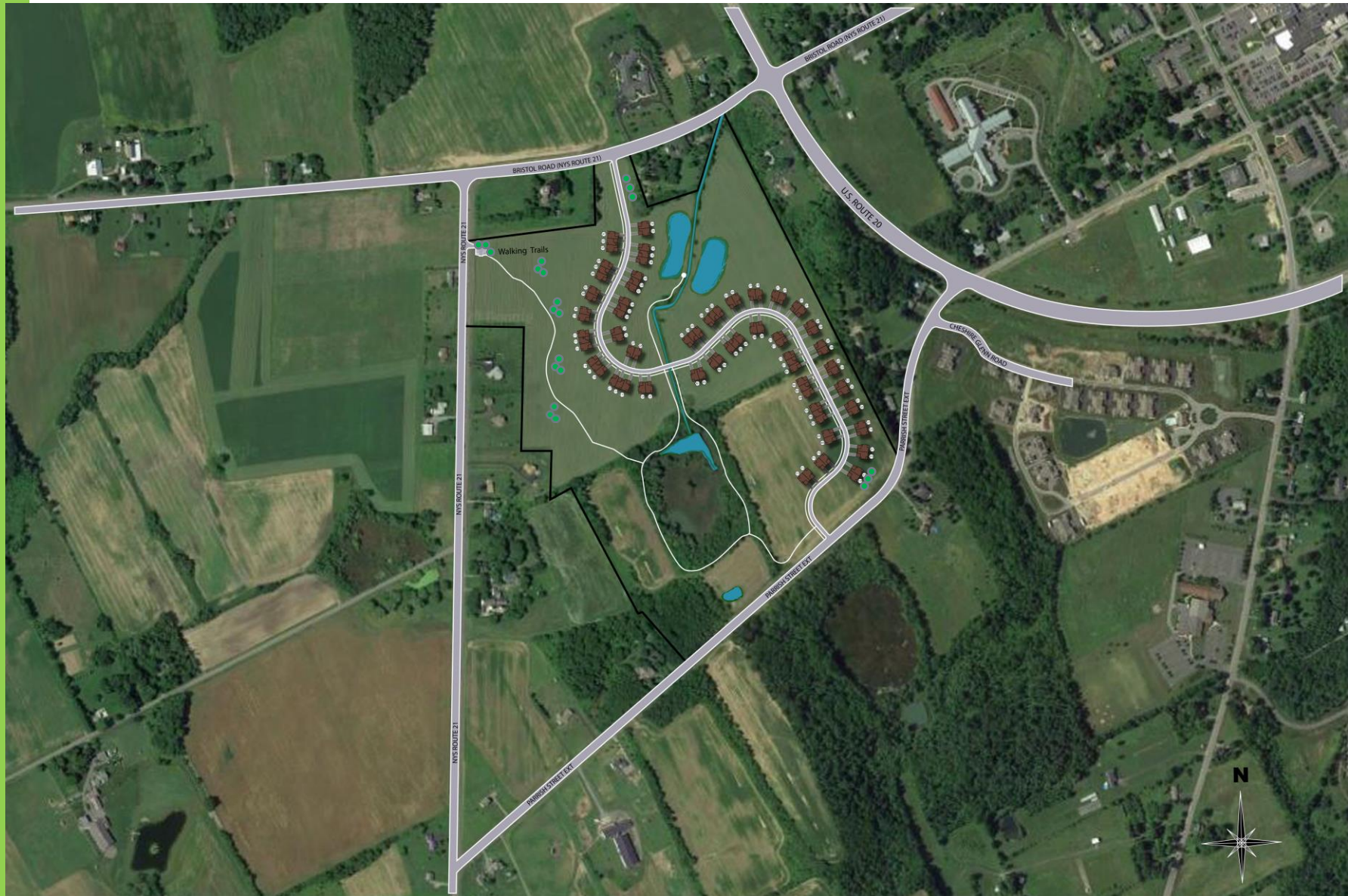


Town of Canandaigua Miller/Wilkin Community

Morrell Builders, Inc.



