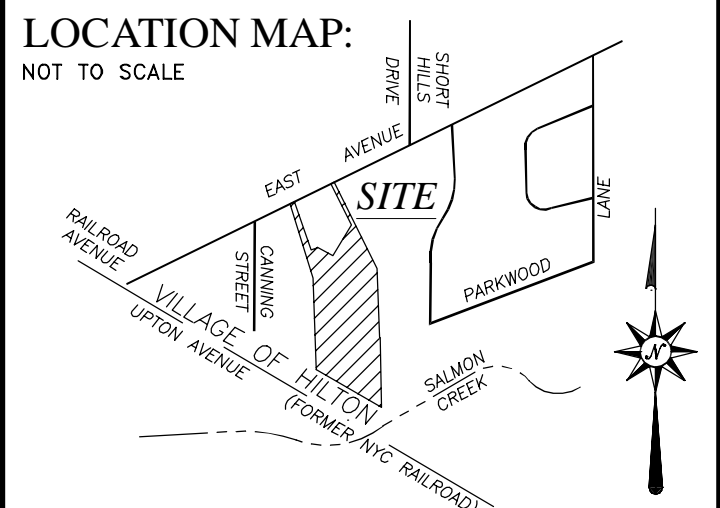


LEGEND:

PROPERTY LINE	---
EASEMENT	- - -
EXISTING CONTOUR	~ ~ ~
CHAIN LINK FENCE	—x—x—
WIRE FENCE	—u—u—
STOCKADE FENCE	— — —
STORM SEWER & MH	—ST—
SAN. SEWER & MH	—SA—
WATER LINE	—W—
GAS LINE	—G—
ELECTRIC	—E—
ELEC./CABLE/TEL	—E/C/T—
OVERHEAD WIRES	—O—
EROSION CONTROL	—DHW—
STONE ROW	—S—
EDGE OF WOODS	—W—
DIRECTION OF FLOW	—>—
MAILBOX	☐
UTILITY POLE	⊕
WATER VALVE	⊕
FIRE HYDRANT	⊕
GAS VALVE	⊕
UTILITY BOX	⊕
CLEANOUT	⊕
CURB BOX	⊕
CATCH BASIN	⊕
FLARED END SECTION	⊕
IRON PIPE REPAIR	⊕
SURVEY MONUMENT	⊕
SIGNAL SPAN POLE	⊕
TRAFFIC CTRL. MH	⊕
TRAFFIC SIGN	⊕
PERC. HOLE	⊕
DEEP HOLE	⊕
BENCHMARK	⊕
SPOT ELEV.	⊕



- GENERAL NOTES:**
- SITE LOCATED IN FLOOD ZONES "X" AND "AE" AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 3605500041G, DATED: AUGUST 28, 2008.
 - ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE VILLAGE OF HILTON.
 - DEVELOPER IS TO OBTAIN ANY APPROPRIATE STATE, COUNTY AND TOWN PERMITS PRIOR TO CONNECTING TO ANY PUBLIC UTILITIES.
 - UNDERGROUND UTILITIES LOCATIONS ARE APPROXIMATE. ALL UTILITIES SHALL BE FIELD STAKED BEFORE COMMENCING WORK. CONTRACTOR IS CAUTIONED TO NOTIFY CENTRAL STAKEOUT NUMBER 1-800-962-7962 FOR LOCATION OF UNDERGROUND UTILITY LOCATION PRIOR TO CONSTRUCTION.
 - EXISTING UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM FIELD LOCATIONS AND/OR UTILITY COMPANY RECORD PLANS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF UNDERGROUND UTILITIES BEFORE COMMENCING CONSTRUCTION. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS TO LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS AS REQUIRED. CONTRACTOR SHALL CONFIRM UTILITY STAKEOUT.
 - NO GOVERNMENT MONUMENTS ARE LOCATED WITHIN THE SCOPE OF THE DEVELOPMENT.
 - PROJECT IS LESS THAN 1,200' FROM THE NEAREST MONROE COUNTY MONUMENTATION.
 - LATERALS AND WATER SERVICES SHALL CONFORM TO THE VILLAGE OF HILTON SPECIFICATIONS.
 - DRAINAGE RUNOFF PRODUCED BY SITE IMPROVEMENTS, INCLUDING ROOF RUNOFF, SHALL NOT BE DIRECTED TOWARDS NEIGHBORING PROPERTIES AND/OR BUILDING FOUNDATIONS.

SITE DEVELOPMENT STATISTICS

TAX ACCOUNT #	ADDRESS	PARCEL AREA	ZONING
032.060-0003-12.21	231 EAST AVENUE	5.827± ACRES	C
032.060-0003-13.111	261 EAST AVENUE	6.129± ACRES	MR

DEVELOPER: WEGMANS SPECIALTIES, LLC
231 EAST AVENUE
HILTON, NY 14468

- MULTIPLE-RESIDENCE DISTRICT REGULATIONS:**
- | SETBACK REQUIREMENTS: | COVERAGE REQUIREMENTS: |
|-------------------------|------------------------------|
| FRONT MAJOR ROAD: 50' | BUILDINGS: 30% |
| FRONT PROJECT ROAD: 30' | BUILDING HEIGHT: HEIGHT: 35' |
| SIDE: 30' | LOT REQUIREMENTS: |
| REAR: 30' | AREA: 2 ACRES |

VILLAGE APPROVALS:

ZONING BOARD CHAIRPERSON	DATE	PUBLIC WORKS SUPERINTENDENT	DATE
HIGHWAY SUPERINTENDENT	DATE	FIRE MARSHAL	DATE
VILLAGE ENGINEER	DATE	VILLAGE CODE ENFORCEMENT OFFICER	DATE

PARKLAND PLACE
231 & 261 EAST AVENUE

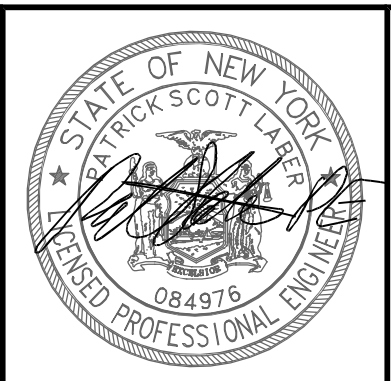
SITUATE IN:
TOWN LOT 76 OF THE NORTH SECTION OF BRADDOCK'S BAY TOWNSHIP AND
LOT 1, RANGE 4 OF THE SOUTH SECTION OF BRADDOCK'S BAY TOWNSHIP
VILLAGE OF HILTON, COUNTY OF MONROE, STATE OF NEW YORK

REFERENCES:

TAX ACCOUNT NO.: 032.06-3-13.111
1. LIBER 9162 OF DEEDS, PAGE 360, WARRANTY DEED FROM 231 EAST AVENUE, INC. TO WEGMANS SPECIALTIES, L.L.C.

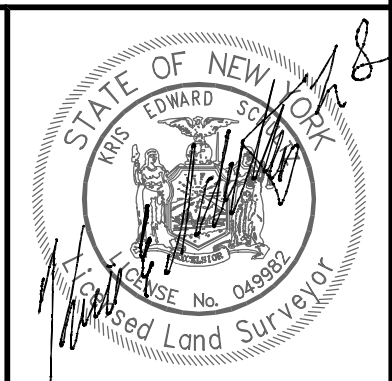
REVISIONS

NO.	DATE	DESCRIPTION	BY
1.	4/1/24	ADDED SWMF EASEMENT, REFERENCED EASEMENT TO BE EXTINGUISHED	PSL



CERTIFICATION:
WE, SCHULTZ ASSOCIATES ENGINEERS AND LAND SURVEYORS P.C., HEREBY CERTIFY THIS MAP WAS COMPLETED ON FEBRUARY 6, 2024 FROM AN INSTRUMENT SURVEY COMPLETED JULY 17, 2023 IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

KRIS E. SCHULTZ, L.S.
ROBERT B. HATCH, L.S.



SCHULTZ ASSOCIATES
ENGINEERS & LAND SURVEYORS, P.C.
129 SOUTH UNION STREET, PO BOX 89
SPENCERPORT, NEW YORK 14559
585-349-3750
SchultzAssociatesPC.com email: contact@schultzpc.com

REZONING MAP

DRAWN BY:	KES	PROJECT No.	23.161
CHECKED BY:	PSL	SHEET No.	1 OF 1
SCALE:	1" = 50'	DWG. No.	C-1
DATE:	FEBRUARY 6, 2024		