMENT - 790,000 SQ. FT. NET LEASABLE SPACE
 3. APARTMENTS AND TOWNHOUSE UNITS - 571. NEITHER UNIT SHALL COMPRISE MORE THAN 60% OF THE 571 UNITS.
APARTMENTS MAX DENSITY = 15 UNITS PER ACRE
TOWNHOUSES MAX DENSITY = 10 UNITS PER ACRE
- SETBACKS:
1. MINIMUM SETBACK FROM ROUTE 332 = 100 FEET
 2. MINIMUM SETBACK FROM INTERNAL ROAD = 50 FEET; 20 FOOT STRIP SHALL BE UNDEVELOPED
REMAINING 30 FEET MAY BE UTILIZED FOR PARKING WHERE THE HEIGHT OF THE STRUCTURE IS 35 FEET OR LESS.
THE PLANNING ROADWAY MAY REQUIRE MORE THAN A 20 FOOT UNDEVELOPED AREA FOR STRUCTURES GREATER THAN 35 FEET IN HEIGHT.
 3. FROM THE RIGHT-OF-WAY LINE OF THOMAS ROAD, BROADWAY ROAD, OR YERRES ROAD:
100 FEET FOR ANY COMMERCIAL, OFFICE, LIGHT INDUSTRIAL/RESEARCH DEVELOPMENT, HOTEL OR SIMILAR USE
60 FEET FOR ANY APARTMENT USE
40 FEET FOR ANY TOWNHOUSE USE.
 4. NO APARTMENT BUILDING SHALL BE CLOSER THAN 60 FEET FROM ANY BOUNDARY LINE OF THE DESIGNATED APARTMENT AREA OR ZONE.
 5. THE MINIMUM WIDTH OF ANY SIDE YARD ABUTTING A STREET, DRIVEWAY OR PARKING AREA WITHIN A TOWNHOUSE ZONE SHALL BE 40 FEET.

LIGHT RESTRICTIONS: MAXIMUM BUILDING LIGHT ABOVE ENVELOPE COARSE GRILL NOT DISPERSED

1. **RESTROOMS:** MAXIMUM BUILDING HEIGHT: 40' (FLOOR FINISHED GRADE) SHALL NOT EXCEED:
 1. 1. FEET FOR GARAGES/PODS, OR OTHER STRUCTURES FRONTING ON THOMAS ROAD OR BRIDGEMAN ROAD, EXCEPT FOR A POSSIBLE APARTMENT USE (MAXIMUM 45' FLOOR HEIGHT) LOCATED ON LAND AT INTERSECTION OF BRIDGEMAN AND YERKES ROADS.
2. 60 FEET FOR HOTEL.
3. ALL OTHER USES ABUTTING ON ROUTE 332 AND YERKES ROAD SHALL NOT EXCEED A HEIGHT OF 35 FEET ABOVE THE ELEVATION OF THE CENTERLINE OF PAVEMENT FOR SAID ROADS AT A POINT OPPOSITE THE MIDPOINT OF THE WIDTH OF THE PROPOSED STRUCTURE OR BUILDING.
4. 60 FEET FOR ALL OFFICE/INDUSTRIAL STRUCTURES FRONTING THE WELFARNS PORTLANDS OF THE SITE.
5. 45 FEET FOR ALL OTHER OFFICE/INDUSTRIAL STRUCTURES.
6. 45 FEET FOR ALL APARTMENT STRUCTURES.

PARKING: SUBJECT TO PLANNING BOARD REQUIREMENTS, MINIMUM STANDARDS ARE

1. TWO SPACES PER RESIDENTIAL UNIT (TOWNHOUSE OR APARTMENT)
2. ONE SPACE PER 1000 SQ. FT. OF NET LEASABLE BUILDING AREA FOR NON-RESIDENTIAL USES.



SITE DATA:

TAX ACCT # 86.00-01-55.115 & 55.116
APPLICANT: MORGAN MANAGEMENT
1170 PITTSFORD-VICTOR RD., STE. 100
PITTSFORD, NY 14534
OWNER: MAX M. FARISH, DECLARATION OF TRUST
% THE CADD GROUP
130 LINCOLN LANE
ROCHESTER, NY 14620

EXISTING AREA LOT #12 (55.115) = 6.807 ACRES
EXISTING AREA LOT #13 (55.116) = 6.325 ACRES
TOTAL AREA = 13.132 ACRES

PARCEL ZONING = PUD

SCALE: THE AERIAL SCALE OR DISTANCE OF THE PROPOSED LAYOUT SHALL BE:

1. COMMERCIAL, OFFICE AND HOTEL SPACES - 40,000 SQ. FT. NET LEASABLE SPACE
2. OFFICE, LIGHT INDUSTRIAL/RESEARCH AND DEVELOPMENT - 700,000 SQ. FT. NET LEASABLE SPACE
3. APARTMENTS AND TOWNHOUSE UNITS - 571. NEITHER UNIT SHALL COMPRE MORE THAN 60% OF THE 571 UNITS.
4. APARTMENTS MAX DENSITY = 15 UNITS PER ACRE
5. TOWNHOUSES MAX DENSITY = 10 UNITS PER ACRE

SETBACKS:

