

ALL land tract or parcel of land situate in the Town of Cheektowaga, County of Erie and State of New York, being part of Lot No. 15, Township 11, Range 7 of the Holland Land Company's Survey, bounded and described as follows:

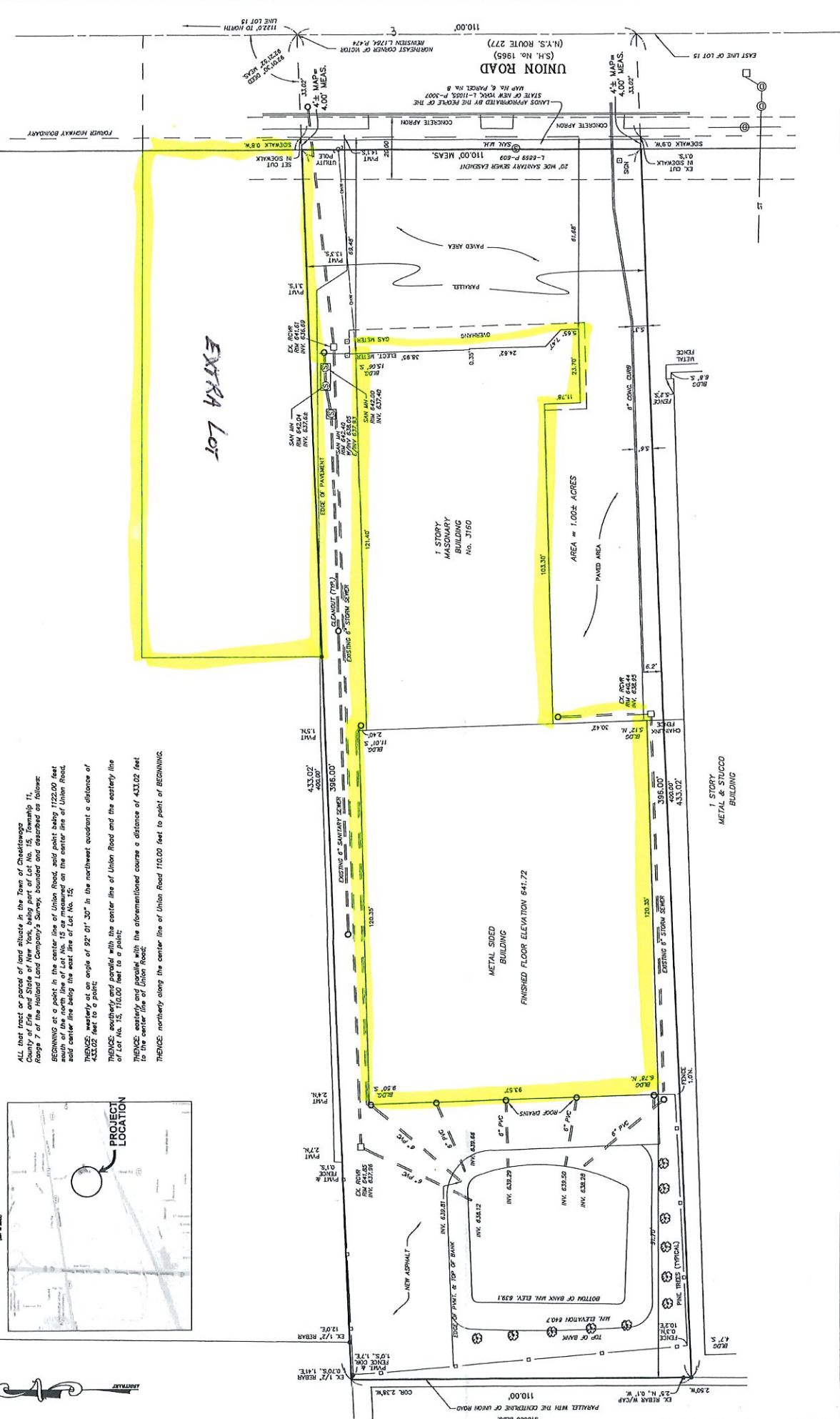
BEGINNING at a point in the center line of Union Road, said point being 1122.00 feet south of the north line of Lot No. 15 as measured on the center line of Union Road, said center line being the east line of Lot No. 15;

THENCE westerly at an angle of 92° 01' 30" in the northwest quadrant a distance of 433.02 feet to a point;

THENCE southerly and parallel with the center line of Union Road and the easterly line of Lot No. 15, 110.00 feet to a point;

THENCE southerly and parallel with the aforementioned course a distance of 433.02 feet to the center line of Union Road;

THENCE northerly along the center line of Union Road 110.00 feet to point of BEGINNING.



DATE	REVISION/TITLE
11/12/12	RESURVEY TO ALTA SURVEY STANDARDS
10/26/08	RECORD LOCATION NORTH EDGE PAVEMENT
8/31/05	RECORD LOCATION NORTH EDGE PAVEMENT
11/14/03	RECORD LOCATION SURVEY
5/16/03	ADJUSTED ELEVATIONS AT BASIN
2/11/03	RECORD LOCATION SURVEY
3/18/02	ADD THE DIST. TO NORTH LINE LOT 15
2/12/02	RESURVEY

TO: HART BANK
CHICAGO TITLE INSURANCE COMPANY
LOUISVILLE, KY 40202

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALTA SURVEYING ACT AND THE ALTA SURVEYING RULES AND REGULATIONS, AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE ALTA SURVEYING ACT AND THE ALTA SURVEYING RULES AND REGULATIONS.

DATE: NOVEMBER 12, 2012
SURVEYOR: [Signature]
REGISTRATION NO. 5045

ZONING: PRESENT ZONING: R5 - MOTOR SERVICES DISTRICT
MINIMUM YARD DIMENSIONS:
FRONT YARD: 50'
SIDE YARD: 10'
REAR YARD: 25' (EXISTING NON-RESIDENTIAL DISTRICT)
REAR YARD: 50' (EXISTING RESIDENTIAL DISTRICT)
MAXIMUM HEIGHT: 40'

PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO COMMUNITY PANEL NO. 36021 D005 E. DATED APRIL 8, 1983
FRONTIER ABSTRACT AND RESEARCH SERVICES INC.
ABSTRACT OF TITLE DATED OCTOBER 9, 2012 - SUPPLIED

ALTA/ACSM
LAND TITLE SURVEY OF
PART OF LOT 15 TOWNSHIP 11 RANGE 7
HOLLAND LAND SURVEY
TOWN OF CHEEKTOWAGA, ERIE COUNTY, NEW YORK

DATE: JULY 8, 1994
Job No. 1890-AB-ALTA
Scale 1" = 20'

NOTE: LOCATION OF EASEMENT TO NEW YORK STATE ELECTRIC & GAS CORPORATION UNCERTAIN
1-4875, P-527

GPI ENGINEERING & SURVEYING, LLP
480 DANCE STREET, SUITE 405
ALBANY, NEW YORK 12206
(518) 433-4444 FAX 433-4440



**Carmina
Wood
Morris** DMC
407 Main Street Suite 600
Buffalo, New York 14203
p 716.842.7188
p 716.842.0283

PROJECT NAME: Don's Auto Body
Site Development Plans for:
3160 Union Road

Date: _____
 Drawn by: _____
 Scale: _____
 DRAWING NAME: _____

Site Plan

DRAWING NO.
C-11C

Project no.: 21.xx

UNION (WIDTH VARIES) ROAD

LH'101

394.36

38213

961

STANDARD DUTY ASPHALT SECTION

1" ASPHALT TOP COURSE, TYPE 7
(NYS DOT HEN 403.1B)

Diagram illustrating the cross-section of a road construction. The layers shown are:

- Hot Mix Asphalt
- Gravel and Compacted Pavement Structure
- Bitum. Membrane

[illegible]

PLANTING SCHEDULE

PLANTING SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
		200 SEEDLINGS @ 100% SURVIVAL PHLOEA LANCEOLATA	20000 SEEDLINGS @ 100% SURVIVAL SIKHINDRI HINDOLGUST	2 1/2" GAL	

N **SITE PLAN**
SCALE: 1"=20'

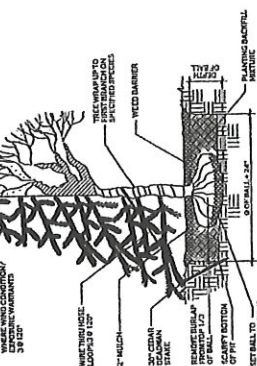
SCALE: 1"=20'

GENERAL NOTES:	
1.	INSTALL ALL MATERIALS RECOMMENDED BY THE ENGINEER INVOLVED.
2.	SUBSTITUTIONS, OMISSIONS, OR APPROVALS BY THE ENGINEER ARE SPECIFIED.
3.	WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL CODES.
4.	VERIFY ALL DIMENSIONS AND MATERIALS BEFORE ORDERING MATERIALS.
5.	CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS BEFORE BEGINNING WORK.
6.	CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS BEFORE BEGINNING WORK.
7.	CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS BEFORE BEGINNING WORK.
8.	ALL OTHER NOTES ARE TO BE OBTAINED FROM THE ENGINEER INVOLVED.

[illegible]

NAME _____

1. ALL MONIES SHALL BE 3.0% UNLESS OTHERWISE NOTED.
2. ALL EXPENSES SHALL INCLUDE A MIN. OF TOPSIDE AND BOTTOMSIDE. ALL MONIES SHALL BE RECEIVED WITHIN 60 DAYS. TOPSIDE, BOTTOMSIDE AND ITEMS 10.1, 10.2, 10.3, 10.4, 10.5, 10.6, 10.7, 10.8, 10.9, 10.10, 10.11, 10.12, 10.13, 10.14, 10.15, 10.16, 10.17, 10.18, 10.19, 10.20, 10.21, 10.22, 10.23, 10.24, 10.25, 10.26, 10.27, 10.28, 10.29, 10.30, 10.31, 10.32, 10.33, 10.34, 10.35, 10.36, 10.37, 10.38, 10.39, 10.40, 10.41, 10.42, 10.43, 10.44, 10.45, 10.46, 10.47, 10.48, 10.49, 10.50, 10.51, 10.52, 10.53, 10.54, 10.55, 10.56, 10.57, 10.58, 10.59, 10.60, 10.61, 10.62, 10.63, 10.64, 10.65, 10.66, 10.67, 10.68, 10.69, 10.70, 10.71, 10.72, 10.73, 10.74, 10.75, 10.76, 10.77, 10.78, 10.79, 10.80, 10.81, 10.82, 10.83, 10.84, 10.85, 10.86, 10.87, 10.88, 10.89, 10.90, 10.91, 10.92, 10.93, 10.94, 10.95, 10.96, 10.97, 10.98, 10.99, 10.100, 10.101, 10.102, 10.103, 10.104, 10.105, 10.106, 10.107, 10.108, 10.109, 10.110, 10.111, 10.112, 10.113, 10.114, 10.115, 10.116, 10.117, 10.118, 10.119, 10.120, 10.121, 10.122, 10.123, 10.124, 10.125, 10.126, 10.127, 10.128, 10.129, 10.130, 10.131, 10.132, 10.133, 10.134, 10.135, 10.136, 10.137, 10.138, 10.139, 10.140, 10.141, 10.142, 10.143, 10.144, 10.145, 10.146, 10.147, 10.148, 10.149, 10.150, 10.151, 10.152, 10.153, 10.154, 10.155, 10.156, 10.157, 10.158, 10.159, 10.160, 10.161, 10.162, 10.163, 10.164, 10.165, 10.166, 10.167, 10.168, 10.169, 10.170, 10.171, 10.172, 10.173, 10.174, 10.175, 10.176, 10.177, 10.178, 10.179, 10.180, 10.181, 10.182, 10.183, 10.184, 10.185, 10.186, 10.187, 10.188, 10.189, 10.190, 10.191, 10.192, 10.193, 10.194, 10.195, 10.196, 10.197, 10.198, 10.199, 10.200, 10.201, 10.202, 10.203, 10.204, 10.205, 10.206, 10.207, 10.208, 10.209, 10.210, 10.211, 10.212, 10.213, 10.214, 10.215, 10.216, 10.217, 10.218, 10.219, 10.220, 10.221, 10.222, 10.223, 10.224, 10.225, 10.226, 10.227, 10.228, 10.229, 10.230, 10.231, 10.232, 10.233, 10.234, 10.235, 10.236, 10.237, 10.238, 10.239, 10.240, 10.241, 10.242, 10.243, 10.244, 10.245, 10.246, 10.247, 10.248, 10.249, 10.250, 10.251, 10.252, 10.253, 10.254, 10.255, 10.256, 10.257, 10.258, 10.259, 10.260, 10.261, 10.262, 10.263, 10.264, 10.265, 10.266, 10.267, 10.268, 10.269, 10.270, 10.271, 10.272, 10.273, 10.274, 10.275, 10.276, 10.277, 10.278, 10.279, 10.280, 10.281, 10.282, 10.283, 10.284, 10.285, 10.286, 10.287, 10.288, 10.289, 10.290, 10.291, 10.292, 10.293, 10.294, 10.295, 10.296, 10.297, 10.298, 10.299, 10.300, 10.301, 10.302, 10.303, 10.304, 10.305, 10.306, 10.307, 10.308, 10.309, 10.310, 10.311, 10.312, 10.313, 10.314, 10.315, 10.316, 10.317, 10.318, 10.319, 10.320, 10.321, 10.322, 10.323, 10.324, 10.325, 10.326, 10.327, 10.328, 10.329, 10.330, 10.331, 10.332, 10.333, 10.334, 10.335, 10.336, 10.337, 10.338, 10.339, 10.340, 10.341, 10.342, 10.343, 10.344, 10.345, 10.346, 10.347, 10.348, 10.349, 10.350, 10.351, 10.352, 10.353, 10.354, 10.355, 10.356, 10.357, 10.358, 10.359, 10.360, 10.361, 10.362, 10.363, 10.364, 10.365, 10.366, 10.367, 10.368, 10.369, 10.370, 10.371, 10.372, 10.373, 10.374, 10.375, 10.376, 10.377, 10.378, 10.379, 10.380, 10.381, 10.382, 10.383, 10.384, 10.385, 10.386, 10.387, 10.388, 10.389, 10.390, 10.391, 10.392, 10.393, 10.394, 10.395, 10.396, 10.397, 10.398, 10.399, 10.400, 10.401, 10.402, 10.403, 10.404, 10.405, 10.406, 10.407, 10.408, 10.409, 10.410, 10.411, 10.412, 10.413, 10.414, 10.415, 10.416, 10.417, 10.418, 10.419, 10.420, 10.421, 10.422, 10.423, 10.424, 10.425, 10.426, 10.427, 10.428, 10.429, 10.430, 10.431, 10.432, 10.433, 10.434, 10.435, 10.436, 10.437, 10.438, 10.439, 10.440, 10.441, 10.442, 10.443, 10.444, 10.445, 10.446, 10.447, 10.448, 10.449, 10.450, 10.451, 10.452, 10.453, 10.454, 10.455, 10.456, 10.457, 10.458, 10.459, 10.460, 10.461, 10.462, 10.463, 10.464, 10.465, 10.466, 10.467, 10.468, 10.469, 10.470, 10.471, 10.472, 10.473, 10.474, 10.475, 10.476, 10.477, 10.478, 10.479, 10.480, 10.481, 10.482, 10.483, 10.484, 10.485, 10.486, 10.487, 10.488, 10.489, 10.490, 10.491, 10.492, 10.493, 10.494, 10.495, 10.496, 10.497, 10.498, 10.499, 10.500, 10.501, 10.502, 10.503, 10.504, 10.505, 10.506, 10.507, 10.508, 10.509, 10.510, 10.511, 10.512, 10.513, 10.514, 10.515, 10.516,



STD. TREE PLANTING

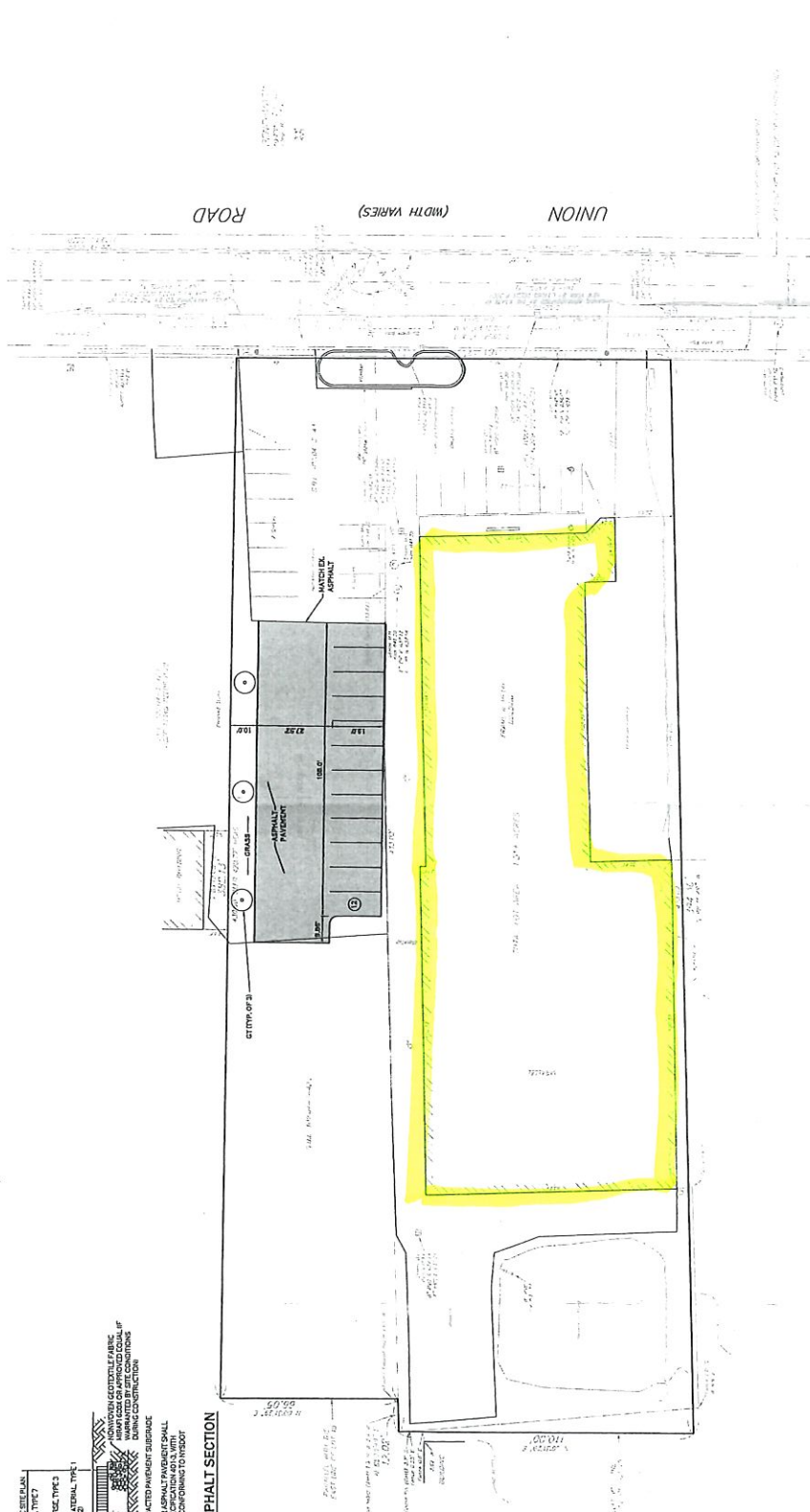
NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CALIFORNIA WOOD MOISTURE, D.P.C., ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

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SITE DATA

[illegible]

REVISIONS:	
No.	Description
Date	



N **SITE PLAN**
SCALE: 1"=20'

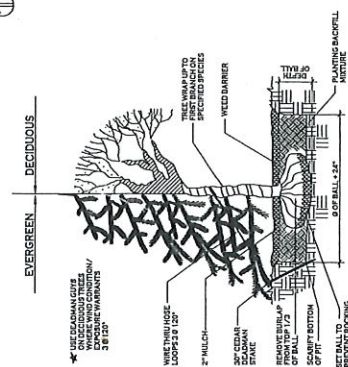
PLANTING SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
001	5	CLONING, WEDGEMAN'S, ALBERTA, NEDAL, ALBERTA		0. 2. 200 2. 2. 200	

GENERAL NOTE:

1. INITIAL ALL INFORMATION IS MANIPULATED BY THE CONTRACTOR. RECOMMENDATIONS AND BEST STANDARDS OF THE INDUSTRY INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNERS APPROVAL. THE CONTRACTOR SHALL BE RESPONSIBLE TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.
4. NOTIFY ALL CONCERNED AGENCIES AND SUBMITTERS AT THE TIME OF ANY CHANGES TO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE WORK SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES WORKING ON OTHER COMPANIES.
6. CONTRACTOR SHALL KEEP FREE OF DEBRIS AND MAINTAIN A FINAL CLEANUP AT INTERSECTION OF LOCATION.
7. CONTRACTOR SHALL ASSESS THE LOCATION OF ALL UTILITIES PRIOR TO ANY WORK. THE CONTRACTOR SHALL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS.
8. ALL OTHER INFORMATION OBTAINED BY STATE OF NEW YORK COUNTY OF DECATUR AND TOWNSHIP OF CHESTERVALE, GA.

SEE NOTE:

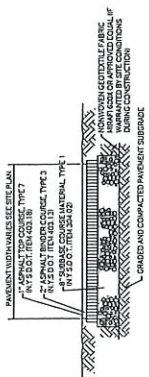
1. ALL SIGNS SHALL BE 3" UNLESS OTHERWISE NOTED.
2. ALL DISTURBED AREAS SHALL BE 3" MIN. OF TOPSOIL AND 1" MIN. OF MULCH TO BE REPLACED TO MATCH EXISTING.
3. ALL DISTURBED AREAS SHALL BE REVEGETATED USING THE SAME SPECIES AND PLANT MATERIALS AS THE EXISTING. TURF GRASS, TROPICAL FLOESSE AND 1" MIN. OF 1.665" TURF SHALL BE REPLACED WITH THE SAME SPECIES AND PLANT MATERIALS AS THE EXISTING.
4. ALL DEMOLISHED WORK SHALL BE REVEGETATED TO THE PROPERTY LINE.
5. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
6. EROSION PREVENTIVE MEASURES ON SOFT OPENINGS, SUCH AS DRAINAGE, SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
7. PAINTS AND COATINGS SHALL BE APPLIED TO ALL ARCHITECTURAL, DEMOLITION AND LANDSCAPING ELEMENTS.
8. ALL HANDICAP RAMP AND/OR SIDEWALKS FLUSH TO PAVEMENT SHALL HAVE ADA COMPLIANT TACTILE WARNING STRIPS. STRIPS EXTENDING PARKING AREAS SHALL HAVE STRIPS.
9. KNOX SIGNS NOT TO BE INSTALLED TO ALLOW THE PROPERTY OWNER TO BE NOTIFIED OF THE LOCATION TO BE CONSIDERED WITH OWNER AND TOWN.
10. ALL EDGES OF PAVEMENT SHALL BE CURBED.



STD, TREE PLANTING

SITE DATA	
SITE AREA = 1.5 AC	
ZONING=RESIDENTIAL BONDING CONTRACT	
APPROVAL: PRELIMINARY PLANS SET	
<u>SETBACKS - BUILDING</u> FRONT 30 FT SIDE 10 FT REAR 10 FT EXISTING 30 FT EXISTING 25 FT	<u>SETBACKS - PARKING</u> FRONT 25 FT SIDE 10 FT REAR 10 FT EXISTING 25 FT EXISTING 10 FT
MAX. BUILDING HEIGHT 35 FEET MAX. BUILDING AREA 1.5 AC MAX. LOT COVERAGE 10%	MAX. BUILDING HEIGHT 35 FEET MAX. BUILDING AREA 1.5 AC MAX. LOT COVERAGE 10%

STANDARD DUTY ASPHALT SECTION



① Camlina Wood Mount DPC