

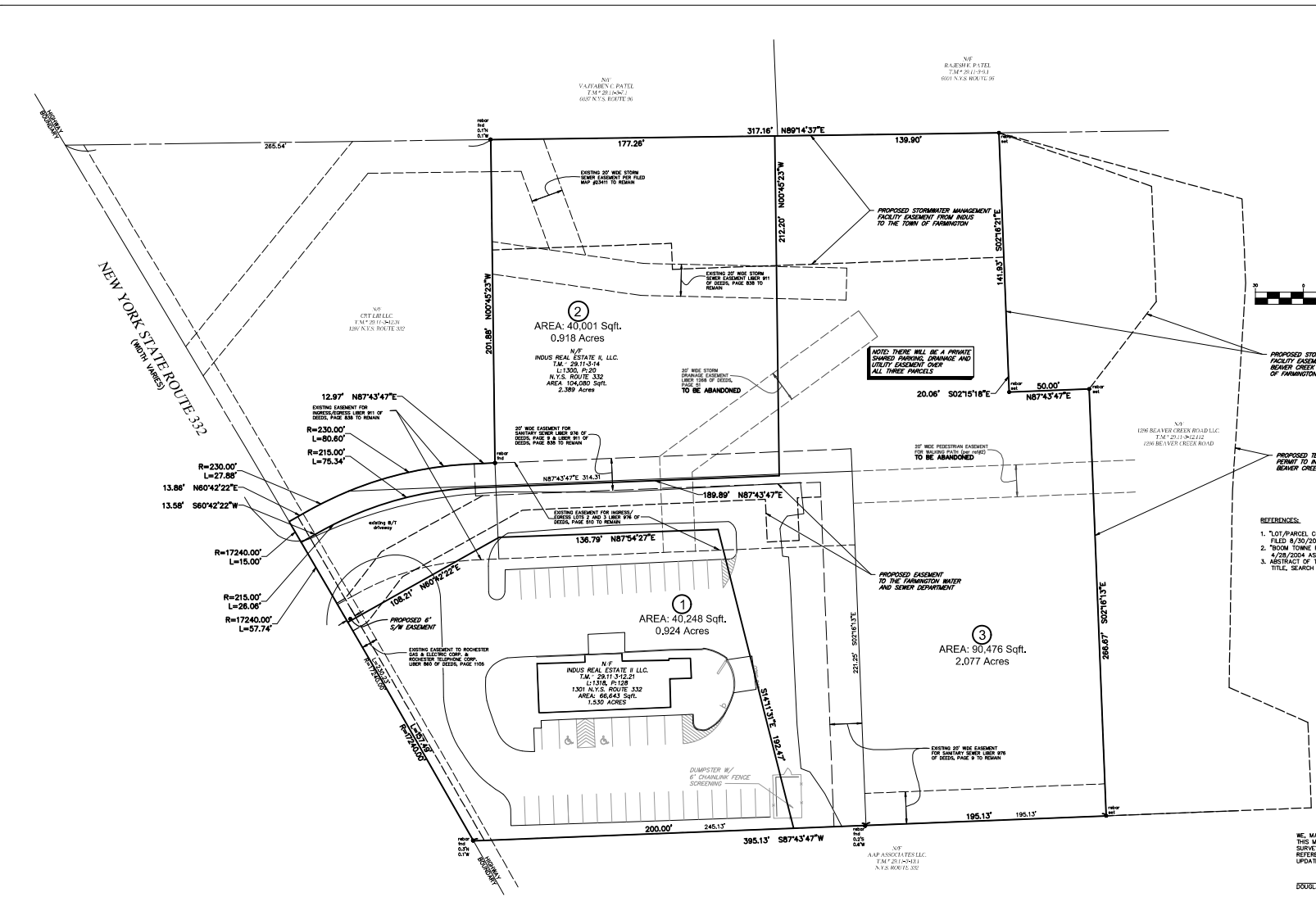
- REFERENCES:
1. "LOT/PARCEL COMBINATION, LANDS OF MARTY MARIANETTI" FILED 8/30/2012 AS MAP #3276.
 2. "TOWN TOWNSHIP RESORT FOR DOGS SUBDIVISION" FILED 4/28/2004 AS MAP #2804.
 3. ABSTRACT OF TITLE PREPARED BY PREMIER ABSTRACT & TITLE, SEARCH #108538, DATED JANUARY 16, 2013.

