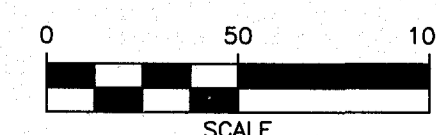
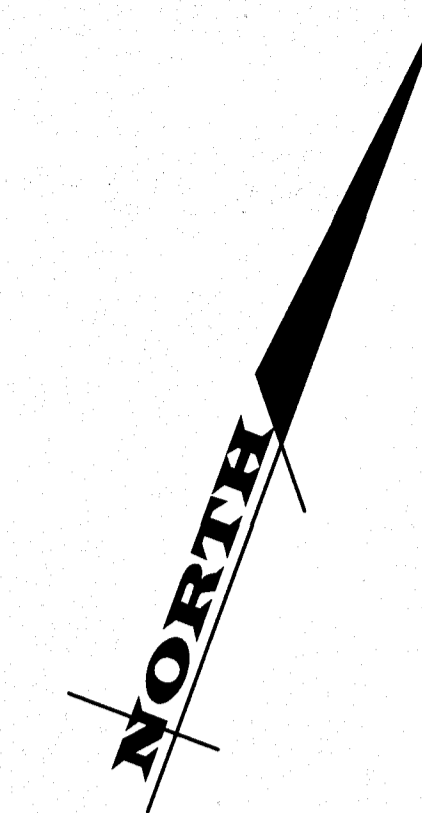
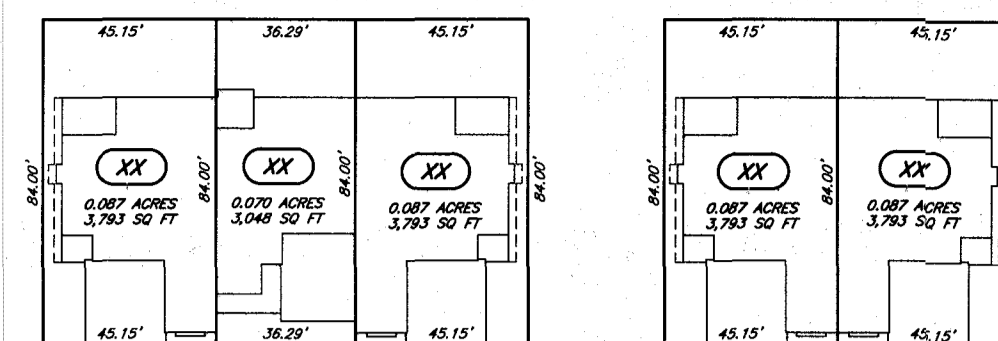




