

Civil Engineering  
Environmental Engineering  
Municipal Engineering  
Land Surveying



Project Management  
Construction Support Services  
Landscape Architecture  
SWPPP Services

# MAP, PLAN AND REPORT

FOR

## **TOWN DRAINAGE BENEFIT AREA CROGLIO SUBDIVISION (AKA PRINCETON PARK)**

**TOWN OF WEST SENECA, ERIE COUNTY, NEW YORK**



**JUNE 2019**

**WSA PROJECT NO. 17200**

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## 1.0 INTRODUCTION

The Owner/Developer, Marrano/Marc Equity is proposing to construct a 48-lot single family residential development on a 40.03+/- acre parcel of vacant land located at the south end of Chancellor Lane in the Town of West Seneca, Erie County, New York (See Figure 1 – Project Location Map) The single family residential subdivision will be developed under the name of Croglio Subdivision (aka Princeton Park).

To construct this project, the Developer will need to extend the public roadway system and all related infrastructure, including public storm sewer facilities. All improvements will be constructed under a Public Improvement Permits. The development includes approximately 1,855-feet of new public road. The subdivision includes two road with 60-ft ROW's. The north/south road, Jaycee Lane, is approximately 1383-ft long, terminating in a cul-de-sac. The second road is Samantha Court, consisting of approximately 472-ft of road, traveling in an easterly direction off Jaycee Lane and terminating in a cul-de-sac. See Figure 1 – Project Location.

The proposed subdivision requires its own stormwater management system. As such, a Town Drainage Benefit Area must be created for ownership, operation and maintenance of the stormwater management facilities. See Figure 2 – Town Drainage Benefit Area, Princeton Park.

Marrano/Marc Equity engaged Wm. Schutt and Associates, P.C. to develop and prepare a Map, Plan and Report for the creation of the Town Drainage Benefit Area in accordance with the requirements of the Town of West Seneca.

## 2.0 GENERAL DESCRIPTION OF THE PROPOSED TOWN DRAINAGE BENEFIT AREA

The proposed 48 lot single family residential development is situated on a 40.03+/--acre parcel located at the south end of Chancellor Lane in the Town of West Seneca, Erie County, NY. The development includes approximately 2,104-feet of new public road. The subdivision includes two roads, within 60-ft ROW's. The north/south road, Jaycee Lane, is approximately 1,572-ft long terminating in a cul-de-sac. The second road is Samantha Court, consisting of approximately 532-ft of road, traveling in an easterly direction off Jaycee Lane and terminating in a cul-de-sac.

Development of the 48-lot subdivision and associated 2,104-ft of public roadway with gutter curb, required design of a respective stormwater management system. The stormwater management system for this development consist of two retention ponds and roadside/rear yard drainage collection systems. The roadside collection system consists of approximately 2,800+/- In ft of 8-inch thru 36-inch diameter HDPE pipe and associated manholes, catch basins and yard drains. The rear yard drainage system includes approximately 1050+/- In ft of 8-inch diameter HDPE pipe and associated yard drains and rear yard receivers. The stormwater collection system will gather and convey runoff to one of two on-site retention ponds. The pond located north of Samantha Court has a surface area of 11,900+/- sf and includes a controlled discharge to Smokes Creek. The second retention pond located south of Samantha Court has a surface area of 13,250+/- sf and includes a controlled discharge to Smokes Creek.

The entire Croglia Subdivision will be incorporated into the Town Drainage Benefit Area. The Drainage Benefit Area (DBA) is established to collect taxes from the residents within the benefit area to maintain the stormwater management system. See Figure 2.

All initial costs associated with the installation and inspection of the stormwater management facilities associated with creation of the DBA will be paid for by the developer. There will be no indebtedness of the DBA upon its establishment. The cost for installation of the stormwater management system is estimated at \$110,000.

### 3.0 FINANCING

The general location of Croglia Subdivision is shown on the enclosed Figure No. 1 – Project Location Map.

A legal description of the boundary of the proposed DBA is included in Figure 2.

Design Plans showing the public stormwater management facilities associated with Croglia Subdivision are included in Figure No. 3 – Proposed Project Plans.

The entire Croglia Subdivision will be incorporated into the proposed Drainage Benefit Area. No sale has been finalized for the lots within the subdivision. The current owner is Marrano/ Marc Equity. The DBA is established to collect taxes from the residents to maintain the stormwater management system.

Operation and maintenance costs for this DBA are expected to be approximately \$3,400.00 annually. The annual maintenance activities and their respective annual cost are estimated as follows:

- Annual inspection (anticipated four times per year at \$300.00 per inspection) = \$1,200.00 per year
- Capital improvements (as needed) =  
Estimated 10% of construction cost every 5 years, \$11,000 or \$2,200.00 per year

In accordance with Town policy, Marrano/Marc Equity will be required to place \$500 per lot or \$24,000 in an escrow account. The escrow account will cover expenses for operation and maintenance of the DBA, until all lots within the development have been sold.

