

ONE STAGE(PRELIMINARY/FINAL) SITE PLAN SET
FOR
HML PROPERTIES, LLC
5131 SILVERNAIL DRIVE
TOWN OF CANANDAIGUA
ONTARIO COUNTY -- STATE OF NEW YORK



AERIAL LOCUS
NOT TO SCALE

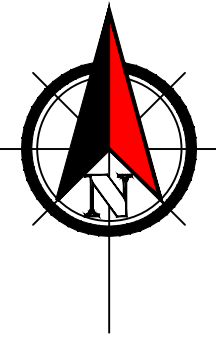
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ZONING CHART

TOWN OF CANANDAIGUA
ZONING DISTRICT: SOUTHERN CORRIDOR RESIDENTIAL (SCR-1)

	REQUIRED	EXISTING	PROVIDED
MIN LOT AREA (AREA TO ROW)	1 ACRE	10.138 ACRES	NO CHANGE
MIN LOT WIDTH	125'	30.0' FLAG LOT	NO CHANGE
MIN FRONT YARD SETBACK	60'	N/A	N/A
MIN SIDE YARD SETBACK	25'	N/A	53.9'
MIN REAR YARD SETBACK	40'	N/A	530'
MAX BUILDING HEIGHT	35 FT	N/A	MAX 35 FT
MAX BUILDING COVERAGE	20%	N/A	1%
SITE DISTURBANCE	118,600 SF		



GENERAL NOTES

1. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN IS BASED ON AVAILABLE RECORD INFORMATION AND A FIELD INSTRUMENT SURVEY.
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. THIS SITE DOES NOT FALL WITHIN ANY FEMA SPECIAL FLOOD HAZARD ZONES, THE SITE IS LOCATED IN ZONE X, PER C.P. #360598 0015 C MAP REVISED MARCH 3, 1997.
4. NO CHANGES ARE TO BE MADE TO THIS DESIGN WITHOUT PRIOR APPROVAL OF THE DESIGN ENGINEER.
5. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF CANANDAIGUA AND THE APPROPRIATE WATER/SEWER AGENCIES, UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION.
7. PROPOSED LIGHTING TO BE COORDINATED WITH THE ARCHITECT AND OWNER. LIGHTING SHALL BE DARK SKY COMPLIANT (PER CHAPTER 220, SECTION 77).
8. ELEVATIONS REFERENCE NAVD88 DATUM
- 9.THIS PROPERTY MAY BE NEAR A FARM, AS DEFINED IN THE NEW YORK STATE AGRICULTURE AND MARKETS LAW, § 301, SUBSECTION 11. SOUND FARMING PRACTICES MAY GENERATE DUST, ODOR, SMOKE, NOISE, AND VIBRATION."

ONE STAGE SITE PLAN APPROVAL

PLANNING BOARD CHAIRPERSON	DATE
HIGHWAY & WATER SUPERINTENDENT	DATE

NOTE:
NO BUILDING PERMIT MAY BE ISSUED UNTIL FINAL SITE PLAN APPROVAL HAS BEEN GRANTED AND THE FINAL SITE PLAN SIGNED BY THE PLANNING BOARD CHAIRPERSON.

FOR PERMITTING ONLY

" Unauthorized alteration or addition to a map bearing a Licensed Professional Engineer's or Professional Land Surveyor's seal in any way is a Violation of Section 7209

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5120 Laura Lane

Legend

✕ Iron pin or pipe found	▲ P.K. nail found
✕ Iron pin set	▲ P.K. nail set
● Drill hole	□ Concrete Monument
↔ Utility pole	⊕ Benchmark
— E/T — E/T	Utility lines
- - - R.O.W. line	- - - R.O.W. line
— Property lines	— Property lines
Centerline	Centerline

Canandaigua New York, 14424

Revisions			
NO.	Date	Description	By



www.veneziasurvey.com

Drawing Title:

SITE PLAN

HML PROPERTIES, LLC

5131 Silvernail Drive
Town of Canandaigua

County of Ontario State of New York

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File# 19030

Scale N.T.S.

T.m. # 112.02-4-25.152

Date: 05/07/2019

Sheet:

C-0

