

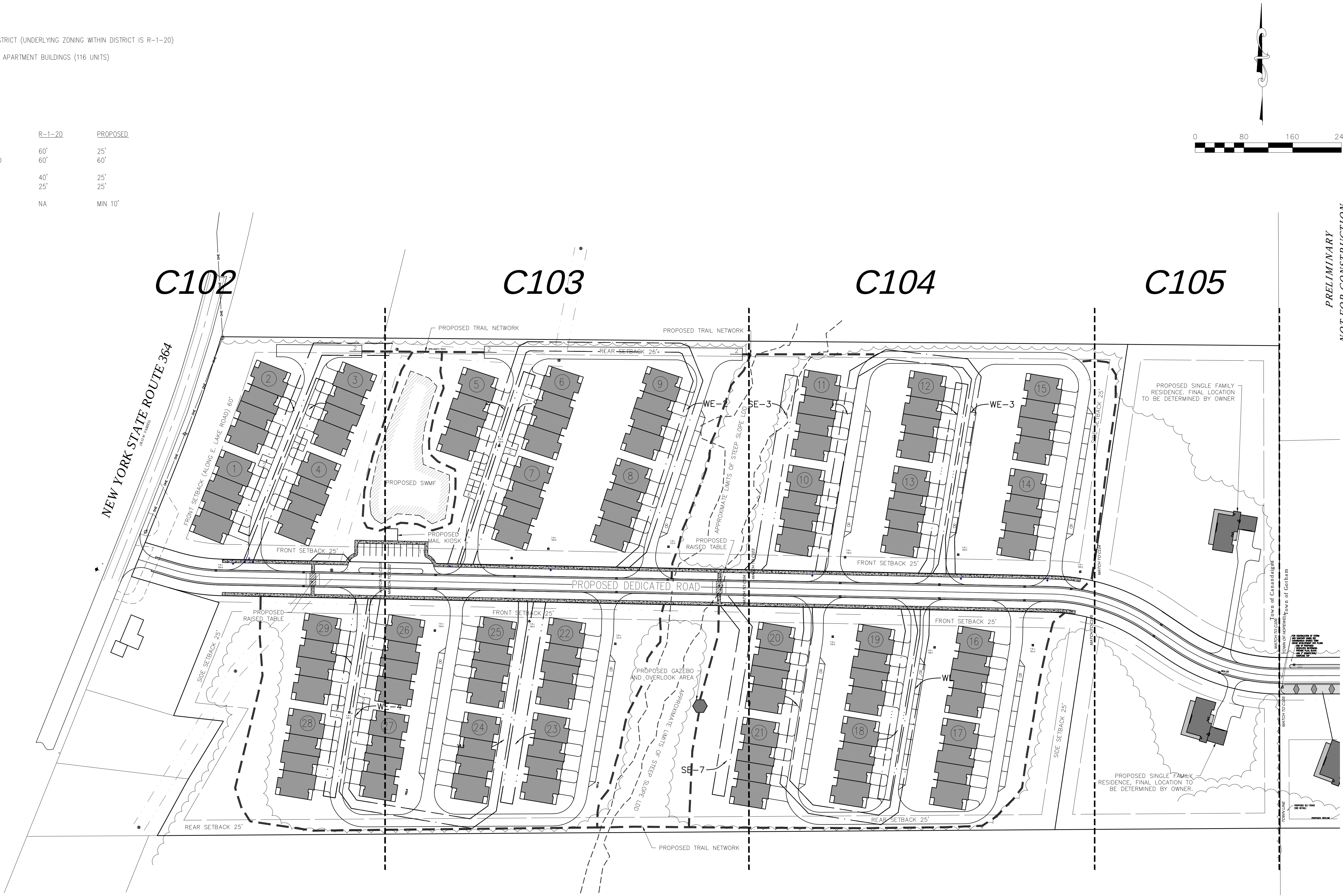
SITE NOTES:

- 1.) EXISTING ZONING: MU OVERLAY DISTRICT (UNDERLYING ZONING WITHIN DISTRICT IS R-1-20)
- 2.) PROPOSED USE: 29 MULTI-FAMILY APARTMENT BUILDINGS (116 UNITS)
- 3.) LOT SIZE: ±33.25 ACRES
- 4.) GREEN SPACE : ±40%
- 5.) DENSITY: 3.5 UNITS PER ACRE
- 6.) LOT STANDARDS:

SETBACKS:	R-1-20	PROPOSED
FRONT	60'	25'
-ALONG EAST LAKE ROAD	60'	60'
REAR	40'	25'
SIDE	25'	25'
BETWEEN BUILDINGS	NA	MIN 10'

PARKING COUNTS:

- 104 OFF STREET
- 348 GARAGE/DRIVEWAY
- 452 SPACES TOTAL
- 3.9 SPACES PER UNIT



PRELIMINARY
NOT FOR CONSTRUCTION

LEGEND			
○ Iron pin or pipe found	EXISTING	PROPOSED	
● Benchmark	----	----	Utility Lines
○ Utility pole	----	----	R.O.W. line
● Hydrant	----	----	Property line
● Light pole	----	----	Easement line
PERC TEST	----	----	Centerline
	----	----	Drainage
	----	----	Fence Line
	----	----	Contour Line
ABBREVIATIONS:	CO - CLEAN OUT	PERF - PERFORATED	
EX - EXISTING	TYP - TYPICAL	MIN - MINIMUM	
CPP - CORRUGATED POLYETHYLENE PIPE	R - RADIUS	MAX - MAXIMUM	
O.C. - ON CENTER	BC - BOTTOM OF CURB	INV - INVERT	
SICPP - SMOOTH INTERIOR CORRUGATED	TC - TOP OF CURB	CB - CATCH BASIN	
POLYETHYLENE PIPE	TW - TOP OF WALL	MH - MANHOLE	
UG - UNDERGROUND	BW - BOTTOM OF WALL	DI - DRAINAGE INLET	
CONC - CONCRETE	BS - BOTTOM OF STAIRS		

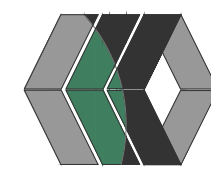
1 OVERALL SITE PLAN
1" = 80'

WATER/HIGHWAY SUPERINTENDENT DATE

PLANNING BOARD CHAIRMAN DATE

TOWN ENGINEER DATE

MarksEngineering



STAMP

REVISIONS

NO.	DATE	DESCRIPTION OF REVISION	BY
1	4/19/21	PER TOWN PRC MEETING	BAM
2	8/10/21	PER TOWN PLANNING BOARD REVIEW	BAM

SITE DEVELOPMENT PLANS PREPARED FOR:

CANANDAIGUA SHORES

TOWNHOME / RESIDENTIAL DEVELOPMENT

SHOWING LAND IN:

3535 STATE ROUTE 364 / 0000 COUNTY ROAD 18

TOWN OF CANANDAIGUA / HOPEWELL

COUNTY OF ONTARIO

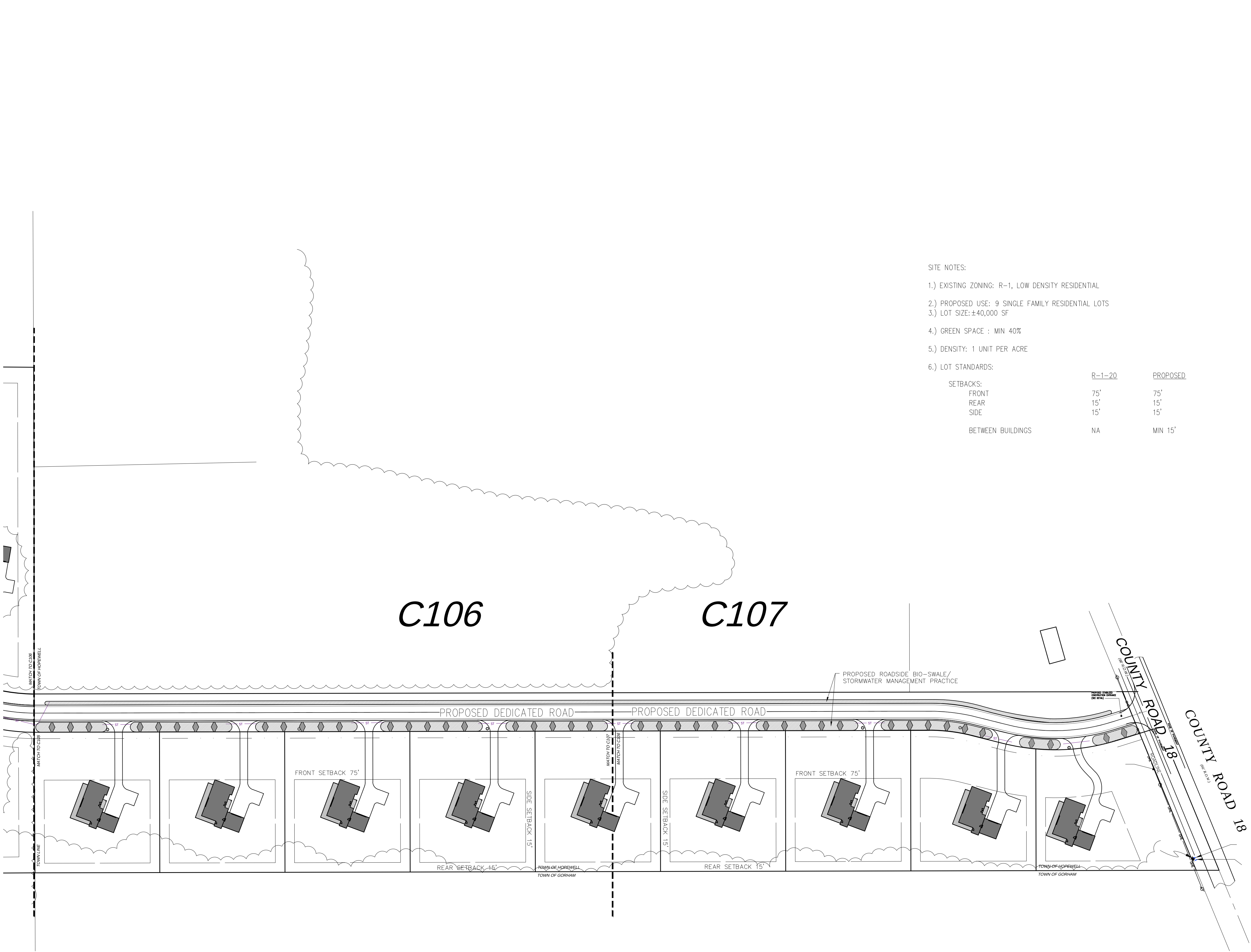
STATE OF NEW YORK

DRAWING TITLE:

OVERALL SITE PLAN

DRAWN BY:	LGR
DESIGNED BY:	LGR
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	20-243
DATE:	06/01/2021
TAX MAP#:	98.19-1-20.10

C100



SITE NOTES:

- 1.) EXISTING ZONING: R-1, LOW DENSITY RESIDENTIAL
- 2.) PROPOSED USE: 9 SINGLE FAMILY RESIDENTIAL LOTS
- 3.) LOT SIZE: ±40,000 SF
- 4.) GREEN SPACE : MIN 40%
- 5.) DENSITY: 1 UNIT PER ACRE
- 6.) LOT STANDARDS:

SETBACKS:	R-1-20	PROPOSED
FRONT	75'	75'
REAR	15'	15'
SIDE	15'	15'
BETWEEN BUILDINGS	NA	MIN 15'



PRELIMINARY
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C101

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CANANDAIGUA SHORES
TOWNHOME / RESIDENTIAL DEVELOPMENT
SHOWING LAND IN:
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TOWN OF CANANDAIGUA, HOPEWELL
COUNTY OF ONTARIO
STATE OF NEW YORK

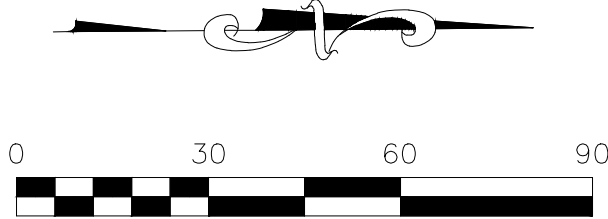
NO.	DATE	DESCRIPTION OF REVISION	BY
1	4/19/21	PER TOWN PRC MEETING	BAM
2	07/01/21	PER TOWN PLANNING BOARD REVIEW	BAM

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MarksEngineering

4-2 BEEMAN ST
CANANDAIGUA, NY 14224
www.marksengineering.com bmarks@marksengineering.com
Phone 585-505-0360
Fax 585-485-0205



NEW YORK STATE ROUTE 364
(R.O.W. VARIES)

