

**NOTES:**

ALL IMPROVEMENTS WILL BE INSTALLED UNDER TOWN PERMITS WITH ALL PLANS CONSISTENT WITH PRELIMINARY PLAT.

MAINTENANCE OF ISLANDS WITHIN PAVED AREAS SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY ADJACENT TO CUL-DE-SAC ISLANDS (PARCELS 7 & 8, SUBLOTS 17, 18 & 19) WITHIN THE SUBDIVISION AND THE BENEFIT DERIVED FROM THESE AREAS IS FOR THE PROPERTY OWNERS ONLY AND THE TOWN OF CLARENCE ASSUMES NO RESPONSIBILITY FOR MAINTENANCE THEREOF.

PUBLIC DRAINAGE EASEMENTS SHOWN ON THIS SUBDIVISION MAP SHALL BE GRANTED TO THE TOWN OF CLARENCE. WITHIN THESE EASEMENTS, NO STRUCTURES, PLANTINGS OR OTHER MATERIALS SHALL BE PLACED OR BE PERMITTED TO REMAIN WHICH MAY DAMAGE OR OTHERWISE INTERFERE WITH OR CHANGE THE FLOW OF DRAINAGE CHANNELS, SWALES AND/OR FACILITIES IN THE EASEMENT.

THE PRIVATE DRAINAGE EASEMENTS SET FORTH ON THIS SUBDIVISION MAP COVER ARE FOR THE BENEFIT OF THE OWNER OF THE LOTS AND THE BENEFITS DERIVED FROM THESE EASEMENTS ARE FOR THE PROPERTY OWNERS OF ALL THE LOTS AND THEY SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNERS OF THE LOTS CONTIGUOUS TO THE EASEMENTS, EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH A GOVERNMENTAL, PUBLIC AUTHORITY, OR A UTILITY COMPANY ARE RESPONSIBLE WITHIN THESE EASEMENTS. NO STRUCTURES, PLANTINGS OR OTHER MATERIALS SHALL BE PLACED OR BE PERMITTED TO REMAIN WHICH MAY DAMAGE OR OTHERWISE INTERFERE WITH OR CHANGE THE FLOW OF DRAINAGE CHANNELS, SWALES AND/OR FACILITIES IN THE EASEMENTS.

THE TOWN OF CLARENCE ASSUMES NO RESPONSIBILITY FOR MAINTENANCE FOR THE PRIVATE DRAINAGE EASEMENTS SHOWN

SUBLOTS 7 THROUGH 11 ARE GREATER THAN 5.00 ACRES AND THEREFORE ARE NOT CONSIDERED A RESIDENTIAL LOT AND NOT SUBJECT TO PUBLIC HEALTH LAW ARTICLE 11, TITLE 11-REALETY SUBDIVISIONS OR ENVIRONMENTAL CONSERVATION LAW, ARTICLE 17, TITLE 15.

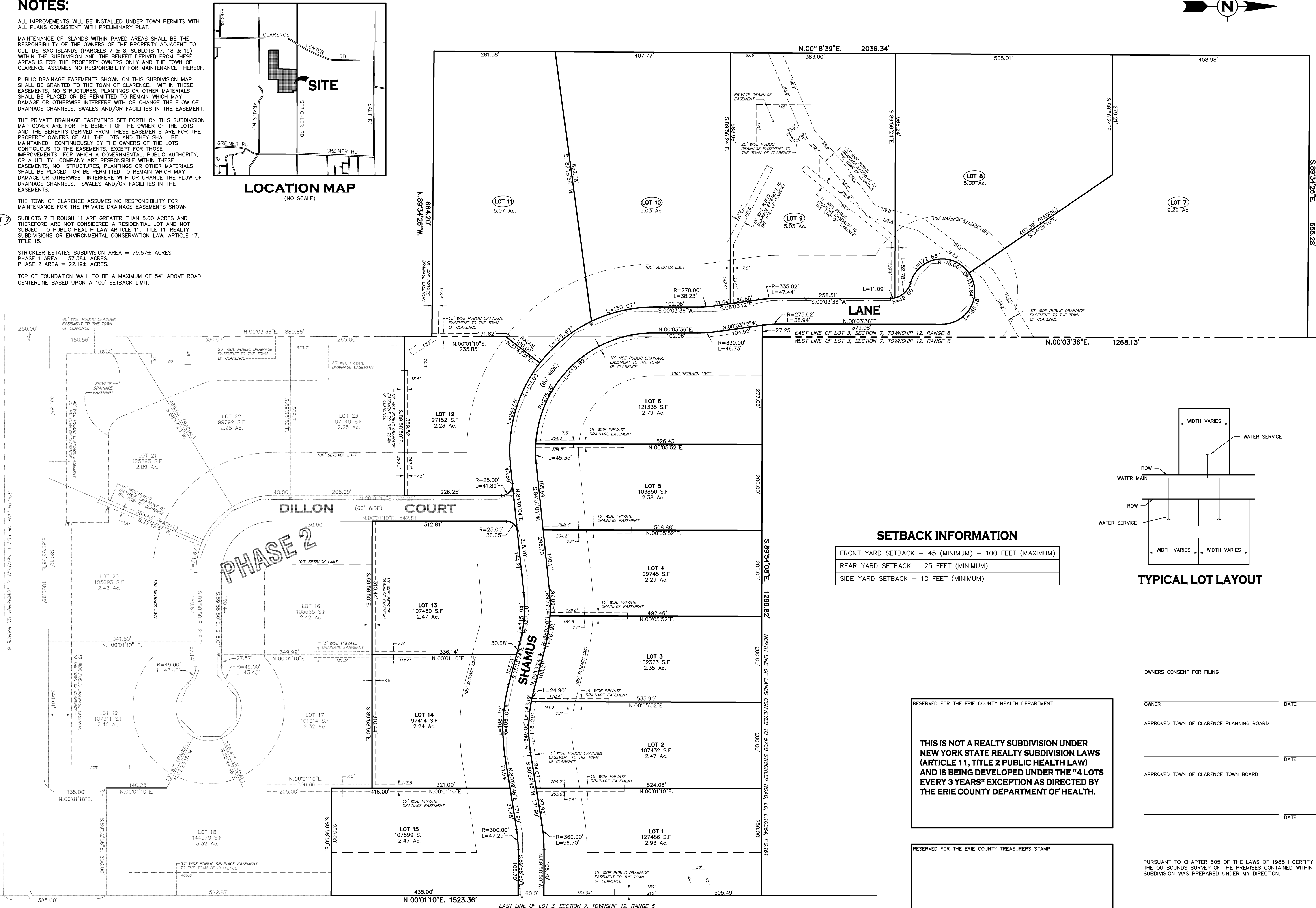
STRICKLER ESTATES SUBDIVISION AREA = 79.57± ACRES.  
 PHASE 1 AREA = 57.38± ACRES.  
 PHASE 2 AREA = 22.19± ACRES.

TOP OF FOUNDATION WALL TO BE A MAXIMUM OF 54" ABOVE ROAD CENTERLINE BASED UPON A 100' SETBACK LIMIT.



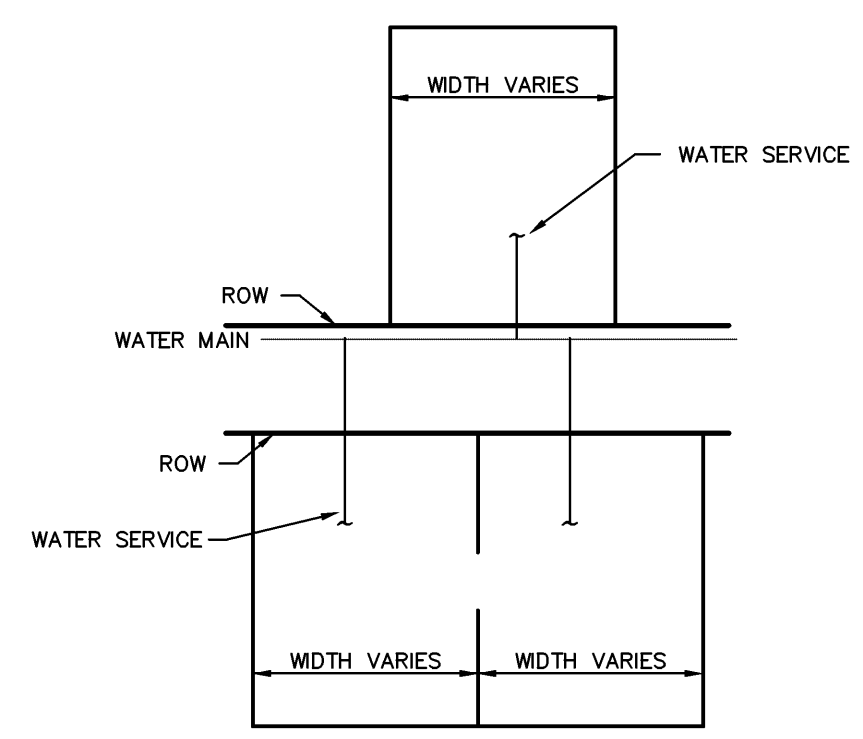
**LOCATION MAP**  
(NO SCALE)

LOT 7



**SETBACK INFORMATION**

FRONT YARD SETBACK - 45 (MINIMUM) - 100 FEET (MAXIMUM)
REAR YARD SETBACK - 25 FEET (MINIMUM)
SIDE YARD SETBACK - 10 FEET (MINIMUM)



**TYPICAL LOT LAYOUT**

RESERVED FOR THE ERIE COUNTY HEALTH DEPARTMENT

THIS IS NOT A REALTY SUBDIVISION UNDER NEW YORK STATE REALTY SUBDIVISION LAWS (ARTICLE 11, TITLE 2 PUBLIC HEALTH LAW) AND IS BEING DEVELOPED UNDER THE "4 LOTS EVERY 3 YEARS" EXCEPTION AS DIRECTED BY THE ERIE COUNTY DEPARTMENT OF HEALTH.

RESERVED FOR THE ERIE COUNTY TREASURERS STAMP

OWNERS CONSENT FOR FILING \_\_\_\_\_ DATE \_\_\_\_\_

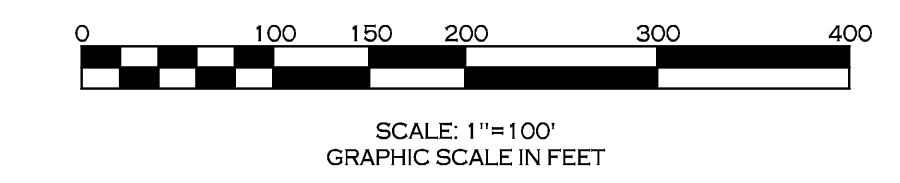
OWNER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED TOWN OF CLARENCE PLANNING BOARD \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED TOWN OF CLARENCE TOWN BOARD \_\_\_\_\_ DATE \_\_\_\_\_

PURSUANT TO CHAPTER 605 OF THE LAWS OF 1985 I CERTIFY THAT THE OUTBOUND SURVEY OF THE PREMISES CONTAINED WITHIN THIS SUBDIVISION WAS PREPARED UNDER MY DIRECTION.

GREGG C. WITTLIFF PLS LICENSE NO. 050193 DATE \_\_\_\_\_



FILED IN THE ERIE COUNTY CLERKS OFFICE UNDER MAP COVER

MAP COVER NO. \_\_\_\_\_

DATE \_\_\_\_\_

**STRICKLER ROAD (66' WIDE)**

**DRAWING REVISIONS**

ITEM	DATE	DESCRIPTION	BY	FOR CLARENCE COMMENTS	COMMENTS
1	12/11/04	PER TOWN OF CLARENCE	MKS		
2	02/28/08	PER TOWN OF CLARENCE	MKS		
3	04/22/08	REVISED BEARINGS	GCW		

DESIGNED BY: NPK  
 DRAWN BY: MKS  
 CHECKED BY: GCW  
 DATE: JULY 2004

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**ENGINEERING & LAND SURVEYING**  
**WM. SCHUTT & ASSOCIATES, P.C.**

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 SOCIETY OF PROFESSIONAL ENGINEERS

**TOWN OF CLARENCE**  
**COUNTY OF ERIE, STATE OF NEW YORK**  
**PART OF LOT(S) 183, SECTION 7, TOWNSHIP 12, RANGE 6**  
**HOLLAND LAND COMPANY'S SURVEY**  
**STRICKLER ESTATES PHASE 1**  
**SUBDIVISION PLAT MAP**

**PL1**

DRAWING SCALE: 1"=100'

WSA PROJECT NO. 01172