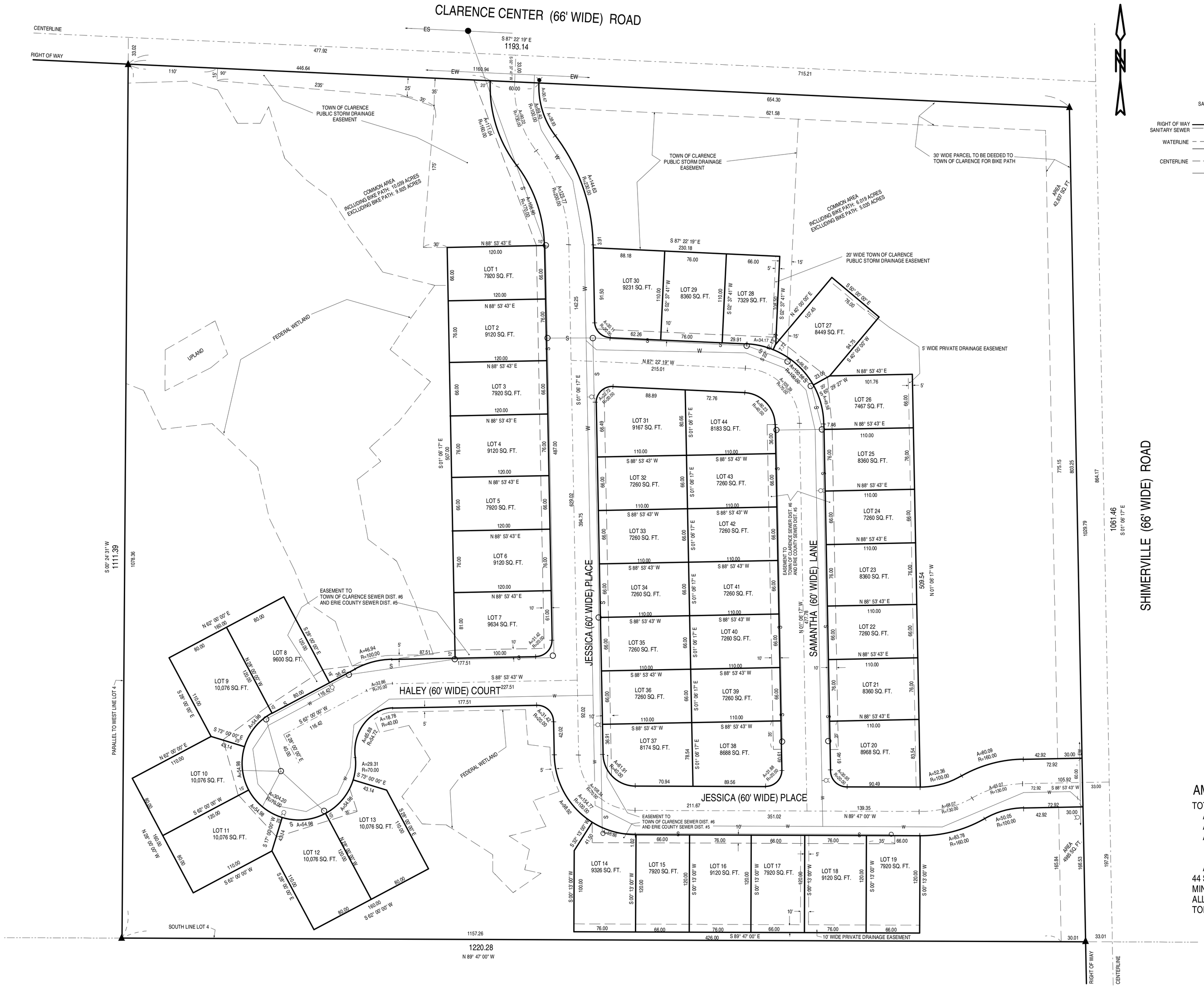
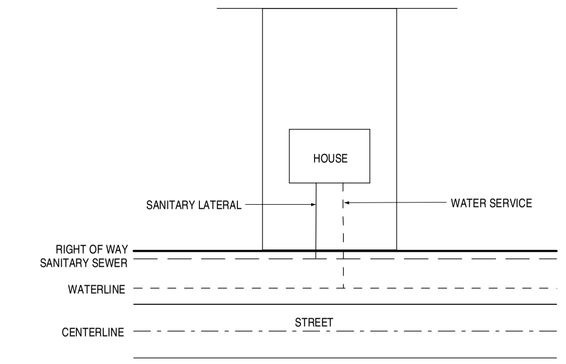
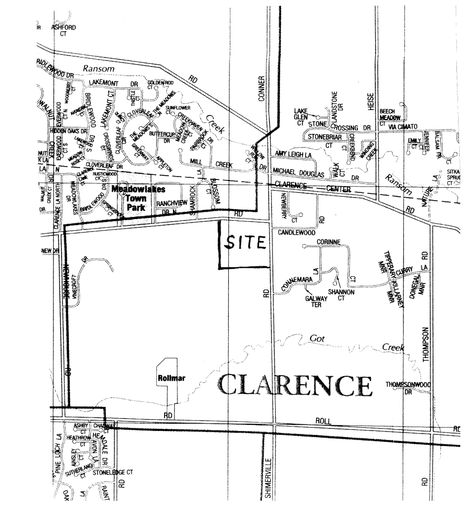




