MINUTES
TOWN OF AMHERST
AMHERST PLANNING BOARD MEETING
September 25, 2025
6:30 PM

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

This meeting is being video recorded.

ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Michael Chmiel	Town of Amherst	Chair	Present	
John B. Davis	Town of Amherst	Board Member	Absent	
Harbinder Gill	Town of Amherst	Board Member	Present	
Carrie H. Kahn	Town of Amherst	Board Member	Present	
Brittany Lee Penberthy	Town of Amherst	Board Member	Present	
Joseph P. Raffaele Jr.	Town of Amherst	Board Member	Present	
Jonathan O'Rourke	Town of Amherst	Board Member	Present	
Dan Howard	Town of Amherst	Planning Director	Present	
Daniel J. Ulatowski	Town of Amherst	Assistant Planning Director/ZEO	Present	
Scott Marshall	Town of Amherst	Principal Planner	Present	
Amy Carrato	Town of Amherst	Community Development Assistant	Present	
Samuel A. Alba	Town of Amherst	Senior Deputy Town Attorney	Present	

MINUTES APPROVAL

August 21, 2025
Mr. O'Rourke moved to approve the minutes. The motion was seconded by Ms. Penberthy and carried. Ayes 6, Noes 0, Absent 1 (Davis).

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

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

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

PUBLIC HEARINGS

SITE PLANS & RELIEF FROM CONDITIONS OF SITE PLANS

1. PROPOSED RETAIL BUILDING, SP-2025-03
Property located at 4548 & 4564 Main St. & 17 Fruehauf Ave.
Benderson Development Company LLC, Petitioner
Proposal to construct a 12,285 sq. ft., 1 story single tenant retail building (32.5 feet in height). Parking is provided for 74 vehicles and is integral to the building. 45 parking spaces are located in the basement level which will be accessed via Fruehauf Avenue with 29 parking spaces being located on the 1st floor level and accessed via Chateau Terrace. Refuse will be contained within a trash tote storage area room in the basement level and bike racks are provided the intersection of Main Street and Chateau Terrace. The property at 22 Chateau Terrace which contains an existing dwelling has been designated by the Amherst Town Board as an historic landmark on February 26, 2024 and is not part of this project.
The petitioner is also requesting the following as part of the site plan review:
. A design exception to the requirements of §203-5A-2-4 K of Town Code which requires trees planted in grates along Freuhauf Avenue and Chateau Terrace. The petitioner is proposing lawn panels with trees along both roadways adjacent to the development in lieu of the required tree grates.
2. A design exception to the requirements of §203-5A-7-15 A of Town Code which does not include the ability to use PVC materials as a façade material. The petitioner is proposing Azek Trim (a simulated wood product composed of a PVC material) for the building trim.
3. A design exception to the requirements of §203-5A-7-18 A of Town Code which requires a covered pedestrian walkway a minimum of 25% the width of the façade to be provided. For aesthetic reasons the petitioner is proposing 16% the width of the façade on Main Street and on the north building elevation.
4. A sidewalk waiver on the east side Freuhauf Avenue from the north side of the development driveway to Freuhauf Avenue northerly to the north property line of the subject site.
James Boglioli, Esq., Benderson Development Company, represented the petitioner, explained the proposal and were available to answer questions from the Board.
In response to the Board's questions, Mr. Boglioli stated Benderson Development is willing to install either a sidewalk or a concrete slab instead of the sidewalk, the building design includes the option to add a second floor mezzanine level for office space if needed, in the future if a dumpster is needed there is adequate space they will work with the Town for placement, and Benderson is looking into relocating power and data lines underground.
Bob Drdul, 92 Chateau Terrace; Sam Smith, 60 Fruehauf Avenue; Jessica Black, 79 Fruehauf Avenue; Jane Cox, 4584 Harlem Road spoke in opposition of the proposal.

No further comments were heard on this proposal. The hearing was closed.
Following discussion, Mr. O'Rourke moved to approve the Negative Declaration. The motion was seconded by Mr. Raffaele and carried. Ayes 6, Noes 0, Absent 1 (Davis).

Following the approval of the Negative Declaration, Mr. O'Rourke moved to approve the Design exception to §203-5A-2-4K (tree grates). The motion was seconded by Mr. Raffaele and carried. Ayes 6, Noes 0, Absent 1 (Davis).

Following the approval of the Design Exception, Ms. Penberthy moved to approve the Design exception to §203-5A-7-15A (building material). The motion was seconded by Mr. Gill and carried. Ayes 6, Noes 0, Absent 1 (Davis).

Following the approval of the Design Exception, Ms. Penberthy moved to approve the Design exception to §203-5A-7-18A (covered walkways). The motion was seconded by Mr. Raffaele and carried. Ayes 6, Noes 0, Absent 1 (Davis).

Following the approval of the Design Exception, Ms. Penberthy moved to approve the Sidewalk Waiver on Fruehauf Avenue from a point five (5) feet north of the developments driveway to the developments north property line. The motion was seconded by Mr. O'Rourke and carried. Ayes 6, Noes 0, Absent 1 (Davis).

Following the approval of the Sidewalk Waiver, Ms. Penberthy moved to approve the request based on the resolution. The motion was seconded by Mr. O'Rourke and carried. Ayes 6, Noes 0, Absent 1 (Davis).

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

2. PROPOSED NORTH FRENCH SOCCER COMPLEX - RESTROOM/CONCESSION BUILDING AND PARKING EXPANSION, SP-1989-19_C
Property located at 1681 North French Road
Town of Amherst, Petitioner

Proposed 2,050± sq. ft. restroom/concession building at the southeast corner of the existing parking lot and a 38± space parking expansion to the easterly side of the existing parking lot.

Michael Hitzel, Town of Amherst Engineering Department, represented the petitioner, explained the proposal and was available to answer questions from the Board.

In response to the Board's questions, Mr. Hitzel stated the address of the project is 1681.

Patricia Zebrowski, 537 Campbell Boulevard spoke in opposition of the proposal.

No further comments were heard on this proposal. The hearing was closed.
Following discussion, Mr. O'Rourke moved to approve the Negative Declaration. The motion was seconded by Mr. Raffaele and carried. Ayes 6, Noes 0, Absent 1 (Davis).

Following the approval of the Negative Declaration, Ms. Penberthy moved to approve the request based on the resolution. The motion was seconded by Ms. Kahn and carried. Ayes 6, Noes 0, Absent 1 (Davis).

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Brittany Lee Penberthy, Board Member
SECONDER:	Carrie H. Kahn, Board Member
AYES:	Chmiel, Gill, Kahn, Penberthy, Raffaele Jr., O'Rourke
ABSENT:	Davis

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS

None

REZONING & RELIEF FROM CONDITIONS OF REZONINGS

None

MISCELLANEOUS

None

OTHER COMMUNICATIONS

None

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

UNFINISHED BUSINESS

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

SITE PLANS & RELIEF FROM CONDITIONS OF SITE PLANS

3. PROPOSED OFFICE BUILDING (SURGERY CENTER), SP-2025-05
Property located at 1692 Maple Road
1692 Maple Road LLC, Petitioner

Proposed 9,000 sq. ft. single-story ambulatory surgery center with one vehicular access to Youngs Road and the related site improvements.

August 21, 2025

Sean Hopkins, Esq., Hopkins Sorgi & McCarthy, represented the petitioner, explained the proposal and was available to answer questions from the Board.

In response to the Board's questions, Mr. Hopkins stated he will address the Board next month regarding the use of sprinklers.

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

Following discussion, Mr. Gill moved to adjourn the Negative Declaration. The motion was seconded by Mr. Raffaele carried. Ayes 6, Noes 0, Absent 1 (Penberthy).

Following the adjournment of the Negative Declaration, Mr. Gill moved to adjourn the request to allow the ZBA to take action on requested variances. The motion was seconded by Mr. Raffaele and carried. Ayes 6, Noes 0, Absent 1 (Penberthy).

September 25, 2025

Following discussion, Mr. O'Rourke moved to approve the Negative Declaration. The motion was seconded by Ms. Kahn and carried. Ayes 6, Noes 0, Absent 1 (Davis).

Following the approval of the Negative Declaration, Mr. Raffaele moved to approve the request based on the resolution. The motion was seconded by Mr. Gill and carried. Ayes 6, Noes 0, Absent 1 (Davis).

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

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS

4. FINAL PLAT REVIEW FOR A 23-LOT SUBDIVISION "PARK GARDENS", SUB-2025--01_FP (AKA SP-2024-05_A)
Property located at 4774-4780 Sheridan Drive
4780 Sheridan Drive, Petitioner

Proposed subdivision of 5.03 acres into 23 parcels comprised of eleven (11) 2-unit townhome buildings with attached garages (22 units) and a common area lot along with the site, utility & lighting improvements. Number of units, and layout/location of buildings, drive and stormwater management practice remain the same as the previously-approved Site Plan (SP-2024-05.)

As part of the Preliminary Plat Approval, the Planning Board granted waivers to certain subdivision standards prior to taking action on the Preliminary Plat. The requested waivers to §204 of Town Code relate to design standards for the private street include:

- §204-3-2-4(1) – not providing required sidewalks on both sides of the private street,
- §204-3-2-4(1) – not providing required planting strips on both sides of the private street,
- §204-3-2-4 G – not providing required upright curbs on the private street, and
- §204-3-2-4A(7)(e) – not continuing the property lines to the centerline of the private roadway

On April 15, 2025 the Zoning Board of Appeals granted the following area variances:

- SECTION: 3-9-2B(2) (lot area)
- SECTION: 3-9-2B(2) (lot width)
- SECTION: 3-9-2B(2)(front setback)
- SECTION: 3-9-2B(2) (rear setback)
- SECTION: 3-9-2B(2) (side yard)
- SECTION: 3-9-2B(2)(building coverage

September 25, 2025

Following discussion, Ms. Penberthy to adjourn the proposal to the October Planning Board meeting. The motion was seconded by Mr. Gill and carried. Ayes 6, Noes 0, Absent 1 (Davis).

RESULT:	**ADJOURNED [UNANIMOUS]**	**Next: 10/16/2025 6:30 PM**
MOVER:	Brittany Lee Penberthy, Board Member	
SECONDER:	Harbinder Gill, Board Member	
AYES:	Chmiel, Gill, Kahn, Penberthy, Raffaele Jr., O'Rourke	
ABSENT:	Davis	

REZONING & RELIEF FROM CONDITIONS OF REZONINGS

None

MISCELLANEOUS

None

OTHER COMMUNICATIONS

None

DIRECTOR'S REPORT

ADJOURNMENT

The Planning Board meeting of Thursday, September 25, 2025 was adjourned at 7:39 pm.

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

Meeting: 09/25/25 06:30 PM
Department: Planning
Category: Site Plan and Relief from Conditions of Site Plan
Prepared By: Amy Carrato
Initiator: Dan Howard
Sponsors:
DOC ID: 30372 B

ADOPTED

PLANNING BOARD ITEM (ID # 30372)

Proposed Retail Building, SP-2025-03

Property located at 4548 & 4564 Main St. & 17 Fruehauf Ave.
Benderson Development Company LLC, Petitioner

Proposal to construct a 12,285 sq. ft., 1 story single tenant retail building (32.5 feet in height). Parking is provided for 74 vehicles and is integral to the building. 45 parking spaces are located in the basement level which will be accessed via Fruehauf Avenue with 29 parking spaces being located on the 1st floor level and accessed via Chateau Terrace. Refuse will be contained within a trash tote storage area room in the basement level and bike racks are provided the intersection of Main Street and Chateau Terrace. The property at 22 Chateau Terrace which contains an existing dwelling has been designated by the Amherst Town Board as an historic landmark on February 26, 2024 and is not part of this project.

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ATTACHMENTS:

- SP-2025-03_application_092525 (PDF)
- SP-2025-03_drawings_092525 (PDF)
- SP-2025-03 signed neg dec 092525 (PDF)
- SP-2025-03 signed design resolution 092525 (PDF)
- SP-2025-03 signed SP resolution 092525 (PDF)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Brittany Lee Penberthy, Board Member
SECONDER:	Jonathan O'Rourke, Board Member
AYES:	Chmiel, Gill, Kahn, Penberthy, Raffaele Jr., O'Rourke
ABSENT:	John B. Davis

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Major Site Plan Review

For Official Use

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

Address Verified by Assessor's Office _____ VERIFIED BY DATE

Materials Received by Planning Department _____ RECEIVED BY DATE

Fee Paid to Town Clerk _____ RECEIVED BY DATE

Site Plan Review		**Fill In Applicable Fees**
1 acre or less	$1,250.00	_____
Each additional acre or fraction thereof	$ 650.00/acre	_____
Amendments to Site Plans	$1,200.00	_____
Request for Relief of / Change to Conditions of Site Plan Approval	$1,200.00	_____
Request for Extension of Site Plan Approval	$ 450.00	_____
Stormwater Pollution Prevention Plan		
1 - 4.99 Acres	$ 500.00	_____
5 - 10 Acres	$ 750.00	_____
>10 Acres	$1,000.00	_____
Affidavit Fee for Public Hearing	$ 15.00	_____
	TOTAL FEE:	**$**_____

To Be Completed By Applicant

Petitioner:

Name: 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

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

MAJOR SITE PLAN APPLICATION (con't) ***Page 2***

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

Project Location (must be verified by Town Assessor's Office)**:**

Address: 4548 - 4564 Main Street

17 Fruehauf

SBL No(s): 68.17-5-219.20, 68.17-5-219.21, 68.17-5-219.22

Project Name: Proposed 12,285sf retail building

Project Description:

•Complete demolition of the existing buildings and foundations located on the project site;
•Construct a 12,285 S.F. building for retail use;
•Provide a two-level parking garage that provides 77 parking spaces (note code requires 31 spaces);
•Provide Outdoor Amenity space in accordance with the Mixed-Use District Town Code;
•Provide new curb cut access drives from Fruehauf Ave and Chateau Terrace; and
•Provide drainage, utility, lighting and landscaping improvements to the site.

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

MAJOR SITE PLAN APPLICATION (con't) ***Page 3***

If this petition is an amendment to a previously approved site plan, please describe the proposed changes (include type and size of existing structures and number of existing parking spaces):

Please see the attached letter of intent

	existing	proposed	total
Gross Floor Area (non-residential):	N/A	12,285 sf	12,285 sf
Gross Floor Area Residential:	N/A	N/A	N/A
Number of Residential Units:	N/A	N/A	N/A
Number of Parking Spaces:	N/A	77	77

Acreage of Parcel: .79+/-

(list each parcel separately)

Frontage on Public Roads: Main Street – 185.64' Fruehauf – 200.0'

(list each road separately) Chateau – 189.63'

Existing Zoning District(s) TI-2.5

Current Planning/Application Forms 2019/Major Site Plan Application Form 2019
REVISED February 2021

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Site Plan Submittal Requirements and Checklist

The following checklist outlines the information required by the Planning Department to accept a Site Plan application for review. ***It is strongly recommended that you make an appointment with Planning Staff to determine which items apply to your application***.

Item No.	Item	Submitted	Official use
I Basic Drawing Information			
1.0	**Drawing size not to exceed 24" x 36"**		
2.0	**Title of Drawing**		
3.0	**Name and address of Applicant**		
4.0	**Name of person preparing drawing**		
5.0	**Wet seal/raised seal and signature of NYS licensed architect, engineer, landscape architect, or surveyor (as applicable)**		
6.0	**Project address**		
7.0	**Zoning of subject property and adjacent parcels**		
8.0	**North point, scale, date, and revision date(s)**		
9.0	**4" x 6" reserved area in lower right hand corner for official Town use**		
II Structures, Paved Areas, & Open Space			
1.0	**Existing and Proposed Streets**		
1.1	Names of all existing and proposed streets		
1.2	Width and radii of proposed curb-cuts		
1.3	Existing curb-cuts on adjacent and opposite properties		
1.4	Show ROW width, pavement dimensions, lane widths, pavement markings, and proposed signage on proposed streets		
1.5	Show proposed ROW consistent with planned NYSDOT, Erie County, or Town road projects (if applicable)		
1.6	Show location of proposed cross access to adjacent parcels along with a draft easement		
1.7	Designation of Fire Lanes (if applicable)		
1.8	Fire apparatus access roads		
1.9	Label any proposed roads as public or private		
1.10	Location and dimensions of sidewalks		
1.11	Typical cross sections and profiles of proposed streets, pedestrian walkways, and bikeways		
2.0	**Proposed Structures**		
2.1	Location and complete dimensions of proposed structures		
2.2	Setback dimensions of structure(s) to all property lines		
2.3	Proposed use of structures		
2.4	Gross square feet area of each structure		
2.5	Location of all building entrances		
2.6	Indicate type of roof construction/materials		
2.7	Location, height, and design detail of existing and proposed fences and walls		
2.8	Location of light standards and building mounted lights		
2.9	Location of dumpster and detail of dumpster enclosure with gate		
2.10	Layout and dimensions of the lot(s) proposed for development		

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

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

Item No.	Item	Submitted	Official use
II Structures, Paved Areas, & Open Space (cont'd)			
3.0	**Floor Plans with individual rooms and spaces labeled** (fully dimensioned)		
4.0	**Building elevations with height dimensions from finished grade to the highest point of the roof and to midpoint of gable or hip of a pitched roof.** (fully dimensioned)		
4.1	Show screening of mechanical equipment		
5.0	**Parking/Loading/Stacking Areas**		
5.1	Location and complete dimensions of all paved areas		
5.2	Setback dimensions of all paved areas to property lines		
5.3	Dimension of typical parking space and drive aisles		
5.4	Location and layout of handicapped parking spaces & access aisles		
5.5	Detail of vertical signage for handicapped parking and access aisles		
5.6	Indicate minimum parking requirement & number of spaces provided		
5.7	Proposed signage for directing and guiding traffic		
5.8	Curb cut permits from NYS, Erie County, or Town (if applicable)		
5.9	Pedestrian connections (from proposed structures to public sidewalk network)		
6.0	**Location and proposed development of all open spaces, including parks, playgrounds, and open reservations**		
III Utilities and Drainage			
1.0	**Engineers Report** (bound separately from the Stormwater Pollution Prevention Plan [SWPPP])		
1.1	Stamped/sealed and signed by NYS licensed architect or professional engineer		
1.2	Proposed water service sizing, RPZ pressure and fire safety flow and pressure calculations		
1.3	Proposed sanitary sewer facility load calculations (avg. & peak flows) including calculation of the peaking factor		
1.4	Proposed storm drainage facility calculations (see information included with this application)		
2.0	**Grading Plan**		
2.1	Existing and proposed grades indicated (proposed grades may not exceed 1 on 3)		
3.0	**Water Service**		
3.1	Location, size and material of existing and proposed facilities		
3.2	Location of existing and proposed fire hydrant location(s)		
3.3	Indicate use of sprinklers, location of Fire Department connection, and proposed fire protection systems		
3.4	Existing and proposed meter/RPZ size and location		
3.5	Applicable construction details		
4.0	**Sanitary Sewers**		
4.1	Locations, sizes, slopes, inverts, and materials of all existing and proposed facilities		

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
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Item No.		Submitted	Official use
III Utilities and Drainage (cont'd)			
4.2	Applicable construction details		
4.3	Proposed water/oil/grease interceptor sizing calculations by a professional engineer (if applicable)		
5.0	**Storm Drainage**		
5.1	Locations, sizes, slopes, inverts, and materials of existing and proposed storm drainage facilities		
5.2	Connection of roof drains to proposed drainage system		
5.3	Applicable Town Standard construction details		
5.4	Existing and proposed swales and ditches		
5.5	Detention area cross-section and high-level elevations		
5.6	County and State approval for tie-in to existing sewers		
6.0	**Stormwater Pollution Prevention Plan (SWPPP) as applicable** (bound separately from the Engineer's Report) **See attached checklist.**		
7.0	**Natural Gas Service**		
8.0	**Location of transformers, generators and other mechanical equipment; include detail drawings (if applicable)**		
9.0	**Downstream Sanitary Capacity Analysis (DSCA) Report** (must be submitted if proposed average flows are greater than 2,500 gallons per day)		
9.1	The DSCA Report must include a detailed downstream sewer capacity analysis and the calculations of and commitment to (via Developer commitment letter) the required financial contribution to the Town's I/I mitigation fund based on peak flow conditions. The contribution must be based on $250 per gallon per minute of mitigated flow		
IV Lighting Plan			
1.0	**Photometric plan showing light spread in foot candles at property lines**		
1.1	Detail of all light standards, including dimension of height from finished grade		
1.2	Detail of all exterior lighting fixtures		
V Landscape Plan			
1.0	**Wet/raised seal and signature of a licensed Landscape Architect**		
2.0	**Provide a calculation of the total Parking area and a calculation of interior parking area in square feet and as a percentage**		
3.0	**Indicate location, size, number and type of proposed landscape materials**		
4.0	**Indicate location, type and size of <u>all</u> existing trees 4" caliper or larger and indicate which will be removed or retained**		
VI Other Required Information/General Requirements			
1.0	**Complete boundary survey that includes all existing structures, acreage, legal description with reference to a property line, street, or other known feature, and easements plotted to scale by a NYS licensed land surveyor**		

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
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Item No.		Submitted	Official Use
VI Other Required Information/General Requirements (cont'd)			
1.1	Copies of all easements, reciprocal access agreement or similar leag documents		
2.0	**Topographic Survey with a 30 ft. buffer outside all property lines by a NYS licensed land surveyor**		
3.0	**Draft of any deed restrictions, covenants, provisions for home associations and common ownership, and reciprocal easement agreements (as applicable).**		
4.0	**For assessment purposes, state intent to apply for condominium status (if applicable).**		
5.0	**Completed and signed Environmental Assessment Form**		
5.1	Soil boring report and geotechnical report prepared by a qualified Professional Engineer (if applicable)		
5.2	Traffic Impact Study (if applicable)		
5.3	Archaeological survey (if applicable		
5.4	Wetland Delineation report (if applicable)		
6.0	**Show existing zoning(s) of both the subject property and adjacent parcels on the Site Plan and the Landscape Plan**		
7.0	**Location of NYSDEC wetlands (including buffer area) and/or federal wetlands; indicate jurisdictional status**		
8.0	**Location of Floodway and floodplain** (if applicable)		
9.0	**Documentation pertaining to any conditions of zonings, including copies of required deed restrictions; indicate date of rezoning and the parcel address under which it was rezoned (if applicable)**		
10.0	**Documentation related to any required variances granted by the ZBA**		
11.0	**For residential site plans, provide a statement from the appropriate school district that adequate school sites and facilities are available.**		
12.0	**8 1/2" X 11" reduction of primary site plan drawing (see appendix "B" of application package for specifications)**		
13.0	**A CD containing a PDF of all site plan drawings (Must also be provided with revised drawings)**		
VII Additional Required Information for Projects in the Mixed Use Districts			
1.0	**Design Advisory Board Application**		
1.1	Required for Major Site Plan		
1.2	Required at the Planning Directors Discretion for Minor Site Plans		
2.0	**Block & Street Network Plan**		
2.1	Designation of Core, Local & Alley streets		
2.2	Dimensions of Blocks		
3.0	**Block Usage Plan (as applicable)**		
3.1	Designation of site usage for each block including open space areas		
4.0	**Phasing Plan**		

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

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

For official use only:

_____
Approved/Date

X:\Current_Planning\Application Forms 2013 Working Doc\Major Site Plan\Site Plan Submittal Requirements and Checklist (3).doc

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

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

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
Proposed Retail Building

Project Location (describe, and attach a location map):
4548-4564 Main Street, Town of Amherst, NY 14226

Brief Description of Proposed Action:
The proposed action is as follows:

Demolition of the existing building foundations and clearing of land; Site Plan approval to construct a 12,285 S.F. retail building with associated parking garage, with drainage, utility, lighting and landscaping improvements.

Name of Applicant or Sponsor:	Telephone: 716-878-9626
Benderson Development Company, LLC	E-Mail: jamesboglioli@benderson.com

Address:
570 Delaware Ave

City/PO:	State:	Zip Code:
Buffalo	New York	14202

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Amherst Planning Board, Traffic Safety and Design Review Committee; Erie County Water Authority; NYSDOT	☐	☑

3. a. Total acreage of the site of the proposed action? 0.7+ acres
   b. Total acreage to be physically disturbed? 0.79 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.93 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

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	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES
If Yes, identify: _____	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES
	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑
10. Will the proposed action connect to an existing public/private water supply?	NO	YES
If No, describe method for providing potable water: _____ _____	☐	☑
11. Will the proposed action connect to existing wastewater utilities?	NO	YES
If No, describe method for providing wastewater treatment: _____ _____	☐	☑
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☑
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes, a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: Proposed project will discharge water to the storm sewer on Cheateau Terrace		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☐	☑
If Yes, explain the purpose and size of the impoundment: stormwater detention pond as required by Town of Amherst code		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☑	☐
If Yes, describe:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: David Zuppelli Date: 5.29.25

Signature: Title: Site Engineer

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PRINT FORM

TOWN OF AMHERST
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM
-- ADDENDUM --

1. For each applicable category of proposed new structures, including additions to existing structures, provide the following information for all soil types on the project site (*according to Soil Survey of Erie County, NY; Table 11, Building Site Development, pp 294-305):*

Soil Name	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets
Ux-Urban Land Wassaic complex	Severe	Moderate	Severe	Severe	Severe

2. If the Soil survey indicates either "severe" or "moderate" suitability for the proposed types of construction, a geotechnical and hydrological analysis based on one test per 3.5 acres of project area must be provided (per Town Board resolution, 3/17/03, amended 6/16/03).

   X Geotechnical report attached _____ Not applicable

3. Is your property located: On Youngs Road between Dodge and Klein Roads? ☐ Yes ☒ No
   On Wehrle Dr. between Spindrift Dr. and Oakwood Rd? ☐ Yes ☒ No

   If so, the property may be within an area of the Town that is affected by a moratorium on connections to the sanitary sewer system.

4. Are there alternative locations on the site for this project? ☐ Yes ☒ No

5. Location and size of real property owned by petitioner within one (1) mile of subject proposal:
   4445 Main Street (1.02 Acres); 4925 Main Street (2.2 Acres); 22 Château Terrace (0.2 Acres)

6. Are you aware of current or future plans or intentions by others in the Town of Amherst to develop property within 1000± ft. of the present project request: ☐ Yes ☒ No

   Describe _____

   (Potential environmental impacts from adjacent or nearby projects undergoing the approval process will receive a coordinated environmental review to determine cumulative effects on common receivers (e.g. traffic and drainage corridors) and other relevant environmental concerns.)

7. Maximum number of vehicular trips to be generated per peak hour upon completion of project 81 Trips
   Source: Passero Traffic Letter dated April 17, 2025

8. Will blasting occur during construction? ☒ Yes ☐ No

9. Does the project propose to connect and be tributary to the public sanitary sewer system? ☒ Yes ☐ No

10. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:
    1,764 GPD average flow 5.88 GPM peak flow.

    (Average flows of 2,500 gpd or greater will require an Engineer's Report that includes a detailed downstream sewer capacity analysis and the identification of and commitment to required I/I offset work during peak wastewater flow conditions.)

11. Based on the Town's *2011 Reconnaissance Level Survey of Historic Resources,* is your property 'blue-rated' for historic significance? ☐ Yes ☒ No

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TRAFFIC IMPACT REPORT

August 19, 2025

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

20255012.0001

4548-4564 MAIN STREET

AMHERST, NY

PREPARED FOR:
Benderson Development Company
570 Delaware Avenue
Buffalo, NY 14202

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1.0 EXECUTIVE SUMMARY

The purpose of this report is to evaluate the potential traffic impacts associated with the proposed retail project located at 4548-4564 Main Street in the Town of Amherst, NY. Within this report, the operating characteristics of the proposed access points and impacts to the adjacent roadway network are identified. Mitigating measures (if needed) are provided to minimize capacity or safety concerns.

To define traffic impact, this analysis establishes existing baseline traffic conditions, projects background traffic flow including area growth, and determines the traffic operations that would result from the proposed project. All figures, supporting calculations, and the conceptual site plan are included at the end of this report.

Traffic Impact Report Methodology

This comprehensive Traffic Impact Report provides the Town of Amherst, the New York State Department of Transportation (NYSDOT), and other involved/interested agencies with detailed information allowing for a "hard look" of potential traffic impacts.

This study was completed in accordance with the procedures of the New York State Environmental Quality Review Act (SEQRA), the NYSDOT, the Institute of Transportation Engineers (ITE), and local requirements. SEQR assumes that a project generating fewer than 100 peak hour vehicle trips per day will not result in any significant increases in traffic.

Project Location, Description, and Study Area

The site's address is 4548-4564 Main Street. The site was cleared of existing buildings in anticipation of redevelopment. Vicinity land uses include residential, office, service, and retail.

The project entails constructing ±12,285 SF of retail space. Access is proposed via Chateau Terrace and Fruehauf Avenue. Drivers will be restricted from turning left out of the Chateau Terrace access and right out from the Fruehauf Avenue access. Chateau Terrace is posted as a "No Outlet" street while Fruehauf Avenue is posted as a "Dead End" street. This restriction was explicitly required by the Town of Amherst Traffic Safety Board (ATSB).

The following existing intersections were selected to ensure a comprehensive analysis of potential traffic impacts based on the peak hours of trip generation.

- Main Street (NY-5)/Chateau Terrace/Bernhardt Drive
- Main Street/Fruehauf Avenue

Findings and Recommendations

This report identified and evaluated the potential traffic impacts that can be expected from the proposed retail project. The primary conclusion of this comprehensive study is that the existing transportation network can adequately accommodate the projected traffic volumes and minor impacts to study area intersections.

All movements generally operate at an acceptable LOS D or better under all conditions during the peak hours at the study intersections. Very minor changes in delay are anticipated under full build conditions during the peak hours.

Pursuant to the State Environmental Quality Review Act, this detailed analysis conducted with respect to nationally and locally accepted standards demonstrates that the proposed project does not result in any significant adverse traffic impacts.

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2.0 INTRODUCTION

2.1 Study Purpose and Objectives

The purpose of this report is to evaluate the potential traffic impacts associated with the proposed retail project located at 4548-4564 Main Street in the Town of Amherst, NY. Within this report, the operating characteristics of the proposed access points and impacts to the adjacent roadway network are identified. Mitigating measures (if needed) are provided to minimize capacity or safety concerns.

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2.3 Project Location

The site's address is 4548-4564 Main Street. The site was cleared of existing buildings in anticipation of redevelopment. Vicinity land uses include residential, office, service, and retail. The site boundaries are:

- (North) Residential
- (East) Chateau Terrace
- (South) Main Street
- (West) Fruehauf Avenue

2.4 Study Area

The following existing intersections were selected to ensure a comprehensive analysis of potential traffic impacts based on the peak hours of trip generation. **Figure 1** illustrates the study area and project location.

- Main Street (NY-5)/Chateau Terrace/Bernhardt Drive
- Main Street/Fruehauf Avenue

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3.0 TRANSPORTATION SETTING

3.1 Description of Study Area Roadways

The information outlined in **Table 1** provides a description of the existing roadway network within the study area. The Annual Average Daily Traffic (AADT), in vehicles per day (vpd), reflect the most recently collected data obtained from the NYSDOT or Passero via an extrapolation of traffic counts performed at the study intersections. **Figure 2** illustrates existing lane geometries.

Functional classification (FC) of roadways, determined by NYSDOT and the Federal Highway Administration (FHWA), organizes roads, streets, and highways into classes based on their usage.

Table 1: *Existing Roadway Network*

ROADWAY	FC	AGENCY	ROADWAY CONDITIONS				AADT		
			SPEED	LANES	LANE WIDTH	SHOULDER WIDTH	VOLUME	SOURCE	YEAR
Main Street (NY-5)	14	NYSDOT	40	4	11	0	20,116	NYSDOT	2024
Chateau Terrace	19	Town	30	2	13	0	1,120	Passero	2022
Bernhardt Drive	19	Town	30	2	11	0	400	Passero	2022
Fruehauf Avenue	19	Town	30	2	11	0	900	Passero	2022

Speeds shown in miles per hour. Widths shown in feet.

Table 2 summarizes the traffic controls, pedestrian, bicycle, and transit accommodations at the study intersections.

Table 2: *Multimodal Network*

INTERSECTION	TRAFFIC CONTROL	PEDESTRIAN			BICYCLE		OTHER	
		SIDE-WALK	CROSS-WALK	PED SIGNAL	LANE	OTHER	TRANSIT	LIGHTING
Main/Chateau/Bernhardt	Signal	F	F	F	N	In-lane	Y	Y
Main/Fruehauf	Stop	F	N	N	N	In-lane	Y	Y

Note: F = Fully, P = Partial, Y = Yes, N = Not Present

4.0 EXISTING CONDITIONS ANALYSIS

4.1 Peak Intervals for Analysis

Given the functional characteristics of the corridors, adjacent land uses, and the proposed land uses, the following peak periods were selected for analysis. The combination of future site traffic and adjacent street traffic produces the greatest travel demands during these peaks.

- Weekday AM Peak: 7:00 to 9:00 AM
- Weekday PM Peak: 4:00 to 6:00 PM

4.2 Existing Traffic Volume Data

Passero conducted manual turning movement traffic counts on Tuesday, December 13, 2022, to determine peak hour traffic volumes. The turning movement count data was collected on a typical weekday while local schools were in

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session. No adverse weather conditions impacted the traffic counts. The traffic volumes were reviewed to confirm the accuracy and relative balance of the collective traffic counts. The actual differences in traffic volumes can be attributed to temporal variations in traffic volumes as well as activity related to parking in the segments between the study intersections. **Figure 3** illustrates the peak hour volumes used for analysis purposes in this study. The peak hour traffic periods generally occurred from 7:30-8:30 AM and 4:00-5:00 PM.

4.3 Field Observations

The study intersections were observed during peak intervals to assess current traffic operations. Signal timing and phasing information was obtained from the NYSDOT to determine peak hour phasing plans and phase durations during each interval at the signalized intersections. This information was used to support and/or calibrate the study's capacity analysis models.

4.4 Peak Hour Queue Assessment

A peak hour queuing assessment was performed along Fruehauf Avenue during the AM and PM peak hours to measure the frequency of southbound vehicles that block the proposed driveway. The centerline of the proposed driveway is located approximately 38 feet from the stop bar. Given this distance, the driveway is located approximately 1.7 vehicle lengths from the stop bar.

Our firm documented southbound queues at the intersection of Main Street/Fruehauf Avenue on Thursday, July 22, 2021, from 7:00-9:00 AM and 4:00-6:00 PM. The peak hours generally occurred from 8:00-9:00 AM and 4:30-5:30 PM. Based on this field investigation during the peak hours of study, the proposed driveway location was blocked once during the AM peak hour for a duration of five seconds and was blocked once during the PM peak hour for a duration of three seconds.

4.5 Existing Crash Investigation

The purpose of this crash analysis is to identify inherent safety issues by studying and quantifying historical crashes at the study intersections and identifying potential crash patterns and clusters.

A crash cluster is defined as an abnormal occurrence of similar crash types occurring at approximately the same location or involving the same geometric features. The severity of the crashes should also be considered. A history of crashes is an indication that further analysis is required to determine the cause(s) of the crash(es) and to identify what actions, if any, could be taken to mitigate the crashes.

A crash investigation within the study area was conducted to assess the safety history from July 31, 2017, through July 31, 2021. The data was provided by the New York State Department of Motor Vehicles through a Freedom of Information (FOIL) request.

Despite the COVID-19 pandemic influencing daily travel in 2020 and 2021, only one crash was reported during this period, and it occurred in 2021. This crash was included in the analysis.

Reportable (non-injury, injury, and fatal injury) type crashes are defined as damage to one person's property in the amount of $1,001 or more. The Non-Reportable type crashes result in property damage of $1,000 or less. Crash rates were computed for the study intersections and compared with NYSDOT average crash rates for similar intersections, as summarized in **Table 3**. Intersection rates are listed as crashes per million entering vehicle (CR/MEV). Pertinent crash data is provided in the Appendices.

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Table 3: *Intersection Crash Rate Analysis*

INTERSECTION	CRASHES	ENTER VEHICLES	ACTUAL CRASH RATE	STATEWIDE AVERAGE CRASH RATE
Main/Chateau/Bernhardt	9	19,800 vpd	0.25	0.26
Main/Fruehauf	0	18,958 vpd	0.00	0.26

Main Street/Chateau Terrace/Bernhardt Drive
Five of the nine (56%) reported crashes were attributed to rear end collisions. This is characteristic of heavily trafficked signalized intersections. Three of the crashes occurred in the westbound direction. The causes of the rear end crashes were generally due to driver error (e.g., following too closely, driver inattention). The remaining crashes were sideswipe (2), left turn (1), and a crash into a parked vehicle. No geometric improvements are recommended.

5.0 BACKGROUND (NO BUILD) CONDITIONS

Background traffic volumes represent the traffic conditions during the proposed build year without development of the project. The project is anticipated to be completed and occupied within five years depending on project approvals and market conditions. The widely accepted methodology for preparing traffic impact studies requires that any projects in the study area that are currently approved and/or under construction must be considered in the traffic analysis. Projects that are contemplated but are not yet approved are not included in the traffic impact study.

Passero consulted with personnel from the Town of Amherst to identify any additional development projects that could potentially contribute to increased traffic within the study area. No projects were identified.

A review of available historical NYSDOT traffic volume data in the vicinity of the site indicates that traffic has fluctuated between 2015 and 2019. To account for normal increases in background traffic growth, including any unforeseen developments in the study area, an adjusted growth rate of 1.0% per year was applied to the existing traffic volumes. **Figure 4** depicts the background traffic volumes.

6.0 PROPOSED DEVELOPMENT CONDITIONS

6.1 Project Description

The project entails constructing ±12,285 SF of retail space. Access is proposed via Chateau Terrace and Fruehauf Avenue. Drivers will be restricted from turning left out of the Chateau Terrace access and right out from the Fruehauf Avenue access. Chateau Terrace is posted as a "No Outlet" street while Fruehauf Avenue is posted as a "Dead End" street. This restriction was explicitly required by the Town of Amherst Traffic Safety Board (ATSB).

6.2 Trip Generation

The traffic volume generated by a site depends on the development's land use and size. Trip generation estimates the number of trips associated with a specific land use or building, representing the volume of traffic entering and exiting the site. The peak-hour trip rate for the site may differ in timing or volume from the peak hour of traffic on adjacent streets. The latest ITE *Trip Generation Manual (11th Edition)* is the industry standard reference for this information.

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For capacity analysis, the critical volumes are those generated during the weekday AM and PM peak hours of the adjacent street traffic and proposed land use. These intervals form the basis of this analysis. **Table 4** shows the anticipated trip generation.

Table 4: *Site Generated Trips*

DESCRIPTION	SOURCE	SIZE	UNIT	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
Retail	ITE 822	±12,285	SF	17	12	29	40	41	81

6.3 Trip Distribution

The cumulative effect of site generated traffic on the transportation network is dependent on the origins and destinations of that traffic and the location of the access drives serving the site. The proposed arrival and departure distribution of traffic generated by the proposed project is considered a function of several parameters, including:

- Employment and residential areas using Longitudinal Employer-Household Dynamics (LODES) data from the U.S. Census.
- Proximity and access to main roadways (e.g., I-290).
- Site access locations
- Existing roadway network and contextual factors.
- Navigational aids (e.g., Google Maps, Apple Maps, Waze, etc.).
- Existing traffic patterns derived from the traffic counts.
- Existing traffic conditions and controls.

Figure 5 shows the anticipated trip distribution pattern percentage for the project site. **Figure 6** illustrates the total peak hour trip assignments based on the anticipated trip distribution.

6.4 Full Development Volumes

The proposed future traffic volumes are developed for the peak hours by combining the background traffic conditions without the project (**Figure 4**) and the new site trips (**Figure 6**) to yield the traffic volumes under full build conditions. **Figure 7** illustrates the total anticipated full build peak hour volumes for the AM and PM peak hours.

7.0 TRAFFIC OPERATIONS AND ANALYSIS

7.1 Description of Capacity Analysis and Evaluation Techniques

Capacity analysis is a technique used for determining a measure of effectiveness for a section of roadway and/or intersection based on the number of vehicles during a specific period of time. The measure of effectiveness used for the capacity analysis is referred to as a Level of Service (LOS). Levels of service are calculated to provide an indication of the amount of delay that a motorist experiences while traveling along a roadway or through an intersection. Since the most amount of delay to motorists usually occurs at intersections, capacity analysis focuses on intersections, as opposed to roadway/highway segments.

The standard procedure for capacity analysis of signalized and unsignalized intersections is outlined in the latest Transportation Research Board (TRB) *Highway Capacity Manual (HCM) (7th Edition)*. Traffic analysis software, *Synchro 12*, which is based on procedures and methodologies contained in the HCM, was used to analyze operating conditions

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at study area intersections. The procedure yields a LOS based on the HCM as an indicator of how well intersections operate.

Evaluations may also be supplemented with traffic simulation modeling using an extension of *Synchro* called *SimTraffic*. During simulation modeling, vehicles are individually tracked, and statistics are recorded on a second-by-second basis to determine the delays each vehicle experiences. Since *SimTraffic* simulation modeling is microscopic and stochastic, meaning car movement parameters vary randomly within a set distribution based on an initial seed number, the same traffic volume may result in slightly different results depending on the random seed used. Therefore, simulation results are reported based on an average value of multiple simulation runs (five or more) to reduce the variability in results.

7.2 Performance Measures

Six levels of service are defined for analysis purposes. They are assigned letter designations, from A to F, with LOS A representing the conditions with little to no delay, and LOS F conditions with very long delays. **Table 8** depicts LOS criteria for signalized and unsignalized intersections with their associated average delays per vehicle in seconds.

Table 5: *Level of Service Criteria by Traffic Control*

LOS	SIGNALIZED	UNSIGNALIZED
A	< 10	< 10
B	10 – 20	10 – 15
C	20 – 35	15 – 25
D	35 – 55	25 – 35
E	55 – 80	35 – 50
F	> 80	> 50

Signalized intersection LOS is defined in terms of the average total vehicle delay of individual and all movements through an intersection for a 15-minute analysis period. The total delay experienced by a road user can be defined as the difference between the measured travel time and the reference travel time that would result in the absence of traffic control, changes in speed due to geometric conditions, any incidents, and the interaction with any other road users (adapted from the HCM definition).

LOS criteria for unsignalized intersections differ from those for signalized intersections. This is primarily due to driver expectations—signalized intersections are designed to accommodate higher traffic volumes, while unsignalized intersections introduce more uncertainty for users. Delays at unsignalized intersections are generally less predictable compared to signalized intersections, where traffic control provides more consistent operations.

The volume-to-capacity (v/c) ratio, also referred to as degree of saturation, represents the sufficiency of an intersection movement or the overall intersection to accommodate the vehicular demand. A v/c ratio less than 0.85 generally indicates that adequate capacity is available, and vehicles are not expected to experience significant queues and delays. As the v/c ratio approaches 1.0, traffic flow may become unstable, and delay and queuing conditions may occur.

7.3 Generalized Acceptable Level of Service Thresholds

In accordance with common transportation engineering practice in conjunction with NYSDOT, ITE, and SEQRA methodologies, a project may have a noticeable impact if the addition of peak hour trips would increase traffic

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

volumes by 100 vehicles or more.[1] Permitting agencies (e.g., NYSDOT and the SEQRA process) use guidelines in determining whether a project may result in a change in vehicular operations—noticeable drop in LOS, increase in delays, or increase in v/c ratios—and potentially requires appropriate mitigation to offset project-related impacts. SEQRA requires the lead agency to identify an impact as either "none/small impact" or "moderate to large impact."

LOS C or better is desirable, but LOS D for signalized locations and LOS E for unsignalized locations are generally thresholds of acceptable operation during peak periods so long as the v/c ratio is below 1.0. NYSDOT specifically considers a LOS C to be acceptable in rural conditions and a LOS D to be acceptable in urban conditions.

SEQRA guidelines and recommended practice indicate that a project generating fewer than 100 peak hour vehicle trips per day is unlikely to result in significant adverse impacts. In general, traffic volume increases less than these thresholds could be attributed to the fluctuation of vehicles due to driver patterns that occur during the day, on different days of the week, or different months of the year.

7.4 Capacity Analysis Results

Existing and background operating conditions during the peak study periods are evaluated to determine a basis for comparison with the projected future conditions. The future traffic conditions generated by the project were analyzed to assess the operation of the study area intersections. **Table 6** depicts the capacity results for existing, background, and full build conditions. The discussion following the table summarizes capacity conditions.

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

[1] *Multimodal Transportation Impact Analysis for Site Development: An ITE Recommended Practice. Institute of Transportation Engineers. Washington DC. 2023.*

Table 4: *Capacity Analysis Results*

INTERSECTION	EXISTING CONDITIONS						BACKGROUND CONDITIONS						FULL BUILD CONDITIONS					
	AM			PM			AM			PM			AM			PM		
	LOS	Delay	v/c	LOS	Delay	v/c	LOS	Delay	v/c	LOS	Delay	v/c	LOS	Delay	v/c	LOS	Delay	v/c
1. Main Street at Bernhardt Dr / Chateau Ter (S)																		
EB Left - Main	A	8.3	0.10	A	7.6	0.06	A	8.5	0.11	A	7.7	0.06	A	8.7	0.11	A	8.5	0.07
EB Thru/Right - Main	A	7.9	0.38	A	7.9	0.37	A	8.0	0.39	A	8.0	0.38	A	8.2	0.39	A	8.8	0.38
WB Left - Main	A	8.1	0.04	A	7.6	0.04	A	8.2	0.04	A	7.7	0.04	A	8.4	0.04	A	8.4	0.04
WB Thru/Right - Main	A	7.8	0.37	A	7.6	0.33	A	7.9	0.38	A	7.7	0.34	A	8.1	0.39	A	8.4	0.35
NB - Bernhardt Drive	C	30.3	0.24	D	36.3	0.33	C	30.3	0.24	D	36.3	0.33	C	30.3	0.24	D	36.3	0.33
SB - Chateau Terrace	D	37.4	0.43	D	37.8	0.44	D	37.4	0.44	D	38.3	0.45	D	38.5	0.46	D	44.1	0.51
Overall LOS	**A**	**9.3**	**0.43**	**A**	**9.5**	**0.44**	**A**	**9.4**	**0.44**	**A**	**9.7**	**0.45**	**A**	**9.7**	**0.46**	**B**	**10.8**	**0.51**
2. Main Street at Fruehauf Avenue (U)																		
EB Left - Main Street	A	9.4	0.01	A	9.2	0.02	A	9.5	0.01	A	9.2	0.02	A	9.6	0.02	A	9.4	0.04
SB - Fruehauf Avenue	B	13.8	0.05	B	13.2	0.03	B	14.0	0.06	B	13.4	0.03	B	13.5	0.07	B	11.5	0.07
3. Fruehauf Avenue at Proposed Access (U)																		
WB - Proposed Access	*Not Built*			*Not Built*			*Not Built*			*Not Built*			A	8.7	0.01	A	8.8	0.03
SB - Fruehauf Avenue													A	0.0	0.00	A	0.0	0.00
4. Chateau Terrace at Proposed Access (U)																		
EB - Proposed Access	*Not Built*			*Not Built*			*Not Built*			*Not Built*			A	8.7	0.01	A	8.7	0.02
NB - Chateau Terrace													A	7.4	0.01	A	7.4	0.01

NB = Northbound; SB = Southbound; EB = Eastbound; WB = Westbound

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

1. Main Street / Chateau Terrace / Bernhardt Drive
All movements operate at LOS D or better under all conditions during both peak hours. The overall LOS is projected to change from A to B during the PM peak hour between background and full development conditions. However, this is a borderline condition. There are no other projected changes in LOS because of the proposed project. There is capacity to accommodate the additional traffic volumes and projected minor impacts from the proposed project; thus, no mitigation is warranted nor recommended.

2. Main Street / Fruehauf Avenue
All movements operate at LOS B or better under all conditions during both peak hours. There are no projected changes in LOS between background and full development conditions. There is capacity to accommodate the additional traffic volumes and projected minor impacts from the proposed project; thus, no mitigation is warranted nor recommended.

