MINUTES
TOWN OF AMHERST
AMHERST PLANNING BOARD MEETING
August 20, 2026
6:30 PM

The Planning Board will hold a public work session at 6:00PM in the Amherst Municipal Building, 5583 Main Street, Williamsville, NY 14221 on the same date.

This meeting is being video recorded.

ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Michael Chmiel	Town of Amherst	Chair	Present	
Harbinder Gill	Town of Amherst	Board Member	Present	
Michael Hogan	Town of Amherst	Board Member	Present	
Carrie H. Kahn	Town of Amherst	Board Member	Absent	
Jonathan O'Rourke	Town of Amherst	Board Member	Present	
Brittany Lee Penberthy	Town of Amherst	Board Member	Absent	
Joseph P. Raffaele Jr.	Town of Amherst	Board Member	Absent	
Dan Howard	Town of Amherst	Planning Director	Present	
Daniel J. Ulatowski	Town of Amherst	Assistant Planning Director/ZEO	Present	
Scott Marshall	Town of Amherst	Principal Planner	Present	
Greg Dionne	Town of Amherst	Assistant Planner	Present	
Amy Carrato	Town of Amherst	Community Development Assisstant	Present	

Sean Hopkins	Town of Amherst	Sr. Deputy Attorney	Present	
John B. Davis	Town of Amherst	Councilmember	Absent	

MINUTES APPROVAL

June 18, 2026
Mr. O'Rourke moved to approve the minutes. The motion was seconded by Mr. Gill and carried. Ayes 4, Noes 0, Absent 3 (Kahn, Penberthy, Raffaele).

Note: There will be no public hearing or opportunity to speak for the projects listed under the Unfinished Business section of this agenda.

Please note the following time limits for speakers at public hearings:

- **Presentation by Petitioner: 15 minutes**
- **Rebuttal by neighborhood/resident spokesperson: 15 minutes**
- **Individual speakers: 3 minutes**

PUBLIC HEARINGS

SITE PLANS & RELIEF FROM CONDITIONS OF SITE PLANS

1. PROPOSED TOWNHOME DEVELOPMENT, SP-2026-03
Property located at 770 John James Audubon Parkway
770 JJAP LLC, Petitioner

Proposed residential community consisting of 160 townhome units on individual (adjoining) lots, in 4-to-6-unit clusters, 320 parking spaces (160 in the garages for the townhomes) with a private roadway and utility system. Plans also indicate the relocation of the recreation trail that connects the subject site to sites C and D of the Muir Woods development (now the “Preserve at Muir Woods” subdivision). Along the John James Audubon Parkway frontage of the parcel is an area shown to be used for future NFTA development and also for the development’s monument sign, hot box (RPZ device) and sanitary pump station. Stormwater management areas (Bio-retention areas) are shown in various locations within the development between the proposed townhomes and/or private roadways.

Nicholas Tuttle, Rupp Pfalzgraf LLC, represented the petitioner, explained the proposal and was available to answer questions from the Board. Erik Wagner, Ciminelli Real Estate Corp., and Doug Feyes, Carmina Wood Design, were also present.

In response to the Board's questions, Mr. Tuttle stated the petitioner is working with the Planning Department recommendations regarding the requested waivers and the pedestrian trail which has been modified.

No further comments were heard on this proposal.

Following discussion, Mr. O'Rourke moved to adjourn the request until the Planning Board meeting after the Town Board renders a decision on the request to Amend the Certification of Findings Statement for the Muir Woods development. The motion was seconded by Mr. Hogan and carried. Ayes 4, Noes 0, Absent 3 (Kahn, Penberthy, Raffaele).

RESULT:	**ADJOURNED [UNANIMOUS]**	**Next: 9/24/2026 6:30 PM**
MOVER:	Jonathan O'Rourke, Board Member	
SECONDER:	Michael Hogan, Board Member	
AYES:	Chmiel, Gill, Hogan, O'Rourke	
ABSENT:	Kahn, Penberthy, Raffaele Jr.	

2. PROPOSED 2-STORY ADDITION TO "DAEMEN HALL", SP-1983-23_AH
Property located at 4380 Main Street
Daemen University, Petitioner

Proposed 2 Story Addition to Daemen Hall, consisting of 5,896 GSF of space to be used for classrooms, laboratory, and office space.

Dan LaPietra, Carmina Wood Design, represented the petitioner, explained the proposal and was available to answer questions from the Board. Gary Olson, Daemen University, and Stephanie Hunt, Silvestri Architects, were also present.

No further comments were heard on this proposal. The hearing was closed.

Following discussion, Mr. O'Rourke moved to approve the Negative Declaration. The motion was seconded by Mr. Hogan and carried. Ayes 4, Noes 0, Absent 3 (Kahn, Penberthy, Raffaele).

Following the approval of the Negative Declaration, Mr. O'Rourke moved to approve the request based on the resolution. The motion was seconded by Mr. Hogan and carried. Ayes 4, Noes 0, Absent 3 (Kahn, Penberthy, Raffaele).

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jonathan O'Rourke, Board Member
SECONDER:	Michael Hogan, Board Member
AYES:	Chmiel, Gill, Hogan, O'Rourke
ABSENT:	Kahn, Penberthy, Raffaele Jr.

3. PROPOSED APARTMENT BUILDING, SP-2026-07
Property located at 3230 & 3238 Millersport Highway
Emily's Garden Estates Inc., Petitioner

Demolition of two existing single-family dwellings and construction of a new 3-story 9-unit apartment building along with an associated 29 space parking lot having one driveway to Millersport Highway.

Jake Metzger, Metzger Engineering, represented the petitioner, explained the proposal and was available to answer questions from the Board. Kevin Wyse was also present.

No further comments were heard on this proposal. The hearing was closed.

Following discussion, Mr. Gill moved to approve the Negative Declaration. The motion was seconded by Mr. Hogan and carried. Ayes 4, Noes 0, Absent 3 (Kahn, Penberthy, Raffaele).

Following the approval of the Negative Declaration, Mr. Hogan moved to approve the request based on the resolution. The motion was seconded by Mr. Gill and carried. Ayes 4, Noes 0, Absent 3 (Kahn, Penberthy, Raffaele).

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Michael Hogan, Board Member
SECONDER:	Harbinder Gill, Board Member
AYES:	Chmiel, Gill, Hogan, O'Rourke
ABSENT:	Kahn, Penberthy, Raffaele Jr.

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS

None

REZONING & RELIEF FROM CONDITIONS OF REZONINGS

4. REQUEST TO REZONE 1.51± ACRES OF LAND FROM R-3 TO OB, Z-2026-02
Property located at 9030-9040 Transit Road
Bevilacqua Development LP, Petitioner

To allow the petitioner to demolish the existing two-family home and redevelop a 1-story 10,000 s.f. childcare facility.

Rudy Bragg, Bevilacqua Development, represented the petitioner, explained the proposal and was available to answer questions from the Board. Dan LaPietra, Carmina Wood Design, was also present.

No further comments were heard on this proposal. The hearing was closed.

Following discussion, Mr. O'Rourke moved to approve the request based on the resolution. The motion was seconded by Mr. Hogan and carried. Ayes 4, Noes 0, Absent 3 (Kahn, Penberthy, Raffaele).

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jonathan O'Rourke, Board Member
SECONDER:	Michael Hogan, Board Member
AYES:	Chmiel, Gill, Hogan, O'Rourke
ABSENT:	Kahn, Penberthy, Raffaele Jr.

5. REQUEST TO REZONE 1.86± ACRES OF LAND FROM DC-3 AND R-3 TO MFR-5, Z-2026-03
Property located at 3765 Sheridan Drive
LMK Realty Associates LLC, Petitioner

To permit the development of attached multifamily dwellings.

Kimberly Nason, Phillips Lytle, represented the petitioner, explained the proposal and was available to answer questions from the Board. Nick Massaro, LMK Realty Associates, and Dan LaPietra, Carmina Wood Design, were also present.

In response to the Board's questions, Ms. Nason stated the height of the proposed fence is six feet, the petitioner would like to maintain as much of the existing buffer as possible and is willing to add a deed restriction for the southern portion of the buffer.

James Brady, 522 Getzville Road spoke in opposition of the proposal.

No further comments were heard on this proposal. The hearing was closed.

Following discussion, Mr. O'Rourke moved to approve the request based on the resolution. The motion was seconded by Mr. Hogan and carried. Ayes 4, Noes 0, Absent 3 (Kahn, Penberthy, Raffaele).

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jonathan O'Rourke, Board Member
SECONDER:	Michael Hogan, Board Member
AYES:	Chmiel, Gill, Hogan, O'Rourke
ABSENT:	Kahn, Penberthy, Raffaele Jr.

6. REQUEST TO REZONE 1.2± ACRES OF LAND FROM CF TO GB, Z-2026-04
Property located at 4110 Bailey Avenue
Town of Amherst, Petitioner

The property is the site of the former Town of Amherst Eggertsville Community Center. The center will be moving to another location, leaving the property vacant and under-utilized. The Town seeks to divest the property located at 4110 Bailey Avenue to allow it to gain a new use and lessen future maintenance for the Town. The purpose of the rezoning is to place the property into a zoning district that will allow uses other than governmental or quasi-public uses, while giving more utility and value to the premises allowing for re-use of the existing building.

Laurie Stillwell, Principal Planner, Town of Amherst, represented the petitioner, explained the proposal and was available to answer questions from the Board.

No further comments were heard on this proposal. The hearing was closed.

Following discussion, Mr. Gill moved to approve the request based on the resolution with revisions. The motion was seconded by Mr. Hogan and carried. Ayes 4, Noes 0, Absent 3 (Kahn, Penberthy, Raffaele).

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Harbinder Gill, Board Member
SECONDER:	Michael Hogan, Board Member
AYES:	Chmiel, Gill, Hogan, O'Rourke
ABSENT:	Kahn, Penberthy, Raffaele Jr.

MISCELLANEOUS

None

OTHER COMMUNICATIONS

None

All public hearings are completed and closed at the termination of public discussion for each agenda item unless otherwise specified by the Chair.

UNFINISHED BUSINESS

Note: All public hearings have been completed. There will be no public hearings for items listed under this section.

SITE PLANS & RELIEF FROM CONDITIONS OF SITE PLANS

None

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS

None

REZONING & RELIEF FROM CONDITIONS OF REZONINGS

None

MISCELLANEOUS

None

OTHER COMMUNICATIONS

None

DIRECTOR'S REPORT

ADJOURNMENT

The Planning Board meeting of August 20, 2026 was adjourned at 7:31 pm.

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

Meeting: 08/20/26 06:30 PM
Department: Planning
Category: Site Plan and Relief from Conditions of Site Plan
Prepared By: Amy Carrato
Initiator: Dan Howard
Sponsors:
DOC ID: 31688

TABLED

PLANNING BOARD ITEM (ID # 31688)

Proposed Townhome Development, SP-2026-03

Property located at 770 John James Audubon Parkway
770 JJAP LLC, Petitioner

Proposed residential community consisting of 160 townhome units on individual (adjoining) lots, in 4-to-6-unit clusters, 320 parking spaces (160 in the garages for the townhomes) with a private roadway and utility system. Plans also indicate the relocation of the recreation trail that connects the subject site to sites C and D of the Muir Woods development (now the "Preserve at Muir Woods" subdivision). Along the John James Audubon Parkway frontage of the parcel is an area shown to be used for future NFTA development and also for the development's monument sign, hot box (RPZ device) and sanitary pump station. Stormwater management areas (Bio-retention areas) are shown in various locations within the development between the proposed townhomes and/or private roadways.

Nicholas Tuttle, Rupp Pfalzgraf LLC, represented the petitioner, explained the proposal and was available to answer questions from the Board. Erik Wagner, Ciminelli Real Estate Corp., and Doug Feyes, Carmina Wood Design, were also present.

In response to the Board's questions, Mr. Tuttle stated the petitioner is working with the Planning Department recommendations regarding the requested waivers and the pedestrian trail which has been modified.

No further comments were heard on this proposal.

Following discussion, Mr. O'Rourke moved to adjourn the request until the Planning Board meeting after the Town Board renders a decision on the request to Amend the Certification of Findings Statement for the Muir Woods development. The motion was seconded by Mr. Hogan and carried. Ayes 4, Noes 0, Absent 3 (Kahn, Penberthy, Raffaele).

ATTACHMENTS:

- SP-2026-03 application 082026 (PDF)
- SP-2026-03 drawings 082026 (PDF)

RESULT:	**ADJOURNED [UNANIMOUS]**	**Next: 9/24/2026 6:30 PM**
MOVER:	Jonathan O'Rourke, Board Member	
SECONDER:	Michael Hogan, Board Member	
AYES:	Michael Chmiel, Harbinder Gill, Michael Hogan, Jonathan O'Rourke	
ABSENT:	Carrie H. Kahn, Brittany Lee Penberthy, Joseph P. Raffaele Jr.	

Rupp Pfalzgraf LLC
People at law

1600 Liberty Building, 424 Main Street, Buffalo, New York 14202
P 716.854.3400 www.RuppPfalzgraf.com

MARC A. ROMANOWSKI
Romanowski@RuppPfalzgraf.com

May 22, 2026

Via E-Mail and Hand Delivery

Town of Amherst Town Board
5583 Main Street
Williamsville, New York 14221
ATTN: Daniel Ulatowski, Code Enforcement Officer

Re: Revised Proposed Amendment to Finding Statement of
770 John James Audubon Parkway, Amherst, New York
14072

Ladies and Gentlemen:

On behalf of 770 JJAP LLC, (the "Applicant"), we are submitting this Letter of Intent along with the enclosed documentation for amending the previous Finding Statement approved by the Town Board for the Property known as 770 John James Audubon Parkway, Amherst, New York (SBL No. 41.05-3-9) (the "Property") pursuant to the Town of Amherst Zoning Code ("Code") Chapter 203-15-14.

Exhibits

The documentation being submitted with this Letter of Intent consists of the following:

Exhibit "A" – Site B "East" Development Plan

Exhibit "B" - Boundary Survey of Property and Legal Description

Exhibit "C" - Existing Zoning Map

Exhibit "D" – Prior SEQRA Finding Statement

Exhibit "E" – Site B "West" Approved Development Plan

Exhibit "F" - Completed Full Environmental Assessment Form ("FEAF") prepared pursuant to the State Environmental Quality Review Act ("SEQRA")

Exhibit "G" - Application for Change of Conditions to Zoning Approval

*The Application fees are enclosed with the original copies of this Letter of Intent.

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

I. PROJECT DETAILS

Requestor:	770 JJAP LLC 50 Fountain Plaza, Suite 500 Buffalo, NY 14202
Contact:	Marc Romanowski, Esq. Rupp Pfalzgraf LLC Buffalo, New York 14202 Tel: 716-854-3400 Email: romanowski@RuppPfalzgraf.com
Project Location:	770 John James Audubon Parkway Amherst, New York 14228
Parcel ID No. Of Property:	41.05-3-9
Landowner:	770 JJAP LLC 50 Fountain Plaza, Suite 500 Buffalo, NY 14202
Zoning District:	New Community District – General Commercial ("NCD-GC")

II. PROJECT DESCRIPTION

The Property is part of the 326-acre Muir Woods Development Plan, a long-standing, comprehensively reviewed initiative before both the Town Board and Planning Board over the past several years. Together with 775 John James Audubon Parkway, Amherst, New York, it comprises what is commonly referred to as "Site B" of the plan. In its most recent Amended Finding Statement issued on October 15, 2024 (Amended Finding Statement No. 51 & 77, which is attached hereto as **Exhibit "D"**), the Town evaluated multiple development scenarios for the overall Site B. Since then, the western portion of Site B (775 John James Audobon Audubon Parkway, Amherst, New York) has been successfully developed with 197 student housing units, demonstrating the viability and compatibility of residential uses on the corridor.

The subject Property remains undeveloped at this time and the Applicant now proposes a residential community consisting of 160 townhome units as shown in **Exhibit "A"** attached. Due to previous conditions placed upon the Property from the Amended Finding Statement No. 51 & 77, the Amended Finding Statement must be amended to allow for a fourth option to allow the development of a 160 townhome development on this part of the Property.

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Importantly, the current proposal represents a significant reduction from prior development scenarios already reviewed and contemplated by the Town in Amended Finding Statement No. 51 & 77. Under Option 2 of the Amended Finding Statement, the Town previously considered a plan allowing 192 residential units on this portion of Site B. The Applicant now proposes only 160 units, well below the density threshold analyzed and accepted by the Town. Similarly, on the western portion of Site B, the completed Aspen Heights project aligns with the Town's review under Option 3, which contemplated up to 515 student housing units on Site B as a whole. The existing 197-unit development is substantially below that cap and complements the balanced residential character emerging in the area.

The proposed townhouse community is entirely consistent with the Town's established planning objectives (as discussed further below), the surrounding residential context, the development intensities, and environmental impact already evaluated under SEQRA. Approving the requested amending of the previous Finding Statement will advance a coherent land-use pattern and support needed housing diversity in the Town.

III. CODE ANALYSIS

As the Property has already had a Finding Statement issued regarding restrictions on its use and the property falls within the Audubon Development Area, the Planning Board must review and the Town Board must amend its previous Finding Statement to allow the current proposed use. We provide the applicable Code provisions for approval of an amended plan along with our responses thereto below:

8-1-1 (B) Powers and Duties of Town Board. he Town Board shall be responsible for final action regarding the following:

(3) Amendments to the Audubon Development Plan;

8-1-2 Power and Duties. Power and Duties. The Planning Board shall have the following powers and duties.

(1) Review Authority. The Planning Board shall be responsible for reviewing and making recommendations regarding the following:

(c) Amendments to the Audubon Development Plan;

8-2-3 (C) *Required Hearing. A public hearing shall be required for development review as shown in the table below.*

Applications for Approval	ZBA	Planning Board	Town Board
Amendment, Map (Rezoning)		✓	✓
Amendment, Text		✓	✓
Audubon Plan Amendment		✓	✓

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

RESPONSE: Because the previous development options were limited according to Amended Finding Statement No. 51, we would need the Planning Board to review the proposed amendment and the Town Board to amend the previous limitations and add a separate use, Option 4, to allow for a combination of Option 2 and Option 3 that were previously approved. The current layout of Site B is 197 Student Housing units on the West Side of Site B (which has already been built and are currently in use), see **Exhibit "E".** The Applicant is proposing to construct 160 single-family units on the East Side of Site B.

The original restrictions called for either 197 Single-family units on the West Side of Site B (the Property subject to this request), and commercial development on the West Side of Site B under Option 2 or 515 student units on the entirety of Site B under Option 3. The Applicant is seeking a simple modification to the options outlined in the previous Finding Statement to combined two of the approved uses, which would be substantially under the original anticipated number or units as originally planned.

We therefore seek approval from the Town Board of amendment of the Finding Statement to allow for an Option 4 to be added which would allow 197-unit student housing development on the West Side of Site B and 160 single-family residence on the East Side of Site B.

IV. TOWN OF AMHERST NEW COMMUNITY DISTRICT GOALS

The New Community District is a recently established overlay district intended to provide flexibility for new development and support targeted growth within the Town. As outlined in Section 5-2-2 of the Town of Amherst Zoning Code, the proposed site plan meets several key objectives of the district, including:

- **Offering diverse housing options**, with the project classified as Mixed Residential under the Town's Comprehensive Plan.
- **Enhancing open space and recreational amenities**, including improvements to the Amherst Bike Path segment located on the Property.
- **Protecting natural features** by designing the project to avoid wetlands and minimize impacts on adjacent waterways and creeks.
- **Improving multimodal safety**, as the development will connect to the John James Boulevard extension, providing safe and efficient access to I-990 and surrounding arterial roads.

Additionally, this application is mindful of the Town's Bicentennial Comprehensive Plan and its goals for development in the Town of Amherst. The proposed use fits squarely within the Comprehensive Plan and relevant sections aet forth below for the Board' Consideration:

3.3.7 Recreation and Open Spaces

The goal of the Town is to have open space linkage opportunities. This Property has a portion of the Amherst bike path on it which will be redone and coordinated into the design of the

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

final project. There is a large property to the north of the subject Property that is part of the overall Muir Woods Project that is intended to remain open and natural space allowing enjoyment by the residents of the Property as well as bike path users.

3.3.1 Residential Uses

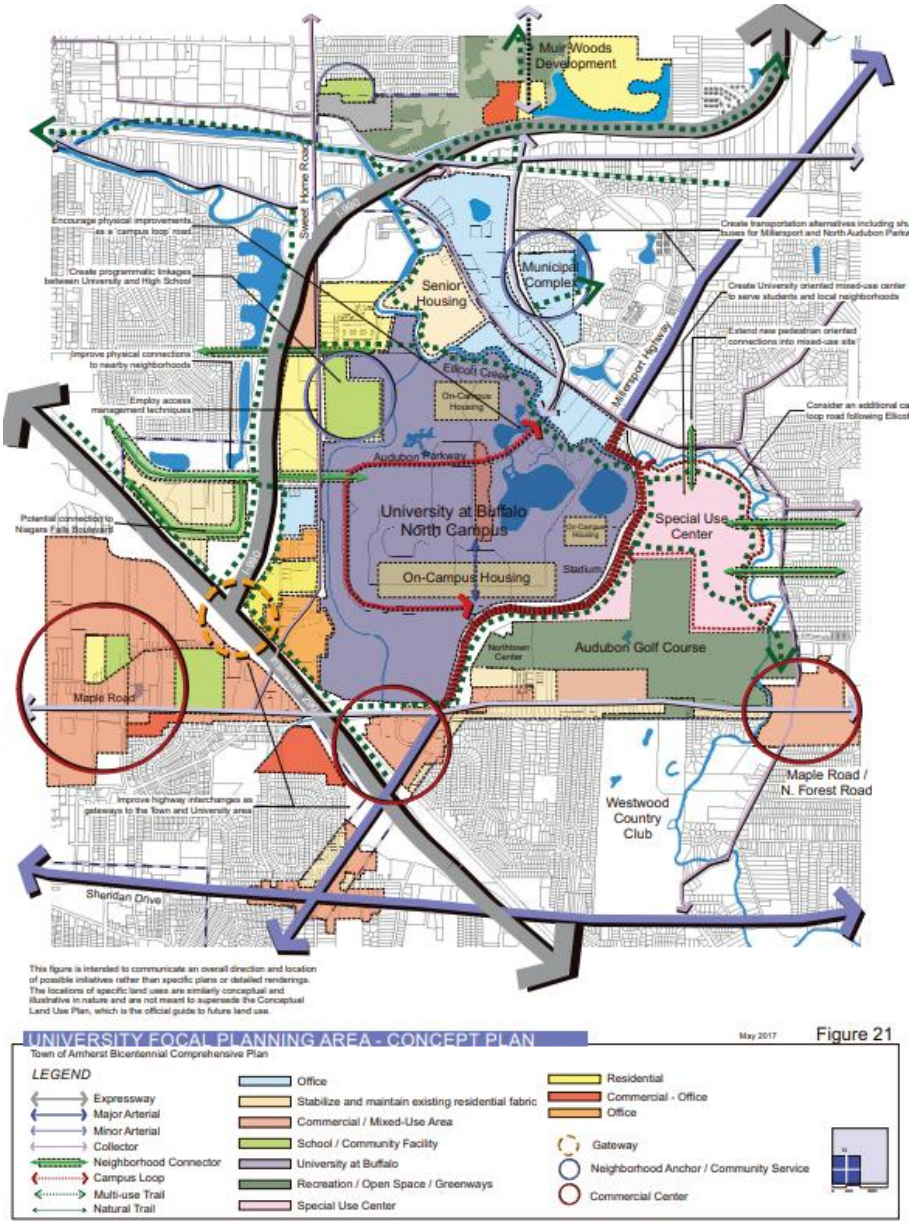
The Town has historically emphasized low-density, single-family residential development. At the same time, the community's housing needs have evolved, with increasing demand for higher-density options that serve retirees, empty nesters, single-person households, and others seeking smaller, more flexible living arrangements. The proposed project meets the Town's Mixed Residential classification at approximately 9.3 units per acre, consistent with the Town's planning framework for moderate-density neighborhoods.

Mixed Residential development is most appropriate in transitional areas between commercial and residential uses and in locations served by collector or arterial roadways. The Property satisfies these criteria, positioned along the extension of John James Audubon Parkway and directly adjacent to Interstate 990. For these reasons, the proposed residential use aligns with the Town's planning objectives and supports a balanced housing mix within the community.

10.3 University Design Analysis, Concept Plan and Strategies

The University at Buffalo – North Campus is a major staple of the Town of Amherst. Therefore, the Town has developed the University Focal Planning Area which is an area surrounding the University of Buffalo and intended to complement the University and provide vital connection between the University and surrounding areas. As noted in the Comprehensive Plan, John James Audubon Parkway is a main link into the University at Buffalo – North Campus. As shown in Figure 21 of the Town of Amherst Comprehensive Plan, it shows the Muir Woods Development along with the subject Property. As shown on the Figure, according to the Comprehensive Plan, it was intended for the subject Property to be residential in nature, which is the intent of the Applicant herein. Amending the current Finding Statement to allow the construction of the 160 single-family residential units would not change the nature of the current neighborhood and would certainly comply with the thought process shown in the Town of Amherst Comprehensive Plan.

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)



V. STATE ENVIRONMENTAL QUALITY REVIEW ACT "SEQRA"

Article 8 of New York Environmental Conservation Law and 6 NYCRR Part 617 (collectively, "SEQRA") requires state and local government agencies to consider environmental impacts of proposed actions during discretionary decision-making. The Town has made previous made determinations with regard to SEQRA in the previous Amended Finding Statement No. 51 & 77. The current proposed project would be substantially under the original development proposed and approved by the Town Board. However, to provide a thorough analysis of the Project to ensure that this zoning change and current proposed project would not cause any additional environmental impacts, the Applicant has prepared Part I the Full Environmental Assessment Form ("FEAF"), which is attached hereto as Exhibit "F".

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

VI. CONCLUSION

The proposed action of amending the previous Finding Statement is both consistent and appropriate with the Town of Amherst's long-term planning objectives, previous environmental determinations and policies regarding the Audubon Development Area. The requested amendment and addition of an Option 4 to the Finding Statement is a logical refinement of the previously approved development scenarios. The proposed 160-unit townhome community on the eastern portion of Site B complements the already completed 197-unit student housing project on the western portion and remains well within the development intensities already studied and accepted by the Town under SEQRA.

Accordingly, the Applicant respectfully requests that the Planning Board recommends, and the Town Board approves, the proposed amendment to the existing Finding Statement to allow the addition of Option 4, thereby authorizing the residential use described herein.

Please feel free to contact me at 716-854-3400 or via email at romanowski@RuppPflazgraf.com if you have any questions regarding this Letter of Intent, the enclosed project documentation, or the proposed amendment to the Finding Statement.

Respectfully yours,



Marc A. Romanowski,Esq.

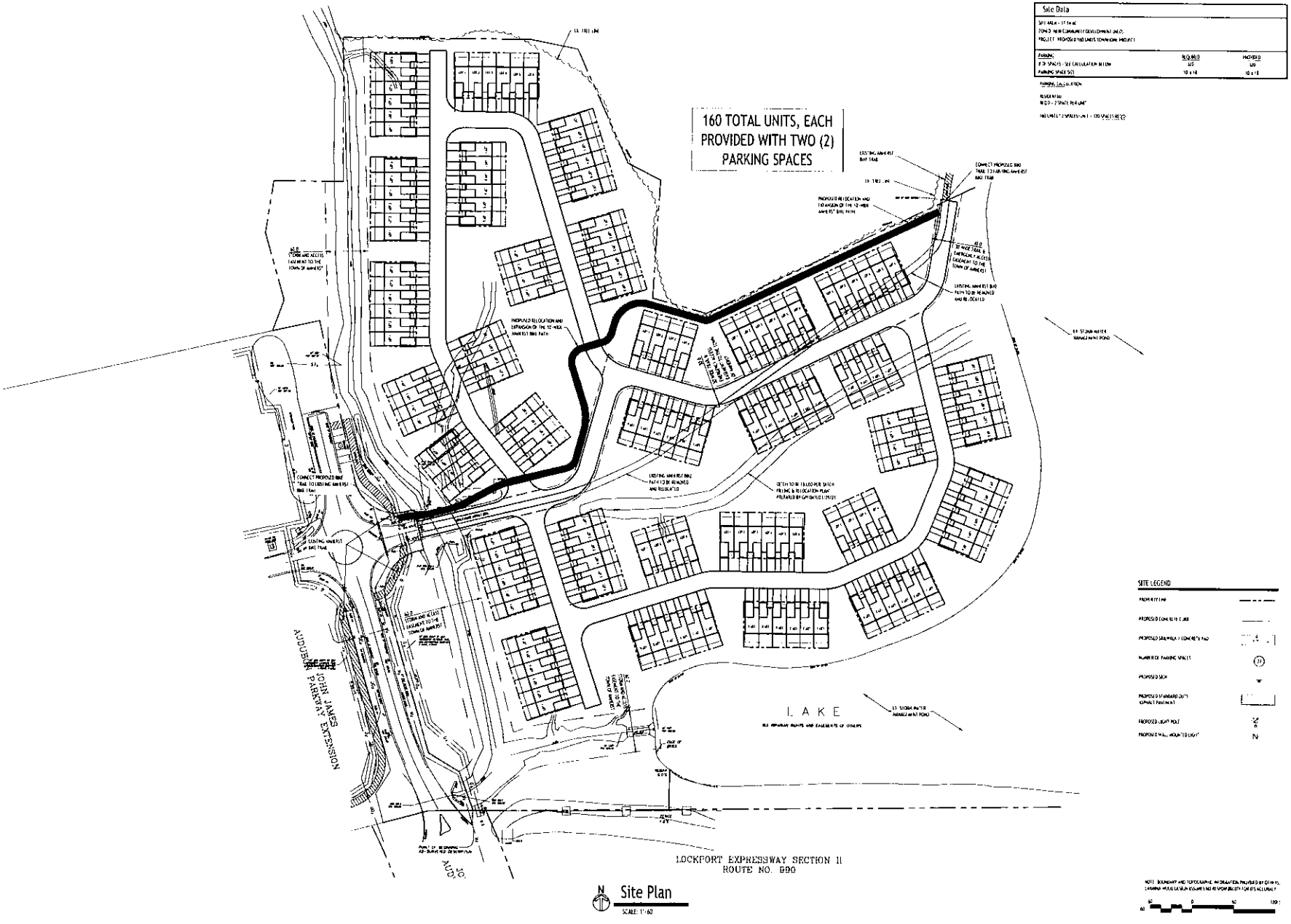
Encs.

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

EXHIBIT A

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

EXHIBIT A



CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Townhome Development
John James Audubon Parkway
Amherst, New York

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Site Plan Concept

Date 01.07.26
Drawn By C. Wood
Scale As Noted

DRAWING NO.
C-100

Project No: 24-4XXX

© CARMINA WOOD DESIGN

EXHIBIT B

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

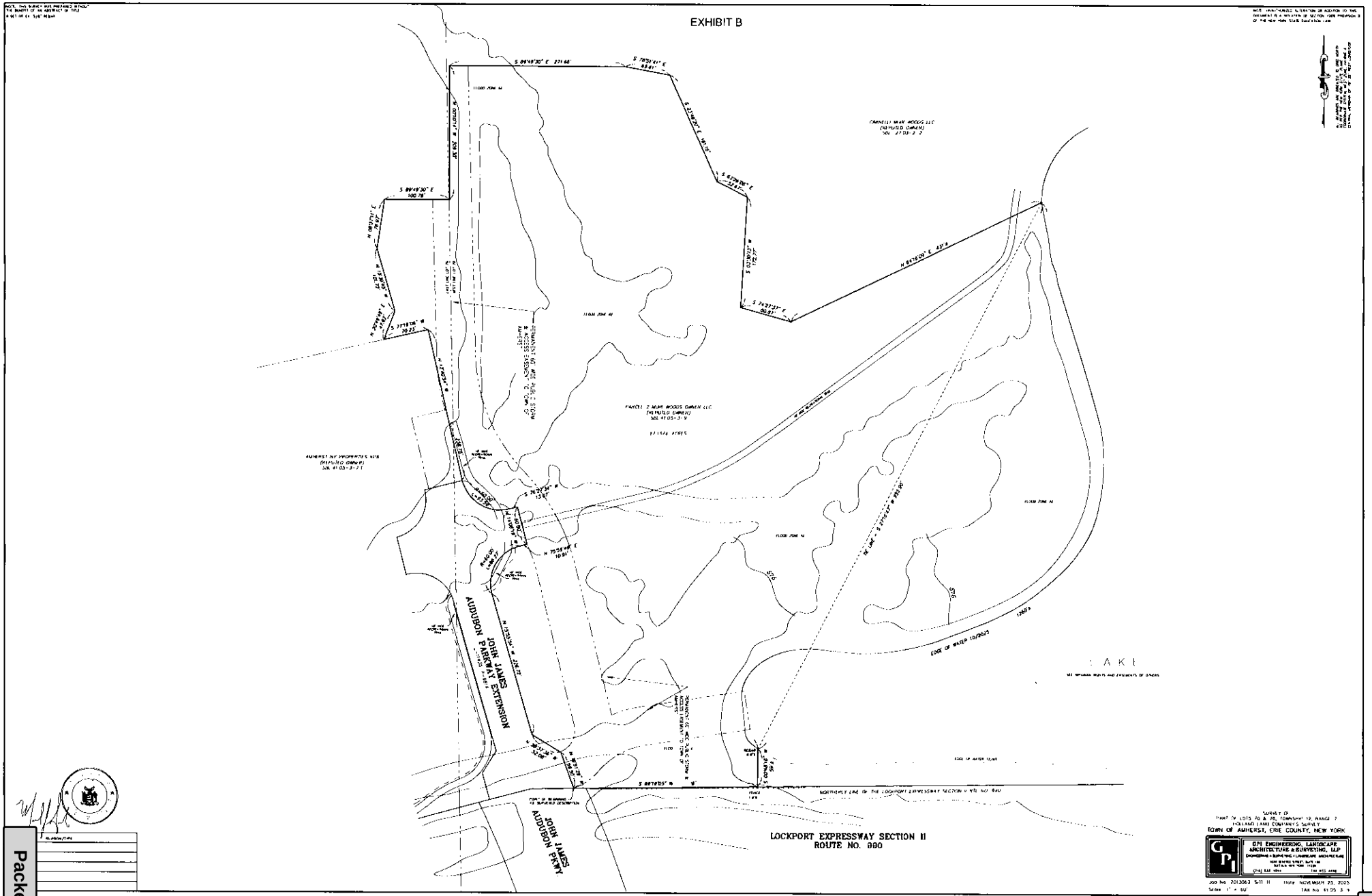


EXHIBIT B
JOHN JAMES AUDUBON PARKWAY EXTENSION
JOHN JAMES AUDUBON PKWY.
LOCKPORT EXPRESSWAY SECTION II
ROUTE NO. 990
EDGE OF WATER 10/2025
NORTHERLY LINE OF THE LOCKPORT EXPRESSWAY SECTION II NYS RTE 990
TOWN OF AMHERST, ERIE COUNTY, NEW YORK
GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP

Exhibit B - Legal Description

JOB NO. 2013062 SITE B - PARCEL 2
NOVEMBER 25, 2025

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Amherst, County of Erie, State of New York, being part of Lots 70 & 76, Township 12, Range 7 of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING at the point on the northerly line of Lockport Expressway Section II, said point being the southeast corner of John James Audubon Parkway Extension described in a deed filed in the Erie County Clerk's Office in liber 11435 of deeds at page 9814;

THENCE: northwesterly along the easterly boundary of John James Audubon Parkway Extension the following eight (8) courses and distances:

1) N-19°-51'-29"-W along the easterly boundary of John James Audubon Parkway Extension, a distance of 59.50 feet to
2) N-58°-37'-36"-W, a distance of 52.08 feet to a point;
3) N-15°-55'-54"-W, a distance of 226.72 feet to a point of curvature;
4) Northwesterly, northerly, and northeasterly along a curve to the right having a radius of 60.00 feet an arc distance of 96.27 feet to a point of tangency;
5) N-75°-59'-49"-E, a distance of 10.91 feet to a point;
6) N-14°-08'-19"-W, a distance of 60.00 feet to a point;
7) S-76°-27'-34"-W, a distance of 13.07 feet to a point of curvature;
8) Southwesterly, westerly, and northwesterly along a curve to the right having a radius of 60.00 feet an arc distance of 93.59 feet to a point of tangency;

THENCE: N-12°-40'-54"-W, a distance of 239.78 feet to a point;

THENCE: S-77°-19'-06"-W, a distance of 70.23 feet to a point;

THENCE: N-20°-49'-49"-E, a distance of 47.62 feet to a point;

THENCE: N-15°-39'-45"-W, a distance of 101.72 feet to a point;

THENCE: N-08°-37'-11"-E, a distance of 76.97 feet to a point;

THENCE: S-89°-49'-30"-E, a distance of 100.76 feet to a point;

THENCE: N-00°-10'-14"-W, a distance of 209.30 feet to a point;

THENCE: S-89°-49'-30"-E, a distance of 271.66 feet to a point;

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

THENCE: S-78°-51'-41"-E, a distance of 69.61 feet to a point;

THENCE: S-23°-46'-20"-E, a distance of 181.16 feet to a point;

THENCE: S-63°-26'-06"-E, a distance of 52.67 feet to a point;

THENCE: S-03°-30'-13"-W, a distance of 172.77 feet to a point;

THENCE: S-74°-27'-37"-E, a distance of 80.87 feet to a point;

THENCE: N-64°-16'-09"-E, a distance of 431± feet to the water's edge of an existing lake;

THENCE: Southerly along a water's edge a distance of 1260± feet to a point, having a tie bearing of S-27°-16'-47"-W and a tie distance of 955.90 feet to a point;

THENCE: S-00°-48'-16"-W, a distance of 59± feet to northerly line of Lockport Expressway Section II;

THENCE: S-89°-19'-05" W, along the said northerly line of Lockport Expressway Section II, a distance of 283.28 feet to the POINT OR PLACE OF BEGINNING.

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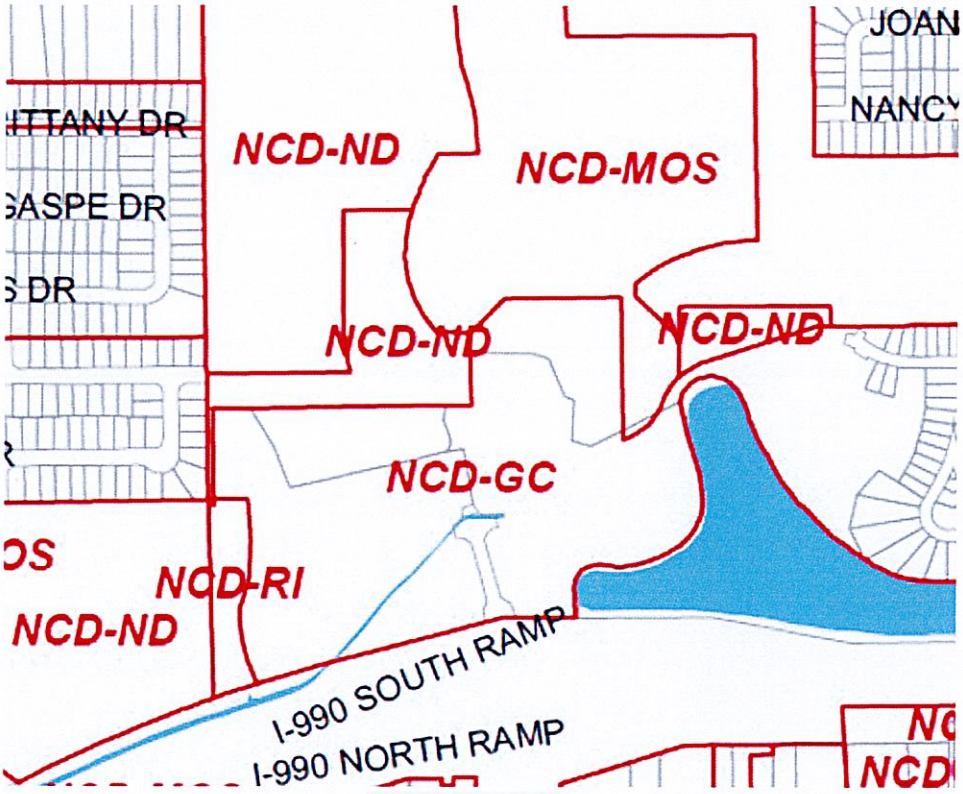
EXHIBIT C

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

EXHIBIT C- Existing Zoning Map



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

EXHIBIT D

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Amherst

Town of Amherst Planning Department

Erie County, New York

Brian J. Kulpa
Supervisor

Daniel C. Howard, A
Planning Directo

Daniel J. Ulatowski, A
Assistant Planning Di

AMENDMENT #51 & #77 TO THE AUDUBON DEVELOPMENT PLAN
TO RECLASSIFY A PORTION OF 326± ACRES OF LAND
FROM NCD-ND & NCD-MOS to NCD-GC, NCD-RI NCD-MOS & NCD-LC
50 Dodge Road, 770 & 775 John James Audubon Parkway and The "Preserve at Muir Woods"
subdivision (formerly1081 & 1121 North French Road)
(Z-9-02)

CERTIFICATION OF AMENDED FINDINGS

Having considered the Draft and Final Generic EIS documents, and having considered the preceding written facts and conclusions relied upon to meet the requirements of 6 NYCRR 617, this Amended Statement of Findings certifies that:

1. The requirements of 6 NYCRR Part 617 have been met;

2. Consistent with the social, economic and other essential considerations from among the reasonable alternatives thereto, the action approved is one which minimizes or avoids adverse environmental effects to the maximum extent practicable; including the effects disclosed in the Generic Environmental Impact Statements, and the Application to Amend the Findings Statement, and

3. Consistent with social, economic and other essential considerations, to the maximum extent practicable, adverse environmental effects revealed in the Environmental Impact Statement process and the Second Application to Amend the Findings Statement will be minimized or avoided by incorporating as conditions to the decision those mitigative measures which were identified as practicable.

TOWN OF AMHERST
Name of Agency

Signature of Responsible Official

BRIAN J. KULPA
Name of Responsible Official

TOWN SUPERVISOR
Title of Responsible Official

October 15, 2024
Date

5583 MAIN STREET, WILLIAMSVILLE, NY 14221
Address of Agency

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PROJECT HISTORY

Following the April 16, 2004 submittal of a Draft Generic Environmental Impact Statement (DGEIS) prepared by Ciminelli Development Company, Inc., the DGEIS was accepted by the Town Board on September 7, 2004. The DGEIS was submitted for the proposed rezoning from NCD-ND & NCD-MOS to NCD-GC, NCD-RI & NCD-MOS and development of 326± acres of land located at1081 & 1121 North French Road. On October 28, 2004, the Planning Board held a public hearing on the DGEIS and rezoning request and recommended approval of the subject petition. Subsequently, a public hearing on the DGEIS and rezoning request was held by the Town Board on March 2, 2005. A Final Generic Environmental Impact Statement (FGEIS) was accepted by the Town Board on November 5, 2007, and a Notice of Completion of the FGEIS was filed on November 14, 2007; and

The Planning Board and the Town Board have considered the content of the DGEIS, the FGEIS, and all other documents and comments and submissions made during and after the hearings.

On February 18, 2014, the Project Sponsor submitted an Application to Amend the Findings Statement and Audubon Development Plan along with supporting documentation. The Planning Board held a public hearing on the Application during its meeting on March 14, 2014 and it recommended approval of the Application. On June 16, 2014, the Town Board held a public hearing on the Application but did not issue a decision on the Application.

On August 17, 2015, the Project Sponsor submitted an Amended Application to Amend the Findings Statement and Audubon Development Plan for the purpose of modifying the Application filed on February18, 2014.

The Planning Board held a public hearing on the Amended Application during its meeting on September 17, 2015 and the Planning Board recommended in favor of the Application. On November 16, 2015, the Town Board held a public hearing on the Application. On December 7, 2015, the Town Board voted to issue an Amended Findings Statement based on its determination that the potential modifications to the Muir Woods Project will not result in any potentially significant adverse environmental impacts that were not thoroughly evaluated in connection with the comprehensive environmental review of the Project that concluded with the original issuance of a Findings Statement on December 17, 2007.

The Planning Board conducted a coordinated environmental review of the development of Sites C and D of the overall Project Site as a 133 lot residential subdivision. On September 14, 2017, the Planning Board issued a negative declaration pursuant to SEQRA for the subdivision based on its determination that the subdivision would not result in any potentially significant adverse environmental impacts.

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On April 15, 2019, the Project Sponsor submitted an Application to Amend the Findings Statement and Audubon Development Plan along with supporting documentation. The requested amendment of the Findings Statement issued by the Town Board on December 17, 2017 was to allow student housing to be developed on Site B of the overall Muir Woods Project Site ("Application to Amend the Findings Statement"). The Planning Board held public hearings on the Application to Amend the Findings Statement during its meeting on May 16, 2019 and June 20, 2019 it adopted a resolution recommended approval of the Application to Amend the Findings Statement during its meeting on June 20, 2019.

On August 5, 2019, the Town Board held a public hearing on the Application to Amend the Findings Statement. On August 5, 2019, the Town Board voted three to one to amend the Findings Statement based on its determination that the potential modifications to the Muir Woods Project will not result in any potentially significant adverse environmental impacts that were not thoroughly evaluated in connection with the previous comprehensive environmental review of the Project that concluded with the issuance of a Findings Statement on December 7, 2007 and the issuance of an Amended Findings Statement on December 7, 2015.

On June 24, 2020, the Project Sponsor submitted an Application to Amend the Findings Statement issued by the Town Board on December 17, 2017 and to Amend the Comprehensive Plan for Site A of the Muir Woods Project to allow a mixed-use project to be developed on Site A of the overall Muir Woods Project Site (hereinafter collectively the "Application to Amend the Findings Statement"). The Planning Board held a public hearing on the Application to Amend the Findings Statement during its meeting on August 20, 2020 and at the same meeting adopted a resolution recommending approval of the Application to Amend the Findings Statement by the Town Board.

On October 6, 2020, the Town Board held a public hearing on the Application to Amend the Findings Statement. On October 19, 2020, the Town Board voted to issue the Amended Findings Statement based on its determination that the potential modifications to the Muir Woods Project will not result in any potentially significant adverse environmental impacts that were not thoroughly evaluated in connection with the previous comprehensive environmental review of the Project that concluded with the issuance of a Findings Statement on December 7, 2007, and the issuance of an Amended Findings Statements on December 7, 2015 and August 5, 2019.

On July 7, 2021, Sawyers Landing LLC submitted an Application to Amend the Findings Statement issued by the Town Board on October 19, 2020 in order to seek to increase the allowable residential density from 202 units to 258 units. The Planning Board held a public hearing on the Application to Amend the Findings Statement during its meeting on August 19, 2021 and at the same meeting adopted a resolution recommending approval of the Application to Amend the Findings Statement by the Town Board.

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On September 27 2021, the Town Board held a public hearing on the Application to Amend the Findings Statement. On September 27 2021, the Town Board voted to issue the Amended Findings Statement based on its determination that the potential modifications to the Muir Woods Project will not result in any potentially significant adverse environmental impacts that were not thoroughly evaluated in connection with the previous comprehensive environmental review of the Project that concluded with the issuance of a Findings Statement on December 7, 2007, and the issuance of an Amended Findings Statements on December 7, 2015 and August 5, 2019 and October 19, 2020.

On June 24, 2024, Sawyers Landing LLC submitted an Application to Amend the Findings Statement issued by the Town Board on September 27, 2021 in order to modify the allowable uses on Site A of the overall Muir Woods Project Site [50 Dodge Road] to include a four-story climate controlled storage building and also to reclassify 13.452 acres of 50 Dodge Road from NCD-RI to NCD-LC.

On August 14, 2024, Sawyers Landing LLC amend the Application referred to in the preceding paragraph to include a request to amend a Declaration of Restrictions recorded at the Erie County Clerk's Office on June 18, 2018 at Liber 11330 of Deeds at Page 8243.

The Planning Board held a public hearing on the Application to Amend the Findings Statement during its meeting on August 27, 2024 and adopted a resolution recommending that the Town Board approve the Application to Amend the Findings Statement and to reclassify 13.452 acres of 50 Dodge Road from NCD-RI to NCD-LC.

On September 3, 2024, the Town Board held a public hearing on the Application to Amend the Findings Statement and to reclassify 13.452 acres of 50 Dodge Road from NCD-RI to NCD-LC.

On October 15, 2024, the Town Board voted to issue the Amended Findings Statement based on its determination that the potential modifications to mixed-use project at 50 Dodge Road will not result in any potentially significant adverse environmental impacts that were not thoroughly evaluated in connection with the previous comprehensive environmental review of the Project that concluded with the issuance of an Amended Findings Statement pursuant to SEQRA on September 27, 2021.

On October 15, 2024, the Town Board adopted a resolution to approve the reclassification of 13.452 acres of 50 Dodge Road from NCD-RI to NCD-LC and to approve the amendment of a Declaration of Restrictions.

NOW THEREFORE THE TOWN BOARD FINDS AND DETERMINES THAT:

1. These Amended Findings set forth specific conditions and criteria consistent with 6 NYCRR Sections 617.7, 617.9, 617.11, and 617.12 under which the site plan process can proceed. This process provides procedures to supplement the FGEIS if necessary and for public notice and opportunity to participate in hearings before the Town Planning Board before it approves a site plan. An Environmental

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Assessment Form will be required with site plan application for environmental review. If the proposed development does not conform with these Amended Findings, a Supplemental Findings Statement, a supplement to the FGEIS, or a Negative Declaration shall be prepared to comply with 6 NYCRR Section 617.9.

2. The proposed mixed-use, student housing and residential development as presented in the FGEIS and the Application to Amend the Findings Statement submitted to the Planning Department on June 24, 2024 is consistent with the intent and objectives of the Zoning Ordinance.

3. Adequate services and utilities must be available prior to occupancy. Review and approval of services and utilities by the Town agencies will be required for site plan approval.

4. Development will be consistent with all other applicable laws, rules and regulations.

5. As provided in 6NYCRR Part 617.10, the Town Board chose to require the preparation of a draft Generic Environmental Impact Statement (DGEIS) instead of a draft Environmental Impact Statement (DEIS) for this project. This decision was based on the scope and timetable of the development described by the Project Sponsor and depicted in the Conceptual Master Plan, which showed a multi-use development on 330± acres of land, to be built out over a 15-20 year period. The Board's decision is also based on the following reasons:

   - A DGEIS provides a lead agency with the framework for properly evaluating a conceptual master plan while identifying the important elements of the environmental setting associated with the project site. A DGEIS assesses a broad scope of a group of actions or a combination of effects from a single action.
   - The utilization of a DGEIS provides the Town Board with the authority to establish specific criteria and thresholds by which future actions such as site plan and subdivision applications will be reviewed, including requirements for ensuring subsequent compliance with SEQR.
   - The Town Board's decision to require the Project Sponsor to prepare a DGEIS acknowledges that the specific layout and appearance of the development cannot be determined at this time but rather will be decided over a period of several years and subject to market demands, and the development of the project will occur in stages.
   - The SEQR regulations state that a DGEIS is appropriate for a series or sequence of separate actions and/or projects that have wide application or restrict the range of future alternative policies.
   - The Town Board's utilization of a DGEIS affords it the opportunity to evaluate a broad range of anticipated impacts, and it also ensures that related actions will not be segmented in order to avoid the required analysis of the proposed development of the overall project site.

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6. By the time the Findings Statement was issued by the Town Board on December 17, 2007, the proposed Muir Woods development had been significantly revised since its initial submittal in 2002, resulting in a reduction in the commercial/office component of the project from 1.8± million sq. ft. to 700,000± sq. ft. and in the residential component from 200± units to 136± units. These changes were made in response to the NYS Department of Environmental Conservation, the U.S. Army Corps of Engineers and the public to minimize impacts to wetland areas to the greatest extent possible.

Following the issuance of the Findings Statement by the Town Board on December 17, 2007, the Project Sponsor obtained the required wetland permits from the New York State Department of Environmental Conservation and the United State Army Corps of Engineers. In an effort to address current market needs while maintaining the intent of the project site New Community District zoning, the Project Sponsor submitted an Application to Amend the Findings Statement in February of 2014 to expand the range of uses within Site B of the project site to specifically allow for multi-family housing in addition to the previously approved office/retail development.

Based on input received during the review of the Application to Amend the Findings Statement to allow for multi-family housing on Site B, the Project Sponsor submitted an Amended Application to Amend the Findings Statement and Audubon Development Plan on August 17, 2015 for the purpose of modifying the Application filed on February18, 2014. The Amended Application proposed to modify the permitted use of the eastern portion of Site B, comprised of approximately 26 acres. Pursuant to the updated Application, the western portion of Site B comprised of approximately 20 acres would have remained designated for commercial office and retail development per the Finding Statement issued by the Town Board on December 17, 2007.

Subsequent to the issuance of an Amended Findings Statement by the Town Board on December 7, 2015, the Project Sponsor sought the required approvals and permits for the development of Sites C and D of the Project Site as a 133 lot residential subdivision that includes a roadway connection to Campbell Boulevard on 520 Campbell Boulevard. The Planning Board thoroughly considered the potential adverse environmental impacts associated with the subdivision and issued a negative declaration pursuant to SEQR on September 14, 2017 based on its determination that the 133 lot residential subdivision on Sites C and D would not result in any potentially significant adverse environmental impacts. On September 14, 2017, the Planning Board granted Site Plan Approval for the subdivision, and on June 21, 2018 granted Final Plat Approval for the subdivision. A map cover for the approved 133 residential subdivision was filed with the Erie County Clerk's Office on July 24, 2018, and construction activities in furtherance of the construction of the subdivision began in the fall of 2018.

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Following the issuance of the Amended Findings Statement by the Town Board on December 7, 2015, the Project Sponsor sought and obtained extensions of the expiration dates of the wetland permits previously issued by the New York State Department of Environmental Conservation and the United States Army Corps of Engineers.

In an effort to allow student housing to be developed on Site B while maintaining the intent of the New Community District zoning, the Project Sponsor submitted an Application to Amend the Findings Statement on April 15, 2019. The Project Sponsor sought an Amendment of the Findings Statement to expand the range of uses within Site B of the project site to specifically allow for student housing in addition to the previously approved multifamily housing on the western 20± acres of Site B and the previously approved office/retail development on the eastern portion of Site B.

In an effort to allow a mixed-use project to be developed on Site A while maintaining the intent of the New Community District zoning, the Project Sponsor submitted an Application to Amend the Findings Statement and the adopted Comprehensive Plan on June 24, 2020. The Project Sponsor sought an Amendment of the Findings Statement to modify the land use category within Site A of the project site to replace the previously proposed 237,000 sq. ft. maximum Flex office/R&D use with a mixed-use development including 2 four-story mixed-use buildings along the Dodge Road frontage of Site A, 45 two-family townhomes and 2 six-unit single-story multifamily buildings. The Project Sponsor sought to amend the Comprehensive Plan to designate Site A as appropriate for Mixed Residential use. In connection with the proposed mixed-use development of Site A, the Project Sponsor proposed to reduce previously approved impacts to the federal wetlands subject to the jurisdiction of the United States Army Corps of Engineers ("USACE") and also to the NYSDEC Freshwater Wetland and its regulated 100 ft. Adjacent Area.

On August 20, 2020, the Planning Board held public hearings in connection with its review of the Application to Amend the Findings Statement and the Comprehensive Plan as filed by the Project Sponsor on June 24, 2020. The Planning Board adopted resolutions during its meeting on August 20, 2020 by unanimous votes recommending that the Town Board issue the Amended Findings Statement and amend the Comprehensive Plan to designate Site A as appropriate for Mixed Residential use.

On October 6, 2020, the Town Board held public hearings in connection with its review of the Application to Amend the Findings Statement and the Comprehensive Plan as filed by the Project Sponsor on June 24, 2020. On October 19, 2020, the Town Board adopted Resolution 2020-791 for the purpose of issuing an Amended Findings Statement to allow Site A of the Muir Woods Property to be developed as a mixed-use residential/commercial project instead of the previously proposed flex office/R&D buildings. Resolution 2020-791 as adopted by the Town Board on October 6, 2020 also authorized the acquisition of

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approximately 43 acres of Permanent Open Space via a donation by the property owner consisting of property to the west of Site B including the eastern portion of Site A consisting of approximately 9.81 acres of wetlands subject to the jurisdiction of both the NYSDEC and USACE. During its meeting on October 19, 2020, the Town Board also adopted Resolution 2020-792 for the purpose of approving an amendment to the Comprehensive Plan to designate Site A as appropriate for a mixed-use residential/commercial use instead of the previously proposed flex office/R&D buildings

On December 24, 2020, the New York State Department of Environmental Conservation ("NYSDEC") issued an Amended Wetland Permit [Permit No. 9-1422-00398/0001] authorizing the impacts to NYSDEC Freshwater Wetlands and the associated regulated 100 ft. Adjacent Area in order to accommodate the mixed-use development of Site "A". The Amended Wetland Permit reduced the impacts to jurisdictional freshwater wetlands associated with the development of Site A from 9.46 acres to 1.2 acres and reduced the impacts with the development of Site A to the regulated 100 ft. wide adjacent area from 4.2 acres to 3.65 acres.

As a result of the Amended Wetland Permit issued by the NYSDEC on December 24, 2020, the development of the Muir Woods Property will result in permanent impacts to approximately 2.39 acres of State regulated wetlands (TE-22, TE-23 and TE-34), and 11.38 acres of State regulated 100 foot wide wetland adjacent area. As mitigation for those impacts the Project Sponsor is required to create 19.58 acres of in-kind and out-of-kind wetlands on the overall Muir Woods Property, in six areas, to replace the functions and benefits of the impacted wetlands. Additionally, there will be 4.3 acres of stream channel enhancement on-site as mitigation for State wetland regulated adjacent area impacts.

On February 25, 2021, the United States Army Corps of Engineers ("USACE") issued an Amended Wetland Permit [LRB-2001-00067] authorizing impacts to 6.09 acres of federal wetlands, which was a reduction of 6.92 acres of previously authorized impact of 13.01 acre to federal wetlands, in order to accommodate the mixed-use project on Site A.

On July 7, 2021, Sawyers Landing LLC filed an Application to Amend the Findings Statement to accommodate an increase of the allowable density of the residential component of the mixed-use project on Site A from 202 units to 258 units.

On September 27 2021, the Town Board voted to issue the Amended Findings Statement based on its determination that the potential modifications to the Muir Woods Project will not result in any potentially significant adverse environmental impacts that were not thoroughly evaluated in connection with the previous comprehensive environmental review of the Project that concluded with the issuance of a Findings Statement on December 7, 2007, and the issuance of an Amended Findings Statements on December 7, 2015 and August 5, 2019 and October 19, 2020.

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On June 24, 2024, Sawyers Landing LLC submitted an Application to Amend the Findings Statement issued by the Town Board on September 27, 2021 in order to modify the allowable uses on Site A of the overall Muir Woods Project Site [50 Dodge Road] to include a four-story climate controlled storage building and also to reclassify 13.452 acres of 50 Dodge Road from NCD-RI to NCD-LC.

On August 14, 2024, Sawyers Landing LLC amend the Application referred to in the preceding paragraph to include a request to amend a Declaration of Restrictions recorded at the Erie County Clerk's Office on June 18, 2018 at Liber 11330 of Deeds at Page 8243.

On September 27, 2024, the Town Board adopted Resolution No. 2021-818 for the purpose of approving the issuance of an Amended Findings Statement pursuant to SEQRA.

7. A Supplemental GEIS, an option that the SEQR regulations leaves to the discretion of the Lead Agency, was not required for this project due to the Town Board's decision that the reduction in the project described in #6, above did not meet the criteria set forth in 6NYCRR Part 617.9(a)(7). Although the changes proposed by the Project Sponsor reduced the development significantly, it was not determined that the amended project would encroach on any land not initially identified in the scope of the original development proposal. The project changes also did not result in newly discovered information, and would not result in any significant environmental impacts not addressed or inadequately addressed in the DGEIS.

8. Traffic and Transportation (FGEIS Section 2.1)

Site specific requirements shall be established by the Town, County and State, as appropriate, as development applications are reviewed. The developer shall be responsible for any traffic mitigation required for development of the project site.

The potential traffic impacts associated with the original project proposal were clearly analyzed and identified within the Traffic Impact Study prepared by Stantec Consulting Services, Inc. dated March 2003 and updated August of 2005 in association with the acceptance of the FGEIS.

The Amended Findings Statement issued by the Town Board on August 5, 2019 included the consideration of adding student housing to the authorized uses of Site B pursuant to the Amended Findings Statement issued by the Town Board on December 17, 2007. The Project Sponsor submitted a Traffic Impact Study for the purpose of evaluating the potential traffic impacts of the development of Site B as a maximum of 515 student housing units. It was determined that the potential traffic impacts associated with student housing on Site B will be less than the potential traffic impacts of the development of Site B in its entirety as a maximum of 464,850 sq. ft. of commercial office and retail development pursuant to the Findings Statement issued by the Town Board on December 17, 2007.

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The Town Board, as Lead Agency, requires that the Project Sponsor comply with the following mitigation measures during the development of the project site:

A. Provision for Future Extension of John James Audubon Parkway to North French Road

The extension of John James Audubon Parkway through the project site and connecting to North French Road was proposed in the initial Concept Plan submitted for the Muir Woods project in 2002. This proposal was also incorporated into the DGEIS submitted to the Town in 2004. The connection was removed from the Concept Plan in response to the requirement from the NYS Department of Environmental Conservation to further reduce impacts to State and federal wetlands. The Town of Amherst may in the future be interested in the possibility of a future northerly extension of John James Audubon Parkway to North French Road while acknowledging such possible future extension would require approvals from both the NYS Department of Environmental Conservation and the United States Army Corps of Engineers.

The rationale for the road connection was found in several planning documents, both historical and recent:

- The Amherst Community Development Plan adopted by the Planning Board in 1975 includes the extension of the then-planned Lockport Expressway through the subject site as a future Minor Arterial road.
- A report prepared by NYSDOT in 1976 anticipated the extension of the John James Audubon Parkway and forecast its use by 1,950 vehicles per hour.
- The Amherst Bicentennial Comprehensive Plan, accepted by the Town Board in February 2004 and adopted by the Town Board in January 2007, identifies the "Audubon Parkway Extension" in the map showing the Future Thoroughfare System.

The 30+ years of anticipating this roadway connection point to its significance in meeting the transportation goal of improving circulation within the Town and the role this connection would play in overall Town development. Given its importance, the Town Board is requiring that the future location of this connector be shown on site plans submitted for review, and that sufficient land be reserved by the Project Sponsor for the eventual connection to be constructed. The road construction and alignment will be subject to approval by the NYSDEC and the U.S. Army Corps of Engineers, as applicable.

B. Residential Connection to Lynette Lane

The residential component of the proposed Muir Woods development to occur on Sites C & D may have a direct road connection to Lynette Lane. There will be no direct roadway connection to Nancy Lane. Non-residential traffic will be discouraged from using Lynette Lane through the implementation of various

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traffic calming measures to be proposed during the site plan review process for the development of Sites C & D, subject to review of such traffic calming measures by the Town Traffic-Safety Board and Fire Chief's Association. These measures include:

1. The lack of direct sight lines for motorists to discourage non-residential traffic from utilizing Lynette Lane to access North French Road;
2. Curvilinear road design; and
3. Installation of signage posting the road for "resident and emergency traffic only" or other such measure to prohibit non-residential traffic from travelling on Lynette Lane and the proposed public roadways within the existing residential subdivision;

If a problem is determined to exist based on the Phase 2 traffic study, further measures to discourage traffic of prohibit cut-through traffic will be considered.

C. No Internal Roadway Connection to Dodge Road

The internal connector road within the Muir Woods development is not proposed to have a westerly connection to Dodge Road; the only direct vehicular connection to Dodge Road will be from the portion of the project located in the western portion of the project site (Site A). If warranted at some future time by a traffic analysis, a connection to Dodge Road may be made from the internal connector road if required permits for such a roadway connection can be obtained from the NYSDEC and the US Army Corps of Engineers.

D. Updated Traffic Impact Study

The Traffic Impact Study will be updated when any of three established thresholds are met:

1. Completion of Phase I development, defined as full build-out of Site B, or
2. prior to approval of any site plan in Site C or Site D or any direct or indirect connection to any of the Sites with Lynette Lane, or
3. when the number of combined vehicular trips entering and exiting the site during the AM weekday peak travel hour reaches 858 trips, or
4. when the number of combined vehicular trips entering and exiting the site during the PM weekday peak travel hour reaches 774 trips.

If actual conditions exceed projections, this will be reflected in the updated TIS to be prepared by the Project Sponsor, and the Project Sponsor may be required to implement traffic related mitigation measure sooner than expected.

Any mitigation measures, including off-site mitigation measures that are required as a result of the updated TIS, shall be the sole obligation of the Project Sponsor, if approved. Any off-site improvements, including the acquisition of private

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property required to make those improvements, shall be conditions of any site plan approval and treated as Public Improvement Permits (PIPs) for the purpose of final permitting. At no time shall the Town be required to make any off-site improvements or acquire private property, either by purchase or through its eminent domain powers, to mitigate the impact of this development project.

E. Alternate Access to Campbell Boulevard

During the original environmental review of the proposed project which concluded with the Town Board's issuance of a Findings Statement on December 17, 2007, the Project Sponsor attempted to seek a vehicular connection from the site to Campbell Boulevard through property located at 520 Campbell Boulevard which is owned by the Williamsville Central School District. The Town also participated in efforts to obtain access to Campbell Boulevard via this property. These attempts were not successful.

The Project Sponsor eventually was successful in acquiring 520 Campbell Boulevard from the Williamsville Central School District on December 5, 2017 and the approved 133 residential subdivision on Sites C and D includes a public roadway connection on 520 Campbell Boulevard to Campbell Boulevard.

F. Construction Vehicles

As part of the public comment period for the project, concerns were raised regarding the use of construction vehicles on existing residential streets in the adjacent Franklin Heights Subdivision to access the project site during project construction. In order to avoid the adverse environmental impacts associated with construction vehicles, existing residential streets shall not be utilized by construction vehicles to access the project site. The infrastructure to be constructed for the project shall be appropriately sequenced so that construction vehicles can access the site via the northerly extension of John James Audubon Parkway and Doge Road only.

Any future builder, owner or developer who purchases lots for development within Site C & D shall be prohibited from using Lynette Lane as a means of access for construction vehicles. A deed restriction incorporating this restriction shall be a prerequisite of the sale of any lots within Sites C and D. and the Town shall be provided with a copy of the recorded deed restriction, which shall not be recorded at the Erie County Clerk's Office until the content and form of the deed restriction has been reviewed and approved by the Building Department and Town Attorney's Office.

On June 21, 2018, a Declaration of Restrictions was recorded at the Erie County Clerk's Office (Liber 11330 of Deeds at Page 8243) for the purpose of complying with the relevant portion of the Amended Findings Statement prohibiting construction vehicles from utilizing Lynette Lane for access by construction vehicles.

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G. Break in Access for Connection to Lockport Expressway (I-990)

The proposed northerly extension of John James Audubon Parkway as a Town roadway to provide access to the project site requires a break in access to the Lockport Expressway (I-990). The NYSDOT has been aware of this requirement since the initial petition by the Project Sponsor in 2002. Prior to the granting of the break in access, several conditions must be met, including completion of any required environmental compliance. Once completed and inspected, the Project Sponsor will be required to dedicate the northern extension of John James Audubon Parkway to the Town for permanent use as a public roadway to be dedicated to the Town of Amherst.

On May 20, 2019, the Town Board adopted a resolution stating the Town will serve as the applicant for the required Break-in-Access for the proposed northerly extension of John James Audubon Parkway as a public roadway to be dedicated to the Town of Amherst.

The Town filed an Application for Break-in-Access with the New York State Department of Transportation on August 21, 2019. The NYSDOT has not yet issued a decision on the pending request for Break-in-Access approval.

The Break-in-Access for the proposed northerly extension of John James Audubon Parkway as a public roadway to be dedicated to the Town of Amherst will result in numerous public benefits including, but not limited to, accommodating the potential future extension of the NFTA light rail and a terminus for such light rail on Site B, publicly accessible parking for a recreational trail that will cross the overall Muir Woods Project Site and connect to the Town's recreational trail (extending from Niagara Falls Boulevard to the trailhead near the intersection of North Forest Road and Maple Road), and a potential future extension of John James Audubon Parkway as a public roadway connecting to North French Road.

H. Traffic Mitigation Measures

Dodge Road / Project Site Roadway

Phase I development:

- Installation of a stop sign to the southbound (site driveway) approach
- Construction of one shared left-right turn lane for southbound site driveway approach

Full development:

- No additional improvements

John James Audubon Parkway / I-990 Ramps

Phase I development:
Upon the completion of Phase I development, (Phase I development defined in Section 8, Part D.1. of this Amended Findings Statement) the

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Project Sponsor shall be required to provide a current trip count Report for both the a.m. and p.m. peak travel hours. Subject to the findings of a warrant analysis prepared in accordance with appropriate traffic engineering standards as determined by the updated trip count Report and based on an analysis of the potential impacts upon existing Levels of Service at this intersection, the Project Sponsor may be required to work with the New York State Department of Transportation to provide the following mitigation measures:

- Installation of traffic signals, each with their own controller, at both the northbound and southbound I-990 to John James Audubon Parkway
- Installation of a wire connection between these two new signals and the existing traffic signal at John James Audubon Parkway and Dodge Road in order to coordinate all three traffic signals
- Widening of both the northbound and southbound I-990 off-ramps to provide one additional turning lane on each ramp approach to John James Audubon Parkway

Full development: If any of the thresholds identified in 'D' above are met, the following improvements will be evaluated and may be required:

- installation of a third lane to the northbound off-ramp in order to provide two left turn lanes and one right turn lane
- add a free-flow southbound right turn lane at the southbound ramp, including a second receiving lane on the ramp to merge to one lane prior to the I-990 mainline

Dodge Road / John James Audubon Parkway

Phase I development:

- Traffic signal timings will need to be adjusted periodically over time as warranted by changing travel patterns

Full development:

- Construction of a westbound right turn lane. It is anticipated that this improvement will be required when approximately 75% of the development is complete or when the number of westbound right turning vehicles from Dodge Road exceeds 300 vehicles per hour during the morning peak travel period.

North French Road / Sweet Home Road

Phase I development:

- Adjustments to traffic signal timing as travel patterns warrant modification

Full Development:

- Construction of an eastbound right turn lane. Traffic volumes turning right at this location currently exceed guidelines recommended in the

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Highway Capacity Manual for consideration of installing a separate right turn lane. While construction of this lane is currently warranted to address current existing traffic operations in the area, it will not be needed as a result of traffic to be generated by the proposed development of the project site until approximately 90% of the proposed development has been completed, since new traffic projected to be generated by the project will only add a few additional vehicular trips to this traffic movement.

- Modify signal timings during both the morning and evening peak hours, as necessary. Recent improvements to this intersection to provide protected phasing for the left turns will reduce the number of left turn accidents at this location. Additionally, future planned improvements to be implemented by Erie County will assist in further reductions in the number of accidents at this intersection.

North French Road / Campbell Boulevard

Phase I development

- Adjustments to traffic signal timing as travel patterns warrant modification

Full development:

- Add protected/permitted phasing for eastbound, northbound and southbound left turns when the traffic signal is upgraded in association with the improvement identified above.

North French Road / I-990 Ramps
Dodge Road / Sweet Home Road
Dodge Road / Campbell Boulevard

Phase I development:

- Modify signal timings for both the morning and evening peak travel hours as traffic patterns change.

Full development:

- Modify signal timings for both the morning and evening peak travel hours as traffic patterns change.

North Forest Road / John James Audubon Parkway

Phase I and/or Full development:

- Add protected/permitted phasing for the southbound left turn movement when warranted
- Modify signal timings during both peak travel periods, as traffic patterns change

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North French Road / Lynette Lane

Phase I development:

Based on the most current Traffic Impact Study addressing the impact on Lynette Lane and its intersection with North French Road, Lynette Lane as currently constructed may not be adequate to support the traffic associated with full build-out of the proposed development plan. Consequently, the Project Sponsor acknowledges its potential obligation to make off-site improvements to Lynette Lane and its intersection with North French Road, should any site plan be approved. See Section 8.D of this Certification of Findings.

- If the updated TIS identifies traffic mitigation measures reasonably necessary to accommodate traffic from development of the project site, and such mitigation measures cannot be mitigated by the Project Sponsor, then the scope of the project may be limited.

Route 62 / East Robinson Road
Campbell Boulevard / Tonawanda Creek Road
Millersport Highway / Campbell Boulevard / Stahl Road

Phase I and Full development:

- Modify signal timings for both the morning and evening peak travel hours as traffic patterns change.

9. Wetland Issues (FGEIS Section 2.2)

The proposed Muir Woods project will result in permanent impacts to approximately 10.98 acres of State regulated wetlands (TE-22, TE-33 and TE-34), 13.46 acres of State regulated 100-foot wide wetland adjacent area, and 19.12 acres of federal wetlands. According to the Permit Transmittal Letter dated November 30, 2009, the NYSDEC has officially issued a Freshwater Wetlands Permit (Permit ID 9-1422-00398/00001) and Water Quality Certification (Permit ID 9-1422-00398/00002) for the permanent wetland impacts as identified.

On June 1, 2018, the NYSDEC issued a modification of Permit No. 9-1422-00398/00002 (Modification No. 1 of Permit No. 9-1422-00398/00002) that applies to the development of Sites C and D as a 133 lot residential subdivision. On August 29, 2018, the NYSDEC issued a modification of Permit No. 9-1422-00398/00001 and Permit No. 9-1422-00398/00002 (Modification No. 1 of Permit No. 9-1422-00398/00001 and Modification No. 2 of Permit No. 9-1422-00398/00002"). On January 10, 2019, the NYSDEC issued Modification No. 3 of Permit No. Permit No. 9-1422-00398/00001 to extend the expiration date of the wetland permit to November 30, 2024.

On December 24, 2020, the New York State Department of Environmental Conservation ("NYSDEC") issued an Amended Wetland Permit [Permit No. 9-

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1422-00398/0001] authorizing impacts to NYSDEC Freshwater Wetlands and the associated regulated 100 ft. Adjacent Area in order to accommodate the mixed-use development of Site "A". The Amended Wetland Permit reduced the impacts to jurisdictional freshwater wetlands associated with the development of Site A from 9.46 acres to 1.2 acres and reduced the impacts with the development of Site A to the regulated 100 ft. wide adjacent area from 4.2 acres to 3.65 acres.

As a result of the Amended Wetland Permit issued by the NYSDEC on December 24, 2020, for the development of the Muir Woods Property will result in permanent impacts to approximately 2.39 acres of State regulated wetlands (TE-22, TE-23 and TE-34), and 11.38 acres of State regulated 100 foot wide wetland adjacent area. As mitigation for those impacts the Project Sponsor is required to create 19.58 acres of in-kind and out-of-kind wetlands on the overall Muir Woods Property in six areas, to replace the functions and benefits of the impacted wetlands. Additionally, there will be 4.3 acres of stream channel enhancement on-site as mitigation for State wetland regulated adjacent area impacts.

Additional wetland findings include the following:

- The project will not create a regulated 100-ft. wetland buffer area that crosses any property line adjacent to the project site. The on-site mitigation areas will be designed so that they will be located at least 100 ft. from neighboring properties.
- As mitigation for the impacts as identified, the project includes creation of of in-kind and out-of-kind wetland on-site, in several areas, to replace the functions and benefits of the impacted wetlands per the terms and conditions contained in the wetland permits issued by the NYSDEC.
- The development of the eastern portion of Site B for residential purposes, shall not include any owner occupied housing units within the State regulated wetland or the 100 ft. regulated Adjacent Area that do not involve oversight by either a homeowners or condominium association to ensure there will not be any impacts into the 100 ft. regulated wetland Adjacent Area that is to be preserved on Site B.

Federal Wetlands:
As stated in its letter dated August 27, 2007, the United States Army Corps of Engineers (USACE) has field verified that the federal wetland boundaries located on the Muir Woods project site as shown on the wetland delineation map prepared by Greenman-Pedersen, Inc. dated May 2007 are accurate. The wetland areas were delineated by Earth Dimensions, Inc. and summarized in a final wetland delineation report dated May 16, 2007.

The Project Sponsor provided a complete Joint Application For Permit for wetland impacts associated with the project to the USACE and NYSDEC as of June, 2009. After thoroughly reviewing the complete application and associated wetland impacts, the USACE issued a Validated Department of the Army Permit

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for wetland impacts associated with the project as of May, 2012. Additionally, having thoroughly reviewed the complete application and associated wetland impacts, the NYSDEC officially issued a Freshwater Wetland Permit and Water Quality Certification for wetland impacts associated with the project as of November, 2009.

On May 14, 2012, the United States Army Corps of Engineers ("USACE") issued Department of Army Permit No. 2001-00067. The permit issued by the USACE permitted to impact 17.83 acres of Federal wetland, and 1.29 acres (approximately 5227 linear feet) of jurisdictional tributaries for the construction of Muir Woods project. On May 6, 2016, the USACE extended the permit expiration dated from May 14, 2012 to November 30, 2019. The USACE issued a modification of Permit No. 2001-00067 on June 20, 2018 in connection with the development of Sites "C" and "D" as a residential subdivision. On January16, 2019, the USACE extended the expiration date of Department of Army Permit No. 2001-00067 to November 30, 2024.

On February 25, 2021, the United States Army Corps of Engineers ("USACE") issued an Amended Wetland Permit [LRB-2001-00067] authorizing impacts to 6.089 acres of federal wetlands, which was a reduction of 6.921 acres of previously authorized impact of 13.01 acre to federal wetlands, in order to accommodate the mixed-use project on Site A.

10. Wildlife / Biological Resources (FGEIS Section 2.3)

The NYSDEC's Natural Heritage Program has reported no record of known occurrences of rare or state-listed animals or plants, significant natural communities, or other significant habitats, on or in the immediate vicinity of the project site. The Project Sponsor will be required to implement the following mitigation measures in order to minimize impacts to wildlife resources to the maximum extent practicable:

- A comprehensive erosion control plan will be developed and implemented to protect vegetation and water quality.
- Off-limit areas, including wetlands, will be delineated prior to construction to avoid or minimize impacts to vegetation. The construction workforce will be educated as to respecting and adhering to physical boundaries of off-limit areas.
- Best Management Practices will be followed during construction.
- The establishment of invasive vegetative species will be deterred through manual extraction and rapid establishment of desirable vegetation. Exposed and disturbed soils will be seeded, planted and mulched to prevent the colonization of invasive species. Volume 8 of the Appendix of the FGEIS at Exhibit F (*SJWPA Appendix* M) contains a discussion of the proposed on-site wetland mitigation including the protection of habitat areas.

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- Waterfowl activity will be deterred in the off-site wetland mitigation area located in the Town of Newstead through the use of mylar tape, snow fencing, 4-7 ft. tree plantings and the seeding of upland grassland areas with a cool season grass.
- The proposed on-site wetland mitigation system will be designed to provide seasonal aquatic habitat for fish, waterfowl and amphibians; habitat for multiple covertypes of wetland plant species; and passerine bird nesting, feeding and resting habitat.
- The project site historically has had an elevated number of deer-vehicle accidents on the roads surrounding the parcel. This parcel is a portion of a much larger habitat area which also includes Nature View Park to the north and is not a "closed" habitat area. The Planning Department, in conjunction with the Police Department, will continue to monitor the deer population throughout the Town and implement approved methods of reducing deer/vehicle accidents in accordance with the Deer-Vehicle Accident Management Plan.

11. Drainage and Flooding (FGEIS Section 2.4)

The following measures shall be implemented by the Project Sponsor to mitigate drainage and flooding impacts to the maximum extent practicable:

A. The Town Highway Department shall have access to all Town ditches that are on the subject property including Town ditches 4, 4A, 4B and 4C. The Project Sponsor will be required to grant public easements to the Town to these ditches to ensure their proper maintenance. No aspect of the Muir Woods development will inhibit access to Town ditches or create undue burden to the Town for restoration of easement property used to access Town ditches. On June 28, 2018, the Project Sponsor recorded a Permanent Access and Drainage Easement at the Erie County Clerk's Office (Liber 11331 of Deeds at Page 1521) for the purpose of granting the Town an easement to access town ditches and stormwater management facilities on the Project Site including the existing lake.

B. The project site and the surrounding vicinity are known as locations for high amounts of beaver and mosquito activity. Access to the Town Highway Department for control of this activity in Town ditches or other areas of the development shall be provided.

C. The Project Sponsor shall be responsible for cleaning and debrushing of all Town ditches located on the project site during the initial construction phases of the project. The Project Sponsor will also be responsible for long-term maintenance of stream/drainage features and

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detention/stormwater basins; for maintenance of on-site wetland mitigation areas during the monitoring period; and for the construction of all drainage improvements required for development of the project site.

D. The Project Sponsor shall be required to construct any ponds and sand filters required stormwater quality treatment. All ponds and sand filters to be constructed on the project site will be privately owned and maintained, with public drainage easement to be granted by the Project Sponsor to allow Town to properly maintain the inlet and outlet pipes of any wet ponds.

E. All stormwater runoff will be treated to standards approved by the Town Engineering Department prior to discharging into the existing lake on the project site or Town ditches. No additional detention is being proposed for the Muir Woods development for stormwater quantity control.

F. All buildings in the west portion of the Muir Woods site located within the Ellicott Creek flood plain will be at a minimum elevation of 576.0 feet, or one foot above the base flood elevation as determined by the Town Building Commissioner.

As development is proposed, specific drainage plans will be reviewed and approved by the Town Highway and Engineering Departments and the NYS Department of Environmental Conservation/US Army Corps of Engineers during site plan review, to ensure there is no adverse impact to the Ellicott Creek Flood Control system.

G. Upon development, the existing 32± acre lake in the southeast portion of the project site will be maintained with a normal lake level of 569.55 feet. The existing 42-inch CMP outlet at the west end of the lake will remain as it is. All stormwater from the east side of the development around the lake will pass through a stormwater quality treatment facility consistent with the NYS Stormwater Management Design Manual and Phase II Stormwater SPDES requirements prior to entering the lake. This system currently designed as sand filters may evolve into wet ponds, bio-retention filters, and/or other acceptable practices under the Design Manual and SPDES requirements.

H. Backyard runoff from proposed residential units will be separated from wetland mitigation areas and wetlands either by a ditch or rear yard drains to preclude pollution of those areas by lawn chemicals, per NYSDEC letter dated October 26, 2007.

I. A detailed Stormwater Pollution Prevention Plan (SWPPP), including a Sediment and Erosion Control Plan, for the various phases of the project including any related on-site drainage areas shall be submitted as specific site plans are submitted for review. The Stormwater Pollution Prevention Plan for each phase of the project will need to be reviewed and approved by the Town's Engineering Department.

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J. The Project Sponsor shall be required to comply with the findings and recommendations of the Preliminary Drainage report prepared by Greenman-Pedersen, Inc. in August 2007 and any updated reports during the course of development.

K. The Project Sponsor will provide backyard drainage for the existing homes that are directly adjacent to the portions of the project site that will be developed for residential use. This requirement pertains to Sites and D. Additional drainage improvements for the areas along the rear yards of the homeowners on Nancy Lane will also be installed by the Project Sponsor. The drainage pipe to be installed in the rear yards of the new residential units that will be integrated with the new drainage swale behind the residents of Nancy Lane will be a minimum diameter of 12 inches.

12. Character and Quality of Life Issues (FGEIS Section 2.5)

A. Setbacks

On those portions of the project site where commercial or student housing development will be directly adjacent to existing residential areas (i.e. Pleasant Acres Part II & III Subdivision), setbacks will retain existing vegetation to a depth that provides an adequate buffer. The following minimum setbacks will be required:

- The planting of additional trees and shrubs by the Project Sponsor within the minimum setback area may be required to supplement the existing vegetation in order to provide adequate buffers.
- A combination of earthen berms and new vegetation will be required in those portions of the minimum setback area where there is not sufficient existing vegetation to provide an adequate buffer. The minimum height at the top of berms shall be three feet, and the maximum slope shall be 1 on 3 (33%) to promote the growth and long-term viability of trees and shrubs planted on the berms. Berms should have a natural appearance by varying their width and height.
- Site A (western portion of the project site – 50 Dodge Road) – This portion of the project site will be utilized for mixed-use; a portion of Site A is located directly south of the Pleasant Acres Part II & III Subdivision (Bucyrus Heights neighborhood)
  - 30 ft. minimum building setback from residential lot line for attached and detached two-family townhome style units.
  - 400 ft. minimum building setback from residential lot line for four-story mixed use buildings.
  - 500 ft. minimum building setback from residential lot line for four-story multifamily buildings.

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- 450 ft. minimum setback from residential lot line for four-story climate controlled storage building.
- 60 ft. parking setback from residential lot line

- Site B (center portion of site) – This portion of the project site will be developed around the extended John James Audubon Parkway as a public roadway to be dedicated to the Town of Amherst. Site B will be developed as student housing or for the land uses permitted pursuant to the Amended Findings Statement issued by the Town Board on December 17, 2015. The following setback standards apply to the development of Site B:
  - 60 ft. building setback from residential lot line. If the height of any proposed buildings exceeds 50 feet, the required minimum building setback shall be equal to the height of the proposed building.
  - 90 ft. parking setback to residential lot line

B. Building Height

The following maximum building heights will be observed for the proposed development:

- Site A (western portion of the project site – 50 Dodge Road) – This portion of the project site will be the location of mixed-use buildings, a climate controlled storage building and residential buildings and a portion of Site A (50 Dodge Road) is located directly south of the Pleasant Acres Part II & III Subdivision (Bucyrus Heights neighborhood).
  - Maximum building height for mixed-use buildings, multifamily buildings and climate controlled storage building shall be four-stories and 60 ft. as measured from the finished grade to the top of any parapet (excluding any rooftop mechanical equipment). All mechanical equipment shall be properly screened in accordance with the standards contained in the Zoning Code adopted by the Town Board in May of 2006.
  - Maximum height of any residential buildings within 500 ft. of a residential lot shall be 35 ft.

- Site B (center portion of the project site) – This site will be developed around the extended John James Audubon Parkway as a public roadway to be dedicated to the Town of Amherst. Site B will be developed as student housing or Site B will be developed as permitted to the Amended Findings Statement issued by the Town Board on December 17, 2015.

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- There will not be a maximum height for buildings to be constructed on Site B. All buildings will be required to comply with a minimum required setback that shall be the greater of 50 feet or the height of the proposed building at the point of its maximum height (including rooftop mechanicals, etc.)

13. Soil Stability and Foundation Issues (FGEIS Section 2.6)

The Geotechnical Engineering Report prepared by McMahon & Mann Consulting Engineers, P.C. dated June 2005 includes findings and foundation considerations for future construction of the various components of the project. The report is included in Volume 6, Appendix I of the FGEIS.

The Town shall not grant site plan, subdivision or Public Improvement Permit (PIP) approval for construction of any component of the project (buildings, parking areas or infrastructure) unless the identified limitations as discussed in the McMahon & Mann report are adequately accounted for. The applicant shall be required to provide documentation of site-specific soil characteristics and comply with all relevant Town building codes regarding soil conditions.

Additional mitigation measures to be undertaken by the Project Sponsor, subject to determination by the Building Department, may include:

- Perform individual soil borings for each proposed structure to accurately determine the specific geotechnical design perimeters.
- Take measures to control the moisture content of the soils outside the structure. These may include installation of an irrigation system that would maintain near-saturated conditions in the soil around the structure during dry summer months, and/or installation of an exterior vapor barrier that extends out away from the structure around the perimeter.
- Monitoring of soil moisture with supplemental foundation watering during dry months.
- Use of a lower allowable bearing pressure for design of the spread footings.
- Placement of a minimum of two continuous #5 horizontal longitudinal reinforcing bars in each of the following locations: in the footing, at the base of the foundation wall, and at the top of the foundation wall.
- Use of an isolation joint between the basement floor slab and the foundation wall.
- Installation of a quality vapor barrier under the basement floor slab.
- Installation of a foundation drain system designed so that the floor elevation of the sump is above the elevation of the bottom of the footing.

14. Economic Impacts (FGEIS Section 2.7)

All infrastructure required to support the development of the project site will be installed at the Project Sponsor's expense. Town-wide or localized special

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assessment districts (sewer, water, highway, etc.) are established so operating cost can be spread over many taxpayers who use specific services.

According to the "Cost of Servicing/Revenues Generated Land Use Study" in December 2006 commissioned by the Amherst Industrial Development Agency, for every $1.00 attributed to residential use, $1.11 is expended in providing government services, while just $0.48 is expended for commercial use and $0.60 is expended for open land. As a predominantly commercial oriented mixed-use project, the estimated $3,500,000 in yearly tax revenue (2007 estimated) to the Town at full build out projected to be generated by the project is expected to cover the cost of any additional services including police and fire protection, snow plowing, maintenance of roads, water and sewer infrastructure, ditches, etc.

An economic real estate study for the proposed Muir Woods project was completed by Northeast Appraisers in March, 2002 which analyzed residential demand and property values. A subsequent Economic Analysis was completed by Real Property Services, LLC in July 2006, which is included in Appendix K, Volume 8 of the FGEIS. The conclusions of those reports are:

- There will be no negative impact on the marketability or values of nearby existing housing. The project may potentially have a positive impact on surrounding residential property values due to increased demand on desirability to live in close proximity to the development.
- The proposed project development will add over $70 million to the Town of Amherst tax base when completed, and generate over $3.4 million in tax revenue per year at stabilized 2008 levels.
- Over the first 10 years of development, the project is projected to generate over $21.4 million in tax revenue, as compared to total tax revenue of approximately $260,000 that would be generated if the project site remains as vacant land over the same period.
- It appears that both the Sweet Home and Williamsville School Districts will be impacted minimally with regards to expenditures on a per student basis. This takes into account that more than 50% of the residential development will consist of patio homes, which primarily cater to "empty nesters" and typically generate less students per household.
- The competitive advantages of the project site which are expected to support strong market absorption include its direct interchange access from the Lockport Expressway (I-990) and the high visibility of the site from expressway traffic.

15. Noise and Light Issues (FGEIS Section 2.9)

Noise – It is anticipated that the project site will be built-out in stages over many years and, as such, there is a need to impose mitigation measure for noise from construction activities to minimize this identified adverse environmental impact to

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the maximum extent practicable. Both temporary and long terms noise impacts may result from the construction activities on the project site as well as from the proposed use of the project site.
Noise from construction-related activities, which will exceed local ambient levels for noise outside of structures, may cause some temporary annoyance to nearby residents. It is expected that this impact, caused by heavy equipment, construction vehicles and power tools, will continue throughout the duration of construction. In order to reduce this noise, the following measures will be undertaken by the Project Sponsor:

- Limit major construction activities to daytime hours
- Use of construction equipment with mufflers
- The preservation of existing vegetation to the greatest extent practicable will provide a noise barrier to existing residential areas.
- If blasting is required, the developer will follow all requirements of the Town Blasting Ordinance

Noise resulting from the occupation and usage of the buildings constructed on the project site can be expected to result in sound levels that are characteristic of suburban office and residential developments and should not be significant.

With the Lockport Expressway (I-990) forming the southern boundary of the project site, and its design as an elevated highway for a portion of this boundary, traffic is considered the largest source of existing noise. Levels from typical noise generators that may be expected to exist in the vicinity of the project site include:

Distant traffic (45 mph)	45 – 50 decibels
Passenger car pass-bys	70 decibels
Accelerating trucks	85 decibels
Distant aircraft noise	60 – 85 decibels

The Transportation Project Report for the Lockport Expressway evaluated the potential noise impacts of the entire I-990 project, including the interchange that will be improved in connection with the proposed project. A copy of the Noise & Air Pollution Study is found in Volume 6 of the Appendix of the DGEIS at Exhibit 30. In addition, there is not any development directly adjacent to the existing interchange that will be impacted by the proposed interchange improvements. To the south of the northbound off-ramp there are some residential units situated along Dodge Road. However, the planned improvements at the existing off-ramps will not result in a movement of traffic 50% or more closer to source receptors.

Light – To mitigate the light spillage from exterior lighting on adjacent residential properties, especially the Pleasant Acres Part II & III Subdivision (Bucyrus Heights neighborhood), the following measures will be implemented:

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- Appropriately located lighting, downward-directed lighting fixtures or hooded lighting will be used to prevent off-site light spillage on adjacent residential areas. The light fixtures and their placement will follow all Town of Amherst code requirements for usage and design. The Town Zoning Code requires a lighting plan to be submitted during the site plan review process, and the standards contained in the relevant section of the Zoning Code regulate lighting spillover from commercial locations onto adjacent residential land uses.
- Screening of proposed commercial buildings and parking lots will be provided through the creation of berms or landscaping elements on the periphery of developed areas (see Section 10A above).

16. Open Space and Recreation (FGEIS Section 2.10)

The proposed internal trail system shall be installed (Sites C & D) of the "The Preserve at Muir Woods" development, provided it does not impact regulated wetlands or is permitted by permits issued by the NYSDEC and/or USACE. Public access to a portion of the existing lake will be provided. The majority of State Wetlands TE-22, TE-33, and TE-34 will remain as Major Open Space (MOS). As a result of the modifications to the project, approximately 224± acres of the project site will be preserved as open space.

The proposed recreational trail connecting sites A, B, C, and D of the Muir Woods Development shall connect to the Town's existing trail system as shown in Figure 4 (Park, Open Space and Trail map) and Figure 2.1 (University Focal Planning Area Concept Plan) of the adopted Amherst Bicentennial Comprehensive Plan and shall be constructed by the Project Sponsor as part of the Muir Woods project. Each development site of the Muir Woods Development shall complete its portion of the trail system prior to the issuance of any certificate of occupancy by the Town of Amherst Building Department.

17. Other Issues (FGEIS Section 2.12)

A. Reclassification of Land

The entire project site is zoned New Community District (NCD), and no changes are proposed to remove the property from the NCD zoning district classification.

The original request by Ciminelli Development Company, Inc. in 2002 was to reclassify 326± acres of land from NCD-ND and NCD-MOS to NCD-GC, NCD-RI and NCD-MOS. This request was reviewed and commented on over a five year period. As a result of discussions with the NYS Department of Environmental Conservation during that time, the petitioner amended the original Muir Woods Concept Plan by reducing the overall development from 144 acres to 110 acres in order to minimize wetland impacts. In addition, the various components of the development

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were altered so that the proposed size of the commercial office/R&D space was reduced from 1.8 million sq. ft. to 700,000 sq. ft. The proposed "village center" originally envisioned was also eliminated. The result is a different land pattern from that initially proposed and one that is not consistent with the originally-requested reclassification districts.

The following additional steps shall be undertaken as part of the Findings for this project:

- The parcels to be reclassified to NCD-GC shall be deed restricted to prohibit the following uses:
    - Automobile sales and service facilities (except vehicles used primarily on the subject property)
    - veterinary clinics or kennels
    - gasoline service station will be prohibited around the existing lake

    On June 21, 2018, a Declaration of Restrictions was recorded at the Erie County Clerk's Office (Liber 11330 of Deeds at Page 8243) for the purpose of prohibiting the above described uses on the portion of the Project Site reclassified to NCD-GC.

- At the Town Board's direction, the Town shall initiate a reclassification of the remainder of wetland areas contained in the original project proposal as Major Open Space (MOS).

B. Land Use

The proposed development will follow the program summarized below as depicted in the original Findings Statement concept plan for the project dated September 2007, as depicted in the Concept Plan for Site B dated August 14, 2015, as the Concept Plan for Site B dated April 2, 2019showing a student housing project, or as the Concept Plan for Site A dated June 23, 2021 showing a mixed-use project:

Development Site	Land Use	Maximum Developed Area	Development Program
Site A (50 Dodge Road)	Mixed-Use including mixed-use buildings, climate controlled storage building and residential buildings	17.42 acres	Maximum of two mixed-use buildings with a maximum height of 60 ft. and maximum combined footprint of 50,000 sq. ft., one-four story climate controlled storage building with a maximum footprint of 35,000 sq. ft.; one-family and two-family attached and detached townhomes and maximum height of 35 ft. The overall maximum allowed residential density on Site A is 258 units.

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Site B (Option 1)	Class A Corporate office buildings	46 acres	Maximum of 464,850 sq. ft. of office/retail space
Site B (Option 2)	Residential/ Commercial	46 acres	Maximum of 192 residential units on the eastern portion of Site B (approximately 26 acres) and a maximum of 205,000 sq. ft. of office and commercial space on the western portion of Site B (approximately 20 acres)
Site B (Option 3)	Residential - Student housing	46 acres	Maximum of 515 student housing units
Sites C and D	Residential	37 acres	133 lot residential subdivision consisting of detached single-family homes on individual lots pursuant to the Map Cover filed at the Erie County Clerk's Office on July 24, 2018.

General components of the proposed development that will minimize adverse environmental impacts include:

- The maintenance of the remaining approximately 224± acres of the development site as permanent open space.
- Implementing a cluster pattern to maximize open space preservation.

C. Utility Infrastructure - In accordance with the October 17, 2007 letter received from the Erie County Department of Environment & Planning, all proposed sanitary sewer lines to be constructed to service both the residential and commercial portions of the project will be subject to review and approval by the Erie County Health Department. All systems installed or improved for the project will be undertaken by the Project Sponsor at its cost and will be required to meet all Town, County and State requirements.

D. Archaeological/Cultural Resources – One prehistoric archaeological site was discovered on the project site, with a Stage 2 archaeological study determining that the identified prehistoric archaeological site did not meet the eligibility criteria for listing on the State or National Register of Historic Places. This finding was confirmed by the NYS Office of Parks, Recreation and Historic Preservation in its letter of October 10, 2001. No mitigation measures are needed for the subject development.

E. Air Quality – Potential impacts to air quality resulting from fugitive dust generated during construction activities will be minimized by the following measures:

- seeding and/or mulching exposed soils as soon as practicable and in accordance with the requirements and applicable regulations promulgated by the NYSDEC
- grading roadways and covering them with gravel during construction, periodically regarding, compacting and replacing gravel as necessary as determined by the Town

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- wetting down temporary roads to be constructed on the project site during construction of the build-out of the project as needed throughout the duration of construction activities and as determined by the Town.

F. Condominium Designation - As originally proposed, the residential portion of the project was not to include the development of any units that will be filed as condominiums. The Project Sponsor previously offered to place a deed restriction to this affect as a condition of sale to any future builder, developer or owner of any lot on the subject site. On June 21, 2018, a Declaration of Restrictions was recorded at the Erie County Clerk's Office (Liber 11330 of Deeds at Page 8243) for the purpose of prohibiting the residential uses on the Project Site from utilizing the condominium form of ownership. The Project Sponsor is requesting that the Declaration of Restrictions be modified to allow the condominium form of ownership for the attached residential units to be developed on Site A.

18. Evaluation of Future Actions

In accordance with SEQR regulations, upon application to the Town for development of the project site that requires the submittal of an Environmental Assessment Form, the Town will be required to determine if the potential adverse environmental impacts associated with the development have been adequately identified and evaluated in the DGEIS, FGEIS, and this Amended Findings Statement, and whether the proposed development exceeds any of the thresholds and/or requirements contained in this Findings Statement. This determination must be made by the Town prior to the issuance of any discretionary land use approvals by the Town for the proposed development.

The following scenarios are put forth in Section 617.10(c) & (d) of the SEQR regulations:

A. If the Town determines that the proposed action is in conformance with the conditions and thresholds in the FGEIS or the Amended Findings Statement, then no further environmental review pursuant to SEQR will be required;

B. If the Town determines that the proposed action is adequately addressed in the FGEIS, but is not addressed or not adequately addressed in the Amended Findings Statement, then an amendment to this Amended Findings Statement must be prepared;

C. If the Town determines that the proposed action was not addressed, or was not adequately addressed, in the FGEIS, but it will not result in any significant environmental impacts, then a negative declaration must be prepared; or

D. If the Town determines that the proposed action was not addressed, or was not adequately addressed, in the FGEIS, and the action may have one or more significant adverse environmental impacts, than a supplement to the FGEIS must be prepared.

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EXHIBIT E

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

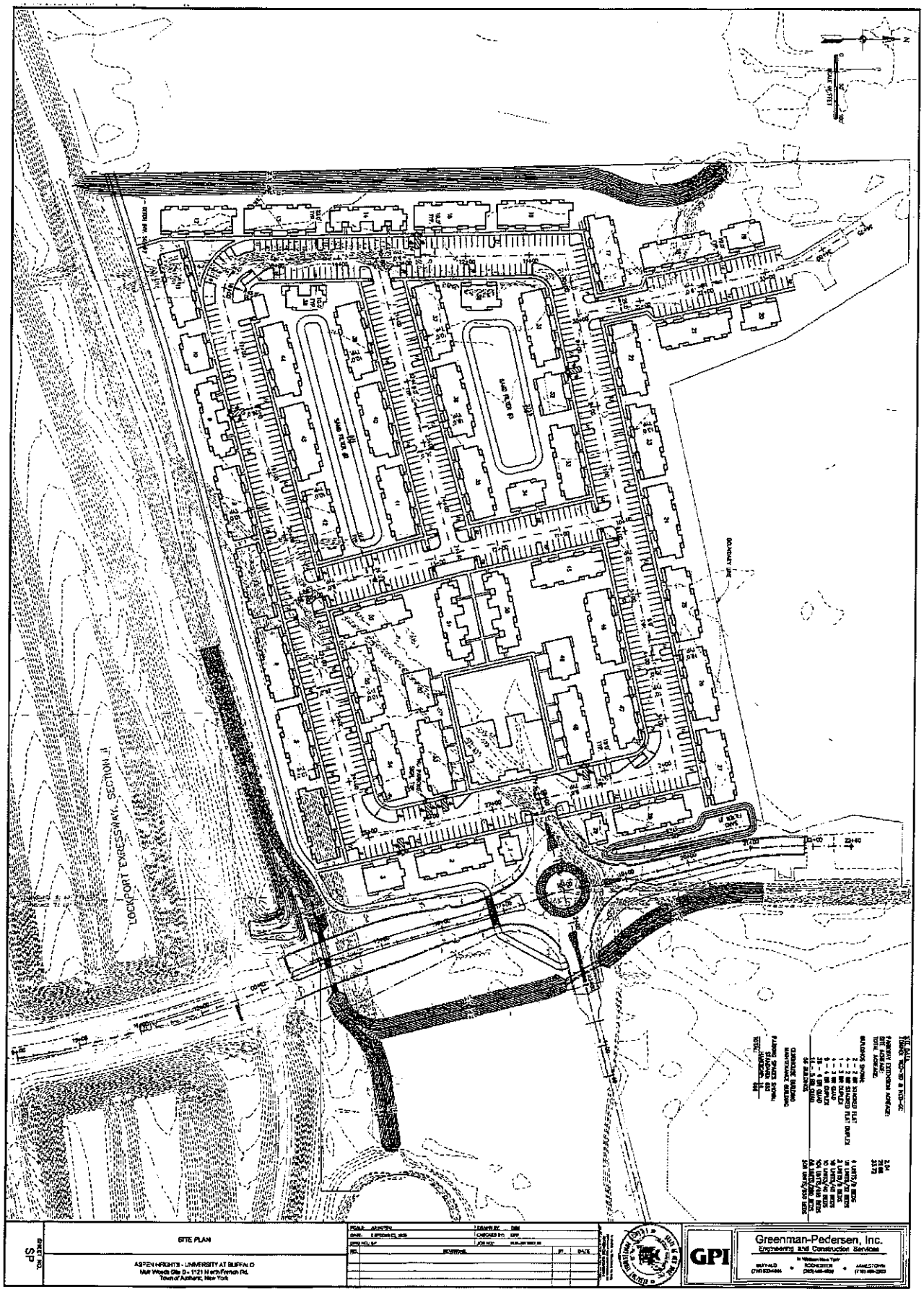

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EXHIBIT F

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Townhomes at Muir Woods		
Project Location (describe, and attach a general location map): 770 John James Audubon Parkway, Amherst, New York		
Brief Description of Proposed Action (include purpose or need): This Project is a development of a 17.14-acre site located 770 John James Audubon Pkwy in the Town of Amherst. Construction will consist of 160 townhouse units, 4 private roads, the relocation of the existing Town of Amherst bike trail, and will also include associated utility, lighting, and landscaping improvements. Currently the site is undeveloped. The proposed site development area to be disturbed for this project is approximately 14.5 acres when construction is completed.		
Name of Applicant/Sponsor: 770 JJAP LLC	Telephone: E-Mail:	
Address: 50 Fountain Plaza, Suite 500		
City/PO: Buffalo	State: New York	Zip Code: 14202
Project Contact (if not same as sponsor; give name and title/role): Erik Wagner, Director of Development & Construction, Ciminelli Real Estate Corporation	Telephone: 716.631.8000 xt 3073 E-Mail: ewagner@ciminelli.com	
Address: 50 Fountain Plaza, Suite 500		
City/PO: Buffalo	State: New York	Zip Code: 14202
Property Owner (if not same as sponsor): 770 JJAP LLC	Telephone: E-Mail:	
Address: 50 Fountain Plaza, Suite 500		
City/PO: Buffalo	State: NY	Zip Code: 14202

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B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Amherst Town Board Rezoning Approval	February 17, 2026
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Amherst Planning Board - Site Plan/Subdivision	Spring 2026
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☐No		
e. County agencies ☑Yes ☐No	Erie County Department of Health - Sewer Connection	Spring 2026
f. Regional agencies ☐Yes ☐No		
g. State agencies ☑Yes ☐No	NYSDEC Wetland Permitting	
h. Federal agencies ☑Yes ☐No	ACOE Wetland Permitting	

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☐No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☑Yes ☐No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes ☐No

If Yes, identify the plan(s):
NYS Heritage Areas:West Erie Canal Corridor

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

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C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
NCD-GC

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☑ Yes ☐ No
If Yes,
i. What is the proposed new zoning for the site? NCD-ND

C.4. Existing community services.

a. In what school district is the project site located? Williamsville Central Schools

b. What police or other public protection forces serve the project site?
Town of Amherst Police Department

c. Which fire protection and emergency medical services serve the project site?
Getzville Fire Protection District

d. What parks serve the project site?
Town of Amherst Bike Path

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential

b. a. Total acreage of the site of the proposed action? 17.9 acres
b. Total acreage to be physically disturbed? 14.5 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 163.3 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Residential
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? 160
iv. Minimum and maximum proposed lot sizes? Minimum 1,334.64 sf Maximum 1,468.64 sf

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 48 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	160			
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

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ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No
If Yes:

i. Total anticipated water usage/demand per day: 38,720 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No
If Yes:

- Name of district or service area: Town of Amherst
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☑Yes ☐No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
  Approx. 49 LF of public main to the hotbox. Approx. 2,898 LF of new 8" private water main will be installed along the private roads after hotbox
- Source(s) of supply for the district: public

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☑No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: 35,200 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
sanitary waste

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑Yes ☐No
If Yes:

- Name of wastewater treatment plant to be used: Town of Amherst Wastewater Treatment Facility
- Name of district: Town of Amherst
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

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- Do existing sewer lines serve the project site? ☑Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☑Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: Approx. 215 LF of public forcemain connecting to a new public wastewater pump station. approx. 3,260 of 8" private sanitary sewer extension along proposed private roads connecting to the new public wastewater pump station.

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- What is the receiving water for the wastewater discharge?

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste:

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 7.3 acres (impervious surface)

_____ Square feet or 17.14 acres (parcel size)

ii. Describe types of new point sources. new roadway, future townhouse family residences

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

on site stormwater management facility/strutcures

- If to surface waters, identify receiving water bodies or wetlands:
- Will stormwater runoff flow to adjacent properties? ☐Yes ☑No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☑No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☑ Evening ☐Weekend
☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7am - 7pm
- Saturday: as needed
- Sunday: n/a
- Holidays: n/a

ii. During Operations:

- Monday - Friday: N/A, subdivision
- Saturday: N/A, subdivision
- Sunday: N/A, subdivision
- Holidays: N/A, subdivision

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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Typical Construction noise during approved hours of construction in the Town.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: Existing trees/brush will be removed for construction of public infrastructure.

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Street lighting along proposed private streets, 12' mounting height, standard light fixture, 150' +/- to nearest structure

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No

Describe: existing trees/brush will be removed for construction of public infrastructure, this removal will be minimized as much as possible

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction:
- Operation:

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction:
- Operation:

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s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☑ Residential (suburban) ☑ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.2	7.3	+7.1
• Forested	0.1	0	-0.1
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	16.84	9.84	-7.0
• Agricultural (includes active orchards, field, greenhouse etc.)	0.0	0.0	0.0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.0	0.0	0.0
• Wetlands (freshwater or tidal)	0.0	0.0	0.0
• Non-vegetated (bare rock, earth or fill)	0.0	0.0	0.0
• Other Describe: _____			

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c. Is the project site presently used by members of the community for public recreation? ☐Yes ☑No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐Yes ☑No
If Yes,
i. Identify Facilities:

e. Does the project site contain an existing dam? ☐Yes ☑No
If Yes:
i. Dimensions of the dam and impoundment:
- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes ☑No
If Yes:
i. Has the facility been formally closed? ☐Yes ☐ No
- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes ☑No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐Yes ☑ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐Yes ☑No
☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____
☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐Yes ☑No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

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v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☑No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? >40 feet

b. Are there bedrock outcroppings on the project site? ☐Yes ☑No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

Cheektowaga fine sandy	20 %
Cosad loamy fine sand	80 %
	%

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils:

☐ Well Drained:	% of site
☐ Moderately Well Drained:	% of site
☑ Poorly Drained	% of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	100 % of site
☐ 10-15%:	% of site
☐ 15% or greater:	% of site

g. Are there any unique geologic features on the project site? ☐Yes ☑No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑Yes ☐No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑Yes ☐No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑Yes ☐No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 837-27 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☑Yes ☐No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____
Name - Pollutants - Uses:Ellicott Creek, Lower, and tribs - Total Phosphorus

i. Is the project site in a designated Floodway? ☐Yes ☑No

j. Is the project site in the 100-year Floodplain? ☑Yes ☐No

k. Is the project site in the 500-year Floodplain? ☑Yes ☐No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐Yes ☑No
If Yes:

i. Name of aquifer: _____

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m. Identify the predominant wildlife species that occupy or use the project site:
Suburban species.

n. Does the project site contain a designated significant natural community? ☐Yes ☑No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐Yes ☑No
If Yes:
i. Species and listing (endangered or threatened):

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☑No
If Yes:
i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☑Yes ☐No
If yes, give a brief description of how the proposed action may affect that use:
Occasional fishing in the adjacent pond. This development will help increase access.

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐Yes ☑No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No
i. If Yes: acreage(s) on project site?
ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No
If Yes:
i. CEA name:
ii. Basis for designation:
iii. Designating agency and date:

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e. 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? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. 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? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name 770 JJAP LLC Date February 17, 2026

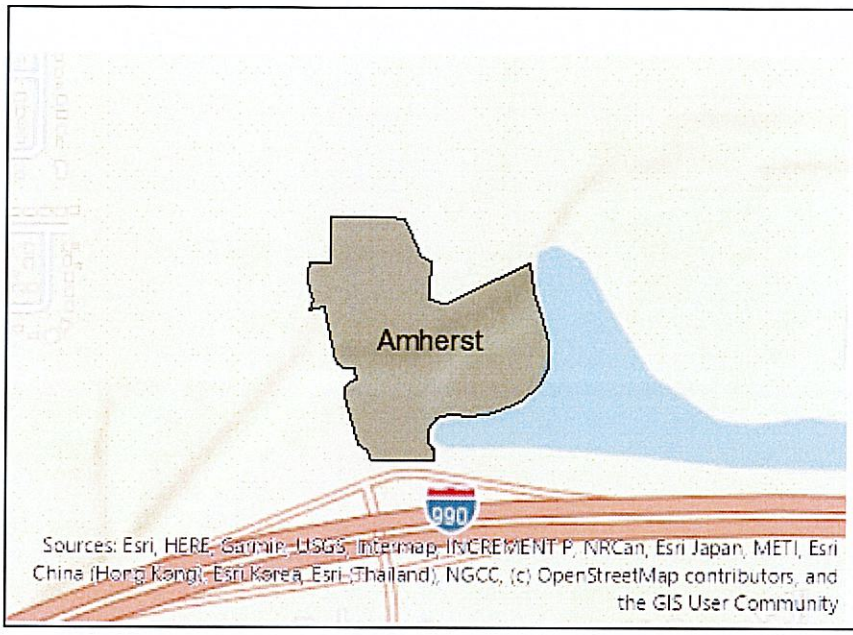
Signature _____ Title Marc A. Romanowski, Esq., Attorney for Applicant

PRINT FORM

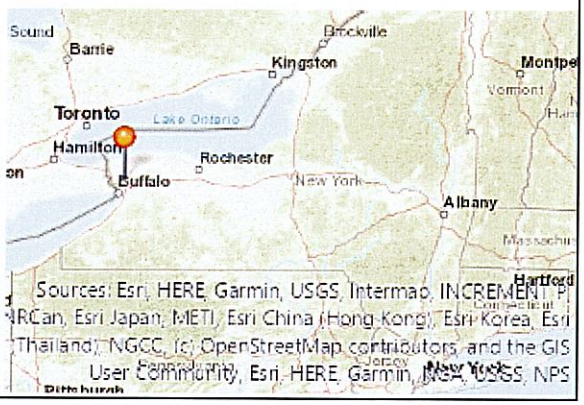
Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

EAF Mapper Summary Report

Monday, February 16, 2026 1:31 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	837-27
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters

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E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Ellicott Creek, Lower, and tribs - Total Phosphorus
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

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EXHIBIT G

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Rezoning

For Official Use

File #: _____ **Acreage** _____ **Fee $** _____

Address Verified by Assessor's Office _____ VERIFIED BY DATE

Application Received by Planning Department _____ ACCEPTED BY DATE

Materials Checked by Zoning Enforcement Officer _____ CHECKED BY DATE

Materials & Fee Paid to Town Clerk _____ ACCEPTED BY DATE

		Fill In Applicable Fees
2 ACRES OR LESS	**$1,250.**	_____
2 – 20 ACRES **$1,250 + $250/acre or fraction thereof over 2 acres** (fractions of an acre to be counted as 1 acre)		_____
21 – 30 ACRES **$5,700 + $150/acre or fraction thereof over 21 acres** (fractions of an acre to be counted as 1 acre)		_____
OVER 30 ACRES **$6,900 +$75/acre or fraction thereof over 30 acres** (fractions of an acre to be counted as 1 acre)		_____
Request for Relief of / Change to Conditions of Zoning Approval	**$1,200.**	1,200.00
AFFIDAVIT FEE FOR PUBLIC HEARING	**$15.**	15.00
	TOTAL FEE:	**$** 1,215.00

Town of Amherst Planning Department 5583 Main Street Williamsville New York 14221
(716) 631-7051 Fax (716) 631-7153 Web www.amherst.ny.us

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

TO BE COMPLETED BY APPLICANT

1. **Petitioner:**

Name: 770 JJAP LLC

Address: 50 Fountain Plaza, Suite 500

Buffalo (City) NY (State) 14202 (Zip Code)

Phone: 716-631-8000 ext 3073 Fax

E Mail: ewagner@ciminelli.com

2. **The undersigned hereby petitions the Honorable Town Board to rezone the following described property:**

From: _____ District

To: _____ District

The Property is properly zoned NCD-GC. The Applicant is not seeking to amend the zoning classification of the Project Site but to accommodate the proposed use.

3. **Street address of land to be rezoned:** (must be verified by Town Assessor's Office)

770 John James Audubon Parkway, Amherst, NY 14228

SBL #: 41.05-3-9

4. **Area of land to be rezoned** (in acres): 17.493

5. **Owner of Land**:

Name: 770 JJAP LLC

Address: 50 Fountain Plaza, Suite 500

Buffalo (City) NY (State) 14202 (Zip Code)

Phone: _____

6. **Representative** (Architect, Engineer, Landscape Architect, Surveyor or Attorney):

Name: Marc Romanowski, Esq.

Address: 1600 Liberty Building, 424 Main Street

Buffalo (City) NY (State) 14202 (Zip Code)

Phone: 716-854-3400 Fax 716-332-0336

E Mail: romanowski@rupppfalzgraf.com

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

7. **Petitioner's interest in property**

_____Option to purchase
__X__Owner
_____Other (explain) _____

8. **The following are all others having an interest in this application and join herein with the petitioner named above:** (describe extent of interest; attach sheets as needed)
N/A

9. **Attach Survey and Legal description of land to be rezoned. The Survey must be prepared by a New York State Licensed Land Surveyor.**

10. **Said property has the following deed restrictions or covenants:** (attach copy)
Liber See attached Page See Attached

11. **Information on proposed project:**

A. Description of the character of the proposed development: This project is a development of a 17+ acre site located at 770 John James Audubon Parkway. Construction will consist of 160 townhouse units, 4 private roads, the relocation of the existing Town of Amherst bike trail and will also include associated utility, lighting, and landscaping improvements. The Site is currently undeveloped and the total area to be disturbed for the project will be 14.5 acres

B. Rationale for rezoning request:

1. Why was this site chosen? This site was part of a larger development project. The west side of the project has already been developed into student housing units known as Aspen Heights.

2. Why cannot land be used with the existing zoning? We are not seeking a rezoning of the Property but rather seeking a amendment of the previous zoning determination made by the Town Board as shown in Exhibit "D".

3. How will this rezoning impact surrounding properties? We are not seeking a rezoning of the Property but rather seeking a amendment of the previous zoning determination made by the Town Board as shown in Exhibit "D".

4. How will this rezoning impact the school system? We are not seeking a rezoning of the Property but rather seeking a amendment of the previous zoning determination made by the Town Board as shown in Exhibit "D".

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

12. Quantitative Data:

A. Total # of dwelling units 160

B. Distribution of dwelling units by type 160 Town home units

C. Gross Residential Density per acre 9.3 units per acre

D. Total amount of Open Space 10.6 acres

E. Proposed Non-Residential Floor Area N/A

13. Development Schedule:

Start Summer/Fall 2026

Finish Approximately 3-4 years

Stages (# of) 2

14. If any portion of the proposed development is planned to be sold or leased, please describe:

The individual townhouses to be constructed will be sold to individual owners.

15. Open Space ownership and maintenance provisions (if applicable):

The open spaces will be owned and maintained by a Homeowners Association.

16. Basis for Findings (Sec. 8-3-5 of the Town Zoning Code) (Attach sheets and supplemental materials as necessary.)

A. **The proposed zoning and development plan must be generally consistent with the policies of the Comprehensive Plan and the Town Zoning Ordinance.**

1. State in detail why the proposed zoning is consistent with the adopted Town of Amherst Bicentennial Comprehensive Plan. Cite specific sections, maps, and/or figures in the Plan that support the proposed zoning at this location (The Comprehensive Plan document is available at the Planning Department, Town Clerk's Office, Amherst libraries, or at www.amherst.ny.us). Add sheets as needed.

See Letter of Intent attached hereto

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

2. Pursuant to NYS Town Law Section 272a(11), "All Town land use regulations must be in accordance with a comprehensive plan adopted pursuant to this Section." The Amherst Town Board adopted the Bicentennial Comprehensive Plan pursuant to NYS Town Law 272 on January 2, 2007. If the rezoning is approved, the Town Board may require the Plan to be amended, as applicable.

   Cite all text, maps, or figures that must be amended to support the proposed zoning at this location (attach pages as necessary) and provide detailed suggested amendments.
   See Letter of Intent attached hereto

3. State why the proposed zoning is consistent with intent and objectives (Sec. 1-2-2) of the Zoning Ordinance:
   See Letter of Intent attached hereto

B. Adequate Services and Utilities are available or are proposed to be made available with the construction of the development:

1. Sanitary Sewer Yes
2. Storm Sewer/Drainage Yes
3. Water Yes
4. Other All standard Cable, Internet, Phone, etc.

C. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:
See Letter of Intent attached hereto

D. Suitability of the subject property for uses permitted by the current versus the proposed district: See Letter of Intent attached hereto

E. Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the Town:
See Letter of Intent attached hereto

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

17. The petitioner encloses herewith the sum of $ 1,215.00 to pay the fee, and consents to the placement of a sign(s) at the described location identifying this request for a period of time to be determined by the Town Clerk.

18. The undersigned certifies that all information required to be disclosed pursuant to Section 809 of the General Municipal Law (see below) is as follows:

The undersigned swears or affirms that all statements made herein are true, that all drawings submitted correctly show the situation involved in this petition.

Signature of Petitioner

Subscribed and sworn to before me this 25 *day of* February, 20 26

Notary Public, Erie County, New York

DENISE L. BORDEN
Notary Public, State of New York
Qualified in Erie County
My Commission Expires Aug. 4, 2029

N.Y.S. General Municipal Law - Section 809 Disclosure in certain applications:

1. Every application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provision of any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state office or any office or employee of such municipality or of a municipality of which such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.

2. For the purpose of this section an officer or employee shall be deemed to have an interest in the applicant when he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them

(a) is the applicant, or
(b) is an officer, director, partner or employee of the applicant, or
(c) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
(d) is a party to an agreement with such an applicant, express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such applicant, petition or request.

3. In the county of Nassau the provisions of subdivisions one and two of this section shall also apply to a party officer. "Party Officer" shall mean any person holding any position or office, whether by election, appointment or otherwise, in any party as defined by subdivision four or section two of the election law.

4. Ownership of less than five per cent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.

5. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

Town of Amherst Planning Department 5583 Main Street Williamsville New York 14221
(716) 631-7051; Fax: (716) 631-7153; Web: www.amherst.ny.us

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Townhomes at Muir Woods		
Project Location (describe, and attach a general location map): 770 John James Audubon Parkway, Amherst, New York		
Brief Description of Proposed Action (include purpose or need): This Project is a development of a 17.14-acre site located 770 John James Audubon Pkwy in the Town of Amherst. Construction will consist of 160 townhouse units, 4 private roads, the relocation of the existing Town of Amherst bike trail, and will also include associated utility, lighting, and landscaping improvements. Currently the site is undeveloped. The proposed site development area to be disturbed for this project is approximately 14.5 acres when construction is completed.		
Name of Applicant/Sponsor: 770 JJAP LLC	Telephone: E-Mail:	
Address: 50 Fountain Plaza, Suite 500		
City/PO: Buffalo	State: New York	Zip Code: 14202
Project Contact (if not same as sponsor; give name and title/role): Erik Wagner, Director of Development & Construction, Ciminelli Real Estate Corporation	Telephone: 716.631.8000 xt 3073 E-Mail: ewagner@ciminelli.com	
Address: 50 Fountain Plaza, Suite 500		
City/PO: Buffalo	State: New York	Zip Code: 14202
Property Owner (if not same as sponsor): 770 JJAP LLC	Telephone: E-Mail:	
Address: 50 Fountain Plaza, Suite 500		
City/PO: Buffalo	State: NY	Zip Code: 14202

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Amherst Town Board Rezoning Approval	February 17, 2026
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Amherst Planning Board - Site Plan/Subdivision	Spring 2026
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☐No		
e. County agencies ☑Yes ☐No	Erie County Department of Health - Sewer Connection	Spring 2026
f. Regional agencies ☐Yes ☐No		
g. State agencies ☑Yes ☐No	NYSDEC Wetland Permitting	
h. Federal agencies ☑Yes ☐No	ACOE Wetland Permitting	

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes ☐No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☑Yes ☐No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes ☐No

If Yes, identify the plan(s):

NYS Heritage Areas:West Erie Canal Corridor

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

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C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☐ Yes ☑ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☑ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? Williamsville Central Schools

b. What police or other public protection forces serve the project site?
Town of Amherst Police Department

c. Which fire protection and emergency medical services serve the project site?
Getzville Fire Protection District

d. What parks serve the project site?
Town of Amherst Bike Path

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential

b. a. Total acreage of the site of the proposed action? 17.9 acres
b. Total acreage to be physically disturbed? 14.5 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 163.3 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Residential
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? 160
iv. Minimum and maximum proposed lot sizes? Minimum 1,334.64 sf Maximum 1,468.64 sf

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 48 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

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f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	160			
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☑ Yes ☐ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): The project is adjacent to a unnamed lake. _____

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ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
The action does not impact the lake. Only minor yard drainage storm pip outlets will drain to the lakeshore.

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☑No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☑No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:
Mitigation has already been completed on the site.

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No
If Yes:

i. Total anticipated water usage/demand per day: 38,720 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No
If Yes:

- Name of district or service area: Town of Amherst
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☑Yes ☐No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
  Approx. 49 LF of public main to the hotbox. Approx. 2,898 LF of new 8" private water main will be installed along the private roads after hotbox
- Source(s) of supply for the district: public

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☑No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: 35,200 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
sanitary waste

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑Yes ☐No
If Yes:

- Name of wastewater treatment plant to be used: Town of Amherst Wastewater Treatment Facility
- Name of district: Town of Amherst
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

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- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☑ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: Approx. 215 LF of private forcemain connecting to a new public wastewater pump station. approx. 3,260 of 8" private sanitary sewer extension along proposed private roads connecting to the new public wastewater pump station.

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 7.3 acres (impervious surface)

_____ Square feet or 17.14 acres (parcel size)

ii. Describe types of new point sources. new roadway, future townhouse family residences

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

on site stormwater management facility/strutcures

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☑ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____ Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☑Yes ☐No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☑ Morning ☑ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☑No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: creation of private roads and extension of dead end of John James Audubon Parkway.

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☑No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☑No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☑Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7am - 7pm
- Saturday: as needed
- Sunday: n/a
- Holidays: n/a

ii. During Operations:

- Monday - Friday: N/A, subdivision
- Saturday: N/A, subdivision
- Sunday: N/A, subdivision
- Holidays: N/A, subdivision

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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Typical Construction noise during approved hours of construction in the Town.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: Existing trees/brush will be removed for construction of public infrastructure.

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Street lighting along proposed private streets, 12' mounting height, standard light fixture, 150' +/- to nearest structure

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☑ Yes ☐ No

Describe: existing trees/brush will be removed for construction of public infrastructure, this removal will be minimized as much as possible

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

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s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☑ Residential (suburban) ☑ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.2	7.3	+7.1
• Forested	0.1	0	-0.1
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	16.84	9.84	-7.0
• Agricultural (includes active orchards, field, greenhouse etc.)	0.0	0.0	0.0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.0	0.0	0.0
• Wetlands (freshwater or tidal)	0.0	0.0	0.0
• Non-vegetated (bare rock, earth or fill)	0.0	0.0	0.0
• Other Describe: _____			

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c. Is the project site presently used by members of the community for public recreation? ☐Yes ☑No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐Yes ☑No
If Yes,
i. Identify Facilities:

_____
_____

e. Does the project site contain an existing dam? ☐Yes ☑No
If Yes:
i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

_____
_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes ☑No
If Yes:
i. Has the facility been formally closed? ☐Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____
_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes ☑No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____
_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐Yes ☑ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐Yes ☑No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____
☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

_____
_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐Yes ☑No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____
_____

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v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? >40 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Cheektowaga fine sandy	20 %
Cosad loamy fine sand	80 %
	%

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils:
☐ Well Drained: ____% of site
☐ Moderately Well Drained: ____% of site
☑ Poorly Drained ____% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100 % of site
☐ 10-15%: ____% of site
☐ 15% or greater: ____% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No
ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No
If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:
- Streams: Name 837-27 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☑ Yes ☐ No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____
Name - Pollutants - Uses:Ellicott Creek, Lower, and tribs - Total Phosphorus

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☑ Yes ☐ No

k. Is the project site in the 500-year Floodplain? ☑ Yes ☐ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:
i. Name of aquifer: _____

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m. Identify the predominant wildlife species that occupy or use the project site:
Suburban species.

n. Does the project site contain a designated significant natural community? ☐Yes ☑No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐Yes ☑No
If Yes:
i. Species and listing (endangered or threatened):

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☑No
If Yes:
i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☑Yes ☐No
If yes, give a brief description of how the proposed action may affect that use:
Occasional fishing in the adjacent pond. This development will help increase access.

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐Yes ☑No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No
i. If Yes: acreage(s) on project site?
ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No
If Yes:
i. CEA name:
ii. Basis for designation:
iii. Designating agency and date:

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

e. 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? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. 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? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name 770 JJAP LLC Date July 20, 2026

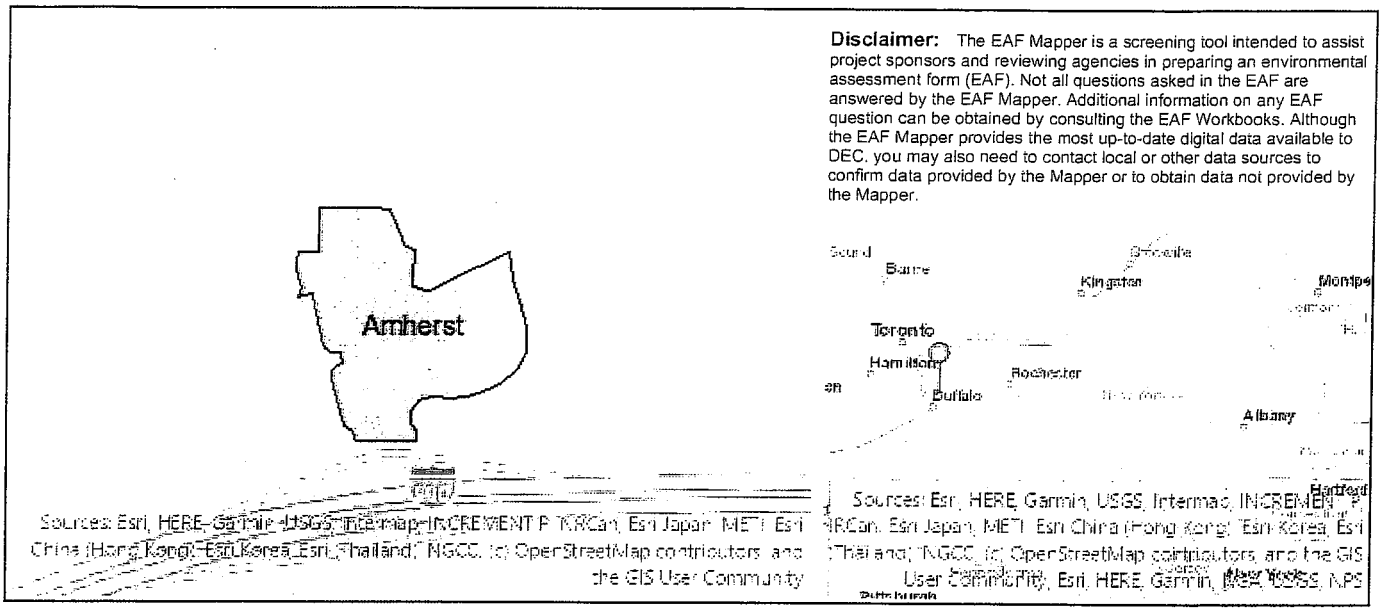
Signature _____ Title Marc A. Romanowski, Esq., Attorney for Applicant

PRINT FORM

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

EAF Mapper Summary Report

Monday, February 16, 2026 1:31 PM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	837-27
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Ellicott Creek, Lower, and tribs - Total Phosphorus
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

GPI

Greenman-Pedersen, Inc.
Engineering | Design | Planning | Construction Inspection

07.15.2026

Mr. Erik Wagner
Director of Development and Planning
Ciminelli Real Estate Corporation
50 Fountain Plaza, Suite 500
Buffalo, NY 14202

Re: **Trip Generation and Traffic Assessment**
Townhomes at Muir Woods
770 John James Audubon Parkway
Amherst, New York

Dear Mr. Wagner,

Greenman-Pedersen, Inc. (GPI) reviewed the *Break in Access Application for the Northerly Extension of John James Audubon Parkway at I-990* (July 2021) and the currently proposed *Townhomes at Muir Woods Concept Plan*. Phase 1 of the originally approved student housing development has been completed; however, Phase 2 is now proposed to be developed as market-rate townhomes. This letter summarizes the proposed changes, compares anticipated trip generation between the previously approved and current development plans, and provides a qualitative assessment of the potential traffic operational impacts associated with the revised development proposal.

As part of the 2021 Break in Access Application, a comprehensive Traffic Impact Study (TIS) was completed for the surrounding area. The study included Site B of the Muir Woods development, which at that time was proposed to consist of 515 student housing units containing 1,755 beds. Trip generation was estimated using Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, Land Use Code (LUC) 225 - Off-Campus Student Apartment, and the fully developed site was projected to generate 279 AM peak-hour trips and 572 PM peak-hour trips.

The trip generation estimate represented a conservative worst-case scenario, assuming development of 1,791 single-bed bedrooms, the maximum permitted on the site. Based on the projected traffic impacts, geometric improvements were recommended at the adjacent interchange ramp terminals. These improvements were constructed in 2023 in conjunction with Phase 1 of the Muir Woods development and included:

- A single-lane roundabout at the JJ Audubon Parkway and I-990 Southbound Ramp.
- Widening of the JJ Audubon Parkway and I-990 Northbound Ramp to accommodate a second lane.

Phase 1 of the Muir Woods development consists of 197 housing units containing 830 beds. Based on bed count, Phase 1 represents approximately 46 percent of the total development analyzed in the original traffic study. Applying the trip generation assumptions from the original study, the completed Phase 1 development is estimated to generate 129 trips (36 entering and 93 exiting) during the AM peak hour and 263 trips (136 entering and 127 exiting) during the PM peak hour. As a result, approximately 150 AM peak-hour trips (42 entering and 108 exiting) and 309 PM peak-hour trips (161 entering and 148 exiting) remain available before reaching the trip generation levels evaluated in the original study.

Since completion of the original study, market conditions have changed and development of Phase 2 of Muir Woods as student housing is no longer considered economically feasible. As a result, the developer has shifted the project concept to market-rate townhomes. Based on the current concept plan, Phase 2 is proposed to include 160 townhome units. Using trip generation rates from the ITE Trip Generation Manual, 12th Edition, Land Use Code (LUC) 215 – Single-Family Attached Housing, the proposed development is estimated to generate 79 AM peak-hour trips (20 entering and 59 exiting) and 83 PM peak-hour trips (48 entering and 35 exiting). These volumes are substantially lower than those projected for the originally approved full build-out of the Muir Woods student housing development and remain well below the trip generation levels analyzed in the 2021 Traffic Impact Study. Table 1 summarized the previously estimated and proposed trips for the Muir Woods site.

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Table 1
Trip Generation Summary

Condition	AM Peak Hour			PM Peak Hour		
	Entering	Exiting	**Total**	Entering	Exiting	**Total**
Originally Analyzed Trip Generation (2021 Traffic Impact Study)	78	201	**279**	297	275	**572**
Muir Woods Phase 1 Estimated Trips (46% of Build-out - Completed in 2023)	36	93	**129**	136	127	**263**
Trips Remaining (Compared to Original Analysis)	42	108	**150**	161	148	**309**
Proposed Townhomes (LUC 215 - 160 units)	20	59	**79**	48	35	**83**
Trips Below Originally Analyzed (Under Newly Proposed Build-out)	22	49	**71**	113	113	**226**

As shown in the table above, the proposed Phase 2 development of 160 market-rate townhome units is estimated to generate 71 fewer trips during the AM peak hour and 226 fewer trips during the PM peak hour than were projected for the original Muir Woods student housing development analyzed in the 2021 Traffic Impact Study. This equates to an approximate 25 percent reduction in AM peak hour traffic and a nearly 40 percent reduction in PM peak hour traffic. Given the lower trip generation expected from the revised development program, future traffic operations are anticipated to perform at least as well as, and likely better than, the conditions evaluated in the 2021 study. Accordingly, the transportation improvements previously identified and constructed remain adequate to accommodate traffic associated with the full build-out of the site, with no additional roadway improvements warranted based on the proposed change in land use.

If you have any questions or need additional information, please feel free to contact me at any time.

Sincerely,

GREENMAN-PEDERSEN, INC.

Michael R. Wieszchowski, P.E., PTOE
Vice President | Director of Traffic Engineering
80 Wolf Rd, Suite 600, Albany, NY 12205
518.898.9554 | mwieszchowski@gpinet.com

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

CARMINA WOOD
DESIGN

ENGINEER'S REPORT

for

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, Erie County, NY

Prepared for

770 JJAP LLC

Erik Wagner
50 Fountain Plaza, suite 500
Buffalo NY,14202

Prepared by

Carmina Wood Design

80 Silo City Row, Suite 100
Buffalo, NY 14203

Telephone: (716) 842-3165
Fax: (716) 842-0263

March 2026
Rev. July 2026



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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  - Green Infrastructure & Water Quality Calculation

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Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Section 1 - Location & Description

This project is a development of a 17.14-acre site located 770 John James Audubon Pkwy in the Town of Amherst. Construction will consist of 160 three-bedroom townhouse units, 4 private roads, the relocation of the existing Town of Amherst bike trail, and will also include associated utility, lighting and landscaping improvements. Currently the site is undeveloped. The proposed site development area to be disturbed for this project is approximately 14.5 acres when construction is completed.

Section 2 - Water Service

Water service for the proposed townhome development will be provided by a proposed private 8-inch water main serving the site, tapped from the existing 12-inch ECWA water main located on the east side of John James Audubon Parkway. The proposed site water main will consist of 8-inch AWWA C-900 pipe and will function as a combined domestic and fire service. Each townhome unit will be provided with a 1-inch polyethylene combined water service connected to the proposed 8-inch water main. The combined service will be split within each unit to provide separate domestic and fire water services. The proposed 8-inch water main will extend into a dedicated insulated enclosure. Within this enclosure, the combined service will be equipped with a water meter and a reduced pressure zone (RPZ) backflow preventer.

The enclosure will be heated to prevent freezing. Discharge resulting from RPZ testing or failure will be conveyed by gravity to the nearest drainage inlet. The property owner will be responsible for maintaining the drainage ports and keeping them clear of snow and debris to ensure proper operation.
Water service within the buildings will be utilized for typical domestic purposes.

Six private hydrants will be installed on site as part of the development to ensure fire hose coverage not exceeding 400'.

Domestic Summary:

Peak Operating Demand:	145.20 gpm
Water Main:	12" on John James Audubon Pkwy
Static Pressure:	100 psi (Per ECWA)
Friction Loss:	0.0 psi
Loss through meter/RPZ:	13 psi
Elevation Loss:	3.03 psi
Pressure after RPZ:	84.0 psi

Repairs to all devices will be made during off hours, dual backflow preventers are not required. The site is not located in a 100-year flood plain. Disinfection of the water service following installation will be continuous feed, according to AWWA C-651, latest revision.

Section 3 - Sanitary Sewer Service

Sanitary service for the proposed townhouse development will be provided by a proposed private sanitary sewer system consisting of an 8-inch sanitary sewer main with manholes provided at all changes in direction and at appropriate intervals. Each townhome building will connect to the private sanitary sewer system by an individual 4-inch SDR-35 PVC sanitary lateral installed at a minimum slope of 1.0 percent.

The proposed private sanitary sewer will convey flows to a proposed on-site pump station, which will be designed to Town of Amherst and Erie County standards by others and submitted under separate cover. From the pump station, sanitary flow will be discharged to the existing public force main located along John James Audubon Parkway. The force main will ultimately discharge to the existing Town of Amherst sanitary sewer system via a manhole located near the intersection of John James Audubon Parkway and Dodge Road.

Design Parameters

3-bedroom townhouse:	330 gal/day/house x 160 units = 52,800 gpd
52,800 gpd * 3.96 = 209,190 gpd	*use peaking factor of 3.96

The hydraulic loading rate is per "Design Standards for Intermediate Sized Wastewater Treatment Systems" 2014, NYSDEC.

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Section 4 - Storm Sewer Service

The existing site generally drains to the south, east, and west toward the existing stormwater management pond and perimeter drainage ditches located along the south, east, and west portions of the site. The on-site ditch ultimately discharges to Ellicott creek

Stormwater runoff generated by the proposed development will be collected and conveyed through a proposed storm sewer system consisting of bioretention areas, catch basins, yard drains, manholes, and smooth interior HDPE storm pipe. Side-yard swales between buildings are proposed to intercept and direct runoff away from the townhouse structures and into the storm sewer system.

The proposed bioretention areas are designed to provide 100 percent of the minimum Runoff Reduction Volume (RRv) and Water Quality Volume (WQv) for the development. Soils in the vicinity of the bioretention practices are predominantly USDA Hydrologic Soil Group D; therefore, underdrains will be provided in accordance with NYSDEC requirements. Each bioretention area will include 8-inch perforated HDPE underdrains embedded in 12 inches of drainage gravel, overlain by filter fabric and a minimum of 30 inches of approved filter media. Outlet Control Structures will be installed within the bioretention areas to limit maximum ponding depths to 18 inches while still providing the required RRv treatment. Discharge from the bioretention areas will outlet to the existing on-site stormwater management system. Stormwater management for the site, including RRv, WQv, and volume attenuation, has been designed in accordance with Chapter 4 of the NYSDEC Stormwater Management Design Manual. The bioretention areas are incorporated as green infrastructure practices to satisfy runoff reduction and water quality treatment requirements for the site.

Post development impervious cover is estimated at 7.33 acres, representing an increase of 7.10 acres. This portion of Muir Woods is part of a larger planned development for which stormwater quantity management is provided by the existing on-site stormwater management system, including the existing stormwater pond. As concluded in the *Muir Woods Preliminary Drainage Report* (Greenman-Pedersen, Inc., August 2007), a watershed-scale hydrologic and hydraulic analysis determined that no additional stormwater quantity detention was required because further delaying runoff would increase peak flows in Ellicott Creek. The analysis also concluded that the existing Town Ditch No. 4 system has adequate capacity to convey the increase in post development runoff without adverse downstream impacts and that the proposed development would have no significant impact on downstream flooding. Therefore, no additional stormwater quantity detention is required for this phase of the development. The proposed bioretention areas have been designed to safely convey runoff from extreme storm events without flooding the proposed development. Each bioretention area includes an outlet control structure to regulate discharge rates and a check valve at the outfall to prevent stormwater from backing up into the proposed storm drainage system during elevated downstream water levels.

Water Quality Summary:
WQv req'd = 23,417 cf (0.538 ac-ft)
RRv min. req'd = 4,530 cf (0.104 ac-ft)
RRv provided - bioretention areas = 9,475 cf (0.218 ac-ft)
WQv provided – bioretention area = 13,942 cf (0.320 ac-ft)
Total RRv + WQv provided = 9,475 cf + 13,942 cf = 23,417 cf (0.538 ac-ft)

Bioretention 1

Area: 1,150 sf
Bottom Elevation: 571.50
Outlet Control Structure #1 (2' SQ.) - Rim Elevation:572.50, Weir Elevation: 572.00

Summary:

Event	Outflow (cfs)	Elevation (cfs)	Storage (cfs)
1-year	2.52	572.21	959
10-year	6.05	572.38	1,245
25-year	7.59	572.48	1,424
100-year	10.08	572.62	1,666

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Bioretention 2

Area: 1,200 sf
Bottom Elevation: 571.50
Outlet Control Structure #2 (2' SQ.) - Rim Elevation:572.50, Weir Elevation: 572.00

Summary:

Event	Outflow (cfs)	Elevation (cfs)	Storage (cfs)
1-year	2.47	572.24	1,075
10-year	5.10	572.39	1,337
25-year	6.31	572.45	1,443
100-year	8.18	572.53	1,597

Bioretention 3

Area: 2,420 sf
Bottom Elevation: 571.50
Outlet Control Structure #3 (3' SQ.) - Rim Elevation:572.50, Weir Elevation: 572.00

Summary:

Event	Outflow (cfs)	Elevation (cfs)	Storage (cfs)
1-year	4.93	572.27	2,102
10-year	10.93	572.46	2,677
25-year	13.71	572.53	2,909
100-year	17.91	572.63	3,253

Bioretention 4

Area: 1,100 sf
Bottom Elevation: 571.50
Outlet Control Structure #4 (2' SQ.) - Rim Elevation:572.50, Weir Elevation: 572.00

Summary:

Event	Outflow (cfs)	Elevation (cfs)	Storage (cfs)
1-year	1.99	572.21	879
10-year	3.97	572.33	1,056
25-year	4.88	572.38	1,128
100-year	6.28	572.45	1,232

Bioretention 5

Area: 4,000 sf
Bottom Elevation: 571.75
Outlet Control Structure #5 (3' SQ.) - Rim Elevation:573.00, Weir Elevation: 572.25

Summary:

Event	Outflow (cfs)	Elevation (cfs)	Storage (cfs)
1-year	6.76	572.64	4,181
10-year	16.13	572.99	6,197
25-year	20.18	573.13	7,041
100-year	21.04	573.57	9,904

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Runoff Summary:

Event	Ex. Runoff (cfs)	Pro. Runoff (cfs)	Result (cfs)
1-year	8.08	22.15	+14.07
10-year	27.58	54.27	+26.69
25-year	37.80	69.31	+31.51
100-year	54.29	88.79	+34.50

Note: This portion of Muir Woods is part of a larger planned development for which stormwater quantity management is provided by the existing on-site stormwater management system, including the existing stormwater pond. As concluded in the *Muir Woods Preliminary Drainage Report* (Greenman-Pedersen, Inc., August 2007), a watershed-scale hydrologic and hydraulic analysis determined that no additional stormwater quantity detention was required because further delaying runoff would increase peak flows in Ellicott Creek. The analysis also concluded that the existing Town Ditch No. 4 system has adequate capacity to convey the increase in post development runoff without adverse downstream impacts and that the proposed development would have no significant impact on downstream flooding. Therefore, no additional stormwater quantity detention is required for this phase of the development.

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Appendix A

Sanitary Sewer and Water Demand Calculations

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

CARMINA WOOD DESIGN
80 SILO CITY, SUITE 100
BUFFALO, NEW YORK, 14203
(716) 842-3165
FAX (716) 842-0263

Project No.: 25-4080 Date: 7/8/2026
Project Name: Townhomes at Muir Woods
Project Address: 770 John James Audobon Parkway
Subject: Sanitary Sewer & Water Demand Calcs
Sheet: 1 of 2

Sanitary Sewage Demand Calculations:

Proposed Townhome Development

330 gal/d/unit	x	160 Units	=	52,800	gpd	*use 330 gallons per unit per day (2-bdrm)	

Total Site Sanitary Demand: = 52,800 gpd

*The hydraulic loading rate is per "Design Standards for Intermediate Sized Wastewater Treatment Systems" 2014, NYSDEC.

Find Peak Sanitary Demand:

Peaking Factor based on Population:

Total demand: 52,800 gpd / 100 gpcd = 528 per capita

Population (P) = 528 people

Peaking Factor : (18 +/P) / (4 + /P) where P is in thousands

Peaking Factor = 3.96

Peak Sanitary Demand	=	52,800	x	3.96	=	209,190	gpd
					=	0.209	MGD
					=	0.324	cfs

Required Infiltration and Inflow Mitigation:

Peak Sanitary Flow	=	209,190	gpd	=	145.3	gpm	
4:1 offset flow per NYSDEC requirements	=	145.3	x	4	=	581.1	gpm req'd
Mitigation Credit	=	250	/gpm				

Mitigation Agreement Amount

= **$ 145,271.04**

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

CARMINA WOOD DESIGN
80 SILO CITY, SUITE 100
BUFFALO, NEW YORK, 14203
(716) 842-3165
FAX (716) 842-0263

Project No.: 25-4080 Date: 3/12/2026
Project Name: Townhomes at Muir Woods
Project Address: 770 John James Audobon Parkway
Subject: Sanitary Sewer & Water Demand Calcs
Sheet: 2 of 2

Water Demand Calculations (Domestic):

Proposed Townhome Development

52,800 gpd x 1.1 = 58,080 gpd *use 110% of sewage demand

*use 1.8 peaking factor and assume a 12 hour day

58,080 gpm x 1day/12hr x 1hr/60min = 80.67 gpm

80.67 gpm x 1.8 = 145.20 gpm Q_{peak}

Headlosses:

Q_{peak} = 145.20 gpm
Pipe = 8 inch C-900 PVC C = 140
Length = 50 LF (approx. distance from Tap to RPZ)

$$H_L = \frac{10.44\ L\ Q^{1.85}}{C^{1.85}\ D^{4.866}} = \frac{10.44(50)(96.80)^{1.85}}{(140)^{1.85}\ (8)^{4.866}} = 0.02 \text{ ft} = 0.01 \text{ psi}$$

Δ elev = 0 ft = 0.00 psi
Loss through meter = 1 psi
Loss through RPZ = 12 psi
Total Losses = 13.0 psi
Static Pressure = 100 psi (Assumed)
Residual Pressure Following RPZ = 100 - 13.0 = 87.0 psi (available after rpz & meter)

Residual Pressure 30" above 2nd Floor
Δ elev = 7 ft = 3.03 psi
Residual Pressure 30" above 2nd Floor = 84.0 psi

Water Demand Calculations (fire):

Proposed Townhome Development

Q = 1,000 gpd

Headlosses:

Q_{peak} = 1000 gpm
Pipe = 8 inch C-900 PVC C = 140
Length = 1,050 LF (approx. distance from RPZ to farthest hydrant)

$$H_L = \frac{10.44\ L\ Q^{1.85}}{C^{1.85}\ D^{4.866}} = \frac{10.44(1050)(1000)^{1.85}}{(140)^{1.85}\ (8)^{4.866}} = 16.79 \text{ ft} = 7.27 \text{ psi}$$

Δ elev = 4 ft = 1.73 psi

Static Pressure after RPZ = 87.0 psi (per ECWA)
Residual Pressure at hydrant = 87 - 9.00 = 78.0 psi

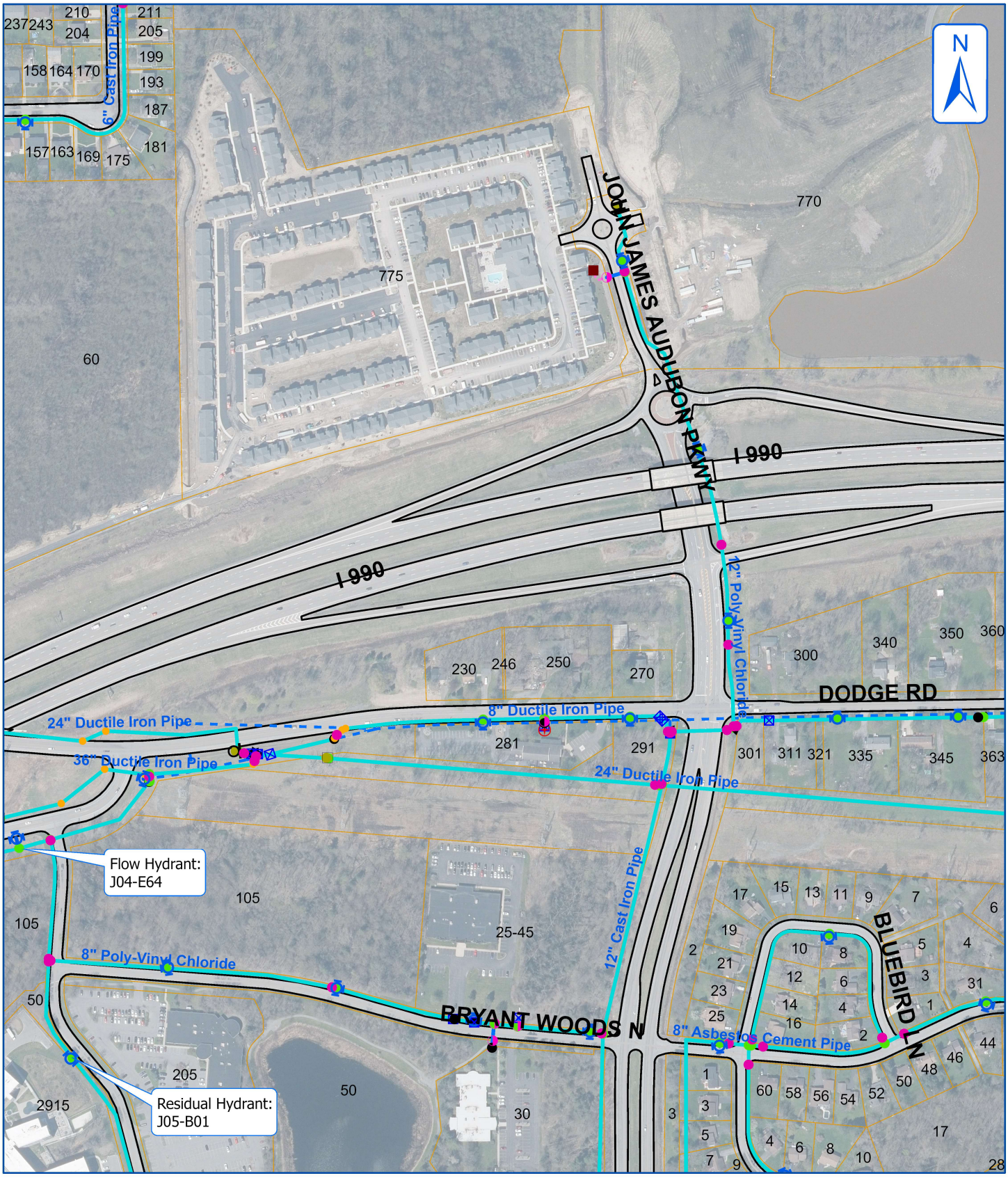
Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Hydrant Testing Data

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

770 John James Audubon Parkway
Town of Amherst
Flow Test Data From 2018

Erie County Water Authority
Buffalo, New York

Residual Hydrant: J04E64 **Test Date/Time:** 7/26/2018 08:45

Location.....: **NORTH FOREST RD** **5TH HYD N/O JOHN JAMES AUDUBON PKY**
TOWN OF AMHERST (E/SIDE)

Size of Main/Branch: **8"/6"** Fire District: **22028 GETZVILLE FD 11** Water District: **315 AMHERST DISTRICT 15C**

Performed By: **GJK, AMM** Comments: **HYDRANT FLOW TEST REQUESTED BY LESLEY NETZER, KIMLEY-HORN, 630-487-5555, E-MAIL LESLEY.NETZER@KIMLEY-HORN.COM**

Dischrge Coef: **090** Elvtn Usgs(ft): Static(psi): **100** Residual(psi): **96** Required Residual Pressure(psi): **20**
Gallons Used..: **4,389** Total Flow(gpm): **1,472** Flow at Reqd Resid Pressure: **7,421**

Flow Hydrants:

Flow Hyd	Location	Main/Brnch	Nzle	Size	Pitot	Flow	Comments
J05 B01	**OP 205 BRYANT WOODS S**	**8"/6"**	1:	**2.50**	**77.0**	**1,472**	
	1ST HYD SE/O BRYANT WOODS N		2:				
			3:			Total Flow:	**1,472**

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Appendix B

Storm Sewer System Drainage Calculations

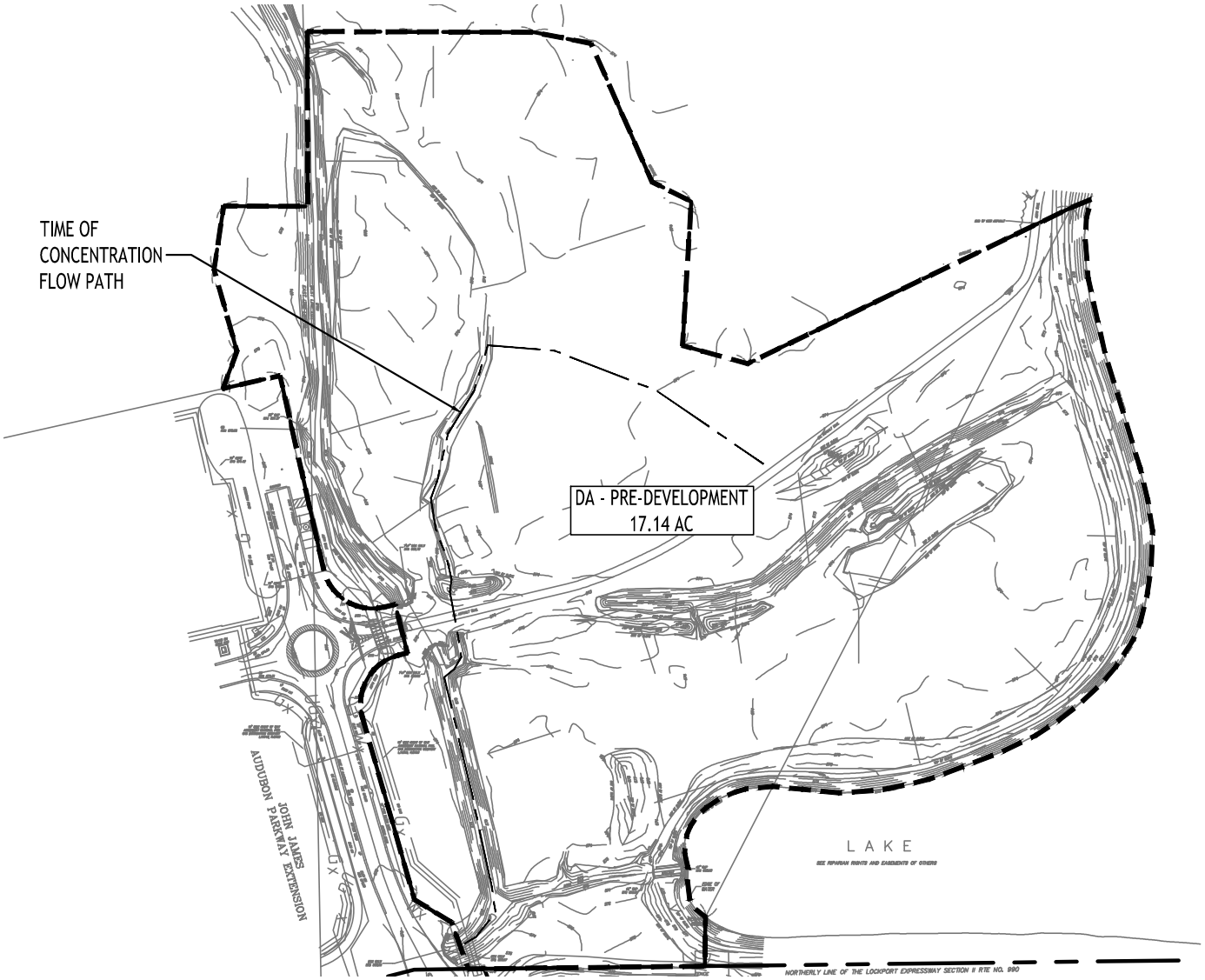
Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Existing Runoff

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)



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PRE-DEV DRAINAGE MAP

SCALE: 1"=200'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

200' 200 0 200 400Ft.

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Project Notes

Rainfall events imported from "NRCS2-Rain.txt" for 1421 NY Erie
Rainfall events imported from "NRCS2-Rain.txt" for 1421 NY Erie

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-Year	NOAA10 24-hr	A	Default	24.00	1	1.91	2
2	10-Year	NOAA10 24-hr	A	Default	24.00	1	3.44	2
3	25-Year	NOAA10 24-hr	A	Default	24.00	1	4.15	2
4	100-Year	NOAA10 24-hr	A	Default	24.00	1	5.25	2

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Subcatchment 18S: PRE-DEV DA

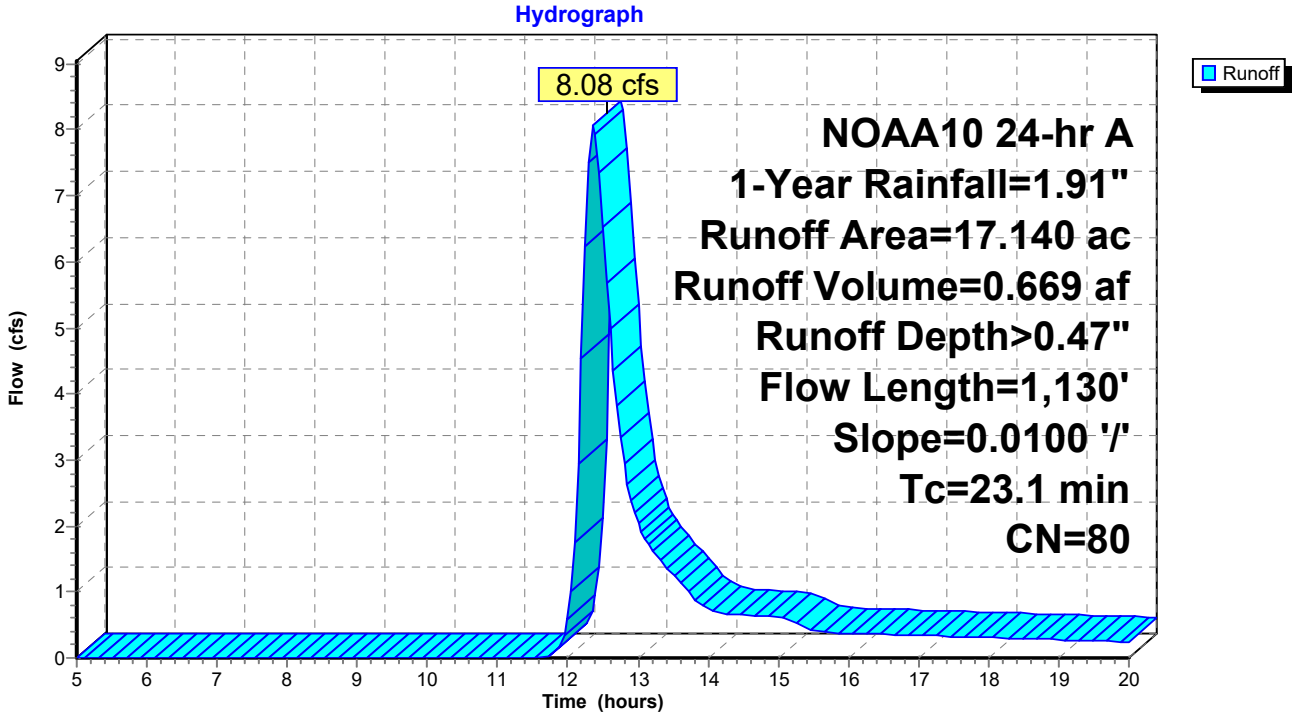
Runoff = 8.08 cfs @ 12.37 hrs, Volume= 0.669 af, Depth> 0.47"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NOAA10 24-hr A 1-Year Rainfall=1.91"

Area (ac)	CN	Description
0.230	98	Paved parking, HSG C
16.910	80	>75% Grass cover, Good, HSG D
17.140	80	Weighted Average
16.910		98.66% Pervious Area
0.230		1.34% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.6	100	0.0100	0.11		**Sheet Flow, SF - GRASS** Grass: Short n= 0.150 P2= 2.20"
7.0	630	0.0100	1.50		**Shallow Concentrated Flow, SCF - GRASS** Grassed Waterway Kv= 15.0 fps
0.5	400	0.0100	12.71	1,270.51	**Channel Flow, CF - DITCH** Area= 100.0 sf Perim= 32.0' r= 3.13' n= 0.025 Earth, clean & winding
23.1	1,130	Total			

Subcatchment 18S: PRE-DEV DA



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Subcatchment 18S: PRE-DEV DA

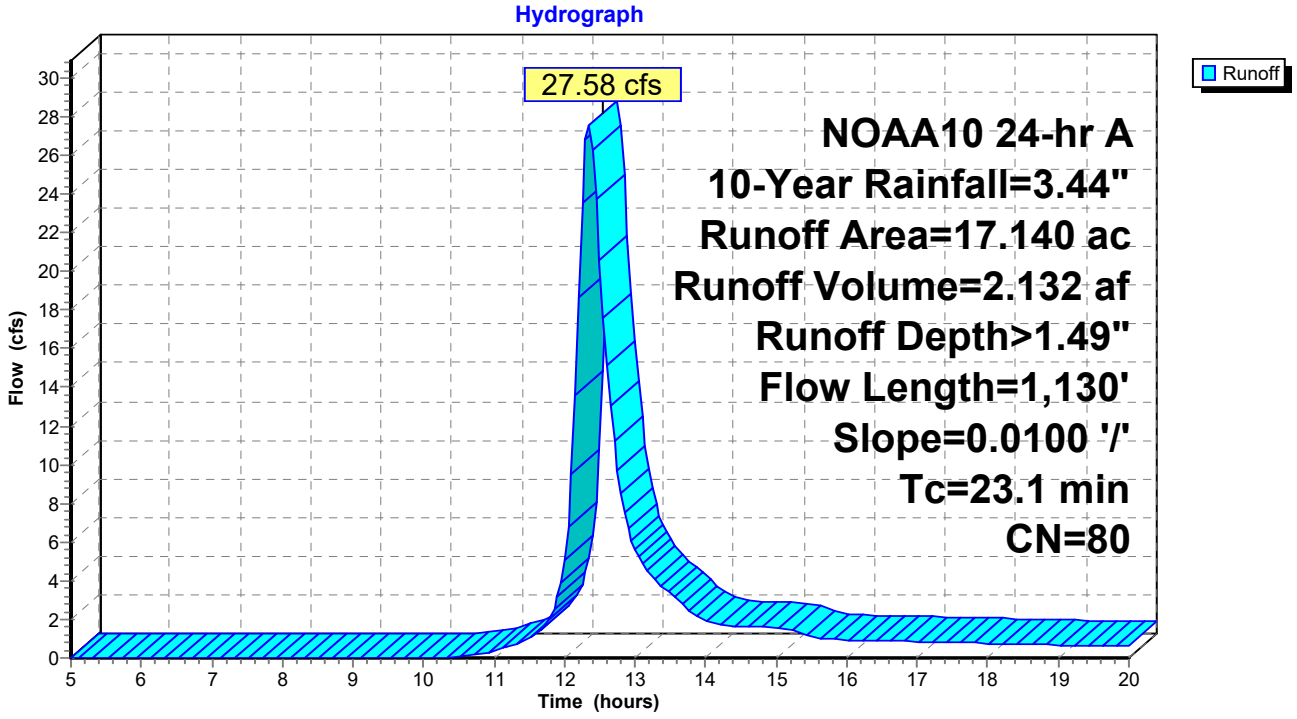
Runoff = 27.58 cfs @ 12.34 hrs, Volume= 2.132 af, Depth> 1.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NOAA10 24-hr A 10-Year Rainfall=3.44"

Area (ac)	CN	Description
0.230	98	Paved parking, HSG C
16.910	80	>75% Grass cover, Good, HSG D
17.140	80	Weighted Average
16.910		98.66% Pervious Area
0.230		1.34% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.6	100	0.0100	0.11		**Sheet Flow, SF - GRASS** Grass: Short n= 0.150 P2= 2.20"
7.0	630	0.0100	1.50		**Shallow Concentrated Flow, SCF - GRASS** Grassed Waterway Kv= 15.0 fps
0.5	400	0.0100	12.71	1,270.51	**Channel Flow, CF - DITCH** Area= 100.0 sf Perim= 32.0' r= 3.13' n= 0.025 Earth, clean & winding
23.1	1,130	Total			

Subcatchment 18S: PRE-DEV DA



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Subcatchment 18S: PRE-DEV DA

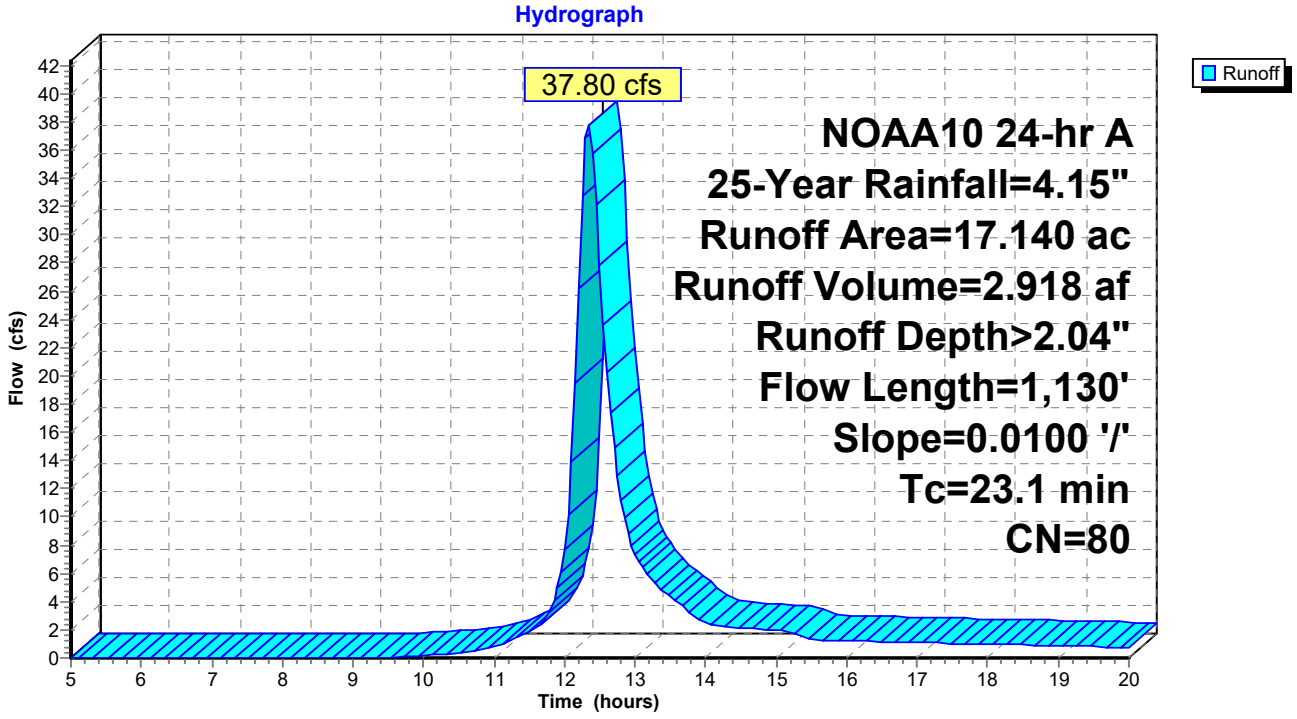
Runoff = 37.80 cfs @ 12.34 hrs, Volume= 2.918 af, Depth> 2.04"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NOAA10 24-hr A 25-Year Rainfall=4.15"

Area (ac)	CN	Description
0.230	98	Paved parking, HSG C
16.910	80	>75% Grass cover, Good, HSG D
17.140	80	Weighted Average
16.910		98.66% Pervious Area
0.230		1.34% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.6	100	0.0100	0.11		**Sheet Flow, SF - GRASS** Grass: Short n= 0.150 P2= 2.20"
7.0	630	0.0100	1.50		**Shallow Concentrated Flow, SCF - GRASS** Grassed Waterway Kv= 15.0 fps
0.5	400	0.0100	12.71	1,270.51	**Channel Flow, CF - DITCH** Area= 100.0 sf Perim= 32.0' r= 3.13' n= 0.025 Earth, clean & winding
23.1	1,130	Total			

Subcatchment 18S: PRE-DEV DA



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Subcatchment 18S: PRE-DEV DA

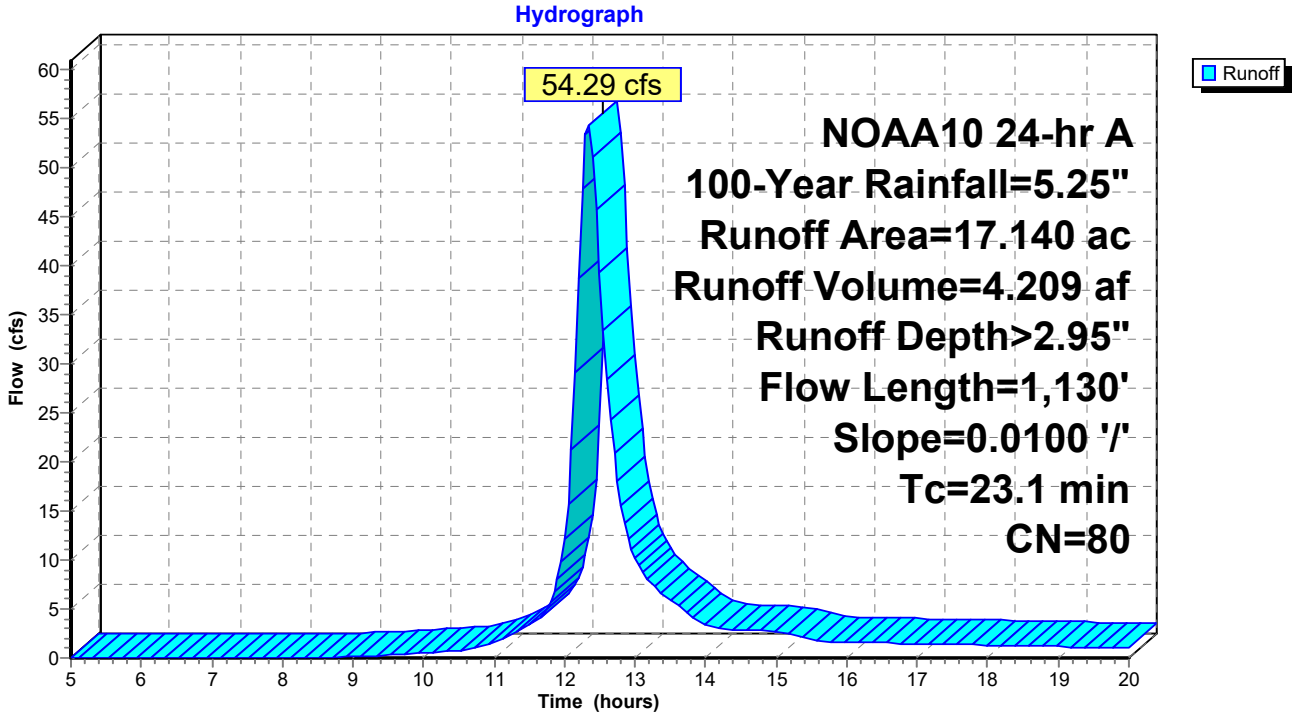
Runoff = 54.29 cfs @ 12.34 hrs, Volume= 4.209 af, Depth> 2.95"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NOAA10 24-hr A 100-Year Rainfall=5.25"

Area (ac)	CN	Description
0.230	98	Paved parking, HSG C
16.910	80	>75% Grass cover, Good, HSG D
17.140	80	Weighted Average
16.910		98.66% Pervious Area
0.230		1.34% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.6	100	0.0100	0.11		**Sheet Flow, SF - GRASS** Grass: Short n= 0.150 P2= 2.20"
7.0	630	0.0100	1.50		**Shallow Concentrated Flow, SCF - GRASS** Grassed Waterway Kv= 15.0 fps
0.5	400	0.0100	12.71	1,270.51	**Channel Flow, CF - DITCH** Area= 100.0 sf Perim= 32.0' r= 3.13' n= 0.025 Earth, clean & winding
23.1	1,130	Total			

Subcatchment 18S: PRE-DEV DA

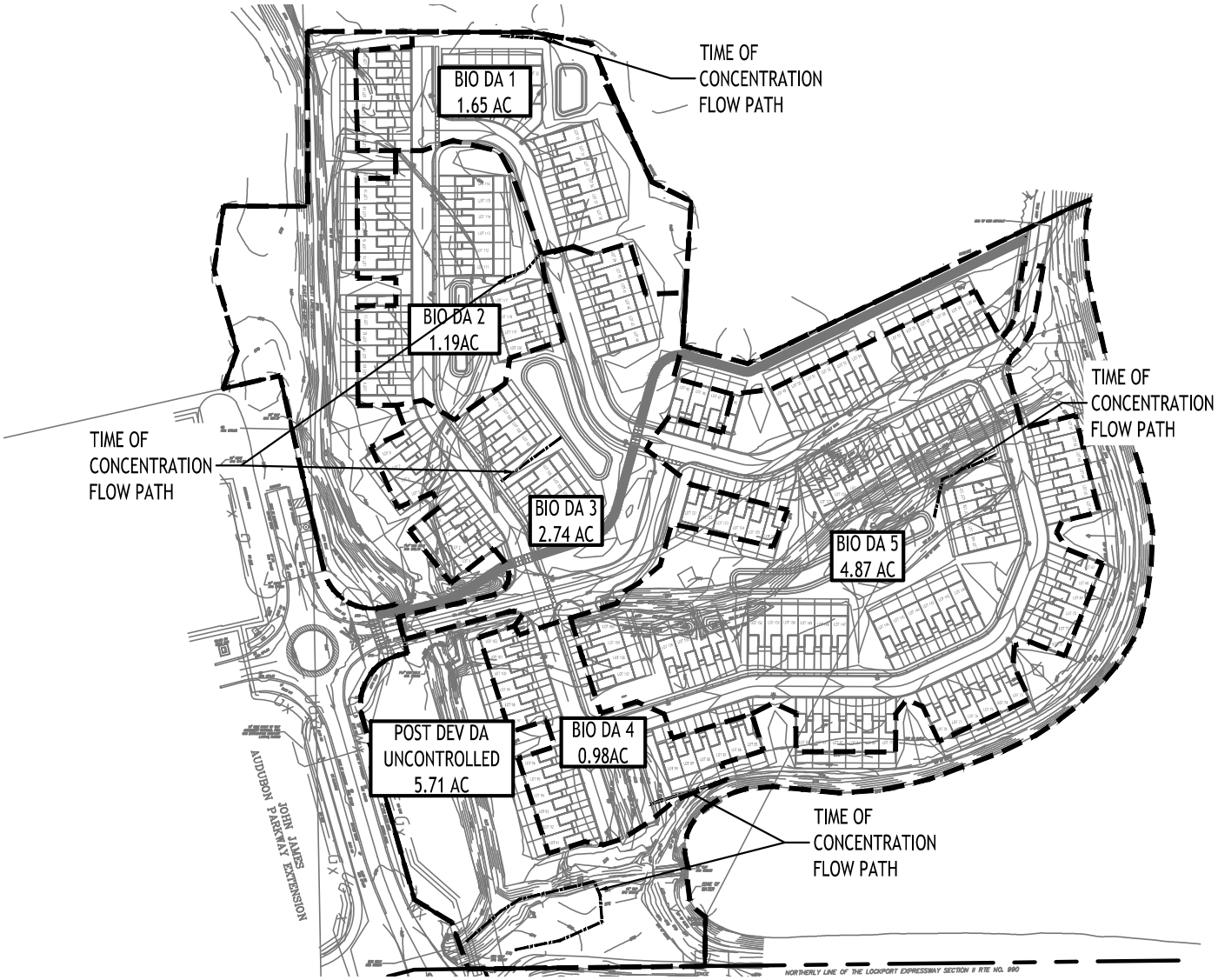


Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Proposed Runoff

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)



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POST-DEV DRAINAGE MAP

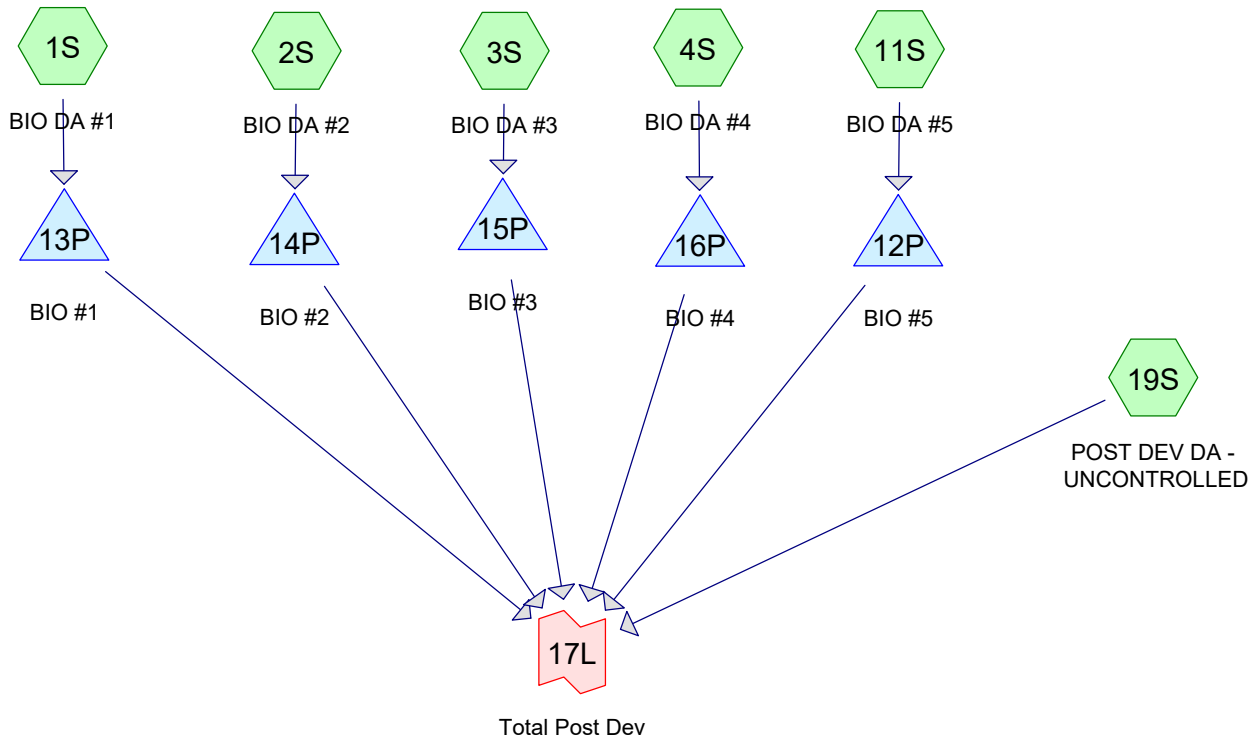
SCALE: 1"=200'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

200 0 200 400Ft.
200'

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)



Subcat Reach Pond Link

Routing Diagram for 25-4080 HYDROCAD
Prepared by Carmina Wood Design, Printed 3/12/2026
HydroCAD® 10.20-7a s/n 05019 © 2025 HydroCAD Software Solutions LLC

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Project Notes

Rainfall events imported from "NRCS2-Rain.txt" for 1421 NY Erie
Rainfall events imported from "NRCS2-Rain.txt" for 1421 NY Erie

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-Year	NOAA10 24-hr	A	Default	24.00	1	1.91	2
2	10-Year	NOAA10 24-hr	A	Default	24.00	1	3.44	2
3	25-Year	NOAA10 24-hr	A	Default	24.00	1	4.15	2
4	100-Year	NOAA10 24-hr	A	Default	24.00	1	5.25	2

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
9.820	80	>75% Grass cover, Good, HSG D (1S, 2S, 3S, 4S, 11S, 19S)
2.150	98	Paved parking, HSG D (1S, 2S, 3S, 4S, 11S)
5.170	98	Roofs, HSG D (1S, 2S, 3S, 4S, 11S)
17.140	**88**	**TOTAL AREA**

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
17.140	HSG D	1S, 2S, 3S, 4S, 11S, 19S
0.000	Other	
17.140		**TOTAL AREA**

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	9.820	0.000	9.820	>75% Grass cover, Good	1S, 2S, 3S, 4S, 11S, 19S
0.000	0.000	0.000	2.150	0.000	2.150	Paved parking	1S, 2S, 3S, 4S, 11S
0.000	0.000	0.000	5.170	0.000	5.170	Roofs	1S, 2S, 3S, 4S, 11S
0.000	**0.000**	**0.000**	**17.140**	**0.000**	**17.140**	**TOTAL AREA**	

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Pipe Listing (selected nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	M e
1	12P	568.25	567.04	401.0	0.0030	0.013	0.0	24.0	0.0	
2	12P	568.25	568.25	203.0	0.0000	0.012	0.0	8.0	0.0	
3	13P	568.00	567.37	315.0	0.0020	0.013	0.0	18.0	0.0	
4	13P	568.00	568.00	67.0	0.0000	0.012	0.0	8.0	0.0	
5	14P	568.00	567.47	176.0	0.0030	0.013	0.0	18.0	0.0	
6	14P	568.00	568.00	70.0	0.0000	0.012	0.0	8.0	0.0	
7	15P	568.00	567.34	272.0	0.0024	0.013	0.0	24.0	0.0	
8	15P	568.00	568.00	75.0	0.0000	0.012	0.0	8.0	0.0	
9	16P	568.00	567.39	203.0	0.0030	0.013	0.0	18.0	0.0	
10	16P	568.00	568.00	50.0	0.0000	0.012	0.0	8.0	0.0	

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: BIO DA #1 Runoff Area=1.650 ac 50.91% Impervious Runoff Depth>0.90"
Flow Length=72' Slope=0.0150 '/' Tc=7.8 min CN=89 Runoff=2.67 cfs 0.124 af

Subcatchment2S: BIO DA #2 Runoff Area=1.190 ac 75.63% Impervious Runoff Depth>1.25"
Flow Length=85' Slope=0.0200 '/' Tc=7.1 min CN=94 Runoff=2.64 cfs 0.124 af

Subcatchment3S: BIO DA #3 Runoff Area=2.740 ac 66.42% Impervious Runoff Depth>1.10"
Flow Length=110' Slope=0.0200 '/' Tc=7.3 min CN=92 Runoff=5.43 cfs 0.251 af

Subcatchment4S: BIO DA #4 Runoff Area=0.980 ac 82.65% Impervious Runoff Depth>1.34"
Flow Length=95' Slope=0.0100 '/' Tc=9.5 min CN=95 Runoff=2.06 cfs 0.109 af

Subcatchment11S: BIO DA #5 Runoff Area=4.870 ac 60.57% Impervious Runoff Depth>1.03"
Flow Length=110' Tc=9.5 min CN=91 Runoff=8.21 cfs 0.418 af

Subcatchment19S: POST DEV DA - Runoff Area=5.710 ac 0.00% Impervious Runoff Depth>0.47"
Flow Length=340' Tc=10.6 min CN=80 Runoff=4.07 cfs 0.224 af

Pond 12P: BIO #5 Peak Elev=572.64' Storage=4,181 cf Inflow=8.21 cfs 0.418 af
Outflow=6.76 cfs 0.366 af

Pond 13P: BIO #1 Peak Elev=572.21' Storage=959 cf Inflow=2.67 cfs 0.124 af
Outflow=2.49 cfs 0.109 af

Pond 14P: BIO #2 Peak Elev=572.24' Storage=1,075 cf Inflow=2.64 cfs 0.124 af
Outflow=2.41 cfs 0.109 af

Pond 15P: BIO #3 Peak Elev=572.27' Storage=2,102 cf Inflow=5.43 cfs 0.251 af
Outflow=4.93 cfs 0.221 af

Pond 16P: BIO #4 Peak Elev=572.21' Storage=879 cf Inflow=2.06 cfs 0.109 af
Outflow=1.97 cfs 0.096 af

Link 17L: Total Post Dev Inflow=22.15 cfs 1.125 af
Primary=22.15 cfs 1.125 af

Total Runoff Area = 17.140 ac Runoff Volume = 1.252 af Average Runoff Depth = 0.88"
57.29% Pervious = 9.820 ac 42.71% Impervious = 7.320 ac

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Subcatchment 1S: BIO DA #1

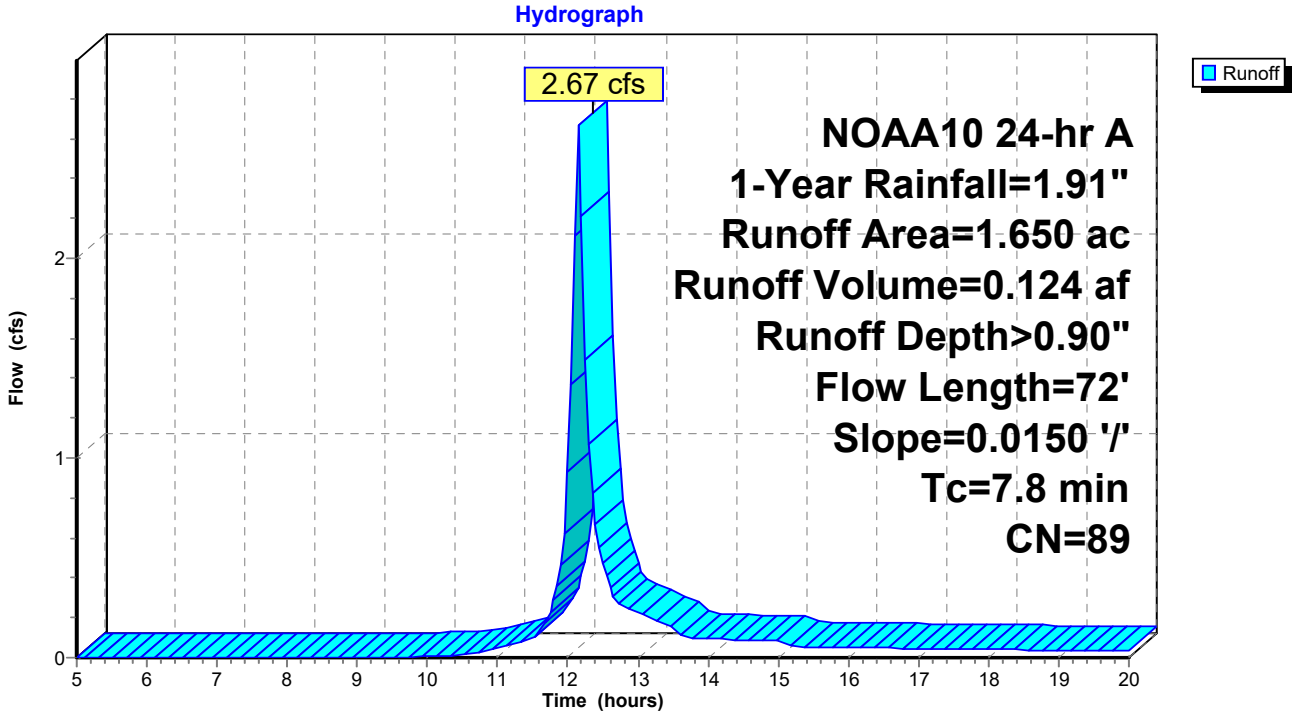
Runoff = 2.67 cfs @ 12.15 hrs, Volume= 0.124 af, Depth> 0.90"
Routed to Pond 13P : BIO #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NOAA10 24-hr A 1-Year Rainfall=1.91"

Area (ac)	CN	Description
0.580	98	Roofs, HSG D
0.260	98	Paved parking, HSG D
0.810	80	>75% Grass cover, Good, HSG D
1.650	89	Weighted Average
0.810		49.09% Pervious Area
0.840		50.91% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.6	50	0.0150	0.11		**Sheet Flow, SF-GRASS** Grass: Short n= 0.150 P2= 2.20"
0.2	22	0.0150	1.84		**Shallow Concentrated Flow, SCF-GRASS** Grassed Waterway Kv= 15.0 fps
7.8	72	Total			

Subcatchment 1S: BIO DA #1



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Subcatchment 2S: BIO DA #2

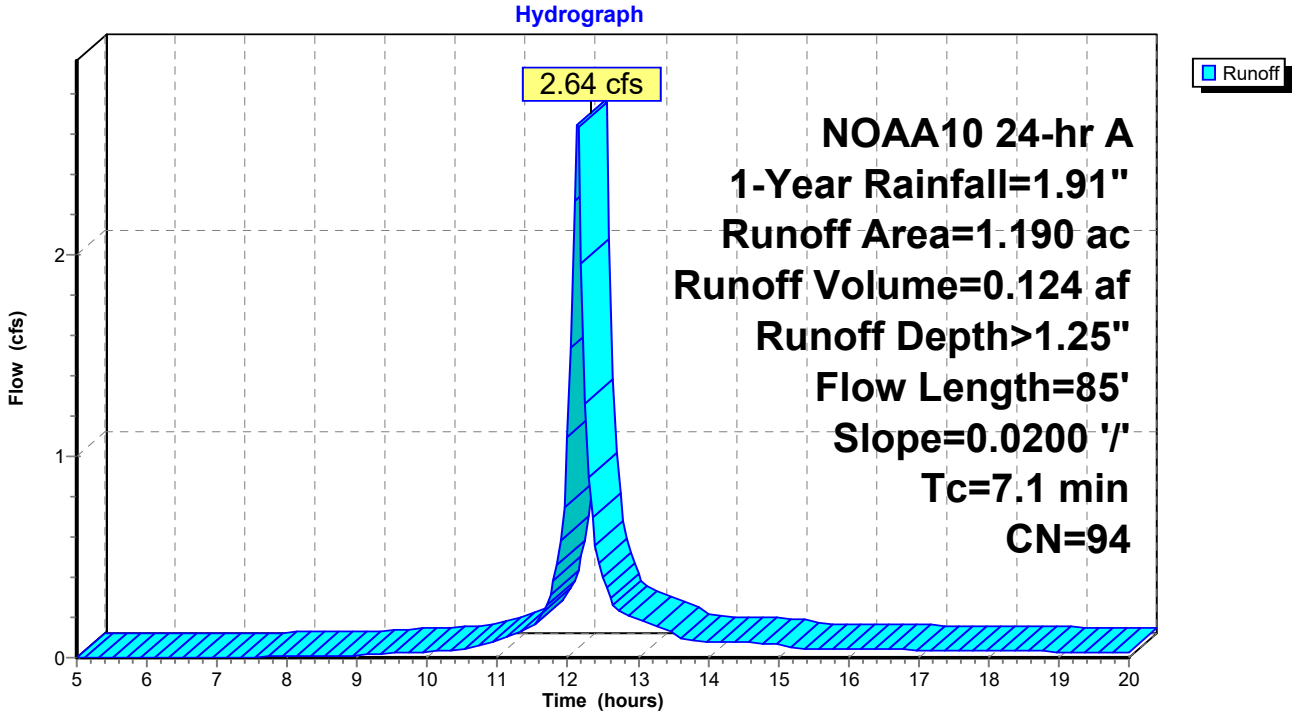
Runoff = 2.64 cfs @ 12.14 hrs, Volume= 0.124 af, Depth> 1.25"
Routed to Pond 14P : BIO #2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NOAA10 24-hr A 1-Year Rainfall=1.91"

Area (ac)	CN	Description
0.710	98	Roofs, HSG D
0.190	98	Paved parking, HSG D
0.290	80	>75% Grass cover, Good, HSG D
1.190	94	Weighted Average
0.290		24.37% Pervious Area
0.900		75.63% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.8	50	0.0200	0.12		**Sheet Flow, SF-GRASS** Grass: Short n= 0.150 P2= 2.20"
0.3	35	0.0200	2.12		**Shallow Concentrated Flow, SCF-GRASS** Grassed Waterway Kv= 15.0 fps
7.1	85	Total			

Subcatchment 2S: BIO DA #2



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Subcatchment 3S: BIO DA #3

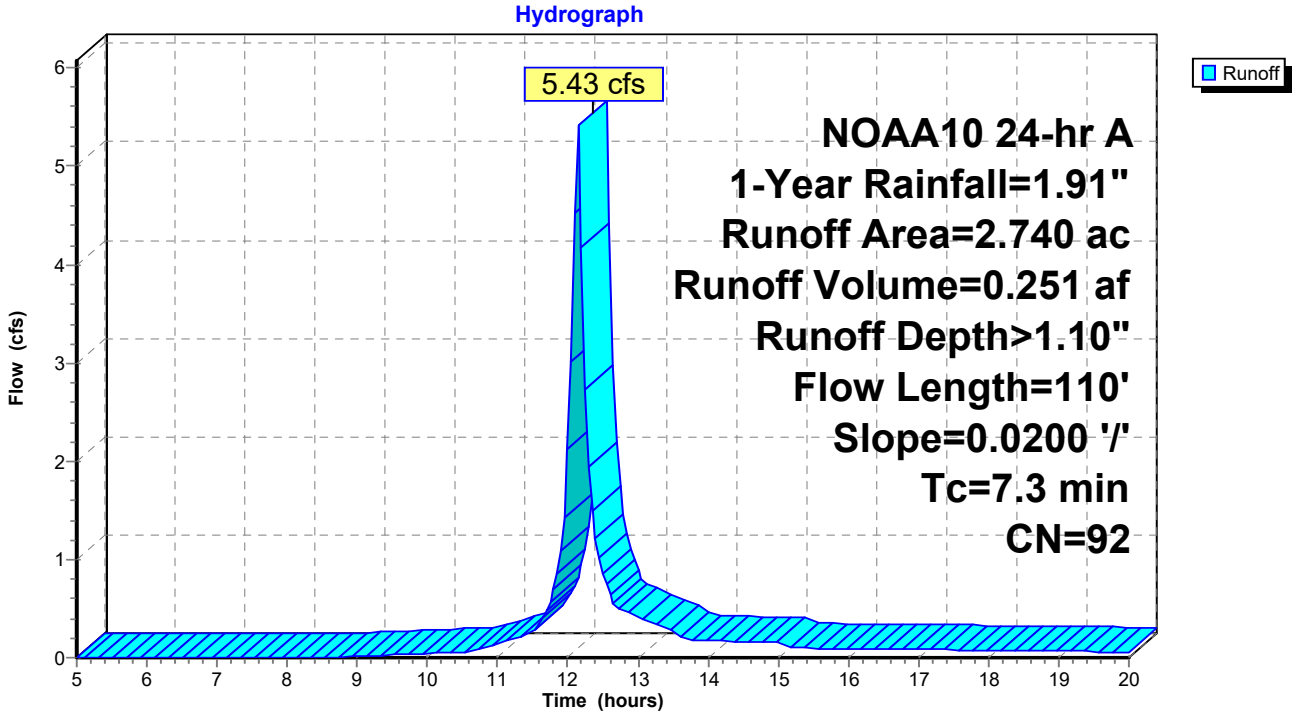
Runoff = 5.43 cfs @ 12.15 hrs, Volume= 0.251 af, Depth> 1.10"
Routed to Pond 15P : BIO #3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NOAA10 24-hr A 1-Year Rainfall=1.91"

Area (ac)	CN	Description
1.230	98	Roofs, HSG D
0.590	98	Paved parking, HSG D
0.920	80	>75% Grass cover, Good, HSG D
2.740	92	Weighted Average
0.920		33.58% Pervious Area
1.820		66.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.8	50	0.0200	0.12		**Sheet Flow, SF-GRASS** Grass: Short n= 0.150 P2= 2.20"
0.5	60	0.0200	2.12		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
7.3	110	Total			

Subcatchment 3S: BIO DA #3



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Subcatchment 4S: BIO DA #4

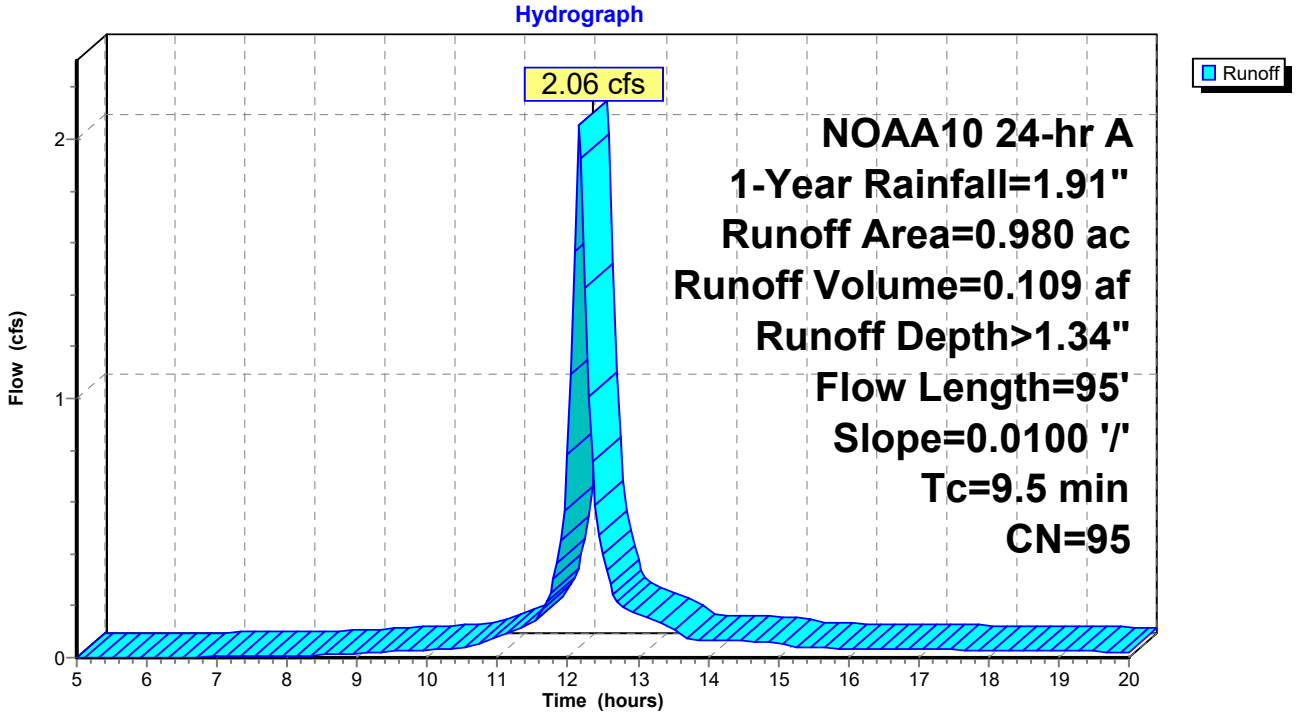
Runoff = 2.06 cfs @ 12.17 hrs, Volume= 0.109 af, Depth> 1.34"
Routed to Pond 16P : BIO #4

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NOAA10 24-hr A 1-Year Rainfall=1.91"

Area (ac)	CN	Description
0.580	98	Roofs, HSG D
0.230	98	Paved parking, HSG D
0.170	80	>75% Grass cover, Good, HSG D
0.980	95	Weighted Average
0.170		17.35% Pervious Area
0.810		82.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.0	50	0.0100	0.09		**Sheet Flow, SF-GRASS** Grass: Short n= 0.150 P2= 2.20"
0.5	45	0.0100	1.50		**Shallow Concentrated Flow, SCF-GRASS** Grassed Waterway Kv= 15.0 fps
9.5	95	Total			

Subcatchment 4S: BIO DA #4



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Subcatchment 11S: BIO DA #5

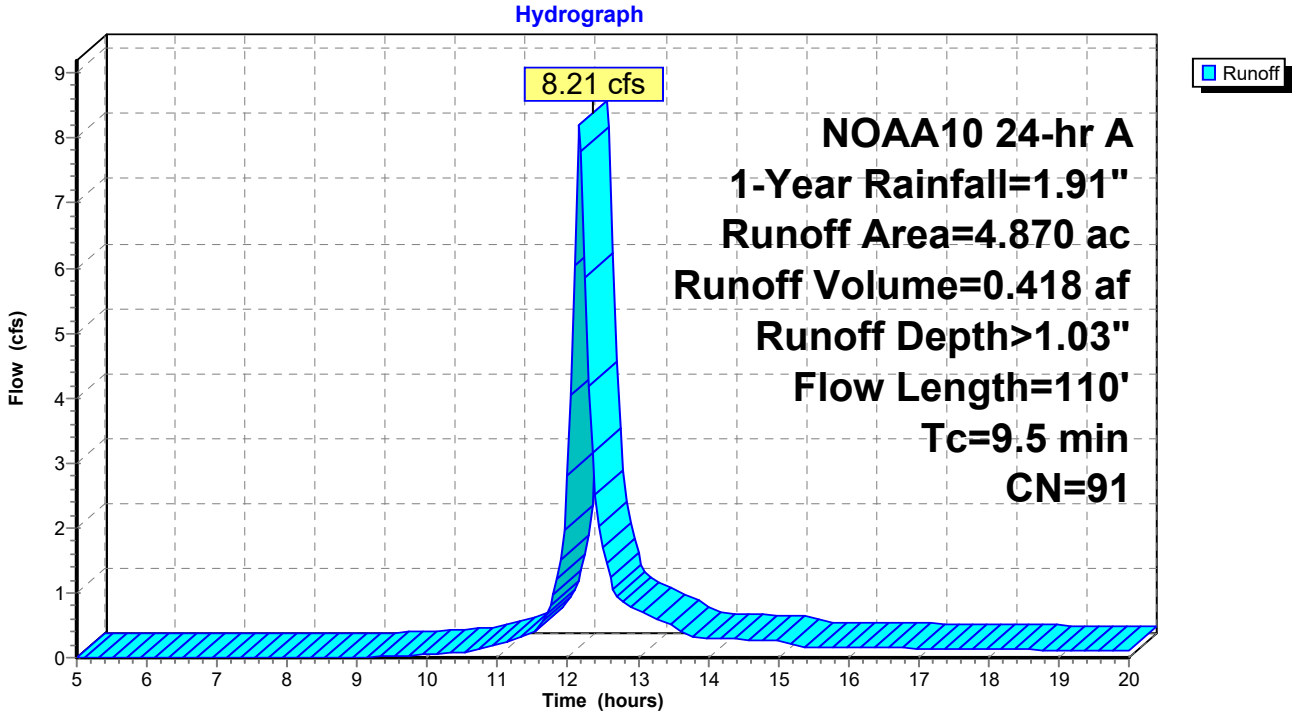
Runoff = 8.21 cfs @ 12.17 hrs, Volume= 0.418 af, Depth> 1.03"
Routed to Pond 12P : BIO #5

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NOAA10 24-hr A 1-Year Rainfall=1.91"

Area (ac)	CN	Description
2.070	98	Roofs, HSG D
0.880	98	Paved parking, HSG D
1.920	80	>75% Grass cover, Good, HSG D
4.870	91	Weighted Average
1.920		39.43% Pervious Area
2.950		60.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.0	50	0.0100	0.09		**Sheet Flow, SF-GRASS** Grass: Short n= 0.150 P2= 2.20"
0.5	60	0.0150	1.84		**Shallow Concentrated Flow, SCF-GRASS** Grassed Waterway Kv= 15.0 fps
9.5	110	Total			

Subcatchment 11S: BIO DA #5



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Subcatchment 19S: POST DEV DA - UNCONTROLLED

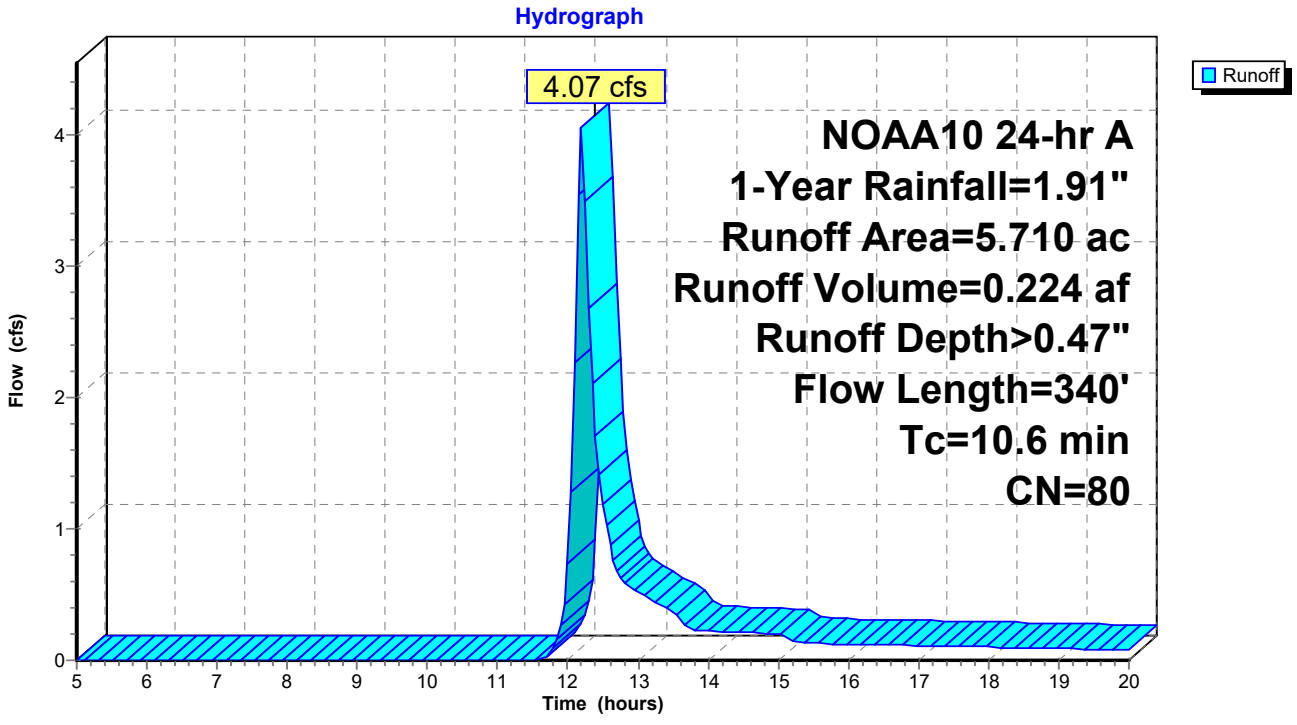
Runoff = 4.07 cfs @ 12.20 hrs, Volume= 0.224 af, Depth> 0.47"
Routed to Link 17L : Total Post Dev

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NOAA10 24-hr A 1-Year Rainfall=1.91"

Area (ac)	CN	Description
5.710	80	>75% Grass cover, Good, HSG D
5.710		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0	100	0.0300	0.17		**Sheet Flow, SF - GRASS** Grass: Short n= 0.150 P2= 2.20"
0.4	60	0.0300	2.60		**Shallow Concentrated Flow, SCF -GRASS** Grassed Waterway Kv= 15.0 fps
0.2	180	0.0100	12.71	1,270.51	**Channel Flow, CF - DITCH** Area= 100.0 sf Perim= 32.0' r= 3.13' n= 0.025 Earth, clean & winding
10.6	340	Total			

Subcatchment 19S: POST DEV DA - UNCONTROLLED



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Pond 12P: BIO #5

Inflow Area = 4.870 ac, 60.57% Impervious, Inflow Depth > 1.03" for 1-Year event
Inflow = 8.21 cfs @ 12.17 hrs, Volume= 0.418 af
Outflow = 6.76 cfs @ 12.23 hrs, Volume= 0.366 af, Atten= 18%, Lag= 3.7 min
Primary = 6.76 cfs @ 12.23 hrs, Volume= 0.366 af
Routed to Link 17L : Total Post Dev

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 572.64' @ 12.23 hrs Surf.Area= 5,420 sf Storage= 4,181 cf

Plug-Flow detention time= 56.0 min calculated for 0.365 af (87% of inflow)
Center-of-Mass det. time= 19.4 min (805.1 - 785.7)

Volume	Invert	Avail.Storage	Storage Description
#1	571.75'	13,050 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

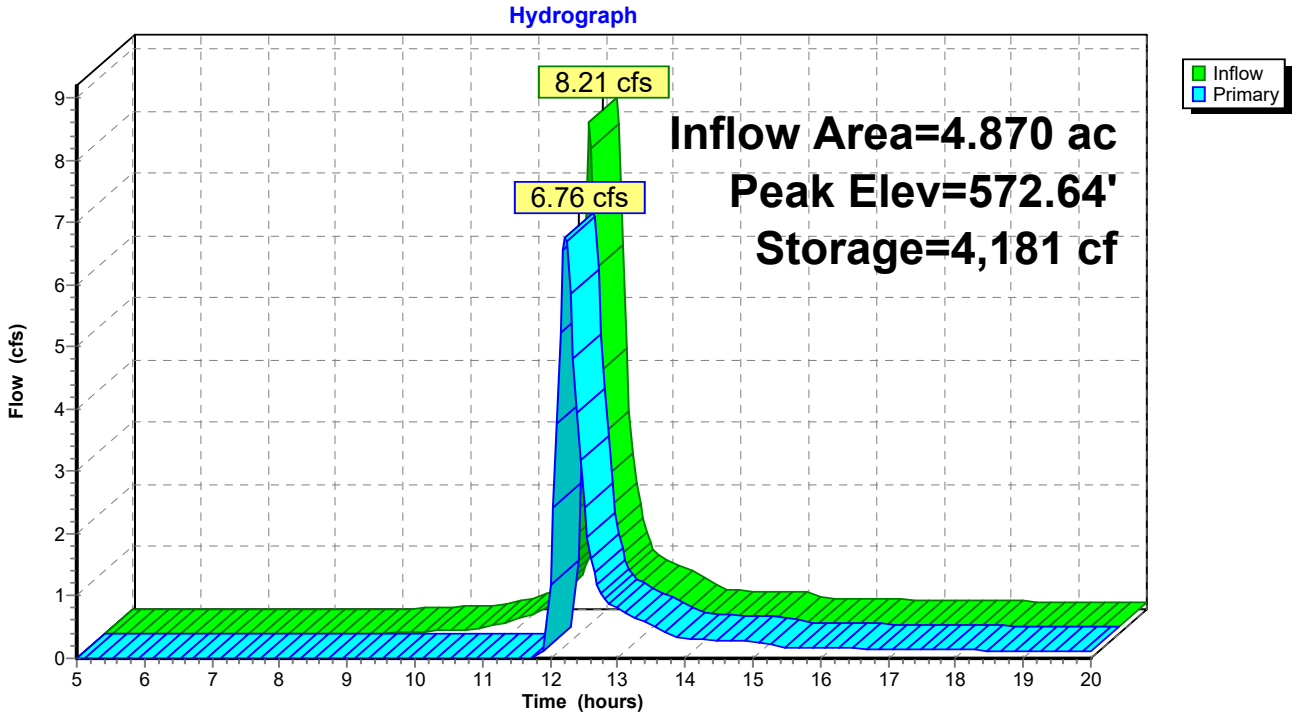
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
571.75	4,000	0	0
572.00	4,400	1,050	1,050
573.00	6,000	5,200	6,250
574.00	7,600	6,800	13,050

Device	Routing	Invert	Outlet Devices
#1	Primary	568.25'	**24.0" Round Culvert** L= 401.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.25' / 567.04' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 3.14 sf
#2	Device 3	572.25'	**24.0" W x 24.0" H Vert. YARD DRAINS X 3.00** C= 0.600 Limited to weir flow at low heads
#3	Device 1	568.25'	**8.0" Round 8" PHDPE UNDERDRAIN** L= 203.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.25' / 568.25' S= 0.0000 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#4	Device 1	573.00'	**36.0" W x 36.0" H Vert. OUTLET STRUCTURE** C= 0.600 Limited to weir flow at low heads
#5	Device 1	572.25'	**6.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=6.64 cfs @ 12.23 hrs HW=572.63' (Free Discharge)
└**1=Culvert** (Passes 6.64 cfs of 18.74 cfs potential flow)
  ├**3=8" PHDPE UNDERDRAIN** (Barrel Controls 1.64 cfs @ 4.70 fps)
  │ └**2=YARD DRAINS** (Passes 1.64 cfs of 4.55 cfs potential flow)
  ├**4=OUTLET STRUCTURE** (Controls 0.00 cfs)
  └**5=Sharp-Crested Rectangular Weir** (Weir Controls 5.00 cfs @ 2.21 fps)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Pond 12P: BIO #5



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Pond 13P: BIO #1

Inflow Area = 1.650 ac, 50.91% Impervious, Inflow Depth > 0.90" for 1-Year event
Inflow = 2.67 cfs @ 12.15 hrs, Volume= 0.124 af
Outflow = 2.49 cfs @ 12.18 hrs, Volume= 0.109 af, Atten= 7%, Lag= 1.6 min
Primary = 2.49 cfs @ 12.18 hrs, Volume= 0.109 af
Routed to Link 17L : Total Post Dev

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 572.21' @ 12.18 hrs Surf.Area= 1,578 sf Storage= 959 cf

Plug-Flow detention time= 51.8 min calculated for 0.109 af (88% of inflow)
Center-of-Mass det. time= 15.2 min (806.0 - 790.8)

Volume	Invert	Avail.Storage	Storage Description
#1	571.50'	2,408 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

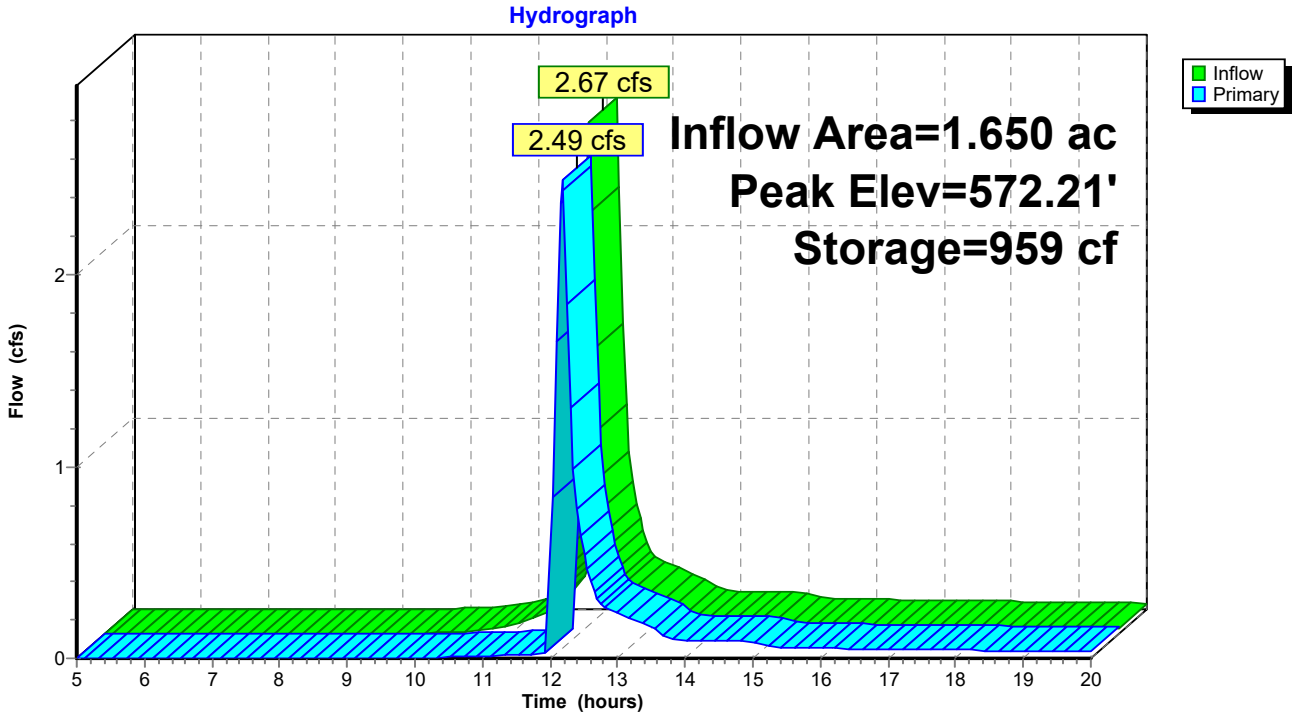
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
571.50	1,140	0	0
573.00	2,070	2,408	2,408

Device	Routing	Invert	Outlet Devices
#1	Primary	568.00'	**18.0" Round Culvert** L= 315.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.00' / 567.37' S= 0.0020 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.77 sf
#2	Device 4	572.00'	**24.0" W x 24.0" H Vert. YARD DRAINS X 2.00** C= 0.600 Limited to weir flow at low heads
#3	Device 4	571.50'	**0.500 in/hr Exfiltration over Surface area from 568.00' - 573.00'** Excluded Surface area = 0 sf
#4	Device 1	568.00'	**8.0" Round 8" PHDPE UNDERDRAIN** L= 67.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.00' / 568.00' S= 0.0000 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#5	Device 1	572.50'	**24.0" W x 24.0" H Vert. OUTLET STRUCTURE** C= 0.600 Limited to weir flow at low heads
#6	Device 1	572.00'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=2.41 cfs @ 12.18 hrs HW=572.20' (Free Discharge)
└─**1=Culvert** (Passes 2.41 cfs of 9.61 cfs potential flow)
  ├─**4=8" PHDPE UNDERDRAIN** (Passes 1.18 cfs of 2.46 cfs potential flow)
  │ ├─**2=YARD DRAINS** (Orifice Controls 1.16 cfs @ 1.44 fps)
  │ └─**3=Exfiltration** (Exfiltration Controls 0.02 cfs)
  ├─**5=OUTLET STRUCTURE** (Controls 0.00 cfs)
  └─**6=Sharp-Crested Rectangular Weir** (Weir Controls 1.23 cfs @ 1.54 fps)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Pond 13P: BIO #1



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Pond 14P: BIO #2

Inflow Area = 1.190 ac, 75.63% Impervious, Inflow Depth > 1.25" for 1-Year event
Inflow = 2.64 cfs @ 12.14 hrs, Volume= 0.124 af
Outflow = 2.41 cfs @ 12.17 hrs, Volume= 0.109 af, Atten= 9%, Lag= 1.7 min
Primary = 2.41 cfs @ 12.17 hrs, Volume= 0.109 af
Routed to Link 17L : Total Post Dev

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 572.24' @ 12.17 hrs Surf.Area= 1,709 sf Storage= 1,075 cf

Plug-Flow detention time= 56.0 min calculated for 0.109 af (87% of inflow)
Center-of-Mass det. time= 18.3 min (790.2 - 771.9)

Volume	Invert	Avail.Storage	Storage Description
#1	571.50'	2,573 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

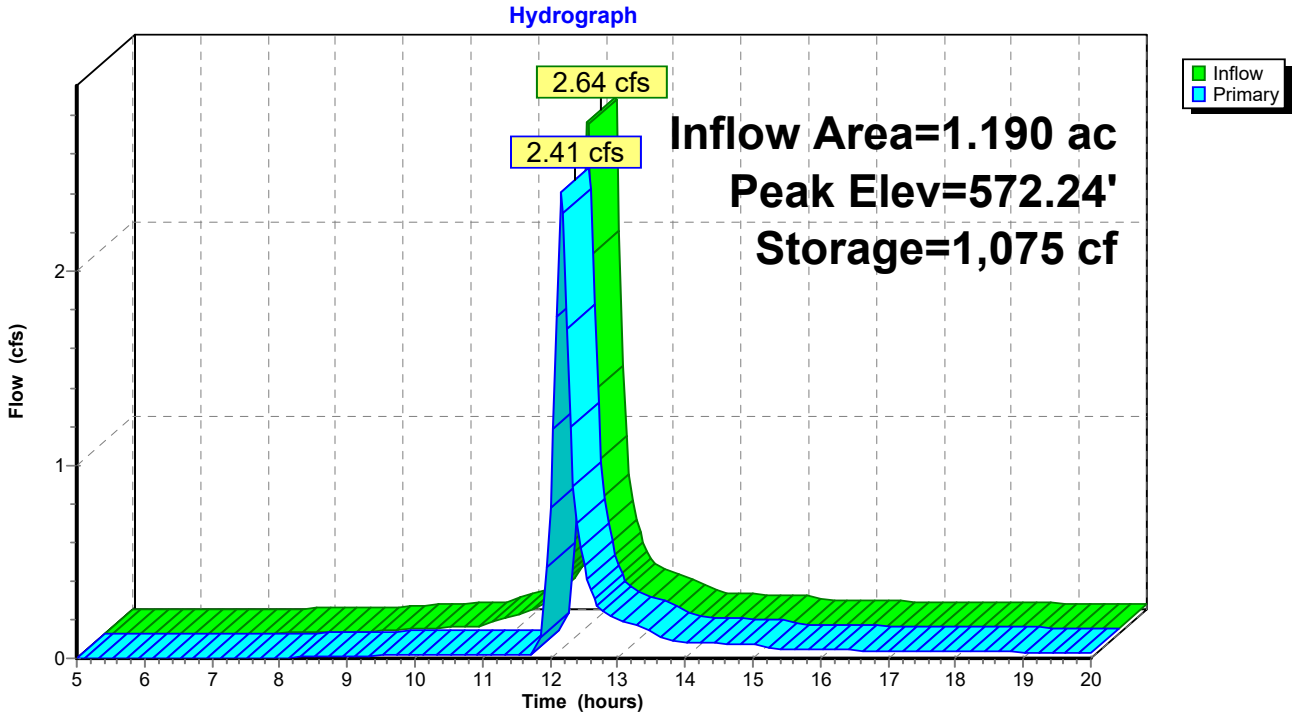
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
571.50	1,190	0	0
573.00	2,240	2,573	2,573

Device	Routing	Invert	Outlet Devices
#1	Primary	568.00'	**18.0" Round Culvert** L= 176.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.00' / 567.47' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.77 sf
#2	Device 4	572.00'	**24.0" W x 24.0" H Vert. YARD DRAINS** C= 0.600 Limited to weir flow at low heads
#3	Device 4	571.50'	**0.500 in/hr Exfiltration over Surface area from 568.00' - 573.00'** Excluded Surface area = 0 sf
#4	Device 1	568.00'	**8.0" Round 8" PHDPE UNDERDRAIN** L= 70.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.00' / 568.00' S= 0.0000 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#5	Device 1	572.50'	**24.0" W x 24.0" H Vert. OUTLET STRUCTURE** C= 0.600 Limited to weir flow at low heads
#6	Device 1	572.00'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=2.33 cfs @ 12.17 hrs HW=572.24' (Free Discharge)
└**1=Culvert** (Passes 2.33 cfs of 11.80 cfs potential flow)
  ├**4=8" PHDPE UNDERDRAIN** (Passes 0.76 cfs of 2.44 cfs potential flow)
  │ ├**2=YARD DRAINS** (Orifice Controls 0.74 cfs @ 1.56 fps)
  │ └**3=Exfiltration** (Exfiltration Controls 0.02 cfs)
  ├**5=OUTLET STRUCTURE** (Controls 0.00 cfs)
  └**6=Sharp-Crested Rectangular Weir** (Weir Controls 1.57 cfs @ 1.68 fps)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Pond 14P: BIO #2



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Pond 15P: BIO #3

Inflow Area = 2.740 ac, 66.42% Impervious, Inflow Depth > 1.10" for 1-Year event
Inflow = 5.43 cfs @ 12.15 hrs, Volume= 0.251 af
Outflow = 4.93 cfs @ 12.18 hrs, Volume= 0.221 af, Atten= 9%, Lag= 1.8 min
Primary = 4.93 cfs @ 12.18 hrs, Volume= 0.221 af
Routed to Link 17L : Total Post Dev

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 572.27' @ 12.18 hrs Surf.Area= 3,049 sf Storage= 2,102 cf

Plug-Flow detention time= 52.8 min calculated for 0.221 af (88% of inflow)
Center-of-Mass det. time= 17.0 min (797.3 - 780.4)

Volume	Invert	Avail.Storage	Storage Description
#1	571.50'	4,930 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

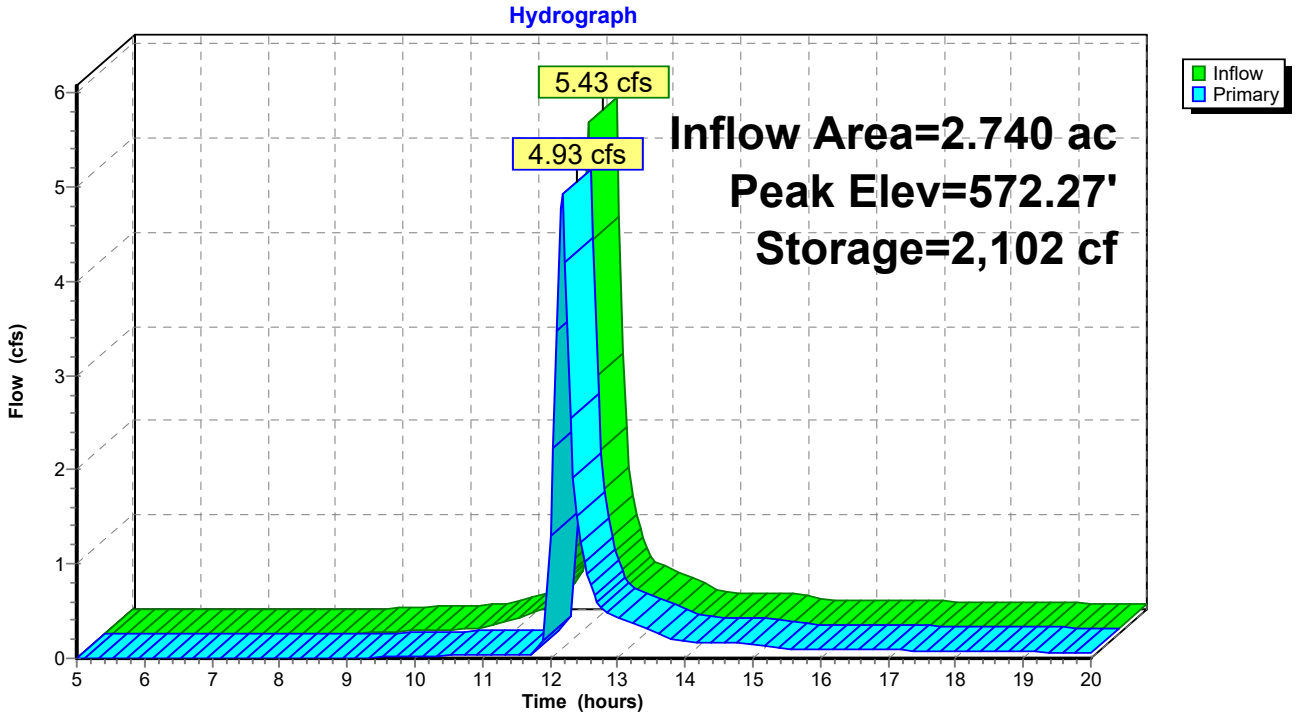
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
571.50	2,400	0	0
572.00	2,800	1,300	1,300
573.10	3,800	3,630	4,930

Device	Routing	Invert	Outlet Devices
#1	Primary	568.00'	**24.0" Round Culvert** L= 272.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.00' / 567.34' S= 0.0024 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 3.14 sf
#2	Device 4	572.00'	**24.0" W x 24.0" H Vert. YARD DRAINS** C= 0.600 Limited to weir flow at low heads
#3	Device 4	571.50'	**0.500 in/hr Exfiltration over Surface area from 568.00' - 573.00'** Excluded Surface area = 0 sf
#4	Device 1	568.00'	**8.0" Round 8" PHDPE UNDERDRAIN** L= 75.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.00' / 568.00' S= 0.0000 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#5	Device 1	572.50'	**36.0" W x 36.0" H Vert. OUTLET STRUCTURE** C= 0.600 Limited to weir flow at low heads
#6	Device 1	572.00'	**8.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=4.78 cfs @ 12.18 hrs HW=572.27' (Free Discharge)
└─**1=Culvert** (Passes 4.78 cfs of 19.51 cfs potential flow)
  ├─**4=8" PHDPE UNDERDRAIN** (Passes 0.93 cfs of 2.39 cfs potential flow)
  │ ├─**2=YARD DRAINS** (Orifice Controls 0.89 cfs @ 1.66 fps)
  │ └─**3=Exfiltration** (Exfiltration Controls 0.04 cfs)
  ├─**5=OUTLET STRUCTURE** (Controls 0.00 cfs)
  └─**6=Sharp-Crested Rectangular Weir** (Weir Controls 3.85 cfs @ 1.81 fps)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Pond 15P: BIO #3



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Pond 16P: BIO #4

Inflow Area = 0.980 ac, 82.65% Impervious, Inflow Depth > 1.34" for 1-Year event
Inflow = 2.06 cfs @ 12.17 hrs, Volume= 0.109 af
Outflow = 1.97 cfs @ 12.20 hrs, Volume= 0.096 af, Atten= 5%, Lag= 1.9 min
Primary = 1.97 cfs @ 12.20 hrs, Volume= 0.096 af
Routed to Link 17L : Total Post Dev

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 572.21' @ 12.20 hrs Surf.Area= 1,420 sf Storage= 879 cf

Plug-Flow detention time= 55.4 min calculated for 0.096 af (87% of inflow)
Center-of-Mass det. time= 18.4 min (787.2 - 768.8)

Volume	Invert	Avail.Storage	Storage Description
#1	571.50'	2,160 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

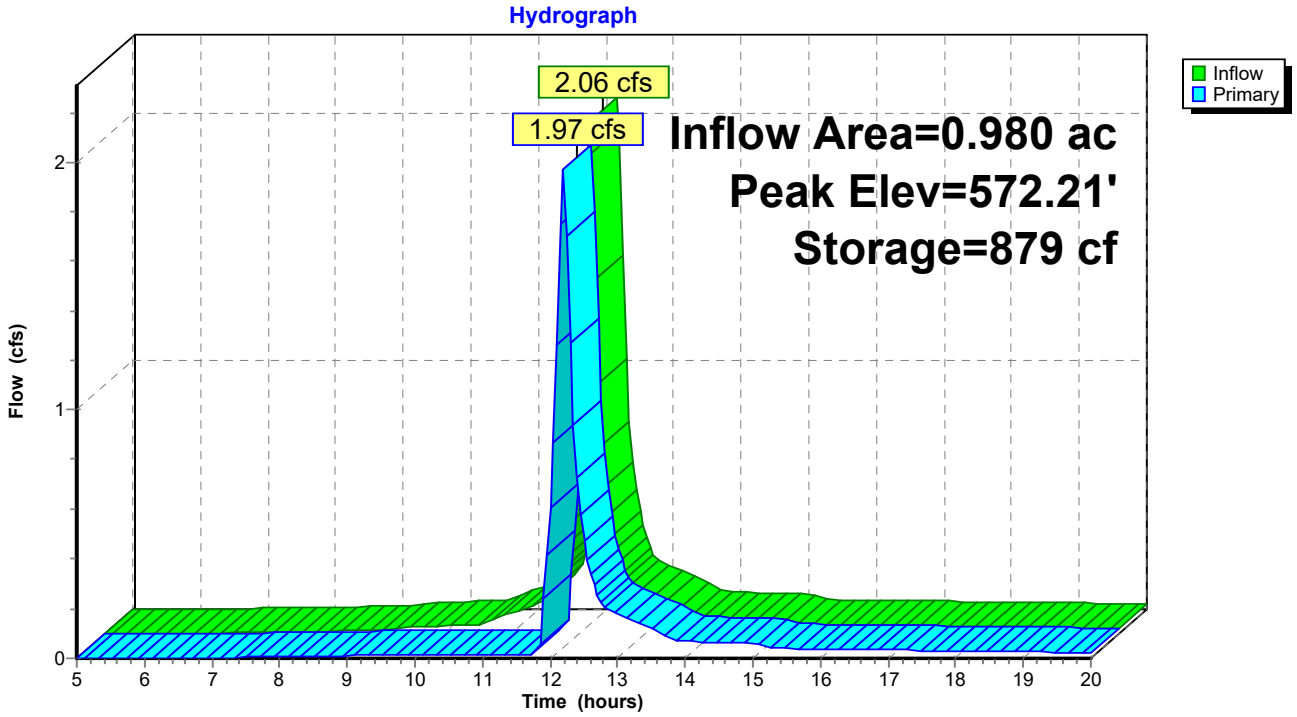
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
571.50	1,050	0	0
573.00	1,830	2,160	2,160

Device	Routing	Invert	Outlet Devices
#1	Primary	568.00'	**18.0" Round Culvert** L= 203.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.00' / 567.39' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.77 sf
#2	Device 4	572.00'	**24.0" W x 24.0" H Vert. YARD DRAINS** C= 0.600 Limited to weir flow at low heads
#3	Device 4	571.50'	**0.500 in/hr Exfiltration over Surface area from 568.00' - 573.00'** Excluded Surface area = 0 sf
#4	Device 1	568.00'	**8.0" Round 8" PHDPE UNDERDRAIN** L= 50.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.00' / 568.00' S= 0.0000 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#5	Device 1	572.50'	**24.0" W x 24.0" H Vert. OUTLET STRUCTURE** C= 0.600 Limited to weir flow at low heads
#6	Device 1	572.00'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=1.95 cfs @ 12.20 hrs HW=572.21' (Free Discharge)
└─**1=Culvert** (Passes 1.95 cfs of 11.32 cfs potential flow)
  ├─**4=8" PHDPE UNDERDRAIN** (Passes 0.64 cfs of 2.71 cfs potential flow)
  │ ├─**2=YARD DRAINS** (Orifice Controls 0.62 cfs @ 1.47 fps)
  │ └─**3=Exfiltration** (Exfiltration Controls 0.02 cfs)
  ├─**5=OUTLET STRUCTURE** (Controls 0.00 cfs)
  └─**6=Sharp-Crested Rectangular Weir** (Weir Controls 1.31 cfs @ 1.58 fps)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Pond 16P: BIO #4



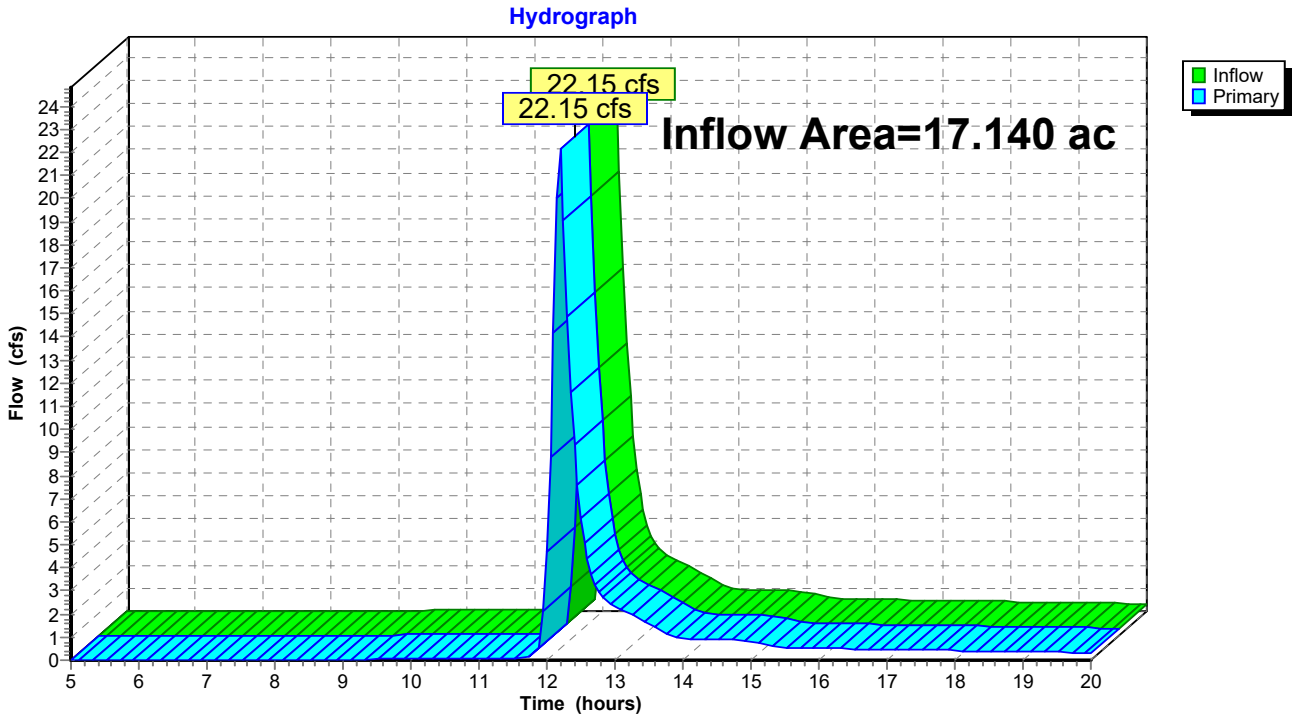
Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Link 17L: Total Post Dev

Inflow Area = 17.140 ac, 42.71% Impervious, Inflow Depth > 0.79" for 1-Year event
Inflow = 22.15 cfs @ 12.20 hrs, Volume= 1.125 af
Primary = 22.15 cfs @ 12.20 hrs, Volume= 1.125 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link 17L: Total Post Dev



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: BIO DA #1 Runoff Area=1.650 ac 50.91% Impervious Runoff Depth>2.20"
Flow Length=72' Slope=0.0150 '/' Tc=7.8 min CN=89 Runoff=6.29 cfs 0.302 af

Subcatchment2S: BIO DA #2 Runoff Area=1.190 ac 75.63% Impervious Runoff Depth>2.67"
Flow Length=85' Slope=0.0200 '/' Tc=7.1 min CN=94 Runoff=5.35 cfs 0.264 af

Subcatchment3S: BIO DA #3 Runoff Area=2.740 ac 66.42% Impervious Runoff Depth>2.47"
Flow Length=110' Slope=0.0200 '/' Tc=7.3 min CN=92 Runoff=11.64 cfs 0.564 af

Subcatchment4S: BIO DA #4 Runoff Area=0.980 ac 82.65% Impervious Runoff Depth>2.77"
Flow Length=95' Slope=0.0100 '/' Tc=9.5 min CN=95 Runoff=4.07 cfs 0.226 af

Subcatchment11S: BIO DA #5 Runoff Area=4.870 ac 60.57% Impervious Runoff Depth>2.38"
Flow Length=110' Tc=9.5 min CN=91 Runoff=18.26 cfs 0.965 af

Subcatchment19S: POST DEV DA - Runoff Area=5.710 ac 0.00% Impervious Runoff Depth>1.50"
Flow Length=340' Tc=10.6 min CN=80 Runoff=13.53 cfs 0.713 af

Pond 12P: BIO #5 Peak Elev=572.99' Storage=6,197 cf Inflow=18.26 cfs 0.965 af
Outflow=16.13 cfs 0.911 af

Pond 13P: BIO #1 Peak Elev=572.38' Storage=1,245 cf Inflow=6.29 cfs 0.302 af
Outflow=5.86 cfs 0.287 af

Pond 14P: BIO #2 Peak Elev=572.39' Storage=1,337 cf Inflow=5.35 cfs 0.264 af
Outflow=5.01 cfs 0.248 af

Pond 15P: BIO #3 Peak Elev=572.46' Storage=2,677 cf Inflow=11.64 cfs 0.564 af
Outflow=10.93 cfs 0.533 af

Pond 16P: BIO #4 Peak Elev=572.33' Storage=1,056 cf Inflow=4.07 cfs 0.226 af
Outflow=3.94 cfs 0.212 af

Link 17L: Total Post Dev Inflow=54.27 cfs 2.905 af
Primary=54.27 cfs 2.905 af

Total Runoff Area = 17.140 ac Runoff Volume = 3.035 af Average Runoff Depth = 2.12"
57.29% Pervious = 9.820 ac 42.71% Impervious = 7.320 ac

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Subcatchment 1S: BIO DA #1

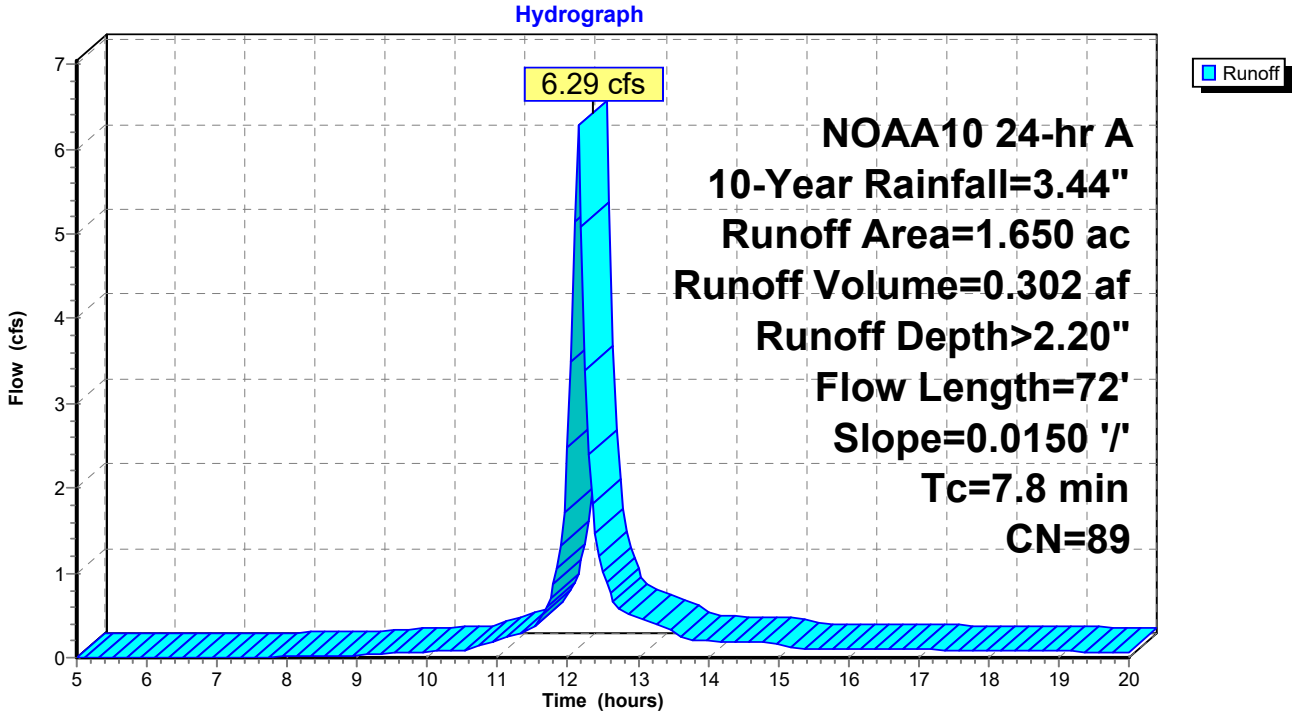
Runoff = 6.29 cfs @ 12.15 hrs, Volume= 0.302 af, Depth> 2.20"
Routed to Pond 13P : BIO #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NOAA10 24-hr A 10-Year Rainfall=3.44"

Area (ac)	CN	Description
0.580	98	Roofs, HSG D
0.260	98	Paved parking, HSG D
0.810	80	>75% Grass cover, Good, HSG D
1.650	89	Weighted Average
0.810		49.09% Pervious Area
0.840		50.91% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.6	50	0.0150	0.11		**Sheet Flow, SF-GRASS** Grass: Short n= 0.150 P2= 2.20"
0.2	22	0.0150	1.84		**Shallow Concentrated Flow, SCF-GRASS** Grassed Waterway Kv= 15.0 fps
7.8	72	Total			

Subcatchment 1S: BIO DA #1



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Subcatchment 2S: BIO DA #2

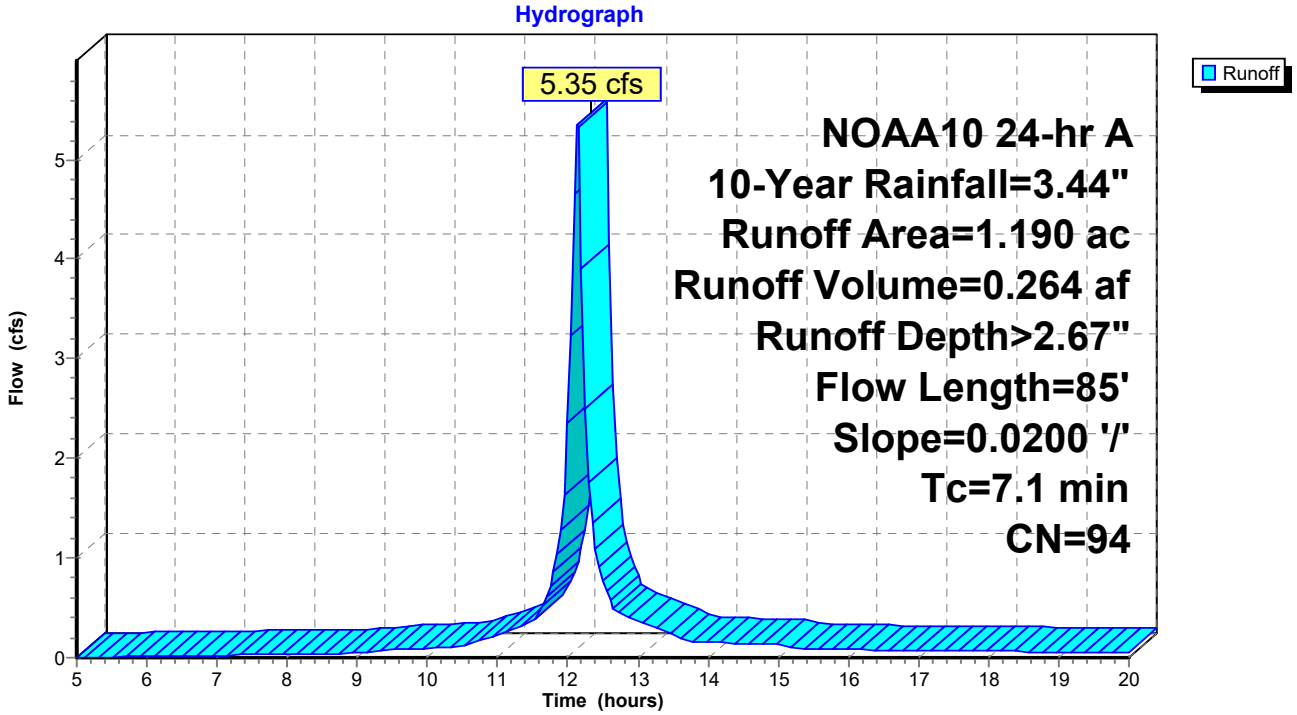
Runoff = 5.35 cfs @ 12.14 hrs, Volume= 0.264 af, Depth> 2.67"
Routed to Pond 14P : BIO #2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NOAA10 24-hr A 10-Year Rainfall=3.44"

Area (ac)	CN	Description
0.710	98	Roofs, HSG D
0.190	98	Paved parking, HSG D
0.290	80	>75% Grass cover, Good, HSG D
1.190	94	Weighted Average
0.290		24.37% Pervious Area
0.900		75.63% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.8	50	0.0200	0.12		**Sheet Flow, SF-GRASS** Grass: Short n= 0.150 P2= 2.20"
0.3	35	0.0200	2.12		**Shallow Concentrated Flow, SCF-GRASS** Grassed Waterway Kv= 15.0 fps
7.1	85	Total			

Subcatchment 2S: BIO DA #2



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Subcatchment 3S: BIO DA #3

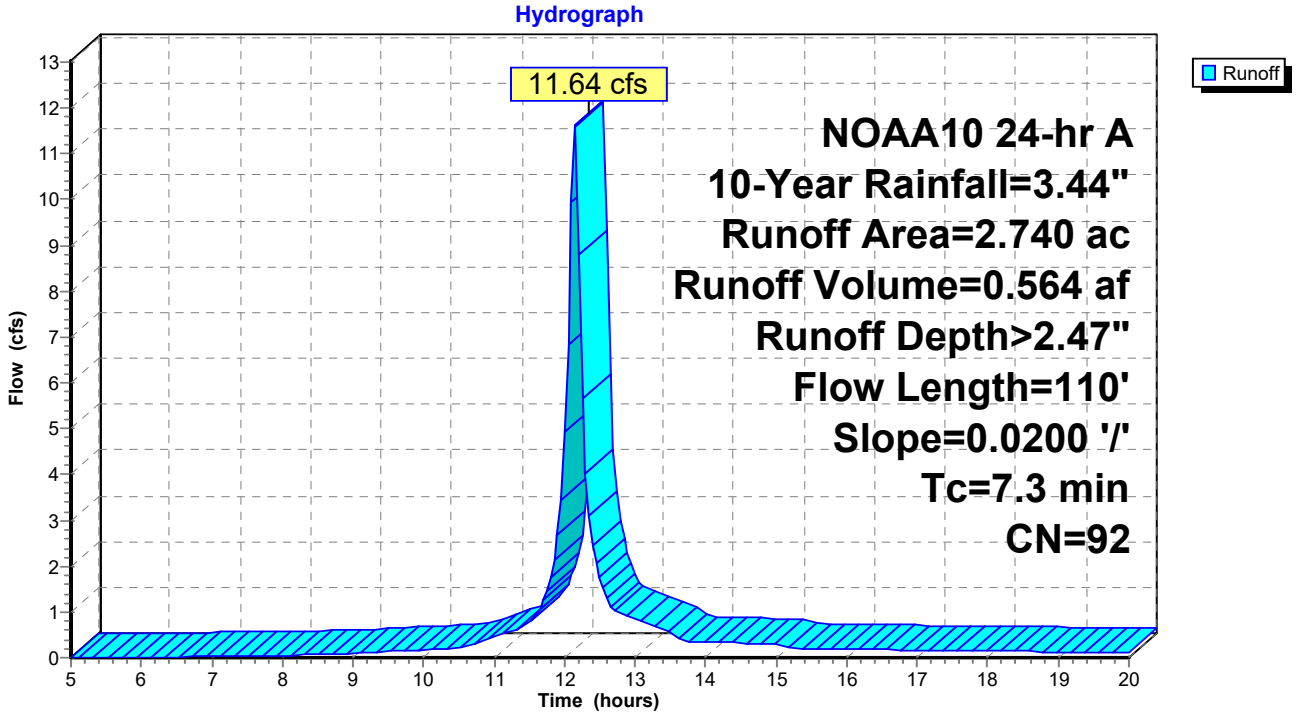
Runoff = 11.64 cfs @ 12.14 hrs, Volume= 0.564 af, Depth> 2.47"
Routed to Pond 15P : BIO #3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NOAA10 24-hr A 10-Year Rainfall=3.44"

Area (ac)	CN	Description
1.230	98	Roofs, HSG D
0.590	98	Paved parking, HSG D
0.920	80	>75% Grass cover, Good, HSG D
2.740	92	Weighted Average
0.920		33.58% Pervious Area
1.820		66.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.8	50	0.0200	0.12		**Sheet Flow, SF-GRASS** Grass: Short n= 0.150 P2= 2.20"
0.5	60	0.0200	2.12		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
7.3	110	Total			

Subcatchment 3S: BIO DA #3



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Subcatchment 4S: BIO DA #4

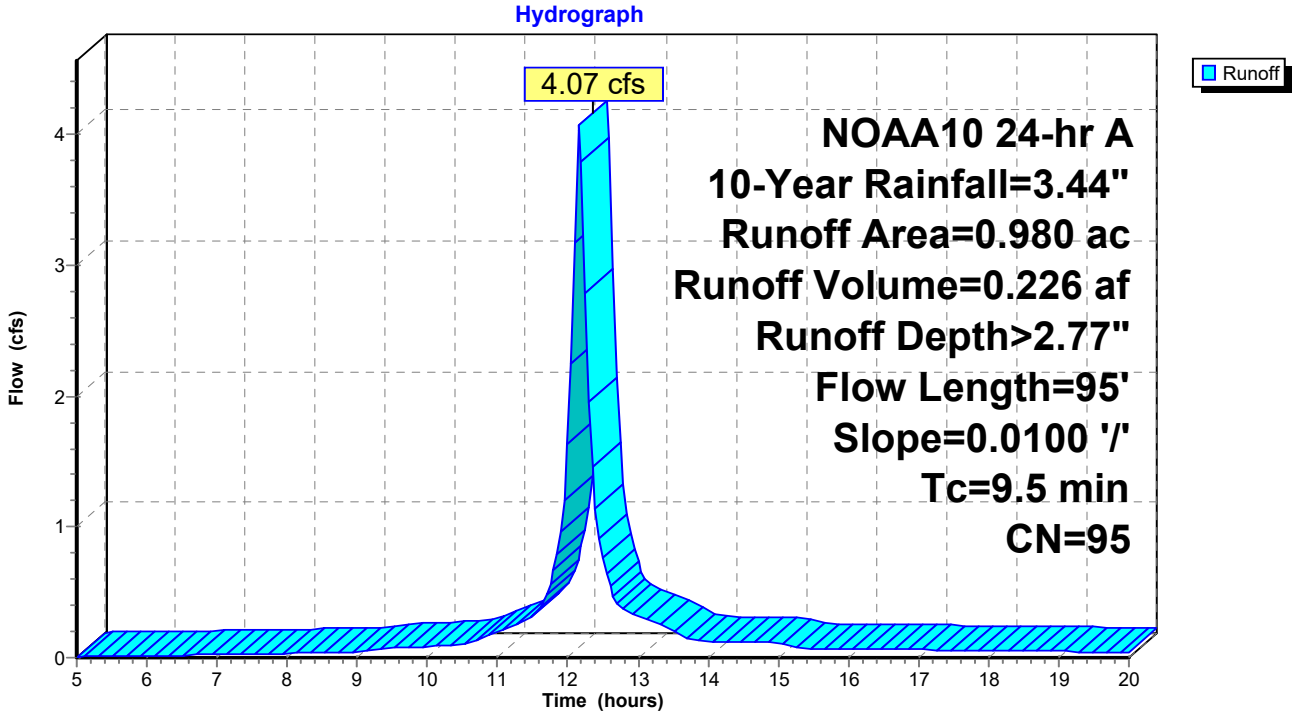
Runoff = 4.07 cfs @ 12.16 hrs, Volume= 0.226 af, Depth> 2.77"
Routed to Pond 16P : BIO #4

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NOAA10 24-hr A 10-Year Rainfall=3.44"

Area (ac)	CN	Description
0.580	98	Roofs, HSG D
0.230	98	Paved parking, HSG D
0.170	80	>75% Grass cover, Good, HSG D
0.980	95	Weighted Average
0.170		17.35% Pervious Area
0.810		82.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.0	50	0.0100	0.09		**Sheet Flow, SF-GRASS** Grass: Short n= 0.150 P2= 2.20"
0.5	45	0.0100	1.50		**Shallow Concentrated Flow, SCF-GRASS** Grassed Waterway Kv= 15.0 fps
9.5	95	Total			

Subcatchment 4S: BIO DA #4



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Subcatchment 11S: BIO DA #5

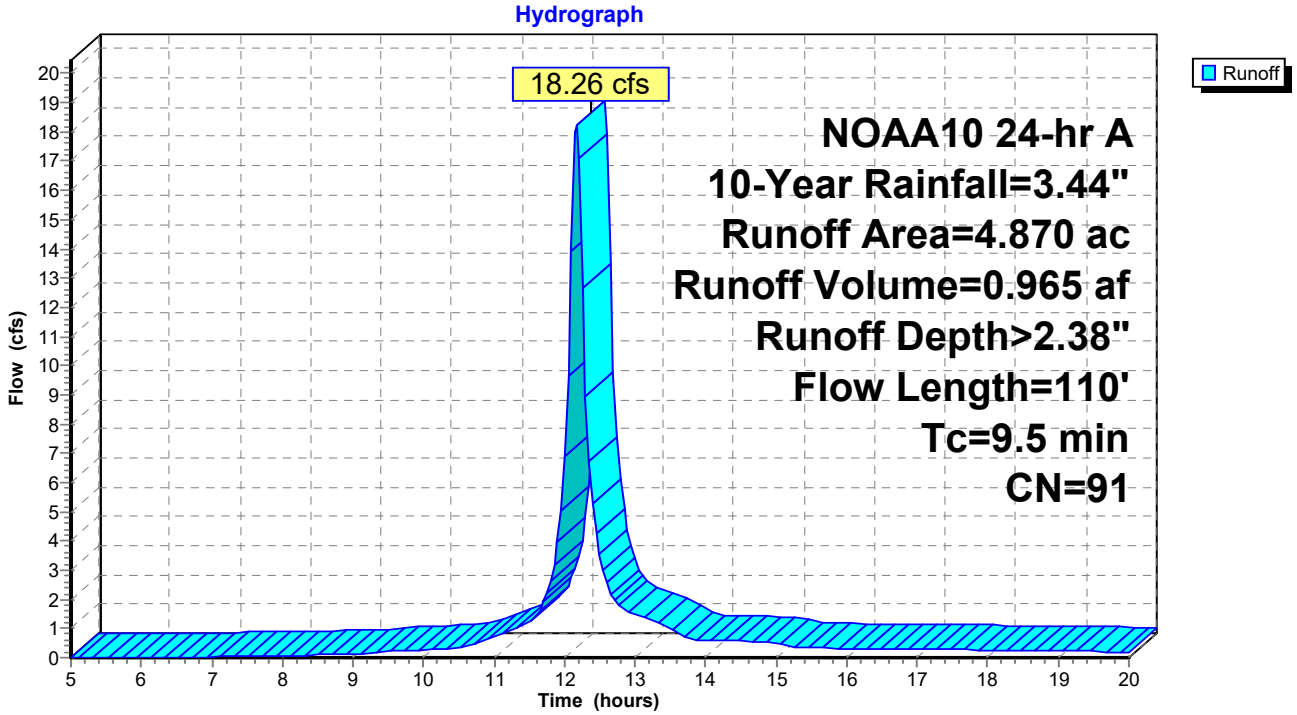
Runoff = 18.26 cfs @ 12.17 hrs, Volume= 0.965 af, Depth> 2.38"
Routed to Pond 12P : BIO #5

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NOAA10 24-hr A 10-Year Rainfall=3.44"

Area (ac)	CN	Description
2.070	98	Roofs, HSG D
0.880	98	Paved parking, HSG D
1.920	80	>75% Grass cover, Good, HSG D
4.870	91	Weighted Average
1.920		39.43% Pervious Area
2.950		60.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.0	50	0.0100	0.09		**Sheet Flow, SF-GRASS** Grass: Short n= 0.150 P2= 2.20"
0.5	60	0.0150	1.84		**Shallow Concentrated Flow, SCF-GRASS** Grassed Waterway Kv= 15.0 fps
9.5	110	Total			

Subcatchment 11S: BIO DA #5



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Subcatchment 19S: POST DEV DA - UNCONTROLLED

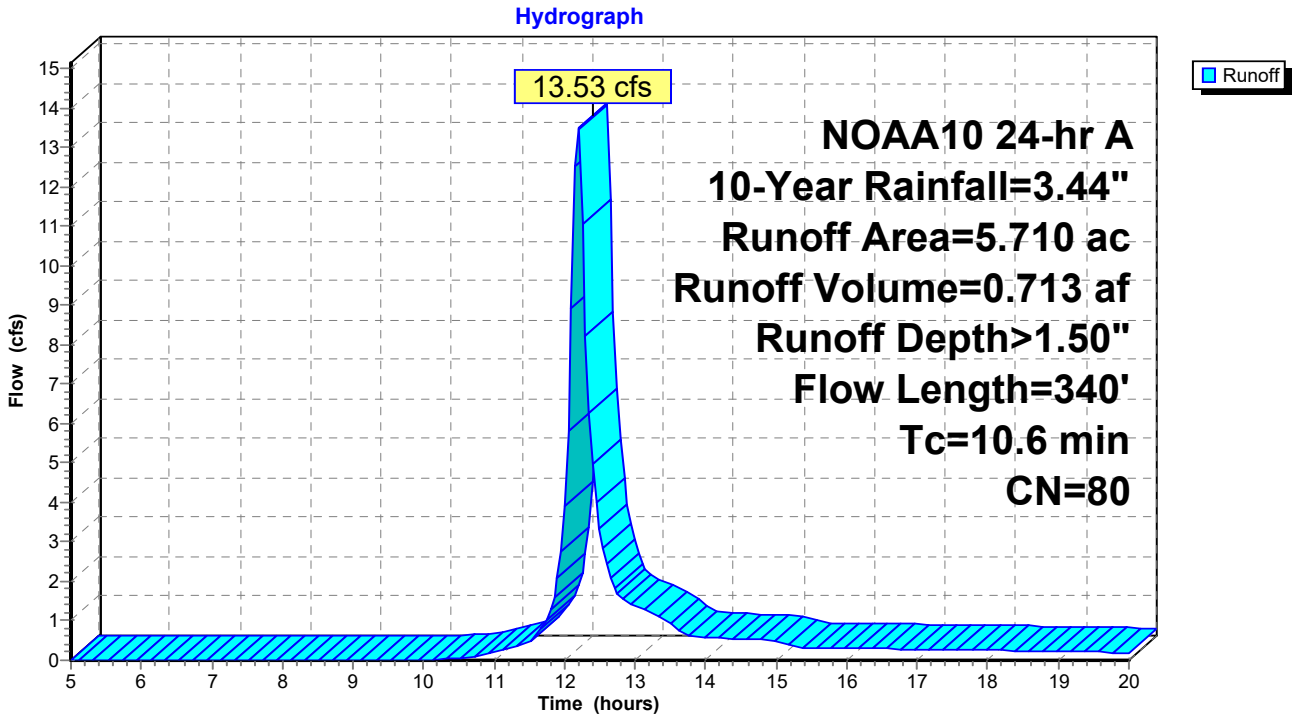
Runoff = 13.53 cfs @ 12.19 hrs, Volume= 0.713 af, Depth> 1.50"
Routed to Link 17L : Total Post Dev

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NOAA10 24-hr A 10-Year Rainfall=3.44"

Area (ac)	CN	Description
5.710	80	>75% Grass cover, Good, HSG D
5.710		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0	100	0.0300	0.17		**Sheet Flow, SF - GRASS** Grass: Short n= 0.150 P2= 2.20"
0.4	60	0.0300	2.60		**Shallow Concentrated Flow, SCF -GRASS** Grassed Waterway Kv= 15.0 fps
0.2	180	0.0100	12.71	1,270.51	**Channel Flow, CF - DITCH** Area= 100.0 sf Perim= 32.0' r= 3.13' n= 0.025 Earth, clean & winding
10.6	340	Total			

Subcatchment 19S: POST DEV DA - UNCONTROLLED



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Pond 12P: BIO #5

Inflow Area = 4.870 ac, 60.57% Impervious, Inflow Depth > 2.38" for 10-Year event
Inflow = 18.26 cfs @ 12.17 hrs, Volume= 0.965 af
Outflow = 16.13 cfs @ 12.21 hrs, Volume= 0.911 af, Atten= 12%, Lag= 2.9 min
Primary = 16.13 cfs @ 12.21 hrs, Volume= 0.911 af
Routed to Link 17L : Total Post Dev

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 572.99' @ 12.21 hrs Surf.Area= 5,986 sf Storage= 6,197 cf

Plug-Flow detention time= 35.0 min calculated for 0.908 af (94% of inflow)
Center-of-Mass det. time= 15.6 min (785.4 - 769.9)

Volume	Invert	Avail.Storage	Storage Description
#1	571.75'	13,050 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

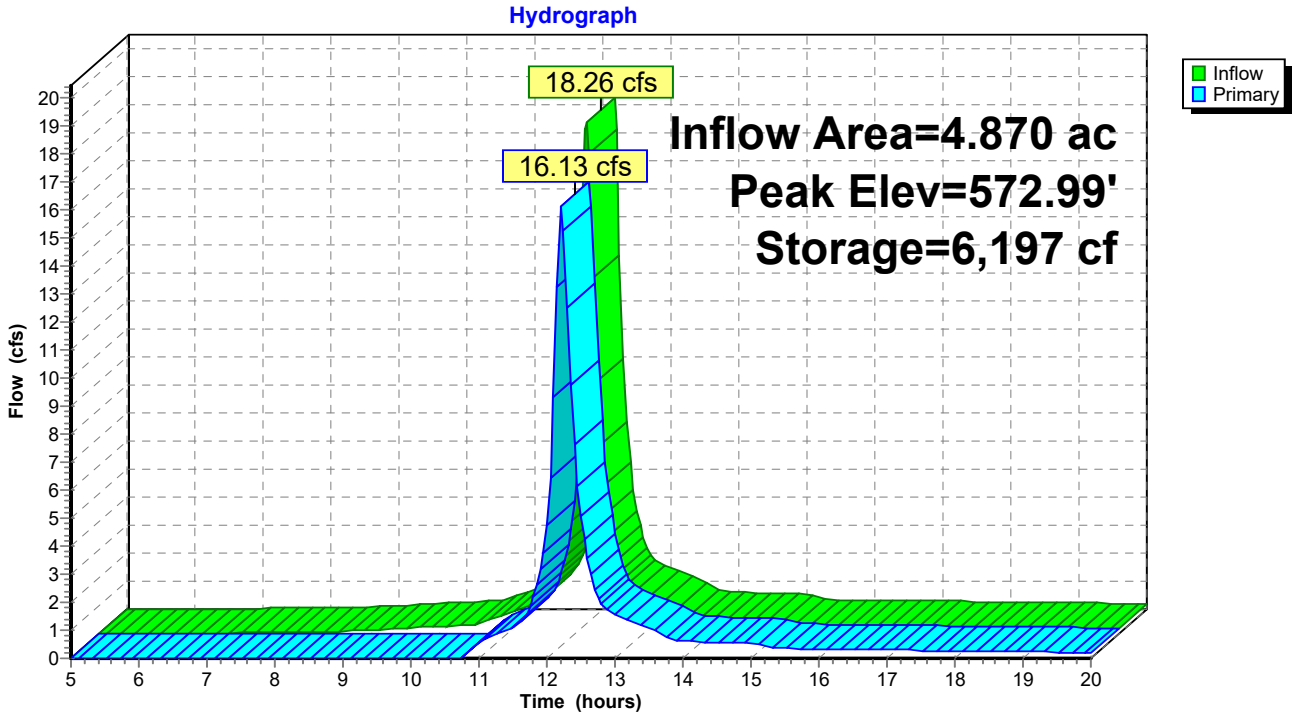
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
571.75	4,000	0	0
572.00	4,400	1,050	1,050
573.00	6,000	5,200	6,250
574.00	7,600	6,800	13,050

Device	Routing	Invert	Outlet Devices
#1	Primary	568.25'	**24.0" Round Culvert** L= 401.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.25' / 567.04' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 3.14 sf
#2	Device 3	572.25'	**24.0" W x 24.0" H Vert. YARD DRAINS X 3.00** C= 0.600 Limited to weir flow at low heads
#3	Device 1	568.25'	**8.0" Round 8" PHDPE UNDERDRAIN** L= 203.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.25' / 568.25' S= 0.0000 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#4	Device 1	573.00'	**36.0" W x 36.0" H Vert. OUTLET STRUCTURE** C= 0.600 Limited to weir flow at low heads
#5	Device 1	572.25'	**6.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=15.78 cfs @ 12.21 hrs HW=572.98' (Free Discharge)
└**1=Culvert** (Passes 15.78 cfs of 19.63 cfs potential flow)
  ├**3=8" PHDPE UNDERDRAIN** (Barrel Controls 1.72 cfs @ 4.92 fps)
  │ └**2=YARD DRAINS** (Passes 1.72 cfs of 12.00 cfs potential flow)
  ├**4=OUTLET STRUCTURE** (Controls 0.00 cfs)
  └**5=Sharp-Crested Rectangular Weir** (Weir Controls 14.06 cfs @ 3.29 fps)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Pond 12P: BIO #5



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Pond 13P: BIO #1

Inflow Area = 1.650 ac, 50.91% Impervious, Inflow Depth > 2.20" for 10-Year event
Inflow = 6.29 cfs @ 12.15 hrs, Volume= 0.302 af
Outflow = 5.86 cfs @ 12.17 hrs, Volume= 0.287 af, Atten= 7%, Lag= 1.5 min
Primary = 5.86 cfs @ 12.17 hrs, Volume= 0.287 af
Routed to Link 17L : Total Post Dev

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 572.38' @ 12.17 hrs Surf.Area= 1,686 sf Storage= 1,245 cf

Plug-Flow detention time= 28.9 min calculated for 0.287 af (95% of inflow)
Center-of-Mass det. time= 10.2 min (784.5 - 774.3)

Volume	Invert	Avail.Storage	Storage Description
#1	571.50'	2,408 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

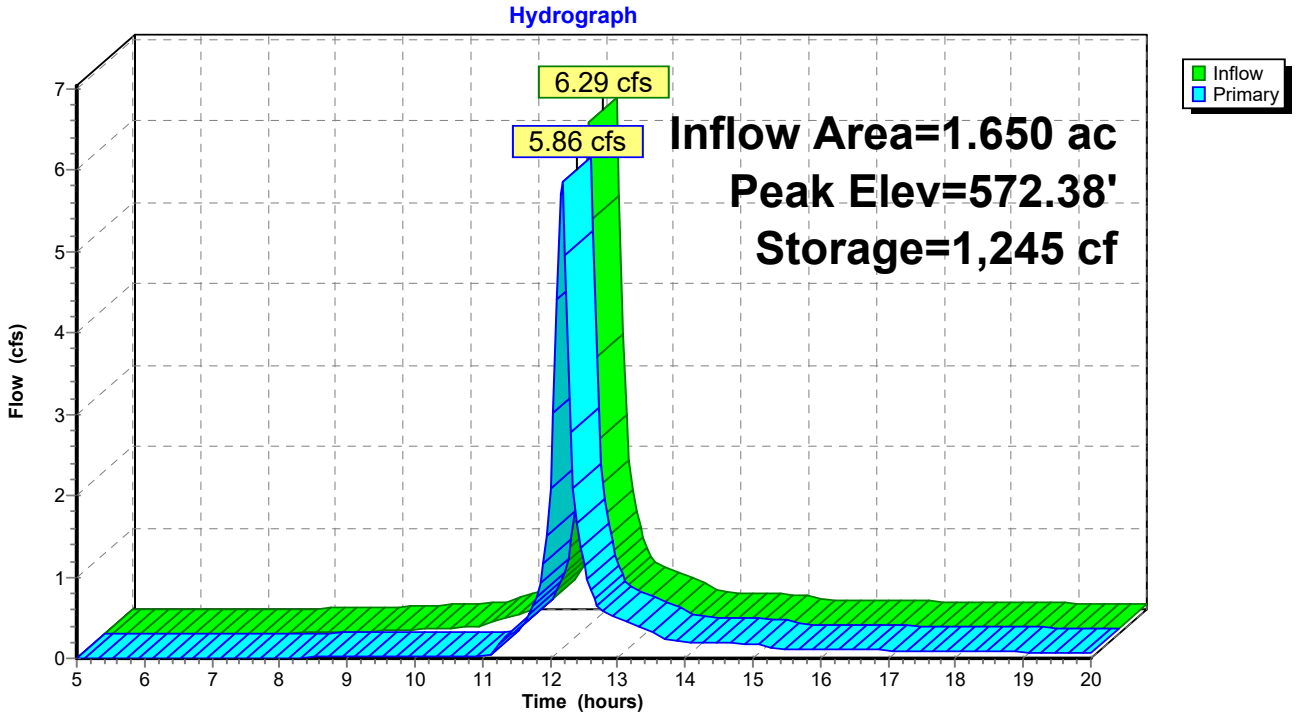
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
571.50	1,140	0	0
573.00	2,070	2,408	2,408

Device	Routing	Invert	Outlet Devices
#1	Primary	568.00'	**18.0" Round Culvert** L= 315.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.00' / 567.37' S= 0.0020 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.77 sf
#2	Device 4	572.00'	**24.0" W x 24.0" H Vert. YARD DRAINS X 2.00** C= 0.600 Limited to weir flow at low heads
#3	Device 4	571.50'	**0.500 in/hr Exfiltration over Surface area from 568.00' - 573.00'** Excluded Surface area = 0 sf
#4	Device 1	568.00'	**8.0" Round 8" PHDPE UNDERDRAIN** L= 67.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.00' / 568.00' S= 0.0000 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#5	Device 1	572.50'	**24.0" W x 24.0" H Vert. OUTLET STRUCTURE** C= 0.600 Limited to weir flow at low heads
#6	Device 1	572.00'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=5.70 cfs @ 12.17 hrs HW=572.37' (Free Discharge)
- **1=Culvert** (Passes 5.70 cfs of 9.85 cfs potential flow)
  - **4=8" PHDPE UNDERDRAIN** (Barrel Controls 2.52 cfs @ 7.22 fps)
    - **2=YARD DRAINS** (Passes < 2.91 cfs potential flow)
    - **3=Exfiltration** (Passes < 0.02 cfs potential flow)
  - **5=OUTLET STRUCTURE** (Controls 0.00 cfs)
  - **6=Sharp-Crested Rectangular Weir** (Weir Controls 3.18 cfs @ 2.18 fps)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Pond 13P: BIO #1



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Pond 14P: BIO #2

Inflow Area = 1.190 ac, 75.63% Impervious, Inflow Depth > 2.67" for 10-Year event
Inflow = 5.35 cfs @ 12.14 hrs, Volume= 0.264 af
Outflow = 5.01 cfs @ 12.16 hrs, Volume= 0.248 af, Atten= 6%, Lag= 1.3 min
Primary = 5.01 cfs @ 12.16 hrs, Volume= 0.248 af
Routed to Link 17L : Total Post Dev

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 572.39' @ 12.16 hrs Surf.Area= 1,813 sf Storage= 1,337 cf

Plug-Flow detention time= 36.9 min calculated for 0.248 af (94% of inflow)
Center-of-Mass det. time= 15.1 min (772.2 - 757.1)

Volume	Invert	Avail.Storage	Storage Description
#1	571.50'	2,573 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

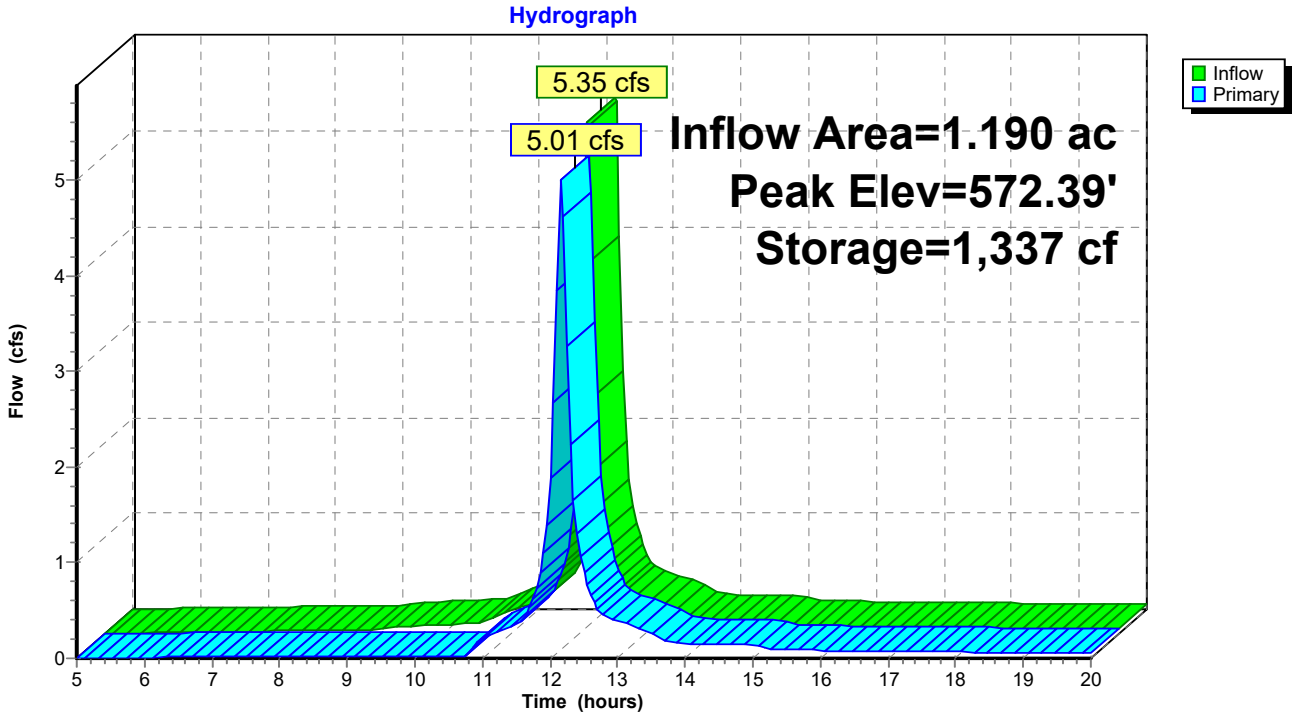
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
571.50	1,190	0	0
573.00	2,240	2,573	2,573

Device	Routing	Invert	Outlet Devices
#1	Primary	568.00'	**18.0" Round Culvert** L= 176.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.00' / 567.47' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.77 sf
#2	Device 4	572.00'	**24.0" W x 24.0" H Vert. YARD DRAINS** C= 0.600 Limited to weir flow at low heads
#3	Device 4	571.50'	**0.500 in/hr Exfiltration over Surface area from 568.00' - 573.00'** Excluded Surface area = 0 sf
#4	Device 1	568.00'	**8.0" Round 8" PHDPE UNDERDRAIN** L= 70.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.00' / 568.00' S= 0.0000 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#5	Device 1	572.50'	**24.0" W x 24.0" H Vert. OUTLET STRUCTURE** C= 0.600 Limited to weir flow at low heads
#6	Device 1	572.00'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=4.87 cfs @ 12.16 hrs HW=572.38' (Free Discharge)
└─**1=Culvert** (Passes 4.87 cfs of 12.06 cfs potential flow)
  ├─**4=8" PHDPE UNDERDRAIN** (Passes 1.54 cfs of 2.49 cfs potential flow)
  │ ├─**2=YARD DRAINS** (Orifice Controls 1.52 cfs @ 1.99 fps)
  │ └─**3=Exfiltration** (Exfiltration Controls 0.02 cfs)
  ├─**5=OUTLET STRUCTURE** (Controls 0.00 cfs)
  └─**6=Sharp-Crested Rectangular Weir** (Weir Controls 3.32 cfs @ 2.21 fps)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Pond 14P: BIO #2



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Pond 15P: BIO #3

Inflow Area = 2.740 ac, 66.42% Impervious, Inflow Depth > 2.47" for 10-Year event
Inflow = 11.64 cfs @ 12.14 hrs, Volume= 0.564 af
Outflow = 10.93 cfs @ 12.17 hrs, Volume= 0.533 af, Atten= 6%, Lag= 1.3 min
Primary = 10.93 cfs @ 12.17 hrs, Volume= 0.533 af
Routed to Link 17L : Total Post Dev

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 572.46' @ 12.17 hrs Surf.Area= 3,216 sf Storage= 2,677 cf

Plug-Flow detention time= 32.7 min calculated for 0.532 af (94% of inflow)
Center-of-Mass det. time= 12.9 min (777.7 - 764.8)

Volume	Invert	Avail.Storage	Storage Description
#1	571.50'	4,930 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

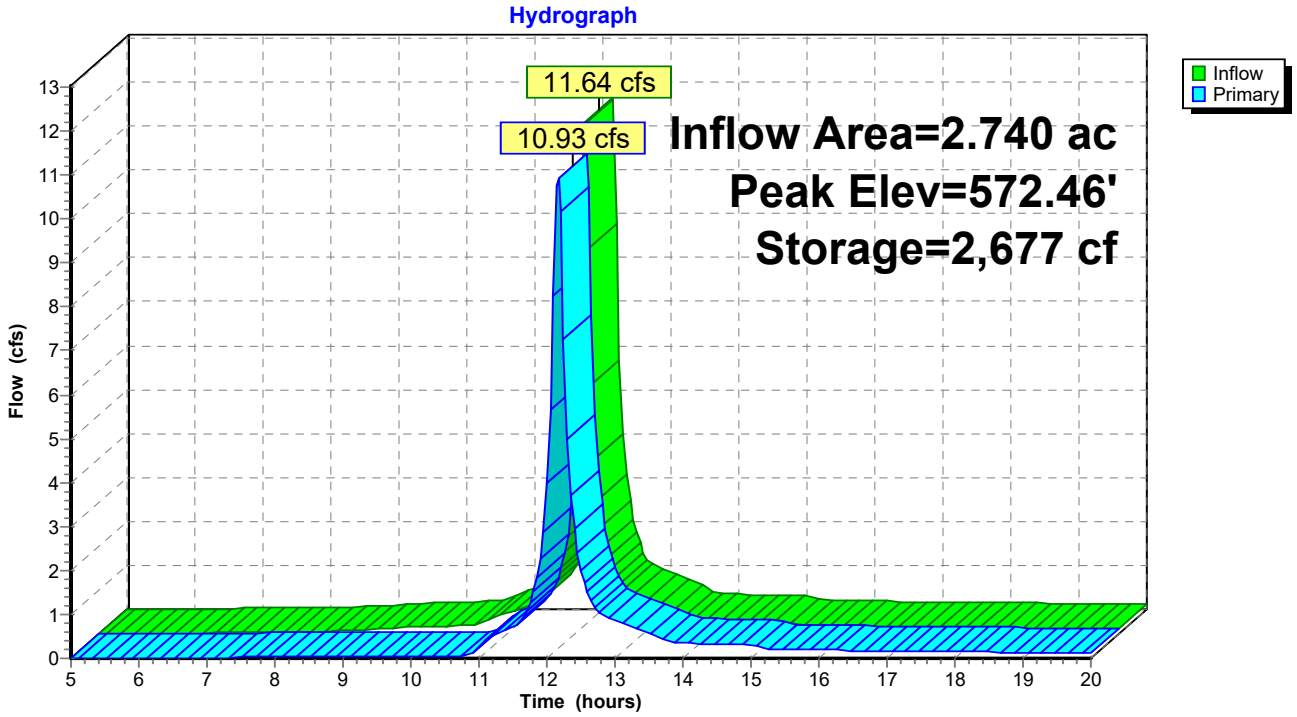
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
571.50	2,400	0	0
572.00	2,800	1,300	1,300
573.10	3,800	3,630	4,930

Device	Routing	Invert	Outlet Devices
#1	Primary	568.00'	**24.0" Round Culvert** L= 272.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.00' / 567.34' S= 0.0024 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 3.14 sf
#2	Device 4	572.00'	**24.0" W x 24.0" H Vert. YARD DRAINS** C= 0.600 Limited to weir flow at low heads
#3	Device 4	571.50'	**0.500 in/hr Exfiltration over Surface area from 568.00' - 573.00'** Excluded Surface area = 0 sf
#4	Device 1	568.00'	**8.0" Round 8" PHDPE UNDERDRAIN** L= 75.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.00' / 568.00' S= 0.0000 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#5	Device 1	572.50'	**36.0" W x 36.0" H Vert. OUTLET STRUCTURE** C= 0.600 Limited to weir flow at low heads
#6	Device 1	572.00'	**8.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=10.59 cfs @ 12.17 hrs HW=572.45' (Free Discharge)
└─**1=Culvert** (Passes 10.59 cfs of 20.10 cfs potential flow)
  ├─**4=8" PHDPE UNDERDRAIN** (Passes 1.97 cfs of 2.45 cfs potential flow)
  │ ├─**2=YARD DRAINS** (Orifice Controls 1.93 cfs @ 2.15 fps)
  │ └─**3=Exfiltration** (Exfiltration Controls 0.04 cfs)
  ├─**5=OUTLET STRUCTURE** (Controls 0.00 cfs)
  └─**6=Sharp-Crested Rectangular Weir** (Weir Controls 8.62 cfs @ 2.43 fps)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Pond 15P: BIO #3



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Pond 16P: BIO #4

[82] Warning: Early inflow requires earlier time span

Inflow Area = 0.980 ac, 82.65% Impervious, Inflow Depth > 2.77" for 10-Year event
Inflow = 4.07 cfs @ 12.16 hrs, Volume= 0.226 af
Outflow = 3.94 cfs @ 12.19 hrs, Volume= 0.212 af, Atten= 3%, Lag= 1.6 min
Primary = 3.94 cfs @ 12.19 hrs, Volume= 0.212 af
Routed to Link 17L : Total Post Dev

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 572.33' @ 12.19 hrs Surf.Area= 1,484 sf Storage= 1,056 cf

Plug-Flow detention time= 38.3 min calculated for 0.212 af (94% of inflow)
Center-of-Mass det. time= 15.9 min (770.8 - 755.0)

Volume	Invert	Avail.Storage	Storage Description
#1	571.50'	2,160 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

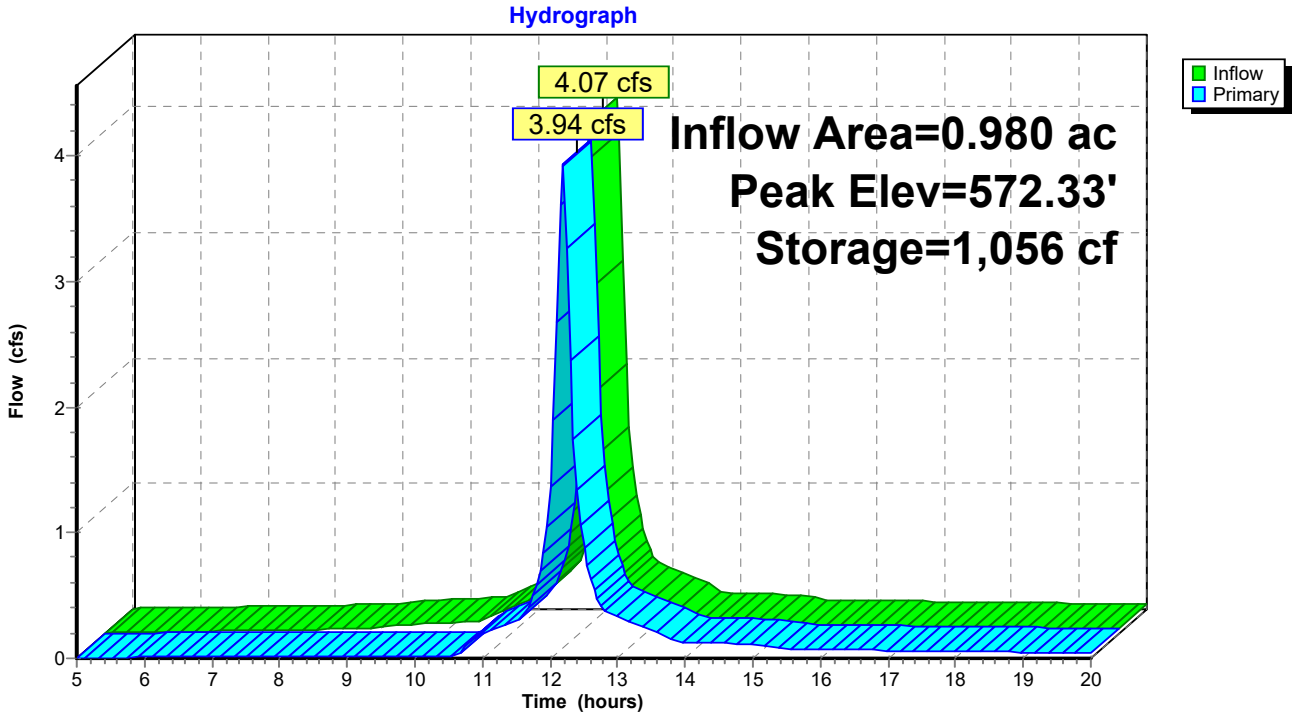
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
571.50	1,050	0	0
573.00	1,830	2,160	2,160

Device	Routing	Invert	Outlet Devices
#1	Primary	568.00'	**18.0" Round Culvert** L= 203.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.00' / 567.39' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.77 sf
#2	Device 4	572.00'	**24.0" W x 24.0" H Vert. YARD DRAINS** C= 0.600 Limited to weir flow at low heads
#3	Device 4	571.50'	**0.500 in/hr Exfiltration over Surface area from 568.00' - 573.00'** Excluded Surface area = 0 sf
#4	Device 1	568.00'	**8.0" Round 8" PHDPE UNDERDRAIN** L= 50.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.00' / 568.00' S= 0.0000 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#5	Device 1	572.50'	**24.0" W x 24.0" H Vert. OUTLET STRUCTURE** C= 0.600 Limited to weir flow at low heads
#6	Device 1	572.00'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=3.86 cfs @ 12.19 hrs HW=572.33' (Free Discharge)
- **1=Culvert** (Passes 3.86 cfs of 11.52 cfs potential flow)
  - **4=8" PHDPE UNDERDRAIN** (Passes 1.23 cfs of 2.75 cfs potential flow)
    - **2=YARD DRAINS** (Orifice Controls 1.22 cfs @ 1.84 fps)
    - **3=Exfiltration** (Exfiltration Controls 0.02 cfs)
  - **5=OUTLET STRUCTURE** (Controls 0.00 cfs)
  - **6=Sharp-Crested Rectangular Weir** (Weir Controls 2.63 cfs @ 2.03 fps)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Pond 16P: BIO #4



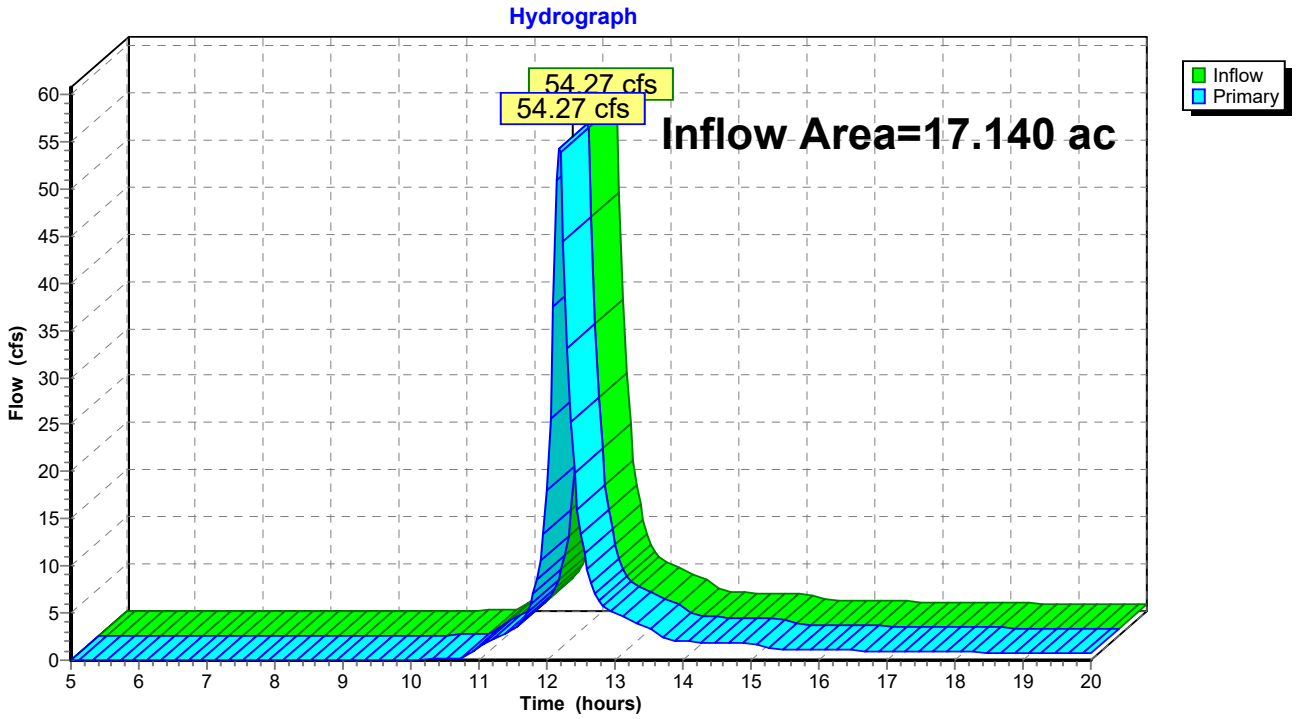
Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Link 17L: Total Post Dev

Inflow Area = 17.140 ac, 42.71% Impervious, Inflow Depth > 2.03" for 10-Year event
Inflow = 54.27 cfs @ 12.19 hrs, Volume= 2.905 af
Primary = 54.27 cfs @ 12.19 hrs, Volume= 2.905 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link 17L: Total Post Dev



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: BIO DA #1 Runoff Area=1.650 ac 50.91% Impervious Runoff Depth>2.84"
Flow Length=72' Slope=0.0150 '/' Tc=7.8 min CN=89 Runoff=8.00 cfs 0.390 af

Subcatchment2S: BIO DA #2 Runoff Area=1.190 ac 75.63% Impervious Runoff Depth>3.33"
Flow Length=85' Slope=0.0200 '/' Tc=7.1 min CN=94 Runoff=6.59 cfs 0.331 af

Subcatchment3S: BIO DA #3 Runoff Area=2.740 ac 66.42% Impervious Runoff Depth>3.13"
Flow Length=110' Slope=0.0200 '/' Tc=7.3 min CN=92 Runoff=14.52 cfs 0.715 af

Subcatchment4S: BIO DA #4 Runoff Area=0.980 ac 82.65% Impervious Runoff Depth>3.43"
Flow Length=95' Slope=0.0100 '/' Tc=9.5 min CN=95 Runoff=5.00 cfs 0.281 af

Subcatchment11S: BIO DA #5 Runoff Area=4.870 ac 60.57% Impervious Runoff Depth>3.03"
Flow Length=110' Tc=9.5 min CN=91 Runoff=22.94 cfs 1.229 af

Subcatchment19S: POST DEV DA - Runoff Area=5.710 ac 0.00% Impervious Runoff Depth>2.05"
Flow Length=340' Tc=10.6 min CN=80 Runoff=18.44 cfs 0.976 af

Pond 12P: BIO #5 Peak Elev=573.13' Storage=7,041 cf Inflow=22.94 cfs 1.229 af
Outflow=20.18 cfs 1.175 af

Pond 13P: BIO #1 Peak Elev=572.48' Storage=1,424 cf Inflow=8.00 cfs 0.390 af
Outflow=7.37 cfs 0.375 af

Pond 14P: BIO #2 Peak Elev=572.45' Storage=1,443 cf Inflow=6.59 cfs 0.331 af
Outflow=6.21 cfs 0.314 af

Pond 15P: BIO #3 Peak Elev=572.53' Storage=2,909 cf Inflow=14.52 cfs 0.715 af
Outflow=13.71 cfs 0.684 af

Pond 16P: BIO #4 Peak Elev=572.38' Storage=1,128 cf Inflow=5.00 cfs 0.281 af
Outflow=4.84 cfs 0.267 af

Link 17L: Total Post Dev Inflow=69.31 cfs 3.791 af
Primary=69.31 cfs 3.791 af

Total Runoff Area = 17.140 ac Runoff Volume = 3.921 af Average Runoff Depth = 2.75"
57.29% Pervious = 9.820 ac 42.71% Impervious = 7.320 ac

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Subcatchment 1S: BIO DA #1

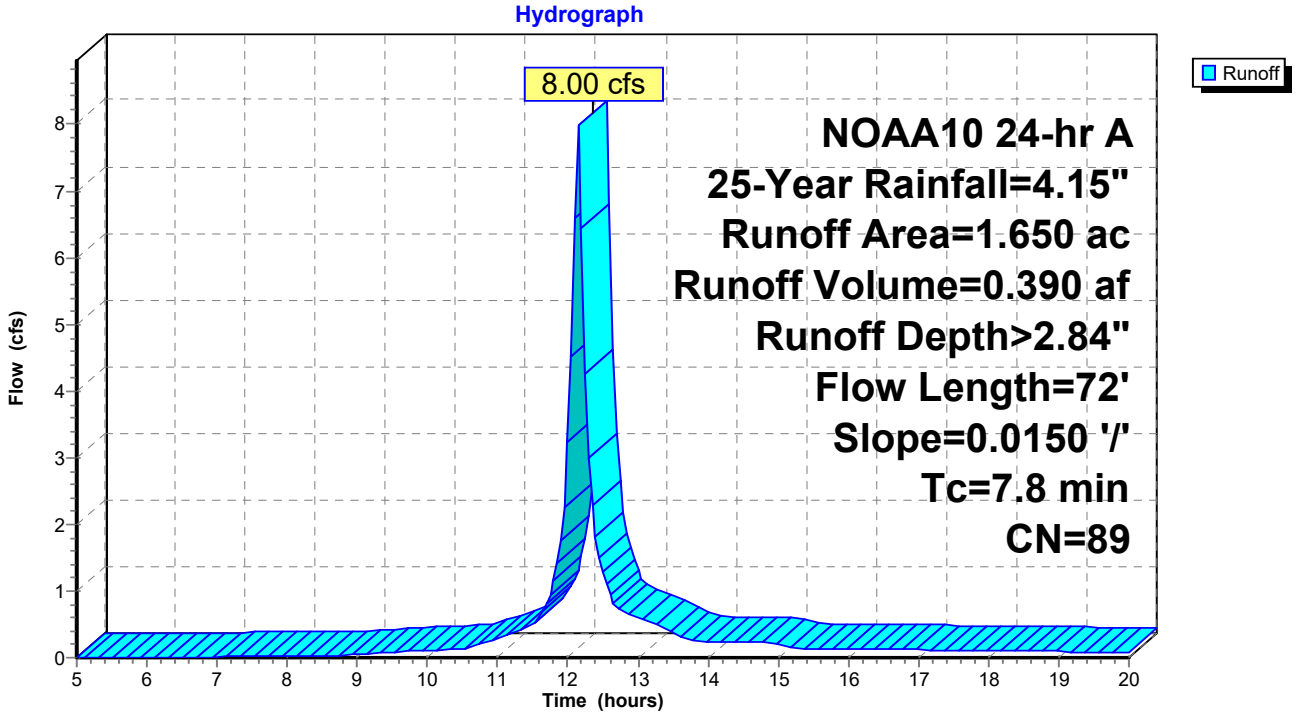
Runoff = 8.00 cfs @ 12.15 hrs, Volume= 0.390 af, Depth> 2.84"
Routed to Pond 13P : BIO #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NOAA10 24-hr A 25-Year Rainfall=4.15"

Area (ac)	CN	Description
0.580	98	Roofs, HSG D
0.260	98	Paved parking, HSG D
0.810	80	>75% Grass cover, Good, HSG D
1.650	89	Weighted Average
0.810		49.09% Pervious Area
0.840		50.91% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.6	50	0.0150	0.11		**Sheet Flow, SF-GRASS** Grass: Short n= 0.150 P2= 2.20"
0.2	22	0.0150	1.84		**Shallow Concentrated Flow, SCF-GRASS** Grassed Waterway Kv= 15.0 fps
7.8	72	Total			

Subcatchment 1S: BIO DA #1



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Subcatchment 2S: BIO DA #2

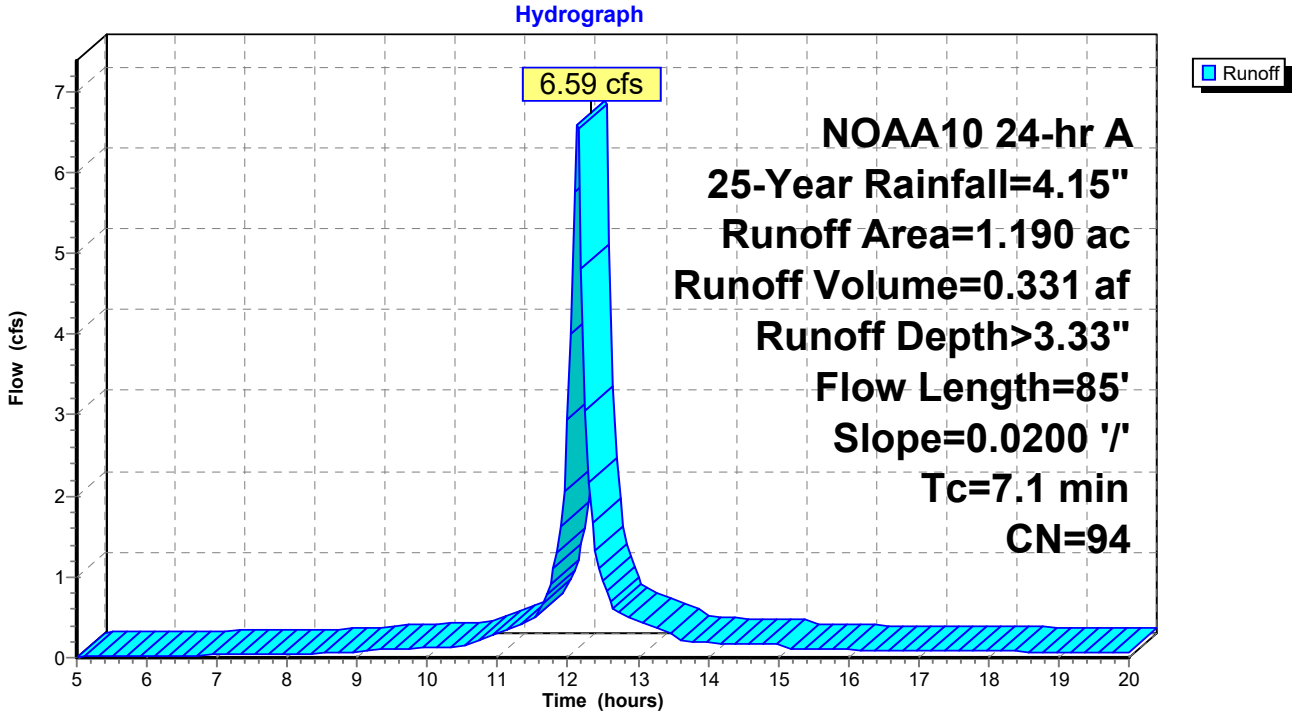
Runoff = 6.59 cfs @ 12.14 hrs, Volume= 0.331 af, Depth> 3.33"
Routed to Pond 14P : BIO #2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NOAA10 24-hr A 25-Year Rainfall=4.15"

Area (ac)	CN	Description
0.710	98	Roofs, HSG D
0.190	98	Paved parking, HSG D
0.290	80	>75% Grass cover, Good, HSG D
1.190	94	Weighted Average
0.290		24.37% Pervious Area
0.900		75.63% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.8	50	0.0200	0.12		**Sheet Flow, SF-GRASS** Grass: Short n= 0.150 P2= 2.20"
0.3	35	0.0200	2.12		**Shallow Concentrated Flow, SCF-GRASS** Grassed Waterway Kv= 15.0 fps
7.1	85	Total			

Subcatchment 2S: BIO DA #2



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Subcatchment 3S: BIO DA #3

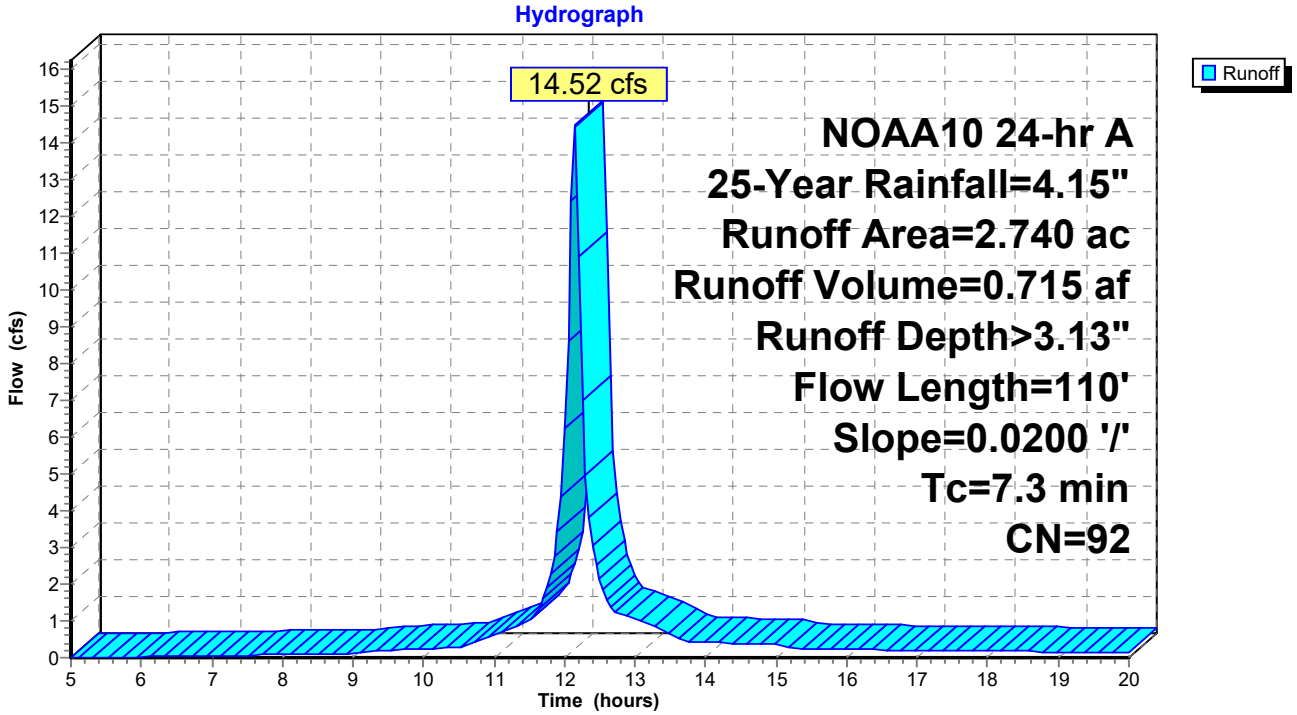
Runoff = 14.52 cfs @ 12.14 hrs, Volume= 0.715 af, Depth> 3.13"
Routed to Pond 15P : BIO #3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NOAA10 24-hr A 25-Year Rainfall=4.15"

Area (ac)	CN	Description
1.230	98	Roofs, HSG D
0.590	98	Paved parking, HSG D
0.920	80	>75% Grass cover, Good, HSG D
2.740	92	Weighted Average
0.920		33.58% Pervious Area
1.820		66.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.8	50	0.0200	0.12		**Sheet Flow, SF-GRASS** Grass: Short n= 0.150 P2= 2.20"
0.5	60	0.0200	2.12		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
7.3	110	Total			

Subcatchment 3S: BIO DA #3



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Subcatchment 4S: BIO DA #4

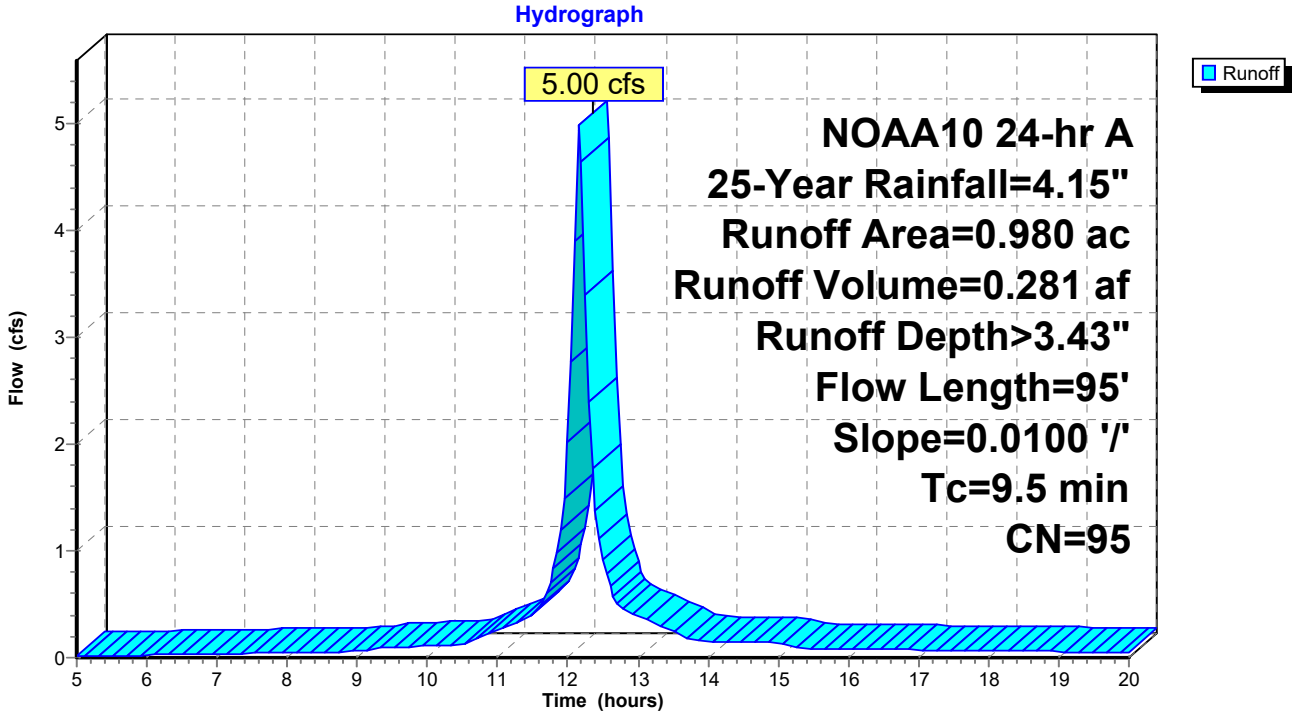
Runoff = 5.00 cfs @ 12.16 hrs, Volume= 0.281 af, Depth> 3.43"
Routed to Pond 16P : BIO #4

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NOAA10 24-hr A 25-Year Rainfall=4.15"

Area (ac)	CN	Description
0.580	98	Roofs, HSG D
0.230	98	Paved parking, HSG D
0.170	80	>75% Grass cover, Good, HSG D
0.980	95	Weighted Average
0.170		17.35% Pervious Area
0.810		82.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.0	50	0.0100	0.09		**Sheet Flow, SF-GRASS** Grass: Short n= 0.150 P2= 2.20"
0.5	45	0.0100	1.50		**Shallow Concentrated Flow, SCF-GRASS** Grassed Waterway Kv= 15.0 fps
9.5	95	Total			

Subcatchment 4S: BIO DA #4



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Subcatchment 11S: BIO DA #5

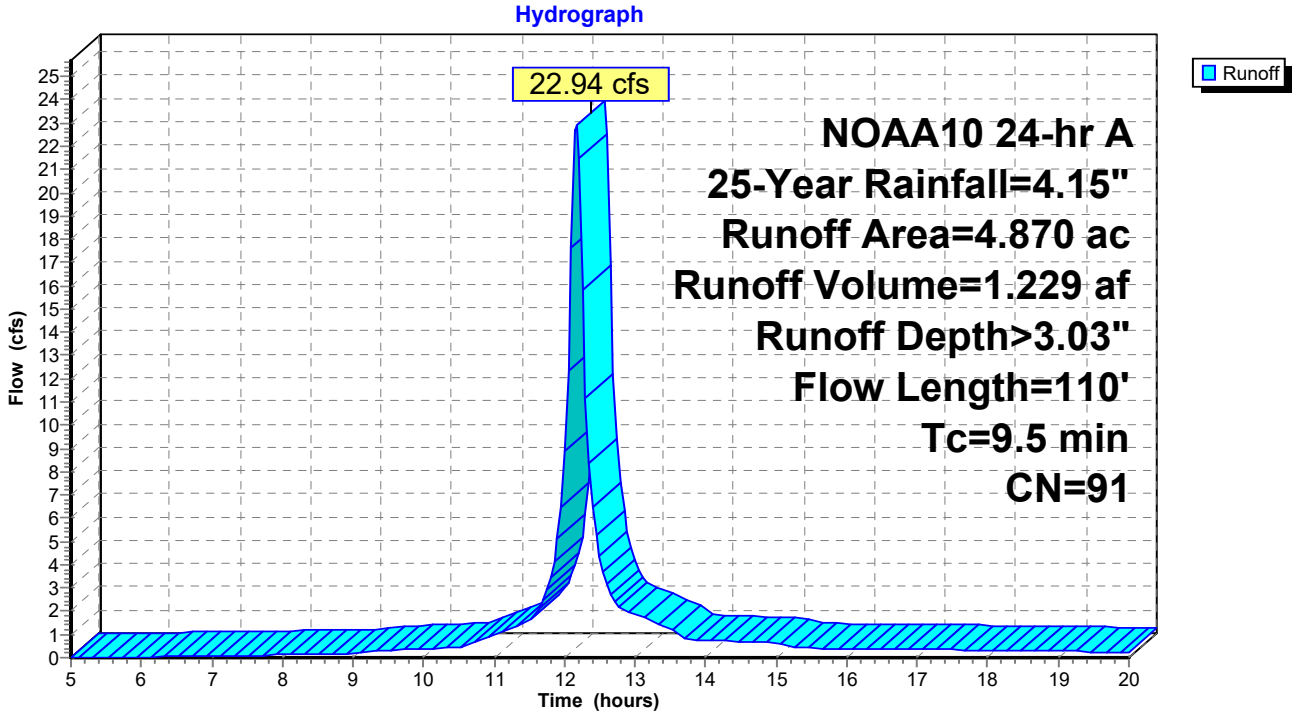
Runoff = 22.94 cfs @ 12.17 hrs, Volume= 1.229 af, Depth> 3.03"
Routed to Pond 12P : BIO #5

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NOAA10 24-hr A 25-Year Rainfall=4.15"

Area (ac)	CN	Description
2.070	98	Roofs, HSG D
0.880	98	Paved parking, HSG D
1.920	80	>75% Grass cover, Good, HSG D
4.870	91	Weighted Average
1.920		39.43% Pervious Area
2.950		60.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.0	50	0.0100	0.09		**Sheet Flow, SF-GRASS** Grass: Short n= 0.150 P2= 2.20"
0.5	60	0.0150	1.84		**Shallow Concentrated Flow, SCF-GRASS** Grassed Waterway Kv= 15.0 fps
9.5	110	Total			

Subcatchment 11S: BIO DA #5



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Subcatchment 19S: POST DEV DA - UNCONTROLLED

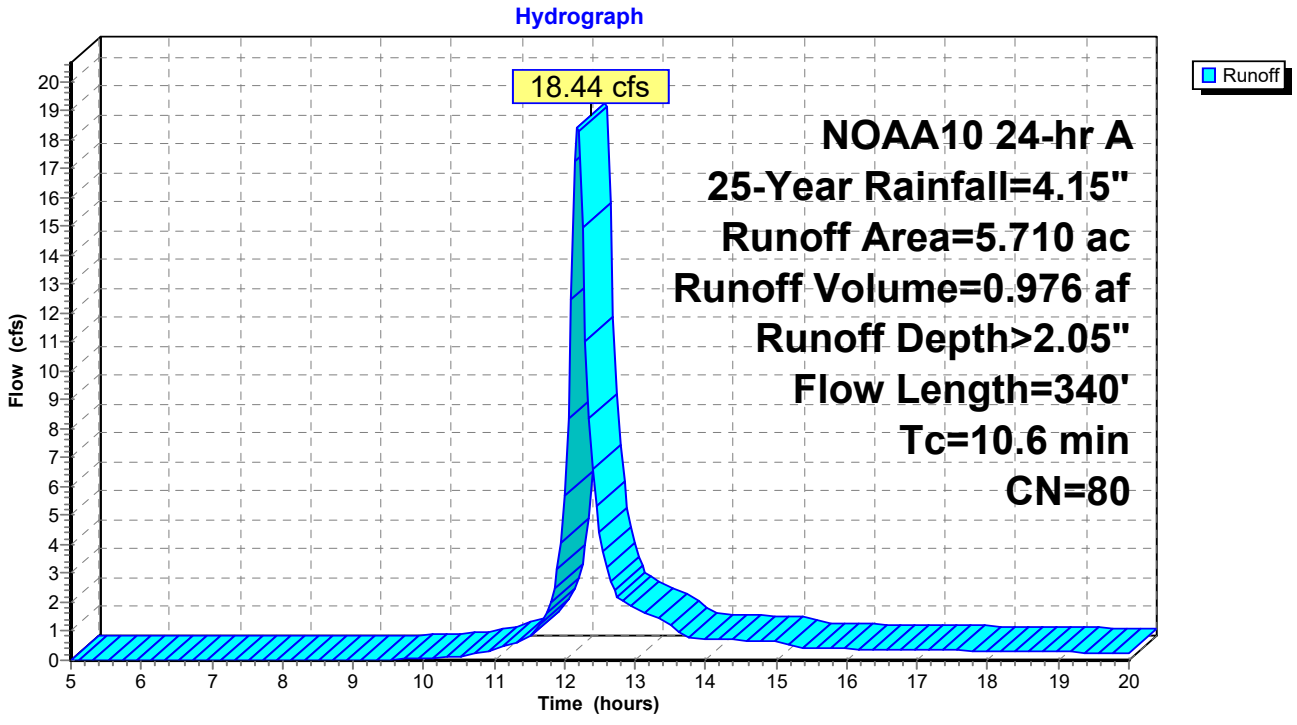
Runoff = 18.44 cfs @ 12.19 hrs, Volume= 0.976 af, Depth> 2.05"
Routed to Link 17L : Total Post Dev

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NOAA10 24-hr A 25-Year Rainfall=4.15"

Area (ac)	CN	Description
5.710	80	>75% Grass cover, Good, HSG D
5.710		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0	100	0.0300	0.17		**Sheet Flow, SF - GRASS** Grass: Short n= 0.150 P2= 2.20"
0.4	60	0.0300	2.60		**Shallow Concentrated Flow, SCF -GRASS** Grassed Waterway Kv= 15.0 fps
0.2	180	0.0100	12.71	1,270.51	**Channel Flow, CF - DITCH** Area= 100.0 sf Perim= 32.0' r= 3.13' n= 0.025 Earth, clean & winding
10.6	340	Total			

Subcatchment 19S: POST DEV DA - UNCONTROLLED



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Pond 12P: BIO #5

Inflow Area = 4.870 ac, 60.57% Impervious, Inflow Depth > 3.03" for 25-Year event
Inflow = 22.94 cfs @ 12.17 hrs, Volume= 1.229 af
Outflow = 20.18 cfs @ 12.22 hrs, Volume= 1.175 af, Atten= 12%, Lag= 3.1 min
Primary = 20.18 cfs @ 12.22 hrs, Volume= 1.175 af
Routed to Link 17L : Total Post Dev

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 573.13' @ 12.21 hrs Surf.Area= 6,207 sf Storage= 7,041 cf

Plug-Flow detention time= 30.7 min calculated for 1.172 af (95% of inflow)
Center-of-Mass det. time= 14.8 min (779.9 - 765.1)

Volume	Invert	Avail.Storage	Storage Description
#1	571.75'	13,050 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

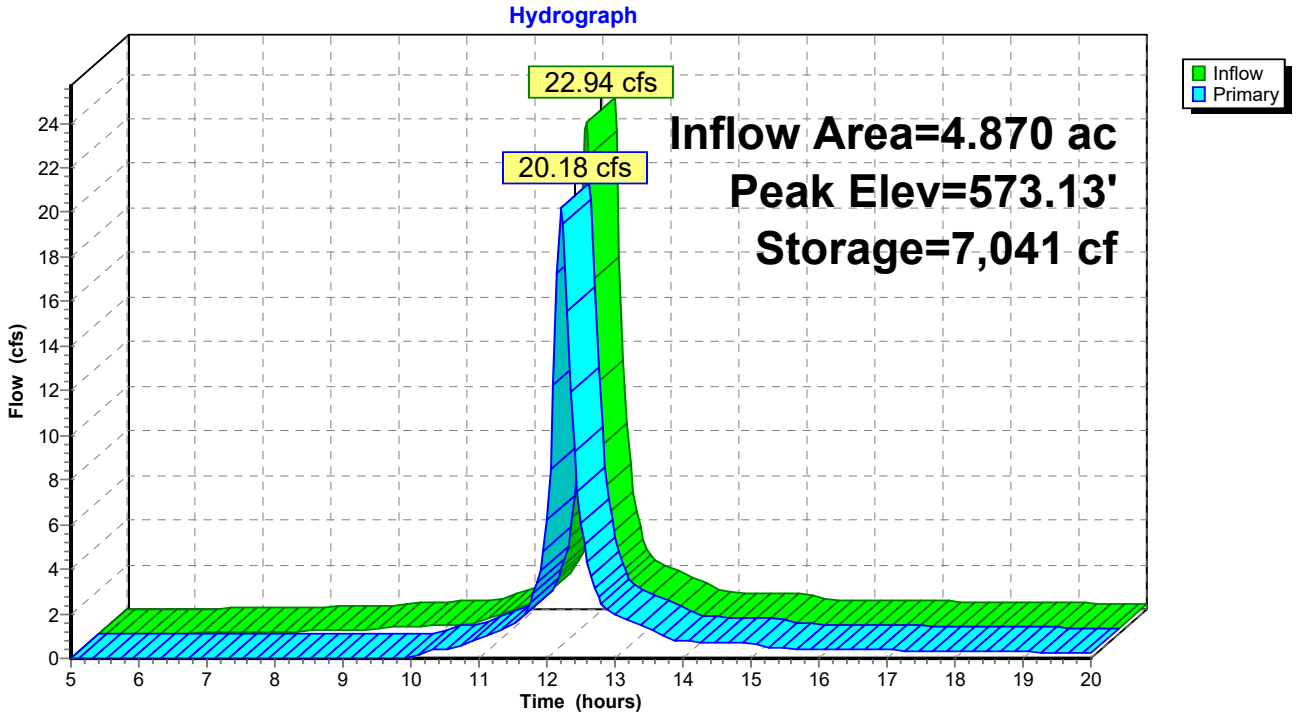
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
571.75	4,000	0	0
572.00	4,400	1,050	1,050
573.00	6,000	5,200	6,250
574.00	7,600	6,800	13,050

Device	Routing	Invert	Outlet Devices
#1	Primary	568.25'	**24.0" Round Culvert** L= 401.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.25' / 567.04' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 3.14 sf
#2	Device 3	572.25'	**24.0" W x 24.0" H Vert. YARD DRAINS X 3.00** C= 0.600 Limited to weir flow at low heads
#3	Device 1	568.25'	**8.0" Round 8" PHDPE UNDERDRAIN** L= 203.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.25' / 568.25' S= 0.0000 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#4	Device 1	573.00'	**36.0" W x 36.0" H Vert. OUTLET STRUCTURE** C= 0.600 Limited to weir flow at low heads
#5	Device 1	572.25'	**6.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=19.96 cfs @ 12.22 hrs HW=573.11' (Free Discharge)
└─**1=Culvert** (Barrel Controls 19.96 cfs @ 6.35 fps)
  ├─**3=8" PHDPE UNDERDRAIN** (Passes < 1.74 cfs potential flow)
  │ └─**2=YARD DRAINS** (Passes < 15.47 cfs potential flow)
  ├─**4=OUTLET STRUCTURE** (Passes < 0.37 cfs potential flow)
  └─**5=Sharp-Crested Rectangular Weir** (Passes < 18.54 cfs potential flow)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Pond 12P: BIO #5



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Pond 13P: BIO #1

Inflow Area = 1.650 ac, 50.91% Impervious, Inflow Depth > 2.84" for 25-Year event
Inflow = 8.00 cfs @ 12.15 hrs, Volume= 0.390 af
Outflow = 7.37 cfs @ 12.18 hrs, Volume= 0.375 af, Atten= 8%, Lag= 1.8 min
Primary = 7.37 cfs @ 12.18 hrs, Volume= 0.375 af
Routed to Link 17L : Total Post Dev

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 572.48' @ 12.18 hrs Surf.Area= 1,751 sf Storage= 1,424 cf

Plug-Flow detention time= 24.5 min calculated for 0.373 af (96% of inflow)
Center-of-Mass det. time= 9.7 min (779.1 - 769.4)

Volume	Invert	Avail.Storage	Storage Description
#1	571.50'	2,408 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

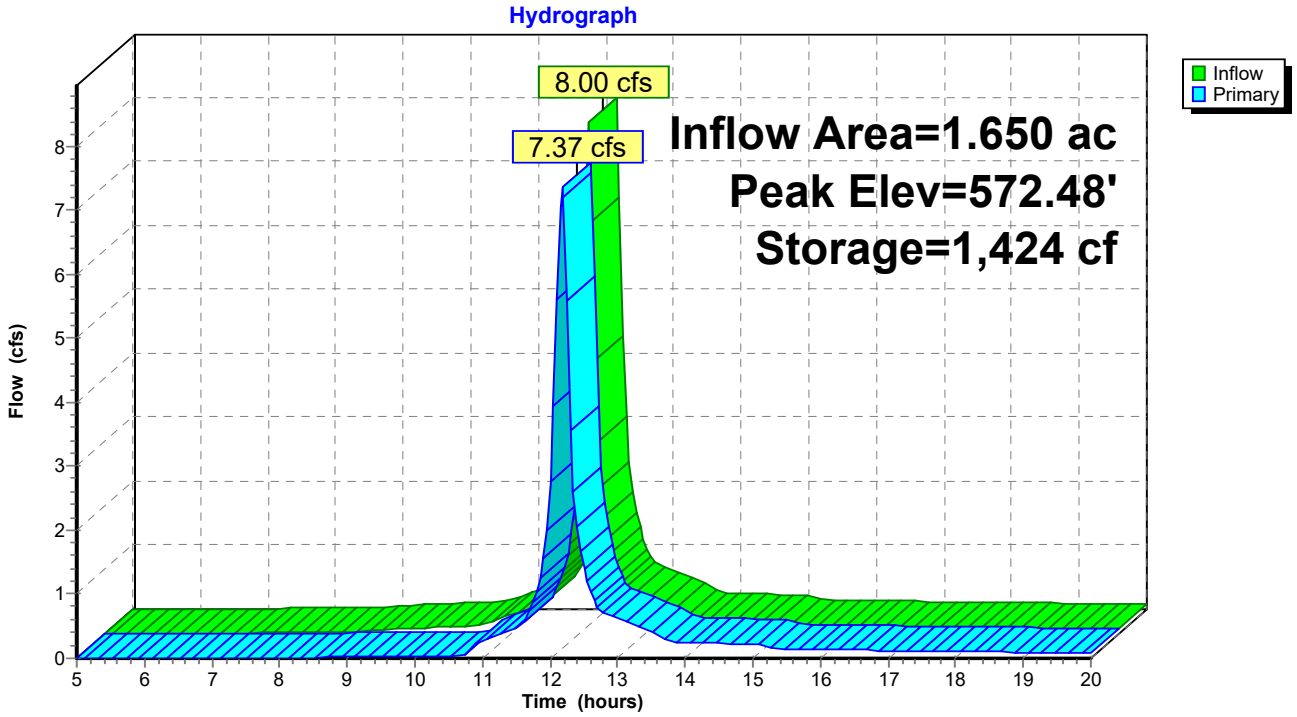
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
571.50	1,140	0	0
573.00	2,070	2,408	2,408

Device	Routing	Invert	Outlet Devices
#1	Primary	568.00'	**18.0" Round Culvert** L= 315.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.00' / 567.37' S= 0.0020 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.77 sf
#2	Device 4	572.00'	**24.0" W x 24.0" H Vert. YARD DRAINS X 2.00** C= 0.600 Limited to weir flow at low heads
#3	Device 4	571.50'	**0.500 in/hr Exfiltration over Surface area from 568.00' - 573.00'** Excluded Surface area = 0 sf
#4	Device 1	568.00'	**8.0" Round 8" PHDPE UNDERDRAIN** L= 67.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.00' / 568.00' S= 0.0000 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#5	Device 1	572.50'	**24.0" W x 24.0" H Vert. OUTLET STRUCTURE** C= 0.600 Limited to weir flow at low heads
#6	Device 1	572.00'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=7.15 cfs @ 12.18 hrs HW=572.47' (Free Discharge)
└─**1=Culvert** (Passes 7.15 cfs of 9.99 cfs potential flow)
  ├─**4=8" PHDPE UNDERDRAIN** (Barrel Controls 2.55 cfs @ 7.32 fps)
  │ ├─**2=YARD DRAINS** (Passes < 4.14 cfs potential flow)
  │ └─**3=Exfiltration** (Passes < 0.02 cfs potential flow)
  ├─**5=OUTLET STRUCTURE** (Controls 0.00 cfs)
  └─**6=Sharp-Crested Rectangular Weir** (Weir Controls 4.60 cfs @ 2.50 fps)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Pond 13P: BIO #1



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Pond 14P: BIO #2

[82] Warning: Early inflow requires earlier time span

Inflow Area = 1.190 ac, 75.63% Impervious, Inflow Depth > 3.33" for 25-Year event
Inflow = 6.59 cfs @ 12.14 hrs, Volume= 0.331 af
Outflow = 6.21 cfs @ 12.16 hrs, Volume= 0.314 af, Atten= 6%, Lag= 1.3 min
Primary = 6.21 cfs @ 12.16 hrs, Volume= 0.314 af
Routed to Link 17L : Total Post Dev

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 572.45' @ 12.16 hrs Surf.Area= 1,854 sf Storage= 1,443 cf

Plug-Flow detention time= 32.9 min calculated for 0.313 af (95% of inflow)
Center-of-Mass det. time= 14.7 min (767.8 - 753.1)

Volume	Invert	Avail.Storage	Storage Description
#1	571.50'	2,573 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

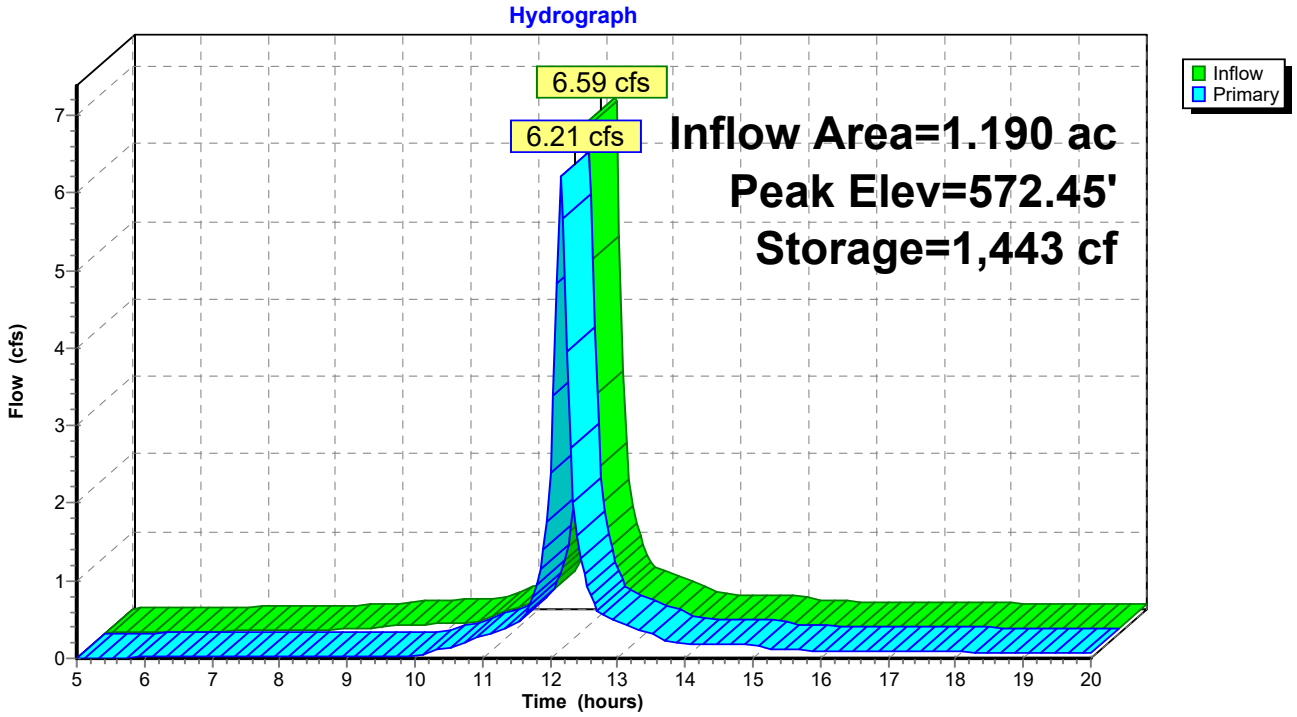
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
571.50	1,190	0	0
573.00	2,240	2,573	2,573

Device	Routing	Invert	Outlet Devices
#1	Primary	568.00'	**18.0" Round Culvert** L= 176.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.00' / 567.47' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.77 sf
#2	Device 4	572.00'	**24.0" W x 24.0" H Vert. YARD DRAINS** C= 0.600 Limited to weir flow at low heads
#3	Device 4	571.50'	**0.500 in/hr Exfiltration over Surface area from 568.00' - 573.00'** Excluded Surface area = 0 sf
#4	Device 1	568.00'	**8.0" Round 8" PHDPE UNDERDRAIN** L= 70.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.00' / 568.00' S= 0.0000 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#5	Device 1	572.50'	**24.0" W x 24.0" H Vert. OUTLET STRUCTURE** C= 0.600 Limited to weir flow at low heads
#6	Device 1	572.00'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=6.04 cfs @ 12.16 hrs HW=572.44' (Free Discharge)
└**1=Culvert** (Passes 6.04 cfs of 12.16 cfs potential flow)
  └**4=8" PHDPE UNDERDRAIN** (Passes 1.90 cfs of 2.51 cfs potential flow)
    └**2=YARD DRAINS** (Orifice Controls 1.88 cfs @ 2.13 fps)
    └**3=Exfiltration** (Exfiltration Controls 0.02 cfs)
  └**5=OUTLET STRUCTURE** (Controls 0.00 cfs)
  └**6=Sharp-Crested Rectangular Weir** (Weir Controls 4.14 cfs @ 2.40 fps)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Pond 14P: BIO #2



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Pond 15P: BIO #3

Inflow Area = 2.740 ac, 66.42% Impervious, Inflow Depth > 3.13" for 25-Year event
Inflow = 14.52 cfs @ 12.14 hrs, Volume= 0.715 af
Outflow = 13.71 cfs @ 12.16 hrs, Volume= 0.684 af, Atten= 6%, Lag= 1.2 min
Primary = 13.71 cfs @ 12.16 hrs, Volume= 0.684 af
Routed to Link 17L : Total Post Dev

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 572.53' @ 12.16 hrs Surf.Area= 3,281 sf Storage= 2,909 cf

Plug-Flow detention time= 29.2 min calculated for 0.684 af (96% of inflow)
Center-of-Mass det. time= 12.4 min (772.6 - 760.1)

Volume	Invert	Avail.Storage	Storage Description
#1	571.50'	4,930 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

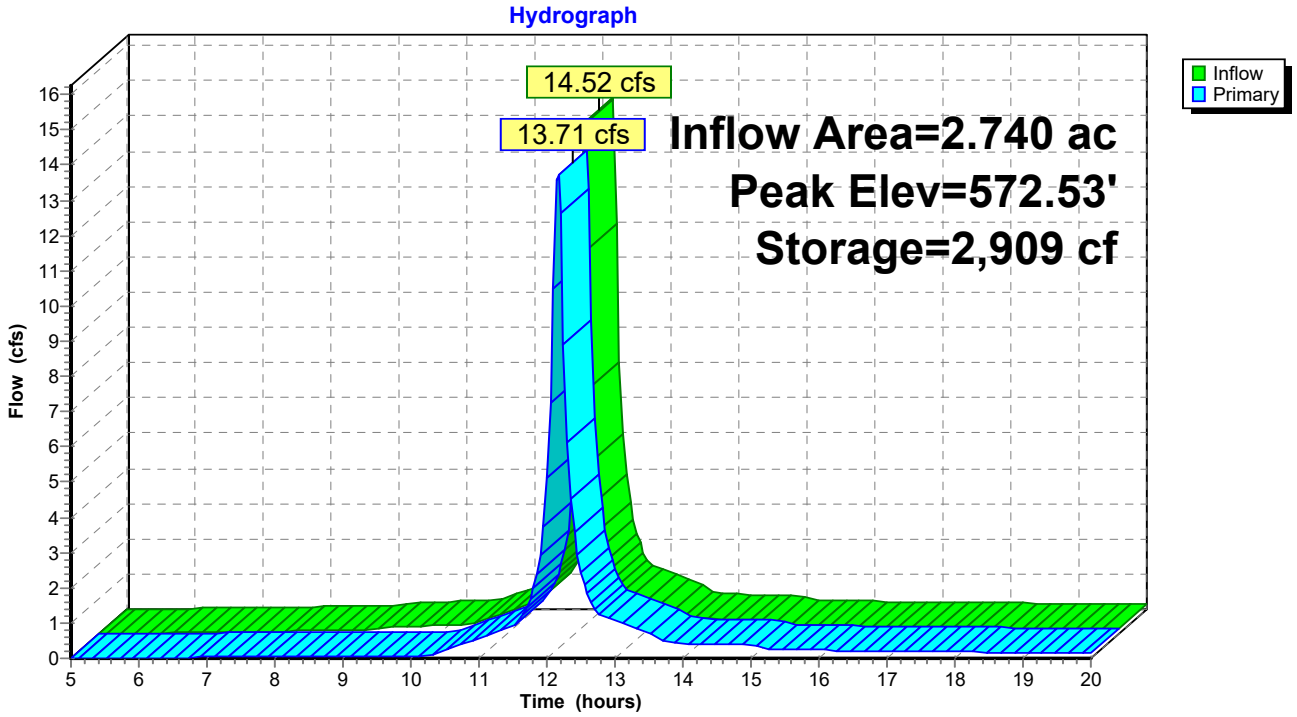
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
571.50	2,400	0	0
572.00	2,800	1,300	1,300
573.10	3,800	3,630	4,930

Device	Routing	Invert	Outlet Devices
#1	Primary	568.00'	**24.0" Round Culvert** L= 272.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.00' / 567.34' S= 0.0024 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 3.14 sf
#2	Device 4	572.00'	**24.0" W x 24.0" H Vert. YARD DRAINS** C= 0.600 Limited to weir flow at low heads
#3	Device 4	571.50'	**0.500 in/hr Exfiltration over Surface area from 568.00' - 573.00'** Excluded Surface area = 0 sf
#4	Device 1	568.00'	**8.0" Round 8" PHDPE UNDERDRAIN** L= 75.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.00' / 568.00' S= 0.0000 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#5	Device 1	572.50'	**36.0" W x 36.0" H Vert. OUTLET STRUCTURE** C= 0.600 Limited to weir flow at low heads
#6	Device 1	572.00'	**8.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=13.34 cfs @ 12.16 hrs HW=572.52' (Free Discharge)
└─**1=Culvert** (Passes 13.34 cfs of 20.33 cfs potential flow)
  ├─**4=8" PHDPE UNDERDRAIN** (Passes 2.44 cfs of 2.47 cfs potential flow)
  │ ├─**2=YARD DRAINS** (Orifice Controls 2.40 cfs @ 2.31 fps)
  │ └─**3=Exfiltration** (Exfiltration Controls 0.04 cfs)
  ├─**5=OUTLET STRUCTURE** (Orifice Controls 0.03 cfs @ 0.44 fps)
  └─**6=Sharp-Crested Rectangular Weir** (Weir Controls 10.88 cfs @ 2.65 fps)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Pond 15P: BIO #3



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Pond 16P: BIO #4

[82] Warning: Early inflow requires earlier time span

Inflow Area = 0.980 ac, 82.65% Impervious, Inflow Depth > 3.43" for 25-Year event
Inflow = 5.00 cfs @ 12.16 hrs, Volume= 0.281 af
Outflow = 4.84 cfs @ 12.19 hrs, Volume= 0.267 af, Atten= 3%, Lag= 1.5 min
Primary = 4.84 cfs @ 12.19 hrs, Volume= 0.267 af
Routed to Link 17L : Total Post Dev

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 572.38' @ 12.19 hrs Surf.Area= 1,509 sf Storage= 1,128 cf

Plug-Flow detention time= 34.3 min calculated for 0.267 af (95% of inflow)
Center-of-Mass det. time= 15.3 min (766.7 - 751.4)

Volume	Invert	Avail.Storage	Storage Description
#1	571.50'	2,160 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

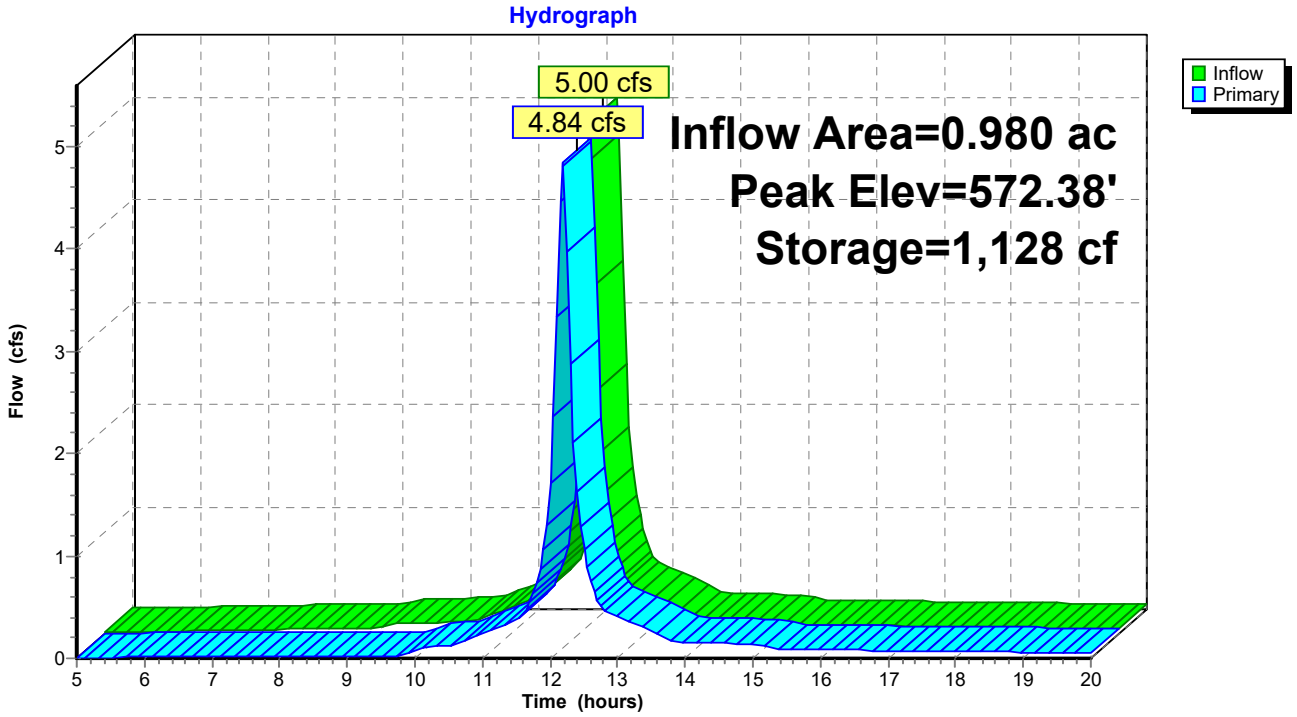
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
571.50	1,050	0	0
573.00	1,830	2,160	2,160

Device	Routing	Invert	Outlet Devices
#1	Primary	568.00'	**18.0" Round Culvert** L= 203.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.00' / 567.39' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.77 sf
#2	Device 4	572.00'	**24.0" W x 24.0" H Vert. YARD DRAINS** C= 0.600 Limited to weir flow at low heads
#3	Device 4	571.50'	**0.500 in/hr Exfiltration over Surface area from 568.00' - 573.00'** Excluded Surface area = 0 sf
#4	Device 1	568.00'	**8.0" Round 8" PHDPE UNDERDRAIN** L= 50.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.00' / 568.00' S= 0.0000 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#5	Device 1	572.50'	**24.0" W x 24.0" H Vert. OUTLET STRUCTURE** C= 0.600 Limited to weir flow at low heads
#6	Device 1	572.00'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=4.74 cfs @ 12.19 hrs HW=572.38' (Free Discharge)
└**1=Culvert** (Passes 4.74 cfs of 11.60 cfs potential flow)
  ├**4=8" PHDPE UNDERDRAIN** (Passes 1.50 cfs of 2.77 cfs potential flow)
  │ ├**2=YARD DRAINS** (Orifice Controls 1.48 cfs @ 1.97 fps)
  │ └**3=Exfiltration** (Exfiltration Controls 0.02 cfs)
  ├**5=OUTLET STRUCTURE** (Controls 0.00 cfs)
  └**6=Sharp-Crested Rectangular Weir** (Weir Controls 3.24 cfs @ 2.19 fps)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Pond 16P: BIO #4



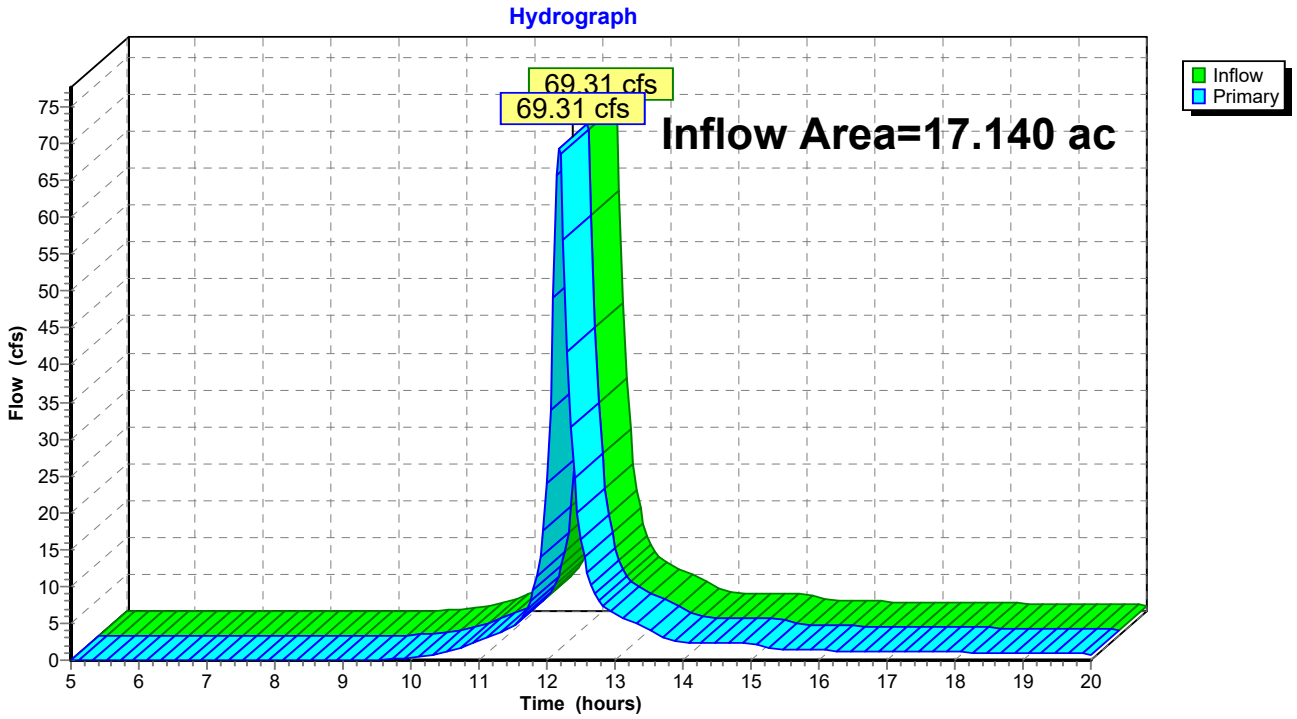
Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Link 17L: Total Post Dev

Inflow Area = 17.140 ac, 42.71% Impervious, Inflow Depth > 2.65" for 25-Year event
Inflow = 69.31 cfs @ 12.18 hrs, Volume= 3.791 af
Primary = 69.31 cfs @ 12.18 hrs, Volume= 3.791 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link 17L: Total Post Dev



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: BIO DA #1 Runoff Area=1.650 ac 50.91% Impervious Runoff Depth>3.85"
Flow Length=72' Slope=0.0150 '/' Tc=7.8 min CN=89 Runoff=10.64 cfs 0.529 af

Subcatchment2S: BIO DA #2 Runoff Area=1.190 ac 75.63% Impervious Runoff Depth>4.37"
Flow Length=85' Slope=0.0200 '/' Tc=7.1 min CN=94 Runoff=8.50 cfs 0.434 af

Subcatchment3S: BIO DA #3 Runoff Area=2.740 ac 66.42% Impervious Runoff Depth>4.16"
Flow Length=110' Slope=0.0200 '/' Tc=7.3 min CN=92 Runoff=18.94 cfs 0.950 af

Subcatchment4S: BIO DA #4 Runoff Area=0.980 ac 82.65% Impervious Runoff Depth>4.47"
Flow Length=95' Slope=0.0100 '/' Tc=9.5 min CN=95 Runoff=6.42 cfs 0.365 af

Subcatchment11S: BIO DA #5 Runoff Area=4.870 ac 60.57% Impervious Runoff Depth>4.06"
Flow Length=110' Tc=9.5 min CN=91 Runoff=30.15 cfs 1.646 af

Subcatchment19S: POST DEV DA - Runoff Area=5.710 ac 0.00% Impervious Runoff Depth>2.96"
Flow Length=340' Tc=10.6 min CN=80 Runoff=26.34 cfs 1.408 af

Pond 12P: BIO #5 Peak Elev=573.57' Storage=9,904 cf Inflow=30.15 cfs 1.646 af
Outflow=21.04 cfs 1.591 af

Pond 13P: BIO #1 Peak Elev=572.62' Storage=1,666 cf Inflow=10.64 cfs 0.529 af
Outflow=9.95 cfs 0.513 af

Pond 14P: BIO #2 Peak Elev=572.53' Storage=1,597 cf Inflow=8.50 cfs 0.434 af
Outflow=8.06 cfs 0.417 af

Pond 15P: BIO #3 Peak Elev=572.63' Storage=3,253 cf Inflow=18.94 cfs 0.950 af
Outflow=17.91 cfs 0.919 af

Pond 16P: BIO #4 Peak Elev=572.45' Storage=1,232 cf Inflow=6.42 cfs 0.365 af
Outflow=6.24 cfs 0.351 af

Link 17L: Total Post Dev Inflow=88.79 cfs 5.200 af
Primary=88.79 cfs 5.200 af

Total Runoff Area = 17.140 ac Runoff Volume = 5.332 af Average Runoff Depth = 3.73"
57.29% Pervious = 9.820 ac 42.71% Impervious = 7.320 ac

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Subcatchment 1S: BIO DA #1

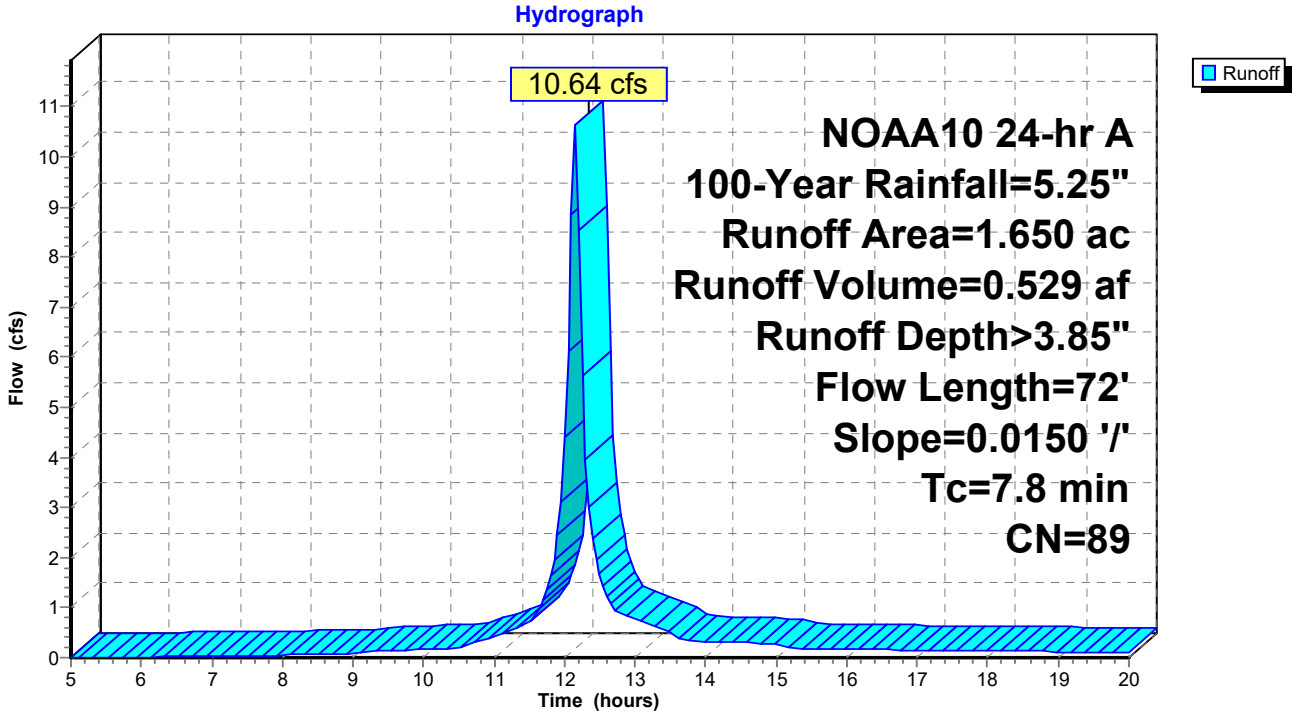
Runoff = 10.64 cfs @ 12.15 hrs, Volume= 0.529 af, Depth> 3.85"
Routed to Pond 13P : BIO #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NOAA10 24-hr A 100-Year Rainfall=5.25"

Area (ac)	CN	Description
0.580	98	Roofs, HSG D
0.260	98	Paved parking, HSG D
0.810	80	>75% Grass cover, Good, HSG D
1.650	89	Weighted Average
0.810		49.09% Pervious Area
0.840		50.91% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.6	50	0.0150	0.11		**Sheet Flow, SF-GRASS** Grass: Short n= 0.150 P2= 2.20"
0.2	22	0.0150	1.84		**Shallow Concentrated Flow, SCF-GRASS** Grassed Waterway Kv= 15.0 fps
7.8	72	Total			

Subcatchment 1S: BIO DA #1



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Subcatchment 2S: BIO DA #2

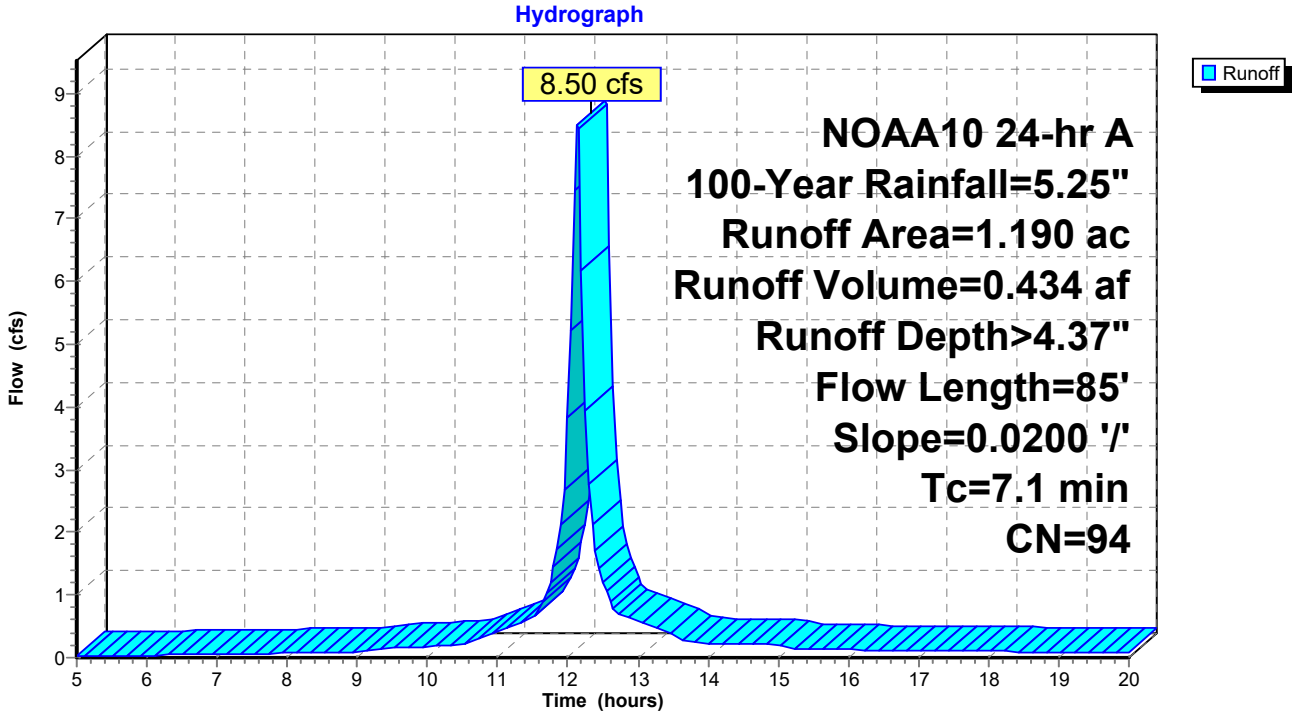
Runoff = 8.50 cfs @ 12.14 hrs, Volume= 0.434 af, Depth> 4.37"
Routed to Pond 14P : BIO #2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NOAA10 24-hr A 100-Year Rainfall=5.25"

Area (ac)	CN	Description
0.710	98	Roofs, HSG D
0.190	98	Paved parking, HSG D
0.290	80	>75% Grass cover, Good, HSG D
1.190	94	Weighted Average
0.290		24.37% Pervious Area
0.900		75.63% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.8	50	0.0200	0.12		**Sheet Flow, SF-GRASS** Grass: Short n= 0.150 P2= 2.20"
0.3	35	0.0200	2.12		**Shallow Concentrated Flow, SCF-GRASS** Grassed Waterway Kv= 15.0 fps
7.1	85	Total			

Subcatchment 2S: BIO DA #2



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Subcatchment 3S: BIO DA #3

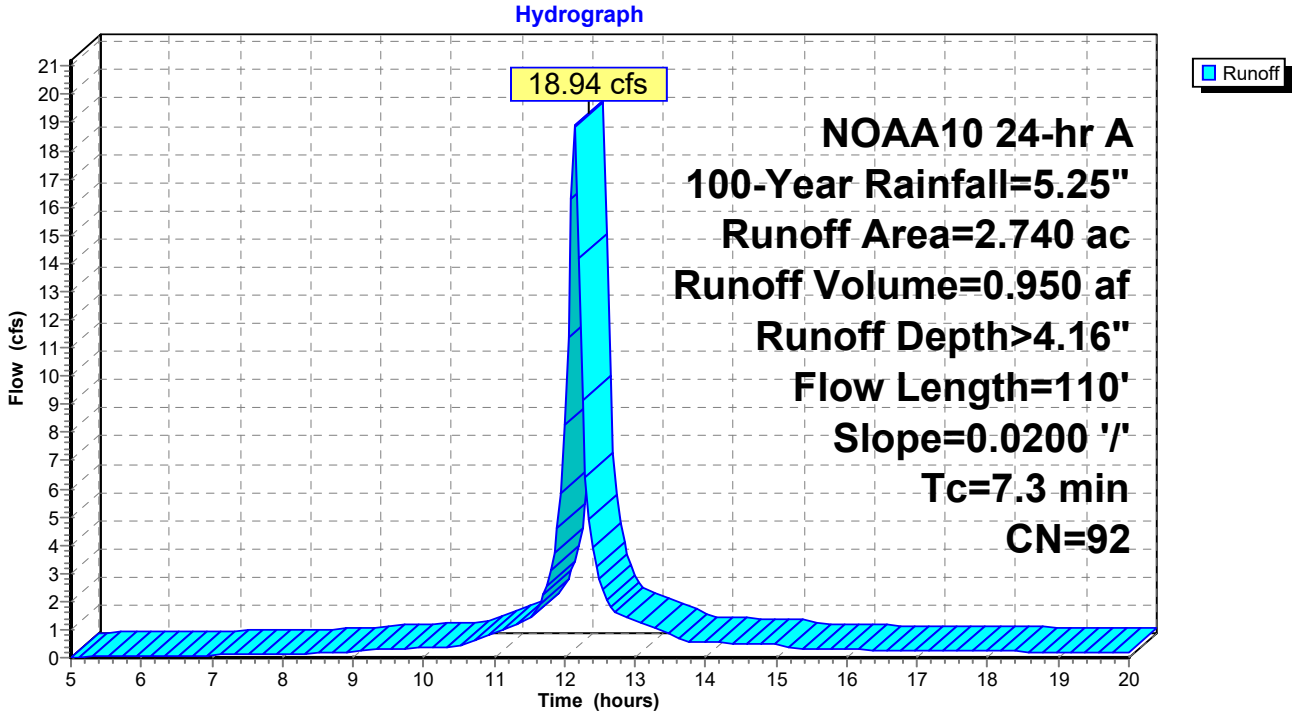
Runoff = 18.94 cfs @ 12.14 hrs, Volume= 0.950 af, Depth> 4.16"
Routed to Pond 15P : BIO #3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NOAA10 24-hr A 100-Year Rainfall=5.25"

Area (ac)	CN	Description
1.230	98	Roofs, HSG D
0.590	98	Paved parking, HSG D
0.920	80	>75% Grass cover, Good, HSG D
2.740	92	Weighted Average
0.920		33.58% Pervious Area
1.820		66.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.8	50	0.0200	0.12		**Sheet Flow, SF-GRASS** Grass: Short n= 0.150 P2= 2.20"
0.5	60	0.0200	2.12		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
7.3	110	Total			

Subcatchment 3S: BIO DA #3



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Subcatchment 4S: BIO DA #4

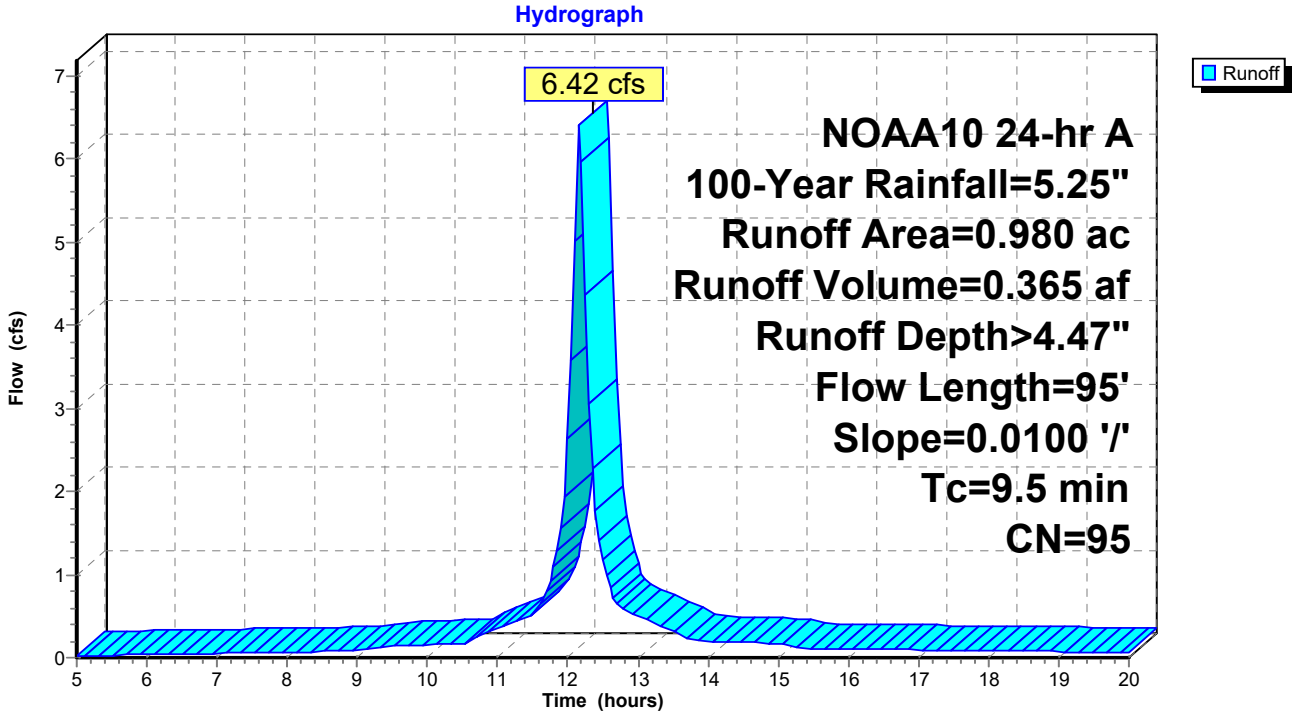
Runoff = 6.42 cfs @ 12.16 hrs, Volume= 0.365 af, Depth> 4.47"
Routed to Pond 16P : BIO #4

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NOAA10 24-hr A 100-Year Rainfall=5.25"

Area (ac)	CN	Description
0.580	98	Roofs, HSG D
0.230	98	Paved parking, HSG D
0.170	80	>75% Grass cover, Good, HSG D
0.980	95	Weighted Average
0.170		17.35% Pervious Area
0.810		82.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.0	50	0.0100	0.09		**Sheet Flow, SF-GRASS** Grass: Short n= 0.150 P2= 2.20"
0.5	45	0.0100	1.50		**Shallow Concentrated Flow, SCF-GRASS** Grassed Waterway Kv= 15.0 fps
9.5	95	Total			

Subcatchment 4S: BIO DA #4



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Subcatchment 11S: BIO DA #5

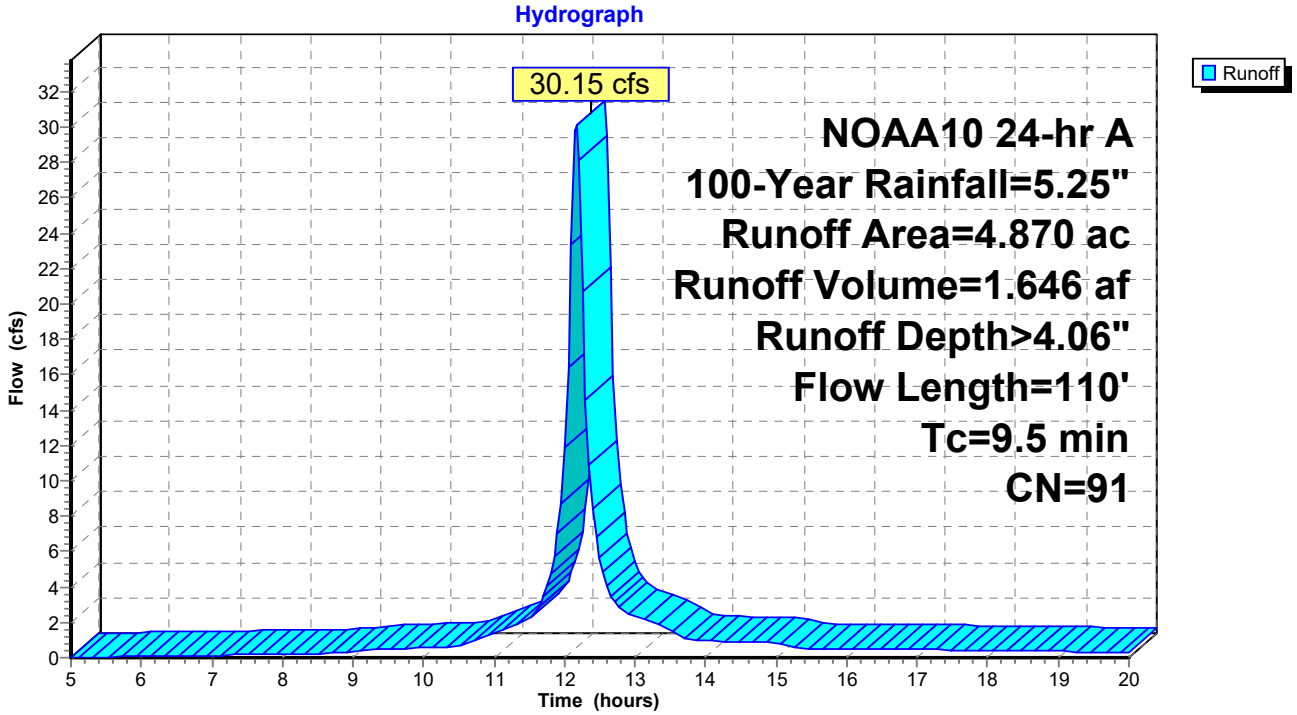
Runoff = 30.15 cfs @ 12.16 hrs, Volume= 1.646 af, Depth> 4.06"
Routed to Pond 12P : BIO #5

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NOAA10 24-hr A 100-Year Rainfall=5.25"

Area (ac)	CN	Description
2.070	98	Roofs, HSG D
0.880	98	Paved parking, HSG D
1.920	80	>75% Grass cover, Good, HSG D
4.870	91	Weighted Average
1.920		39.43% Pervious Area
2.950		60.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.0	50	0.0100	0.09		**Sheet Flow, SF-GRASS** Grass: Short n= 0.150 P2= 2.20"
0.5	60	0.0150	1.84		**Shallow Concentrated Flow, SCF-GRASS** Grassed Waterway Kv= 15.0 fps
9.5	110	Total			

Subcatchment 11S: BIO DA #5



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Subcatchment 19S: POST DEV DA - UNCONTROLLED

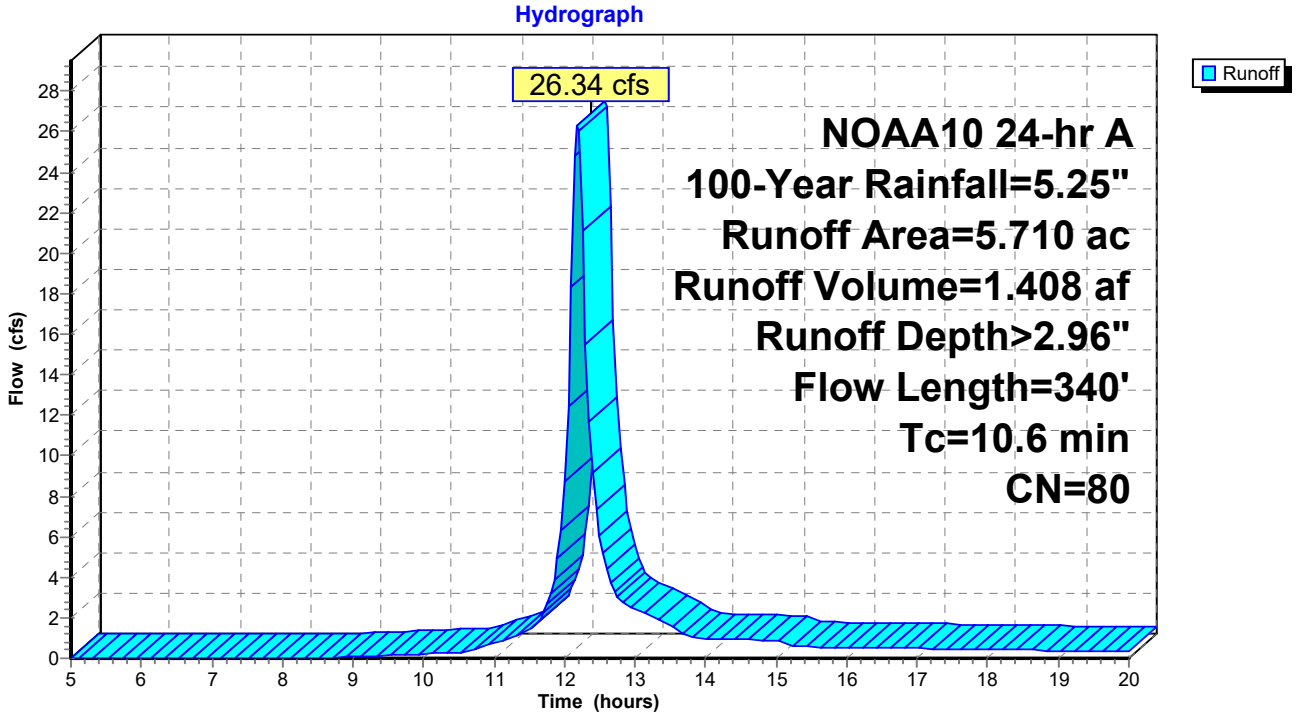
Runoff = 26.34 cfs @ 12.18 hrs, Volume= 1.408 af, Depth> 2.96"
Routed to Link 17L : Total Post Dev

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NOAA10 24-hr A 100-Year Rainfall=5.25"

Area (ac)	CN	Description
5.710	80	>75% Grass cover, Good, HSG D
5.710		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0	100	0.0300	0.17		**Sheet Flow, SF - GRASS** Grass: Short n= 0.150 P2= 2.20"
0.4	60	0.0300	2.60		**Shallow Concentrated Flow, SCF -GRASS** Grassed Waterway Kv= 15.0 fps
0.2	180	0.0100	12.71	1,270.51	**Channel Flow, CF - DITCH** Area= 100.0 sf Perim= 32.0' r= 3.13' n= 0.025 Earth, clean & winding
10.6	340	Total			

Subcatchment 19S: POST DEV DA - UNCONTROLLED



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Pond 12P: BIO #5

Inflow Area = 4.870 ac, 60.57% Impervious, Inflow Depth > 4.06" for 100-Year event
Inflow = 30.15 cfs @ 12.16 hrs, Volume= 1.646 af
Outflow = 21.04 cfs @ 12.25 hrs, Volume= 1.591 af, Atten= 30%, Lag= 5.2 min
Primary = 21.04 cfs @ 12.25 hrs, Volume= 1.591 af
Routed to Link 17L : Total Post Dev

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 573.57' @ 12.25 hrs Surf.Area= 6,906 sf Storage= 9,904 cf

Plug-Flow detention time= 27.0 min calculated for 1.586 af (96% of inflow)
Center-of-Mass det. time= 14.0 min (773.5 - 759.4)

Volume	Invert	Avail.Storage	Storage Description
#1	571.75'	13,050 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

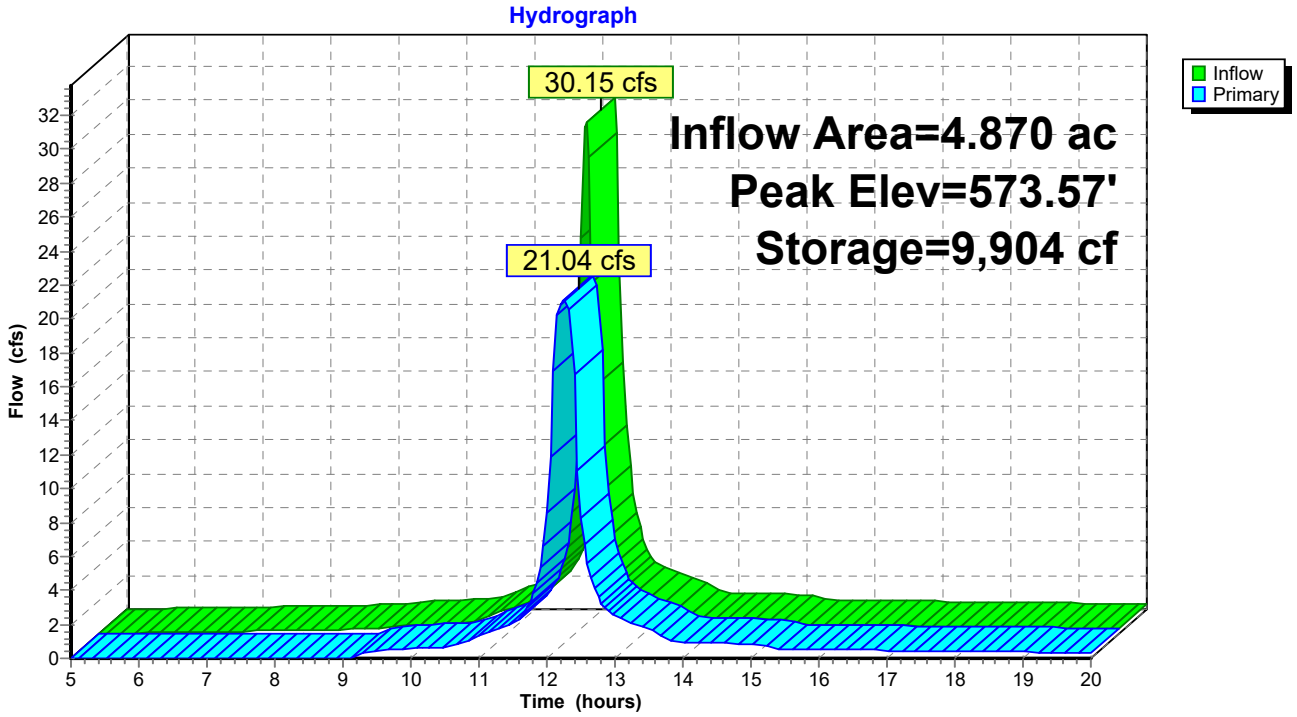
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
571.75	4,000	0	0
572.00	4,400	1,050	1,050
573.00	6,000	5,200	6,250
574.00	7,600	6,800	13,050

Device	Routing	Invert	Outlet Devices
#1	Primary	568.25'	**24.0" Round Culvert** L= 401.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.25' / 567.04' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 3.14 sf
#2	Device 3	572.25'	**24.0" W x 24.0" H Vert. YARD DRAINS X 3.00** C= 0.600 Limited to weir flow at low heads
#3	Device 1	568.25'	**8.0" Round 8" PHDPE UNDERDRAIN** L= 203.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.25' / 568.25' S= 0.0000 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#4	Device 1	573.00'	**36.0" W x 36.0" H Vert. OUTLET STRUCTURE** C= 0.600 Limited to weir flow at low heads
#5	Device 1	572.25'	**6.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=21.04 cfs @ 12.25 hrs HW=573.57' (Free Discharge)
└─**1=Culvert** (Barrel Controls 21.04 cfs @ 6.70 fps)
  ├─**3=8" PHDPE UNDERDRAIN** (Passes < 1.84 cfs potential flow)
  │ └─**2=YARD DRAINS** (Passes < 29.06 cfs potential flow)
  ├─**4=OUTLET STRUCTURE** (Passes < 4.09 cfs potential flow)
  └─**5=Sharp-Crested Rectangular Weir** (Passes < 37.41 cfs potential flow)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Pond 12P: BIO #5



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Pond 13P: BIO #1

Inflow Area = 1.650 ac, 50.91% Impervious, Inflow Depth > 3.85" for 100-Year event
Inflow = 10.64 cfs @ 12.15 hrs, Volume= 0.529 af
Outflow = 9.95 cfs @ 12.17 hrs, Volume= 0.513 af, Atten= 6%, Lag= 1.5 min
Primary = 9.95 cfs @ 12.17 hrs, Volume= 0.513 af
Routed to Link 17L : Total Post Dev

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 572.62' @ 12.17 hrs Surf.Area= 1,834 sf Storage= 1,666 cf

Plug-Flow detention time= 20.6 min calculated for 0.512 af (97% of inflow)
Center-of-Mass det. time= 9.1 min (772.6 - 763.4)

Volume	Invert	Avail.Storage	Storage Description
#1	571.50'	2,408 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

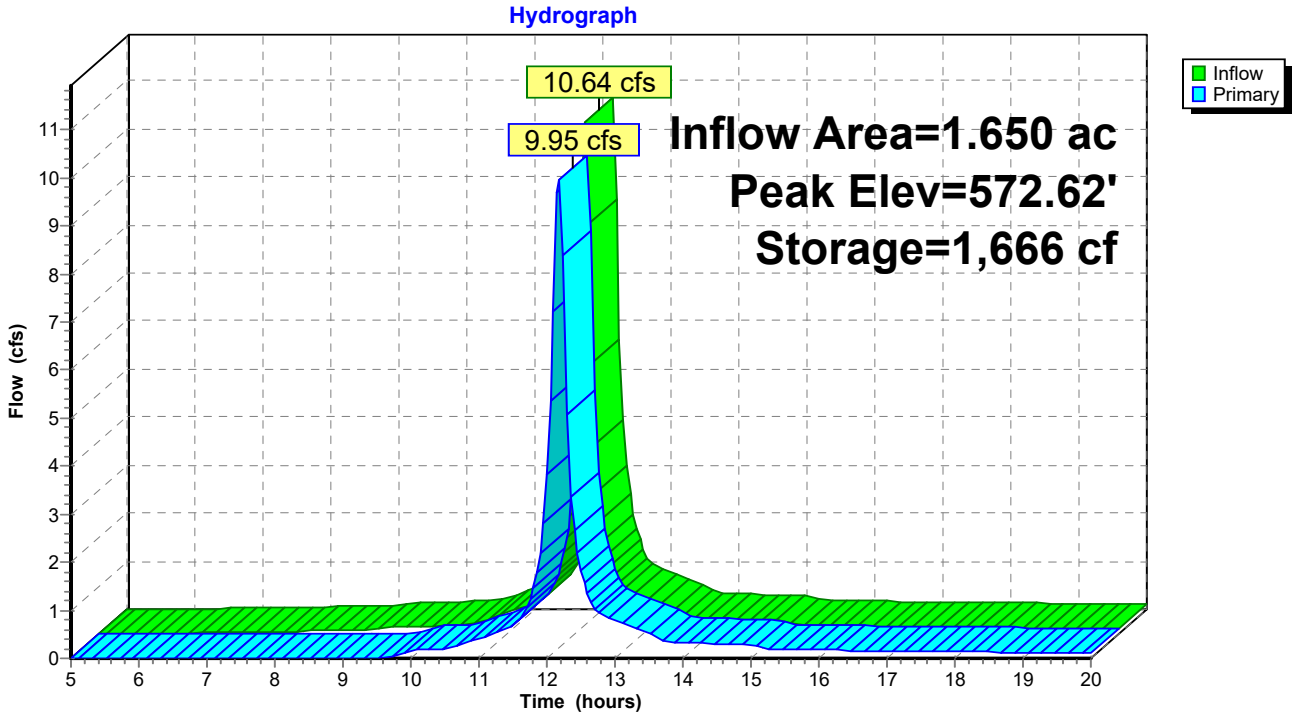
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
571.50	1,140	0	0
573.00	2,070	2,408	2,408

Device	Routing	Invert	Outlet Devices
#1	Primary	568.00'	**18.0" Round Culvert** L= 315.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.00' / 567.37' S= 0.0020 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.77 sf
#2	Device 4	572.00'	**24.0" W x 24.0" H Vert. YARD DRAINS X 2.00** C= 0.600 Limited to weir flow at low heads
#3	Device 4	571.50'	**0.500 in/hr Exfiltration over Surface area from 568.00' - 573.00'** Excluded Surface area = 0 sf
#4	Device 1	568.00'	**8.0" Round 8" PHDPE UNDERDRAIN** L= 67.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.00' / 568.00' S= 0.0000 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#5	Device 1	572.50'	**24.0" W x 24.0" H Vert. OUTLET STRUCTURE** C= 0.600 Limited to weir flow at low heads
#6	Device 1	572.00'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=9.63 cfs @ 12.17 hrs HW=572.60' (Free Discharge)
└─**1=Culvert** (Passes 9.63 cfs of 10.17 cfs potential flow)
  ├─**4=8" PHDPE UNDERDRAIN** (Barrel Controls 2.60 cfs @ 7.44 fps)
  │ ├─**2=YARD DRAINS** (Passes < 6.02 cfs potential flow)
  │ └─**3=Exfiltration** (Passes < 0.02 cfs potential flow)
  ├─**5=OUTLET STRUCTURE** (Orifice Controls 0.21 cfs @ 1.03 fps)
  └─**6=Sharp-Crested Rectangular Weir** (Weir Controls 6.82 cfs @ 2.91 fps)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Pond 13P: BIO #1



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Pond 14P: BIO #2

[82] Warning: Early inflow requires earlier time span

Inflow Area = 1.190 ac, 75.63% Impervious, Inflow Depth > 4.37" for 100-Year event
Inflow = 8.50 cfs @ 12.14 hrs, Volume= 0.434 af
Outflow = 8.06 cfs @ 12.16 hrs, Volume= 0.417 af, Atten= 5%, Lag= 1.2 min
Primary = 8.06 cfs @ 12.16 hrs, Volume= 0.417 af
Routed to Link 17L : Total Post Dev

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 572.53' @ 12.16 hrs Surf.Area= 1,911 sf Storage= 1,597 cf

Plug-Flow detention time= 28.4 min calculated for 0.416 af (96% of inflow)
Center-of-Mass det. time= 13.7 min (762.4 - 748.8)

Volume	Invert	Avail.Storage	Storage Description
#1	571.50'	2,573 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

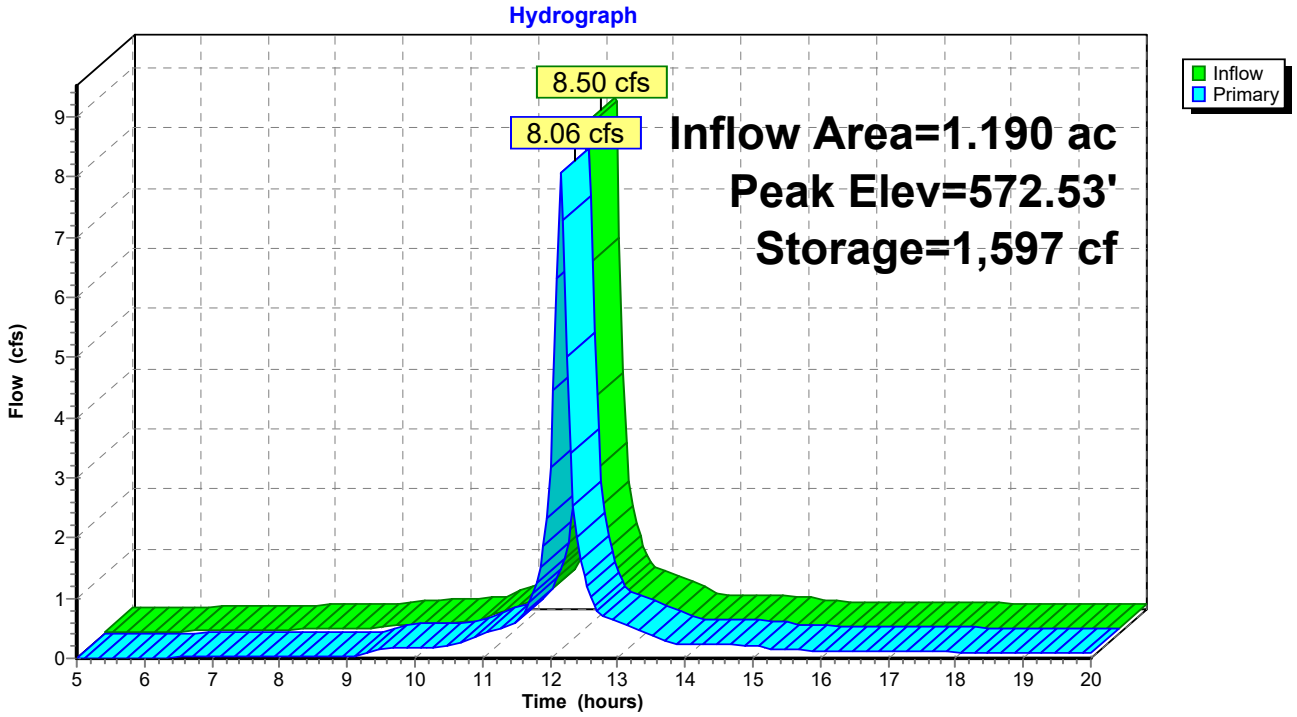
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
571.50	1,190	0	0
573.00	2,240	2,573	2,573

Device	Routing	Invert	Outlet Devices
#1	Primary	568.00'	**18.0" Round Culvert** L= 176.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.00' / 567.47' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.77 sf
#2	Device 4	572.00'	**24.0" W x 24.0" H Vert. YARD DRAINS** C= 0.600 Limited to weir flow at low heads
#3	Device 4	571.50'	**0.500 in/hr Exfiltration over Surface area from 568.00' - 573.00'** Excluded Surface area = 0 sf
#4	Device 1	568.00'	**8.0" Round 8" PHDPE UNDERDRAIN** L= 70.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.00' / 568.00' S= 0.0000 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#5	Device 1	572.50'	**24.0" W x 24.0" H Vert. OUTLET STRUCTURE** C= 0.600 Limited to weir flow at low heads
#6	Device 1	572.00'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=7.88 cfs @ 12.16 hrs HW=572.52' (Free Discharge)
- **1=Culvert** (Passes 7.88 cfs of 12.30 cfs potential flow)
  - **4=8" PHDPE UNDERDRAIN** (Passes 2.44 cfs of 2.53 cfs potential flow)
    - **2=YARD DRAINS** (Orifice Controls 2.42 cfs @ 2.32 fps)
    - **3=Exfiltration** (Exfiltration Controls 0.02 cfs)
  - **5=OUTLET STRUCTURE** (Orifice Controls 0.02 cfs @ 0.47 fps)
  - **6=Sharp-Crested Rectangular Weir** (Weir Controls 5.42 cfs @ 2.66 fps)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Pond 14P: BIO #2



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Pond 15P: BIO #3

[82] Warning: Early inflow requires earlier time span

Inflow Area = 2.740 ac, 66.42% Impervious, Inflow Depth > 4.16" for 100-Year event
Inflow = 18.94 cfs @ 12.14 hrs, Volume= 0.950 af
Outflow = 17.91 cfs @ 12.16 hrs, Volume= 0.919 af, Atten= 5%, Lag= 1.2 min
Primary = 17.91 cfs @ 12.16 hrs, Volume= 0.919 af
Routed to Link 17L : Total Post Dev

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 572.63' @ 12.16 hrs Surf.Area= 3,375 sf Storage= 3,253 cf

Plug-Flow detention time= 24.6 min calculated for 0.916 af (96% of inflow)
Center-of-Mass det. time= 11.7 min (766.5 - 754.8)

Volume	Invert	Avail.Storage	Storage Description
#1	571.50'	4,930 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

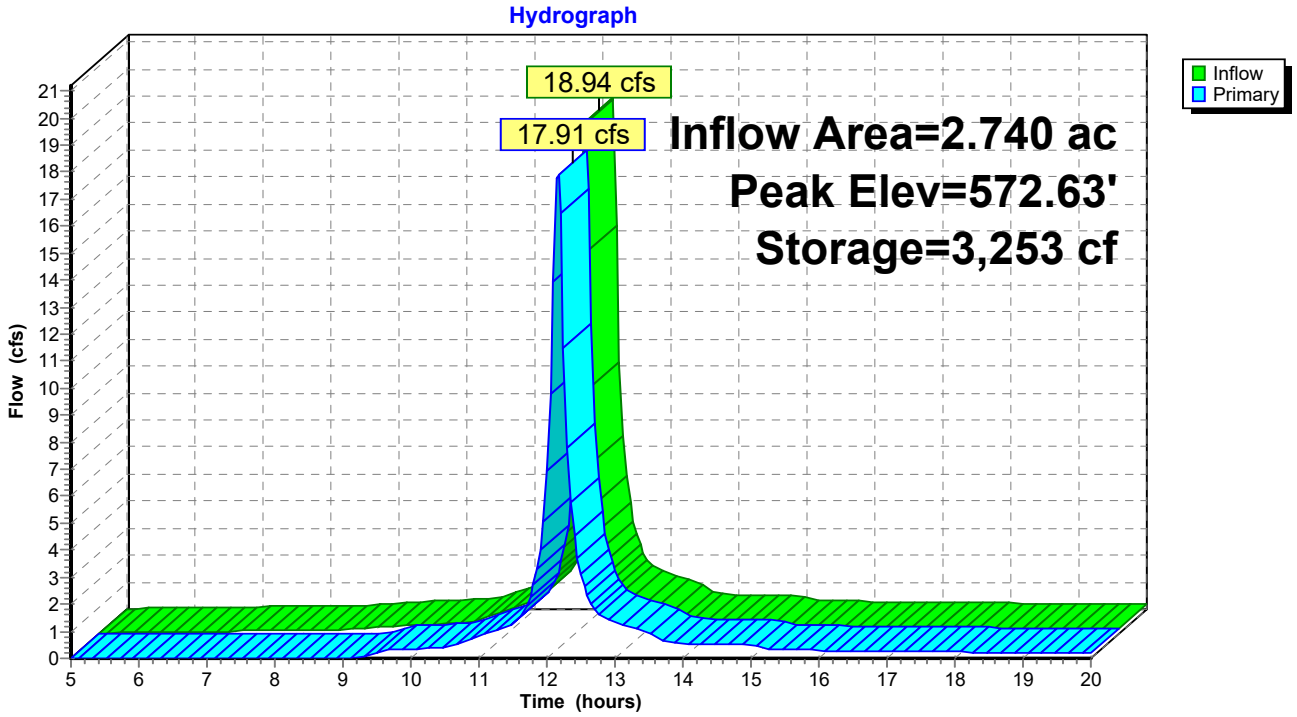
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
571.50	2,400	0	0
572.00	2,800	1,300	1,300
573.10	3,800	3,630	4,930

Device	Routing	Invert	Outlet Devices
#1	Primary	568.00'	**24.0" Round Culvert** L= 272.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.00' / 567.34' S= 0.0024 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 3.14 sf
#2	Device 4	572.00'	**24.0" W x 24.0" H Vert. YARD DRAINS** C= 0.600 Limited to weir flow at low heads
#3	Device 4	571.50'	**0.500 in/hr Exfiltration over Surface area from 568.00' - 573.00'** Excluded Surface area = 0 sf
#4	Device 1	568.00'	**8.0" Round 8" PHDPE UNDERDRAIN** L= 75.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.00' / 568.00' S= 0.0000 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#5	Device 1	572.50'	**36.0" W x 36.0" H Vert. OUTLET STRUCTURE** C= 0.600 Limited to weir flow at low heads
#6	Device 1	572.00'	**8.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=17.43 cfs @ 12.16 hrs HW=572.62' (Free Discharge)
└**1=Culvert** (Passes 17.43 cfs of 20.65 cfs potential flow)
  ├**4=8" PHDPE UNDERDRAIN** (Barrel Controls 2.51 cfs @ 7.18 fps)
  │ ├**2=YARD DRAINS** (Passes < 3.14 cfs potential flow)
  │ └**3=Exfiltration** (Passes < 0.04 cfs potential flow)
  ├**5=OUTLET STRUCTURE** (Orifice Controls 0.41 cfs @ 1.12 fps)
  └**6=Sharp-Crested Rectangular Weir** (Weir Controls 14.52 cfs @ 2.97 fps)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Pond 15P: BIO #3



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Pond 16P: BIO #4

[82] Warning: Early inflow requires earlier time span

Inflow Area = 0.980 ac, 82.65% Impervious, Inflow Depth > 4.47" for 100-Year event
Inflow = 6.42 cfs @ 12.16 hrs, Volume= 0.365 af
Outflow = 6.24 cfs @ 12.19 hrs, Volume= 0.351 af, Atten= 3%, Lag= 1.5 min
Primary = 6.24 cfs @ 12.19 hrs, Volume= 0.351 af
Routed to Link 17L : Total Post Dev

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 572.45' @ 12.19 hrs Surf.Area= 1,544 sf Storage= 1,232 cf

Plug-Flow detention time= 29.5 min calculated for 0.351 af (96% of inflow)
Center-of-Mass det. time= 14.2 min (761.7 - 747.6)

Volume	Invert	Avail.Storage	Storage Description
#1	571.50'	2,160 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

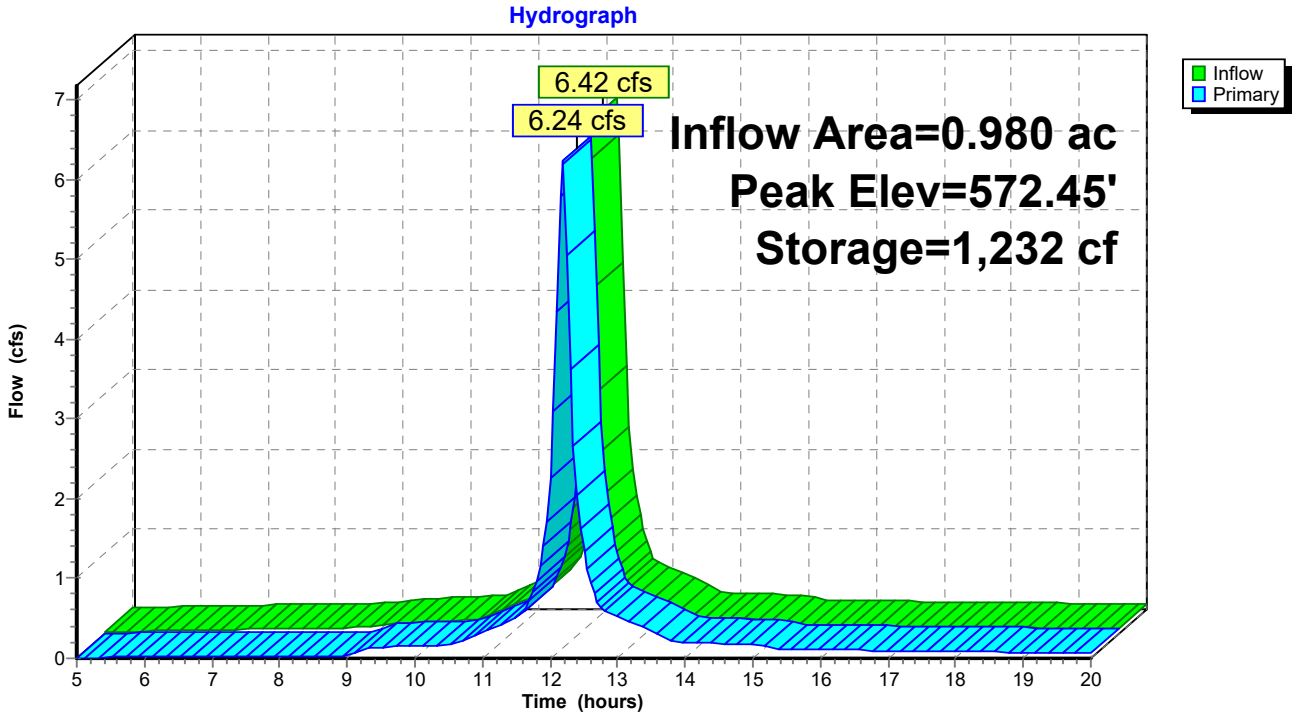
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
571.50	1,050	0	0
573.00	1,830	2,160	2,160

Device	Routing	Invert	Outlet Devices
#1	Primary	568.00'	**18.0" Round Culvert** L= 203.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.00' / 567.39' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.77 sf
#2	Device 4	572.00'	**24.0" W x 24.0" H Vert. YARD DRAINS** C= 0.600 Limited to weir flow at low heads
#3	Device 4	571.50'	**0.500 in/hr Exfiltration over Surface area from 568.00' - 573.00'** Excluded Surface area = 0 sf
#4	Device 1	568.00'	**8.0" Round 8" PHDPE UNDERDRAIN** L= 50.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 568.00' / 568.00' S= 0.0000 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#5	Device 1	572.50'	**24.0" W x 24.0" H Vert. OUTLET STRUCTURE** C= 0.600 Limited to weir flow at low heads
#6	Device 1	572.00'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=6.09 cfs @ 12.19 hrs HW=572.44' (Free Discharge)
- **1=Culvert** (Passes 6.09 cfs of 11.71 cfs potential flow)
  - **4=8" PHDPE UNDERDRAIN** (Passes 1.91 cfs of 2.79 cfs potential flow)
    - **2=YARD DRAINS** (Orifice Controls 1.89 cfs @ 2.14 fps)
    - **3=Exfiltration** (Exfiltration Controls 0.02 cfs)
  - **5=OUTLET STRUCTURE** (Controls 0.00 cfs)
  - **6=Sharp-Crested Rectangular Weir** (Weir Controls 4.18 cfs @ 2.41 fps)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Pond 16P: BIO #4



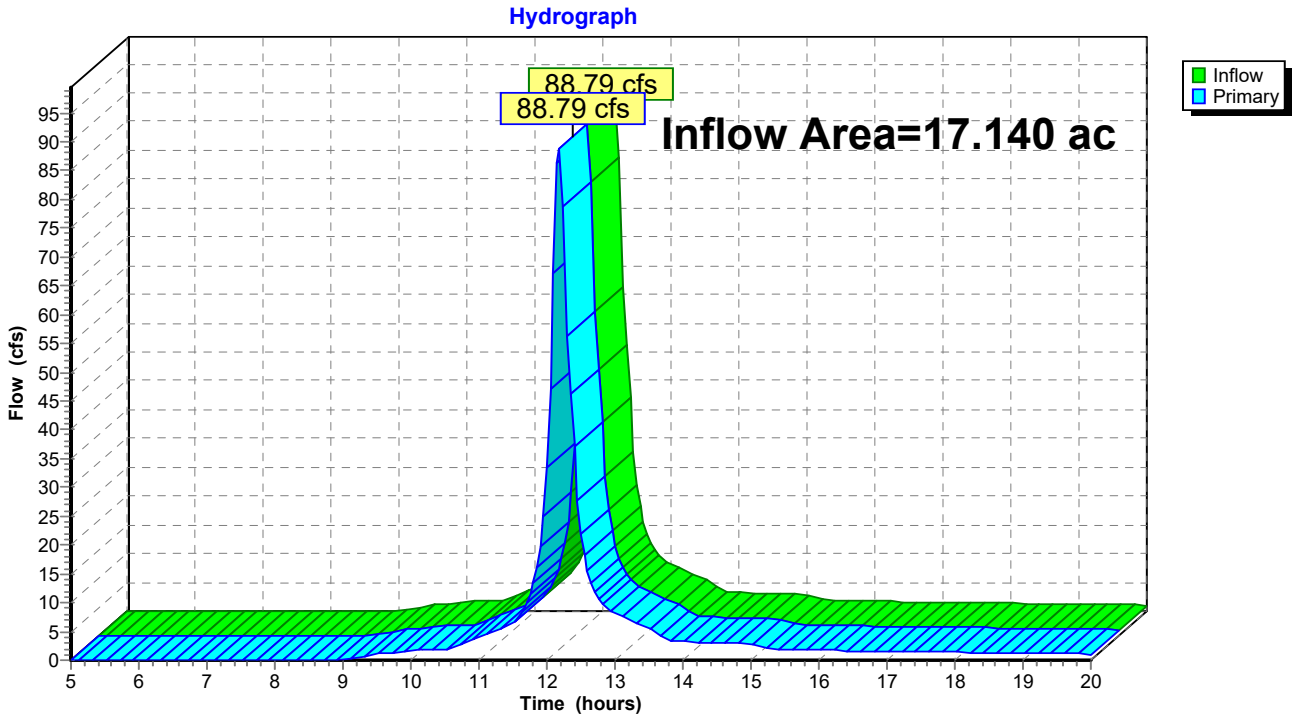
Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Summary for Link 17L: Total Post Dev

Inflow Area = 17.140 ac, 42.71% Impervious, Inflow Depth > 3.64" for 100-Year event
Inflow = 88.79 cfs @ 12.17 hrs, Volume= 5.200 af
Primary = 88.79 cfs @ 12.17 hrs, Volume= 5.200 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link 17L: Total Post Dev



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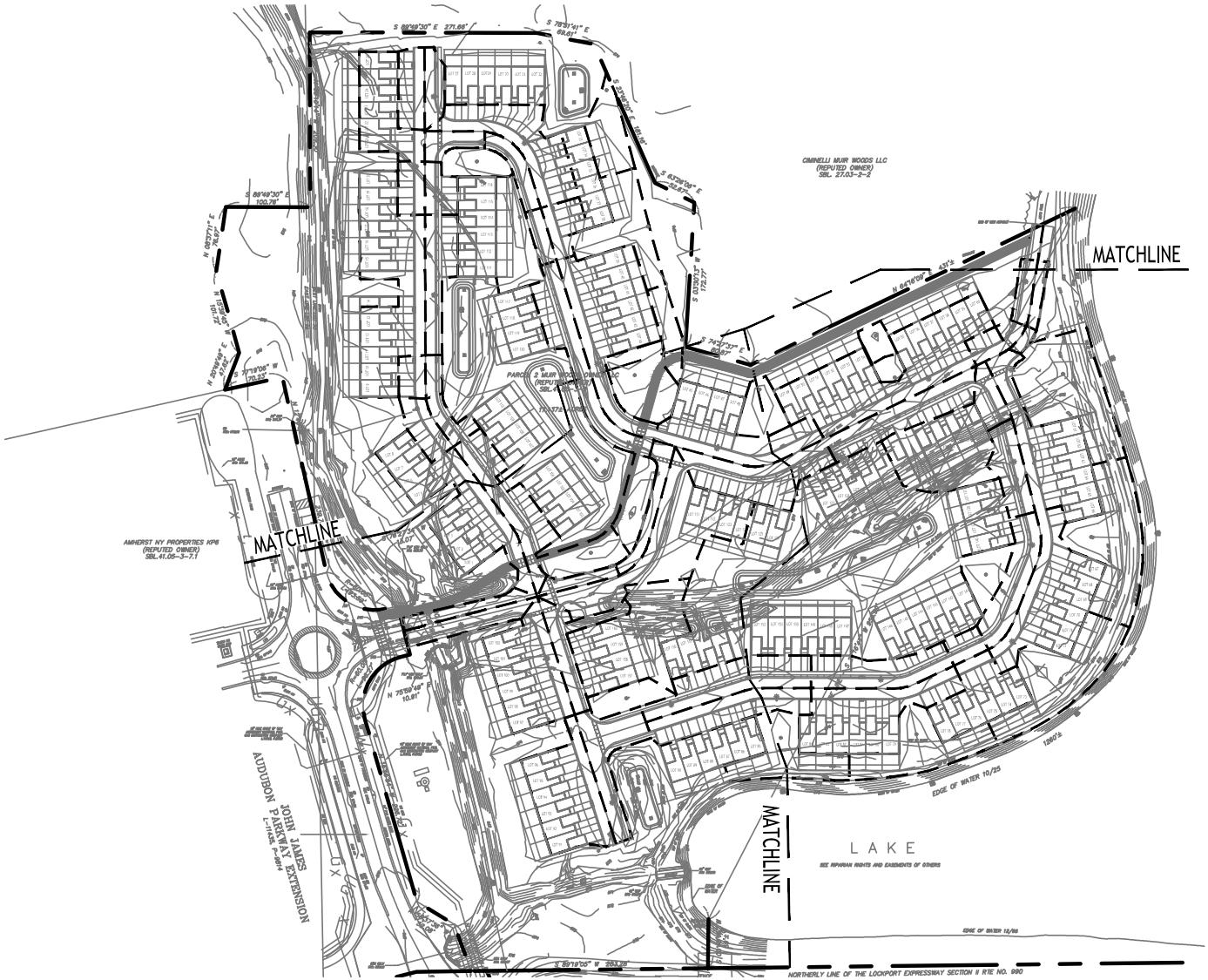

N

OVERALL STORM DRAINAGE MAP

SCALE: 1"=200'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

200 0 200 400Ft.
200'

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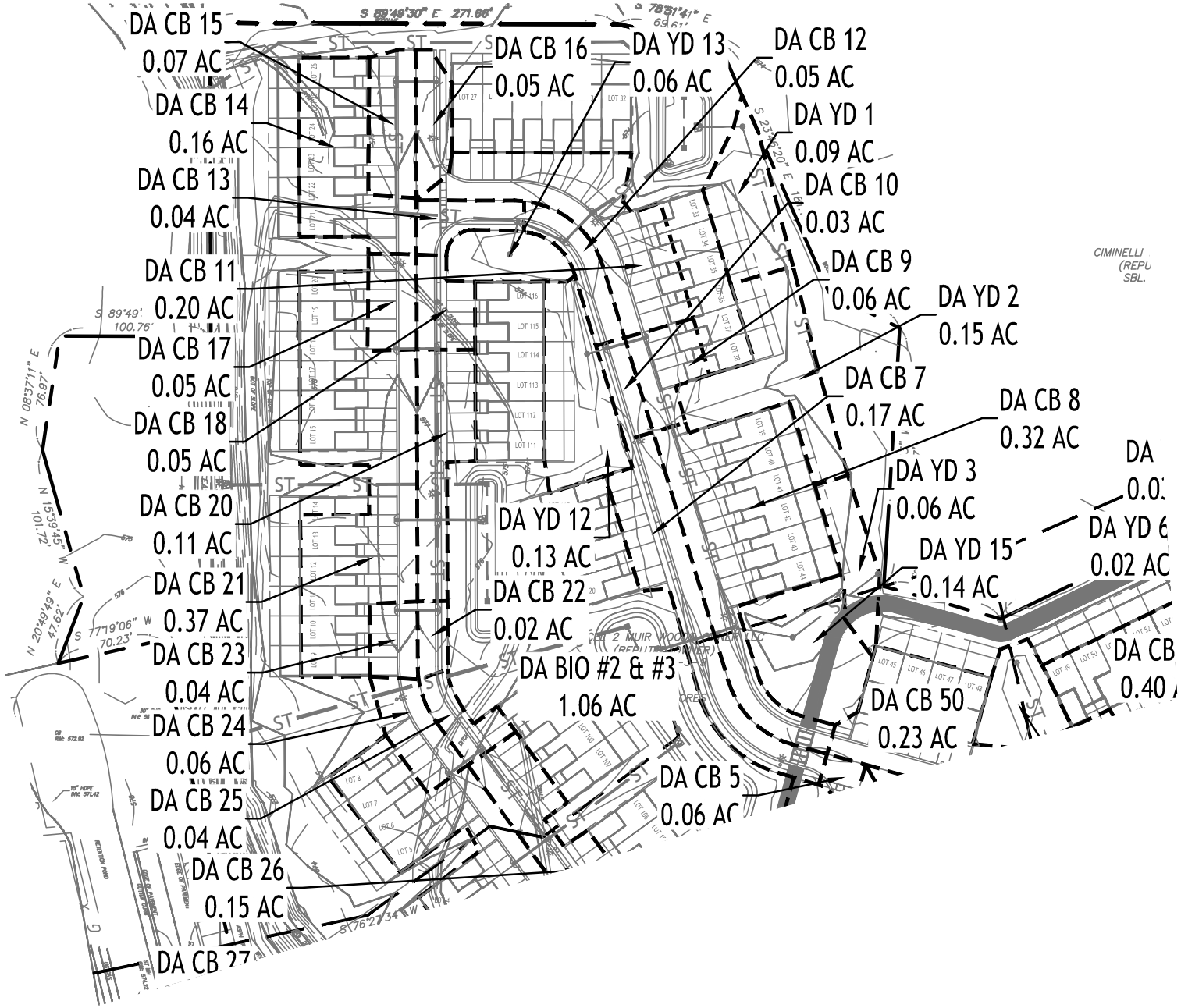


ENLARGED STORM DRAINAGE MAP

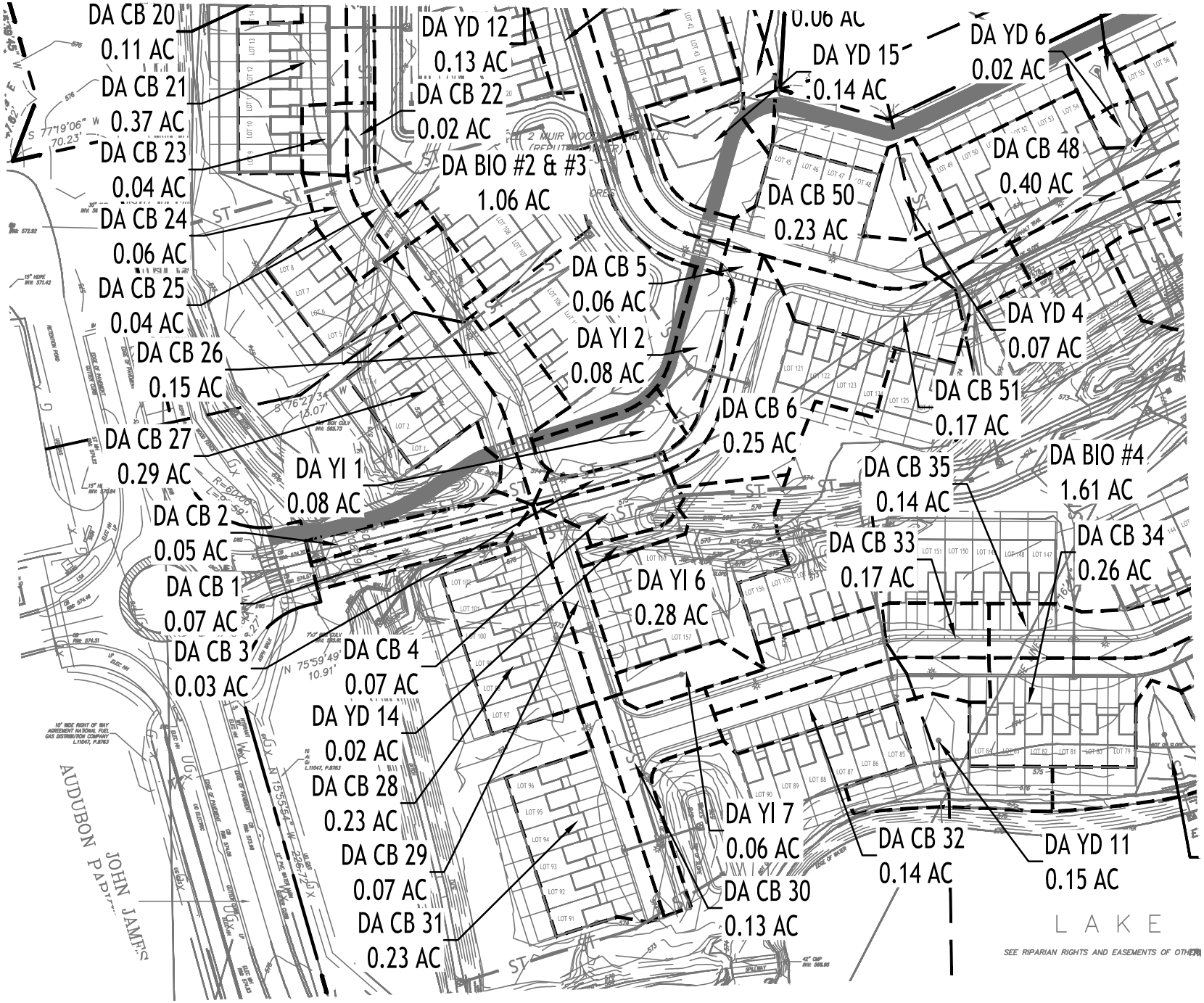
SCALE: 1"=100'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

100 0 100 200Ft.
100'

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)



NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

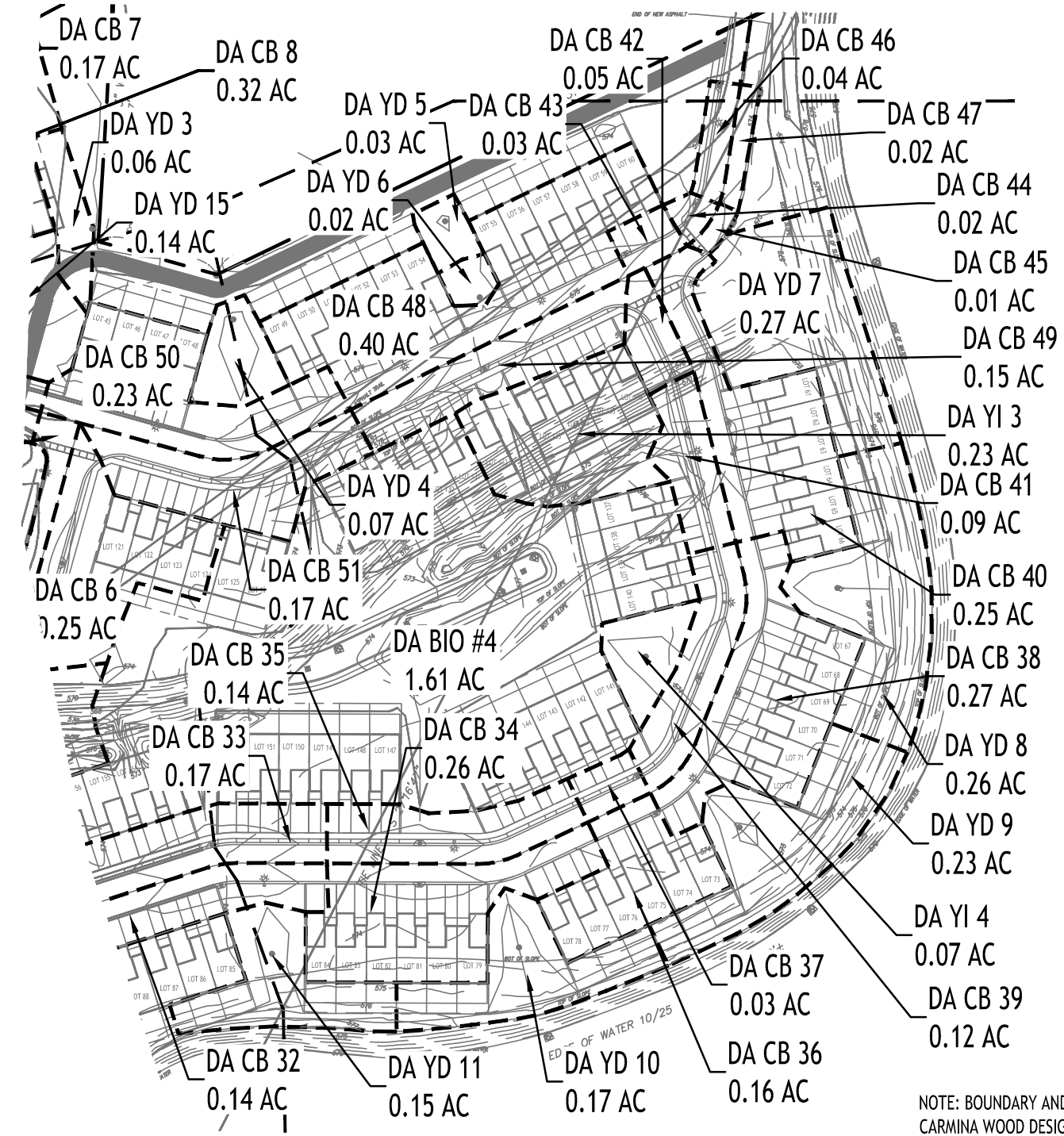
ENLARGED STORM DRAINAGE MAP

SCALE: 1"=100'

100' 100 0 100 200Ft.

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)



NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

N

ENLARGED STORM DRAINAGE MAP

SCALE: 1"=100'

100' 100 0 100 200Ft.

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	100.988	0.07	0.65	0.25	0.02	0.48	5.0	9.2	4.6	2.22	2.63	2.98	12	0.54	571.75	572.30	572.79	573.14	572.92	574.51	YI 4 - ES 17
2	1	37.903	0.12	0.58	0.80	0.10	0.46	5.0	9.0	4.7	2.16	2.59	2.99	12	0.53	572.30	572.50	573.22	573.33	574.51	574.65	CB 39 - YI 4
3	2	27.000	0.27	0.46	0.80	0.22	0.37	5.0	8.8	4.7	1.73	2.99	3.08	12	0.70	572.50	572.69	573.40	573.25	574.65	574.65	CB 38 - CB
4	3	95.457	0.16	0.19	0.80	0.13	0.15	5.0	7.4	5.1	0.77	2.98	2.34	12	0.60	572.69	573.26	573.25	573.63	574.65	575.43	CB 36 - CB
5	4	27.079	0.03	0.03	0.80	0.02	0.02	5.0	5.0	6.1	0.15	3.06	1.21	12	0.63	573.26	573.43	573.63	573.59	575.43	575.43	CB 37 - CB
6	End	28.525	0.13	0.73	0.80	0.10	0.55	5.0	15.1	3.5	1.93	4.27	3.37	12	1.44	571.50	571.91	572.34	572.50	572.67	574.49	CB 30 - ES
7	6	108.005	0.01	0.37	0.80	0.01	0.26	5.0	14.2	3.7	0.95	3.24	2.56	12	0.70	571.91	572.67	572.50	573.08	574.49	575.74	CB 29A - CE
8	7	52.051	0.07	0.30	0.80	0.06	0.24	5.0	5.3	5.9	1.42	3.21	3.77	12	0.69	572.67	573.03	573.14	573.53	575.74	575.29	CB 29 - CB
9	8	25.579	0.23	0.23	0.80	0.18	0.18	5.0	5.0	6.1	1.12	3.89	3.06	12	1.02	573.03	573.29	573.53	573.73	575.29	575.29	CB 28 - CB
10	End	34.281	0.23	1.38	0.25	0.06	0.95	5.0	17.4	3.3	3.09	5.67	3.12	18	0.29	571.75	571.85	572.58	572.66	572.92	574.37	YI 3 - ES 16
11	10	101.867	0.13	0.55	0.80	0.10	0.44	5.0	16.9	3.3	1.46	1.93	1.90	12	0.29	571.85	572.15	572.90	573.06	574.37	574.65	CB 41 - YI 3
12	11	37.149	0.05	0.17	0.80	0.04	0.14	5.0	16.2	3.4	0.46	2.19	0.61	12	0.38	572.15	572.29	573.17	573.18	574.65	574.91	CB 42 - CB
13	12	87.366	0.03	0.12	0.80	0.02	0.10	5.0	14.1	3.7	0.35	1.94	0.57	12	0.30	572.29	572.55	573.18	573.19	574.91	575.88	CB 43 - CB
14	13	56.919	0.02	0.09	0.80	0.02	0.07	5.0	12.3	3.9	0.28	2.00	0.65	12	0.32	572.55	572.73	573.20	573.20	575.88	575.91	CB 44 - CB
15	14	78.791	0.04	0.06	0.80	0.03	0.05	5.0	8.6	4.7	0.23	1.79	0.83	12	0.25	572.73	572.93	573.22	573.25	575.91	575.00	CB 46 - CB
16	15	27.000	0.02	0.02	0.80	0.02	0.02	5.0	5.0	6.1	0.10	1.82	0.47	12	0.22	572.93	572.99	573.27	573.28	575.00	575.00	CB 47 - CB
17	End	23.000	0.17	0.91	0.80	0.14	0.55	5.0	11.1	4.2	2.30	3.56	3.80	12	1.00	571.50	571.73	572.32	572.38	572.67	574.93	CB 7 - ES 8
18	17	27.000	0.32	0.74	0.80	0.26	0.42	5.0	11.0	4.2	1.74	3.56	3.54	12	1.00	571.73	572.00	572.38	572.56	574.93	574.93	CB 8 - CB 7
19	18	202.047	0.06	0.22	0.80	0.05	0.10	5.0	6.5	5.4	0.53	2.28	1.90	12	0.41	572.00	572.83	572.56	573.14	574.93	575.38	CB 9 - CB 8
20	19	27.011	0.03	0.16	0.80	0.02	0.05	5.0	5.3	5.9	0.30	1.94	0.93	12	0.30	572.83	572.91	573.30	573.30	575.38	575.38	CB 10 - CB
21	End	26.515	0.11	0.64	0.80	0.09	0.51	5.0	9.6	4.5	2.31	3.59	3.77	12	1.02	571.50	571.77	572.34	572.42	572.67	574.32	CB 20 - ES
22	21	114.238	0.05	0.10	0.80	0.04	0.08	5.0	6.5	5.4	0.44	3.38	1.66	12	0.90	571.77	572.80	572.42	573.07	574.32	575.19	CB 18 - CB

Project File: New.stm | Number of lines: 73 | Run Date: 7/8/2026

NOTES:Intensity = 26.66 / (Inlet time + 3.50) ^ 0.69; Return period =Yrs. 10 ; c = cir e = ellip b = box

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
23	22	27.000	0.05	0.05	0.80	0.04	0.04	5.0	5.0	6.1	0.24	3.86	1.77	12	1.00	572.80	573.07	573.07	573.27	575.19	575.19	CB 17 - CB
24	End	106.027	0.15	0.54	0.80	0.12	0.43	5.0	8.2	4.9	2.10	3.19	3.61	12	0.80	571.50	572.35	572.30	572.97	572.67	574.47	CB 26 - ES
25	24	74.053	0.04	0.10	0.80	0.03	0.08	5.0	6.2	5.5	0.44	2.75	1.69	12	0.59	572.35	572.79	572.97	573.07	574.47	575.00	CB 25 - CB
26	25	27.000	0.06	0.06	0.80	0.05	0.05	5.0	5.0	6.1	0.29	3.40	1.95	12	0.78	572.79	573.00	573.07	573.22	575.00	575.00	CB 24 - CB
27	End	56.145	0.08	0.71	0.40	0.03	0.47	5.0	12.8	3.9	1.82	1.96	2.71	12	0.30	571.50	571.67	572.31	572.46	572.67	573.76	YI 2 - ES 9
28	27	15.534	0.06	0.55	0.80	0.05	0.42	5.0	12.7	3.9	1.61	2.19	2.10	12	0.32	571.67	571.72	572.63	572.65	573.76	574.87	CB 5 - YI 2
29	28	69.644	0.03	0.24	0.80	0.02	0.19	5.0	11.8	4.0	0.77	1.96	1.02	12	0.30	571.72	571.93	572.79	572.82	574.87	575.61	CB 3 - CB 5
30	29	250.422	0.05	0.12	0.80	0.04	0.10	5.0	6.1	5.6	0.53	1.95	1.28	12	0.30	571.93	572.68	572.84	573.08	575.61	574.82	CB 2 - CB 3
31	30	29.676	0.07	0.07	0.80	0.06	0.06	5.0	5.0	6.1	0.34	2.12	1.06	12	0.30	572.68	572.77	573.16	573.16	574.82	574.83	CB 1 - CB 2
32	20	13.670	0.13	0.13	0.20	0.03	0.03	5.0	5.0	6.1	0.16	0.40	1.01	6	0.44	572.91	572.97	573.31	573.32	575.38	574.47	YD 12 - CB
33	10	97.594	0.15	0.60	0.80	0.12	0.45	5.0	11.3	4.1	1.86	2.91	2.86	12	0.67	571.85	572.50	572.90	573.17	574.37	574.68	CB 49 - YI 3
34	33	27.004	0.40	0.45	0.80	0.32	0.33	5.0	11.1	4.2	1.38	2.27	2.29	12	0.41	572.50	572.61	573.26	573.29	574.68	574.68	CB 48 - CB
35	34	23.731	0.02	0.05	0.25	0.01	0.01	5.0	9.9	4.4	0.05	0.56	0.25	6	0.86	572.61	572.81	573.40	573.40	574.68	575.10	YD 6 - CB 4
36	35	54.807	0.03	0.03	0.20	0.01	0.01	5.0	5.0	6.1	0.04	0.57	0.53	6	0.89	572.81	573.30	573.40	573.43	575.10	574.80	YD 5 - YD 6
37	End	124.542	0.17	0.47	0.80	0.14	0.33	5.0	8.1	4.9	1.63	1.86	3.01	12	0.27	572.28	572.62	572.82	573.48	573.45	574.68	CB 51 - ES
38	37	27.015	0.23	0.30	0.80	0.18	0.20	5.0	7.8	5.0	0.98	2.37	1.40	12	0.44	572.62	572.74	573.52	573.54	574.68	574.68	CB 50 - CB
39	End	137.896	0.14	0.40	0.80	0.11	0.32	5.0	5.3	5.9	1.90	2.63	2.71	12	0.54	571.75	572.50	572.87	573.25	572.92	574.65	CB 35 - ES
40	39	27.009	0.26	0.26	0.80	0.21	0.21	5.0	5.0	6.1	1.26	2.65	2.00	12	0.56	572.50	572.65	573.32	573.34	574.65	574.65	CB 34 - CB
41	38	73.450	0.07	0.07	0.20	0.01	0.01	5.0	5.0	6.1	0.08	0.33	0.43	6	0.30	572.74	572.96	573.55	573.57	574.68	574.46	YD 4 - CB 5
42	21	60.180	0.02	0.06	0.80	0.02	0.05	5.0	6.8	5.3	0.25	3.85	1.32	12	1.00	571.77	572.37	572.42	572.58	574.32	574.65	CB 22 - CB
43	42	27.000	0.04	0.04	0.80	0.03	0.03	5.0	5.0	6.1	0.19	3.93	1.83	12	1.04	572.37	572.65	572.58	572.83	574.65	574.65	CB 23 - CB
44	End	57.281	0.20	0.63	0.80	0.16	0.47	5.0	9.8	4.5	2.09	5.72	2.57	18	0.30	571.50	571.67	572.25	572.33	572.67	574.67	CB 11 - ES

Project File: New.stm | Number of lines: 73 | Run Date: 7/8/2026

NOTES:Intensity = 26.66 / (Inlet time + 3.50) ^ 0.69; Return period =Yrs. 10 ; c = cir e = ellip b = box

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
45	44	27.113	0.05	0.43	0.80	0.04	0.31	5.0	9.6	4.5	1.39	1.93	2.34	12	0.30	571.67	571.75	572.39	572.44	574.67	574.68	CB 12 - CB
46	45	33.872	0.04	0.38	0.80	0.03	0.27	5.0	9.3	4.6	1.23	2.10	1.87	12	0.30	571.75	571.85	572.57	572.60	574.68	574.96	CB 13 - CB
47	46	81.595	0.16	0.28	0.80	0.13	0.22	5.0	8.4	4.8	1.07	2.09	1.75	12	0.29	571.85	572.09	572.68	572.75	574.96	575.30	CB 14 - CB
48	47	87.208	0.07	0.12	0.80	0.06	0.10	5.0	6.5	5.4	0.52	1.94	1.05	12	0.30	572.09	572.35	572.84	572.87	575.30	574.43	CB 15 - CB
49	48	27.000	0.05	0.05	0.80	0.04	0.04	5.0	5.0	6.1	0.24	2.10	0.60	12	0.30	572.35	572.43	572.90	572.91	574.43	574.43	CB 16 - CB
50	24	26.932	0.29	0.29	0.80	0.23	0.23	5.0	5.0	6.1	1.41	2.38	2.91	12	0.45	572.35	572.47	572.97	573.04	574.47	574.47	CB 27 - CB
51	11	27.001	0.25	0.25	0.80	0.20	0.20	5.0	5.0	6.1	1.21	4.00	2.57	12	1.26	572.34	572.68	573.17	573.14	574.65	574.65	CB 40 - CB
52	End	14.909	0.01	0.60	0.20	0.00	0.45	5.0	6.4	5.5	2.44	3.57	3.98	12	1.01	571.75	571.90	572.56	572.57	572.92	574.25	YI 5 - ES 14
53	52	95.613	0.17	0.31	0.80	0.14	0.25	5.0	5.5	5.8	1.44	2.30	2.89	12	0.42	571.90	572.30	572.57	572.86	574.25	574.58	CB 33 - YI 5
54	53	27.054	0.14	0.14	0.80	0.11	0.11	5.0	5.0	6.1	0.68	3.56	2.07	12	1.00	572.30	572.57	572.94	572.91	574.58	574.59	CB 32 - CB
55	18	40.127	0.14	0.20	0.35	0.05	0.06	5.0	8.2	4.9	0.30	0.54	1.83	6	0.80	572.00	572.32	572.56	572.65	574.93	574.49	YD 15 - CB
56	55	70.731	0.06	0.06	0.20	0.01	0.01	5.0	5.0	6.1	0.07	0.55	1.08	6	0.82	572.32	572.90	572.73	573.03	574.49	574.40	YD 3 - YD 1
57	29	26.991	0.07	0.09	0.80	0.06	0.07	5.0	6.0	5.6	0.40	1.94	0.56	12	0.30	571.93	572.01	572.84	572.84	575.61	575.62	CB 4 - CB 3
58	6	25.547	0.23	0.23	0.80	0.18	0.18	5.0	5.0	6.1	1.12	5.37	2.81	12	2.27	571.91	572.49	572.50	572.93	574.49	574.49	CB 31 - CB
59	52	113.829	0.28	0.28	0.70	0.20	0.20	5.0	5.0	6.1	1.19	2.99	2.75	12	0.70	571.90	572.70	572.57	573.16	574.25	574.34	YI 6 - YI 5
60	21	27.000	0.37	0.37	0.80	0.30	0.30	5.0	5.0	6.1	1.80	3.56	3.61	12	1.00	571.77	572.04	572.42	572.61	574.32	574.32	CB 21 - CB
61	57	29.842	0.02	0.02	0.80	0.02	0.02	5.0	5.0	6.1	0.10	0.61	0.49	6	1.01	572.01	572.31	572.85	572.85	575.62	575.00	YD 14 - CB
62	14	27.138	0.01	0.01	0.80	0.01	0.01	5.0	5.0	6.1	0.05	3.85	0.06	12	0.99	571.73	572.00	573.22	573.22	575.91	575.90	CB 45 - CB
63	28	26.955	0.25	0.25	0.70	0.18	0.18	5.0	5.0	6.1	1.06	1.94	1.35	12	0.30	571.72	571.80	572.79	572.80	574.87	574.87	CB 6 - CB 5
64	27	67.785	0.08	0.08	0.30	0.02	0.02	5.0	5.0	6.1	0.15	3.86	1.03	12	1.00	571.67	572.35	572.63	572.51	573.76	574.60	YI 1 - YI 2
65	7	50.991	0.06	0.06	0.20	0.01	0.01	5.0	5.0	6.1	0.07	4.49	0.11	12	1.35	571.67	572.36	573.08	573.08	575.74	574.96	YI 7 - CB 29
66	46	23.127	0.06	0.06	0.20	0.01	0.01	5.0	5.0	6.1	0.07	0.61	0.37	6	0.99	571.85	572.08	572.68	572.69	574.96	574.07	YD 13 - CB

Project File: New.stm | Number of lines: 73 | Run Date: 7/8/2026

NOTES:Intensity = 26.66 / (Inlet time + 3.50) ^ 0.69; Return period =Yrs. 10 ; c = cir e = ellip b = box

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
67	End	26.476	0.09	0.24	0.20	0.02	0.05	5.0	8.1	4.9	0.24	0.67	1.20	6	1.21	571.25	571.57	572.07	572.11	571.79	573.78	YD 1 - ES 2
68	67	170.368	0.15	0.15	0.20	0.03	0.03	5.0	5.0	6.1	0.18	0.51	1.60	6	0.69	571.57	572.75	572.14	572.96	573.78	574.36	YD 2 - YD 1
69	End	59.144	0.27	0.27	0.25	0.07	0.07	5.0	5.0	6.1	0.41	1.19	2.56	6	3.84	569.75	572.02	570.64	572.35	570.29	574.32	YD 7 - ES 7
70	End	76.886	0.26	0.26	0.25	0.07	0.07	5.0	5.0	6.1	0.39	1.11	2.50	6	3.32	569.75	572.30	570.63	572.62	570.29	573.96	YD 8 - ES 6
71	End	58.644	0.17	0.17	0.30	0.05	0.05	5.0	5.0	6.1	0.31	1.19	2.15	6	3.85	569.75	572.01	570.61	572.29	570.29	574.24	YD 10 - ES 4
72	End	61.025	0.15	0.15	0.20	0.03	0.03	5.0	5.0	6.1	0.18	1.19	1.60	6	3.83	569.75	572.09	570.61	572.30	570.29	574.40	YD 11 - ES 3
73	End	68.817	0.23	0.23	0.25	0.06	0.06	5.0	5.0	6.1	0.35	1.17	2.31	6	3.72	569.75	572.31	570.62	572.61	570.29	573.83	YD 9 - ES 5

Project File: New.stm | Number of lines: 73 | Run Date: 7/8/2026

NOTES:Intensity = 26.66 / (Inlet time + 3.50) ^ 0.69; Return period =Yrs. 10 ; c = cir e = ellip b = box

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Green Infrastructure & Water Quality Calculations

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Step 2 - Calculate Water Quality Volume

Is this project subject to Section 4.3 of the NYS Design Manual for Enhanced Phosphorus Removal?	No
What is the nature of this construction project?	New Construction

Design Point:	1	
P=	0.90	inches

Enter 90% Rainfall Event as P

Calculate Required WQv

Drainage Area Number	Contributing Area (Acres)	Impervious Area (Acres)	Percent Impervious %	Rv	WQv (cf)	SMP Description
1	1.65	0.84	51	0.51	2,747	Filtration Bioretention
2	1.19	0.90	76	0.73	2,847	Filtration Bioretention
3	2.74	1.82	66	0.65	5,799	Filtration Bioretention
4	0.98	0.81	83	0.80	2,550	Filtration Bioretention
5	4.87	2.95	61	0.60	9,474	Filtration Bioretention
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						
Total	11.43	7.33	64	0.63	**23417**	**Required WQv**

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Step 4 - Calcuate Minimum RRv Required

Enter the Soils Data for the site		
Hydrologic Soil Group	Acres	S
A		55%
B		40%
C		30%
D	7.33	20%
Total Area	7.33	

Calculate the Minimum RRv		
S =	**0.20**	
Impervious =	7.33	*acres*
Precipitation	0.90	*inches*
Rv	0.95	
Minimum RRv	**0.104**	***af***
	4530	cf

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Filtration Bioretention (F-5)

Design Point:	1

Enter Site Data For Drainage Area to be Treated by Practice							
Drainage Area Number	**Contributing Area** (Acres)	**Impervious Area** (Acres)	**Percent Impervious** %	**Rv**	**WQv** (cf)	**Precipitation** (in)	**Description**
1	1.65	0.84	51	0.51	2,747	0.90	Filtration Bioretention

Design Criteria		
Enter underlying soil infiltration rate (based on geotechnical testing, refer to Appendix D)	0	Underdrains required
Is the contributing area to the practice a stormwater hotspot?	No	
Is the practice the first in series for treatment of a Level 1 (Infiltration Restricted) hotspot?	No	
Is contributing area greater than max. contributing area?	No	
Enter depth to seasonal high water table (ft)	10	
Enter depth to bedrock (ft)	10	
Is pretreatment provided, in conformance with Section 6.4.3.1	Yes	
Enter average height of ponding (ft)	0.5	
Enter depth of surface layer (inches)	3	
Enter depth of filter media (ft)	2.5	
Enter depth of drainage layer (inches)	12	
Enter slope of maintenance access (%)	5	
Enter width of maintenance access (ft)	12	

Sizing Criteria				
		Value	Units	Notes
Permeability Flow Rate	k	1	ft/day	
Filter Time	tf	2	days	
Required Filter Area	Af	1145	sf	
Enter Provided Filter Area	Af	1150	sf	
Recalculated Water Quality Volume (based on provided filter area)	WQv calc	2760	cf	

Calculate Runoff Reduction			
RRv Provided	**1,104**	***cf***	
WQv Treated	1643	cf	This is the portion of the WQv that is not reduced in the practice.

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Filtration Bioretention (F-5)

Design Point:	1

Enter Site Data For Drainage Area to be Treated by Practice							
Drainage Area Number	**Contributing Area** (Acres)	**Impervious Area** (Acres)	**Percent Impervious** %	**Rv**	**WQv** (cf)	**Precipitation** (in)	**Description**
2	1.19	0.90	76	0.73	2,847	0.90	Filtration Bioretention

Design Criteria		
Enter underlying soil infiltration rate (based on geotechnical testing, refer to Appendix D)	0	Underdrains required
Is the contributing area to the practice a stormwater hotspot?	No	
Is the practice the first in series for treatment of a Level 1 (Infiltration Restricted) hotspot?	No	
Is contributing area greater than max. contributing area?	No	
Enter depth to seasonal high water table (ft)	10	
Enter depth to bedrock (ft)	10	
Is pretreatment provided, in conformance with Section 6.4.3.1	Yes	
Enter average height of ponding (ft)	0.5	
Enter depth of surface layer (inches)	3	
Enter depth of filter media (ft)	2.5	
Enter depth of drainage layer (inches)	12	
Enter slope of maintenance access (%)	5	
Enter width of maintenance access (ft)	12	

Sizing Criteria				
		Value	Units	Notes
Permeability Flow Rate	k	1	ft/day	
Filter Time	tf	2	days	
Required Filter Area	Af	1186	sf	
Enter Provided Filter Area	Af	1200	sf	
Recalculated Water Quality Volume (based on provided filter area)	WQv calc	2880	cf	

Calculate Runoff Reduction			
RRv Provided	**1,152**	***cf***	
WQv Treated	1695	cf	This is the portion of the WQv that is not reduced in the practice.

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Filtration Bioretention (F-5)

Design Point:	1

Enter Site Data For Drainage Area to be Treated by Practice							
Drainage Area Number	**Contributing Area** (Acres)	**Impervious Area** (Acres)	**Percent Impervious** %	**Rv**	**WQv** (cf)	**Precipitation** (in)	**Description**
3	2.74	1.82	66	0.65	5,799	0.90	Filtration Bioretention

Design Criteria		
Enter underlying soil infiltration rate (based on geotechnical testing, refer to Appendix D)	0	Underdrains required
Is the contributing area to the practice a stormwater hotspot?	No	
Is the practice the first in series for treatment of a Level 1 (Infiltration Restricted) hotspot?	No	
Is contributing area greater than max. contributing area?	No	
Enter depth to seasonal high water table (ft)	10	
Enter depth to bedrock (ft)	10	
Is pretreatment provided, in conformance with Section 6.4.3.1	Yes	
Enter average height of ponding (ft)	0.5	
Enter depth of surface layer (inches)	3	
Enter depth of filter media (ft)	2.5	
Enter depth of drainage layer (inches)	12	
Enter slope of maintenance access (%)	5	
Enter width of maintenance access (ft)	12	

Sizing Criteria				
		Value	Units	Notes
Permeability Flow Rate	k	1	ft/day	
Filter Time	tf	2	days	
Required Filter Area	Af	2416	sf	
Enter Provided Filter Area	Af	2420	sf	
Recalculated Water Quality Volume (based on provided filter area)	WQv calc	5808	cf	

Calculate Runoff Reduction			
RRv Provided	**2,323**	***cf***	
WQv Treated	3476	cf	This is the portion of the WQv that is not reduced in the practice.

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Filtration Bioretention (F-5)

Design Point:	1

Enter Site Data For Drainage Area to be Treated by Practice							
Drainage Area Number	**Contributing Area** (Acres)	**Impervious Area** (Acres)	**Percent Impervious** %	**Rv**	**WQv** (cf)	**Precipitation** (in)	**Description**
4	0.98	0.81	83	0.80	2,550	0.90	Filtration Bioretention

Design Criteria		
Enter underlying soil infiltration rate (based on geotechnical testing, refer to Appendix D)	0	Underdrains required
Is the contributing area to the practice a stormwater hotspot?	No	
Is the practice the first in series for treatment of a Level 1 (Infiltration Restricted) hotspot?	No	
Is contributing area greater than max. contributing area?	No	
Enter depth to seasonal high water table (ft)	10	
Enter depth to bedrock (ft)	10	
Is pretreatment provided, in conformance with Section 6.4.3.1	Yes	
Enter average height of ponding (ft)	0.5	
Enter depth of surface layer (inches)	3	
Enter depth of filter media (ft)	2.5	
Enter depth of drainage layer (inches)	12	
Enter slope of maintenance access (%)	5	
Enter width of maintenance access (ft)	12	

Sizing Criteria				
		Value	Units	Notes
Permeability Flow Rate	k	1	ft/day	
Filter Time	tf	2	days	
Required Filter Area	Af	1063	sf	
Enter Provided Filter Area	Af	1100	sf	
Recalculated Water Quality Volume (based on provided filter area)	WQv calc	2640	cf	

Calculate Runoff Reduction			
RRv Provided	**1,056**	***cf***	
WQv Treated	1494	cf	This is the portion of the WQv that is not reduced in the practice.

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Filtration Bioretention (F-5)

Design Point:	1

Enter Site Data For Drainage Area to be Treated by Practice							
Drainage Area Number	**Contributing Area** (Acres)	**Impervious Area** (Acres)	**Percent Impervious** %	**Rv**	**WQv** (cf)	**Precipitation** (in)	**Description**
5	4.87	2.95	61	0.60	9,474	0.90	Filtration Bioretention

Design Criteria		
Enter underlying soil infiltration rate (based on geotechnical testing, refer to Appendix D)	0	Underdrains required
Is the contributing area to the practice a stormwater hotspot?	No	
Is the practice the first in series for treatment of a Level 1 (Infiltration Restricted) hotspot?	No	
Is contributing area greater than max. contributing area?	No	
Enter depth to seasonal high water table (ft)	10	
Enter depth to bedrock (ft)	10	
Is pretreatment provided, in conformance with Section 6.4.3.1	Yes	
Enter average height of ponding (ft)	0.5	
Enter depth of surface layer (inches)	3	
Enter depth of filter media (ft)	2.5	
Enter depth of drainage layer (inches)	12	
Enter slope of maintenance access (%)	5	
Enter width of maintenance access (ft)	12	

Sizing Criteria				
		Value	Units	Notes
Permeability Flow Rate	k	1	ft/day	
Filter Time	tf	2	days	
Required Filter Area	Af	3948	sf	
Enter Provided Filter Area	Af	4000	sf	
Recalculated Water Quality Volume (based on provided filter area)	WQv calc	9600	cf	

Calculate Runoff Reduction			
RRv Provided	**3,840**	***cf***	
WQv Treated	5634	cf	This is the portion of the WQv that is not reduced in the practice.

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Filtration Bioretention (F-5)

Total Area	11.43	acres
Total Impervious	7	acres
Total RRv Provided	9,475	cf
Total WQv Provided	13,942	cf

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Steps 3 and 5 - Apply RR Techniques and Standard SMPs

Runoff Reduction Volume and Treated Volumes						
	Runoff Reduction Techiques/Standard SMPs		**Total Contributing Area**	**Total Contributing Impervious Area**	**WQv Reduced (RRv)**	**WQv Treated**
			(acres)	**(acres)**	**(cf)**	**(cf)**
RR Techniques	Conservation of Natural Areas	RR-1	0.00		0	
	Sheet Flow to Riparian Buffer/Filter Strip	RR-2	0.00	0.00	0	
	Tree Planting/Tree Pit/Tree Trench	RR-3	0.00	0.00	0	
	Disconnection of Rooftop Runoff	RR-4		0.00	0	
	Vegetated Swale	RR-5	0.00	0.00	0	
	Rain Garden	RR-6	0.00	0.00	0	
	Stormwater Planter	RR-7	0.00	0.00	0	
	Rainwater Harvesting Systems	RR-8	0.00	0.00	0	
	Porous Pavement	RR-9	0.00	0.00	0	
	Green Roof (Extensive & Intensive)	RR-10	0.00	0.00	0	
	Stream Daylighting	RR-11				
Standard SMPs w/ RRv Capacity	Infiltration Trench	I-1	0.00	0.00	0	0
	Infiltration Basin	I-2	0.00	0.00	0	0
	Dry Well	I-3	0.00	0.00	0	0
	Underground Infiltration System	I-4	0.00	0.00	0	0
	Infiltration Bioretention	F-4	0.00	0.00	0	0
	Filtration Bioretention	F-5	11.43	7.33	9,475	13,942
	Bioslope	F-6	0.00	0.00	0	0
	Dry swale	O-1	0.00	0.00	0	0
Standard SMPs	Micropool Extended Detention	P-1	0.00	0.00		0
	Wet Pond	P-2	0.00	0.00		0
	Wet Extended Detention	P-3	0.00	0.00		0
	Multiple Pond System	P-4	0.00	0.00		0
	Shallow Wetland	W-1	0.00	0.00		0
	Extended Detention Shallow Wetland	W-2	0.00	0.00		0
	Pond/Wetland System	W-3	0.00	0.00		0
	Pocket Wetland	W-4	0.00	0.00		0
	Gravel Wetland	W-5	0.00	0.00		0
	Surface Sand Filter	F-1	0.00	0.00		0
	Underground Sand Filter	F-2	0.00	0.00		0
	Perimeter Sand Filter	F-3	0.00	0.00		0
	Wet Swale	O-2	0.00	0.00		0
Alt. SMPs	Flow Based Alternative Practice	-	0.00	0.00		0
	Volume Based Alternative Practice	-				
	Totals by RR Technique	→	0.00	0.00	0	
	Totals by Standard SMP w/RRV	→	11.43	7.33	9,475	13,942
	Totals by Standard SMP	→	0.00	0.00		0
	Totals by Alternative SMP	→	0.00	0.00		0
	Totals (RR Techniques + all SMPs)	→	11.43	7.33	9,475	13,942

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NOI QUESTIONS

#	NOI Question	Reported Value	
		cf	af
28	Total Water Quality Volume (WQv) Required	23417	0.538
30	Total RRV Provided	9475	0.218
31	Is RRv Provided ≥WQv Required?	No	
32	Minimum RRv	4530	0.104
32a	Is RRv Provided ≥ Minimum RRv Required?	Yes	
33a	Total WQv Treated	13942	0.320
34	Sum of Volume Reduced & Treated	23417	0.538
35	Is Sum RRv Provided and WQv Provided ≥WQv Required?	Yes	

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Appendix C

Earthwork Calculations

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CARMINA WOOD DESIGN
80 SILO CITY ROW, STE 100
BUFFALO, NEW YORK, 14203
(716) 842-3165
FAX (716) 842-0263

Project No.: 25-4080 Date: 7/8/2026
Project Name: Townhome Development
Project Address: John James Audubon Parkway
Subject: Earthwork Calculations
Sheet: 1 of 1

SITE EARTHWORK CALCULATIONS

INITIAL CUT/FILL NUMBERS COMPARING EX SURFACE AND PROPOSED SURFACE

CUT	21,000	CY
FILL	23,300	CY
NET	(2,300)	CY

TOPSOIL STRIP	7,742	CY	(ASSUME 4" OF TOPSOIL)
TOPSOIL RESPREAD	3,849	CY	(ASSUME 4" OF TOPSOIL)
TOPSOIL EXPORT	3,892	CY	

PROPOSED IMPERVIOUS VOLUME CALCULATIONS

	DEPTH (INCHES)	AREA (SF)	VOLUME (CF)	
BUILDING PADS	8	184,000	122,667	
CONCRETE	8	13,326	8,884	
DRIVEWAYS	11	38,400	35,200	
ROAD	11	82,726	75,832	
TOTAL			242,583	CF
			8,985	CY

TOTAL EARTHWORK

ADJUSTED NET	2,792	CY	**DIRT TO BE SPREAD ACROSS SITE**

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

CARMINA WOOD
DESIGN

STORMWATER POLLUTION PREVENTION PLAN

At

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, Erie County, NY

Prepared for

770 JJAP LLC

Erik Wagner
50 Fountain Plaza, suite 500
Buffalo NY,14202

Prepared by

Carmina Wood Design

80 Silo City Row, Ste 100
Buffalo, NY 14203

Telephone: (716) 842-3165
Fax: (716) 842-0263

March 2026
Rev. July 2026



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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Appendix B NYSDEC Electronic Notice of Intent (eNOI)

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Appendix D NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity Permit No. GP-0-25-001

Appendix E Forms

- Contractor's Certification
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Appendix I Standard Erosion Control Details

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101 SCOPE

A. **PURPOSE:** 770 JJAP LLC (JP) has placed an emphasis on following the New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit for Stormwater Discharges from Construction Activity governing storm water discharges during construction, and in accordance with erosion control practices. The Contractor's participation in this program is mandatory and its non-compliance is subject to various remedies, including without limitation, monetary set-offs, withholding payments; reimbursement for costs, expenses (including reasonable attorney's fees), fines and civil penalties incurred by JP; and/or liquidated damages. This section provides a descriptive explanation of JP's Storm Water Pollution Prevention Program and required Contractor participation.

The Engineer of record for this project certifies that this SWPPP meets the requirements and is in compliance with the New York State Stormwater Management Design Manual and latest NYSDEC Phase II stormwater regulation requirements.

B. **SPDES General Permit for Stormwater Discharges from Construction Activity:** Regulations promulgated by the NYSDEC to regulate the discharge of storm water from construction activities on sites where more than one (1) acre of soil is disturbed. One of the ways to comply with these regulations for affected sites is to request coverage under the General Permit for Construction Activities for New York State. In order to use the General Permit, a Notice of Intent (NOI) form must be completed and electronically submitted to the NYSDEC at least 5 business days prior to any earth-disturbing activities (this time frame may increase to 60 business days if a full review of the SWPPP is determined necessary by the NYSDEC) and a Storm Water Pollution Prevention Plan (SWPPP) for the site must be prepared and followed during the construction activities. Once a copy of the SPDES permit is received from NYSDEC, a copy will be included in Appendix E of this report.

Approval from a regulated, traditional land use control MS4:

1. An **owner or operator** of a construction activity that is <u>not</u> subject to the requirements of a regulated, traditional land use control MS4 must first develop a SWPPP in accordance with all applicable requirements of this permit and then submit a completed NOI form to the NYSDEC.

2. An **owner or operator** of a construction activity that is subject to the requirements of a regulated, traditional land use control MS4 must first develop a SWPPP in accordance with all applicable requirements of this permit and then have its SWPPP reviewed and accepted by the MS4 prior to submitting the NOI to the NYSDEC. The **owner or operator** shall have the "MS4 SWPPP Acceptance" form signed by the principal executive officer or ranking elected official from the regulated, traditional land use control MS4, or by a duly authorized representative of that person, and then submit that form along with the NOI to the address referenced under "Notice of Intent (NOI) Submittal".

C. **RESPONSIBILITIES OF THE CONTRACTOR:** The Contractor shall manage the discharge of storm water from the site in accordance with the NYSDEC General Permit for Construction Activities conditions and the following provisions of this section. The Operator shall be responsible for conducting the storm water management practices in accordance with the permit. The Contractor shall be responsible for providing **qualified inspector**s to conduct the inspections required by the SWPPP. The Contractor shall be responsible for any enforcement action taken or imposed by federal, state, or local agencies, including the cost of fines, construction delays, and remedial actions resulting from the Contractor's failure to comply with the permit provisions. It shall be the responsibility of the Contractor to make any changes to the SWPPP necessary when the Contractor or any of his subcontractors elects to use borrow or fill or material storage sites, either contiguous to or remote from the construction site, when such sites are used solely for this construction site. Such sites are considered to be part of the construction site covered by the permit and this SWPPP. Off-site borrow, fill, or material storage sites which are used for

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multiple construction projects are not subject to this requirement, unless specifically required by state or local jurisdictional entity regulations. The Contractor should consider this requirement in negotiating with earthwork subcontractors, since the choice of an off-site borrow, fill, or material storage site may impact their duty to implement, make changes to, and perform inspections required by the SWPPP for the site.

D. **NOTICE OF INTENT:** The Operator has petitioned the NYSDEC for coverage under the storm water discharges during construction at this site to be covered by the SPDES General Permit for Construction Activity for the State of New York. A Notice of Intent (NOI) for coverage under this permit has been filed by the Operator. The SWPPP must be prepared prior to submittal of the NOI form. The Operator will require the Contractor to be a co-permittee with the Operator. The Contractor will be required to post the NOI at the construction site along with any building permits.

E. **CONTRACTOR CERTIFICATION & TRAINING:** Proof of Training/Certification of the Contractor's designated individual shall be kept on site at all times.

F. **REQUIREMENTS FOR THE GENERAL CONTRACTOR AND SUBCONTRACTOR(S):** The General Contractor and Subcontractor(s) shall sign the "Contractor's Certification Statement" (located in the Appendix of this report) verifying they have been instructed on how to comply with and fully understand the requirements of the SPDES General Permit for Construction Activity for the State of New York and the SWPPP. These certifications must be signed, by a responsible corporate officer or other party meeting the "Signatory Requirements" of the SPDES General Permit, on behalf of each entity, prior to the beginning of any construction activities.

G. **STORM WATER POLLUTION PREVENTION PROGRAM LOCATION REQUIREMENTS:** The SWPPP is meant to be a working document that shall be maintained at the site of the Construction Activities at all times throughout the project, shall be readily available upon request by the Operator's personnel or NYSDEC or any other agency with regulatory authority over storm water issues, and shall be kept on-site until the site complies with the Final Stabilization section of this document. A sign or other notice must be posted near the main entrance of the construction site which contains a completed NOI, the location of the SWPPP and the name and phone number of a contact person responsible for scheduling SWPPP viewing times, and any other state specific requirements. Disturbances greater than 5-acres requires MS4 (Town of Amherst) approval.

H. **INSPECTIONS AND RECORD-KEEPING:**

A. **General Construction Site Inspection and Maintenance Requirements**

1. The **owner or operator** must ensure that all erosion and sediment control practices and all post-construction stormwater management practices identified in the SWPPP are maintained in effective operating condition at all times.

2. The terms of this permit shall not be construed to prohibit the State of New York from exercising any authority pursuant to the ECL, common law or federal law, or prohibit New York State from taking any measures, whether civil or criminal, to prevent violations of the laws of the State of New York, or protect the public health and safety and/or the environment.

B. **Owner or operator Maintenance Inspection Requirements**

1. The **owner or operator** shall inspect, in accordance with the requirements in the most current version of the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, the erosion and sediment controls identified in the

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SWPPP to ensure that they are being maintained in effective operating condition at all times.

2. For construction sites where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and temporary stabilization measures have been applied to all disturbed areas, the **owner or operator** can stop conducting the maintenance inspections. The **owner or operator** shall begin conducting the maintenance inspections in accordance with Part IV.B.1. of the General Permit as soon as soil disturbance activities resume.

3. For construction sites where soil disturbance activities have been shut down with partial project completion, the **owner or operator** can stop conducting the maintenance inspections if all areas disturbed as of the project shutdown date have achieved final stabilization and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational.

C. **Qualified inspector Inspection Requirements**

The **owner or operator** shall have a **qualified inspector** conduct site inspections in conformance with the following requirements:

Note: The **trained contractor** identified in Part III.A.6 of the General Permit **cannot** conduct the **qualified inspector** site inspections unless they meet the **qualified inspector** qualifications included in Appendix A of the General Permit. In order to perform these inspections, the trained contractor would have to be a:

- Licensed Professional Engineer,
- Certified Professional in Erosion and Sediment Control (CPESC),
- Registered Landscape Architect, or
- Someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided they have received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity.

1. A **qualified inspector** shall conduct site inspections for all construction activities identified in Tables 1 and 2 of Appendix B of the General Permit, with the exception of:

   a. The construction of a single family residential subdivision with 25% or less impervious cover at total site build-out that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres and is not located in one of the watersheds listed in Appendix C of the General Permit and not directly discharging to one of the 303(d) segments listed in Appendix E of the General Permit;

   b. The construction of a single family home that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres and is not located in one of the watersheds listed in Appendix C and not directly discharging to one of the 303(d) segments listed in Appendix E of the General Permit;

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c. Construction on agricultural property that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres; and

d. Construction activities located in the watersheds identified in Appendix D of the General Permit that involve soil disturbances between five thousand (5000) square feet and one (1) acre of land.

2. Unless otherwise notified by the Department, the **qualified inspector** shall conduct site inspections in accordance with the following timetable:

a. For construction sites where soil disturbance activities are on-going, the **qualified inspector** shall conduct a site inspection at least once every seven (7) calendar days.

b. For construction sites where soil disturbance activities are on-going, the qualified inspector shall conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections shall be separated by a minimum of two (2) full calendar days. This inspection frequency shall be maintained for the duration of the project due to the site's discharge to a 303(d) listed tributary. Disturbances greater than 5-acres requires MS4 (Town of Amherst) approval.

c. For construction sites where soil disturbance activities have been **temporarily suspended (e.g. winter shutdown) and temporary stabilization measures have been applied to all disturbed areas**, the **qualified inspector** shall conduct a site inspection at least once every thirty (30) calendar days. The **owner or operator** shall notify the Regional Office stormwater contact person (see contact information in Appendix F of the General Permit) or, in areas under the jurisdiction of a regulated, traditional land use control MS4, the MS4 (provided the MS4 is not the **owner or operator** of the construction activity) in writing prior to reducing the frequency of inspections.

d. For construction sites where **soil disturbance activities have been shut down with partial project completion**, the **qualified inspector** can stop conducting inspections if all areas disturbed as of the project shutdown date have achieved final stabilization and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational. The **owner or operator** shall notify the Regional Office stormwater contact person or, in areas under the jurisdiction of a regulated, traditional land use control MS4, the MS4 (provided the MS4 is not the **owner or operator** of the construction activity). in writing prior to the shutdown. If soil disturbance activities are not resumed within 2 years from the date of shutdown, the **owner or operator** shall have the **qualified inspector** perform a final inspection and certify that all disturbed areas have achieved final stabilization, and all temporary, structural erosion and sediment control measures have been removed; and that all post-construction stormwater management practices have been constructed in conformance with the SWPPP by signing the “Final Stabilization” and “Post-Construction Stormwater Management Practice” certification statements on the NOT. The **owner or operator** shall then submit the completed NOT form to the address in Part II.A.1 of the General Permit.

3. At a minimum, the **qualified inspector** shall inspect all erosion and sediment control practices to ensure integrity and effectiveness, all post-construction stormwater management practices under construction to ensure that they are constructed in conformance with the SWPPP, all areas of disturbance that have not achieved final stabilization, all points of discharge to natural surface waterbodies located within, or immediately adjacent to, the property boundaries of the construction site, and all points of discharge from the construction site.

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4. The **qualified inspector** shall prepare an inspection report subsequent to each and every inspection. At a minimum, the inspection report shall include and/or address the following:

   a. Date and time of inspection;

   b. Name and title of person(s) performing inspection;

   c. A description of the weather and soil conditions (e.g. dry, wet, saturated) at the time of the inspection;

   d. A description of the condition of the runoff at all points of discharge from the construction site. This shall include identification of any discharges of sediment from the construction site. Include discharges from conveyance systems (i.e. pipes, culverts, ditches, etc.) and overland flow;

   e. A description of the condition of all natural surface waterbodies located within, or immediately adjacent to, the property boundaries of the construction site which receive runoff from disturbed areas. This shall include identification of any discharges of sediment to the surface waterbody;

   f. Identification of all erosion and sediment control practices that need repair or maintenance;

   g. Identification of all erosion and sediment control practices that were not installed properly or are not functioning as designed and need to be reinstalled or replaced;

   h. Description and sketch of areas that are disturbed at the time of the inspection and areas that have been stabilized (temporary and/or final) since the last inspection;

   i. Current phase of construction of all post-construction stormwater management practices and identification of all construction that is not in conformance with the SWPPP and technical standards;

   j. Corrective action(s) that must be taken to install, repair, replace or maintain erosion and sediment control practices; and to correct deficiencies identified with the construction of the post-construction stormwater management practice(s); and

   k. Digital photographs, with date stamp, that clearly show the condition of all practices that have been identified as needing corrective actions. The **qualified inspector** shall attach paper color copies of the digital photographs to the inspection report being maintained onsite within seven (7) calendar days of the date of the inspection. The **qualified inspector** shall also take digital photographs, with date stamp, that clearly show the condition of the practice(s) after the corrective action has been completed. The **qualified inspector** shall attach paper color copies of the digital photographs to the inspection report that documents the completion of the corrective action work within seven (7) calendar days of that inspection.

5. Within one business day of the completion of an inspection, the **qualified inspector** shall notify the **owner or operator** and appropriate contractor or subcontractor identified in Part III.A.6. of any corrective actions that need to be taken. The contractor or subcontractor shall begin implementing the corrective actions within one business day of this notification and shall complete the corrective actions in a reasonable time frame.

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6. All inspection reports shall be signed by the **qualified inspector**. Pursuant to Part II.C.2 of the General Permit, the inspection reports shall be maintained on site with the SWPPP.

Record Retention - The **owner or operator** shall retain a copy of the NOI, NOI Acknowledgment Letter, SWPPP, MS4 SWPPP Acceptance form and any inspection reports that were prepared in conjunction with this permit for a period of at least five (5) years from the date that the site achieves final stabilization. This period may be extended by the Department, in its sole discretion, at any time upon written notification.

I. **SWPPP MODIFICATIONS:** The inspection report should also identify if any revisions to the SWPPP are warranted due to unexpected conditions. The SWPPP is meant to be a dynamic working guide that is to be kept current and amended whenever there is a change in design, construction, operation, or maintenance at the construction site that has or could have a significant effect on the discharge of pollutants or when the plan proves to be ineffective in eliminating or significantly minimizing pollutant discharges. The Contractor's failure to modify or report deficiencies to the Operator will result in the Contractor being liable for fines and construction delays resulting from any federal, state, or local agency enforcement action. The MS4 (Town of Amherst) must be notified, and approval is required of changes to the SWPPP prior to applying said changes in the field.

J. **FINAL STABILIZATION AND TERMINATION OF PERMIT COVERAGE:** A site can be considered finally stabilized when all soil disturbing activities have been completed and a uniform perennial vegetative cover with a density of **85%** for the unpaved areas and areas not covered by permanent structures has been established or equivalent permanent stabilization measures have been established and the facility no longer discharges storm water associated with construction activities and a Notice of Termination (NOT) form filed by the Operator(s) with the NYSDEC. The Operator's Project Manager must complete the NOT. The NOT must be signed by the signatory (or equivalent position) on the NOI and subsequently submitted to the appropriate agency. The MS4 (Town of Amherst) must accept and sign the NOT prior to submission to NYSDEC. The Operator's Project Manager must provide a completed copy of the NOT to the Contractor for inclusion in the SWPPP, which will then be optically scanned into the final SWPPP document as required. This filing terminates coverage under the General Permit and terminates the Contractor's responsibility to implement the SWPPP, but the requirements of the SWPPP, including periodic inspections, must be continued until the NOT is filed. The **owner or operator** shall also have the **qualified inspector** perform a final site inspection prior to submitting the NOT to the Department. Final payment and/or the release of retainage will be withheld until all provisions of the SWPPP have been submitted, completed and accepted by the Operator.

102 PROJECT NAME AND LOCATION

Townhouses at Muir Woods

770 John James Audubon Parkway

Town of Amherst, County of Erie, New York

Easting: 191891.884

Northing: 4770862.718

Estimated Area of Site ≈ 17.14 acres

Estimated Area to be disturbed by Construction Activities ≈ 14.50 acres.

A general location map is included as Appendix A.

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103 OPERATOR'S NAME AND ADDRESS

770 JJAP LLC

50 Fountain Plaza, Suite 500

Buffalo, NY 14202

Contact Person: Erik Wagner

Telephone: 716-631-8000

104 PROJECT DESCRIPTION

This project is a development of a 17.14-acre site located 770 John James Audubon Pkwy in the Town of Amherst. Construction will consist of 160 three-bedroom townhouse units, 4 private roads, the relocation of the existing Town of Amherst bike trail, and will also include associated utility, lighting and landscaping improvements. Currently the site is undeveloped. The proposed site development area to be disturbed for this project is approximately 14.5 acres when construction is completed.

Soil disturbing activities will include:

A. Construction of temporary construction exit points

B. Clearing & grubbing of the site within disturbance limits

C. Installation of the detention basin & bioretention areas including topsoil & seed

D. Installation of storm sewer pipes and inlets

E. Construction of utilities

F. Construction of curb and parking lot

G. Final grading & landscaping

H. Construction of buildings

This project is owned by 770 JJAP LLC and will be developed by the same. The work area consists of approximately 14.50 acres for which erosion and sediment controls have been developed and fully addressed in this written plan and the Erosion and Sediment Control Plans. See the construction documents for additional details.

105 RUNOFF COEFFICIENT, SOILS, AND RAINFALL INFORMATION

The initial runoff curve number for the pre-construction site is "CN" = 80. The post-construction runoff curve number for the site will be "CN" = 91. The site is 17.14 acres of which approximately 14.50 acres will be disturbed by construction activities.

See soils information located in Appendix H.

The site is in Erie County, which receives an average of approximately 45 inches rainfall annually with the highest amounts of rainfall received in the months of May thru September. Annual snow for this area is approximately 120 inches.

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106 WATERS

The existing site generally drains to the south, east, and west toward the existing stormwater management pond and perimeter drainage ditches located along the south, east, and west portions of the site. The on-site ditch ultimately discharges to Ellicott creek

107 INDIAN COUNTRY LANDS

This project is not located on Indian Lands.

108 ENDANGERED AND THREATENED SPECIES

No endangered or threatened species have been determined to be on the site.

109 CRITICAL HABITAT

See section 108 above.

110 HISTORIC PLACES

The assessed property is not shown on the NYSHPO map as an archeologically sensitive area. A review by NYSHPO was conducted, a copy of their review and clearance letter is included in Appendix K of this report.

111 WETLANDS AND/OR OTHER SURFACE WATERS

There are no known wetlands located on site. See Appendix L for Wetland Delineation Report

112 EROSION AND SEDIMENT CONTROLS

112.1 STABILIZATION PRACTICES

Stabilization practices for this site include:

A. Land clearing activities shall be done only in areas where earthwork will be performed and shall progress as earthwork is needed.

B. Use of stabilization method for all slopes having a slope greater than 1V:3H.

C. Permanent seeding and planting of all unpaved areas using the hydromulching grass seeding technique.

D. Mulching exposed areas.

E. Vegetation preservation in undisturbed areas.

F. Frequent watering to minimize wind erosion during construction.

a. **For sites where 5 acres or more are disturbed at any one time**: In areas where soil disturbance activity has been temporarily or permanently ceased, temporary and/or permanent soil stabilization measures shall be installed and/or implemented within seven (7) days from the date the soil disturbance activity ceased. The soil stabilization measures selected shall be in conformance with the most current version of the New York Standards and Specifications for Erosion and Sediment Control.

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b. The **owner or operator** shall prepare a phasing plan that defines maximum disturbed area per phase and shows required cuts and fills.

c. The **owner or operator** shall install any additional measures needed to protect water quality.

112.2 STRUCTURAL PRACTICES

Structural practices for this site include:

A. Inlet protection using a method detailed in the Construction Documents.

B. Perimeter protection using temporary silt fence/silt sock or silt sock.

C. Outlet protection using rip-rap stone and end sections.

D. Stabilized Construction Entrance.

E. Temporary stone wash off areas.

F. Storm sewer, curb/gutter.

G. Sediment traps and basins.

112.3 SEQUENCE OF MAJOR ACTIVITIES

The Contractor will be responsible for implementing the following erosion control and storm water management control measures. The Contractor may designate these tasks to certain subcontractors as he sees fit, but the ultimate responsibility for implementing these controls and ensuring their proper functioning remains with the Contractor. The order of activities will be as follows:

A. Construct temporary construction exits at locations shown on the Demolition & Erosion Control Plan Sheet.

B. Install perimeter silt fence/silt socks/silt sock in the locations shown on the Demolition & Erosion Control Plan Sheet.

C. Clear & Grub site.

D. Installation of detention basin to act as sediment basins (do not install bioretention soil or underdrains until stabilized)

E. Commence site grading.

F. Disturbed areas of the site where construction activity has ceased for more than 14 days shall be temporarily seeded and watered.

G. Construction of buildings

H. Installation of proposed utilities

I. Finalize pavement subgrade preparation.

J. Construct all curb, drainage inlets, storm sewer pipes and storm sewer manholes, as shown on the plans. Install temporary inlet protection at the locations of all inlets.

K. Dust control.

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L. Remove inlet protection around inlets and manholes no more than 48 hours prior to placing stabilized base course.

M. Install base material as required for pavement.

N. Carry out final grading and seeding and planting.

O. Clean storm system following construction, clean detention basins of any silt and return to design grades.

P. Remove silt fencing/silt sock only after all paving is complete and exposed surfaces are stabilized.

Q. Remove temporary construction exits only prior to pavement construction in these areas.

Note: Sediment control storage during construction (traps & basins) during construction shall be 134 cy per acre of disturbance per NYSDEC requirements.

112.4 STORMWATER MANAGEMENT

The existing site generally drains to the south, east, and west toward the existing stormwater management pond and perimeter drainage ditches located along the south, east, and west portions of the site. The on-site ditch ultimately discharges to Ellicott creek

Stormwater runoff generated by the proposed development will be collected and conveyed through a proposed storm sewer system consisting of bioretention areas, catch basins, yard drains, manholes, and smooth interior HDPE storm pipe. Side-yard swales between buildings are proposed to intercept and direct runoff away from the townhouse structures and into the storm sewer system.

The proposed bioretention areas are designed to provide 100 percent of the minimum Runoff Reduction Volume (RRv) and Water Quality Volume (WQv) for the development. Soils in the vicinity of the bioretention practices are predominantly USDA Hydrologic Soil Group D; therefore, underdrains will be provided in accordance with NYSDEC requirements. Each bioretention area will include 8-inch perforated HDPE underdrains embedded in 12 inches of drainage gravel, overlain by filter fabric and a minimum of 30 inches of approved filter media. Outlet Control Structures will be installed within the bioretention areas to limit maximum ponding depths to 18 inches while still providing the required RRv treatment. Discharge from the bioretention areas will outlet to the existing on-site stormwater management system. Stormwater management for the site, including RRv, WQv, and volume attenuation, has been designed in accordance with Chapter 4 of the NYSDEC Stormwater Management Design Manual. The bioretention areas are incorporated as green infrastructure practices to satisfy runoff reduction and water quality treatment requirements for the site.

Post development impervious cover is estimated at 7.33 acres, representing an increase of 7.10 acres. This portion of Muir Woods is part of a larger planned development for which stormwater quantity management is provided by the existing on-site stormwater management system, including the existing stormwater pond. As concluded in the *Muir Woods Preliminary Drainage Report* (Greenman-Pedersen, Inc., August 2007), a watershed-scale hydrologic and hydraulic analysis determined that no additional stormwater quantity detention was required because further delaying runoff would increase peak flows in Ellicott Creek. The analysis also concluded that the existing Town Ditch No. 4 system has adequate capacity to convey the increase in post development runoff without adverse downstream impacts and that the proposed development would have no significant impact on downstream flooding. Therefore, no additional stormwater quantity detention is required for this phase of the development. The proposed bioretention areas have been designed to safely convey runoff from extreme storm events without flooding the proposed development. Each bioretention area includes an outlet control structure to

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regulate discharge rates and a check valve at the outfall to prevent stormwater from backing up into the proposed storm drainage system during elevated downstream water levels.

Water Quality & Runoff Reduction Volume:

Runoff reduction volume (RRv), water quality volume (WQv) and stormwater volume attenuation for the site is designed in accordance with Chapter 4 of the NYSDEC Stormwater design manual. The bioretention areas are provided as a "green infrastructure" practice to provide runoff reduction and water quality treatment to meet the Chapter 4 requirements for the currently undeveloped areas.

The NYSDEC Stormwater Management Design Manual requires a five-step process for Stormwater Management Planning as outlined in Chapter 3. The five steps include:

1. Site planning to preserve natural features and reduce impervious cover.
    - Existing vegetation to remain shall be protected from construction activities.
2. Calculation of Water Quality Volume (WQv=RRv) for site.
    - See Stormwater Drainage Calculations.
3. Incorporation of Green Infrastructure techniques and standard SMPs with Runoff Reduction Volume (RRv) capacity.
    - Bioretention areas were incorporated into the site design to provide required RRv for the development. See Stormwater Drainage Calculations.
4. Use of standard SMPs where applicable, to treat the portion of water quality volume not addressed by green infrastructure techniques and standard SMPs with RRv capacity.
    - The bioretention provides both the RRv and WQv required.
5. Design of volume and peak rate control practices where required.
    - See Stormwater Drainage Calculations.

The NYSDEC Stormwater Management Design Manual requires (5) five different criteria be considered when designing a stormwater management system. Those criteria are Water Quality, Runoff Reduction Volume, Channel Protection, Overbank Flooding and Extreme Storm Protection. Below is a summary of each item and how it is incorporated into this project.

<u>Water Quality & Runoff Reduction Volume:</u>

The NYSDEC requires reduction of the total water quality volume by green infrastructure techniques and SMP's to replicate pre-development hydrology. Bioretention areas were incorporated into the site layout to provide the required RRv for contributing WQv runoff area for the development. The bioretention area will provide 9,475 cf RRv & 13,942 cf WQv. The minimum RRv required is 4,530 cf. The required WQv = 23,417 cf. The sum of the WQv treated and the RRv is equal to the required WQv, therefore the practice is acceptable.

<u>Channel Protection:</u>

The NYSDEC requires that 24-Hour extended detention be provided for the proposed 1-year storm event. This portion of Muir Woods is part of a larger planned development for which stormwater quantity management is provided by the existing on-site stormwater management system, including the existing

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stormwater pond. As concluded in the *Muir Woods Preliminary Drainage Report* (Greenman-Pedersen, Inc., August 2007), a watershed-scale hydrologic and hydraulic analysis determined that no additional stormwater quantity detention was required because further delaying runoff would increase peak flows in Ellicott Creek. The analysis also concluded that the existing Town Ditch No. 4 system has adequate capacity to convey the increase in post development runoff without adverse downstream impacts and that the proposed development would have no significant impact on downstream flooding. Therefore, no additional stormwater quantity detention is required for this phase of the development.

Overbank Flooding:

The NYSDEC requires that the 10-year proposed storm event be attenuated with detention and that the outlet be restricted to the 10-year existing storm event. This portion of Muir Woods is part of a larger planned development for which stormwater quantity management is provided by the existing on-site stormwater management system, including the existing stormwater pond. As concluded in the *Muir Woods Preliminary Drainage Report* (Greenman-Pedersen, Inc., August 2007), a watershed-scale hydrologic and hydraulic analysis determined that no additional stormwater quantity detention was required because further delaying runoff would increase peak flows in Ellicott Creek. The analysis also concluded that the existing Town Ditch No. 4 system has adequate capacity to convey the increase in post development runoff without adverse downstream impacts and that the proposed development would have no significant impact on downstream flooding. Therefore, no additional stormwater quantity detention is required for this phase of the development.

Extreme Storm Protection:

The NYSDEC requires that the 100-year proposed storm event be attenuated with detention and that the outlet be restricted to the 100-year existing storm event. This portion of Muir Woods is part of a larger planned development for which stormwater quantity management is provided by the existing on-site stormwater management system, including the existing stormwater pond. As concluded in the *Muir Woods Preliminary Drainage Report* (Greenman-Pedersen, Inc., August 2007), a watershed-scale hydrologic and hydraulic analysis determined that no additional stormwater quantity detention was required because further delaying runoff would increase peak flows in Ellicott Creek. The analysis also concluded that the existing Town Ditch No. 4 system has adequate capacity to convey the increase in post development runoff without adverse downstream impacts and that the proposed development would have no significant impact on downstream flooding. Therefore, no additional stormwater quantity detention is required for this phase of the development.

Refer to the engineer's report for storm sewer design criteria, runoff summary tables and stormwater drainage calculations.

113 OTHER CONTROLS

113.1 OFF-SITE VEHICLE TRACKING

A stabilized construction exit will be provided to help reduce vehicle tracking of sediments. Existing paved areas will remain as long as possible and will be used for vehicle wash areas and to further aid in the reduction of vehicle tracking of sediments. The paved streets adjacent to the site entrance shall be inspected daily and swept as necessary to remove any excess mud, dirt, or rock tracked from the site. Dump trucks hauling material to/from the construction site will be covered with a tarpaulin. The job site superintendent will be responsible for seeing that these procedures are followed.

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113.2 EXCAVATION SPOIL MATERIALS

Excavation spoil materials are generated during the excavation of the development's building and utilities installation. These materials must be properly managed to prevent them from contributing to storm water discharges. The materials generated from the development of this project will be hauled off-site or stockpiled for re-use in designated areas which will have temporary erosion & sediment control measures installed. Any removal from site will be done under the necessary permits required by the local governing agencies.

113.3 DUST CONTROL

Minimizing wind erosion and controlling dust will be accomplished by one or more of the following methods:

A. Frequent watering of excavation and fill areas.

B. Providing gravel or paving at entrance/exit drives, parking areas and transit paths.

113.4 WASTE DISPOSAL

If needed, all waste materials will be collected and stored in securely lidded metal dumpsters rented from an approved waste management company. The dumpster will comply with all local and state solid waste management regulations.

All trash and construction debris from the site will be deposited in the dumpsters. The dumpsters will be emptied when full and then hauled to a NYSDEC approved landfill for proper disposal. No construction waste will be buried on-site. All personnel will be instructed regarding the correct procedures for waste disposal.

113.5 SANITARY WASTE

If needed, portable toilet units or field offices with toilet facilities connected to the municipal sanitary sewer will be used for sanitary purposes. All portable toilet units will be emptied a minimum of once per week by a licensed portable facility provided in compliance with local and state regulations.

113.6 CONCRETE WASTE FROM CONCRETE TRUCKS

A. Emptying of excess unhardened concrete and/or washout from concrete delivery trucks will be allowed on the job site, but in either (1) specifically designated diked areas which have been prepared to prevent contact between concrete and/or washout and storm water which will be discharged from the site or (2) in locations where waste concrete will be poured into forms to make rip-rap or other useful concrete products.

B. Hardened waste concrete from the designated diked areas described above will be disposed of in accordance with applicable local and state regulations with regards to disposal of construction debris.

113.7 HAZARDOUS SUBSTANCES & HAZARDOUS WASTE

A. All hazardous waste materials will be disposed of by the Contractor in the manner specified by local, state, and/or federal regulations and by the manufacturer of such products. Site personnel will be instructed in these practices by the job superintendent, who will also be responsible for seeing these practices are followed. Material Safety Data Sheets (MSDS's) for each substance with hazardous properties that is used on the job site will be obtained and used

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for the proper management of potential wastes that may result from these products. An MSDS will be posted in the immediate area where such products are stored and/or used and another copy of each MSDS will be maintained in the SWPPP file at the job site construction office. Each employee who must handle a substance with hazardous properties will be instructed on the use of MSDS sheets and the specific information in the applicable MSDS for the product he/she is using, particularly regarding spill control techniques.

B. The contractor will implement the Spill Prevention Control and Countermeasures (SPCC) Plan found within this SWPPP and will train all personnel in the proper cleanup and handling of spilled materials. No spilled hazardous materials of hazardous wastes will be allowed to come in contact with storm water discharges. If such contact occurs, the storm water discharge shall be contained on site until appropriate measures in compliance with state and federal regulations are taken to dispose of such contaminated storm water. It shall be the responsibility of the job superintendent to properly train all personnel in the use of the SPCC plan.

C. Any spills of hazardous materials which are in excess of the Reportable Quantities as defined by the EPA regulations shall be immediately reported to the EPA National Response Center at 1-100-424-1102. From SWPPP-9 “Reportable Quantity Release Form” must be filled out.

D. In order to minimize the potential for a spill of hazardous materials to come in contact with storm water, the following steps will be implemented:

1. All materials with hazardous properties (such as pesticides, petroleum products, fertilizers, detergents, construction chemicals, acids, paints, paint solvents, cleaning solvents, additives for soil stabilization, concrete curing compounds and additives, etc.) will be stored in a secure location, under cover, when not in use.

2. The minimum practical quantity of all such materials will be kept on the job site.

3. A spill control and containment kit (containing for example, absorbent such as kitty litter or sawdust, acid neutralizing powder, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be provided at the storage site.

4. All of the product in a container will be used before the container is disposed of. All such containers will be triple rinsed with water prior to disposal. The rinse water used in these containers will be disposed of in a manner in compliance with state and federal regulations and will not be allowed to mix with storm water discharges.

5. All products will be stored in and used from the original container with the original product label.

6. All products will be used in strict compliance with instructions on the product label.

7. The disposal of excess or used products will be in strict compliance with instructions on the product label.

113.8 CONTAMINATED SOILS

A. Any contaminated soils (resulting from spills of materials with hazardous properties) which may result from construction activities will be contained and cleaned up immediately in accordance with the procedures given in the Spill Prevention Control and Countermeasures (SPCC) Plan and in accordance with applicable state and federal regulations.

B. The job site superintendent will be responsible for seeing that these procedures are followed.

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114 COMPLIANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS

The Contractor will obtain copies of any and all local and state regulations which are applicable to storm water management, erosion control, and pollution minimization at this job site and will comply fully with such regulations. The Contractor will submit written evidence of such compliance if requested by the Operator or any agent of a regulatory body. The Contractor will comply with all conditions of the SPDES General Permit for Construction Activity for the State of New York, including the conditions related to maintaining the SWPPP and evidence of compliance with the SWPPP at the job site and allowing regulatory personnel access to the job site and to records in order to determine compliance.

The SWPPP for this site development project requires regulated MS4 approval from the Town of Amherst. All changes to the SWPPP must be approved by the Town of Amherst prior to applying changes to the SWPPP in the field.

This project demonstrates consideration of the future physical risks due to climate change by reducing development below allowed zoning requirements to conserve, restore, or mimic natural processes that reduce risk from flooding and erosion in accordance with the Community Risk and Resiliency Act (CRRA), 6 NYCRR 490 and associated guidance.

115 INSPECTION AND MAINTENANCE PROCEDURES

The following inspection and maintenance practices will be used to maintain erosion and sediment controls and stabilization measures.

1. All control measures will be inspected by the owner/operator at least weekly and shall continue until the site complies with the Final Stabilization section of this document (See Section 116).

2. All control measures will be inspected by a Qualified Professional at least weekly and shall continue until the site complies with the Final Stabilization section of this document (See Section 116).

3. All measures will be maintained in good working order; if repairs or other measures are found to be necessary, they will be initiated within 24 hours of report.

4. Built up sediment will be removed from silt fence/silt sock when it has reached one-third the height of the fence.

5. Silt fence/silt socks will be inspected for depth of sediment, tears, etc., to see if the fabric is securely attached to the fence posts, and to see that the fence posts are securely in the ground.

6. Temporary and permanent seeding and all other stabilization measures will be inspected for bare spots, washouts, and healthy growth.

7. A maintenance inspection report will be made after each inspection. Copies of the report forms to be completed by the inspector are included in this SWPPP.

8. The job site superintendent will be responsible for selecting and training the individuals who will be responsible for these inspections, maintenance and repair activities, and filling out inspection and maintenance reports.

9. Personnel selected for the inspection and maintenance responsibilities will receive training from the job site superintendent. They will be trained in all the inspection and maintenance practices

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necessary for keeping the erosion and sediment controls that are used onsite in good working order. They will also be trained in the completion of, initiation of actions required by, and the filing of the inspection forms. Documentation of this personnel training will be kept on site with the SWPPP.

10. Disturbed areas and materials storage areas will be inspected for evidence of or potential for pollutants entering stormwater systems.

11. Report to the NYSDEC within 24 hours any noncompliance with the SWPPP that will endanger public health or the environment. Follow up with a written report within 5 days of the noncompliance event. The following events require 24 hour reporting: a) any unanticipated bypass which exceeds any effluent limitation in the permit, b) any upset which exceeds any effluent limitation in the permit, and c) a violation of a maximum daily discharge limitation for any of the pollutants listed by the NYSDEC in the permit to be reported within 24 hours. The written submission must contain a description of the non-compliance and its cause; the period of non-compliance, including exact dates and times, and if the non-compliance has not been corrected, the anticipated time it is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the non-compliance.

12. Releases of hazardous substances or oil in excess of reportable quantities (as established under 40 CFR 110, 40 CFR 117 or 40 CFR 302) must be reported.

13. Prior to submission of the Notice of Termination (NOT), a Level One inspection shall be performed and submitted to the Town of Amherst. The Town shall also be provided with digital as built drawings of the storm sewer system and stormwater management practices, unless a Storm PIP has been approved for the project site. The Notice of Termination shall not be signed until these requirements have been satisfied.

Upon completion of construction, the property owner is responsible for ensuring that the stormwater facilities are regularly inspected and maintained. Maintenance and inspection procedures are as follows.

1. On a quarterly basis and following significant rainfall events or snow-melts, perform the following:

    - Inspect catch basins, storm manholes, treatment structures, storm piping and stormwater pond for debris and accumulation of sediment.
    - Remove and properly dispose of any collected debris and sediment in accordance with applicable state, federal and local regulations.
    - Flush piping with water if necessary to remove accumulated sediment.
    - Bioretention areas shall be maintained per the NYSDEC Maintenance and Management Checklist included in this SWPPP.
    - Check all stone outfall structures for erosion and re-stone if necessary to prevent further erosion.
    - Inspect grassed/landscaped areas for un-vegetated areas or areas with less than 85% healthy stand of grass and reseed and mulch as necessary. Water daily if reseeded in July and August.
    - A record of all inspections should be kept.

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2. Maintain all lawn areas by regular mowing, including the grassed slopes of the stormwater pond and any grass swales. Any eroded areas shall be regarded, seeded and mulched immediately.

116 INSPECTION AND MAINTENANCE REPORT FORMS

Once installation of any required or optional erosion and sediment control measure has been completed, inspections shall be performed by a Qualified Inspector at least **twice every seven (7) calendar days**, with the two inspections separated by a minimum of two (2) full calendar days, for the duration of the project due to the site's discharge to a 303(d) listed tributary. The two (2) inspections shall be separated by a minimum of two (2) full calendar days. The owner and contractor shall obtain from the MS4 an approval for disturbing more than five-acres at any given time. For construction sites where active construction has been suspended, inspection frequency under the general permit can be reduced to once every 30 days, provided temporary stabilization measures have been applied to all disturbed areas. The forms found in this SWPPP shall be used by the inspectors to inventory and report the condition of each measure to assist in maintaining the erosion and sediment control measures in good working order.

These report forms shall become an integral part of the SWPPP and shall be made readily accessible to governmental inspection officials, the Operator's Engineer, and the Operator for review upon request during visits to the project site. In addition, copies of the reports shall be provided to any of these persons, upon request, via mail or facsimile transmission. Inspection and maintenance report forms are to be maintained by the permittee for five years following the final stabilization of the site.

117 OTHER RECORD-KEEPING REQUIREMENTS

The Contractor shall keep the following records related to construction activities at the site:

- Dates when major grading activities occur and the areas which were graded
- Dates and details concerning the installation of structural controls
- Dates when construction activities cease in an area
- Dates when an areas is stabilized, either temporarily or permanently
- Dates of rainfall and the amount of rainfall
- Dates and descriptions of the character and amount of any spills of hazardous materials
- Records of reports filed with regulatory agencies if reportable quantities of hazardous materials spilled

118 SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN

118.1 MATERIALS COVERED

The following materials or substances are expected to be present onsite during construction:

- Concrete/Additives/Wastes
- Cleaning solvents
- Sanitary wastes
- Detergents
- Petroleum based products

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- Paints/Solvents
- Pesticides
- Solid and construction wastes
- Acids
- Fertilizers
- Soil stabilization additives

118.2 MATERIAL MANAGEMENT PRACTICES

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to stormwater runoff. The job site superintendent will be responsible for ensuring that these procedures are followed.

A. Good Housekeeping

The following good housekeeping practices will be followed onsite during the construction project.

1. An effort will be made to store only enough products required to do the job.

2. All materials stored onsite will be stored in a neat, orderly manner and, if possible, under a roof or in a containment area. At a minimum, all containers will be stored with their lids on when not in use. Drip pans shall be provided under all dispensers.

3. Products will be kept in their original containers with the original manufacturer's label in legible condition.

4. Substances will not be mixed with one another unless recommended by the manufacturer.

5. Whenever possible, all of a product will be used up before disposing of the container.

6. Manufacturer's recommendations for proper use and disposal will be followed.

7. The job site superintendent will be responsible for daily inspections to ensure proper use and disposal of materials.

B. Hazardous Products

These practices will be used to reduce the risks associated with hazardous materials. Material Safety Data Sheets (MSDS's) for each substance with hazardous properties that is used on the job site will be obtained and used for the proper management of potential wastes that may result from these products. An MSDS will be posted in the immediate area where such product is stored and/or used and another copy of each MSDS will be maintained in the SWPPP file at the job site construction trailer office. Each employee who must handle a substance with hazardous properties will be instructed on the use of MSDS sheets and the specific information in the applicable MSDS for the product he/she is using, particularly regarding spill control techniques.

1. Products will be kept in original containers with the original labels in legible condition.

2. Original labels and material safety data sheets (MSDS's) will be procured and used for each material.

3. If surplus product must be disposed of, manufacturer's or local/state/federal recommended methods for proper disposal will be followed.

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4. A spill control and containment kit (containing for example, absorbent such as kitty litter or sawdust, acid neutralizing powder, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be provided at the storage site.

5. All of the product in a container will be used before the container is disposed of. All such containers will be triple rinsed with water prior to disposal. The rinse water used in these containers will be disposed of in a manner in compliance with state and federal regulations and will not be allowed to mix with storm water discharges.

C. Hazardous Waste

All hazardous waste materials will be disposed of by the Contractor in the manner specified by local, state, and/or federal regulations and by the manufacturer of such products. Site personnel will be instructed in these practices by the job site superintendent, who will also be responsible for seeing that these practices are followed.

D. Product Specific Practices

The following product specific practices will be followed on the job site.

1. Petroleum Products

All onsite vehicles will be monitored for leaks and receive regular preventative maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any petroleum storage tanks stored onsite will be located within a containment area that is designed with an impervious surface between the tank and the ground. The secondary containment must be designed to provide a containment volume that is equal to 110% of the volume of the largest tank. Drip pans shall be provided for all dispensers. Any asphalt substances used onsite will be applied according to the manufacturer's recommendations. The location of any fuel tanks and/or equipment storage areas must be identified on a plan by the contractor once the locations have been determined.

2. Fertilizers

Fertilizers will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked in the soil to limit exposure to stormwater. Storage will be in a covered shed. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

3. Paints, Paint Solvents, and Cleaning Solvents

All containers will be tightly sealed and stored when not in use. Excess paint and solvents will not be discharged to the storm sewer system but will be properly disposed of according to manufacturer's instructions or state and federal regulations.

4. Concrete Wastes

Concrete trucks will be allowed to wash out or discharge surplus concrete or drum wash water on the site, but only in either (1) specifically designated diked areas which have been prepared to prevent contact between the concrete and/or wash out and storm water which will be discharged from the site or (2) in locations where waste concrete can be poured into forms to make riprap or other useful concrete products.

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The hardened residue from the concrete wash out diked areas will be disposed of in the same manner as other non-hazardous construction waste materials or may be broken up and used on site as deemed appropriate by the Contractor. The job site superintendent will be responsible for seeing that these procedures are followed.

All concrete wash out areas will be located in an area where the likelihood of the area contributing to storm water discharges is negligible. If required, additional BMPs must be implemented to prevent concrete wastes from contributing to storm water discharges. The location of concrete wash out area(s) must be identified on a plan by the contractor once the locations have been determined. In addition, a standard detail on the construction of the concrete wash out shall be included on this plan.

E. Solid and Construction Wastes

All waste materials will be collected and stored in an appropriately covered container and/or securely lidded metal dumpster rented from a local waste management company which must be a solid waste management company licensed to do business in New York and the Town of Amherst. The dumpster will comply with all local and state solid waste management regulations.

All trash and construction debris from the site will be deposited in the dumpster. The dumpster will be emptied a minimum of twice per week or more often if necessary, and the trash will be hauled to a landfill approved by the NYSDEC. No construction waste materials will be buried on site. All personnel will be instructed regarding the correct procedures for waste disposal.

All waste dumpsters and roll-off containers will be located in an area where the likelihood of the containers contributing to storm water discharges is negligible. If required, additional BMPs must be implemented, such as sandbags around the base, to prevent wastes from contributing to storm water discharges. The location of waste dumpsters and roll-off containers must be identified on a plan by the contractor once the locations have been determined.

F. Sanitary Wastes

Portable toilet units or field offices with toilet facilities connected to the municipal sanitary sewer will be used for sanitary purposes. All portable toilet units will be emptied a minimum of once per week by a licensed portable facility provided in compliance with local and state regulations.

All sanitary waste units will be located in an area where the likelihood of the unit contributing to storm water discharges is negligible. If required, additional BMPs must be implemented, such as sandbags around the base, to prevent wastes from contributing to storm water discharges. The location of sanitary waste units must be identified on a plan by the contractor once the locations have been determined.

G. Contaminated Soils

Any contaminated soils (resulting from spills of materials with hazardous properties) which may result from construction activities will be contained and cleaned up immediately in accordance with the procedures given in the Materials Management Plan and in accordance with applicable state and federal regulations.

118.3 SPILL PREVENTION AND RESPONSE PROCEDURES

The Contractor will train all personnel in the proper handling and cleanup of spilled materials. No spilled hazardous materials or hazardous wastes will be allowed to come in contact with

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

storm water discharges. If such contact occurs, the storm water discharge will be contained on site until appropriate measures in compliance with state and federal regulations are taken to dispose of such contaminated storm water. It shall be the responsibility of the job site superintendent to properly train all personnel in spill prevention and clean up procedures.

A. In order to minimize the potential for a spill of hazardous materials to come into contact with storm water, the following steps will be implemented:

1. All materials with hazardous properties (such as pesticides, petroleum products, fertilizers, detergents, construction chemicals, acids, paints, paint solvents, cleaning solvents, additives for soil stabilization, concrete curing compounds and additives, etc.) will be stored in a secure location, with their lids on, preferably under cover, when not in use.

2. The minimum practical quantity of all such materials will be kept on the job site.

3. A spill control and containment kit (containing, for example, absorbent materials, acid neutralizing powder, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be provided at the storage site.

4. Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be trained regarding these procedures and the location of the information and cleanup supplies.

B. In the event of a spill, the following procedures should be followed

1. All spills will be cleaned up immediately after discovery.

2. The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with the hazardous substances.

3. The project manager and the Engineer of Record will be notified immediately.

   Spills of toxic or hazardous materials will be reported to the appropriate federal, state, and/or local government agency, regardless of the size of the spill. Spills of amounts that exceed Reportable Quantities of certain substances specifically mentioned in federal regulations (40 CFR 110, 40 CFR 117, and 40 CFR 302) must be immediately reported to the EPA National Response Center, telephone 1-100-424-1102. From SWPPP-9 “Reportable Quantity Release Form” must be filled out.

4. If the spill exceeds a Reportable Quantity, the SWPPP must be modified within seven (7) calendar days of knowledge of the discharge to provide a description of the release, the circumstances leading to the release, and the date of the release. The plans must identify measures to prevent the recurrence of such releases and to respond to such releases.

C. The job site superintendent will be the spill prevention and response coordinator. He will designate the individuals who will receive spill prevention and response training. These individuals will each become responsible for a particular phase of prevention and response. The names of these personnel will be posted in the material storage area and in the office trailer onsite.

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119 CONTROL OF NON-STORM WATER DISCHARGES

Certain types of discharges are allowable under the NYSDEC SPDES General Permit for Construction Activity for the State of New York, and it is the intent of this SWPPP to allow such discharges. These types of discharges will be allowed under the conditions that no pollutants will be allowed to come in contact with the water prior to or after its discharge. The control measures which have been outlined previously in this SWPPP will be strictly followed to ensure that no contamination of these non-storm water discharges takes place. The following allowable non-storm water discharges which may occur at the job site include:

A. Discharges from firefighting activities.

B. Fire hydrant flushings (see note below)

C. Waters used to wash vehicles or control dust in order to minimize offsite sediment tracking.

D. Routine external building washdown which does not use detergents.

E. Pavement wash waters where spills or leaks of hazardous materials have not occurred or detergents have not been used.

F. Air conditioning condensate.

G. Springs or other uncontaminated groundwater, including dewatering ground water infiltration.

H. Foundation or footing drains where no contamination with process materials such as solvents is present.

Note: The Contractor shall discharge any super-chlorinated water from water distribution pipe disinfection activities into sanitary sewer system

120 STORM WATER CONTROL FACILITY MAINTENANCE

The frequency of inspections for the bioretention areas shall match the frequencies listed on the “Bioretention Operation, Maintenance and Management Inspection Checklist” in Appendix J of the SWPPP.

The proposed catch basins, as per section 115, shall be inspected 4 times per year for removal of floatable debris. Any silt buildup over 6” in depth shall be removed and disposed of properly off-site.

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

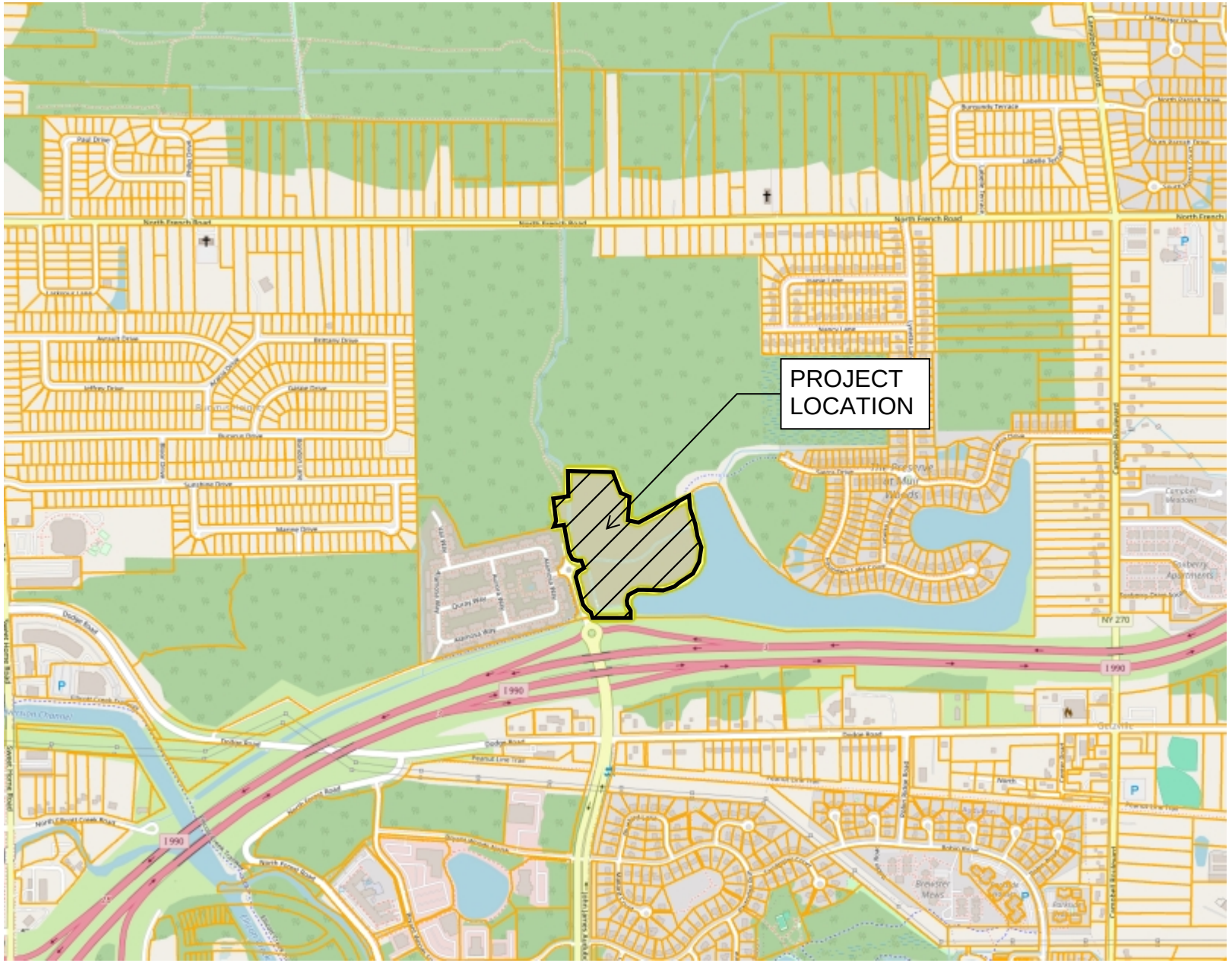
Appendix A

Site Location Map

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Erie County On-Line Mapping Application





Legend

- Parcels

0 0.28 0.6 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

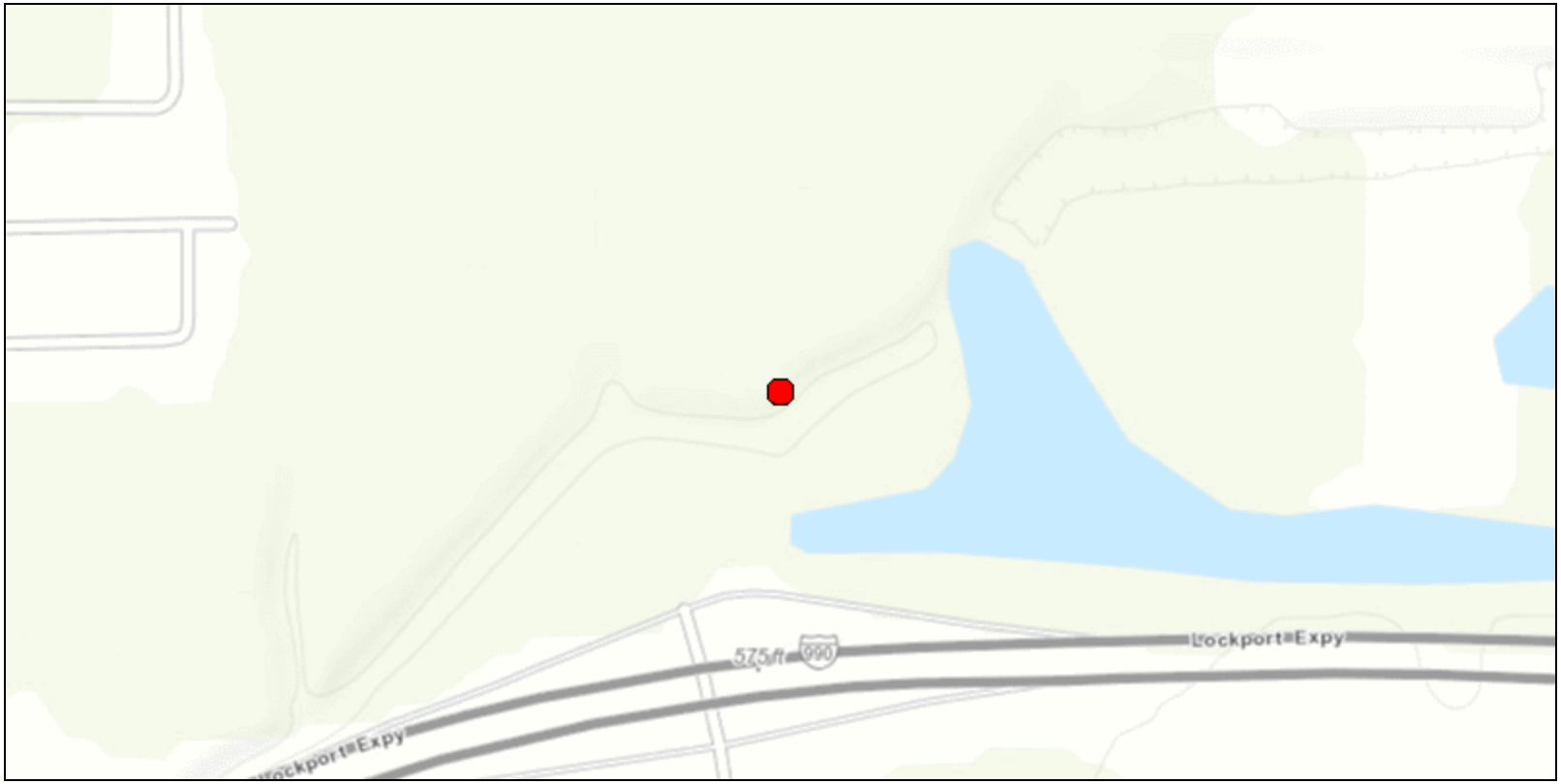
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1: 18,056

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Environmental Resource Mapper



The coordinates of the point you clicked on are:

UTM 18	**Easting:**	191891.88409112743	**Northing:**	4770862.718077273
Longitude/Latitude	**Longitude:**	-78.78160612224141	**Latitude:**	43.02796592370035

The approximate address of the point you clicked on is:
14228, Buffalo, New York

County: Erie
Town: Amherst
USGS Quad: TONAWANDA EAST

Informational Freshwater Wetland Mapping

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Appendix B

NYSDEC Electronic Notice of Intent (eNOI)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Construction General Permit (CGP) Electronic Notice of Intent (eNOI) GP-0-25-001

version 1.17

(Submission #: HQM-09W7-P6M3R, version 1)

Details

Originally Started By	Eric Andrews
Alternate Identifier	Townhouses at Muir Woods—Region 9
Submission ID	HQM-09W7-P6M3R
Status	Draft

Form Input

Eligibility

Disturbance Threshold

1. Will the construction activity involve soil disturbances listed in Part I.A.1 of GP-0-25-001?
Yes

1.a. Will any runoff from the site enter a sewer system classified as a combined sewer?
No

1.b. Is this a remediation project being done under a Department approved work plan (i.e. CERCLA, RCRA, Voluntary Cleanup Agreement, etc.) with a SWPPP which meets the substantive requirements of GP-0-25-001?
No

1.c. Is the construction activity related to a stormwater discharge that does not require a permit as described in 40 CFR 122.3(e), e.g. non-point source agriculture or silviculture activities?
No

Other SPDES Permits

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

2. Will the discharge from the construction activity meet all conditions listed in Part I.A.2 of GP-0-25-001?
Yes

Threatened and Endangered Species

3. Will the construction activity potentially adversely affect a species that is endangered or threatened per Part I.A.3.?
No

State Historic Preservation Act (SHPA)

4. Is the construction activity designated by the Commissioner of the Office of Parks, Recreation and Historic Preservation (OPRHP), pursuant to 9 NYCRR §§428.12 or 428.13 as exempt from the SHPA review (see Attachment 2 of the Letter of Resolution between NYSDEC and OPRHP, dated January 9, 2015)?
Yes

State Environmental Quality Review (SEQR)

5. Is the construction activity subject to SEQR (Part I.A.5.), or the equivalent environmental review from another NYS or federal agency (Part I.A.6.)?
Yes

5.a. Has the owner/operator obtained documentation that the project review pursuant to SEQR, or the equivalent, has been satisfied per Part I.A.5. or I.A.6. of GP-0-25-001?
Yes

Uniform Procedures Act (UPA) Permits

6. Has the owner/operator obtained all necessary UPA permits from NYSDEC, or the equivalent from another NYS or federal agency per Part I.A.7.a. of GP-0-25-001? Select "Yes" if no UPA permits, or the equivalent, are required for this construction activity.
Yes

Steep Slope

7. Is the construction activity within the watershed of surface waters of the State classified as AA or AA-S identified utilizing the Stormwater Interactive Map on NYSDEC's website?
No

Owner/Operator Information

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

8. Owner/Operator Name
770 JJAP LLC

9. Owner/Operator Contact Person Information

First and Last Name	Phone	E-mail
Erik Wagner	716-631-8000	ewagner@ciminelli.com

10. Owner/Operator Mailing Address
50 Fountain Plaza, Suite 500
Buffalo, NY 14202
USA

11. Is the billing contact different from the Owner/Operator Contact?
No

12. What type of organization is the owner/operator?
Corporation

12.b. Is the owner/operator registered with the Department of State to do business in New York State?
Yes

12.b.i. Department of State ID #
950137

The Department of State ID can be found using the following link:
Department of State | Division of Corporations

Site Information

13. Project/Site Name
Townhouses at Muir Woods

14. Site Address
770 John James Audubon Parkway
Amherst, NY 14228
Erie

DEC Region
9

15. Site Latitude & Longitude
43.028036,-78.781695

Project Details

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

16. This eNOI submission is for:
A construction activity not part of a common plan of development or sale in accordance with Part I.D.1.a.

17. Does the project type fall under Table 1 or Table 2 of Appendix B of GP-0-25-001? If any portion of the construction activity falls under Table 2, regardless of the size of the disturbance, select "Table 2".
Table 2

18. Consistent with Part III.B.1.c.i. of GP-0-25-001, provide a concise overview of the project. Describe existing and proposed conditions, and include any other relevant information.
This project is a development of a 17.14-acre site located 770 John James Audubon Pkwy in the Town of Amherst. Construction will consist of 160 three-bedroom townhouse units, 4 private roads, the relocation of the existing Town of Amherst bike trail, and will also include associated utility, lighting and landscaping improvements. Currently the site is undeveloped. The proposed site development area to be disturbed for this project is approximately 14.5 acres when construction is completed.

Enter the total project site acreage, the acreage to be disturbed, and the future impervious area (acreage) within the disturbed area, rounded to the nearest tenth of an acre.

19. Total Site Area (acres)
17.1

20. Total Area to be Disturbed (acres)
14.5

21. Existing Impervious Area to be Disturbed (acres)
0.2

22. Future Impervious Area Within Disturbed Area (acres)
7.3

Nature of the project:
Redevelopment with increase in impervious area

23. Do you plan to disturb more than 5 acres of soil at any one time?
Yes

> The owner/operator must meet the requirements in Part I.E.6. before disturbing greater than five acres at any one time.

---

24. Indicate the percentage (%) of each Hydrologic Soil Group(HSG) at the site.

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

A (%)
0

B (%)
0

C (%)
0

D (%)
100

25. Enter the planned start and end dates of the disturbance activities.

Start Date
06/12/2026

End Date
06/12/2027

26. Identify the nearest surface waterbody(ies) to which construction site runoff will discharge.
Ellicott Creek, Lower, and tribs - 0102-0018

27. Type of waterbody identified in question 26?
Stream/Creek On Site

28. Has the surface waterbody in question 26 been identified as a 303(d) segment in Appendix D of GP-0-25-001?
No

29. Is this project located in one of the Watersheds identified in Appendix C of GP-0-25-001?
No

30. Will the project disturb soils within a State regulated wetland or the protected 100 foot adjacent area?
Yes

31. Does the site runoff enter a separate storm sewer system (including roadside drains, swales, ditches, culverts, etc)?
Yes

31.a. What is the name of the municipality/entity that owns the separate storm sewer system? If the separate sewer system is owned by an MS4 Operator, enter the MS4 Operator name.
Town of Amherst

32. Will future use of this site be an agricultural property as defined by the NYS Agriculture and Markets Law?
No

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

33. Is this property owned by a state authority, state agency, federal government or local government?
No

Required SWPPP Components

General SWPPP Requirements

34. Has a SWPPP been developed in conformance with the requirements in Part III. of GP-0-25-001?
Yes

35. Does the SWPPP demonstrate consideration of the future physical risks due to climate change pursuant to the CRRA, 6 NYCRR Part 490, and associated guidance per Part III.A.2. of GP-0-25-001?
Yes

36. Has the required Erosion and Sediment Control component of the SWPPP been developed in conformance with the current NYS Standards and Specifications for Erosion and Sediment Control (aka Blue Book)?
Yes

37. Has the post-construction stormwater management practice component of the SWPPP been developed in conformance with the NYS Stormwater Management Design Manual?
Yes

37.a. Which version of the NYS Stormwater Management Design Manual was used to develop the SWPPP?
2024

SWPPP Preparer

39. The Stormwater Pollution Prevention Plan (SWPPP) was prepared by:
Professional Engineer (P.E.)

40. Name of the person who prepared the SWPPP
Christopher Wood

41. SWPPP Preparer Organization Name
Carmina Wood Design

42. SWPPP Preparer Contact Information

First and Last Name	Phone	E-mail
Christopher Wood	716.550.3342	cwood@carminawooddesign.com

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

43. SWPPP Preparer Address

80 Silo City Row
Suite 100
Buffalo, NY 14203

Download SWPPP Preparer Certification Form

Please take the following steps to prepare and upload your preparer certification form:

1) Click on the link below to download a blank certification form
2) The certified SWPPP preparer should sign this form
3) Upload the completed form
Download SWPPP Preparer Certification Form

44. Please upload the SWPPP Preparer Certification

NONE PROVIDED

Comment

NONE PROVIDED

44.a. Has the SWPPP Preparer Certification Form been signed by the SWPPP preparer in accordance with Part VII.J of GP-0-25-001?

Yes

Erosion & Sediment Control Criteria

45. Has a construction sequence schedule for the planned management practices been prepared?

Yes

Post-Construction Criteria

Site Planning and Soil Restoration

46. Identify all site planning practices that were used to prepare the final site plan/layout for the project.

Preservation of Buffers
Preservation of Undisturbed Area

47. Indicate which of the following soil restoration criteria was used to address the requirements in Section 5.1.6 ("Soil Restoration") of the Design Manual.

All disturbed areas will be restored in accordance with the Soil Restoration requirements in Table 5.3 of the Design Manual (see page 5-22).

Water Quality Criteria

49. Water Quality Sizing Criteria

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Total WQv required (acre-feet)	Total RRv provided (acre-feet)	Minimum RRv (acre-feet)	Total WQv provided (acre-feet)	Sum of RRv and WQv provided
0.538	0.218	0.104	0.320	0.538

Water Quantity Criteria

50. Per Section 9.2.1.C.VI and VII of the 2024 Design Manual, is there 0% change to hydrology that increases the discharge rate and volume from the project site?
No

51. Does one of the waiver conditions apply to the channel protection for this construction activity?
No

51.b.i. CPv Required (acre-feet)
0.669

51.b.ii. CPv Provided (acre-feet)
1.125

52. Does one of the waiver conditions apply to the Qp and Qf for this construction activity?
No

Overbank Flood Control Criteria (Qp)

52.b.i. Pre-Development (CFS)
27.58

52.b.ii. Post-Development (CFS)
27.58

Total Extreme Flood Control Criteria (Qf)

52.b.iii. Pre-Development (CFS)
54.29

52.b.iv. Post-Development (CFS)
54.29

Operation and Maintenance

53. Has a long-term Operation and Maintenance Plan for the post-construction stormwater management practice(s) been developed?
Yes

53.a. Identify the entity responsible for the long-term Operation and Maintenance.
Ciminelli Real Estate Corporation

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Post-Construction SMP Identification

54. Post-Construction RR Techniques and Standard SMPs

RR Techniques and SMPs	Contributing Impervious Area (acres)	Total Contributing Area (acres)
Filtration Bioretention (F-5)	7.33	

55. Alternative SMPs

Type of Alternative SMP	Manufacturer of the Alternative SMP	Name of the Alternative SMP	Contributing Impervious Area (acres)
NONE PROVIDED	*NONE PROVIDED*	*NONE PROVIDED*	*NONE PROVIDED*

Other Permits

56. Identify other permits, existing and new, that are required for this project/facility.
None

57. Is this NOI for a change in owner/operator per Part I.G.?
No

MS4 SWPPP Acceptance

59. Will the construction activities be within the municipal boundary(ies) of Traditional Land Use Control MS4 Operator(s) and discharge to the MS4(s)?
Yes

59.a. Which form is required per Part I.D.2.b.ii.?
MS4 SWPPP Acceptance Form

MS4 SWPPP Acceptance Form Download

Download the MS4 SWPPP Acceptance Form from the link below.
MS4 SWPPP Acceptance Form

60. MS4 Acceptance or No Jurisdiction Form Upload

NONE PROVIDED
Comment
NONE PROVIDED

60.a. Has the form been signed by the principal executive officer or ranking elected official—or duly authorized representative of that person—in accordance with Part VII.J. and submitted along with this NOI?
Yes

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Owner/Operator Certification

Owner/Operator Certification Form Download

Download the Owner/Operator Certification Form by clicking the link below.
Owner/Operator Certification Form

61. Upload Owner/Operator Certification Form

NONE PROVIDED

Comment

NONE PROVIDED

61.a. Has the Owner/Operator Certification Form from Appendix J been signed by the owner/operator, or a representative of the owner/operator in accordance with Part VII.J of GP-0-25-001 and uploaded to the eNOI?

Yes

Additional Project Information

62. Enter any additional pertinent project information in the text box below.

NONE PROVIDED

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Appendix C

MS4 SWPPP Acceptance Form

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

MS4 SWPPP Acceptance Form

for construction activities seeking authorization under the

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

I. Project Owner/Operator Information	
1. Owner/Operator Name:	770 JJAP LLC
2. Contact Person:	Erik Wagner
3. Street Address:	50 Fountain Plaza, suite 500
4. City/State/Zip:	Buffalo, New York 14202
II. Project Site Information	
5. Project/Site Name:	Townhomes at Muir Woods
6. Street Address:	770 John James Audubon Parkway
7. City/State/Zip:	Amherst, New York 14228
III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information	
8. SWPPP Reviewed by:	
9. Title/Position:	
10. Date Final SWPPP Reviewed and Accepted:	
IV. Regulated MS4 Information	
11. Name of MS4 Operator:	
12. MS4 SPDES Permit Identification Number: NYR20A	
13. Street Address:	
14. City/State/Zip:	
15. Telephone Number:	

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MS4 SWPPP Acceptance Form - continued

V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in section II. of this form has been reviewed and meets the substantive requirements in the SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP). Note: The MS4 Operator, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 Operator does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name[1]:

Title/Position:

Signature:

Date:

VI. Additional Information

[1] Printed name of the principal executive officer or ranking elected official for the MS4 Operator or their duly authorized representative in accordance with CGP Part VII.J.2.

(NYSDEC - MS4 SWPPP Acceptance Form - January 2025)

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Appendix D

NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity Permit No. GP-0-25-001

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NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL
CONSERVATION (NYSDEC)

SPDES GENERAL PERMIT
FOR STORMWATER DISCHARGES

From

CONSTRUCTION ACTIVITY

Permit No. GP-0-25-001

Construction General Permit (CGP)

Issued Pursuant to Article 17, Titles 7, 8 and Article 70

of the Environmental Conservation Law

Effective Date: January 29, 2025 Expiration Date: January 28, 2030

Scott E. Sheeley

Chief Permit Administrator

Scott E. Sheeley JAN. 29, 2025

Authorized Signature Date

Address: NYSDEC
Division of Environmental Permits
625 Broadway, 4th Floor
Albany, N.Y. 12233-1750

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PREFACE

Pursuant to Section 402 of the Clean Water Act (CWA), and 40 CFR 122.26(b)(14)(x), (15)(i), and (15)(ii), *stormwater discharges* from certain *construction activities* are unlawful unless they are authorized by a National Pollutant Discharge Elimination System (NPDES) permit or by a state permit program. New York State administers the approved State Pollutant Discharge Elimination System (SPDES) program with permits issued in accordance with the New York State Environmental Conservation Law (ECL) Article 17, Titles 7 and 8, and Article 70, as well as 6 NYCRR Parts 621 and 750.

C*onstruction activities* constitute construction of a *point source* and, therefore, pursuant to ECL sections 17-0505, 17-0701, and 17-0803, the *owner or operator* must have coverage under a SPDES permit prior to *commencement of construction activities*. The *owner or operator* cannot wait until there is an actual *discharge* from the *construction site* to obtain permit coverage.

***Note: The italicized words/phrases within this permit are defined in Appendix A.**

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NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
SPDES CONSTRUCTION GENERAL PERMIT (CGP) GP-0-25-001
FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES

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Part I. How to Obtain Coverage and General Requirements

To be covered under this permit, the *owner or operator* must meet all eligibility requirements in Part I.A. and follow the requirements for obtaining permit coverage in Part I.D., F., or G.

A. Eligibility Requirements

For a *common plan of development or sale*, the *phase(s)* that meet the eligibility requirements in Part I.A. may obtain coverage under this permit even if other *phase(s)* of the same *common plan of development or sale* do not meet the eligibility requirements and require an individual SPDES permit.

1. The *owner's or operator's construction activities* involve soil disturbances of:

    a. one or more acres; or

    b. less than one acre which are part of a *common plan of development or sale* that will ultimately disturb one or more acres; or

    c. less than one acre where NYSDEC has determined that a SPDES permit is required for *stormwater discharges* based on the potential for contribution to a violation of a *water quality standard* or for significant contribution of pollutants to *surface waters of the State*.

        i. 5,000 square feet or more, but less than one acre, and are in the New York City Watershed located east of the Hudson River, Appendix C Figure 1; or

        ii. 20,000 square feet or more, but less than one acre, within the municipal boundaries of the City of New York (NYC); or

        iii. less than 20,000 square feet which are part of a *common plan of development or sale* that will ultimately disturb 20,000 square feet or more, but less than one acre, within the municipal boundaries of NYC; or

        iv. that creates 5,000 square feet or more of *impervious area* within the municipal boundaries of NYC.

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2. *Discharges* from the *owner's or operator's construction activities* are/were not:

    a. already covered by a different SPDES permit; or

    b. covered under a different SPDES permit that was denied, terminated, or revoked; or

    c. identified in an expired individual SPDES permit that was not renewed; or

    d. required to obtain an individual SPDES permit or another general SPDES permit in accordance with Part VII.K.

3. If *construction activities* may adversely affect a species that is endangered or threatened, the *owner or operator* must obtain a:

    a. permit issued pursuant to 6 NYCRR Part 182 for the project; or

    b. letter issued by NYSDEC of non-jurisdiction pursuant to 6 NYCRR Part 182 for the project.

4. If *construction activities* have the potential to affect an *historic property*, the *owner or operator* must obtain one of the following:

    a. documentation that the *construction activity* is not within an archeological buffer area indicated on the sensitivity map, and that the *construction activity* is not located on or immediately adjacent to a property listed or determined to be eligible for listing on the National or State Registers of Historic Places, and that there is no new permanent building on the *construction site* within the following distances from a building, structure, or object that is more than 50 years old, or if there is such a new permanent building on the *construction site* within those parameters that NYS Office of Parks, Recreation and Historic Preservation (OPRHP), a Historic Preservation Commission of a Certified Local Government, or a qualified preservation professional has determined that the building, structure, or object more than 50 years old is not historically/archeologically significant:

        i. 1-5 acres of disturbance - 20 feet; or

        ii. 5-20 acres of disturbance - 50 feet; or

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iii. 20+ acres of disturbance - 100 feet.

b. NYSDEC consultation form sent to OPRHP,[1] and copied to NYSDEC's Agency Historic Preservation Officer (APO), and

   i. the State Environmental Quality Review Act (SEQR) Environmental Assessment Form (EAF) with a negative declaration or the Findings Statement, with documentation of OPRHP's agreement with the resolution; or

   ii. documentation from OPRHP that the *construction activity* will result in No Impact; or

   iii. documentation from OPRHP providing a determination of No Adverse Impact; or

   iv. a Letter of Resolution signed by the *owner or operator*, OPRHP and the DEC APO which allows for this *construction activity* to be eligible for coverage under the general permit in terms of the State Historic Preservation Act (SHPA).

c. documentation of satisfactory compliance with Section 106 of the National Historic Preservation Act for a coterminous project area:

   i. No Affect; or

   ii. No Adverse Affect; or

   iii. Executed Memorandum of Agreement.

d. documentation that SHPA Section 14.09 has been completed by NYSDEC or another state agency.

5. If *construction activities* are subject to SEQR, the *owner or operator* must obtain documentation that SEQR has been satisfied.

6. If *construction activities* are not subject to SEQR, but subject to the equivalent environmental review from another New York State or federal agency, the

[1] The consultation form can be submitted, along with other project information, through OPRHP's Cultural Resource Information System (CRIS) portal. If submitted through CRIS, paper copies of the consultation form need not be mailed.

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owner or operator must obtain documentation that project review, pursuant to a process equivalent to SEQR from another New York State or federal agency, has been satisfied.

7. If *construction activities* require Uniform Procedures Act (UPA) Permits (see 6 NYCRR Part 621) from NYSDEC, or the equivalent from another New York State or federal agency, the *owner or operator* must:

    a. obtain all such necessary permits; or

    b. receive notification from NYSDEC pursuant to 6 NYCRR 621.3(a)(4) excepting Part I.A.7.a.

8. *Construction activities* are not eligible if they meet the following criteria in Part I.A.8.a. or b.:

    a. For linear transportation and linear utility project types, the *construction activities*:

        i. are within the watershed of *surface waters of the State* classified as AA or AA-S identified utilizing the Stormwater Interactive Map on NYSDEC's website; and

        ii. are undertaken on land with no existing *impervious cover*; and

        iii. disturb two or more acres of *steep slope*.

    b. For all other project types, the *construction activities*:

        i. are within the watershed of *surface waters of the State* classified as AA or AA-S identified utilizing the Stormwater Interactive Map on NYSDEC's website; and

        ii. are undertaken on land with no existing *impervious cover*; and

        iii. disturb one or more acres of *steep slope*.

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B. Types of *Discharges* Authorized

1. The following *stormwater discharges* are authorized under this permit:

   a. *Stormwater discharges*, including *stormwater* runoff, snowmelt runoff, and surface runoff and drainage, associated with *construction activity*, are authorized under this permit provided that appropriate *stormwater* controls are designed, installed, and maintained in accordance with Part II. and Part III.

   b. *Stormwater discharges* from construction support activities at the *construction site* (including concrete or asphalt batch plants, equipment staging yards, material storage areas, excavated material disposal areas, and borrow areas) if the following requirements are met:

      i. The support activity is directly related to the *construction site* required to have permit coverage for *stormwater discharges*; and

      ii. The support activity is not a commercial operation, nor does it serve multiple unrelated *construction sites*; and

      iii. The support activity does not continue to operate beyond the completion of the *construction activity* at the site it supports; and

      iv. *Stormwater* controls are implemented in accordance with Part II. and Part III. for *discharges* from the support activity areas.

2. The following non-*stormwater discharges* associated with *construction activity* are authorized under this permit:

   a. Non-*stormwater discharges* listed in 6 NYCRR 750-1.2(a)(29)(vi), with the following exception: "*Discharges* from firefighting activities are authorized only when the firefighting activities are emergencies/unplanned"; and

   b. Non-*stormwater discharges* of waters to which other components have not been added that are used in accordance with the *SWPPP* to control dust or irrigate vegetation in stabilized areas; and

   c. Uncontaminated *discharges* from *dewatering* operations

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3. Authorized *discharges* of *stormwater* or authorized *discharges* of non-*stormwater*, commingled with a *discharge* authorized by a different SPDES permit and/or a *discharge* that does not require SPDES permit authorization, are also authorized under this permit.

C. Prohibited *Discharges*

1. Non-*stormwater discharges* prohibited under this permit include but are not limited to:

    a. Wastewater from washout of concrete; and

    b. Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds, and other construction materials; and

    c. Fuels, oils, or other *pollutants* used in vehicle and equipment operation and maintenance; and

    d. Soaps, solvents, or detergents used in vehicle and equipment washing or external building washdown; and

    e. Toxic or hazardous substances from a spill or other release.

D. Electronic Notice of Intent (eNOI) Submittal

To receive authorization in accordance with Part I.D.3.b., the *owner or operator* must submit a complete eNOI in accordance with the requirements in Part I.D. The eNOI contains questions to: ensure eligibility requirements in Part I.A. have been met; obtain *owner or operator* contact information; obtain the total area to be disturbed and the existing/future *impervious areas* (rounded to the nearest tenth of an acre); confirm *Traditional Land Use Control MS4 Operator* jurisdiction over construction projects; satisfy the EPA eRule requirements; confirm that the Water Quality-Based Effluent Limitations in Part II. have been met; demonstrate consideration of the future risks due to climate change in accordance with Part III.A.2.; and confirm that the other *Stormwater Pollution Prevention Plan (SWPPP)* requirements in Part III. have been met.

1. An eNOI may be submitted for:

    a. *construction activities* that are not part of a *common plan of development or sale*; or

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b. an entire *common plan of development or sale*; or

c. separate *phase(s)* of a *common plan of development or sale* if the following requirements are met:

   i. the *common plan of development or sale* meets the eligibility requirements of Part I.A.5. or 6.; and

   ii. the *phase(s)* meet(s) all other eligibility requirements of Part I.A.; and

   iii. Part III.C. Required *SWPPP* Components by Project Type is based on the *common plan of development or sale*, not the *phase(s)*; or

d. *tree clearing* that is associated with, or will support, a *renewable energy* generation, transmission, or storage project that meets Part I.A.5. and 6., if the *tree clearing*:

   i. meets all other eligibility requirements of Part I.A.; and

   ii. will occur in NYSDEC's Regions 3-9; and

   iii. is not within ¼ mile of a bat hibernaculum protected pursuant to 6 NYCRR Part 182; and

   iv. will occur between November 1st and March 31st.

2. As prerequisites for submitting an eNOI, the *owner or operator* must:

   a. prepare a *SWPPP* for Part I.D.1.a., b., c., or d. in accordance with Part III.; and

   b. based on the following criteria, upload the following signature forms signed in accordance with Part VII.J. to the eNOI prior to submission:

      i. for all eNOIs:

         1. the SWPPP Preparer Certification Form, Appendix F, signed by the *SWPPP* preparer; and

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2. the Owner/Operator Certification Form, Appendix J, signed by the *owner or operator*; and

ii. if an eNOI includes *construction activities* within the municipal boundary(ies) of *Traditional Land Use Control MS4 Operator(s)* that will *discharge* to the *MS4(s)*:

1. determine if the *Traditional Land Use Control MS4 Operator(s)* have review authority. A *Traditional Land Use Control MS4 Operator* does not have review authority where:

a. the *owner or operator* of the *construction activities* in Part I.D.2.b.ii. is the same entity as the *Traditional Land Use Control MS4 Operator* identified in Part I.D.2.b.ii.; or

b. there is a statute exempting the *owner or operator* from zoning review by the *Traditional Land Use Control MS4 Operator*; or

c. there is no such statute per Part I.D.2.b.ii.1.b., the *Traditional Land Use Control MS4 Operator* concludes, after public hearing, that it does not have zoning review authority in accordance with Legal Memorandum LU14 Updated January 2020 “Governmental Immunity from Zoning and Other Legislation”; and

2. if the *Traditional Land Use Control MS4 Operator(s)* have review authority, submit the *SWPPP* to the *Traditional Land Use Control MS4 Operator(s)* for review and have:

a. if outside the municipal boundaries of NYC: the MS4 SWPPP Acceptance Form, Appendix G, signed by the principal executive officer or ranking elected official from the *Traditional Land Use Control MS4 Operator,* or by a duly authorized representative of that person in accordance with Part VII.J.2.; or

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b. if within the municipal boundaries of NYC: The City of New York Department of Environmental Protection (NYCDEP) SWPPP Acceptance/Approval Form, Appendix H, signed by the principal executive officer or ranking elected official from the Traditional Land Use Control MS4 Operator, or by a duly authorized representative of that person in accordance with Part VII.J.2.; and

3. if the *Traditional Land Use Control MS4 Operator* does not have review authority, have the MS4 No Jurisdiction Form, Appendix I, signed by the principal executive officer or ranking elected official from the *Traditional Land Use Control MS4 Operator,* or by a duly authorized representative of that person in accordance with Part VII.J.2.

3. Submitting an eNOI:

a. The *owner or operator* must submit a complete Notice of Intent electronically using a NYSDEC approved form.[2]

b. The *owner or operator* is authorized to *commence construction activity* as of the authorization date indicated in the Letter of Authorization (LOA), which is sent by NYSDEC after a complete eNOI is submitted.

i. If an eNOI is received for a *SWPPP* that deviates from one of the technical standards but demonstrates *equivalence* in accordance with Part III.B.1.a.ii. or Part III.B.2.b.ii., if the *SWPPP* includes *construction activities* that are not within the municipal boundary(ies) of *Traditional Land Use Control MS4 Operator(s)*, and/or if the *SWPPP* includes *construction activities* within the municipal boundary(ies) of *Traditional Land Use Control MS4 Operator(s)* that do not have review authority in accordance with Part I.D.2.b.ii.1., the authorization date indicated in the LOA will be 60 business days after the eNOI submission date.

[2] Unless NYSDEC grants a waiver in accordance with 40 CFR 127.15(c) or (d). All waiver requests must be submitted to Stormwater_info@dec.ny.gov or NYSDEC, Bureau of Water Permits, 625 Broadway, 4th Floor, Albany, New York 12233-3505.

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c. If *Traditional Land Use Control MS4 Operator(s)* have review authority in accordance with Part I.D.2.b.ii.2., the *owner or operator* must, within five business days of receipt of the LOA, send an electronic copy of the LOA to the *Traditional Land Use Control MS4 Operator(s)* with review authority.

E. General Requirements for *Owners or Operators* with Permit Coverage

1. As of the date the LOA is received, the *owner or operator* must make the eNOI, *SWPPP*, and LOA available for review and copying in accordance with the requirements in Part VII.H. When applicable, as of the date an updated LOA is received, the *owner or operator* must make the updated LOA available for review and copying in accordance with the requirements in Part VII.H.

2. The *owner or operator* must ensure compliance with all requirements of this permit and that the provisions of the *SWPPP*, including any changes made to the *SWPPP* in accordance with Part III.A.5., are properly implemented and maintained from the *commencement of construction activity* until:

   a. all areas of disturbance have achieved *final stabilization;* and

   b. the owner's or operator's coverage under this permit is terminated in accordance with Part V.A.5.a.

3. As of the date of the *commencement of construction activities* until Part I.E.2.a. and b. have been met, the *owner or operator* must maintain at the *construction site*, a copy of:

   a. all documentation necessary to demonstrate eligibility with this permit; and

   b. this permit; and

   c. the *SWPPP*; and

   d. the signed SWPPP Preparer Certification Form; and

   e. the signed MS4 SWPPP Acceptance Form or signed NYCDEP SWPPP Acceptance/Approval Form or signed MS4 No Jurisdiction Form (when applicable); and

   f. the signed Owner/Operator Certification Form; and

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g. the eNOI; and

h. the LOA; and

i. the LOA transmittal to the Traditional Land Use Control MS4 Operator in accordance with Part I.D.3.c. (when applicable).

4. The *owner or operator* must maintain at the *construction site*, until Part I.E.2.a. and b. have been met, as of the date the documents become final or are received, a copy of the:

   a. responsible contractor's or subcontractor's certification statement(s) in accordance with Part III.A.7.; and

   b. inspection reports in accordance with Part IV.C.4. and 6.; and

   c. Request to Disturb Greater Than Five Acres and the Authorization Letter to Disturb Greater Than Five Acres in accordance with Part I.E.6. (when applicable); and

   d. Request to Continue Coverage and the Letter of Continued Coverage (LOCC) in accordance with Part I.F.2. and 4. (when applicable); and

   e. The updated LOA(s) in accordance with Part I.E.9. (when applicable).

5. The *owner or operator* must maintain the documents in Part I.E.3. and 4. in a secure location, such as a job trailer, on-site construction office, or mailbox with lock. The secure location must be accessible during normal business hours to an individual performing a compliance inspection. The documents must be paper documents unless electronic documents are accessible to the inspector during an inspection to the same extent as a paper copy stored at the site would be. If electronic documents are kept on site, the *owner or operator* must maintain functional equipment on site available to an inspector during normal hours of operation such that an inspector may view the electronic documents in a format that can be read in a similar manner as a paper record and in a legally dependable format with no less evidentiary value than their paper equivalent.

6. The *owner or operator* must meet the following requirements prior to disturbing greater than five acres of soil at any one time:

   a. The *owner or operator* must submit a written Request to Disturb Greater Than Five Acres to:

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i. NYSDEC's Regional Office Division of Water staff based on the project location, Appendix E, if a *Traditional Land Use Control MS4 Operator* does not have review authority in accordance with Part I.D.2.b.ii.1.; or

ii. the *Traditional Land Use Control MS4 Operator*, if a *Traditional Land Use Control MS4 Operator* has review authority in accordance with Part I.D.2.b.ii.1.; or

iii. NYSDEC's Regional Office Division of Water staff based on the project location, Appendix E, and each involved *Traditional Land Use Control MS4 Operator*, if the project spans multiple municipalities with more than one *Traditional Land Use Control MS4 Operator* involved with review authority in accordance with Part I.D.2.b.ii.1.

b. The written Request to Disturb Greater Than Five Acres must include:

i. The SPDES permit identification number (Permit ID); and

ii. Full technical justification demonstrating why alternative methods of construction that would result in five acres of soil disturbance or less at any one time are not feasible; and

iii. The phasing plan for the project and sequencing plans for all *phases* from the *SWPPP* in accordance with Part III.B.1.d.; and

iv. Plans with locations and details of erosion and sediment control practices such that the heightened concern for erosion when disturbing greater than five acres at one time has been addressed; and

v. Acknowledgment that "the *owner or operator* will comply with the requirements in Part IV.C.2.b."; and

vi. Acknowledgment that "the *owner or operator* will comply with the requirements in Part II.B.1.b."

c. The *owner or operator* must be in receipt of an Authorization Letter to Disturb Greater Than Five Acres, which will include when the

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authorization begins and ends and indicate a maximum area (acres) of soil disturbance allowed at any one time, from:

i. NYSDEC, if Part I.E.6.a.i. or iii. apply; or

ii. the *Traditional Land Use Control MS4 Operator*, if Part I.E.6.a.ii. applies.

7. Upon a finding of significant non-compliance with the practices described in the *SWPPP* or violation of this permit, NYSDEC may order an immediate stop to all *construction activity* at the site until the non-compliance is remedied. The stop work order must be in writing, describe the non-compliance in detail, and be sent to the *owner or operator*.

8. If any human remains or archaeological remains are encountered during excavation, the *owner or operator* must immediately cease, or cause to cease, all *construction activity* in the area of the remains and notify the appropriate Regional Water Engineer (RWE).[3] *Construction activity* shall not resume until written permission to do so has been received from the RWE.

9. To be authorized to implement modifications to the information previously submitted in the eNOI, the *owner or operator* must:

   a. notify NYSDEC via email at Stormwater_info@dec.ny.gov requesting access to update the eNOI; and

   b. update the eNOI to reflect the modifications and resubmit the eNOI in accordance with Part I.D.; and

   c. receive an updated LOA.

10. The eNOI, *SWPPP*, LOA, updated LOAs (when applicable), and inspection reports required by this permit are public documents that the *owner or operator* must make available for review and copying by any person within five business days of the *owner or operator* receiving a written request by any such person to review these documents. Copying of documents will be done at the requester's expense.

[3] The Regional Water Manager where a DEC Region does not have a RWE.

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F. Permit Coverage for *Discharges* Authorized Under GP-0-20-001

When applicable:

1. Upon the effective date of this permit, an *owner or operator* of *a construction activity*, with coverage under GP-0-20-001, will have interim coverage under GP-0-25-001 for 45 calendar days starting on the effective date of GP-0-25-001 so long as the *owner or operator* maintains compliance with all applicable requirements of this permit.

2. Within 30 calendar days of the effective date of this permit, the *owner or operator*, with coverage under GP-0-20-001, must submit a complete Request to Continue Coverage electronically using a NYSDEC approved form,[4] which contains the information identified in Part I.F.3. below, if:

   a. the *owner or operator* continues to implement the SMP component in conformance with the technical standards in place at the time of initial project authorization; and

   b. the *owner or operator* will comply with all non-design requirements of GP-0-25-001.

3. The Request to Continue Coverage form contains questions to: ensure eligibility requirements in Part I.A. have been met; verify *owner or operator* contact information; verify the permit identification number; verify the original eNOI submission ID, if applicable; verify Part I.F.2.a. and b.; verify the version of the Design Manual that the technical/design components conform to; and receive an updated Owner/Operator Certification Form, Appendix I.

4. The *owner or operator* has obtained continued coverage under GP-0-25-001 as of the date indicated in the LOCC, which is sent by NYSDEC after a complete Request to Continue Coverage form is submitted.

5. If the owner or operator does not submit the Request to Continue Coverage form in accordance with Part I.F.2. and 3., coverage under this permit is automatically terminated after interim coverage expires.

[4] Unless NYSDEC grants a waiver in accordance with 40 CFR 127.15(c) or (d). All waiver requests must be submitted to Stormwater_info@dec.ny.gov or NYSDEC, Bureau of Water Permits, 625 Broadway, 4th Floor, Albany, New York 12233-3505.

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G. Change of *Owner or Operator*

When applicable:

1. When property ownership changes, or when there is a change in operational control over the construction plans and specifications, the following process applies:

    a. The new *owner or operator* must meet the applicable prerequisites for submitting an eNOI in accordance with Part I.D.2.; and

    b. The new *owner or operator* must submit an eNOI in accordance with Part I.D.3.; and

    c. Permit coverage for the new *owner or operator* will be effective upon receipt of the LOA in accordance with Part I.D.3.b.; and

    d. The new *owner or operator*, upon receipt of their LOA, must provide their Permit ID to the original *owner or operator*; and

    e. If the original *owner or operator* will no longer be the *owner or operator* of the *construction activity* identified in the original *owner's or operator's* eNOI, the original *owner or operator*, upon receipt of the new *owner's or operator's* Permit ID in accordance with Part I.G.1.d., must submit to NYSDEC a completed eNOT in accordance with Part V. that includes the name and Permit ID of the new *owner or operator*; or

    f. If the original *owner or operator* maintains ownership of a portion of the *construction activity*, the original *owner or operator* must maintain their coverage under the permit by modifying their eNOI; modifications to the eNOI must include:

        i. the revised area of disturbance and/or *impervious area(s)*; and

        ii. the revised SMP information, if applicable; and

        iii. a narrative description of what has changed; and

        iv. the new *owner's or operator's* Permit ID for the portion of the project removed from the eNOI.

    Owners or operators must follow Part I.E.9. to modify the eNOI.

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Part II. Water Quality-Based Effluent Limitations

A. Maintaining Water Quality

NYSDEC expects that compliance with the requirements of this permit will control *discharge*s necessary to meet applicable *water quality standards*. It shall be a violation of the *ECL* for any *discharge* to either cause or contribute to a violation of the following *water quality standards* as contained in Parts 700 through 705 of Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York:

1. There must be no increase in turbidity that will cause a substantial visible contrast to natural conditions; and

2. There must be no increase in suspended, colloidal or settleable solids that will cause deposition or impair the waters for their best usages; and

3. There must be no residue from oil and floating substances, nor visible oil film, nor globules of grease.

If there is evidence indicating that the *stormwater discharge*s authorized by this permit are causing, have the reasonable potential to cause, or are contributing to a violation of the *water quality standard,* the *owner or operator* must take appropriate corrective action in accordance with Part IV.C.5. of this permit and document in accordance with Part IV.C.4. of this permit. To address the *water quality standard* violation the *owner or operator* must include and implement appropriate controls in the *SWPPP* to correct the problem or obtain an individual SPDES permit.

If, despite compliance with the requirements of this permit, it is demonstrated that the *stormwater discharge*s authorized by this permit are causing or contributing to a violation of *water quality standards*, or if NYSDEC determines that a modification of this permit is necessary to prevent a violation of *water quality standards*, the authorized *discharge*s will no longer be eligible for coverage under this permit, and the *owner or operator* must obtain an individual SPDES permit prior to further *discharges* from the *construction site*.

B. Effluent Limitations Applicable to *Discharges* from *Construction Activities*

*Discharge*s authorized by this permit must achieve, at a minimum, the effluent limitations in Part II.B.1.a., b., c., d., and e. These limitations represent the

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degree of effluent reduction attainable by the application of best practicable technology currently available.

1. Erosion and Sediment Control Requirements - The *owner or operator* must select, design, install, implement, and maintain control measures to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. The selection, design, installation, implementation, and maintenance of these control measures must meet the non-numeric effluent limitations in Part II.B.1.a., b., c., d., and e. and be in accordance with the New York State Standards and Specifications for Erosion and Sediment Control (BB), dated November 2016, using sound engineering judgment. Where control measures are not designed in conformance with the design criteria included in the technical standard, the *owner or operator* must include in *SWPPP* the reason(s) for the deviation, or alternative design, and provide information in the *SWPPP* demonstrating that the deviation or alternative design is *equivalent* to the technical standard.

    a. **Erosion and Sediment Controls.** At a minimum, erosion and sediment controls must be selected, designed, installed, implemented, and maintained to:

        i. *Minimize* soil erosion through application of runoff control and soil stabilization control measure to *minimize pollutant discharge*s; and

        ii. Control *stormwater discharge*s, including both peak flow rates and total *stormwater* volume, to *minimize* channel and *streambank* erosion and scour in the immediate vicinity of the *discharge* points; and

        iii. *Minimize* the amount of soil exposed during *construction activity*; and

        iv. *Minimize* the disturbance of *steep slope*; and

        v. *Minimize* sediment *discharge*s from the site; and

        vi. Provide and maintain *natural buffers* around surface waters, direct *stormwater* to vegetated areas and maximize *stormwater* infiltration to reduce *pollutant discharge*s, unless *infeasible*; and

        vii. *Minimize* soil compaction. *Minimizing* soil compaction is not required

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where the intended function of a specific area of the site dictates that it be compacted; and

viii. Unless *infeasible*, preserve a sufficient amount of topsoil to complete soil restoration and establish a uniform, dense vegetative cover; and

ix. *Minimize* dust. On areas of exposed soil, *minimize* dust through the appropriate application of water or other dust suppression techniques to control the generation of *pollutants* that could be discharged from the site.

b. **Soil Stabilization**. In areas where soil disturbance activity has ceased, whether permanently or *temporarily ceased*, the application of soil stabilization measures must be initiated by the end of the next business day and completed within 14 calendar days from the date the current soil disturbance activity ceased. For *construction sites* that *directly discharge* to one of the 303(d) segments listed in Appendix D, or are located in one of the watersheds listed in Appendix C, or are authorized to disturb greater than five acres in accordance with Part I.E.5.a.viii., the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven calendar days from the date the soil disturbance activity ceased.

c. **Dewatering**. *Discharge*s from *dewatering* activities, including *discharge*s from *dewatering* of trenches and excavations, must be managed by appropriate control measures.

d. **Pollution Prevention Measures**. Select, design, install, implement, and maintain effective pollution prevention measures to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. At a minimum, such measures must be selected, designed, installed, implemented, and maintained to:

i. *Minimize* the *discharge* of *pollutants* from equipment and vehicle washing, wheel wash water, and other wash waters. Soaps, detergents and solvents cannot be used; and

ii. *Minimize* the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste, hazardous and toxic waste, and other materials present on the site to precipitation

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and to *stormwater*. *Minimization* of exposure is not required in cases where the exposure to precipitation and to *stormwater* will not result in a *discharge* of *pollutants*, or where exposure of a specific material or product poses little risk of *stormwater* contamination (such as final products and materials intended for outdoor use); and

iii. Prevent the *discharge* of *pollutants* from spills and leaks and implement chemical spill and leak prevention and response procedures.

e. **Surface Outlets.** When discharging from basins and impoundments, the surface outlets must be designed, constructed, and maintained in such a manner that sediment does not leave the basin or impoundment and that erosion at or below the outlet does not occur.

C. Post-Construction Stormwater Management Practice (SMP) Requirements

1. The *owner or operator* of a *construction activity* that requires post-construction SMPs, in accordance with Part III.C., must select, design, install, implement, and maintain the SMPs to meet the *performance criteria* in the New York State Stormwater Management Design Manual, dated July 31, 2024 (DM), using sound engineering judgment. Where SMPs are not designed in conformance with the *performance criteria* in the DM, the *owner or operator* must include in the *SWPPP* the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

2. The *owner or operator* of a *construction activity*, that requires SMPs in accordance with Part III.C., must design the practices to meet the applicable *sizing criteria* in Part II.C.2.a., b., c., or d.

a. Sizing Criteria for *New Development*

i. Runoff Reduction Volume (RRv) and Water Quality Volume (WQv):

1. Reduce the total WQv by application of RR techniques and standard SMPs with RRv capacity. The total WQv must be calculated in accordance with the criteria in Section 4.2 of the DM; or

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2. Minimum RRv and Treatment of Remaining Total WQv: *Construction activities* that cannot meet the requirements in Part II.C.2.a.i.1. due to *site limitations* must direct runoff from all newly constructed *impervious areas* to a RR technique or standard SMP with RRv capacity unless *infeasible*. The specific *site limitations* that prevent the reduction of 100% of the WQv must be documented in the *SWPPP*. For each *impervious area* that is not directed to a RR technique or standard SMP with RRv capacity, the *SWPPP* must include documentation which demonstrates that all options were considered and for each option explains why it is considered *infeasible*.

   In no case shall the runoff reduction achieved from the newly constructed *impervious areas* be less than the Minimum RRv as calculated using the criteria in Section 4.4 of the DM. The remaining portion of the total WQv that cannot be reduced must be treated by application of standard SMPs.

ii. Channel Protection Volume (CPv): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event, remaining after runoff reduction. Where a CPv control orifice is provided, the minimum orifice size must be 3 inches, with acceptable external trash rack or orifice protection. The CPv requirement does not apply when:

   1. Reduction of the entire CPv is achieved by application of runoff reduction techniques or infiltration systems; or

   2. The 1-year post-development peak *discharge* is less than or equal to 2.0 cfs without detention or velocity controls; or

   3. The site *directly discharges* into a fifth order or larger water body (stream, river, or lake), or tidal waters, where the increase in smaller flows will not impact the stream bank or channel integrity. However, the point of *discharge* must be adequately protected against scour and erosion by the increased peak *discharge*.

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iii. *Overbank* Flood Control Criteria (Qp): Requires storage to attenuate the post-development 10-year, 24-hour peak *discharge* rate (Qp) to predevelopment rates. The Qp requirement does not apply when:

1. the site *directly discharges* to tidal waters or fifth order or larger streams, or

2. A downstream analysis reveals that *overbank* control is not required.

iv. Extreme Flood Control Criteria (Qf): Requires storage to attenuate the post-development 100-year, 24-hour peak *discharge* rate (Qf) to predevelopment rates. The Qf requirement does not apply when:

1. the site *directly discharges* to tidal waters or fifth order or larger streams, or

2. A downstream analysis reveals that *overbank* control is not required.

b. *Sizing Criteria* for *New Development* in Enhanced Phosphorus Removal Watersheds

i. Runoff Reduction Volume (RRv) and Water Quality Volume (WQv):

1. Reduce the WQv by application of RR techniques and standard SMPs with RRv capacity. The total WQv is the runoff volume from the 1-year, 24-hour design storm over the post-developed watershed and must be calculated in accordance with the criteria in Section 4.3 of the DM; or

2. Minimum RRv and Treatment of Remaining Total WQv: *Construction activities* that cannot meet the criteria in Part II.C.2.b.i.1. due to *site limitations* must direct runoff from all newly constructed *impervious areas* to a RR technique or standard SMP with RRv capacity unless *infeasible*. The specific *site limitations* that prevent the reduction of 100% of the WQv must be documented in the *SWPPP*. For each *impervious area* that is not directed to a RR technique or standard SMP with RRv capacity, the *SWPPP* must include

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documentation which demonstrates that all options were considered and for each option explains why it is considered *infeasible.*

In no case shall the runoff reduction achieved from the newly constructed *impervious areas* be less than the Minimum RRv as calculated using the criteria in Section 4.5 of the DM. The remaining portion of the total WQv that cannot be reduced must be treated by application of standard SMPs.

ii. Channel Protection Volume (CPv): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event, remaining after runoff reduction. Where a CPv control orifice is provided, the minimum orifice size must be 3 inches, with acceptable external trash rack or orifice protection. The CPv requirement does not apply when:

1. Reduction of the entire CPv is achieved by application of runoff reduction techniques or infiltration systems; or

2. The 1-year post-development peak *discharge* is less than or equal to 2.0 cfs; or

3. The site *directly discharges* to tidal waters, or a fifth order or larger water body (stream, river, or lake) where the increase in smaller flows will not impact the stream bank or channel integrity. However, the point of *discharge* must be adequately protected against scour and erosion by the increased peak *discharge*.

iii. *Overbank* Flood Control Criteria (Qp): Requires storage to attenuate the post-development 10-year, 24-hour peak *discharge* rate (Qp) to predevelopment rates. The Qp requirement does not apply when:

1. the site *directly discharges* to tidal waters or fifth order or larger streams; or

2. A downstream analysis reveals that *overbank* control is not required.

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iv. Extreme Flood Control Criteria (Qf): Requires storage to attenuate the post-development 100-year, 24-hour peak *discharge* rate (Qf) to predevelopment rates. The Qf requirement does not apply when:

1. the site *directly discharges* to tidal waters or fifth order or larger streams; or

2. A downstream analysis reveals that *overbank* control is not required.

c. *Sizing Criteria* for *Redevelopment Activity*

i. Water Quality Volume (WQv): The WQv treatment objective for *redevelopment activity* must be addressed by one of the following options, as outlined in Section 9.2.1. *Redevelopment activities* located in an Enhanced Phosphorus Removal Watershed (see Part III.B.3. and Appendix C) must calculate the WQv in accordance with Section 4.3 of the DM. All other *redevelopment activities* must calculate the WQv in accordance with Section 4.2 of the DM.

1. Reduce the existing *impervious cover* by a minimum of 25% of the total disturbed, *impervious area*. The Soil Restoration criteria in Section 5.1.6 of the DM must be applied to all newly created pervious areas; or

2. Capture and treat 100% of the required WQv, for a minimum of 25% of the disturbed redevelopment *impervious area*, by implementation of standard SMPs or reduced by application of runoff reduction techniques; or

3. Capture and treat 100% of the required WQv, for a minimum of 75% of the disturbed redevelopment *impervious area*, by implementation of a volume-based alternative SMP, as defined in Section 9.4 of the DM; or

4. Capture and treat 100% of the required WQv, for a minimum of 75% of the disturbed redevelopment *impervious area*, by implementation of a flow-through alternative SMP sized to treat the peak rate of runoff from the WQv design storm; or

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5. Application of a combination of 1 through 4 above that provide a weighted average of at least two of the above methods. Application of this method must be in accordance with the criteria in Section 9.2.1(A)(V) of the DM; or

6. If there is an existing SMP located on the site that captures and treats runoff from the *impervious area* that is being disturbed, the WQv treatment option selected must, at a minimum, provide treatment equal to the treatment that was being provided by the existing practice(s) if that treatment is greater than the treatment required by options 1 through 5 above.

ii. Channel Protection Volume (CPv) is not required if there is 0% change to hydrology that increases the *discharge* rate and volume from the project site.

iii. *Overbank* Flood Control (Qp) is not required if there is 0% change to hydrology that increases the *discharge* rate from the project site.

iv. Extreme Flood Control (Qf) is not required if there is 0% change to hydrology that increases the *discharge* rate from the project site.

d. *Sizing Criteria* for Combination of *Redevelopment Activity* and *New Development*

Construction projects, that include both *new development* and *redevelopment activity*, must use SMPs that meet the *sizing criteria* calculated as an aggregate of the *sizing criteria* in Part II.C.2.a. or b. for the *new development* portion of the project and Part II.C.2.c. for the *redevelopment activity* portion of the project.

Part III. Stormwater Pollution Prevention Plan (SWPPP)

A. General *SWPPP* Requirements

1. A *SWPPP* must be prepared and implemented by the *owner or operator* of all *construction activity* covered by this permit. All authorized *discharges* must be identified in the *SWPPP*. The *SWPPP* must document the selection, design, installation, implementation and maintenance of the control measures and

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practices that will be used to meet the effluent limitations in Part II.B. and, where applicable, the SMP requirements in Part II.C.

2. The *SWPPP* must demonstrate consideration in narrative format of the future physical risks due to climate change pursuant to the Community Risk and Resiliency Act (CRRA), 6 NYCRR Part 490, and associated guidance.

    a. The owner or operator must consider:

        i. the following physical risks due to climate change:

            (i) increasing temperature; and

            (ii) increasing precipitation; and

            (iii) increasing variability in precipitation, including chance of drought; and

            (iv) increasing frequency and severity of flooding; and

            (v) rising sea level; and

            (vi) increasing storm surge; and

            (vii) shifting ecology.

        ii. for each of the following:

            (i) overall site planning; and

            (ii) location, elevation, and sizing of:

                a. control measures and practices; and

                b. conveyance system(s); and

                c. detention system(s).

3. The *SWPPP* must describe the erosion and sediment control practices and where required, SMPs that will be used and/or constructed to reduce the *pollutants* in *stormwater discharges* and to assure compliance with the

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requirements of this permit. In addition, the *SWPPP* must identify potential sources of pollution which may reasonably be expected to affect the quality of *stormwater discharges*.

4. All *SWPPPs*, that require the SMP component in accordance with Part III.B.2., must be prepared by a *qualified professional*.

5. The *owner or operator* must keep the *SWPPP* current so that, at all times, it accurately documents the erosion and sediment control practices that are being used or will be used during construction, and all SMPs that will be constructed on the site. At a minimum, the *owner or operator* must modify the *SWPPP*, including construction drawings:

   a. whenever the current provisions prove to be ineffective in *minimizing pollutants* in *stormwater discharges* from the site; and

   b. whenever there is a change in design, construction, or operation at the *construction site* that has or could have an effect on the *discharge* of *pollutants*; and

   c. to address issues or deficiencies identified during an inspection by the *qualified inspector,* NYSDEC, or other regulatory authority; and

   d. to document the final construction conditions in an as-built drawing.

6. NYSDEC may notify the *owner or operator* at any time that the *SWPPP* does not meet one or more of the minimum requirements of this permit. The notification must be in writing and identify the provisions of the *SWPPP* that require modification. Within fourteen (14) calendar days of such notification, or as otherwise indicated by NYSDEC, the *owner or operator* must make the required changes to the *SWPPP* and submit written notification to NYSDEC that the changes have been made. If the *owner or operator* does not respond to NYSDEC's comments in the specified time frame, NYSDEC may suspend the *owner's or operator's* coverage under this permit or require the *owner or operator* to obtain coverage under an individual SPDES permit in accordance with Part II.D.4.

7. Prior to the *commencement of construction activity*, the *owner or operator* must identify the contractor(s) and subcontractor(s) that will be responsible for installing, constructing, repairing, replacing, inspecting, and maintaining the erosion and sediment control practices included in the *SWPPP* and the

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contractor(s) and subcontractor(s) that will be responsible for constructing the SMPs included in the *SWPPP*. The *owner or operator* must have each of the contractors and subcontractors identify at least one person from their company to be *trained contractor* that will be responsible for implementation of the *SWPPP*. The *owner or operator* must ensure that at least one *trained contractor* is on site daily when soil disturbance activities are being performed.

The *owner or operator* must have each of the contractors and subcontractors identified above sign a copy of the following certification statement below before the *commencement of construction activities*:

> "I hereby certify under penalty of law that I understand and agree to comply with the requirements of the *SWPPP* and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the requirements of the most current version of the New York State Pollutant Discharge Elimination System (SPDES) Construction General Permit (CGP) for Stormwater Discharges from Construction Activities and that it is unlawful for any person to cause or contribute to a violation of *water quality standards*. Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations"

In addition to providing the certification statement above, the certification page must also identify the specific elements of the *SWPPP* that each contractor and subcontractor will be responsible for and include the name and title of the person providing the signature; the name and title of the *trained contractor* responsible for *SWPPP* implementation; the name, address and telephone number of the contracting firm; the address (or other identifying description) of the site; and the date the certification statement is signed. The *owner or operator* must attach the certification statement(s) to the copy of the *SWPPP* that is maintained at the *construction site*. If new or additional contractors are hired to implement measures identified in the *SWPPP* after the *commencement of construction activities*, they must also sign the certification statement and provide the information listed above prior to performing *construction activities*.

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B. Required *SWPPP* Contents

1. Erosion and sediment control component - The *owner or operator* must prepare a *SWPPP* that includes erosion and sediment control practices.

    a. Erosion and sediment control practices must be designed:

        i. in conformance with the BB; or

        ii. *equivalent* to the BB if deviating from Part III.B.1.a.i.

    b. If the erosion and sediment control practices are designed in conformance with Part III.B.1.a.ii., the *SWPPP* must include a demonstration of *equivalence* to the BB.

    c. At a minimum, the erosion and sediment control component of the *SWPPP* must include the following:

        i. Background information about the scope of the project, including the location, type and size of project; and

        ii. A site map/construction drawing(s) with north arrows for the project, including a general location map. At a minimum, the site map must show the total site area; all improvements; areas of disturbance; areas that will not be disturbed; existing vegetation; on-site and adjacent off-site surface water(s); floodplain/floodway boundaries; wetlands and drainage patterns that could be affected by the *construction activity*; existing and final contours; locations of different soil types with boundaries; material, waste, borrow or equipment storage areas located on adjacent properties; and location(s) of the *stormwater discharge*(s) and receiving surface water(s); and

        iii. A description of the soil(s) present at the site, including an identification of the Hydrologic Soil Group (HSG); and

        iv. A phasing plan for the project and sequencing plans for all *phases*, both of which must address clearing and grubbing, excavation and grading, utility and infrastructure installation, *final stabilization*,

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and any other *construction activity* at the site that will result in soil disturbance.

1. The phasing plan must include:

    a. a map delineating and labeling the limits of soil disturbance for all *phases* of a project; and

    b. a table identifying the order and intended schedule of when each *phase* will begin and end its sequencing plan. The table must identify the total disturbed area for each *phase* at any one time and the total disturbed area for the overall project at any one time all on one timeline showing all overlapping quantities of disturbed area at any one time; and

2. A sequencing plan for a specific *phase* must include:

    a. a table indicating the order and intended schedule of *construction activities* within a *phase*, and corresponding construction drawings with a description of the work to be performed; and

    b. all permanent and *temporary stabilization* measures; and

v. A description of the minimum erosion and sediment control practices to be installed or implemented for each *construction activity* that will result in soil disturbance. Include a schedule that identifies the timing of initial placement or implementation of each erosion and sediment control practice and the minimum time frames that each practice should remain in place or be implemented; and

vi. A site map/construction drawing(s) showing the specific location(s), size(s), and length(s) of each erosion and sediment control practice; and

vii. The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices. Include the location and sizing of any

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temporary sediment basins and structural practices that will be used to divert flows from exposed soils; and

viii. A maintenance inspection schedule for the contractor(s) and subcontractor(s) identified in Part III.A.7. to ensure continuous and effective operation of the erosion and sediment control practices. The maintenance inspection schedule must be in accordance with the requirements in the BB technical standard; and

ix. A description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a *pollutant* source in the *stormwater discharges*; and

x. A description and location of any *stormwater discharges* associated with industrial activity other than construction at the site, including, but not limited to, *stormwater discharges* from asphalt plants and concrete plants located on the *construction site*; and

xi. Identification of any elements of the design that are not in conformance with the design criteria in the BB technical standard. Include the reason for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

2. SMP component – The *owner or operator* of *construction activity* identified in Table 2 of Appendix B must prepare a *SWPPP* that includes SMPs.

   a. SMPs must be designed in conformance with the applicable *sizing criteria* in Part II.C.2.a., c., or d.; and

   b. SMPs must be designed in conformance with the *performance criteria*:

      i. in the DM; or

      ii. *equivalent* to the DM if deviating from Part III.B.2.b.i.; or

      iii. in the New York State Stormwater Management Design Manual, dated January 2015 (2015 Design Manual), or *equivalent* to it, if the following criteria are met:

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1. The eNOI is submitted in accordance with Part I.D. before January 29, 2027 for *construction activities* that are either:

    a. subject to governmental review and approval:

        i. where the *owner or operator* made any application to that governmental entity prior to the effective date of this permit; and

        ii. such application included a *SWPPP* developed using the 2015 Design Manual or *equivalent* to it; or

    b. not subject to governmental review and approval:

        i. where a fiscal allocation for the *construction activities* has been developed and approved by a governmental entity; and

        ii. the *SWPPP* was developed using the 2015 Design Manual or *equivalent* to it; and

c. If SMPs are designed in conformance with Part III.B.2.b.ii., the *SWPPP* must include the reason(s) for the deviation or alternative design and a demonstration of *equivalence* to the DM; and

d. If SMPs are designed in conformance with Part III.B.2.b.iii., the *SWPPP* must include supporting information or documentation demonstrating that Part III.B.2.b.iii.1.a. or b. apply; and

e. The SMP component of the *SWPPP* must include the following:

    i. Identification of all SMPs to be constructed as part of the project, including which option the SMP designs conform to, either Part III.B.2.b.i., ii., or iii. Include the dimensions, material specifications and installation details for each SMP; and

    ii. A site map/construction drawing(s) showing the specific location and size of each SMP; and

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iii. A Stormwater Modeling and Analysis Report that includes:

(i) Map(s) showing pre-development conditions, including watershed/subcatchments boundaries, flow paths/routing, and design points; and

(ii) Map(s) showing post-development conditions, including watershed/subcatchments boundaries, flow paths/routing, design points and SMPs; and

(iii) Results of *stormwater* modeling (i.e. hydrology and hydraulic analysis) for the required storm events. Include supporting calculations (model runs), methodology, and a summary table that compares pre- and post-development runoff rates and volumes for the different storm events; and

(iv) Summary table, with supporting calculations, which demonstrates that each SMP has been designed in conformance with the *sizing criteria* included in the DM; and

(v) Identification of any *sizing criteria* that is not required based on the requirements included in Part II.C.; and

(vi) Identification of any elements of the design that are not in conformance with the *performance criteria* in the DM. Include the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the DM.

iv. Soil testing results and locations (test pits, borings); and

v. Infiltration test results, when required in accordance with Part III.B.2.a.; and

vi. An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each SMP. The plan must identify the entity

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that will be responsible for the long-term operation and maintenance of each practice; and

3. Enhanced Phosphorus Removal Standards - The *owner or operator* of *construction activity* identified in Table 2 of Appendix B that is located in a watershed identified in Appendix C must prepare a *SWPPP* that includes SMPs designed in conformance with the applicable *sizing criteria* in Part II.C.2.b., c., or d. and the *performance criteria* Enhanced Phosphorus Removal Standards included in the DM. At a minimum, the SMP component of the *SWPPP* must meet the requirements of Part III.B.2.

C. Required *SWPPP* Components by Project Type

Owners or operators of *construction activities*, identified in Table 1 of Appendix B, are required to prepare a *SWPPP* that only includes erosion and sediment control practices designed in accordance with Part III.B.1. *Owners or operators* of the *construction activities*, identified in Table 2 of Appendix B, must prepare a *SWPPP* that also includes SMPs designed in accordance with Part III.B.2 or 3.

For the entire area of disturbance, including the entire *common plan of development or sale* if applicable, the owner or operator must evaluate every bullet from Appendix B Table 1 and Table 2 separately. If bullets from both Table 1 and Table 2 apply, the *SWPPP* must include erosion and sediment control practices for all *construction activities* but SMPs for only those portions of the *construction activities* that fall under Table 2 bullet(s).

Part IV. Inspection and Maintenance Requirements

A. General Construction Site Inspection and Maintenance Requirements

1. The *owner or operator* must ensure that all erosion and sediment control practices (including pollution prevention measures), and all SMPs identified in the *SWPPP*, are inspected and maintained in accordance with Part IV.B. and C.

B. Contractor Maintenance Inspection Requirements

1. The *owner or operator* of each *construction activity*, identified in Tables 1 and 2 of Appendix B, must have a *trained contractor* inspect the erosion and sediment control practices and pollution prevention measures being

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implemented within the active work area daily to ensure that they are being maintained in effective operating condition at all times. If deficiencies are identified, the contractor must:

a. if the corrective action does not require engineering design:

    i. begin implementing corrective actions within one business day; and

    ii. complete the corrective actions within five business days; or

b. if the corrective action requires engineering design:

    i. begin the engineering design process within five business days; and

    ii. complete the corrective action in a reasonable time frame but no later than within 60 calendar days.

2. For *construction sites* where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and *temporary stabilization* measures have been applied to all disturbed areas, the *trained contractor* can stop conducting the maintenance inspections in accordance with Part IV.B.1. The *trained contractor* must begin conducting the maintenance inspections in accordance with Part IV.B.1. as soon as soil disturbance activities resume.

3. For *construction sites* where soil disturbance activities have been shut down with partial project completion, the *trained contractor* can stop conducting the maintenance inspections in accordance with Part IV.B.1. if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all SMPs required for the completed portion of the project have been constructed in conformance with the *SWPPP* and are operational.

C. *Qualified Inspector* Inspection Requirements

1. With the exception of the following *construction activities* identified in Tables 1 and 2 of Appendix B, a *qualified inspector* must conduct site inspections for all other *construction activities* identified in Tables 1 and 2 of Appendix B:

    a. the construction of a single-family residential subdivision with 25% or less *impervious cover* at total site build-out that involves a soil disturbance of one (1) or more acres of land but less than or equal to five (5) acres and is

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not located in one of the watersheds listed in Appendix C and not *directly discharging* to one of the 303(d) segments listed in Appendix D; and

b. the construction of a single-family home that involves soil disturbances of one (1) or more acres but less than or equal to five (5) acres and is not located in one of the watersheds listed in Appendix C and not *directly discharging* to one of the 303(d) segments listed in Appendix D; and

c. construction on *agricultural property* that involves soil disturbances of one (1) or more acres but less than five (5) acres; and

d. *construction activities* located in the New York City Watershed located east of the Hudson River, see Appendix C Figure 1, that involve soil disturbances of 5,000 square feet or more, but less than one acre.

2. The *qualified inspector* must conduct site inspections in accordance with the following timetable:

a. For *construction sites* where soil disturbance activities are on-going, the *qualified inspector* must conduct a site inspection at least once every seven (7) calendar days; or

b. For *construction sites* where soil disturbance activities are on-going and the *owner or operator* has received authorization in accordance with Part I.E.6. to disturb greater than five (5) acres of soil at any one time, the *qualified inspector* must conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections must be separated by a minimum of two (2) full calendar days; or

c. For *construction sites* where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and *temporary stabilization* measures have been applied to all disturbed areas, the *qualified inspector* must conduct a site inspection at least once every thirty (30) calendar days. The *owner or operator* must notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix E) or, in areas under the jurisdiction of a *Traditional Land Use Control MS4 Operator,* the *Traditional Land Use Control MS4 Operator* (provided the *Traditional Land Use Control MS4 Operator* is not the *owner or operator* of the *construction activity*) by hard copy or email prior to reducing the inspections to this frequency and again by hard copy or email prior to re-commencing construction; or

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d. For *construction sites* where soil disturbance activities have been shut down with partial project completion, the requirement to have the *qualified inspector* conduct inspections ceases if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all SMPs required for the completed portion of the project have been constructed in conformance with the *SWPPP* and are operational. The *owner or operator* must notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix E) or, in areas subject to the review authority of *Traditional Land Use Control MS4 Operator(s)* in accordance with Part I.D.2.b.ii.1., the *Traditional Land Use Control MS4 Operator(s)* (provided the *Traditional Land Use Control MS4 Operator(s)* are not the *owners or operators* of the *construction activity*) in writing prior to the shutdown and again in writing prior to resuming *construction activity*. If soil disturbance activities are not resumed within 2 years from the date of shutdown, the *owner or operator* must terminate coverage by meeting the requirements of Part V; or

e. For *construction sites* involving soil disturbance of one (1) or more acres that *directly discharge* to one of the 303(d) segments listed in Appendix D or is located in one of the watersheds listed in Appendix C, the *qualified inspector* must conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections must be separated by a minimum of two (2) full calendar days.

3. At a minimum, the *qualified inspector* must inspect:

   a. all erosion and sediment control practices and pollution prevention measures to ensure integrity and effectiveness; and

   b. all SMPs under construction to ensure that they are constructed in conformance with the *SWPPP*; and

   c. all areas of disturbance that have not achieved *final stabilization*; and

   d. all points of *discharge* to *surface waters of the State* located within, or immediately adjacent to, the property boundaries of the *construction site*; and

   e. all points of *discharge* from the *construction site*.

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4. The *qualified inspector* must prepare an inspection report subsequent to each and every inspection. At a minimum, the inspection report must include and/or address all of the following, for all *construction activities* except those listed in Part IV.C.1.:

   a. Permit identification number; and

   b. Date and time of inspection; and

   c. Name and title of person(s) performing inspection; and

   d. A description of the weather and soil conditions (e.g. dry, wet, saturated) at the time of the inspection, including the temperature at the time of the inspection; and

   e. A description of the condition of the runoff at all points of *discharge* from the *construction site*. This must include identification of any *discharges* of sediment from the *construction site*. Include *discharges* from conveyance systems (i.e. pipes, culverts, ditches, etc.) and overland flow; and

   f. A description of the condition of all *surface waters of the State* located within, or immediately adjacent to, the property boundaries of the *construction site* which receive runoff from disturbed areas. This must include identification of any *discharges* of sediment to the *surface waters of the State*; and

   g. Identification of all erosion and sediment control practices and pollution prevention measures that need repair or maintenance; and

   h. Identification of all erosion and sediment control practices and pollution prevention measures that were not installed properly or are not functioning as designed and need to be reinstalled or replaced; and

   i. Description and sketch (map) of areas with active soil disturbance activity, areas that have been disturbed but are inactive at the time of the inspection, and areas that have been stabilized (temporary and/or final) since the last inspection; and

   j. Estimates, in square feet or acres, of the following areas:

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i. Total area with active soil disturbance (not requiring either *temporary stabilization* or *final stabilization*); and

ii. Total area with inactive soil disturbance (requiring either *temporary stabilization* or *final stabilization*); and

iii. Total area that has achieved *temporary stabilization*; and

iv. Total area that has achieved *final stabilization*; and

k. Current stage of construction of all SMPs and identification of all *construction activity* on site that is not in conformance with the *SWPPP* and technical standards; and

l. Corrective action(s) that must be taken to install, repair, replace or maintain erosion and sediment control practices and pollution prevention measures; and to correct deficiencies identified with the construction of the SMP(s); and

m. Identification and status of all corrective actions that were required by previous inspection; and

n. Digital photographs, with date stamp, that clearly show the condition of all practices that have been identified as needing corrective actions. The *qualified inspector* must attach color copies of the digital photographs to the inspection report being maintained onsite within seven (7) calendar days of the date of the inspection. The *qualified inspector* must also take digital photographs, with date stamp, that clearly show the condition of the practice(s) after the corrective action has been completed. The *qualified inspector* must attach paper color copies of the digital photographs to the inspection report that documents the completion of the corrective action work within seven (7) calendar days of that inspection.

5. Within one business day of the completion of an inspection, the *qualified inspector* must notify the *owner or operator*, and appropriate contractor or subcontractor identified in Part III.A.7., of any corrective actions that need to be taken. The contractor or subcontractor must:

a. if the corrective action does not require engineering design:

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i. begin implementing corrective actions within one business day; and

ii. complete the corrective actions within five business days; or

b. if the corrective action requires engineering design:

i. begin the engineering design process within five business days; and

ii. complete the corrective action in a reasonable time frame but no later than within 60 calendar days.

6. All inspection reports must be signed by the *qualified inspector.* In accordance with Part I.E.3., the inspection reports must be maintained on site with the *SWPPP*.

Part V. How to Terminate CGP Coverage

A. Electronic Notice of Termination (eNOT) Submittal

The eNOT contains questions to ensure requirements in Part V.A. have been met.

1. An *owner or operator* must terminate coverage when one or more of the following requirements have been met:

a. Total project completion:

i. all *construction activity* identified in the *SWPPP* has been completed; and

ii. all areas of disturbance have achieved *final stabilization*; and

iii. all temporary, structural erosion and sediment control measures have been removed; and

iv. all SMPs have been constructed in conformance with the *SWPPP* and are operational; and

v. an as-built drawing has been prepared; or

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b. Planned shutdown with partial project completion:

   i. all soil disturbance activities have ceased; and

   ii. all areas disturbed as of the project shutdown date have achieved *final stabilization*; and

   iii. all temporary, structural erosion and sediment control measures have been removed; and

   iv. all SMPs required for the completed portion of the project have been constructed in conformance with the *SWPPP* and are operational; and

   v. an as-built drawing has been prepared; or

c. In accordance with Part I.G. Change of Owner or Operator; or

d. The *owner or operator* has obtained coverage under an alternative general SPDES permit or an individual SPDES permit.

2. For *construction activities* that require *qualified inspector* inspections in accordance with Part IV.C.1. and have met Part V.A.1.a. or b., the *owner or operator* must have the *qualified inspector* perform a final site inspection prior to submitting the eNOT. The *qualified inspector* must, by signing the "Final Stabilization" and "Post-Construction Stormwater Management Practice(s)" certification statements on the eNOT, certify that all the requirements in Part V.A.1.a. or b. have been achieved.

3. For *construction activities* that are subject to the review authority of *Traditional Land Use Control MS4 Operator(s)* in accordance with Part I.D.2.b.ii.1. and meet Part V.A.1.a. or b., the *owner or operator* must have the *Traditional Land Use Control MS4 Operator(s)* sign the "MS4 Acceptance" statement on the eNOT in accordance with the requirements in Part VII.J. A *Traditional Land Use Control MS4 Operator* official, by signing this statement, determined that it is acceptable for the *owner or operator* to submit the eNOT in accordance with the requirements of this Part. A *Traditional Land Use Control MS4 Operator* can make this determination by performing a final site inspection themselves or by accepting the *qualified inspector*'s final site inspection certification(s) when required in Part V.A.2.

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4. For *construction activities* that require SMPs and meet Part V.A.1.a. or b., the *owner or operator* must, prior to submitting the eNOT, ensure one of the following:

    a. for SMP(s) that were constructed by a private entity, but will be owned, operated, and maintained by a public entity, the SMP(s) and any right-of-way(s) needed to operate and maintain such practice(s) have been deeded to the municipality in which the practice(s) is located; or

    b. for SMP(s) that are privately owned, but will be operated and maintained by a public entity, an executed operation and maintenance agreement is in place with the municipality that will operate and maintain the SMP(s); or

    c. for SMP(s) that are privately owned, the *owner or operator* has a mechanism in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the *owner or operator's* deed of record; or

    d. for SMP(s) that are owned by a public or private institution (e.g. school, university, hospital), government agency or authority, or public utility, the *owner or operator* has policies and procedures in place that ensure operation and maintenance of the practices in accordance with the operation and maintenance plan.

5. An *owner or operator* that has met the requirements of Part V.A.1., 2., 3., and 4. must request termination of coverage under this permit by submitting a complete Notice of Termination form electronically using a NYSDEC approved form.[5]

    a. The owner's or operator's coverage is terminated as of the termination date indicated in the Letter of Termination (LOT), which is sent by NYSDEC after a complete eNOT is submitted.

[5] Unless NYSDEC grants a waiver in accordance with 40 CFR 127.15(c) or (d). All waiver requests must be submitted to Stormwater_info@dec.ny.gov or NYSDEC, Bureau of Water Permits, 625 Broadway, 4th Floor, Albany, New York 12233-3505.

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Part VI. Record Retention and Reporting

A. Record Retention

The *owner or operator* must retain a copy of the documents listed in Part I.E.3. and a copy of the LOT for a period of at least five years from the date that NYSDEC accepts a complete NOT submitted in accordance with Part V.

B. Reporting

Except for the eNOI, the signature forms associated with the eNOI, and the eNOT, all other written correspondence requested by NYSDEC, including individual permit applications, must be sent to the address of the appropriate DOW (SPDES) Program contact at the Regional Office listed in Appendix E.

Part VII. Standard Permit Requirements

For the purposes of this permit, examples of contractors and subcontractors include: third-party maintenance and construction contractors.

A. Duty to Comply

The *owner or operator*, and all contractors or subcontractors, must comply with all requirements of this permit. Any non-compliance with the requirements of this permit constitutes a violation of the New York State Environmental Conservation Law (ECL), and its implementing regulations, and is grounds for enforcement action. Filing of a request for termination of coverage under this permit, or a notification of planned changes or anticipated non-compliance, does not limit, diminish or stay compliance with any requirements of this permit.

B. Need to Halt or Reduce Activity Not a Defense

The necessity to halt or reduce the *construction activity* regulated by this permit, in order to maintain compliance with the requirements of this permit, must not be a defense in an enforcement action.

C. Penalties

There are substantial criminal, civil, and administrative penalties associated with violating the requirements of this permit. Fines of up to $37,500 per day for each

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violation and imprisonment for up to 15 years may be assessed depending upon the nature and degree of the offense.

D. False Statements

Any person who knowingly makes any false material statement, representation, or certification in any application, record, report, or other document filed or required to be maintained under this permit, including monitoring reports or reports of compliance or noncompliance must, upon conviction, be punished in accordance with ECL §71-1933 and or New York State Penal Law Articles 175 and 210.

E. Re-Opener Clause

Upon issuance of this permit, a determination has been made on the basis of a submitted Notice of Intent, plans, or other available information, that compliance with the specified permit requirements will reasonably protect classified water use and assure compliance with applicable *water quality standards*. Satisfaction of the requirements of this permit notwithstanding, if operation pursuant to this permit causes or contributes to a condition in contravention of State *water quality standards* or guidance values, or if NYSDEC determines that a modification is necessary to prevent impairment of the best use of the waters or to assure maintenance of *water quality standards* or compliance with other provisions of ECL Article 17 or the Clean Water Act (CWA), or any regulations adopted pursuant thereto, NYSDEC may require such modification and the Commissioner may require abatement action to be taken by the *owner or operator* and may also prohibit such operation until the modification has been implemented.

F. Duty to Mitigate

The *owner or operator*, and its contractors and subcontractors, must take all reasonable steps to *minimize* or prevent any *discharge* in violation of this permit which has a reasonable likelihood of adversely affecting human health or the environment.

G. Requiring Another General Permit or Individual SPDES Permit

NYSDEC may require any *owner or operator* authorized to *discharge* in accordance with this permit to apply for and obtain an individual SPDES permit or apply for authorization to *discharge* in accordance with another general SPDES permit.

1. Cases where an individual SPDES permit or authorization to discharge in accordance with another general SPDES permit may be required include, but is not limited to the following:

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a. the *owner or operator* is not in compliance with the conditions of this permit or does not meet the requirements for coverage under this permit; and

b. a change has occurred in the availability of demonstrated technology or practices for the control or abatement of *pollutants* applicable to the *point source*; and

c. new effluent limitation guidelines or new source performance standards are promulgated that are applicable to *point sources* authorized to *discharge* in accordance with this permit; and

d. existing effluent limitation guidelines or new source performance standards that are applicable to *point sources* authorized to *discharge* in accordance with this permit are modified; and

e. a water quality management plan containing requirements applicable to such *point sources* is approved by NYSDEC; and

f. circumstances have changed since the time of the request to be covered so that the *owner or operator* is no longer appropriately controlled under this permit, or either a temporary or permanent reduction or elimination of the authorized *discharge* is necessary; and

g. the *discharge* is in violation of section 17-0501 of the ECL; and

h. the *discharge(s)* is a significant contributor of *pollutants*. In making this determination, NYSDEC may consider the following factors:

    i. the location of the *discharge(s)* with respect to *surface waters of the State*; and

    ii. the size of the *discharge(s)*; and

    iii. the quantity and nature of the *pollutants discharged* to *surface waters of the State*; and

    iv. other relevant factors including compliance with other provisions of ECL Article 17, or the CWA.

2. When NYSDEC requires any *owner or operator* authorized by this permit to apply for an individual SPDES permit as provided for in this subdivision, it must notify the *owner or operator* in writing that a permit application is required. This notice must include a brief statement of the reasons for this decision, an application

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form, a statement setting a time for the *owner or operator* to file the application for an individual SPDES permit, and a deadline, not sooner than 180 days from the *owner's or operator's* receipt of the notification letter, whereby the authorization to *discharge* under this permit must be terminated. NYSDEC may grant additional time upon demonstration, to the satisfaction of the RWE,[6] that additional time to apply for an alternative authorization is necessary or where NYSDEC has not provided a permit determination in accordance with 6 NYCRR Part 621.

3. When an individual SPDES permit is issued to an *owner or operator* authorized to *discharge* under this permit for the same *discharge(s)*, this permit authorization for *construction activities* authorized under the individual SPDES permit is automatically terminated on the effective date of the individual SPDES permit unless termination is earlier in accordance with 6 NYCRR Part 750.

H. Duty to Provide Information

The *owner or operator* must furnish to NYSDEC, within five business days, unless otherwise set forth by NYSDEC, any information that NYSDEC may request to determine whether cause exists to determine compliance with this permit or to determine whether cause exists for requiring an individual SPDES permit in accordance with 6 NYCRR 750-1.21(e) (see Part VII.G. Requiring Another General Permit or Individual Permit).

The *owner or operator* must make available to NYSDEC, for inspection and copying, or furnish to NYSDEC within 25 business days of receipt of a NYSDEC request for such information, any information retained in accordance with this permit.

Except for Part I.D.4. and 5. and Part I.G., the following applies: where the *owner or operator* becomes aware that it failed to submit any relevant facts on the Notice of Intent, or submitted incorrect information in a Notice of Intent or in any report to NYSDEC, the *owner or operator* must submit such facts or corrected information to NYSDEC within five business days.

I. Extension

In the event a new permit is not issued and effective prior to the expiration of this permit, and this permit is extended pursuant to the State Administrative Procedure Act and 6 NYCRR Part 621, then the *owner or operator* with coverage under this permit may continue to operate and *discharge* in accordance with the requirements of this permit until a new permit is issued and effective.

[6] The Regional Water Manager where a DEC Region does not have a RWE.

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J. Signatories and Certification

The Notice of Intent, Notice of Termination, and reports required by this permit must be signed as provided in 40 CFR §122.22.

1. All Notices of Intent and Notices of Termination must be signed as follows:

   a. For a corporation. By a responsible corporate officer. For the purpose of this section, a responsible corporate officer means:

      (i) a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy- or decision-making functions for the corporation; or

      (ii) the manager of one or more manufacturing, production or operating facilities, provided, the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long term environmental compliance with environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for Notice of Intent or Notice of Termination requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.

      Note: NYSDEC does not require specific assignments or delegations of authority to responsible corporate officers identified in 40 CFR §122.22(a)(1)(i). NYSDEC will presume that these responsible corporate officers have the requisite authority to sign the Notice of Intent or Notice of Termination unless the corporation has notified NYSDEC to the contrary. Corporate procedures governing authority to sign a Notice of Intent or Notice of Termination may provide for assignment or delegation to applicable corporate positions under 40 CFR §122.22(a)(1)(ii) rather than to specific individuals.

   b. For a partnership or sole proprietorship. By a general partner or the proprietor, respectively.

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c. For a municipality, State, Federal, or other public agency. By either a principal executive officer or ranking elected official. For purposes of this section, a principal executive officer of a Federal agency includes:

   1. the chief executive officer of the agency; or

   2. a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., Regional Administrators of EPA).

2. All reports required by this permit, and other information requested by NYSDEC, must be signed by a person described in Part VII.J.1., or by a duly authorized representative of that person. A person is a duly authorized representative only if:

   a. The authorization is made in writing by a person described in Part VII.J.1. or using the Duly Authorized Form, found on the DEC website; and

   b. The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity, position of equivalent responsibility, or an individual or position having overall responsibility for environmental matters for the company. (A duly authorized representative may thus be either a named individual or any individual occupying a named position); and

   c. The written authorization is submitted to NYSDEC.

3. Changes to authorization. If an authorization under Part VII.J.2. is no longer accurate because a different individual or position has responsibility for the overall operation of the *construction activity*, a new authorization satisfying the requirements of Part VII.J.2. must be submitted to NYSDEC prior to or together with any reports, information, or applications to be signed by an authorized representative.

4. Certification. Any person signing a document under Part VII.J.1. or 2. must make the following certification:

   I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who

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manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

5. Electronic reporting. If documents described in Part VII.J.1. or 2. are submitted electronically by or on behalf of the *construction activity* with coverage under this permit, any person providing the electronic signature for such documents must meet all relevant requirements of this section, and must ensure that all of the relevant requirements of 40 CFR Part 3 (including, in all cases, subpart D to Part 3) (Cross-Media Electronic Reporting) and 40 CFR Part 127 (NPDES Electronic Reporting Requirements) are met for that submission.

K. Inspection and Entry

The *owner or operator* must allow NYSDEC, the USEPA Regional Administrator, the applicable county health department, or any authorized representatives of those entities, or, in the case of a *construction site* which *discharges* through an *MS4*, an authorized representative of the *MS4* receiving the *discharge*, upon the presentation of credentials and other documents as may be required by law, to:

1. enter upon the *owner's or operator's* premises where a regulated facility or activity is located or conducted or where records must be kept under the requirements of this permit; and

2. have access to and copy at reasonable times, any records that must be kept under the requirements of this permit, including records required to be maintained for purposes of operation and maintenance; and

3. inspect at reasonable times any facilities, equipment (including monitoring and control equipment), practices or operations regulated or required under this permit; and

4. sample or monitor at reasonable times, for the purposes of assuring general SPDES permit compliance or as otherwise authorized by the CWA or ECL, any substances or parameters at any location; and

5. enter upon the property of any contributor to the regulated facility or activity under authority of the *owner or operator*.

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L. Confidentiality of Information

The following must not be held confidential: this permit, the fact sheet for this permit, the name and address of any *owner or operator*, effluent data, the Notice of Intent, and information regarding the need to obtain an individual permit or an alternative general SPDES permit. This includes information submitted on forms themselves and any attachments used to supply information required by the forms (except information submitted on usage of substances). Upon the request of the *owner or operator*, NYSDEC must make determinations of confidentiality in accordance with 6 NYCRR Part 616, except as set forth in the previous sentence. Any information accorded confidential status must be disclosed to the Regional Administrator upon his or her written request. Prior to disclosing such information to the Regional Administrator, NYSDEC will notify the Regional Administrator of the confidential status of such information.

M. Other Permits May Be Required

Nothing in this permit relieves the *owner or operator* from a requirement to obtain any other permits required by law.

N. NYSDEC Orders or Civil Decrees/Judgments

The issuance of this permit by the NYSDEC, and the coverage under this permit by the *owner or operator*, does not supersede, revoke, or rescind any existing order on consent or civil Decree/Judgment, or modification to any such documents or to any order issued by the Commissioner, or any of the terms, conditions, or requirements contained in such order or modification therefore, unless expressly noted.

O. Property Rights

Coverage under this permit does not convey any property rights in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of Federal, State, or local laws or regulations, nor does it obviate the necessity of obtaining the assent of any other jurisdiction as required by law for the *discharge* authorized.

P. Compliance with Interstate Standards

If the *construction activity* covered by this permit originates within the jurisdiction of an interstate water pollution control agency, then the *construction activity* must also comply with any applicable effluent standards or *water quality standards* promulgated by that interstate agency and as set forth in this permit for such *construction activities*.

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Q. Oil and Hazardous Substance Liability

Coverage under this permit does not affect the imposition of responsibilities upon, or the institution of any legal action against, the *owner or operator* under section 311 of the CWA, which must be in conformance with regulations promulgated pursuant to section 311 governing the applicability of section 311 of the CWA to *discharges* from facilities with *NPDES* permits, nor must such issuance preclude the institution of any legal action or relieve the *owner or operator* from any responsibilities, liabilities, or penalties to which the *owner or operator* is or may be subject pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. section 9601 et seq. (CERCLA).

R. Severability

The provisions of this permit are severable, and if any provision of this permit, or the application of any provision of this permit to any circumstance, is held invalid, the application of such provision to other circumstances, and the remainder of this permit, must not be affected thereby.

S. NYSDEC Approved Forms

The *owner or operator* must provide all relevant information that is requested by NYSDEC, and required by this permit, on all NYSDEC approved forms.

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APPENDIX A – Abbreviations and Definitions

Abbreviations

APO – Agency Preservation Officer
BB – New York State Standards and Specifications for Erosion and Sediment Control (Blue Book), dated November 2016
BMP – Best Management Practice
CPESC – Certified Professional in Erosion and Sediment Control
CPv – Channel Protection Volume
CWA – Clean Water Act (or the Federal Water Pollution Control Act, 33 U.S.C. §1251 et seq)
DM – New York State Stormwater Management Design Manual (Design Manual), dated July 31, 2024
DOW – Division of Water
EAF – Environmental Assessment Form
ECL – chapter 43-B of the Consolidated Laws of the State of New York, entitled the Environmental Conservation Law
EPA – U.S. Environmental Protection Agency
HSG – Hydrologic Soil Group
MS4 – Municipal Separate Storm Sewer System
NOI – Notice of Intent
NOT – Notice of Termination
NPDES – National Pollutant Discharge Elimination System
NYC – The City of New York
NYCDEP – The City of New York Department of Environmental Protection
NYSDEC – The New York State Department of Environmental Conservation
OPRHP – Office of Parks, Recreation and Historic Places
Qf – Extreme Flood
Qp – Overbank Flood
RR – Runoff Reduction
RRv – Runoff Reduction Volume
RWE – Regional Water Engineer
SEQR – State Environmental Quality Review Act
SHPA – State Historic Preservation Act
SMP – Post-Construction Stormwater Management Practice
SPDES – State Pollutant Discharge Elimination System
SWPPP – Stormwater Pollution Prevention Plan
TMDL – Total Maximum Daily Load
UPA – Uniform Procedures Act
USDA – United States Department of Agriculture
WQv – Water Quality Volume

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Appendix A

Definitions

All definitions in this section are solely for the purposes of this permit. If a word is not italicized in the permit, use its common definition.

Agricultural Building – a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products; excluding any structure designed, constructed or used, in whole or in part, for human habitation, as a place of employment where agricultural products are processed, treated or packaged, or as a place used by the public.

Agricultural Property – the land for construction of a barn, *agricultural building*, silo, stockyard, pen or other structural practices identified in Table II in the "Agricultural Best Management Practice Systems Catalogue" (dated June 2023).

Alter Hydrology from Pre- to Post-Development Conditions – the post-development peak flow rate(s) has increased by more than 5% of the pre-developed condition for the design storm of interest (e.g. 10 yr and 100 yr).

Combined Sewer System – a sewer system which conveys sewage and *stormwater* through a single pipe system to a publicly owned treatment works.

Commence (Commencement of) Construction Activities – the initial disturbance of soils associated with clearing, grading or excavation activities; or other construction related activities that disturb or expose soils such as demolition, stockpiling of fill material, and the initial installation of erosion and sediment control practices required in the *SWPPP*. See definition for "*Construction Activity(ies)*" also.

Common Plan of Development or Sale – a contiguous area where multiple separate and distinct *construction activities* are occurring, or may occur, under one plan. The "common plan" of development or sale is broadly defined as any announcement or piece of documentation (including a sign, public notice or hearing, marketing plan, advertisement, drawing, permit application, State Environmental Quality Review Act (SEQR) environmental assessment form or other documents, zoning request, computer design, etc.) or physical demarcation (including boundary signs, lot stakes, surveyor markings, etc.) indicating *construction activities* may occur on a specific plot. A *common plan of development or sale* is comprised of two or more *phases*.

Common plan of development or sale does not include separate and distinct *construction activities* that are occurring, or may occur, under one plan that are at least 1/4 mile apart provided any interconnecting road, pipeline or utility project that is part of the same "common plan" is not concurrently being disturbed.

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Construction Activity(ies) – identified within 40 CFR 122.26(b)(14)(x), 122.26(b)(15)(i), and 122.26(b)(15)(ii), any clearing, grading, excavation, filling, demolition or stockpiling activities that result in soil disturbance. Clearing activities can include, but are not limited to, mechanized logging equipment operation, the cutting and skidding of trees, stump removal and/or brush root removal.

Construction activity does not include routine maintenance that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of a facility, which is excluded from the calculation of the soil disturbance for a project. Routine maintenance includes, but is not limited to:

- Re-grading of gravel roads or parking lots; and
- Cleaning and shaping of existing roadside ditches and culverts that maintains the approximate original line and grade, and maintains or improves the hydraulic capacity of the ditch; and
- Replacement of existing culverts that maintains the approximate original line and grade, and maintains or improves the hydraulic capacity of a ditch; and
- Replacement of existing bridges that maintains the approximate original line and grade, and maintains or improves the hydraulic capacity beneath the bridges; and
- Cleaning and shaping of existing roadside ditches that does not maintain the approximate original grade, hydraulic capacity and purpose of the ditch if the changes to the line and grade, hydraulic capacity or purpose of the ditch are installed to improve water quality and quantity controls (e.g. installing grass lined ditch); and
- Placement of aggregate shoulder backing that stabilizes the transition between the road shoulder and the ditch or *embankment*; and
- Full depth milling and filling of existing asphalt pavements, replacement of concrete pavement slabs, and similar work that does not expose soil or disturb the bottom six (6) inches of subbase material; and
- Long-term use of equipment storage areas at or near highway maintenance facilities; and
- Removal of sediment from the edge of the highway to restore a previously existing sheet-flow drainage connection from the highway surface to the highway ditch or *embankment*; and
- Existing use of Canal Corp owned upland disposal sites for the canal, and
- Replacement of curbs, gutters, sidewalks and guide rail posts; and
- Maintenance of ski trails including brush hog use and mowing; and
- Above ground snowmaking pipe replacement; and
- Replacement of existing utility poles; etc.

Construction Site – the land area where *construction activity(ies)* will occur. See also the definitions for "*Commence (Commencement of) Construction Activities"* and "*Common Plan of Development or Sale."*

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Dewatering – the act of draining rainwater and/or groundwater from building foundations, vaults or excavations/trenches.

Directly Discharge(s)(ing) (to a specific surface waterbody) – runoff flows from a *construction site* by overland flow and the first point of *discharge* is the specific surface waterbody, or runoff flows from a *construction site* to a separate storm sewer system and the first point of *discharge* from the separate storm sewer system is the specific surface waterbody.

Discharge(s)(d) – any addition of any *pollutant* to waters of the State through an outlet or *point source*.

Embankment – an earthen or rock slope that supports a road/highway.

Equivalent (Equivalence) – the practice or measure meets all the performance, longevity, maintenance, and safety objectives of the technical standard and will provide an equal or greater degree of water quality protection.

Final Stabilization – all soil disturbance activities have ceased and a uniform, perennial vegetative cover with a density of eighty (80) percent over the entire pervious surface has been established; or other *equivalent* stabilization measures, such as permanent landscape mulches, rock rip-rap or washed/crushed stone have been applied on all disturbed areas that are not covered by permanent structures, concrete or pavement.

Historic Property – any building, structure, site, object or district that is listed on the State or National Registers of Historic Places or is determined to be eligible for listing on the State or National Registers of Historic Places.

Impervious Area (Cover) – all impermeable surfaces that cannot effectively infiltrate rainfall. This includes paved, concrete and compacted gravel surfaces (i.e. parking lots, driveways, roads, runways and sidewalks); building rooftops and miscellaneous impermeable structures such as patios, pools, and sheds.

Infeasible – not technologically possible, or not economically practicable and achievable considering best industry practices.

Minimize(ing)(ation) – reduce and/or eliminate to the extent achievable using control measures (including best management practices) that are technologically available and economically practicable and achievable in light of best industry practices.

Municipal Separate Storm Sewer System (MS4) - a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains):

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1. owned or operated by a State, city, town, village, borough, county, parish, district, association, or other public body (created by or pursuant to State law) having jurisdiction over disposal of sewage, industrial wastes, *stormwater*, or other wastes, including special districts under State law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or a designated and approved management agency under section 208 of the CWA, that *discharges* to *surface waters of the State*; and

2. designed or used for collecting or conveying *stormwater*; and

3. which is not a *combined sewer system*; and

4. which is not part of a Publicly Owned Treatment Works (POTW) as defined at 40 CFR 122.2.

Natural Buffer(s) – an undisturbed area with natural cover running along a surface water (e.g. wetland, stream, river, lake, etc.).

New Development – any land disturbance that does not meet the definition of *Redevelopment Activity* included in this appendix.

New York State Erosion and Sediment Control Certificate Program – a certificate program that establishes and maintains a process to identify and recognize individuals who are capable of developing, designing, inspecting and maintaining erosion and sediment control plans on projects that disturb soils in New York State. The certificate program is administered by the New York State Conservation District Employees Association.

Nonpoint Source(s) – any source of water pollution or *pollutants* which is not a discrete conveyance or *point source* permitted pursuant to Title 7 or 8 of Article 17 of the Environmental Conservation Law (see ECL Section 17-1403).

Overbank – flow events that exceed the capacity of the stream channel and spill out into the adjacent floodplain.

Owner or Operator – the person, persons, or legal entity which owns or leases the property on which the *construction activity* is occurring; an entity that has operational control over the construction plans and specifications, including the ability to make modifications to the plans and specifications; and/or an entity that has day-to-day operational control of those activities at a project that are necessary to ensure compliance with the permit requirements.

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Performance Criteria – the six performance criteria for each group of SMPs in Chapters 5 and 6 of the technical standard, New York State Stormwater Management Design Manual (DM), dated July 31, 2024. These include feasibility, conveyance, pretreatment, treatment, landscaping, and maintenance. It does not include the *Sizing Criteria* (i.e. WQv, RRv, CPv, Qp and Qf) in Part I.C.2. of the permit.

Phase – a defined area in which *construction activities* are occurring or will occur separate from other defined area(s).

Point Source – any discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, vessel or other floating craft, or landfill leachate collection system from which *pollutants* are or may be *discharged*.

Pollutant(s) – dredged spoil, filter backwash, solid waste, incinerator residue, sewage, garbage, sewage sludge, munitions, chemical wastes, biological materials, radioactive materials, heat, wrecked or discarded equipment, rock, sand and industrial, municipal, agricultural waste and ballast *discharged* into water; which may cause or might reasonably be expected to cause pollution of the waters of the state in contravention of the standards or guidance values adopted as provided in 6 NYCRR Parts 700 et seq.

Qualified Inspector – a person that is knowledgeable in the principles and practices of erosion and sediment control, such as a licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, *New York State Erosion and Sediment Control Certificate Program* holder or other NYSDEC endorsed individual(s).

It can also mean someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided that person has training in the principles and practices of erosion and sediment control. Training in the principles and practices of erosion and sediment control means that the individual working under the direct supervision of the licensed Professional Engineer or Registered Landscape Architect has received four (4) hours of NYSDEC endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other NYSDEC endorsed entity. After receiving the initial training, the individual working under the direct supervision of the licensed Professional Engineer or Registered Landscape Architect shall receive four (4) hours of training every three (3) years.

It can also mean a person that meets the *Qualified Professional* qualifications in addition to the *Qualified Inspector* qualifications.

Note: Inspections of any SMPs that include structural components, such as a dam for an impoundment, shall be performed by a licensed Professional Engineer.

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Qualified Professional – a person that is knowledgeable in the principles and practices of *stormwater* management and treatment, such as a licensed Professional Engineer, Registered Landscape Architect or other NYSDEC endorsed individual(s). Individuals preparing *SWPPPs* that require the SMP component must have an understanding of the principles of hydrology, water quality management practice design, water quantity control design, and, in many cases, the principles of hydraulics. All components of the *SWPPP* that involve the practice of engineering, as defined by the NYS Education Law (see Article 145), shall be prepared by, or under the direct supervision of, a professional engineer licensed to practice in the State of New York.

Redevelopment Activity(ies) – the disturbance and reconstruction of existing *impervious area*, including *impervious areas* that were removed from a project site within five (5) years of preliminary project plan submission to the local government (i.e. site plan, subdivision, etc.).

Renewable Energy – electricity or thermal energy generated by renewable energy systems through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.

Site Limitations – site conditions that prevent the use of an infiltration technique and or infiltration of the total WQv. Typical *site limitations* include: seasonal high groundwater, shallow depth to bedrock, and soils with an infiltration rate less than 0.5 inches/hour. The existence of *site limitations* shall be confirmed and documented using actual field testing (i.e. test pits, soil borings, and infiltration test) or using information from the most current United States Department of Agriculture (USDA) Soil Survey for the County where the project is located.

Sizing Criteria – the criteria included in Part I.C.2 of the permit that are used to size SMPs. The criteria include; Water Quality Volume (WQv), Runoff Reduction Volume (RRv), Channel Protection Volume (Cpv), *Overbank* Flood (Qp), and Extreme Flood (Qf).

Steep Slope – land area designated on the current United States Department of Agriculture (USDA) Soil Survey as Soil Slope Phase D, (provided the map unit name or description is inclusive of slopes greater than 25%), or Soil Slope Phase E or F, (regardless of the map unit name), or a combination of the three designations.

Stormwater – that portion of precipitation that, once having fallen to the ground, is in excess of the evaporative or infiltrative capacity of soils, or the retentive capacity of surface features, which flows or will flow off the land by surface runoff to waters of the State.

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Streambank – the terrain alongside the bed of a creek or stream. The bank consists of the sides of the channel, between which the flow is confined.

Stormwater Pollution Prevention Plan (SWPPP) – a project specific report, including construction drawings, that among other things: describes the *construction activity(ies)*, identifies the potential sources of pollution at the *construction site*; describes and shows the *stormwater* controls that will be used to control the *pollutants* (i.e. erosion and sediment controls; for many projects, includes SMPs); and identifies procedures the *owner or operator* will implement to comply with the requirements of the permit. See Part III of the permit for a complete description of the information that must be included in the *SWPPP*.

Surface Waters of the State – shall be construed to include lakes, bays, sounds, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Atlantic ocean within the territorial seas of the state of New York and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, public or private (except those private waters that do not combine or effect a junction with natural surface waters), which are wholly or partially within or bordering the state or within its jurisdiction. Waters of the state are further defined in 6 NYCRR Parts 800 to 941.

Temporarily Ceased – an existing disturbed area will not be disturbed again within 14 calendar days of the previous soil disturbance.

Temporary Stabilization – exposed soil has been covered with material(s) as set forth in the technical standard, New York Standards and Specifications for Erosion and Sediment Control, to prevent the exposed soil from eroding. The materials can include, but are not limited to, mulch, seed and mulch, and erosion control mats (e.g. jute twisted yarn, excelsior wood fiber mats).

Total Maximum Daily Load (TMDL) – the sum of the allowable loads of a single *pollutant* from all contributing point and *nonpoint source*s. It is a calculation of the maximum amount of a *pollutant* that a waterbody can receive and still meet *water quality standards*, and an allocation of that amount to the *pollutant's* sources. A TMDL stipulates Waste Load Allocations (WLA) for *point source discharges*, Load Allocations (LA) for *nonpoint source*s, and a margin of safety (MOS).

Traditional Land Use Control MS4 Operator – a city, town, or village with land use control authority that is authorized to *discharge* under New York State DEC's SPDES General Permit For Stormwater Discharges from Municipal Separate Stormwater Sewer Systems (MS4s) or the City of New York's Individual SPDES Permit for their Municipal Separate Storm Sewer Systems (NY-0287890).

Trained Contractor – an employee from the contracting (construction) company, identified in Part III.A.7., that has received four (4) hours of NYSDEC endorsed training

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in proper erosion and sediment control principles from a Soil and Water Conservation District, or other NYSDEC endorsed entity. After receiving the initial training, the *trained contractor* shall receive four (4) hours of training every three (3) years.

It can also mean an employee from the contracting (construction) company, identified in Part III.A.7., that meets the *qualified inspector* qualifications (e.g. licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, *New York State Erosion and Sediment Control Certificate Program* holder, or someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided they have received four (4) hours of NYSDEC endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other NYSDEC endorsed entity).

The *trained contractor* is responsible for the day-to-day implementation of the *SWPPP*.

Tree Clearing – *construction activities* limited to felling and removal of trees.

Tree clearing does not include hand felling and leaving the trees in place with no support from mechanized equipment, which is not considered *construction activity* requiring coverage under this permit.

Water Quality Standard – such measures of purity or quality for any waters in relation to their reasonable and necessary use as promulgated in 6 NYCRR Part 700 et seq.

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APPENDIX B – Required SWPPP Components by Project Type

Table 1
CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT ONLY INCLUDES EROSION AND SEDIMENT CONTROLS

The following *construction activities* that involve soil disturbances of one (1) or more acres of land, but less than five (5) acres:

- Single-family home not located in one of the watersheds listed in Appendix C and not *directly discharging* to one of the 303(d) segments listed in Appendix D
- Single-family residential subdivisions with 25% or less *impervious cover* at total site build-out and not located in one of the watersheds listed in Appendix C and not *directly discharging* to one of the 303(d) segments listed in Appendix D
- Construction of a barn or other *agricultural building*, silo, stock yard or pen.
- Structural agricultural conservation practices as identified in Table II in the "Agricultural Best Management Practice Systems Catalogue" (dated June 2023) that include construction or reconstruction of *impervious area* or *alter hydrology from pre- to post-development* conditions.

The following *construction activities* that involve soil disturbances between five thousand (5000) square feet and one (1) acre of land:

- All construction activities located in the New York City Watershed located east of the Hudson River, see Appendix C Figure 1, that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

Within the municipal boundaries of NYC:

- Stand-alone road reconstruction, where the total soil disturbance from only that road construction, is less than one (1) acre of land.

The following *construction activities*:

- Installation of underground linear utilities; such as gas lines, fiber-optic cable, cable TV, electric, telephone, sewer mains, and water mains
- Environmental enhancement projects, such as wetland mitigation, *stormwater* retrofits, stream restoration, and resiliency projects that reconstruct shoreline areas to address sea level rise
- Pond construction
- Linear bike paths running through areas with vegetative cover, including bike paths surfaced with an *impervious cover*
- Cross-country ski trails, walking/hiking trails, and mountain biking trails, including a de minimis parking lot (maximum 10 spaces total, sized for passenger cars) with 35 feet minimum preservation of undisturbed area downgradient from the parking lot
- Dam rehabilitation (the structure of the dam itself)
- Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that are not part of residential, commercial, or institutional development;
- Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that include incidental shoulder or curb work along an existing highway to support construction of the sidewalk, bike path, or walking path.

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Appendix B

Table 1 (Continued)
CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT ONLY INCLUDES EROSION AND SEDIMENT CONTROLS

The following *construction activities*:

- Slope stabilization
- Slope flattening that changes the grade of the site, but does not significantly change the runoff characteristics
- Spoil areas that will be covered with vegetation
- Vegetated open space (i.e. recreational parks, lawns, meadows, fields, downhill ski trails) that do not *alter hydrology from pre- to post-development* conditions
- Athletic fields (natural grass) that do not include the construction or reconstruction of *impervious area* and do not *alter hydrology from pre- to post-development* conditions
- Demolition where vegetation will be established, and no *redevelopment activity* is planned[1]
- Installation or replacement of either an overhead electric transmission line or a ski lift tower that does not include the construction of permanent access roads or parking areas surfaced with *impervious cover*.
- Solar array field areas that have tables elevated off the ground, spaced one table width apart, do not *alter hydrology from pre- to post-development conditions*, and address water quality volume and runoff reduction volume by maintaining sheet flow on slopes less than 8%.
- Structural agricultural conservation practices as identified in Table II in the "Agricultural Best Management Practice Systems Catalogue" (dated June 2023) that do not include construction or reconstruction of *impervious area* and do not *alter hydrology from pre- to post-development* conditions.
- Temporary access roads, median crossovers, detour roads, lanes, or other temporary *impervious areas* that will be restored to pre-construction conditions once the *construction activity* is complete (in this context, "temporary" means the *impervious area* will be in place for two years or less)
- Other *construction activities* that do not include the construction or reconstruction of *impervious area*, and do not *alter hydrology from pre- to post-development* conditions, and are not listed in Table 2.

1. If the site is redeveloped in the future, a new eNOI must be submitted.

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Appendix B

Table 2
CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES (SMPS)

The following *construction activities*:

- Single-family home located in one of the watersheds listed in Appendix C or *directly discharging* to one of the 303(d) segments listed in Appendix D
- Single-family home that disturbs five (5) or more acres of land
- Single-family residential subdivisions located in one of the watersheds listed in Appendix C or *directly discharging* to one of the 303(d) segments listed in Appendix D
- Single-family residential subdivisions that involve soil disturbances of between one (1) and five (5) acres of land with greater than 25% *impervious cover* at total site build-out
- Single-family residential subdivisions that involve soil disturbances of between 20,000 square feet and one (1) acre of land within the municipal boundaries of NYC with greater than 25% *impervious cover* at total site build-out
- Single-family residential subdivisions that involve soil disturbances of five (5) or more acres of land, and single-family residential subdivisions that involve soil disturbances of less than five (5) acres that are part of a *common plan of development or sale* that will ultimately disturb five (5) or more acres of land
- Multi-family residential developments; includes duplexes, townhomes, condominiums, senior housing complexes, apartment complexes, and mobile home parks
- Creation of 5,000 square feet or more of *impervious area* in the municipal boundaries of NYC
- Airports
- Amusement parks
- Breweries, cideries, and wineries, including establishments constructed on agricultural land
- Campgrounds
- Cemeteries that include the construction or reconstruction of *impervious area* (>5% of disturbed area) or *alter the hydrology from pre- to post-development* conditions
- Commercial developments
- Churches and other places of worship
- Construction of a barn or other *agricultural building* (e.g. silo) that involves soil disturbance greater than five acres.
- Structural agricultural conservation practices as identified in Table II in the “Agricultural Best Management Practice Systems Catalogue” (dated June 2023) that involves soil disturbance greater than five acres and include the construction or reconstruction of *impervious area* or *alter hydrology from pre- to post-development* conditions.
- Facility buildings, including ski lodges, restroom buildings, pumphouses, ski lift terminals, and maintenance and groomer garages
- Institutional development; includes hospitals, prisons, schools and colleges
- Industrial facilities; includes industrial parks
- Landfills; including creation of landfills or capping landfills.
- Municipal facilities; includes highway garages, transfer stations, office buildings, POTWs, water treatment plants, and water storage tanks
- Golf courses
- Office complexes

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Appendix B

Table 2 (Continued)

CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES (SMPS)

The following *construction activities*:

- Permanent laydown yards and equipment storage lots
- Playgrounds that include the construction or reconstruction of *impervious area*
- Sports complexes
- Racetracks; includes racetracks with earthen (dirt) surfaces
- Road construction or reconstruction, outside the municipal boundaries of NYC
- Road construction within the municipal boundaries of NYC
- Stand-alone road reconstruction, within the municipal boundaries of NYC where the total soil disturbance from that road reconstruction involves soil disturbance of one (1) acre or more of land
- Parking lot construction or reconstruction (as with all Table 2 bullets, this includes parking lots constructed as part of the *construction activities* listed in Table 1, unless a Table 1 bullet specifies otherwise)
- Athletic fields (natural grass) that include the construction or reconstruction of *impervious area* (>5% of disturbed area) or *alter the hydrology from pre- to post-development* conditions
- Athletic fields with artificial turf
- Permanent access roads, parking areas, substations, compressor stations, and well drilling pads, surfaced with *impervious cover,* and constructed as part of an overhead electric transmission line, wind-power, cell tower, oil or gas well drilling, sewer or water main, ski lift, or other linear utility project
- Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that are part of a residential, commercial or institutional development
- Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that are part of highway construction or reconstruction
- Solar array field areas on slopes greater than 8% that cannot maintain sheet flow using management practices identified in the BB or the DM
- Solar array field areas on slopes less than 8% that will *alter the hydrology from pre- to post-development* conditions
- Solar array field areas with tables that are not elevated high enough to achieve *final stabilization* beneath the tables
- Traditional *impervious areas* associated with solar development (e.g. roads, buildings, transformers)
- Utility pads surfaced with *impervious cover*, including electric vehicle charging stations
- All other *construction activities* that include the construction or reconstruction of *impervious area* or *alter the hydrology from pre- to post-development* conditions, and are not listed in Table 1

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

APPENDIX C – Watersheds Requiring Enhanced Phosphorus Removal

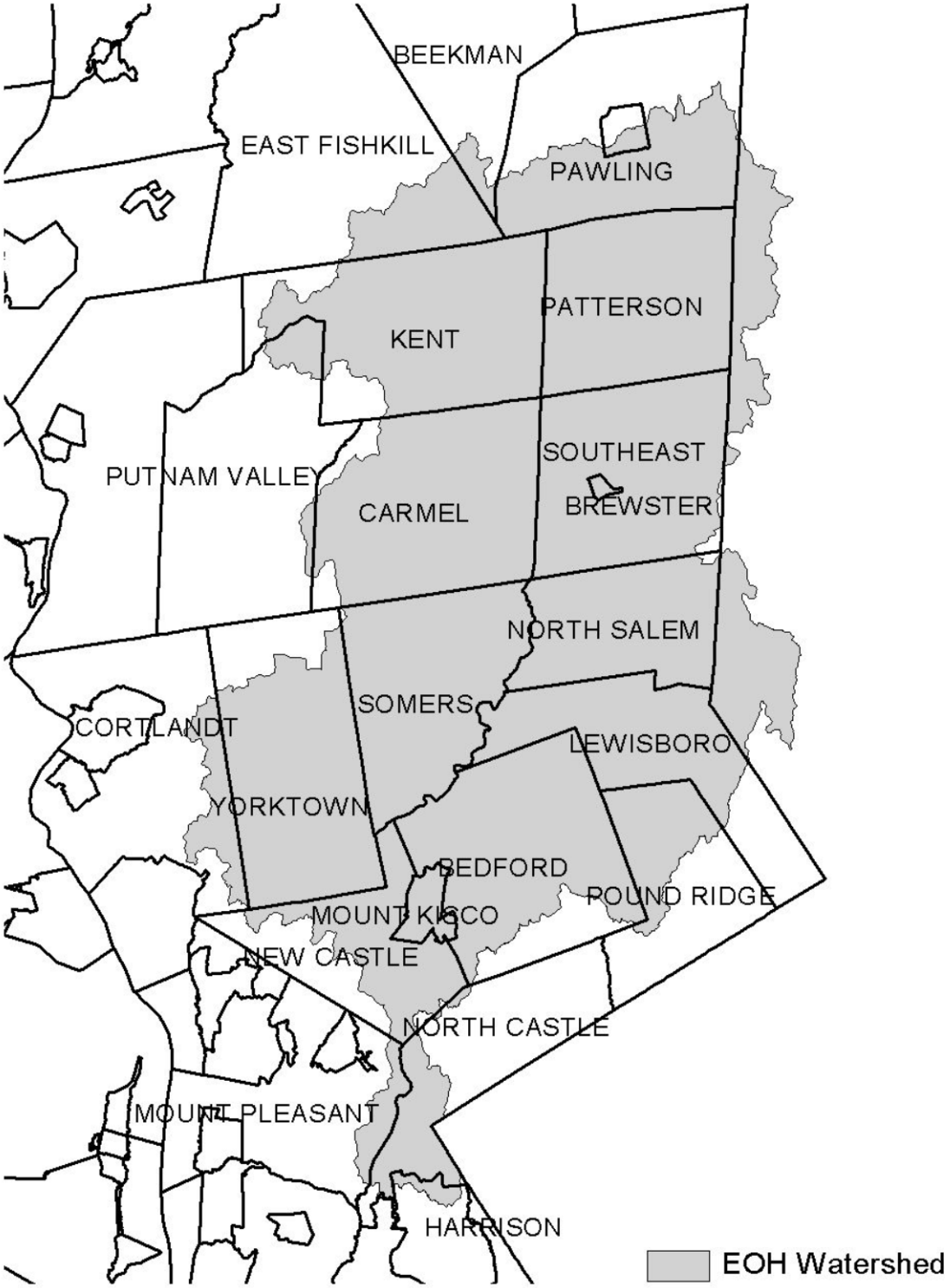
Watersheds where *owners or operators* of *construction activities* identified in Table 2 of Appendix B must prepare a *SWPPP* that includes SMPs designed in conformance with the Enhanced Phosphorus Removal Standards included in the DM technical standard.

- Entire New York City Watershed located east of the Hudson River – Figure 1
- Onondaga Lake Watershed – Figure 2
- Greenwood Lake Watershed – Figure 3
- Oscawana Lake Watershed – Figure 4
- Kinderhook Lake Watershed – Figure 5

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Appendix C

Figure 1 - New York City Watershed East of the Hudson



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Appendix C

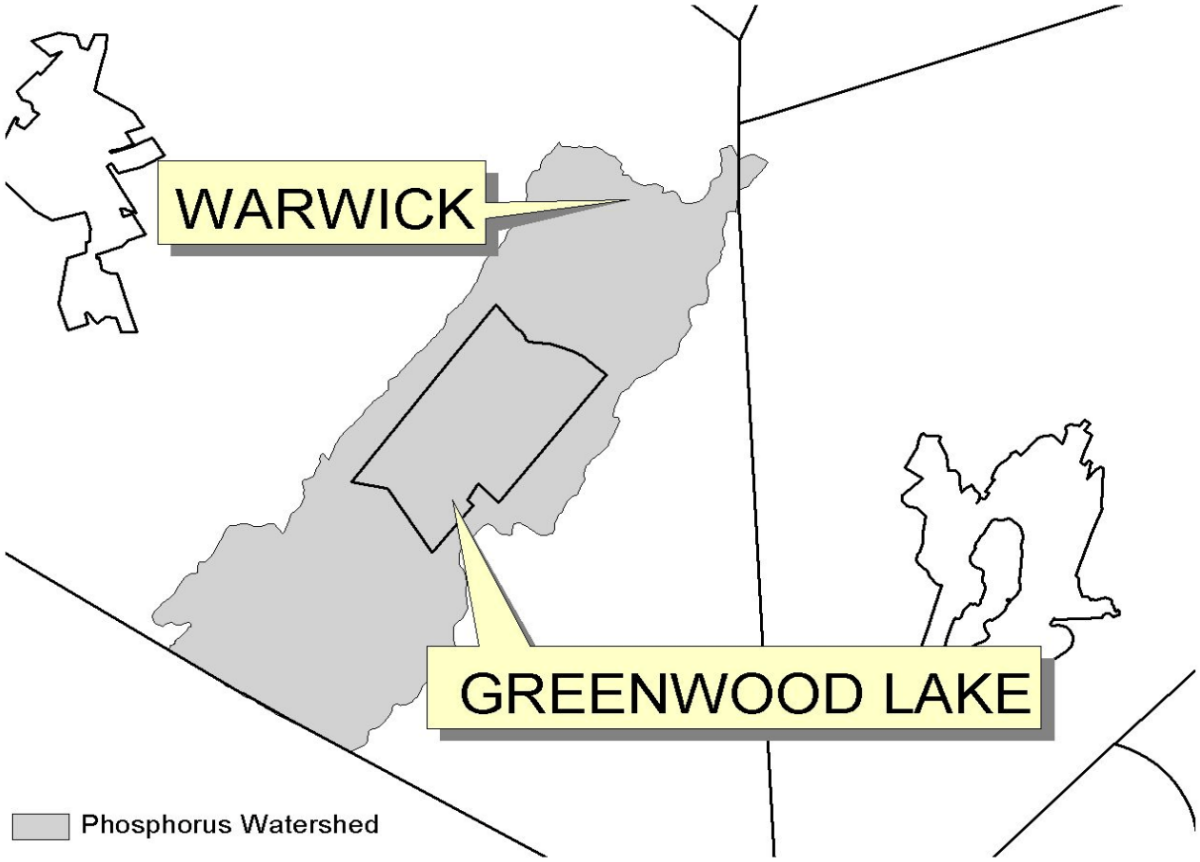
Figure 2 - Onondaga Lake Watershed



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Appendix C

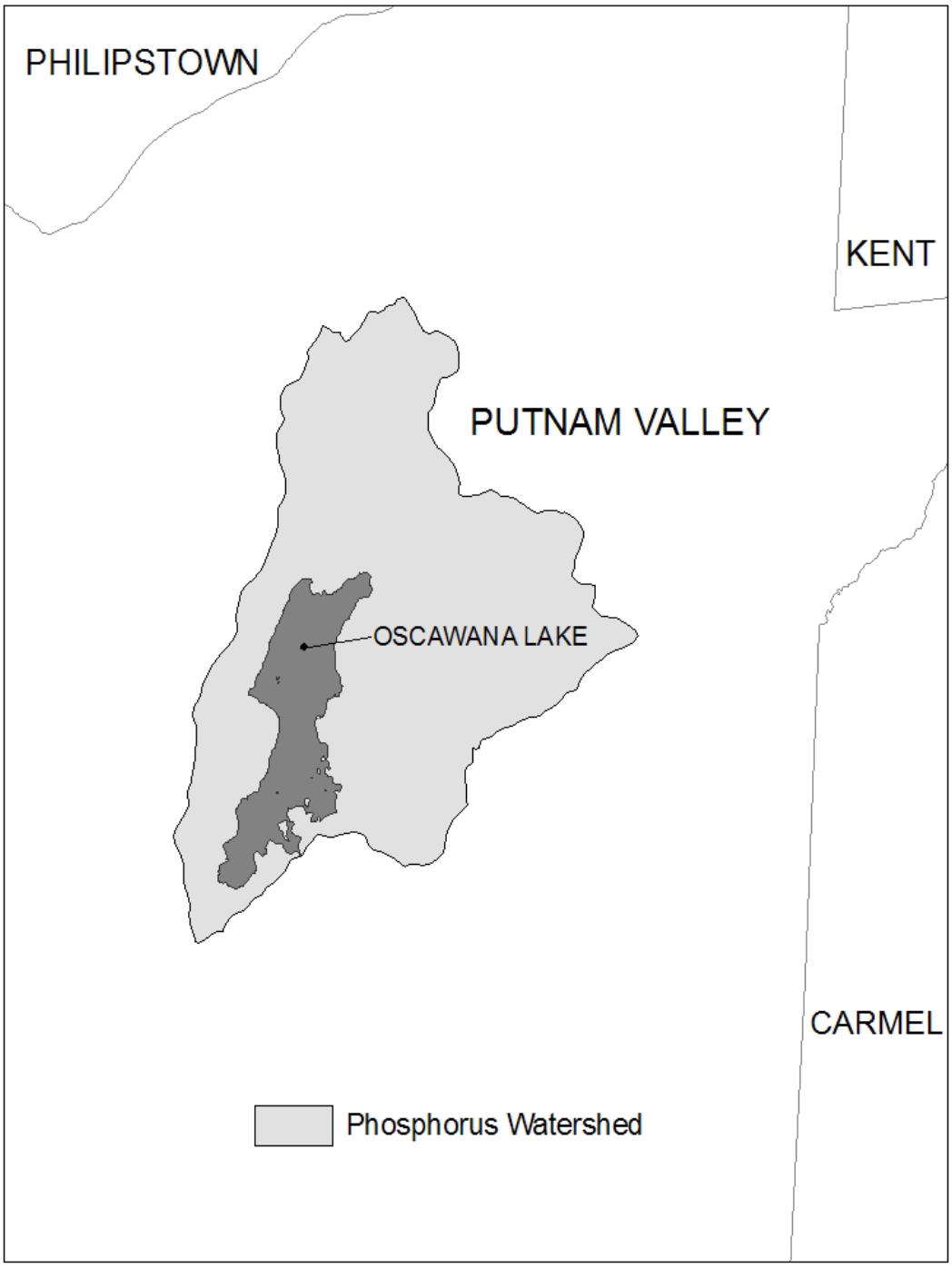
Figure 3 - Greenwood Lake Watershed



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Appendix C

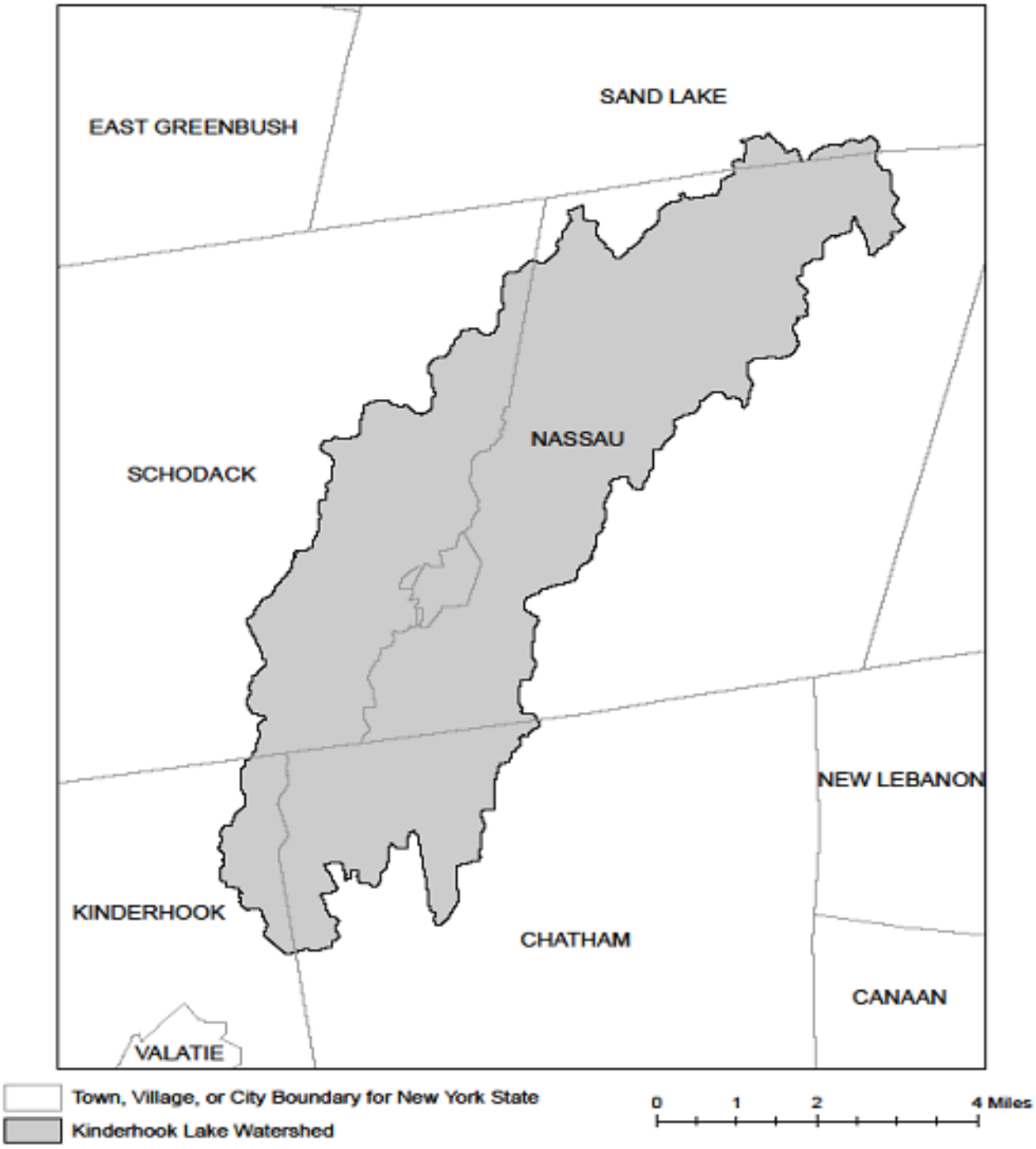
Figure 4 - Oscawana Lake Watershed



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Appendix C

Figure 5 - Kinderhook Lake Watershed



Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

APPENDIX D – Impaired Waterbodies (by Construction Related Pollutants)

List of waterbodies impaired by *pollutants* related to *construction activity*, including turbidity, silt/sediment, and nutrients (e.g. nitrogen, phosphorus). This list is a subset of "The Final New York State 2018 Section 303(d) List of Impaired Waters Requiring a TMDL" dated June 2020.

County	Waterbody	Pollutant
Albany	Ann Lee (Shakers) Pond, Stump Pond (1201-0096)	Phosphorus
Albany	Lawsons Lake (1301-0235)	Phosphorus
Allegany	Amity Lake, Saunders Pond (0403-0054)	Phosphorus
Allegany	Andover Pond (0403-0056)	Phosphorus
Bronx	Reservoir No.1/Lake Isle (1702-0075)	Phosphorus
Bronx	Van Cortlandt Lake (1702-0008)	Phosphorus
Broome	Blueberry, Laurel Lakes (1404-0033)	Phosphorus
Broome	Fly Pond, Deer Lake (1404-0038)	Phosphorus
Broome	Minor Tribs to Lower Susquehanna (0603-0044)	Phosphorus
Broome	Whitney Point Lake/Reservoir (0602-0004)	Phosphorus
Cattaraugus	Allegheny River/Reservoir (0201-0023)	Phosphorus
Cattaraugus	Beaver Lake/Alma Pond (0201-0073)	Phosphorus
Cattaraugus	Case Lake (0201-0020)	Phosphorus
Cattaraugus	Linlyco/Club Pond (0201-0035)	Phosphorus
Cayuga	Duck Lake (0704-0025)	Phosphorus
Cayuga	Owasco Inlet, Upper, and tribs (0706-0014)	Nutrients
Chautauqua	Chadakoin River and tribs (0202-0018)	Phosphorus
Chautauqua	Hulburt/Clymer Pond (0202-0079)	Phosphorus
Chautauqua	Middle Cassadaga Lake (0202-0002)	Phosphorus
Clinton	Great Chazy River, Lower, Main Stem (1002-0001)	Silt/Sediment
Columbia	Robinson Pond (1308-0003)	Phosphorus
Cortland	Dean Pond (0602-0077)	Phosphorus
Dutchess	Fallkill Creek (1301-0087)	Phosphorus
Dutchess	Hillside Lake (1304-0001)	Phosphorus
Dutchess	Wappingers Lake (1305-0001)	Phosphorus
Dutchess	Wappingers Lake (1305-0001)	Silt/Sediment
Erie	Beeman Creek and tribs (0102-0030)	Phosphorus
Erie	Delaware Park Pond (0101-0026)	Phosphorus
Erie	Ellicott Creek, Lower, and tribs (0102-0018)	Phosphorus
Erie	Ellicott Creek, Lower, and tribs (0102-0018)	Silt/Sediment
Erie	Green Lake (0101-0038)	Phosphorus
Erie	Little Sister Creek, Lower, and tribs (0104-0045)	Phosphorus
Erie	Murder Creek, Lower, and tribs (0102-0031)	Phosphorus

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Erie	Rush Creek and tribs (0104-0018)	Phosphorus
Erie	Scajaquada Creek, Lower, and tribs (0101-0023)	Phosphorus
Erie	Scajaquada Creek, Middle, and tribs (0101-0033)	Phosphorus
Erie	Scajaquada Creek, Upper, and tribs (0101-0034)	Phosphorus
Erie	South Branch Smoke Cr, Lower, and tribs (0101-0036)	Phosphorus
Erie	South Branch Smoke Cr, Lower, and tribs (0101-0036)	Silt/Sediment
Genesee	Bigelow Creek and tribs (0402-0016)	Phosphorus
Genesee	Black Creek, Middle, and minor tribs (0402 0028)	Phosphorus
Genesee	Black Creek, Upper, and minor tribs (0402-0048)	Phosphorus
Genesee	Bowen Brook and tribs (0102-0036)	Phosphorus
Genesee	LeRoy Reservoir (0402-0003)	Phosphorus
Genesee	Mill Pond (0402-0050)	Phosphorus
Genesee	Oak Orchard Cr, Upper, and tribs (0301-0014)	Phosphorus
Genesee	Oatka Creek, Middle, and minor tribs (0402-0031)	Phosphorus
Genessee	Tonawanda Cr, Middle, Main Stem (0102-0002)	Phosphorus
Greene	Schoharie Reservoir (1202-0012)	Silt/Sediment
Greene	Sleepy Hollow Lake (1301-0059)	Silt/Sediment
Herkimer	Steele Creek tribs (1201-0197)	Phosphorus
Herkimer	Steele Creek tribs (1201-0197)	Silt/Sediment
Kings	Hendrix Creek (1701-0006) 18	Nitrogen
Kings	Prospect Park Lake (1701-0196)	Phosphorus
Lewis	Mill Creek/South Branch, and tribs (0801-0200)	Nutrients
Livingston	Christie Creek and tribs (0402-0060)	Phosphorus
Livingston	Conesus Lake (0402-0004)	Phosphorus
Livingston	Mill Creek and minor tribs (0404-0011)	Silt/Sediment
Monroe	Black Creek, Lower, and minor tribs (0402-0033)	Phosphorus
Monroe	Buck Pond (0301-0017)	Phosphorus
Monroe	Cranberry Pond (0301-0016)	Phosphorus
Monroe	Durand, Eastman Lakes (0302-0037)	Phosphorus
Monroe	Lake Ontario Shoreline, Western (0301-0069) 9	Phosphorus
Monroe	Long Pond (0301-0015)	Phosphorus
Monroe	Mill Creek and tribs (0302-0025)	Phosphorus 2
Monroe	Mill Creek/Blue Pond Outlet and tribs (0402-0049)	Phosphorus
Monroe	Minor Tribs to Irondequoit Bay (0302-0038)	Phosphorus
Monroe	Rochester Embayment - East (0302-0002) [9]	Phosphorus
Monroe	Rochester Embayment - West (0301-0068) 9	Phosphorus
Monroe	Shipbuilders Creek and tribs (0302-0026)	Phosphorus 2
Monroe	Thomas Creek/White Brook and tribs (0302-0023)	Phosphorus

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Nassau	Bannister Creek/Bay (1701-0380)	Nitrogen
Nassau	Beaver Lake (1702-0152)	Phosphorus
Nassau	Browswere Bay (1701-0383)	Nitrogen
Nassau	Camaans Pond (1701-0052)	Phosphorus
Nassau	East Meadow Brook, Upper, and tribs (1701-0211)	Silt/Sediment
Nassau	East Rockaway Channel (1701-0381)	Nitrogen
Nassau	Glen Cove Creek, Lower, and tribs (1702-0146)	Silt/Sediment
Nassau	Grant Park Pond (1701-0054)	Phosphorus
Nassau	Hempstead Bay, Broad Channel (1701-0032)	Nitrogen
Nassau	Hempstead Lake (1701-0015)	Phosphorus
Nassau	Hewlett Bay (1701-0382)	Nitrogen
Nassau	Hog Island Channel (1701-0220)	Nitrogen
Nassau	Massapequa Creek, Upper, and tribs (1701-0174)	Phosphorus
Nassau	Milburn/Parsonage Creeks, Upp, and tribs (1701-0212)	Phosphorus
Nassau	Reynolds Channel, East (1701-0215) [12]	Nitrogen
Nassau	Reynolds Channel, West (1701-0216) 12	Nitrogen
Nassau	Tidal Tribs to Hempstead Bay (1701-0218)	Nitrogen
Nassau	Tribs (fresh) to East Bay (1701-0204)	Silt/Sediment
Nassau	Tribs (fresh) to East Bay (1701-0204)	Phosphorus
Nassau	Tribs to Smith Pond/Halls Pond (1701-0221)	Phosphorus
Nassau	Woodmere Channel (1701-0219)	Nitrogen
New York	Harlem Meer (1702-0103)	Phosphorus
New York	The Lake in Central Park (1702-0105)	Phosphorus
Niagara	Bergholtz Creek and tribs (0101-0004)	Phosphorus
Niagara	Hyde Park Lake (0101-0030)	Phosphorus
Niagara	Lake Ontario Shoreline, Western (0301-0053) 9	Phosphorus
Niagara	Lake Ontario Shoreline, Western (0301-0072) 9	Phosphorus
Oneida	Ballou, Nail Creeks (1201-0203)	Phosphorus
Onondaga	Ley Creek and tribs (0702-0001) 10	Nutrients (phosphorus)
Onondaga	Minor Tribs to Onondaga Lake (0702-0022) 10	Nutrients (phosphorus)
Onondaga	Minor Tribs to Onondaga Lake (0702-0022) 10	Nitrogen (NH3, NO2)
Onondaga	Onondaga Creek, Lower (0702-0023) 10	Nutrients (phosphorus)
Onondaga	Onondaga Creek, Lower, and tribs (0702-0023)	Turbidity
Onondaga	Onondaga Creek, Middle, and tribs (0702-0004)	Turbidity
Onondaga	Onondaga Creek, Upper, and tribs (0702-0024)	Turbidity
Ontario	Great Brook and minor tribs (0704-0034)	Phosphorus 2
Ontario	Great Brook and minor tribs (0704-0034)	Silt/Sediment

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Ontario	Hemlock Lake Outlet and minor tribs (0402-0013)	Phosphorus
Ontario	Honeoye Lake (0402-0032)	Phosphorus
Orange	Brown Pond Reservoir (1303-0013)	Phosphorus
Orange	Lake Washington (1303-0012)	Phosphorus
Orange	Minor Tribs to Middle Wallkill (1306-0061)	Phosphorus
Orange	Monhagen Brook and tribs (1306-0074)	Phosphorus
Orange	Orange Lake (1301-0008) [16]	Phosphorus
Orange	Quaker Creek and tribs (1306-0025)	Phosphorus
Orange	Wallkill River, Middle, Main Stem (1306-0038)	Phosphorus
Orange	Wallkill River, Upper, and Minor tribs (1306-0017)	Phosphorus
Orleans	Glenvwood Lake (0301-0041)	Phosphorus
Orleans	Lake Ontario Shoreline, Western (0301-0070) 9	Phosphorus
Orleans	Lake Ontario Shoreline, Western (0301-0071) 9	Phosphorus
Oswego	Lake Neatahwanta (0701-0018)	Nutrients (phosphorus)
Oswego	Pleasant Lake (0703-0047)	Phosphorus
Putnam	Lost Lake, Putnam Lake (1302-0053)	Phosphorus
Putnam	Minor Tribs to Croton Falls Reservoir (1302-0001)	Phosphorus
Queens	Bergen Basin (1701-0009) 18	Nitrogen
Queens	Jamaica Bay, Eastern, and tribs, Queens (1701-0005) 18	Nitrogen
Queens	Kissena Lake (1702-0258)	Phosphorus
Queens	Meadow Lake (1702-0030)	Phosphorus
Queens	Shellbank Basin (1701-0001) 18	Nitrogen
Queens	Willow Lake (1702-0031)	Phosphorus
Rensselaer	Nassau Lake (1310-0001)	Phosphorus
Rensselaer	Snyders Lake (1301-0043)	Phosphorus
Richmond	Grassmere Lake/Bradys Pond (1701-0357)	Phosphorus
Rockland	Congers Lake, Swartout Lake (1501-0019)	Phosphorus
Rockland	Rockland Lake (1501-0021)	Phosphorus
Saratoga	Ballston Lake (1101-0036)	Phosphorus
Saratoga	Dwaas Kill and tribs (1101-0007)	Phosphorus
Saratoga	Dwaas Kill and tribs (1101-0007)	Silt/Sediment
Saratoga	Lake Lonely (1101-0034)	Phosphorus
Saratoga	Round Lake (1101-0060)	Phosphorus
Saratoga	Tribs to Lake Lonely (1101-0001)	Phosphorus
Schenectady	Collins Lake (1201-0077)	Phosphorus
Schenectady	Duane Lake (1311-0006)	Phosphorus
Schenectady Lake	Mariaville Lake (1201-0113)	Phosphorus
Schuyler	Cayuta Lake (0603-0005)	Phosphorus

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Seneca	Reeder Creek and tribs (0705-0074)	Phosphorus
St.Lawrence	Black Lake Outlet, Black Lake (0906-0001)	Phosphorus
St.Lawrence	Fish Creek and minor tribs (0906-0026)	Phosphorus
Steuben	Smith Pond (0502-0012)	Phosphorus
Suffolk	Agawam Lake (1701-0117)	Phosphorus
Suffolk	Big/Little Fresh Ponds (1701-0125)	Phosphorus
Suffolk	Canaan Lake (1701-0018)	Phosphorus
Suffolk	Canaan Lake (1701-0018)	Silt/Sediment
Suffolk	Fresh Pond (1701-0241)	Phosphorus
Suffolk	Great South Bay, East (1701-0039)	Nitrogen
Suffolk	Great South Bay, Middle (1701-0040)	Nitrogen
Suffolk	Great South Bay, West (1701-0173)	Nitrogen
Suffolk	Lake Ronkonkoma (1701-0020)	Phosphorus
Suffolk	Mattituck/Marratooka Pond (1701-0129)	Phosphorus
Suffolk	Mill and Seven Ponds (1701-0113)	Phosphorus
Suffolk	Millers Pond (1702-0013)	Phosphorus
Suffolk	Moriches Bay, East (1701-0305)	Nitrogen
Suffolk	Moriches Bay, West (1701-0038)	Nitrogen
Suffolk	Quantuck Bay (1701-0042)	Nitrogen
Suffolk	Shinnecock Bay and Inlet (1701-0033)	Nitrogen
Suffolk	Tidal Tribs to West Moriches Bay (1701-0312)	Nitrogen
Sullivan	Bodine, Mongomery Lakes (1401-0091)	Phosphorus
Sullivan	Davies Lake (1402-0047)	Phosphorus
Sullivan	Evens Lake (1402-0004)	Phosphorus
Sullivan	Pleasure Lake (1402-0055)	Phosphorus
Sullivan	Swan Lake (1401-0063)	Phosphorus
Tompkins	Cayuga Lake, Southern End (0705-0040)	Phosphorus
Tompkins	Cayuga Lake, Southern End (0705-0040)	Silt/Sediment
Ulster	Ashokan Reservoir (1307-0004)	Silt/Sediment
Ulster	Esopus Creek, Lower, Main Stem (1307-0010) [17]	Turbidity
Ulster	Esopus Creek, Middle, Main Stem (1307-0003) 17	Turbidity
Ulster	Esopus Creek, Upper, and minor tribs (1307-0007)[3]	Silt/Sediment
Ulster	Wallkill River, Lower, Main Stem (1306-0027)	Phosphorus
Warren	Hague Brook and tribs (1006-0006)	Silt/Sediment
Warren	Huddle/Finkle Brooks and tribs (1006-0003)	Silt/Sediment
Warren	Indian Brook and tribs (1006-0002)	Silt/Sediment
Warren	Lake George (1006-0016) and tribs	Silt/Sediment
Warren	Tribs to Lake George, East Shore (1006-0020)	Silt/Sediment
Warren	Tribs to Lake George, Lk.George Village (1006-0008)	Silt/Sediment

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Washington	Wood Cr/Champlain Canal and tribs (1005-0036)	Phosphorus
Westchester	Lake Katonah (1302-0136)	Phosphorus
Westchester	Lake Lincolndale (1302-0089)	Phosphorus
Westchester	Lake Meahagh (1301-0053)	Phosphorus
Westchester	Lake Mohegan (1301-0149)	Phosphorus
Westchester	Lake Shenorock (1302-0083)	Phosphorus
Westchester	Mamaroneck River, Lower (1702-0071)	Silt/Sediment
Westchester	Mamaroneck River, Upp, & minor tribs (1702-0123)	Silt/Sediment
Westchester	Saw Mill River (1301-0007)	Phosphorus
Westchester	Saw Mill River, Middle, and tribs (1301-0100)	Phosphorus
Westchester	Sheldrake River (1702-0069)	Phosphorus
Westchester	Sheldrake River (1702-0069)	Silt/Sedimnt
Westchester	Silver Lake (1702-0040)	Phosphorus
Westchester	Teatown Lake (1302-0150)	Phosphorus
Westchester	Truesdale Lake (1302-0054)	Phosphorus
Westchester	Wallace Pond (1301-0140)	Phosphorus

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APPENDIX E – List of NYSDEC Regional Offices

Region	Covering the following counties:	DIVISION OF ENVIRONMENTAL PERMITS (DEP) Permit Administrators	DIVISION OF WATER (DOW) Water (SPDES) Program
1	Nassau and Suffolk	50 Circle Road Stony Brook, NY 11790 Tel. (631) 444-0365	50 Circle Road Stony Brook, NY 11790-3409 Tel. (631) 444-0405
2	Bronx, Kings, New York, Queens and Richmond	1 Hunters Point Plaza, 47-40 21st St. Long Island City, NY 11101-5407 Tel. (718) 482-4997	1 Hunters Point Plaza, 47-40 21st St. Long Island City, NY 11101-5407 Tel. (718) 482-4933
3	Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster and Westchester	21 South Putt Corners Road New Paltz, NY 12561-1696 Tel. (845) 256-3059	220 White Plains Road, Suite 110 Tel. (914) 428 - 2505
4	Albany, Columbia, Delaware, Greene, Montgomery, Otsego, Rensselaer, Schenectady and Schoharie	1130 North Westcott Road Schenectady, NY 12306-2014 Tel. (518) 357-2069	1130 North Westcott Road Schenectady, NY 12306-2014 Tel. (518) 357-2045
5	Clinton, Essex, Franklin, Fulton, Hamilton, Saratoga, Warren and Washington	1115 State Route 86, Po Box 296 Ray Brook, NY 12977-0296 Tel. (518) 897-1234	232 Golf Course Road Warrensburg, NY 12885-1172 Tel. (518) 623-1200
6	HERKIMER, JEFFERSON, LEWIS, ONEIDA AND ST. LAWRENCE	STATE OFFICE BUILDING 317 WASHINGTON STREET WATERTOWN, NY 13601-3787 TEL. (315) 785-2245	STATE OFFICE BUILDING 207 GENESEE STREET UTICA, NY 13501-2885 TEL. (315) 793-2554
7	BROOME, CAYUGA, CHENANGO, CORTLAND, MADISON, ONONDAGA, OSWEGO, TIOGA AND TOMPKINS	5786 WIDEWATERS PARKWAY SYRACUSE, NY 13214-1867 TEL. (315) 426-7438	5786 WIDEWATERS PARKWAY SYRACUSE, NY 13214-1867 TEL. (315) 426-7500
8	CHEMUNG, GENESEE, LIVINGSTON, MONROE, ONTARIO, ORLEANS, SCHUYLER, SENECA, STEUBEN, WAYNE AND YATES	6274 EAST AVON-LIMA ROADAVON, NY 14414-9519 TEL. (585) 226-2466	6274 EAST AVON-LIMA RD. AVON, NY 14414-9519 TEL. (585) 226-2466
9	ALLEGANY, CATTARAUGUS, CHAUTAUQUA, ERIE, NIAGARA AND WYOMING	700 DELAWARE AVENUE BUFFALO, NY 14209-2999 TEL. (716) 851-7165	700 DELAWARE AVENUE BUFFALO, NY 14209-2999 TEL. (716) 851-7070

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Appendix E

Forms

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

NEW YORK STATE | Department of Environmental Conservation

Owner/Operator Certification Form

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b. or Part I.F.2. and 3., the completed form must be attached to the eNOI or the Request to Continue Coverage, and submitted to NYSDEC electronically.

Project/Site Name: Townhouses at Muir Woods

eNOI Submission ID: HQM-09W7-P6M3R

eNOI Submitted by: ☐ **Owner/Operator** ☑ **SWPPP Preparer** ☐ **Other**

Certification Statement - Owner/Operator

I hereby certify that I read, and will comply with, the GP-0-25-001 permit requirements. I understand that authorization to discharge under the permit for the project/site named above is dependent on receipt of a Letter of Authorization (LOA) or a Letter of Continued Coverage (LOCC) from the New York State Department of Environmental Conservation (NYSDEC) in accordance with CGP Part I.D.3.b. or Part I.F.4. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Owner/Operator First Name MI Owner/Operator Last Name

Signature

03/13/2026

Date

Revised: January 2025

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

STORM WATER POLLUTION PREVENTION PLAN
CONTRACTOR'S CERTIFICATION STATEMENT

Townhouses at Muir Woods

CONTRACTOR'S CERTIFICATION:

"I certify under penalty of law that I understand and agree to comply with the terms and conditions of the SWPPP for the construction site identified in such SWPPP as a condition of authorization to discharge storm water. I also understand that the operator must comply with the terms and conditions of the New York State Pollutant Discharge Elimination System (SPDES) general permit for storm water discharges from construction activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards."

Note: The contractor shall have at least one NYSDEC trained individual onsite at all times when earthwork and other SWPPP associated work is being performed from each contractor(s) and subcontractor(s). Each contractor(s) and subcontractor(s) shall provide copies of these individuals' certifications to the Town of Amherst.

Name: _____
(Print)

Signature: _____

Title: _____

Company Name: _____

Address: _____

Telephone Number: _____

Date: _____

Scope of Services: _____

Trained Individual(s) Responsible for Implementation: _____

This form must be signed by a responsible corporate officer or other party meeting the "Signatory Requirements" of the NYSDEC SPDES General Permit

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

NEW YORK STATE | Department of Environmental Conservation

SWPPP Preparer Certification Form

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

Project/Site Name:	Townhouses at Muir Woods
eNOI Submission ID:	HQM-09W7-P6M3R
Owner/Operator Name:	770 JJAP LLC

Certification Statement – SWPPP Preparer

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) has been prepared in accordance with the requirements of GP-0-25-001. I certify under penalty of law that the SWPPP and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Chris		Wood
SWPPP Preparer First Name	MI	SWPPP Preparer Last Name



Signature

03/12/2026

Date

Revised: January 2025

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Appendix F

NYSDEC Notice of Termination (NOT)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

New York State Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505
(NOTE: Submit completed form to address above)

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity

Please indicate your permit identification number: NYR ___ ___ ___ ___ ___ ___

I. Owner or Operator Information

1. Owner/Operator Name:

2. Street Address:

3. City/State/Zip:

4. Contact Person: | 4a.Telephone:

4b. Contact Person E-Mail:

II. Project Site Information

5. Project/Site Name:

6. Street Address:

7. City/Zip:

8. County:

III. Reason for Termination

9a. □ All disturbed areas have achieved final stabilization in accordance with the general permit and SWPPP. ***Date final stabilization completed** (month/year): _____

9b. □ Permit coverage has been transferred to new owner/operator. Indicate new owner/operator's permit identification number: NYR ___ ___ ___ ___ ___ ___
(Note: Permit coverage can not be terminated by owner identified in I.1. above until new owner/operator obtains coverage under the general permit)

9c. □ Other (Explain on Page 2)

IV. Final Site Information:

10a. Did this construction activity require the development of a SWPPP that includes post-construction stormwater management practices? □ yes □ no (If no, go to question 10f.)

10b. Have all post-construction stormwater management practices included in the final SWPPP been constructed? □ yes □ no (If no, explain on Page 2)

10c. Identify the entity responsible for long-term operation and maintenance of practice(s)?

_____

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

10d. Has the entity responsible for long-term operation and maintenance been given a copy of the operation and maintenance plan required by the general permit? □ yes □ no

10e. Indicate the method used to ensure long-term operation and maintenance of the post-construction stormwater management practice(s):

□ Post-construction stormwater management practice(s) and any right-of-way(s) needed to maintain practice(s) have been deeded to the municipality.

□ Executed maintenance agreement is in place with the municipality that will maintain the post-construction stormwater management practice(s).

□ For post-construction stormwater management practices that are privately owned, a mechanism is in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the owner or operator's deed of record.

□ For post-construction stormwater management practices that are owned by a public or private institution (e.g. school, university or hospital), government agency or authority, or public utility; policy and procedures are in place that ensures operation and maintenance of the practice(s) in accordance with the operation and maintenance plan.

10f. Provide the total area of impervious surface (i.e. roof, pavement, concrete, gravel, etc.) constructed within the disturbance area? _____ (acres)

11. Is this project subject to the requirements of a regulated, traditional land use control MS4? □ yes □ no

(If Yes, complete section VI - "MS4 Acceptance" statement

V. Additional Information/Explanation:

(Use this section to answer questions 9c. and 10b., if applicable)

VI. MS4 Acceptance - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative (Note: Not required when 9b. is checked -transfer of coverage)

I have determined that it is acceptable for the owner or operator of the construction project identified in question 5 to submit the Notice of Termination at this time.

Printed Name:

Title/Position:

Signature:	Date:

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

VII. Qualified Inspector Certification - Final Stabilization:

I hereby certify that all disturbed areas have achieved final stabilization as defined in the current version of the general permit, and that all temporary, structural erosion and sediment control measures have been removed. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

VIII. Qualified Inspector Certification - Post-construction Stormwater Management Practice(s):

I hereby certify that all post-construction stormwater management practices have been constructed in conformance with the SWPPP. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

IX. Owner or Operator Certification

I hereby certify that this document was prepared by me or under my direction or supervision. My determination, based upon my inquiry of the person(s) who managed the construction activity, or those persons directly responsible for gathering the information, is that the information provided in this document is true, accurate and complete. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

(NYS DEC Notice of Termination - January 2015)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Appendix G

Construction Documents

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

AGENCIES

ENGINEERING DEPARTMENT
NAME/TITLE: JEFFERY BURROUGHS, P.E. – TOWN ENGINEER
COMPANY/DEPT: TOWN OF AMHERST ENGINEERING DEPARTMENT
ADDRESS: 1100 NORTH FOREST ROAD
WILLIAMSVILLE, NEW YORK 14221
TELEPHONE 716–631–7154

PLANNING & ZONING DEPARTMENT
NAME/TITLE: DANIEL HOWARD – PLANNING DIRECTOR
COMPANY/DEPT: TOWN OF AMHERST PLANNING DEPARTMENT
ADDRESS: 5583 MAIN STREET
WILLIAMSVILLE, NEW YORK 14221
TELEPHONE 716–631–7051

BUILDING DEPT.
NAME/TITLE: BERKE, MARK S. – COMMISSIONER OF BUILDING
COMPANY/DEPT.: TOWN OF AMHERST BUILDING DEPT.
ADDRESS: 5583 MAIN ST.
AMHERST, NEW YORK 14221
TELEPHONE 716–631–7080

ECDOH
NAME/TITLE:
COMPANY/DEPT:. ERIE COUNTY DEPARTMENT OF HEALTH
ADDRESS: 503 KENSINGTON AVE
BUFFALO, NEW YORK 14214
TELEPHONE 716–961–6854

NYSDEC
NAME/TITLE:
COMPANY/DEPT: NEW YORK STATE DEPT. OF ENVIRONMENTAL CONSERVATION
ADDRESS: 700 DELAWARE AVE.
BUFFALO, NEW YORK 14209
TELEPHONE 716–851–7070

UTILITIES

NATURAL GAS
COMPANY/DEPT:. NATIONAL FUEL GAS CORP.
ADDRESS: 6363 MAIN STREET
WILLIAMSVILLE, NEW YORK 14221
TELEPHONE 716–857–7000

TELEPHONE COMPANY
COMPANY/DEPT:
ADDRESS: VERIZON
65 FRANKLIN STREET
BUFFALO, NEW YORK 14203
TELEPHONE 716–840–8748

CABLE COMPANY
COMPANY/DEPT: TIME WARNER
ADDRESS: 789 CHURCH ROAD
WEST SENECA, NEW YORK
TELEPHONE 716–558–8615

ELECTRIC COMPANY
COMPANY/DEPT: NATIONAL GRID
ADDRESS: 144 KENSINGTON AVENUE
BUFFALO, NEW YORK 14214
TELEPHONE 716–236–2738

WATER
COMPANY/DEPT:. ERIE COUNTY WATER AUTHORITY
ADDRESS: 3030 UNION ROAD
CHEEKTOWAGA, NEW YORK 14227
TELEPHONE 716–684–1510

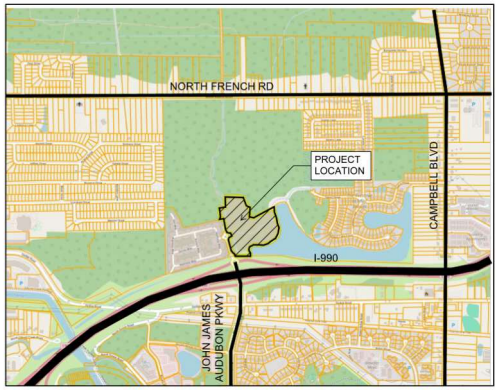
DIG SAFELY NEW YORK
TELEPHONE 1–800–962–7962

DESIGN CONSULTANTS

PROJECT SURVEYOR
NAME/TITLE:
COMPANY/DEPT:. GPI ENGINEERING, LANDSCAPE, ARCHITECTURE & SURVEYING, LLP
ADDRESS: 4950 GENESEE STREET, SUITE 100
BUFFALO, NEW YORK 14225
TELEPHONE 716–633–4844

OWNER/DEVELOPER

NAME: 770 JJAP LLC
ADDRESS 50 FOUNTAIN PLAZE, SUITE 500
BUFFALO NY, 14202
CONTACT: ERIK WAGNER
TELEPHONE (716) 631-8000



LOCATION MAP
NOT TO SCALE

CARMINAWOOD DESIGN

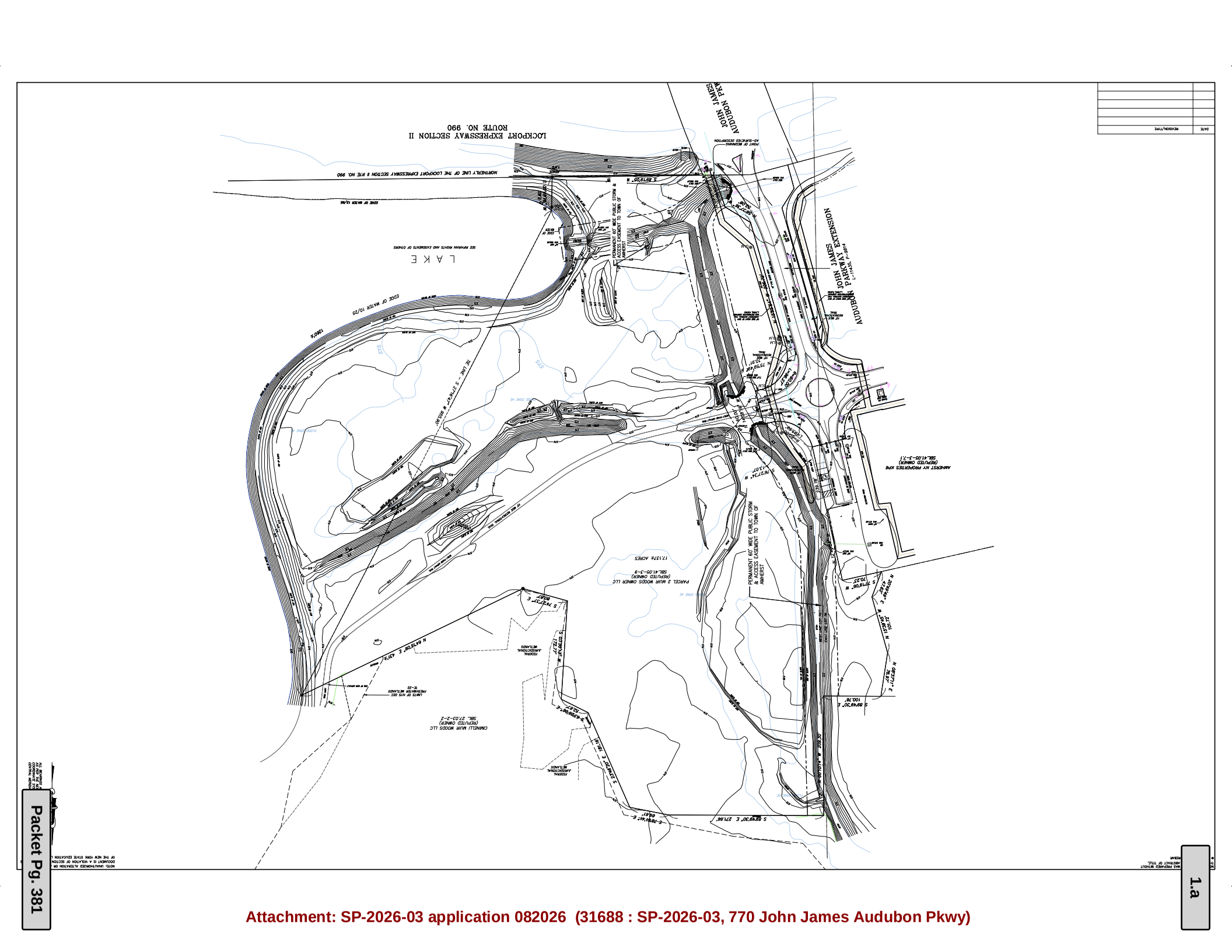
March 2026
Rev. July 2026

DRAWING NO.	DRAWING TITLE
–	COVER SHEET
–	LAND SURVEY (PREPARED BY GPI ENGINEERING)
C–001	EROSION CONTROL PLAN
C–002	EROSION CONTROL DETAILS
C–100	SITE PLAN
C–101	ENLARGED SITE PLAN
C–102	ENLARGED SITE PLAN
C–103	ENLARGED SITE PLAN
C–104	PARCEL PLAN
C–105	SITE DETAILS
C–200	GRADING PLAN
C–201	ENLARGED GRADING PLAN
C–202	ENLARGED GRADING PLAN
C–203	ENLARGED GRADING PLAN
C–300	DRAINAGE PLAN
C–301	ENLARGED DRAINAGE PLAN
C–302	ENLARGED DRAINAGE PLAN
C–303	ENLARGED DRAINAGE PLAN
C–304	BIO–RETENTION 1 PLAN & DETAIL
C–305	BIO–RETENTION 2 PLAN & DETAIL
C–306	BIO–RETENTION 3 PLAN & DETAIL
C–307	BIO–RETENTION 4 PLAN & DETAIL
C–308	BIO–RETENTION 5 PLAN & DETAIL
C–309	STORM DRAINAGE DETAILS
C–400	UTILITY PLAN
C–401	ENLARGED UTILITY PLAN
C–402	ENLARGED UTILITY PLAN
C–403	ENLARGED UTILITY PLAN
C–404	SANITARY SEWER DETAILS
C–405	SANITARY SEWER DETAILS
C–406	WATER DETAILS
C–407	WATER DETAILS
C–408	UTILITY NOTES
L–100	OVERALL LANDSCAPE PLAN
L–101	ENLARGED LANDSCAPE PLAN
L–102	ENLARGED LANDSCAPE PLAN
L–103	ENLARGED LANDSCAPE PLAN
L–104	LANDSCAPE DETAILS PLANT SCHEDULE
LP–100	OVERALL LIGHTING PLAN
LP–101	ENLARGED LIGHTING PLAN
LP–102	ENLARGED LIGHTING PLAN
LP–103	ENLARGED LIGHTING PLAN
LP–104	LIGHTING DETAILS
FT–100	FIRE TRUCK TURNING PLAN

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

Townhomes at Muir Woods
770 John James Audubon Parkway
Amherst, New York


JOHN JAMES AUDUBON PKWY
AUDUBON PARKWAY
JOHN JAMES AUDUBON PARKWAY EXTENSION
LOCKPORT EXPRESSWAY SECTION II
ROUTE NO. 990
NORTHERLY LINE OF THE LOCKPORT EXPRESSWAY SECTION II R/E NO. 990
EDGE OF WATER 10/25
L A K E
SEE MAPMAN ROUTS AND EASEMENTS OF OTHERS
PERMANENT 60' WIDE PUBLIC STORM & ACCESS EASEMENT TO TOWN OF AMHERST
PERMANENT 60' WIDE PUBLIC STORM & ACCESS EASEMENT TO TOWN OF AMHERST
PARCEL 2 MJAR WOODS OWNER LLC
(REPUTED OWNER)
SBL 41.08-2-9
17.137± ACRES
AMHERST NY PROPERTIES KP6
(REPUTED OWNER)
SBL 41.08-2-7.1
CHANELLI MJAR WOODS LLC
(REPUTED OWNER)
SBL 27.03-2-2
LIMITS OF NYS DEC FRESHWATER WETLANDS
RE-23
FEDERAL JURISDICTIONAL WETLANDS
S 89°49'30" E 100.76'
S 89°49'30" E 271.66'
S 77°19'56" W 70.57'
N 15°40'30" E 100.00'
N 89°37'11" E 76.67'
S 77°19'56" W 70.57'
S 89°49'30" E 271.66'
N 64°19'06" E 437.9'
S 77°19'56" W 70.57'
S 89°49'30" E 100.76'
S 77°19'56" W 70.57'
N 15°40'30" E 100.00'
N 89°37'11" E 76.67'
S 89°19'05" W
S 77°19'56" W 70.57'
S 89°49'30" E 271.66

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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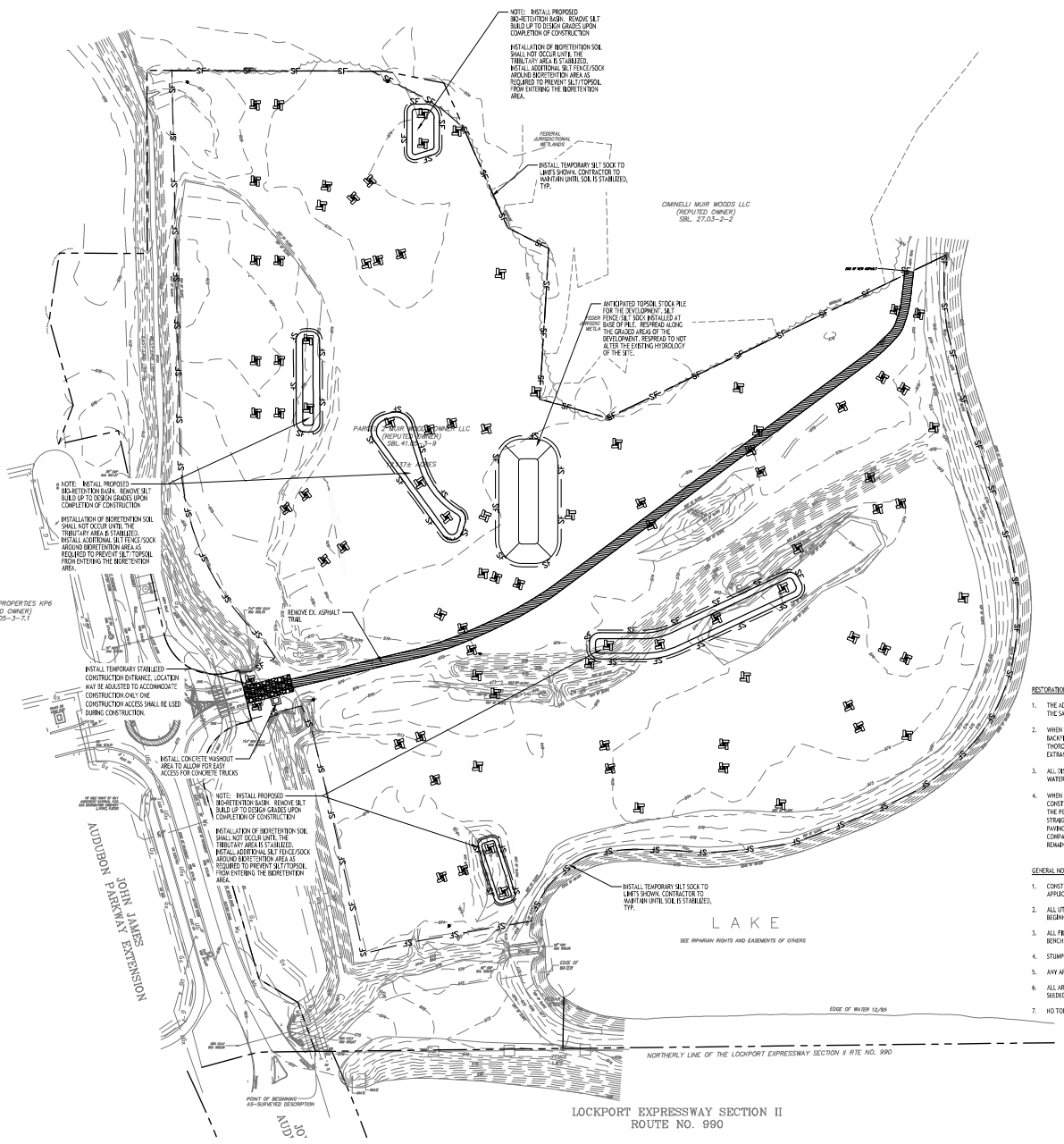

DEMOLITION & EROSION CONTROL PLAN

SCALE: 1"=60

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR IT'S ACCURACY.

60 0 60 120Ft.

SEQUENCE OF MAJOR ACTIVITIES

THE CONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING THE FOLLOWING EROSION CONTROL AND STORM WATER MANAGEMENT CONTROL MEASURES. THE CONTRACTOR MAY DESIGNATE THESE TASKS TO CERTAIN SUBCONTRACTORS AS HE SEES FIT, BUT THE ULTIMATE RESPONSIBILITY FOR IMPLEMENTING THESE CONTROLS AND ENSURING THEIR PROPER FUNCTIONING REMAINS WITH THE CONTRACTOR. THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

A. INSTALL STABILIZED CONSTRUCTION ENTRANCE

B. INSTALL PERIMETER SILT FENCES/SILT SOCK IN THE LOCATIONS SHOWN ON THE DEMOLITION AND EROSION CONTROL PLAN SHEET.

C. CLEAR & GRUB SITE.

D. INSTALLATION OF BIO-RETENTION BASINS.

E. COMMENCE SITE GRADING.

F. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED AND MATERED.

G. CONSTRUCTION OF BUILDINGS.

H. INSTALLATION OF PROPOSED UTILITIES.

I. FINALIZE PAVEMENT SUBGRADE PREPARATION.

J. CONSTRUCT ALL CURB, DRAINAGE INLETS, STORM SEWER PIPES AND STORM SEWER MANHOLES, AS SHOWN ON PLANS. INSTALL TEMPORARY INLET PROTECTION AT THE LOCATION OF ALL INLETS.

K. DUST CONTROL.

L. REMOVE INLET PROTECTION AROUND INLETS AND MANHOLES NO MORE THAN 48 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.

M. INSTALL BASE MATERIAL AS REQUIRED FOR PAVEMENT.

N. CARRY OUT FINAL GRADING AND SEEDING AND PLANTINGS.

O. CLEAN STORM SYSTEM FOLLOWING CONSTRUCTION, CLEAN UNDERGROUND DETENTION BASIN AS PER MANUFACTURER RECOMMENDATIONS.

P. REMOVE SILT FENCE/SILT SOCK ONLY AFTER ALL PAVING IS COMPLETE AND EXPOSED SURFACES ARE STABILIZED.

Q. REMOVE TEMPORARY CONSTRUCTION EXITS ONLY PRIOR TO PAVEMENT CONSTRUCTION IN THESE AREAS.

EROSION CONTROL NOTES

THE FOLLOWING EROSION CONTROL PROCEDURES SHALL BE ADHERED TO BY THE CONTRACTOR:

1. INSTALL TEMPORARY SILT SOCK BARRIERS AS DIRECTED BY THE OWNER AND AT ALL EXISTING STORMWATER CATCH BASINS WITHIN THE WORK AREA TO PREVENT SEDIMENT MIGRATION. ALL SILT SOCK BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS.
2. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR RE-USE AS DIRECTED BY THE OWNER. ALL LOCAL ORDINANCES REGARDING THE SALE OF TOPSOIL MUST BE FOLLOWED. TOPSOIL MAY NOT BE REMOVED WITHOUT A PERMIT.
3. ALL SILT SOCK BARRIERS SHALL BE REPLACED WHEREVER THEY BECOME CLOGGED OR INOPERABLE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS.
5. THE CONTRACTOR MUST CONTROL DUST DURING CONSTRUCTION. DURING EARTHWORK OPERATIONS, WATER-SPREADING EQUIPMENT SHALL BE PROVIDED BY THE CONTRACTOR, AND SPREAD WATER AS NECESSARY AND AS DIRECTED BY THE OWNER IN ORDER TO CONTROL DUST.
6. DIRT OR DEBRIS LEFT ON LOCAL PUBLIC ROADS AS A RESULT OF THIS CONSTRUCTION PROJECT SHALL BE REMOVED AND ROAD SURFACES CLEANED BY THE CONTRACTOR ON A DAILY BASIS.
7. ALL DISTURBED AREAS (EXCEPT AREAS TO BE PAVED OR BUILT UPON) SHALL BE TOPSOILED TO A MINIMUM 4" DEPTH AND SEEDED IMMEDIATELY AFTER FINE GRADING TAKES PLACE AND AS SOON AS PHYSICALLY POSSIBLE.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF DOWNSTREAM STORM SEWERS, DITCHES, AND CULVERTS. SILT BUILDUP FOUND TO BE A RESULT OF THIS SITE CONSTRUCTION WORK SHALL BE REMOVED FROM DOWNSTREAM CULVERTS BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE TOWN/CITY.
9. ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES AND MATERIALS SHALL BE IN PLACE PRIOR TO BEGINNING EARTHWORK OPERATIONS AND SHALL BE MAINTAINED UNTIL THE NEW SLOPES ARE STABILIZED WITH SEEDING AND/OR SLOPE PROTECTION, AS DIRECTED BY THE ENGINEER.
10. INSTALL TEMPORARY SILT SOCK AROUND THE BASE OF STOCKPILES. STOCKPILES NOT BEING ACTIVELY USED FOR MORE THAN SEVEN (7) DAYS SHALL BE STABILIZED.
11. THE PROFESSIONAL CERTIFYING COMPLIANCE TO NYSDEC PHASE II STORMWATER REGULATION REQUIREMENTS MUST INSPECT AT A MINIMUM WEEKLY, AND WHEN DISTURBING MORE THAN 5 ACRES TWICE A WEEK, AND SHALL PROVIDE THESE INSPECTION REPORT WITH A WRITTEN CERTIFICATION OF CONSTRUCTION COMPLIANCE TO THE TOWN OF AMHERST BIWEEKLY.
12. THE ENGINEER OF RECORD FOR THE PROJECT CERTIFIES THAT THESE DESIGN PLANS MEET THE REQUIREMENTS AND ARE IN COMPLIANCE WITH THE NEW YORK STORMWATER MANAGEMENT DESIGN MANUAL AND NYSDEC PHASE II STORMWATER REGULATION REQUIREMENTS.

RESTORATION NOTES

1. THE ADJACENT AREAS DISTURBED OR DAMAGED DURING CONSTRUCTION MUST BE RESTORED IN KIND TO THE SATISFACTION OF THE OWNER.
2. WHEN RESTORING LAWN AREAS ADJACENT TO NEW CONSTRUCTION, ON-SITE MATERIAL MAY BE USED TO BACKFILL THE AREA WITHIN SIX INCHES OF THE FINISHED SURFACE. ON-SITE MATERIAL SHALL BE THOROUGHLY COMPACTED & FREE OF GRASS CLUMPS, TREE ROOTS PIECES OF ASPHALT & OTHER EXTRANEOUS MATERIALS, & STONES LARGER THAN 1 INCH IN SIZE.
3. ALL DISTURBED UN-SURFACED AREAS SHALL RECEIVE FOUR INCHES OF TOPSOIL, SEED & MULCH & SHALL BE WATERED UNTIL A HEALTHY STRAND OF GRASS IS OBTAINED.
4. WHEN ADJACENT ASPHALT, CONCRETE OR PAVING STONE AREAS ARE DISTURBED AS PART OF THE CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO REPLACE THE DAMAGED OR EXCAVATED AREA. THE PERIMETER OF THE DISTURBED AREA SHALL BE SAW CUT FULL DEPTH, SO THAT ALL LINES ARE STRAIGHT & TRUE. PAVING STONES SHALL BE REPLACED IN WHOLE UNITS ONLY, & ALL REPLACEMENT PAVING STONES ARE TO MATCH THE EXISTING ONES IN SIZE, SHAPE & COLOR. ASPHALT SHALL BE COMPACTED TO A SMOOTH FINISH & SHALL BE FLUSH WITH THE EXISTING ADJACENT AREA THAT IS TO REMAIN.

GENERAL NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF AMHERST SPECIFICATIONS WHERE APPLICABLE AND/OR SUBJECT TO THE LATEST REVISIONS BY THE TOWN ENGINEER.
2. ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL LOCATIONS BEFORE BEGINNING WORK AS REQUIRED BY APPLICABLE LAWS & REGULATIONS.
3. ALL FILL WITHIN THE RIGHT-OF-WAY & UTILITY AREAS IS TO BE COMPACTED TO 95% MOD-PROCTOR, BENCHED IN 6" LIFTS, & TO BE COMPLETED PRIOR TO UTILITY & ROADWAY CONSTRUCTION.
4. STUMPS & BRUSH SHALL NOT BE BURIED IN THE TOWN.
5. ANY AREAS NOT REQUIRING FILL OR RE-GRADING SHALL NOT BE STRIPPED OF TOPSOIL.
6. ALL AREAS THAT HAVE BEEN STRIPPED ARE TO RECEIVE A MINIMUM OF 4-INCHES OF TOPSOIL, GRADED & SEEDED.
7. NO TOPSOIL IS TO LEAVE THE SITE AFTER THE TOWN RECEIVES DEDICATION.

DEMOLITION NOTES:

1. ALL PERIMETER SILT SOCK TO BE INSTALLED PRIOR TO CONSTRUCTION ACTIVITY BEGINNING.
2. CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT THOSE ITEMS TO REMAIN, SUCH AS TREES, PROPERTY CORNER PINS, UTILITY POLES, VALVES, HYDRANTS, CURBS, MANHOLES AND CATCH BASINS.
3. TEMPORARY SILT SOCK TO BE INSTALLED AS DIRECTED BY THE OWNERS FIELD REPRESENTATIVE. MAINTAIN UNTIL VEGETATION IS ESTABLISHED AND PAVEMENT IS INSTALLED.
4. AS NECESSARY, COVERED DUMPSTERS SHALL BE PROVIDED ONSITE AS REQUIRED FOR CONSTRUCTION WASTE.
5. REMOVE ALL TREES AND STUMPS AS SHOWN AND DISPOSE OF OFF SITE. CONTRACTOR TO PROTECT ALL TREES/BRUSH NOT DISTURBED BY CONSTRUCTION ACTIVITY. LOCATIONS OF TREES SHOWN ON PLAN ARE APPROXIMATE. CONTRACTOR TO CONFIRM LOCATION PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO COORDINATE WITH TOWN LANDSCAPE ARCHITECT WHICH TREES SHALL BE REMOVED AND WHICH SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK * CHRISTOPHER WOOD * 078284 LICENSED PROFESSIONAL ENGINEER

Sealed 07/28/2026

DRAWING NAME:
Demolition & Erosion Control Plan

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-001

Project No: 25-4080

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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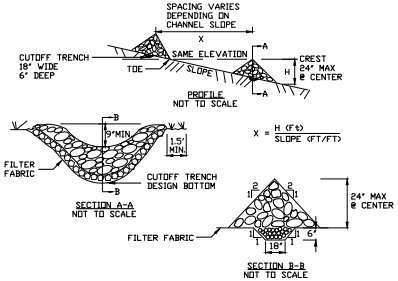


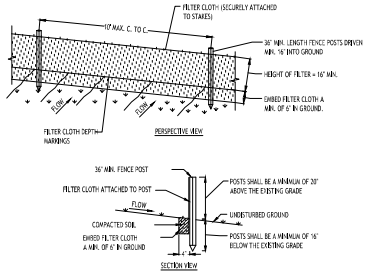
CONSTRUCTION SPECIFICATIONS

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.

MAXIMUM DRAINAGE AREA 2 ACRES.

STONE CHECK DAM DETAIL

NOT TO SCALE

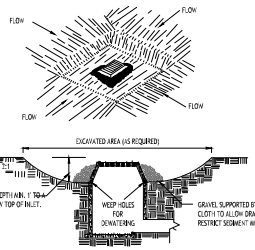


CONSTRUCTION SPECIFICATIONS

1. WOVEN FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER 'T' OR 'U' TYPE OR HARDWOOD.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL

NOT TO SCALE



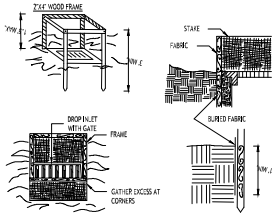
CONSTRUCTION SPECIFICATIONS

1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 1

NOT TO SCALE



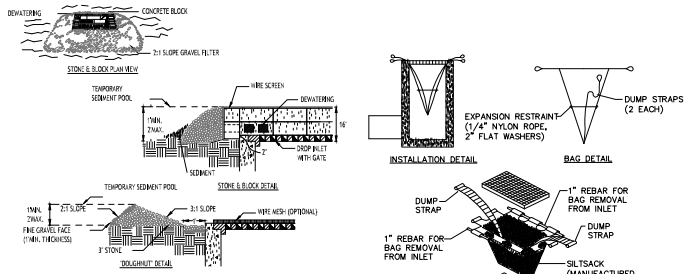
CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2' x 4' WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 2

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS.

MAXIMUM DRAINAGE AREA 1 ACRE

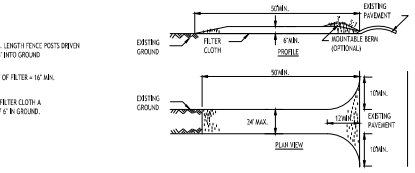
INLET PROTECTION DETAIL 3

NOT TO SCALE

NOTE: INSTALL ONE OF THE INLET PROTECTION OPTIONS SHOWN PRIOR TO CONSTRUCTION

SILT SACK DETAIL

NOT TO SCALE

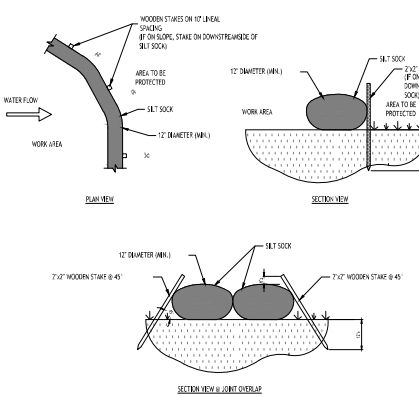


CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
10. WITHIN THE NYSDOT RIGHT-OF-WAY, THE TEMPORARY CONSTRUCTION ENTRANCE SHALL CONSIST OF TEMPORARY ASPHALT.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



NOTES:

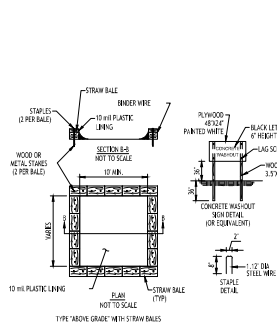
CONTRACTOR SHALL INSPECT AND MAINTAIN SILT SOCK AS NEEDED DURING THE DURATION OF CONSTRUCTION PROJECT.

CONTRACTOR SHALL REMOVE SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK WHEN IT HAS REACHED ½ OF THE EXPOSED HEIGHT OF THE SILT SOCK. ALTERNATIVELY, RATHER THAN CREATE A SOIL DISTURBING ACTIVITY, THE ENGINEER MAY CALL FOR ADDITIONAL SILT SOCK TO BE ADDED AT AREAS OF HIGH SEDIMENTATION, PLACED IMMEDIATELY ON TOP OF THE EXISTING SEDIMENT LADEN SILT SOCK.

SILT SOCK SHALL BE OVERLAPPED 12" AT JOINTS AND STAKED ON EACH SIDE OF THE SOCK AT A 45° ANGLE

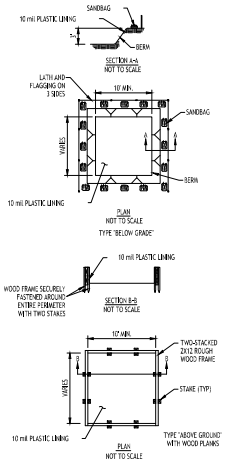
SILT SOCK DETAIL

NOT TO SCALE



NOTES

1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.



CONCRETE WASHOUT DETAIL

NOT TO SCALE

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	07/28/2026



DRAWING NAME:

Demolition & Erosion Control Details

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.

C-002

Project No: 25-4080

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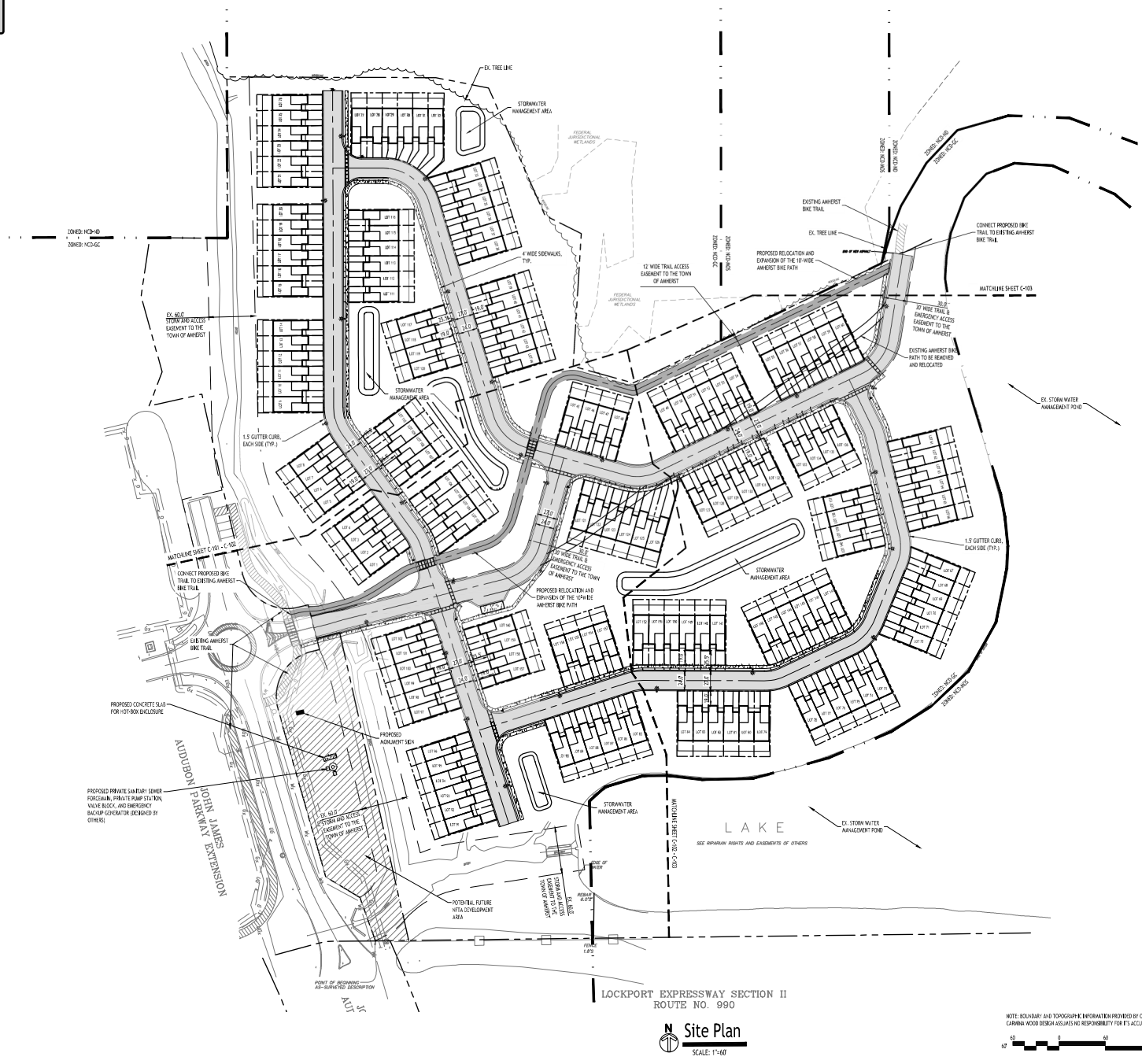

Site Plan
SCALE: 1"=60'

Site Data		
SITE AREA = 17.14 AC		
ZONED: NEW COMMUNITY DEVELOPMENT (NCD)		
PROJECT: PROPOSED 160 UNITS TOWNHOME PROJECT		
OPEN SPACE PROVIDED - 9.81 AC (57%)		
PARKING	REQUIRED	PROVIDED
# OF SPACES - SEE CALCULATION BELOW	320	320
PARKING SPACE SIZE	9' x 19'	9' x 19'

PARKING CALCULATION:

RESIDENTIAL:
REQ'D = 2 SPACE PER UNIT

160 UNITS * 2 SPACES/UNIT = 320 SPACES REQ'D

SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED SIDEWALK / CONCRETE PAD
- NUMBER OF PARKING SPACES (27)
- PROPOSED SIGN
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT POLE

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR IT'S ACCURACY.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK · CHRISTOPHER WOOD · 070334 · LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Revised Concept Plan

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-100

Project No: 25-4080

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Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

LOT 1
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LOT 120
STORMWATER MANAGEMENT AREA
STORMWATER MANAGEMENT AREA
STORMWATER MANAGEMENT AREA
EL. TREE LINE
EL. TREE LINE
EL. TREE LINE

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Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

JOHN JAMES AUDUBON PARKWAY EXTN

WATCHLINE SHEET C-101

WATCHLINE SHEET C-103

N
Enlarged Site Plan
SCALE: 1"=30'

Site Data		
SITE AREA = 17.14 AC		
ZONED: MDR (COMMUNITY DEVELOPMENT MOD)		
PROPOSED USE: 160 UNIT TOWNHOME PROJECT		
DENSITY ALLOWED = 8 DU / AC (137U)		
PROPOSED = 9.34 DU / AC (160U)		
PARKING	REQUIRED	PROVIDED
2 GF SPACES / DU	320	320
PARKING SPACE SIZE	9' x 19'	9' x 19'
PARKING CALCULATION:		
RESIDENTIAL		
REQD = 2 SPACES PER UNIT		
160 UNITS = 320 SPACES REQD		

SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED SIDEWALK / CONCRETE PAD
- NUMBER OF PARKING SPACES
- PROPOSED SIGN
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT POLE

DETAIL LEGEND SEE SITE DETAIL SHEET

- CONCRETE GUTTER
- STANDARD DUTY ASPHALT
- ASPHALT TRAIL
- EXTERIOR CONCRETE SLAB ON GRADE
- LIGHT POLE FOUNDATION
- CONCRETE SIDEWALK

NOTE LEGEND

- INSTALL STOP SIGN - M.U.T.C.D. SIGN NO. R1-1B
- 6" MIP PAVEMENT
- REMOVE CURB IN TOWN ACCESS - EXISTING CURB
- LANDSCAPED AREA - SEE LANDSCAPE PLAN, & PAVEMENTINGS, INSTALL TOPSOIL & SEED
- SIAMESE LINE, WATCH HEATING SIDE OF HANDRAIL
- 6" WIDE WHITE PAVEMENT STRIPES @ 3' SPACING (CROSSWALK LINES)
- 12" WIDE PROPOSED DRIVEWAY TYPE I.S.L. W/ 30 MIL EXPOSY PAINT)
- INSTALL "KEEP RIGHT" SIGN - M.U.T.C.D. SIGN NO. R3-7C
- INSTALL 4' X 2.5' YIELD TO PEDESTRIAN SIGN ON 4' X 4' POST - M.U.T.C.D. SIGN NO. R1-6 W/ R1-6A
- INSTALL SPECIAL INTERSECTION SIGN - M.U.T.C.D. SIGN NO. W16-7
- INSTALL TEXT/LEGEND ON PAVEMENT - M.U.T.C.D. SIGN NO. W14-1

TOWN OF AMHERST APPROVAL BOX:

TYP. TOWNHOUSE LOT
SCALE: 1"=20'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR IT'S ACCURACY.

DRAWING NAME:
Enlarged Site Plan

DRAWING NO.
C-102

Project No: 25-4080

Date: 01.13.26
Drawn By: DJ
Scale: As noted

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

Townhomes at Muir Woods
770 John James Audubon Parkway
Amherst, New York

CARMINAWOOD DESIGN
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Enlarged Site Plan

SCALE: 1"=30'

TYP. TOWNHOUSE LOT

SCALE: 1"=20'

DETAIL LEGEND

SEE DET. SHEET

1. CONCRETE GUTTER
2. STANDARD DUTY ASPHALT
3. ASPHALT TRAIL
4. EXTERIOR CONCRETE SLAB ON GRADE
5. LIGHT POLE FOUNDATION
6. CONCRETE SIDEWALK

NOTE LEGEND

1. INSTALL STOP SIGN - M.U.T.C.D. SIGN NO. R1-1 @
2. LIMIT OF PAVEMENT
3. ROUNDED CURB W/ 6" CAP MATCH EXISTING CURB
4. LANDSCAPED AREA - SEE LANDSCAPE PLAN FOR PLANTINGS, INSTALL TOPSOIL & SEED
5. SIAMESE LINE - MATCH EXISTING EDGE OF PAVEMENT
6. 4" WIDE WHITE PAVEMENT STRIPES @ 3' SPACING (CROSSWALK LINES)
7. 12" WIDE PAINTED CROSSWALK STRIPES, W/ 3' SPACING (CROSSWALK LINES)
8. INSTALL "TRUCK" SIGN - M.U.T.C.D. SIGN NO. R1-1C
9. INSTALL M.U.T.C.D. W16-7P SIGN WITH "DIAGONAL" PLAQUE
10. INSTALL M.U.T.C.D. W16-7P "AHEAD" SUPPLEMENTAL PLAQUE
11. INSTALL DECELERATION INTERSECTION SIGN - M.U.T.C.D. SIGN NO. W4-4
12. INSTALL "STOP HERE" SIGN - M.U.T.C.D. SIGN NO. R1-5
13. INSTALL TOWN OF AMHERST APPROVAL BOX

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

0' 20' 40' 80'

SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED SIDEWALK / CONCRETE PAD
- NUMBER OF PARKING SPACES
- PROPOSED SIGN
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT POLE

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

0' 10' 20' 40'

Site Data

SITE AREA = 11.7± AC

ZONED: NEW COMMUNITY DEVELOPMENT (NCD)

PROJECT: PROPOSED 96 UNITS TOWNHOME PROJECT

DENSITY: PROPOSED = 8.2 AC (TOH)

PARKING:

2 OFF SPACES - SEE CALCULATION BELOW

PARKING SPACE SIZE

	REQUIRED	PROVIDED
	10'
	9' x 19'	9' x 19'

PARKING CALCULATIONS:

RESIDENTIAL:

2 SPACES PER UNIT

RECO - 2 SPACE PER UNIT

96 UNITS = 192 SPACES LIMIT - 335 SPACES NEED

TOWN OF AMHERST APPROVAL BOX:

DRAWING NAME: Enlarged Site Plan

DRAWING NO. C-103

Project No: 25-4080

Date: 01.13.26
Drawn By: TJ
Scale: As Noted

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

CARMINAWOOD DESIGN

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Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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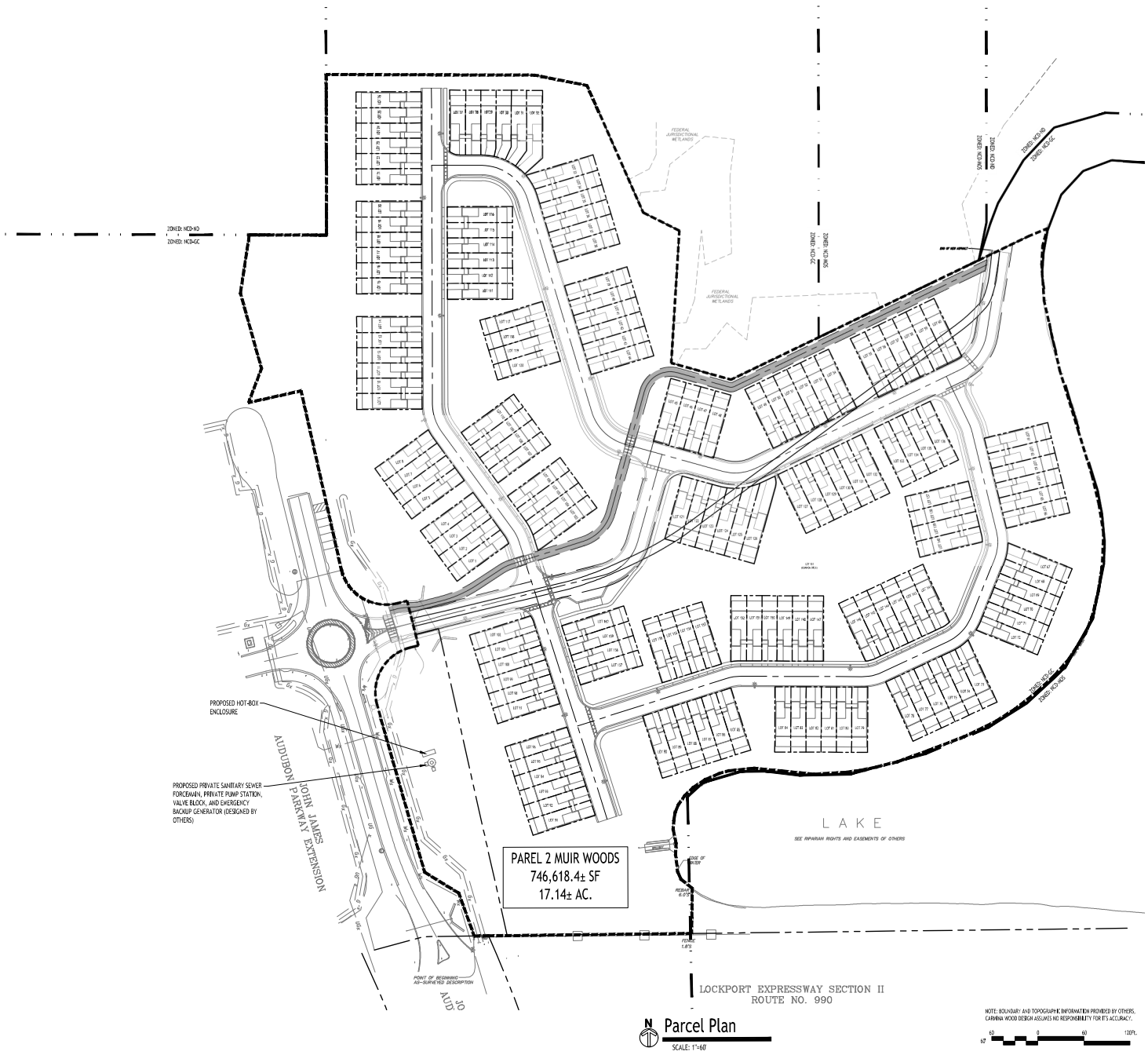


Parcel Plan
SCALE: 1"=60'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR IT'S ACCURACY.

60 0 60 120Pt.

Site Data

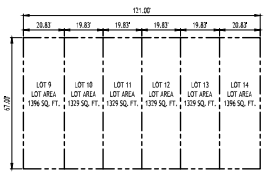
SITE AREA = 17.14 AC
ZONED: NEW COMMUNITY DEVELOPMENT (NCD)
PROJECT: PROPOSED 160 UNITS TOWNHOME PROJECT
OPEN SPACE PROVIDED - 9.81 AC (57%)

PARKING	REQUIRED	PROVIDED
# OF SPACES - SEE CALCULATION BELOW	320	320
PARKING SPACE SIZE	9' x 19'	9' x 19'

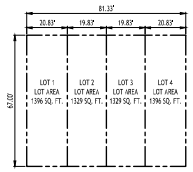
PARKING CALCULATION:

RESIDENTIAL:
REQ'D = 2 SPACE PER UNIT

160 UNITS * 2 SPACES/UNIT = 320 SPACES REQ'D



TYP. 6-UNIT TOWNHOUSE CLUSTER
SCALE: 1"=30'



TYP. 4-UNIT TOWNHOUSE CLUSTER
SCALE: 1"=30'

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica

Townhomes at Muir Woods
770 John James Audubon Parkway
Amherst, New York

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK · CHRISTOPHER WOOD · 078394 · LICENSED PROFESSIONAL ENGINEER

Sealed: 07/28/2026

DRAWING NAME:
Parcel Plan

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-104

Project No: 25-4080

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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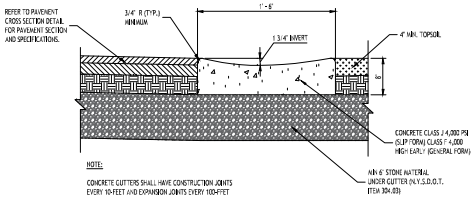
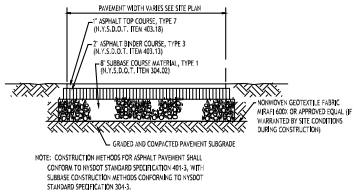
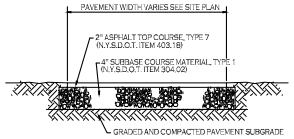


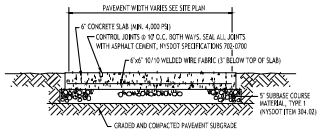
CONCRETE GUTTER - 1



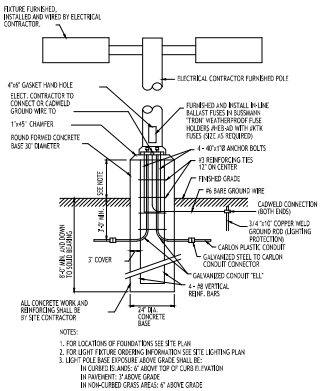
STANDARD DUTY ASPHALT SECTION - 2



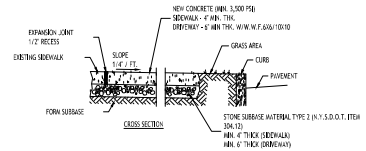
ASPHALT TRAIL SECTION - 3



EXTERIOR CONCRETE SLAB-ON-GRADE SECTION - 4



LIGHT POLE FOUNDATION - 5



NOTES:
1. CONTROL JOINTS TO BE AT 5'-0" O.C., BOTH WAYS WHERE APPLICABLE. SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
2. CONCRETE SIDEWALK AND DRIVEWAY MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 608-3.
3. SUBBASE GRADE SHALL FOLLOW THE PROPOSED GRADE OF THE SIDEWALK AND SLOPE AWAY FROM BUILDING WHERE APPLICABLE, PROVIDE CONTINUOUS STONE PATH TO CURB UNDERDRAIN WHERE PROVIDED.
4. FULL DEPTH EXPANSION JOINTS SHALL BE INSTALLED EVERY 20' O.C., BOTH WAYS WHERE APPLICABLE. SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
5. SEE CURB DETAIL FOR DOWELING REQUIREMENTS WHERE ABUTTING CURB.
6. INSTALL 6' LONG #3 DOWELS @ 12" O.C. WHERE SIDEWALK ABUTS A BUILDING WALL AT AN ENTRANCE, THICKEN SIDEWALK TO 8' AT BUILDING WALL AND INSTALL DOWEL CENTERED IN THE 8" DEPTH. DOWELS AND THICKENING OF SIDEWALK SHALL EXTEND 18" EITHER SIDE OF ENTRANCE.
7. INSTALL 1/2" PREMOLDED EXPANSION JOINT WITH BACKER ROD & SEALANT WHERE SIDEWALK ABUTS BUILDING OR OTHER STRUCTURE.

CONCRETE SIDEWALK - 6

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

CHRISTOPHER J. WOOD
076394
LICENSED PROFESSIONAL ENGINEER
STATE OF NEW YORK

DRAWING NAME:
Site Details

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-105

Project No: 25-4080

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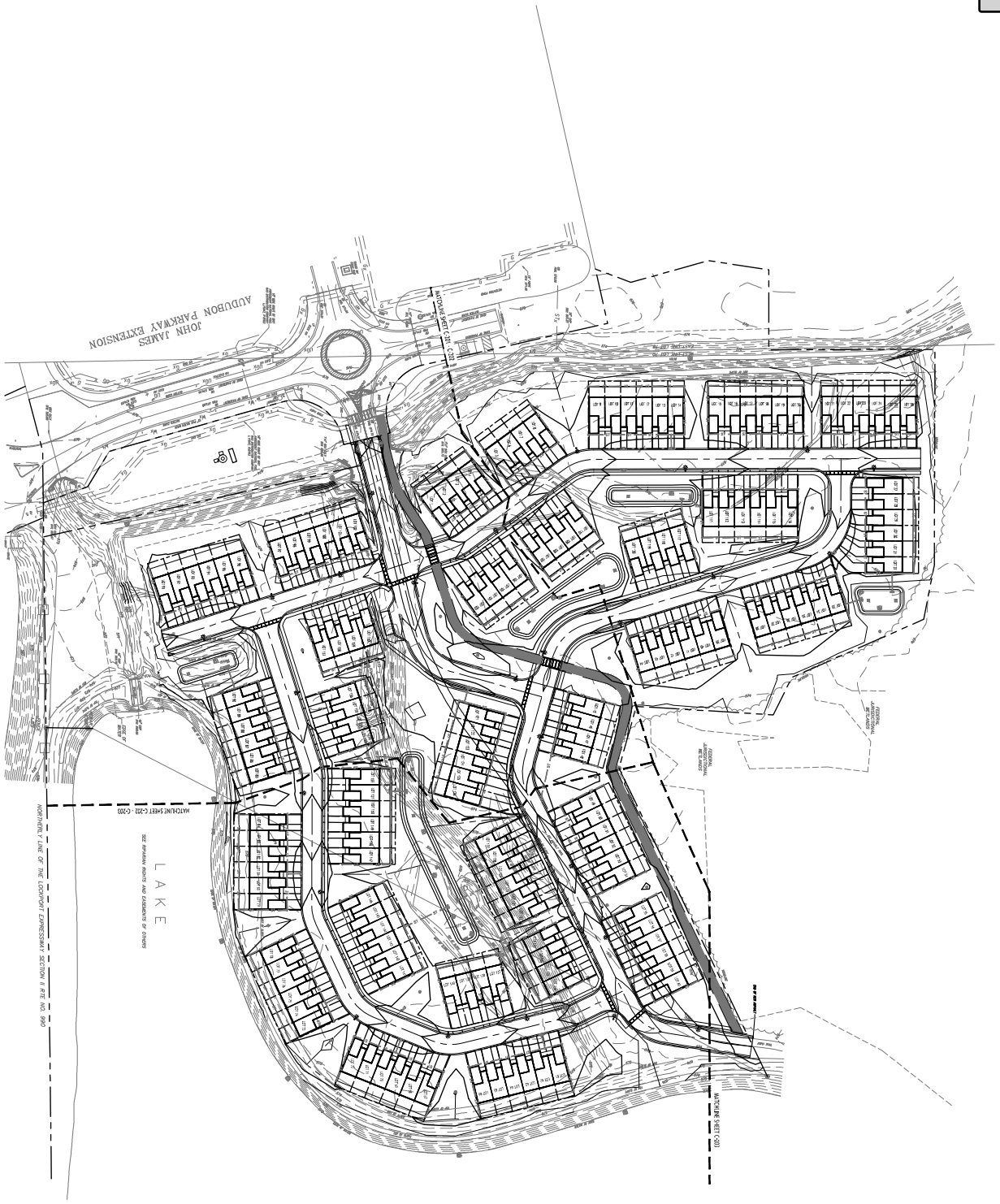

Overall Grading Plan

SCALE: 1"=60'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

PROPOSED GRADING LEGEND

PROPOSED CONTOUR	100
PROPOSED SPOT ELEVATION	100.00
PROPOSED TOP/BOTTOM OF CURB ELEV.	TC 100.50 BC 100.00
PROPOSED CATCH BASIN	CB
PROPOSED CONTOUR SLOPE	
PROPOSED VOLCANIC	VO
PROPOSED MANHOLE	MH

TOWN OF AMHERST APPROVAL BOX:

DRAWING NAME: Overall Grading Plan

DRAWING NO. C-200

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted
Project No: 25-4080

STATE OF NEW YORK · CHRISTOPHER WOOD · LICENSED PROFESSIONAL ENGINEER

Sealed 07/28/2026

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

CARMINAWOOD DES

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Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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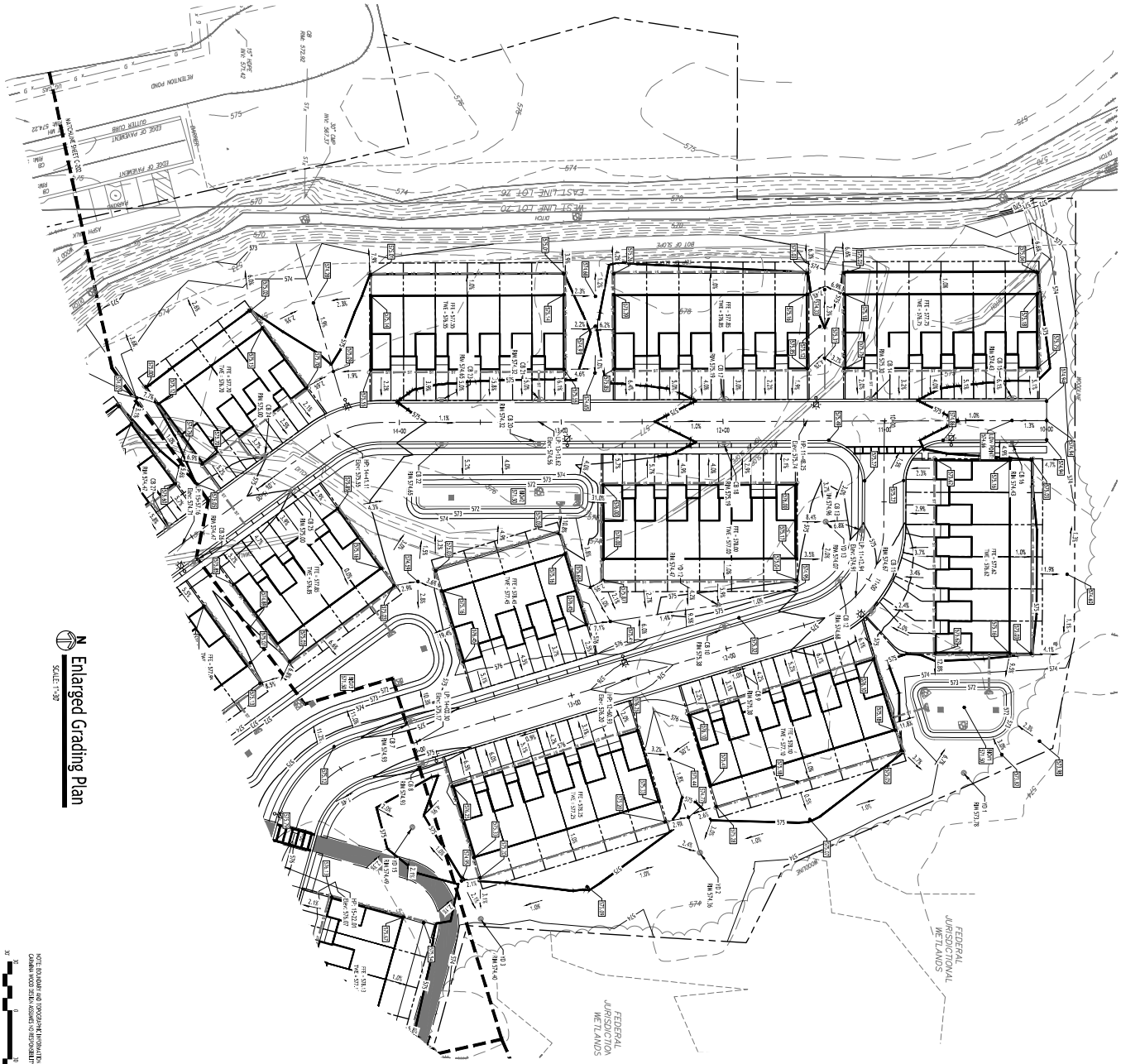

Enlarged Grading Plan

SCALE: 1"=30'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30 0 30 60 FT.

TOWN OF AMHERST APPROVAL BOX:

PROPOSED GRADING LEGEND

PROPOSED CONTOUR	100
PROPOSED POST ELEVATION	100.00
PROPOSED TOP/BOTTOM OF SLOPE/STEPS	TC 100.50 BC 100.00
PROPOSED CATCH BASIN	CB
PROPOSED YARD DRAIN	YD
PROPOSED MANHOLE	MH

DRAWING NAME: Enlarged Grading Plan

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO. C-201

Project No: 25-4080

STATE OF NEW YORK · CHRISTOPHER WOOD · LICENSED PROFESSIONAL ENGINEER

Sealed 07/28/2026

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

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Enlarged Grading Plan

SCALE: 1"=30'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

PROPOSED GRADING LEGEND

PROPOSED CONTOUR

PROPOSED SPOT ELEVATION

PROPOSED TOP/BOTTOM OF CURB ELEV.

PROPOSED CATCH BASIN

PROPOSED DRAINAGE DIRT

PROPOSED WATER SHOW

PROPOSED MANHOLE

TOWN OF AMHERST APPROVAL BOX:

DRAWING NAME: Enlarged Grading Plan

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO. C-202

Project No: 25-4080

Sealed 07/28/2026

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

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WOODLINE
EDGE OF WATER
TOP OF SLOPE
BOTTOM OF SLOPE
ELEV. 575.00

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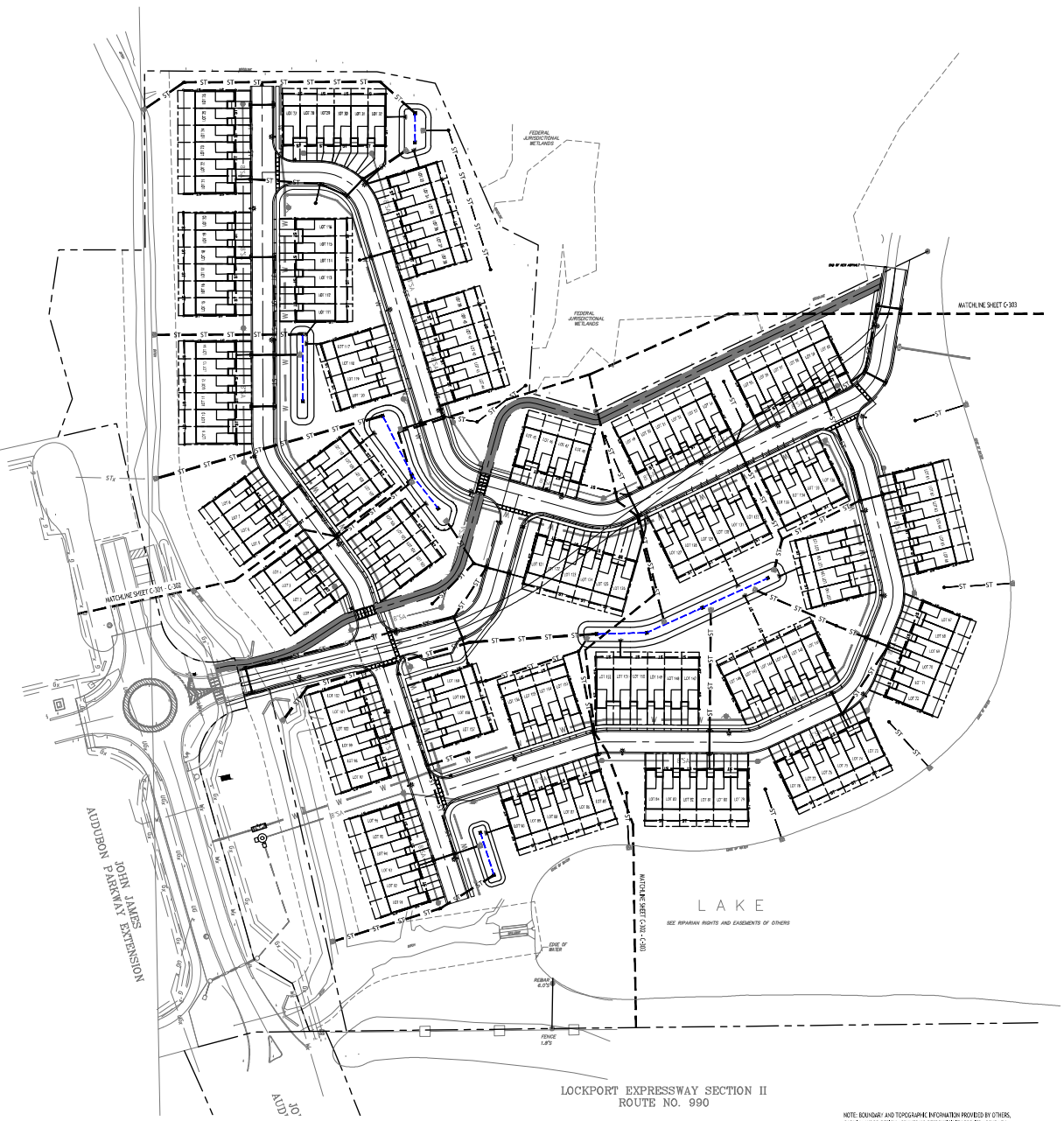

N

Overall Drainage Plan

SCALE: 1"=60'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

60 0 60 120FL.

PROPOSED STORM LEGEND

PROPOSED STORM SEWER	ST
PROPOSED SANITARY SEWER	8" SA
PROPOSED WATERLINE	8" W
PROPOSED CATCH BASIN	CB
PROPOSED YARD DRAIN OR INLET	YD OR YI
PROPOSED MANHOLE	MH
PROPOSED HYDRANT ASSEMBLY	

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK · CHRISTOPHER WOOD · 076394 · LICENSED PROFESSIONAL ENGINEER

Sealed 07/28/2026

DRAWING NAME:
Overall Drainage Plan

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-300

Project No: 25-4080

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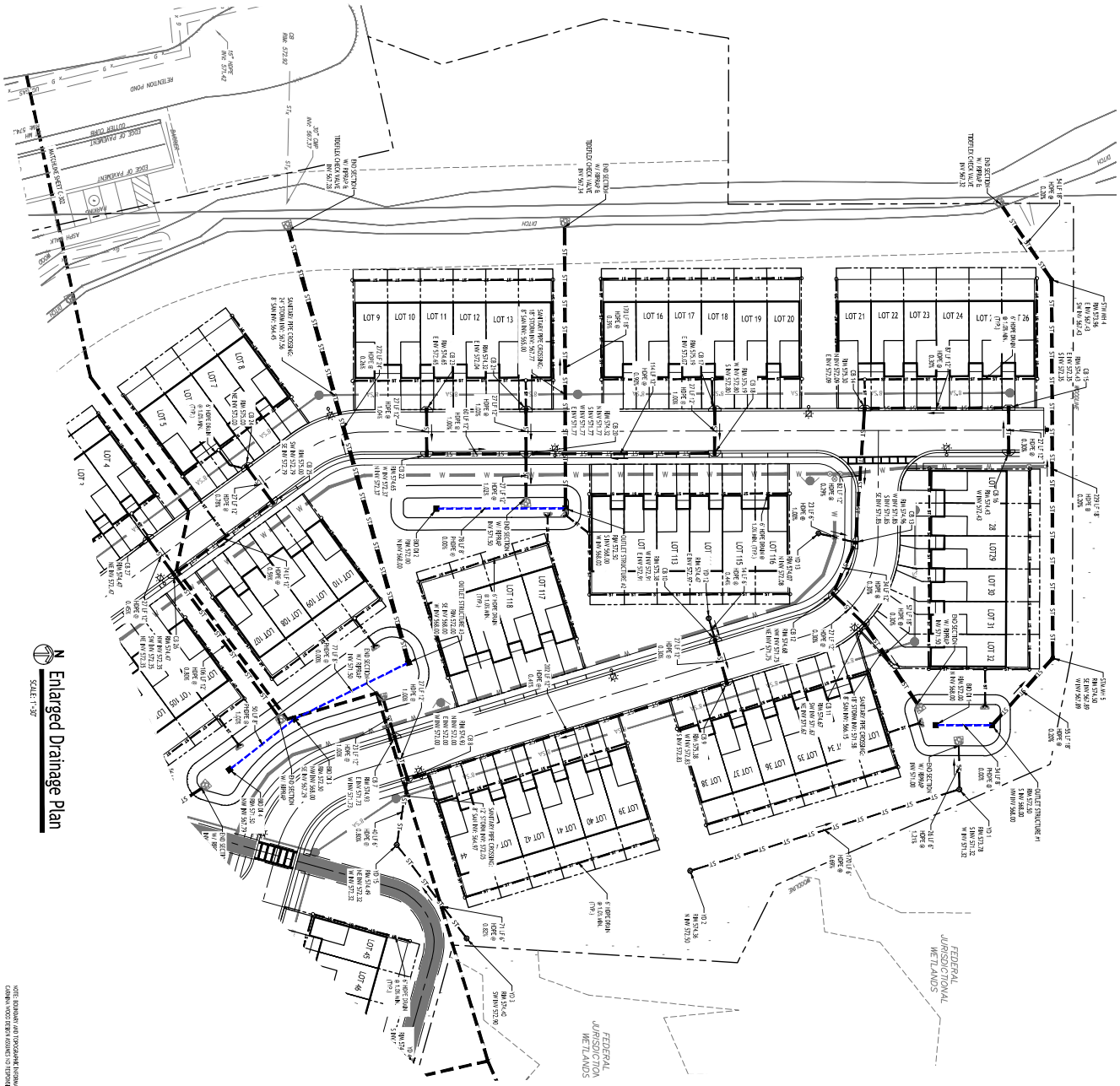
LOT 1
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LOT 114
LOT 115
LOT 116
LOT 117
LOT 118
FEDERAL JURISDICTIONAL WETLANDS
FEDERAL JURISDICTIONAL WETLANDS
DITCH
DITCH
RETENTION POND
EDGE OF PAVEMENT
EDGE OF PAVEMENT
ASPH. WALK
ASPH. WALK
CURB
CURB
GUIDE RAIL
GUIDE RAIL
SHRUBS
SHRUBS
TREELINE
TREELINE
TREELINE

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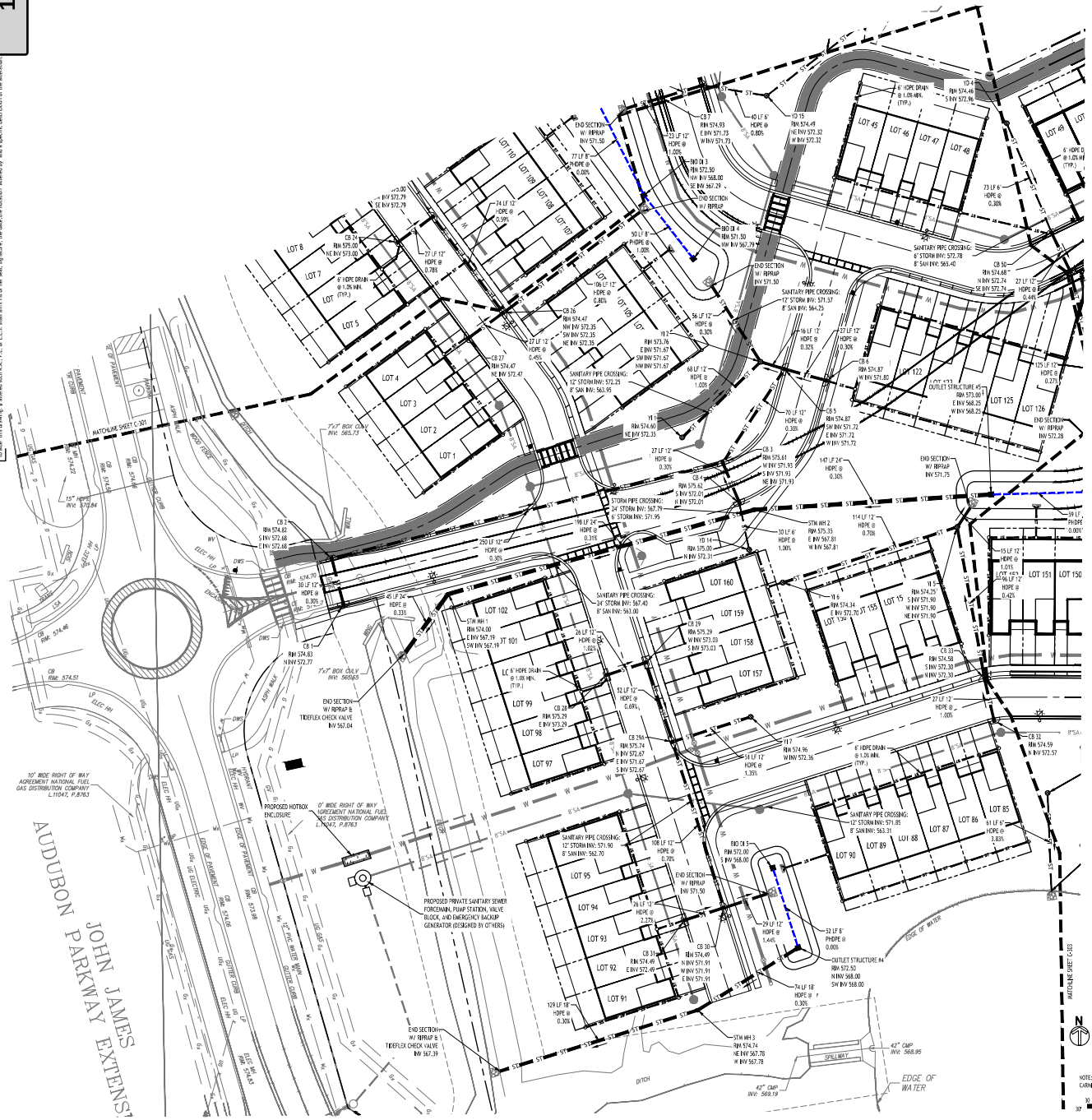

Enlarged Drainage Plan

SCALE: 1"=30'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30 0 30 60FT.

PROPOSED STORM LEGEND

PROPOSED STORM SEWER	ST
PROPOSED SANITARY SEWER	8" SA
PROPOSED WATERLINE	8" W
PROPOSED CATCH BASIN	CB
PROPOSED YARD DRAIN OR INLET	YD OR YI
PROPOSED MANHOLE	MH
PROPOSED HYDRANT ASSEMBLY	

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS: No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK · CHRISTOPHER WOOD · 076394 · LICENSED PROFESSIONAL ENGINEER

Sealed 07/28/2026

DRAWING NAME:
Enlarged Drainage Plan

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-302

Project No: 25-4080

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Enlarged Drainage Plan

SCALE: 1"=30'

NOTE: BOUNDARY AND TOPOGRAPHIC SHOWN THIS INDICATED BY OTHERS. CARMINA WOOD DESIGN IS NOT RESPONSIBLE FOR ITS ACCURACY.

0 30 60

PROPOSED STORM LEGEND

- PROPOSED STORM SEWER — ST
- PROPOSED SANITARY SEWER — 8" SA
- PROPOSED WATERLINE — 8" W
- PROPOSED CATCH BASIN — CB
- PROPOSED YARD DRAIN INLET — YD OR YI
- PROPOSED MANHOLE — MH
- PROPOSED HYDRANT ASSEMBLY

TOWN OF AMHERST APPROVAL BOX:

DRAWING NAME: Enlarged Drainage Plan

DRAWING NO. C-303

Project No: 25-4080

Date: 01.13.26
Drawn By: MW
Scale: 1"=30'
As Noted

STATE OF NEW YORK — MICHAEL J. WOOD — LICENSED PROFESSIONAL ENGINEER

Sealed 07/28/2026

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

CARMINAWOOD DESIGN

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Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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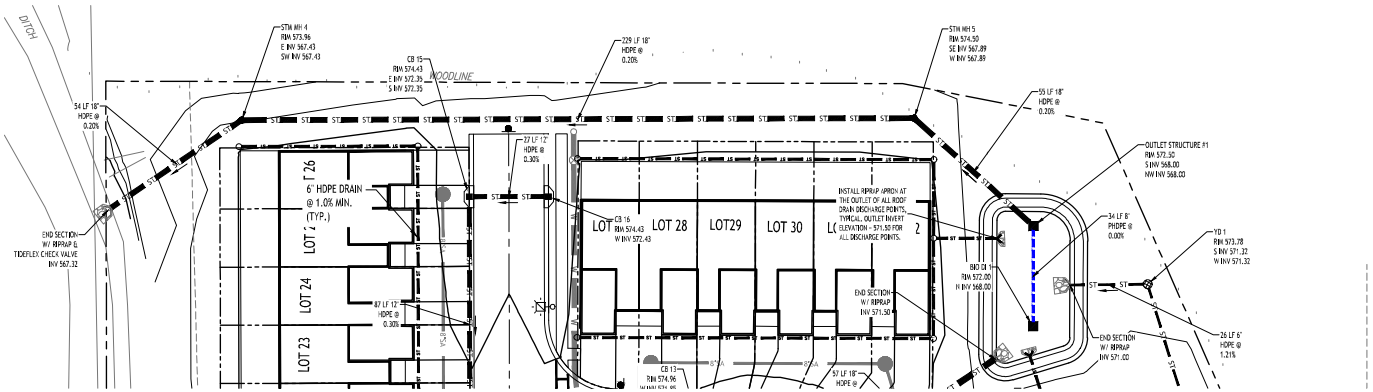
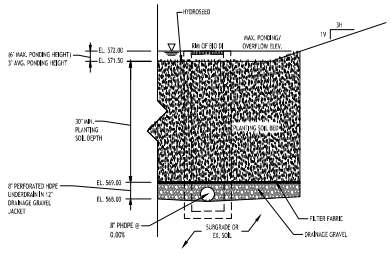


BIO-RETENTION #1 PLAN & DETAIL

SCALE: 1"=20'



BIORETENTION AREA

BIORETENTION AREA #1 - #4 - TYPICAL SECTION

NOT TO SCALE

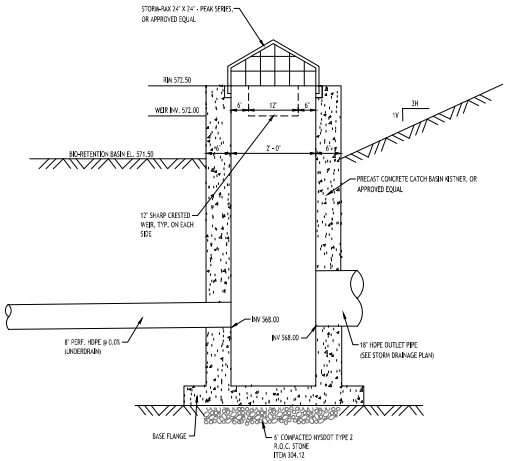
NOTES:
1. FILTER FABRIC TO BE NON-WOVEN CLASS 'C', MIRAFI 160-N OR APPROVED EQUIVALENT
2. DRAINAGE GRAVEL TO MEET AASHTO M-43. NO.67, SIZE 0.25" TO 0.75"
3. CONTRACTOR TO PROVIDE PLANTING SOIL SUBMITTAL SPECIFICATION FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

NOTE: PLANTING SOIL SHALL BE LOAM/SAND MIX CONTAINING A MINIMUM OF 35 TO 60% SAND BY VOLUME AND LESS THAN 25% CLAY. SOIL SHOULD FALL WITHIN USCS TYPES SM OR ML WITH PERMEABILITY OF AT LEAST 0.5 FEET PER DAY. SOIL SHOULD BE FREE FROM STONES, STUMPS, ROOTS OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN LIFTS OF 12" TO 18", LOOSELY COMPACTED.

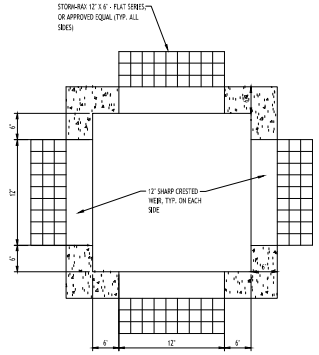
CHARACTERISTICS SHALL BE:
PH RANGE: 5.2 - 7.0
ORGANIC MATTER: 1.5 - 4.0%
MAGNESIUM: 35 LBS PER ACRE MIN.
PHOSPHORUS: 75 LBS PER ACRE MIN.
POTASSIUM: 85 LBS PER ACRE MIN.
SOLUBLE SALTS: 500 PPM
CLAY: 10 TO 25%
SILT: 30 TO 55%
SAND: 35 TO 60%

Bio-retention area seeding spec (Northeast Wetland Grass Seed Mix):

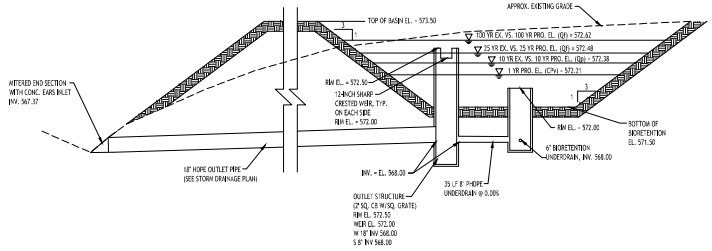
Seed Mixture	Variety	Percent by No. of Seeds
Creeping Bentgrass	Agrostis stolonifera	63.0
Rough Bluegrass	Poa trivialis	17.0
Meadow Foxtail	Alopecurus arundinaceus	11.0
Annual Ryegrass	Lolium multiflorum	4.5
Dominguo	Panicum clandestinum	4.5



SECTION VIEW



PLAN VIEW



BIO-RETENTION #1 SECTION DETAIL

NOT TO SCALE

BIO-RETENTION BASIN #1 OUTLET STRUCTURE

NOT TO SCALE

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

20' 20 0 20 40FT.

TOWN OF AMHERST APPROVAL BOX:

CARMINA WOOD DESIGN
Buffalo | Utica

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK
CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Bio-Retention #1 Plan & Detail

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-304

Project No: 25-4080

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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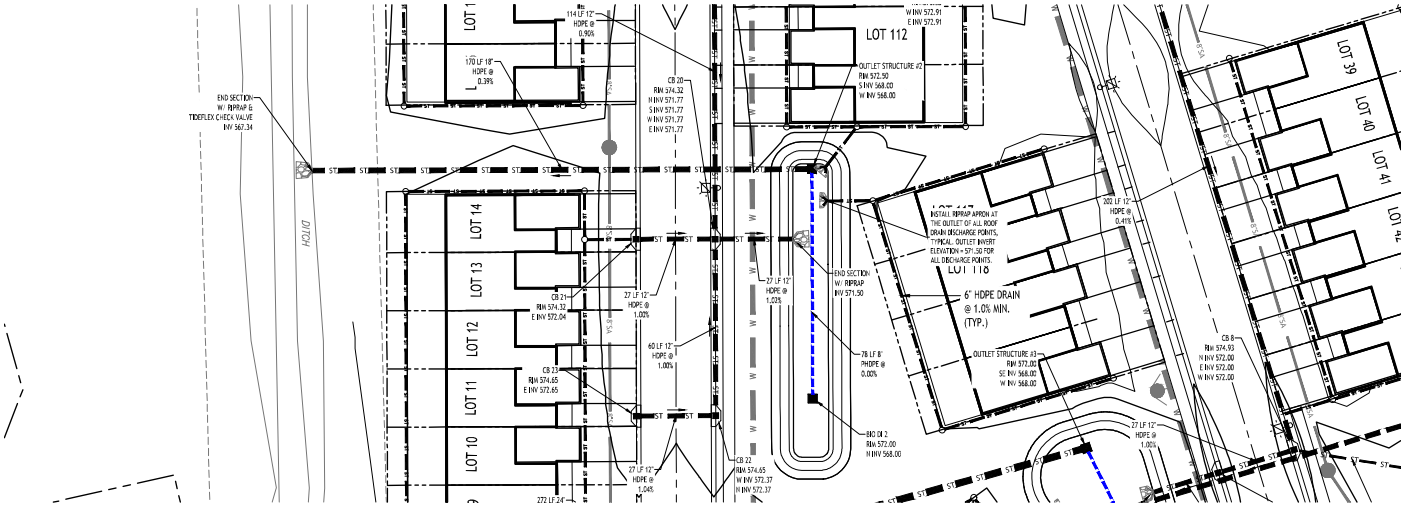
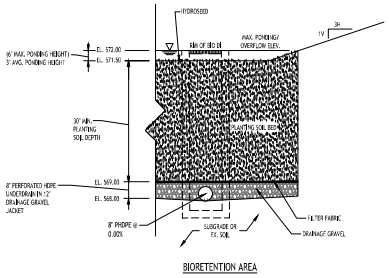


BIO-RETENTION #2 PLAN & DETAIL

SCALE: 1"=20'



BIORETENTION AREA

BIORETENTION AREA #1 - #4 - TYPICAL SECTION

NOT TO SCALE

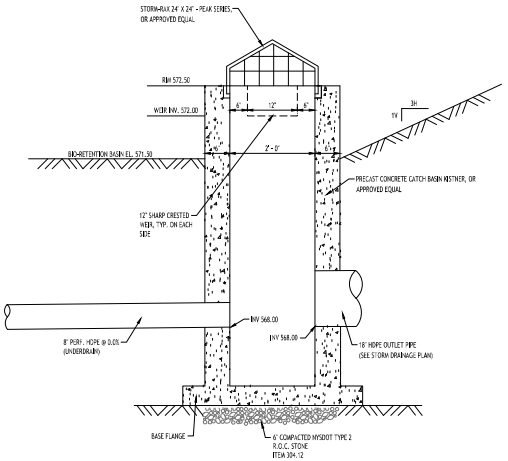
NOTES:
1. FILTER FABRIC TO BE NON-WOVEN CLASS 'C', AMOCO 1551-N OR APPROVED EQUIVALENT
2. DRAINAGE GRAVEL TO MEET AASHTO M-43, NO.67, SIZE 0.25" TO 0.75"
3. CONTRACTOR TO PROVIDE PLANTING SOIL SUBMITTAL SPECIFICATION FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

NOTE: PLANTING SOIL SHALL BE LOAM/SAND MIX CONTAINING A MINIMUM OF 35 TO 60% SAND BY VOLUME AND LESS THAN 25% CLAY. SOIL SHOULD FALL WITHIN USCS TYPES SM OR ML WITH PERMEABILITY OF AT LEAST 0.5 FEET PER DAY. SOIL SHOULD BE FREE FROM STONES, STUMPS, ROOTS OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN LIFTS OF 12" TO 18", LOOSELY COMPACTED.

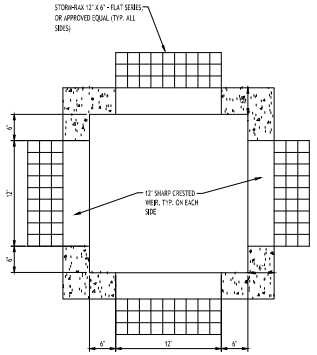
CHARACTERISTICS SHALL BE:
PH RANGE: 5.2 - 7.0
ORGANIC MATTER: 1.5 - 4.0%
MAGNESIUM: 35 LBS PER ACRE MIN.
PHOSPHORUS: 75 LBS PER ACRE MIN.
POTASSIUM: 85 LBS PER ACRE MIN.
SOLUBLE SALTS: 500 PPM
CLAY: 10 TO 25%
SILT: 30 TO 55%
SAND: 35 TO 60%

Bio-retention area seeding spec (Northeast Wetland Grass Seed Mix):

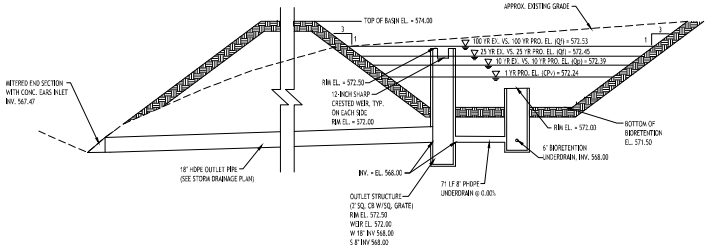
Seed Mixture	Variety	Percent by No. of Seeds
Creeping Bentgrass	Agrostis stolonifera	63.0
Rough Bluegrass	Poa trivialis	17.0
Meadow Foxtail	Alopecurus arundinaceus	11.0
Annual Ryegrass	Lolium multiflorum	4.5
Deertongue	Panicum clandestinum	4.5



SECTION VIEW



PLAN VIEW



BIO-RETENTION #2 SECTION DETAIL

NOT TO SCALE

BIO-RETENTION BASIN #2 OUTLET STRUCTURE

NOT TO SCALE

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

22' 20 0 20 40FEL

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK
CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER
Sealed 07/28/2026

DRAWING NAME:
Bio-Retention #2 Plan & Detail

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-305

Project No: 25-4080

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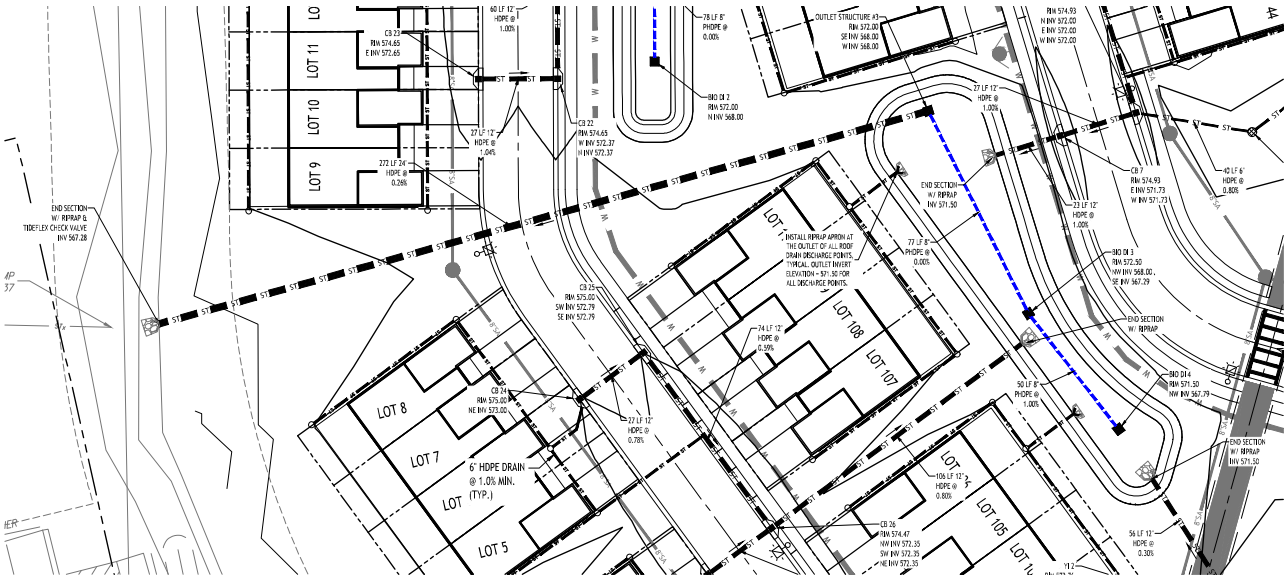
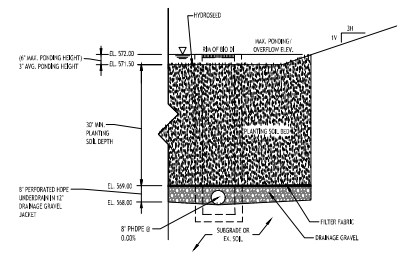


BIO-RETENTION #3 PLAN & DETAIL

SCALE: 1"=20'



BIORETENTION AREA

NOTES:

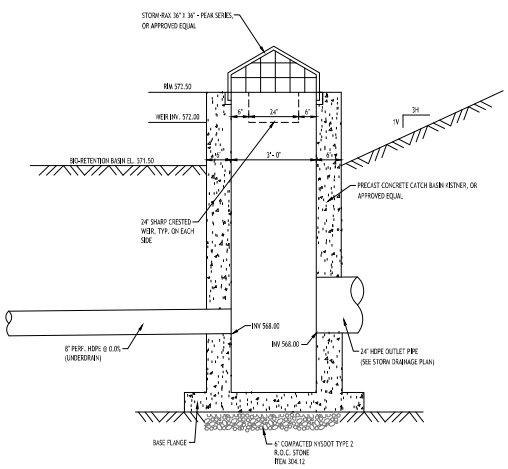
1. FILTER FABRIC TO BE NON-WOVEN CLASS 'C', MIRAFI 180-N OR APPROVED EQUIVALENT
2. DRAINAGE GRAVEL TO MEET AASHTO M-43, NO.67, SIZE 0.25" TO 0.75"
3. CONTRACTOR TO PROVIDE PLANTING SOIL SUBMITTAL SPECIFICATION FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

NOTE: PLANTING SOIL SHALL BE LOAM/SAND MIX CONTAINING A MINIMUM OF 35 TO 60% SAND BY VOLUME AND LESS THAN 25% CLAY. SOIL SHOULD FALL WITHIN USCS TYPES SM OR ML WITH PERMEABILITY OF AT LEAST 0.5 FEET PER DAY. SOIL SHOULD BE FREE FROM STONES, STUMPS, ROOTS OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN LIFTS OF 12" TO 18", LOOSELY COMPACTED.

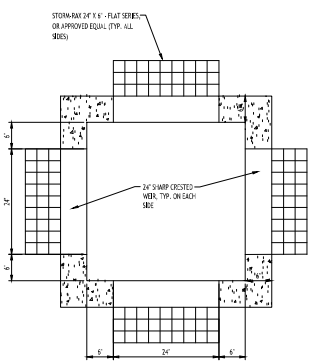
CHARACTERISTICS SHALL BE:
PH RANGE: 5.2 - 7.00
ORGANIC MATTER: 1.5 - 4.0%
MAGNESIUM: 35 LBS PER ACRE MIN.
PHOSPHORUS: 75 LBS PER ACRE MIN.
POTASSIUM: 85 LBS PER ACRE MIN.
SOLUBLE SALTS: 500 PPM
CLAY: 10 TO 35%
SILT: 30 TO 55%
SAND: 35 TO 60%

Bio-retention area seeding spec (Northeast Wetland Grass Seed Mix):

Seed Mixture	Variety	Percent by No. of Seeds
Creeping Bentgrass	Agrostis stolonifera	60.0
Rough Bluegrass	Poa trivialis	17.0
Meadow Foxtail	Alopecurus arundinaceus	11.0
Annual Ryegrass	Lolium multiflorum	4.5
Deertongue	Panicum clandestinum	4.5



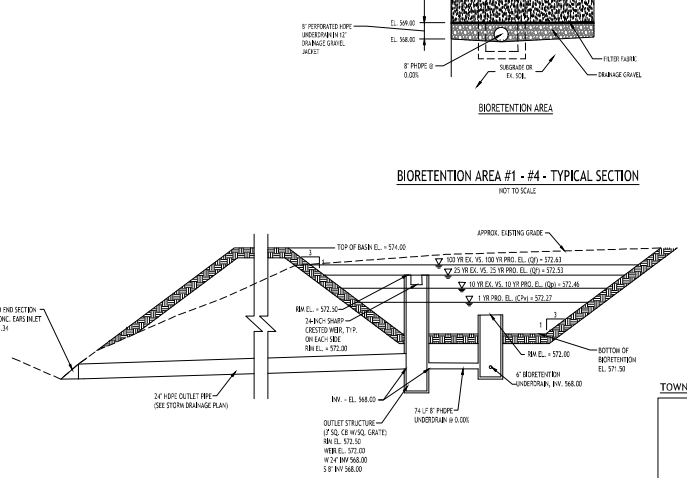
SECTION VIEW



PLAN VIEW

BIO-RETENTION BASIN #3 OUTLET STRUCTURE

NOT TO SCALE



BIO-RETENTION #3 SECTION DETAIL

NOT TO SCALE

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

20 0 20 40 FT.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica

Packet Pg. 400

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK · CHRISTOPHER WOOD · 076394 · LICENSED PROFESSIONAL ENGINEER

Sealed 07/28/2026

DRAWING NAME:
Bio-Retention #3 Plan & Detail

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-306

Project No: 25-4080

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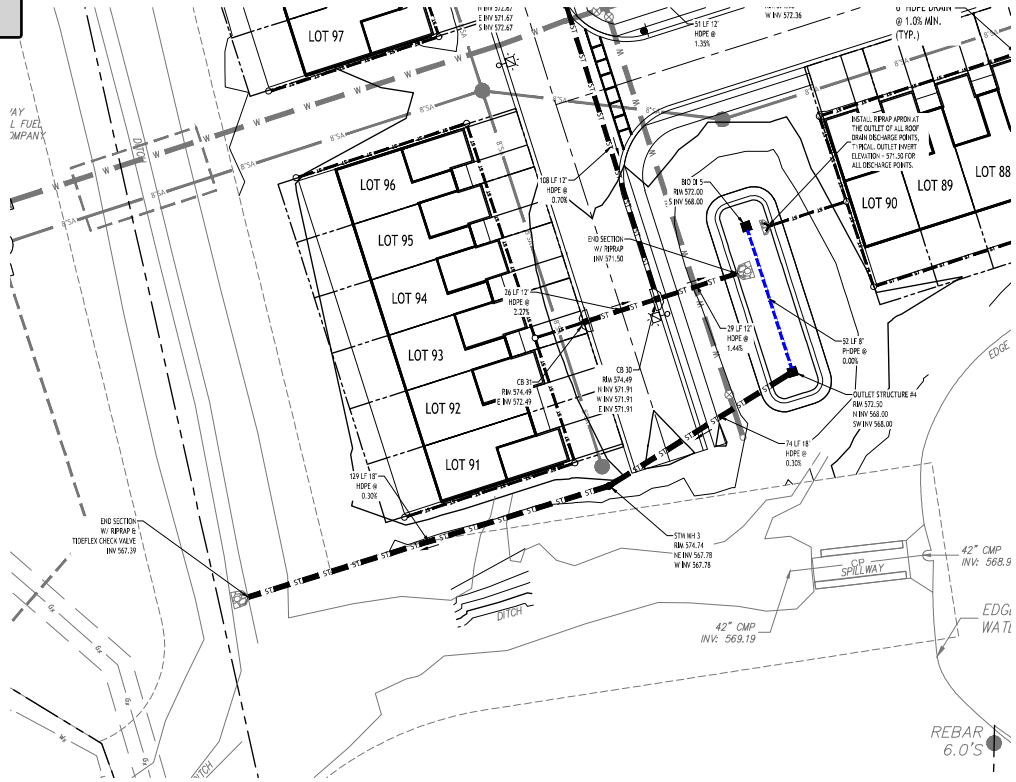
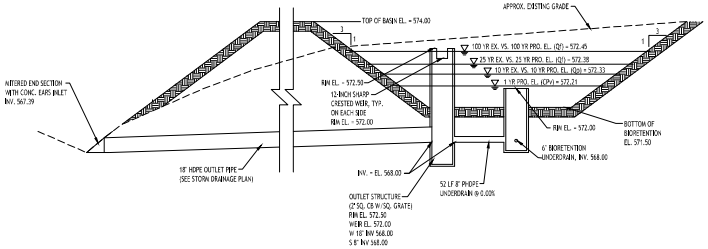


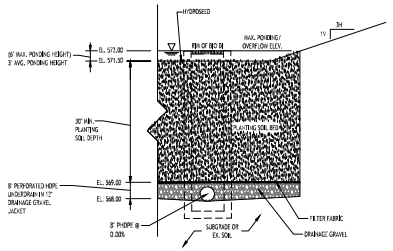
BIO-RETENTION #4 PLAN & DETAIL

SCALE: 1"=20'



BIO-RETENTION #4 SECTION DETAIL

NOT TO SCALE



BIORETENTION AREA

BIORETENTION AREA #1 - #4 - TYPICAL SECTION

NOT TO SCALE

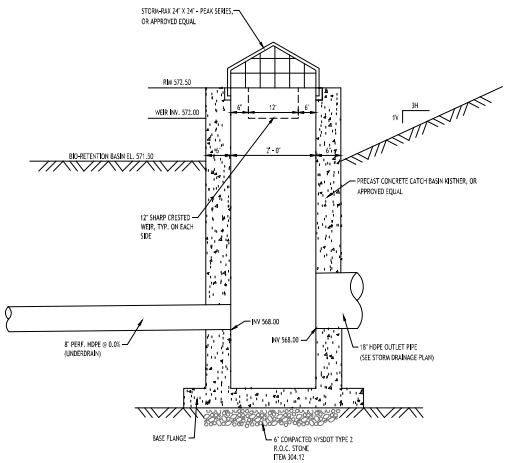
NOTES:
1. FILTER FABRIC TO BE NON-WOVEN CLASS 'C', AMOCO 160-N OR APPROVED EQUIVALENT
2. DRAINAGE GRAVEL TO MEET AASHTO M-43, NO.67, SIZE 0.25" TO 0.75"
3. CONTRACTOR TO PROVIDE PLANTING SOIL SUBMITTAL SPECIFICATION FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

NOTE: PLANTING SOIL SHALL BE LOAM/SAND MIX CONTAINING A MINIMUM OF 35 TO 60% SAND BY VOLUME AND LESS THAN 25% CLAY. SOIL SHOULD FALL WITHIN USDS TYPES SM OR ML WITH PERMEABILITY OF AT LEAST 0.5 FEET PER DAY. SOIL SHOULD BE FREE FROM STICKS, STUMPS, ROOTS OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN LIFTS OF 12" TO 18", LOOSELY COMPACTED.

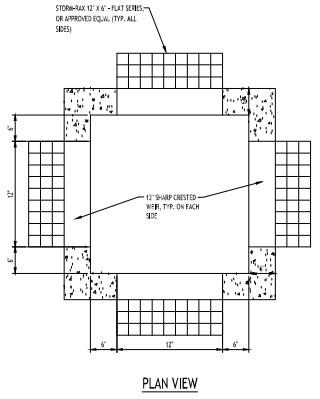
CHARACTERISTICS SHALL BE:
PH RANGE: 5.5 - 7.00
ORGANIC MATTER: 1.5 - 4.0%
MAGNESIUM: 35 LBS. PER ACRE MIN.
PHOSPHORUS: 75 LBS PER ACRE MIN.
POTASSIUM: 85 LBS PER ACRE MIN.
SOLUBLE SALTS: 500 PPM
CLAY: 10 TO 25%
SILT: 30 TO 55%
SAND: 35 TO 60%

Bio-retention area seeding spec (Northeast Wetland Grass Seed Mix):

Seed Mixture	Variety	Percent by No. of Seeds
Creeping Bentgrass	Agrostis stolonifera	33.0
Rough Bluegrass	Poa trivialis	17.0
Meadow Foxtail	Alopecurus arundinaceus	11.0
Annual Ryegrass	Lolium multiflorum	4.5
Deertongue	Panicum clandestinum	4.5



SECTION VIEW



PLAN VIEW

BIO-RETENTION BASIN #4 OUTLET STRUCTURE

NOT TO SCALE

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

20' 20 0 20 40Ft.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK
CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

Sealed 07/28/2026

DRAWING NAME:
Bio-Retention #4 Plan & Detail

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-307

Project No: 25-4080

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Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

BIO-RETENTION #5 PLAN & DETAIL

SCALE: 1"=30'

BIO-RETENTION #5 SECTION DETAIL

NOT TO SCALE

BIORETENTION AREA #5 - TYPICAL SECTION

NOT TO SCALE

BIORETENTION AREA

Bio-retention area seeding spec. (Northeast Wetland Grass Seed Mix):

Species	Percent by wt. of total
Switchgrass	0.3
Fowl Mannagrass	11.0
Redtop Grass	4.5
Virginia Wildrye	4.5

NOTES:
1. TESTED FABRIC TO BE NON-WOVEN GEOTEXTILE, AASHTO M288-06.
2. APPROVED EQUIVALENT.
3. PERMANENT ANCHOR TO MEET AASHTO M-41, NCHRP 350 TL-3.
4. INSTALLATION TO BE PER MANUFACTURER'S RECOMMENDATIONS.
5. CONSTRUCTION.
6. NOTE: EXISTING SOILS SHALL BE EXCAVATED AS CONTINUING UNDERMINING OF THE SOILS BY WATER FLOW MAY CAUSE SETTLEMENT OF THE GEOTEXTILE. ALL VEGETATION AND ROOTS SHALL BE REMOVED PRIOR TO PLACEMENT OF THE GEOTEXTILE. SEAMS SHALL BE OVERLAPPED A MINIMUM OF 18 INCHES. ALL SEAMS SHALL BE PROTECTED FROM DIRECT CONTACT WITH SOIL AND STONE. PLACEMENT OF THE GEOTEXTILE SHALL BE SUCH THAT IT IS NOT PUNCTURED OR TORN. DAMAGED GEOTEXTILE SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE ENGINEER.

SECTION VIEW

PLAN VIEW

BIO-RETENTION BASIN #5 OUTLET STRUCTURE

NOT TO SCALE

TOWN OF AMHERST APPROVAL BOX:

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

Sealed 07/28/2026

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

CARMINAWOOD DESIGN
Buffalo | Utica

DRAWING NAME:
Bio-Retention #5
Plan & Detail

DRAWING NO.
C-308

Project No: 25-4080

Date: 01.13.26
Drawn By: CWD
Scale: 1"=30'
As Noted

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Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

TOWN OF AMHERST APPROVAL BOX:

DRAWING NAME:
Storm
Drainage Details

DRAWING NO.
C-309

Project No: 25-4080

Date: 01.13.26
Drawn By: DS
Scale: 1"=5'-0"
As Noted

Sealed 07/28/2026

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

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UTILITY NOTES:

1. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE "TOWN OF AMHERST RULES AND REGULATIONS GOVERNING THE CONSTRUCTION OF SEWERS AND DRAINAGE FACILITIES, AND THE ERIE COUNTY DEPARTMENT OF HEALTH" RULES AND REGULATIONS.
2. PRIOR TO STARTING ANY WORK ASSOCIATED WITH OUR WATER & SANITARY MAINS, THE CONTRACTOR SHALL MEET WITH THE TOWN OF AMHERST TO DISCUSS AND AGREE TO THE WORK.
3. ALL TAPS SHALL BE PLACED AND SATISFACTORILY COMPACTED PRIOR TO INSTALLATION OF ANY UTILITIES AND MUST BE APPROVED BY THE SUPERVISING PROJECT ENGINEER.
4. ALL SANITARY SEWER SERVICES SHALL CONFORM TO TOWN OF AMHERST SPECIFICATIONS. ALL SANITARY SEWER SERVICES SHALL BE INSTALLED AT A MINIMUM SLOPE OF 1.00%.
5. ALL WORK PERFORMED WITHIN THE NEW YORK STATE, COUNTY OF ERIE AND TOWN OF AMHERST RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER.
6. CONTRACTOR SHALL CONTACT ALL GAS & ELEC. METER BANK LOCATIONS ON BUILDINGS WITH W.E.P. PLANS AND UTILITY CO.'S.
7. CONTRACTOR SHALL LOCATE THE ACTUAL TELEPHONE SERVICE TO BUILDINGS WITH W.E.P. PLANS AND UTILITY CO.'S.
8. A MINIMUM OF 10'-0" HORIZONTAL AND 18"-0" CLEAR VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN ALL SANITARY SEWER AND WATER SERVICES.
9. ALL TOWNHOMES SHALL HAVE A SPRINKLER SYSTEM.

PROPOSED UTILITY LEGEND

PROPOSED STORM SEWER	ST
PROPOSED SANITARY SEWER	S 8" S4
PROPOSED WATERLINE	W 8" W
PROPOSED CATCH BASIN	CB
PROPOSED MANHOLE	MH
PROPOSED HYDRANT ASSEMBLY	
PROPOSED GATE VALVE	GV

NOTE: ALL PROPOSED WATER MAIN VALVE BOXES ELEVATED TO FINAL GRADE WITH A 3,000 PSI CONCRETE COLLAR AROUND THE TOP OF EACH BOX. THE COLLAR SHALL BE A MINIMUM OF 6" WIDE ON ALL SIDES, THAN THE BOX. CLEARANCE BETWEEN THE COLLAR SHALL BE A MINIMUM OF 6" THICK.

TOWN OF AMHERST APPROVAL BOX:

DRAWING NAME: Overall Utility Plan

DRAWING NO. C-400

Project No: 25-4080

Date: 01.13.26
Drawn By: DJ
Scale: 1"=60'
As Noted

Sealed 07/28/2026

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

CARMINAWOOD DESIGN
Buffalo | Utica

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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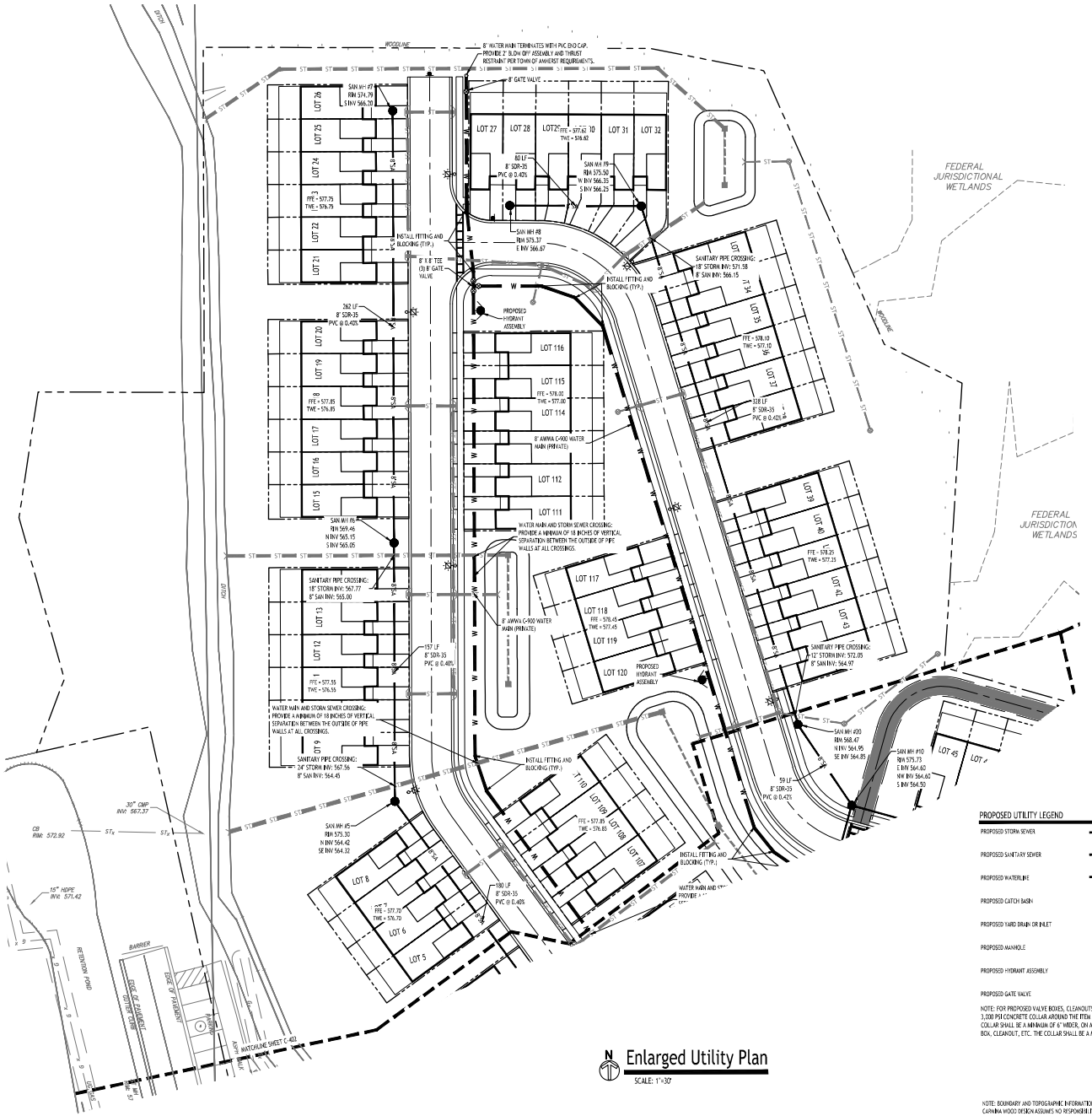
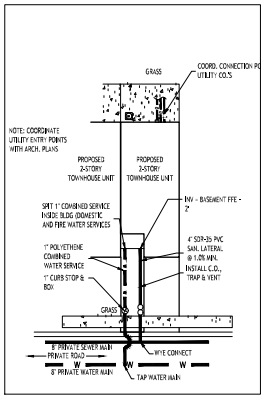


N

Enlarged Utility Plan

SCALE: 1"=30'



TYP. TOWNHOUSE UTILITY LAYOUT

SCALE: 1"=20'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

20' 10 0 20 40FT.

UTILITY NOTES:

1. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE TOWN OF AMHERST SPECIFICATIONS AND DETAILS, AND ERIE COUNTY DEPARTMENT OF HEALTH RULES AND REGULATIONS.
2. PRIOR STARTING ANY WORK ASSOCIATED WITH OR NEAR EXISTING SANITARY MANHOLES, THE CONTRACTOR SHALL MEET WITH THE TOWN OF AMHERST TO DISCUSS AND AGREE TO THE WORK.
3. FILL SHALL BE PLACED AND SATISFACTORILY COMPACTED PRIOR TO INSTALLATION OF UTILITIES, AND MUST BE APPROVED BY THE SUPERVISING PROJECT ENGINEER.
4. ALL SANITARY SEWER IS TO CONSTRUCTION IS TO CONFORM TO TOWN OF AMHERST SEWER DISTRICT RULES AND REGULATIONS.
5. ALL OTHER REQUIRED PERMITS BY THE STATE OF NEW YORK, COUNTY OF ERIE AND TOWN OF AMHERST ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER.
6. COORDINATE GAS & ELEC. METER BANK LOCATIONS ON BUILDINGS WITH M.E.P. PLANS & UTILITY CO.'S.
7. COORDINATE LOCATION OF CTY & TELEPHONE SERVICE TO BUILDINGS WITH M.E.P. PLANS AND UTILITY CO.'S.
8. A MINIMUM OF 10 FEET HORIZONTAL AND 18 INCHES OF VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN ALL SANITARY SEWER AND WATER SERVICES.
9. ALL TOWNHOMES WILL HAVE A SPRINKLER SYSTEM

PROPOSED UTILITY LEGEND

PROPOSED STORM SEWER	ST
PROPOSED SANITARY SEWER	8" SA
PROPOSED WATERLINE	8" W
PROPOSED CATCH BASIN	CB
PROPOSED YARD DRAIN OR INLET	YD OR YI
PROPOSED MANHOLE	MH
PROPOSED HYDRANT ASSEMBLY	
PROPOSED GATE VALVE	GV

NOTE: FOR PROPOSED VALVE BOXES, CLEANOUTS, ETC., INSTALL A 3,000 PSI CONCRETE COLLAR AROUND THE ITEM AT GRADE. THE COLLAR SHALL BE A MINIMUM OF 6" WIDER, ON ALL SIDES, THAN THE BOX, CLEANOUT, ETC. THE COLLAR SHALL BE A MINIMUM OF 6" THICK.

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60FT.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica

Packet Pg. 405

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER
STATE OF NEW YORK

Sealed 07/28/2026

DRAWING NAME:
Enlarged Utility Plan

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-401

Project No: 25-4080

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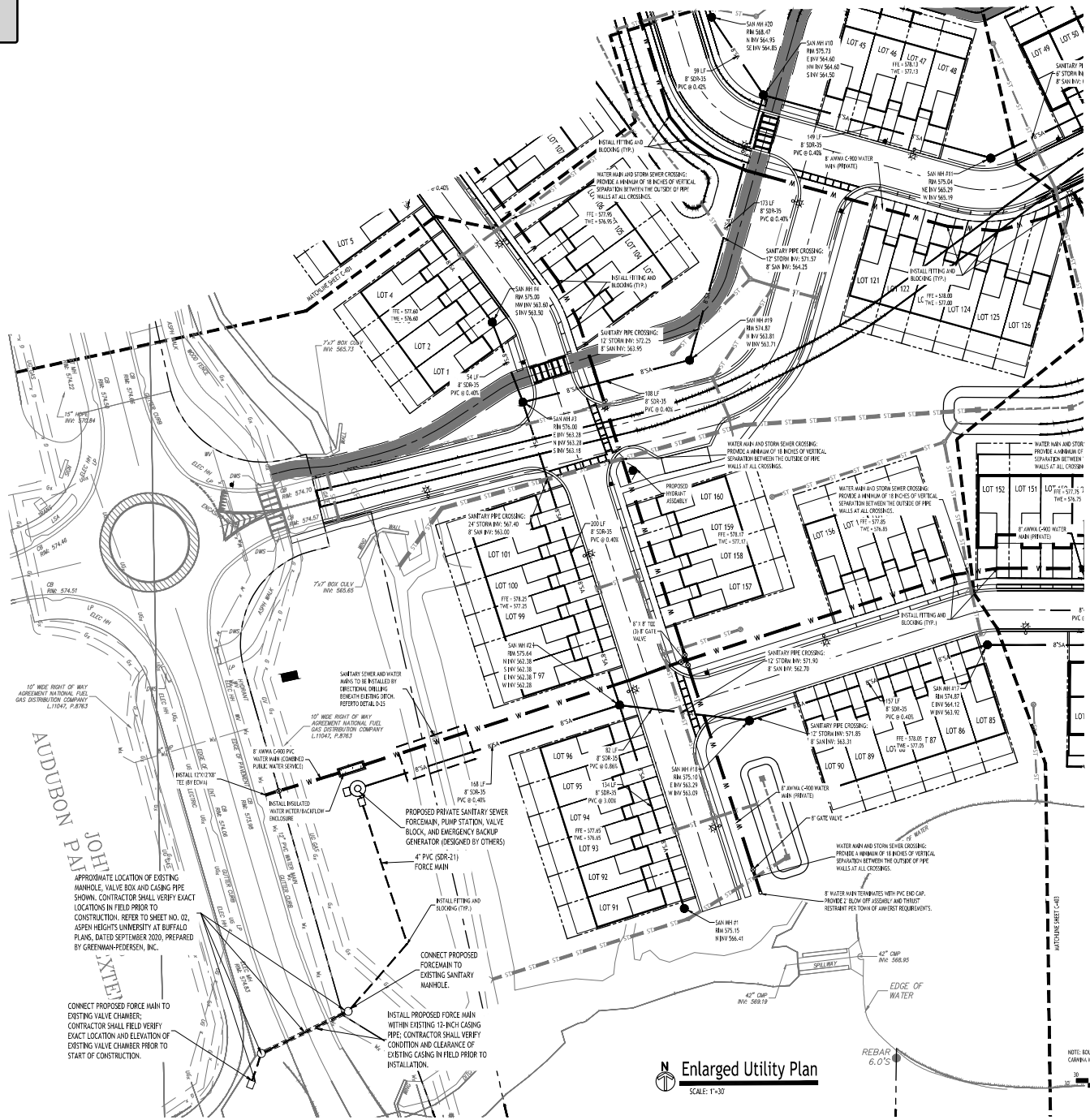
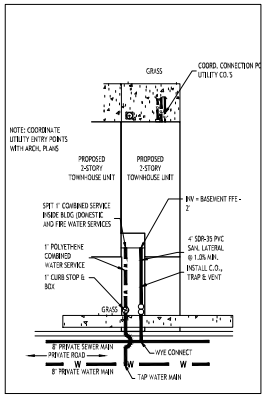


Enlarged Utility Plan

SCALE: 1"=30'



TYP. TOWNHOUSE UTILITY LAYOUT

SCALE: 1"=20'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

PROPOSED UTILITY LEGEND

PROPOSED STORM SEWER	ST
PROPOSED SANITARY SEWER	8" SA
PROPOSED WATERLINE	8" W
PROPOSED CATCH BASIN	CB
PROPOSED YARD DRAIN OR INLET	YD OR YI
PROPOSED MANHOLE	MH
PROPOSED HYDRANT ASSEMBLY	
PROPOSED GATE VALVE	GV

NOTE: FOR PROPOSED VALVE BOXES, CLEANOUTS, ETC., INSTALL A 3,000 PSI CONCRETE COLLAR AROUND THE ITEM AT GRADE. THE COLLAR SHALL BE A MINIMUM OF 6" WIDER, ON ALL SIDES, THAN THE BOX, CLEANOUT, ETC. THE COLLAR SHALL BE A MINIMUM OF 6" THICK.

UTILITY NOTES:

1. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE TOWN OF AMHERST SPECIFICATIONS AND DETAILS, AND ERIE COUNTY DEPARTMENT OF HEALTH RULES AND REGULATIONS.
2. PRIOR STARTING ANY WORK ASSOCIATED WITH OR NEAR EXISTING SANITARY MANHOLES, THE CONTRACTOR SHALL MEET WITH THE TOWN OF AMHERST TO DISCUSS AND AGREE TO THE WORK.
3. FILL SHALL BE PLACED AND SATISFACTORILY COMPACTED PRIOR TO INSTALLATION OF UTILITIES, AND MUST BE APPROVED BY THE SUPERVISING PROJECT ENGINEER.
4. ALL SANITARY SEWER IS TO CONSTRUCTION & TO CONFORM TO TOWN OF AMHERST SEWER DISTRICT RULES AND REGULATIONS.
5. ALL OTHER REQUIRED PERMITS BY THE STATE OF NEW YORK, COUNTY OF ERIE AND TOWN OF AMHERST ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER.
6. COORDINATE GAS & ELEC. METER BANK LOCATIONS ON BUILDINGS WITH N.E.P. PLANS & UTILITY CO.'S.
7. COORDINATE LOCATION OF CTV & TELEPHONE SERVICE TO BUILDINGS WITH N.E.P. PLANS AND UTILITY CO.'S.
8. A MINIMUM OF 10 FEET HORIZONTAL AND 18 INCHES OF VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN ALL SANITARY SEWER AND WATER SERVICES.
9. ALL TOWNHOMES WILL HAVE A SPRINKLER SYSTEM

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS: No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK · CHRISTOPHER WOOD · 076394 · LICENSED PROFESSIONAL ENGINEER

Sealed 07/28/2026

DRAWING NAME:
Enlarged Utility Plan

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-402

Project No: 25-4080

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Enlarged Utility Plan

SCALE: 1"=30'

TYP. TOWNHOUSE UTILITY LAYOUT

SCALE: 1"=20'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS; CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

PROPOSED UTILITY LEGEND

PROPOSED STORM SEWER	ST
PROPOSED SANITARY SEWER	S SA
PROPOSED WATERLINE	W
PROPOSED CATCH BASIN	CB
PROPOSED AREA DRAIN OUTLET	TO OR YI
PROPOSED MANHOLE	MH
PROPOSED HYDRANT ASSEMBLY	
PROPOSED GATE VALVE	GV

NOTE: FOR PROPOSED VALVE BOXES, CLEANOUTS, ETC., INSTALL A 1.000 PSI CONCRETE COLLAR AROUND THE ITEM AT GRADE. THE COLLAR SHALL BE A MINIMUM OF 3' WIDE IN ALL DIRECTIONS FROM THE ITEM. SEE DETAIL SHEET C-404 FOR TYPICAL DETAIL.

UTILITY NOTES:

1. ALL SEWER AND WATER CONSTRUCTION SHALL CONFORM TO THE TOWN OF AMHERST SPECIFICATIONS AND DETAILS, AND THE ERIE COUNTY DEPARTMENT OF HEALTH RULES AND REGULATIONS.
2. PRIOR TO STARTING ANY WORK ASSOCIATED WITH NEW SANITARY SEWERS, THE CONTRACTOR SHALL MEET WITH THE TOWN OF AMHERST TO DISCUSS ANY ADDITIONAL REQUIREMENTS.
3. TELESCOPING TYPE MANHOLE SECTIONS SHALL BE USED FOR ALL MANHOLES. ALL MANHOLES SHALL BE PLACED AND ATTACHED COMPLETED PRIOR TO INSTALLATION OF ANY PIPE. ALL MANHOLES SHALL BE WATER TIGHT AND MUST BE APPROVED BY THE SUPERVISING PROJECT ENGINEER.
4. ALL SANITARY SEWER & TOP CONSTRUCTION TO CONFORM TO TOWN OF AMHERST SEWER DISTRICT RULES AND REGULATIONS.
5. ALL OTHER REQUIRED PERMITS BY THE STATE OF NEW YORK, COUNTY OF ERIE AND TOWN OF AMHERST ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER.
6. COORDINATE GAS & ELEC. METER BANK LOCATIONS ON BUILDINGS WITH M.E.P. PLANS & UTILITY CO.'S.
7. COORDINATE LOCATION OF CTV & TELEPHONE SERVICE TO BUILDINGS WITH M.E.P. PLANS AND UTILITY CO.'S.
8. A MINIMUM OF 12 FEET HORIZONTAL AND 18 INCHES OF VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN ALL SANITARY SEWER AND WATER SERVICES.
9. ALL TOWNHOMES WILL HAVE A SPRINKLER SYSTEM.

TOWN OF AMHERST APPROVAL BOX:

STATE OF NEW YORK
CHRISTOPHER J. WOOD
PROFESSIONAL ENGINEER
Sealed 07/28/2026

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

CARMINAWOOD DESIGN
Buffalo | Utica

DRAWING NAME: Enlarged Utility Plan

DRAWING NO. C-403

Project No: 25-4080

Date: 01.13.26
Drawn By: CJW
Scale: As Noted

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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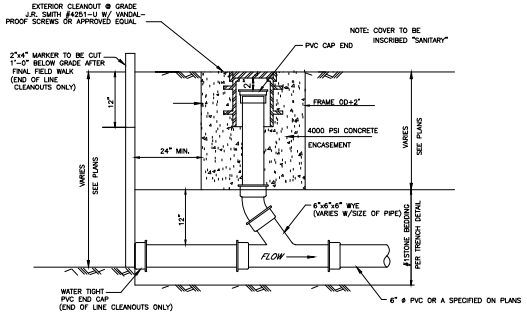
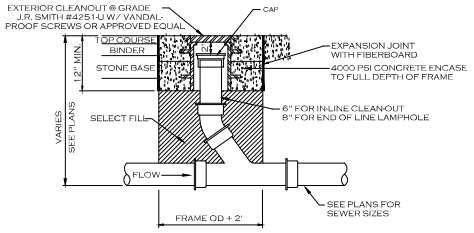
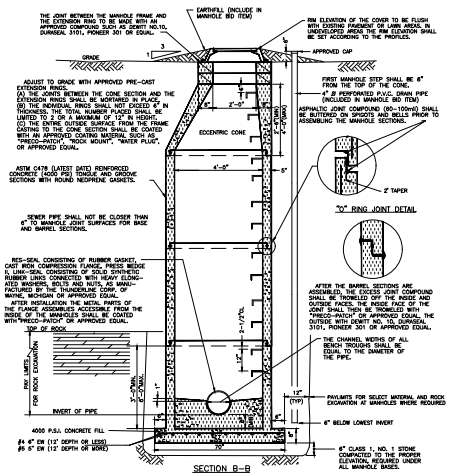


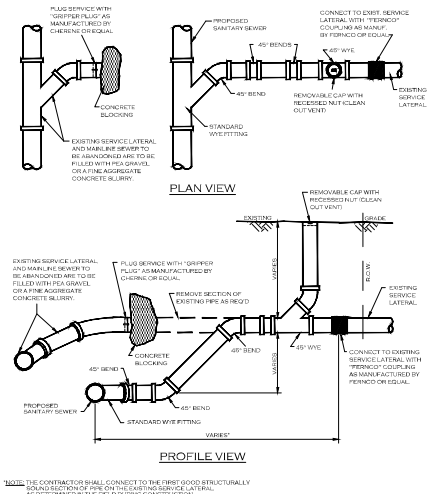
LAMPHOLE/CLEANOUT IN LAWN/FIELD AREAS
NOT TO SCALE



Lamphole/Cleanout in Pavement/Sidewalk
NOT TO SCALE

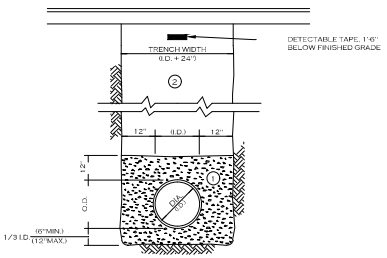


MONOLITHIC, PRECAST BASE, MANHOLES
4'-0" MANHOLE BASE FOR 16"Ø SEWERS OR LESS



*NOTE: THE CONTRACTOR SHALL CONNECT TO THE FIRST GOOD STRUCTURALLY SOUND SECTION OF PIPE ON THE EXISTING SERVICE LATERAL AS DETERMINED IN THE FIELD DURING CONSTRUCTION.

TYPICAL HOUSE CONNECTION/ABANDONMENT DETAIL



NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

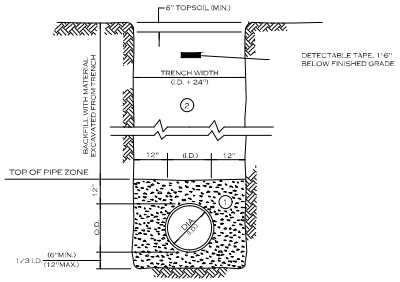
(1) NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(2) TYPE 2 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304-2.02 TYPE 2. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN TWO INCHES AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NO SLAG SHALL BE ALLOWED FOR MATERIAL (2)

UTILITY TRENCH SECTION
IN PAVED AREAS



NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

(1) NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(2) BACKFILL MATERIAL SHALL BE NATIVE SOIL CONTAINING NO UNSUITABLE MATERIAL COMPACTED IN 6" LIFTS.

UTILITY TRENCH SECTION
IN UNPAVED AREAS

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK
CHRISTOPHER A. WOOD
076394
LICENSED PROFESSIONAL ENGINEER

Sealed 07/28/2026

DRAWING NAME:
Sanitary Sewer Details

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-404

Project No: 25-4080

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TOWN OF AMHERST APPROVAL BOX:

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

DRAWING NAME:
Sanitary Sewer Details

DRAWING NO.
C-405

Project No: 25-4080

Date: 01.13.26
Drawn By:
Scale: As Noted

Sealed 07/28/2026

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

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Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

TYPICAL GATE VALVE DETAIL

TYPICAL FIRE HYDRANT ASSEMBLY DETAIL

UTILITY TRENCH SECTION IN UNPAVED AREAS

NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNPROTECTED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

① NO.1 RUN OF CRUSHED STONE OR NO.2 RUN OF CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304.12-2.03 TYPE 4 AND NYSDOT SECTION 703-02.03 COMPACTED IN 6" LIFTS TO 95% DENSITY. ~~SLAG~~ SHALL NOT BE ALLOWED FOR MATERIALS 1 AND ②

SELECT MATERIAL BACKFILL (NYSDOT LATEST EDITION)

① NON-CRUSHED STONE, GRAVEL OR SAND WITH NO PARTICLES LARGER THAN 1" IN DIAMETER AND NOT MORE THAN 10% PASSING A NO.200 SIEVE MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE ENGINEER.

② NO.2 RUN OF CRUSHED STONE OR NO.2 RUN OF CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304.12-2.03 TYPE 4 AND NYSDOT SECTION 703-02.03 COMPACTED IN 6" LIFTS TO 95% DENSITY. ~~SLAG~~ SHALL NOT BE ALLOWED FOR MATERIALS 1 AND ②

UTILITY TRENCH SECTION IN PAVED AREAS

NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNPROTECTED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

① NON-CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02.03, TYPE CRUSHED STONE, GRAVEL OR SAND WITH NO PARTICLES LARGER THAN 1" IN DIAMETER AND NOT MORE THAN 10% PASSING A NO.200 SIEVE MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE ENGINEER.

SELECT MATERIAL BACKFILL (NYSDOT LATEST EDITION)

① NO.2 RUN OF CRUSHED STONE OR NO.2 RUN OF CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304.12-2.03 TYPE 4 AND NYSDOT SECTION 703-02.03 COMPACTED IN 6" LIFTS TO 95% DENSITY. ~~SLAG~~ SHALL NOT BE ALLOWED FOR MATERIALS 1 AND ②

THRUST BLOCK SCHEDULE

PIPE SIZE	DIMENSION SCHEDULE											
	90° ELBOW		45° ELBOW		22.5° ELBOW		11.25° ELBOW		TEE			
	'H'	'L'	'H'	'L'	'H'	'L'	'H'	'L'	'H'	'L'	'W'	'T'
4"	1.5'	2.0'	1.0'	2.0'	1.0'	1.0'	1.0'	1.0'	1.0'	1.0'	1.0'	1.0'
6"	2.0'	2.5'	1.5'	2.0'	1.0'	1.5'	1.0'	1.5'	1.5'	1.5'	1.5'	1.5'
8"	2.5'	3.5'	2.0'	2.5'	1.5'	2.0'	1.5'	2.0'	2.0'	2.0'	2.0'	2.0'
10"	3.0'	4.5'	2.5'	3.0'	1.5'	3.0'	1.0'	2.5'	2.5'	2.5'	2.5'	2.5'
12"	3.5'	5.0'	3.0'	3.5'	2.5'	2.5'	1.5'	2.5'				

TYPICAL DRY FIRE HYDRANT INSTALLATION DETAIL

NOTES:

1. ALL HYDRANTS BY ACCEPTABLE TO NFPA 1142, AMHERST TOWN STANDARDS AND ALL APPLICABLE CODES.
2. PROVIDE A MINIMUM 5 INCH DIAMETER PIPE AND FITTINGS, OR LARGER AS REQUIRED BY LOCAL FIRE CODES.
3. DRY HYDRANT SHALL PROVIDE A MINIMUM RATED FLOW OF 1000 GPM.
4. SUCTION CONNECTION SHALL BE COMPATIBLE WITH THE LOCAL FIRE DEPARTMENT'S EQUIPMENT. CONFIRM WITH THE LOCAL FIRE DEPARTMENT PRIOR TO CONSTRUCTION.
5. INSTALL THE STRAINER A MINIMUM OF 1 FEET BELOW THE LOW WATER SURFACE AND 1 FOOT ABOVE THE WATER BODY BOTTOM AT THE SUCTION SOURCE.
6. INSTALL PIPE BELOW THE LOCAL FROST DEPTH AND PROVIDE THRUST BLOCKS OR APPROVED RESTRAINTS AT ALL ELBOWS.
7. ALL PIPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ANY DEVIATIONS MUST BE APPROVED BY THE MANUFACTURER BEFORE INSTALLATION.
8. PROVIDE A MINIMUM OF 3 FEET OF CLEAR SPACE AROUND THE DRY HYDRANT FREE OF OBSTRUCTIONS WITHIN 20 FEET OF THE ACCESS SIDE.
9. PAINT ALL EXPOSED PVC AND METAL COMPONENTS AND PROVIDE MARKING OR DESTRUCTION WITHIN 20 FEET OF THE ACCESS SIDE.
10. COORDINATE THE DRY HYDRANT LOCATION, CONNECTION, AND INSTALLATION REQUIREMENTS WITH THE AMHERST FIRE TO CONSTRUCTION.

TYPICAL WATER SERVICE LINE INSTALLATION

TOWN OF AMHERST APPROVAL BOX:

DRAWING NAME: Water Details

DRAWING NO. C-406

Project No: 25-4080

Date: 01.13.26
Drawn By: DS
Scale: As Noted

Sealed 07/28/2026

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

CARMINAWOOD DESIGN
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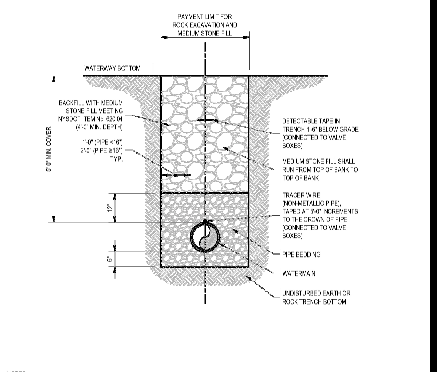


NOTES:

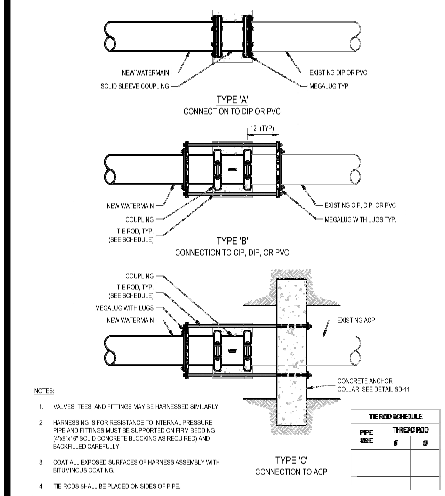
1. WHEN THE WATERWAY IS GREATER THAN 18.0 (TOP OF BANK TO TOP OF BANK) BOULDER SHALL BE INSTALLED AT MINIMUM 6" FROM THE TOP OF BANK WHERE THE BOULDER ON AVAILABILITY CLOSEST TO THE WATER SHALL BE INSTALLED AT MINIMUM 6" FROM THE TOP OF BANK WHERE THE BOULDER ON AVAILABILITY CLOSEST TO THE WATER SHALL BE INSTALLED AT MINIMUM 6" FROM THE TOP OF BANK. NO SERVICES OR PIPE SHALL BE INSTALLED BETWEEN THE TOP OF BANK TO WATERWAY.
2. IF PIPE IS GREATER SHALL BE LOCATED ON EITHER SIDE OF THE WATERWAY.
3. CROSSING SHALL COMPLY WITH STATE GUIDELINES FOR WATERWAY CROSSINGS. USE ADEQUATE TRENCH CONTROL METHODS DURING CONSTRUCTION.

WATERWAY CROSSING TRENCH DETAIL

SCALE: NTS

Revision: 2024-01

Detail: SD-03



NOTES:

1. VALVES, TEES AND FITTINGS MAY BE MANNESSED SIMILARLY.
2. MANNESSING IS FOR RESISTANCE TO INTERNAL PRESSURE. PREPARED FITTINGS MUST BE SUPPORTED ON FIRM BEDDING. WHEN WATER SHALL BE CONCRETE BLOCKING AS REQUIRED AND BACKFILLED CAREFULLY.
3. CONTACT EXPOSED SURFACES OF PIPE AND FITTINGS ASSEMBLY WITH BITUMINOUS COATING.
4. THE RODS SHALL BE PLACED ON SIDES OF PIPE.

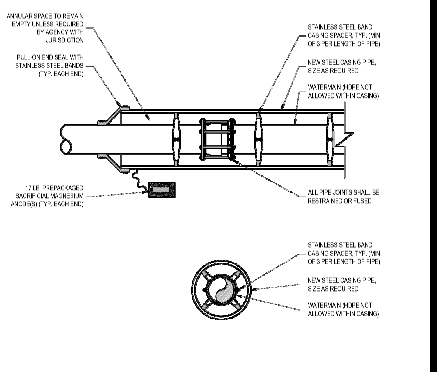
TIE ROD SCHEDULE		
PIPE SIZE	THREAD ROD #	#

TYPICAL CONNECTION TO EXISTING WATERMAIN

SCALE: NTS

Revision: 2024-01

Detail: SD-08



NOTES:

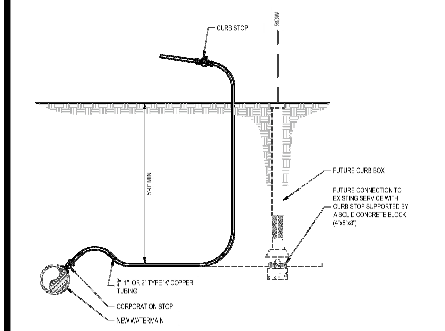
1. THE PROPOSED MINIMUM OF CASING SPACERS SHALL BE INSTALLED TO PROVIDE SUFFICIENT SUPPORT AS PER MANUFACTURER'S RECOMMENDATION. THERE SHALL BE NO FEWER THAN 3 SPACERS PER FULL PIPE LENGTH.
2. SACRIFICIAL ANODES/CAPS SHALL BE WETTED BEFORE BACKFILLING.
3. WIRE TO BE PLACED LOOSELY ON PIPE SURFACE AND SECURED IN PLACE WITH POLYVINYL TAPE. WIRE SHALL BE PLACED WITHOUT TENSION ON TO THE BOTTOM OF EXCAVATION AND CAREFULLY BACKFILLED WITH STONE TO PREVENT DAMAGE.

CASING PIPE DETAIL

SCALE: NTS

Revision: 2024-01

Detail: SD-04



NOTES:

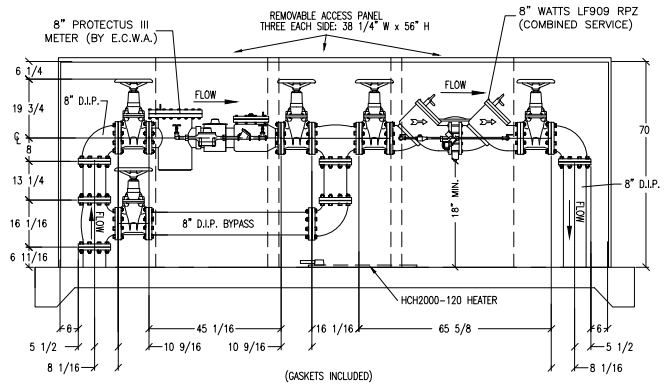
1. AFTER COMPLETION OF TESTING, THE SAMPLE POINT SHALL BE UTILIZED FOR A SERVICE CONNECTION. FURNISH TO UTILIZE FOR A SERVICE REPLACE THE CORPORATION STOP IN PIPE WITH A THREADED BRASS PLUG.

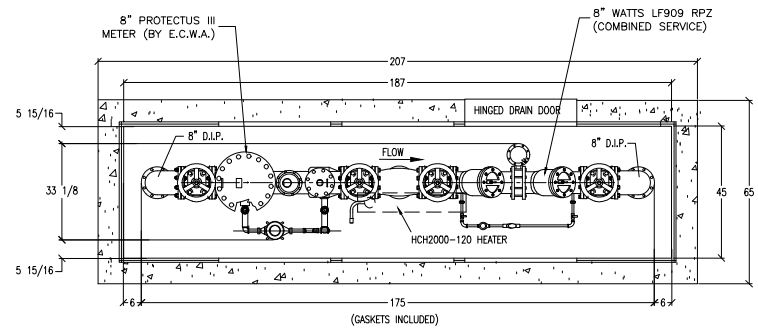
TEMPORARY BLOW-OFF / SAMPLING POINT

SCALE: NTS

Revision: 2024-01

Detail: SD-30





LEGEND:

38 1/4"W x 56"H REMOVABLE ACCESS PANEL w/DRAIN DOOR

38 1/4"W x 56"H REMOVABLE ACCESS PANEL

8"METER & RPZ INSULATED ENCLOSURE

N. T. S.

BNOTES:

1. BACKFLOW PREVENTER DIMENSIONS FURNISHED BY WATTS.
2. ALL DIMENSIONS ARE IN INCHES.
3. WALL & INSULATION THICKNESS IS 1-1/2".
4. ROOF & INSULATION THICKNESS IS 3".
5. ENCLOSURE SHOWN IS SAFE-T-COVER MODEL 1000TS-ALC98-5.
6. EXTERIOR ENCLOSURE DIMENSIONS: 45"W x 187"L x 70" H.
7. CONCRETE PAD IS 65"W x 207"L x 6"THK W/W.W.F. 6X6/10X10.
8. METER SHOWN: 8" PROTECTUS III, SPOOL PIECE & METER SUPPLIED BY ERIE COUNTY WATER AUTHORITY, VERIFY DIMENSIONS PRIOR TO ORDERING.
9. RPZ SHOWN: 8" WATTS LF909 (COMBINED SERVICE).
10. CONTRACTOR TO INSTALL ELECTRIC SERVICE TO ENCLOSURE, COORDINATE SOURCE WITH OWNER.
11. INSTALL A 120V GFI OUTLET IN THE ENCLOSURE.
12. HEATERS TO HAVE THERMOSTAT CONTROL.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica

Packet Pg. 411

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK · CHRISTOPHER WOOD · 076394 · LICENSED PROFESSIONAL ENGINEER

Sealed 07/28/2026

DRAWING NAME:
Water Detais

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-407

Project No: 25-4080

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Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

3.03 AIR TESTS, INSPECTION AND INSTALLATION OR REPAIR REQUIREMENTS

A. SCOPE/REPRINTS

1. AFTER BACKFILLING AND PRIOR TO THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR WILL BE REQUIRED TO PERFORM THE FOLLOWING FOUR TESTS ON ALL SEWERS TO BE BUILT UNDER THIS PROJECT.

A. AIR TESTS
B. INSPECTION (LAMPING & INTERNAL)
C. INFILTRATION OR EXFILTRATION
D. DEFLECTION TEST (TO DIA. AND SMALLER)

2. NO MORE THAN 1,000 LINEAR FEET OF INSTALLED SEWER SHALL BE INSTALLED PRIOR TO TESTING.

3. IN VIEW OF THE FACT THAT LOOSE, LATERALS AND SEEPS OFTEN CONTRIBUTE CONSIDERABLE INFILTRATION, SUCH LATERALS AND SEEPS ARE TO BE INSTALLED AND CAPPED, TIED AND BLOCKED AS THE WORK PROGRESSES, AND PRIOR TO THE AIR TESTING OF THE LINES.

4. THE CONTRACTOR'S TESTING PROCEDURES SHALL BE COMPLETED IN ACCORDANCE WITH OSHA STANDARDS FOR CONFINED SPACE ENTRY. THE CONTRACTOR WILL BE REQUIRED TO PROVIDE AND OPERATE ALL VENTILATING BLOWERS, RESPIRATORS ETC. SHALL BE PROVIDED BY THE CONTRACTOR. SUCH AS GAS DETECTORS, SAFETY HARNESSES,

B. AIR TESTS (REQUIRED FOR ALL DIA. UP TO AND INCLUDING 36")

1. THIS TEST SHALL BE PERFORMED NO EARLIER THAT 14 CALENDAR DAYS AFTER THE TRENCHES ARE BACKFILLED.

2. THE PROCEDURES FOR AIR TESTING SHALL BE AS SPECIFIED HEREIN AND AS ORDERED BY THE ENGINEER. THE MINIMUM ALLOWABLE TIME PERIOD FOR THE TESTS ARE TO DECREASE FROM 3.5 TO 3.0 PSI SHALL BE NOT LESS THAN SHOWN LISTED FOR IN THE FOLLOWING TABLE:

	MINIMUM ACCEPTANCE TIMES FOR LENGTH SHOWN (MIN:SEC)				
PIPE DIAMETER	UP TO 100'	100'- 200'	200'- 300'	300'- 500'	
6"	2:50	5:40	8:30	2:50	2:51
8"	3:47	7:34	11:21	3:47	3:48
10"	4:43	9:26	14:09	4:43	4:44
12"	5:40	11:20	17:00	5:40	5:41
14"	7:33	15:07	22:40	7:33	7:34
15"	7:33	15:07	22:40	7:33	7:34
16"	8:30	17:00	25:30	8:30	8:31
18"	9:27	18:54	28:21	9:27	9:28
21"	11:20	22:40	34:00	11:20	11:21
24"	13:14	26:27	39:41	13:14	13:15
27"	15:07	30:14	45:21	15:07	15:08
30"	16:59	33:58	50:57	16:59	17:00
33"	18:53	37:46	56:39	18:53	18:54
36"	20:46	41:32	1:02:18	20:46	20:47

3. PIPE LINES IN SIZES UP TO 36 INCHES IN DIAMETER CAN BE AIR TESTED FROM MANHOLE TO MANHOLE FOR DISTANCES NOT TO EXCEED 500 FEET.

4. IN WET TRENCHES WHERE GAMMING TO LOWER THE WATER TABLE IS IMPRACTICAL, APPROVED PERFORATED PIPE WITH APPROVED GAP SHALL BE PLACED AT EACH MANHOLE TO EXTEND FROM A POINT 6 INCHES BELOW THE LOWEST INVERT TO THE TOP OF THE GROUND. GROUND WATER ELEVATIONS WILL BE REQUIRED AT EACH MANHOLE PRESSURE SHALL BE INCREASED AS NECESSARY TO OVERCOME THE CALCULATED GROUNDWATER PRESSURE.

5. THE TESTING EQUIPMENT SHALL BE SUPPLIED BY THE CONTRACTOR AT HIS EXPENSE. FOR THE CONTRACTOR'S INFORMATION, SOME OF THE MAJOR EQUIPMENT REQUIRED FOR AIR TESTS IS THE FOLLOWING:

A. STOP WATCH (GRADUATED IN TENTHS OF A SECOND
B. COMPRESSOR OF 50 TO 100 CFM CAPACITY
C. RUBBER HOSE TO PIPE
D. MANOMETER OR DEAD WEIGHT GAGE OF 3.5 LB. GRADUATED IN 0.1 LB.
E. PRESSURE GAUGE - 0 TO 5 PSI GRADUATED IN 1 / 4 PSI OF
F. PIPLUG IN SIZES 4 INCH THROUGH 36 INCH DIAMETER WITH A SINGLE OPENING FOR AIR HOSE CONNECTION
G. THREE 3 / 16 INCH DIAMETER CHECK VALVES

C. VISUAL INSPECTION

1. ALL SEWERS UNDER 36" IN DIAMETER SHALL BE LAMPED MANHOLE TO MANHOLE PRIOR TO FINAL ACCEPTANCE. THE LAMP SHALL HAVE AN OUTPUT OF BETWEEN 2250 TO 3500 CANDLEPOWER. LAMPING SHALL BE PERFORMED AFTER THE SEWERS HAS BEEN FLUSHED AND THERE SURFACE WET TO ALLOW FOR LIGHT CONTRACTOR WILL BE REQUIRED TO CLEAN ANY DEPOSITS OF DIRT, MUD, STONES OR MANHOLE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY OBSTRUCTIONS FOUND DURING THE LAMPING OPERATION.

2. ALL PIPES 36" IN DIAMETER AND LARGER SHALL BE INSPECTED BY PERSONNEL ENTERING THE PIPE PRIOR TO INSTALLATION. ALL JOINTS SHALL BE INSPECTED AFTER INSTALLATION. THE INTERNAL INSPECTION SHALL BE PERFORMED AFTER THE SEWER HAS BEEN FLUSHED AND THE SURFACE WET TO ALLOW FOR LIGHT CONTRACTOR SHALL COMPLETE ANY INTERNAL INSTALLATION, ALL BOLTS SHALL BE TIGHTENED AND ALL VOIDS GROUTED PRIOR TO THE INTERNAL INSPECTION. THE CONTRACTOR SHALL COMPLETE ANY INTERNAL REPAIRS AS DIRECTED BY THE ENGINEER PRIOR TO THE FINAL ACCEPTANCE OF THE PIPE CONDUIT. THE TELEVISION INSPECTION SHALL BE COMPLETED WITH THE FLOW DIVERSION IN PLACE AND ALL TESTING AND CLEANING COMPLETED. ALL DEFECTS SHALL BE REPAIRED AS DIRECTED BY THE ENGINEER. SOME ITEMS OF INSPECTION ARE AS FOLLOWS. THE CONTRACTOR SHALL BE PROVIDED TO THE ENGINEER. SOME ITEMS OF INSPECTION ARE AS FOLLOWS.

A. ROUGH OR IMPROPERLY MADE JOINTS
B. PIPE DISPLACED FROM LINE AND GRADE
C. PIPE JOINTS IMPROPERLY SEALED
D. PIPE INVERT IS SMOOTH AND FREE OF SAGS OR HIGH POINTS
E. CRACKED OR BROKEN PIPE
F. CONCRETE PIPE WALLS FREE FROM STRUCTURAL DEFECTS
G. PIPES AND JOINTS FREE FROM VISUAL SIGNS OF LEAKAGE
H. SPECIFIED CONCRETE PROPERLY INSTALLED

3. PIPE SECTIONS AND JOINTS NOT MEETING ALL OF THE ABOVE REQUIREMENTS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE ENGINEER AT THE CONTRACTOR'S EXPENSE.

D. INFILTRATION TESTS (APPLICABLE ONLY IF GROUNDWATER IS ABOVE PIPE)

1. THIS TEST SHALL BE PERFORMED NO EARLIER THAN 14 CALENDAR DAYS AFTER THE TRENCHES ARE BACKFILLED.

2. INFILTRATION TESTS FOR ALL SEWERS TO BE CONSTRUCTED UNDER THIS PROJECT SHALL NOT EXCEED 100 GALLONS PER INCH DIAMETER PER MILE OF SEWER, PER 24 HOURS. EACH INDIVIDUAL RUN OF SEWER FROM ONE MANHOLE TO ANOTHER SHALL BE CONSIDERED AS A SEPARATE TEST. THE ALLOWABLE RATE OF INFILTRATION, ALL EQUIPMENT FOR THE TEST SHALL BE FURNISHED BY THE CONTRACTOR.

3. THE ALLOWABLE LIMITS OF INFILTRATION SHALL APPLY WHETHER OR NOT THE CONTRACTOR IS ABLE TO COMPLETELY DEWATER ANY PART OF THE CONSTRUCTION. IF THE WATER TABLE IS ABOVE THE TOP OF THE PIPE FOR THE ALLOWABLE, WHILE ONE OR MORE RUNS CONTRIBUTE EXCESSIVE INFILTRATION.

4. THE INFILTRATION TEST IS ANTICIPATED TO MEASURE THE WATER FROM CRACKS OF 3 SEEPERS, WE REJECT TO THE INFILTRATION OF GROUND WATER, AND, THEREFORE, IS ONLY APPLICABLE IF THE WATER TABLE LEVEL IS TWO (2) FEET ABOVE THE TOP OF THE PIPE.

A. APPROPRIATE ISOLATORS WITH HAVE APPROVED GAP SHALL BE PLACED AT EACH MANHOLE TO EXTEND FROM A POINT 6 INCHES BELOW THE LOWEST INVERT TO THE TOP OF THE GROUND. THE PIPE SHALL BE EMBEDDED A MINIMUM OF 12" IN CLEAN #1 STONE. GROUND WATER ELEVATIONS WILL BE REQUIRED AT EACH MANHOLE SO THAT THE GROUND WATER LEVEL CAN BE CORRECTED FOR WHERE NECESSARY.

B. BEFORE CONDUCTING THE TESTS, THE WATER TABLE SHOULD BE ALLOWED TO ESTABLISH ITS NORMAL LEVEL. THE TIME REQUIRED FOR THIS WILL VARY DEPENDING ON THE SEASON AND RAINFALL. NORMALLY SEPTEMBER PRIOR TO THE SEWER BEING PLACED IN SERVICE. PAYMENT TO DEDUCT THE TEST SECTION. ALL SERVICES, LATERALS, STUBS AND FITTINGS SHOULD BE PROPERLY PLUGGED OR CAPPED AT THE CONNECTIONS TO THE TEST PIPE SECTION TO PREVENT THE ENTRANCE OF GROUND WATER AT THESE LOCATIONS.

C. A WATER WEIR OR OTHER SUITABLE MEASURING DEVICE SHOULD BE INSTALLED IN THE INLET PIPE TO THE MANHOLE AT THE DOWNSTREAM END OF THE TEST SECTION. THE WEIR SHOULD BE CALIBRATED BEFORE INSTALLATION. WHERE ACTUAL FLOWS ARE TO BE MEASURED, THE WEIR SHOULD BE SUFFICIENTLY LARGE TO PASS THE MAXIMUM FLOW EXPECTED. WHEN STEADY FLOW OCCURS OVER THE WEIR, LEAKAGE IS DETERMINED BY DIRECT READING CORRECTLY FOR FIVE (5) DAYS FROM GRADUATIONS ON THE WEIR AND CONVERTED TO GPD FLOW.

D. AN IMPORTANT FACTOR IN APPLYING THE TEST CRITERIA IS TO PROPERLY COMPENSATE THE VARIABLE WATER TABLE WHICH EXISTS DURING THE TEST. THE WATER TABLE SHOULD BE MEASURED AT THE BEGINNING AND END OF THE TEST SECTION WELL ALWAYS BE SUBJECTED TO A GREATER INTERNAL WATER PRESSURE THAN THE EXTERNAL. TO COMPENSATE FOR THIS VARIABLE EXTERNAL PRESSURE, THE TEST PRESSURE SHOULD BE INCREASED BY AN AMOUNT EQUIVALENT TO THE DIFFERENCE IN ELEVATION BETWEEN THE GROUND WATER AT THE BEGINNING AND END OF THE TEST SECTION. THE TEST PRESSURE SHOULD BE INCREASED BY 2.31 FEET OF WATER FOR THE DIFFERENCE IN ELEVATION. THE TEST PRESSURE SHOULD NOT EXCEED THE PIPE RATING OR THE RATING OF ANY OTHER COMPONENT IN THE SYSTEM. THE TEST PRESSURE SHOULD BE MAINTAINED FOR A MINIMUM OF 2 HOURS. ADDITIONAL WATER MUST BE ADDED TO MAINTAIN THE TEST PRESSURE DURING THIS PERIOD. THE QUANTITY OF WATER ADDED DURING THE TEST PERIOD SHALL BE MEASURED ACCURATELY. WHERE A STEADY FLOW IS REQUIRED, A CONSTANT HEAD TANK WILL BE USED.

5. WHEN A SEWER RUN BETWEEN TWO CONSECUTIVE MANHOLES OR CHAMBERS IS FOUND TO CONTRIBUTE INFILTRATION AT A RATE ABOVE THE ALLOWABLE, INSPECTION BY TELEVISION OR OTHER CAMERAS SHALL BE MADE BY THE CONTRACTOR AND AT THE CONTRACTOR'S EXPENSE DURING WET WEATHER, SO THAT THE DEFECTIVE THE NEXT MANHOLE SHALL COMPLETE WITH THE ALLOWABLE LIMITS OF INFILTRATION OF 100 GALLONS PER INCH-DIAMETER PER MILE OF SEWER PER 24 HOURS.

E. EXFILTRATION TESTS

1. THE TEST SHALL BE PERFORMED NO EARLIER THAT 14 CALENDAR DAYS AFTER THE TRENCHES ARE BACKFILLED.

2. THE EXFILTRATION TEST FOR ALL DIAMETER SEWERS SHALL BE AS DESCRIBED BELOW. ALTHOUGH ACTUAL INFILTRATION AND EXFILTRATION ARE THE SAME, THE EXFILTRATION TEST IS PREFERRED BY THE ENGINEER BECAUSE IT REMOVES ALL DEBRIS THAT MAY HAVE WASHED INTO THE SEWER DURING THE INFILTRATION TEST. THE EXFILTRATION TEST DOES NOT REQUIRE A PERIOD OF WET WEATHER BEFORE THE TEST CAN BE PERFORMED. THE EXFILTRATION TEST IS PERFORMED BY PLUGGING THE LOWER END OF THE SECTION TO BE TESTED AND FILLING THE SECTION AND ADJACENT MANHOLES WITH WATER. THE TEST IS PERFORMED BY MEASURING THE AMOUNT OF WATER REQUIRED TO MAINTAIN A CONSTANT HEAD IN THE MANHOLE. SINCE SANITARY SEWERS ARE NOT DESIGNED OR EXPECTED TO OPERATE AS A PRESSURE SYSTEM, CARE MUST BE EXERCISED IN CONDUCTING THE TEST AND CORRELATING THE RESULTS WITH THE ALLOWABLE EXFILTRATION LIMIT. ALL EQUIPMENT REQUIRED FOR THE TESTS SHALL BE FURNISHED BY THE CONTRACTOR.

A. THE TEST IS USUALLY CONDUCTED BETWEEN ADJACENT MANHOLES, BUT LONGER SECTIONS MAY BE TESTED AND TESTING WITHIN THE TEST SECTION SHOULD BE PLUGGED OR CAPPED AND ADEQUATELY BRACED OR BLOCKED TO WITHSTAND THE WATER PRESSURE RESULTING FROM THE TEST.

B. IF MANHOLES ARE TO BE INCLUDED IN THE TEST, THE INLET PIPE TO EACH MANHOLE SHOULD BE PLUGGED AND THE TEST SECTION FILLED WITH WATER THROUGH THE MANHOLE TO BE TESTED. TO ALLOW AIR TO ESCAPE FROM THE SEWER, THE FLOW SHOULD BE AT A STEADY RATE NOT TO EXCEED 100 GPM. AIR RELEASE VALVES SHOULD BE PLACED AT ALL HIGH POINTS IN THE SEWER. THE HEAD AT THE CENTER POINT OF THE TEST SECTION, IF NECESSARY, PROVISIONS SHOULD BE MADE TO BLEED OFF ENTRAPPED AIR DURING THE FILLING OF THE TEST SECTION.

C. ONCE THE TEST SECTION IS FILLED, THE WATER SHOULD BE ALLOWED TO STAND FOR AN ADEQUATE PERIOD OF TIME (AT LEAST 24-HOURS) TO ALLOW FOR WATER ABSORPTION BY THE PIPE AND MANHOLE. AFTER WATER ABSORPTION WAS STABILIZED, THE WATER LEVEL IN ESTABLISHED BY MEASURING DOWN FROM THE MANHOLE COVER OR OTHER CONVENIENT DATUM POINT. AFTER 24 HOURS, THE WATER ELEVATION SHOULD BE MEASURED FROM THE SAME REFERENCE POINT AND ESTABLISHED AS THE BEGINNING OF THE TEST. THE TEST SHALL LAST FOR AT LEAST 2 HOURS. THE TEST PRESSURE SHOULD BE MAINTAINED AT THE BEGINNING OF THE TEST AND THE AMOUNT REQUIRED TO MAINTAIN THE PRESSURE DURING THE TEST PERIOD SHALL BE MEASURED ACCURATELY. WHERE A STEADY FLOW IS REQUIRED, A CONSTANT HEAD TANK WILL BE USED.

D. TO CALCULATE BOTH MANHOLES FROM THE TEST, USE BALANCED FOR FILLING THE PIPE AND EXFILLED STRETCH AN MANHOLE. PROVISION MUST BE MADE IN THE

E. THE WATER LEVEL AT THE DOWNSTREAM MANHOLE SHALL BE COMPUTED AND MARKED BEFORE THE TEST. SINCE THE SEWER IS INSTALLED ON A GRADE, THE TEST SECTION (DOWNSTREAM) WILL BE SUBJECTED TO A GREATER PRESSURE. THEREFORE, THE TEST PRESSURE HEAD AT THE UPSTREAM MANHOLE SHOULD BE ADJUSTED SUCH THAT THE MAXIMUM PRESSURE ON THE PIPE WITHIN THE TEST SHALL NOT EXCEED THAN 10 PSI.

3. WHEN A SEWER RUN BETWEEN TWO CONSECUTIVE MANHOLES OR CHAMBERS IS FOUND TO CONTRIBUTE INFILTRATION AT A RATE ABOVE THE ALLOWABLE, INSPECTION BY TELEVISION OR OTHER CAMERAS SHALL BE MADE BY THE CONTRACTOR AND AT THE CONTRACTOR'S EXPENSE DURING WET WEATHER, SO THAT THE DEFECTIVE SECTION OF SEWER CAN BE LOCATED AND REPAIRED. EACH INDIVIDUAL RUN OF SEWER FROM ONE MANHOLE TO THE NEXT MANHOLE SHALL COMPLY WITH THE ALLOWABLE LIMITS OF INFILTRATION OF 100 GALLONS PER INCH DIAMETER PER MILE OF SEWER PER 24 HOURS.

F. DEFLECTION TEST

ALL PVC SEWERS CONSTRUCTED UNDER THIS PROJECT SHALL BE INTERNALLY CHECKED, NO EARLIER THAN 90 CALENDAR DAYS AFTER THE TRENCHES ARE BACKFILLED, WITH A PITMETER/DEFLECTION "GO/NO-GO/PASS" TYPE MANDREL. THE MANDREL SHALL BE PULLED THROUGH THE PIPE BY HAND OR HAND OPERATED WINCH. PASSING INDICATES SATISFACTORY INSTALLATION.

G. INFILTRATION / EXFILTRATION TESTING OF SANITARY SEWER MANHOLES

PURSUANT TO SECTION 02276, THE CONTRACTOR IS REQUIRED TO COMPLETE AND PASS AN INFILTRATION OR EXFILTRATION TEST ON ALL SANITARY SEWER MANHOLES INSTALLED UNDER THIS CONTRACT. SUBJECT TO THE APPROVAL OF THE ENGINEER, THE CONTRACTOR MAY ELECT TO PERFORM EITHER AN INFILTRATION OR EXFILTRATION TEST. THE INSTALLED MANHOLE SHALL BE TESTED AFTER THE SEWER PIPE, THE CONTRACTOR IS ADVISED TO REFER TO SECTION 02276, TITLE 3.02 FOR THE ACTUAL TESTING REQUIREMENTS ASSOCIATED WITH THIS SANITARY MANHOLES.

3.04 SEPARATION OF WATER MAINS AND SEWERS

A. GENERAL

1. REQUIRED TO COMPLY WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION STANDARD 384.3 FOR ALL SEWERS AND WATER MAIN CROSSINGS SHOWN NOTED ON THE DRAWINGS

B. HORIZONTAL SEPARATION

1. SEWERS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. WHERE IT IS CLEARLY UNDERSTOOD THAT THE 10 FOOT SEPARATION CANNOT BE MAINTAINED, THE ENGINEER MAY ALLOW DEVIATION ON A CASE BY CASE BASIS IF SUPPORTED BY DATA FROM THE ENGINEER. SUCH DEVIATION MAY ALLOW INSTALLATION OF THE SEWER CLOSER TO A WATERMAIN IF:

A. IT IS LAID IN A SEPARATE TRENCH, OR IF
B. IT IS LAID IN THE SAME TRENCH WITH THE WATER MAIN, LOCATED AT ONE SIDE OF A BENCH OF UNDISTURBED EARTH, AND IF
C. THE ELEVATION OF THE TOP OF CROWN OF THE SEWER IS AT LEAST 18" BELOW THE BOTTOM INVERT OF THE WATERMAIN.

C. VERTICAL SEPARATION

1. SEWERS CROSSING WATERMAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18" BETWEEN THE OUTSIDE OF THE WATERMAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATERMAIN IS BELOW OR ABOVE THE SEWER. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER VERTICAL AND HORIZONTAL SEPARATION AS STIPULATED ABOVE, THE SEWER SHALL BE CONSTRUCTED OF MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION AND SHALL BE PRESSURE TESTED TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING. WHERE A WATERMAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATERMAIN.

D. UNAVAILABLE SEPARATION

1. WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, THE SEWER SHALL BE EITHER ENCASED IN CONCRETE PER THE DETAIL ON THE PLANS OR CONSTRUCTED USING ACCEPTABLE WATER PIPE, DUCTILE IRON OR PVC C900, AND PRESSURE TESTED TO 150 PSI ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING. THIS SHALL APPLY TO MANHOLE SECTIONS AS WELL AS 6" HOUSE LATERALS.

TOWN OF AMHERST APPROVAL BOX:

DRAWING NAME:
Utility Notes

DRAWING NO.
C-408

Project No: 25-4080

Date: 01.13.26
Drawn By: JJ
Scale: As Noted

Sealed 07/28/2026

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

Townhomes at Muir Woods
770 John James Audubon Parkway
Amherst, New York

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Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

PER TOWN OF AMHERST CODE:
ALL TREES, SHRUBS, GROUNDCOVERS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE PLANTED IN ACCORDANCE WITH GOOD NURSERY PRACTICE AND SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS FROM THE DATE OF ACCEPTANCE BY THE TOWN. A MINIMUM STRUCTURE SHALL BE SHOWN ON THE SITE PLAN & APPROPRIATELY SCREENED BY A FENCE, EARTH BERM, EVERGREEN PLANTING OR COMBINATION THEREOF. ALL PLANTINGS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND REPLACED AS NECESSARY BY THE OWNER. ALL PLANTINGS SHALL BE GUIDED WHENEVER POSSIBLE FOR AESTHETIC EFFECT BY THE USE OF GUYING AND STAKING PROCESS. THE SPECIFIC METHOD TO BE USED SHALL BE AT THE OPTION OF THE CONTRACTOR, BUT SHALL BE SUBJECT TO THE APPROVAL OF THE TOWN.

PER TOWN OF AMHERST CODE:
ALL PLANTINGS SHALL BE IN ACCORDANCE WITH GOOD NURSERY PRACTICE AND SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS FROM THE DATE OF ACCEPTANCE BY THE TOWN. ALL PLANTS SHALL BE FREE FROM DISEASE AND INSECTS AND SHALL BE EQUAL TO OR BETTER THAN THE SIZE AND GRADE STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANA). ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN. ALL PLANTS SHALL BE PLANTED IN ACCORDANCE WITH ACCEPTED PLANTING PROCEDURES AS SET FORTH IN THE LATEST EDITION OF THE HANDBOOK FOR LANDSCAPE PLANTING AND MAINTENANCE PUBLISHED BY THE ANA. ALL PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE TOWN BEFORE PLANTING. ALL PLANTS SHALL BE PLANTED IN ACCORDANCE WITH THE PLANTING DETAILS AND SPECIFICATIONS CONTAINED IN THESE PLANS. ALL PLANTS SHALL BE GUYED WHENEVER POSSIBLE FOR AESTHETIC EFFECT BY THE USE OF GUYING AND STAKING PROCESS. THE SPECIFIC METHOD TO BE USED SHALL BE AT THE OPTION OF THE CONTRACTOR, BUT SHALL BE SUBJECT TO THE APPROVAL OF THE TOWN.

PER TOWN OF AMHERST CODE:
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LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL UTILITIES AND OTHER CONDITIONS AFFECTING THE WORK AND SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS BETWEEN THE PROPOSED PLANTING AND EXISTING CONDITIONS PRIOR TO BEGINNING WORK.
2. THE QUANTITIES SHOWN ARE APPROXIMATE FOR BID PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITIES AND LOCATIONS AND CONTACT UTILITY COMPANIES TO HAVE UTILITIES MARKED PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF ALL PROPOSED PLANTINGS SHOWN ON THE PLANS UNTIL THE ACCEPTANCE BY THE OWNER.
5. ALL TREES SHALL BE INSTALLED A MINIMUM OF 25' FROM ANY OVERHEAD ELECTRIC LINES.
6. PLANTING MULCH: MATURE SHALL CONSIST OF 4 PARTS TOPSOIL, 1 PART PEAT MOSS, 1 PART WELL ROTTED MANURE, 10 LBS 5-10-5 PLANTING FERTILIZER THOROUGHLY MIXED PER CUBIC YARD.
7. STAKE AND WRAP TREES IMMEDIATELY FOLLOWING INSTALLATION.
8. ALL PLANTER BEDS SHALL RECEIVE 4.5" LAYER OF SHREDDED PINE BARK MULCH OVER FINAL WEED MAT EQUAL TO "WEEDBLOCK" BY GUY GARDENER OR SIMILAR WEED BARRIER.
9. THE AREAS ON THE PLAN TO BE SEEDED SHALL HAVE A MINIMUM OF TOPSOIL, DISK HARROWED, LIMED AND MULCHED SMOOTH, SURFACE SHALL BE RAKED TO REMOVE LUMPS.
10. ALL SEEDED AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH THE SPECIFICATIONS INDICATED, WHERE REQUIRED BY CLIMATE CONDITIONS, SLOPE OR ROUGH OF PLANTING, SOD MAY BE SUBSTITUTED FOR SEEDING IN ORDER TO ACHIEVE THE REQUIRED COVERAGE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, MOWING AND OTHER MAINTENANCE TO KEEPER AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER. THE SHALL INCLUDE WATERING DAILY FOR 15 DAYS OR AS REQUIRED BY HYDROSEED CONDITIONS AND RE-SEEDING OF THE ENTIRE FOLLOWING THE COMPLETION OF THE SEEDS.

PLANTING NOTES:

1. ALL PLANTINGS LOCATED ADJACENT TO PAVED AREAS SHALL HAVE A MINIMUM PLANTING SOIL DEPTH OF THREE (3) FEET AND BE FREE FROM ALL DEBRIS OR CONSTRUCTION DEBRIS AND OTHER MATERIAL.
2. ALL TREE PITS LOCATED WITHIN PAVED AREAS SHALL HAVE A MINIMUM PLANTING AREA OF 25 SQUARE FEET AND SHALL BE FREE FROM ALL DEBRIS OR CONSTRUCTION DEBRIS AND OTHER MATERIAL. PLANTING PITS LOCATED WITHIN PAVED AREAS SHALL BE BACKFILLED WITH TREE PLANTING MIXTURE CONSISTING OF 50% TOPSOIL AND 50% SHREDDED HARDWOOD BARK MULCH.
3. ALL SEASONAL FLOWER BEDS SHALL BE A MINIMUM OF TWELVE (12) INCHES DEEP WITH A MINIMUM OF 50% PEAT MOSS & NON-SCREENED TOPSOIL. SEASONAL FLOWER BEDS SHALL BE LOCATED WITHIN PLANTER AREAS AS INDICATED ON THE PLANS. ALL SEASONAL FLOWER BEDS SHALL BE FERTILIZED WITH TIMED RELEASE 10-10-10 FERTILIZER PRIOR TO PLANTING.
4. ALL TREES AND SHRUBS WITHIN THREE (3) FEET STAKED AS PER TREE PLANTING DETAIL.

LEGEND

DECIDUOUS TREE

SMALL TREE

EVERGREEN TREE/SHRUB

MISCANTHUS GRASS

ZEBRINA

TOWN OF AMHERST APPROVAL BOX:

Overall Landscape Plan

SCALE: 1"=60'

LOCKPORT EXPRESSWAY SECTION II
ROUTE NO. 990

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

CARMINAWOOD DESIGN
Buffalo | Utica

DRAWING NAME: Overall Landscpe Plan

DRAWING NO. L-100

Project No: 25-4080

Date: 01.13.26
Drawn By: TW/DS
Scale: As Noted

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EAST LINE LOT 76
WEST LINE LOT 76
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
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LOT 9
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LOT 11
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LOT 116
LOT 117
LOT 118
LOT 119
STORMWATER MANAGEMENT AREA
STORMWATER MANAGEMENT AREA II
FEDERAL JURISDICTIONAL WETLANDS
FEDERAL JURISDICTIONAL WETLANDS
WATCH LINE 1351
WATCH LINE 1351
JOHN JAMES AUDUBON PKWY
SEE DETAIL C-SW-308
SEE DETAIL C-SW-308
SEE DETAIL C-SW-308

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LOT 16
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LOT 62
LOT 61
MATCH LINE L102
MATCH LINE L103
MATCH LINE L102
MATCH LINE L101
STORMWATER MANAGEMENT AREA
EDGE OF WATER
EDGE OF WATER
EDGE OF WATER

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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Plant Schedule - 770 John James Audubon Parkway, Amherst, New York

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
		D E C I D U O U S T R E E S			
QB	34	Quercus bicolor	Swamp White Oak	2 1/2" - 3" CAL.	B&B, HT: 1' 60" W: 40'
GTd	31	Gleditsia triacanthos f.'Draves'	Street Keeper® Honey Locust	2 1/2" - 3" CAL.	B&B, HT: 1' 40" W: 35'
AxC	14	Aesculus x carnea 'Briotii'	Red Horse Chestnut	2 1/2" - 3" CAL.	B&B, HT: 1' 60" W: 40'
AxB	3	Aesculus x bushii 'Aaron 1'-	Mystic Ruby Buckeye	2 1/2" - 3" CAL.	B&B, HT: 1' 30" W: 15'
ARr	7	Acer rubrum 'Redpointe'	Sun Valley Red Maple	2 1/2" - 3" CAL.	B&B, HT: 1' 40" W: 35'
QM	3	Quercus macrocarpa 'UFS-KW3' PP22815	Urban Pinnacle Oak	2 1/2" - 3" CAL.	B&B, HT: 1' 60" W: 35'
AFab	5	Acer freemanii 'Jeffersred'	Autumn Blaze Maple	2 1/2" - 3" CAL.	B&B, HT: 1' 60" W: 40'
QPrip	5	Quercus palustris 'Green Pillar'	Green Pillar Pin Oak	2 1/2" - 3" CAL.	B&B, HT: 1' 35" W: 18'
NSW	7	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	2 1/2" - 3" CAL.	B&B, HT: 1' 35" W: 18'
CBH	16	Carpinus betulus 'Frans Fontaine'	European Hornbeam - Frans Fontaine	2 1/2" - 3" CAL.	B&B, HT: 1' 35" W: 15'
QRm	39	Quercus rosur x bicolor 'Nadler PP17924'	Kindred Spirit Oak	2 1/2" - 3" CAL.	B&B, HT: 1' 35" W: 15'
QBrm	32	Quercus bicolor 'Bonnie & Mike'	Bonnie & Mike Oak	2 1/2" - 3" CAL.	B&B, HT: 1' 40" W: 15'
FSbt	10	Nyssa sylvatica 'JFS-ext1'	Fire Starter Black Tupelo	2 1/2" - 3" CAL.	B&B, HT: 1' 35" W: 18'
FSa	7	Fagus asplenifolia	Fernleaf Beech	2 1/2" - 3" CAL.	B&B, HT: 1' 35" W: 25'
GBps	12	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo(Maidenhair Tree)	2 1/2" - 3" CAL.	B&B, HT: 1' 40" W: 20'
FSrc	5	Fagus sylvatica 'Rivers'	Rivers Purple Beech	2 1/2" - 3" CAL.	B&B, HT: 1' 35" W: 15'
PSc	7	Prunus sargentii 'Columnaris'	Columnar Sargent Cherry	2 1/2" - 3" CAL.	B&B, HT: 1' 35" W: 15'
PRL	6	Robinia pseudoacacia 'Purple Robe'	Purple Robe Black Locust	2 1/2" - 3" CAL.	B&B, HT: 1' 35" W: 15'
ELE	9	Ulmus parvifolia 'BNSUBP'	Everclear Lacebark Elm	2 1/2" - 3" CAL.	B&B, HT: 1' 40" W: 20'

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
		S M A L L / O R N A M E N T A L T R E E S			
CKst	23	Cornus kousa 'Snow Tower' PPAF	Snow Tower Kousa Dogwood	1 1/2" X 2 1/2" CAL.	B&B, HT: 10' W: 8'
SR	16	Syringa reticulata	Ivory Silk Lilac	1 1/2" X 2" CAL.	B&B, HT: 20' W: 15'
ALso	82	Amelanchier laevis 'Standing Ovation'	Standing Ovation Serviceberry	1 1/2" x 2" CAL.	B&B, HT: 20' W: 15'

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
		E V E R G R E E N T R E E S			
JS	2	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	6-8' Tall	B&B, HT: 16' W: 4'
PA	69	Picea abies 'Hillside upright'	Norway Spruce - Upright	6-8' Tall	B&B, HT: 20' W: 8'
AC	16	Abies concolor	White Fir	6-8' Tall	B&B, HT: 60' W:20'
JV	12	Juniperus virginiana 'Emerald Sentinel'	Eastern Red Cedar	6-8' Tall	B&B, HT: 20' W: 8'
CNp	13	Chamaecyparis nootkatensis 'Pendula'	Weeping Nootka Cypress	6-8' Tall	B&B, HT: 20' W: 8'
PPv	11	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	6-8' Tall	B&B, HT: 20' W: 8'
CJbd	3	Cryptomeria japonica 'Black Dragon'	Black Dragon Japanese cedar	6-8' Tall	B&B, HT: 20' W: 15'
PN	74	Pinus nigra	Austrian Pine	6-8' Tall	B&B, HT: 40' W:20'
PO	18	Picea omorika	Siberian Spruce	6-8' Tall	B&B, HT: 40' W:12'
AK	3	Abies koreana	Korean Fir	6-8' Tall	B&B, HT: 35' W:12'
GG	23	Thuja standishii x plicata 'Green Giant'	Green Giant Arborvitae	6-8' Tall	B&B, HT: 40' W:10'
		S H R U B S			
Ilgc	22	Ilex glabra compacta	Inkberry Holly - Compact	24-30" Tall	B&B, HT: 4' W: 4'
CSd	44	Cornus sericea	Red Twig Dogwood	24-30" Tall	B&B, HT: 4' W: 4'
Ilgb	20	Ilex glabra 'Gem Box'	Gem-box Inkberry Holly	24-30" Tall	B&B, HT: 4' W: 4'
IxM	15	Ilex x 'meserveae	Blue Princess Holly	24-30" Tall	B&B, HT: 5' W:5'
SNbl	6	Sambucus nigra 'Eva' Black Lace	Black Elder	24-30" Tall	B&B, HT: 4' W:3'
IV	15	Ilex verticillata	Winterberry Holly	24-30" Tall	B&B, HT: 7' W:6'
VC	37	Viburnum carlesii	Koreanm Spice Viburnum	24-30" Tall	B&B, HT: 4' W:4'
AFR	32	Cornus stolonifera 'Arctic Fire'	Arctic Fire Red Twig Dogwood	24-30" Tall	B&B, HT: 4' W:4'
ChS	10	Chaenomeles speciosa 'Scarlet Storm'	Double Take Scarlet Flowering Quince	24-30" Tall	B&B, HT: 6' W:6'

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
		G R A S S E S / P E R E N N I A L S / G R O U N D C O V E R S			
RO	18	Andropogon Gerardi 'Red October'	Red October Big Blue Stem	18-24" Tall	Cont. #3, HT: 4', W:4'
KF	22	Calamagrostis x acutiflora	Karl Foerster Reed Grass	18-24" Tall	Cont. no.3 - 3 Tall, 3 Wide
NxF	32	Nepeta x faassenii	Nepeta - Walkers Low Catmint	6-12" Tall	Cont. no.3 - 18" Tall, 24 Wide

NOTES:

1. SEE ENGINEER'S PLAN FOR EXISTING AND PROPOSED UNDERGROUND UTILITY BODIES AND INFRASTRUCTURE FROM ADJACENT ROAD OR SIDEWALK SECTION UP TO AMHERST CURB.
2. PROVIDE A MINIMUM 4' OFFSET FROM THE SHRUBS PLANTED EDGE TO THE EDGE OF THE UTILITY BOX TO ALLOW EVERGREEN CLEARANCE FOR UTILITY MAINTENANCE TO BE PERFORMED

TYPICAL SHRUB PLANTING TO SCREEN UTILITY INFRASTRUCTURE

Notes:
1. See specifications for additional tree protection requirements.
2. Limit trees to be trimmed, see specifications for pruning requirements.
3. No grading shall be performed except by approved arborist.
4. No equipment shall operate inside the protective fencing including spring tree installation and removal.
5. Do not construct or store any materials, equipment or debris within the protection area.

TOWN OF AMHERST APPROVAL BOX:

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

CARMINAWOOD DESIGN
Buffalo | Utica

DRAWING NAME:
Landscape Details
Plant Schedule

DRAWING NO.
L-104

Project No: 25-4080

Date: 01.13.26
Drawn By: CW
Scale: As Noted

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Luminaire Schedule			
Symbol	Qty	Label	Description
▪	27	S2	Gardco #DPF-S-A03-840-T2M (9,840lm)

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
Overall Site	Illuminance	Fc	0.36	3.0	0.0
Roadway	Illuminance	Fc	1.29	3.0	0.0

Calculation/Layout Notes

1. Calculations are the expected maintained illumination
2. Calculations are measured at grade
3. Surface reflectance is 20%
4. Mounting Heights: 23ft (all)
5. All lights are dark sky compliant

TOWN OF AMHERST APPROVAL BOX:

DRAWING NAME:
Overall
Lighting Plan

DRAWING NO.
LP-100

Project No: 25-4080

Date: 01.13.26
Drawn By: DJ/TH/CW
Scale: As Noted

LICENSED PROFESSIONAL ENGINEER * STATE OF NEW YORK * CHRISTOPHER WOOD
Sealed 07/28/2026

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

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Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

N

Enlarged Lighting Plan

SCALE: 1"=30'

Luminaire Schedule			
Symbol	Qty	Label	Description
□	27	S2	Gardco #DPF-S-A03-840-T2M (9,840lm)

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
Overall Site	Illuminance	Fc	0.36	3.0	0.0
Roadway	Illuminance	Fc	1.29	3.0	0.0

Calculation/Layout Notes

1. Calculations are the expected maintained illumination
2. Calculations are measured at grade
3. Surface reflectance is 20%
4. Mounting Heights: 23ft (all)
5. All lights are dark sky compliant

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS; CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30 0 30 60FT.

TOWN OF AMHERST APPROVAL BOX:

DRAWING NAME: Enlarged Lighting Plan

DRAWING NO. LP-101

Project No: 25-4080

Date: 01.13.26
Drawn By: CWD
Scale: 1"=30'
As Noted

Sealed 07/28/2026

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

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Luminaire Schedule			
Symbol	Qty	Label	Description
	27	S2	Gardco RKPF-S-A03-840-T2M (9.840m)

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
Overall Site	Illuminance	Fc	0.36	3.0	0.0
Roadway	Illuminance	Fc	1.29	3.0	0.0

Calculation/Layout Notes

1. Calculations are the expected maintained illumination
2. Calculations are measured at grade
3. Surface reflectance is 20%
4. Mounting Heights: 23ft (all)
5. All lights are dark sky compliant

JOHN JAMES AUDUBON PARKWAY EXTY

MATCHLINE SHEET LP-101

MATCHLINE SHEET LP-103

SKILLMAN

CLOSE ON WATER

N

Enlarged Lighting Plan

SCALE: 1"=30'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINAWOOD DESIGN IS NOT RESPONSIBLE FOR ITS ACCURACY.

30' 15' 0' 15' 30' 60'

TOWN OF AMHERST APPROVAL BOX:

DRAWING NAME:
Enlarged Lighting Plan

DRAWING NO.
LP-102

Project No: 25-4080

Date: 01.13.26
Drawn By: DW/CW/CP
Scale: As noted

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

Sealed 07/28/2026

Townhomes at Muir Woods
770 John James Audubon Parkway
Amherst, New York

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Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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MATCH LINE SHEET
MATCH LINE SHEET
EDGE OF WATER
EDGE OF WATER
EDGE OF WATER

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OPF-S OptiForm small

Site & area luminaire

OPF-S OptiForm small

Site & area luminaire

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

TOWN OF AMHERST APPROVAL BOX:

DRAWING NAME: Lighting Details

DRAWING NO. LP-104

Project No: 25-4080

Date: 01.13.26
Drawn By: D. Feyes
Scale: As Noted

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

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NOTE: DEAD END ROADS ARE LESS THAN 150 FEET IN LENGTH; THEREFORE, A DEDICATED FIRE APPARATUS TURNAROUND IS NOT REQUIRED IN ACCORDANCE WITH THE 2025 NEW YORK STATE FIRE CODE, APPENDIX D.

E-One Cyclone II

	feet
Width	8.33
Track	8.33
Lock to Lock Time	6.0
Steering Angle	310

TOWN OF AMHERST APPROVAL BOX:

DRAWING NAME:
Fire Truck
Turning Plan

DRAWING NO.
FT-100

Project No: 25-4080

Date: 01.13.26
Drawn By: DJ/TG/SC
Scale: As Noted

Sealed 07/28/2026

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

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Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

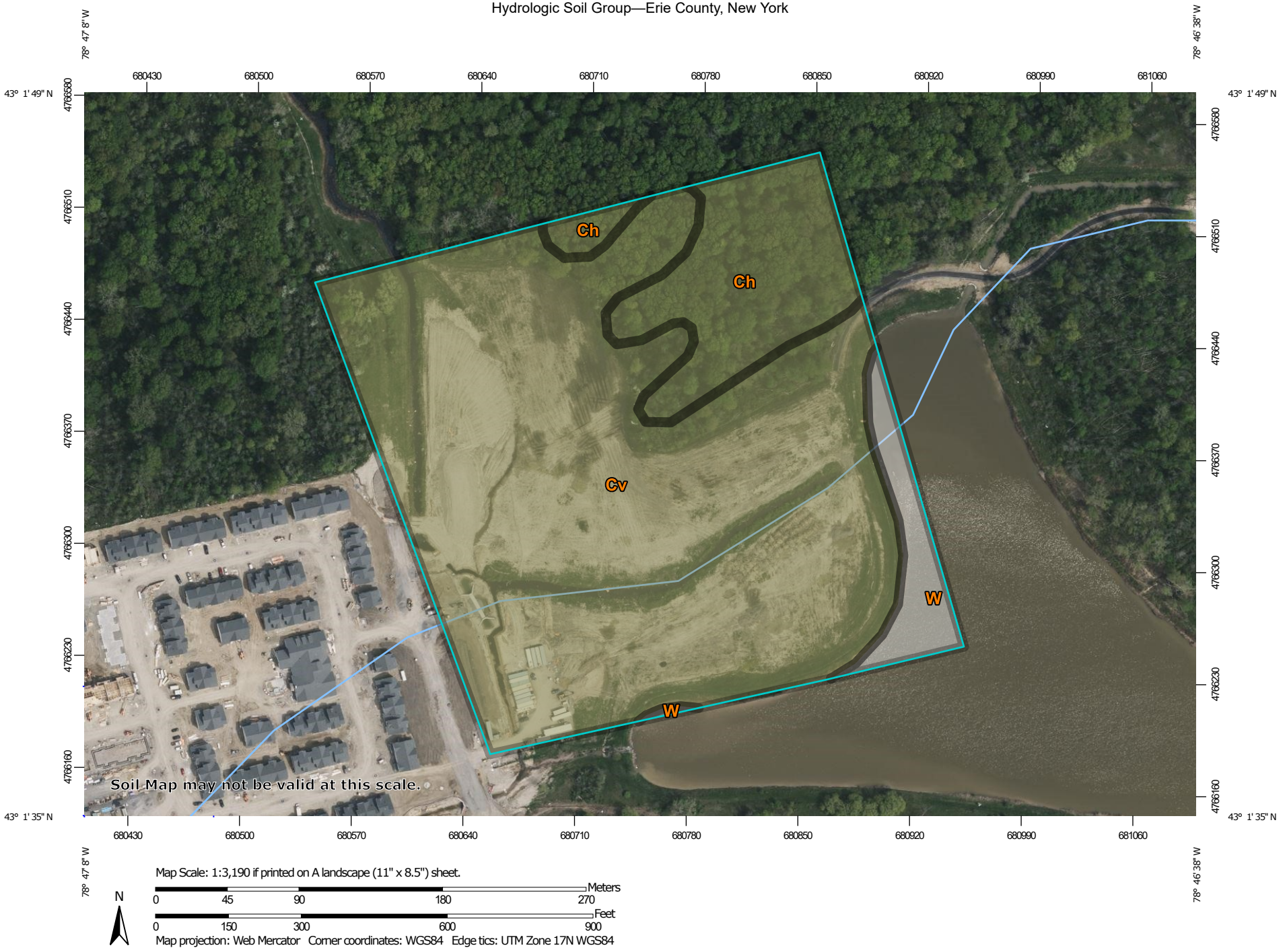
Appendix H

Soils Information

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Hydrologic Soil Group—Erie County, New York



Map Scale: 1:3,190 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 45 90 180 270

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Erie County, New York
Survey Area Data: Version 24, Aug 25, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 13, 2023—May 27, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ch	Cheektowaga fine sandy loam	C/D	3.8	15.2%
Cv	Cosad loamy fine sand	C/D	19.9	79.9%
W	Water		1.2	4.8%
Totals for Area of Interest			**24.9**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

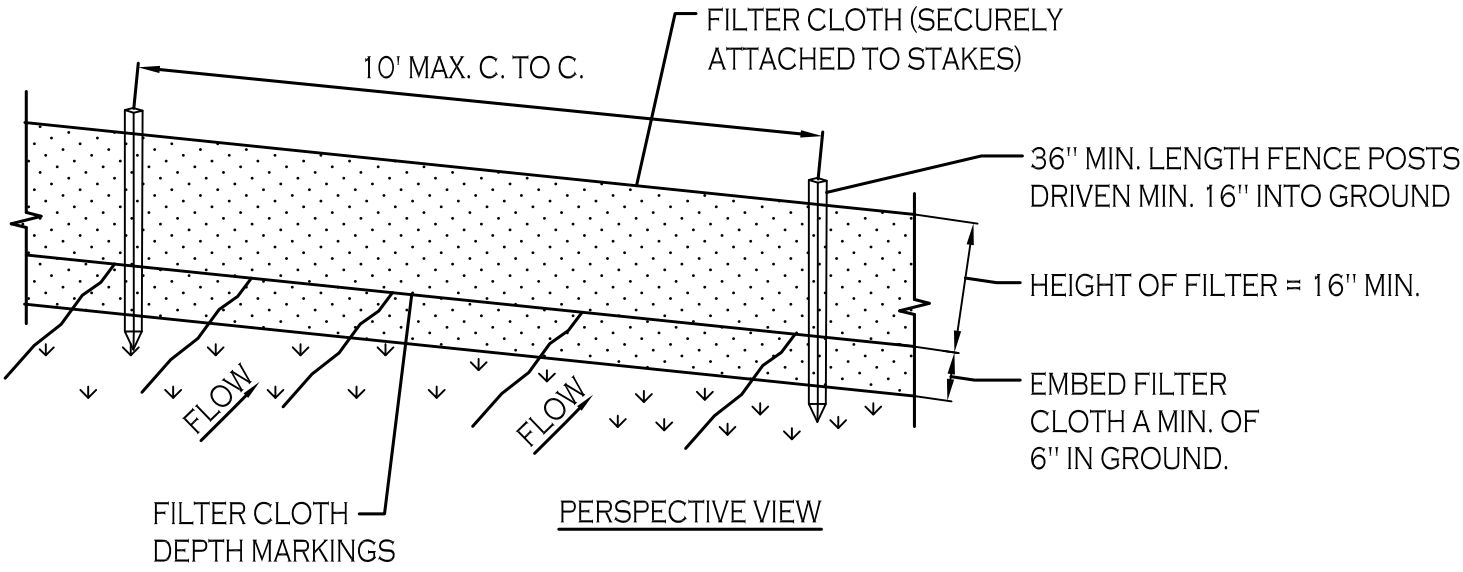
Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

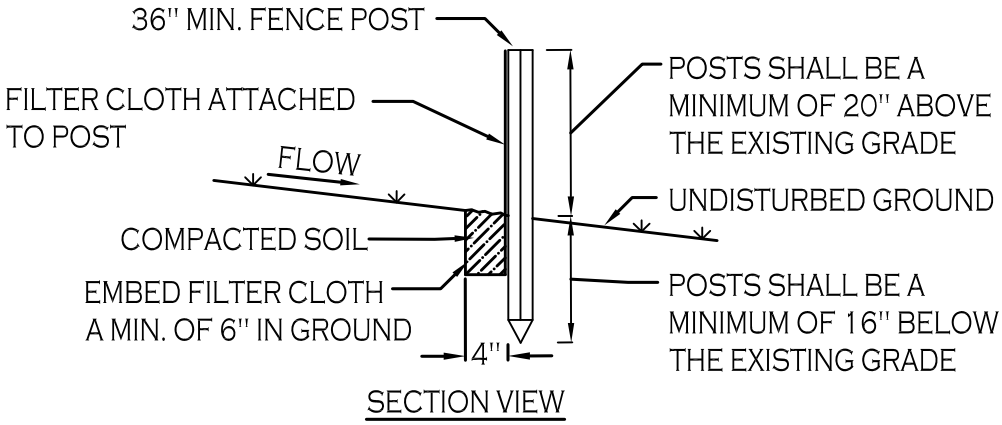
Appendix I

Standard Erosion Control Details

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)





CONSTRUCTION SPECIFICATIONS

1. WOVEN FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.

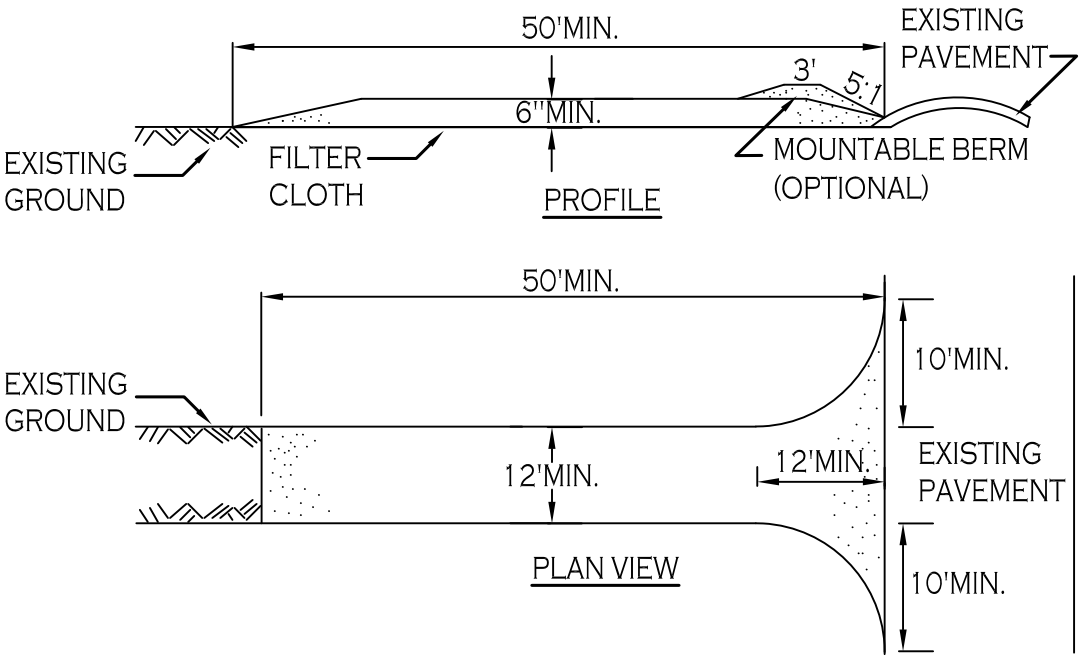
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.

3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL

NOT TO SCALE

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.

2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).

3. THICKNESS - NOT LESS THAN SIX (6) INCHES.

4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.

5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

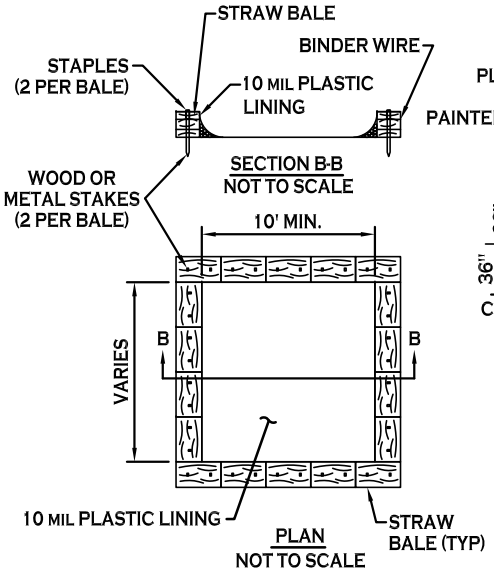
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

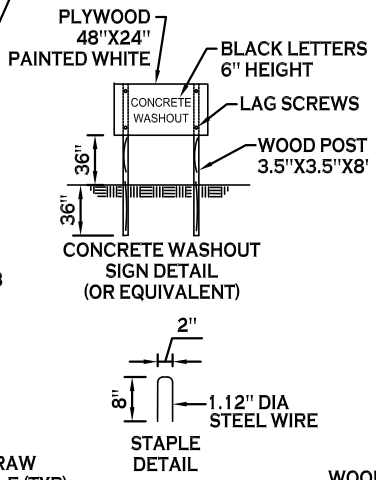
NOT TO SCALE

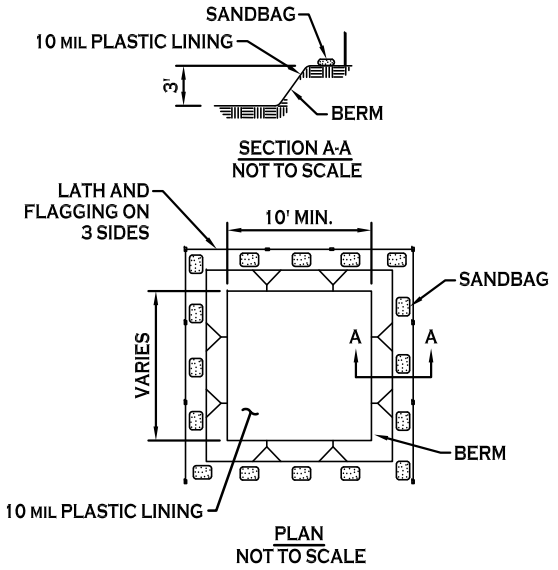
Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)



TYPE "ABOVE GRADE" WITH STRAW BALES





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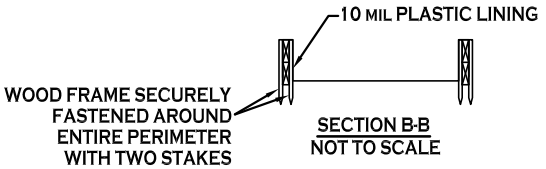
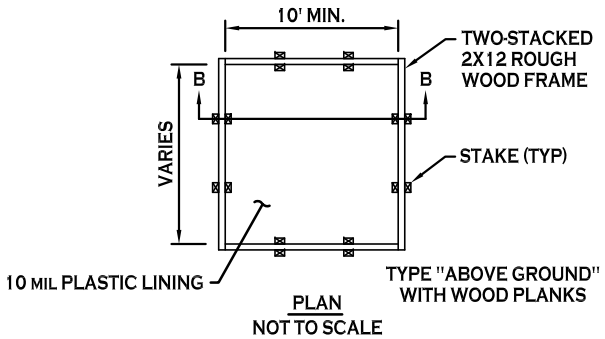


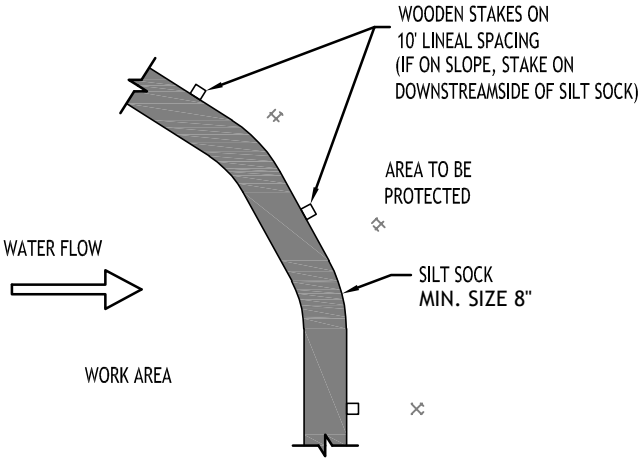
NOTES

1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.

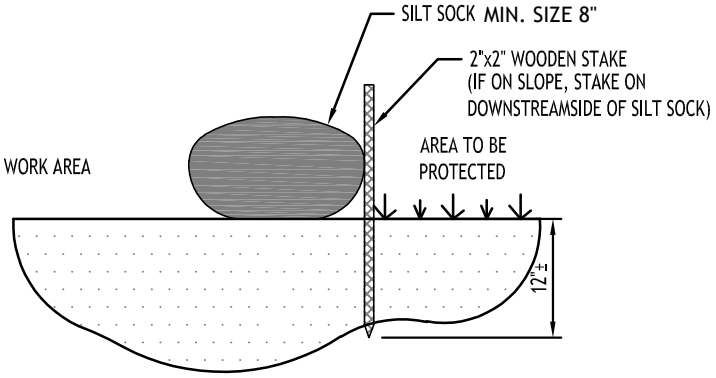


CONCRETE WASHOUT DETAIL

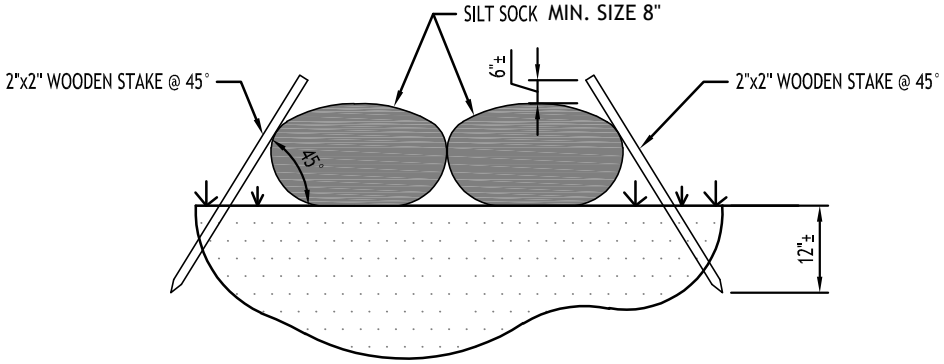
NOT TO SCALE



PLAN VIEW



SECTION VIEW



SECTION VIEW @ JOINT OVERLAP

NOTES:

CONTRACTOR SHALL INSPECT AND MAINTAIN SILT SOCK AS NEEDED DURING THE DURATION OF CONSTRUCTION PROJECT.

CONTRACTOR SHALL REMOVE SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK WHEN IT HAS REACHED $\frac{1}{2}$ OF THE EXPOSED HEIGHT OF THE SILT SOCK. ALTERNATIVELY, RATHER THAN CREATE A SOIL DISTURBING ACTIVITY, THE ENGINEER MAY CALL FOR ADDITIONAL SILT SOCK TO BE ADDED AT AREAS OF HIGH SEDIMENTATION, PLACED IMMEDIATELY ON TOP OF THE EXISTING SEDIMENT LADEN SILT SOCK.

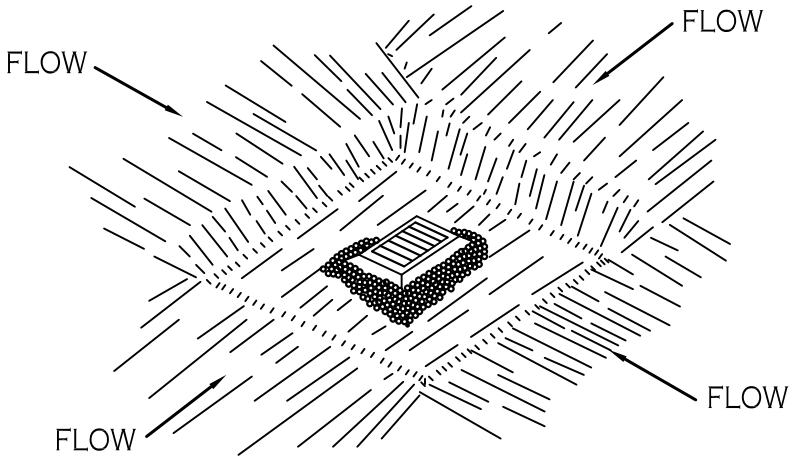
SILT SOCK SHALL BE OVERLAPPED 12" AT JOINTS AND STAKED ON EACH SIDE OF THE SOCK AT A 45° ANGLE

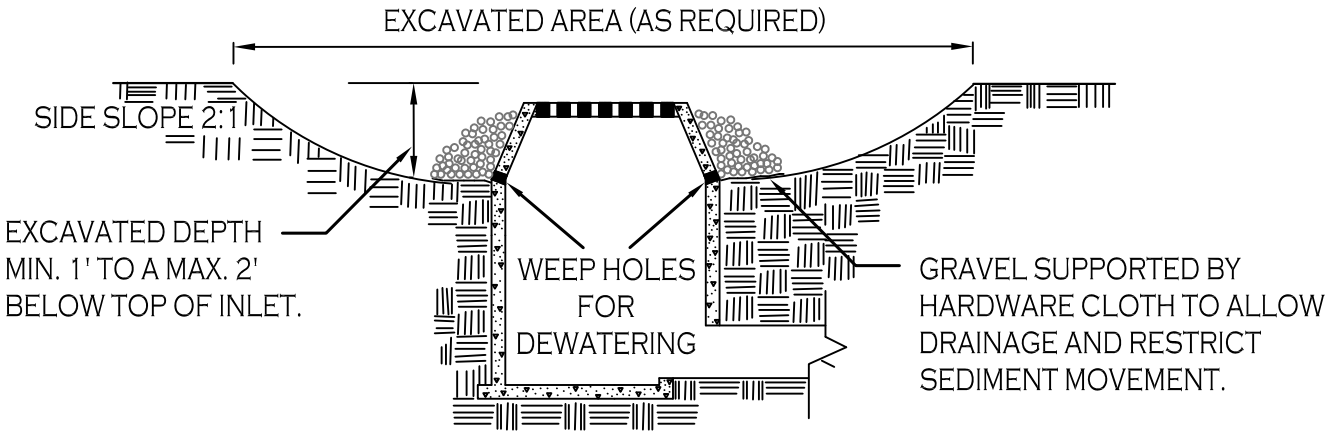
THE MINIMUM SIZE OF THE SILT SOCK SHALL BE 8".

SILT SOCK DETAIL

NOT TO SCALE

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)





CONSTRUCTION SPECIFICATIONS

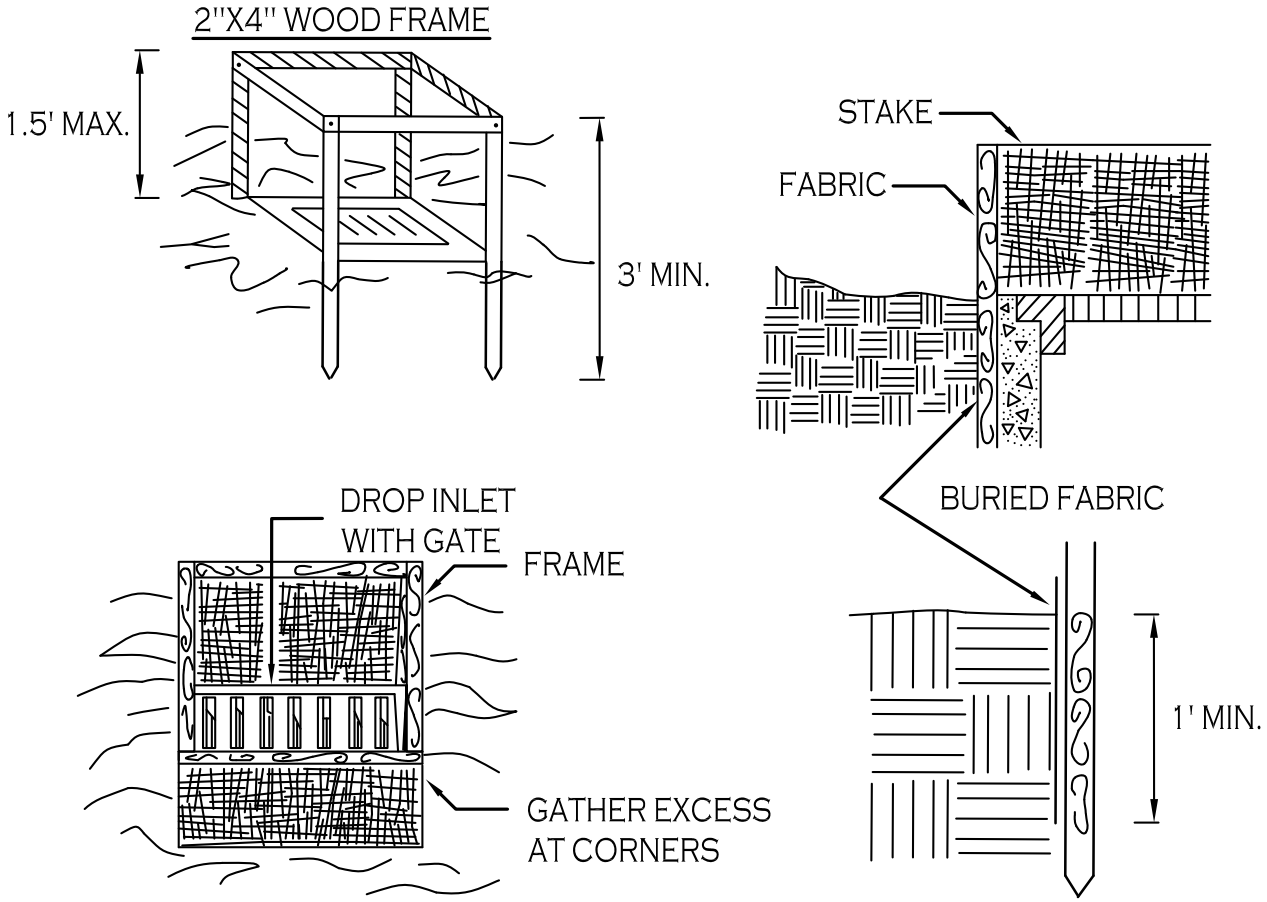
1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 1

NOT TO SCALE

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)



CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.

2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.

3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.

4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.

5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.

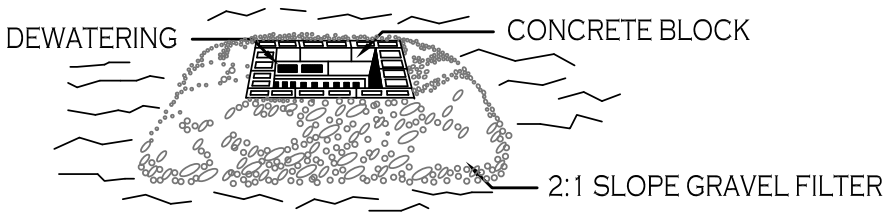
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUN DRAINAGE AREA 1 ACRE

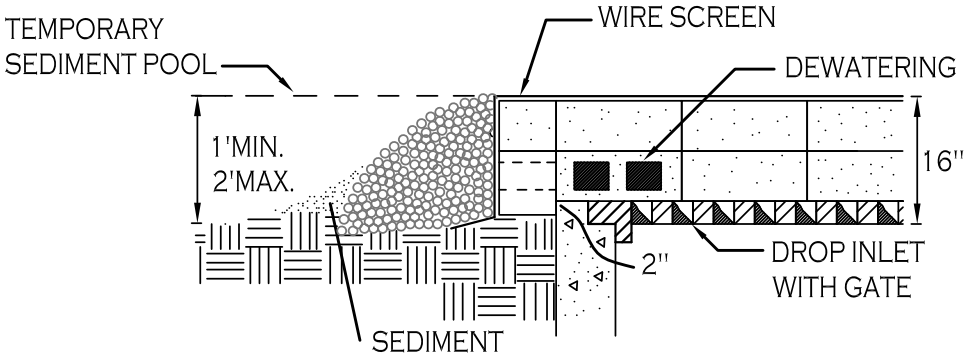
INLET PROTECTION DETAIL 2

NOT TO SCALE

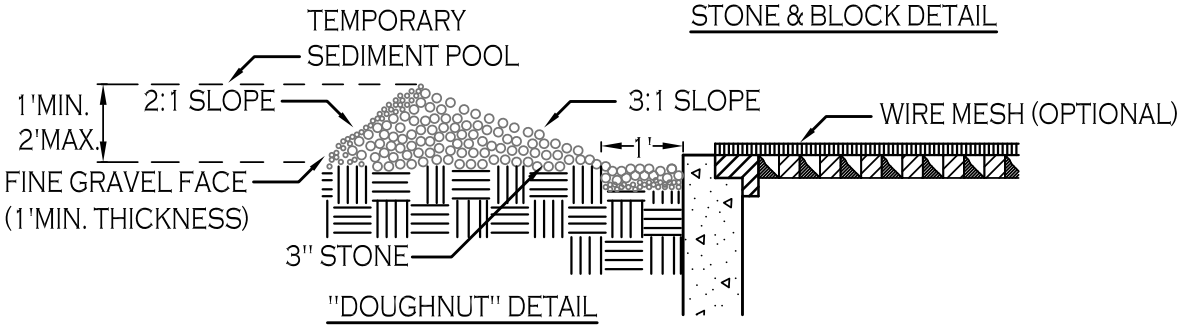
Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)



STONE & BLOCK PLAN VIEW



STONE & BLOCK DETAIL



"DOUGHNUT" DETAIL

CONSTRUCTION SPECIFICATIONS

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.

2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.

3. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.

4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS.

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 3

NOT TO SCALE

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

EXISTING TREE PROTECTION FENCE

MATERIALS

MATERIALS FOR TEMPORARY PLASTIC BARRIER FENCES SHALL MEET THE FOLLOWING REQUIREMENTS:

- FENCE: HIGH-DENSITY POLYETHYLENE MESH, ULTRAVIOLET-STABILIZED MIN. 2 YEARS; MINIMUM HEIGHT 4.0 FEET. COLOR: HIGH-VISIBILITY ORANGE OR GREEN. WHEN USED TO PROTECT TREES OR OTHER VEGETATION, COLOR SHALL BE HIGH-VISIBILITY ORANGE.
- POSTS: RIGID METAL OR WOOD POSTS, MINIMUM LENGTH 6.0 FEET.
- TIES: STEEL WIRE, #14 GAUGE OR NYLON CABLE TIES.
- WARNING SIGNS: SHEET METAL, PLASTIC OR OTHER RIGID, WATERPROOF MATERIAL, 1.5 FEET BY 2.0 FEET WITH 4 INCH BLACK LETTERS ON A WHITE BACKGROUND. TEXT SHALL BE: "PROTECTED SITE - KEEP OUT" UNLESS OTHERWISE SPECIFIED.

DETAILS

FENCES SHALL BE ERECTED PRIOR TO MOVING CONSTRUCTION EQUIPMENT ONTO ANY AREA DESIGNATED FOR PROTECTION.

THE LINE OF FENCES SHALL BE STAKED OR MARKED OUT ON THE GROUND BY THE CONTRACTOR AND APPROVED BY THE ENGINEER/OWNER BEFORE ANY FENCE IS INSTALLED. WHERE USED FOR PROTECTION OF INDIVIDUAL TREES, FENCE SHALL BE PLACED AT THE DRIP LINE (EXTENT OF CANOPY). IF NOT POSSIBLE, PLACEMENT SHALL BE AS CLOSE TO THE DRIP LINE AS POSSIBLE AND IN NO CASE LESS THAN 5.0 FEET AWAY FROM THE TREE TRUNK.

ON APPROVAL OF THE STAKEOUT, POSTS SHALL BE SECURELY DRIVEN ON 6.0 FOOT-MAXIMUM CENTERS, NORMAL TO THE GROUND, TO A DEPTH 1/3 OF THE TOTAL POST LENGTH. PLASTIC BARRIER FENCE SHALL BE PLACED ALONG THE SIDE OF ALL POSTS. ENDS OF FENCING SEGMENTS SHALL OVERLAP A DISTANCE OF AT LEAST ONE HALF THE FENCE HEIGHT.

FENCING SHALL BE SECURED TO POSTS WITH WIRE OR CABLE TIES AT TOP, MIDDLE AND BOTTOM OF POST. FASTENER SHALL BE TIGHT ENOUGH TO PREVENT THE FENCING FROM SLIPPING DOWN. OVERLAPS SHALL ALSO BE SECURELY FASTENED.

BARRIER FENCE WHICH IS NOT ORANGE IN COLOR SHALL BE FLAGGED AT 6.0 FOOT INTERVALS WITH RED OR ORANGE FLORESCENT TAPE. WARNING SIGNS SHALL BE MOUNTED ON THE FENCE AT NO MORE THAN 100 FOOT INTERVALS.

MAINTENANCE SHALL COMMENCE IMMEDIATELY AFTER ERECTION OF THE FENCE AND CONTINUE UNTIL ONE WEEK PRIOR TO ACCEPTANCE OF THE CONTRACT, AND SHALL CONSIST OF: REPLACING DAMAGED POST(S) AND FENCING; RE-FASTENING AND TIGHTENING FENCING; AND RESTORING FENCE TO ITS INTENDED HEIGHT.

FENCING USED FOR TREE OR OTHER VEGETATION PROTECTION SHALL NOT BE TEMPORARILY REMOVED TO ALLOW EQUIPMENT ACCESS OVER A PROTECTED AREA, EXCEPT AS REQUIRED FOR ITEMS OF WORK SPECIFICALLY SHOWN ON THE PLANS AND APPROVED BY THE ENGINEER IN WRITING.

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Appendix J

NYSDEC Stormwater Management Inspection Lists

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Bioretetion Areas (F-5)



Description: Shallow stormwater basin or landscaped area which utilizes engineered soils and vegetation to capture and treat runoff. The practice is often located in parking lot islands, and can also be used to treat residential areas.

KEY CONSIDERATIONS

CONVEYANCE

- Provide overflow for the 10-year storm to the conveyance system.
- Conveyance to the system is typically overland flow delivered to the surface of the system, typically through curb cuts or over a concrete lip.

PRETREATMENT

- Pretreatment consists of a grass channel or grass filter strip, a gravel diaphragm, and a mulch layer, sized based on the methodologies described in Section 6.4.2.

TREATMENT

- Treatment area should have a four foot deep planting soil bed, a surface mulch layer, and a 6" ponding layer.
- Size the treatment area using equations provided in Chapter 6.

LANDSCAPING

- Detailed landscaping plan required.

MAINTENANCE

- Inspect and repair/replace treatment area components
- Stone drop (at least 6") provided at the inlet
- Remulch annually

STORMWATER MANAGEMENT SUITABILITY

- [X] Water Quality
- [ ] Channel Protection
- [ ] Overbank Flood Protection
- [ ] Extreme Flood Protection

Accepts Hotspot Runoff: *Yes*
(requires impermeable liner)

IMPLEMENTATION CONSIDERATIONS

- [M] Capital Cost
- [M] Maintenance Burden

Residential
Subdivision Use: *Yes*

High Density/Ultra-Urban: *Yes*

Drainage Area: *5 acres max.*

Soils: *Planting soils must meet specified criteria; No restrictions on surrounding soils*

Other Considerations:

- *Use of native plants is recommended*

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

	Key: L=Low **M**=Medium **H**=High **POLLUTANT REMOVAL** **G** Phosphorus **G** Nitrogen **G** Metals - Cadmium, Copper, Lead, and Zinc removal **F** Pathogens – Coliform, Streptococci, E.Coli removal **Key**: **G**=Good **F**=Fair **P**=Poor

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Bioretention Construction Inspection Checklist

Project:
Location:
Site Status:

Date:

Time:

Inspector:

CONSTRUCTION SEQUENCE	SATISFACTORY/ UNSATISFACTORY	COMMENTS
1. Pre-Construction		
Pre-construction meeting		
Runoff diverted		
Facility area cleared		
If designed as exfilter, soil testing for permeability		
Facility location staked out		
2. Excavation		
Size and location		
Lateral slopes completely level		
If designed as exfilter, ensure that excavation does not compact susoils.		
Longitudinal slopes within design range		

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

CONSTRUCTION SEQUENCE	SATISFACTORY / UNSATISFACTORY	COMMENTS
3. Structural Components		
Stone diaphragm installed correctly		
Outlets installed correctly		
Underdrain		
Pretreatment devices installed		
Soil bed composition and texture		
4. Vegetation		
Complies with planting specs		
Topsoil adequate in composition and placement		
Adequate erosion control measures in place		
5. Final Inspection		
Dimensions		
Proper stone diaphragm		
Proper outlet		
Soil/ filter bed permeability testing		
Effective stand of vegetation and stabilization		
Construction generated sediments removed		
Contributing watershed stabilized before flow is diverted to the practice		

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Comments:

Actions to be Taken:

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Bioretention Operation, Maintenance and Management Inspection Checklist

Project:
Location:
Site Status:

Date:

Time:

Inspector:

MAINTENANCE ITEM	SATISFACTORY / UNSATISFACTORY	COMMENTS
1. Debris Cleanout (Monthly)		
Bioretention and contributing areas clean of debris		
No dumping of yard wastes into practice		
Litter (branches, etc.) have been removed		
2. Vegetation (Monthly)		
Plant height not less than design water depth		
Fertilized per specifications		
Plant composition according to approved plans		
No placement of inappropriate plants		
Grass height not greater than 6 inches		
No evidence of erosion		
3. Check Dams/Energy Dissipaters/Sumps (Annual, After Major Storms)		
No evidence of sediment buildup		

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

MAINTENANCE ITEM	SATISFACTORY / UNSATISFACTORY	COMMENTS
Sumps should not be more than 50% full of sediment		
No evidence of erosion at downstream toe of drop structure		
4. Dewatering (Monthly)		
Dewaters between storms		
No evidence of standing water		
5. Sediment Deposition (Annual)		
Swale clean of sediments		
Sediments should not be > 20% of swale design depth		
6. Outlet/Overflow Spillway (Annual, After Major Storms)		
Good condition, no need for repair		
No evidence of erosion		
No evidence of any blockages		
7. Integrity of Filter Bed (Annual)		
Filter bed has not been blocked or filled inappropriately		

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Comments:

Actions to be Taken:

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Appendix K

SHPO Clearance Letter

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor

KATHY MOSER
Acting Commissioner

March 13, 2026

Eric Andrews
Civil Engineer
Carmina Wood Design
80 Silo City Row
Suite 100
Buffalo, NY 14203

Re: DEC
Townhomes at Muir Woods
Town of Amherst, Erie County, NY
26PR02053

Dear Eric Andrews:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above. If you have any questions, please contact Campbell Higle at the following email address:

Campbell.Higle@parks.ny.gov

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Appendix L

Wetland Delineation Report

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Public Notice

Applicant: Ciminelli Development Company, Inc.

Date: Published:September 26, 2006
Expires: October 25, 2006

U.S. Army Corps of Engineers
Buffalo District **CELRB-TD-R** **In Reply Refer To:** **RE:** 2001-00067(2) **Section:** NY 404

Application for Permit under Authority of Section 404 of the Clean Water Act (33 U.S.C. 1344).

Ciminelli Development Company, Inc., 350 Essjay Road, Buffalo, New York, 14221 has applied for a Department of the Army permit to permanently impact 12.1 acres of Federal wetland, and 1.2 acres (approximately 5227 linear feet) of regulated tributaries for the construction of a multi-use development known as "Muir Woods" (Sheet 4-7 of 23). The project is located on a 326 acre parcel in the Town of Amherst, Erie County, New York (Sheet 1 of 23).

Purpose & Need: The applicant has stated that the project is proposed to respond to corporate workspace trends and operational needs for shovel-ready building sites in high quality, conveniently located mixed-use settings.

Site History: The majority of the parcel was cleared for agriculture and extensively ditched to drain the site. More recently, portions of the site were disturbed by events including the construction of the I-990, the relocation of Dodge Road, construction and maintenance of the Town ditches, the excavation of a soil material borrow pit, installation of a cellular communication tower and installation of electric towers by Niagara Mohawk.

Wetland Delineation: A Federal wetland delineation was performed in 2000 by Wilson Environmental Technologies (WET) which identified 55.45 acres of Federal wetland, a 32 acre lake under Federal jurisdiction, and tributaries under Federal jurisdiction. The 2000 WET delineation was verified by USACE on November 1, 2001 and will remain valid until November 1, 2006. Several wetland areas totaling 32.29 acres were determined at that time to be isolated and not under Federal jurisdiction. Based on a subsequent review of the entire parcel, it was determined that one of the areas previously determined to be isolated (Wetland C, 27.18 acres) was Federally regulated and was added to the total acreage under Federal jurisdiction (Sheet 3 of 23). This amendment to the determination is also valid until November 1, 2006.

Project Description: The Muir Woods project includes development of office, research and development, retail, multi-family and single-family housing, community facilities, light industrial

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

buildings and large tracts of open space on the approximately 326 parcel. Associated roads, parking areas, utilities and storm water detention areas are also proposed (Sheet 2 of 23).

The project is proposed in four separate development areas. Site A (27 acres of developed area) will consist of office/research and development buildings (Sheet 5 of 23). Site B (46 acres of developed area) will consist of corporate office buildings (Sheet 6 of 23). Site C (46.6 acres of developed area) will consist of a village center, mixed use area of corporate office and residential buildings (Sheet 7 of 23). Site D (16.2 acres of developed area) will consist of residential use area (Sheet 8 of 23). Each development area includes shared spaces within the overall development, including stormwater detention, utilities, walkways, driveways, buildings, and parking facilities. The remaining approximately 182 acres of the 326 acre site will be maintained as open space, consisting of preserved and created wetlands, preserved forested/shrub upland areas and the 32 acre lake.

Alternatives Analysis: The applicant has indicated that they have avoided and minimized impacts to waters of the United States to the maximum extent practicable. On-site and off-site alternatives have been analyzed by the applicant. As a result, the original proposal to impact approximately 40 acres of Federal wetland has been minimized to the current proposal.

Proposed Mitigation: To mitigate for the permanent loss of 13.3 acres of waters of the US (12.1 acres of wetland and 1.2 acres of stream), the applicant proposes to construct approximately 16.9 acres of wetland and 4.3 acres of stream channel enhancement on-site (Sheets 9-18 of 23). In addition to the on-site mitigation proposal, off-site mitigation will include approximately 10.26 acres of wetland creation, approximately 8.06 acres of wetland restoration, and approximately 14.23 acres of maintained upland buffer (Sheets 19-23 of 23). The total off-site mitigation proposal equals approximately 32.55 acres and is located in the Town of Newstead, Erie County, New York (Sheet 19 of 23).

Location and details of the above described work are shown on the attached maps and drawings.

Questions pertaining to the work described in this notice should be directed to Martin H. Crosson, who can be contacted by calling (716) 879-4346, or by e-mail at: martin.h.crosson@usace.army.mil

The following authorization(s) may be required for this project:

Water Quality Certification (or waiver thereof) from the New York State Department of Environmental Conservation.

There are no registered historic properties or properties listed as being eligible for inclusion in the National Register of Historic Places that will be affected by this project.

In addition, coordination is being conducted with the US Fish and Wildlife Service to determine if the proposed project will have an affect on a species proposed or designated by the U.S. Department of the Interior as threatened or endangered.

This notice is promulgated in accordance with Title 33, Code of Federal Regulations, parts 320-330. Any interested party

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

desiring to comment on the work described herein may do so by submitting their comments, in writing, so that they are received no later than 4:30 pm on the expiration date of this notice.

Comments should be sent to the U. S. Army Corps of Engineers, 1776 Niagara Street, Buffalo, New York 14207, and should be marked to the attention of Martin H. Crosson, or by e-mail at: martin.h.crosson@usace.army.mil. A lack of response will be interpreted as meaning that there is no objection to the work as proposed.

Comments submitted in response to this notice will be fully considered during the public interest review for this permit application. All written comments will be made a part of the administrative record which is available to the public under the Freedom of Information Act. The Administrative Record, or portions thereof may also be posted on a Corps of Engineers internet web site. Due to resource limitations, this office will normally not acknowledge the receipt of comments or respond to individual letters of comment.

Any individual may request a public hearing by submitting their written request, stating the specific reasons for holding a hearing, in the same manner and time period as other comments.

Public hearings for the purposes of the Corps permit program will be held when the District Commander determines he can obtain additional information, not available in written comments, that will aid him in the decision making process for this application. A Corps hearing is not a source of information for the general public, nor a forum for the resolution of issues or conflicting points of view (witnesses are not sworn and cross examination is prohibited). Hearings will not be held to obtain information on issues unrelated to the work requiring a permit, such as property ownership, neighbor disputes, or the behavior or actions of the public or applicant on upland property not regulated by the Department of the Army. Information obtained from a public hearing is given no greater weight than that obtained from written comments. Therefore, you should not fail to make timely written comments because a hearing might be held.

The decision to approve or deny this permit request will be based on an evaluation of the probable impact, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among these are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

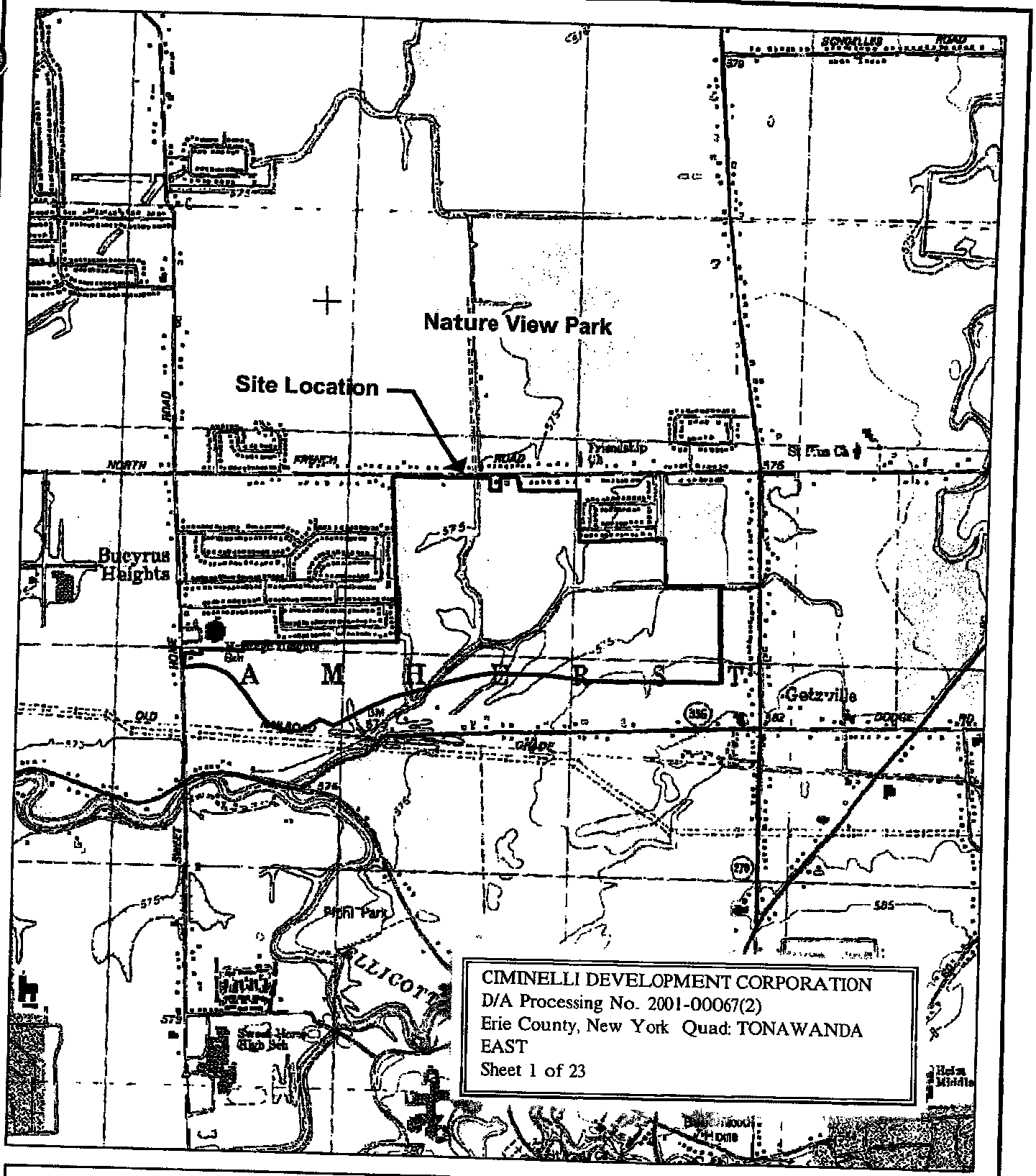
preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

SIGNED

Thomas C. Switala
Chief, Regulatory Branch

NOTICE TO POSTMASTER: It is requested that this notice be posted continuously and conspicuously for 30 days from the date of issuance.

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)



Prepared For:

CIMINELLI Development Company, Inc. Home to a World of Business

Figure 1: Site Location
MUIR WOODS
Town of Amherst, New York
Scale: 1"=2,000'
Base Maps: USGS Tonawanda East Quads

July 2006

Prepared By:

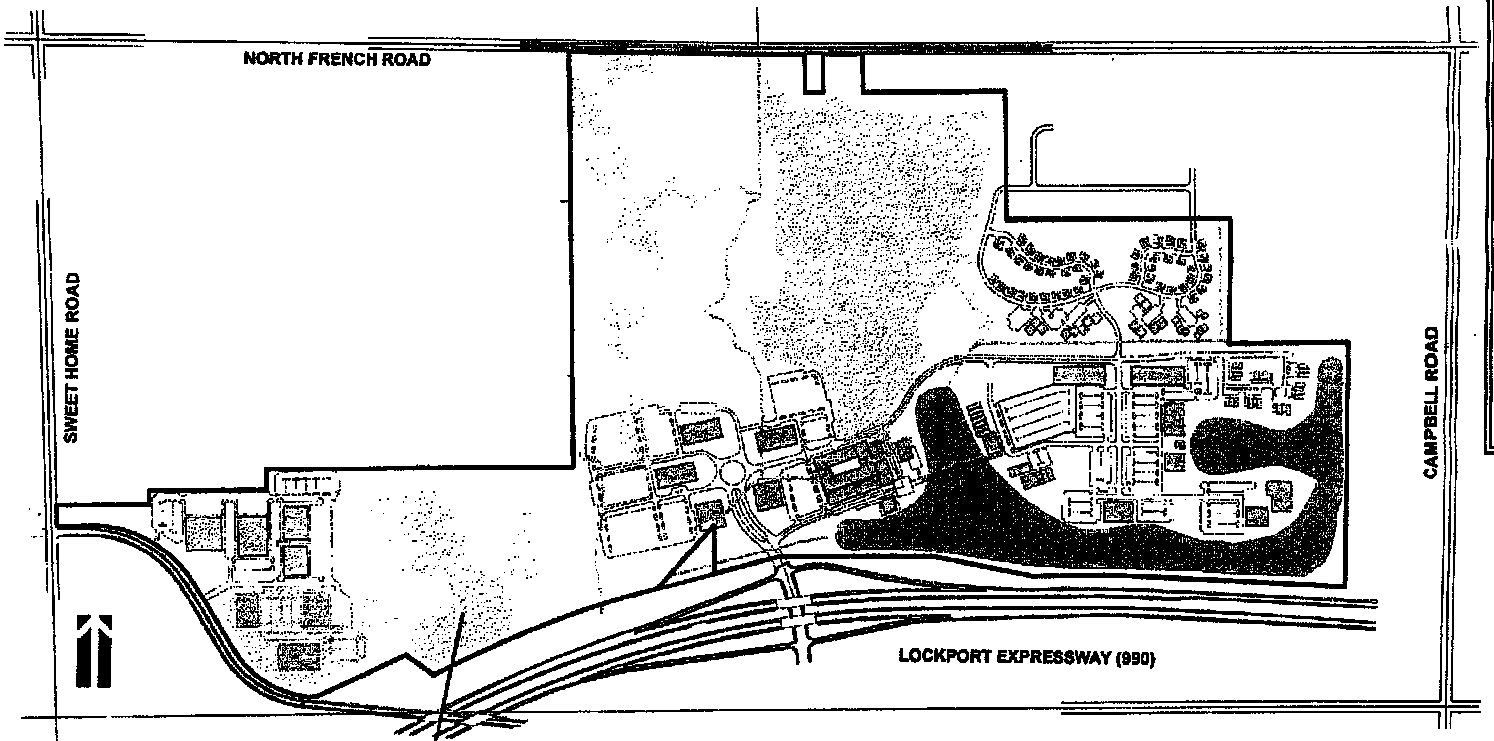
NORTH

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

CIMINELLI DEVELOPMENT CORPORATION
D/A Processing No. 2001-00067(2)
Erie County, New York Quad: TONAWANDA EAST
Sheet 2 of 23

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)



CIMINELLI DEVELOPMENT CORPORATION
D/A Processing No. 2001-00067(2)
Erie County, New York Quad: TONAWANDA EAST
Sheet 3 of 23

Existing Federal Wetlands and Ditches

Federal Jurisdiction Lake

"Wetland C" 27.18 acres
Federal wetland added to total parcel wetlands in 06'

Prepared For:
CIMINELLI

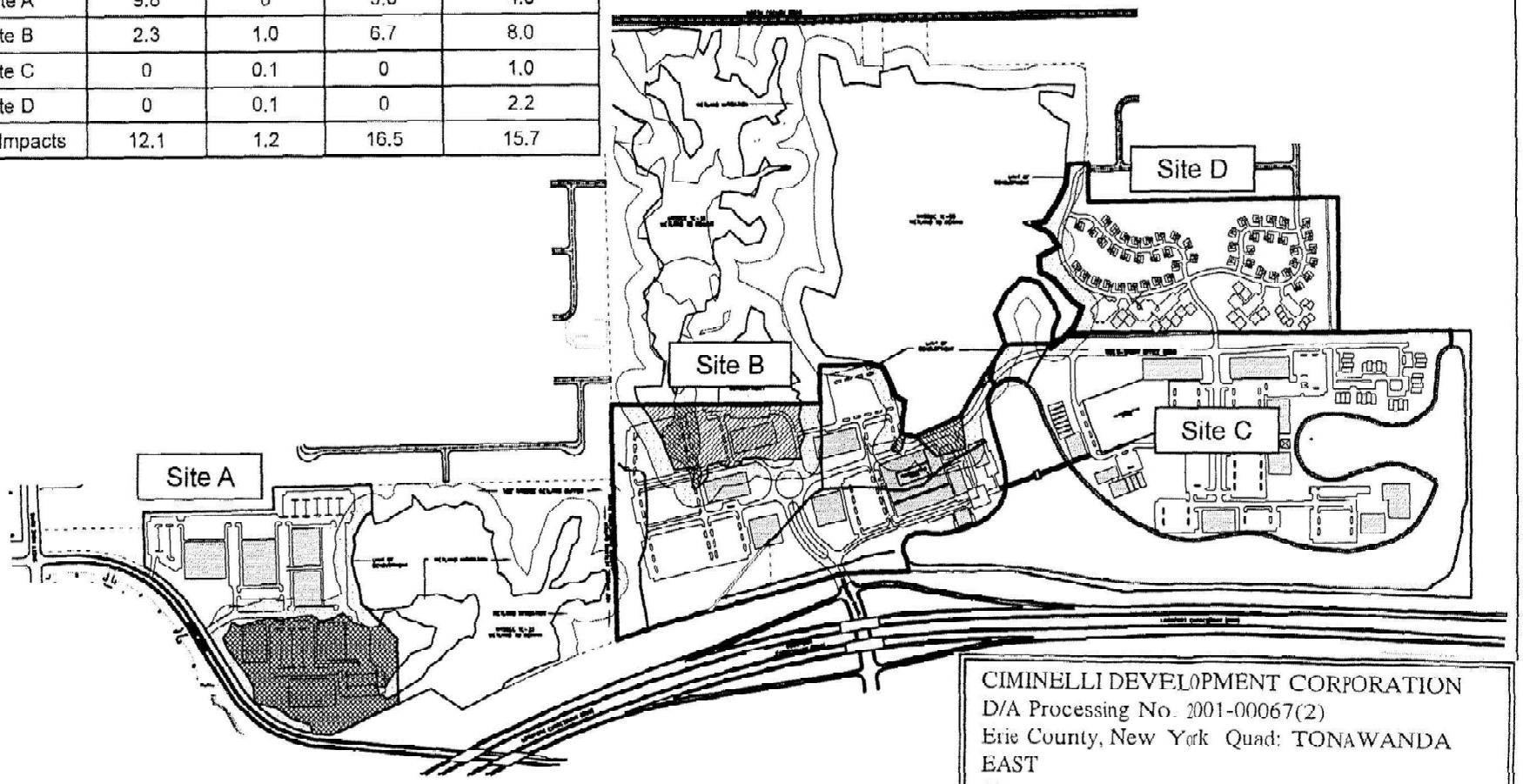
Figure 8: Jurisdictional Federal Wetlands And Waters
MUIR WOODS
Town of Amherst, New York
Scale: 1"=600'

Base Drawing Sources: Pratt & Huth Associates, LLP "Wetland Delineation Map", dated July 12, 2000;
TVGA "Boundary and Topographic Survey" revised June 5, 2000.

July 2006

Prepared By:
EDR
NORTH

Development Area	Impacts to Federal Wetlands	Impacts to Federal Ditches	Impacts to State Wetlands	Impacts to State Regulated Buffers
Site A	9.8	0	9.8	4.5
Site B	2.3	1.0	6.7	8.0
Site C	0	0.1	0	1.0
Site D	0	0.1	0	2.2
Total Impacts	12.1	1.2	16.5	15.7



CIMINELLI DEVELOPMENT CORPORATION
D/A Processing No. 2001-00067(2)
Erie County, New York Quad: TONAWANDA EAST
Sheet 4 of 23

Prepared For:
CIMINELLI Development Company, Inc.

Figure 4: Site Development Areas

Overall Site
MUIR WOODS

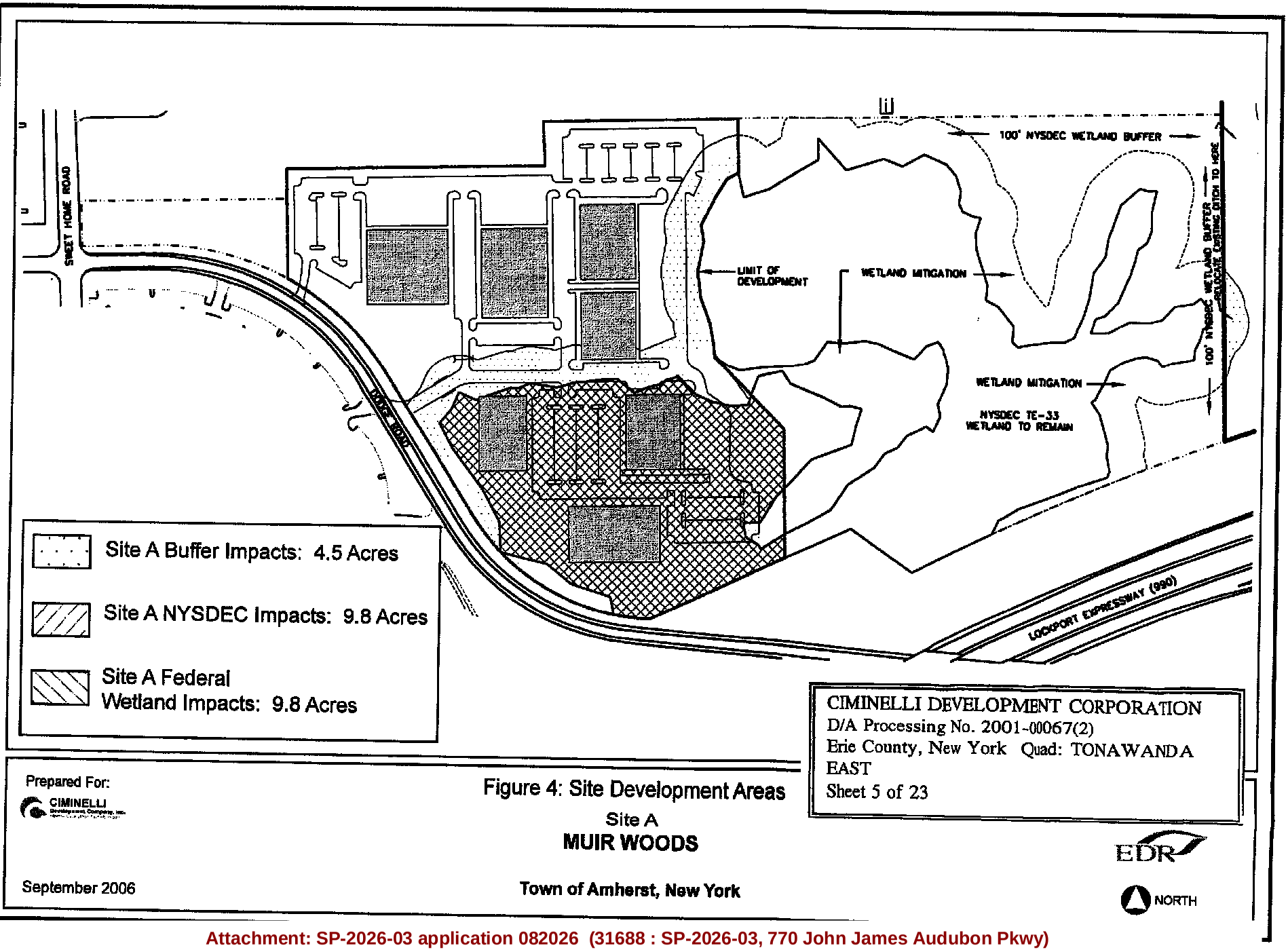
Town of Amherst, New York

Prepared By:
EDR

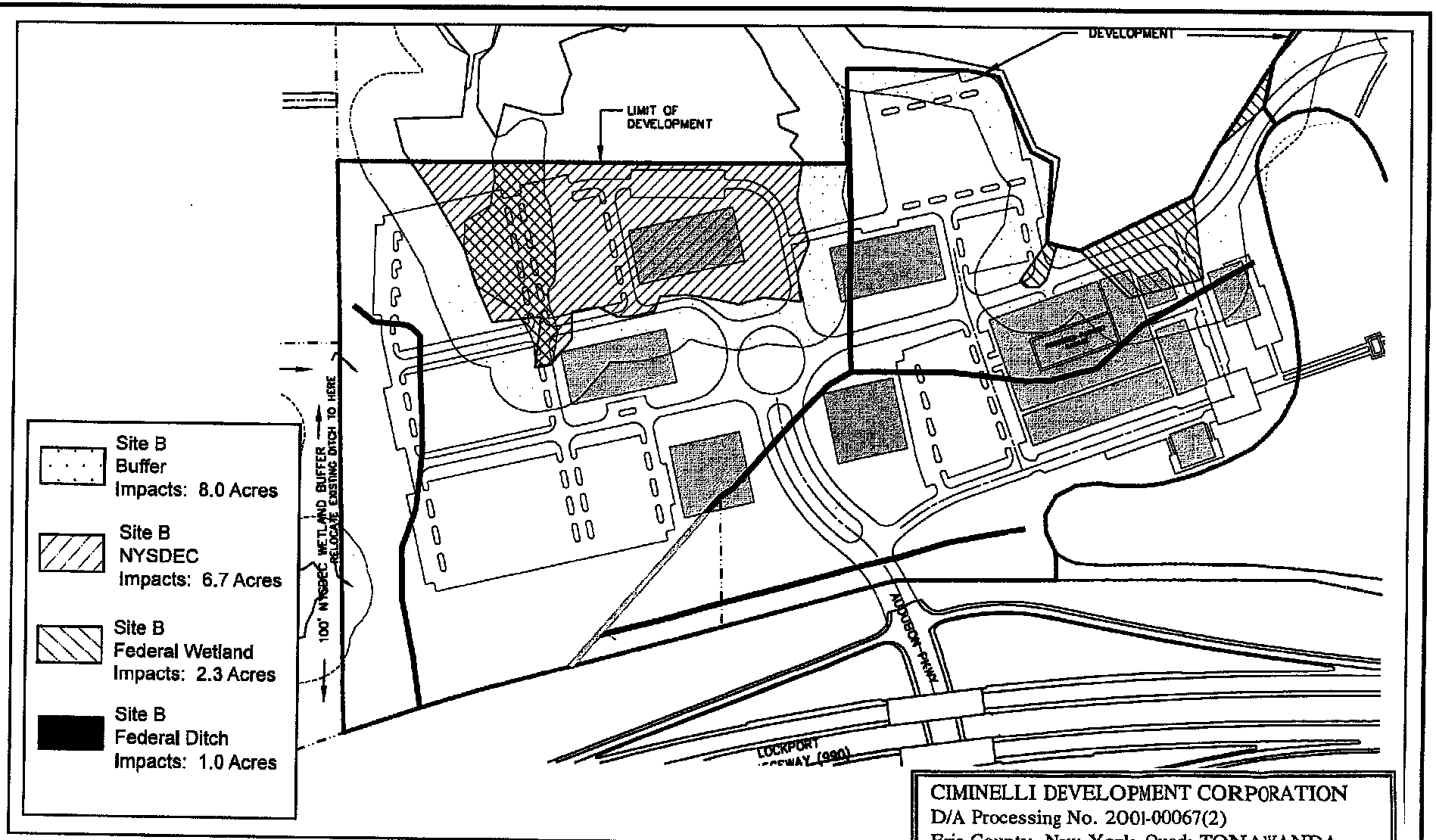
NORTH

September 2006

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)



Packet Pg. 464
1.a
Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)



CIMINELLI DEVELOPMENT CORPORATION
D/A Processing No. 2001-00067(2)
Erie County, New York Quad: TONAWANDA EAST
Sheet 6 of 23

Prepared For:
CIMINELLI

Figure 4: Site Development Areas

Site B
MUIR WOODS

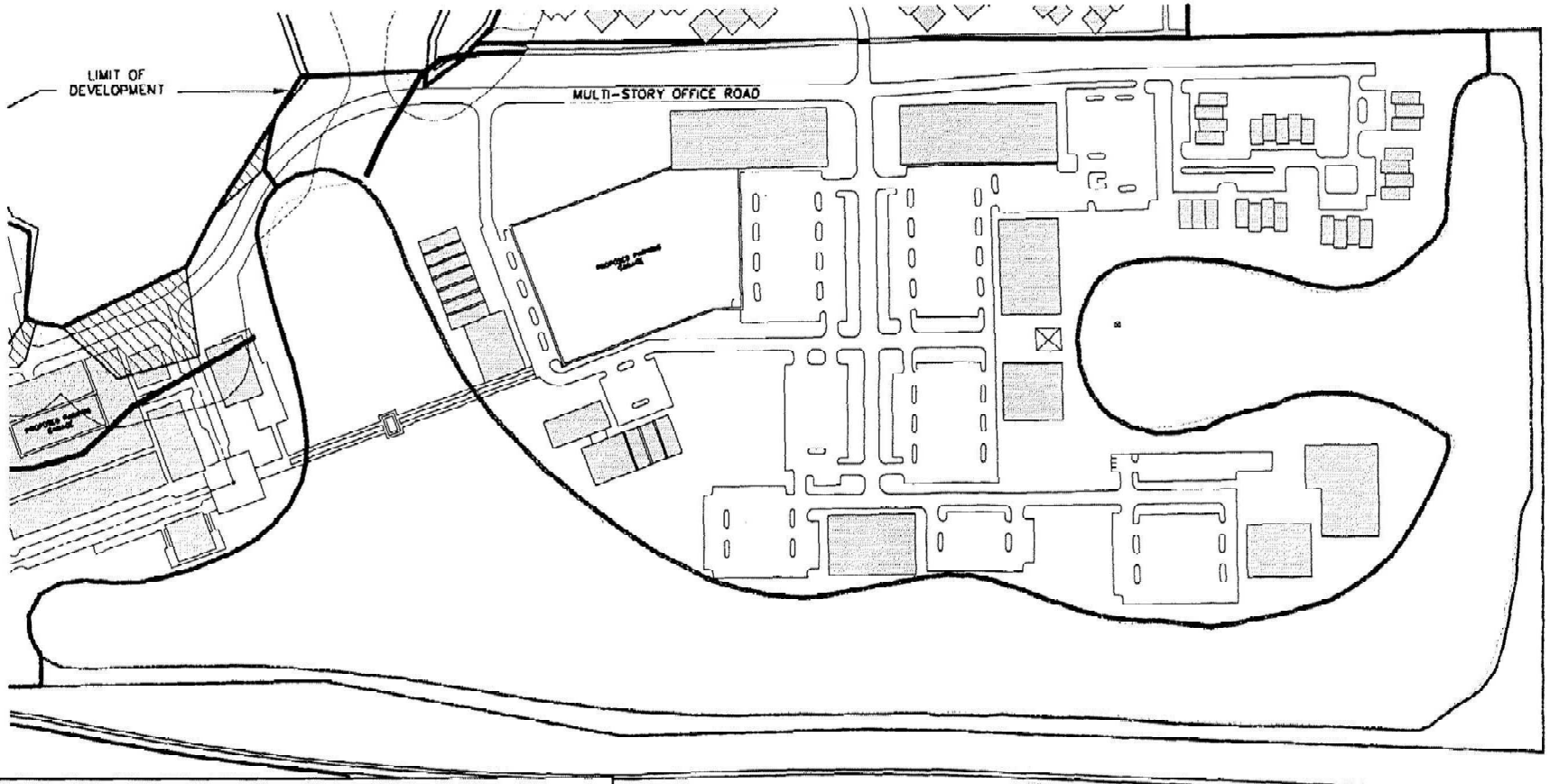
September 2006

Town of Amherst, New York

EDR

NORTH

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)



CIMINELLI DEVELOPMENT CORPORATION
D/A Processing No. 2001-00067(2)
Erie County, New York Quad: TONAWANDA EAST
Sheet 7 of 23

Prepared For:
CIMINELLI Development Company, Inc.

Figure 4: Site Development Areas
Site C
MUIR WOODS

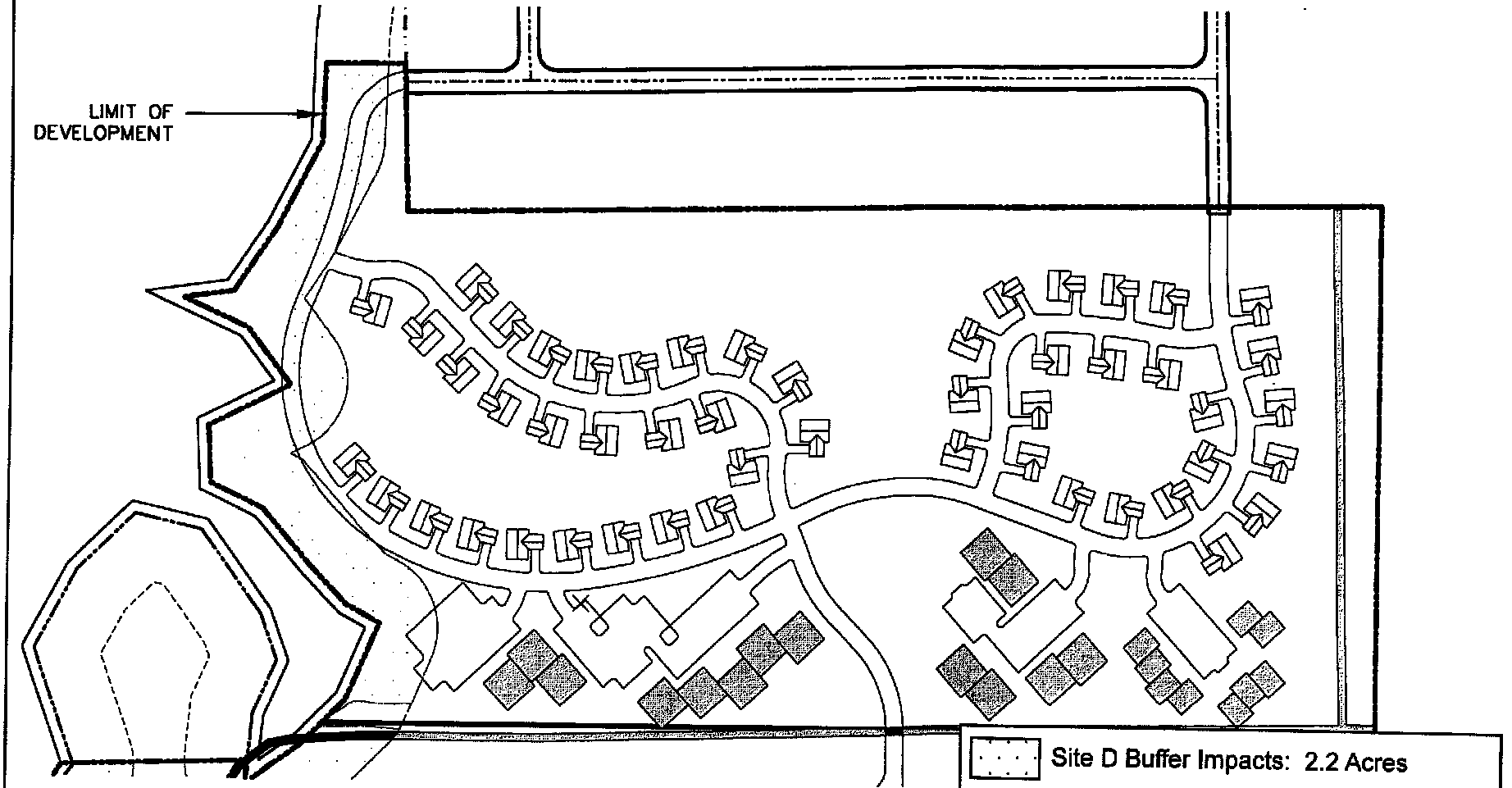
Town of Amherst, New York

September 2006

Prepared By:
EDR

NORTH

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)



CIMINELLI DEVELOPMENT CORPORATION
D/A Processing No. 2001-00067(2)
Erie County, New York Quad: TONAWANDA EAST
Sheet 8 of 23

Figure 4: Site Development Areas

Site D

MUIR WOODS

Prepared By:

EDR

NORTH

September 2006

Town of Amherst, New York

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

CIMINELLI DEVELOPMENT CORPORATION
D/A Processing No. 2001-00067(2)
Erie County, New York Quad: TONAWANDA
EAST
Sheet 9 of 23

SWEET HOME ROAD
NORTH FRENCH ROAD
LOCKPORT EXPRESSWAY (990)
CAMPBELL ROAD
Mitigation Area 4
Mitigation Area 5

Mitigation Areas
Existing State Regulated Wetland
Existing State Regulated Buffer
Existing Lake

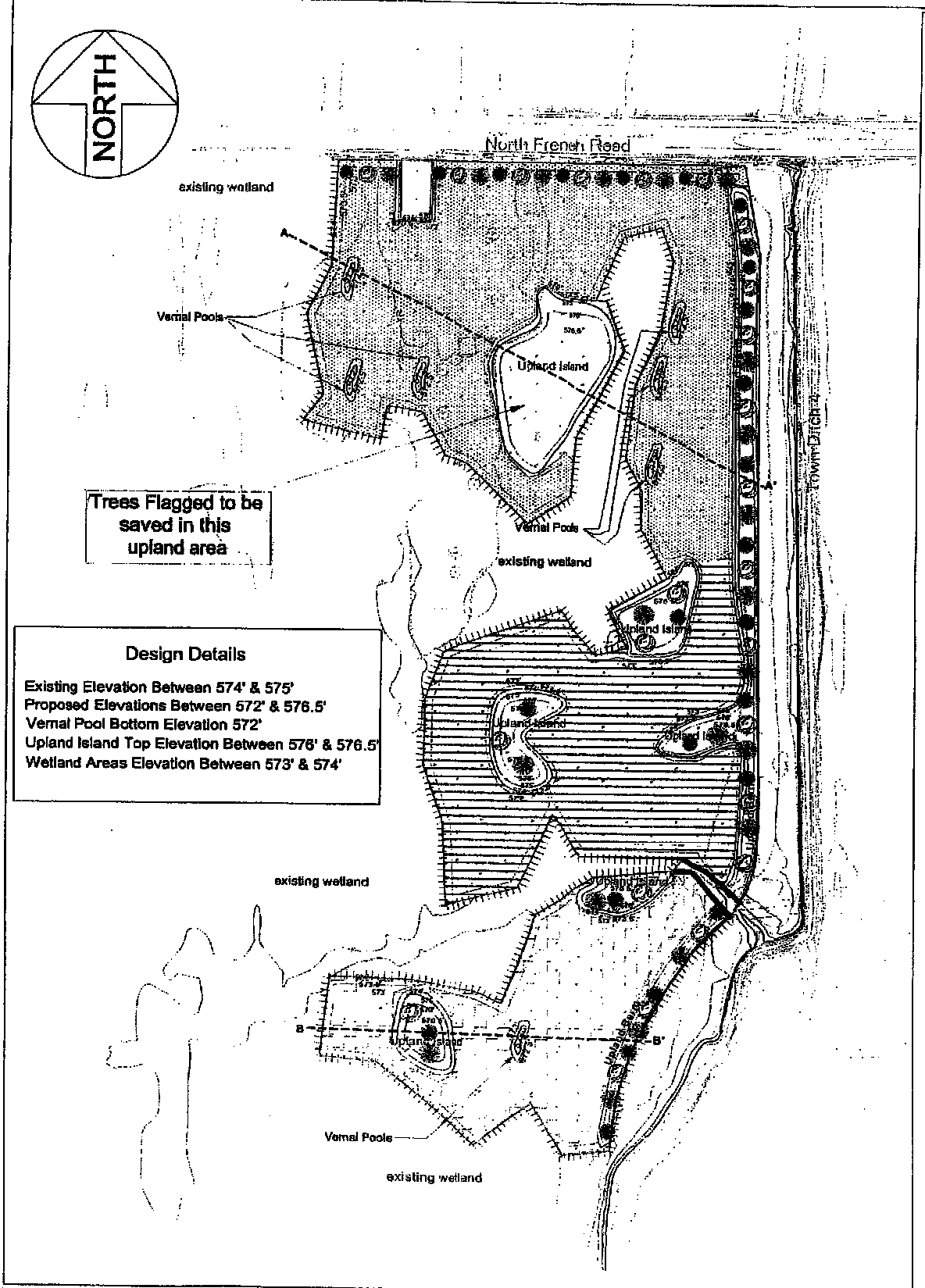
NORTH

Figure 14: On Site Wetland Mitigation
Sheet 1 of 5
MUIR WOODS
Town of Amherst, New York
Source: Wetland Mitigation Plan, EDI

Prepared For: CIMINELLI
Prepared By: EDR
July 2006

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Mitigation Area 1 DETAIL



EDI PROJECT CODE: W10G99a

Base Map Provided by
Greenman-Pedersen, Inc. (GPI) & Environmental Design & Research (EDR)

Map Date: 06/05/06, JMC for EDI
Revised:

Scale: Not To Scale

File Name: MW Area 1.dc

Muir Woods
On-Site Mitigation Area 1

Mitigation Area 1, Attachment D: Mitigation Plan Drawings

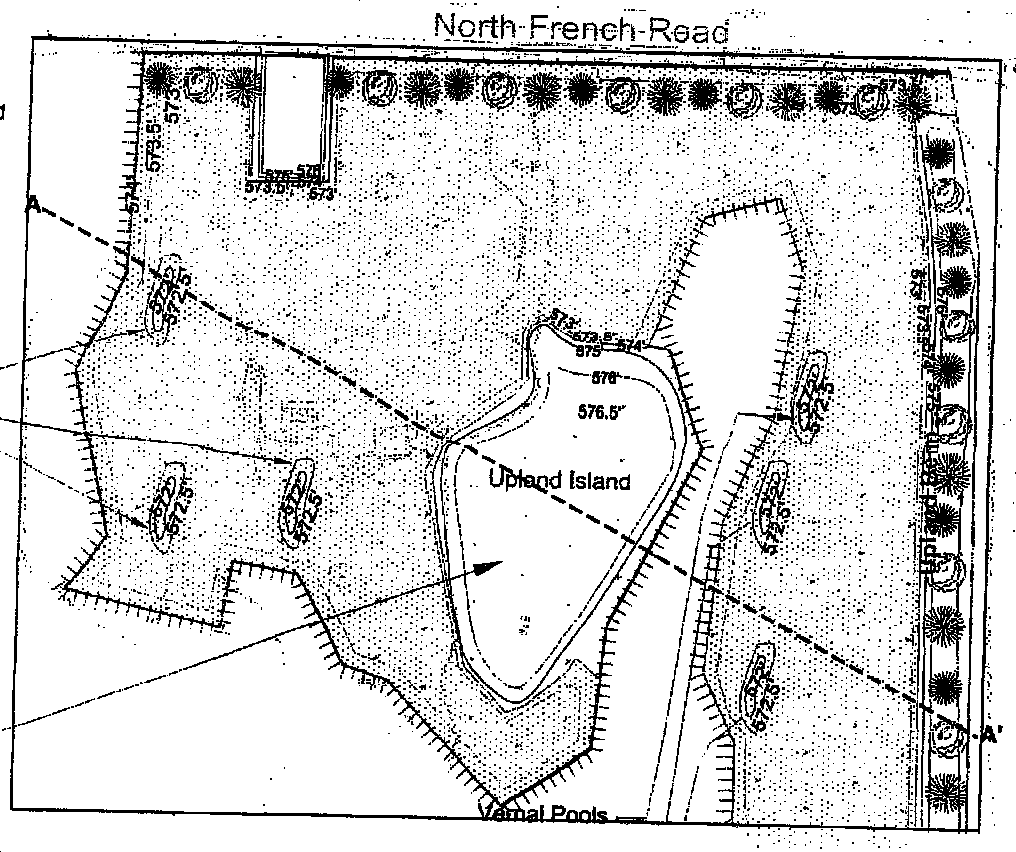
TOWN OF AMHERST ERIE COUNTY NEW YORK

CIMINELLI DEVELOPMENT CORPORATION
D/A Processing No. 2001-00067(2)
Erie County, New York Quad: TONAWANDA EAST
Sheet 10 of 23

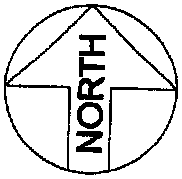
Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

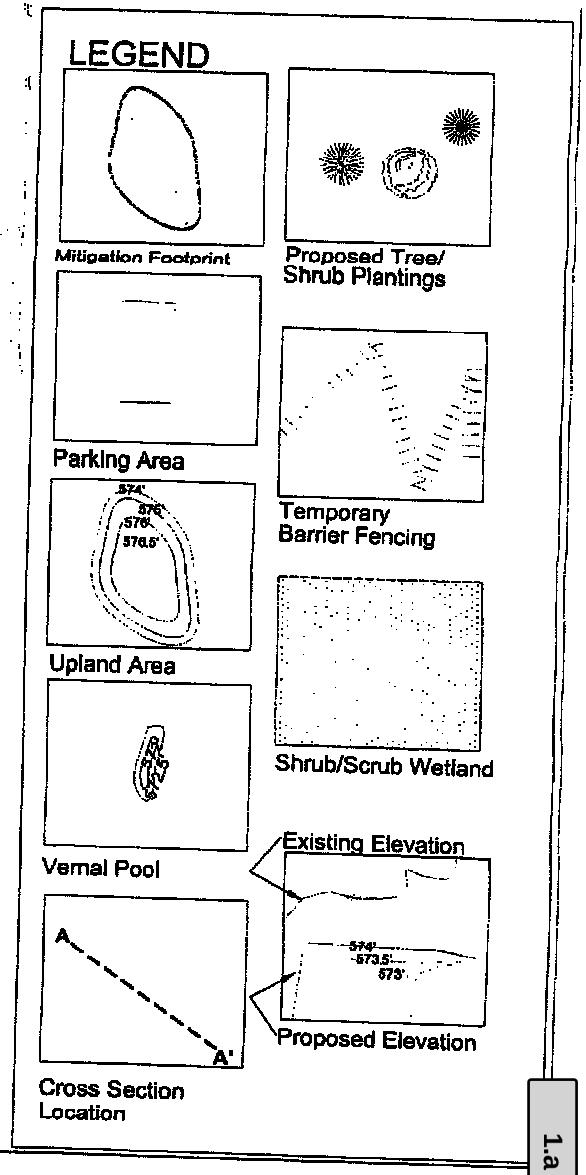
Mitigation Area 1 CLOSE-UP VIEW OF AREA 1

CIMINELLI DEVELOPMENT CORPORATION
D/A Processing No. 2001-00067(2)
Erie County, New York Quad: TONAWANDA EAST
Sheet 11 of 23



Trees Flagged to be saved in this upland area





EDI PROJECT CODE: W10G99a

Base Map Provided by
Greenman-Pedersen, Inc. (GPI) & Environmental Design & Research (EDR)

Map Date: 06/05/06, JMC for EDI
Revised:

Scale: Not To Scale

File Name: MW Area 1.dc

Muir Woods On-Site Mitigation Area 1

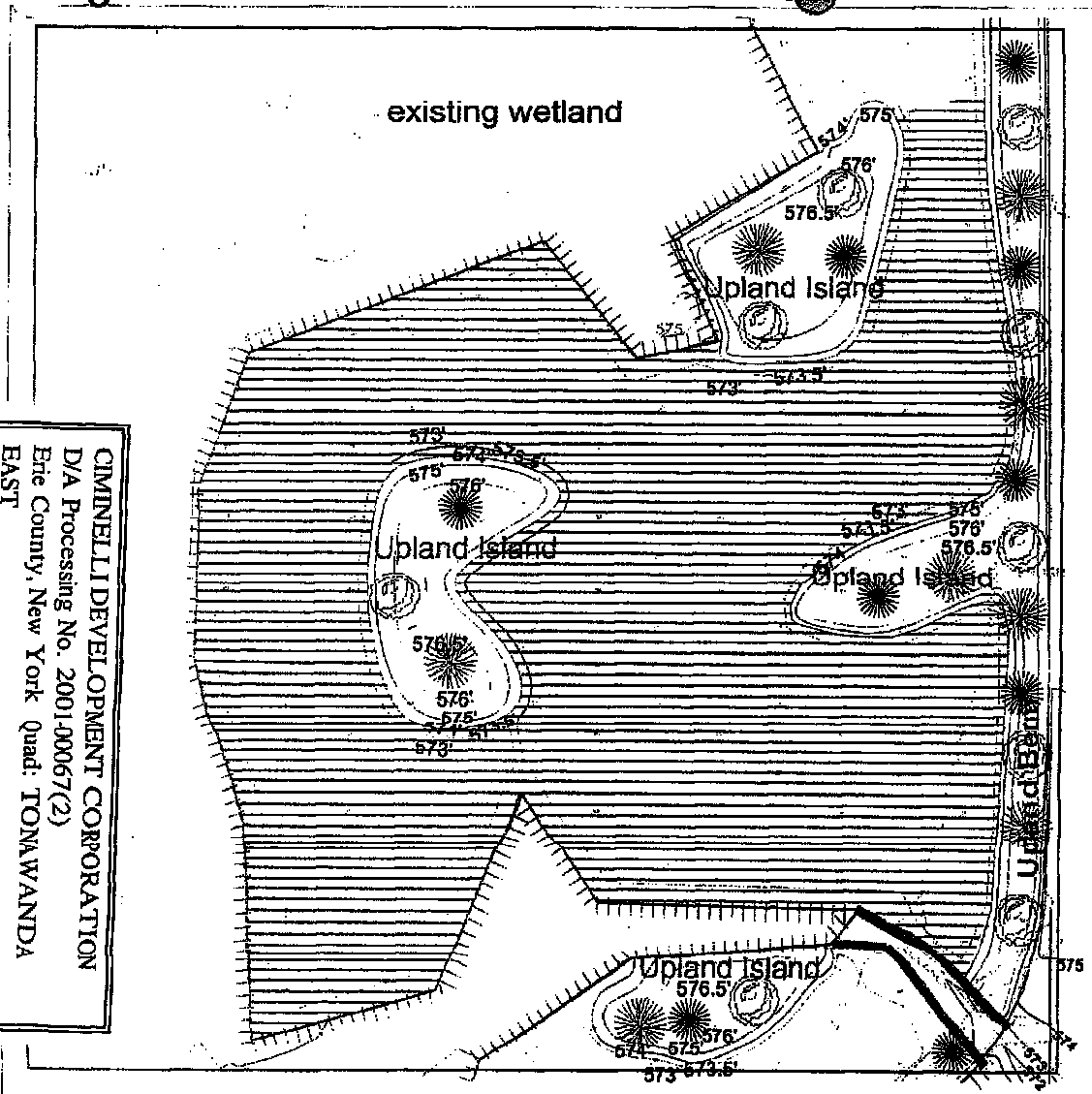
Mitigation Area 1, Attachment D: Mitigation Plan Drawings

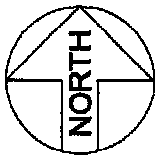
TOWN OF AMHERST — ERIE COUNTY, NEW YORK

TH DIMENSIONS, INC.
Soil and Hydrogeologic Investigations * Wetland Delineations
1091 Jamison Road * Elma, NY 14059
(716) 655-1717 * Fax (716) 655-2915

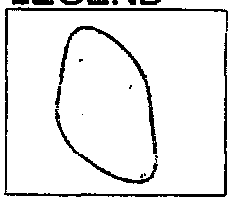
Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

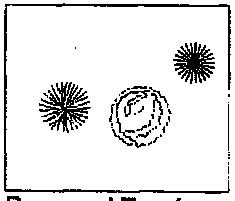
Mitigation Area 1 CLOSE-UP VIEW OF AREA 2

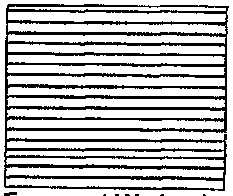


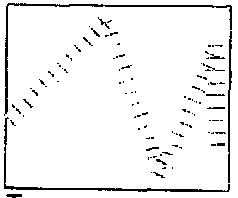


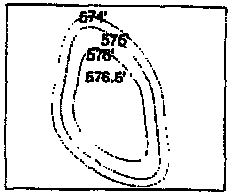
LEGEND


Mitigation Footprint

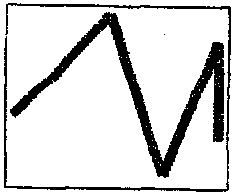

Proposed Tree/ Shrub Plantings

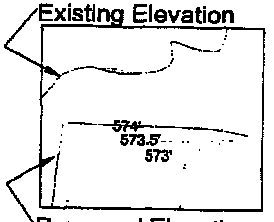

Emergent Wetland


Temporary Barrier Fencing



Upland Area


Silt Fencing



CIMINELLI DEVELOPMENT CORPORATION
D/A Processing No. 2001-0067(2)
Erie County, New York Quad: TONAWANDA EAST
Sheet 12 of 23

EDI PROJECT CODE: W10G99a

Base Map Provided by
Greenman-Pedersen, Inc. (GPI) & Environmental Design & Research (EDR)

Map Date: 06/05/06, JMC for EDI
Revised:

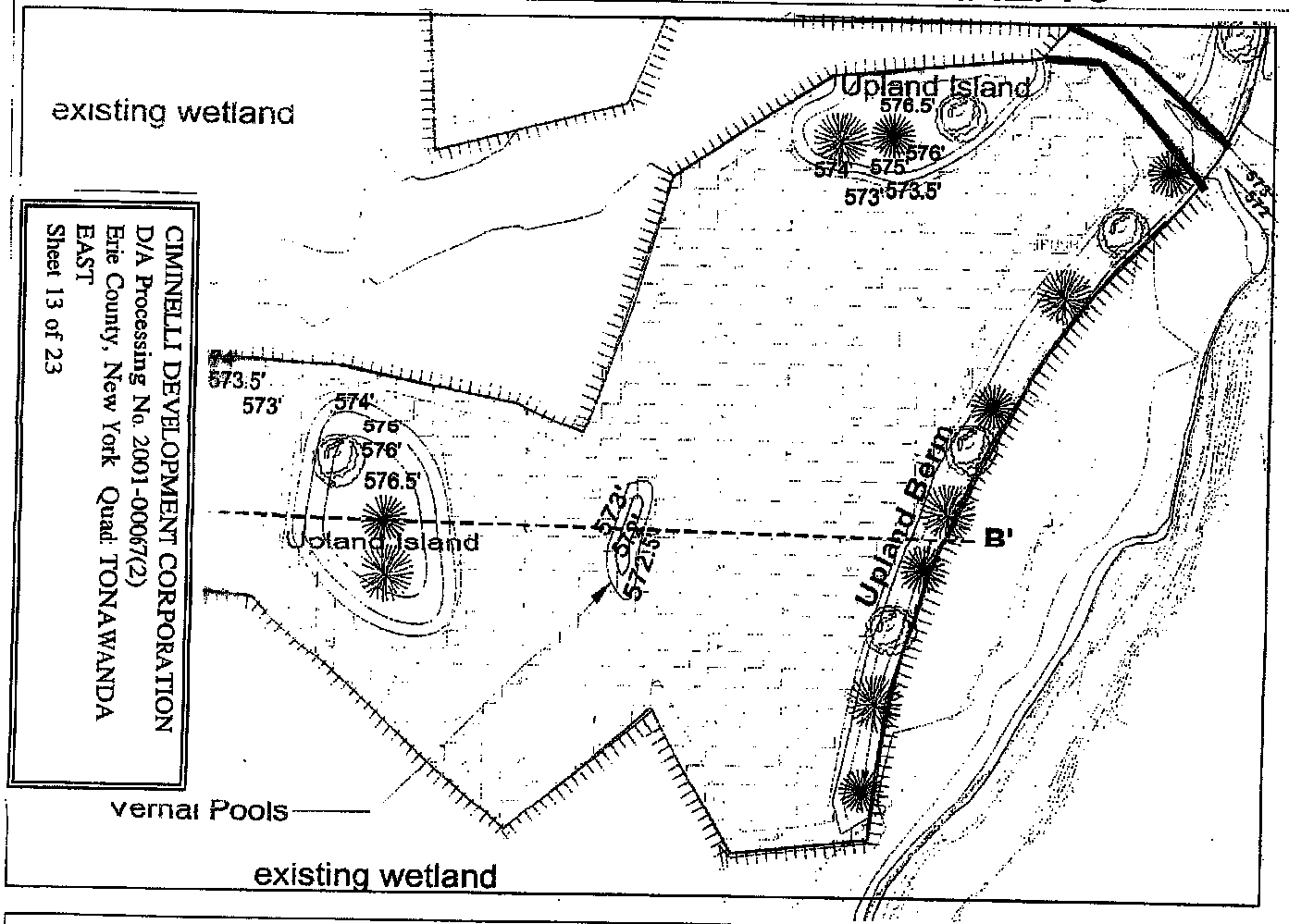
Scale: Not To Scale

Muir Woods
On-Site Mitigation Area 1
Mitigation Area 1, Attachment D: Mitigation Plan Drawings
TOWN OF AMHERST ERIE COUNTY, NEW YORK

EARTH DIMENSIONS, INC.
Soil and Hydrogeologic Investigations * Wetland Delineations
1091 Jamison Road • Elma, NY 14059

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Mitigation Area 1 CLOSE-UP VIEW OF AREA 3



CIMINELLI DEVELOPMENT CORPORATION
D/A Processing No. 2001-00067(2)
Erie County, New York Quad: TONAWANDA EAST
Sheet 13 of 23

NORTH

LEGEND

- Mitigation Footprint
- Proposed Tree/ Shrub Plantings
- Silt Fencing
- Temporary Barrier Fencing
- Upland Area
- Wet Meadow
- Vernal Pool
- Existing Elevation
- Proposed Elevation
- Cross Section Location

EDI PROJECT CODE: W10G99a

Base Map Provided by
Greenman-Pedersen, Inc. (GPI) & Environmental Design & Research (EDR)

Map Date: 06/05/06, JMC for EDI
Revised:

Scale: Not To Scale

File Name: MW Area 1.dc

Muir Woods
On-Site Mitigation Area 1

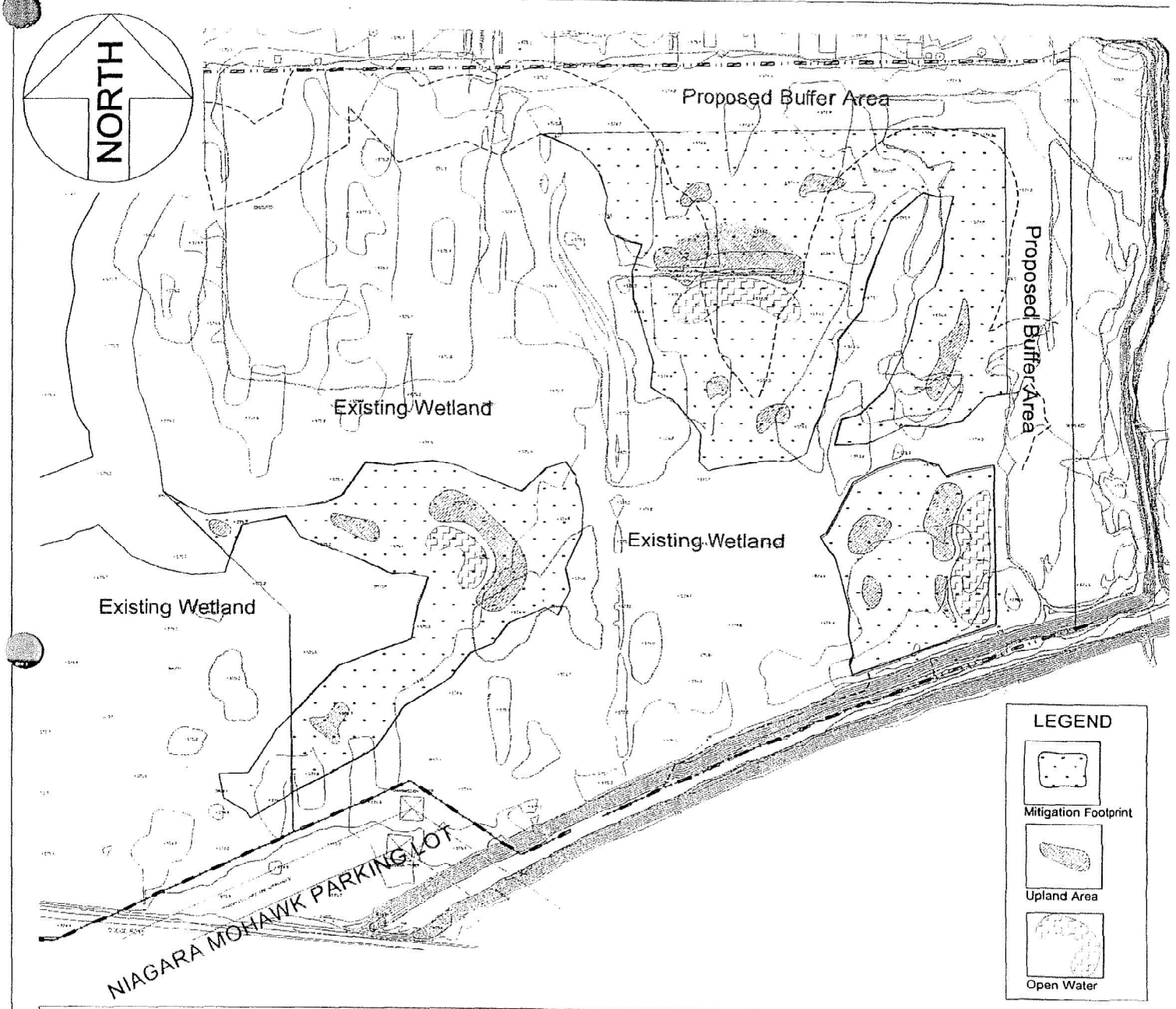
Mitigation Area 1, Attachment D: Mitigation Plan Drawings

TOWN OF AMHERST — ERIE COUNTY, NEW YORK

NORTH DIMENSIONS, INC.
Soil and Hydrogeologic Investigations * Wetland Delineations
1091 Jamison Road * Elma, NY 14059
(716) 655-1717 * Fax (716) 655-2915

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Mitigation Areas 2,3,4 OVERVIEW



EDI PROJECT CODE: W10G99a

Base Map Provided by

Greenman-Pedersen, Inc. (GPI) & Environmental Design & Research (EDR)

Map Date: 06/05/06, JMC for EDI
Revised:

Scale: Not To Scale

File Name: MIT AREA 234 OVERVIEW.dc

Muir Woods
On-Site Mitigation Areas 2,3,4

Mitigation Areas 2,3,4, Attachment D: Mitigation Plan Drawings

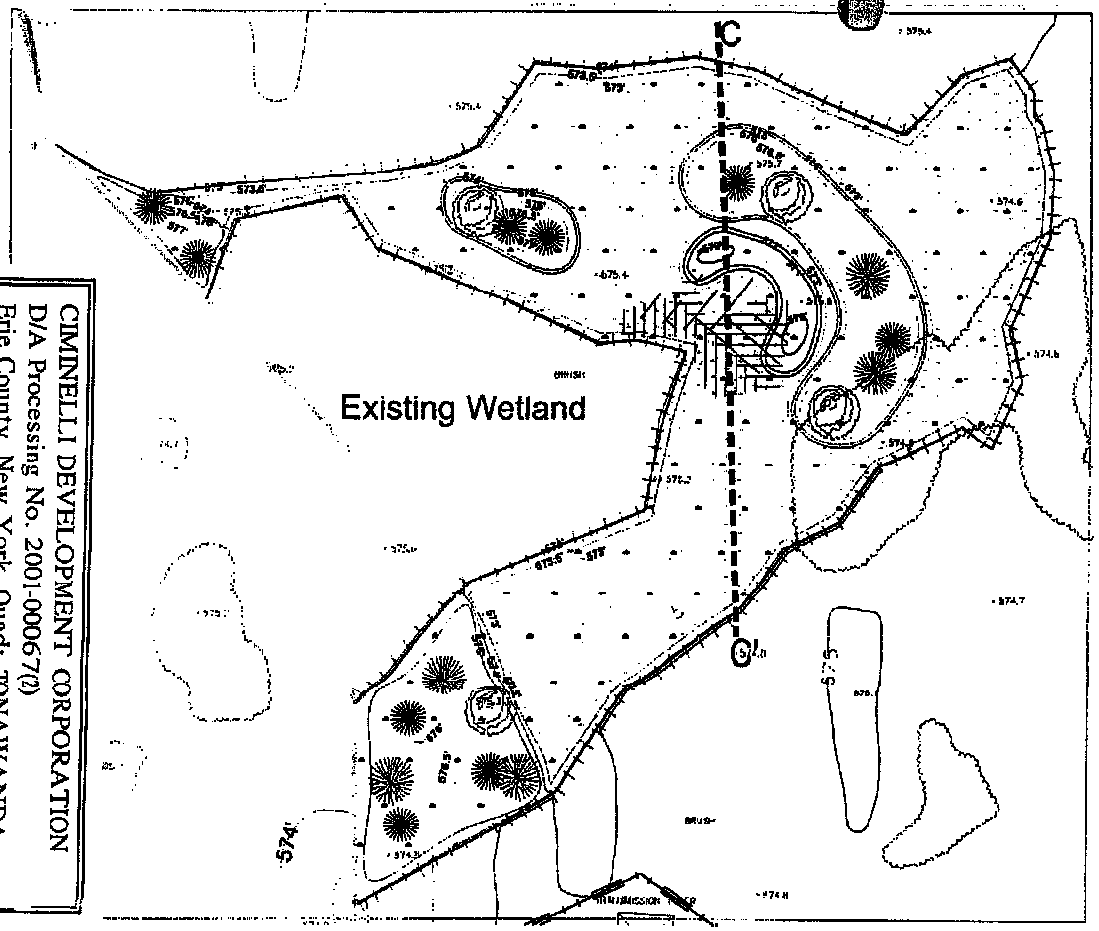
TOWN OF AMHERST — ERIE COUNTY, NEW YORK

EARTH DIMENSIONS, INC.

CIMINELLI DEVELOPMENT CORPORATION
D/A Processing No. 2001-00067(2)
Erie County, New York Quad: TONAWANDA EAST
Sheet 14 of 23

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Mitigation Areas 2,3,4 CLOSE-UP of Mitigation Area 2



CIMINELLI DEVELOPMENT CORPORATION
D/A Processing No. 2001-00067(2)
Erie County, New York Quad: TONAWANDA EAST
Sheet 15 of 23

LEGEND

- Mitigation Footprint
- Temporary Barrier Fencing
- Upland Area
- Shrub Scrub Wetland
- Open Water
- Proposed Tree/ Shrub Plantings
- Limit of Impact and Silt Fencing Location
- Cross Section Location (C–C')
- Pile of Wood & Similar Debris
- Existing Elevation
- Proposed Elevation

EDI PROJECT CODE: W10G99a

Base Map Provided by

Greenman-Pedersen, Inc. (GPI) & Environmental Design & Research (EDR)

Map Date: 06/06/06, JMC for EDI
Revised:

Scale: Not To Scale

File Name: MIT AREA 234 DETAIL.dc

Muir Woods On-Site Mitigation Areas 2,3,4

Mitigation Areas 2,3,4, Attachment D: Mitigation Plan Drawings

TOWN OF AMHERST *ERIE COUNTY, NEW YORK*

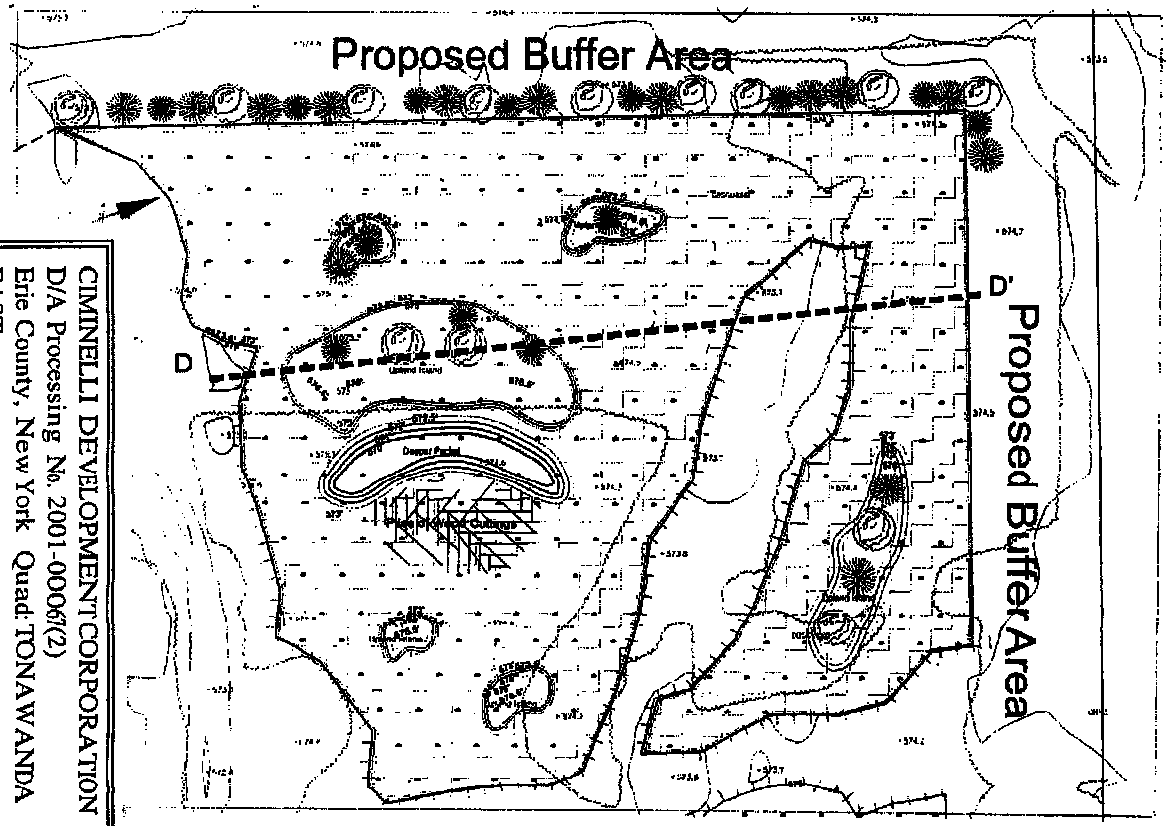
EARTH DIMENSIONS, INC.

*Soil and Hydrogeologic Investigations * Wetland Delineations*
1091 Jamison Road * Elma, NY 14059
(716) 655-1717 * Fax (716) 655-2915

NORTH

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Mitigation Areas 2,3,4 CLOSE-UP of Mitigation Area 3



LEGEND

- Mitigation Footprint
- Temporary Barrier Fencing
- Upland Area
- Wet Meadow
- Open Water
- Proposed Tree/ Shrub Plantings
- Pile of Wood & Similar Debris
- Cross Section Location
- Existing Elevation
- Proposed Elevation

CIMINELLI DEVELOPMENT CORPORATION
D/A Processing No. 2001-00061(2)
Erie County, New York Quad: TONAWANDA EAST
Sheet 16 of 23

EDI PROJECT CODE: W10G99a

Base Map Provided by
Greenman-Pedersen, Inc. (GPI) & Environmental Design & Research (EDR)

Map Date: 06/06/06, JMC for EDI
Revised:

Scale: Not To Scale

File Name: MIT AREA 234 DETAIL.dc

Muir Woods
On-Site Mitigation Areas 2,3,4

Mitigation Areas 2,3,4, Attachment D: Mitigation Plan Drawings

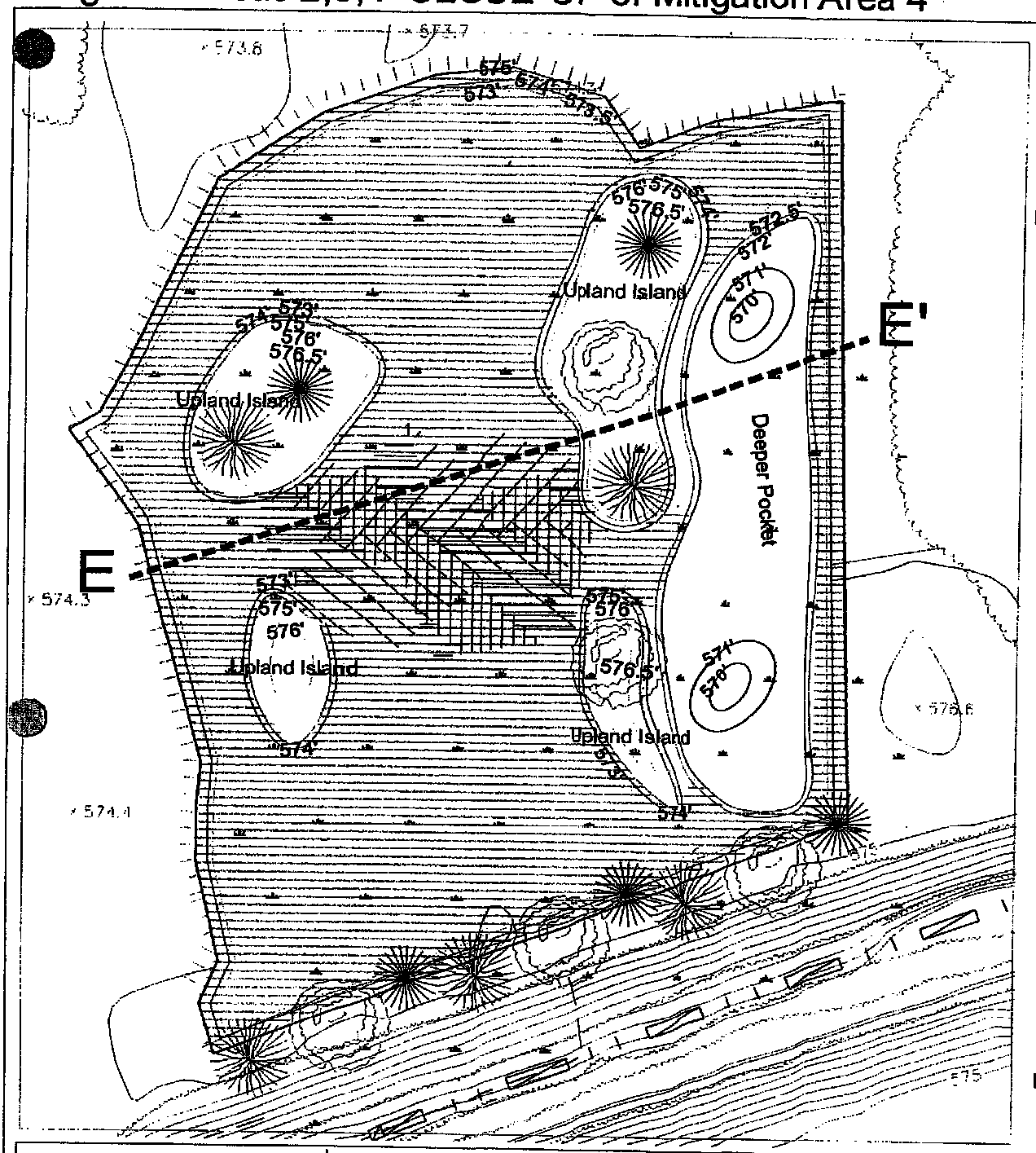
TOWN OF AMHERST — ERIE COUNTY, NEW YORK

TH DIMENSIONS, INC.
Soil and Hydrogeologic Investigations * Wetland Delineations
1091 Jamison Road * Elma, NY 14059
(716) 655-1717 * Fax (716) 655-2915

NORTH

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Mitigation Areas 2,3,4 CLOSE-UP of Mitigation Area 4



LEGEND

- Mitigation Footprint
- Upland Area
- Open Water
- Pile of Wood & Similar Debris
- Existing Elevation
- Proposed Elevation
- Temporary Barrier Fencing
- Emergent Wetland
- Proposed Tree/ Shrub Plantings
- C C' Cross Section Location

EDI PROJECT CODE: W10G99a

Base Map Provided by

Greenman-Pedersen, Inc. (GPI) & Environmental Design & Research (EDR)

Map Date: 06/06/06, JMC for EDI
Revised:

Scale: Not To Scale

File Name: MIT AREA 234 DETAIL.dc

Muir Woods
On-Site Mitigation Areas 2,3,4

Mitigation Areas 2,3,4, Attachment D: Mitigation Plan Drawings

TOWN OF AMHERST — ERIE COUNTY, NEW YORK

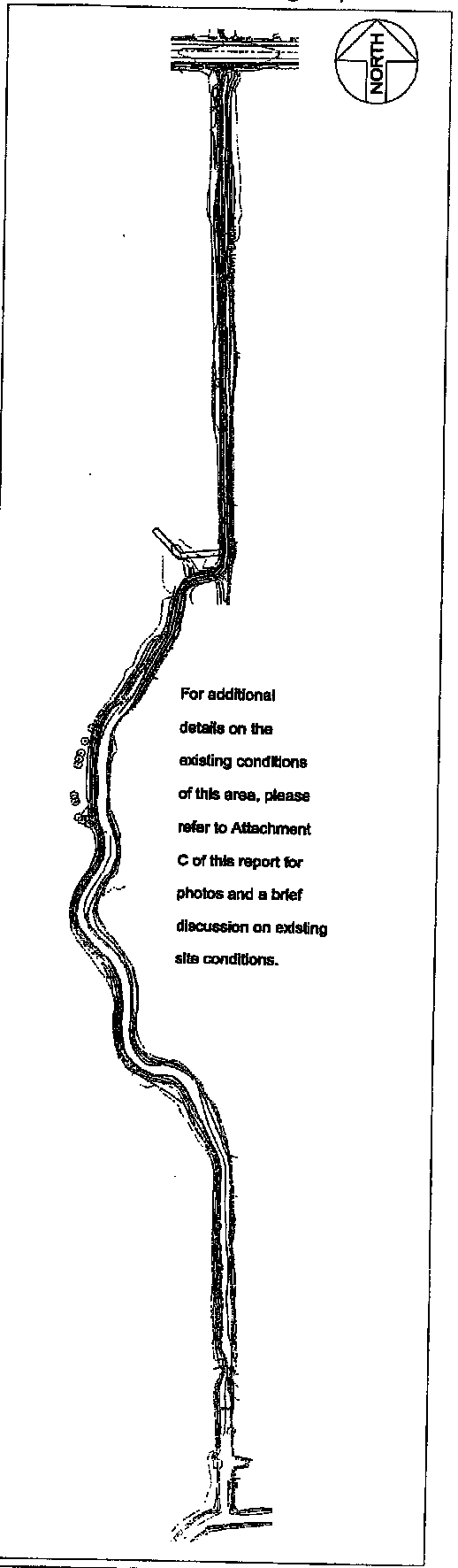
CIMINELLI DEVELOPMENT CORPORATION
D/A Processing No. 2001-00067(2)
Erie County, New York Quad: TONAWANDA EAST
Sheet 17 of 23

NORTH

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

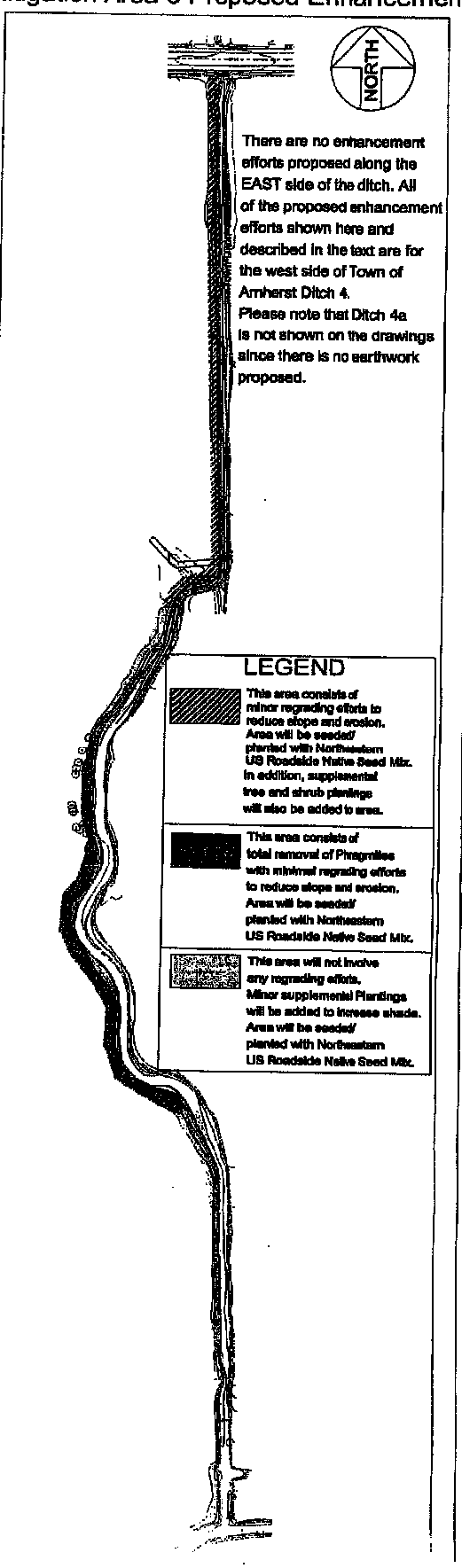
Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

ea 5 Existing Topo Conditions



For additional details on the existing conditions of this area, please refer to Attachment C of this report for photos and a brief discussion on existing site conditions.

Mitigation Area 5 Proposed Enhancement



There are no enhancement efforts proposed along the EAST side of the ditch. All of the proposed enhancement efforts shown here and described in the text are for the west side of Town of Amherst Ditch 4. Please note that Ditch 4a is not shown on the drawings since there is no earthwork proposed.

LEGEND

This area consists of minor regrading efforts to reduce slope and erosion. Area will be seeded/ planted with Northeastern US Roadside Native Seed Mix. In addition, supplemental tree and shrub plantings will also be added to area.

This area consists of total removal of Phragmites with minimal regrading efforts to reduce slope and erosion. Area will be seeded/ planted with Northeastern US Roadside Native Seed Mix.

This area will not involve any regrading efforts. Minor supplemental Plantings will be added to increase shade. Area will be seeded/ planted with Northeastern US Roadside Native Seed Mix.

EDR PROJECT CODE: W1803Sa

Base Map Provided by Greenman-Pedersen, Inc. (GPI) & Environmental Design & Research (EDR)

Map Date: 06/07/06, JMC for EDR
Revised:

Scale: Not To Scale

Area 5 Ex Cond.dc

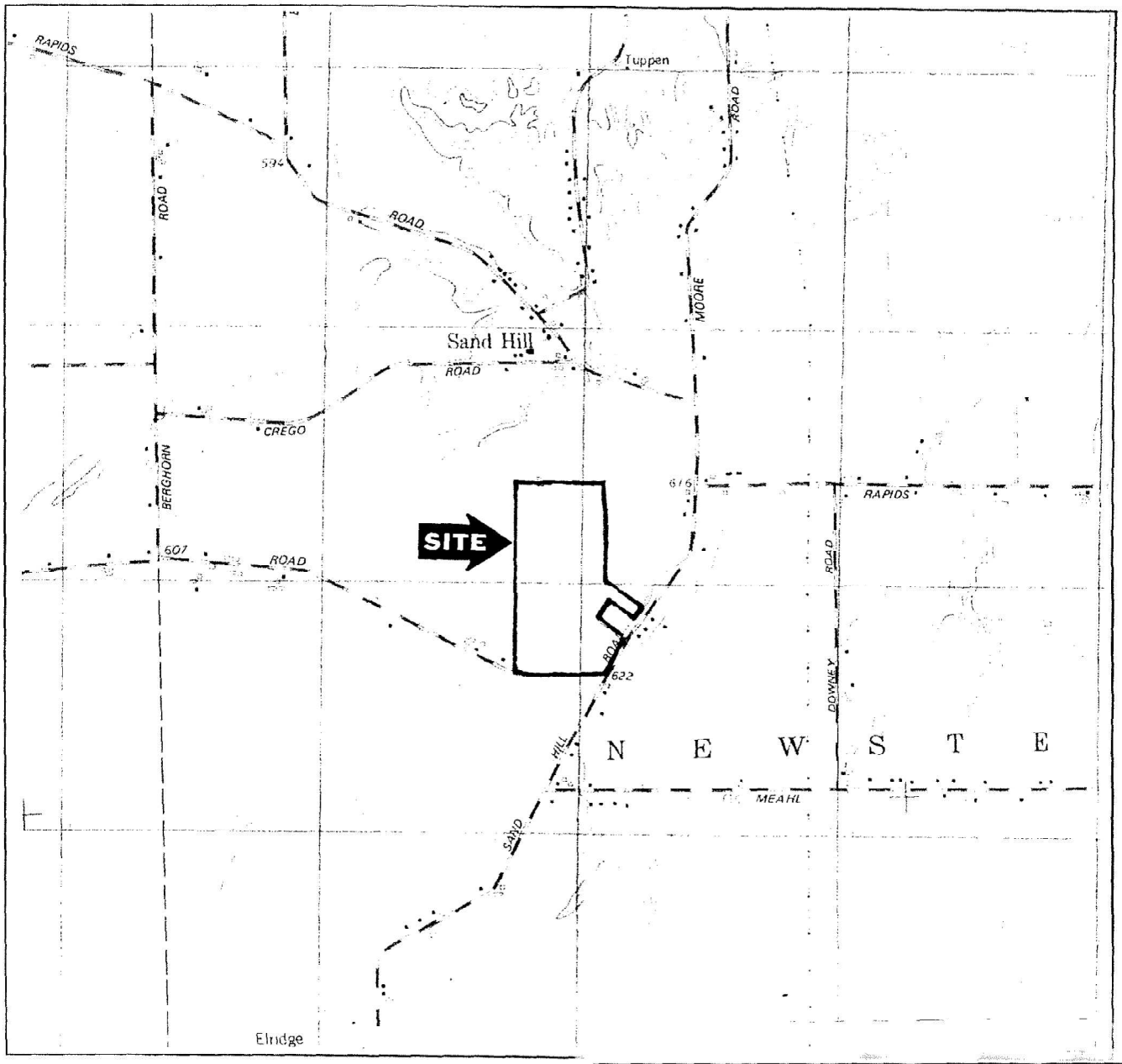
Muir Woods
On-Site Mitigation Area 5
TOWN OF AMHERST
ERIE COUNTY, NEW YORK
Mitigation Area 5, Attachment D: Mitigation Plan Drawings

CIMINELLI DEVELOPMENT CORPORATION
D/A Processing No. 2001-00067(2)
Erie County, New York Quad: TONAWANDA EAST
Sheet 18 of 23

EARTH DIMENSIONS, INC.

W10G99a

Muir Woods Off-Site Mitigation



CIMINELLI DEVELOPMENT CORPORATION
D/A Processing No. 2001-00067(2)
Erie County, New York Quad: TONAWANDA EAST
Sheet 19 of 23

Attachment N - Figure 1: USGS 7.5 Minute Topographical Map
Wolcottsville Quadrangle, DeLorme 2002

Sand Hill Road
Town of Newstead, Erie County, New York

Scale: 1" = 2000'

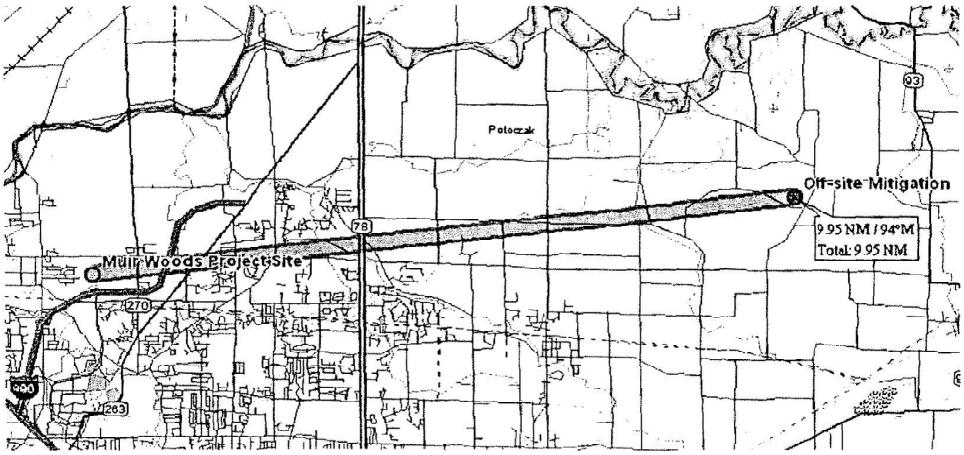
Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

SECTION 3
MITIGATION SITE SELECTION & JUSTIFICATION

3.1 PROPERTY INFORMATION

3.1.1 Rationale for Mitigation Site – Figures 1 through 5 depict the mitigation site location for the proposed off-site mitigation. The proposed off-site mitigation area lies to the northeast of the impact site and within the same hydrologic code as the impact site. The off-site mitigation area is located to the north of Miland Road and west of Sand Hill Road. CDC has control of the land parcel. It is being held under a binding contract for acquisition. When combined with the proposed on-site mitigation will replace the impacted wetlands, within the same watershed. The site chosen is prior converted farmland. The soil characteristics found on-site make the area conducive to wetland restoration and creation.

3.1.2 Location Relative to Impact Site– The off-site mitigation location is located 9.95 miles east-northeast of the Muir Woods project site, as shown on the map below:



3.1.3 Site Restrictions – The site is irregular in shape and is bound by Miland Road to the south and Sand Hill Road to the southeast. NYSDEC has mandated that the mitigation creation be a minimum of 100 feet away from neighboring properties to avoid encumbering adjacent property owners with the resulting 100 foot upland adjacent area.

3.2 FUTURE SUSTAINABILITY

3.2.1 Future Land Use Plans –The mitigation area and remaining portions of the site will be retained by CDC. It is EDI's opinion that these future land use plans are compatible with the mitigation project.

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

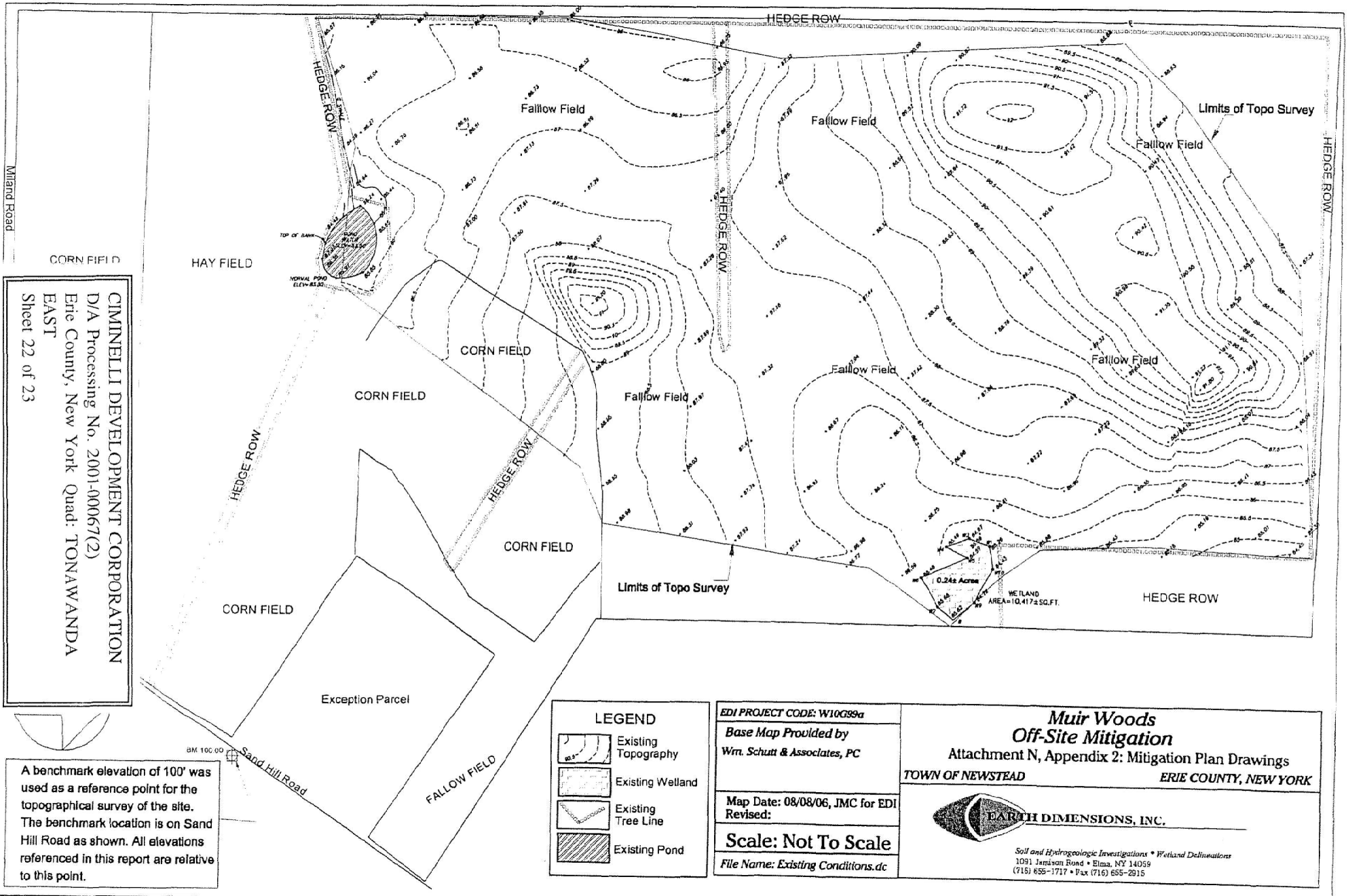
3.2.2 **Existing Real Estate Restrictions** – No existing real estate restrictions exist within the creation area.

3.2.3 **Mitigation Sustainability** – Appendix 2 includes mitigation plan drawings. The project has been designed to be sustainable and self-maintaining. It is anticipated that, once created, the wetland will continue to function without human intervention. The 14.23± acre area that is designated as maintained upland buffer area will be mown for a period of 10 years at an interval of 1 to 2 times per year during the growing season to maintain upland grassland habitat. The scheduled mowing will take place outside critical nesting periods.

3.2.4 **Hydrology** – The hydrology of the mitigation area will be predicated on inputs from groundwater, precipitation and overland flow. Since the mitigated wetland does not rely on hydrology from off-site, future sustainability is not in jeopardy.

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

1. EXISTING CONDITIONS



CIMINELLI DEVELOPMENT CORPORATION
D/A Processing No. 2001-00067(2)
Erie County, New York Quad: TONAWANDA EAST
Sheet 22 of 23

A benchmark elevation of 100' was used as a reference point for the topographical survey of the site. The benchmark location is on Sand Hill Road as shown. All elevations referenced in this report are relative to this point.

EDI PROJECT CODE: W10G99a

Base Map Provided by
Wm. Schutt & Associates, PC

Map Date: 08/08/06, JMC for EDI
Revised:

Scale: Not To Scale

File Name: Existing Conditions.dc

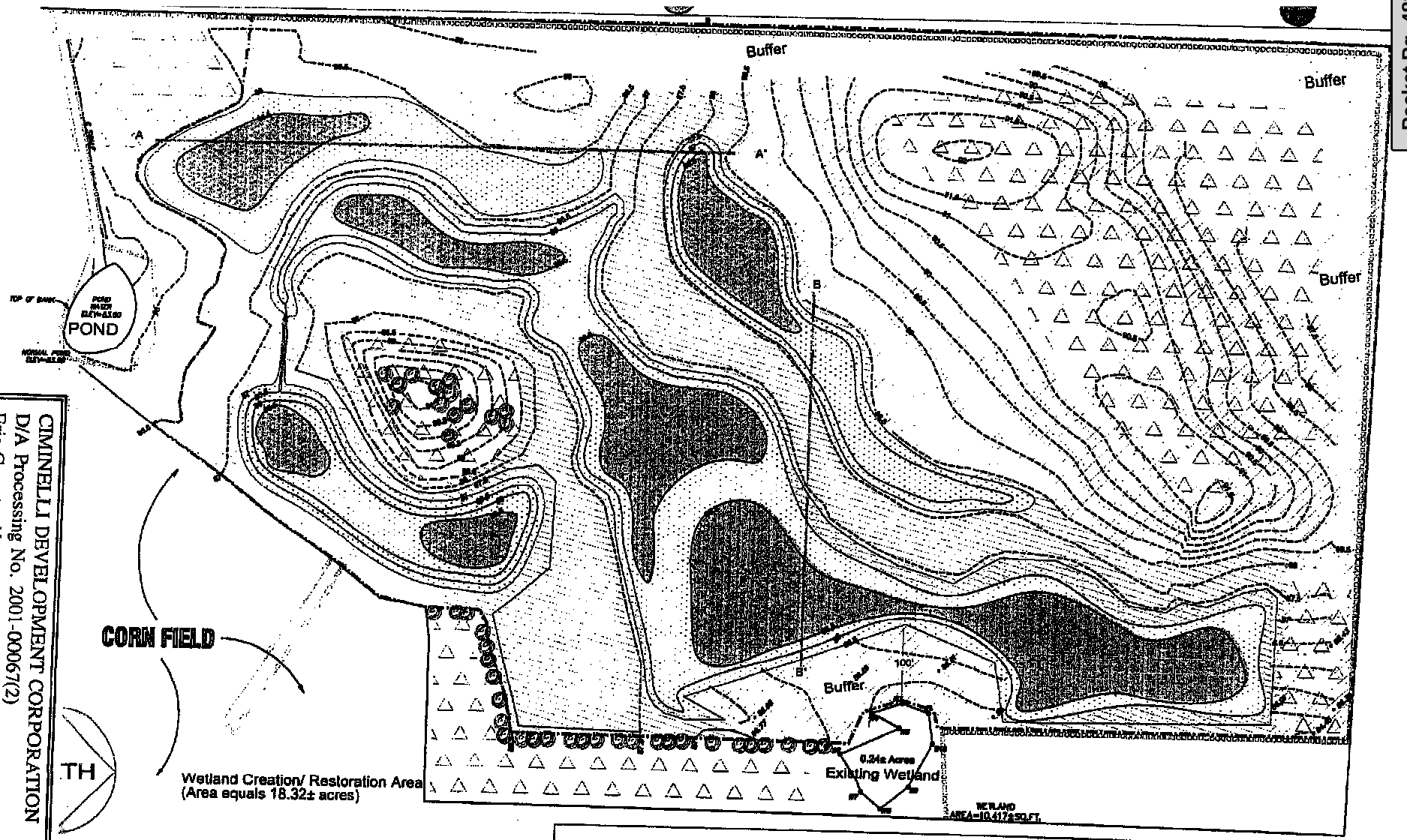
Muir Woods
Off-Site Mitigation
Attachment N, Appendix 2: Mitigation Plan Drawings
TOWN OF NEWSTEAD — ERIE COUNTY, NEW YORK

EARTH DIMENSIONS, INC.
Soil and Hydrogeologic Investigations • Wetland Delineations
1091 Jamison Road • Elma, NY 14059
(716) 655-1717 • Fax (716) 655-2915

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 application 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

3.



CIMINELLI DEVELOPMENT CORPORATION
D/A Processing No. 2001-00067(2)
Erie County, New York Quad: TONAWANDA
EAST
Sheet 23 of 23

Base Map Provided by
Wm. Schutt & Associates, PC

Map Date: 08/09/06, JMC for EDI
Revised:

Scale: Not To Scale

File Name: SandHill Mitigation.dc

Muir Woods
Off-Site Mitigation
Attachment N, Appendix 2: Mitigation Plan Drawings
TOWN OF NEWSTEAD — ERIE COUNTY, NEW YORK

EARTH DIMENSIONS, INC.
Soil and Hydrogeologic Investigations • Wetland Delineations
1091 Jamison Road • Elma, NY 14059
(716) 655-1717 • Fax (716) 655-2916

LEGEND

- Trees or shrubs to be planted
- Higher area and soil stockpile area
- Existing Topography
- Cross-section Locations
- Proposed Topography
- Upland/ Buffer Maintained Area (Area equals 14.23± acres)
- Mitigation Complex Boundary (Area equals 32.55± acres)
- Tree/Shrub line
- Deeper Emergent Wetland Creation (Area equals 3.94± acres)
- Shallow Emergent Wetland Creation (Area equals 6.32± acres)
- Wet Meadow Wetland Restoration (Area equals 8.06± acres)

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

AGENCIES

ENGINEERING DEPARTMENT
NAME/TITLE: JEFFERY BURROUGHS, P.E. – TOWN ENGINEER
COMPANY/DEPT: TOWN OF AMHERST ENGINEERING DEPARTMENT
ADDRESS: 1100 NORTH FOREST ROAD
WILLIAMSVILLE, NEW YORK 14221
TELEPHONE 716–631–7154

PLANNING & ZONING DEPARTMENT
NAME/TITLE: DANIEL HOWARD – PLANNING DIRECTOR
COMPANY/DEPT: TOWN OF AMHERST PLANNING DEPARTMENT
ADDRESS: 5583 MAIN STREET
WILLIAMSVILLE, NEW YORK 14221
TELEPHONE 716–631–7051

BUILDING DEPT.
NAME/TITLE: BERKE, MARK S. – COMMISSIONER OF BUILDING
COMPANY/DEPT.: TOWN OF AMHERST BUILDING DEPT.
ADDRESS: 5583 MAIN ST.
AMHERST, NEW YORK 14221
TELEPHONE 716–631–7080

ECDOH
NAME/TITLE:
COMPANY/DEPT:. ERIE COUNTY DEPARTMENT OF HEALTH
ADDRESS: 503 KENSINGTON AVE
BUFFALO, NEW YORK 14214
TELEPHONE 716–961–6854

NYSDEC
NAME/TITLE:
COMPANY/DEPT: NEW YORK STATE DEPT. OF ENVIRONMENTAL CONSERVATION
ADDRESS: 700 DELAWARE AVE.
BUFFALO, NEW YORK 14209
TELEPHONE 716–851–7070

UTILITIES

NATURAL GAS
COMPANY/DEPT:. NATIONAL FUEL GAS CORP.
ADDRESS: 6363 MAIN STREET
WILLIAMSVILLE, NEW YORK 14221
TELEPHONE 716–857–7000

TELEPHONE COMPANY
COMPANY/DEPT: VERIZON
ADDRESS: 65 FRANKLIN STREET
BUFFALO, NEW YORK 14203
TELEPHONE 716–840–8748

CABLE COMPANY
COMPANY/DEPT: TIME WARNER
ADDRESS: 789 CHURCH ROAD
WEST SENECA, NEW YORK
TELEPHONE 716–558–8615

ELECTRIC COMPANY
COMPANY/DEPT: NATIONAL GRID
ADDRESS: 144 KENSINGTON AVENUE
BUFFALO, NEW YORK 14214
TELEPHONE 716–236–2738

WATER
COMPANY/DEPT:. ERIE COUNTY WATER AUTHORITY
ADDRESS: 3030 UNION ROAD
CHEEKTOWAGA, NEW YORK 14227
TELEPHONE 716–684–1510

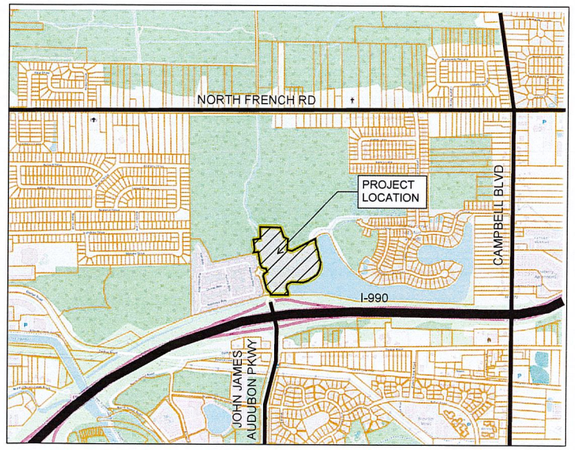
DIG SAFELY NEW YORK
TELEPHONE 1–800–962–7962

DESIGN CONSULTANTS

PROJECT SURVEYOR
NAME/TITLE:
COMPANY/DEPT:. GPI ENGINEERING, LANDSCAPE, ARCHITECTURE & SURVEYING, LLP
ADDRESS: 4950 GENESEE STREET, SUITE 100
BUFFALO, NEW YORK 14225
TELEPHONE 716–633–4844

OWNER/DEVELOPER

NAME: 770 JJAP LLC
ADDRESS 50 FOUNTAIN PLAZE, SUITE 500
BUFFALO NY, 14202
CONTACT: ERIK WAGNER
TELEPHONE (716) 631-8000



LOCATION MAP
NOT TO SCALE

DRAWING NO.	DRAWING TITLE
–	COVER SHEET
–	LAND SURVEY (PREPARED BY GPI ENGINEERING)
C–001	EROSION CONTROL PLAN
C–002	EROSION CONTROL DETAILS
C–100	SITE PLAN
C–101	ENLARGED SITE PLAN
C–102	ENLARGED SITE PLAN
C–103	ENLARGED SITE PLAN
C–104	PARCEL PLAN
C–105	SITE DETAILS
C–200	GRADING PLAN
C–201	ENLARGED GRADING PLAN
C–202	ENLARGED GRADING PLAN
C–203	ENLARGED GRADING PLAN
C–300	DRAINAGE PLAN
C–301	ENLARGED DRAINAGE PLAN
C–302	ENLARGED DRAINAGE PLAN
C–303	ENLARGED DRAINAGE PLAN
C–304	BIO–RETENTION 1 PLAN & DETAIL
C–305	BIO–RETENTION 2 PLAN & DETAIL
C–306	BIO–RETENTION 3 PLAN & DETAIL
C–307	BIO–RETENTION 4 PLAN & DETAIL
C–308	BIO–RETENTION 5 PLAN & DETAIL
C–309	STORM DRAINAGE DETAILS
C–400	UTILITY PLAN
C–401	ENLARGED UTILITY PLAN
C–402	ENLARGED UTILITY PLAN
C–403	ENLARGED UTILITY PLAN
C–404	SANITARY SEWER DETAILS
C–405	SANITARY SEWER DETAILS
C–406	WATER DETAILS
C–407	WATER DETAILS
C–408	UTILITY NOTES
L–100	OVERALL LANDSCAPE PLAN
L–101	ENLARGED LANDSCAPE PLAN
L–102	ENLARGED LANDSCAPE PLAN
L–103	ENLARGED LANDSCAPE PLAN
L–104	LANDSCAPE DETAILS PLANT SCHEDULE
LP–100	OVERALL LIGHTING PLAN
LP–101	ENLARGED LIGHTING PLAN
LP–102	ENLARGED LIGHTING PLAN
LP–103	ENLARGED LIGHTING PLAN
LP–104	LIGHTING DETAILS
FT–100	FIRE TRUCK TURNING PLAN

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

CARMINAWOOD DESIGN

March 2026
Rev. July 2026

Townhomes at Muir Woods
770 John James Audubon Parkway
Amherst, New York

Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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 SUB 2 OF THE NEW YORK STATE EDUCATION LAW

ALL BEARINGS ARE ORIENTED TO GRID NORTH AS PER THE NEW YORK STATE PLANE COORDINATE SYSTEM, NAD 83, WEST ZONE, USING A CENTRAL MERIDIAN OF 78° 35' WEST LONGITUDE

S 89°49'30" E 271.66'

S 78°54'42" E 69.81'

S 23°46'20" E 181.16'

S 8°39'06" E 52.87'

S 73°39'42" W 172.77'

S 74°27'37" E 80.87'

N 84°16'09" E 431'±

FEDERAL JURISDICTIONAL WETLANDS

CIMINELLI MUIR WOODS LLC
(REPUTED OWNER)
SBL 27.03-2-2

LIMITS OF NYS DEC FRESHWATER WETLANDS TE-22

PARCEL 2 MUIR WOODS OWNER LLC
(REPUTED OWNER)
SBL 41.05-3-9

17.137± ACRES

N 00°10'10" W 202.30'

S 89°49'30" E 100.76'

N 08°13'11" E 76.97'

N 15°39'45" W 101.72'

N 20°49'49" E 47.62'

S 77°19'06" W 70.23'

N 12°40'54" W 236.78'

PERMANENT 60' WIDE PUBLIC STORM & ACCESS EASEMENT TO TOWN OF AMHERST

S 76°27'34" W 13.07'

AMHERST NY PROPERTIES KPE
(REPUTED OWNER)
SBL 41.05-3-7.1

R=450.00' L=63.36'

R=450.00' L=98.37'

N 75°59'49" E 10.91'

S 38°37'36" W 52.09'

S 89°19'05" W

POINT OF BEGINNING
AS-SURVEYED DESCRIPTION

JOHN JAMES AUDUBON PARKWAY EXTENSION
L-11435, P-3814

JOHN JAMES AUDUBON PKWY

TIE LINE - S 27°16'47" W 858.90'

1260'±

EDGE OF WATER 10/25

L A K E

SEE RIPARIAN RIGHTS AND EASEMENTS OF OTHERS

EDGE OF WATER 12/95

NORTHERLY LINE OF THE LOCKPORT EXPRESSWAY SECTION II RTE NO. 990

LOCKPORT EXPRESSWAY SECTION II
ROUTE NO. 990

DATE	REVISION/TYPE

Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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N

DEMOLITION & EROSION CONTROL PLAN

SCALE: 1"=60

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY

SEQUENCE OF MAJOR ACTIVITIES

THE CONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING THE FOLLOWING EROSION CONTROL AND STORM WATER MANAGEMENT CONTROL MEASURES. THE CONTRACTOR MAY DESIGNATE THESE TASKS TO CERTAIN SUBCONTRACTORS AS HE SEES FIT, BUT THE ULTIMATE RESPONSIBILITY FOR IMPLEMENTING THESE CONTROLS AND ENSURING THEIR PROPER FUNCTIONING REMAINS WITH THE CONTRACTOR. THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

A. INSTALL STABILIZED CONSTRUCTION ENTRANCE

B. INSTALL PERIMETER SILT FENCES/SILT SOCK IN THE LOCATIONS SHOWN ON THE DEMOLITION AND EROSION CONTROL PLAN SHEET.

C. CLEAR & GRUB SITE.

D. INSTALLATION OF BIO-RETENTION BASINS

E. COMMENCE SITE GRADING.

F. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED AND WATERED.

G. CONSTRUCTION OF BUILDINGS.

H. INSTALLATION OF PROPOSED UTILITIES.

I. FINALIZE PAVEMENT SUBGRADE PREPARATION

J. CONSTRUCT ALL CURB, DRAINAGE INLETS, STORM SEWER PIPES AND STORM SEWER MANHOLES, AS SHOWN ON PLANS. INSTALL TEMPORARY INLET PROTECTION AT THE LOCATION OF ALL INLETS

K. DUST CONTROL

L. REMOVE INLET PROTECTION AROUND INLETS AND MANHOLES NO MORE THAN 48 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.

M. INSTALL BASE MATERIAL AS REQUIRED FOR PAVEMENT

N. CARRY OUT FINAL GRADING AND SEEDING AND PLANTINGS.

O. CLEAN STORM SYSTEM FOLLOWING CONSTRUCTION. CLEAN UNDERGROUND DETENTION BASIN AS PER MANUFACTURER RECOMMENDATIONS.

P. REMOVE SILT FENCE/SILT SOCK ONLY AFTER ALL PAVING IS COMPLETE AND EXPOSED SURFACES ARE STABILIZED.

Q. REMOVE TEMPORARY CONSTRUCTION EXITS ONLY PRIOR TO PAVEMENT CONSTRUCTION IN THESE AREAS.

EROSION CONTROL NOTES

THE FOLLOWING EROSION CONTROL PROCEDURES SHALL BE ADHERED TO BY THE CONTRACTOR:

1. INSTALL TEMPORARY SILT SOCK BARRIERS AS DIRECTED BY THE OWNER AND AT ALL EXISTING STORMWATER CATCH BASINS WITHIN THE WORK AREA TO PREVENT SEDIMENT MIGRATION. ALL SILT SOCK BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS.
2. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR RE-USE AS DIRECTED BY THE OWNER. ALL LOCAL ORDINANCES REGARDING THE SALE OF TOPSOIL MUST BE FOLLOWED. TOPSOIL MAY NOT BE REMOVED WITHOUT A PERMIT
3. ALL SILT SOCK BARRIERS SHALL BE REPLACED WHEREVER THEY BECOME CLOGGED OR INOPERABLE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS
5. THE CONTRACTOR MUST CONTROL DUST DURING CONSTRUCTION. DURING EARTHWORK OPERATIONS, WATER-SPREADING EQUIPMENT SHALL BE PROVIDED BY THE CONTRACTOR, AND SPREAD WATER AS NECESSARY AND AS DIRECTED BY THE OWNER IN ORDER TO CONTROL DUST.
6. DIRT OR DEBRIS LEFT ON LOCAL PUBLIC ROADS AS A RESULT OF THIS CONSTRUCTION PROJECT SHALL BE REMOVED AND ROAD SURFACES CLEANED BY THE CONTRACTOR ON A DAILY BASIS.
7. ALL DISTURBED AREAS (EXCEPT AREAS TO BE PAVED OR BUILT UPON) SHALL BE TOPSOILED TO A MINIMUM 4" DEPTH AND SEEDED IMMEDIATELY AFTER FINE GRADING TAKES PLACE AND AS SOON AS PHYSICALLY POSSIBLE.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF DOWNSTREAM STORM SEWERS, DITCHES, AND CULVERTS. SILT BUILDUP FOUND TO BE A RESULT OF THIS SITE CONSTRUCTION WORK SHALL BE REMOVED FROM DOWNSTREAM CULVERTS BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE TOWN/CITY.
9. ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES AND MATERIALS SHALL BE IN PLACE PRIOR TO BEGINNING EARTHWORK OPERATIONS AND SHALL BE MAINTAINED UNTIL THE NEW SLOPES ARE STABILIZED WITH SEEDING AND/OR SLOPE PROTECTION, AS DIRECTED BY THE ENGINEER.
10. INSTALL TEMPORARY SILT SOCK AROUND THE BASE OF STOCKPILES. STOCKPILES NOT BEING ACTIVELY USED FOR MORE THAN SEVEN (7) DAYS SHALL BE STABILIZED.
11. THE PROFESSIONAL CERTIFYING COMPLIANCE TO NYSDEC PHASE II STORMWATER REGULATION REQUIREMENTS MUST INSPECT AT A MINIMUM WEEKLY AND WHEN DISTURBING MORE THAN 5 ACRES TWICE A WEEK, AND SHALL PROVIDE THESE INSPECTION REPORT WITH A WRITTEN CERTIFICATION OF CONSTRUCTION COMPLIANCE TO THE TOWN OF AMHERST (BIWEEKLY).
12. THE ENGINEER OF RECORD FOR THIS PROJECT CERTIFIES THAT THESE DESIGN PLANS MEET THE REQUIREMENTS AND ARE IN COMPLIANCE WITH THE NEW YORK STORMWATER MANAGEMENT DESIGN MANUAL AND NYSDEC PHASE II STORMWATER REGULATION REQUIREMENTS.

RESTORATION NOTES

1. THE ADJACENT AREAS DISTURBED OR DAMAGED DURING CONSTRUCTION MUST BE RESTORED IN KIND TO THE SATISFACTION OF THE OWNER.
2. WHEN RESTORING LAWN AREAS ADJACENT TO NEW CONSTRUCTION, ON-SITE MATERIAL MAY BE USED TO BACKFILL THE AREA WITHIN SIX INCHES OF THE FINISHED SURFACE. ON-SITE MATERIAL SHALL BE THOROUGHLY COMPACTED & FREE OF GRASS CLUMPS, TREE ROOTS PIECES OF ASPHALT & OTHER EXTRANEOUS MATERIALS, & STONES LARGER THAN 1 INCH IN SIZE.
3. ALL DISTURBED UN-SURFACED AREAS SHALL RECEIVE FOUR INCHES OF TOPSOIL, SEED & MULCH & SHALL BE WATERED UNTIL A HEALTHY STRAND OF GRASS IS OBTAINED.
4. WHEN ADJACENT ASPHALT, CONCRETE OR PAVING STONE AREAS ARE DISTURBED AS PART OF THE CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO REPLACE THE DAMAGED OR EXCAVATED AREA THE PERIMETER OF THE DISTURBED AREA SHALL BE SAW CUT FULL DEPTH, SO THAT ALL LINES ARE STRAIGHT & TRUE. PAVING STONES SHALL BE REPLACED IN WHOLE UNITS ONLY, & ALL REPLACEMENT PAVING STONES ARE TO MATCH THE EXISTING ONES IN SIZE, SHAPE & COLOR. ASPHALT SHALL BE COMPACTED TO A SMOOTH FINISH & SHALL BE FLUSH WITH THE EXISTING ADJACENT AREA, THAT IS TO REMAIN.

GENERAL NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF AMHERST SPECIFICATIONS WHERE APPLICABLE AND/OR SUBJECT TO THE LATEST REVISIONS BY THE TOWN ENGINEER.
2. ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL LOCATIONS BEFORE BEGINNING WORK AS REQUIRED BY APPLICABLE LAWS & REGULATIONS
3. ALL FILL WITHIN THE RIGHT-OF-WAY & UTILITY AREAS IS TO BE COMPACTED TO 95% MOD-PROCTOR, BENCHED IN 6" LIFTS, & TO BE COMPLETED PRIOR TO UTILITY & ROADWAY CONSTRUCTION.
4. STUMPS & BRUSH SHALL NOT BE BURIED IN THE TOWN.
5. ANY AREAS NOT REQUIRING FILL OR RE-GRADING SHALL NOT BE STRIPPED OF TOPSOIL.
6. ALL AREAS THAT HAVE BEEN STRIPPED ARE TO RECEIVE A MINIMUM OF 4 INCHES OF TOPSOIL, GRADED & SEEDED.
7. NO TOPSOIL IS TO LEAVE THE SITE AFTER THE TOWN RECEIVES DEDICATION.

DEMOLITION NOTES:

1. ALL PERIMETER SILT SOCK TO BE INSTALLED PRIOR TO CONSTRUCTION ACTIVITY BEGINNING.
2. CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT THOSE ITEMS TO REMAIN, SUCH AS TREES, PROPERTY CORNER PINS, UTILITY POLES, VALVES, HYDRANTS, CURBS, MANHOLES AND CATCH BASINS
3. TEMPORARY SILT SOCK TO BE INSTALLED AS DIRECTED BY THE OWNERS FIELD REPRESENTATIVE. MAINTAIN UNTIL VEGETATION IS ESTABLISHED AND PAVEMENT IS INSTALLED
4. AS NECESSARY, COVERED DUMPSTERS SHALL BE PROVIDED ONSITE AS REQUIRED FOR CONSTRUCTION WASTE
5. REMOVE ALL TREES AND STUMPS AS SHOWN AND DISPOSE OF OFF SITE. CONTRACTOR TO PROTECT ALL TREES/BRUSH NOT DISTURBED BY CONSTRUCTION ACTIVITY. LOCATIONS OF TREES SHOWN ON PLAN ARE APPROXIMATE. CONTRACTOR TO CONFIRM LOCATION PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO COORDINATE WITH TOWN LANDSCAPE ARCHITECT WHICH TREES SHALL BE REMOVED AND WHICH SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION.

TOWN OF AMHERST APPROVAL BOX:

1.b

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Townhomes at Muir Woods
770 John James Audubon Parkway
Amherst, New York

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK
R. CHRISTOPHER WOOD
076994
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Demolition & Erosion Control Plan

Date: 03.13.26
Drawn By: D. Feves
Scale: As Noted

DRAWING NO.
C-001

Project No: 25-4080

Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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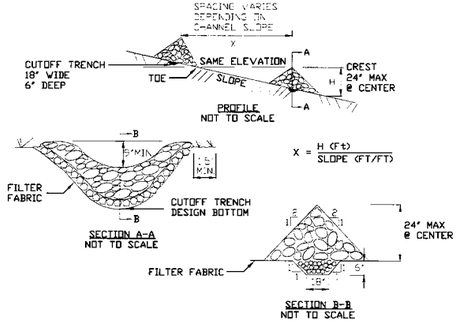


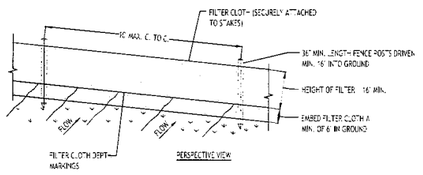
CONSTRUCTION SPECIFICATIONS

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSURE THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOP OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 18 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.

MAXIMUM DRAINAGE AREA 2 ACRES

STONE CHECK DAM DETAIL

NOT TO SCALE

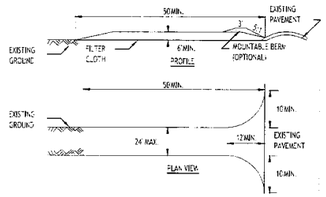


CONSTRUCTION SPECIFICATIONS

1. WOVEN FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER T OR U TYPE OR HARDWOOD.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN A BULGE DEVELOPS IN THE SILT FENCE.

SILT FENCE DETAIL

NOT TO SCALE

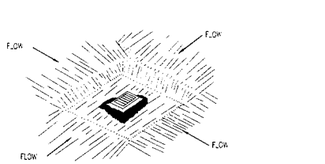


CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
10. WITHIN THE NYSDOT RIGHT-OF-WAY, THE TEMPORARY CONSTRUCTION ENTRANCE SHALL CONSIST OF TEMPORARY ASPHALT.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



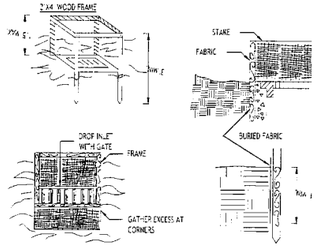
CONSTRUCTION SPECIFICATIONS

1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 1

NOT TO SCALE



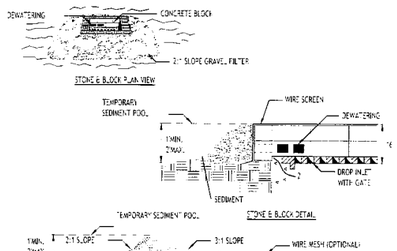
CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2"x4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 16 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. 4"x4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 2

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

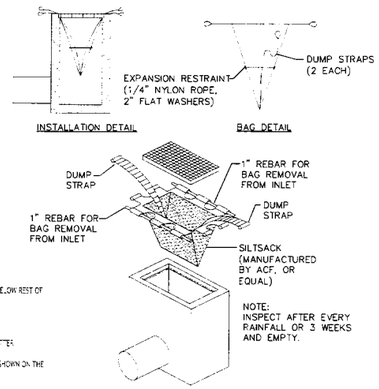
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL, 1/2" TO 3/4" INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS.

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 3

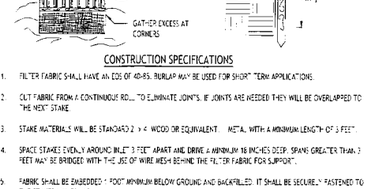
NOT TO SCALE

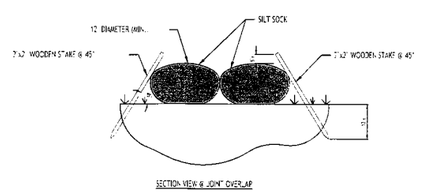
NOTE: INSTALL ONE OF THE INLET PROTECTION OPTIONS SHOWN PRIOR TO CONSTRUCTION



SILT SACK DETAIL

NOT TO SCALE





NOTES:

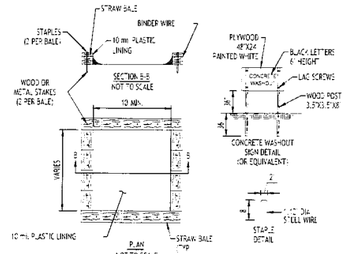
CONTRACTOR SHALL INSPECT AND MAINTAIN SILT SOCK AS NEEDED DURING THE DURATION OF CONSTRUCTION PROJECT.

CONTRACTOR SHALL REMOVE SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK WHENIT HAS REACHED ½ OF THE EXPOSED HEIGHT OF THE SILT SOCK. ALTERNATIVELY, RATHER THAN CREATE A SOIL DISTURBING ACTIVITY, THE ENGINEER MAY CALL FOR ADDITIONAL SILT SOCK TO BE ADDED AT AREAS OF HIGH SEDIMENTATION, PLACED IMMEDIATELY ON TOP OF THE EXISTING SEDIMENT LADEN SILT SOCK.

SILT SOCK SHALL BE OVERLAPPED 12" AT JOINTS AND STAKED ON EACH SIDE OF THE SOCK AT A 45° ANGLE

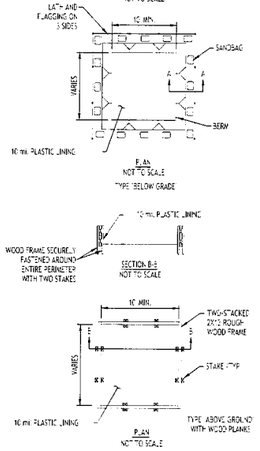
SILT SOCK DETAIL

NOT TO SCALE



NOTES:

1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE "TEMPORARY CONCRETE WASHOUT FACILITY".
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.



CONCRETE WASHOUT DETAIL

NOT TO SCALE

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS: No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK
CHRISTOPHER WOOD
LICENSED PROFESSIONAL ENGINEER
076394

DRAWING NAME:
Demolition & Erosion Control Details

Date: 02.13.26
Drawn By: D. Feves
Scale: As Noted

DRAWING NO.
C-002

Project No: 25-4080

1.b

Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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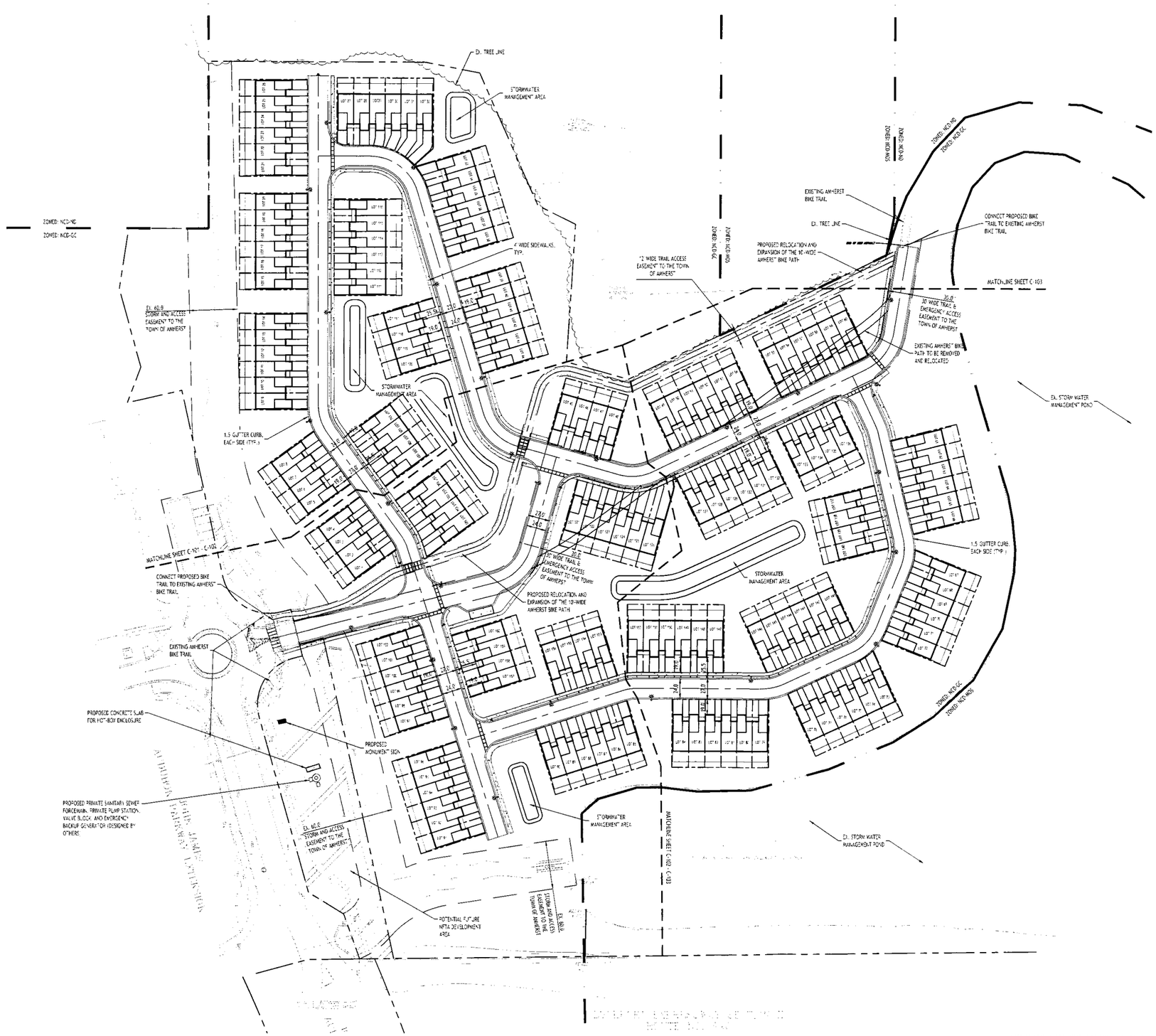

N Site Plan
SCALE: 1"=60

Site Data		
SITE AREA - ± 7.14 AC		
ZONED: "NEW COMMUNITY DEVELOPMENT" (NCD)		
PROJECT: PROPOSED 168 UNITS "TOWNHOME PROJECT"		
OPEN SPACE PROVIDED - ± 5.8± AC (57%+		
PARKING	REQUIRED	PROVIDED
# OF SPACES - SEE CALCULATION BELOW	320	335
PARKING SPACE SIZE	9 x 19	9 x 19

PARKING CALCULATION:

RESIDENTIAL
REQ'D - 2 SPACE PER UNIT

168 UNITS * 2 SPACES/UNIT = 320 SPACES REQ'D

SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED SIDEWALK CONCRETE PAD
- NUMBER OF PARKING SPACES (27)
- PROPOSED SIGN
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT POLE

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

60' 0 60 120'

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Townhomes at Muir Woods
770 John James Audubon Parkway
Amherst, New York

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK
CHRISTOPHER WOOD
078984
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Revised Concept Plan

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-100

Project No: 25-4080

Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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Enlarged Site Plan

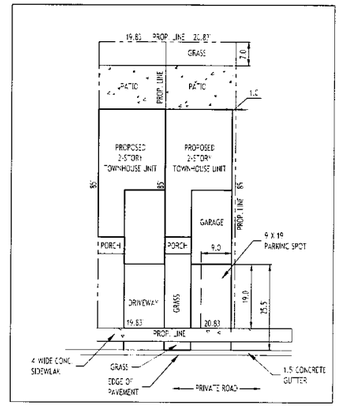
SCALE: 1"=30'

Site Data		
SITE AREA: ± 17.14 AC		
ZONED: NEW COMMUNITY DEVELOPMENT (NCD)		
PROJECT: PROPOSED 160 UNITS "TOWNHOME PROJECT"		
OPEN SPACE PROVIDED: ± 9.8± AC (57%±)		
PARKING	REQUIRE	PROVIDED
# OF SPACES - SEE CALCULATION BELOW	320	320
PARKING SPACE SIZE	9 x 19	9 x 19

PARKING CALCULATION:

RESIDENTIAL
REQ'D - 2 SPACE PER UNIT

160 UNITS * 2 SPACES/UNIT = 320 SPACES REQ'D



TYP. TOWNHOUSE LOT

SCALE: 1"=20'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS.
CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR IT'S ACCURACY.

20' 0' 20' 40'

NOTE LEGEND

1. INSTALL STOP SIGN - M.U.T.C.D. SIGN NO. R1-1
2. LIMIT OF PAVEMENT
3. RUNOUT CURB IN 2' OF MATCH EXISTING CURB
4. LANDSCAPED AREA - SEE LANDSCAPE PLAN. IF NO PLANTINGS, INSTALL TOPSOIL & SEED
5. SAWCUT LINE, MATCH EXISTING EDGE OF PAVEMENT
6. 4" WIDE WHITE PAVEMENT STRIPES @ 5' SPACING (CROSSWALK LINES)
7. 12' WIDE PROPOSED CROSSWALK (TYPE IS: W 20 MIL EPOXY PAINT.
8. INSTALL YIELD SIGN - M.U.T.C.D. SIGN NO. R1-2C
9. INSTALL M.U.T.C.D. W11-2 PEDESTRIAN CROSSING SIGN WITH M.U.T.C.D. W16-9P "AHEAD" SUPPLEMENTAL PLAQUE
10. INSTALL CIRCULAR INTERSECTION SIGN - M.U.T.C.D. SIGN NO. W2-6
11. INSTALL DEAD-END SIGN - M.U.T.C.D. SIGN NO. W14-1

DETAIL LEGEND

SEE SITE DETAIL SHEET

1. CONCRETE GUTTER
2. STANDARD DUTY ASPHALT
3. ASPHALT TRAIL
4. EXTERIOR CONCRETE SLAB ON GRADE
5. LIGHT POLE FOUNDATION
6. CONCRETE SIDEWALK

SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED SIDEWALK - CONCRETE PAD
- NUMBER OF PARKING SPACES (27)
- PROPOSED SIGN
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT POLE

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS
CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 0' 30' 60'

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	07/29/2026

STATE OF NEW YORK
CHRISTOPHER WOOD
076994
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Enlarged Site Plan

Date: 03.12.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-101

Project No: 25-4080

Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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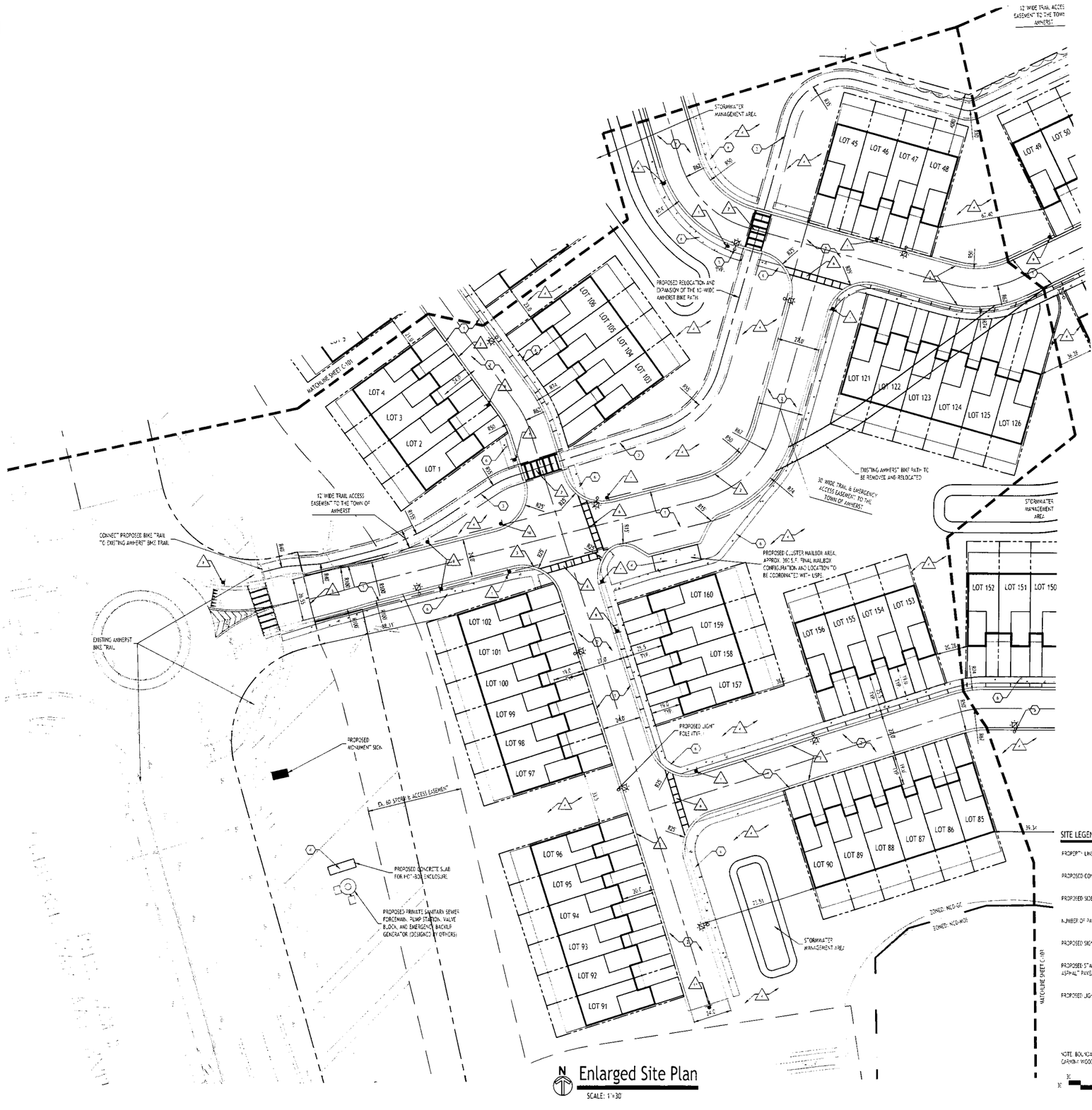


Enlarged Site Plan

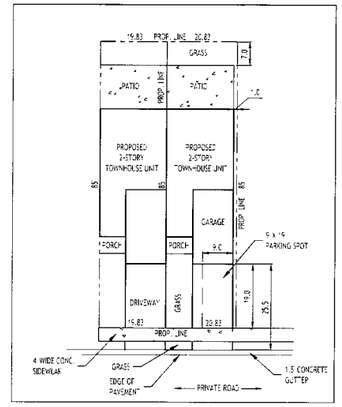
SCALE: 1"=30'

Site Data		
SITE AREA - 17.1± AC		
ZONED: NEW COMMUNITY DEVELOPMENT (NCD)		
PROJECT: PROPOSED 160 UNIT TOWNHOME PROJECT		
OPEN SPACE PROVIDED - 9.8± AC (57%)		
PARKING	REQUIRED	PROVIDED
# OF SPACES - SEE CALCULATION BELOW	320	320
PARKING SPACE SIZE	9 x 19	9 x 19

PARKING CALCULATION:

RESIDENTIAL
REQ'D - 2 SPACES PER UNIT

160 UNITS * 2 SPACES/UNIT = 320 SPACES REQ'D



TYP. TOWNHOUSE LOT

SCALE: 1"=20'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

20 0 10 20 40'

NOTE LEGEND

1. INSTALL STOP SIGN - M.U.T.C.D. SIGN NO. R1-1B
2. LIMIT OF PAVEMENT
3. RUNOUT CURB IN 2' OR MATCH EXISTING CURB
4. LANDSCAPED AREA - SEE LANDSCAPE PLAN. IF NO PLANTINGS INSTALL TOPSOIL & SEED
5. SAWCUT LINE. MATCH EXISTING EDGE OF PAVEMENT
6. 4' WIDE WHITE PAVEMENT STRIPES @ 3' SPACING (CROSSWALK LINES)
7. 12' WIDE PROPOSED CROSSWALK (TYPE 'L' W-20 MIL EPOXY PAINT)
8. INSTALL YIELD SIGN. M.U.T.C.D. SIGN NO. R1-2C
9. INSTALL M.U.T.C.D. W11-2 PEDESTRIAN CROSSING SIGN WITH M.U.T.C.D. W16-9P AHEAD SUPPLEMENTAL PLAQUE
10. INSTALL CIRCULAR INTERSECTION SIGN. M.U.T.C.D. SIGN NO. W2-6
11. INSTALL DEAD END SIGN. M.U.T.C.D. SIGN NO. W14-1

DETAIL LEGEND

SEE SITE DETAIL SHEET

1. CONCRETE GUTTER
2. STANDARD DUTY ASPHALT
3. ASPHALT TRAIL
4. EXTERIOR CONCRETE SLAB ON GRADE
5. LIGHT POLE FOUNDATION
6. CONCRETE SIDEWALK

SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED SIDEWALK - CONCRETE PAD
- NUMBER OF PARKING SPACES (27)
- PROPOSED SIGN
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT POLE

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30 0 15 30 60'

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK * CHRISTOPHER WOOD * 078984 LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Enlarged Site Plan

Date: 03.12.25
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-102

Project No: 25-4080

Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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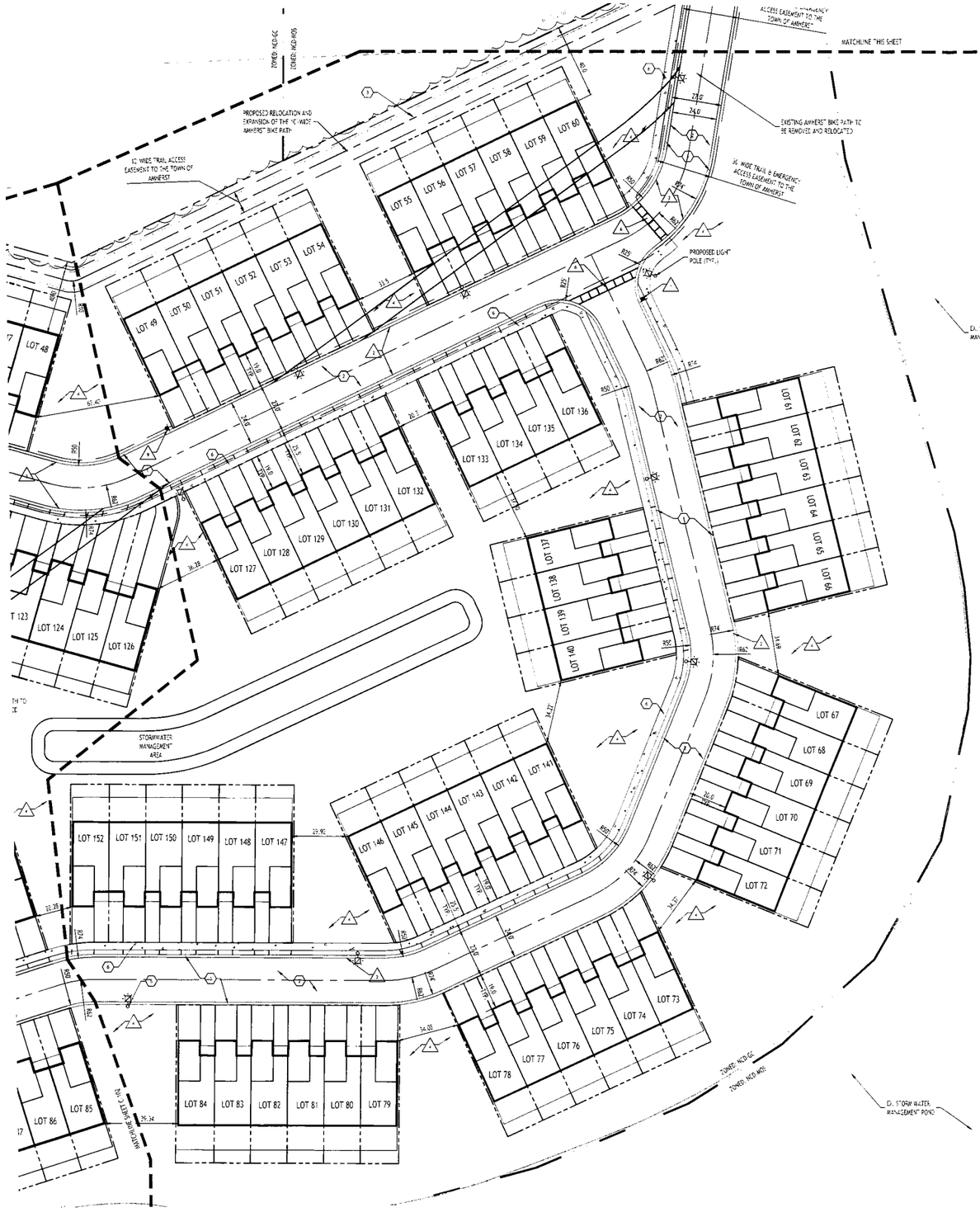
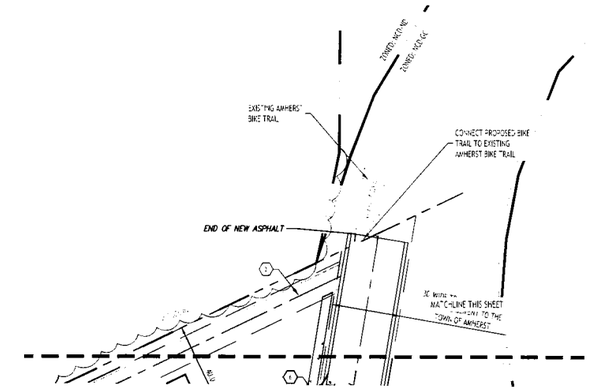
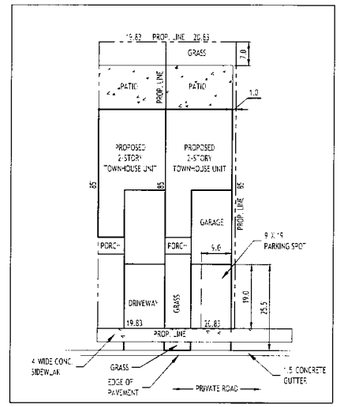


N

Enlargement Site Plan

SCALE: 1"=30'





TYP. TOWNHOUSE LOT

SCALE: 1"=20'

Site Data

SITE AREA = 17.14 AC
ZONED: NEW COMMUNITY DEVELOPMENT (NCD)
PROJECT: PROPOSED 160 UNITS TOWNHOME PROJECT
OPEN SPACE PROVIDED - 5.8 AC (53%)

PARKING	REQUIRED	PROVIDED
# OF SPACES - SEE CALCULATION BELOW	320	320
PARKING SPACE SIZE	9' x 19'	9' x 19'

PARKING CALCULATION

RESIDENTIAL:
REQD = 2 SPACE PER UNIT

160 UNITS * 2 SPACES/UNIT = 320 SPACES REQD

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY

30 0 15 30 45FT

DETAIL LEGEND (SEE SITE DETAIL SHEET)

1. CONCRETE GUTTER
2. STANDARD DUTY ASPHALT
3. ASPHALT TRAIL
4. EXTERIOR CONCRETE SLAB ON GRADE
5. LIGHT POLE FOUNDATION
6. CONCRETE SIDEWALK

SITE LEGEND

PROPERTY LINE
PROPOSED CONCRETE CURB
PROPOSED SIDEWALK / CONCRETE PAD
NUMBER OF PARKING SPACES (27)
PROPOSED SIGN
PROPOSED STANDARD DUTY ASPHALT PAVEMENT
PROPOSED LIGHT POLE

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY

30 0 15 30 45FT

NOTE LEGEND

1. INSTALL "STOP" SIGN - M.U.T.C.D. SIGN NO. R1-1B
2. LIMIT OF PAVEMENT
3. RUNOUT CURB IN 2' OR MATCH EXISTING CURB
4. LANDSCAPED AREA - SEE LANDSCAPE PLAN. IF NO PLANTINGS, INSTALL TOPSOIL & SEED
5. SAWCUT JOINT. MATCH EXISTING EDGE OF PAVEMENT
6. 6" WIDE WHITE PAVEMENT STRIPES @ 3' SPACING ACROSSWALK LINES.
7. 10' WIDE PROPOSED CROSSWALK (TYPE "L" W/ 2" WIDE EPOXY PAINT.
8. INSTALL "YIELD" SIGN. M.U.T.C.D. SIGN NO. R1-2C
9. INSTALL M.U.T.C.D. W11-2 PEDESTRIAN CROSSING SIGN WITH M.U.T.C.D. W16-9P 4-HEAD SUPPLEMENTAL PLAQUE
10. INSTALL CIRCULAR INTERSECTION SIGN M.U.T.C.D. SIGN NO. W2-6
11. INSTALL "DEAD END" SIGN M.U.T.C.D. SIGN NO. W14-1

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS		
No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK
CHRISTOPHER WOOD
078394
LICENSED PROFESSIONAL ENGINEER

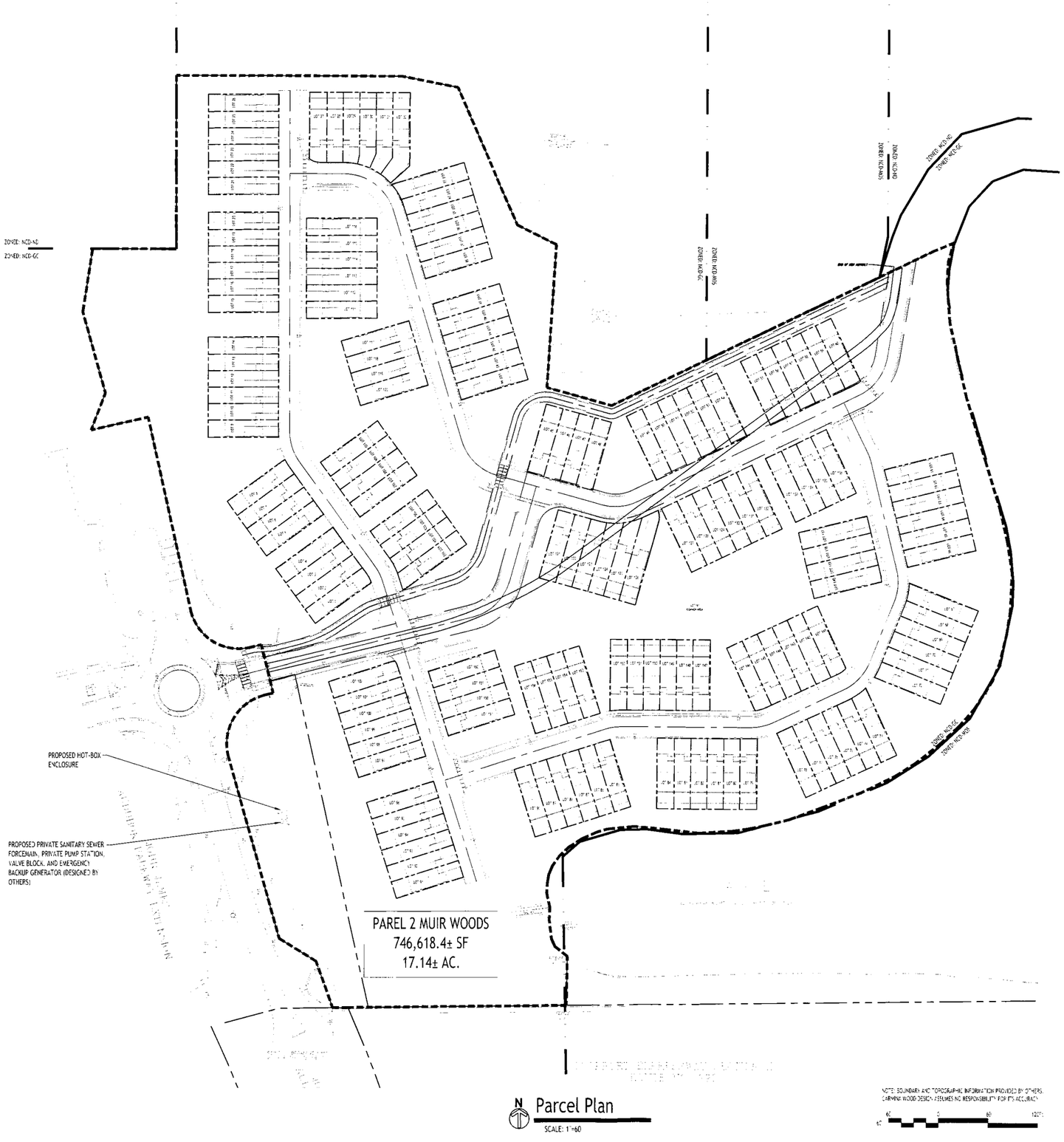
DRAWING NAME:
Enlarged Site Plan

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-103

Project No: 25-4080

Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)



Parcel Plan

SCALE: 1"=60

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

60 0 60 120'

Site Data

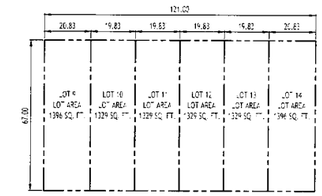
SITE AREA = 17.14 AC
ZONED: NEW COMMUNITY DEVELOPMENT (NCD)
PROJECT: PROPOSED 160 UNITS TOWNHOME PROJECT
OPEN SPACE PROVIDED = 9.81 AC (57%)

PARKING	REQUIRED	PROVIDED
# OF SPACES - SEE CALCULATION BELOW	320	320
PARKING SPACE SIZE	9 x 19	9 x 19

PARKING CALCULATION:

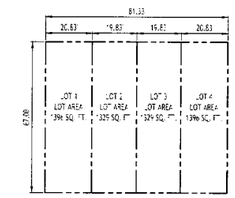
RESIDENTIAL
REQ'D = 2 SPACE PER UNIT

160 UNITS * 2 SPACES/UNIT = 320 SPACES REQ'D



TYP. 6-UNIT TOWNHOUSE CLUSTER

SCALE: 1"=30



TYP. 4-UNIT TOWNHOUSE CLUSTER

SCALE: 1"=30

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK
CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Parcel Plan

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-104

Project No: 25-4080

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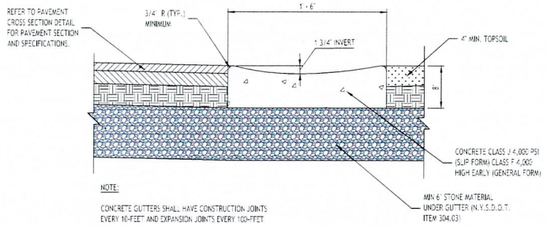
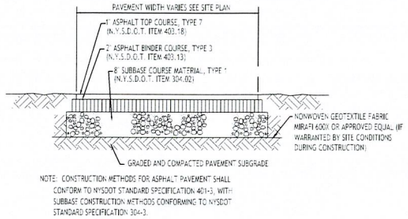
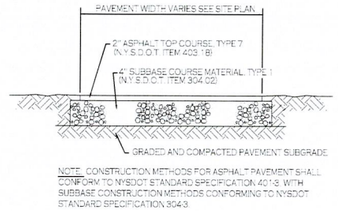


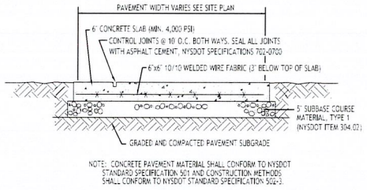
CONCRETE GUTTER - 1



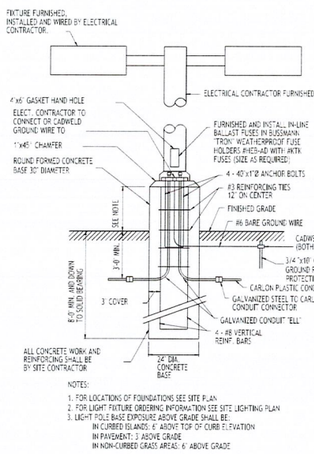
STANDARD DUTY ASPHALT SECTION - 2



ASPHALT TRAIL SECTION - 3

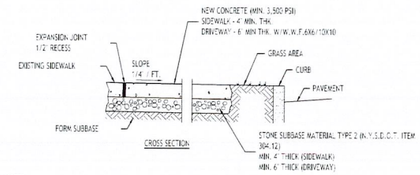


EXTERIOR CONCRETE SLAB-ON-GRADE SECTION - 4



NOTES:
1. FOR LOCATIONS OF FOUNDATIONS SEE SITE PLAN
2. FOR LIGHT FIXTURE ORDERING INFORMATION SEE SITE LIGHTING PLAN
3. LIGHT POLE BASE EXPOSURE ABOVE GRADE SHALL BE:
   IN CURBED ISLANDS: 6" ABOVE TOP OF CURB ELEVATION
   IN PAVEMENT: 3 ABOVE GRADE
   IN NON-CURBED GRASS AREAS: 6" ABOVE GRADE

LIGHT POLE FOUNDATION - 5



NOTES:
1. CONTROL JOINTS TO BE AT 5'-0" O.C., BOTH WAYS WHERE APPLICABLE. SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 701-0700.
2. CONCRETE SIDEWALK AND DRIVEWAY MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 608-3.
3. SUBBASE GRADE SHALL FOLLOW THE PROPOSED GRADE OF THE SIDEWALK AND SLOPE AWAY FROM BUILDING WHERE APPLICABLE. PROVIDE CONTINUOUS STONE PATH TO CURB UNDERDRAIN WHERE PROVIDED.
4. FULL DEPTH EXPANSION JOINTS SHALL BE INSTALLED EVERY 20' O.C., BOTHWAYS WHERE APPLICABLE. SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
5. SEE CURB DETAIL FOR DOWLING REQUIREMENTS WHERE ABUTTING CURB.
6. INSTALL 6" LONG #3 DOWELS @ 12" O.C. WHERE SIDEWALK ABUTS A BUILDING WALL AT AN ENTRANCE, THICKEN SIDEWALK TO 6" AT BUILDING WALL, AND INSTALL DOWEL CENTERED IN THE 6" DEPTH. DOWELS AND THICKENING OF SIDEWALK SHALL EXTEND 18" EITHER SIDE OF ENTRANCE.
7. INSTALL 1/2" PREMOLDED EXPANSION JOINT WITH BACKER ROD & SEALANT WHERE SIDEWALK ABUTS BUILDING OR OTHER STRUCTURE.

CONCRETE SIDEWALK - 6

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Townhomes at Muir Woods
770 John James Audubon Parkway
Amherst, New York

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK
CHRISTOPHER WOOD
076994
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Site Details

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

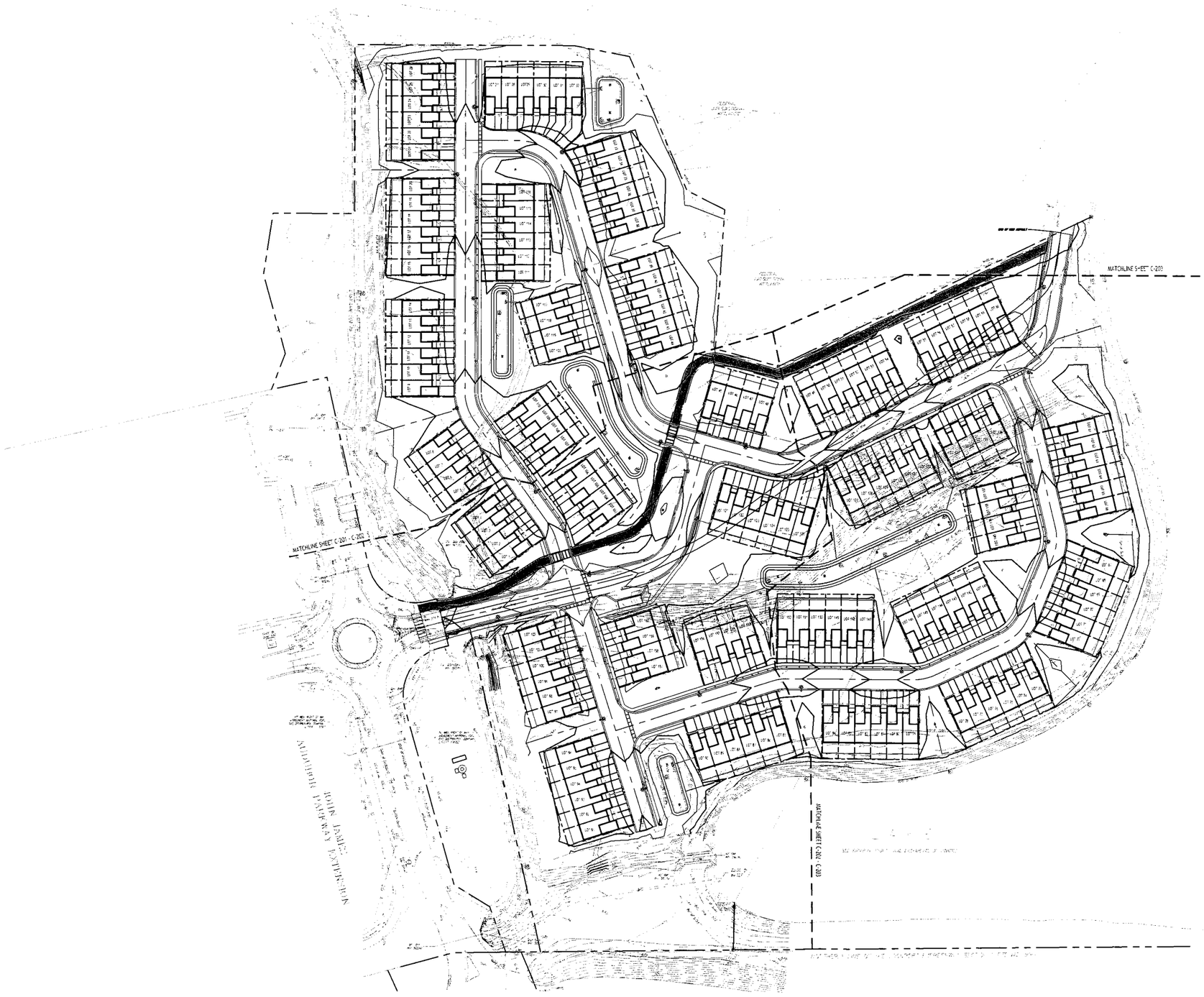
DRAWING NO.
C-105

Project No: 25-4080

1.b

(31688 : SP-2026-03, 770 John James Audubon Pkwy)

Attachment: SP-2026-03 drawings 082026 (31688



N Overall Grading Plan
SCALE: 1"=60'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

PROPOSED GRADING LEGEND

PROPOSED CONTOUR	101
PROPOSED SPOT ELEVATION	100.80
PROPOSED TOP/BOTTOM OF CURB ELEV.	TC 100.50 BC 100.00
PROPOSED CATCH BASIN	CB
PAVEMENT GROUND SLOPE	
PROPOSED YARD DRAIN	YD
PROPOSED MANHOLE	MH

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK
R. CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Overall Grading Plan

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-200

Project No: 25-4080

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Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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Enlarged Grading Plan

SCALE: 1"=30

PROPOSED GRADING LEGEND

PROPOSED CONTOUR	101
PROPOSED SPOT ELEVATION	TC 100.80
PROPOSED TOP/BOTTOM OF CURB ELEV.	TC 100.55 BC 100.05
PROPOSED CATCH BASIN	CB
PAVEMENT DRAINAGE FLOW	
PROPOSED YARD DRAIN	YD
PROPOSED MANHOLE	MH

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR IT'S ACCURACY

30' 15' 0 30 60FT

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS		
No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK · CHRISTOPHER R. WOOD · 078884 · LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Enlarged Grading Plan

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-201

Project No: 25-4080

Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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Enlarged Grading Plan

SCALE: 1"=30

PROPOSED GRADING LEGEND

PROPOSED CONTOUR	101
PROPOSED SPOT ELEVATION	576.80
PROPOSED TOP/BOTTOM OF CURB (EP)	TC 100.50 BC 100.00
PROPOSED CATCH BASIN	CB
PAVEMENT GRADING SLOPE	
PROPOSED YARD DRAIN	YD
PROPOSED MANHOLE	MH

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30 0 30 60Ft

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Townhomes at Muir Woods
770 John James Audubon Parkway
Amherst, New York

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK * CHRISTOPHER WOOD * 078994 LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Enlarged Grading Plan

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-202

Project No: 25-4080

1.b

Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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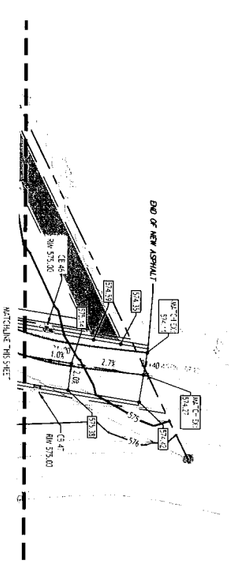
N
Enlarged Grading Plan
SCALE: 1"=30'





TOWN OF AMHERST APPROVAL BOX:

DRAWING NAME:
Enlarged
Grading Plan

DRAWING NO.
C-203

Project No: 25-4080

Date: 01.13.26
Drawn By: D. Freyn
Scale: As Noted

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

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Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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PROPOSED STORM LEGEND

PROPOSED STORM SEWER	ST
PROPOSED SANITARY SEWER	SS
PROPOSED WATERLINE	W
PROPOSED CATCH BASIN	CB
PROPOSED YARD DRAIN OUTLET	YD OR YI
PROPOSED MANHOLE	MH
PROPOSED HYDRANT ASSEMBLY	

TOWN OF AMHERST APPROVAL BOX:

DRAWING NAME:
Overall
Drainage Plan

DRAWING NO.
C-300

Project No: 25-4080

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

STATE OF NEW YORK * LICENSED PROFESSIONAL ENGINEER * CHRISTOPHER R. WOOD

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

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Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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N

Enlarged Drainage Plan

SCALE: 1"=30'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30 15 0 30 60FT

PROPOSED STORM LEGEND

PROPOSED STORM SEWER	— ST —
PROPOSED SANITARY SEWER	— 8" SA —
PROPOSED WATERLINE	— 8" W —
PROPOSED CATCH BASIN	■ CB
PROPOSED YARD DRAIN OR INLET	⊗ YD OR YI
PROPOSED MANHOLE	● MH
PROPOSED HYDRANT ASSEMBLY	

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

REVISIONS:

STATE OF NEW YORK * CHRISTOPHER WOOD * 076994 LICENSED PROFESSIONAL ENGINEER

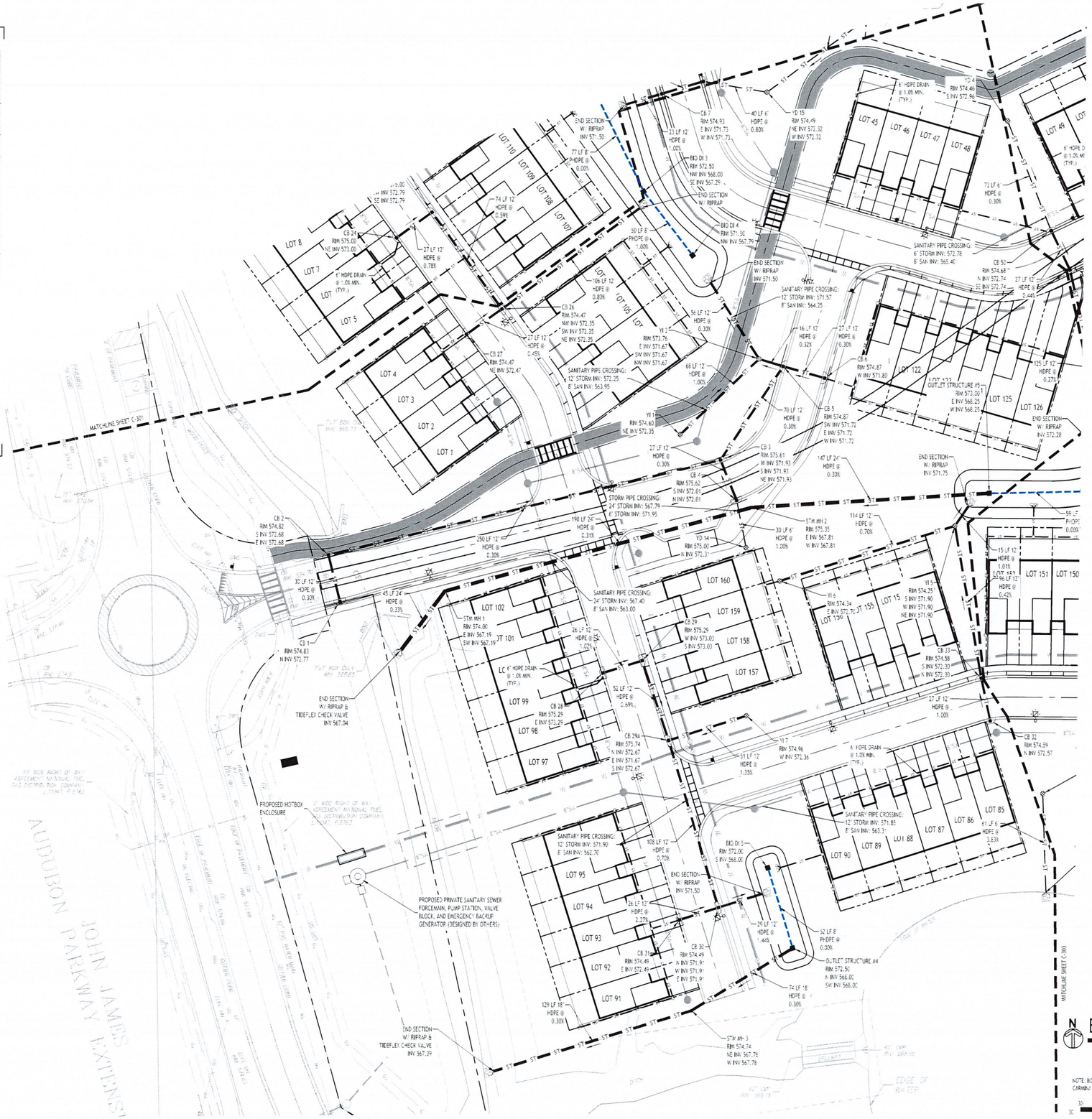
DRAWING NAME:
Enlarged
Drainage Plan

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-301

Project No: 25-4080

Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)



Enlarged Drainage Plan

SCALE: 1"=30'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30 0 30 60Ft

PROPOSED STORM LEGEND

PROPOSED STORM SEWER	— ST —
PROPOSED SANITARY SEWER	— 8" SA —
PROPOSED WATERLINE	— 8" W —
PROPOSED CATCH BASIN	■ CB
PROPOSED YARD DRAIN OR INLET	⊗ YD OR YI
PROPOSED MANHOLE	● MH
PROPOSED HYDRANT ASSEMBLY	

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS: No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK
CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Enlarged Drainage Plan

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-302

Project No: 25-4080

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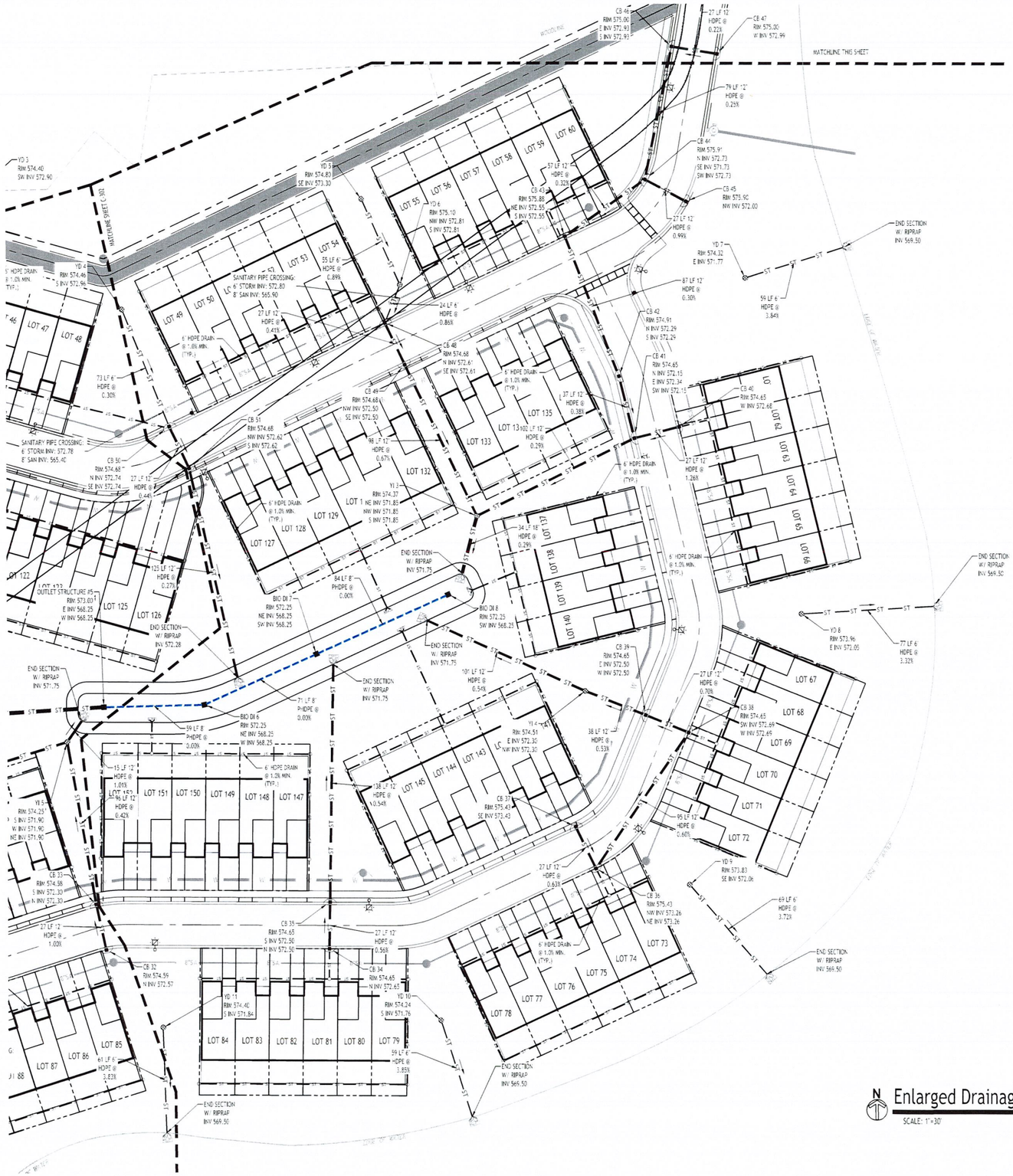

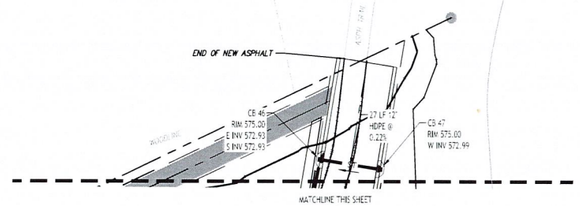

Enlarged Drainage Plan

SCALE: 1"=30'

PROPOSED STORM LEGEND

PROPOSED STORM SEWER	ST
PROPOSED SANITARY SEWER	8" SA
PROPOSED WATERLINE	8" W
PROPOSED CATCH BASIN	CB
PROPOSED YARD DRAIN OR INLET	YD OR YI
PROPOSED MANHOLE	MH
PROPOSED HYDRANT ASSEMBLY	

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 15' 0' 30' 60'F:

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS: No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK * CHRISTOPHER WOOD * 076394 LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Enlarged Drainage Plan

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-303

Project No: 25-4080

Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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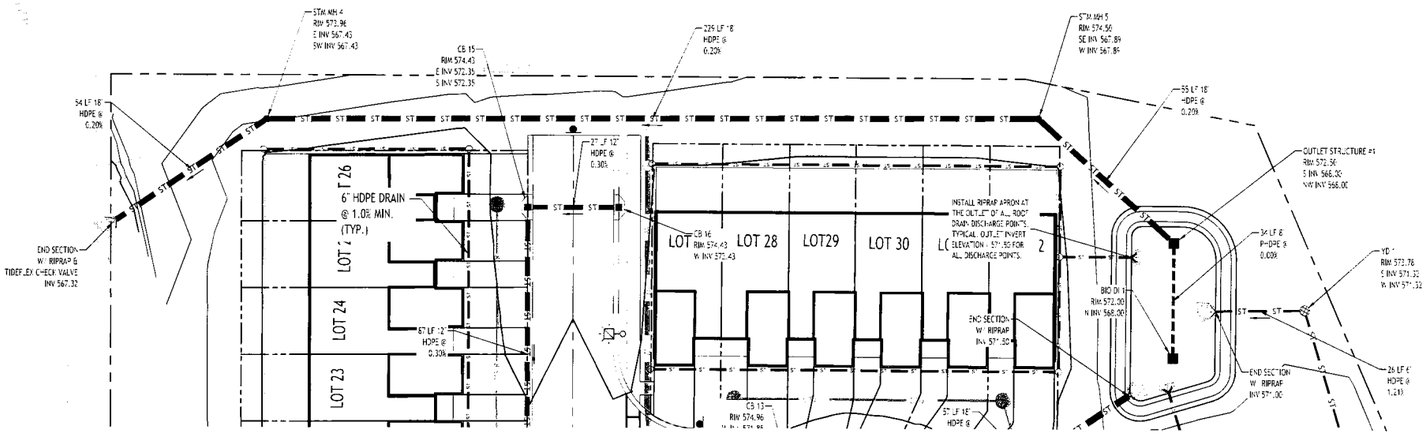
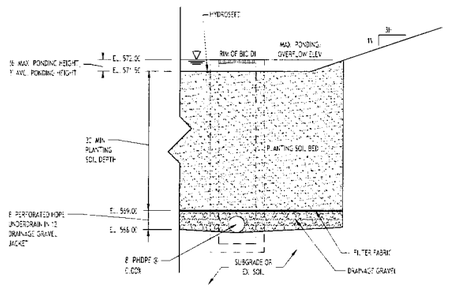


BIO-RETENTION #1 PLAN & DETAIL

SCALE: 1"=20'



BIORETENTION AREA

NOTES:
1. FILTER FABRIC TO BE NONWOVEN CLASS C MIRAFI 180N OR APPROVED EQUIVALENT
2. DRAINAGE GRAVEL TO MEET AASHTO M-43 NO.67, SIZE 0.25" TO 0.75
3. CONTRACTOR TO PROVIDE PLANTING SOIL SUBMITTAL SPECIFICATION FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

NOTE: PLANTING SOIL SHALL BE LOAM/SAND MIX CONTAINING A MINIMUM OF 35 TO 60% SAND BY VOLUME AND LESS THAN 25% CLAY. SOIL SHOULD BE FREE OF ALL WITHIN USCS TYPES SM OR ML WITH PERMEABILITY OF AT LEAST 0.5 FEET PER DAY. SOIL SHOULD BE FREE FROM STONES, STUMPS, ROOTS OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN LIFTS OF 12 TO 18", LOOSELY COMPACTED

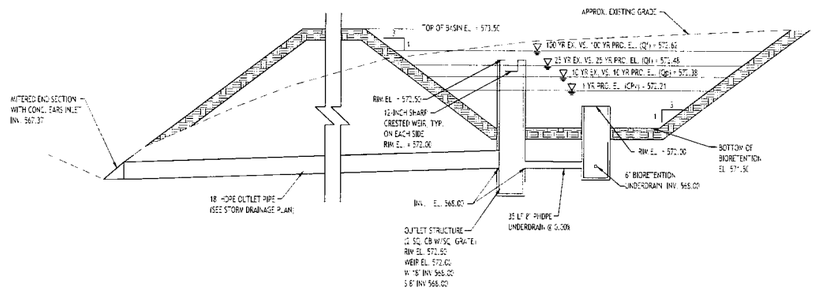
CHARACTERISTICS SHALL BE
P- RANGE 5.7 - 7.0
ORGANIC MATTER 1.5 - 4.0%
MAGNESIUM: 35 LBS PER ACRE MIN.
PHOSPHORUS: 75 LBS PER ACRE MIN.
POTASSIUM: 85 LBS PER ACRE MIN.
SOLUBLE SALTS: 500 PPM
CLAY: 10 TO 25%
SILT: 30 TO 55%
SAND: 35 TO 60%

BIORETENTION AREA #1 - #4 - TYPICAL SECTION

NOT TO SCALE

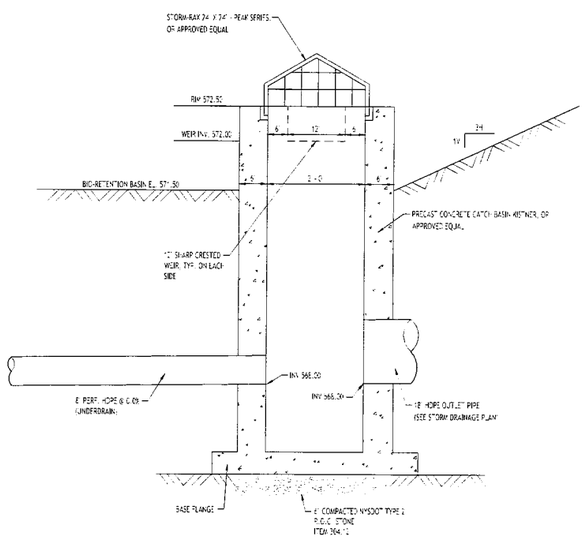
Bio-retention area seeding spec (Northeast Wetland Grass Seed Mix):

Seed Mixture	Variety	Percent by No. of Seeds
Creeping Bentgrass	Agrostis stolonifera	42.5
Redtop Bluegrass	Poa trivialis	17.0
Meadow Foxtail	Alopecurus arundinaceus	11.9
Annual Ryegrass	Lolium multiflorum	6.3
Deertongue	Panicum clandestinum	4.5

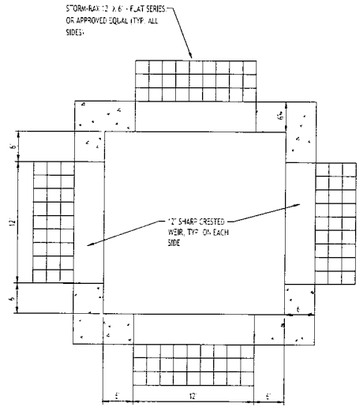


BIO-RETENTION #1 SECTION DETAIL

NOT TO SCALE



SECTION VIEW



PLAN VIEW

BIO-RETENTION BASIN #1 OUTLET STRUCTURE

NOT TO SCALE

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

0 5 10 20 40FT

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Townhomes at Muir Woods
770 John James Audubon Parkway
Amherst, New York

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK * CHRISTOPHER WOOD * 076394 * LICENSED PROFESSIONAL ENGINEER *

DRAWING NAME:
Bio-Retention #1
Plan & Detail

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-304

Project No: 25-4080

1.b

Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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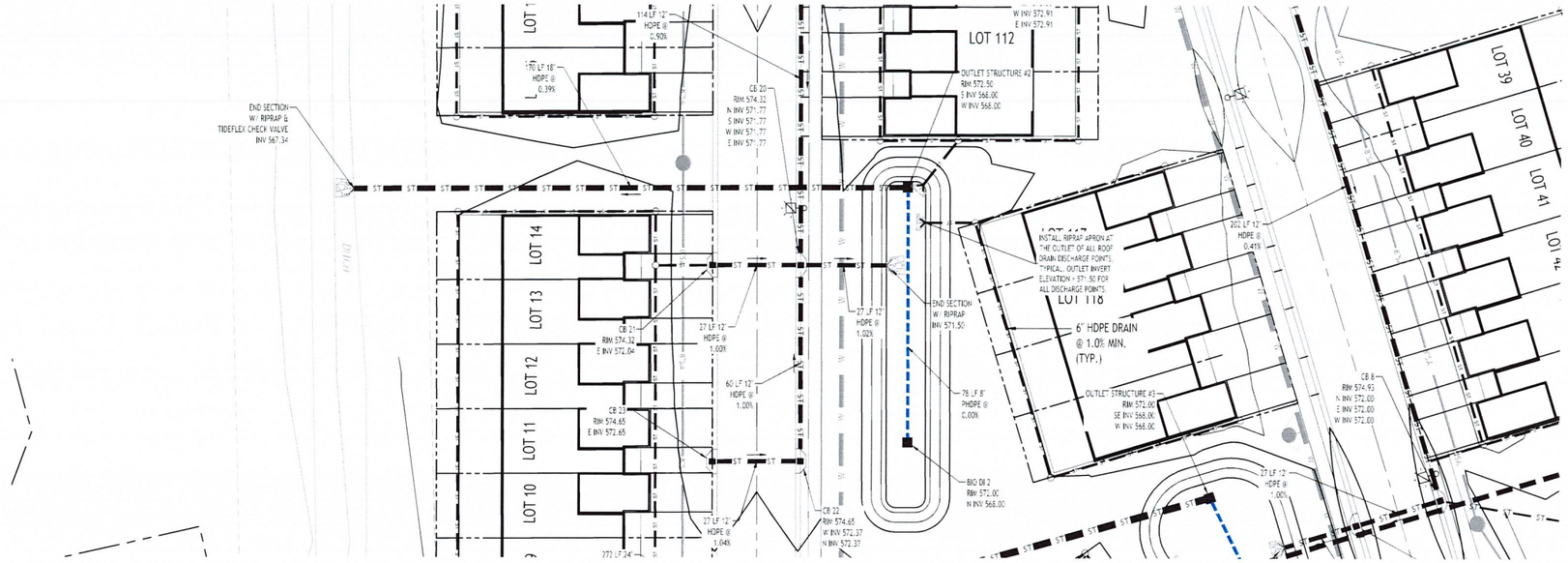
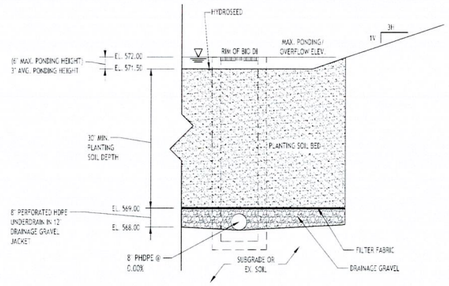


BIO-RETENTION #2 PLAN & DETAIL

SCALE: 1"=20'



BIORETENTION AREA

BIORETENTION AREA #1 - #4 - TYPICAL SECTION

NOT TO SCALE

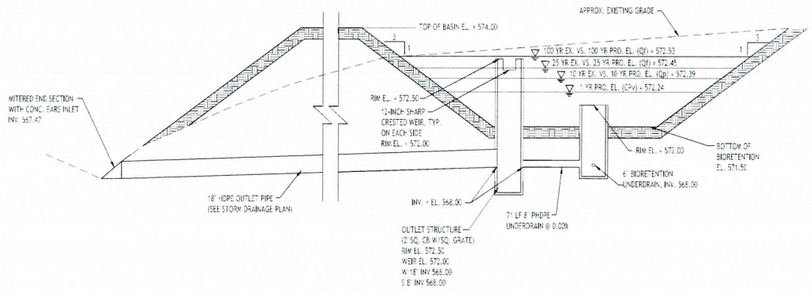
NOTES:
1. FILTER FABRIC TO BE NON-WOVEN CLASS 'C' MIRAFI 180-N OR APPROVED EQUIVALENT
2. DRAINAGE GRAVEL TO MEET AASHTO M-43, NO.67, SIZE 0.25" TO 0.75
3. CONTRACTOR TO PROVIDE PLANTING SOIL SUBMITTAL SPECIFICATION FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

NOTE: PLANTING SOIL SHALL BE LOAM/SAND MIX CONTAINING A MINIMUM OF 35 TO 60% SAND BY VOLUME AND LESS THAN 25% CLAY. SOIL SHOULD FALL WITHIN USCS TYPES SM OR ML WITH PERMEABILITY OF AT LEAST 0.5 FEET PER DAY. SOIL SHOULD BE FREE FROM STONES, STUMPS, ROOTS OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN LIFTS OF 12" TO 18", LOOSELY COMPACTED.

CHARACTERISTICS SHALL BE:
PH RANGE: 5.2 - 7.00
ORGANIC MATTER: 1.5 - 4.0%
MAGNESIUM: 35 LBS PER ACRE MIN.
PHOSPHORUS: 75 LBS PER ACRE MIN.
POTASSIUM: 85 LBS PER ACRE MIN.
SOLUBLE SALTS: 500 PPM
CLAY: 10 TO 25%
SILT: 30 TO 55%
SAND: 35 TO 60%

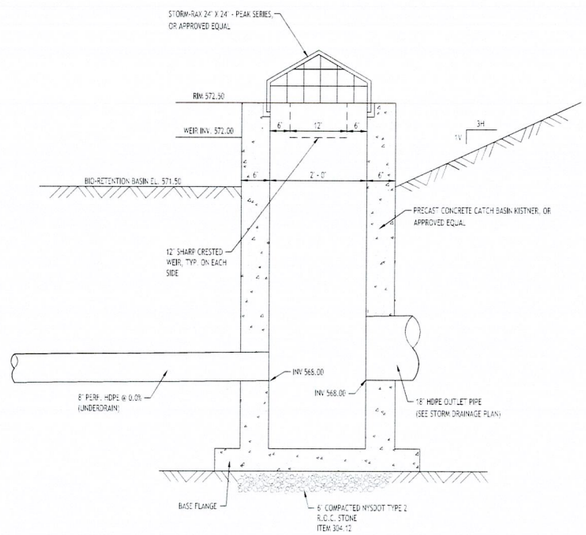
Bio-retention area seeding spec (Northeast Wetland Grass Seed Mix):

Seed Mixture	Variety	Percent by No. of Seeds
Creeping Bentgrass	Agrostis stolonifera	43.6
Rough Bluegrass	Poa trivialis	17.0
Meadow Foxtail	Alopecurus arundinaceus	11.8
Annual Ryegrass	Lolium multiflorum	4.3
Evergreen	Panicum clandestinum	4.3

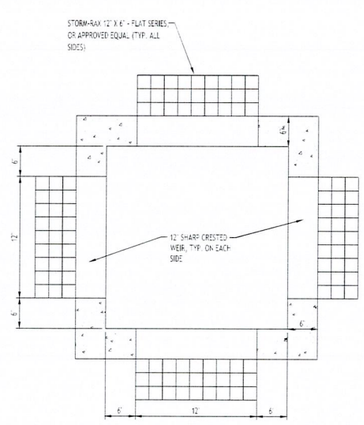


BIO-RETENTION #2 SECTION DETAIL

NOT TO SCALE



SECTION VIEW



PLAN VIEW

BIO-RETENTION BASIN #2 OUTLET STRUCTURE

NOT TO SCALE

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

20 0 20 40FT

TOWN OF AMHERST APPROVAL BOX:

CARMINA WOOD DESIGN
Buffalo | Utica | Greensboro

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK
CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Bio-Retention #2 Plan & Detail

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-305

Project No: 25-4080

Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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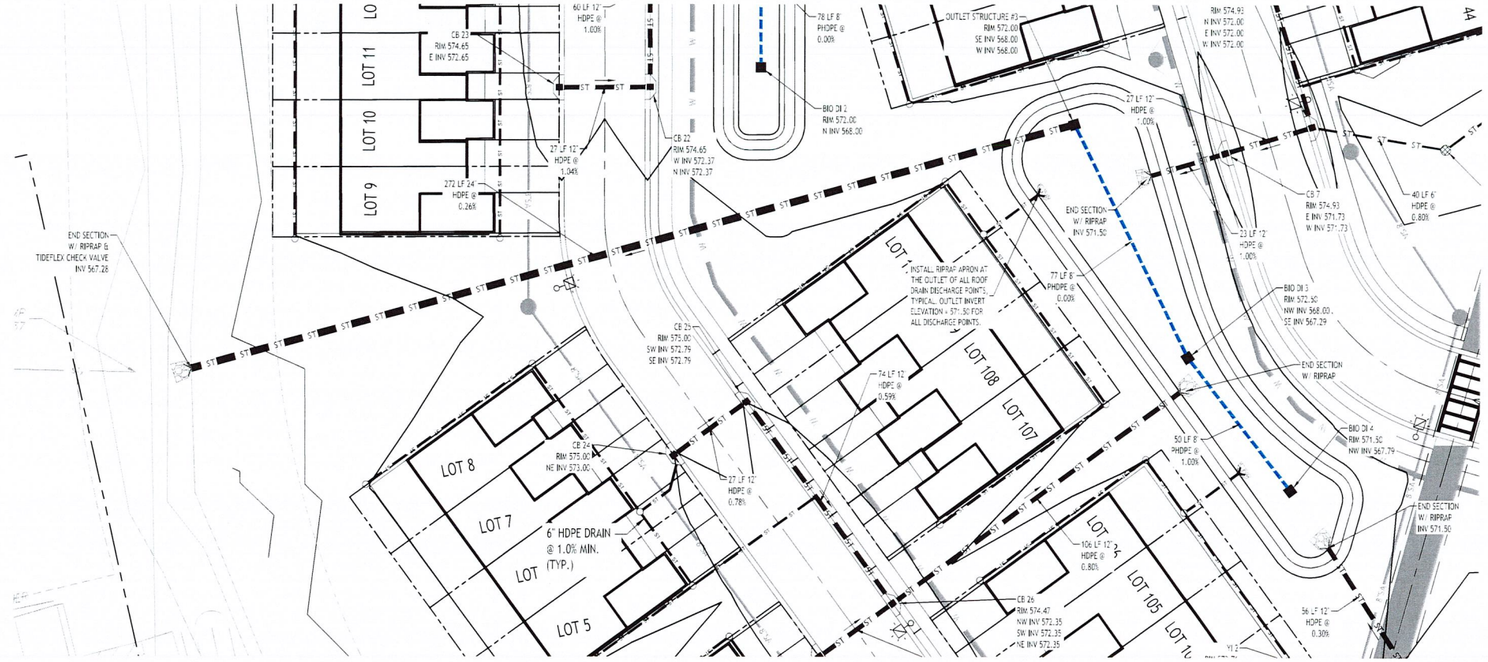

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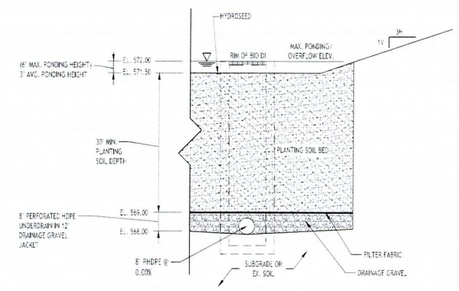
BIO-RETENTION #3 PLAN & DETAIL

SCALE: 1"=20'



BIORETENTION AREA

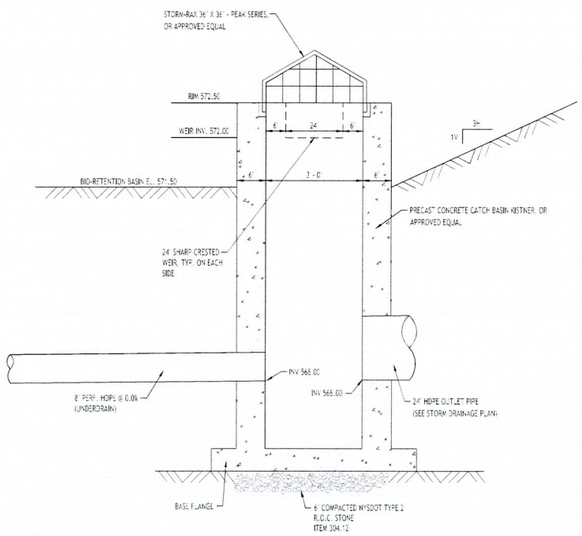
NOTES:
1. FILTER FABRIC TO BE NON-WOVEN CLASS 'C' MIRAFI 180-N OR APPROVED EQUIVALENT
2. DRAINAGE GRAVEL TO MEET AASHTO M-43: NO.67, SIZE 0.25" TO 0.75"
3. CONTRACTOR TO PROVIDE PLANTING SOIL SUBMITTAL SPECIFICATION FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

NOTE: PLANTING SOIL SHALL BE LOAM/SAND MIX CONTAINING A MINIMUM OF 35 TO 60% SAND BY VOLUME AND LESS THAN 25% CLAY. SOIL SHOULD FALL WITHIN USCS TYPES SM OR ML WITH PERMEABILITY OF AT LEAST 0.5 FEET PER DAY. SOIL SHOULD BE FREE FROM STONES, STUMPS, ROOTS OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN LIFTS OF 12" TO 18", LOOSELY COMPACTED.

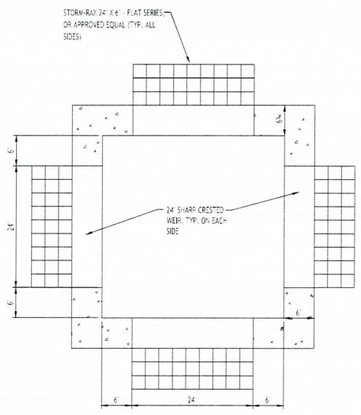
CHARACTERISTICS SHALL BE:
PH RANGE: 5.2 - 7.00
ORGANIC MATTER: 1.5 - 4.0%
MAGNESIUM: 35 LBS PER ACRE MIN.
PHOSPHORUS: 75 LBS PER ACRE MIN.
POTASSIUM: 85 LBS PER ACRE MIN.
SOLUBLE SALTS: 500 PPM
CLAY: 10 TO 25%
SILT: 30 TO 55%
SAND: 35 TO 60%

Bio-retention area seeding spec (Northeast Wetland Grass Seed Mix):

Seed Mixture	Varities	Percent by No. of Seeds
Creeping Bentgrass	Agrostis stolonifera	63.0
Rivet Bluegrass	Poa trivialis	17.0
Meadow Foxtail	Alopecurus arundinaceus	11.0
Annual Ryegrass	Lolium multiflorum	4.5
Deertongue	Panicum clandestinum	4.5



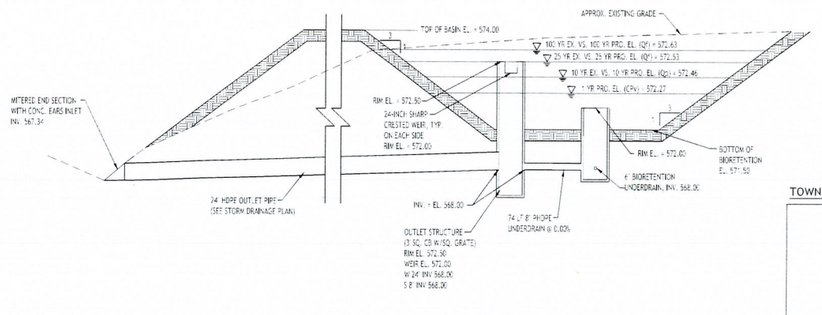
SECTION VIEW



PLAN VIEW

BIO-RETENTION BASIN #3 OUTLET STRUCTURE

NOT TO SCALE



BIO-RETENTION #3 SECTION DETAIL

NOT TO SCALE

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

20 0 20 40ft

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS:

No.	Description	Date
1	Rec. Per Town Comments	07/28/2026

STATE OF NEW YORK
CHRISTOPHER WOOD
LICENSED PROFESSIONAL ENGINEER
078994

DRAWING NAME:
Bio-Retention #3 Plan & Detail

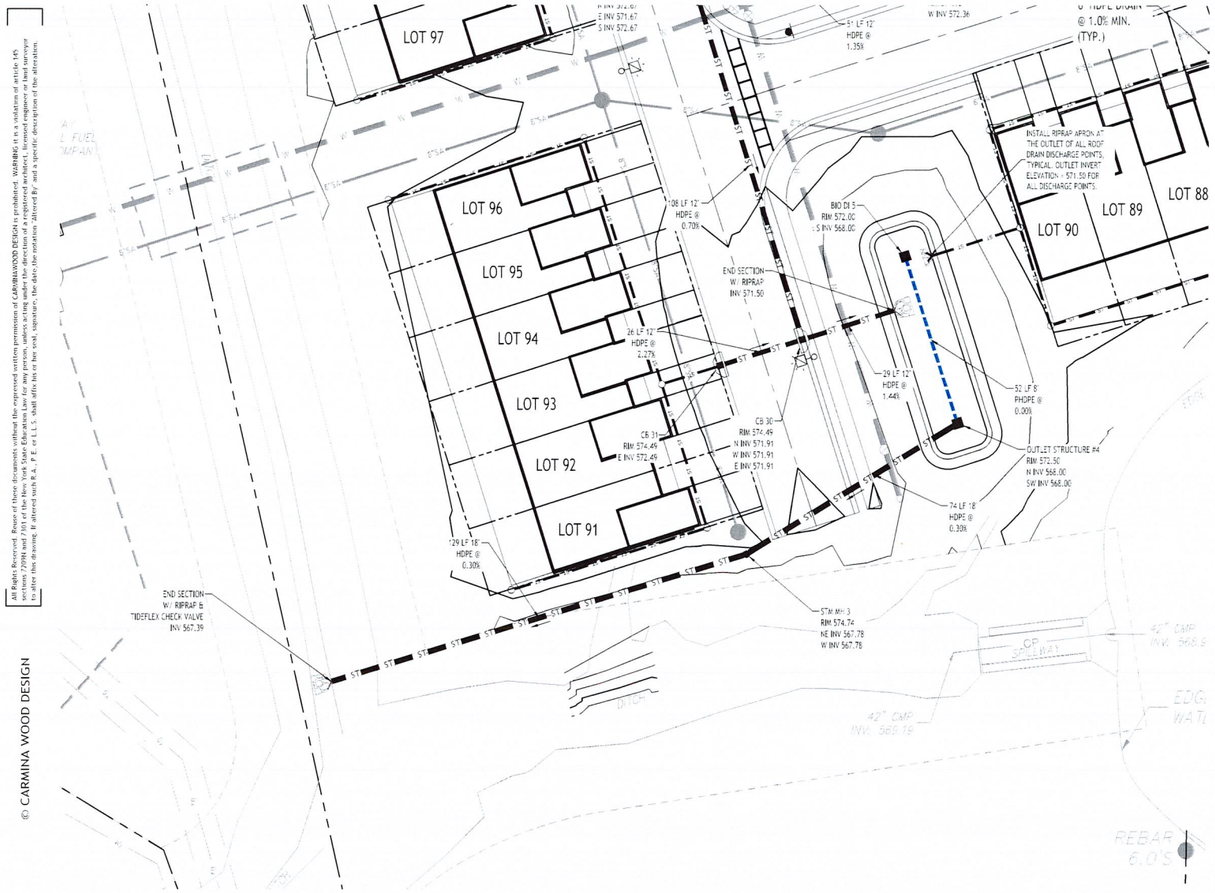
Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-306

Project No: 25-1080

1.b

Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)



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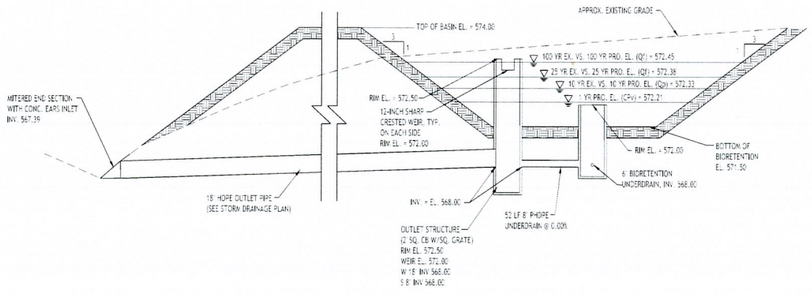
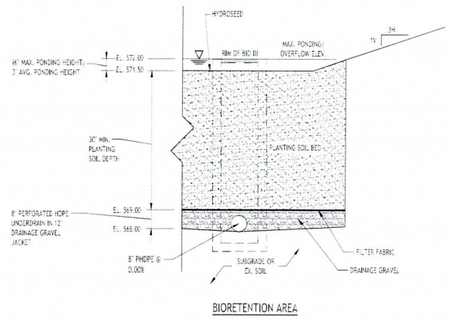
BIO-RETENTION #4 PLAN & DETAIL

SCALE: 1"=20'



BIO-RETENTION #4 SECTION DETAIL

NOT TO SCALE



BIORETENTION AREA

BIORETENTION AREA #1 - #4 - TYPICAL SECTION

NOT TO SCALE

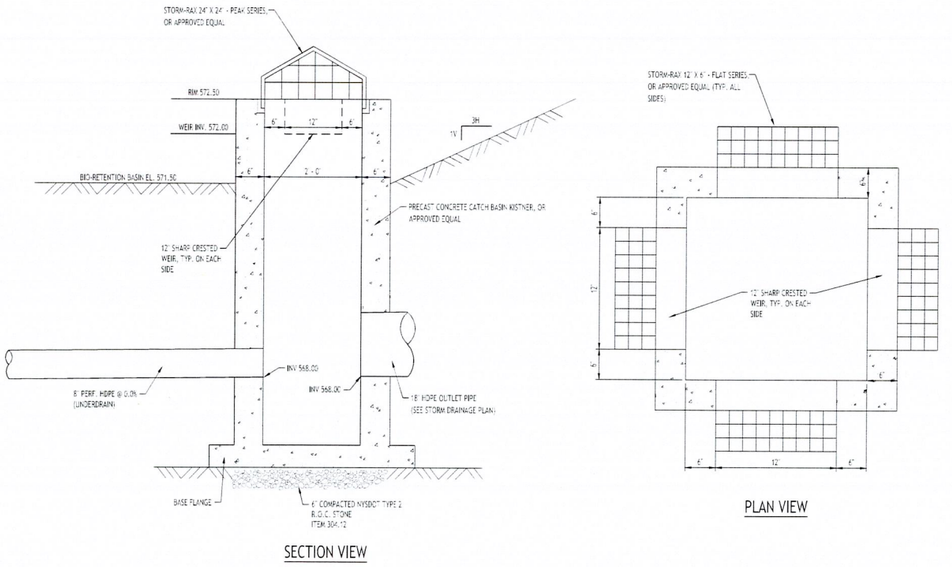
NOTES:
1. FILTER FABRIC TO BE NON-WOVEN CLASS 'C' MIRAFI 180-N OR APPROVED EQUIVALENT
2. DRAINAGE GRAVEL TO MEET AASHTO M-43, NO.57, SIZE 0.25" TO 0.75"
3. CONTRACTOR TO PROVIDE PLANTING SOIL SUBMITTAL SPECIFICATION FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

NOTE: PLANTING SOIL SHALL BE LOAM/SAND MIX CONTAINING A MINIMUM OF 35 TO 60% SAND BY VOLUME AND LESS THAN 25% CLAY. SOIL SHOULD FALL WITHIN USCC TYPES SM OR ML, WITH PERMEABILITY OF AT LEAST 0.5 FEET PER DAY. SOIL SHOULD BE FREE FROM STONES, STUMPS, ROOTS OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN LIFTS OF 12" TO 18", LOOSELY COMPACTED.

CHARACTERISTICS SHALL BE:
PH RANGE: 6.0 - 7.0%
ORGANIC MATTER: 1.5 - 4.0%
MAGNESIUM: 35 LBS PER ACRE MIN.
PHOSPHORUS: 75 LBS PER ACRE MIN.
POTASSIUM: 85 LBS PER ACRE MIN.
SOLUBLE SALTS: 500 PPM
CLAY: 10 TO 25%
SILT: 30 TO 55%
SAND: 35 TO 60%

Bio-retention area seeding spec (Northeast Wetland Grass Seed Mix):

Seed Mixture	Variety	Percent by No. of Seeds
Creeping Bentgrass	Agrostis stolonifera	63.0
Rough Bluegrass	Poa trivialis	17.0
Meadow Foxtail	Alopecurus arundinaceus	11.0
Annual Ryegrass	Lolium multiflorum	4.5
Deertongue	Panicum clandestinum	4.5



SECTION VIEW

PLAN VIEW

BIO-RETENTION BASIN #4 OUTLET STRUCTURE

NOT TO SCALE

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

20 0 20 40 FT.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK
CHRISTOPHER WOOD
07659A
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Bio-Retention #4 Plan & Detail

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-307

Project No: 25-4080

Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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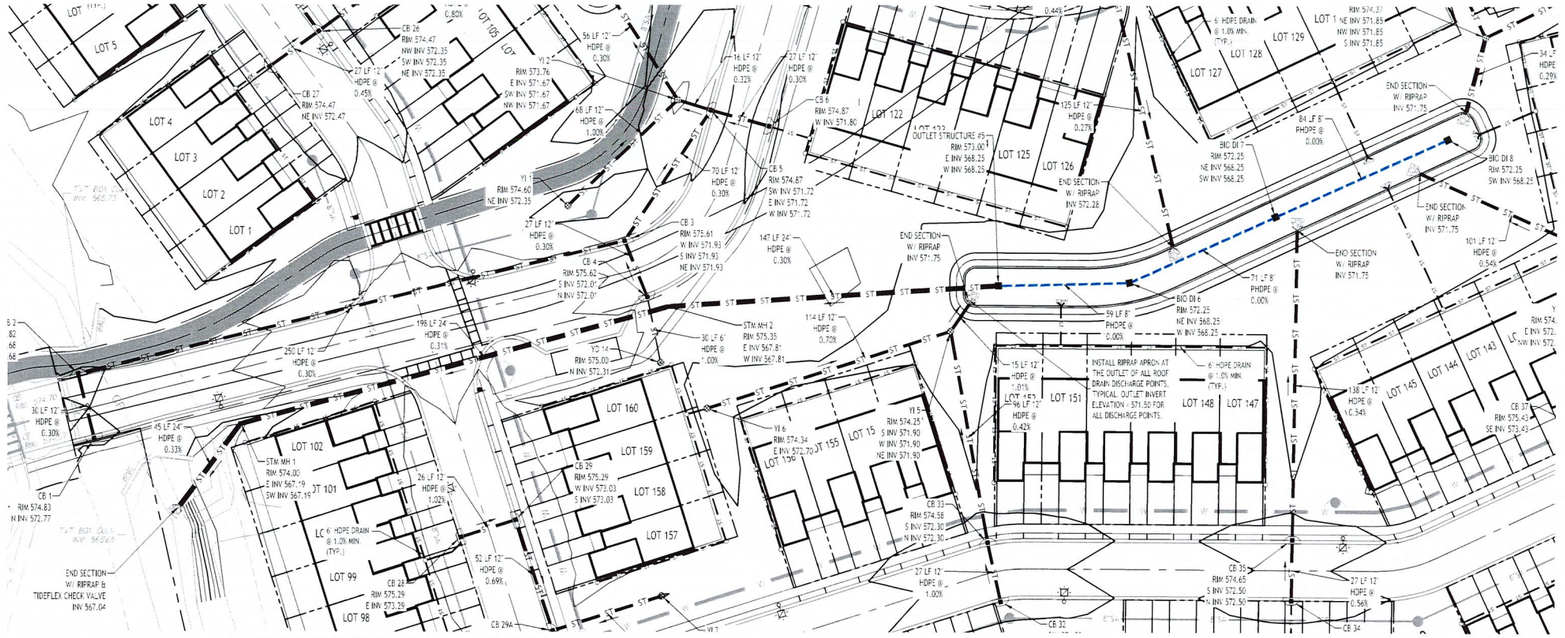
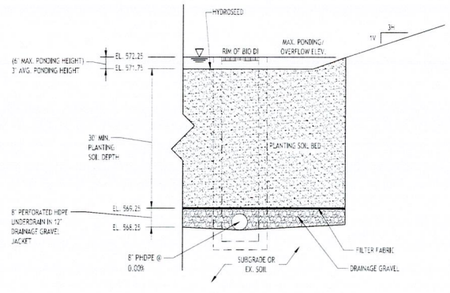


BIO-RETENTION #5 PLAN & DETAIL

SCALE: 1"=30'



BIORETENTION AREA

NOTES:
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3. CONTRACTOR TO PROVIDE PLANTING SOIL SUBMITTAL SPECIFICATION FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

NOTE: PLANTING SOIL SHALL BE LOAM/SAND MIX CONTAINING A MINIMUM OF 35 TO 60% SAND BY VOLUME AND LESS THAN 25% CLAY. SOIL SHOULD PASS WITHIN USDA TYPES SM OR ML WITH PERMEABILITY OF AT LEAST 0.5 FEET PER DAY. SOIL SHOULD BE FREE FROM STONES, STUMPS, ROOTS OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN LIFTS OF 12" TO 18", LOOSELY COMPACTED.

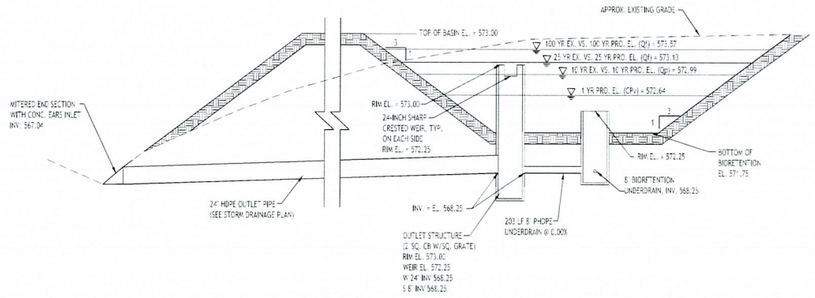
CHARACTERISTICS SHALL BE:
PH RANGE: 5.2 - 7.0K
ORGANIC MATTER: 1.5 - 4.0%
MAGNESIUM: 35 LBS PER ACRE MIN.
PHOSPHORUS: 75 LBS PER ACRE MIN
POTASSIUM: 85 LBS PER ACRE MIN.
SOLUBLE SALTS: 500 PPM
CLAY: 10 TO 25%
SILT: 30 TO 55%
SAND: 35 TO 60%

Bio-retention area seeding spec (Northeast Wetland Grass Seed Mix):

Seed Mixture	Variety	Percent by No. of Seeds
Creeping Bentgrass	Agrostis stolonifera	63.0
Rough Bluegrass	Poa trivialis	17.0
Meadow Foxtail	Alopecurus arundinaceus	11.0
Annual Ryegrass	Lolium multiflorum	4.5
Deertongue	Panicum clandestinum	4.5

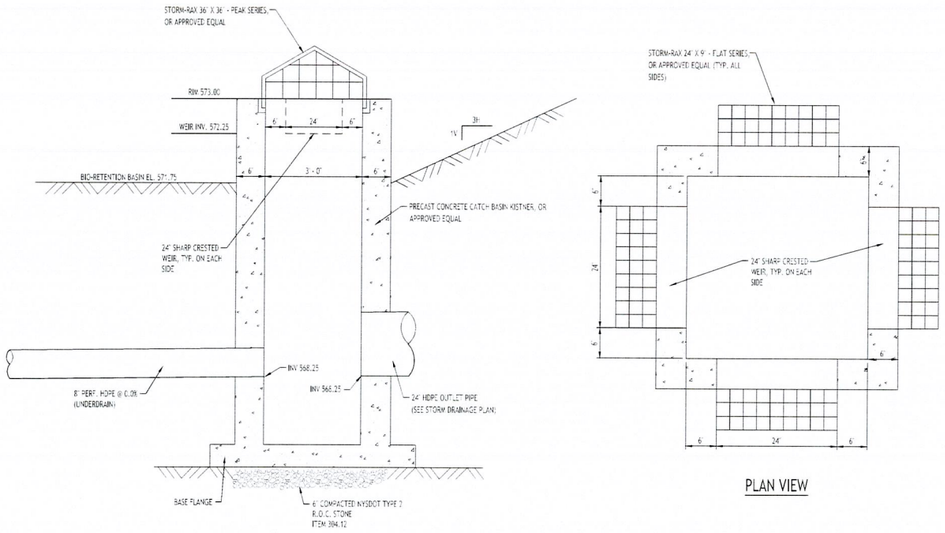
BIORETENTION AREA #5 - TYPICAL SECTION

NOT TO SCALE



BIO-RETENTION #5 SECTION DETAIL

NOT TO SCALE



SECTION VIEW

PLAN VIEW

BIO-RETENTION BASIN #5 OUTLET STRUCTURE

NOT TO SCALE

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30' 0' 30' 60'F

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS: No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK
CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Bio-Retention #5 Plan & Detail

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-308

Project No: 25-4080

Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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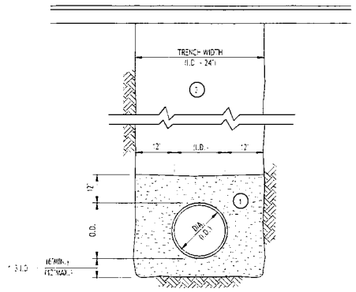


NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

(1) NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

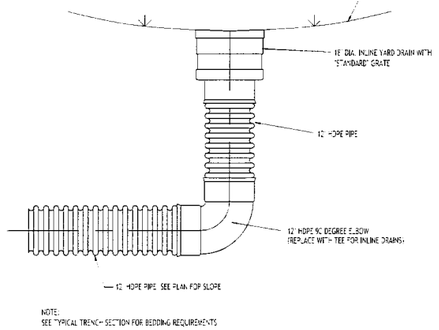
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(2) TYPE 1, CRUSHED STONE OR CRUSHED GRAVEL, WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304.12. TYPE 1, THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN TWO INCHES AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NO SLAG SHALL BE ALLOWED FOR MATERIAL (2)

STORM SEWER TRENCH SECTION IN PAVED AREAS

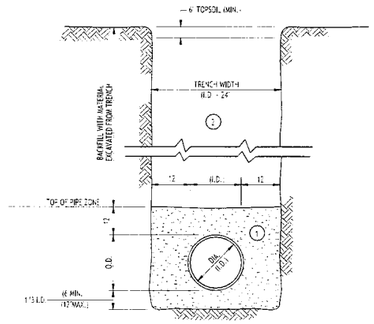
NOT TO SCALE



NOTE:
SEE TYPICAL TRENCH SECTION FOR BEDDING REQUIREMENTS

TYPICAL YARD INLET DETAIL

NOT TO SCALE



NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

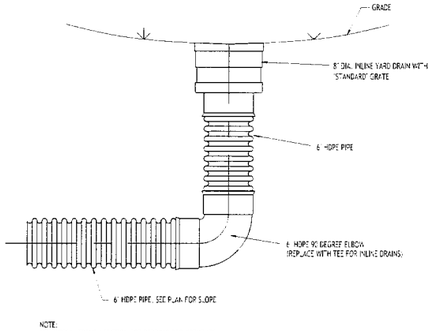
(1) NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(2) BACKFILL MATERIAL SHALL BE NATIVE SOIL CONTAINING NO UNSUITABLE MATERIAL COMPACTED IN 6" LIFTS.

STORM SEWER TRENCH SECTION IN UNPAVED AREAS

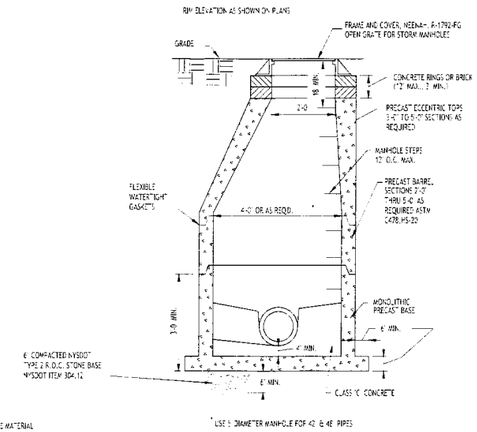
NOT TO SCALE



NOTE:
SEE TYPICAL TRENCH SECTION FOR BEDDING REQUIREMENTS

TYPICAL YARD DRAIN DETAIL

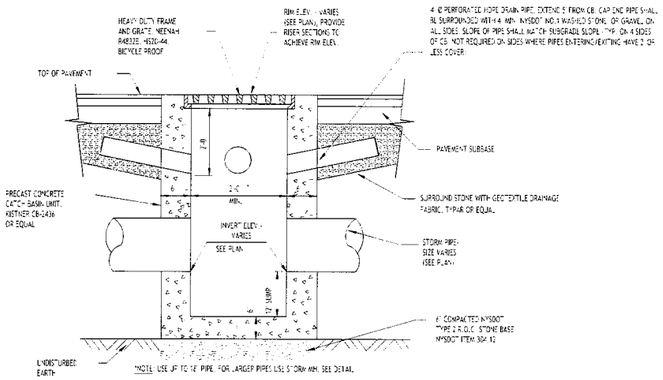
NOT TO SCALE



* USE 5' DIAMETER MANHOLE FOR 42" & 48" PIPES

TYPICAL STORM MANHOLE DETAIL

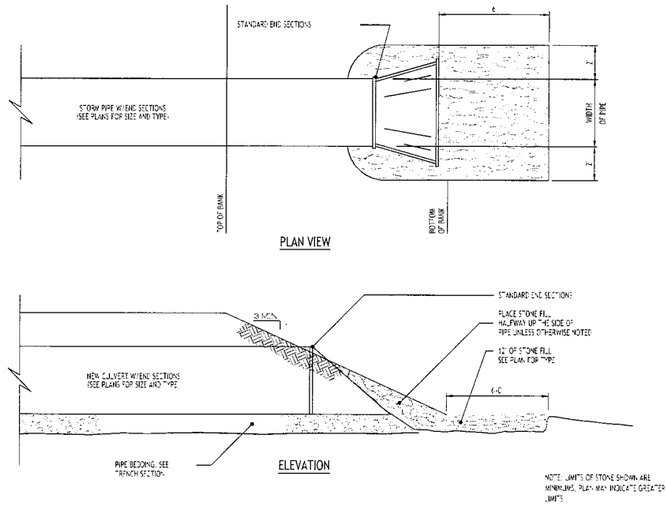
NOT TO SCALE



NOTE: USE 24" TO 18" PIPE FOR LARGER PIPES USE STORM MH. SEE DETAIL

TYPICAL PRECAST CATCH BASIN

NOT TO SCALE



TYPICAL PIPE OUTLET W/ END SECTION & RIP RAP

NOT TO SCALE

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK * CHRISTOPHER R WOOD * LICENSED PROFESSIONAL ENGINEER 078994

DRAWING NAME:
Storm
Drainage Details

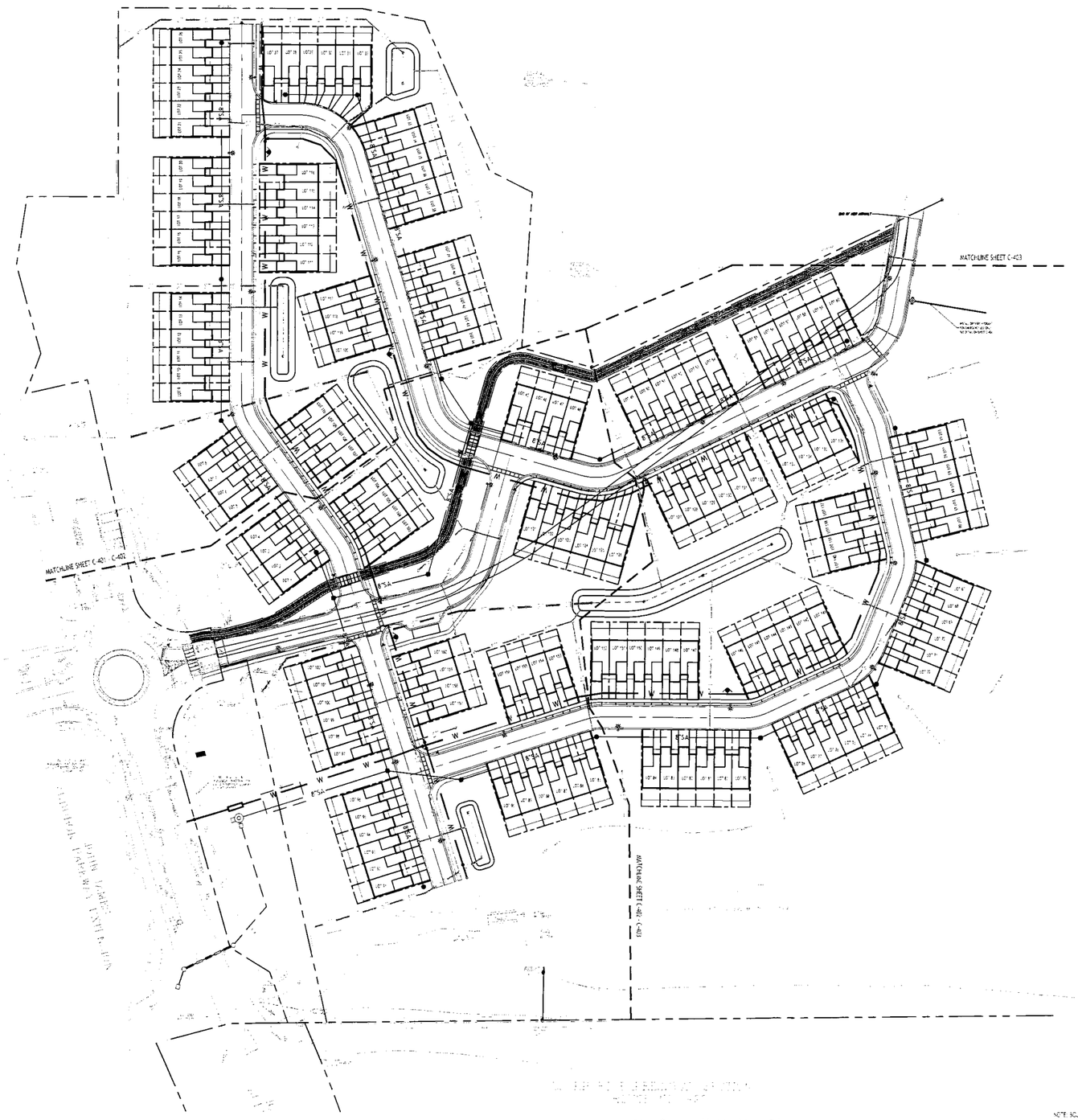
Date: 03.13.26
Drawn By: D. Feyen
Scale: As Noted

DRAWING NO.
C-309

Project No: 25-1080

1.b

Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)



Overall Utility Plan
SCALE: 1"=60

UTILITY NOTES:

1. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE TOWN OF AMHERST SPECIFICATIONS AND DETAILS, AND ERIE COUNTY DEPARTMENT OF HEALTH RULES AND REGULATIONS.
2. PRIOR STARTING ANY WORK ASSOCIATED WITH OR NEAR EXISTING SANITARY MANHOLES, THE CONTRACTOR SHALL MEET WITH THE TOWN OF AMHERST TO DISCUSS AND AGREE TO THE WORK.
3. FILL SHALL BE PLACED AND SATISFACTORILY COMPACTED PRIOR TO INSTALLATION OF UTILITIES AND MUST BE APPROVED BY THE SUPERVISING PROJECT ENGINEER.
4. ALL SANITARY SEWER IS TO CONSTRUCTION IS TO CONFORM TO TOWN OF AMHERST SEWER DISTRICT RULES AND REGULATIONS.
5. ALL OTHER REQUIRED PERMITS BY THE STATE OF NEW YORK, COUNTY OF ERIE AND TOWN OF AMHERST ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER.
6. COORDINATE GAS & ELEC. METER BANK LOCATIONS ON BUILDINGS WITH M.E.P. PLANS & UTILITY CO'S
7. COORDINATE LOCATION OF CTV & TELEPHONE SERVICE TO BUILDINGS WITH M.E.P. PLANS AND UTILITY CO'S
8. A MINIMUM OF 10 FEET HORIZONTAL AND 18 INCHES OF VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN ALL SANITARY SEWER AND WATER SERVICES.
9. ALL TOWNHOMES WILL HAVE A SPRINKLER SYSTEM

PROPOSED UTILITY LEGEND

PROPOSED STORM SEWER	— ST —
PROPOSED SANITARY SEWER	— 8" SA —
PROPOSED WATERLINE	— 8" W —
PROPOSED CATCH BASIN	■ CB
PROPOSED YARD DRAIN OR INLET	⊗ YD OR YI
PROPOSED MANHOLE	● MH
PROPOSED HYDRANT ASSEMBLY	
PROPOSED GATE VALVE	⊕ GV

NOTE: FOR PROPOSED VALVE BOXES, CLEANOUTS, ETC., INSTALL A 3,000 PSI CONCRETE COLLAR AROUND THE ITEM AT GRADE. THE COLLAR SHALL BE A MINIMUM OF 6" WIDER ON ALL SIDES, THAN THE BOX, CLEANOUT, ETC. THE COLLAR SHALL BE A MINIMUM OF 6" THICK.

TOWN OF AMHERST APPROVAL BOX:

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY

60 0 60 120Ft

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Townhomes at Muir Woods
770 John James Audubon Parkway
Amherst, New York

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK
R. CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Overall Utility Plan

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-400

Project No: 25-4080

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Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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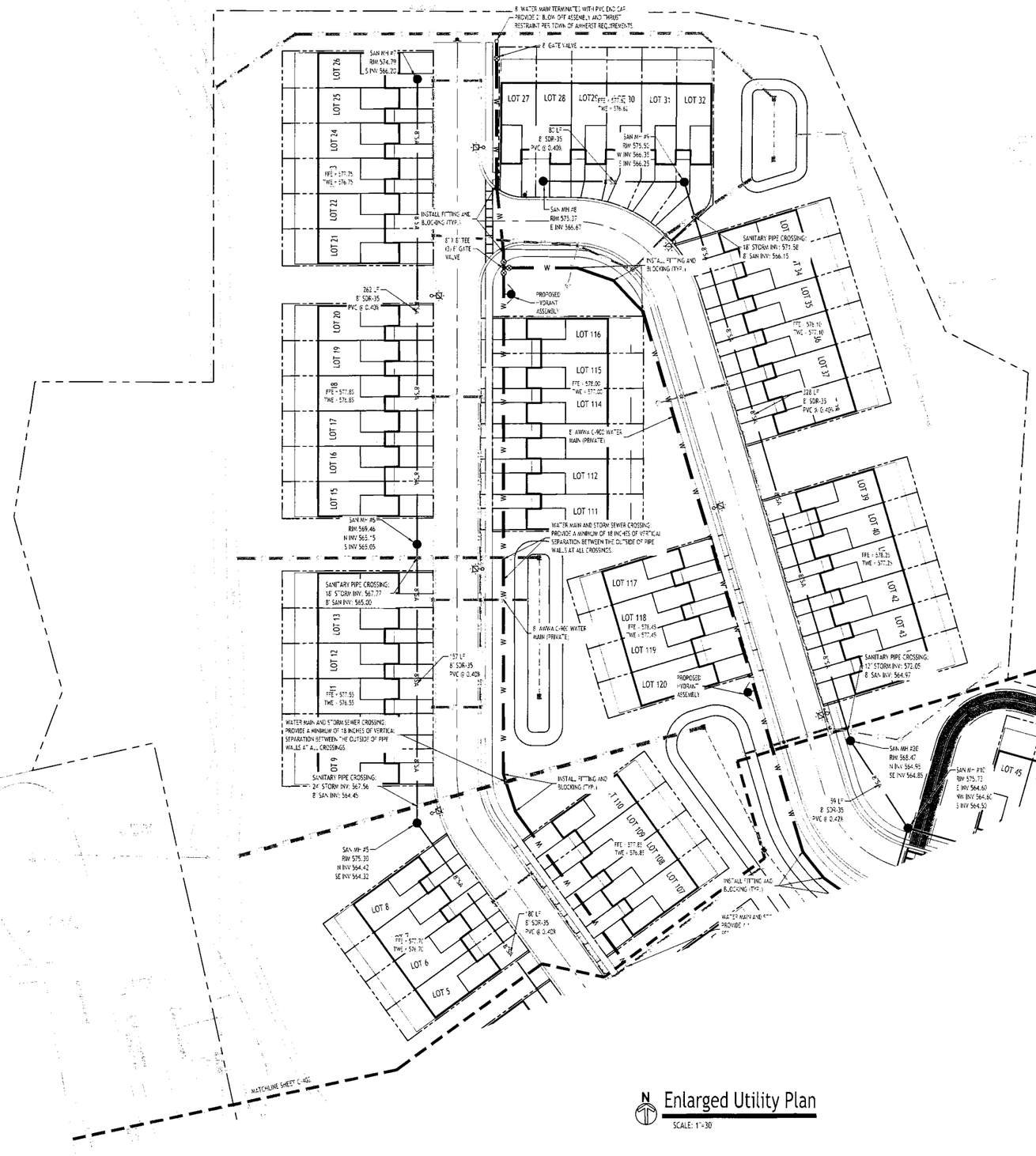
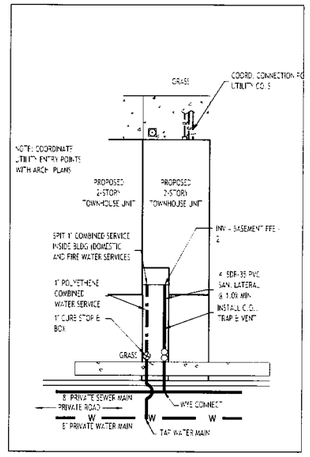


Enlarged Utility Plan

SCALE: 1"=30'



TYP. TOWNHOUSE UTILITY LAYOUT

SCALE: 1"=20'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

20' 0 20 40FT

UTILITY NOTES:

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3. FILL SHALL BE PLACED AND SATISFACTORILY COMPACTED PRIOR TO INSTALLATION OF UTILITIES AND MUST BE APPROVED BY THE SUPERVISING PROJECT ENGINEER.
4. ALL SANITARY SEWER IS TO CONSTRUCTION IS TO CONFORM TO TOWN OF AMHERST SEWER DISTRICT RULES AND REGULATIONS.
5. ALL OTHER REQUIRED PERMITS BY THE STATE OF NEW YORK, COUNTY OF ERIE AND TOWN OF AMHERST ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER.
6. COORDINATE GAS & ELEC. METER BANK LOCATIONS ON BUILDINGS WITH M.E.P. PLANS & UTILITY CO.'S.
7. COORDINATE LOCATION OF CTV & TELEPHONE SERVICE TO BUILDINGS WITH M.E.P. PLANS AND UTILITY CO.'S.
8. A MINIMUM OF 10 FEET HORIZONTAL AND 18 INCHES OF VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN ALL SANITARY SEWER AND WATER SERVICES.
9. ALL TOWNHOMES WILL HAVE A SPRINKLER SYSTEM

PROPOSED UTILITY LEGEND

PROPOSE STORM SEWER	ST
PROPOSE SANITARY SEWER	8" SA
PROPOSE WATERLINE	8" W
PROPOSE CATCH BASIN	CB
PROPOSED YARD DRAIN OR INLET	YD OR YI
PROPOSE MANHOLE	MH
PROPOSED HYDRANT ASSEMBLY	
PROPOSE GATE VALVE	GV

NOTE: FOR PROPOSED VALVE BOXES, CLEANOUTS, ETC., INSTALL A 3,000 PSI CONCRETE COLLAR AROUND THE ITEM AT GRADE. THE COLLAR SHALL BE A MINIMUM OF 6" WIDER ON ALL SIDES THAN THE BOX, CLEANOUT, ETC. THE COLLAR SHALL BE A MINIMUM OF 6" THICK.

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 0 15 30 60FT

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK
CHRISTOPHER R. WOOD
076994
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Enlarged Utility Plan

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-401

Project No: 25-4080

1.b

Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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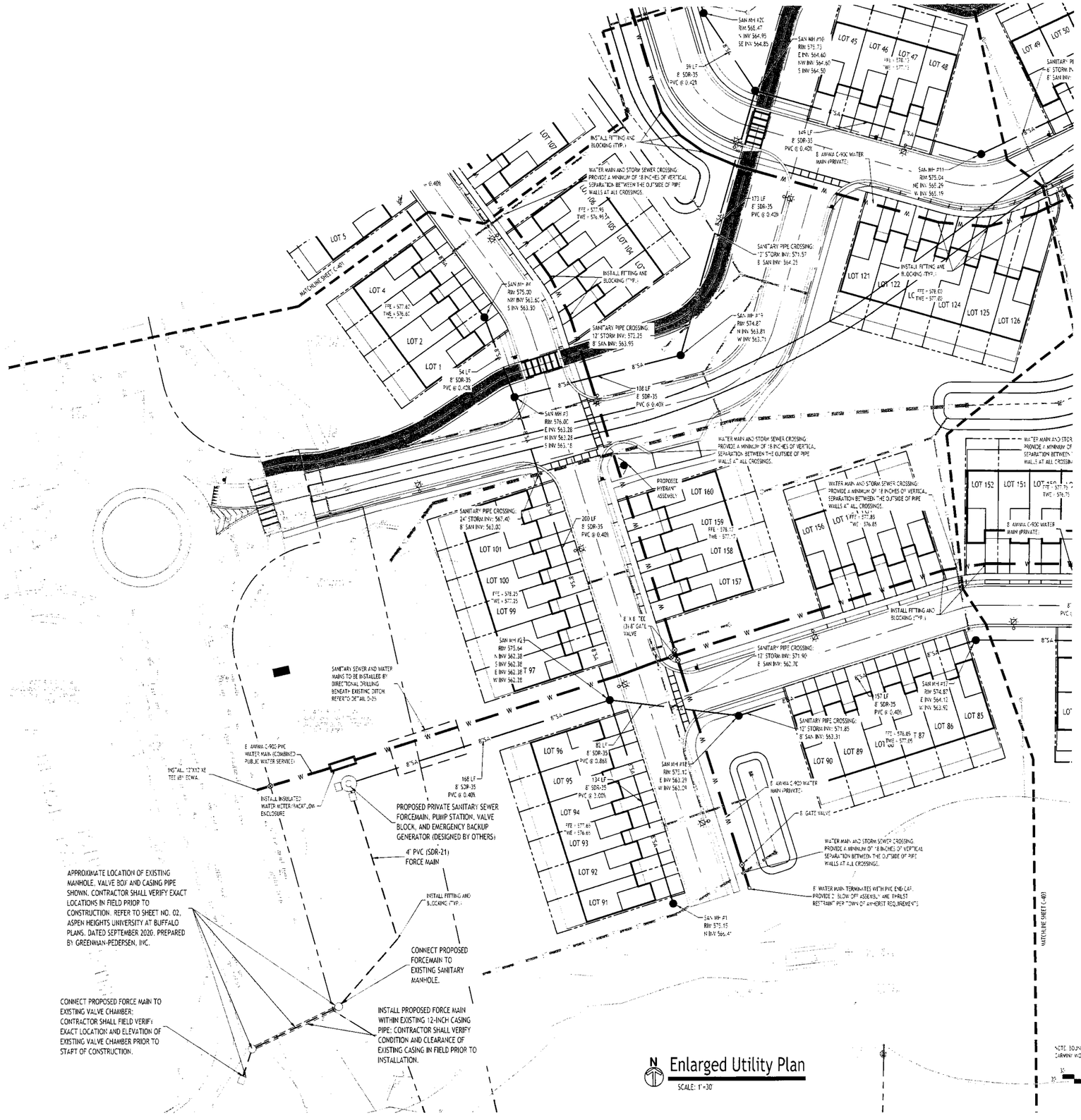

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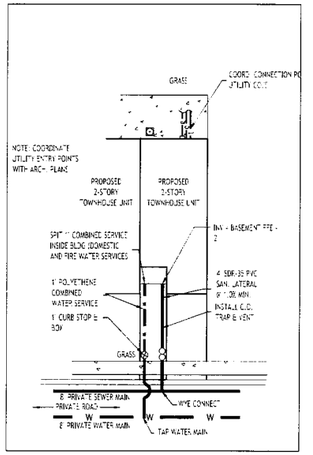
Enlarged Utility Plan

SCALE: 1"=30'



TYP. TOWNHOUSE UTILITY LAYOUT

SCALE: 1"=20'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY

20' 0 20' 40'

PROPOSED UTILITY LEGEND

PROPOSED STORM SEWER	ST
PROPOSED SANITARY SEWER	8" SA
PROPOSED WATERLINE	8" W
PROPOSED CATCH BASIN	CB
PROPOSED YARD DRAIN OR INLET	YD OR YI
PROPOSED MANHOLE	MH
PROPOSED HYDRANT ASSEMBLY	
PROPOSED GATE VALVE	GV

NOTE: FOR PROPOSED VALVE BOXES, CLEANOUTS, ETC., INSTALL A 3,000 PSI CONCRETE COLLAR AROUND THE ITEM AT GRADE. THE COLLAR SHALL BE A MINIMUM OF 6" WIDER, OF ALL SIDES. T-MAN THE BOX, CLEANOUT, ETC. THE COLLAR SHALL BE A MINIMUM OF 6" THICK.

UTILITY NOTES:

1. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE "TOWN OF AMHERST SPECIFICATIONS AND DETAILS" AND "ERIE COUNTY DEPARTMENT OF HEALTH RULES AND REGULATIONS."
2. PRIOR STARTING ANY WORK ASSOCIATED WITH OR NEAR EXISTING SANITARY MANHOLES, "THE CONTRACTOR SHALL MEET" WITH THE TOWN OF AMHERST TO DISCUSS AND AGREE "TO THE WORK.
3. FILL SHALL BE PLACED AND SATISFACTORILY COMPACTED PRIOR TO INSTALLATION OF UTILITIES, AND MUST BE APPROVED BY "THE SUPERVISING PROJECT ENGINEER
4. ALL SANITARY SEWER IS "TO CONSTRUCTION IS "TO CONFORM TO "TOWN OF AMHERST SEWER DISTRICT" RULES AND REGULATIONS.
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9. ALL "TOWNHOMES WIL, HAVE A SPRINKLER SYSTEM

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY

30' 15' 0 15' 30'

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS: No	Description	Date
1	Per Town Comments	07/28/2026

STATE OF NEW YORK
CHRISTOPHER WOOD
LICENSED PROFESSIONAL ENGINEER
076994

DRAWING NAME:
Enlarged Utility Plan

Date: 02.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-402

Project No.: 25-1080

Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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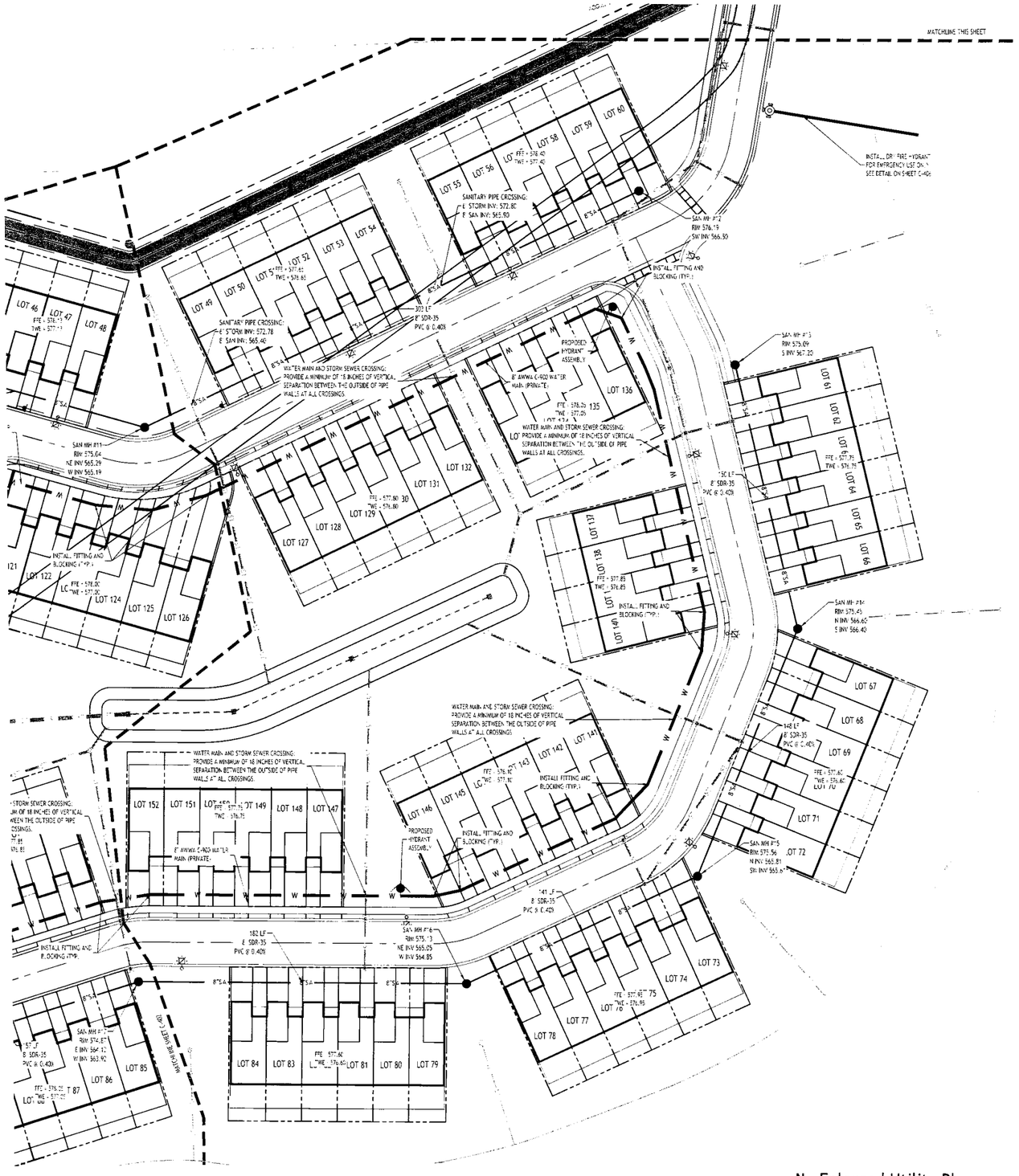

Enlarged Utility Plan

SCALE: 1"=30'

UTILITY NOTES:

1. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE "TOWN OF AMHERST SPECIFICATIONS AND DETAILS, AND ERIE COUNTY DEPARTMENT OF HEALTH" RULES AND REGULATIONS.
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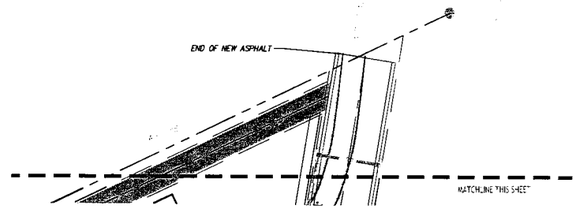

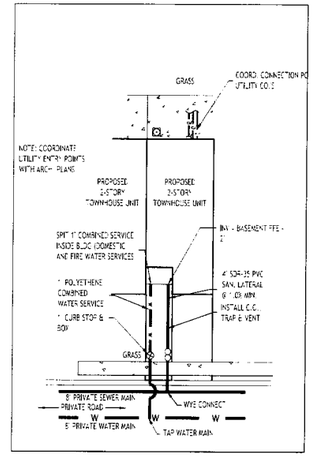

TYP. TOWNHOUSE UTILITY LAYOUT

SCALE: 1"=20'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

20 10 0 20 40Ft

PROPOSED UTILITY LEGEND

PROPOSE STORM SEWER	ST
PROPOSE SANITARY SEWER	8" SA
PROPOSE WATERLINE	8" W
PROPOSE CATCH BASIN	CB
PROPOSE YARD DRAIN OR INLET	YD OR YI
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PROPOSED HYDRANT ASSEMBLY	
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NOTE: FOR PROPOSED VALVE BOXES, CLEANOUTS, ETC., INSTALL A 3,000 PSI CONCRETE COLLAR AROUND THE ITEM AT GRADE. THE COLLAR SHALL BE A MINIMUM OF 6" WIDER ON ALL SIDES THAN THE BOX, CLEANOUT, ETC. THE COLLAR SHALL BE A MINIMUM OF 6" THICK.

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30 15 0 30 60Ft

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK
CHRISTOPHER WOOD
078364
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Enlarged Utility Plan

Date: 03.12.26
Drawn By: D. Reyes
Scale: As Noted

DRAWING NO.
C-403

Project No: 25-4080

Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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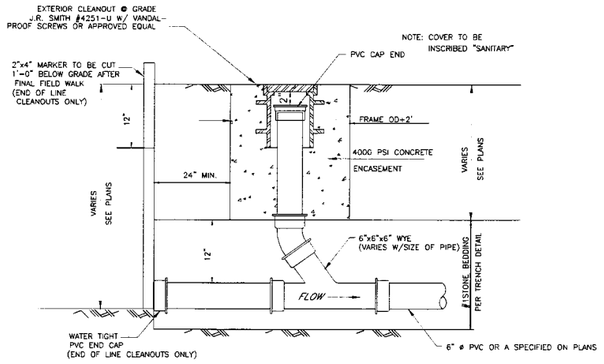
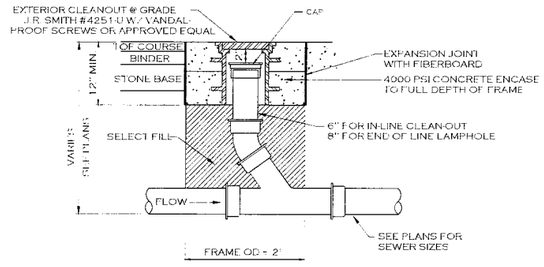
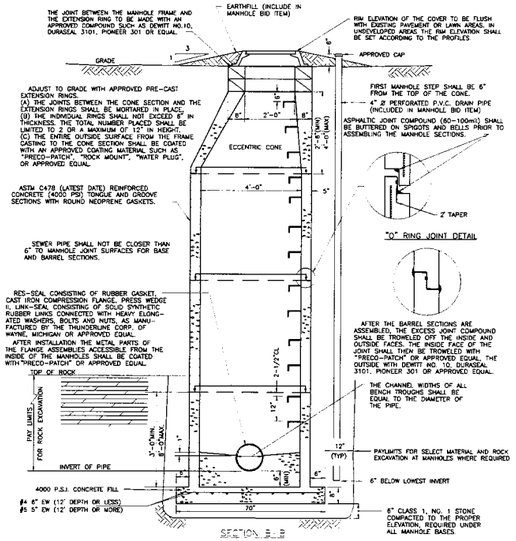


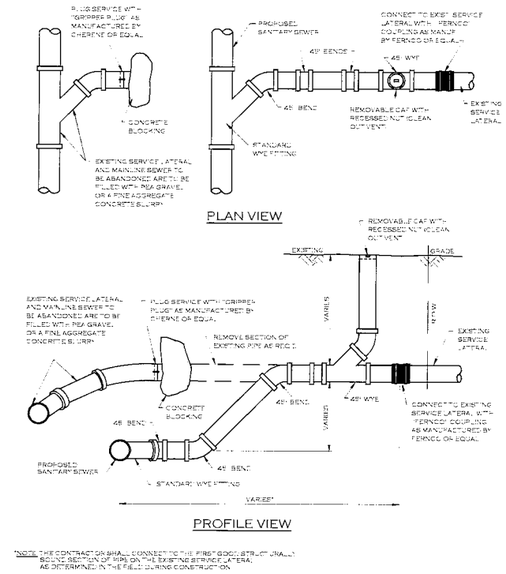
LAMPHOLE/CLEANOUT IN LAWN/FIELD AREAS
NOT TO SCALE



Lamphole/Cleanout in Pavement/Sidewalk
NOT TO SCALE

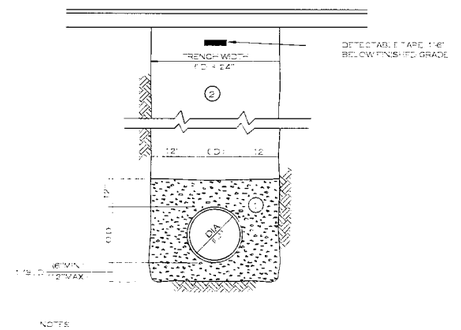


MONOLITHIC, PRECAST BASE, MANHOLES
4'-0" MANHOLE BASE FOR 16"Ø SEWERS OR LESS



NOTE: THE CONTRACTOR SHALL CONNECT TO THE FIRST BOOT, STUB OR SOUND SECTION OF PIPE ON THE EXISTING SERVICE LATERAL AS DETERMINED IN THE FIELD DURING CONSTRUCTION.

TYPICAL HOUSE CONNECTION/ABANDONMENT DETAIL



NOTES:
A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.
C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.
D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT 1986 EDITION)

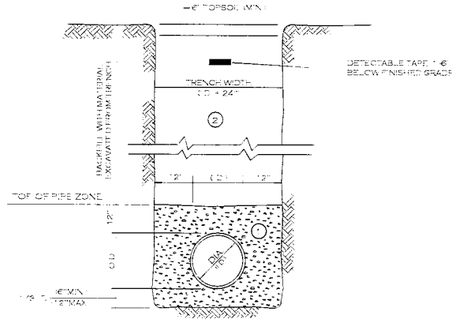
(1) NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(2) TYPE 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304.02 OR TYPE 2. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN TWO INCHES AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NO SLAG SHALL BE ALLOWED FOR MATERIAL (2)

UTILITY TRENCH SECTION IN PAVED AREAS



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A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
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MATERIALS

PIPE BEDDING MATERIAL (NYSDOT 1986 EDITION)

(1) NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(2) BACKFILL MATERIAL SHALL BE NATIVE SOIL CONTAINING NO UNSUITABLE MATERIAL, COMPACTED IN 6" LIFTS.

UTILITY TRENCH SECTION IN UNPAVED AREAS

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Townhomes at Muir Woods
770 John James Audubon Parkway
Amherst, New York

REVISIONS.		
No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK * CHRISTOPHER WOOD * LICENSED PROFESSIONAL ENGINEER 078394

DRAWING NAME:
Sanitary Sewer Details

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-404

Project

1.b

Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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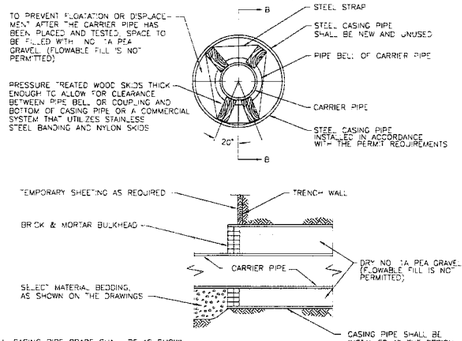
ROAD CROSSING BY JACKING AND BORING METHOD 6" DIA. TO 24" DIA. CARRIER PIPE

(NOVEMBER 2023)



SECTION B-B
CASING PIPE DETAILS

1. CASING PIPE GRADE SHALL BE AS SHOWN ON PLANS OR AS ORDERED BY ENGINEER
2. MAXIMUM ALLOWABLE ERROR FOR THE CASING PIPE SHALL BE 0.2 OF A FOOT ABOVE OR BELOW THE DESIGN GRADE
3. THE MAXIMUM ALLOWABLE ERROR ON THE HORIZONTAL ALIGNMENT OF THE CASING PIPE SHALL NOT EXCEED 4' OFF THE DESIGNED CENTERLINE OF IMPROVEMENT
4. JACKING AND RECEIVING PIT, TEMPORARY SHEETING AND SHORING SHALL BE DESIGNED BY A N.Y.S. LICENSED ENGINEER RETAINED BY THE CONTRACTOR.
5. ANY ERROR IN GRADE AND/OR ALIGNMENT WHICH EXCEED THE NOTED ALLOWABLES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE

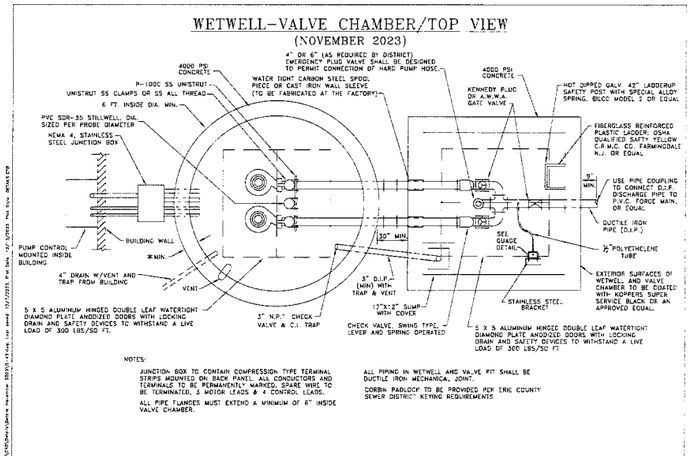
SCHEDULE FOR DIAMETER AND THICKNESS OF CASING PIPE

CARRIER PIPE DIAMETER	CASING PIPE DIAMETER	CASING PIPE THICKNESS
6"	8"	0.375
8"	20"	0.375
10"	24"	0.375
12"	26"	0.375
16"	30"	0.375
18"	36"	0.500
21"	42"	0.500
24"	48"	0.500

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	Rev. 2/13/84	ADDED #1A PEA GRAVEL	STD.DETAIL
	Rev. 2 7/14/89	CHANGED THE SLOPE AND SIZE REQUIREMENTS FOR THE CASING PIPE	25
	Rev. 3 12/91	ADDED 4 THE SKID AND ADDED ALT CHOICE OF COMMERCIAL TYPE SKID	
	File: D-25	Date 3/1/91	

WETWELL-VALVE CHAMBER/TOP VIEW

(NOVEMBER 2023)



NOTES:

JUNCTION BOX TO CONTAIN COMPRESSION TYPE TERMINAL STRIPS MOUNTED ON BACK PANEL. ALL CONDUCTORS AND TERMINALS TO BE PERMANENTLY MARKED. SPARE WIRE TO BE TERMINATED, 3 MOTOR LEADS & 4 CONTROL LEADS.

ALL PIPE FLANGES MUST EXTEND A MINIMUM OF 8" INSIDE VALVE CHAMBER.

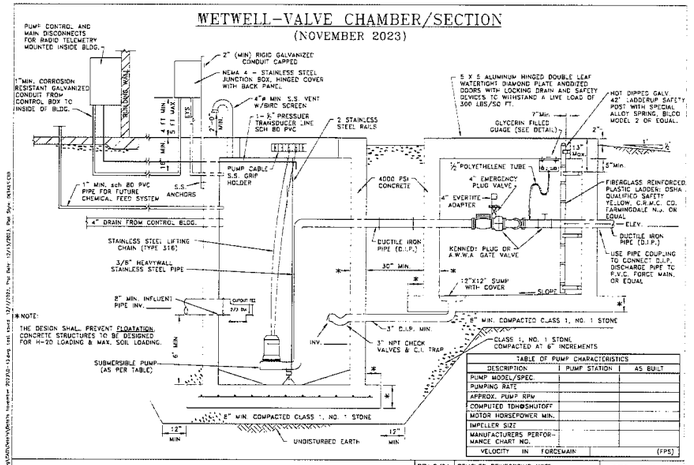
ALL PIPING IN WETWELL AND VALVE PIT SHALL BE DUCTILE IRON MECHANICAL JOINT.

CORBIN PADLOCK TO BE PROVIDED PER ERIE COUNTY SEWER DISTRICT KEYING REQUIREMENTS

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	REV 02/94	REMOVED CONTROL PANEL NOTE AND CHANGED GUAGE LOCATION	STD. DETAIL
	REV 12/96	REVISED NOTES	42
	REV 07/12	ADDED WALL SLEEVE NOTE TO CHAMBER	
	REV 08/18	ADDED STILLWELL	
	File: D-42	Date: 4/15/93	

WETWELL-VALVE CHAMBER/SECTION

(NOVEMBER 2023)



NOTE:
THE DESIGN SHALL PREVENT FLOATATION. CONCRETE STRUCTURES TO BE DESIGNED FOR HS-20 LOADING & MAX. SOIL LOADING.

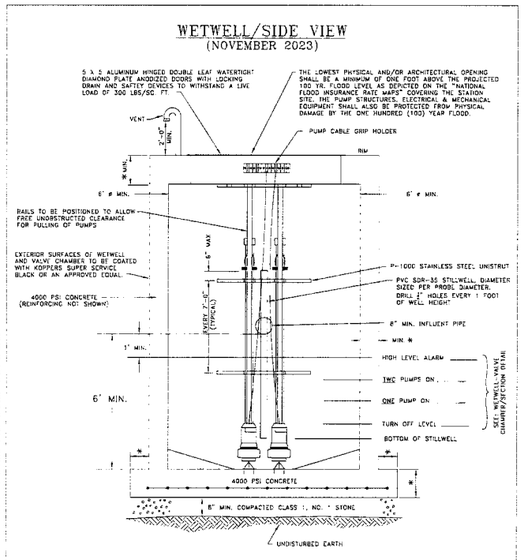
TABLE OF PUMP CHARACTERISTICS

DESCRIPTION	1 PUMP STATION	AS BUILT
PUMP MODEL/SPEC.		
PUMPING RATE		
APPROX. PUMP RPM		
COMPUTED TDH@SHUTOFF		
MOTOR HORSEPOWER MIN.		
IMPELLER SIZE		
MANUFACTURERS PERFORMANCE CHART NO.		
VELOCITY IN FORCEMAIN		(FPS)

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	REV 2/94	REMOVED REINFORCING NOTE	STD. DETAIL
	REV 5/05	ADDED C.I. TYPE TRAP & CVS	43
	REV C/12	REMOVED AIR BELL	
	REV 07/13	ADDED LADDER MIN. & MAX DIMENSIONS	
	File: D-43	Date: 4/15/93	

WETWELL/SIDE VIEW

(NOVEMBER 2023)

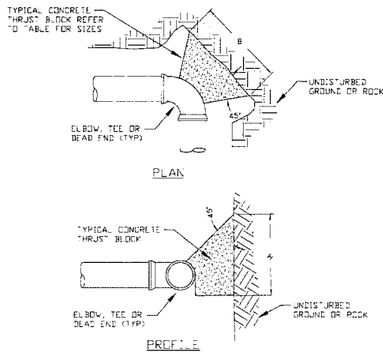


NOTE:
※ 1 THE DESIGN SHALL PREVENT FLOATATION
2. ALL HARDWARE USED IN WETWELLS SHALL BE 316 STAINLESS STEEL.

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	REV 2/94	REMOVED REINFORCEMENT SPEC'S	STD.DETAIL
	REV 1/12	REMOVED BUBBLERS AND AIR BELLS	44
	REV 8/18	ADDED STILLWELL	
	File: D-44	Date: 4/15/93	

FORCEMAIN THRUST BLOCK DETAIL

(NOVEMBER 2023)



MINIMUM REQUIRED HORIZONTAL CONCRETE※ THRUST BLOCK SIZE P.E., D.I.P. & P.V.C. FORCEMAIN

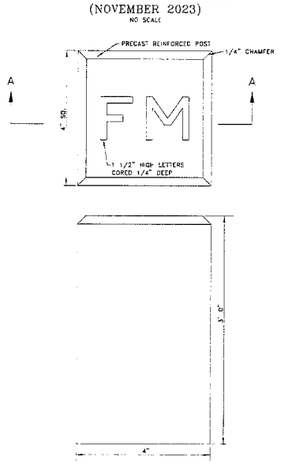
DEFLECTION ANGLE	PIPE DIAMETER (inch) (AT 200 PSI TEST) 2" B	2" H	3" B	3" H	4" B	4" H	6" B	6" H
90°/TEE	1.50'	1.50'	2.00'	1.50'	2.00'	2.00'	2.50'	2.50'
DEAD END	1.50'	1.50'	2.00'	1.50'	2.00'	1.75'	2.50'	2.00'
45°	1.50'	1.00'	1.75'	1.00'	2.00'	1.50'	2.50'	2.00'
22-1/2°	1.25'	1.00'	1.50'	1.00'	1.50'	1.50'	2.00'	2.00
11-1/4°	1.00'	1.00'	1.25'	1.00'	1.50'	1.50'	2.00'	2.00'

NOTE THRUST BLOCKS PERMITTED ONLY WHERE SHOWN
※ 2000 PSI, MINIMUM

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	Rev. 1		STD.DETAIL
	Rev. 2		57
	File: D-57	Date: 9/22/23	

FORCE MAIN MARKER

(NOVEMBER 2023)
NO SCALE



NOTES:
1. THE CONTRACTOR SHALL PROVIDE A 4 INCH SQUARE REINFORCED CONCRETE POST, 3 FEET LONG, BURIED IN A VERTICAL POSITION WITH THE LETTERS FM ENGRAVED ON THE TOP, FLUSH WITH THE GROUND SURFACE & MEET THE ENGINEER'S APPROVAL. (TO BE INCLUDED IN THE PIPE BID ITEM)
2. AFTER CONSTRUCTION OF FORCE MAIN, EACH MARKER IS TO BE LOCATED IN THE FIELD BY A LICENSED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE. LOCATIONS AND TIES TO BE INCLUDED ON RECORD PLANS.
3. MARKER IS REQUIRED EVERY 500' AND AT ALL FORCE MAIN CHANGES OF DIRECTION.

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	Rev. 1 6/6/05	ADDED SECTION A-A & NOTE 3	STD.DETAIL
	Rev. 2		51
	File: D-51	Date: 12/9/96	

TOWN OF AMHERST APPROVAL BOX:

1.b

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS: No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK * CHRISTOPHER WOOD * 078394 LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Sanitary Sewer Details

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-405

Project No.: 25-4080

Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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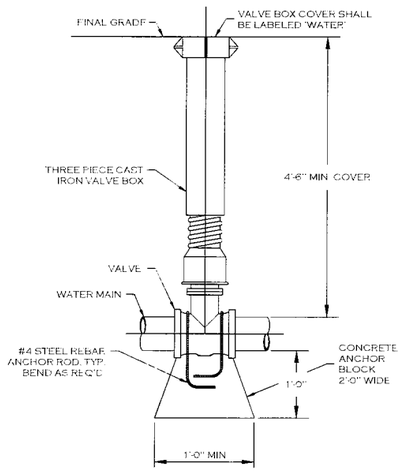
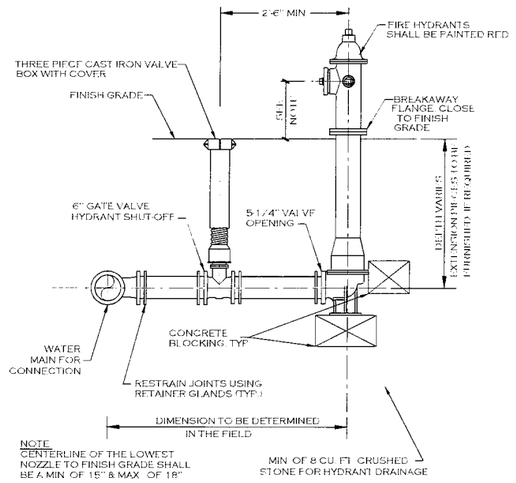
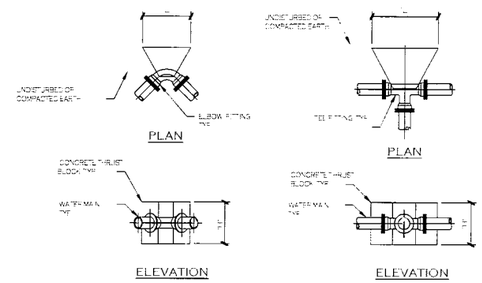


TYPICAL GATE VALVE DETAIL



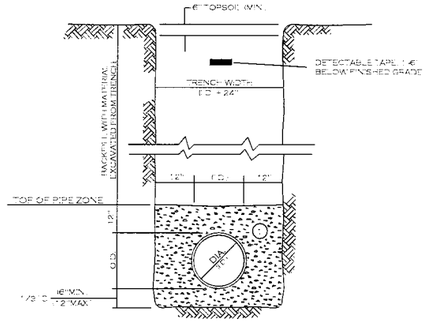
TYPICAL FIRE HYDRANT ASSEMBLY DETAIL



DIMENSION SCHEDULE		
PIPE SIZE	TEE OR TAP SLEEVE	
—	'H'	'L'
4"	1.5'	1.0'
6"	1.5'	2.5'
8"	1.5'	3.5'
10"	2.5'	3.5'
12"	3.5'	3.5'

DIMENSION SCHEDULE								
PIPE SIZE	90° ELBOW		45° ELBOW		22.5° ELBOW		11.25° ELBOW	
	'H'	'L'	'H'	'L'	'H'	'L'	'H'	'L'
4"	1.5'	2.0'	1.0'	2.0'	1.0'	1.0'	1.0	1.0'
6"	2.0'	2.5'	1.5'	2.0'	1.0'	1.5'	1.0'	1.5'
8"	2.5'	3.5'	2.0'	2.5'	1.5'	1.5'	1.0'	2.0'
10"	3.0'	4.5'	2.5'	5.0'	1.5'	3.0'	1.0'	2.5'
12"	3.5'	5.0'	3.0'	3.5'	2.5'	2.5'	1.5'	2.5'

THRUST BLOCK SCHEDULE



NOTES

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM LAY LIMITS

D. AN OSHA APPROVED, MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS

MATERIALS:

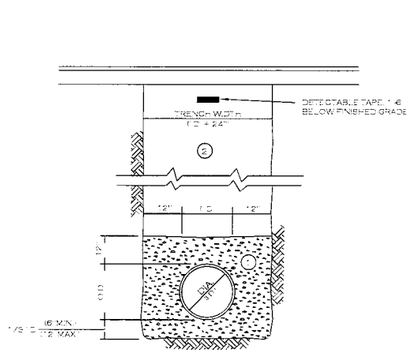
PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION):

① NO. 1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN 1" AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED TO LIMITS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

SELECT MATERIAL BACKFILL (NYSDOT LATEST EDITION):

② NO. 2 RUN OF CRUSHER STONE OR NO. 2 RUN OF CRUSHER GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304.12 TYPE 4 AND NYSDOT SECTION 703-02 (COMPACTION LIMITS TO 95% OF MAXIMUM DENSITY). SLAG SHALL NOT BE ALLOWED FOR MATERIALS ① AND ②.

UTILITY TRENCH SECTION IN UNPAVED AREAS



NOTE

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS

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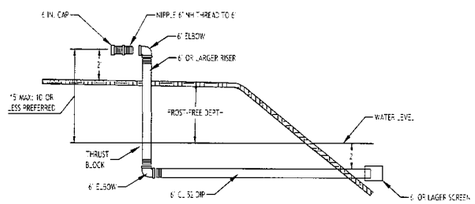
② NO. 2 RUN OF CRUSHER STONE OR NO. 2 RUN OF CRUSHER GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304.12 TYPE 4 AND NYSDOT SECTION 703-02 (COMPACTION LIMITS TO 95% DENSITY). SLAG SHALL NOT BE ALLOWED FOR MATERIALS ① AND ②.

UTILITY TRENCH SECTION IN PAVED AREAS

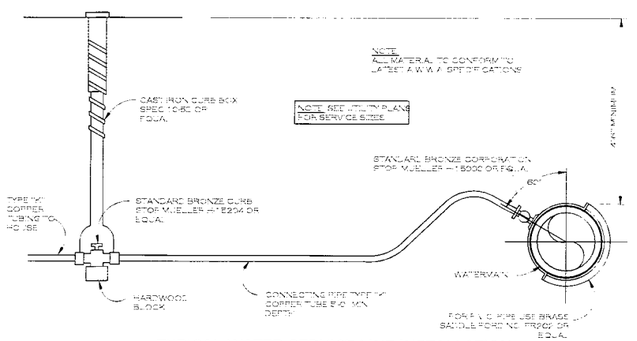


TYPICAL DRY FIRE HYDRANT INSTALLATION DETAIL

NTS

NOTES:

1. INSTALL DRY HYDRANT IN ACCORDANCE WITH NFPA 1142, AMHERST TOWN STANDARDS AND ALL APPLICABLE CODES.
2. PROVIDE A MINIMUM 6-INCH SCHEDULE 40 PVC PIPE AND FITTINGS, OR LARGER AS REQUIRED TO MEET THE REQUIRED FIRE FLOW.
3. DRY HYDRANT SHALL PROVIDE A MINIMUM DRAFT FLOW OF 1,000 GPM.
4. SUCTION CONNECTION SHALL BE COMPATIBLE WITH THE LOCAL FIRE DEPARTMENT HARD SUCTION HOSE AND PROVIDED WITH A PROTECTIVE CAP.
5. INSTALL THE STRAINER A MINIMUM OF 2 FEET BELOW THE LOW WATER SURFACE AND 1 FOOT ABOVE THE WATER BODY BOTTOM AT THE 50-YEAR DROUGHT LEVEL.
6. INSTALL PIPE BELOW THE LOCAL FROST DEPTH AND PROVIDE THRUST BLOCKS OR APPROVED RESTRAINTS AT ALL ELBOWS.
7. ALL PIPE JOINTS SHALL BE CLEAN, AIRTIGHT, AND SEALED PER THE MANUFACTURER'S RECOMMENDATIONS.
8. PROVIDE A MINIMUM OF 3 FEET OF CLEAR SPACE AROUND THE DRY HYDRANT. MAINTAIN ALL WEATHER ACCESS FOR FIRE APPARATUS WITH NO PARKING OR OBSTRUCTIONS WITHIN 20 FEET OF THE ACCESS SIDE.
9. PAINT ALL EXPOSED PVC AND METAL COMPONENTS AND PROVIDE REFLECTIVE MARKERS OR SIGNAGE AS APPROVED BY THE AHJ.
10. COORDINATE THE DRY HYDRANT LOCATION, CONNECTION TYPE, AND INSTALLATION REQUIREMENTS WITH THE AMHERST PRIOR TO CONSTRUCTION.



TYPICAL WATER SERVICE LINE INSTALLATION

TOWN OF AMHERST APPROVAL BOX:

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Amherst, New York

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK
CHRISTOPHER WOOD
076994
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Water Details

Date: 03.12.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-406

Project

Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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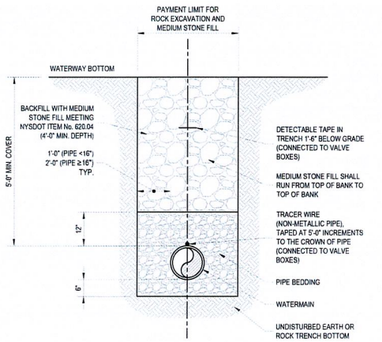


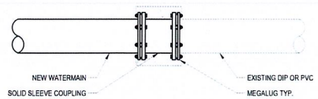
NOTES:

1. WHEN THE WATERWAY IS GREATER THAN 15'-0" (TOP OF BANK TO TOP OF BANK) ISOLATION VALVES SHALL BE INSTALLED A MINIMUM 15'-0" FROM THE TOP OF BANK ON EITHER SIDE. THE ISOLATION VALVE LOCATED CLOSEST TO THE WATER SOURCE SHALL HAVE A METER BYPASS (SEE SD-23) INSTALLED. NO SERVICES OR HYDRANTS SHALL BE INSTALLED BETWEEN THE TWO ISOLATION VALVES.
2. PIPELINE MARKERS SHALL BE LOCATED ON EITHER SIDE OF THE WATERWAY.
3. CROSSING SHALL COMPLY WITH STATE GUIDELINES FOR WATERWAY CROSSINGS. USE ADEQUATE EROSION CONTROL METHODS DURING CONSTRUCTION.

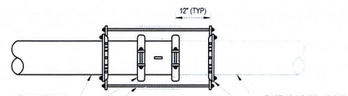
WATERWAY CROSSING TRENCH DETAIL

SCALE: NTS

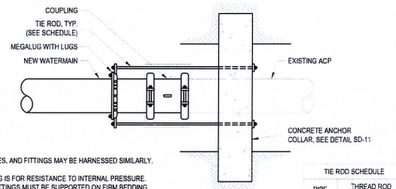
Revision: 2024-01
Detail: SD-03



TYPE 'A'
CONNECTION TO DIP OR PVC



TYPE 'B'
CONNECTION TO CIP, DIP, OR PVC



TYPE 'C'
CONNECTION TO ACP

NOTES:

1. VALVES, TEES, AND FITTINGS MAY BE HARNESSED SIMILARLY.
2. HARNESSING IS FOR RESISTANCE TO INTERNAL PRESSURE. PIPE AND FITTINGS MUST BE SUPPORTED ON FIRM BEDDING (4'x8'x16" SOLID CONCRETE BLOCKING AS REQUIRED) AND BACKFILLED CAREFULLY.
3. COAT ALL EXPOSED SURFACES OF HARNESS ASSEMBLY WITH BITUMINOUS COATING.
4. TIE RODS SHALL BE PLACED ON SIDES OF PIPE.

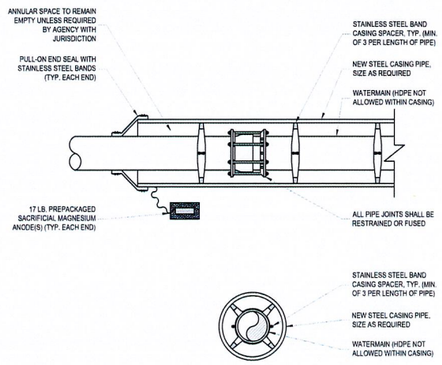
TIE ROD SCHEDULE

PIPE SIZE	THREAD ROD #	Ø

TYPICAL CONNECTION TO EXISTING WATERMAIN

SCALE: NTS

Revision: 2024-01
Detail: SD-08



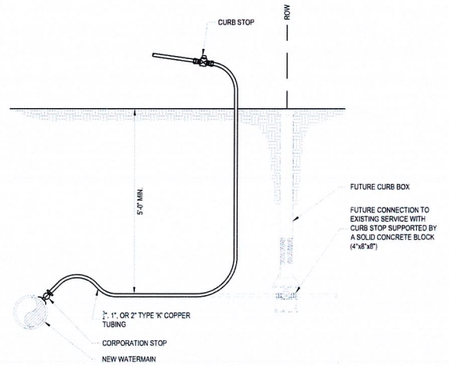
NOTES:

1. THE PROPOSED NUMBER OF CASING SPACERS SHALL BE INSTALLED TO PROVIDE SUFFICIENT SUPPORT AS PER MANUFACTURER'S RECOMMENDATION. THERE SHALL BE NO FEWER THAN 3 SPACERS PER FULL PIPE LENGTH.
2. SACRIFICIAL ANODE BAGS SHALL BE WETTED BEFORE BACKFILLING.
3. WIRE TO BE PLACED LOOSELY ON PIPE SURFACE AND SECURED IN PLACE WITH POLYWRAP TAPE. WIRE SHALL BE PLACED WITHOUT TENSION ONTO THE BOTTOM OF EXCAVATION AND CAREFULLY BACKFILLED WITH STONE TO PREVENT DAMAGE.

CASING PIPE DETAIL

SCALE: NTS

Revision: 2024-01
Detail: SD-04



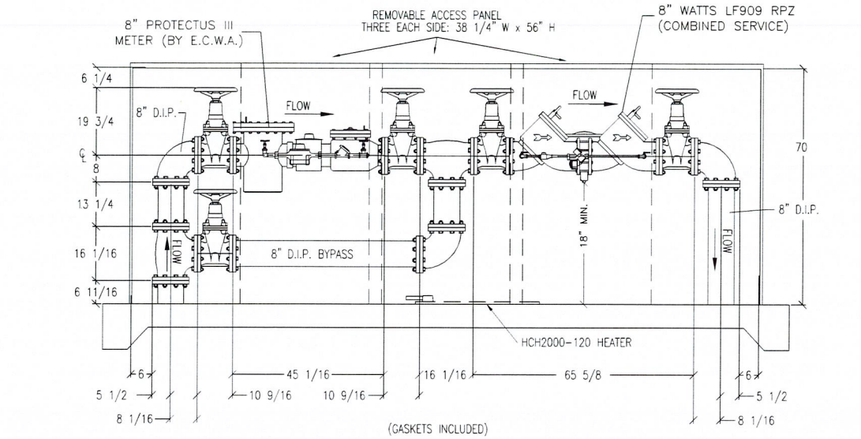
NOTES:

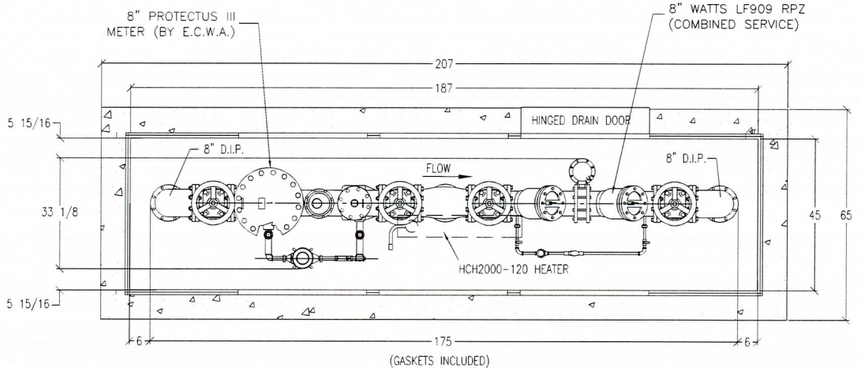
1. AFTER COMPLETION OF TESTING, THE SAMPLE POINT SHALL BE UTILIZED FOR A SERVICE CONNECTION. IF UNABLE TO UTILIZE FOR A SERVICE REPLACE THE CORPORATION STOP IN PIPE WITH A THREADED BRASS PLUG.

TEMPORARY BLOW-OFF / SAMPLING POINT

SCALE: NTS

Revision: 2024-01
Detail: SD-30





LEGEND:

38 1/4"W x 56"H REMOVABLE ACCESS PANEL w/DRAIN DOOR

38 1/4"W x 56"H REMOVABLE ACCESS PANEL

8"METER & RPZ INSULATED ENCLOSURE

N. T. S.

8NOTES:

1. BACKFLOW PREVENTER DIMENSIONS FURNISHED BY WATTS.
2. ALL DIMENSIONS ARE IN INCHES.
3. WALL & INSULATION THICKNESS IS 1-1/2".
4. ROOF & INSULATION THICKNESS IS 3".
5. ENCLOSURE SHOWN IS SAFE-T-COVER MODEL 1000TS-ALC98-5.
6. EXTERIOR ENCLOSURE DIMENSIONS: 45"W x 187"L x 70" H.
7. CONCRETE PAD IS 65"W x 207"L x 6"THK W/W.W.F. 6X6/10X10.
8. METER SHOWN: 8" PROTECTUS III, SPOOL PIECE & METER SUPPLIED BY ERIE COUNTY WATER AUTHORITY, VERIFY DIMENSIONS PRIOR TO ORDERING.
9. RPZ SHOWN: 8" WATTS LF909 (COMBINED SERVICE).
10. CONTRACTOR TO INSTALL ELECTRIC SERVICE TO ENCLOSURE, COORDINATE SOURCE WITH OWNER.
11. INSTALL A 120V GFI OUTLET IN THE ENCLOSURE.
12. HEATERS TO HAVE THERMOSTAT CONTROL.

TOWN OF AMHERST APPROVAL BOX:

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Amherst, New York

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK
CHRISTOPHER WOOD
076994
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Water Detais

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-407

Project No: 25-4080

1.b

Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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3.03 AIR TESTS, INSPECTION AND INFILTRATION OR EXFILTRATION REQUIREMENTS

A. REQUIREMENTS

1. AFTER BACKFILLING AND PRIOR TO THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR WILL BE REQUIRED TO PERFORM THE FOLLOWING FOUR TESTS ON ALL SEWERS TO BE BUILT UNDER THIS PROJECT:

A. AIR TESTS
B. INSPECTION (LAMPING & INTERNAL)
C. INFILTRATION OR EXFILTRATION
D. DEFLECTION TEST (15" DIA. AND SMALLER)

2. NO MORE THAN 1,000 LINEAR FEET OF INSTALLED SEWER SHALL BE INSTALLED PRIOR TO TESTING

3. IN VIEW OF THE FACT THAT HOUSE LATERALS AND RISER PIPES OFTEN CONTRIBUTE CONSIDERABLE INFILTRATION, SUCH LATERALS AND RISERS ARE TO BE INSTALLED AND CAPPED, TIED AND BLOCKED AS THE WORK PROGRESSES, AND PRIOR TO THE AIR TESTING OF THE LINES

4. THE CONTRACTOR'S TESTING PROCEDURES SHALL BE COMPLETED IN ACCORDANCE WITH OSHA STANDARDS FOR CONFINED SPACE ENTRY. THE CONTRACTOR WILL BE REQUIRED TO PROVIDE AND OPERATE ALL EQUIPMENT NECESSARY FOR FULL COMPLIANCE. EQUIPMENT SUCH AS GAS DETECTORS, SAFETY HARNESSES, VENTILATING BLOWERS, RESPIRATORS ETC., SHALL BE PROVIDED BY THE CONTRACTOR

B. AIR TESTS (REQUIRED FOR ALL DIA. UP TO AND INCLUDING 36")

1. THIS TEST SHALL BE PERFORMED NO EARLIER THAN 14 CALENDAR DAYS AFTER THE TRENCHES ARE BACKFILLED

2. THE PROCEDURES FOR AIR TESTING SHALL BE AS SPECIFIED HEREIN AND AS ORDERED BY THE ENGINEER. THE MINIMUM ALLOWABLE TIME FOR THE TEST PRESSURE TO DECREASE FROM 3.5 PSI TO 2.0 PSI SHALL BE NOT LESS THAN AS CALLED FOR IN THE FOLLOWING TABLE.

MINIMUM ACCEPTANCE TIMES FOR LENGTH SHOWN (MIN.SEC)

PIPE DIAMETER	UP TO 100'	100-200'	200-300'	300-500'	
6"	2.30	2.50	2.50		2.51
8"	3.47	3.47	3.48		5.04
10"	4.45	4.45	5.56		7.54
12"	5.40	5.42	8.33		11.24
14"	6.36	7.50	11.49	15.40	
15"	7.05	8.54	13.27	17.48	
16"	7.35	10.20	15.16	20.41	
18"	8.30	12.49	19.14	25.38	
20"	9.21	15.54	23.52	31.49	
21"	9.55	17.27	26.11	34.54	
24"	11.24	22.46	34.11	45.36	
27"	14.25	28.51	43.16	57.42	
30"	17.46	35.37	53.25	71.13	
33"	21.33	43.56	64.38	86.10	
36"	25.39	51.17	76.55	102.34	

3. PIPE LINES IN SIZES UP TO 36 INCHES IN DIAMETER CAN BE AIR TESTED FROM MANHOLE TO MANHOLE FOR DISTANCES NOT TO EXCEED 500 FEET

4. IN WET TRENCHES WHERE PUMPING TO LOWER THE WATER TABLE IS IMPRACTICAL, APPROVED PERFORATED PIPE WITH APPROVED CAP SHALL BE PLACED AT EACH MANHOLE TO EXTEND FROM A POINT 6 INCHES BELOW THE LOWEST INVERT TO THE TOP OF THE GROUND. GROUND WATER ELEVATIONS WILL BE MEASURED AT EACH MANHOLE IN ORDER TO CALCULATE THE GROUNDWATER PRESSURE ACTING ON THE PIPE EXTERIOR. THE INITIAL AIR TEST PRESSURE SHALL BE INCREASED AS NECESSARY TO OVERCOME THE CALCULATED GROUNDWATER PRESSURE.

5. THE TESTING PROCEDURE OUTLINED SHALL BE STRICTLY ADHERED TO DURING CONSTRUCTION

6. ALL TESTING EQUIPMENT SHALL BE SUPPLIED BY THE CONTRACTOR AT HIS EXPENSE. FOR THE CONTRACTOR'S INFORMATION, SOME OF THE MAJOR EQUIPMENT REQUIRED FOR AIR TESTS IS THE FOLLOWING

A. STOP WATCH GRADUATED IN TENTHS OF A SECOND
B. COMPRESSOR OF 50 TO 100 PSI CAPACITY
C. BULKHEADS FOR PIPE
D. APPROXIMATELY 100 FEET OF 3/8" DIAMETER AIR HOSE
E. PRESSURE GAUGE 0 TO 5 PSI, GRADUATED IN 1/4 OR 1/2 PSI OR A POUND INCREMENTS
F. THREE 3/8 INCH DIAMETER CHECK VALVES

C. VISUAL INSPECTION

1. ALL SEWERS UNDER 36" IN DIAMETER SHALL BE LAMPED MANHOLE TO MANHOLE PRIOR TO FINAL ACCEPTANCE. THE LAMP SHALL HAVE AN OUTPUT OF BETWEEN 250 TO 500 CANDLEPOWER. LAMPING SHALL BE PERFORMED AFTER THE SEWER HAS BEEN FLUSHED AND THE INSIDE SURFACE WET TO ALLOW FOR LIGHT REFRACTION. IF FIFTY PERCENT (50%) OF THE LAMP CANNOT BE SEEN FROM THE OTHER MANHOLE, THE CONTRACTOR WILL BE REQUIRED TO TELEVISE THAT SECTION AT HIS EXPENSE

2. ALL PIPES 36" IN DIAMETER AND LARGER SHALL BE VISUALLY INSPECTED BY THE ENGINEER PRIOR TO INSTALLATION. ALL EQUIPMENT REQUIRED FOR THE INTERNAL INSPECTION SHALL BE FURNISHED BY THE CONTRACTOR. AFTER INSTALLATION IS TOTALLY COMPLETED, THE CONTRACTOR SHALL COMPLETE AN INTERNAL TELEVISION INSPECTION OF THE PIPE CONDUIT. THE TELEVISION INSPECTION SHALL BE COMPLETED WITH THE ENGINEER PRESENT AND THE FULL INSPECTION SHALL BE RECORDED ON A VHS TAPE. A COPY OF SAID TAPE SHALL BE PROVIDED TO THE ENGINEER. SOME ITEMS OF INSPECTION ARE AS FOLLOWS

A. PIPE FREE FROM OBSTRUCTIONS AND DEBRIS
B. PIPE FREE FROM CRACKS
C. PIPE JOINTS PROPERLY SEALED
D. PIPE INVERT IS SMOOTH AND FREE OF SAGS OR HIGH POINTS
E. HOOKUPS, DIVERSIONS AND CONNECTIONS PROPERLY MADE
F. CONCRETE PIPE WALLS FREE FROM STRUCTURAL DEFECTS
G. PIPES AND JOINTS FREE FROM VISIBLE SIGNS OF LEAKAGE
H. SPECIFIED COATINGS PROPERLY INSTALLED.

3. PIPE SECTIONS AND JOINTS NOT MEETING ALL OF THE ABOVE REQUIREMENTS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE ENGINEER AT THE CONTRACTOR'S EXPENSE

D. INFILTRATION TESTS (APPLICABLE ONLY IF GROUND WATER IS ABOVE PIPE)

1. THIS TEST SHALL BE PERFORMED NO EARLIER THAN 14 CALENDAR DAYS AFTER THE TRENCHES ARE BACKFILLED

2. INFILTRATION TESTS FOR ALL SEWERS TO BE CONSTRUCTED UNDER THIS PROJECT SHALL NOT EXCEED 100 GALLONS PER INCH DIAMETER PER MILE OF SEWER PER 24 HOURS. EACH INDIVIDUAL RUN OF SEWER FROM ONE MANHOLE TO THE NEXT MANHOLE SHALL COMPLY WITH THE ALLOWABLE RATE OF INFILTRATION. ALL EQUIPMENT FOR THE TEST SHALL BE FURNISHED BY THE CONTRACT

3. THE ALLOWABLE RATE OF INFILTRATION GIVEN IN GALLONS PER MILE IS NOT TO BE CONSTRUCTED AS A COMMITMENT ON THE PART OF THE OWNER TO ACCEPT AN ENTIRE LINE WHERE OVERALL INFILTRATION IS LESS THAN THE ALLOWABLE WHILE ONE OF MORE RUNS CONTRIBUTE EXCESSIVE INFILTRATION.

4. THE INFILTRATION TEST IS INTENDED TO MEASURE THE WATER TIGHTNESS OF A SEWER, AS RELATED TO THE INFILTRATION OF GROUND WATER, AND THEREFORE, IS ONLY APPLICABLE IF THE WATER TABLE LEVEL IS TWO (2) FEET ABOVE THE TOP OF THE PIPE.

A. APPROVED SOLID PIPE (WITH AN APPROVED CAP) SHALL BE PLACED AT EACH MANHOLE TO EXTEND FROM A POINT 6 INCHES BELOW THE LOWEST INVERT TO THE TOP OF THE GROUND. THE PIPE SHALL BE EMBEDDED A MINIMUM OF 12" IN CLEAN #57 STONE. GROUND WATER ELEVATIONS WILL BE MEASURED AT EACH MANHOLE SO THAT THE GROUND WATER LEVEL CAN BE CORRELATED WITH THE INFILTRATION MEASUREMENTS

B. BEFORE CONDUCTING THE TESTS, THE WATER TABLE SHOULD BE ALLOWED TO STABILIZE AT ITS NORMAL LEVEL SUCH THAT WATER COMPLETELY SURROUNDS THE PIPE DURING THE TEST PERIOD. THE TEST IS USUALLY CONDUCTED BETWEEN ADJACENT MANHOLES WITH THE UPSTREAM END OF THE SEWER SUBJECTED IN A SUITABLE MANNER TO ISOLATE THE TEST SECTION. ALL SERVICE LATERALS, STUBS AND FITTINGS SHOULD BE PROPERLY PLUGGED OR CAPPED AT THE CONNECTIONS TO THE TEST PIPE SECTION TO PREVENT THE ENTRANCE OF GROUND WATER AT THESE LOCATIONS

C. A V-NOTCH WEIR OR OTHER SUITABLE MEASURING DEVICE SHOULD BE INSTALLED IN THE INLET PIPE TO THE DOWNSTREAM MANHOLE. INFILTRATING WATER IS THEN ALLOWED TO BUILD UP AND LEVEL OFF BEHIND THE WEIR UNTIL STEADY UNIFORM FLOW IS OBTAINED. WHEN STEADY FLOW OCCURS OVER THE WEIR, LEAKAGE IS DETERMINED BY DIRECT READING CONSECUTIVELY FOR FIVE (5) DAYS FROM GRADUATIONS ON THE WEIR AND CONVERTING THE FLOW QUANTITY TO GALLONS PER UNIT LENGTH OF PIPE PER UNIT OF TIME

D. AN IMPORTANT FACTOR IN APPLYING THE TEST CRITERIA IS TO PROPERLY CORRELATE THE VARIABLE WATER HEAD OVER THE LENGTH OF SEWER BEING TESTED TO THE HIGH GROUNDWATER LEVEL. THE DOWNSTREAM END OF THE TEST SECTION WILL ALWAYS BE SUBJECTED TO A GREATER EXTERNAL WATER PRESSURE THAN THE UPSTREAM END. TO COMPENSATE FOR THIS VARIABLE EXTERNAL PRESSURE, THE TEST PRESSURE SHOULD BE THAT PRESSURE CORresponding TO THE AVERAGE HEAD OF WATER OVER THE TEST SECTION. A MINIMUM OF 2 FEET OF WATER OVER THE PIPE IS REQUIRED AT THE UPPER MANHOLE BEFORE THE INFILTRATION TEST WILL BE ALLOWED.

E. WHEN A SEWER RUN BETWEEN TWO CONSECUTIVE MANHOLES OR CHAMBERS IS FOUND TO CONTRIBUTE INFILTRATION AT A RATE ABOVE THE ALLOWABLE, INSPECTION BY TELEVISION OR OTHER CAMERAS SHALL BE MADE BY THE CONTRACTOR AND AT THE CONTRACTOR'S EXPENSE DURING WET WEATHER, SO THAT THE DEFECTIVE SECTION OF SEWER CAN BE LOCATED AND REPAIRED. EACH INDIVIDUAL RUN OF SEWER FROM ONE MANHOLE TO THE NEXT MANHOLE SHALL COMPLY WITH THE ALLOWABLE RATE OF INFILTRATION OF 100 GALLONS PER INCH DIAMETER PER MILE OF SEWER PER 24 HOURS

E. EXFILTRATION TESTS

1. THIS TEST SHALL BE PERFORMED NO EARLIER THAN 14 CALENDAR DAYS AFTER THE TRENCHES ARE BACKFILLED

2. THE EXFILTRATION TEST FOR ALL DIAMETER SEWERS SHALL BE AS DESCRIBED BELOW. ALTHOUGH ACTUAL INFILTRATION WILL NORMALLY BE LESS THAN THAT INDICATED BY THE WATER EXFILTRATION TEST, THIS TEST DOES PROVIDE A POSITIVE MEANS OF SUBJECTING THE COMPLETED SEWER SYSTEM TO AN ACTUAL PRESSURE TEST. SINCE SANITARY SEWERS ARE NOT DESIGNED OR EXPECTED TO OPERATE AS A PRESSURE SYSTEM, CARE MUST BE EXERCISED IN CONDUCTING THE TEST AND CORRELATING THE RESULTS WITH THE ALLOWABLE EXFILTRATION LIMIT. ALL EQUIPMENT REQUIRED FOR THE TESTS SHALL BE FURNISHED BY THE CONTRACTOR

A. THE TEST IS USUALLY CONDUCTED BETWEEN ADJACENT MANHOLES. PRIOR TO THE TEST, ALL SERVICE LATERALS, STUBS AND FITTINGS WITHIN THE TEST SECTION SHOULD BE PLUGGED OR CAPPED AND ADEQUATELY BRACED OR BLOCKED TO WITHSTAND THE WATER PRESSURE RESULTING FROM THE TEST

B. IF MANHOLES ARE TO BE INCLUDED IN THE TEST, THE INLET PIPE TO EACH MANHOLE SHOULD BE BULKHEADED AND THE TEST SECTION FILLED WITH WATER THROUGH THE UPSTREAM MANHOLE. TO ALLOW AIR TO ESCAPE FROM THE SEWER, THE FLOW SHOULD BE AT A STEADY RATE UNTIL THE WATER LEVEL IN THE UPSTREAM MANHOLE PROVIDES AN AVERAGE PRESSURE OF 5 PSI AT THE HEAD AT THE CENTER POINT OF THE TEST SECTION. IF NECESSARY, PROVISIONS SHOULD BE MADE TO BLEED OFF ENTRAPPED AIR DURING THE FILLING OF THE TEST SECTION

C. ONCE THE TEST SECTION IS FILLED, THE WATER SHOULD BE ALLOWED TO STAND FOR AN ADEQUATE PERIOD OF TIME (AT LEAST 24 HOURS) TO ALLOW FOR WATER ABSORPTION BY THE PIPE AND MANHOLE. AFTER WATER ABSORPTION HAS STABILIZED, THE WATER LEVEL IN THE UPSTREAM MANHOLE IS BROUGHT UP TO THE PROPER TEST LEVEL AND THE LEVEL ESTABLISHED BY MEASURING DOWN FROM THE MANHOLE COVER OR OTHER CONVENIENT DATUM POINT. AFTER 24 HOURS, THE WATER ELEVATION SHOULD BE MEASURED FROM THE SAME REFERENCE POINT AND THE LOSS OF WATER DURING THE TEST PERIOD CALCULATED, OR THE WATER CAN BE RESTORED TO THE LEVEL EXISTING AT THE BEGINNING OF THE TEST AND THE AMOUNT ADDED USED TO DETERMINE THE LEAKAGE

D. TO EXCLUDE BOTH MANHOLES FROM THE TEST, IT IS NECESSARY TO BULKHEAD THE OUTLET PIPE FOR THE UPSTREAM MANHOLE. PROVISION MUST BE MADE IN THE BULKHEAD FOR FILLING THE PIPE AND EXPELLING TRAPPED AIR.

E. THE WATER LEVEL AT THE UPSTREAM MANHOLE SHALL BE COMPUTED AND VARIES ABOVE THE TOP OF THE PIPE. SINCE THE SEWER IS INSTALLED ON A GRADE, THE TEST SECTION DOWNSTREAM WILL BE SUBJECTED TO A GREATER PRESSURE. THEREFORE, THE TEST PRESSURE HEAD AT THE UPSTREAM MANHOLE SHOULD BE ADJUSTED SUCH THAT THE MAXIMUM PRESSURE ON THE PIPE BEING TESTED IS NOT GREATER THAN 10 PSI.

3. WHEN A SEWER RUN BETWEEN TWO CONSECUTIVE MANHOLES OR CHAMBERS IS FOUND TO CONTRIBUTE INFILTRATION AT A RATE ABOVE THE ALLOWABLE, INSPECTION BY TELEVISION OR OTHER CAMERAS SHALL BE MADE BY THE CONTRACTOR AND AT THE CONTRACTOR'S EXPENSE DURING WET WEATHER, SO THAT THE DEFECTIVE SECTION OF SEWER CAN BE LOCATED AND REPAIRED. EACH INDIVIDUAL RUN OF SEWER FROM ONE MANHOLE TO THE NEXT MANHOLE SHALL COMPLY WITH THE ALLOWABLE RATE OF INFILTRATION OF 100 GALLONS PER INCH DIAMETER PER MILE OF SEWER PER 24 HOURS

F. DEFLECTION TEST

ALL PVC SEWERS CONSTRUCTED UNDER THIS PROJECT SHALL BE INTERNALLY CHECKED NO EARLIER THAN 30 CALENDAR DAYS AFTER THE TRENCHES ARE BACKFILLED, WITH A FIVE PERCENT (5%) DEFLECTION "GO/NO-GO" MEAN DIAMETER MANDREL TO DETERMINE ANY SECTION OF PIPE UNABLE TO PASS THE "GO" TEST. SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

DEFLECTION TESTING MANDRELS OR "PIGS" SHALL BE PULLED THOUGH THE PIPE BY HAND OR HAND OPERATED WINCH. POWER WINCHES OR DRIVES ARE NOT PERMITTED.

G. INFILTRATION/EXFILTRATION TESTING OF SANITARY SEWER MANHOLES

PURSUANT TO SECTION 02276, THE CONTRACTOR IS REQUIRED TO COMPLETE AND PASS AN INFILTRATION OR EXFILTRATION TEST ON ALL SANITARY SEWER MANHOLES INSTALLED UNDER THIS CONTRACT, SUBJECT TO THE APPROVAL OF THE ENGINEER. THE TESTING OF THE MANHOLES CAN BE COMPLETED JOINTLY WITH THE TESTING OF THE INSTALLED SANITARY SEWER PIPE. THE CONTRACTOR IS ADVISED TO REFER TO SECTION 02276 ITEM 3.01.E FOR THE ACTUAL TESTING REQUIREMENTS ASSOCIATED WITH THE SANITARY MANHOLES.

3.04 SEPARATION OF WATER MAINS AND SEWERS

A. GENERAL

1. REQUIRED TO COMPLY WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION STANDARD 38.2 FOR ALL SEWER AND WATER MAIN CROSSINGS SHOWN OR NOTED ON THE DRAWINGS

B. HORIZONTAL SEPARATION

1. SEWERS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A 10 FOOT SEPARATION, THE APPROPRIATE REVIEWING AGENCY MAY ALLOW DEVIATION ON A CASE BY CASE BASIS IF SUPPORTED BY DATA FROM THE ENGINEER. SUCH DEVIATION MAY ALLOW INSTALLATION OF THE SEWER CLOSER TO A WATERMAIN IF:

A. IT IS LAID IN A SEPARATE TRENCH; OR IF
B. IT IS LAID IN THE SAME TRENCH WITH THE WATER MAIN LOCATED AT ONE SIDE OF A BENCH OF UNDISTURBED EARTH; AND IF
C. IN EITHER CASE THE ELEVATION OF THE TOP (CROWN) OF THE SEWER IS AT LEAST 18" BELOW THE BOTTOM (INVERT) OF THE WATERMAIN.

C. VERTICAL SEPARATION

1. SEWERS CROSSING WATERMAINS SHALL BE LAID TO PROVIDE MINIMUM VERTICAL DISTANCE OF 18" BETWEEN THE OUTSIDE OF THE WATERMAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATERMAIN IS EITHER ABOVE OR BELOW THE SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATERMAIN JOINTS. WHERE A WATERMAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATERMAIN.

D. UNAVAILABLE SEPARATION

1. WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, THE SEWER SHALL BE EITHER ENCASED IN CONCRETE PER THE DETAIL ON THE PLANS OR CONSTRUCTED USING ACCEPTABLE WATER PIPE, DUCTILE IRON OR PVC C900, AND PRESSURE TESTED TO 150 PSI ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING. THIS SHALL APPLY TO MAINLINE SEWERS, AS WELL AS 6" HOUSE LATERALS

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	07/29/2026



DRAWING NAME:
Utility Notes

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-408

Project No: 25-4080

1.b

Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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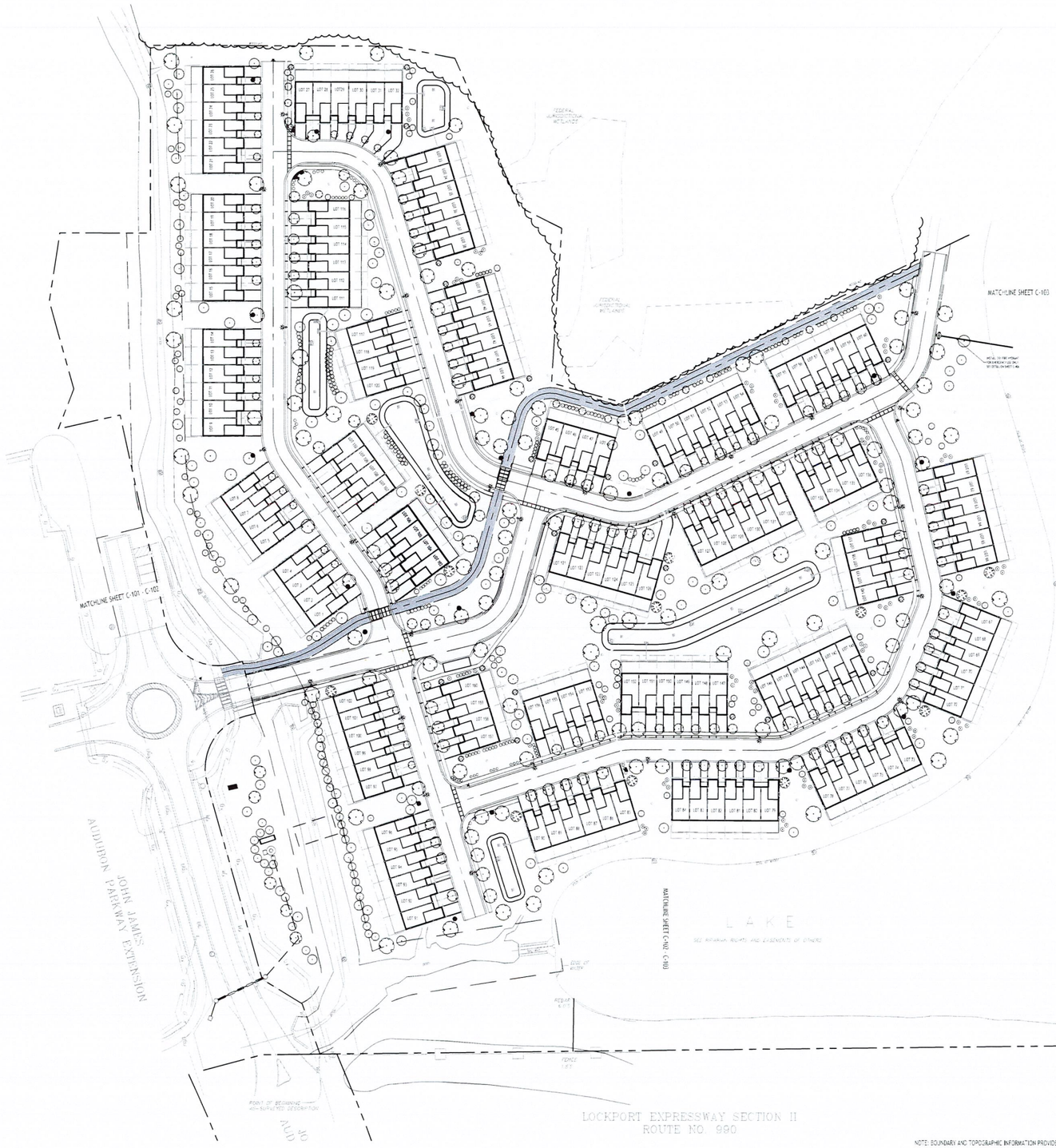

N

Overall Landscape Plan

SCALE: 1"=60

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

60' 0 60 120'

PER TOWN OF AMHERST CODE:
ALL REFUSE CONTAINERS & ALL MECHANICAL EQUIPMENT, UTILITY STRUCTURES, MULTIPLE METER BOARDS, GENERATORS, RPZ'S, & SIMILAR APPURTENANCES, INCLUDING THOSE WHICH ARE MOUNTED ON ANY PART OF A PRIMARY STRUCTURE SHALL BE SHOWN ON THE SITE PLAN & APPROPRIATELY SCREENED W/ A FENCE, WALL, &/OR LANDSCAPING AS REQUIRED BY 203-7-2-4(C)-6 203-7-2-4(D) OF TOWN CODE. SUCH SCREENING SHALL BE SHOWN ON THE PLANS SUBMITTED FOR REVIEW. PROVIDE GATE ON REFUSE ENCLOSURE THAT SHALL BE CLOSED WHENEVER REFUSE CONTAINER(S) ARE NOT BEING SERVICED & ENCLOSURE SHALL BE HIGH ENOUGH TO SCREEN THE REFUSE CONTAINERS WITHIN.

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LANDSCAPE NOTES:

1. ALL PLANTS INSTALLED SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED ON THE PLANS AND IN THE LATEST EDITION ON THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF, THE QUANTITIES SHOWN ARE A MINIMUM AND ARE FOR REFERENCE ONLY.
3. THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKEOUT OF ALL PLANTING MATERIAL LOCATIONS AND CONTACT THE OWNERS FIELD REPRESENTATIVE PRIOR TO ACTUAL INSTALLING. THE PLANTING MATERIAL LOCATIONS SHOWN ON THE PLANS ARE TO CONVEY THE DESIGN INTENT ONLY, ACTUAL LOCATIONS WILL BE FINALIZED BY THE OWNERS FIELD REPRESENTATIVE AT THE TIME OF INSTALLATION.
4. THE CONTRACTOR IS HEREBY NOTIFIED THAT IF UNDERGROUND UTILITIES EXIST IN THE VICINITY OF THE PLANTINGS, ALL PROPOSED PLANTINGS SHALL BE INSTALLED A MINIMUM OF 5' FROM ANY UNDERGROUND UTILITY. CONTACT THE OWNERS FIELD REPRESENTATIVE IF PLANTINGS SHOWN ON THE PLANS VIOLATE THIS SITUATION.
5. ALL TREES SHALL BE INSTALLED A MINIMUM OF 20' FROM ANY OVERHEAD ELECTRIC LINES.
6. PLANTING BACKFILL MIXTURE SHALL CONSIST OF 4 PARTS TOPSOIL, 1 PART PEAT MOSS, ½ PART WELL ROTTED MANURE, 10 LBS 5-10-5 PLANTING FERTILIZER THOROUGHLY MIXED PER CUBIC YARD.
7. STAKE AND WRAP TREES IMMEDIATELY FOLLOWING INSTALLATION.
8. ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED PINE BARK MULCH OVER 10 MIL. WEED MAT EQUAL TO WEEDBLOCK BY EASY GARDENER OR DEWITT WEED BARRIER.
9. THE AREAS ON THE PLAN TO BE SEEDED SHALL HAVE 4" MINIMUM OF TOPSOIL, DISK PLOWED, LEVELED AND HAND RAKED SMOOTH. SURFACE SHALL BE ROLLED TO REMOVE LUMPS.
10. ALL SEEDED AREAS SHALL BE HYDROSEEDED IN ACCORDANCE WITH THE SPECIFICATION INDICATED. WHERE REQUIRED BY CLIMATIC CONDITIONS, SLOPE OR SEASON OF PLANTING, SOD MAY BE SUBSTITUTED FOR SEEDING IN ORDER TO ACHIEVE THE REQUIRED COVERAGE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MOWING AND OTHER MAINTENANCE TO SEEDED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER. THIS SHALL INCLUDE WATERING DAILY FOR 15 DAYS OR AS REQUIRED BY WEATHER CONDITIONS AND RE-SEEDING OF THIN SPOTS FOLLOWING THE GERMINATION OF THE SEEDS.

PLANTING NOTES:

1. ALL INTERIOR LANDSCAPED AREAS SHALL HAVE A MINIMUM PLANTING SOIL DEPTH OF THREE (3) FEET AND BE FREE FROM ALL FORMS OF CONSTRUCTION DEBRIS AND FOREIGN MATERIAL.
2. ALL TREE PIT SAUCERS, SHRUB BEDS, ORNAMENTAL GRASS BEDS, AND PERENNIAL FLOWER BEDS SHALL RECEIVE 'PREEN' HERBICIDE AND THREE (3) INCHES DEPTH OF DARK SHREDDED HARDWOOD BARK MULCH.
3. ALL SEASONAL FLOWER BEDS SHALL BE A MINIMUM OF TWELVE (12) INCHES DEEP WITH A WELL-BLENDED MIXTURE OF 50% PEAT MOSS & 50% SCREENED TOPSOIL. SEASONAL FLOWER BEDS SHALL RECEIVE 'PREEN' HERBICIDE. NO MULCH SHALL BE INSTALLED IN THE SEASONAL FLOWER BEDS.
4. ALL DECIDUOUS AND EVERGREEN TREES SHALL BE STAKED WITH THREE (3) TREE STAKES AS PER TREE PLANTING DETAIL.

LEGEND

DECIDUOUS TREE

SMALL TREE

EVERGREEN TREE/SHRUB

BUSH/ORNAMENTAL GRASS

PERENNIAL

TOWN OF AMHERST APPROVAL BOX:

CARMINA WOOD DESIGN
Buffalo | Utica | Greensboro

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

REGISTERED LANDSCAPE ARCHITECT
ROBERT C. WILLIAMS
NO. 001196
STATE OF NEW YORK

DRAWING NAME:
Overall
Landscpe Plan

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
L-100

Project No: 25-4080

Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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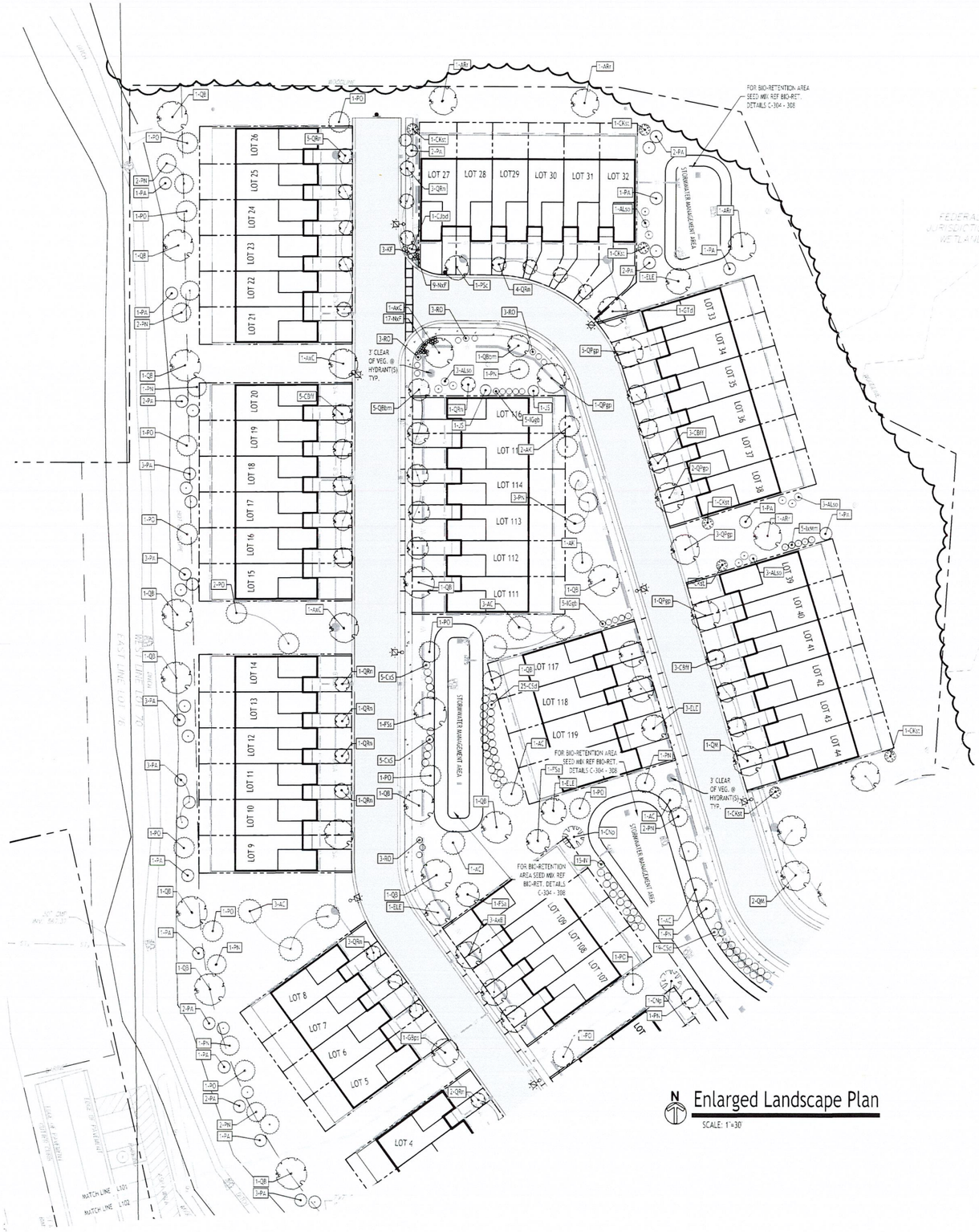

N Enlarged Landscape Plan

SCALE: 1"=30

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30' 0 15 30 60'

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Townhomes at Muir Woods

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No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

REGISTERED LANDSCAPE ARCHITECT ROBERT C. WALTER NO. 001790 STATE OF NEW YORK

DRAWING NAME:
Enlarged Landscape Plan

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
L-101

Project

Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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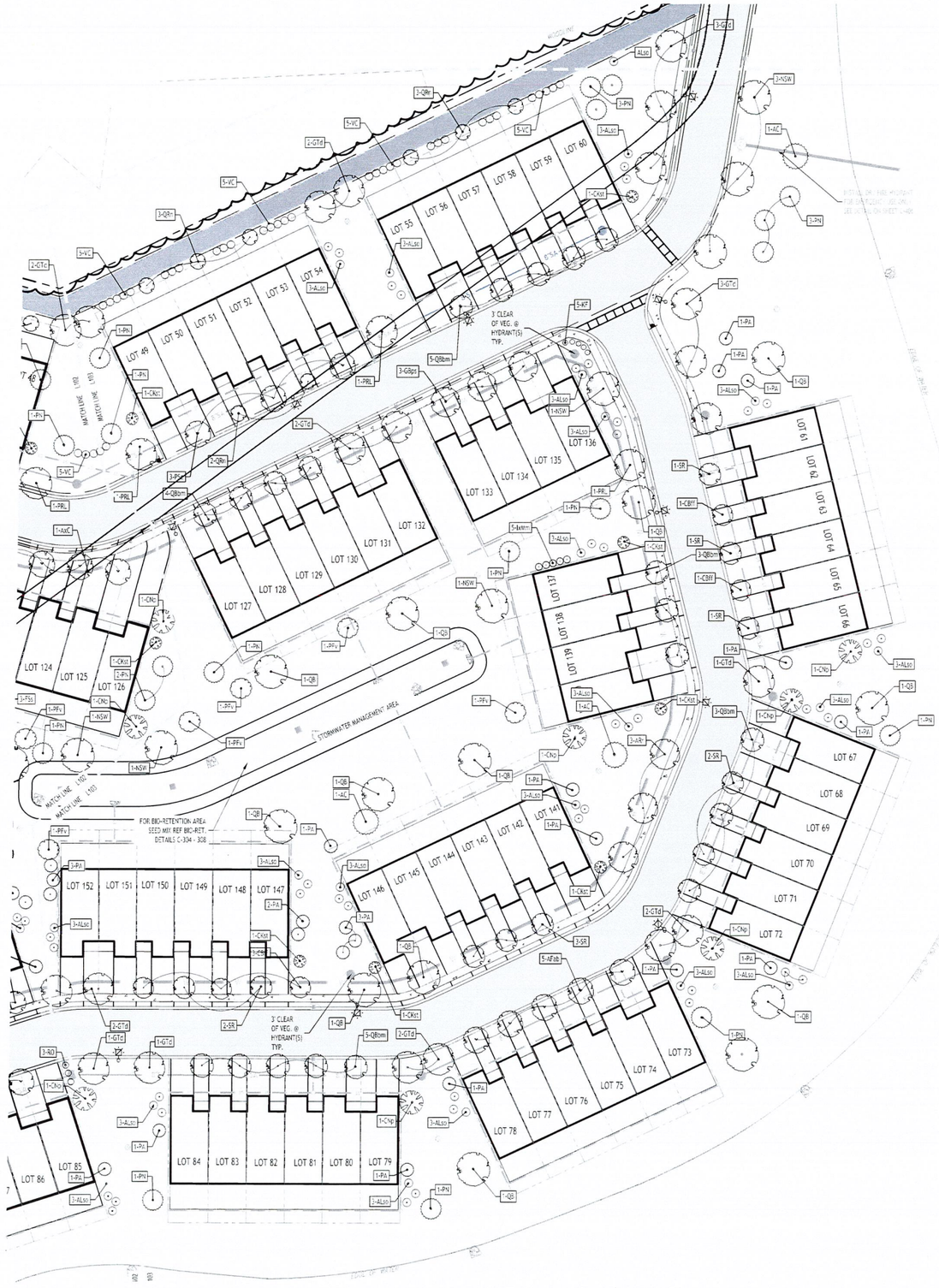

Enlarged Landscape Plan

SCALE: 1" =30'

PER TOWN OF AMHERST CODE:
ALL REFUSE CONTAINERS & ALL MECHANICAL EQUIPMENT, UTILITY STRUCTURES, MULTIPLE METER BOARDS, GENERATORS, RPTs, & SIMILAR APPURTENANCES, INCLUDING THOSE WHICH ARE MOUNTED ON ANY PART OF A PRIMARY STRUCTURE SHALL BE SHOWN ON THE SITE PLAN & APPROPRIATELY SCREENED W/ A FENCE, WALL, &/OR LANDSCAPING AS REQUIRED BY 203-7-2-4(C) & 203-7-2-4(D) OF TOWN CODE. SUCH SCREENING SHALL BE SHOWN ON THE PLANS SUBMITTED FOR REVIEW. PROVIDE GATE ON REFUSE ENCLOSURE THAT SHALL BE CLOSED WHENEVER REFUSE CONTAINER(S) ARE NOT BEING SERVICED & ENCLOSURE SHALL BE HIGH ENOUGH TO SCREEN THE REFUSE CONTAINERS WITHIN.

PER TOWN OF AMHERST CODE:
ALL DEAD OR MISSING EXISTING PLANTS FROM THE PREVIOUSLY APPROVED SITE PLANS SHALL BE REPLACED/INSTALLED AS PER ZONING ORDINANCE 7-2-3(A)(1). CONTRACTOR SHALL REFER TO PREVIOUSLY APPROVED SITE AND LANDSCAPE PLANS BY OTHERS FOR ALL LANDSCAPE REFERENCES.

PER TOWN OF AMHERST CODE:
CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE, INCLUDING BY NOT LIMITS TO, RETAIN WALLS WHICH PREVENT PILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS AS PER ZONING ORDINANCE 7-2-3(B)(3).

LANDSCAPE NOTES:

1. ALL PLANTS INSTALLED SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED ON THE PLANT AND IN THE LATEST EDITION ON THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF. THE QUANTITIES SHOWN ARE A MINIMUM AND ARE FOR REFERENCE ONLY.
3. THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKEOUT OF ALL PLANTING MATERIAL LOCATIONS AND CONTACT THE OWNERS FIELD REPRESENTATIVE PRIOR TO ACTUALL INSTALLING. THE PLANTING MATERIAL LOCATIONS SHOWN ON THE PLANS ARE TO CONVEY THE DESIGN INTENT ONLY. ACTUAL LOCATIONS WILL BE FINALIZED BY THE OWNERS FIELD REPRESENTATIVE AT THE TIME OF INSTALLATION.
4. THE CONTRACTOR IS HEREBY NOTIFIED THAT IF UNDERGROUND UTILITIES EXIST IN THE VICINITY OF THE PLANTINGS. ALL PROPOSED PLANTINGS SHALL BE INSTALLED A MINIMUM OF 5' FROM ANY UNDERGROUND UTILITY. CONTACT THE OWNERS FIELD REPRESENTATIVE IF PLANTINGS SHOWN ON THE PLANS VIOLATE THIS SITUATION.
5. ALL TREES SHALL BE INSTALLED A MINIMUM OF 20' FROM ANY OVERHEAD ELECTRIC LINES.
6. PLANTING BACKFILL MIXTURE SHALL CONSIST OF 4 PARTS TOPSOIL, 1 PART PEAT MOSS, ¼ PART WELL ROTTED MANURE, 10 LBS 5-10-5 PLANTING FERTILIZER THOROUGHLY MIXED PER CUBIC YARD.
7. STAKE AND WRAP TREES IMMEDIATELY FOLLOWING INSTALLATION.
8. ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED PINE BARK MULCH OVER 10 MIL. WEED MAT EQUAL TO "WEEDBLOCK" BY EASY GARDENER OR DEWITT" WEED BARRIER.
9. THE AREAS ON THE PLAN TO BE SEEDED SHALL HAVE 4" MINIMUM OF TOPSOIL, DISK PLOWED, LEVELED AND HAND RAKED SMOOTH. SURFACE SHALL BE ROLLED TO REMOVE LUMPS.
10. ALL SEEDED AREAS SHALL BE HYDROSEEDED IN ACCORDANCE WITH THE SPECIFICATION INDICATED. WHERE REQUIRED BY CLIMATIC CONDITIONS, SLOPE OR SEASON OF PLANTING, SOD MAY BE SUBSTITUTED FOR SEEDING IN ORDER TO ACHIEVE THE REQUIRED COVERAGE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MOWING AND OTHER MAINTENANCE TO SEEDED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER. THIS SHALL INCLUDE WATERING DAILY FOR 15 DAYS OR AS REQUIRED BY WEATHER CONDITIONS AND RE-SEEDING OF THIN SPOTS FOLLOWING THE GERMINATION OF THE SEEDS.

PLANTING NOTES:

1. ALL INTERIOR LANDSCAPED AREAS SHALL HAVE A MINIMUM PLANTING SOIL DEPTH OF THREE (3) FEET AND BE FREE FROM ALL FORMS OF CONSTRUCTION DEBRIS AND FOREIGN MATERIAL.
2. ALL TREE PIT SAUCERS, SHRUB BEDS, ORNAMENTAL GRASS BEDS, AND PERENNIAL FLOWER BEDS SHALL RECEIVE "PREEN" HERBICIDE AND THREE (3) INCHES DEPTH OF BARK SHREDDED HARDWOOD BARK MULCH.
3. ALL SEASONAL FLOWER BEDS SHALL BE A MINIMUM OF TWELVE (12) INCHES DEEP WITH A WELL-BLENDED MIXTURE OF 50% PEAT MOSS & 50% SCREENED TOPSOIL. SEASONAL FLOWER BEDS SHALL RECEIVE "PREEN" HERBICIDE. NO MULCH SHALL BE INSTALLED IN THE SEASONAL FLOWER BEDS.
4. ALL DECIDUOUS AND EVERGREEN TREES SHALL BE STAKED WITH THREE (3) TREE STAKES AS PER TREE PLANTING DETAIL.

LEGEND

DECIDUOUS TREE

SMALL TREE

EVERGREEN TREE/SHRUB

BUSH/ORNAMENTAL GRASS

PERENNIAL

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR IT'S ACCURACY.

30' 0 30' 60'

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Townhomes at Muir Woods
770 John James Audubon Parkway
Amherst, New York

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

JOHN PETER WOLTER, LANDSCAPE ARCHITECT, STATE OF NEW YORK, NO. 001798

DRAWING NAME:
Enlarged Landscape Pan

Date: 03.12.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-103

Project No: 25-4080

Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Plant Schedule - 770 John James Audobon Parkway, Amherst, New York

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
		DECIDUOUS TREES			
QB	34	Quercus bicolor	Swamp White Oak	2 1/2" - 3" CAL.	B&B, HT. 60', W 40'
GTd	31	Gleditsia triacanthos I "Draves"	Street Keeper Honey Locust	2 1/2" - 3" CAL.	B&B, HT. 40', W 35'
AxC	14	Aesculus x carnea 'Briotii'	Red Horse Chestnut	2 1/2" - 3" CAL.	B&B, HT. 60', W 40'
AxB	3	Aesculusx bushii 'Aaron 1'-	Mystic Ruby Buckeye	2 1/2" - 3" CAL.	B&B, HT. 30', W 15'
ARr	7	Acer rubrum 'Redpointe'	Sun Valley Red Maple	2 1/2" - 3" CAL.	B&B, HT. 40', W 35'
QM	3	Quercus macrocarpa 'JFS-KW3' PP22815	Urban Pinnacle Oak	2 1/2" - 3" CAL.	B&B, HT. 55', W 25'
AFab	5	Acer freemanii 'Jeffersred'	Autumn Blaze Maple	2 1/2" - 3" CAL.	B&B, HT. 40', W 35'
QPgp	5	Quercus palustris 'Green Pillar'	Green Pillar Pin Oak	2 1/2" - 3" CAL.	B&B, HT. 35', W 18'
NSW	7	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	2 1/2" - 3" CAL.	B&B, HT. 35', W 18'
CBff	16	Carpinus betulus 'Frans Fontaine'	European Hornbeam - Frans Fontaine	2 1/2" - 3" CAL.	B&B, HT. 35', W 15'
QRn	39	Quercus robur x bicolor Nadler PP17604'	Kindred Spirit Oak	2 1/2" - 3" CAL.	B&B, HT. 30', W 6'
QBbm	32	Quercus bicolor 'Bonnie & Mike'	Bonnie & Mike Oak	2 1/2" - 3" CAL.	B&B, HT. 40', W 15'
FSbt	10	Nyssa sylvatica 'JFS-red'	Fire Starter Back Tupelo	2 1/2" - 3" CAL.	B&B, HT. 35', W 18'
FSa	7	Fagus asplenifolia	Fernleaf Beech	2 1/2" - 3" CAL.	B&B, HT. 35', W 25'
GBps	12	Ginkgo biloba 'Princeton Sentry'	Prnceton Sentry Ginkgo(Maidenhair Tree)	2 1/2" - 3" CAL.	B&B, HT. 40', W 20'
FSs	5	Fagus sylvatica 'Riversii'	Rivers Purple Beech	2 1/2" - 3" CAL.	B&B, HT. 60', W 40'
PSc	7	Prunus sargenti 'Columnaris'	Columnar Sargent Cherry	2 1/2" - 3" CAL.	B&B, HT. 35', W 15'
PRL	6	Robinia pseudoacacia 'Purple Robe'	Purple Robe Black Locust	2 1/2" - 3" CAL.	B&B, HT. 35', W 15'
ELE	9	Ulmus parviflora 'BNSUBF'	Everclear Lacebark Elm	2 1/2" - 3" CAL.	B&B, HT. 40', W 20'
		SMALL / ORNAMENTAL TREES			
CKst	23	Cornus kousa "Snow Tower 'PPAF'	Snow Tower Kousa Dogwood	1 1/2" x 2 1/2" CAL.	B&B, HT. 15', W 8'
SR	16	Syringa reticulata	Ivory Silk Lilac	1 1/2" X 2 1/2" CAL.	B&B, HT. 20', W 15'
ALso	82	Amelanchier laevis 'Standing Ovation'	Standing Ovation Serviceberry	1 1/2" x 2" CAL.	B&B, HT. 20', W 15'
		EVERGREEN TREES			
JS	2	Juniperus scopolarum 'Skyrocket'	Skyrocket Juniper	6-8' Tall	B&B, HT. 16', W 4'
PA	68	Picea abies 'Hillside upright'	Norway Spruce - Upright	6-8' Tall	B&B, HT. 20', W 8'
AC	16	Abies concolor	White Fir	6-8' Tall	B&B, HT. 60', W 20'
JV	12	Juniperus virginiana 'Emerald Sentinel'	Eastern Red Cedar	6-8' Tall	B&B, HT. 20', W 8'
CNp	13	Chamaecyparis nootkatensis 'Pendula'	Weeping Nootka Cypress	6-8' Tall	B&B, HT. 20', W 8'
PFv	11	Pinus flexilis 'Vanderwolf's Pyramid"	Vanderwolf's Pyramid Limber Pine	6-8' Tall	B&B, HT. 20', W 8'
CJbd	3	Cryptomeria Japonica 'Black Dragon'	Back Dragon Japanese cedar	6-8' Tall	B&B, HT. 30', W 15'
PN	74	Pinus nigra	Austrian Pine	6-8' Tall	B&B, HT. 40', W 20'
PO	16	Picea omorika	Siberian Spruce	6-8' Tall	B&B, HT. 40', W 12'
AK	3	Abies koreana	Korean Fir	6-8' Tall	B&B, HT. 35, W 12'
GG	23	Thuja standishii x plicata 'Green Giant'	Green Giant Arborvitae	6-8' Tall	B&B, HT. 40', W 16'
		SHRUBS			
IGb	22	Ilex glabra compacta	Inkberry Holly - Compact	24-36" Tall	B&B, HT. 4', W 4'
CSd	44	Cornus sericea	Red Twig Dogwood	24-36" Tall	B&B, HT. 4', W 4'
IGgb	20	Ilex glabra 'Gem Box'	Gem-box Inkberry Holly	24-36" Tall	B&B, HT. 4', W 4'
IxM	15	Ilex x meserveae	Blue Princess Holly	24-36" Tall	B&B, HT. 5', W 5'
SNbl	6	Sambucus nigra 'Eva' Black Lace	Black Elder	24-36" Tall	B&B, HT. 4', W 3'
IV	15	Ilex verticillata	Winterberry Holly	24-36" Tall	B&B, HT. 7', W 5'
VC	37	Viburnum carlesii	Korean Spice Viburnum	24-36" Tall	B&B, HT. 5', W 5'
AFR	32	Cornus stolonifera 'Arctic Fire'	Arctic Fire Red Twig Dogwood	24-36" Tall	B&B, HT. 4', W 4'
CxS	10	Chaenomeles speciosa 'Scarlet Storm'	Double Take Scarlet Flowering Quince	24-36" Tall	B&B, HT. 6', W 6'
		GRASSES / PERENNIALS / GROUNDCOVERS			
RO	18	Andropogon Gerardii 'Red October'	Red October Big Blue Stem	18-24" Tall	Cont. #3, HT. 4', W 4'
KF	22	Calamagrostis x acutiflora	Karl Foerster Reed Grass	18-24" Tall	Cont. no.3 - 3'Tall, 3'Wide
NxF	32	Nepeta x fraassenii	Nepeta - Walkers Low Catmint	6-12" Tall	Cont. no.3 - 18" Tall, 1-4'Wide

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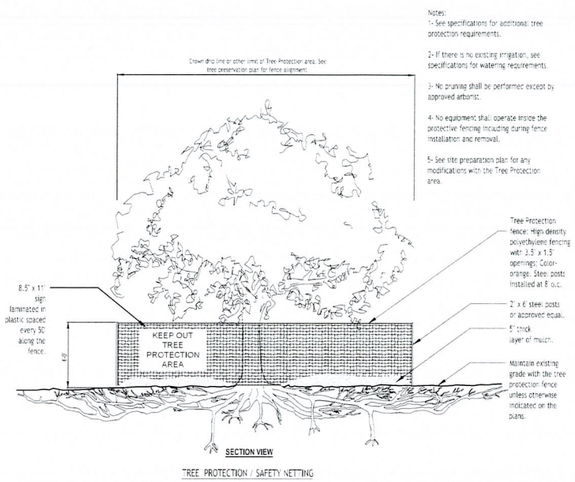
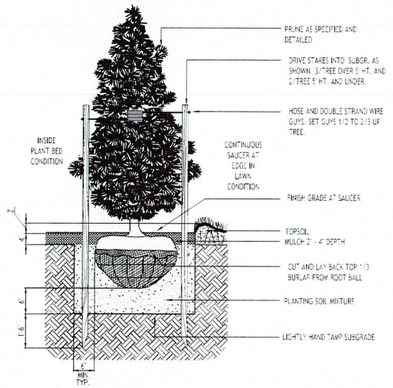
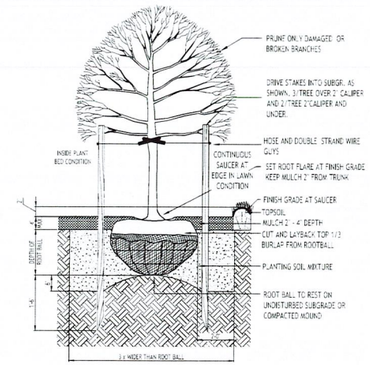


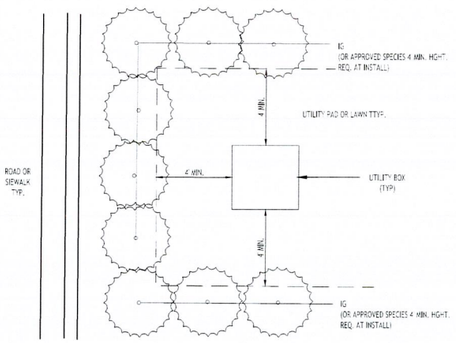
TREE PROTECTION / SAFETY NETTING



STD. EVERGREEN PLANTING



STD. DECIDUOUS TREET PLANTING

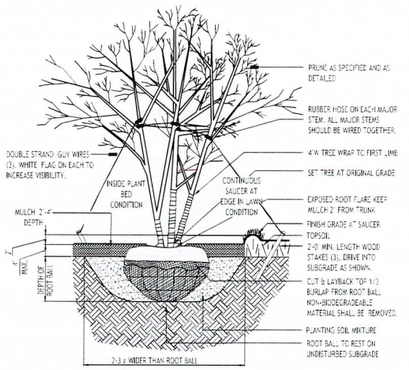


TYPICAL CONDITION PLAN VIEW (N.T.S.)

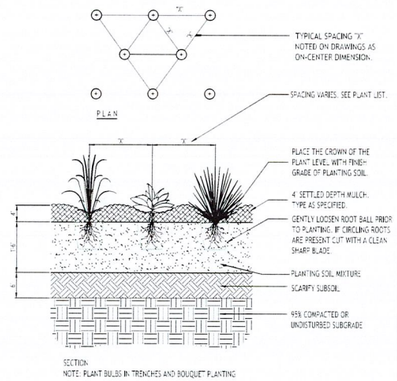
NOTES:

1. USE EVERGREEN SHRUBS TO SCREEN ALL ABOVEGROUND UTILITY BOXES AND INFASTRUCTURE FROM ADJACENT ROAD OR SIDEWALK PER TOWN OF AMHERST CODE
2. PROVIDE A MINIMUM 4' OFFSET FROM THE SHRUBS PLANTED EDGE TO THE EDGE OF THE UTILITY BOX TO ALLOW ENOUGH CLEARANCE FOR UTILITY MAINTENANCE TO BE PERFORMED

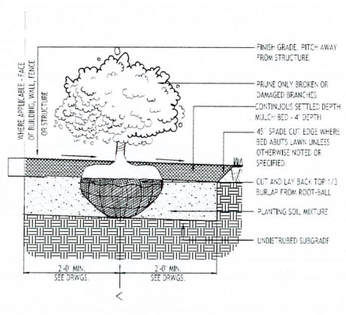
TYPICAL SHRUB PLANTING TO SCREEN UTILITY INFASTRUCTURE



DECIDUOUS TREE PLANTING - MULTI - STEM



GROUND COVER PLANT SPACING



STD. SHRUB PLANTING

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS: No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

NEW YORK STATE LICENSED LANDSCAPE ARCHITECT ROBERT C. WALKER NO. 001176 STATE OF NEW YORK

DRAWING NAME:
Landscape Details
Plant Schedule

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
L-104

Project No. 25-1080

Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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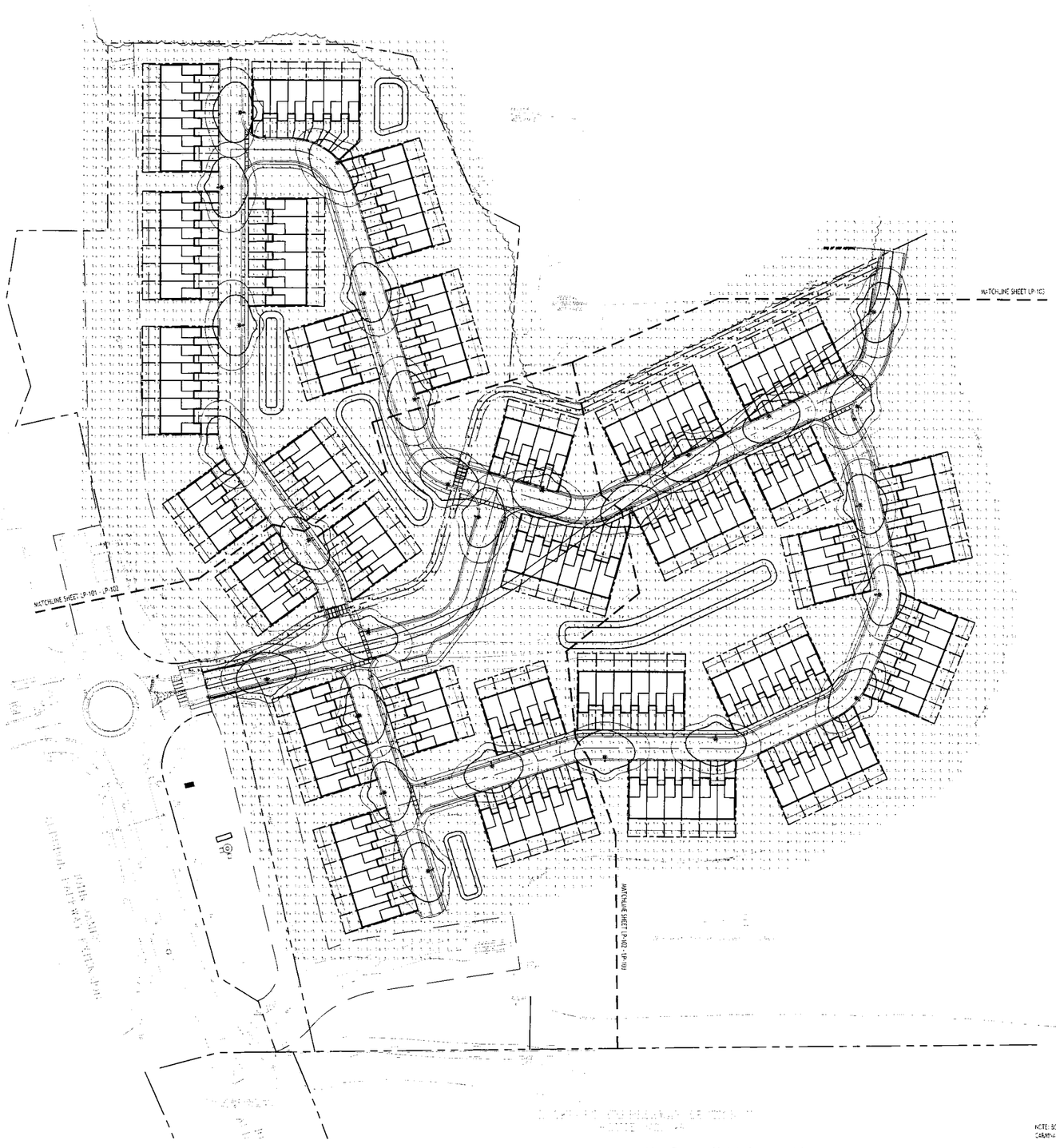

N

Overall Lighting Plan

SCALE: 1"=60

Luminaire Schedule			
Symbol	Qty	Label	Description
	27	S2	Gardco #OPF-S-A03-840-T2M (9,840lm)

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
Overall Site	Illuminance	Fc	0.36	3.0	0.0
Roadway	Illuminance	Fc	1.29	3.0	0.0

Calculation/Layout Notes

1. Calculations are the expected maintained illumination
2. Calculations are measured at grade
3. Surface reflectance is 20%
4. Mounting Heights: 23ft (all)
5. All lights are dark sky compliant

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY

60 30 0 60 120FT

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK
CHRISTOPHER WOOD
076994
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Overall
Lighting Plan

Date: 03.13.26
Drawn By: D. Feves
Scale: As Noted

DRAWING NO.

LP-100

Project

Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)



N Enlarged Lighting Plan
SCALE: 1"=30'

Luminaire Schedule			
Symbol	Qty	Label	Description
	27	S2	Gardco #OPF-S-A03-840-T2M (9,840lm)

Calculation Summary					
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TOWN OF AMHERST APPROVAL BOX:

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Buffalo | Utica | Greensboro

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770 John James Audubon Parkway
Amherst, New York

REVISIONS:

No.	Description	Date
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STATE OF NEW YORK
R. CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Enlarged Lighting Plan

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
LP-101

Project

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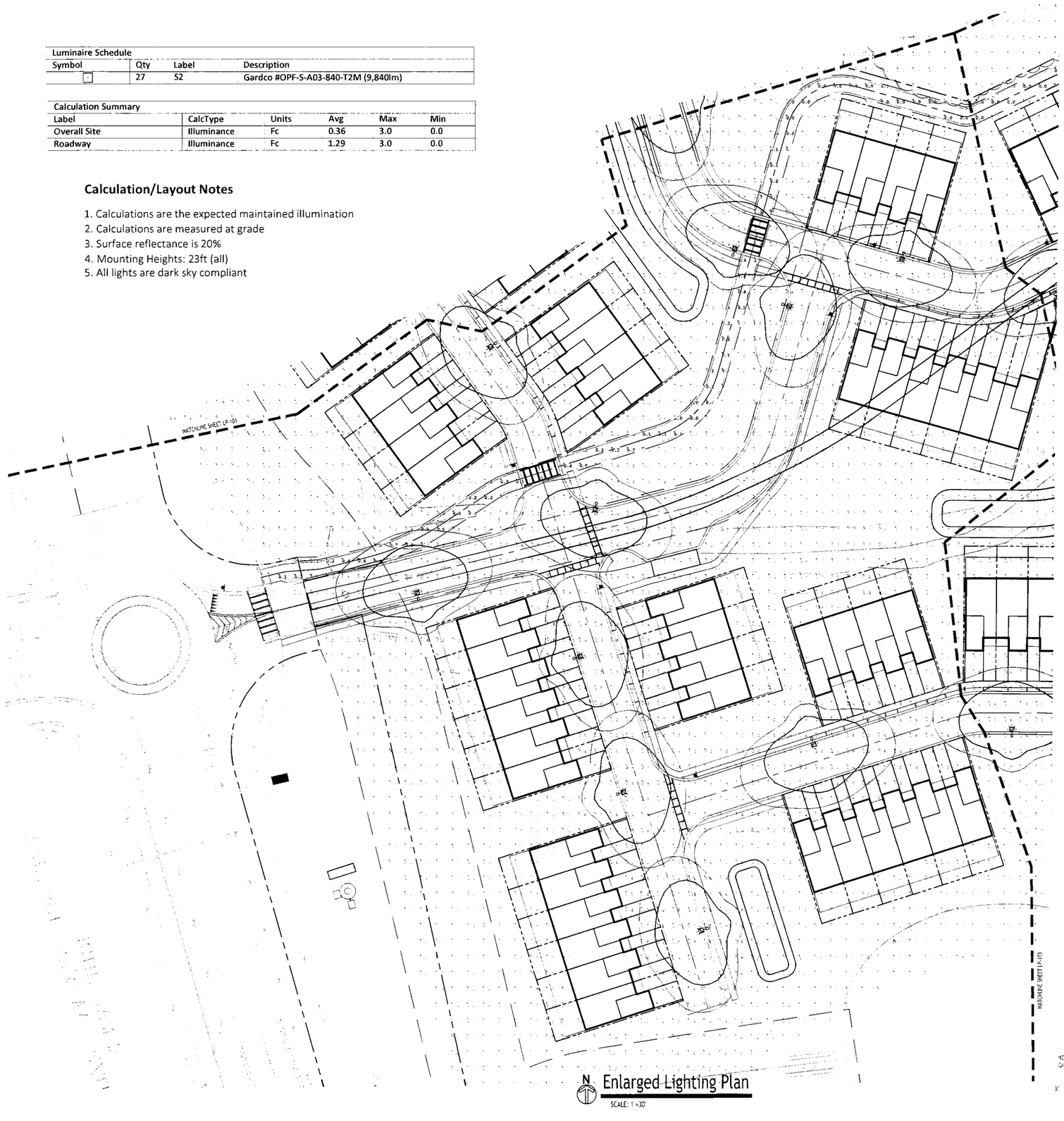

N Enlarged Lighting Plan
SCALE: 1" = 30'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 15' 0' 30' 60'

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Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS:

No.	Description	Date
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STATE OF NEW YORK
CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

TOWN OF AMHERST APPROVAL BOX:

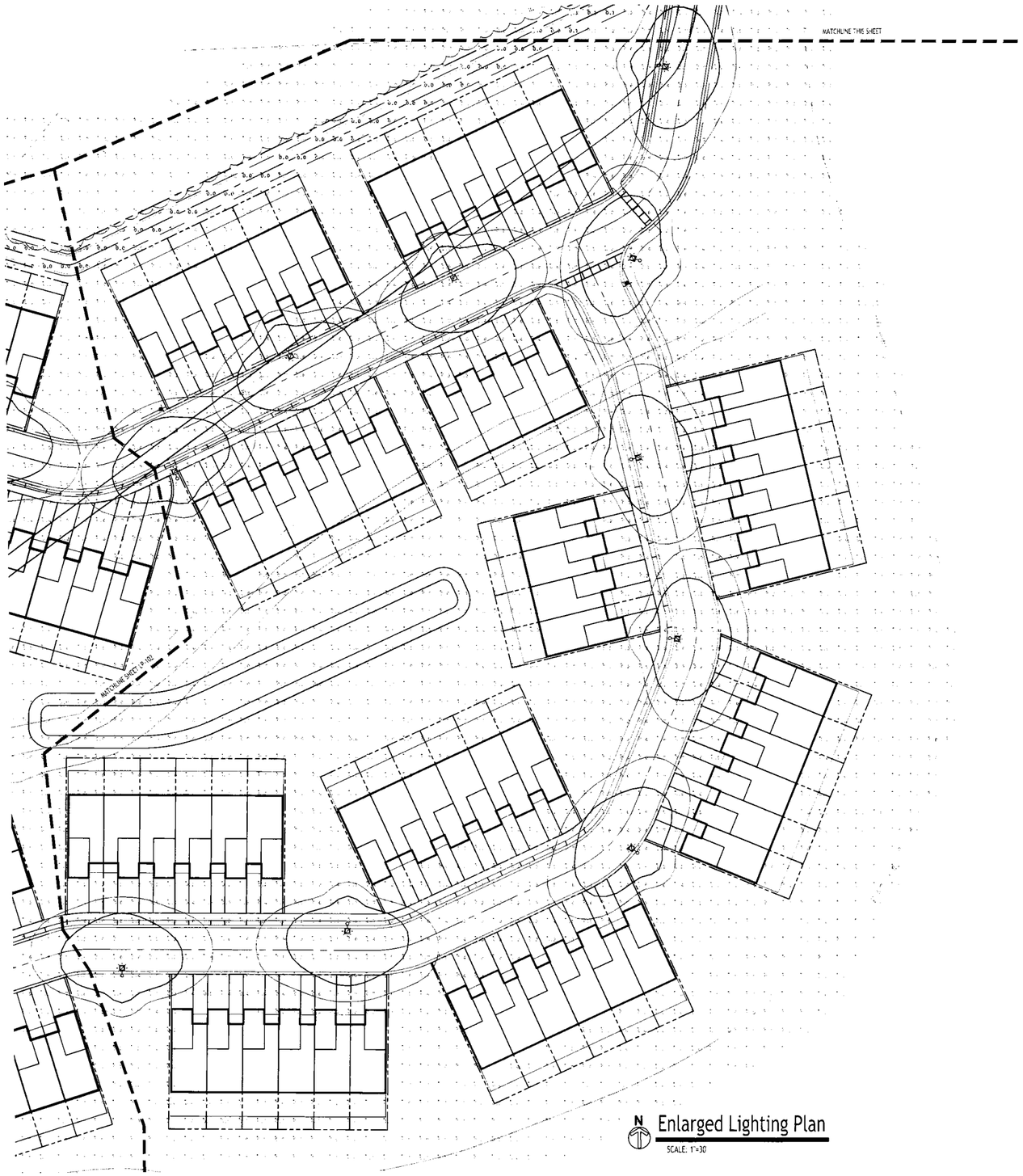
DRAWING NAME:
Enlarged Lighting Plan

Date: 03.12.26
Drawn By: D. Feyes
Scale: As Noted

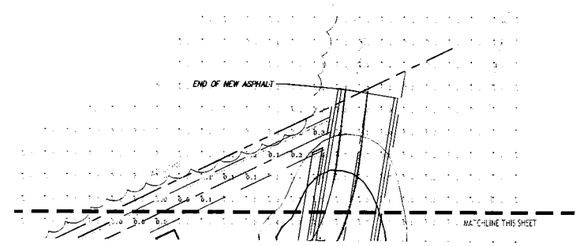
DRAWING NO.
LP-102

Project

Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)



N Enlarged Lighting Plan
SCALE: 1"=30'



Luminaire Schedule			
Symbol	Qty	Label	Description
	27	S2	Gardco #OPF-S-A03-840-T2M (9,840lm)

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
Overall Site	Illuminance	Fc	0.36	3.0	0.0
Roadway	Illuminance	Fc	1.29	3.0	0.0

Calculation/Layout Notes

1. Calculations are the expected maintained illumination
2. Calculations are measured at grade
3. Surface reflectance is 20%
4. Mounting Heights: 23ft (all)
5. All lights are dark sky compliant

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK
R. CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Enlarged Lighting Plan

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
LP-103

Project

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Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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GARDCO

Site and Area

OptiForm

OPF-S Small



Gardco OptiForm site and area luminaires are available in three sizes: small, medium and large. Featuring the latest in LED technology, OptiForm achieves up to 192 lumens per watt. Eleven optical distributions are available, suitable for a range of outdoor lighting applications. OptiForm features a unique mounting system with a two-piece housing for hassle-free installation. Mounting options include a standard arm, mast arm, and wall mount bracket. Service Tag is a standard feature with every OptiForm luminaire, providing maintenance or upgrade assistance throughout the life of the product.

Project:
Location:
Cat. No.
Type:
Lumen: Qty:
Notes:

Ordering guide

example: OPF-S-A01-840-T4M-AR1-120-BL50-L3-BZ

Luminaire	Configuration (nom. lumens)		Color Temperature	Distribution			Mounting	Voltage
OPF-S								
OPF–S OptiForm Small Area	**Site and Area**	**Precision Plus*** (T3M, T4M, T4W, T5M only)	827 80CRI 2700K	AFR Autofront row	LCL LEED corner optic left	ARM[1,2] Arm mount (standard)	120 120V
	A01 7,000 lumens	P01 2,500 lumens	830 80CRI 3000K	T2M Type 2 medium	LCR LEED corner optic right	MAR[1] Mast arm	208 208V
	A02 9,000 lumens	P02 4,000 lumens	840 80CRI 4000K	T3M Type 3 medium	BLC Back light control	WAL Wall mount	240 240V
	A03 11,000 lumens	P03 6,500 lumens	727 70CRI 2700K	T4M Type 4 medium	2RL Type 2 rotated left 90°	MOS[2] Mounting ordered separately	277 277V
	A04 15,000 lumens	P04 9,000 lumens	730 70CRI 3000K	T4W Type 4 wide	2RR Type 2 rotated right 270°		347 347V
	A05 17,000 lumens	P05 11,500 lumens	740 70CRI 4000K	T5N Type 5 narrow	3RL Type 3 rotated left 90°		480 480V
	A06 19,000 lumens	P06 14,000 lumens	750 70CRI 5000K	T5M Type 5 medium	3RR Type 3 rotated right 270°		UNV 120–277V
	A07 20,000 lumens	P07 16,500 lumens		T5W Type 5 wide	4RL Type 4 rotated left 90°		HVU[3] 347–480V
		P08 19,000 lumens			4RR[3] Type 4 rotated right 270°		
		P09 22,000 lumens					

Dimming Controls	Sensing	Options (electrical, mechanical, etc)	Emergency	Finish
The following options include 0–10V Driver		None Surge protector 10kV/10kA standard	EM[4,14,15] Emergency Battery Pack (0–40 °C)	**Standard textured finish**
none 0–10V dimming driver		SP2 Surge protector 20kV/10kA (option)	Available with precision plus optics P01–P03 only	BK Black
DLE[4,5] Dimming leads externally accessible (controls by others)		FS1[6] Single fuse (120, 277, or 347VAC)		WH White
FAWS[4,6,7] Field adjustable wattage selector		FS2[6] Double fuse (208, 240, or 480V)		BZ Bronze
BLS0[8,9] Bi-level with motion sensor	L2 PIR sensor, #2 lens (Required if BLSG is selected)	PCR[8,10] Photocontrol button connected to 0–10V driver		DG Dark Gray
	L3 PIR sensor, #3 lens (Required if BLSG is selected)	TR5 NEMA Twist-lock 5-pin receptacle connected to 0–10V driver		MG Medium Gray
The following options include ER/DALI Driver	**WAP sensor options**	TR7[11] 7-pin twist lock receptacle connected to DALI compliant driver		**Customer specified**
WAP[4,9,12] Wireless Interact (includes SR driver and SR receptacle)	LS Low (7–15' mounting height) sensor, black color housing, wireless Interact...integral	TL3[11,12] 7-pin twist lock receptacle connected to DALI compliant driver w/ 3-pin photocell		QC Special optional color or RAL, consult factory
SRDR[4,9,11] SR driver connected to 2hage socket (DA)	LW Low (7–15' mounting height) sensor, white color housing			SC Special color (must supply color chip; requires factory quote)
DynaDimmer: Automatic Profile Dimming	HB[9] High (15'–40' mounting height) sensor, black color housing	EHS Housing machined to accept external house side shield for field install. Must be combined with OPF-S-EHS-1 accessory.		
CS50[4,9] Security 50% dimming, 7 hours	HW[9] High (15'–40' mounting height) sensor, white color housing	BAC[16] Meets the requirements of the Buy American Act of 1933 (BAA)		
CM50[4,9] Median 50% dimming, 8 hours				
CS30[4,9] Security 30% dimming, 7 hours				
CM30[4,9] Median 30% dimming, 8 hours				

1. Extended leadtime applies. Consult factory for details.
2. Mounts to a square pole with knockout for 4–5" OD round pole.
3. Mounts to a horizontal 2–3/8" OD x 5" Long tenon.
4. Must be ordered with mounting accessory. Photocell option (TR7) must be selected with mounting accessory. See Page 2 for options.
5. Not available with other dimming control options (mutually exclusive).
6. Not available with motion sensor (physical restriction).
7. Must be specified with a motion sensor lens (L2).
8. Not available with PCB, TR5.
9. Must be specified with a motion sensor LW, LB.
10. Not available with TR7, TLP.
11. Must specify input voltage.
12. Not available in HVU [347–480V].
13. Not available with lumen packages P01, P02 in UNV [120–277] and with lumen packages A01–A03, P01–P03 in HVU [347–480].
14. Not available for lumen packages P04–P09.
15. Not available with DynaDimmer: SRDR, FAWS, FS1, FS2, DLEA, BLS0
16. Precision Plus Optics (P01–P09) available only with T2M, T3M, T4M, and T5M optical distributions and are non-rotatable.
17. OPF-RMB accessory recommended for retrofit applications.
18. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.

interact

DARKSKY APPROVED

DLC LISTED

DLC LISTED PREMIUM

cULus

OPF–S OptiForm small

Site & area luminaire

Shielding Accessory Kits (order separately)

Field adjustable. Can be ordered with luminaire or separately.

OPF–S-EHS-1*	External house side shield (field installed)
OPF–S-HIS–1***	Internal house side shields. For Area optic types T2M, T3M, and T5N.
OPF–S-HIS–T4-1***	Internal house side shield for Area optic types T4M and T4W, qty 1.
OPF–S-HIS–SH/SH–1***	Internal house side shield for Area optic types T5M and T5W, qty 1

*Must select EHS option on luminaire options section.
**Not available for Precision Plus (P01–P09).
***Standard internal house shields (HIS) can be used for rotated optics.

Luminaire Accessories (order separately)

Pole Mount Fusing

FP1	Pole mount single fuse (120V, 277V, or 347V)
FP2	Pole mount double fuse (208V, 240V, or 480V)
FP3	Pole mount double fuse canadian double pull (208V, 240V, or 480V)

Photocell Accessories

P400S	Shorting cap

Mountings (boxed and shipped separately)

Must choose Mounting Options separately (MOS) when ordering luminaire. Mounting Options for attachment of arm to pole prior to luminaire installation.

Standard Arm

OPF–ARI–(F)[1,2]	Standard arm mount
OPF–ARI–TR7–(F)[1,2,3]	Mast arm mount with 7-pin (TR7) receptacle

Wall Mount

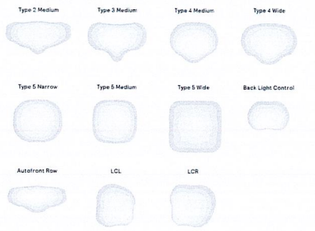
OPF–WAL–(F)	Wall mount bracket
OPF–WAL–TR7–(F)[3]	Wall mount with 7-pin (TR7) receptacle

Mast Arm

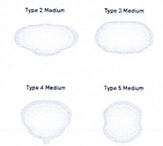
OPF–MAR–(F)[1]	Mast arm mount
OPF–MAR–TR7–(F)[1,3]	Mast arm mount with 7-pin (TR7) receptacle

Optical Distributions

Site and Area Optics



Precision Plus Optics



Mounting Accessories

OPF–RMB	Retrofit Mounting Bolster Plate for attaching OptiForm to existing poles. Recommended for retrofit applications.
OPF–RPA	Round Pole Adapter. Fits to 3"– 3.9" O.D. pole. Painted black.

Pole Top Fitters

PTF2 – Pole top fitter fits 2 3/8 – 2 1/2" OD x 4" depth tenon

PTF2–1–90–(F)	1 luminaire at 90°
PTF2–2–90–(F)	2 luminaires at 90°
PTF2–3–90–(F)	3 luminaires at 90°
PTF2–4–90–(F)	4 luminaires at 90°
PTF2–2–180–(F)	2 luminaires at 180°
PTF2–3–120–(F)	3 luminaires at 120°

PTF3 – Pole top fitter fits 3–3 1/2" OD x 6" depth tenon

PTF3–1–90–(F)	1 luminaire at 90°
PTF3–2–90–(F)	2 luminaires at 90°
PTF3–3–90–(F)	3 luminaires at 90°
PTF3–4–90–(F)	4 luminaires at 90°
PTF3–2–180–(F)	2 luminaires at 180°
PTF3–3–120–(F)	3 luminaires at 120°

OPF–S OptiForm small

Site & area luminaire

LED Wattage and Lumen Values (Emergency Mode)

Ordering Code	CCT	CRI	Avg. System Wattage (W)	Type 2M		Type 3M		Type 4M	
				Lumen Output	BUG Rating	Lumen Output	BUG Rating	Lumen Output	BUG Rating
OPF–S-PXX-740-X-EM	4000	70	6	1000	B0-U0-G0	1014	B0-U0-G1	838	B0-U0-G0
OPF–S-PXX-750-X-EM	5000	70	6	960	B0-U0-G0	973	B0-U0-G1	804	B0-U0-G0
OPF–S-PXX-830-X-EM	3000	80	6	855	B0-U0-G0	868	B0-U0-G1	717	B0-U0-G0
OPF–S-PXX-840-X-EM	4000	80	6	887	B0-U0-G0	899	B0-U0-G1	743	B0-U0-G0

Predicted Lumen Depreciation Data

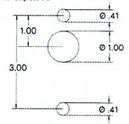
Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L70 hours limited to 6 times actual LED test hours.

Ambient Temp°C	Lumen Package	Calculated L70 Hours	L70 per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	A06–A07	>77,000 hours	>77,000 hours	90%
25°C	All others	>100,000 hours	>100,000 hours	96%

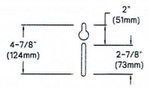
Dimensions

Standard Drill Pattern

Drill Template #5



Standard Arm Mounting Hole Pattern

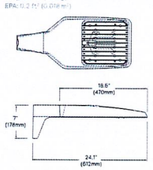


OPF–S OptiForm small

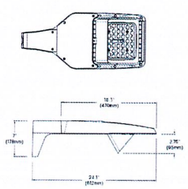
Site & area luminaire

Dimensions

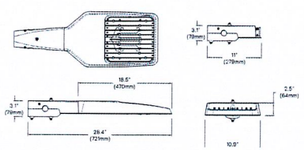
OptiForm Standard Arm
Weight: 11 lb (5.0 kg)
EPA: 0.2 ft² (0.019 m²)



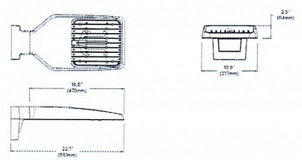
OptiForm External Housing Shield



OptiForm Mast Arm
Weight: 12 lb (5.7 kg)



OptiForm Wall Mount
Weight: 11.5 lb (5.2 kg)



TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Townhomes at Muir Woods
770 John James Audubon Parkway
Amherst, New York

REVISIONS: No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK · R. CHRISTOPHER WOOD · 076984 · LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Lighting Details

Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
LP-104

Project

1.b

Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

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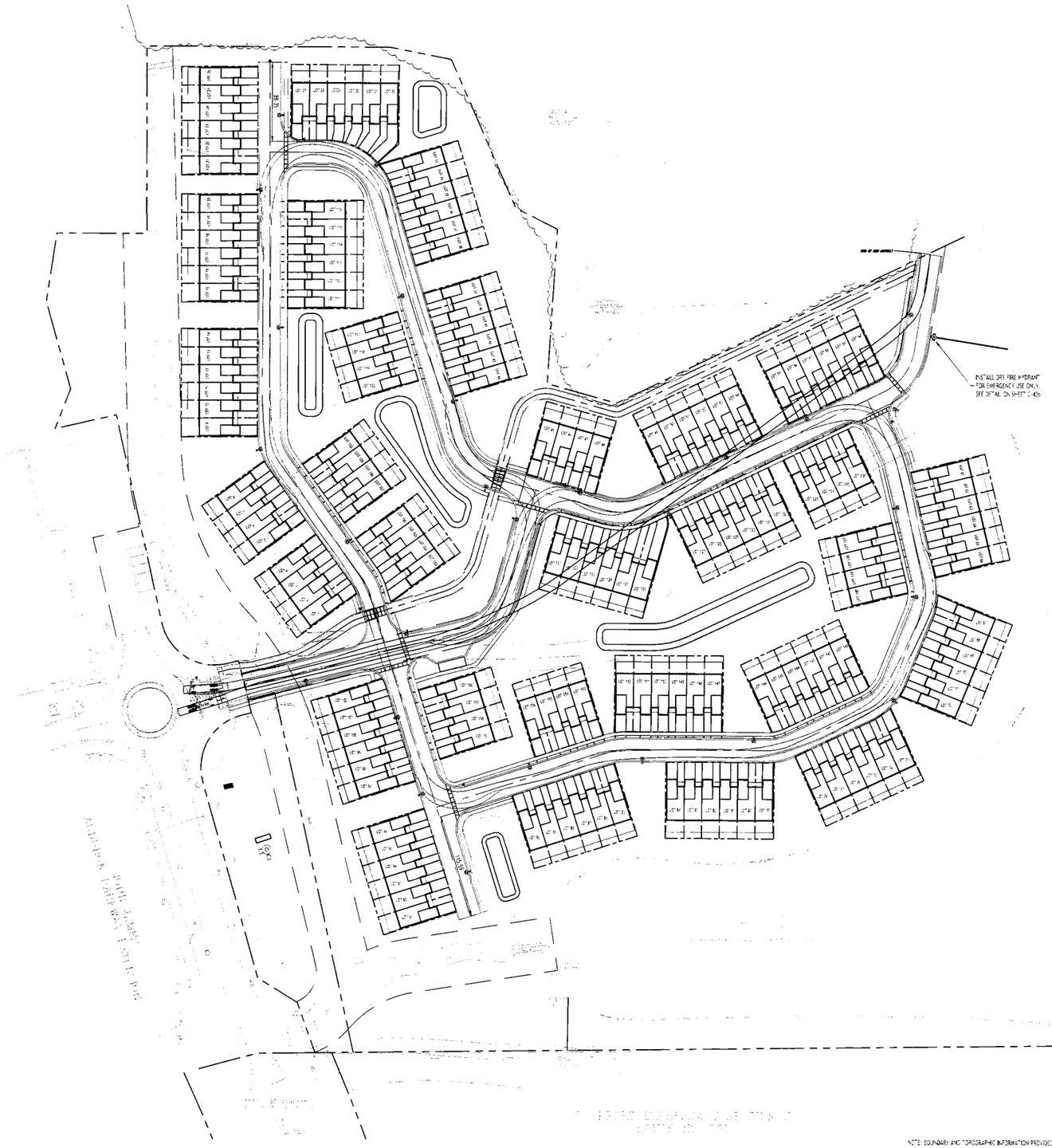
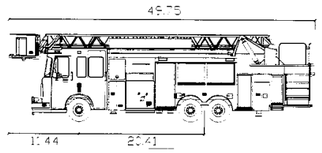




E-One Cyclone II

Width	8.33
Track	8.33
Lock to Lock Time	6.0
Steering Angle	31.0

NOTE: DEAD END ROADS ARE LESS THAN 150 FEET IN LENGTH; THEREFORE, A DEDICATED FIRE APPARATUS TURNAROUND IS NOT REQUIRED IN ACCORDANCE WITH THE 2025 NEW YORK STATE FIRE CODE, APPENDIX D.

N

FIRE TRUCK TURNING PLAN

SCALE: 1"=60

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY

60' 0 60 120'

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Townhomes at Muir Woods

770 John James Audubon Parkway
Amherst, New York

REVISIONS		
No.	Description	Date
1	Rev. Per Town Comments	07/28/2026

STATE OF NEW YORK
CHRISTOPHER WOOD
076994
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Fire Truck
Turning Plan

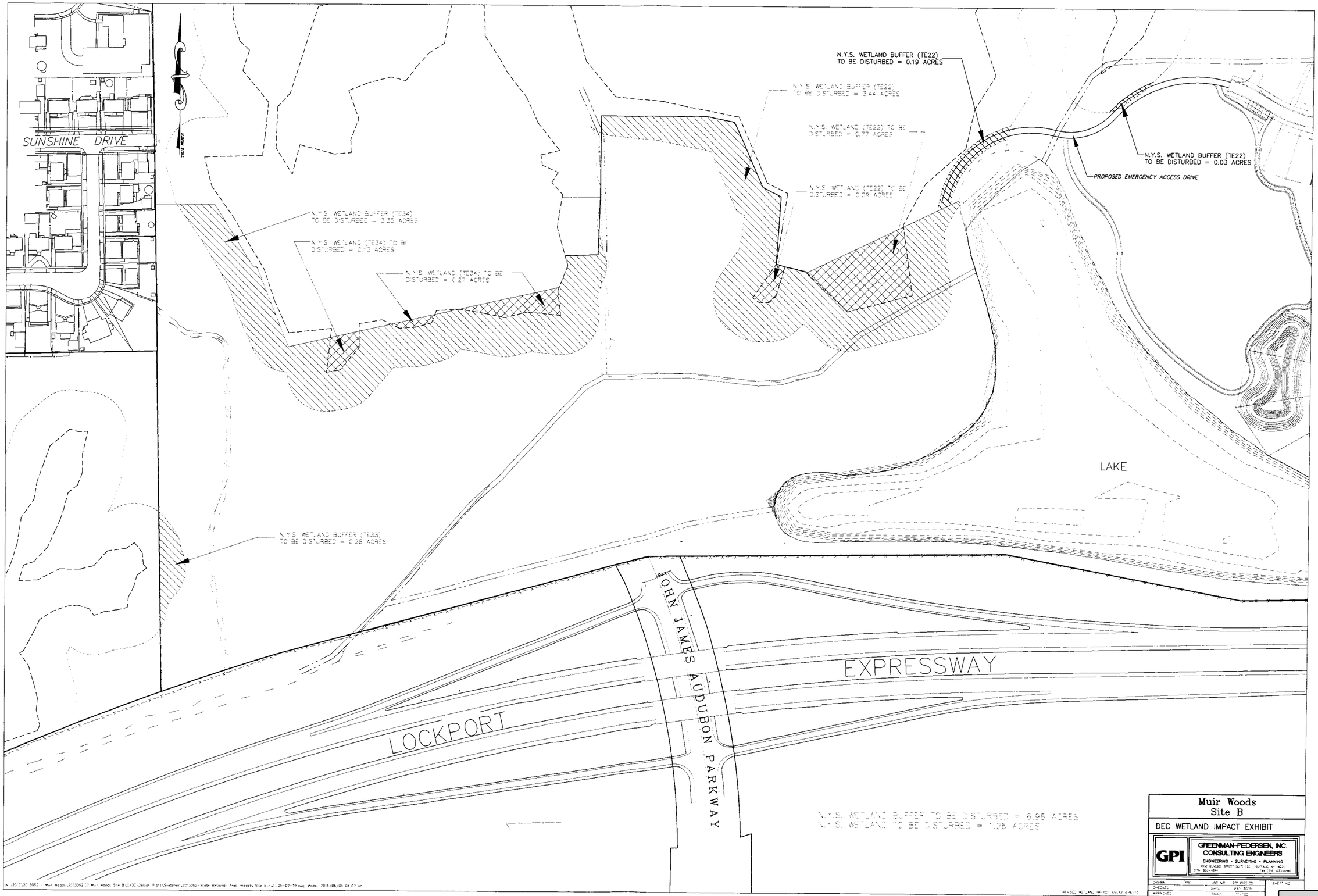
Date: 03.13.26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
FT-100

Project No: 25-4080

1.b

Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)



Attachment: SP-2026-03 drawings 082026 (31688 : SP-2026-03, 770 John James Audubon Pkwy)

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

ADOPTED

Meeting: 08/20/26 06:30 PM
Department: Planning
Category: Site Plan and Relief from Conditions of Site Plan
Prepared By: Amy Carrato
Initiator: Dan Howard
Sponsors:
DOC ID: 31976

PLANNING BOARD ITEM (ID # 31976)

Proposed 2-Story Addition to "Daemen Hall", SP-1983-23_AH

Property located at 4380 Main Street
Daemen University, Petitioner

Proposed 2 Story Addition to Daemen Hall, consisting of 5,896 GSF of space to be used for classrooms, laboratory, and office space.

Dan LaPietra, Carmina Wood Design, represented the petitioner, explained the proposal and was available to answer questions from the Board. Gary Olson, Daemen University, and Stephanie Hunt, Silvestri Architects, were also present.

No further comments were heard on this proposal. The hearing was closed.

Following discussion, Mr. O'Rourke moved to approve the Negative Declaration. The motion was seconded by Mr. Hogan and carried. Ayes 4, Noes 0, Absent 3 (Kahn, Penberthy, Raffaele).

Following the approval of the Negative Declaration, Mr. O'Rourke moved to approve the request based on the resolution. The motion was seconded by Mr. Hogan and carried. Ayes 4, Noes 0, Absent 3 (Kahn, Penberthy, Raffaele).

ATTACHMENTS:

- SP-1983-23_AH application 082026 (PDF)
- SP-1983-23_AH drawings 082026 (PDF)
- SP-1983-23_AH signed neg dec 082026 (PDF)
- SP-1983-23_AH signed resolution 082026 (PDF)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jonathan O'Rourke, Board Member
SECONDER:	Michael Hogan, Board Member
AYES:	Michael Chmiel, Harbinder Gill, Michael Hogan, Jonathan O'Rourke
ABSENT:	Carrie H. Kahn, Brittany Lee Penberthy, Joseph P. Raffaele Jr.

TOWN OF AMHERST

APPLICATION & REVIEW PROCEDURE

MAJOR SITE PLAN

MATERIALS MUST BE PROVIDED IN AN ELECTRONIC FORMAT THAT CONTAINS PDF FILES OF THE APPLICATION, EAF, SITE PLAN DRAWING SET SURVEY, LANDSCAPE PLAN, PRELIMINARY BUILDING FLOO PLANS / ELEVATIONS & ANY OTHER SUPPORTING INFORMATION. THIS MUST BE SUBMITTED WITH YOUR APPLICATION. APPLICATIONS WILL NOT BE TRANSMITTED WITHOUT THIS ELECTRONIC INFORMATION.

THIS ALSO APPLIES TO REVISED MATERIALS THAT AR SUBMITTED.

This application package includes the following:

- Application Procedures
- Application Form & Checklist
- Stormwater Pollution Prevention Plan Checklist
- Appendix A Town of Amherst EAF Addendum
- Appendix B Criteria for Required 8½" x 11" Sketches
- Appendix C Erie Sewer District No. 5 – Commercial / Industrial New & Existing Buildings Requirements

- IMPORTANT-

1. A pre-submittal consultation with Planning Department staff is *strongly recommended* prior to submitting an application. The pre-submittal meeting gives the applicant an opportunity to discuss with staff such items as:
   - classifying the action as a major site plan, minor site plan, or minor site plan adjustment;
   - determining what specific information will be required to be submitted with the application;
   - identifying and discussing issues that must be addressed as part of the SEQR review;
   - identifying any potential variances required to implement the project as proposed.

   An appointment is required for all meetings with Planning Department staff.

2. This site plan petition is subject to the requirements of 6 NYCRR Part 617, State Environmental Quality Review Act (SEQR), and Chapter 104 of the Town of Amherst Code, as amended. The Planning Board cannot make a SEQR determination unless a complete Environmental Assessment Form (EAF), including Town of Amherst EAF Addendum, and any required supplementary information such as traffic impact studies, archaeological reports, wetland delineations or geotechnical reports, are submitted. SEQR issues may be discussed with Planning Department staff at a recommended pre-submittal meeting. Unlisted Actions require a Short EAF; Type I Actions require a Full EAF. The following is a link to the NYSDEC website and fillable forms with instructions*:*
   https://gisservices.dec.ny.gov/eafmapper/.

3. **Review by the Town Design Advisory Board (DAB) is required for Major Site Plans located in the following Mixed-Use zoning districts:**

   Traditional Infill 2.5 (TI-2.5)
   Traditional Infill 4 (TI-4)
   Shallow Corridor 3 (SC-3)
   Deep Corridor 3 (DC-3)
   Deep Corridor 5 (DC-5)
   Center 2.5 (CTR-2.5)
   Center 5 (CTR-5)
   Center 8 (CTR-8)

   The application for DAB review is required to be filed in conjunction with the major site plan application.

Attachment: SP-1983-23_AH application 082026 (31976 : SP-1983-23H, 4380 Main St.)

4. The application shall be executed or consented to in writing by the owner of the property.

5. **Any variances from the Zoning Board of Appeals, or any decision from the Town Board (e.g. removal of deed restrictions) must be obtained prior to action by the Planning Board on a Site Plan application.**

6. Submittal of an application grants permission to Town staff and Planning Board members to access the parcel(s) under consideration.

7. All site plan drawings must be prepared by a Registered Architect, Professional Engineer, Landscape Architect, or Land Surveyor (as applicable) licensed to practice in New York State.

8. If you wish to include a Coordinated Sign Plan application with the site plan petition, a separate application must be completed. Contact the Planning Department for a copy of a Coordinated Sign Plan application package.

9. All drawings should be no larger than 24 in. x 36 in. If site characteristics warrant larger plan sheets, they may be accepted subject to Planning Department concurrence. All drawings must also reserve a 4 in. x 6 in. area in the lower right hand corner for official Town use.

APPLICATION PROCEDURES

1. Applicant secures application package from the Planning Department, 5583 Main Street, Williamsville, NY 14221. (716) 631-7051. Forms are also available online at: www.amherst.ny.us, (keyword: Planning).

2. Applicant prepares information as required on the Site Plan Submittal Checklist, attached. NOTE: Some proposals may not require all items on the checklist; please verify with the Planning Department.

3. Applicant schedules an appointment with the Planning Department to review the following:
   - a complete set of site plan drawings, preliminary building elevations and floor plans (no larger than 24" x 36" in size)
   - Environmental Assessment Form (EAF) & Town EAF Addendum
   - any supporting reports and materials
   - verification from the Town Assessor that the address in the application is correct

4. Applicant schedules an application submittal appointment with the Planning Department. NO SITE PLAN WILL BE ACCEPTED FOR REVIEW WITHOUT A PRE-SET SUBMITTAL APPOINTMENT.

5. At the submittal appointment, applicant provides fourteen (14) complete and collated sets of drawings and application information to the Planning Department **(materials will not be accepted unless folded into 9" x 12" in size),** including**:**
   - application form
   - Environmental Assessment Form (EAF)
   - supporting reports / materials
   - complete set of site plan drawings, preliminary building elevations and floor plans (**at least one (1) set of drawings must bear a raised or wet seal and signature of the design professional** who prepared the plans; the remaining copies may be submitted with a facsimile of the seal and signature)
   - digital files of all materials in pdf format
   - an 8½" x 11" reduction of the sketch plan or plat drawing (see Appendix B)

Attachment: SP-1983-23_AH application 082026 (31976 : SP-1983-23H, 4380 Main St.)

6. After approval for filing by the Planning Department, applicant submits all necessary fees to the Town Clerk. **(See Schedule of Fees on first page of application and make checks payable to: Town of Amherst.)**

7. The applicant returns a copy of the filing receipt to the Planning Department.

8. The Planning Department transmits remaining thirteen (13) copies of the application and supporting materials to:
   - Assessor
   - Commissioner of Building
   - Town Engineer
   - Superintendent of Highways
   - Traffic/Safety Board
   - Fire Chiefs' Association
   - Plumbing Division
   - Right-of-Way Agent
   - Police Department (if applicable)
   - Zoning Enforcement Officer
   - Other Town and outside agencies, as applicable

9. Within 30 days of its receipt of the complete application for Site Plan approval, each agency completes its review and notifies the Planning Department in writing of its comments or recommendations as required by Ordinance.

10. The applicant may be required to submit revised plans, reports, or materials to address review agency comments. The procedures for submittal of revised plans are as follows:

    - A cover letter addressing all comments received to date is required.
    - "Highlight" the area of change on the drawings and provide a notation describing the change.
    - Revised plans/materials are required. Planning staff should be contacted to determine the number of sets needed.
    - All revised plans and materials must also be provided in an electronic format that contains pdf files of the revised information.

11. The Planning Board reviews the EAF to determine whether a Draft Environmental Impact Statement (DEIS) is required. The petitioner will be advised in the event that a DEIS is required and afforded the opportunity to prepare it. If the petitioner declines, the Planning Board will prepare the DEIS at the petitioner's expense. The public hearing will be held on the DEIS concurrently with the Planning Board hearing on the application.

12. Planning Board Meeting Procedures:

    The applicant or representative presents the project at the public hearing before the Planning Board and is available to answer any questions. The Planning Board may take any of the following actions:

    - Adjourn the hearing to a future Planning Board meeting (hearing remains open).
    - Close the hearing and adjourn action on the site plan to a future Planning Board meeting. (The Planning Board may remove the item from the agenda until such time as all required information is provided.)
    - Close the hearing and make a decision on the site plan.

    All determinations on matters before the Planning Board are made after all public hearings on that meeting's agenda are completed.

Attachment: SP-1983-23_AH application 082026 (31976 : SP-1983-23H, 4380 Main St.)

13. A copy of the Planning Board's determination will be provided to the applicant, his / her representative, the Building Commissioner and the Town Clerk approximately 1 week following the Planning Board meeting at which it was heard.

14. If the Planning Board approves a Site Plan with conditions, the Planning Department will work with the applicant to ensure that all conditions of the approval are satisfactorily addressed. When all conditions are satisfied, the applicant submits **seven (7) final copies** of the complete set of all site plan drawings, folded into 9" x 12". For site plans in the Mixed-Use zoning districts, building elevations will also be required.

    All 7 sets must have original wet seals and include the required 4 in. x 6 in area in the lower right hand corner for official Town use. These drawings will be stamped and signed "Approved" by the Planning Director and transmitted to Town Departments for their files and use.

15. A building permit will not be issued by the Building Department until the stamped and signed Site Plan is issued by the Planning Director.

NOTE: Please check with the Planning Department to determine the deadline date for filing applications. Due to the public hearing notice requirements and department reviews, no site plan application will be placed on the Planning Board agenda after the deadline for filing has closed. Scheduling may be delayed if an application is incomplete.

Attachment: SP-1983-23_AH application 082026 (31976 : SP-1983-23H, 4380 Main St.)

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Major Site Plan Review

For Official Use

File #: _____ **Acreage** _____ **Fee $** _____

Address Verified by Assessor's Office _____ VERIFIED BY DATE

Materials Received by Planning Department _____ RECEIVED BY DATE

Fee Paid to Town Clerk _____ RECEIVED BY DATE

Site Plan Review		**Fill In Applicable Fees**
1 acre or less	$1,250.00	_____
Each additional acre or fraction thereof	$ 650.00/acre	_____
Amendments to Site Plans	$1,200.00	_____
Request for Relief of / Change to Conditions of Site Plan Approval	$1,200.00	_____
Request for Extension of Site Plan Approval	$ 450.00	_____
Stormwater Pollution Prevention Plan		
1 - 4.99 Acres	$ 500.00	_____
5 - 10 Acres	$ 750.00	_____
>10 Acres	$1,000.00	_____
Affidavit Fee for Public Hearing	$ 15.00	_____
	TOTAL FEE:	**$**_____

To Be Completed By Applicant

Petitioner:

Name: Daemen University - Joelle Carroll

Address: 4380 Main Street

Amherst (city) New York (state) 14226 (zip code)

Phone: (716) 739-7377 Fax: _____

E Mail: jocarrol@daemen.edu

Attachment: SP-1983-23_AH application 082026 (31976 : SP-1983-23H, 4380 Main St.)

MAJOR SITE PLAN APPLICATION (con't) ***Page 2***

Representative (Architect, Engineer, Landscape Architect, Surveyor, or Attorney)**:**

Name: Carmina Wood Design

Address: 80 Silo City Row

Suite 100

Buffalo (city) New York (state) 14203 (zip code)

Phone: (716) 842-3165 Fax:

E Mail: cwood@carminawooddesign.com

Project Location (must be verified by Town Assessor's Office)**:**

Address: 4380 Main Street

Amherst, New York 14226

SBL No(s): 68.17-2-15.11

Project Name: Addition & Renovations to Daemen Hall

Project Description:

Proposed 2-story addition to the existing "Daemen Hall" on the Daemen University campus consisting of approximately 5,896 GSF of space to be used for classrooms, laboratory and office space. Associated site improvements will include concrete and asphalt hard surfaces, utility improvements and landscaping. The site is currently developed and zoned as CF - 'Community Facilities District'

Attachment: SP-1983-23_AH application 082026 (31976 : SP-1983-23H, 4380 Main St.)

If this petition is an amendment to a previously approved site plan, please describe the proposed changes (include type and size of existing structures and number of existing parking spaces):

Yes, this site plan amendment will provide a single 2-story, 5,896 GSF addition to the existing "Daemen Hall" also referred to as the "Musical Fare Theater". Associated site improvements will include concrete and asphalt hard surfaces, utility improvements and landscaping. There are 768 existing parking stalls on entire site and will remain as such.

	existing	proposed	total
Gross Floor Area (non-residential):		5,896 G.S.F.	
Gross Floor Area Residential:			n/a
Number of Residential Units:			n/a
Number of Parking Spaces:	768	0	768

Acreage of Parcel: 41.5 +/-

(list each parcel separately)

Frontage on Public Roads: 115-FT minimum required on Main Street

(list each road separately)

Existing Zoning District(s) CF - Community Facilities District

Attachment: SP-1983-23_AH application 082026 (31976 : SP-1983-23H, 4380 Main St.)

Site Plan Submittal Requirements and Checklist

The following checklist outlines the information required by the Planning Department to accept a Site Plan application for review. ***It is strongly recommended that you make an appointment with Planning Staff to determine which items apply to your application***.

Item No.	Item	Submitted	Official use
I Basic Drawing Information			
1.0	**Drawing size not to exceed 24" x 36"**		
2.0	**Title of Drawing**		
3.0	**Name and address of Applicant**		
4.0	**Name of person preparing drawing**		
5.0	**Wet seal/raised seal and signature of NYS licensed architect, engineer, landscape architect, or surveyor (as applicable)**		
6.0	**Project address**		
7.0	**Zoning of subject property and adjacent parcels**		
8.0	**North point, scale, date, and revision date(s)**		
9.0	**4" x 6" reserved area in lower right hand corner for official Town use**		
II Structures, Paved Areas, & Open Space			
1.0	**Existing and Proposed Streets**		
1.1	Names of all existing and proposed streets		
1.2	Width and radii of proposed curb-cuts		
1.3	Existing curb-cuts on adjacent and opposite properties		
1.4	Show ROW width, pavement dimensions, lane widths, pavement markings, and proposed signage on proposed streets		
1.5	Show proposed ROW consistent with planned NYSDOT, Erie County, or Town road projects (if applicable)		
1.6	Show location of proposed cross access to adjacent parcels along with a draft easement		
1.7	Designation of Fire Lanes (if applicable)		
1.8	Fire apparatus access roads		
1.9	Label any proposed roads as public or private		
1.10	Location and dimensions of sidewalks		
1.11	Typical cross sections and profiles of proposed streets, pedestrian walkways, and bikeways		
2.0	**Proposed Structures**		
2.1	Location and complete dimensions of proposed structures		
2.2	Setback dimensions of structure(s) to all property lines		
2.3	Proposed use of structures		
2.4	Gross square feet area of each structure		
2.5	Location of all building entrances		
2.6	Indicate type of roof construction/materials		
2.7	Location, height, and design detail of existing and proposed fences and walls		
2.8	Location of light standards and building mounted lights		
2.9	Location of dumpster and detail of dumpster enclosure with gate		
2.10	Layout and dimensions of the lot(s) proposed for development		

Attachment: SP-1983-23_AH application 082026 (31976 : SP-1983-23H, 4380 Main St.)

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Item No.	Item	Submitted	Official use
II Structures, Paved Areas, & Open Space (cont'd)			
3.0	**Floor Plans with individual rooms and spaces labeled** (fully dimensioned)		
4.0	**Building elevations with height dimensions from finished grade to the highest point of the roof and to midpoint of gable or hip of a pitched roof.** (fully dimensioned)		
4.1	Show screening of mechanical equipment		
5.0	**Parking/Loading/Stacking Areas**		
5.1	Location and complete dimensions of all paved areas		
5.2	Setback dimensions of all paved areas to property lines		
5.3	Dimension of typical parking space and drive aisles		
5.4	Location and layout of handicapped parking spaces & access aisles		
5.5	Detail of vertical signage for handicapped parking and access aisles		
5.6	Indicate minimum parking requirement & number of spaces provided		
5.7	Proposed signage for directing and guiding traffic		
5.8	Curb cut permits from NYS, Erie County, or Town (if applicable)		
5.9	Pedestrian connections (from proposed structures to public sidewalk network)		
6.0	**Location and proposed development of all open spaces, including parks, playgrounds, and open reservations**		
III Utilities and Drainage			
1.0	**Engineers Report** (bound separately from the Stormwater Pollution Prevention Plan [SWPPP])		
1.1	Stamped/sealed and signed by NYS licensed architect or professional engineer		
1.2	Proposed water service sizing, RPZ pressure and fire safety flow and pressure calculations		
1.3	Proposed sanitary sewer facility load calculations (avg. & peak flows) including calculation of the peaking factor		
1.4	Proposed storm drainage facility calculations (see information included with this application)		
2.0	**Grading Plan**		
2.1	Existing and proposed grades indicated (proposed grades may not exceed 1 on 3)		
3.0	**Water Service**		
3.1	Location, size and material of existing and proposed facilities		
3.2	Location of existing and proposed fire hydrant location(s)		
3.3	Indicate use of sprinklers, location of Fire Department connection, and proposed fire protection systems		
3.4	Existing and proposed meter/RPZ size and location		
3.5	Applicable construction details		
4.0	**Sanitary Sewers**		
4.1	Locations, sizes, slopes, inverts, and materials of all existing and proposed facilities		

Attachment: SP-1983-23_AH application 082026 (31976 : SP-1983-23H, 4380 Main St.)

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
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Item No.		Submitted	Official use
III Utilities and Drainage (cont'd)			
4.2	Applicable construction details		
4.3	Proposed water/oil/grease interceptor sizing calculations by a professional engineer (if applicable)		
5.0	**Storm Drainage**		
5.1	Locations, sizes, slopes, inverts, and materials of existing and proposed storm drainage facilities		
5.2	Connection of roof drains to proposed drainage system		
5.3	Applicable Town Standard construction details		
5.4	Existing and proposed swales and ditches		
5.5	Detention area cross-section and high-level elevations		
5.6	County and State approval for tie-in to existing sewers		
6.0	**Stormwater Pollution Prevention Plan (SWPPP) as applicable** (bound separately from the Engineer's Report) **See attached checklist.**		
7.0	**Natural Gas Service**		
8.0	**Location of transformers, generators and other mechanical equipment; include detail drawings (if applicable)**		
9.0	**Downstream Sanitary Capacity Analysis (DSCA) Report** (must be submitted if proposed average flows are greater than 2,500 gallons per day)		
9.1	The DSCA Report must include a detailed downstream sewer capacity analysis and the calculations of and commitment to (via Developer commitment letter) the required financial contribution to the Town's I/I mitigation fund based on peak flow conditions. The contribution must be based on $250 per gallon per minute of mitigated flow		
IV Lighting Plan			
1.0	**Photometric plan showing light spread in foot candles at property lines**		
1.1	Detail of all light standards, including dimension of height from finished grade		
1.2	Detail of all exterior lighting fixtures		
V Landscape Plan			
1.0	**Wet/raised seal and signature of a licensed Landscape Architect**		
2.0	**Provide a calculation of the total Parking area and a calculation of interior parking area in square feet and as a percentage**		
3.0	**Indicate location, size, number and type of proposed landscape materials**		
4.0	**Indicate location, type and size of <u>all</u> existing trees 4" caliper or larger and indicate which will be removed or retained**		
VI Other Required Information/General Requirements			
1.0	**Complete boundary survey that includes all existing structures, acreage, legal description with reference to a property line, street, or other known feature, and easements plotted to scale by a NYS licensed land surveyor**		

Attachment: SP-1983-23_AH application 082026 (31976 : SP-1983-23H, 4380 Main St.)

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Item No.		Submitted	Official Use
VI Other Required Information/General Requirements (cont'd)			
1.1	Copies of all easements, reciprocal access agreement or similar leag documents		
2.0	**Topographic Survey with a 30 ft. buffer outside all property lines by a NYS licensed land surveyor**		
3.0	**Draft of any deed restrictions, covenants, provisions for home associations and common ownership, and reciprocal easement agreements (as applicable).**		
4.0	**For assessment purposes, state intent to apply for condominium status (if applicable).**		
5.0	**Completed and signed Environmental Assessment Form**		
5.1	Soil boring report and geotechnical report prepared by a qualified Professional Engineer (if applicable)		
5.2	Traffic Impact Study (if applicable)		
5.3	Archaeological survey (if applicable		
5.4	Wetland Delineation report (if applicable)		
6.0	**Show existing zoning(s) of both the subject property and adjacent parcels on the Site Plan and the Landscape Plan**		
7.0	**Location of NYSDEC wetlands (including buffer area) and/or federal wetlands; indicate jurisdictional status**		
8.0	**Location of Floodway and floodplain** (if applicable)		
9.0	**Documentation pertaining to any conditions of zonings, including copies of required deed restrictions; indicate date of rezoning and the parcel address under which it was rezoned (if applicable)**		
10.0	**Documentation related to any required variances granted by the ZBA**		
11.0	**For residential site plans, provide a statement from the appropriate school district that adequate school sites and facilities are available.**		
12.0	**8 1/2" X 11" reduction of primary site plan drawing (see appendix "B" of application package for specifications)**		
13.0	**A CD containing a PDF of all site plan drawings (Must also be provided with revised drawings)**		
VII Additional Required Information for Projects in the Mixed Use Districts			
1.0	**Design Advisory Board Application**		
1.1	Required for Major Site Plan		
1.2	Required at the Planning Directors Discretion for Minor Site Plans		
2.0	**Block & Street Network Plan**		
2.1	Designation of Core, Local & Alley streets		
2.2	Dimensions of Blocks		
3.0	**Block Usage Plan (as applicable)**		
3.1	Designation of site usage for each block including open space areas		
4.0	**Phasing Plan**		

Attachment: SP-1983-23_AH application 082026 (31976 : SP-1983-23H, 4380 Main St.)

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

For official use only:

_____
Approved/Date

X:\Current_Planning\Application Forms 2013 Working Doc\Major Site Plan\Site Plan Submittal Requirements and Checklist (3).doc

Attachment: SP-1983-23_AH application 082026 (31976 : SP-1983-23H, 4380 Main St.)

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

TOWN OF AMHERST
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM
-- ADDENDUM --

1. For each applicable category of proposed <u>new</u> structures, including additions to existing structures, provide the following information for all soil types on the project site (*according to Soil Survey of Erie County, NY; Table 11, Building Site Development, pp 294-305):*

Soil Name	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets

2. Is your property located: On Youngs Road between Dodge and Klein Roads? □ Yes □ No
   On Wehrle Dr. between Spindrift Dr. and Oakwood Rd? □ Yes □ No

   If so, the property may be within an area of the Town that is affected by a moratorium on connections to the sanitary sewer system.

3. Are there alternative locations on the site for this project? □ Yes □ No

4. Location and size of real property owned by petitioner within one (1) mile of subject proposal:
   _____
   _____

5. Are you aware of current or future plans or intentions by others in the Town of Amherst to develop property within 1000± ft. of the present project request: □ Yes □ No

   Describe_____
   _____

   (Potential environmental impacts from adjacent or nearby projects undergoing the approval process will receive a coordinated environmental review to determine cumulative effects on common receivers (e.g. traffic and drainage corridors) and other relevant environmental concerns.)

6. Maximum number of vehicular trips to be generated per peak hour upon completion of project_____
   Source: _____

7. Will blasting occur during construction? □ Yes □ No

8. Does the project propose to connect and be tributary to the public sanitary sewer system? □ Yes □ No

9. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:
   _____ average flow _____ peak flow.

   (Average flows of 2,500 gpd or greater will require an Engineer's Report that includes a detailed downstream sewer capacity analysis and the identification of and commitment to required I/I offset work during peak wastewater flow conditions.)

10. Based on the Town's *2011 Reconnaissance Level Survey of Historic Resources,* is your property 'blue-rated' for historic significance? □ Yes □ No

Attachment: SP-1983-23_AH application 082026 (31976 : SP-1983-23H, 4380 Main St.)

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 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:
Addition and Renovations to Daemen Hall

Project Location (describe, and attach a location map):
Daemen University 4380 Main Street, Amherst, New York

Brief Description of Proposed Action:
Proposed 2-story, 5,896 GSF addition to the existing "Daemen Hall" facility. Proposed addition will contain classrooms, laboratories and office space. Site improvements include grading, utility and storm improvements.

Name of Applicant or Sponsor:	Telephone: (716)469-2308
Carmina Wood Design	E-Mail: dlapietra@carminawooddesign.com

Address:
80 Silo City Row, Suite 100

City/PO:	State:	Zip Code:
Buffalo	New York	14203

	NO	YES
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.	☑	☐
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:	☑	☐

3. a. Total acreage of the site of the proposed action? 41.5 acres
   b. Total acreage to be physically disturbed? 0.12 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 41.5 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

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	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify:	☑	☐
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?	☐	☑
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: Proposed action will meet state energy code requirements	☐	☑
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: Public water supply connection is existing	☐	☑
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: Wastewater supply connection is existing	☐	☑
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? NYSOPRHP and SHPO review concluded - no impact to historical, cultural or archaeological resources	☐	☑
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?	☐	☑
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: Existing drainage ditch leading to NWI riverine habitat classified as 'R4SBS'. Proposed action will not physically alter or encroach.	☑	☐

Attachment: SP-1983-23_AH application 082026 (31976 : SP-1983-23H, 4380 Main St.)

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ■ Urban ☐ Suburban

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year or 500-year flood plain?	☑	☐
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: Storm water discharge will be directed to existing on-site storm management systems		
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:	☑	☐
19. 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:	☑	☐
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:	☑	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community?	☑	☐
If No, could impacts from the project affect a disadvantaged community?	☑	☐
If Yes to either question in 21, answer the following question.		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Dan LaPietra, EIT Date: 7/27/2026

Signature: _____ Title: Project Engineer

Attachment: SP-1983-23_AH application 082026 (31976 : SP-1983-23H, 4380 Main St.)

EAF Mapper Summary Report

Monday, June 15, 2026 2:51 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	No

Attachment: SP-1983-23_AH application 082026 (31976 : SP-1983-23H, 4380 Main St.)

CARMINA WOOD DESIGN

ENGINEER'S REPORT

for

Daemen Hall Addition

4380 Main Street
Town of Amherst, Erie County, New York

Prepared for

Daemen University

4380 Main Street
Amherst, New York 14226

Prepared by

Carmina Wood Design

80 Silo City Row, Suite 100
Buffalo, NY 14203

Telephone: (716) 842-3165
Fax: (716) 842-0263



July 2026
Revised August 2026

Attachment: SP-1983-23_AH application 082026 (31976 : SP-1983-23H, 4380 Main St.)

Table of Contents

Written Engineer's Report

Section 1 - Location & Description
Section 2 - Water Service
Section 3 - Sanitary Sewer Service
Section 4 - Storm Sewer Service

Appendices

Appendix A Sanitary Sewer and Water Demand Calculations

Attachment: SP-1983-23_AH application 082026 (31976 : SP-1983-23H, 4380 Main St.)

Section 1 - Location & Description

This project is the development of a 2-story addition to the existing Daemen Hall (formerly Musical Fare Theater) building located within the Daemen University Campus in the Town of Amherst. Construction will consist of 5,896 GSF 2-story addition containing classrooms, laboratories, and office space. Site improvements include grading, utility and storm improvements. The site is currently developed and the disturbed area for this project is approximately 0.12 acres when construction is completed.

Section 2 - Water Service

Water service on the site is existing and serves the current Daemen Hall building. The existing service is tapped near the northwest corner of the property off Getzville Road and proceeds east to the existing hotbox containing the backflow device and meter. As the domestic water currently serves Daemen Hall, the intention is to modify the routing within the building maintaining service to the existing portion of the building and provide service the proposed addition. Routing and design of the relocated service will be provided by others.

The building is currently sprinklered, with modifications to the interior fire protection system as required and designed by others. The existing fire service contains a backflow device within the building, with relocation of the device to the mechanical space as designed by others.

Repairs to all devices will be made during off hours. The site is not located in a 100-year flood plain. Disinfection of the water service following installation will be continuous feed, according to AWWA C-651, latest revision.

Section 3 - Sanitary Sewer Service

The existing building is served by an existing sanitary service connected to the Town of Amherst sanitary sewer. Currently, sanitary flows to a lift station at the southwest side of the building, at the location of the proposed addition and proceeds southeast to an existing sanitary manhole within the parking lot to the south of the building. The lift station will be relocated within the proposed addition, inside the mechanical space. Routing the sanitary plumbing, and sizing of the lift station and pump system will be designed by others. Flow from the relocated lift station will proceed to the same manhole via a 4" Schedule 40 sanitary forcemain. The existing manhole bench will be reworked as required or a drop pipe will be installed should the difference in invert elevation exceed 1.5-ft. Wastewater flow continues west within the site's existing sanitary piping network before proceeding into the Town of Amherst sanitary sewer. Please note that the calculations below are conservative as they include both the additional sanitary loading determined by the addition as well as the alterations to the existing portion of the building. Additionally, existing sanitary flows were based on the last site plan approval (2000).

Design Parameters

Staff:	10 gal/day/staff x 14 additional staff = 140 gpd
Lecture Hall:	5 gal/day/seat x 138 seat = 690 gpd
Classrooms:	5 gal/day/seat x 175 seat = 875 gpd
Laboratory:	5 gal/day/seat x 40 seat = 200 gpd
EXISTING Bistro	10 gal/day/seat x 45 seat = 450 gpd

2,355 gpd * 4.37 = 10,293 gpd *use peaking factor of 4.37

Comparing existing to proposed conditions, there is an **increase of 765 gpd**. For detailed calculations with comparison to the existing and proposed sanitary flow conditions, refer to the Sanitary Sewer calculations included in Appendix A of this report.

The hydraulic loading rate is per "Design Standards for Intermediate Sized Wastewater Treatment Systems" 2014, NYSDEC.

Attachment: SP-1983-23_AH application 082026 (31976 : SP-1983-23H, 4380 Main St.)

Section 4 - Storm Sewer Service

The existing site is currently served by a stormwater system consisting of stormwater detention and quality systems as well as a network of catch basins, yard drains and smooth interior HDPE stormwater pipes. The existing stormwater management systems provide ample storage and transport for the proposed addition. The existing perimeter drain at the building will be removed and replaced with 8" HDPE storm pipe connected by yard drains around the proposed addition. The new storm line will be connected to the existing at the west side of the building before proceeding north through the existing storm network.

As the proposed development is less than 1 acre of disturbance (disturbance of 0.12 acres proposed), NYSDEC or Town of Amherst requirements for additional stormwater detention or quality are not required.

Attachment: SP-1983-23_AH application 082026 (31976 : SP-1983-23H, 4380 Main St.)

Appendix A

Sanitary Sewer Demand Calculations

Attachment: SP-1983-23_AH application 082026 (31976 : SP-1983-23H, 4380 Main St.)

CARMINA WOOD DESIGN
80 SILO CITY WAY, SUITE 100
BUFFALO, NEW YORK, 14203
(716) 842-3165
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Project No.: 26-4086 Date: 7/27/2026
Project Name: Daemen Hall Addition rev. 8/7/2026
Project Address: 4380 Main Street, (T) Amherst
Subject: Sanitary Sewer Demand Calcs
Sheet: 1 of 1

Sanitary Sewage Demand Calculations:

EXISTING Daemen Hall (Based on last site plan approval in 2000)

10	gal/d/unit	x	85	students	=	850	gpd	*use 10 gallons per day per student
10	gal/d/unit	x	10	staff	=	100	gpd	*use 10 gallons per day per staff
5	gal/d/unit	x	128	seats	=	640	gpd	*use 5 gallons per day per theater seat (2001)

Total **Existing** Site Sanitary Demand: = 1,590 gpd

PROPOSED Daemen Hall Renovations (includes existng and renovated spaces)

10	gal/d/unit	x	14	staff	=	140	gpd	*use 10 gallons per day per staff
5	gal/d/unit	x	138	seats	=	690	gpd	*use 5 gallons per day per lecture hall seat
5	gal/d/unit	x	175	seats	=	875	gpd	*use 5 gallons per day per classroom seat
5	gal/d/unit	x	40	seats	=	200	gpd	*use 5 gallons per day per lab seat
10	gal/d/unit	x	45	seats	=	450	gpd	*use 10 gallons per day per baquet seat (Ex. Bistro)

**Flow calcs determined by average use of the proposed addition and alterations spaces, not population

Total **Proposed** Site Sanitary Demand: = 2,355 gpd

Increase in sanitary demand = 765 gpd

Find Peak Sanitary Demand:

Peaking Factor based on Population:

Total demand: 2,355 gpd / 100 gpcd = 24 per capita

Population (P) = 24 people

Peaking Factor : (18 +ÖP) / (4 + ÖP) where P is in thousands

Peaking Factor = 4.37

Peak Sanitary Demand = 2,355 x 4.37 = 10,293 gpd
= 0.010 MGD
= 0.016 cfs

Attachment: SP-1983-23_AH application 082026 (31976 : SP-1983-23H, 4380 Main St.)

Daemen University

Addition & Renovations to Daemen Hall

4380 Main Street

Amherst, New York

AGENCIES

ENGINEERING DEPARTMENT
NAME/TITLE: JEFFERY BURROUGHS, P.E. – TOWN ENGINEER
COMPANY/DEPT: TOWN OF AMHERST ENGINEERING DEPARTMENT
ADDRESS: 1100 NORTH FOREST ROAD
WILLIAMSVILLE, NEW YORK 14221
TELEPHONE 716–631–7154

PLANNING & ZONING DEPARTMENT
NAME/TITLE: DANIEL HOWARD – PLANNING DIRECTOR
COMPANY/DEPT: TOWN OF AMHERST PLANNING DEPARTMENT
ADDRESS: 5583 MAIN STREET
WILLIAMSVILLE, NEW YORK 14221
TELEPHONE 716–631–7051

BUILDING DEPT.
NAME/TITLE: BERKE, MARK S. – COMMISSIONER OF BUILDING
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ADDRESS: 5583 MAIN ST.
AMHERST, NEW YORK 14221
TELEPHONE 716–631–7080

ECDOH
NAME/TITLE:
COMPANY/DEPT:. ERIE COUNTY DEPARTMENT OF HEALTH
ADDRESS: 503 KENSINGTON AVE
BUFFALO, NEW YORK 14214
TELEPHONE 716–961–6854

NYSDEC
NAME/TITLE:
COMPANY/DEPT: NEW YORK STATE DEPT. OF ENVIRONMENTAL CONSERVATION
ADDRESS: 700 DELAWARE AVE.
BUFFALO, NEW YORK 14209
TELEPHONE 716–851–7070

UTILITIES

NATURAL GAS
COMPANY/DEPT:. NATIONAL FUEL GAS CORP.
ADDRESS: 6363 MAIN STREET
WILLIAMSVILLE, NEW YORK 14221
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TELEPHONE COMPANY
COMPANY/DEPT: VERIZON
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BUFFALO, NEW YORK 14203
TELEPHONE 716–840–8748

CABLE COMPANY
COMPANY/DEPT: TIME WARNER
ADDRESS: 789 CHURCH ROAD
WEST SENECA, NEW YORK
TELEPHONE 716–558–8615

ELECTRIC COMPANY
COMPANY/DEPT: NATIONAL GRID
ADDRESS: 144 KENSINGTON AVENUE
BUFFALO, NEW YORK 14214
TELEPHONE 716–236–2738

WATER
COMPANY/DEPT:. ERIE COUNTY WATER AUTHORITY
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CHEEKTOWAGA, NEW YORK 14227
TELEPHONE 716–684–1510

DIG SAFELY NEW YORK
TELEPHONE 1–800–962–7962

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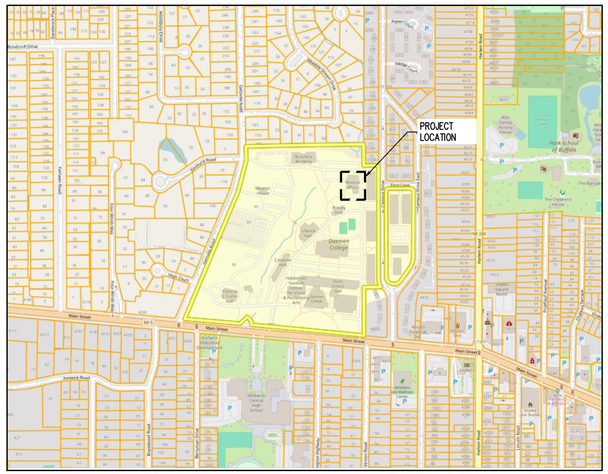
PROJECT SURVEYOR
COMPANY/DEPT: NUSSBAUMER & CLARKE, INC.
ADDRESS: 3556 LAKESHORE ROAD, SUITE 500
BUFFALO, NEW YORK 14219
TELEPHONE 716–827–8000

OWNER/DEVELOPER

NAME: DAEMEN UNIVERSITY
ADDRESS 4380 MAIN STREET
AMHERST, NY 14226
CONTACT: JOELLE CARROLL, CHIEF OF STAFF
TELEPHONE 716-839-7377



LOCATION MAP
NOT TO SCALE

CARMINAWOOD DESIGN

JUNE 2026

DRAWING NO.	DRAWING TITLE
–	COVER SHEET
–	LAND SURVEY (PREPARED BY GPI)
C–001	DEMOLITION & EROSION CONTROL PLAN
C–002	DEMOLITION & EROSION CONTROL DETAILS
C–100	OVERALL SITE MAP
C–101	SITE PLAN
C–102	SITE DETAILS
C–200	GRADING & DRAINAGE PLAN
C–300	UTILITY PLAN
C–301	UTILITY DETAILS
L–100	LANDSCAPE PLAN
L–101	LANDSCAPE DETAILS

REV #	DESCRIPTION	DATE
1	Rev. Per Town Comments	07/29/2026
2	Rev. Per Town Comments	8/10/2026

Daemen University
Addition & Renovations to Daemen Hall
4380 Main Street
Amherst, New York

Attachment: SP-1983-23_AH drawings 082026 (31976 : SP-1983-23H, 4380 Main St)

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

● SET OR EX. 5/8" REBAR

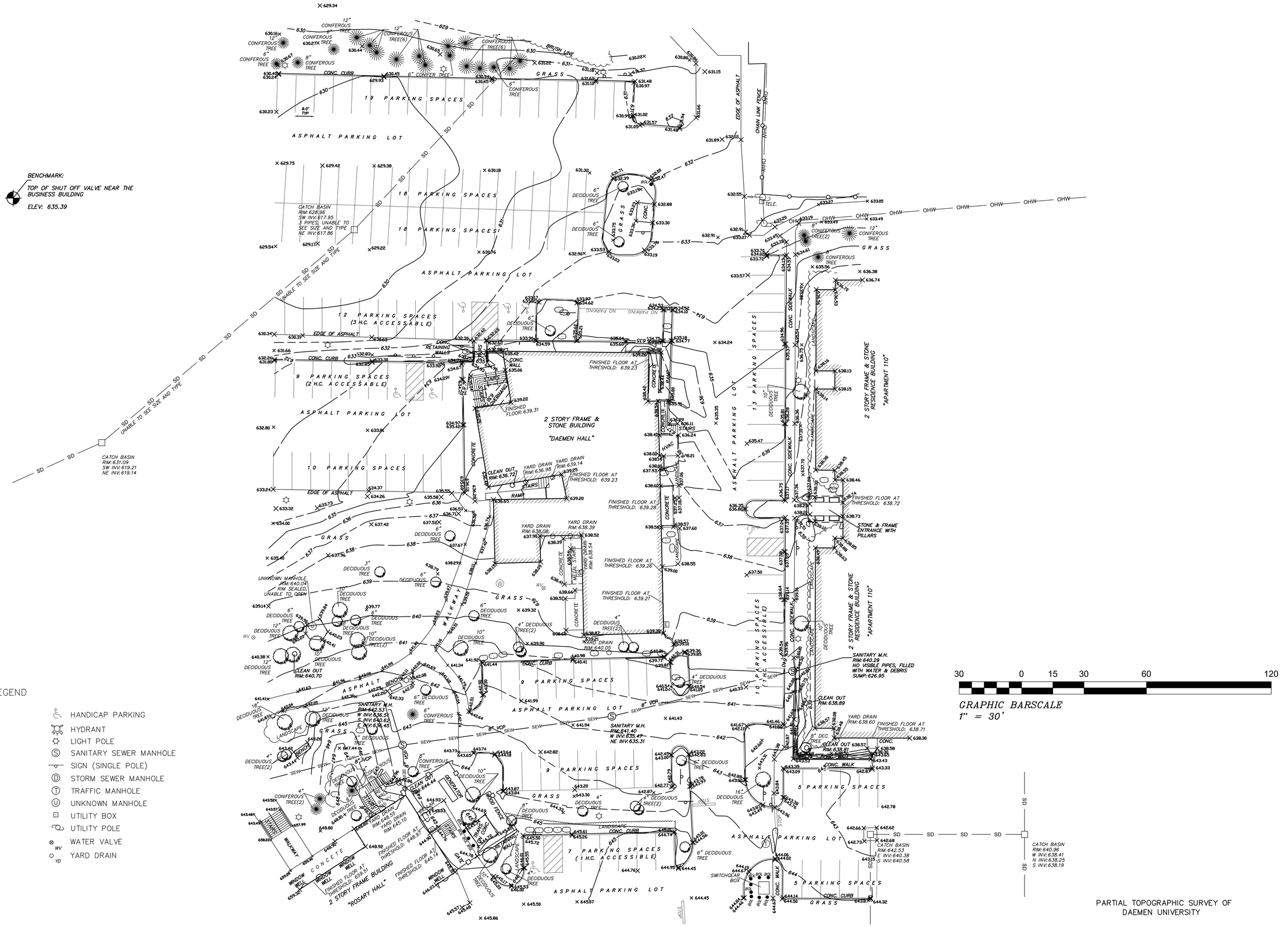
NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

ASPHALT

BENCHMARK:

TOP OF SHUT OFF VALVE NEAR THE BUSINESS BUILDING

ELEV: 635.39



30 0 15 30 60 120

GRAPHIC BARSCALE
1" = 30'

LEGEND

- BOL BOLLARD
- CB CATCH BASIN
- CO CLEANOUT
- CONIFEROUS SHRUB
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- DECIDUOUS TREE
- E ELECTRIC METER
- GLM GAS LINE MARKER
- G GAS METER
- GV GAS VALVE
- GUY WIRE
- HANDICAP PARKING
- HYDRANT
- LIGHT POLE
- S SANITARY SEWER MANHOLE
- SIGN (SINGLE POLE)
- D STORM SEWER MANHOLE
- T TRAFFIC MANHOLE
- U UNKNOWN MANHOLE
- UTILITY BOX
- UTILITY POLE
- WV WATER VALVE
- YD YARD DRAIN

DATE	REVISION/TYPE

PARTIAL TOPOGRAPHIC SURVEY OF
DAEMEN UNIVERSITY

TOWN OF AMHERST, ERIE COUNTY, NEW YORK

GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
4950 GENESEE STREET, SUITE 100
BUFFALO, NEW YORK 14225
(716) 633-4844 FAX 633-4940

Job No. 13644 Date: MAY 20, 2026
Scale: 1" = 30' TAX No. 68.17-2-15.11

Attachment: SP-1983-23_AH drawings 082026 (31976 : SP-1983-23H, 4380 Main St.)

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DEMOLITION NOTES:

1. ALL PERIMETER SILT SOCK TO BE INSTALLED PRIOR TO CONSTRUCTION ACTIVITY BEGINNING.
2. CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT THOSE ITEMS TO REMAIN, SUCH AS TREES, PROPERTY CORNER PINS, UTILITY POLES, VALVES, HYDRANTS, CURBS, MANHOLES AND CATCH BASINS.
3. TEMPORARY SILT SOCK TO BE INSTALLED AS DIRECTED BY THE OWNERS FIELD REPRESENTATIVE. MAINTAIN UNTIL VEGETATION IS ESTABLISHED AND PAVEMENT IS INSTALLED.
4. AS NECESSARY, COVERED DUMPSTERS SHALL BE PROVIDED ONSITE AS REQUIRED FOR CONSTRUCTION WASTE.
5. REMOVE ALL TREES AND STUMPS AS SHOWN AND DISPOSE OF OFF SITE. CONTRACTOR TO PROTECT ALL TREES/BRUSH NOT DISTURBED BY CONSTRUCTION ACTIVITY. LOCATIONS OF TREES SHOWN ON PLAN ARE APPROXIMATE, CONTRACTOR TO CONFIRM LOCATION PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO COORDINATE WITH TOWN LANDSCAPE ARCHITECT WHICH TREES SHALL BE REMOVED AND WHICH SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION.
7. EXISTING CURB AND REMOVAL OF EXISTING ENTRANCE SHALL BE SAW CUT FULL-DEPTH AND NEATLY REMOVED FROM THE BACKSIDE, EXISTING PAVEMENT SHALL NOT BE DISTURBED AND THE PAVEMENT EDGE SHALL BE USED AS FORM FOR PLACING NEW CURB.
8. REMOVE EXISTING BUILDING TO INCLUDE ALL FOUNDATIONS, PORCHES, STEPS, ETC. ALL UTILITY CONNECTIONS TO BE ABANDONED AND/OR REMOVED PER COUNTY, TOWN, AND UTILITY COMPANY REQUIREMENTS.

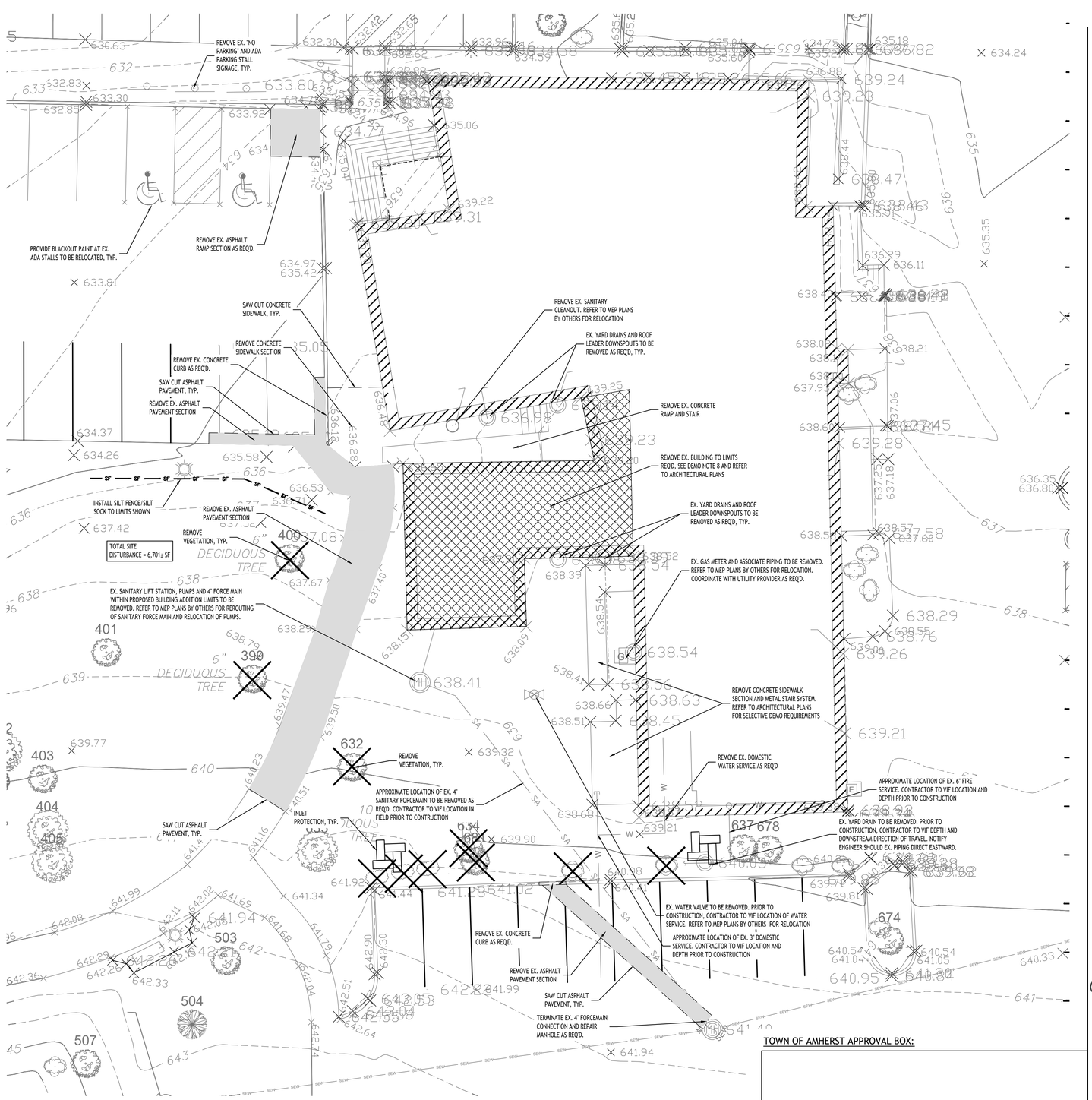
EROSION CONTROL NOTES

THE FOLLOWING EROSION CONTROL PROCEDURES SHALL BE ADHERED TO BY THE CONTRACTOR:

1. INSTALL TEMPORARY SILT SOCK BARRIERS AS DIRECTED BY THE OWNER AND AT ALL EXISTING STORMWATER CATCH BASINS WITHIN THE WORK AREA TO PREVENT SEDIMENT MIGRATION. ALL SILT SOCK BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS.
2. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR RE-USE AS DIRECTED BY THE OWNER. ALL LOCAL ORDINANCES REGARDING THE SALE OF TOPSOIL MUST BE FOLLOWED. TOPSOIL MAY NOT BE REMOVED WITHOUT A PERMIT.
3. ALL SILT SOCK BARRIERS SHALL BE REPLACED WHEREVER THEY BECOME CLOGGED OR INOPERABLE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS.
5. THE CONTRACTOR MUST CONTROL DUST DURING CONSTRUCTION. DURING EARTHWORK OPERATIONS, WATER-SPREADING EQUIPMENT SHALL BE PROVIDED BY THE CONTRACTOR, AND SPREAD WATER AS NECESSARY AND AS DIRECTED BY THE OWNER IN ORDER TO CONTROL DUST.
6. DIRT OR DEBRIS LEFT ON LOCAL PUBLIC ROADS AS A RESULT OF THIS CONSTRUCTION PROJECT SHALL BE REMOVED AND ROAD SURFACES CLEANED BY THE CONTRACTOR ON A DAILY BASIS.
7. ALL DISTURBED AREAS (EXCEPT AREAS TO BE PAVED OR BUILT UPON) SHALL BE TOPSOILED TO A MINIMUM 4" DEPTH AND SEEDED IMMEDIATELY AFTER FINE GRADING TAKES PLACE AND AS SOON AS PHYSICALLY POSSIBLE.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF DOWNSTREAM STORM SEWERS, DITCHES, AND CULVERTS. SILT BUILDUP FOUND TO BE A RESULT OF THIS SITE CONSTRUCTION WORK SHALL BE REMOVED FROM DOWNSTREAM CULVERTS BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE TOWN/CITY.
9. ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES AND MATERIALS SHALL BE IN PLACE PRIOR TO BEGINNING EARTHWORK OPERATIONS AND SHALL BE MAINTAINED UNTIL THE NEW SLOPES ARE STABILIZED WITH SEEDING AND/OR SLOPE PROTECTION, AS DIRECTED BY THE ENGINEER.
10. INSTALL TEMPORARY SILT SOCK AROUND THE BASE OF STOCKPILES. STOCKPILES NOT BEING ACTIVELY USED FOR MORE THAN SEVEN (7) DAYS SHALL BE STABILIZED.
11. THE PROFESSIONAL CERTIFYING COMPLIANCE TO NYSDEC PHASE II STORMWATER REGULATION REQUIREMENTS MUST INSPECT AT A MINIMUM WEEKLY, AND WHEN DISTURBING MORE THAN 5 ACRES TWICE A WEEK, AND SHALL PROVIDE THESE INSPECTION REPORT WITH A WRITTEN CERTIFICATION OF CONSTRUCTION COMPLIANCE TO THE TOWN OF AMHERST (BI)WEEKLY.
12. THE ENGINEER OF RECORD FOR THIS PROJECT CERTIFIES THAT THESE DESIGN PLANS MEET THE REQUIREMENTS AND ARE IN COMPLIANCE WITH THE NEW YORK STORMWATER MANAGEMENT DESIGN MANUAL AND NYSDEC PHASE II STORMWATER REGULATION REQUIREMENTS.

DEMOLITION & EROSION CONTROL LEGEND

- INSTALL SILT FENCE — SF —
- INSTALL STORM DRAINAGE INLET PROTECTION
- EXISTING LANDSCAPING TO BE REMOVED
- APPROXIMATE LIMITS OF EXISTING BUILDING FOUNDATION, WALL, SLAB, SUPERSTRUCTURE, ETC. TO BE REMOVED
- APPROXIMATE LIMITS OF IMPERVIOUS & PERVIOUS SURFACES TO BE CLEARED/ REMOVED. ABOVE & BELOW GROUND AMENITIES WITHIN LIMITS TO BE REMOVED UNLESS NOTED OTHERWISE



N

Demolition & Erosion Control Plan

SCALE: 1"=30'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

10' 10 0 10 20Ft.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Addition to Daemen Hall

Daemen University
4380 Main Street
Amherst, New York 14226

REVISIONS:			
No.	Description	Date	
1	Rev. Per Town Comments	07/29/2026	
2	Rev. Per Town Comments	8/10/2026	

STATE OF NEW YORK * CHRISTOPHER WOOD * 076394 LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Demolition & Erosion Control Plan

Date: 06/19/2
Drawn By: D. LaPie
Scale: As No

DRAWING NO.
C-001

Project No: 26-4086

2.b

Attachment: SP-1983-23_AH drawings 082026 (31976 : SP-1983-23H, 4380 Main St.)

Packet Pg. 554

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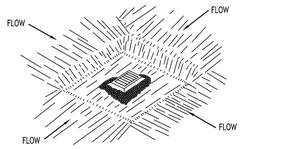
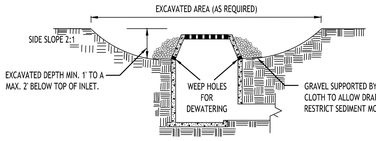




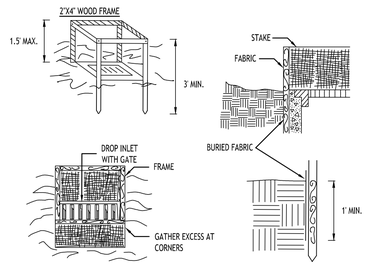
CONSTRUCTION SPECIFICATIONS

1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

   MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 1

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

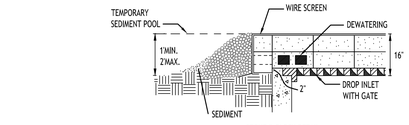
   MAXIMUN DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 2

NOT TO SCALE



STONE & BLOCK PLAN VIEW



CONSTRUCTION SPECIFICATIONS

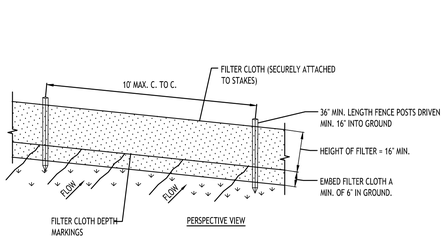
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS.

   MAXIMUM DRAINAGE AREA 1 ACRE

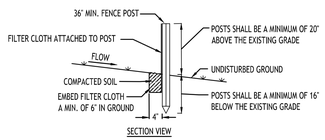
INLET PROTECTION DETAIL 3

NOT TO SCALE

NOTE: INSTALL ONE OF THE INLET PROTECTION OPTIONS SHOWN PRIOR TO CONSTRUCTION



PERSPECTIVE VIEW



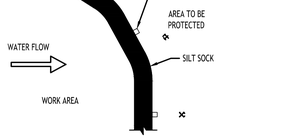
SECTION VIEW

CONSTRUCTION SPECIFICATIONS

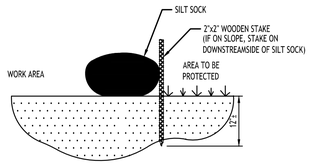
1. WOVEN FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER 'T' OR 'U' TYPE OR HARDWOOD.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL

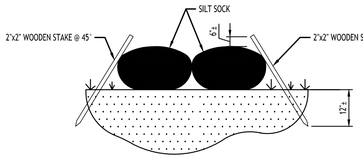
NOT TO SCALE



PLAN VIEW



SECTION VIEW



SECTION VIEW @ JOINT OVERLAP

NOTES:

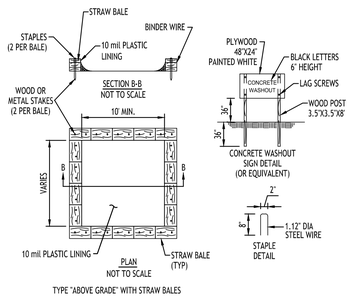
CONTRACTOR SHALL INSPECT AND MAINTAIN SILT SOCK AS NEEDED DURING THE DURATION OF CONSTRUCTION PROJECT.

CONTRACTOR SHALL REMOVE SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK WHEN IT HAS REACHED ½ OF THE EXPOSED HEIGHT OF THE SILT SOCK. ALTERNATIVELY, RATHER THAN CREATE A SOIL DISTURBING ACTIVITY, THE ENGINEER MAY CALL FOR ADDITIONAL SILT SOCK TO BE ADDED AT AREAS OF HIGH SEDIMENTATION, PLACED IMMEDIATELY ON TOP OF THE EXISTING SEDIMENT LADEN SILT SOCK.

SILT SOCK SHALL BE OVERLAPPED 12" AT JOINTS AND STAKED ON EACH SIDE OF THE SOCK AT A 45° ANGLE

SILT SOCK DETAIL

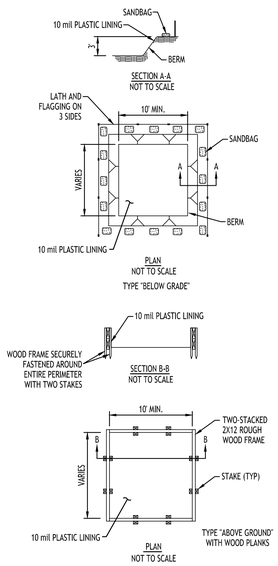
NOT TO SCALE



TYPE "ABOVE GRADE" WITH STRAW BALES

NOTES

1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.

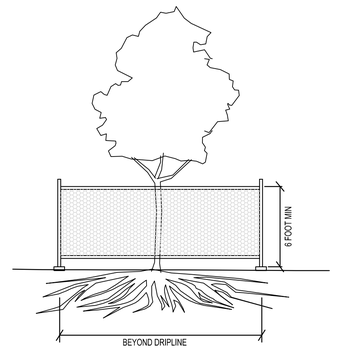


CONCRETE WASHOUT DETAIL

NOT TO SCALE



PLAN VIEW OF ROOTS



EXISTING TREE PROTECTION FENCE

MATERIALS

MATERIALS FOR TEMPORARY PLASTIC BARRIER FENCES SHALL MEET THE FOLLOWING REQUIREMENTS:

- FENCE: HIGH-DENSITY POLYETHYLENE MESH, ULTRAVIOLET-STABILIZED MIN. 2 YEARS; MINIMUM HEIGHT 4.0 FEET. COLOR: HIGH-VISIBILITY ORANGE OR GREEN. WHEN USED TO PROTECT TREES OR OTHER VEGETATION, COLOR SHALL BE HIGH-VISIBILITY ORANGE.
- POSTS: RIGID METAL OR WOOD POSTS, MINIMUM LENGTH 6.0 FEET.
- TIES: STEEL WIRE, #14 GAUGE OR NYLON CABLE TIES.
- WARNING SIGNS: SHEET METAL, PLASTIC OR OTHER RIGID, WATERPROOF MATERIAL, 1.5 FEET BY 2.0 FEET WITH 4 INCH BLACK LETTERS ON A WHITE BACKGROUND. TEXT SHALL BE: "PROTECTED SITE - KEEP OUT" UNLESS OTHERWISE SPECIFIED.

DETAILS

FENCES SHALL BE ERECTED PRIOR TO MOVING CONSTRUCTION EQUIPMENT ONTO ANY AREA DESIGNATED FOR PROTECTION.

THE LINE OF FENCES SHALL BE STAKED OR MARKED OUT ON THE GROUND BY THE CONTRACTOR AND APPROVED BY THE ENGINEER/OWNER BEFORE ANY FENCE IS INSTALLED. WHERE USED FOR PROTECTION OF INDIVIDUAL TREES, FENCE SHALL BE PLACED AT THE DRIP LINE (EXTENT OF CANOPY). IF NOT POSSIBLE, PLACEMENT SHALL BE AS CLOSE TO THE DRIP LINE AS POSSIBLE AND IN NO CASE LESS THAN 5.0 FEET AWAY FROM THE TREE TRUNK.

ON APPROVAL OF THE STAKEOUT, POSTS SHALL BE SECURELY DRIVEN ON 6.0 FOOT-MAXIMUM CENTERS, NORMAL TO THE GROUND, TO A DEPTH 1/3 OF THE TOTAL POST LENGTH. PLASTIC BARRIER FENCE SHALL BE PLACED ALONG THE SIDE OF ALL POSTS. ENDS OF FENCING SEGMENTS SHALL OVERLAP A DISTANCE OF AT LEAST ONE HALF THE FENCE HEIGHT.

FENCING SHALL BE SECURED TO POSTS WITH WIRE OR CABLE TIES AT TOP, MIDDLE AND BOTTOM OF POST. FASTENER SHALL BE TIGHT ENOUGH TO PREVENT THE FENCING FROM SLIPPING DOWN. OVERLAPS SHALL ALSO BE SECURELY FASTENED.

BARRIER FENCE WHICH IS NOT ORANGE IN COLOR SHALL BE FLAGGED AT 6.0 FOOT INTERVALS WITH RED OR ORANGE FLORESCENT TAPE. WARNING SIGNS SHALL BE MOUNTED ON THE FENCE AT NO MORE THAN 100 FOOT INTERVALS.

MAINTENANCE SHALL COMMENCE IMMEDIATELY AFTER ERECTION OF THE FENCE AND CONTINUE UNTIL ONE WEEK PRIOR TO ACCEPTANCE OF THE CONTRACT, AND SHALL CONSIST OF: REPLACING DAMAGED POST(S) AND FENCING; RE-FASTENING AND TIGHTENING FENCING; AND RESTORING FENCE TO ITS INTENDED HEIGHT.

FENCING USED FOR TREE OR OTHER VEGETATION PROTECTION SHALL NOT BE TEMPORARILY REMOVED TO ALLOW EQUIPMENT ACCESS OVER A PROTECTED AREA, EXCEPT AS REQUIRED FOR ITEMS OF WORK SPECIFICALLY SHOWN ON THE PLANS AND APPROVED BY THE ENGINEER IN WRITING.

TREE PROTECTION DETAIL

NOT TO SCALE

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Addition to Daemen Hall

Daemen University
4380 Main Street
Amherst, New York 14226

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	07/29/2026
2	Rev. Per Town Comments	8/10/2026

STATE OF NEW YORK
CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:

Demolition & Erosion Control Details

Date: 06/19/2
Drawn By: D. LaPie
Scale: As No

DRAWING NO.

C-002

Project No: 26-4086

Attachment: SP-1983-23 AH drawings 082026 (31976 : SP-1983-23, 4380 Main St.)

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BUILDING KEY

1. CURTIS HALL
2. TOM REYNOLDS BLDG.
3. GACIOCH CENTER FOR VISUAL & PERFORMING ARTS
4. DUNS SCOTUS HALL
5. ATHLETIC FACILITY
6. CANAVAN HALL
7. WICK CAMPUS CENTER
8. SCHENCK HALL
9. ROSARY HALL
11. MUSICALFARE THEATER
12. BUSINESS & COMMERCE
13. CAMPUS VILLAGE APARTMENTS
14. FORMER SINGLE FAMILY HOME
15. MAINTENANCE FACILITY
16. INFORMATION CENTER
17. ACADEMIC & ATHLETIC COMPLEX

EXISTING PARKING INCLUDING ADA STALLS = 768 SPACES

PROPOSED ADDITIONAL PARKING = 0 SPACES

TOTAL PARKING = 768 SPACES



N

Overall Site Map

SCALE: 1"=80'

SITE MAP LEGEND

NUMBER OF PARKING SPACES (27)

PROPOSED BUILDING ADDITON

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

80' 80 0 80 160Ft.

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Daemen University
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2	Rev. Per Town Comments	8/10/2026

STATE OF NEW YORK * CHRISTOPHER WOOD * LICENSED PROFESSIONAL ENGINEER * 076994

DRAWING NAME:

Overall Site Map

Date: 06/19/2
Drawn By: D. LaPl
Scale: As No

DRAWING NO.

C-100

Project No: 26-4086

Attachment: SP-1983-23_AH drawings 082026 (31976 : SP-1983-23H, 4380 Main St.)

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GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. ALL OTHER PERMITS REQUIRED BY STATE OF NEW YORK, COUNTY OF ERIE, AND TOWN OF AMHERST ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/OWNER.
9. EXISTING CURB AND REMOVAL OF EXISTING ENTRANCE SHALL BE SAW CUT FULL-DEPTH AND NEATLY REMOVED FROM THE BACKSIDE, EXISTING PAVEMENT SHALL NOT BE DISTURBED AND THE PAVEMENT EDGE SHALL BE USED AS FORM FOR PLACING NEW CURB.
10. SANITARY SEWER EASEMENTS SHOWN ARE APPROXIMATE BASED ON RECORD PLANS PROVIDED BY TOWN OF AMHERST ENGINEERING DEPARTMENT. SURVEYOR TO VERIFY LOCATION PRIOR TO CONSTRUCTION.
11. ALL DISTURBED AREAS WITHIN NYSDOT R.O.W. TO BE RESTORED USING ITEM 610.1402 TOPSOIL - ROADSIDE AND ITEM 610.1602 TURF ESTABLISHMENT - LAWNS AND COMPLY WITH NYSDOT STANDARDS AND SPECIFICATIONS SECTION 713 - LANDSCAPE DEVELOPMENT MATERIALS.
12. ANY NYS RIGHT OF WAY DAMAGES CAUSED BY OR DURING CONSTRUCTION TO FEATURES TO REMAIN SHALL BE REPAIRED OR REPLACED PER MOST CURRENT NYSDOT STANDARDS AND SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.

SITE NOTES:

1. ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
2. ALL DISTURBED AREAS: SHALL HAVE 4" MIN. OF TOPSOIL AND SEED.
3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
4. CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
5. BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
6. ALL HANDICAP RAMPS (NOT WITHIN THE NYSDOT R.O.W.) AND/OR SIDEWALKS FLUSH TO PAVEMENT SHALL HAVE ADA COMPLIANT TACTILE WARNING STRIPS WHERE ENTERING PARKING AREAS/DRIVEWAYS. SIDEWALKS FLUSH TO PAVEMENT WITHIN THE NYSDOT R.O.W. SHALL ADHERE TO THE NOTES AND DESIGN REGULATIONS AS STATED ON NYSDOT STANDARD SHEET 608-01.
7. EXISTING TREE LOCATIONS ARE APPROXIMATE, CONTRACTOR TO LOCATE LOCATIONS PRIOR TO CONSTRUCTION AND COORDINATE WITH TOWN LANDSCAPE ARCHITECT WHICH TREES SHALL BE REMOVED AND WHICH SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION.

Site Data

SITE AREA = 41.5 AC± (TOTAL)
ZONED: CF - COMMUNITY FACILITIES DISTRICT
USE: PROPOSED 2-STORY BUILDING ADDITION

SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT	30 FT.	*1,075.8 FT.
FRONT (FROM MAIN STREET ROW)	115 FT.	*1,075.8 FT.
SIDE	25 FT.	*197.1 FT.
REAR	25 FT.	*296.3 FT.
ACCESSORY STRUCT.	20 FT	N/A
SETBACKS - PARKING		
FRONT	10 FT.	>10 FT.
SIDE	10 FT.	>10 FT.
REAR	10 FT.	>10 FT.
TOTAL VEHICLE SPACES	-	768 EX.
GREENSPACE		
INTERIOR PARKING GREENSPACE:	10% (0.1 AC)	N/A
OVERALL:	N/A	N/A
MAX. BUILDING HEIGHT	65'	65'

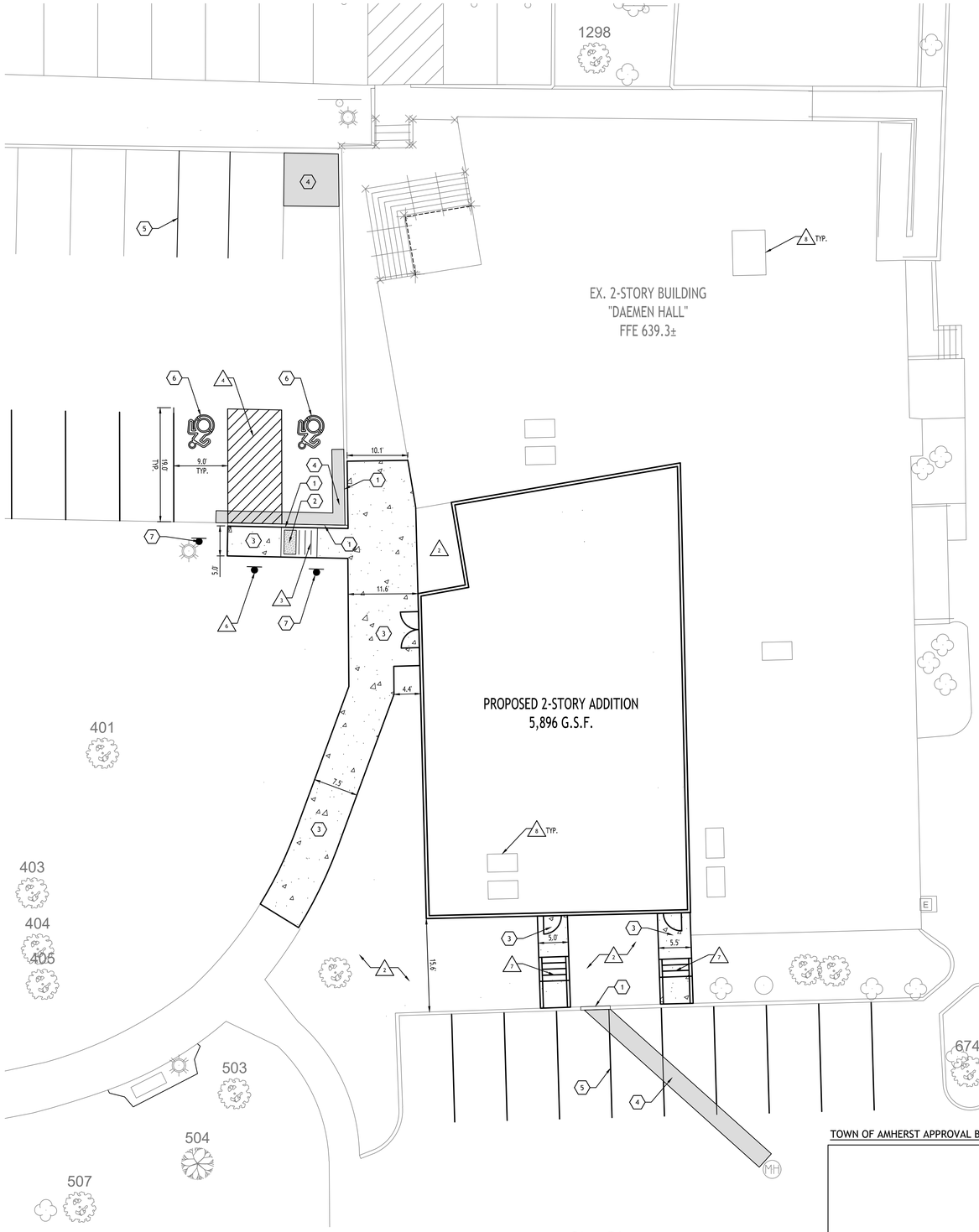
*FOR PROPOSED ADDITION ONLY

DETAIL LEGEND SEE SITE DETAIL SHEET

1. TYPE 'A' CONCRETE CURB
2. SIDEWALK CURB RAMP
3. CONCRETE SIDEWALK
4. STANDARD DUTY ASPHALT
5. 90° PARKING STALL
6. HANDICAPPED PAVEMENT MARKINGS
7. HANDICAPPED PARKING SIGN

NOTE LEGEND

1. SAWCUT LINE, MATCH EXISTING EDGE OF PAVEMENT
2. LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
3. RAMP SIDEWALK @ 1:12 MAX.
4. 4" WIDE WHITE PAVEMENT STRIPES @ 2' O.C. & @ 45° TO PARKING LINES
5. RUNOUT CURB IN 2' OR MATCH EXISTING CURB
6. INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. P1-1C
7. SEE ARCHITECTURAL PLANS BY OTHERS FOR EXTERIOR STAIR WITH CURB & RAIL DETAIL
8. SEE M.E.P. PLANS BY OTHERS FOR LOCATION OF ROOF TOP MECHANICAL UNITS



SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED SIDEWALK / CONCRETE PAD
- PROPOSED SIGN
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT

N

Site Plan

SCALE: 1"=10'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

10' 10 0 10 20Ft.

TOWN OF AMHERST APPROVAL BOX:

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1	Rev. Per Town Comments	07/29/2026
2	Rev. Per Town Comments	8/10/2026

STATE OF NEW YORK * CHRISTOPHER WOOD * LICENSED PROFESSIONAL ENGINEER 076394

DRAWING NAME:
Site Plan
Concept

Date: 06/19/2
Drawn By: D. LaPl
Scale: As No

DRAWING NO.
C-101

Project No: 26-4086

2.b

Attachment: SP-1983-23. AH drawings 082026 (31976 : SP-1983-23H, 4380 Main St.)

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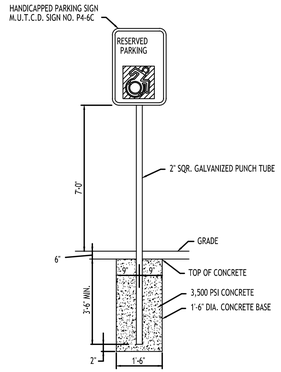
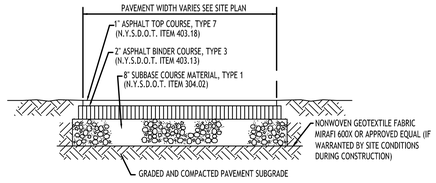


NOTES:
1. HANDICAPPED PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

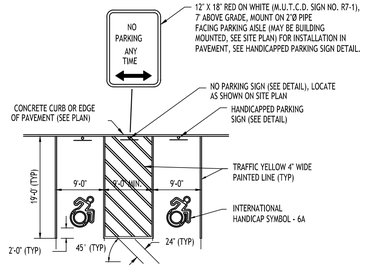
HANDICAP PARKING SIGNS - 7

INSTALLED IN GRASS/LANDSCAPED AREA

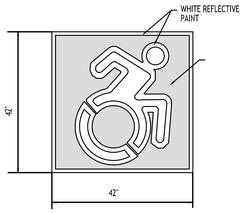


NOTE: CONSTRUCTION METHODS FOR ASPHALT PAVEMENT SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 401-3, WITH SUBBASE CONSTRUCTION METHODS CONFORMING TO NYSDOT STANDARD SPECIFICATION 304-3.

STANDARD DUTY ASPHALT SECTION - 4

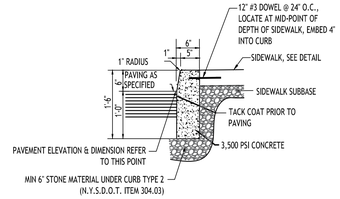


HANDICAPPED PAVEMENT MARKINGS & SIGNAGE - 5

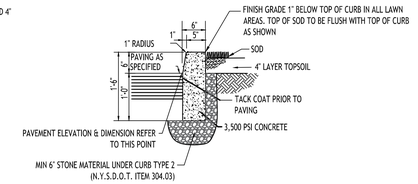


SYMBOL TO BE CENTERED IN PARKING SPACE

INTERNATIONAL HANDICAP SYMBOL - 6



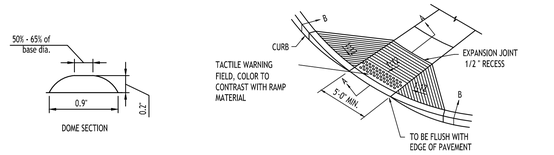
ABUTTING SIDEWALK



ABUTTING LANDSCAPE/GRASS

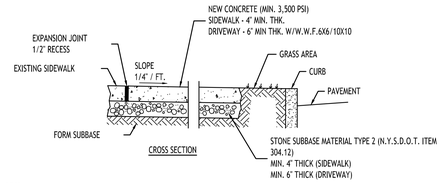
NOTES:
1. CONTROL JOINTS TO BE 2" DEEP AT 15'-0" O.C. - SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
2. WHERE THE CURB DROPS (IS FLUSH WITH ASPHALT) THE DEPTH OF CURB BELOW GRADE SHALL BE INCREASED TO 1'-6" AND OTHER DIMENSIONS ADJUSTED ACCORDINGLY.

TYPE "A" CONCRETE CURB - 1



NOTE: TACTILE WARNING DEVICES SHALL BE PER ICC/ANSI A117.1-1998, SECTION 705.3.1.2 OR CURRENT UPDATE

SIDEWALK CURB RAMP - 2



NOTES:
1. CONTROL JOINTS TO BE AT 5'-0" O.C., BOTH WAYS WHERE APPLICABLE. SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
2. CONCRETE SIDEWALK AND DRIVEWAY MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 608-3.
3. SUBBASE GRADE SHALL FOLLOW THE PROPOSED GRADE OF THE SIDEWALK AND SLOPE AWAY FROM BUILDING WHERE APPLICABLE, PROVIDE CONTINUOUS STONE PATH TO CURB UNDERDRAIN WHERE PROVIDED.
4. FULL DEPTH EXPANSION JOINTS SHALL BE INSTALLED EVERY 20' O.C., BOTHWAYS WHERE APPLICABLE. SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
5. SEE CURB DETAIL FOR DOWLING REQUIREMENTS WHERE ABUTTING CURB.
6. INSTALL 6" LONG #3 DOWELS @ 12" O.C. WHERE SIDEWALK ABUTS A BUILDING WALL AT AN ENTRANCE, THICKEN SIDEWALK TO 6" AT BUILDING WALL AND INSTALL DOWEL CENTERED IN THE 6" DEPTH. DOWELS AND THICKENING OF SIDEWALK SHALL EXTEND 18" EITHER SIDE OF ENTRANCE.
7. INSTALL 1/2" PREMOLDED EXPANSION JOINT WITH BACKER ROD & SEALANT WHERE SIDEWALK ABUTS BUILDING OR OTHER STRUCTURE.

CONCRETE SIDEWALK - 3

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REVISIONS:

STATE OF NEW YORK
CHRISTOPHER WOOD
LICENSED PROFESSIONAL ENGINEER
076394

DRAWING NAME:
Site Details

Date: 06/19/2
Drawn By: D. LaPie
Scale: As No

DRAWING NO.
C-102

Project No: 26-4086

Attachment: SP-1983-23_AH drawings 082026 (31976 : SP-1983-23H, 4380 Main St.)

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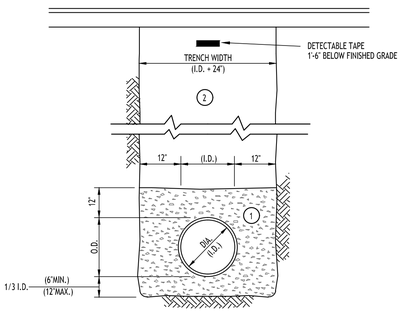


NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

(1) NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

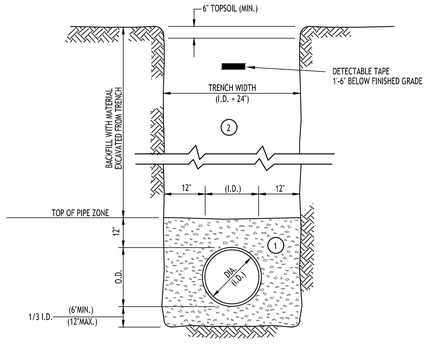
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(2) TYPE 2 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304-2.02 TYPE 2. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN TWO INCHES AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NO SLAG SHALL BE ALLOWED FOR MATERIAL (2)

SEWER/WATERLINE TRENCH SECTION IN PAVED AREAS

NOT TO SCALE



NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

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MATERIALS

PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

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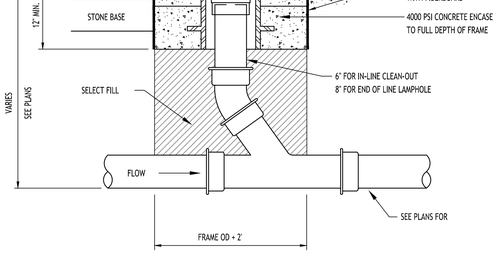
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(2) BACKFILL MATERIAL SHALL BE NATIVE SOIL CONTAINING NO UNSUITABLE MATERIAL COMPACTED IN 6" LIFTS.

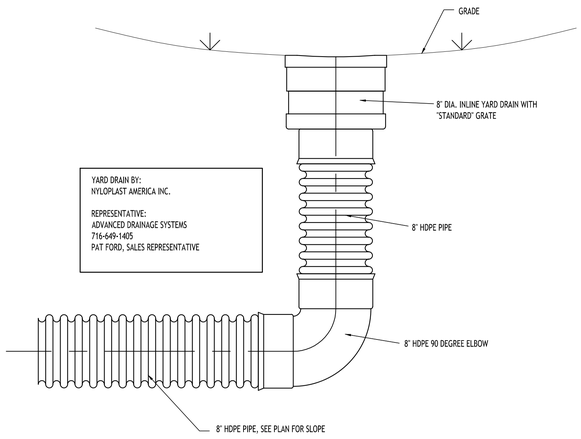
SEWER/WATERLINE TRENCH SECTION IN UNPAVED AREAS

NOT TO SCALE



LAMPHOLE/CLEANOUT IN PAVEMENT/SIDEWALK

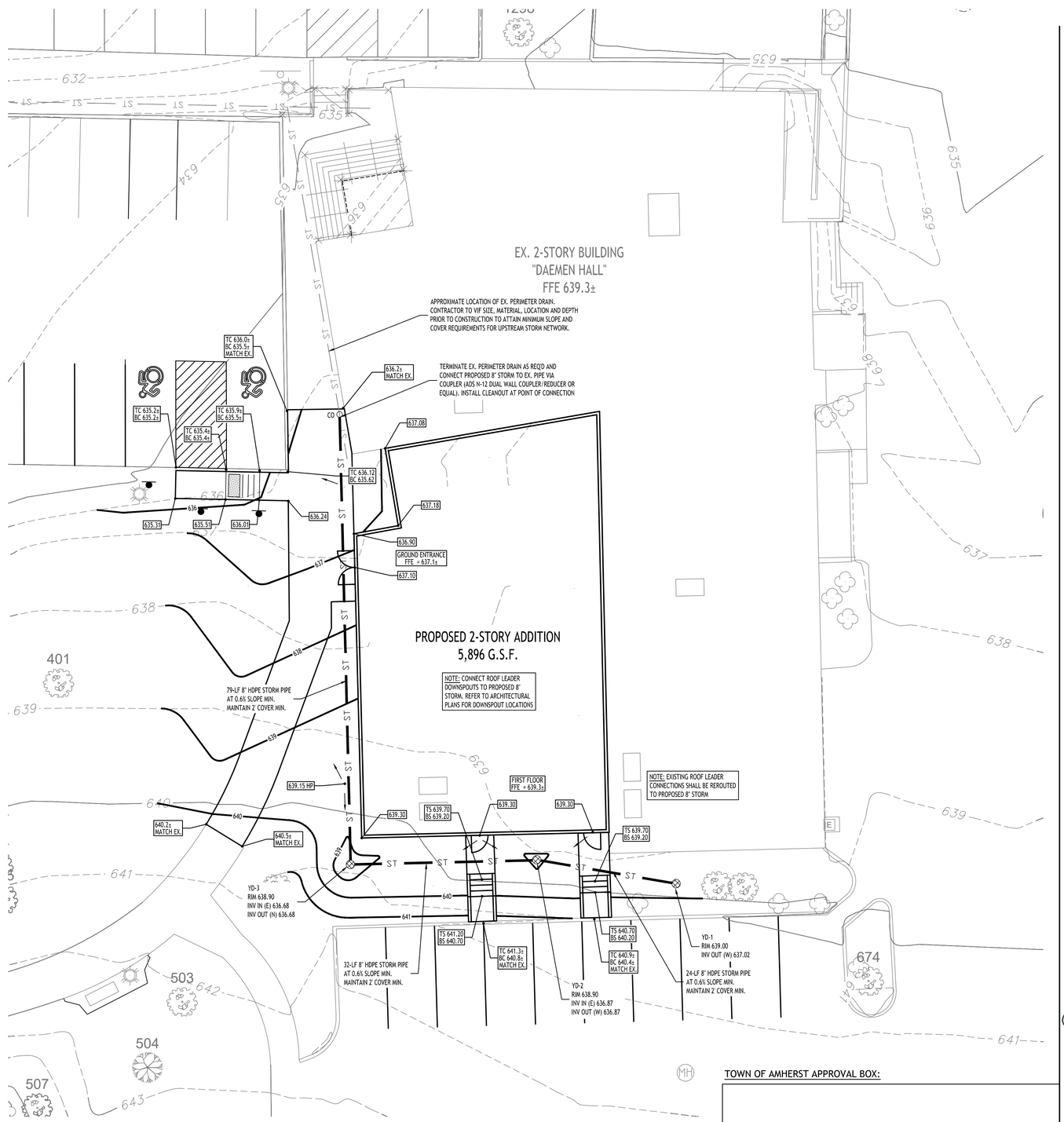
NOT TO SCALE



NOTE:
SEE TYPICAL TRENCH SECTION FOR BEDDING REQUIREMENTS

TYPICAL YARD DRAIN DETAIL

NOT TO SCALE



PROPOSED GRADING LEGEND

PROPOSED CONTOUR	101
PROPOSED SPOT ELEVATION	100.80
PROPOSED TOP/BOTTOM OF CURB ELEV.	TC 100.50 BC 100.00
PROPOSED TOP/BOTTOM OF STAIR ELEV.	TS 100.50 BS 100.00
PAVEMENT/GROUND SLOPE	
PROPOSED YARD DRAIN	YD
PROPOSED MANHOLE	MH

Grading & Drainage Plan

SCALE: 1"=10'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

10' 10 0 10 20Ft.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Addition to Daemen Hall

Daemen University
4380 Main Street
Amherst, New York 14226

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	07/29/2026
2	Rev. Per Town Comments	8/10/2026

STATE OF NEW YORK
R. CHRISTOPHER WOOD
LICENSED PROFESSIONAL ENGINEER
076994

DRAWING NAME:
Grading & Drainage Plan

Date: 06/19/2
Drawn By: D. LaPl
Scale: As No

DRAWING NO.
C-200

Project No: 26-4086

2.b

Attachment: SP-1983-23_AH drawings 082026 (31976 : SP-1983-23H, 4380 Main St.)

Packet Pg. 559

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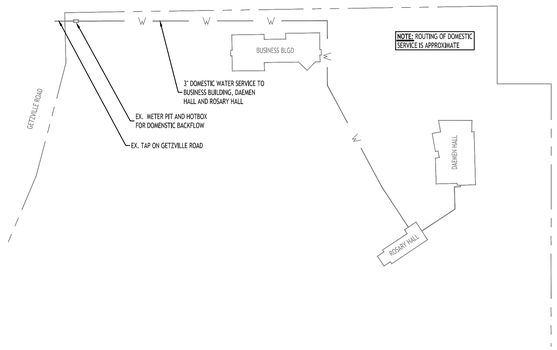
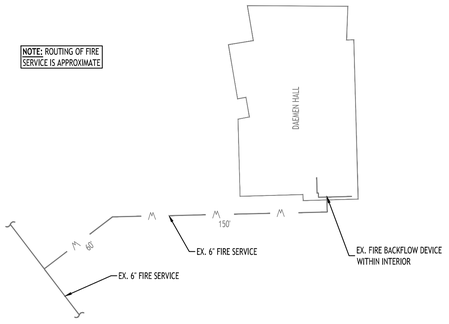


Domestic Water Service Map

SCALE: 1"=150'



Fire Service Map

SCALE: 1"=50'

UTILITY NOTES:

1. FOR ALL SANITARY SEWERS, INSTALL SELECT FILL IN PAVED AREAS, EXTEND 5' MIN. BEYOND PAVEMENT LIMITS
2. BUILDINGS TO HAVE INVERT ELEVATION 5' MIN. BELOW F.F.E. OF THE BUILDING. PIPE TO BE 6" SDR-35 PVC @ 1.0% MIN. WITH MIN 4' OF COVER. ADD CLEANOUTS @ 90' MAX. SPACING FOR 6" LATERALS OVER 90' IN LENGTH.
3. COORDINATE GAS & ELEC. METER BANK LOCATIONS ON BUILDINGS WITH M.E.P. PLANS & UTILITY CO.'S.
4. COORDINATE LOCATION OF CTV & TELEPHONE SERVICE TO BUILDINGS WITH M.E.P. PLANS AND UTILITY CO.'S.
5. ANY EXISTING UTILITIES WHICH ARE TO BE ABANDONED AND FALL UNDER PAVEMENT OR BUILDINGS SHALL BE REMOVED VS. BEING ABANDONED UNLESS THOSE UTILITIES ARE FILLED WITH FLOWABLE FILL.
6. A MINIMUM OF 10 FEET HORIZONTAL AND 18 INCHES OF VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN ALL SANITARY SEWER AND WATER SERVICES.
7. SELECT BACKFILL IS REQUIRED FOR ALL UTILITIES (GAS, WATER, STORM, SANITARY) THAT CROSS THROUGH CONCRETE AND ASPHALT PAVEMENT AREAS.
8. EXISTING SANITARY SEWER INVERTS AND ROUTING BASED ON RECORD DRAWINGS PROVIDED BY TOWN OF AMHERST ENGINEERING DEPARTMENT. SANITARY SEWER EASEMENTS SHOWN ARE APPROXIMATE BASED ON RECORD PLANS PROVIDED BY TOWN OF AMHERST ENGINEERING DEPARTMENT. SURVEYOR TO VERIFY LOCATION PRIOR TO CONSTRUCTION.

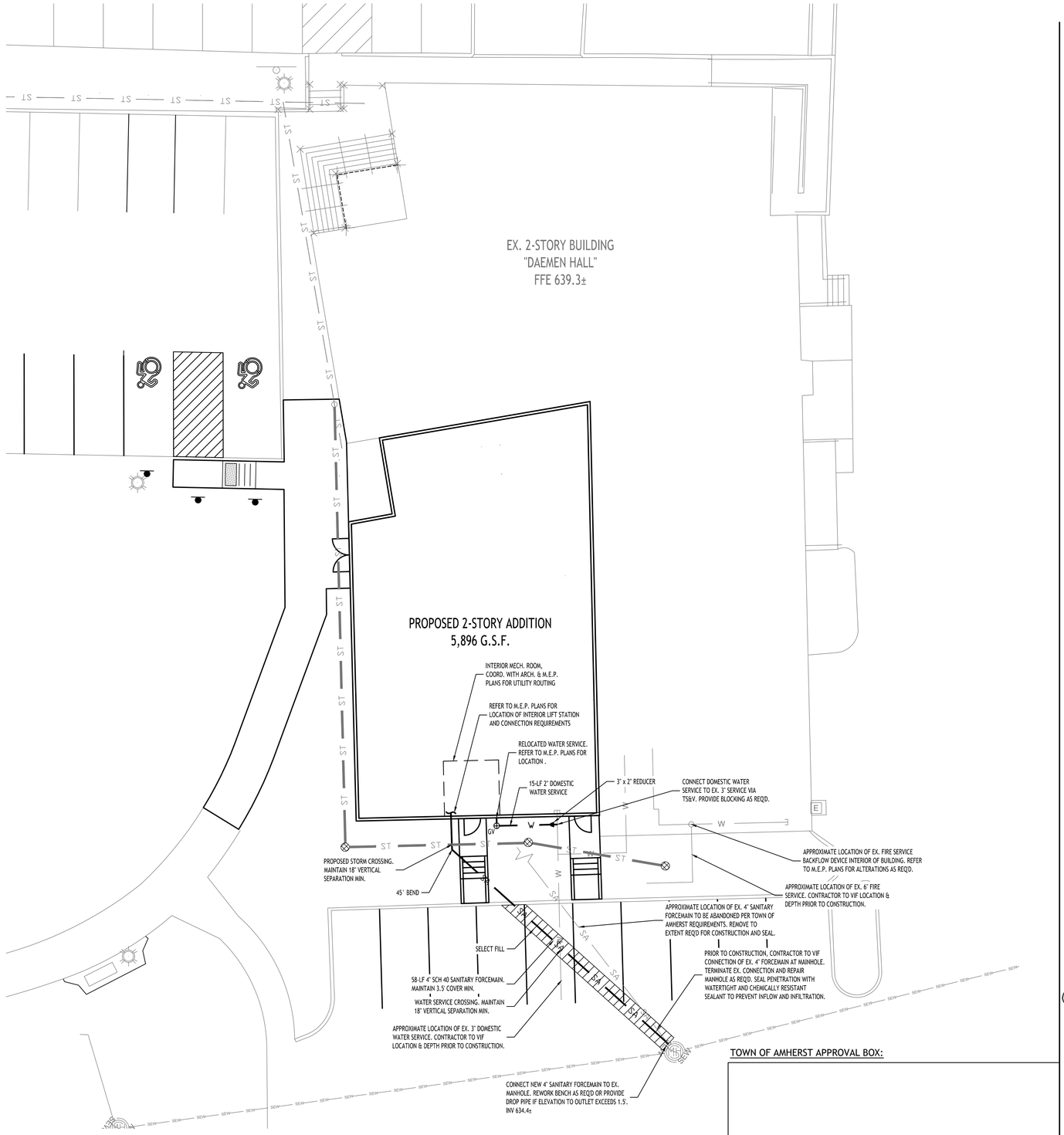
NOTES:

1. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE TOWN OF AMHERST SPECIFICATIONS AND DETAILS, AND ERIE COUNTY DEPARTMENT OF HEALTH RULES AND REGULATIONS.
2. PRIOR STARTING ANY WORK ASSOCIATED WITH OR NEAR EXISTING SANITARY MANHOLES, THE CONTRACTOR SHALL MEET WITH THE TOWN OF AMHERST TO DISCUSS AND AGREE TO THE WORK.
3. FILL SHALL BE PLACED AND SATISFACTORILY COMPACTED PRIOR TO INSTALLATION OF UTILITIES, AND MUST BE APPROVED BY THE SUPERVISING PROJECT ENGINEER.
4. ALL SANITARY SEWER IS TO CONSTRUCTION IS TO CONFORM TO TOWN OF AMHERST SEWER DISTRICT RULES AND REGULATIONS.
5. ALL OTHER REQUIRED PERMITS BY THE STATE OF NEW YORK, COUNTY OF ERIE AND TOWN OF AMHERST ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER.

PROPOSED UTILITY LEGEND

PROPOSED STORM SEWER	ST
PROPOSED SANITARY SEWER	6" SA
PROPOSED WATERLINE	1" W
PROPOSED YARD DRAIN	YD
PROPOSED GATE VALVE	GV
PROPOSED UTILITY CONNECTIONS (GAS, ELEC., CABLE, TEL., ETC.)	
INSTALL SELECT BACKFILL	

NOTE: FOR PROPOSED VALVE BOXES, CLEANOUTS, ETC., INSTALL A 3,000 PSI CONCRETE COLLAR AROUND THE ITEM AT GRADE. THE COLLAR SHALL BE A MINIMUM OF 6' WIDER, ON ALL SIDES, THAN THE BOX, CLEANOUT, ETC. THE COLLAR SHALL BE A MINIMUM OF 6" THICK.



Utility Plan

SCALE: 1"=10'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

10 0 10 20Ft.
10'

TOWN OF AMHERST APPROVAL BOX:

2.b

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Addition to Daemen Hall

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REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	07/29/2026
2	Rev. Per Town Comments	8/10/2026

STATE OF NEW YORK * CHRISTOPHER WOOD * LICENSED PROFESSIONAL ENGINEER 076394

DRAWING NAME:
Utility Plan

Date: 06/19/2
Drawn By: D. LaPl
Scale: As No

DRAWING NO.
C-300

Project No: 26-4086

Attachment: SP-1983-23_AH drawings 082026 (31976 : SP-1983-23H, 4380 Main St.)

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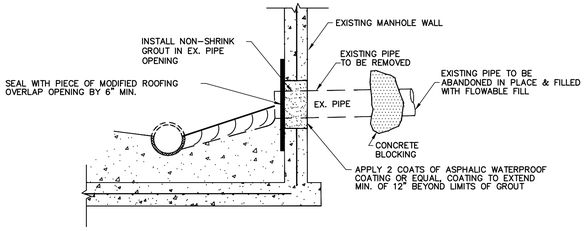
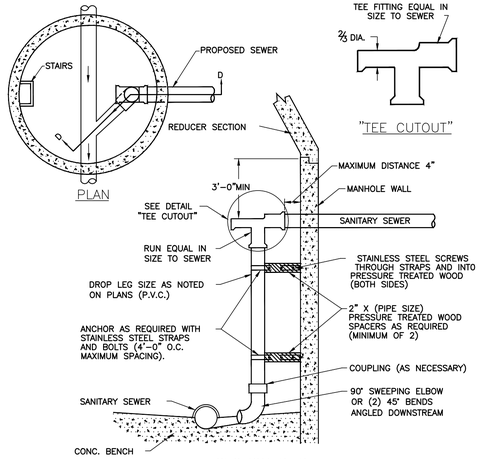


PIPE ABANDONMENT @ EXISTING MANHOLE

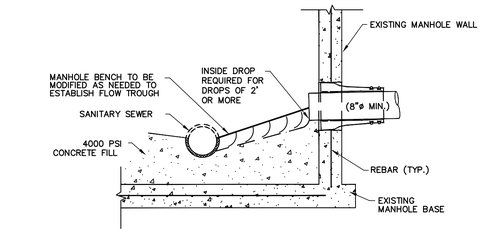


NOTES:

1. A DROP PIPE SHALL BE PROVIDED FOR A SEWER ENTERING A MANHOLE AT AN ELEVATION OF 24 INCHES OR MORE ABOVE THE MANHOLE INVERT. ONLY INSIDE DROP ASSEMBLIES WILL BE ALLOWED.
2. INSIDE DROP LEG SHALL BE INSTALLED ON MANHOLE WALL LOCATED AS SHOWN OR AS APPROVED BY ECDSM
3. ON NEW CONSTRUCTION INSIDE DROP ASSEMBLIES SHALL BE INSTALLED IN MANHOLES NOT LESS THAN 5'-0" IN DIAMETER.

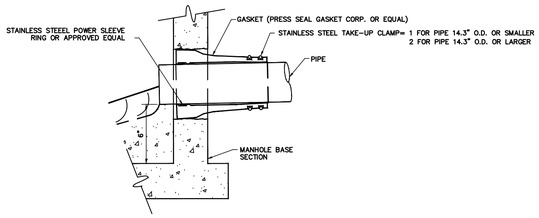
PIPE SIZE	MANHOLE I. D.
18"	5'-0"
21"- 27"	6'-0"
30"- 36"	8'-0"

INSIDE DROP PIPE

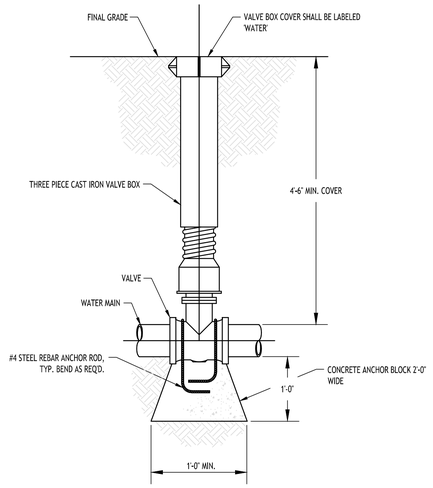


NOTES:

1. CORE DRILL ENTRANCE HOLE IN PRECAST MANHOLE BARREL, BASE AND/OR BENCH FOR REQUIRED PIPE CLEARANCE. PER MANUFACTURERS RECOMMENDATIONS.
2. DOES NOT APPLY TO HOUSE LATERALS.
3. WATERTIGHT PIPE TO MANHOLE BOOT SEAL REQUIRED FOR ALL CORE DRILLED ENTRANCE HOLES IN MANHOLE BARREL AS SHOWN BELOW.

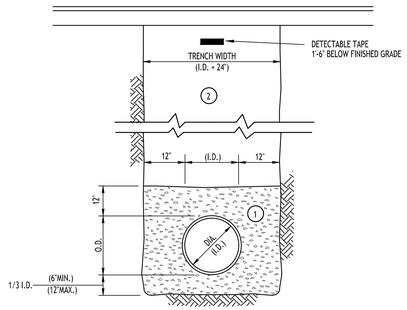


CONNECTION TO EXISTING MANHOLE



TYPICAL GATE VALVE DETAIL

NOT TO SCALE



NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

(1) NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

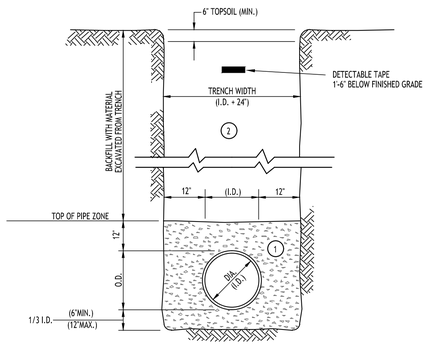
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(2) TYPE 2 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304-2.02 TYPE 2. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN TWO INCHES AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NO SLAG SHALL BE ALLOWED FOR MATERIAL (2)

SEWER/WATERLINE TRENCH SECTION IN PAVED AREAS

NOT TO SCALE



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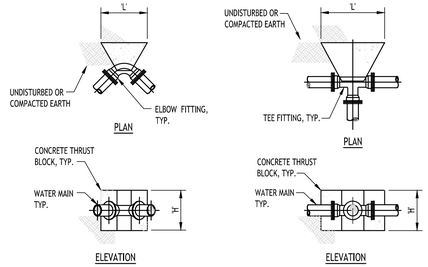
SEWER/WATERLINE TRENCH SECTION IN UNPAVED AREAS

NOT TO SCALE



DIMENSION SCHEDULE								
PIPE SIZE	90° ELBOW		45° ELBOW		22.5° ELBOW		11.25° ELBOW	
	'H'	'L'	'H'	'L'	'H'	'L'	'H'	'L'
4"	1.5'	2.0'	1.0'	2.0'	1.0'	1.0'	1.0'	1.0
6"	2.0'	2.5'	1.5'	2.0'	1.0'	1.5'	1.0'	1.5
8"	2.5'	3.5'	2.0'	2.5'	1.5'	1.5'	1.0'	2.0'
10"	3.0'	4.5'	2.5'	3.0'	1.5'	3.0'	1.0'	2.5
12"	3.5'	5.0'	3.0'	3.5'	2.5'	2.5	1.5'	2.5'

DIMENSION SCHEDULE		
PIPE SIZE	TEE OR TAP SLEEVE	
....	'H'	'L'
4"	1.5'	1.0'
6"	1.5'	2.5'
8"	1.5'	3.5'
10"	2.5'	3.5'
12"	3.5'	3.5'

THRUST BLOCK SCHEDULE

TOWN OF AMHERST APPROVAL BOX:

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STATE OF NEW YORK * R. CHRISTOPHER WOOD * 076394 LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Utility Details

Date: 06/19/2
Drawn By: D. LaPl
Scale: As No

DRAWING NO.
C-301

Project No: 26-4086

Attachment: SP-1983-23_AH drawings 082026 (31976 : SP-1983-23H, 4380 Main St.)

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N

Landscape Plan

SCALE: 1"=10'

LANDSCAPE NOTES:

1. ALL PLANTS INSTALLED SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED ON THE PLANS AND IN THE LATEST EDITION ON THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI 260.1
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF, THE QUANTITIES SHOWN ARE A MINIMUM AND ARE FOR REFERENCE ONLY.
3. THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKEOUT OF ALL PLANTING MATERIAL LOCATIONS AND CONTACT THE OWNERS FIELD REPRESENTATIVE PRIOR TO ACTUALL INSTALLING. THE PLANTING MATERIAL LOCATIONS SHOWN ON THE PLANS ARE TO CONVEY THE DESIGN INTENT ONLY, ACTUAL LOCATIONS WILL BE FINALIZED BY THE OWNERS FIELD REPRESENTATIVE AT THE TIME OF INSTALLATION.
4. THE CONTRACTOR IS HEREBY NOTIFIED THAT IF UNDERGROUND UTILITIES EXIST IN THE VICINITY OF THE PLANTINGS, ALL PROPOSED PLANTINGS SHALL BE INSTALLED A MINIMUM OF 5' FROM ANY UNDERGROUND UTILITY, CONTACT THE OWNERS FIELD REPRESENTATIVE IF PLANTINGS SHOWN ON THE PLANS VIOLATE THIS SITUATION.
5. ALL TREES SHALL BE INSTALLED A MINIMUM OF 20' FROM ANY OVERHEAD ELECTRIC LINES.
6. PLANTING BACKFILL MIXTURE SHALL CONSIST OF 4 PARTS TOPSOIL, 1 PART PEAT MOSS, ½ PART WELL ROTTED MANURE, 10 LBS 5-10-5 PLANTING FERTILIZER THOROUGHLY MIXED PER CUBIC YARD.
7. STAKE AND WRAP TREES IMMEDIATELY FOLLOWING INSTALLATION.
8. ALL PLANTED AREAS SHALL RECEIVE A 3' LAYER OF SHREDDED PINE BARK MULCH OVER 10 MIL. WEED MAT EQUAL TO "WEEDBLOCK" BY EASY GARDENER OR DEWITT WEED BARRIER.
9. THE AREAS ON THE PLAN TO BE SEEDED SHALL HAVE 4" MINIMUM OF TOPSOIL, DISK PLOWED, LEVELED AND HAND RAKED SMOOTH. SURFACE SHALL BE ROLLED TO REMOVE LUMPS.
10. ALL SEEDED AREAS SHALL BE HYDROSEEDED IN ACCORDANCE WITH THE SPECIFICATION INDICATED. WHERE REQUIRED BY CLIMATIC CONDITIONS, SLOPE OR SEASON OF PLANTING, SOD MAY BE SUBSTITUTED FOR SEEDING IN ORDER TO ACHIEVE THE REQUIRED COVERAGE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MOWING AND OTHER MAINTENANCE TO SEEDED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER, THIS SHALL INCLUDE WATERING DAILY FOR 15 DAYS OR AS REQUIRED BY WEATHER CONDITIONS AND RE-SEEDING OF THIN SPOTS FOLLOWING THE GERMINATION OF THE SEEDS.

PLANTING NOTES:

1. ALL INTERIOR LANDSCAPED AREAS SHALL HAVE A MINIMUM PLANTING SOIL DEPTH OF THREE (3) FEET AND BE FREE FROM ALL FORMS OF CONSTRUCTION DEBRIS AND FOREIGN MATERIAL.
2. ALL TREE PIT SAUCERS, SHRUB BEDS, ORNAMENTAL GRASS BEDS, AND PERENNIAL FLOWER BEDS SHALL RECEIVE 'PREEN' HERBICIDE AND THREE (3) INCHES DEPTH OF DARK SHREDDED HARDWOOD BARK MULCH.
3. ALL SEASONAL FLOWER BEDS SHALL BE A MINIMUM OF TWELVE (12) INCHES DEEP WITH A WELL-BLENDED MIXTURE OF 50% PEAT MOSS & 50% SCREENED TOPSOIL. SEASONAL FLOWER BEDS SHALL RECEIVE 'PREEN' HERBICIDE. NO MULCH SHALL BE INSTALLED IN THE SEASONAL FLOWER BEDS.
4. ALL DECIDUOUS AND EVERGREEN TREES SHALL BE STAKED WITH THREE (3) TREE STAKES AS PER TREE PLANTING DETAIL.

LEGEND

DECIDUOUS TREE

SMALL TREE

EVERGREEN TREE/SHRUB

BUSH/ORNAMENTAL GRASS

PERENNIAL

PER TOWN OF AMHERST CODE:
ALL DEAD OR MISSING EXISTING PLANTS FROM THE PREVIOUSLY APPROVED SITE PLANS SHALL BE REPLACED/INSTALLED AS PER TOWN CODE SECTION 203-7-2-7. CONTRACTOR SHALL REFER TO PREVIOUSLY APPROVED SITE AND LANDSCAPE PLANS BY OTHERS FOR ALL LANDSCAPE REFERENCES.

PER TOWN OF AMHERST CODE:
CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE; INCLUDING BUT NOT LIMITED TO, RETAINING WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS AS PER ZONING ORDINANCE 7-2-3(B)(3).

PER TOWN OF AMHERST CODE:
ALL REFUSE CONTAINERS & ALL MECHANICAL EQUIPMENT, UTILITY STRUCTURES, MULTIPLE METER BOARDS, GENERATORS, RPZS, & SIMILAR APPURTENANCES, INCLUDING THOSE WHICH ARE MOUNTED ON ANY PART OF A PRIMARY STRUCTURE SHALL BE SHOWN ON THE SITE PLAN & APPROPRIATELY SCREENED W/ A FENCE, WALL, B/OR LANDSCAPING AS REQUIRED BY 203-7-2-4(C) & 203-7-2-6(D) OF TOWN CODE. SUCH SCREENING SHALL BE SHOWN ON THE PLANS SUBMITTED FOR REVIEW. PROVIDE GATE ON REFUSE ENCLOSURE THAT SHALL BE CLOSED WHENEVER REFUSE CONTAINER(S) ARE NOT BEING SERVICED & ENCLOSURE SHALL BE HIGH ENOUGH TO SCREEN THE REFUSE CONTAINERS WITHIN.

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60Ft.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Addition to Daemen Hall

Daemen University
4380 Main Street
Amherst, New York 14226

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	07/29/2026
2	Rev. Per Town Comments	8/10/2026

REGISTERED LANDSCAPE ARCHITECT ROBERT C. WALTER NO. 001796 STATE OF NEW YORK

DRAWING NAME:
Landscape Plan

Date: 06/19/2
Drawn By: D. LaPi
Scale: As No

DRAWING NO.
L-100

Project No: 26-4086

Attachment: SP-1983-23_AH drawings 082026 (31976 : SP-1983-23H, 4380 Main St.)

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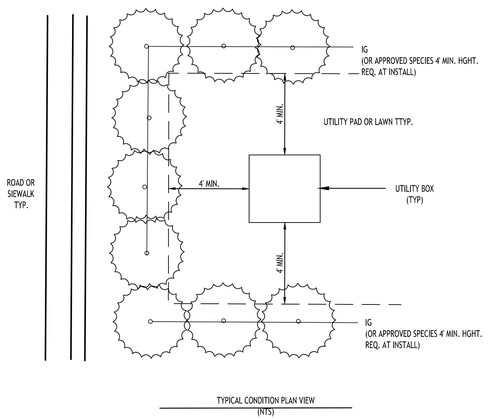


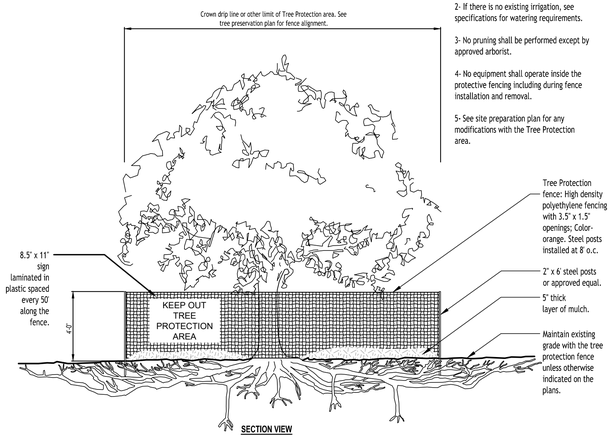
TYPICAL CONDITION PLAN VIEW
(NTS)

NOTES:

1. USE EVERGREEN SHRUBS TO SCREEN ALL ABOVEGROUND UTILITY BOXES AND INFASTRUCTURE FROM ADJACENT ROAD OR SIDEWALK PER TOWN OF AMHERST CODE

2. PROVIDE A MINIMUM 4' OFFSET FROM THE SHRUBS PLANTED EDGE TO THE EDGE OF THE UTILITY BOX TO ALLOW ENOUGH CLEARANCE FOR UTILITY MAINTENANCE TO BE PERFORMED

TYPICAL SHRUB PLANTING TO SCREEN UTILITY INFASTRUCTURE



SECTION VIEW

Notes:
1- See specifications for additional tree protection requirements.

2- If there is no existing irrigation, see specifications for watering requirements.

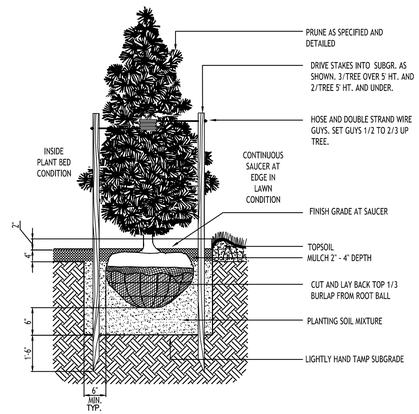
3- No pruning shall be performed except by approved arborist.

4- No equipment shall operate inside the protective fencing including during fence installation and removal.

5- See site preparation plan for any modifications with the Tree Protection area.

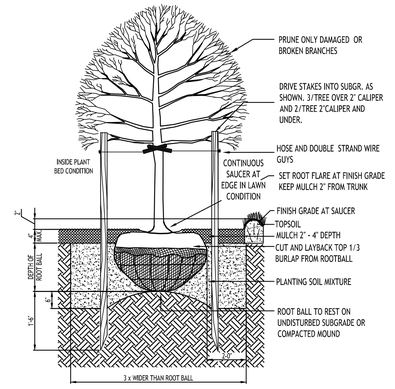
TREE PROTECTION / SAFETY NETTING

NO TO SCALE



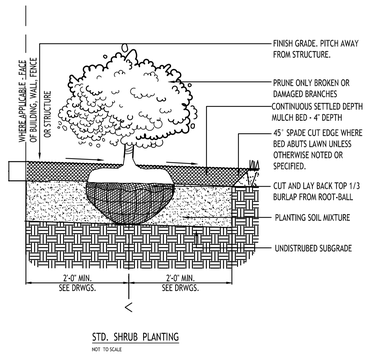
STD. EVERGREEN PLANTING

NOT TO SCALE



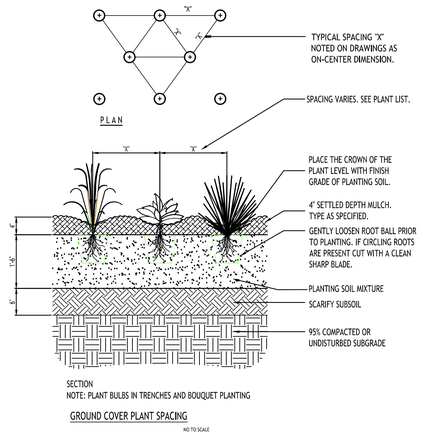
STD. DECIDUOUS TREET PLANTING

NOT TO SCALE



STD. SHRUB PLANTING

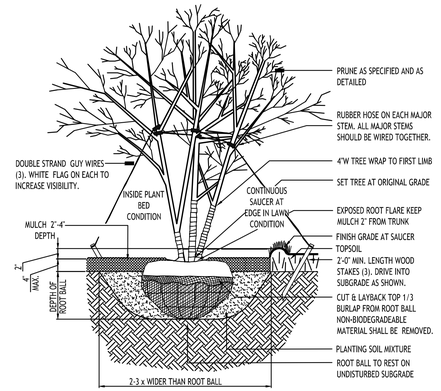
NOT TO SCALE



SECTION
NOTE: PLANT BULBS IN TRENCHES AND BOUQUET PLANTING

GROUND COVER PLANT SPACING

NO TO SCALE



DECIDUOUS TREE PLANTING - MULTI - STEM

NO TO SCALE

Recommended Plant List – Proposed Building Addition – Daemen University – 4380 Main Street – Amherst, NY 14226

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
QRn	5	Quercus robur x bicolor 'Nadler' PP17604	Kindred Spirit Oak	2½"-3"Cal.	B&B; Grows to 35 ft, high, 6 ft. wide
GTd	1	Gleditsia triacanthos inermis 'Drave's'	Streetkeeper Honeylocust	2½"-3"Cal.	B&B; Grows to 45 ft, high, 20 ft. wide
SMALL/ORNAMENTAL TREES					
ALso	2	Amelanchier laevis 'Standing Ovation'	Standing Ovation Allegheny Serviceberry	6' High Min.	B&B; Height to 18 ft., width to 4 ft.
EVERGREEN TREES					
CNp	1	Chamaecyparis nootkatensis 'Pendula'	Nootka Cypress	6'-7' High*	B&B; Full to Ground
					*Measured from bottom of leader
SHRUBS					
IxMH	3	Ilex x meserveae 'Hachfee' Castle Spire	Castle Spire Holly	6'-7' High*	Grows 8-10 ft. high, 4 ft. wide
IGgb	7	Ilex glabra 'Gem Box'	Gem Box Inkberry Holly	24-36" Tall	Grows to 3 ft. high and wide
BTE	3	Sambucus nigra 'Eiffel 1' PP #23,633	Black Tower Eldeberry	24-36" Tall	Grows 6-8 feet high and 4' wide
PERENNIALS/GROUND COVERS					
RO	5	Andropogon gerardii 'Red October'	Red October Big Blue Stem	No. 3 Cont.	Grows 2-5 ft. high, 2=3 ft. wide
LS	15	Liriope spicata	Liriope	No. 3 Cont.	Grows 2 ft. high and 1.5' wide

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Addition to Daemen Hall

Daemen University
4380 Main Street
Amherst, New York 14226

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	07/29/2026
2	Rev. Per Town Comments	8/10/2026

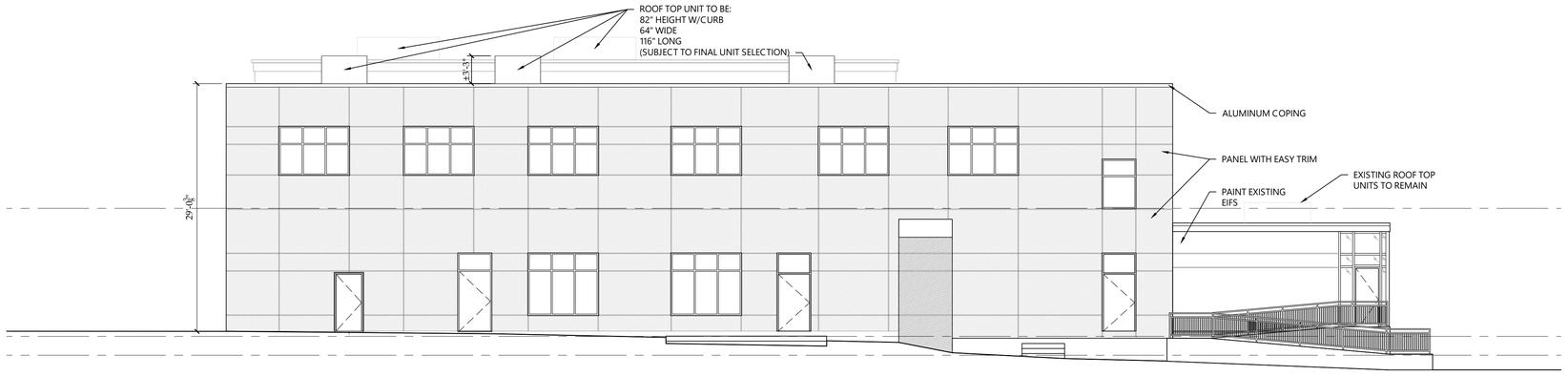
Attachment: SP-1983-23_AH drawings 082026 (31976 : SP-1983-23H, 4380 Main St.)

DRAWING NAME:
Landscape Details
Plant Schedule

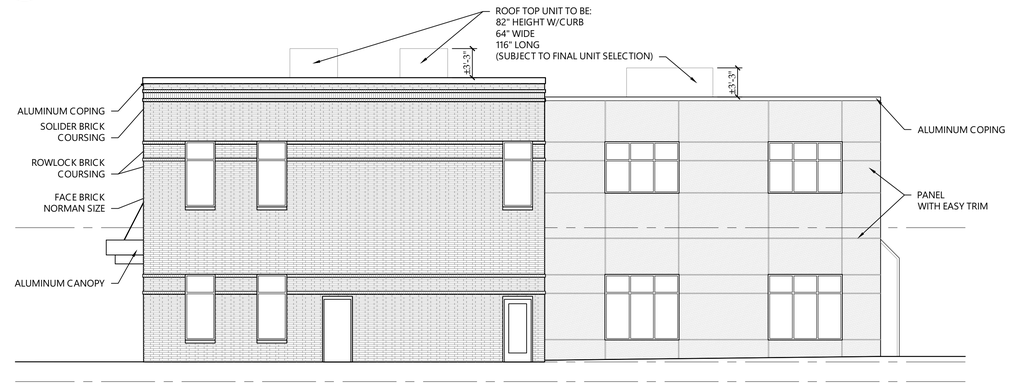
Date: 06/19/2
Drawn By: D. LaPl
Scale: As No

DRAWING NO.
L-101

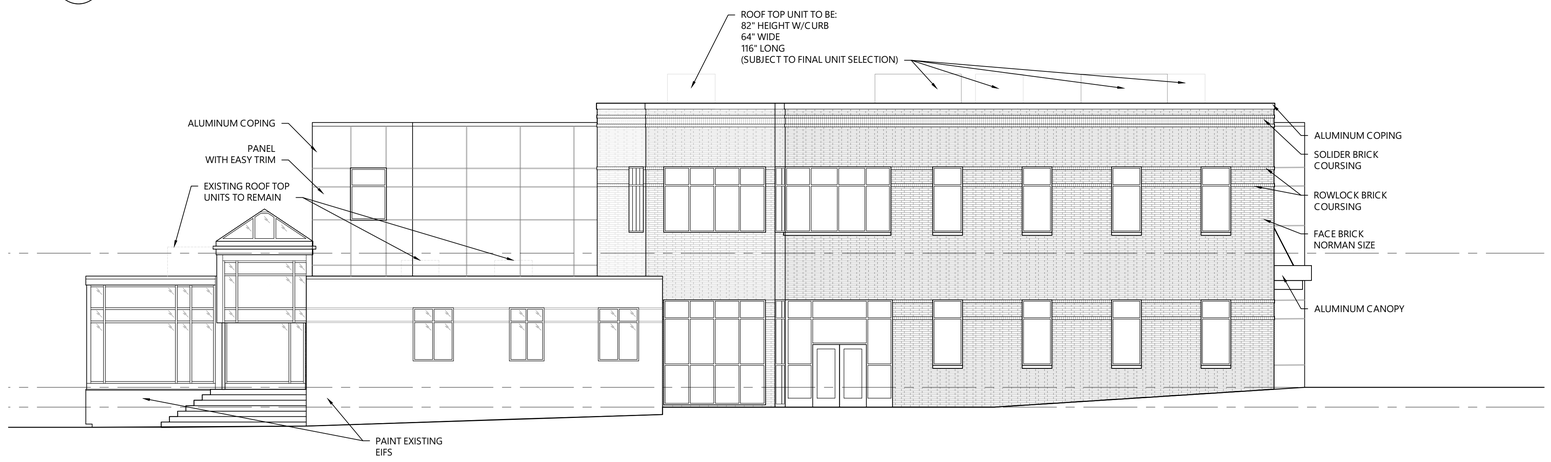
Project No: 26-4086



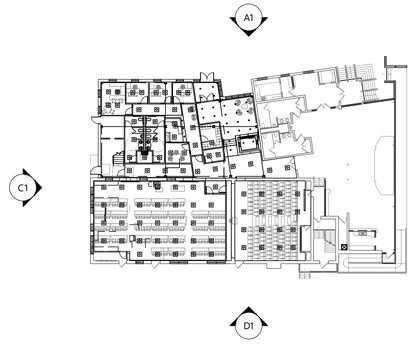
D1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



C1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



A1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



KEY PLAN
SCALE: 1/32" = 1'-0"

SILVESTRI Architects
716-691-0900
1321 Millersport Hwy.
Amherst, NY 14221

DAEMEN UNIVERSITY

ADDITION & RENOVATIONS TO DAEMEN HALL

4380 MAIN STREET
AMHERST, NY 14226

SEAL:

ISSUE:

DRAWING TITLE:
EXTERIOR ELEVATIONS

SA Job #: 26035.01
Date: 07/30/26

DRAWING NO:
A-201

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Attachment: SP-1983-23_AH drawings 082026 (31976 : SP-1983-23H, 4380 Main St.)

PRODUCT SPECIFICATION SHEET

2-Light Black Wall Sconce



Black
Item No:LDOD4040BK



Silver
Item No:LDOD4040S

Available Finishes

Dimensions

Back Plate Size(in)	4"x4"x2.3"
Chain/Rod Length	N/A
Width	4.25"
Extension	6.50"
Height	11.75"
Maximum Height	N/A

Specifications

Finish	2 Finishes
Material	Aluminum& Glass
Glass Color	Forsted
Type	Wall Sconce
Hanging Device	N/A
Voltage	110-125V
Dimmable	NO
Warranty	2 Year Limited
Shipment Type	Small Parcel

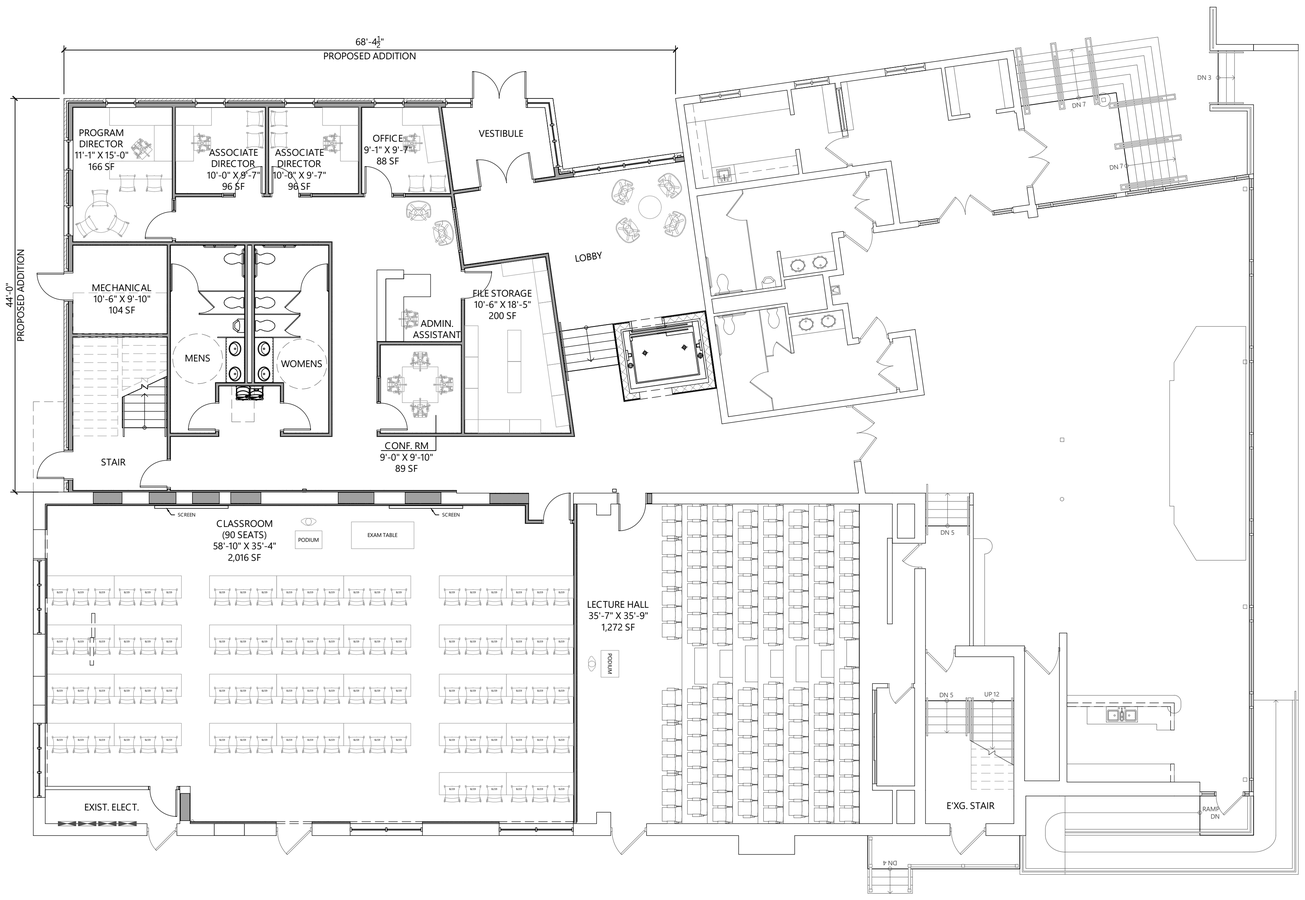
Bulb / Socket

Socket Type	E26
Number of Lights	2
Wattage/Bulb	40W
Included	NO

Installation

Indoor/Outdoor	Outdoor
Dry/Wet/Damp	Wet
Weight	2.42LBS
Wire Length	8"
Safety Rating	N/A

Attachment: SP-1983-23_AH drawings 082026 (31976 : SP-1983-23H, 4380 Main St.)



A1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH

SILVESTRI Architects
716-691-0900
1321 Millersport Hwy.
Amherst, NY 14221

DAEMEN UNIVERSITY

ADDITION & RENOVATIONS TO DAEMEN HALL

4380 MAIN STREET
AMHERST, NY 14226

SEAL:

ISSUE:

DRAWING TITLE:
PROPOSED FIRST FLOOR PLAN

SA Job #: 26035.01
Date: 06/19/26

DRAWING NO:
A-101

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A1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH

SILVESTRI Architects
716-691-0900
1321 Millersport Hwy.
Amherst, NY 14221

DAEMEN UNIVERSITY

ADDITION & RENOVATIONS TO DAEMEN HALL

4380 MAIN STREET
AMHERST, NY 14226

SEAL:

ISSUE:

DRAWING TITLE:

PROPOSED SECOND FLOOR PLAN

SA Job #: 26035.01

Date: 06/19/26

DRAWING NO:

A-102

Attachment: SP-1983-23_AH drawings 082026 (31976 : SP-1983-23H, 4380 Main St.)

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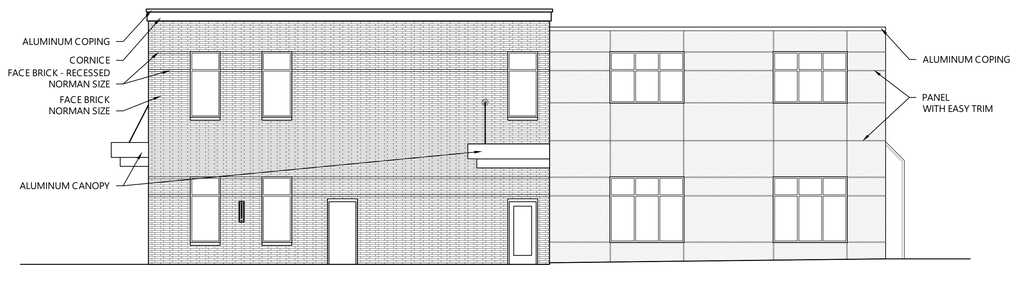
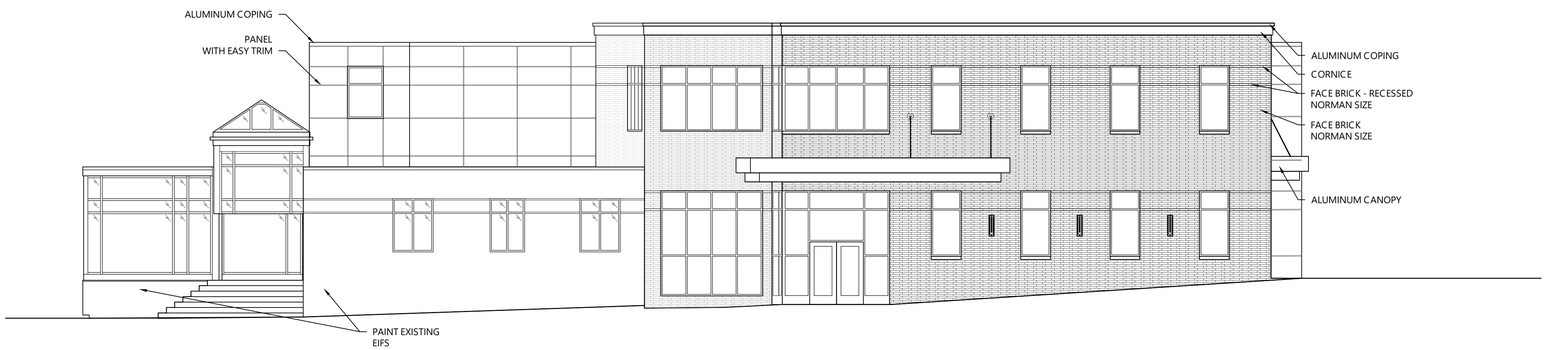
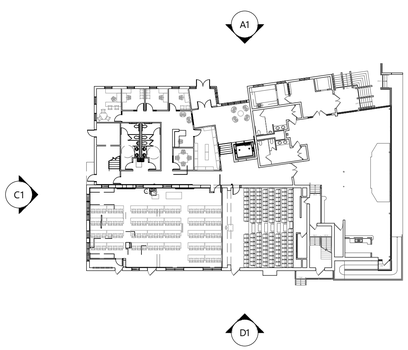
D1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



C1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



A1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



KEY PLAN
SCALE: 1/32" = 1'-0"

SILVESTRI Architects
716-691-0900
1321 Millersport Hwy.
Amherst, NY 14221

DAEMEN UNIVERSITY

ADDITION & RENOVATIONS TO DAEMEN HALL

4380 MAIN STREET
AMHERST, NY 14226

SEAL:

ISSUE:

DRAWING TITLE:
EXTERIOR ELEVATIONS

SA Job #: 26035.01
Date: 06/19/26

DRAWING NO:
A-201

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Attachment: SP-1983-23_AH drawings 082026 (31976 : SP-1983-23H, 4380 Main St.)

Amherst
Town of Amherst Planning Department
Erie County, New York

Shawn A. Lavi
Supervisor

Daniel C. Howard,
Planning Direct

Daniel J. Ulatowski,
Assistant Planning D r

SEQR
Negative Declaration

AUG 26 2026 PM2:

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency: Town of Amherst
Planning Board

Project: SP-1983-23_AH

Address: 5583 Main Street
Williamsville, NY 14221
(716) 631-7051

Date: August 20, 2026

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The Lead Agency has determined that the proposed action described below will not have a significant adverse effect on the environment.

Title of Action: Site Plan Review

SEQR Status: Unlisted

Description of Action: Daemen University – Proposed 2 Story Addition to Daemen Hall, consisting of 5,896 GSF of space to be used for classrooms, laboratory, and office space. Work will include the site improvements not specifically stated above, including, stormwater, utilities, grading, lighting, paving, and landscaping.

Location: 4380 Main Street, Amherst, Erie County

Petitioner: Daemen University

REASONS SUPPORTING THIS DETERMINATION

Based on information submitted by the applicant including a Short Environmental Assessment Form (EAF) - Part I and Part 2, and a complete site plan application, a preliminary staff analysis was undertaken. Compared to the criteria listed in Section 617.7, all indications are that this action will not have a significant impact on the environment, as follows:

Attachment: SP-1983-23_AH signed neg dec 082026 (31976 : SP-1983-23H, 4380 Main St.)

AUG 26 2026 PM2

1. The project is not expected to cause a substantial adverse change in existing air quality, ground or surface water quality or quantity, or noise levels; a substantial increase in solid waste production; or a substantial increase in the potential for erosion, flooding, leaching or drainage problems. The Engineering Department – Engineering Services Division on August 7, 2026 and Engineering Department – Sanitary Division on August 3, 2026 reviewed the Grading, Drainage and Utility Plans submitted on July 29, 2026, the Engineer's Report submitted on July 29, 2026 and the Erosion Control Plan submitted on July 29, 2026. Based on its review of these documents, the Engineering Department has determined that the project has or will have met all applicable requirements and has no objection to its approval.

2. The project will not result in the removal or destruction of large quantities of vegetation or fauna; or in significant adverse impacts to fish or wildlife species, habitats or other natural resources. The Planning Department reviewed a Landscape Plan submitted on July 29, 2026 and determined that it meets or exceeds Zoning Ordinance requirements for greenspace. The Landscape Plan has or will have met all Zoning Ordinance and Town requirements for landscaping.

3. The project is not expected to create any substantive conflict with the Town Comprehensive Plan. The Planning Department in their review of application documents on August 11, 2026, the Zoning Enforcement Officer in his review on August 11, 2026, and the Building Department in their review on July 27, 2026 determined that the subject project has or will have met all International Building Code – 2018 and Zoning Ordinance regulations.

4. The project is within an area identified by the State as having potential archaeological or historical significance. The NYS Office of Parks, Recreation and Historic Preservation has reviewed the project and, as stated in their letter on July 23, 2026, determined that there will be no adverse impact on historic or archeological resources.

5. The project will not impair the character or quality of important aesthetic resources or of existing community or neighborhood character. The project is located in the Community Facilities (CF) zoning district; neighboring uses are residential and zoned R-3 (Residential District Three), MFR-5 (Multifamily Residential District Five), R-4 (Residential District Four) and CF; and educational campus and zoned CF; therefore, the project is consistent with surrounding land use.

6. The proposed subject development will include a two story addition to the existing Daemen Hall building, consisting of 5,896 GSF of space to be used for classrooms, laboratory, and office space, which will not cause a major change in the use of either the quantity or type of energy.

7. The project will not create any hazard to human health. The Fire Chief's Association on July 20, 2026, has reviewed the project and has no objection to the approval of the site plan, as all requirements of this agency have been or will be met.

8. The project will not cause a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses. The proposed 5,896 GSF addition to the existing Daemen Hall to an educational campus with 20 existing buildings will be consistent with the scale of surrounding land uses.

Attachment: SP-1983-23_AH signed neg dec 082026 (31976 : SP-1983-23H, 4380 Main St.)

AUG 26 2026 PM2:

9. The function of the proposed two story addition will not significantly increase the number of people using the site over its previous level of use.

10. Review by the Town Traffic/Safety Board dated June 29, 2026 and NYSDOT dated July 7, 2026 indicates that significant negative traffic impacts are not expected to result from the proposed project.

11. A coordinated review of the project has been undertaken by Town Departments, in addition to those mentioned above, Highway on July 8, 2026, Assessor on July 1, 2026, Plumbing Division on July 6, 2026, and Right-of-Way Agent on August 7, 2026 along with outside agencies including the New York State Department of Transportation on July 7, 2026, and the New York State Office of Parks, Recreation and Historic Preservation on July 23, 2026. These reviews have not identified any significant environmental issues and indicate that the proposal will not have a significant damaging impact on the environment.

12. Issues not specifically mentioned above and/or those not specifically reviewed were not raised by Town departments, outside agencies or the public and are not determined to cause significant negative environmental impacts.

Planning Board Approval
Moved by: O'Rourke; Seconded by: Gill; Ayes 4; Noes 0; Absent 3 (Kahn, Penberthy, Raffaele)

Greg Dionne, Assistant Planner — Date 8/25/26

Michael J. Chmiel, Planning Board Chair — Date 8/26/26

GD/ac
Common/Current_Planning/Files/Site Plans/1983/SP-1983-23AH_(4380_Main_St)_2026/SP-1983-23_AH_neg dec_082026.doc
cc: Commissioner of Building
Town Engineer
Fire Chiefs'
Highway
Traffic/Safety
ECDEP
NYSDOT
Dan LaPietra, Carmina Wood Design, 80 Silo City Row, Buffalo, NY 14203
Joelle Carroll, Daemen University, 4380 Main Street, Amherst, NY 14226

Attachment: SP-1983-23_AH signed neg dec 082026 (31976 : SP-1983-23H, 4380 Main St.)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-1983-23_AH

PETITIONER

Daemen University
4380 Main Street
Amherst, NY 14226

PROPERTY LOCATION

4380 Main Street

AUG 26 2026 PM2

WHEREAS, the Town of Amherst Planning Board on Thursday, August 20, 2026 held a public hearing on a Site Plan for a proposed two-story 5,896± sq. ft. addition to the existing Daemen Hall building, and

WHEREAS, the Planning Board reviewed the plans and specifications for the proposed project, and

WHEREAS, the Site Plan was referred to the Town's various review agencies, and

WHEREAS, in accordance with Section 8-7-9 of the Zoning Ordinance, the Planning Board finds that:

A. The proposed site plan is consistent with the development plan if one is required.

B. The proposed site plan is consistent with the purpose and specific requirements of the Zoning Ordinance and generally consistent with the policies of the Comprehensive Plan.

C. Adequate services and utilities will be available prior to occupancy.

D. The site plan is consistent with all other applicable laws.

E. Pursuant to Part 617 of the implementing regulations pertaining to Article 8 of New York State Environmental Conservation Law, the Planning Board has determined that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

F. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act may be waived because the parcel is developed.

NOW THEREFORE BE IT RESOLVED that in accordance with 6 NYCRR, Part 617 the Planning Board has issued a Negative Declaration attached hereto, and

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Board, in accordance with Section 8-7 of the Zoning Ordinance approves said Site Plan subject to the following conditions:

1. That the consideration of signs is specifically excluded from this approval as they require a separate review and approval by the Town.

Attachment: SP-1983-23_AH signed resolution 082026 (31976 : SP-1983-23H, 4380 Main St.)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-1983-23_AH

AUG 26 2026 PM2:

PETITIONER

Daemen University

PROPERTY LOCATION

4380 Main Street

2. That all dumpsters/trash containers and all mechanical equipment, utility structures, multiple meter boards, generators, and similar appurtenances, including those which are mounted on any part of a primary structure shall be appropriately screened with a fence, wall, and/or landscaping. Provide gate on dumpster enclosure that shall be closed whenever dumpster is not being serviced, enclosure shall be high enough to screen the dumpster(s) within.

3. That as-built record drawings, including location of utilities, be provided to the Engineering Department prior to issuance of a Certificate of Occupancy by the Building Department.

4. That the petitioner address the comments of the Fire Chief's Association letter dated July 16, 2026 to the satisfaction of the Association.

5. That the petitioner address the comments of the Engineering Department – Sanitary Sewer Division letter dated August 3, 2026 to the satisfaction of that department.

The foregoing resolution was adopted by the Town of Amherst Planning Board, August 20, 2026; moved by O'Rourke; seconded by Hogan; ayes 4; noes 0; absent 3 (Kahn, Penberthy, Raffaele).

Michael J. Chmiel, Planning Board Chair

8/26/26
Date

GD/ac
Common/Current_Planning/Files/Site Plans/1983/SP-1983-23AH_(4380_Main_St)_2026/SP-1983-23_AH_resolution_082026.doc

cc: Commissioner of Building
Town Engineer
Fire Chiefs
Traffic/Safety
Highway Superintendent
ECDEP
NYSDOT
Dan LaPietra, Carmina Wood Design, 80 Silo City Row, Buffalo, NY 14203
Joelle Carroll, Daemen University, 4380 Main Street, Amherst, NY 14226

Approved Plan: Carmina Wood Design
Received: August 10, 2026

Attachment: SP-1983-23_AH signed resolution 082026 (31976 : SP-1983-23H, 4380 Main St.)

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

Meeting: 08/20/26 06:30 PM
Department: Planning
Category: Site Plan and Relief from Conditions of Site Plan
Prepared By: Amy Carrato
Initiator: Dan Howard
Sponsors:
DOC ID: 31980

ADOPTED

PLANNING BOARD ITEM (ID # 31980)

Proposed Apartment Building, SP-2026-07

Property located at 3230 & 3238 Millersport Highway
Emily's Garden Estates Inc., Petitioner

Demolition of two existing single-family dwellings and construction of a new 3-story 9-unit apartment building along with an associated 29 space parking lot having one driveway to Millersport Highway.

Jake Metzger, Metzger Engineering, represented the petitioner, explained the proposal and was available to answer questions from the Board. Kevin Wyse was also present.

No further comments were heard on this proposal. The hearing was closed.

Following discussion, Mr. Gill moved to approve the Negative Declaration. The motion was seconded by Mr. Hogan and carried. Ayes 4, Noes 0, Absent 3 (Kahn, Penberthy, Raffaele).

Following the approval of the Negative Declaration, Mr. Hogan moved to approve the request based on the resolution. The motion was seconded by Mr. Gill and carried. Ayes 4, Noes 0, Absent 3 (Kahn, Penberthy, Raffaele).

ATTACHMENTS:

- SP-2026-07 application 082026 (PDF)
- SP-2026-07 drawings 082026 (PDF)
- SP-2026-07 signed neg dec 082026 (PDF)
- SP-2026-07 signed resolution 082026 (PDF)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Michael Hogan, Board Member
SECONDER:	Harbinder Gill, Board Member
AYES:	Michael Chmiel, Harbinder Gill, Michael Hogan, Jonathan O'Rourke
ABSENT:	Carrie H. Kahn, Brittany Lee Penberthy, Joseph P. Raffaele Jr.

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Major Site Plan Review

For Official Use

File #: _____ **Acreage** _____ **Fee $** _____

Address Verified by Assessor's Office _____ VERIFIED BY DATE

Materials Received by Planning Department _____ RECEIVED BY DATE

Fee Paid to Town Clerk _____ RECEIVED BY DATE

Site Plan Review		**Fill In Applicable Fees**
1 acre or less	$1,250.00	_____
Each additional acre or fraction thereof	$ 650.00/acre	_____
Amendments to Site Plans	$1,200.00	_____
Request for Relief of / Change to Conditions of Site Plan Approval	$1,200.00	_____
Request for Extension of Site Plan Approval	$ 450.00	_____
Stormwater Pollution Prevention Plan		
1 - 4.99 Acres	$ 500.00	_____
5 - 10 Acres	$ 750.00	_____
>10 Acres	$1,000.00	_____
Affidavit Fee for Public Hearing	$ 15.00	_____
	TOTAL FEE:	$_____

To Be Completed By Applicant

Petitioner:

Name: Emily's Garden Estates, Inc.

Address: 867 Hopkins Road

Williamsville (city) NY (state) 14221 (zip code)

Phone: 716.688.2526 Fax: N/A

E Mail: kjwyse58@gmail.com

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

Representative (Architect, Engineer, Landscape Architect, Surveyor, or Attorney):

Name: Metzger Civil Engineering PLLC

Address: 8245 Sheridan Drive

Williamsville (city) NY (state) 14221 (zip code)

Phone: 716.633.2601 Fax: 716.633.2704

E Mail: meteng@roadrunner.com

Project Location (must be verified by Town Assessor's Office):

Address: 3230 Millersport Hwy & 3238 Millersport Hwy

SBL No(s): 27.20-2-41 & 27.20-2-40

Project Name: Multi-Family Residential Development

Project Description:

Proposed development consists of the demolition of two (2) existing single family dwellings to be replaced with a 3-story, 8-unit multi-family building.

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

If this petition is an amendment to a previously approved site plan, please describe the proposed changes (include type and size of existing structures and number of existing parking spaces):

	existing	proposed	total
Gross Floor Area (non-residential):			
Gross Floor Area Residential:	2,586± sf	16,000± sf	16,000± sf ~~total~~ final
Number of Residential Units:	2	8	8 ~~total~~ final
Number of Parking Spaces:	4	29	29 ~~total~~ final

Acreage of Parcel:
(list each parcel separately)
3238 Millersport Hwy: 0.43 acres
3230 Millersport Hwy: 0.43 acres

Frontage on Public Roads:
(list each road separately)
3238 Millersport Hwy: 116.02'
3230 Millersport Hwy: 114.67'

Existing Zoning District(s)
MFR-4A

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

Site Plan Submittal Requirements and Checklist

The following checklist outlines the information required by the Planning Department to accept a Site Plan application for review. ***It is strongly recommended that you make an appointment with Planning Staff to determine which items apply to your application.***

Item No.	Item	Submitted	Official use
I Basic Drawing Information			
1.0	**Drawing size not to exceed 24" x 36"**	✓	
2.0	**Title of Drawing**	✓	
3.0	**Name and address of Applicant**	✓	
4.0	**Name of person preparing drawing**	✓	
5.0	**Wet seal/raised seal and signature of NYS licensed architect, engineer, landscape architect, or surveyor (as applicable)**	✓	
6.0	**Project address**	✓	
7.0	**Zoning of subject property and adjacent parcels**	✓	
8.0	**North point, scale, date, and revision date(s)**	✓	
9.0	**4" x 6" reserved area in lower right hand corner for official Town use**	✓	
II Structures, Paved Areas, & Open Space			
1.0	**Existing and Proposed Streets**	—	
1.1	Names of all existing and proposed streets	N/A	
1.2	Width and radii of proposed curb-cuts	✓	
1.3	Existing curb-cuts on adjacent and opposite properties	✓	
1.4	Show ROW width, pavement dimensions, lane widths, pavement markings, and proposed signage on proposed streets	✓	
1.5	Show proposed ROW consistent with planned NYSDOT, Erie County, or Town road projects (if applicable)	N/A	
1.6	Show location of proposed cross access to adjacent parcels along with a draft easement	N/A	
1.7	Designation of Fire Lanes (if applicable)	✓	
1.8	Fire apparatus access roads	✓	
1.9	Label any proposed roads as public or private	N/A	
1.10	Location and dimensions of sidewalks	✓	
1.11	Typical cross sections and profiles of proposed streets, pedestrian walkways, and bikeways	✓	
2.0	**Proposed Structures**	—	
2.1	Location and complete dimensions of proposed structures	✓	
2.2	Setback dimensions of structure(s) to all property lines	✓	
2.3	Proposed use of structures	✓	
2.4	Gross square feet area of each structure	✓	
2.5	Location of all building entrances	✓	
2.6	Indicate type of roof construction/materials	N/A	
2.7	Location, height, and design detail of existing and proposed fences and walls	✓	
2.8	Location of light standards and building mounted lights	N/A	
2.9	Location of dumpster and detail of dumpster enclosure with gate	✓	
2.10	Layout and dimensions of the lot(s) proposed for development	✓	

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Item No.	Item	Submitted	Official use
II Structures, Paved Areas, & Open Space (cont'd)			
3.0	**Floor Plans with individual rooms and spaces labeled** (fully dimensioned)	N/A	
4.0	**Building elevations with height dimensions from finished grade to the highest point of the roof and to midpoint of gable or hip of a pitched roof.** (fully dimensioned)	✓	
4.1	Show screening of mechanical equipment	✓	
5.0	**Parking/Loading/Stacking Areas**	✓	
5.1	Location and complete dimensions of all paved areas	✓	
5.2	Setback dimensions of all paved areas to property lines	✓	
5.3	Dimension of typical parking space and drive aisles	✓	
5.4	Location and layout of handicapped parking spaces & access aisles	✓	
5.5	Detail of vertical signage for handicapped parking and access aisles	✓	
5.6	Indicate minimum parking requirement & number of spaces provided	✓	
5.7	Proposed signage for directing and guiding traffic	N/A	
5.8	Curb cut permits from NYS, Erie County, or Town (if applicable)	—	
5.9	Pedestrian connections (from proposed structures to public sidewalk network)	✓	
6.0	**Location and proposed development of all open spaces, including parks, playgrounds, and open reservations**	✓	
III Utilities and Drainage			
1.0	**Engineers Report** (bound separately from the Stormwater Pollution Prevention Plan [SWPPP])	✓	
1.1	Stamped/sealed and signed by NYS licensed architect or professional engineer	✓	
1.2	Proposed water service sizing, RPZ pressure and fire safety flow and pressure calculations	✓	
1.3	Proposed sanitary sewer facility load calculations (avg. & peak flows) including calculation of the peaking factor	✓	
1.4	Proposed storm drainage facility calculations (see information included with this application)	✓	
2.0	**Grading Plan**	✓	
2.1	Existing and proposed grades indicated (proposed grades may not exceed 1 on 3)	✓	
3.0	**Water Service**	✓	
3.1	Location, size and material of existing and proposed facilities	✓	
3.2	Location of existing and proposed fire hydrant location(s)	N/A	
3.3	Indicate use of sprinklers, location of Fire Department connection, and proposed fire protection systems	✓	
3.4	Existing and proposed meter/RPZ size and location	✓	
3.5	Applicable construction details	✓	
4.0	**Sanitary Sewers**	✓	
4.1	Locations, sizes, slopes, inverts, and materials of all existing and proposed facilities	✓	

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
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Item No.		Submitted	Official use
III Utilities and Drainage (cont'd)			
4.2	Applicable construction details	✓	
4.3	Proposed water/oil/grease interceptor sizing calculations by a professional engineer (if applicable)	N/A	
5.0	**Storm Drainage**	✓	
5.1	Locations, sizes, slopes, inverts, and materials of existing and proposed storm drainage facilities	✓	
5.2	Connection of roof drains to proposed drainage system	✓	
5.3	Applicable Town Standard construction details	✓	
5.4	Existing and proposed swales and ditches	✓	
5.5	Detention area cross-section and high-level elevations	N/A	
5.6	County and State approval for tie-in to existing sewers	—	
6.0	**Stormwater Pollution Prevention Plan (SWPPP) as applicable** (bound separately from the Engineer's Report) **See attached checklist.**	N/A	
7.0	**Natural Gas Service**	N/A	
8.0	**Location of transformers, generators and other mechanical equipment; include detail drawings (if applicable)**	✓	
9.0	**Downstream Sanitary Capacity Analysis (DSCA) Report** (must be submitted if proposed average flows are greater than 2,500 gallons per day)	N/A	
9.1	The DSCA Report must include a detailed downstream sewer capacity analysis and the calculations of and commitment to (via Developer commitment letter) the required financial contribution to the Town's I/I mitigation fund based on peak flow conditions. The contribution must be based on $250 per gallon per minute of mitigated flow	N/A	
IV Lighting Plan			
1.0	**Photometric plan showing light spread in foot candles at property lines**	✓	
1.1	Detail of all light standards, including dimension of height from finished grade	✓	
1.2	Detail of all exterior lighting fixtures	✓	
V Landscape Plan			
1.0	**Wet/raised seal and signature of a licensed Landscape Architect**	✓	
2.0	**Provide a calculation of the total Parking area and a calculation of interior parking area in square feet and as a percentage**	✓	
3.0	**Indicate location, size, number and type of proposed landscape materials**	✓	
4.0	**Indicate location, type and size of all existing trees 4" caliper or larger and indicate which will be removed or retained**	✓	
VI Other Required Information/General Requirements			
1.0	**Complete boundary survey that includes all existing structures, acreage, legal description with reference to a property line, street, or other known feature, and easements plotted to scale by a NYS licensed land surveyor**	✓	

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
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Item No.		Submitted	Official Use
VI Other Required Information/General Requirements (cont'd)			
1.1	Copies of all easements, reciprocal access agreement or similar leag documents	N/A	
2.0	**Topographic Survey with a 30 ft. buffer outside all property lines by a NYS licensed land surveyor**	✓	
3.0	**Draft of any deed restrictions, covenants, provisions for home associations and common ownership, and reciprocal easement agreements (as applicable).**	N/A	
4.0	**For assessment purposes, state intent to apply for condominium status (if applicable).**	N/A	
5.0	**Completed and signed Environmental Assessment Form**	✓	
5.1	Soil boring report and geotechnical report prepared by a qualified Professional Engineer (if applicable)	N/A	
5.2	Traffic Impact Study (if applicable)	↓	
5.3	Archaeological survey (if applicable	↓	
5.4	Wetland Delineation report (if applicable)	↓	
6.0	**Show existing zoning(s) of both the subject property and adjacent parcels on the Site Plan and the Landscape Plan**	✓	
7.0	**Location of NYSDEC wetlands (including buffer area) and/or federal wetlands; indicate jurisdictional status**	N/A	
8.0	**Location of Floodway and floodplain** (if applicable)	↓	
9.0	**Documentation pertaining to any conditions of zonings, including copies of required deed restrictions; indicate date of rezoning and the parcel address under which it was rezoned (if applicable)**	↓	
10.0	**Documentation related to any required variances granted by the ZBA**	↓	
11.0	**For residential site plans, provide a statement from the appropriate school district that adequate school sites and facilities are available.**	↓	
12.0	**8 1/2" X 11" reduction of primary site plan drawing (see appendix "B" of application package for specifications)**	↓	
13.0	**A CD containing a PDF of all site plan drawings (Must also be provided with revised drawings)**	↓	
VII Additional Required Information for Projects in the Mixed Use Districts			
1.0	**Design Advisory Board Application**	N/A	
1.1	Required for Major Site Plan	↓	
1.2	Required at the Planning Directors Discretion for Minor Site Plans	↓	
2.0	**Block & Street Network Plan**	↓	
2.1	Designation of Core, Local & Alley streets	↓	
2.2	Dimensions of Blocks	↓	
3.0	**Block Usage Plan (as applicable)**	↓	
3.1	Designation of site usage for each block including open space areas	↓	
4.0	**Phasing Plan**	↓	

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

For official use only:

_____
Approved/Date

X:\Current_Planning\Application Forms 2013 Working Doc\Major Site Plan\Site Plan Submittal Requirements and Checklist (3).doc

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

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Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Emily's Garden Estates, Inc.		
Project Location (describe, and attach a general location map): 3230 & 3238 Millersport Highway (SBL No. 27.20-2-41 & 27.20-2-40) - Town of Amherst, Erie County		
Brief Description of Proposed Action (include purpose or need): The proposed development consists of the development of the 0.86 acre project site at 3230-3238 Millersport Highway with a 3-story multifamily building with 8 apartment units for lease with all proposed site development. The 2 parcels will be combined. The total resultant acreage will be 0.86± acres.		
Name of Applicant/Sponsor: Emily's Garden Estates, Inc.	Telephone: 716.688.2526 E-Mail: kjwyse58@gmail.com	
Address: 867 Hopkins Road		
City/PO: Williamsville	State: NY	Zip Code: 14221
Project Contact (if not same as sponsor; give name and title/role): Metzger Civil Engineering, PLLC on behalf of Emily's Garden Estates, Inc.	Telephone: 716.633.2601 E-Mail: meteng@roadrunner.com	
Address: 8245 Sheridan Drive		
City/PO: Williamsville	State: NY	Zip Code: 14221
Property Owner (if not same as sponsor): Same as applicant	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		Rezoning already approved by the Town Board on June 23, 2025
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board - Major Site Plan Approval	November 2025
c. City, Town or Village Zoning Board of Appeals ☐Yes ☐No		
d. Other local agencies ☑Yes ☐No	Building Department - Building Permits	To Be Determined
e. County agencies ☑Yes ☐No	ECWA RPZ Approval	To Be Determined
f. Regional agencies ☐Yes ☐No		
g. State agencies ☑Yes ☐No	NYSDOT Highway Work Permit	To Be Determined
h. Federal agencies ☐Yes ☐No		

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes ☐No

If Yes, identify the plan(s):
NYS Heritage Areas:West Erie Canal Corridor

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
MFR-4A
(Rezoned by the Town Board on June 23, 2025)

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Williamsville CSD

b. What police or other public protection forces serve the project site?
Town of Amherst Police Department; NYS Trooper

c. Which fire protection and emergency medical services serve the project site?
Getzville Fire District

d. What parks serve the project site?
Billy Wilson Park and Town Parks

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential

b. a. Total acreage of the site of the proposed action? 0.86 acres
b. Total acreage to be physically disturbed? 0.87± acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.51 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 12 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

f. Does the project include new residential uses? ☑ Yes ☐ No

3.a

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				8
At completion of all phases				8

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No
If Yes:

i. Total anticipated water usage/demand per day: 2,420 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No
If Yes:

- Name of district or service area: ECWA
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☑No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☑No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: 2,420 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑Yes ☐No
If Yes:

- Name of wastewater treatment plant to be used: Town of Amherst Wastewater Treatment Facility
- Name of district: Consolidated Sanitary Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

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- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

None

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐ Yes ☑ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐Morning ☐Evening ☐Weekend ☐Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7:00 am - 6:00 pm
- Saturday: 7:00 am - 6:00 pm
- Sunday: 7:00 am - 6:00 pm
- Holidays: Not Applicable

ii. During Operations:

- Monday - Friday: Continuous
- Saturday: Continuous
- Sunday: Continuous
- Holidays: Continuous

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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Typical construction noises during business hours only, which is temporary unavoidable adverse impact.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Low-level dark sky compliant lights will be placed on the exterior of the building for safety purposes per the requirements in the Town of Amherst Zoning Code.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

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s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.11	0.47	+0.36
• Forested	-	-	-
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.18	0.08	-0.10
• Agricultural (includes active orchards, field, greenhouse etc.)	-	-	-
• Surface water features (lakes, ponds, streams, rivers, etc.)	-	-	-
• Wetlands (freshwater or tidal)	-	-	-
• Non-vegetated (bare rock, earth or fill)	-	-	-
• Other Describe: Lawn / Landscaping	0.57	0.31	-0.26

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c. Is the project site presently used by members of the community for public recreation? ☐Yes ☑No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐Yes ☑No
If Yes,
i. Identify Facilities:
_____
_____

e. Does the project site contain an existing dam? ☐Yes ☑No
If Yes:
i. Dimensions of the dam and impoundment:
- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:
_____
_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes ☑No
If Yes:
i. Has the facility been formally closed? ☐Yes ☐ No
- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:
_____
_____
iii. Describe any development constraints due to the prior solid waste activities: _____
_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes ☑No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:
_____
_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐Yes ☑ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐Yes ☐No
☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____
☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____
_____
_____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐Yes ☑No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
_____
_____

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v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? >5 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Niagara Silt Loam	75 %
Cosad loamy fine sand	25 %
	%

d. What is the average depth to the water table on the project site? Average: 0.5-1.5 feet

e. Drainage status of project site soils:

☐ Well Drained:	% of site
☐ Moderately Well Drained:	% of site
☑ Poorly Drained	100 % of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	100 % of site
☐ 10-15%:	% of site
☐ 15% or greater:	% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☑ Yes ☐ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

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m. Identify the predominant wildlife species that occupy or use the project site:
Typical suburban species

n. Does the project site contain a designated significant natural community? ☐Yes ☑No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐Yes ☑No
If Yes:
i. Species and listing (endangered or threatened):

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☑No
If Yes:
i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No
If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐Yes ☑No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No
i. If Yes: acreage(s) on project site?
ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No
If Yes:
i. CEA name:
ii. Basis for designation:
iii. Designating agency and date:

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e. 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? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. 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? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Jacob Metzger, PE Date June 19, 2026

Signature _____ Title Engineering Consultant for Project Sponsor

PRINT FORM

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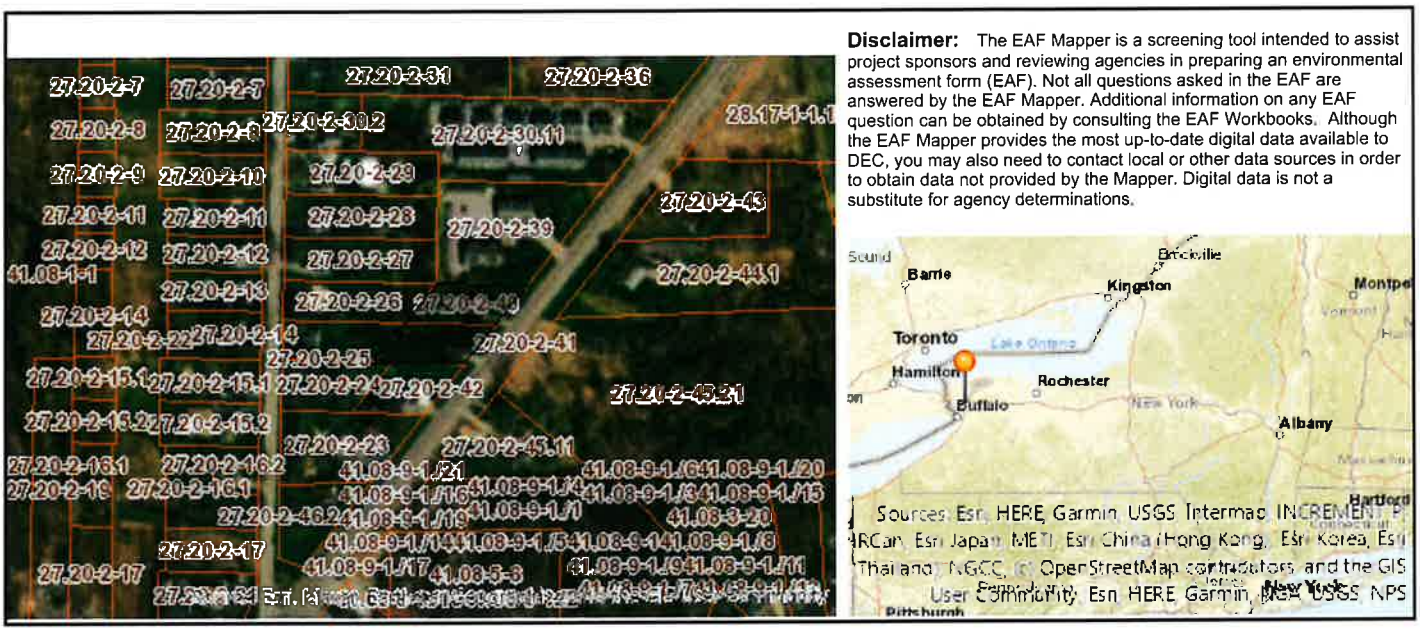
EAF Mapper Summary Report

Friday, October 18, 2024 11:33 AM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

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E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

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TOWN OF AMHERST
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM
-- ADDENDUM --

1. For each applicable category of proposed new structures, including additions to existing structures, provide the following information for all soil types on the project site (*according to Soil Survey of Erie County, NY; Table 11, Building Site Development, pp 294-305):*

Soil Name	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets
Niagara silt loam (NfA)	Severe	Severe	Severe	Severe	Severe
Cosad (Cv)	Severe	Severe	Severe	Severe	Moderate

2. Is your property located: On Youngs Road between Dodge and Klein Roads? ☐ Yes ☒ No
   On Wehrle Dr. between Spindrift Dr. and Oakwood Rd? ☐ Yes ☒ No

   If so, the property may be within an area of the Town that is affected by a moratorium on connections to the sanitary sewer system.

3. Are there alternative locations on the site for this project? ☐ Yes ☒ No

4. Location and size of real property owned by petitioner within one (1) mile of subject proposal:
   3160 Millersport Highway - 0.66 acres
   240 Miller Road - 0.65 acres

5. Are you aware of current or future plans or intentions by others in the Town of Amherst to develop property within 1000± ft. of the present project request: ☐ Yes ☒ No

   Describe_____

   (Potential environmental impacts from adjacent or nearby projects undergoing the approval process will receive a coordinated environmental review to determine cumulative effects on common receivers (e.g. traffic and drainage corridors) and other relevant environmental concerns.)

6. Maximum number of vehicular trips to be generated per peak hour upon completion of project 7
   Source: Trip Generation Rates - Federal Highway Administration

7. Will blasting occur during construction? ☐ Yes ☒ No

8. Does the project propose to connect and be tributary to the public sanitary sewer system? ☒ Yes ☐ No

9. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:
   2,420 average flow 10,241 peak flow.

   (Average flows of 2,500 gpd or greater will require an Engineer's Report that includes a detailed downstream sewer capacity analysis and the identification of and commitment to required I/I offset work during peak wastewater flow conditions.)

10. Based on the Town's *2011 Reconnaissance Level Survey of Historic Resources,* is your property 'blue-rated' for historic significance? ☐ Yes ☒ No

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TOWN OF AMHERST
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM
-- ADDENDUM --

1. For each applicable category of proposed new structures, including additions to existing structures, provide the following information for all soil types on the project site (*according to Soil Survey of Erie County, NY; Table 11, Building Site Development, pp 294-305):*

Soil Name	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets
Niagara silt loam (NfA)	Severe	Severe	Severe	Severe	Severe
Cosad (Cv)	Severe	Severe	Severe	Severe	Moderate

2. Is your property located: On Youngs Road between Dodge and Klein Roads? ☐ Yes ☒ No
   On Wehrle Dr. between Spindrift Dr. and Oakwood Rd? ☐ Yes ☒ No

   If so, the property may be within an area of the Town that is affected by a moratorium on connections to the sanitary sewer system.

3. Are there alternative locations on the site for this project? ☐ Yes ☒ No

4. Location and size of real property owned by petitioner within one (1) mile of subject proposal:
   3160 Millersport Highway - 0.66 acres
   240 Miller Road - 0.65 acres

5. Are you aware of current or future plans or intentions by others in the Town of Amherst to develop property within 1000± ft. of the present project request: ☐ Yes ☒ No

   Describe_____

   (Potential environmental impacts from adjacent or nearby projects undergoing the approval process will receive a coordinated environmental review to determine cumulative effects on common receivers (e.g. traffic and drainage corridors) and other relevant environmental concerns.)

6. Maximum number of vehicular trips to be generated per peak hour upon completion of project 7
   Source: Trip Generation Rates - Federal Highway Administration

7. Will blasting occur during construction? ☐ Yes ☒ No

8. Does the project propose to connect and be tributary to the public sanitary sewer system? ☒ Yes ☐ No

9. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:
   2,420 average flow 10,241 peak flow.

   (Average flows of 2,500 gpd or greater will require an Engineer's Report that includes a detailed downstream sewer capacity analysis and the identification of and commitment to required I/I offset work during peak wastewater flow conditions.)

10. Based on the Town's *2011 Reconnaissance Level Survey of Historic Resources,* is your property 'blue-rated' for historic significance? ☐ Yes ☒ No

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

ENGINEER'S REPORT

Multi-Family Residential Development
3230 & 3238 Millersport Highway
Amherst, New York

June 19, 2026

Prepared for:
Emily's Garden Estates, Inc.
867 Hopkins Road
Williamsville, NY 14221

Project M-2011

Prepared by:
Metzger Civil Engineering, PLLC
8245 Sheridan Drive
Williamsville, NY 14221
Phone: 716.633.2601
Fax: 716.633.2704
meteng@roadrunner.com



Michael J. Metzger, P.E.
License No. 066786

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

PROJECT DESCRIPTION:

The subject property is located on the west side of Millersport Highway in the Town of Amherst and currently consists of 2 separate parcels addressed at 3230 Millersport Hwy (SBL. No 27.20-2-41) and 3238 Millersport Hwy (SBL. No 27.20-2-40). Each parcel is currently occupied by a single-family dwelling. The proposed development will combine both parcels. Once both parcels are combined, the total area of the resultant parcel will be 0.86± acres.

The scope of the development includes the construction of an 8-unit, 3-story residential apartment building consisting of approximately 16,000± square feet of livable space. The project will also create 29 additional parking spaces to serve the residential dwelling units. The building will be constructed with a basement design and a paved parking lot, concrete sidewalks and a stormwater management area, which is collected in a dry detention area.

Public water and sanitary sewer services are available to the project. As such, the proposed building will be served by tapping the existing 10" municipal water main currently running parallel along the north side of Millersport Highway. In addition, a sanitary sewer lateral will be connected to the existing 8" municipal sanitary sewer line running within the south edge of the property. Additional development is also planned including private utilities (i.e. electric, gas and telecommunication lines).

The area of disturbance needed for the construction of the building and related parking will be under 1.0 acre and therefore will not require coverage under the NYSDEC General SPDES GP-0-25-001. However, an Erosion and Sediment Control Plan has been prepared to meet the Town of Amherst stormwater regulations.

WATER SERVICE:

As previously outlined, the potable water needs for the proposed building shall be met by tapping the existing 10" water main running along the north side of Millersport Hwy with a new 2" 'type k' copper water line. The 2" copper water line running to the property will be split at the Right-of-Way (ROW) and transition 10' onto the property into a 2" SDR-9 PVC domestic service line and a 2" SDR-9 PVC fire service line. Shutoff valves will be installed on both service lines to the building at the ROW. A reduced pressure zone (RPZ) backflow device and double check valve assembly (DCVA) backflow device will be installed on the domestic and fire service lines, respectively, to prevent cross contamination with the municipal main. The RPZ and DCVA will be designed, installed and tested in accordance with the Erie County Water Authority and the Department of Health standards.

The ECWA has provided hydrant flow test data in the vicinity of the property. The hydrant flow test calculated a static pressure of 95 psi with a residual pressure of 82 psi with a flow of 2,276 gpm. A pressure / water demand analysis for the project was performed and is included in Appendix A of this report.

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

Construction, inspection and testing of the new water service will be in conformance with all applicable Town, ECWA, AWWA, New York State Health Department, and the "Ten State" standards.

SANITARY SEWER SERVICE:

The site will be serviced by a 4" diameter SDR-35 PVC lateral connecting to the existing 8" municipal sanitary sewer located along the southern property line. The anticipated sanitary flows generated from the proposed development have been calculated and are included in Appendix B of this report.

Construction, inspection and testing will be in conformance with all Town, Erie County Health Department, and "Ten State" standards.

Storm Drainage System:

Drainage of surface water runoff from the proposed development will be accomplished via a proposed network consisting of roof gutters, downspouts and a storm drainage system utilizing catch basins and storm water piping.

In accordance with Town of Amherst stormwater requirements, stormwater generated on the site will be collected in a dry detention area, which will detain the flows from a 25-year post development storm and release the stormwater at a rate less than a 10-year pre development storm level.

The TR55 analysis and hydrograph (attached) for the site shows that a pre development 10-year storm will produce a peak flow of 2.52 cfs while a post development 25-year storm will produce a flow of 3.76 cfs. Calculations based on these flows show the difference in stormwater volume between the post development 25-year storm and a pre development 10-year storm was 450± cubic feet. Conservatively, the detention area was sized to hold a minimum of 1,000± cubic feet of storm water. Detention will be accomplished by a reduced size outlet pipe as depicted on the design plans.

A complete set of stormwater calculations via the TR-55 method along with a hydrograph of storm events has been included with this report in Appendix C.

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

APPENDIX A

Water Demand Calculations

ENGINEER'S REPORT

Multi-Family Residential Development
3230 & 3238 Millersport Highway
Amherst, New York

Project M-2011

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

METZGER CIVIL ENGINEERING

Water Service / Pressure Analysis
3230 & 3238 Millersport Hwy
Town of Amherst, NY
M-2011
11/7/2025

Number of Apartment Units	9	Units
Number of Bedrooms	22	bedrooms
Water use per person per day	100	gallons
Average Daily Flow	2200	gpd
Average Daily Flow	0.0022	MGD
Maximum Daily peaking factor	2.00	per ECWA design manual 3.10
Maximum Daily Flow	4400	gpd - Average Daily Flow x peaking factor
Maximum Daily Flow	0.0044	MGD - Average Daily Flow x peaking factor
Maximum Daily Flow	3	gpm
Peak Hourly peaking factor	3.00	per ECWA design manual 3.10
Peak Hourly Flow	0.0066	MGD - Average Daily Flow x peaking factor
Peak Hourly Flow	5	gpm - Average Daily Flow x peaking factor
Total Peak Flow (Domestic)	5	gpm
Total Peak Flow (Fire Service)	200	gpm
Total Peak Flow (Combined)	205	gpm

Flow Test Data		
Date of Hydrant test	From ECWA	
Location of Hydrant	3281 Millersport Hwy	
Hydrant A - static pressure before test	95	psi
Hydrant A - residual pressure during test	82	psi
Hydrant B - Flow during test (Qf)	2276	gpm
Desired residual pressure	20	psi
Static pressure - desired pressure (Hr)	75	psi
Pressure drop during test (Hf)	13	psi
Calculate flow at 20 psi		
Qr = Qf x Hr^0.54 / Hf^0/54	5864	gpm
Peak flow needed at 20 psi	205	gpm
Calculate residual pressure at peak flow		
Static -(Peak flow x (Hf^0.54)^1.8518519 / Qf	94.8	psi

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

METZGER CIVIL ENGINEERING

Water Service / Pressure Analysis
3230 & 3238 Millersport Hwy
Town of Amherst, NY
M-2011
11/7/2025

Static Pressure at Main during fire flow	94.8	psi
Existing Flow of Main at 20 psi	5864	gpm
Peak Flow (Domestic)	5	gpm
Elevation difference connection to design pt	2	feet
Length of Pipe in Feet	75	
Number of Fittings in line 45 deg or less	1	
Number of Tees in Line - In line flow	0	
Number of Tees in Line - 90 deg bend	0	
Number of Valves in Line	1	
"D" Diameter of Waterline in inches	2	
Type of Pipe	Copper	
Standard Diameter Ratio	N/A	
"C" Hazen Williams Coefficient	100	
Equivalent Length of 45 deg bend	1.7	feet
Equivalent Length of Each In-Line Tee	1.8	feet
Equivalent Length of Each 90 deg bend	3.1	feet
Equivalent Length of Each Gate Valve	2.6	feet
"L" Design Length of Pipe in feet	79.3	feet
Friction Loss "hf" of Pipe in feet "hf" = (10.44 x "L") x ("gpm" ^ 1.85) / ("C" ^ 1.85) x ("D" ^ 4.8655)	-0.1	feet
"hf" in psi (2.3 feet = 1 psi)	0.0	psi
Head due to elevation in psi	-0.9	psi
Loss due to RPZ / meter	-12.0	psi
Total difference in psi	-12.9	psi
Pressure Available in psi (existing - loss)	81.9	psi
Pressure Required in psi	20	psi

Calculations By:	JCM
Checked By:	ARH

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

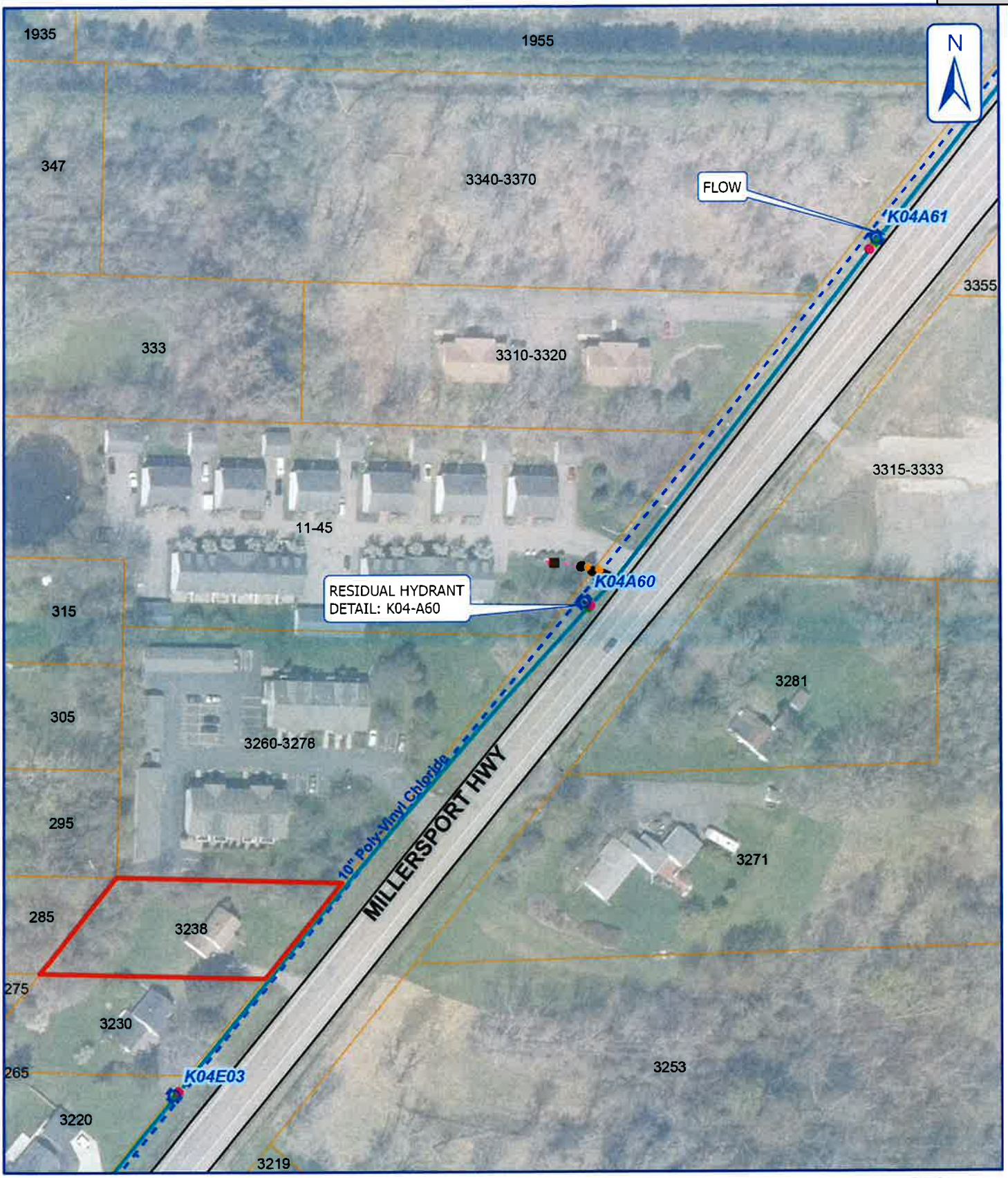
METZGER CIVIL ENGINEERING

Water Service / Pressure Analysis
3230 & 3238 Millersport Hwy
Town of Amherst, NY
M-2011
11/7/2025

Static Pressure at Main during fire flow	94.8 psi
Existing Flow of Main at 20 psi	5864 gpm
Peak Flow (Fire Service)	200 gpm
Elevation difference connection to design pt	2 feet
Length of Pipe in Feet	75
Number of Fittings in line 45 deg or less	1
Number of Tees in Line - In line flow	0
Number of Tees in Line - 90 deg bend	0
Number of Valves in Line	1
"D" Diameter of Waterline in inches	2
Type of Pipe	Copper
Standard Diameter Ratio	N/A
"C" Hazen Williams Coefficient	100
Equivalent Length of 45 deg bend	1.7 feet
Equivalent Length of Each In-Line Tee	1.8 feet
Equivalent Length of Each 90 deg bend	3.1 feet
Equivalent Length of Each Gate Valve	2.6 feet
"L" Design Length of Pipe in feet	79.3 feet
Friction Loss "hf" of Pipe in feet "hf" = (10.44 x "L") x ("gpm" ^ 1.85) / ("C" ^ 1.85) x ("D" ^ 4.8655)	-102.4 feet
"hf" in psi (2.3 feet = 1 psi)	-44.5 psi
Head due to elevation in psi	-0.9 psi
Loss due to DCVA	-8.0 psi
Total difference in psi	-53.4 psi
Pressure Available in psi (existing - loss)	41.5 psi
Pressure Required in psi	20 psi

Calculations By:	JCM
Checked By:	ARH

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)



3238 Millersport Hwy.
Town of Amherst

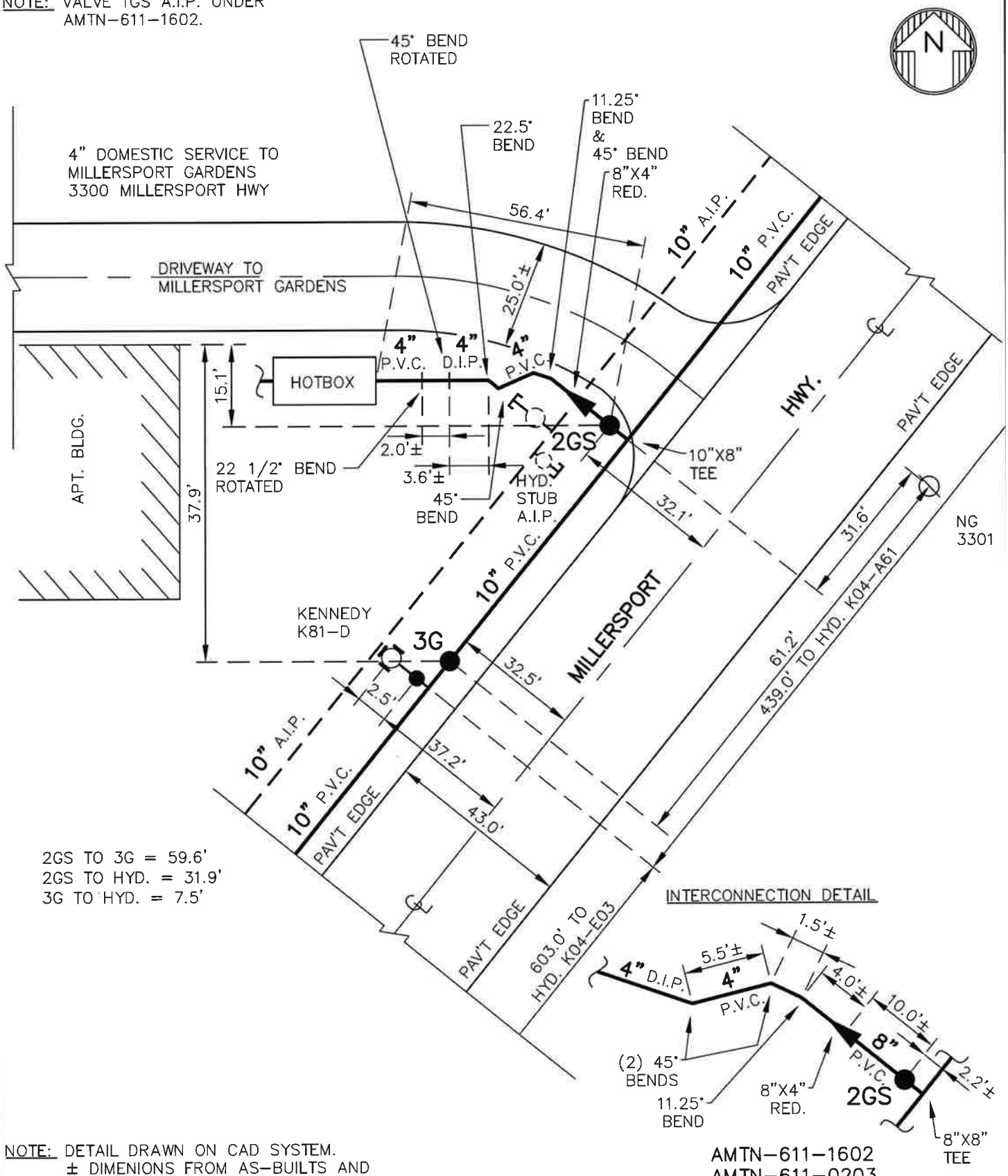
0 63 125 250 Feet

Erie County Water Authority
Buffalo, New York

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

ERIE COUNTY WATER AUTH$_2$ORITY BUFFALO, NEW YORK	REVISED DR. R.D.C. DATE: 9/12/2017 FIELD	REVISED DR. R.D.C. DATE: 3/1/2018 OFFICE	TOWN OF AMHERST W.D. 15C	K04– DETAIL SHT. NO. 201600145 CURRENT PROJECT NO.

NOTE: VALVE 1GS A.I.P. UNDER AMTN–611–1602.



NOTE: DETAIL DRAWN ON CAD SYSTEM. ± DIMENIONS FROM AS–BUILTS AND INSP. FIELD BOOK, NOT FIELD CHECKED.

AMTN–611–1602
AMTN–611–0203
F.B. 463/41
DWG. 2A–2

K04–A60 DETAIL SHT. NO.

MASTER COPY

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

Hydrant FLow Test

Print Date: 10/

Residual Hydrant: K04A60 **Test Date/Time:** 7/27/2023 14:00

Location.....: OP 3281 MILLERSPORT HWY 2ND HYD SW/O NORTH FRENCH RD
TOWN OF AMHERST

Size of Main/Branch: 10"/6" Fire District: 22028 GETZVILLE FD 11 Water District: 315 AMHERST DISTRICT 15C

Performed By: MES/CDB Comments: HYDRANT FLOW TEST REQUESTED BY ZACHARY ANDERSON, ARMOR CONSTRUCTION
EMAIL: ZANDERSON@ARMOR-FIRE.COM
CW #135726

Discharge Coef: 090 Elvtn Usgs(ft): Static(psi): 95 Residual(psi): 82 Required Residual Pressure(psi): 20
Gallons Used..: 13,567 Total Flow(gpm): 2,276 Flow at Reqd Resid Pressure: 5,86

Flow Hydrants:

Flow Hyd	Location	Main/Brnch	Nzle	Size	Pitot	Flow	Comments
K04 A61	3340 MILLERSPORT HWY 1ST HYD SW/O NORTH FRENCH RD	10"/6"	1:	2.50	46.0	1,138	
			2:	2.50	46.0	1,138	
			3:			Total Flow:	2,276

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

APPENDIX B

Sanitary Sewer Flow Calculations

ENGINEER'S REPORT

Multi-Family Residential Development
3230 & 3238 Millersport Highway
Amherst, New York

Project M-2011

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

METZGER
CIVIL
ENGINEERING, PLLC

8245 Sheridan Drive
Williamsville, New York 14221
Phone: 716-633-2601, Fax: 716-633-2704

Project:	3230 & 3238 Millersport Hwy	By:	JCM	Date:	11/7/2025
Location:	Town of Amherst, New York	Checked:	LKM	Date:	

Sanitary Sewer Flow Calculations

Number of Bedrooms = 22
GPD per Bedroom (as per NYSDEC Design Std) 110

			Design Average Flow		
Hydraulic Loading =	100 gpcd x design population =	2420 gpd	=	**0.0024**	**mgd**
Peaking Factor, PF =	[(18+((p/1000)^0.5)) / (4+((p/1000)^0.5))] =	4.23			
Maximum Design Flow = Design Average Flow x Peaking Factor =		10241 gpd	=	**0.0102**	**mgd**

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

APPENDIX C

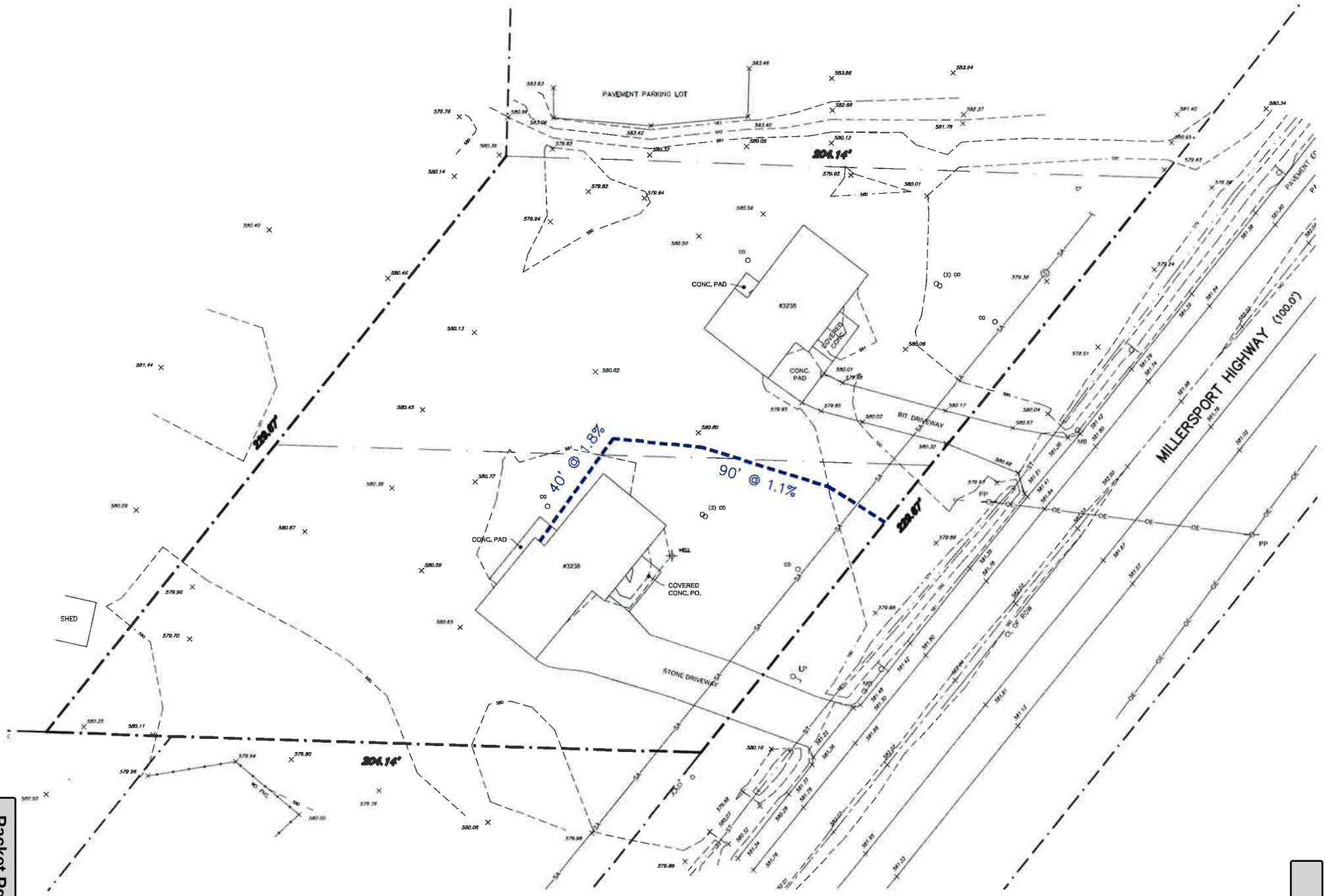
Stormwater Calculations

ENGINEER'S REPORT

Multi-Family Residential Development
3230 & 3238 Millersport Highway
Amherst, New York

Project M-2011

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)


PAVEMENT PARKING LOT
204.14'
229.67'
CONC. PAD
#3238
COVERED CONC.
CONC. PAD
BIT. DRIVEWAY
40' @ 1.8%
90' @ 1.1%
CONC. PAD
#3238
COVERED CONC. PO.
STONE DRIVEWAY
SHED
MILLERSPORT HIGHWAY (100.0')
CL OF ROW
PP
LP
MB
OE
SA
CO
(2) CO

WinTR-55 Current Data Description

--- Identification Data ---

User: J. Metzger
Project: 3230-3238 Millersport Hwy
SubTitle: Pre-Development
State: New York
County: Erie
Filename: <new file>

Date: 11/4/2025
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
Pre-Develo		Outlet	0.86	87	.114

Total area: .86 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
2.2	2.69	3.25	3.84	4.48	6.0	1.8

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

J. Metzger

3230-3238 Millersport Hwy
Pre-Development
Erie County, New York

Storm Data

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
2.2	2.69	3.25	3.84	4.48	6.0	1.8

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

J. Metzger

3230-3238 Millersport Hwy
Pre-Development
Erie County, New York

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 10-Yr (cfs)
SUBAREAS	
Pre-Develo	2.52
REACHES	
OUTLET	2.52

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

J. Metzger

3230-3238 Millersport Hwy
Pre-Development
Erie County, New York

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 10-Yr (cfs) (hr)
SUBAREAS	
Pre-Develo	2.52 11.94
REACHES	
OUTLET	2.52

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

J. Metzger

3230-3238 Millersport Hwy
Pre-Development
Erie County, New York

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Pre-Develo	.86	0.114	87	Outlet	

Total Area: .86 (ac)

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

J. Metzger

3230-3238 Millersport Hwy
Pre-Development
Erie County, New York

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Pre-Develo							
SHEET	40	0.0180	0.150				0.099
SHALLOW	90	0.0110	0.050				0.015
						Time of Concentration	.114

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

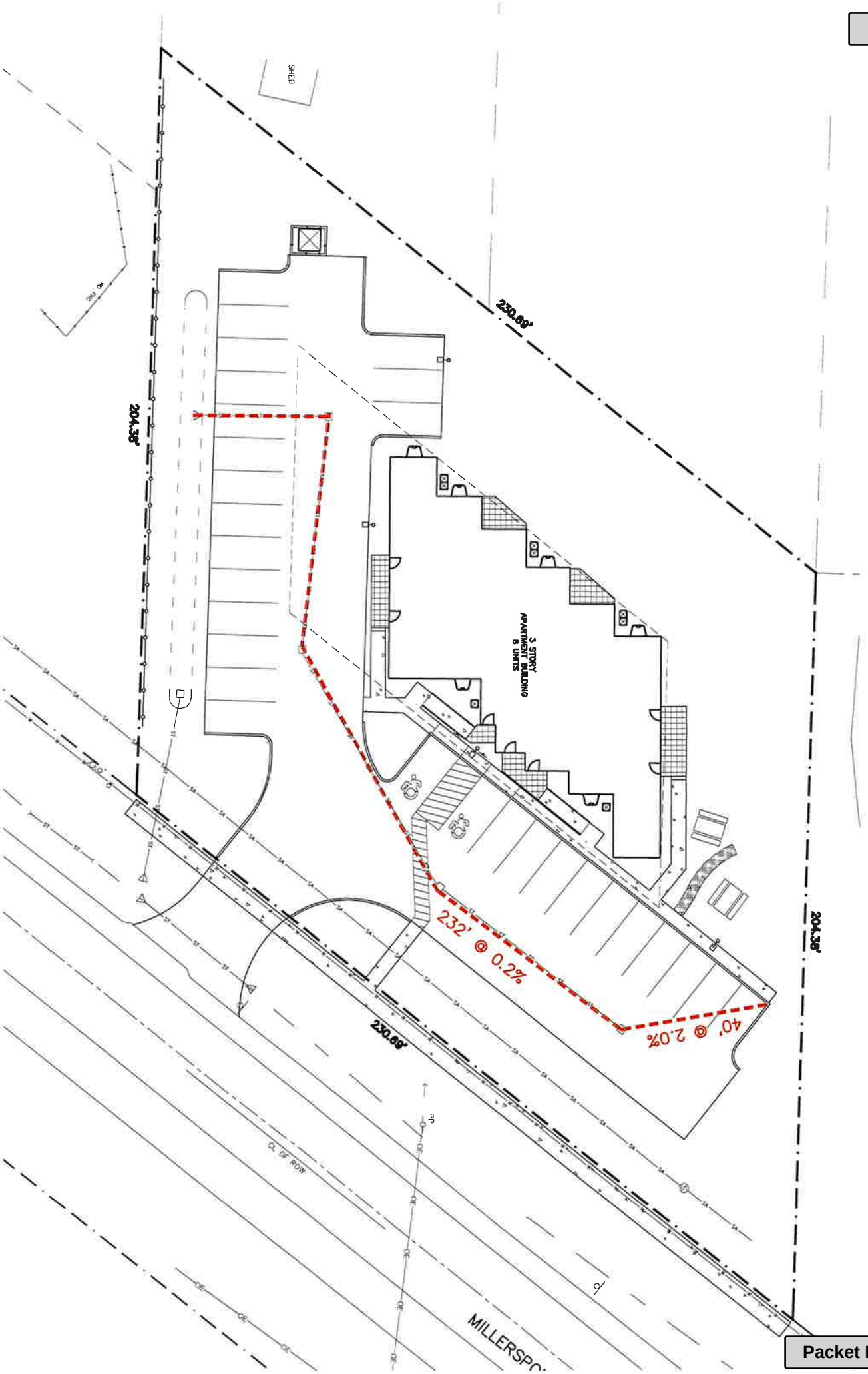
J. Metzger

3230-3238 Millersport Hwy
Pre-Development
Erie County, New York

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use		Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Pre-Develo	Open space; grass cover < 50%	(poor)	C	.567	86
	Paved parking lots, roofs, driveways		C	.107	98
	Woods - grass combination	(poor)	C	.187	82
	Total Area / Weighted Curve Number			.86	87

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)



Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

WinTR-55 Current Data Description

--- Identification Data ---

User: J. Metzger
Project: 3230-3238 Millersport Hwy
SubTitle: Post-Development
State: New York
County: Erie
Filename: <new file>

Date: 11/4/2025
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
Post-Devel		Outlet	0.86	92	0.1

Total area: .86 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
2.2	2.69	3.25	3.84	4.48	6.0	1.8

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

J. Metzger

3230-3238 Millersport Hwy
Post-Development
Erie County, New York

Storm Data

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
2.2	2.69	3.25	3.84	4.48	6.0	1.8

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

J. Metzger

3230-3238 Millersport Hwy
Post-Development
Erie County, New York

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)
SUBAREAS	
Post-Devel	3.76
REACHES	
OUTLET	3.76

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

J. Metzger

3230-3238 Millersport Hwy
Post-Development
Erie County, New York

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)
SUBAREAS	
Post-Devel	3.76
	11.93
REACHES	
OUTLET	3.76

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

J. Metzger

3230-3238 Millersport Hwy
Post-Development
Erie County, New York

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Post-Devel	.86	0.100	92	Outlet	

Total Area: .86 (ac)

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

J. Metzger

3230-3238 Millersport Hwy
Post-Development
Erie County, New York

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Outlet							
SHEET	40	0.0200	0.011				0.012
CHANNEL	232	0.0020	0.012	0.79	3.14	2.222	0.029
					Time of Concentration		0.1

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

J. Metzger

3230-3238 Millersport Hwy
Post-Development
Erie County, New York

Sub-Area Land Use and Curve Number Details

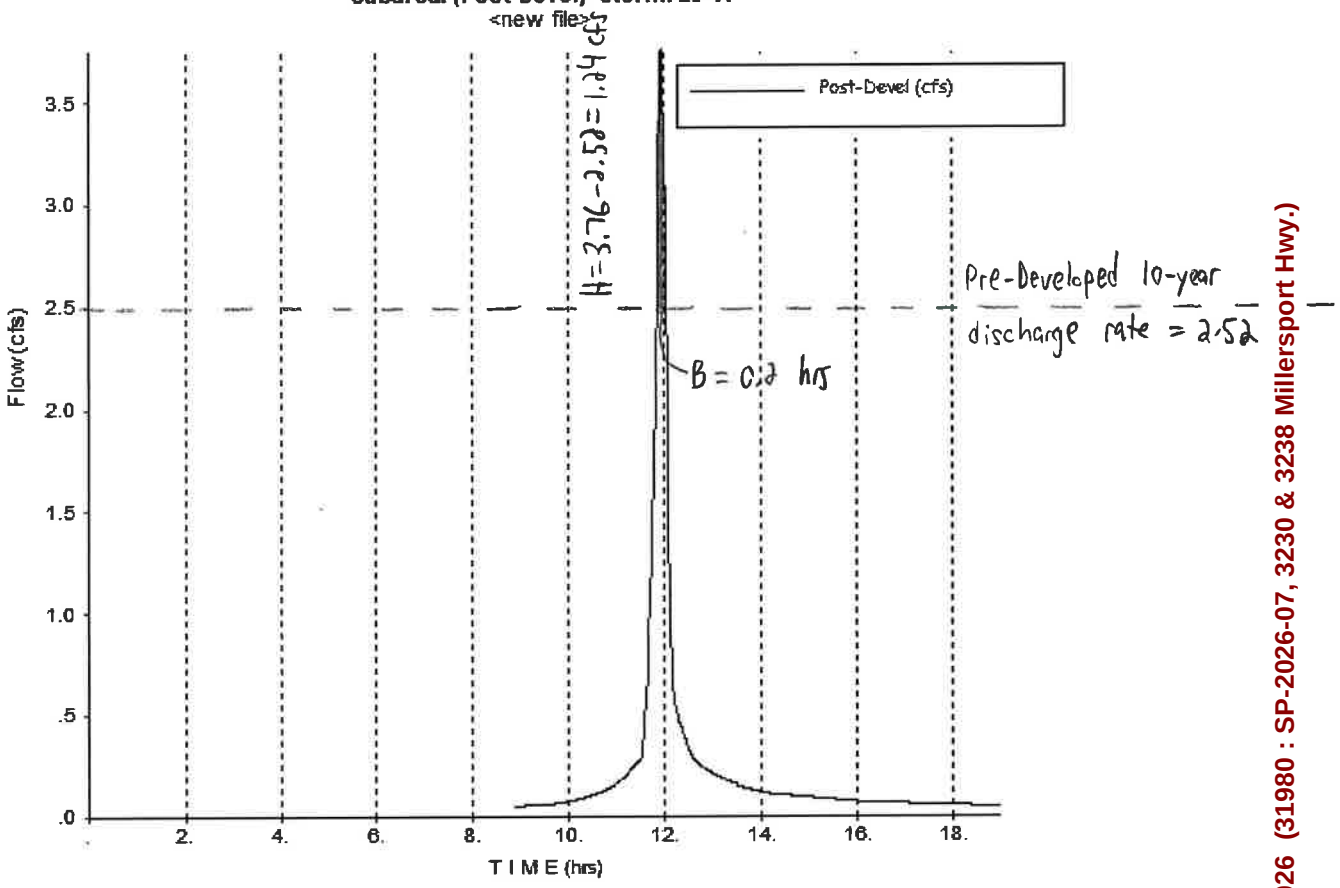
Sub-Area Identifier	Land Use		Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Post-Devel	Open space; grass cover < 50%	(poor)	C	.322	86
	Paved parking lots, roofs, driveways		C	.465	98
	Woods - grass combination	(poor)	C	.074	82
	Total Area / Weighted Curve Number			.86	92

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

WinTR-55 Output Hydrograph **Project: 3230-3238 Millersport Hwy** 11/4/2025

Subarea: (Post-Devel) Storm: 25-Yr

<new file>



Volume Needed to Detain a 10-year Pre-Development Storm to a Post-Development 25-year Storm

$$V = \frac{1}{2} \cdot B \cdot H$$

$$= \frac{1}{2}\left(0.2\ hrs \times 3600\ s/hr\right)\left(1.24\ ft^3/s\right)$$

$$V \approx 450\ ft^3$$

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

METZGER
CIVIL
ENGINEERING, PLLC

8245 Sheridan Drive
Williamsville, New York 14221
Phone: 716-633-2601

Project:	Mulit-Family Residential Development	By: JCM
Location:	3230 & 3238 Millersport Hwy	11.07.25

Outlet Control Structure Design

	Elev (ft)	Head (h) (ft)	Pre Development Discharge Rate (cfs) (from TR-55)	Post Development Discharge Rate (cfs) (from TR-55)	Actual Discharge from Orifice (cfs)
CL of orifice	579.08				
10 year storm event	579.25		2.52		
25 year storm event	579.92	0.84		3.76	1.57

Oriface Diameter	8	inch
Oriface Diameter	0.67	ft
Area of Pipe (A)	0.349	sq ft
Orifice coefficient (C)	0.61	
Acceleration (g)	32.2	ft/sec2

Torricelli Equation - Orifice Calculations

Q=CA(2gh)^.5

Total Flow		
10 year pre	2.52	cfs
25 year post	1.57	cfs

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

APPENDIX D

USDA Soil Survey

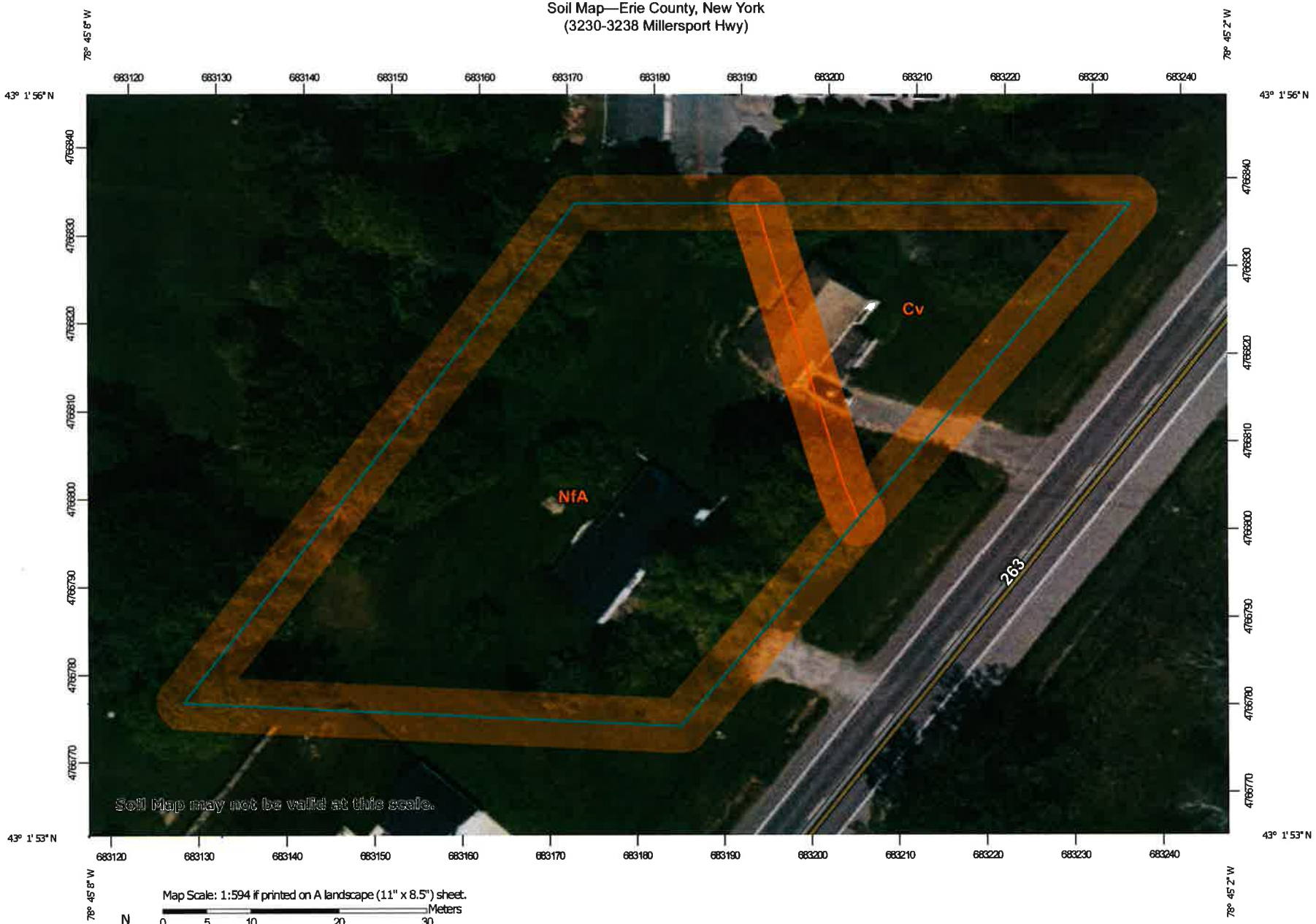
ENGINEER'S REPORT

Multi-Family Residential Development
3230 & 3238 Millersport Highway
Amherst, New York

Project M-2011

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

Soil Map—Erie County, New York
(3230-3238 Millersport Hwy)



Map Scale: 1:594 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 5 10 20 30

Feet
0 25 50 100 150

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Erie County, New York
Survey Area Data: Version 25, Sep 4, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 13, 2023—May 27, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)
Packet Pg. 633
3.a

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Cv	Cosad loamy fine sand	0.2	21.7%
NfA	Niagara silt loam, 0 to 3 percent slopes	0.7	78.3%
Totals for Area of Interest		**0.9**	**100.0%**

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

APPENDIX E

Pipe Sizing Calculations

ENGINEER'S REPORT

Multi-Family Residential Development
3230 & 3238 Millersport Highway
Amherst, New York

Project M-2011

Attachment: SP-2026-07 application 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

METZGER CIVIL ENGINEERING, PLLC

PROJECT NO.: M-2011
PROJECT: Multi-Family Residential Development
COUNTY / TOWN: Town of Amherst, New York

DATE: ########
BY: JCM
Ck: LKM

Frequency 10 Year
n= 0.012

SHEET 1
OF 1

WATER FLOWING to DESIGN POINT	STRUCT. TYPE	LINE TYPE	OUTLET PIPE FROM DESIGN POINT (FT)	DRAINAGE AREA (ACRES) PAVMT C= 0.98 GUTTER C= 0.98 LAWN C= 0.30 INCRMNT	DRAINAGE AREA (ACRES) SUBTOTAL	SUBTOTAL CA	TIME OF CONC. (MIN)	TIME OF FLOW IN SECTION (MIN)	i (IN/HR)	TOTAL CA	TOTAL RUNOFF (CFS)	DESIGN POINT (RIM) INLET ELEV. (FT)	OUTLET PIPE FROM DESIGN POINT: CROWN ELEV. / INVERT ELEV. UPPER END	LOWER END	FALL (FT.)	DIA. (IN.)	SLOPE (%)	V (FPS)	CAPACITY (CFS)
				0.08	0.08	0.08									0.12		0.20	2.2	1.7
CB4	Cat. Basin	HDPE	61	0.00	0.00	0.00	10.00	0.47	4.10	0.08	0.35	581.48	580.38	580.26	0.12	12			
				0.02	0.02	0.01							579.38	579.26	0.12		0.20	2.2	1.7
				0.08	0.16	0.16									0.14		0.19	2.2	1.7
CB3	Cat. Basin	HDPE	73	0.00	0.00	0.00	10.47	0.57	4.06	0.17	0.69	581.42	580.26	580.12	0.14	12			
				0.02	0.04	0.01							579.26	579.12	0.14		0.19	2.2	1.7
				0.13	0.29	0.28									0.12		0.19	2.2	1.7
CB2	Cat. Basin	HDPE	62	0.00	0.00	0.00	11.03	0.48	4.01	0.30	1.21	581.17	580.12	580.00	0.12	12			
				0.02	0.06	0.02							579.12	579.00	0.12		0.19	2.16	1.7
				0.10	0.39	0.38									0.07		0.19	2.2	1.7
CB1	Cat. Basin	HDPE	36	0.00	0.00	0.00	11.51	0.28	3.95	0.41	1.62	581.17	580.00	579.93	0.07	12			
				0.03	0.09	0.03							579.00	578.93	0.07		0.19	2.2	1.7

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3230-3238 MILLERSPORT HIGHWAY

TOWN OF AMHERST, ERIE COUNTY, NEW YORK



SITE LOCATION MAP
N.T.S.

PROJECT LEGEND

EXISTING FEATURES*	PROPOSED FEATURES*
PROJECT BOUNDARY LINE	STORM CATCH BASIN
CENTERLINE	WATER VALVE
MAIL BOX	SANITARY SEWER LATERAL
SIGN	STORM SEWER LINE
ELECTRIC MANHOLE	WATERLINE
TELEPHONE MANHOLE	SIGN
SANITARY MANHOLE & LINE	SPOT ELEVATION
WATER LINE	FLOW DIRECTION
UTILITY POLE	INLET PROTECTION
WATER VALVE	SILT SOCK
HYDRANT	STABILIZED CONSTRUCTION ENTRANCE
GAS LINE	
OVERHEAD WIRES	

* WHERE APPLICABLE

SCHEDULE OF DRAWINGS:

SHEET NO	DRAWING	DESCRIPTION
1	CS–1	COVER SHEET
2	––	WM. SCHUTT ASSOCIATES BOUNDARY SURVEY
3	––	360 LAND SURVEYING TOPOGRAPHY SURVEY
4	DP–1	DEMOLITION PLAN
5	SP–1	SITE PLAN
6	GD–1	DRAINAGE & GRADING PLAN
7	UP–1	UTILITY PLAN
8	ESC–1	EROSION & SEDIMENT CONTROL PLAN
9	LP–1	LANDSCAPE PLAN
10	DT–1	SITE DETAILS
11	DT–2	UTILITY DETAILS
12	DT–3	MISCELLANEOUS DETAILS

OWNER:
EMILY'S GARDEN ESTATES, INC.
2217 SWEET HOME ROAD
AMHERST, NY 14228

CIVIL ENGINEER:
METZGER CIVIL ENGINEERING, PLLC.
8245 SHERIDAN DRIVE
WILLIAMSVILLE, NEW YORK 14221
PHONE: (716) 633–2601
FAX: (716) 633–2704
EMAIL: meteng@roadrunner.com

ARCHITECT:
FITTANTE ARCHITECTURE PC
PO BOX 3084
NIAGARA FALLS, NEW YORK 143043
PHONE: (716) 622–8737
EMAIL: jim@fittantearchitecture.com

METZGER CIVIL ENGINEERING, PLLC

TOWN OF AMHERST NOTES:
1) CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN CONSTRUCTION SPECIFICATIONS WHERE APPLICABLE AND/OR SUBJECT TO THE LATEST REVISIONS.

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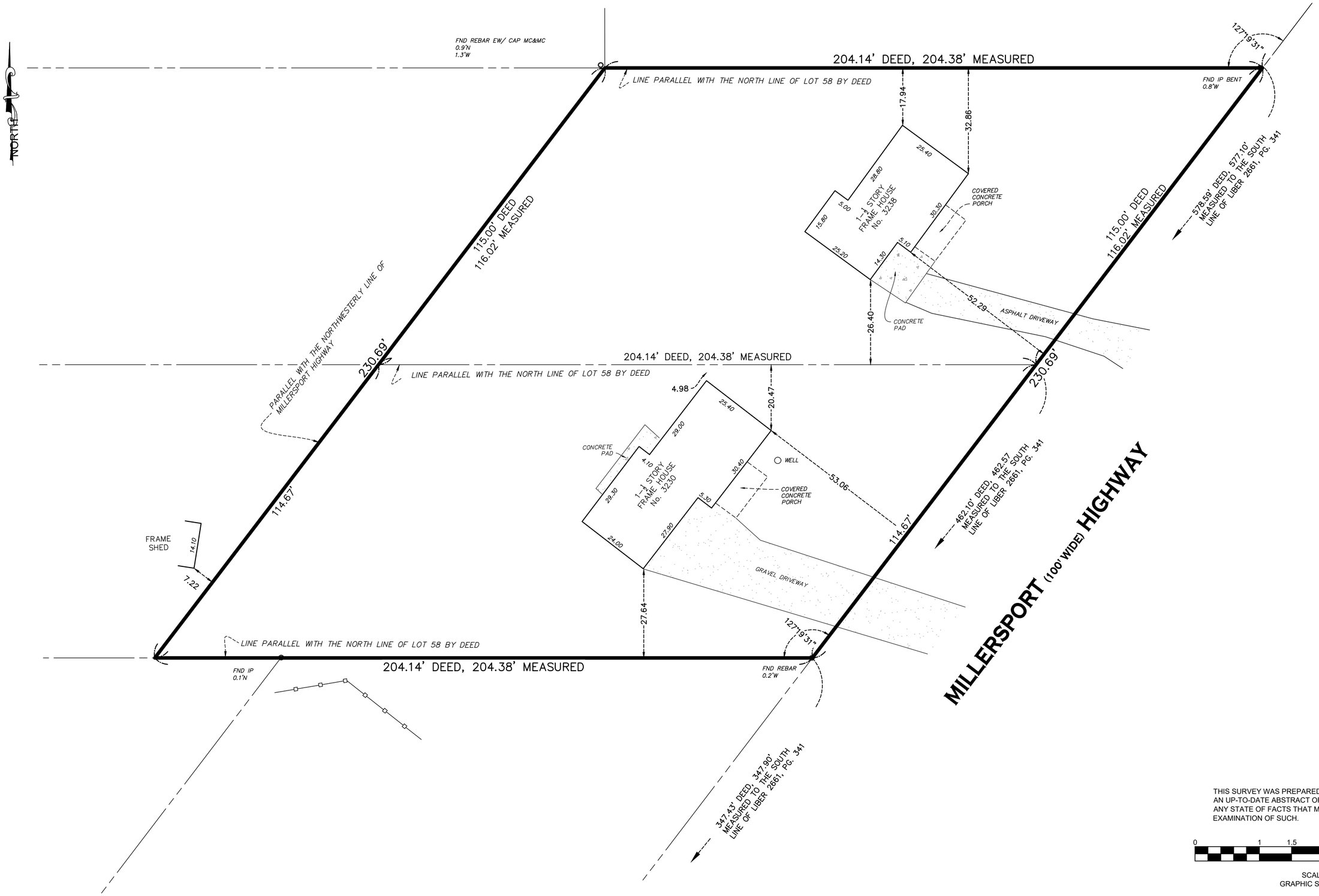
REVISION:	JULY 29, 2026
SCALE:	NTS
DATE:	JUNE 19, 2026
JOB NO:	M–2011
DRAWING NO:	CS–1
	SHEET 1

Attachment: SP-2026-07 drawings 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)
\\STATION\Projects\Amherst\Drawings\M2011\2011 3230 Millersport Hwy\2026\082026\Set 4.dwg, 7/28/2026 1:54:41 PM, Adobe PDF



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

0 1 1.5 2 3 4

SCALE: 1"=1'
GRAPHIC SCALE IN FEET

BS-1

DRAWING SCALE: 1"=30'

SURVEY FILE: C/98253A-01
WSA PROJECT NO. 98253A

TOWN OF AMHERST
COUNTY OF ERIE, STATE OF NEW YORK
PART OF LOT 58, TOWNSHIP 12, RANGE 7
HOLLAND LAND COMPANY'S SURVEY

3230 & 3238 MILLERSPORT HIGHWAY
BOUNDARY SURVEY

WM SCHUTT ASSOCIATES
37 CENTRAL AVE.
LANCASTER, NY 14086-2143
PH. 716-683-5961
FAX 716-683-0169
WWW.WMSCHUTT.COM

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S STAMP AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES

DESIGNED BY:	
DRAWN BY:	ADC
CHECKED BY:	DJR
DATE:	MAY 15, 2026

WARNING:
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DRAWING REVISIONS

ITEM	DATE	DESCRIPTION

Attachment: SP-2026-07 drawings 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)





LOCATION MAP
NOT TO SCALE

LEGEND:

ACRES	AC.	
APPROXIMATE	APPROX.	
BITUMINOUS	BIT.	
CENTERLINE	℄	
CONCRETE	CONC.	
CONIFEROUS TREE W/ DIA.		18"
DECIDUOUS BUSH W/ DIA.		8"
DECIDUOUS TREE W/ DIA		18"
DEED	D.	
DIAMETER	DIA.	
EAST	E.	
ELEVATION	ELEV	
END OF PIPE (CONTINUES)		
EXISTING	EX.	
FENCE	FNC.	
FIRST FLOOR ELEVATION	FFE:	
GUYWIRE		
HYDRANT	HYD.	
INVERT	INV.	
IRON PIPE	IP.	
LIBER	L	
LIGHTPOLE	LP	
MANHOLE	MH	
MAIL BOX	MB	
MEASURED	MS.	
NORTH	N.	
PAGE	P.	
POLYVINYL CHLORIDE	PVC	
PORCH	PO.	
ROUND CORRUGATED METAL PIPE	RCMP	
POWER POLE	PP	
SANITARY SEWER CLEAN OUT	CO	
SANITARY SEWER MANHOLE	SMH	
SIGN		
SOUTH	S.	
SPOT ELEVATION		000.00
STORY	STY.	
WATER VALVE	WV	
WEST	W.	
WOOD	WD.	
WOODFRAME	W.F.	
DRAINAGE DITCH		
FENCE LINE		
MAJOR CONTOUR LINE (5')		XXX
MINOR CONTOUR LINE (1')		XXX
PROPERTY LINE		PL
OVERHEAD ELECTRIC		OE
SANITARY SEWER LINE		SA
STORM SEWER LINE		ST

CONTROL TABLE

DESIGNATION	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP1	1104749.17	1103490.95	581.35	MAG NAIL SET ON ROAD SHOULDER
CP2	1104604.31	1103374.52	581.38	MAG NAIL SET ON ROAD SHOULDER

811 Know what's below. Call before you dig.

GENERAL NOTES

1. THIS SURVEY WAS PREPARED FROM A FIELD SURVEY BY 360 LAND SURVEY, DPC., SEPTEMBER 27, 2025.
2. PROPERTY LINES SHOWN ON THIS MAP HAVE NOT BEEN VERIFIED, THEY ARE SHOWN FROM SURVEYS PREPARED BY OTHERS PROVIDED BY THE CLIENT.
3. HORIZONTAL DATUM: HORIZONTAL DATUM OF 1983 (NAD83), ESTABLISHED WITH GPS USING THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REAL TIME NETWORK (NYSDOT RTN), (US SURVEY FEET) .
4. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), ESTABLISHED WITH GPS USING THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REAL TIME NETWORK (NYSDOT RTN), (US SURVEY FEET).
5. UTILITES SHOWN HEREON ARE FROM VISABLE FIELD EVIDENCE AT THE TIME OF FIELD WORK.

PREPARED FOR:

Emily's Garden Estates, Inc.

2217 Sweet Home Road
Amherst, New York 14228

PROJECT LOCATION:

3230 & 3238 MILLERSPORT HIGHWAY
TOWN OF AMHERST
COUNTY OF ERIE
STATE OF NEW YORK

PART OF LOT 58,
TOWNSHIP OF 12, RANGE OF 7
OF THE HOLLAND LAND
COMPANY'S SURVEY

TAX IDENTIFICATION #'s
27.20-2-40, 27.20-2-41

360° LAND SURVEY
BOUNDARY | TOPOGRAPHIC | 3-D MODELING | CONSTRUCTION

PO Box 207
Sanborn, New York 14132
PHONE: (716) 587-8380
FAX: 716.587.8379
WEBSITE: www.360landsurvey.com

STATE OF NEW YORK
MARSHALL D. WILSON
No. 050192
LICENSED LAND SURVEYOR

REV.	NOTE	DATE

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

0" 1" 2"
SHEET SCALE BAR
ADJUST ACCORDINGLY IF SCALE IS NOT TWO INCHES

DRAWING NAME

TOPOGRAPHIC MAP

PROJ. NO.	25-421	SCALE	1"=20'
CREW	MJM	DATE	9/27/2025
DWN.	DTH	CHK.	MDW

DRAWING NUMBER

SHEET 1 OF 1

Attachment: SP-2026-07 drawings 082026 (31980 : SP-2026-07 3230 & 3238 Millersport Hwy.)

NOTES:
1. EXISTING PAVEMENT SECTION WITHIN NYSDOT ROW SHALL BE REMOVED AND REPLACED WITH EMERGENCY ENTRANCE AND CULVERT IN ACCORDANCE WITH THESE PROJECT DOCUMENTS.
2. REMOVE EXISTING ASPHALT AND 12" CMP CULVERT AND RESTORE TO LAWN THROUGH DRAINAGE DITCH IN ACCORDANCE WITH NYSDOT SPECIFICATIONS UP TO THE RIGHT-OF-WAY.
3. A NYSDOT WORK PERMIT IS REQUIRED PRIOR TO ANY WORK WITHIN THE MILLERSPORT HIGHWAY ROW.
4. ALL NECESSARY DEMOLITION PERMITS SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY DEMOLITION WORK.
5. ALL VEGETATION AND TREES WITHIN THE LIMITS OF DISTURBANCE SHALL BE REMOVED UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN (LP-1).
6. DEMOLITION OF STRUCTURES AND DISPOSAL OF MATERIALS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE TOWN AND STATE REGULATIONS. ANY FOUNDATIONS, INCLUDING BASEMENTS, ARE TO BE COMPLETELY REMOVED AND BACKFILLED WITH SUITABLE GRANULAR FILL.
7. EXISTING UTILITY SERVICE CONNECTIONS (I.E. WATER, SANITARY SEWER, ETC.) SHALL BE REMOVED IN ACCORDANCE WITH ALL APPLICABLE TOWN, STATE AND UTILITY PROVIDER REGULATIONS. ANY UNDERGROUND SEWERAGE DISPOSAL SYSTEM, IF ENCOUNTERED, SHALL BE REMOVED AND BACKFILLED WITH SUITABLE GRANULAR FILL.
8. CONTRACTOR TO VERIFY IN FIELD LOCATION OF EXISTING SANITARY SEWER LATERALS.
9. ANY SANITARY, STORM AND / OR WATER CONNECTIONS TO THE EXISTING STRUCTURES ARE TO BE TERMINATED PRIOR TO DEMOLITION.

237'
EXISTING GARAGE
EXISTING MULTI-FAMILY DWELLING 8 UNITS
PAVEMENT PARKING LOT
EX. LANDSCAPE AREA (TO REMAIN)
60" (TO REMAIN)
204.38'
10" (TO REMAIN)
14" (TO REMAIN)
16" (TO REMAIN)
(TO REMAIN)
EXISTING SANITARY LATERAL (SEE NOTES 7 & 8)
EXISTING DITCH
PAVEMENT EDGE
PAINT STRIPE
ROAD CROWN
PAINT STRIPE
PAVEMENT EDGE
MILLERSPORT HIGHWAY (100.0')
WOODS/BRUSH
SEE NOTE 6
INSTALL ORANGE CONSTRUCTION FENCE AT APPROXIMATE WOOD / BRUSH LINE FOR PROTECTION DURING CONSTRUCTION OPERATIONS
SEE NOTE 2
MB
230.69'
4" (REMOVE)
6" (REMOVE)
10" (REMOVE)
EXISTING SANITARY LATERAL (SEE NOTES 7 & 8)
15" (REMOVE)
15" (REMOVE)
12" (REMOVE)
18" (REMOVE)
8"
PP
OE
OE
OE
OE
OE
PP
OE
OE
OE
OE
OE

PROJECT DATA[1]

3230 & 3238 MILLERSPORT ZONING:	MFR-4A
PARCEL SIZE (2 PARCELS COMBINED) =	37,549 SF (0.86 ACRES)
DENSITY ALLOWED =	1 DU / 4,300 SF
DENSITY ALLOWED =	8 UNITS
DENSITY PROPOSED =	8 UNITS
MINIMUM LOT WIDTH ALLOWED =	120.00'
LOT WIDTH PROVIDED =	230.69'
MAXIMUM BUILDING HEIGHT ALLOWED =	35'
BUILDING HEIGHT PROVIDED =	< 35'
BUILDING COVERAGE ALLOWED =	35.0%
BUILDING COVERAGE PROVIDED =	10.2%

SETBACK REQUIREMENTS:

BUILDING FRONT YARD SETBACK REQUIRED =	115.0' FROM CL OF MILLERSPORT HWY
BUILDING FRONT YARD SETBACK PROVIDED =	117.8'
BUILDING REAR YARD SETBACK REQUIRED =	40.0'
BUILDING REAR YARD SETBACK PROVIDED =	40.1'
BUILDING SIDE LOT SETBACK REQUIRED =	40.0'
BUILDING SIDE LOT SETBACK PROVIDED =	41.7'
PARKING SETBACK REQUIRED TO ROW =	20.0'
PARKING SETBACK PROVIDED TO ROW =	20.0'
PARKING SETBACK REQUIRED TO SF PROP. =	10.0'
PARKING SETBACK PROVIDED TO SF PROP. =	10.0'

PARKING REQUIREMENTS:

PARKING SPACES REQUIRED =	2 SPACES / DU
PARKING SPACES REQUIRED =	16 SPACES
PARKING SPACES PROVIDED =	29 SPACES

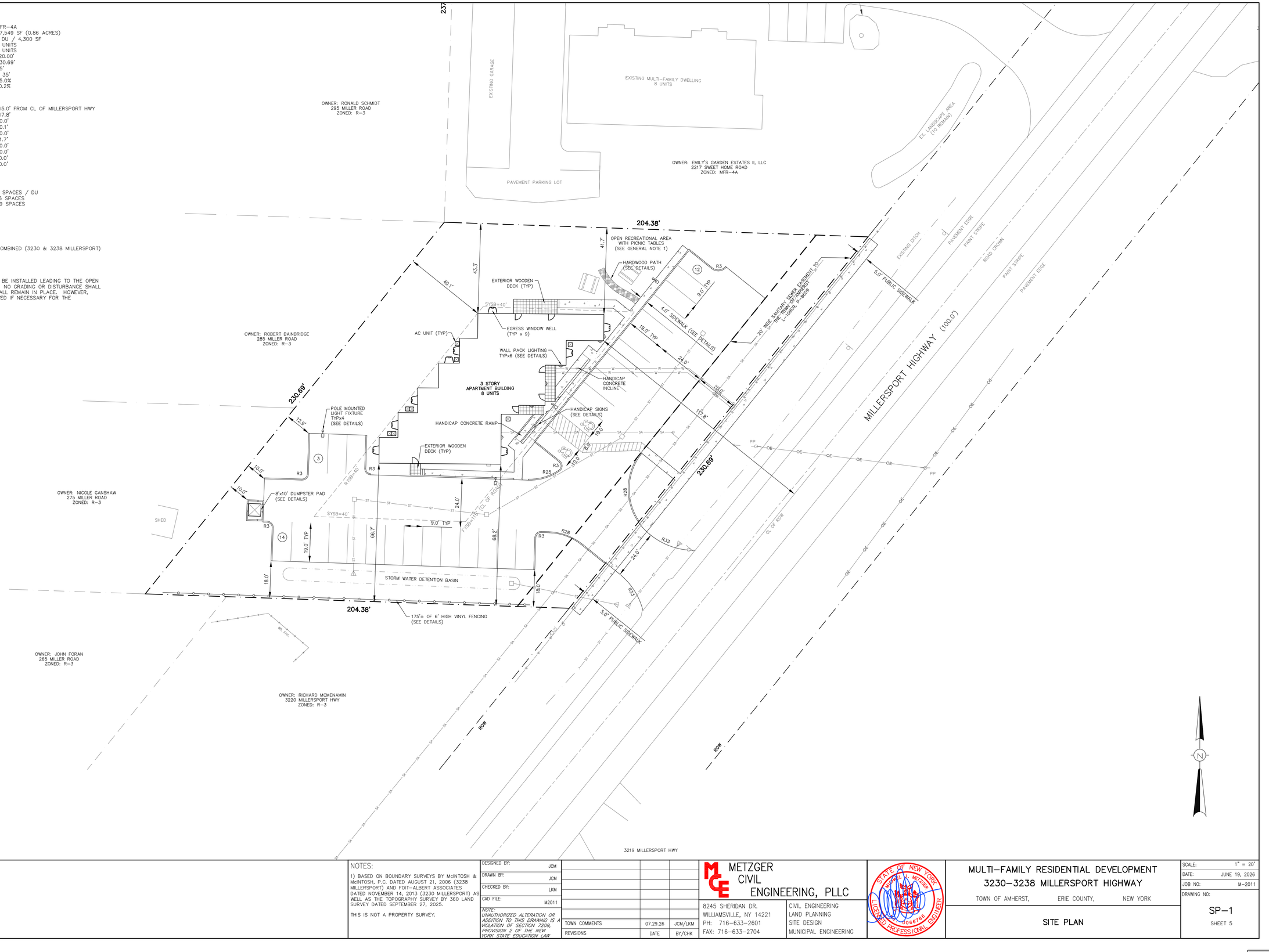
GREENSPACE REQUIREMENTS:

INTERIOR GREENSPACE REQUIRED =	5.0%
INTERIOR GREENSPACE PROVIDED =	5.9%

[1] SITE DATA TABLE IS BASED ON 2 PARCELS COMBINED (3230 & 3238 MILLERSPORT)

GERNERAL NOTES:

1. A 3' WIDE HARDWOOD MULCH PATH SHALL BE INSTALLED LEADING TO THE OPEN RECREATIONAL AREA WITH PICNIC TABLES. NO GRADING OR DISTURBANCE SHALL BE NEEDED IN THIS AREA. ALL TREES SHALL REMAIN IN PLACE. HOWEVER, UNDERBRUSH AND SHRUBS MAY BE REMOVED IF NECESSARY FOR THE RECREATIONAL AREA.



NOTES:

1) BASED ON BOUNDARY SURVEYS BY McINTOSH & McINTOSH, P.C. DATED AUGUST 21, 2006 (3238 MILLERSPORT) AND FOIT-ALBERT ASSOCIATES DATED NOVEMBER 14, 2013 (3230 MILLERSPORT) AS WELL AS THE TOPOGRAPHY SURVEY BY 360 LAND SURVEY DATED SEPTEMBER 27, 2025.

THIS IS NOT A PROPERTY SURVEY.

DESIGNED BY:	JCM
DRAWN BY:	JCM
CHECKED BY:	LKM
CAD FILE:	M2011

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW

TOWN COMMENTS	07.29.26	JCM/LKM
REVISIONS	DATE	BY/CHK

METZGER CIVIL ENGINEERING, PLLC
8245 SHERIDAN DR.
WILLIAMSVILLE, NY 14221
PH: 716-633-2601
FAX: 716-633-2704
CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

STATE OF NEW YORK MICHAEL J. METZGER 096186 LICENSED PROFESSIONAL ENGINEER

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3230-3238 MILLERSPORT HIGHWAY

TOWN OF AMHERST, ERIE COUNTY, NEW YORK

SITE PLAN

SCALE:	1" = 20'
DATE:	JUNE 19, 2026
JOB NO:	M-2011
DRAWING NO:	SP-1
	SHEET 5

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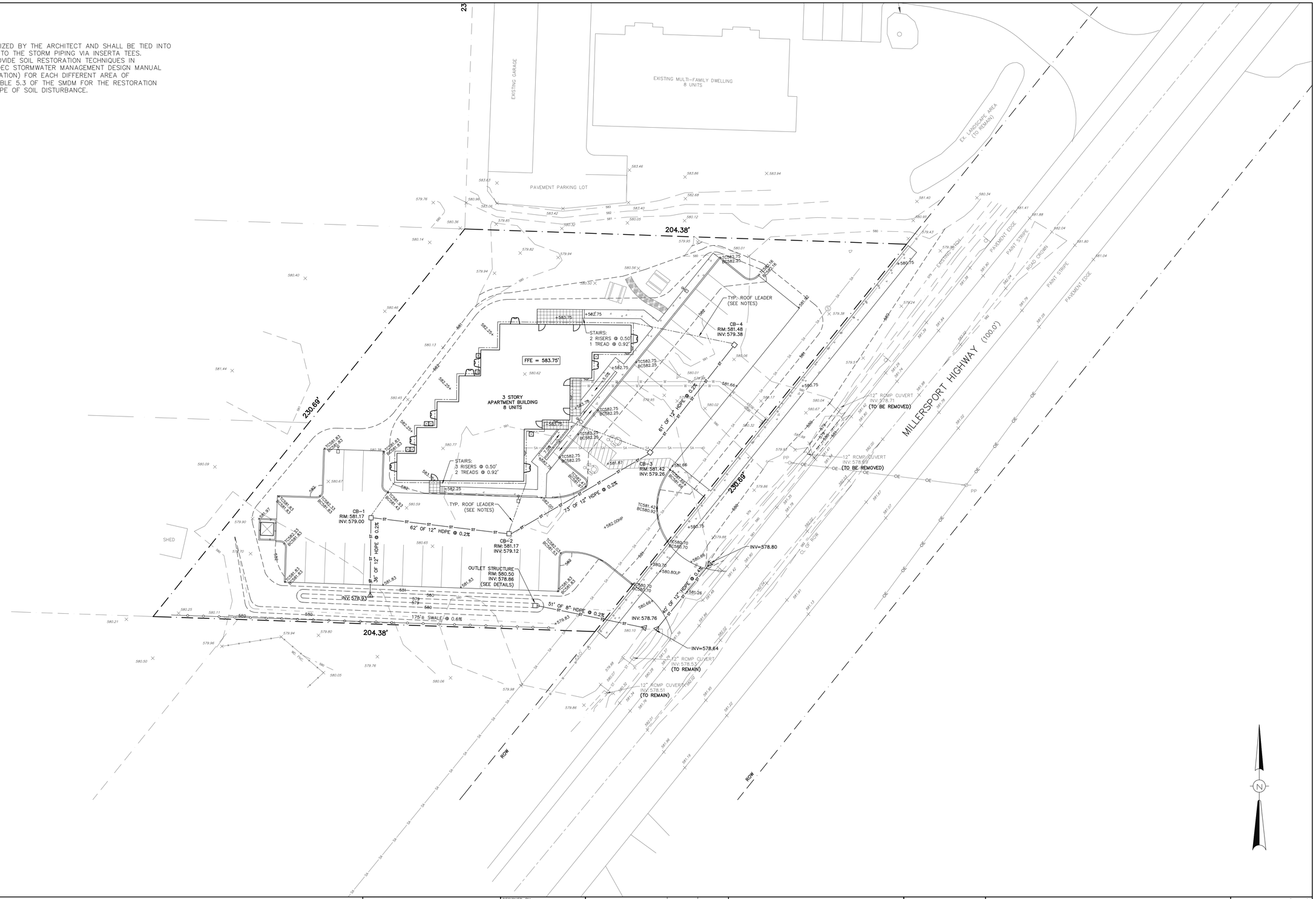
Attachment: SP-2026-07 drawings 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

NOTES:
1. ROOF LEADERS ARE TO BE SIZED BY THE ARCHITECT AND SHALL BE TIED INTO CATCH BASINS OR CONNECT TO THE STORM PIPING VIA INSERTA TEES.
2. THE CONTRACTOR SHALL PROVIDE SOIL RESTORATION TECHNIQUES IN ACCORDANCE WITH THE NYSDEC STORMWATER MANAGEMENT DESIGN MANUAL (SMDM) §5.1.6 (SOIL RESTORATION) FOR EACH DIFFERENT AREA OF DISTURBANCE. REFER TO TABLE 5.3 OF THE SMDM FOR THE RESTORATION REQUIREMENTS BASED ON TYPE OF SOIL DISTURBANCE.



NOTES:
1) BASED ON BOUNDARY SURVEYS BY McINTOSH & McINTOSH, P.C. DATED AUGUST 21, 2006 (3238 MILLERSPORT) AND FOIT-ALBERT ASSOCIATES DATED NOVEMBER 14, 2013 (3230 MILLERSPORT) AS WELL AS THE TOPOGRAPHY SURVEY BY 360 LAND SURVEY DATED SEPTEMBER 27, 2025.

THIS IS NOT A PROPERTY SURVEY.

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DRAWN BY:	JCM
CHECKED BY:	LKM
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TOWN COMMENTS	07.29.26	JCM/LKM

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STATE OF NEW YORK · MICHAEL J. METZGER · 0066786 · LICENSED PROFESSIONAL ENGINEER

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3230-3238 MILLERSPORT HIGHWAY
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

GRADING & DRAINAGE PLAN

SCALE:	1" = 20'
DATE:	JUNE 19, 2026
JOB NO:	M-2011
DRAWING NO:	GD-1
SHEET 6	

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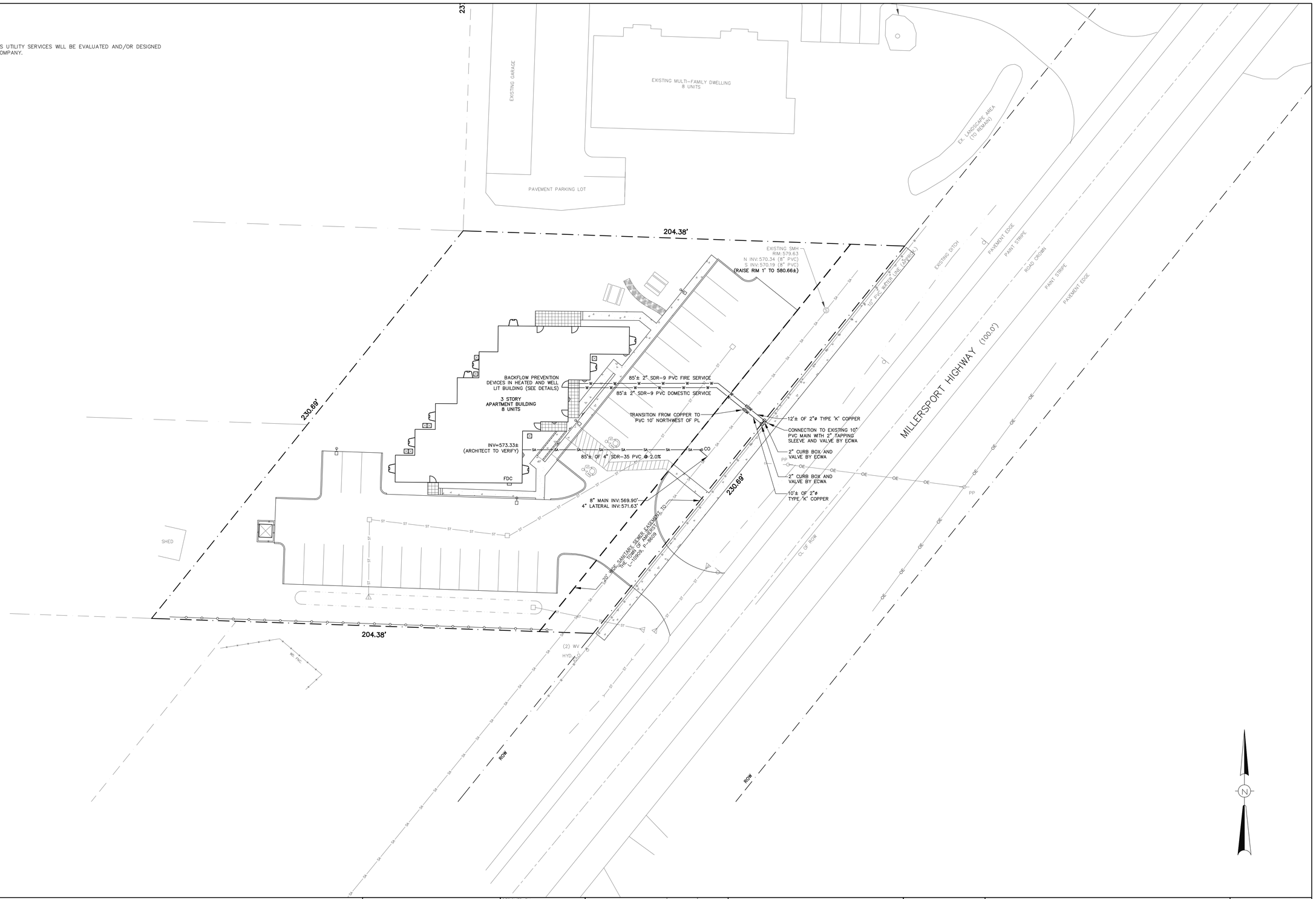
Attachment: SP-2026-07 drawings 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

UTILITY NOTES:

1. GAS, ELECTRIC AND TELECOMMUNICATIONS UTILITY SERVICES WILL BE EVALUATED AND/OR DESIGNED BY EACH RESPECTIVE PRIVATE UTILITY COMPANY.



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MULTI–FAMILY RESIDENTIAL DEVELOPMENT
3230–3238 MILLERSPORT HIGHWAY

TOWN OF AMHERST, ERIE COUNTY, NEW YORK

UTILITY PLAN

SCALE:	1" = 20'
DATE:	JUNE 19, 2026
JOB NO:	M–2011
DRAWING NO:	UP–1
	SHEET 7

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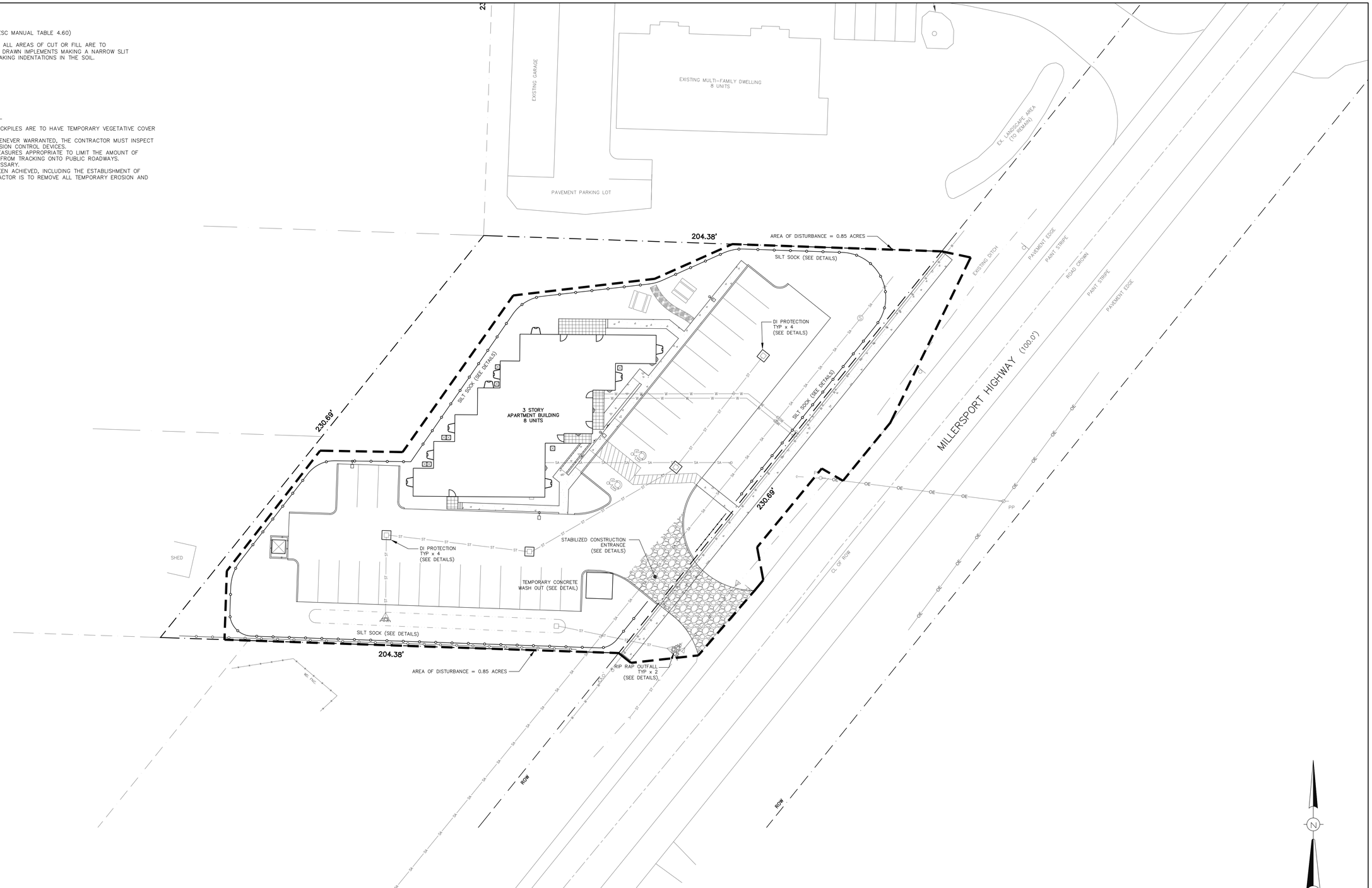
Attachment: SP-2026-07 drawings 082026 (3198 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

SOIL RESTORATION REQUIREMENTS (PER ESC MANUAL TABLE 4.60)

1. PRIOR TO TOPSOILING AND SEEDING, ALL AREAS OF CUT OR FILL ARE TO "DE-COMPACTED" USING EQUIPMENT DRAWN IMPLEMENTS MAKING A NARROW SLIT OR A ROLLER WITH MANY SPIKES MAKING INDENTATIONS IN THE SOIL.

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL DISTURBED AREAS AND SITE STOCKPILES ARE TO HAVE TEMPORARY VEGETATIVE COVER ESTABLISHED WITHIN 14 DAYS.
2. AFTER EACH RAINFALL EVENT OR WHENEVER WARRANTED, THE CONTRACTOR MUST INSPECT AND IF NECESSARY, REPAIR ALL EROSION CONTROL DEVICES.
3. THE CONTRACTOR SHALL USE ALL MEASURES APPROPRIATE TO LIMIT THE AMOUNT OF SEDIMENTS, DIRT, MUD, AND STONES FROM TRACKING ONTO PUBLIC ROADWAYS. CONTINUOUS SWEEPING MAY BE NECESSARY.
4. AFTER "FINAL STABILIZATION" HAS BEEN ACHIEVED, INCLUDING THE ESTABLISHMENT OF COMPETENT VEGETATION, THE CONTRACTOR IS TO REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.



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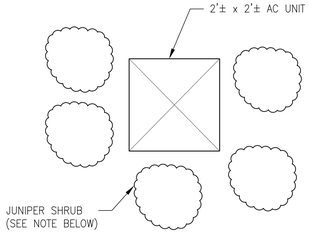
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3230-3238 MILLERSPORT HIGHWAY
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

EROSION & SEDIMENT CONTROL PLAN

SCALE:	1" = 20'
DATE:	JUNE 19, 2026
JOB NO:	M-2011
DRAWING NO:	ESC-1
	SHEET 8

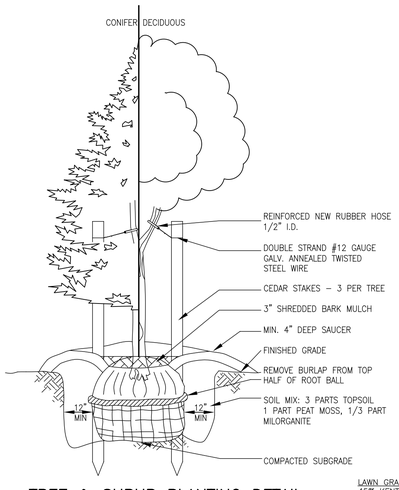
Attachment: SP-2026-07 drawings 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)



AC UNIT SCREENING

NOT TO SCALE

NOTES:
1. ALL SIDES OF THE AC UNITS VISIBLE TO RESIDENTIAL USES, PUBLIC STREETS OR PUBLIC PARK AREAS SHALL BE SCREENED WITH JUNIPER SHRUBS IN ACCORDANCE WITH TOWN ZONING ORDINANCE §7-2-4(C)(1)
2. ALL JUNIPER SHRUBS SHALL BE 30" MINIMUM AT THE TIME OF PLANTING IN ACCORDANCE WITH §7-2-3(A)(1)(g) OF TOWN CODE.



TREE & SHRUB PLANTING DETAIL

N.T.S.

LAWN GRASS MIX
45% KENTUCKY BLUEGRASS
36% CREEPING RED FESCUE
19% PERENNIAL RYEGRASS

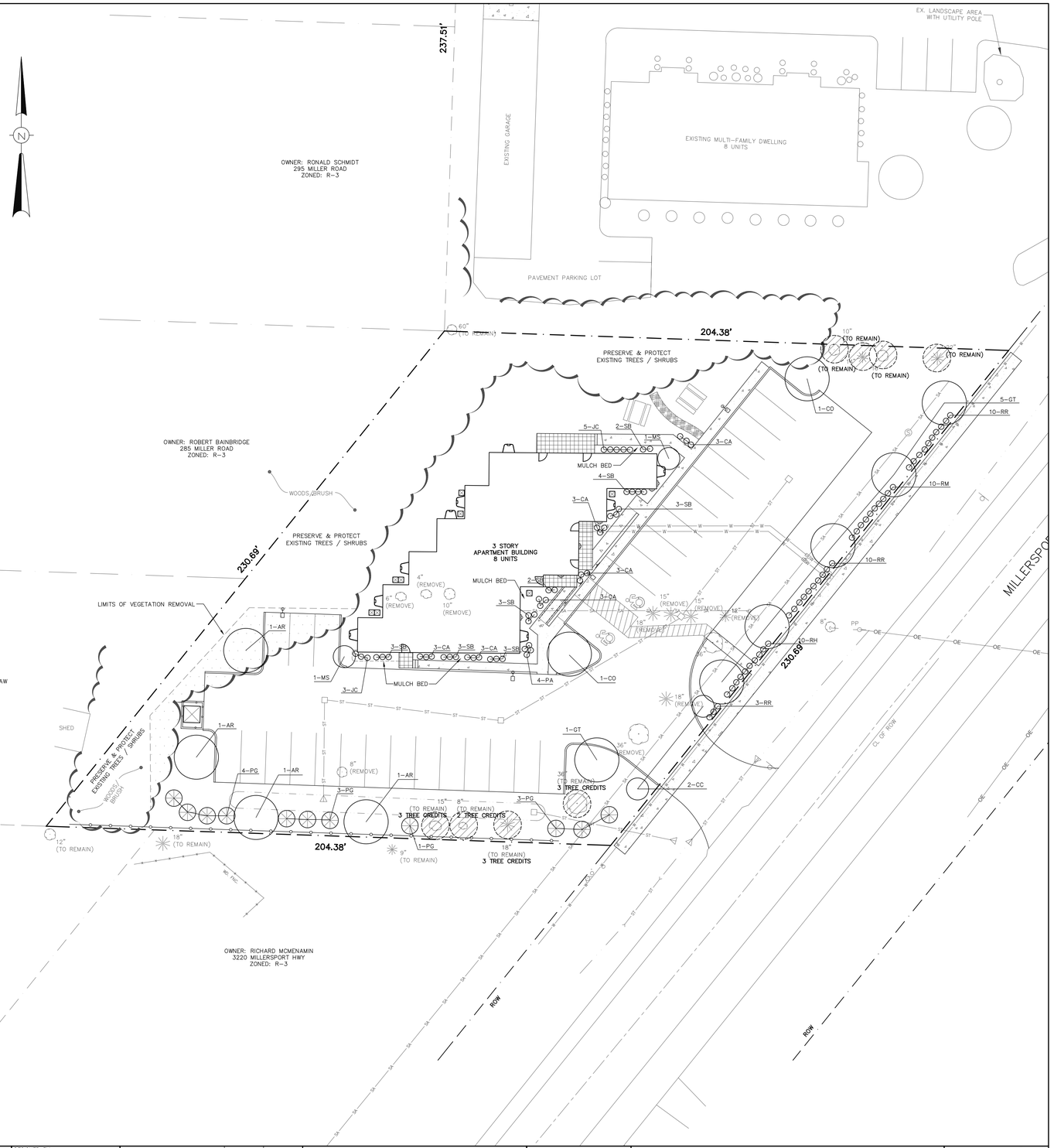
Size of Existing Tree that is Preserved			
Deciduous Trees (DBH)	**Evergreen Trees (height)**	**Credits Toward Number of Required New Trees**	Number of Trees per Credit
Less than 4 in.	Less than 5 ft.	0.5	0
4 in. or more but less than 6 in.	5 ft. or more but less than 10 ft.	1	0
6 in. or more but less than 12 in.	10 ft. or more but less than 15 ft.	2	1
12 in. or more	15 ft. or more	3	3

PLANT LIST

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
AR	4	ACER RUBRUM 'AUTUMN RADIANCE'	AUTUMN RADIANCE RED MAPLE	2 ½" – 3" CAL	B&B; GROWS TO 40' HIGH AND WIDE
CO	2	CELTIS OCCIDENTALIS 'MAGNIFICA'	MAGNIFICA HACKBERRY	2 ½" – 3" CAL	B&B; GROWS TO 50' HIGH; 40' WIDE; BRIGHT YELLOW FALL COLOR; SOIL AND AERIAL SALT TOLERANT AND WIDE
GT	6	GLEDITSIA TRIANCANTHOS INERMIS 'DRAVES'	DRAVES THORNLESS HONEYLOCUST	2 ½" – 3" CAL	B&B; HEIGHT TO 45'; WIDTH OF 20'
EVERGREEN TREES					
PG	11	PICEA GLAUCA	WHITE SPRUCE	5–6' HIGH	B&B; FULL TO GROUND
SMALL/ORNAMENTAL TREES					
CC	2	CERCIS CANADENSIS 'HEARTS OF GOLD'	HEARTS OF GOLD EASTERN REDBUD	10' HIGH MIN.	B&B; CLUMP, MINIMUM 3 MAJOR STEMS
MS	2	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	1 ½" – 2" CAL	B&B; GROWS 10 TO 15' TALL; 10 TO 12' WIDE
SHRUBS					
JC	8	JUNIPERUS CHINENSIS 'MONTODD' PPAF	LIMEADE SPARTAN JUNIPER	3' HIGH MIN.	NO. 7 CONT.; GROWS TO 12' HIGH & 4' WIDE
JH*	---	JUNIPERUS CHINENSIS COLUMNARIS	"HETZII" STAKED JUNIPER	3' HIGH MIN.	NO. 7 CONT.
RH	10	ROSA HYBRID 'MEICERAFYN'	GRACE N' GRIT PINK SHRUB ROSE	24" HIGH	NO. 3 CONT.; GROWS TO 5' HIGH & 4' WIDE
RM	10	ROSA 'MEIZYGGLIE'	GRACE N' GRIT RED SHRUB ROSE	24" HIGH	NO. 3 CONT.; GROWS TO 5' HIGH & 4' WIDE
RR	23	ROSA 'RADMONYEL'	GRACE N' GRIT YELLOW SHRUB ROSE	24" HIGH	NO. 3 CONT.; GROWS TO 5' HIGH & 4' WIDE
SB	23	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	24" HIGH	NO. 4 CONT.; GROWS TO 3–4' HIGH & 4' WIDE
ORNAMENTAL GRASS					
CA	18	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHERREED GRASS	NO. 3 CONT.	GROWS TO 5' HIGH WHEN IN BLOOM
PA	4	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	NO. 3 CONT.	GROWS TO 3' HIGH & WIDE

* NUMBER OF "HETZII" STAKED JUNIPERS WILL DEPEND ON THE PLACEMENT OF EACH INDIVIDUAL AIR CONDITIONING UNITS. REFER TO THE AC UNIT SCREENING DETAIL FOR FURTHER INFORMATION REGARDING NUMBER AND PLACEMENT OF JUNIPER SCREEN PLANTINGS.

NOTES:
1. ALL TREES AND PLANTING BEDS SHALL RECEIVE A 3–INCH LAYER OF SHREDDED HARDWOOD BARK MULCH.
2. ALL PLANT MATERIALS SHALL BE INSPECTED TWICE ANNUALLY, ONCE IN THE SPRING AND AGAIN IN THE FALL. TREES AND SHRUBS THAT ARE DEAD OR ARE IN POOR CONDITION / DISEASED (LESS THAN 50% LEAF COVER) SHALL BE REPLACED BEFORE THE NEXT GROWING SEASON. TREES AND SHRUBS THAT DO NOT EXHIBIT THE CONDITIONS FOR REPLACEMENT SHALL BE PRUNED AT THE TIME OF INSPECTION TO REMOVE DEAD TWGS AND BRANCHES.
3. TAGS SHOWING PLANT TYPE / SPECIES SHALL REMAIN ON THE PLANT MATERIALS UNTIL FINAL INSPECTION BY THE TOWN BUILDING INSPECTOR.
4. CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO PROTECT THE EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE; INCLUDING BUT NOT LIMITED TO, RETAINING WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS PER THE TOWN CODE.
5. A 3' WIDE HARDWOOD MULCH PATH SHALL BE INSTALLED LEADING TO THE OPEN RECREATIONAL AREA WITH PICNIC TABLES. NO GRADING OR DISTURBANCE SHALL BE NEEDED IN THIS AREA. ALL TRESS SHALL REMAIN IN PLACE. HOWEVER, UNDERBRUSH AND SHRUBS MAY BE REMOVED IF NECESSARY FOR THE RECREATIONAL AREA.



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DRAWN BY:	JCM
CHECKED BY:	LKM
CAD FILE:	M2011

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MULTI–FAMILY RESIDENTIAL DEVELOPMENT
3230–3238 MILLERSPORT HIGHWAY

TOWN OF AMHERST, ERIE COUNTY, NEW YORK

LANDSCAPE PLAN

SCALE:	1" = 20'
DATE:	JUNE 19, 2026
JOB NO:	M–2011
DRAWING NO:	LP–1
	SHEET 9

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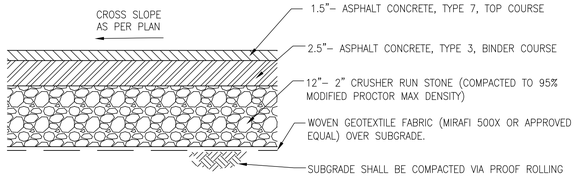
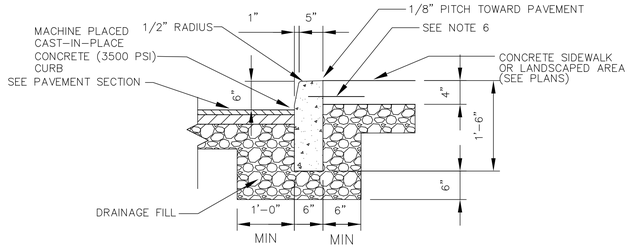
Attachment: SP-2026-07 drawings 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

Packet Pg. 645



ASPHALT PAVING SECTION

N.T.S.

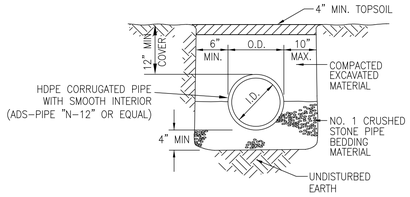


NOTES:

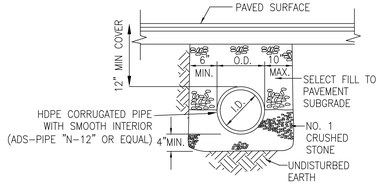
1. PROVIDE 2" DEEP SAW CUT CONTROL JOINT AT 10'–0 O.C. (WITHIN 24 HOURS OF PLACEMENT).
2. PROVIDE 1/2" PREFORMED BITUMINOUS EXPANSION JOINTS AT A MAXIMUM 30'–0 O.C.
3. PROVIDE FINE BROOM FINISH TO EXPOSED PORTION OF CONCRETE CURB.
4. SLOPE TOP OF CURB DOWN TO MEET PAVEMENT ELEVATION WITHIN 4'–0" WHERE CURB ENDS AT LAWN TERMINATIONS.
5. DEPTH OF DRAINAGE FILL TO BE 6" IF NO UNDERDRAIN IS CALLED FOR.
6. INSTALL 18" LONG #4 DOWEL AT 2' INTERVALS TO TIE SIDEWALK INTO CURBING. EMBED DOWEL 2".

STANDARD CURB DETAIL

N.T.S.



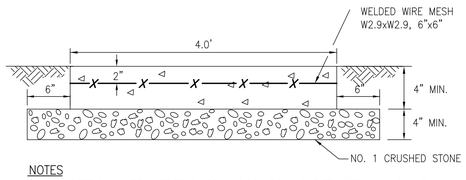
IN NON–PAVED AREAS



IN AREAS TO BE PAVED

STORM SEWER TRENCH DETAILS

N.T.S.

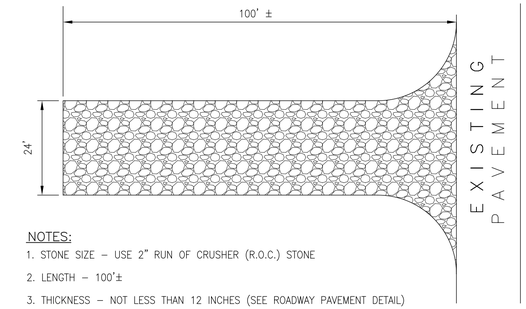


NOTES

1. CONCRETE SHALL BE NYSDOT CLASS A, 3,500 PSI, AIR ENTRAINED, MAX. SLUMP 4"
2. WELDED WIRE MESH (WWM) SHALL BE W2.9xW2.9, 6"x6".
3. INSTALL TOOLED CONTROL JOINTS @ 4' INTERVALS.
4. INSTALL CONSTRUCTION JOINTS AT 20' SPACING MINIMUM.
5. PROVIDE LIGHT BROOM FINISH WITH ¼" R. TOOLED EDGES.
6. ALL CONCRETE PLACED AS PART OF THIS CONTRACT SHALL BE SEALED AS SOON AS POSSIBLE AFTER INSTALLATION.

SIDEWALK DETAIL

N.T.S.



NOTES:

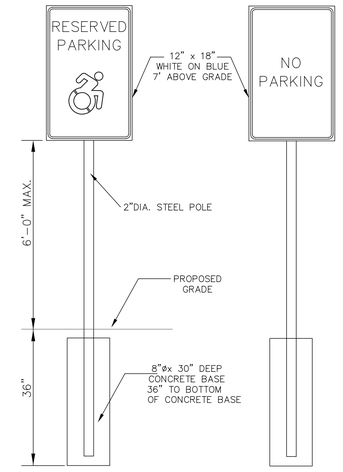
1. STONE SIZE – USE 2" RUN OF CRUSHER (R.O.C.) STONE
2. LENGTH – 100'±
3. THICKNESS – NOT LESS THAN 12 INCHES (SEE ROADWAY PAVEMENT DETAIL)
4. WIDTH – VARIES (SEE PLAN)
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE (SEE ROADWAY PAVEMENT DETAIL).
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

TYPICAL STABILIZED CONSTRUCTION ENTRANCE DETAIL

N.T.S.

DI PROTECTION DETAIL

N.T.S.



HANDICAP RAMP, PARKING STALL AND SIGNS

N.T.S.

NOTES:

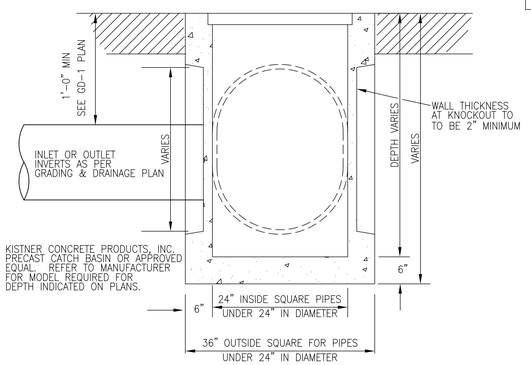
1. COMPOST FILTER SOCK MUST CONFORM TO NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (FILTREXX SILTSOXX OR APPROVED EQUAL).
2. INSTALL 3' LONG 2"x2" HARDWOOD STAKES AT 10' INTERVALS OR AS SPECIFIED BY THE SOCK MANUFACTURER.
3. WOODEN STAKES TO BE INSTALLED IN A CRISS CROSS PATTERN SO AS NOT TO PUNCTURE THE SOCK.
4. WOODEN STAKES TO BE DRIVEN AT LEAST 12" INTO GROUND.
5. ABUTTING ENDS MUST BE OVERLAPPED TO PROVIDE CONTINUOUS PROTECTION.
6. ALL SOCK SHALL BE 12".

MINIMUM SOCK SPACING	
SLOPE %	12 INCH SOCK
0–2%	250'
2–5%	225'
5–10%	125'

COMPOST FILTER SILT SOCK

N.T.S.

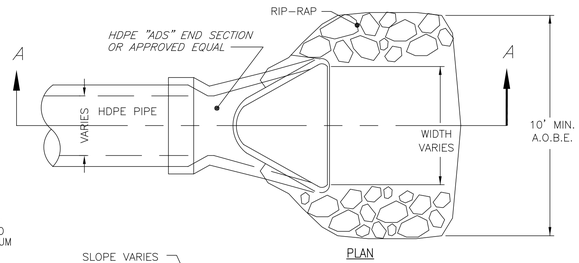
TOP VIEW



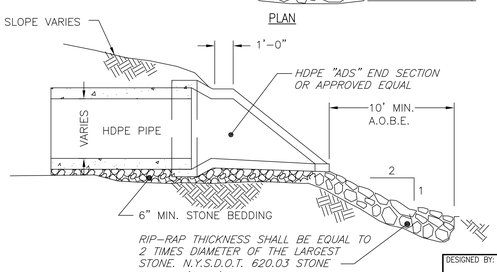
SECTION A–A

CATCH BASIN DETAIL

N.T.S.

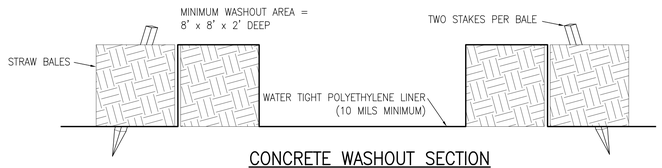


PLAN



END SECTION WITH RIP–RAP DETAIL

N.T.S.



CONCRETE WASHOUT SECTION

N.T.S.

NOTES:

1.CONCRETE WASHOUT BASIN TO CONFORM TO THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL DESIGN CRITERIA.
2. ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY IS FILLED.
3. INSPECT WASHOUT FACILITY DAILY AND REPAIR LEAKING LINER AS NECESSARY.

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DRAWN BY:	JCM
CHECKED BY:	LKM
CAD FILE:	M2011

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SITE DESIGN
MUNICIPAL ENGINEERING

STATE OF NEW YORK MICHAEL J. METZGER 066786 LICENSED PROFESSIONAL ENGINEER

MULTI–FAMILY RESIDENTIAL DEVELOPMENT
3230–3238 MILLERSPORT HIGHWAY
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

SITE DETAILS

SCALE:	AS SHOWN
DATE:	JUNE 19, 2026
JOB NO:	M–2011
DRAWING NO:	DT–1
	SHEET 10

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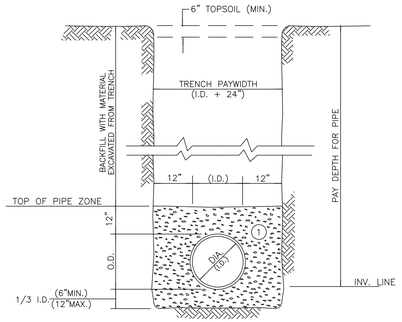
Attachment: SP-2026-07 drawings 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)



NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

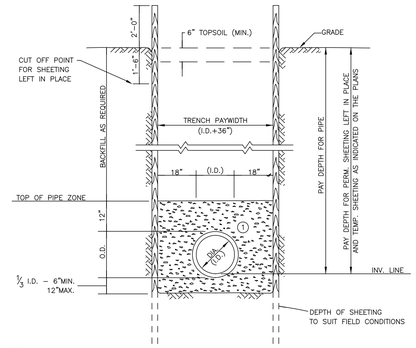
D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

(1) NO.1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN 1" AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

SANITARY TRENCH DETAIL (UNSHEETED)
N.T.S.



NOTES:

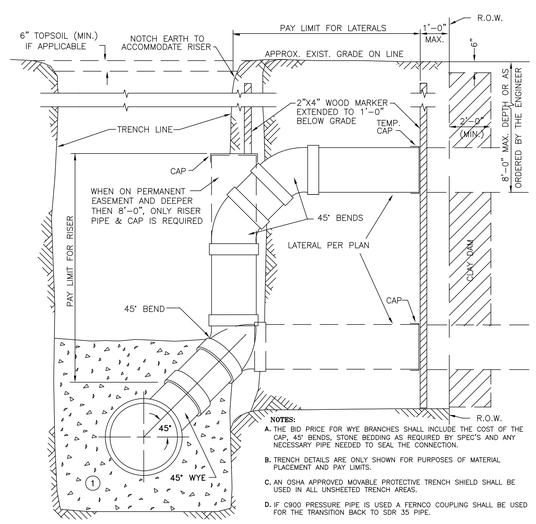
1. MAINTAIN 18" BETWEEN PIPE AND INSIDE FACE OF TEMPORARY SHEETING. IF SHEETING EXTENDS BELOW PIPE INVERT AS SHOWN, WHEN PVC PIPE MATERIAL IS USED, COMPACT MATERIAL (1) BEFORE PULLING THE SHEETING.
2. SHEETED TRENCH OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING EQUIPMENT.
3. SHEETING DRIVEN BELOW THE INVERT OF THE PIPE FOR BEDDING MATERIAL AND TOE SUPPORT WILL NOT BE CONSIDERED IN THE FORMULA FOR PAYMENT BUT SHOULD BE FIGURED BY THE CONTRACTOR IN DETERMINING HIS UNIT BID PRICE PER SQUARE FOOT OF SHEETING.
4. WHERE INDICATED ON THE PLANS OR AS ORDERED BY THE ENGINEER, TEMPORARY SHEETING WILL BE PAID FOR UNDER THE APPLICABLE BID ITEM. OTHER AREAS WHERE THE CONTRACTOR ELECTS TO USE TEMPORARY SHEETING NOT PREVIOUSLY AUTHORIZED BY THE ENGINEER SHALL BE AT HIS OPTION AND EXPENSE.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

(1) NO.1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN 1" AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

SANITARY TRENCH DETAIL (SHEETED)
N.T.S.



NOTES:

A. THE BID PRICE FOR WYE BRANCHES SHALL INCLUDE THE COST OF THE CAP, 45° BENDS, STONE BEDDING AS REQUIRED BY SPEC'S AND ANY NECESSARY PIPE NEEDED TO SEAL THE CONNECTION.

B. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND PAY LIMITS.

C. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

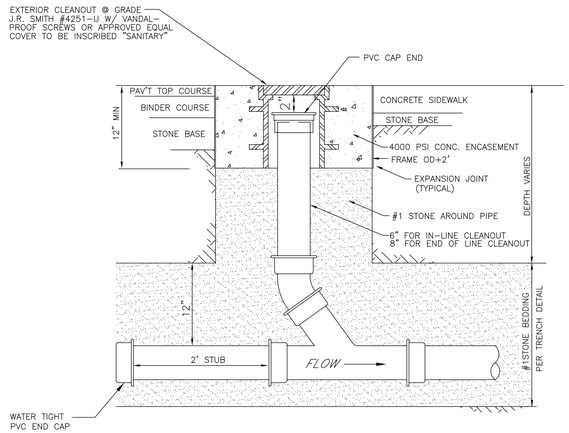
D. IF C900 PRESSURE PIPE IS USED A FERNCO COUPLING SHALL BE USED FOR THE TRANSITION BACK TO SDR 35 PIPE.

MATERIALS

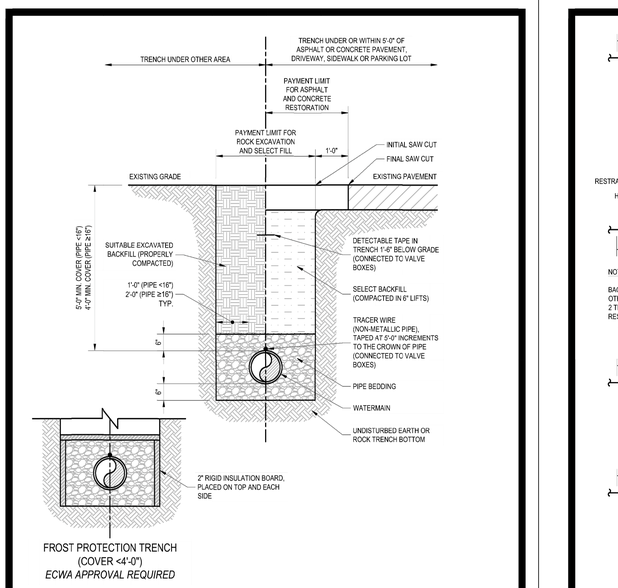
PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

(1) NO. 1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER. NO SLAG WILL BE ALLOWED.

SANITARY LATERAL CONNECTION TO MAIN
N.T.S.

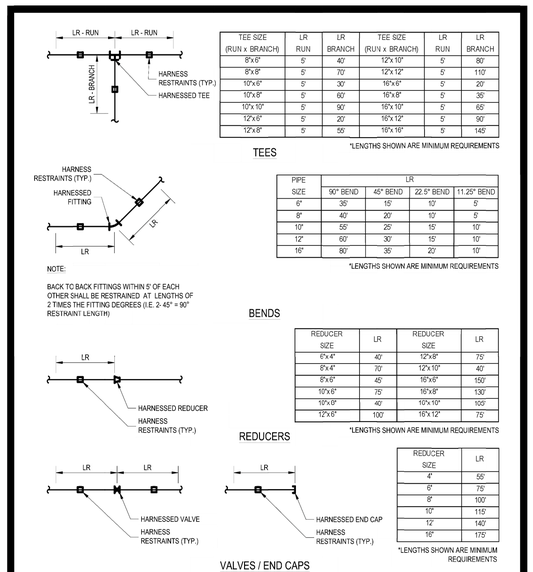


CLEANOUT IN PAVEMENT/SIDEWALKS
N.T.S.



TYPICAL TRENCH DETAIL
SCALE: NTS

Revision: 2024-01
Detail: SD-01



TEE SIZE (RUN x BRANCH)	LR RUN	LR BRANCH	TEE SIZE (RUN x BRANCH)	LR RUN	LR BRANCH
8"x6"	5'	40'	12"x 10"	5'	80'
8"x8"	5'	70'	12"x 12"	5'	110'
10"x6"	5'	30'	16"x 6"	5'	20'
10"x8"	5'	60'	16"x 8"	5'	35'
10"x 10"	5'	90'	16"x 10"	5'	65'
12"x 6"	5'	20'	16"x 12"	5'	90'
12"x 8"	5'	55'	16"x 16"	5'	145'

*LENGTHS SHOWN ARE MINIMUM REQUIREMENTS

TEES

PIPE SIZE	LR 90° BEND	LR 45° BEND	LR 22.5° BEND	LR 11.25° BEND
6"	35'	15'	10'	5'
8"	40'	20'	10'	5'
10"	55'	25'	15'	10'
12"	60'	30'	15'	10'
16"	80'	35'	20'	10'

*LENGTHS SHOWN ARE MINIMUM REQUIREMENTS

NOTE:

BACK TO BACK FITTINGS WITHIN 5' OF EACH OTHER SHALL BE RESTRAINED AT LENGTHS OF 2 TIMES THE FITTING DEGREES (I.E. 2-45° = 90° RESTRAINT LENGTH)

BENDS

REDUCER SIZE	LR	REDUCER SIZE	LR
6"x4"	40'	12"x8"	75'
8"x4"	70'	12"x 10"	40'
8"x6"	45'	16"x6"	150'
10"x6"	75'	16"x8"	130'
10"x8"	40'	16"x 10"	105'
12"x6"	100'	16"x12"	75'

*LENGTHS SHOWN ARE MINIMUM REQUIREMENTS

REDUCERS

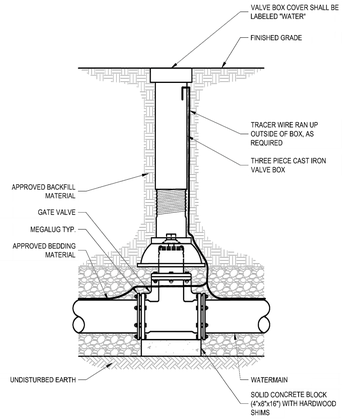
REDUCER SIZE	LR
4"	55'
6"	75'
8"	100'
10"	115'
12"	140'
16"	175'

*LENGTHS SHOWN ARE MINIMUM REQUIREMENTS

VALVES / END CAPS

RESTRAINED JOINT SCHEDULE
SCALE: NTS

Revision: 2024-01
Detail: SD-09

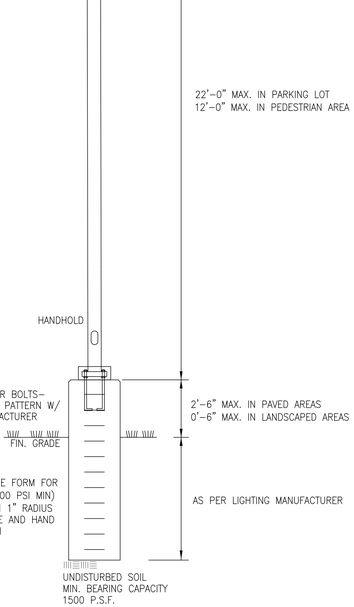


NOTES:

1. VALVE SHALL NOT SUPPORT VALVE BOX.
2. GATE VALVE SHALL BE INSTALLED LEVEL AND VERTICALLY PLUMB.
3. VALVE BOX SHALL BE PLUMB TO GRADE, WITH OPERATING NUT CENTERED IN BOX.

GATE VALVE SETTING
SCALE: NTS

Revision: 2024-01
Detail: SD-12



LIGHT FIXTURE DETAIL
N.T.S.

DESIGNED BY:	JCM	
DRAWN BY:	JCM	
CHECKED BY:	LKM	
CAD FILE:	M2011	

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TOWN COMMENTS	07.29.26	JCM/LKM
REVISIONS	DATE	BY/CHK

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STATE OF NEW YORK — MICHAEL J. METZGER — 066786 — LICENSED PROFESSIONAL ENGINEER

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3230-3238 MILLERSPORT HIGHWAY
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

UTILITY DETAILS

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DRAWING NO:	DT-2
	SHEET 11

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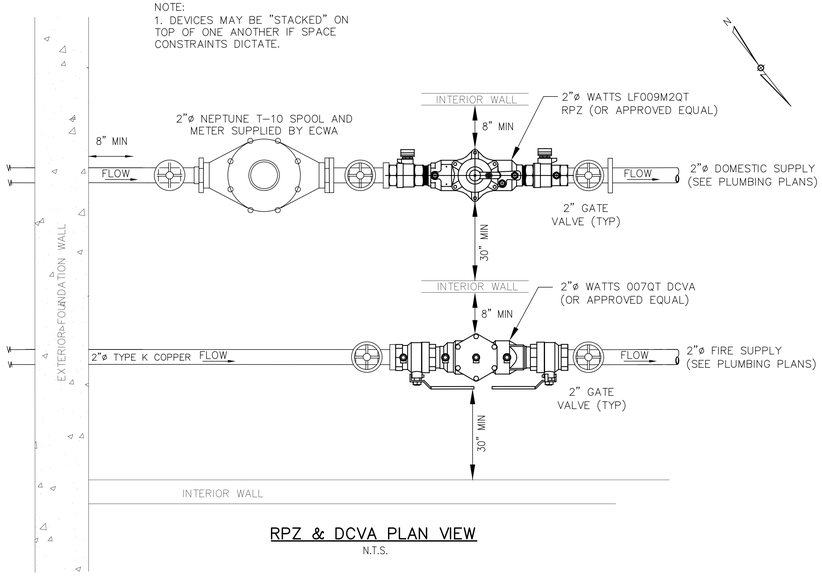
Packet Pg. 647

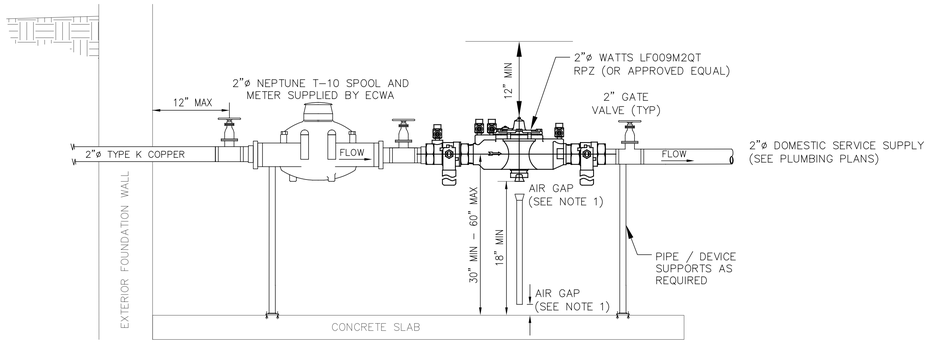
RPZ/RPDA MISCELLANEOUS NOTES:

1. AIR GAPS SHALL BE 2 TIMES THE DIAMETER OF THE DRAIN PORT WITH A MINIMUM OF 1".
2. MATERIALS USED, LOCATION AND MISCELLANEOUS APPURTENANCES SHALL BE GOVERNED BY THE ERIE COUNTY WATER AUTHORITY SPECIFICATIONS AND LOCAL ORDINANCES.
3. ALL DUCTILE IRON PIPE, IF APPLICABLE, SHALL BE THICKNESS CLASS 52 UNLESS SPECIFIED OTHERWISE.
4. ALL DUCTILE IRON FITTINGS, IF APPLICABLE, SHALL BE CLASS 350 ANSI/AWWA C110/A21.01-62 UNLESS SPECIFIED OTHERWISE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL LOCATIONS, DIMENSIONS AND ELEVATIONS SHOWN.
6. DIMENSIONS SHOWN FOR THE WATER METER ARE STANDARD FOR THE SIZE AND MODEL SHOWN. ADEQUATE CLEARANCES MUST BE MAINTAINED ON ALL SIDES.
7. CLEARANCE DIMENSIONS SHOWN FOR THE DEVICES ARE NYSDOH STANDARDS.
8. DEVICES MUST BE PROPERLY SUPPORTED.
9. CONTACT THE ECWA METER SHOP A MINIMUM OF THREE (3) WORKING DAYS TO SCHEDULE THE INSTALLATION OF THE METER. TELEPHONE NUMBER: 716-685-8226

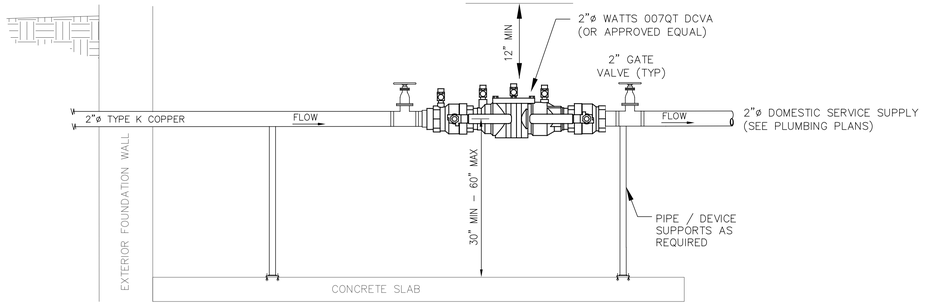
NOTE:
1. DEVICES MAY BE "STACKED" ON TOP OF ONE ANOTHER IF SPACE CONSTRAINTS DICTATE.



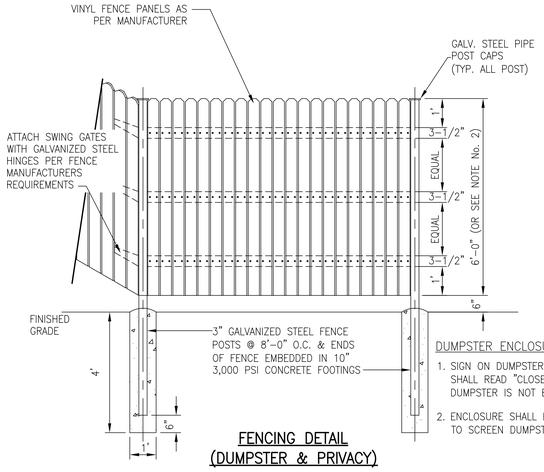
RPZ & DCVA PLAN VIEW
N.T.S.



2" METER AND RPZ ELEVATION VIEW
N.T.S.



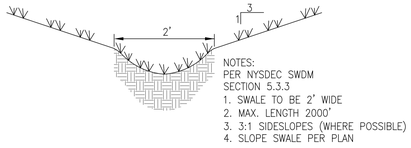
2" DCVA ELEVATION
N.T.S.



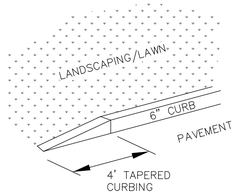
DUMPSTER ENCLOSURE NOTES:

1. SIGN ON DUMPSTER ENCLOSURE SHALL READ "CLOSE WHENEVER DUMPSTER IS NOT BEING SERVICED".
2. ENCLOSURE SHALL BE HIGH ENOUGH TO SCREEN DUMPSTER(S) WITHIN.

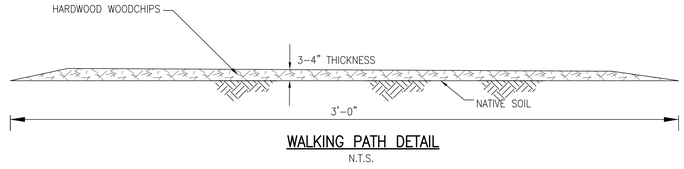
FENCING DETAIL (DUMPSTER & PRIVACY)
N.T.S.



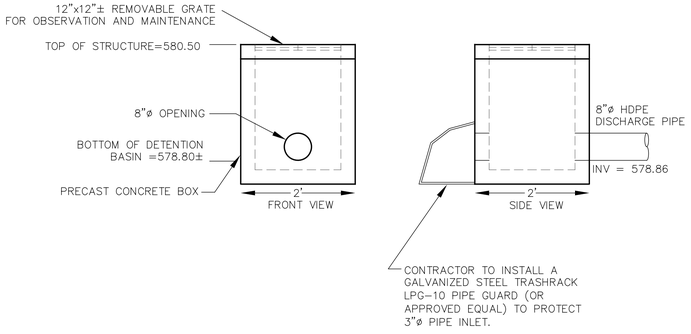
VEGETATIVE SWALE
N.T.S.



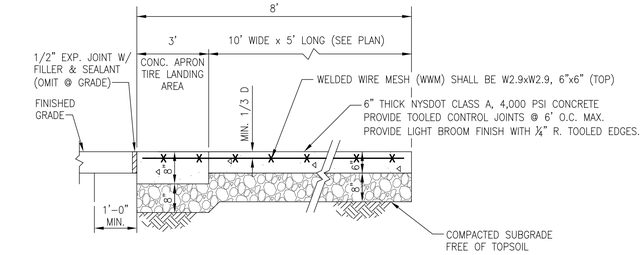
TYPICAL CURBING TERMINUS
N.T.S



WALKING PATH DETAIL
N.T.S.



OUTLET CONTROL STRUCTURE
N.T.S



CONCRETE APRON & DUMPSTER PAD
N.T.S.

DESIGNED BY:	JCM		
DRAWN BY:	JCM		
CHECKED BY:	LKM		
CAD FILE:	M2011		
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MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3230-3238 MILLERSPORT HIGHWAY
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

MISCELLANEOUS DETAILS

SCALE:	AS SHOWN
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DRAWING NO:	DT-3
	SHEET 12

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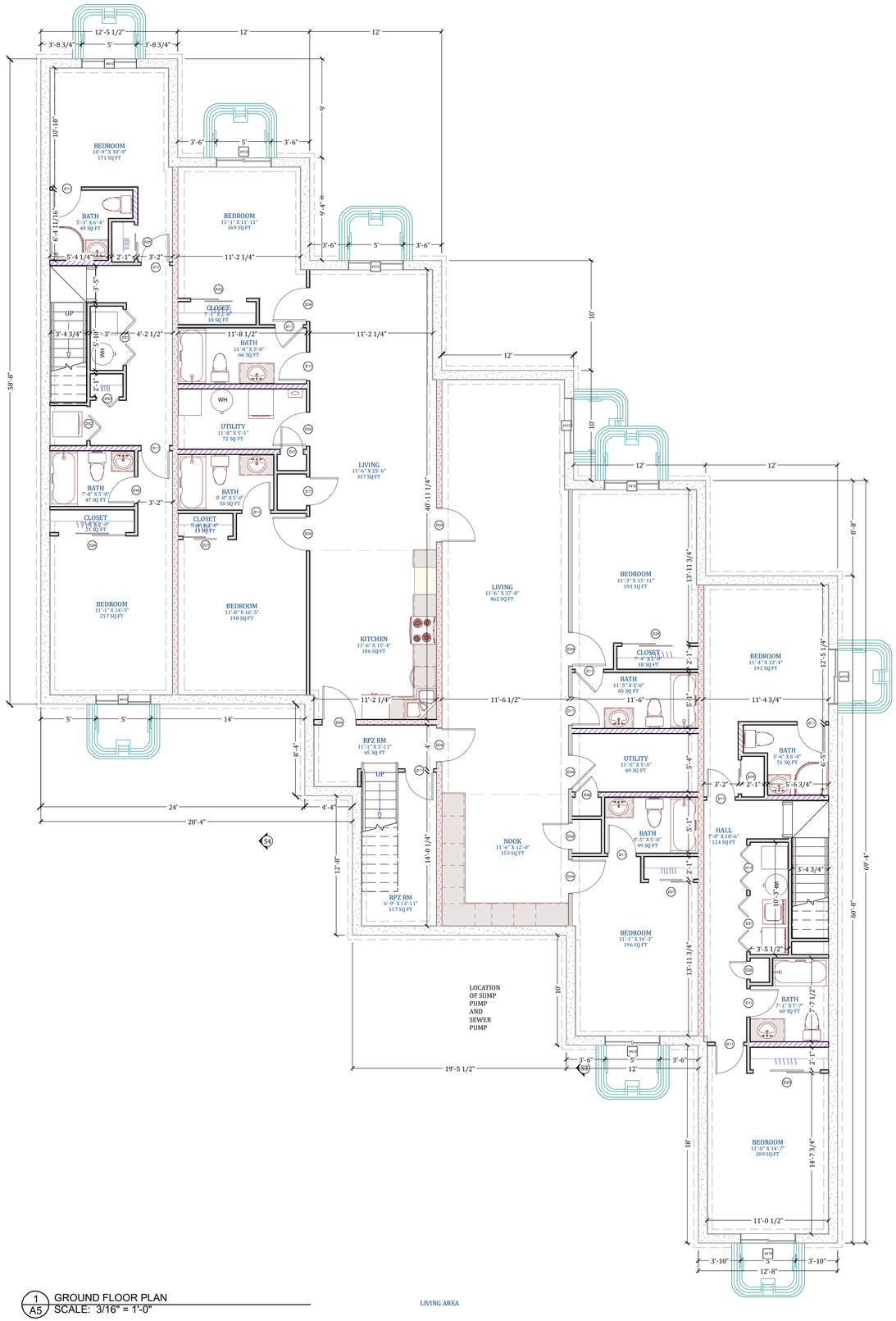


1 A5 GROUND FLOOR PLAN
SCALE: 3/16" = 1'-0"

LIVING AREA

DOOR SCHEDULE

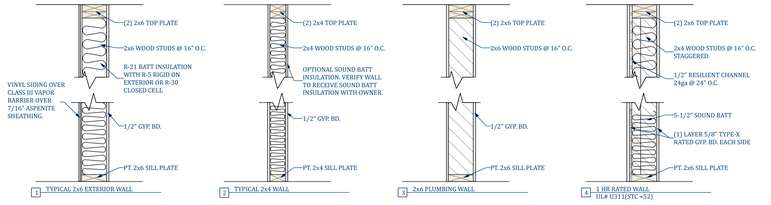
NUMBER	QTY	FLOOR	FIRE	WIDTH	HEIGHT	HEADER	TEMPERED	TYPE
D01	1	0		24 5/16 "	80 "	2X6X29 5/16" (2)		HINGED
D02	1	0		60 "	80 "	2X6X65" (2)		SLIDER
D03	4	2		72 "	80 "	2X10XTT" (2)		SLIDER
D04	9	0		36 "	80 "	2X6X41" (2)		HINGED
D05	1	1		24 5/16 "	80 "	2X6X29 5/16" (2)		HINGED
D06	1	0		24 "	80 "	2X6X29" (2)		HINGED
D07	2	0		48 "	80 "	2X8X53" (2)		SLIDER
D08	4	1		72 "	80 "	2X10XTT" (2)	YES	SLIDER
D09	2	0		36 "	80 "	2X6X41" (2)		SLIDER
D10	13	2		30 "	80 "	2X6X35" (2)		HINGED
D11	15	0		30 "	80 "	2X6X35" (2)		HINGED
D12	6	2		36 "	80 "	2X6X41" (2)		HINGED
D13	2	2		48 "	80 "	2X8X53" (2)		SLIDER
D14	11	1		30 "	80 "	2X6X35" (2)		HINGED
D15	4	2		24 "	80 "	2X6X29" (2)		HINGED
D16	14	1		36 "	80 "	2X6X41" (2)		HINGED
D17	4	2		72 "	80 "	2X10XTT" (2)	YES	SLIDER
D18	2	1		48 "	80 "	2X8X53" (2)		SLIDER
D19	1	0		48 "	80 "	2X8X53" (2)		4 DR. BIFOLD
D20	3	1		60 "	80 "	2X6X65" (2)		SLIDER
D21	19	3		30 "	80 "	2X6X35" (2)		HINGED
D22	6	3		72 "	80 "	2X10XTT" (2)		SLIDER
D23	4	3		24 "	80 "	2X6X29" (2)		HINGED
D24	1	3		36 "	80 "	2X6X41" (2)		2 DR. BIFOLD
D25	1	3		42 "	80 "	2X6X47" (2)		4 DR. BIFOLD
D26	2	3		48 "	80 "	2X8X53" (2)		SLIDER
D27	2	3		72 "	80 "	2X10XTT" (2)	YES	SLIDER
D28	1	0		18 1/2 "	80 "	2X6X23 1/2" (2)		HINGED
D29	3	0		72 "	80 "	2X10XTT" (2)		SLIDER
D30	1	0		24 "	80 "	2X6X29" (2)		2 DR. BIFOLD
D31	2	0		60 "	80 "	2X6X65" (2)		4 DR. BIFOLD
D32	1	0		36 "	80 "	2X6X41" (2)		2 DR. BIFOLD
D34	6	3		36 "	80 "	2X6X41" (2)		HINGED
D40	1	1		24 "	80 "	2X6X29" (2)		HINGED
D43	2	0		28 "	80 "	2X6X33" (2)		HINGED

WINDOW SCHEDULE

NUMBER	QTY	FLOOR	WIDTH	HEIGHT	EGRESS	HEADER	TEMPERED	TYPE
W01	12	2	36 "	72 "	YES	2X6X40" (2)		DOUBLE HUNG
W02	1	1	36 "	72 "		2X6X40" (2)		DOUBLE HUNG
W03	1	1	75 "	72 "		2X10XT9" (2)		MULLED UNIT
W04	1	2	48 "	48 "	YES	2X8X52" (2)		FIXED GLASS
W05	1	3	48 "	48 "	YES	2X8X52" (2)		FIXED GLASS
W06	1	1	36 "	35 7/8 "		2X6X40" (2)		LEFT SLIDING
W07	16	3	36 "	72 "	YES	2X6X40" (2)		DOUBLE HUNG
W08	1	2	36 "	35 7/8 "		2X6X40" (2)		LEFT SLIDING
W09	1	3	36 "	35 7/8 "		2X6X40" (2)		LEFT SLIDING
W10	9	0	60 "	60 "	YES	2X8X64" (2)		RIGHT SLIDING
W11	1	1	36 "	72 "		2X6X40" (2)	YES	DOUBLE HUNG
W12	10	1	36 "	72 "	YES	2X6X40" (2)		DOUBLE HUNG

*VERIFY WINDOW & DOORS REQUIRING TEMPERED GLAZING WITH RCNYS R324 GLAZING.

*VERIFY WINDOW & DOOR ROUGH OPENING WITH MANUFACTURER.



Special Information:

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DRAWING REVISIONS:

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PROJECT TITLE:
Millersport hwy Wyse Apt

ADDRESS:
3230-3238 Millersport hwy
GETZVILLE, NY

DRAWN BY: CDN
CHECKED BY: JDF

ARCHITECTURAL SEAL

BASEMENT FLOOR PLAN
DRAWING TITLE

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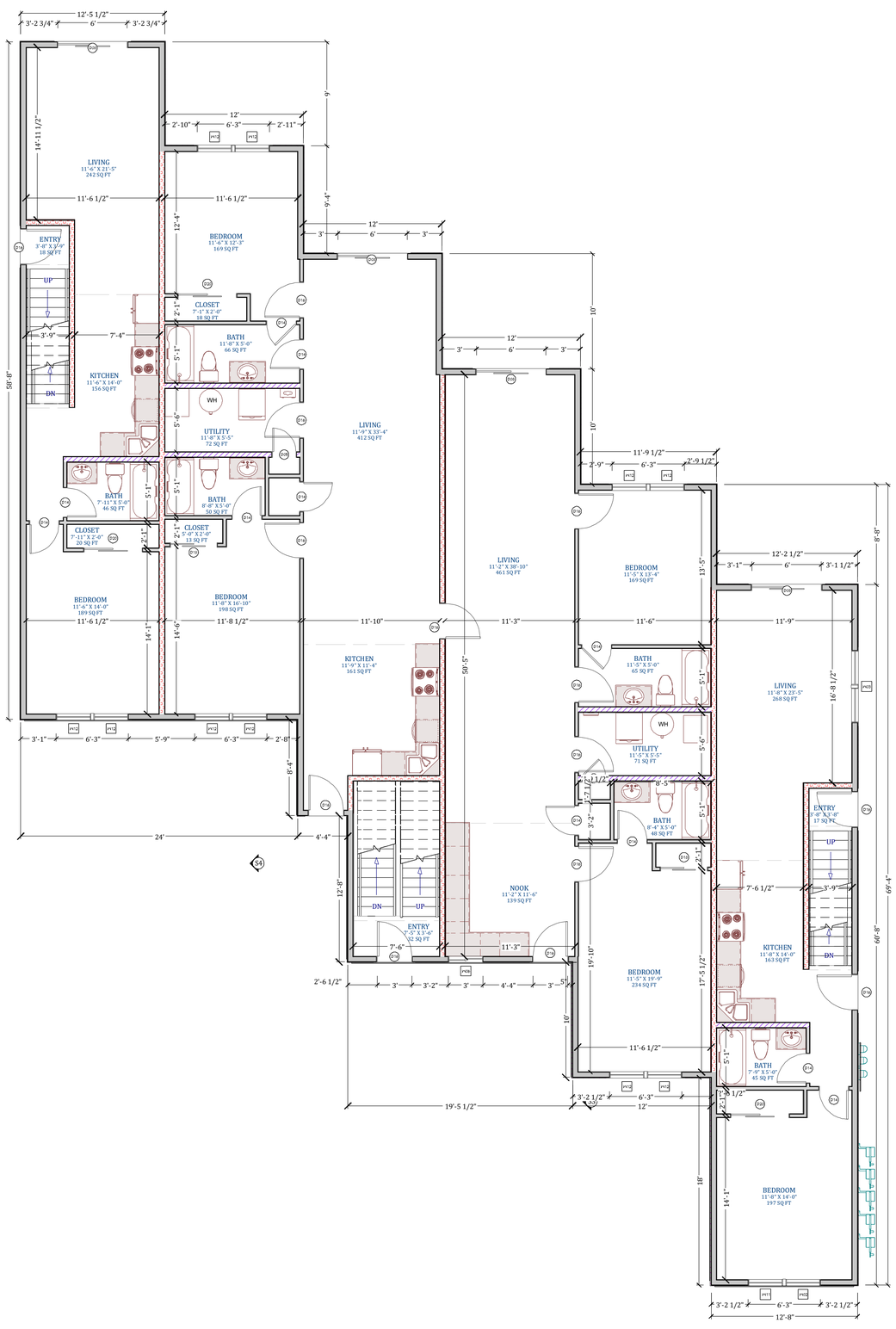
A5
SHEET NO.

SUBMISSION DATE	6/30/2026
FILE NO.	24-010-C

Attachment: SP-2026-07 drawings 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)



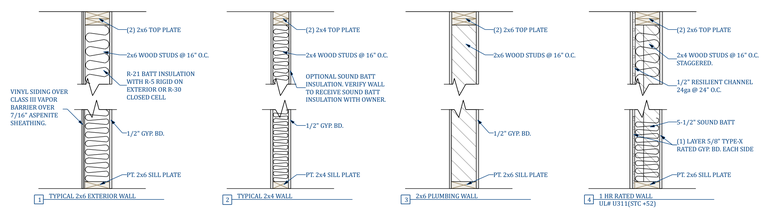
1 A6 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

DOOR SCHEDULE								
NUMBER	QTY	FLOOR	FIRE	WIDTH	HEIGHT	HEADER	TEMPERED	TYPE
D01	1	0		24 5/16 "	80 "	2X6X29 5/16" (2)		HINGED
D02	1	0		60 "	80 "	2X6X65" (2)		SLIDER
D03	4	2		72 "	80 "	2X10XTT" (2)		SLIDER
D04	9	0		36 "	80 "	2X6X41" (2)		HINGED
D05	1	1		24 5/16 "	80 "	2X6X29 5/16" (2)		HINGED
D06	1	0		24 "	80 "	2X6X29" (2)		HINGED
D07	2	0		48 "	80 "	2X8X53" (2)		SLIDER
D08	4	1		72 "	80 "	2X10XTT" (2)	YES	SLIDER
D09	2	0		36 "	80 "	2X6X41" (2)		SLIDER
D10	13	2		30 "	80 "	2X6X35" (2)		HINGED
D11	15	0		30 "	80 "	2X6X35" (2)		HINGED
D12	6	2		36 "	80 "	2X6X41" (2)		HINGED
D13	2	2		48 "	80 "	2X8X53" (2)		SLIDER
D14	11	1		30 "	80 "	2X6X35" (2)		HINGED
D15	4	2		24 "	80 "	2X6X29" (2)		HINGED
D16	14	1		36 "	80 "	2X6X41" (2)		HINGED
D17	4	2		72 "	80 "	2X10XTT" (2)	YES	SLIDER
D18	2	1		48 "	80 "	2X8X53" (2)		SLIDER
D19	1	0		48 "	80 "	2X8X53" (2)		4 DR. BIFOLD
D20	3	1		60 "	80 "	2X8X65" (2)		SLIDER
D21	19	3		30 "	80 "	2X6X35" (2)		HINGED
D22	6	3		72 "	80 "	2X10XTT" (2)		SLIDER
D23	4	3		24 "	80 "	2X6X29" (2)		HINGED
D24	1	3		36 "	80 "	2X6X41" (2)		2 DR. BIFOLD
D25	1	3		42 "	80 "	2X6X47" (2)		4 DR. BIFOLD
D26	2	3		48 "	80 "	2X8X53" (2)		SLIDER
D27	2	3		72 "	80 "	2X10XTT" (2)	YES	SLIDER
D28	1	0		18 1/2 "	80 "	2X6X23 1/2" (2)		HINGED
D29	3	0		72 "	80 "	2X10XTT" (2)		SLIDER
D30	1	0		24 "	80 "	2X6X29" (2)		2 DR. BIFOLD
D31	2	0		60 "	80 "	2X8X65" (2)		4 DR. BIFOLD
D32	1	0		36 "	80 "	2X6X41" (2)		2 DR. BIFOLD
D34	6	3		36 "	80 "	2X6X41" (2)		HINGED
D40	1	1		24 "	80 "	2X6X29" (2)		HINGED
D43	2	0		28 "	80 "	2X6X33" (2)		HINGED

WINDOW SCHEDULE								
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	EGRESS	HEADER	TEMPERED	TYPE
W01	12	2	36 "	72 "	YES	2X6X40" (2)		DOUBLE HUNG
W02	1	1	36 "	72 "		2X6X40" (2)		DOUBLE HUNG
W03	1	1	75 "	72 "		2X10XT9" (2)		MULLED UNIT
W04	1	2	48 "	48 "	YES	2X8X52" (2)		FIXED GLASS
W05	1	3	48 "	48 "	YES	2X8X52" (2)		FIXED GLASS
W06	1	1	36 "	35 7/8 "		2X6X40" (2)		LEFT SLIDING
W07	16	3	36 "	72 "	YES	2X6X40" (2)		DOUBLE HUNG
W08	1	2	36 "	35 7/8 "		2X6X40" (2)		LEFT SLIDING
W09	1	3	36 "	35 7/8 "		2X6X40" (2)		LEFT SLIDING
W10	9	0	60 "	60 "	YES	2X8X64" (2)		RIGHT SLIDING
W11	1	1	36 "	72 "		2X6X40" (2)	YES	DOUBLE HUNG
W12	10	1	36 "	72 "	YES	2X6X40" (2)		DOUBLE HUNG

*VERIFY WINDOW & DOORS REQUIRING TEMPERED GLAZING WITH RCNYS R324 GLAZING.

*VERIFY WINDOW & DOOR ROUGH OPENING WITH MANUFACTURER.



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3230-3238 Millersport hwy
GETZVILLE, NY

DRAWN BY: CDN
CHECKED BY: JDF

ARCHITECTURAL SEAL

FIRST FLOOR PLAN

DRAWING TITLE

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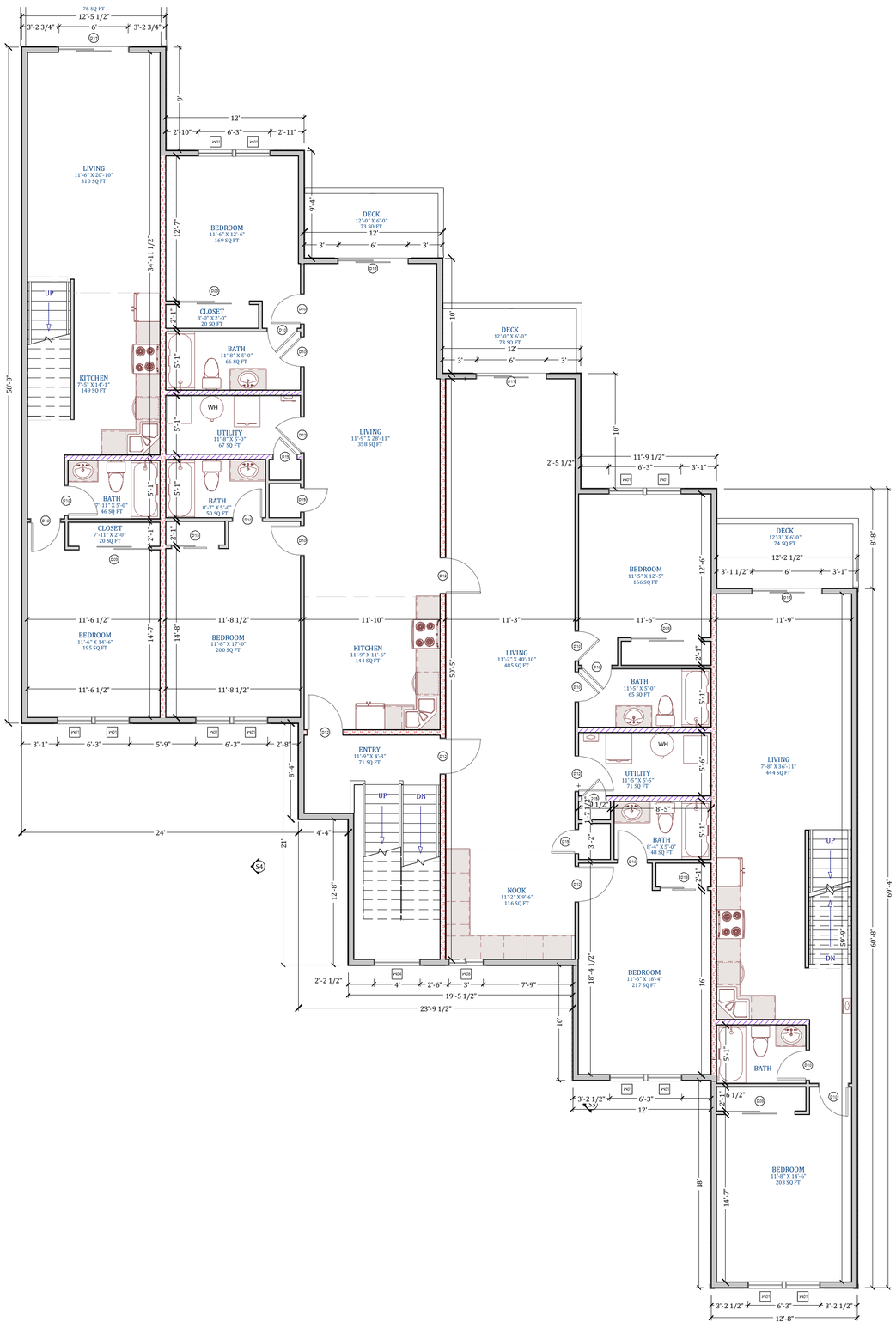
FILE NO.	24-010-C

Attachment: SP-2026-07 drawings 082026 (31680 : SP-2026-07, 3230 & 3238 Millersport Hwy.)



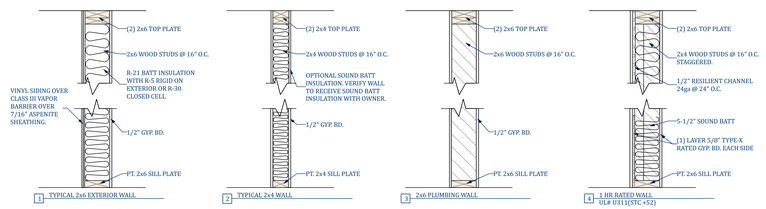
1 SECOND FLOOR PLAN
A7 SCALE: 3/16" = 1'-0"

DOOR SCHEDULE							
NUMBER	QTY	FLOOR	FIRE	WIDTH	HEIGHT	HEADER	TEMPERED	TYPE
D01	1	0		24 5/16 "	80 "	2X6X29 5/16" (2)		HINGED
D02	1	0		60 "	80 "	2X8X65" (2)		SLIDER
D03	4	2		72 "	80 "	2X10XTT" (2)		SLIDER
D04	9	0		36 "	80 "	2X6X41" (2)		HINGED
D05	1	1		24 5/16 "	80 "	2X6X29 5/16" (2)		HINGED
D06	1	0		24 "	80 "	2X6X29" (2)		HINGED
D07	2	0		48 "	80 "	2X8X53" (2)		SLIDER
D08	4	1		72 "	80 "	2X10XTT" (2)	YES	SLIDER
D09	2	0		36 "	80 "	2X6X41" (2)		SLIDER
D10	13	2		30 "	80 "	2X6X35" (2)		HINGED
D11	15	0		30 "	80 "	2X6X35" (2)		HINGED
D12	6	2		36 "	80 "	2X6X41" (2)		HINGED
D13	2	2		48 "	80 "	2X8X53" (2)		SLIDER
D14	11	1		30 "	80 "	2X6X35" (2)		HINGED
D15	4	2		24 "	80 "	2X6X29" (2)		HINGED
D16	14	1		36 "	80 "	2X6X41" (2)		HINGED
D17	4	2		72 "	80 "	2X10XTT" (2)	YES	SLIDER
D18	2	1		48 "	80 "	2X8X53" (2)		SLIDER
D19	1	0		48 "	80 "	2X8X53" (2)		4 DR. BIFOLD
D20	3	1		60 "	80 "	2X8X65" (2)		SLIDER
D21	19	3		30 "	80 "	2X6X35" (2)		HINGED
D22	6	3		72 "	80 "	2X10XTT" (2)		SLIDER
D23	4	3		24 "	80 "	2X6X29" (2)		HINGED
D24	1	3		36 "	80 "	2X6X41" (2)		2 DR. BIFOLD
D25	1	3		42 "	80 "	2X6X47" (2)		4 DR. BIFOLD
D26	2	3		48 "	80 "	2X8X53" (2)		SLIDER
D27	2	3		72 "	80 "	2X10XTT" (2)	YES	SLIDER
D28	1	0		18 1/2 "	80 "	2X6X23 1/2" (2)		HINGED
D29	3	0		72 "	80 "	2X10XTT" (2)		SLIDER
D30	1	0		24 "	80 "	2X6X29" (2)		2 DR. BIFOLD
D31	2	0		60 "	80 "	2X8X65" (2)		4 DR. BIFOLD
D32	1	0		36 "	80 "	2X6X41" (2)		2 DR. BIFOLD
D34	6	3		36 "	80 "	2X6X41" (2)		HINGED
D40	1	1		24 "	80 "	2X6X29" (2)		HINGED
D43	2	0		28 "	80 "	2X6X33" (2)		HINGED

WINDOW SCHEDULE								
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	EGRESS	HEADER	TEMPERED	TYPE
W01	12	2	36 "	72 "	YES	2X6X40" (2)		DOUBLE HUNG
W02	1	1	36 "	72 "		2X6X40" (2)		DOUBLE HUNG
W03	1	1	75 "	72 "		2X10XTT" (2)		MULLED UNIT
W04	1	2	48 "	48 "	YES	2X8X52" (2)		FIXED GLASS
W05	1	3	48 "	48 "	YES	2X8X52" (2)		FIXED GLASS
W06	1	1	36 "	35 7/8 "		2X6X40" (2)		LEFT SLIDING
W07	16	3	36 "	72 "	YES	2X6X40" (2)		DOUBLE HUNG
W08	1	2	36 "	35 7/8 "		2X6X40" (2)		LEFT SLIDING
W09	1	3	36 "	35 7/8 "		2X6X40" (2)		LEFT SLIDING
W10	9	0	60 "	60 "	YES	2X8X64" (2)		RIGHT SLIDING
W11	1	1	36 "	72 "		2X6X40" (2)	YES	DOUBLE HUNG
W12	10	1	36 "	72 "	YES	2X6X40" (2)		DOUBLE HUNG

*VERIFY WINDOW & DOORS REQUIRING TEMPERED GLAZING WITH RCNYS R324 GLAZING.

*VERIFY WINDOW & DOOR ROUGH OPENING WITH MANUFACTURER.



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GETZVILLE, NY

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CHECKED BY: JDF

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SECOND FLOOR PLAN

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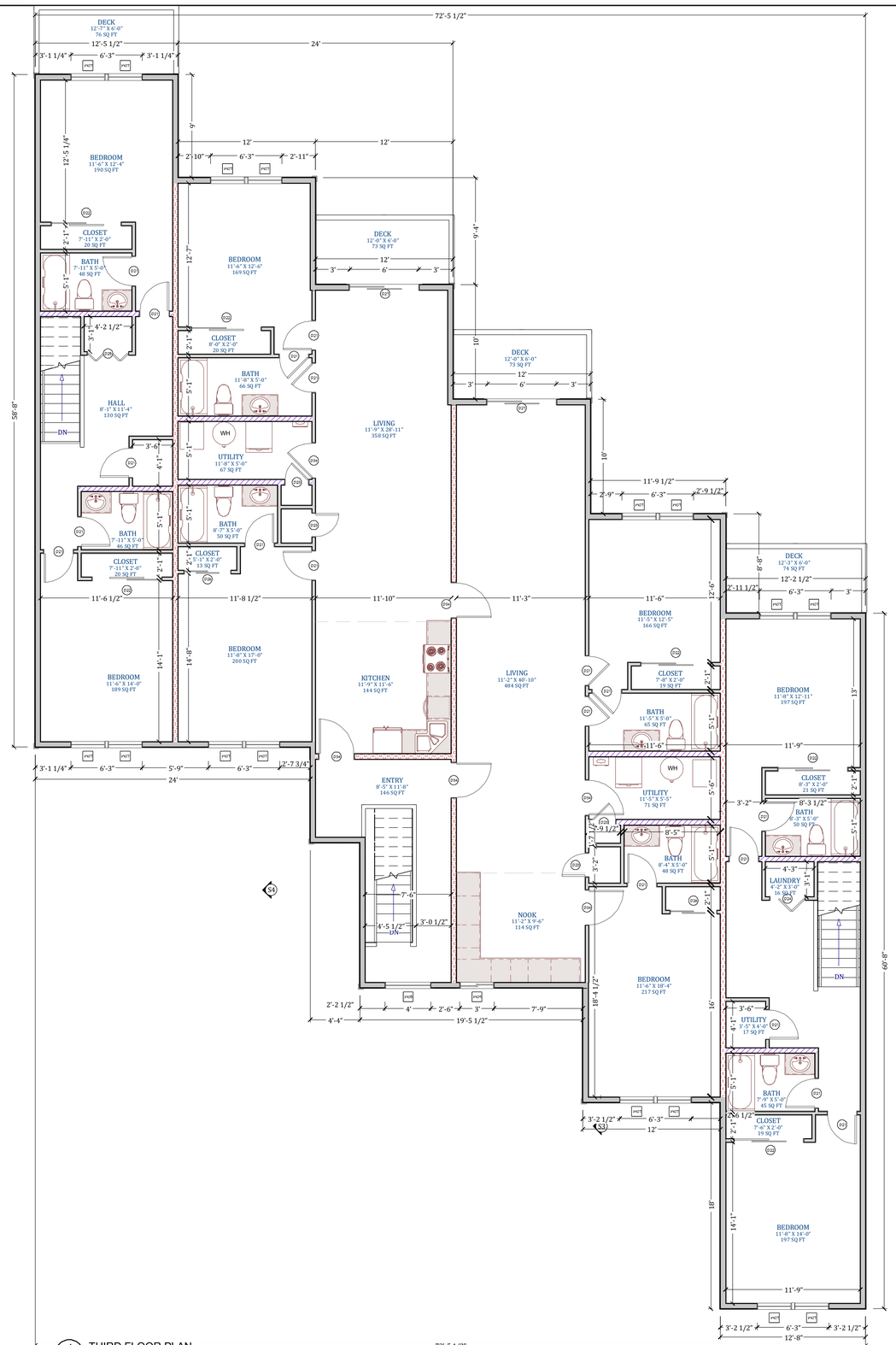
SUBMISSION DATE	6/30/2026
FILE NO.	24-010-C

Attachment: SP-2026-07 drawings 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)


DECK
12'-7" X 6'-0"
76 SQ FT
72'-5 1/2"
12'-5 1/2"
24'
3'-1 1/4"
6'-3"
3'-1 1/4"
PZ1
PZ1
58'-8"
12'-5 1/4"
9'
12'
12'
BEDROOM
11'-6" X 12'-4"
190 SQ FT
2'-10"
6'-3"
2'-11"
PW1
PW1
C20
CLOSET
7'-11" X 2'-6"
20 SQ FT
2'-1"
BATH
7'-11" X 5'-0"
48 SQ FT
5'-1"
C19
C18
P21
3'-1"
4'-2 1/2"
P20
BEDROOM
11'-6" X 12'-6"
169 SQ FT
12'-7"
DECK
12'-0" X 6'-0"
73 SQ FT
12'
3'
6'
3'
D19
9'-4"
C20
CLOSET
8'-0" X 2'-0"
20 SQ FT
2'-1"
P21
C2
BATH
11'-8" X 5'-0"
66 SQ FT
5'-1"
C21
C2
HALL
8'-1" X 11'-4"
130 SQ FT
DN
LIVING
11'-9" X 28'-11"
358 SQ FT
D19
10'
DECK
12'-0" X 6'-0"
73 SQ FT
12'
3'
6'
3'
D17
10'
3'-6"
4'-1"
C19
WH
UTILITY
11'-8" X 5'-0"
67 SQ FT
5'-1"
C18
C21
C2
P22
BATH
11'-11" X 5'-0"
66 SQ FT
5'-1"
2'-1"
C22
P22
BATH
8'-7" X 5'-0"
50 SQ FT
5'-1"
C2
CLOSET
5'-1" X 2'-0"
13 SQ FT
2'-1"
C23
CLOSET
7'-11" X 2'-0"
20 SQ FT
2'-1"
C24
11'-9 1/2"
2'-9"
6'-3"
2'-9 1/2"
PW3
PW3
D20
11'-6 1/2"
11'-8 1/2"
11'-10"
C24
11'-3"
11'-6"
12'-6"
BEDROOM
11'-6" X 14'-0"
189 SQ FT
14'-1"
14'-8"
BEDROOM
11'-8" X 17'-0"
200 SQ FT
KITCHEN
11'-9" X 11'-6"
144 SQ FT
LIVING
11'-2" X 40'-10"
484 SQ FT
BEDROOM
11'-6" X 12'-5"
166 SQ FT
C25
CLOSET
7'-0" X 2'-6"
19 SQ FT
2'-1"
P23
P23
P23
BATH
11'-5" X 5'-0"
65 SQ FT
5'-1"
11'-6"
WH
UTILITY
11'-5" X 5'-5"
71 SQ FT
5'-6"
C26
C27
C28
1'-9 1/2"
8'-5"
5'-1"
3'-2"
P24
P24
BATH
8'-4" X 5'-0"
48 SQ FT
2'-1"
P25
C29
3'-2"
C30
C31
C32
P26
P26
P26
P26
3'-1 1/2"
3'-1 1/2"
3'-1 1/2"



1 / A9 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 / A9 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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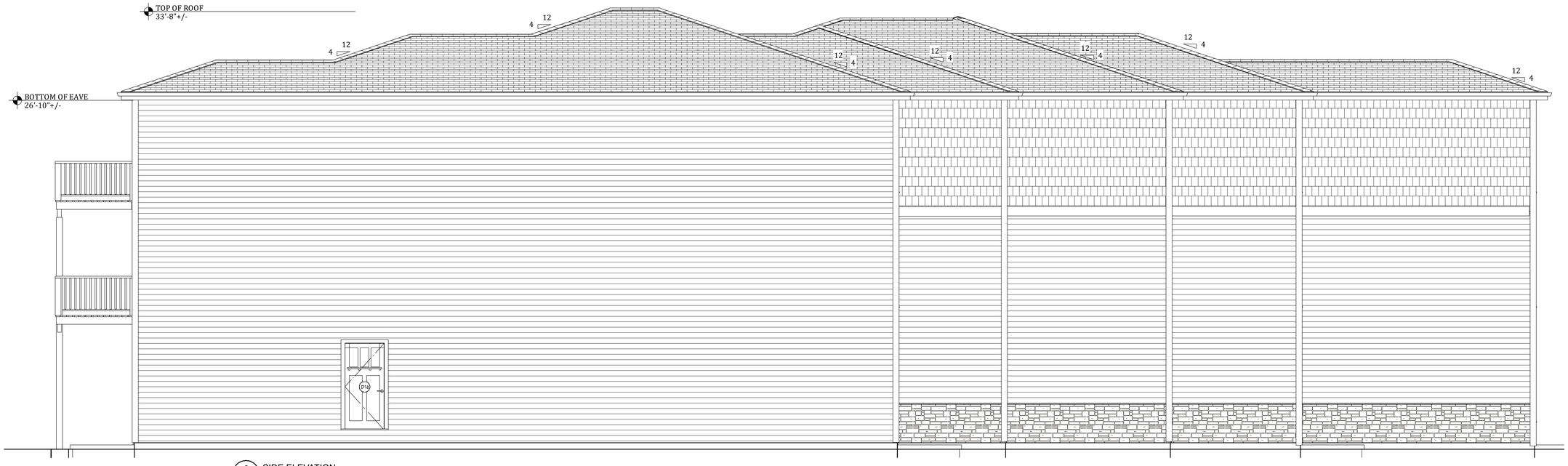
SUBMISSION DATE	6/30/2026
FILE NO.	24-010-C

Attachment: SP-2026-07 drawings 062026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)



1 A10 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 A10 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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SUBMISSION DATE	6/30/2026
FILE NO.	24-010-C

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Project : Millersport Wyse Apt V3 KT-ALED140, MH is 25' KT-WPLED40, MH is 9'	Keystone Technologies Lighting Layout 2750 Morris Road Lansdale, PA 19446 Phone 1-800-464-2680 Email: LightingLayouts@keystonetech.com

SINCE 1945
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CELEBRATING 80 YEARS!

Date:6/24/2026

Attachment: SP-2026-07 drawings 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	4	KT-ALED140PS-M2-OSX-NM-8CSB-VDIM-P G2	Single	20584	0.900	Set at 140W Type 4 Area Light
	6	KT-WPLED40-M2-840-VDIM	Single	4855.9	0.900	40W Full Cutoff Wall Pack

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Workplane Height
Parking Lot	Illuminance	Fc	2.57	21.5	0.1	25.70	215.00	0

Luminaire Location Summary						
		Insertion Point				
LumNo	Label	X	Y	Mounting Height	Orient	Tilt
1	KT-ALED140PS-M2-OSX-NM-8CSB-VDIM-P G2	87.25	111.25	25	270	30
2	KT-ALED140PS-M2-OSX-NM-8CSB-VDIM-P G2	162.5	89.25	25	270	15
3	KT-WPLED40-M2-840-VDIM	167.75	107.75	9	270	0
4	KT-WPLED40-M2-840-VDIM	176.25	112.25	9	270	0
5	KT-WPLED40-M2-840-VDIM	184.25	114	9	0	0
6	KT-ALED140PS-M2-OSX-NM-8CSB-VDIM-P G2	198.25	124.75	25	323.13	15
7	KT-WPLED40-M2-840-VDIM	198.25	136.25	9	270	0
8	KT-WPLED40-M2-840-VDIM	211.25	154.5	9	270	0
9	KT-WPLED40-M2-840-VDIM	212.5	156.5	9	0	0
10	KT-ALED140PS-M2-OSX-NM-8CSB-VDIM-P G2	245.75	184.75	25	321.34	15





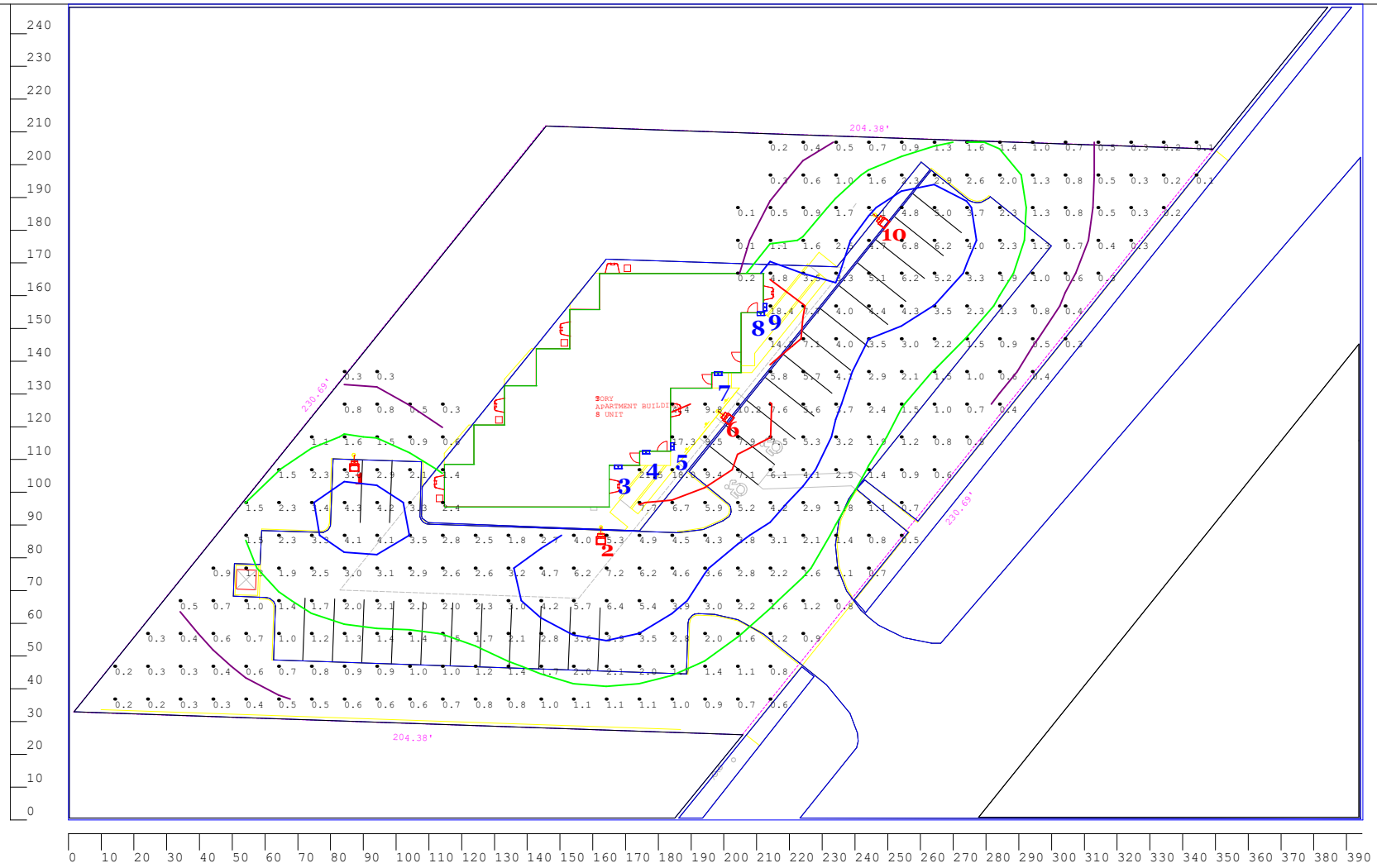
Project : Millersport Wyse Apt V3
KT-ALED140, MH is 25'
KT-WPLED40, MH is 9'

Keystone Technologies Lighting Layout
2750 Morris Road
Lansdale, PA 19446
Phone 1-800-464-2680
Email: LightingLayouts@keystonetech.com

SINCE 1945
KEYSTONE
CELEBRATING 80 YEARS!

Date:6/24/2026

Attachment: SP-2026-07 drawings 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)



View of point by point

Project : Millersport Wyse Apt V3 KT-ALED140, MH is 25' KT-WPLED40, MH is 9' RED = 8+ FC, BLUE = 4 FC GREEN = 2 FC, VIOLET = 1 FC	Keystone Technologies Lighting Layout 2750 Morris Road Lansdale, PA 19446 Phone 1-800-464-2680 Email: LightingLayouts@keystonetech.com

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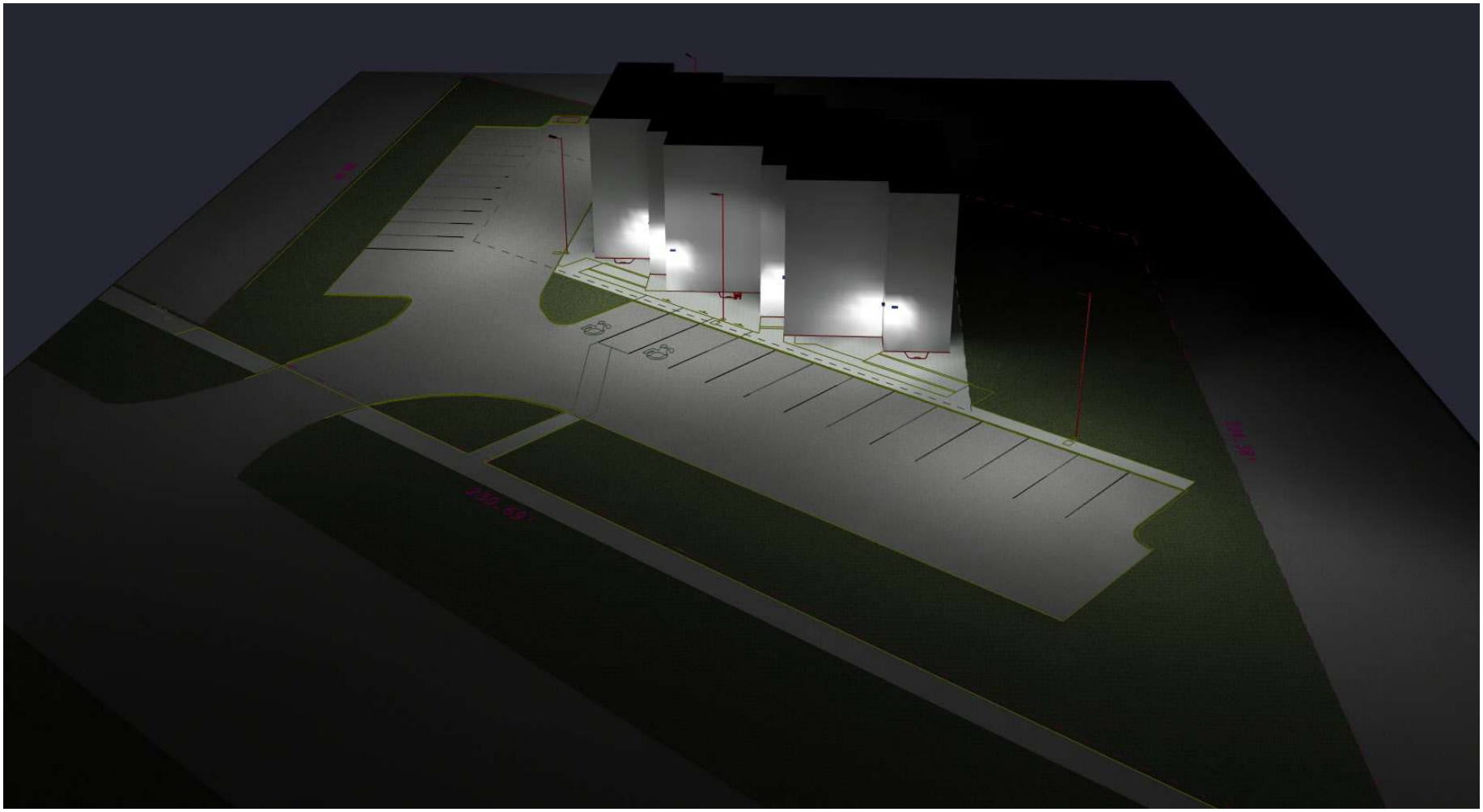

Project : Millersport Wyse Apt V3 KT-ALED140, MH is 25' KT-WPLED40, MH is 9'	Keystone Technologies Lighting Layout 2750 Morris Road Lansdale, PA 19446 Phone 1-800-464-2680 Email: LightingLayouts@keystonetech.com

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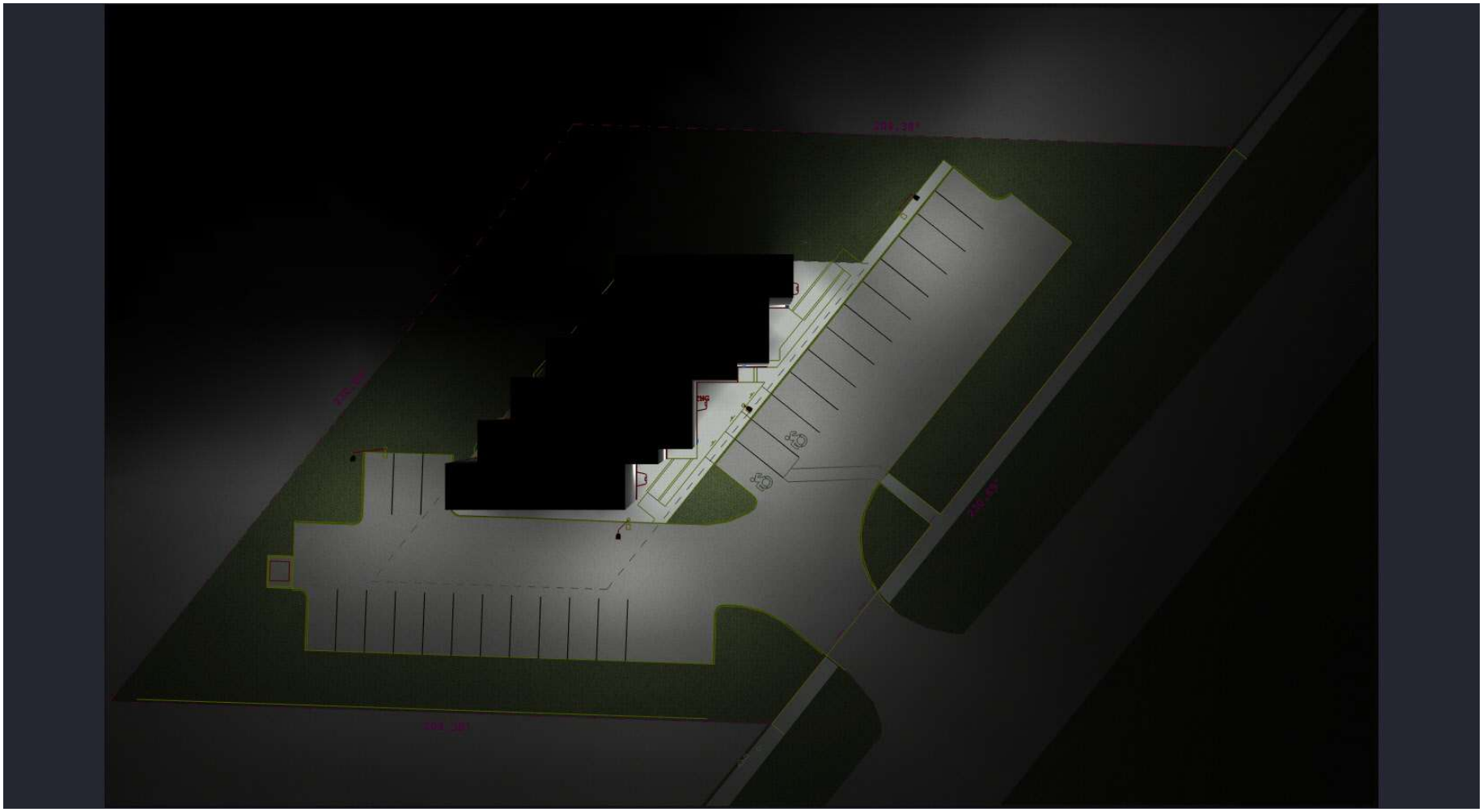

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Attachment: SP-2026-07 drawings 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

Thank you for allowing Keystone Technologies the opportunity to create and provide this Lighting Layout report.

Illumination results shown on this lighting design are based on project parametrics provided to Keystone used in conjunction with luminaire photometric testing conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results, such as (but not limited to) windows, furnishings, floor/ceiling/wall surface texture reflectivity, site cleanliness, and lighting component tolerances. Illumination results shown have not been field verified by Keystone and therefore the actual measured results may vary from actual field conditions.

The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code. In no event will Keystone Technologies be held responsible for any loss resulting from any use of this lighting design.



Project : Millersport Wyse Apt V3 KT-ALED140, MH is 25' KT-WPLED40, MH is 9'	Keystone Technologies Lighting Layout 2750 Morris Road Lansdale, PA 19446 Phone 1-800-464-2680 Email: LightingLayouts@keystonetech.com

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Attachment: SP-2026-07 drawings 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

Goodman
Air Conditioning & Heating

GLXS4M

ENERGY-EFFICIENCY MULTI-FAMILY R-32 SPLIT SYSTEM AIR CONDITIONER UP TO 15.2 SEER2 1½ TO 3 TONS



R32

Contents

Nomenclature 2
Product Specifications 3
Expanded Cooling Data 4
Performance Data 12
Wiring Diagrams 13
Dimensions 14
Accessories 15

Standard Features

- High-Efficiency Scroll Compressor
- Factory-installed filter drier
- Fully charged for 15' of tubing length
- 5mm diameter copper tube/ enhanced aluminum fin coil
- Service valves with sweat connections and easy-to-access gauge ports
- Enclosed contactor
- Ground lug connection
- Capacitors with extended life
- High-pressure switch
- AHRI Certified
- ETL Listed

Cabinet Features

- Removable grille style top style grill design compatible with UL 60335-2-40
- Heavy-gauge galvanized-steel cabinet
- Venturi for increased velocity of airflow
- Attractive Architectural Gray powder-paint finish with 500-hour salt-spray approval
- Steel louver coil guard
- Single-panel access to controls with space provided for field-installed accessories
- When properly anchored, meets the 2023 Florida Building Code unit integrity requirements for hurricane-type winds (Anchor bracket kits available.)

10 YEAR PARTS LIMITED WARRANTY*

Intertek

COMPANY WITH QUALITY SYSTEM CERTIFIED BY DNV GL = ISO 9001 =

COMPANY WITH ENVIRONMENTAL SYSTEM CERTIFIED BY DNV GL = ISO 14001 =

BBB ACCREDITED BUSINESS

* Complete warranty available from your local dealer or at www.goodmanmfg.com. To receive the 10-Year Parts Limited Warranty, online registration must be completed within 60 days of installation. Online registration is not required in California, Florida, or Québec. The duration of warranty coverages in Texas and Florida differs in some cases. Other limitations and exclusions apply, refer to complete warranty details for full list of limitations and exclusions.

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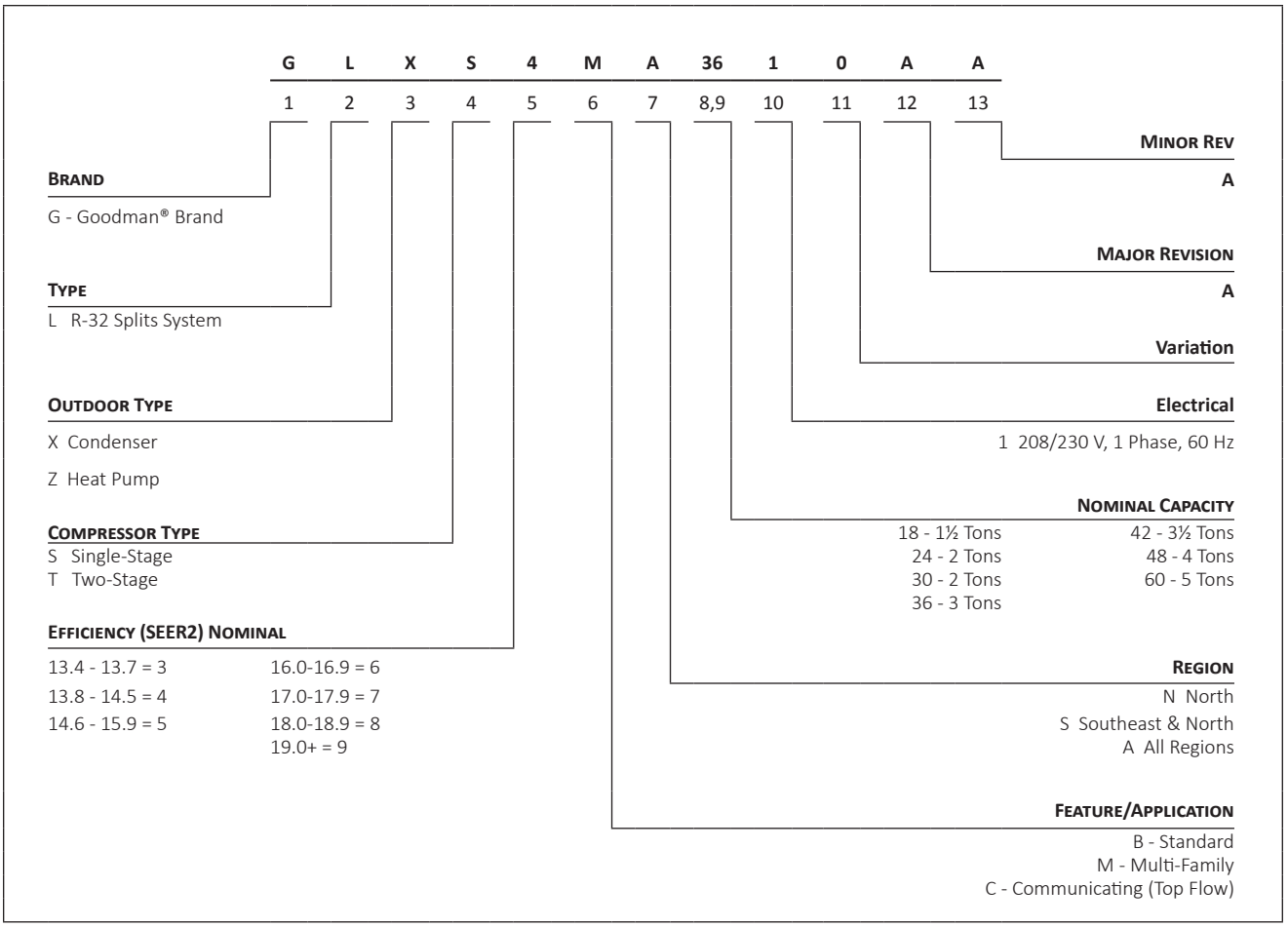


Attachment: SP-2026-07 drawings 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

	GLXS4M A1810A*	GLXS4M A2410A*	GLXS4M A3010A*	GLXS4M A3610A*
COOLING CAPACITY				
Nominal Cooling (BTU/h)	18,000	24,000	30,000	36,000
Decibels (dBA)	73.0	69.0	70.0	67.0
COMPRESSOR				
RLA	8.3	10.2	11.5	13.4
LRA	44.3	59.3	66.3	83.3
Stage	Single	Single	Single	Single
Type	Scroll	Scroll	Scroll	Scroll
CONDENSER FAN MOTOR				
Motor Type	PSC	PSC	PSC	PSC
Horsepower (RPM)	1/8	1/8	1/6	1/6
FLA	0.7	0.7	0.95	0.95
REFRIGERATION SYSTEM				
Refrigerant Line Size[1]				
Liquid Line Size ("O.D.)	⅜"	⅜"	⅜"	⅜"
Suction Line Size ("O.D.)	¾"	¾"	¾"	⅞"
Refrigerant Connection Size				
Liquid Valve Size ("O.D.)	⅜"	⅜"	⅜"	⅜"
Suction Valve Size ("O.D.) [2]	¾"	¾"	⅞"	⅞"
Valve Connection Type	Sweat	Sweat	Sweat	Sweat
Refrigerant Charge [3]	54	58	64	69
ELECTRICAL DATA				
Voltage-Phase	208/230-1	208/230-1	208/230-1	208/230-1
Minimum Circuit Ampacity [4]	11.1	13.5	15.4	17.8
Max. Overcurrent Protection [5]	15.0	20.0	25.0	30.0
Min / Max Volts	197/253	197/253	197/253	197/253
Electrical Conduit Size	½" or ¾"	½" or ¾"	½" or ¾"	½" or ¾"
EQUIPMENT WEIGHT (LBS)	129	136	152	158
SHIP WEIGHT (LBS)	144	151	167	173

[1] Line sizes denoted for 25' line sets, tested and rated in accordance with AHRI Standard 210/240. For other line set lengths or sizes, refer to the Installation Instructions and/or the Long Line Set Applications guide.

[2] Any suction line adapter will need to be supplied by the field.

[3] Unit is factory charged with refrigerant for 15' of ⅜" liquid line. System charge must be adjusted per the Final Charge Adjustment procedure found in the Installation Instructions.

[4] Wire size should be determined in accordance with National Electrical Codes; extensive wire runs will require larger wire sizes

[5] Must use time-delay fuses or HACR-type circuit breakers of the same size as noted.

NOTES

- Always check the S&R plate for electrical data on the unit being installed.

Attachment: SP-2026-07 drawings 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

			OUTDOOR AMBIENT TEMPERATURE																							
			65				75				85				95				105				115			
			ENTERING INDOOR WET BULB TEMPERATURE																							
IDB	AIRFLOW		59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71
70	525	MBh	18.1	18.4	18.9	-	18.0	18.2	18.8	-	17.5	17.8	18.3	-	16.7	17.0	17.5	-	15.7	16.0	16.5	-	14.8	15.1	15.6	-
		S/T	0.62	0.55	0.42	-	0.63	0.56	0.43	-	0.65	0.58	0.45	-	0.67	0.60	0.47	-	0.69	0.62	0.49	-	1.00	0.67	0.54	-
		ΔT	21	19	15	-	21	19	15	-	21	19	15	-	21	19	15	-	20	18	14	-	22	20	16	-
		kW	1.12	1.11	1.11	-	1.24	1.24	1.23	-	1.37	1.37	1.37	-	1.52	1.52	1.52	-	1.68	1.68	1.68	-	1.87	1.87	1.87	-
		Amps	4.0	4.0	4.0	-	4.6	4.6	4.6	-	5.2	5.2	5.2	-	5.9	5.9	5.9	-	6.6	6.6	6.6	-	7.5	7.5	7.5	-
	600	MBh	18.5	18.7	19.3	-	18.3	18.6	19.1	-	17.8	18.1	18.6	-	17.0	17.3	17.8	-	16.1	16.3	16.8	-	15.2	15.4	15.9	-
		S/T	0.66	0.58	0.46	-	0.66	0.59	0.46	-	0.69	0.61	0.49	-	0.70	0.63	0.51	-	0.72	0.65	0.53	-	1.00	0.70	0.57	-
		ΔT	19	17	14	-	19	17	14	-	20	18	14	-	19	17	14	-	19	17	13	-	20	18	15	-
		kW	1.12	1.12	1.12	-	1.24	1.24	1.24	-	1.38	1.38	1.37	-	1.52	1.52	1.52	-	1.69	1.69	1.69	-	1.88	1.88	1.88	-
		Amps	4.1	4.1	4.1	-	4.6	4.6	4.6	-	5.2	5.2	5.2	-	5.9	5.9	5.9	-	6.7	6.7	6.7	-	7.5	7.5	7.5	-
	675	MBh	18.9	19.1	19.7	-	18.7	19.0	19.5	-	18.2	18.5	19.0	-	17.4	17.7	18.2	-	16.5	16.7	17.2	-	15.6	15.8	16.3	-
		S/T	0.66	0.59	0.47	-	0.67	0.60	0.47	-	0.69	0.62	0.49	-	0.71	0.64	0.51	-	1.00	0.66	0.53	-	1.00	0.71	0.58	-
		ΔT	18	16	13	-	18	16	13	-	19	17	13	-	18	16	13	-	18	16	12	-	19	17	14	-
		kW	1.13	1.13	1.12	-	1.25	1.25	1.24	-	1.38	1.38	1.38	-	1.53	1.53	1.53	-	1.69	1.69	1.69	-	1.89	1.88	1.88	-
		Amps	4.1	4.1	4.1	-	4.6	4.6	4.6	-	5.3	5.3	5.3	-	5.9	5.9	5.9	-	6.7	6.7	6.7	-	7.6	7.6	7.6	-
75	525	MBh	18.2	18.4	18.9	19.8	18.0	18.2	18.8	19.6	17.5	17.8	18.3	19.1	16.7	**17.0**	17.5	18.3	15.7	16.0	16.5	17.3	14.8	15.1	15.6	16.4
		S/T	0.74	0.67	0.54	0.4	0.75	0.68	0.55	0.4	0.77	0.70	0.57	0.4	1.00	**0.72**	0.59	0.5	1.00	0.74	0.61	0.5	1.00	0.79	0.66	0.5
		ΔT	25	23	19	15	25	23	19	15	25	23	20	16	25	**23**	19	15	25	23	19	15	26	24	20	16
		kW	1.11	1.11	1.11	1.1	1.24	1.23	1.23	1.2	1.37	1.37	1.37	1.4	1.52	**1.52**	1.51	1.5	1.68	1.68	1.68	1.7	1.87	1.87	1.87	1.9
		Amps	4.0	4.0	4.0	4.1	4.6	4.6	4.6	4.6	5.2	5.2	5.2	5.2	5.9	**5.9**	5.9	5.9	6.6	6.6	6.6	6.7	7.5	7.5	7.5	7.5
	600	MBh	18.5	18.7	19.3	20.1	18.3	18.6	19.1	19.9	17.9	18.1	18.6	19.5	17.0	17.3	17.8	18.7	16.1	16.3	16.9	17.7	15.2	15.4	16.0	16.8
		S/T	0.78	0.71	0.58	0.4	0.78	0.71	0.58	0.5	0.81	0.73	0.61	0.5	1.00	0.75	0.63	0.5	1.00	0.77	0.65	0.5	1.00	0.82	0.69	0.6
		ΔT	24	22	18	14	24	22	18	14	24	22	18	14	24	22	18	14	24	22	18	14	25	23	19	15
		kW	1.12	1.12	1.12	1.13	1.24	1.24	1.24	1.25	1.38	1.38	1.37	1.38	1.52	1.52	1.52	1.53	1.69	1.69	1.68	1.69	1.88	1.88	1.88	1.89
		Amps	4.1	4.1	4.1	4.1	4.6	4.6	4.6	4.6	5.2	5.2	5.2	5.3	5.9	5.9	5.9	5.9	6.7	6.7	6.6	6.7	7.5	7.5	7.5	7.6
	675	MBh	18.9	19.1	19.7	20.5	18.7	19.0	19.5	20.3	18.3	18.5	19.0	19.9	17.4	17.7	18.2	19.1	16.5	16.7	17.3	18.1	15.6	15.8	16.4	17.2
		S/T	0.78	0.71	0.59	0.5	0.79	0.72	0.59	0.5	0.81	0.74	0.62	0.5	1.00	0.76	0.63	0.5	1.00	0.78	0.65	0.5	1.00	0.83	0.70	0.6
		ΔT	23	21	17	13	23	21	17	13	23	21	17	13	23	21	17	13	23	21	17	13	24	22	18	14
		kW	1.13	1.12	1.12	1.1	1.25	1.25	1.24	1.3	1.38	1.38	1.38	1.4	1.53	1.53	1.53	1.5	1.69	1.69	1.69	1.7	1.88	1.88	1.88	1.9
		Amps	4.1	4.1	4.1	4.1	4.6	4.6	4.6	4.7	5.3	5.3	5.3	5.3	5.9	5.9	5.9	6.0	6.7	6.7	6.7	6.7	7.6	7.6	7.6	7.6

IDB: Entering Indoor Dry Bulb Temperature

Shaded area reflects ACCA (TVA) conditions

kW = Total system power

High and low pressures are measured at the liquid and suction service valves.

Amps = outdoor unit amps (comp.+fan)

Attachment: SP-2026-07 drawings 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

			OUTDOOR AMBIENT TEMPERATURE																							
			65				75				85				95				105				115			
			ENTERING INDOOR WET BULB TEMPERATURE																							
IDB	AIRFLOW		59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71
80	525	MBh	18.2	18.5	19.0	19.8	18.1	18.3	18.9	19.7	17.6	17.9	18.4	19.2	16.8	17.1	**17.6**	18.4	15.8	16.1	16.6	17.4	14.9	15.2	15.7	16.5
		S/T	0.86	0.79	0.66	0.5	1.00	0.79	0.67	0.5	1.00	0.82	0.69	0.6	1.00	0.84	**0.71**	0.6	1.00	0.86	0.73	0.6	1.00	1.00	0.78	0.6
		ΔT	30	28	24	20	29	27	24	20	30	28	24	20	29	27	**24**	20	29	27	23	19	30	28	25	21
		kW	1.11	1.11	1.11	1.1	1.24	1.24	1.23	1.2	1.37	1.37	1.37	1.4	1.52	1.52	**1.52**	1.5	1.68	1.68	1.68	1.7	1.87	1.87	1.87	1.9
		Amps	4.0	4.0	4.0	4.1	4.6	4.6	4.6	4.6	5.2	5.2	5.2	5.2	5.9	5.9	**5.9**	5.9	6.6	6.6	6.6	6.7	7.5	7.5	7.5	7.5
	600	MBh	18.6	18.8	19.4	20.2	18.4	18.7	19.2	20.0	17.9	18.2	18.7	19.5	17.1	17.4	17.9	18.7	16.2	16.4	16.9	17.8	15.3	15.5	16.0	16.9
		S/T	0.89	0.82	0.70	0.6	1.00	0.83	0.70	0.6	1.00	0.85	0.72	0.6	1.00	0.87	0.74	0.6	1.00	0.89	0.76	0.6	1.00	1.00	0.81	0.7
		ΔT	28	26	23	19	28	26	23	19	29	27	23	19	28	26	23	19	28	26	22	18	29	27	24	20
		kW	1.12	1.12	1.12	1.13	1.24	1.24	1.24	1.25	1.38	1.38	1.37	1.38	1.52	1.52	1.52	1.53	1.69	1.69	1.68	1.69	1.88	1.88	1.88	1.89
		Amps	4.1	4.1	4.1	4.1	4.6	4.6	4.6	4.7	5.2	5.2	5.2	5.3	5.9	5.9	5.9	5.9	6.7	6.7	6.7	6.7	7.5	7.5	7.5	7.6
	675	MBh	19.0	19.2	19.8	20.6	18.8	19.1	19.6	20.4	18.3	18.6	19.1	20.0	17.5	17.8	18.3	19.1	16.6	16.8	17.3	18.2	15.7	15.9	16.4	17.3
		S/T	0.90	0.83	0.70	0.6	1.00	0.84	0.71	0.6	1.00	0.86	0.73	0.6	1.00	0.88	0.75	0.6	1.00	0.90	0.77	0.6	1.00	1.00	0.82	0.7
		ΔT	27	25	22	18	27	25	22	18	28	26	22	18	27	25	21	18	27	25	21	17	28	26	22	19
		kW	1.13	1.13	1.12	1.1	1.25	1.25	1.24	1.3	1.38	1.38	1.38	1.4	1.53	1.53	1.53	1.5	1.69	1.69	1.69	1.7	1.89	1.88	1.88	1.9
		Amps	4.1	4.1	4.1	4.1	4.6	4.6	4.6	4.7	5.3	5.3	5.3	5.3	5.9	5.9	5.9	6.0	6.7	6.7	6.7	6.7	7.6	7.6	7.6	7.6
85	525	MBh	18.5	18.8	19.3	20.2	18.4	18.6	19.2	20.0	17.9	18.2	18.7	19.5	17.1	**17.4**	17.9	18.7	16.1	16.4	16.9	17.7	15.2	15.5	16.0	16.8
		S/T	1.00	0.88	0.76	0.6	1.00	0.89	0.76	0.6	1.00	0.91	0.79	0.7	1.00	**1.00**	0.80	0.7	1.00	1.00	0.82	0.7	1.00	1.00	0.87	0.7
		ΔT	34	31	28	24	33	31	28	24	34	32	28	24	33	**31**	28	24	33	31	27	23	34	32	29	25
		kW	1.12	1.12	1.11	1.1	1.24	1.24	1.24	1.2	1.37	1.37	1.37	1.4	1.52	**1.52**	1.52	1.5	1.68	1.68	1.68	1.7	1.88	1.88	1.87	1.9
		Amps	4.1	4.0	4.0	4.1	4.6	4.6	4.6	4.6	5.2	5.2	5.2	5.3	5.9	**5.9**	5.9	5.9	6.6	6.6	6.6	6.7	7.5	7.5	7.5	7.6
	600	MBh	18.9	19.1	19.7	20.5	18.7	19.0	19.5	20.3	18.2	18.5	19.0	19.9	17.4	17.7	18.2	19.0	16.5	16.7	17.2	18.1	15.6	15.8	16.3	17.2
		S/T	1.00	0.92	0.79	0.7	1.00	0.92	0.80	0.7	1.00	0.95	0.82	0.7	1.00	1.00	0.84	0.7	1.00	1.00	0.86	0.7	1.00	1.00	0.91	0.8
		ΔT	32	30	27	23	32	30	26	23	33	31	27	23	32	30	26	23	32	30	26	22	33	31	27	24
		kW	1.12	1.12	1.12	1.13	1.24	1.24	1.24	1.25	1.38	1.38	1.38	1.39	1.53	1.53	1.52	1.53	1.69	1.69	1.69	1.70	1.88	1.88	1.88	1.89
		Amps	4.1	4.1	4.1	4.1	4.6	4.6	4.6	4.7	5.3	5.3	5.2	5.3	5.9	5.9	5.9	6.0	6.7	6.7	6.7	6.7	7.6	7.6	7.5	7.6
	675	MBh	19.3	19.5	20.1	20.9	19.1	19.4	19.9	20.7	18.6	18.9	19.4	20.3	17.8	**18.1**	18.6	19.4	16.9	17.1	17.6	18.5	16.0	16.2	16.8	17.6
		S/T	1.00	0.92	0.80	0.7	1.00	0.93	0.80	0.7	1.00	1.00	0.83	0.7	1.00	**1.00**	0.84	0.7	1.00	1.00	0.87	0.7	1.00	1.00	0.91	0.8
		ΔT	31	29	26	22	31	29	25	22	32	30	26	22	31	**29**	25	22	31	29	25	21	32	30	26	23
		kW	1.13	1.13	1.13	1.1	1.25	1.25	1.25	1.3	1.39	1.38	1.38	1.4	1.53	**1.53**	1.53	1.5	1.70	1.69	1.69	1.7	1.89	1.89	1.88	1.9
		Amps	4.1	4.1	4.1	4.1	4.7	4.7	4.6	4.7	5.3	5.3	5.3	5.3	5.9	**5.9**	5.9	6.0	6.7	6.7	6.7	6.7	7.6	7.6	7.6	7.6

IDB: Entering Indoor Dry Bulb Temperature

Shaded area reflects AHRI conditions

kW = Total system power

High and low pressures are measured at the liquid and suction service valves.

Amps = outdoor unit amps (comp.+fan)

Attachment: SP-2026-07 drawings 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

			OUTDOOR AMBIENT TEMPERATURE																							
			65				75				85				95				105				115			
			ENTERING INDOOR WET BULB TEMPERATURE																							
IDB	AIRFLOW		59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71
70	700	MBh	24.2	24.5	25.2	-	23.9	24.3	25.0	-	23.3	23.6	24.4	-	22.2	22.6	23.3	-	20.9	21.3	22.0	-	19.7	20.0	20.8	-
		S/T	0.61	0.53	0.41	-	0.61	0.54	0.41	-	0.64	0.56	0.44	-	0.66	0.58	0.45	-	0.68	0.60	0.48	-	1.00	0.65	0.52	-
		ΔT	20	18	15	-	20	18	15	-	21	19	15	-	20	18	15	-	20	18	14	-	21	19	16	-
		kW	1.48	1.48	1.48	-	1.65	1.64	1.64	-	1.83	1.83	1.83	-	2.03	2.03	2.03	-	2.26	2.25	2.25	-	2.52	2.52	2.51	-
		Amps	5.3	5.3	5.2	-	6.0	6.0	6.0	-	6.9	6.9	6.9	-	7.8	7.8	7.8	-	8.8	8.8	8.8	-	10.0	10.0	10.0	-
	750	MBh	24.3	24.7	25.4	-	24.1	24.4	25.2	-	23.5	23.8	24.5	-	22.4	22.7	23.5	-	21.1	21.4	22.1	-	19.9	20.2	20.9	-
		S/T	0.63	0.56	0.43	-	0.64	0.57	0.44	-	0.66	0.59	0.46	-	0.68	0.61	0.48	-	0.70	0.63	0.50	-	1.00	0.68	0.55	-
		ΔT	20	18	14	-	20	18	14	-	20	18	14	-	20	18	14	-	19	18	14	-	21	19	15	-
		kW	1.48	1.48	1.48	-	1.65	1.65	1.65	-	1.84	1.83	1.83	-	2.04	2.04	2.03	-	2.26	2.26	2.26	-	2.52	2.52	2.52	-
		Amps	5.3	5.3	5.3	-	6.0	6.0	6.0	-	6.9	6.9	6.9	-	7.8	7.8	7.8	-	8.8	8.8	8.8	-	10.0	10.0	10.0	-
	900	MBh	25.0	25.3	26.0	-	24.8	25.1	25.8	-	24.1	24.5	25.2	-	23.0	23.4	24.1	-	21.7	22.1	22.8	-	20.5	20.9	21.6	-
		S/T	0.68	0.60	0.47	-	0.68	0.61	0.48	-	0.71	0.63	0.50	-	0.72	0.65	0.52	-	0.74	0.67	0.54	-	1.00	0.72	0.59	-
		ΔT	18	16	13	-	18	16	13	-	18	17	13	-	18	16	13	-	18	16	12	-	19	17	14	-
		kW	1.50	1.49	1.49	-	1.66	1.66	1.66	-	1.85	1.85	1.84	-	2.05	2.05	2.04	-	2.27	2.27	2.27	-	2.53	2.53	2.53	-
		Amps	5.3	5.3	5.3	-	6.1	6.1	6.1	-	6.9	6.9	6.9	-	7.9	7.9	7.8	-	8.9	8.9	8.9	-	10.1	10.1	10.1	-
75	700	MBh	24.2	24.5	25.2	26.3	23.9	24.3	25.0	26.1	23.3	23.7	24.4	25.5	22.2	**22.6**	23.3	24.4	20.9	21.3	22.0	23.1	19.7	20.1	20.8	21.9
		S/T	0.73	0.66	0.53	0.4	0.74	0.66	0.53	0.4	0.76	0.69	0.56	0.4	0.78	**0.71**	0.58	0.4	1.00	0.73	0.60	0.5	1.00	0.78	0.65	0.5
		ΔT	25	23	19	15	25	23	19	15	25	23	19	16	25	**23**	19	15	24	22	19	15	26	24	20	16
		kW	1.48	1.48	1.48	1.5	1.65	1.64	1.64	1.7	1.83	1.83	1.83	1.8	2.03	**2.03**	2.03	2.0	2.25	2.25	2.25	2.3	2.52	2.52	2.51	2.5
		Amps	5.3	5.3	5.2	5.3	6.0	6.0	6.0	6.1	6.9	6.9	6.8	6.9	7.8	**7.8**	7.8	7.8	8.8	8.8	8.8	8.8	10.0	10.0	10.0	10.0
	750	MBh	24.3	24.7	25.4	26.5	24.1	24.5	25.2	26.3	23.5	23.8	24.6	25.6	22.4	**22.8**	23.5	24.6	21.1	21.4	22.2	23.3	19.9	20.2	21.0	22.0
		S/T	0.76	0.68	0.56	0.4	0.76	0.69	0.56	0.4	0.79	0.71	0.59	0.4	0.81	**0.73**	0.60	0.5	1.00	0.75	0.63	0.5	1.00	0.80	0.67	0.5
		ΔT	24	22	18	15	24	22	18	15	24	22	19	15	24	**22**	18	15	24	22	18	14	25	23	19	16
		kW	1.48	1.48	1.48	1.49	1.65	1.65	1.65	1.66	1.83	1.83	1.83	1.84	2.04	**2.03**	2.03	2.04	2.26	2.26	2.26	2.27	2.52	2.52	2.52	2.53
		Amps	5.3	5.3	5.3	5.3	6.0	6.0	6.0	6.1	6.9	6.9	6.9	6.9	7.8	**7.8**	7.8	7.8	8.8	8.8	8.8	8.9	10.0	10.0	10.0	10.1
	900	MBh	25.0	25.3	26.0	27.1	24.8	25.1	25.8	26.9	24.1	24.5	25.2	26.3	23.1	**23.4**	24.1	25.2	21.7	22.1	22.8	23.9	20.5	20.9	21.6	22.7
		S/T	0.80	0.73	0.60	0.5	0.80	0.73	0.60	0.5	0.83	0.76	0.63	0.5	1.00	**0.77**	0.65	0.5	1.00	0.80	0.67	0.5	1.00	0.84	0.72	0.6
		ΔT	23	21	17	13	22	21	17	13	23	21	17	13	22	**21**	17	13	22	20	17	13	23	21	18	14
		kW	1.49	1.49	1.49	1.5	1.66	1.66	1.66	1.7	1.85	1.84	1.84	1.9	2.05	**2.05**	2.04	2.1	2.27	2.27	2.27	2.3	2.53	2.53	2.53	2.5
		Amps	5.3	5.3	5.3	5.4	6.1	6.1	6.1	6.1	6.9	6.9	6.9	7.0	7.9	**7.8**	7.8	7.9	8.9	8.9	8.9	8.9	10.1	10.1	10.1	10.1

IDB: Entering Indoor Dry Bulb Temperature

Shaded area reflects ACCA (TVA) conditions

kW = Total system power

High and low pressures are measured at the liquid and suction service valves.

Amps = outdoor unit amps (comp.+fan)

Attachment: SP-2026-07 drawings 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

			Outdoor Ambient Temperature																							
			65				75				85				95				105				115			
			Entering Indoor Wet Bulb Temperature																							
IDB	Airflow		59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71
80	700	MBh	24.3	24.6	25.3	26.4	24.1	24.4	25.1	26.2	23.4	23.8	24.5	25.6	22.4	22.7	23.4	24.5	21.0	21.4	22.1	23.2	19.8	20.2	20.9	22.0
		S/T	0.85	0.78	0.65	0.5	0.86	0.78	0.65	0.5	1.00	0.81	0.68	0.5	1.00	0.83	0.70	0.6	1.00	0.85	0.72	0.6	1.00	0.90	0.77	0.6
		ΔT	29	27	23	20	29	27	23	20	29	27	24	20	29	27	23	20	29	27	23	19	30	28	24	21
		kW	1.48	1.48	1.48	1.5	1.65	1.64	1.64	1.7	1.83	1.83	1.83	1.8	2.03	2.03	2.03	2.0	2.26	2.25	2.25	2.3	2.52	2.52	2.51	2.5
		Amps	5.3	5.3	5.2	5.3	6.0	6.0	6.0	6.1	6.9	6.9	6.8	6.9	7.8	7.8	7.8	7.8	8.8	8.8	8.8	8.9	10.0	10.0	10.0	10.1
	750	MBh	24.5	24.8	25.5	26.6	24.2	24.6	25.3	26.4	23.6	24.0	24.7	25.8	22.5	22.9	**23.6**	24.7	21.2	21.6	22.3	23.4	20.0	20.4	21.1	22.2
		S/T	0.88	0.80	0.68	0.5	0.88	0.81	0.68	0.5	1.00	0.83	0.70	0.6	1.00	0.85	**0.72**	0.6	1.00	0.87	0.74	0.6	1.00	1.00	0.79	0.7
		ΔT	28	26	23	19	28	26	23	19	29	27	23	19	28	26	**23**	19	28	26	22	19	29	27	24	20
		kW	1.48	1.48	1.48	1.49	1.65	1.65	1.65	1.66	1.84	1.83	1.83	1.84	2.04	2.03	**2.03**	2.04	2.26	2.26	2.26	2.27	2.52	2.52	2.52	2.53
		Amps	5.3	5.3	5.3	5.3	6.0	6.0	6.0	6.1	6.9	6.9	6.9	6.9	7.8	7.8	**7.8**	7.8	8.8	8.8	8.8	8.9	10.0	10.0	10.0	10.1
	900	MBh	25.1	25.4	26.2	27.3	24.9	25.2	25.9	27.0	24.3	24.6	25.3	26.4	23.2	23.5	24.2	25.3	21.9	22.2	22.9	24.0	20.7	21.0	21.7	22.8
		S/T	0.92	0.85	0.72	0.6	1.00	0.85	0.72	0.6	1.00	0.88	0.75	0.6	1.00	0.89	0.76	0.6	1.00	0.91	0.79	0.6	1.00	1.00	0.83	0.7
		ΔT	27	25	21	18	27	25	21	17	27	25	21	18	27	25	21	17	26	25	21	17	28	26	22	18
		kW	1.50	1.49	1.49	1.5	1.66	1.66	1.66	1.7	1.85	1.85	1.84	1.9	2.05	2.05	2.04	2.1	2.27	2.27	2.27	2.3	2.53	2.53	2.53	2.5
		Amps	5.3	5.3	5.3	5.4	6.1	6.1	6.1	6.1	6.9	6.9	6.9	7.0	7.9	7.9	7.8	7.9	8.9	8.9	8.9	8.9	10.1	10.1	10.1	10.1
85	700	MBh	24.7	25.0	25.7	26.8	24.5	24.8	25.5	26.6	23.9	24.2	24.9	26.0	22.8	**23.1**	23.8	24.9	21.5	21.8	22.5	23.6	20.3	20.6	21.3	22.4
		S/T	1.00	0.87	0.74	0.6	1.00	0.88	0.75	0.6	1.00	0.90	0.77	0.6	1.00	**1.00**	0.79	0.7	1.00	1.00	0.81	0.7	1.00	1.00	0.86	0.7
		ΔT	33	31	27	23	33	31	27	23	33	31	27	24	33	**31**	27	23	32	30	27	23	34	32	28	24
		kW	1.48	1.48	1.48	1.5	1.65	1.65	1.65	1.7	1.83	1.83	1.83	1.8	2.04	**2.03**	2.03	2.0	2.26	2.26	2.25	2.3	2.52	2.52	2.52	2.5
		Amps	5.3	5.3	5.3	5.3	6.0	6.0	6.0	6.1	6.9	6.9	6.9	6.9	7.8	**7.8**	7.8	7.8	8.8	8.8	8.8	8.9	10.0	10.0	10.0	10.1
	750	MBh	24.9	25.2	25.9	27.0	24.7	25.0	25.7	26.8	24.0	24.4	25.1	26.2	22.9	23.3	24.0	25.1	21.6	22.0	22.7	23.8	20.4	20.8	21.5	22.6
		S/T	1.00	0.90	0.77	0.6	1.00	0.91	0.78	0.6	1.00	0.93	0.80	0.7	1.00	1.00	0.82	0.7	1.00	1.00	0.84	0.7	1.00	1.00	0.89	0.8
		ΔT	32	30	27	23	32	30	27	23	32	30	27	23	32	30	27	23	32	30	26	23	33	31	27	24
		kW	1.49	1.49	1.48	1.50	1.65	1.65	1.65	1.66	1.84	1.84	1.83	1.85	2.04	2.04	2.04	2.05	2.26	2.26	2.26	2.27	2.53	2.52	2.52	2.53
		Amps	5.3	5.3	5.3	5.3	6.1	6.0	6.0	6.1	6.9	6.9	6.9	6.9	7.8	7.8	7.8	7.9	8.8	8.8	8.8	8.9	10.0	10.0	10.0	10.1
	900	MBh	25.5	25.8	26.6	27.7	25.3	25.6	26.4	27.4	24.7	25.0	25.7	26.8	23.6	**23.9**	24.6	25.7	22.3	22.6	23.3	24.4	21.1	21.4	22.1	23.2
		S/T	1.00	0.94	0.81	0.7	1.00	0.95	0.82	0.7	1.00	0.97	0.84	0.7	1.00	**1.00**	0.86	0.7	1.00	1.00	0.88	0.7	1.00	1.00	0.93	0.8
		ΔT	31	29	25	21	31	29	25	21	31	29	25	22	31	**29**	25	21	30	28	25	21	32	30	26	22
		kW	1.50	1.50	1.49	1.5	1.66	1.66	1.66	1.7	1.85	1.85	1.85	1.9	2.05	**2.05**	2.05	2.1	2.27	2.27	2.27	2.3	2.54	2.54	2.53	2.5
		Amps	5.3	5.3	5.3	5.4	6.1	6.1	6.1	6.1	7.0	6.9	6.9	7.0	7.9	**7.9**	7.9	7.9	8.9	8.9	8.9	8.9	10.1	10.1	10.1	10.1

IDB: Entering Indoor Dry Bulb Temperature

Shaded area reflects AHRI conditions

kW = Total system power

High and low pressures are measured at the liquid and suction service valves.

Amps = outdoor unit amps (comp.+fan)

Attachment: SP-2026-07 drawings 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

			OUTDOOR AMBIENT TEMPERATURE																							
			65				75				85				95				105				115			
			ENTERING INDOOR WET BULB TEMPERATURE																							
IDB	AIRFLOW		59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71
70	900	MBh	29.1	29.5	30.3	-	28.8	29.2	30.1	-	28.1	28.5	29.3	-	26.8	27.2	28.0	-	25.2	25.6	26.5	-	23.8	24.2	25.0	-
		S/T	0.65	0.57	0.44	-	0.66	0.58	0.45	-	0.68	0.61	0.47	-	0.70	0.62	0.49	-	0.72	0.65	0.51	-	0.77	0.70	0.56	-
		ΔT	20	18	14	-	20	18	14	-	20	18	14	-	20	18	14	-	19	17	14	-	21	19	15	-
		kW	1.78	1.77	1.77	-	1.97	1.97	1.97	-	2.19	2.19	2.19	-	2.43	2.43	2.43	-	2.70	2.70	2.70	-	3.01	3.01	3.01	-
		Amps	6.3	6.3	6.3	-	7.2	7.2	7.2	-	8.2	8.2	8.2	-	9.3	9.3	9.3	-	10.5	10.5	10.5	-	12.0	12.0	12.0	-
	1000	MBh	29.5	29.9	30.7	-	29.2	29.6	30.5	-	28.5	28.9	29.7	-	27.2	27.6	28.4	-	25.6	26.0	26.9	-	24.2	24.6	25.4	-
		S/T	0.68	0.61	0.47	-	0.69	0.61	0.48	-	0.71	0.64	0.50	-	0.73	0.65	0.52	-	0.75	0.68	0.54	-	1.00	0.73	0.59	-
		ΔT	19	17	13	-	19	17	13	-	19	17	14	-	19	17	13	-	19	17	13	-	20	18	14	-
		kW	1.78	1.78	1.78	-	1.98	1.98	1.98	-	2.20	2.20	2.20	-	2.44	2.44	2.44	-	2.71	2.71	2.70	-	3.02	3.02	3.02	-
		Amps	6.3	6.3	6.3	-	7.3	7.2	7.2	-	8.3	8.3	8.2	-	9.4	9.3	9.3	-	10.6	10.6	10.6	-	12.0	12.0	12.0	-
	1125	MBh	30.1	30.5	31.3	-	29.8	30.2	31.1	-	29.1	29.5	30.3	-	27.8	28.2	29.0	-	26.2	26.6	27.5	-	24.8	25.2	26.0	-
		S/T	0.69	0.62	0.49	-	0.70	0.62	0.49	-	0.72	0.65	0.52	-	0.74	0.67	0.54	-	0.76	0.69	0.56	-	1.00	0.74	0.61	-
		ΔT	18	16	12	-	18	16	12	-	18	16	13	-	18	16	12	-	18	16	12	-	19	17	13	-
		kW	1.79	1.79	1.79	-	1.99	1.99	1.98	-	2.21	2.21	2.21	-	2.45	2.45	2.44	-	2.72	2.71	2.71	-	3.03	3.03	3.02	-
		Amps	6.4	6.4	6.4	-	7.3	7.3	7.3	-	8.3	8.3	8.3	-	9.4	9.4	9.4	-	10.6	10.6	10.6	-	12.0	12.0	12.0	-
75	900	MBh	29.1	29.5	30.3	31.7	28.8	29.2	30.1	31.4	28.1	28.5	29.3	30.6	26.8	**27.2**	28.1	29.4	25.2	25.6	26.5	27.8	23.8	24.2	25.0	26.3
		S/T	0.77	0.70	0.57	0.4	0.78	0.71	0.57	0.4	0.81	0.73	0.60	0.5	0.82	**0.75**	0.62	0.5	1.00	0.77	0.64	0.5	1.00	0.82	0.69	0.6
		ΔT	24	22	18	15	24	22	18	15	24	22	19	15	24	**22**	18	15	24	22	18	14	25	23	19	16
		kW	1.77	1.77	1.77	1.8	1.97	1.97	1.97	2.0	2.19	2.19	2.19	2.2	2.43	**2.43**	2.43	2.4	2.70	2.70	2.69	2.7	3.01	3.01	3.01	3.0
		Amps	6.3	6.3	6.3	6.4	7.2	7.2	7.2	7.3	8.2	8.2	8.2	8.3	9.3	**9.3**	9.3	9.4	10.5	10.5	10.5	10.6	12.0	12.0	11.9	12.0
	1000	MBh	29.5	29.9	30.7	32.1	29.2	29.6	30.5	31.8	28.5	28.9	29.7	31.0	27.2	27.6	28.4	29.8	25.6	26.0	26.9	28.2	24.2	24.6	25.4	26.7
		S/T	0.81	0.73	0.60	0.5	0.81	0.74	0.61	0.5	0.84	0.76	0.63	0.5	1.00	0.78	0.65	0.5	1.00	0.80	0.67	0.5	1.00	0.85	0.72	0.6
		ΔT	23	21	18	14	23	21	18	14	23	21	18	14	23	21	18	14	23	21	17	14	24	22	18	15
		kW	1.78	1.78	1.78	1.79	1.98	1.98	1.98	1.99	2.20	2.20	2.20	2.21	2.44	2.44	2.43	2.45	2.71	2.71	2.70	2.72	3.02	3.02	3.01	3.03
		Amps	6.3	6.3	6.3	6.4	7.2	7.2	7.2	7.3	8.3	8.2	8.2	8.3	9.3	9.3	9.3	9.4	10.6	10.6	10.5	10.6	12.0	12.0	12.0	12.0
	1125	MBh	30.1	30.5	31.3	32.7	29.8	30.2	31.1	32.4	29.1	29.5	30.3	31.6	27.8	**28.2**	29.0	30.4	26.2	26.6	27.5	28.8	24.8	25.2	26.0	27.3
		S/T	0.82	0.74	0.61	0.5	0.82	0.75	0.62	0.5	0.85	0.78	0.64	0.5	1.00	**0.79**	0.66	0.5	1.00	0.82	0.68	0.5	1.00	0.87	0.73	0.6
		ΔT	22	20	17	13	22	20	17	13	22	20	17	13	22	**20**	17	13	22	20	16	13	23	21	17	14
		kW	1.79	1.79	1.79	1.8	1.99	1.99	1.98	2.0	2.21	2.21	2.20	2.2	2.45	**2.45**	2.44	2.5	2.72	2.71	2.71	2.7	3.03	3.03	3.02	3.0
		Amps	6.4	6.4	6.4	6.4	7.3	7.3	7.3	7.3	8.3	8.3	8.3	8.3	9.4	**9.4**	9.4	9.4	10.6	10.6	10.6	10.7	12.0	12.0	12.0	12.1

IDB: Entering Indoor Dry Bulb Temperature

Shaded area reflects ACCA (TVA) conditions

kW = Total system power

High and low pressures are measured at the liquid and suction service valves.

Amps = outdoor unit amps (comp.+fan)

Attachment: SP-2026-07 drawings 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

			OUTDOOR AMBIENT TEMPERATURE																							
			65				75				85				95				105				115			
			ENTERING INDOOR WET BULB TEMPERATURE																							
IDB	AIRFLOW		59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71
80	900	MBh	29.2	29.6	30.5	31.8	29.0	29.4	30.2	31.5	28.2	28.6	29.5	30.8	26.9	27.3	**28.2**	29.5	25.4	25.8	26.6	27.9	23.9	24.3	25.2	26.5
		S/T	0.90	0.82	0.69	0.6	0.90	0.83	0.70	0.6	1.00	0.85	0.72	0.6	1.00	0.87	**0.74**	0.6	1.00	0.89	0.76	0.6	1.00	0.94	0.81	0.7
		ΔT	28	26	23	19	28	26	23	19	29	27	23	19	28	26	**23**	19	28	26	22	19	29	27	24	20
		kW	1.78	1.77	1.77	1.8	1.97	1.97	1.97	2.0	2.19	2.19	2.19	2.2	2.43	2.43	**2.43**	2.4	2.70	2.70	2.70	2.7	3.01	3.01	3.01	3.0
		Amps	6.3	6.3	6.3	6.4	7.2	7.2	7.2	7.3	8.2	8.2	8.2	8.3	9.3	9.3	**9.3**	9.4	10.5	10.5	10.5	10.6	12.0	12.0	12.0	12.0
	1000	MBh	29.6	30.0	30.9	32.2	29.4	29.8	30.6	31.9	28.6	29.0	29.9	31.2	27.3	27.7	28.6	29.9	25.8	26.2	27.0	28.3	24.3	24.7	25.6	26.9
		S/T	0.93	0.85	0.72	0.6	1.00	0.86	0.73	0.6	1.00	0.88	0.75	0.6	1.00	0.90	0.77	0.6	1.00	0.92	0.79	0.7	1.00	1.00	0.84	0.7
		ΔT	27	25	22	18	27	25	22	18	28	26	22	18	27	25	22	18	27	25	22	18	28	26	23	19
		kW	1.78	1.78	1.78	1.79	1.98	1.98	1.98	1.99	2.20	2.20	2.20	2.21	2.44	2.44	2.44	2.45	2.71	2.71	2.70	2.72	3.02	3.02	3.02	3.03
		Amps	6.3	6.3	6.3	6.4	7.2	7.2	7.2	7.3	8.3	8.3	8.2	8.3	9.4	9.3	9.3	9.4	10.6	10.6	10.6	10.6	12.0	12.0	12.0	12.1
	1125	MBh	30.2	30.6	31.5	32.8	30.0	30.4	31.2	32.5	29.2	29.6	30.5	31.8	27.9	28.3	29.2	30.5	26.4	26.8	27.6	28.9	24.9	25.3	26.2	27.5
		S/T	0.94	0.87	0.73	0.6	1.00	0.87	0.74	0.6	1.00	0.90	0.77	0.6	1.00	0.92	0.78	0.6	1.00	0.94	0.81	0.7	1.00	1.00	0.86	0.7
		ΔT	26	25	21	17	26	24	21	17	27	25	21	17	26	24	21	17	26	24	21	17	27	25	22	18
		kW	1.79	1.79	1.79	1.8	1.99	1.99	1.98	2.0	2.21	2.21	2.21	2.2	2.45	2.45	2.44	2.5	2.72	2.71	2.71	2.7	3.03	3.03	3.02	3.0
		Amps	6.4	6.4	6.4	6.4	7.3	7.3	7.3	7.3	8.3	8.3	8.3	8.3	9.4	9.4	9.4	9.4	10.6	10.6	10.6	10.7	12.0	12.0	12.0	12.1
85	900	MBh	29.7	30.1	31.0	32.3	29.5	29.9	30.7	32.0	28.7	29.1	30.0	31.3	27.4	**27.8**	28.7	30.0	25.8	26.3	27.1	28.4	24.4	24.8	25.7	27.0
		S/T	1.00	0.92	0.79	0.7	1.00	0.93	0.80	0.7	1.00	0.95	0.82	0.7	1.00	**0.97**	0.84	0.7	1.00	1.00	0.86	0.7	1.00	1.00	0.91	0.8
		ΔT	32	30	27	23	32	30	26	23	32	30	27	23	32	**30**	26	23	32	30	26	22	33	31	27	24
		kW	1.78	1.78	1.77	1.8	1.98	1.98	1.97	2.0	2.20	2.20	2.19	2.2	2.44	**2.44**	2.43	2.4	2.70	2.70	2.70	2.7	3.02	3.02	3.01	3.0
		Amps	6.3	6.3	6.3	6.4	7.2	7.2	7.2	7.3	8.2	8.2	8.2	8.3	9.3	**9.3**	9.3	9.4	10.6	10.5	10.5	10.6	12.0	12.0	12.0	12.0
	1000	MBh	30.1	30.5	31.4	32.7	29.9	30.3	31.1	32.4	29.1	29.5	30.4	31.7	27.8	28.2	29.1	30.4	26.2	26.6	27.5	28.8	24.8	25.2	26.1	27.4
		S/T	1.00	0.95	0.82	0.7	1.00	0.96	0.83	0.7	1.00	0.98	0.85	0.7	1.00	1.00	0.87	0.7	1.00	1.00	0.89	0.8	1.00	1.00	0.94	0.8
		ΔT	31	29	26	22	31	29	26	22	31	29	26	22	31	29	26	22	31	29	25	22	32	30	27	23
		kW	1.79	1.79	1.78	1.80	1.98	1.98	1.98	2.00	2.21	2.20	2.20	2.22	2.44	2.44	2.44	2.45	2.71	2.71	2.71	2.72	3.02	3.02	3.02	3.03
		Amps	6.4	6.4	6.3	6.4	7.3	7.3	7.2	7.3	8.3	8.3	8.3	8.3	9.4	9.4	9.3	9.4	10.6	10.6	10.6	10.6	12.0	12.0	12.0	12.1
	1125	MBh	30.7	31.1	32.0	33.3	30.5	30.9	31.7	33.0	29.7	30.1	31.0	32.3	28.4	**28.8**	29.7	31.0	26.8	27.2	28.1	29.4	25.4	25.8	26.7	28.0
		S/T	1.00	0.97	0.83	0.7	1.00	0.97	0.84	0.7	1.00	1.00	0.86	0.7	1.00	**1.00**	0.88	0.7	1.00	1.00	0.90	0.8	1.00	1.00	0.95	0.8
		ΔT	30	28	25	21	30	28	25	21	30	29	25	21	30	**28**	25	21	30	28	24	21	31	29	26	22
		kW	1.80	1.79	1.79	1.8	1.99	1.99	1.99	2.0	2.21	2.21	2.21	2.2	2.45	**2.45**	2.45	2.5	2.72	2.72	2.71	2.7	3.03	3.03	3.03	3.0
		Amps	6.4	6.4	6.4	6.4	7.3	7.3	7.3	7.4	8.3	8.3	8.3	8.4	9.4	**9.4**	9.4	9.5	10.6	10.6	10.6	10.7	12.1	12.1	12.0	12.1

IDB: Entering Indoor Dry Bulb Temperature

Shaded area reflects AHRI conditions

kW = Total system power

High and low pressures are measured at the liquid and suction service valves.

Amps = outdoor unit amps (comp.+fan)

Attachment: SP-2026-07 drawings 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

			OUTDOOR AMBIENT TEMPERATURE																							
			65				75				85				95				105				115			
			ENTERING INDOOR WET BULB TEMPERATURE																							
IDB	AIRFLOW		59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71
70	1050	MBh	35.0	35.5	36.5	-	34.6	35.1	36.2	-	33.7	34.2	35.3	-	32.2	32.7	33.7	-	30.3	30.8	31.8	-	28.5	29.0	30.1	-
		S/T	0.63	0.55	0.42	-	0.64	0.56	0.42	-	0.66	0.58	0.45	-	0.68	0.60	0.47	-	0.70	0.63	0.49	-	0.75	0.68	0.54	-
		ΔT	20	18	15	-	20	18	15	-	21	19	15	-	20	18	15	-	20	18	14	-	21	19	16	-
		kW	2.14	2.14	2.14	-	2.38	2.38	2.38	-	2.65	2.65	2.65	-	2.94	2.94	2.94	-	3.27	3.27	3.26	-	3.65	3.65	3.65	-
		Amps	7.5	7.5	7.5	-	8.6	8.6	8.6	-	9.8	9.8	9.8	-	11.2	11.2	11.1	-	12.7	12.7	12.6	-	14.4	14.4	14.4	-
	1138	MBh	35.3	35.7	36.8	-	34.9	35.4	36.5	-	34.0	34.5	35.6	-	32.5	33.0	34.0	-	30.6	31.0	32.1	-	28.8	29.3	30.3	-
		S/T	0.66	0.59	0.45	-	0.67	0.59	0.46	-	0.69	0.62	0.48	-	0.71	0.64	0.50	-	0.74	0.66	0.52	-	1.00	0.71	0.58	-
		ΔT	20	18	14	-	20	18	14	-	20	18	14	-	20	18	14	-	19	17	14	-	20	19	15	-
		kW	2.15	2.15	2.14	-	2.39	2.39	2.38	-	2.66	2.66	2.65	-	2.95	2.95	2.95	-	3.28	3.27	3.27	-	3.66	3.66	3.65	-
		Amps	7.5	7.5	7.5	-	8.6	8.6	8.6	-	9.9	9.9	9.8	-	11.2	11.2	11.2	-	12.7	12.7	12.7	-	14.5	14.4	14.4	-
	1350	MBh	36.1	36.6	37.6	-	35.8	36.3	37.3	-	34.9	35.4	36.4	-	33.3	33.8	34.9	-	31.4	31.9	32.9	-	29.7	30.2	31.2	-
		S/T	0.70	0.63	0.49	-	0.71	0.63	0.50	-	0.74	0.66	0.52	-	0.75	0.68	0.54	-	0.78	0.70	0.57	-	1.00	0.75	0.62	-
		ΔT	18	16	13	-	18	16	13	-	18	16	13	-	18	16	13	-	18	16	12	-	19	17	14	-
		kW	2.16	2.16	2.16	-	2.41	2.40	2.40	-	2.67	2.67	2.67	-	2.97	2.96	2.96	-	3.29	3.29	3.29	-	3.67	3.67	3.67	-
		Amps	7.6	7.6	7.6	-	8.7	8.7	8.7	-	9.9	9.9	9.9	-	11.3	11.3	11.3	-	12.8	12.8	12.7	-	14.5	14.5	14.5	-
75	1050	MBh	35.0	35.5	36.5	38.1	34.7	35.2	36.2	37.8	33.8	34.3	35.3	36.9	32.2	**32.7**	33.7	35.3	30.3	30.8	31.8	33.4	28.5	29.0	30.1	31.7
		S/T	0.76	0.68	0.55	0.4	0.76	0.69	0.55	0.4	0.79	0.71	0.58	0.4	0.81	**0.73**	0.60	0.5	1.00	0.75	0.62	0.5	1.00	0.81	0.67	0.5
		ΔT	25	23	19	15	24	23	19	15	25	23	19	16	24	**23**	19	15	24	22	19	15	25	23	20	16
		kW	2.14	2.14	2.13	2.2	2.38	2.38	2.38	2.4	2.65	2.65	2.64	2.7	2.94	**2.94**	2.94	3.0	3.27	3.27	3.26	3.3	3.65	3.65	3.64	3.7
		Amps	7.5	7.5	7.5	7.6	8.6	8.6	8.6	8.7	9.8	9.8	9.8	9.9	11.2	**11.2**	11.1	11.2	12.7	12.7	12.6	12.7	14.4	14.4	14.4	14.5
	1138	MBh	35.3	35.8	36.8	38.4	35.0	35.5	36.5	38.1	34.1	34.5	35.6	37.2	32.5	**33.0**	34.0	35.6	30.6	31.1	32.1	33.7	28.8	29.3	30.4	32.0
		S/T	0.79	0.72	0.58	0.4	0.80	0.72	0.59	0.4	0.82	0.75	0.61	0.5	0.84	**0.77**	0.63	0.5	1.00	0.79	0.65	0.5	1.00	0.84	0.70	0.6
		ΔT	24	22	18	15	24	22	18	15	24	22	19	15	24	**22**	18	15	23	22	18	14	25	23	19	15
		kW	2.15	2.15	2.14	2.16	2.39	2.39	2.38	2.40	2.66	2.66	2.65	2.67	2.95	**2.95**	2.94	2.96	3.28	3.27	3.27	3.29	3.66	3.66	3.65	3.67
		Amps	7.5	7.5	7.5	7.6	8.6	8.6	8.6	8.7	9.9	9.9	9.8	9.9	11.2	**11.2**	11.2	11.3	12.7	12.7	12.7	12.8	14.4	14.4	14.4	14.5
	1350	MBh	36.1	36.6	37.7	39.2	35.8	36.3	37.3	38.9	34.9	35.4	36.4	38.0	33.3	**33.8**	34.9	36.5	31.4	31.9	33.0	34.6	29.7	30.2	31.2	32.8
		S/T	0.83	0.76	0.62	0.5	0.84	0.76	0.63	0.5	0.86	0.79	0.65	0.5	1.00	**0.81**	0.67	0.5	1.00	0.83	0.69	0.6	1.00	0.88	0.75	0.6
		ΔT	22	20	17	13	22	20	17	13	23	21	17	13	22	**20**	17	13	22	20	17	13	23	21	18	14
		kW	2.16	2.16	2.16	2.2	2.40	2.40	2.40	2.4	2.67	2.67	2.67	2.7	2.96	**2.96**	2.96	3.0	3.29	3.29	3.28	3.3	3.67	3.67	3.67	3.7
		Amps	7.6	7.6	7.6	7.7	8.7	8.7	8.7	8.8	9.9	9.9	9.9	10.0	11.3	**11.3**	11.2	11.3	12.8	12.8	12.7	12.8	14.5	14.5	14.5	14.6

IDB: Entering Indoor Dry Bulb Temperature

Shaded area reflects ACCA (TVA) conditions

kW = Total system power

High and low pressures are measured at the liquid and suction service valves.

Amps = outdoor unit amps (comp.+fan)

Attachment: SP-2026-07 drawings 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

			OUTDOOR AMBIENT TEMPERATURE																							
			65				75				85				95				105				115			
			ENTERING INDOOR WET BULB TEMPERATURE																							
IDB	AIRFLOW		59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71
80	1050	MBh	35.2	35.7	36.7	38.3	34.8	35.3	36.4	38.0	33.9	34.4	35.5	37.1	32.4	32.9	33.9	35.5	30.5	31.0	32.0	33.6	28.7	29.2	30.3	31.8
		S/T	0.88	0.81	0.67	0.5	0.89	0.81	0.68	0.5	1.00	0.84	0.70	0.6	1.00	0.86	0.72	0.6	1.00	0.88	0.74	0.6	1.00	0.93	0.80	0.7
		ΔT	29	27	23	20	29	27	23	19	29	27	23	20	29	27	23	19	28	27	23	19	30	28	24	20
		kW	2.14	2.14	2.14	2.2	2.38	2.38	2.38	2.4	2.65	2.65	2.65	2.7	2.94	2.94	2.94	3.0	3.27	3.27	3.26	3.3	3.65	3.65	3.65	3.7
		Amps	7.5	7.5	7.5	7.6	8.6	8.6	8.6	8.7	9.8	9.8	9.8	9.9	11.2	11.2	11.1	11.2	12.7	12.7	12.6	12.7	14.4	14.4	14.4	14.5
	1138	MBh	35.5	35.9	37.0	38.6	35.1	35.6	36.7	38.3	34.2	34.7	35.8	37.4	32.7	33.2	**34.2**	35.8	30.8	31.2	32.3	33.9	29.0	29.5	30.5	32.1
		S/T	0.92	0.84	0.71	0.6	0.92	0.85	0.71	0.6	1.00	0.87	0.74	0.6	1.00	0.89	**0.76**	0.6	1.00	0.91	0.78	0.6	1.00	0.96	0.83	0.7
		ΔT	28	26	23	19	28	26	23	19	28	26	23	19	28	26	**22**	19	28	26	22	19	29	27	23	20
		kW	2.15	2.15	2.14	2.16	2.39	2.39	2.38	2.40	2.66	2.66	2.65	2.67	2.95	2.95	**2.94**	2.96	3.28	3.27	3.27	3.29	3.66	3.66	3.65	3.67
		Amps	7.5	7.5	7.5	7.6	8.6	8.6	8.6	8.7	9.9	9.9	9.8	9.9	11.2	11.2	**11.2**	11.3	12.7	12.7	12.7	12.8	14.4	14.4	14.4	14.5
	1350	MBh	36.3	36.8	37.8	39.4	36.0	36.5	37.5	39.1	35.1	35.6	36.6	38.2	33.5	34.0	35.1	36.6	31.6	32.1	33.1	34.7	29.9	30.4	31.4	33.0
		S/T	0.96	0.88	0.75	0.6	1.00	0.89	0.75	0.6	1.00	0.91	0.78	0.6	1.00	0.93	0.80	0.7	1.00	0.95	0.82	0.7	1.00	1.00	0.87	0.7
		ΔT	27	25	21	17	27	25	21	17	27	25	21	18	27	25	21	17	26	24	21	17	28	26	22	18
		kW	2.16	2.16	2.16	2.2	2.41	2.40	2.40	2.4	2.67	2.67	2.67	2.7	2.97	2.96	2.96	3.0	3.29	3.29	3.29	3.3	3.67	3.67	3.67	3.7
		Amps	7.6	7.6	7.6	7.7	8.7	8.7	8.7	8.8	9.9	9.9	9.9	10.0	11.3	11.3	11.3	11.3	12.8	12.8	12.7	12.8	14.5	14.5	14.5	14.6
85	1050	MBh	35.7	36.2	37.3	38.9	35.4	35.9	37.0	38.6	34.5	35.0	36.1	37.6	33.0	**33.5**	34.5	36.1	31.1	31.5	32.6	34.2	29.3	29.8	30.8	32.4
		S/T	1.00	0.91	0.77	0.6	1.00	0.91	0.78	0.6	1.00	0.94	0.80	0.7	1.00	**0.96**	0.82	0.7	1.00	1.00	0.84	0.7	1.00	1.00	0.90	0.8
		ΔT	33	31	27	23	32	31	27	23	33	31	27	24	32	**31**	27	23	32	30	27	23	33	31	28	24
		kW	2.15	2.14	2.14	2.2	2.39	2.39	2.38	2.4	2.66	2.65	2.65	2.7	2.95	**2.95**	2.94	3.0	3.27	3.27	3.27	3.3	3.66	3.65	3.65	3.7
		Amps	7.5	7.5	7.5	7.6	8.6	8.6	8.6	8.7	9.9	9.9	9.8	9.9	11.2	**11.2**	11.2	11.3	12.7	12.7	12.7	12.7	14.4	14.4	14.4	14.5
	1138	MBh	36.0	36.5	37.6	39.2	35.7	36.2	37.3	38.8	34.8	35.3	36.3	37.9	33.3	33.7	34.8	36.4	31.3	31.8	32.9	34.5	29.6	30.1	31.1	32.7
		S/T	1.00	0.94	0.81	0.7	1.00	0.95	0.81	0.7	1.00	0.97	0.84	0.7	1.00	1.00	0.86	0.7	1.00	1.00	0.88	0.7	1.00	1.00	0.93	0.8
		ΔT	32	30	26	23	32	30	26	23	32	30	27	23	32	30	26	23	32	30	26	22	33	31	27	23
		kW	2.15	2.15	2.15	2.17	2.39	2.39	2.39	2.41	2.66	2.66	2.66	2.68	2.96	2.95	2.95	2.97	3.28	3.28	3.28	3.29	3.66	3.66	3.66	3.68
		Amps	7.6	7.6	7.5	7.6	8.7	8.7	8.6	8.7	9.9	9.9	9.9	10.0	11.2	11.2	11.2	11.3	12.7	12.7	12.7	12.8	14.5	14.5	14.4	14.5
	1350	MBh	36.9	37.4	38.4	40.0	36.6	37.1	38.1	39.7	35.7	36.2	37.2	38.8	34.1	**34.6**	35.6	37.2	32.2	32.7	33.7	35.3	30.5	30.9	32.0	33.6
		S/T	1.00	0.98	0.85	0.7	1.00	0.99	0.85	0.7	1.00	1.00	0.88	0.7	1.00	**1.00**	0.90	0.8	1.00	1.00	0.92	0.8	1.00	1.00	0.97	0.8
		ΔT	30	29	25	21	30	28	25	21	31	29	25	21	30	**28**	25	21	30	28	25	21	31	29	26	22
		kW	2.17	2.17	2.16	2.2	2.41	2.41	2.40	2.4	2.68	2.68	2.67	2.7	2.97	**2.97**	2.96	3.0	3.30	3.29	3.29	3.3	3.68	3.68	3.67	3.7
		Amps	7.6	7.6	7.6	7.7	8.7	8.7	8.7	8.8	10.0	10.0	9.9	10.0	11.3	**11.3**	11.3	11.4	12.8	12.8	12.8	12.8	14.5	14.5	14.5	14.6

IDB: Entering Indoor Dry Bulb Temperature

Shaded area reflects AHRI conditions

kW = Total system power

High and low pressures are measured at the liquid and suction service valves.