1. MINIMUM SETBACK FROM ROUTE 332 = 100 FEET
2. MINIMUM SETBACK FROM INTERSECTING ROAD = 50 FEET 20 FOOT STOP SHALL BE LANDSCAPED REMAINING 30 FEET MAY BE VULNERABLE PARKING WHERE THE HEIGHT OF THE STRUCTURE IS 38 FEET OR LESS. THE PLANNING BOARD MAY REQUIRE MORE THAN A 20 FOOT LANDSCAPED AREA FOR STRUCTURES GREATER THAN 35 FEET IN HEIGHT.
3. FROM THE RIGHT-OF-WAY LINE OF THOMAS ROAD, BRICKYARD ROAD, OR YERKES ROAD:
100 FEET FOR ANY COMMERCIAL, OFFICE, LIGHT INDUSTRIAL/RESEARCH DEVELOPMENT, HOTEL OR SIMILAR USE;
80 FEET FOR ANY APARTMENT USE;
40 FEET FOR ANY TOWNHOUSE USE.
4. NO APARTMENT BUILDING SHALL BE CLOSER THAN 40 FEET FROM ANY BOUNDARY LINE OF THE DESIGNATED APARTMENT AREA OR ZONE.
5. THE MINIMUM WIDTH OF ANY SIDE YARD ABUTTING A STREET, DRIVEWAY OR PARKING AREA WITHIN A TOWNHOUSE ZONE SHALL BE 40 FEET.

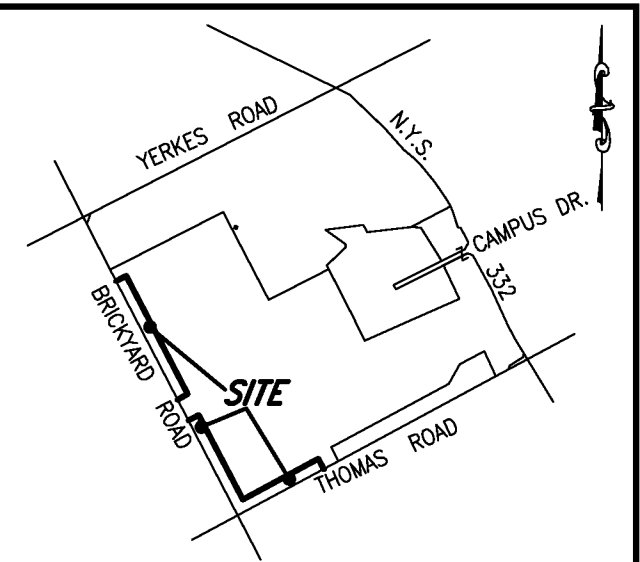
- HEIGHT RESTRICTIONS: MAXIMUM BUILDING HEIGHT ABOVE FINISHED GRADE SHALL NOT EXCEED:
1. 35 FEET FOR TOWNHOUSES, OR OTHER STRUCTURES FRONTING ON THOMAS ROAD OR BRICKYARD ROAD, EXCEPT FOR POSSIBLE APARTMENT USE (MAXIMUM 45 FOOT HEIGHT) LOCATED ON LAND AT INTERSECTION OF BRICKYARD AND YERKES ROADS.
 2. 60 FEET FOR HOTEL.
 3. ALL OTHER USES ABUTTING ON ROUTE 332 AND YERKES ROAD SHALL NOT EXCEED A HEIGHT OF 35 FEET ABOVE THE ELEVATION OF THE CEILING OF THE EASEMENT OF THE PROPOSED STRUCTURE OR BUILDING.
 4. 40 FEET FOR ALL OFFICE/INDUSTRIAL STRUCTURES ABUTTING THE METADLAND PORTIONS OF THE SITE.
 5. 45 FEET FOR ALL OTHER OFFICE/INDUSTRIAL STRUCTURES.
 6. 45 FEET FOR ALL APARTMENT STRUCTURES.

PARKING: SUBJECT TO PLANNING BOARD REQUIREMENTS, MINIMUM STANDARDS ARE:

1. TWO SPACES PER RESIDENTIAL UNIT (TOWNHOUSE OR APARTMENT)
2. ONE SPACE PER 1000 SQ. FT. OF NET LEASABLE BUILDING AREA FOR NON-RESIDENTIAL USES.

Agricultural District Note

THIS PROPERTY MAY BE NEAR A FARM, AS DEFINED IN THE NEW YORK STATE AGRICULTURE AND MARKETS LAW, SECTION 301, SUBSECTION 11. SOUND FARMING PRACTICES MAY GENERATE DUST, ODOR, SMOKE, NOISE, AND VIBRATION.



LOCATION SKETCH
N.T.S.

DATE	REVISIONS	BY
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DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 AND APPLIES TO THIS DRAWING:
"IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION 'ALTERED BY' FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

McMahon LaRue
Associates, P. C.

Engineers & Surveyors

822 Holt Road
Webster, NY 14580
(585) 436-1080
www.McMahon-LaRue.com

CLIENT:

MORGAN CANANDAIGUA LLC
1080 PITTSFORD-VICTOR RD.
PITTSFORD, NY 14534

PROJECT:

CENTERPOINTE TOWNHOUSES
BRICKYARD AND THOMAS ROADS

DRAWING:

SUPPLEMENTAL
PARKING SPACES

PART OF TOWN LOT 103
TOWN OF CANANDAIGUA
ONTARIO COUNTY
STATE OF NEW YORK

DESIGNED BY: GWM
DRAWN BY: GWM
CHECKED BY: AIL
SBL # 56.00-01-29.111
PROJ. NO. 1279-00
DATE: JUNE 2018
SCALE: 1"=30'

SHEET 6 **OF** 6 **CADD FILE** PARKING

T.A. # 70.00-01-2.111
N/F TERRY A. DEKOUSKI

T.A. # 70.00-01-75
N/F GERRARD J. BOJUNIAW

T.A. # 70.00-01-74
N/F TIMOTHY M. TREAHY

T.A. # 70.00-01-73
N/F DANIEL J. JAKOBS

T.A. # 70.00-01-72
N/F WILLIAM C. GRIELIN