

REFERENCES:

- A PLAN ENTITLED "FINAL LOT LINE ADJUSTMENT MAP CANANDAIGUA CROSSING LLC AND CJA I, LLC" AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP No. 30999.
- A PLAN ENTITLED PLAT MAP AND EXISTING SITE PLAN" AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP No. 24602.
- A PLAN ENTITLED "KENTUCKY FRIED CHICKEN #2536 ROCHESTER ROAD" PREPARED BY MARATHON ENGINEERING, PROJECT NO. 0156-09, DATED OCTOBER 9, 2009
- AN ABSTRACT OF TITLE WAS NOT PROVIDED FOR THE COMPLETION OF THIS SURVEY.

SURVEY NOTES:

- PARCEL MAY BE SUBJECT TO RIGHTS OF OTHERS PER THE LOCATION OF UTILITY POLES ALONG ROCHESTER ROAD (N.Y.S. ROUTE 332) AND THE WEST PROPERTY LINE.
- THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE, NAD 83. RECORD BEARINGS ARE SHOWN IN PARENTHESIS.
- THE VERTICAL DATUM HEREON REFERENCES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) US SURVEY FEET.

SITE NOTES:

- EXISTING ZONING IS CC COMMUNITY COMMERCIAL & MIXED USE OVERLAY DISTRICT.
- TOTAL PROJECT AREA IS ± 1.67 ACRES.
- PROPOSED USE: $\pm 8,000$ SF ($\pm 6,000$ SF FOOTPRINT) 2-STORY COMMERCIAL/RETAIL BUILDING.

BUILDING USE SUMMARY:

$\pm 4,500$ SF RETAIL
 $\pm 1,500$ SF OFFICE
 $\pm 2,000$ SF TASTING ROOM

APPLICABLE DEVELOPMENT STANDARDS PROPOSED ARE AS FOLLOWS:

LOT STANDARDS:	REQUIRED	PROPOSED
LOT WIDTH:	175'	405'
FRONT SETBACK:	150'	24*
SIDE SETBACK:	20'	$\pm 80'$
REAR SETBACK:	40'	$\pm 59'$
PARKING SETBACK:	10'	5***
GREEN SPACE:	35%	42.9%
MAX BLDG COVERAGE:	35%	8.2%
MAX BUILDING HEIGHT:	35'	<35' (2-STORY)

PARKING:	REQUIRED
USE:	
$\pm 4,500$ SF RETAIL @ 1SP/150SF	30
$\pm 1,500$ SF OFFICE @ 1SP/200SF	8
$\pm 2,000$ SF TASTING ROOM @ 1SP/25SF PATRON SPACE @ 1,000 SF	40
$\pm 8,000$ SF	78

PARKING PROVIDED: 74 SPACES INC. 4 ACCESSIBLE SPACES***

*VARIANCES WILL BE REQUIRED FROM THE CANANDAIGUA ZONING BOARD OF APPEALS FOR FRONT 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 220-76.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 PROVIDERS:
WATER: TOWN OF FARMINGTON WATER & SEWER DEPARTMENT
SANITARY: ONTARIO COUNTY DPW
STORM: PRIVATE
GAS: NEW YORK STATE ELECTRIC & GAS
ELECTRIC: ROCHESTER GAS & ELECTRIC
- THIS PROPERTY MAY BORDER A FARM. RESIDENTS SHOULD BE AWARE THAT FARMERS HAVE THE RIGHT TO UTILIZE STANDARD FARM PRACTICES WHICH MAY GENERATE DUST, ODOR, SMOKE, NOISE AND VIBRATIONS.
- REVIEW OF FEMA FIRM COMMUNITY-PANEL NUMBER 360598 0015 C, DO NOT INDICATE THIS PROPERTY TO BE WITHIN A RECOGNIZED 100-YEAR FLOODPLAIN.

SIGHT DISTANCE TABLE:

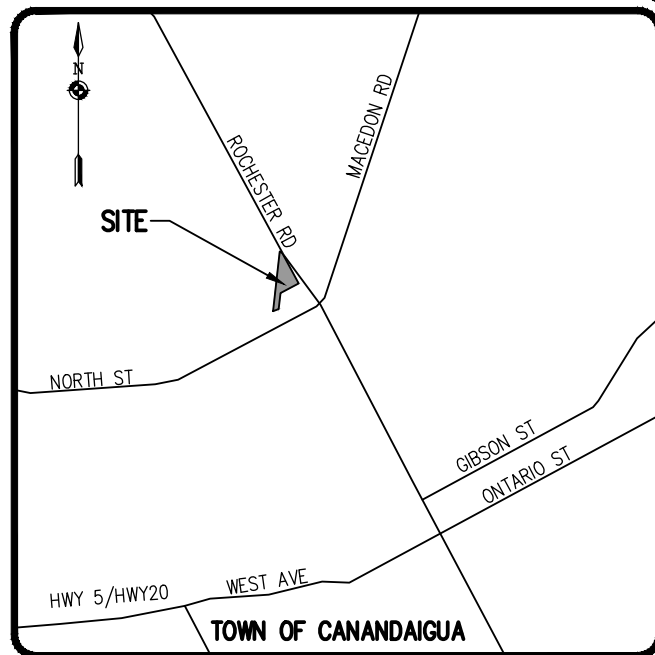
POSTED SPEED LIMIT: 40 mph

REQUIRED DISTANCES (DESIGN SPEED 45 MPH):

REQUIRED INTERSECTION SIGHT DISTANCE:	430'
REQUIRED STOPPING SIGHT DISTANCE:	360'

MEASURED DISTANCES NYS ROUTE 332:

	(NORTH)	(SOUTH)
SIGHT DISTANCE (@ NORTHERN ENTRANCE DRIVE):	> 1000'	N/A (ONE-WAY)
STOPPING DISTANCE (@ NORTHERN ENTRANCE DRIVE):	> 1000'	N/A (ONE-WAY)
SIGHT DISTANCE (@ SOUTHERN ENTRANCE DRIVE):	> 1000'	N/A (ONE-WAY)
STOPPING DISTANCE (@ SOUTHERN ENTRANCE DRIVE):	> 1000'	N/A (ONE-WAY)



LOCATION MAP
NOT TO SCALE

Drawing Alteration
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."

NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2	REVISED PER PLANNING BOARD DISCUSSION	8/10/21	JGC
1	REVISED PER PRC COMMENTS	6/17/21	AND

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2536 ROCHESTER RD
PRELIMINARY/FINAL
TOWN OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK STATE
PROJECT LOCATION CLIENT
APPROVE DEVELOPMENT LTD.
100 ROCKY HILL RD.
CANANDAIGUA, NEW YORK 14424
DRAWING TITLE
FINAL SITE PLAN

PROJECT MANAGER
PG VARS
PROJECT ENGINEER
JG CRETEKOS
DRAWN BY
AN D'ANGELO
DATE ISSUED
JUNE 9, 2021
SCALE
1"=30'
PROJECT NO.
2759
DRAWING NO.
04