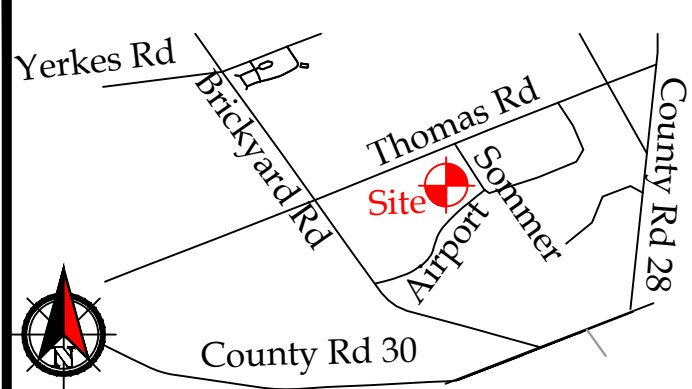




Vicinity Map N.T.S.

SITE DATA

T.m. # 70.00-1-67.111 Industrial
T.m. # 70.00-1-2.111 R-1-30
T.m. # 70.06-1-68.130 R-1-30

- Existing zoning is Mixed Use Overlay
Minimum lot size: 1 Acre
Minimum lot width: 50'
Front setback: 30'
Rear setback: 8'
Side setback: 8'
Maximum building height = 35 Feet
Total of 87 single family lots
Total of 16 Duplex Units
Total of 4 Commercial Sites
Total of 76 Townhome Sites
- This project is not situated in any recorded floodplain or wetland area.
- Distances shown are horizontal ground distances. all distances and elevations shown are measured in decimal feet. vertical datum is navd 88. horizontal datum is nys grid.
- Total area of project 64.63 Acres
- Property is located in flood zone x per fema community panel number 360598 0015 c map last revised march 3, 1997.
- Contour datum:navd88
Conserved Lands 30.364 Acres (47%)
Constrained Lands 9.01 Acres (Gas Easement) 5 Acres Woodland

Zoning Chart
Town of Canandaigua

Zoning District	Industrial	R-1-30
Min lot area	43,560 SF	30,000 SF
Min lot width	175'	125'
Min front yard setback	60'	60'
Min side yard setback	25'	25'
Min rear yard setback	50'	40'
Min rear yard setback (access)	40'	15'
Max building height	48'	35'
Max accessory structure height	16'	16'
Max building coverage	30%	20%

Deed Reference
Tom Farchione And Ronald Billitier to Uptowne Pointe LLC by deed filed in Liber 1453 of Deeds at Page 242.

