

SURVEY NOTES

1. **MAPPING** - THE EXISTING UNDERGROUND UTILITIES WERE PLOTTED BASED ON RECORD MAPPING SUPPLIED BY OTHERS. THE ENGINEER MAKES NO WARRANTY AS TO THE LOCATION, SIZE, TYPE, ELEVATION, AND/OR NUMBER OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE VICINITY OF THE NEW INFRASTRUCTURE.
 - SANITARY SEWERS WERE PLOTTED FROM RECORD MAPS RECEIVED FROM TOWN OF CANANDAIGUA ON 12/23/2021
 - WATER SERVICES AND MAINS WERE PLOTTED FROM RECORD MAPS RECEIVED FROM TOWN OF CANANDAIGUA ON 12/23/2021
 - STORM SEWERS WERE PLOTTED FROM RECORD MAPS RECEIVED FROM TOWN OF CANANDAIGUA ON 12/23/2021
 - UNDERGROUND GAS SERVICES AND MAINS WERE PLOTTED FROM RECORD MAPS RECEIVED FROM RGE ON 12/23/2021
 - UNDERGROUND ELECTRIC LINES WERE PLOTTED FROM RECORD MAPS RECEIVED FROM RGE ON 12/23/2021
2. **STAKEOUT** - THE CONTRACTOR SHALL NOTIFY DGS SAFELY NEW YORK (1-800-842-7842) FOR A UTILITY STAKEOUT 48 HOURS IN ADVANCE OF COMMENCING WORK. STAKEOUT OF PRIVATE UTILITIES SHALL BE COORDINATED WITH THE OWNER.
3. **BOUNDARY** - BOUNDARY INFORMATION WAS TAKEN FROM THE MAPS AND DOCUMENTS REFERENCED ON THIS SHEET.
4. **DATUM** - THE VERTICAL DATUM IS NAVD83. THE HORIZONTAL DATUM IS PER REF. #1 & #2.
5. **FLOODPLAIN** - THE PROPERTY IS LOCATED IN ZONE "X" AND IS NOT LOCATED GRAPHICALLY IN THE FLOODPLAIN AS SHOWN ON COMMUNITY PANEL No 305980015C, DATED 03/03/1997

REFERENCES

1. "INSTRUMENT SURVEY OF 2640 BRICKYARD ROAD" PREPARED BY PASSERO ASSOCIATES LAST DATED 6/14/2021
2. "TOTAL PLAT MERIDIAN AUTOMATIC SYSTEM SUBMISSION LOTS 1&2" FILED MARCH 26, 2008 AS MAP #30531

ADDITIONAL EASEMENTS PER REF. #1

1. PIPELINE EASEMENT - LIBER 428 OF DEEDS PAGE 370
2. UTILITY EASEMENT TO RGA&E & RGC - ALONG EAST AND WEST SIDES OF ROAD - LIBER 434 OF DEEDS PAGE 377

PROJECT STATISTICS

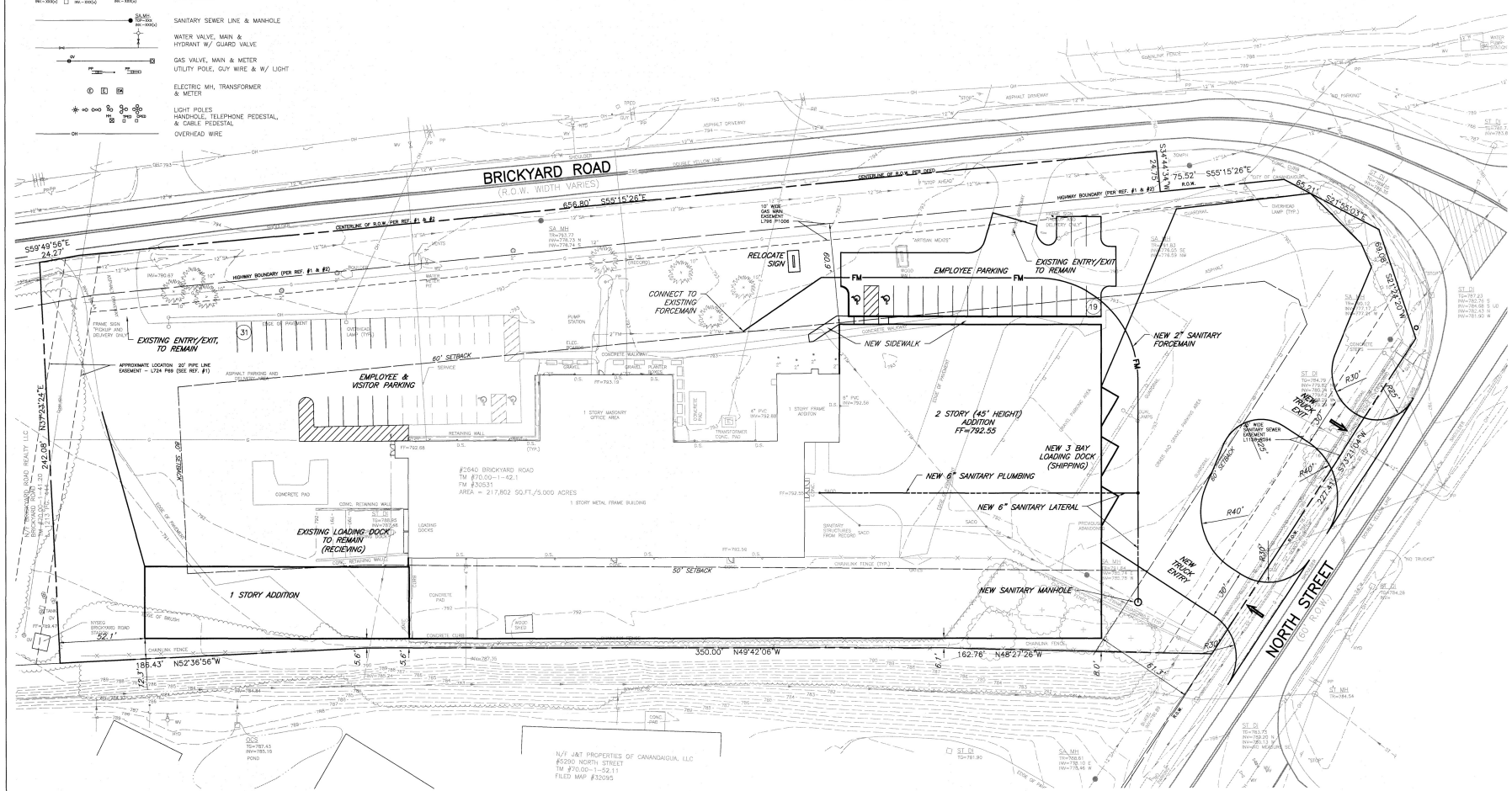
1. GENERAL:

- 1.1 **PROPERTY OWNER** - BRUNNER PROPERTIES, LLC
- 1.2 **PROPERTY ADDRESS** - 2640 BRICKYARD ROAD CANANDAIGUA, NY
- 1.3 **TAX ACCOUNT** - 7000-1-41 100
- 1.4 **PROPERTY AREA** - 5.000 ACRES TO CENTERLINE, 4.467 ACRES TO R.O.W.
- 1.5 **ZONING DISTRICT** - I INDUSTRIAL
- 1.6 **PROJECT DESCRIPTION:** THE OWNER IS PROPOSING A BUILDING ADDITION TO INCREASE PRODUCTION AREA IN SUPPORT OF BUSINESS GROWTH. THE ADDITION REQUIRES SITE AMENITIES INCLUDING ADDITIONAL TRUCK ACCESS AND VEHICLE PARKING.

2. ZONING SCHEDULE (INDUSTRIAL MANUFACTURING):

FRONT SETBACK (MIN)	80 FEET	PROVIDED
SIDE SETBACK (MIN)	80 FEET	60.9 FEET
REAR SETBACK (MIN)	80 FEET	52 FEET
LOT AREA (MIN)	5 ACRES	5 FEET
LOT WIDTH (MIN)	250 FEET	5 ACRES
PRINCIPAL BLDG HEIGHT (MAX)	48 FEET	688 FEET +/-
BUILDING COVERAGE (MAX)	40 PERCENT	45 FEET
		35 PERCENT

*VARIANCE REQUIRED



SITE PLAN for ARTISAN MEATS EXPANSION

STATE OF NEW YORK
TOWN OF CANANDAIGUA
2640 BRICKYARD ROAD
ONTARIO COUNTY

JOB NO: 1374-21
SCALE: 1" = 30'
DRAWN: RJT
DESIGNED: RJT
DATE: 5/23/22

REVISIONS
DATE BY REVISION

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DRAWING TITLE:
SITE LAYOUT PLAN

1 of 1
SHEET No: **SK-1.0**
JOB No: 1374-21
DRAWING No: