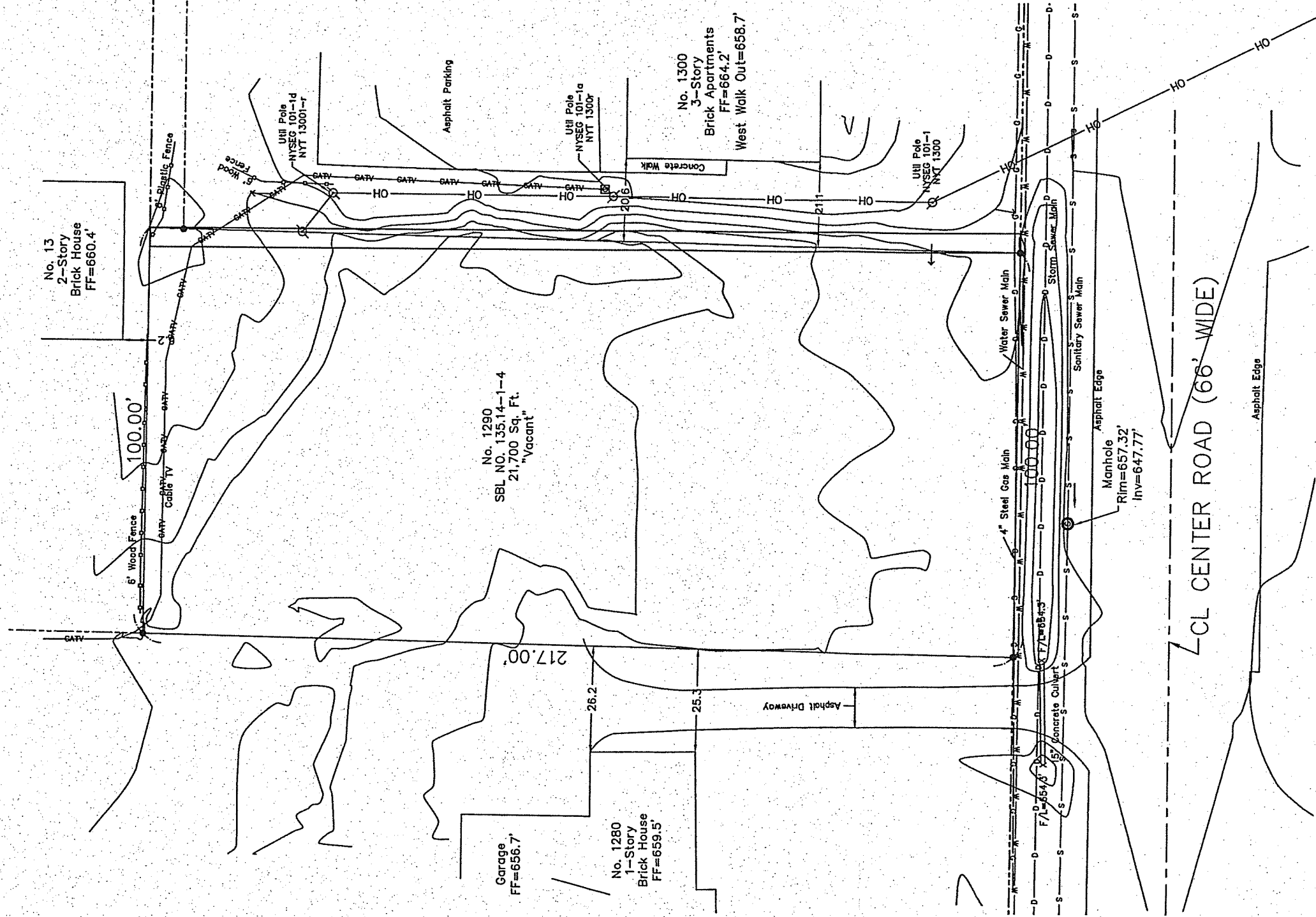


SURVEY

1290 CENTER ROAD
LACKAWANNA, NEW YORK



CL CENTER ROAD (66' WIDE)

Asphalt Edge

HO

NOTE:

ELEVATION BASED ON TOWN OF WEST SENECA MONUMENTS
TWS MONUMENT NO 57, 58 & 59
DATUM NAD 83 (FEET)



1" = 30'

ADDRESS: 1290 CENTER ROAD, LACKAWANNA NEW YORK
DATE OF SURVEY: 12/09/14 DATE OF MAP: 12/10/14
SURVEY REF: ROBERT BAIRD, LS DATE: 06/19/14

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 SUCH

LEGAL: PART OF LOT-285, T-10, R-7 OF THE EBENEZER LANDS,
TOWN OF WEST SENECA, ERIE COUNTY, NEW YORK STATE.
NO PROPERTY CORNER WERE SET AS PART OF THIS SURVEY

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 NEW YORK STATE EDUCATION
LAW

REQUESTED BY: Daryl Martin Architect
GENZEL LAND SURVEYING, P.C. ©2014
7033 COLE ROAD COLDEN, NEW YORK 14033
PH: (716) 667-9733 FAX: (716) 667-9735
JOB NO. 3593 DATE: 12/10/14 DWN. BY: JAG

THIS MAP WAS UNLESS OTHERWISE
NOTED BY NEW YORK STATE LICENSED
LAND SURVEYOR'S SBL NO 060003

NOTES:

- 1.) CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF West Seneca'S SPECIFICATIONS WHERE APPLICABLE AND/OR SUBJECT TO THE LATEST REVISIONS BY THE TOWN ENGINEER.
- 2.) STUMPS AND BRUSH MAY NOT BE BURIED IN THE TOWN
- 3.) ALL UTILITIES TO BE LOCATED AND CLEARLY MARKED PRIOR TO EXCAVATION; IE, WATER, SAN, SEWER, STORM, GAS, ELECTRIC, ETC.
- 4.) THERE ARE NO STATE OR FEDERAL WETLANDS PERMITS OR APPROVALS REQUIRED FOR THIS SITE OR PROJECT.
- 5.) SELECT FILL IS REQUIRED UNDER ALL PAVED AREAS. PIPE BEDDING MATERIAL SHALL BE NO. 2 CRUSHED LIMESTONE, NO GRAVEL PRODUCTS WILL BE ALLOWED.
- 6.) ALL WATERLINE SERVICE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF West Seneca AND THE ERIE COUNTY WATER AUTHORITY REQUIREMENTS.
- 7.) FILL SHALL BE PLACED AND SATISFACTORILY COMPACTED PRIOR TO THE INSTALLATION OF WATER AND SEWER LINES (TYP.), AND MUST BE APPROVED BY THE SUPERVISING PROJECT ENGINEER.
- 8.) THE PROFESSIONAL ENGINEER SUPERVISING CONSTRUCTION OF WATERLINE SHALL PROVIDE A WRITTEN CERTIFICATION OF CONSTRUCTION COMPLIANCE, INCLUDING THE RESULTS OF THE HYDROSTATIC PRESSURE AND LEAKAGE TESTS, CHLORINE TESTS, ETC. TO THE TOWN OF West Seneca AND TO ERIE COUNTY WATER AUTHORITY WITHIN THIRTY (30) DAYS AFTER CONSTRUCTION COMPLETION.
- 9.) EXCESSIVE SNOWFALL AMOUNTS WILL BE TRUCKED OFF SITE.
- 10.) THE PROFESSIONAL ENGINEER SUPERVISING CONSTRUCTION OF SANITARY LINES SHALL PROVIDE A WRITTEN CERTIFICATION OF CONSTRUCTION COMPLIANCE, INCLUDING THE RESULTS OF THE HYDROSTATIC PRESSURE AND LEAKAGE TESTS, CHLORINE TESTS, ETC. TO THE TOWN OF ORCHARD PARK AND TO ERIE COUNTY WATER AUTHORITY WITHIN THIRTY (30) DAYS AFTER CONSTRUCTION COMPLETION.

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO ORDERING, FABRICATING OR INSTALLING ANY MATERIALS. FIELD CONDITIONS SHOULD BE REFLECTED IN ALL SHOP DRAWINGS & RECORD DRAWINGS. REPORT ANY DISCREPANCIES & COORDINATE ALL CHANGES WITH THE OWNER/ARCHITECT.