Amps = outdoor unit amps (comp.+fan)

Attachment: SP-2026-07 drawings 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

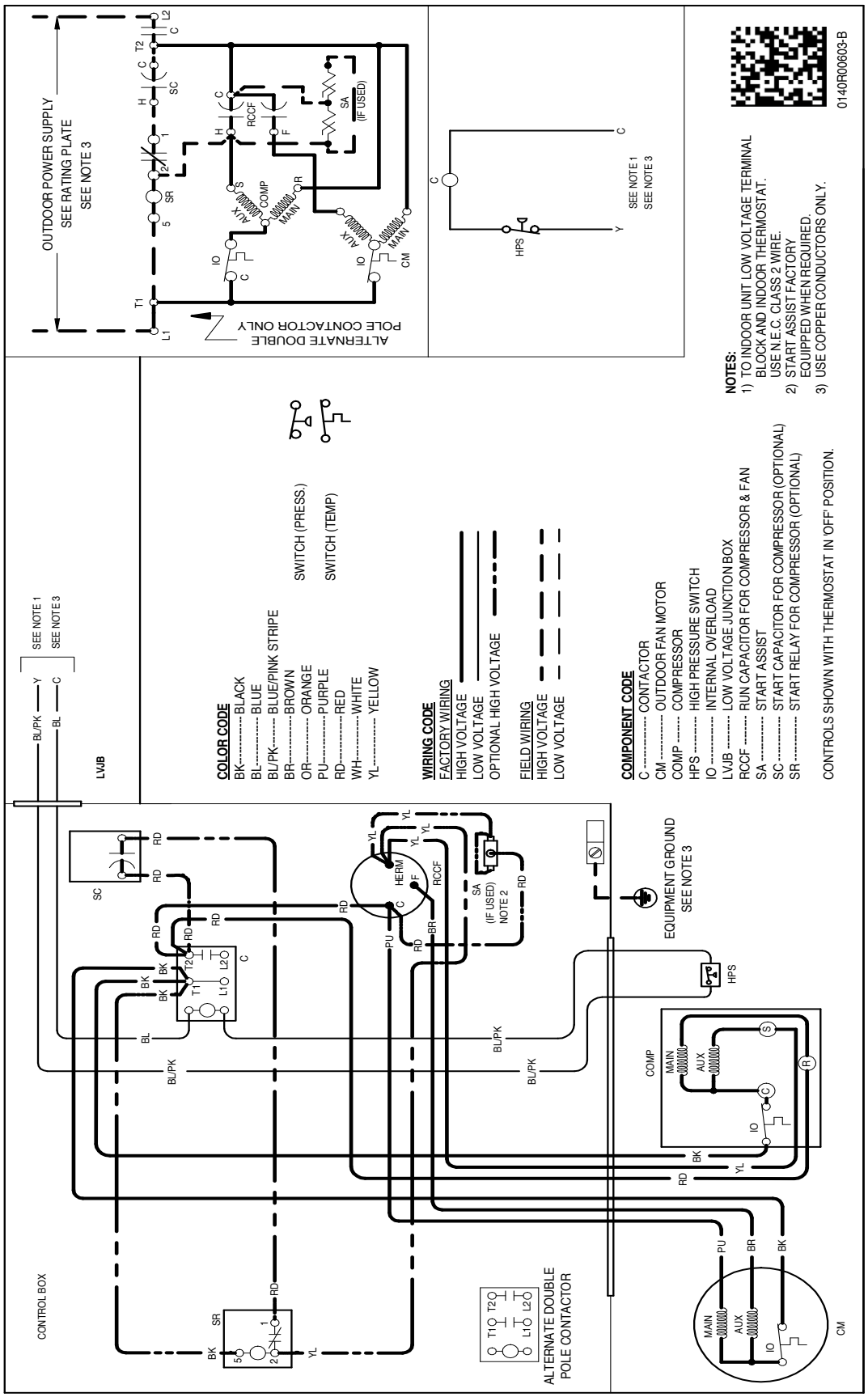
GLXS4MA1810*/ CAPTA2422* Conditions: 80 °F IDB, 67 °F IWB @ 525 CFM				
Outdoor Tem. ° F.	**Total Btuh**	**Sensible Btuh**	**Latent Btuh**	**Total Watts**
75	18,870	12,590	6,280	1,230
80	18,635	12,650	5,985	1,300
85	18,400	12,710	5,690	1,370
90	18,000	12,590	5,410	1,445
95	**17,600**	**12,470**	**5,130**	**1,520**
100	17,110	12,295	4,815	1,600
105	16,620	12,120	4,500	1,680
110	16,170	12,170	4,000	1,775
115	15,720	12,220	3,500	1,870
TVA Conditions @ 95° OD DB, 75° ID DB 63° ID WB				
95°	**16,970**	**12,190**	**4,780**	**1,520**

GLXS4MA2410*/ CAPTA2422* Conditions: 80 °F IDB, 67 °F IWB @ 750 CFM				
Outdoor Tem. ° F.	**Total Btuh**	**Sensible Btuh**	**Latent Btuh**	**Total Watts**
75	25,310	17,230	8,080	1,650
80	24,995	17,315	7,680	1,740
85	24,680	17,400	7,280	1,830
90	24,140	17,235	6,905	1,930
95	**23,600**	**17,070**	**6,530**	**2,030**
100	22,940	16,830	6,110	2,145
105	22,280	16,590	5,690	2,260
110	21,680	16,660	5,020	2,390
115	21,080	16,730	4,350	2,520
TVA Conditions @ 95° OD DB, 75° ID DB 63° ID WB				
95°	**22,760**	**16,680**	**6,080**	**2,030**

GLXS4MA3010*/ CAPTA3626* Conditions: 80 °F IDB, 67 °F IWB @ 900 CFM				
Outdoor Tem. ° F.	**Total Btuh**	**Sensible Btuh**	**Latent Btuh**	**Total Watts**
75	30,240	21,070	9,170	1,970
80	29,865	21,170	8,695	2,080
85	29,490	21,270	8,220	2,190
90	28,845	21,075	7,770	2,310
95	**28,200**	**20,880**	**7,320**	**2,430**
100	27,410	20,580	6,830	2,565
105	26,620	20,280	6,340	2,700
110	25,905	20,365	5,540	2,855
115	25,190	20,450	4,740	3,010
TVA Conditions @ 95° OD DB, 75° ID DB 63° ID WB				
95°	**27,190**	**20,400**	**6,790**	**2,430**

GLXS4MA3610*/ CAPTA3626* Conditions: 80 °F IDB, 67 °F IWB @ 1138 CFM				
Outdoor Tem. ° F.	**Total Btuh**	**Sensible Btuh**	**Latent Btuh**	**Total Watts**
75	36,670	26,080	10,590	2,380
80	36,215	26,205	10,010	2,515
85	35,760	26,330	9,430	2,650
90	34,980	26,085	8,895	2,795
95	**34,200**	**25,840**	**8,360**	**2,940**
100	33,245	25,475	7,770	3,105
105	32,290	25,110	7,180	3,270
110	31,420	25,215	6,205	3,460
115	30,550	25,320	5,230	3,650
TVA Conditions @ 95° OD DB, 75° ID DB 63° ID WB				
95°	**32,980**	**25,250**	**7,730**	**2,950**

Attachment: SP-2026-07 drawings 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)



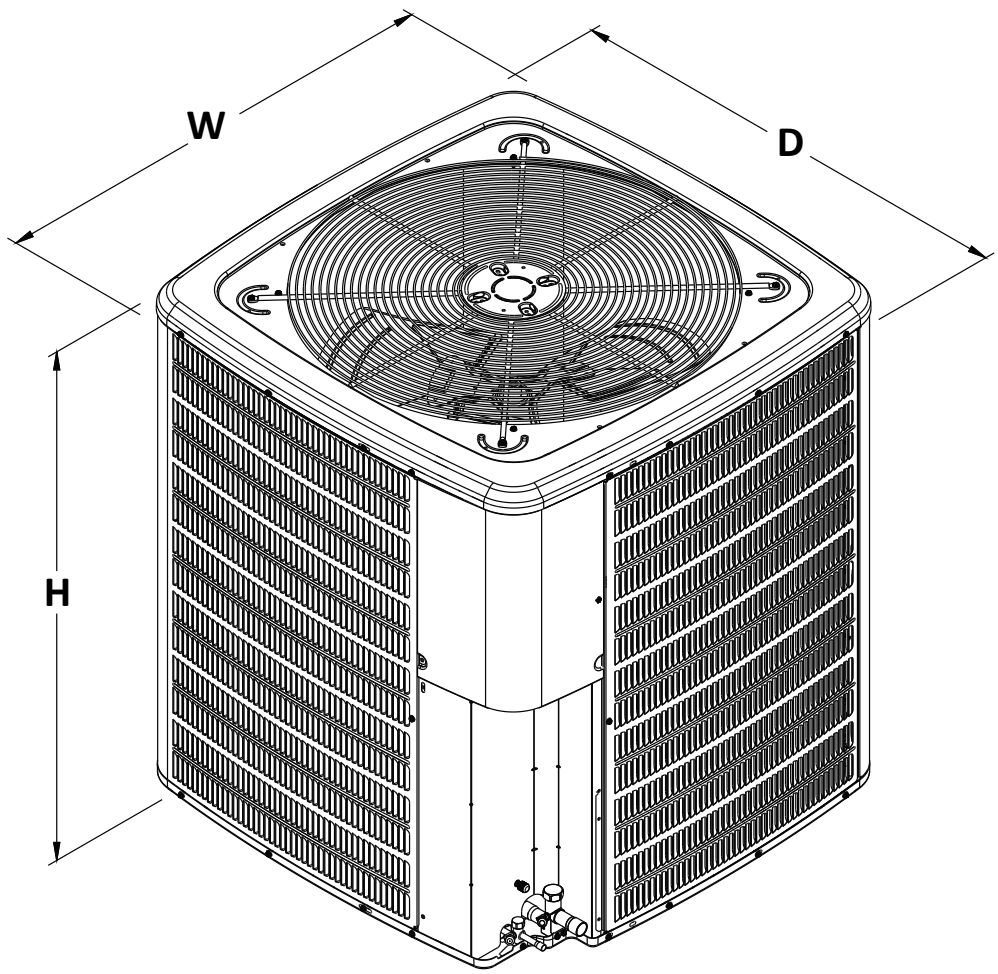
WARNING — **High Voltage:** Disconnect all power before servicing or installing this unit. Multiple power sources may be present. Failure to do so may cause property damage, personal injury, or death.

Wiring is subject to change. Always refer to the wiring diagram or the unit for the most up-to-date wiring.

Attachment: SP-2026-07 drawings 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

Model	Dimensions		
	W"	D"	H"
GLXS4MA1810A*	26	26	27
GLXS4MA2410A*	26	26	32½
GLXS4MA3010A*	29	29	35¾
GLXS4MA3610A*	29	29	39½

*Note: All the Dimensions (W, D, H) are for reference only.



Attachment: SP-2026-07 drawings 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

MODEL #	DESCRIPTION	GLXS4M A1810A*	GLXS4M A2410A*	GLXS4M A3010A*	GLXS4M A3610A*
0161R00128	Neutral Circular Cap	X	X	X	X
ABK-20	Anchor Bracket Kit ^	X	X	X	X
ASC01A	Anti-Short Cycle Kit	X	X	X	X
CSR-U-1	Hard-start Kit	X	X	X	X
FSK01A[1]	Freeze Protection Kit	X	X	X	X
LSK02A[2]	Liquid Line Solenoid Kit	X	X	X	X
LAKT01	Low-Ambient Kit	X	X	X	X
0130R00000S	Low-Pressure Switch Kit	X	X	X	X

^ Contains 20 brackets; four brackets needed to anchor unit to pad

[1] Installed on indoor coil

[2] Condensing units and heat pumps with reciprocating or rotary compressors require the use of start-assist components when used in conjunction with an indoor coil using a non-bleed thermal expansion valve refrigerant metering device or liquid line solenoid kit.

Attachment: SP-2026-07 drawings 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

All AHRI system ratings are accessible in the System Configurator tool via PartnerLink.

NOTES

Attachment: SP-2026-07 drawings 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

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1 A9 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 A9 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

Special Information:

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DRAWING REVISIONS:

NO.	DATE	BY	REMARKS
1	11/20/25	CDN	CHANGED ROOF PITCH

PROJECT TITLE: Millersport hwy Wyse Apt

ADDRESS: 3230-3238 Millersport hwy GETZVILLE, NY

DRAWN BY: CDN
CHECKED BY: JDF

ARCHITECTURAL SEAL

ELEVATIONS

DRAWING TITLE

FITTANTE ARCHITECTURE P.C.
ARCHITECTURE FOR YOU
*COMMERCIAL*RESIDENTIAL*3D RENDERINGS*
PO BOX 3084
NIAGARA FALLS, NY 14304
Email: Jim@Fittantearchitecture.com
Phone: (716)622-8737

SHEET NO. A9

SUBMISSION DATE	10/21/2025
FILE NO.	24-010-C

Attachment: SP-2026-07 drawings 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)



1 A10 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 A10 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

Special Information:

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DRAWING REVISIONS:

NO.	DATE	BY	REMARKS
1	11/20/25	CDN	CHANGED ROOF PITCH

PROJECT TITLE: Millersport hwy Wyse Apt

ADDRESS: 3230-3238 Millersport hwy GETZVILLE, NY

DRAWN BY: CDN
CHECKED BY: JDF

ARCHITECTURAL SEAL

ELEVATIONS

DRAWING TITLE

FITTANTE ARCHITECTURE P.C.
ARCHITECTURE FOR YOU
*COMMERCIAL*RESIDENTIAL*3D RENDERINGS*
PO BOX 3084
NIAGARA FALLS, NY 14304
Email: Jim@Fittantearchitecture.com
Phone: (716)622-8737

SHEET NO. A10

SUBMISSION DATE 10/21/2025

FILE NO. 24-010-C

Attachment: SP-2026-07 drawings 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

Amherst

Town of Amherst Planning Department *Erie County, New York*

Shawn A. Lav
Supervisor

Daniel C. Howard P
Planning Direc

Daniel J. Ulatowski P
Assistant Planning I or

SEQR
Negative Declaration

AUG 26 2026 PM2

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency:	Town of Amherst Planning Board	**Project:**	SP-2026-07
Address:	5583 Main Street Williamsville, NY 14221 (716) 631-7051	**Date:**	August 20, 2026

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The Lead Agency has determined that the proposed action described below will not have a significant adverse effect on the environment.

Title of Action: Site Plan Review

SEQR Status: Unlisted Action

Description of Action: Demolition of two existing single-family dwellings and construction of a new 3-story 9-unit apartment building along with an associated 29 space parking lot. Work will include the site improvements not specifically stated above, including, stormwater, utilities, grading, lighting, paving, and landscaping.

Location: 3230 & 3238 Millersport Highway, Amherst, Erie County

Petitioner: Emily's Garden Estates, Petitioner

REASONS SUPPORTING THIS DETERMINATION

Based on information submitted by the applicant including a Full Environmental Assessment Form (EAF) - Part 2 and a complete site plan application, a preliminary staff analysis was undertaken. Compared to the criteria listed in Section 617.7, all indications are that this action will not have a significant impact on the environment, as follows:

Attachment: SP-2026-07 signed neg dec 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

AUG 26 2026 PM2

1. The project is not expected to cause a substantial adverse change in existing air quality, ground or surface water quality or quantity, or noise levels; a substantial increase in solid waste production; or a substantial increase in the potential for erosion, flooding, leaching or drainage problems. The Engineering Department – Engineering Services Division on July 13, 2026 and Engineering Department – Sanitary on August 3, 2026 reviewed the Grading, Drainage and Utility Plans submitted on June 22, 2026, Engineer's Report submitted on June 22, 2026, and Erosion Control Plan submitted on June 22, 2026

2. The project will not result in the removal or destruction of large quantities of vegetation or fauna; or in significant adverse impacts to fish or wildlife species, habitats or other natural resources. The Planning Department reviewed a Landscape Plan submitted on July 29, 2026 and determined that it meets or exceeds Zoning Ordinance requirements for greenspace. The Landscape Plan has or will have met all Zoning Ordinance and Town requirements for landscaping.

3. The project is not expected to create any substantive conflict with the Town Comprehensive Plan. The Planning Department in their review of August 7, 2026 and the Zoning Enforcement Officer in his review of August 7, 2026 have reviewed the application documents received on June 22 and July 29, 2026 and the Building Department in their review of July 27, 2026 has reviewed the application documents submitted on June 22, 2026, and determined that the subject project has or will have met all 2020 New York State Building Code and Zoning Ordinance regulations.

4. The project is not within an area identified by the State as potentially containing significant cultural or archeological resources, nor will it impair the character or quality of important historical resources.

5. The project will not impair the character or quality of important aesthetic resources or of existing community or neighborhood character. The project is located in the Multi Family Residential District Four-A (MFR-4A) zoning district; neighboring uses are single family residential to the south, east, and west and an apartment complex to the north and zoned Residential District Three (R-3) and MFR-4A; therefore, the project is consistent with surrounding land use.

6. The proposed subject development includes the 3-story 9-unit apartment building along with associated 29 space parking lot and will not cause a major change in the use of either the quantity or type of energy.

7. The project will not create any hazard to human health. The Fire Chief's Association on July 27, 2026, has reviewed the project and has no objection to the approval of the site plan, as all requirements of this agency have or will have been met.

8. The project will not cause a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses. The 3-story 9-unit apartment building along with associated 29 space parking lot will be consistent with the scale of surrounding land uses.

Attachment: SP-2026-07 signed neg dec 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

AUG 26 2026 PM2:

9. The function of the proposed 3-story 9-unit apartment building along with associated 29 space parking lot will not significantly increase the number of people using the site over its previous level of use. Review by the Town Traffic/Safety Board dated June 29, 2026, NYSDOT dated July 2, 2026 indicates that significant negative traffic impacts are not expected to result from the proposed project.

10. A coordinated review of the project has been undertaken by Town Departments, in addition to those mentioned above, Assessor on August 18, 2026, Plumbing Division on July 6, 2026, and Right-of-Way Agent on August 7, 2026 along with the outside agency New York State Department of Transportation on July 2, 2026. These reviews have not identified any significant environmental issues and indicate that the proposal will not have a significant damaging impact on the environment.

11. Issues not specifically mentioned above and/or those not specifically reviewed were not raised by Town departments, outside agencies or the public and are not determined to cause significant negative environmental impacts.

Planning Board Approval
Moved by: Gill; Seconded by: Hogan; Ayes 4; Noes 0; Absent 3 (Kahn, Penberthy, Raffaele)

James Quinn, Assistant Planner — Date 8-25-26

Michael J. Chmiel, Planning Board Chair — Date 8/26/26

JQ/ac
Common/Current_Planning/Files/Site Plans/2026/SP-2026-07_(3230_&_3238_Millersport_Hwy)_2026/SP-2026-07_neg dec_082026.doc

cc: Commissioner of Building
Town Engineer
Fire Chiefs'
Highway
Traffic/Safety
ECDEP
NYSDOT
Jake Metzger, Metzger Engineering, 8245 Sheridan Drive, Williamsville, NY 14221
Kevin Wyse, Emily's Garden Estates, Inc., 867 Hopkins Road, Williamsville, NY 14221

Attachment: SP-2026-07 signed neg dec 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2026-07

PETITIONER

Emily's Garden Estates
867 Hopkins Road
Williamsville, NY 14221

PROPERTY LOCATION

3230 & 3238 Millersport Highway

AUG 26 2026 PM2:

WHEREAS, the Town of Amherst Planning Board on Thursday, August 20, 2026 held a public hearing on a Site Plan for a 3-story 9-unit apartment building along with an associated 29 space parking lot, and

WHEREAS, the Planning Board reviewed the plans and specifications for the proposed project, and

WHEREAS, the Site Plan was referred to the Town's various review agencies, and

WHEREAS, in accordance with Section 8-7-8 of the Zoning Ordinance, the Planning Board finds that:

A. The site plan includes usable space for active and passive recreation, including pedestrian connections.

B. The site plan does not include open space lands for public ownership and use offered for dedication or other disposition to the Town or other public entity.

C. School sites and facilities are adequate to accommodate the proposed site plan.

D. The site plan does not include the extension of roadways to adjacent property.

WHEREAS, in accordance with Section 8-7-9 of the Zoning Ordinance, the Planning Board finds that:

A. The proposed site plan is consistent with the development plan if one is required.

B. The proposed site plan is consistent with the purpose and specific requirements of the Zoning Ordinance and generally consistent with the policies of the Comprehensive Plan.

C. Adequate services and utilities will be available prior to occupancy.

D. The site plan is consistent with all other applicable laws.

E. Pursuant to Part 617 of the implementing regulations pertaining to Article 8 of New York State Environmental Conservation Law, the Planning Board has determined that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

F. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act may be waived because the parcels are developed.

Attachment: SP-2026-07 signed resolution 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2026-07

PETITIONER

Emily's Garden Estates

PROPERTY LOCATION

3230 & 3238 Millersport Highway

AUG 26 2026 PM2

NOW THEREFORE BE IT RESOLVED that in accordance with 6 NYCRR, Part 617 the Planning Board has issued a Negative Declaration attached hereto, and

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Board, in accordance with Section 8-7 of the Zoning Ordinance approves said Site Plan subject to the following conditions:

1. That the consideration of signs is specifically excluded from this approval as they require a separate review and approval by the Town.

2. That all dumpsters/trash containers and all mechanical equipment, utility structures, multiple meter boards, generators, and similar appurtenances, including those which are mounted on any part of a primary structure shall be appropriately screened with a fence, wall, and/or landscaping. Provide gate on dumpster enclosure that shall be closed whenever dumpster is not being serviced, enclosure shall be high enough to screen the dumpster(s) within.

3. That as-built record drawings, including location of utilities, be provided to the Engineering Department prior to issuance of a Certificate of Occupancy by the Building Department.

4. That the properties be merged into a single parcel as required by the Town of Amherst Assessors Office in their letter dated August 18, 2026.

5. That the comments of the Engineering Department –Sanitary Division in their letter dated August 3, 2026 be addressed to the satisfaction of the Division.

6. That the comments of the Zoning Enforcement Officer and the Planning Department Staff in the Planning Department letter dated August 7, 2026 be addressed to the satisfaction of the Officer and Planning Staff.

The foregoing resolution was adopted by the Town of Amherst Planning Board, August 20, 2026; moved by Hogan; seconded by Gill; ayes 4; noes 0; absent 3 (Kahn, Penberthy, Raffaele).

Michael J. Chmiel, Planning Board Chair

8/26/26
Date

JQ/ac
Common/Current_Planning/Files/Site Plans/2026/SP-2026-07_(3230_&_3238_Millersport_Hwy)_2026/SP-2026-07_resolution_082026.doc

cc: Commissioner of Building
Town Engineer
Fire Chiefs
Highway Superintendent
Traffic/Safety
ECDEP
Approved Plan: Metzger Engineering
Received: July 29, 2026
NYSDOT
Jake Metzger, Metzger Engineering, 8245 Sheridan Drive, Williamsville, NY 14221
Kevin Wyse, Emily's Garden Estates, Inc., 867 Hopkins Road, Williamsville, NY 14221

Attachment: SP-2026-07 signed resolution 082026 (31980 : SP-2026-07, 3230 & 3238 Millersport Hwy.)

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

Meeting: 08/20/26 06:30 PM
Department: Planning
Category: Rezoning and Relief from Conditions of Rezoning
Prepared By: Amy Carrato
Initiator: Dan Howard
Sponsors:
DOC ID: 31977

ADOPTED

PLANNING BOARD ITEM (ID # 31977)

Request to Rezone 1.51± Acres of Land from R-3 to OB, Z-2026-02

Property located at 9030-9040 Transit Road
Bevilacqua Development LP, Petitioner

To allow the petitioner to demolish the existing two-family home and redevelop a 1-story 10,000 s.f. childcare facility.

Rudy Bragg, Bevilacqua Development, represented the petitioner, explained the proposal and was available to answer questions from the Board. Dan LaPietra, Carmina Wood Design, was also present.

No further comments were heard on this proposal. The hearing was closed.

Following discussion, Mr. O'Rourke moved to approve the request based on the resolution. The motion was seconded by Mr. Hogan and carried. Ayes 4, Noes 0, Absent 3 (Kahn, Penberthy, Raffaele).

ATTACHMENTS:

- Z-2026-02 application 082026 (PDF)
- Z-2026-02 drawings 082026 (PDF)
- Z-2026-02 signed resolution 082026 (PDF)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jonathan O'Rourke, Board Member
SECONDER:	Michael Hogan, Board Member
AYES:	Michael Chmiel, Harbinder Gill, Michael Hogan, Jonathan O'Rourke
ABSENT:	Carrie H. Kahn, Brittany Lee Penberthy, Joseph P. Raffaele Jr.

Application to Rezone 9030 and 9040 Transit Road from R-3 to OB
Applicant: Bevilacqua Development LLP
Date: June 22, 2026

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Rezoning Review and, if required Comprehensive Plan Amendment

For Official Use

File #: Z-2026-_____ **Acreage** 1.51 **Fee $** $1,265.00

Address Verified by Assessor's Office _____ VERIFIED BY DATE

Materials Accepted by Town Clerk & Fee Paid _____ ACCEPTED BY DATE

Materials Checked by Building Dept. _____ RECEIVED BY DATE

Materials Received by Planning Dept. _____ RECEIVED BY DATE

		Fill In Applicable Fees
2 ACRES OR LESS	**$1,250**	$1,250.00
2 – 20 ACRES $1,250 + $250/acres or fraction thereof over 2 acres		_____
20 – 30 ACRES $5,700 + $150/acre or fraction thereof over 20 acres		_____
OVER 30 ACRES $6,900 +$75/acre or fraction thereof over 30 acres		_____
Request for Relief of/Change to Conditions of Zoning Approval	**$ 1,200**	_____
AFFIDAVIT FEE FOR PUBLIC HEARING	**$ 15.00**	$15.00
TOTAL FEE:	$ 1,265.00	

[Note: A completed Part 1 of the Full Environmental Assessment Form prepared pursuant to the State Environmental Quality Review Act ("SEQRA") is attached as Exhibit "1" of this Application. The draft Local Law of the rezoning of the Project Site is provided at Exhibit "9".]

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

TO BE COMPLETED BY APPLICANT

1. **Petitioner:** Name: Bevilacqua Development LP

Address: c/o Jonathan Bevilacqua, Esq.
9232 Transit Road, Suite B
East Amherst, New York 14051
City State Zip Code

Phone: 716.691-7444 Fax: _____

E Mail jbevilacqua@bdvlp.com

2. **The undersigned hereby petitions the Honorable Town Board to rezone the following described property**

From: R-3 District

To: OB District

3. **Street address of land to be rezoned:** (must be verified by Town Assessor's Office)

9030 and 9040 Transit Road, East Amherst, New York 14051

SBL #: 42.04-1-40 & 42.04-1-39

4. **Area of land to be rezoned** (in acres): 1.51

5. **Owner of Land:**

Name: 9030 Transit LLC

Address: 9232 Transit Road, Suite B

Telephone: 716.691-7444

6. **Representative** (Architect, Engineer, Landscape Architect, Surveyor or Attorney):

Name: Christopher Wood, P.E.

Address: 80 Silo City Row
Buffalo, New York 14203
Tel: 716.842-3165 [Ext. 103] - E-mail: cwood@carminawooddesign.com
City State Zip Code

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

7. Petitioner's interest in property

_____Option to purchase

_____Owner

__X____Other (explain) Petitioner and the property owner are related entities

8. The following are all others having an interest in this application and join herein with the petitioner named above: (describe extent of interest; attach sheets as needed)

Not Applicable.

9. Attach Survey and Legal description of land to be rezoned. The Survey must be prepared by a New York State Licensed Land Surveyor. The legal description of property to be rezoned from R-3 to OB is attached as Exhibit "2" and copies of the surveys are attached as Exhibit "3". Concept Site Plan attached as Exhibit "4".

10. Said property has the following deed restrictions or Covenants: (attach copy) Not Applicable.

Liber _____ Page _____

11. Information on proposed project:

A. Description of the character of the proposed development:

See Exhibit 5.

B. Rationale for rezoning request:

1. Why was this site chosen?

See Exhibit 5.

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

2. Why cannot land be used with the existing zoning?

See Exhibit 5.

3. How will this rezoning impact surrounding properties?

See Exhibit 5.

4. How will this rezoning impact the school system?

See Exhibit 5.

12. Quantitative Data:

A. Total # of dwelling units: Not Applicable

B. Distribution of dwelling units by type: Not Applicable

C. Gross Residential Density per acre: Not Applicable

D. Total amount of Open Space: Approximately .2 acres of green space and landscaping

E. Proposed Non-Residential Floor Area: 10,000 sq. ft.

13. Development Schedule:

Start: Fall 2027

Finish: 2028

Stages (# of): 1

14. If any portion of the proposed development is planned to be sold or leased, please describe:

The commercial space will be leased.

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

15. Open Space ownership and maintenance provisions (if applicable):

Greenspace and landscaping will be privately owned and maintained.

16. Basis for Findings (Sec. 8-3-5 of the Town Zoning Code) (Attach sheets and supplemental materials as necessary.)

A. <u>The proposed zoning and development plan must be generally consistent with the policies of the Comprehensive Plan and the Town Zoning Ordinance.</u>

1. State in detail why the proposed zoning is consistent with the adopted Town of Amherst Bicentennial Comprehensive Plan. Cite specific sections, maps, and/or figures in the plan that support the proposed zoning at this location (The Comprehensive Plan document is available at the Planning Department, Town Clerk's Office, Amherst libraries, or at www.amherst.ny.us). Add sheets as needed.

See Exhibit 6.

2. Pursuant to NYS Town Law Section 272a(11), "all Town land use regulations must be in accordance with a comprehensive plan adopted pursuant to this Section." The Town Board adopted the Comprehensive Plan pursuant to NYS Town Law 272 on January 2, 2007. If the rezoning is approved, the Town Board may require the Plan to be amended, as applicable.

Cite all text, map, and / or figures that must be amended to support the proposed zoning at this location (attach pages as necessary) and provide detailed suggested amendments.

See Exhibit 6.

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

3. State why the proposed zoning is consistent with intent and objectives (Sec. 1-2-2) of the Zoning Ordinance:

See Exhibit 6.

B. Adequate Services and Utilities are available or are proposed to be made available with the construction of the development:

1. Sanitary Sewer
   Yes.
2. Storm Sewer/Drainage
   Yes.
3. Water
   Yes.
4. Other Yes.

C. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:

See Exhibit 6.

D. Suitability of the subject property for uses permitted by the current versus the proposed district:

See Exhibit 6.

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

E. Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the Town:

See Exhibit 6.

17. The petitioner encloses herewith the sum of $ 1,265.00 to pay the fee, and consents to the placement of a sign(s) at the described location identifying this request for a period of time to be determined by the Town Clerk.

18. The undersigned certifies that all information required to be disclosed pursuant to Section 809 of the General Municipal Law (see below) is as follows:

The undersigned swears or affirms that all statements made herein are true, that all drawings submitted correctly show the situation involved in this petition. Bellacqua Development LP By: Jonathan Bellacqua, managing member

Signature of Petitioner

Subscribed and sworn to before me this 22nd day of June, 20 26

Notary Public, Erie County, New York

ANGELA STRANGES
NOTARY PUBLIC STATE OF NEW
NIAGARA COUNTY
LIC. #01ST0026466
COMM. EXP. 07/03/2028

N.Y.S. General Municipal Law - Section 809 Disclosure in certain applications:

1. Every application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provision of any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state office or any office or employee of such municipality or of a municipality of which such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

2. For the purpose of this section an officer or employee shall be deemed to have an interest in the applicant when he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them

   (a) is the applicant, or
   (b) is an officer, director, partner or employee of the applicant, or
   (c) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
   (d) is a party to an agreement with such an applicant, express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such applicant, petition or request.

3. In the county of Nassau the provisions of subdivisions one and two of this section shall also apply to a party officer. "Party Officer" shall mean any person holding any position or office, whether by election, appointment or otherwise, in any party as defined by subdivision four or section two of the election law.

4. Ownership of less than five per cent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.

5. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

EXHIBIT 1

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies that would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No." If the answer to the initial question is "Yes," complete the following sub-questions. If the answer to the initial question is "No," proceed to the next question. Section F allows the project sponsor to identify and attach additional information. Section G requires the name and signature of the applicant or project sponsor to verify the information in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Proposed Commercial Project		
Project Location (describe and attach a general location map): 9030 & 9040 Transit Road - Town of Amherst - Erie County		
Brief Description of Proposed Action (include purpose or need): The proposed project consists of the development of the parcels at 9030 and 9040 Transit Road as a single-story daycare facility with a size of approximately 10,000 sq. ft. The action includes the requested rezoning of the Project Site from R-3 to OB to accommodate the proposed commercial project. The action has been defined broadly to include all proposed site improvements including but not limited to the proposed commercial building, access aisles and parking spaces, landscaping, a driveway onto Transit Road, lighting and utility improvements and connections (collectively the "Project"). The action includes all proposed site improvements as well as all required discretionary approvals and permits needed for the Project. The project is an Unlisted Action pursuant to SEQRA and the requested OB zoning classification is consistent with the recommended land use per the adopted Comprehensive Plan.		
Name of Applicant/Sponsor: Bevilacqua Development LP c/o Jonathan Bevilacqua	Telephone: (716) 691-7444 E-Mail: jbevilacqua@bdvlp.com	
Address: 9232 Transit Road, Suite B		
City/PO: East Amherst	State: NY	Zip Code: 14051
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): 9300 Transit LLC	Telephone: (716) 691.7444 E-Mail: bevilacqua@bdvlp.com	
Address: 9232 Transit Road, Suite B		
City/PO: East Amherst	State: NY	Zip Code: 14051

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☑Yes ☐No	Town Board - Rezoning from R-3 to OB	June 22, 2026
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board - Site Plan Approval	To be Determined
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Building Department - Building Permit	To be Determined
e. County agencies ☑Yes ☐No	ECWA - Water	To be Determined
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDOT - Highway Work Permit	To be Determined
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.
- *i.* Is the project site within a Coastal Area or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No
- *ii.* Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No
- *iii.* Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule, or regulation be the only approval(s) that must be granted to enable the proposed action to proceed? ☐Yes ☑No
- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally adopted (city, town, village, or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other)? ☑Yes ☐No
If Yes, identify the plan(s):
NYS Heritage Areas:West Erie Canal Corridor

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan or an adopted municipal farmland protection plan? ☐Yes ☑No
If Yes, identify the plan(s):

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

d. Is the proposed action in a municipality with an adopted comprehensive or individual plan that addresses climate change? ☐ Yes ☑ No

If Yes , identify the elements of the plan that are relevant to the action:

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance? ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Residential District Three ("R-3")

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☑ No

c. Is a zoning change requested as part of the proposed action? ☑ Yes ☐ No
If Yes, what is the proposed new zoning for the site? Office Building District ("OB")

C.4. Existing community services.

a. In what school district is the project site located? Williamsville Central School District

b. What police or other public protection forces serve the project site?
Town of Amherst Police Department

c. Which fire protection and emergency medical services serve the project site?
East Amherst Fire Department

d. What parks serve the project site?
There are various parks in Town of Amherst.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?
Commercial use consisting of a daycare facility.

b. a. Total acreage of the site of the proposed action? 1.51 acres
b. Total acreage to be physically disturbed? 1.4 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.51 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? %_____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
_____
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum_____Maximum _____

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month_____year
- Anticipated completion date of final phase _____ month_____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☑ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 20' +/- height; 125' width; and 80' length

iii. Approximate extent of building space to be heated or cooled: 10,000 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☑ Yes ☐ No

If Yes,

i. Purpose of the impoundment: Stormwater management

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: Stormwater Runoff

iii. If other than water, identify the type of impounded/contained liquids and their source. Not Applicable

iv. Approximate size of the proposed impoundment. Volume: TBD million gallons; surface area: 0.1 acres

v. Dimensions of the proposed dam or impounding structure: N/A height; N/A length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

storage is in an excavation, dam not required

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

ii. Describe how the proposed action would affect that waterbody or wetland, e.g., excavation, fill, placement of structures, or alteration of channels, banks, and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: 3400 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No

If Yes:

- Name of district or service area: Erie County Water
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☑ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

N/A

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: N/A gallons/minute.

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d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: 3400 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):

Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: Town of Amherst Wastewater Treatment Plant
- Name of district: Town of Amherst Consolidated Sanitary Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project:

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- What is the receiving water for the wastewater discharge?

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

N/A

vi. Describe any plans or designs to capture, recycle or reuse liquid waste:

none

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e., sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 1.2 acres (impervious surface)

_____ Square feet or 1.51 acres (parcel size)

ii. Describe types of new point sources. roof, parking lot

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water, or off-site surface waters)?

discharge will be to NYSDOT system following on site private storm water management area

- If to surface waters, identify receiving water bodies or wetlands:

N/A

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

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f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, boilers, electric generation, surface coating)

g. Will any air emission sources named in D.2.f (above), require an Air Facility Registration, Air State Facility Permit, Title IV Permit or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the proposed action subject to the Nonattainment New Source Review or Prevention of Significant Deterioration requirements discussed in 6 NYCRR Part 231? ☐ Yes ☐ No

ii. As calculated in the air permit application, the proposed action has the potential to emit:

- _____Tons/year (short tons) of carbon monoxide (CO)
- _____Tons/year (short tons) of oxides of nitrogen (NOx)
- _____Tons/year (short tons) of particulate matter (PM-10, PM-2.5)
- _____Tons/year (short tons) of volatile organic compounds (VOC)
- _____Tons/year (short tons) of sulfur dioxide (SO_2)

iii. Will emissions of air contaminants from the proposed action described above exceed the corresponding major source thresholds? ☐ Yes ☐ No

iv. Does the proposed action have the potential to emit 10 tons/year or more of any one designated hazardous air pollutant or 25 tons/year or more of any combination of such hazardous air pollutants (6NYCRR 200.1(ag))? ☐ Yes ☐ No

If Yes, provide the total potential to emit hazardous air pollutants in short tons/year: _____

h. Will the proposed action generate or emit annual direct and indirect greenhouse gas emissions, such as carbon dioxide, methane, nitrous oxide, sulfur hexafluoride, hydrofluorocarbons, or perfluorocarbons in excess of 10,000 metric tons of total carbon dioxide equivalents per year at any point in the lifetime of the proposed action (estimated using the carbon dioxide equivalent definition and global warming potentials provided in 6 NYCRR Part 496)? ☐ Yes ☑ No

If Yes:

i. Estimate the proposed action's metric tons of carbon dioxide equivalents in tons/year (metric): _____

ii. Describe any greenhouse gas capture, control, or elimination measures included in project design: _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☑ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☑ No

If Yes:

i. When is the peak traffic expected (Check all that apply): | Morning | Evening | Weekend

Randomly between hours of_____to_____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks):

iii. Parking spaces: Existing_____Proposed_____Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

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k. Will the proposed action (for commercial or industrial projects only) generate new or additional energy demand? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: typical usage for a facility of this type

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): National Grid

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 8:00 to 5:00
- Saturday: As needed
- Sunday: Not Applicable
- Holidays: Not Applicable

ii. During Operations:

- Monday - Friday: 7:00 to 7:00
- Saturday: Not Applicable
- Sunday: Not Applicable
- Holidays: Not Applicable

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑Yes ☐No

If yes:

i. Provide details including sources, time of day and duration:

typical construction noise to construct facility

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐Yes ☑No

Describe:

n. Will the proposed action have outdoor lighting? ☑Yes ☐No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Lighting will be dark sky and will comply with the Town's lighting standards.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐Yes ☑No

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐Yes ☑No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐Yes ☑No

If Yes:

i. Product(s) to be stored

ii. Volume(s)_____ per unit time_____(e.g., month, year)

iii. Generally, describe the proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticide) during construction or operation? ☐ Yes ☑No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐Yes ☐No

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r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑Yes ☐No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: ² _____ tons per month _____ (unit of time)
- Operation : ² _____ tons per month _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: recycling will be at discretion of the contractors
- Operation: recycling will follow Town program

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: NYSDEC approved C&D facility
- Operation: NYSDEC approved facility

s. Does the proposed action include construction or modification of a solid waste management facility? ☐Yes ☑No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐Yes ☑No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled, or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents:

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling, or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐Yes ☐No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

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E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐Urban ☐Industrial ☒Commercial ☒Residential (suburban) ☐Rural (non-farm)
☐Forest ☐Agriculture ☐Aquatic ☒Other (specify): Community Facilities - Golf Course and Fire Dept.

ii. If mix of uses, generally describe:

Mixture of zoning classifications and land uses including nearby commercial uses.

b. Land uses and cover types on the project site.

Land use or Cover type	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces (total)			
• Industrial or manufacturing	0	0	0
• Commercial	0	0.3	+0.3
• Residential	0.1	0	-0.1
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse, etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth, or fill)	0	0	0
• Other, Describe: lawn/landscaping	1.41	1.21	+0.2

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c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☒ No
If Yes,
i. Identify facilities:

e. Does the project site contain an existing dam? ☐ Yes ☒ No
If Yes:
i. Dimensions of the dam and impoundment:
- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property that is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
- If Yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____
☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☒ Yes ☐ No
If Yes, provide DEC ID number(s): 915160
iv. If Yes to (i), (ii) or (iii) above, describe current status of site(s):

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v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☒No

- If Yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? >20 ft. feet

b. Are there bedrock outcroppings on the project site? ☐Yes ☒No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

Cheektowaga fine sandy loam	50 %
Claverack loamy fine sand	40 %
Colonie loamy fine sand	10 %

d. What is the average depth to the water table on the project site? Average: >5 ft. feet

e. Drainage status of project site soils:
☐ Well Drained: 10 % of site
☐ Moderately Well Drained: 40 % of site
☐ Poorly Drained 50 % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100 % of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐Yes ☒No
If Yes, describe:

h. Surface water features.
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds, or lakes)? ☐Yes ☒No
ii. Do any wetlands or other waterbodies adjoin the project site? ☒Yes ☐No
If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒Yes ☐No
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☒No
If Yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ☒No

j. Is the project site in the 100-year Floodplain? ☐Yes ☒No

k. Is the project site in the 500-year Floodplain? ☐Yes ☒No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐Yes ☒No
If Yes:
i. Name of aquifer: _____

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m. Identify the predominant wildlife species that occupy or use the project site:
Typical suburban species

n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☒ No
If Yes:
i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No
If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No
If Yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

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e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYSOffice of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐Yes ☒No

If Yes:

i. Nature of historic/archaeological resource: ☐Archaeological Site ☐Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office (SHPO) archaeological site inventory? ☒Yes ☐No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐Yes ☒No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic, or aesthetic resource? ☐Yes ☒No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail, or scenic byway, etc.): _____

iii. Distance between project and resource:_____miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐Yes ☒No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐Yes ☐No

E.4. Disadvantaged Communities Designated Pursuant to ECL Article 75

a. Is the project located within, or within ½ mile of, a disadvantaged community? ☐Yes ☒No

If No, could impacts(see examples below in E.4.b) from the project affect a disadvantaged community? ☐Yes ☒No

If Yes to either question in E.4.a, answer the remaining questions in this section.

b. Will there be direct or indirect impacts that may affect a disadvantaged community, such as those listed below? ☐Yes ☒No

i. new noise sources or expansions/modification of existing noise sources;
   - noise from operational sources
   - noise from construction activities

ii. emissions of air pollutants including, mobile emissions;

iii. wastewater discharges;

iv. generation of odors;

v. light pollution;

vi. new or modified radiation sources;

vii. new or modified sources of solid waste generation, management, or disposal.

If Yes, describe the impacts:

c. Do any of the State agency approvals identified in question B.g include any of the following DEC permits?

State Pollutant Discharge Elimination System (SPDES)	☐Yes	☐No
Solid Waste Management Facility	☐Yes	☐No
Hazardous Waste Management Facility	☐Yes	☐No
Air Pollution Control (Title V or Air State Facility)	☐Yes	☐No
Water Withdrawal over 20 MGD for Cooling Water	☐Yes	☐No
Waste Transporter	☐Yes	☐No

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E.5 Future Physical Climate Risks

Will the proposed action be vulnerable to the following future physical climate risks under current or projected future conditions:

a. Is the proposed action vulnerable to damage from a projected 100-year flood? ☐ Yes ☒ No
b. Is the proposed action vulnerable to damage from a projected 500-year flood? ☐ Yes ☒ No
c. Is the proposed action in an area potentially affected by sea level rise? ☒ Yes ☐ No

d. Will the proposed action increase the vulnerability of human or ecological communities to the following:

i. drought? ☐ Yes ☒ No
ii. temperature extremes (hot or cold)? ☐ Yes ☒ No
iii. extreme storms, including high winds? ☐ Yes ☒ No
iv. landslides? ☐ Yes ☒ No
v. coastal erosion? ☐ Yes ☒ No
vi. stormwater flooding? ☐ Yes ☒ No
vii. other climate or weather hazards? ☐ Yes ☒ No If Yes, describe: _____

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name: Benlacqua Development LP on behalf of 9040 Transit LLC By: Jonathan Benlacqua, managing member Date: 6/22/26

Signature: _____ Title: Managing Member

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EAF Mapper Summary Report

Friday, June 19, 2026 2:39 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	915160
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No

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E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No
E.4.a [Disadvantaged Community]	No

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EXHIBIT 2

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

EXHIBIT 2 - LEGAL DESCRIPTION OF PROPERTY TO BE REZONED FROM R-3 TO OB

9030 and 9040 Transit Road, Town of Amherst

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Amherst, County of Erie and State of New York, being part of Lot 100, Township 12 and Range 7 of the Holland Land Company's Survey, bounded and described as follows:

COMMENCING at a point on the center line of Transit Road (being also the east line of said Lot No. 100), distant 2942.28 feet southerly, as measured thereon, from its intersection with the northerly line of Lot 100;

RUNNING THENCE WESTERLY along the northerly line of lands conveyed to John Brownschidle and Louisa Brownschidle, his wife, by deed recorded in the Erie County Clerk's Office in Liber 1004 of Deeds at page 346, a distance of 50.00 feet to the westerly line of Transit Road as presently laid out, said point being the northwest corner of lands appropriated by the people of the State of New York by deed recorded in said Clerk's Office in Liber 10942 of Deeds at Page 8996 (Map 189, Parcel 204), said point being the TRUE POINT OF BEGINNING;

CONTINUING THENCE WESTERLY along said Brownschidle's northerly line, a distance of 338.93 feet to an east line of lands conveyed to Transit Valley Country Club, Inc. by deed recorded in said Clerk's Office in Liber 7770 of Deeds at page 237;

THENCE SOUTHERLY along an east line of lands conveyed to Transit Valley Country Club, Inc. by deed aforesaid, a distance of 194.40 feet to the southwest corner of lands conveyed to 9030 Transit LLC by deed recorded in said Clerk's Office in Liber 11414 of Deeds at page 5904;

THENCE EASTERLY along the southerly line of said lands conveyed to 9030 Transit LLC, a distance of 338.93 feet to its intersection with said westerly line of Transit Road as presently laid out, said point being the southwest corner of lands appropriated by the people of the State of New York by deed recorded in said Clerk's Office in Liber 10943 of Deeds at page 1841 (Map 186, Parcel 201)

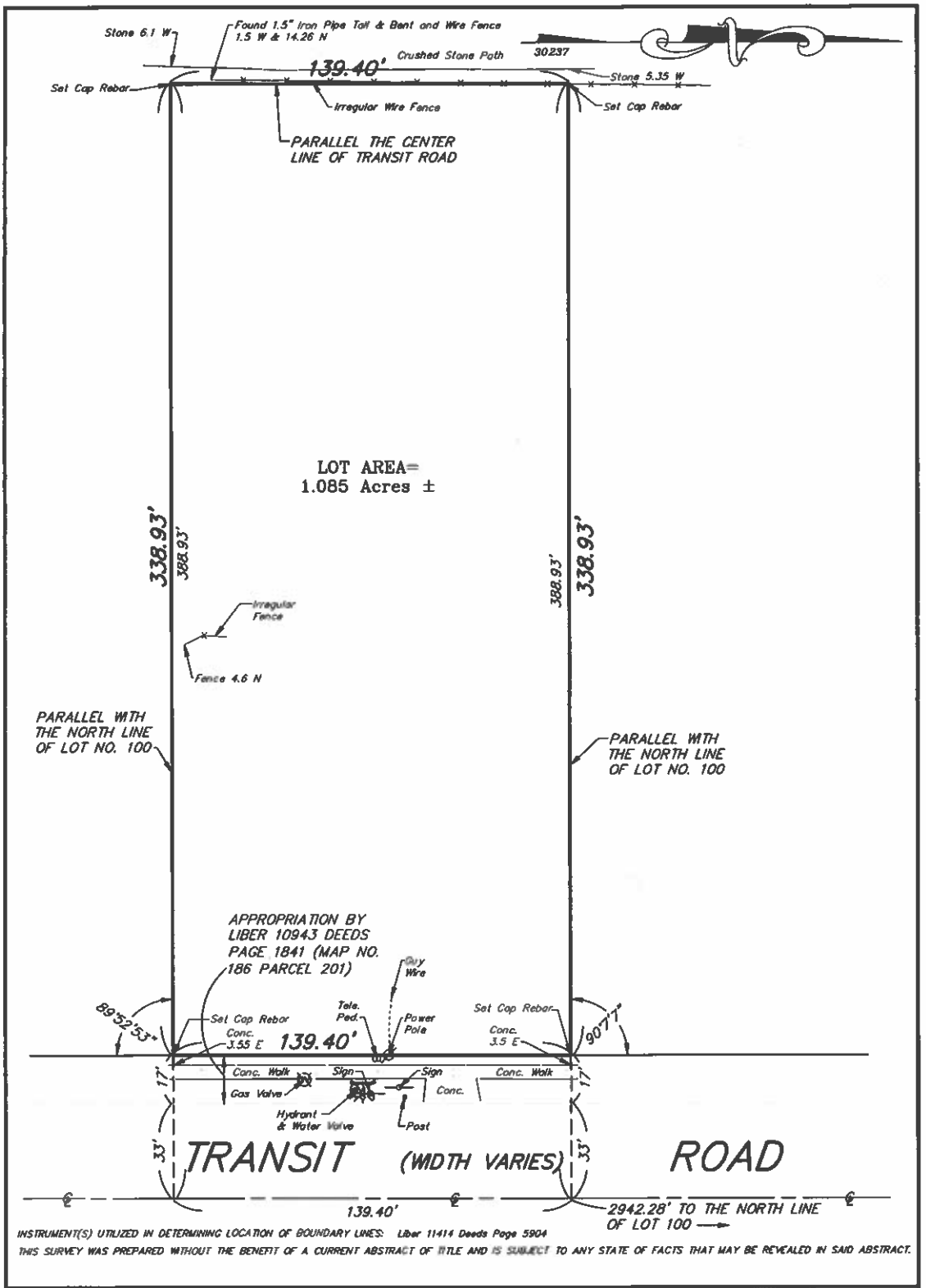
THENCE NORTHERLY along said westerly line of Transit Road as presently laid out and along the westerly line of said Map 186, Parcel 201 and continuing along the westerly line of said Map 189, Parcel 204, a distance of 194.40 feet to the TRUE POINT OF BEGINNING.

Said parcel containing an area of 1.513 acres, more or less.

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

EXHIBIT 3

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)



INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: Liber 11414 Deeds Page 5904

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED IN SAID ABSTRACT.

THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR LAND SURVEYS ADOPTED BY THE BAR ASSOCIATION OF ERIE COUNTY AT THE REQUEST OF Mike Bevilacqua

CHRISTOPHER J. BARR — NYSPLS No. 051068

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TRUE NORTH
LAND SURVEYING, PLLC
150 AERO DRIVE
BUFFALO, NEW YORK 14225
(716)631-5140 ~ Truenorthpllc@aol.com

AMEND:
SURVEY DATE: 7-15-25
©DRAWING DATE: 7-21-25
SCALE: 1" = 40'
"ALL RIGHTS RESERVED"

THIS MAP VOID UNLESS EMBOSSED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL. ALTERING ANY ITEM ON THIS MAP IS A VIOLATION OF THE LAW EXCEPT AS PROVIDED IN SECTION 7209, PART 2, OF THE NEW YORK STATE EDUCATION LAW.

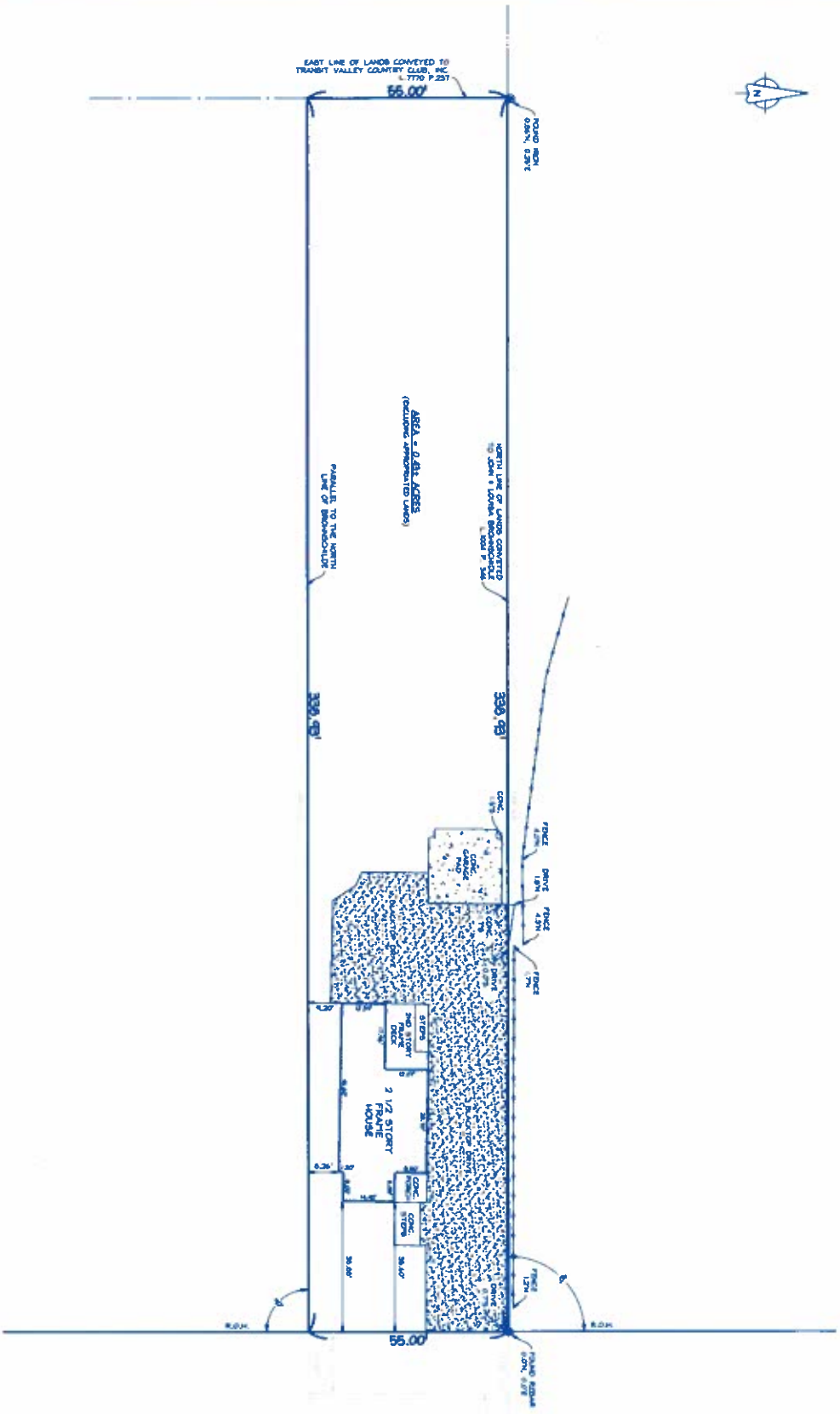
PART OF LOT 100 SECTION ____ TOWNSHIP 12 RANGE 7 OF THE: Holland Land Company's SURVEY – Erie COUNTY, N.Y.

SURVEY OF: 9030 Transit Road, Town of Amherst

SBL No. 42.04-1-40

FILE No. 42.04-1-40

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)



TRANSIT ROAD
(NYS RTE 78) (WIDTH VARIES)

NUSSBAUMER & CLARKE, INC. ENGINEERS AND SURVEYORS

3556 Lake Shore Road, Suite 500, Buffalo, NY 14219
p (716) 827-6000 f (716) 270-6091 www.nussclarke.com

BOUNDARY SURVEY
9040 Transit Road
Part of Lot 100, Township 12, Range 7
Holland Land Company's Survey
Town of Amherst
County of Erie, State of New York

Date of Survey: 07/15/2025
Scale: 1" = 20'
Project No.: 2532-0924

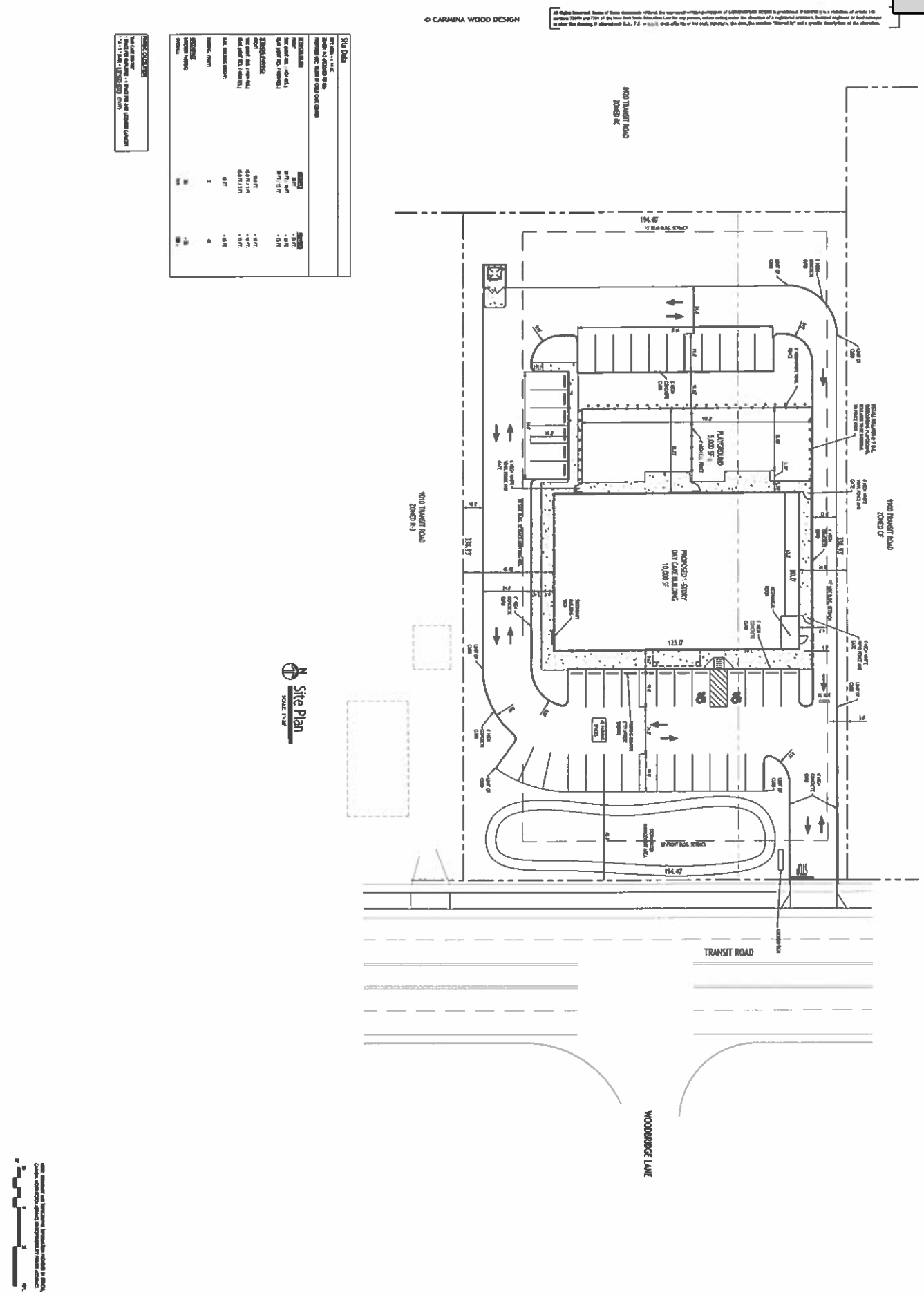
THIS SURVEY IS NOT VALID WITH AN ORIGINAL OF NO COPIES

NO MONUMENTS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

EXHIBIT 4

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)



Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

EXHIBIT 5

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

EXHIBIT 5

APPLICATION FOR REZONING OF 9030 & 9040 TRANSIT ROAD FROM R-3 TO OB

Question 11(A): **Description of the character of the proposed development:**

Response to Question 11(A): The proposed project consists of the development of 9030 and 9040 Transit Road (the "Project Site") as an approximately 10,000 sq. ft. single-story commercial building that will be utilized as a daycare facility along with related improvements. A copy of the Concept Site Plan [Drawing C-100] depicting the conceptual layout of the proposed project is attached as **Exhibit "4".**

The Project Site is currently zoned Residential District Three ("R-3") pursuant to the Town's Zoning Map. The Project Sponsor is requesting that the Project Site be rezoned from R-3 to Office Building District ("OB"). Day-care centers are expressly permitted in the OB zoning district pursuant to Section 4-4-2A of the Zoning Code. A copy of Section 4-2 of the Zoning Code titled "Office Building District (OB)" is provided at **Exhibit "7"**.

A completed Part 1 of the Full Environmental Assessment Form dated June 22, 2026 is provided at **Exhibit "1"**. The proposed project is an Unlisted Action pursuant to the State Environmental Quality Review Act ("SEQRA"). For purposes of the environmental review of the proposed project pursuant to SEQRA, the action has been defined broadly to include all required discretionary approvals and permits from the municipal boards of the Town of Amherst including but not limited to the requested rezoning of the Project Site from R-3 to OB as well as all required approvals and permits needed from involved agencies as well as all proposed site improvements.

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

Question 11(B)(1): Rationale for rezoning request: 1. What was this site chosen?

Response to Question 11(B)(1): The Project Site is an appropriate location for the proposed project. The Project Site is located in close proximity to many commercial uses on Transit Road and is contiguous to the East Amherst Fire Department (zoned CF) and the Transit Valley Country Club (zoned RC). The existing R-3 zoning classification is inconsistent with character and uses of the relevant segment of Transit Road. Figure 6 of the adopted Comprehensive Plan designates the Project Site as appropriate for "Commercial-Office" use which is consistent with the requested OB zoning classification. A copy of Figure 6 of the Comprehensive Plan is provided at **Exhibit "8"**.

Question 11(B)(2): Why cannot land be used with the existing zoning?

Response to Question 11(B)(2): The development of the Project Site pursuant to its existing R-3 zoning classification is not economically feasible given the Project Site is not a suitable location for single-family homes. The existing R-3 zoning classification is also inconsistent with the recommended land use category per Figure 6 of the adopted Comprehensive Plan.

Question 11(B)(3): How will this rezoning impact surrounding properties?

Response to Question 11(B)(3): The requested rezoning of the Project Site from R-3 to OB will not have adverse impacts on surrounding properties since the project will improve the character of the Project Site by providing new single-story daycare facility along with related site improvements at a suitable location on the west side of Transit Road. The Project Sponsor owns and manages numerous commercial parcels on both sides of Transit Road and has a well-established track record for maintaining its properties to a very high quality standard. The proposed project will also require Site Plan Approval from the Planning Board which will ensure compliance with the applicable standards for landscaping, lighting, stormwater management, etc.

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

Question 11(B)(4): How will this rezoning impact the school system?

Response to Question 11(B)(4): The proposed project will have overall positive economic impacts on the school district since it will annual property taxes without creating any demand for educational services.

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

EXHIBIT 6

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

EXHIBIT 6

APPLICATION FOR REZONING OF 9030 & 9040 TRANSIT ROAD FROM R-3 TO OB

Question 16(A)(1): **State in detail why the proposed zoning is consistent with the adopted Town of Amherst Bicentennial Comprehensive Plan. Cite specific sections, maps and/or figures in the plan that support the proposed zoning at this location.**

Response to Question 16(A)(1): The proposed OB zoning classification and the proposed commercial project are consistent with the Town's planning goals and objectives as set forth in the adopted the Bicentennial Comprehensive Plan. According to Section 3.1 of the Comprehensive Plan, commercial, office, and industrial development together comprise about 7.4% of the land in the Town and as such the proposed OB zoning classification will not result in an excessive amount of commercially zoned property in the Town.

Question 16(A)(2): **Cite all text, map, and/or figures that must be amended to support the proposed zoning at this location and provide detailed suggested amendments.**

Response to Question 16(A)(2): The requested OB zoning classification is consistent Figure 6 of the Comprehensive Plan as well as the planning goals and objectives contained in the Comprehensive Plan and as such there is not a need to amend the Comprehensive Plan to accommodate the proposed commercial project.

Question 16(A)(3): **State why the proposed zoning is consistent with intent and objectives (Sec. 1-2-2) of the Zoning Ordinance:**

Response to Question 16(A)(3): Section 1-2-1 of the Zoning Code is titled "Purpose" and it states as follows:

> *"The purpose of this Zoning Ordinance and the intent of the legislative authority in its adoption is to promote the environment of the town and its public health, safety, convenience, comfort, prosperity and the general welfare by regulating the use of*

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

buildings, other structures and land for residences, open space, public facilities, business, services, industry or other purposes; by regulating and restricting the bulk, height, design, building coverage and location of structures; by regulating and limiting population density; and for the aforesaid purposes, to divide the land within the limits of the town into districts of such number and dimensions generally consistent with the policies of the Comprehensive Plan and to provide procedures for the administration and amendment of said Zoning Ordinance."

The requested rezoning of the Project Site from R-3 to OB to accommodate the proposed project is consistent with the "Purpose" of the Zoning Code. Section 1-2-2 of the Zoning Code sets forth the objectives of the Zoning Code. This section of the Zoning Code lists thirteen objectives that are discussed below as follows:

A. To protect the character and values of residential, institutional and public uses, business, commercial and manufacturing uses and to insure their orderly and beneficial development;

Response: The proposed project represents orderly and beneficial development that will benefit the Town and its residents.

B. To provide adequate open spaces for light, air and outdoor uses to include public, common and private open space areas;

Response: The proposed rezoning is consistent with this objective.

C. To prevent overcrowding of land;

Response: The proposed rezoning of the Project Site to the requested OB zoning classification will not result in the overcrowding of land.

D. To prevent excessive concentration of population and to prevent spare and uncoordinated development;

Response: The project will not result in excessive concentration of population and the project represents an example of coordinated development that will be subject to the Town's required review process.

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

E. To regulate and control the location and spacing of buildings on the lot and in relation to the surrounding property generally consistent with the policies of the Comprehensive Plan.

Response: The responses to the Questions in Section 16 provided above sets forth the reasons the proposed rezoning of the Project Site from R-3 to OB is consistent with the policies of the Comprehensive Plan.

F. To protect persons and property from damage and injury due to fire or flood;

Response: The Project Site is not located in a regulated floodway or 100 yr. floodplain. The Site Plan Application review process will trigger the need for an Engineer's Report to be prepared by a licensed engineer to be prepared for review and approval by the Town's Engineering Department. The project will not increase the likelihood of damage and injury due to fire and flood. The proposed buildings will be constructed per the stringent requirements of the NYS Building Code including the fire safety standards contained therein.

G. To preserve and protect significant natural features and vegetation, thereby preventing ecological damage and visual blight which occur when those features or vegetation are eliminated or substantially altered to serve development purposes only.

Response: The project will not be inconsistent with this objective. The project will not result in the removal or destruction of large quantities of vegetation or fauna; or in significant adverse impacts to fish or wildlife species, habitats or other natural resources.

H. To assure that structure and land use arrangements are aesthetically harmonious with nearby areas and structures.

Response: The development of the Project Site in a manner consistent with the Concept Site Plan submitted with this Application will be aesthetically harmonious with nearby areas and structures.[1]

---

[1] A reduced-size copy of the Concept Site Plan is attached as **Exhibit "4"**.

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

I. **To regulate the location of buildings and intensity of uses in relation to streets according to plans so as to cause the least interference with and be damaged least by traffic movements and hence result in lessened street congestion and improved public safety.**

Response: The proposed project will have a single driveway connection to Transit Road, which is a New York State Highway subject to the jurisdiction of the New York State Department of Transportation ("NYSDOT").

J. **To establish zoning patterns that insure economical extensions for sewers, water supply waste disposal and other public utilities, as well as development of recreation, schools and other public facilities;**

Response: The Project Site has access to sanitary sewer and water lines as well as necessary public utilities to service the proposed project.

K. **To guide the future development of the town so as to being the gradual conformity of land, structures and uses generally consistent with the policies of the Comprehensive Plan.**

Response: The project is consistent with this objective since the proposed OB zoning classification is consistent with the policies of the adopted Comprehensive Plan.

L. **To accomplish the specific intents and goals set forth in the introduction to the respective sections.**

Response: The proposed rezoning is consistent with this objective.

M. **To protect the community from visual pollution resulting from the unregulated use of signs and other advertising devices.**

Response: The proposed project will not be inconsistent with this objective.

Question 16(C): **Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:**

Response to Question 16(C): The requested OB zoning classification to accommodate the project layout as depicted on the Concept Site Plan attached as **Exhibit "4"** will result in a project that is compatible with the present zoning of nearby properties and the character of the neighborhood.

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

Question 16(D): **Suitability of the subject property for uses permitted by the current versus the proposed district:**

Response to Question 16(D): The Project Site is more suitable for the requested OB zoning classification and the proposed commercial project than development pursuant to the existing R-3 zoning classification which is permitted to single-family homes on individual lots.

Question 16(E): **Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the Town:**

Response to Question 16(D): The proposed project will have positive impacts on the balance of uses in the Town by providing a daycare facility at an appropriate infill location on the west side of Transit Road within a developed portion of the Town.

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

EXHIBIT 7

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

§ 4-2. Office Building District (OB)

4-2-1. **Purpose.** To provide areas within the Town devoted exclusively to offices by regulating the land area, bulk and spacing of uses, particularly at common boundaries and promoting the most desirable land use and traffic patterns in accordance with the objectives of the comprehensive plan.

4-2-2. **Permitted and Special Uses.**

A. **Permitted Uses and Structures.**

OB	Permitted	Special Use	Standards
OPEN USES			
No open uses allowed			
RESIDENTIAL USES			
Upper-story dwelling unit	✓		§ 6-2-6
PUBLIC AND CIVIC USES			
Day-care center	✓		§ 6-3-2
Minor utilities	✓		
Place of worship	✓		§ 6-3-3
Public utility service structure or facility		✓	§ 6-3-4
Public works construction yard **[Added 12-7-2009 by L.L. No. 19-2009]**		✓	§ 6-3-5
Telecommunication facility		✓	§ 6-7
COMMERCIAL			
Bank[1]	✓		§ 4-8-4

1. **Editor's Note: The entry for "contracting or construction services," which immediately followed this entry, was repealed 10-17-2022**

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

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OB	Permitted	Special Use	Standards
Office	✓		
Radio or television station **[Added 4-12-2010 by L.L. No. 2-2010]**	✓		
Recording studio **[Added 4-12-2010 by L.L. No. 2-2010]**	✓		
Ground-mounted solar energy systems, Tier III **[Added 12-11-2017 by L.L. No. 24-2017]**		✓	§ 6-10
Training schools, such as technical, trade, vocational or business	✓		
INDUSTRIAL			
No industrial uses allowed			

B. **Dimensional Standards.**

For parcels 30 acres in size or more as of (effective date), the Planned Unit Development Process is required. See § 6-9. **[Added 5-20-2013 by L.L. No. 8-2013; amended 11-3-2014 by L.L. No. 39-2014]**

OB Principal & Accessory Use/Structure Dimensional Standards		Vehicle Use Area
Min. lot area	None	
Min. lot width	None	
Min. front yard		
Height of structure for first 35 ft.	20 ft	15 ft*
Height of structure for any portion of building above 35 ft.	30 ft	15 ft*
Min. rear yard (abutting residential**/nonresidential)		
Height of structure up to 30 ft	See § 2-5-4B(3)/15 ft	25 ft*/10 ft*

by L.L. No. 19-2022.

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Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

OB Principal & Accessory Use/Structure Dimensional Standards		Vehicle Use Area
Height of structure 30 ft or more	See § 2-5-4B(3)/25 ft	25 ft*/10 ft*
Min. side yard (abutting residential**/nonresidential)		

Height of structure up to 30 ft	See § 2-5-4B(3)/15 ft	25 ft*/10 ft*
Height of structure 30 ft or more	See § 2-5-4B(3)/25 ft	25 ft*/10 ft*
Max. height	65 ft	
Max. building coverage	None	
Min. interior building separation	30 ft	

*	The entire area must be landscaped.
**	R-R, S-A, R-1, R-2, R-3, CR-3A, TR-3, R-4, MFR-4A, MFR-5, MFR-6, MFR-7, PRD, PDD, PRD, NCD[2]

4-2-3. **Accessory Uses and Structures.** ***(Office Building District)*** **[Amended 10-17-2022 by L.L. No. 19-2022]**

A. **Permitted Accessory Uses and Structures.** The following accessory uses and structures incidental to any permitted principal use are allowed subject to the requirements of § 6-8, Accessory Uses or Part 7, General Development Standards.

OB Permitted Accessory Uses and Structures	Standards
Commercial recreation	§ 6-8-3
Employee lunchroom	
Landscaping	§ 7-2
Maintenance facility and air-conditioning, heating and ventilating equipment	
Off-street parking, loading, and stacking	§ 7-1
Restaurant without drive-through or outdoor dining	§ 6-8-10 **[Amended 10-17-2022 by L.L. No. 19-2022]**
Retail stores and services (may be manufactured or assembled on-premise)	§ 6-8-11

2. **Editor's Note: The diagram which immediately followed this table was repealed 2-8-2016 by L.L. No. 2-2016.**

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

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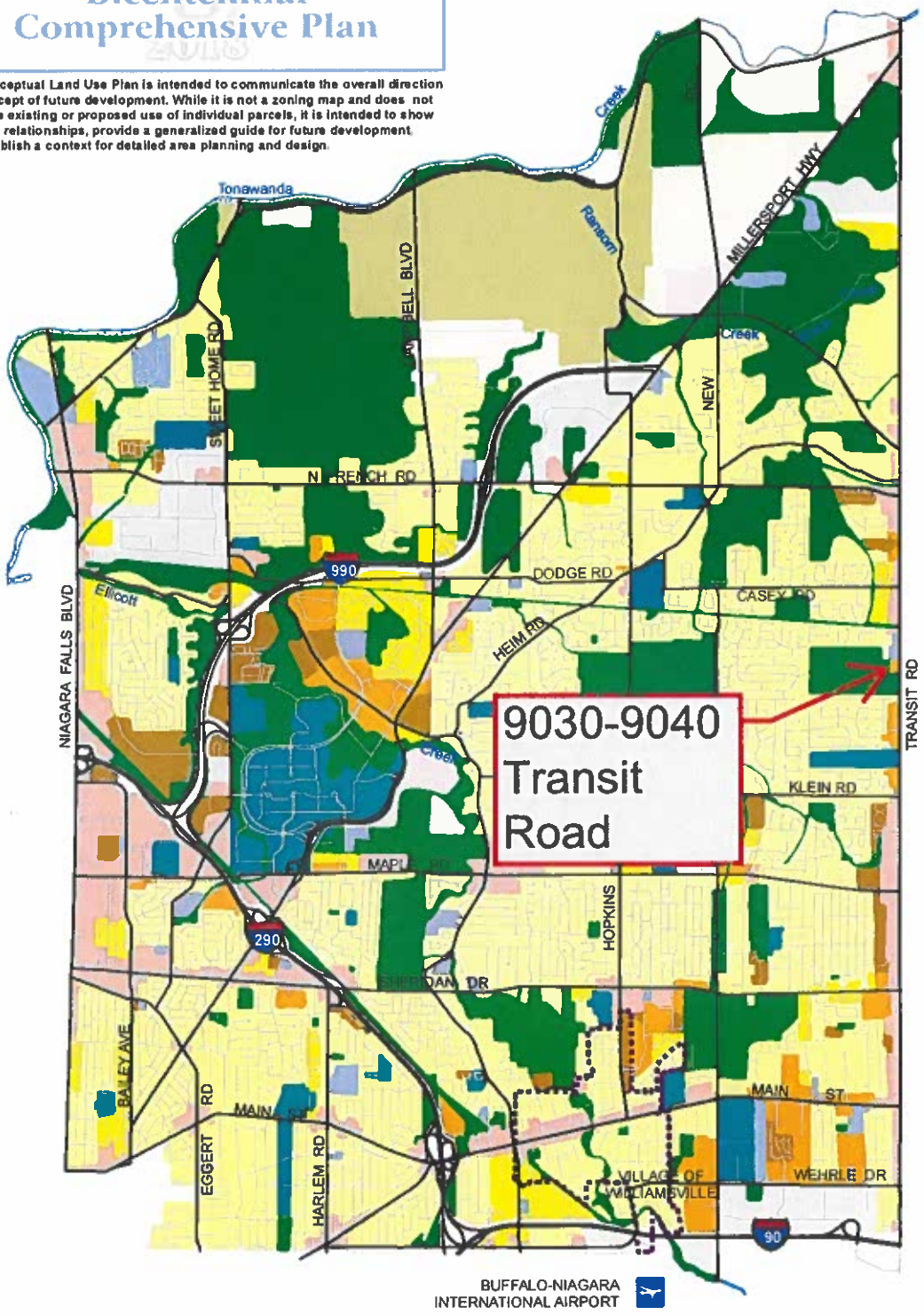
EXHIBIT 8

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

Town of Amherst Bicentennial Comprehensive Plan

The Conceptual Land Use Plan is intended to communicate the overall direction and concept of future development. While it is not a zoning map and does not show the existing or proposed use of individual parcels, it is intended to show land use relationships, provide a generalized guide for future development and establish a context for detailed area planning and design.



Conceptual Land Use Plan

FIGURE 6

- Rural Residential
- Single Family Residential
- Mixed Residential
- Medium Residential
- Commercial / Mixed Use*
- Special Use Center
- Commercial - Office
- Industrial - Office
- Community Facilities
- Educational Campus
- Recreation, Open Space & Greenways
- Agriculture
- Transportation
- Surface Water
- Village of Williamsville Boundary

* See Map Figure 6-A for Additional Designations

SOURCE NOTES:

Original Source Data Provided by the Town of Amherst Information Technology Department, URS Corporation and Wallace Roberts & Todd, LLC

Map Compiled by the Town of Amherst Planning Department

Date: December 2020

N

0 0.25 0.5 0.75 1 1.25 Miles

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

EXHIBIT 9

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

LOCAL LAW NO. _____-202_

TOWN OF AMHERST
COUNTY OF ERIE, STATE OF NEW YORK

A LOCAL LAW AMENDING CHAPTER 203 OF THE TOWN OF AMHERST CODE, KNOWN AS THE ZONING ORDINANCE TO REZONE 9030 & 9040 TRANSIT ROAD FROM R-3 TO OB AND TO AMEND THE ZONING MAP ACCORDINGLY

Be it enacted by the Town Board of the Town of Amherst as follows:

Section 1. Title.

This Local Law shall be referred to as, "A Local Law Amending Chapter 203 of the Town of Amherst Code, Known as the Zoning Ordinance to Rezone 9030 & 9040 Transit Road from R-3 to OB and to Amend the Zoning Map Accordingly".

Section 2. Legislative Findings and Intent.

The Town Board of the Town of Amherst finds that an application to rezone 9030 & 9040 Transit Road from R-3 to OB and to Amend the Zoning Map Accordingly has been filed and is in proper order. The Town Board further finds that the request including the rezoning is consistent with the Comprehensive Plan.

Section 3. Amherst Zoning Map.

The Town Board hereby amends its Zoning Map which is incorporated by reference in the Zoning Ordinance by amending from R-3 to OB, the zoning of 9030 & 9040 Transit Road, **subject to any conditions imposed by the authorizing resolution**; legally described as follows:

LEGAL DESCRIPTION OF 9030 & 9040 TRANSIT ROAD

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Amherst, County of Erie and State of New York, being part of Lot 100, Township 12 and Range 7 of the Holland Land Company's Survey, bounded and described as follows:

COMMENCING at a point on the center line of Transit Road (being also the east line of said Lot No. 100), distant 2942.28 feet southerly, as measured thereon, from its intersection with the northerly line of Lot 100;

RUNNING THENCE WESTERLY along the northerly line of lands conveyed to John Brownschidle and Louisa Brownschidle, his wife, by deed recorded in the Erie County Clerk's Office in Liber 1004 of Deeds at page 346, a distance of 50.00 feet to the westerly line of Transit Road as presently laid out, said point being the northwest corner of lands appropriated by the people of the State of New York by deed recorded in said Clerk's Office in Liber 10942 of Deeds at Page 8996 (Map 189, Parcel 204), said point being the TRUE POINT OF BEGINNING;

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

CONTINUING THENCE WESTERLY along said Brownschidle1s northerly line, a distance of 338.93 feet to an east line of lands conveyed to Transit Valley Country Club, Inc. by deed recorded in said Clerk's Office in Liber 7770 of Deeds at page 237;

THENCE SOUTHERLY along an east line of lands conveyed to Transit Valley Country Club, Inc. by deed aforesaid, a distance of 194.40 feet to the southwest corner of lands conveyed to 9030 Transit LLC by deed recorded in said Clerk's Office in Liber 11414 of Deeds at page 5904;

THENCE EASTERLY along the southerly line of said lands conveyed to 9030 Transit LLC, a distance of 338.93 feet to its intersection with said westerly line of Transit Road as presently laid out, said point being the southwest corner of lands appropriated by the people of the State of New York by deed recorded in said Clerk's Office in Liber 10943 of Deeds at page 1841 (Map 186, Parcel 201)

THENCE NORTHERLY along said westerly line of Transit Road as presently laid out and along the westerly line of said Map 186, Parcel 201 and continuing along the westerly line of said Map 189, Parcel 204, a distance of 194.40 feet to the TRUE POINT OF BEGINNING.
Said parcel containing an area of 1.513 acres, more or less.

Section 4. Validity.

This Local Law is adopted under the authority granted to the Town Board of the Town of Amherst pursuant to §§10(1)(ii)(a)(12), 20 and 27 of the Municipal Home Rule Law and §265 of the Town Law of the State of New York.

The invalidity of any provision of this Local Law shall not affect the validity of any other provision of this Local Law that can be given effect without such invalid provision.

Section 5. Effective Date.

This Local Law shall take effect immediately when it is filed in the Office of the Secretary of State in accordance with Section 27 of the Municipal Home Rule Law and published pursuant to Sections 130 & 133 of the Town Law and Chapter 28 of the Code of the Town of Amherst.

Francina J. Spoth
Town Clerk
Town of Amherst
County of Erie, State of New York

Attachment: Z-2026-02 application 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

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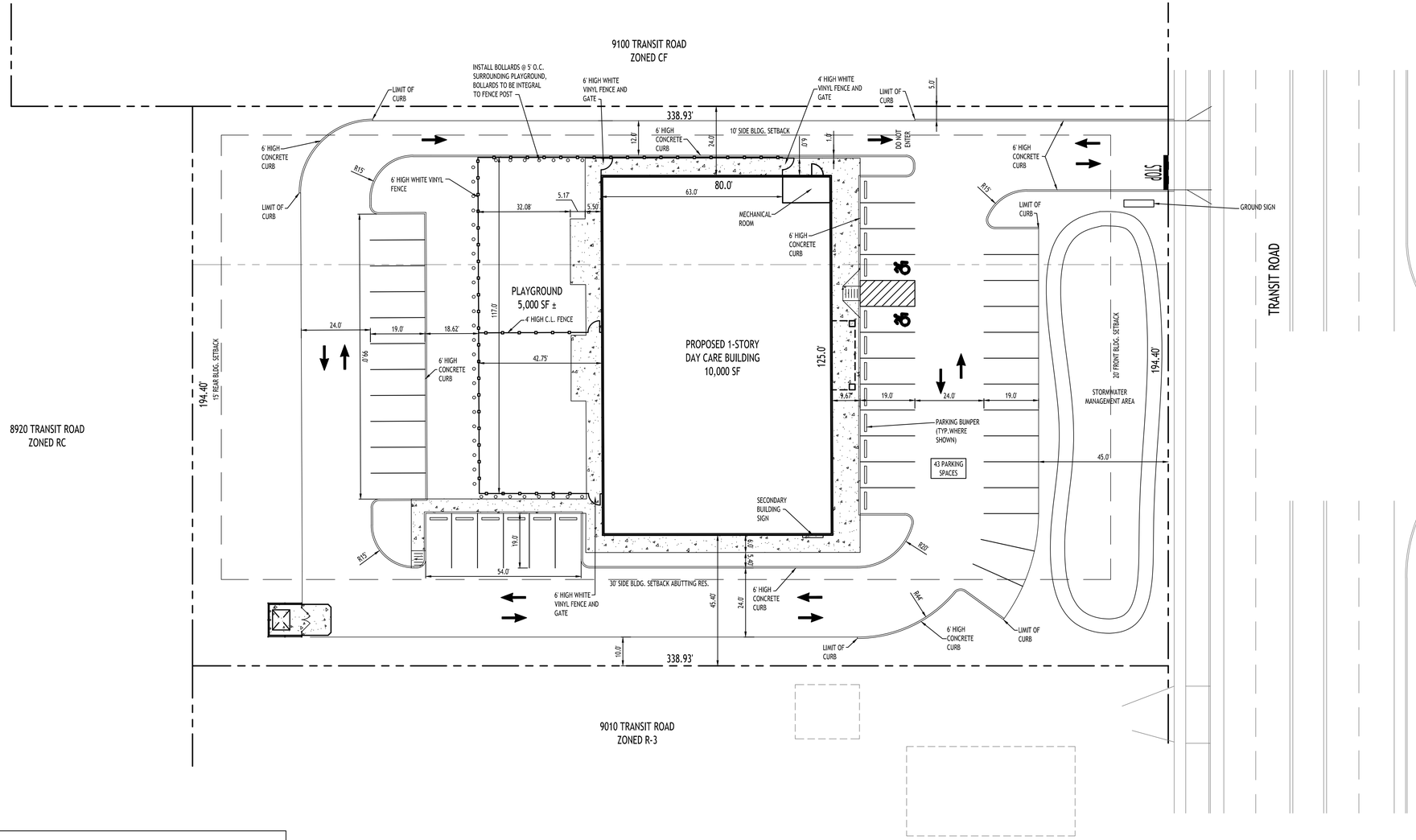


Site Data

SITE AREA = 1.51 AC
ZONED: R-3 (REZONED TO OB)
PROPOSED USE: 10,000 SF CHILD CARE CENTER

SETBACKS (BLDG)	REQUIRED	PROVIDED
FRONT	20 FT	> 20 FT.
SIDE (ABUT RES. / NON RES.)	30 FT / 10 FT	> 30 FT
REAR (ABUT RES. / NON RES.)	30 FT / 15 FT	> 15 FT
SETBACKS (PARKING)		
FRONT	10.0 FT	> 10 FT.
SIDE (ABUT. RES. / NON RES.)	15.0 FT / 5 FT	> 15 FT.
REAR (ABUT RES. / NON RES.)	15.0 FT / 5 FT	> 15 FT.
MAX. BUILDING HEIGHT:	65 FT	< 65 FT
PARKING: (9'x19')	42	43
GREENSPACE		
INTERIOR PARKING:	5%	> 5%
OVERALL:	N/A	22% ±

PARKING CALCULATION:

'DAY CARE CENTER'
1 SPACE PER EMPLOYEE + 1 SPACE PER 8 OF LICENSED CAPACITY
20 + (170/8) = 42 SPACES REQD (9'x19')

N

Site Plan

SCALE: 1"=20'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

20' 20 0 20 40Ft.

CARMINAWOOD
DESIGN
Buffalo | Utica | Greensboro

Proposed Day Care

9030 & 9040 Transit Road
Amherst, NY

REVISIONS:

No.	Description	Date

PRELIMINARY
NOT FOR CONSTRUCTION

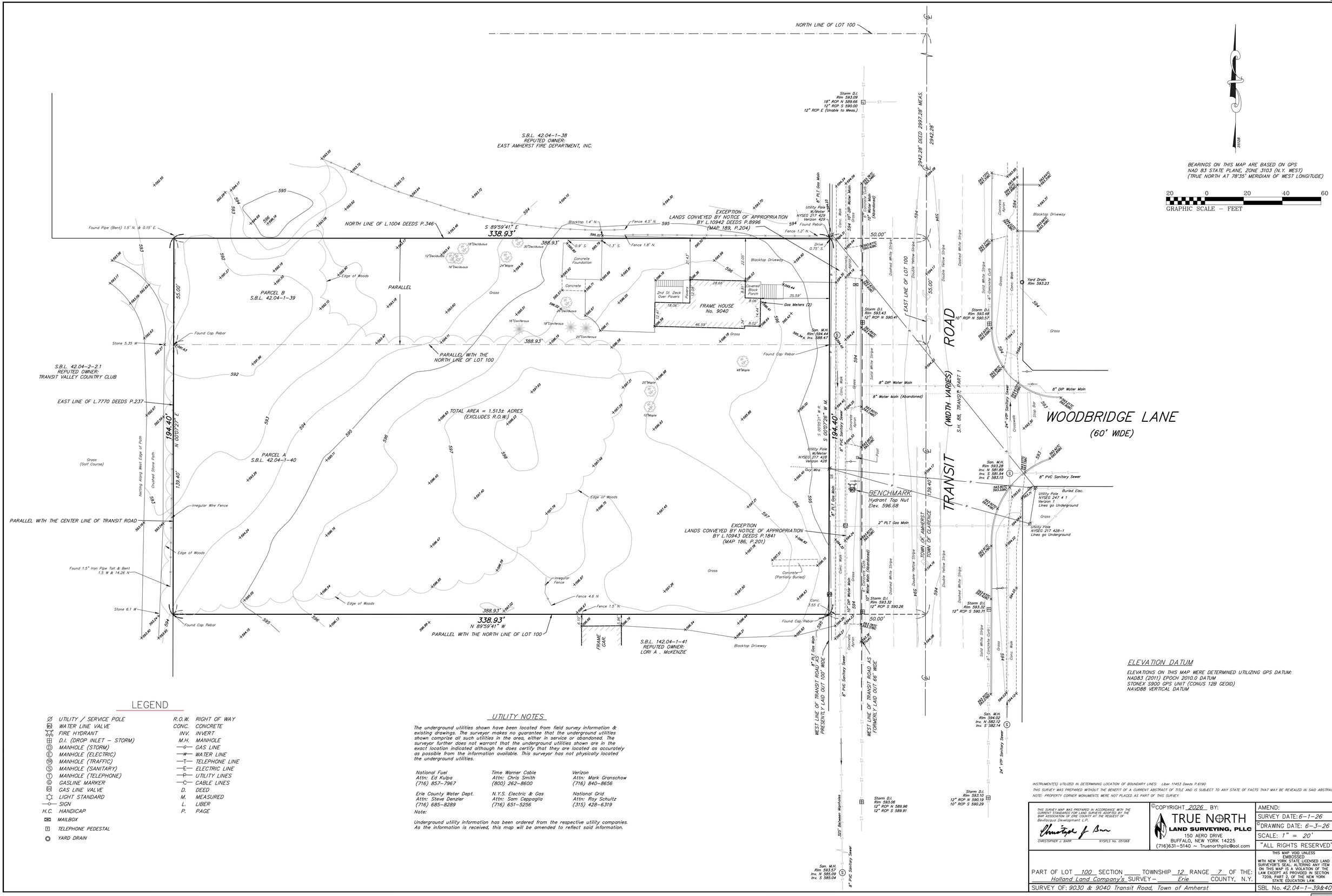
DRAWING NAME:
Site Plan
Concept

Date: 06.22
Drawn By: P. She
Scale: As No

DRAWING NO.
C-100

Project No: 25-4022

Attachment: Z-2026-02 drawings 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)



LEGEND

UTILITY / SERVICE POLE	R.O.W. RIGHT OF WAY
WATER LINE VALVE	CONC. CONCRETE
FIRE HYDRANT	INV. INVERT
D.I. (DROP INLET – STORM)	M.H. MANHOLE
MANHOLE (STORM)	—G— GAS LINE
MANHOLE (ELECTRIC)	—W— WATER LINE
MANHOLE (TRAFFIC)	—T— TELEPHONE LINE
MANHOLE (SANITARY)	—E— ELECTRIC LINE
MANHOLE (TELEPHONE)	—P— UTILITY LINES
GASLINE MARKER	—C— CABLE LINES
GAS LINE VALVE	D. DEED
LIGHT STANDARD	M. MEASURED
SIGN	L. LIBER
H.C. HANDICAP	P. PAGE
MAILBOX	
TELEPHONE PEDESTAL	
YARD DRAIN	

UTILITY NOTES

The underground utilities shown have been located from field survey information & existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.

National Fuel Attn: Ed Kulpa (716) 857-7967	Time Warner Cable Attn: Chris Smith (800) 262-8600	Verizon Attn: Mark Granschow (716) 840-8656
Erie County Water Dept. Attn: Steve Denzler (716) 685-8289	N.Y.S. Electric & Gas Attn: Sam Ceppaglia (716) 651-5256	National Grid Attn: Roy Schultz (315) 428-6319

Note:

Underground utility information has been ordered from the respective utility companies. As the information is received, this map will be amended to reflect said information.

ELEVATION DATUM

ELEVATIONS ON THIS MAP WERE DETERMINED UTILIZING GPS DATUM:
NAD83 (2011) EPOCH 2010.0 DATUM
STONEX S900 GPS UNIT (CONUS 12B GEOID)
NAVD88 VERTICAL DATUM

INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: Liber 11453 Deeds P.6190

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED IN SAID ABSTRACT.

NOTE: PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR LAND SURVEYS ADOPTED BY THE BAR ASSOCIATION OF ERIE COUNTY AT THE REQUEST OF Bevilacqua Development L.P.

CHRISTOPHER J. BARR NYSPLS No. 051068

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TRUE NORTH
LAND SURVEYING, PLLC
150 AERO DRIVE
BUFFALO, NEW YORK 14225
(716)631-5140 ~ Truenorthpllc@aol.com

AMEND:
SURVEY DATE: 6-1-26
DRAWING DATE: 6-3-26
SCALE: 1" = 20'

"ALL RIGHTS RESERVED"

THIS MAP VOID UNLESS EMBOSSED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL. ALTERING ANY ITEM ON THIS MAP IS A VIOLATION OF THE LAW EXCEPT AS PROVIDED IN SECTION 7209, PART 2, OF THE NEW YORK STATE EDUCATION LAW

PART OF LOT 100 SECTION ____ TOWNSHIP 12 RANGE 7 OF THE: Holland Land Company's SURVEY – Erie COUNTY, N.Y.

SURVEY OF: 9030 & 9040 Transit Road, Town of Amherst

SBL No. 42.04-1-39&40

Attachment: Z-2026-02 drawings 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

TOWN OF AMHERST
PLANNING BOARD
ZONING RESOLUTION
Z-2026-02

PETITIONER

Bevilacqua Development LP
9232 Transit Road, Suite B
East Amherst, NY 14051

PROPERTY LOCATION

9030-9040 Transit Road

AUG 26 2026 PM2

WHEREAS the Town of Amherst Planning Board on Thursday, August 20, 2026 held a public hearing on the proposed rezoning of land from Residential District Three (R-3) to Office Building District (OB), and

WHEREAS the Planning Board has reviewed plans and other materials regarding the rezoning proposal, and

WHEREAS the materials and plans have been referred to the Town's various review agencies, and

WHEREAS in accordance with Section 8-3-5 of the Zoning Ordinance the Planning Board finds that:

A. The proposed zoning and development plan is generally consistent with the policies of the Comprehensive Plan and the Zoning Ordinance.

B. There are adequate services and utilities available or proposed to be made available in the construction of the development.

C. The proposal is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.

D. The subject property is suitable for uses permitted by the current and the proposed zoning district.

E. The proposed change does tend to improve the balance of uses, or meets a specific demand in the Town.

F. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act may be waived because the parcel is developed.

WHEREAS pursuant to Part 617 of the implementing regulations pertaining to Article 8 of New York State Environmental Conservation Law, the Planning Board recommends that the Town Board determine that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

Attachment: Z-2026-02 signed resolution 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

TOWN OF AMHERST
PLANNING BOARD
ZONING RESOLUTION
Z-2026-02

PETITIONER

Bevilacqua Development LP

PROPERTY LOCATION

9030-9040 Transit Road

AUG 26 2026 PM2

NOW THEREFORE BE IT RESOLVED that the Planning Board recommends to the Town Board in accordance with Section 8-3-4 of the Zoning Ordinance, that the rezoning request be approved.

The foregoing resolution was adopted by the Town of Amherst Planning Board, August 20, 2026; moved by O'Rourke; seconded by Hogan; ayes 4; noes 0; absent 3 (Kahn, Penberthy, Raffaele).

Michael J. Chmiel, Planning Board Chair

8/26/26
Date

JQ/ac
Common/Current_Planning/Files/Rezonings/2026/Z-2026-02_(9030-9040_Transit_Rd)_2026/Z-2026-02_resolution_082026.doc
Cc: Town Clerk
Commissioner of Building
Highway Superintendent
Town Engineer
Traffic/Safety Coordinator
Jonathan Bevilacqua, Bevilacqua Development LP, 9232 Transit Road, Suite B, East Amherst, NY 14051
Chris Wood, Carmina Wood Design, 80 Silo City Row, Buffalo, NY 14203

Attachment: Z-2026-02 signed resolution 082026 (31977 : Z-2026-02, 9030-9040 Transit Road)

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

Meeting: 08/20/26 06:30 PM
Department: Planning
Category: Rezoning and Relief from Conditions of Rezoning
Prepared By: Amy Carrato
Initiator: Dan Howard
Sponsors:
DOC ID: 31982

ADOPTED

PLANNING BOARD ITEM (ID # 31982)

Request to Rezone 1.86± Acres of Land from DC-3 and R-3 to MFR-5, Z-2026-03

Property located at 3765 Sheridan Drive
LMK Realty Associates LLC, Petitioner

To permit the development of attached multifamily dwellings.

Kimberly Nason, Phillips Lytle, represented the petitioner, explained the proposal and was available to answer questions from the Board. Nick Massaro, LMK Realty Associates, and Dan LaPietra, Carmina Wood Design, were also present.

In response to the Board's questions, Ms. Nason stated the height of the proposed fence is six feet, the petitioner would like to maintain as much of the existing buffer as possible and is willing to add a deed restriction for the southern portion of the buffer.

James Brady, 522 Getzville Road spoke in opposition of the proposal.

No further comments were heard on this proposal. The hearing was closed.

Following discussion, Mr. O'Rourke moved to approve the request based on the resolution. The motion was seconded by Mr. Hogan and carried. Ayes 4, Noes 0, Absent 3 (Kahn, Penberthy, Raffaele).

ATTACHMENTS:

- Z-2026-03 application 082026 (PDF)
- Z-2026-03 drawings 082026 (PDF)
- Z-2026-03 signed resolution 082026 (PDF)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jonathan O'Rourke, Board Member
SECONDER:	Michael Hogan, Board Member
AYES:	Michael Chmiel, Harbinder Gill, Michael Hogan, Jonathan O'Rourke
ABSENT:	Carrie H. Kahn, Brittany Lee Penberthy, Joseph P. Raffaele Jr.

TOWN OF AMHERST

APPLICATION & REVIEW PROCEDURE

REZONING

MATERIALS MUST BE PROVIDED IN AN ELECTRONIC FORMAT THAT CONTAINS PDF FILES OF THE APPLICATION, EAF, CONCEPTUAL DEVELOPMENT PLAN, SURVEY, ANY OTHER SUPPORTING INFORMATION, AND A WORD DOCUMENT OF THE LOCAL LAW. THIS MUST BE SUBMITTED WITH YOUR APPLICATION.

APPLICATIONS WILL NOT BE TRANSMITTED WITHOUT THIS ELECTRONIC INFORMATION.

THIS ALSO APPLIES TO REVISED MATERIALS THAT ARE SUBMITTED.

This application package includes the following:

- Application Procedures
- Application Form & Checklist
- Appendix A Town of Amherst EAF Addendum
- Appendix B Criteria for Required 8½" x 11" Sketches
- Appendix C Erie Sewer District No. 5 – Commercial / Industrial New & Existing Buildings Requirements
- Appendix D Draft Local Law Form
- Appendix E Submittal of Revised Survey & Legal Description Form

- IMPORTANT -

1. Applicant obtains application from the Planning Department, 5583 Main Street, Williamsville, NY 14221, by phoning (716) 631-7051 or on-line at www.amherst.ny.us (keyword: Planning).

   The application shall be executed or consented to in writing by persons having legal standing as defined in Section 8-2-2 of the Zoning Ordinance.

2. A pre-submittal consultation with Planning Department staff is *strongly recommended* prior to submitting an application. The pre-submittal meeting gives the applicant an opportunity to discuss with staff such items as:
   - consistency of the proposed rezoning with the adopted Bicentennial Comprehensive Plan
   - determining what specific information will be required to be submitted with the application
   - identifying and discussing issues that must be addressed as part of the SEQR review.

   An appointment is required for all meetings with Planning Department staff.

3. The rezoning petition is subject to the requirements of 6 NYCRR Part 617, State Environmental Quality Review Act (SEQR), and Chapter 104 of the Town of Amherst Code, as amended. The Environmental Assessment Form (EAF) must assess the cumulative impacts associated with the rezoning (and the Comprehensive Plan amendment, if applicable). The Town Board cannot make a SEQR determination unless a complete EAF is submitted along with the Town of Amherst EAF Addendum (attached Appendix A) and any required supplementary information, such as traffic impact studies, archaeological reports, wetland delineations or geotechnical reports. SEQR issues may be discussed with Planning Department staff at a recommended pre-submittal meeting. Unlisted Actions require a Short EAF; Type I Actions require a Full EAF. The following is a link to the NYSDEC website and fillable forms with instructions: ***http://www.dec.ny.gov/permits/6191.html***.

4. Submittal of an application grants permission to Town staff and Board members to access the parcel(s) under consideration.

5. The rezoning request must be put in the form of a Local Law **and submitted both as a paper copy and in electronic form as a Microsoft Word document**. See Appendix D, attached.

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

APPLICATION PROCEDURES

1. Applicant prepares and submits one complete application with attachments to the Planning Department for review prior to filing.

2. After approval for filing by the Planning Department, the applicant files **thirteen (13)** copies of the completed application and attachments with the Planning Department and submits the required fee and one copy of the application package to the Town Clerk. (See Schedule of Fees on first page of application and make checks payable to: Town of Amherst.) Each package must be collated, with larger sheets folded into no larger than 9" x 12" size. The following information must be included in each application package:

   - A completed, signed and notarized application form with all required attachments
   - A conceptual development plan, drawn to scale (no larger than 24" X 36" in size)
   - An 8 ½" X 11" reduction of the conceptual development plan
   - Boundary survey prepared by a NYS licensed land surveyor that shows the acreage of the parcel, acreage of the area to be rezoned, zoning of adjacent properties and all other typical survey data
   - A legal description of the area proposed to be rezoned
   - The legal description in the form of a draft local law (see Appendix D) and provided **as a Word document**
   - A completed and signed Environmental Assessment Form (EAF), including any required supplementary reports such as traffic studies, geotechnical reports, archaeological surveys, or wetland delineation reports

3. The applicant returns a copy of the filing receipt to the Planning Department.

4. The Planning Department transmits copies of the application and materials for a review by:

   - Commissioner of Building
   - Town Engineer
   - Superintendent of Highways
   - Traffic / Safety Board
   - Fire Chiefs' Association
   - Town Attorney
   - Zoning Enforcement Officer
   - Other Town and outside Agencies, as applicable

5. Each agency completes its review and notifies the Planning Department in writing of its comments or recommendations as required by the Zoning Ordinance.

6. The Town makes an environmental assessment of the project to determine whether a draft Environmental Impact Statement (EIS) is required. The applicant will be advised in the event that a draft EIS is required and afforded the opportunity to prepare it. If he/she declines, the Planning Board will prepare the draft EIS at the applicant's expense. A public hearing will be held concurrently with all public hearings on the application itself.

7. The following procedures are established for submittal of revised documents: **All such documents must be provided in electronic format in addition to hard copies.**

   A. Revised Survey / Legal Description. **Thirteen (13)** copies of any proposed revisions to the Survey or Legal Description must be approved and submitted to the Planning Department. The Planning Department will transmit one copy of the revised Survey/Legal Description to the Town Clerk and to review agencies as required. The corresponding local law must also be updated and provided. *APPENDIX "E"*, "Revised Survey / Legal Description submittal form" must accompany the revised documents.

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

B. Other Revised Materials. The applicant must provide **thirteen (13)** complete sets of revised plans, reports, or materials as required to address review agency comments (recommend the applicant contact Planning staff to determine if fewer sets are needed). The revised submission should include, but is not limited to, the following:

- A cover letter addressing all comments received to date.
- Revised conceptual development plan drawings with the area of change "highlighted", along with a notation describing the change.

8. Planning Board Meeting Procedures. The applicant or representative must present the project at the public hearing before the Planning Board and be available to answer any questions at the meeting. The Planning Board may take any of the following actions:

- Adjourn the hearing to a future Planning Board meeting (hearing remains open).
- Close the public hearing and table action on the rezoning petition to the next Planning Board meeting.
- Close the public hearing and make a recommendation on the rezoning.

All determinations on matters before the Planning Board are made after all public hearings on that meeting's agenda are completed.

The Planning Board will hold both a hearing on the proposed action and a concurrent SEQR hearing. Upon receipt of all required SEQR materials, the Planning Board will make a SEQR recommendation and a recommendation on the proposed rezoning to the Town Board per the requirements of Sections 8-1, 8-2, and 8-3 of the Zoning Ordinance.

9. After the Planning Board issues its recommendation, it is the applicant's responsibility to submit a written request to the Town Clerk that a public hearing be scheduled before the Town Board. A copy of the request should also be submitted to the Planning Department.

10. A final determination on SEQR and the rezoning request will be made by the Town Board per the requirements of the Zoning Ordinance.

NOTE: Please check with the Planning Department to determine the deadline dates for filing applications. Because of the public hearing notice and departmental reviews, no zoning change application will be placed on the Planning Board agenda after the deadline for filing has closed.

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Rezoning

For Official Use

File #: _____ **Acreage** _____ **Fee $** _____

Address Verified by Assessor's Office _____ VERIFIED BY DATE

Application Received by Planning Department _____ ACCEPTED BY DATE

Materials Checked by Zoning Enforcement Officer _____ CHECKED BY DATE

Materials & Fee Paid to Town Clerk _____ ACCEPTED BY DATE

		Fill In Applicable Fees
2 ACRES OR LESS	**$1,250.**	_____
2 – 20 ACRES **$1,250 + $250/acre or fraction thereof over 2 acres** (fractions of an acre to be counted as 1 acre)		_____
21 – 30 ACRES **$5,700 + $150/acre or fraction thereof over 21 acres** (fractions of an acre to be counted as 1 acre)		_____
OVER 30 ACRES **$6,900 +$75/acre or fraction thereof over 30 acres** (fractions of an acre to be counted as 1 acre)		_____
Request for Relief of / Change to Conditions of Zoning Approval	**$1,200.**	_____
AFFIDAVIT FEE FOR PUBLIC HEARING	**$15.**	_____
	TOTAL FEE:	**$**_____

Town of Amherst Planning Department 5583 Main Street Williamsville New York 14221
(716) 631-7051 Fax (716) 631-7153 Web www.amherst.ny.us

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

TO BE COMPLETED BY APPLICANT

1. **Petitioner:**

Name: LMK Realty Associates, LLC

Address: 8525 Porter Road

Niagara Falls (City) NY (State) 14304 (Zip Code)

Phone: (716) 609-1599 Fax

E Mail: Nick Massaro -- nmassaro@lmkrealty.net

2. **The undersigned hereby petitions the Honorable Town Board to rezone the following described property:**

From: DC-3 and R-3 District

To: MFR-5 District

3. **Street address of land to be rezoned:** (must be verified by Town Assessor's Office)

3765 Sheridan Drive

SBL #: 67.12-5-79

4. **Area of land to be rezoned** (in acres): 1.86 acres

5. **Owner of Land**:

Name: LMK Realty Associates, LLC

Address: 8525 Porter Road

Niagara Falls (City) NY (State) 14304 (Zip Code)

Phone: 716-609-1599

6. **Representative** (Architect, Engineer, Landscape Architect, Surveyor or Attorney):

Name: Kimberly Nason, Esq.

Address: One Canalside 125 Main Street

Buffalo (City) NY (State) 14203 (Zip Code)

Phone: 716-504-5784 Fax

E Mail: knason@phillipslytle.com

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

7. Petitioner's interest in property

_____Option to purchase
__x__Owner
_____Other (explain) _____

8. The following are all others having an interest in this application and join herein with the petitioner named above: (describe extent of interest; attach sheets as needed)

N/A

9. Attach Survey and Legal description of land to be rezoned. The Survey must be prepared by a New York State Licensed Land Surveyor. See Exhibit C (Survey) and Exhibit D (Legal Description)

10. Said property has the following deed restrictions or covenants: (attach copy)

Liber N/A Page _____

11. Information on proposed project:

A. Description of the character of the proposed development:
See Letter of Intent.

B. Rationale for rezoning request:

1. Why was this site chosen?
See Letter of Intent.

2. Why cannot land be used with the existing zoning?
See Letter of Intent.

3. How will this rezoning impact surrounding properties?
See Letter of Intent.

4. How will this rezoning impact the school system?
See Letter of Intent.

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

12. Quantitative Data:

A. Total # of dwelling units: 48 units

B. Distribution of dwelling units by type: 12 one-bedroom and 36 two-bedroom unit

C. Gross Residential Density per acre: 25.81 units/acre

D. Total amount of Open Space: 0.75 acres

E. Proposed Non-Residential Floor Area: None

13. Development Schedule:

Start: Approx. Spring 2027

Finish: Approx. 18 months.

Stages (# of): N/A

14. If any portion of the proposed development is planned to be sold or leased, please describe:

N/A

15. Open Space ownership and maintenance provisions (if applicable):

N/A

16. Basis for Findings (Sec. 8-3-5 of the Town Zoning Code) (Attach sheets and supplemental materials as necessary.)

A. <u>The proposed zoning and development plan must be generally consistent with the policies of the Comprehensive Plan and the Town Zoning Ordinance.</u>

1. State in detail why the proposed zoning is consistent with the adopted <u>Town of Amherst Bicentennial Comprehensive Plan</u>. Cite specific sections, maps, and/or figures in the Plan that support the proposed zoning at this location (The Comprehensive Plan document is available at the Planning Department, Town Clerk's Office, Amherst libraries, or at <u>www.amherst.ny.us</u>). Add sheets as needed.

See Letter of Intent.

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

2. Pursuant to NYS Town Law Section 272a(11), "All Town land use regulations must be in accordance with a comprehensive plan adopted pursuant to this Section." The Amherst Town Board adopted the Bicentennial Comprehensive Plan pursuant to NYS Town Law 272 on January 2, 2007. If the rezoning is approved, the Town Board may require the Plan to be amended, as applicable.

   Cite all text, maps, or figures that must be amended to support the proposed zoning at this location (attach pages as necessary) and provide detailed suggested amendments.

   See Letter of Intent.

3. State why the proposed zoning is consistent with intent and objectives (Sec. 1-2-2) of the Zoning Ordinance:

   See Letter of Intent

B. Adequate Services and Utilities are available or are proposed to be made available with the construction of the development:

1. Sanitary Sewer DSCA will be provided at site plan review.
2. Storm Sewer/Drainage Discharge to NYSDOT system on Sheridan with on-Site private storm water management system.
3. Water Connection at road.
4. Other

C. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:

See Letter of Intent

D. Suitability of the subject property for uses permitted by the current versus the proposed district:

See Letter of Intent

E. Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the Town:

See Letter of Intent

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

17. The petitioner encloses herewith the sum of $ 1,265 to pay the fee, and consents to the placement of a sign(s) at the described location identifying this request for a period of time to be determined by the Town Clerk.

18. The undersigned certifies that all information required to be disclosed pursuant to Section 809 of the General Municipal Law (see below) is as follows:

The undersigned swears or affirms that all statements made herein are true, that all drawings submitted correctly show the situation involved in this petition.

Signature of Petitioner

Subscribed and sworn to before me this 18th *day of* June, 20 26

Notary Public, Erie County, New York

Michelle Curcione
Notary Public, State of New York
Reg. No. 01CU5082255
Qualified in Niagara County
Commission Expires July 21, 2029

N.Y.S. General Municipal Law - Section 809 Disclosure in certain applications:

1. Every application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provision of any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state office or any office or employee of such municipality or of a municipality of which such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.

2. For the purpose of this section an officer or employee shall be deemed to have an interest in the applicant when he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them

   (a) is the applicant, or
   (b) is an officer, director, partner or employee of the applicant, or
   (c) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
   (d) is a party to an agreement with such an applicant, express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such applicant, petition or request.

3. In the county of Nassau the provisions of subdivisions one and two of this section shall also apply to a party officer. "Party Officer" shall mean any person holding any position or office, whether by election, appointment or otherwise, in any party as defined by subdivision four or section two of the election law.

4. Ownership of less than five per cent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.

5. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

Town of Amherst Planning Department 5583 Main Street Williamsville New York 14221
(716) 631-7051; Fax: (716) 631-7153; Web: www.amherst.ny.us

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

Rezoning Application Requirements and Checklist

The following checklist outlines the information required by the Town of Amherst to accept a Rezoning application. ***It is strongly recommended that you make an appointment with Planning Staff to discuss what information will be needed to address the items shown on the checklist.***

Item No.	Item	Submitted	Official use
I Application Information			
1.0	**Town of Amherst Rezoning / Comprehensive Plan Amendment Application Form (available from Planning Department)**	X	
1.1	Name, address, and contact information of the petitioner	X	
1.2	Name and address of property owners(s) – if different than petitioner	X	
1.3	If petitioner is different than property owner, provide statement describing interest in property and a letter from the property owner authorizing the application	X	
1.4	Identify existing and proposed zoning and acreage of area proposed to be rezoned	X	
1.5	Parcel addresses and Section, Block, and Lot (SBL) numbers of all properties proposed to be rezoned. Indicate if a portion of any parcel is involved, if applicable	X	
1.6	Statement of planning objectives to be achieved by the proposed rezoning, including the following: • How the proposed zoning and development plan meets the objectives of the Comprehensive Plan • A description of the character of the proposed development • The rationale behind the assumptions that are presented	X	
1.7	Cite specific maps and/or figures in the Comprehensive Plan that must be amended to support the proposed zoning and provide suggested amendments	X	
1.8	A general statement about how any proposed open space will be maintained (if applicable)	N/A	
1.9	A development schedule indicating the approximate date when construction is expected to begin and be completed. Identify schedule of any proposed phasing of the development (attach pages as necessary)	X	
1.10	A statement of the petitioner's intentions regarding future sale or leasing of all or portions of the proposed development	N/A	
II Survey and Legal Description			
1.0	**Complete boundary survey that includes all existing structures, acreage, legal description, and easements plotted to scale by a NYS licensed land surveyor**	X	
1.1	Raised/wet seal and signature of licensed surveyor	X	
1.2	Clear delineation and acreage of area to be rezoned if different than property boundary	X	
2.0	**Legal Description of the total area proposed to be rezoned. (must be consistent with area shown to be rezoned on boundary survey)**	X	

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

Item No.	Item	Submitted	Official use
III Concept Plan (if required by the Planning Board)			
1.0	**Conceptual development plan drawn to scale (no larger than 24" x36" format and folded into 8 ½" x 11" size)**	x	
1.1	North arrow	x	
1.2	Scale of drawing	x	
1.3	Property lines (existing and proposed)	x	
1.4	Unique natural features and tree cover	x	
1.5	Information on land controlled by the applicant located within 500 feet of the perimeter of the area proposed to be rezoned	x	
1.6	Location of all proposed structures and other improvements	x	
1.7	Number and type of dwelling units (if applicable)	x	
1.8	Gross square feet of commercial space (if applicable)	N/A	
1.9	Maximum structure heights	x	
1.10	Architectural sketches	x	
1.11	Existing and proposed contours	x	
1.12	Existing utility systems (sanitary sewers, water, storm drainage)	x	
1.13	Location of proposed storm water detention or retention facilities	x	
1.14	Proposed land use arrangement	x	
1.15	Location of all parking, loading, stacking and interior circulation drives	x	
1.16	Location of proposed curb cuts	x	
1.17	Location of cross access drives to adjacent parcels	x	
1.18	Pedestrian circulation system	x	
1.19	Location of NYSDEC wetlands (including buffer area) and/or federal wetlands; indicate jurisdictional status	x	
1.20	Location of floodway and 100-year floodplain (if applicable)	x	
1.21	Location and purpose of any proposed easements	x	
1.22	Location and proposed development of all open spaces, including parks, playgrounds, conservation areas, and dedicated open space; indicate intended ownership of such areas	N/A	
1.23	Additional data as required by the Planning Board		
V Other Required Information			
1.0	**Completed and signed Environmental Assessment Form**	x	
11	Soil boring report and geotechnical report prepared by a qualified Professional Engineer (if applicable)		
1.2	Traffic impact study (if applicable)		
1.3	Archaeological assessment (if applicable)		
1,4	Wetland Delineation report (if applicable)		
2.0	**8 1/2" X 11" reduction of concept plan drawing (see appendix B)**	x	
3.0	**A CD containing a PDF of the complete submittal package, including all drawings.**	x	

For official use only:

_____
Approved/Date

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

Phillips Lytle LLP

Via E-Mail and Hand Delivery June 22, 2026

Town of Amherst
Town Board and Planning Board
ATTN: Daniel Ulatowski, Assistant Planning Director
5583 Main Street
Williamsville, New York, 14221

Re: 3765 Sheridan Drive
Application for Zoning Map Amendment
Proposed Multifamily Development

Dear Supervisor Lavin, Chairperson Chmiel, and Members of the Town Board and Planning Board:

We represent LMK Realty Associates, LLC ("**Developer**" or "**Applicant**") in connection with the proposed development of two, three-story multi-family residential apartment buildings with on-site parking and other related site improvements ("**Project**") located at 3765 Sheridan Drive (SBL: 67.12-5-79)[1] ("**Site**") in the Town of Amherst ("**Town**"). Under the Code of the Town of Amherst's Zoning Ordinance Chapter 203 ("**Zoning Ordinance**") and the Town of Amherst Zoning Map ("**Zoning Map**"), the Site is currently split-zoned between the Deep Corridor 3 ("**DC-3**") and Residential District 3 ("**R-3**") zoning districts. To facilitate the proposed Project, Applicant is first seeking approval from the Town of Amherst Town Board ("**Town Board**"), in accordance with Zoning Ordinance § 8-3 and based upon input and feedback from Town staff, to rezone the Site to the Multifamily Residential District Five ("**MFR-5**") zoning district ("**Zoning Amendment**").

On behalf of the Developer, we submit this letter with supporting documentation to request the Zoning Amendment and detail its adherence to the Comprehensive Plan and Zoning Ordinance ("**Application**"). Applicant respectfully submits that the Project

[1] Applicant is proposing a portion of the parking lot to be located on the adjacent property at 3755 Sheridan Drive (SBL: 67.12-5-80) that it currently owns.

ATTORNEYS AT LAW

KIMBERLY R. NASON, PARTNER DIRECT 716 504 5784 KNASON@PHILLIPSLYTLE.COM

ONE CANALSIDE 125 MAIN STREET BUFFALO, NEW YORK 14203-2887 PHONE 716 847 8400 FAX 716 852 6100

NEW YORK: ALBANY, BUFFALO, CHAUTAUQUA, GARDEN CITY, NEW YORK, ROCHESTER | CHICAGO, IL | WASHINGTON, DC | CANADA: WATERLOO REGION |

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

and Zoning Amendment is consistent with both the Comprehensive Plan and Zoning Ordinance, and the Zoning Amendment will allow the Project to proceed with further applications, including site plan approval and any required area variances, for the proposed development, which is well suited for the Site and meeting the Town's goals and residential needs. As such, enclosed herewith you will find a check for $1,265 for the associated filing fee, along with eleven (11) copies of the Application with the following exhibits attached hereto and made part hereof:

Exhibit A:	Concept Development Plan
Exhibit B:	Conceptual Rendering
Exhibit C:	Survey
Exhibit D:	Legal Description
Exhibit E:	Draft Local Law
Exhibit F:	Short Environmental Assessment Form
Exhibit G:	Rezoning Application Form

PROJECT DETAILS

Applicant:	LMK Realty Associates, LLC
Applicant Address:	8525 Porter Road Niagara Falls, New York 14304
Attorney Contact:	Phillips Lytle LLP Kimberly Nason, Esq. One Canalside 125 Main Street Buffalo, New York 14203 (716) 504-5784 knason@phillipslytle.com
Project Location:	3765 Sheridan Drive Amherst, New York 14226
Parcel ID:	SBL: 67.12-5-79

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

Zoning Districts: Deep Corridor 3 (DC-3) and Residential District 3 (R-3)

PROJECT AND SITE DESCRIPTION

The Project proposes the development of the 1.86-acre Site with two, three story residential apartment buildings that will include twenty-four (24) units in each building, for a total of forty-eight (48) units. There will be approximately twelve (12) one bedroom units and approximately thirty-six (36) two-bedroom units. The Project will also include on-Site parking with sixty (60) parking spaces and sixteen (16) garage spaces, for a total of seventy-six (76) parking spaces. The Project includes interconnected sidewalks, landscaping, and perimeter fencing along the east and south property lines of the Site. Site access remains consistent, with the Site accessed from Sheridan Drive via a shared access drive with the adjacent parcel also owned by the Developer, which currently includes a Bassett Furniture store. The Project will also have access to existing walkways, bicycle lanes, and bus stops located along Sheridan Drive. The Project will not impact the existing drive north of the Site which provides access to the Northtown dealership parking lot that is located to the east of the Site. The two proposed apartment buildings will be aligned north to south and situated on the easternmost portion of the Site. The proposed parking garage is situated in the southwest portion of the Site. There is also one non-jurisdictional wetland located in the southwest portion of the Site that will not be impacted by the Project. See **Exhibit A (Concept Development Plan)** and **Exhibit B (Conceptual Rendering)**.

The proposed Zoning Amendment and the Project design, as explained above, were developed in collaboration with and during the course of multiple conversations with Town staff since January 2026, which included the Town of Amherst Planning Department ("**Planning Department**"), Town of Amherst Zoning Enforcement Officer ("**ZEO**"), Town Engineer, and Town fire officials. The proposed Project's design and details were revised to incorporate Town feedback, and the proposed Zoning Amendment to MFR-5 were all based upon input received from Town staff. Those Project design considerations included limiting the height to three-stories, and dividing the building complex into two separate buildings. We note that in prior Project iterations the Applicant originally proposed a design compliant with MFR-5 height requirements, but based upon feedback from the Town, the current proposed height of the Project is approximately 40 feet in order to incorporate the Town's preference for a

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peaked design. Developer also worked with Town fire officials to ensure that local fire and emergency services have sufficient access and turnaround space for their vehicles, as well as safe and efficient access to all units and all sides of the two buildings. Fencing was added along the eastern and southern perimeter of the Site, with incorporated landscaping throughout the Site, in order to blend in and buffer the Project from adjacent single-family residential homes. See **Exhibit A (Concept Development Plan)** and **Exhibit B (Conceptual Rendering)**.

The Site is bounded to the north by Sheridan Drive with commercial businesses, motor sales businesses, and some multi-family residential apartments further north. Directly west and adjacent to the Site is the Basset Furniture store. Garnet Park is located just west of the Site, and the Northtown dealership parking lot and some single-family residential properties are located to the east of the Site. To the south of the Site is an existing wooded area and then further south are single-family residential properties. See **Exhibit A (Concept Development Plan), Exhibit B (Conceptual Rendering), Exhibit C (Survey)**, and **Exhibit D (Legal Description)**.

The Site is currently split zoned between the DC-3 zoning district, located in the front portion of the Site along Sheridan and the R-3 zoning district, located in the back portion of the Site. In accordance with the 2018 Town of Amherst Bicentennial Comprehensive Plan, adopted January 2, 2007 and amended in December 2020 ("**Comprehensive Plan**"), the Site is designated as a commercial/mixed use area per Figure 6 "Conceptual Land Use Plan," and the Site is also located in the suburban corridor per Figure 6-A "Commercial and Mixed Use Designation."

The surrounding zoning districts around the Site include the DC-3 zoning district and Recreation Conservation District ("**RC**") to the west. There are properties to the north of the Site that are zoned General Business District ("**GB**"), Motor Service District ("**MS**"), as well as some other MFR-5 zoned properties. To the east of the Site, there are properties zoned MS and R-3, while a majority of the properties located south of the Site are zoned R-3. Accordingly, with a mix of various zoning districts, the Project and Zoning Amendment will be compatible and consistent with the existing zoning footprint that surrounds and extends beyond the Site. The proposed Project is highly compatible with the surrounding area as a transition between single family residential homes and more commercial development. The proposed Project will not only provide landscaping and buffering from the single family residential homes, but will help to

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

meet the Town's mixed-use goals. See **Exhibit A (Concept Development Plan)** and **Exhibit B (Conceptual Rendering)**.

PROPOSED ZONING MAP AMENDMENT

Pursuant to Zoning Ordinance § 8-3-1, the boundaries of the Town's Zoning Map from time to time may be amended, supplemented, changed, or modified as provided by New York State Town Law §§ 264 and 265, and may be initiated by the property owner of the property to be rezoned. Accordingly, the Zoning Amendment may be initiated by the Developer, as the property owner, and the Town Board is tasked with reviewing and approving such requests, after receiving a recommendation from the Planning Board. *See* Zoning Ordinance §§ 8-3-4 and 8-3-6.

As described above, the Site is split zoned between the DC-3 zoning district and the R-3 zoning district. In accordance with Zoning Ordinance § 5A-3-4, the DC-3 zoning district is intended for deep corridor parcels (over 200' deep) that are appropriate for three-story buildings and have excessively long blocks that are broken up by new streets connecting within the district. The DC-3 district is intended to provide for a variety of retail, service, and commercial uses, as well as multi-family residences or offices.

The Project proposes multi-family residential apartments in the midst of a variety of commercial, retail, and residential properties, and as such, the DC-3 district is not compatible for the Project and the existing corridor along Sheridan Drive. The Project will be unable to meet the purpose of this zoning district as described in Zoning Ordinance § 5A-3-4, as well as the bulk requirements associated with the DC-3 district, such as setbacks, street type and frontage, activation, and the use of blocks. Furthermore, in accordance with the Zoning Ordinance § 203-3-6.2, multi-family attached dwellings are not a permitted use in the R-3 district. Through feedback from and collaboration with the Planning Department , and consistent with the surrounding uses and Comprehensive Plan, Developer is proposing to rezone the property into the MFR-5 zoning district in order to remove the split zoning and allow for the multi-family residential apartments that are more compatible with the current uses surrounding the Site. See **Exhibit E (Draft Local Law)**.

The MFR-5 zoning district provides for medium-density multifamily development where the relationship among buildings and between wings of a single building assures

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adequate light and air to residents and protection to and from surrounding development. *See* Zoning Ordinance § 3-11. The MFR-5 zoning district permits attached dwellings, such as the proposed Project here. Through the feedback of Town staff, the proposed Project has limited the building height to three-stories, with a 40' height proposed to accommodate Town design preference, and proposes two separate buildings to allow for adequate light and air for residents, and the Project will be buffered with fencing and landscaping from those single-family residences. See **Exhibit A (Concept Development Plan)** and **Exhibit B (Conceptual Rendering)**.

Accordingly, the proposed Project incorporates initial Town feedback, and is consistent with the surrounding uses while meeting residential need in the Town. The Zoning Amendment eliminates restrictive split zoning, and is consistent with the Comprehensive Plan. Furthermore, it is more representative of the surrounding area and current developments and structures that contain a mix of commercial and residential properties, as well as other MFR-5 zoned properties just north of the Site. With this Zoning Amendment and with the proposed two three-story buildings, on-Site parking, and proposed perimeter fencing and landscaping, the Project will be visually appealing and more compatible with the other associated zoning districts and neighborhood surrounding the Site. See **Exhibit A (Concept Development Plan)** and **Exhibit B (Conceptual Rendering)**.

REZONING ANALYSIS

In accordance with Zoning Ordinance § 8-3-5, in evaluating its recommendation, the Planning Board shall consider and make findings, and the Town Board must consider, certain approval criteria. Because a Zoning Amendment is a matter of legislative discretion, it is not controlled by any one of the approval standards, but rather on a balancing of the standards. Accordingly, below you will find the approval criteria set forth in Zoning Ordinance § 8-3-5, along with an explanation describing how each has been addressed and, as applicable, an exhibit reference directing your attention to the relevant materials.

1. **The proposed zoning and development plan is generally consistent with the policies of the Comprehensive Plan and this Ordinance.**

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APPLICANT'S RESPONSE: As explained in detail above, the Applicant is proposing a Zoning Amendment in order to eliminate the restrictive split zoning and to better reflect the existing commercial and residential land uses along Sheridan Drive and surrounding the Site. The Comprehensive Plan contains specific goals, objectives, and policies related to land use development, housing, and neighborhoods. See Comprehensive Plan §§ 3.2 and 8.2. The Comprehensive Plan calls for the Town to expand mixed-use development by supporting a mix of housing and commercial use, as well as redeveloping and revitalizing underutilized and vacant properties for economically viable uses. See Policy §§ 3-1 and 3-9. The proposed rezoning of the Site to an MFR-5 zoning district is consistent with these two policies as the Zoning Amendment and Project will restore currently vacant land to an active use, by providing attractive multi-family residential facilities to an already well-established mixed-use suburban corridor in the Town. The Project will complement the surrounding neighborhood and existing land uses by limiting the height of the structures to three-stories with a peak design and separating the buildings to provide light and air to residents and protection to and from the surrounding development. See ***Exhibit A (Concept Development Plan)*** *and* ***Exhibit B (Conceptual Rendering)****.*

Furthermore, the Comprehensive Plan also calls for the Town to promote the development of a variety of housing types and encourage higher density residential uses in mixed-use developments. See Policy §§ 8-2 and 8-3. The Zoning Amendment and Project will contribute to the Town's diverse housing stock that will be located in a well-established mixed-use suburban corridor.

As previously stated above, the Site is designated as a commercial/mixed use area per Figure 6 "Conceptual Land Use Plan," and is also located in the suburban corridor per Figure 6-A "Commercial and Mixed Use Designation." Accordingly, the Zoning Amendment is consistent with the Town's generalized future pattern of the surrounding area as a mixed-use development of residential and commercial that will continue to support the Town's commitment to strengthening commercial and mixed-use opportunities. See Policy § 3.3.2, p. 3-33. In addition, the Zoning Amendment is consistent with the suburban corridor designation as it is located and will contribute to the common commercial and mixed-use center type along Sheridan Drive that incorporates both commercial development and adjacent single- or multi-family homes. See Policy § 3.3.2, p. 3-39. The Project will reduce impacts to the adjacent residential properties by limiting the height of the structures to three-stories with a peak design and incorporating landscaping and perimeter fencing. See ***Exhibit A (Concept Development Plan)*** *and* ***Exhibit B (Conceptual Rendering)****.*

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Lastly, the Zoning Amendment is generally consistent with the intent and objectives of the Zoning Ordinance set forth in Section 1-2-2. The Zoning Amendment will eliminate the split zoning of the Site to allow for the construction of multi-family residential apartments that are more compatible with the surrounding character of a well-established mixed-use area. Applicant is proposing, based upon feedback from Town staff, two, three-story apartment buildings that blend with and are aesthetically harmonious with nearby commercial and residential areas and structures and provide a transition between areas with single family homes and commercial development.

The Project as currently proposed will require variances including building height[2], density, front parking setback, building coverage, and landscaping. A parking waiver will also be sought from the Town ZEO as part of the site plan approval process. The requested variances are required due to the unique shape of the parcel and proposed building design as determined in consultation with Town staff, and the Applicant looks forward to additional Town feedback as the Application proceeds. With this Zoning Amendment, the Developer will be able to achieve the Town's Comprehensive Plan goals of guiding future development in this area to a gradual conformity of a mixed-use development pattern of land and structures. See ***Exhibit A (Concept Development Plan)*** *and* ***Exhibit B (Conceptual Rendering)****.*

Accordingly, for all the reasons stated above, Applicant respectfully submits that the Zoning Amendment is consistent with the policies of the Comprehensive Plan and Zoning Ordinance.

2. Whether or not there are adequate services and utilities available or proposed to be made available in the construction of the development.

APPLICANT'S RESPONSE: The Site is near adequate and available services and utilities for the construction of the proposed Project. Water utilities will be interconnected with existing connections located along Sheridan Drive. Applicants will also submit a downstream sewer capacity analysis to the Town during site plan review. Lastly, storm sewer and drainage will be discharged to the existing NYSDOT system on Sheridan Dive, and Applicant will plan to construct an on-Site private storm water management system. Accordingly, it is not anticipated that the proposed Project will exceed the available infrastructure capacities. See ***Exhibit A (Concept Development Plan)*** *and* ***Exhibit B (Conceptual Rendering)****.*

[2] As mentioned height of the two buildings is currently proposed at approximately 40′ in order to incorporate the peaked design as requested by the Town. See **Exhibit B (Conceptual Rendering).**

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

3. **Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood.**

APPLICANT'S RESPONSE: *The Zoning Amendment and Project is compatible with the present zoning and conforming uses of nearby properties and with the character of the neighborhood. As explained above, the existing zoning districts and uses surrounding the Site are a mix including RC, GB, MS, R-3, and other MFR-5 designated properties. The Zoning Amendment will be compatible and consistent with the existing zoning footprint that surrounds and extends beyond the Site. The development of the Site into multi-family residential apartments will blend in with and serve as a transition area for the existing commercial and residential structures of the nearby properties, as it will be limited to three-stories and include appropriate landscaping and fencing. Therefore, the Zoning Amendment will complement and enhance the Town's established mixed-use zoning. See* ***Exhibit A (Concept Development Plan)*** *and* ***Exhibit B (Conceptual Rendering)****.*

4. **Suitability of the subject property for uses permitted by the current versus the proposed district.**

APPLICANT'S RESPONSE: *As previously explained above, the present zoning of the Site is split zoned between DC-3 and R-3 which restricts the type of development that is permitted on the Site. The Site is also a unique L-shaped property which limits the available development options and further is complicated by the split zoning. The DC-3 district has restrictive mixed-use design standards and bulk requirements, while the R-3 district does not permit multi-family attached dwellings. The MFR-5 zoning district addresses areas within the Town for medium-density multifamily development, and permits the development of multi-family attached dwellings, and further, was recommended by Town staff. Accordingly, the Zoning Amendment as proposed is more suitable for the Site and the proposed Project, and consistent with the Comprehensive Plan, as compared to the current zoning district designation. See* ***Exhibit A (Concept Development Plan)*** *and* ***Exhibit C (Survey)****.*

5. **Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the Town.**

APPLICANT'S RESPONSE: *Applicant respectfully submits that the Zoning Amendment will improve the balance of uses in the Town. The Site currently sits vacant along the well-established Sheridan corridor that has grown into a mix of commercial and residential uses. The Zoning Amendment will provide a balance against the existing commercial uses and will*

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connect with, but not impact, the existing residential properties, which provides for a transition between areas with single family homes and commercial development. The proposed Project will be limited in story height to blend into the surrounding commercial and residential uses, and will include landscaping and fencing so as to not disturb those existing residential properties. See ***Exhibit A (Concept Development Plan)*** *and* ***Exhibit B (Conceptual Rendering).***

In addition to the approval criteria, the Town's rezoning application form includes certain questions pertaining to the rationale of the Zoning Amendment. Thus, below you will find the Town's rezoning application questions as it relates to the rationale of the Zoning Amendment, along with an explanation describing how each has been addressed and, as applicable, an exhibit reference directing your attention to the relevant materials.

1. **Why was this site chosen?**

APPLICANT'S RESPONSE: Applicant currently owns this Site, as well as the adjacent site housing the Bassett Furniture. The Site has been vacant for some time, and the Applicant has been unable to lease, sell, or develop the Site due to the unique L-shape of the Site and the restrictive and split zoning requirements. Developer seeks the Zoning Amendment in order to move forward with the proposed Project and to achieve the Town's goal in enhancing a mixed-use area while still conforming with the established commercial and residential uses nearby the Site. See ***Exhibit A (Concept Development Plan)*** *and* ***Exhibit C (Survey)****.*

2. **Why cannot land be used with the existing zoning?**

APPLICANT'S RESPONSE: As previously explained above, Applicant respectfully submits that the present zoning of the Site is split zoned between DC-3 and R-3 which restricts the type of development that is permitted on the Site. The DC-3 district has restrictive mixed-use design standards and bulk requirements, while the R-3 district does not permit multi-family attached dwellings. Accordingly, the proposed Project cannot be developed on the Site under its existing zoning district, and therefore requires the Zoning Amendment.

3. **How will this rezoning impact surrounding properties?**

APPLICANT'S RESPONSE: Applicant respectfully submits that the Zoning Amendment will have minimal impact to the surrounding properties, as the properties surrounding the Site and Sheridan Drive corridor are a mix of commercial and residential uses. The Project proposes screening from residential properties. Therefore, introducing the MFR-5 zoning district will not

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

adversely impact the area, but instead remedy the Site's split zoning designation and be more consistent with the Town's goal in establishing a mixed-use development area, as well as provide a transition between areas with single family homes and commercial development.

4. **How will this rezoning impact the school system?**

APPLICANT'S RESPONSE: Applicant respectfully submits that the Zoning Amendment will have minimal to no impacts to the school system. Although the Project may bring forth new Town residents, it will not create a burden on the school system given the limited number of units proposed. If anything, the Zoning Amendment, and proposed Project, will convert a vacant lot and bring additional school tax dollars to the Town.

RECOMMENDATION BY PLANNING BOARD

Pursuant to the Zoning Ordinance § 8-3-4, the Planning Board is tasked with issuing a recommendation to approve, approve with modifications, or disapprove the Zoning Amendment, and forward the recommendation to the Town Board. Based on the forgoing, we respectfully request that the Planning Board provide a favorable recommendation to the Town Board to approve the Zoning Amendment as it is consistent with the Town's Comprehensive Plan and the regulations, standards, and purpose of the Zoning Ordinance.

STATE ENVIRONMENTAL QUALITY REVIEW ACT

Prior to taking action on an application, the New York State Environmental Quality Review Act ("**SEQRA**") requires a governmental agency to undertake an environmental review of a project to assess whether the action has the potential to have a significant adverse environmental impact. In this case, the action is an Unlisted Action under SEQRA. As an unlisted action pursuant to SEQRA, we understand the Town Board may conduct a coordinated review of the project (see 6 NYCRR § 617.6(b)(3)), and we respectfully request that the Town Board begin its coordinated review and establish itself as Lead Agency for purposes of SEQRA by sending notice to any interested and involved agencies. To aid the Town Board in determining whether the Zoning Amendment may have a significant adverse impact upon the environment, Applicant has submitted Short Environmental Assessment Form as provided in **Exhibit F.** Applicant respectfully submits that based upon the proposed Project details and Zoning

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Amendment described above, there are no significant adverse environmental impacts and a Negative Declaration is appropriate.

GENERAL MUNICIPAL LAW REFERRAL

To the extent this Application requires referral under GML 239-m to the Erie County Department of Environment and Planning, we ask that this Application be so submitted.

CONCLUSION

Based upon the information provided herein, we respectfully submit that a rezoning of the Site to MFR-5 to facilitate the Project is appropriate and consistent with the goals of the Comprehensive Plan and Zoning Ordinance.

On behalf of Developer, we respectfully request that the Town Planning Department determine that the Application is complete, and further, that it schedule a public hearing with the Planning Board. We also request that the Planning Board recommend approval of the Application. Finally, we ask the Town Board to approve the request to rezone the Site to MFR-5. We look forward to discussing the Zoning Amendment with the Planning Board and Town Board. In the meantime, should you have any questions or require additional information to process the Application, please do not hesitate to reach out.

Very truly yours,

Phillips Lytle LLP

By /s/ *Kimberly R. Nason*

Kimberly R. Nason

KRN

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

cc: Nick Massaro - via email only
Chris Wood, P.E. - via email only

Doc #13418106.1

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

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 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:
3765 Sheridan Drive - Zoning Map Amendment

Project Location (describe, and attach a location map):
3765 Sheridan Drive, Amherst, New York, 14226

Brief Description of Proposed Action:
Applicant is proposing the development of two, three-story residential apartment buildings with on-site parking and other related site improvements ("Project") located at 3765 Sheridan Drive (SBL: 67.12-5-79) ("Site") in the Town of Amherst. The Site is currently split-zoned between the Deep Corridor 3 (DC-3) and Residential District 3 (R-3) zoning district. The Project will require a rezoning and the Applicant is seeking to rezone the Site to the Multifamily Residential District Five (MFR-5) zoning district.

Name of Applicant or Sponsor:	Telephone: 716-609-1599
LMK Realty Associates, LLC (Nick Massaro)	E-Mail: nmassaro@lmkrealty.net

Address:
8525 Porter Road

City/PO:	State:	Zip Code:
Niagara Falls	New York	14304

	NO	YES
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.	[X]	[ ]
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: See **Attachment A**	[ ]	[X]

3. a. Total acreage of the site of the proposed action? 1.86 acres
   b. Total acreage to be physically disturbed? 1.5 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 3.25 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   [X] Urban [ ] Rural (non-agriculture) [ ] Industrial [X] Commercial [X] Residential (suburban)
   [ ] Forest [ ] Agriculture [ ] Aquatic [ ] Other(Specify):
   [X] Parkland

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	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	X		
b. Consistent with the adopted comprehensive plan?		X	

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		X

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	X	

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	X	
b. Are public transportation services available at or near the site of the proposed action?		X
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		X

	NO	YES
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:		X

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____		X

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____		X

	NO	YES
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?	X	
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?	X	

	NO	YES
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?	X	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	X	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☒ Suburban

	NO	YES
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?	☒	☐
16. Is the project site located in the 100-year or 500-year flood plain?	☒	☐
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: Storm water will discharge to the NYSDOT system on Sheridan Drive following an on-site private storm water management system.		
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: Purpose is for storm water management and will include underground detention, size TBD.	☐	☒
19. 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:	☒	☐
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:	☒	☐
21. Is the project located within, or within ½-mile of, a disadvantaged community?	☒	☐
If No, could impacts from the project affect a disadvantaged community?	☒	☐
If Yes to either question in 21, answer the following question:		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: LMK Realty Associates, LLC (Nick Massaro) Date: 7/29/2026

Signature: _____ Title: VP- Business Development

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

Attachment A

- **Town of Amherst Town Board** - Adoption of Zoning Amendment
- **Town of Amherst Planning Board** - Zoning Amendment Recommendation and Site Plan Approval
- **Town of Amherst ZBA** - Area variances review and approval
- **NYSDEC** - SWPPP review for SPDES general permit and DSCA approval
- **NYSDOT** - Stormwater review and work permit, and highway work permit
- **ECWA** - Waterline interconnection for backflow and service approval
- **ECDOH** - Sanitary sewer review

Doc #13524565.1

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

Wetland Delineation Report

for

3765 SHERIDAN DRIVE

Town of Amherst

Erie County, New York

for

Dominic Massaro

SJL Wetlands, LLC
P.O. Box 47
Warsaw, NY 14569
716-912-7965

July 10, 2026
Project Code: **25-088**

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

Wetland Delineation Report

3765 SHERIDAN DRIVE

Prepared By:

SJL WETLANDS, LLC
PO BOX 47
WARSAW, NEW YORK 14569

Prepared For:

DOMINIC MASSARO
MK DEVELOPMENT LLC
8525 PORTER ROAD
NIAGARA FALLS, NY 14304
DMASSARO@MASSAROGROUP.COM
716-609-0351

REPORT DATE: July 10, 2026

PROJECT CODE: 25-088

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

PROJECT INFORMATION

Project Name	3765 Sheridan Drive
Street Address	3765 Sheridan Drive
SBL Number	67.12-5-79
Town	Amherst
County	Erie
State	New York
Latitude/Longitude (NAD83)	42.97827°N, -78.79431°W
Investigation Area	1.87± Acres
USGS 7.5 Minute Topographical Map	Buffalo Northeast Quadrangle
Waterway	N/A
Hydrologic Unit Code	04270101
Date of Delineation	September 22, 2025
Point of Contact	Scott Livingstone (716) 912-7965 Scott@SJLWetlandsLLC.com
Engineer	Carmina Wood Design
Property Owner	LMK Realty Associates LLC
Authority	Section 404
Permit/Letter Being Requested	Jurisdictional Determination

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

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Appendix C - Site Photographs

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

EXECUTIVE SUMMARY

MK Development, LLC has proposed a multi-family residential development located on the south side of Sheridan Drive in the Town of Amherst, County of Erie, State of New York. MK Development, LLC has retained SJL Wetlands, LLC (SJL) to complete a wetland delineation report that would allow the U.S. Army Corps of Engineers (USACE) and New York State Department of Environmental Conservation (NYSDEC) to determine their jurisdictional authority over the investigation area under Section 404 of the Clean Water Act and Articles 15 (Protection of Waters) and 24 (Freshwater Wetlands) of the New York State Environmental Conservation Law.

A preliminary review of available information pertaining to vegetation, soils, and hydrology in the project area was implemented prior to conducting a field investigation at the site. Sources of information included the United States Geological Survey Topography, Natural Resources Conservation Service Web Soil Survey, U.S. Fish and Wildlife Service National Wetland Inventory, NYSDEC Environmental Resource Mapper, USGS Streamstats and FEMA floodplain maps.

SJL applied methodology specified by the Corps of Engineers Wetlands Delineation Manual (January 1987) and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region Version 2.0 (January 2012) and NYSDEC Freshwater Wetlands Delineation Manual (July 1995) to perform a delineation of Federal and State jurisdictional wetlands within the site. SJL identified one (1) wetland area totaling 0.17± acre within the investigation area. The identification number of the wetland, acreage and boundary flags are as follows:

TABLE 1: WETLAND SUMMARY

Wetland Identification #	Geographic Center (WGS84)		Boundary Flag #	Total Acreage On-site	Wetland Type (Cowardin)	Wetland Type (Reschke)
	Latitude	Longitude				
Wetland 1	42.97816	-78.79498	W1-1 through W1-12	0.17±	PSS1A	Shrub Swamp
Total Wetland Acreage:				0.17±		

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

SECTION I: INTRODUCTION

MK Development LLC has proposed a multi-family residential development located on the south side of Sheridan Drive in the Town of Amherst, County of Erie, State of New York. The project has been given the name 3765 Sheridan Drive and is located on USGS 7.5 minute quadrangle map indexed as Buffalo Northeast (Figure 1). The field work was completed on September 22, 2025. The wetland flags placed by SJL were field located by Nussbaumer & Clarke, Inc.

MK Development LLC has retained SJL to complete a wetland delineation study at this site. The investigation is intended to define the extent of USACE and NYSDEC jurisdiction over the project area pursuant to Section 404 of the Clean Water Act and Articles 15 (Protection of Waters) and 24 (Freshwater Wetlands) of the New York State Environmental Conservation Law.

SJL has performed a wetland delineation study at the site under guidelines specified by the *Corps of Engineers Wetlands Delineation Manual*, dated January 1987 and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region version 2.0* (January 2012) as well as the NYSDEC Freshwater Wetlands Delineation Manual (July 1995).

This report considers the 6 NYCRR Part 664 regulations that went into effect on January 1, 2025. The Part 664 regulations that went into effect on January 1, 2025 encompass regulation over all wetlands greater than 12.4 acres (until January 1, 2028 when the minimum size threshold is reduced to 7.4 acres) as well as wetlands of any size that fall into any of eleven (11) categories of "Wetlands of Unusual Importance" as defined in Part 664.6 of the code. Since the January 1, 2025 Part 664 regulations were nullified in Albany County Supreme Court on April 8, 2026, and NYSDEC did not appeal this decision, the agency is moving forward under the pre-2025 regulation except in cases where a wetland exceeds 12.4 acres in size, whether or not it was identified as a Freshwater Wetland on the pre-2025 Freshwater Wetland maps. The following is a statement issued by NYSDEC on May 10, 2026: *"Please note that on April 8, 2026, the Albany County Supreme Court issued a decision affecting DEC freshwater wetlands regulations. DEC has evaluated the decision and its potential implications on our permitting and enforcement programs. Pursuant to Environmental Conservation Law Article 24, DEC will continue to exercise jurisdiction over wetlands 12.4 acres or larger and previously mapped wetlands, i.e., those wetlands of unusual local importance under the prior version*

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

of Part 664, until DEC promulgates new regulations. DEC is committed to the continuation of New York State's protection of wetlands and the many environmental and economic benefits they provide.".

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

SECTION II: SITE DESCRIPTION

The 3765 Sheridan Drive site is comprised of a 1.87± acre irregular shaped investigation area located to the south of Sheridan Drive which is outlined on Figure 1 and depicted on the Wetland Delineation Map included in Appendix A (Figure 6).

The natural topography of the 3765 Sheridan Drive is gently sloping, mostly due to the historical fill placed over much of the site many years ago. A remnant asphalt parking area, now overgrown, is located in the central portion of the site. Much of the upland portion of the site contains remnant non-soil fill including concrete and rebar. The upland within the investigation area consists of a successional shrubland community within an old fill area. The wetland area was found to consist of a shrub swamp community. The vegetative communities of the investigation area are described according to *Ecological Communities of New York State* (Edinger et al. 2014).

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

SECTION III: RESOURCE MAPS

A. SUMMARY OF FINDINGS

Various resource maps were reviewed to facilitate the completion of a wetland delineation study. The results of the review are summarized as follows:

1. USGS 7.5 Minute Topographical Map

The USGS quadrangle map (Figure 1) depicts the investigation area on the Buffalo Northeast Quadrangle map. The figure depicts the gently sloping topography of the site.

2. USFWS National Wetlands Inventory Map

The National Wetlands Inventory (NWI) map (Figure 2) obtained from the USFWS Wetland Mapper fwsprimary.wim.usgs.gov/wetlands/apps/wetlandsmapper displays a small area in the western portion of the investigation area as a forested wetland.

3. Natural Resources Conservation Service Soils Map

The NRCS Soil Map (Figure 3) depicts the investigation area obtained from the Web Soil Survey. As shown on that figure, the site has the following soil types:

Soil Conservation Service Legend

Map Unit Symbol	Map Unit Name	Hydric Rating
CfB	Cayuga silt loam, 3 to 8 percent slopes	0
CoA	Churchville silt loam, 0 to 3 percent slopes	5
In	Ilion silt loam	90

4. NYSDEC Freshwater Wetlands Map

The NYSDEC Freshwater Wetlands map (Figure 4) obtained from the online NYSDEC Environmental Resource Mapper displays nearly the entire investigation area as an “informational” wetland area.

5. USGS StreamStats Drainage Map

The USGS StreamStats map (Figure 7) does not indicate any streams or drainage features that flow through the investigation area.

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

6. FEMA Flood Map

The Federal Emergency Management Agency (FEMA) flood map (Figure 8) obtained from the National Flood Hazard Layer on-line map indicates no FEMA-designated floodplains or floodways within the investigation area.

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

SECTION IV: FIELD INVESTIGATION PROCEDURES

SJL applied methodology specified by the Corps of Engineers Wetlands Delineation Manual (January 1987) and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region Version 2.0 (January 2012) and NYSDEC Freshwater Wetlands Delineation Manual (July 1995) to perform a delineation of Federal and State jurisdictional wetlands within the site.

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

SECTION V: RESULTS AND CONCLUSIONS

SJL has completed a wetland delineation study at 3765 Sheridan Drive located in the Town of Amherst, Erie County, New York. The wetland delineation study identified one (1) wetland area totaling 0.17± acres present within the site.

As depicted on Figure 5, the upland portion of the site was dominated by a successional shrubland community. The wetland area was identified as a shrub swamp community. The vegetative communities of the investigation area are described according to Ecological Communities of New York State (Edinger et al. 2014).

The successional shrubland community was dominated by common buckthorn (*Rhamnus cathartica*) and cockspur hawthorn (*Crataegus crus-galli*).

Wetland W1 is a 0.17± acre shrub swamp community dominated by (Rhamnus cathartica) and (Glyceria striata).

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

SECTION VI: RECOMMENDATIONS

One (1) wetland was identified based on the Army Corps of Engineers Wetlands Delineation Manual (January 1987) and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region Version 2.0 (January 2012) and NYSDEC Freshwater Wetlands Delineation Manual (July 1995). Based on the current Waters of the United States (WOTUS) guidance and 6 NYCRR Part 664 (Freshwater Wetlands Jurisdiction and Classification) regulations in effect as of the date of this report, the following is recommended:

(1) Wetland 1 does not appear to have a continuous connection to a WOTUS based on current guidance and would not meet criteria to be regulated by USACE under Federal Section 404 regulations. It is our understanding that the proposed project will not impact the identified wetland and, therefore, it is our opinion that the project may move forward without the requirement for an Approved Jurisdictional Determination or a Section 404 permit from USACE or any coordination with that agency.

(2) There are no previously mapped Article 24 wetlands on the site and there are no wetlands that meet the current 12.4 acre minimum size threshold to be regulated by NYSDEC under Article 24 per the current Part 664 standards. Therefore, NYSDEC has no jurisdiction over any wetlands at this site and the project may move forward without the need for an Article 24 permit or any coordination with NYSDEC relative to Article 24.

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

3765 SHERIDAN DRIVE

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

APPENDIX A – FIGURES



Figure 1: USGS Topographical Map
Source: apps.nationalmap.gov/viewer

N

PROJECT CODE: 25-088
Map Date: 12/24/2025

3765 Sheridan Drive

TOWN OF AMHERST ERIE COUNTY, NY

SJL Wetlands, LLC
PO Box 47
Warsaw, NY 14569

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)



Figure 2: National Wetlands Inventory Map

PROJECT CODE: 25-088

Map Date: 12/24/2025

3765 Sheridan Drive

TOWN OF AMHERST ERIE COUNTY, NY

SJL Wetlands, LLC
PO Box 47
Warsaw, NY 14569

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

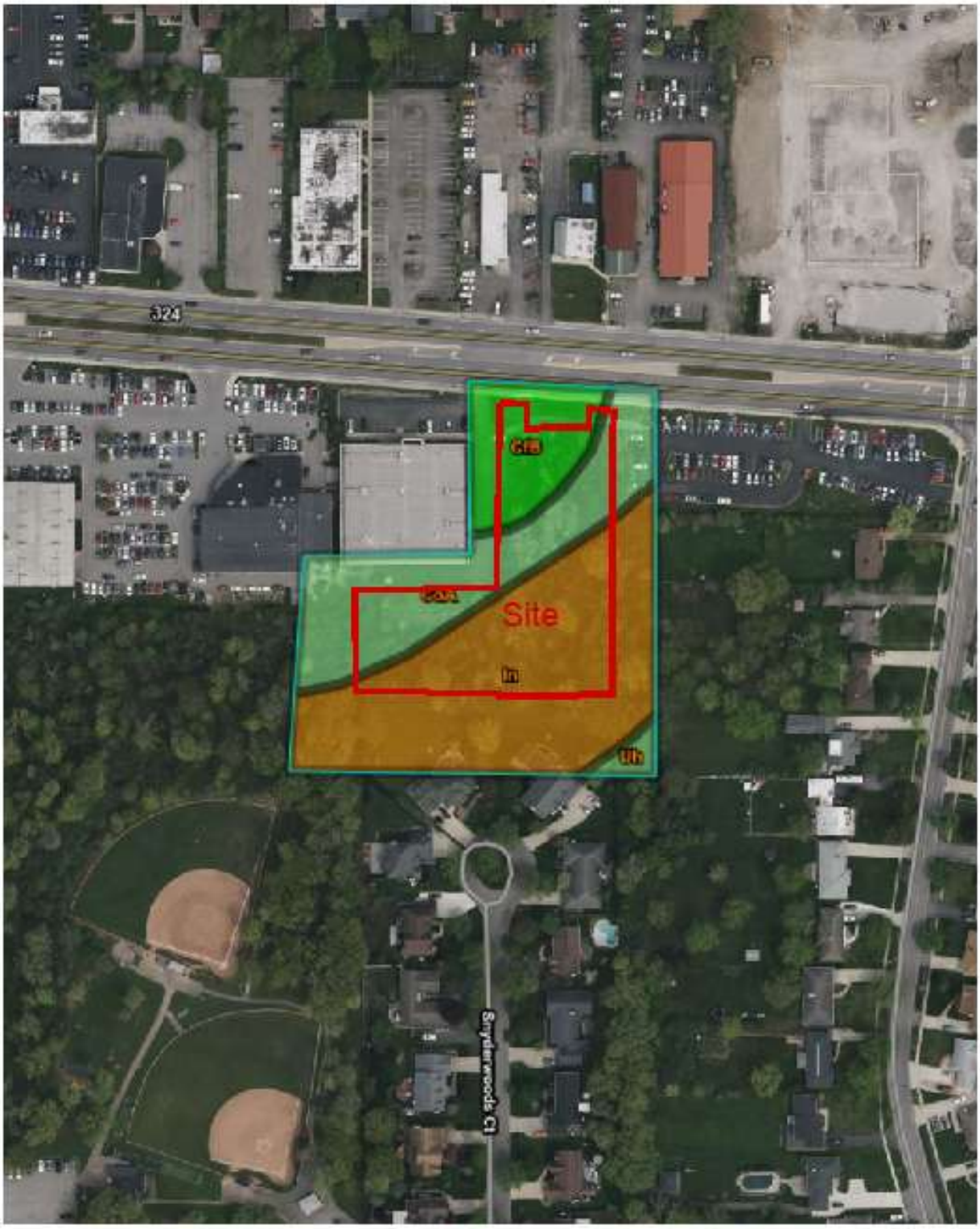

Figure 3: Web Soil Survey Map

PROJECT CODE: 25-088
Map Date: 12/24/2025

3765 Sheridan Drive

TOWN OF AMHERST ERIE COUNTY, NY

SJL Wetlands, LLC
PO Box 47
Warsaw, NY 14569

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)



Figure 4: NYSDEC Environmental Resource Mapper
Source: https://gisservices.dec.ny.gov/gis/erm/

PROJECT CODE: 25-088
Map Date: 12/24/2025

3765 Sheridan Drive

TOWN OF AMHERST ERIE COUNTY, NY

SJL Wetlands, LLC
PO Box 47
Warsaw, NY 14569

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

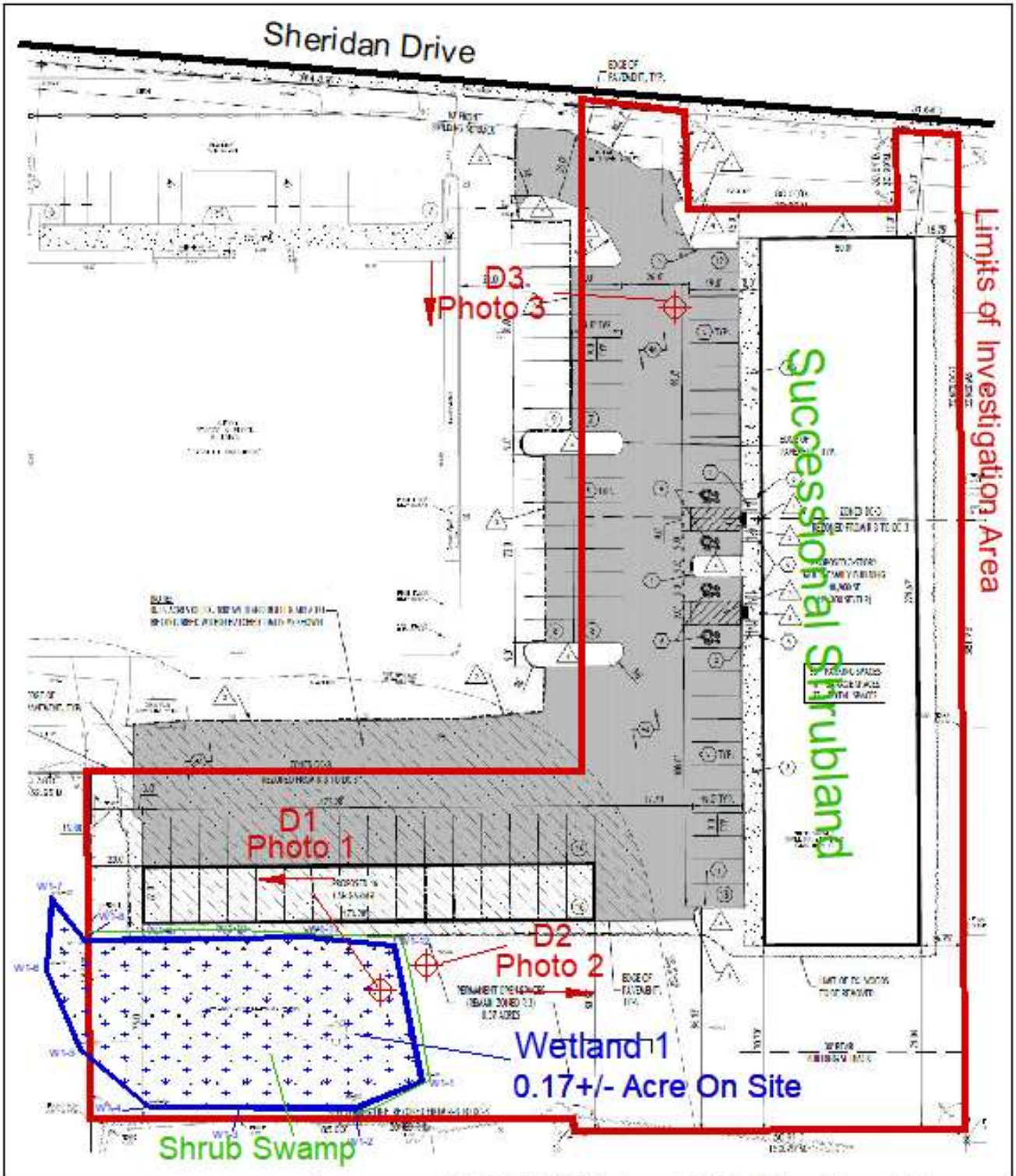

Figure 5: Ecological Communities Map

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

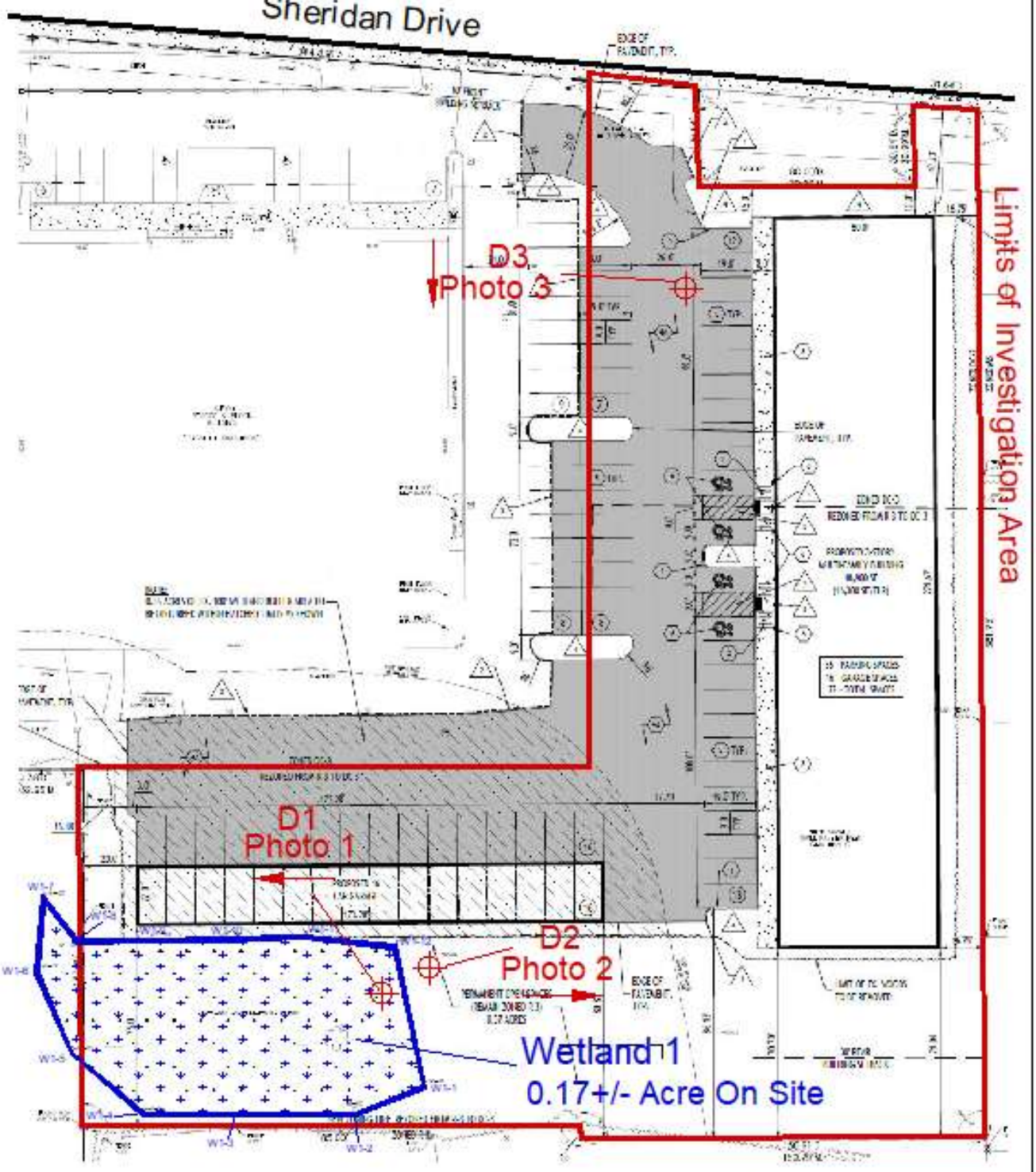

Figure 6: Wetland Delineation Map
Source: Carmina Wood Design

PROJECT CODE: 25-088
Map Date: 12/24/2025

3765 Sheridan Drive
TOWN OF AMHERST ERIE COUNTY, NY

SJL Wetlands, LLC
PO Box 47
Warsaw, NY 14569

LEGEND:
WETLAND AREA

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)



Figure 7: USGS Stream Stats
Source: streamstats.usgs.gov/ss/

N

PROJECT CODE: 25-088
Map Date: 12/24/2025

3765 Sheridan Drive

TOWN OF AMHERST ERIE COUNTY, NY

SJL Wetlands, LLC
PO Box 47
Warsaw, NY 14569

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)



Figure 8: FEMA Floodplain Map
Source: msc.fema.gov/portal/search

N

PROJECT CODE: 25-088

Map Date: 12/24/2025
Revised:

Source of Baseline Map:

File Name:

3765 Sheridan Drive

TOWN OF AMHERST ERIE COUNTY, NY

SJL Wetlands, LLC
PO Box 47
Warsaw, NY 14569

LEGEND:

WETLAND AREA

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

3765 Sheridan Drive

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

Appendix B – Data Sheets

Project Code: 25-088

5.a

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: 3765 Sheridan Drive Town/County: Amherst/Erie County Sampling Date: September 22, 2025

Applicant/Owner: Dominic Massaro State: New York Sampling Point: D1

Investigator(s): Scott Livingstone Section, Township, Range: 67.12-5-79

Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): CONCAVE Slope (%): 1

Subregion (LRR or MLRA) LRRL Lat: 42.97811 Long: -78.79485 Datum: NAD83

Soil Map Unit Name: ILION SILT LOAM NW I classification: PSS

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS : Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X No _____	**Is the Sampled Area within a Wetland?**	Yes X No _____
Hydric Soil Present?	Yes X No _____		
Wetland Hydrology Present?	Yes X No _____	If yes, optional Wetland Site ID:	W1

Remarks: (Explain alternative procedures here or in a separate report.)

- W1-1 → W1-12 (OPEN TO WEST)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- X Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- X Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season W ater Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): N/A

Water Table Present? Yes _____ No X Depth (inches): N/A

Saturation Present? (includes capillary fringe) Yes _____ No X Depth (inches): N/A

Wetland Hydrology Present? Yes X No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

Project Code: 25-088

5.a

VEGETATION : Use scientific names of plants.

Sampling Point: D1

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. ACER SACCHARINUM	15	N	FACW
2. FRAXINUS PENNSYLVANICA	10	N	FACW
3.			
4.			
5.			
6.			
7.			
	25	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15')			
1. RHAMNUS CATHARTICA	45	Y	FAC
2. FRAXINUS PENNSYLVANICA	10	N	FACW
3.			
4.			
5.			
6.			
7.			
	55	= Total Cover	

Herb Stratum (Plot size: 5')			
1. GLYCERIA STRIATA	45	Y	OBL
2. FRAXINUS PENNSYLVANICA	7	N	FACW
3. RHAMNUS CATHARTICA	10	N	FAC
4. LYSIMACHIA Nummularia	15	N	FACW
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	77	= Total Cover	

Woody Vine Stratum (Plot size: 30')			
1.			
2.			
3.			
4.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	45	x 1 =	45
FACW species	57	x 2 =	114
FAC species	55	x 3 =	165
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	157 (A)		324 (B)

Prevalence Index = B/A = 2.06

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index is < 3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Community Type: SHRUB SWAMP

Hydrophytic Vegetation Present? Yes X No ___

Remarks: (Include photo numbers here or on a separate sheet.)

Photo # PHOTO 1 **Direction of Photo** WEST

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

SOIL

Sampling Point: DP1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR4/1	92	10YR5/8	8	C	M	Sil	
4-20	10YR5/1	85	10YR3/8	15	C	M	Sicl	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L, M**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: NONE

Depth (inches): N/A

Hydric Soil Present? Yes X No ___

Remarks:

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

Project Code: 25-088

5.a

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: 3765 Sheridan Drive Town/County: Amherst/Erie County Sampling Date: September 22, 2025

Applicant/Owner: Dominic Massaro State: New York Sampling Point: DZ

Investigator(s): Scott Livingstone Section, Township, Range: 67.12-5-79

Landform (hillslope, terrace, etc.): Fill Pile Local relief (concave, convex, none): CONVEX Slope (%): 15

Subregion (LRR or MLRA) LRRL Lat: 42.97817 Long: -78.79473 Datum: NAD83

Soil Map Unit Name: ILION SILT LOAM NW I classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil X, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS : Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No X	**Is the Sampled Area within a Wetland?** Yes _____ No X
Hydric Soil Present?	Yes _____	No X	If yes, optional Wetland Site ID: N/A
Wetland Hydrology Present?	Yes _____	No X	

Remarks: (Explain alternative procedures here or in a separate report.)

- UPLAND SCRUB/SHRUB COMMUNITY
- OLD FILL PAD

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No X	Depth (inches): N/A
Water Table Present?	Yes _____	No X	Depth (inches): N/A
Saturation Present? (includes capillary fringe)	Yes _____	No X	Depth (inches): N/A

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

Project Code: 25-088

5.a

Sampling Point: D2

VEGETATION : Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. ULMUS RUBRA	10	N	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	10 = Total Cover		

Sapling/Shrub Stratum (Plot size: 15')			
1. RHAMNUS CATHARTICA	45	Y	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	45 = Total Cover		

Herb Stratum (Plot size: 5')			
1. RHAMNUS CATHARTICA	20	Y	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	20 = Total Cover		

Woody Vine Stratum (Plot size: 30')			
1. VITIS AESTIVALIS	10	N	FACU
2.			
3.			
4.			
	= Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:
OBL species	0	x 1 = 0
FACW species	0	x 2 = 0
FAC species	75	x 3 = 225
FACU species	10	x 4 = 40
UPL species	0	x 5 = 0
Column Totals:	85 (A)	265 (B)

Prevalence Index = B/A = 3.12

Hydrophytic Vegetation Indicators:

__ 1 - Rapid Test for Hydrophytic Vegetation

__ 2 - Dominance Test is >50%

__ 3 - Prevalence Index is < 3.0[1]

__ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

__ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Community Type: SUCCESSIONAL SHRUBLAND

Hydrophytic Vegetation Present? Yes ____ No X

Remarks: (Include photo numbers here or on a separate sheet.)

Photo # PHOTO 2 **Direction of Photo** EAST

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

Project Code: 25-088

5.a

SOIL

Sampling Point: DP

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-2	10YR4/2	100					S.L	Fill

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L, M**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: HARD Fill

Depth (inches): 2"

Hydric Soil Present? Yes _____ No X

Remarks:

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: 3765 Sheridan Drive Town/County: Amherst/Erie County Sampling Date: September 22, 2025

Applicant/Owner: Dominic Massaro State: New York Sampling Point: D3

Investigator(s): Scott Livingstone Section, Township, Range: 67.12-5-79

Landform (hillslope, terrace, etc.): Fill PAD Local relief (concave, convex, none): CONVEX Slope (%): 7

Subregion (LRR or MLRA) LRRL Lat: 42.97877 Long: -78.79439 Datum: NAD83

Soil Map Unit Name: CAYUGA SILT LOAM, 3-8% SLOPES NW I classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS : Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** Yes ____ No X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: N/A

Remarks: (Explain alternative procedures here or in a separate report.)

- UPLAND SCRUB/SHRUB COMMUNITY
- OLD FILL PAD

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): N/A
Water Table Present?	Yes ____	No X	Depth (inches): N/A
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): N/A

Wetland Hydrology Present? Yes ____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

Project Code: 25-088

5.a

VEGETATION : Use scientific names of plants.

Sampling Point: D3

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0 = Total Cover		

Sapling/Shrub Stratum (Plot size: 15')			
1. CRATAEGUS CRUS-GALLI	35	Y	FACU
2. RHAMNUS CATHARTICA	30	Y	FAC
3.			
4.			
5.			
6.			
7.			
	65 = Total Cover		

Herb Stratum (Plot size: 5')			
1. RHAMNUS CATHARTICA	40	Y	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	40 = Total Cover		

Woody Vine Stratum (Plot size: 30')			
1.			
2.			
3.			
4.			
	0 = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	70	x 3 =	210
FACU species	35	x 4 =	140
UPL species	0	x 5 =	0
Column Totals:	105 (A)		350 (B)

Prevalence Index = B/A = 3.33

Hydrophytic Vegetation Indicators:

__ 1 - Rapid Test for Hydrophytic Vegetation

__ 2 - Dominance Test is >50%

__ 3 - Prevalence Index is < 3.0[1]

__ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

__ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Community Type: SUCCESSIONAL SHRUBLAND

Hydrophytic Vegetation Present? Yes ____ No X

Remarks: (Include photo numbers here or on a separate sheet.)

Photo # PHOTO 3 **Direction of Photo** SOUTH

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

Project Code: 25-088

5.a

SOIL

Sampling Point:

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-0.5	10YR4/1	100					S.L	FILL

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L, M**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: HARD FILL

Depth (inches): 0.5"

Hydric Soil Present? Yes _____ No X

Remarks:

BRICKS, CONCRETE ON SURFACE

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

3765 Sheridan Drive

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

Appendix C - Site Photographs



Photo 1: Facing west from D1. September 22, 2025.



Photo 2: Facing east from D2. September 22, 2025.



Photo 3: Facing south from D3. September 22, 2025.

Attachment: Z-2026-03 application 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

N

SUBLOT 23

SUBLOT 24

SHERIDAN DRIVE
(100' WIDE)

SUBLOT 22

R.O.W.

SA

24" ST

CONC WALK

NORTHWEST CORNER OF LANDS CONVEYED NORTHTOWN PROPERTIES L.9750 P.312

35.75'

85°07'16"

31.64'D.
24.02'M.

94°52'44"

36.64'

EAST LINE OF SUBLOT 24

30.84'D.
30.99'M.

29.25'D.
29.30'M.

NORTHEAST CORNER OF LANDS CONVEYED INN GROUP INC. L.10582 P.466

BLACKTOP

SOUTH LINE OF SUBLOT 23

80.00'D.
79.92'M.

89°09'37"

NORTH LINE OF LOT 72
SOUTH LINE OF LOT 16

SOUTHEAST CORNER OF SUBLOT 24

NORTHEAST CORNER OF LOT 16

WOODS

SUBLOT 13

SUBLOT 107

BLACKTOP PARKING LOT

THICK BRUSH / SMALL DIAMETER TREES (LESS THAN 4")

SUBLOT 106

SUBLOT 12
MAP COVER 1172

FENCE 0.9'E

FOUND REBAR ON LINE

SUBLOT 105

WOODS

EAST LINE OF LOT 16
WEST LINE OF LOT 15

381.75'

352.59'D.
352.45'M.

SUBLOT 11

SUBLOT 104
MAP
COVER 1172

FOUND REBAR 0.65'W

N/F MK DEVELOPMENT ASSOCIATES, LLC
L.11280, P.6478

2" ST

21" SA

BLACKTOP

HEDSTROM DRIVE
(70' WIDE) (ABANDONED)

CENTERLINE OF HEDSTROM DRIVE

257.08'

PILE OF DEBRIS

SUBLOT 111

SUBLOT 112

FENCE 2.6'N

195.07'

FENCE 2.9'N

SOUTHEAST CORNER OF SUBLOT 388

PARALLEL WITH THE NORTH LINE OF LOT 16

FENCE 1.7'E

OHW

SUBLOT 103

THICK BRUSH / SMALL DIAMETER TREES (LESS THAN 4")

SUBLOT 10

OLD CURB REMAINS

WI-07

FENCE 1.2'E

SUBLOT 389

WI-09

WI-10

WI-11

WI-12

SUBLOT 113

WI-08

WI-06

133.00'D.
132.70'M.

SUBLOT 102
MAP COVER 1447
(ABANDONED)

FOUND REBAR 0.43'E

AREA: 1.77± ACRES
(NOT MEASURED TO CENTERLINE)

WETLANDS AS DELINIATED BY OTHERS

32"

WOODS

SUBLOT 9

WI-05

SUBLOT 114

SUBLOT 101

WI-01

SUBLOT 390

WI-04

SOUTH LINE OF SUBLOT 114(ABANDONED)

WI-02

FOUND IRON 0.39'S, 0.23'W

90°

SOUTH LINE OF SUBLOT 101 (ABANDONED)

90°40'52"

FOUND REBAR 3.72'S, ON LINE

FENCE 4.1'S

FENCE 0.7'S

185.00'

SUBLOT 14
MAP COVER 2565

FENCE 3.1'S

CB RIM

4.86'

SUBLOT 15

150.91'D.
150.29'M.

SOUTHEAST CORNER OF SUBLOT 101(ABANDONED)

SUBLOT 8

10" ST

NIAGARA FRONTIER LAND SURVEYORS Association Inc. 1960
MEMBER

THIS SURVEY IS NOT VALID WITH AN AFFIDAVIT OF NO CHANGE

NO MONUMENTS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

3556 Lake Shore Road, Suite 500, Buffalo, NY 14219
p (716) 827-8000 f (716) 270-6091 www.nussclarke.com

This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.

NUSSBAUMER & CLARKE, INC. EST. 1933 ENGINEERS AND SURVEYORS

REZONING EXHIBIT MAP
3765 Sheridan Drive
Part of Lot 16 &72, Township 12, Range 7
Holland Land Company's Survey
Town of Amherst
County of Erie, State of New York
Date of Survey: 07/08/26 Scale : 1" = 20'

Project No. : 25J2-1604A

Attachment: Z-2026-03 drawings 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

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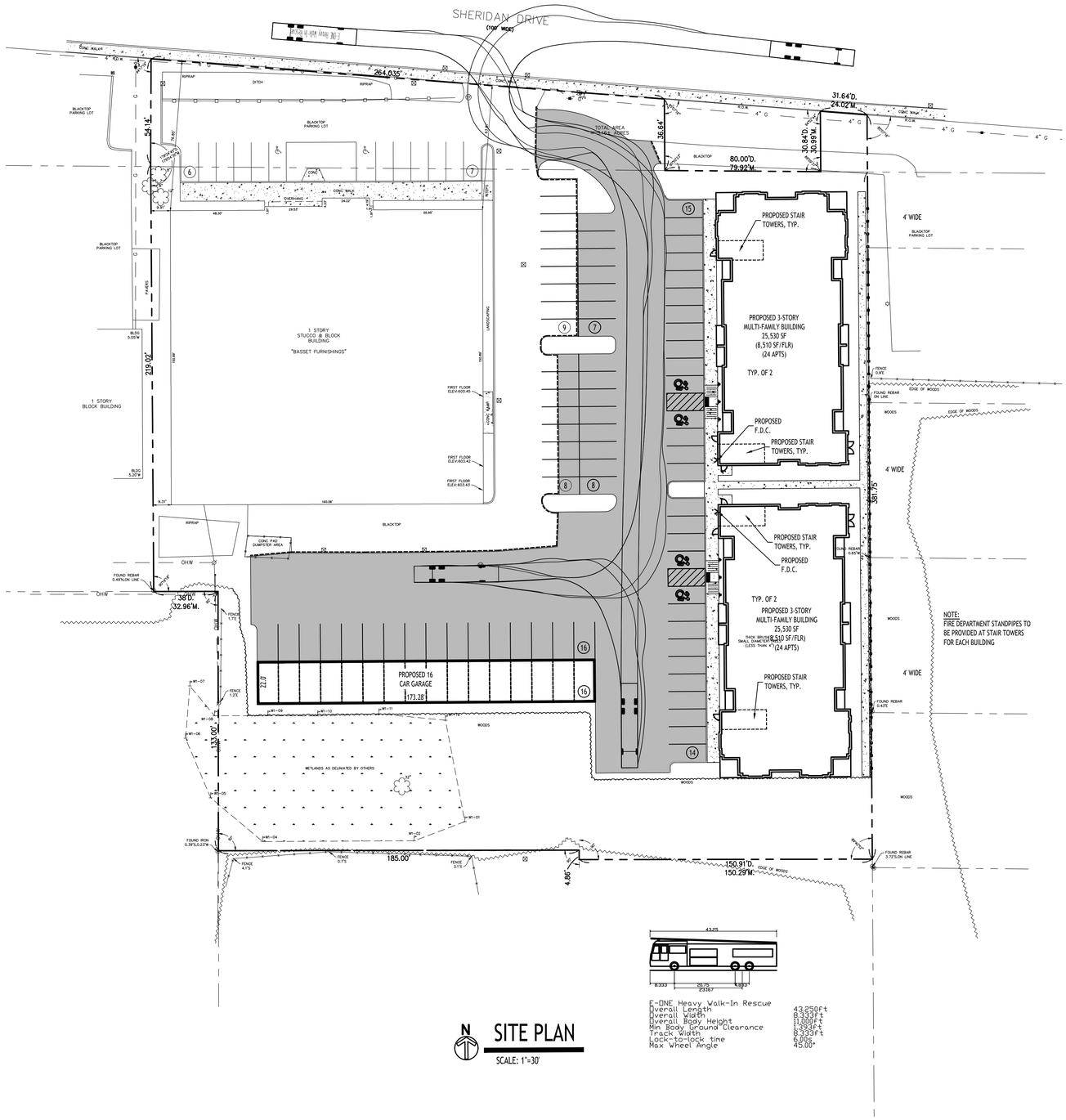

N

SITE PLAN

SCALE: 1"=30'

F-ONE Heavy Walk-In Rescue

Overall Length	43.250ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED SIDEWALK / CONCRETE PAD
- NUMBER OF PARKING SPACES (27)
- PROPOSED SIGN
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60Ft.

TOWN OF AMHERST APPROVAL BOX:

5.b

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Site Development Plans For:

Prop. Multi-Family Building

3765 Sheridan Drive
Town of Amherst, New York

Attachment: Z-2026-03 drawings 082026 (31882 : Z-2026-03, 3765 Sheridan Drive)

REVISIONS:

No.	Description	Date
1	Rev. F.T. template for Site	07/28/26

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:

Fire Truck Turning Plan

Date: 06.22
Drawn By: C. W.
Scale: As No

DRAWING NO.

FT-100

Project No: 20.172

Packet Pg. 806

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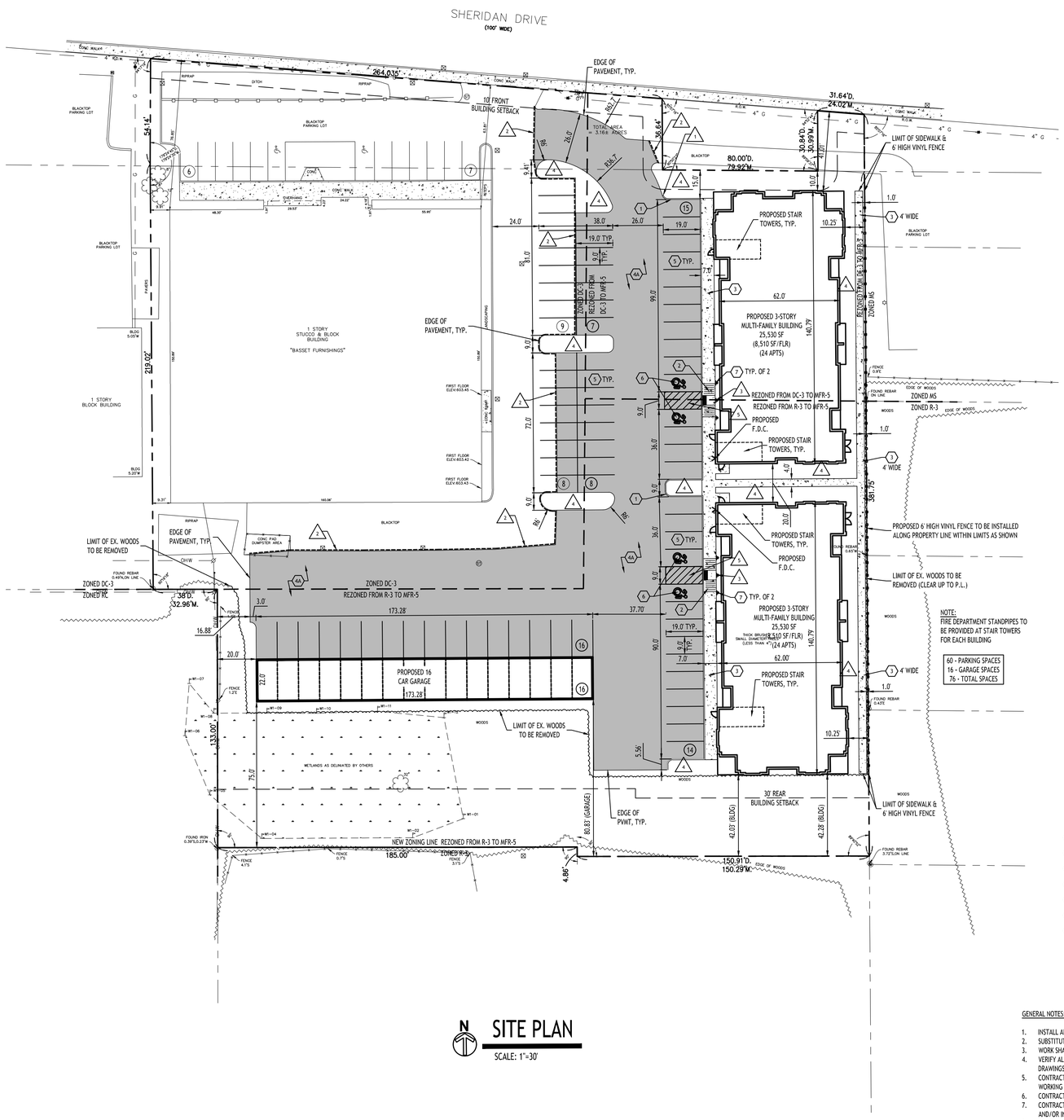


SITE PLAN

SCALE: 1"=30'

SITE AREA:	1.86 AC
ZONING:	EX. DC-3 (MAJOR ARTERIAL FRONTAGE) & EX. R-3, TO BE REZONED MFR-5
USE:	PROPOSED 3-STORY MULTI-FAMILY BUILDINGS & EX. RETAIL BLDG

MFR ZONING SEPARATION AND SETBACK REQUIREMENTS:
- BASED ON 35.5' MEDIAN BUILDING HEIGHT (3-STORY, 40 FT TOTAL HT.)

MFR-5 BUILDING MAX HEIGHT: 35 FT — PROVIDED: 40.0' *

BUILDING:

1. LONG WALL PARALLEL TO R.O.W. OR PROPERTY LINE:	2 x H = 71.0 FT
2. SHORT WALL PARALLEL TO R.O.W. OR PROPERTY LINE OR WALLS AT ANGLE BTWN 30 & 60 DEGREES:	1.5 x H = 53.25 FT
3. LONG WALLS OF BUILDINGS PARALLEL:	((H1 + H2) / 2) x 1.66 = 58.93 FT
4. LONG WALL AND SHORT WALL PARALLEL OR 2 SHORT WALLS PARALLEL:	((H1 + H2) / 2) x 1.5 = 53.25 FT
5. WALLS AT ANGLE BTWN. 30 & 60 DEGREES:	((H1 + H2) / 2) x 1.5 =53.25 FT

PARKING REQUIRMENTS:
ATTACHED DWELLING UNIT: 2 PER DWELLING UNIT
REQ'D PARKING = 2 x 48 UNITS = 96 SPACES

PARKING PROVIDED:
16 GARAGE SPACES
(60) 9' x 19' SPACES
TOTAL PROVIDED = 76 SPACES *

DENSITY REQUIRMENTS:

0 TO 1 BEDROOM - 3,630 SF LAND AREA REQUIRED PER UNIT
2 BEDROOMS - 4,356 SF LAND AREA REQUIRED PER UNIT

TOTAL AREA = 1.86 ACRES = 81,021 SF

PROPOSED UNITS = (12 x 3,630) + (36 x 4,356) = 200,376 SF = 4.6 AC REQ'D *

UNIT BREAKDOWN:

(2) 24-UNIT BUILDINGS
BUILDING - (12) 1-BDRM APTS, (36) 2-BDRM APTS

MFR ZONING PARKING SETBACK REQUIREMENTS:

	REQUIRED	PROVIDED
FRONT	20 FT	15.0 FT *
SIDE/REAR	5 FT	> 5 FT
SIDE/REAR (ABUTTING R)	10 FT	> 10 FT
FROM MAIN WALL	15 FT	15 FT MIN.
FROM END WALL	10 FT	10 FT MIN.

BUILDING COVERAGE:

REQUIRED BY CODE	PROVIDED
40% MAX. (32,408 SF)	63.0% (51,060 SF) *

INTERIOR PARKING GREENSPACE:

REQUIRED BY CODE	PROVIDED
5% (4,051 SF)	2.6% (2,147 SF) *

* WILL REQUIRE A VARIANCE

DETAIL LEGEND
SEE SITE DETAIL SHEET

1. TYPE "A" CONCRETE CURB
2. SIDEWALK CURB RAMP
3. CONCRETE SIDEWALK
4A. STANDARD DUTY ASPHALT
5. 90° PARKING STALL
6. HANDICAPPED PAVEMENT MARKINGS
7. HANDICAPPED PARKING SIGN

NOTE LEGEND

1. RUNOUT CURB IN 2' OR MATCH EXISTING CURB
2. SAWCUT LINE, MATCH EXISTING EDGE OF PAVEMENT
3. INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. P1-1C
4. LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
5. 4" WIDE YELLOW PAVEMENT STRIPES @ 2' O.C. & @ 45° TO PARKING LINES

SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED SIDEWALK / CONCRETE PAD
- NUMBER OF PARKING SPACES (27)
- PROPOSED SIGN
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- WETLAND BUFFER IMPACT

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30 0 30 60Ft.

GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
9. ALL REASONABLE MEASURES SHALL BE TAKEN TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE; INCLUDING BUT NOT LIMITED TO, RETAINING WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS.

NOTES:

1. ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
2. ALL DISTURBED AREAS: SHALL HAVE 4" MIN. OF TOPSOIL & SEED.
3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
4. CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
5. BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Site Development Plans For:
Prop. Multi-Family Building
3765 Sheridan Drive
Town of Amherst, New York
Z-2026-03, 3765 Sheridan Drive)

REVISIONS:

No.	Description	Date
1	Rev. notes	7/9/26

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Site Plan Concept

Date: 06.22
Drawn By: C. W.
Scale: As No

DRAWING NO.
C-100

Project No: 20.172

Attachment: Z-2026-03 drawings 082026 (31882 : Z-2026-03, 3765



Attachment: Z-2026-03 drawings 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

TOWN OF AMHERST
PLANNING BOARD
ZONING RESOLUTION
Z-2026-03

PETITIONER

LMK Realty Associates, LLC
8525 Porter Road
Niagara Falls, NY 14304

PROPERTY LOCATION

3765 Sheridan Drive

AUG 26 2026 PM2

Attachment: Z-2026-03 signed resolution 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

WHEREAS the Town of Amherst Planning Board on Thursday, August 20, 2026 held a public hearing on the proposed rezoning of land from Deep Corridor 3 District (DC-3) and Residential District Three (R-3) to Multifamily Residential District Five (MFR-5), and

WHEREAS the Planning Board has reviewed plans and other materials regarding the rezoning proposal, and

WHEREAS the materials and plans have been referred to the Town's various review agencies, and

WHEREAS in accordance with Section 8-3-5 of the Zoning Ordinance the Planning Board finds that:

A. The proposed zoning and development plan is generally consistent with the policies of the Comprehensive Plan and the Zoning Ordinance as the proposal is consistent with the Conceptual Land Use Plan which shows Commercial / Mixed Use in this area of the Town.

   The proposal is also consistent with Section 3.3.2, "Commercial and Mixed-Use", which commits to strengthening commercial and mixed-use opportunities in this area of the Town where the majority of the existing adjacent development along the subject corridor is strictly commercial in use.

B. There are adequate services and utilities available or proposed to be made available in the construction of the development.

C. The proposal is compatible with the present zoning and the conforming uses of nearby property and with the character of the neighborhood.

D. The subject property is suitable for uses permitted by the current versus the proposed district.

E. The proposed change does tend to improve the balance of uses, or meets a specific demand in the Town.

F. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act is required since hydric/potentially hydric soils have been identified on the parcel.

TOWN OF AMHERST
PLANNING BOARD
ZONING RESOLUTION
Z-2026-03

PETITIONER

LMK Realty Associates, LLC

PROPERTY LOCATION

3765 Sheridan Drive

AUG 26 2026 PM2

WHEREAS pursuant to Part 617 of the implementing regulations pertaining to Article 8 of New York State Environmental Conservation Law, the Planning Board recommends that the Town Board determine that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

NOW THEREFORE BE IT RESOLVED that the Planning Board recommends to the Town Board in accordance with Section 8-3-4 of the Zoning Ordinance, that the rezoning request be approved subject to the following conditions:

1. That a protective covenant be recorded in the Erie County Clerk's Office for the undeveloped area shown on the concept plan for the southern portion of the site.

2. That the comments from the Erie County Department of Environment and Planning in their letter dated August 19, 2026 be considered and addressed during site plan review.

3. That the petitioner convey an easement to the Town for the existing 21 inch sanitary sewer main that bisects a portion of the subject property, and that the petitioner consider providing an easement for the same sewer main that bisects 3755 Sheridan Drive, also owned by the petitioner.

The foregoing resolution was adopted by the Town of Amherst Planning Board, August 20, 2026; moved by O'Rourke; seconded by Hogan; ayes 4; noes 0; absent 3 (Kahn, Penberthy, Raffaele).

Michael J. Chmiel, Planning Board Chair

8/26/26
Date

GD/ac
Common/Current_Planning/Files/Rezonings/2026/Z-2026-03_(3765_Sheridan_Dr)_2026/Z-2026-03_resolution_082026.doc
cc: Town Clerk
Commissioner of Building
Highway Superintendent
Town Engineer
Traffic/Safety Coordinator
Nick Massaro, LMK Realty Associates, LLC, 8525 Porter Road, Niagara Falls, NY 14304
Kimberly Nason, Phillips Lytle, One Canalside, 125 Main Street, Buffalo, NY 14203

Attachment: Z-2026-03 signed resolution 082026 (31982 : Z-2026-03, 3765 Sheridan Drive)

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

Meeting: 08/20/26 06:30 PM
Department: Planning
Category: Rezoning and Relief from Conditions of Rezoning
Prepared By: Amy Carrato
Initiator: Dan Howard
Sponsors:
DOC ID: 32127

ADOPTED

PLANNING BOARD ITEM (ID # 32127)

Request to Rezone 1.2± Acres of Land from CF to GB, Z-2026-04

Property located at 4110 Bailey Avenue
Town of Amherst, Petitioner

The property is the site of the former Town of Amherst Eggertsville Community Center. The center will be moving to another location, leaving the property vacant and under-utilized. The Town seeks to divest the property located at 4110 Bailey Avenue to allow it to gain a new use and lessen future maintenance for the Town. The purpose of the rezoning is to place the property into a zoning district that will allow uses other than governmental or quasi-public uses, while giving more utility and value to the premises allowing for re-use of the existing building.

Laurie Stillwell, Principal Planner, Town of Amherst, represented the petitioner, explained the proposal and was available to answer questions from the Board.

No further comments were heard on this proposal. The hearing was closed.

Following discussion, Mr. Gill moved to approve the request based on the resolution with revisions. The motion was seconded by Mr. Hogan and carried. Ayes 4, Noes 0, Absent 3 (Kahn, Penberthy, Raffaele).

ATTACHMENTS:

- Z-2026-04 application 082026 (PDF)
- Z-2026-04 drawings 082026 (PDF)
- Z-2026-04 signed resolution 082026 (PDF)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Harbinder Gill, Board Member
SECONDER:	Michael Hogan, Board Member
AYES:	Michael Chmiel, Harbinder Gill, Michael Hogan, Jonathan O'Rourke
ABSENT:	Carrie H. Kahn, Brittany Lee Penberthy, Joseph P. Raffaele Jr.

Town Of Amherst Planning Department

Application for Rezoning

For Official Use

File #: Z-2026-04 **Acreage** 1.2 acres **Fee $** N/A

Address Verified by Assessor's Office _____
VERIFIED BY DATE

Application Received by Planning Department dju 07/17/2026
ACCEPTED BY DATE

Materials Checked by Zoning Enforcement Officer dju 07/17/2026
CHECKED BY DATE

Materials & Fee Paid to Town Clerk N/A - exempt
ACCEPTED BY DATE

		Fill In Applicable Fees
2 ACRES OR LESS	**$1,250.**	_____
2 – 20 ACRES **$1,250 + $250/acre or fraction thereof over 2 acres** (fractions of an acre to be counted as 1 acre)		_____
21 – 30 ACRES **$5,700 + $150/acre or fraction thereof over 21 acres** (fractions of an acre to be counted as 1 acre)		_____
OVER 30 ACRES **$6,900 +$75/acre or fraction thereof over 30 acres** (fractions of an acre to be counted as 1 acre)		_____
Request for Relief of / Change to Conditions of Zoning Approval	**$1,200.**	_____
AFFIDAVIT FEE FOR PUBLIC HEARING	**$15.**	_____
TOTAL FEE:		**$** N/A

Attachment: Z-2026-04 application 082026 (32127 : Z-2026-04, 4110 Bailey Ave.)

TO BE COMPLETED BY APPLICANT

1. Petitioner:

Name: Town of Amherst, New York

Address: 5583 Main Street

Williamsville (City) NY (State) 14221 (Zip Code)

Phone: 716-631-7051 Fax

E Mail:

2. The undersigned hereby petitions the Honorable Town Board to rezone the following described property:

From: CF District

To: GB District

3. Street address of land to be rezoned: (must be verified by Town Assessor's Office)

4110 Bailey Avenue

SBL #: 67.73-1-10

4. Area of land to be rezoned (in acres): 1.2 acres

5. Owner of Land:

Name: Town of Amherst, New York

Address: 5583 Main Street

Williamsville (City) NY (State) 14221 (Zip Code)

Phone:

6. Representative (Architect, Engineer, Landscape Architect, Surveyor or Attorney):

Name: Laurie Stillwell, AICP, Principal Planner, Director of Community Development

Address: 5583 Main Street

Williamsville (City) NY (State) 14221 (Zip Code)

Phone: 716-631-7050 Fax

E Mail: lstillwell@amherst.ny.us

Attachment: Z-2026-04 application 082026 (32127 : Z-2026-04, 4110 Bailey Ave.)

7. Petitioner's interest in property

_____Option to purchase
_____Owner
_____Other (explain) _____

8. The following are all others having an interest in this application and join herein with the petitioner named above: (describe extent of interest; attach sheets as needed)

none

9. Attach Survey and Legal description of land to be rezoned. The Survey must be prepared by a New York State Licensed Land Surveyor.

10. Said property has the following deed restrictions or covenants: (attach copy)

Liber N/A Page N/A

11. Information on proposed project:

A. Description of the character of the proposed development:

see attached

B. Rationale for rezoning request:

1. Why was this site chosen?

see attached

2. Why cannot land be used with the existing zoning?

see attached

3. How will this rezoning impact surrounding properties?

see attached

4. How will this rezoning impact the school system?

see attached

Attachment: Z-2026-04 application 082026 (32127 : Z-2026-04, 4110 Bailey Ave.)

12. Quantitative Data:

A. Total # of dwelling units _____

B. Distribution of dwelling units by type _____

C. Gross Residential Density per acre _____

D. Total amount of Open Space _____

E. Non-Residential Floor Area 12,800 sf; w/89 sf shed (existing)

13. Development Schedule:

Start N/A

Finish _____

Stages (# of) _____

14. If any portion of the proposed development is planned to be sold or leased, please describe:

the entire premises will be sold

15. Open Space ownership and maintenance provisions (if applicable):

N/A

16. Basis for Findings (Sec. 8-3-5 of the Town Zoning Code) (Attach sheets and supplemental materials as necessary.)

A. <u>The proposed zoning and development plan must be generally consistent with the policies of the Comprehensive Plan and the Town Zoning Ordinance.</u>

1. State in detail why the proposed zoning is consistent with the adopted <u>Town of Amherst Bicentennial Comprehensive Plan</u>. Cite specific sections, maps, and/or figures in the Plan that support the proposed zoning at this location (The Comprehensive Plan document is available at the Planning Department, Town Clerk's Office, Amherst libraries, or at <u>www.amherst.ny.us</u>). Add sheets as needed.

see attached

Attachment: Z-2026-04 application 082026 (32127 : Z-2026-04, 4110 Bailey Ave.)

2. Pursuant to NYS Town Law Section 272a(11), "All Town land use regulations must be in accordance with a comprehensive plan adopted pursuant to this Section." The Amherst Town Board adopted the Bicentennial Comprehensive Plan pursuant to NYS Town Law 272 on January 2, 2007. If the rezoning is approved, the Town Board may require the Plan to be amended, as applicable.

   Cite all text, maps, or figures that must be amended to support the proposed zoning at this location (attach pages as necessary) and provide detailed suggested amendments.

   see attached

3. State why the proposed zoning is consistent with intent and objectives (Sec. 1-2-2) of the Zoning Ordinance:

   see attached

B. Adequate Services and Utilities are available or are proposed to be made available with the construction of the development:

1. Sanitary Sewer Yes
2. Storm Sewer/Drainage Yes
3. Water Yes
4. Other Gas & Electric - Yes

C. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:

see attached

D. Suitability of the subject property for uses permitted by the current versus the proposed district:

see attached

E. Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the Town:

see attached

Attachment: Z-2026-04 application 082026 (32127 : Z-2026-04, 4110 Bailey Ave.)

17. The petitioner encloses herewith the sum of $ N/A to pay the fee, and consents to the placement of a sign(s) at the described location identifying this request for a period of time to be determined by the Town Clerk.

18. The undersigned certifies that all information required to be disclosed pursuant to Section 809 of the General Municipal Law (see below) is as follows:

The undersigned swears or affirms that all statements made herein are true, that all drawings submitted correctly show the situation involved in this petition.

_____
Signature of Petitioner

Subscribed and sworn to before me this _____day of _____, 20_____

Notary Public, Erie County, New York _____

_____

N.Y.S. General Municipal Law - Section 809 Disclosure in certain applications:

1. Every application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provision of any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state office or any office or employee of such municipality or of a municipality of which such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.

2. For the purpose of this section an officer or employee shall be deemed to have an interest in the applicant when he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them

(a) is the applicant, or
(b) is an officer, director, partner or employee of the applicant, or
(c) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
(d) is a party to an agreement with such an applicant, express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such applicant, petition or request.

3. In the county of Nassau the provisions of subdivisions one and two of this section shall also apply to a party officer. “Party Officer” shall mean any person holding any position or office, whether by election, appointment or otherwise, in any party as defined by subdivision four or section two of the election law.

4. Ownership of less than five per cent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.

5. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

Attachment: Z-2026-04 application 082026 (32127 : Z-2026-04, 4110 Bailey Ave.)

REZONING APPLICATION – 4110 Bailey Avenue **July 7, 2026**

11. Information on proposed project:

A. Description of the character of the proposed development:

The property is a 1.2 acres corner lot with 450 LF of frontage along Bailey Avenue and 112 LF of frontage along Oxford Street. The property contains one large structure built in 1959 originally as a church, roughly 12,800 sf with an adjoining side parking lot. A small shed is located on the west side of the property. The property is surrounded by single family residential properties zoned R-4 to the west and residential properties zoned R-3 to the east across Bailey. Properties north along Bailey Avenue, with few exceptions, are zoned GB to Eggert Road, and the property south across Oxford Avenue is also zoned GB.

B. Rationale for rezoning request:

1. Why was the site chosen?

The property is the site of the former Town of Amherst Eggertsville Avenue Community Center. The center will be moving to another location, leaving the property vacant and under-utilized. The Town seeks to divest the property located at 4110 Bailey Avenue to allow it to gain new use and lessen future maintenance for the Town. The location supports commercial uses or other complementary uses allowed under GB zoning to blend into the neighborhood and provide additional in-fill development in the area.

2. Why cannot land be used with the existing zoning?

The current building is aging, and maintenance costs are such that the building is no longer sustainable for the Town. The current CF zoning allows limited other uses therefore rezoning the property is needed to expand opportunities for reuse by the private sector. In addition, the Town does not wish to allow the demolition of the structure. With zoning updated, the building can accommodate multiple tenants and retain its presence as a unique property in the neighborhood.

3. How will this rezoning impact surrounding properties?

The rezoning will have minimal impact. GB zoned commercial uses already exist along Bailey Avenue to both the north and south of the site. Rezoning to GB will provide a cohesive commercial corridor along Bailey Avenue and allow for the building to offer opportunities for some new businesses and neighborhood scale services into the area.

4. How will this rezoning impact the school system?

GB zoning does allow for some opportunities for second floor residential units. However, the building as it is configured now would not retrofit easily for residential use. Without

Attachment: Z-2026-04 application 082026 (32127 : Z-2026-04, 4110 Bailey Ave.)

being able to demolish the existing structure, new residential construction is most likely not a viable option. Therefore the rezoning will have little to no impact on the school system.

16. Basis for Findings

A. The proposed zoning and development plan must be generally consistent with the policies of the Comprehensive Plan and the Town Zoning Ordinance:

1. **State in detail why the proposed zoning is consistent with the adopted Town of Amherst Bicentennial Comprehensive Plan. Cite specific sections, maps, and/or figures in the Plan that support the proposed zoning at this location.**

Section 3 of the Bicentennial Comprehensive Plan -Figure 6 shows the parcel to be located within the Commercial/Mixed Use land use category. Section 3.3.2 Commercial and Mixed-Use emphasizes the need to strengthen commercial and mixed-use opportunities to help revitalize and complement their surroundings. Existing commercial activity, zoned GB already exists along Bailey Avenue that has evolved overtime. The existing building is ideally located close to the sidewalk providing pedestrian access and includes a dedicated parking lot at the side of the building.

2. **Cite all text, maps or figures that must be amended to support the proposed zoning at this location and provide detailed suggested amendments.**

The property is located within the commercial/mixed use land use category as shown in Figure 6. GB zoning district allows many of these land uses by-right, therefore no amendments are anticipated.

3. **State why the proposed zoning is consistent with intent and objectives (Section 1-2-2) of the Zoning Ordinance:**

A. To protect the character and values of residential and institutional and public uses, business, commercial and manufacturing uses and to insure their orderly and beneficial development; and

K. To guide the future development of the town so as to bring about the gradual conformity of land, structures and used generally consistent with the policies of the Comprehensive Plan

C. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:

Both the adjacent parcel to the north and the parcel directly across Oxford Street to the south are currently zoned GB. All parcels (with few exceptions) north along the west side of

Attachment: Z-2026-04 application 082026 (32127 : Z-2026-04, 4110 Bailey Ave.)

Bailey Avenue to Eggert Road are zoned GB. This is an existing mixed use/commercial corridor. While the neighborhood is largely residential, commercial business and other services already exist along this corridor.

D. Suitability of the subject property for uses permitted by the current versus the proposed district:

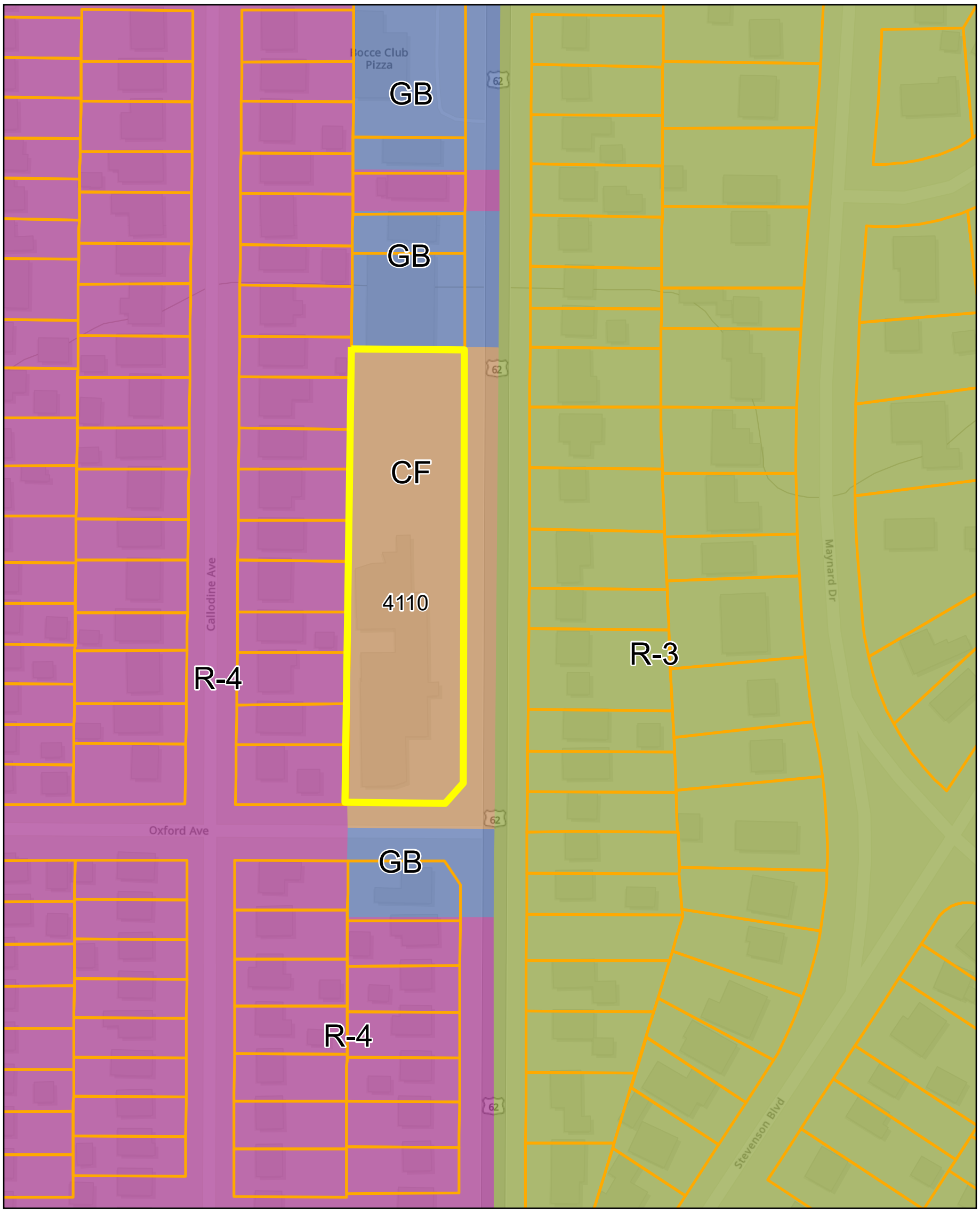
Allowable uses included under the CF zoning district are limited to public facilities or semi-public facilities. The Town determined the property is aging and the maintenance is costly. The building may be suitable for private development with a multi-tenant occupancy. The location and configuration of the building on a corner lot make it an ideal location for a mixture of commercial activities, such as retail, restaurant, professional services, office, bank. All allowed by GB.

E. Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the Town:

The proposed zoning change will allow for a contiguous commercial/mixed use corridor along the west side of Bailey Avenue, closing a small gap in the zoning along this portion of Bailey Avenue. The reuse of the property will also allow for new business and services to move into the area.

Attachment: Z-2026-04 application 082026 (32127 : Z-2026-04, 4110 Bailey Ave.)

4110 Bailey Ave. - Rezoning CF to GB



Date Printed: 7/13/2026 9:55 AM

Legend

- Village of Williamsville
- Town of Amherst
- Parcels

0 400 Feet

0 0.07 Miles

TOA Planning Department, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, CNES/Airbus DS, InterMap, NASA/METI, NASA/NGS and the GIS User Community, NYS ITS, TOA Planning Department

Produced by: Town of Amherst GIS

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Attachment: Z-2026-04 application 082026 (32127 : Z-2026-04, 4110 Bailey Ave.)

LOCAL LAW NO. _____-2026

TOWN OF AMHERST
COUNTY OF ERIE, STATE OF NEW YORK

A LOCAL LAW AMENDING CHAPTER 203 OF THE TOWN OF AMHERST CODE, KNOWN AS THE ZONING ORDINANCE, TO REZONE *4110 Bailey Avenue* FROM *Community Facilities (CF)* TO *General Business (GB)* AND TO AMEND THE ZONING MAP ACCORDINGLY.

Be it enacted by the Town Board of the Town of Amherst as follows:

Section 1. Title.

This Local Law shall be referred to as, "A Local Law Amending Chapter 203 of Town of Amherst Code, Known As The Zoning Ordinance, to Rezone *4110 Bailey Avenue* from *CF* to *GB* and to Amend The Zoning Map Accordingly."

Section 2. Legislative Findings and Intent.

The Town Board of the Town of Amherst finds that an application to rezone *4110 Bailey Avenue* from *CF* to *GB* zoning has been filed and is in proper order. The Town Board further finds that the rezoning is consistent with the Comprehensive Plan.

Section 3. Amherst Zoning Map.

The Town Board hereby amends its zoning map which is incorporated by reference in the Town zoning code by amending from *CF* to *GB* the zoning of *4110 Bailey Avenue*, **subject to any conditions imposed by the authorizing resolution**; legally described as follows:

All that Tract or Parcel of Land, situate in the Town of Amherst County of Erie and State of New York, being part of Lot Number 20, Township 12, Range 7 of the Holland Land Company's Survey and further distinguished as Subdivision Lots Numbers 46 to 60 inclusive in Block "J" as shown on map filed in Erie County Clerk's Office under Cover Number 419.

EXCEPTING THEREFORM lands appropriated by the State of New York for highway purposes by Notice of Appropriation dated March 23, 1999 and recorded March 23, 1999 in Liber 10948 of Deeds at page 8294, being Parcel 9, Map 9, Project CR 152, Bailey Avenue.

Attachment: Z-2026-04 application 082026 (32127 : Z-2026-04, 4110 Bailey Ave.)

Section 4. Validity.

This Local Law is adopted under the authority granted to the Town Board of the Town of Amherst pursuant to §§10(1)(ii)(a)(12), 20 and 27 of the Municipal Home Rule Law and §265 of the Town Law of the State of New York.

The invalidity of any provision of this Local Law shall not affect the validity of any other provision of this Local Law that can be given effect without such invalid provision.

Section 5. Effective Date.

This Local Law shall take effect immediately when it is filed in the Office of the Secretary of State in accordance with Section 27 of the Municipal Home Rule Law and published pursuant to Sections 130 & 133 of the Town Law and Chapter 28 of the Code of the Town of Amherst.

Francina J. Spoth
Town Clerk
Town of Amherst
County of Erie, State of New York

https://amherstnyusgcc.sharepoint.com/sites/plndept/Shared Documents/Common/Current_Planning/Files/Rezonings/Forms/Master Local Law.doc

Attachment: Z-2026-04 application 082026 (32127 : Z-2026-04, 4110 Bailey Ave.)

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 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:
Eggertsville Community Center Rezoning

Project Location (describe, and attach a location map):
4110 Bailey Avenue

Brief Description of Proposed Action:
The Town proposes to rezone the former Eggertsville Community Center property from Community Facilities (CF) to General Business (GB) as it plans to divest itself of the property to allow it to gain new use and lessen future maintenance for the Town. The building is large and can accommodate multiple tenants. The location will allow commercial uses to blend into the neighborhood and provide additional growth in the area.

Name of Applicant or Sponsor:	Telephone: 716-631-7051
Town of Amherst, New York	E-Mail:

Address:
5583 Main Street

City/PO:	State:	Zip Code:
Williamsville	NY	14221

	NO	YES
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.	☑	☐
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:	☑	☐

3. a. Total acreage of the site of the proposed action? 1.2 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? 1.2 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

Attachment: Z-2026-04 application 082026 (32127 : Z-2026-04, 4110 Bailey Ave.)

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☐	☑
b. Consistent with the adopted comprehensive plan?	☐	☐	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES
If Yes, identify:	☑	☐
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?	☐	☑
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES
If the proposed action will exceed requirements, describe design features and technologies:	☐	☑
10. Will the proposed action connect to an existing public/private water supply?	NO	YES
If No, describe method for providing potable water: _____	☐	☑
11. Will the proposed action connect to existing wastewater utilities?	NO	YES
If No, describe method for providing wastewater treatment: _____	☐	☑
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?	NO	YES
	☑	☐
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?	☑	☐
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?	NO	YES
	☑	☐
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: _____		

Attachment: Z-2026-04 application 082026 (32127 : Z-2026-04, 4110 Bailey Ave.)

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☒ Urban ☒ Suburban

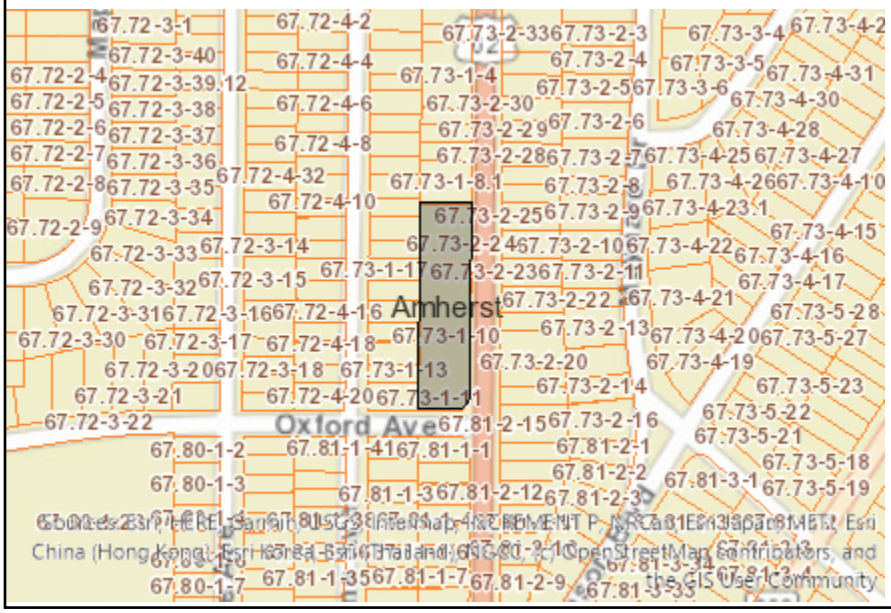
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year or 500-year flood plain?	☑	☐
17. Will the proposed action create storm water 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:		
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:	☑	☐
19. 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:	☑	☐
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:	☑	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community?	☑	☐
If No, could impacts from the project affect a disadvantaged community?	☑	☐
If Yes to either question in 21, answer the following question.		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Laurie Stillwell, AICP, Principle Planner Date: 07/16/2027

Signature: _____ Title: Dir. Community Development

Attachment: Z-2026-04 application 082026 (32127 : Z-2026-04, 4110 Bailey Ave.)



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



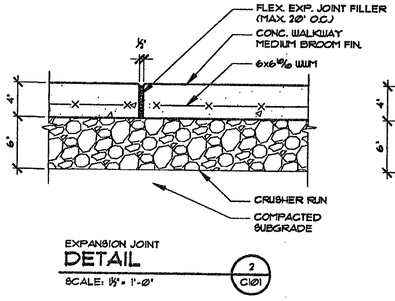
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	No

Attachment: Z-2026-04 application 082026 (32127 : Z-2026-04, 4110 Bailey Ave.)

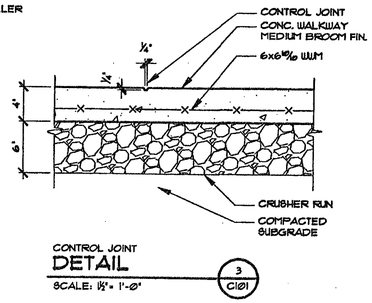
6.b

SP-16-07 4110 Bailey Ave.

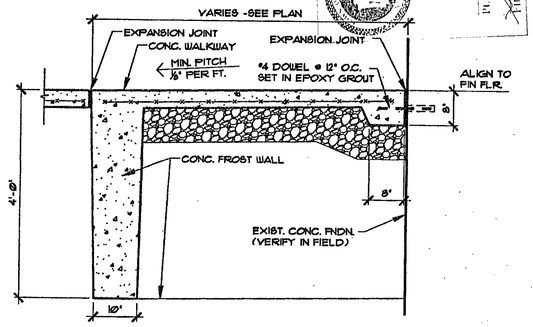
Town of Amherst
APPROVED PLAN
☐ MAJOR SITE PLAN
☒ MINOR SITE PLAN/ADDITION
☐ COORDINATED SIGN PLAN
PLANNING DEPT FOR
DATE
FILE NUMBER



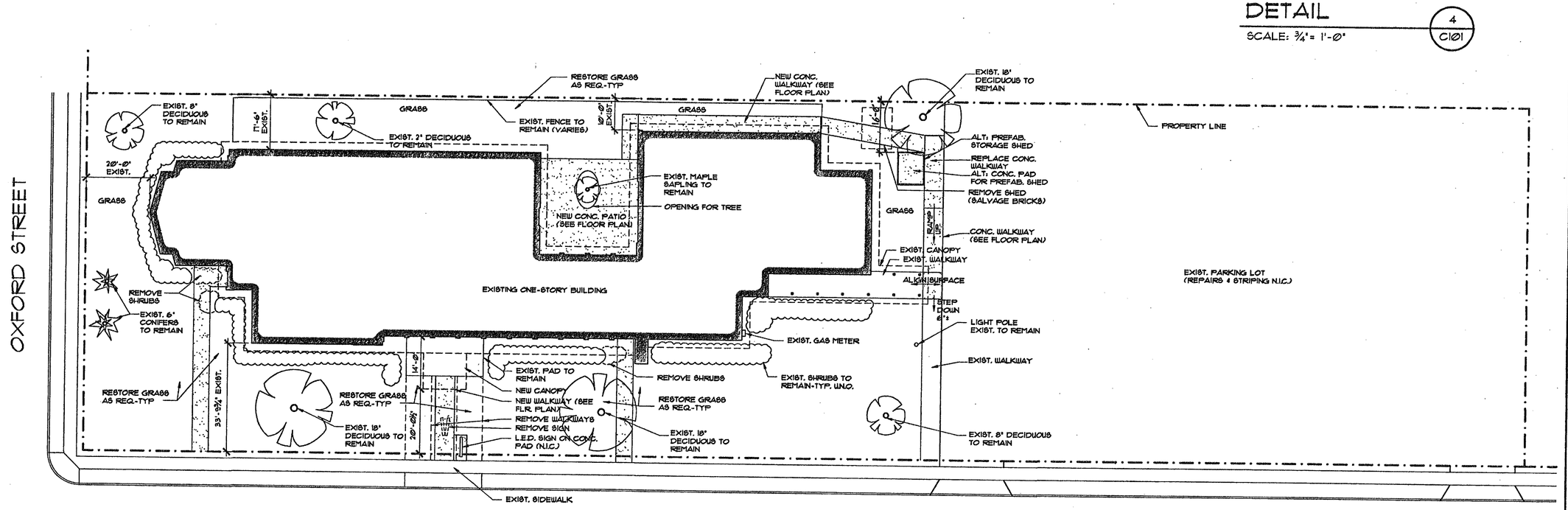
EXPANSION JOINT DETAIL
SCALE: 1½" = 1'-0"
2 C101



CONTROL JOINT DETAIL
SCALE: 1½" = 1'-0"
3 C101



DOOR PAD DETAIL
SCALE: ¾" = 1'-0"
4 C101



SEE DETAILS ON FLOOR PLAN

SITE PLAN
SCALE: 1/16"=1'-0"
1 C101

Consultants:
ERDMAN ANTHONY
Rochester, NY
Albany, NY
Hornburg, PA
Bristol, NH

FOIT-ALBERT ASSOCIATES
Architecture, Engineering and Surveying, P.C.
763 Main Street
Buffalo, New York 14203

SITE PLAN

ALTERATIONS TO
EGGERTSVILLE
YOUTH AND COMMUNITY CENTER
4110 BAILEY AVENUE, AMHERST, NEW YORK

Seal:
REGISTERED ARCHITECT
No. 8998
STATE OF THE STATE OF NEW YORK

Revision Number	Revision Date
△	
△	
△	
△	

Scale: AS NOTED

Date:	Project Manager:
10/01/2007	RAS
Drawn By:	Checked By:
PGW	name

Project: 07003.00
File Name: 07003-C101
Sheet: C101

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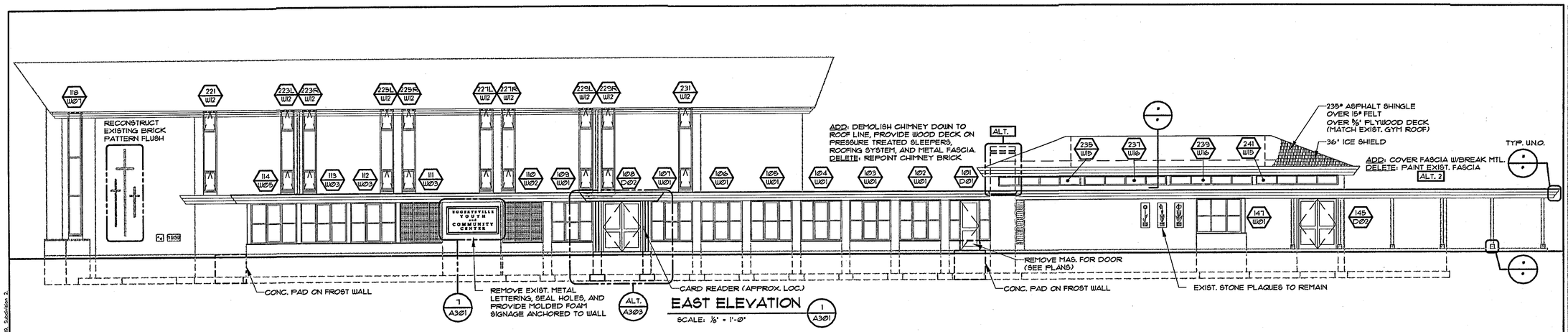
R:\A\07003.00 EGGERTSVILLE COMMUNITY CTR\ARCHITECTURAL\A1.5 REDESIGN\07003-C100.dwg, Plot-FLR-C100, 10/10/2007 1:43:14 PM, Foit-Albert Associates, P.C.

Attachment: Z-2026-04 drawings 082026 (32127 : Z-2026-04, 4110 Bailey Ave.)

Packet Pg. 828



SIGNAGE NOTES

1. ADJUST OVERALL DIMENSIONS TO COVER THE EXISTING WALL SIGN AREA. MAXIMUM ALLOWABLE AREA IS ___ .

2. LETTERING AS SHOWN IS AN APPROXIMATION OF THE INTENDED SIZE AND STYLE (ROMAN). SUITABLE CHARACTER FIGURATION OR GRAPHIC ORNAMENT MAY BE INCORPORATED AT THE DISCRETION OF THE DESIGNER.

3. CONTRACTOR SHALL SUBMIT ACCURATE DRAWING TO THE ARCHITECT FOR OWNER'S APPROVAL PRIOR TO FABRICATION.

OCT 12 2007

Consultant:
ERDMAN ANTHONY
Rochester, NY
Herndburg, PA
Buffalo, NY
Albany, NY

FOIT-ALBERT ASSOCIATES
Architecture, Engineering and Surveying, P.C.
763 Main Street
Buffalo, New York 14203

EXTERIOR ELEVATIONS

ALTERATIONS TO
EGGERTSVILLE YOUTH AND COMMUNITY CENTER
4110 BAILEY AVENUE, AMHERST, NEW YORK

Seal:

REGISTERED ARCHITECT — FOIT-ALBERT ASSOCIATES — No. 8998 — STATE OF NEW YORK

Revision Number	Revision Date
△	
△	
△	
△	

Scale: AS NOTED

Date:	Project Manager:
10/01/2007	RAS
Drawn By:	Checked By:
FGW	name

Project: 07003.00
File Name: 07003-A301
Sheet: A301

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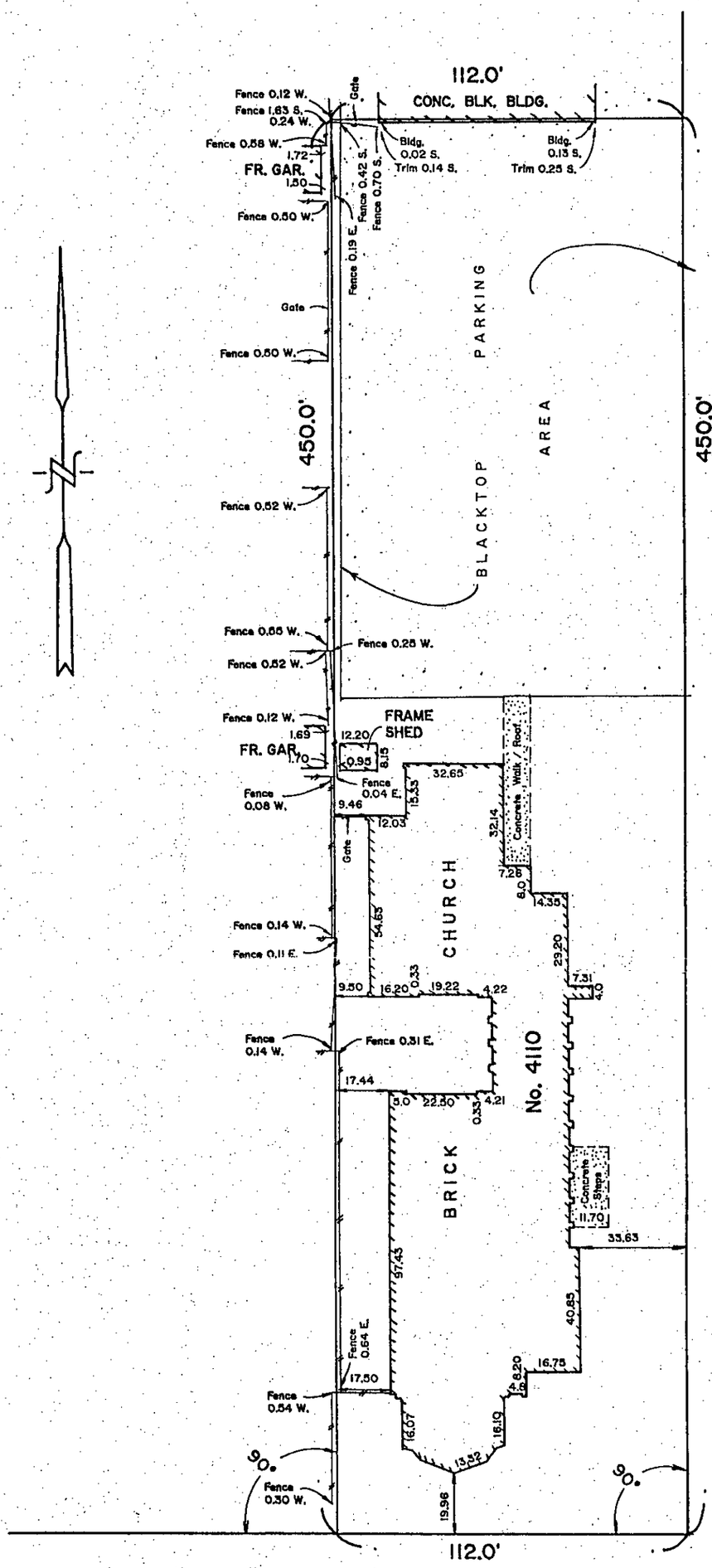
10-A\07003.00 EGGERTSVILLE COMMUNITY CTR\ARCHITECTURAL\A&S REDESIGN\07003-A301.DWG, PLOT-A301, 10/10/2007 1:39:50 PM, FOIT-ALBERT ASSOCIATES, P.C.

Attachment: Z-2026-04 drawings 082026 (32127 : Z-2026-04, 4110 Bailey Ave.)

Attachment: Z-2026-04 drawings 082026 (32127 : Z-2026-04, 4110 Bailey Ave.)

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT FULL ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SAME.

RECEIVED OCT 12 2007 TOWN OF AMHERST PLANNING DEPT.



SUBLOTS 46-60 INCLUSIVE
BLOCK "J" - MAP COVER 419
PART OF LOT 20, TOWNSHIP 12, RANGE 7
TOWN OF AMHERST
ERIE COUNTY, NEW YORK

Ray L. Sonnenberger
Land Surveyor
N.Y.S. Lic. No. 036193
60 Niagara Street
Buffalo, New York
Phone: 716-854-0159 Fax: 716-854-1462

Scale 1" = 40' Date APRIL 6, 2006

Sheet 36098 No. 06-154

This map is void unless EMBOSSED with New York State Licensed Land Surveyor's Seal No. 036193

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Altering any item on this map is in violation of the law, excepting as provided in Section 7209, Part 2 of the New York State Education Law.

TOWN OF AMHERST
PLANNING BOARD
ZONING RESOLUTION
Z-2026-04

PETITIONER

Town of Amherst
5583 Main Street
Williamsville, NY 14221

PROPERTY LOCATION

4110 Bailey Avenue

AUG 26 2026 PM2:

WHEREAS the Town of Amherst Planning Board on Thursday, August 20, 2026 held a public hearing on the proposed rezoning of land at 4110 Bailey Avenue from Community Facilities district (CF) to General Business district (GB), and

WHEREAS the Planning Board has reviewed plans and other materials regarding the rezoning proposal, and

WHEREAS the materials and plans have been referred to the Town's various review agencies, and

WHEREAS in accordance with Section 8-3-5 of the Zoning Ordinance the Planning Board finds that:

A. The proposed zoning and development plan is generally consistent with the policies of the Comprehensive Plan and the Zoning Ordinance.

B. There are adequate services and utilities available or proposed to be made available in the construction of the development.

C. The proposal is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood if permitted uses are limited by a deed restriction.

D. The subject property is suitable for uses permitted by the current versus the proposed district if limited to governmental or quasi-governmental uses.

E. The proposed change does tend to improve the balance of uses, or may meet a future specific demand in the Town.

F. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act may be waived because the parcel is developed.

WHEREAS pursuant to Part 617 of the implementing regulations pertaining to Article 8 of New York State Environmental Conservation Law, the Planning Board recommends that the Town Board determine that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

Attachment: Z-2026-04 signed resolution 082026 (32127 : Z-2026-04, 4110 Bailey Ave.)

TOWN OF AMHERST
PLANNING BOARD
ZONING RESOLUTION
Z-2026-04

AUG 26 2026 PM2:

PETITIONER

Town of Amherst

PROPERTY LOCATION

4110 Bailey Avenue

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Board recommends to the Town Board in accordance with Section 8-3-4 of the Zoning Ordinance, that the rezoning request be approved subject to the following condition:

1. That the Town Board impose a condition prohibiting eleven categories of principal uses that are permitted in the General Business District ("GB") zoning classification as follows on the site:
   - Ambulance service
   - Public works construction yard
   - Farm and garden supply store
   - Farm equipment sales or service
   - Laundromat, cleaning and dyeing outlets and pickup
   - Motel or hotel
   - Nurseries for sale of plants, shrubs and trees
   - Restaurant with drive-through
   - Sexually orientated cabaret, theater, movie theater, media store or sex shop
   - Vehicle sales, repair, leasing, or rental
   - Cannabis dispensary or liquor store

   and that a Declaration of Restrictions as approved by the Town Attorney's Office and the Zoning Enforcement Officer be recorded at the Erie County Clerk's Office for the subject parcel.

The foregoing resolution was adopted by the Town of Amherst Planning Board, August 20, 2026; moved by Gill; seconded by Hogan; ayes 4; noes 0; absent 3 (Kahn, Penberthy, Raffaele).

Michael J. Chmiel, Planning Board Chair

8/26/26
Date

DU/ac
Common/Current_Planning/Files/Rezonings/2026/Z-2026-04_(4110 Bailey Ave)_2026/Z-2026-04_resolution_082026.doc
cc: Town Clerk
Commissioner of Building
Highway Superintendent
Town Engineer
Traffic/Safety Coordinator

Attachment: Z-2026-04 signed resolution 082026 (32127 : Z-2026-04, 4110 Bailey Ave.)