

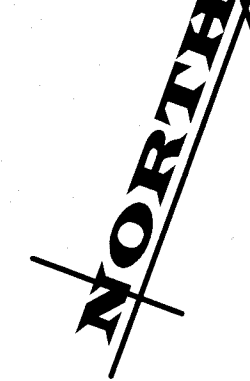


1. GENERAL:

1. GENERAL:
- 1.1 APPLICANT - MORRELL BUILDERS, INC.
1501 PITSFORD VICTOR ROAD
VICTOR, NY 14564
- 1.2 PROPERTY ADDRESS - STATE ROUTE 21 SOUTH
CANANDAIGUA, NY 14424
- 1.3 TAX ACCOUNT NO. - 97.02-1-52.100
2. ZONING REGULATIONS:
- 2.1 ZONING DISTRICT - SCR-1 THIS PROPOSAL IS TO BE DEVELOPED UNDER SECTION 174-16 OF THE TOWN OF CANANDAIGUA TOWN CODE (CONSERVATION SUBDIVISIONS IN THE SCR-1 DISTRICT).
- 2.2. CODE REQUIREMENTS -
- | ITEM | PROPOSED |
|-------------------------|--------------------------|
| MIN. LOT AREA: | 3048 S.F. |
| MIN. LOT WIDTH: | 36 FT |
| MIN. LOT DEPTH: | 84 FT |
| MAX. BLDG. COVERAGE: | 0 FT |
| TOWNSHIP REAR SETBACK: | 0 FT |
| TOWNSHIP SIDE SETBACK: | 0 FT |
| TOWNSHIP FRONT SETBACK: | 0 FT |
| INTERNAL FRONT SETBACK: | 25 FT (30 FT CUL-DE-SAC) |
| INTERNAL REAR SETBACK: | 100 FT |
| BUILDING HEIGHT: | 32 FT MAX |

*THE ABOVE LOT STANDARDS ARE REQUESTED UNDER SECTION 174-16 OF THE TOWN OF CANANDAIGUA
TOWN CODE (CONSERVATION SUBDIVISIONS IN THE SCR-1 DISTRICT)

- PARCEL STATISTICS:
- 3.1 AREA - 54.5± ACRES
- 3.2 EXISTING CONDITIONS: VACANT LOT/ FARM LAND
- 3.3 PROPOSED CONDITIONS: 54 RESIDENTIAL SINGLE FAMILY TOWNHOMES
- 3.4 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.
- 3.5 OPEN SPACE, TABULATION PER THE CONSERVATION SUBDIVISION ORDINANCE:
- | | |
|--|----------|
| A. TOTAL SITE AREA | 54.45 AC |
| B. CONSTRAINED LANDS AREA | |
| WETLANDS: | 0.36 AC |
| WATERCOURSES: | 0.58 AC |
| FLOODPLAINS/ SLOPED-20%: | 0.05 AC |
| WOODLANDS/SAC: | 0.00 AC |
| PUBLIC UTILITY: | 0.00 AC |
| C. TOTAL REMAINING ACRES: | 54.05 AC |
| D. 40% OF NET AREA (EXCLUDING OF CONSTRAINED LANDS): 21.6 AC | |
| E. TOTAL OPEN SPACE PROVIDED = 45.55 AC (83% OF TOTAL SITE AREA) | |
- 3.6 LOT YIELD PER THE CONSERVATION SUBDIVISION ORDINANCE:
- | | |
|--|----|
| A. TOTAL NET SITE AREA: | 54 |
| B. DENSITY EQUALS ONE LOT PER NET ACRE: 54 | |
- | | |
|----------------------|----------|
| PROPOSED OPEN SPACE: | |
| AREA | PARCEL |
| A | 3.98 AC |
| B | 41.57 AC |
| TOTAL | 45.55 AC |
- 3.7 OPEN SPACE WITH BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION TO BE CREATED FOR THIS PROJECT.
- 3.8 BASED ON THE FIRM COMMUNITY PANEL NUMBER 360598 DATED 03 C (REVISED MARCH 3, 2010) THE SUBJECT PROPERTY IS NOT WITHIN A CURRENTLY COMPLETED 100' FLOODPLAIN.
- 3.9 THE PROPERTY MAY BE NEAR A FARM, AS DEFINED IN THE NEW YORK STATE AGRICULTURE AND MARKETING LAW, SECTION 301.1. SOUND FARMING PRACTICES MAY GENERATE DUST, NOISE, ODOR AND VIBRATION.



MARATHON
ENGINEERING

ROCHESTER LOCATION

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ITHACA LOCATION

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607-241-2917

www.marathoneng.com

CONCEPT SKETCH
for
MILLER PROPERTY

STATE ROUTE 21 SOUTH, T.A. No. 97.02-1-52.1
TOWN OF CANADAIGUA ONTARIO COUNTY STATE OF NEW YORK

JOB NO: 1022-19
SCALE: 1" = 100'
DRAWN: RJT
DESIGNED: RJT
DATE: 8/16/19

REVISIONS

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

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DRAWING TITLE:
CONCEPT LAYOUT
PLAN

1 of 1
SHEET No:
1022-19
JOB No: