

REFERENCES:

1. A PLAN ENTITLED "FINAL LOT LINE ADJUSTMENT MAP CANANDAIGUA CROSSING LLC AND GJA I, LLC" AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP No. 30999.
2. A PLAN ENTITLED PLAT MAP AND EXISTING SITE PLAN" AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP No. 24602.
3. A PLAN ENTITLED "KENTUCKY FRIED CHICKEN #2536 ROCHESTER ROAD" PREPARED BY MARATHON ENGINEERING, PROJECT No. 0156-05 DATED OCTOBER 9, 2009
4. AN ABSTRACT OF TITLE WAS NOT PROVIDED FOR THE COMPLETION OF THIS SURVEY.

SURVEY NOTES:

1. 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.
2. 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.
3. THE VERTICAL DATUM HEREON REFERENCES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) US SURVEY FEET.
4. FIELD SURVEY OF THE PROPERTY WAS COMPLETED BY BME ASSOCIATES ON 4/16/2021.

SITE NOTES:

1. EXISTING ZONING IS CC COMMUNITY COMMERCIAL & MIXED USE OVERLAY DISTRICT.
2. TOTAL PROJECT AREA IS ± 1.67 ACRES.
3. PROPOSED USE: ±9,000 SF (±6,400 SF FOOTPRINT) 2-STORY COMMERCIAL/RETAIL BUILDING.

BUILDING USE SUMMARY:

±3,974 SF RETAIL
±1,737 SF OFFICE
±2,100 SF RESTAURANT (PATRON SPACE)

4. APPLICABLE DEVELOPMENT STANDARDS PROPOSED ARE AS FOLLOWS:

LOT STANDARDS:	REQUIRED	PROPOSED:
LOT WIDTH:	175'	405'
FRONT SETBACK:	150'	24'*
SIDE SETBACK:	20'	≥150'
REAR SETBACK:	40'	30'*
PARKING SETBACK:	10'	5'**

GREEN SPACE:		±43.8%
MAX BLDG COVERAGE:	35%	8.80%
MAX BUILDING HEIGHT:	35'	<35' (2-STORY)

PARKING:

USE	ESTIMATED PARKING DEMAND PER APPLICANT
±2,200 SF RETAIL	9 SPACES
±887 SF RETAIL	4 SPACES
±887 SF RETAIL	4 SPACES
±1,737 SF OFFICE / RETAIL	7 SPACES
±1,100 SF RESTAURANT INDOOR PATRON SPACE	27 SPACES
±1,000 SF RESTAURANT SEASONAL OUTDOOR PATRON SPACE	25 SPACES
	76 SPACES

PARKING PROVIDED: 73 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 ALLOW 9x18 PARKING STALLS, TO REDUCE THE PARKING SETBACK TO 5' AND APPROVE THE NUMBER OF PARKING SPACES REQUIRED PER 220-76.D(15)(a)[3] AND 220-73.I

5. 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.
6. HIGHWAY DRAINAGE ALONG NYS ROUTE 332 TO BE MAINTAINED.
7. UTILITY SERVICE PROVIDERS:
WATER: TOWN OF FARMINGTON WATER & SEWER DEPARTMENT
SANITARY: ONTARIO COUNTY DPM
STORM: TOWN OF CANANDAIGUA
GAS: NEW YORK STATE ELECTRIC & GAS
ELECTRIC: ROCHESTER GAS & ELECTRIC
8. 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.
9. REVIEW OF FEMA FIRM COMMUNITY-PANEL NUMBER 360598 0015 C, DO NOT INDICATE THIS PROPERTY TO BE WITHIN A RECOGNIZED 100-YEAR FLOODPLAIN.
10. THE APPLICANT INTENDS TO PROVIDE A GENERAL STORMWATER FACILITY EASEMENT TO THE TOWN OF CANANDAIGUA TO ALLOW THE TOWN TO MAINTAIN THE PARKING DRIVE LANES FOR PURPOSES OF INJECTION TO THE STORM SEWERS, BIO-RETENTION AREAS, AND SWALES.

SIGHT DISTANCE TABLE:

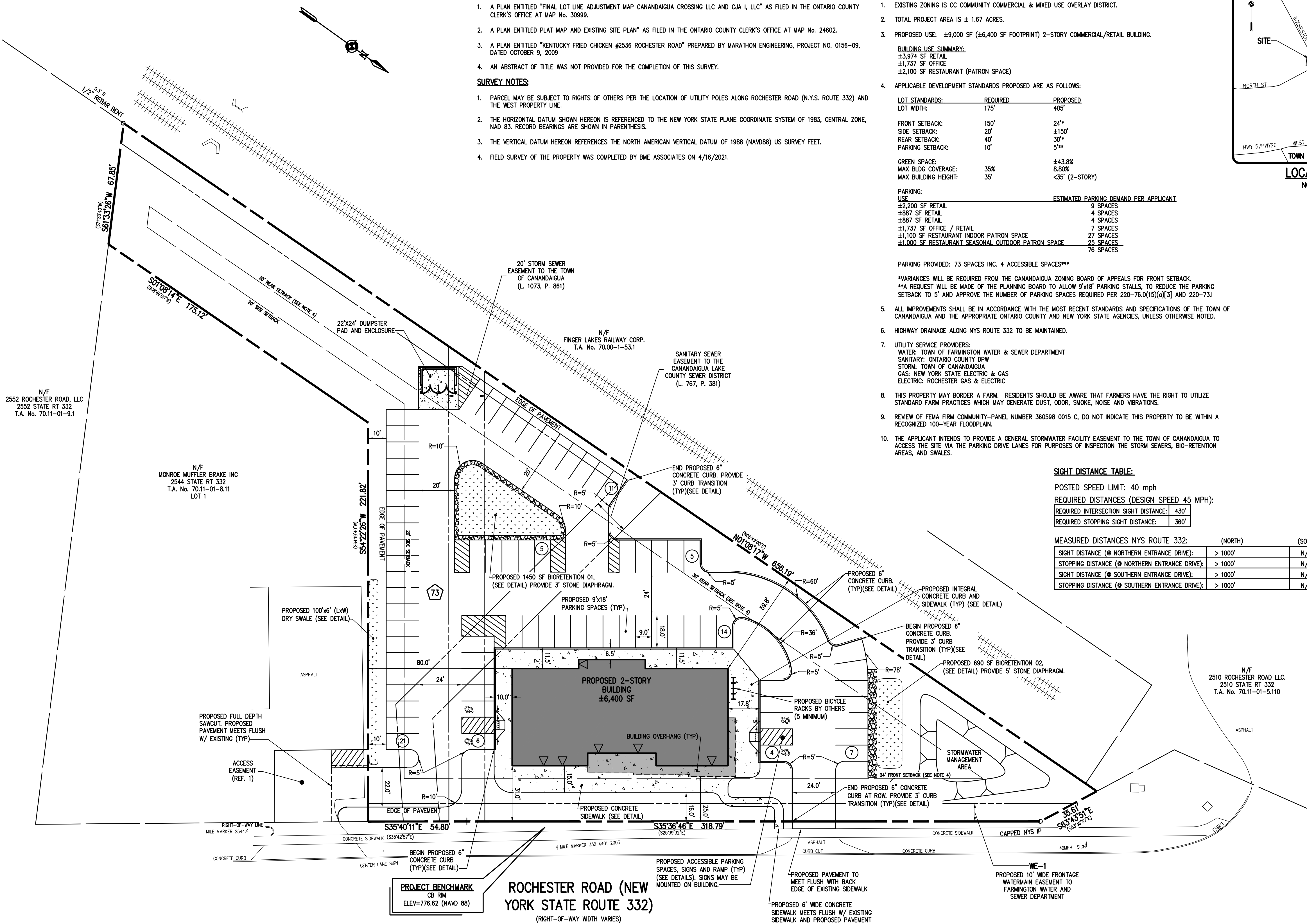
POSTED SPEED LIMIT: 40 mph

REQUIRED DISTANCES (DESIGN SPEED 45 MPH):

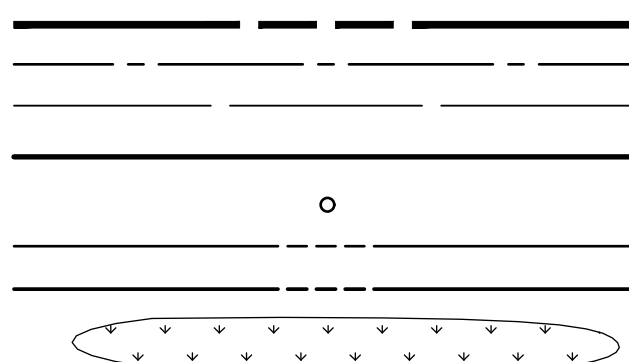
REQUIRED INTERSECTION SIGHT DISTANCE:	430'
REQUIRED STOPPING SIGHT DISTANCE:	360'

MEASURED DISTANCES NYS ROUTE 332:

MEASURED DISTANCES AND ROAD USER	(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)



LEGEND



BOUNDARY LINE
CENTERLINE
SETBACK LINE
PROPOSED LOT LINE
PROPERTY MARKER FOUND
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
BIORETENTION AREA

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.

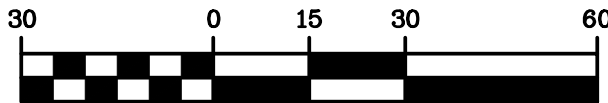
APPROVALS

BY: _____ DATE: _____
TOWN ENGINEER

BY: _____ DATE: _____
TOWN OF CANANDAIGUA PLANNING BOARD CHAIRPERSON

BY: _____ DATE: _____
TOWN OF CANANDAIGUA HIGHWAY/WATER SUPERINTENDENT

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft

7			
6			
5			
4	REMOVED 3 PARKING SPACES AND ADDED BIKE RACKS	9/3/21	JCC
3	REMOVED PER AGENCY COMMENT AND RELOCATED BUILDING	8/19/21	AND
2	REVISED PER BUILDING FOOTPRINT	7/2/21	AND
1	REVISED PER PRC COMMENTS	6/17/21	AND
	REVISIONS	DATE	BY

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

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PROJECT	2536 ROCHESTER RD		
LOCATION	PRELIMINARY/FINAL		
CLIENT	TOWN OF CANADAGUEN, ONTARIO COUNTY, NEW YORK STATE		
DRAWING TITLE	APOGEE DEVELOPMENT LTD. PO BOX 570 CANADAGUEN, NEW YORK 14424		
	FINAL		
	SITE PLAN		

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