MINUTES
TOWN OF AMHERST
DESIGN ADVISORY BOARD MEETING
December 8, 2022
6:00 PM

The regular meeting of the Town of Amherst Design Advisory Board was called to order by Chair Giuliani on Thursday, December 8, 2022 at 6:00 pm in the Council Chambers of the Town of Amherst Municipal Building, 5583 Main Street, Williamsville, New York.

ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Duncan M. Black	Town of Amherst	Vice Chairperson	Present	
Dal Giuliani	Town of Amherst	Chairperson	Present	
Marissa Colucci	Town of Amherst	Member	Present	
Peter Talty	Town of Amherst	Member	Absent	
Tracy Conhiser-Uy	Town of Amherst	Member	Absent	
Dan Howard	Town of Amherst	Planning Director	Present	
Scott Marshall	Town of Amherst	Principal Planner	Present	
Gary Palumbo	Town of Amherst	Associate Planner	Present	
Rachel Boerschig	Town of Amherst	Clerk-Typist	Present	
Ann Demopoulos	Town of Amherst	Deputy Town Attorney	Present	

DESIGN REVIEW APPLICATIONS

1.1. DESIGN REVIEW FOR SITE PLAN, SP-2022-11, PROPOSED SNYDER MIXED USE BUILDING
Property Located at 4548 & 4564 Main Street, 17 Fruehauf Avenue, and 22 Chateau Terrace
Benderson Development Company, LLC, Petitioner

Project Description:
The proposal is to demolish all existing structures and associated improvements on the four sites and construct a 63,200 sq. ft., 2 ½ story mixed use building that contains 7,000 ± sq. ft. of commercial space along Main Street, 48 apartment units on the upper stories and structured parking for 79 vehicles. Vehicular access is proposed from Fruehauf Avenue and Chateau Terrace to the independent structured parking (the structured parking does not provide vehicular connection from Fruehauf Avenue to Chateau Terrace either in the building or on the site).

James A. Boglioli, Esq represented the petitioner, explained the proposal and was available to answer questions from the Board. James Rumsey, Architect, presented the materials to the Board and was also available for questions.

General Discussion:
Mr. Black requested clarification regarding access to the residential units from the parking lots and inquired if the two parking levels were segregated for residential and commercial use. The petitioners stated all access to the residential units will require a keycard. This includes the elevator accessed at the first floor or directly from the parking areas. There will be reserved parking spaces for residents but the location and amount are to be determined.

Mr. Black wanted to see material samples to confirm that the colors matched the renderings. Mr. Rumsey assured the Board the materials would match the renderings. Later, Mr. Boglioli stated they could bring in material samples for review before the Planning Board meeting.

Mr. Giuliani commented that despite initial concerns, there appear to be plenty of windows. Mr. Boglioli stated there were windows to the public space but none in the back of the building for the privacy of the neighbors on the residential street.

Application Checklist Review:
The Board reviewed the Application Checklist to determine the application's adherence to the Design Guidelines and had the following comments and/or recommendations for each section:

A-1 - Pedestrian Access and Connectivity: No comments.

A-2 - Outdoor Amenity Space: No comments.

A-3 - Bicycle Amenities:
Mr. Black acknowledged there are no nearby bike paths to connect with. Mr. Boglioli confirmed bike racks will be available as seen on the plans.

A-4 - Public Art:
Mr. Giuliani requested clarification on the petitioner's response to A-4a of "building banners and sidewalk art." Mr. Rumsey explained the patios and concrete will have nice finishes but Mr. Giuliani questioned if that is public art. Mr. Boglioli explained the main public art will be banners. Later in the process, they will partner with local artists for the business banners.

A-5 - Site Landscaping:
Most landscaping concerns will be discussed through the Planning Board.

A-6 - Sustainable Features: No comments.

A-7 - Residential Transitions:
Mr. Giuliani queried the type of fence used for screening. Mr. Boglioli stated it would be solid board fencing since vinyl isn't as durable in wind. Mr. Giuliani acknowledged that the quality of EIFS has improved over time, but he was still concerned about its longevity based on other buildings in Amherst. Mr. Rumsey stated they will be using a strong, plastic-based material that should outlive him in color and sustainability, especially if it is maintained as it should be.

B-1 - Façade: No comments.

B-2 - Entryways: No comments.

B-3 - Windows: No comments.

B-4 - Roofs and Architectural Details: No comments.

B-5 - Street Level Interest:
Mr. Giuliani acknowledged the public's concern that the patios and landscaping will limit the walkable space between the street and building. Mr. Boglioli noted the building size was reduced to comply with firetruck access. They will meet code to ensure there is enough space on the sidewalks as well.

B-6 - Sustainable Building Features:
Mr. Boglioli confirmed that they have some capacity to install solar power but are still undecided.

B-7 - Building Materials:
Mr. Boglioli confirmed that the same materials would be used all around the building.

C-1 - Open Space: No comments.

C-2 - Sidewalk: No comments.

C-3 - Curb Zone: No comments.

The Board then took public comment.

Samantha Smith, 60 Fruehauf Avenue; Eric Anson, 57 Fruehauf Avenue; and John Casali, 23 Fruehauf questioned several aspects of the project. Some concerns were outside the Design Advisory Board's jurisdiction, so they will be addressed with the Planning Board. They asked if EIFS was allowed and expressed concern that it is an inferior material. They noted several features (patio seating, landscaping, etc.) will be between the street and the building. They requested an assurance the walkway to Fruehauf would not be obstructed by these features. They asked if the open space would be for public or private residents' use. They noted the number of residential units changed from 57 units to 48 units and requested confirmation of the units per floor. They stated that if something is to be built, the neighborhood wants it to be built well so that there aren't issues immediately afterward.

Mr. Boglioli responded that the EIFS will be minimal and Mr. Rumsey stated it would be an AZEK trim or plastic-based. Mr. Boglioli noted that the Design Advisory Board allowed EIFS use before. They will work with the Planning Board to make sure the walkways are not obstructed. The number of residential units was reduced as a result of the discussions at the Traffic Safety Board. Mr. Boglioli also spoke to some matters that will be discussed further with the Planning Board.

Recommendations:
Ms. Colucci moved that the proposed site and building design adequately addresses the Town's Design Guidelines for Mixed-use Development. The motion was seconded by Mr. Black and carried. Ayes 3, Noes 0, Abstain 0, Absent 2 (Conhiser-Uy, Talty).

1.2. DESIGN ADVISORY BOARD REVIEW, SP-2022-07; PROPOSED CROSSPOINT BUSINESS PARK – MULIT-FAMILY RESIDENTIAL DEVELOPMENT
Property Located at 50 Crosspoint Parkway
Uniland Development Company, Petitioner

Project Description:

Development of a residential project that will consist of three, 4-story buildings that will contain a total of 208± units. The concept plan also illustrates 7 garage buildings (66 parking spaces), a parking field of 208 spaces (32 of which are covered) and associated landscaping.

Kevin Kirk, R.A. represented the petitioner, explained the proposal and was available to answer questions from the Board. Brian Slevar, AIA, NCARB, described the proposed building materials to the Board and was also available for questions.

General Discussion:
Mr. Giuliani and Mr. Black questioned Mr. Slevar's comment that the materials may change based on market pricing. They noted that the Design Guidelines includes consideration of the building materials. The Board reviews and makes recommendations on materials based on color, quality, and longevity so they do not expect they will change afterward. Additionally, material samples should have been submitted for their review. Ms. Colucci was familiar with the materials presented and thus was willing to continue the review but agreed with their concerns. Mr. Slevar stated the main material is cement fiber panels, which are one of the most durable materials with a lifespan of 90 to 100 years. He confirmed the colors would match those portrayed on the elevations. Mr. Kirk affirmed they would return to the Design Advisory Board if any materials change.

Ms. Colucci stated that the building surfaces seemed very flat without clearly defined entrances. There was not a lot of variation, articulation, or texture. Mr. Kirk noted that the 2D elevations make the building, with deep inlays, look flat. Mr. Slevar stated the entrances would have large canopies. He stated that as there are several entrances for convenience, they may seem less prominent as opposed to a single focal point entrance. The building shape is to maximize space but the seemingly flat façade has depth with the stacked patios. Additionally, unlike other buildings, these are designed on all four sides without a flat, relatively unseen back. The petitioners stated they were trying to match the more modern commercial buildings rather than traditional commercial ones.

Mr. Black queried if the Planning Department's concerns were being addressed, particularly the ground floor elevation. He noted this was important to the residents' privacy on the ground floor. Mr. Kirk stated they are applying for some required variances and will provide updated plans for landscaping and the core street expansion.

The Board commented that they felt the project met code but didn't fit into the context of the area. The project's materials and style do not blend with its surroundings but also didn't stand out creatively. The project does not innovate in design. The petitioners noted the source of the dissonance may be the isolation of the site and massing differences between residential and commercial lots. They stated they didn't want to completely blend in with the commercial buildings at Crosspoint. Mr. Slevar stated this project would fill-in the entrance way to Crosspoint and matching everything would be less exciting. Mr. Black stated he did not want the buildings to match, he would think each building could fit together while remaining unique.

Application Checklist Review:
The Board reviewed the Application Checklist to determine the application's adherence to the Design Guidelines and had the following comments and/or recommendations for each section:

A-1 - Pedestrian Access and Connectivity: No comment.

A-2 - Outdoor Amenity Space:
To the Board's questions, the petitioners confirmed there was only one outdoor amenity area and all of the interior amenities were placed in Building #2. Consolidating all of the shared-use areas (main office, club, and exercise room) makes maintenance easier. Mr. Giuliani questioned

the idea that the likely 400+ residents could all enjoy the limited outdoor space for social gatherings. Mr. Black and Ms. Colucci preferred that each building had their own amenity. This way, residents could access an amenity within their own building rather being forced to access Building #2. Mr. Giuliani noted it was unclear if the amenities would be publically available. He acknowledged the site was isolated but it seemed very privatized. The Board wanted to see more areas for public amenities for each building.

A-3 - Bicycle Amenities: No comments.

A-4 - Public Art:
Mr. Giuliani requested clarification on the petitioner's response to A-4a of "public art is willing to be considered." Mr. Kirk responded that it is difficult to plan for public art during this part of the process but they are open to suggestions. Mr. Slevar added that art can be defined as landscaping and architecture. Mr. Giuliani disagreed and stated there should be something other than the buildings that make someone want to live there. Mr. Slevar asserted that the site would mostly receive high-speed vehicle traffic, which would not enjoy the same sort of art that pedestrians would.

A-5 - Site Landscaping: No comments.

A-6 - Sustainable Features:
Mr. Giuliani expressed that there were few sustainable features in the surroundings to incorporate.

A-7 - Residential Transitions:
Mr. Giuliani noted the location didn't currently have any sites to transition to.

B-1 - Façade: No comments.

B-2 - Entryways: No comments.

B-3 - Windows: No comments.

B-4 - Roofs and Architectural Details:
Mr. Giuliani and Mr. Black noted they would rather that the building stand out more from the commercial buildings.

B-5 - Street Level Interest: No comments.

B-6 - Sustainable Building Features: No comments.

B-7 - Building Materials:
Mr. Giuliani reiterated it was problematic that there were no material samples to review.

C-1 - Open Space:
Mr. Giuliani reiterated that there was currently only one open space area for use.

C-2 - Sidewalk: No comments.

C-3 - Curb Zone: No comments.

The Board then took public comment.

There were no comments made.

Recommendations:
The Board then reviewed their recommendations to the Planning Board.

1) That the building's exterior materials consist largely of the cementitous fiber board building panels as proposed to the Design Advisory Board at the review meeting and that the building elevations provide a material list indicating such.

2) That the building's exterior colors match that which are shown on the Carmina Wood Design - Design Development Drawings issued August 29, 2022 and received by the Planning Department on October 17, 2022.

3) That additional outdoor public and resident amenity space be provided on the site in addition to the 3,750 sq. ft. clubhouse patio area.

Mr. Black moved that the proposed site and building design recommendations will adequately address the Town's Design Guidelines for Mixed-use Development. The motion was seconded by Ms. Colucci and carried. Ayes 3, Noes 0, Abstain 0, Absent 2 (Conhiser-Uy, Talty).

MISCELLANEOUS

None.

OTHER COMMUNICATIONS

None.

UNFINISHED BUSINESS

None.

MINUTES APPROVAL

October 27, 2022

Mr. Black moved to approve the minutes. The motion was seconded by Mr. Giuliani and carried. Ayes 3, Noes 0, Abstain 0, Absent 2 (Consiher-Uy, Talty).

ADJOURNMENT

The Design Advisory Board meeting of December 8, 2022 was adjourned at 8:05 pm.

RECEIVED
SEP 30 2022
TOWN OF AMHERST
PLANNING DEPT.

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Design Review

For Official Use

File #: SP-2022-11

Design Review

Materials Received by Planning Department 9/30/2022 (RECEIVED BY) (DATE)

Scheduled Design Advisory Board Meeting Date: 12/15/2022 (DATE)

To Be Completed By Applicant

Petitioner:

Name: Benderson Development Company, LLC

Address: 570 Delaware Avenue

Buffalo , New York 14202
City State Zip Code

Phone: 716-878-9626 Fax: _____

E Mail: jmb@benderson.com

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

Name: James A. Boglioli

Address: 570 Delaware Avenue

Buffalo , New York 14202
City State Zip Code

Phone: 716-878-9626 Fax: _____

E Mail: jmb@benderson.com

Attachment: Design Review Application SP-2022-11 (26764 : SP-2022-11, 48 & 4564 Main St., 17 Fruehauf Ave., 22 Chateau Ter., Benderson)

Owner (if different)**:**

Name: 570 DAB 3, LLC

Address: 570 Delaware Avenue

Buffalo, New York 14202
City State Zip Code

Phone: 716-878-9626 Fax: _____

E Mail: jmb@benderson.com

GENERAL DESIGN INFORMATION

Project Site Address: 4548 - 4564 Main Street

Project Site Mixed-Use Zoning District Designation: TI-2.5

Project Description:

Property is currently occupied by a 2 story brick and wood retail/office building which faces Main Street. The rear and sides on Château and Freihauf contain split level areas. This will be demolished and removed. The new development will be a mixed uses, including approximately 7,000 square feet of commercial space on Main Street level with 45 to 50 apartments on upper levels. The area between the "U" shaped development will contain a terrace area and partial parking area at the Main Street level. Additional parking is accessible from Chateau Street at the rear of the site, Also, a 30' landscape buffer area will be constructed at the rear of the site. Building architecture will meet design guidelines.

Square Footage of existing structure(s): N/A

Square Footage of proposed structure(s): 1st - 28,000sf+/- 2nd - 21,000sf+/-, 3rd 17,000sf +/-, parking 21,000sf+/-

Existing number of residential units: N/A

Proposed number of residential units: 48 units

Attachment: Design Review Application SP-2022-11 (26764 : SP-2022-11, 48 & 4564 Main St., 17 Fruehauf Ave., 22 Chateau Ter., Benderson)

What are the project impacts on existing Neighborhood Character:

Please see the attached letter of intent

How will the project enhance the public space:

Please see the attached letter of intent

Attachment: Design Review Application SP-2022-11 (26764 : SP-2022-11, 48 & 4564 Main St., 17 Fruehauf Ave., 22 Chateau Ter., Benderson)

HOW TO USE THE CHECKLIST:

This checklist is meant to be used as a tool to aid in providing a thorough and complete application for Design Review. It is meant to be used by the applicant to track and explain which design guidelines apply to the project, and for those that do apply, what design technique is being employed to meet or exceed the proposed guidelines.

The format of the checklist is the following:

Guideline Topic: The corresponding category of topic, as represented in the Design Guidelines table of contents.

Intent: The intent of the set of guidelines for that guideline topic.

Page #: Corresponding page in the Design Guidelines

Recommendation #: The specific guideline reference in the Design Guidelines.

Recommendation Description: Description of the recommendation

Brief Description of how the guideline is achieved: The applicant is urged to include specific references in the submittal materials (i.e. references to plan page number, calculations, descriptions, etc.). Please provide additional pages as necessary.

Shaded Areas for Official use only

SITE DESIGN GUIDELINES:

A-1. PEDESTRIAN ACCESS AND CONNECTIVITY

Intent Statement: Pedestrian access and connectivity within a site should enhance walkability throughout the site and to adjacent sites, promote safety and provide clear connections to the public realm.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
4	A-1a	Establish a continuous internal walkway system throughout the site.	At grade sidewalk, direct to commercial space and to elevator lobby for apartments	
4	A-1b	Provide a physical pedestrian connection between the site and nearby public space.	Building will occupy 90% of site with direct access to public sidewalks on Main Street, Chateau and Fruehauf	
4	A-1c	Provide public pedestrian access through a block.	N/A Accessible to commercial on Main Street.	

Attachment: Design Review Application SP-2022-11 (26764 : SP-2022-11, 48 & 4564 Main St., 17 Fruehauf Ave., 22 Chateau Ter., Benderson)

A-2. OUTDOOR AMENITY SPACE

Intent Statement: Although opportunities will vary by site, projects should incorporate amenity spaces, where required, into the design. Courtyards, plazas, playgrounds, outdoor dining areas and other amenity spaces provide opportunities to gather and engage in activities for both the general public and residents of the development. When located adjacent to the public realm, these features activate and enhance the pedestrian experience.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
5	A-2a	Locate and program an amenity space to receive regular use.	Area between building at Main Street level will be terrace for apartment and commercial space	
5	A-2b	Place amenity space so that it is connected to the public realm.	Sidewalk on Main Street public. Restaurant patios.	
5	A-2c	Designs should not appear to privatize the space.	Sidewalk on Main Street public. Restaurant patios.	

A-3. BICYCLE AMENITIES

Intent Statement: Providing bicycle amenities such as parking facilities and repair stations promotes the use of active transportation methods which help improve the safety, health and experience of community residents.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
6	A-3a	Provide connections to existing or planned bike paths.	Project will provide bicycle amenities and public seating (bench)	
6	A-3b	Incorporate bicycle amenities into site designs.	Project will provide bicycle amenities and public seating (bench)	

A-4. PUBLIC ART

Intent Statement: Public art includes decorative and functional features that are accessible or visible to the public. These may include sculptures, landscaping elements, or street furniture (benches, bike racks, or other functional features with an original design). Public art enhances the pedestrian experience and should be integrated into a project as a design amenity.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
7	A-4a	Encourage the inclusion of public art in a project.	Building banners and sidewalk art.	

Attachment: Design Review Application SP-2022-11 (26764 : SP-2022-11, 48 & 4564 Main St., 17 Fruehauf Ave., 22 Chateau Ter., Benderson)

A-5. SITE LANDSCAPING

Intent Statement: Landscaping can enhance a project by providing visual interest, tying together key site features, providing shade, screening areas from public view and providing buffers between properties. It can also help soften the urban environment and visually enhance the public realm. The guidelines in this section go beyond the requirements of the Zoning Ordinance and are in addition to the requirements of Chapter 203-7-2.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
8	A-5a	Preserve existing viable, healthy and attractive trees.	New landscaping will be incorporated at perimeter of the development.	
8	A-5b	Incorporate into the project's stormwater management system through the use of Low-Impact Development and other green infrastructure approaches.	Per Town recommendation	
8	A-6c	Use a coordinated landscape plant and materials palette to establish a sense of continuity within the project.	Per Town recommendation	
8	A-5d	Choose appropriate tree and plant species.	Per Town recommendation	

A-6. SUSTAINABLE FEATURES

Intent Statement: Each site design should create opportunities to contribute to a sustainable future for Amherst. Incorporate sustainable features that help reduce energy and water consumption, improve stormwater management, and create an overall healthy environment.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
9	A-6a	Integrate Low-Impact Development (LID) features throughout the site to minimize impacts to the municipal stormwater system and area watersheds.	The site development will include detention to minimize impact to public storm system.	
9	A-6b	Use landscaping to reduce heating and cooling needs.	Per Town recommendation	

Attachment: Design Review Application SP-2022-11 (26764 : SP-2022-11, 48 & 4564 Main St., 17 Fruehauf Ave., 22 Chateau Ter., Benderson)

A-6. SUSTAINABLE FEATURES (cont.)

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
9	A-6c	Include materials and natural features that conserve and promote wildlife habitat and local biodiversity.	Per Town recommendation Site is urban area - Landscape at rear of site and building perimeter.	
9	A-6d	Reuse site or construction materials.	N/A	

A-7. RESIDENTIAL TRANSITIONS

Intent Statement: Residential transitions, where required in Section 5A-5, should focus on minimizing the impact of new development and site activity on adjacent protected districts.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
10	A-7a	Take into consideration the project's building and site elements that are located near the residential transition.	Project will meet requirements for setbacks and buffering. Per zoning requirements by Town of Amherst. 30' buffer against rear yard residential.	
10	A-7b	Use wall and fence materials that can be maintained to last as long as the principal building.	6'0" high fencing and landscaping to be constructed at rear of property.	
10	A-7c	Use colors that match or complement the principal building or are subdued and blend in with the natural environment.	Building materials: Brick Veneer, stone veneer, clapboad siding, EIFS trim, awnings. Color will be neutral, off whites, brown brick, light stone colors Architectural asphalt shingle system.	

Attachment: Design Review Application SP-2022-11 (26764 : SP-2022-11, 48 & 4564 Main St., 17 Fruehauf Ave., 22 Chateau Ter., Benderson)

BUILDING DESIGN GUIDELINES:

B-1. FAÇADE

Intent Statement: The façade of a building should be appropriate to the style and character of surrounding buildings, the site, and the general character of the surrounding community.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
11	B-1a	Design the building to incorporate a "base, middle and cap" to divide the façade into separate components, that produce well defined ground or lower floors and a distinctive "cap " element framing the middle floors, especially on taller buildings.	Building appearance on Main Street will be 2.5 stories. 2.5 & 3 stories on Chateau and Fruehauf. Building mass will contain commercial space on ground floor while upper floors for residential. Top level will be designed to accommodate a mansard with window dormers. Various trim designs.	
11	B-1b	On larger building frontages, implement a variety of façade treatments to provide visual distinction, variety, and the appearance of multiple structures to break up the facades.	Building will be designed with steps in plan and recessed patio areas. Material colors will vary as building steps.	
11	B-1c	Arrange elements on the façade (e.g. windows, doors, canopies, etc.) to create a generally consistent rhythm and overall visual interest.	Windows, doorways, canopies and trim create a dynamic architectural design and compliment the area.	

B-2. ENTRYWAYS

Intent Statement: Entryways should be well-identified and provide a welcoming experience for those utilizing them, while contributing to the overall style and character of the building.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
12	B-2a	Doors and entryways should be of a style, scale, and coverage appropriate to the overall architectural style of the building.	Doors and entryways will be glass with metal frames.	

Attachment: Design Review Application SP-2022-11 (26764 : SP-2022-11, 48 & 4564 Main St., 17 Fruehauf Ave., 22 Chateau Ter., Benderson)

B-2. ENTRYWAYS (cont.)

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
12	B-2b	The primary entrance of a building should be clearly identifiable.	Multi-tenant building will be clearly identified with lighting, signage and decorative awnings.	
12	B-2c	Incorporate accessibility into primary entrances without the need for switchbacks or railings.	Building will be accessible to all users.	
12	B-2d	Commercial buildings should have a transparent primary entrance.	Ground floor will be 90% -100% transparent.	

B-3. WINDOWS

Intent Statement: Window design and arrangement should express a human scale. Where compatibility with adjacent building character is important, use windows to create visual continuity with the existing character and provide visual interest.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
13	B-3a	Windows should be of a scale and proportion appropriate to the overall architectural style of the building and in character with the window sizes of adjacent building and sites.	Storefronts will compliment potential users. Transom lights will be incorporated into the storefront.	
13	B-3b	Locate windows to create visual continuity.	Windows along Main Street storefronts	
13	B-3c	Window openings should be trimmed with an appropriate material.	Trim windows with a 8" Azek Trim	

Attachment: Design Review Application SP-2022-11 (26764 : SP-2022-11, 48 & 4564 Main St., 17 Fruehauf Ave., 22 Chateau Ter., Benderson)

B-4. ROOFS AND ARCHITECTURAL DETAILS

Intent Statement: These crucial components of a building's façade and massing should complement and enhance the overall building composition. The use of these details should be kept consistent with buildings of a similar architectural style, but should also help create a unique identity for the structure. An appropriate amount of architectural detail should be used.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
14	B-4a	Architectural details such as overhangs, cornices, eaves and parapets, should complement the architectural style of the building and its surrounding context.	Cornice applied to top of mansard roof. Pediment roofs to accent massing of upper story of building.	
14	B-4b	Rooflines should be in character with the overall style of the building.	Mansard roof with roof dormers.	
14	B-4c	Cornices should be used to differentiate and enhance the vertical composition of the façade.	Cornice details and dormer pediment roofs enhance style and compliment neighborhood architecture.	
14	B-4d	Building stories, cornice lines and other horizontal elements should be generally consistent with adjacent buildings to help provide a rhythm to the streetscape.	Similar to B-4a. Building meet and exceeds design guidelines	
14	B-4e	Varying the building placement (setback from the street) on a large building helps break up the block and reduce the impact of long buildings on the streetscape.	Facade will be developed with steps in facade, recesses for covered patios and variation in masonry colors along all streetline facades.	
14	B-4f	Architectural lighting may be used to enhance specific elements of the building.	Indirect up and down LED lighting will enhance facade. Main elements primarily lit.	

Attachment: Design Review Application SP-2022-11 (26764 : SP-2022-11, 48 & 4564 Main St., 17 Fruehauf Ave., 22 Chateau Ter., Benderson)

B-5. STREET LEVEL INTEREST

Intent Statement: The character of a building's ground floor strongly impacts the pedestrian experience. The ground floor of a building should be designed to generate activity, animate the sidewalk and help establish a visual/physical connection between the inside of the building and the adjacent outdoor area.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
15	B-5a	Design a building to provide interest at the street level adjacent to the public realm.	Public/private access to restaurants & Commercial spaces, sidewalk dining.	
15	B-5b	Incorporate landscaping along the ground floor of the building.	Sidewalk landscaping Moveable landscaping pots	

B-6. SUSTAINABLE BUILDING FEATURES

Intent Statement: Buildings should incorporate sustainable features that help reduce energy consumption, reduce water use, and contribute to a more sustainable environment.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
16	B-6a	Should seek to reduce water usage and reuse water with the building.	- Residential use 1.6 gallon waste closets - Tankless water heaters - Energy efficient lighting sources.	
16	B-6b	Should seek to reduce energy use and generate energy on-site.	- Potential to incorporate roof top ancillary solar panels. - Insulated window systems.	

Attachment: Design Review Application SP-2022-11 (26764 : SP-2022-11, 48 & 4564 Main St., 17 Fruehauf Ave., 22 Chateau Ter., Benderson)

B-7. BUILDING MATERIALS

Intent Statement: Building materials should evoke the character, style and purpose of the structure. Each building façade should use high-quality, durable materials that contribute to the visual continuity of the building's character. They should be consistent with those used traditionally in the surrounding area, however, materials with new and innovative materials may also be appropriate, especially in Retrofit Districts.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
17	B-7a	Use high quality, durable building materials.	- Brick Veneer, Stone Veneer - Maintenance free clapboard siding - Type I concrete frame construction	
17	B-7b	Use responsibly-sourced and long-lasting building materials.	- Brick Veneer, Stone Veneer - Maintenance free clapboard siding - Type I concrete frame construction	
17	B-7c	Any side or rear wall facing a street, residential district or public area must consist of the same finish materials as the primary façade.	- All facades will utilize similar materials for unique architectural design.	
17	B-7d	Decorative masonry materials (such as split face and textured finish blocks) are discouraged but may be considered an acceptable façade material at the discretion of the Planning Board.	- Brick Veneer -Rockcast stone veneer or equal	
17	B-7e	Exterior finishing materials for renovation, additions and rehabilitations should be consistent with those being retained on the existing structure.	N/A. New construction	
17	B-7f	Exterior Insulation Finish System (EIFS) should not be utilized as a primary building material, but may be utilized, at the discretion of the Planning Board, as a decorative or complementary material on upper stories only.	- Brick Veneer, Stone Veneer - Maintenance free clapboard siding - Type I concrete frame construction	

Attachment: Design Review Application SP-2022-11 (26764 : SP-2022-11, 48 & 4564 Main St., 17 Fruehauf Ave., 22 Chateau Ter., Benderson)

PUBLIC REALM GUIDELINES:

C-1. OPEN SPACE

Intent Statement: Open space is a public outdoor area provided for social and recreational use. Examples of open space include parks, parklets, greenways, trails, playgrounds, gardens and more. Open space is required in the Retrofit Districts.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
18	C-1a	Open spaces should ideally be centrally located.	Terrace area between buildings Private use: Possible public restaurants	
18	C-1b	Open spaces should contribute to an existing or planned open space or greenway network when possible.	N/A	
18	C-1c	Open spaces should be easily accessible by everyone.	N/A	
18	C-1d	Open spaces should be designed to be proportionate in scale to their surrounding context.	N/A	
18	C-1e	Existing natural features and systems should be utilized or highlighted in the design of an open space.	N/A	
18	C-1f	Open spaces should be programmed in ways that allow for a variety of uses.	N/A	
18	C-1g	Incorporate pedestrian and bicycle amenities such as seating, trash receptacles, drinking fountains, bicycle parking, and pedestrian-scaled lighting.	Amenities will be properly designed for public/private use.	

Attachment: Design Review Application SP-2022-11 (26764 : SP-2022-11, 48 & 4564 Main St., 17 Fruehauf Ave., 22 Chateau Ter., Benderson)

C-2. SIDEWALK

Intent Statement: Design sidewalks to enhance the pedestrian experience. A well-designed sidewalk increases walkability and safety, and helps to connect ground floor activities to the public realm.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
19	C-2a	Coordinate building elements such as furnishings, overhangs, lighting and signs to create an engaging sidewalk space.	Public sidewalks will be designed to be capable with building and neighborhood	
19	C-2b	Sidewalk elements should be scaled according to their context, including the intensity of activity, building heights and noise levels.	Public sidewalks will be designed to be capable with building and neighborhood	
19	C-2c	Locate exterior uses and amenities to support and connect to interior activities.	Public sidewalks will be designed to be capable with building and neighborhood	
19	C-2d	Use surface materials that complement the architecture and character of the area.	- Brick pavers (sidewalks) - Exposed aggregate	

C-3. CURB ZONE

Intent Statement: The curb zone is the area between the back-of-curb and the sidewalk where landscaping and streetscape amenities should be placed so that they can contribute to the pedestrian experience.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
	C-3a	Streetscape amenities may be placed in the curb zone with approval of the Town or other regulating agency with jurisdiction.	This is similar to C-2 sidewalk. Amenities will be properly integrated with private & public.	
	C-3b	Trees and other landscaping should be planted within the curb zone.	- Low landscape on Chateau - Trees along Main Street & Fruehauf - Meet town of Amherst guidelines.	

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Attachment: Design Review Application SP-2022-11 (26764 : SP-2022-11, 48 & 4564 Main St., 17 Fruehauf Ave., 22 Chateau Ter., Benderson)

PROPOSED SITE DEVELOPMENT

Main St. / Chateau Terrace / Fruehauf Ave.

4548 - 4564 Main St, Amherst, NY

BDC Property # 5202

SITE DEVELOPMENT DRAWINGS

INDEX OF DRAWINGS

DWG. #	DRAWING NAME	REVISION	DATE
C1.0	COVER SHEET	2	05.23.2022
C2.0	EXISTING SURVEY		
C3.0	DEMOLITION & EROSION CONTROL PLAN	1	05.16.2022
C3.1	BORING LOCATION PLAN	1	05.16.2022
C3.2	DEMOLITION & EROSION CONTROL DETAILS	1	05.16.2022
C4.0	OVERALL SITE PLAN	1	05.16.2022
C4.1	DETAILED SITE PLAN	1	05.16.2022
C4.2	CONSTRUCTION DETAILS	1	05.16.2022
C5.0	GRADING PLAN	2	05.23.2022
C5.1	DRAINAGE PLAN	2	05.23.2022
C5.2	DRAINAGE DETAILS	1	05.16.2022
C6.0	UTILITY PLAN	1	05.16.2022
C6.1	UTILITY DETAILS	1	05.16.2022
C7.0	LANDSCAPE PLAN	1	05.16.2022
C8.0	LIGHTING PLAN		
C8.1	LIGHTING DETAILS		

OWNER/DEVELOPER:

NAME: BENDERSON DEVELOPMENT COMPANY, LLC
ADDRESS: 570 DELAWARE AVENUE, BUFFALO, NY 14202
CONTACT: DAVID ZUPPELLI
PHONE: 716 - 878 - 9683

BENDERSON DEVELOPMENT COMPANY, LLC
570 Delaware Ave.
Buffalo, New York 14202

SURVEYOR

NAME: MILLARD, MACKAY & DELLES LAND SURVEYORS, LLP
ADDRESS: 150 AERO DRIVE, BUFFALO, NY 14225
CONTACT: FRANCIS C. DELLES
PHONE: 716-631-5140

UTILITIES:

WATER DEPARTMENT
NAME/TITLE: ADAM MASSARO
COMPANY/DEPT: ERIE COUNTY WATER AUTHORITY
ADDRESS: 3030 UNION RD, CHEEKTOWAGA, NY
PHONE: 716 - 685-8207

DIG SAFELY NEW YORK
PHONE: 1 - 800 - 962 - 7962 OR (811)

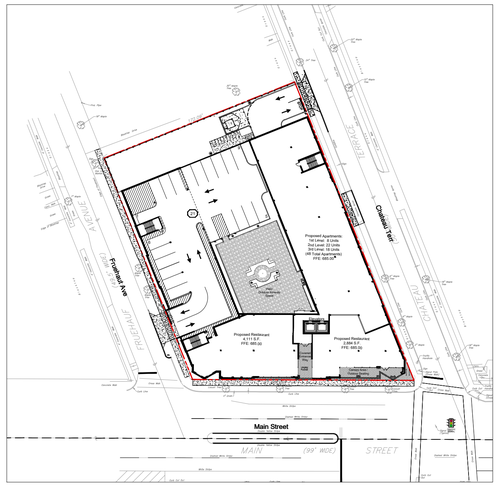
AGENCIES:

ENGINEERING DEPARTMENT
NAME/TITLE: JEFF BURROUGHS
COMPANY/DEPT: TOWN OF AMHERST, NY - ENGINEERING DPT
ADDRESS: 1100 NORTH FOREST RD, WILLIAMSVILLE, NY
PHONE: 716 - 631 - 7154 EX 7418

BUILDING & PLUMBING DEPARTMENT
NAME/TITLE: -
COMPANY/DEPT: TOWN OF AMHERST, NY - BUILDING DPT
ADDRESS: 5583 MAIN STREET, WILLIAMSVILLE, NY 14221
PHONE: 716 - 631 - 7080

NYSDOT - HIGHWAY & UTILITY PERMITS
NAME/TITLE: ALFRED I. OYOYO, ASSISTANT RESIDENT ENGINEER
COMPANY/DEPT: NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NORTH ERIE RESIDENCY)
ADDRESS: 111 INDIAN ROAD. DEPEW, NEW YORK 14043
PHONE: 716 - 683 - 3476 (EXT - 27)

SITE LOCATION MAP 1"=60'



REGIONAL LOCATION MAP NTS



DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	05.16.2022	DZ	Site Update
2	05.23.2022	DZ	Site Update

SPECIAL INFORMATION:

ALL CONTRACTORS SHALL GUARANTEE THEIR WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNERS ACCEPTANCE.

NOTICE

UNAUTHORIZED ALTERATIONS OF THIS DOCUMENT ARE IN VIOLATION OF SECTION #7209 OF THE STATE EDUCATION LAW.

811 Know what's below. Call before you dig.

PROPERTY NUMBER: # 5202
AREA: - -

4548 - 4564 Main Street, Amherst, NY 14226

PROPOSED SITE DEVELOPMENT

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL



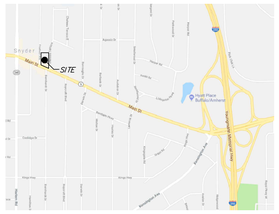
TITLE:

COVER SHEET

SCALE: 1:20
DRAWN BY: DMZ
CHECKED BY: JAR
DATE: 05.05.2022
DRAWING NO. C1.0

Attachment: Plans and Drawings SP-2022-11 (26764 : SP-2022-11, 48 & 4564 Main St., 17 Fruehauf Ave., 22 Chateau Ter., Benderson)





SITE MAP

Not To Scale

UTILITIES

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.

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.

National Fuel	*Spectrum Cable*	*Verizon*
Attn: Ed Kulpa	*Attn: Chris Smith*	*Attn: Anne Baglio*
(716) 857-7000	*(800) 262-8600*	*(716) 840-8748*
Erie County Water Dept.	*N.Y.S. Electric & Gas*	*National Grid*
Attn: Daniel Walkowiak	*Attn: Sam Ceppaglia*	*Attn: Eric Wright*
(716) 684-1510	*(716) 651-5256*	*(716) 857-4031*

PARKING SPACES

EXISTING PARKING SPACES ON PREMISE:
REGULAR: 46
HANDICAP: 3
TOTAL SPACES ON PREMISES: 49

SURVEYOR'S DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Amherst, County of Erie, and State of New York, being part of Farm Lot No. 13, Township 12, Range 7 of the Holland Land Company's Survey, and being bounded and described as follows:

BEGINNING at the point of intersection of the northerly line of Main Street with the west line of Chateau Terrace; running thence northerly along the westerly line of Chateau Terrace, 269.63 feet to a point; thence westerly at right angles with the westerly line of Chateau Terrace, 172.09 feet to the easterly line of Fruehauf Avenue; thence southerly along the easterly line of Fruehauf Avenue, 200.00 feet to the said northerly line of Main Street; and thence easterly along said line of Main Street 185.64 feet to the place of beginning.

Parcel containing 0.93 acres of land, more or less.

EASEMENT:

HOLLAND LAND TITLE & ABSTRACT COMPANY, INC.
SEARCH NO. 2010-54388
DATED: NOVEMBER 17, 2017

23.) EASEMENT TO NEW YORK TELEPHONE COMPANY BY LIBER 10727 DEEDS PAGE 240. (PLOTTED ON DRAWING)

SCHEDULE "A"

HOLLAND LAND TITLE & ABSTRACT COMPANY, INC.
SEARCH NO. 2010-54388
DATED: NOVEMBER 17, 2017

PARCEL A:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Amherst, County of Erie, and State of New York, being part of Farm Lot No. 13, Township 12, Range 7 of the Holland Land Company's Survey, and being Subdivision Lot No. 1 as shown on a certain subdivision map made by Busch & Percival, Engineers, entitled "College Hill Terraces" and recorded in Erie County Clerk's Office in Liber 1416 of Deeds, page 349, and more particularly bounded and described as follows:

BEGINNING at the point of intersection of the northeasterly line of Main Street with the west line of Chateau Terrace; running thence northerly along the westerly line of Chateau Terrace, 189.63 feet to the southerly line of Subdivision Lot No. 2, as shown on said subdivision map; thence westerly at right angles with the westerly line of Chateau Terrace and along the southerly line of Subdivision Lot No. 2, 73.34 feet to the westerly bounds of the lands of Suor & Suor Store Properties, Inc.; thence southerly and at right angles with the said southerly line of Subdivision Lot No. 2, and along the westerly bounds of the lands of the Suor & Suor Store Properties, Inc., 160 feet to the northeasterly line of Main Street; thence southeasterly along the said line of Main Street, 79.09 feet to the point of beginning.

PARCEL B:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Amherst, County of Erie, and State of New York, being part of Farm Lot No. 13, Township 12, Range 7 of the Holland Land Company's Survey and which up on a certain subdivision map of a part of said Farm Lot No. 13, made by Busch & Percival, Engineers, called a subdivision map of College Hill Terraces (which said map is recorded in Erie County Clerk's Office in Liber 1416 of Deeds, page 349) is known as Subdivision Lot No 2, being 80 feet front and rear by 73.34 feet deep situate on the west side of Chateau Terrace, beginning 189.63 feet north of the north line of Main Street.

PARCEL C:

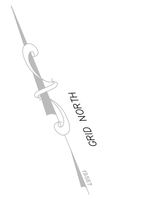
ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Amherst, County of Erie, and State of New York, being part of Farm Lot No. 13, Township 12, Range 7 of the Holland Land Company's Survey, and being designated as Subdivision Lot No. 1 as shown on subdivision map made for Jacob C. Fruehauf by C.F. Witmer, Surveyor, in 1898 of part of said Lot No. 18 filed in Erie County Clerk's Office under Map Cover 864 and also being designated as Subdivision Lot No. 1 on a map filed in Erie County Clerk's Office under Cover No. 936, and bounded and described as follow:

BEGINNING at the southeasterly corner of premises conveyed to said Jacob C. Fruehauf by Fanny Holl, by Committee, by deed dated February 7, 1898, recorded in Erie County Clerk's Office in Liber 844 of Deeds, page 262, February 7, 1898, being in the northerly line of Main Street (Buffalo and Williamsville Road); running thence northerly along the easterly line of the premises conveyed by said deed, 189.25 feet; thence westerly 98.75 feet to the easterly lien of Fruehauf Street (formerly known as Chestnut Street) as shown on said map; thence southerly along the easterly line of Fruehauf Street (formerly known as Chestnut Street) 150 feet to the said northerly line of Main Street (Buffalo and Williamsville Road); and thence easterly along said line of Main Street (Buffalo and Williamsville Road) 106 feet to the place of beginning.

PARCEL D:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Amherst, County of Erie, and State of New York, being part of Farm Lot No. 13, Township 12, Range 7 of the Holland Land Company's Survey and being further known and distinguished as Subdivision Lot No. 2 as shown and laid down on map and survey made made by C.F. Witmer, Surveyor in 1898, which map is filed in Erie County Clerk's Office under Cover No. 864, said lot being bounded and described as follows:

BEGINNING in the easterly line of Fruehauf Avenue at a point distant 150 feet from the point of intersection of said line of Fruehauf Avenue with the northerly line of Main Street; thence easterly along the southerly line of said Subdivision Lot No. 2, 98.75 feet to the east line of land conveyed to Jacob C Fruehauf by deed recorded in Erie County Clerk's Office in Liber 844 of Deeds, page 262; thence northerly along the said easterly lien of said land so conveyed, 50 feet; thence westerly along the northerly line of said Subdivision Lot No. 2, 98.75 feet; and thence southerly along the easterly line of Fruehauf Avenue 50 feet to the place of beginning.



NOTE:
ALL ELEVATIONS ON CURBLINE ARE TAKEN AT TOP OF CURB – 6" CURB IS ASSUMED

ELEVATIONS AND COORDINATES ESTABLISHED FROM TOWN OF AMHERST MONUMENTS No. 8 & No. 9, NAD 83/92 HARN DATUM NEW YORK WEST ZONE

FLOOD ZONE DATA

ENTIRE PREMISES LIES WITHIN ZONE "X" (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAN) PER F.E.M.A. FLOOD INSURANCE RATE MAP 3602226 0012 E, TOWN OF AMHERST
MAP DATE: OCTOBER 16, 1992

ZONING

TOWN OF AMHERST
ONLINE – ECODE360
ADOPTED BY THE TOWN BARD OF THE TOWN OF AMHERST 5-1-2006

SBL NO. 68.17-6-19 AND 22 ARE IN ZONE R-3 (RESIDENTIAL DISTRICTS)

SBL NO. 68.17-6-20 AND 21 ARE IN ZONE GB (NON RESIDENTIAL DISTRICTS)

B. Dimensional Standards.

R-3 Principal Use Dimensional Standards	
Min. lot area (per dwelling)	
Interior	8,450 sf
Corner	9,700 sf
Min. lot width	
Interior	65 ft
Corner	75 ft
Min. yards	
Front yard	30 ft
Rear yard	30 ft
Combined side yards	10 ft
Each side yard	3 ft
Corner lot	See § 2-5-2(A)(5)
Through lot	See § 2-5-2(A)(3)
Max. height	2 stories (up to 35 ft)
Max. building coverage	30%
Min. floor area (dwelling only)	
Under 2 stories	1,000 sf
2 or more stories	1,200 sf

Note: For explanation of measurements, computations, and exceptions see § 2-5[1]

GB 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	10 ft*
Height of structure for any portion of building above 35 ft	30 ft	10 ft*
Min. rear yard (abutting residential ** /nonresidential)		
Height of structure up to 30 ft	See § 2-5-4(C)(1) ft	15 ft* / 5 ft*
Height of structure 30 ft or more	See § 2-5-4(C)(1) 25 ft	15 ft* / 5 ft*
Min. side yard (abutting residential ** /nonresidential **)		
Height of structure up to 30 ft	See § 2-5-4(C)(1) None or 10 ft if not on lot line	15 ft* / 5 ft*
Height of structure 30 ft or more	See § 2-5-4(C)(1) 25 ft	15 ft* / 5 ft*
Max. height	65 ft	
Max. building coverage	None	
Min. interior building separation	None required	

*	The entire area must be landscaped.
**	Accessory structures shall be setback a minimum of 10 feet
***	R-R, S-A, R-1, R-2, R-3, CR-1A, TR-3, R-4, MFR-4A, MFR-5, MFR-6, MFR-7, PRD, PDD, PRD, NCD[2]

LEGEND

Ø	UTILITY / SERVICE POLE	R.O.W.	RIGHT OF WAY
WV	WATER LINE VALVE	CONC.	CONCRETE
FH	FIRE HYDRANT	INV.	INVERT
	D.I. (DROP INLET – STORM)	M.H.	MANHOLE
D	MANHOLE (STORM)	—G—	GAS LINE
E	MANHOLE (ELECTRIC)	—W—	WATER LINE
TR	MANHOLE (TRAFFIC)	—T—	TELEPHONE LINE
S	MANHOLE (SANITARY)	—E—	ELECTRIC LINE
T	MANHOLE (TELEPHONE)	—P—	UTILITY LINES
G	GASLINE MARKER	—C—	CABLE LINES
GV	GAS LINE VALVE	D.	DEED
	LIGHT STANDARD	M.	MEASURED
—o—	SIGN	L.	LIBER
H.C.	HANDICAP	P.	PAGE

SUBLOT 1 & 2 ~ MAP IN LIBER 1416 DEEDS PAGE 349 AND SUBLOT 1 & 2 ~ MAP IN MAP COVER 864 & 936

8/14/18: ADDED UNDERGROUND UTILITIES
10/27/20: LOCATED RETAINING WALL & GASLINE MARKER

INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: HEAD OF SCARCH
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.

CERTIFICATION

To:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2,3,4,5,6(a),7(a),7(b),7(b)(1),8,9,11,13, & 21(Per Email List) of Table A thereof. The field work was completed on 3-26-18.

Date of Plat or Map: 3-28-2018

Francis C. Delles Registration No. 050477

©COPYRIGHT 2018 BY:
Millard, MacKay & Delles
LAND SURVEYORS, LLP
150 AERO DRIVE
BUFFALO, NEW YORK 14225
PHONE (716) 631-5140 ~ FAX 631-3811

AMEND:
SURVEY DATE: 3-26-18
DRAWING DATE: 3-28-18
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.

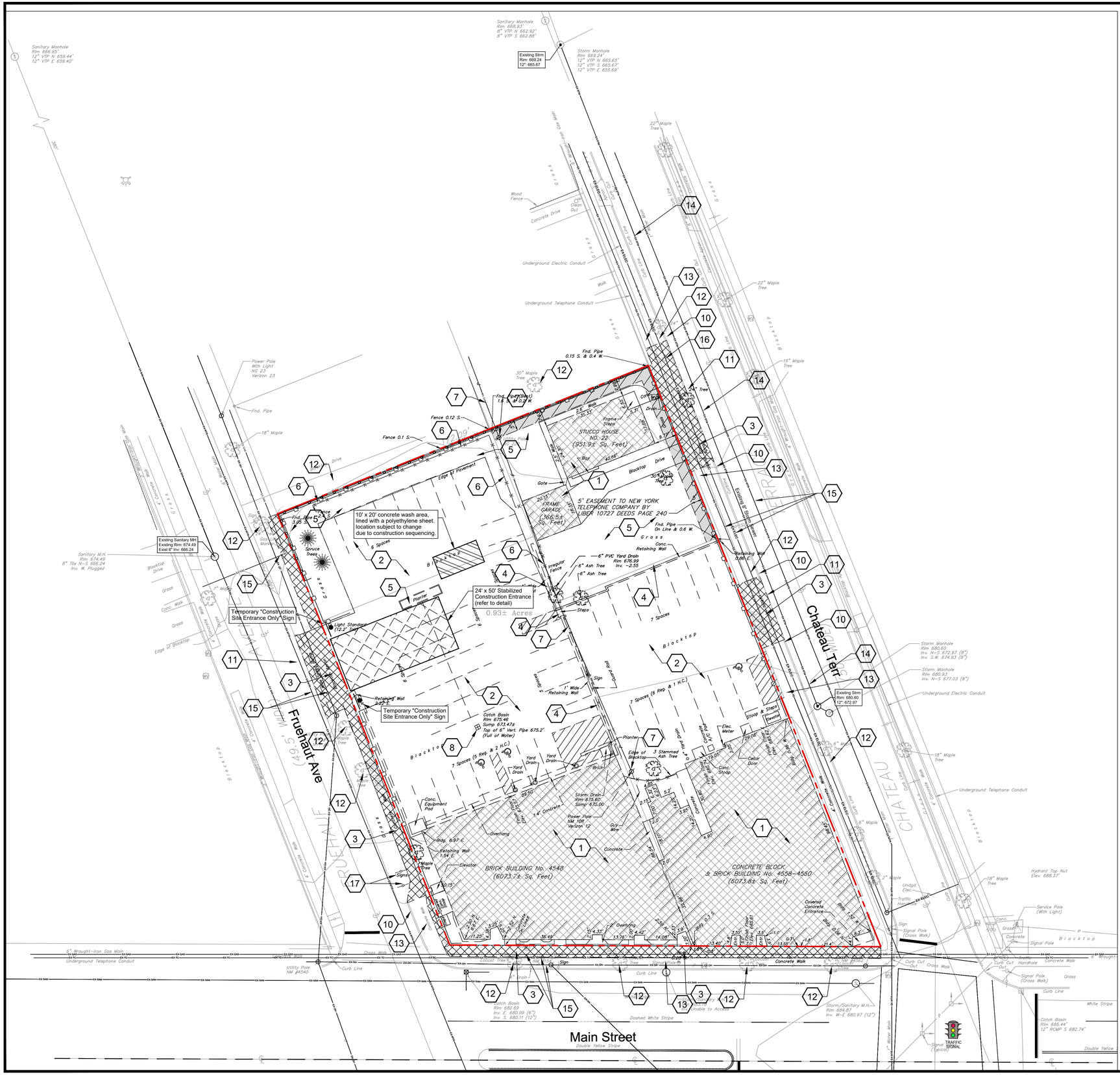
ALTA/NSPS LAND TITLE SURVEY

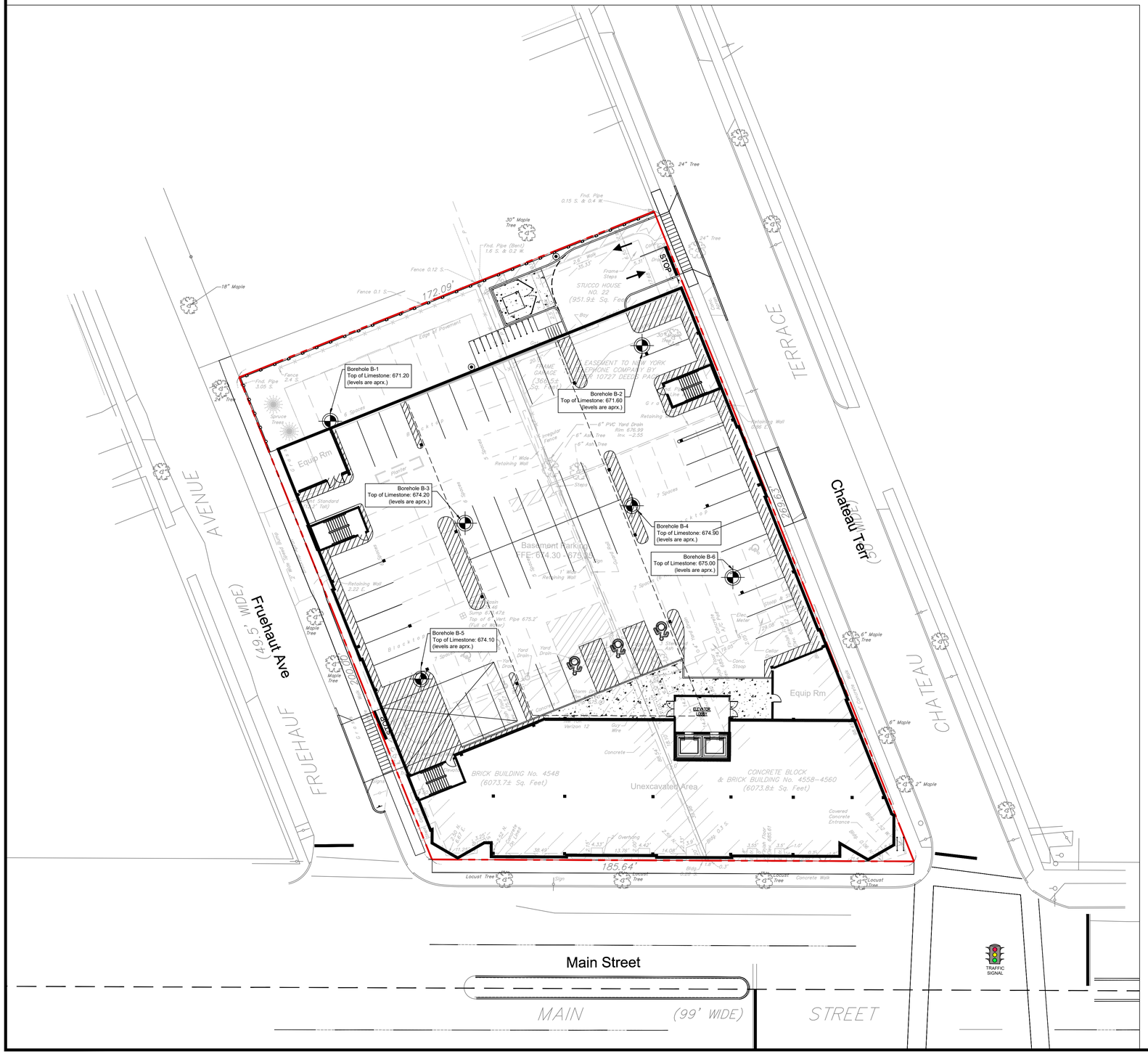
PART OF LOT 13 SECTION ____ TOWNSHIP 12 RANGE 7 OF THE: Holland Land Company's SURVEY – Erie COUNTY, N.Y.

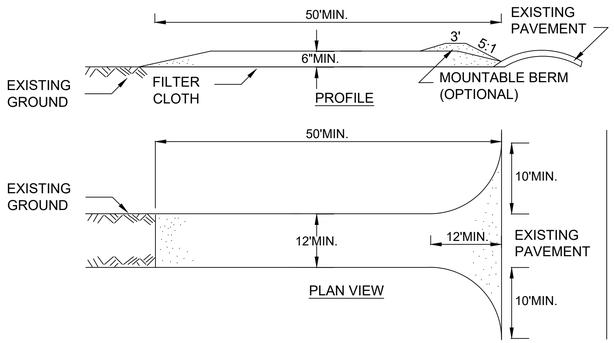
SURVEY OF: *22 Chateau Terrace, 4564 & 4548 Main Street and 17 Fruehauf Avenue, Town of Amherst*

SBL No. 68.17-6-21& 20.21&22

Attachment: Plans and Drawings SP-2022-11 (26764 : SP-2022-11, 48 & 4564 Main St., 17 Fruehauf Ave., 22 Chateau Ter., Benderson)


Main Street
Fruehauf Ave
Chateau Terr
STUCCO HOUSE NO. 22 (951.9± Sq. Feet)
BRICK BUILDING No. 4548 (6073.7± Sq. Feet)
CONCRETE BLOCK & BRICK BUILDING No. 4558-4560 (6073.8± Sq. Feet)
FRAME GARAGE (366.6± Sq. Feet)
5' EASEMENT TO NEW YORK TELEPHONE COMPANY BY LIBER 10727 DEEDS PAGE 240
10' x 20' concrete wash area, lined with a polyethylene sheet. location subject to change due to construction sequencing.
24' x 50' Stabilized Construction Entrance (refer to detail)
0.93± Acres
Temporary "Construction Site Entrance Only" Sign
Existing Sanitary MH Existing Rim: 674.49 Exist 8" Inv: 666.24
Existing Strm Rim: 669.24 12": 665.67
Existing Strm Rim: 680.60 12": 672.97
Sanitary Manhole Rim: 668.93 8" VTP N 662.92' 8" VTP S 662.88'
Storm Manhole Rim 669.24' 12" VTP N 665.65' 12" VTP S 665.67' 12" VTP E 655.69'
Sanitary Manhole Rim: 666.93' 12" VTP N 659.44' 12" VTP E 659.40'
Sanitary M.H. Rim: 674.49 8" Tile N-S 666.24 Inv. W. Plugged
Storm Manhole Rim 680.60 Inv. N-S 672.97 (8") Inv. S.W. 674.93 (8")
Storm Manhole Rim 680.93 Inv. N-S 677.03 (8")
Catch Basin Rim 675.46 Sump 673.47± Top of 6" Vert. Pipe 675.2' (Full of Water)
Storm Drain Rim 673.60 Sump 670.00
Catch Basin Rim 682.69 Inv. E. 680.09 (6") Inv. S. 680.11 (12")
Storm/Sanitary M.H. Rim 684.87 Inv. W-E 680.97 (12")
Catch Basin Rim 685.44' 12" RCMP S 682.74'
Underground Electric Conduit
Underground Telephone Conduit
Overhead Wires
Power Pole NM 109 Verizon 12
Power Pole With Light NG 23 Verizon 23
Utility Pole NM #4540
Light Standard 112.2' Typ.
Traffic Signal (Typical)
Hydrant Top Nut Elev. 688.37'
Service Pole (With Light)
Signal Pole (Cross Walk)
Signal Pole
Wood Fence
Concrete Drive
Chain Link Fence
Retaining Wall
Irregular Fence
Concrete Retaining Wall
Edge of Pavement
Edge of Blacktop
Curb Line
Concrete Walk
Curb Cut Handhole
Curb Cut Cross Walk
Double Yellow Stripe
Dashed White Stripe
White Stripe
Drive
Blacktop
Grass
Gate
Steps
Stoop & Steps
Elec. Meter
Cellar Door
Gas Meter
Yard Drain
Conc. Equipment Pad
Elevator
Covered Concrete Entrance
Undgd. Elec.
Traffic Handhole
Spruce Trees
Maple Tree
Ash Tree
Planter
Sign
Fence 0.1' S.
Fence 0.12' S.
Fnd. Pipe
Fnd. Pipe 0.15 S. & 0.4 W.
Fnd. Pipe On Line & 0.6 W.
Fnd. Iron Pipe 1.6' S. & 0.2' W.
Fnd. Pipe 0.25' S.
Fnd. Pipe 0.2' S.
Fnd. Pipe 0.3' S.
Fnd. Pipe 0.4' S.
Fnd. Pipe 0.5' S.
Fnd. Pipe 0.6' S.
Fnd. Pipe 0.7' S.
Fnd. Pipe 0.8' S.
Fnd. Pipe 0.9' S.
Fnd. Pipe 1.0' S.
Fnd. Pipe 1.1' S.
Fnd. Pipe 1.2' S.
Fnd. Pipe 1.3' S.
Fnd. Pipe 1.4' S.
Fnd. Pipe 1.5' S.
Fnd. Pipe 1.6' S.
Fnd. Pipe 1.7' S.
Fnd. Pipe 1.8' S.
Fnd. Pipe 1.9' S.
Fnd. Pipe 2.0' S.
6" PVC Yard Drain Rim 676.99 Inv. -2.55
6" Ash Tree
22" Maple Tree
30" Maple Tree
18" Maple Tree
15" Maple Tree
6" Maple
2" Maple
Bldg. 6.97 E.
Retaining Wall 1.54' E.
Retaining Wall 0.62' E.
Retaining Wall 0.66' E.
Overhang
Concrete
Brick
Blacktop
Drive
Gravel
Grass
Conc. Walk
Edge of Blacktop
Curb Line
Concrete Walk
Cross Walk
Curb Cut Handhole
Curb Cut Cross Walk
Signal Pole (Cross Walk)
Catch Basin Rim 685.44' 12" RCMP S 682.74'
Hydrant Top Nut Elev. 688.37'
Service Pole (With Light)
Signal Pole (Cross Walk)
Signal Pole
Traffic Handhole
Undgd. Elec.
Sign
Steps
Stoop & Steps
Elec. Meter
Cellar Door
Gas Meter
Yard Drain
Conc. Equipment Pad
Elevator
Covered Concrete Entrance
Maple Tree
Ash Tree
Planter
Spruce Trees
Light Standard 112.2' Typ.
Traffic Signal (Typical)
Utility Pole NM #4540
Power Pole NM 109 Verizon 12
Power Pole With Light NG 23 Verizon 23
Overhead Wires
Underground Electric Conduit
Underground Telephone Conduit
Wood Fence
Concrete Drive
Chain Link Fence
Retaining Wall
Irregular Fence
Concrete Retaining Wall
Edge of Pavement
Edge of Blacktop
Curb Line
Concrete Walk
Cross

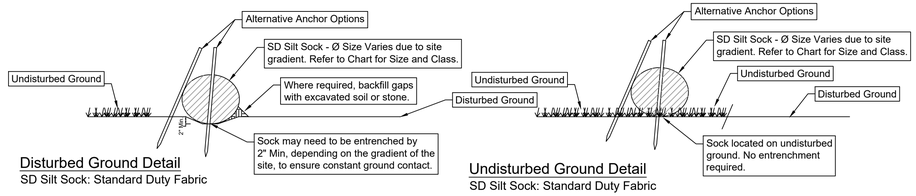

Borehole B-1
Top of Limestone: 671.20
(levels are aprx.)
Borehole B-2
Top of Limestone: 671.60
(levels are aprx.)
Borehole B-3
Top of Limestone: 674.20
(levels are aprx.)
Borehole B-4
Top of Limestone: 674.90
(levels are aprx.)
Borehole B-5
Top of Limestone: 674.10
(levels are aprx.)
Borehole B-6
Top of Limestone: 675.00
(levels are aprx.)
STUCCO HOUSE
NO. 22
(951.9± Sq. Feet)
172.09'
185.64'
BRICK BUILDING No. 4548
(6073.7± Sq. Feet)
CONCRETE BLOCK
& BRICK BUILDING No. 4558-4560
(6073.8± Sq. Feet)
Unexcavated Area
Basement Parking
FF= 674.30 +/-675.30
Equip Rm
ELEVATOR
LOBBY
STOP
TERRACE
Chateau Terr
CHATEAU
AVENUE
FRUEHAUT
Fruehaut Ave
(45' WIDE)
Main Street
MAIN
(99' WIDE)
STREET
TRAFFIC
SIGNAL
24" Tree
30" Maple Tree
18" Maple
6" Maple Tree
2" Maple
Locust Tree
Concrete Walk
Covered Concrete Entrance
Retaining Wall
Fence 0.12 S.
Fence 0.1 S.
Fence 2.4 S.
Fnd. Pipe 3.05 S.
Fnd. Pipe 0.15 S. & 0.4 W.
Fnd. Pipe (Bent) 1.6 S. & 0.2 W.
Edge of Pavement
Verizon 12
Elec Meter
Gas Meter
Conc. Stoop
Overhang
Yard Drain
Storm Drain
Sanitary Manhole
Sign
Bollard
Spruce Trees
7 Spaces
Planter
Standard (5' Tall)
Maple Tree
6" PVC Yard Drain
Rim 675.99
Inv. ~2.55
6" Ash Tree
1" Wide Retaining Wall
Retaining Wall 3.22' S
Retaining Wall 4.05' S
Top of 6" Vert. Pipe 675.2'
(Out of Water)
Top of 6" Vert. Pipe 675.2'
(Out of Water)
Top of 6" Vert. Pipe 674
(Out of Water)
Top of 6" Vert. Pipe 674
(Out of Water)
Top of 6" Vert. Pipe 674



STABILIZED CONSTRUCTION ENTRANCE DETAIL

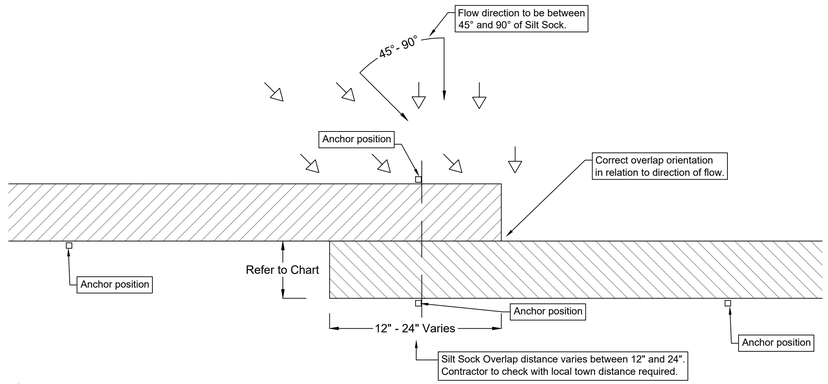
NOT TO SCALE

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.



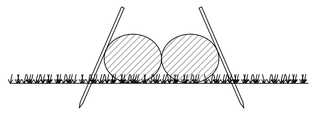
Disturbed Ground Detail
SD Silt Sock: Standard Duty Fabric

Undisturbed Ground Detail
SD Silt Sock: Standard Duty Fabric



Overlap Detail - PLAN

1) Anchors required at the overlap section are to stay outside the Silt Sock and not pierce through the material. See alternative anchor positons in details above.



Anchor at Overlaped Ends - SECTION

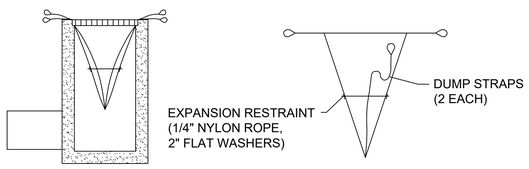
Size & Class Chart			
	Diameter		
Gradient	8"	12"	18"
0 - 2%	30	55	75
2.1 - 5%	25	40	55
5.1 - 10%	15	30	40
10.1 - 33%	10	15	20
> 33%	5	10	15

SD SILT SOCK DETAIL

SD Silt Sock: Standard Duty Fabric

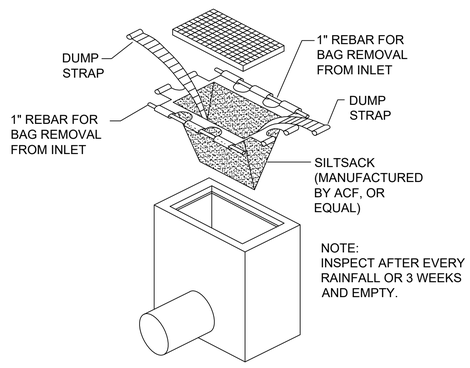
Notes:

1 - Do not use sock below the normal watermark or perpendicular to flow in river and where the maximum incline is greater than 50%.
2 - Contractors should be aware of federal, state and local laws, rules regulations or permit requirements for the use of Silt Socks on site.
3 - Sock should be positioned on the outline of the area to be protected, but must be installed between 45° to 90° from directions of flow.
4 - Sock may be required to be entrenched a minimum of 2" on disturbed ground to ensure constant ground contact.
5 - All gaps and ruts must be backfilled with soil or sock material.
6 - Sock overlap should be in the direction of the flow. Overlap amount will be between 12" and 24". Contractor to check with local town for requirements.
7 - If sediment collects to 1/2 the height of the sock, then a second sock may be stacked immediately up slope of the original instead of removing the sediment.
8 - Sock joint is where two sock sections meet on a level grade, overlap and adjoining ends, tightening the ends together, and anchoring through each end. Where two sections meet on un-level ground, j-hook higher elevated end, anchor, and begin new section just below. Back fill any gaps.
9 - Sock should be inspected and repaired as needed.
10 - If ruts begin under the sock they should be backfilled with soil and compacted so that the ground and sock have continuous contact.
11 - If sock rolls out of place, the sock should be repositioned and secured with additional anchors.
12 - Tears in the Sock fabric may be repaired by wrapping a new piece of fabric over the sock and securing, or by place a second sock immediately up slope with the required overlap beyond deformation.
13 - A section of sock should be replaced whenever it has weakened to such an extent that the efficiency is reduced or diminished. Weakening can occur because the natural mesh fabric breaks down over time of from being moved/dragged on site.
14 - Sock should be replaced when sediment has built up and has been removed three times.
15 - All sediment in disturbed area next to sock must be removed and correctly disposed of before the sock can be removed.
16 - When removing, cut sock open and spread the filler material around. The netting should be removed from site.
17 - Sock should be installed before works commence on site.



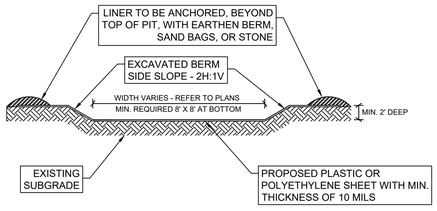
INSTALLATION DETAIL

BAG DETAIL



SILT SACK DETAIL

N.T.S.



TYPICAL CONCRETE WASH OUT DETAIL

NOTES:
1. CONSTRUCT TO 2016 NYSDEC BLUE BOOK DESIGN CRITERIA

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	05.16.2022	DZ	Site Update

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PROPERTY NUMBER: # 5202

AREA: - -

4548 - 4564 Main Street, Amherst, NY 14226

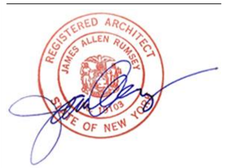
PROPOSED SITE DEVELOPMENT

CONSULTANT

JAMES ALLEN RUMSEY ARCHITECT
PREPARED FOR

BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL



TITLE:

DEMOLITION & EROSION CONTROL DETAILS

SCALE: -

DRAWN BY: DMZ

CHECKED BY: JAR

DATE: 05.05.2022

DRAWING NO.

C3.2

Attachment: Plans and Drawings SP-2022-11 (26764 : SP-2022-11, 48 & 4564 Main St., 17 Fruehauf Ave., 22 Chateau Ter., Benderson)

TOWN OF AMHERST, NY ZONING ANALYSIS

	REQUIRED	PROVIDED
ZONED	TI-2.5 (Village Frontage)	TI-2.5 (Village Frontage)
5A-1-3: TI-2.5 Traditional Infill 2.5 Section		
LOT		
Area	0 S.F. min.	40,409 S.F.
Width	0' min.	185.6'
Outdoor Amenity Space	10% min.	11.3% (4,500 S.F.)
At grade level	50% min. *(See 5A-7-1 B(2)*	68.1% (2,825.1 S.F.)
Planted above ground level	25% min. *(See 5A-7-1 B(2)*	31.9% (1,324.9 S.F.)
Seating	1 per 500 S.F. (4,500 / 500 = 9 Seats min.)	9 Seats
BUILDING SETBACKS		
Building-to-zone	Refer to Section 5A-2 Infill Frontages	
Lot Frontage	Refer to Section 5A-2 Infill Frontages	
Common lot line	0' min.	30.8' (North Side)
Alley	0' min.	N/A
PARKING SETBACKS		
Primary and Side Street	Refer to Section 5A-2 Infill Frontages (below)	
Common lot line	0' min.	30.8' (North Side)
Alley	5' min.	N/A
BUILDING HEIGHT		
Top Plate Height	2 Stories / 24' max.	-
Building Height	2.5 Stories / 35' max.	-
Roof Pitch	18:12 max.	-
BUILDING LENGTH	Refer to Section 5A-2 Infill Frontages (below)	
STORY HEIGHT	Refer to Section 5A-2 Infill Frontages (below)	

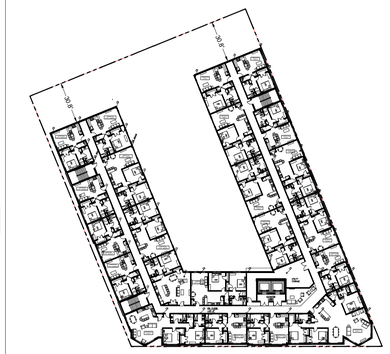
5A-2-4: Village Frontage		
BUILDING SETBACKS		
Build-to zone	0' min./10' max.	0.0'
Street Frontage:		
Front: Main Street	90% min.	100% (185.6')
Side: Fruehaut Ave	-	169.2' - 24' (parking entrance) = 145.2' (72.6%)
Side: Chateau Terr	-	88.6% (238.8')
PARKING SETBACKS		
Street	20' min.	30.8' (North Side)
BUILDING MASS		
Street facing building length:		
Front: Main Street	200' max.	185.6'
Fruehaut Ave	-	169.2'
Chateau Terr	-	238.8'
STORY HEIGHT		
Ground floor elevation	0' min. / 2' max.	0.0'
Ground story height	13' min.	-
Upper story height	9' min.	-
TRANSPARENCY		
Ground story	70% min.	-
Upper story	20% min.	-
Blank wall length	15' max.	-
PEDESTRIAN ACCESS		
Street facing entrance	Required	Complies
Entrance spacing	30' max.	-
STREETSCAPE		
Clear pedestrian zone	10' min.	9.8' Total - Existing Condition
Curb zone	6' min.	
Tree planting type	Grates	Noted.
Tree spacing	35' on-center avg.	Noted.

PROPOSED PARKING & BIKE ANAYLSIS TI-2.5 (Section 5A-9-1.A.(1)

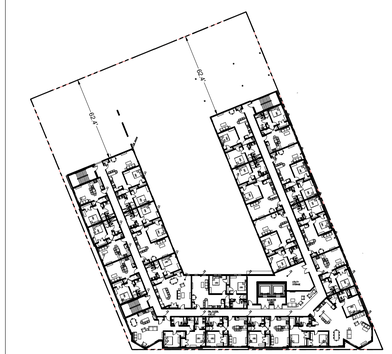
USE	CODE	REQUIRED	PROVIDED
RESTAURANT	4/1000 SF	6,995 sqft / 1000 x 4 = 28 SPACES	Main Street Parking: 6 Spaces Basement Parking: 52 Spaces Ground Flr Parking: 21 Spaces
RESIDENTIAL (Upper-story)	1.0 per 1&2 bed dwelling unit 1.5 per 3 bed dwelling unit	1.0 x 46 (1&2 Bed) = 46 SPACES 1.5 x 2 (3 Bed) = 3 Spaces	
		Total: 77 SPACES	Total: 79 SPACES
STALL SIZE		9'x19'	9'x19'
ELECTRIC CHARGING STATIONS			
10% of parking spaces to be EV ready. Min. 2 EV ready spaces for parking lots over 20 spaces. EV Ready defined as power be available at spaces in advanced.		Basement Parking: 52 / 10 = 5 Spaces Ground Floor Parking: 21 / 10 = 2 Spaces Total: 7 Spaces	Basement Parking: 5 Spaces Ground Floor Parking: 2 Spaces Total: 7 Spaces
BIKE PARKING			
Residential Use: Short Term 0.5 space per unit min. 20 max.		0.5 x 48 = 24 24 > 20 max. 20 SPACES	20 SPACES
Public Use: 1 per 3,000 S.F. min. 20 max.		6,998 S.F. / 3000 = 3 SPACES	4 SPACES
		TOTAL: 23 SPACES	TOTAL: 24 SPACES

RESTAURANT: 4,111 S.F. + 2,884 S.F.

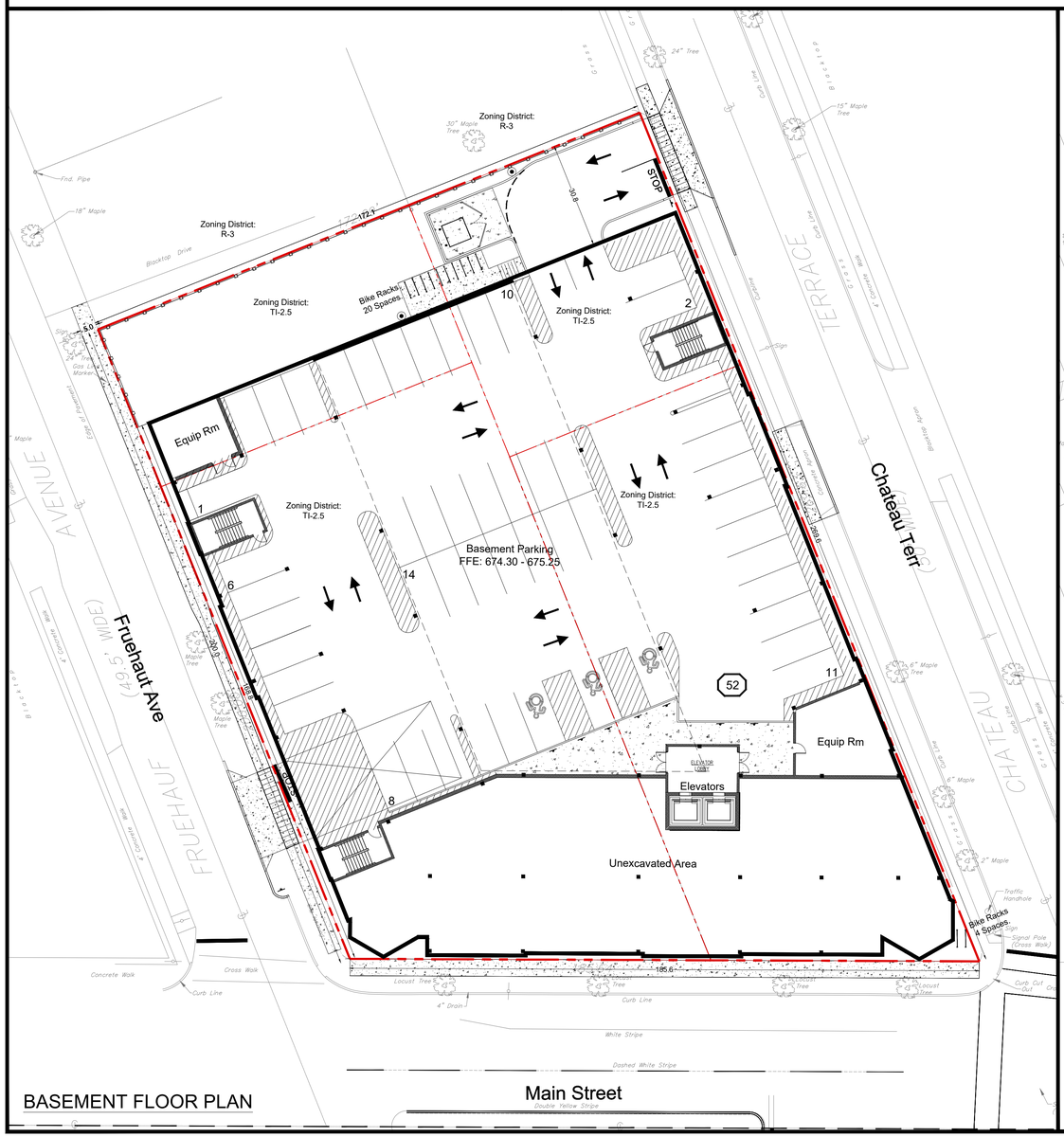
Note: Amherst Code §6-2-6 Residential Use Standards; allows for "Parking to be shared with ground floor uses, where appropriate."



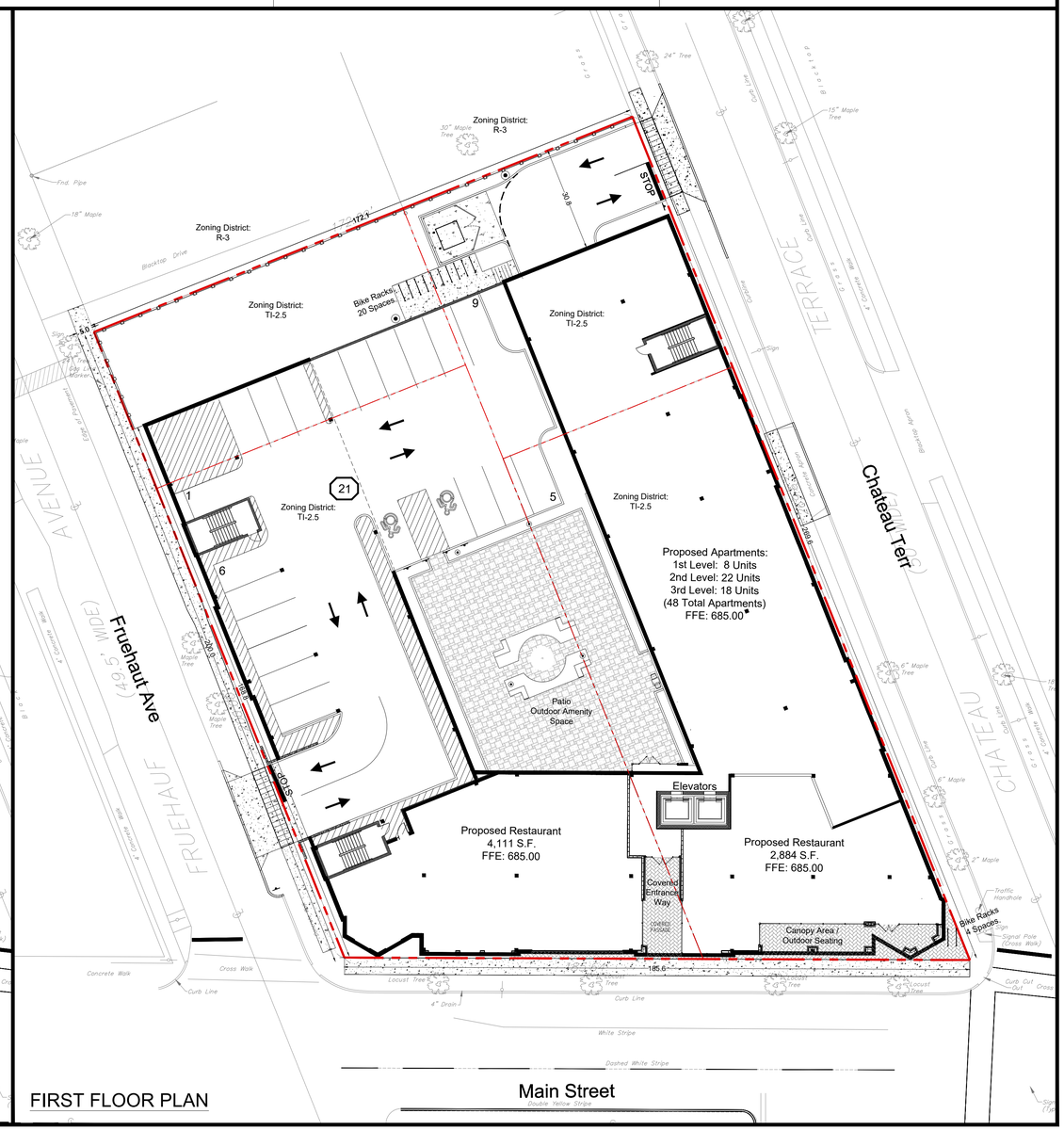
2nd FLOOR PLAN



2.5 FLOOR PLAN



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	05.16.2022	DZ	Site Update

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PROPERTY NUMBER: # 5202

AREA: - -

PROPOSED SITE DEVELOPMENT

4548 - 4564 Main Street, Amherst, NY 14226

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL



TITLE:

ZONING SITE PLAN

SCALE: 1:20

DRAWN BY: DMZ

CHECKED BY: JAR

DATE: 05.05.2022

DRAWING NO. C4.0

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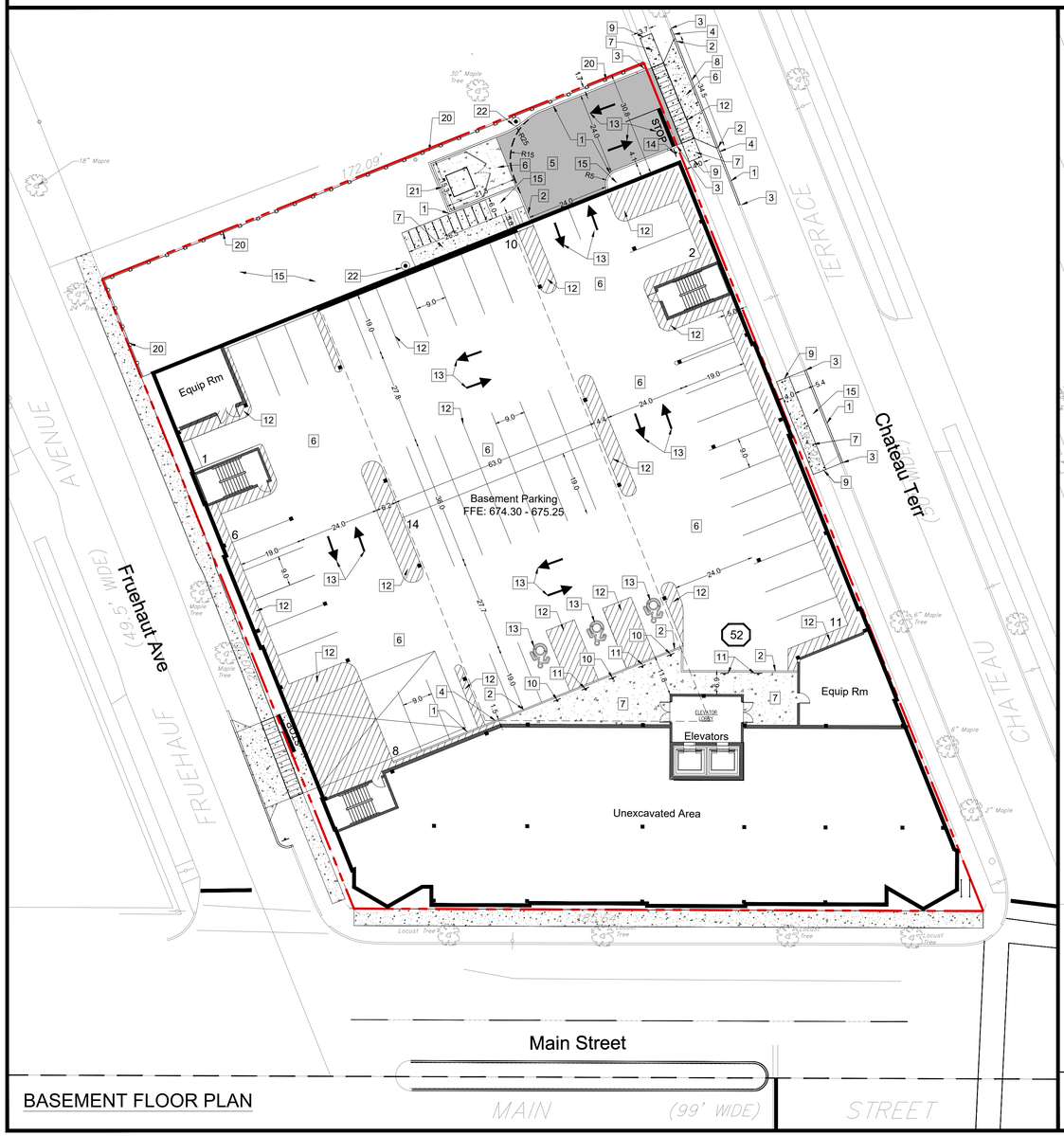
GENERAL NOTES:
1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. CONTRACTOR SHALL 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 THE 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 EXCEPT AS DETAILED ON THE PLANS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
9. BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
10. SIDEWALK DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR THE SIDEWALK PLAN.
11. CONCRETE SIDEWALK SEALERS: (REFER TO ARCHITECTURAL PLANS FOR LOCATION OF CONCRETE TYPES.)
    11.1. GREY CONCRETE SIDEWALKS SHALL HAVE CHEMMASTERS - SILENCURE WITHIN 2HRS AFTER FINAL FINISHING OF CONCRETE AND ALL BLEED WATER HAS DISSIPATED.
    11.2. EXPOSED AGGREGATE/STAMPED CONCRETE SIDEWALKS SHALL HAVE ONE (x1) COAT CHEMMASTERS - SILENCURE AS SOON AS CONCRETE HAS DRIED AFTER PRESSURE-WASHING THE RELEASE AGENT OFF. APRX 30 DAYS AFTER THIS (IF WEATHER PERMITS) APPLY ONE (x1) COAT OF CHEMMASTERS - POLYSEAL EZ.
12. LIGHTING FIXTURE ARROW SYMBOLS REFER TO THE DIRECTION THAT THE FIXTURES ARE REQUIRED TO FACE. SPECIFIC MOUNT BRACKETS WILL BE REQUIRED DEPENDING ON ORIENTATION AND FIXTURE COUNT.
13. CURB ISLAND DIMENSIONS ARE FROM INSIDE OF CURB TO INSIDE OF CURB.

SITE LEGEND:
- Property line
- 6" Curb (typ).
- Proposed sign & pole
- Proposed Concrete Pavement (Concrete Floors/Deck not Hatched)
- Proposed Heavy Duty Pavement

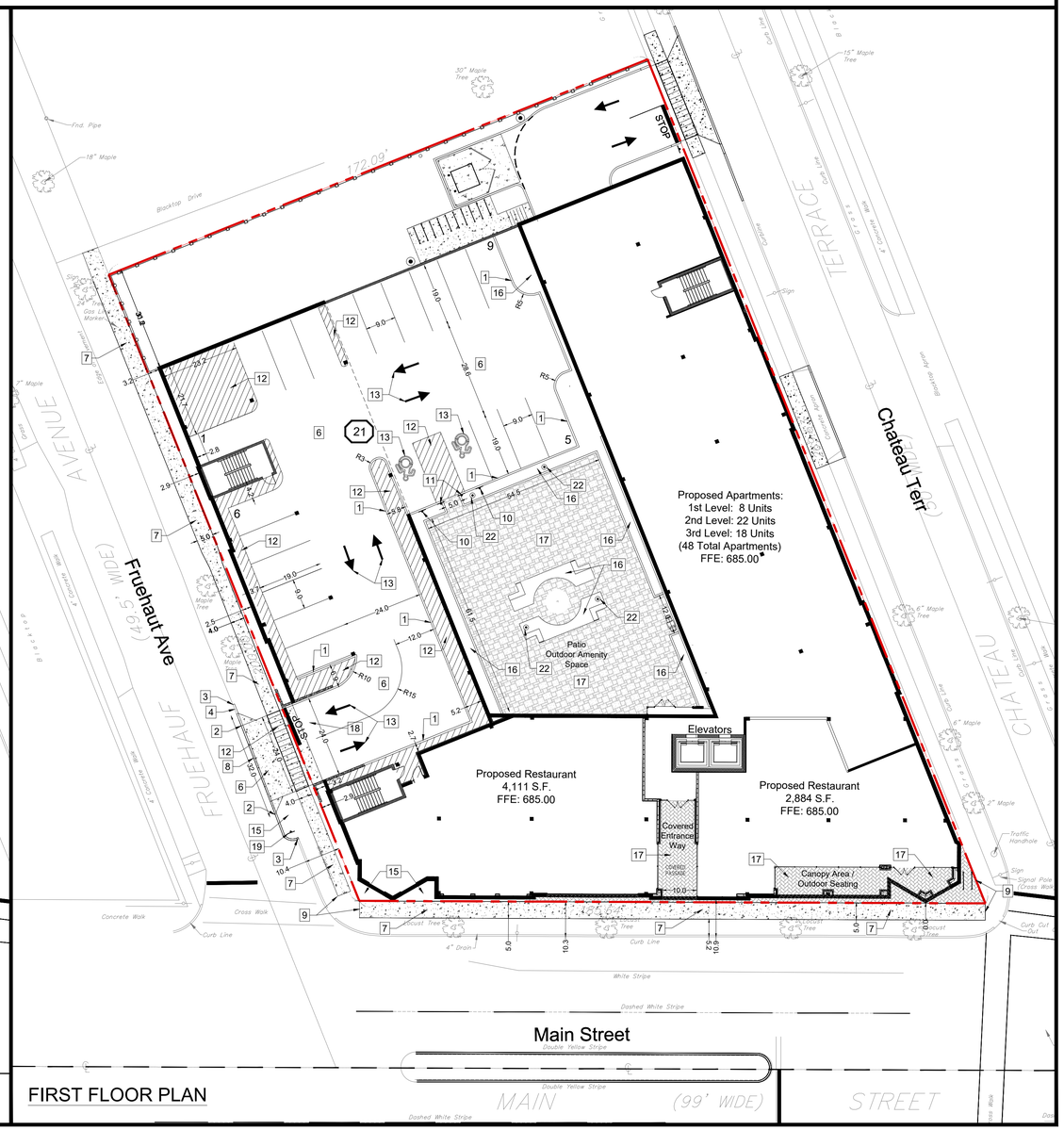
* All curb radii are 3ft unless noted.
* Refer to General Notes, Concstruction Details and Architectural Plans for Concrete Sealer information.

