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**Planned Unit Development (PUD)  
Application Report**

**FOR**

**Waterchase Residential Subdivision**

***City of Canandaigua, New York***

**January 2025  
(Rev. 1 - February 19, 2025)**

**DEVELOPER:** Canandaigua Homes LLC  
83 South Main Street  
Canandaigua, NY 14244

**PREPARED BY:** DDS Companies  
45 Hendrix Road  
West Henrietta, NY 14618

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## 1.0 APPLICATION REPORT

DDS Engineers, LLP submits the following report intending to answer each application checklist item from the City of Canandaigua code section 850-124 in reference to PUD application requirements. In addition, any items that are addressed in other application materials are identified below. Sections of the code are included with a narrative below the code section in bold.

850-124.B(1) – The developer shall submit a sketch plan of his proposal to the City Council with an application to have the plan approved and the area of its location designated a Planned Unit Development (PUD) area. A committee of all members of the City Council chaired by a Council member appointed by the mayor shall review the application and make a recommendation to the Council before the Council takes any action related to this application. The sketch plan shall be approximately to scale and shall clearly show the following information:

- a) Description of the area involved by tax map numbers, legal description, address, and ownership;

**See attached legal description and boundary map in Appendix A.**

- b) An area map prepared by a licensed engineer or architect showing the applicant's entire holding, that portion of the applicant's property under consideration, and all properties, subdivision, streets, and easements within 500 feet of the applicant's property;

**See enclosed plans with this application.**

- c) A tracing overlay showing all soil areas and their classifications, and those areas, if any, with moderate to high susceptibility flooding, and moderate to high susceptibility to erosion. For areas with potential erosion problems the overlay shall also include an outline and description of existing vegetation;

**See attached Soil Report and Overlay Map in Appendix B.**

- d) Identification and Location of the various uses and their areas in acres;

**The intended use of this development is single-family homes (see enclosed plans with this application).**

- **Approximately 4.7 acres will be dedicated City ROW with roadways and public utilities.**
- **Approximately 22.8 acres will be dedicated to single-family homes.**

- e) The general outlines of the interior roadway system and all existing rights-of-way and easements, indicating whether public or private;

**See enclosed plans with this application.**

- f) Delineation of the various residential areas indicating for each such area its general extent, size, number of bedrooms, and composition in terms of total number of dwelling units, approximate percentage allocation by dwelling unit type (i.e., single-family detached, duplex townhouse, garden apartments, high-rise); and general description of the intended market structure (i.e., luxury, middle income, moderate income, elderly units, family units, etc.); plus a calculation of the residential density in dwelling units per gross acre (total area including interior roadways) for each such area;

**Approximately 22.8-acres of the 27.4-acre overall project area is targeted for single-family detached home construction.**

- **The proposed homes will be approximately 1,700-2,300 sf in size with attached two car garages.**
- **The proposed homes will be a mix of 3-4 bedroom dwellings and will be detached single-family style.**
- **The total projected number of dwelling units upon completion of all phases is 85 homes.**
- **The intended market structure is middle income.**
- **The residential density is approximately 2.9 dwelling units per acre.**

**See Appendix D for architectural perspective drawing.**

- g) Delineation of non-residential areas indicating for such are its general extent, size, intended use, type and size of facility, and economic market for commercial services, recreational, and tourist uses.

**The total area dedicated is as follows:**

- **Internal roadways, sidewalks, and utilities within the R.O.W. is approximately 4.7 acres.**
- **There are no commercial or tourist services provided as part of this application.**
- **\*Applicant requests an exemption to permit sidewalks on one side of the street only.**

- h) Location, height, construction type, and architectural style of each building or other improvement;

**The proposed home constructions for the project:**

- 28' height
- Available cottage style construction
- Wood frame construction with vinyl siding and stonework, if selected.
- Homes will have basements
- \*Applicant requests an exemption to permit garages to extend up to 3' forward of the front plane of the primary residential (to include porches or other similar architectural features).

**See Appendix D for architectural perspective drawing.**

- i) Maps of open space system, including parking and other open areas, outdoor lighting, recreational facilities (both private and public and indicating proposed ownership);

**See enclosed plans with this application.**

- j) A general landscape plan, including any proposed treatment of the development's perimeter, and any additional information regarding adjacent areas which might assist in the evaluation of the proposed project impact;

**See enclosed plans with this application. The development proposed street side trees and landscaping within the stormwater management facilities.**

- k) The overall drainage system; proposed and existing utility systems:

**See enclosed plans with this application. The development proposed five stormwater management facilities to treat and attenuate flows in accordance with NYSDEC regulations.**

- l) If grades exceed 3%, or portions of the site have a moderate to high susceptibility to erosion, flooding and/or ponding, a topographic map showing contour intervals of not more than five feet of elevation shall be provided along with an overlay outlining the above susceptible soil areas, if any;

**See attached existing slopes overlay map in Appendix C.**

- m) Principal ties to the community at large with respect to transportation, water supply and sewage disposal;

**The proposed project has ties to the community in a number of ways**

- **Transportation** – the project will provide for interconnection of other neighboring streets and neighboring sidewalks for pedestrian and vehicular traffic.
  - **Water Supply** – The project will provide an opportunity for water mains to be looped so as to improve the overall effectiveness of the water pressure system.
  - **Sewage Disposal** – The project will provide sewage conveyance to the existing sanitary sewer which traverses the property.
- n) General description of the provision of other community facilities, such as schools, fire protection services, and cultural facilities; if any, and some indication of how these needs are proposed to be accommodated.

**The proposed development will require additional demand for these public services.**

- **Schools** will have an increased demand, but the proximity of the proposed development will not necessarily increase the demand for student transportation.
  - **Fire protection services** will also realize an increase in demand, but no more than similar developments that exist in the area.
  - **Taxes collected from the proposed development** can be utilized from the town for some of the many cultural resources that the City of Canandaigua has to offer its residents.
- o) A location map showing existing and proposed uses and proposed lot lines and the ownership of abutting lands;

**See enclosed plans with this application.**

- p) Financial information including whether phased development is planned, a proposed construction schedule, cost of completion of each phase, person(s) financially liable for completion;

**The development is expected to be completed in 2 phases, with infrastructure installation in the first phase to begin in Fall 2025. The infrastructure installation (incl. land cost) is estimated at this time to cost approximately \$5,500,000 and will be financed in conjunction with local lending institutions. Robert Brenner and Brian Mahoney will be liable for completion and have prior development experience assisting with marquis projects in the City of Canandaigua, including The Lake House on Canandaigua and the Sands Family YMCA.**

- q) Future objectives, if any, for the project; and (r) a three-dimensional scale model showing topography and the size, shape, height and location of any buildings or other improvements on the property. Architectural and design features need not be shown. Landscaping or other details need not be shown, except as the City Council may require.

**The overall objective of the project is to provide attractive options in the City of Canandaigua housing market while improving connectivity to adjacent neighborhoods and local business. The project offers an opportunity to expand existing public utilities and provide a more efficient utility system. See appendix D for representative architectural renderings of the proposed buildings.**

850-124.B(2) – In addition, the following documentation shall accompany the sketch plan:

- a) Evidence of how the developer's particular mix of land uses meets existing community demands to include area wide as well as local considerations;

**The project offers a range of housing options and provides a traditional neighborhood feel and interconnects with the adjacent neighborhood effectively expanding those existing neighborhoods. In addition, the plan's higher density allows a more efficient use of the land, reducing the amount of public roadways and utilities.**

- b) Evidence that the proposal is compatible with the goals of local and area wide comprehensive plan, if any;

**The proposed project meets the desired development ideals set forth in the Comprehensive City Plan as follows:**

- **The project is a residential development with characteristics of a traditional Canandaigua neighborhood.**
- **Traditional streetscapes with curbs, trees, sidewalks, and homes built close to the road are proposed.**
- **The new roadway will provide for interconnection of other streets and sidewalks.**
- **The project offers an opportunity to provide pedestrian linkage to the other neighborhoods in the City as well as the City's schools.**

- c) General statement as to how common open space is owned and maintained;  
**Developer intends for each unit to contribute to the City's parks and recreation fund at the time of development. Open space has been provided within the community and will be owned and maintained by the fee owner as is the case with the prior sections of the existing development. Developer does not wish to burden the City with additional open space or maintenance requirements in connection with this application but would rather have the funds collected by the City in connection with the development enhance other existing City parks or open space areas.**

- d) If the development is to be staged, a general indication of how the staging is to proceed. Whether or not the development is to be staged, the sketch plan of this section shall show the intended total project;

**The development will be divided into three (3) phases:**

- 1. The first phase will include development of new road connections to existing streets. Maple Lane will be installed from Stewart Place to the end of the new Boyce Street and Boyce Street will be installed from North Road to Maple Lane to loop the entire development in the first phase. In addition, Kennedy Street will be extended to the Maple Lane intersection. This will allow for the development of the first 29 lots as shown on the plans. Most proposed stormwater management facilities will be developed in the first phase along with all necessary utilities to service the first 29 lots.**
  - 2. The second phase will involve the installation of the remainder of Maple Lane which loops around to connect back to Boyce St. at Sta. 4+00. This phase will create 44 lots and complete the interconnected nature of the proposed development.**
  - 3. The third phase will involve the installation of the proposed Kennedy Street cul-de-sac and two stormwater management facilities to treat stormwater for this phase only. This will allow for the development of 6 lots at the end of the cul-de-sac. Utilities will be extended from the Maple Lane Intersection to these lots.**
- e) Evidence of any sort in the applicant's own behalf to demonstrate his competence to carry out the plan and his awareness of the scope of such a project, both physical and financial.

**See appendix E for developer qualifications.**

The proposed development is intended to meet the requirements of a PUD as determined by the City of Canandaigua. The overall proposal to create this neighborhood would be a benefit to the community and more importantly comply with the goals of the City's Comprehensive Plan.

**APPENDIX A: Property Legal Description and Boundary Map**





**EXHIBIT A**

**PROJECT DESCRIPTION**

ALL that certain plot piece or parcel of land, situate, lying in the Town of Canandaigua and the City of Canandaigua, Ontario County, State of New York, being described as follows:

Commencing at a point in the centerline of North Road (66' wide), said point being 1011.15 feet west of East Street as laid forth on a map filed in the Ontario County Clerk's office as map number 30907; Thence southerly on a bearing of S 27°21'25" E a distance of 218.00 feet to a point, said point being the true point and place of beginning.

Thence the following courses and distances:

1. S 27°21'25" E a distance of 723.64 feet to a point;
2. Thence S 62°28'51" W a distance of 326.09 feet to a point;
3. Thence S 27°43'56" E a distance of 386.09 feet to a point;
4. Thence S 62°14'13" W a distance of 883.89 feet to a point;
5. Thence N 27°35'51" W a distance of 260.19 feet to a point;
6. Thence S 62°24'09" W a distance of 54.00 feet to a point;
7. Thence N 27°35'51" W a distance of 132.13 feet to a point;
8. Thence N 62°24'09" E a distance of 94.63 feet to a point;
9. Thence N 27°32'21" W a distance of 708.63 feet to a point;
10. Thence N 62°27'40" E a distance of 375.00 feet to a point;
11. Thence N 27°32'21" W a distance of 189.76 feet to a point;
12. Thence N 62°27'39" E a distance of 75.00 feet to a point;
13. Thence S 27°32'21" E a distance of 189.76 feet to a point;
14. Thence N 62°27'39" E a distance of 159.52 feet to a point;
15. Thence N 27°32'21" W a distance of 4.75 feet to a point;
16. Thence N 61°42'46" E a distance of 561.27 feet to a point, said point being the true point and place of beginning.

Being and hereby intending to describe the following parcels listed below in their entirety as well as a portion of Porter Street and Kenedy Street, totaling an area of 27.569 acres as shown on a Project Location Sketch Map prepared by The DDS Companies dated 12/6/2024.

<b>ID</b>	<b>ADDRESS</b>	<b>TAX NUMBER</b>	<b>CURRENT OWNER</b>
1	158 STEWART PL, CANANDAIGUA, NY	71.09-4-1	CANANDAIGUA HOMES LLC
2	160 STEWART PL, CANANDAIGUA, NY	71.09-4-2	CANANDAIGUA HOMES LLC
3	254 KENNEDY ST, CANANDAIGUA, NY	71.09-4-3	CANANDAIGUA HOMES LLC
4	260 KENNEDY ST, CANANDAIGUA, NY	71.09-4-4	CANANDAIGUA HOMES LLC
5	264 KENNEDY ST, CANANDAIGUA, NY	71.09-4-5	CANANDAIGUA HOMES LLC
6	268 KENNEDY ST, CANANDAIGUA, NY	71.09-4-6	CANANDAIGUA HOMES LLC
7	272 KENNEDY ST, CANANDAIGUA, NY	71.09-4-7	CANANDAIGUA HOMES LLC
8	276 KENNEDY ST, CANANDAIGUA, NY	71.09-4-8	CANANDAIGUA HOMES LLC
9	280 KENNEDY ST, CANANDAIGUA, NY	71.09-4-9	CANANDAIGUA HOMES LLC
10	284 KENNEDY ST, CANANDAIGUA, NY	71.09-4-10	CANANDAIGUA HOMES LLC
11	288 KENNEDY ST, CANANDAIGUA, NY	71.09-4-11	CANANDAIGUA HOMES LLC
12	292 KENNEDY ST, CANANDAIGUA, NY	71.09-4-12	CANANDAIGUA HOMES LLC
13	296 KENNEDY ST, CANANDAIGUA, NY	71.09-4-13	CANANDAIGUA HOMES LLC
14	300 KENNEDY ST, CANANDAIGUA, NY	71.09-4-14	CANANDAIGUA HOMES LLC
15		71.09-4-15	CANANDAIGUA HOMES LLC

16	308 KENNEDY ST, CANANDAIGUA, NY	71.09-4-16	CANANDAIGUA HOMES LLC
17	312 KENNEDY ST, CANANDAIGUA, NY	71.09-4-17	CANANDAIGUA HOMES LLC
18	316 KENNEDY ST, CANANDAIGUA, NY	71.09-4-18	CANANDAIGUA HOMES LLC
19	320 KENNEDY ST, CANANDAIGUA, NY	71.09-4-19	CANANDAIGUA HOMES LLC
20		71.09-4-20	CANANDAIGUA HOMES LLC
21	287 KENNEDY ST, CANANDAIGUA, NY	71.09-4-21	CANANDAIGUA HOMES LLC
22	283 KENNEDY ST, CANANDAIGUA, NY	71.09-4-22	CANANDAIGUA HOMES LLC
23	279 KENNEDY ST, CANANDAIGUA, NY	71.09-4-23	CANANDAIGUA HOMES LLC
24	275 KENNEDY ST, CANANDAIGUA, NY	71.09-4-24	CANANDAIGUA HOMES LLC
25	271 KENNEDY ST, CANANDAIGUA, NY	71.09-4-25	CANANDAIGUA HOMES LLC
26	267 KENNEDY ST, CANANDAIGUA, NY	71.09-4-26	CANANDAIGUA HOMES LLC
27	263 KENNEDY ST, CANANDAIGUA, NY	71.09-4-27	CANANDAIGUA HOMES LLC
28	259 KENNEDY ST, CANANDAIGUA, NY	71.09-4-28	CANANDAIGUA HOMES LLC
29	170 STEWART PL, CANANDAIGUA, NY	71.09-4-29	CANANDAIGUA HOMES LLC
30	172 STEWART PL, CANANDAIGUA, NY	71.09-4-30	CANANDAIGUA HOMES LLC
31	176 STEWART PL, CANANDAIGUA, NY	71.09-4-31	CANANDAIGUA HOMES LLC
32	178 STEWART PL, CANANDAIGUA, NY	71.09-4-32	CANANDAIGUA HOMES LLC
33	260 PORTER ST, CANANDAIGUA, NY	71.09-4-33	CANANDAIGUA HOMES LLC
34	264 PORTER ST, CANANDAIGUA, NY	71.09-4-34	CANANDAIGUA HOMES LLC
35	268 PORTER ST, CANANDAIGUA, NY	71.09-4-35	CANANDAIGUA HOMES LLC
36	272 PORTER ST, CANANDAIGUA, NY	71.09-4-36	CANANDAIGUA HOMES LLC
37	276 PORTER ST, CANANDAIGUA, NY	71.09-4-37	CANANDAIGUA HOMES LLC
38	280 PORTER ST, CANANDAIGUA, NY	71.09-4-38	CANANDAIGUA HOMES LLC
39	284 PORTER ST, CANANDAIGUA, NY	71.09-4-39	CANANDAIGUA HOMES LLC
40	288 PORTER ST, CANANDAIGUA, NY	71.09-4-40	CANANDAIGUA HOMES LLC
41	311 PORTER ST, CANANDAIGUA, NY	71.09-4-41	CANANDAIGUA HOMES LLC
42	307 PORTER ST, CANANDAIGUA, NY	71.09-4-42	CANANDAIGUA HOMES LLC
43	303 PORTER ST, CANANDAIGUA, NY	71.09-4-43	CANANDAIGUA HOMES LLC
44	299 PORTER ST, CANANDAIGUA, NY	71.09-3-37.11	CANANDAIGUA HOMES LLC
45	295 PORTER ST, CANANDAIGUA, NY	71.09-4-45	CANANDAIGUA HOMES LLC
46	291 PORTER ST, CANANDAIGUA, NY	71.09-4-46	CANANDAIGUA HOMES LLC
47	287 PORTER ST, CANANDAIGUA, NY	71.09-4-47	CANANDAIGUA HOMES LLC
48	283 PORTER ST, CANANDAIGUA, NY	71.09-4-48	CANANDAIGUA HOMES LLC
49	279 PORTER ST, CANANDAIGUA, NY	71.09-4-49	CANANDAIGUA HOMES LLC
50	275 PORTER ST, CANANDAIGUA, NY	71.09-4-50	CANANDAIGUA HOMES LLC
51	271 PORTER ST, CANANDAIGUA, NY	71.09-4-51	CANANDAIGUA HOMES LLC
52	267 PORTER ST, CANANDAIGUA, NY	71.09-4-52	CANANDAIGUA HOMES LLC
53	263 PORTER ST, CANANDAIGUA, NY	71.09-4-53	CANANDAIGUA HOMES LLC
54	259 PORTER ST, CANANDAIGUA, NY	71.09-4-54	CANANDAIGUA HOMES LLC
55	186 STEWART PL, CANANDAIGUA, NY	71.09-4-55	CANANDAIGUA HOMES LLC
56	190 STEWART PL, CANANDAIGUA, NY	71.09-4-56	CANANDAIGUA HOMES LLC
57	192 STEWART PL, CANANDAIGUA, NY	71.09-4-57	CANANDAIGUA HOMES LLC

58	196 STEWART PL, CANANDAIGUA, NY	71.09-4-58	CANANDAIGUA HOMES LLC
59	198 STEWART PL, CANANDAIGUA, NY	71.09-4-59	CANANDAIGUA HOMES LLC
60	202 STEWART PL, CANANDAIGUA, NY	71.09-4-60	CANANDAIGUA HOMES LLC
61	205 STEWART PL, CANANDAIGUA, NY	71.09-4-62	CANANDAIGUA HOMES LLC
62	201 STEWART PL, CANANDAIGUA, NY	71.09-4-63	CANANDAIGUA HOMES LLC
63	199 STEWART PL, CANANDAIGUA, NY	71.09-4-64	CANANDAIGUA HOMES LLC
64	195 STEWART PL, CANANDAIGUA, NY	71.09-4-65	CANANDAIGUA HOMES LLC
65		71.09-4-66	CANANDAIGUA HOMES LLC
66	173 STEWART PL, CANANDAIGUA, NY	71.09-4-67	CANANDAIGUA HOMES LLC
67	171 STEWART PL, CANANDAIGUA, NY	71.09-4-68	CANANDAIGUA HOMES LLC
68	165 STEWART PL, CANANDAIGUA, NY	71.09-4-69	CANANDAIGUA HOMES LLC
69	163 STEWART PL, CANANDAIGUA, NY	71.09-4-70	CANANDAIGUA HOMES LLC

**APPENDIX B: Soil Report and Overlay Map**





United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for **Ontario County, New York**



# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# How Soil Surveys Are Made

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Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

## Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

## Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map

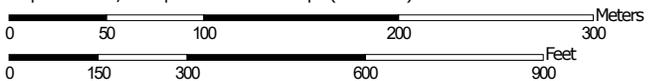
---

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

# Custom Soil Resource Report Soil Map



Map Scale: 1:3,860 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)

**Soils**

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

**Special Point Features**

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

**Water Features**

 Streams and Canals

**Transportation**

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Ontario County, New York  
 Survey Area Data: Version 24, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 3, 2021—Nov 7, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
34A	Lakemont silty clay loam, 0 to 3 percent slopes	23.2	75.6%
35A	Odessa silt loam, 0 to 3 percent slopes	5.1	16.7%
260B	Cayuga silt loam, 3 to 8 percent slopes	2.4	7.7%
<b>Totals for Area of Interest</b>		<b>30.7</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

## Custom Soil Resource Report

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Ontario County, New York

### 34A—Lakemont silty clay loam, 0 to 3 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2spjw

*Elevation:* 260 to 1,800 feet

*Mean annual precipitation:* 31 to 57 inches

*Mean annual air temperature:* 41 to 50 degrees F

*Frost-free period:* 100 to 190 days

*Farmland classification:* Farmland of statewide importance

#### Map Unit Composition

*Lakemont and similar soils:* 85 percent

*Minor components:* 15 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Lakemont

##### Setting

*Landform:* Depressions

*Landform position (two-dimensional):* Toeslope

*Landform position (three-dimensional):* Tread

*Down-slope shape:* Concave

*Across-slope shape:* Concave

*Parent material:* Red clayey glaciolacustrine deposits derived from calcareous shale

##### Typical profile

*Ap - 0 to 6 inches:* silty clay loam

*Eg - 6 to 10 inches:* silty clay loam

*Btg1 - 10 to 15 inches:* silty clay

*Btg2 - 15 to 31 inches:* silty clay

*C - 31 to 79 inches:* silty clay

##### Properties and qualities

*Slope:* 0 to 3 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Poorly drained

*Runoff class:* Very low

*Capacity of the most limiting layer to transmit water (Ksat):* Very low to moderately low (0.00 to 0.14 in/hr)

*Depth to water table:* About 0 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Calcium carbonate, maximum content:* 25 percent

*Available water supply, 0 to 60 inches:* Moderate (about 8.9 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 4w

*Hydrologic Soil Group:* D

*Ecological site:* F101XY010NY - Wet Lake Plain Depression

*Hydric soil rating:* Yes

## Minor Components

### Odessa

*Percent of map unit:* 5 percent  
*Landform:* Lake terraces  
*Landform position (two-dimensional):* Footslope  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Concave  
*Across-slope shape:* Linear  
*Ecological site:* F101XY009NY - Moist Lake Plain  
*Hydric soil rating:* No

### Canandaigua

*Percent of map unit:* 4 percent  
*Landform:* Depressions  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Concave  
*Across-slope shape:* Concave  
*Hydric soil rating:* Yes

### Fonda

*Percent of map unit:* 4 percent  
*Landform:* Depressions  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Concave  
*Across-slope shape:* Concave  
*Hydric soil rating:* Yes

### Barre

*Percent of map unit:* 2 percent  
*Landform:* Depressions  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Base slope, tread  
*Down-slope shape:* Concave  
*Across-slope shape:* Concave  
*Hydric soil rating:* Yes

## 35A—Odessa silt loam, 0 to 3 percent slopes

### Map Unit Setting

*National map unit symbol:* 2wr8  
*Elevation:* 260 to 1,540 feet  
*Mean annual precipitation:* 31 to 57 inches  
*Mean annual air temperature:* 41 to 50 degrees F  
*Frost-free period:* 100 to 190 days  
*Farmland classification:* Prime farmland if drained

**Map Unit Composition**

*Odessa and similar soils: 85 percent*

*Minor components: 15 percent*

*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Odessa**

**Setting**

*Landform: Lake terraces*

*Landform position (two-dimensional): Footslope*

*Landform position (three-dimensional): Tread*

*Down-slope shape: Concave*

*Across-slope shape: Linear*

*Parent material: Red clayey glaciolacustrine deposits derived from calcareous shale*

**Typical profile**

*Ap - 0 to 8 inches: silt loam*

*Bt/E - 8 to 10 inches: silty clay loam*

*Bt1 - 10 to 15 inches: silty clay*

*Bt2 - 15 to 25 inches: silty clay*

*C - 25 to 79 inches: silty clay*

**Properties and qualities**

*Slope: 0 to 3 percent*

*Depth to restrictive feature: More than 80 inches*

*Drainage class: Somewhat poorly drained*

*Runoff class: Very high*

*Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)*

*Depth to water table: About 6 to 18 inches*

*Frequency of flooding: None*

*Frequency of ponding: None*

*Calcium carbonate, maximum content: 25 percent*

*Available water supply, 0 to 60 inches: High (about 9.5 inches)*

**Interpretive groups**

*Land capability classification (irrigated): None specified*

*Land capability classification (nonirrigated): 3w*

*Hydrologic Soil Group: D*

*Ecological site: F101XY009NY - Moist Lake Plain*

*Hydric soil rating: No*

**Minor Components**

**Lakemont**

*Percent of map unit: 5 percent*

*Landform: Depressions*

*Landform position (two-dimensional): Toeslope*

*Landform position (three-dimensional): Tread*

*Down-slope shape: Concave*

*Across-slope shape: Concave*

*Hydric soil rating: Yes*

**Schoharie**

*Percent of map unit: 5 percent*

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*Landform:* Lake terraces  
*Landform position (two-dimensional):* Summit  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex  
*Hydric soil rating:* No

### **Churchville**

*Percent of map unit:* 3 percent  
*Landform:* Drumlinoid ridges  
*Landform position (two-dimensional):* Footslope  
*Landform position (three-dimensional):* Base slope  
*Down-slope shape:* Concave  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

### **Rhinebeck**

*Percent of map unit:* 2 percent  
*Landform:* Lake plains  
*Landform position (two-dimensional):* Footslope  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Concave  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

## **260B—Cayuga silt loam, 3 to 8 percent slopes**

### **Map Unit Setting**

*National map unit symbol:* 2mxwb  
*Elevation:* 400 to 1,400 feet  
*Mean annual precipitation:* 31 to 44 inches  
*Mean annual air temperature:* 45 to 48 degrees F  
*Frost-free period:* 107 to 171 days  
*Farmland classification:* All areas are prime farmland

### **Map Unit Composition**

*Cayuga and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### **Description of Cayuga**

#### **Setting**

*Landform:* Till plains, lake plains  
*Landform position (two-dimensional):* Summit  
*Landform position (three-dimensional):* Crest, tread  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex  
*Parent material:* Clayey glaciolacustrine deposits over loamy till derived from limestone, dolomite, sandstone, or shale

## Custom Soil Resource Report

### Typical profile

*H1 - 0 to 10 inches:* silt loam  
*H2 - 10 to 30 inches:* silty clay  
*H3 - 30 to 39 inches:* channery silty clay loam  
*H4 - 39 to 60 inches:* channery clay loam

### Properties and qualities

*Slope:* 3 to 8 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Moderately well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)  
*Depth to water table:* About 18 to 24 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 35 percent  
*Available water supply, 0 to 60 inches:* Moderate (about 8.7 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 2e  
*Hydrologic Soil Group:* C/D  
*Ecological site:* F101XY009NY - Moist Lake Plain  
*Hydric soil rating:* No

### Minor Components

#### Schoharie

*Percent of map unit:* 10 percent  
*Landform:* Lake plains  
*Landform position (two-dimensional):* Summit  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Concave  
*Across-slope shape:* Convex  
*Hydric soil rating:* No

#### Odessa

*Percent of map unit:* 5 percent  
*Landform:* Lake plains  
*Landform position (two-dimensional):* Footslope  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Concave  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

