

Vicinity Map N.T.S.

T.m. # 70.00-1-67.111  
**Zoning Chart**  
Town of Canandaigua

Zoning District	Industrial	Proposed MUO
Min lot area	43,560 SF	6,000 SF
Min lot width	175'	50'
Min front yard setback	60'	30'
Min side yard setback	25'	8'
Min rear yard setback	50'	8'
Min rear yard setback (aces.)	40'	8'
Max building height	48'	35'
Max accessory structure height	16'	16'
Max building coverage	30%	40%

**Site Data**

- Existing zoning is Industrial MUO  
Minimum lot size: 1 Acre  
Minimum lot width: 175'  
  
Front setback: 60'  
Rear setback: 50'  
Side setback: 25'  
Maximum building height = 48'  
Total of 5 Single Family Homes
- 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 Phase 1.970 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
- 1.081 Acres Conserved (55%)

Daniel C. Hackett  
Licensed Landscape Architect  
signed

This is to certify that I am a  
Licensed Land Surveyor and that this plan  
was completed on August 12, 2022  
from notes of an instrument survey  
performed on January 18, 2022.



Rocco A. Venezia  
License No. 049761  
signed

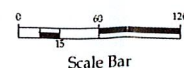
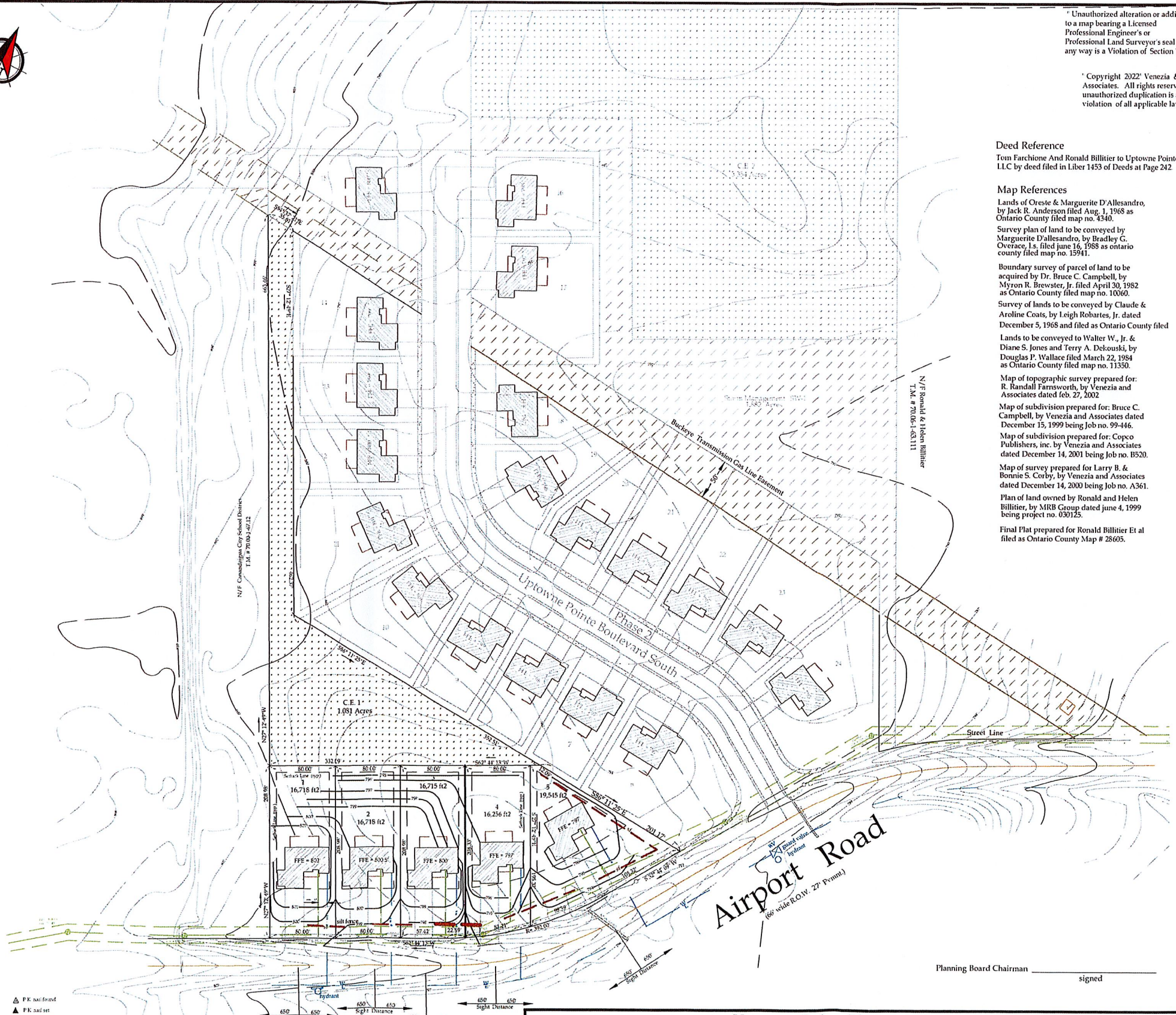
**Rocco A. Venezia Land Surveyor**

Revisions			
NO.	Date	Description	By

**Legend**

- Iron pin or pipe found
- Iron pin set
- Drill hole
- Utility pole
- PK nail found
- PK nail set
- Concrete Monument
- Benchmark
- Utility lines

5120 Laura Lane  
Canandaigua New York, 14424



Owner/Developer  
Venezia Group LLC  
5120 Laura Lane  
Canandaigua NY 14424  
www.veneziasurvey.com

**Uptowne Pointe Phase 1**  
Showing Land  
at  
2435 Brickyard Road  
Town of Canandaigua  
County of Ontario  
(585)396-3267

State of New York  
Fax. No. (585) 396-0131

E-mail rocco@veneziasurvey.com

\* 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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**Deed Reference**

Tom Farchione And Ronald Billittier 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, Is. 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  
December 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. 11350.

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  
December 15, 1999 being Job no. 99-446.

Map of subdivision prepared for: Copco  
Publishers, Inc. by Venezia and Associates  
dated December 14, 2001 being Job no. B520.

Map of survey prepared for Larry B. &  
Bonnie S. Corby, by Venezia and Associates  
dated December 14, 2000 being Job no. A361.

Plan of land owned by Ronald and Helen  
Billittier, by MRB Group dated June 4, 1999  
being project no. 030125.

Final Plat prepared for Ronald Billittier Et al  
filed as Ontario County Map # 28605.

Planning Board Chairman  
signed

File Uptowne Pointe Phase 1  
T.m. # 70.00-1-67.111  
Scale 1"= 60'