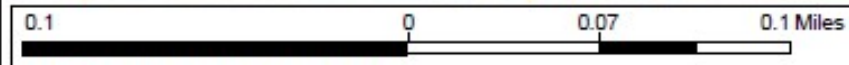




2005-07-27 - Development Plan Approval of June 16, 2005 Plan



Legend
Parcels



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.

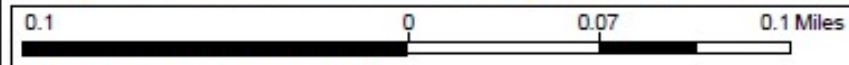
1:4,514



2007-09-28 - Parcel Line Adjustment



Legend
Parcels



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.

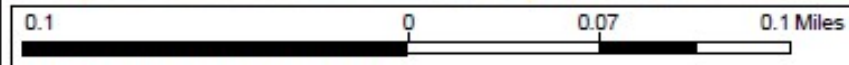
NOTE:
This map is not an official property survey.

1:4,514

2008-01-29 - Parcel Line Adjustment



Legend
Parcels



WGS_1984_Web_Mercator_Auxiliary_Sphere
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ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

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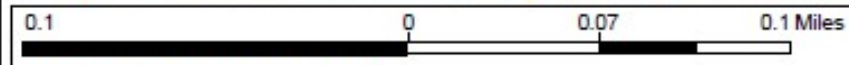
1:4,514



2024 Parcel Configuration



Legend
Parcels



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.

1:4,514



2025 Parcel Configuration



- Legend**
- Parcels
 - 5115:**
+/- 2.76 acres
 - 5121:**
+/- 2.03 acres
 - 5125:**
+/- 10.36 acres
 - 5129:**
+/- 8.15 acres

Kraus Road

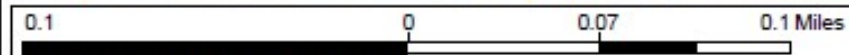
DeRose 5115

DeRose 5121

DeRose 5125
Exception
Stable Sub-Parcel

DeRose 5129

DeRose 5135



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:
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1:4,514



2026 Lot Line Adjustment Configuration



- Legend**
- Parcels
 - 5115:**
+/- 3.03 acres
 - 5121:**
+/- 2.35 acres
 - 5125:**
+/- 10.40 acres
 - 5129:**
+/- 7.52 acres

0.1 0 0.07 0.1 Miles
 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.

1:4,514



Request for Action

Town of Clarence | Office of Planning & Zoning
(716)741-8933 | 1 Town Place, Clarence, NY 14031

Town Use Only

Date: _____

Received By: _____

APPLICANT REQUEST:

Project Address: _____

SBL #: _____

Action Desired:

Reason:

CONTACT INFO:

APPLICANT INFO

Name / Business: _____

E-Mail: _____

Phone #: _____

Address: _____

Town: _____ State: _____ Zip: _____

PROJECT SPONSOR INFO (If Different Than Applicant)

Name / Business: _____

E-Mail: _____

Phone #: _____

Address: _____

Town: _____ State: _____ Zip: _____

SIGNATURE

Request for Action shall be filled out completely in the spaces provided. The complete Request for Action shall be submitted to the Office of Planning and Zoning along with all necessary plans, maps, and supporting documentation. By signing below I certify that I have the authority to submit this Request for Action, and further certify its contents to be true and correct.

Signed: _____

CORRESPONDENCE

Please indicate the preferred entity that shall receive the appropriate correspondence and billing associated with this Request for Action. Please select only one.

<input type="checkbox"/>	Applicant
<input type="checkbox"/>	Project Sponsor

Town Use Only:

Action: _____ By: _____ On: _____ Fee: _____ Paid: _____

Action: _____ By: _____ On: _____ Fee: _____ Paid: _____

Action: _____ By: _____ On: _____ Fee: _____ Paid: _____

Action: _____ By: _____ On: _____ Fee: _____ Paid: _____

Action: _____ By: _____ On: _____ Fee: _____ Paid: _____

Action: _____ By: _____ On: _____ Fee: _____ Paid: _____

EXHIBIT A TO REQUEST FOR ACTION APPLICATION

5125 KRAUS LANE

Reason for Requested Action:

5125 Kraus Lane is a residentially zoned vacant parcel/lot that was an exception to an Open Development Area previously approved within the Stone Ledge Estates private subdivision. The four lots approved for single family homes within the Open Development Area are 5115, 5121, 5129 and 5135 Kraus Lane. Applicant seeks to now have 5125 Kraus Lane parcel approved as a fifth buildable lot within the Open Development Area for a single-family home. The Stone Ledge Estates Homeowners Association ("HOA") supports the requested action subject to its approval being contingent upon conveyance by the Applicant to the HOA of the 30' wide strip of land at the north end of the 5125 Kraus Lane parcel. Applicant will concede to this condition of the HOA.

Please note that a lot line adjustment for the 5129 and 5125 parcels was approved on January 13, 2026 by the Town of Clarence's Office of Planning and Zoning. The frontage on Kraus Lane was modified such that each parcel now has 30.27' of frontage. Access to and from Kraus Lane to these two lots will be from a shared driveway. These two lots are shown on the boundary survey included in the plan set dated February 5th, 2026 prepared by WM Schutt Associates plans enclosed herewith. In addition to the aforementioned survey, the plan set includes a Site Plan, Utility Plan, Storm Drainage and Grading Plan, and Storm Water Pollution Prevention Plan together with Water and Storm Drainage Notes & Details prepared for a representative single-family home on the 5125 and 5129 Kraus Lane parcels which also depicts the shared driveway connection to Kraus Lane.

Stoneledge Estates Association, Inc.

Clarence, New York 14031

Meeting Minutes

July 30, 2025

- ε A motion to amend the Stoneledge Association Declaration was presented by Paul and Dora Iskalo to the Association Board. As required in Section 10.06 (B) of the Association Declaration, a minimum of 50 percent (4) of the Owners must petition the Association Board to propose an amendment to the Declaration.

The Petitioning Owners are Paul and Dora Iskalo controlling three parcels and Ken and Sue Barrett with one parcel. The Proposal was presented to the Association Board via email on July 26, 2025.

The Motion:

To change the designation of the “Stable Sub-Parcel” also known as 5125 Kraus Road to allow for the building of not more than one single dwelling and will prohibit any further subdivision of the parcel. The Stable Sub-Parcel is described in the 2005 Amendment to the Stoneledge Estates Association Declaration as a sub parcel to Parcel B in Section 2 (a, b, d and e). This parcel will be subject to all of the terms and conditions of the Stoneledge Association Declaration and any existing and future amendments. Any unique rights, conditions or exemptions granted to the “Stable Sub-Parcel” in the 2005 Amendment to the Declaration will no longer apply.

To eliminate the Association’s concerns regarding future development, the Iskalo’s agree to convey a 30-foot-wide strip of land that presently connects 5129 Kraus Road to Pineledge Drive.

The Association will grant utility easements if necessary to support the dwellings to be constructed on 5125 and 5129 Kraus Road. Upon conveyance, the Association will declare the 30-foot strip to be a forever green space.

The motion was debated and voted via email from July 25 – July 30. The necessary two-thirds affirmative votes were cast and the motion to amend the Stoneledge Estates Association Declaration passed.

The motion as approved will be forwarded to the Association’s Attorney to draft the Amendment and conveyance and any supporting documentation. The Association Board will also ask the Attorney to review our existing governance documents to ensure that they are appropriately constructed and up to date with current standards and practice.

Respectfully Submitted,

Jane Burns
Secretary

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature: <u>David Chiazza</u> Title: _____		

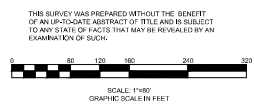
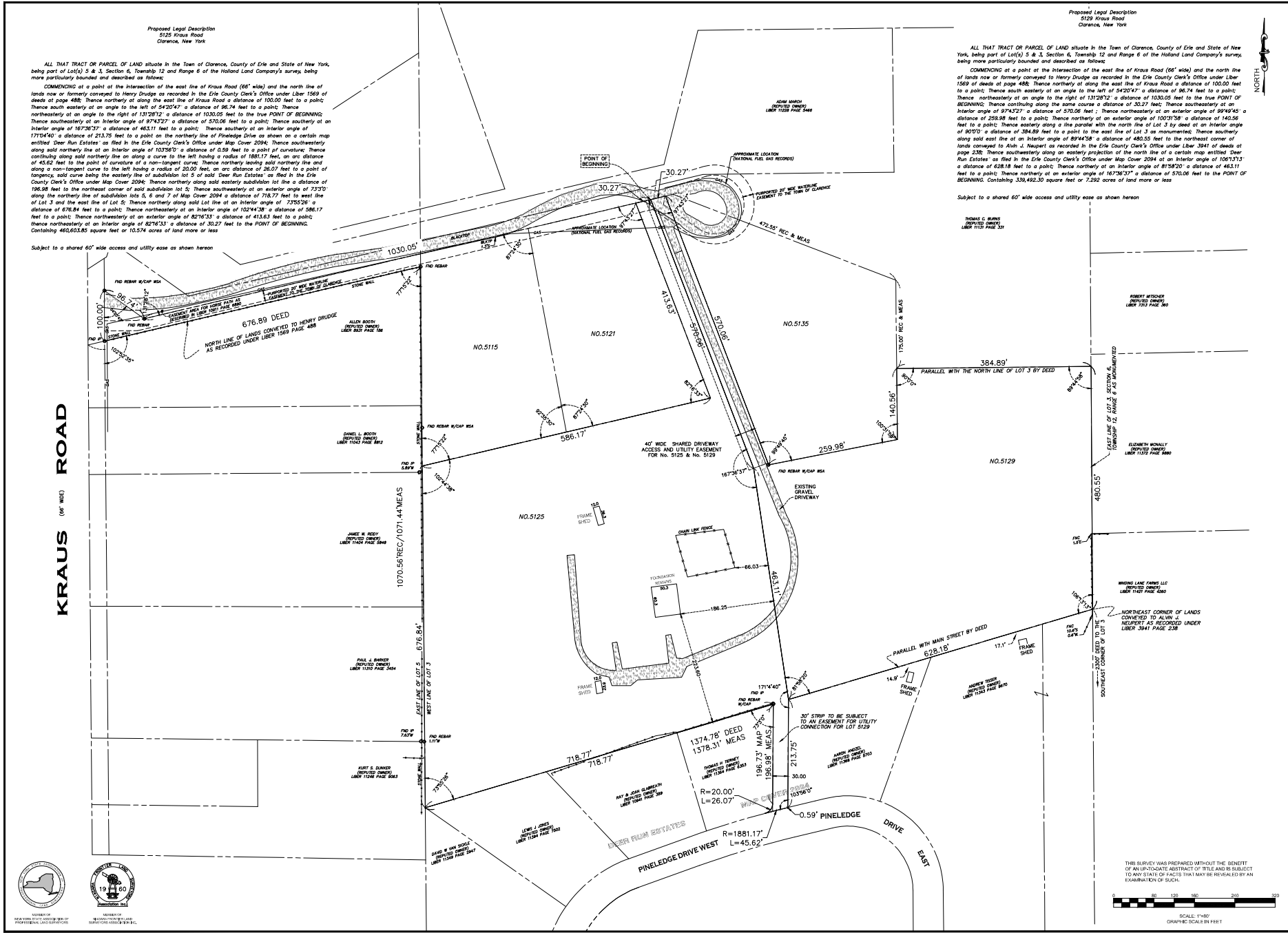
Proposed Legal Description
5129 Kraus Road
Clarence, New York

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Clarence, County of Erie and State of New York, being part of Lot(s) 5 & 3, Section 6, Township 12 and Range 6 of the Holland Land Company's survey, being more particularly bounded and described as follows:
COMMENCING at a point at the intersection of the east line of Kraus Road (66' wide) and the north line of lands now or formerly conveyed to Henry Dudge as recorded in the Erie County Clerk's Office under Liber 1569 of deeds at page 488; Thence northwesterly along the east line of Kraus Road a distance of 100.00 feet to a point; Thence south easterly at an angle of 54°20'47" a distance of 96.74 feet to a point; Thence northwesterly at an angle of 131°28'12" a distance of 1030.05 feet to the true POINT OF BEGINNING; Thence southeasterly at an interior angle of 97°43'27" a distance of 570.06 feet to a point; Thence southerly at an interior angle of 167°36'57" a distance of 463.11 feet to a point; Thence southerly at an interior angle of 171°04'40" a distance of 203.76 feet to a point on the northerly line of Pineledge Drive as shown on a certain map entitled Deer Run Estates as filed in the Erie County Clerk's Office under Map Cover 2094; Thence southwesterly along said northerly line at an interior angle of 102°26'10" a distance of 0.59 feet to a point of curvature; Thence continuing along said northerly line on a curve to the left having a radius of 1881.17 feet, an arc distance of 45.62 feet to the point of curvature of a non-tangent curve; Thence northwesterly along said northerly line and along a non-tangent curve to the left having a radius of 20.00 feet, an arc distance of 26.07 feet to a point of tangency, said curve being the easterly line of subdivision lot 5 of said Deer Run Estates as filed in the Erie County Clerk's Office under Map Cover 2094; Thence northwesterly along said easterly subdivision lot the a distance of 196.98 feet to the northeast corner of said subdivision lot 5; Thence southwesterly at an exterior angle of 72°32' along the northerly line of subdivision lots 5, 6 and 7 of Map Cover 2094 a distance of 718.77 feet to west line of Lot 3 and the east line of Lot 5; Thence northwesterly along said Lot line at an interior angle of 73°52'26" a distance of 676.84 feet to a point; Thence northwesterly at an interior angle of 102°44'58" a distance of 586.17 feet to a point; Thence northwesterly at an exterior angle of 82°16'33" a distance of 413.63 feet to a point; Thence northwesterly at an interior angle of 62°16'33" a distance of 502.27 feet to the POINT OF BEGINNING. Containing 460,603.83 square feet or 10,574 acres of land more or less.

Subject to a shared 60' wide access and utility easement as shown herein

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Clarence, County of Erie and State of New York, being part of Lot(s) 5 & 3, Section 6, Township 12 and Range 6 of the Holland Land Company's survey, being more particularly bounded and described as follows:
COMMENCING at a point at the intersection of the east line of Kraus Road (66' wide) and the north line of lands now or formerly conveyed to Henry Dudge as recorded in the Erie County Clerk's Office under Liber 1569 of deeds at page 488; Thence northwesterly along the east line of Kraus Road a distance of 100.00 feet to a point; Thence south easterly at an angle of 54°20'47" a distance of 96.74 feet to a point; Thence northwesterly at an interior angle of 131°28'12" a distance of 1030.05 feet to the true POINT OF BEGINNING; Thence southeasterly at an interior angle of 97°43'27" a distance of 570.06 feet to a point; Thence southerly at an interior angle of 167°36'57" a distance of 463.11 feet to a point; Thence southerly at an interior angle of 171°04'40" a distance of 203.76 feet to a point on the northerly line of Pineledge Drive as shown on a certain map entitled Deer Run Estates as filed in the Erie County Clerk's Office under Map Cover 2094; Thence southwesterly along said northerly line at an interior angle of 102°26'10" a distance of 0.59 feet to a point of curvature; Thence continuing along said northerly line on a curve to the left having a radius of 1881.17 feet, an arc distance of 45.62 feet to the point of curvature of a non-tangent curve; Thence northwesterly along said northerly line and along a non-tangent curve to the left having a radius of 20.00 feet, an arc distance of 26.07 feet to a point of tangency, said curve being the easterly line of subdivision lot 5 of said Deer Run Estates as filed in the Erie County Clerk's Office under Map Cover 2094; Thence northwesterly along said easterly subdivision lot the a distance of 196.98 feet to the northeast corner of said subdivision lot 5; Thence southwesterly at an exterior angle of 72°32' along the northerly line of subdivision lots 5, 6 and 7 of Map Cover 2094 a distance of 718.77 feet to west line of Lot 3 and the east line of Lot 5; Thence northwesterly along said Lot line at an interior angle of 73°52'26" a distance of 676.84 feet to a point; Thence northwesterly at an interior angle of 102°44'58" a distance of 586.17 feet to a point; Thence northwesterly at an exterior angle of 82°16'33" a distance of 413.63 feet to a point; Thence northwesterly at an interior angle of 62°16'33" a distance of 502.27 feet to the POINT OF BEGINNING. Containing 339,492.30 square feet or 7,792 acres of land more or less.

Subject to a shared 60' wide access and utility easement as shown herein



NO.	DATE	BY	DESCRIPTION
1	07/27/2008	BS	ISSUED FOR LINES

DESIGNED BY:	DAR
DRAWN BY:	DAR
CHECKED BY:	DAR
DATE:	10/13/2008



WM SCHUTT
A.S.C. & S. L.L.C.
37 CENTRAL AVE.
LANCASTER, NY 14096-2143
PH. 716-685-5961
FAX 716-685-5969
WWW.WMSCHUTT.COM

TOWN OF CLARENCE
COUNTY OF ERIE, STATE OF NEW YORK
PART OF LOT(S) 3 & 5, SECTION 6, TOWNSHIP 12, RANGE 6
HOLLAND LAND COMPANY'S SURVEY
5125 & 5129 KRAUS ROAD
BOUNDARY SURVEY

BS
DRAWING SCALE: 1"=80'
SURVEY FILE # D120758-04/0826
VGA PROJECT NO. 100769

KRAUS ROAD (66' WIDE)

KRAUS LANE (PRIVATE ROAD)

676.89 DEED

PROPOSED AREA FOR HOUSE WITH AS
SPECIFIED IN 676.89 DEED PAGE NO. 1

PROPOSED BY WMS WITH THE
FURNISHING OF A PROFESSIONAL SEAL

LIMIT OF DISTURBANCE-
46.31 AC

PROPOSED FIVE-BEDROOM
TWO-STORY SINGLE-FAMILY
RESIDENTIAL HOUSE WITH
AUTOMATIC RESIDENTIAL
FIRE SPRINKLER SYSTEM
No. 5129

EXISTING 8 FT WIDE
GRAVEL DRIVEWAY TO BE
RETAINED TO 8 FT

40' WIDE SHARED DRIVEWAY
ACCESS AND UTILITY ALIGNMENT
FOR LOTS 5128 & NO. 5129

PROPOSED FIVE-BEDROOM
TWO-STORY SINGLE-FAMILY
RESIDENTIAL HOUSE WITH
AUTOMATIC RESIDENTIAL
FIRE SPRINKLER SYSTEM
No. 5129

30' STRIP TO BE SUBJECT
TO AN EASEMENT FOR UTILITY
CONNECTION FOR LOT 5129







SITE NOTES

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS (BY OTHERS) FOR EXACT NUMBERS, LOCATIONS, AND DIMENSIONS OF VESTIBULE, EXIT PORCHES, PRECISE BUILDING DIMENSIONS, EXACT LOCATIONS AND NUMBER OF BUILDING UTILITY ENTRANCES AND ALL ROOF DRAIN AND WATER/SANITARY EXIT POINTS.
2. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER'S CONSTRUCTION DIVISION.
3. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED OWNER'S STANDARD SPECIFICATIONS OR AS SPECIFIED BY THE OWNER OR TOWN ENGINEER.
4. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND B.M. MONUMENTS IN THE AREAS OF CONSTRUCTION.
5. REFERENCES TO NYSDOT STANDARDS SHALL MEAN THE "STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS, OFFICE OF ENGINEERING, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, MAY 1, 2021," WITH ALL CURRENT ADDENDUMS.
6. GRADING SHALL BE KEPT WITHIN THE LIMIT SHOWN ON THE GRADING PLAN. CONTRACTOR SHALL PROTECT EXISTING TREES AND VEGETATION OUTSIDE THE LIMITS OF GRADING.
7. BUILDING DIMENSIONS ARE NOT INTENDED FOR BUILDING LAYOUT. SPECIFIC LAYOUT DIMENSIONS SHOULD UTILIZE THE ACTUAL BUILDING PLANS. ANY DISCREPANCIES BETWEEN BUILDING PLANS AND THOSE INDICATED ON THESE PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHOULD STAKE OUT AND VERIFY EACH OF THE DIMENSIONS INDICATED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. THE CONTRACTOR SHOULD LOCATE ALL PERMITS, EASEMENTS AND/OR RIGHT OF WAY LINES PRIOR TO COMMENCEMENT OF THE WORK. THE CONTRACTOR SHALL NOT TRESPASS OR COMMENCE WORK ON OTHER PROPERTIES, EASEMENTS, OR RIGHT OF WAYS WITHOUT PROPERLY NOTIFYING AND MEETING THE NECESSARY REQUIREMENTS OF THE PROPERTY OWNER OR AUTHORIZED AGENCY.
9. THE LOCATION OF UTILITIES AND OTHER FEATURES, AS SHOWN ON THE PLANS, ARE FROM THE BEST INFORMATION AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD INVESTIGATE AND DETERMINE THE EXACT LOCATIONS OF UTILITIES PRIOR TO CONSTRUCTION IN ORDER TO AVOID COLLISIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT, SUPPORT AND MAINTAIN ALL EXISTING UTILITIES DURING THE COURSE OF HIS OPERATIONS. DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
10. THE PLANS AND SPECIFICATIONS FOR THIS PROJECT HAVE BEEN PREPARED WITH CARE AND ARE INTENDED TO SHOW AS CLEARLY AS IS PRACTICABLE THE WORK REQUIRED TO BE DONE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT CONSTRUCTION DETAILS CAN NOT ALWAYS BE ACCURATELY ANTICIPATED AND THAT IN EXECUTING THE WORK, FIELD CONDITIONS MAY REQUIRE REASONABLE MODIFICATIONS IN THE DETAILS OF PLANS AND QUANTITIES OF WORK INVOLVED. ALL WORK MUST BE CARRIED OUT UNDER ACTUAL FIELD CONDITIONS TO THE SATISFACTION OF THE ENGINEER AND DEVELOPER IN ACCORDANCE WITH THEIR INSTRUCTIONS.
11. THE CONTRACTOR SHALL BE AWARE THAT SOIL CONDITIONS ARE UNKNOWN AND ASSUME TO VARY AT DIFFERENT DEPTHS AND LOCATIONS.
12. TOPOGRAPHIC INFORMATION WAS COLLECTED AND MAPPED IN 2004. WM SCHUTT ASSUMES NO RESPONSIBILITY OF ITS ACCURACY.

△ SITE NOTES


1. LANDSCAPED (LAWN) AREA, TOPSOIL AND (GRASS) SEED
2. GRAVEL DRIVEWAY
3. ASPHALT DRIVEWAY

LEGEND

-  ASPHALT DRIVEWAY
-  GRAVEL DRIVEWAY
-  LIMIT OF DISTURBANCE
-  CONCEPTUAL TREES



DRAWING REVISIONS	
ITEM	DESCRIPTION

DESIGNED BY: WES	CHECKED BY: WES
DRAWN BY: ADIC	DATE:
APPROVED BY: 	

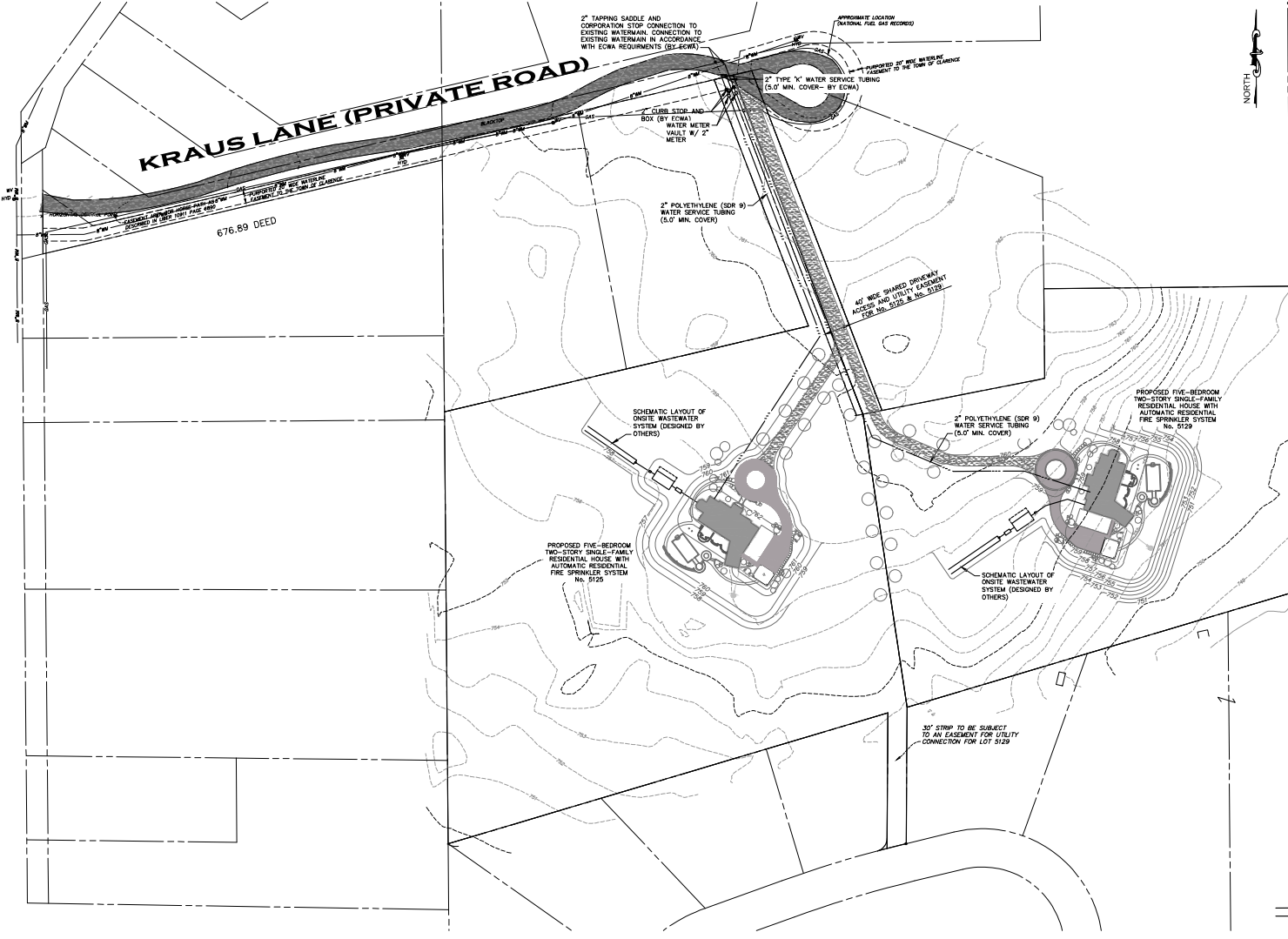
WM SCHUTT
A.S.C.E. & P.E.

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LANCASTER, NY 14068-2143
PH. 716-685-5961
FAX 716-685-0189
WWW.WMSCHUTT.COM

STONE LEDGE ESTATES
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK
LOTS # 5125 & 5129
OPEN DEVELOPMENT PLAN
SITE PLAN

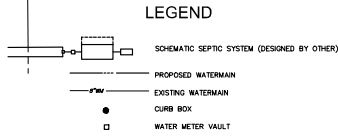
KRAUS ROAD (66' WIDE)

KRAUS LANE (PRIVATE ROAD)

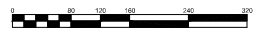


NOTE: LOCATION OF UNDERGROUND ELECTRIC IS UNKNOWN

REQUIRED SETBACKS FROM SEPTIC SYSTEM			
SYSTEM COMPONENTS	DRY WELL	DWELLING	PROPERTY LINE
SEPTIC TANK	50	10	10
PIPE TO DISTRIBUTION BOX	50	10	10
DISTRIBUTION BOX	100	20	10
ABSORPTION TRENCH	100	20	10
SAND FILTER	100	20	10



Know what's below. Call before you dig.



SCALE: 1"=80'
GRAPHIC SCALE IN FEET

DRAWING REVISIONS		
ITEM	DATE	DESCRIPTION

DESIGNED BY: WES	CHECKED BY: WES
DRAWN BY: ADIC	DATE:



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STONE LEDGE ESTATES
 TOWN OF CLARENCE, ERIE COUNTY, NEW YORK
 LOTS # 5125 & 5129
 OPEN DEVELOPMENT PLAN
 UTILITY PLAN

THIS SHEET ISSUED FEBRUARY 5, 2008

C3

DRAWING SCALE: 1"=80'
 WSA PROJECT NO. 120758

