

SITE DATA:

TAX ACCT.# 56.00-01-55.22 OWNER: KEUKA PARK STRONG HALL, LLC % THE CABOT GROUP 130 LINDEN OAKS ROCHESTER, NY 14625

APPLICANT: MORGAN MANAGEMENT 1170 PITTSFORD-VICTOR RD., STE. 100 PITTSFORD, NY 14534 EXISTING AREA LOT R1-F (55.22) = 11.334 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 LEASEABLE SPACE

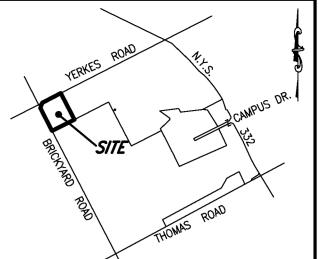
2. OFFICE, LIGHT INDUSTRIAL/RESEARCH AND DEVELOPMENT 790,000 SQ. FT. NET LEASABLE SPACE
3. APARTMENTS AND TOWNHOUSE UNITS - 571.
NEITHER UNIT SHALL COMPRISE MORE THAN 66% OF THE 571 UNITS. APARTMENTS MAX. DENSITY = 15 UNITS PER ACRE TOWNHOUSES MAX. DENSITY = 10 UNITS PER ACRE

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.
- 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.
 40 FEET FOR ANY TOWNHOUSE USE.
- NO APARTMENT BUILDING SHALL BE CLOSER THAN 60 FEET FROM ANY BOUNDARY LINE OF THE DESIGNATED APARTMENT AREA OR ZONE.
- 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 FO A POSSIBLE APARTMENT USE (MAXIMUM 45 FOOT HEIGHT) LOCATED ON LAND AT INTERSECTION OF BRICKYARD AND YERKES ROADS.
- 60 FEET FOR HOTEL.
- 3. ALL OTHER USES ABUTTING ON ROUTE 332 AND YERKES ROAD SHALL NO 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.
- 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) ONE SPACE PER 1000 SQ. FT. OF NET LEASABLE BUILDING AREA FOR NON-RESIDENTIAL USES.
- APARTMENT UNITS = 115REQUIRED PARKING = 230 SPACES
- PARKING PROVIDED = 240 SPACES (INCLUDES GARAGES) COMMUNITY CENTER = 3,200 S.F.
- PARKING REQUIRED = 4 SPACES PARKING PROVIDED = 5 SPACES (1 HANDICAP)

PLANT LIST FOR TREES IN OPEN AREAS

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KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	ROOT	REMARKS
AC	Abies concolor	Concolor White Fir	2	6'-7' Ht.	B & B	16' O.C.
PA	Picea abies	Norway Spruce	4	6'-7' Ht.	B & B	16' O.C.
AB	Abies balsamea	Balsam Fir	5	6'-7' Ht.	B & B	16' O.C.
CL	Cladastrus lutea	American Yellowwood	2	2-1/2" Cal.	B & B	
MPC	Malus 'Prairifire'	Prairifire Crabapple	2	2-1/2" Cal.	B & B	



LOCATION SKETCH

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ADDRESSED PRC COMMENTS	GWM

8/15/17 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 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 LAND LLC 1180 PITTSFORD-VICTOR RD. SUITE 100 PITTSFORD, NY 14534

PROJECT:

CENTERPOINTE APARTMENTS

PHASE 3

DRAWING

MAINTENANCE BUILDING SITE/UTILITY PLAN

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

DESIGNED BY:	GWM
DRAWN BY:	GWM
CHECKED BY:	AIL
8.B.L. +	56.00-01-55.21 AND 55.22
PROJ. NO:	1279-00
DATE:	AUGUST 2017
8CALE:	1"=20'
. SHEET	CADD FILE
1 of	3 MAINT SITE

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.

PLANNING BOARD CHAIRMAN	DATE
TOWN ENGINEER	DATE
CANANDAIGUA FARMINGTON WATER DISTRICT	DATE