3. Fruehauf Avenue / Proposed Driveway
All movements are projected to operate at LOS A under full development conditions. There is capacity to accommodate the additional traffic volumes and projected minor impacts from the proposed project; thus, no mitigation is warranted nor recommended.

4. Chateau Terrace/Proposed Driveway
All movements are projected to operate at LOS A under full development conditions. There is capacity to accommodate the additional traffic volumes and projected minor impacts from the proposed project; thus, no mitigation is warranted nor recommended.

8.0 SIGHT LINE EVALUATION

Based upon a review of the site plan, the proposed building is projected to be built in approximately the same footprint as the existing structures fronting Main Street. There is a marked stop bar for traffic exiting Fruehauf Avenue. In this case, the primary concern is with the proposed building at the existing Main Street/Fruehauf Avenue intersection. The attached **Figure 8** illustrates the sight line evaluation performed at the intersection to the east of the intersection.

Sight distance is provided at intersections to allow drivers to perceive the presence of potentially conflicting vehicles. This should occur in sufficient time for a motorist to stop or adjust their speed, as appropriate, to avoid a collision at the intersection. Sight distance is also provided at intersections to allow the drivers of stopped vehicles to have a sufficient view of the intersecting highway to anticipate and avoid potential incidents. If the available sight distance for an entering or crossing vehicle is at least equal to the appropriate stopping sight distance for the major road, then drivers have sufficient sight distance to anticipate and avoid collisions.

A Policy on Geometric Design of Highways and Streets (7th Edition) published by the American Association of State Highway and Transportation Officials (AASHTO), was used as a reference to establish the required Stopping Sight Distance (SSD) and desirable Intersection Sight Distance (ISD) for the adjacent driveway location. **Table 7** depicts the results of the sight distance evaluation at the Main Street/Fruehauf Avenue intersection.

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Table 7: *Level of Service Criteria by Traffic Control*

DESCRIPTION	VALUE
Posted Speed	40 mph
85th Percentile Speed	45 mph
Required SSD	360 feet
Desirable ISD	500 feet
Available Sight Distance to the East	**SSD**: >360 feet
	ISD: 505 (no vehicles); 155 feet (parked vehicles)

The required SSD is satisfied to the east of the study intersection. When cars are parked in the spaces in front of the building, the ISD is not satisfied. However, with no vehicles parked, the ISD is satisfied.

It is understood that urbanized environments consist of on-street parking, limited to zero building setback lines, and other fixed objects (e.g., signs, trees, street furniture). By regulation, on-street parking is restricted within 20 feet of a crosswalk at an intersection and within 30 feet of a traffic signal or stop sign. In this case, parking is restricted for more than 60 feet along the northern side of Main Street from Fruehauf Avenue. Legally parked vehicles may be considered as allowable objects in this case. It is noted that on-street parking can be beneficial in these settings to reduce vehicle speeds and provide a buffer to pedestrians on the sidewalk. This condition is not unique to this study location and can be found in other areas along Main Street in Amherst and Williamsville.

Parking within the sight triangle may occur throughout the day and limit the sight lines, as noted on **Figure 8**. However, given the existing condition of the intersection and intermittent nature of the sight line being impacted, intersection warning signage may be considered as relief.

9.0 CONCLUSIONS AND RECOMMENDATIONS

This report identified and evaluated the potential traffic impacts that can be expected from the proposed retail project. The primary conclusion of this comprehensive study is that the existing transportation network can adequately accommodate the projected traffic volumes and minor impacts to study area intersections.

All movements generally operate at an acceptable LOS D or better under all conditions during the peak hours at the study intersections. Very minor changes in delay are anticipated under full build conditions during the peak hours.

Pursuant to the State Environmental Quality Review Act, this detailed analysis conducted with respect to nationally and locally accepted standards demonstrates that the proposed project does not result in any significant adverse traffic impacts.

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

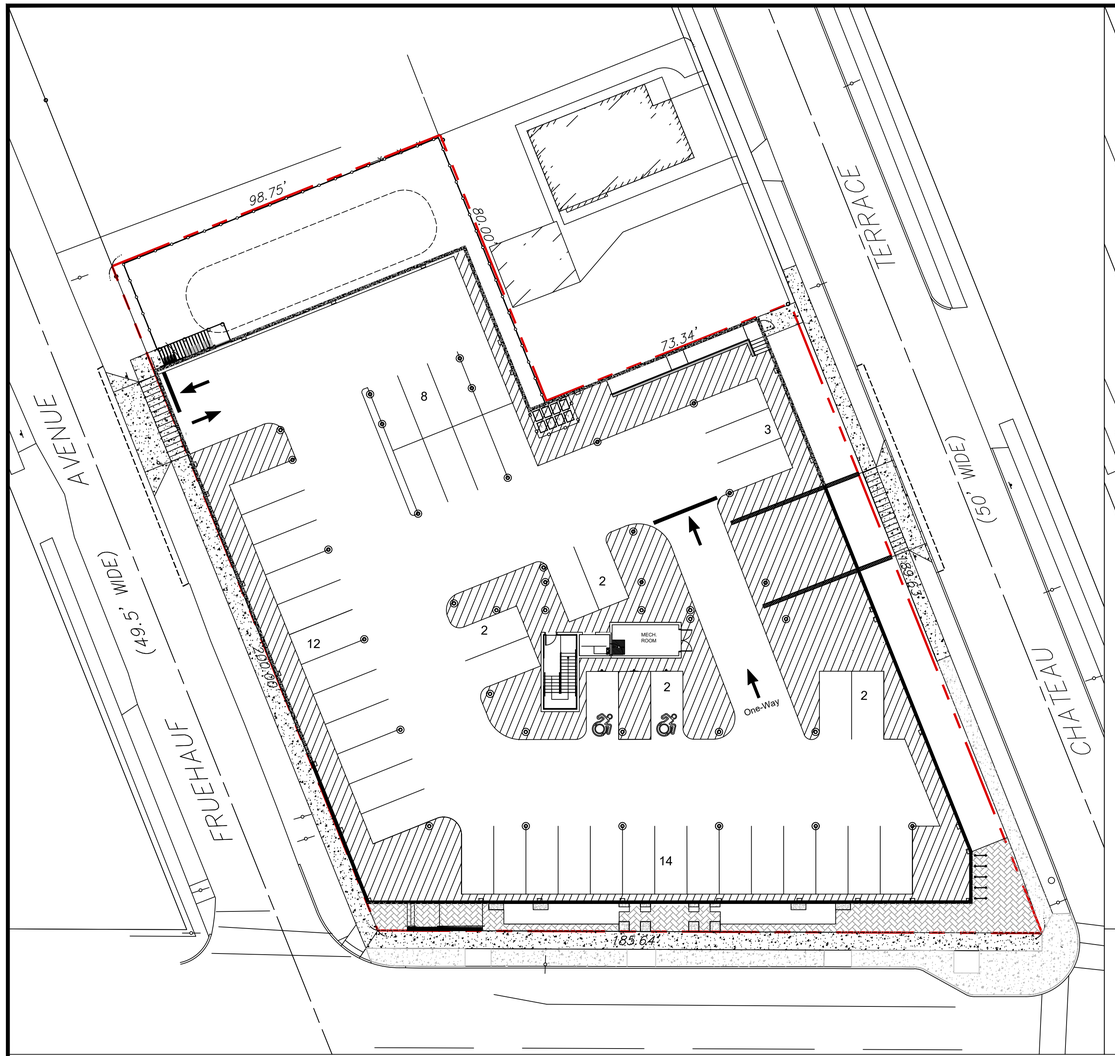
10.0 REFERENCES

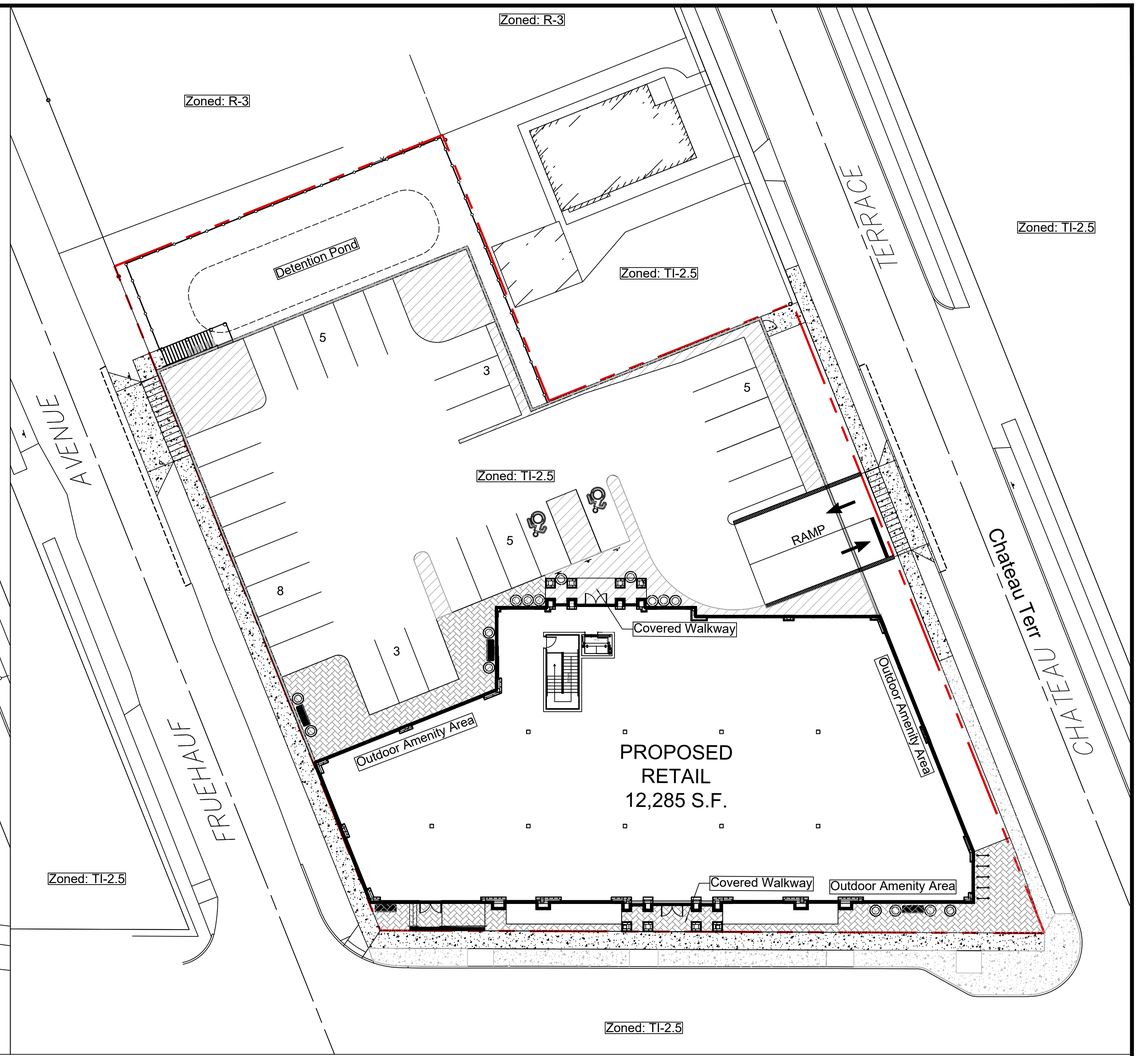
- Synchro 12 Software. Cubic ITS. 2023.
- Highway Capacity Manual (7th Edition). Transportation Research Board (TRB). Washington, DC. 2022.
- Trip Generation Manual (11th Edition). Institute of Transportation Engineers (ITE). Washington, DC. 2021.
- OnTheMap. United States Census Bureau. 2025.
- Traffic Data Viewer. New York State Department of Transportation (NYSDOT). 2025.
- Manual on Uniform Traffic Control Devices (11th Edition). Federal Highway Administration (FHWA). 2023.
- Highway Functional Classification Concepts, Criteria, and Procedures. Federal Highway Administration (FHWA). 2023.
- Highway Design Manual. New York State Department of Transportation (NYSDOT). Latest Revisions.
- A Policy on Geometric Design of Highways and Streets (7th Edition). The American Association of State Highway and Transportation Officials (AASHTO). 2018.

11.0 FIGURES

Figures 1 through 8 are included on the following pages.

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)





Basement Level

45

Ground Level

29

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.	34,542 S.F.
Width	0' min.	170.7'
Outdoor Amenity Space	10% min. = 3,454 S.F.	3,590 S.F. = 10.4%
w/ Green Space	25% Min	44.3%
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.	0.2' (North Side)
Alley	5' min.	N/A
PARKING SETBACKS		
Primary and Side Street	Refer to Section 5A-2 Infill Frontages (below)	
Common lot line	0' min.	3.8' (North Side)
Alley	5' min.	N/A
BUILDING HEIGHT		
Top Plate Height	2 Stories / 24' max.	N/A
Building Height	2.5 Stories / 35' max.	35'-0"
Roof Pitch	18:12 max.	18:12
BUILDING LENGTH	Refer to Section 5A-2 Infill Frontages (below)	168.5'
STORY HEIGHT	Refer to Section 5A-2 Infill Frontages (below)	16.5'

5A-2-4: Village Frontage		
BUILDING SETBACKS		
Build-to zone	0' min./10' max.	0.0'
Street Frontage:		
Front: Main Street	90% min.	90.9% (169.1)
Side: Fruehauf Ave		80.3% (160.6 / 200)
Side: Chateau Terr.		92.0% (174.4/189.6)
PARKING SETBACKS		
Street	20' min.	52.8' (Main Street)
BUILDING MASS		
Street facing building length:		
Front: Main Street	200' max.	168.5'
STORY HEIGHT		
Ground floor elevation	0' min. / 2' max.	0.0'
Ground story height	13' min.	16.5'
Upper story height	9' min.	12.5'
TRANSPARENCY		
Ground story	70% min.	70.1%
Upper story	20% min.	41.0%
Blank wall length	15' max.	4.0'
PEDESTRIAN ACCESS		
Street facing entrance	Required	Complies
Entrance spacing	50' max.	Complies
STREETSCAPE		
Clear pedestrian zone	10' min.	10.3' Total - Existing Condition
Curb zone	6' min.	
Tree planting type	Grates	Complies
Tree spacing	35' on-center avg.	Existing: 33.3' c-c Average

Proposed Outdoor Amenity Space

PROPOSED PARKING ANAYLSIS TI-2.5			
USE	CODE	REQUIRED	PROVIDED
RETAIL	2.5/1000 SF	12,285 sqft / 1000 x 2.5 = 31 SPACES	74 SPACES
Bike Rack	1/3000 SF	12,285 sqft / 3000 = 5 SPACES	5 SPACES
STALL SIZE		9'x19'	9'x19'

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	04.29.2025	DZ	Arch Updates
2	05.27.2025	DZ	Coordination Notes
			and Town Comments
3	06.04.2025	DZ	Town Meeting Update
4	07.14.2025	DZ	Site Updates

SPECIAL INFORMATION:

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

SHOP DRAWING SUBMITTALS ARE REQUIRED FOR ANY AND ALL STRUCTURES.

NOTICE

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

CONSTRUCTION SET

NORTH

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

PROPERTY NUMBER: #5202

AREA: -

PROPOSED RETAIL

Main St - Snyder
4548-4564 Main St.
Amherst, NY14226

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR

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

SEAL

TITLE:

Overall Site Plan

SCALE: 1" = 20'

DRAWN BY: DMZ

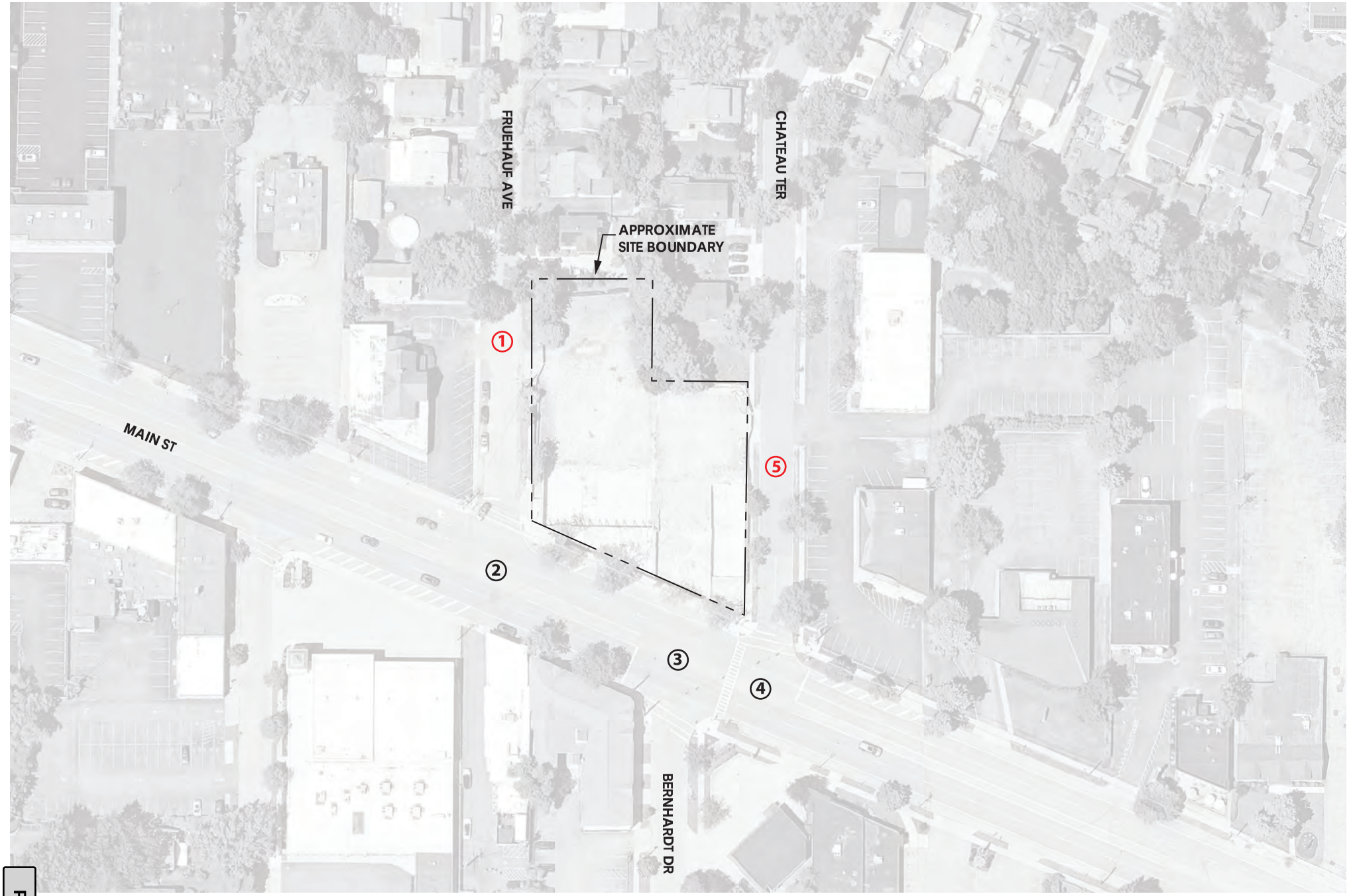
CHECKED BY: MAO

DATE: 04.16.2025

DRAWING NO.

C4.0

Attachment: SP-2025-03 application 092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)



PASSERO engineering architecture

Study Area and Site Location

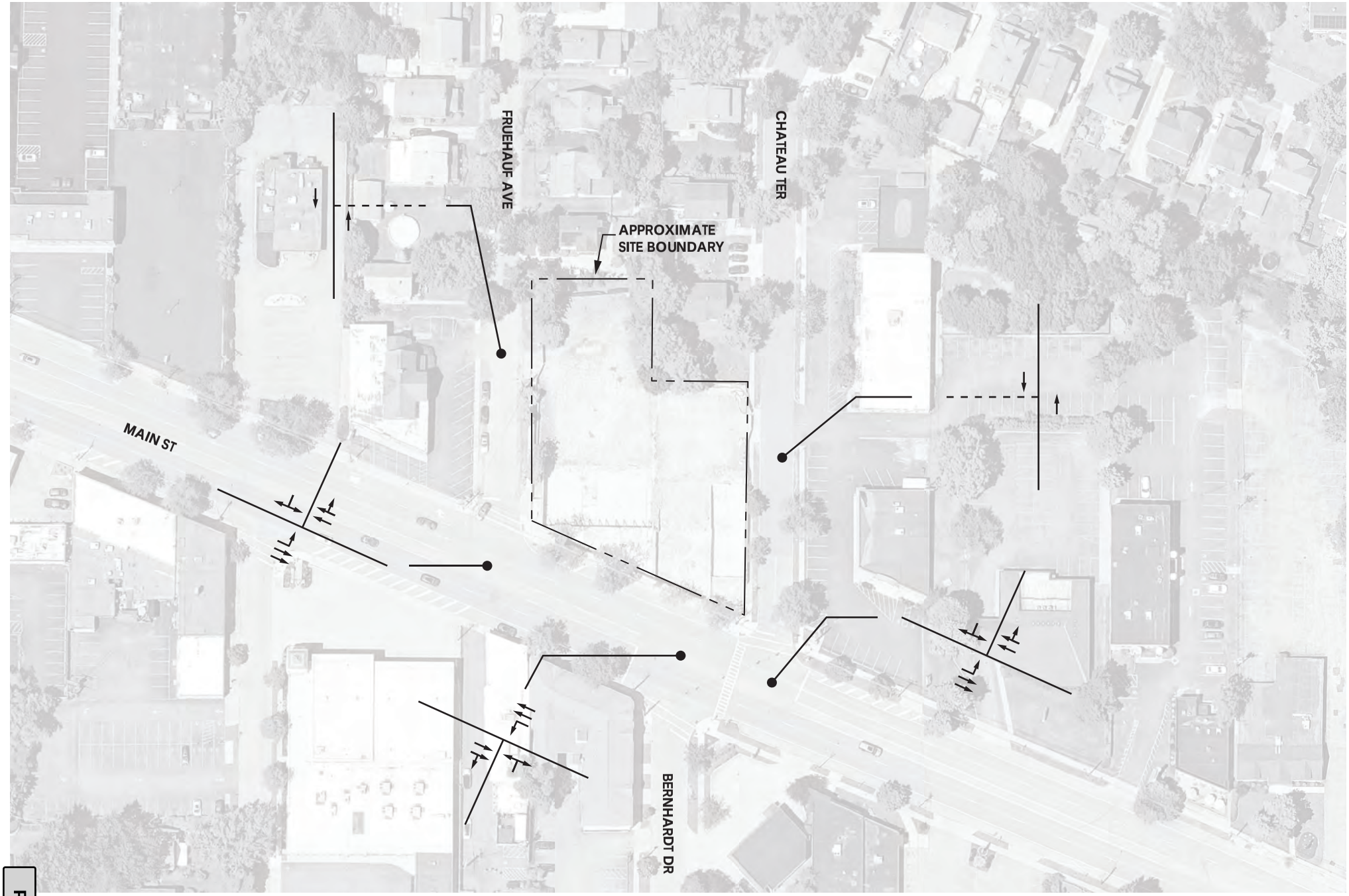
4548-4564 MAIN STREET RETAIL

Existing Intersection
Proposed Intersection

N

FIGURE 1.a

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)



PASSERO engineering architecture

Lane Geometry

4548-4564 MAIN STREET RETAIL

---- Proposed Driveway

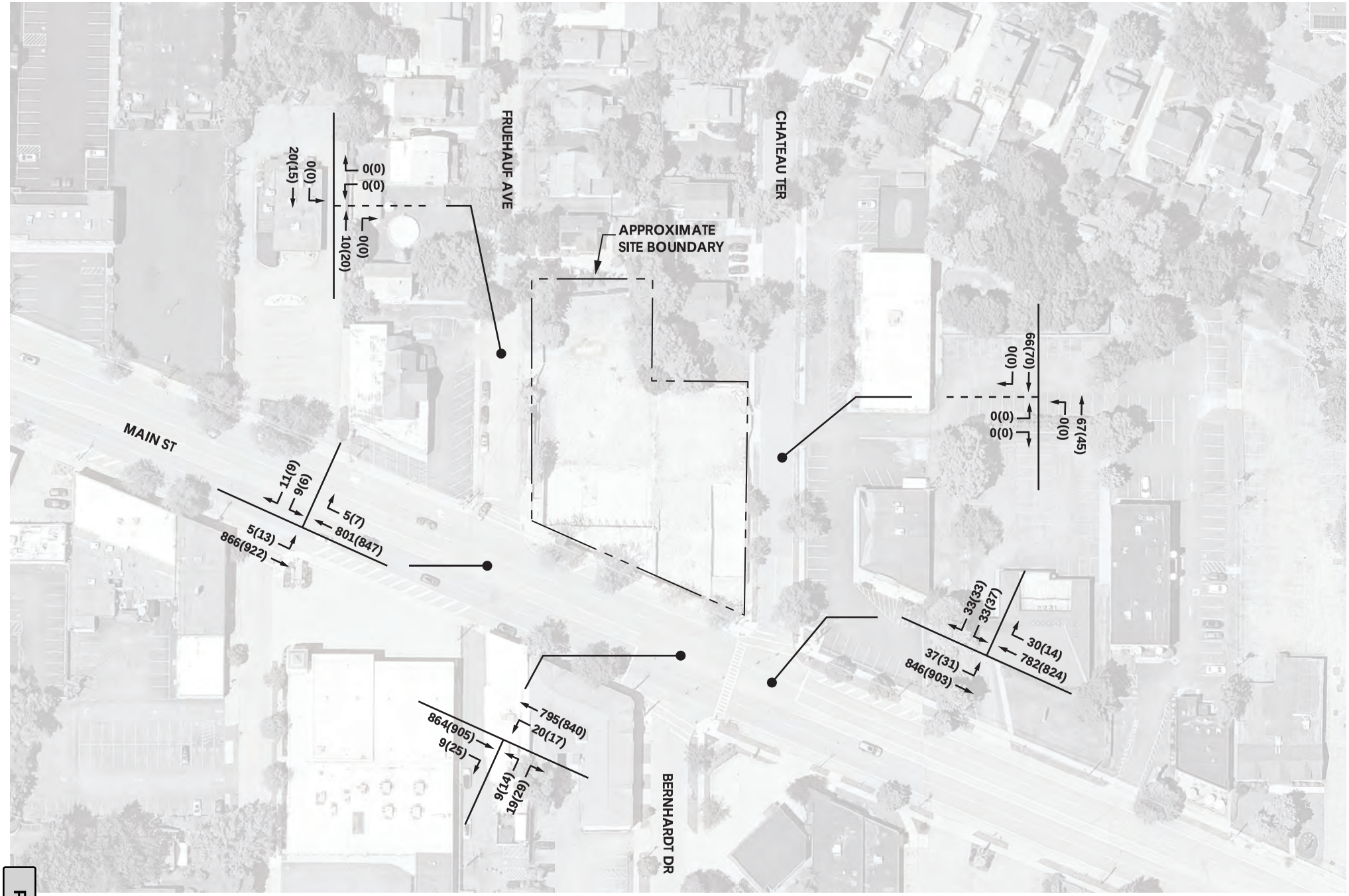
N

FIGURE

1.a

Packet Pg. 36

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)



PASSERO engineering architecture

Peak Hour Volumes: Existing Conditions

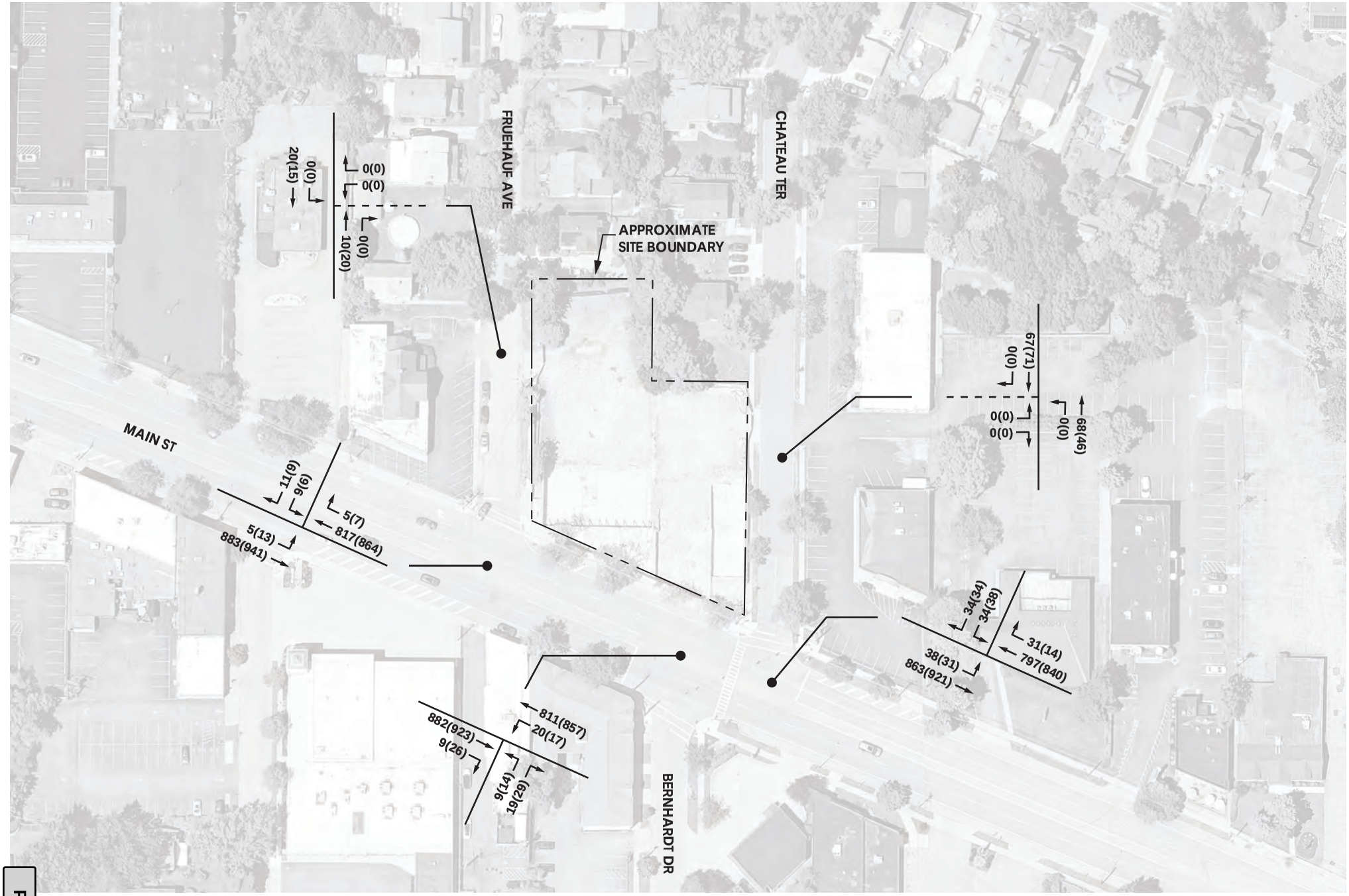
4548-4564 MAIN STREET RETAIL

---- Proposed Driveway
#(#) AM(PM)

N

FIGURE 1.a

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)



PASSERO engineering architecture

Peak Hour Volumes: Background Conditions

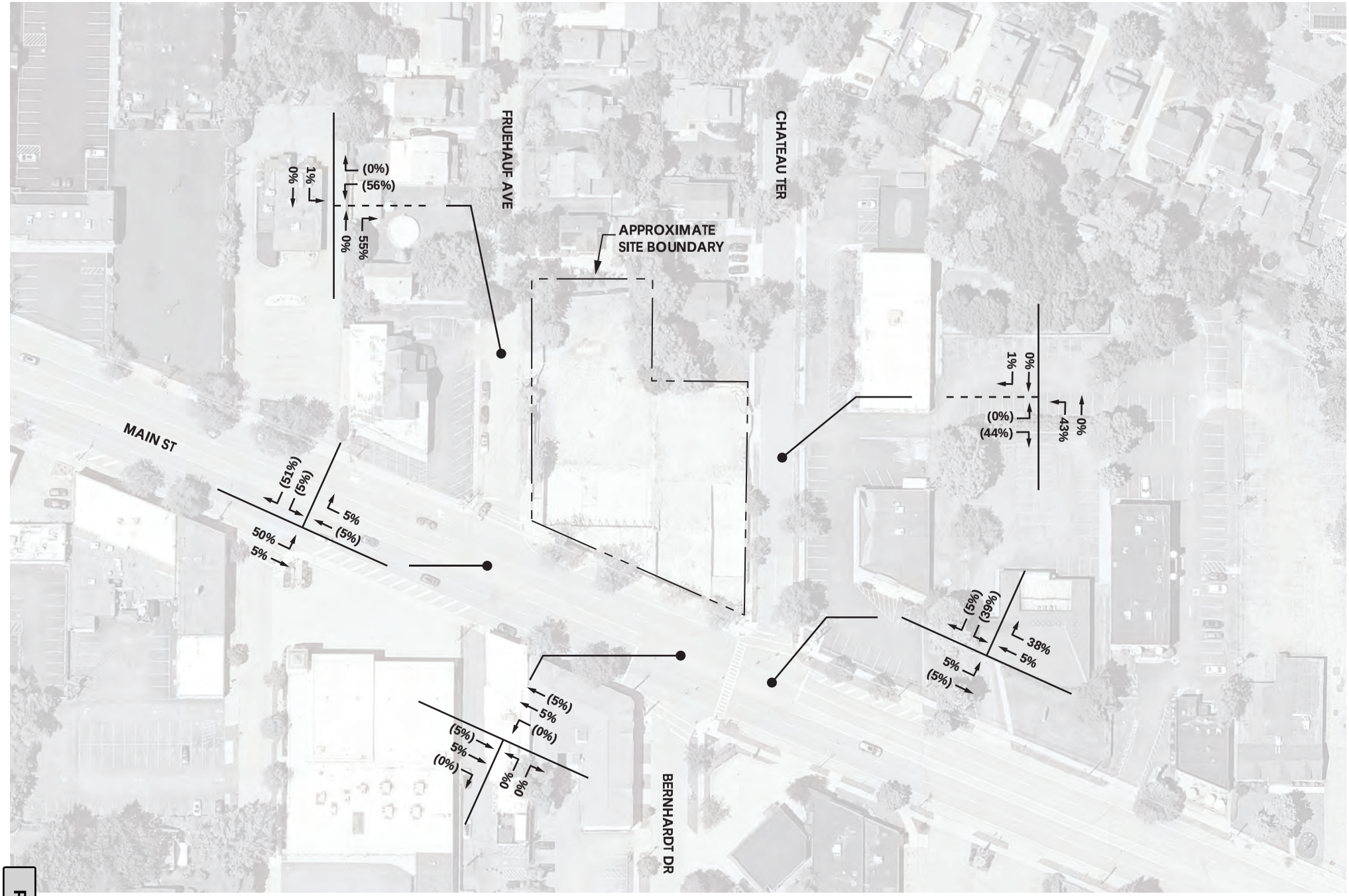
4548-4564 MAIN STREET RETAIL

---- Proposed Driveway
#(#) AM(PM)

N

FIGURE 1.a

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)



PASSERO engineering architecture

Trip Distribution

4548-4564 MAIN STREET RETAIL

Proposed Driveway

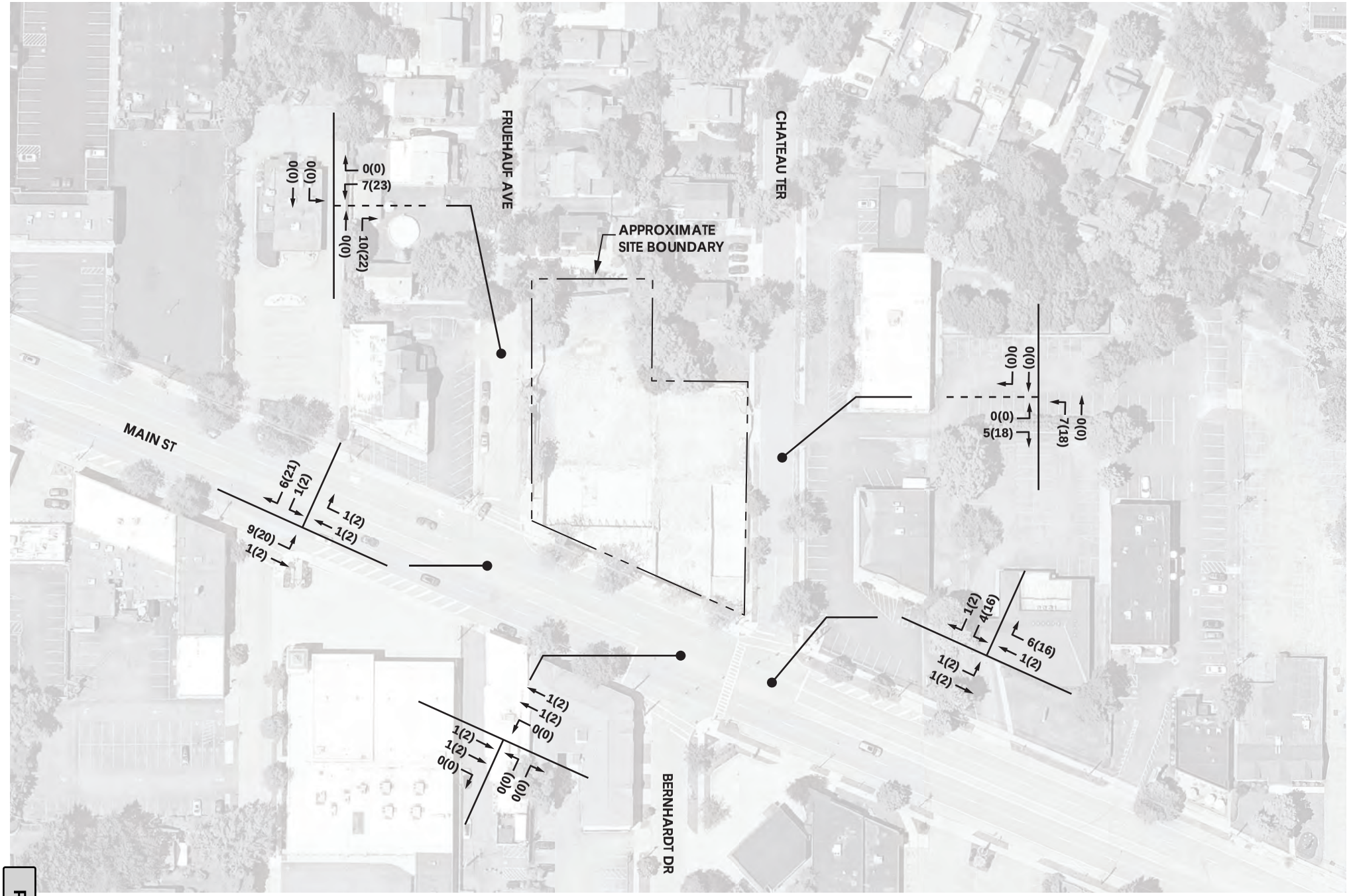
#(#) Inbound(Outbound)

N

FIGURE 1.a

3012.00

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)



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Trip Distribution

4548-4564 MAIN STREET RETAIL

---- Proposed Driveway
#(#) AM(PM)

N

FIGURE 1.a

Packet Pg. 40

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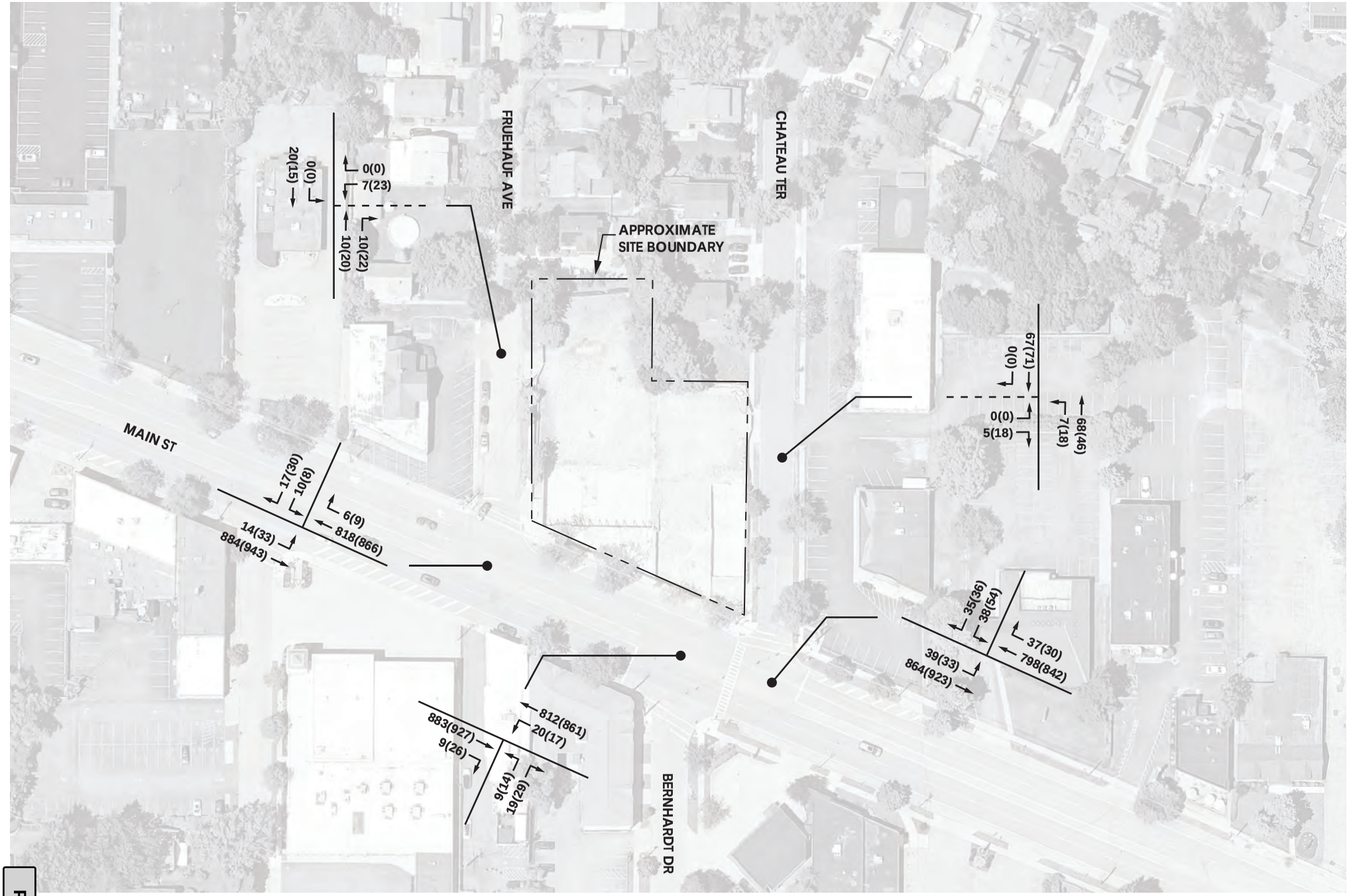


PASSERO engineering architecture

Peak Hour Volumes: Full Build Conditions

4548-4564 MAIN STREET RETAIL

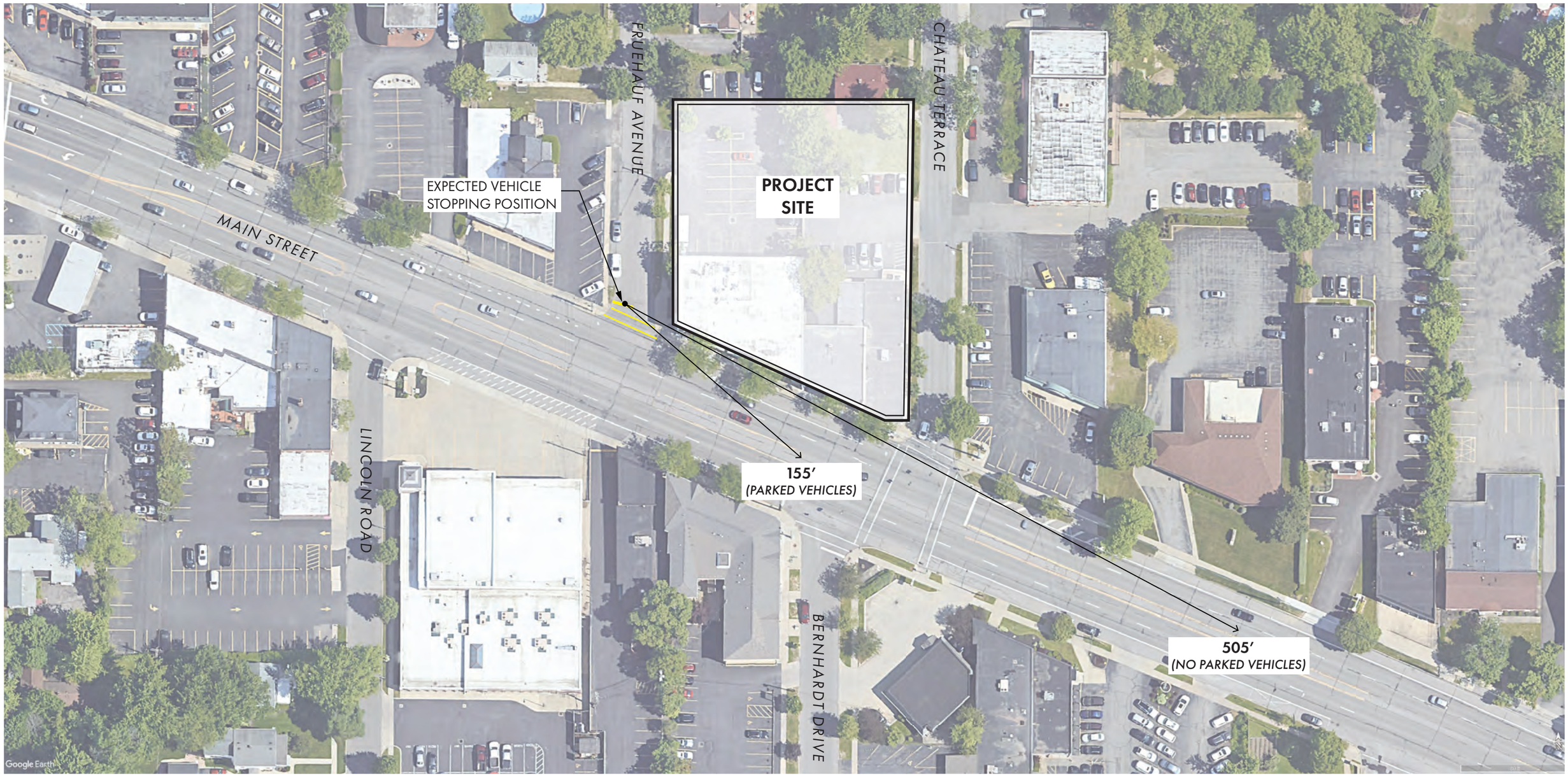
---- Proposed Driveway
#(#) AM(PM)

N

FIGURE 1.a

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

FIGURE 8



SIGHT LINE EVALUATION

4548-4564 MAIN STREET

TOWN OF AMHERST | ERIE COUNTY | NEW YORK

Notes:
Main Street Speed Limit: **40 MPH**
Design Speed: **45 MPH (posted speed limit plus 5 MPH)**
Required Stopping Sight Distance: **360 feet**
Desirable Intersection Sight Distance: **500 feet**

0 80
FEET

JANUARY 11, 2023

PASSERO
engineering architectur

242 West Main Street, Suite 100
Roch
585.325

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

APPENDICES

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

APPENDIX A: EXISTING TRAFFIC COUNT DATA

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

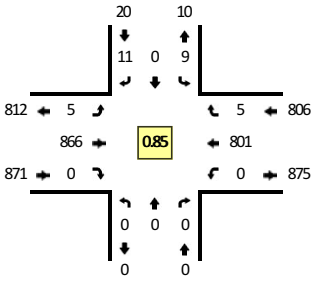
Type of peak hour being reported: Intersection Peak

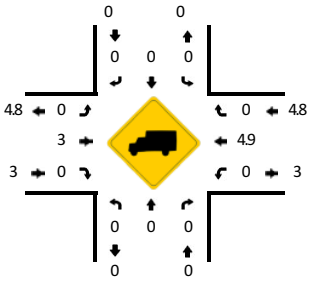
Method for determining peak hour: Total Entering Volume

LOCATION: Fruehauf Ave -- Main St
CITY/STATE: Amherst, NY

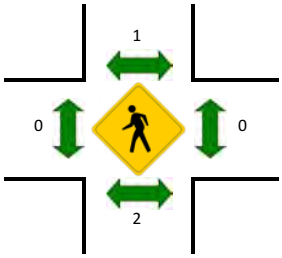
QC JOB #: 16040101
DATE: Tue, Dec 13 2022

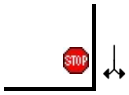
Peak-Hour: 7:30 AM -- 8:30 AM
Peak 15-Min: 7:45 AM -- 8:00 AM

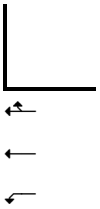


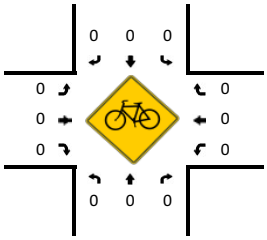


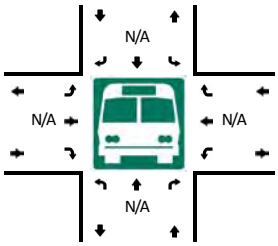
Quality Counts
DATA THAT DRIVES COMMUNITIES

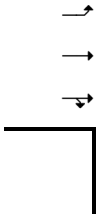


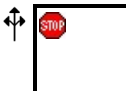


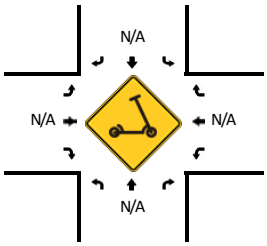












15-Min Count Period Beginning At	Fruehauf Ave (Northbound)				Fruehauf Ave (Southbound)				Main St (Eastbound)				Main St (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	0	0	0	1	0	2	0	1	116	0	2	0	130	1	0	253	
7:15 AM	0	0	0	0	4	0	1	0	2	170	0	0	0	159	1	0	337	
7:30 AM	0	0	0	0	2	0	4	0	1	212	0	0	0	201	1	0	421	
7:45 AM	0	0	0	0	4	0	2	0	1	260	0	0	0	230	0	0	497	1508
8:00 AM	0	0	0	0	1	0	4	0	2	186	0	0	0	183	2	0	378	1633
8:15 AM	0	0	0	0	2	0	1	0	1	208	0	0	0	187	2	0	401	1697
8:30 AM	0	0	0	0	0	0	4	0	1	185	0	0	0	142	0	0	332	1608
8:45 AM	0	0	0	0	0	0	2	0	0	191	0	0	0	153	0	0	346	1457

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	0	0	0	16	0	8	0	4	1040	0	0	0	920	0	0	1988
Heavy Trucks	0	0	0		0	0	0		0	44	0		0	44	0		88
Buses																	
Pedestrians		4				4				0				0			8
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 12/20/2022 8:43 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

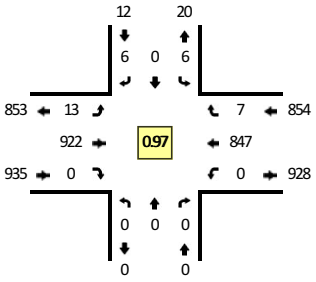
Type of peak hour being reported: Intersection Peak

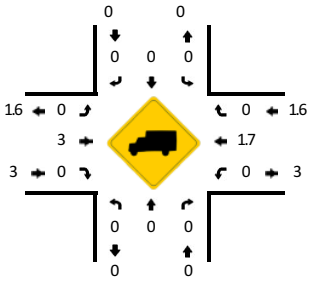
Method for determining peak hour: Total Entering Volume

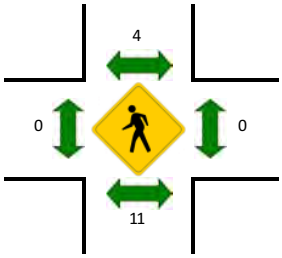
LOCATION: Fruehauf Ave -- Main St
CITY/STATE: Amherst, NY

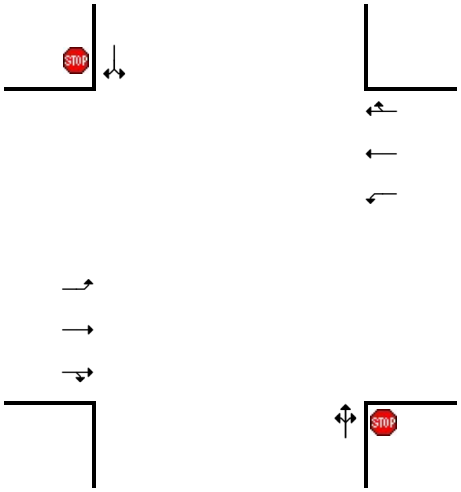
QC JOB #: 16040102
DATE: Tue, Dec 13 2022

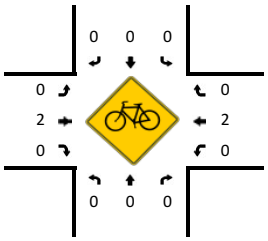
Peak-Hour: 4:00 PM -- 5:00 PM
Peak 15-Min: 4:15 PM -- 4:30 PM

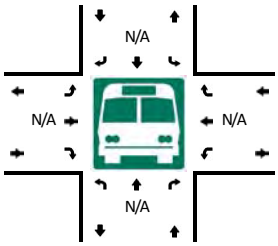


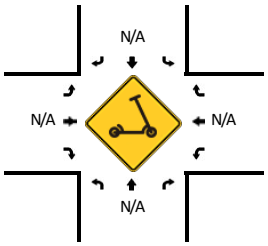












15-Min Count Period Beginning At	Fruehauf Ave (Northbound)				Fruehauf Ave (Southbound)				Main St (Eastbound)				Main St (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	0	0	2	0	4	0	5	237	0	0	0	201	1	0	450	
4:15 PM	0	0	0	0	4	0	2	0	3	229	0	0	0	226	1	0	465	
4:30 PM	0	0	0	0	0	0	0	0	3	227	0	0	0	210	4	0	444	
4:45 PM	0	0	0	0	0	0	0	0	2	229	0	0	0	210	1	0	442	1801
5:00 PM	0	0	0	0	0	0	3	0	4	210	0	0	0	173	1	0	391	1742
5:15 PM	0	0	0	0	3	0	0	0	0	217	0	0	0	218	2	0	440	1717
5:30 PM	0	0	0	0	1	0	5	0	3	194	0	0	0	201	2	0	406	1679
5:45 PM	0	0	0	0	1	0	3	0	2	180	0	0	0	208	2	0	396	1633

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	0	0	0	16	0	8	0	12	916	0	0	0	904	4	0	1860
Heavy Trucks	0	0	0		0	0	0		0	36	0		0	16	0		52
Buses																	
Pedestrians		0				12				0				0			12
Bicycles	0	0	0		0	0	0		0	8	0		0	8	0		16
Scooters																	

Comments:

Report generated on 12/20/2022 8:43 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

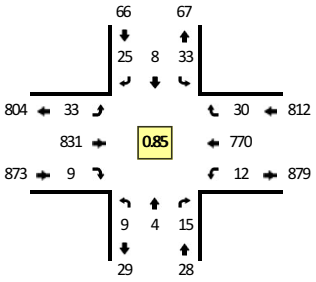
Type of peak hour being reported: Intersection Peak

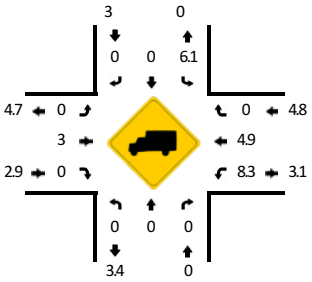
Method for determining peak hour: Total Entering Volume

LOCATION: Chateau Terr/Bernhardt Dr -- Main St
CITY/STATE: Amherst, NY

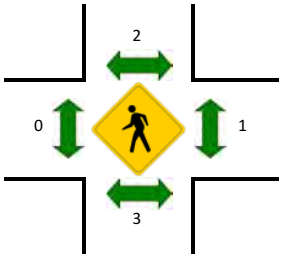
QC JOB #: 16040103
DATE: Tue, Dec 13 2022

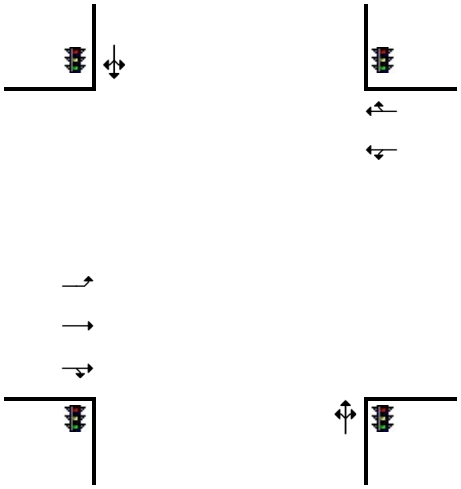
Peak-Hour: 7:30 AM -- 8:30 AM
Peak 15-Min: 7:45 AM -- 8:00 AM

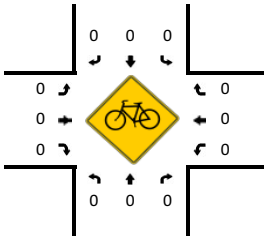


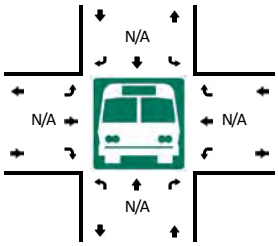


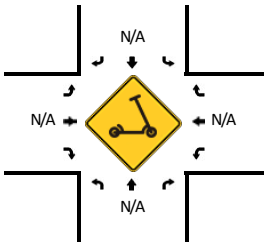
Quality Counts
DATA THAT DRIVES COMMUNITIES











15-Min Count Period Beginning At	Chateau Terr/Bernhardt Dr (Northbound)				Chateau Terr/Bernhardt Dr (Southbound)				Main St (Eastbound)				Main St (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	2	0	2	0	1	0	1	0	1	116	0	0	3	126	1	0	253	
7:15 AM	2	3	2	0	3	0	3	0	1	170	1	0	1	156	3	0	345	
7:30 AM	2	1	6	0	6	1	2	0	5	207	1	0	2	195	7	0	435	
7:45 AM	3	2	2	0	9	0	5	0	15	248	4	0	4	219	12	0	523	1556
8:00 AM	1	1	4	0	10	4	12	0	11	176	3	0	4	173	10	0	409	1712
8:15 AM	3	0	3	0	8	3	6	0	2	200	1	0	2	183	1	0	412	1779
8:30 AM	2	3	0	0	1	1	3	0	9	175	6	0	2	134	3	0	339	1683
8:45 AM	5	1	4	0	7	1	12	0	7	179	4	0	5	133	5	0	363	1523

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	12	8	8	0	36	0	20	0	60	992	16	0	16	876	48	0	2092
Heavy Trucks	0	0	0		8	0	0		0	36	0		0	44	0		88
Buses																	
Pedestrians		4				4				0				4			12
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 12/20/2022 8:43 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

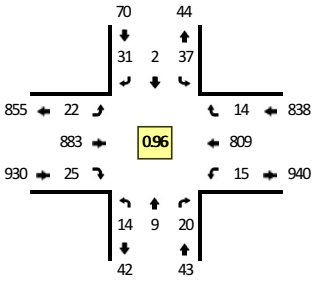
Type of peak hour being reported: Intersection Peak

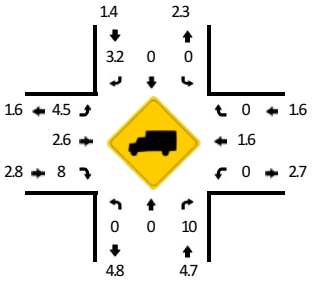
Method for determining peak hour: Total Entering Volume

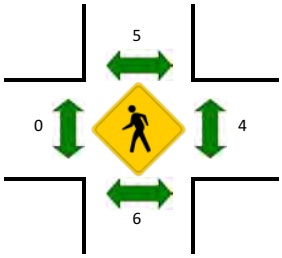
LOCATION: Chateau Terr/Bernhardt Dr -- Main St
CITY/STATE: Amherst, NY

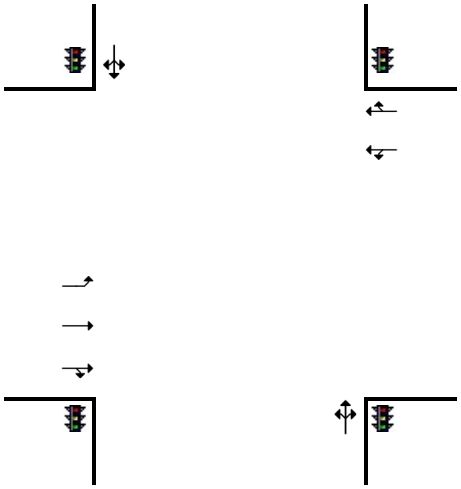
QC JOB #: 16040104
DATE: Tue, Dec 13 2022

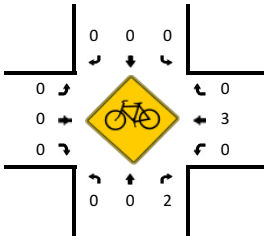
Peak-Hour: 4:00 PM -- 5:00 PM
Peak 15-Min: 4:15 PM -- 4:30 PM

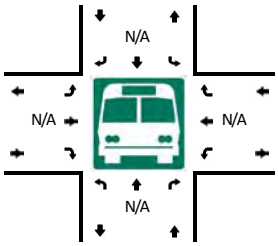


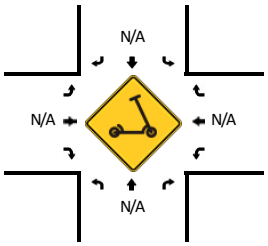












15-Min Count Period Beginning At	Chateau Terr/Bernhardt Dr (Northbound)				Chateau Terr/Bernhardt Dr (Southbound)				Main St (Eastbound)				Main St (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	2	3	10	0	7	0	6	0	1	227	5	0	2	195	2	0	460	
4:15 PM	4	2	4	0	9	1	10	0	9	224	9	0	4	215	1	0	492	
4:30 PM	4	1	4	0	11	0	8	0	7	217	4	0	5	199	5	0	465	
4:45 PM	4	3	2	0	10	1	7	0	4	215	7	1	4	200	6	0	464	1881
5:00 PM	5	0	2	0	2	1	4	0	4	200	8	0	2	163	5	0	396	1817
5:15 PM	5	1	2	0	1	2	5	0	3	201	7	0	3	202	2	0	434	1759
5:30 PM	2	2	4	0	1	3	3	0	2	192	2	0	3	196	1	0	411	1705
5:45 PM	2	0	2	0	1	0	4	0	2	172	8	0	1	204	1	0	397	1638

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	16	8	16	0	36	4	40	0	36	896	36	0	16	860	4	0	1968
Heavy Trucks	0	0	0		0	0	0		4	28	4		0	20	0		56
Buses																	
Pedestrians		0				12				0				4			16
Bicycles	0	0	8		0	0	0		0	0	0		0	12	0		20
Scooters																	

Comments:

Report generated on 12/20/2022 8:43 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

APPENDIX B: MISCELLANEOUS CALCULATIONS

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Proposed 4548-4564 Main Street Mixed-Use Development, Town of Amherst, Erie County, NY

Documentation of Ambient Traffic Volume Growth

Roadway	Segment starts at	Segment end at	2015	2016	2017	2018	2019	Annual Growth
Main Street (NY-5)	NY-240 Harlem Road	ACC RT 290I	22,313	22,014	22,120	20,853	21,436	-1.00%
Harlem Road (NY-240)	Main Street	NY-324		11,976			11,530	-1.26%
Harlem Road (NY-240)	Main Street	CR-290		13,038			12,973	-0.17%
							AVERAGE	**-0.81%**

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Intersection Crash Rate Calculations

4548-4564 Main Street

Intersection #1: Main Street at Bernhardt Drive/Chateau Terrace
Date of Count: Tuesday, December 13, 2022

Number of Crashes: 9
Number of Injuries: 2
Number of Fatalities: 0
Entering Vehicles (PM): 1881
ADT: 19800
Start Date: July 31, 2017
End Date: July 31, 2022
Number of Years: 5

Intersection Type: 4 Legged
Area Type: Urban
Control Type: Signal w/ Left Turn 5 or More Lanes

crash rate = Number of Crashes x 1 Million / ADT x 365 Days per Year x Number of Years

crash rate = 9 x 1,000,000 / 19800 x 365 x 5

	Crash Rate		Fatality Rate	Injury Rate
Study Intersection	**0.25**	**cr/mve**	**0%**	**22%**
Statewide Average*	**0.26**	**cr/mve**		

ADT = Average Daily Total vehicles entering intersection
cr/mve = crashes per million entering vehicles
* Most recent available 2019 Average Crash Rates for State Highways by Facility Type

Direction

Type	Northbound - 1	Southbound - 5	Eastbound - 3	Westbound - 7	Unknown	Totals
Left turn				1		1
Rear-end		1	1	3		5
Overtaking						0
Right Angle						0
Right Turn						0
Head On						0
Side-swipe			2			2
Fixed Object			1			1
Backing						0
Other						0
Bike/Ped						0
Animal						0
Totals	0	1	4	4	0	9

PDO	7
Injury	
Injury + PDO	2
Fatal	
NR	
Total	9

Intersection Crash Rate Calculations

4548-4564 Main Street

Intersection #2: Main Street at Fruehauf Avenue
Date of Count: Tuesday, December 13, 2022

Number of Crashes: 0
Number of Injuries: 0
Number of Fatalities: 0
Entering Vehicles (PM): 1801
ADT: 18958
Start Date: July 31, 2017
End Date: July 31, 2022
Number of Years: 5

Intersection Type: 3 Legged
Area Type: Urban
Control Type: Sign 5 or More Lanes

crash rate = Number of Crashes x 1 Million / ADT x 365 Days per Year x Number of Years

crash rate = 0 x 1,000,000 / 18958 x 365 x 5

	Crash Rate		Fatality Rate	Injury Rate
Study Intersection	**0.00**	**cr/mve**	**#DIV/0!**	**#DIV/0!**
Statewide Average*	**0.07**	**cr/mve**		

ADT = Average Daily Total vehicles entering intersection
cr/mve = crashes per million entering vehicles
* Most recent available 2019 Average Crash Rates for State Highways by Facility Type

Direction

Type	Northbound - 1	Southbound - 5	Eastbound - 3	Westbound - 7	Unknown	Totals
Left turn						0
Rear-end						0
Overtaking						0
Right Angle						0
Right Turn						0
Head On						0
Side-swipe						0
Fixed Object						0
Backing						0
Other						0
Bike/Ped						0
Animal						0
Totals	0	0	0	0	0	0

PDO	
Injury	
Injury + PDO	
Fatal	
NR	
Total	0

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Project: **4548-4564 Main Street**
Location: **Amherst, NY**
Peak Hour: **Weekday AM**
Peak: **7:30 to 8:30 AM**
Condition: **Proposed Action**

Figure: 3 4 5 6 7

Num of yrs: 2

Int. #	Intersection	2022 Volumes	2024 Bkgd Vol 1.00%	Trip Distribution and Trip Assignment: Enter Dist. %	Exit Dist. %	Trips IN 17	Trips OUT 12	Total Site Trips	Full Build Volumes
1	**Main Street/ Chateau Terrace/Bernhardt Drive**								
	SR	25	26		5%		1	1	27
	ST - Chateau Terrace	8	8						8
	SL	33	34		39%		4	4	38
	WR	30	31	38%		6		6	37
	WT - Main Street	770	785	5%		1		1	786
	WL	12	12						12
	NR	15	15						15
	NT	4	4						4
	NL	9	9						9
	ER	9	9						9
	ET - Main Street	831	848		5%		1	1	849
	EL	33	34	5%		1		1	35
2	**Main Street/ Fruehauf Avenue**								
	SR	11	11		51%		6	6	17
	ST - Fruehauf Avenue								
	SL	9	9		5%		1	1	10
	WR	5	5	5%		1		1	6
	WT - Main Street	801	817		5%		1	1	818
	WL								
	NR								
	NT								
	NL								
	ER								
	ET - Main Street	866	883	5%		1		1	884
	EL	5	5	50%		9		9	14
3	**Fruehauf Avenue/ Proposed Driveway**								
	SR								
	ST - Fruehauf Avenue	20	20						20
	SL			1%		0		0	0
	WR								
	WT - Proposed Driveway								
	WL				56%		7	7	7
	NR			55%		10		10	10
	NT - Fruehauf Avenue	10	10						10
	NL								
	ER								
	ET								
	EL								
4	**Chateau Terrace/ Proposed Driveway**								
	SR			1%		0		0	0
	ST - Chateau Terrace	66	67						67
	SL								
	WR								
	WT								
	WL								
	NR								
	NT - Chateau Terrace	67	68						68
	NL			40%		7		7	7
	ER				44%		5	5	5
	ET - Proposed Driveway								
	EL								

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Project: **4548-4564 Main Street**
Location: **Amherst, NY**
Peak Hour: **Weekday PM**
Peak: **4:00 to 5:00 PM**
Condition: **Proposed Action**

Figure:		3	4	5				6	7
			Num of yrs						
			2						
Int. #	**Intersection**	**2022 Volumes**	**2024 Bkgd Vol**	**Trip Distribution and Trip Assignment**				**Total Site Trips**	**Full Build Volumes**
			1.00%	Enter Dist. %	Exit Dist. %	Trips IN 40	Trips OUT 41		
1	**Main Street/ Chateau Terrace/Bernhardt Drive**								
	SR	31	32		5%		2	2	34
	ST - Chateau Terrace	2	2						2
	SL	37	38		39%		16	16	54
	WR	14	14	38%		15		16	30
	WT - Main Street	809	825	5%		2		2	827
	WL	15	15						15
	NR	20	20						20
	NT	9	9						9
	NL	14	14						14
	ER	25	26						26
	ET - Main Street	883	901		5%		2	2	903
	EL	22	22	5%		2		2	24
2	**Main Street/ Fruehauf Avenue**								
	SR	9	9		51%		21	21	30
	ST - Fruehauf Avenue								
	SL	6	6		5%		2	2	8
	WR	7	7	5%		2		2	9
	WT - Main Street	847	864		5%		2	2	866
	WL								
	NR								
	NT								
	NL								
	ER								
	ET - Main Street	922	941	5%		2		2	943
	EL	13	13	50%		20		20	33
3	**Fruehauf Avenue/ Proposed Driveway**								
	SR								
	ST - Fruehauf Avenue	15	15						15
	SL			1%		0		0	0
	WR								
	WT - Proposed Driveway								
	WL				56%		23	23	23
	NR			55%		22		22	22
	NT - Fruehauf Avenue	20	20						20
	NL								
	ER								
	ET								
	EL								
4	**Chateau Terrace/ Proposed Driveway**								
	SR			1%		0		0	0
	ST - Chateau Terrace	70	71						71
	SL								
	WR								
	WT								
	WL								
	NR								
	NT - Chateau Terrace	45	46						46
	NL			43%		17		18	18
	ER				44%		18	18	18
	ET - Proposed Driveway								
	EL								

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Strip Retail Plaza (<40k)
(822)

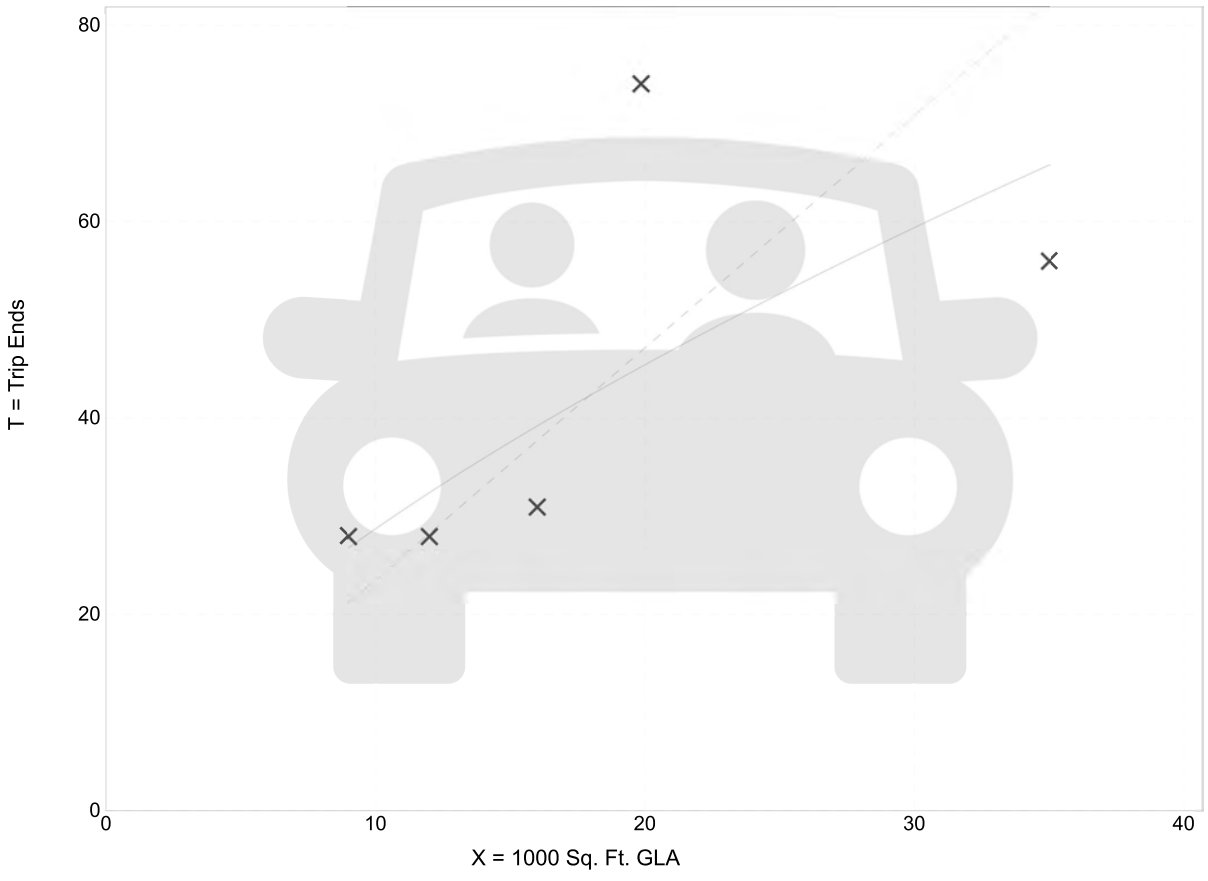
Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 5
Avg. 1000 Sq. Ft. GLA: 18
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Ln(T) = 0.66 Ln(X) + 1.84

R^2= 0.57

Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

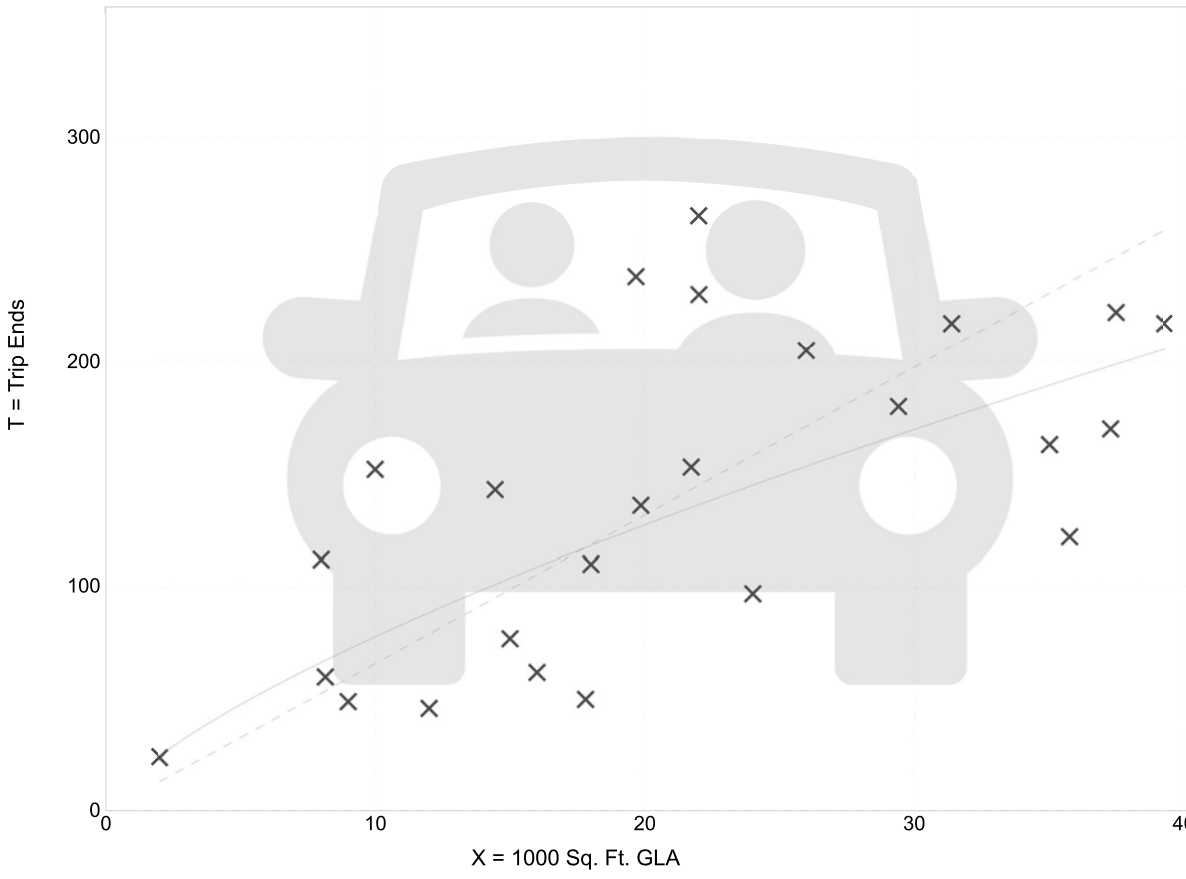
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 25
Avg. 1000 Sq. Ft. GLA: 21
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.71 Ln(X) + 2.72

R^2= 0.56

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

APPENDIX C: LOS CALCULATIONS – EXISTING CONDITIONS

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Lanes, Volumes, Timings
1: Bernhardt Drive/Chateau Terrace & Main Street

Existing AM
07/08/2025

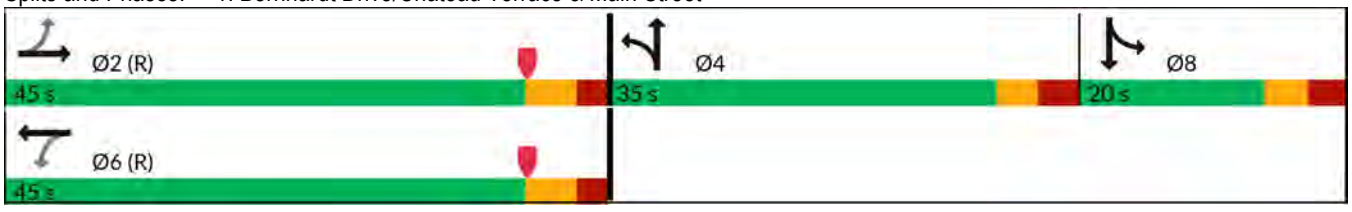
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	33	831	9	12	770	30	9	4	15	33	8	25
Future Volume (vph)	33	831	9	12	770	30	9	4	15	33	8	25
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	25		0	25		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor	1.00	1.00		1.00	1.00			0.99			0.99	
Frt		0.998			0.994			0.929			0.949	
Flt Protected	0.950			0.950				0.984			0.975	
Satd. Flow (prot)	1805	3498	0	1671	3420	0	0	1725	0	0	1697	0
Flt Permitted	0.279			0.263				0.984			0.975	
Satd. Flow (perm)	530	3498	0	462	3420	0	0	1725	0	0	1697	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		1			4			18			25	
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		152			705			712			310	
Travel Time (s)		2.6			12.0			16.2			7.0	
Confl. Peds. (#/hr)	2		3	3		2			1			1
Confl. Bikes (#/hr)												
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	3%	0%	8%	5%	0%	0%	0%	0%	6%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	39	978	11	14	906	35	11	5	18	39	9	29
Shared Lane Traffic (%)												
Lane Group Flow (vph)	39	989	0	14	941	0	0	34	0	0	77	0
Turn Type	Perm	NA		Perm	NA		Split	NA		Split	NA	
Protected Phases		2			6		4	4		8	8	
Permitted Phases	2			6								
Detector Phase	2	2		6	6		4	4		8	8	
Switch Phase												
Minimum Initial (s)	15.0	15.0		15.0	15.0		6.0	6.0		6.0	6.0	
Minimum Split (s)	32.2	32.2		32.2	32.2		34.1	34.1		32.2	32.2	
Total Split (s)	45.0	45.0		45.0	45.0		35.0	35.0		20.0	20.0	
Total Split (%)	45.0%	45.0%		45.0%	45.0%		35.0%	35.0%		20.0%	20.0%	
Maximum Green (s)	38.8	38.8		38.8	38.8		28.9	28.9		13.9	13.9	
Yellow Time (s)	3.9	3.9		3.9	3.9		3.2	3.2		3.2	3.2	
All-Red Time (s)	2.3	2.3		2.3	2.3		2.9	2.9		2.9	2.9	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	
Total Lost Time (s)	6.2	6.2		6.2	6.2			6.1			6.1	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.5	3.5		3.5	3.5	

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

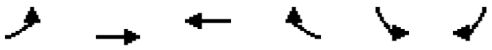
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0		3.0	3.0		3.5	3.5		3.5	3.5	
Time Before Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Time To Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Recall Mode	C-Max	C-Max		C-Max	C-Max		None	None		None	None	
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0				
Flash Don't Walk (s)	13.0	13.0		11.0	11.0		21.0	21.0				
Pedestrian Calls (#/hr)	0	0		0	0		0	0				
Act Effct Green (s)	73.7	73.7		73.7	73.7			7.2			9.1	
Actuated g/C Ratio	0.74	0.74		0.74	0.74			0.07			0.09	
v/c Ratio	0.10	0.38		0.04	0.37			0.24			0.43	
Control Delay (s/veh)	8.3	7.9		8.1	7.8			30.3			37.4	
Queue Delay	0.0	0.0		0.0	0.0			0.0			0.0	
Total Delay (s/veh)	8.3	7.9		8.1	7.8			30.3			37.4	
LOS	A	A		A	A			C			D	
Approach Delay (s/veh)		7.9			7.8			30.3			37.4	
Approach LOS		A			A			C			D	
Queue Length 50th (ft)	8	142		3	133			10			32	
Queue Length 95th (ft)	25	204		11	192			37			69	
Internal Link Dist (ft)		72			625			632			230	
Turn Bay Length (ft)	25			25								
Base Capacity (vph)	390	2579		340	2522			511			257	
Starvation Cap Reductn	0	0		0	0			0			0	
Spillback Cap Reductn	0	0		0	0			0			0	
Storage Cap Reductn	0	0		0	0			0			0	
Reduced v/c Ratio	0.10	0.38		0.04	0.37			0.07			0.30	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 100			
Offset: 7 (7%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow			
Natural Cycle: 100			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.43			
Intersection Signal Delay (s/veh): 9.3		Intersection LOS: A	
Intersection Capacity Utilization 43.8%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 1: Bernhardt Drive/Chateau Terrace & Main Street



Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	5	866	801	5	9	11
Future Volume (vph)	5	866	801	5	9	11
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)		0%	0%		0%	
Storage Length (ft)	25			0	0	0
Storage Lanes	1			0	1	0
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Ped Bike Factor						
Frt			0.999		0.927	
Flt Protected	0.950				0.978	
Satd. Flow (prot)	1805	3505	3436	0	1723	0
Flt Permitted	0.950				0.978	
Satd. Flow (perm)	1805	3505	3436	0	1723	0
Link Speed (mph)		40	40		30	
Link Distance (ft)		469	152		721	
Travel Time (s)		8.0	2.6		16.4	
Confl. Peds. (#/hr)	1			1		
Confl. Bikes (#/hr)						
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	3%	5%	0%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)		0%	0%		0%	
Adj. Flow (vph)	6	1019	942	6	11	13
Shared Lane Traffic (%)						
Lane Group Flow (vph)	6	1019	948	0	24	0
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 33.9%		ICU Level of Service A	
Analysis Period (min) 15			

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	5	866	801	5	9	11
Future Vol, veh/h	5	866	801	5	9	11
Conflicting Peds, #/hr	1	0	0	1	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	25	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	0	3	5	0	0	0
Mvmt Flow	6	1019	942	6	11	13

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	949	0	-	0	1467	475
Stage 1	-	-	-	-	946	-
Stage 2	-	-	-	-	521	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	816	-	-	-	145	784
Stage 1	-	-	-	-	418	-
Stage 2	-	-	-	-	566	-
Platoon blocked, %	0	-	-	-	0	0
Mov Cap-1 Maneuver	815	-	-	-	144	784
Mov Cap-2 Maneuver	-	-	-	-	282	-
Stage 1	-	-	-	-	414	-
Stage 2	-	-	-	-	566	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.05	0	13.75
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	815	-	-	-	435
HCM Lane V/C Ratio	0.007	-	-	-	0.054
HCM Ctrl Dly (s/v)	9.4	-	-	-	13.8
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.2

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Lanes, Volumes, Timings
1: Bernhardt Drive/Chateau Terrace & Main Street

Existing PM
07/08/2025

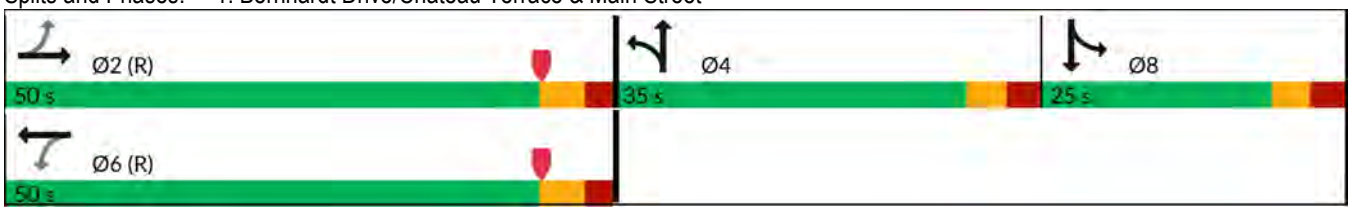
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	22	883	25	15	809	14	14	9	20	37	2	31
Future Volume (vph)	22	883	25	15	809	14	14	9	20	37	2	31
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	25		0	25		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor	1.00	1.00		1.00	1.00			0.99			0.99	
Frt		0.996			0.997			0.937			0.941	
Flt Protected	0.950			0.950				0.984			0.974	
Satd. Flow (prot)	1719	3483	0	1805	3528	0	0	1661	0	0	1705	0
Flt Permitted	0.310			0.278				0.984			0.974	
Satd. Flow (perm)	560	3483	0	527	3528	0	0	1661	0	0	1705	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		3			2			21			31	
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		152			705			712			310	
Travel Time (s)		2.6			12.0			16.2			7.0	
Confl. Peds. (#/hr)	5		6	6		5			4			4
Confl. Bikes (#/hr)												
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	5%	3%	8%	0%	2%	0%	0%	0%	10%	0%	0%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	23	920	26	16	843	15	15	9	21	39	2	32
Shared Lane Traffic (%)												
Lane Group Flow (vph)	23	946	0	16	858	0	0	45	0	0	73	0
Turn Type	Perm	NA		Perm	NA		Split	NA		Split	NA	
Protected Phases		2			6		4	4		8	8	
Permitted Phases	2			6								
Detector Phase	2	2		6	6		4	4		8	8	
Switch Phase												
Minimum Initial (s)	15.0	15.0		15.0	15.0		6.0	6.0		6.0	6.0	
Minimum Split (s)	32.2	32.2		32.2	32.2		35.2	35.2		32.2	32.2	
Total Split (s)	50.0	50.0		50.0	50.0		35.0	35.0		25.0	25.0	
Total Split (%)	45.5%	45.5%		45.5%	45.5%		31.8%	31.8%		22.7%	22.7%	
Maximum Green (s)	43.8	43.8		43.8	43.8		28.9	28.9		18.9	18.9	
Yellow Time (s)	3.9	3.9		3.9	3.9		3.2	3.2		3.2	3.2	
All-Red Time (s)	2.3	2.3		2.3	2.3		2.9	2.9		2.9	2.9	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	
Total Lost Time (s)	6.2	6.2		6.2	6.2			6.1			6.1	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.5	3.5		3.5	3.5	

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

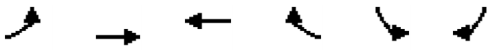
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0		3.0	3.0		3.5	3.5		3.5	3.5	
Time Before Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Time To Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Recall Mode	C-Max	C-Max		C-Max	C-Max		None	None		None	None	
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0				
Flash Don't Walk (s)	13.0	13.0		11.0	11.0		21.0	21.0				
Pedestrian Calls (#/hr)	0	0		0	0		0	0				
Act Effct Green (s)	80.9	80.9		80.9	80.9			7.8			8.9	
Actuated g/C Ratio	0.74	0.74		0.74	0.74			0.07			0.08	
v/c Ratio	0.06	0.37		0.04	0.33			0.33			0.44	
Control Delay (s/veh)	7.6	7.9		7.6	7.6			36.3			37.8	
Queue Delay	0.0	0.0		0.0	0.0			0.0			0.0	
Total Delay (s/veh)	7.6	7.9		7.6	7.6			36.3			37.8	
LOS	A	A		A	A			D			D	
Approach Delay (s/veh)		7.9			7.6			36.3			37.8	
Approach LOS		A			A			D			D	
Queue Length 50th (ft)	5	135		3	117			16			29	
Queue Length 95th (ft)	17	213		13	187			52			73	
Internal Link Dist (ft)		72			625			632			230	
Turn Bay Length (ft)	25			25								
Base Capacity (vph)	412	2563		387	2596			451			318	
Starvation Cap Reductn	0	0		0	0			0			0	
Spillback Cap Reductn	0	0		0	0			0			0	
Storage Cap Reductn	0	0		0	0			0			0	
Reduced v/c Ratio	0.06	0.37		0.04	0.33			0.10			0.23	

Intersection Summary			
Area Type:	Other		
Cycle Length: 110			
Actuated Cycle Length: 110			
Offset: 25 (23%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow			
Natural Cycle: 100			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.44			
Intersection Signal Delay (s/veh): 9.5		Intersection LOS: A	
Intersection Capacity Utilization 42.8%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 1: Bernhardt Drive/Chateau Terrace & Main Street



Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	13	922	847	7	6	6
Future Volume (vph)	13	922	847	7	6	6
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)		0%	0%		0%	
Storage Length (ft)	25			0	0	0
Storage Lanes	1			0	1	0
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Ped Bike Factor						
Frt			0.999		0.932	
Flt Protected	0.950				0.976	
Satd. Flow (prot)	1805	3505	3536	0	1728	0
Flt Permitted	0.950				0.976	
Satd. Flow (perm)	1805	3505	3536	0	1728	0
Link Speed (mph)		40	40		30	
Link Distance (ft)		469	152		721	
Travel Time (s)		8.0	2.6		16.4	
Confl. Peds. (#/hr)	4			4		
Confl. Bikes (#/hr)						
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	3%	2%	0%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)		0%	0%		0%	
Adj. Flow (vph)	13	951	873	7	6	6
Shared Lane Traffic (%)						
Lane Group Flow (vph)	13	951	880	0	12	0
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 35.5%		ICU Level of Service A	
Analysis Period (min) 15			

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	13	922	847	7	6	6
Future Vol, veh/h	13	922	847	7	6	6
Conflicting Peds, #/hr	4	0	0	4	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	25	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	0	3	2	0	0	0
Mvmt Flow	13	951	873	7	6	6

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	884	0	-	0	1383	444
Stage 1	-	-	-	-	881	-
Stage 2	-	-	-	-	502	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	879	-	-	-	170	856
Stage 1	-	-	-	-	465	-
Stage 2	-	-	-	-	579	-
Platoon blocked, %	0	-	-	-	0	0
Mov Cap-1 Maneuver	875	-	-	-	167	853
Mov Cap-2 Maneuver	-	-	-	-	307	-
Stage 1	-	-	-	-	457	-
Stage 2	-	-	-	-	577	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.13	0	13.2
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	875	-	-	-	452
HCM Lane V/C Ratio	0.015	-	-	-	0.027
HCM Ctrl Dly (s/v)	9.2	-	-	-	13.2
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

APPENDIX D: LOS CALCULATIONS – BACKGROUND CONDITIONS

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Lanes, Volumes, Timings
1: Bernhardt Drive/Chateau Terrace & Main Street

Background AM
07/08/2025

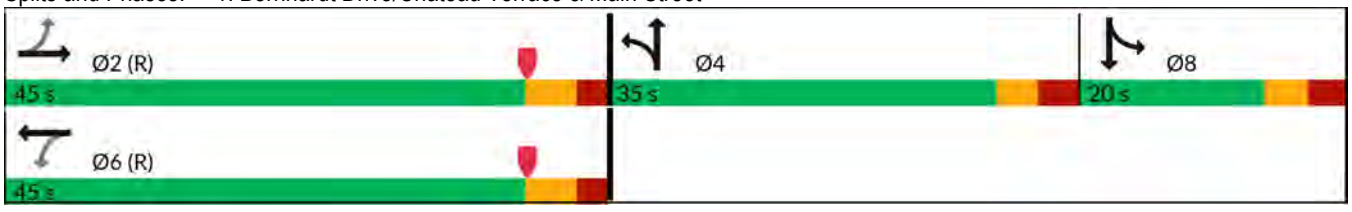
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	34	848	9	12	785	31	9	4	15	34	8	26
Future Volume (vph)	34	848	9	12	785	31	9	4	15	34	8	26
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	25		0	25		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor	1.00	1.00		1.00	1.00			0.99			0.99	
Frt		0.998			0.994			0.929			0.948	
Flt Protected	0.950			0.950				0.984			0.976	
Satd. Flow (prot)	1805	3498	0	1671	3420	0	0	1725	0	0	1697	0
Flt Permitted	0.272			0.256				0.984			0.976	
Satd. Flow (perm)	516	3498	0	450	3420	0	0	1725	0	0	1697	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		1			5			18			26	
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		152			705			712			310	
Travel Time (s)		2.6			12.0			16.2			7.0	
Confl. Peds. (#/hr)	2		3	3		2			1			1
Confl. Bikes (#/hr)												
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	3%	0%	8%	5%	0%	0%	0%	0%	6%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	40	998	11	14	924	36	11	5	18	40	9	31
Shared Lane Traffic (%)												
Lane Group Flow (vph)	40	1009	0	14	960	0	0	34	0	0	80	0
Turn Type	Perm	NA		Perm	NA		Split	NA		Split	NA	
Protected Phases		2			6		4	4		8	8	
Permitted Phases	2			6								
Detector Phase	2	2		6	6		4	4		8	8	
Switch Phase												
Minimum Initial (s)	15.0	15.0		15.0	15.0		6.0	6.0		6.0	6.0	
Minimum Split (s)	32.2	32.2		32.2	32.2		34.1	34.1		32.2	32.2	
Total Split (s)	45.0	45.0		45.0	45.0		35.0	35.0		20.0	20.0	
Total Split (%)	45.0%	45.0%		45.0%	45.0%		35.0%	35.0%		20.0%	20.0%	
Maximum Green (s)	38.8	38.8		38.8	38.8		28.9	28.9		13.9	13.9	
Yellow Time (s)	3.9	3.9		3.9	3.9		3.2	3.2		3.2	3.2	
All-Red Time (s)	2.3	2.3		2.3	2.3		2.9	2.9		2.9	2.9	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	
Total Lost Time (s)	6.2	6.2		6.2	6.2			6.1			6.1	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.5	3.5		3.5	3.5	

