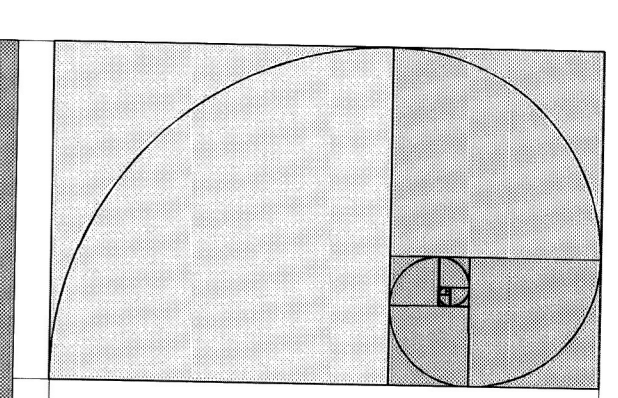


- SITE DATA:**
- TOTAL SITE AREA: 31.4 ACRES
  - ZONING: R-2
  - NUMBER OF LOTS: 11 (RIGHT OF WAY AND STORMWATER MANAGEMENT AREA INCLUDED)
  - RESIDENTIAL LOT - 9
  - ALLOWABLE LOT AREA: 20,000 SQUARE FEET (S.F.) MIN.
  - SETBACK FROM ABUTTING RESIDENTIAL PROPERTY: 50'
  - FRONT SETBACK: 50'
  - SIDE SETBACK: 15'
  - ACTUAL LOT SIZES:
  - LOT #1: LOT AREA - 2.81 ACRES
  - LOT #2: LOT AREA - 2.02 ACRES
  - LOT #3: LOT AREA - 3.13 ACRES
  - LOT #4: LOT AREA - 0.76 ACRES - STORMWATER MANAGEMENT PARCEL
  - LOT #5: LOT AREA - 3.85 ACRES
  - LOT #6: LOT AREA - 3.67 ACRES
  - LOT #7: LOT AREA - 4.22 ACRES
  - LOT #8: LOT AREA - 2.50 ACRES
  - LOT #9: LOT AREA - 1.35 ACRES
  - LOT #10: LOT AREA - 3.83 ACRES
  - ROW: LOT AREA - 2.49 ACRES
  - FEDERAL WETLAND (SOLATED) AREA: 5.05 ACRES
  - NON JURISDICTIONAL (ISOLATED) WETLAND AREA: #2 - 0.659 ACRES, #4 - 0.663 ACRES, #6 - 0.164 ACRES, #9 - 0.115 ACRES
  - WETLAND TO BE DISTURBED: 0.088 ACRES
  - WETLAND TO BE MITIGATED ON SITE: NOT REQUIRED.
  - LOT #4 - STORM WATER MANAGEMENT (0.75 ACRES) AND R.O.W. (2.49 ACRES) WILL BE "LAND TO BE CONVEYED TO THE TOWN OF ORCHARD PARK (3.55 ACRES) AS PUBLIC LAND FOR ROAD AND DRAINAGE.

- NOTES:**
- RESIDENTIAL BUILDING PADS SHOWN ON THIS DRAWING ARE CONCEPTUAL AND WILL VARY BASED ON ARCHITECTURAL DESIGN. BUILDING DESIGN TO BE DETERMINED BY PROPERTY OWNER WITHIN PROPOSED LIMIT.
  - SET OF SITE DRAWING CREATED BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY GPI ENGINEERING, LANDSCAPE ARCHITECTURE SURVEYING, LLP, DATED MAY 22, 2018.
  - VERTICAL DATUM IS BASED ON TOWN OF ORCHARD PARK MONUMENT NO. 21 LOCATED ON BAKER ROAD (NOT SHOWN) ELEVATION OF 824.57' NAVD 1988 VERTICAL DATUM. REF. TOPOGRAPHIC SURVEY
  - PROJECT BENCHMARK IS A X-CUT ON THE NORTH SIDE OF SANITARY MANHOLE RIM. ELEVATION=774.20' AS SHOWN ON TOPOGRAPHIC SURVEY.
  - WETLAND DELINEATION PERFORMED BY EARTH DIMENSIONS, INC DATED 07/11/2018, REVISED 10/17/2018
  - REFERENCE MAPS: INSTRUMENT SURVEY PERFORMED BY BME ASSOCIATES PROJECT NO. 2006SA DATED JUNE 28, 2006 LAST REVISED ON 8/13/2008
  - ALTA SURVEY PERFORMED BY BME ASSOCIATES PROJECT NO. 2006SA DATED APRIL 2004 LAST REVISED ON 9/02/2004
  - THIS PROJECT SHALL CONSIST OF ONE PHASE FOR THE SUBDIVISION DEVELOPMENT
  - MONUMENT SHALL BE PLACED AT ALL PROPERTY CORNERS OF ALL PROPERTIES TO BE DEDICATED TO THE TOWN. MONUMENTS SHALL ALSO BE PLACED AT ALL BLOCK CORNERS, ANGLE POINTS, AND POINTS OF CURVES OF STREETS, AND INTERMEDIATE POINTS, AS REQUIRED BY THE TOWN ENGINEER.
  - PRIOR TO INSTALLATION OF ANY MONUMENT, TOWN OF ORCHARD PARK ENGINEERING DEPARTMENT APPROVAL MUST BE GRANTED ON MATERIAL AND METHOD OF INSTALLATION. TOWN STANDARDS AND REQUIREMENTS FOR MONUMENT INSTALLATIONS WILL BE PROVIDED PRIOR TO APPROVAL OF ANY FIELD WORK.
  - PRIOR TO FINAL ACCEPTANCE OF THE INSTALLATION OF MONUMENTS FOR LAND TO BE DEEDED TO THE TOWN AS PARK LAND, A STAMPED AND SEALED SURVEY PLAN MUST BE SUBMITTED FOR TOWN OF ORCHARD PARK ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL. ALL MONUMENTS SHALL BE SET TRUE TO PROPERTY CORNERS.
  - MARKERS SHALL BE LOCATED IN THE GROUND TO FINAL GRADE AT ALL LOT CORNERS. SUCH MARKERS SHALL BE OF METAL, 1/2" INCH IN DIAMETER, AND AT LEAST 24 INCHES LONG.
  - THE CONTRACTOR SHALL DEVELOP AND SUBMIT FOR REVIEW AND APPROVAL RECORD DRAWINGS THAT ARE REQUIRED. RECORD DRAWINGS FOR THIS SUBDIVISION ARE REQUIRED TO INCLUDE REAL TIME KINEMATICS (RTK) COORDINATES FOR THE SUBDIVISION'S INFRASTRUCTURE IN GENERAL (ALL STORM, ROADWAY, WATER, SANITARY, RETENTION POND, BIORETENTION PONDS, ETC.)



**WARNING**  
 UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW

**ENGINEER:**  
 CHRISTOPHER ANDRZEJEWSKI, P.E.  
 S 6887 TAYLOR ROAD  
 HAMBURG, NEW YORK, 14075  
 PH. 716.628.6120  
 Milex.Chris@gmail.com



**Revisions / Issues**

No.	Description	Date
1.	Updated per Town OP Comments	05/22/22
2.	Updated per Town OP Comments	03/22/23

Client Name  
**Bend Creek Developers LLC**

Project Name  
**Residential 9-Lot Subdivision  
 Milestrip Road & Moreland Drive**

Sheet Name  
**Site Improvement Plan**

Project number	10.4
Date	10/28/2021
Designed by	TZ
Drawn by	TZ
Checked by	CA

**C-101**  
 Scale As Noted

**1 SITE PLAN**  
 Scale 1"=40'