WE, MAGDE LAND SURVEYING, P.C., HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM NOTES OF A FIELD SURVEY COMPLETED ON APRIL 19, 2011 AND FROM THE REFERENCES LISTED HEREON, SUBJECT TO ANY FACTS AN UPDATED ABSTRACT OF TITLE MAY REVEAL.

DOUGLAS W. MAGDE, L.S. LIC. #049957

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 4460 CULVER ROAD ** NEW YORK ** 14622
 ROCHESTER ** NEW YORK ** 14622
 (585) 654 - 5897 ** (585) 654 - 6149 (FAX) ** email: dmagde@magdesurvey.com

PRELIMINARY SUBDIVISION MAP
 PREPARED FOR
LOTS 1, 2 AND 3 INDUS REAL ESTATE 11, LLC
 PART OF GREAT LOT 38, TOWNSHIP 11, RANGE 3 OF THE PHELPS AND
 GORHAM PURCHASE, TOWN OF FARMINGTON, ONTARIO COUNTY, NEW YORK.



SURVEY NOTES:
 THE HORIZONTAL DATUM (NAD 1983) TO THE N.Y.S. PLANE COORDINATE SYSTEM, CENTRAL ZONE, TRANSVERSE MERCATOR SYSTEM, BEARINGS SHOWN HEREON ARE REFERENCED TO GRID. DISTANCE SHOWN ARE GROUND. SURVEY WORK FOR THIS MAP WAS COMPLETED TO AN ACCURACY OF 1 PART IN 10,000 (1:10,000) OR BETTER.

APPROVED BY: _____
 TOWN ENGINEER
 DATE: _____

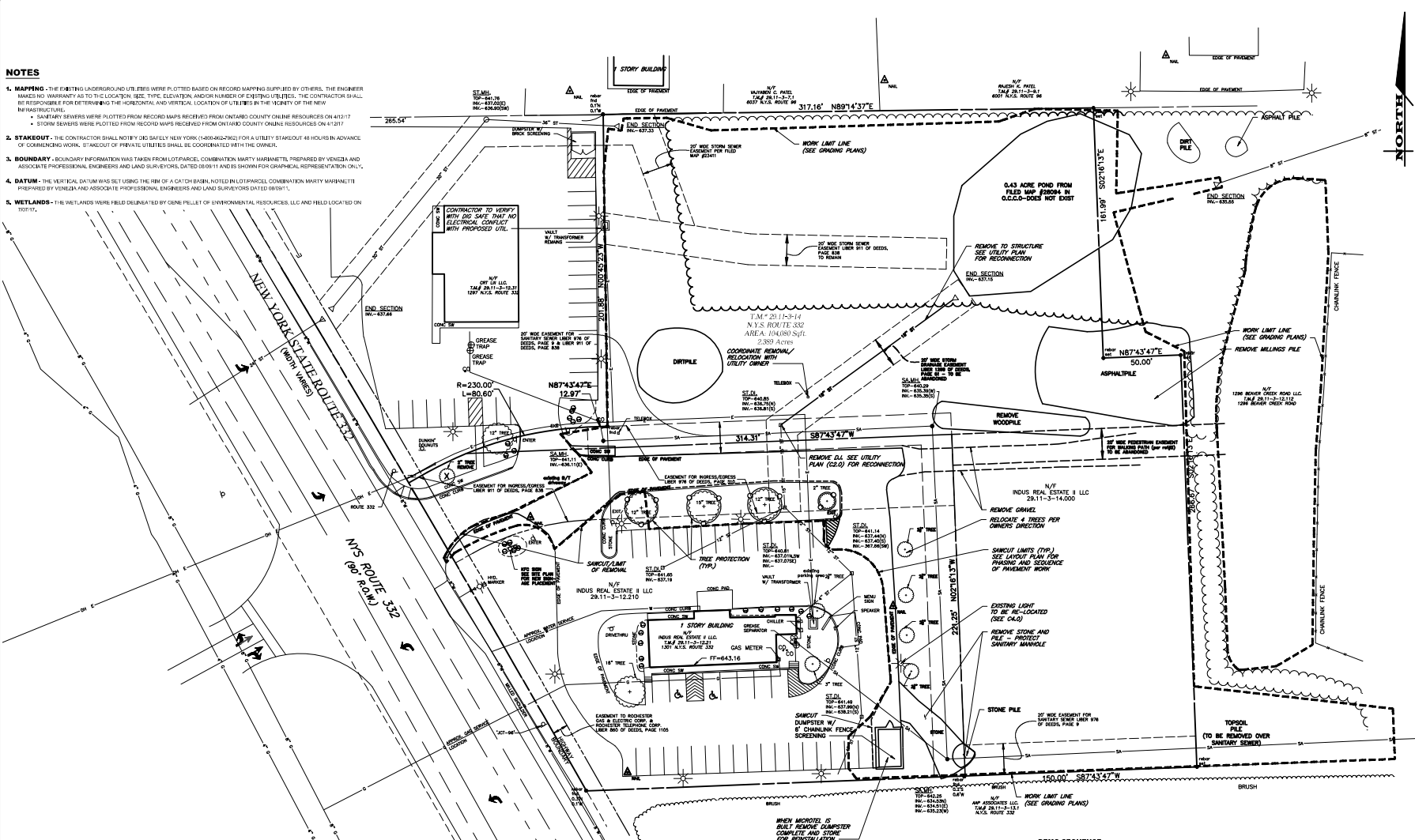
APPROVED BY: _____
 PLANNING BOARD CHAIRMAN
 DATE: _____

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Unauthorized alteration or addition to a survey plan, drawing or subdivision map is prohibited. The location of original instruments or other maps is not guaranteed.

NOTES

- 1. MAPPING** - THE EXISTING UNDERGROUND UTILITIES WERE PLOTTED BASED ON RECORD MAPPING SUPPLIED BY OTHERS. THE ENGINEER MAKES NO WARRANTY AS TO THE LOCATION, DEPTH, ELEVATION, AND/OR NUMBER OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES BY THE SCIENCE OF THE NEW INFRASTRUCTURE.
 - SANITARY SEWERS WERE PLOTTED FROM RECORDED MAPS RECEIVED FROM ONTARIO COUNTY ONLINE RESOURCES ON 4/15/17
 - STORM SEWERS WERE PLOTTED FROM RECORDED MAPS RECEIVED FROM ONTARIO COUNTY ONLINE RESOURCES ON 4/15/17
- 2. STAKEOUT** - THE CONTRACTOR SHALL NOTIFY THE SAFELY NEW YORK (HARDHATS) ON A UTILITY STAKEOUT 48 HOURS IN ADVANCE OF COMMENCING WORK. STAKEOUT OF PRIVATE UTILITIES SHALL BE COORDINATED WITH THE OWNER.
- 3. BOUNDARY** - BOUNDARY INFORMATION WAS TAKEN FROM LOT/FACEL COMBINATION PARTY MAP/MARKET, PREPARED BY VENEDIA AND ASSOCIATE PROFESSIONAL ENGINEERS AND LAND SURVEYORS, DATED 08/09/11 AND IS SHOWN FOR GRAPHICAL REPRESENTATION ONLY.
- 4. DATUM** - THE VERTICAL DATUM WAS SET USING THE RIM OF A CATCH BASIN, NOTED IN LOT/FACEL COMBINATION PARTY MAP/MARKET, PREPARED BY VENEDIA AND ASSOCIATE PROFESSIONAL ENGINEERS AND LAND SURVEYORS, DATED 08/09/11.
- 5. WETLANDS** - THE WETLANDS WERE FIELD DELINEATED BY GENE PELLET OF ENVIRONMENTAL RESOURCES, LLC AND FIELD LOCATED ON 10/27/17.



| | |
|--------------------------------|--|
| APPROVED BY: | |
| TOWN ENGINEER | |
| DATE: | |
| APPROVED BY: | |
| PLANNING BOARD CHAIRMAN | |
| DATE: | |
| APPROVED BY: | |
| CODE ENFORCEMENT OFFICER | |
| DATE: | |
| APPROVED BY: | |
| WATER AND SEWER SUPERINTENDENT | |
| DATE: | |

- DEMO SEQUENCE:**
1. MARK PAVEMENT AND HARDSCAPES AT LIMIT TO BE REMOVED
 2. INSTALL SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE AND OTHER EROSION CONTROL MEASURES,
 3. REMOVE STOCKPILES AS APPROPRIATE,
 4. CUT BRUSH AND TREES TO DISTURBANCE LIMITS, CLEAR AND GRUB,
 5. REMOVE PAVEMENTS, CURBS AND UTILITIES FOR COORDINATION WITH REGTEL FOR RELOCATIONS,
 6. PROTECT ACCESS AND SAFETY AS REQUIRED FOR VEHICULAR AND PEDESTRIAN TRAFFIC.

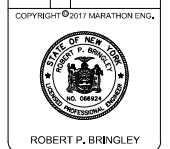
- DEMO LEGEND:**
- ITEM TO BE DEMOLISHED
 - ITEM TO REMAIN



PRELIMINARY SITE PLANS for
TACO BELL AND MICROTREL INDUS DEVELOPMENT CO.
 1301 NY-332
 ONTARIO COUNTY
 STATE OF NEW YORK
 TOWN OF FARMINGTON

JOB NO: 0823-17
 SCALE: 1"=30'
 DRAWN: RLB
 DESIGNED:
 DATE: 10/24/17

| REVISIONS | | |
|-----------|-----|---------------|
| DATE | BY | REVISION |
| 01/17/18 | RLB | T.E. COMMENTS |
| 08/27/18 | MT | TOWN COMMENTS |



DRAWING TITLE:
EXISTING FEATURES AND DEMOLITION PLAN

2 OF 3
 SHEET No: **V1.0**
 0823-17
 JOB No: DRAWING No:

- GENERAL**
- 1. APPLICABILITY** - THE NOTES AND INFORMATION PROVIDED ON THIS SHEET ARE APPLICABLE TO ALL "C" SERIES DRAWINGS. THE "C" SERIES DRAWINGS COVER THE "C" SERIES REQUIREMENTS OUTSIDE OF THE BUILDING ENVELOPE. THE BUILDING ENVELOPE ENCLOSES ALL AREAS WITHIN THE OUTSIDE OF THE BUILDING EXTERIOR WALL.
 - 2. MAPPING** - THE EXISTING UNDERGROUND UTILITIES ARE PLOTTED BASED ON RECORD MAPPING SUPPLIED BY OTHERS. THE EXISTING MAPPED UTILITIES AS TO THE LOCATION, DEPTH, THE LOCATION AND NUMBER OF EXISTING UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF THE UTILITIES BY THE "C" SERIES INSTRUMENTS.
 - 3. STAKEOUT** - THE CONTRACTOR SHALL HAVE THE SITE SAFELY MARKED AND ADJUSTED FOR ALL UTILITIES STAKEOUT AS SHOWN IN ADVANCE OF COMMENCING ANY WORK. STAKEOUT OF PRIVATE UTILITIES SHALL BE COORDINATED WITH THE OWNER.
 - 4. PROPERTY PROTECTION** - THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES, CURBS, MANHOLE LIDS, TREES, ETC. CAUSED BY THEIR CONSTRUCTION OPERATIONS. ALL DAMAGE SHALL BE REPAIRED OR REPLACED. THE CONTRACTOR IS TO ADEQUATELY PROTECT ALL ADJACENT PROPERTIES, PRIVATE ROADWAYS, PARKING FACILITIES, AND PUBLIC STREETS DURING CONSTRUCTION.
 - 5. ACCESS** - THE CONTRACTOR SHALL PROVIDE SATISFACTORY VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES, PRIVATE ROADWAYS, PARKING FACILITIES, AND PUBLIC STREETS DURING CONSTRUCTION.
 - 6. SITE SAFETY** - PRIOR TO AND THROUGHOUT CONSTRUCTION, THE CONTRACTOR SHALL POST "BEWARE OF CONSTRUCTION" SIGNS AT ALL ACCESS POINTS AND OCCUPANCY AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY AND INSURANCES AND THE OWNER IS RESPONSIBLE FOR THE INSTALLATION OF SIGNAGE FOR CONSTRUCTION AND OCCUPANCY.
 - 7. EXCAVATIONS** - ALL EXCAVATIONS SHALL BE BACKFILL, ENCASED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE OWNER'S UTILITIES AND THE CONSTRUCTION OF EACH EXCAVATION.
 - 8. MAINTENANCE** - PUBLIC STREETS, PRIVATE DRIVES AND PARKING FACILITIES SHALL BE KEPT FREE OF FOREIGN MATERIALS. ALL AREAS SHALL BE SAFELY CLEAN AT THE END OF EACH WORKING DAY AND AS DIRECTED BY THE OWNER'S SAFETY REPRESENTATIVE.
 - 9. CONSTRUCTION STORAGE** - STORAGE OF EQUIPMENT AND MATERIALS SHALL BE WITHIN A SPECIFIED AND SECURED AREA AS DETERMINED IN CONTRACT DOCUMENTS OR AS SPECIFIED BY THE OWNER'S SAFETY REPRESENTATIVE.
 - 10. PERMITS** - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE APPLICABLE MUNICIPALITY OR AGENCY. THE CONTRACTOR IS RESPONSIBLE FOR ALL BORROW AND INSURANCES AND THE OWNER IS RESPONSIBLE FOR THE INSTALLATION OF SIGNAGE FOR CONSTRUCTION AND OCCUPANCY.
 - 11. INTERIM CONDITIONS** - THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN PORTAL DRAINAGE AWAY FROM THE BUILDING AND ADJACENT PROPERTY AREA TO A FINAL BED OUTLET THROUGHOUT THE CONSTRUCTION PERIOD. THIS MAY REQUIRE INTERIM GRADING, STORMWATER PAVEMENT, ETC., THAT IS NOT SPECIFICALLY SHOWN ON THE PLANS AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

- CONSTRUCTION**
- 1. STAKEOUT** - THE CONSTRUCTION STAKEOUT SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR USING CONTROL POINTS ON THE ADJACENT PROPERTY. THE STAKEOUT POINTS, DATED 2017, WERE PROVIDED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BORROW AND INSURANCES AND THE OWNER IS RESPONSIBLE FOR THE INSTALLATION OF SIGNAGE FOR CONSTRUCTION AND OCCUPANCY.
 - 2. LAYOUT** - DIMENSIONS SHOWN, WHERE APPLICABLE, SHALL BE FROM THE FACE OF CURB UNLESS SPECIFICALLY CALLED OUT OTHERWISE.
 - 3. DEMOLITION** - CURBING AND GRADING SHALL BE LIMITED TO THE SITE BOUNDARIES OR WITHIN THE WORK LIMIT LINE AS SHOWN ON THE PLANS. TREES AND STRUCTURES EXISTING FOR REMOVAL SHALL BE CORRECTLY AND PROPERLY MARKED WITH RED X'S AND IDENTIFIED. ALL MATERIALS SHALL BE LEGALLY DEPOSITED ON SITE OR AS DIRECTED BY THE OWNER'S SAFETY REPRESENTATIVE. ALL UTILITIES SHALL BE IDENTIFIED BY CONTRACT DOCUMENTS. ALL UTILITIES SHALL BE PROTECTED TO REMAIN. REMOVAL SHALL BE AS SHOWN.
 - 4. COORDINATION** - THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES AND WITH OTHER SITE VISITORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE OWNER'S UTILITIES AND THE CONSTRUCTION OF EACH EXCAVATION.
 - 5. STAGING** - AS DEFINED BY THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL CONSTRUCT A SECURE STAGING AREA FOR THE STORAGE OF MATERIALS AND EQUIPMENT. THE STAGING AREA SHALL BE IDENTIFIED BY CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE OWNER'S UTILITIES AND THE CONSTRUCTION OF EACH EXCAVATION.
 - 6. CLOSURE** - THE CONTRACTOR SHALL CLOSE ALL UTILITIES AND SHALL BE LIMITED TO THE FOLLOWING AT PROJECT COMPLETION:
 - CLOSING OF ALL CONSTRUCTION AREAS.
 - CLOSING OF ALL CONSTRUCTION AREAS.
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 - CLOSING OF ALL CONSTRUCTION AREAS.

- PROJECT STATISTICS**
- 1. GENERAL:**
 - 1.1 PROPERTY OWNER - INDUS REAL ESTATE II
 - 1.2 PROPERTY ADDRESS - 1301 NYS ROUTE 332
 - 1.3 TAX ACCOUNT - 26-11-24-14, 26-11-24-21
 - 1.4 PARCEL SIZE - 2.39 ACRES (2.99 ACRES INCLUDING KYE PARCELS)
 - 2. ZONING REGULATIONS:**
 - 2.1 ZONING DISTRICT - G8 - GENERAL BUSINESS (MAYOR THOROUGHFARE OVERLAY DISTRICT)
 - 2.2 CODE REQUIREMENTS - 1950-2017 (MAYOR THOROUGHFARE AND HOTEL ARE ALLOWED) USAS WITH A SPECIAL PERMIT REQUIRED. THE "C" SERIES DRAWINGS COVER THE "C" SERIES REQUIREMENTS OUTSIDE OF THE BUILDING ENVELOPE.

| NO. | REQUIREMENT | REQUIRED | PROVIDED | COMMENTS |
|-----|---|--------------------------|----------------|------------------------------------|
| 1 | FRONT SETBACK | 150' MIN. | 75' MIN. | 150' MIN. (MAYOR THOROUGHFARE) |
| 2 | REAR SETBACK | 30' MIN. | 30' | |
| 3 | SIDE SETBACK | 30' MIN. | 74.5' | 30' MIN. (MAYOR THOROUGHFARE) |
| 4 | LOT WIDTH | 150' | 150' | |
| 5 | LOT DEPTH | 200' | 200' | |
| 6 | LOT AREA | 40,000 SQ. FT. | 40,000 | 40,000 (MAYOR THOROUGHFARE) |
| 7 | OPEN SPACE (MAYOR) | 20% REQUIRED | 20% | 20% PROVIDED (ANALYZED AS A WHOLE) |
| 8 | ACCESS ROAD SETBACK | 30' | 70' | 30' MIN. (MAYOR THOROUGHFARE) |
| 9 | TOWN LAW 2014 | | | |
| 10 | PARCELS MUST HAVE DIRECT ACCESS TO A MAJOR ROAD | COMFORMS | COMFORMS | |
| 11 | LOT COVERAGE (BLDG) | 35% | 6.8% | 35% PERMANENTLY GRASSMAINTAINED |
| 12 | BUILDING HEIGHT | 60' (7 STORIES) | 1 STORY | 1 STORY |
| 13 | PARKING SPACE SIZE | 180 SQ. FT. WIDE (MIN.) | 180' x 9' WIDE | 180' x 9' WIDE |
| 14 | # OF PARKING SPACES ANALYZED AS A TOTAL | 129 (MAYOR THOROUGHFARE) | 63 SPACES | 63 SPACES |
| 15 | TOTAL REQUIRED - 191 SPACES | | 63 SPACES | 63 SPACES |
| 16 | TOTAL PROVIDED - 143 SPACES | | 63 SPACES | 63 SPACES |

* VARIANCE REQUIRED - VARIANCES GRANTED 3/19/18
 ** DEPTH IS MEASURED TO RIGHT-OF-WAY
 *** EXISTING NON-COMPLYING

2. VARIANCES/WAIVERS - ALL PER TOWN OF FARMINGTON SCHEDULE 1 (S), SECTION 160-47 AND/OR SECTION 160-54 OF THE TOWN OF FARMINGTON CODE AND NEW YORK STATE TOWN LAW 2014.

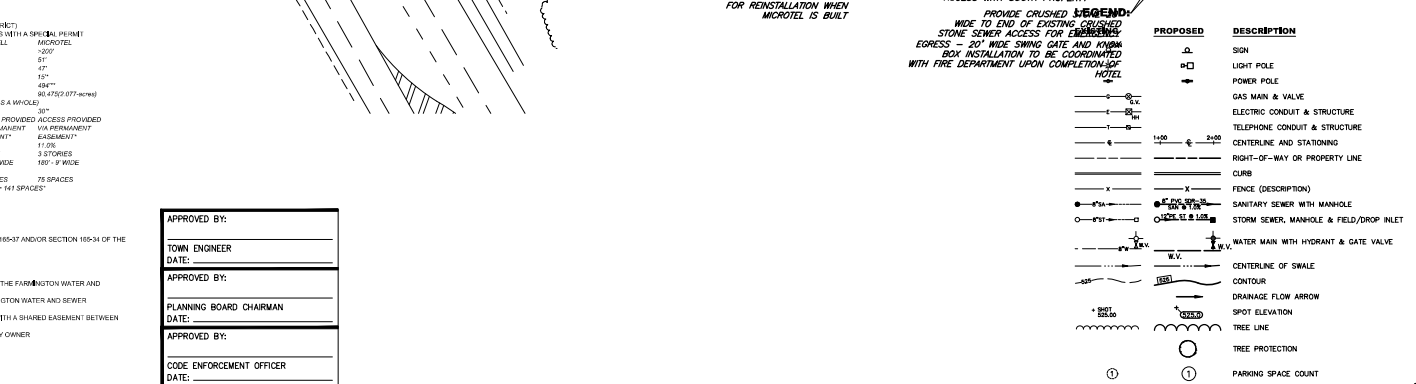
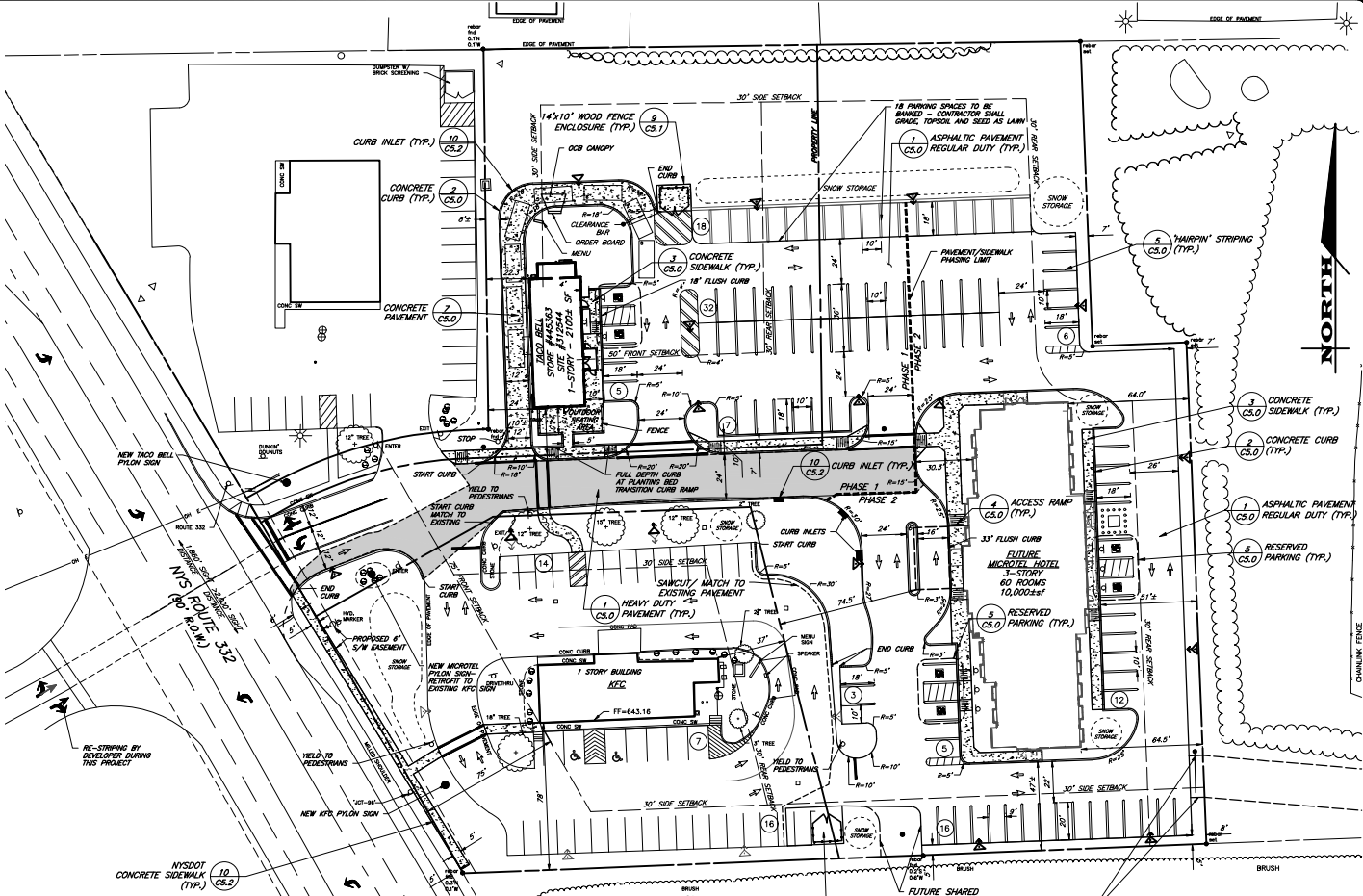
3. SITE:

1.1 UTILITIES - WATER MAINS AND HYDRANTS WILL BE OWNED AND MAINTAINED BY THE FARMINGTON WATER AND SEWER DEPARTMENT. SANITARY SEWER WILL BE OWNED AND MAINTAINED BY THE FARMINGTON WATER AND SEWER DEPARTMENT. STORM SEWER WILL BE PRIVATE AND MAINTAINED BY THE OWNER WITH A SHARED AGREEMENT BETWEEN THE ALL AFFECTED PROPERTIES. GAS AND ELECTRIC WILL BE OWNED AND MAINTAINED BY THE UTILITY OWNER.

APPROVED BY: _____
 TOWN ENGINEER
 DATE: _____

APPROVED BY: _____
 PLANNING BOARD CHAIRMAN
 DATE: _____

APPROVED BY: _____
 CODE ENFORCEMENT OFFICER
 DATE: _____



PROVIDE CRUSHED STONE TO END OF EXISTING CRUSHED STONE SEWER ACCESS FOR EGRESS - 20" WIDE SWING GATE AND MANHOLE BOX INSTALLATION TO BE COORDINATED WITH FIRE DEPARTMENT UPON COMPLETION OF HOTEL

| PROPOSED | DESCRIPTION |
|----------|---|
| ○ | SIGN |
| □ | LIGHT POLE |
| — | POWER POLE |
| — | GAS MAIN & VALVE |
| — | ELECTRIC CONDUIT & STRUCTURE |
| — | TELEPHONE CONDUIT & STRUCTURE |
| — | CENTERLINE AND STATIONING |
| — | RIGHT-OF-WAY OR PROPERTY LINE |
| — | CURB |
| — | FENCE (DESCRIPTION) |
| — | SANITARY SEWER WITH MANHOLE |
| — | STORM SEWER, MANHOLE & FIELD/DROP INLET |
| — | WATER MAIN WITH HYDRANT & GATE VALVE |
| — | CENTRELINE OF SWALE |
| — | CONTOUR |
| — | DRAINAGE FLOW ARROW |
| — | SPOT ELEVATION |
| — | TREE LINE |
| — | TREE PROTECTION |
| — | PARKING SPACE COUNT |

MARATHON ENGINEERING
 39 CASCADE DRIVE
 ROCHESTER, NY 14614
 PHONE 585-458-7770
 www.marathoneng.com

PRELIMINARY SITE PLANS
 for
TACO BELL AND MICROTREL INDUS DEVELOPMENT CO.
 1301 NY-332
 ONTARIO COUNTY
 TOWN OF FARMINGTON
 STATE OF NEW YORK

JOB NO: 0823-17
 SCALE: 1"=30'
 DRAWN: RLB
 DESIGNED: MPT
 DATE: 10/24/17

| DATE | BY | REVISION |
|----------|-----|----------------------|
| 11/15/17 | MT | NYS DOT LANE CHANGES |
| 11/28/17 | RLB | LOT LINE ADJUSTMENTS |
| 01/18/18 | RLB | T.E. COMMENTS |
| 03/28/18 | MT | TOWN COMMENTS |

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DRAWING TITLE:
LAYOUT PLAN

3 of 9
 SHEET NO: **C1.0**
 0823-17
 JOB NO: DRAWING NO: