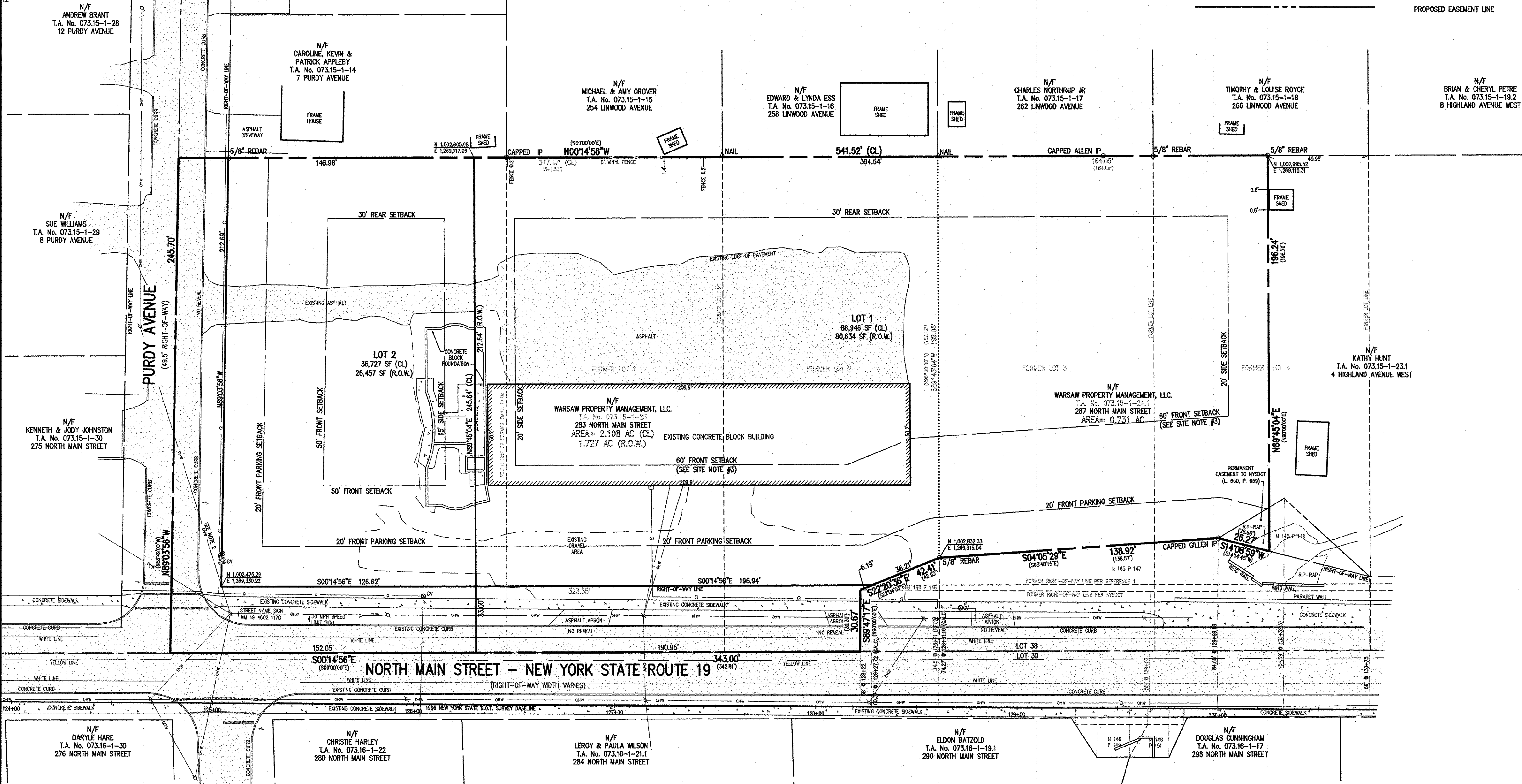
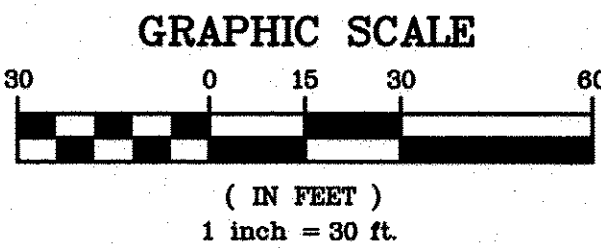


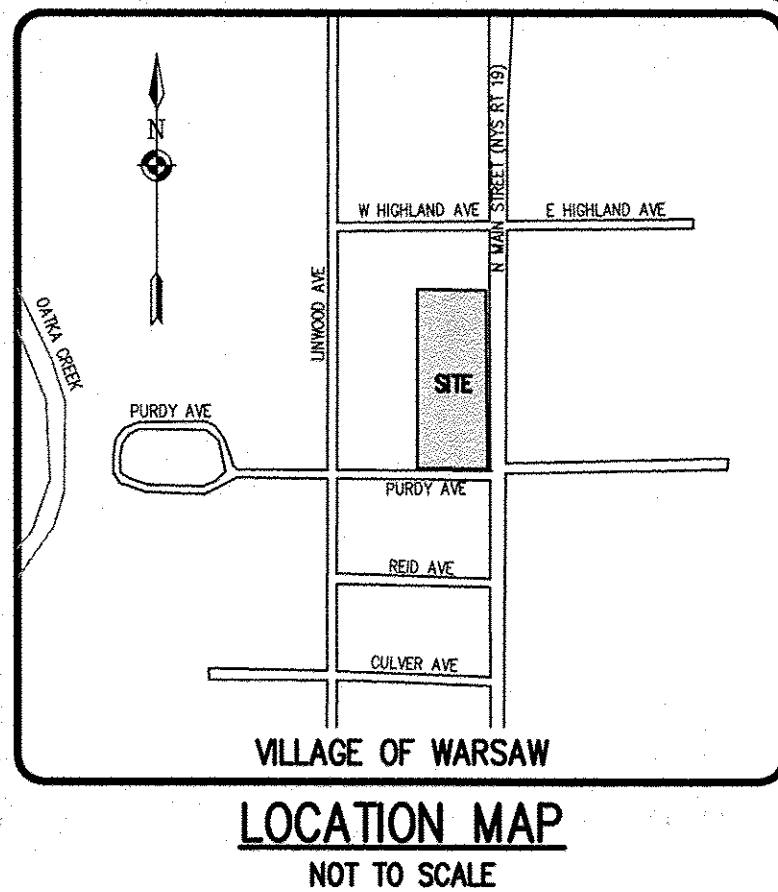


LEGEND

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



2019 MAY 15 AM 11:27
WYOMING COUNTY CLERK
WARSAW, N.Y.



SITE NOTES:

- EXISTING ZONING: G-B (GENERAL BUSINESS)
T.A. No. 073.15-1-241 = ±31,842 SF (287 NORTH MAIN ST)
T.A. No. 073.15-1-25 = ±75,228 SF (283 NORTH MAIN ST.)
- TOTAL AREA: ±107,091 SF (±2.46 AC)
PROPOSED LOT 1 = ±80,634 SF (TO R.O.W.)
PROPOSED LOT 2 = ±26,457 SF (TO R.O.W.)
PROPOSED USE: LOT 1: 3 STORY, 67 ROOM HOTEL
LOT 2: OFFICE BUILDING
- G-B BULK REQUIREMENTS:

	REQUIRED (HOTELS/MOTELS)	PROPOSED (LOT 1)	REQUIRED (OFFICE)	PROPOSED (LOT 2)
MIN. LOT AREA	40,000 SF	±80,634 SF (1.85 AC)	15,000 SF	±26,457 SF (0.61 AC)
MIN. LOT WIDTH	150'	> 150'	100'	> 100'
SETBACKS (PRINCIPAL BUILDING)				
FRONT YARD	60' MIN.	±21' *	50' MIN.	±56'
SIDE YARD	20' MIN.	±98'	15' MIN.	±25'
REAR YARD	30' MIN.	±73'	30' MIN.	±91'
PARKING	20' TO FRONT	±31'	20' TO FRONT	20'
MAX. BLDG. HEIGHT	2 STORIES	3 STORIES **	25'	< 25'
MAX. BLDG. COVERAGE	30%	< 30%	25%	< 25%
PARKING	1/SLEEPING UNIT =67 SPACES	74 SPACES (INCLUDES 4 ACCESSIBLE)	1/200 SF G.F.A =11 SPACES	11 SPACES (INCLUDES 1 ACCESSIBLE)

SITE NOTES CONTINUED:

- PARKING STALL SIZE: 9' X 20' WITH 100 SF OF DRIVE AREA/SPACES
ACCESSIBLE STALLS: 5% OF TOTAL, UP TO A MAXIMUM OF 10 SPACES
REQUIRED: LOT 1=3 LOT 2=1 PROPOSED: LOT 1=4 LOT 2=1
ACCESSIBLE PARKING STALL SIZE: 9' X 20'
- * A VARIANCE TO ALLOW FOR A 20' FRONT SETBACK ON LOT 1 WAS APPROVED BY THE VILLAGE OF WARSAW ZONING BOARD OF APPEALS AT THEIR NOVEMBER 13, 2018 MEETING.
 - ** A VARIANCE TO ALLOW FOR THE CONSTRUCTION OF A 3-STORY BUILDING ON LOT 1 WAS APPROVED BY THE VILLAGE OF WARSAW ZONING BOARD OF APPEALS AT THEIR NOVEMBER 13, 2018 MEETING.
- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE VILLAGE OF WARSAW AND THE APPROPRIATE WYOMING COUNTY AND NEW YORK STATE AGENCIES, UNLESS OTHERWISE NOTED.
 - EXISTING BUILDINGS AND FOUNDATIONS WITHIN PROPOSED LOTS 1 AND 2 TO BE DEMOLISHED. SEE EXISTING CONDITIONS AND DEMO PLAN BME DWG. #2581-05.
 - THE EXISTING PARCELS WILL BE RE-SUBDIVIDED FOR THE PROPOSED DEVELOPMENT.
 - PARCELS TO BE CREATED WITH A BLANKET RECIPROCAL AGREEMENT FOR CROSS ACCESS, PARKING, UTILITIES, AND STORMWATER MANAGEMENT FACILITIES.