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

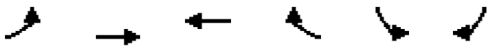
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0		3.0	3.0		3.5	3.5		3.5	3.5	
Time Before Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Time To Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Recall Mode	C-Max	C-Max		C-Max	C-Max		None	None		None	None	
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0				
Flash Don't Walk (s)	13.0	13.0		11.0	11.0		21.0	21.0				
Pedestrian Calls (#/hr)	0	0		0	0		0	0				
Act Effct Green (s)	73.6	73.6		73.6	73.6			7.2			9.3	
Actuated g/C Ratio	0.74	0.74		0.74	0.74			0.07			0.09	
v/c Ratio	0.11	0.39		0.04	0.38			0.24			0.44	
Control Delay (s/veh)	8.5	8.0		8.2	7.9			30.3			37.4	
Queue Delay	0.0	0.0		0.0	0.0			0.0			0.0	
Total Delay (s/veh)	8.5	8.0		8.2	7.9			30.3			37.4	
LOS	A	A		A	A			C			D	
Approach Delay (s/veh)		8.0			7.9			30.3			37.4	
Approach LOS		A			A			C			D	
Queue Length 50th (ft)	9	147		3	137			10			33	
Queue Length 95th (ft)	25	211		12	199			37			71	
Internal Link Dist (ft)		72			625			632			230	
Turn Bay Length (ft)	25			25								
Base Capacity (vph)	379	2574		331	2517			511			258	
Starvation Cap Reductn	0	0		0	0			0			0	
Spillback Cap Reductn	0	0		0	0			0			0	
Storage Cap Reductn	0	0		0	0			0			0	
Reduced v/c Ratio	0.11	0.39		0.04	0.38			0.07			0.31	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 100			
Offset: 7 (7%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow			
Natural Cycle: 100			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.44			
Intersection Signal Delay (s/veh): 9.4		Intersection LOS: A	
Intersection Capacity Utilization 44.8%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 1: Bernhardt Drive/Chateau Terrace & Main Street



Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	5	883	817	5	9	11
Future Volume (vph)	5	883	817	5	9	11
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)		0%	0%		0%	
Storage Length (ft)	25			0	0	0
Storage Lanes	1			0	1	0
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Ped Bike Factor						
Frt			0.999		0.927	
Flt Protected	0.950				0.978	
Satd. Flow (prot)	1805	3505	3436	0	1723	0
Flt Permitted	0.950				0.978	
Satd. Flow (perm)	1805	3505	3436	0	1723	0
Link Speed (mph)		40	40		30	
Link Distance (ft)		469	152		721	
Travel Time (s)		8.0	2.6		16.4	
Confl. Peds. (#/hr)	1			1		
Confl. Bikes (#/hr)						
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	3%	5%	0%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)		0%	0%		0%	
Adj. Flow (vph)	6	1039	961	6	11	13
Shared Lane Traffic (%)						
Lane Group Flow (vph)	6	1039	967	0	24	0
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 34.4%		ICU Level of Service A	
Analysis Period (min) 15			

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Intersection	
Int Delay, s/veh	0.2

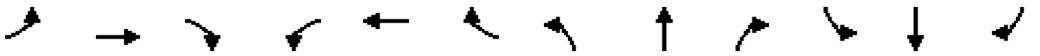
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	5	883	817	5	9	11
Future Vol, veh/h	5	883	817	5	9	11
Conflicting Peds, #/hr	1	0	0	1	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	25	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	0	3	5	0	0	0
Mvmt Flow	6	1039	961	6	11	13

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	968	0	-	0	1496	485
Stage 1	-	-	-	-	965	-
Stage 2	-	-	-	-	531	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	801	-	-	-	138	772
Stage 1	-	-	-	-	408	-
Stage 2	-	-	-	-	560	-
Platoon blocked, %	0	-	-	-	0	0
Mov Cap-1 Maneuver	800	-	-	-	137	771
Mov Cap-2 Maneuver	-	-	-	-	274	-
Stage 1	-	-	-	-	404	-
Stage 2	-	-	-	-	559	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.05	0	13.97
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	800	-	-	-	425
HCM Lane V/C Ratio	0.007	-	-	-	0.055
HCM Ctrl Dly (s/v)	9.5	-	-	-	14
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.2

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)



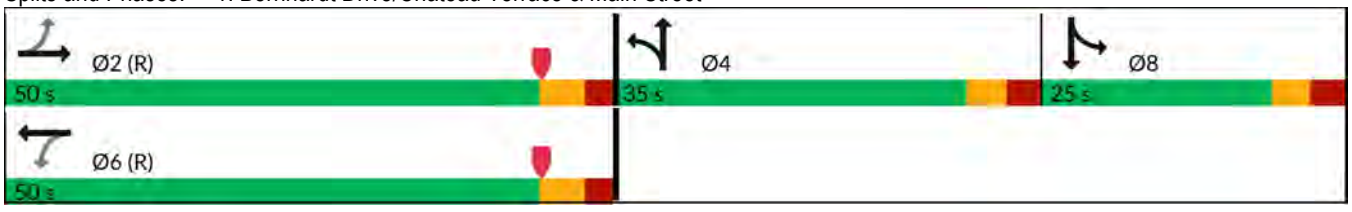
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	22	901	26	15	825	14	14	9	20	38	2	32
Future Volume (vph)	22	901	26	15	825	14	14	9	20	38	2	32
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	25		0	25		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor	1.00	1.00		1.00	1.00			0.99			0.99	
Frt		0.996			0.997			0.937			0.941	
Flt Protected	0.950			0.950				0.984			0.974	
Satd. Flow (prot)	1719	3483	0	1805	3528	0	0	1661	0	0	1704	0
Flt Permitted	0.303			0.271				0.984			0.974	
Satd. Flow (perm)	547	3483	0	514	3528	0	0	1661	0	0	1704	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		3			2			21			31	
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		152			705			712			310	
Travel Time (s)		2.6			12.0			16.2			7.0	
Confl. Peds. (#/hr)	5		6	6		5			4			4
Confl. Bikes (#/hr)												
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	5%	3%	8%	0%	2%	0%	0%	0%	10%	0%	0%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	23	939	27	16	859	15	15	9	21	40	2	33
Shared Lane Traffic (%)												
Lane Group Flow (vph)	23	966	0	16	874	0	0	45	0	0	75	0
Turn Type	Perm	NA		Perm	NA		Split	NA		Split	NA	
Protected Phases		2			6		4	4		8	8	
Permitted Phases	2			6								
Detector Phase	2	2		6	6		4	4		8	8	
Switch Phase												
Minimum Initial (s)	15.0	15.0		15.0	15.0		6.0	6.0		6.0	6.0	
Minimum Split (s)	32.2	32.2		32.2	32.2		35.2	35.2		32.2	32.2	
Total Split (s)	50.0	50.0		50.0	50.0		35.0	35.0		25.0	25.0	
Total Split (%)	45.5%	45.5%		45.5%	45.5%		31.8%	31.8%		22.7%	22.7%	
Maximum Green (s)	43.8	43.8		43.8	43.8		28.9	28.9		18.9	18.9	
Yellow Time (s)	3.9	3.9		3.9	3.9		3.2	3.2		3.2	3.2	
All-Red Time (s)	2.3	2.3		2.3	2.3		2.9	2.9		2.9	2.9	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	
Total Lost Time (s)	6.2	6.2		6.2	6.2			6.1			6.1	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.5	3.5		3.5	3.5	

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

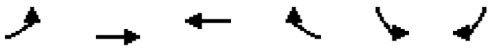
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0		3.0	3.0		3.5	3.5		3.5	3.5	
Time Before Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Time To Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Recall Mode	C-Max	C-Max		C-Max	C-Max		None	None		None	None	
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0				
Flash Don't Walk (s)	13.0	13.0		11.0	11.0		21.0	21.0				
Pedestrian Calls (#/hr)	0	0		0	0		0	0				
Act Effct Green (s)	80.8	80.8		80.8	80.8			7.8			9.0	
Actuated g/C Ratio	0.73	0.73		0.73	0.73			0.07			0.08	
v/c Ratio	0.06	0.38		0.04	0.34			0.33			0.45	
Control Delay (s/veh)	7.7	8.0		7.7	7.7			36.3			38.3	
Queue Delay	0.0	0.0		0.0	0.0			0.0			0.0	
Total Delay (s/veh)	7.7	8.0		7.7	7.7			36.3			38.3	
LOS	A	A		A	A			D			D	
Approach Delay (s/veh)		8.0			7.7			36.3			38.3	
Approach LOS		A			A			D			D	
Queue Length 50th (ft)	5	139		3	121			16			30	
Queue Length 95th (ft)	17	220		14	192			52			74	
Internal Link Dist (ft)		72			625			632			230	
Turn Bay Length (ft)	25			25								
Base Capacity (vph)	402	2559		377	2591			451			318	
Starvation Cap Reductn	0	0		0	0			0			0	
Spillback Cap Reductn	0	0		0	0			0			0	
Storage Cap Reductn	0	0		0	0			0			0	
Reduced v/c Ratio	0.06	0.38		0.04	0.34			0.10			0.24	

Intersection Summary			
Area Type:	Other		
Cycle Length: 110			
Actuated Cycle Length: 110			
Offset: 25 (23%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow			
Natural Cycle: 100			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.45			
Intersection Signal Delay (s/veh): 9.7		Intersection LOS: A	
Intersection Capacity Utilization 43.3%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 1: Bernhardt Drive/Chateau Terrace & Main Street



Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	13	941	864	7	6	6
Future Volume (vph)	13	941	864	7	6	6
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)		0%	0%		0%	
Storage Length (ft)	25			0	0	0
Storage Lanes	1			0	1	0
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Ped Bike Factor						
Frt			0.999		0.932	
Flt Protected	0.950				0.976	
Satd. Flow (prot)	1805	3505	3536	0	1728	0
Flt Permitted	0.950				0.976	
Satd. Flow (perm)	1805	3505	3536	0	1728	0
Link Speed (mph)		40	40		30	
Link Distance (ft)		469	152		721	
Travel Time (s)		8.0	2.6		16.4	
Confl. Peds. (#/hr)	4			4		
Confl. Bikes (#/hr)						
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	3%	2%	0%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)		0%	0%		0%	
Adj. Flow (vph)	13	970	891	7	6	6
Shared Lane Traffic (%)						
Lane Group Flow (vph)	13	970	898	0	12	0
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 36.0%		ICU Level of Service A	
Analysis Period (min) 15			

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	13	941	864	7	6	6
Future Vol, veh/h	13	941	864	7	6	6
Conflicting Peds, #/hr	4	0	0	4	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	25	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	0	3	2	0	0	0
Mvmt Flow	13	970	891	7	6	6

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	902	0	-	0	1410	453
Stage 1	-	-	-	-	898	-
Stage 2	-	-	-	-	512	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	864	-	-	-	163	844
Stage 1	-	-	-	-	455	-
Stage 2	-	-	-	-	572	-
Platoon blocked, %	0	-	-	-	0	0
Mov Cap-1 Maneuver	861	-	-	-	159	841
Mov Cap-2 Maneuver	-	-	-	-	299	-
Stage 1	-	-	-	-	446	-
Stage 2	-	-	-	-	570	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.13	0	13.39
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	861	-	-	-	441
HCM Lane V/C Ratio	0.016	-	-	-	0.028
HCM Ctrl Dly (s/v)	9.2	-	-	-	13.4
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

APPENDIX E: LOS CALCULATIONS – FULL BUILD CONDITIONS

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

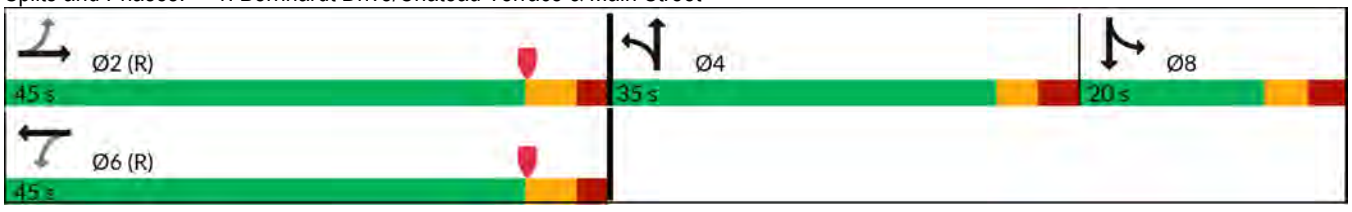
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	35	849	9	12	786	37	9	4	15	38	8	27
Future Volume (vph)	35	849	9	12	786	37	9	4	15	38	8	27
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	25		0	25		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor	1.00	1.00		1.00	1.00			0.99			0.99	
Frt		0.998			0.993			0.929			0.950	
Flt Protected	0.950			0.950				0.984			0.975	
Satd. Flow (prot)	1805	3498	0	1671	3417	0	0	1725	0	0	1697	0
Flt Permitted	0.268			0.255				0.984			0.975	
Satd. Flow (perm)	509	3498	0	448	3417	0	0	1725	0	0	1697	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		1			6			18			25	
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		152			705			712			270	
Travel Time (s)		2.6			12.0			16.2			6.1	
Confl. Peds. (#/hr)	2		3	3		2			1			1
Confl. Bikes (#/hr)												
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	3%	0%	8%	5%	0%	0%	0%	0%	6%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	41	999	11	14	925	44	11	5	18	45	9	32
Shared Lane Traffic (%)												
Lane Group Flow (vph)	41	1010	0	14	969	0	0	34	0	0	86	0
Turn Type	Perm	NA		Perm	NA		Split	NA		Split	NA	
Protected Phases		2			6		4	4		8	8	
Permitted Phases	2			6								
Detector Phase	2	2		6	6		4	4		8	8	
Switch Phase												
Minimum Initial (s)	15.0	15.0		15.0	15.0		6.0	6.0		6.0	6.0	
Minimum Split (s)	32.2	32.2		32.2	32.2		34.1	34.1		32.2	32.2	
Total Split (s)	45.0	45.0		45.0	45.0		35.0	35.0		20.0	20.0	
Total Split (%)	45.0%	45.0%		45.0%	45.0%		35.0%	35.0%		20.0%	20.0%	
Maximum Green (s)	38.8	38.8		38.8	38.8		28.9	28.9		13.9	13.9	
Yellow Time (s)	3.9	3.9		3.9	3.9		3.2	3.2		3.2	3.2	
All-Red Time (s)	2.3	2.3		2.3	2.3		2.9	2.9		2.9	2.9	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	
Total Lost Time (s)	6.2	6.2		6.2	6.2			6.1			6.1	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.5	3.5		3.5	3.5	

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

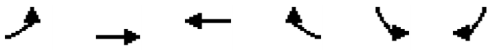
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0		3.0	3.0		3.5	3.5		3.5	3.5	
Time Before Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Time To Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Recall Mode	C-Max	C-Max		C-Max	C-Max		None	None		None	None	
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0				
Flash Don't Walk (s)	13.0	13.0		11.0	11.0		21.0	21.0				
Pedestrian Calls (#/hr)	0	0		0	0		0	0				
Act Effct Green (s)	73.2	73.2		73.2	73.2			7.2			9.6	
Actuated g/C Ratio	0.73	0.73		0.73	0.73			0.07			0.10	
v/c Ratio	0.11	0.39		0.04	0.39			0.24			0.46	
Control Delay (s/veh)	8.7	8.2		8.4	8.1			30.3			38.5	
Queue Delay	0.0	0.0		0.0	0.0			0.0			0.0	
Total Delay (s/veh)	8.7	8.2		8.4	8.1			30.3			38.5	
LOS	A	A		A	A			C			D	
Approach Delay (s/veh)		8.2			8.1			30.3			38.5	
Approach LOS		A			A			C			D	
Queue Length 50th (ft)	9	149		3	141			10			37	
Queue Length 95th (ft)	26	214		12	204			37			76	
Internal Link Dist (ft)		72			625			632			190	
Turn Bay Length (ft)	25			25								
Base Capacity (vph)	372	2562		328	2504			511			257	
Starvation Cap Reductn	0	0		0	0			0			0	
Spillback Cap Reductn	0	0		0	0			0			0	
Storage Cap Reductn	0	0		0	0			0			0	
Reduced v/c Ratio	0.11	0.39		0.04	0.39			0.07			0.33	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 100			
Offset: 7 (7%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow			
Natural Cycle: 100			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.46			
Intersection Signal Delay (s/veh): 9.7		Intersection LOS: A	
Intersection Capacity Utilization 46.3%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 1: Bernhardt Drive/Chateau Terrace & Main Street



Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	14	884	818	6	10	17
Future Volume (vph)	14	884	818	6	10	17
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)		0%	0%		0%	
Storage Length (ft)	25			0	0	0
Storage Lanes	1			0	1	0
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Ped Bike Factor						
Frt			0.999		0.916	
Flt Protected	0.950				0.982	
Satd. Flow (prot)	1805	3505	3436	0	1709	0
Flt Permitted	0.950				0.982	
Satd. Flow (perm)	1805	3505	3436	0	1709	0
Link Speed (mph)		40	40		30	
Link Distance (ft)		469	152		110	
Travel Time (s)		8.0	2.6		2.5	
Confl. Peds. (#/hr)	1			1		
Confl. Bikes (#/hr)						
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	3%	5%	0%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)		0%	0%		0%	
Adj. Flow (vph)	16	1040	962	7	12	20
Shared Lane Traffic (%)						
Lane Group Flow (vph)	16	1040	969	0	32	0
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 34.4%		ICU Level of Service A	
Analysis Period (min) 15			

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	14	884	818	6	10	17
Future Vol, veh/h	14	884	818	6	10	17
Conflicting Peds, #/hr	1	0	0	1	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	25	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	0	3	5	0	0	0
Mvmt Flow	16	1040	962	7	12	20

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	970	0	-	0	1520	486
Stage 1	-	-	-	-	967	-
Stage 2	-	-	-	-	553	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	799	-	-	-	133	771
Stage 1	-	-	-	-	407	-
Stage 2	-	-	-	-	546	-
Platoon blocked, %	0	-	-	-	0	0
Mov Cap-1 Maneuver	798	-	-	-	130	770
Mov Cap-2 Maneuver	-	-	-	-	267	-
Stage 1	-	-	-	-	398	-
Stage 2	-	-	-	-	545	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.15	0	13.53
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	798	-	-	-	454
HCM Lane V/C Ratio	0.021	-	-	-	0.07
HCM Ctrl Dly (s/v)	9.6	-	-	-	13.5
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.2

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	7	0	10	10	0	20
Future Volume (vph)	7	0	10	10	0	20
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%		0%			0%
Storage Length (ft)	0	0		0	0	
Storage Lanes	1	0		0	0	
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.932			
Flt Protected	0.950					
Satd. Flow (prot)	1805	0	1771	0	0	1900
Flt Permitted	0.950					
Satd. Flow (perm)	1805	0	1771	0	0	1900
Link Speed (mph)	30		30			30
Link Distance (ft)	145		110			611
Travel Time (s)	3.3		2.5			13.9
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%		0%			0%
Adj. Flow (vph)	8	0	12	12	0	24
Shared Lane Traffic (%)						
Lane Group Flow (vph)	8	0	24	0	0	24
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 13.3%		ICU Level of Service A	
Analysis Period (min) 15			

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Intersection	
Int Delay, s/veh	1.3

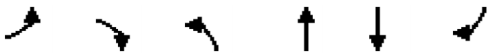
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	7	0	10	10	0	20
Future Vol, veh/h	7	0	10	10	0	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	8	0	12	12	0	24

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	41	-	0	0	24	0
Stage 1	18	-	-	-	-	-
Stage 2	24	-	-	-	-	-
Critical Hdwy	6.4	-	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	-	-	-	2.2	-
Pot Cap-1 Maneuver	975	0	-	-	1605	-
Stage 1	1010	0	-	-	-	-
Stage 2	1004	0	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	975	-	-	-	1605	-
Mov Cap-2 Maneuver	975	-	-	-	-	-
Stage 1	1010	-	-	-	-	-
Stage 2	1004	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	8.72	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	975	1605	-
HCM Lane V/C Ratio	-	-	0.008	-	-
HCM Ctrl Dly (s/v)	-	-	8.7	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	0	0	-

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	0	5	7	68	67	0
Future Volume (vph)	0	5	7	68	67	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%			0%	0%	
Storage Length (ft)	0	0	0			0
Storage Lanes	0	1	0			0
Taper Length (ft)	25		25			
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt		0.865				
Flt Protected				0.995		
Satd. Flow (prot)	0	1644	0	1808	1900	0
Flt Permitted				0.995		
Satd. Flow (perm)	0	1644	0	1808	1900	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	124			270	178	
Travel Time (s)	2.8			6.1	4.0	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	0%	0%	5%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%			0%	0%	
Adj. Flow (vph)	0	6	8	80	79	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	6	0	88	79	0
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 13.5%		ICU Level of Service A	
Analysis Period (min) 15			

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	5	7	68	67	0
Future Vol, veh/h	0	5	7	68	67	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	0	0	0	5	0	0
Mvmt Flow	0	6	8	80	79	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	79	79	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.2	4.1	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	0	987	1532	-	-	-
Stage 1	0	-	-	-	-	-
Stage 2	0	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	987	1532	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	8.67	0.69	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	168	-	987	-	-
HCM Lane V/C Ratio	0.005	-	0.006	-	-
HCM Ctrl Dly (s/v)	7.4	0	8.7	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

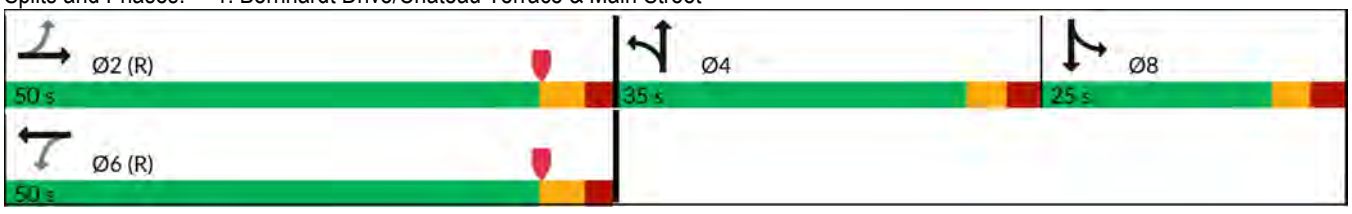
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	24	903	26	15	827	30	14	9	20	54	2	34
Future Volume (vph)	24	903	26	15	827	30	14	9	20	54	2	34
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	25		0	25		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor	1.00	1.00		1.00	1.00			0.99			0.99	
Frt		0.996			0.995			0.937			0.949	
Flt Protected	0.950			0.950				0.984			0.971	
Satd. Flow (prot)	1719	3483	0	1805	3520	0	0	1661	0	0	1719	0
Flt Permitted	0.294			0.268				0.984			0.971	
Satd. Flow (perm)	531	3483	0	508	3520	0	0	1661	0	0	1719	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		3			4			21			24	
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		152			705			712			270	
Travel Time (s)		2.6			12.0			16.2			6.1	
Confl. Peds. (#/hr)	5		6	6		5			4			4
Confl. Bikes (#/hr)												
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	5%	3%	8%	0%	2%	0%	0%	0%	10%	0%	0%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	25	941	27	16	861	31	15	9	21	56	2	35
Shared Lane Traffic (%)												
Lane Group Flow (vph)	25	968	0	16	892	0	0	45	0	0	93	0
Turn Type	Perm	NA		Perm	NA		Split	NA		Split	NA	
Protected Phases		2			6		4	4		8	8	
Permitted Phases	2			6								
Detector Phase	2	2		6	6		4	4		8	8	
Switch Phase												
Minimum Initial (s)	15.0	15.0		15.0	15.0		6.0	6.0		6.0	6.0	
Minimum Split (s)	32.2	32.2		32.2	32.2		35.2	35.2		32.2	32.2	
Total Split (s)	50.0	50.0		50.0	50.0		35.0	35.0		25.0	25.0	
Total Split (%)	45.5%	45.5%		45.5%	45.5%		31.8%	31.8%		22.7%	22.7%	
Maximum Green (s)	43.8	43.8		43.8	43.8		28.9	28.9		18.9	18.9	
Yellow Time (s)	3.9	3.9		3.9	3.9		3.2	3.2		3.2	3.2	
All-Red Time (s)	2.3	2.3		2.3	2.3		2.9	2.9		2.9	2.9	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	
Total Lost Time (s)	6.2	6.2		6.2	6.2			6.1			6.1	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.5	3.5		3.5	3.5	

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

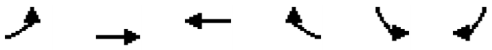
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0		3.0	3.0		3.5	3.5		3.5	3.5	
Time Before Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Time To Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Recall Mode	C-Max	C-Max		C-Max	C-Max		None	None		None	None	
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0				
Flash Don't Walk (s)	13.0	13.0		11.0	11.0		21.0	21.0				
Pedestrian Calls (#/hr)	0	0		0	0		0	0				
Act Effct Green (s)	79.5	79.5		79.5	79.5			7.8			10.3	
Actuated g/C Ratio	0.72	0.72		0.72	0.72			0.07			0.09	
v/c Ratio	0.07	0.38		0.04	0.35			0.33			0.51	
Control Delay (s/veh)	8.5	8.8		8.4	8.4			36.3			44.1	
Queue Delay	0.0	0.0		0.0	0.0			0.0			0.0	
Total Delay (s/veh)	8.5	8.8		8.4	8.4			36.3			44.1	
LOS	A	A		A	A			D			D	
Approach Delay (s/veh)		8.8			8.4			36.3			44.1	
Approach LOS		A			A			D			D	
Queue Length 50th (ft)	6	147		4	131			16			47	
Queue Length 95th (ft)	20	232		14	207			52			96	
Internal Link Dist (ft)		72			625			632			190	
Turn Bay Length (ft)	25			25								
Base Capacity (vph)	384	2518		367	2545			451			315	
Starvation Cap Reductn	0	0		0	0			0			0	
Spillback Cap Reductn	0	0		0	0			0			0	
Storage Cap Reductn	0	0		0	0			0			0	
Reduced v/c Ratio	0.07	0.38		0.04	0.35			0.10			0.30	

Intersection Summary			
Area Type:	Other		
Cycle Length: 110			
Actuated Cycle Length: 110			
Offset: 25 (23%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow			
Natural Cycle: 100			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.51			
Intersection Signal Delay (s/veh): 10.8		Intersection LOS: B	
Intersection Capacity Utilization 45.4%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 1: Bernhardt Drive/Chateau Terrace & Main Street



Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	33	943	866	9	8	30
Future Volume (vph)	33	943	866	9	8	30
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)		0%	0%		0%	
Storage Length (ft)	25			0	0	0
Storage Lanes	1			0	1	0
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Ped Bike Factor						
Frt			0.999		0.893	
Flt Protected	0.950				0.990	
Satd. Flow (prot)	1805	3505	3536	0	1680	0
Flt Permitted	0.950				0.990	
Satd. Flow (perm)	1805	3505	3536	0	1680	0
Link Speed (mph)		40	40		30	
Link Distance (ft)		469	152		110	
Travel Time (s)		8.0	2.6		2.5	
Confl. Peds. (#/hr)	4			4		
Confl. Bikes (#/hr)						
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	3%	2%	0%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)		0%	0%		0%	
Adj. Flow (vph)	34	972	893	9	8	31
Shared Lane Traffic (%)						
Lane Group Flow (vph)	34	972	902	0	39	0
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 37.4%		ICU Level of Service A	
Analysis Period (min) 15			

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	33	943	866	9	8	30
Future Vol, veh/h	33	943	866	9	8	30
Conflicting Peds, #/hr	4	0	0	4	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	25	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	0	3	2	0	0	0
Mvmt Flow	34	972	893	9	8	31

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	906	0	-	0	1456	455
Stage 1	-	-	-	-	901	-
Stage 2	-	-	-	-	554	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	860	-	-	-	151	841
Stage 1	-	-	-	-	453	-
Stage 2	-	-	-	-	545	-
Platoon blocked, %	0	-	-	-	0	0
Mov Cap-1 Maneuver	857	-	-	-	143	838
Mov Cap-2 Maneuver	-	-	-	-	284	-
Stage 1	-	-	-	-	433	-
Stage 2	-	-	-	-	543	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.32	0	11.49
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	857	-	-	-	594
HCM Lane V/C Ratio	0.04	-	-	-	0.066
HCM Ctrl Dly (s/v)	9.4	-	-	-	11.5
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.2

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	23	0	20	22	0	15
Future Volume (vph)	23	0	20	22	0	15
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%		0%			0%
Storage Length (ft)	0	0		0	0	
Storage Lanes	1	0		0	0	
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.929			
Flt Protected	0.950					
Satd. Flow (prot)	1805	0	1765	0	0	1900
Flt Permitted	0.950					
Satd. Flow (perm)	1805	0	1765	0	0	1900
Link Speed (mph)	30		30			30
Link Distance (ft)	145		110			611
Travel Time (s)	3.3		2.5			13.9
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%		0%			0%
Adj. Flow (vph)	24	0	21	23	0	15
Shared Lane Traffic (%)						
Lane Group Flow (vph)	24	0	44	0	0	15
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 13.3%		ICU Level of Service A	
Analysis Period (min) 15			

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Intersection	
Int Delay, s/veh	2.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	23	0	20	22	0	15
Future Vol, veh/h	23	0	20	22	0	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	24	0	21	23	0	15

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	47	-	0	0	43	0
Stage 1	32	-	-	-	-	-
Stage 2	15	-	-	-	-	-
Critical Hdwy	6.4	-	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	-	-	-	2.2	-
Pot Cap-1 Maneuver	967	0	-	-	1578	-
Stage 1	996	0	-	-	-	-
Stage 2	1013	0	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	967	-	-	-	1578	-
Mov Cap-2 Maneuver	967	-	-	-	-	-
Stage 1	996	-	-	-	-	-
Stage 2	1013	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	8.81	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	967	1578	-
HCM Lane V/C Ratio	-	-	0.025	-	-
HCM Ctrl Dly (s/v)	-	-	8.8	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	0	18	18	46	71	0
Future Volume (vph)	0	18	18	46	71	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%			0%	0%	
Storage Length (ft)	0	0	0			0
Storage Lanes	0	1	0			0
Taper Length (ft)	25		25			
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt		0.865				
Flt Protected				0.986		
Satd. Flow (prot)	0	1644	0	1809	1845	0
Flt Permitted				0.986		
Satd. Flow (perm)	0	1644	0	1809	1845	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	124			270	178	
Travel Time (s)	2.8			6.1	4.0	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	0%	0%	5%	3%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%			0%	0%	
Adj. Flow (vph)	0	19	19	48	74	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	19	0	67	74	0
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 13.7%		ICU Level of Service A	
Analysis Period (min) 15			

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	18	18	46	71	0
Future Vol, veh/h	0	18	18	46	71	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	0	0	0	5	3	0
Mvmt Flow	0	19	19	48	74	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	74	74	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.2	4.1	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	0	993	1538	-	-	-
Stage 1	0	-	-	-	-	-
Stage 2	0	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	993	1538	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	8.69	2.07	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	506	-	993	-	-
HCM Lane V/C Ratio	0.012	-	0.019	-	-
HCM Ctrl Dly (s/v)	7.4	0	8.7	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

CARMINA WOOD DESIGN

ENGINEER'S REPORT

for

Proposed Retail

4548-4564 Main Street
Town of Amherst, Erie County, New York

Prepared for

Benderson Development Group, LLC

570 Delaware Avenue
Buffalo, NY 14202

Prepared by

Carmina Wood Design

80 Silo City Row, Suite 100
Buffalo, NY 14203

Telephone: (716) 842-3165

April 2025

Revised 6/6/2025

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

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Section 2 - Storm Sewer Service

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- Proposed Runoff
- Storm Pipe Sizing Calculations

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Section 1 - Location & Description

This redevelopment project will consist of the construction of a 2-story commercial use building that will include retail space and multi-level parking. The site is located on the north side of Main Street (NY-5), between Fruehauf Ave and Chateau Terrace in the Town of Amherst. The existing site is currently occupied by a 3-story vacant building located along the Main Street frontage. Existing surface parking is located north behind the existing building. Both the existing building and parking areas will be removed as part of this project. The project area is approximately 0.79 acres, all of which is to be disturbed for construction.

Section 2 - Storm Sewer Service

The existing side streets, Fruehauf Ave and Chateau Terrace, slope from south to north. Existing closed stormwater drainage systems are located along Main Street (NYSDOT) and Chateau Terrace (Town of Amherst). The existing northeast parking lot area sheet drains to the north and northeast to Chateau Terrace. The existing northwest parking lot is generally flat and drains to an existing closed stormwater drainage system with unknown outlet. Existing stormwater runoff collected and conveyed from the site is ultimately tributary to Ellicott Creek and the Niagara River.

The proposed dry detention basin is designed to attenuate proposed runoff to existing conditions prior to discharge via an 8" outlet control pipe connecting to the existing storm sewer system on Chateau Terrace. An emergency spillway will be provided to direct overflow toward Fruehauf Ave.

Detention Pond Summary (dry):
Top of basin elevation = 675.50
100-year elevation in basin = 675.46
Bottom of basin elevation = 672.50

Design Criteria:
Detention: Comparison of the existing 10-year vs. the proposed 25-year runoff

Runoff Summary:

Event	Ex. Runoff (cfs)	Pro. Runoff (cfs)	Result (cfs)
10-year	3.46	1.22	-2.24
25-year	4.25	1.35	-2.90

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Attachment A

Storm Sewer System Drainage Calculations

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

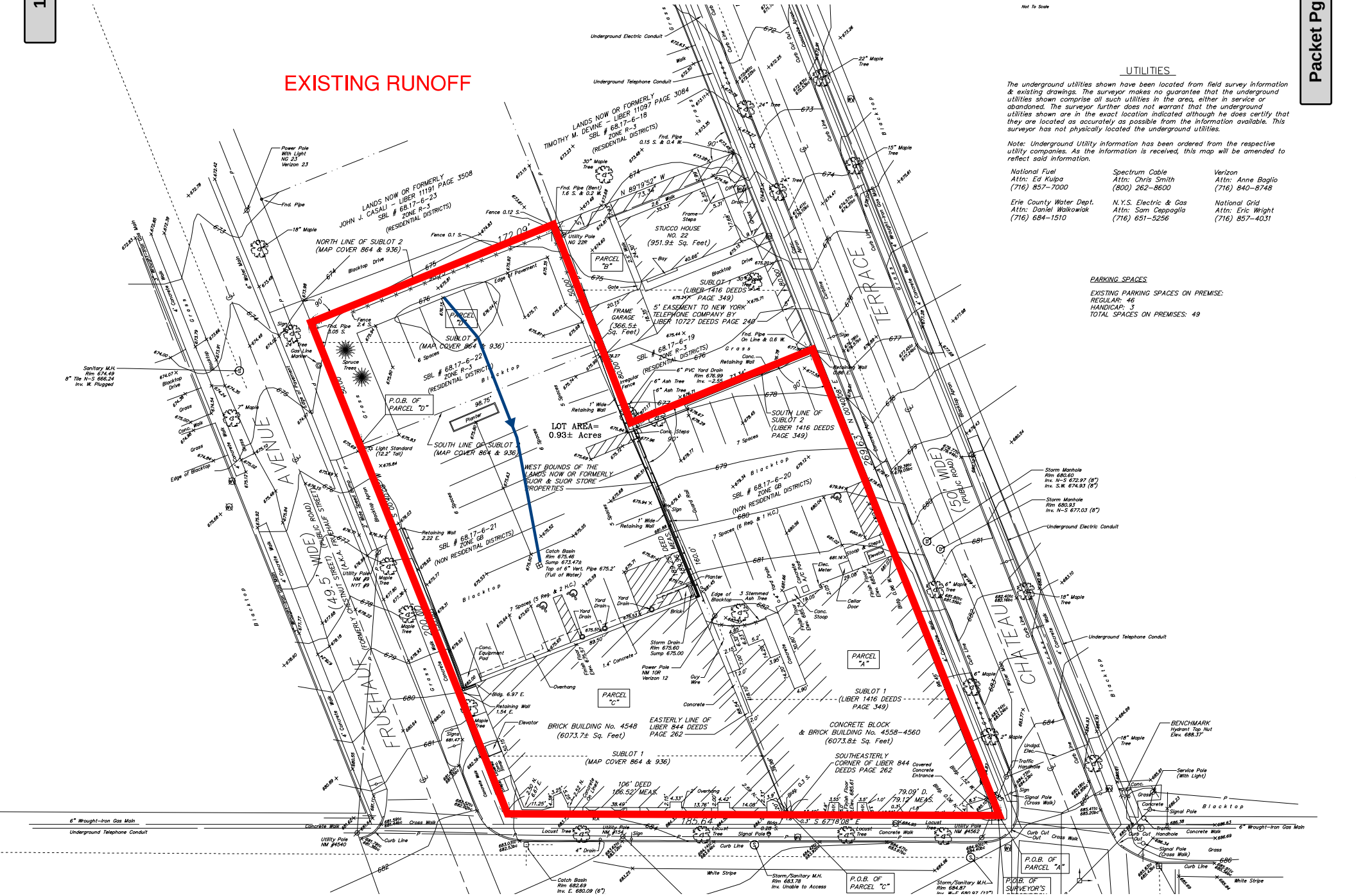
Existing Runoff

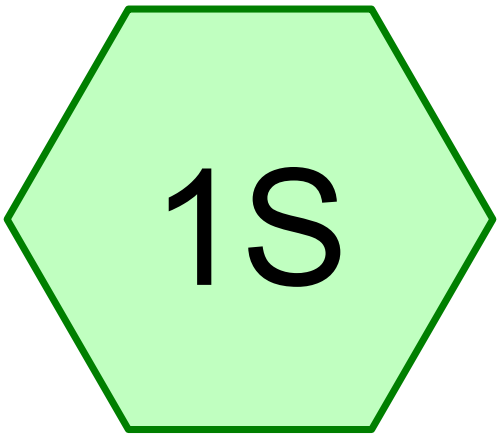
Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Events for Subcatchment 1S: Existing Site

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
1-Year	1.81	1.93	0.098	1.49
2-Year	2.19	2.38	0.122	1.86
5-Year	2.67	2.94	0.154	2.33
10-Year	3.11	3.46	0.182	2.77
25-Year	3.79	4.25	0.227	3.44
50-Year	4.41	4.97	0.267	4.06
100-Year	**5.14**	**5.81**	**0.315**	**4.79**

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)


EXISTING RUNOFF
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 Attn: Ed Kulpa (716) 857-7000
Spectrum Cable Attn: Chris Smith (800) 262-8600
Verizon Attn: Anne Baglio (716) 840-8748
Erie County Water Dept. Attn: Daniel Walkowiak (716) 684-1510
N.Y.S. Electric & Gas Attn: Sam Ceppaglia (716) 651-5256
National Grid Attn: Eric Wright (716) 857-4031
PARKING SPACES
EXISTING PARKING SPACES ON PREMISE:
REGULAR: 46
HANDICAP: 3
TOTAL SPACES ON PREMISES: 49
LANDS NOW OR FORMERLY JOHN J. CASALI – LIBER 11191 PAGE 3508 SBL # 68.17-6-23 ZONE R-3 (RESIDENTIAL DISTRICTS)
LANDS NOW OR FORMERLY TIMOTHY M. DEVINE – LIBER 11097 PAGE 3084 SBL # 68.17-6-18 ZONE R-3 (RESIDENTIAL DISTRICTS)
NORTH LINE OF SUBLOT 2 (MAP COVER 864 & 936)
SUBLOT 2 (MAP COVER 864 & 936)
SBL # 68.17-6-22 ZONE R-3 (RESIDENTIAL DISTRICTS)
SBL # 68.17-6-19 ZONE R-3 (RESIDENTIAL DISTRICTS)
SBL # 68.17-6-21 ZONE GB (NON RESIDENTIAL DISTRICTS)
SBL # 68.17-6-20 ZONE GB (NON RESIDENTIAL DISTRICTS)
SOUTH LINE OF SUBLOT 2 (MAP COVER 864 & 936)
WEST BOUNDS OF THE LANDS NOW OR FORMERLY SUOR & SUOR STORE PROPERTIES
SOUTH LINE OF SUBLOT 2 (LIBER 1416 DEEDS PAGE 349)
EASTERLY LINE OF LIBER 844 DEEDS PAGE 262
SOUTHEASTERLY CORNER OF LIBER 844 DEEDS PAGE 262
SUBLOT 1 (MAP COVER 864 & 936)
SUBLOT 1 (LIBER 1416 DEEDS PAGE 349)
106' DEED 106.52' MEAS.
79.09' D. 79.12' MEAS.
S 67°18'08" E 185.64'
N 89°19'52" W 73.34'
N 00°40'08" E 199.92'
S 00°40'08" W 200.00'
172.00'
LOT AREA= 0.93± Acres
P.O.B. OF PARCEL "D"
P.O.B. OF PARCEL "A"
P.O.B. OF PARCEL "C"
P.O.B. OF SURVEYOR'S
PARCEL "A"
PARCEL "B"
PARCEL "C"
PARCEL "D"
STUCCO HOUSE NO. 22 (951.9± Sq. Feet)
FRAME GARAGE (366.5± Sq. Feet)
BRICK BUILDING No. 4548 (6073.7± Sq. Feet)
CONCRETE BLOCK & BRICK BUILDING No. 4558-4560 (6073.8± Sq. Feet)
5' EASEMENT TO NEW YORK TELEPHONE COMPANY BY LIBER 10727 DEEDS PAGE 248
FRUEHAUF AVENUE (49.5' WIDE PUBLIC STREET) (FORMERLY CHESTNUT STREET A.K.A.)
CHATEAU TERRACE (50' WIDE PUBLIC ROAD)
BENCHMARK Hydrant Top Nut Elev. 688.37'



Existing Site

Subcat Reach Pond Link

Routing Diagram for 21.152 Existing
Prepared by Carmina Wood Morris, PC, Printed 6/6/2025
HydroCAD® 10.20-2h s/n 05019 © 2024 HydroCAD Software Solutions LLC

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-Year	Type II 24-hr		Default	24.00	1	1.81	2
2	10-Year	Type II 24-hr		Default	24.00	1	3.11	2
3	25-Year	Type II 24-hr		Default	24.00	1	3.79	2
4	100-Year	Type II 24-hr		Default	24.00	1	5.14	2

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.040	84	50-75% Grass cover, Fair, HSG D (1S)
0.750	98	Impervious (1S)
0.790	**97**	**TOTAL AREA**

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
0.040	HSG D	1S
0.750	Other	1S
0.790		**TOTAL AREA**

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.040	0.000	0.040	50-75% Grass cover, Fair	1S
0.000	0.000	0.000	0.000	0.750	0.750	Impervious	1S
0.000	**0.000**	**0.000**	**0.040**	**0.750**	**0.790**	**TOTAL AREA**	

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Time span=0.00-50.00 hrs, dt=0.05 hrs, 1001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: Existing Site Runoff Area=0.790 ac 94.94% Impervious Runoff Depth=1.49"
Flow Length=110' Slope=0.0063 '/' Tc=5.0 min CN=97 Runoff=1.93 cfs 0.098 af

Total Runoff Area = 0.790 ac Runoff Volume = 0.098 af Average Runoff Depth = 1.49"
5.06% Pervious = 0.040 ac 94.94% Impervious = 0.750 ac

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Summary for Subcatchment 1S: Existing Site

[49] Hint: Tc<2dt may require smaller dt

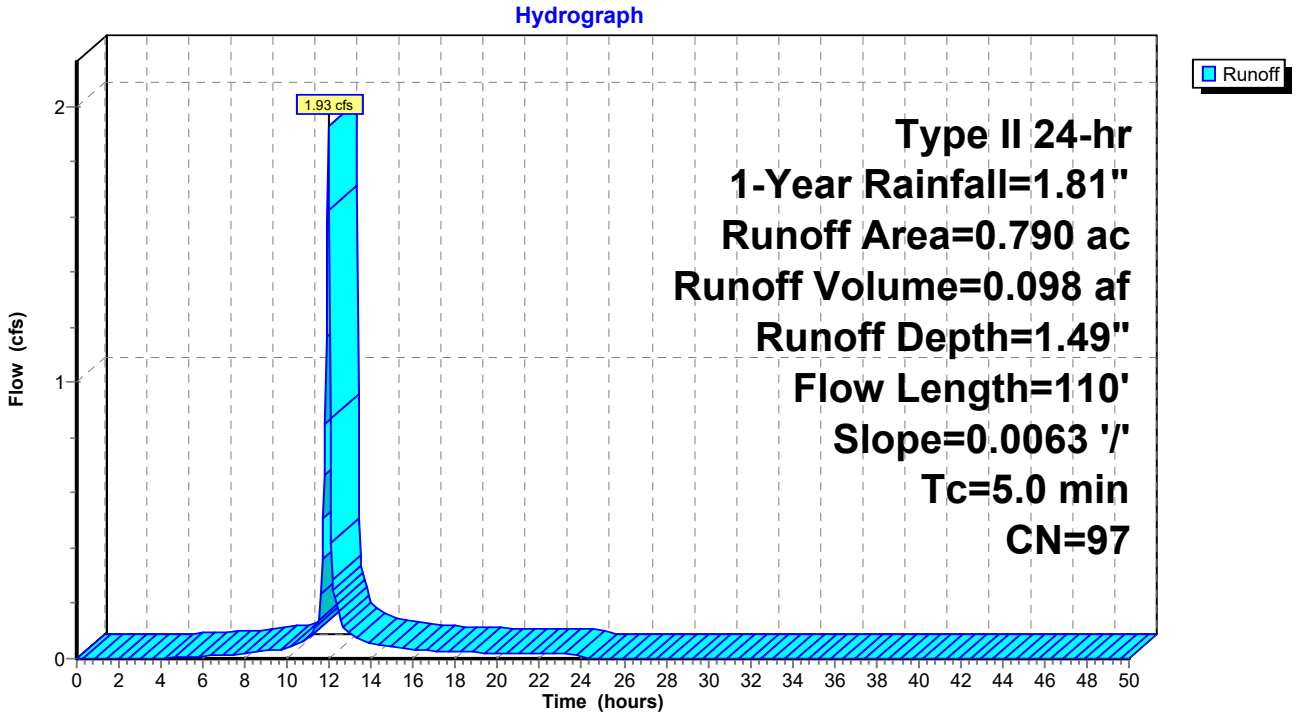
Runoff = 1.93 cfs @ 11.95 hrs, Volume= 0.098 af, Depth= 1.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-Year Rainfall=1.81"

	Area (ac)	CN	Description
	0.040	84	50-75% Grass cover, Fair, HSG D
*	0.750	98	Impervious
	0.790	97	Weighted Average
	0.040		5.06% Pervious Area
	0.750		94.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.3	110	0.0063	0.78		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
2.3	110	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 1S: Existing Site



Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Time span=0.00-50.00 hrs, dt=0.05 hrs, 1001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: Existing Site Runoff Area=0.790 ac 94.94% Impervious Runoff Depth=2.77"
Flow Length=110' Slope=0.0063 '/' Tc=5.0 min CN=97 Runoff=3.46 cfs 0.182 af

Total Runoff Area = 0.790 ac Runoff Volume = 0.182 af Average Runoff Depth = 2.77"
5.06% Pervious = 0.040 ac 94.94% Impervious = 0.750 ac

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Summary for Subcatchment 1S: Existing Site

[49] Hint: Tc<2dt may require smaller dt

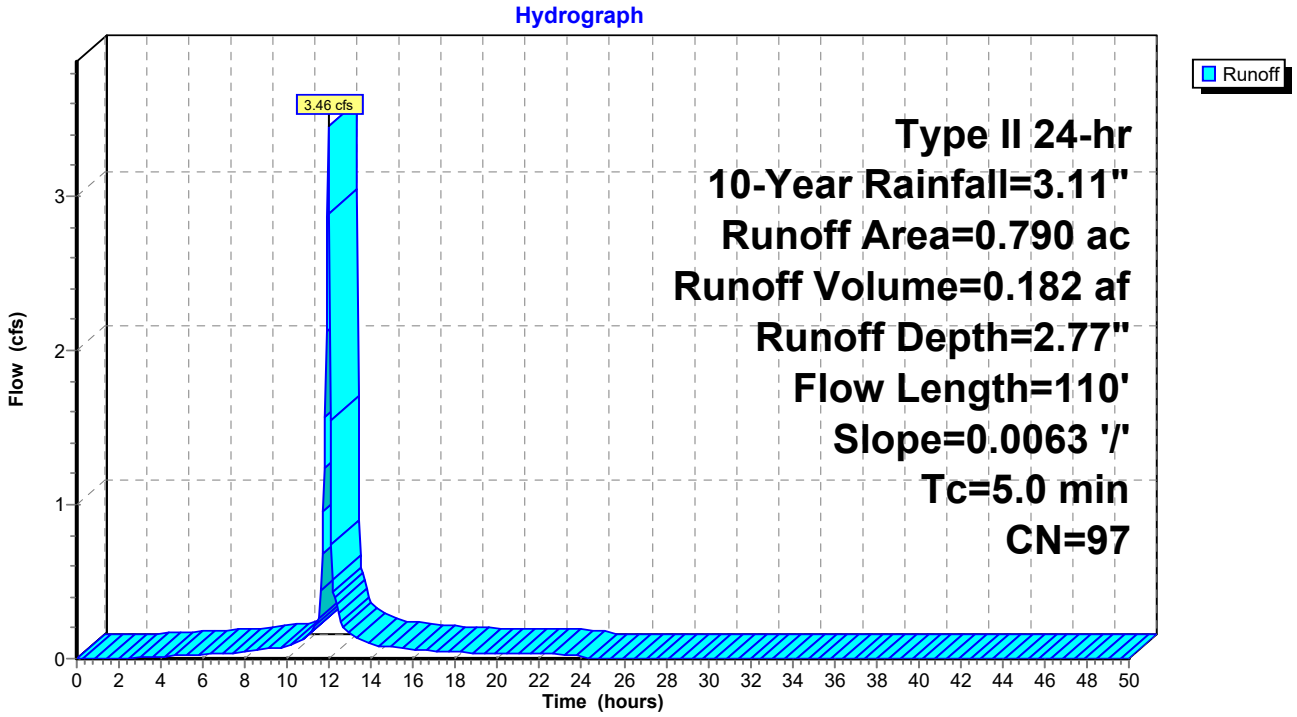
Runoff = 3.46 cfs @ 11.95 hrs, Volume= 0.182 af, Depth= 2.77"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.11"

	Area (ac)	CN	Description
	0.040	84	50-75% Grass cover, Fair, HSG D
*	0.750	98	Impervious
	0.790	97	Weighted Average
	0.040		5.06% Pervious Area
	0.750		94.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.3	110	0.0063	0.78		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
2.3	110	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 1S: Existing Site



Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Time span=0.00-50.00 hrs, dt=0.05 hrs, 1001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: Existing Site Runoff Area=0.790 ac 94.94% Impervious Runoff Depth=3.44"
Flow Length=110' Slope=0.0063 '/' Tc=5.0 min CN=97 Runoff=4.25 cfs 0.227 af

Total Runoff Area = 0.790 ac Runoff Volume = 0.227 af Average Runoff Depth = 3.44"
5.06% Pervious = 0.040 ac 94.94% Impervious = 0.750 ac

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Summary for Subcatchment 1S: Existing Site

[49] Hint: Tc<2dt may require smaller dt

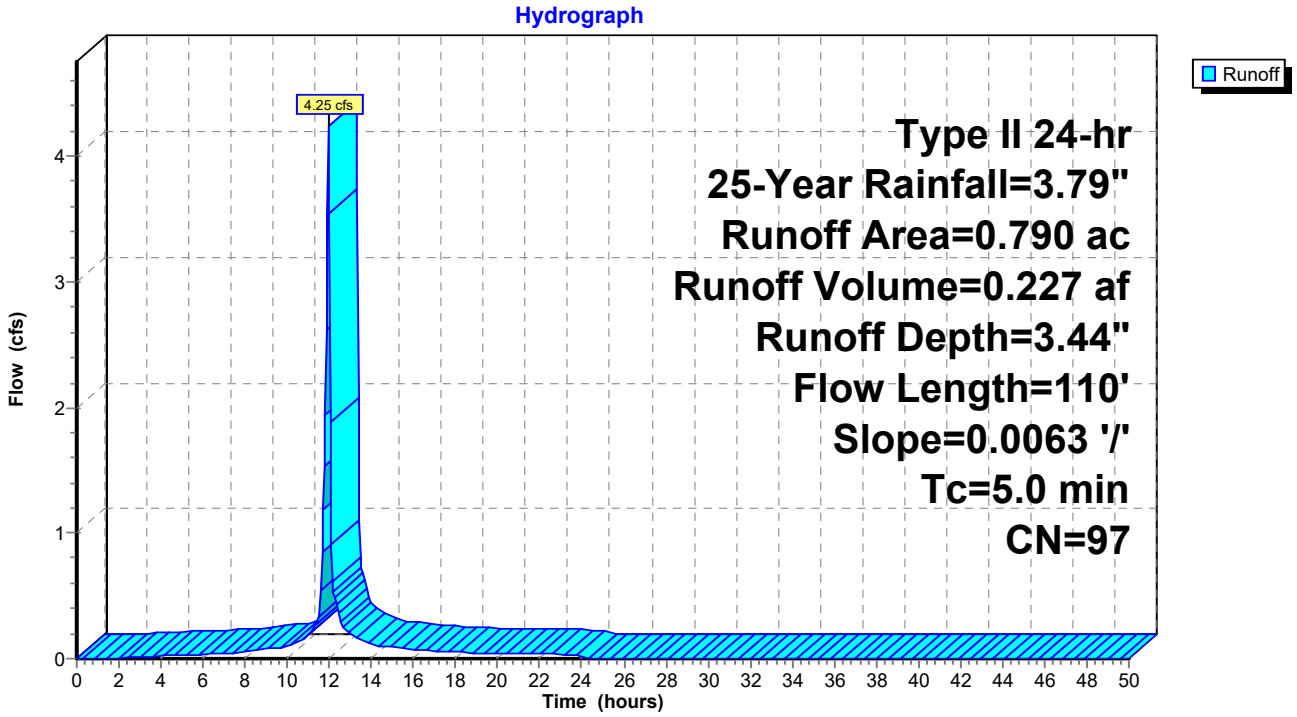
Runoff = 4.25 cfs @ 11.95 hrs, Volume= 0.227 af, Depth= 3.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-Year Rainfall=3.79"

	Area (ac)	CN	Description
	0.040	84	50-75% Grass cover, Fair, HSG D
*	0.750	98	Impervious
	0.790	97	Weighted Average
	0.040		5.06% Pervious Area
	0.750		94.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.3	110	0.0063	0.78		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
2.3	110	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 1S: Existing Site



Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Time span=0.00-50.00 hrs, dt=0.05 hrs, 1001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: Existing Site Runoff Area=0.790 ac 94.94% Impervious Runoff Depth=4.79"
Flow Length=110' Slope=0.0063 '/' Tc=5.0 min CN=97 Runoff=5.81 cfs 0.315 af

Total Runoff Area = 0.790 ac Runoff Volume = 0.315 af Average Runoff Depth = 4.79"
5.06% Pervious = 0.040 ac 94.94% Impervious = 0.750 ac

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Summary for Subcatchment 1S: Existing Site

[49] Hint: Tc<2dt may require smaller dt

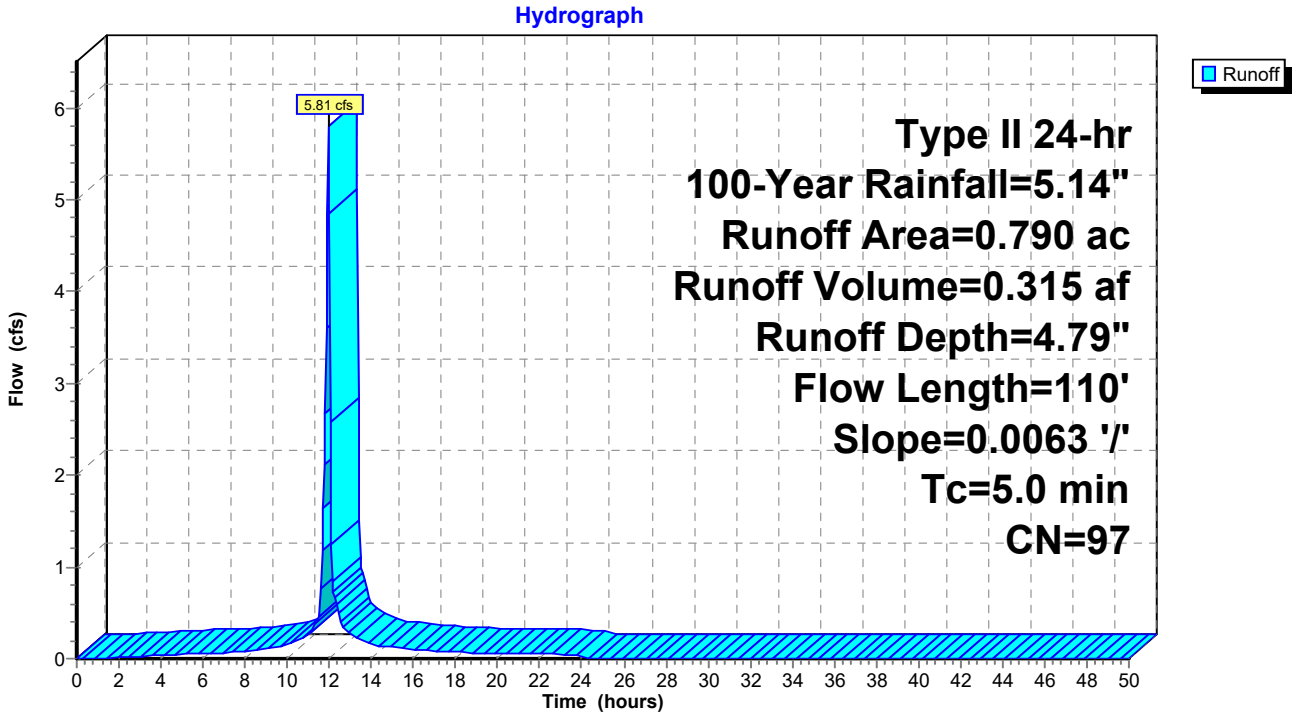
Runoff = 5.81 cfs @ 11.95 hrs, Volume= 0.315 af, Depth= 4.79"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-Year Rainfall=5.14"

	Area (ac)	CN	Description
	0.040	84	50-75% Grass cover, Fair, HSG D
*	0.750	98	Impervious
	0.790	97	Weighted Average
	0.040		5.06% Pervious Area
	0.750		94.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.3	110	0.0063	0.78		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
2.3	110	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 1S: Existing Site



Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Proposed Runoff

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Events for Pond 1P: Proposed Stormwater Storage & Outlet

Event	Inflow (cfs)	Outflow (cfs)	Primary (cfs)	Secondary (cfs)	Elevation (feet)	Storage (cubic-feet)
1-Year	1.71	0.87	0.87	0.00	673.58	468
2-Year	2.12	0.94	0.94	0.00	673.92	722
5-Year	2.64	1.01	1.01	0.00	674.32	1,075
10-Year	3.12	1.07	1.07	0.00	674.64	1,419
25-Year	3.85	1.14	1.14	0.00	675.08	1,977
50-Year	4.51	2.16	1.18	0.98	675.35	2,366
100-Year	**5.29**	**3.95**	**1.20**	**2.76**	**675.46**	**2,525**

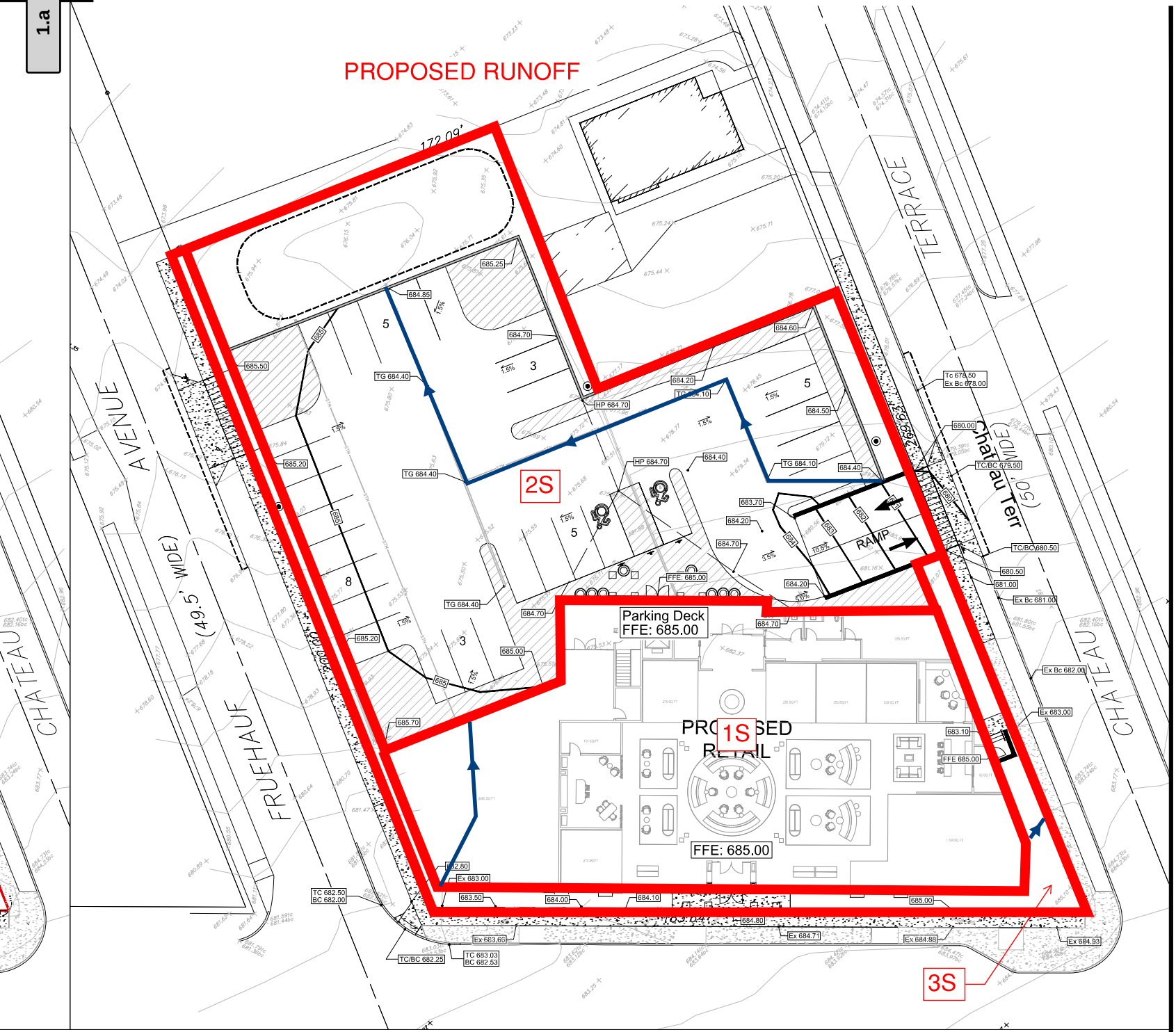
Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Events for Link 1L: Proposed Runoff

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)
1-Year	0.92	0.92	**0.00**
2-Year	1.01	1.01	0.00
5-Year	1.12	1.12	0.00
10-Year	1.22	1.22	0.00
25-Year	1.35	1.35	0.00
50-Year	2.34	2.34	0.00
100-Year	**4.30**	**4.30**	0.00

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)



Ground Level

DRAWING REVISIONS:

No.	DATE	BY	REMARKS

SPECIAL INFORMATION:

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

SHOP DRAWING SUBMITTALS ARE REQUIRED FOR ANY AND ALL STRUCTURES.

NOTICE

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

CONSTRUCTION SET

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

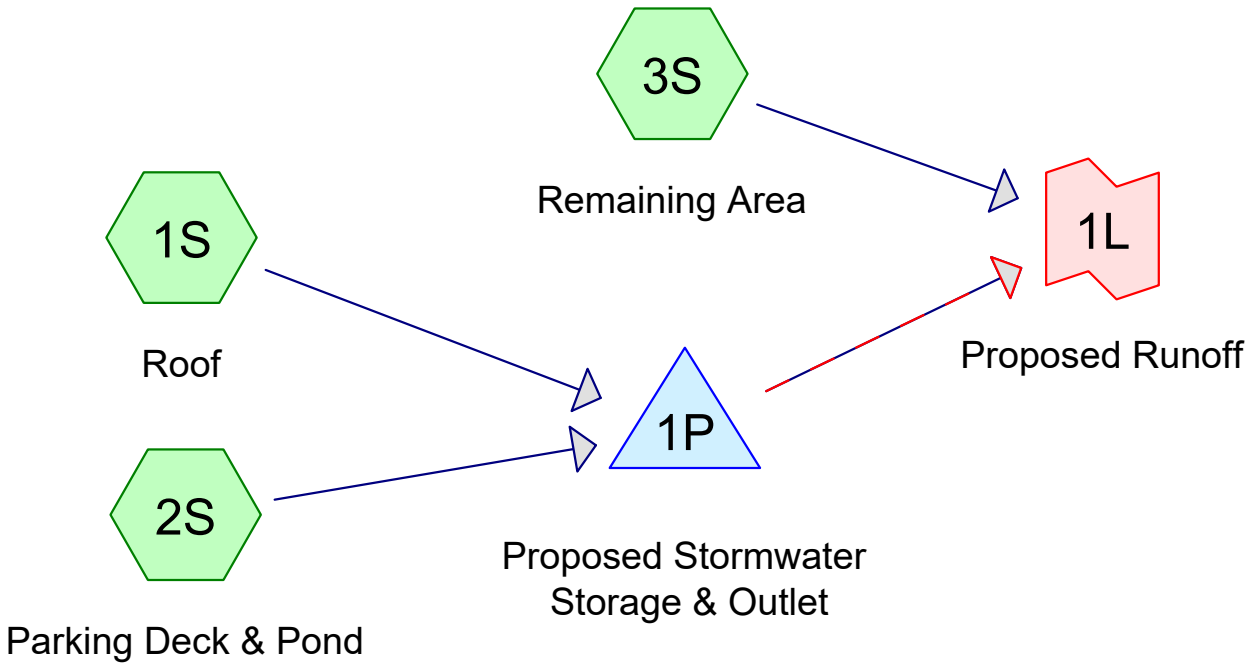
PROPERTY NUMBER: #5202

AREA: -

Main St - Snyder
4548-4564 Main St.
Amherst, NY14226

PROPOSED RETAIL

CONSULTANT



Subcat Reach Pond Link

Routing Diagram for 21.152 Proposed
Prepared by Carmina Wood Morris, PC, Printed 6/6/2025
HydroCAD® 10.20-2h s/n 05019 © 2024 HydroCAD Software Solutions LLC

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-Year	Type II 24-hr		Default	24.00	1	1.81	2
2	10-Year	Type II 24-hr		Default	24.00	1	3.11	2
3	25-Year	Type II 24-hr		Default	24.00	1	3.79	2
4	100-Year	Type II 24-hr		Default	24.00	1	5.14	2

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.140	80	>75% Grass cover, Good, HSG D (2S, 3S)
0.650	98	Impervious, HSG D (1S, 2S)
0.790	**95**	**TOTAL AREA**

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
0.790	HSG D	1S, 2S, 3S
0.000	Other	
0.790		**TOTAL AREA**

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.140	0.000	0.140	>75% Grass cover, Good	2S, 3S
0.000	0.000	0.000	0.650	0.000	0.650	Impervious	1S, 2S
0.000	**0.000**	**0.000**	**0.790**	**0.000**	**0.790**	**TOTAL AREA**	

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)
1	1P	671.15	670.80	160.0	0.0022	0.020	0.0	8.0	0.0

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: Roof Runoff Area=0.280 ac 100.00% Impervious Runoff Depth=1.59"
Flow Length=50' Slope=0.0200 '/' Tc=5.0 min CN=98 Runoff=0.72 cfs 0.037 af

Subcatchment2S: Parking Deck & Pond Runoff Area=0.430 ac 86.05% Impervious Runoff Depth=1.30"
Flow Length=50' Slope=0.0200 '/' Tc=5.0 min CN=95 Runoff=0.99 cfs 0.047 af

Subcatchment3S: Remaining Area Runoff Area=0.080 ac 0.00% Impervious Runoff Depth=0.45"
Flow Length=50' Slope=0.0200 '/' Tc=5.0 min CN=80 Runoff=0.06 cfs 0.003 af

Pond 1P: Proposed Stormwater Storage & Peak Elev=673.58' Storage=468 cf Inflow=1.71 cfs 0.084 af
Primary=0.87 cfs 0.084 af Secondary=0.00 cfs 0.000 af Outflow=0.87 cfs 0.084 af

Link 1L: Proposed Runoff Inflow=0.92 cfs 0.087 af
Primary=0.92 cfs 0.087 af

Total Runoff Area = 0.790 ac Runoff Volume = 0.087 af Average Runoff Depth = 1.32"
17.72% Pervious = 0.140 ac 82.28% Impervious = 0.650 ac

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Summary for Subcatchment 1S: Roof

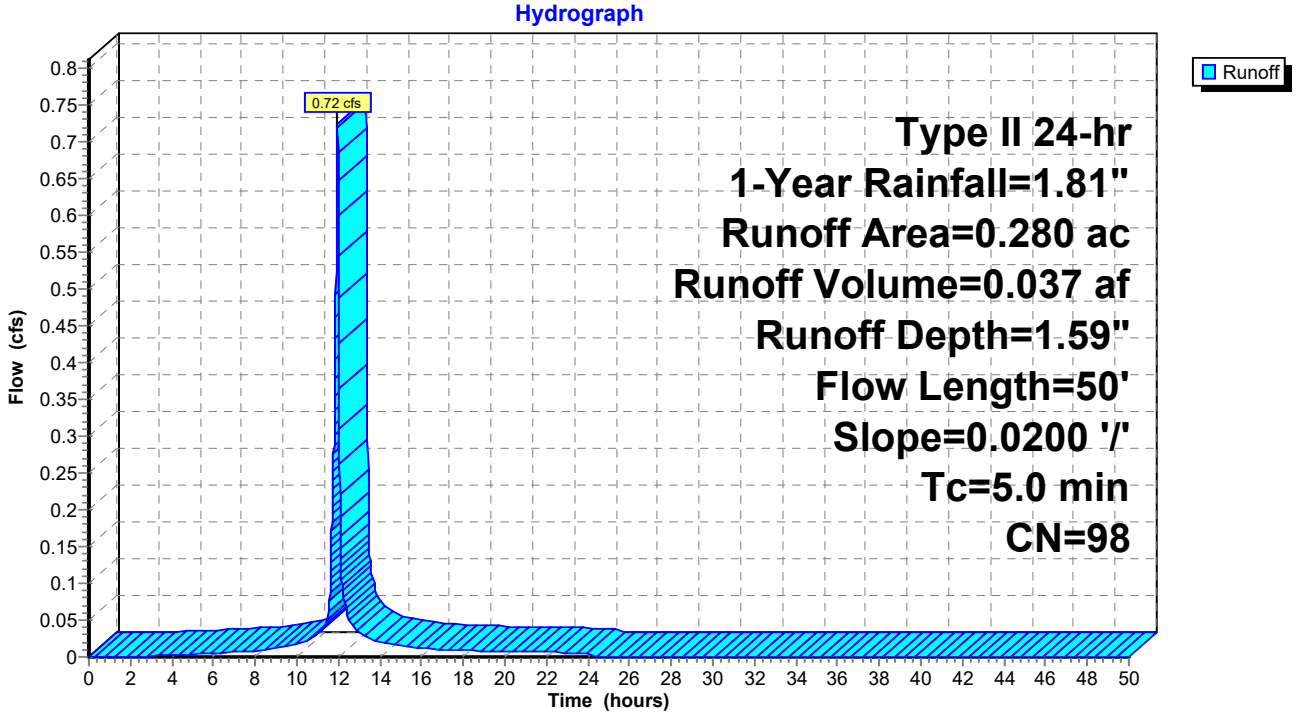
Runoff = 0.72 cfs @ 11.96 hrs, Volume= 0.037 af, Depth= 1.59"
Routed to Pond 1P : Proposed Stormwater Storage & Outlet

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-Year Rainfall=1.81"

	Area (ac)	CN	Description
*	0.280	98	Impervious, HSG D
	0.280		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	50	0.0200	1.06		**Sheet Flow, Tc<5.0 min** Smooth surfaces n= 0.011 P2= 2.50"
0.8	50	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 1S: Roof



Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Summary for Subcatchment 2S: Parking Deck & Pond

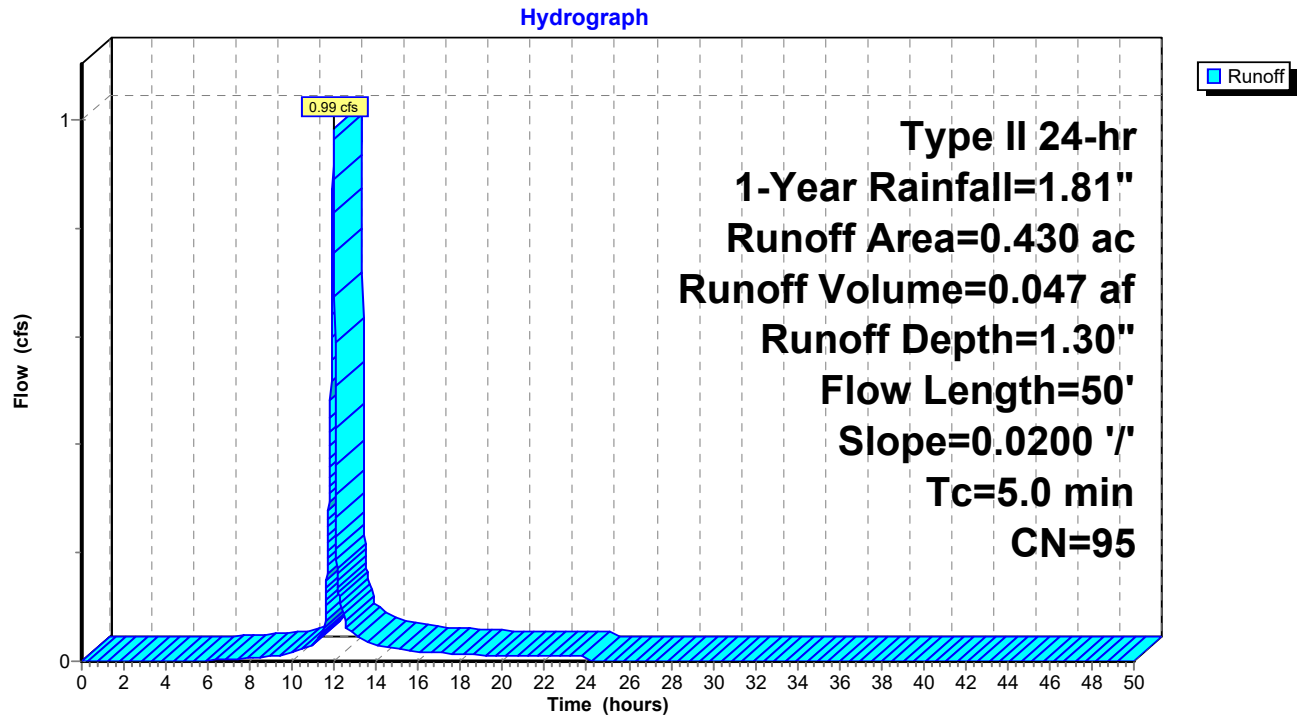
Runoff = 0.99 cfs @ 11.96 hrs, Volume= 0.047 af, Depth= 1.30"
Routed to Pond 1P : Proposed Stormwater Storage & Outlet

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-Year Rainfall=1.81"

	Area (ac)	CN	Description
	0.060	80	>75% Grass cover, Good, HSG D
*	0.370	98	Impervious, HSG D
	0.430	95	Weighted Average
	0.060		13.95% Pervious Area
	0.370		86.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	50	0.0200	1.06		**Sheet Flow, Tc<5.0 min** Smooth surfaces n= 0.011 P2= 2.50"
0.8	50	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 2S: Parking Deck & Pond



Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Summary for Subcatchment 3S: Remaining Area

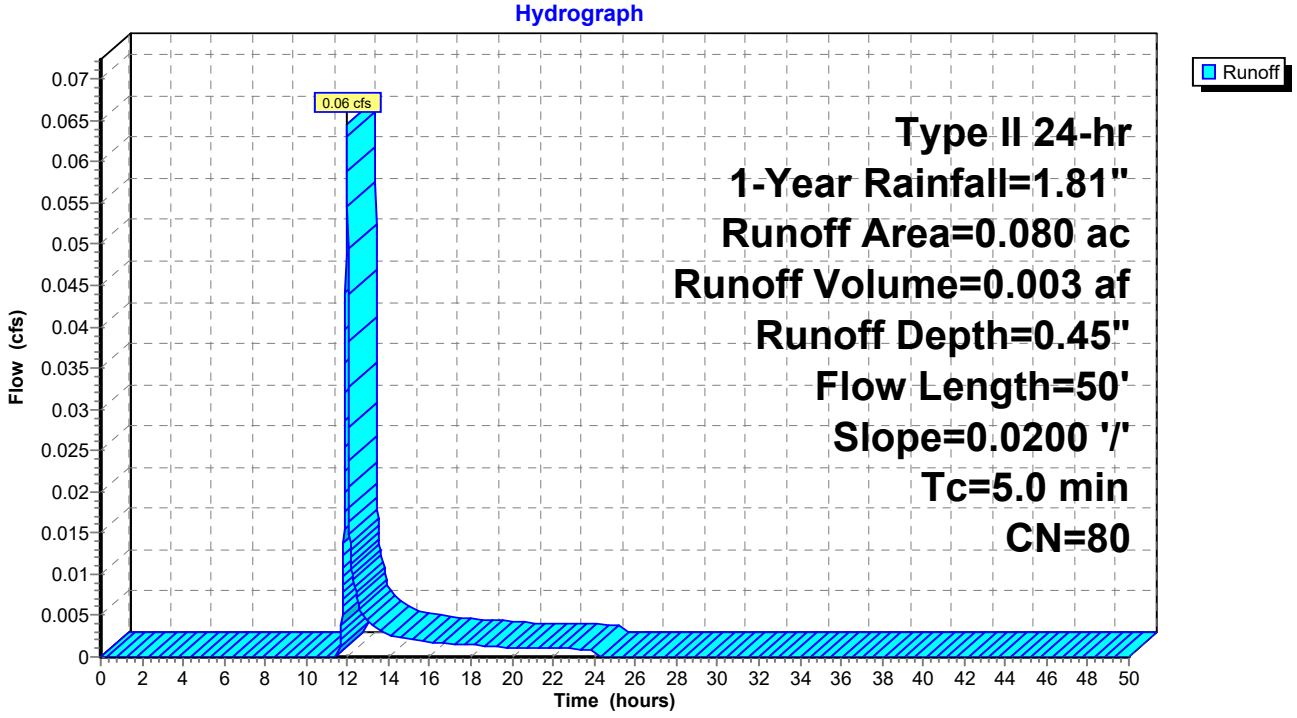
Runoff = 0.06 cfs @ 11.97 hrs, Volume= 0.003 af, Depth= 0.45"
Routed to Link 1L : Proposed Runoff

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-Year Rainfall=1.81"

Area (ac)	CN	Description
0.080	80	>75% Grass cover, Good, HSG D
0.080		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	50	0.0200	1.06		**Sheet Flow, Tc<5.0 min** Smooth surfaces n= 0.011 P2= 2.50"
0.8	50	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 3S: Remaining Area



Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Summary for Pond 1P: Proposed Stormwater Storage & Outlet

Inflow Area = 0.710 ac, 91.55% Impervious, Inflow Depth = 1.41" for 1-Year event
Inflow = 1.71 cfs @ 11.96 hrs, Volume= 0.084 af
Outflow = 0.87 cfs @ 12.04 hrs, Volume= 0.084 af, Atten= 49%, Lag= 5.0 min
Primary = 0.87 cfs @ 12.04 hrs, Volume= 0.084 af
Routed to Link 1L : Proposed Runoff
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 1L : Proposed Runoff

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Peak Elev= 673.58' @ 12.04 hrs Surf.Area= 659 sf Storage= 468 cf

Plug-Flow detention time= 2.9 min calculated for 0.084 af (100% of inflow)
Center-of-Mass det. time= 2.8 min (785.4 - 782.6)

Volume	Invert	Avail.Storage	Storage Description
#1	672.50'	2,592 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
672.50	222	0	0
673.00	414	159	159
674.00	839	627	786
675.00	1,321	1,080	1,866
675.50	1,584	726	2,592

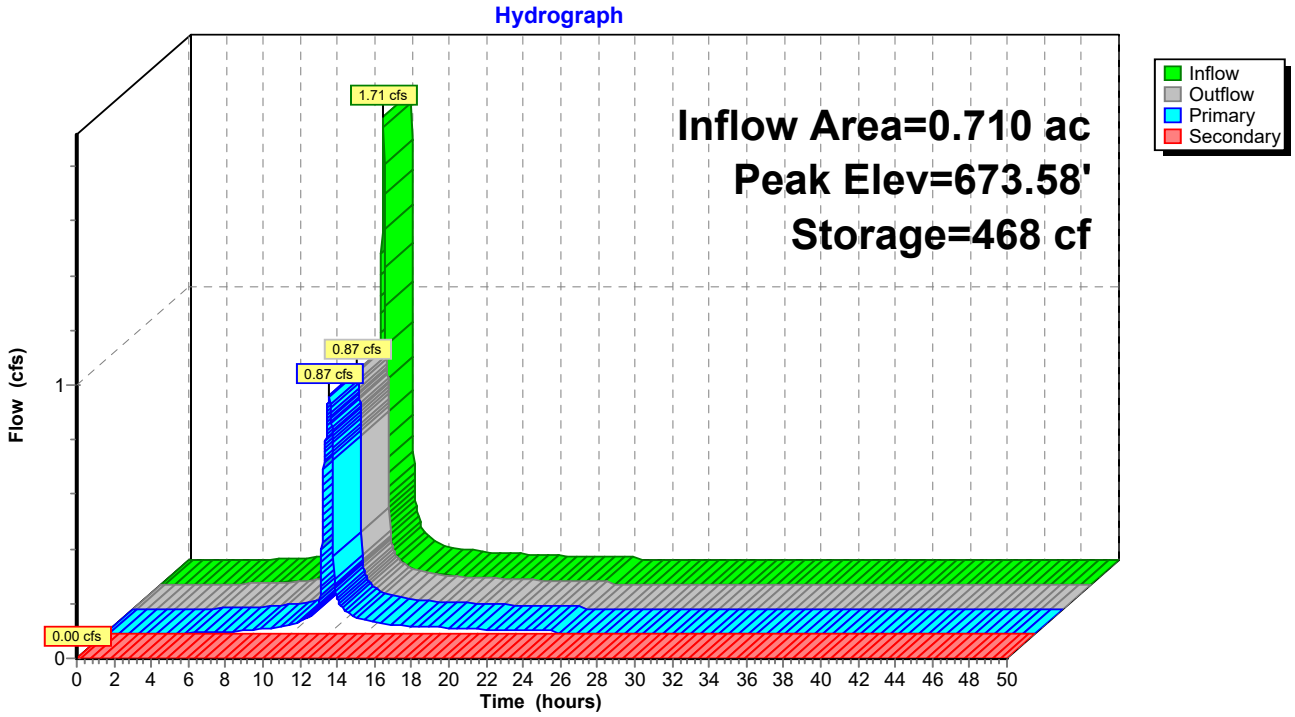
Device	Routing	Invert	Outlet Devices
#1	Primary	671.15'	**8.0" Round Outlet Pipe** L= 160.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 671.15' / 670.80' S= 0.0022 '/' Cc= 0.900 n= 0.020 Corrugated PE, corrugated interior, Flow Area= 0.35 sf
#2	Device 1	672.50'	**24.0" x 24.0" Horiz. Grate - Outlet Structure** C= 0.600 Limited to weir flow at low heads
#3	Secondary	675.25'	**10.0' long (Profile 1) Broad-Crested Rectangular Weir** Head (feet) 0.49 0.98 1.48 Coef. (English) 2.92 3.37 3.59

Primary OutFlow Max=0.87 cfs @ 12.04 hrs HW=673.58' TW=0.00' (Dynamic Tailwater)
└─**1=Outlet Pipe** (Barrel Controls 0.87 cfs @ 2.49 fps)
└─**2=Grate - Outlet Structure** (Passes 0.87 cfs of 19.98 cfs potential flow)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=672.50' TW=0.00' (Dynamic Tailwater)
└─**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Pond 1P: Proposed Stormwater Storage & Outlet



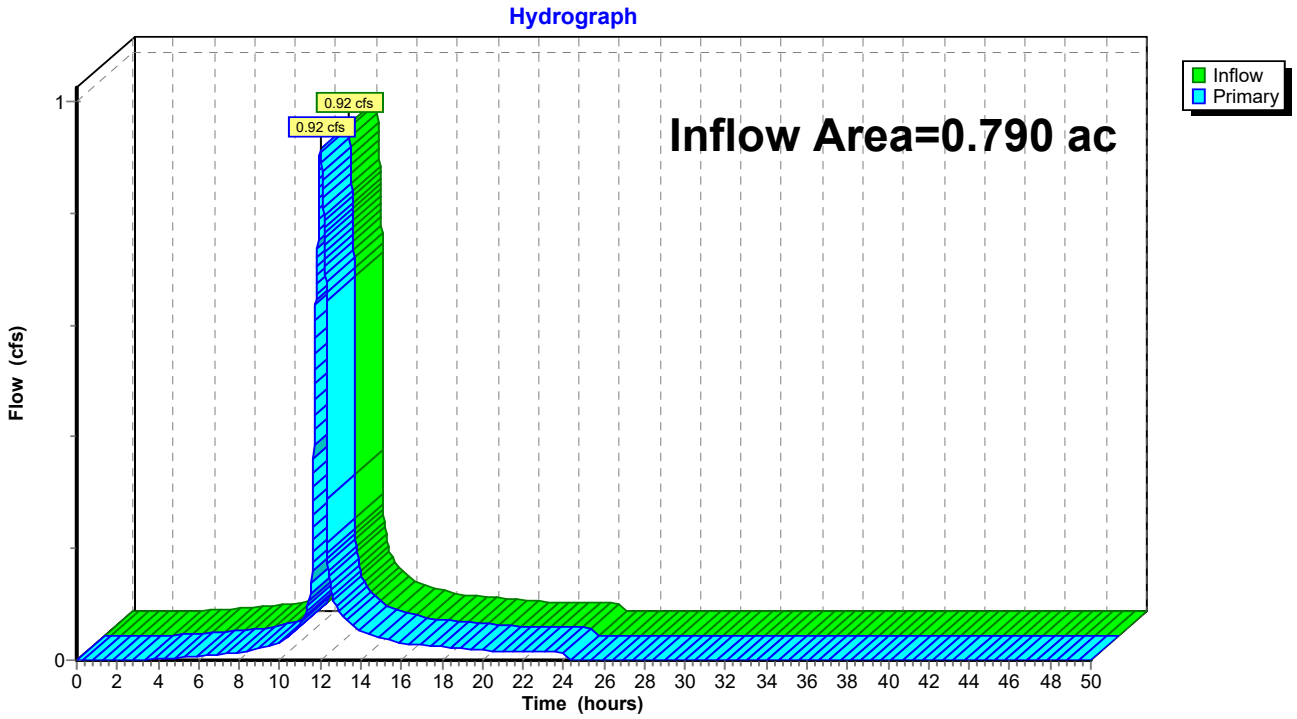
Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Summary for Link 1L: Proposed Runoff

Inflow Area = 0.790 ac, 82.28% Impervious, Inflow Depth = 1.32" for 1-Year event
Inflow = 0.92 cfs @ 12.01 hrs, Volume= 0.087 af
Primary = 0.92 cfs @ 12.01 hrs, Volume= 0.087 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs

Link 1L: Proposed Runoff



Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: Roof Runoff Area=0.280 ac 100.00% Impervious Runoff Depth=2.88"
Flow Length=50' Slope=0.0200 '/' Tc=5.0 min CN=98 Runoff=1.27 cfs 0.067 af

Subcatchment2S: Parking Deck & Pond Runoff Area=0.430 ac 86.05% Impervious Runoff Depth=2.56"
Flow Length=50' Slope=0.0200 '/' Tc=5.0 min CN=95 Runoff=1.85 cfs 0.092 af

Subcatchment3S: Remaining Area Runoff Area=0.080 ac 0.00% Impervious Runoff Depth=1.33"
Flow Length=50' Slope=0.0200 '/' Tc=5.0 min CN=80 Runoff=0.20 cfs 0.009 af

Pond 1P: Proposed Stormwater Storage & Peak Elev=674.64' Storage=1,419 cf Inflow=3.12 cfs 0.159 af
Primary=1.07 cfs 0.159 af Secondary=0.00 cfs 0.000 af Outflow=1.07 cfs 0.159 af

Link 1L: Proposed Runoff Inflow=1.22 cfs 0.168 af
Primary=1.22 cfs 0.168 af

Total Runoff Area = 0.790 ac Runoff Volume = 0.168 af Average Runoff Depth = 2.55"
17.72% Pervious = 0.140 ac 82.28% Impervious = 0.650 ac

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Summary for Subcatchment 1S: Roof

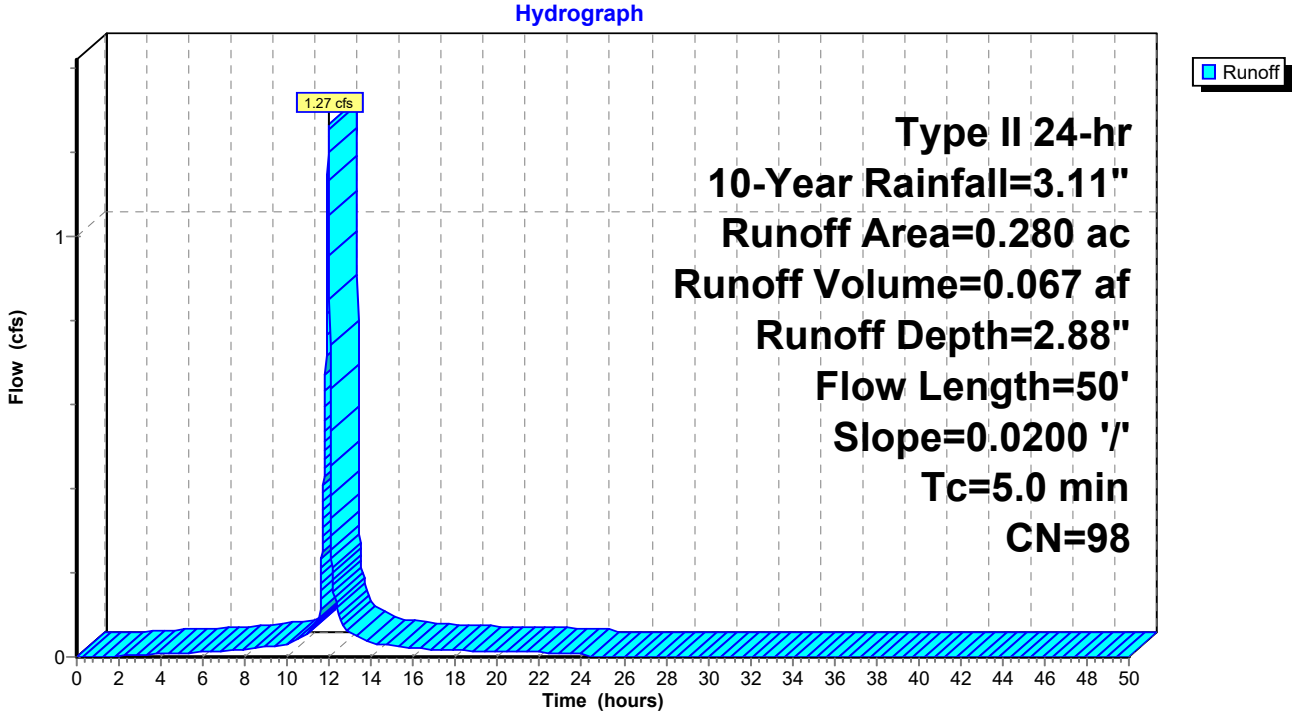
Runoff = 1.27 cfs @ 11.96 hrs, Volume= 0.067 af, Depth= 2.88"
Routed to Pond 1P : Proposed Stormwater Storage & Outlet

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-Year Rainfall=3.11"

	Area (ac)	CN	Description
*	0.280	98	Impervious, HSG D
	0.280		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	50	0.0200	1.06		**Sheet Flow, Tc<5.0 min** Smooth surfaces n= 0.011 P2= 2.50"
0.8	50	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 1S: Roof



Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Summary for Subcatchment 2S: Parking Deck & Pond

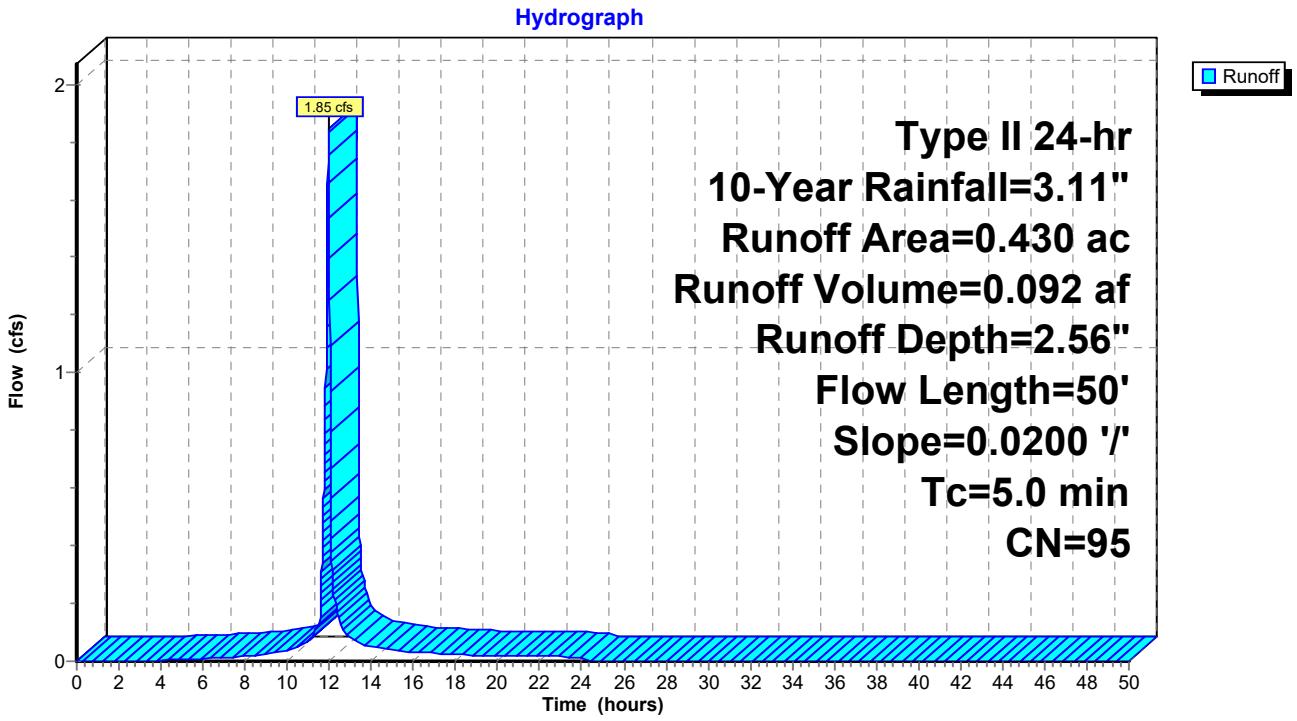
Runoff = 1.85 cfs @ 11.96 hrs, Volume= 0.092 af, Depth= 2.56"
Routed to Pond 1P : Proposed Stormwater Storage & Outlet

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-Year Rainfall=3.11"

	Area (ac)	CN	Description
	0.060	80	>75% Grass cover, Good, HSG D
*	0.370	98	Impervious, HSG D
	0.430	95	Weighted Average
	0.060		13.95% Pervious Area
	0.370		86.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	50	0.0200	1.06		**Sheet Flow, Tc<5.0 min** Smooth surfaces n= 0.011 P2= 2.50"
0.8	50	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 2S: Parking Deck & Pond



Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Summary for Subcatchment 3S: Remaining Area

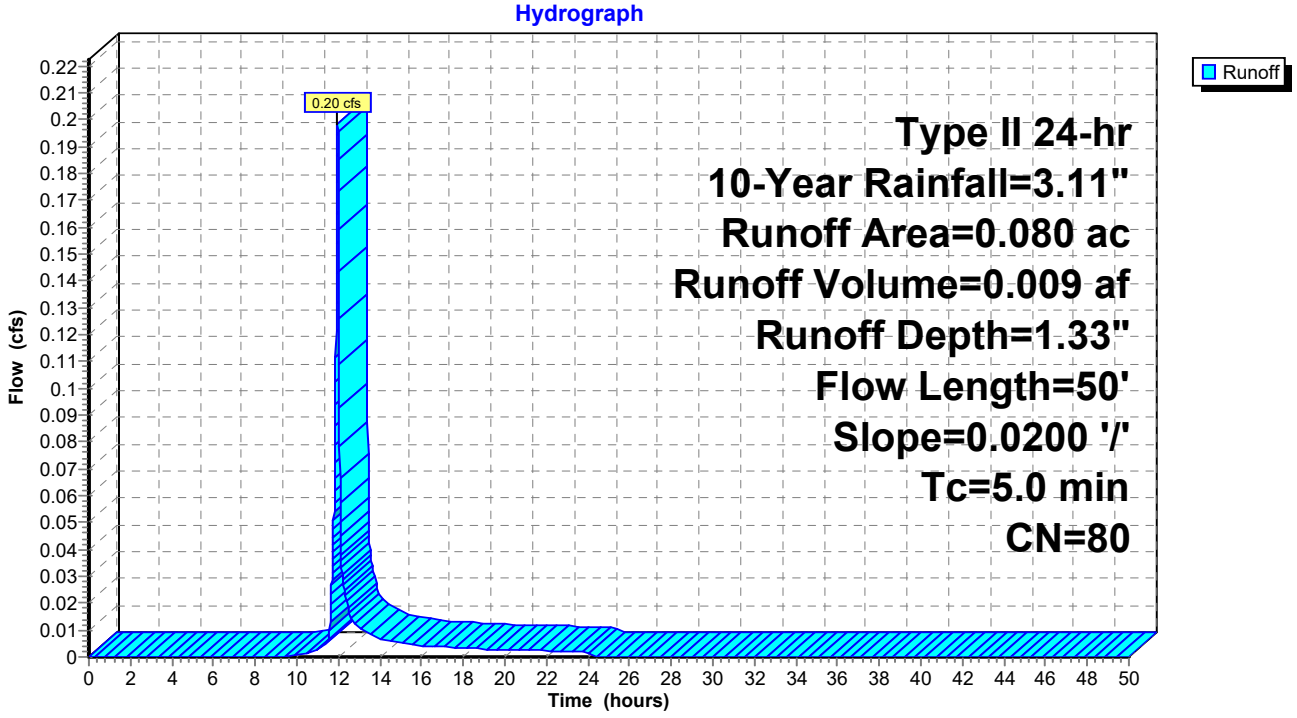
Runoff = 0.20 cfs @ 11.96 hrs, Volume= 0.009 af, Depth= 1.33"
Routed to Link 1L : Proposed Runoff

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-Year Rainfall=3.11"

Area (ac)	CN	Description
0.080	80	>75% Grass cover, Good, HSG D
0.080		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	50	0.0200	1.06		**Sheet Flow, Tc<5.0 min** Smooth surfaces n= 0.011 P2= 2.50"
0.8	50	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 3S: Remaining Area



Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Summary for Pond 1P: Proposed Stormwater Storage & Outlet

Inflow Area = 0.710 ac, 91.55% Impervious, Inflow Depth = 2.68" for 10-Year event
Inflow = 3.12 cfs @ 11.96 hrs, Volume= 0.159 af
Outflow = 1.07 cfs @ 12.06 hrs, Volume= 0.159 af, Atten= 66%, Lag= 6.4 min
Primary = 1.07 cfs @ 12.06 hrs, Volume= 0.159 af
Routed to Link 1L : Proposed Runoff
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 1L : Proposed Runoff

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Peak Elev= 674.64' @ 12.06 hrs Surf.Area= 1,147 sf Storage= 1,419 cf

Plug-Flow detention time= 6.8 min calculated for 0.159 af (100% of inflow)
Center-of-Mass det. time= 6.6 min (773.5 - 766.8)

Volume	Invert	Avail.Storage	Storage Description
#1	672.50'	2,592 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
672.50	222	0	0
673.00	414	159	159
674.00	839	627	786
675.00	1,321	1,080	1,866
675.50	1,584	726	2,592

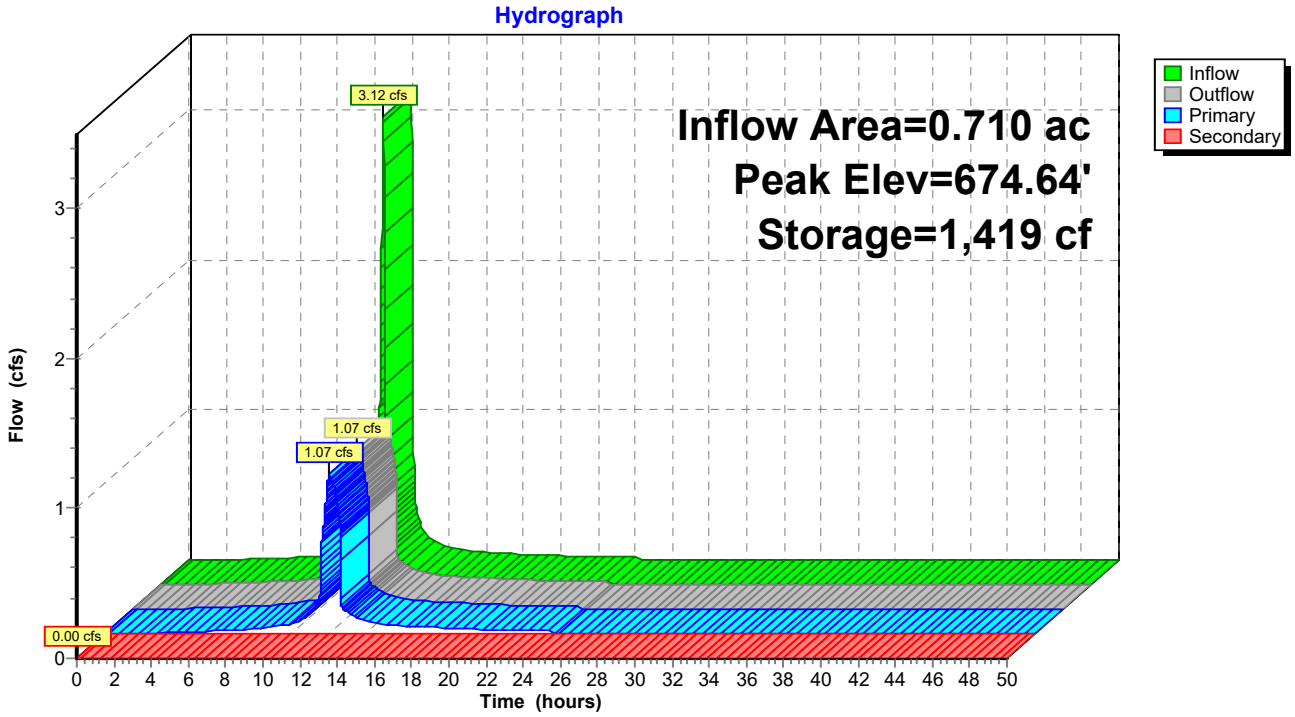
Device	Routing	Invert	Outlet Devices
#1	Primary	671.15'	**8.0" Round Outlet Pipe** L= 160.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 671.15' / 670.80' S= 0.0022 '/' Cc= 0.900 n= 0.020 Corrugated PE, corrugated interior, Flow Area= 0.35 sf
#2	Device 1	672.50'	**24.0" x 24.0" Horiz. Grate - Outlet Structure** C= 0.600 Limited to weir flow at low heads
#3	Secondary	675.25'	**10.0' long (Profile 1) Broad-Crested Rectangular Weir** Head (feet) 0.49 0.98 1.48 Coef. (English) 2.92 3.37 3.59

Primary OutFlow Max=1.07 cfs @ 12.06 hrs HW=674.64' TW=0.00' (Dynamic Tailwater)
└─**1=Outlet Pipe** (Barrel Controls 1.07 cfs @ 3.05 fps)
└─**2=Grate - Outlet Structure** (Passes 1.07 cfs of 28.16 cfs potential flow)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=672.50' TW=0.00' (Dynamic Tailwater)
└─**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Pond 1P: Proposed Stormwater Storage & Outlet



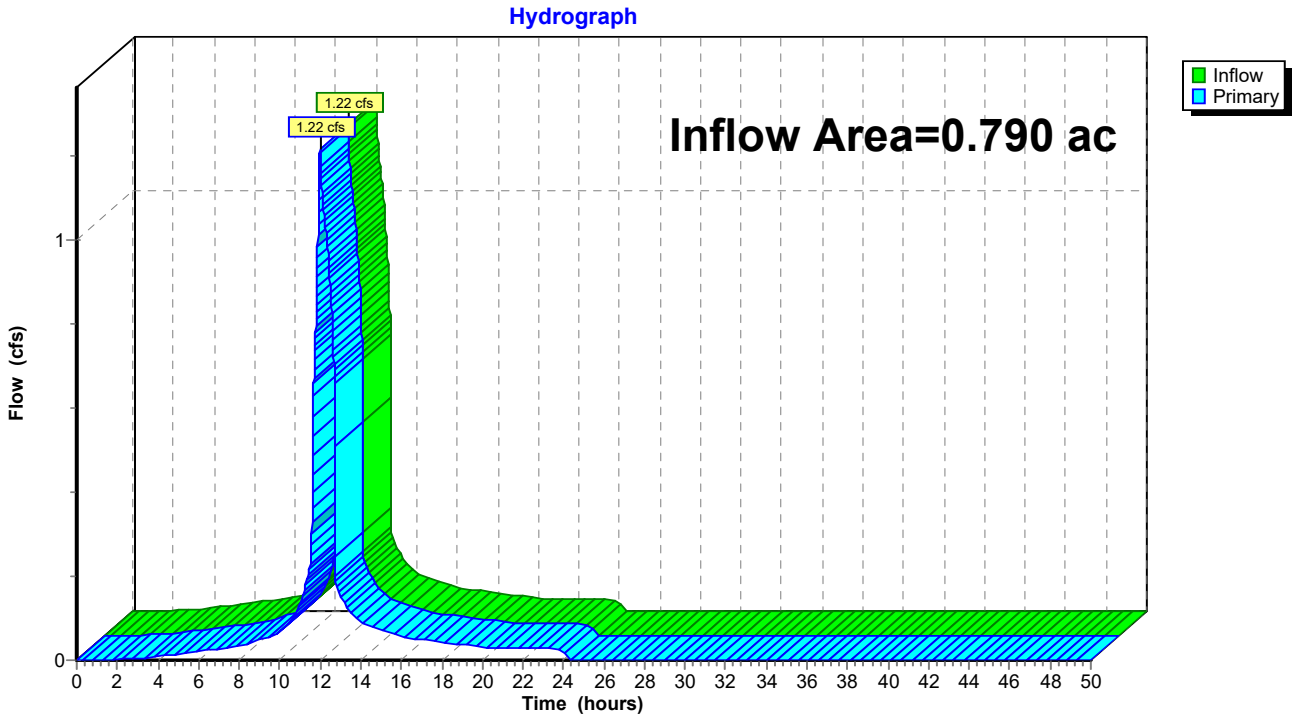
Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Summary for Link 1L: Proposed Runoff

Inflow Area = 0.790 ac, 82.28% Impervious, Inflow Depth = 2.55" for 10-Year event
Inflow = 1.22 cfs @ 11.99 hrs, Volume= 0.168 af
Primary = 1.22 cfs @ 11.99 hrs, Volume= 0.168 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs

Link 1L: Proposed Runoff



Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: Roof Runoff Area=0.280 ac 100.00% Impervious Runoff Depth=3.56"
Flow Length=50' Slope=0.0200 '/' Tc=5.0 min CN=98 Runoff=1.55 cfs 0.083 af

Subcatchment2S: Parking Deck & Pond Runoff Area=0.430 ac 86.05% Impervious Runoff Depth=3.22"
Flow Length=50' Slope=0.0200 '/' Tc=5.0 min CN=95 Runoff=2.30 cfs 0.116 af

Subcatchment3S: Remaining Area Runoff Area=0.080 ac 0.00% Impervious Runoff Depth=1.87"
Flow Length=50' Slope=0.0200 '/' Tc=5.0 min CN=80 Runoff=0.28 cfs 0.012 af

Pond 1P: Proposed Stormwater Storage & Peak Elev=675.08' Storage=1,977 cf Inflow=3.85 cfs 0.198 af
Primary=1.14 cfs 0.198 af Secondary=0.00 cfs 0.000 af Outflow=1.14 cfs 0.198 af

Link 1L: Proposed Runoff Inflow=1.35 cfs 0.211 af
Primary=1.35 cfs 0.211 af

Total Runoff Area = 0.790 ac Runoff Volume = 0.211 af Average Runoff Depth = 3.20"
17.72% Pervious = 0.140 ac 82.28% Impervious = 0.650 ac

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Summary for Subcatchment 1S: Roof

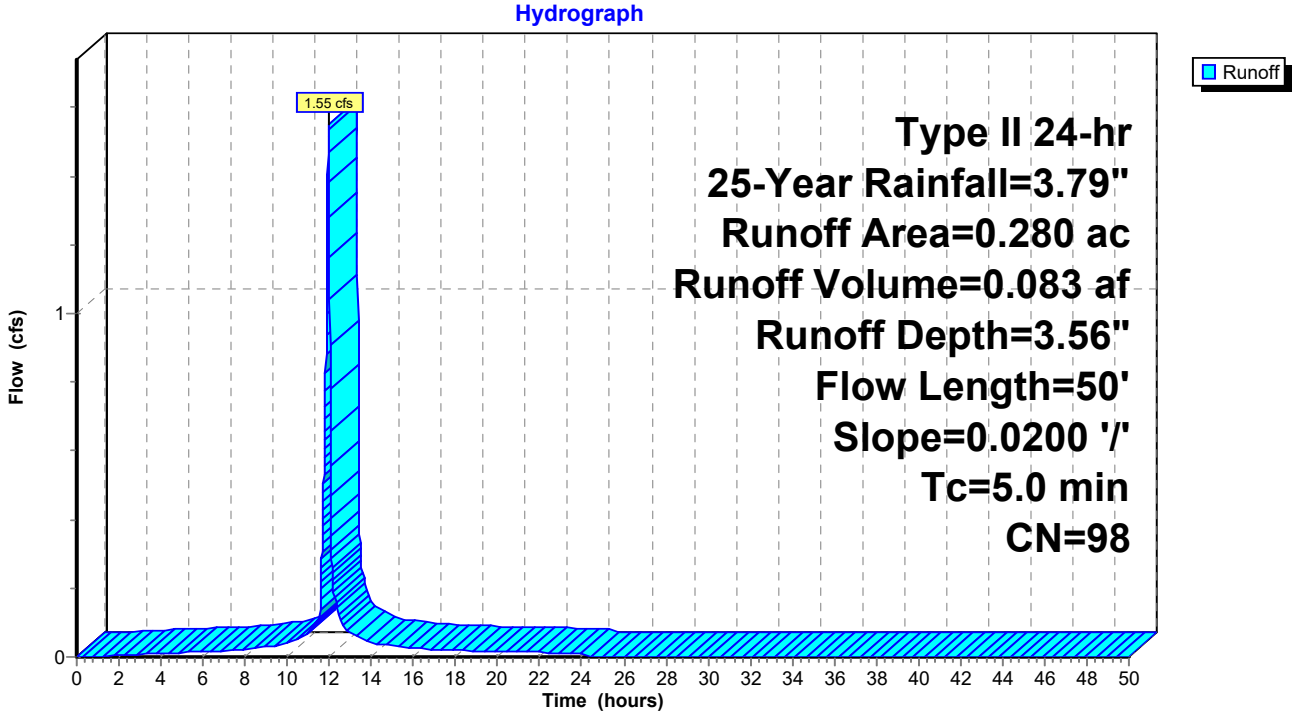
Runoff = 1.55 cfs @ 11.96 hrs, Volume= 0.083 af, Depth= 3.56"
Routed to Pond 1P : Proposed Stormwater Storage & Outlet

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-Year Rainfall=3.79"

	Area (ac)	CN	Description
*	0.280	98	Impervious, HSG D
	0.280		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	50	0.0200	1.06		**Sheet Flow, Tc<5.0 min** Smooth surfaces n= 0.011 P2= 2.50"
0.8	50	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 1S: Roof



Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Summary for Subcatchment 2S: Parking Deck & Pond

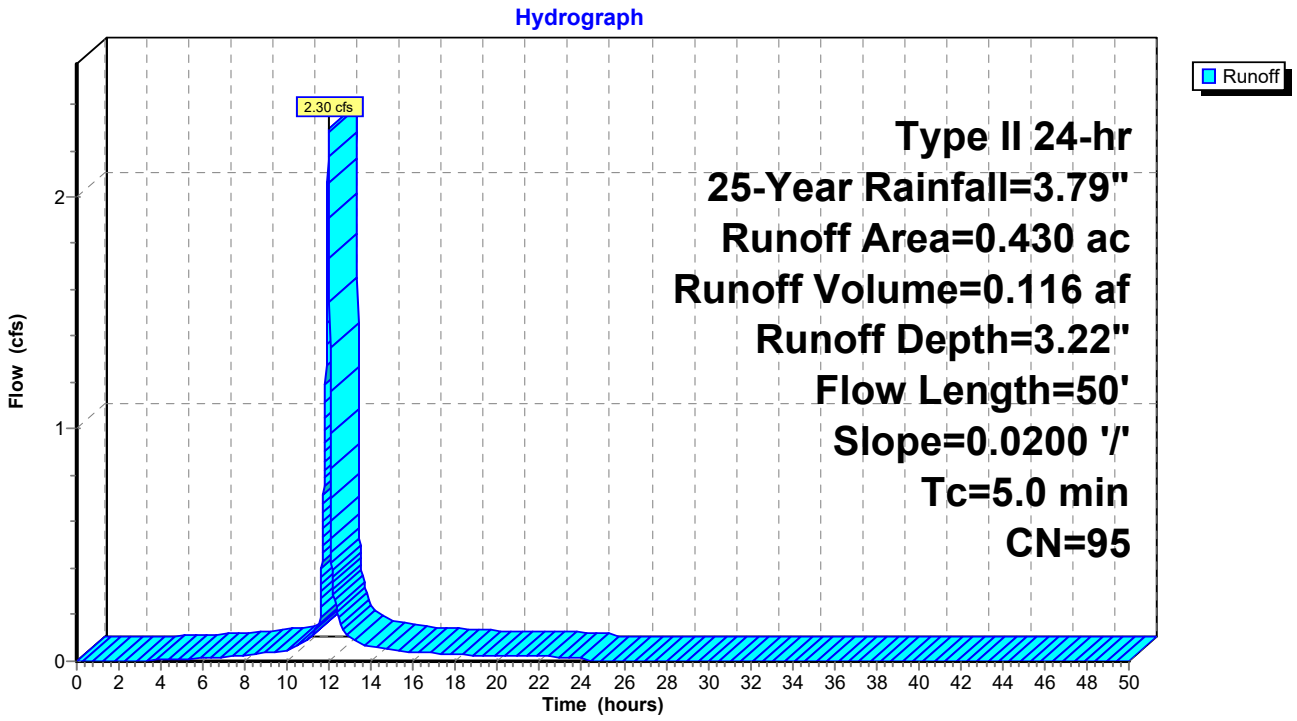
Runoff = 2.30 cfs @ 11.96 hrs, Volume= 0.116 af, Depth= 3.22"
Routed to Pond 1P : Proposed Stormwater Storage & Outlet

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-Year Rainfall=3.79"

	Area (ac)	CN	Description
	0.060	80	>75% Grass cover, Good, HSG D
*	0.370	98	Impervious, HSG D
	0.430	95	Weighted Average
	0.060		13.95% Pervious Area
	0.370		86.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	50	0.0200	1.06		**Sheet Flow, Tc<5.0 min** Smooth surfaces n= 0.011 P2= 2.50"
0.8	50	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 2S: Parking Deck & Pond



Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Summary for Subcatchment 3S: Remaining Area

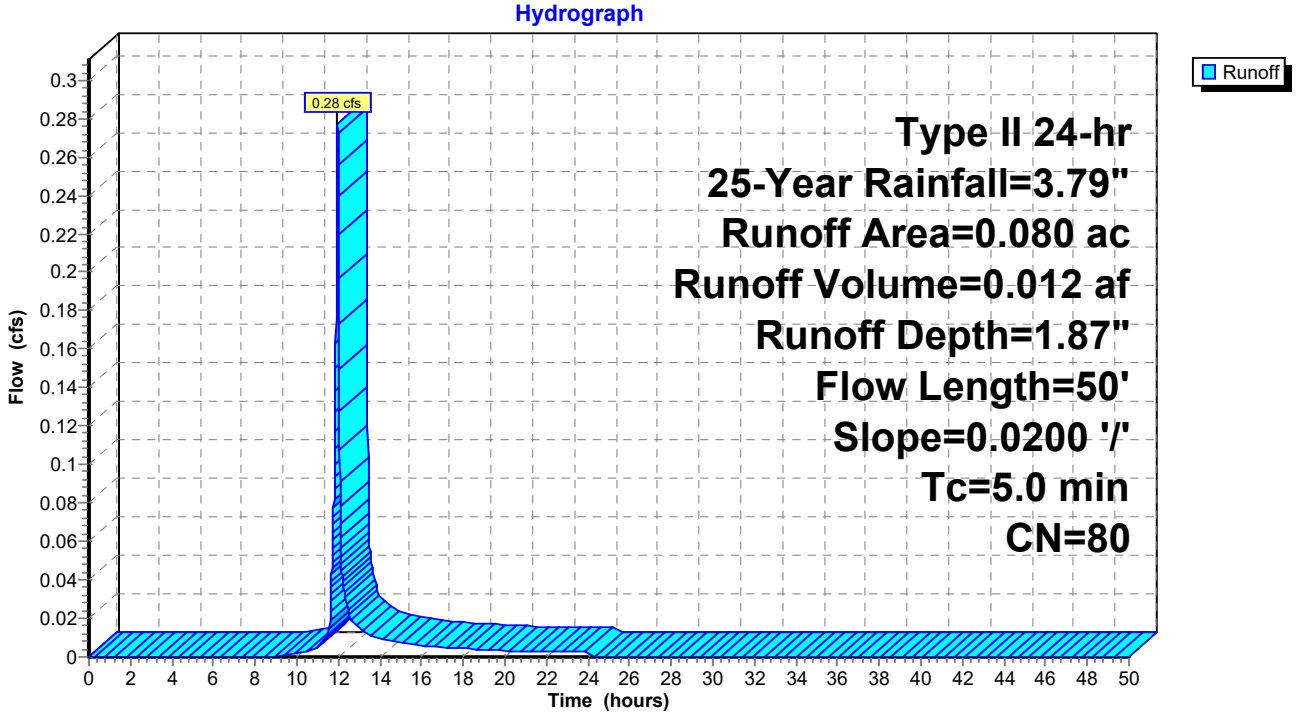
Runoff = 0.28 cfs @ 11.96 hrs, Volume= 0.012 af, Depth= 1.87"
Routed to Link 1L : Proposed Runoff

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-Year Rainfall=3.79"

Area (ac)	CN	Description
0.080	80	>75% Grass cover, Good, HSG D
0.080		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	50	0.0200	1.06		**Sheet Flow, Tc<5.0 min** Smooth surfaces n= 0.011 P2= 2.50"
0.8	50	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 3S: Remaining Area



Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Summary for Pond 1P: Proposed Stormwater Storage & Outlet

Inflow Area = 0.710 ac, 91.55% Impervious, Inflow Depth = 3.35" for 25-Year event
Inflow = 3.85 cfs @ 11.96 hrs, Volume= 0.198 af
Outflow = 1.14 cfs @ 12.07 hrs, Volume= 0.198 af, Atten= 70%, Lag= 7.0 min
Primary = 1.14 cfs @ 12.07 hrs, Volume= 0.198 af
Routed to Link 1L : Proposed Runoff
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 1L : Proposed Runoff

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Peak Elev= 675.08' @ 12.07 hrs Surf.Area= 1,365 sf Storage= 1,977 cf

Plug-Flow detention time= 9.0 min calculated for 0.198 af (100% of inflow)
Center-of-Mass det. time= 8.8 min (770.6 - 761.7)

Volume	Invert	Avail.Storage	Storage Description
#1	672.50'	2,592 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
672.50	222	0	0
673.00	414	159	159
674.00	839	627	786
675.00	1,321	1,080	1,866
675.50	1,584	726	2,592

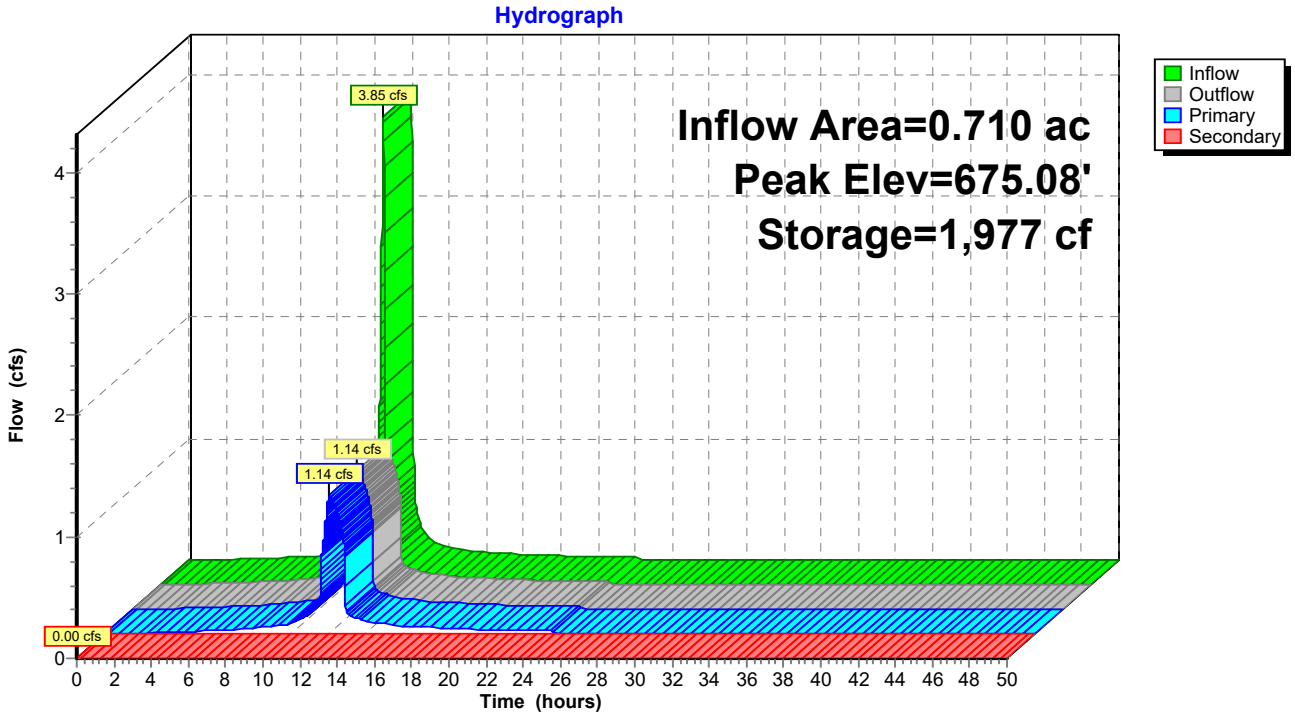
Device	Routing	Invert	Outlet Devices
#1	Primary	671.15'	**8.0" Round Outlet Pipe** L= 160.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 671.15' / 670.80' S= 0.0022 '/' Cc= 0.900 n= 0.020 Corrugated PE, corrugated interior, Flow Area= 0.35 sf
#2	Device 1	672.50'	**24.0" x 24.0" Horiz. Grate - Outlet Structure** C= 0.600 Limited to weir flow at low heads
#3	Secondary	675.25'	**10.0' long (Profile 1) Broad-Crested Rectangular Weir** Head (feet) 0.49 0.98 1.48 Coef. (English) 2.92 3.37 3.59

Primary OutFlow Max=1.14 cfs @ 12.07 hrs HW=675.08' TW=0.00' (Dynamic Tailwater)
└**1=Outlet Pipe** (Barrel Controls 1.14 cfs @ 3.26 fps)
└**2=Grate - Outlet Structure** (Passes 1.14 cfs of 30.95 cfs potential flow)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=672.50' TW=0.00' (Dynamic Tailwater)
└**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Pond 1P: Proposed Stormwater Storage & Outlet



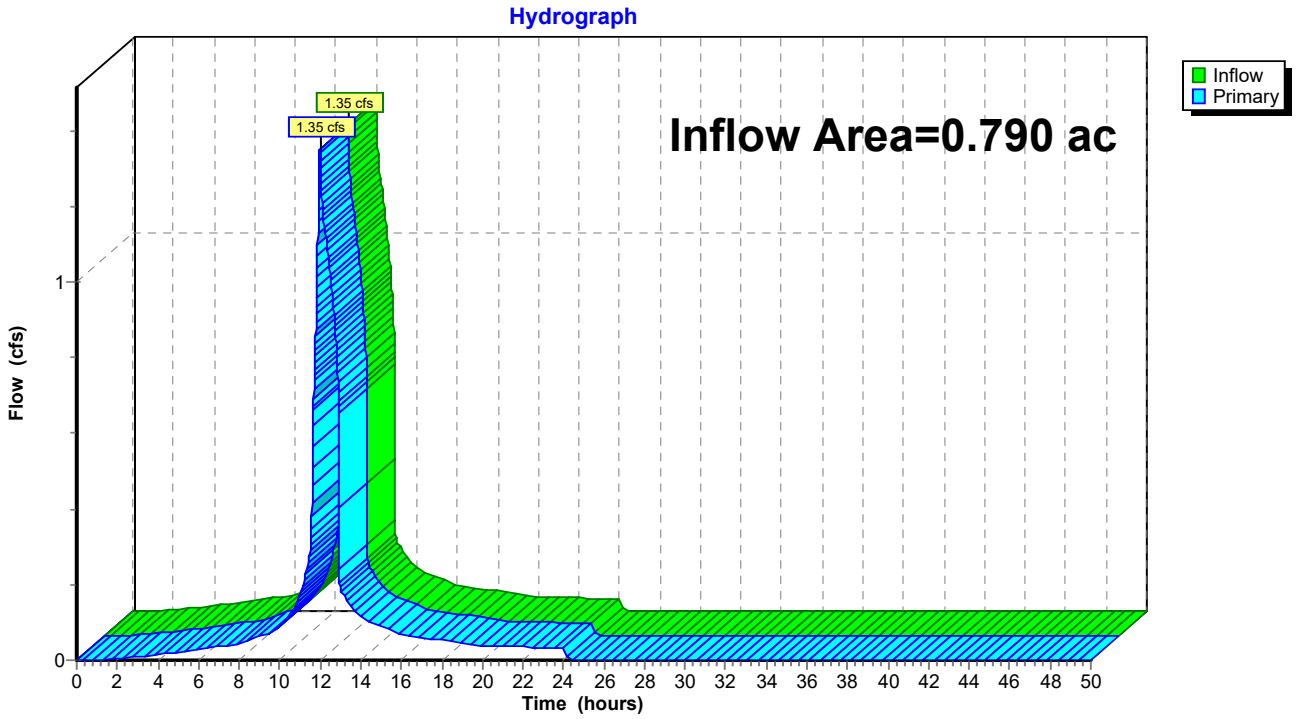
Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Summary for Link 1L: Proposed Runoff

Inflow Area = 0.790 ac, 82.28% Impervious, Inflow Depth = 3.20" for 25-Year event
Inflow = 1.35 cfs @ 11.98 hrs, Volume= 0.211 af
Primary = 1.35 cfs @ 11.98 hrs, Volume= 0.211 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs

Link 1L: Proposed Runoff



Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: Roof Runoff Area=0.280 ac 100.00% Impervious Runoff Depth=4.90"
Flow Length=50' Slope=0.0200 '/' Tc=5.0 min CN=98 Runoff=2.11 cfs 0.114 af

Subcatchment2S: Parking Deck & Pond Runoff Area=0.430 ac 86.05% Impervious Runoff Depth=4.56"
Flow Length=50' Slope=0.0200 '/' Tc=5.0 min CN=95 Runoff=3.17 cfs 0.163 af

Subcatchment3S: Remaining Area Runoff Area=0.080 ac 0.00% Impervious Runoff Depth=3.02"
Flow Length=50' Slope=0.0200 '/' Tc=5.0 min CN=80 Runoff=0.44 cfs 0.020 af

Pond 1P: Proposed Stormwater Storage & Peak Elev=675.46' Storage=2,525 cf Inflow=5.29 cfs 0.278 af
Primary=1.20 cfs 0.257 af Secondary=2.76 cfs 0.020 af Outflow=3.95 cfs 0.278 af

Link 1L: Proposed Runoff Inflow=4.30 cfs 0.298 af
Primary=4.30 cfs 0.298 af

Total Runoff Area = 0.790 ac Runoff Volume = 0.298 af Average Runoff Depth = 4.52"
17.72% Pervious = 0.140 ac 82.28% Impervious = 0.650 ac

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Summary for Subcatchment 1S: Roof

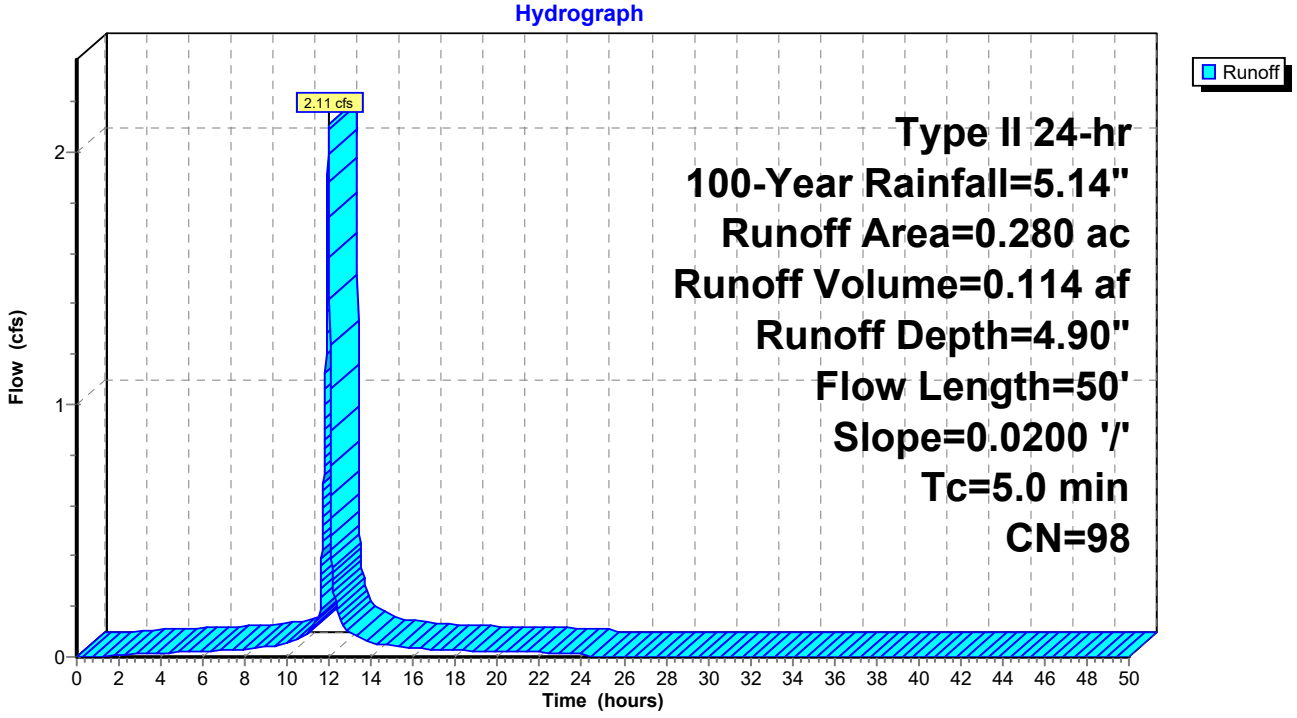
Runoff = 2.11 cfs @ 11.96 hrs, Volume= 0.114 af, Depth= 4.90"
Routed to Pond 1P : Proposed Stormwater Storage & Outlet

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-Year Rainfall=5.14"

	Area (ac)	CN	Description
*	0.280	98	Impervious, HSG D
	0.280		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	50	0.0200	1.06		**Sheet Flow, Tc<5.0 min** Smooth surfaces n= 0.011 P2= 2.50"
0.8	50	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 1S: Roof



Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Summary for Subcatchment 2S: Parking Deck & Pond

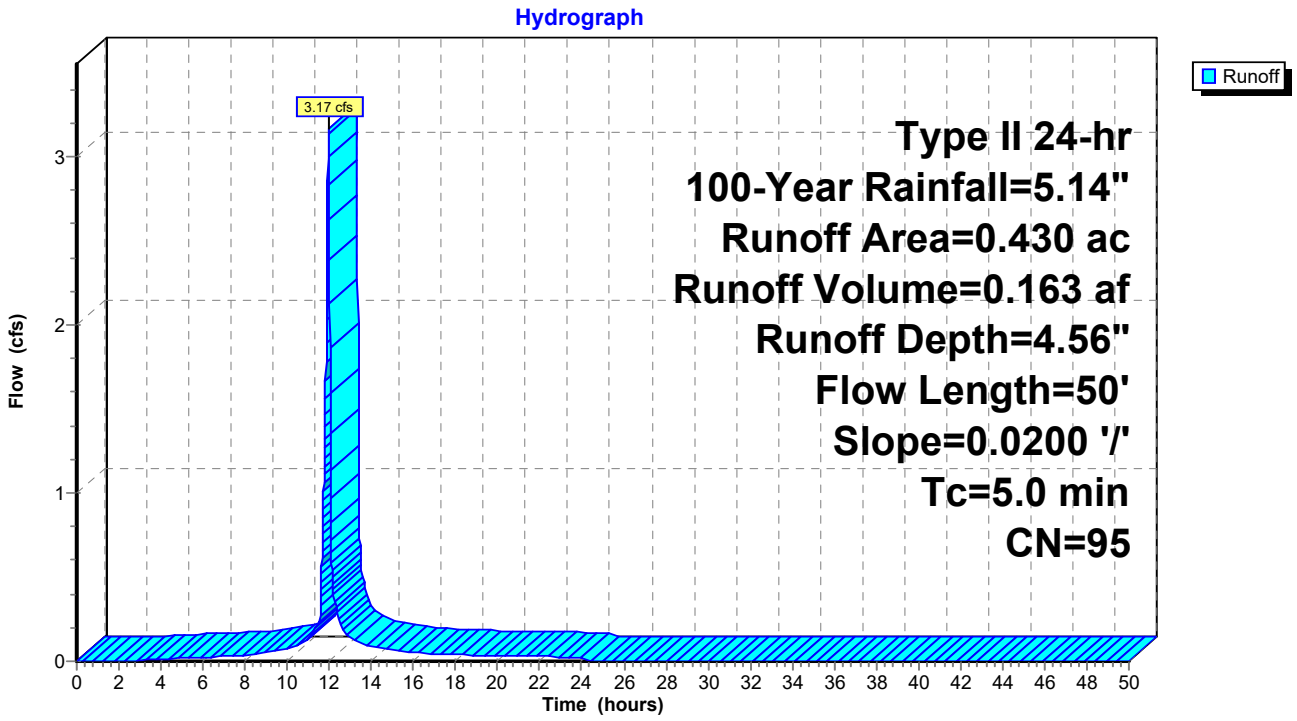
Runoff = 3.17 cfs @ 11.96 hrs, Volume= 0.163 af, Depth= 4.56"
Routed to Pond 1P : Proposed Stormwater Storage & Outlet

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-Year Rainfall=5.14"

	Area (ac)	CN	Description
	0.060	80	>75% Grass cover, Good, HSG D
*	0.370	98	Impervious, HSG D
	0.430	95	Weighted Average
	0.060		13.95% Pervious Area
	0.370		86.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	50	0.0200	1.06		**Sheet Flow, Tc<5.0 min** Smooth surfaces n= 0.011 P2= 2.50"
0.8	50	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 2S: Parking Deck & Pond



Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Summary for Subcatchment 3S: Remaining Area

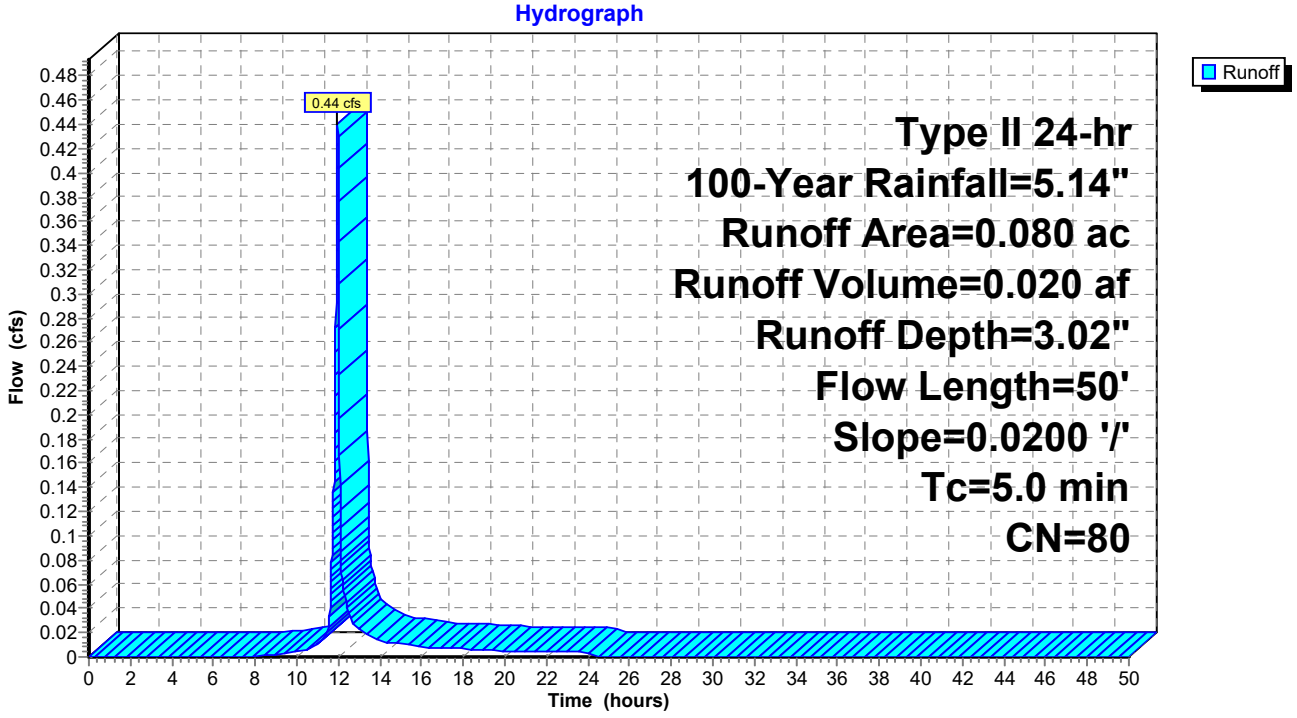
Runoff = 0.44 cfs @ 11.96 hrs, Volume= 0.020 af, Depth= 3.02"
Routed to Link 1L : Proposed Runoff

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-Year Rainfall=5.14"

Area (ac)	CN	Description
0.080	80	>75% Grass cover, Good, HSG D
0.080		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	50	0.0200	1.06		**Sheet Flow, Tc<5.0 min** Smooth surfaces n= 0.011 P2= 2.50"
0.8	50	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 3S: Remaining Area



Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Summary for Pond 1P: Proposed Stormwater Storage & Outlet

Inflow Area = 0.710 ac, 91.55% Impervious, Inflow Depth = 4.69" for 100-Year event
Inflow = 5.29 cfs @ 11.96 hrs, Volume= 0.278 af
Outflow = 3.95 cfs @ 12.01 hrs, Volume= 0.278 af, Atten= 25%, Lag= 3.3 min
Primary = 1.20 cfs @ 12.01 hrs, Volume= 0.257 af
Routed to Link 1L : Proposed Runoff
Secondary = 2.76 cfs @ 12.01 hrs, Volume= 0.020 af
Routed to Link 1L : Proposed Runoff

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Peak Elev= 675.46' @ 12.01 hrs Surf.Area= 1,562 sf Storage= 2,525 cf

Plug-Flow detention time= 9.3 min calculated for 0.278 af (100% of inflow)
Center-of-Mass det. time= 9.3 min (763.8 - 754.5)

Volume	Invert	Avail.Storage	Storage Description
#1	672.50'	2,592 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
672.50	222	0	0
673.00	414	159	159
674.00	839	627	786
675.00	1,321	1,080	1,866
675.50	1,584	726	2,592

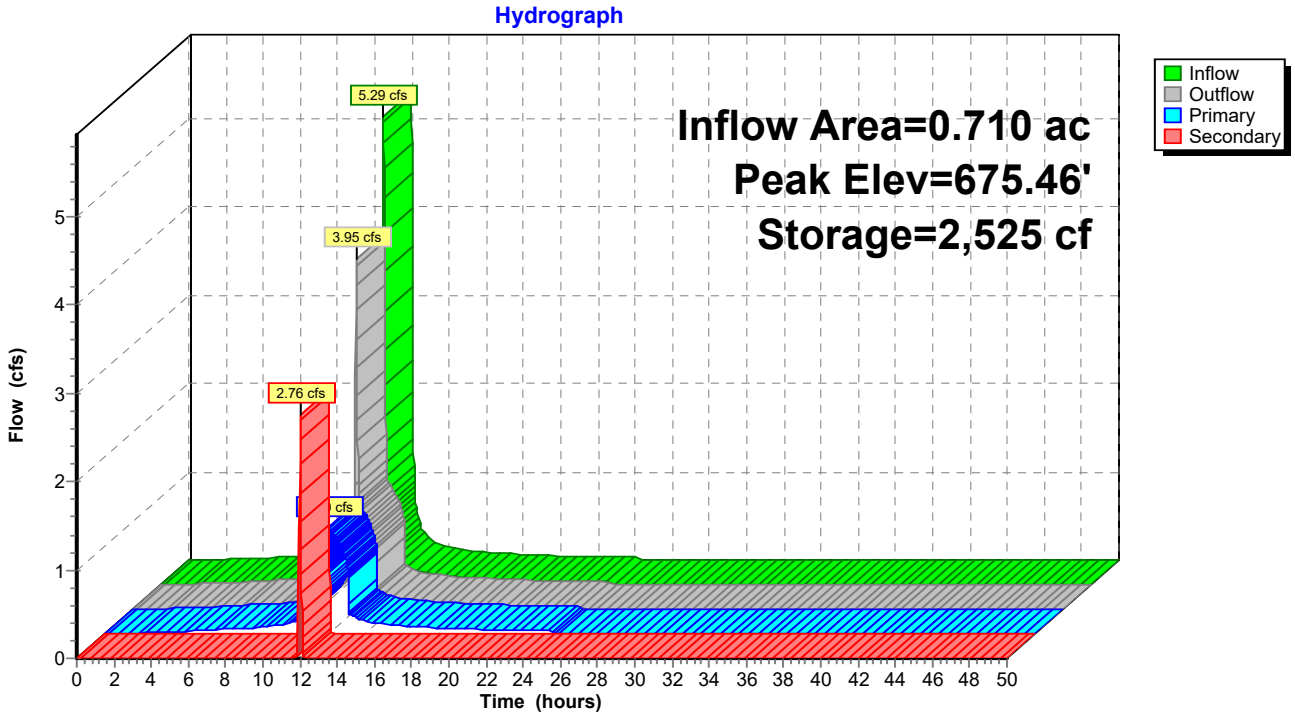
Device	Routing	Invert	Outlet Devices
#1	Primary	671.15'	**8.0" Round Outlet Pipe** L= 160.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 671.15' / 670.80' S= 0.0022 '/' Cc= 0.900 n= 0.020 Corrugated PE, corrugated interior, Flow Area= 0.35 sf
#2	Device 1	672.50'	**24.0" x 24.0" Horiz. Grate - Outlet Structure** C= 0.600 Limited to weir flow at low heads
#3	Secondary	675.25'	**10.0' long (Profile 1) Broad-Crested Rectangular Weir** Head (feet) 0.49 0.98 1.48 Coef. (English) 2.92 3.37 3.59

Primary OutFlow Max=1.20 cfs @ 12.01 hrs HW=675.46' TW=0.00' (Dynamic Tailwater)
└─**1=Outlet Pipe** (Barrel Controls 1.20 cfs @ 3.42 fps)
└─**2=Grate - Outlet Structure** (Passes 1.20 cfs of 33.12 cfs potential flow)

Secondary OutFlow Max=2.75 cfs @ 12.01 hrs HW=675.46' TW=0.00' (Dynamic Tailwater)
└─**3=Broad-Crested Rectangular Weir** (Weir Controls 2.75 cfs @ 1.33 fps)

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Pond 1P: Proposed Stormwater Storage & Outlet



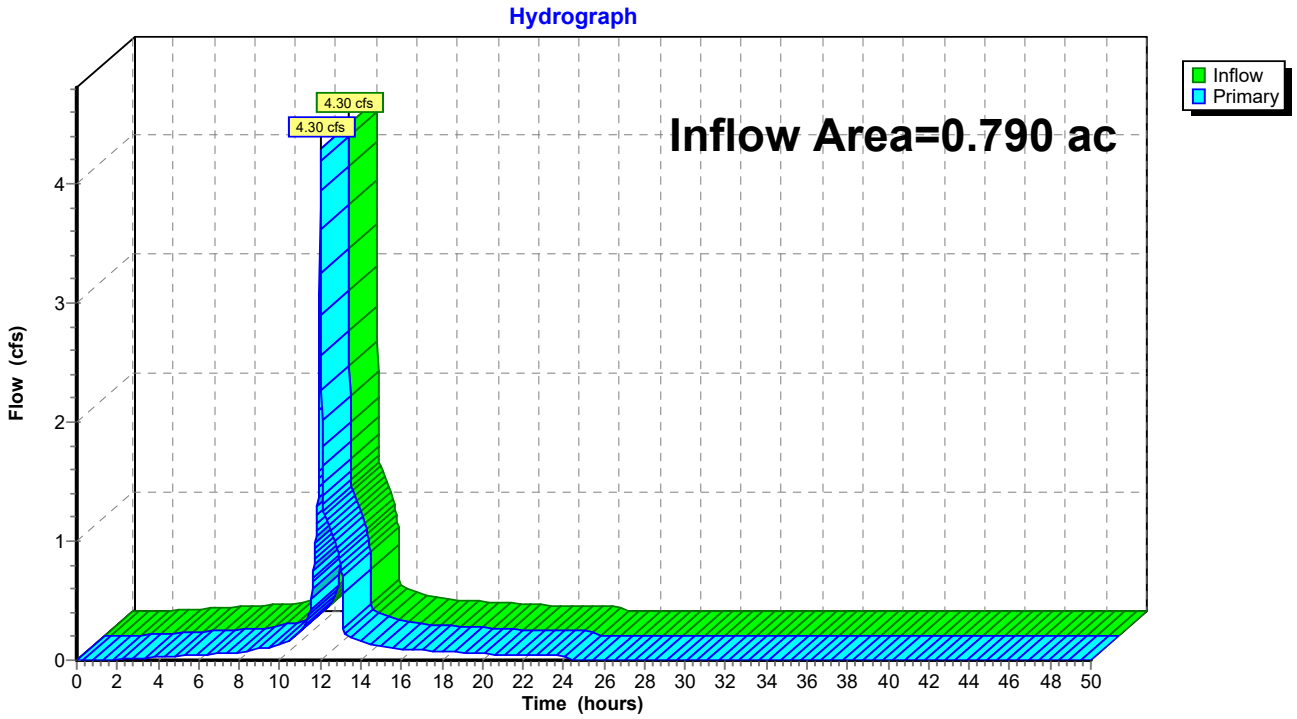
Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Summary for Link 1L: Proposed Runoff

Inflow Area = 0.790 ac, 82.28% Impervious, Inflow Depth = 4.52" for 100-Year event
Inflow = 4.30 cfs @ 12.01 hrs, Volume= 0.298 af
Primary = 4.30 cfs @ 12.01 hrs, Volume= 0.298 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs

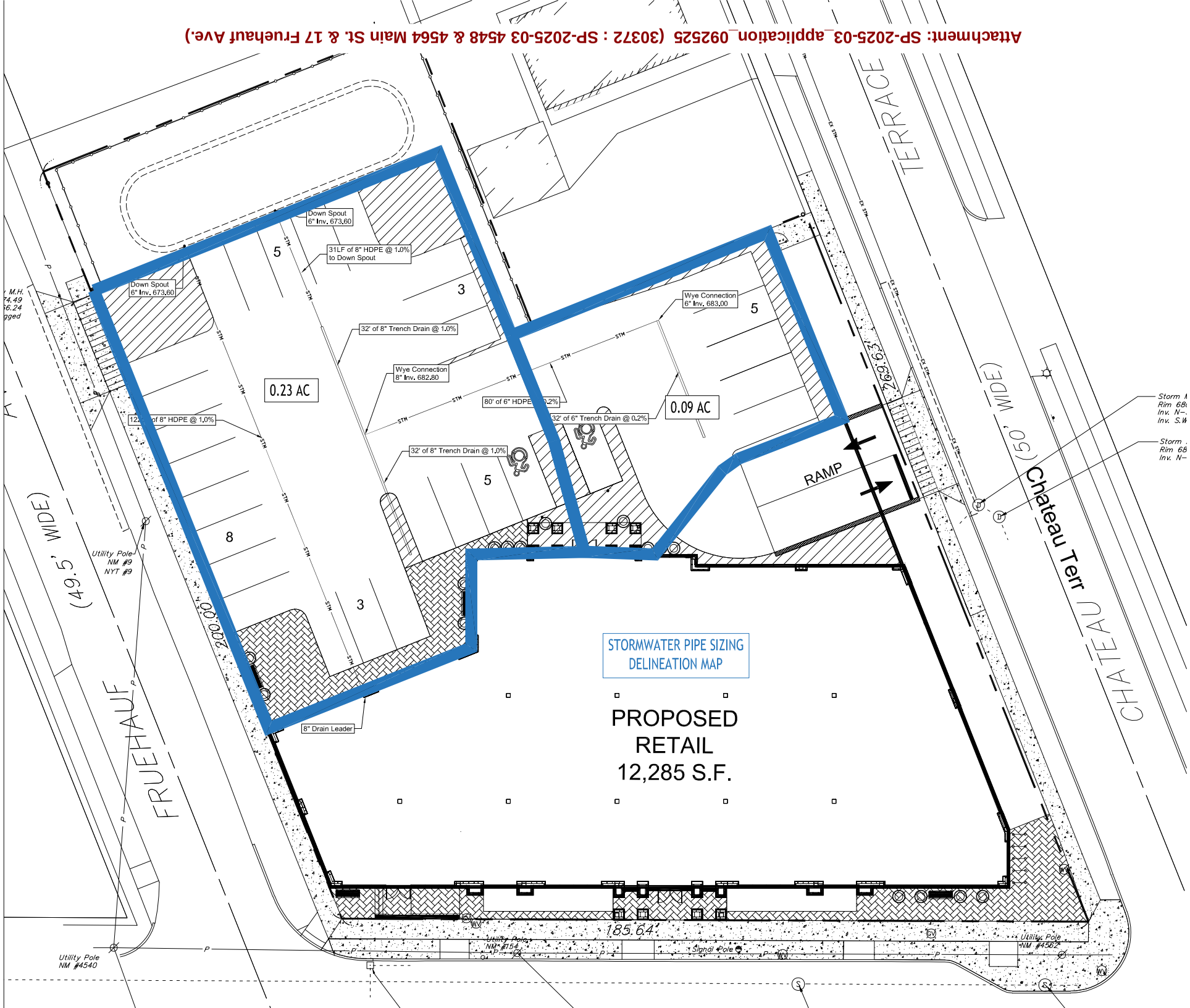
Link 1L: Proposed Runoff



Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Storm Pipe Sizing Calculations

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)


STORMWATER PIPE SIZING
DELINEATION MAP
PROPOSED
RETAIL
12,285 S.F.
0.23 AC
0.09 AC
Down Spout
6" Inv. 673.60
31LF of 8" HDPE @ 1.0%
to Down Spout
Down Spout
6" Inv. 673.60
32' of 8" Trench Drain @ 1.0%
Wye Connection
8" Inv. 682.80
Wye Connection
6" Inv. 683.00
80' of 6" HDPE @ 0.2%
32' of 6" Trench Drain @ 0.2%
32' of 8" Trench Drain @ 1.0%
8" Drain Leader
RAMP
FRUEHAUF
(49.5' WIDE)
CHATEAU TERRACE
(50' WIDE)
Chateau Terr
200.00'
185.64'
269.63'
Utility Pole
NM #9
NYT #9
Utility Pole
NM #4540
Utility Pole
NM #154
Signal Pole
Utility Pole
NM #4562

PROPOSED STORM DRAINAGE PIPE SIZING: 10-YR STORM CONVEYANCE

Drain 684.25	Drainage Area, A (ac) =	0.09
	Impervious (ac) =	0.09
	Greenspace (ac) =	0
	Runoff Coefficient,c =	0.90
	*10-Yr Rainfall Intensity, i (in/hr) =	5.5
	Peak Discharge (cfs), Q=ciA =	0.45

*Note: Assume Time of Concentration is less than 5.0 min. and i=5.5 in/hr per Intensity/Duration/Frequency curve

Mannings Equation (see attached spreadsheet): use 8" HDPE @ 0.2% = 0.70 cfs

Drain 684.20	Drainage Area, A (ac) =	0.32
	Impervious (ac) =	0.32
	Greenspace (ac) =	0
	Runoff Coefficient,c =	0.90
	*10-Yr Rainfall Intensity, i (in/hr) =	5.5
	Peak Discharge (cfs), Q=ciA =	1.58

Mannings Equation (see attached spreadsheet): use 8" HDPE @ 1.0% = 1.58 cfs

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Manning's Equation for Circular Pipes Flowing Full

Slope(%) = 0.2

n = 0.01 hdpe

n = 0.013 concrete

n = 0.02 cmp

Diameter (ft)	Diameter (in)	Area (ft^2)	Wetted Perimeter (ft)	Hydraulic Radius (ft)	HDPE		CONCRETE		CMP	
					Flow (cfs)	Velocity (ft/s)	Flow (cfs)	Velocity (ft/s)	Flow (cfs)	Velocity (ft/s)
0.33	4	0.1	1.05	0.08	0.11	1.27	0.09	0.98	0.06	0.64
0.5	6	0.2	1.57	0.13	0.33	1.67	0.25	1.28	0.16	0.83
0.67	8	0.3	2.09	0.17	0.70	2.02	0.54	1.55	0.35	1.01
0.83	10	0.5	2.62	0.21	1.28	2.34	0.98	1.80	0.64	1.17
1	12	0.8	3.14	0.25	2.08	2.64	1.60	2.03	1.04	1.32
1.25	15	1.2	3.93	0.31	3.77	3.07	2.90	2.36	1.88	1.53
1.5	18	1.8	4.71	0.38	6.12	3.47	4.71	2.67	3.06	1.73
1.75	21	2.4	5.50	0.44	9.24	3.84	7.11	2.95	4.62	1.92
2	24	3.1	6.28	0.50	13.19	4.20	10.14	3.23	6.59	2.10
2.5	30	4.9	7.85	0.63	23.91	4.87	18.39	3.75	11.96	2.44
3	36	6.1	9.04	0.67	30.93	5.10	23.79	3.93	15.46	2.55
3.5	42	9.6	11.00	0.88	58.65	6.10	45.12	4.69	29.32	3.05
4	48	12.6	12.57	1.00	83.74	6.66	64.41	5.13	41.87	3.33
4.5	54	15.9	14.14	1.13	114.64	7.21	88.18	5.54	57.32	3.60
5	60	19.6	15.71	1.25	151.82	7.73	116.79	5.95	75.91	3.87
6	72	28.3	18.85	1.50	246.88	8.73	189.91	6.72	123.44	4.37
7	84	38.5	21.99	1.75	372.40	9.68	286.46	7.44	186.20	4.84
8	96	50.3	25.13	2.00	531.69	10.58	408.99	8.14	265.84	5.29

Manning's Equation for Circular Pipes Flowing Full

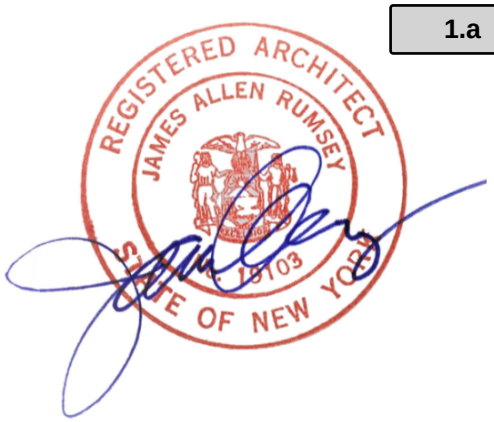
Slope(%) = 1

n = 0.01 hdpe

n = 0.013 concrete

n = 0.02 cmp

Diameter (ft)	Diameter (in)	Area (ft^2)	Wetted Perimeter (ft)	Hydraulic Radius (ft)	HDPE		CONCRETE		CMP	
					Flow (cfs)	Velocity (ft/s)	Flow (cfs)	Velocity (ft/s)	Flow (cfs)	Velocity (ft/s)
0.33	4	0.1	1.05	0.08	0.25	2.84	0.19	2.19	0.12	1.42
0.5	6	0.2	1.57	0.13	0.73	3.73	0.56	2.87	0.37	1.86
0.67	8	0.3	2.09	0.17	1.58	4.51	1.21	3.47	0.79	2.26
0.83	10	0.5	2.62	0.21	2.86	5.24	2.20	4.03	1.43	2.62
1	12	0.8	3.14	0.25	4.64	5.91	3.57	4.55	2.32	2.96
1.25	15	1.2	3.93	0.31	8.42	6.86	6.48	5.28	4.21	3.43
1.5	18	1.8	4.71	0.38	13.69	7.75	10.53	5.96	6.85	3.87
1.75	21	2.4	5.50	0.44	20.65	8.59	15.89	6.61	10.33	4.29
2	24	3.1	6.28	0.50	29.49	9.39	22.68	7.22	14.74	4.69
2.5	30	4.9	7.85	0.63	53.47	10.89	41.13	8.38	26.73	5.45
3	36	6.1	9.04	0.67	69.16	11.41	53.20	8.78	34.58	5.71
3.5	42	9.6	11.00	0.88	131.14	13.63	100.88	10.49	65.57	6.82
4	48	12.6	12.57	1.00	187.24	14.90	144.03	11.46	93.62	7.45
4.5	54	15.9	14.14	1.13	256.33	16.12	197.18	12.40	128.17	8.06
5	60	19.6	15.71	1.25	339.49	17.29	261.14	13.30	169.74	8.64
6	72	28.3	18.85	1.50	552.04	19.52	424.65	15.02	276.02	9.76
7	84	38.5	21.99	1.75	832.72	21.64	640.55	16.64	416.36	10.82
8	96	50.3	25.13	2.00	1188.89	23.65	914.53	18.19	594.45	11.83



ENGINEER'S REPORT
FOR
PROPOSED RETAIL BUILDING
4548-4564 MAIN STREET
TOWN OF AMHERST, NEW YORK
PROP # 5202

April 16, 2025
(Updated May 29, 2025)

GENERAL

This project is a redevelopment of three parcels with a total of 0.79-acres that were previously occupied with two commercial buildings totaling 12,150 S.F. with an associated parking lot, utility and drainage infrastructure. The project is located along Rt. 5 Main Street between Fruehauf Ave and Chateau Terrace in the Town of Amherst. The property abuts general commercial properties along Main Street property and abuts residential properties along the North property line. The existing buildings have been demolished with the existing foundations remaining in place until future construction.

Existing Conditions:

The site was occupied by multi-tenant buildings with associated parking lots. The buildings have been demolished with the foundation remaining. The site currently is sheet draining any runoff from pavement surface into the existing on-site drainage structures.

The site contains two existing domestic water services. A ¾" domestic service is located along Main St. that is tapped off the existing 8" water main along the Southside of Main St. A 2" domestic service is tapped off the 6" water main along Fruehauf Ave. The existing water services will be abandoned as part of this project.

Existing Sanitary Sewers are located along Main Street that discharges into Town of Amherst sewer district #1.

PROJECT OVERVIEW

The proposed project *(Figure 1)* consists of; demolition of the existing multi-tenant building foundations, pavement areas and the clearing of land; construction of a proposed 12,285 S.F. retail and restaurant building with associated parking garage, drainage, utility, lighting and landscaping improvements.

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

PROPOSED FACILITIES

Storm Water

Refer to the stormwater report prepared by Carmina Wood Design.

Refer to Figure 3 for Storm sewer calculation for the upper deck trench drains based off a 10-yr storm event.

Water System

The existing water services to the site are to be abandoned for this proposed project. The proposed development will provide a new water service tap to the 6" main along Chateau Terrace. The proposed domestic and fire services will be backflowed within the proposed building.

Disinfection of the water services following installation will be continuous feed, according to AWWA C-651, latest revision.

Summary: *(Refer to Figure 2)*

Proposed Building:	12,285 S.F.
Operating Demand Increase:	4.79 gpm
Peak Demand Increase:	9.57 gpm
Water Main:	6" main along Chateau Terrace
Static Pressure:	64 PSI
Head Loss Friction:	0.0 psi
Loss through meter/RPZ:	13.0 psi
Elevation Loss:	0.6 psi (+)
Bends Loss:	0 psi
Required Pressure after RPZ:	20 psi
Proposed Pressure after RPZ:	**50.6 PSI**

Sanitary Sewer:

Sanitary services will provide a new sanitary lateral connection to an existing manhole along Fruehauf Ave. The proposed building will be provided a 2,000 Gal grease trap with new 6" SDR-35 PVC lateral sanitary connection. The minimum required grease trap size is based off peak water flows at 30-min retention of fluids. The 2,000gal tank provides the maximum storage capacity for a 4" diameter pipe that is discharging at maximum flow capacity to cover possible future uses.

Summary:

Proposed New Building S.F.:		12,285 S.F.
Proposed Flow:	Retail	0.1 GPD * 10,000 SF = 1,000 GPD
		15 GPD * 20 Employees = 300GPD
	Restaurant	35 GPD/ 25 Seats = 875 GPD
Total Sanitary Flow:		**2,175 GPD**

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

FIGURES:

1 Site Location Plan & Engineering Plan

2 Sanitary & Water Calculations

3 Storm Sewer Calculations with Delineation

4 Flow Test performed by ECWA

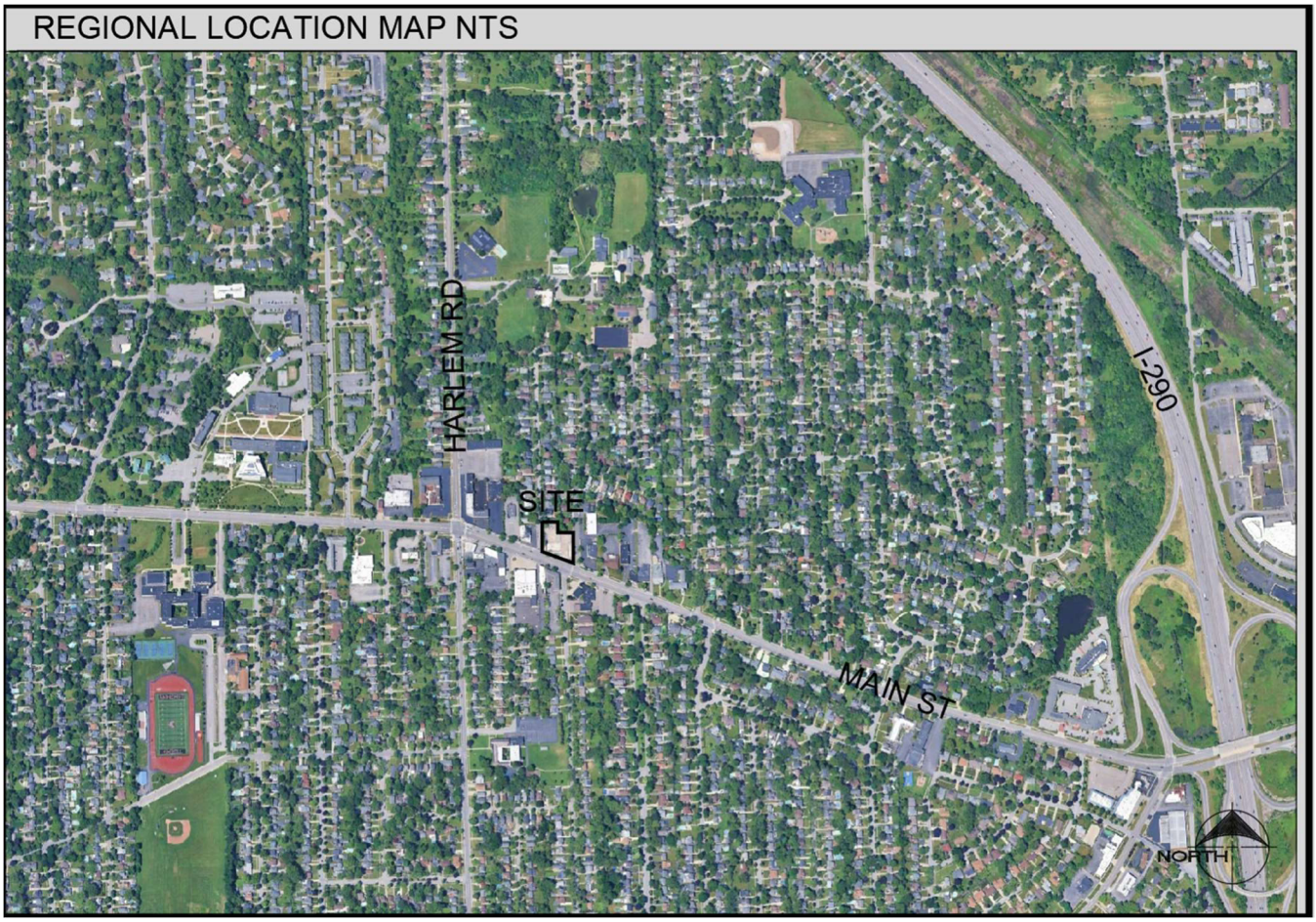
APPENDICES:

A FEMA Flood Areas

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

FIGURE 1

SITE LOCATION PLAN
ENGINEERING PLANS



Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

FIGURE 2

SANITARY & WATER CALCULATIONS

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

BENDERSON DEVELOPMENT
570 DELAWARE AVENUE
BUFFALO, NY 14202
716.886.0211.P 716.886.2269.F

JOB NAME: RETAIL PARKING GARAGE
DESCRIPTION: SANITARY & WATER CALCULATIONS
PROPERTY # 5202 DATE: 5.29.25
CALCULATED BY: DMZ SHEET: 1 OF 2

SANITARY SEWER CALCULATIONS:

Design GPD:	Retail	=	0.1 GPD/ S.F. + 15gpd/Employee
	Resturant	=	35 GPD / Seat
Proposed		=	10,000 S.F. Retail building @ 1 Employee per 500SF
		=	0.1 GPD * 10,000 S.F.
		=	15GPD * 20 Employees
Restaurant		=	35 GPD * 25 Seats
		=	(0.1 GPD * 10,000 SF) + (15 GPD *20 EMP.) + (35 GPD*25 SEATS)
SANITARY FLOW		=	**2,175 GPD**

PEAK SANITARY DEMAND

Total Demand	=	2,175 GDP
Per Population	=	30 Per Capita

Peak Factor: $(18+\sqrt{P}) / (4+\sqrt{P})$ P in Thousands

Peak Factor = 4.37

Peak Sanitary Demand = 2175 x 4.37 = 9505 gpd = 6.60 gpm

WATER CALCULATIONS:

	=	1.1 Usage Factor * (GPD)
	=	2,175 * 1.1 = 2393 GPD
	=	GPD / 9hr / 60min
ASSUMED 9HR SHIFT	=	2393 / 9 / 60
	=	**4.43 GPM**
PEAK FACTOR:	=	GPM X 2.0 (ECWA Design Manual - Feb 2024 - 3.8.B.4)
	=	4.43 X 2.0
Q	=	**8.86 GPM PEAK**

HEADLOSS FRICTION:

$$= \frac{(10.44) \times (L) \times (Q)^{1.85}}{(C)^{1.85} \times (D)^{4.866}}$$

Q = GPMin
L = LENGTH OF PIPE
C = DESIGN COEF OF PIPE
D = PIPE DIAMETER

$$= \frac{(10.44) \times (40) \times (8.86)^{1.85}}{(140)^{1.85} \times (6)^{4.866}}$$

= **0 PSI**

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

BENDERSON DEVELOPMENT
570 DELAWARE AVENUE
BUFFALO, NY 14202
716.886.0211.P 716.886.2269.F

JOB NAME: RETAIL PARKING GARAGE
DESCRIPTION: SANITARY & WATER CALCULATIONS
PROPERTY # 5202 DATE: 5.29.25
CALCULATED BY: DMZ SHEET: 2 OF 2

ELEVATION LOSS: = (BUILDING INTAKE - HYDRANT HEIGHT) X 0.433
= (683.5 - 685.0) X 0.433
= **0.6 PSI (+)**

LOSS THROUGH RPZ & METER:

RPZ = 12 PSI (STANDARD)
METER = 1 (STANDARD)
= **13 PSI**

LOSS DUE TO BENDS:
RESISTANCE EQUIVALENT LENGTH METHOD)

TOTAL = **0 FT ADDITIONAL PIPE**

STATIC PRESSURE @ HYDRANT:
= **64 PSI**

PRESSURE AFTER RPZ / METER / BENDS / ELEVATION / HEADLOSS:

= 64 PSI - 13 PSI + 0.6 PSI
(HYD) (RPZ) (ELEVATION)
= **50.6 PSI**

REQUIRED RESIDUAL PRESSURE = 20 PSI

PROPOSED RESIDUAL PRESSURE = 50.6 psi

THEREFORE PROPOSED > REQUIRED
50.6 PSI (GREATER) 20 PSI

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

FIGURE 3

Storm Sewer Calculations

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Pipe Size Calculations:

JOB: 5202 - Main St Snyder

Date: 5.29.2025

Q = (C) x (I) x (A)

Q: Flow Rate (cfs)
C: Runoff Coefficiency 0.25 landscaped / 0.9 Hardstanding
A: Area (Acre)
I: Rainfall Event (10 year Type II 24hr SCS Storm) - Buffalo,NY

C (Hardstanding)	0.9
C (Landscaped)	0.25
I:	3.34

1 sqft / 1 Acre	2.30E-05

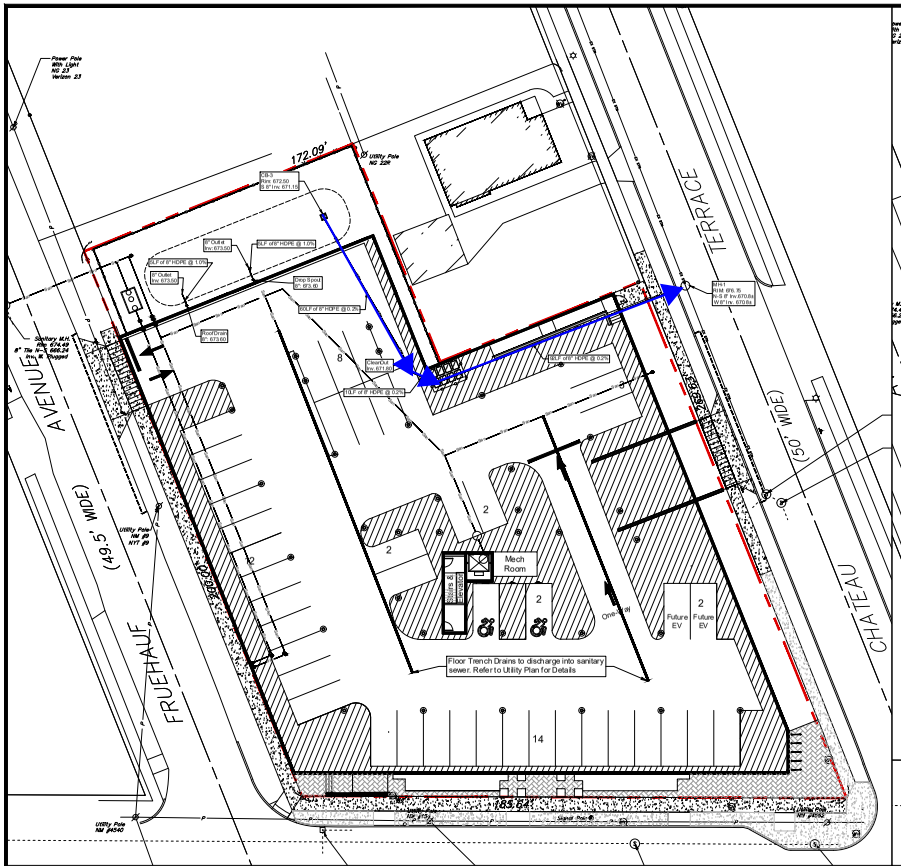
Pipe Run		AREA (I)				ACCUMULATIVE AREA (I)				FLOW RATE (cfs)	REQ. PIPE Ø	At SLOPE %	Max Flow
Start RUN	END RUN	Hardstanding		Landscaped		Hardstanding		Landscaped					
6 Trench	6" Pipe	3,450 ft²	0.0792 Acre	0 ft²		3,450 ft²	0.0792 Acre			0.238 cfs	6	0.2	0.33 cfs
8" Trench	8" Outlet	10,250 ft²	0.2353 Acre	0 ft²		13,700 ft²	0.3145 Acre			0.945 cfs	8	1	1.58 cfs

Max Flow Rates per pipe size and slope

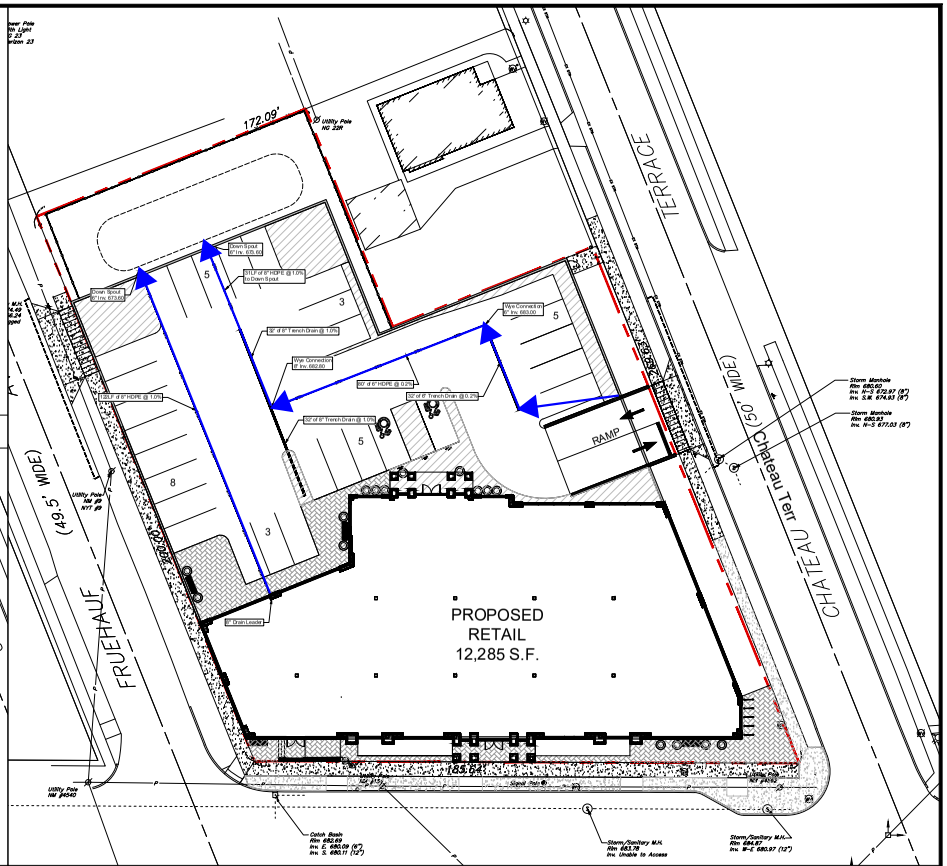
slope (%) =	1	n=0.01
	HDPE	
diameter (inch)	Max Flow (cfs)	Velocity (ft/s)
4	0.25	2.84
6	0.73	3.73
8	**1.58**	4.51
10	2.86	5.24
12	4.64	5.91
15	8.42	6.86
18	13.69	7.75
21	20.65	8.59
24	29.49	9.39

slope (%) =	0.2	n=0.01
	HDPE	
diameter (inch)	Max Flow (cfs)	Velocity (ft/s)
4	0.11	1.27
6	**0.33**	1.67
8	0.7	2.02
10	1.28	2.34
12	2.08	2.64
15	3.77	3.07
18	6.12	3.47
21	9.24	3.84
24	13.19	4.2

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)



Basement Level



Ground Level

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.
K SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
NTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN
ONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
NTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE
S ON OTHER COMPONENTS.
NTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO THE SATISFACTION OF OWNER.
NTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING
D/OR INSTALLATIONS EXCEPT AS DETAILED ON THE PLANS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
NTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
ING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
WALK DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR THE SIDEWALK PLAN .
NCRETE SIDEWALK SEALERS: (REFER TO ARCHITECTURAL PLANS FOR LOCATION OF CONCRETE TYPES.)
REY CONCRETE SIDEWALKS SHALL HAVE CHEMMASTERS - SILENCURE WITHIN 2HRS AFTER FINAL FINISHING OF CONCRETE AND ALL
ED WATER HAS DISSIPATED.
POSED AGGREGATE/STAMPED CONCRETE SIDEWALKS SHALL HAVE ONE (x1) COAT CHEMMASTERS - SILENCURE AS SOON AS CONCRETE
DRIED AFTER PRESSURE-WASHING THE RELEASE AGENT OFF. APRX 30 DAYS AFTER THIS (IF WEATHER PERMITS) APPLY ONE (x1) COAT OF
MMASTERS - POLYSEAL EZ.
TING FIXTURE ARROW SYMBOLS REFER TO THE DIRECTION THAT THE FIXTURES ARE REQUIRED TO
CE. SPECIFIC MOUNT BRACKETS WILL BE REQUIRED DEPENDING ON ORIENTATION AND FIXTURE COUNT.
B ISLAND DIMENSIONS ARE FROM INSIDE OF CURB TO INSIDE OF CURB
TRACTOR T
E THE ME/
EMENT ANC
SE TWO OI
ENGINEER FOR REVIEW AND APPROVAL

DRAINAGE LEGEND:
- PROPERTY LINE
- STM — PROPOSED STORMWATER
- 6" CURB TYP.

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	04.29.2025	DZ	Arch Updates
2	05.27.2025	DZ	Coordination Notes and Town Comments

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

SHOP DRAWING SUBMITTALS ARE REQUIRED FOR ANY AND ALL STRUCTURES.

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

CONSTRUCTION SET

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

PROPERTY NUMBER: #5202
AREA: -

Main St - Snyder
4548-4564 Main St.
Amherst, NY14226

PROPOSED RETAIL

CONSULTANT

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

SEAL

TITLE: Drainage Plan
SCALE: 1" = 20'
DRAWN BY:
DRAWING NO. 1.a
04.10.2025

Packet Pg. 163

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

FIGURE 4

Flow Test by ECWA

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Residual Hydrant: J07E24 **Test Date/Time:** 11/21/2019 13:15

Location.....: **4301 MAIN ST** **1ST HYD E/O GETZVILLE RD**
TOWN OF AMHERST AMHERST CENTRAL H.S.

Size of Main/Branch: **8"/6"** Fire District: **22021 SNYDER FD 7** Water District: **184 ECWA AREA-TOWN OF AMHE**

Performed By: **DWP/CDB** Comments: **HYDRANT FLOW TEST REQUESTED BY DAVID SCHLANT M/E ENGINEERING**
PHONE: 716-845-5092; EMAIL: DMSCHLANT2@MEENGINEERING.COM

CW #43608

Dischrge Coef: **090** Elvtn Usgs(ft): Static(psi): **64** Residual(psi): **54** Required Residual Pressure(psi): **20**
Gallons Used..: **4,500** Total Flow(gpm): **1,500** Flow at Reqd Resid Pressure: **3,339**

Flow Hydrants:

Flow Hyd	Location	Main/Brnch	Nzle	Size	Pitot	Flow	Comments
J07 E21	**2 BRANTWOOD RD**	**6"/6"**	1:	**2.50**	**20.0**	**750**	
	1ST HYD S/O MAIN ST		2:	**2.50**	**20.0**	**750**	
	C/O MAIN ST		3:			Total Flow: **1,500**	

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

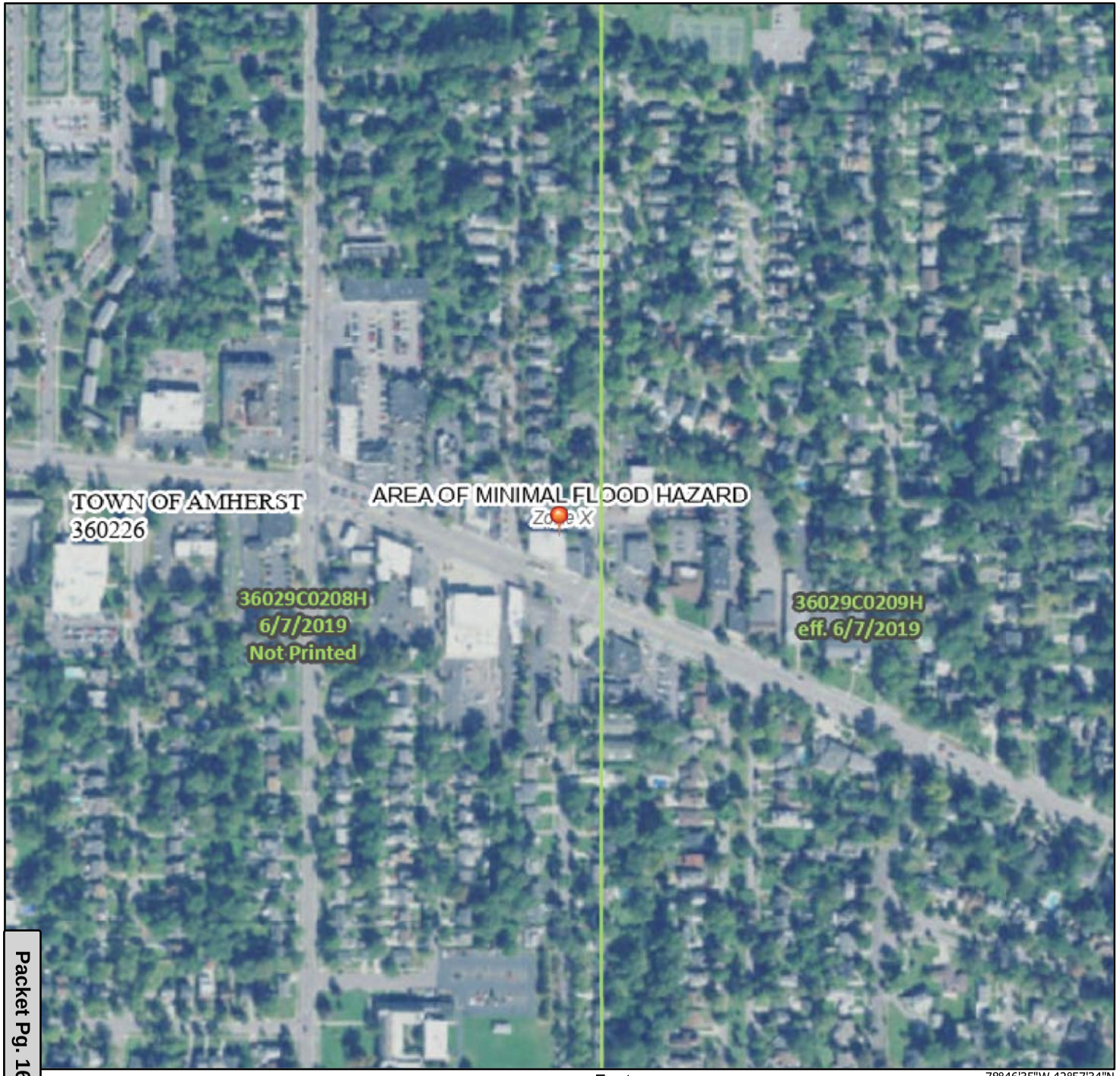
APPENDIX A

FEMA Flood Areas

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

National Flood Hazard Layer FIRMette

78°47'13"W 42°58'N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/11/2021 at 10:16 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following r elements do not appear: basemap imagery, flood zone labe legend, scale bar, map creation date, community identifiers FIRM panel number, and FIRM effective date. Map images for

Attachment: SP-2025-03_application_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

PROPOSED RETAIL

Main St. - Snyder
4548-4564 Main Street
Town of Amherst, NY 14226
BDC Property # 5202

INDEX OF DRAWINGS

DWG. #	DRAWING NAME	REVISION	DATE
C1.0	COVER SHEET	5	08.20.2025
C2.0	EXISTING SURVEY		
C3.0	DEMOLITION AND EROSION CONTROL PLAN	2	05.27.2025
C3.1	DEMOLITION AND EROSION CONTROL DETAILS		
C4.0	OVERALL SITE PLAN	5	08.20.2025
C4.1	DETAILED SITE PLAN	5	08.20.2025
C4.2	CONSTRUCTION DETAILS	3	06.04.2025
C5.0	GRADING PLAN	5	08.20.2025
C5.1	DRAINAGE PLAN	4	07.14.2025
C5.2	DRAINAGE DETAILS		
C6.0	UTILITY PLAN	5	08.20.2025
C6.1	UTILITY DETAILS		
C7.0	LANDSCAPING PLAN	5	08.20.2025
C8.0	LIGHTING PLAN	5	08.20.2025
C8.1	LIGHTING DETAILS	5	08.20.2025

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: TRUE NORTH SURVEYING
ADDRESS: 150 AERO DRIVE, BUFFALO NY 14225
CONTACT: CHRISTOPHER BARR
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

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

NATURAL GAS
NAME/TITLE: WILLIAM SCHNEIDER
COMPANY/DEPT: NATURAL FUEL GAS
ADDRESS: -
PHONE: 716 - 696 - 6460

TELEPHONE COMPANY
NAME/TITLE: JOHN HECKMAN
COMPANY/DEPT: VERIZON
ADDRESS: -
PHONE: 716 - 840 - 8603

ELECTRIC
NAME/TITLE: -
COMPANY/DEPT: NATIONAL GRID
ADDRESS: -
PHONE: -

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

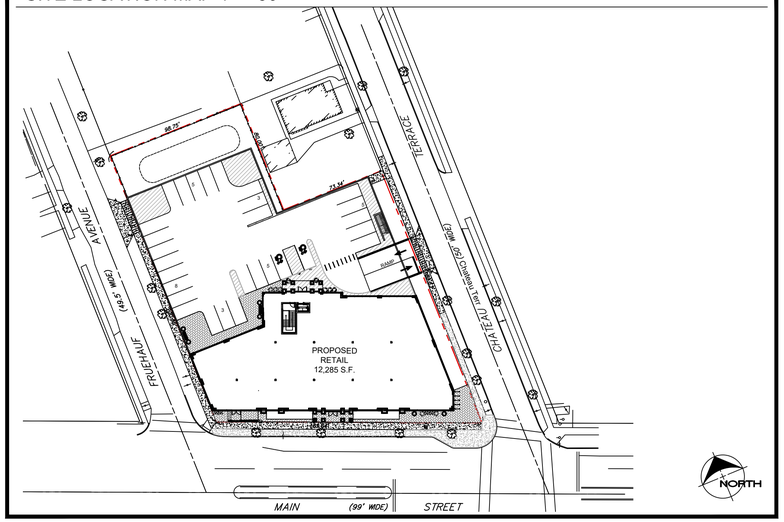
AGENCIES:

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

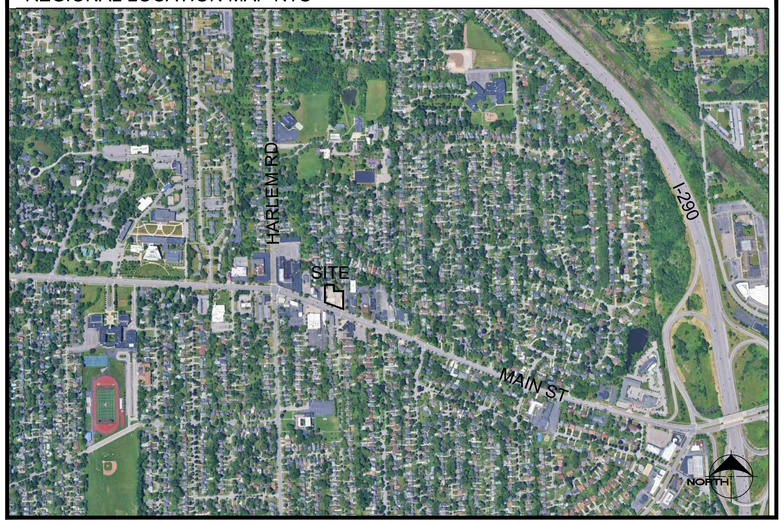
PLANNING DEPARTMENT
NAME/TITLE: DAN HOWARD
COMPANY/DEPT: TOWN OF AMHERST, NY - PLANNING DPT
ADDRESS: 5583 MAIN STREET, WILLIAMSVILLE, NY 14221
PHONE: 716 - 631 - 7051

NYSDOT - HIGHWAY & UTILITY PERMITS
NAME/TITLE: ASMA SHAWKAT
COMPANY/DEPT: NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NORTH ERIE RESIDENCY)
ADDRESS: 111 INDIAN ROAD. DEPEW, NEW YORK 14043
PHONE: 716 - 683 - 3476

SITE LOCATION MAP 1" = 50'



REGIONAL LOCATION MAP NTS



OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	04.29.2025	DZ	Arch Updates
2	05.27.2025	DZ	Coordination Notes and Town Comments
3	06.04.2025	DZ	Town Meeting Update
4	07.14.2025	DZ	Site Updates
5	08.20.2025	DZ	Site Updates

SPECIAL INFORMATION:

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

SHOP DRAWING SUBMITTALS ARE REQUIRED FOR ANY AND ALL STRUCTURES.

