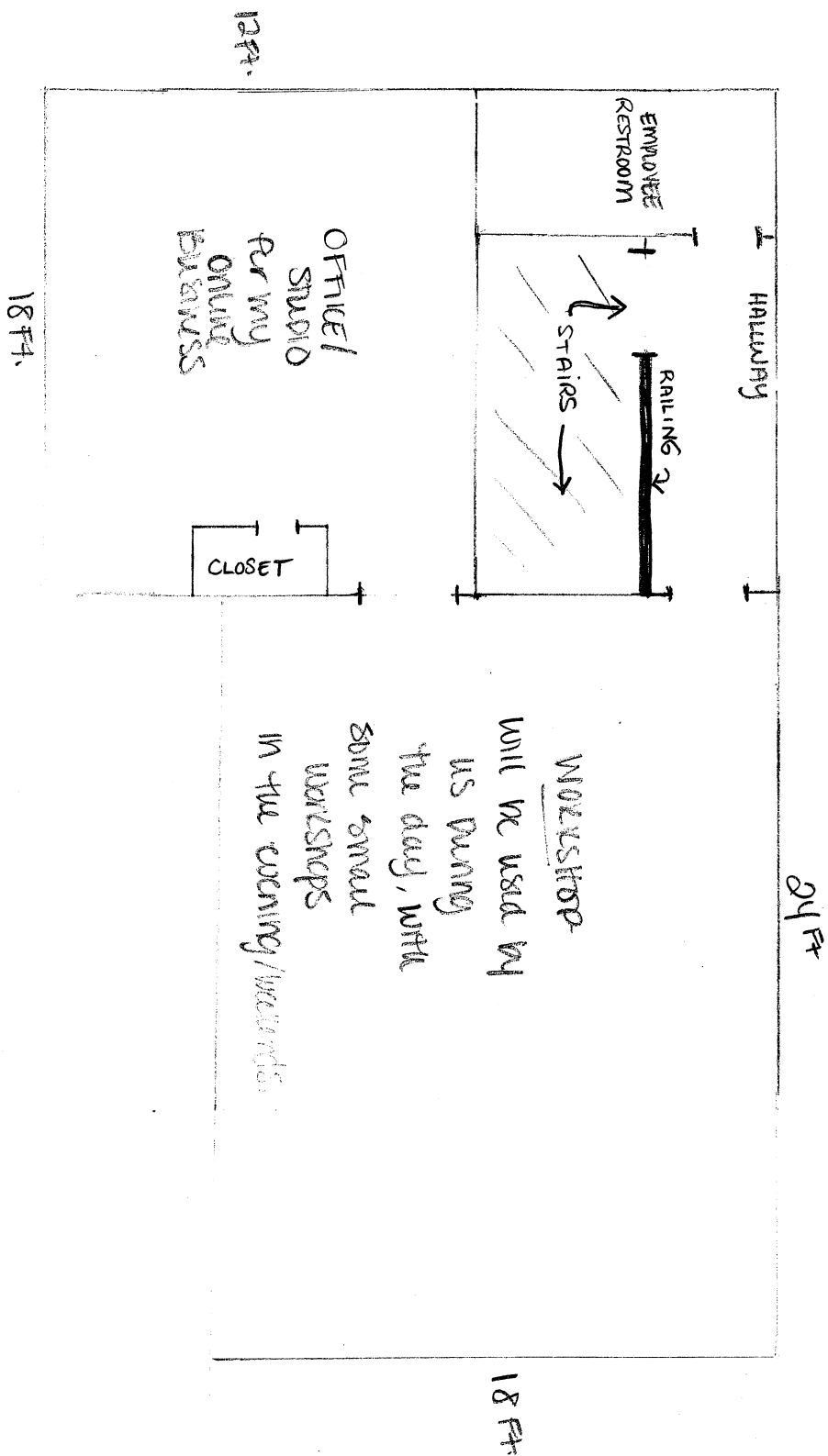


9490 CLARENCE CENTER RD.

2nd FLOOR

5/8/24

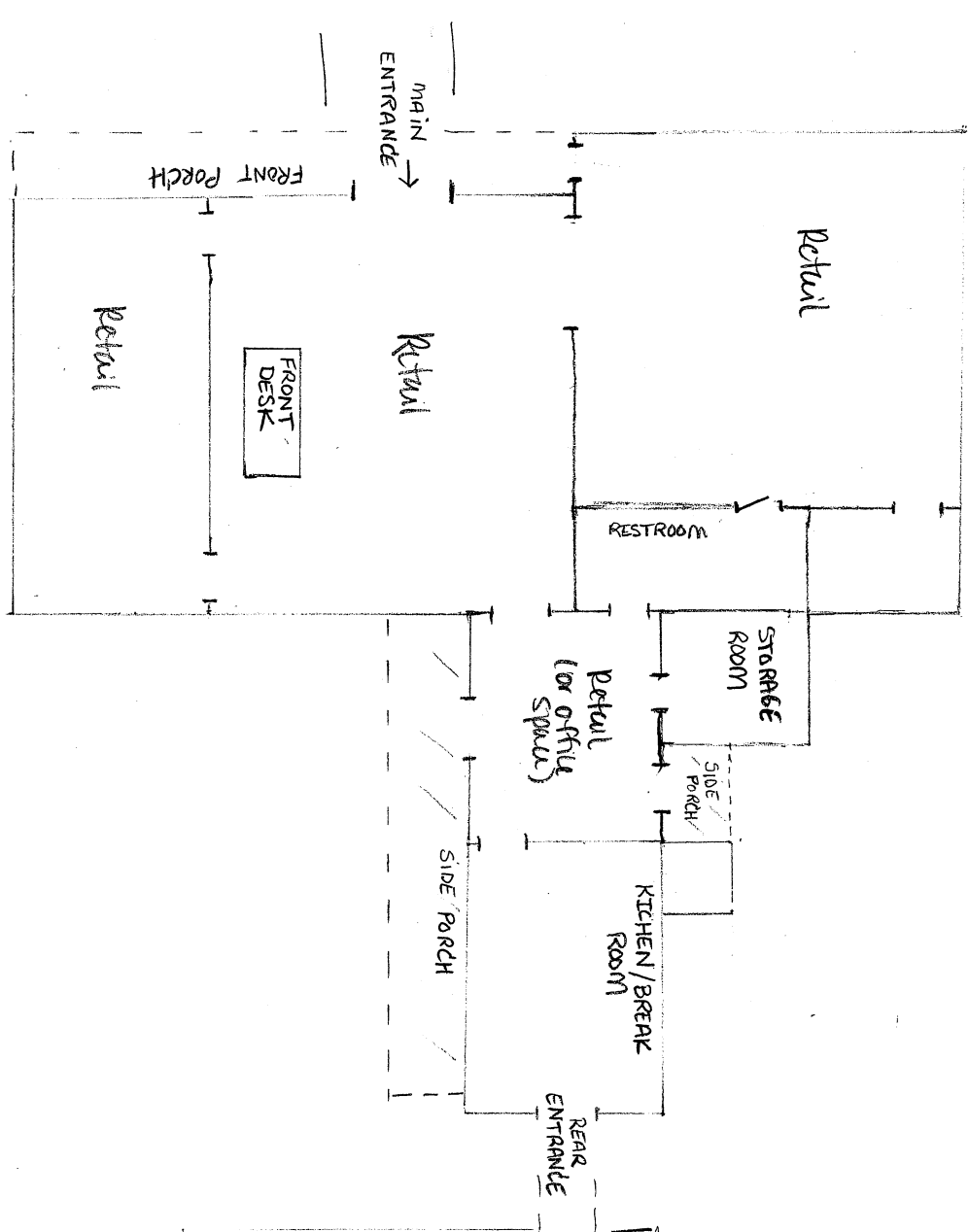


9490 CLARENCE CENTER RD.

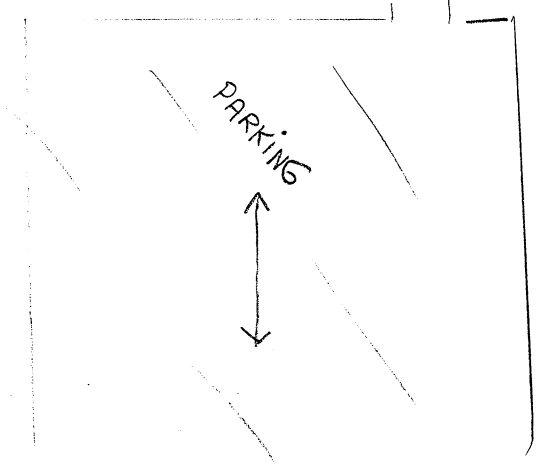
1ST FLOOR

5/8/24

Clarence Ctr. Rd.



Rainbow St.



(Plan to increase parking space next year)



Existing Configuration



Legend
□ Parcels




Parent Parcel:
Size: +/- 38.10 Acres
Frontage Lapp: +/- 1,210.4'
Frontage Kenfield: +/- 1,398.5'



WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

NOTE: 
This map is not an official property survey.



Proposed Configuration



Legend

Parcels

Parcel #3:
Size: +/- 5.72 Acres
Frontage: +/- 285.0'

Parcel #4:
Size: +/- 5.19 Acres
Frontage Lapp: +/- 408.6'
Frontage Kenfield: +/- 570.0'

Parcel #5:
Size: +/- 5.04 Acres
Frontage: +/- 585.87'

Parent Parcel (Parcels #1 & #2):
Size: +/- 22.15 Acres
Frontage Lapp: +/- 516.8'
Frontage Kenfield: +/- 242.6'

NOTE: This map is not an official property survey.

1:4,514

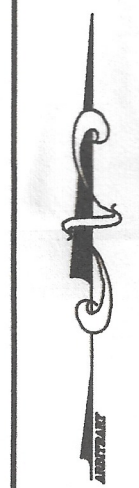


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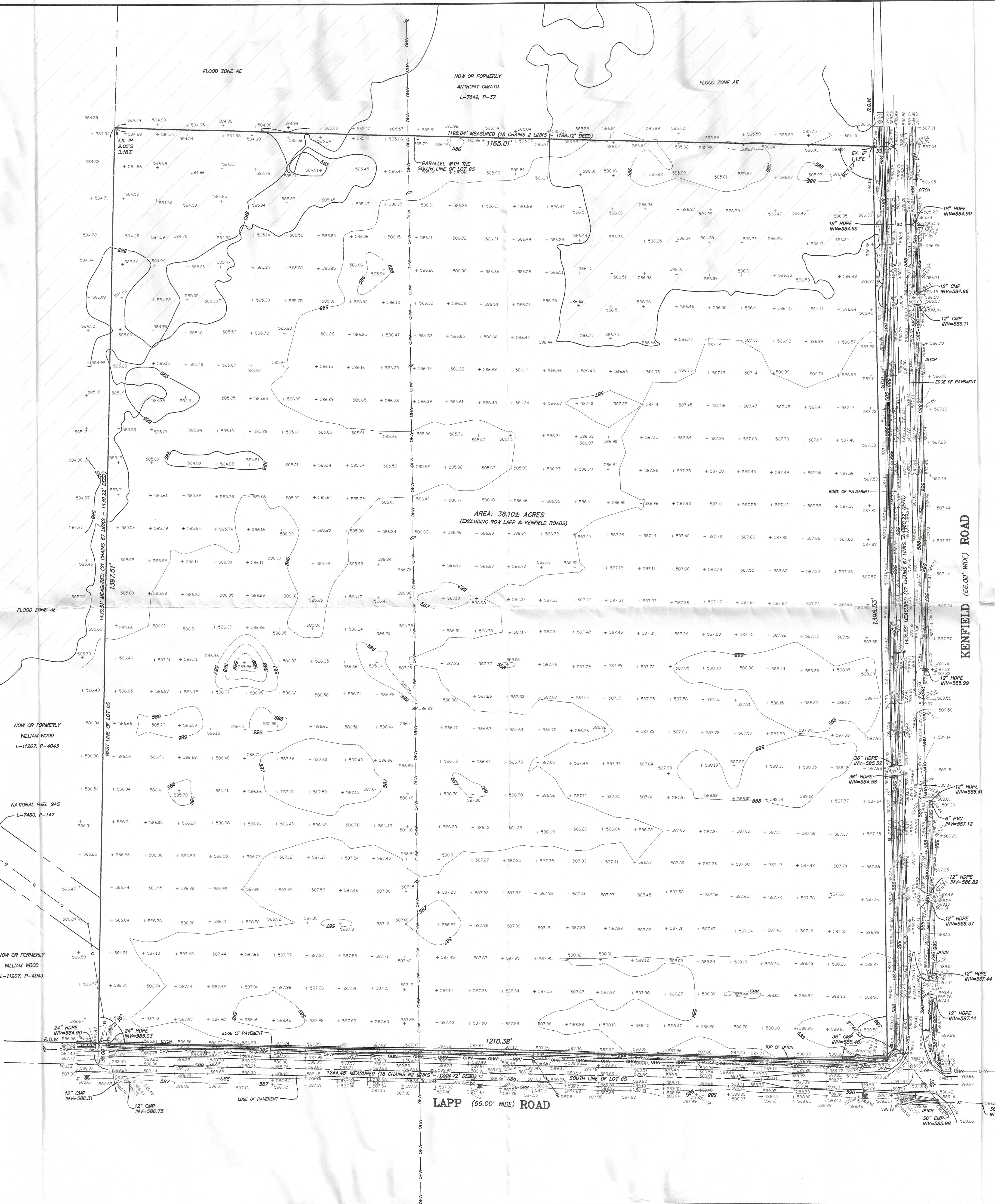
This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.
 * SET OR EX. 5/8" REBAR
 NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.



LEGEND

- +— SIGN
- x— FIRE HYDRANT
- o— TELEPHONE JUNCTION BOX
- p— UTILITY POLE
- v— WATER VALVE
- m— MAILBOX
- 586— MINOR CONTOUR
- 585— MAJOR CONTOUR
- o— GAS LINE
- OHV— OVERHEAD WIRES
- SD— STORM DRAIN



NOTE: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORD DRAWINGS PROVIDED TO THE SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO SUBSTANTIATE BURIED UTILITIES AND STRUCTURES. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. BEFORE EXCAVATIONS ARE BEGUN, THE APPROPRIATE AGENCIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATION.

NOTE: UNDERGROUND LOCATION OF UTILITIES ARE APPROXIMATE.
 CONTACT "ONE CALL" AT 1-800-962-7962 PRIOR TO ANY UNDERGROUND EXCAVATION.
 THE FOLLOWING COMPANIES RESPONDED TO UPPO DESIGN TICKET No. 05303-023-185

CHARTERED CON. NORTHEAST WESTERN NY	317-875-7800 x2	NO RESPONSE
ERIE COUNTY WATER AUTHORITY	716-685-8207	NO CONFLICT
NATIONAL FUEL GAS CLARENCE - NFG113	716-657-7431	NO RESPONSE
HORIZON BUFFALO	315-837-2515	NO RESPONSE

1. VERTICAL CONTROL BASED UPON NAVD 88 VERTICAL DATUM.
 2. HORIZONTAL CONTROL GPS DERIVED NAD83.

NOTE: FLOOD ZONE AE SHOWN BASED COMMUNITY PANEL No. 36029C009H DATED JUNE 7, 2019 SHOWING LOCATION OF 100 YEAR FLOODPLAIN

NOTE: NATIONAL FUEL GASLINE POTENTIALLY CROSSES THROUGH THE SOUTHWEST CORNER OF THE PROPERTY BASED ON FIELD DATA. NO RECORD OF EXISTING EASEMENT MENTIONED IN CURRENT DEED. NATIONAL FUEL GAS HAS NOT REPLIED TO UPPO REQUEST AS OF JUNE 1, 2023.

DATE	REVISION	TYPE

BOUNDARY & TOPOGRAPHIC SURVEY
 PART OF LOT 65, TOWNSHIP 13, RANGE 6
 HOLLAND LAND COMPANY'S SURVEY
 TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP
 ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
 4950 GENESSEE STREET, SUITE 100
 BUFFALO, NEW YORK 14225
 (716) 633-4844 FAX 633-4840

Job No. 10777 Date: MAY 25, 2023
 Scale: 1" = 80' TAX No. 29.00-1-24