#### **4.0 STORMWATER SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS**

1. On a quarterly basis, perform the following:
  - a. Inspect catch basins, storm piping and detention system for debris
  - b. Inspect catch basins and storm piping for accumulation of sediment
  - c. Remove and properly dispose of any collected debris from structures
  - d. Flush storm sewers with water, if necessary, to remove accumulated sediment
  - e. Check all stone outfall structures for erosion and re-stone, if necessary, to prevent further erosion
  - f. Inspect grassed/landscaped areas for unvegetated areas or areas with less than 80% healthy stand of grass and reseed and mulch as necessary. Water areas daily if reseeded through July and August.
2. Maintain all lawn areas by regular mowing, including the grassed slopes of the wet pond and grassed swale. Any eroded areas shall be re-graded, seeded and mulched immediately.
3. The retention ponds shall be inspected annually. Maintenance shall be performed as needed.

**FIGURE 1**

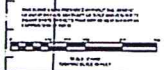
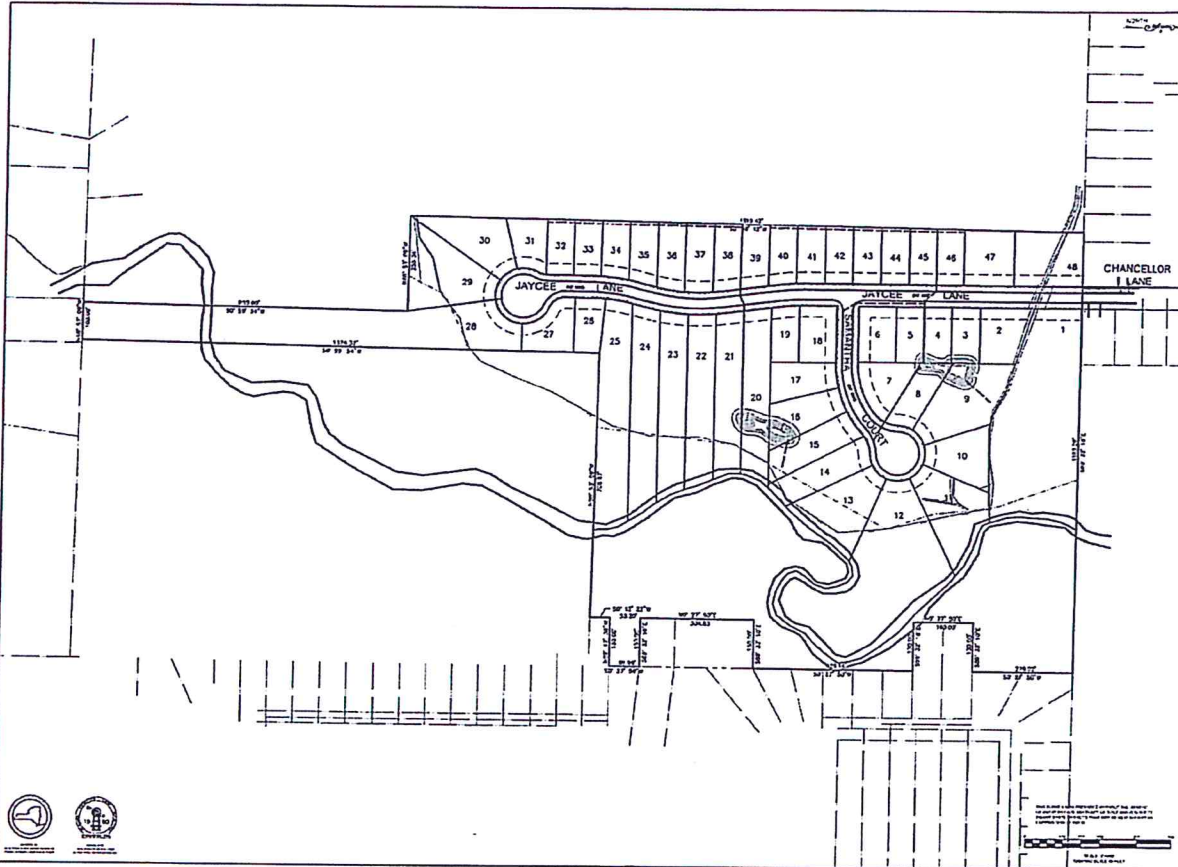
**PROJECT LOCATION MAP**



