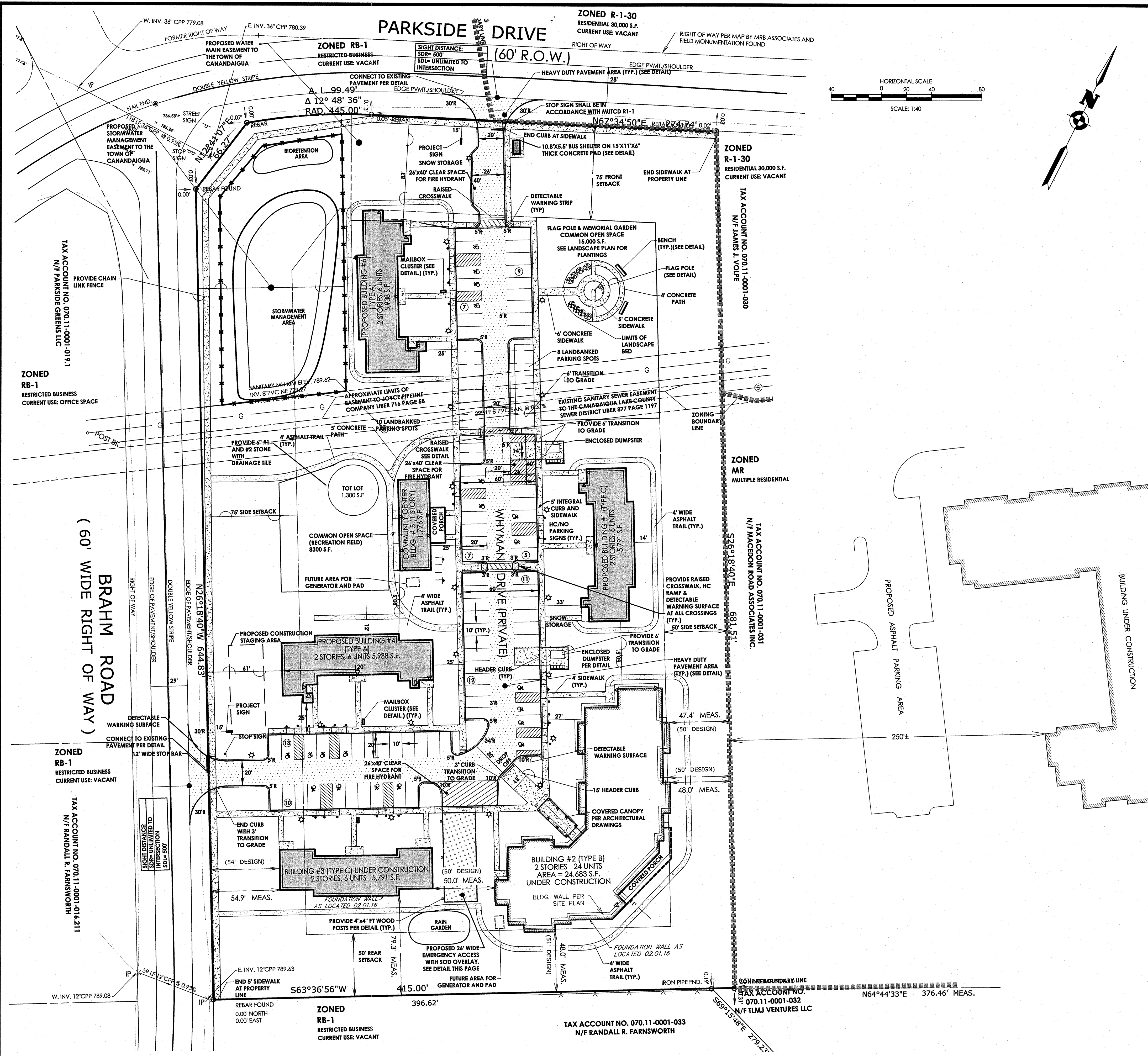




SITE DATA:

- 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.
- 4. BULK REGULATIONS: MINIMUM REQUIREMENTS REQUIRED PROVIDED
- 5. ACCESSORY BLDG. SETBACKS: 50' 30' >50' >30'
- 6. BLDG. TO PAVEMENT: 25' 25' MIN.
- 7. DISTANCE BETWEEN BLDGS.: 50' 50' MIN.
- 8. PARKING SPACES: 2 PER UNIT 96 SPACES INCL. 4 2 PER UNIT 96 SPACES INCL. 20 HC SPACES AND 24 LANDBANKED SPACES
- 9. HC SPACES: 3 ACRES 6.6 ACRES
- 10. MINIMUM PARCEL SIZE: 22 ACRES 415'
- 11. MINIMUM LOT WIDTH: 33' 415'
- 12. FLOOR AREAS: 1 BEDROOM UNIT 550 SF 431 SF 2 BEDROOM UNIT 700 SF 811 SF 3 BEDROOM UNIT 800 SF 942 SF COMMON OPEN SPACE 19,200 SF 24,000 SF
- 13. MAXIMUM REQUIREMENTS: MAX ALLOWED PROVIDED
- 14. BUILDING COVERAGE: 20% 30.616/286,842 SF= 10.67%
- 15. LOT COVERAGE: 70% 27.5%
- 16. BUILDING HEIGHT: 35' (116' FOR COM. CENTER) 35' MAX.
- 17. DENSITY: 8 UNITS/ACRE = 52.8 UNITS 48 UNITS
- 18. MAX # 3 BEDROOM UNITS: 40% OF TOTAL = 19 UNITS 6.25% = 3 UNITS
- 19. OPEN SPACE: 400 S.F. PER UNIT = 19,200 S.F. 23,300 S.F.
- 20. 6 UNIT BREAKDOWN: BUILDINGS 4 & 5 1-3 BR. UNIT, 5-2 BR. UNITS BUILDINGS 1 & 3 6-2 BR. UNITS BUILDING 2 24-1 BR. UNITS BUILDING 4 COMMUNITY CENTER
- 21. THE SITE WILL BE SERVICED BY PUBLIC WATER / SEWER / GAS AND ELECTRIC.
- 22. THIS SITE MUST BE ENTERED INTO A SANITARY SEWER DISTRICT.
- 23. THERE ARE NO FEDERAL WETLANDS OR STATE WETLANDS LOCATED ON THIS PARCEL.
- 24. THIS SITE IS NOT WITHIN A 100-YEAR FLOOD PLAIN OR FLOOD WAY PER FLOOD MAP 3605980005C DATED MARCH 3, 1997
- 25. ALL LIGHTING TO BE DARK SKY COMPLIANT.
- 26. 7. SITE TERRAIN BREAKDOWN: EXISTING CONDITIONS PROPOSED CONDITIONS
- 27. MEADOW/BRUSH 6.5 ACRES 0 ACRES
- 28. WOODS 0 ACRES 0 ACRES
- 29. LAWN 0 ACRES 3.5 ACRES
- 30. BUILDINGS/PAVEMENT 0 ACRES 2.3 ACRES
- 31. LANDSCAPING 0 ACRES 0.8 ACRES
- 32. 8. THE PROJECT IS LOCATED WITHIN THE ROUTE 332 DRAINAGE DISTRICT
- 33. 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
- 34. 10. ALL FIRE LANES WILL REMAIN OPEN AND UNOBSTRUCTED AT ALL TIMES DURING CONSTRUCTION.
- 35. 11. VARIANCES REQUESTED: REAR SETBACK FOR BUILDING 2 = 48.0' (2.0' VARIANCE) SIDE SETBACK FOR BUILDING 2 = 47.4' (2.6' VARIANCE)

REFERENCE:

- 1. ABSTRACT OF TITLE PREPARED BY MONROE TITLE INSURANCE CORPORATION ORDER NO. 228851.
- 2. ABSTRACT NO. 345/Berry Patch Inc. DATED APRIL 15, 2004.
- 3. 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.
- 4. MAP PREPARED BY BRIE ASSOCIATES ENTITLED "A MAP OF A SURVEY FOR JAMES J. VOLPE, TOWN LOT 79, TOWN OF CANANDAIGUA" FOR NO. 87016-B DATED 08-25-88.
- 5. 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.
- 6. 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 # 26199.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. LIBER 1126 OF DEEDS PAGE 231.

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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.

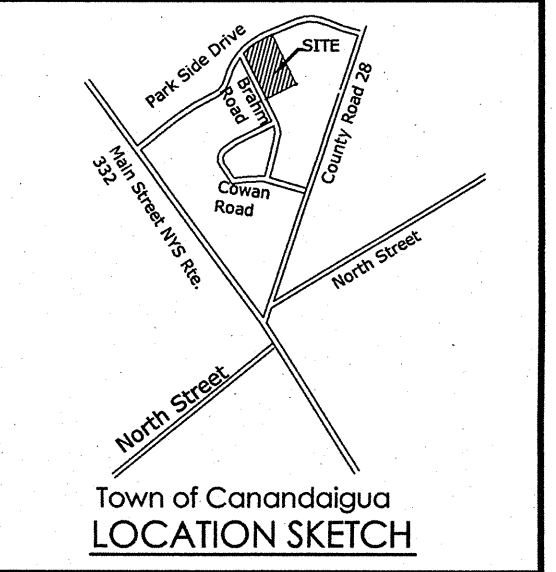
CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE AGENCIES LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

LEGEND	
CB	Catchbasin
C/O	Cleanout
GV	Gas Valve
HYD	Hydrant
LP	Lightpole
MH	Manhole (Unknown Type)
MHE	Manhole Electric
MHS	Manhole Inlet Storm Drainage
MHD	Manhole Storm Drainage
MHSW	Manhole Sanitary Sewer
SP	Sign Post (Single)
UP	Utility Pole
UAW	Utility Pole Anchor Wire
UPL	Utility Pole with Light
WS	Water Service
WV	Water Valve
SP	Traffic Light Span Pole

Revisions

No.	Date	By	Description

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Drafted by D. Sauve

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

Site Plan
Showing Setbacks
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 02.04.16	