

SITE NOTES:

- EXISTING ZONING IS CC COMMUNITY COMMERCIAL.
- TOTAL PROJECT AREA IS ± 1.67 ACRES.
- PROPOSED USE: COMMERCIAL/RETAIL.
- APPLICABLE DEVELOPMENT STANDARDS PROPOSED ARE AS FOLLOWS:

LOT STANDARDS:	REQUIRED	PROPOSED
LOT WIDTH:	175'	318'
FRONT SETBACK:	150'	58'
SIDE SETBACK:	20'	20'
REAR SETBACK:	40'	10'
PARKING SETBACK:	10'	5'
MAX BLDG COVERAGE:	35%	11.5%
MIN OPEN SPACE:	35%	46%
MAX BUILDING HEIGHT:	35'	±30'

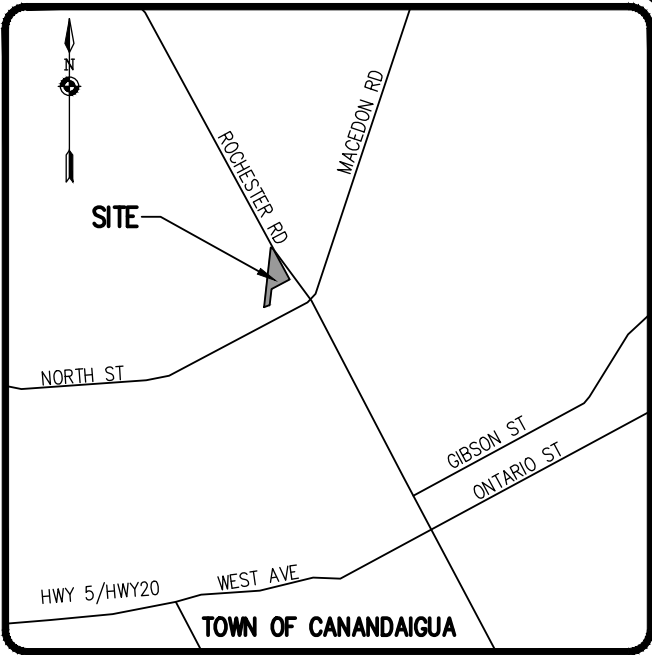
PARKING:	REQUIRED
USE:	
4,400 SF RETAIL @ 1SP/150SF	30
1,600 SF OFFICE @ 1SP/200SF	8
2,400 SF TASTING ROOM @ 1SP/25SF PATRON SPACE @ 1,000 SF	40
8,400 SF	78

PARKING PROVIDED: 62 SPACES INC. 3 ACCESSIBLE SPACES**

*VARIANCES WILL BE REQUIRED FROM THE CANANDAIGUA ZONING BOARD OF APPEALS FOR FRONT AND REAR SETBACK.

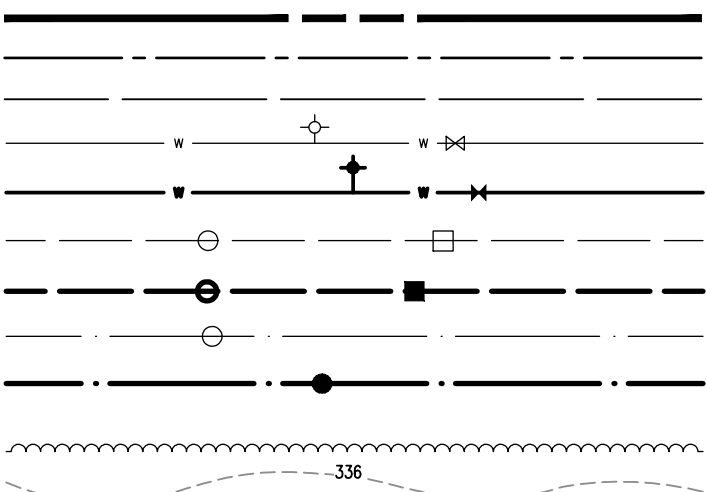
**A REQUEST WILL BE MADE OF THE PLANNING BOARD TO REDUCE THE PARKING SETBACK TO 5' AND THE NUMBER OF PARKING SPACES REQUIRED PER 22.0-76.D(15)(a)(3) AND 220-73.1

- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF CANANDAIGUA AND THE APPROPRIATE ONTARIO COUNTY AND NEW YORK STATE AGENCIES, UNLESS OTHERWISE NOTED.
- HIGHWAY DRAINAGE ALONG NYS ROUTE 332 TO BE MAINTAINED.
- UTILITY SERVICE PROVIDED:
WATER: TOWN OF CANANDAIGUA
SANITARY: ONTARIO COUNTY DPW
STORM: ONSITE STORMWATER FACILITY



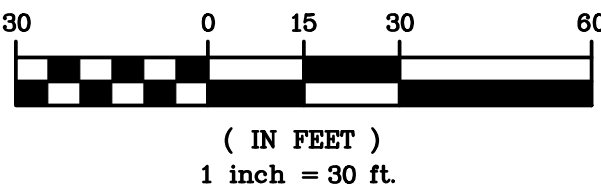
LOCATION MAP
NOT TO SCALE

LEGEND



- BOUNDARY LINE
- CENTERLINE
- SETBACK LINE
- EX. WATERMAIN, HYDRANT AND VALVE
- PROP. WATERMAIN, HYDRANT AND VALVE
- EXISTING STORM SEWER, AND MANHOLE
- EXISTING SANITARY SEWER AND MANHOLE
- PROPOSED STORM SEWER, MANHOLE AND INLET
- EXISTING SANITARY SEWER AND MANHOLE
- PROPOSED SANITARY SEWER AND MANHOLE
- EXISTING TREE LINE
- EXISTING CONTOUR

GRAPHIC SCALE



ROCHESTER ROAD (NEW
YORK STATE ROUTE 332)
(RIGHT-OF-WAY WIDTH VARIES)

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.

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
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CANANDAIGUA, NY 14450
WWW.BMEPCON.COM



**2536 ROCHESTER ROAD/
NYS ROUTE 332**
TOWN OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK STATE
APOEE DEVELOPMENT LLC
CANANDAIGUA, NY 14424

SKETCH PLAN

PROJECT	DATE
PG. VARS	DATE
PROJECT ENGINEER	DATE
M. BOGOJEVSKI	DATE
DRAWN BY	DATE
A. CHANEY	DATE
SCALE	DATE ISSUED
1" = 30'	MARCH 10, 2021
PROJECT NO.	
2759	
DRAWING NO.	
01	