Project Site Aerial





Community Details

- Residential Homes: 92
- Site Area: 95 Acres
- Developed Area: 23 Acres
- Green Space: **72 Acres (76%)**

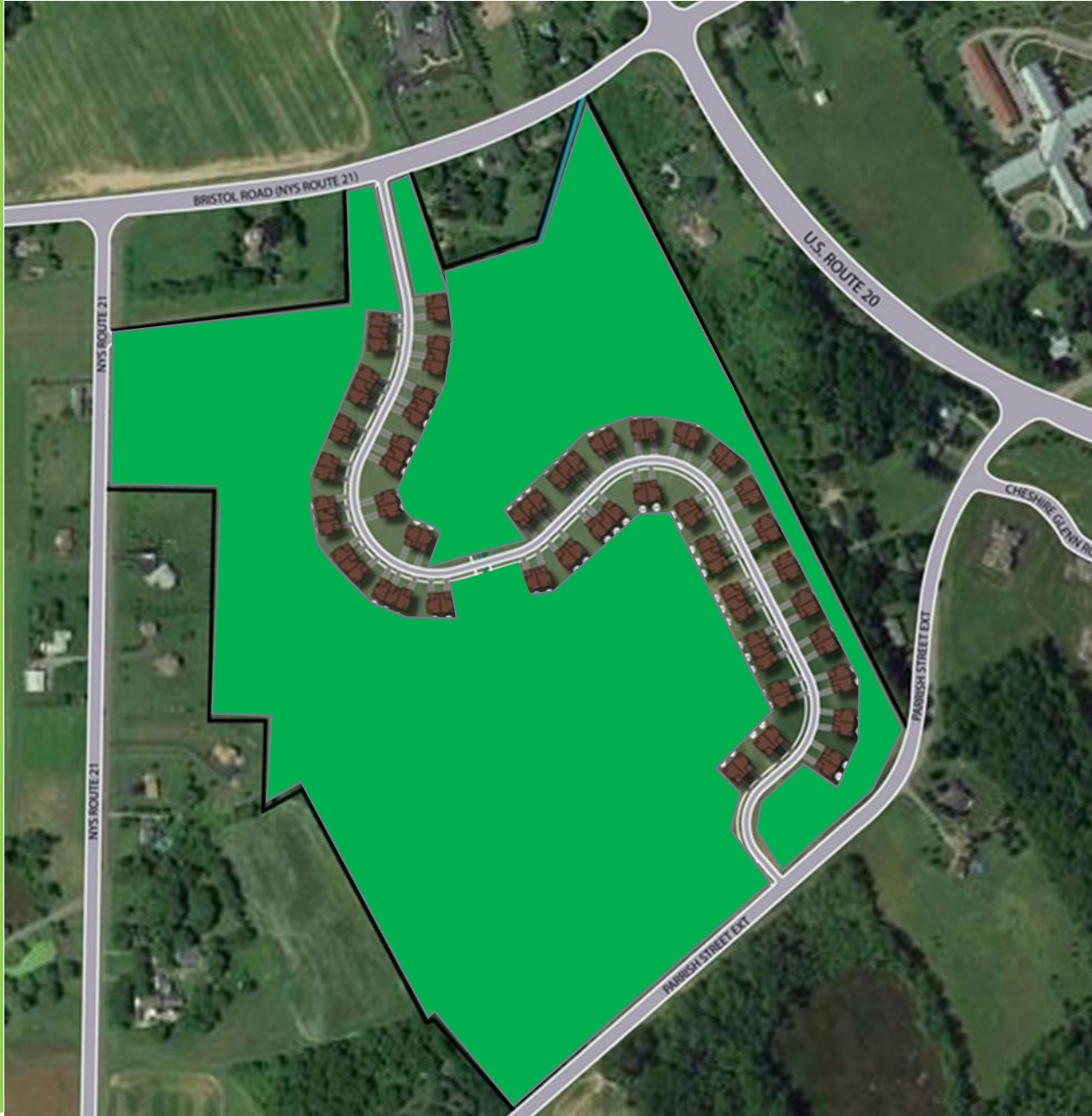
Conservation Design

- Rural Character Protection via Permanent Conservation Easements
- 100% of Woodlands Protected (7.5 Acres)
- Served by Public Sewer & Looped Water
- 64% Reduction of Impervious Surface Area from Code (19 acres to 7 acres)
- Preservation of Wetlands, Stream Corridor, & Original Farm Pond
- Preservation of Steep Slope (1.2 acres)
- Minimal Grading with efficient public road including two access points for safety and distributed traffic profile

