

CONCEPT SITE NOTES:

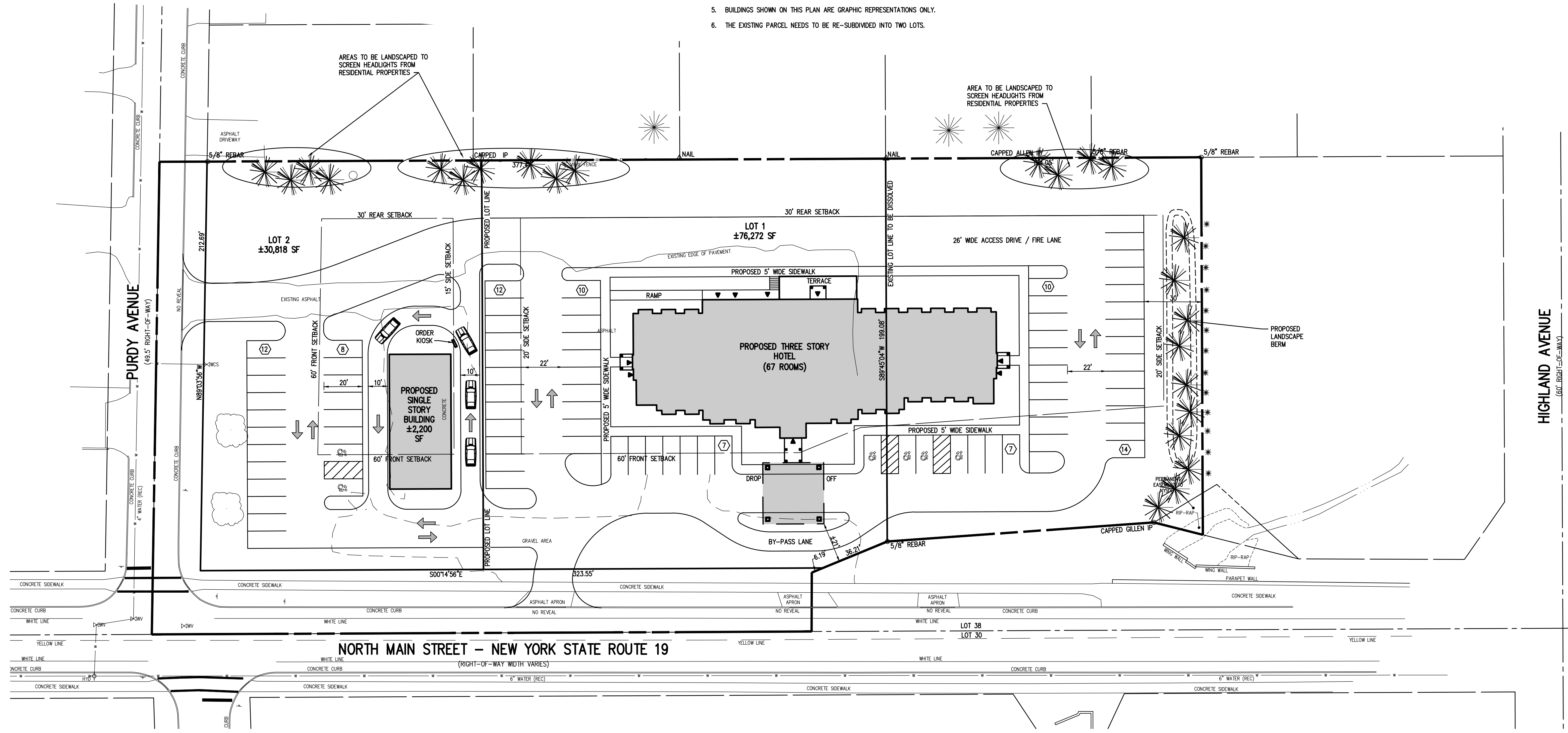
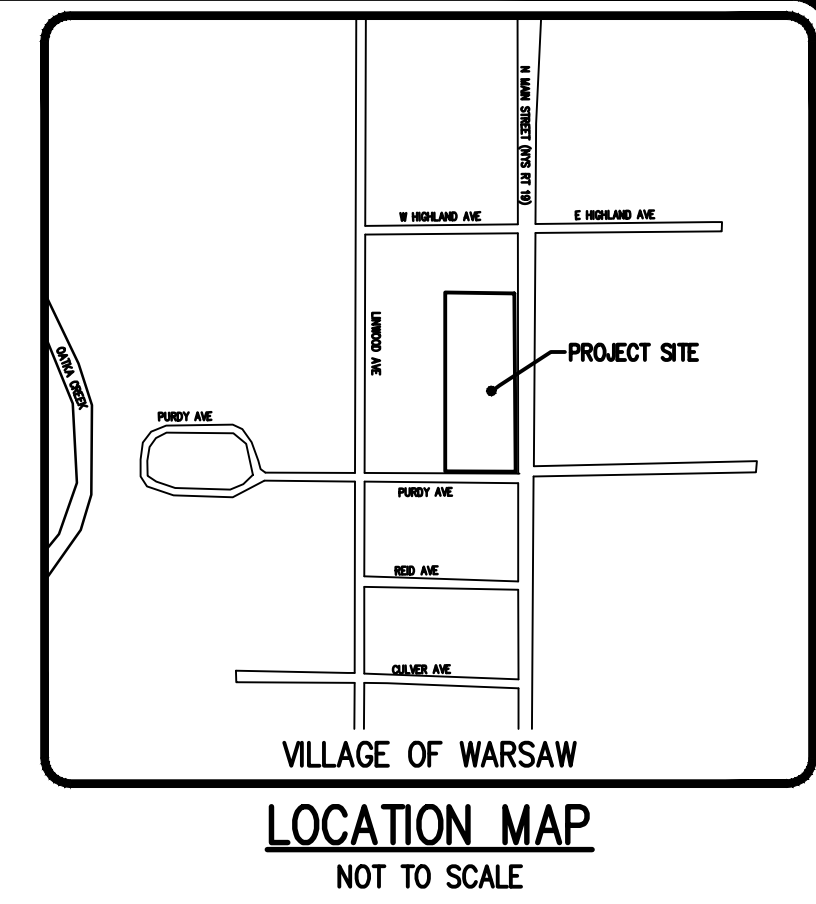
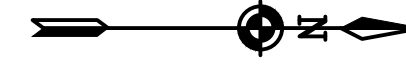
- EXISTING ZONING: G-B (GENERAL BUSINESS)
- TOTAL AREA: ±107,090 SF
 PROPOSED LOT 1 = ±76,272 SF
 PROPOSED LOT 2 = ±30,818 SF

