

GENERAL NOTES:

- ALL UTILITIES TO BE FIELD VERIFIED PRIOR TO THE START OF CONSTRUCTION.
- SURVEY PREPARED BY NUSSBAUMER & CLARKE, INC., JANUARY 1, 2018.



LAKE SHORE SUBDIVISION
8462 LAKE SHORE ROAD, EVANS NY
PRELIMINARY MAP COVER

REVISIONS		
NO.	DESCRIPTION	DATE
0		

NUSSBAUMER & CLARKE, INC. A CORPORATION REGISTERED TO PRACTICE PROFESSIONAL ENGINEERING & LAND SURVEYING IN THE STATE OF NEW YORK

REGULATORY REVIEW NOT FOR CONSTRUCTION

PROJECT NUMBER	2045-0001
DATE	02-08-21
DRAWN BY	TJB
DESIGNED BY	AHQ/TJB
CHECKED BY	RJP
APPROVED BY	XXX
SCALE:	AS NOTED
SHEET No.	3 OF 25
C-102	

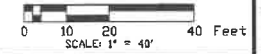
QUANTITATIVE DATA
 NUMBER & TYPE OF DWELLING UNIT(S): 22 TWO STORY SINGLE FAMILY HOMES
 MAXIMUM DENSITY: 3.5 UNITS PER GROSS ACRE
 DEVELOPMENT SIZE: 841,971 SF (19.37 ACRES) = 65 UNITS
 TOTAL AMOUNT OF OPEN SPACE: 3.84± ACRES
 PROPOSED NONRESIDENTIAL FLOOR AREA: 0SF

SETBACK REQUIREMENTS	R1	R1 'CLUSTER'	R2	R2 'CLUSTER'
FRONT YARD:	40'	10'	25'	10'
SIDE YARD:	MINIMUM: 5'	5'	5'	5'
	COMBINED: 20'	10'	15'	10'
REAR YARD:	35'	10'	30'	10'
OTHER STRUCTURES:	75'	75'	75'	75'

ZONING REQUIREMENTS	R1	R1 'CLUSTER'	R2	R2 'CLUSTER'
MINIMUM LOT AREA:	12,150 SF	6,000 SF	10,000 SF	5,000 SF
MINIMUM LOT WIDTH:	90'	60'	60'	50'
MAXIMUM HEIGHT:	30'	30'	30'	30'
MAXIMUM LOT COVERAGE:	35%	35%	35%	35%
MINIMUM FLOOR AREA:	1 STORY: 1,200 SF	1,000 SF	1,100 SF	1,000 SF
	2+ STORES: 1,600 SF	1,200 SF	1,400 SF	1,200 SF

A1 SITE DEVELOPMENT LOT DIMENSIONS
SCALE: 1" = 40'-0"

APPLICANT: EAGLE ASSOCIATES OF NIAGARA FRONTIER, INC.
 PROJECT LOCATION: 8462 LAKE SHORE ROAD
 TOWN OF EVANS, NEW YORK
 CONTACT: JEFF GICEWICZ (716) 818 - 0917



H:\Land Development\201\0001 - Scheid - LakeShore Subdivision\03 Working Drawings\02 Discipline (DWG)\C-010\2015-0001 Preliminary Map Cover.dwg 2/5/2021 10:01:16



OWNER
PROJECT
DUE DILIGENCE INVESTIGATIONS
8481 LAKE SHORE RD
ANGOLA, NY 14208



CONTACT
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BUFFALO, NY 14201
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SCHEIDARCH.COM

ISSUE DATE	DESCRIPTION
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FOR REFERENCE ONLY
NOT FOR CONSTRUCTION

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SHEET TITLE
SURVEY OF EXISTING CONDITIONS

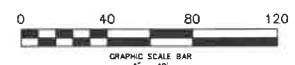
PROJECT NUMBER
2017-055
DATE
8/29/2019 10:42:36 AM
SHEET

C0

1 SURVEY OF EXISTING CONDITIONS
SCALE: 1" = 40'-0"

LEGEND

- SANITARY MANHOLE
- CLEANOUT
- DRAINAGE INVERT
- WATER VALVE
- FIRE HYDRANT
- GAS LINE MARKER
- UTILITY POLE
- VALVE
- FLAGPOLE
- IRON (AS NOTED)
- TREE



LAKE ERIE
MEAN WATER LEVEL 572.37
(UNITED STATES ARMY CORPS OF ENGINEERS)