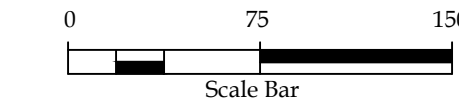
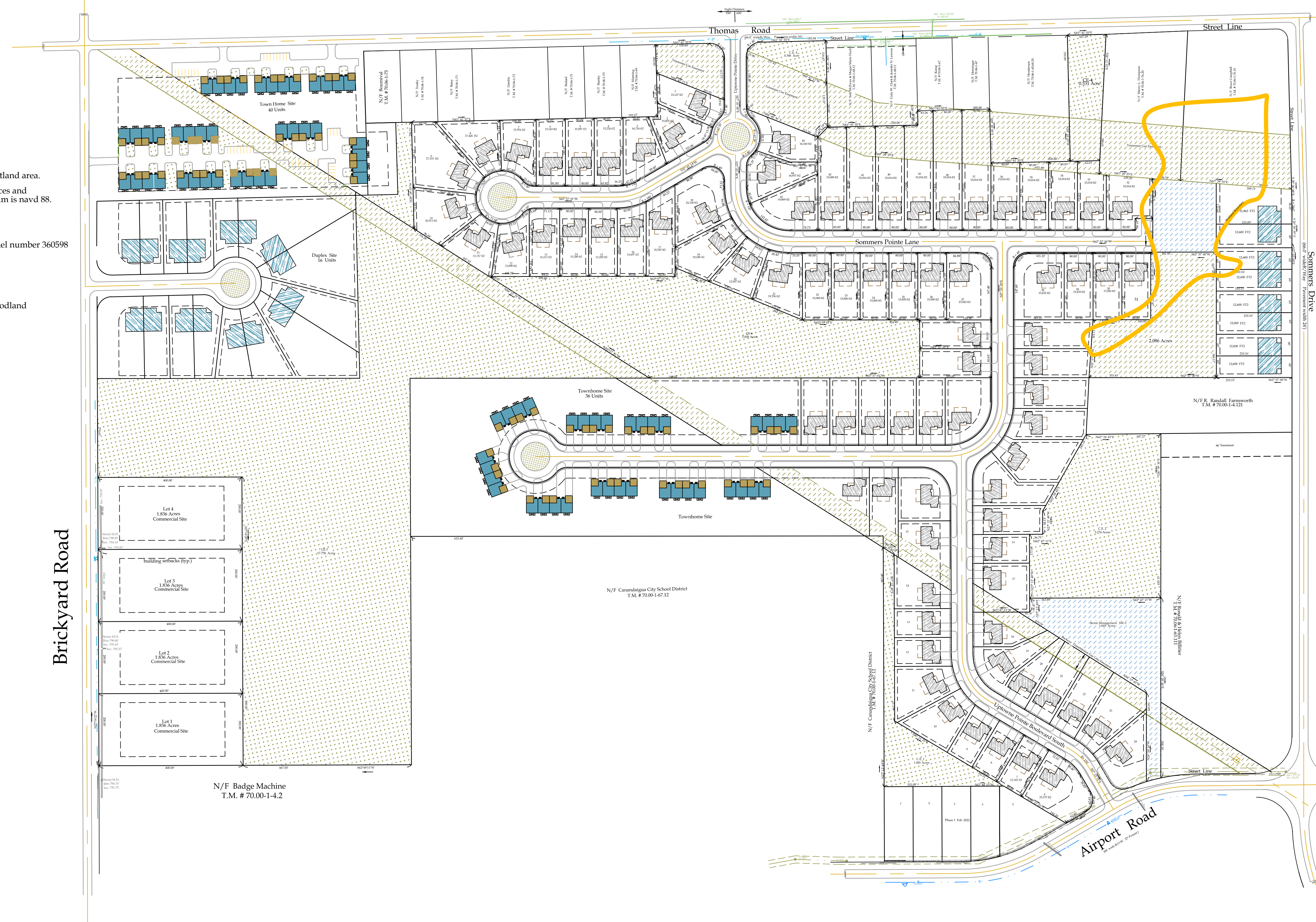
Map References
Lands of Oreste & Marguerite D'Allesandro, by Jack R. Anderson filed aug. 1, 1968 as ontario county filed map no. 4340.
Survey plan of land to be conveyed by Marguerite D'Allesandro, by Bradley G. Overace, Ls, filed june 16, 1988 as ontario county filed map no. 15941.

Boundary survey of parcel of land to be acquired by Dr. Bruce C. Campbell, by Myron R. Brewster, Jr, filed april 30, 1982 as ontario county filed map no. 10060.
Survey of lands to be conveyed by Claude & Aroline Coats, by leigh Robartes, Jr, dated dec. 5, 1968 and filed as ontario county filed Lands to be conveyed to Walter W., Jr. & Diane S. Jones and Terry A. Dekouski, by Douglas P. Wallace filed march 22, 1984 as ontario county filed map no. 11550.

Map of topographic survey prepared for: R. Randall Farnsworth, by Venezia and Associates dated feb. 27, 2002
Map of subdivision prepared for: Bruce C. Campbell, by Venezia and Associates dated dec. 15, 1999 being job no. 99-446.
Map of subdivision prepared for: Copco Publishers, inc. by Venezia and Associates dated dec. 14, 2001 being job no. b520.

Map of survey prepared for Larry B. & Bonnie S. Corby, by Venezia and Associates dated dec. 14, 2000 being job no. a361.
Plan of land owned by Ronald and Helen Billitier, by MRB Group dated june 4, 1999 being project no. 030125.
Final Plat prepared for Ronald Billitier Et al filed as Ontario County Map # 28605.

" Unauthorized alteration or addition to a map bearing a Licensed Professional Engineer's or Professional Land Surveyor's seal in any way is a Violation of Section 7209
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Planning Board Chairman _____ signed

Legend

- Iron pin or pipe found
- Iron pin set
- Drill hole
- Utility pole
- Utility lines
- R.O.W. line
- Property lines
- Centerline
- P.K. nail found
- P.K. nail set
- Concrete Monument
- Benchmark

Revisions			
NO.	Date	Description	By

This is to certify that I am a Licensed Land Surveyor and that this plan was completed on February 23, 2022.

Rocco A. Venezia
License No. 049761 signed



Conceptual Overall

Venezia Group LLC Developer
5120 Laura Lane
Canandaigua NY 14424

Uptowne Pointe

Showing Land
at
2361 Brickyard Road
Town of Canandaigua
County of Ontario State of New York

File Sommers Pointe 2022
T.m. # 70.00-1-67.111
Scale 1"= 150'

www.veneziasurvey.com (585)396-3267 Fax. No. (585) 396-0131 E-mail rocco@veneziasurvey.com

Rocco A. Venezia
LAND SURVEYOR

5120 Laura Lane Canandaigua New York, 14424