

**REFERENCES:**

1. A MAP ENTITLED "THE HAMMOCKS @ CANANDAIGUA, FINAL SUBDIVISION PLAT" AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP No. 32637.
2. A MAP ENTITLED "SURVEY: LANDS TO BE CONVEYED BY: GRIFFITH J. WINTHROP, M.D.", PREPARED BY ANDERSON ROBERTS ENGINEERS & SURVEYORS, HAVING DRAWING No. 488-A, DATED DECEMBER 1969.
3. AN ABSTRACT OF TITLE PREPARED BY MONROE TITLE INSURANCE CORPORATION, ABSTRACT No. 3900-15, DATED SEPTEMBER 21, 2004.
4. A DOCUMENT PREPARED BY THE CITY OF CANANDAIGUA DEPARTMENT OF PUBLIC WORKS TITLED "STREET DEDICATIONS, RECEIVED FROM COUNTY ARCHIVES AUGUST 22, 1988".
5. A PLAN ENTITLED "LANDS OF CHARLES NORMAND, CONVEYANCE MAP", PREPARED BY BME ASSOCIATES, HAVING DRAWING NUMBER 2154-03 AND LAST REVISED SEPTEMBER 29, 2005.

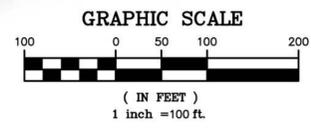
**PLANT KEY**

- SHADE TREES:** MAPLE, OAK, HORNBEAM, RIVER BIRCH, ELM, BLACK GUM, THORNLESS HONEYLOCUST
- ORNAMENTAL TREES:** SERVICEBERRY, REDBUD, DOGWOOD, HAWTHORN
- EVERGREEN TREES:** WHITE FIR, WHITE SPRUCE, BLUE SPRUCE, WHITE PINE
- SHRUBS:** CHOKEBERRY, DOGWOOD, SPICE BUSH, ELDERBERRY, VIBURNUM, NANNYBERRY

**NOTES:**

1. SITE AREA: 20.9 ACRES±
2. EXISTING ZONING: R-1A RESIDENTIAL
3. PROPOSED ZONING: PUD PLANNED UNIT DEVELOPMENT
4. PROPOSED USE: 60 'FOR SALE' DETACHED DWELLING UNITS
5. LOT STANDARDS:
 

|                             | REQUIRED           | PROPOSED  |
|-----------------------------|--------------------|---|
| MINIMUM LOT AREA            | 17,000 S.F.        | 1,500 S.F.±   |
| MINIMUM LOT WIDTH @ SETBACK | 85'                | 35'±  |
| MINIMUM LOT DEPTH           | 175'               | 50'±  |
| MAXIMUM LOT COVERAGE        | 20%                | N/A   |
| YARD SETBACKS:              |                    |   |
| FRONT                       | 35'                | 25' (TO DEDICATED ROAD)<br>25' (TO PRIVATE ROAD E.O.P.) |
| SIDE                        | 12' MIN./30' TOTAL | 12' (BETWEEN RESIDENCES)                                |
| REAR                        | 75'                | 25' (TO PROPERTY BOUNDARY)                              |
| MAXIMUM BUILDING HEIGHT     | 35'                | 35'   |
| OPEN SPACE / GREEN SPACE    | N/A                | 8.7 AC± (±42%)  |
| MAXIMUM DENSITY             | 0.33 UNITS/AC      | 2.9 UNITS/AC  |
6. UTILITY INFORMATION:
  - PUBLIC SANITARY SEWER: CITY OF CANANDAIGUA
  - PUBLIC WATER: CITY OF CANANDAIGUA
  - PUBLIC STORM SEWER: CITY OF CANANDAIGUA
  - PRIVATE UTILITIES: ROCHESTER GAS & ELECTRIC  
TIME WARNER CABLE  
FRONTIER TELEPHONE
7. BASED UPON THE FIRM COMMUNITY PANEL NUMBER 360597 0001 C THE SUBJECT PROPERTY IS NOT WITHIN A RECOGNIZED 100 YEAR FLOODPLAIN.
8. WETLANDS WERE DELINEATED BY BME ASSOCIATES IN AUGUST 2012.
9. COMMON OPEN SPACE LANDS TO BE PLACED IN A CONSERVATION EASEMENT AND TO BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION. SPECIFIC LIMITS TO BE DETERMINED THROUGH THE FINAL DESIGN AND APPROVAL PROCESS.



**LEGEND**

|  |                                 |
|--|---------------------------------|
|  | BOUNDARY LINE                   |
|  | PROPOSED LOT LINE               |
|  | CENTERLINE                      |
|  | SETBACK LINE                    |
|  | PROPERTY MARKER FOUND           |
|  | CONCRETE HIGHWAY MONUMENT FOUND |
|  | WOOD FENCE POST FOUND           |
|  | EXISTING EASEMENT LINE          |
|  | PROPOSED EASEMENT LINE          |
|  | EXISTING TREELINE               |
|  | PROPOSED TREE LINE              |
|  | LIMITS OF FEDERAL WETLAND       |

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

| NO. | REVISIONS                                  | DATE    | BY  |
|-----|--|---------|-----|
| 7   |  |         |     |
| 6   |  |         |     |
| 5   |  |         |     |
| 4   |  |         |     |
| 3   |  |         |     |
| 2   |  |         |     |
| 1   | REVISED LAYOUT PER PUD COMMISSION COMMENTS | 10/7/14 | MTD |

**BME ASSOCIATES**  
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**THE COTTAGES AT CANANDAIGUA**  
CITY OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK  
REDEMAN, MEGHAN CANANDAIGUA, LLC  
46 EAST AVENUE, 2ND FLOOR  
ROCHESTER, NY 14604

**PUD SKETCH PLAN RENDER**

|                             |   |                                  |                        |
|-----------------------------|---|----------------------------------|------------------------|
| PROJECT                     | LOCATION                                      | CLIENT                           | DRAWING TITLE          |
| THE COTTAGES AT CANANDAIGUA | CITY OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK | REDEMAN, MEGHAN CANANDAIGUA, LLC | PUD SKETCH PLAN RENDER |

|                  |             |
|------------------|-------------|
| PROJECT MANAGER  | DATE        |
| RJ CANTINELL     |             |
| PROJECT ENGINEER | DATE        |
| JL SWEDROCK      |             |
| DRAWN BY         | DATE        |
| MT DAMICO        |             |
| SCALE            | DATE ISSUED |
| 1" = 100'        | MAY 2014    |
| PROJECT NO.      |             |
| 2154RWCC         |             |
| DRAWING NO.      |             |