PROJECT STATISTICS

1. GENERAL:
- 1.1 APPLICANT – MORRELL BUILDERS, INC.
1501 PITTSFORD VICTOR ROAD
VICTOR, NY 14564
- 1.2 PROPERTY ADDRESS – STATE ROUTE 21 SOUTH
CANANADAGA, NY 14424
- 1.3 TAX ACCOUNT – 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 CANANADAGA TOWN CODE (CONSERVATION SUBDIVISIONS IN THE SCR-1 DISTRICT).
- 2.2. CODE REQUIREMENTS –
- | ITEM | PROPOSED |
|--------------------------|-----------|
| MIN. LOT AREA: | 5048 S.F. |
| MIN. LOT WIDTH: | 36 FT |
| MIN. LOT DEPTH: | 16 FT |
| MAX. BLOC. COVERAGE: | 65 % |
| TOWNSHIP REAR SETBACK: | 0 FT |
| TOWNSHIP SIDE SETBACK: | 0 FT |
| TOWNSHIP FRONT SETBACK: | 0 FT |
| INTERNAL FRONT SETBACK: | 25 FT |
| EXTENSION FRONT SETBACK: | 100 FT |
| BUILDING HEIGHT: | 35 FT MAX |
- *THE ABOVE LOT STANDARDS ARE REQUESTED UNDER SECTION 174-16 OF THE TOWN OF CANANADAGA TOWN CODE (CONSERVATION SUBDIVISIONS IN THE SCR-1 DISTRICT)
3. 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 CANANADAGA 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 AC |
| WATERCOURSES: | 0.36 AC |
| FLOODPLAINS / SLOPES>20%: | 0.05 AC |
| WOODLANDS>5AC: | 0.00 AC |
| PUBLIC UTILITY: | 0.00 AC |
| TOTAL REMAINING AREA: | 54.05 AC |
| C. 40% OF NET AREA EXCLUSIVE OF CONSTRAINED LANDS: | 21.6 AC |
| D. TOTAL OPEN SPACE PROVIDED = | 46.78 AC (86% OF TOTAL SITE AREA) |
- 3.6 LOT YIELD PER THE CONSERVATION SUBDIVISION ORDINANCE:
- | | |
|---|-------|
| A. TOTAL NET SITE AREA: | 54 AC |
| B. DENSITY EQUALS ONE LOT PER NET ACRE: | 54 |
- 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 360558 0015 C (REVISED MARCH 3, 1997) THE SUBJECT PROPERTY IS NOT WITHIN A CURRENTLY MAPPED 100 YEAR FLOODPLAIN.
- 3.9 THE PROPERTY MAY BE NEAR A FARM, AS DEFINED IN THE NEW YORK STATE AGRICULTURE AND MARKETS LAW, SECTION 301, SUBDIVISION 11, SOUND FARMING PRACTICES MAY GENERATE DUST, ODOR, SMOKE, NOISE AND VIBRATION.



MARATHON
ENGINEERING

ROCHESTER LOCATION

39 CASCADE DRIVE
ROCHESTER, NY 14614
585 - 458 - 7770

ITHACA LOCATION

840 HANSHAW RD, STE 12
ITHACA, NY 14850
607 - 241 - 2917

www.marathoneng.com

CONCEPT SKETCH for MILLER PROPERTY

STATE ROUTE 21 SOUTH, T.A. No. 97.02-152.1
TOWN OF CANADAIGUA ONTARIO COUNTY

JOB NO: 1022-19
SCALE: 1" = 100'
DRAWN: CMP
DESIGNED: RPB
DATE: 11/08/19

REVISIONS		
DATE	BY	REVISION

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7259 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.