TYPICAL HOUSE CONNECTION



SITE MAP

LEGEND

- PROPOSED HYDRANT
- EXISTING HYDRANT
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PERMANENT SURVEY MARKER

SUBJECT TO ERIE COUNTY SEWER DISTRICT NO. 5 SANITARY SEWER EASEMENT FIELD IN THE ERIE COUNTY CLERK'S OFFICE IN L. _____ P. _____

NOTE:
SANITARY SEWER FACILITIES, EXISTING AND PROPOSED, AND WATER SUPPLY FACILITIES, EXISTING AND PROPOSED, SHOWN ON THE SUBDIVISION MAP ARE SHOWN ONLY FOR THE PURPOSE OF COMPLIANCE, WITH NEW YORK STATE REALTY SUBDIVISION LAW. BISSELL, STONE ASSOCIATES ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SANITARY SEWER AND WATER FACILITIES SHOWN ON THIS MAP OR FOR THE APPROVAL, CONSTRUCTION OR ACCEPTANCE BY APPROPRIATE GOVERNMENT AGENCIES OF SAID FACILITIES.

NOTE:
PRIVATE DRAINAGE EASEMENTS SET FORTH ON THIS SUBDIVISION MAP ARE FOR THE BENEFIT OF THE OWNERS OF THE PROPERTY WITHIN THE SUBDIVISION AND THAT THE BENEFIT DERIVED FROM THESE EASEMENTS IS FOR THE PROPERTY OWNERS ONLY AND THE TOWN OF CLARENCE ASSUMES NO RESPONSIBILITY FOR MAINTENANCE.

NOTE:
EXCEPT AS NOTED AS TOWN OF CLARENCE PUBLIC STORM DRAINAGE EASEMENT, ALL COMMON AREAS ARE PRIVATE STORM DRAINAGE EASEMENTS.

AMBER MEADOWS SUBDIVISION

TOTAL AREA: 28.389 ACRES TO RIGHT OF WAY OF CLARENCE CENTER & SHIMERVILLE ROADS
AREA OF LOTS: 8.453 ACRES
AREA OF RIGHT OF WAY: 3.876 ACRES (TO RIGHT OF WAY OF CLARENCE CENTER & SHIMERVILLE ROADS)
AREA OF COMMON AREA:
INCLUDING BIKE PATH: 16.058 ACRES
EXCLUDING BIKE PATH: 14.960 ACRES
AREA OF BIKE PATH: 1.098 ACRES
44 SINGLE FAMILY RESIDENTIAL LOTS
MINIMUM SETBACK: FRONT 20', SIDE 10', REAR 20'
ALL LOTS RESIDENTIAL STRUCTURE WILL BE OF THE TRADITIONAL BASEMENT TYPE
TOP OF FOUNDATION WALL TO BE A MAXIMUM OF 40" ABOVE CENTERLINE OF ROAD

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PART 2 OF THE NEW YORK STATE EDUCATION LAW.

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SAME.

BISSELL STONE

BISSELL, STONE ASSOCIATES
ENGINEERING AND LAND SURVEYING, P.C.
CIVIL ENGINEERING : LAND SURVEYING : SITE PLANNNING : CONSULTING
TELEPHONE: (716) 632-7000 FAX: (716) 632-7004

DATE: APRIL 10, 2009	JOB NO: 54051-CM	FIELD BOOK: DC	SCALE 1" = 60'

CHANGE LOT WIDTHS AUGUST 3, 2009	ADD EASEMENT OCTOBER 1, 2009	REVISE EASEMENT NOVEMBER 9, 2009	ADD WL & SS NOVEMBER 16, 2009	REVISE WL & SS MARCH 25, 2010

SURVEY OF PART OF LOT 4 SECTION 11 TOWNSHIP 12 RANGE 6
TOWN OF CLARENCE - ERIE COUNTY, NEW YORK - HOLLAND LAND COMPANY

FORMERLY GEO. DIEHL; SHEEHAN, FRETTS & TALLAMY; FRETTS & SENIOR; SENIOR, BISSELL & BRONKIE
DESIGN SYSTEM COLLABORATIVE; THE BISSELL CO.