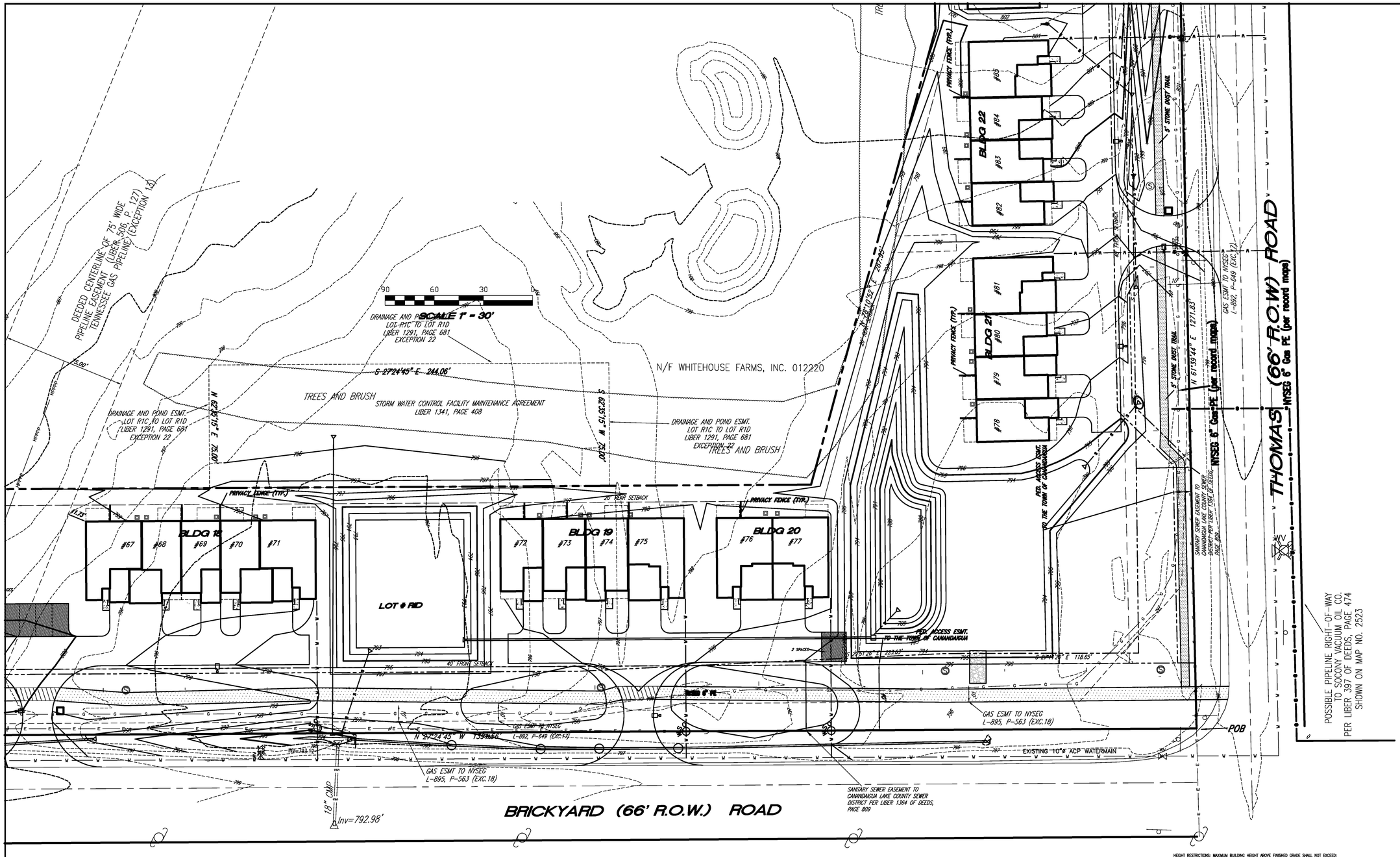


Tax Map No. 69.00-10.12
N/F DEBRA L. DEKOUSKI

SITE DATA:

TAX ACCT.# 56.00-01-55.115 & 55.116
APPLICANT: MORGAN MANAGEMENT
1170 PITTSFORD-MCTOR RD., STE. 100
PITTSFORD, NY 14534
OWNER: MAY M. PARISH DECLARATION OF TRUST
% THE CABOT GROUP
130 LINDEN OAKS
ROCHESTER, NY 14625

EXISTING AREA LOT R1D (55.116) = 8.907 ACRES
EXISTING AREA LOT R1E (55.115) = 6.329 ACRES
TOTAL AREA = 15.236 ACRES

PARCEL ZONING = PUD

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.

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

SETBACKS:

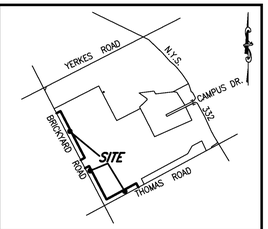
1. MINIMUM SETBACK FROM ROUTE 332 = 100 FEET
2. MINIMUM SETBACK FROM INTERNAL ROAD = 50 FEET, 20 FOOT STRIP SHALL BE LANDSCAPED
   REMAINING 30 FEET MAY BE UTILIZED FOR PARKING WHERE THE HEIGHT OF THE STRUCTURE IS 35 FEET OR LESS.
   THE PLANNING BOARD MAY REQUIRE MORE THAN A 20 FOOT LANDSCAPED AREA FOR STRUCTURES GREATER THAN 35 FEET IN HEIGHT.
3. 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.
4. NO APARTMENT BUILDING SHALL BE CLOSER THAN 60 FEET FROM ANY BOUNDARY LINE OF THE DESIGNATED APARTMENT AREA OR ZONE.
5. 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.
2. 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.
4. 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)
2. ONE SPACE PER 1000 SQ. FT. OF NET LEASABLE BUILDING AREA FOR NON-RESIDENTIAL USES.



LOCATION SKETCH
N.T.S

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 ".

McMahon LaRue Associates, P. C.
Engineers & Surveyors
822 Holt Road
Webster, NY 14580
(585) 436-1080
www.McMahon-LaRue.com

CLIENT:
MORGAN CANANDAIGUA LLC
1080 PITTSFORD-VICTOR RD.
PITTSFORD, NY 14534

PROJECT:
CENTERPOINTE TOWNHOUSES
BRICKYARD AND THOMAS ROADS

DRAWING:
SUPPLEMENTAL PARKING SPACES

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

DESIGNED BY:	GWM
DRAWN BY:	GWM
CHECKED BY:	AIL
S.B.L. #:	56.00-01-29.111
PROJ. NO:	1279-00
DATE:	JUNE 2018
SCALE:	1"=30'

SHEET 5 OF 6
CADD FILE: PARKING