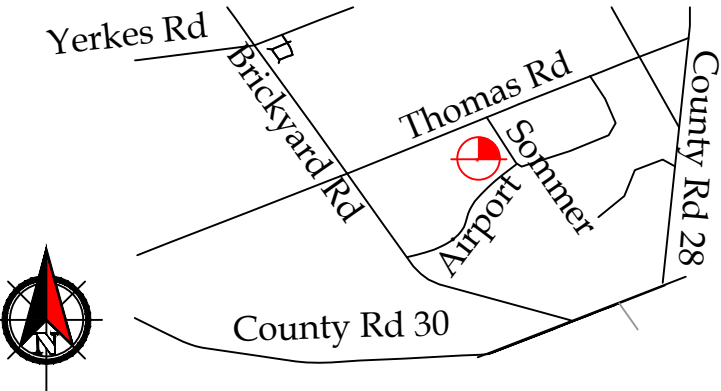




Vicinity Map N.T.S.

T.m. # 70.00-1-67.111 MUO
Zoning Chart
Town of Canandaigua

Zoning District	Industrial	Proposed MUO
Min lot area	43,560 SF	6,000 SF
Min lot width	175'	50'
Min front yard setback	60'	30'
Min side yard setback	25'	8'
Min rear yard setback	50'	8'
Min rear yard setback (access.)	40'	8'
Max building height	48'	35'
Max accessory structure height	16'	16'
Max building coverage	30%	40%

- Site Data
- Existing zoning is Industrial MUO
Minimum lot size: 1 Acre
Minimum lot width: 175'

Front setback: 60'
Rear setback: 50'
Side setback: 25'
Maximum building height = 48'

Total of 5 Single Family Homes
 - This project is not situated in any recorded floodplain or wetland area.
 - Distances shown are horizontal ground distances. all distances and elevations shown are measured in decimal feet. vertical datum is navd 88. horizontal datum is nys grid.
 - Total area of phase 1.970 Acres.
 - property is located in flood zone x per fema community panel number 360598 0015 c map last revised march 3, 1997.
 - Contour Datum:NAVD88
 - 1.081 Acres Conserved (55%)

Daniel C. Hackett
Licensed Landscape Architect _____ signed

This is to certify that I am a
Licensed Land Surveyor and that this plan
was completed on January 22, 2022
from notes of an instrument survey
performed on January 18, 2022.



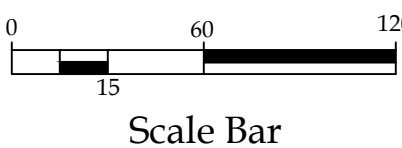
Rocco A. Venezia
License No. 049761 _____ signed

Rocco A. Venezia Land Surveyor

Revisions			
NO.	Date	Description	By

Legend

- Iron pin or pipe found
- Iron pin set
- P.K. nail found
- P.K. nail set
- Drill hole
- Concrete Monument
- Utility pole
- Benchmark
- Utility lines
- R.O.W. line
- Property lines
- Centerline



Final Plat
Owner/Developer
Venezia Group LLC
5120 Laura Lane
Canandaigua NY 14424

www.veneziasurvey.com

Uptowne Pointe Phase 1

Showing Land
at
2435 Brickyard Road
Town of Canandaigua
County of Ontario State of New York
(585)396-3267 Fax. No. (585) 396-0131

File Uptowne Points Phase 1

T.m. # 70.00-1-67.111
Scale 1"= 60'

Deed Reference

Tom Farchione And Ronald Billittier to Uptowne Pointe LLC by deed filed in Liber 1453 of Deeds at Page 242.

Map References

Lands of Oreste & Marguerite D'Allesandro, by Jack R. Anderson filed Aug. 1, 1968 as Ontario County filed map no. 4340.

Survey plan of land to be conveyed by Marguerite D'Allesandro, by Bradley G. Overace, L.S. filed June 16, 1988 as Ontario County filed map no. 15941.

Boundary survey of parcel of land to be acquired by Dr. Bruce C. Campbell, by Myron R. Brewster, Jr. filed April 30, 1982 as Ontario County filed map no. 10060.

Survey of lands to be conveyed by Claude & Aroline Coats, by Leigh Robartes, Jr. dated December 5, 1968 and filed as Ontario County filed

Lands to be conveyed to Walter W., Jr. & Diane S. Jones and Terry A. Dekouski, by Douglas P. Wallace filed March 22, 1984 as Ontario County filed map no. 11350.

Map of topographic survey prepared for: R. Randall Farnsworth, by Venezia and Associates dated Feb. 27, 2002

Map of subdivision prepared for: Bruce C. Campbell, by Venezia and Associates dated December 15, 1999 being Job no. 99-446.

Map of subdivision prepared for: Copco Publishers, inc. by Venezia and Associates dated December 14, 2001 being Job no. B520.

Map of survey prepared for Larry B. & Bonnie S. Corby, by Venezia and Associates dated December 14, 2000 being Job no. A361.

Plan of land owned by Ronald and Helen Billittier, by MRB Group dated June 4, 1999 being project no. 030125.

Final Plat prepared for Ronald Billittier Et al filed as Ontario County Map # 28605.

Planning Board Chairman _____ signed