SITE INFORMATION

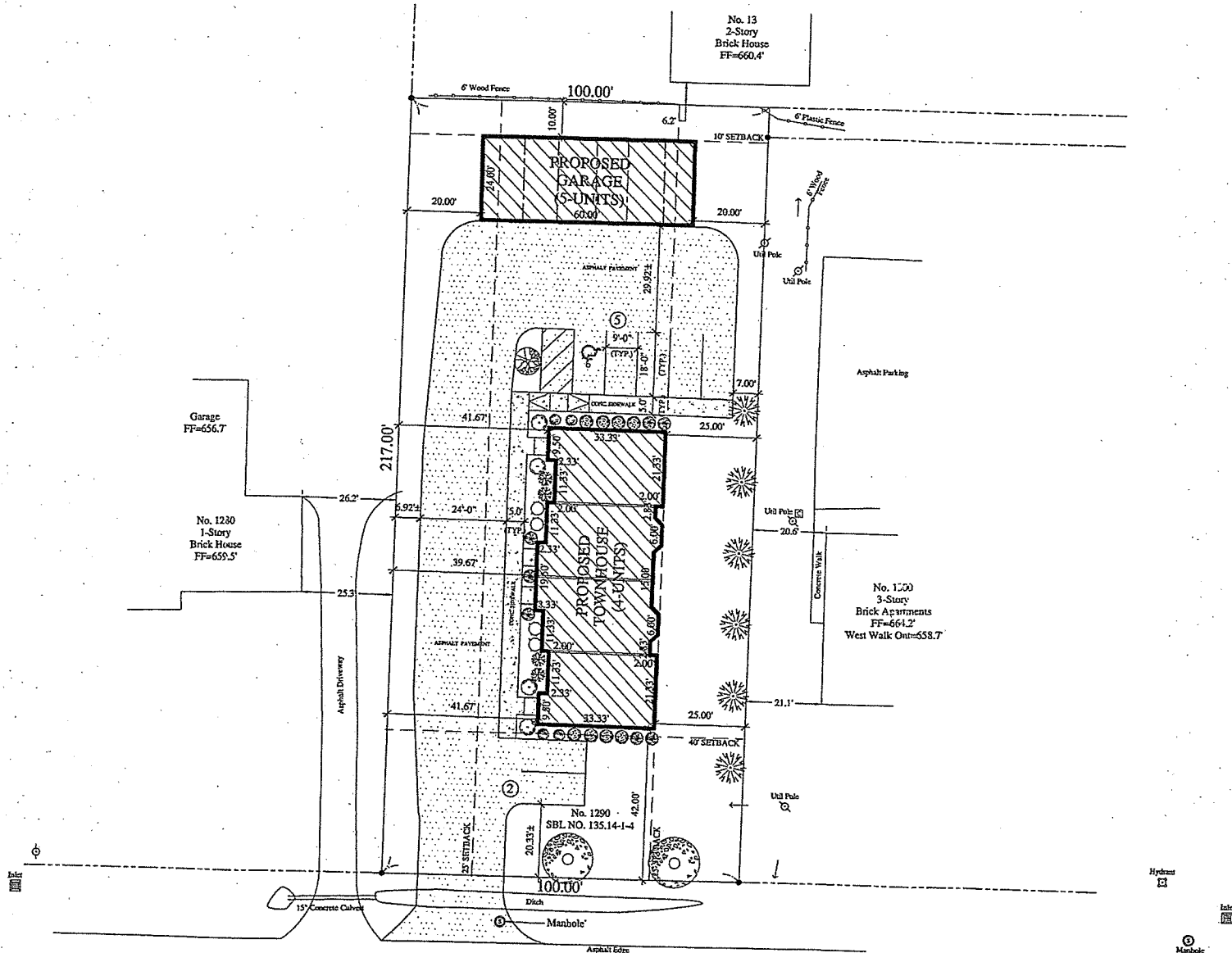
ZONING = R60A

SITE AREA OVERALL	=	25,000 S.F.	0.57 ACRES
PROPOSED BUILDING FOOTPRINT	=	2,711.55 S.F.	0.06 ACRES 10.8% OF SITE
PROPOSED GARAGE FOOTPRINT	=	1,440.00 S.F.	0.03 ACRES 5.8% OF SITE
PROPOSED TOTAL FOOTPRINT	=	4,151.55 S.F.	0.10 ACRES 16.6% OF SITE
PROPOSED PAVED/SURFACE AREA	=	8,011.94 S.F.	0.18 ACRES 32.0% OF SITE
PROPOSED GREEN AREA	=	12,836.51 S.F.	0.29 ACRES 51.3% OF SITE

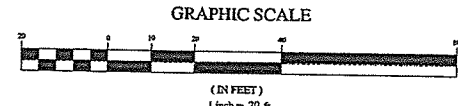
PARKING
4 UNITS (1.5 SPACES PER UNIT) = **REQUIRED** 6 SPACES **PROVIDED** 15 SPACES (INC. 1 H.C.)



SITE LOCATION MAP



SITE PLAN



REVISIONS

PH- (716)667-1436
FAX- (716)667-0163
dmarchitects@gmail.com

DARYL MARTIN
ARCHITECT, P.C.
3625 Eggert Road | Orchard Park, N.Y. 14127

SITE PLAN

NEW PROJECT for:
SEAN HANLEY, JR.
1290 CENTER ROAD
WEST SENECA, NEW YORK

DATE: 1/27/2015
SCALE: AS NOTED
DRAWN: SCG
CHECKED: DKM

ST-1
SHEET NUMBER