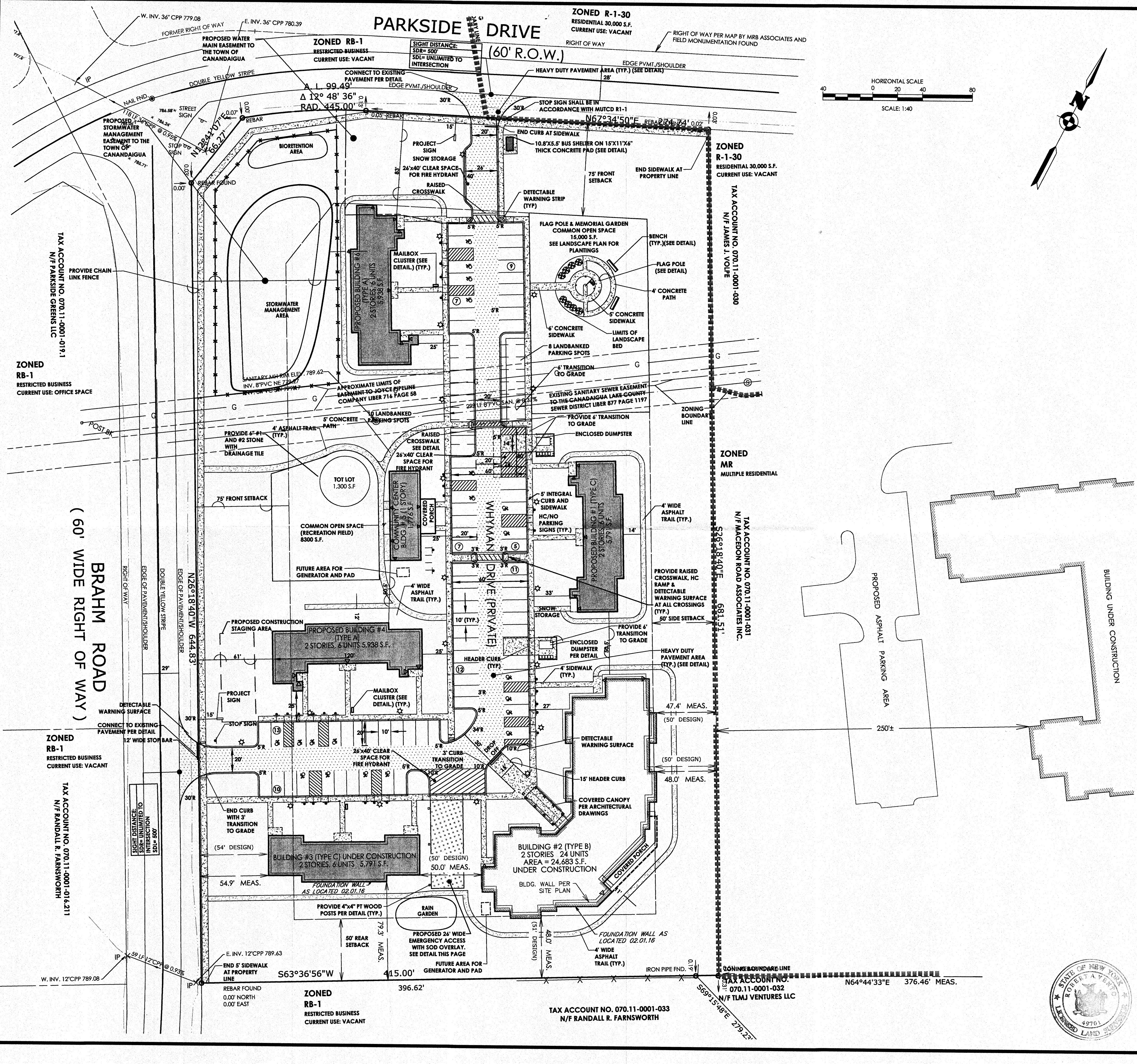




SITE DATA:

1. TAX ACCT. # 070.011-01-029.0		
2. PARCEL ADDRESS: 5251 PARKSIDE DRIVE		
3. PARCEL AREA = 286,842 S.F. OR 6.6 AC.		
CURRENT ZONING: MR (MULTIPLE RESIDENCE DISTRICT)		
4. BULK REGULATIONS:		
MINIMUM REQUIREMENTS	REQUIRED	PROVIDED
PRINCIPAL BLDG. SETBACKS:		
FRONT	75'	54' * SEE NOTE # 9
REAR	50'	48.0' ** SEE NOTE # 11
SIDE	50'	47.4' ** SEE NOTE # 11
ACCESSORY BLDG. SETBACKS:		
REAR	50'	>50'
SIDE	30'	>30'
BLDG. TO PAVEMENT	25'	25' MIN.
DISTANCE BETWEEN BLDGS.	50'	50' MIN.
PARKING SPACES	2 PER UNIT 96 SPACES INCL. 4	2 PER UNIT 96 SPACES INCL. 20 HC SPACES AND 24 LANDBANKED SPACES
HC SPACES		
MINIMUM PARCEL SIZE	3 ACRES	6.6 ACRES
MINIMUM LOT WIDTH	225'	415'
FLOOR AREAS		
1 BEDROOM UNIT	550 SF	631 SF
2 BEDROOM UNIT	700 SF	811 SF
3 BEDROOM UNIT	800 SF	942 SF
COMMON OPEN SPACE	19,200 SF	24,000 SF
MAXIMUM REQUIREMENTS		
BUILDING COVERAGE	20%	30.616/286,842 SF= 10.67%
LOT COVERAGE	70%	27.5%
BUILDING HEIGHT	35'	35' MAX.
	(14' FOR COM. CENTER)	
DENSITY	8 UNITS/ACRE = 52.8 UNITS	48 UNITS
MAX # 3 BEDROOM UNITS	40% OF TOTAL = 19 UNITS	6.25% = 3 UNITS
OPEN SPACE	400 S.F. PER UNIT = 19,200 S.F.	23,300 S.F.
6. UNIT BREAKDOWN:		
BUILDINGS 4 & 6	1-3 BR. UNIT, 5 - 2 BR. UNITS	
BUILDINGS 1 & 3	6 - 2 BR. UNITS	
BUILDING 2	24 - 1 BR. UNITS	
BUILDING 5	COMMUNITY CENTER	
• THE SITE WILL BE SERVICED BY PUBLIC WATER / SEWER / GAS AND ELECTRIC.		
• THIS SITE MUST BE ENTERED INTO A SANITARY SEWER DISTRICT.		
• THERE ARE NO FEDERAL WETLANDS OR STATE WETLANDS LOCATED ON THIS PARCEL.		
• THIS SITE IS NOT WITHIN A 100-YEAR FLOOD PLAIN OR FLOOD WAY PER FLOOD MAP 3605980005C DATED MARCH 3, 1997		
• ALL LIGHTING TO BE DARK SKY COMPLIANT.		
7. SITE TERRAIN BREAKDOWN:		
MEADOW/BRUSH	6.6 ACRES	0 ACRES
WOODS	0 ACRES	0 ACRES
LAWN	0 ACRES	3.5 ACRES
BUILDINGS/PAVEMENT	0 ACRES	2.3 ACRES
LANDSCAPING	0 ACRES	0.8 ACRES
8. THE PROJECT IS LOCATED WITHIN THE ROUTE 332 DRAINAGE DISTRICT		
9. AREA VARIANCES GRANTED BY TOWN OF CANANDAIGUA CPN NO. 084-12 ON 10/16/2012:		
• FRONT SETBACK OF 54' FOR BUILDING 3, (21' VARIANCE TO FRONT SETBACK)		
• FRONT SETBACK OF 61' FOR BUILDING 4 (14' VARIANCE TO FRONT SETBACK)		
• PROVIDE 25 SQUARE FEET OF STORAGE AREA FOR EACH DWELLING IN BUILDING 2 WHEN 40 SQUARE FEET ARE REQUIRED.		
• CONSTRUCT LAUNDRY FACILITIES IN THE COMMUNITY CENTER FOR USE OF OCCUPANTS OF BUILDINGS 1, 3, 4 AND 6.		
• TWO POINTS OF ACCESS TO A PUBLIC STREET INSTEAD OF ONE		
10. ALL FIRE LANES WILL REMAIN OPEN AND UNOBSTRUCTED AT ALL TIMES DURING CONSTRUCTION.		
11. AREA VARIANCES GRANTED BY TOWN OF CANANDAIGUA 28A ON 03/15/2016:		
REAR SETBACK FOR BUILDING 2 = 48.0' (2.0' VARIANCE)		
SIDE SETBACK FOR BUILDING 2 = 47.4' (2.6' VARIANCE)		

APPROVED BY _____ DATE _____
PLANNING BOARD CHAIRPERSON

TOWN OF CANANDAIGUA
DEVELOPMENT OFFICE
MAR 23 2016
RECEIVED FOR REVIEW

REFERENCE:

- ABSTRACT OF TITLE PREPARED BY MONROE TITLE INSURANCE CORPORATION ORDER NO. 228851.
- MAP PREPARED BY VENEZIA & ASSOCIATES ENTITLED "MAP OF A SURVEY PREPARED FOR BERRY PATCH, INC." FILED IN THE ONTARIO COUNTY CLERKS OFFICE, SURVEY MAP # 28327.
- MAP PREPARED BY BRIE ASSOCIATES ENTITLED "A MAP OF A SURVEY FOR JAMES J. VOLPE, TOWN LOT 79, TOWN OF CANANDAIGUA" JOB NO. 8701-6-D DATED 08-25-88.
- MAP PREPARED BY VENEZIA & ASSOCIATES ENTITLED "MAP OF A SURVEY PREPARED FOR JAMES H. BELL SHOWING LAND AT 2484 COUNTY ROAD 28" FILED IN THE ONTARIO COUNTY CLERKS OFFICE, SURVEY MAP # 27785.
- MAP PREPARED BY MRB GROUP ENTITLED "PLAN OF LAND OWNED BY THE BERRY PATCH INC. TO BE CONVEYED TO THE TOWN OF CANANDAIGUA" FILED IN THE ONTARIO COUNTY CLERKS OFFICE, SURVEY MAP # 26197.
- MAP PREPARED BY MRB GROUP ENTITLED "PLAN OF LAND TO BE CONVEYED TO THE TOWN OF CANANDAIGUA, BEING A PART OF TOWN LOTS 77 & 79" FILED IN THE ONTARIO COUNTY CLERKS OFFICE, SURVEY MAP # 26199.
- MAP PREPARED BY FREELAND-PARRINELLO, LAND SURVEYORS ENTITLED "PLAN OF LAND OF THE CANANDAIGUA LODGE NO. 1844 B.P.O. ELKS INC." FILED IN THE ONTARIO COUNTY CLERKS OFFICE, SURVEY MAP # 26983.
- MAP PREPARED BY JEFFREY L. DISPENZA, L.S. ENTITLED "PLAN OF LANDS OWNED BY AND TO BE CONVEYED BY J. BOYD PATTERSON" FILED IN THE ONTARIO COUNTY CLERKS OFFICE, SURVEY MAP # 17252.
- MAP PREPARED BY GARY L. DUTTON, LAND SURVEYOR ENTITLED "MAP OF A SURVEY OF LANDS OF JAMES J. VOLPE, BEING PART OF LOTS 79 & 81, TOWN OF CANANDAIGUA" FILED IN THE ONTARIO COUNTY CLERKS OFFICE, SURVEY MAP # 14829.
- LIBER 1126 OF DEEDS PAGE 231.

CERTIFICATION:
WE, PASSERO ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED ON MARCH 21, 2016, USING PORTIONS OF THE REFERENCE MATERIAL AS LISTED HEREON AND FROM NOTES OF A BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED FEBRUARY 1, 2016. THIS PARCEL IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES OF RECORD.

Robert A. Vento
ROBERT A. VENTO, N.Y.S.P.L.S. NO. 049701



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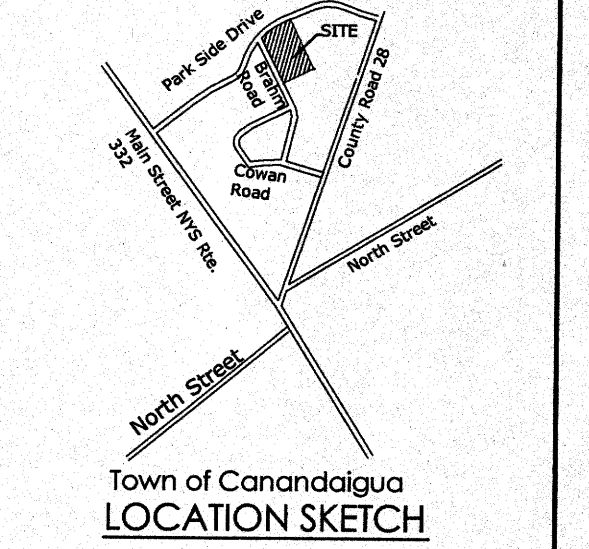
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL INKED OR EMBOSSED SEAL AND INKED SIGNATURE SHALL BE CONSIDERED A TRUE AND VALID COPY.
CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE AGENCIES LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

LEGEND	
CB	Catchbasin
C/V	Cleanout
GV	Gas Valve
HYD	Hydrant
LP	Lights
MH	Manhole (Unknown Type)
MH	Manhole Electric
MH	Manhole Inlet Storm Drainage
MH	Manhole Storm Drainage
MH	Manhole Sanitary Sewer
SP	Sign Post (Single)
UP	Utility Pole
UP	Utility Pole with Light
WC	Water Service
WC	Water Valve
SP	Traffic Light Span Pole

Revisions

No.	Date	By	Description

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Project Manager Robert A. Vento, P.L.S.
Drafted by D. Sauve

5251 Parkside Housing Development
Fund Company, Inc.
41 Lewis Street
P.O. Box 153
Geneva, N.Y. 14456

Revised
Site Plan
For Building 2
Veterans Housing
5251 Parkside Drive
Tax Account No.
070.01-0001-029

Town of Canandaigua, Ontario County, State of N.Y.

Project No.	20121547.0004
Drawing No.	Site-1b
Sheet No.	1 of 1
Scale:	1" = 30'
Date	03.21.16