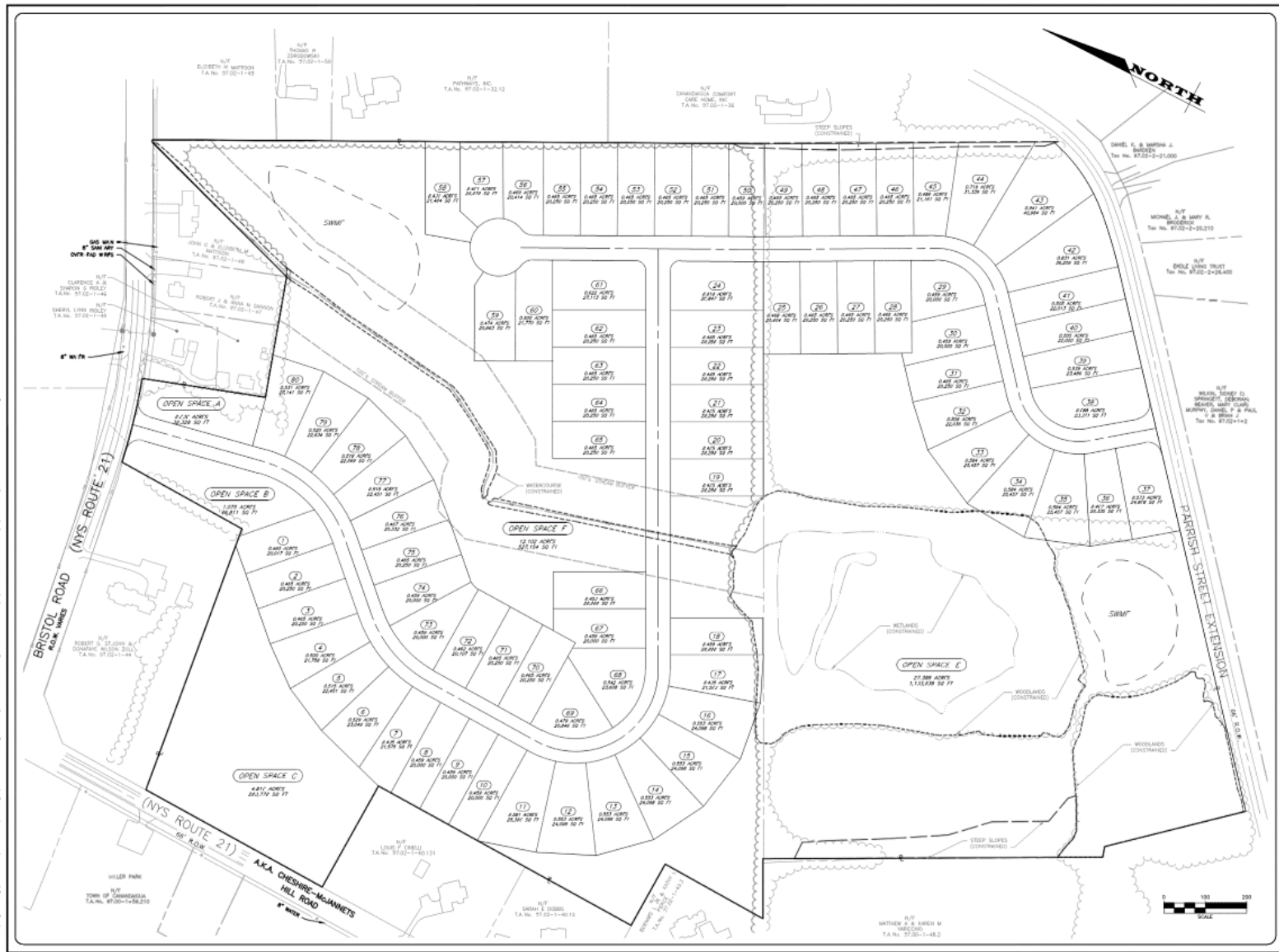


PARK AREA
DONATED OR
PUBLIC
EASEMENT TO
THE TOWN OF
CANANDAIGUA
/ MAINTAINED
BY HOA AT
TOWN
DISCRETION

TOTAL AREA
DONATED = 65+
Acres



Site Per Current Zoning – 80 Homes / 40% Open Space



Site Buffering & Miller Park Connectivity Details



Neighbor Feedback

1. Removal of homes at Rt 21 to eliminate any within entry area
2. Adjustment of trail network to accommodate B&B and Ridley family
3. Movement of homes and plantings to adjust for Broderick family.
4. Additional open space plantings and trail adjustments will continue based on Town Board, Planning Board, & Resident Feedback.









Residential Home Design

- Smaller Single-Story Townhomes (25 Two-Unit and 14 Three-Unit Only)
- Arts & Crafts Style, Side Load Mix
- Community Sidewalk
- Community Nature Trails
- Community Trail Connectivity to Miller Park
- All Open Space & Trail Networks Extended to General Public
- Empty Nester Demographic (Tax Positive & Off-Peak Traffic)

