

CONCEPT SITE NOTES:

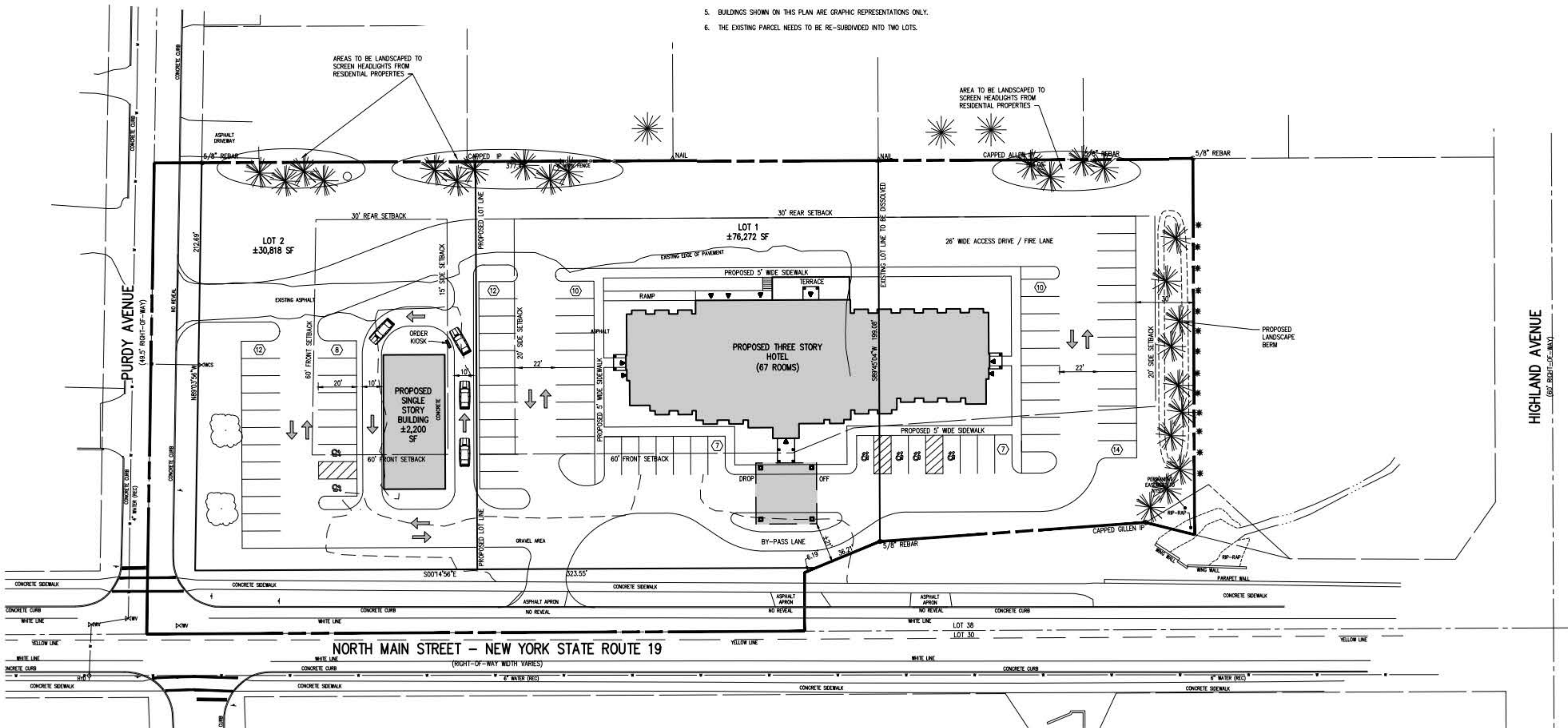
- EXISTING ZONING: G-B (GENERAL BUSINESS)
- TOTAL AREA: ±107,090 SF
PROPOSED LOT 1 = ±76,272 SF
PROPOSED LOT 2 = ±30,818 SF
PROPOSED USE: LOT 1: HOTELS AND MOTELS
LOT 2: RESTAURANT DRIVE-IN
- G-B BULK REQUIREMENTS:

	REQUIRED (HOTELS/MOTELS)	PROPOSED (LOT 1)	REQUIRED (DRIVE-IN RESTAURANT)	PROPOSED (LOT 2)
MIN. LOT AREA	40,000 SF	±76,272 SF (1.75 AC)	20,000 SF	±30,818 SF (0.70 AC)
MIN. LOT WIDTH	150'	> 150'	100'	> 100'
SETBACKS (PRINCIPAL BUILDING)				
FRONT YARD	60' MIN.	> 60' *	60' MIN.	40' MIN. *
SIDE YARD	20' MIN.	> 20'	15' MIN.	> 15'
REAR YARD	30' MIN.	> 30'	30' MIN.	> 30'
PARKING	20' TO FRONT	> 20'	20' TO FRONT	±10' *
RESIDENTIAL DISTRICT	200'	±73'	200'	±100' *
MAX. BLDG. HEIGHT	2 STOREYS	3 STORES *	25'	25', TBD
MAX. BLDG. COVERAGE	30%	< 30%	25%	< 25%
PARKING	1/SLEEPING UNIT =67 SPACES	60/ 7 SHARED **	1/100 SF G.F.A. =22 SPACES	16/ 6 SHARED SPACES **

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: 4 SPACES PROPOSED: 6 SPACES
ACCESSIBLE PARKING STALL SIZE: 14' X 20'

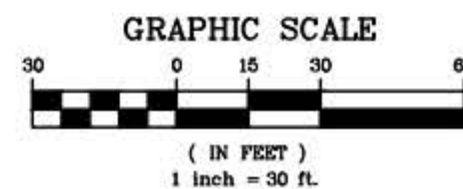
* VARIANCES WILL BE REQUESTED TO BE APPROVED BY THE ZONING BOARD OF APPEALS
** SHARED PARKING ALLOWED BY THE PLANNING BOARD PER SECTION 163-69 (A)(8)

- 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.
- BUILDINGS SHOWN ON THIS PLAN ARE GRAPHIC REPRESENTATIONS ONLY.
- THE EXISTING PARCEL NEEDS TO BE RE-SUBDIVIDED INTO TWO LOTS.



LEGEND

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



Drawing Alteration
The following is an excerpt from the New York State Education Law Article 140 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."

REVISIONS	DATE	BY
1		
2		
3		
4		
5		
6		
7		

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
10 LUTY BRIDGE LANE EAST
ROCHESTER, NEW YORK 14620
PHONE 585-377-2360
FAX 585-377-2360
WWW.BMEPC.COM

MICROTEL - WARSAW
TOWN OF WARSAW, WYOMING COUNTY, NEW YORK STATE
INDUS HOSPITALITY GROUP
950 PANORAMA TRAIL SOUTH
ROCHESTER, NEW YORK 14625

PROJECT LOCATION CLIENT

DRAWING TITLE

PROJECT MANAGER
P. VARS
PROJECT ENGINEER
J. CRETEKOS
DRAWN BY
A. SPENCER
SCALE 1" = 30'
DATE ISSUED
JUNE 2018
PROJECT NO.
2581
DRAWING NO.
01