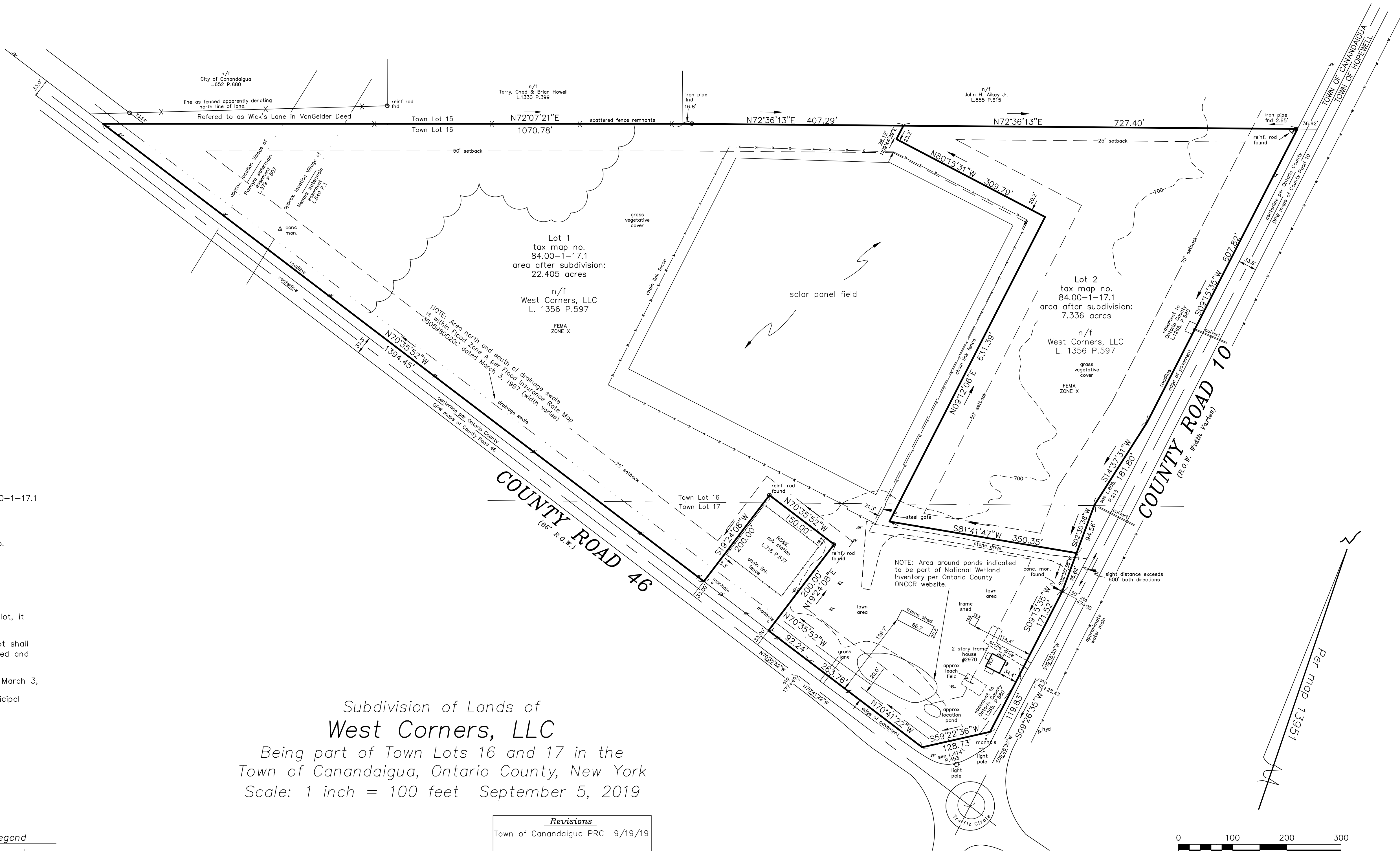


Location Map
NTS



Notes & References

- 1.The intent of this plan is to subdivide lands of West Corners, LLC, tax map no. 84.00-1-17.1 into two lots.
2. Deed: L.1356 P.597
3. Search no. 1918-1173SCH by Chicago Title dated, August 28, 2019
4. Filed Map Nos. 13951, 22350
5. Maps: Fingerlakes Refuse Disposal, Inc. by Freeland-Parrinello Land Surveyors Job no. 2007-230, dated October 9, 2007
Plan of Land of Gregory Westbrook by Freeland-Parrinello Land Surveyors Job no. 2016-169, dated February 25, 2016
6. Parcel is Zoned Industrial with Mixed Use Overlay
7. Easements: Village of Palmyra L.379 P.507; Village of Newark L.540 P.1; RG&E L.344 P.450 & L.1079 P.60; RG&E & RTC L.745 P.1196; County of Ontario L.1265 P.580
8. No new development is proposed on Lot #2; Lot #2 is not an approved "buildable" lot, it requires site plan approval from the Town of Canandaigua Planning Board prior to the occurrence of development.
9. A percolation test has not been conducted for the proposed new lot #2, and the lot shall not be considered as a "buildable" lot until satisfactory perc. tests have been completed and forwarded to the Town Development Office.
10. Contours are based on ONCOR GIS datum.
11. Parcel is located within Zone X as shown on FEMA map no. 360598 0020C, dated March 3, 1997, unless otherwise noted.
12. Solar Field Leaser: West Corners LLC, and City of Canandaigua, a New York municipal corporation, dated July 7, 2016

Owner:
West Corners, LLC
3844 County Road 16
Canandaigua, New York 14424

ZONING:
Industrial: Mixed Use Overlay
minimum lot size - 1 acres
minimum lot width - 175 feet
maximum principal building height - 48 feet
maximum building coverage - 30%
setbacks principal building:
front - 75 feet
rear - 50 feet
side - 25 feet
setbacks accessory building:
rear - 40 feet
side - 25 feet

- Legend**
- pole
 - △ concrete monument
 - hydrant
 - reinforcing rod

Subdivision of Lands of
West Corners, LLC
Being part of Town Lots 16 and 17 in the
Town of Canandaigua, Ontario County, New York
Scale: 1 inch = 100 feet September 5, 2019

Revisions
Town of Canandaigua PRC 9/19/19

I certify that this plan was prepared September 5, 2019
from notes of an instrument survey completed
August 30, 2019 and from materials referenced hereon.

David M. Parrinello NYSPLS 049724

Approved:

Planning Board Chair Date



Freeland-Parrinello
LAND SURVEYORS
42 Beeman Street
Canandaigua, New York 14424
(585)394-5110