PRELIMINARY
NOT FOR CONSTRUCTION

Marks Engineering

42 BREMAN ST
CANANDAIGUA, NY 14424
www.marksengineering.com marks@marksengineering.com

Phone: 585-905-0360
Fax: 585-485-6205

STAMP

REVISIONS		
NO.	DATE	DESCRIPTION OF REVISION
1	4/19/21	PER TOWN PRC MEETING
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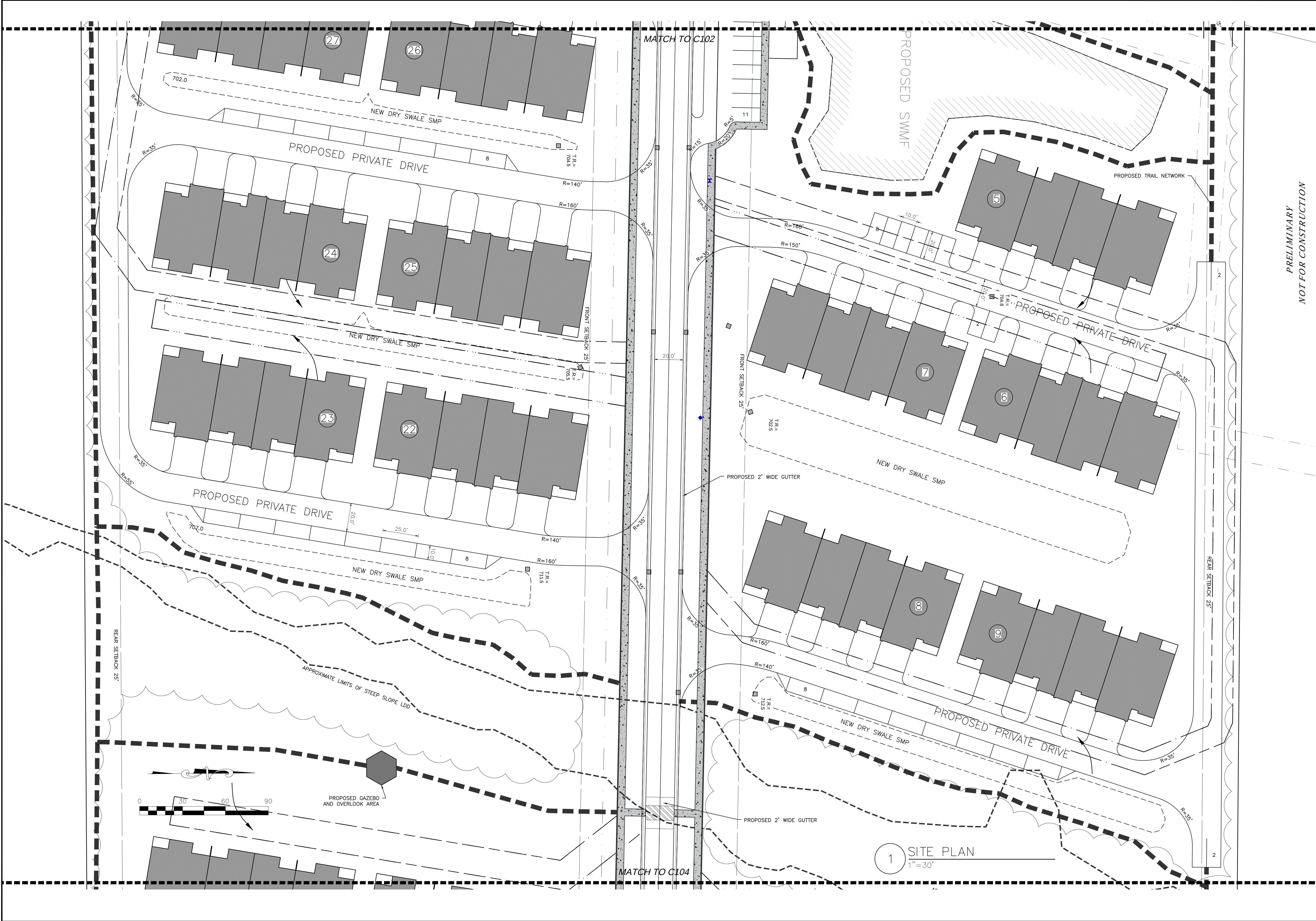
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C102

1 SITE PLAN
1" = 30'



4 2 BIRMAN ST
CANANDAIGUA, NY 14424
www.marksengineering.com marks@marksengineering.com

Phone 585-905-0360
Fax 585-485-6205

MARKS

Engineering

STATE OF NEW YORK
BRENNAN A. MARKS
Professional Engineer
No. 3182

STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS	
NO.	DATE
1	4/19/21
2	6/17/21

