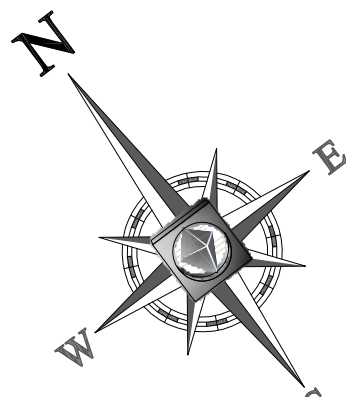




LAND USE / ZONING INFORMATION & NOTES

1. APPLICANT:
HOSPITALITY SYRACUSE, INC.
280 ELWOOD DAVIS ROAD, SUITE 320
LIVERPOOL, NY 13088
2. OWNER:
R&F CANANDAIGUA, LLC
10 RAYMOUR & FLANNIGAN PLAZA
CANANDAIGUA, NY
3. PARCEL:
84-127.2
4404 ROUTE 5 & 20
TOWN OF CANANDAIGUA
ONTARIO COUNTY/NEW YORK

ZONING ANALYSIS TABLE			
ZONING DISTRICT	CC COMMUNITY COMMERCIAL		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	1 AC.	±0.68 AC.	NO CHANGE
MINIMUM LOT WIDTH	175'	±172.8'	NO CHANGE
MAX. BUILDING COVERAGE	35%	±7.2%	±7.7%
MIN. FRONT SETBACK	100'	±101.0'	NO CHANGE
MIN. SIDE SETBACK	20'	±19.8'	NO CHANGE
MIN. REAR SETBACK	40'	±10.7'	NO CHANGE
MAX. BUILDING HEIGHT	35'	1 STORY	NO CHANGE
PARKING SPACES	21	28	NO CHANGE
PARKING CRITERIA (10/20)	1 SPACE / 100 SF. GROSS FLOOR AREA EXIST. BLD. = 2105 SF. 2105 SF. / 100 SF = 21.05 21 PARKING REQUIRED		
ACCESSIBLE PARKING SPACES	2	2	NO CHANGE
ACCESSIBLE PARKING CRITERIA (STANDARD SPACE: 8'x20' W/ 8' ACCESS AISLE)	TOTAL PARKING 1 TO 25 = 1 ACCESSIBLE SPACE 2 PROVIDED		

* EXISTING NONCONFORMANCE

CONSTRUCTION SEQUENCE

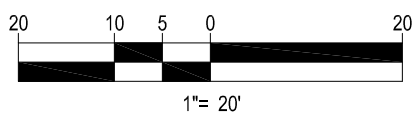
- THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:
- INSTALLATION OF EROSION CONTROL BARRIER (SILT FENCE & INLET PROTECTION) (AS SHOWN)
 - DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN)
 - CLEARING AND GRUBBING
 - EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
 - CONSTRUCTION OF UTILITIES (AS NECESSARY)
 - STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
 - CONSTRUCTION OF ALL CURBING AS INDICATED ON THE PLANS
 - SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
 - FINAL GRADING OF ALL SLOPED AREAS
 - PLACE 6" TOPSOIL ON ALL DISTURBED AREAS AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED AS REQUIRED.
 - PAVE PARKING LOT
 - LANDSCAPING
 - REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 80% STABILIZATION OR GREATER.

Sign Table for 4404 Route 5 & 20, Town of Canandaigua, New York					
Proposed Sign Type	Allowed Sq.ft	Prop. Sq.ft	Allowed #	Prop. #	Remarks
Wall Signs					
Right Side Elevation	54.0	±23.45	1	1	1 Building identification sign allowed. 1 SF. of sign area for each linear foot of building frontage or Up to 350 SF. Not more than 10' in vertical height.
Front Side Elevation	27.0	±23.45	1	1	
Total Wall Signs			2	2	A second commercial speech sign may be erected. Not to exceed 50 SF. of the total sign area allowed for the first sign.
Directional Sign					
"Directional" Signs	3.51	3.51	4	4	Directional Signage to be replaced in kind with existing.

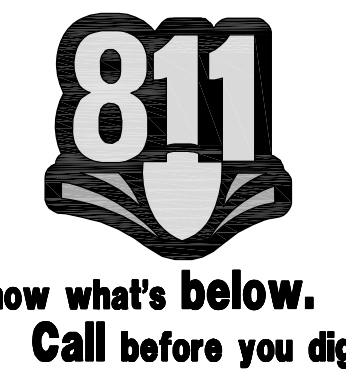
TOWN OF CANANDAIGUA PLANNING BOARD SIGNATURE BLOCK

THIS PLAN IS BASED ON A "BOUNDARY & TOPOGRAPHIC SURVEY OF A PORTION OF THE LANDS OF R & F CANANDAIGUA" PREPARED BY AUSFELD & WALDRUFF LAND SURVEYORS L.L.P. DATED JANUARY 7, 2019. NO REVISIONS LISTED

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



TYPICAL LEGEND		
EXISTING		PROPOSED
---	PROPERTY LINE	
---	SETBACK	
---	EASEMENT	
---	CURB	
---	PARKING COUNT	④
---	CATCH BASIN	
---	GAS LINE	
---	TELEPHONE LINE	
---	ELECTRIC LINE	
---	WATER LINE	
---	OVERHEAD WIRE	
---	STORM PIPE	
---	SANITARY LINE	
---	SIGN	
---	CONCRETE	
---	LIGHT POLE	
---	ASPHALT RESURFACING	
---	MILL AND OVERLAY	
---	TREE	
---	ROCK	
---	FLARED END SECTION	
---	TREE PROTECTION	TPP
---	SILT FENCE	SF



UNITED STATES ROUTE 20
NEW YORK STATE ROUTE 5
EASTERN BOULEVARD

EXISTING PARKING = 28
PROPOSED PARKING = 28

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