SITE NOTES:
1. Proposed 6" concrete Curb.
2. Proposed Flush Concrete Curb.
3. Match into Existing Curb or runout over 2'.
4. Transitional Curb.
5. Proposed Heavy Duty Pavement
6. Proposed Concrete Pavement.
7. Proposed Concrete Sidewalk.
8. Match into Existing Pavement.
9. Match into Existing Sidewalk
10. Proposed "Handicapped Parking Only" sign.
11. Proposed "No Parking" sign.
12. 4" white Pavement Stripe (at 2' c-c in no parking zones).
13. Proposed White Pavement symbol (stop bar, accessibility symbol, text).
14. Proposed "Stop" Sign.
15. Proposed Landscape Area.
16. Proposed Raised Landscape Area.
17. Proposed Pavers.
18. Proposed Overhead Enter/Exit Signs. Refer to Architectural Plans.
19. Relocated Existing Signage.
20. Proposed 6ft High Solid Board Fence
21. Proposed Dumpster Enclosure.
22. Proposed Light Pole Base

* All curb Radii to be 3' unless otherwise noted.
* Refer to General Notes, Construction Details and Architectural Plans for Concrete Sealer information.



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN

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570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

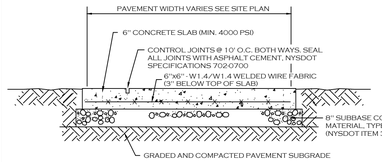
SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY 029708 STATE OF NEW YORK

TITLE:
DETAILED SITE PLAN

SCALE: 1:20
DRAWN BY: DMZ
CHECKED BY: JAR
DATE: 05.05.2022
DRAWING NO. C4.1

Attachment: Plans and Drawings SP-2022-11 (26764 : SP-2022-11, 48 & 4564 Main St., 17 Fruehauf Ave., 22 Chateau Ter., Benderson)



NOTE: CONCRETE PAVEMENT MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 502-3.

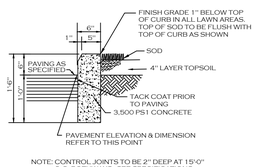
CONCRETE SIDEWALK SEALERS:
1. CONCRETE SIDEWALK SEALERS: (REFER TO ARCHITECTURAL PLANS FOR LOCATION OF CONCRETE TYPES.)
1.1. GREY CONCRETE SIDEWALKS SHALL HAVE CHEMMASTERS - SILENCURE WITHIN 2HRS AFTER FINAL FINISHING OF CONCRETE AND ALL BLEED WATER HAS DISSIPATED.
1.2. EXPOSED AGGREGATE/STAMPED CONCRETE SIDEWALKS SHALL HAVE ONE (x1) COAT CHEMMASTERS - SILENCURE AS SOON AS CONCRETE HAS DRIED AFTER PRESSURE-WASHING THE RELEASE AGENT OFF. APRX 30 DAYS AFTER THIS (IF WEATHER PERMITS) APPLY ONE (x1) COAT OF CHEMMASTERS - POLYSEAL EZ.

REFER TO ARCHITECTURAL PLANS FOR LOCATION OF CONCRETE TYPES FOR SIDEWALKS.

CONCRETE PAVEMENT (INC DUMPSTER)

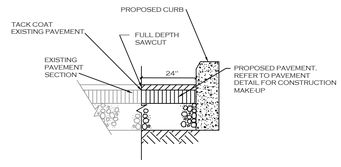
NOTE: CONSTRUCTION METHODS FOR ASPHALT PAVEMENT SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 401-3, WITH SUBBASE CONSTRUCTION METHODS CONFORMING TO NYSDOT STANDARD SPECIFICATION 304-3.

HEAVY DUTY ASPHALT SECTION



NOTE: CONTROL JOINTS TO BE 2" DEEP AT 15'-0" O.C. BOTHWAYS - SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700

TYPE "A" CONCRETE CURB

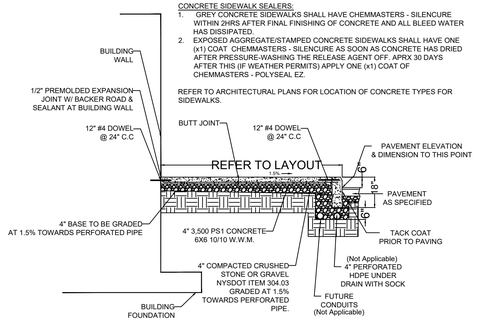


CURB AND PAVEMENT TRANISTION DETAIL

NOTES:
1. CONCRETE SIDEWALK AND DRIVEWAY MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 608-3
2. BUTT JOINTS TO BE AT 5'-0" O.C. BOTH WAYS- SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.

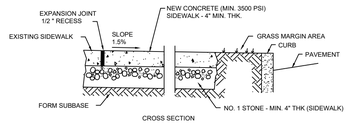
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REFER TO ARCHITECTURAL PLANS FOR LOCATION OF CONCRETE TYPES FOR SIDEWALKS.



BUILDING SIDEWALK DETAIL

CONTRACTOR TO VERIFY WITH OWNER ON CURB DETAIL



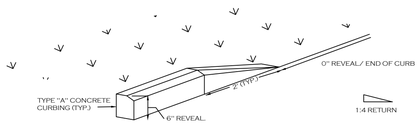
CROSS SECTION

NOTES:
1. CONTROL JOINTS TO BE AT 5'-0" O.C. BOTHWAYS - SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
2. CONCRETE SIDEWALK MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 608-3.

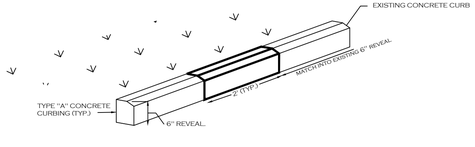
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REFER TO ARCHITECTURAL PLANS FOR LOCATION OF CONCRETE TYPES FOR SIDEWALKS.

STANDARD CONCRETE SIDEWALK

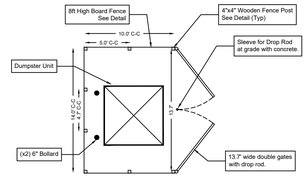


RUNOFF CURB

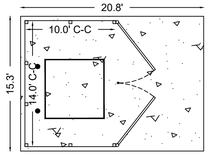


MATCH INTO EXISTING CURB

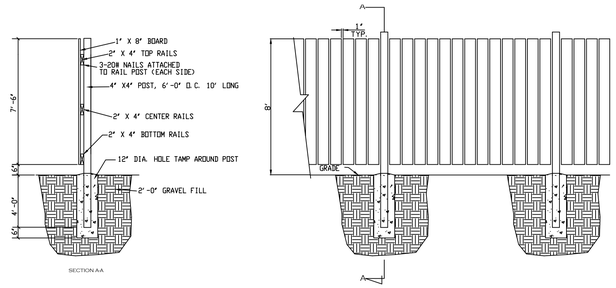
TRANSITIONAL CURBING



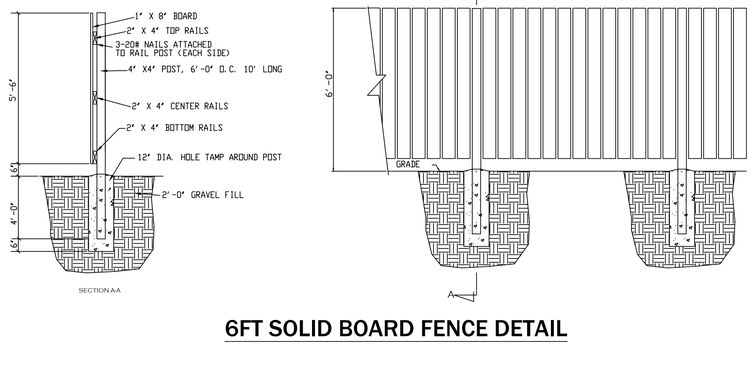
PLAN VIEW



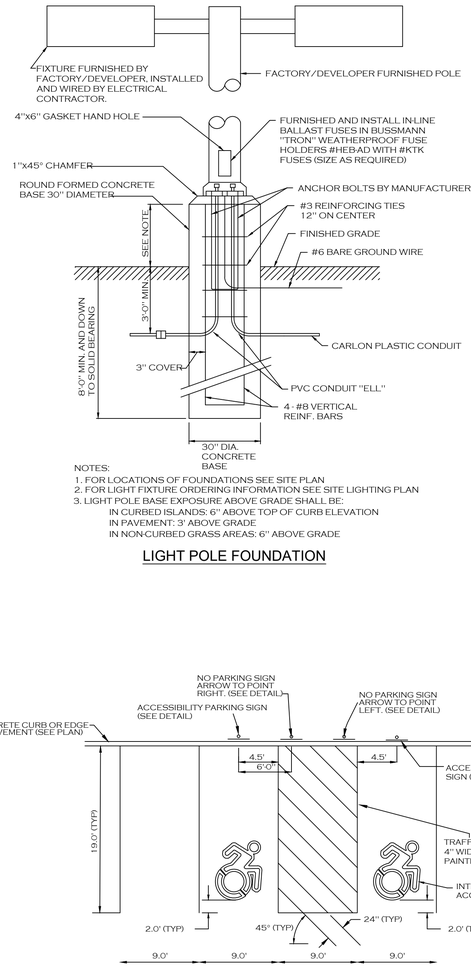
LARGE DUMPSTER CONCRETE PAD



TYPICAL DUMPSTER ENCLOSURE DETAIL

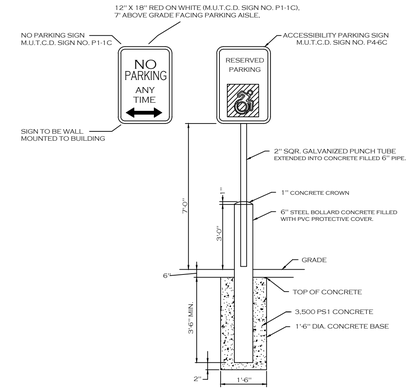


6FT SOLID BOARD FENCE DETAIL

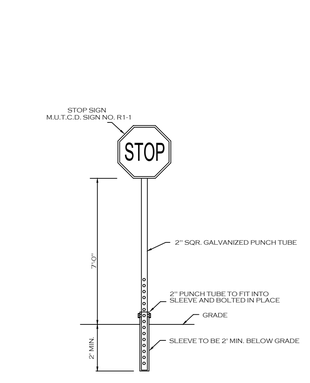


NOTES:
1. FOR LOCATIONS OF FOUNDATIONS SEE SITE PLAN
2. FOR LIGHT FIXTURE ORDERING INFORMATION SEE SITE LIGHTING PLAN
3. LIGHT POLE BASE EXPOSURE ABOVE GRADE SHALL BE:
IN CURBED ISLANDS: 6" ABOVE TOP OF CURB ELEVATION
IN PAVEMENT: 3' ABOVE GRADE
IN NON-CURBED GRASS AREAS: 6" ABOVE GRADE

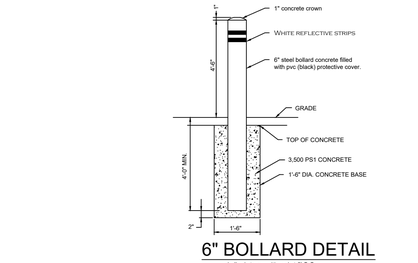
LIGHT POLE FOUNDATION



HANDICAP / NO PARKING SIGNS

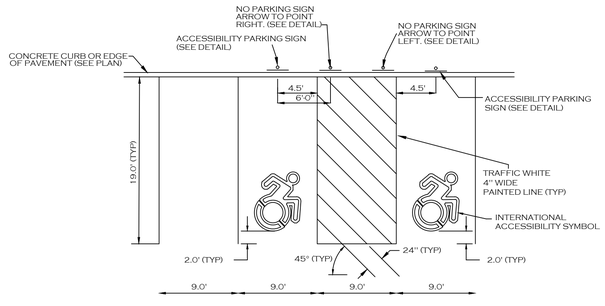


"STOP" SIGN

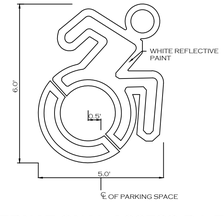


6" BOLLARD DETAIL

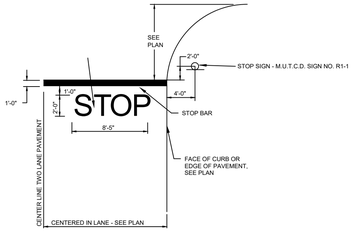
bollards typ. positioned at 6' O.C



ACCESSIBILITY PAVEMENT MARKINGS & SIGNAGE



INTERNATIONAL ACCESSIBILITY SYMBOL



STOP BAR DETAIL

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	05.16.2022	DZ	Site Update

SPECIAL INFORMATION:

ALL CONTRACTORS SHALL GUARANTEE THEIR WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNERS ACCEPTANCE.

NOTICE

UNAUTHORIZED ALTERATIONS OF THIS DOCUMENT ARE IN VIOLATION OF SECTION #7209 OF THE STATE EDUCATION LAW.

811 Know what's below. Call before you dig.

PROPERTY NUMBER: # 5202

AREA: - -

4548 - 4564 Main Street, Amherst, NY 14226

PROPOSED SITE DEVELOPMENT

CONSULTANT

JAMES ALLEN RUMSEY ARCHITECT
PREPARED FOR

BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY STATE OF NEW YORK

TITLE:

CONSTRUCTION DETAILS

SCALE: -

DRAWN BY: DMZ

CHECKED BY: JAR

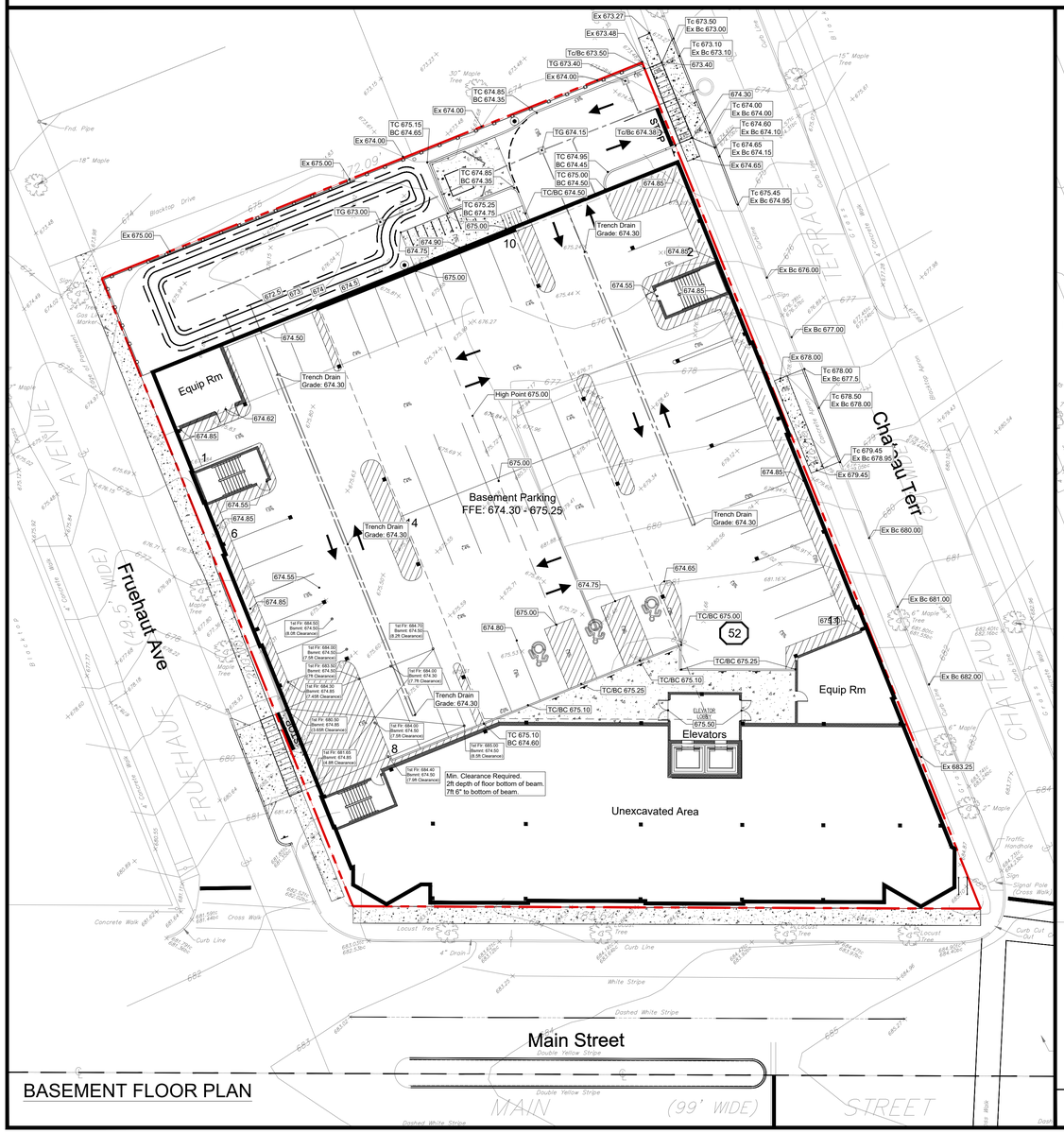
DATE: 05.05.2022

DRAWING NO. C4.2

Attachment: Plans and Drawings SP-2022-11 (26764 : SP-2022-11, 48 & 4564 Main St., 17 Fruehauf Ave., 22 Chateau Ter., Benderson)

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. CONTRACTOR SHALL 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 THE 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 EXCEPT AS DETAILED ON THE PLANS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
9. BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
10. SIDEWALK DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR THE SIDEWALK PLAN .
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12. LIGHTING FIXTURE ARROW SYMBOLS REFER TO THE DIRECTION THAT THE FIXTURES ARE REQUIRED TO FACE. SPECIFIC MOUNT BRACKETS WILL BE REQUIRED DEPENDING ON ORIENTATION AND FIXTURE COUNT.
13. CURB ISLAND DIMENSIONS ARE FROM INSIDE OF CURB TO INSIDE OF CURB.

GRADING LEGEND:
- Property Line
- 6" Curb (typ).
- TG ## — Catch Basin - Top of Grade
- ### — Proposed Contour Line
- ##% — Slope Direction



BASEMENT FLOOR PLAN

FIRST FLOOR PLAN

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	05.16.2022	DZ	Site Update
2	05.23.2022	DZ	Site Update

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CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY 037105 STATE OF NEW YORK

TITLE:

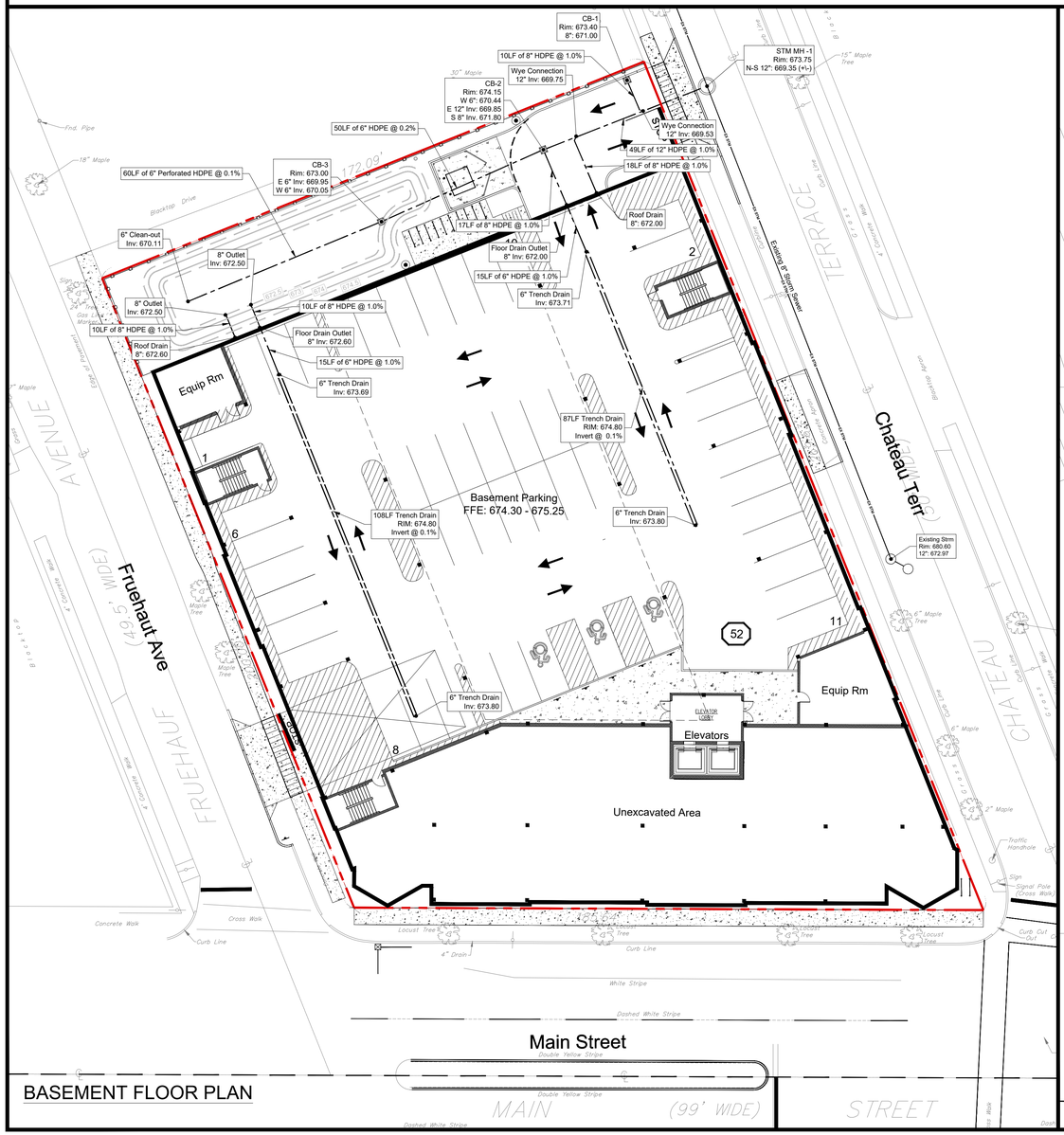
GRADING PLAN

SCALE: 1:20
DRAWN BY: DMZ
CHECKED BY: JAR
DATE: 05.05.2022
DRAWING NO. C5.0

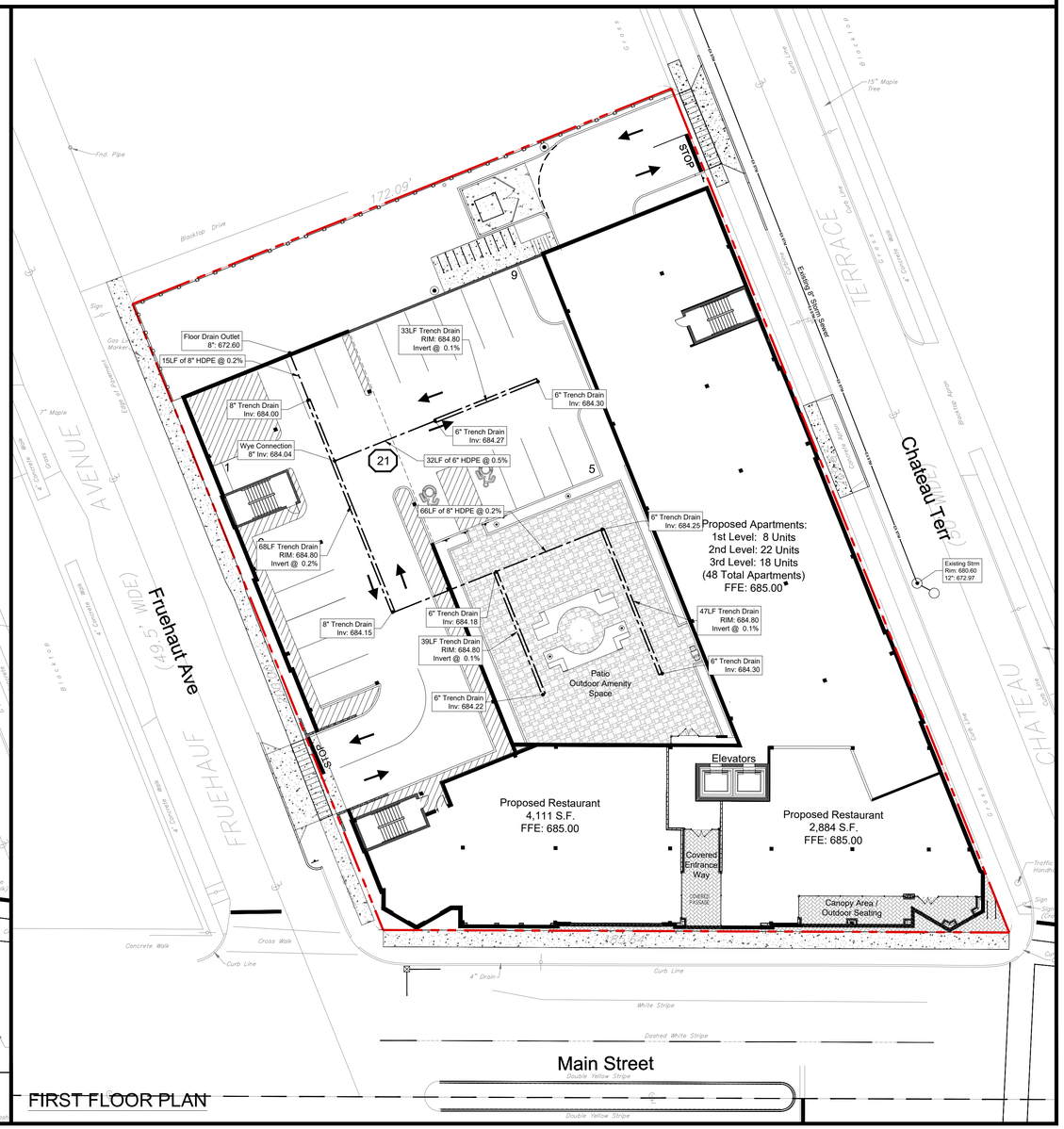
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13. CURB ISLAND DIMENSIONS ARE FROM INSIDE OF CURB TO INSIDE OF CURB.

DRAINAGE LEGEND:
- PROPERTY LINE
- PROPOSED STORMWATER
- 6" CURB TYP.
- CO / WC — PROPOSED STORM CLEAN OUT / WYE CONNECTION
- CB - # — PROPOSED CATCH BASIN



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	05.16.2022	DZ	Site Update
2	05.23.2022	DZ	Site Update

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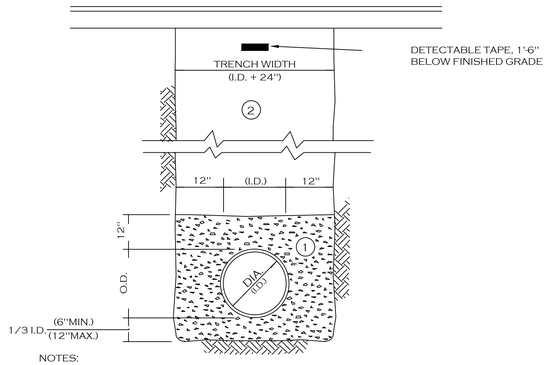
SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY STATE OF NEW YORK

TITLE:
DRAINAGE PLAN

SCALE: 1:20
DRAWN BY: DMZ
CHECKED BY: JAR
DATE: 05.05.2022
DRAWING NO. C5.1

Attachment: Plans and Drawings SP-2022-11 (26764 : SP-2022-11, 48 & 4564 Main St., 17 Fruehauf Ave., 22 Chateau Ter., Benderson)



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)

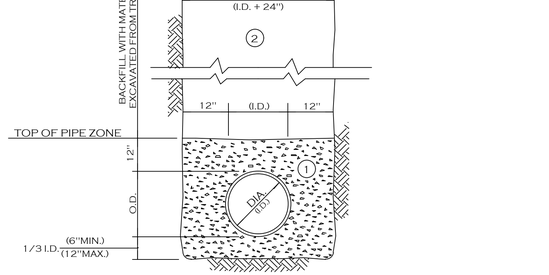
(1) NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH 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 MATERAIL 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)

TRENCH SECTION IN PAVED AREAS



NOTES:

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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

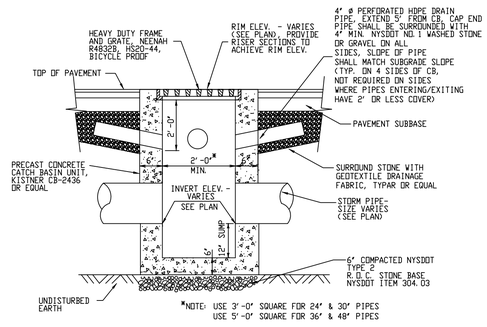
PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

(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.

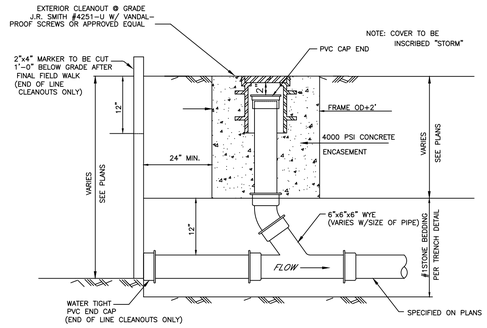
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(2) BACKFILL MATERIAL SHALL BE NATIVE SOIL CONTAINING NO UNSUITABLE MATERIAL COMPACTED IN 6" LIFTS.

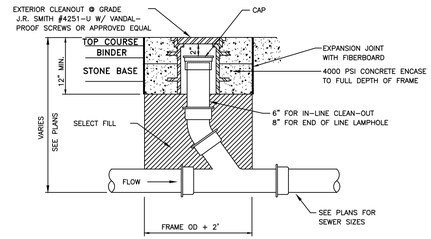
TRENCH SECTION IN UNPAVED AREAS



TYPICAL PRECAST CATCH BASIN

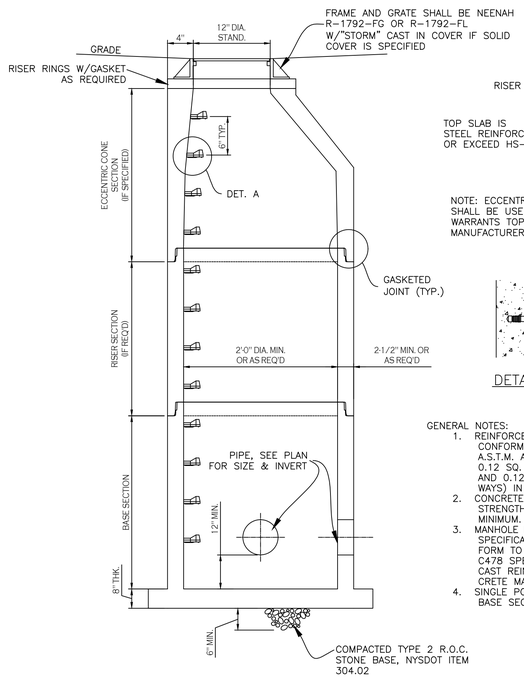


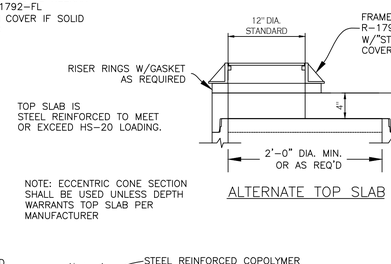
CLEANOUT IN LANDSCAPED AREAS
NOT TO SCALE



CLEANOUT IN PAVED AREAS
NOT TO SCALE

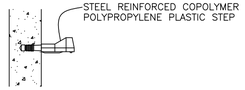
NOTE: WHERE FRAME & GRATE ARE INSTALLED IN NON-ASPHALT PAVED AREAS, A 4'X4'X6" THK CONCRETE APRON SHALL BE POURED AROUND THE RIM SLOPING TOWARDS THE GRATE





NOTE: ECCENTRIC CONE SECTION SHALL BE USED UNLESS DEPTH WARRANTS TOP SLAB PER MANUFACTURER

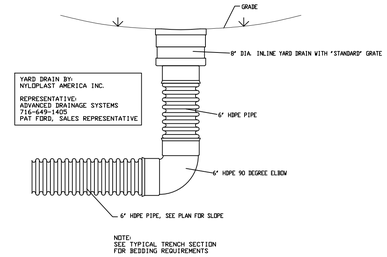
ALTERNATE TOP SLAB



DETAIL A

GENERAL NOTES:
1. REINFORCED STEEL TO CONFORM TO LATEST A.S.T.M. A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) IN BASE SLAB.
2. CONCRETE COMPRESSIVE STRENGTH - 4000 PSI MINIMUM.
3. MANHOLE DESIGN SPECIFICATIONS TO CONFORM TO LATEST A.S.T.M. C478 SPEC. FOR PRE-CAST REINFORCED CONCRETE MANHOLE SECTIONS.
4. SINGLE POUR MONOLITHIC BASE SECTION.

TYPICAL STORM MANHOLE DETAIL

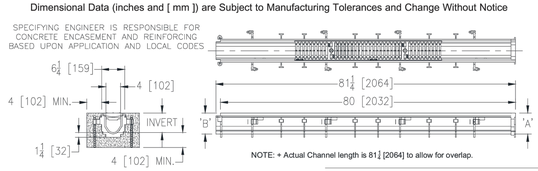


TYPICAL YARD DRAIN DETAIL

ZURN **Z886**
6-1/4 [159] WIDE REVEAL TRENCH DRAIN SYSTEM

SPECIFICATION SHEET
TAG _____

Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice



NOTE: + Actual Channel length is 81¼ [2064] to allow for overlap.

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	05.16.2022	DZ	Site Update

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811 Know what's below. Call before you dig.

PROPERTY NUMBER: # 5202
AREA: - -

4548 - 4564 Main Street, Amherst, NY 14226

PROPOSED SITE DEVELOPMENT

CONSULTANT

JAMES ALLEN RUMSEY ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL



TITLE:
DRAINAGE DETAILS

SCALE: -
DRAWN BY: DMZ
CHECKED BY: JAR
DATE: 05.05.2022
DRAWING NO. C5.2

Attachment: Plans and Drawings SP-2022-11 (26764 : SP-2022-11, 48 & 4564 Main St., 17 Fruehauf Ave., 22 Chateau Ter., Benderson)

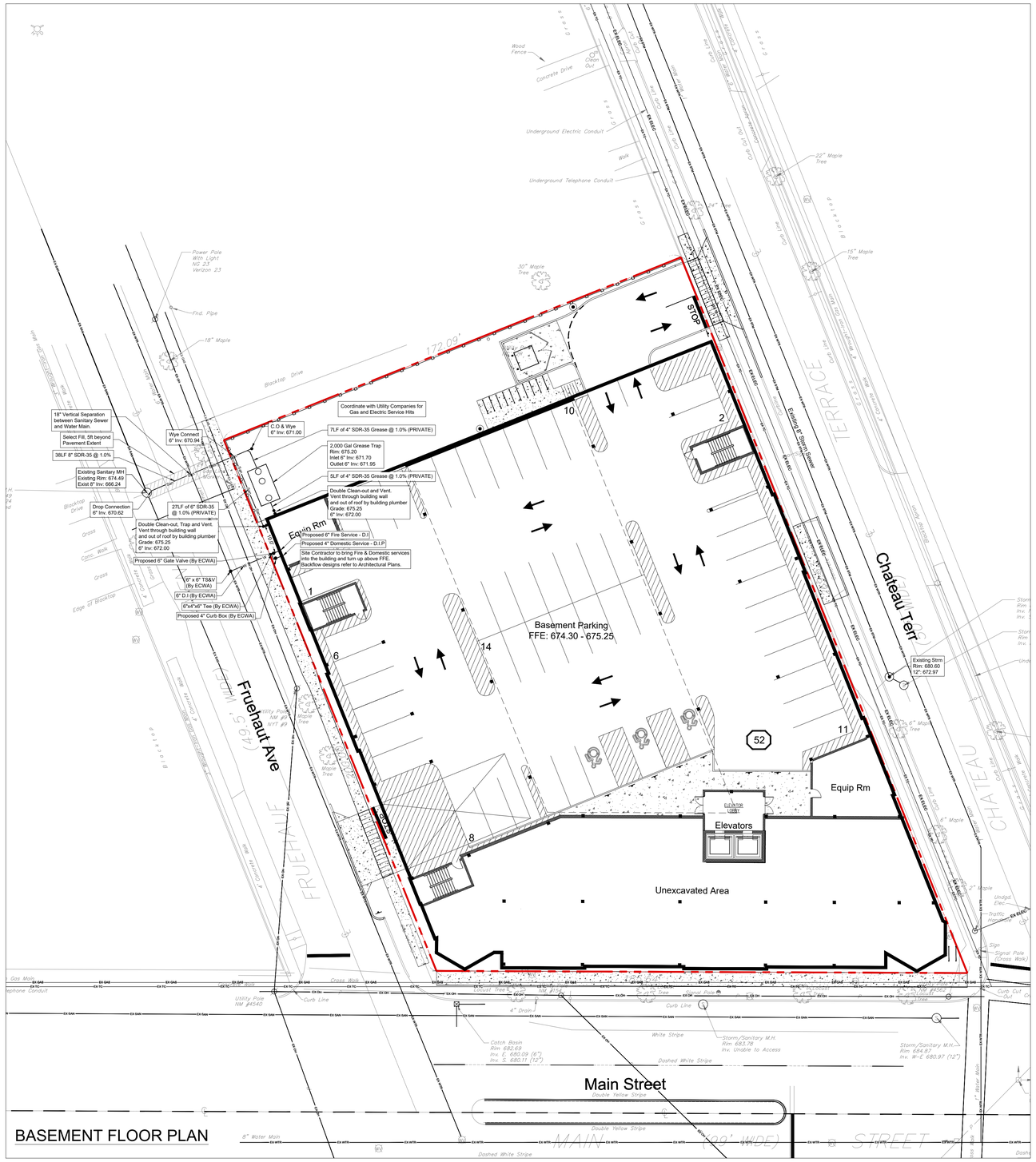
GENERAL NOTES:
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5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
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7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS EXCEPT AS DETAILED ON THE PLANS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
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11. CONCRETE SIDEWALK SEALERS: (REFER TO ARCHITECTURAL PLANS FOR LOCATION OF CONCRETE TYPES.)
11.1. GREY CONCRETE SIDEWALKS SHALL HAVE CHEMMASTERS - SILENCURE WITHIN 2HRS AFTER FINAL FINISHING OF CONCRETE AND ALL BLEED WATER HAS DISSIPATED.
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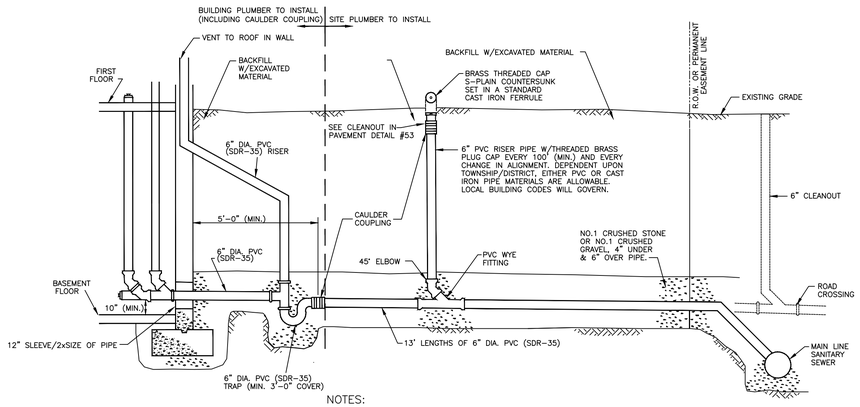
SANITARY SEWER NOTES:
1. THE CONTRACTOR IS ADVISED THAT A TRENCH SHIELD AND/OR SHORING DESIGNED IN ACCORDANCE WITH OSHA STANDARDS SHALL BE USED IN ALL OPEN TRENCH EXCAVATIONS.
2. ANY CONTRACTOR AND/OR PLUMBER PERFORMING WORKING IN A CONFINED SPACE (ie MANHOLES, WETWELLS, CHAMBERS) OWNED BY THE TOWN MUST CERTIFY TO THE TOWN THAT THEY HAVE THEIR OWN CONFINED SPACE ENTRY PROGRAM THAT MEETS OR EXCEEDS OSHA'S REGULATIONS. CERTIFICATION MUST BE NOTARIZED BY A NOTARY PUBLIC.
3. CONSTRUCTION SHALL CONFORM TO THE RULES AND REGULATIONS OF THE TOWN AND NEW YORK STATE CODES.
4. IF ANY PROPOSED SEWER LATERAL RUNS UNDER PAVED AREA AND HAS LESS THAN 4' COVER, CONCRETE ENCASEMENT IS REQUIRED. IF MORE THAN 4' COVER IS PROVIDED IN PAVED AREAS SELECT FILL IS REQUIRED.
5. THE CONTRACTOR MUST NOTIFY THE TOWN ENGINEER OFFICE AND THE PLUMBING INSPECTOR 24 HOURS IN ADVANCE OF CONSTRUCTION.
6. CLEANOUTS ARE REQUIRED EVERY 100' AND AT CHANGE IN DIRECTION.
7. ABANDONED SANITARY SEWER CONNECTIONS FROM THE SITE, IF ANY, REQUIRE PROOF OF A DISTRICT PERMIT FOR DISCONNECTION PRIOR TO THE NEW CONNECTION BEING MADE.

UTILITY NOTES:
1. PROVIDE FITTINGS AND BLOCKING AS NECESSARY AT ALL BENDS IN WATER LINES.
2. WHERE UTILITIES ARE INSTALLED IN EXISTING PAVEMENT, LANDSCAPED AREA ETC. ANY ITEMS REMOVED/DAMAGED SHALL BE REPLACED IN KIND.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS NECESSARY: STATE, COUNTY, AND TOWN.
4. WATER MAINS TO HAVE MINIMUM 5FT COVER,

UTILITY LEGEND:

- PROPERTY LINE
- G — PROPOSED GAS
- W — PROPOSED WATER
- E — PROPOSED ELECTRIC
- San — PROPOSED SANITARY
- TC — PROPOSED TELEPHONE
- EX ELEC — EXISTING ELECTRIC
- EX GAS — EXISTING GAS
- EX WTR — EXISTING WATER
- EX OH — EXISTING OVERHEAD UTILITY
- EX SAN — EXISTING SANITARY
- EX STM — EXISTING STORM
- EX TC — EXISTING TELECOMS

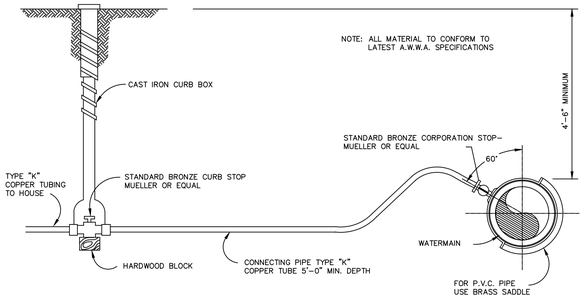

Fruehaut Ave
Chateau Terr
Main Street
Basement Parking
FFE: 674.30 - 675.25
Unexcavated Area
Elevators
Equip Rm
Edwin Rm
STOP
172.09'
Coordinate with Utility Companies for Gas and Electric Service Hits
7LF of 4" SDR-35 Grease @ 1.0% (PRIVATE)
2,000 Gal Grease Trap
Rim: 675.20
Inlet 6" Inv: 671.70
Outlet 6" Inv: 671.95
5LF of 4" SDR-35 Grease @ 1.0% (PRIVATE)
C.O & Wye
6" Inv: 671.00
Wye Connect
6" Inv: 670.94
18" Vertical Separation between Sanitary Sewer and Water Main.
Select Fill, 5ft beyond Pavement Extent
38LF 8" SDR-35 @ 1.0%
Existing Sanitary MH
Existing Rim: 674.49
Exist 8" Inv: 666.24
Drop Connection
6" Inv. 670.62
27LF of 6" SDR-35 @ 1.0% (PRIVATE)
Double Clean-out, Trap and Vent. Vent through building wall and out of roof by building plumber
Grade: 675.25
6" Inv: 672.00
Proposed 6" Gate Valve (By ECWA)
6" x 6" TS&V (By ECWA)
6" D.I (By ECWA)
6"x4"x6" Tee (By ECWA)
Proposed 4" Curb Box (By ECWA)
Double Clean-out and Vent. Vent through building wall and out of roof by building plumber
Grade: 675.25
6" Inv: 672.00
Proposed 6" Fire Service - D.I
Proposed 4" Domestic Service - D.I.P
Site Contractor to bring Fire & Domestic services into the building and turn up above FFE. Backflow designs refer to Architectural Plans.
Existing Strm
Rim: 680.60
12": 672.97
Wood Fence
Concrete Drive
Underground Electric Conduit
Underground Telephone Conduit
Power Pole #Th Light NG 23 Verizon 23
Fnd. Pipe
18" Maple
30" Maple Tree
22" Maple Tree
15" Maple Tree
6" Maple Tree
Blacktop Drive
Curb Line
Utility Pole NM #4540
Catch Basin Rim: 682.69 Inv. E. 680.09 (6") Inv. S. 680.11 (12")
Storm/Sanitary M.H. Rim: 683.78 Inv. Unable to Access
Storm/Sanitary M.H. Rim: 684.87 Inv. W-E 680.97 (12")
Existing a Storm Sewer
White Stripe
Dashed White Stripe
Double Yellow Stripe
8" Water Main
Gas Main
Telephone Conduit
Edge of Blacktop
Grass
Concr. Walk
Curb Cut
Sign
Signal Pole (Cross Walk)
Undgd Elec. Traffic Interconnect
Existing Tree
Utility Pole NM #9 NYT #9
Utility Pole NM #10
Utility Pole NM #4547
Utility Pole NM #4548
Utility Pole NM #4549
Utility Pole NM #4550
Utility Pole NM #4551
Utility Pole NM #4552
Utility Pole NM #4553
Utility Pole NM #4554
Utility Pole NM #4555
Utility Pole NM #4556
Utility Pole NM



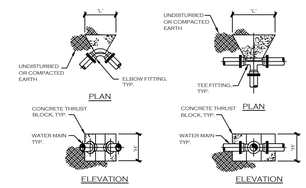
NOTES:

1. PVC PIPE MATERIAL SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST ASTM SPECIFICATION D-3033/D-3034.
2. SELECT BACKFILL REQUIRED UNDER PAVED AREAS.
3. CONCRETE ENCASEMENT IF COVER DEPTH IS LESS THAN 4'-0" UNDER PAVED AREAS
4. MIN. DEPTH OF COVER 3'-0"
5. A GREASE TRAP AND OIL SEPARATOR REQUIRED WHERE APPLICABLE.

TYPICAL COMMERCIAL SERVICE WITH BASEMENT DETAIL



TYPICAL WATER SERVICE LINE INSTALLATION

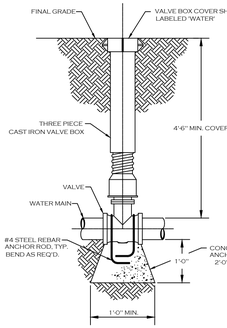


DIMENSION SCHEDULE								
PIPE SIZE	90° ELBOW		45° ELBOW		22.5° ELBOW		11.25° ELBOW	
	'H'	'L'	'H'	'L'	'H'	'L'	'H'	'L'
4"	1.5'	2.0'	1.0'	2.0'	1.0'	1.0'	1.0'	1.0'
6"	2.0'	2.5'	1.5'	2.0'	1.0'	1.5'	1.0'	1.5'
8"	2.5'	3.5'	2.0'	2.5'	1.5'	1.5'	1.0'	2.0'
10"	3.0'	4.5'	2.5'	3.0'	1.5'	3.0'	1.0'	2.5'
12"	3.5'	5.0'	3.0'	3.5'	2.5'	2.5'	1.5'	2.5'

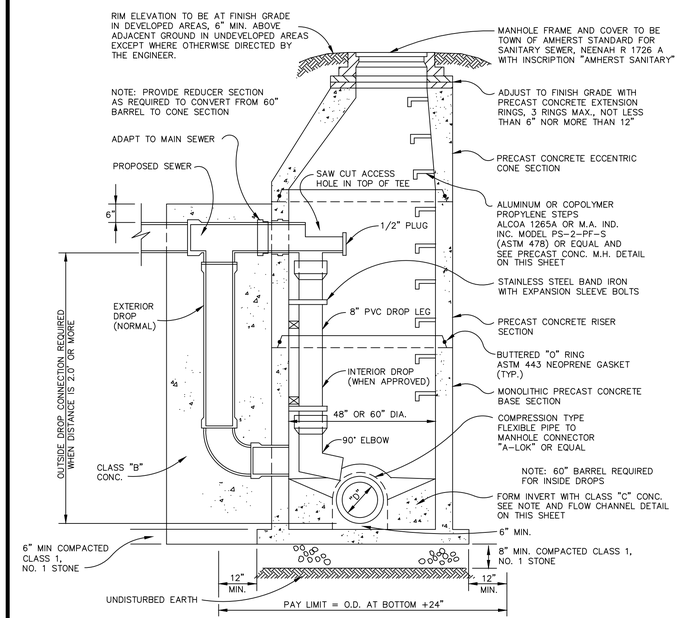
DIMENSION SCHEDULE		
PIPE SIZE	TEE OR TAP SLEEVE	
—	'H'	'L'
4"	1.5'	1.0'
6"	1.5'	2.5'
8"	1.5'	3.5'
10"	2.5'	3.5'
12"	3.5'	3.5'

THRUST BLOCK SCHEDULE

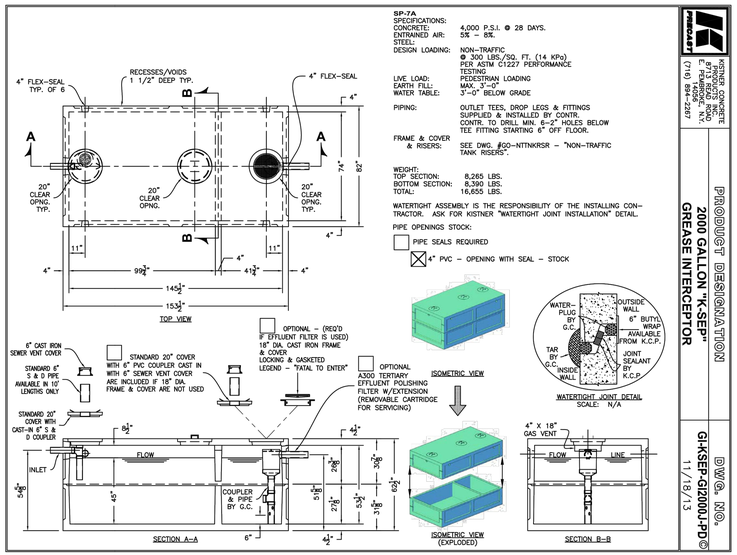
WATER MAIN

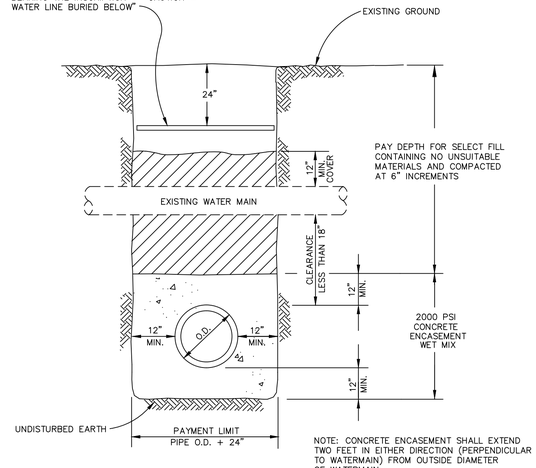


TYPICAL GATE VALVE DETAIL



TOWN OF AMHERST TYPICAL PRECAST CONCRETE DROP MANHOLE (FOR DROP CONNECTION)





NOTE: CONCRETE ENCASEMENT SHALL EXTEND TWO FEET IN EITHER DIRECTION (PERPENDICULAR TO WATERMAIN) FROM OUTSIDE DIAMETER OF WATERMAIN.

WATER CROSSING DETAIL CLEARANCE LESS THAN 18"

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	05.16.2022	DZ	Site Update

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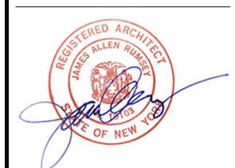
4548 - 4564 Main Street,
Amherst, NY 14226

PROPOSED SITE DEVELOPMENT

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL



TITLE:

UTILITY DETAILS

SCALE: -

DRAWN BY: DMZ

CHECKED BY: JAR

DATE: 05.05.2022

DRAWING NO.

C6.1

Attachment: Plans and Drawings SP-2022-11 (26764 : SP-2022-11, 48 & 4564 Main St., 17 Fruehauf Ave., 22 Chateau Ter., Benderson)

GENERAL NOTES:

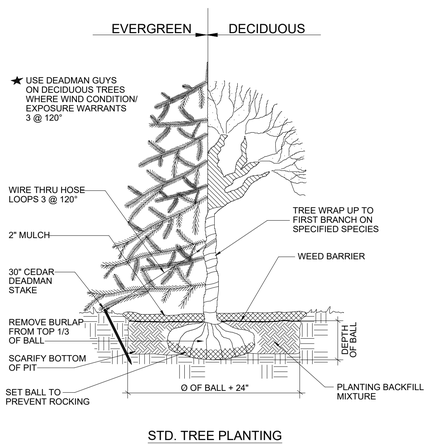
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13. CURB ISLAND DIMENSIONS ARE FROM INSIDE OF CURB TO INSIDE OF CURB.

LANDSCAPE NOTES:

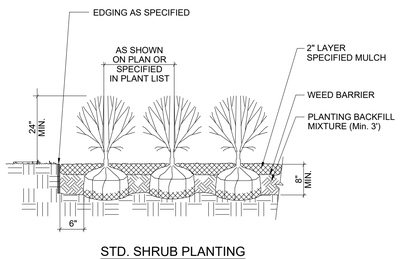
1. ALL PLANTS INSTALLED SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED ON THE PLANS AND IN THE LATEST EDITION ON THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI 260.1
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF, THE QUANTITIES SHOWN 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 MAX. 2" LAYER OF COCOA BROWN MULCH. WEED MAT EQUAL TO "WEEDBLOCK" BY EASY GARDENER OR DEWITT WEED BARRIER.
9. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE PROVIDED WITH SOD. SEED PERMITTED AT DETENTION POND IF PLANTED EARLY ENOUGH TO ESTABLISH.
10. 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.
11. ALL SEEDED AREAS SHALL BE HYDROSEEDED IN ACCORDANCE WITH THE SPECIFICATION INDICATED. WHERE REQUIRED BY CLIMATIC CONDITIONS, SLOPE OR SEASON OF PLANTING.
    HYDROSEED SPEC: 20% RYE, 20% BLUE GRASS, 60% TURF TYPE FESCUE.
    SOD MAY BE SUBSTITUTED FOR SEEDING IN ORDER TO ACHIEVE THE REQUIRED COVERAGE (REFER TO CONTRACTOR FOR SOD/SEED COVERAGE).
12. 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.
13. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING TREES ONSITE AND OFFSITE, WHICH ARE TO BE PRESERVED, FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE.

PLANT LIST

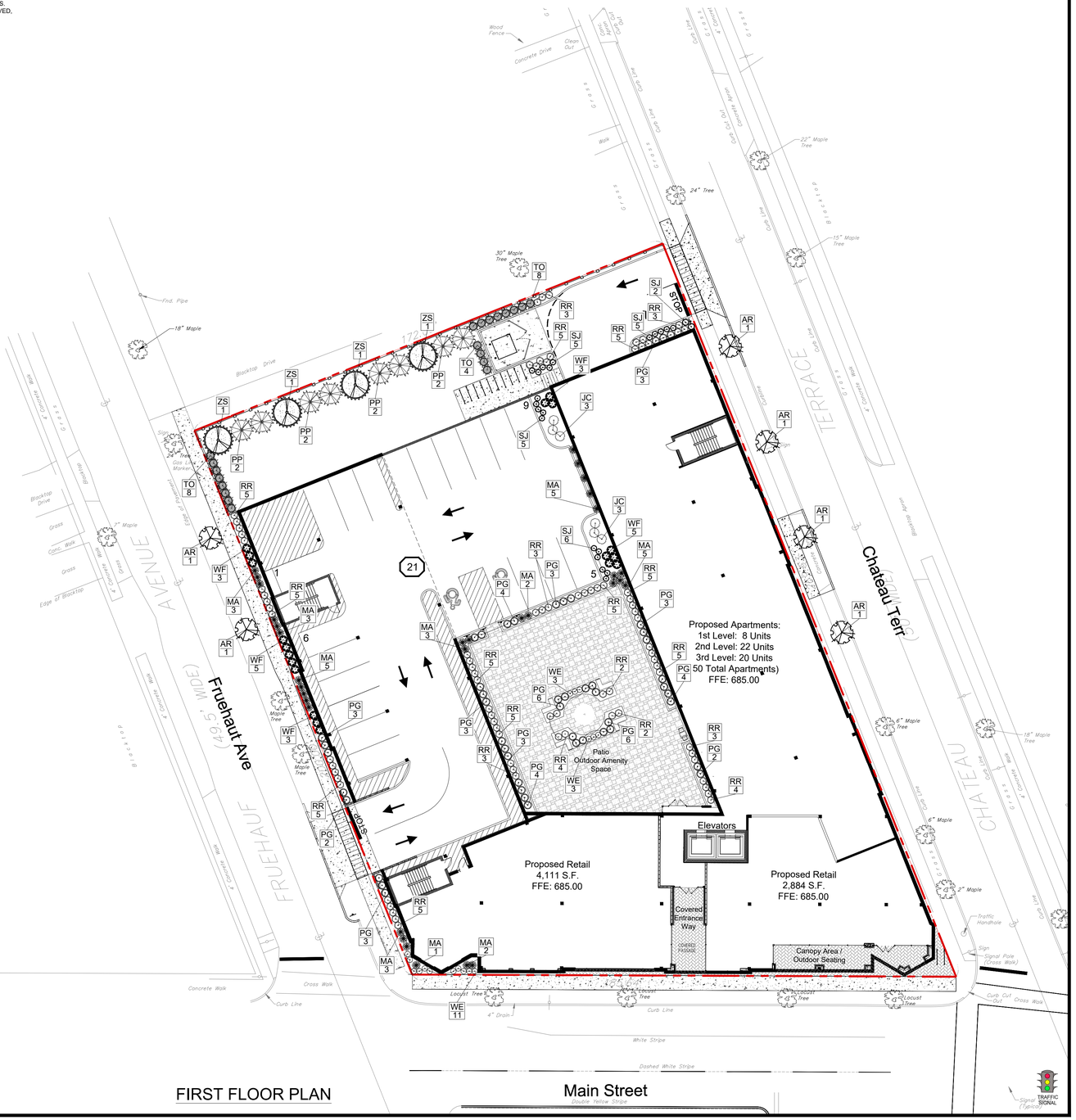
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE	ROOT	QTY.
TREES							
	AR	Acer x freemanii 'Armstrong'	ARMSTRONG MAPLE	2½"		B&B	6
	TO	Thija occidentalis 'Emerald'	EMERALD GREEN ARBORVITAE		5'	B&B	20
	ZS	Zelkova serrata 'Musashino'	MUSASHINO COLUMNAR ZELKOVA	3"		B&B	4
	PP	Picea pungens	COLORADO SPRUCE		5'	B&B	8
SHRUBS							
	JC	Juniperus conferta 'Blue Pacific'	BLUE PACIFIC JUNIPER		12"	3 GAL.	6
	PG	Picea pungens 'Glauca Globosa'	LOW GRAFT GLOBE BLUE SPRUCE		24"	3 GAL.	49
	RR	Rosa 'Radrazz'	KNOCK OUT SHRUB ROSE		24"	3 GAL.	82
	SJ	Spiraea japonica 'Gold Mound'	GOLD MOUND SPIRAEA		24"	3 GAL.	23
	WE	Weigela florida 'Elvera'	MIDNIGHT WINE WEIGELA		12"	3 GAL.	17
	WF	Weigela florida 'Alexandra'	WINE & ROSES WEIGELA		24"	3 GAL.	19
GRASSES							
	MA	Miscanthus sinensis 'Adagio'	ADAGIO MAIDEN GRASS		24"	3 GAL.	32



STD. TREE PLANTING



STD. SHRUB PLANTING



FIRST FLOOR PLAN

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	05.05.2022	DZ	Site Update

SPECIAL INFORMATION:

ALL CONTRACTORS SHALL GUARANTEE THEIR WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNERS ACCEPTANCE.

NOTICE

UNAUTHORIZED ALTERATIONS OF THIS DOCUMENT ARE IN VIOLATION OF SECTION #7209 OF THE STATE EDUCATION LAW.

Know what's below. Call before you dig.

PROPERTY NUMBER: # 5202

AREA: - -

4548 - 4564 Main Street,
Amherst, NY 14226

PROPOSED SITE DEVELOPMENT

CONSULTANT

BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL

REGISTERED LANDSCAPE ARCHITECT ROBERT J. TRYBULSKI 001233 STATE OF NEW YORK

Robert J. Trybulski
ROBERT J. TRYBULSKI
LANDSCAPE ARCHITECT

TITLE:

LANDSCAPE PLAN

SCALE: 1:20
DRAWN BY: DMZ
CHECKED BY: RJT
DATE: 05.05.2022
DRAWING NO. C7.0

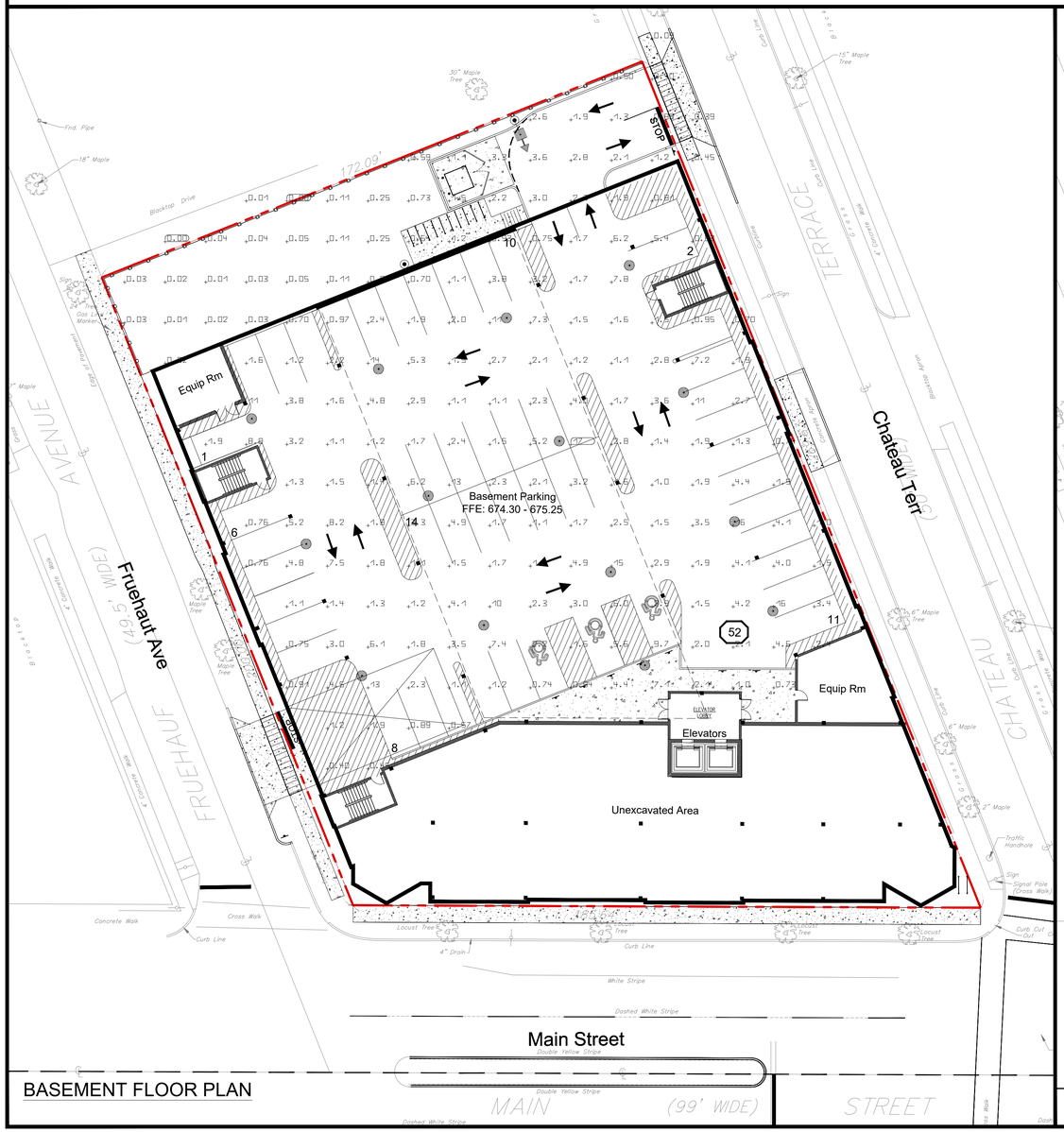
Attachment: Plans and Drawings SP-2022-11 (26764 : SP-2022-11, 48 & 4564 Main St., 17 Fruehauf Ave., 22 Chateau Ter., Benderson)

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. CONTRACTOR SHALL 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 THE 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 EXCEPT AS DETAILED ON THE PLANS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
9. BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
10. SIDEWALK DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR THE SIDEWALK PLAN .
11. CONCRETE SIDEWALK SEALERS: (REFER TO ARCHITECTURAL PLANS FOR LOCATION OF CONCRETE TYPES.)
    11.1. GREY CONCRETE SIDEWALKS SHALL HAVE CHEMMASTERS - SILENCURE WITHIN 2HRS AFTER FINAL FINISHING OF CONCRETE AND ALL BLEED WATER HAS DISSIPATED.
    11.2. EXPOSED AGGREGATE/STAMPED CONCRETE SIDEWALKS SHALL HAVE ONE (x1) COAT CHEMMASTERS - SILENCURE AS SOON AS CONCRETE HAS DRIED AFTER PRESSURE-WASHING THE RELEASE AGENT OFF. APRX 30 DAYS AFTER THIS (IF WEATHER PERMITS) APPLY ONE (x1) COAT OF CHEMMASTERS - POLYSEAL EZ.
12. LIGHTING FIXTURE ARROW SYMBOLS REFER TO THE DIRECTION THAT THE FIXTURES ARE REQUIRED TO FACE. SPECIFIC MOUNT BRACKETS WILL BE REQUIRED DEPENDING ON ORIENTATION AND FIXTURE COUNT.
13. CURB ISLAND DIMENSIONS ARE FROM INSIDE OF CURB TO INSIDE OF CURB.

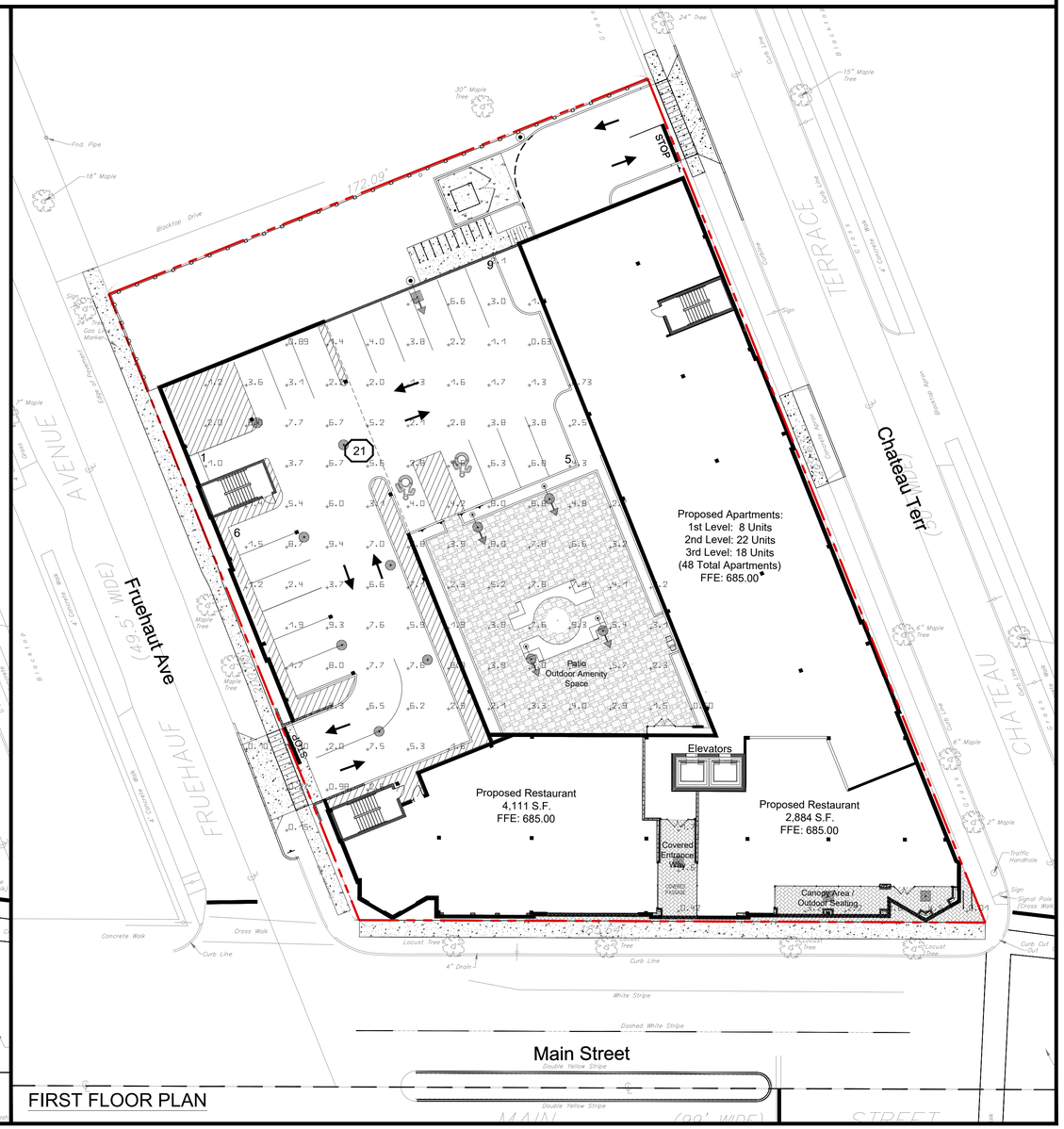
m	Name	Parameter	Min	Max	Average
1	Pavement Parking Area	Site FC	0.10 fc	16.6 fc	2.91 fc

Luminaire Schedule

Index	Manufacturer	Luminaire type	Item number	Luminous flux	Mounting Height	Connected load	Quantity
	Cree Inc	Cree OSQ Series Area Luminaire, Type III Medium, 11L Input Power Designator, 4000K	OSQM-B-11L-40K7-3M-UL-BK w/OSQ-BLSLF	8825 Lm	20 Ft	72 W	2
	Cree Inc.	Cree IG Series Parking Garage Luminaire, Type V , 7L Input Power Designator, 4000K	IG-B-NM-5S-7L-40K8-UL	7550 Lm	10 Ft	60 W	21
	Cree Inc	Cree THE EDGE Series Round Luminaire, 60x 525mA Power, 4000K	ARE-EDG-2M-R3-C-6-E-UL-BK-525	10527 Lm	15 Ft	101 W	4
	Cree Inc	Cree CPY Series - Version C Canopy Luminaire, 2L Power, Flat Lens, 4000K	CPY250-C-2L-40K-9-F-UL-DM	1730 Lm	10 Ft	14 W	3



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	05.16.2022	DZ	Site Update

SPECIAL INFORMATION:
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Know what's below. Call before you dig.

PROPERTY NUMBER: # 5202
AREA: - -

4548 - 4564 Main Street,
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PROPOSED SITE DEVELOPMENT

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR:
BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY 029618 STATE OF NEW YORK

TITLE:
LIGHTING PLAN

SCALE: 1:20
DRAWN BY: DMZ
CHECKED BY: JAR
DATE: 05.05.2022
DRAWING NO.: C8.0

Attachment: Plans and Drawings SP-2022-11 (26764 : SP-2022-11, 48 & 4564 Main St., 17 Fruehauf Ave., 22 Chateau Ter., Benderson)

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology – Medium & Large

Rev. Date: V5 09/14/2021

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 4L lumen package is a suitable upgrade for HID applications up to 250 Watt, and the 11L lumen package is a suitable upgrade for HID applications up to 400 Watt. The 22L lumen package is a suitable upgrade for HID applications up to 750 Watts, and the 30L lumen package is a suitable upgrade for HID applications up to 1000 Watts.
Applications: Parking lots, walkways, campuses, car dealerships, office complexes, tunnels, underpasses, and internal roadways

Performance Summary

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: 4,000 - 30,000

Efficacy: Up to 173 LPW

CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty*: 10 years on luminaire; 13 years on Colorfast DeltaGuard® finish; up to 5 years for Synapse® accessories; 1 year on luminaire accessories

* See http://creelighting.com/warranty for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-ML-B-AA-BK + **Luminaire:** OSQM-B-4L-30K7-2M-UL-NM-BK

Mount (Luminaire must be ordered separately)*

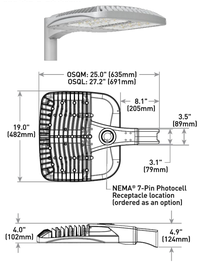
OSQ-

OSQ-ML-B-AA Adjustable Arm
OSQ-ML-B-DA Direct Arm
OSQ-ML-B-TSP Transportation Mount (stainless steel; do not specify color)
OSQ-ML-B-TM Trunnion Mount

Color Options: **SV** Silver **BK** Black **BZ** Bronze **WH** White

* Reference EPA and pole configuration suitability data beginning on page 10

OSQ-ML-B-DA Mount



Luminaire	Weight
OSQM	28.9 lbs. (13.1kg)
OSQL	32.4 lbs. (14.7kg)

Note: Refer to page 11 for fixture mounting drill pattern. For additional mounts, refer to drawings beginning on page 19

Luminaire (Mount must be ordered separately)

OSQ		B							
Family	**Size**	**Series**	**Lumen Package***	**CCT/CRI**	**Optic**	**Voltage**	**Mount**	**Color Options**	**Controls****	**Options**
OSQ	**M** Medium **L** Large	B	**Medium** **4L** 4,000 Lumens **6L** 6,000 Lumens **9L** 9,000 Lumens **11L** 11,000 Lumens **14L** 14,000 Lumens **Large** **22L** 22,000 Lumens **30L** 30,000 Lumens	**30K7** 3000K, 70 CRI **40K7** 4000K, 70 CRI **40K9** 4000K, 90 CRI **50K7** 5000K, 70 CRI **50K9** 5000K, 90 CRI **57K7** 5700K, 70 CRI	**Asymmetric** **2M*** Type II Medium **3M*** Type III Medium **4M*** Type IV Medium **Symmetric** **5M** Type V Medium **5N** Type V Narrow **5Q** Type V Square **N3** Narrow Flood **33** NEMA® 3x3 **44** NEMA® 4x4 **55** NEMA® 5x5 **66** NEMA® 6x6 **75** NEMA® 7x5	**UL** Universal 120-277V **UH** Universal 347-480V - Not available with 4L or 6L lumen packages	**NM** No Mount - Must specify mount from table above - Mount ships separately	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**PML** **Programmable Multi-Level, up to 40' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML2** **Programmable Multi-Level, 10-30' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **0/10/20/30/T20/40/50/60/70/80/90/T90/100/110/120/130/140/150/160/170/180/190/200/210/220/230/240/250/260/270/280/290/300/310/320/330/340/350/360/T360** **Field Adjustable Output** - Must select 0P, 0R, 0T, 0A, 0S, 04, 0Q, 02, or 0J - Offers full range adjustability - Refer to pages 12-18 for power and lumen values - Not available with PML or PML2 options **X8/X7/X6/X5/X4/X3/X2/X1** **Locked Lumen Output** - Must select and X8, X7, X6, X5, X4, X3, X2, or X1 - Not available with 22L or 30L lumen packages - Not available with PML or PML2 options - Lumen output is permanently locked to the setting selected - Refer to pages 12-18 for power and lumen values	**20KV** **20kV/10kA Surge Suppression** - Replaces standard 10kV surge protection **F** **Fuse** - Compatible with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - Refer to PML spec sheet for availability with PML options - When code dictates fusing, use time delay fuse **R** **NEMA® 7-Pin Photocell Receptacle** - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - 18" (457mm) seven-conductor cord exits luminaire - Requires photocell or shorting cap by others **RL** **Rotate Left** - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 19 for optic directionality - Not for use with symmetric optics **RR** **Rotate Right** - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 19 for optic directionality - Not for use with symmetric optics

* Lumen Package codes identify approximate light output only. Actual lumen output levels vary by CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values
* Available with Backlight Shield when ordered with field-installed accessory (see table above)
** Luminaire comes standard with 0-10V dimming

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

IG Series

LED Parking Garage Luminaire

Rev. Date: V6 09/17/2020

Product Description

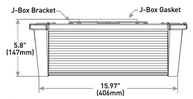
Cree Lighting innovates again to reset the performance benchmark in parking garage applications with the IG Series featuring WaveMax® Technology, our innovative optical waveguide platform. Available in 33 watt and 60 watt, two lumen packages are offered to satisfy IES RP-8-18 and IES Security Zone 0-1-03 requirements for environments seeking higher light levels for improved safety and security. The streamlined design breaks away from dated traditional designs, blending form and function, to deliver superior low-glare illumination.

For enhanced performance and versatility, a range of optional integrated lighting controllers bring advanced capabilities and energy savings to the IG Series. From the stand-alone multi-level (PML) option to the full-featured Limelight by Lutron or Synapse® wireless control options, the IG Series provides the features and flexibility designed to meet the needs of today's most demanding parking garage applications.

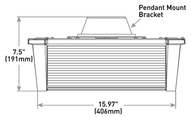
Applications: Parking garages



JB Mount



PD Mount



Performance Summary

Utilizes WaveMax® Technology

Initial Delivered Lumens: 3,860 or 7,550 lumens

Input Power: 33 or 60 watts

Efficacy: Up to 126 LPW

Optic: Type V Short Distribution

Assembled in the USA of U.S. and imported parts

CCT: 3000K, 3500K, 4000K, 5700K

CRI: Minimum 80 CRI

Limited Warranty*: 10 years on luminaire; 5 years on PML and Limelight options; up to 5 years for Synapse® accessories; 1 year on luminaire accessories

* See http://creelighting.com/warranty for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** IG-JB-WH + **Luminaire:** IG-B-NM-SS-4L-40KB-UL-WH

Mount (Luminaire must be ordered separately)

ID-

IG-JB Junction Box
IG-PD Pendant

WH

Color Options: **WH** White

Weight
10 lbs. (4.5kg)

Luminaire (Mount must be ordered separately)

IG	B	NM	SS				WH	
Product	**Version**	**Mounting**	**Optic**	**Lumen Package**	**CCT/CRI**	**Voltage**	**Color Options**	**Options**
IG	B	**NM** No Mount	**SS** Type V Short	**4L** 4,000 Lumens **7L** 7,000 Lumens	**30KB** 3000K, 80 CRI **35KB** 3500K, 80 CRI **40KB** 4000K, 80 CRI **57KB** 5700K, 80 CRI	**UL** 120-277V **UH** Universal 347-480V	**WH** White **BK** Black **BZ** Bronze **SV** Silver	**L8F Limelight by Lutron Radio Module** - Not available with UH voltage or PML, SWC, SWS, LPL, or LPM options **LPL Limelight by Lutron Radio Module and PIR Sensor Assembly - Low Mounting Height (8-15' mounting height)** - Not available with UH voltage or PML, SWS, L8F, or LPM options **LPM Limelight by Lutron Radio Module and PIR Sensor Assembly - Medium Mounting Height (>15 to 30' mounting height)** - Not available with UH voltage or PML, SWS, LPL, or L8F options **PML Programmable Multi-Level** - Uses built-in occupancy sensing and field-adjustable ambient light sensitivity to independently control the light output of each luminaire - Refer to PML spec sheet for details - Not available with SWC, SWS, L8F, LPL or LPM options - XA-SENSREM hand-held remote required (see Accessory table on page 2) **SWC Synapse® Wireless Controller** - Provides real-time lighting control with utility-grade power monitoring (+/-2%) - Uses a highly reliable SimplySNAP mesh network - SimplySNAP Gateway is required (see Accessory table on page 2) -Not available with UH voltage or PML, SWS, L8F, LPL or LPM options **SWS Synapse® Wireless Controller with Network Sensor** - Adds customizable sensor for motion or ambient light detection with use of Daylight Harvesting Accessory (see Accessory table on page 2) - Sensor configured for motion sensing as factory default - SimplySNAP Gateway is required (see Accessory table on page 2) - Not available with UH voltage or PML, SWC, L8F, LPL or LPM options

US: creelighting.com T (800) 236-6800
Canada: creelighting-canada.com T (800) 473-1234

CREE LIGHTING

CPY Series - Version C

CPY250® LED Canopy/Soffit Luminaire

Rev. Date: V3 02/01/2022

Product Description

The CPY250® LED Canopy/Soffit Luminaire has an extremely thin profile constructed of rugged cast aluminum. It can be surface mounted easily from below the canopy deck and can be pendant mounted. Direct imaging of the LEDs is eliminated with a highly efficient patterned flat or 0.91° (23mm) drop glass lens.
Applications: Petroleum canopies, CNG fueling stations, soffits

Performance Summary

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: Up to 21,000

Efficacy: Up to 165 LPW

CRI: Minimum 70 CRI (40K, 50K, 57K); 80 CRI (30K); 90 CRI (40K, 50K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish/5 years on PML sensor/1 year on field-installed accessories

IP66 Rated (select models only)

Class I, Division 2 Hazardous Location for select models

* See http://creelighting.com/warranty for warranty terms

Accessories

Field-Installed

Direct Mount Luminaires
Canopy Upgrade Kits (18 ga. steel, except where noted)
CPY-AP304* - for use with Cree Lighting CAN-304 luminaires, 16 ga. 5052 aluminum
XA-BXCCMW - for use with Jet-Philips, 21.60" (549mm) square, white
XA-BXCCNW - for use with Elsco Franciscan, 22.06" (560mm) square, white
XA-BXCCPW - for use with LSI Dakota or Masters, 22.50" (572mm) square, white
XA-BXCCQW - for use with Whiteway Riviera or Rig-A-Lite, 20.66" (523mm) square, white
XA-BXCCRW - for use with Elsco Merrit, 18.06" (459mm) square, white
XA-BXCCSW - for use with LSI Richmond or Whiteway Civic, 23.00" (584mm) L x 13.00" (330mm) W, white
Direct Mount Junction Box/Stem Kit
XA-BXCCJBOK – 6.0" (152mm) H x 3/4" (19mm) NPT Stem
- Watertight
- Rated for feed through 8 (4 in, 4 out) #12 AWG conductors
Direct Mount Beauty Plates
XA-BXCCBPW – 26.17" (665mm) Beauty Plate Only (18 ga. steel), white
XA-BXCCBP812W – 26.17" (665mm) Beauty Plate (18 ga. steel) w/12" (305mm) Backer Plate (16 ga. steel), white
- For use in canopies where deck opening is larger than what is required for mounting the CPY250 luminaire. Maximum deck opening 15.75" x 15" (383mm x 375mm)
XA-BXCCBP816W – 26.17" (665mm) Beauty Plate (18 ga. steel) w/16" (406mm) Backer Plate (16 ga. steel), white
- For use in canopies where deck opening is larger than what is required for mounting the CPY250 luminaire. Maximum deck opening 12" x 15" (305mm x 375mm)

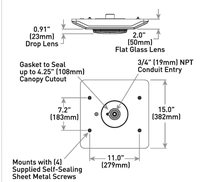
Pendant Mount Luminaires
Pendant Mount Kits
XA-PS12KIT* – 5' (1127mm) pendant
XA-PS15KIT* – 11' (2791mm) pendant
XA-PS22KIT* – 15' (3811mm) pendant
- Includes two conduit fittings and 3/4-14 NPT pipe threaded on two ends
Hand-Held Remote
XA-SENSREM
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required
Synapse® SimplySnap 10V Interface
DIM10-220F
- 120V-277V
- Requires other Synapse components to complete system
- Refer to DIM10-220F spec sheet for details

* Must specify color: BK (Black), BZ (Bronze), SV (Silver) or WH (White)

DM Mount / DM Mount with HZ Option


Flat Lens


Drop Lens



Weight
12.5 lbs. (5.7kg)

Refer to Page 4 for additional mounts.

Ordering Information

Example: CPY250-C-13L-57K7-D-UL-DM-5V

CPY250	C							
Product	**Version**	**Lumen Package***	**CCT/CRI**	**Optic**	**Voltage**	**Mounting**	**Color Options**	**Controls**	**Options**
CPY250	C	**2L** 2,000 Lumens **4L** 4,000 Lumens **8L** 8,000 Lumens **13L** 13,000 Lumens **21L** 21,000 Lumens	**30K8** 3000K, 80 CRI **40K7** 4000K, 70 CRI **40K9** 4000K, 90 CRI **50K7** 5000K, 70 CRI **50K9** 5000K, 90 CRI **57K7** 5700K, 70 CRI	**D** 0.91" (23mm) Drop Lens **F** Flat Lens	**UL** Universal 120-277V **UH** Universal 347-480V - Available only in 4L-21L lumen packages	**DM** Direct Mount **HZ** Hook & Cord **PD** Pendant **R4** Car Wash	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**BLANK** Non-Dimming **10V** 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details **PML** Programmable Multi-Level - Available with UL voltage only - Refer to PML spec sheet for details	**10KV 10kV/5kA Surge Suppression** - Replaces standard 6kV/3kA surge suppression - Not for use with PML as PML option includes10kV surge as standard **HZ** **Class I, Div. 2 Hazardous Location Certification** - Available with DM and PD mounts only - Not available with PML control or K option **K** **NSF/3 Certification** - Luminaires include NSF certification mark - Suitable for DM mount only - Not available with PML control or HZ option

* Lumen Package codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values.

US: creelighting.com T (800) 236-6800
Canada: creelighting-canada.com T (800) 473-1234

CREE LIGHTING

THE EDGE® Series

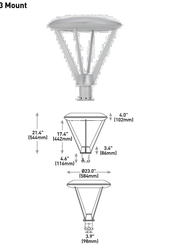
LED Area Luminaire – Round

Rev. Date: V10 12/10/2021

Product Description

THE EDGE® Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment, spun vented cover, high performance aluminum heat sinks and leaf/debris guard.
Applications: Auto Dealerships, parking lots, campuses, facade lighting and general site lighting applications

R3 Mount



Performance Summary

Patented NanoOptic® Product Technology

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: Up to 25,065

CRI: Minimum 70 CRI (4000K & 5700K); 80 CRI (3000K); 90 CRI (5000K)

CCT: Turtle Friendly Amber, 3000K (+/-300K), 4000K (+/-300K), 5000K (+/- 500K), 5700K (+/- 500K) standard

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish /1 year on accessories

* See http://creelighting.com/warranty for warranty terms

Accessories

Field-Installed

Bird Spikes
XA-BRDSPK
Synapse® SimplySnap 10V Interface
DIM10-220F
- 120V-277V
- Requires other Synapse components to complete system
- Refer to DIM10-220F spec sheet for details

Backlight Control Shields
XA-20BLS-4
- Four-pack
- Unpainted stainless steel.
- For use with 5M and 5S optics
- Consult factory for shielding for use with 2M, 3M, and 4M optics

LED Count (x10)	Weight
04	33.8 lbs. (15.3kg)
06	35.2 lbs. (15.9kg)
08	37.0 lbs. (16.8kg)
10	40.7 lbs. (18.5kg)
12	42.4 lbs. (19.3kg)

R4/R5 Mount - see page 14 for weight & dimensions

Ordering Information

Example: ARE-EDR-2M-R3-12-E-UL-SV-350

ARE-EDR					E			
Product	**Optic**		**Mounting***	**LED Count (x10)**	**Series**	**Voltage**	**Color Options**	**Drive Current**	**Options**
ARE-EDR	**2M** Type II Medium **3MB** Type II Medium w/BLS **3MP** Type II Medium w/Partial BLS **3M** Type III Medium **3MB** Type III Medium w/BLS **4M** Type IV Medium **4MB** Type IV Medium w/BLS **4MP** Type IV Medium w/Partial BLS **5M** Type V Medium **5S** Type V Short		**R3** Spider, Center Tenon, 2-3/8" to 3" OD **R4** Spider, Center Direct, 4" Square **R5** Spider, Center Direct, 5" Round	**04**** **06**** **08**** **10** **12**	**E**	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA **700** 700mA - Available with 40-60 LEDs	**DIM 0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current **F** **Fuse** - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - When code dictates fusing, use time delay fuse **HL** **Hi/Low (Dual Circuit Input)** - Refer to HL spec sheet for details - Sensor not included **P** **Photocell** - Available with UL voltage only **30K** **3000K Color Temperature** - Minimum 80 CRI - Color temperature per luminaire **40K** **4000K Color Temperature** - Minimum 70 CRI - Color temperature per luminaire **50K 5000K Color Temperature** - Minimum 90 CRI - Color temperature per luminaire **TRL** **Amber Turtle Friendly LEDs** - Available only with 350mA - 600nm dominant wavelength - Additional shielding (by others) may be required for Florida Fish and Wildlife Conservation Commission compliance

* Reference EPA and pole configuration suitability data on page 14
** Consists of multiple 20 LED light bars. 40, 60, and 80 LED units use blanks as needed in place of populated light bars

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	05.16.2022	DZ	Site Update

SPECIAL INFORMATION:

ALL CONTRACTORS SHALL GUARANTEE THEIR WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNERS ACCEPTANCE.

NOTICE

UNAUTHORIZED ALTERATIONS OF THIS DOCUMENT ARE IN VIOLATION OF SECTION #7209 OF THE STATE EDUCATION LAW.

Know what's below. Call before you dig.

PROPERTY NUMBER: # 5202

AREA: - -

4548 - 4564 Main Street,
Amherst, NY 14226

PROPOSED SITE DEVELOPMENT

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR

BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY STATE OF NEW YORK

TITLE:

LIGHTING DETAILS

SCALE: 1:20
DRAWN BY: DMZ
CHECKED BY: JAR
DATE: 05.05.2022
DRAWING NO. C8.1

Attachment: Plans and Drawings SP-2022-11 (26764 : SP-2022-11, 48 & 4564 Main St., 17 Fruehauf Ave., 22 Chateau Ter., Benderson)



1 XXXX ELEVATION
SCALE: 3/32"=1'-0"



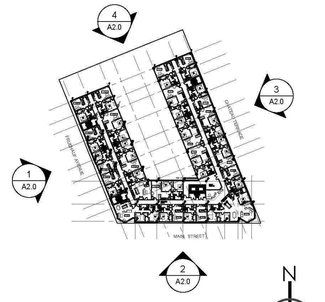
2 XXXX ELEVATION
SCALE: 3/32"=1'-0"



4 XXXX ELEVATION
SCALE: 3/32"=1'-0"



4 XXXX ELEVATION
SCALE: 1/8"=1'-0"



KEY PLAN
N.T.S.

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
-	-	-	-

SPECIAL INFORMATION:
THIS DRAWING PREPARED FOR TENANT IMPROVEMENTS TO AN EXISTING BUILDING OR BUILDING CONSTRUCTED BY OTHERS IT IS UNDERSTOOD THAT ANY WARRANTY INFORMATION CONCERNING EQUIPMENT INSTALLED MUST BE FORWARDED TO THE OWNER AND THAT ANY AND ALL CONTRACTORS SHALL GUARANTEE THEIR WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNERS ACCEPTANCE.

NOTICE
UNAUTHORIZED ALTERATIONS OF THIS DOCUMENT ARE IN VIOLATION OF SECTION #7209 OF THE STATE EDUCATION LAW.

JAMES ALLEN RUMSEY
ARCHITECT

PREPARED FOR

BENDERSON DEVELOPMENT
570 DELAWARE AVE. BUFFALO, NY 14202
BUFFALO, NY 14202
(716) 886-0211

PROPERTY NUMBER:
5202

MAIN STREET
4548-4564 MAIN STREET
SNYDER, NY
2.5 STORY

SEAL:

TITLE
EXTERIOR ELEVATIONS

DRAWN BY: CAR
CHECKED BY: JAR
DATE: XXXXXXX
DRAWING NO. A2.0

Attachment: Plans and Drawings SP-2022-11 (26764 : SP-2022-11, 48 & 4564 Main St., 17 Fruehauf Ave., 22 Chateau Ter., Benderson)

M:\BENDERSON\5202 - MAIN ST, SNYDER\SHELL\5202_3 STORY.DWG, LAYOUT: A2.0, 4/20/2021 9:40:59 AM



Attachment: Plans and Drawings SP-2022-11 (26764 : SP-2022-11, 48 & 4564 Main St., 17 Fruehauf Ave., 22 Chateau Ter., Benderson)



Attachment: Plans and Drawings SP-2022-11 (26764 : SP-2022-11, 48 & 4564 Main St., 17 Fruehauf Ave., 22 Chateau Ter., Benderson)



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Attachment: Plans and Drawings SP-2022-11 (26764 : SP-2022-11, 48 & 4564 Main St., 17 Fruehauf Ave., 22 Chateau Ter., Benderson)

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Design Review

For Official Use

File #: SP-2022-07

Design Review

Materials Received by Planning Department SM (RECEIVED BY) 9/26/2022 (DATE)

Scheduled Design Advisory Board Meeting Date: October 27, 2022 (DATE)

To Be Completed By Applicant

Petitioner:

Name: Kevin B. Kirk, RA - Uniland Development

Address: 100 Corporate Parkway - Suite 500

Amherst (City) NY (State) 14226 (Zip Code)

Phone: 716-834-5000 (Ext 565) Fax:

E Mail: kkirk@uniland.com

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

Name: Kevin B. Kirk, RA - Uniland Development

Address: 100 Corporate Parkway - Suite 500

Amherst (City) NY (State) 14226 (Zip Code)

Phone: 716-834-5000 (Ext 565) Fax:

E Mail: kkirk@uniland.com

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Attachment: Design Review Application SP-2022-07 (26775 : SP-2022-07, 50 CrosspointPkwy., Uniland Development)

Owner (if different)**:**

Name: _____

Address: _____

_____

_____

City State Zip Code

Phone: _____ Fax: _____

E Mail: _____

GENERAL DESIGN INFORMATION

Project Site Address: 50 CrossPoint Parkway, Amherst, NY 14226

Project Site Mixed-Use Zoning District Designation: 'DC-5' Deep Corridor 5 (Pending Rezoning

Project Description:

Proposed site plan at 50 CrossPoint Parkway (7.51 acres +/-) for a multi-family residential development. The proposed plan includes three (4)-story buildings with a total of 208 residential units. Construction will include the construction of (7) seven garage buildings and associated on site utility, landscape and lighting infrastructure.

Square Footage of existing structure(s): 0

Square Footage of proposed structure(s): 250,540 +/-

Existing number of residential units: 0

Proposed number of residential units: 208

Attachment: Design Review Application SP-2022-07 (26775 : SP-2022-07, 50 CrosspointPkwy., Uniland Development)

What are the project impacts on existing Neighborhood Character:

The proposed multi-family development will be compatible with the character of the existing business park along Crosspoint Parkway and surrounding neighborhoods off North French Road. The project layout reflects an effort to transition from the residential neighboring parcels to the existing Crosspoint business park with a variety of large scale multi-family buildings, garages, greenspace, landscaping and open space provided to the residents.

How will the project enhance the public space:

The proposed multi-family development will enhance public space by providing opportunities for the residents to walk or bike to the nearby commercial uses.

Attachment: Design Review Application SP-2022-07 (26775 : SP-2022-07, 50 CrosspointPkwy., Uniland Development)

HOW TO USE THE CHECKLIST:

This checklist is meant to be used as a tool to aid in providing a thorough and complete application for Design Review. It is meant to be used by the applicant to track and explain which design guidelines apply to the project, and for those that do apply, what design technique is being employed to meet or exceed the proposed guidelines.

The format of the checklist is the following:

Guideline Topic: The corresponding category of topic, as represented in the Design Guidelines table of contents.

Intent: The intent of the set of guidelines for that guideline topic.

Page #: Corresponding page in the Design Guidelines

Recommendation #: The specific guideline reference in the Design Guidelines.

Recommendation Description: Description of the recommendation

Brief Description of how the guideline is achieved: The applicant is urged to include specific references in the submittal materials (i.e. references to plan page number, calculations, descriptions, etc.). Please provide additional pages as necessary.

Shaded Areas for Official use only

SITE DESIGN GUIDELINES:

A-1. PEDESTRIAN ACCESS AND CONNECTIVITY

Intent Statement: Pedestrian access and connectivity within a site should enhance walkability throughout the site and to adjacent sites, promote safety and provide clear connections to the public realm.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
4	A-1a	Establish a continuous internal walkway system throughout the site.	internal sidewalks connect all buildings and site amenities	
4	A-1b	Provide a physical pedestrian connection between the site and nearby public space.	sidewalk connections proposed to the proposed public sidewalk extension along Crosspoint Pkwy and existing public sidewalk along North French Road	
4	A-1c	Provide public pedestrian access through a block.	internal sidewalks connect public sidewalks	

Attachment: Design Review Application SP-2022-07 (26775 : SP-2022-07, 50 CrosspointPkwy., Uniland Development)

A-2. OUTDOOR AMENITY SPACE

Intent Statement: Although opportunities will vary by site, projects should incorporate amenity spaces, where required, into the design. Courtyards, plazas, playgrounds, outdoor dining areas and other amenity spaces provide opportunities to gather and engage in activities for both the general public and residents of the development. When located adjacent to the public realm, these features activate and enhance the pedestrian experience.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
5	A-2a	Locate and program an amenity space to receive regular use.	outdoor amenity spaces labeled on proposed site plan	
5	A-2b	Place amenity space so that it is connected to the public realm.	sidewalk access from Crosspoint Pkwy and North French Rd allow public access to the site	
5	A-2c	Designs should not appear to privatize the space.	outdoor amenity space will be for on site residents	

A-3. BICYCLE AMENITIES

Intent Statement: Providing bicycle amenities such as parking facilities and repair stations promotes the use of active transportation methods which help improve the safety, health and experience of community residents.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
6	A-3a	Provide connections to existing or planned bike paths.	there are no existing or planned bike paths in the vicinity of the project site	
6	A-3b	Incorporate bicycle amenities into site designs.	bike racks are proposed throughout the site	

A-4. PUBLIC ART

Intent Statement: Public art includes decorative and functional features that are accessible or visible to the public. These may include sculptures, landscaping elements, or street furniture (benches, bike racks, or other functional features with an original design). Public art enhances the pedestrian experience and should be integrated into a project as a design amenity.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
7	A-4a	Encourage the inclusion of public art in a project.	public art is willing to be considered	

Attachment: Design Review Application SP-2022-07 (26775 : SP-2022-07, 50 CrosspointPkwy., Uniland Development)

A-5. SITE LANDSCAPING

Intent Statement: Landscaping can enhance a project by providing visual interest, tying together key site features, providing shade, screening areas from public view and providing buffers between properties. It can also help soften the urban environment and visually enhance the public realm. The guidelines in this section go beyond the requirements of the Zoning Ordinance and are in addition to the requirements of Chapter 203-7-2.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
8	A-5a	Preserve existing viable, healthy and attractive trees.	any existing trees within the project area deemed viable and healthy will be preserved	
8	A-5b	Incorporate into the project's stormwater management system through the use of Low-Impact Development and other green infrastructure approaches.	a bioretention area is proposed to be incorporated into the sites greenspace as a green infrastructure stormwater treatment method	
8	A-6c	Use a coordinated landscape plant and materials palette to establish a sense of continuity within the project.	all proposed plantings are native to the project area and will blend with surrounding existing landscaping	
8	A-5d	Choose appropriate tree and plant species.	all proposed tree and plant species are compliant with Town standards	

A-6. SUSTAINABLE FEATURES

Intent Statement: Each site design should create opportunities to contribute to a sustainable future for Amherst. Incorporate sustainable features that help reduce energy and water consumption, improve stormwater management, and create an overall healthy environment.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
9	A-6a	Integrate Low-Impact Development (LID) features throughout the site to minimize impacts to the municipal stormwater system and area watersheds.	underground stormwater management is proposed on site to control stormwater runoff discharge to at or below existing conditions for the project area	
9	A-6b	Use landscaping to reduce heating and cooling needs.	N/A	

Attachment: Design Review Application SP-2022-07 (26775 : SP-2022-07, 50 CrosspointPkwy., Uniland Development)

A-6. SUSTAINABLE FEATURES (cont.)

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
9	A-6c	Include materials and natural features that conserve and promote wildlife habitat and local biodiversity.	all proposed plantings are native to the project area and will blend with surrounding existing landscaping	
9	A-6d	Reuse site or construction materials.	the site is currently vacant	

A-7. RESIDENTIAL TRANSITIONS

Intent Statement: Residential transitions, where required in Section 5A-5, should focus on minimizing the impact of new development and site activity on adjacent protected districts.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
10	A-7a	Take into consideration the project's building and site elements that are located near the residential transition.	a landscape buffer delineates the project site and the existing neighboring residents	
10	A-7b	Use wall and fence materials that can be maintained to last as long as the principal building.	no wall/fence is proposed due to an existing Town ditch/easement along the west property boundary	
10	A-7c	Use colors that match or complement the principal building or are subdued and blend in with the natural environment.	all colors used on site will compliment all proposed building materials and the surrounding environment	

Attachment: Design Review Application SP-2022-07 (26775 : SP-2022-07, 50 CrosspointPkwy., Uniland Development)

BUILDING DESIGN GUIDELINES:

B-1. FAÇADE

Intent Statement: The façade of a building should be appropriate to the style and character of surrounding buildings, the site, and the general character of the surrounding community.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
11	B-1a	Design the building to incorporate a "base, middle and cap" to divide the façade into separate components, that produce well defined ground or lower floors and a distinctive "cap " element framing the middle floors, especially on taller buildings.	The scale of our building does not lend itself to the traditional "base, middle, cap" scheme. We are proposing to achieve a more modern aesthetic that create proportions that do not appear "stumpy" due to our lower scale 4-story height. We do have a distinctive "cap" formed around our parapet wall.	
11	B-1b	On larger building frontages, implement a variety of façade treatments to provide visual distinction, variety, and the appearance of multiple structures to break up the facades.	We have utilized varying color panels and "bumpouts" to break up our facade and provide visual distinction.	
11	B-1c	Arrange elements on the façade (e.g. windows, doors, canopies, etc.) to create a generally consistent rhythm and overall visual interest.	All of our units stack, which creates aligned windows and doors. The consistency between all buildings provides a overall consistent look.	

B-2. ENTRYWAYS

Intent Statement: Entryways should be well-identified and provide a welcoming experience for those utilizing them, while contributing to the overall style and character of the building.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
12	B-2a	Doors and entryways should be of a style, scale, and coverage appropriate to the overall architectural style of the building.	Doors and entryways are consistent with the style of the building.	

Attachment: Design Review Application SP-2022-07 (26775 : SP-2022-07, 50 CrosspointPkwy., Uniland Development)

B-2. ENTRYWAYS (cont.)

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
12	B-2b	The primary entrance of a building should be clearly identifiable.	The primary entrances are have a color change and provide a canopy cover. Because this is an suburban site, we have also shown canopies at the stair entrances as we believe most residents will use those from surrounding parking.	
12	B-2c	Incorporate accessibility into primary entrances without the need for switchbacks or railings.	Primary entrances are fully accessible.	
12	B-2d	Commercial buildings should have a transparent primary entrance.	N/A	

B-3. WINDOWS

Intent Statement: Window design and arrangement should express a human scale. Where compatibility with adjacent building character is important, use windows to create visual continuity with the existing character and provide visual interest.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
13	B-3a	Windows should be of a scale and proportion appropriate to the overall architectural style of the building and in character with the window sizes of adjacent building and sites.	All buildings have appropriate scaled windows for the use and building type.	
13	B-3b	Locate windows to create visual continuity.	All windows are vertically aligned and have a common head height	
13	B-3c	Window openings should be trimmed with an appropriate material.	Consistent with our modern aesthetic, we have clean minimal window surrounds.	

Attachment: Design Review Application SP-2022-07 (26775 : SP-2022-07, 50 CrosspointPkwy., Uniland Development)

B-4. ROOFS AND ARCHITECTURAL DETAILS

Intent Statement: These crucial components of a building's façade and massing should complement and enhance the overall building composition. The use of these details should be kept consistent with buildings of a similar architectural style, but should also help create a unique identity for the structure. An appropriate amount of architectural detail should be used.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
14	B-4a	Architectural details such as overhangs, cornices, eaves and parapets, should complement the architectural style of the building and its surrounding context.	We do not have much surrounding context, but have provided complimentary styling.	
14	B-4b	Rooflines should be in character with the overall style of the building.	Roofline is consistent with modern minimal aesthetic.	
14	B-4c	Cornices should be used to differentiate and enhance the vertical composition of the façade.	We have varied height, color, and styling of the cornice/parapet.	
14	B-4d	Building stories, cornice lines and other horizontal elements should be generally consistent with adjacent buildings to help provide a rhythm to the streetscape.	All buildings are consistent and compatible with each other.	
14	B-4e	Varying the building placement (setback from the street) on a large building helps break up the block and reduce the impact of long buildings on the streetscape.	Each building has varying setbacks to break up the facade.	
14	B-4f	Architectural lighting may be used to enhance specific elements of the building.	Up light from the landscaping will be cast upon the building facade to extenuate building design features.	

Attachment: Design Review Application SP-2022-07 (26775 : SP-2022-07, 50 CrosspointPkwy., Uniland Development)

B-5. STREET LEVEL INTEREST

Intent Statement: The character of a building's ground floor strongly impacts the pedestrian experience. The ground floor of a building should be designed to generate activity, animate the sidewalk and help establish a visual/physical connection between the inside of the building and the adjacent outdoor area.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
15	B-5a	Design a building to provide interest at the street level adjacent to the public realm.	the proposed site layout and building designed provide interest and enhance the surrounding area	
15	B-5b	Incorporate landscaping along the ground floor of the building.	landscaping is proposed along the ground floor of the proposed residential buildings	

B-6. SUSTAINABLE BUILDING FEATURES

Intent Statement: Buildings should incorporate sustainable features that help reduce energy consumption, reduce water use, and contribute to a more sustainable environment.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
16	B-6a	Should seek to reduce water usage and reuse water with the building.	Building will meet or exceed energy code requirements.	
16	B-6b	Should seek to reduce energy use and generate energy on-site.	Buildings will have continuous insulation behind a rainscreen facade with high performance glazing.	

Attachment: Design Review Application SP-2022-07 (26775 : SP-2022-07, 50 CrosspointPkwy., Uniland Development)

B-7. BUILDING MATERIALS

Intent Statement: Building materials should evoke the character, style and purpose of the structure. Each building façade should use high-quality, durable materials that contribute to the visual continuity of the building's character. They should be consistent with those used traditionally in the surrounding area, however, materials with new and innovative materials may also be appropriate, especially in Retrofit Districts.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
17	B-7a	Use high quality, durable building materials.	Proposed materials are large format fiber cement paneling with integral color to resist fading.	
17	B-7b	Use responsibly-sourced and long-lasting building materials.	Fiber cement paneling is a long-lasting material with small footprint.	
17	B-7c	Any side or rear wall facing a street, residential district or public area must consist of the same finish materials as the primary façade.	All facades are same material	
17	B-7d	Decorative masonry materials (such as split face and textured finish blocks) are discouraged but may be considered an acceptable façade material at the discretion of the Planning Board.	N/A	
17	B-7e	Exterior finishing materials for renovation, additions and rehabilitations should be consistent with those being retained on the existing structure.	N/A	
17	B-7f	Exterior Insulation Finish System (EIFS) should not be utilized as a primary building material, but may be utilized, at the discretion of the Planning Board, as a decorative or complementary material on upper stories only.	N/A	

Attachment: Design Review Application SP-2022-07 (26775 : SP-2022-07, 50 CrosspointPkwy., Uniland Development)

PUBLIC REALM GUIDELINES:

C-1. OPEN SPACE

Intent Statement: Open space is a public outdoor area provided for social and recreational use. Examples of open space include parks, parklets, greenways, trails, playgrounds, gardens and more. Open space is required in the Retrofit Districts.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
18	C-1a	Open spaces should ideally be centrally located.	due to site constraints and required drive lanes/parking, the open spaces are proposed along the east and south sides of the project	
18	C-1b	Open spaces should contribute to an existing or planned open space or greenway network when possible.	N/A	
18	C-1c	Open spaces should be easily accessible by everyone.	open spaces are easily accessible on site	
18	C-1d	Open spaces should be designed to be proportionate in scale to their surrounding context.	open spaces are designed to meet the Town requirements and are proportionate to the project	
18	C-1e	Existing natural features and systems should be utilized or highlighted in the design of an open space.	existing landscaping is to be preserves along the western property line	
18	C-1f	Open spaces should be programmed in ways that allow for a variety of uses.	proposed open spaces can be used by residents for a multitude of uses	
18	C-1g	Incorporate pedestrian and bicycle amenities such as seating, trash receptacles, drinking fountains, bicycle parking, and pedestrian-scaled lighting.	lighting and bike rack facilities are incorporated around the proposed multi-family buildings and pedestrian sidewalks	

Attachment: Design Review Application SP-2022-07 (26775 : SP-2022-07, 50 CrosspointPkwy., Uniland Development)

C-2. SIDEWALK

Intent Statement: Design sidewalks to enhance the pedestrian experience. A well-designed sidewalk increases walkability and safety, and helps to connect ground floor activities to the public realm.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
19	C-2a	Coordinate building elements such as furnishings, overhangs, lighting and signs to create an engaging sidewalk space.	lighting geared towards pedestrian use is proposed along the main access road	
19	C-2b	Sidewalk elements should be scaled according to their context, including the intensity of activity, building heights and noise levels.	proposed sidewalks are based on Town standards	
19	C-2c	Locate exterior uses and amenities to support and connect to interior activities.	proposed bike racks allow for connectivity to interior activity	
19	C-2d	Use surface materials that complement the architecture and character of the area.	proposed sidewalk material will be concrete typically used in the region	

C-3. CURB ZONE

Intent Statement: The curb zone is the area between the back-of-curb and the sidewalk where landscaping and streetscape amenities should be placed so that they can contribute to the pedestrian experience.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
	C-3a	Streetscape amenities may be placed in the curb zone with approval of the Town or other regulating agency with jurisdiction.	proposed streetscape amenities are based on Town standards	
	C-3b	Trees and other landscaping should be planted within the curb zone.	street trees are proposed within the curb zone	

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Attachment: Design Review Application SP-2022-07 (26775 : SP-2022-07, 50 CrosspointPkwy., Uniland Development)

Design Review Submittal Requirements and Checklist

The following checklist outlines the information required by the Planning Department to accept a Design Review application. ***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	**Drawings / Plans**		
1.1	One (1) set to scale and not to exceed 24” x 36” in size		
1.2	Five (5) sets reduced to fit on 11” x 17” sheets		
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 Architectural Plans			
1.0	**Floor Plans** (fully dimensioned and identifying individual rooms and spaces)		
1.1	Dimension building entrance spacing		
2.0	**Exterior building elevations** (fully dimensioned)		
2.1	Height dimensions from finished grade to the top plate		
2.2	Dimension all blank wall area lengths		
2.3	Indicate the exterior wall area materials		
2.4	Indicate the exterior wall area and trim colors		
2.5	Identify all building entrance location and materials		
2.6	Identify all building glazing and frame materials		
2.7	Provide calculations for ground story and upper story transparency		
2.8	Indicate type of roofing materials		
2.9	Identify conceptual future signage locations		
3.0	**Building Sections**		
III Architectural Renderings / Aerials / Photographs			
1.0	**Architectural Renderings**		
1.1	Renderings of all elevations having street frontages		
2.0	**Aerial Views**		
3.0	**Photographs**		
3.1	Adjacent site(s)		
3.2	Adjacent Building(s)		

Attachment: Design Review Application SP-2022-07 (26775 : SP-2022-07, 50 CrosspointPkwy., Uniland Development)

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

IV Architectural Manufacturer Material Samples (to be available for meeting with design Advisory Board)			
1.1	**Exterior colors**		
2.0	**Exterior wall materials**		
3.0	**Exterior roof materials**		
4.0	**Exterior windows**		
5.0	**Exterior doors**		
V Site Plans Drawings (see site plan submittal checklist for requirements)			
1.0	**Site Plan**		
1.1	Site Details (fences, walls, site furniture, etc.)		
1.2	Indicate the existing zoning of both the subject property and adjacent parcels		
2.0	**Grading Plan**		
3.0	**Utility Plan**		
4.0	**Storm Drainage Plan**		
5.0	**Exterior Lighting Plan**		
5.1	Exterior Lighting Details (light fixtures, light poles, etc.)		
6.0	**Landscape Plan**		
6.1	Colored landscape plan.		
6.2	Landscape Details		
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**		
2.0	**Topographic Survey with a 30 ft. buffer outside all property lines by a NYS licensed land surveyor**		
3.0	**Documentation pertaining to any conditions of zoning, including copies of required deed restrictions (if applicable)**		
4.0	**Documentation related to any required variances granted by the ZBA (if applicable)**		
5.0	**A CD or other digital record containing a PDF of all site plan, architectural drawings or renderings (Must also be provided with revised drawings)**		

For official use only:

_____
Approved/Date

Attachment: Design Review Application SP-2022-07 (26775 : SP-2022-07, 50 CrosspointPkwy., Uniland Development)

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150 CROSSPOINT PARKWAY
ZONED RD

105 CROSSPOINT PARKWAY
ZONED RD

1920 NORTH FRENCH ROAD
ZONED SA

55 CROSSPOINT PARKWAY
ZONED GB

MEET EX. SIDEWALK

20' SIDE ASSC. BLDG. SETBACK

GARAGE E (14 SPACES)

60' SIDE BLDG. SETBACK

TOWN OF AMHERST DITCH 25A

GARAGE C (13 SPACES)

GARAGE D (12 SPACES)

COVERED PARKING

CANOPY

EV PARKING

OUTDOOR AMENITY SPACE 0.1± AC

TYP. OF 4

TYP. OF 3

TYP. OF 2

PATIO, TYP.

BUILDING #1
PROPOSED 4-STORY 80-UNIT BLDG.
(95,840 SF)

5' WIDE CLEAR PEDESTRIAN ZONE

6' WIDE CURB ZONE

CORE STREET

FUTURE CORE STREET EXTENSION

FUTURE CORE STREET IMPROVEMENTS

64.01± PROPOSED CURB CUT

68.51± PROPOSED CURB CUT

CLUBHOUSE PATIO AREA (3,750 SF)

BUILDING #2
PROPOSED 4-STORY 72-UNIT BLDG.
(87,700 SF)

OUTDOOR AMENITY SPACE 0.2± AC

40.0' WIDE PROPOSED DRAINAGE EASEMENT TO TOWN OF AMHERST

BUILDING #3
PROPOSED 4-STORY 56-UNIT BLDG.
(67,000 SF)

OUTDOOR AMENITY SPACE 0.4± AC

EMERGENCY ACCESS ROAD

10' FRONT BLDG. SETBACK

20' WIDE SANITARY SEWER EASEMENT TO THE TOWN OF AMHERST

66.0' CURB CUT
SAWCUT EX. CURB TO 1' REVEAL

MEET EX. SIDEWALK

CROSSPOINT PARKWAY (TOWN OF AMHERST L-10927, P-1560)
LOCAL STREET

NORTH FRENCH ROAD (VARYING WIDTHS)
MAJOR ARTERIAL STREET

COUNTY ROUTE 299

Ex Iron Pin with Cap

Ex PK NAIL 0.33' SOUTH 0.06' EAST

MAP 376 PARCEL 300 (SEE NOTE 4)

Site 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.

PARKING CALCULATION (per Section 5A-9-1-A)

APARTMENTS:
REQD: 1 space per 1 or 2-bdrm unit = 1 x 208 units = 208 spaces
REQD = 208 SPACES REQD

BICYCLE CALCULATION (per Section 5A-9-1-A)

RESIDENTIAL:
REQD: 0.5 per UNIT (20 max.)
REQD = 0.5 x 208 = 104 therefore 20 SPACES REQD.

ELECTRIC VEHICLE CALCULATION (per Section 5A-9-1-D)

10% OF TOTAL PARKING = 312 x 0.1 = 32 SPACES REQD.

Site Data

SITE AREA = 7.51 AC
ZONED: GB (GENERAL BUSINESS), REZONED TO DC - 5
USE: PROPOSED (3) 4-STORY APARTMENT BUILDINGS, (7) GARAGE BUILDINGS

	REQUIRED	PROVIDED
SETBACKS - BUILDING		
FRONT	10 FT	21.25' MIN.
SIDE (3 STORIES/ > 3 STORIES)	30 FT/60 FT	71.67' MIN.
REAR (3 STORIES/ > 3 STORIES)	30 FT/60 FT	N/A
ACCESSORY STRUCT.	20 FT	20' MIN.
SETBACKS - PARKING		
FRONT	N/A	> 40'
SIDE	N/A	> 30'
REAR	N/A	N/A
TOTAL VEHICLE SPACES	208	304
BICYCLE	20	24
ELECTRIC VEHICLE STATION	32	12 *
LOCAL STREET (per Section 5A-6-5)		
CLEAR PED. ZONE (INCREMENTAL CORE)	8' MIN.	5' *
CURB ZONE (INCREMENTAL CORE)	6' MIN.	4.33' *
CURB LANE	8' MIN.	10'
TRAVEL LANE	9' MIN./10' MAX.	13' *
GREENSPACE		
DEEP LOT TRANSITION	60'	60'
INTERIOR PARKING GREENSPACE:	10% (0.3 AC)	10% (0.3 AC)
OVERALL:	N/A	36% (2.71 AC)
MAX. BUILDING HEIGHT	5 stories / 75'	4 stories / 50'
OUTDOOR AMENITY SPACE	5% (0.37 AC)	9% (0.7 AC)

* VARIANCE REQUIRED

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.

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.

DETAIL LEGEND (SEE SITE DETAIL SHEET)

1. TYPE 'A' CONCRETE CURB
2. 90° PARKING STALL
3. CONCRETE SIDEWALK, 5' WIDE UNLESS OTHERWISE NOTED
4. STANDARD DUTY ASPHALT
5. HANDICAP PAVEMENT MARKINGS
6. HANDICAPPED PARKING SIGN
7. EXTERIOR CONCRETE SLAB ON GRADE
8. LIGHT POLE FOUNDATION
9. SIDEWALK CURB RAMP
10. HANDICAP PAVEMENT RAMP
11. CROSSWALK STRIPING
12. DUMPSTER ENCLOSURE

NOTE LEGEND

1. EDGE OF PAVEMENT
2. RUNOUT CURB IN 2' OR MATCH EXISTING CURB
3. INSTALL 'NO PARKING' SIGN, M.U.T.C.D. SIGN NO. R7-1C
4. LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
5. 4" WIDE WHITE PAINT STRIPE @ 45° & 2' O.C., INFILL AREA AS SHOWN
6. MATCH EX. PAVEMENT, SAWCUT AS REQ'D TO ACHIEVE SQUARE EDGE TO MATCH
7. WALL PACK LIGHT, REFER TO LIGHTING PLAN LP-100
8. BIKE RACK, BELSON OUTDOORS 'U-RACK' OR APPROVED EQUAL
9. DETECTABLE WARNING STRIP
10. EMERGENCY ACCESS GATE WITH KNOX BOX

SITE LEGEND

- PROPERTY LINE
- PROPOSED CURB
- PROPOSED SIDEWALK / CONCRETE PAD
- NUMBER OF PARKING SPACES (27)
- PROPOSED SIGN
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT POLE

RECEIVED
NOV 30 2022
TOWN OF AMHERST
PLANNING DEPT.

CARMINAWOOD DESIGN

487 Main Street, Suite 500
Buffalo, New York 14203
Phone: (716) 842-3165

111 Bain Street, Suite 332
Greensboro, North Carolina 27401
Phone: (336) 937-9009

Multi-Family Development

50 Crosspoint Parkway
Getzville, NY

REVISIONS: No.	Description	Date
1	Rev. per Town comments	9/23/22
2	Rev. per Town comments	11/28/22

DRAWING NAME:
Site Plan
Alternate

Date: 8/
Drawn By: P. S
Scale: As

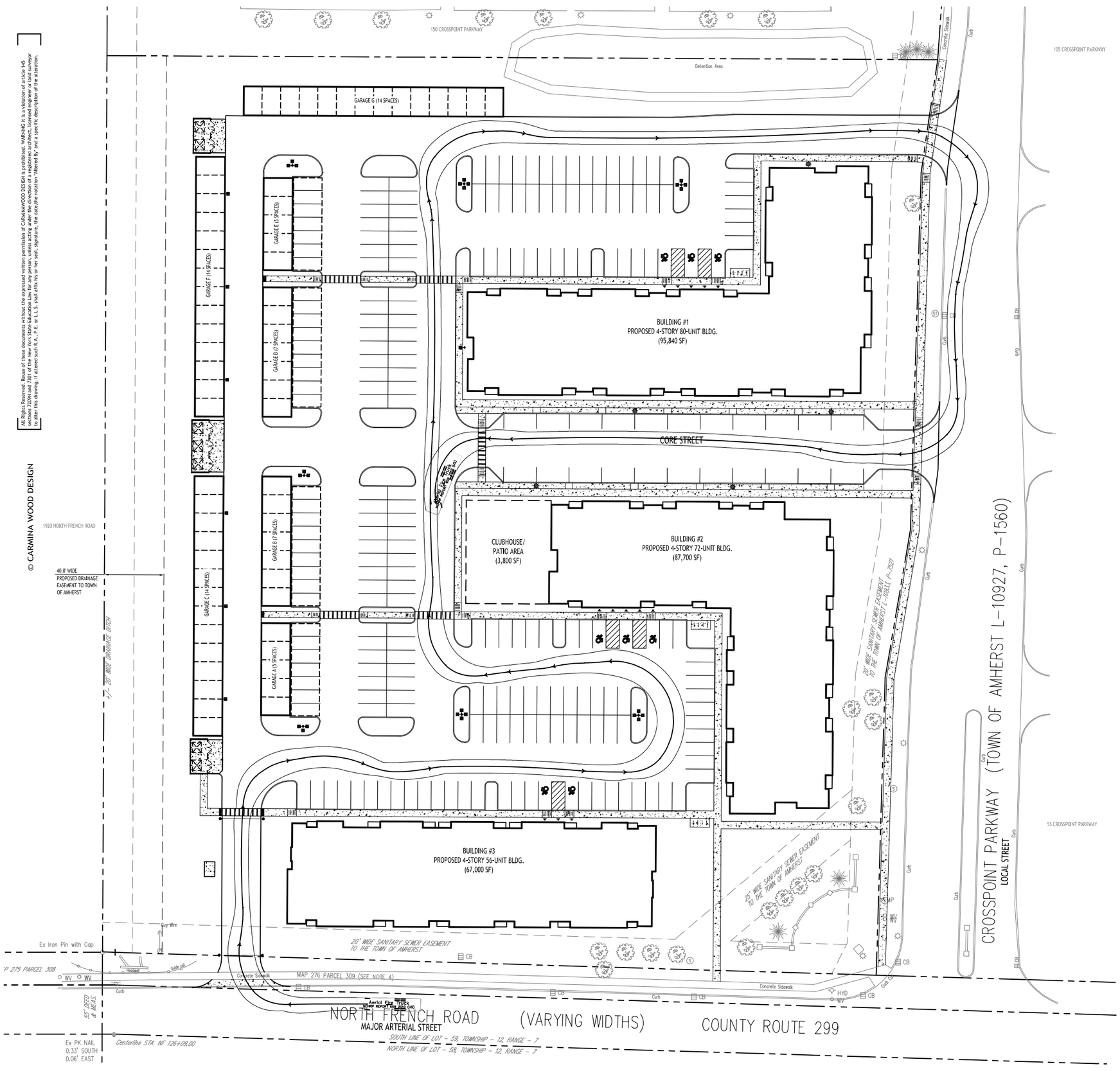
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C-100

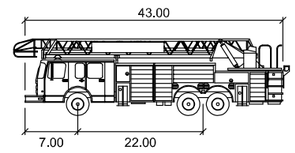
Project No: 21.332

Attachment: Plans and Elevations SP-2022-07 (26775 : SP-2022-07, 50 CrosspointPkwy., Uniland Development)

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Aerial Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

Site Plan
SCALE: 1"=30'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60Ft.

CARMINA WOOD DESIGN

487 Main Street, Suite 500
Buffalo, New York 14203
Phone: (716) 842-3165

111 Rain Street, Suite 322
Greensboro, North Carolina
Phone: (336) 937-9009

Multi-Family Development

50 Crosspoint Parkway
Getzville, NY

REVISIONS:

No.	Description	Date
1	Rev. per Town comments	9/23/22

DRAWING NAME:

Fire Truck Plan

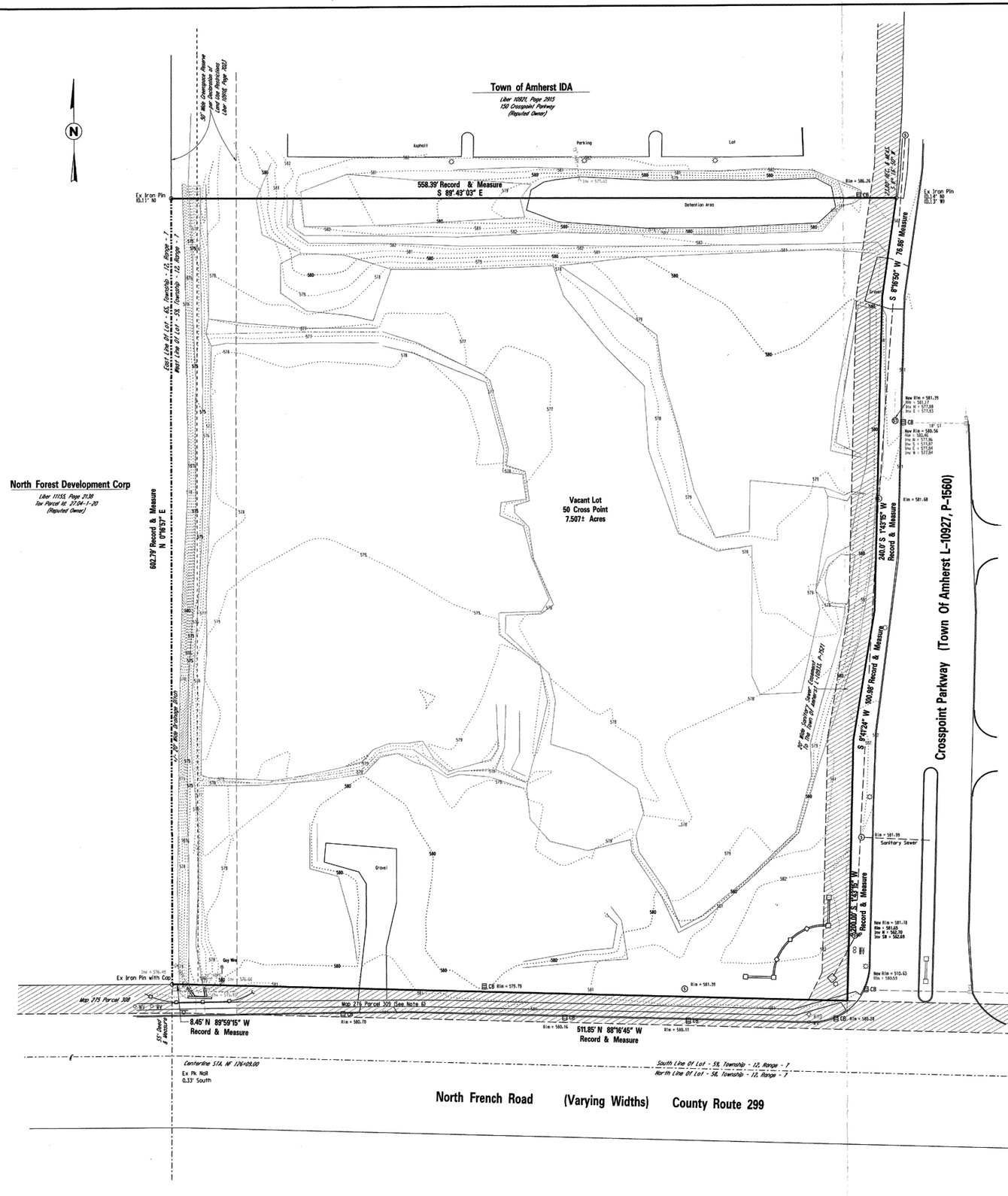
Date: 8/22/22
Drawn By: P. Sheedy
Scale: As Noted

DRAWING NO.

CF-100

Proje

Attachment: Plans and Elevations SP-2022-07 (26775 : SP-2022-07, 50 CrosspointPkwy., Uniland Development)



LEGAL DESCRIPTION
50 CROSS POINT PARKWAY

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 59, Township 12, Range 7 of the Holland Land Company's Survey, being bounded and described as follows;

Beginning a point on the north line of North French Road at the westerly line of said Lot 59, Township 12, Range 7 of the Holland Land Company's Survey, said northerly line of North French Road as shown on map 276 parcel 309 of lands appropriated by the People of the State of New York for the Lockport Expressway, Section 2, Ellicott Creek to North French Road, said point being the southwest corner of lands conveyed to The Amherst Industrial Development Agency by parcel "A" in deed filed in the Erie County Clerk's Office in Liber 10921 of deeds at page 2915;

Thence, N 0° 16' 57" E along the westerly line of said Amherst Industrial Development Agency lands and the westerly line of said Lot 59, a distance of 602.79 feet to a point thereon;

Thence, S 89° 43' 03" E, a distance of 558.39 feet to a point on the westerly line of lands conveyed to the Town of Amherst for the dedication of Crosspoint Parkway by deed filed in the Erie County Clerk's Office in Liber 10927 of deeds at page 1560;

Thence, S 8° 16' 50" W, along said westerly line of Crosspoint Parkway, distance of 76.86 feet to an angle point thereon;

Thence, S 1° 43' 15" W, continuing along the westerly line of said Crosspoint Parkway, a distance of 240.00 feet to an angle point thereon;

Thence, S 9° 41' 24" W, continuing along the westerly line of said Crosspoint Parkway, a distance of 100.98 feet to an angle point thereon;

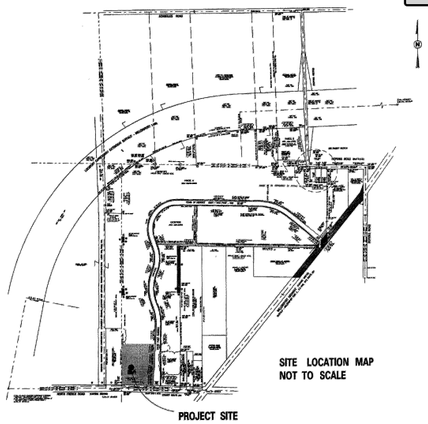
Thence, S 1° 43' 15" W, continuing along the westerly line of said Crosspoint Parkway, a distance of 200.00 feet to the north line of North French Road and the southwest corner of said lands conveyed to the Town of Amherst for the dedication of Crosspoint Parkway by deed filed in the Erie County Clerk's Office in Liber 10927 of deeds at page 1560;

Thence, N 88° 16' 45" W, along the northerly line of North French Road as defined by map 276 parcel 309 of lands appropriated by the People of the State of New York for the Lockport Expressway, Section 2, Ellicott Creek to North French Road, a distance of 511.85 feet to an angle point thereon;

Thence, N 89° 59' 15" W, continuing along the northerly line of said North French Road, a distance of 8.45 feet to the point or place of beginning.

Containing 7.507 +/- acres more or less.

Subject to a 20 feet wide sanitary sewer easement to the Town of Amherst, by deed filed in the Erie County Clerk's Office in Liber 10933 of deeds at page 7521.



SITE LOCATION MAP
NOT TO SCALE

Notes:

1.) The Title To The Estate Or Interest To This Land Is Vested In The Town Of Amherst Industrial Development Agency By Deed Recorded In The Erie County Clerk's Office In Liber 10921 Of Deeds At Page 2915.

2.) A Drainage Ditch Of Approximately 20 Feet In Width Exists Along The Westerly Edge Of The Property, However, No Record Information Was Provided For The Existance Or Jurisdiction Of This Ditch.

3.) Parcel Is Subject To The First Amendment To Crosspoint Business Park Declarations, Conditions And Restrictions Filed In The Erie County Clerk's Office In Liber 10961 Of Deeds At Page 9699 And The Terms, Covenants And Restrictions Contained In An Instrument Recorded October 10, 1998 In Liber 10927 Of Deeds At Page 4134.

4.) The Subject Parcel Falls In A Designated "Ao" Zone Which Is Defined As An "Area Of 100 Year Shallow Flooding With An Average Depth Of 3 Feet Of Inundation, But No Flood Hazard Factors Were Determined". This Information Was Obtained From Fema National Flood Insurance Program, Flood Insurance Rate Map, Community Panel No. 360226 0006 D Of The Town Of Amherst, New York, Erie County.

5.) Contours Shown On This Survey Are Based Upon The Town Of Amherst Horizontal Control Network Monuments 52, 53 And 78 And Are Referenced To The New York State Plane Coordinate System.

6.) Map 276, Parcel 309 Refers To Land Appropriated By The People Of The State Of New York In Connection With The Lockport Expressway Section 2, Ellicott Creek To North French Road.

7.) Soil Stockpiles On Site Are Not Shown On Map Of Survey.

8.) Elevation text has been turned off for clarity of print.

40' 0 40' 80'
SCALE BAR
IN FEET

Niagara Boundary And Mapping Services
2475 Military Road
Niagara Falls NY, 14304
(716) 297-9584
Fax (716) 297-9586
E-Mail KLSNBMS@AOL.COM
Serving Western New York for over 35 years.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

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.

Map
Showing Boundary & Topographic Survey
of
50 Crosspoint Parkway
Tax Parcel Id: 28.00-1-64.110

Prepared for:
Uniland Development Company

LOT	SECTION	TOWNSHIP	RANGE
59		12	7
TOWN	Amherst		
COUNTY	Erie		
STATE	New York		
DATE	March 7, 2012		
SCALE	1" = 40'		
JOB NO.	6533-12		
RESURVEYED			

"ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."

THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PARTIES OR PURPOSE INDICATED IS EXPRESSLY FORBIDDEN WITHOUT WRITTEN RELEASE OR PERMISSION OF THE UNDERSIGNED.