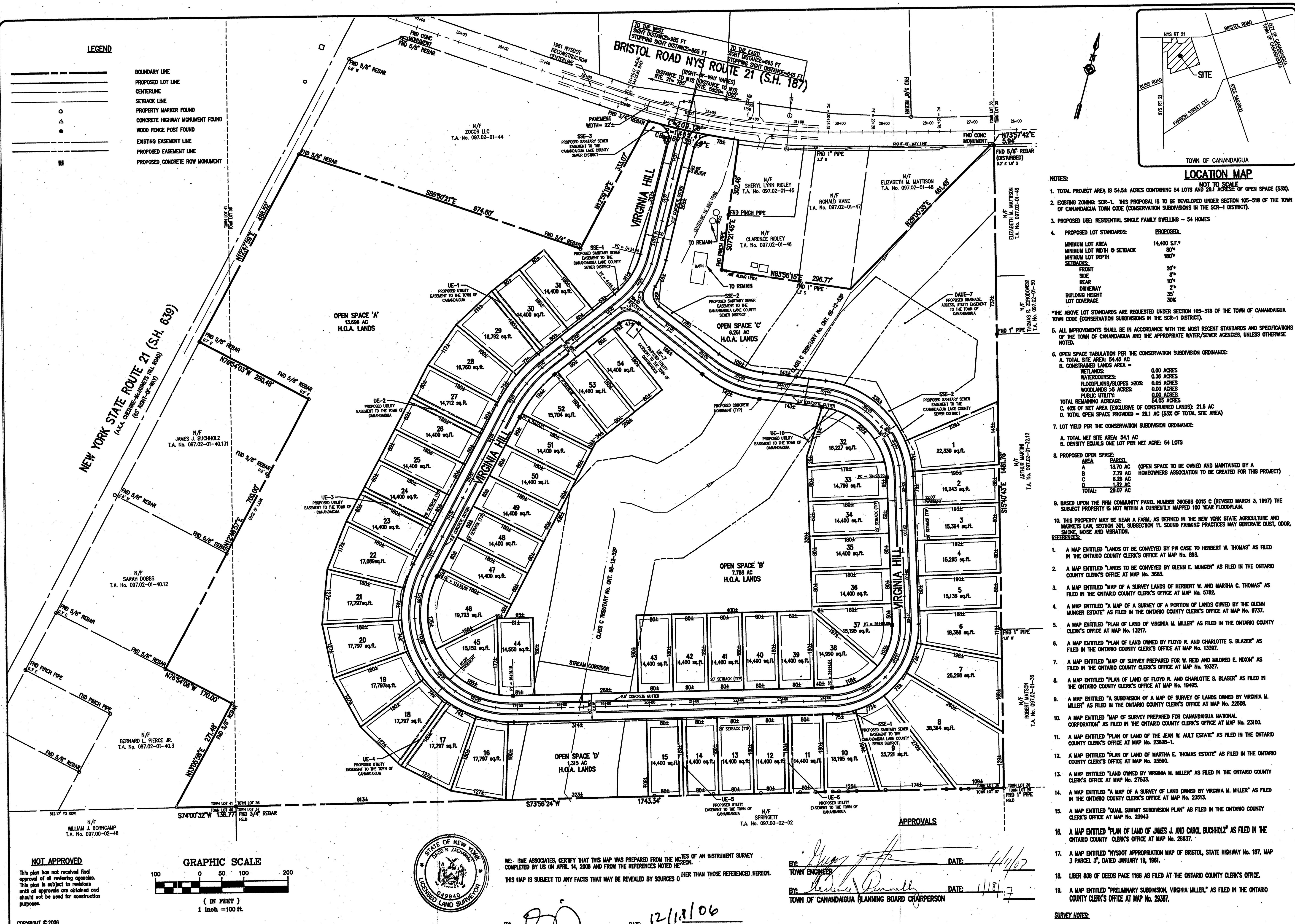
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ROBERT P. BRINGLEY

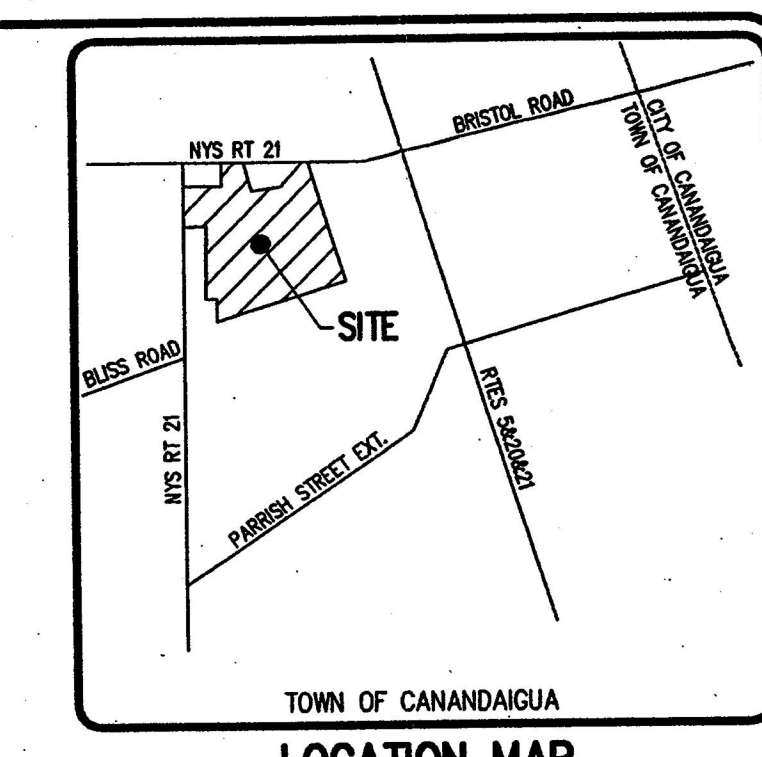
DRAWING TITLE:
CONCEPT LAYOUT
PLAN

1 of 1	<div style="text-align: center;"> <h1>SK-1</h1> </div>
SHEET No:	
1022-19	<div style="text-align: center;"> <h1>SK-1</h1> </div>
JOB No:	
	DRAWING No:



LEGEND

---	BOUNDARY LINE
---	PROPOSED LOT LINE
---	CENTERLINE
---	SETBACK LINE
---	PROPERTY MARKER FOUND
---	CONCRETE HIGHWAY MONUMENT FOUND
---	WOOD FENCE POST FOUND
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	PROPOSED CONCRETE ROW MONUMENT



NOTES:

1. TOTAL PROJECT AREA IS 54.5± ACRES CONTAINING 54 LOTS AND 2.1± ACRES OF OPEN SPACE (53%).
2. EXISTING ZONING: SCR-1. THIS PROPOSAL IS TO BE DEVELOPED UNDER SECTION 105-518 OF THE TOWN OF CANANDAIGUA TOWN CODE (CONSERVATION SUBDIVISIONS IN THE SCR-1 DISTRICT).
3. PROPOSED USE: RESIDENTIAL SINGLE FAMILY DWELLING - 54 HOMES
4. PROPOSED LOT STANDARDS:

MINIMUM LOT AREA	14,400 S.F.
MINIMUM LOT WIDTH @ SETBACK	80'
MINIMUM LOT DEPTH	180'
FRONT SETBACKS	20'
FRONT SIDE REAR	8'
REAR	10'
BUILDING HEIGHT	25'
LOT COVERAGE	30%
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. OPEN SPACE TABULATION PER THE CONSERVATION SUBDIVISION ORDINANCE:

A. TOTAL SITE AREA	54.48 AC
B. CONSTRAINED LANDS AREA	0.00 AC
WETLANDS	0.00 AC
WATERCOURSES	0.36 AC
FLOODPLAINS/SLOPES >20%	0.05 AC
WOODLANDS >5 AC	0.00 AC
PUBLIC UTILITY	0.00 AC
TOTAL REMAINING ACRES	54.48 AC
C. 40% OF NET AREA (EXCLUSIVE OF CONSTRAINED LANDS)	21.8 AC
D. TOTAL OPEN SPACE PROVIDED	28.1 AC (53% OF TOTAL SITE AREA)
7. LOT YIELD PER THE CONSERVATION SUBDIVISION ORDINANCE:

A. TOTAL NET SITE AREA	54.1 AC
B. DENSITY EQUALS ONE LOT PER NET ACRE	54 LOTS
8. PROPOSED OPEN SPACE:

AREA	13.70 AC
A	13.70 AC (OPEN SPACE TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION TO BE CREATED FOR THIS PROJECT)
B	7.78 AC
C	6.28 AC
D	1.32 AC
TOTAL	29.07 AC
9. BASED UPON THE FIRM COMMUNITY PANEL NUMBER 360588 0015 C (REVISED MARCH 3, 1997) THE SUBJECT PROPERTY IS NOT WITHIN A CURRENTLY MAPPED 100 YEAR FLOODPLAIN.
10. THIS PROPERTY MAY BE NEAR A FARM, AS DEFINED IN THE NEW YORK STATE AGRICULTURE AND MARKETS LAW, SECTION 301, SUBSECTION 11. SOUND FARMING PRACTICES MAY GENERATE DUST, ODOR, SMOKE, NOISE AND VIBRATION.

APPROVALS

BY: *[Signature]* DATE: 4/1/07
TOWN ENGINEER

BY: *[Signature]* DATE: 1/18/07
TOWN OF CANANDAIGUA PLANNING BOARD CHAIRPERSON

NOT APPROVED

This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

GRAPHIC SCALE

100 0 50 100 200
(IN FEET)
1 inch = 100 ft

NOT APPROVED

This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

NOT APPROVED

This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

REVISIONS

NO.	DATE	DESCRIPTION
1	12/18/06	ADDED APPROVED ROAD NAME
2	12/18/06	REMOVED PER PER COMMENTS
3	12/18/06	REMOVED PER PER COMMENTS
4	12/18/06	REMOVED PER PER COMMENTS
5	12/18/06	REMOVED PER PER COMMENTS
6	12/18/06	REMOVED PER PER COMMENTS
7	12/18/06	REMOVED PER PER COMMENTS

LOCATION MAP

TOWN OF CANANDAIGUA

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1. A MAP ENTITLED "LANDS OF HERBERT W. THOMAS" AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP NO. 888.

2. A MAP ENTITLED "LANDS OF GLENN E. MUNGER" AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP NO. 3883.

3. A MAP ENTITLED "MAP OF A SURVEY LANDS OF HERBERT W. THOMAS" AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP NO. 5722.

4. A MAP ENTITLED "A MAP OF A SURVEY OF A PORTION OF LANDS OWNED BY THE GLENN MUNGER ESTATE" AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP NO. 9737.

5. A MAP ENTITLED "PLAN OF LAND OF VIRGINIA M. MILLER" AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP NO. 13217.

6. A MAP ENTITLED "PLAN OF LAND OWNED BY FLOYD R. AND CHARLOTTE S. BLAZER" AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP NO. 13397.

7. A MAP ENTITLED "MAP OF SURVEY PREPARED FOR W. RED AND MILDRED E. NOXON" AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP NO. 10327.

8. A MAP ENTITLED "PLAN OF LAND OF FLOYD R. AND CHARLOTTE S. BLAZER" AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP NO. 19485.

9. A MAP ENTITLED "A SUBDIVISION OF A MAP OF SURVEY OF LANDS OWNED BY VIRGINIA M. MILLER" AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP NO. 22508.

10. A MAP ENTITLED "MAP OF SURVEY PREPARED FOR CANANDAIGUA NATIONAL CORPORATION" AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP NO. 23100.

11. A MAP ENTITLED "PLAN OF LAND OF THE JEAN W. AULT ESTATE" AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP NO. 23828-1.

12. A MAP ENTITLED "PLAN OF LAND OF MARTHA E. THOMAS ESTATE" AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP NO. 25590.

13. A MAP ENTITLED "LAND OWNED BY VIRGINIA M. MILLER" AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP NO. 27533.

14. A MAP ENTITLED "A MAP OF A SURVEY OF LAND OWNED BY VIRGINIA M. MILLER" AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP NO. 23513.

15. A MAP ENTITLED "QUAL SUMMIT SUBDIVISION PLAN" AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP NO. 23943.

16. A MAP ENTITLED "PLAN OF LAND OF JAMES J. AND CAROL BUCHHOLZ" AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP NO. 28637.

17. A MAP ENTITLED "MYSOT APPROPRIATION MAP OF BRISTOL, STATE HIGHWAY NO. 187, MAP 3 PARCEL 5", DATED JANUARY 19, 1961.

18. LIBER 808 OF DEEDS PAGE 1186 AS FILED AT THE ONTARIO COUNTY CLERK'S OFFICE.

19. A MAP ENTITLED "PRELIMINARY SUBDIVISION, VIRGINIA MILLER," AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP NO. 28387.

SURVEY NOTES:

1. THE BEARING BASE AS SHOWN HEREON WAS TAKEN FROM THE PLAN NOTED IN REFERENCE NO. 16.

PROJECT MANAGER DATE
PG VARS
PROJECT SURVEYOR DATE
ON ZACARIAS
DRAWN BY DATE
V DREWE
SCALE DATE ISSUED
1"=100' JUNE 2006
PROJECT NO.
P
DRAWING NO. 2191
DI 03