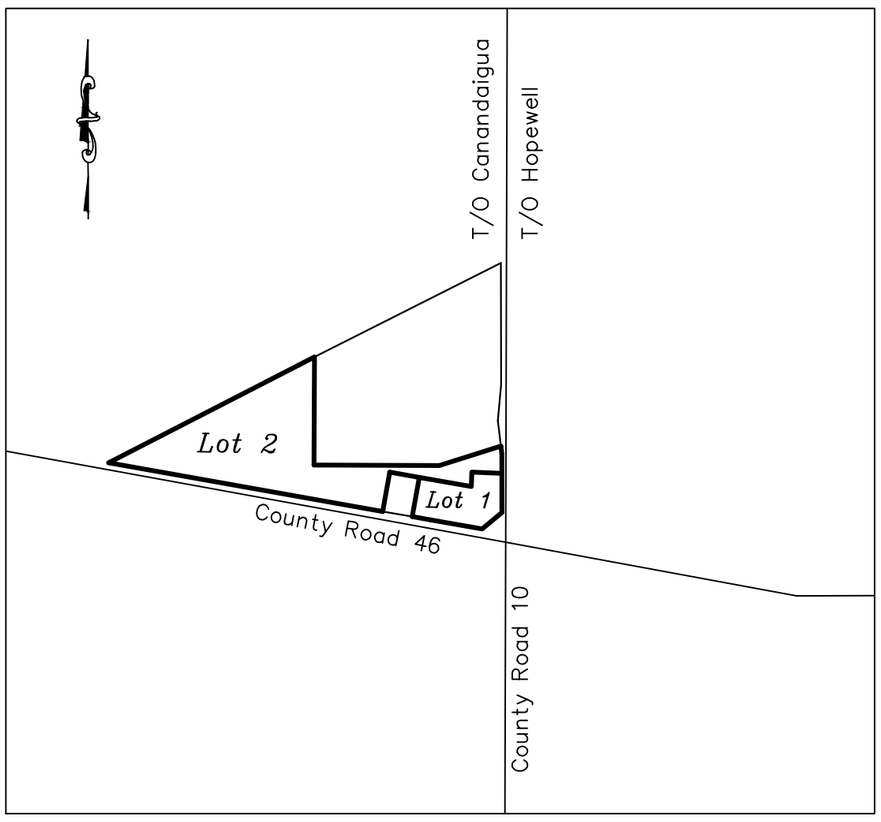


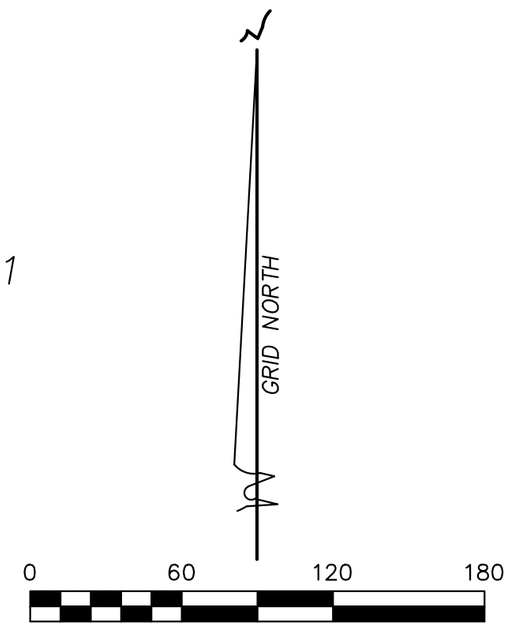
Location Map
NTS

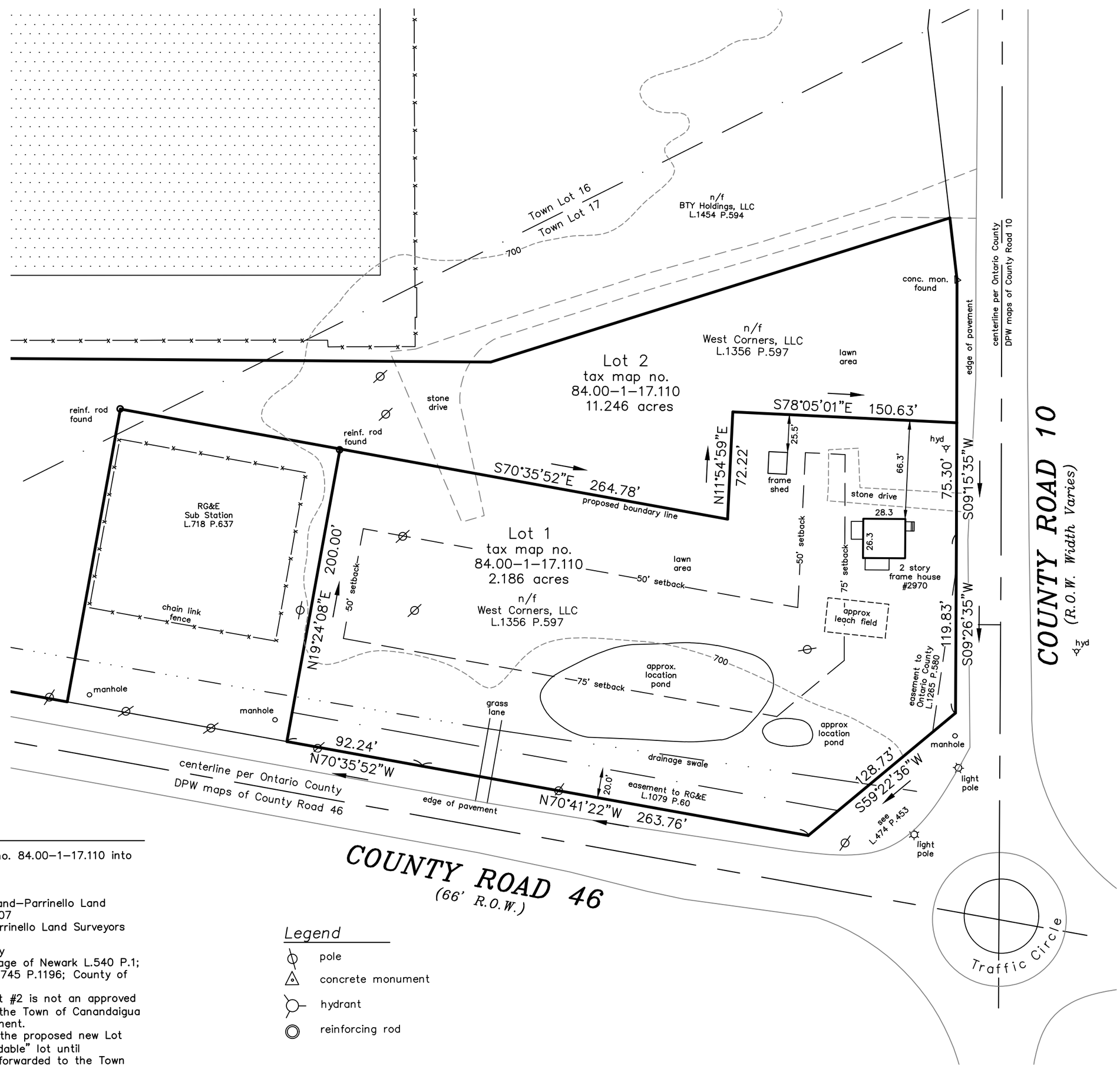
Subdivision of Lands of

West Corners, LLC

Town of Canandaigua
Ontario County, New York
Scale: 1 inch = 60 feet May 12, 2021
premises field inspected 5/10/21

Revisions





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 structure:
front – 75 feet
rear – 50 feet
side – 25 feet
setbacks accessory structure:
rear – 40 feet
side – 25 feet

Notes & References

1.The intent of this plan is to subdivide tax map no. 84.00–1–17.110 into two lots.
2. Deed: L.1356 P.597
4. Filed Map Nos. 13951, 22350, 36725, 37122
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. Any work to be completed within the County right of way will require a OCDPW permit.
13. Bearings shown are based on filed map no. 37122
14. This plan is subject to any easements or encumbrances the updated search of title may reveal.

Legend

- pole
- concrete monument
- hydrant
- reinforcing rod

I certify that this plan was prepared May 12, 2021 from notes of an instrument survey completed August 30, 2019 and from materials referenced hereon.

David M. Parrinello NYSPLS 049724

LICENSED LAND SURVEYOR
DAVID M. PARRINELLO
LS 049724-1
UNIVERSITY OF THE STATE OF NEW YORK

Approved:

Planning Board Chair Date

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

2016–129S1