SITE NOTES:

1. PARCEL SIZE: +/- 142 ACRES
2. EXISTING ZONING: (CC) COMMUNITY COMMERCIAL AND (MUO) MIXED OVERLAY DISTRICT 3
3. BULK / LOT STANDARDS

	REQUIRED	PROPOSED
SETBACKS		
FRONT	75' FROM COUNTY ROAD	+/-80' FROM COUNTY ROAD +/-30' FROM INTERNAL DEDICATED ROAD
SIDE	20'	>20'
REAR	40'	>40'
MAX. BUILDING HT.	35'	35'
MIN. DISTANCE BETWEEN BUILDINGS	N/A	+/-30'
MAX. BLDG COVERAGE	35%	>35%
DENSITY	N/A	2.7 UNITS/ ACRE
REQUIRED OPEN SPACE	40%	>40%
PARKING REQUIREMENTS		
STALL SIZE	10' X 20'	
HANDICAP STALL SIZE	14' X 20'	
# OF SPACES REQUIRED	2 SPACES / DU	+/-2.5 / DU

LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINE
- CENTERLINE
- SETBACK LINE
- PROPERTY MARKER FOUND
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE

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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 the seal and the notation "altered" followed by his signature and the date of such alteration, and a specific description of the alteration."

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	REVISIONS	DATE	BY

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	REVISIONS	DATE	BY

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PROJECT: DIMARCO CANANDAIGUA PROPERTIES
LOCATION: TOWN OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK
CLIENT: THE DIMARCO GROUP
50 BRIGHTON ROAD, SUITE 100
ROCHESTER, NEW YORK 14623
DRAWING TITLE: SCHEMATIC DEVELOPMENT PLAN

PROJECT MANAGER M SIMON	DATE
PROJECT ENGINEER M JANDA	DATE
DRAWN BY AR SPENCER	DATE
SCALE 1" = 100'	DATE ISSUED JULY 2016
PROJECT NO. 2490	
DRAWING NO. EXHIBIT	