Kenneth L

SC 3/13/12

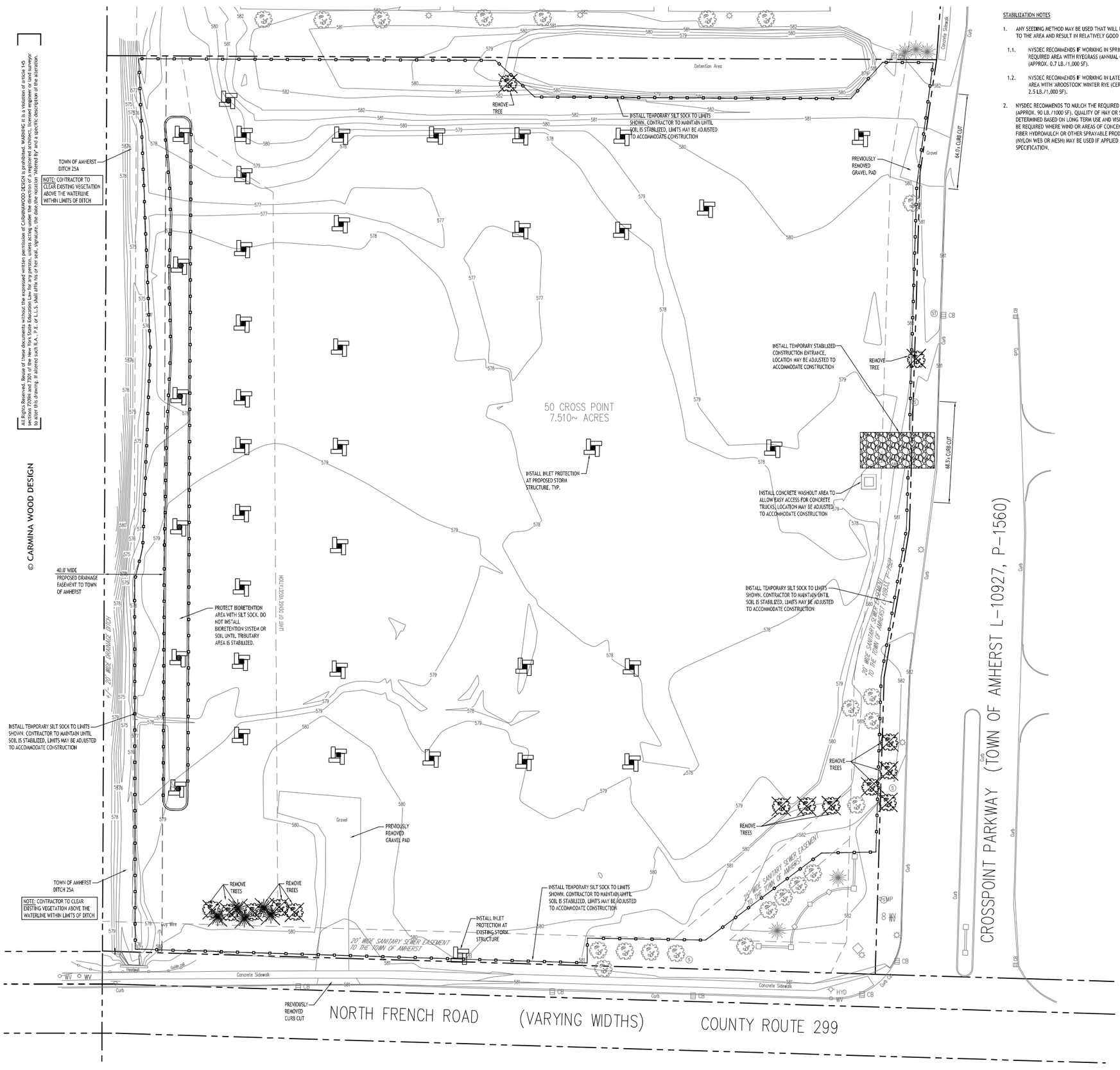
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Attachment: Plans and Elevations SP-2022-07 (26775 : SP-2022-07, 50 CrosspointPkwy., Uniland Development)

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STABILIZATION NOTES

1. ANY SEEDING METHOD MAY BE USED THAT WILL PROVIDE UNIFORM APPLICATION OF SEED TO THE AREA AND RESULT IN RELATIVELY GOOD SOIL TO SEED CONTACT.
   - 1.1. NYSDEC RECOMMENDS IF WORKING IN SPRING/SUMMER/EARLY FALL, SEED THE REQUIRED AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 LBS. PER ACRE (APPROX. 0.7 LB./1,000 SF).
   - 1.2. NYSDEC RECOMMENDS IF WORKING IN LATE FALL/EARLY WINTER, SEED THE REQUIRED AREA WITH 'AROOSTOOK' WINTER RYE (CEREAL RYE) AT 100 LBS. PER ACRE (APPROX. 2.5 LB./1,000 SF).
2. NYSDEC RECOMMENDS TO MULCH THE REQUIRED AREA WITH HAY OR STRAW 2 TONS/ACRE (APPROX. 90 LB./1000 SF). QUALITY OF HAY OR STRAW MULCH ALLOWABLE WILL BE DETERMINED BASED ON LONG TERM USE AND VISUAL CONCERNS. MULCH ANCHORING WILL BE REQUIRED WHERE WIND OR AREAS OF CONCENTRATED WATER ARE OF CONCERN. WOOD FIBER HYDROMULCH OR OTHER SPRAYABLE PRODUCTS APPROVED FOR EROSION CONTROL (NYLON WEB OR MESH) MAY BE USED IF APPLIED ACCORDING TO MANUFACTURED SPECIFICATION.

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 UNDERGROUND DETENTION BASIN.

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. DUCT 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.

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. REMOVE EXISTING BUILDING TO INCLUDE ALL FOUNDATIONS, SIDEWALKS & PATIOS, STEPS, LANDSCAPING, ETC. ALL UTILITY CONNECTIONS TO BE ABANDONED AND/OR REMOVED PER COUNTY, TOWN, AND UTILITY COMPANY REQUIREMENTS. BACKFILL ANY FOUNDATIONS REMOVED AS NEEDED.
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.

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

- EXISTING PAVEMENT TO BE SAWCUT & REMOVED
- PROPOSED SILT SOCK
- EXISTING TREE TO BE REMOVED
- PROPOSED STORM INLET PROTECTION

Demolition & Erosion Control Plan

SCALE: 1"=30'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60Ft.

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Multi-Family Development

50 Crosspoint Parkway
Getzville, NY

REVISIONS:		
No.	Description	Date
1	Rev. per Town comments	9/23/22

STATE OF NEW YORK — CHRISTOPHER WOOD — 076394 — LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Demolition & Erosion Control Plan

Date: 8/22/22
Drawn By: P. Sheedy
Scale: As Noted

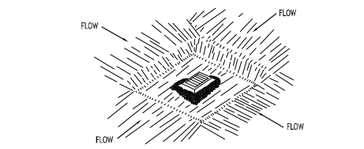
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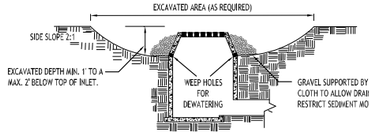
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Attachment: Plans and Elevations SP-2022-07 (26775 : SP-2022-07, 50 CrosspointPkwy., Uniland Development)

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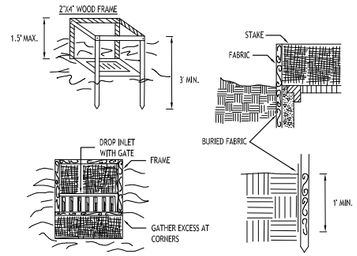


CONSTRUCTION SPECIFICATIONS

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

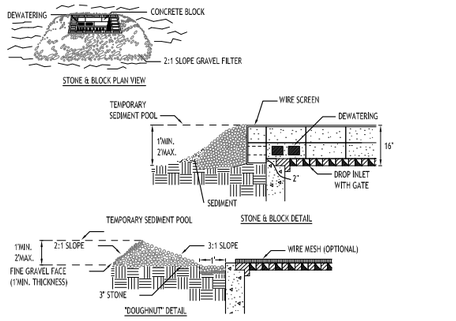


CONSTRUCTION SPECIFICATIONS

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.

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 2
NOT TO SCALE

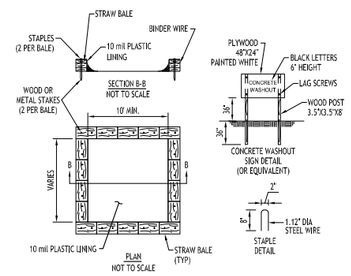


CONSTRUCTION SPECIFICATIONS

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.

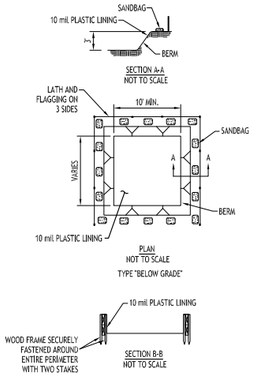
MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 3
NOT TO SCALE

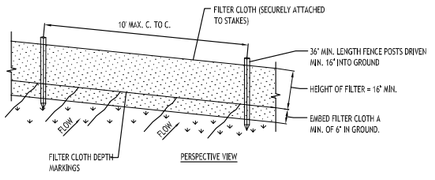


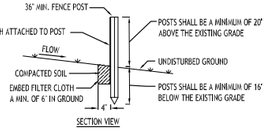
NOTES

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

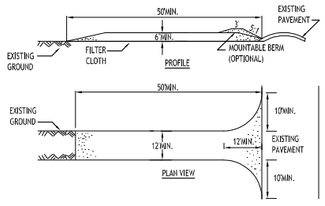




CONSTRUCTION SPECIFICATIONS

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.

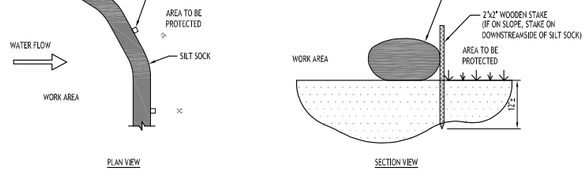
SILT FENCE DETAIL
NOT TO SCALE

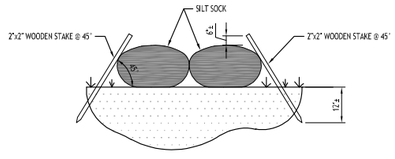


CONSTRUCTION SPECIFICATIONS

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 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





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

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1.2.b

Multi-Family Development

50 Crosspoint Parkway
Getzville, NY

REVISIONS:

No.	Description	Date



DRAWING NAME:

Demolition & Erosion Control Details

Date: 8/22/22
Drawn By: P. Sheedy
Scale: As Noted

DRAWING NO.

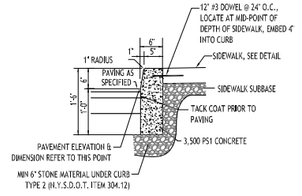
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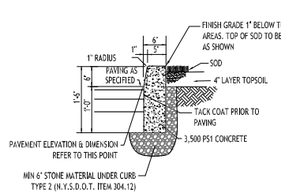
Attachment: Plans and Elevations SP-2022-07 (26775 : SP-2022-07, 50 CrosspointPkwy., Uniland Development)

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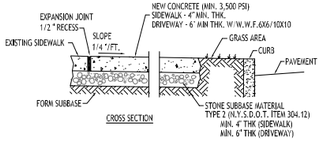
ABUTTING SIDEWALK



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.

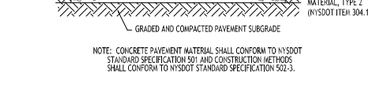
TYPE "A" CONCRETE CURB - 1
NOT TO SCALE



CROSS SECTION

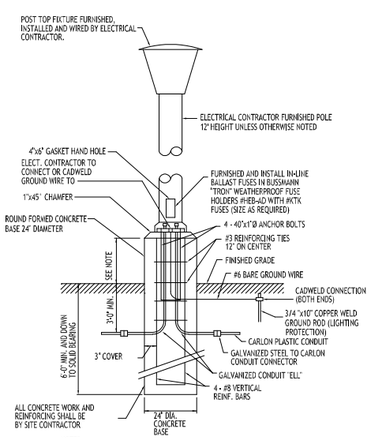
NOTES:
1. CONTROL JOINTS TO BE AT 5'-0" O.C., BOTH WAYS WHERE APPLICABLE. SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
2. CONCRETE SIDEWALK AND DRIVEWAY MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 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
NOT TO SCALE



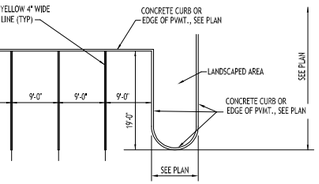
NOTE: CONCRETE PAVEMENT MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 502-3.

EXTERIOR CONCRETE SLAB-ON-GRADE SECTION - 7
NOT TO SCALE

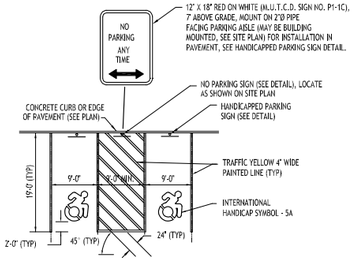


NOTES:
1. FOR LOCATIONS OF FOUNDATIONS SEE SITE PLAN
2. FOR LIGHT FIXTURE ORDERING INFORMATION SEE SITE LIGHTING PLAN
3. LIGHT POLE BASE EXPOSURE ABOVE GRADE SHALL BE:
   IN CURBED ISLANDS: 6" ABOVE TOP OF CURB ELEVATION
   IN PAVEMENT: 30" ABOVE GRADE
   IN NON-CURBED GRASS AREAS: 6" ABOVE GRADE
   IN CURB ZONE: FLUSH WITH SIDEWALK

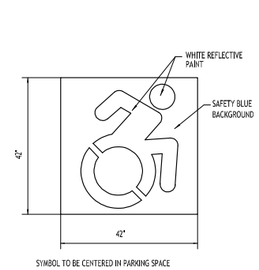
LIGHT POLE FOUNDATION - 8
NOT TO SCALE



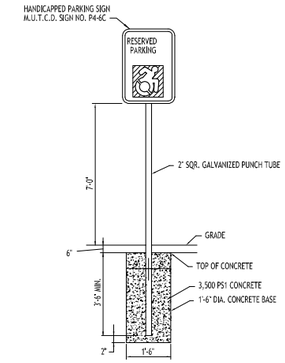
90° PARKING STALL LAYOUT - 2
NOT TO SCALE



HANDICAPPED PAVEMENT MARKINGS & SIGNAGE - 5
NOT TO SCALE



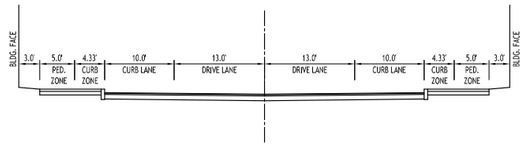
INTERNATIONAL HANDICAP SYMBOL - 5A
NOT TO SCALE



NOTES:
1. HANDICAPPED PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

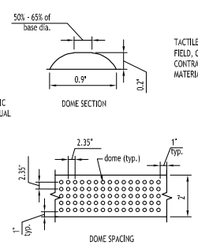
GRASS/LAWN AREA

HANDICAPPED PARKING SIGN - 6
NOT TO SCALE

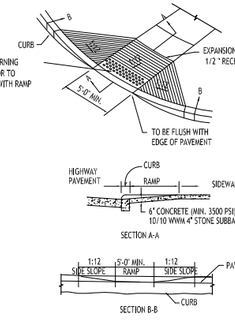


NOTE: CONSTRUCTION METHODS FOR ASPHALT PAVEMENT SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 401-3, WITH SUBBASE CONSTRUCTION METHODS CONFORMING TO NYSDOT STANDARD SPECIFICATION 304-3.

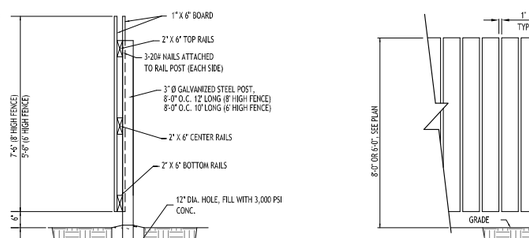
STANDARD DUTY ASPHALT SECTION - 4
NOT TO SCALE



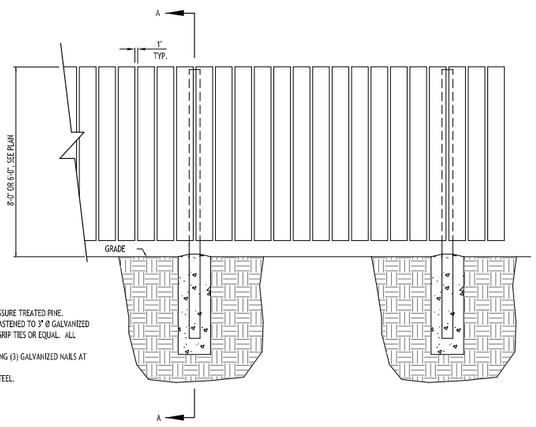
NOTE: TACTILE WARNING DEVICES SHALL BE PER ICC/ANSI A117.1-1998, SECTION 705.3.1.2 OR CURRENT UPDATE



SIDEWALK CURB RAMP - 9
NOT TO SCALE



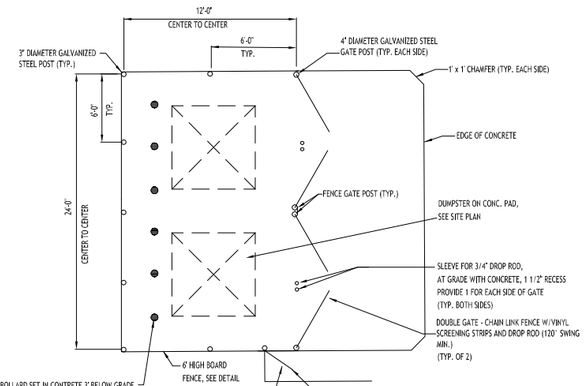
CORE STREET SECTION
NOT TO SCALE



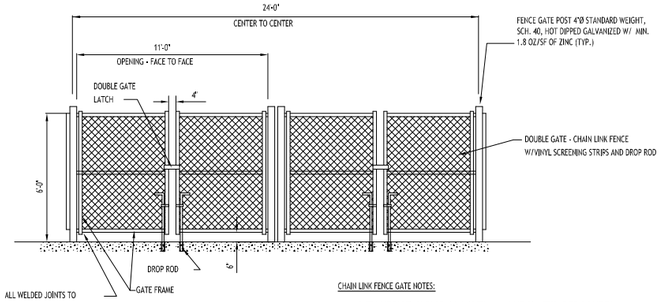
NOTES:
1. ALL WOODEN FENCE MATERIAL TO BE PRESSURE TREATED PINE.
2. CENTER, BOTTOM AND TOP RAILS TO BE FASTENED TO 3" Ø GALVANIZED STEEL FENCE POSTS USING SIMPSON PIPE GRIP TIES OR EQUAL. ALL HARDWARE TO BE GALVANIZED.
3. ATTACH EACH 1" X 6" BOARD TO RAILS USING (3) GALVANIZED NAILS AT EACH RAIL LOCATION.
4. WOOD POSTS CAN BE SUBSTITUTED FOR STEEL.

SECTION A-A

6' BOARD ON BOARD FENCE FOR DUMPSTER ENCLOSURE
NOT TO SCALE



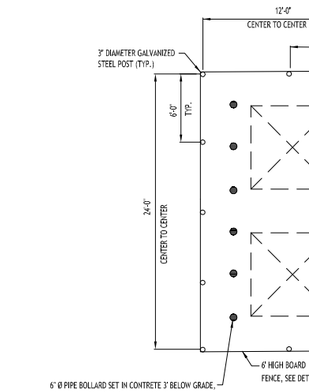
PLAN VIEW



FRONT VIEW

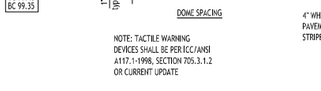
CHAIN LINK FENCE GATE NOTES:
1. GATE POST FOOTINGS TO BE MIN. 36" DEEP x (4x) POST DIAMETER, EXTEND POST TO WITHIN 6" OF BOTTOM.
2. GATE FRAMES TO BE 2" SQ. GALVANIZED STEEL, WEIGHING 2.60 LB/FT IN ACCORDANCE WITH ASTM F 900.
3. CHAIN LINK FENCE FABRIC SHALL BE 2" MESH, 9 GAUGE, ZINC COATED STEEL CORE WIRE. INSTALL MESH WITH HOOK BOLTS AND TENSION BARS ON ALL 4 SIDES, ATTACH AT 15" MAX.
4. DOUBLE GATE LATCH TO BE FORKED TYPE CAPABLE OF RETAINING GATE IN CLOSED POSITION AND HAVE PROVISION FOR PAD LOCK. LATCH SHALL BE OPERABLE FROM EITHER SIDE OF GATE.
5. ALL HARDWARE TO BE HOT DIPPED GALVANIZED STEEL TO SUIT GATE SIZE.

DUMPSTER ENCLOSURE - 12
NOT TO SCALE



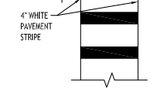
NOTES:
1. FOR LOCATIONS OF FOUNDATIONS SEE SITE PLAN
2. FOR LIGHT FIXTURE ORDERING INFORMATION SEE SITE LIGHTING PLAN
3. LIGHT POLE BASE EXPOSURE ABOVE GRADE SHALL BE:
   IN CURBED ISLANDS: 6" ABOVE TOP OF CURB ELEVATION
   IN PAVEMENT: 30" ABOVE GRADE
   IN NON-CURBED GRASS AREAS: 6" ABOVE GRADE

HANDICAPPED PAVEMENT RAMP - 10
NOT TO SCALE



NOTE: ELEVATIONS & DIMENSIONS SHOWN ARE TO ILLUSTRATE GRADE CHANGE ONLY, SEE SITE & GRADING PLAN FOR ACTUAL DATUM & DIMENSIONS

NOTE: TACTILE WARNING DEVICES SHALL BE PER ICC/ANSI A117.1-1998, SECTION 705.3.1.2 OR CURRENT UPDATE



CROSSWALK STRIPING - 11
NOT TO SCALE

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111 Bain Street, Suite 322
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Phone: (336) 937-0009

Multi-Family Development

50 Crosspoint Parkway
Getzville, NY

REVISIONS:

No.	Description	Date
1	Rev. per Town comments	9/23/22



DRAWING NAME:
Site Details

Date: 8/22/22
Drawn By: P. Sheedy
Scale: As Noted

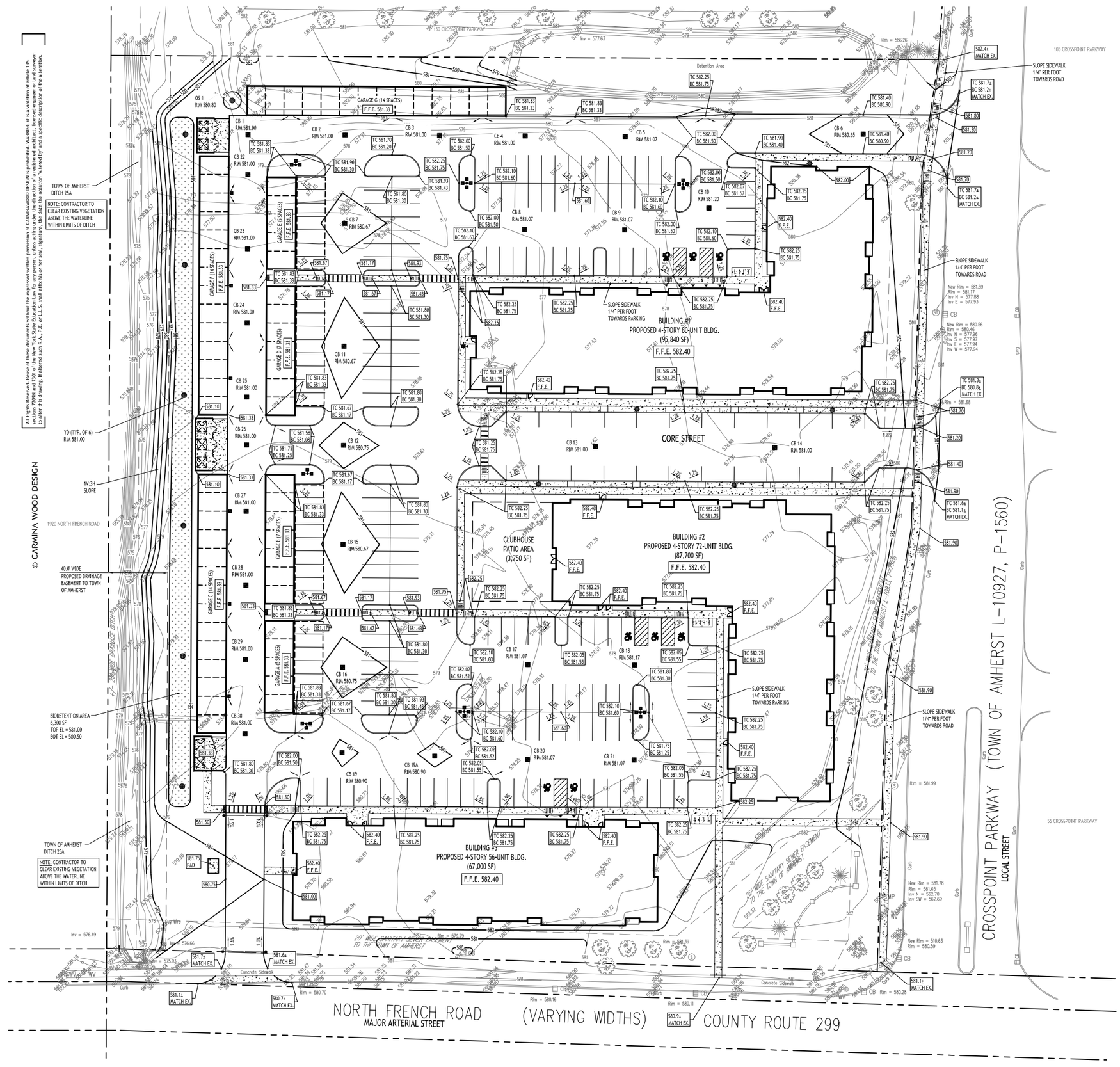
DRAWING NO.
C-101

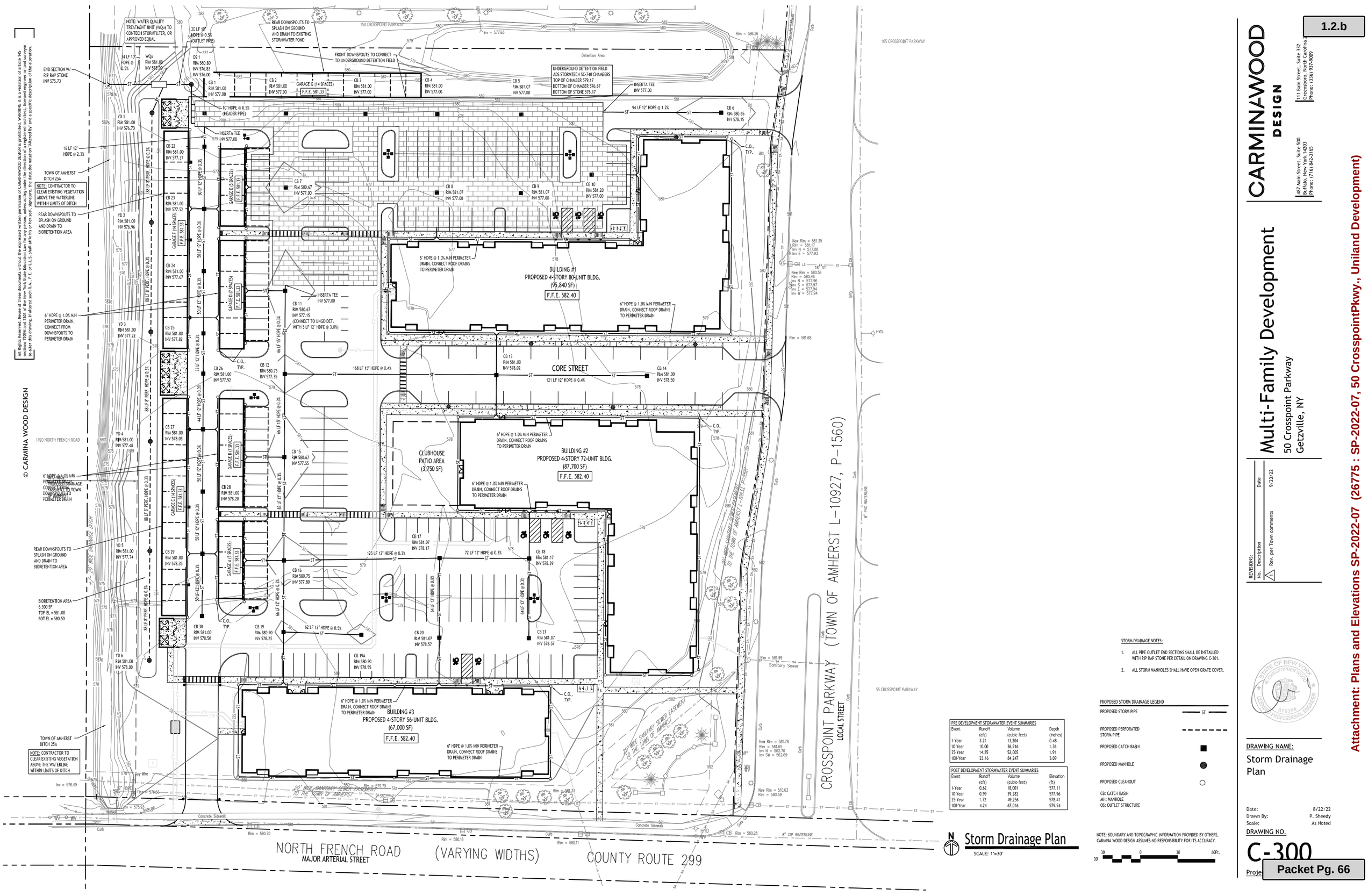
Proje

Attachment: Plans and Elevations SP-2022-07 (26775 : SP-2022-07, 50 CrosspointPkwy., Uniland Development)

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CROSSPOINT PARKWAY (TOWN OF AMHERST L-10927, P-1560)
LOCAL STREET
NORTH FRENCH ROAD
MAJOR ARTERIAL STREET
(VARYING WIDTHS)
COUNTY ROUTE 299
CORE STREET
BUILDING #1
PROPOSED 4-STORY 80-UNIT BLDG.
(95,840 SF)
F.F.E. 582.40
BUILDING #2
PROPOSED 4-STORY 72-UNIT BLDG.
(87,700 SF)
F.F.E. 582.40
BUILDING #3
PROPOSED 4-STORY 56-UNIT BLDG.
(67,000 SF)
F.F.E. 582.40
CLUBHOUSE
PATIO AREA
(3,750 SF)
GARAGE G (14 SPACES)
GARAGE F (14 SPACES)
GARAGE E (5 SPACES)
GARAGE D (7 SPACES)
GARAGE C (14 SPACES)
GARAGE B (7 SPACES)
GARAGE A (15 SPACES)
TOWN OF AMHERST DITCH 25A
NOTE: CONTRACTOR TO CLEAR EXISTING VEGETATION ABOVE THE WATERLINE WITHIN LIMITS OF DITCH
BIORETENTION AREA 6,300 SF TOP EL = 581.00 BOT EL = 580.50
40.0' WIDE PROPOSED DRAINAGE EASEMENT TO TOWN OF AMHERST
20' WIDE SANITARY SEWER EASEMENT TO THE TOWN OF AMHERST
25' WIDE SANITARY SEWER EASEMENT TO THE TOWN OF AMHERST
105 CROSSPOINT PARKWAY
55 CROSSPOINT PARKWAY
1920 NORTH FRENCH ROAD
SLOPE SIDEWALK 1/4" PER FOOT TOWARDS ROAD
SLOPE SIDEWALK 1/4" PER FOOT TOWARDS PARKING
1V:3H SLOPE
YD (TYP. OF 6) RIM 581.00
OS 1 RIM 580.80
CB 1 RIM 581.00
CB 2 RIM 581.00
CB 3 RIM 581.00
CB 4 RIM 581.00
CB 5 RIM 581.07
CB 6 RIM 580.65
CB 7 RIM 580.67
CB 8 RIM 581.07
CB 9 RIM 581.07
CB 10 RIM 581.20
CB 11 RIM 580.67
CB 12 RIM 580.75
CB 13 RIM 581.00
CB 14 RIM 581.00
CB 15 RIM 580.67
CB 16 RIM 580.75
CB 17 RIM 581.07
CB 18 RIM 581.17
CB 19 RIM 580.90
CB 19A RIM 580.90
CB 20 RIM 581.07
CB 21 RIM 581.07
CB 22 RIM 581.00
CB 23 RIM 581.00
CB 24 RIM 581.00
CB 25 RIM 581.00
CB 26 RIM 581.00
CB 27 RIM 581.00
CB 28 RIM 581.00
CB 29 RIM 581.00
CB 30 RIM 581.00
CO 5 RIM 580.80
CO 6 RIM 580.80
CO 7 RIM 580.80
CO 8 RIM 580.80
CO 9 RIM 580.80
CO 10 RIM 580.80
CO 11 RIM 580.80
CO 12 RIM 580.80
CO 13 RIM 580.80
CO 14 RIM 580.80
CO 15 RIM 580.80
CO 16 RIM 580.80
CO 17 RIM 580.80
CO 18 RIM 580.80
CO 19 RIM 580.80
CO 20 RIM 580.80
CO 21 RIM 580.80
CB RIM 580.28
CB RIM 580.11
CB RIM 580.16
CB RIM 580.70
CB RIM 581.99
CB RIM 581.39
CB RIM 581.78
CB RIM 580.59
CB RIM 581.39
CB RIM 581.17
CB RIM 581.07
CB RIM 581.07
CB RIM 581.07



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PRE DEVELOPMENT STORMWATER EVENT SUMMARIES			
Event	Runoff (cfs)	Volume (cubic-feet)	Depth (inches)
1-Year	3.21	13,204	0.48
10-Year	10.00	36,916	1.36
25-Year	14.25	52,005	1.91
100-Year	23.16	84,247	3.09

POST DEVELOPMENT STORMWATER EVENT SUMMARIES			
Event	Runoff (cfs)	Volume (cubic-feet)	Elevation (ft)
1-Year	0.62	18,001	577.11
10-Year	0.99	39,282	577.96
25-Year	1.72	49,256	578.41
100-Year	4.24	67,016	579.54

STORM DRAINAGE NOTES:

1. ALL PIPE OUTLET END SECTIONS SHALL BE INSTALLED WITH RIP RAP STONE PER DETAIL ON DRAWING C-301.
2. ALL STORM MANHOLES SHALL HAVE OPEN GRATE COVER.

PROPOSED STORM DRAINAGE LEGEND

- PROPOSED STORM PIPE — ST
- PROPOSED PERFORATED STORM PIPE
- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- PROPOSED CLEANOUT
- CB: CATCH BASIN
- MH: MANHOLE
- OS: OUTLET STRUCTURE

N

Storm 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.

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Greensboro, North Carolina
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Multi-Family Development

50 Crosspoint Parkway
Getzville, NY

REVISIONS:		
No.	Description	Date
1	Rev. per Town comments	9/23/22

STATE OF NEW YORK
CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Storm Drainage Plan

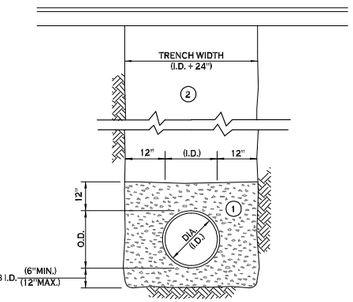
Date: 8/22/22
Drawn By: P. Sheedy
Scale: As Noted

DRAWING NO.
C-300

Proje

Attachment: Plans and Elevations SP-2022-07 (26775 : SP-2022-07, 50 CrosspointPkwy., Uniland Development)

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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.

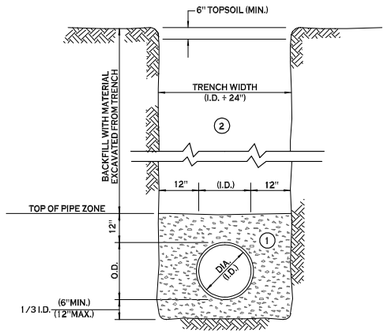
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(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)

STORM SEWER 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.

D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

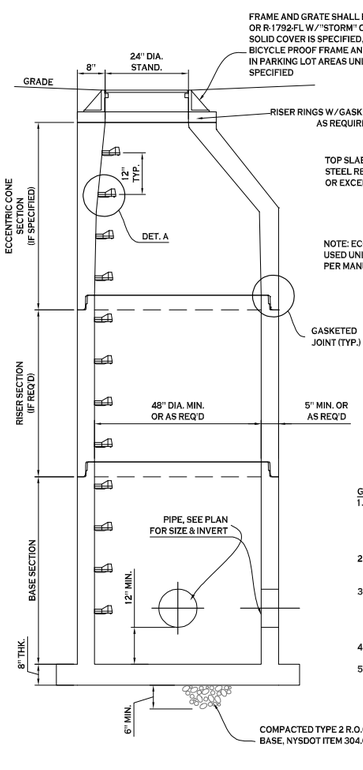
(1) NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH 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

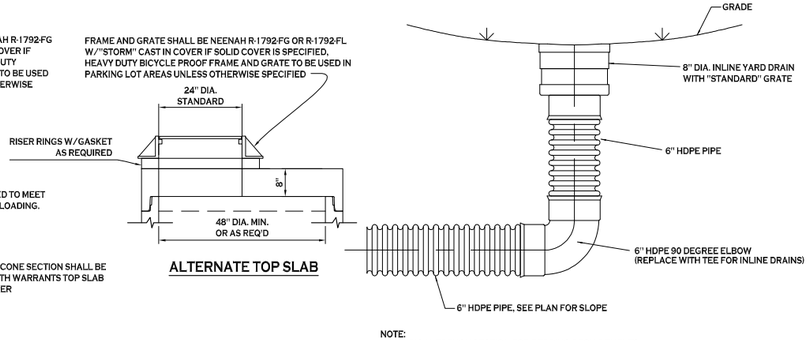


GENERAL NOTES:

1. REINFORCED STEEL TO CONFORM TO LATEST A.S.T.M. A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) IN BASE SLAB.
2. CONCRETE COMPRESSIVE STRENGTH - 4000 PSI MINIMUM.
3. MANHOLE DESIGN SPECIFICATIONS TO CONFORM TO LATEST A.S.T.M. C478 SPEC. FOR PRE-CAST REINFORCED CONCRETE MANHOLE SECTIONS.
4. SINGLE POUR MONOLITHIC BASE SECTION.
5. MANHOLE TO BE COATED ON OUTSIDE WITH BITUMASTIC SEALER.

TYPICAL STORM MANHOLE DETAIL

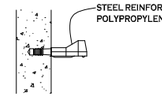
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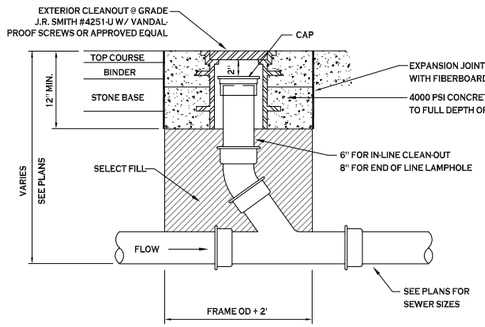


NOTE:
SEE TYPICAL TRENCH SECTION FOR BEDDING REQUIREMENTS

TYPICAL YARD DRAIN DETAIL

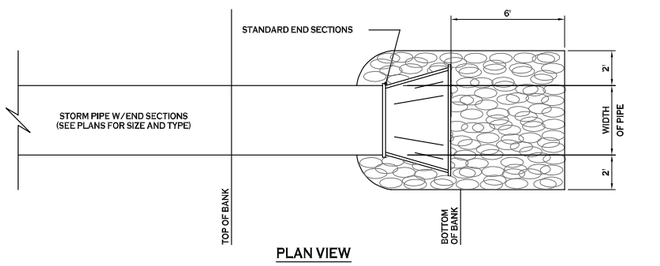
NOT TO SCALE





LAMPHOLE/CLEANOUT IN PAVEMENT/SIDEWALK

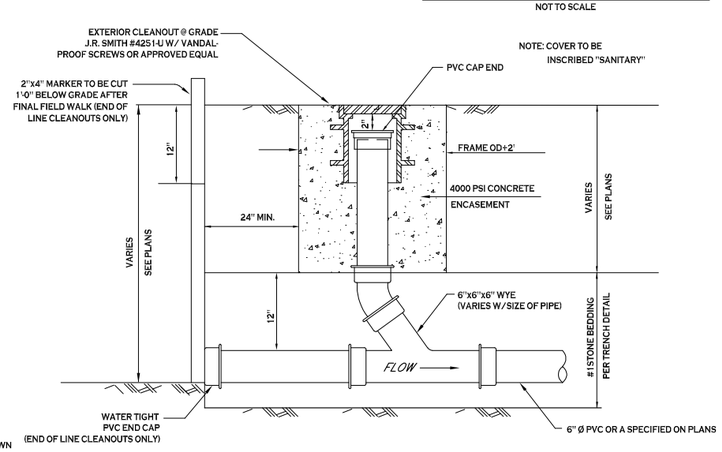
NOT TO SCALE



NOTE: LIMITS OF STONE SHOWN ARE MINIMUMS, PLAN MAY INDICATE GREATER LIMITS

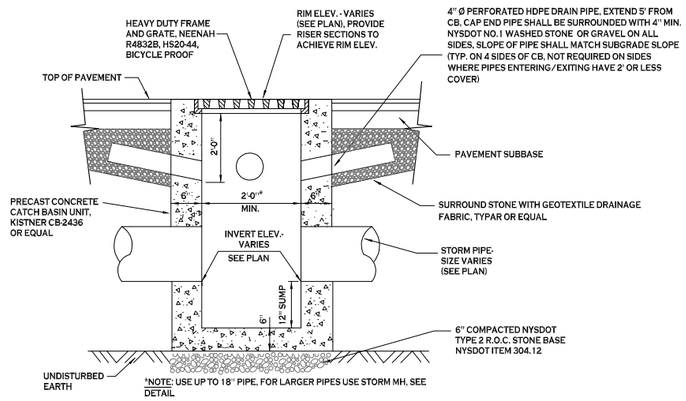
TYPICAL PIPE OUTLET W/ END SECTION & RIP RAP

NOT TO SCALE



LAMPHOLE/CLEANOUT IN LAWN/FIELD AREAS

NOT TO SCALE



TYPICAL PRECAST CATCH BASIN

NOT TO SCALE

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Buffalo, New York 14203
Phone: (716) 842-3165

Multi-Family Development

50 Crosspoint Parkway
Getzville, NY

REVISIONS:

No.	Description	Date

STATE OF NEW YORK — CHRISTOPHER M. WOOD — LICENSED — 076394 — PROFESSIONAL ENGINEER

DRAWING NAME:

Storm Drainage Details

Date: 8/22/22
Drawn By: P. Sheedy
Scale: As Noted

DRAWING NO.

C-301

Proje

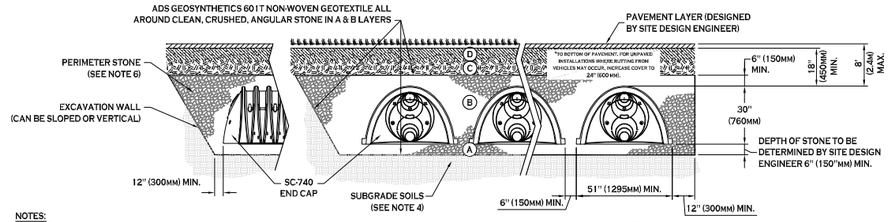
Attachment: Plans and Elevations SP-2022-07 (26775 : SP-2022-07, 50 CrosspointPkwy., Uniland Development)

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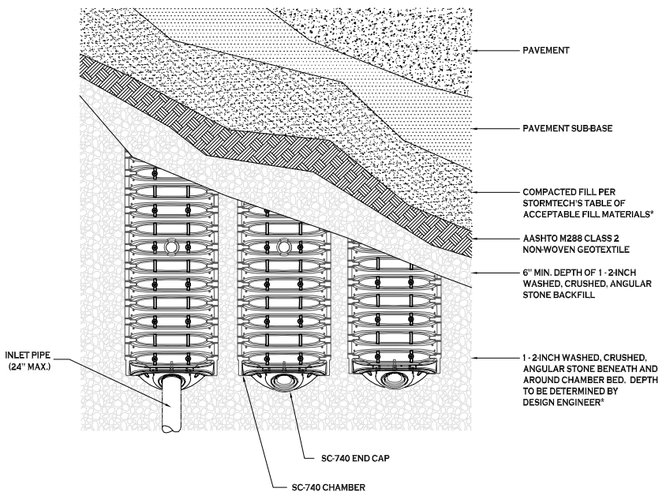
ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION/DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 MM) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LATER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 MM) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 MM) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 LBS (53 KN). DYNAMIC FORCE NOT TO EXCEED 20,000 LBS (89 KN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. [2,3]

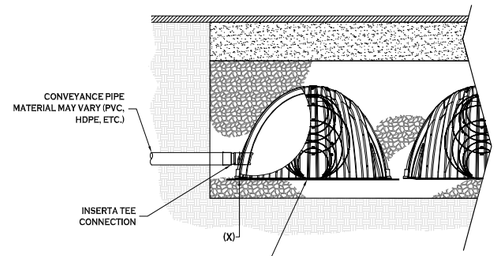
PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 MM) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



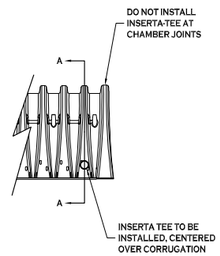
NOTES:
1. SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
6. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



STORMTECH SC-740 CHAMBER SYSTEM PLAN VIEW DETAIL
NOT TO SCALE



SECTION A-A

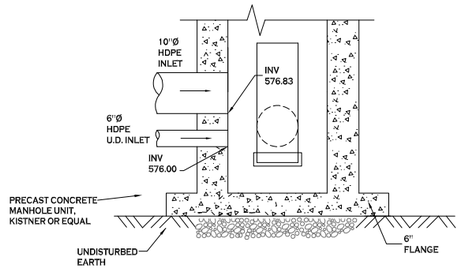


SIDE VIEW

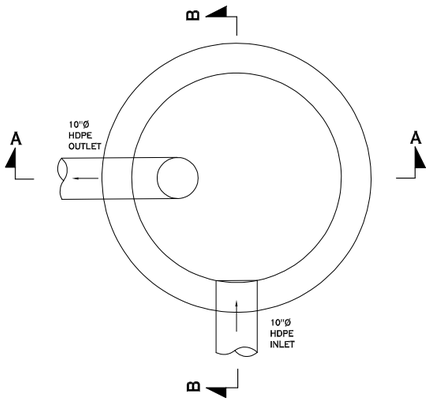
CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 MM)	4" (100 MM)
SC-740	10" (250 MM)	4" (100 MM)
DC-780	10" (250 MM)	4" (100 MM)
MC-3500	12" (300 MM)	6" (150 MM)
MC-4500	12" (300 MM)	8" (200 MM)
INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON		

NOTE:
PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.

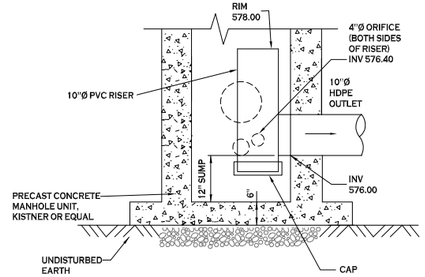
INSERTA TEE DETAIL
NOT TO SCALE



SECTION B-B



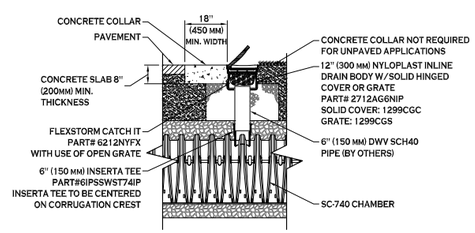
PLAN



SECTION A-A

* NOTE: USE 4'-0" I.D. MANHOLE

OUTLET CONTROL STRUCTURE
NOT TO SCALE



SC-740 6" INSPECTION PORT DETAIL
NOT TO SCALE

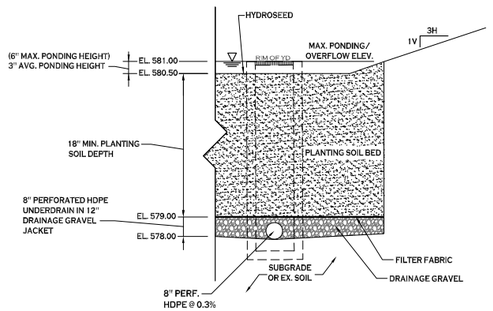
INSPECTION AND MAINTENANCE
STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
- A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
- A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
- A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 MM) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
- B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
- B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
  - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
  - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
- B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 MM) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 M) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES:
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



BIORETENTION AREA - TYPICAL SECTION
NOT TO SCALE

NOTES:
1. FILTER FABRIC TO BE NON-WOVEN 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 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	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

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Greenville, South Carolina
Phone: (336) 937-9009
187 Main Street, Suite 500
Buffalo, New York 14203
Phone: (716) 842-3165

1.2.b

Multi-Family Development
50 Crosspoint Parkway
Getzville, NY

REVISIONS:
No.	Description	Date

STATE OF NEW YORK R. CHRISTOPHER WOOD 079364 PROFESSIONAL ENGINEER

DRAWING NAME:
Storm Drainage Details

Date: 8/22/22
Drawn By: P. Sheedy
Scale: As Noted

DRAWING NO.
C-302

Project

Attachment: Plans and Elevations SP-2022-07 (26775 : SP-2022-07, 50 CrosspointPkwy., Uniland Development)

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1920 NORTH FRENCH ROAD

150 CROSSPOINT PARKWAY

105 CROSSPOINT PARKWAY

55 CROSSPOINT PARKWAY

NORTH FRENCH ROAD (VARYING WIDTHS) COUNTY ROUTE 299
MAJOR ARTERIAL STREET

CROSSPOINT PARKWAY (TOWN OF AMHERST L-10927, P-1560)
LOCAL STREET

Detention Area

GARAGE G (14 SPACES) F.F.E. 581.33

GARAGE E (5 SPACES) F.F.E. 581.33

GARAGE F (14 SPACES) F.F.E. 581.33

GARAGE D (7 SPACES) F.F.E. 581.33

GARAGE A (7 SPACES) F.F.E. 581.33

GARAGE C (14 SPACES) F.F.E. 581.33

GARAGE B (5 SPACES) F.F.E. 581.33

BUILDING #1
PROPOSED 4-STORY 80-UNIT BLDG.
(95,840 SF)
F.F.E. 582.40

BUILDING #2
PROPOSED 4-STORY 72-UNIT BLDG.
(87,700 SF)
F.F.E. 582.40

BUILDING #3
PROPOSED 4-STORY 56-UNIT BLDG.
(67,000 SF)
F.F.E. 582.40

CLUBHOUSE
PATIO AREA
(3,750 SF)

CORE STREET

PROVIDE ELECTRICAL SERVICE TO ALL GARAGE BUILDINGS, COORDINATE LOCATION WITH UTILITY COMPANY & M.E.P. PLANS

PROVIDE ELECTRICAL SERVICE TO ALL GARAGE BUILDINGS, COORDINATE LOCATION WITH UTILITY COMPANY & M.E.P. PLANS

PROVIDE ELECTRICAL SERVICE TO ALL GARAGE BUILDINGS, COORDINATE LOCATION WITH UTILITY COMPANY & M.E.P. PLANS

PROVIDE ELECTRICAL SERVICE TO ALL GARAGE BUILDINGS, COORDINATE LOCATION WITH UTILITY COMPANY & M.E.P. PLANS

PROPOSED GAS, ELECTRIC, CABLE, TELEPHONE BUILDING ENTRANCE POINTS ARE APPROXIMATE, COORDINATE LOCATION WITH UTILITY COMPANY & M.E.P. PLANS

PROPOSED GAS, ELECTRIC, CABLE, TELEPHONE BUILDING ENTRANCE POINTS ARE APPROXIMATE, COORDINATE LOCATION WITH UTILITY COMPANY & M.E.P. PLANS

PROPOSED GAS, ELECTRIC, CABLE, TELEPHONE BUILDING ENTRANCE POINTS ARE APPROXIMATE, COORDINATE LOCATION WITH UTILITY COMPANY & M.E.P. PLANS

EV PARKING

PROVIDE ELECTRICAL SERVICE TO FUTURE ELECTRIC VEHICLE PARKING, COORDINATE LOCATION WITH UTILITY COMPANY & M.E.P. PLANS

FIRE DEPT. CONNECTION, COORD. WITH M.E.P. PLANS & FIRE CHIEF

INTERIOR RISER ROOM

TOWN OF AMHERST DITCH 25A

40.0' WIDE PROPOSED DRAINAGE EASEMENT TO TOWN OF AMHERST

+/- 20' WIDE DRAINAGE DITCH

RPZ BACKFLOW ENCLOSURE

ELECTRICAL TRANSFORMER, LOCATION IS APPROX. COORD. WITH UTILITY CO.

12" HDPE

20' WIDE SANITARY SEWER EASEMENT TO THE TOWN OF AMHERST

25' WIDE SANITARY SEWER EASEMENT TO THE TOWN OF AMHERST

20' WIDE SANITARY SEWER EASEMENT TO THE TOWN OF AMHERST L-10927, P-1560 & L-10933, P-751

INV 577.50

70 LF 6" SDR-35 PVC @ 2.0% MIN.

100 LF 6" SDR-35 PVC @ 2.0% MIN.

45 LF 6" SDR-35 PVC @ 2.0% MIN.

NE INV 561.7± (12")
W INV 560.4± (36")
E INV 559.4± (36")

N INV 562.9± (12")
SW INV 562.4± (12")
S INV 562.9± (12")

CORE DRILL, CONNECT TO EX. SAN. MH WITH WATERTIGHT BOOT INV 575.50 (INSTALL DROP CONNECTION)

CORE DRILL, CONNECT TO EX. SAN. MH WITH WATERTIGHT BOOT INV 576.00 (INSTALL DROP CONNECTION)

CONNECT TO EX. 8" WATERLINE W/ 8"x8"x6" TEE (BY ECWA). CONTRACTOR TO DISINFECT WATERLINE PRIOR TO ACCEPTANCE OF WATER SERVICE INSTALLATION

CONNECT TO EX. 8" WATERLINE W/ 8"x8"x6" TEE

8" CIP WATERLINE

8" PVC WATERLINE

Rim = 586.26

Rim = 581.68

New Rim = 581.39
Rim = 581.17
Inv N = 577.88
Inv E = 577.93

New Rim = 580.56
Rim = 580.46
Inv N = 577.96
Inv S = 577.97
Inv E = 577.94
Inv W = 577.94

New Rim = 581.78
Rim = 581.65
Inv N = 562.70
Inv SW = 562.69

New Rim = 580.63
Rim = 580.59

Rim = 581.99
Sanitary Sewer

Rim = 579.79

Rim = 580.70

Rim = 580.16

Rim = 580.11

Rim = 580.28

Inv = 576.49

Inv = 576.66

Inv = 575.93

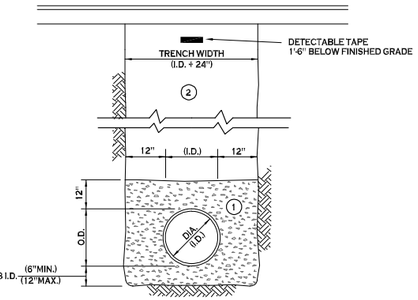
Inv = 575.98

Inv = 575.98

Inv = 575.98

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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.

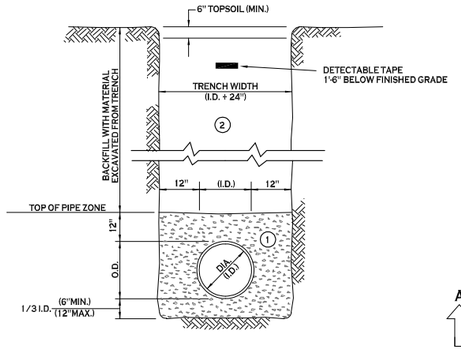
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(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.

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)

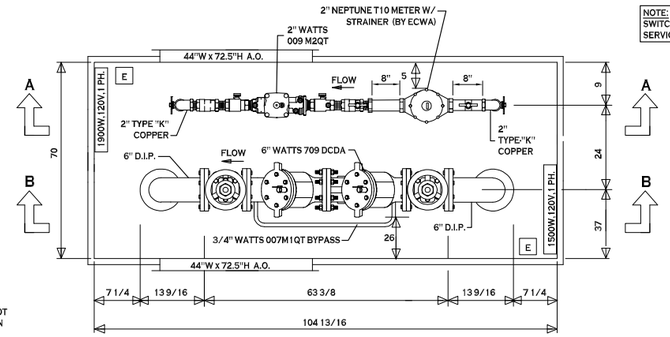
(2) BACKFILL MATERIAL SHALL BE NATIVE SOIL CONTAINING NO UNSUITABLE MATERIAL COMPACTED IN 6" LIFTS.

SEWER/WATERLINE TRENCH SECTION IN UNPAVED AREAS

NOT TO SCALE

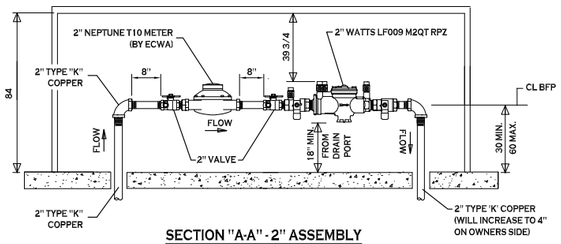
NOTES:

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. EXTERIOR ENCLOSURE DIMENSIONS: 73"W x 108"L x 83" H.
6. CONCRETE PAD IS 85"W x 120"L x 6"THK W/W.W.F. 6X6/10X10.
7. METER SHOWN: 2" NEPTUNE T10 W/ STRAINER & METER SUPPLIED BY ECWA, VERIFY DIM'S PRIOR TO ORDERING.
8. RPZ SHOWN: 6" WATTS 709 DCDA (FIRE SERVICE) & 2" WATTS LF009 M2QT RPZ (DOMESTIC SERVICE).
9. CONTRACTOR TO INSTALL ELECTRIC SERVICE TO ENCLOSURE, COORDINATE SOURCE WITH OWNER.
10. INSTALL A 120V GFI OUTLET IN THE ENCLOSURE.
11. HEATERS TO HAVE THERMOSTAT CONTROL.
12. INSTALL DRAIN ON WEST SIDE OF ENCLOSURE TO ENSURE POTENTIAL DISCHARGE IS DIRECTED TO THE PROPOSED BIORETENTION AREA.

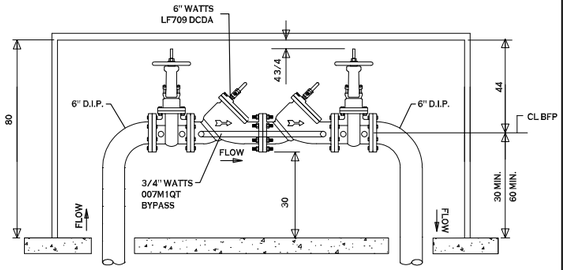


PLAN

NOTE: INSTALL TAMPER SWITCHES ON ALL FIRE SERVICE VALVES.



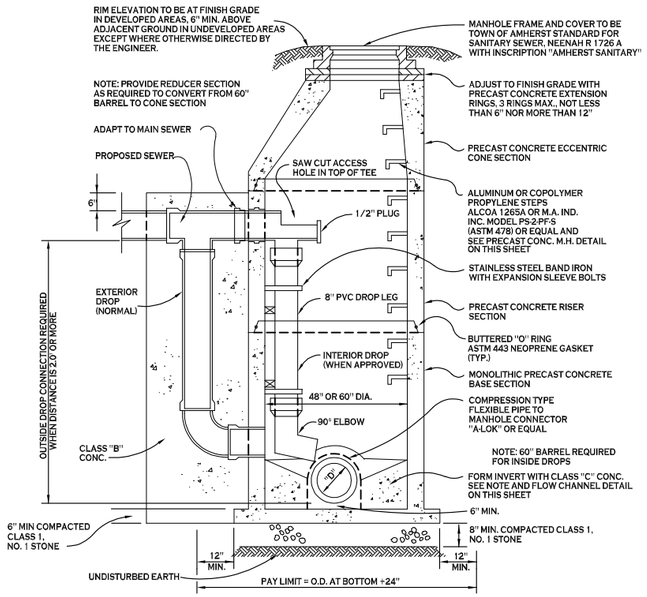
SECTION "A-A" - 2" ASSEMBLY



SECTION "B-B" - 6" ASSEMBLY

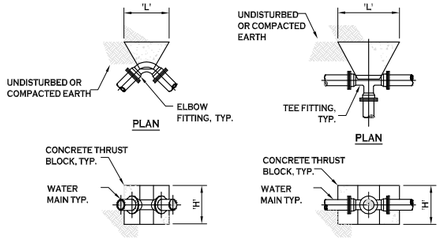
6" FIRE & 2" DOM RPZ BACKFLOW DEVICE & ENCLSOURE

NOT TO SCALE



PRECAST CONCRETE DROP CONNECTION

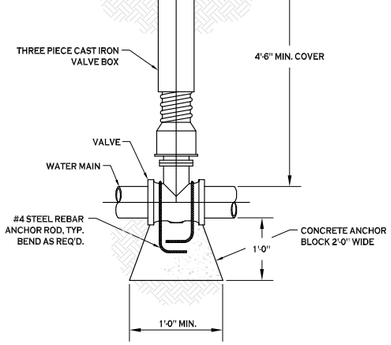
NOT TO SCALE



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'

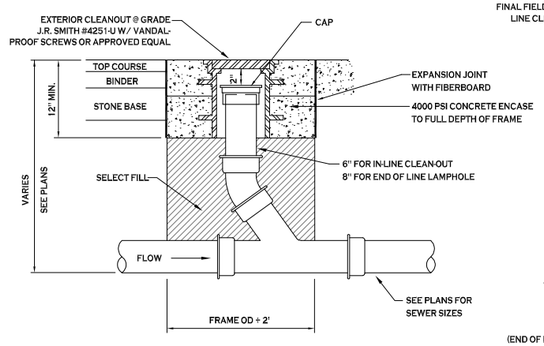
DIMENSION SCHEDULE		
PIPE SIZE	TEE OR TAP SLEEVE	
—	'H'	'L'
4"	1.5'	1.0'
6"	1.5'	2.5'
8"	1.5'	3.5'
10"	2.5'	3.5'
12"	3.5'	3.5'

THRUST BLOCK SCHEDULE



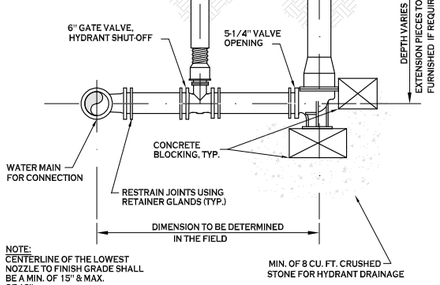
TYPICAL GATE VALVE DETAIL

NOT TO SCALE



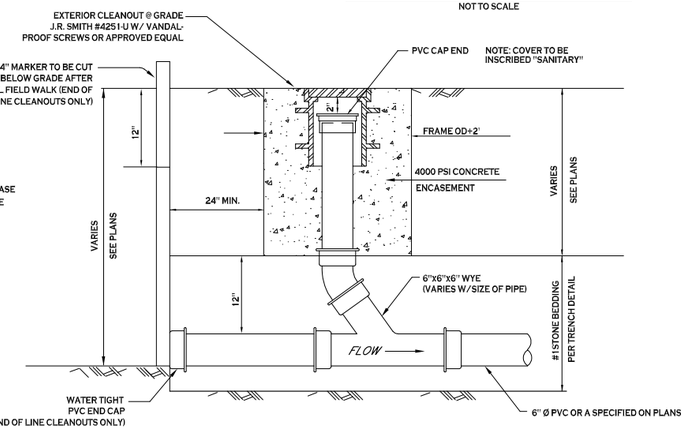
LAMPHOLE/CLEANOUT IN PAVEMENT/SIDEWALK

NOT TO SCALE



TYPICAL FIRE HYDRANT ASSEMBLY DETAIL

NOT TO SCALE



LAMPHOLE/CLEANOUT IN LAWN/FIELD AREAS

NOT TO SCALE

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Multi-Family Development

50 Crosspoint Parkway
Getzville, NY

REVISIONS:			
No.	Description	Date	
1	Rev. per Town comments	9/23/22	



DRAWING NAME:

Utility Details

Date: 8/22/22
Drawn By: P. Sheedy
Scale: As Noted

DRAWING NO.

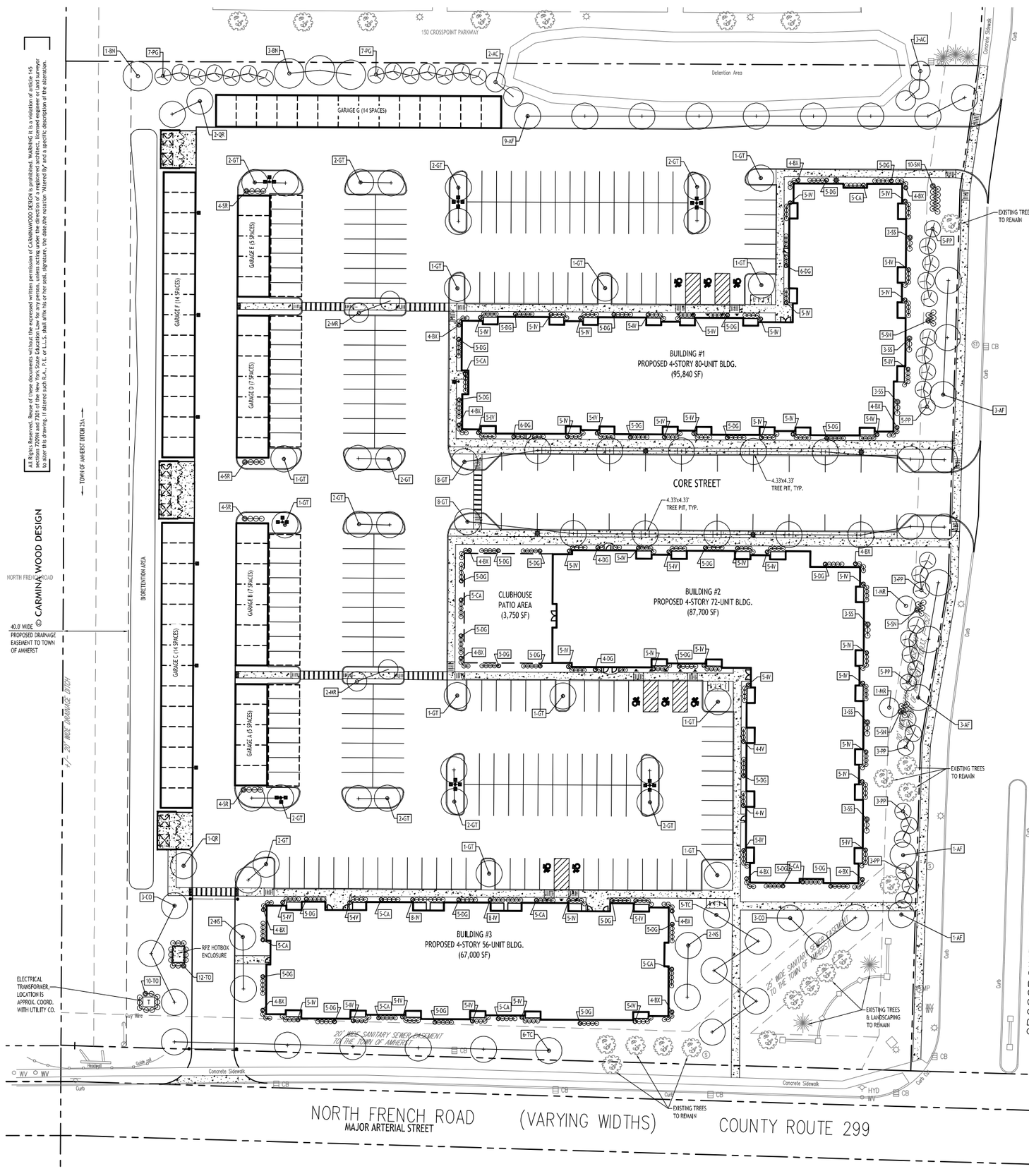
C-401

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Attachment: Plans and Elevations SP-2022-07 (26775 : SP-2022-07, 50 CrosspointPkwy., Uniland Development)

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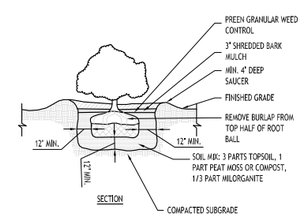
PLANTING SCHEDULE - 50 CROSSPOINT PKWY, AMHERST, NEW YORK

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
		DECIDUOUS TREES			
AF	17	ACER x FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	2–1/2" – 3" CAL.	B&B
BN	4	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH	10'–12' HT.	B&B; MULTI-STEM (3-BOLE MIN)
CO	6	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	PRAIRIE PRIDE HACKBERRY	2"–1/2 – 3" CAL.	B&B
GT	49	GLEDITSIA TRIACANTHOS INERMIS "DRAVES"	DRAVES SKYLINE HONEYLOCUST	2"–1/2 – 3" CAL.	B&B
NS	4	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE BLACK GUM	2"–1/2 – 3" CAL.	B&B
QR	3	QUERCUS RUBRA	NORTHERN RED OAK	2–1/2" – 3" CAL.	B&B
TC	11	TILIA CORDATA 'GLENLEVEN'	GLENLEVEN LITTLELEAF LINDEN	2–1/2" – 3" CAL.	B&B
		SMALL/ORNAMENTAL TREES			
AC	5	AMELANCHIER CANADENSIS	SERVICEBERRY	8' HT. MIN.	MIN. 3 MAJOR STEMS
MR	6	MALUS 'JFS KW5'	ROYAL RAINDROPS FLOWERING CRABAPPLE	1–3/4" – 2" CAL.	B&B, RED FLOWER 15' HIGH
		EVERGREEN TREES			
PG	14	PICEA GLAUCA	WHITE SPRUCE	5'–6' HT.	B&B; FULL TO GROUND
PP	27	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	5'–6' HT.	B&B; FULL TO GROUND
		SHRUBS			
BX	56	BUXUS "GREEN MOUNTAIN"	GREEN MOUNTAIN BOXWOOD	24" HT MIN., NO. 3 CONT.	FULL SUN TO PARTIAL SHADE
DG	170	DIERVILLA 'G2X88544'	KODIAK ORANGE DIERVILLA	24" HT MIN., NO. 3 CONT.	
IV	253	ITEA VIRGINICA 'SMNIVDFC'	SCENTLANDIA SWEETSPIRE	24" HT MIN., NO. 3 CONT.	SHADE TOLERANT GROUNDCOVER
SN	25	SAMBUCUS NIGRA 'EVA'	BLACK LACE ELDERBERRY	24" HT MIN., NO. 5 CONT.	GROWS 6'-8' HIGH, 6' WIDE
SR	16	SAMBUCUS RACEMOSE 'SMNSRD4'	LEMONY LACE ELDERBERRY	24" HT MIN., NO. 5 CONT.	GROWS 6'-8' HIGH, 6' WIDE
SS	18	SYRINGA 'SMSJBP7'	BOOMERANG DARK PURPLE LILAC	24" HT MIN., NO. 3 CONT.	GROWS 4'-6' HIGH AND WIDE
TO	22	THUJA OCCIDENTALIS 'ART BOE'	NORTH POLE ARBORVITAE	4' HIGH, NO. 3 CONT.	B&B, FULL TO GROUND
		ORNAMENTAL GRASS			
CA	50	CALAMAGROSTIS X ACUTIFOLIA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 3 CONT.	

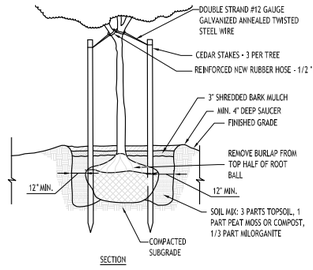
NOTES:
1. ALL PLANTING BEDS & TREE PITS SHALL RECEIVE A MIN. 3-INCH DEPTH OF DARK SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE CALLED OUT ON PLANS.

2. ALL PLANT MATERIALS SHALL BE INSPECTED TWICE ANNUALLY, ONCE IN THE SPRING AND AGAIN IN THE FALL. TREES & 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 TWIGS & BRANCHES.

3. ORNAMENTAL GRASSES SHOULD BE PRUNED BACK IN LATE FALL OR EARLY SPRING TO ALLOW NEW FOLIAGE TO GROW IN SPRING.



SHRUB PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE

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 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. 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.
5. 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.

Landscape 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.

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111 Bain Street, Suite 322
Greensboro, North Carolina
Phone: (336) 937-9009

Multi-Family Development
50 Crosspoint Parkway
Getzville, NY

REVISIONS:

No.	Description	Date
1	Rev. per Town comments	9/23/22

Robert C. Walter, RLA
Registered Landscape Architect
member American Society of Landscape Architects
2765 Dodge Road, East Amherst, NY 14051-2113
Phone: 716-364-5564
RCWLandscapeArchitect@gmail.com

DRAWING NAME:
Landscape Plan

Date: 8/22/22
Drawn By: P. Sheedy
Scale: As Noted

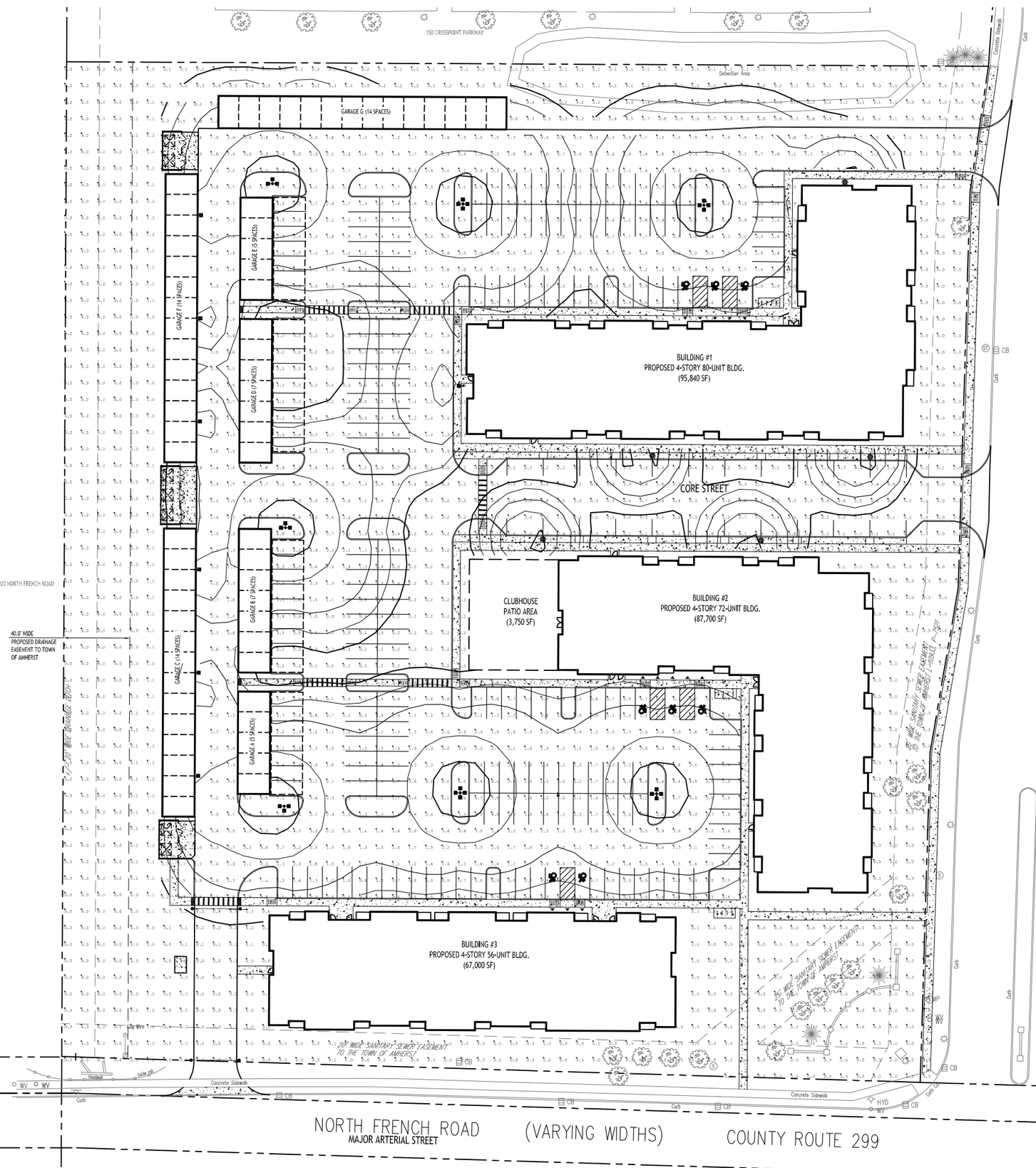
DRAWING NO.
L-100

Proje

Attachment: Plans and Elevations SP-2022-07 (26775 : SP-2022-07, 50 CrosspointPkwy., Uniland Development)

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LIGHTING NOTES:

1. ALL LIGHT FIXTURES DIRECTLY ADJACENT TO RESIDENTIAL BUILDINGS SHALL BE PROPERLY SHIELDED TO REDUCE THE AMOUNT OF LIGHT SPILLAGE INTO ANY POTENTIAL RESIDENTIAL UNIT.

Lighting Calcs prepared by Vertex Solutions
For pricing and quotes please contact Phil Gundel - pgundel@vertex-ny.com

Luminaire Schedule			
Symbol	Qty	Label	Description
	5	S1	PPT-196L-1675-NW-G2-5-UNV
	29	S2	UR20 96L-90 4K7 5W UNV @ 18' HT.
	6	SW1	WLE2-4-4X

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
Perimeter	Illuminance	Fc	0.07	0.9	0.0
Surface	Illuminance	Fc	1.49	7.2	0.0

N

Lighting 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.
30'

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Multi-Family Development

50 Crosspoint Parkway
Getzville, NY

REVISIONS:		
No.	Description	Date
1	Rev. per Town comments	9/23/22

STATE OF NEW YORK
R. CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Lighting Plan

Date: 8/22/22
Drawn By: P. Sheedy
Scale: As Noted

DRAWING NO.
LP-100

Proje

50 CrossPoint: Building 1

50 Crosspoint Parkway
Getzville, NY



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DESIGN

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Design Development

PRELIMINARY
NOT FOR CONSTRUCTION

Date Issued: 08/29/2022

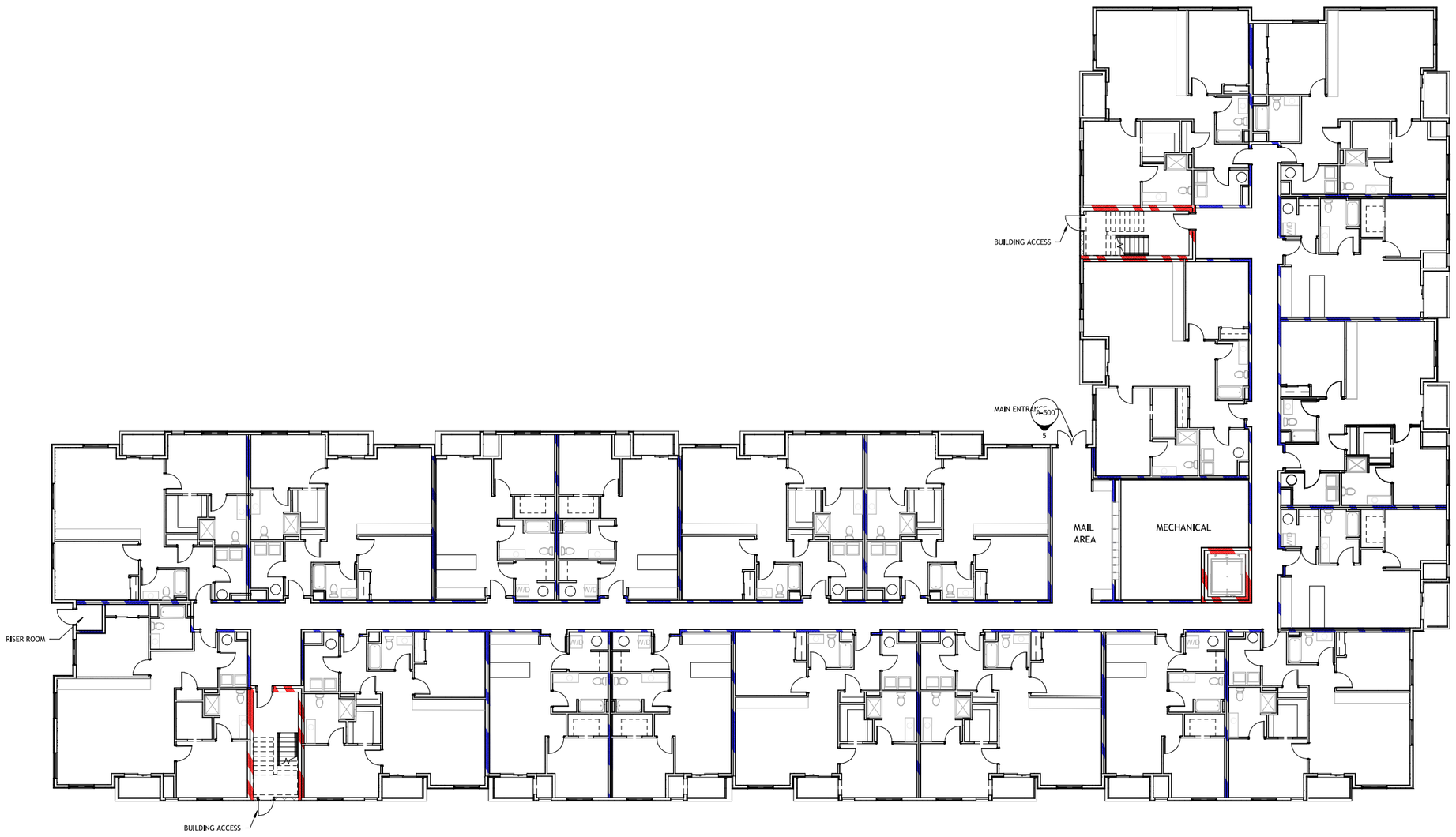
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1 A-101 01_First Floor Plan

3/32" = 1'-0"

GENERAL FLOOR PLAN NOTES

A. DO NOT SCALE DRAWINGS. If there is a dimension that is not shown on the construction documents that requires clarification, request that clarification of the Architect.
B. The Contractor shall verify all dimensions, grades, boundaries, and construction documents and immediately report any discrepancies to the architect.
C. All work shall conform to the requirements of all Local, State and Federal codes. Local, State and Federal Codes are to take precedence over the drawings and specifications. If discrepancy is noted, inform the Architect immediately and before proceeding with the work.
D. All dimensions, notes, finishes and fixtures shown on typical floor plans, sections and details shall apply to all similar, opposite hand, or symmetrical plans, sections or details.
E. All dimensions are to face of said construction, unless otherwise noted.
F. The contractor shall confine operations at the site to areas indicated on the drawings and shall not encumber the site with material and equipment.
G. Failure to show of mention minor details shall not be warrant for omission of necessary appurtenances for the normal, usual or proper completion of the Work.
H. All Finishes not involved in areas of Construction shall be protected in such a manner that when the work is complete the finishes would be in the same condition they were before the work started. Any unfortunate damage to existing to remain will be restored at no additional cost to the Owner.
I. Coordinate all new architectural work with Design-Build Engineered construction documents for Mechanical, Electrical, Plumbing and Fire Protection Systems.
J. Smoke Tight: areas indicating smoke tight construction shall meet requirements of the Building Code of NYS, 2010 edition, Section 710. Penetrations and Joints shall be filled with an approved material to limit the free passage of smoke, such as fire rated spray foam.
K. For information on all interior finishes and millwork in the project, refer to the INTERIORS drawings (I-100, I-101...).

FLOOR PLAN LEGEND

New Wall Construction

New Door to be Installed
Size as Spec'd, Type by Owner

New Window to be Installed
Size as Spec'd, Type by Owner

1

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Greensboro, North Carolina
Phone: (336) 937-9009

Design Development

50 CrossPoint: Building 1

50 Crosspoint Parkway
Getzville, NY

REVISIONS:

No.	Description	Date

Sealed: 08/29/2022

DRAWING NAME:

First Floor Plan

Date: 08/29/2022
Drawn By: LVT
Checked By: BJS

DRAWING NO.

A-101

Proj

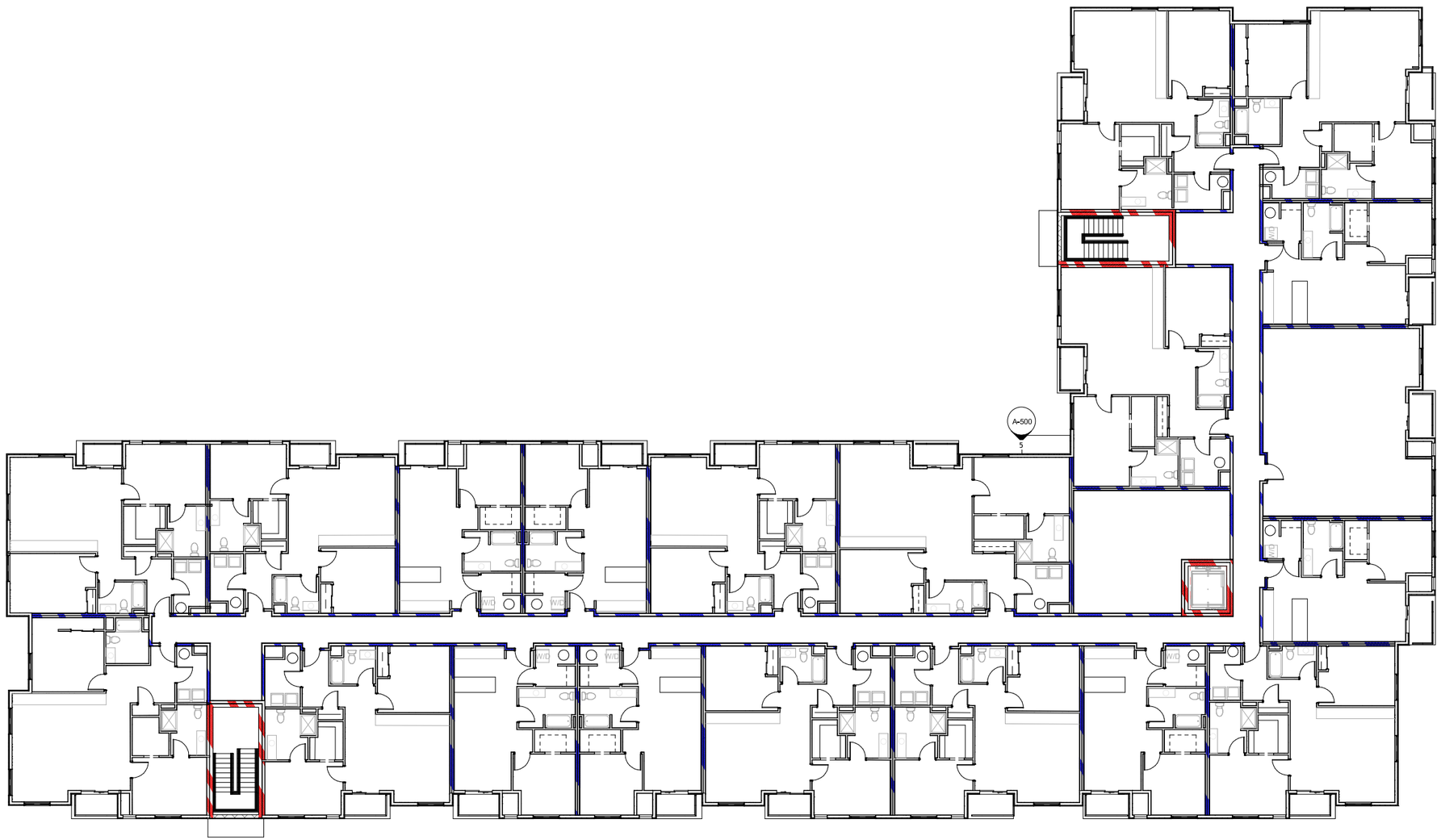
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1 A-102 02_Second Floor Plan

3/32" = 1'-0"

GENERAL FLOOR PLAN NOTES

A. DO NOT SCALE DRAWINGS. If there is a dimension that is not shown on the construction documents that requires clarification, request that clarification of the Architect.
B. The Contractor shall verify all dimensions, grades, boundaries, and construction documents and immediately report any discrepancies to the architect.
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D. All dimensions, notes, finishes and fixtures shown on typical floor plans, sections and details shall apply to all similar, opposite hand, or symmetrical plans, sections or details.
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I. Coordinate all new architectural work with Design-Build Engineered construction documents for Mechanical, Electrical, Plumbing and Fire Protection Systems.
J. Smoke Tight: areas indicating smoke tight construction shall meet requirements of the Building Code of NYS, 2010 edition, Section 710. Penetrations and Joints shall be filled with an approved material to limit the free passage of smoke, such as fire rated spray foam.
K. For information on all interior finishes and millwork in the project, refer to the INTERIORS drawings (I-100, I-101...).

FLOOR PLAN LEGEND

New Wall Construction

New Door to be Installed
Size as Spec'd, Type by Owner

New Window to be Installed
Size as Spec'd, Type by Owner

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Greensboro, North Carolina
Phone: (336) 937-9009

Design Development

50 CrossPoint: Building 1

50 Crosspoint Parkway
Getzville, NY

REVISIONS:
No. Description Date

Sealed: 08/29/2022

DRAWING NAME:
Second Floor Plan

Date: 08/29/2022
Drawn By: LVT
Checked By: BJS

DRAWING NO.
A-102

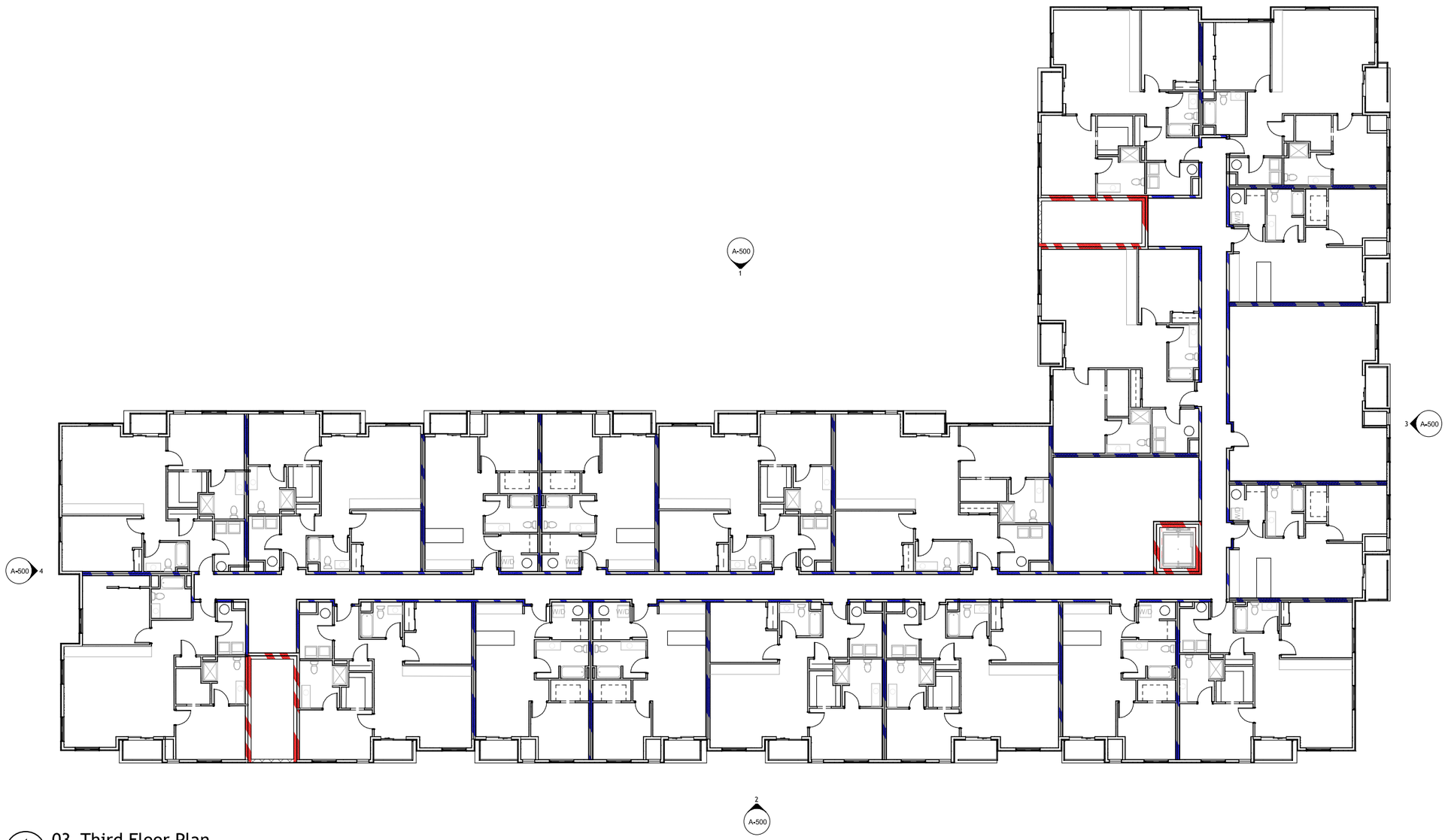
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1 A-103 03_Third Floor Plan

3/32" = 1'-0"

GENERAL FLOOR PLAN NOTES

A. DO NOT SCALE DRAWINGS. If there is a dimension that is not shown on the construction documents that requires clarification, request that clarification of the Architect.
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J. Smoke Tight: areas indicating smoke tight construction shall meet requirements of the Building Code of NYS, 2010 edition, Section 710. Penetrations and Joints shall be filled with an approved material to limit the free passage of smoke, such as fire rated spray foam.
K. For information on all interior finishes and millwork in the project, refer to the INTERIORS drawings (I-100, I-101...).

FLOOR PLAN LEGEND

New Wall Construction

New Door to be Installed
Size as Spec'd, Type by Owner

New Window to be Installed
Size as Spec'd, Type by Owner
1

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Buffalo, New York 14203
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111 Main Street, Suite 332
Greensboro, North Carolina
Phone: (336) 937-9009

Design Development

50 CrossPoint: Building 1

50 Crosspoint Parkway
Getzville, NY

REVISIONS:
No. Description Date

Sealed: 08/29/2022

DRAWING NAME:
Third Floor Plan

Date: 08/29/2022
Drawn By: LVT
Checked By: BJS

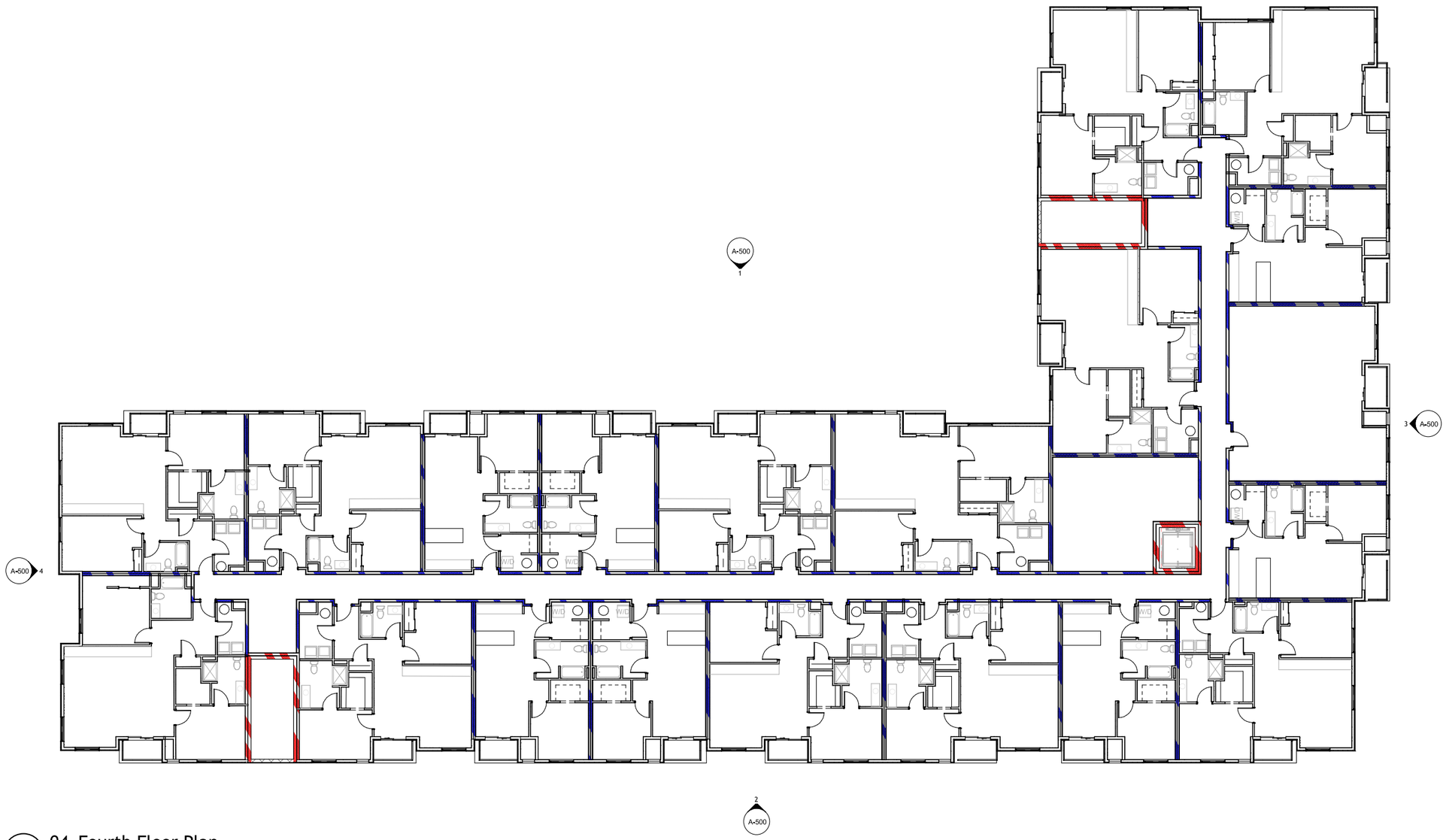
DRAWING NO.
A-103

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1 / A-104 — 04_Fourth Floor Plan

3/32" = 1'-0"

GENERAL FLOOR PLAN NOTES

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K. For information on all interior finishes and millwork in the project, refer to the INTERIORS drawings (I-100, I-101...).

FLOOR PLAN LEGEND

New Wall Construction

New Door to be Installed
Size as Spec'd, Type by Owner

1 New Window to be Installed
Size as Spec'd, Type by Owner

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Greensboro, North Carolina
Phone: (336) 937-9009

Design Development

50 CrossPoint: Building 1

50 Crosspoint Parkway
Getzville, NY

REVISIONS:
No. Description Date

Sealed: 08/29/2022

DRAWING NAME:
Fourth Floor Plan

Date: 08/29/2022
Drawn By: LVT
Checked By: BJS

DRAWING NO.
A-104

Proj

BIM 360://21.334_50 CrossPoint/21.334_50 Crosspoint_BLDG 1_V21.rvt
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Attachment: Plans and Elevations SP-2022-07 (26775 : SP-2022-07, 50 CrosspointPkwy., Uniland Development)

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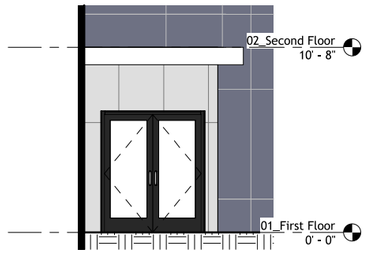
4 A-500 Exterior Elevation - 4

3/32" = 1'-0"



3 A-500 Exterior Elevation - 3

3/32" = 1'-0"



5 A-500 Main Entrance Elevation

1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE			
CALLOUT	PATTERN	MATERIALS	DESCRIPTION
1		Metal Panel	Insulated Metal Panel Manuf: TBD Color: Muted Yellow
2		Metal Panel	Insulated Metal Panel Manuf: TBD Color: Dark Blue
3		Metal Panel	Insulated Metal Panel Manuf: TBD Color: Dark Gray
5		Alum. Break Metal	.090 Aluminum Metal Color: Match Metal Panel
4		Glass	Glazing: As Specified Color: As Specified

NOTES:

A. **IMPORTANT!** Before final ordering of materials, coordinate color schemes with architect via use of exterior elevations in color!
B. Refer to written specifications for futher requirements for each exterior finish listed above, including finishes for doors and windows.
C. ALL adjacent copings, flashings and trim shall match main field color area material (U.N.O), final selection shall be by architect from physical samples of metal flashings and trim.
D. ALL materials on exterior finish shcedule shall be selected from manufacturer's FULL range of colors unless otherwise noted above.
E. ALL items mounted in masonry veneer shall receive the proper pre-manufactured trim stone or precast concrete (for items including but not limited to light fixtures, electrical outlets, plumbing fixtures, etc.) Some items may not require trim stones if boxes are concealed behind fixtures and fixtures sit plumb and level against masonry. Coordinate items in question with the Architect.
F. ALL exterior dis-similar materials shall be caulked weather tight with silicone caulk, color to match adjacent materials. Contractor shall coordinate all colors selection of caulk to be used on the job with the Architect using elevations for location and application.



2 A-500 Exterior Elevation - 2

3/32" = 1'-0"



1 A-500 Exterior Elevation - 1

3/32" = 1'-0"

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Design Development

50 CrossPoint: Building 1

50 Crosspoint Parkway
Getzville, NY

REVISIONS:

No.	Description	Date

Sealed: 08/29/2022

DRAWING NAME:

Exterior Elevations

Date: 08/29/2022
Drawn By: LVT
Checked By: BJS

DRAWING NO.

A-500

Proj

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50 CrossPoint: Building 2

50 Crosspoint Parkway
Getzville, NY



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Greensboro, North Carolina 27406
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Design Development

PRELIMINARY
NOT FOR CONSTRUCTION

Date Issued: 08/29/2022

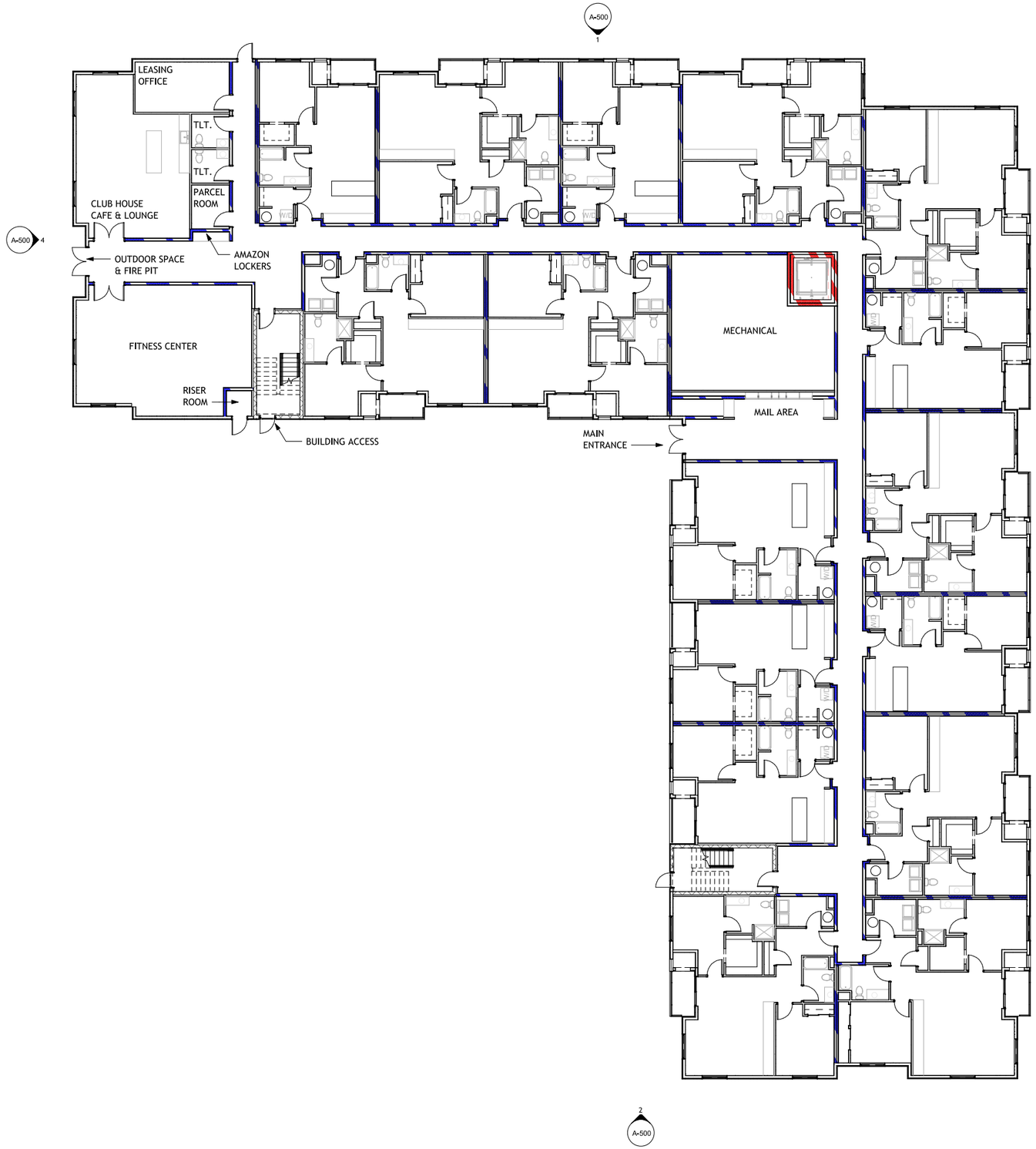
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FLOOR PLAN LEGEND

New Wall Construction

New Door to be Installed
Size as Spec'd, Type by Owner

1 New Window to be Installed
Size as Spec'd, Type by Owner

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Greensboro, North Carolina
Phone: (336) 937-9009

Design Development

50 CrossPoint: Building 2

50 Crosspoint Parkway
Getzville, NY

REVISIONS:
No. Description Date

Sealed: 08/29/2022

DRAWING NAME:
First Floor Plan

Date: 08/29/2022
Drawn By: LVT
Checked By: BJS

DRAWING NO.
A-101

Proj

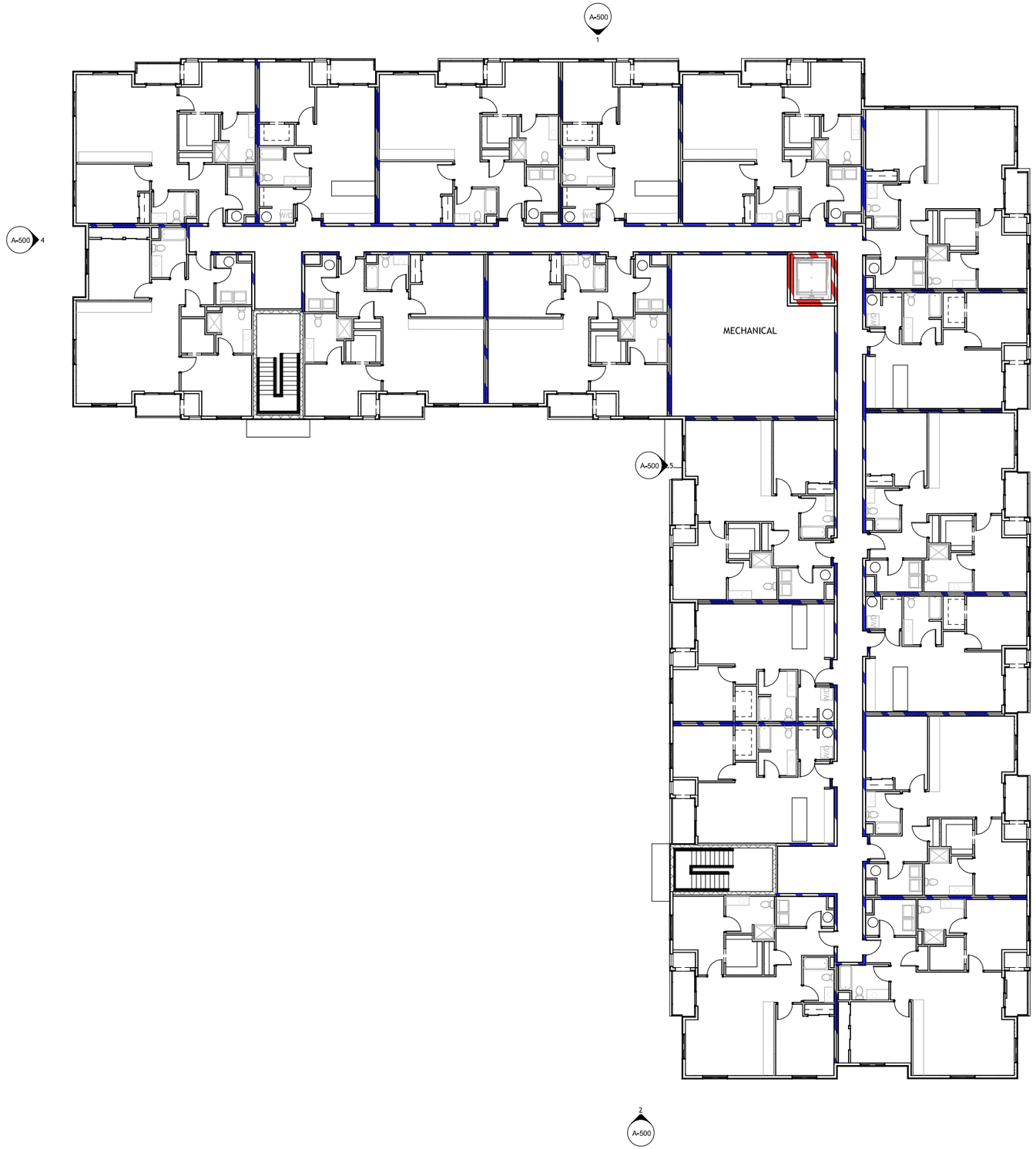
1 A-101 01_First Floor Plan
3/32" = 1'-0"

BIM 360://21.334_50 CrossPoint/21.334_50 Crosspoint_BLDG 2_V21.rvt
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FLOOR PLAN LEGEND

New Wall Construction

New Door to be Installed
Size as Spec'd, Type by Owner

New Window to be Installed
Size as Spec'd, Type by Owner

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Greensboro, North Carolina
Phone: (336) 937-9009

Design Development

50 CrossPoint: Building 2

50 Crosspoint Parkway
Getzville, NY

REVISIONS:

No.	Description	Date

Sealed: 08/29/2022

DRAWING NAME:

Second Floor Plan

Date: 08/29/2022
Drawn By: LVT
Checked By: BJS

DRAWING NO.

A-102

Proj

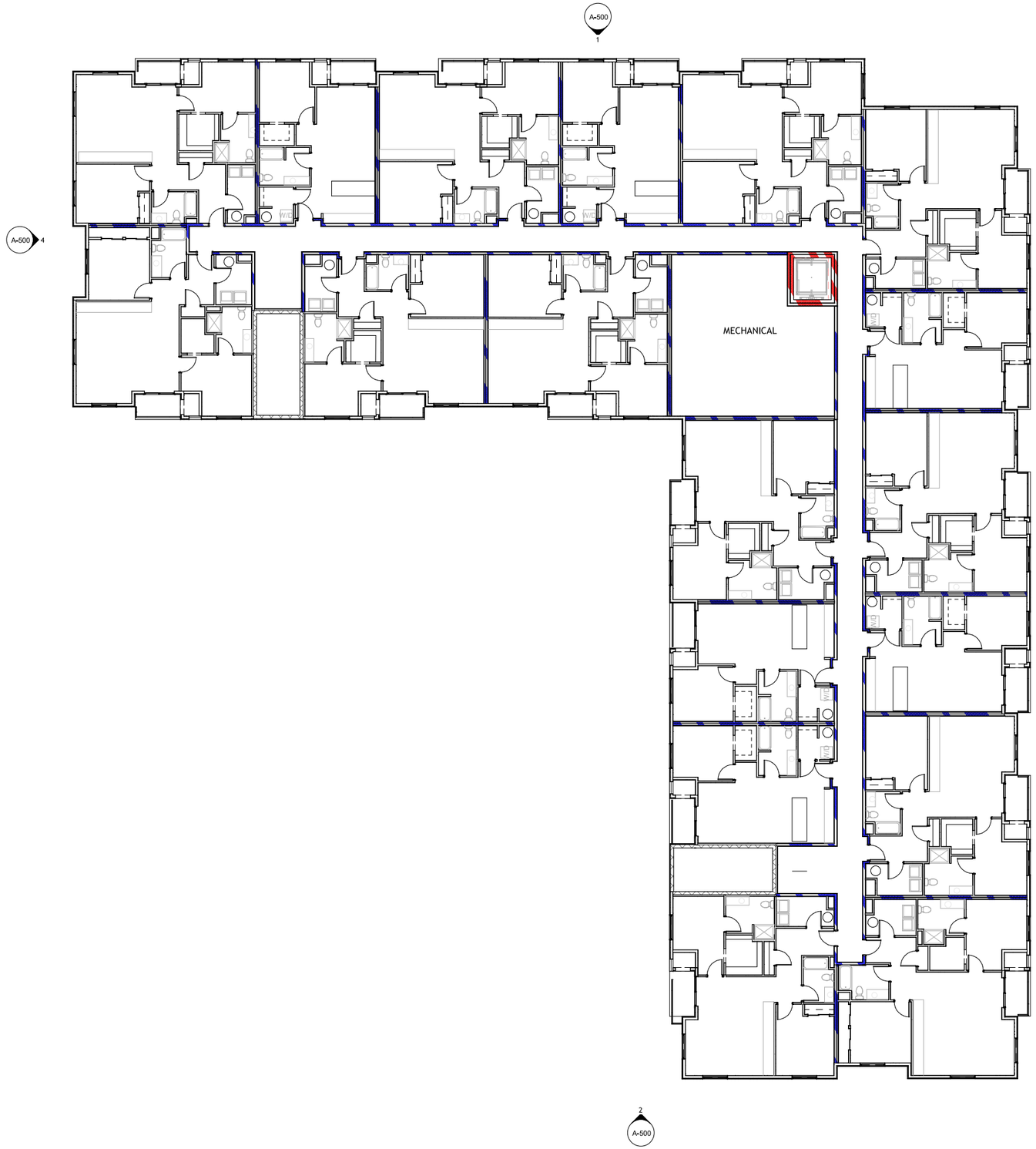
1 / A-102 02_Second Floor Plan
3/32" = 1'-0"

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FLOOR PLAN LEGEND

New Wall Construction

New Door to be Installed
Size as Spec'd, Type by Owner

New Window to be Installed
Size as Spec'd, Type by Owner

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Greensboro, North Carolina
Phone: (336) 937-9009

Design Development

50 CrossPoint: Building 2

50 Crosspoint Parkway
Getzville, NY

REVISIONS:

No.	Description	Date

Sealed: 08/29/2022

DRAWING NAME:

Third Floor Plan

Date: 08/29/2022
Drawn By: LVT
Checked By: BJS

DRAWING NO.

A-103

Proj

1 A-103 03_Third Floor Plan
3/32" = 1'-0"

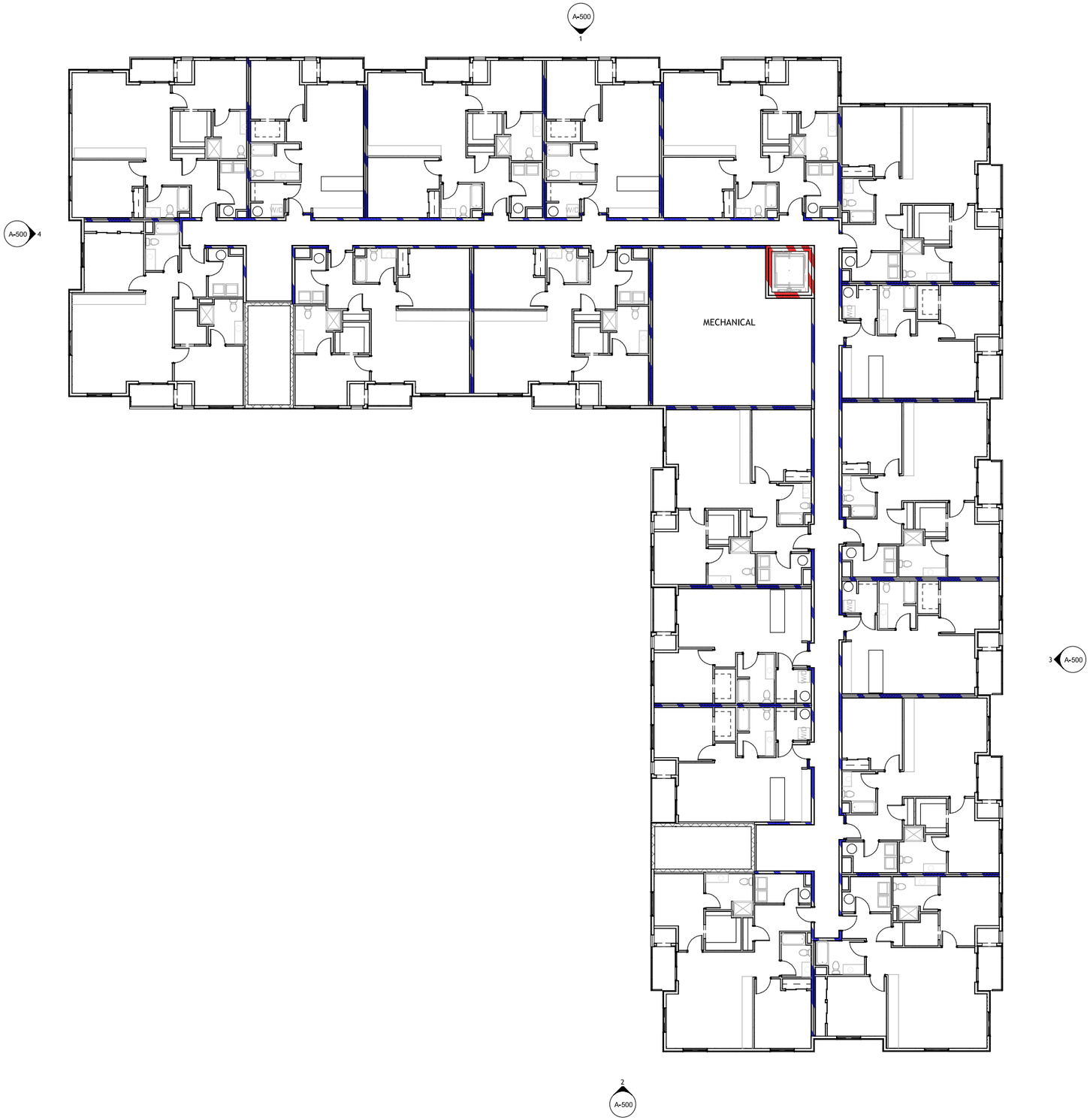
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GENERAL FLOOR PLAN NOTES

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FLOOR PLAN LEGEND

New Wall Construction

New Door to be Installed
Size as Spec'd, Type by Owner

New Window to be Installed
Size as Spec'd, Type by Owner
1

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Greensboro, North Carolina
Phone: (336) 937-9009

Design Development

50 CrossPoint: Building 2

50 Crosspoint Parkway
Getzville, NY

REVISIONS:

No.	Description	Date

Sealed: 08/29/2022

DRAWING NAME:

Fourth Floor Plan

Date: 08/29/2022
Drawn By: LVT
Checked By: BJS

DRAWING NO.

A-104

Proj

1 A-104 04_Fourth Floor Plan
3/32" = 1'-0"

Attachment: Plans and Elevations SP-2022-07 (26775 : SP-2022-07, 50 CrosspointPkwy., Uniland Development)

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1 A-500 Exterior Elevation - 4

3/32" = 1'-0"



2 A-500 Exterior Elevation - 3

3/32" = 1'-0"



3 A-500 Exterior Elevation - 2

3/32" = 1'-0"



4 A-500 Exterior Elevation - 1

3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE			
CALLOUT	PATTERN	MATERIALS	DESCRIPTION
1		Metal Panel	Insulated Metal Panel Manuf: TBD Color: Muted Yellow
2		Metal Panel	Insulated Metal Panel Manuf: TBD Color: Dark Blue
3		Metal Panel	Insulated Metal Panel Manuf: TBD Color: Dark Gray
5		Alum. Break Metal	.090 Aluminum Metal Color: Match Metal Panel
4		Glass	Glazing: As Specified Color: As Specified

NOTES:

A. **IMPORTANT!** Before final ordering of materials, coordinate color schemes with architect via use of exterior elevations in color!
B. Refer to written specifications for futher requirements for each exterior finish listed above, including finishes for doors and windows.
C. ALL adjacent copings, flashings and trim shall match main field color area material (U.N.O), final selection shall be by architect from physical samples of metal flashings and trim.
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F. ALL exterior dis-similar materials shall be caulked weather tight with silicone caulk, color to match adjacent materials. Contractor shall coordinate all colors selection of caulk to be used on the job with the Architect using elevations for location and application.

5 A-500 Main Entrance Elevation

1/4" = 1'-0"

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Design Development

50 CrossPoint: Building 2

50 Crosspoint Parkway
Getzville, NY

REVISIONS:

No.	Description	Date

Sealed: 08/29/2022

DRAWING NAME:

Exterior Elevations

Date: 08/29/2022
Drawn By: LVT
Checked By: BJS

DRAWING NO.

A-500

Proj

Attachment: Plans and Elevations SP-2022-07 (26775 : SP-2022-07, 50 CrosspointPkwy., Uniland Development)

50 CrossPoint: Building 3

50 Crosspoint Parkway
Getzville, NY



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Design Development

PRELIMINARY
NOT FOR CONSTRUCTION

Date Issued: 08/29/2022

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GENERAL FLOOR PLAN NOTES

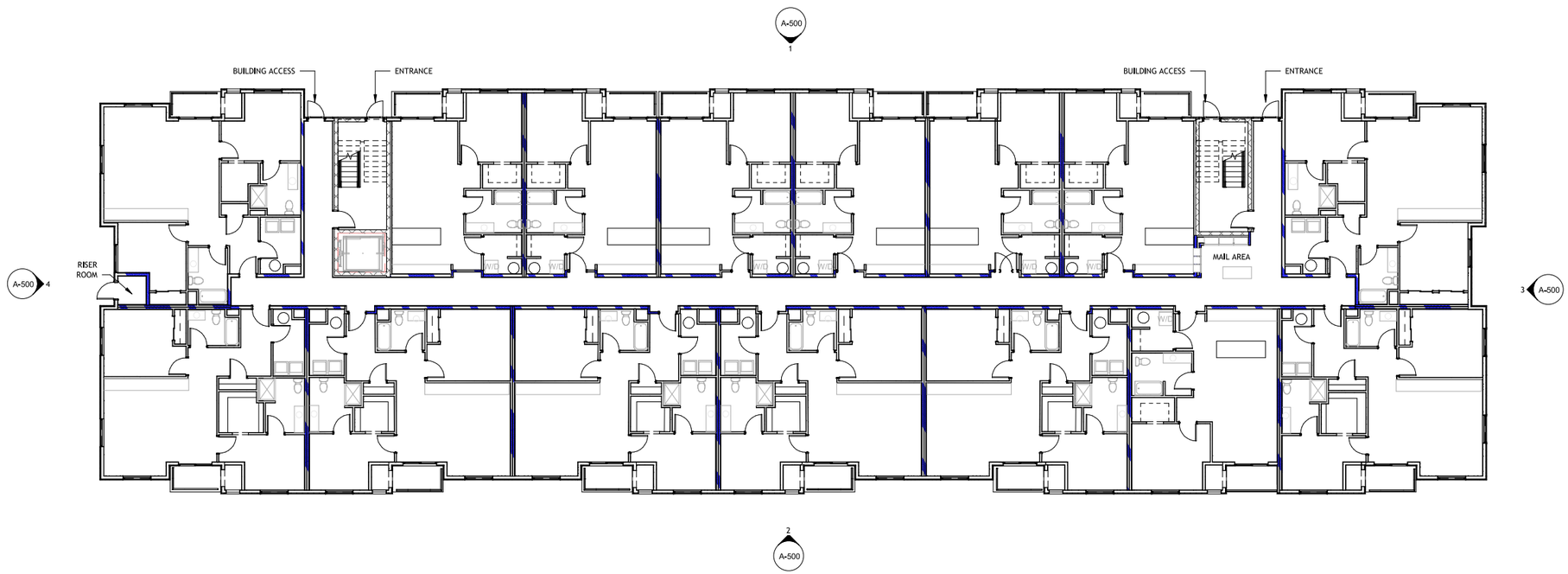
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I. Coordinate all new architectural work with Design-Build Engineered construction documents for Mechanical, Electrical, Plumbing and Fire Protection Systems.
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K. For information on all interior finishes and millwork in the project, refer to the INTERIORS drawings (I-100, I-101...).

FLOOR PLAN LEGEND

New Wall Construction

New Door to be Installed
Size as Spec'd, Type by Owner

New Window to be Installed
Size as Spec'd, Type by Owner



1 / A-101 01_First Floor Plan
3/32" = 1'-0"

CARMINA WOOD DESIGN
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Buffalo, New York 14203
Phone: (716) 842-3165
111 Bain Street, Suite 332
Greensboro, North Carolina
Phone: (336) 937-9009

Design Development

50 CrossPoint: Building 3

50 Crosspoint Parkway
Getzville, NY

REVISIONS:

No.	Description	Date

Sealed: 08/29/2022

DRAWING NAME:
First Floor Plan

Date: 08/29/2022
Drawn By: LVT
Checked By: BJS
DRAWING NO.

A-101

Proj

Attachment: Plans and Elevations SP-2022-07 (26775 : SP-2022-07, 50 CrosspointPkwy., Uniland Development)

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GENERAL FLOOR PLAN NOTES

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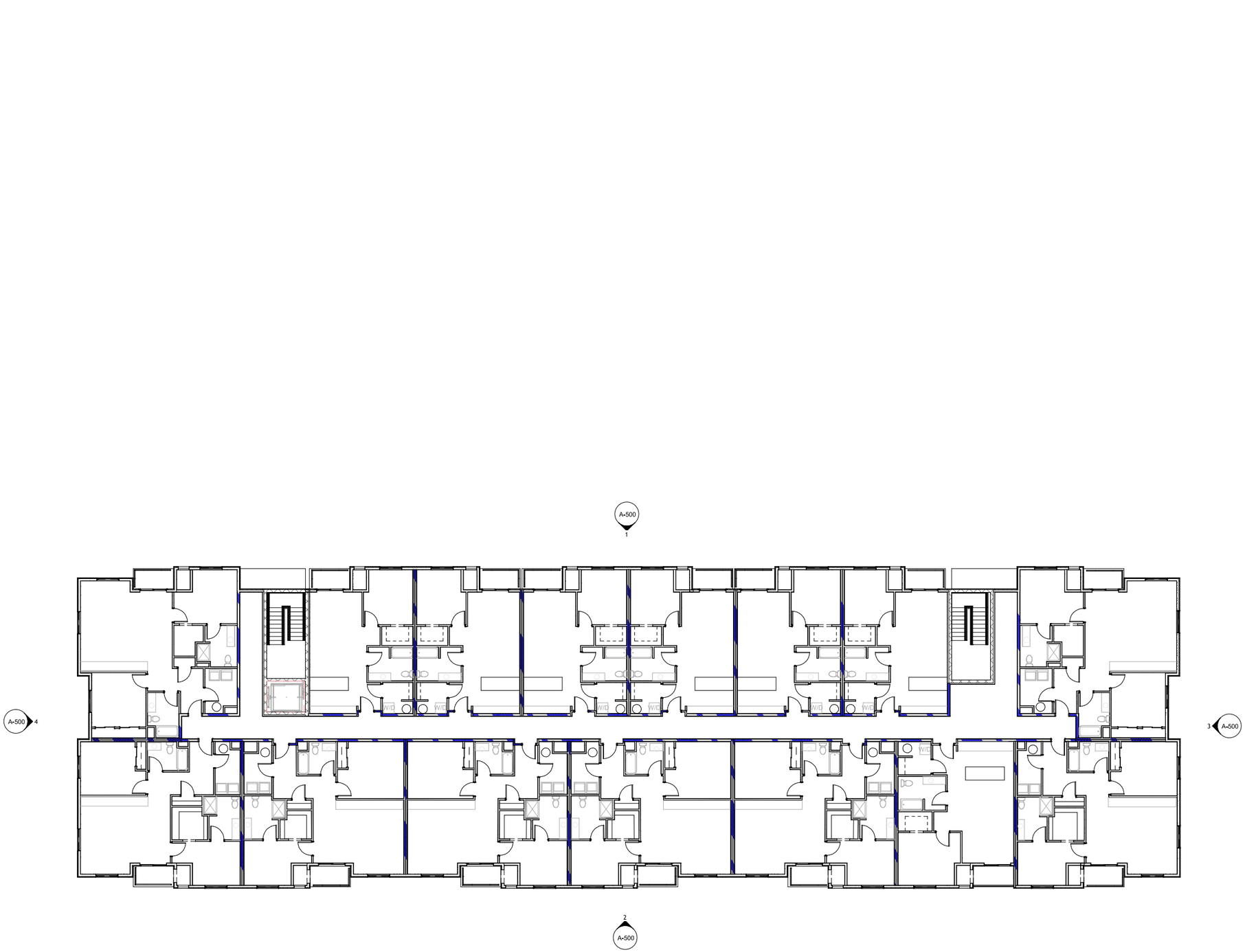
FLOOR PLAN LEGEND



New Wall Construction

New Door to be Installed
Size as Spec'd, Type by Owner

New Window to be Installed
Size as Spec'd, Type by Owner



1 / A-102 02_Second Floor Plan
3/32" = 1'-0"

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Phone: (336) 937-9009

Design Development

50 CrossPoint: Building 3

50 Crosspoint Parkway
Getzville, NY

REVISIONS:
No. Description Date

Sealed: 08/29/2022

DRAWING NAME:
Second Floor Plan

Date: 08/29/2022
Drawn By: LVT
Checked By: BJS
DRAWING NO.

A-102

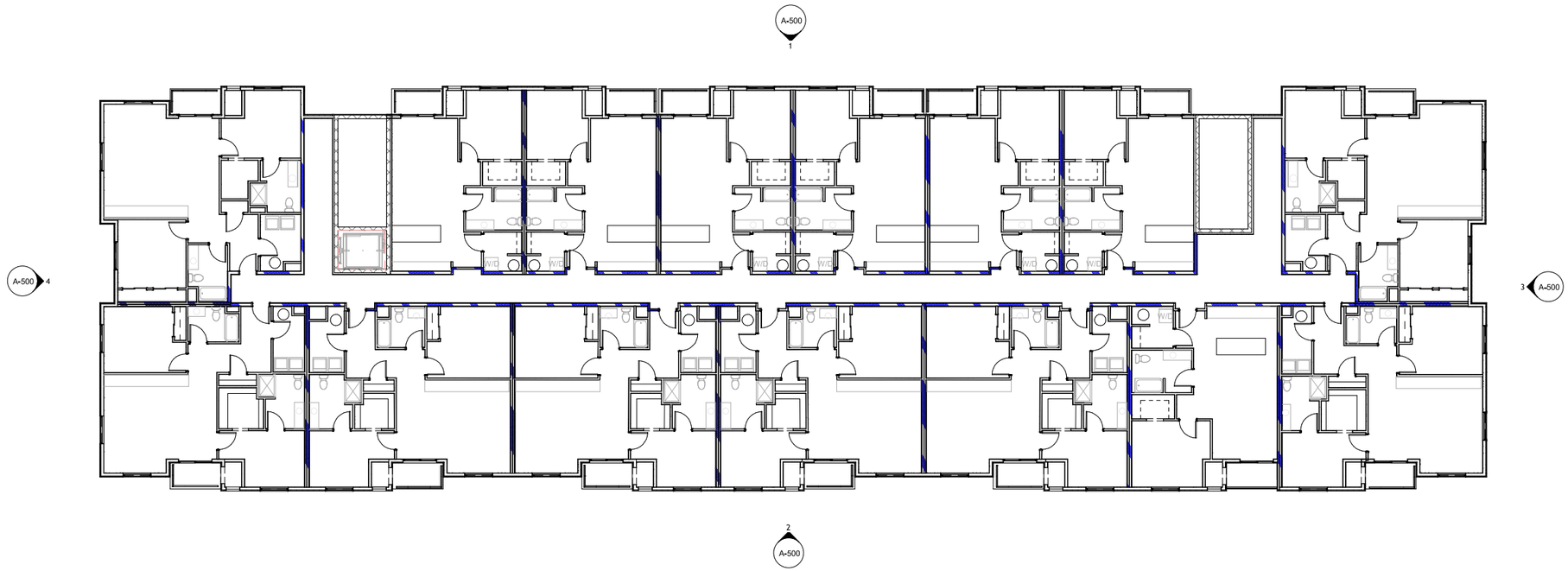
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1 A-103 03_Third Floor Plan

3/32" = 1'-0"

GENERAL FLOOR PLAN NOTES

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FLOOR PLAN LEGEND



New Wall Construction

New Door to be Installed
Size as Spec'd, Type by Owner

New Window to be Installed
Size as Spec'd, Type by Owner

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Phone: (336) 937-9009

Design Development

50 CrossPoint: Building 3

50 Crosspoint Parkway
Getzville, NY

REVISIONS:
No. Description Date

Sealed: 08/29/2022

DRAWING NAME:
Third Floor Plan

Date: 08/29/2022
Drawn By: LVT
Checked By: BJS
DRAWING NO.

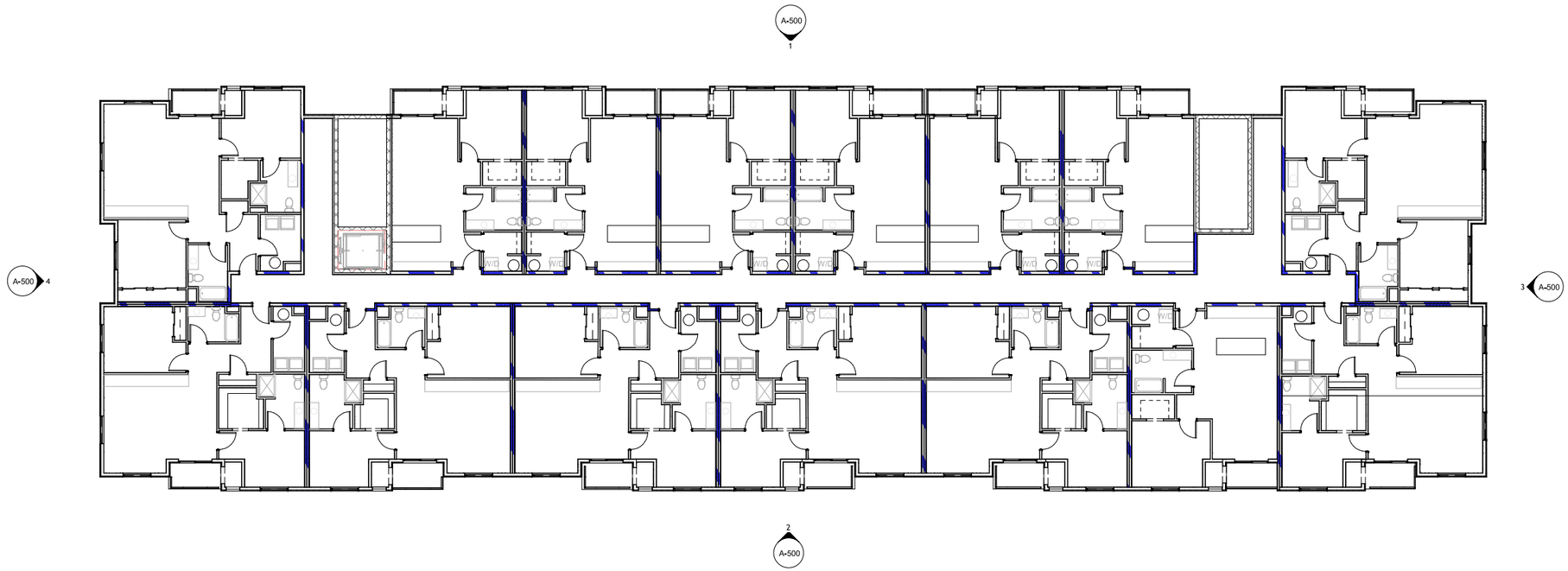
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1 A-104 04_Fourth Floor Plan

3/32" = 1'-0"

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FLOOR PLAN LEGEND



New Wall Construction

New Door to be Installed
Size as Spec'd, Type by Owner

New Window to be Installed
Size as Spec'd, Type by Owner

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Phone: (336) 937-9009

Design Development

50 CrossPoint: Building 3

50 Crosspoint Parkway
Getzville, NY

REVISIONS:
No. Description Date

Sealed: 08/29/2022

DRAWING NAME:
Fourth Floor Plan

Date: 08/29/2022
Drawn By: LVT
Checked By: BJS
DRAWING NO.

A-104

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3 A-500 Exterior Elevation - 3
3/32" = 1'-0"



4 A-500 Exterior Elevation - 4
3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE			
CALLOUT	PATTERN	MATERIALS	DESCRIPTION
1		Metal Panel	Insulated Metal Panel Manuf: TBD Color: Muted Yellow
2		Metal Panel	Insulated Metal Panel Manuf: TBD Color: Dark Blue
3		Metal Panel	Insulated Metal Panel Manuf: TBD Color: Dark Gray
5		Alum. Break Metal	.090 Aluminum Metal Color: Match Metal Panel
4		Glass	Glazing: As Specified Color: As Specified

NOTES:

A. **IMPORTANT!** Before final ordering of materials, coordinate color schemes with architect via use of exterior elevations in color!
B. Refer to written specifications for futher requirements for each exterior finish listed above, including finishes for doors and windows.
C. ALL adjacent copings, flashings and trim shall match main field color area material (U.N.O), final selection shall be by architect from physical samples of metal flashings and trim.
D. ALL materials on exterior finish shcedule shall be selected from manufacturer's FULL range of colors unless otherwise noted above.
E. ALL items mounted in masonry veneer shall receive the proper pre-manufactured trim stone or precast concrete (for items including but not limited to light fixtures, electrical outlets, plumbing fixtures, etc.) Some items may not require trim stones if boxes are concealed behind fixtures and fixtures sit plumb and level against masonry. Coordinate items in question with the Architect.
F. ALL exterior dis-similar materials shall be caulked weather tight with silicone caulk, color to match adjacent materials. Contractor shall coordinate all colors selection of caulk to be used on the job with the Architect using elevations for location and application.



2 A-500 Exterior Elevation - 2
3/32" = 1'-0"



1 A-500 Exterior Elevation - 1
3/32" = 1'-0"

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REVISIONS:

No.	Description	Date

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DRAWING NAME:

Exterior Elevations

Date: 08/29/2022
Drawn By: LVT
Checked By: BJS

DRAWING NO.

A-500

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