P:\2427\Drawings\BASE\2427 Survey Base(50).dwg

REFERENCES:

1. A MAP ENTITLED "FINAL RESUBDIVISION OF J. DOUGLAS MARTIN, et al," AS FIELD IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP No. 24425
2. A PLAN ENTITLED "KIRKLAND MANAGEMENT LLC MANUFACTURING FACILITY KEPNER ROAD, ANNEXATION PLAN," AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP No. 25194
3. A MAP ENTITLED "FINAL PLAT, COBA COMMONS, INC. SUBDIVISION LOTS 1 THROUGH 2," AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP No. 31354
4. A MAP ENTITLED "VISION NISSAN, CONSOLIDATION PLAT OF LOT 1 OF THE BOCA COMMONS SUBDIVISION AND PARCEL B OF THE J. DOUGLAS MARTIN RESUBDIVISION," AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP No. 34132.
5. AN ABSTRACT OF TITLE WAS NOT PROVIDED FOR THE COMPLETION OF THIS SURVEY.

SURVEY NOTES

1. PARCEL SUBJECT TO AN INGRESS & EGRESS EASEMENT TO J. DOUGLAS MARTIN et al PER LIBER 1108, PAGE 345.
2. PARCEL SUBJECT TO A 20' WIDE RIGHT-OF-WAY TO LOT 2 (2379 STATE ROUTE 332) PER LIBER 1271, P 775.
3. PARCEL SUBJECT TO AND BENEFITED BY A RECIPROCAL ACCESS EASEMENT PER LIBER 1271, P 772.
4. PARCEL SUBJECT TO A 10' WIDE EASEMENT TO NYSEG FOR A GAS PIPELINE PER LIBER 884, PAGE 1096.
5. PARCEL SUBJECT TO A 15' WIDE EASEMENT TO NYSEG ALONG NYS ROUTE 332 FOR A GAS PIPELINE PER LIBER 875, PAGE 950.
6. PARCEL SUBJECT TO A 10' WIDE EASEMENT TO NYSEG ALONG NYS ROUTE 332 FOR A GAS PIPELINE PER LIBER 642, PAGE 381.
7. PARCEL SUBJECT TO A SANITARY SEWER EASEMENT TO ONTARIO COUNTY ENVIRONMENTAL CONSERVATION AGENCY PER LIBER 884, PAGE 439.
8. PARCEL SUBJECT TO A UTILITY EASEMENT FOR GAS MAIN ALONG NYS ROUTE 332 PER LIBER 875, PAGE 952.
9. THE BEARING BASE SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, (NAD '83) CENTRAL ZONE.

LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINE
- CENTERLINE
- SETBACK LINE
- PROPERTY MARKER FOUND
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PAINTED HANDICAP SYMBOL & STRIPING

GRAPHIC SCALE

50 0 25 50 100

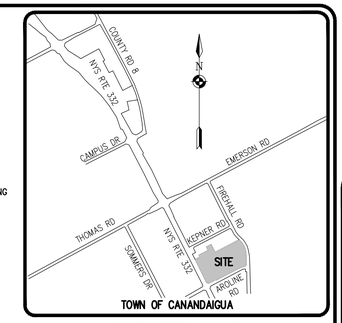
( IN FEET )

1 inch = 50 ft.

APPROVALS

BY: _____ DATE: _____

TOWN OF CANANDAIGUA PLANNING BOARD CHAIRPERSON




LOCATION MAP

NOT TO SCALE

SUBDIVISION NOTES:

1. EXISTING ZONING: CC (COMMUNITY COMMERCIAL DISTRICT) & MUO (MIXED USE OVERLAY DISTRICT)
2. EXISTING LOT R-2: 16.314 ACRES
3. PROPOSED LOTS: R-2A = 4.63 ACRES
   R-2B = 11.68 ACRES
4. EXISTING USE: 18,600 S.F. MIXED USE RETAIL & 16,600 S.F. CAR DEALERSHIP
   TOTAL BUILDING AREA = 35,200 S.F.
5. APPLICABLE DEVELOPMENT STANDARDS FOR CC ZONING DISTRICT & MUO ARE AS FOLLOWS:

LOT R-2A (RETAIL USE)

| | REQUIRED | PROPOSED |
|---|---|---|
| MIN LOT SIZE | 10 AC (PLAZAS)<br>1 AC (INDIVIDUAL USES) | 4.632 AC* |
| MIN LOT WIDTH | 500' (PLAZAS)<br>175' (INDIVIDUAL USES) | 335'** |
| BUILDING SETBACKS: | | |
| FRONT | 200' (ROUTE 332) | 150' (ROUTE 332)**** |
| SIDE | 20' | 21' |
| REAR | 40' | 210' |
| MAX BLDG. HEIGHT | 35' | <35' |
| MAX GROSS S.F. | 40,000 S.F. | 18,600 S.F. |
| MAX BLDG. COVERAGE | 50% | 9.2% |
| MAX BLDG. FOOTPRINT | 20,000 S.F. | 18,600 S.F. |
| MIN. OPEN SPACE | 40% | 40% |
| PARKING REQUIREMENTS: | | |
| | REQUIRED | PROPOSED/EXISTING |
| # OF SPACES | 1/150 S.F. AREA<br>=110 | 108*** |
| HANDICAP SPACES | 5% OF TOTAL CUSTOMER PARKING (MAX 10) | 5% OF TOTAL CUSTOMER PARKING (MAX 10) |
| STALL SIZE | 10' X 20' | 10' X 20' |
| HANDICAP STALL SIZE | 14' X 20' | 14' X 20' |
| PARKING SETBACKS | 40' FROM EDGE OF RD<br>10' FROM PROPERTY LINE | 95'<br>0'*** |

*A VARIANCE IS REQUESTED FROM THE TOWN ZBA TO ALLOW LESS THAN THE REQUIRED 10 ACRE MIN. LOT AREA PER SECTION 220a SCHEDULE 1, ZONING SCHEDULE OF THE TOWN CODE.

