LEGEND:

- PROPERTY BOUNDARY
- R.O.W.
- EXISTING CENTER LINE ROAD
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED SIGN
- PROPOSED LIGHT

MATCH LINE

MATCH LINE

MATCH LINE

HORIZONTAL SCALE
30 0 15 30 60
SCALE: 1:30

N

CONNECT TO EXISTING PAVEMENT MATCH EXISTING PAVEMENT GRADES

GENERATOR PAD, REFER TO ELECTRICAL PLANS

BUILDING MOUNTED LIGHT (TYP.)

N/F Timfox Properties Liber 1132 Page 566 T.M. # 84.18-1-23.1

CROSSWALK AHEAD SIGNAGE PER DETAIL

CONNECT TO EXISTING PAVEMENT MATCH EXISTING PAVEMENT GRADES

PEDESTRIAN CROSSING SIGN WITH RRFBs PER DETAIL

BOOTH STREET
(R.O.W. WIDTH @1)
DEDICATED ROAD
EDGE OF PAVEMENT

MATCH PROPOSED PAVEMENT TO EXISTING PAVEMENT GRADE

END CURB WITH 3' TRANSITION TO GRADE (TYP.)

18" WHITE STOP BAR

STOP SIGN

PROPOSED CITY RIGHT-OF-WAY

PROPOSED KEEP RIGHT SIGN (R4-7) PER DETAIL

5' WIDE CONCRETE SIDEWALK

SHARE THE ROAD SIGNAGE PER DETAIL

END CURB

PROJECT MONUMENT SIGN PER ARCHITECTURAL PLANS

DETECTABLE WARNING SURFACE

N/F McDonalds Corporation Liber 892 Page 687 T.M. # 84.18-1-16.1

PROPOSED BOARD ON BOARD FENCE EXTENSION

PROPOSED LOT LINE

PROPOSED KEEP RIGHT SIGN (R4-7) SEE DETAIL

END CURB

END PAVEMENT

END CURB

PEDESTRIAN CROSSING SIGN WITH RRFBs PER DETAIL

PROPOSED SHARED LANE USE ARROW SEE DETAIL

PROPOSED KEEP RIGHT SIGN (R4-7) SEE DETAIL

PEDESTRIAN CROSSING PAVEMENT MARKING PER DETAIL

6' WIDE CONCRETE SIDEWALK

6" GRANITE CURB

LAWN AREA

2ND FLOOR ROOF

BUILDING B
39,400 S.F.

LOT 2
117,812 S.F.
2,705 ACRES

1' WIDE CURB OPENING (TYP.) SEE DETAIL

PROPOSED 6' WIDE CONCRETE SIDEWALK AND GRANITE CURB ON PARALLEL PARKING (TYP.)

FLOORS 2-5 ABOVE

PED XING

NORTH SHORE BOULEVARD
(R.O.W. WIDTH 70')
PROPOSED DEDICATED ROAD

22' (TYP.)

PROPOSED LOT LINE

PEDESTRIAN CROSSING PAVEMENT MARKING PER DETAIL

PROPOSED SHARED LANE USE ARROW PER DETAIL 'KEEP RIGHT' SIGNAGE

PEDESTRIAN CROSSING SIGN WITH RRFBs PER DETAIL

END GRANITE CURB AND BEGIN CONCRETE CURB

20' Sewer Easement Liber 833 Page 5 & Page 11

PROPOSED PAINTED STRIPED ISLAND (TYP.)

PEDESTRIAN CROSSING SIGN WITH RRFBs PER DETAIL

END CURB

END PAVEMENT

PROVIDE STAMPED ASPHALT W/ BRICK PATTERN (TYP.)

END CURB

POTENTIAL FUTURE PUBLIC PARKING 77 SPACES

PROVIDE RAMP WITH DETECTABLE WARNING SURFACE (TYP. ALL RAMPS)

SHARE THE ROAD SIGNAGE PER DETAIL

6" REVEAL GRANITE CURB CURB

STAMPED ASPHALT CROSSWALK WITH BRICK PATTERN (TYP.)

CONNECT TO EXISTING SIDEWALK MATCH EXISTING PAVEMENT GRADES

CONNECT TO EXISTING CURB ROAD NAME SIGN

PROPOSED 6" GRANITE CURB

MATCH TO EXISTING PAVEMENT AND GRADES

RELOCATED STREET LIGHT

PEDESTRIAN CROSSING SIGN WITH RRFBs PER DETAIL

6" HIGH WHITE VINYL ENCLOSURE PER DETAIL

PROPOSED DUMPSTER ON 4,000 PSI CONCRETE PAD

PROPOSED 6" REVEAL CONCRETE CURB (TYP.)

SNOW STORAGE

PROPOSED RESIDENTIAL LIGHT POLE (TYP.)

6' WIDE CONCRETE SIDEWALK AND CURB (6" REVEAL)

CONCRETE CURB (6" REVEAL)

PROVIDE HC RAMP W/ DETECTABLE WARNING & SIGNAGE PER DETAIL

LANDSCAPE AREA

HANDICAP PARKING SIGN MOUNTED ON BUILDING

DETECTABLE WARNING STRIP (TYP)

STRIPE CROSSWALK PER DETAIL

CROSSWALK AHEAD SIGN PER DETAIL

PROPOSED 20' SANITARY EASEMENT TO THE CITY OF CANANDAIGUA

PROPOSED LOT LINE

PROPOSED GARDEN WALL (MAX HEIGHT 2.5')

6' HIGH WHITE VINYL FENCE PER DETAIL

JOSE & WILLY'S BAR & RESTAURANT

PREMIER PROPERTIES

N/F William J. VanDamme & Patrick M. Laskowski Liber 1065 Page 445 T.M. # 84.18-1-22

N/F Brian Zerges Liber 1065 Page 102 T.M. # 84.18-1-21

6' HIGH WHITE VINYL FENCE PER DETAIL

PROVIDE RAMP WITH DETECTABLE WARNING SURFACE AT ALL CROSSWALKS

STAMPED ASPHALT CROSSWALK (TYP.)

CONCRETE CURB & SIDEWALK

LOT 1
25,867 S.F.
.593 ACRES

BUILDING A
TWO-STORY COMMERCIAL
8,800 S.F.

LANDSCAPE & PROJECT SIGNAGE AREA PER ARCHITECTURAL PLANS

HARDSCAPE AREA

LANDSCAPED AREA

RELOCATED STREET LIGHT

BIKE RACK

2ND-5TH FLOOR WALKWAY ABOVE

LANDSCAPED AREA

STOP SIGN

HANDICAP ACCESSIBLE AND NO PARKING SIGNAGE PER DETAIL

BUILDING B
FIRST FLOOR COMMERCIAL -
FLOORS TWO - FOUR RESIDENTIAL
10,150 S.F.

DOOR (TYP.)

18" WHITE STOP BAR

PROPOSED 6' WIDE CONCRETE SIDEWALK AND GRANITE CURB ON PARALLEL PARKING (TYP.)

RELOCATED STREET LIGHT STAIRS WITH RAILING PER DETAIL

MATCH TO EXISTING SIDEWALK

MATCH NEW ASPHALT PAVEMENT TO EXITING SIDEWALK

LAWN AREA

MATCH TO EXISTING CURB (TYP.)

PROVIDE NEW GRANITE CURB ACROSS EXISTING ENTRANCE

MATCH TO EXISTING PAVEMENT AND GRADES

PROVIDE 2' WIDE CONCRETE UNLOADING STRIP

PROPOSED 10' WIDE CONCRETE SIDEWALK

LAWN AREA

LAWN AREA

END CURB

REPLACE EXISTING PEDESTRIAN CROSSING SIGN WITH NEW PEDESTRIAN CROSSING SIGN AND RRFBs PER DETAIL

RESTRIPE CROSSWALK PER DETAIL

LAKE SHORE DRIVE
(R.O.W. WIDTH 99')

SLOPED LAWN AREA

SLOPED LAWN AREA

PROVIDE 2' WIDE CONCRETE UNLOADING STRIP

END CURB

PROVIDE NEW 6" GRANITE CURB ACROSS FORMER CURB CUT

REPLACE EXISTING PEDESTRIAN CROSSING SIGN WITH NEW PEDESTRIAN CROSSING SIGN AND RRFBs PER DETAIL

RESTRIPE CROSSWALK PER DETAIL

RELOCATED STREET LIGHT

STOP-SIGN

EXISTING SIDEWALK

CITY OF CANANDAIGUA

SITE DATA

1. PARCEL ADDRESS: 17 BOOTH STREET, 25 BOOTH STREET, 24 LAKESHORE DRIVE 26 LAKESHORE DRIVE, 28 LAKESHORE DRIVE & 30 LAKESHORE DRIVE
2. TAX ACCOUNT NUMBER: #17: 84-18-1-16.1, # 25 84.18-1-17, #24: 84.18-1-20 #26: 84.18-1-19, #28: 84.18-1-18, #30: 84.18-1-15
3. TOTAL PROJECT AREA: 21 ACRES OR 914,760 S.F.
   PHASE 1, LOT 1: 0.592 ACRES OR 25,790 S.F.
   PHASE 1, LOT 2: 2.706 ACRES OR 117,873 S.F.
   R.O.W.: 0.803 ACRES OR 34,958 S.F.
4. EXISTING ZONING: PUD PLANNED UNIT DEVELOPMENT
5. PROPOSED USE: MIXED - 30,000± S.F. COMMERCIAL SPACE, 137 RESIDENTIAL UNITS
   66 - 1 BEDROOM UNITS
   63 - 2 BEDROOM UNITS
   8 - 3 BEDROOM UNITS
   137 TOTAL UNITS
6. BULK AREA REQUIREMENTS

MAX. BUILDING HEIGHT	REQUIRED	PROPOSED
BUILDING A	6 STORIES OR 60'	37'-9"
BUILDING B	6 STORIES OR 60'	60'-0"

MAXIMUM REQUIREMENTS		
LOT COVERAGE (BASED ON LOTS 1 & 2)	N/A	2.91 ACRES
OPEN SPACE	N/A	0.318 ACRES
PARKING	279 (PER JULY 2013 PLAN)	145 GARAGE 116 SURFACE 99 OFF-STREET (NORTH OF HESS) 44 ON STREET (LAKESHORE & NORTHSHORE) 404 TOTAL INCL. OF 15 HC SPACES
STALL SIZE	9x19	9x19

7. THERE ARE NO FEDERALLY REGULATED WETLANDS ON THIS PARCEL ACCORDING TO THE USACOE FEDERAL WETLAND INVENTORY.
8. THERE ARE NO STATE REGULATED WETLANDS ON THIS PARCEL ACCORDING TO NYSDEC WETLAND INVENTORY.
9. THERE IS A FLOOD PLAIN ON THIS PARCEL PER FIRM MAP COMMUNITY PANEL NO. 360597 0001 C, DATED SEPTEMBER 24, 1982, ELEVATION 692
10. PUBLIC WATER WILL BE PROVIDED BY CITY OF CANANDAIGUA.
11. ELECTRIC SERVICE WILL BE SUPPLIED BY RG&E.
12. GAS SERVICE WILL BE SUPPLIED BY NYSE&G.
13. SANITARY SEWER WILL BE PROVIDED BY CITY OF CANANDAIGUA.
14. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE CITY OF CANANDAIGUA.

PASSERO ASSOCIATES
Engineering • Architecture
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DRAWING INDEX

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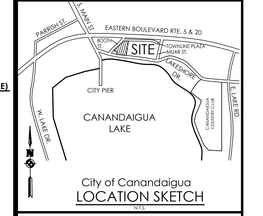
C 111	PROFILES - PHASE I
C 112	PROFILES - PHASE I
C 200	DETAILS
C 201	DETAILS
C 202	DETAILS
C 203	DETAILS



City of Canandaigua
LOCATION SKETCH
NTS

Client:
MORGAN-LECHASE
1080 PITTSFORD-VICTOR ROAD
SUITE 100
PITTSFORD, NY 14534
KEVIN MORGAN, BILL GOODRICH

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Rochester, New York 14614 Fax: (585) 325-1691

Principal-in-Charge John F. Caruso, P.E.
Project Manager Jess D. Sudol, P.E.
Designed by Carole G. Harvey

STATE OF NEW YORK · JOHN F. CARUSO · LICENSED PROFESSIONAL ENGINEER · 066631

Revisions

No.	Date	By	Description
1	2/5/14	DC	REVISED PER NYSDEC
2	3/5/14	JJJ	REVISED PER CITY COMMENTS
3	3/12/14	CGH	REVISED PER TREE ADVISORY BOARD
4	3/25/14	CGH	FINAL PLANS
5	4/1/14	JJJ	REVISED PER ISMP
6	8/12/14	MDN	REVISED FOR FINAL APPROVAL

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SITE PLAN

NORTH SHORE
FINAL PLANS

LAKESHORE DRIVE, ONTARIO COUNTY
CANANDAIGUA, NY

Project No.
20131773.01

Drawing No.
C 103

Sheet No.
3

Scale:
1"=30'

Date
JANUARY 2014

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