 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 STOREYS *	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 **

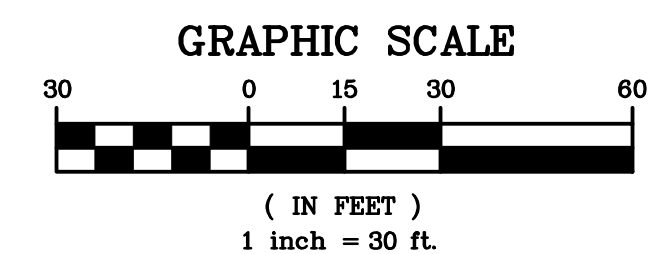
PARKING STALL SIZE: 9' X 20' WITH 100 SF OF DRIVE AREA/SPACES
 ACCESSIBLE STALLS: 5% OF TOTAL, UP TO A MAXIMUM OF 10 SPACES
 REQUIRED: 4 SPACES PROPOSED: 6 SPACES
 ACCESSIBLE PARKING STALL SIZE: 14' X 20'

- * 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)
- 4. 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.
- 5. BUILDINGS SHOWN ON THIS PLAN ARE GRAPHIC REPRESENTATIONS ONLY.
- 6. 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



NO.	DATE	BY	REVISIONS
7			
6			
5			
4			
3			
2			
1			

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

CONCEPT SITE PLAN
 PROJECT: MICROTEL - WARSAW
 LOCATION: TOWN OF WARSAW, WYOMING COUNTY, NEW YORK STATE
 CLIENT: INDIUS HOSPITALITY GROUP
 DRAWING TITLE: CONCEPT SITE PLAN

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