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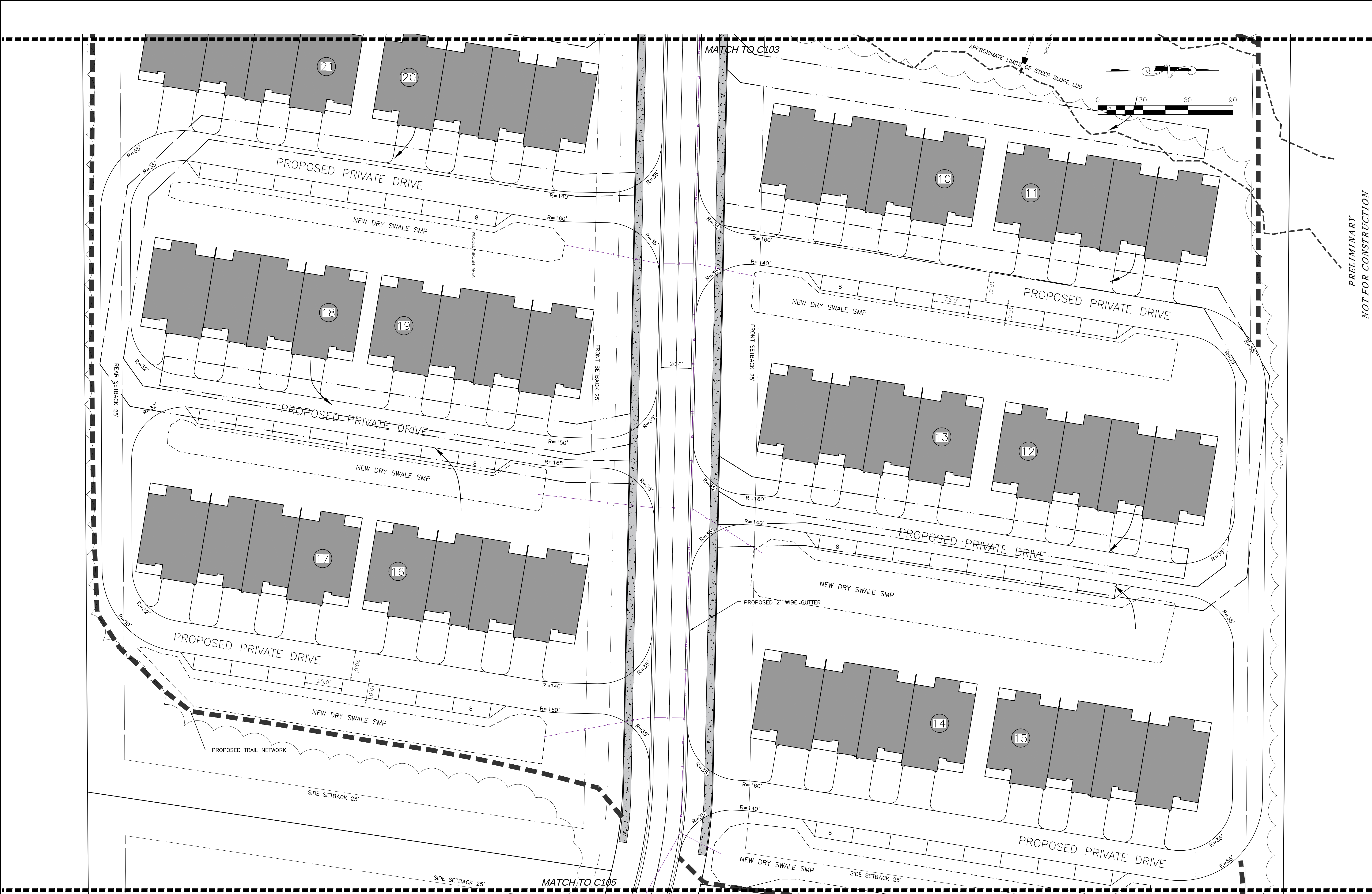
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C103

7/1/2021 4:14:47 PM



1 SITE PLAN
1" = 30'



Marks Engineering

4 2 BIRMAN ST
CANANDAIGUA, NY 14424
www.marksengineering.com marks@marksengineering.com

Phone: 585-905-0360
Fax: 585-485-6205



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2	8/10/21

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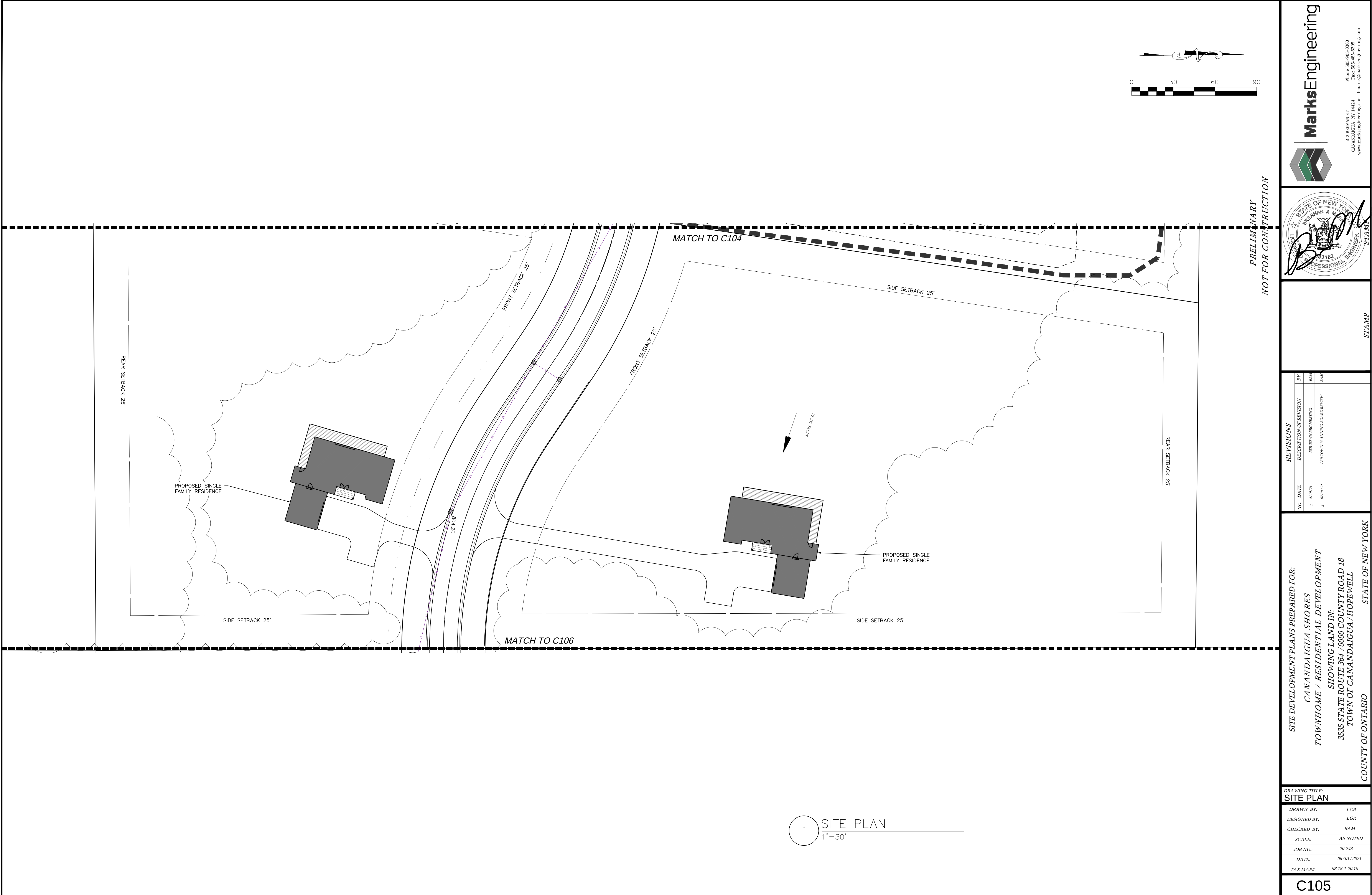
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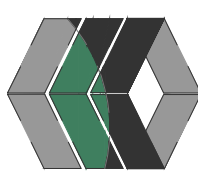
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C104



1 SITE PLAN
1" = 30'



MarksEngineering
4 2 BREMAN ST
CANANDAIGUA, NY 14424
www.marksengineering.com marks@marksengineering.com
Phone 585-905-0360
Fax 585-485-6205



STATE OF NEW YORK
BREMAN A. MARKS
3182
PROFESSIONAL ENGINEER
STAMP

STAMP

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