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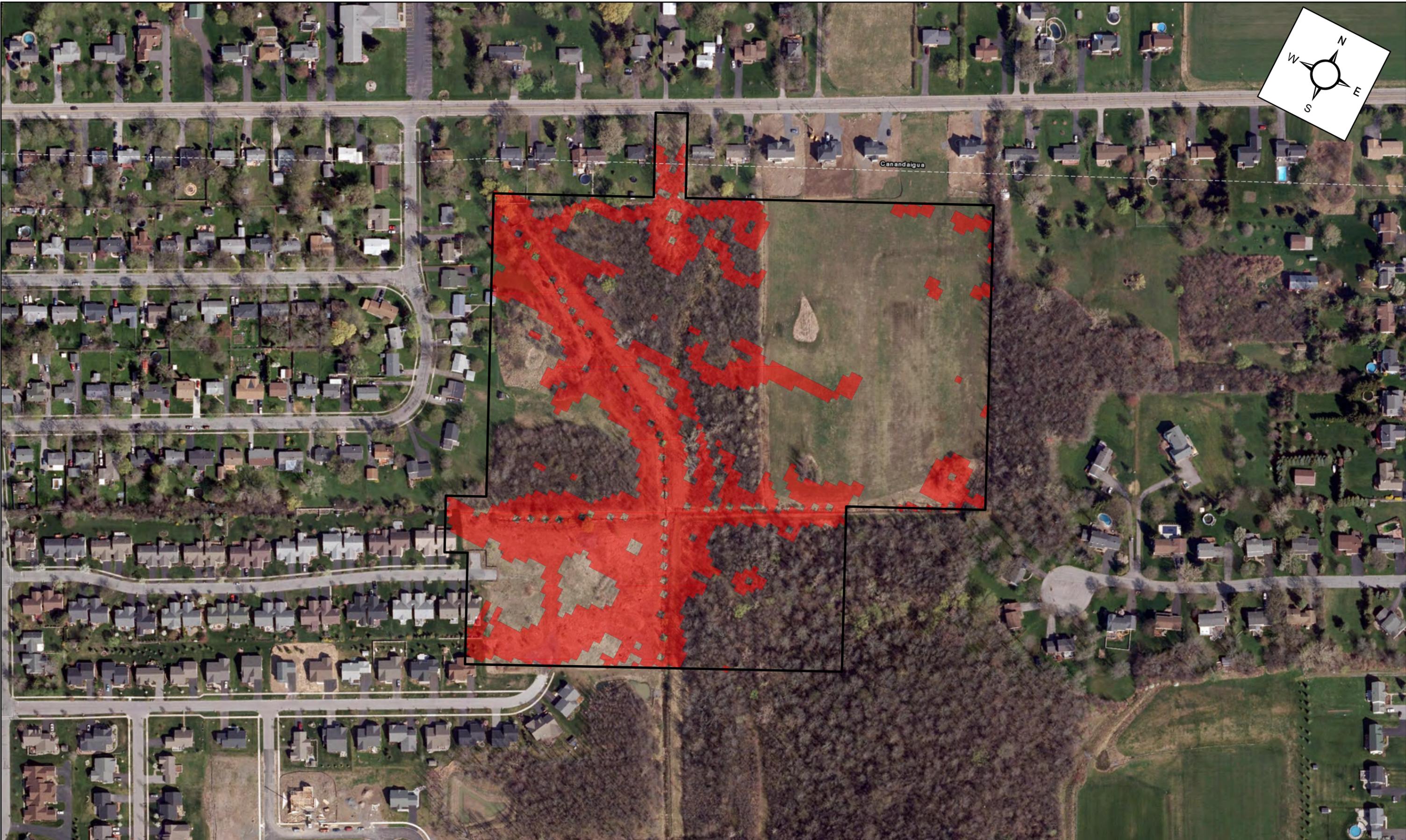
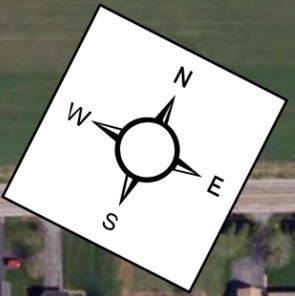
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**APPENDIX C: Existing Slopes Overlay Map**





**NORTH CLASICS SUBDIVISION**  
**- EXISTING SLOPES GREATER THAN 3%**

 **> 3.0% Slope**



REV	DESCRIPTION
	DRAWN BY: DDS COMPANIES
	CHECKED BY:
	SCALE: 1 INCH = 200 FEET
	DATE: 1/20/2021



**APPENDIX D: Architectural Renderings**







## APPENDIX E: Developer Qualifications Sheet

Robert Brenner and Brian Mahoney are the principals of Canandaigua Homes LLC and are both residents of Ontario County, having substantial business activities in the City of Canandaigua for many years.

For example, Rob and Brian have been specifically involved in the following City of Canandaigua real estate projects:

1. Permitting, development and construction of The Lake House on Canandaigua.
2. Permitting, development and construction of the Sands Family YMCA.
3. Sale of the former YMCA to Capstone Development.
4. Ownership and renovation of over 10,000 sf of commercial space in downtown Canandaigua.
5. Pro-bono legal representation of the New York Kitchen.
6. Assistance with construction matters associated with the reconstruction of Nolan's Restaurant.
7. Legal representation of the Pinnacle North development team which is seeking solutions for the imminent redevelopment of several waterfront parcels along Canandaigua Lake.