**A VARIANCE IS REQUESTED FROM THE TOWN ZBA TO ALLOW LESS THAN THE REQUIRED 500' LOT WIDTH PER SECTION 22a SCHEDULE 1, ZONING SCHEDULE OF THE TOWN CODE.

***WAIVERS ARE BEING REQUESTED FROM THE TOWN OF CANANDAIGUA PLANNING BOARD PURSUANT TO ARTICLE II SECTION 147-7(0)

**** EXISTING NON-CONFORMING

LOT R-2B (VEHICLE SALES)

| | REQUIRED | PROPOSED/EXISTING |
|---|---|---|
| MIN LOT SIZE | 2 ACRES | 11.7 ACRES |
| MIN LOT WIDTH | 200' | 1,921.8' |
| BUILDING SETBACKS: | | |
| FRONT | 100' (ROUTE 332)<br>100' (ARDLINE RD)<br>100' (FIREHALL RD) | 150' (ROUTE 332)<br>100' (ARDLINE RD)<br>100' (FIREHALL RD) |
| SIDE | 20' | 20' |
| REAR | 40' | 40' |
| BUILDING ZONING: | | |
| MAX BLDG. HEIGHT | 35' | <35' |
| MAX GROSS S.F. | 40,000 S.F. | 16,600 S.F. |
| MAX BLDG. COVERAGE | 50% | 3.2% |
| MAX BLDG. FOOTPRINT | 20,000 S.F. | 16,600 S.F. |
| MIN. OPEN SPACE | 40% | 70% |
| PARKING REQUIREMENTS: | | |
| | REQUIRED | PROPOSED/EXISTING |
| #OF SPACES | 1/300 S.F. AREA<br>=±55 SPACES<br>(MINIMUM OF 10) | 61 CUSTOMER<br>189 DISPLAY/<br>INVENTORY SPACES |
| HANDICAP SPACES | 5% OF TOTAL CUSTOMER PARKING | 5% OF TOTAL CUSTOMER PARKING=3 |
| STALL SIZE | 10' X 20' | 10' X 20' |
| HANDICAP STALL SIZE | 14' X 20' | 14' X 20' |
| PARKING SETBACKS | 30' FROM EDGE OF RD<br>10' FROM PROPERTY LINE | 40'<br>10' |

6. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS.
7. **THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT R-2 INTO LOT R-2A FOR RETAIL USE & R-2B TO BE USED FOR VEHICLE SALES**
8. PER CURRENT FEMA NFIP FIRM MAPPING, COMMUNITY PANEL NUMBER 360598 005 C, LAST REVISED MARCH 3, 1997, THE SITE IS LOCATED WITHIN A ZONE "X" AND THEREFORE IS NOT WITHIN AN AREA OF A 100 YEAR FLOOD PLAIN.
9. THIS SITE IS NOT LOCATED WITHIN AN AGRICULTURAL DISTRICT AND THEREFORE IS NOT SUBJECT TO ADDITIONAL REGULATION AS PROVIDED IN AGRICULTURE AND MARKETS LAW CHAPTER 305-A

WE, BME ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED BY US ON AUGUST 6, 2014 AND FROM THE REFERENCES NOTED HEREON.

THIS MAP IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED FROM SOURCES OTHER THAN THOSE REFERENCED HEREON.

BY: _____

DAVID N. ZACHARIAS, NYSPLS No. 049940

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The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:
"It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration."

| | DATE | BY |
|---|---|---|
| 4 | 5/24/18 | KAM |
| 3 | 5/9/18 | MCB |
| 2 | 3/23/18 | FAS |
| 1 | REVISIONS PER PRC COMMENTS DATED 3/12/18 | |
| | REVISIONS | |

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PROJECT: VISION NISSAN CANANDAIGUA
LOCATION: TOWN OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK
CLIENT: VISION NISSAN CANANDAIGUA, LLC
2375 ROUTE 332
CANANDAIGUA, NY 14424
DRAWING TITLE: PRELIMINARY/FINAL RESUBDIVISION OF LOT R-2

PHELPS & GORHAM PURCHASE, TOWNSHIP 10, RANGE 3, TOWN LOT 81, T.A. No. 56.00-2-22.211

| | DATE |
|---|---|
| PROJECT MANAGER: JL SWEDROCK | |
| PROJECT SURVEYOR: DN ZACHARIAS | |
| DRAWN BY: KA MOTT | |
| SCALE: 1"=50' | DATE ISSUED: MARCH 2018 |

PROJECT NO. 2427

DRAWING NO. 19