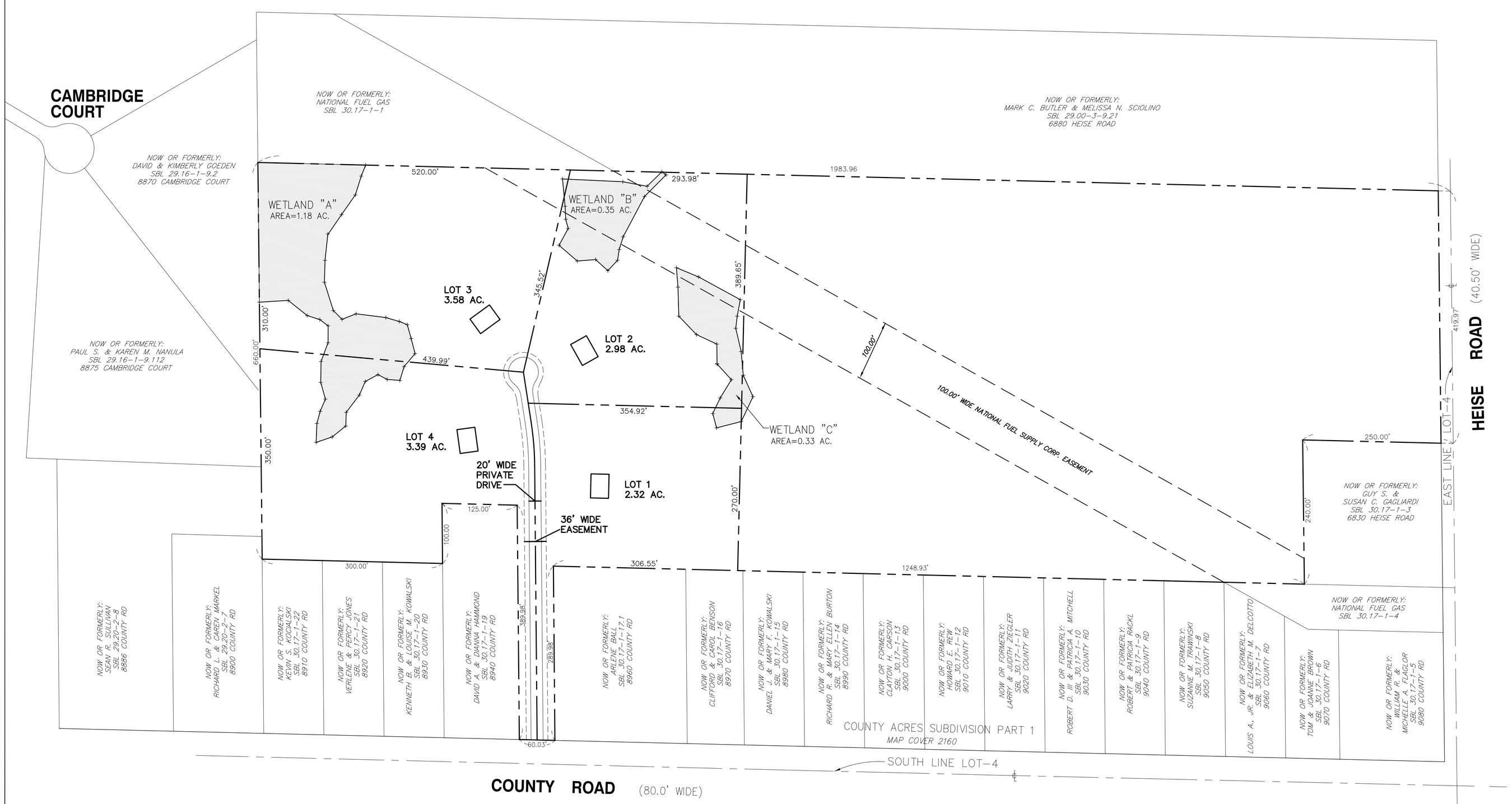

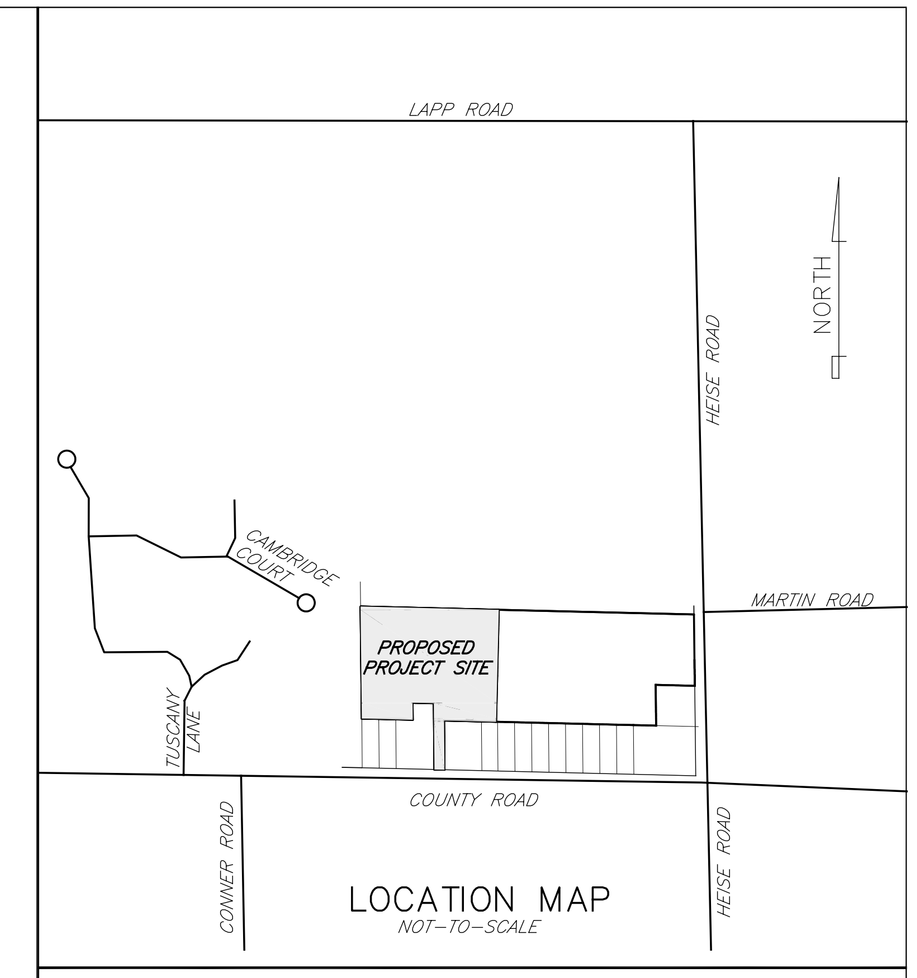

LOCATION MAP
NOT-TO-SCALE

SITE DATA

CURRENT ZONING = AGRICULTURAL RURAL RESIDENTIAL

PROPOSED ZONING = NO CHANGE IN ZONING

TOTAL PROPERTY SIZE = 28.57± ACRES

PROJECT SITE SIZE = 12.27± ACRES

WETLANDS = 1.8± ACRES

100 YEAR FLOOD PLAIN = NONE

MIN. ODA LOT SIZE = 2 ACRES

MIN. FRONTAGE LOT SIZE = 1.33 ACRES

MIN. FRONTAGE LOT WIDTH = 150'

AVAILABILITY OF UTILITIES

WATER: AVAILABLE

GAS: AVAILABLE

ELECTRIC: AVAILABLE

SANITARY SEWER: GRAVITY SEWER NOT AVAILABLE, SEPTIC SYSTEMS WILL BE REQUIRED.

NOTES

1) SURVEY INFORMATION BY NUSSBAUMER & CLARKE, INC. JOB NO. NC-38822 DATED OCTOBER 16, 1995. RESURVEYED OCTOBER 14, 2004.

2) WETLAND LOCATION DATA PROVIDED BY LANDESIGN SURVEYORS & ENGINEERS, P.C. - "WETLAND EXHIBIT MAP, DATED 11-22-05", JOB NO. 05568.

3) ADJACENT PROPERTY OWNERSHIP INFORMATION IS BASED ON DATA FROM THE ERIE COUNTY INTERNET MAPPING SERVICE.

4) THIS IS NOT A PROPERTY SURVEY.

LEGEND

Designed By:	MJM
Drawn By:	PCC
Checked By:	MJM
Cad File:	M 0616

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW

REVISIONS	DATE	BY

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SITE DESIGN
MUNICIPAL ENGINEERING

COUNTY ROAD OPEN DEVELOPMENT AREA

TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

CONCEPT PLAN

SCALE:	1" = 100'
DATE:	NOVEMBER 27, 2006
JOB NO:	M-0616
SHEET NO:	CP-1

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