REFERENCES:

- A PLAN ENTITLED "MAP OF SMITH SUBDIVISION," AS FILED IN THE WYOMING COUNTY CLERK'S OFFICE AT MAP No. 58-116-S
- AN ABSTRACT OF TITLE PREPARED BY CROSSROADS ABSTRACT, HAVING SEARCH No. WY16213, DATED APRIL 25, 2018.
- AN ABSTRACT OF TITLE PREPARED BY CROSSROADS ABSTRACT, HAVING SEARCH No. WY20462, DATED APRIL 25, 2018.

NOTES:

- PARCEL SUBJECT TO A SEWER EASEMENT AGREEMENT PER LIBER 295 OF DEEDS, PAGE 21. EASEMENT IS BLANKET IN NATURE AND NOT PLOTTED HEREON.
- PARCEL SUBJECT TO AN EASEMENT TO NEW YORK STATE ELECTRIC & GAS CORPORATION PER LIBER 321 OF DEEDS, PAGE 298. EASEMENT COVERS THE POLE LINE OVER LINWOOD AVENUE AND EXTENSIONS EASTERLY TO MAIN STREET (OVER PURDY AVENUE) AS SHOWN HEREON.
- PARCEL SUBJECT TO A PERMANENT EASEMENT TO THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION PER LIBER 650 OF DEEDS, PAGE 659. EASEMENT LIES NEAR THE NORTHEASTERLY BOUNDARY CORNER AS SHOWN HEREON.
- THE PURPOSE OF THIS PLAT IS TO RECONFIGURE THE COMMON BOUNDARY LINE BETWEEN TWO PARCELS OWNED BY WARSAW PROPERTY MANAGEMENT, LLC THEREBY CREATING LOT 1 AND LOT 2.
- THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM OF 1983, WESTERN ZONE, NAD 83 (2011)(EPOCH 2010) UTILIZING GPS OBSERVATIONS FROM THE NYSOT REFERENCE NETWORK STATION (NYST 0007). PERIMETER AND/OR TIES TO MONUMENTS WERE MADE USING PROCEDURES NECESSARY TO ACHIEVE A HORIZONTAL ACCURACY OF 1 PART IN 10,000 (1:10,000) OR BETTER. RECORD INFORMATION IS SHOWN IN PARENTHESES.

BEARINGS SHOWN HEREON ARE GRID
DISTANCES SHOWN HEREON ARE GRID
COMBINED FACTOR = 1.0001999

APPROVALS

BY: *Karl L. Lohs* DATE: 3-12-19
VILLAGE OF WARSAW - PLANNING BOARD CHAIRMAN
BY: *Karl L. Lohs* DATE: 5-3-19

WE, BME ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED BY US ON JUNE 14, 2018 AND FROM THE REFERENCES NOTED HEREON, AND THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT WAS BASED MEETS THE GYLSA 2017 MINIMUM STANDARDS FOR A SURVEY MAP.

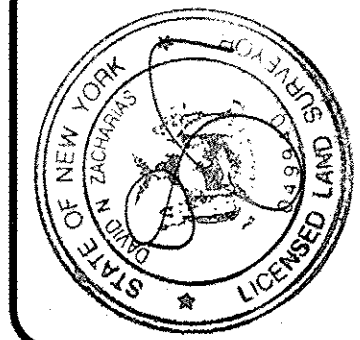
THIS MAP IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY SOURCES OTHER THAN THOSE REFERENCED HEREON.

BY: *David N. Zacharias* NYSPLS No. 49940
DAVID N. ZACHARIAS, NYSPLS No. 49940

2019-22

PROJECT MANAGER	PC VARS
PROJECT SURVEYOR	DN ZACHARIAS
DRAWN BY	KA MOTT
SCALE	DATE ISSUED
1" = 30'	JULY 2018
PROJECT NO.	
DRAWING NO.	2581
	03

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
10 LIFT BRIDGE LANE EAST
FAIRPORT, NEW YORK 14450
PHONE 565-377-7360
FAX 565-377-7309
WWW.BMEF.COM



NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3	REVISED PER FINAL CHECK	12/28/18	KAM
2	REVISED PER TOWN AND AGENCY COMMENTS	11/5/18	KAM
1	ADDED 80' FRONT SETBACK LINE	8/22/18	KAM

Drawing Alteration
The following is an exception 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 on 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."