**FIGURE 2**

**PROPOSED TOWN DRAINAGE BENEFIT AREA**



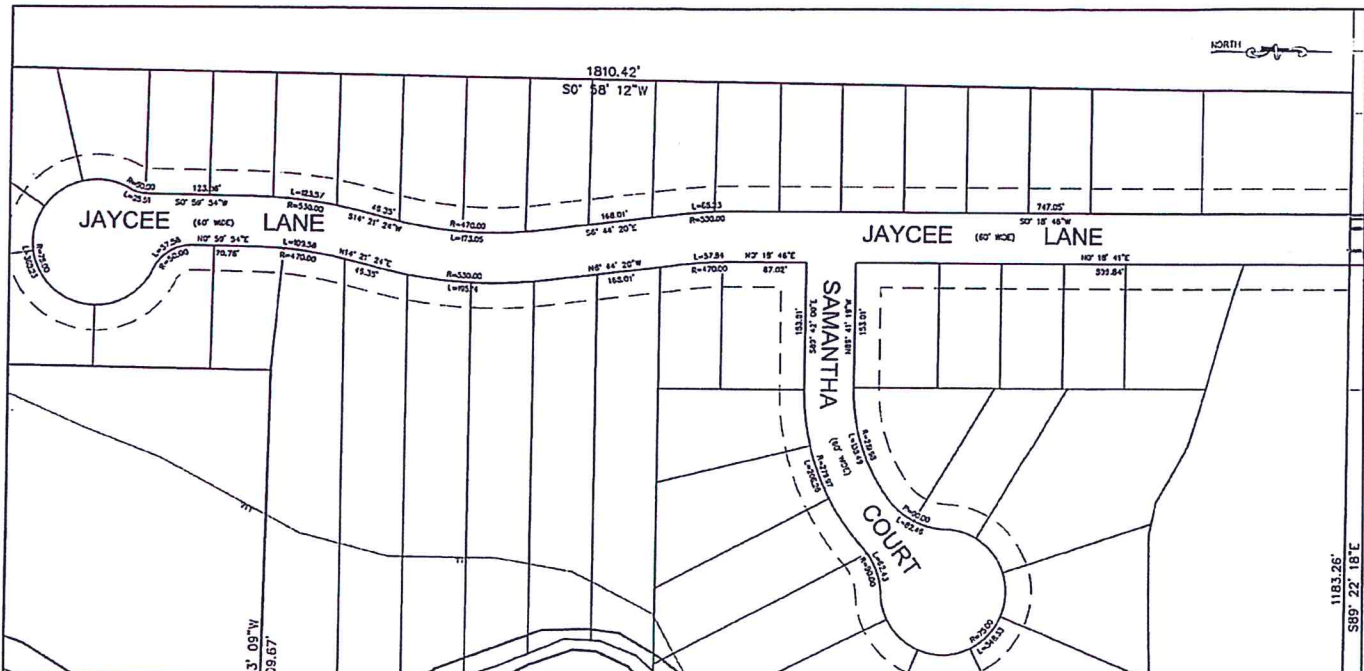


DATE OF SURVEY	08/14/2014
PROJECT NO.	14-001
SCALE	AS SHOWN
BY	W. SCHULTZ
CHECKED BY	W. SCHULTZ
APPROVED BY	W. SCHULTZ

**W. SCHULTZ**  
 SURVEYOR  
 1000 W. STATE ST.  
 BUFFALO, NY 14202  
 PH: 716-871-1111  
 FAX: 716-871-1112  
 WWW.SCHULTZ-SURVEYING.COM

TOWN OF WEST SENECA  
 COUNTY OF ERIE, STATE OF NEW YORK  
 PART OF LOTS 431 & 432, TOWNSHIP 10, RANGE 7  
 BUFFALO CREEK RESERVATION  
**CROGLIA SUBDIVISION**  
**EXHIBIT MAP**

EX-1  
 PREPARED FOR  
 S. A. P. ENGINEERS, INC.



PART OF LOT: 421 & 422		SECT:	TWP. 10	RF. 7
MAP COVER: H-3701-1		SUB LOT:	BLK:	
LOCATED BY:				
DATE	DRAWING REVISIONS			
<b>WARNING:</b> UNAUTHORIZED REPRODUCTION OR ADAPTATION OF A SURVEY MAP BEING A LICENSED LAND SURVEYOR'S FEEL, IS A VIOLATION OF SECTION 1703, SUBSECTION 1, OF THE NEW YORK STATE REAL PROPERTY LAW. © 2011 WMSCHUTT & ASSOCIATES				
SCALE: 1"=100'	DATE: 8/14/2015	SURVEY FILE: 17200		WWW.WMSCHUTT.COM

**WMSCHUTT ASSOCIATES**

37 CENTRAL AVE.  
LANCASTER, NY 14096-2143  
PH: 716-683-5961  
FAX: 716-683-0162  
WWW.WMSCHUTT.COM

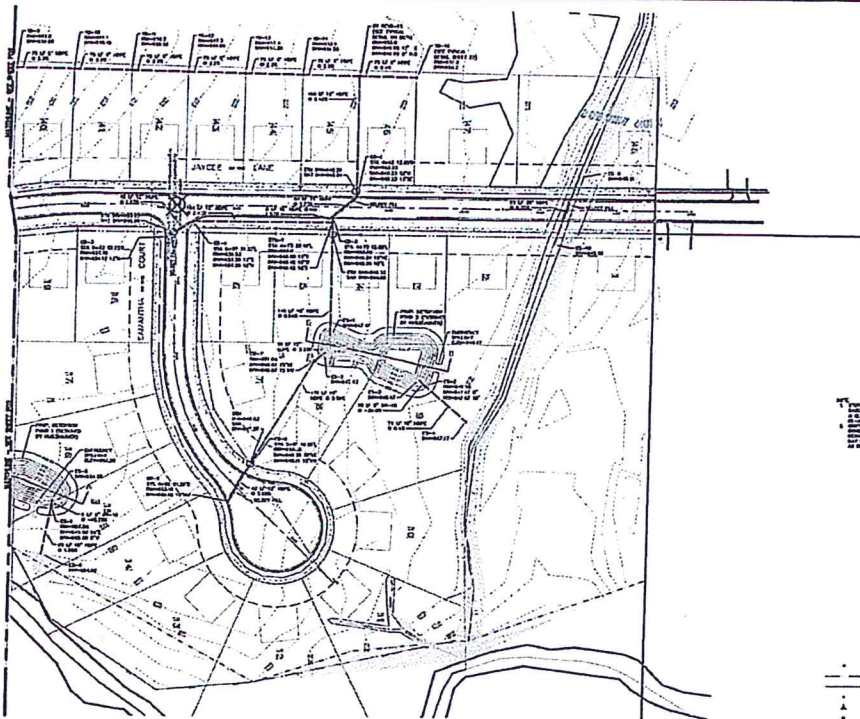
EXHIBIT MAP  
CROGLIO SUBDIVISION  
ROAD DEDICATION

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP HANDY WITHIN ORIGINAL OF THE LAND SURVEYOR'S UNCLASSED SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UNDISPUTED ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH

**FIGURE 3**

**PROPOSED PROJECT PLANS**



NOTES:  
 1. ALL PROPOSED PAVING SHALL BE 1.5\"/>

- LEGEND**
- PROPOSED SANITARY SEWER LAYOUT
  - PROPOSED 48" SANITARY SEWER
  - PROPOSED 36" SANITARY SEWER
  - PROPOSED 30" SANITARY SEWER
  - PROPOSED 24" SANITARY SEWER
  - PROPOSED 18" SANITARY SEWER
  - PROPOSED 12" SANITARY SEWER
  - PROPOSED 6" SANITARY SEWER
  - PROPOSED 3" SANITARY SEWER
  - PROPOSED 1.5" SANITARY SEWER
  - PROPOSED 6" WATER MAIN
  - PROPOSED 3" WATER MAIN
  - PROPOSED 1.5" WATER MAIN
  - PROPOSED 6" GAS MAIN
  - PROPOSED 3" GAS MAIN
  - PROPOSED 1.5" GAS MAIN
  - PROPOSED 6" CABLE TV
  - PROPOSED 3" CABLE TV
  - PROPOSED 1.5" CABLE TV
  - PROPOSED 6" FIBER OPTIC
  - PROPOSED 3" FIBER OPTIC
  - PROPOSED 1.5" FIBER OPTIC
  - PROPOSED 6" ELECTRIC
  - PROPOSED 3" ELECTRIC
  - PROPOSED 1.5" ELECTRIC
  - PROPOSED 6" TELEPHONE
  - PROPOSED 3" TELEPHONE
  - PROPOSED 1.5" TELEPHONE
  - PROPOSED 6" CATV
  - PROPOSED 3" CATV
  - PROPOSED 1.5" CATV
  - PROPOSED 6" OTHER
  - PROPOSED 3" OTHER
  - PROPOSED 1.5" OTHER

FEBRUARY 11, 2019  
 L002101-14  
 CONSTRUCTION



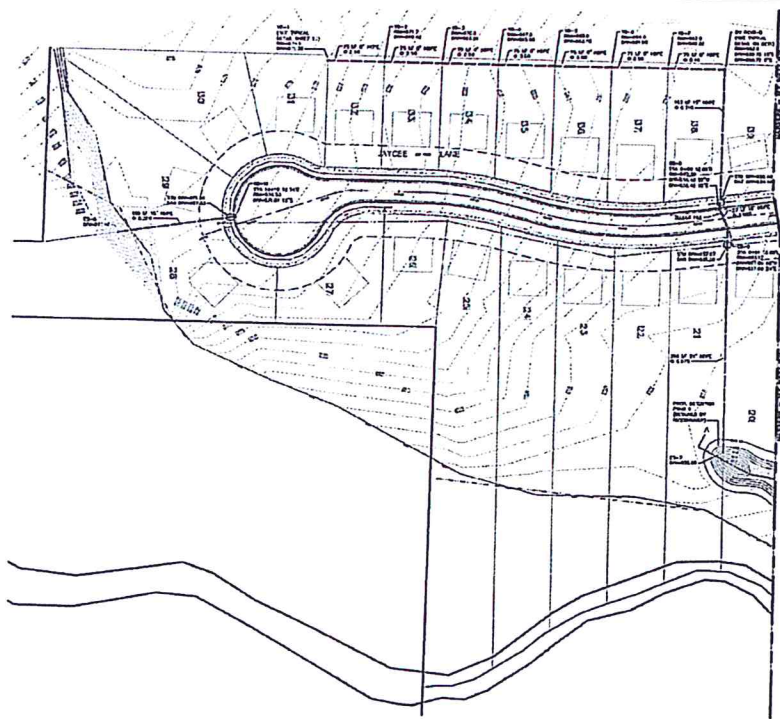
PROJECT NO.	19-01
DATE	2/11/19
DRAWN BY	JL
CHECKED BY	ML
SCALE	AS SHOWN
CITY/TOWN	PRINCETON PARK
COUNTY	WEST SENECA
STATE	NEW YORK
PROJECT NAME	PAVING AND DRAINAGE PLAN
OWNER	WASCHLITZ DEVELOPMENT CORP.
DESIGNED BY	WASCHLITZ DEVELOPMENT CORP.
ENGINEER	WASCHLITZ DEVELOPMENT CORP.
DATE	2/11/19

**WASCHLITZ DEVELOPMENT CORP.**  
 2000 W. STATE ST.  
 PRINCETON PARK, NY 14158  
 WWW.WASCHLITZ.COM

**PRINCETON PARK**  
**TOWN OF WEST SENECA**  
**ERIE COUNTY - NEW YORK**

**PAVING AND DRAINAGE PLAN**

PD1  
 2/11/19



NOTE: ALL PROPOSED PAVING SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND DRAINAGE CONSTRUCTION, EDITION 2010, AS APPLICABLE.

**LEGEND**

- Proposed Paving (Solid Line)
- Proposed Drainage (Dashed Line)
- Proposed Storm Sewer (Dotted Line)
- Proposed Water Main (Long Dash Line)
- Proposed Gas Main (Short Dash Line)
- Proposed Electric Main (Dash-dot Line)
- Proposed Sewer Main (Dash-dot-dot Line)
- Proposed Water Table (Wavy Line)
- Proposed Easement (Line with 'E' in a circle)
- Proposed Right-of-Way (Line with 'R' in a circle)
- Proposed Easement (Line with 'E' in a square)
- Proposed Right-of-Way (Line with 'R' in a square)
- Proposed Easement (Line with 'E' in a triangle)
- Proposed Right-of-Way (Line with 'R' in a triangle)

DATE: FEBRUARY 11, 2010  
 SCALE: AS SHOWN  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]



PROJECT NO.: [Number] SHEET NO.: [Number] TOTAL SHEETS: [Number]	
<b>WHISCHNITZ</b> REGISTERED PROFESSIONAL ENGINEER 27 CENTRAL AVE. ALBANY, NY 12207 PHONE: 518-486-2200 FAX: 518-486-2201 WWW.WHSCHNITZ.COM	
<b>PRINCETON PARK          TOWN OF WEST SENECA          ERIE COUNTY - NEW YORK</b>	
<b>PAVING AND DRAINAGE PLAN</b>	
SHEET NO. [Number] OF [Number] <b>PD2</b> DATE: [Date] DRAWN BY: [Name] CHECKED BY: [Name]	

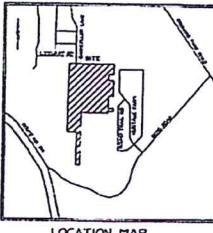
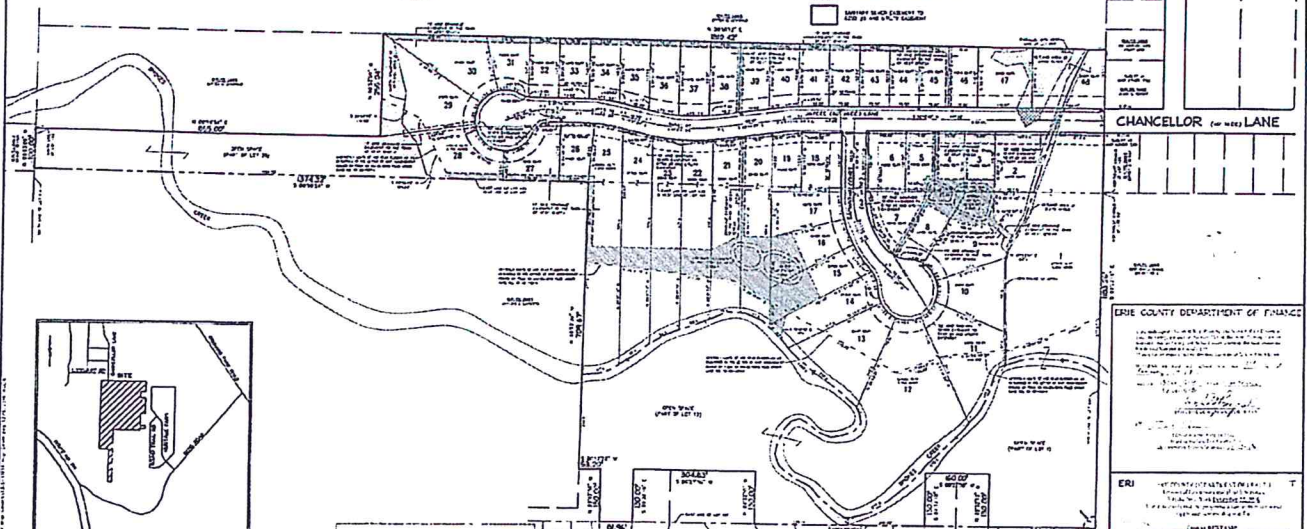
**FIGURE 4**

**CROGLIO SUBDIVISION FILED PLAT MAP**

# CROGLIO SUBDIVISION

TOWN OF WEST SENeca  
 COUNTY OF ERIE, STATE OF NEW YORK  
 PART OF LOTS 421 & 422 - TOWNSHIP 12 - RANGE 7  
 OF THE BUFFALO CREEK RESERVATION  
 40.25± TOTAL ACRES  
 46 LOTS

- BOUNDARY SURVEY BY THE TOWN OF WEST SENeca
- APPROVED PLANNING RESERVE
- APPROVED PLANNING RESERVE TO BE PLAZA
- BOUNDARY SURVEY BY ERIE COUNTY ENGINEER



CHANCELLORS LANE	100' WIDE
LOT 1	100' WIDE
LOT 2	100' WIDE
LOT 3	100' WIDE
LOT 4	100' WIDE
LOT 5	100' WIDE
LOT 6	100' WIDE
LOT 7	100' WIDE
LOT 8	100' WIDE
LOT 9	100' WIDE
LOT 10	100' WIDE
LOT 11	100' WIDE
LOT 12	100' WIDE
LOT 13	100' WIDE
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LOT 38	100' WIDE
LOT 39	100' WIDE
LOT 40	100' WIDE
LOT 41	100' WIDE
LOT 42	100' WIDE
LOT 43	100' WIDE
LOT 44	100' WIDE
LOT 45	100' WIDE
LOT 46	100' WIDE

ERIE COUNTY DEPARTMENT OF FINANCE

APPROVED FOR THE COUNTY CLERK'S OFFICE

DATE: 1/18/17

ERIE COUNTY CLERK'S OFFICE

MAP COVER NO: N-370-1

DATE: 2/3/17

COUNTY CLERK: [Signature]

NOTES

1. ALL LOTS COMPLY WITH THE ZONING ORDINANCE OF THE TOWN OF WEST SENeca.

2. THE LOTS ARE TO BE PLAZA.

3. THE LOTS ARE TO BE PLAZA.

4. THE LOTS ARE TO BE PLAZA.

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41. THE LOTS ARE TO BE PLAZA.

42. THE LOTS ARE TO BE PLAZA.

43. THE LOTS ARE TO BE PLAZA.

44. THE LOTS ARE TO BE PLAZA.

45. THE LOTS ARE TO BE PLAZA.

46. THE LOTS ARE TO BE PLAZA.

CERTIFICATE OF APPROVAL BY THE TOWN ENGINEER

DATE: 1/18/17

[Signature]

TOWN ENGINEER

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD

APPROVED BY THE TOWN OF WEST SENeca LAND SUBDIVISION REGULATIONS. ALL THE REQUIREMENTS OF APPROVAL, INCLUDING THE REQUIREMENTS OF THE ZONING ORDINANCE OF THE TOWN OF WEST SENeca, HAVE BEEN MET.

DATE: 1/18/17

[Signature]

PLANNING BOARD

OWNER'S CERTIFICATION

THE OWNER OF LAND SHOWN ON THIS PLAN HAS HEREBY MADE AN AFFIDAVIT UNDER PENALTY OF PERJURY THAT THE PLANNING BOARD HAS APPROVED THIS PLAN AND THAT ALL STATE, COUNTY AND LOCAL TAXES, AND OTHER CHARGES DUE ON THIS LAND HAVE BEEN PAID.

AGENT: [Signature]

DATE: 1/18/17

OWNER: [Signature]

DATE: 1/18/17

UNLICENSED ALLOCATION TO ADDRESS TO THE TOWN OF WEST SENeca

DATE: 1/18/17

[Signature]

TOWN ENGINEER

UNLICENSED ALLOCATION TO ADDRESS TO THE TOWN OF WEST SENeca

DATE: 1/18/17

[Signature]

TOWN ENGINEER

UNLICENSED ALLOCATION TO ADDRESS TO THE TOWN OF WEST SENeca

DATE: 1/18/17

[Signature]

TOWN ENGINEER

CROGLIO SUBDIVISION

TOWN OF WEST SENeca

MAP COVER

1

GRAPHIC SCALE

1" = 100'

1" = 200'

1" = 300'

1" = 400'

1" = 500'

1" = 600'

1" = 700'

1" = 800'

1" = 900'

1" = 1000'

TYPICAL HOUSE SERVICE DETAIL

DATE: 1/18/17

[Signature]

TOWN ENGINEER

TYPICAL HOUSE SERVICE DETAIL

DATE: 1/18/17

[Signature]

TOWN ENGINEER

TYPICAL HOUSE SERVICE DETAIL

DATE: 1/18/17

[Signature]

TOWN ENGINEER

ERIE COUNTY CLERK'S OFFICE

MAP COVER NO: N-370-1

DATE: 2/3/17

COUNTY CLERK: [Signature]

UNLICENSED ALLOCATION TO ADDRESS TO THE TOWN OF WEST SENeca

DATE: 1/18/17

[Signature]

TOWN ENGINEER

UNLICENSED ALLOCATION TO ADDRESS TO THE TOWN OF WEST SENeca

DATE: 1/18/17

[Signature]

TOWN ENGINEER

UNLICENSED ALLOCATION TO ADDRESS TO THE TOWN OF WEST SENeca

DATE: 1/18/17

[Signature]

TOWN ENGINEER

UNLICENSED ALLOCATION TO ADDRESS TO THE TOWN OF WEST SENeca

DATE: 1/18/17

[Signature]

TOWN ENGINEER

ERIE COUNTY CLERK'S OFFICE

MAP COVER NO: N-370-1

DATE: 2/3/17

COUNTY CLERK: [Signature]

UNLICENSED ALLOCATION TO ADDRESS TO THE TOWN OF WEST SENeca

DATE: 1/18/17

[Signature]

TOWN ENGINEER

UNLICENSED ALLOCATION TO ADDRESS TO THE TOWN OF WEST SENeca

DATE: 1/18/17

[Signature]

TOWN ENGINEER

UNLICENSED ALLOCATION TO ADDRESS TO THE TOWN OF WEST SENeca

DATE: 1/18/17

[Signature]

TOWN ENGINEER

UNLICENSED ALLOCATION TO ADDRESS TO THE TOWN OF WEST SENeca

DATE: 1/18/17

[Signature]

TOWN ENGINEER

ERIE COUNTY CLERK'S OFFICE

MAP COVER NO: N-370-1

DATE: 2/3/17

COUNTY CLERK: [Signature]

UNLICENSED ALLOCATION TO ADDRESS TO THE TOWN OF WEST SENeca

DATE: 1/18/17

[Signature]

TOWN ENGINEER

UNLICENSED ALLOCATION TO ADDRESS TO THE TOWN OF WEST SENeca

DATE: 1/18/17

[Signature]

TOWN ENGINEER

UNLICENSED ALLOCATION TO ADDRESS TO THE TOWN OF WEST SENeca

DATE: 1/18/17

[Signature]

TOWN ENGINEER

UNLICENSED ALLOCATION TO ADDRESS TO THE TOWN OF WEST SENeca

DATE: 1/18/17

[Signature]

TOWN ENGINEER

ERIE COUNTY CLERK'S OFFICE

MAP COVER NO: N-370-1

DATE: 2/3/17

COUNTY CLERK: [Signature]

**APPENDIX A**

**PETITION/LEGAL DESCRIPTION**



TOWN BOARD OF THE TOWN OF WEST SENECA  
WEST SENECA, NEW YORK

PETITION FOR CREATION OF DRAINAGE BENEFIT AREA FOR CROGLIO SUBDIVISION

To All,

Marrano/Marc Equity, Owner of the taxable real properties within Croglia Subdivision, hereinafter described and owning in aggregate more than one-half of the assessed valuation of all the taxable real property of said proposed Drainage Benefit Area, as shown upon the latest completed assessment roll of said Town, do hereby petition Your Honorable Board, to establish the Croglia Subdivision Drainage Benefit Area in the territory hereinafter described, which is located in the Town of West Seneca, County of Erie and State of New York, and which proposed Princeton Park Drainage Benefit Area is described in Exhibit A attached hereto and made a part hereof.

Attached hereto are legal descriptions, maps and plan showing the boundaries of the proposed Drainage Benefit Area and all stormwater management facilities proposed in such Drainage Benefit Area.

Said maps and plans have been prepared by a competent engineer duly licensed by the State of New York.

Signature

Date

\_\_\_\_\_

\_\_\_\_\_

Sworn to before me on the dates referred to above:

\_\_\_\_\_

Notary Public

All that tract of land situate in the Town of West Seneca, County of Erie, and State of New York. Being part of Lot(s) No. 421 and 422, Township 10, Range 7 of the Buffalo Creek Reservation, also being the outer limits of Croglia Subdivision as recorded in the Office of the County Clerk, Erie County, New York under Map Cover 3701, more particularly described as follows:

Beginning at northeast corner of Lot No. 421;

Thence south 00 degrees 27 minutes 02 seconds west and along the east line of Lot No. 421 a distance of 270.02 feet;

Thence, leaving said east line, north 89 degrees 32 minutes 10 seconds west a distance of 130.00 feet;

Thence south 00 degrees 27 minutes 02 seconds west a distance of 160.00 feet;

Thence north 89 degrees 32 minutes 10 seconds east a distance of 130.00 feet to the east line of Lot 421;

Thence south 00 degrees 27 minutes 02 seconds west and along the east line of Lot No. 421 a distance of 429.14 feet;

Thence, leaving said east line, north 89 degrees 32 minutes 10 seconds west a distance of 130.00 feet;

Thence south 00 degrees 27 minutes 02 seconds west a distance of 304.83 feet;

Thence north 89 degrees 32 minutes 10 seconds east a distance of 130.00 feet to the east line of Lot 421;

Thence south 00 degrees 27 minutes 02 seconds west and along the east line of Lot No. 421 a distance of 81.96 feet;

Thence, leaving said east line, north 89 degrees 32 minutes 10 seconds west a distance of 130.00 feet;

Thence south 00 degrees 12 minutes 22 seconds west a distance of 53.20 feet;

Thence north 88 degrees 55 minutes 09 seconds west a distance of 709.67 feet to the east line of Lot 422;

Thence south 00 degrees 59 minutes 54 seconds west and along the east line of Lot No. 422 a distance of 1374.32 feet to the south line of Lot 422;

Thence north 88 degrees 53 minutes 09 seconds west and along the south line of Lot No. 422 a distance of 100.00 feet;

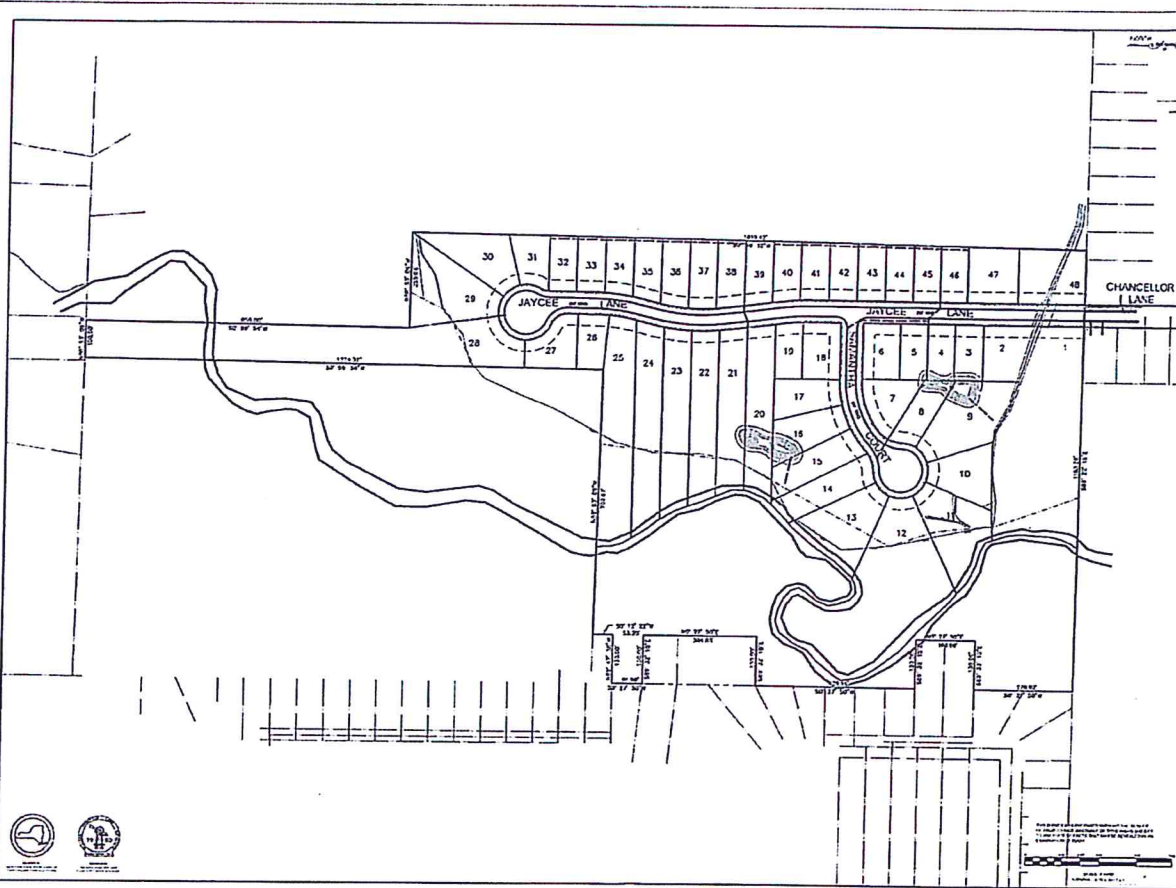
Thence, leaving said south line, north 00 degrees 59 minutes 54 seconds east a distance of 855.00 feet;

Thence north 88 degrees 53 minutes 09 seconds west a distance of 255.04 feet;

Thence north 00 degrees 58 minutes 12 seconds east a distance of 1810.42 feet to the north line of Lot No. 422;

Thence south 89 degrees 22 minutes 18 seconds east along the north line of Lot(s) No. 421 and 422 a distance of 1183.26 feet to the northeast corner of Lot No. 421 and the Point or Place of Beginning.

Containing 40.03 acres of land more or less.



<p><b>WMSCHULTZ ASSOCIATES</b>          100 MAIN ST. 10TH FLOOR          BUFFALO, NY 14203          TEL: 716/835-1111          FAX: 716/835-1111</p>	
<p><b>TOWN OF WEST SENECA</b>          COUNTY OF ERIES          PART OF LOT 431 &amp; 432 TOWNSHIP 10 RANGE 7          BUFFALO CREEK RESERVATION</p>	<p><b>CROGLIO SUBDIVISION</b>          EXHIBIT MAP</p>
<p>DATE: 3/18/10          DRAWN BY: JACOB          CHECKED BY: JACOB          SCALE: AS SHOWN          PROJECT NO.: 10-001</p>	
<p>EX-1</p>	