

ONE-STAGE SITE PLAN APPROVAL  
FOR A NEW STORAGE BUILDING FOR  
J&T PROPERTIES OF CANANDAIGUA, LLC  
5290 NORTH STREET  
TOWN OF CANANDAIGUA  
ONTARIO COUNTY -- STATE OF NEW YORK

SHEET INDEX:

|      |                          |
|------|--------------------------|
| CVR  | COVER SHEET              |
| EX-1 | EXISTING CONDITIONS PLAN |
| C-1  | SITE PLAN                |
| C-2  | SITE DETAILS             |

ZONING CHART  
TOWN OF CANANDAIGUA

|                                     |                   |                   |                   |
|-------------------------------------|-------------------|-------------------|-------------------|
|                                     | REQUIRED          | EXISTING          | PROPOSED          |
| MIN LOT AREA                        | 2.0 ACRE          | 5.392 ACRES       | 5.392 ACRES       |
| MIN LOT WIDTH                       | 200'              | 257.37'           | 257.37'           |
| MIN FRONT YARD SETBACK*             | N/A FOR ACCESSORY | N/A FOR ACCESSORY | N/A FOR ACCESSORY |
| MIN SIDE YARD SETBACK*              | 25'               | N/A               | 8.42'             |
| MIN REAR YARD SETBACK*              | 25'               | N/A               | >25'              |
| MAX BUILDING HEIGHT (PRINCIPAL USE) | 48'               | N/A               | <48'              |
| MAX BLDG COVERAGE                   | 30%               | 3.9%              | 6.5%              |

\*ACCESSORY STRUCTURE SETBACK REQUIREMENT

BUILDING COVERAGE:  
EXISTING PRIMARY USE BUILDING (FRONTING NORTH) = 4,400 SF  
EXISTING ACCESSORY BUILDING = 4,800 SF  
PROPOSED ACCESSORY BUILDING = 6,000 SF

TOTAL LOT AREA = 234,875±

GENERAL NOTES

1. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN IS BASED ON AVAILABLE RECORD INFORMATION AND A FIELD INSTRUMENT SURVEY. TOPOGRAPHICAL INFORMATION SHOWN ON THIS PLAN IS BASED ON FIELD SURVEY COMPLETED BY VENEZIA AND ASSOCIATES AND IS REFERENCED TO NAVD 1988.
2. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ACTUAL LOCATION SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITY SERVICES THROUGHOUT CONSTRUCTION. CONTACT U.F.P.O. AT 1-800-962-7962 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION.
3. NO CHANGES ARE TO BE MADE TO THIS DESIGN WITHOUT PRIOR APPROVAL OF THE DESIGN ENGINEER.
4. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF CANANDAIGUA, UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION.
6. PROPOSED LIGHTING TO BE COORDINATED WITH THE OWNER. LIGHTING SHALL BE DARK SKY COMPLIANT.
7. ALL EXISTING UNDERGROUND UTILITIES SHALL BE MAINTAINED AND PROTECTED UNLESS OTHERWISE NOTED.
8. ALL SITE DRAINAGE RUNOFF PRODUCED BY THE PROPOSED ONSITE IMPROVEMENTS WILL NOT BE DIRECTED TOWARDS THE NEIGHBORING PARCELS OR BUILDING FOUNDATIONS.
9. ALL AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS BEEN TEMPORARILY OR PERMANENTLY CEASED, TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES SHALL BE INSTALLED AND/OR IMPLEMENTED WITHIN SEVEN (7) DAYS FROM THE DATE THE SOIL DISTURBANCE ACTIVITY CEASED.
10. ALL FIRE LANES TO BE KEPT OPEN AND UNOBSTRUCTED AT ALL TIMES DURING CONSTRUCTION.
11. THE HORIZONTAL DATUM IS NAD83. THE VERTICAL DATUM IS NAVD88.



AERIAL LOCUS  
NOT TO SCALE

ONE-STAGE SITE PLAN APPROVAL

|                                       |      |
|---------------------------------------|------|
| PLANNING BOARD CHAIRPERSON            | DATE |
| TOWN HIGHWAY AND WATER SUPERINTENDENT | DATE |
| TOWN ENGINEER                         | DATE |

FOR PERMITTING ONLY



PER SECTION 7209 OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW IT IS A VIOLATION FOR ANY PERSON TO ALTER ANY DOCUMENT THAT BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF A DOCUMENT BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE DOCUMENT THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

" Copyright 2020" Venezia & Associates. All rights reserved  
unauthorized duplication is a violation of all applicable laws"



| Revisions |      |             |    |
|-----------|------|-------------|----|
| NO.       | Date | Description | By |
|           |      |             |    |
|           |      |             |    |
|           |      |             |    |
|           |      |             |    |
|           |      |             |    |
|           |      |             |    |
|           |      |             |    |

NYS Land Surveyor

Site Plan Drawings Prepared For:

J&T PROPERTIES OF CANANDAIGUA, LLC

Showing Land at  
5290 North Street  
Town of Canandaigua  
County of Ontario State of New York

File# 20035

Scale: N.T.S.

T.m. # 70.00-01-52.11

Date: 06/10/2020

Sheet:

CVR

www.veneziasurvey.com

(585)396-3267

Fax. No. (585) 396-0131

E-mail erin@veneziasurvey.com





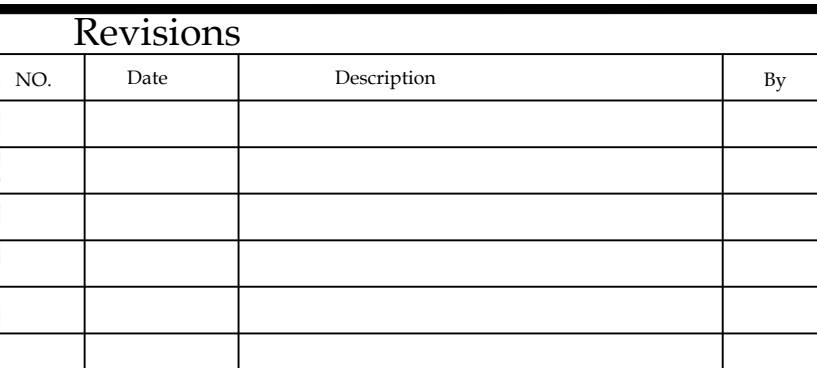




|                                  |      |
|----------------------------------|------|
| PLANNING BOARD CHAIRPERSON       | DATE |
| HIGHWAY AND WATER SUPERINTENDENT | DATE |
| TOWN ENGINEER                    | DATE |

**△ VENEZIA**  
LAND SURVEYORS AND CIVIL ENGINEERS  
5120 Laura Lane

" Copyright 2020" Venezia & Associates. All rights reserved  
unauthorized duplication is a  
violation of all applicable laws"



■ E-mail [erin@veneziasurvey.com](mailto:erin@veneziasurvey.com)