NOTICE

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

CONSTRUCTION SET

NORTH

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

PROPERTY NUMBER: #5202
AREA: -

Main St - Snyder
4548-4564 Main St.
Amherst, NY14226

PROPOSED RETAIL

CONSULTANT

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

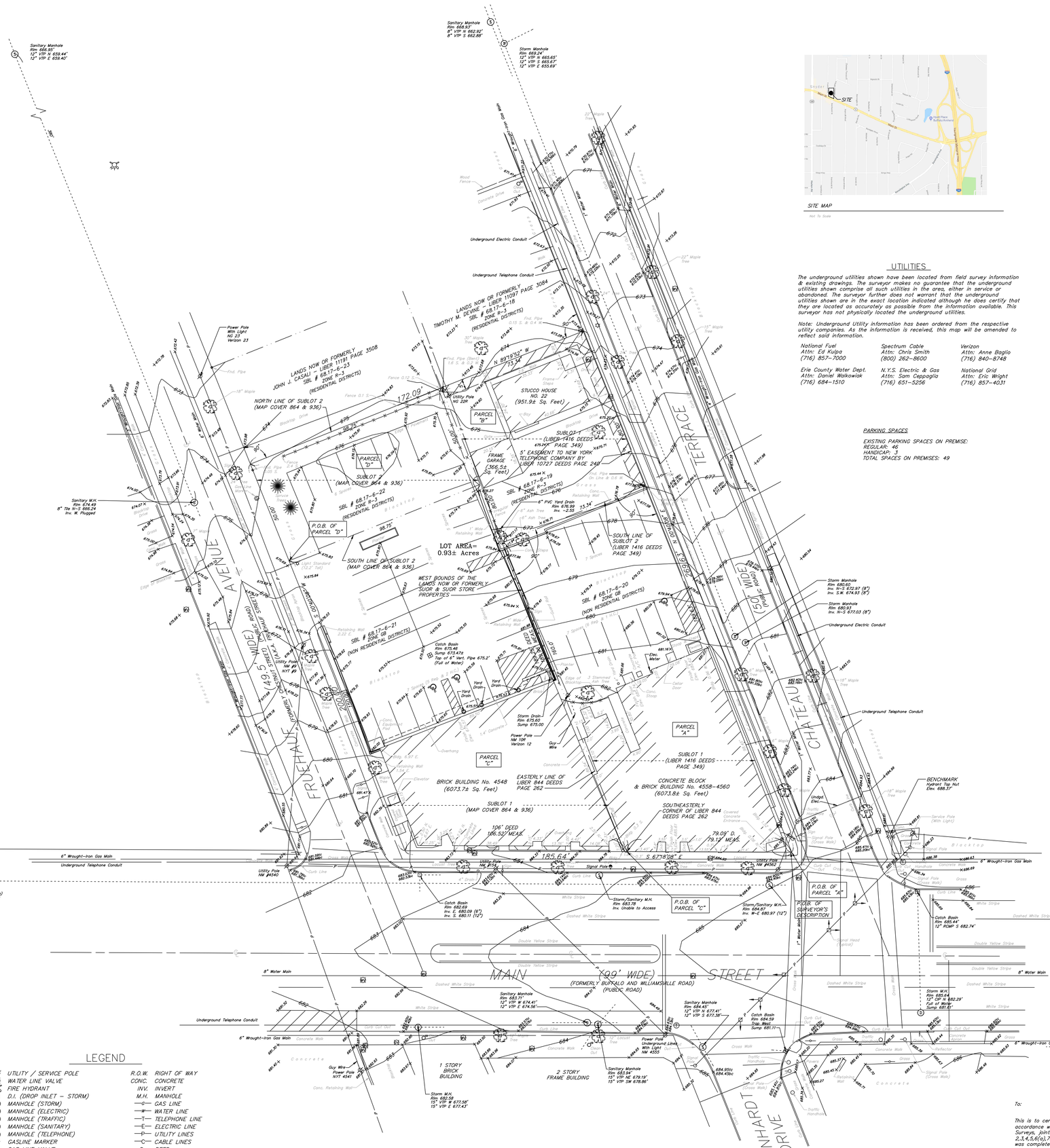
SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY STATE OF NEW YORK

TITLE: COVER SHEET

SCALE: NTS
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 04.16.2025
DRAWING NO. C1.0

Attachment: SP-2025-03_drawings_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)



LEGEND

Ø	UTILITY / SERVICE POLE	R.O.W.	RIGHT OF WAY
WV	WATER LINE VALVE	CONC.	CONCRETE
	FIRE HYDRANT	INV.	INVERT
D.I.	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

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

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, 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; 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;

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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.

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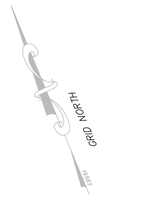
PARCEL D:

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) 15 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, FRD, NCD[2]

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(c),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 BY SECTION 7209, PART 2, OF THE NEW YORK STATE EDUCATION LAW.

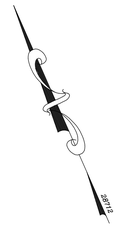
ALTA/NSPS LAND TITLE SURVEY

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 & 22

Attachment: SP-2025-03_drawings_092525 [30372 : SP-2025-03 4564 Main St. & 17 Fruehauf Ave.)



20 0 20 40 60

GRAPHIC SCALE – FEET

LEGEND

⌀	UTILITY / SERVICE POLE	R.O.W.	RIGHT OF WAY
WV	WATER LINE VALVE	CONC.	CONCRETE
	FIRE HYDRANT	INV.	INVERT
	D.I. (DROP INLET – STORM)	M.H.	MANHOLE
D	MANHOLE (STORM)	—G—	GAS LINE
E	MANHOLE (ELECTRIC)	—W—	WATER LINE
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T	MANHOLE (TELEPHONE)	—P—	UTILITY LINES
G	GASLINE MARKER	—C—	CABLE LINES
GV	GAS LINE VALVE	D.	DEED
	LIGHT STANDARD	M.	MEASURED
—○—	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

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

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED IN SAID ABSTRACT.

NOTE: PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR LAND SURVEYS, ADOPTED BY THE BAR ASSOCIATION OF ERIE COUNTY AT THE REQUEST OF
Benderson Development

CHRISTOPHER J. BARR NYSPLS No. 051068

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TRUE NORTH
LAND SURVEYING, PLLC
150 AERO DRIVE
BUFFALO, NEW YORK 14225
(716)631-5140 ~ Truenorthpllc@aol.com

AMEND:
SURVEY DATE: 5-16-24
©DRAWING DATE: 5-17-24
SCALE: 1" = 20'
"ALL RIGHTS RESERVED"

FOUNDATION LOCATION SURVEY

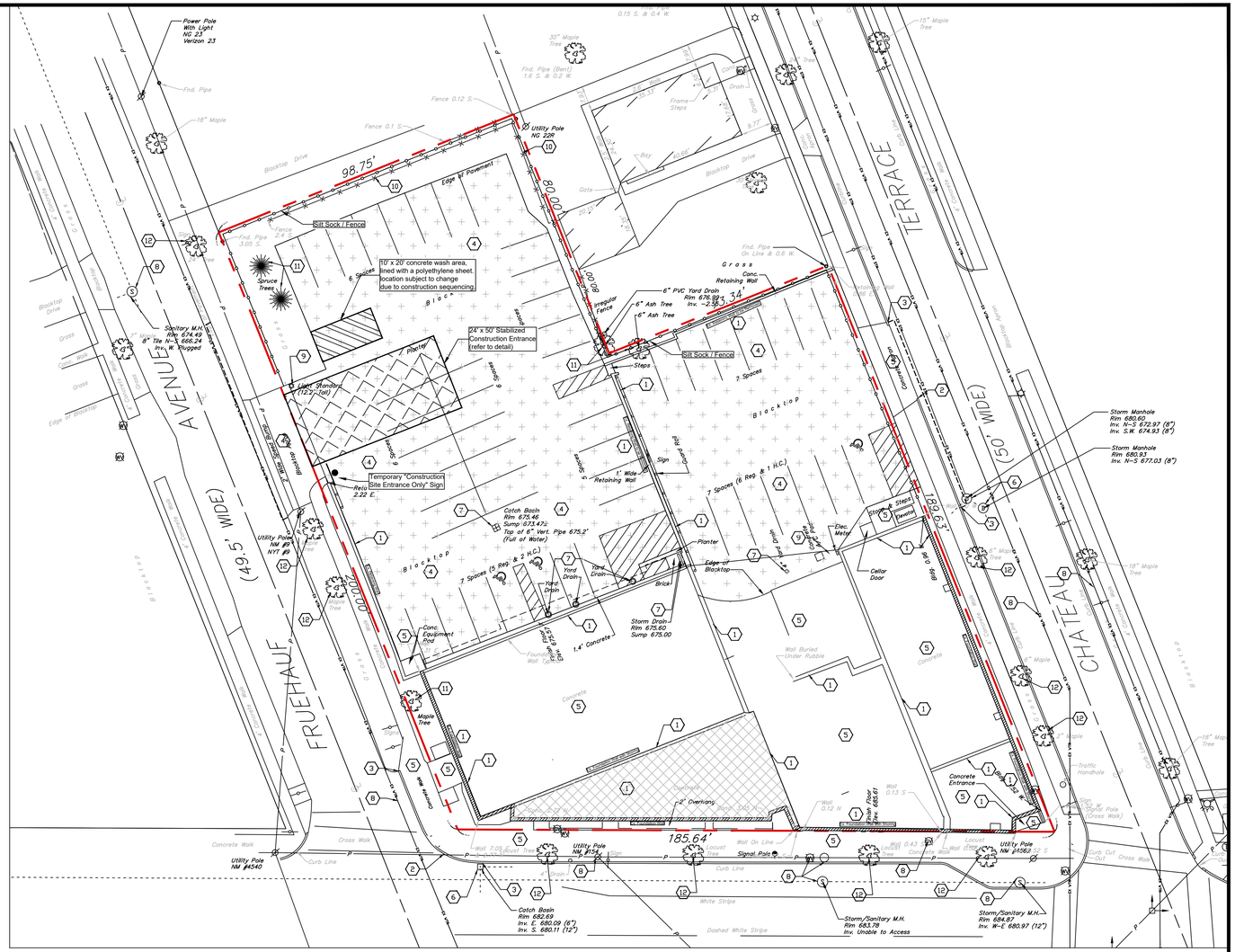
PART OF LOT 13 SECTION ____ TOWNSHIP 12 RANGE 7 OF THE: Holland Land Company's SURVEY ~ Erie COUNTY, N.Y.

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

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.

SBL No. 68.17-6-219,20,21&22

Attachment: SP-2025-03_drawings_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)



DEMOLITION & EROSION NOTES:

1. USE NOTED ENTRANCE FOR CONSTRUCTION ENTRANCE
2. INSTALL TEMPORARY EROSION CONTROL DEVICES AS DIRECTED WITHIN THE WORKING AREA TO PREVENT SEDIMENT MIGRATION. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
3. ALL EROSION CONTROL DEVICES SHALL BE REPLACED WHEREVER THEY BECOME 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 WATER SPREAD AS NECESSARY AND AS DIRECTED 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 CONTRACTORS ON A DAILY BASIS, OR MORE FREQUENTLY IF DEEMED NECESSARY.
7. ALL DISTURBED AREAS (EXCEPT AREAS TO BE PAVED OR BUILT UPON) SHALL BE TOPSOILED TO A MINIMUM OF 4" DEPTH AND SEEDED IMMEDIATELY AFTER FINE GRADING TAKES PLACE AND AS SOON AS PHYSICALLY POSSIBLE.
8. THE CONTRACTOR IS RESPONSIBLY 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, DETENTION PONDS, BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR 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 ALL GRADING WORKS ARE COMPLETE.

GENERAL NOTES:

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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.
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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.
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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.
14. CONTRACTOR TO PROVIDE NEW PAVEMENT THAT CONFORMS TO THE GRADING PLAN WHILE MAINTAINING, AS A MINIMUM, THE EXISTING STONE BASE. THE MEANS AND METHODS OF OBTAINING NEW GRADES IS LEFT UP TO THE CONTRACTOR AND CAN BE OBTAINED VIA SHIMMING THE PAVEMENT AND THEN A NEW TOP COAT, REMOVING EXISTING ASPHALT PAVEMENT AND REGRADING EXISTING STONE BASE, A COMBINATION OF THESE TWO OR ANOTHER METHOD OF THE CONTRACTORS CHOOSING. FINAL PAVEMENT WORK PLAN SHALL BE PROVIDED TO OWNER AND ENGINEER FOR REVIEW AND APPROVAL

DEMOLITION LEGEND:

- Property Line
- Existing Gas
- Existing Water
- Existing Overhead Utility
- Existing Sanitary
- Existing Storm
- Saw Cut Line
- Silt Fence/Sock
- Inlet Protection
- Existing Building / Foundations to be removed.
- Existing Asphalt Pavement to be Removed. Sub-base to be recycled, and reused to regrade area.

DEMOLITION NOTES: (#)

1. Existing Building / Foundations to be Removed. Follow construction sequence for shoring removal of existing foundation walls.
2. Existing Curb to be removed
3. Limits of Curb Removal
4. Existing Asphalt Pavement to be removed and regraded (Refer to General Note 14)
5. Existing Concrete Sidewalk/ Pavement/ Structures to be removed.
6. Existing Storm Drainage/CB to remain and be protected during Construction.
7. Existing Storm Drainage/CB to be removed.
8. Existing Utility Structure to remain and be protected during Construction.
9. Existing Utility Structure to be removed.
10. Existing Fence to be removed.
11. Existing Landscaping to be removed.
12. Existing Landscaping to Remain and be protected during construction.

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
2	05.27.2025	DZ	Coordination Notes
			and Town Comments

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CONSTRUCTION SET

Know what's below. Call before you dig.

PROPERTY NUMBER: #5202

AREA: -

Main St - Snyder 4548-4564 Main St. Amherst, NY14226

PROPOSED RETAIL

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:

Demolition and Erosion Control Plan

SCALE: 1" = 20'

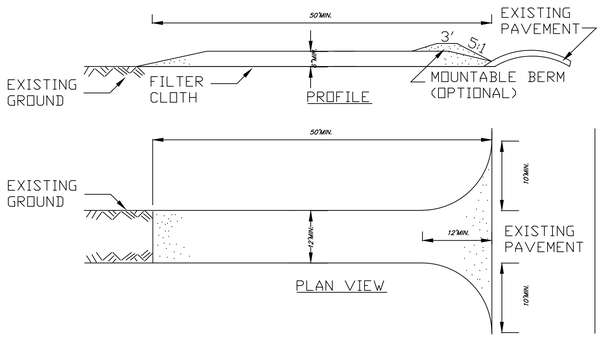
DRAWN BY: DMZ

CHECKED BY: MAO

DATE: 04.16.2025

DRAWING NO. C3.0

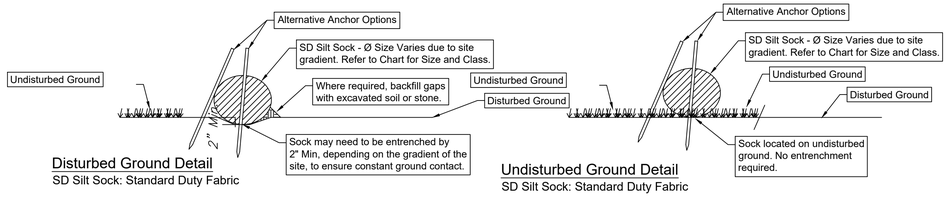
Attachment: SP-2025-03_drawings_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)



STABILIZED CONSTRUCTION ENTRANCE DETAIL

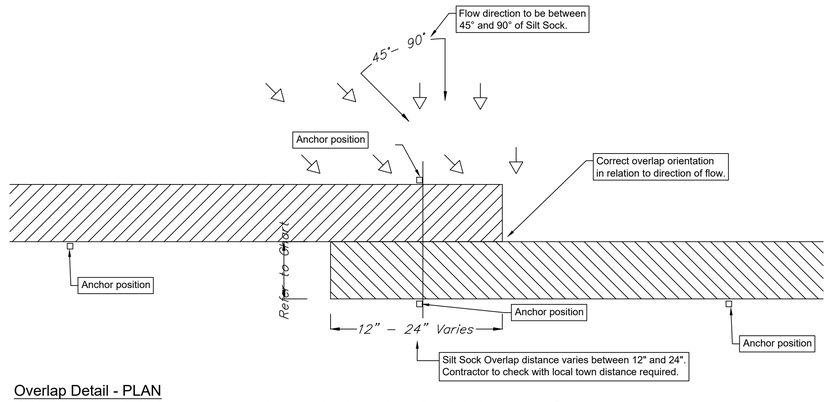
NOT TO SCALE

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.



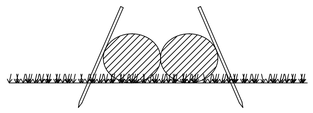
Disturbed Ground Detail
SD Silt Sock: Standard Duty Fabric

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

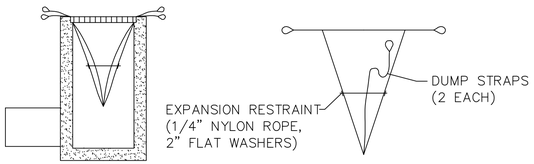
Size & Class Chart			
	Diameter		
Gradient	8"	12"	18"
0 - 2%	30	55	75
2.1 - 5%	25	40	55
5.1 - 10%	15	30	40
10.1 - 33%	10	15	20
> 33%	5	10	15

SD SILT SOCK DETAIL

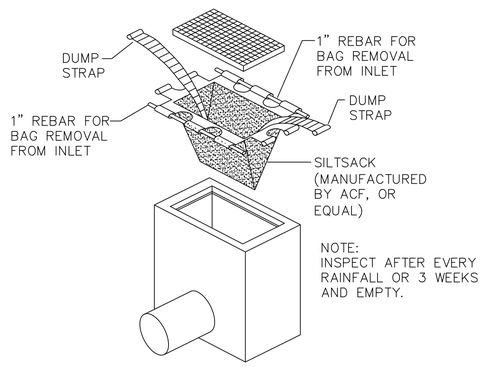
SD Silt Sock: Standard Duty Fabric

Notes:

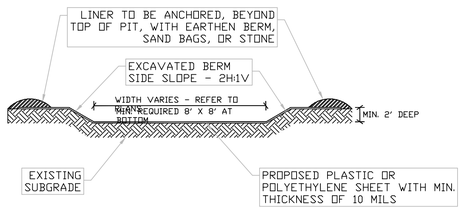
1 - Do not use sock below the normal watermark or perpendicular to flow in river and where the maximum incline is greater than 50%.
2 - Contractors should be aware of federal, state and local laws, rules regulations or permit requirements for the use of Silt Socks on site.
3 - Sock should be positioned 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

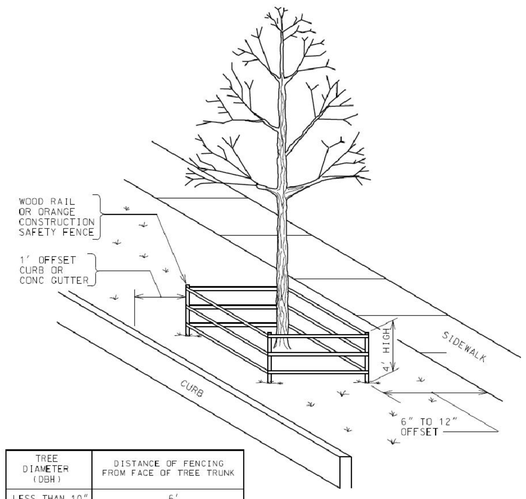


SILT SACK DETAIL
N.T.S.



TYPICAL CONCRETE WASH OUT DETAIL

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



TREE DIAMETER (DBH)	DISTANCE OF FENCING FROM FACE OF TREE TRUNK
LESS THAN 10"	6'
10" – 14"	10'
15" – 19"	12'
20" OR MORE	15'

NOTE:

1. ALL TREES WITHIN THE PROJECT LIMITS THAT ARE TO REMAIN ARE TO RECEIVE THIS TREATMENT.
2. DO NOT LEAVE CONSTRUCTION EQUIPMENT RUNNING (IDLING) UNDER TREE CANOPY.

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS

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AREA: -

Main St - Snyder
4548-4564 Main St.
Amherst, NY14226

PROPOSED RETAIL

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR

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

SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY 039 STATE OF NEW YORK

TITLE:
Demolition and Erosion Control Details

SCALE: NTS
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 04.16.2025
DRAWING NO. C3.1

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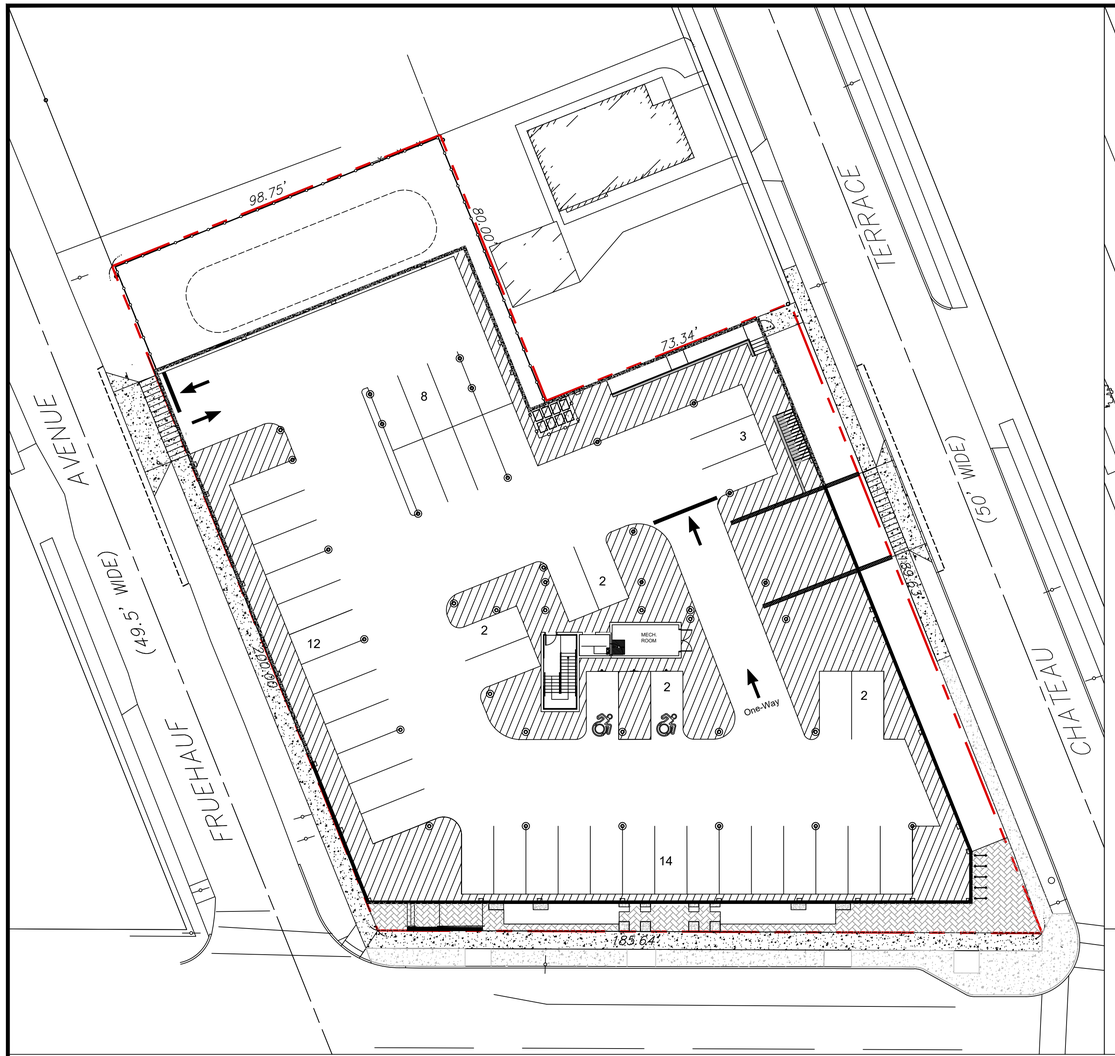
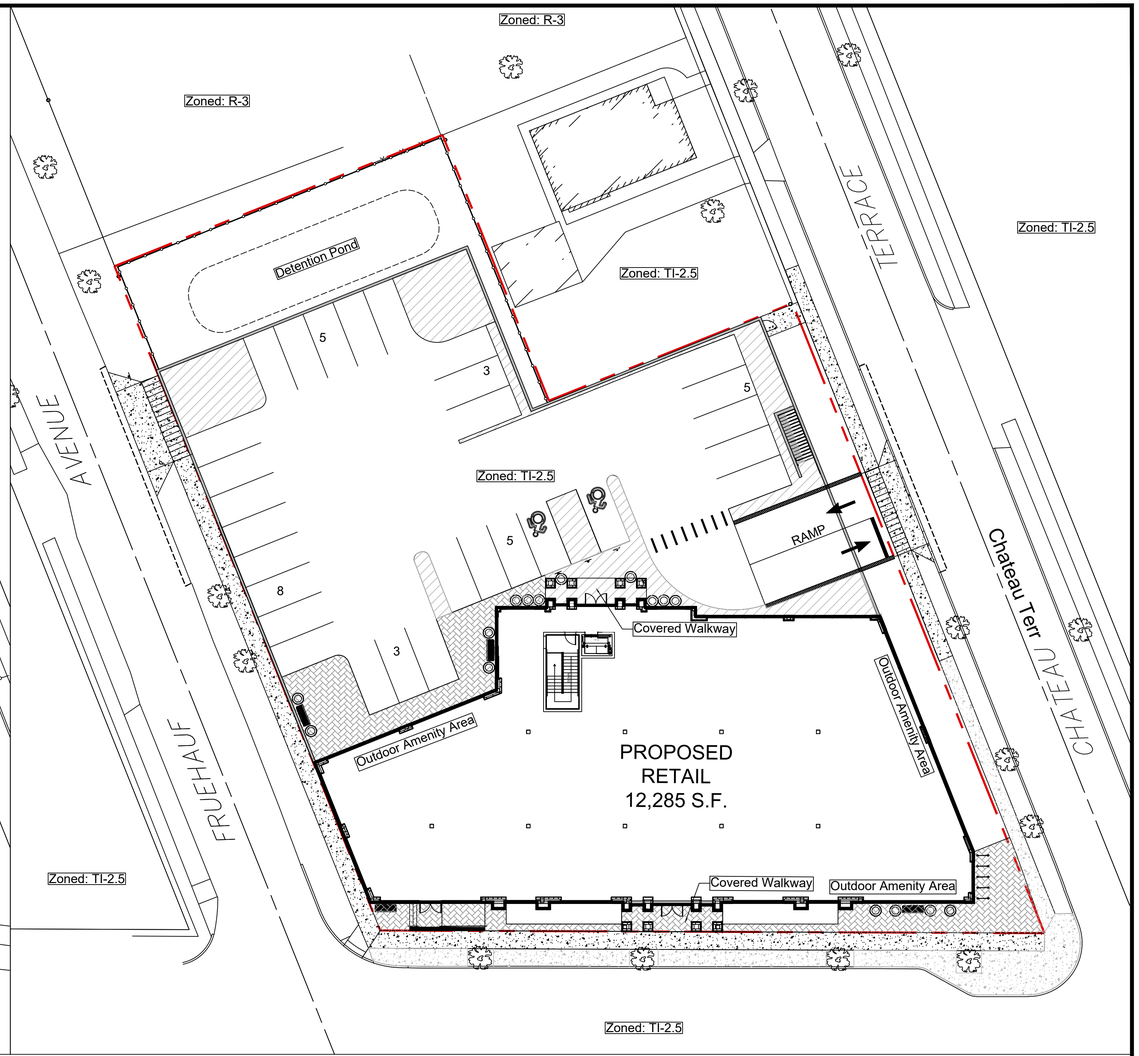


Basement Level

45



Ground Level

29

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.	34,542 S.F.
Width	0' min.	170.7'
Outdoor Amenity Space	10% min. = 3,454 S.F.	3,590 S.F. = 10.4%
w/ Green Space	25% Min	44.3%
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.	0.2' (North Side)
Alley	5' min.	N/A
PARKING SETBACKS		
Primary and Side Street	Refer to Section 5A-2 Infill Frontages (below)	
Common lot line	0' min.	3.8' (North Side)
Alley	5' min.	N/A
BUILDING HEIGHT		
Top Plate Height	2 Stories / 24' max.	N/A
Building Height	2.5 Stories / 35' max.	35'-0"
Roof Pitch	18:12 max.	18:12
BUILDING LENGTH	Refer to Section 5A-2 Infill Frontages (below)	168.5'
STORY HEIGHT	Refer to Section 5A-2 Infill Frontages (below)	16.5'

5A-2-4: Village Frontage		
BUILDING SETBACKS		
Build-to zone	0' min./10' max.	0.0'
Street Frontage:		
Front: Main Street	90% min.	90.9% (169.1/185.6)
Side: Fruehauf Ave	90% min.	94.5% (160.6 / (200 - 30' SB)
Side: Chateau Terr.	90% min.	92.0% (174.4/189.6)
PARKING SETBACKS		
Street	20' min.	52.8' (Main Street)
BUILDING MASS		
Street facing building length:		
Front: Main Street	200' max.	169.1'
STORY HEIGHT		
Ground floor elevation	0' min. / 2' max.	0.0'
Ground story height	13' min.	16.5'
Upper story height	9' min.	12.5'
TRANSPARENCY		
Ground story	70% min.	70.1%
Upper story	20% min.	41.0%
Blank wall length	15' max.	4.0'
PEDESTRIAN ACCESS		
Street facing entrance	Required	Complies
Entrance spacing	50' max.	Complies
STREETSCAPE		
Clear pedestrian zone	10' min.	10.3' Total - Existing Condition
Curb zone	6' min.	
Tree planting type	Grates	Complies
Tree spacing	35' on-center avg.	Existing: 33.3' c-c Average

Proposed Outdoor Amenity Space

PROPOSED PARKING ANAYLSIS TI-2.5			
USE	CODE	REQUIRED	PROVIDED
RETAIL	2.5/1000 SF	12,285 sqft / 1000 x 2.5 = 31 SPACES	74 SPACES
Bike Rack	1/3000 SF	12,285 sqft / 3000 = 5 SPACES	5 SPACES
STALL SIZE		9'x19'	9'x19'

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	04.29.2025	DZ	Arch Updates
2	05.27.2025	DZ	Coordination Notes and Town Comments
3	06.04.2025	DZ	Town Meeting Update
4	07.14.2025	DZ	Site Updates
5	08.20.2025	DZ	Site Updates

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CONSTRUCTION SET

NORTH

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Amherst, NY14226

PROPOSED RETAIL

CONSULTANT

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

SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY 016705 STATE OF NEW YORK

TITLE:

Overall Site Plan

SCALE: 1" = 20'

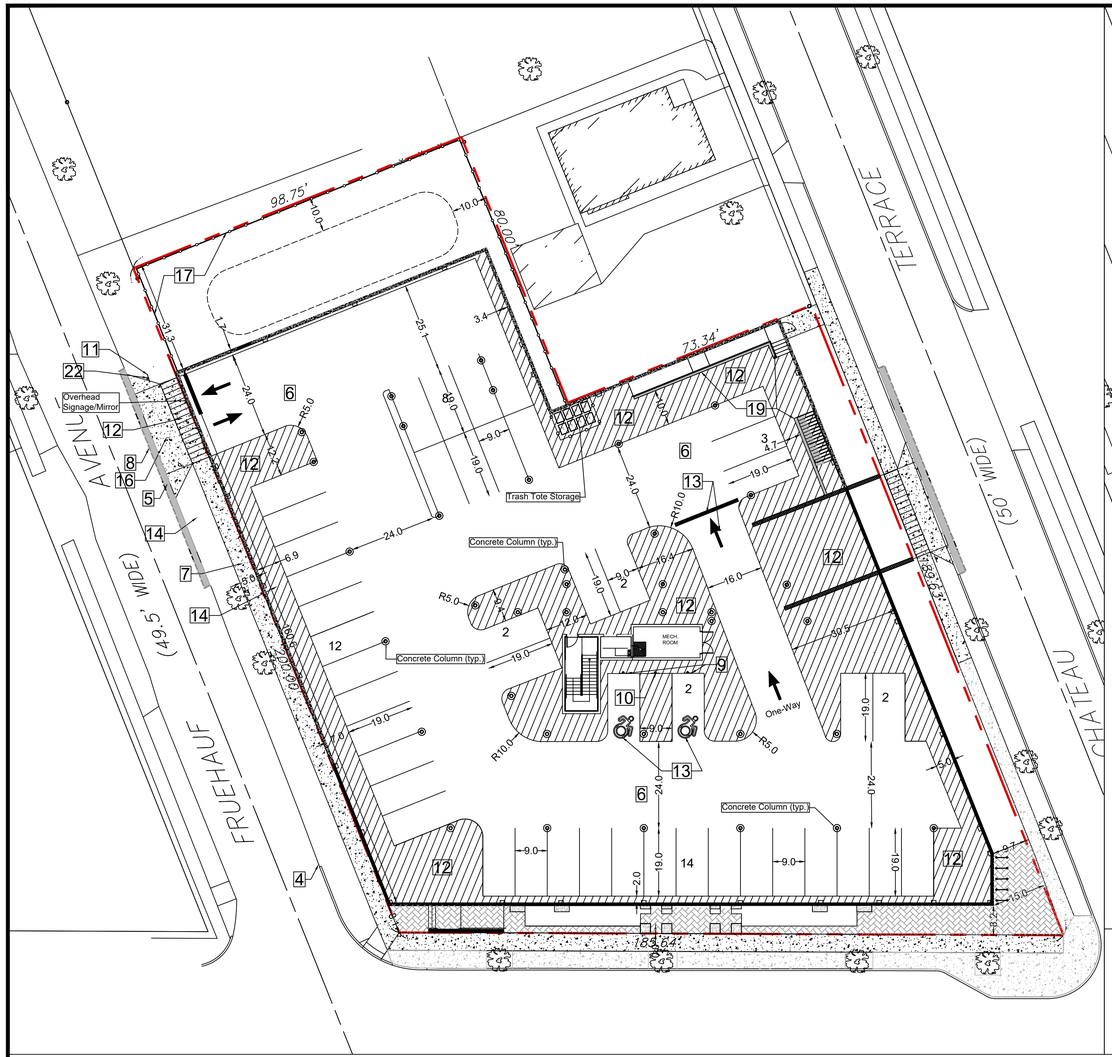
DRAWN BY: DMZ

CHECKED BY: MAO

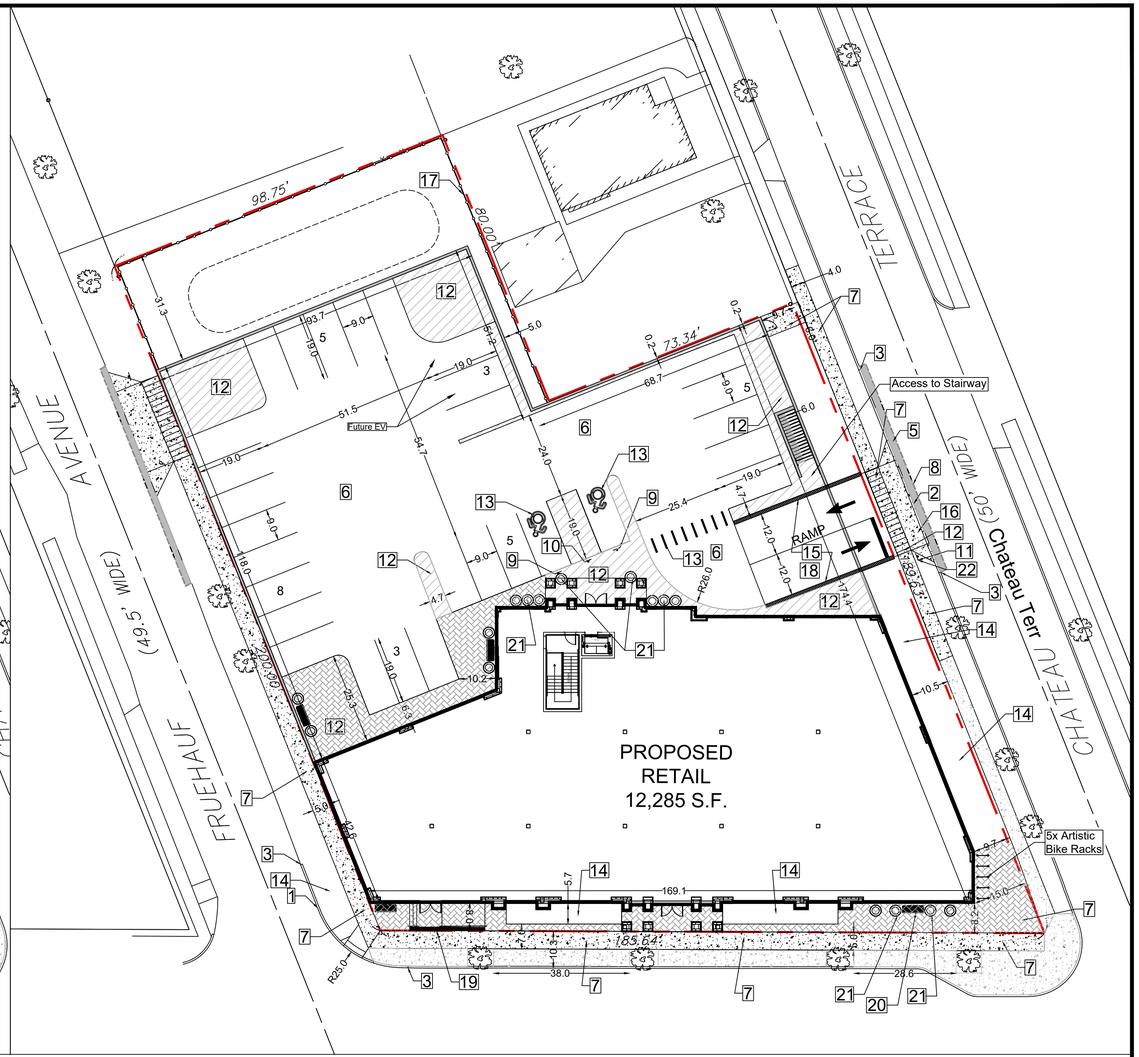
DATE: 04.16.2025

DRAWING NO. C4.0

Attachment: SP-2025-03 drawings. 092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)



Basement Level



Ground Level

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14. CONTRACTOR TO PROVIDE NEW PAVEMENT THAT CONFORMS TO THE GRADING PLAN WHILE MAINTAINING, AS A MINIMUM, THE EXISTING STONE BASE. THE MEANS AND METHODS OF OBTAINING NEW GRADES IS LEFT UP TO THE CONTRACTOR AND CAN BE OBTAINED VIA SHIMMING THE PAVEMENT AND THEN A NEW TOP COAT, REMOVING EXISTING ASPHALT PAVEMENT AND REGRADING EXISTING STONE BASE, A COMBINATION OF THESE TWO OR ANOTHER METHOD OF THE CONTRACTORS CHOOSING. FINAL PAVEMENT WORK PLAN SHALL BE PROVIDED TO OWNER AND ENGINEER FOR REVIEW AND APPROVAL

SITE LEGEND:
- Property line
- 6" Curb (typ).
- Proposed sign & pole
- Proposed Concrete Sidewalk
- Existing Concrete Sidewalk

*All Parking Surfaces within building footprint shall be concrete. Refer to Structural Drawings

- Proposed Asphalt Pavement

* Refer to General Notes, Construction Details and Architectural Plans for Concrete Sealer information.

- Proposed Outdoor Amenity Space (Paver Surface)

SITE NOTES: #
1. Proposed 6" concrete Curb.
2. Proposed Flush Concrete Curb.
3. Match into Existing Curb or runout over 2'.
4. Proposed Edge of Pavement.
5. Proposed Standard Duty Pavement.
6. Proposed Concrete Deck / Pavement. Refer to Structural Drawings
7. Proposed Concrete/Paver Sidewalk.
8. Match into Existing Pavement.
9. Proposed "Handicapped Parking Only" sign.
10. Proposed "No Parking" sign.
11. Proposed STOP Sign.
12. 4" Yellow Pavement Stripe (at 2' c-c in no parking zones).
13. Proposed White Pavement symbol (stop bar, directional arrows, accessibility symbol, text)
14. Proposed Landscape Area.
15. Proposed Ramp Retaining Wall (Refer to Structural Plans)
16. Proposed Concrete Driveway.
17. Proposed Solid Composite Fence
18. Proposed Heated Concrete Ramp
19. Proposed Ramp/Stairs with retaining wall.
20. Proposed Pedestrian Bench
21. Proposed Circular Landscape Planter
22. Traffic Signage (Restricted No Turn)

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	04.29.2025	DZ	Arch Updates
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CONSTRUCTION SET

Know what's below. Call before you dig.

PROPERTY NUMBER: #5202

AREA: -

PROPOSED RETAIL

Main St - Snyder
4548-4564 Main St.
Amherst, NY14226

CONSULTANT

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

SEAL

TITLE:

Detailed Site Plan

SCALE: 1" = 20'

DRAWN BY: DMZ

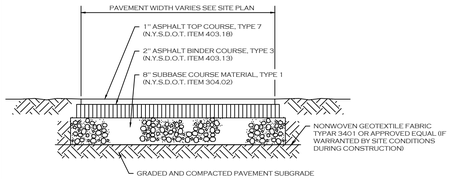
CHECKED BY: MAO

DATE: 04.16.2025

DRAWING NO.

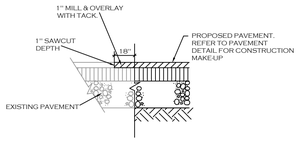
C4.1

Attachment: SP-2025-03_drawings_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

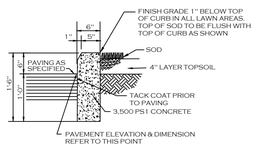


NOTE: CONSTRUCTION METHODS FOR ASPHALT PAVEMENT SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 401-3, WITH SUBBASE CONSTRUCTION METHODS CONFORMING TO NYSDOT STANDARD SPECIFICATION 304-3.

STANDARD DUTY ASPHALT SECTION

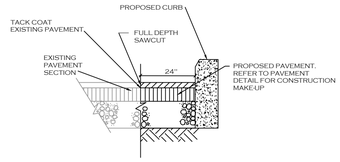


PAVEMENT TRANSITION DETAIL
(ASPHALT PAVEMENT)



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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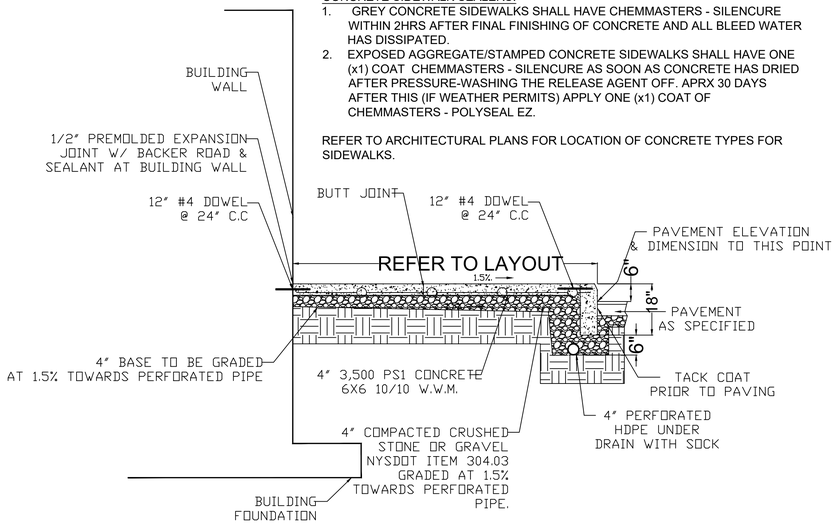
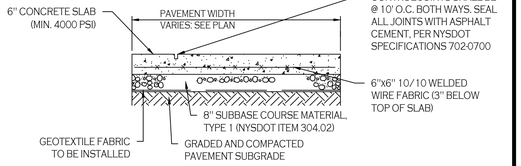


BUILDING SIDEWALK DETAIL

CONTRACTOR TO VERIFY WITH OWNER ON CURB DETAIL



NOTES:
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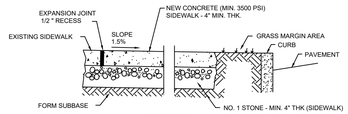
2. PROPOSED CONCRETE FINISH SHALL BE: BROOM FINISH.
3. ALL JOINTS MUST BE CUT WITHIN 24 HOURS OF POURING CONCRETE IF CONTRACTOR ELECTS TO SAW-CUT THE CONTROL JOINTS.

N.Y.S.D.O.T. CONCRETE SECTION (DRIVEWAY & SIDEWALKS) N.T.S.



CROSS SECTION

NOTES:
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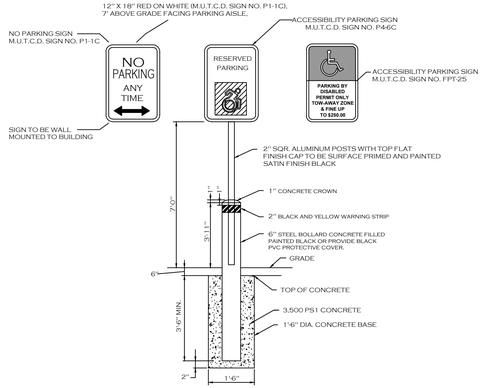
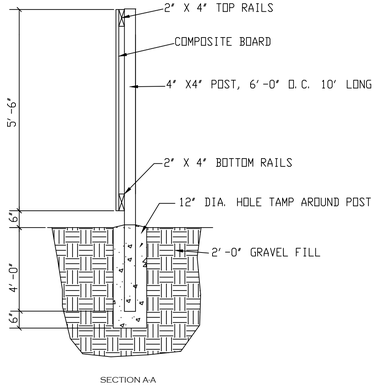
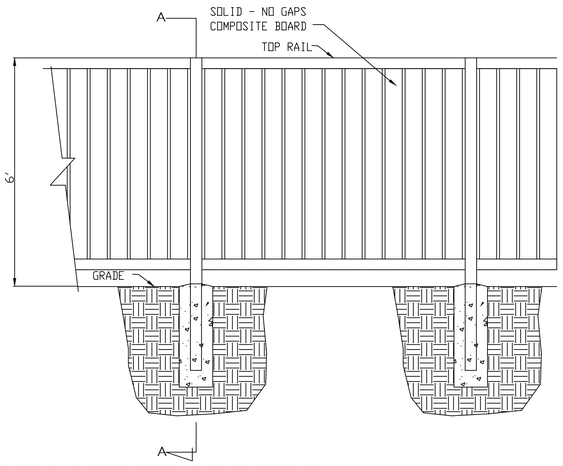
STANDARD CONCRETE SIDEWALK



HANDICAP / NO PARKING SIGNS
Black Post

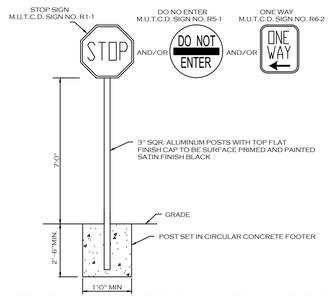


SECTION A-A

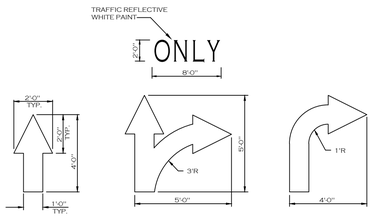


6FT SOLID COMPOSITE FENCE DETAIL

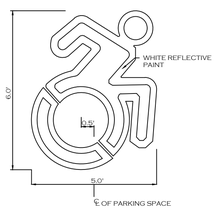
ARTISTIC BIKE RACK CONCEPT DESIGN



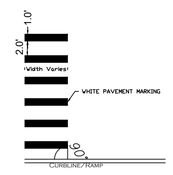
"STOP" / "NO ENTRY" / "ONE WAY" SIGNS
Black Post and Footer



PAINTED TRAFFIC ARROWS



INTERNATIONAL ACCESSIBILITY SYMBOL



PEDESTRIAN CROSSWALK

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
2	05.27.2025	DZ	Coordination Notes
			and Town Comments
3	06.04.2025	DZ	Town Meeting Update

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CONSTRUCTION SET

Know what's below. Call before you dig.

PROPERTY NUMBER: #5202

AREA: -

Main St - Snyder
4548-4564 Main St.
Amherst, NY14226

PROPOSED RETAIL

CONSULTANT

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

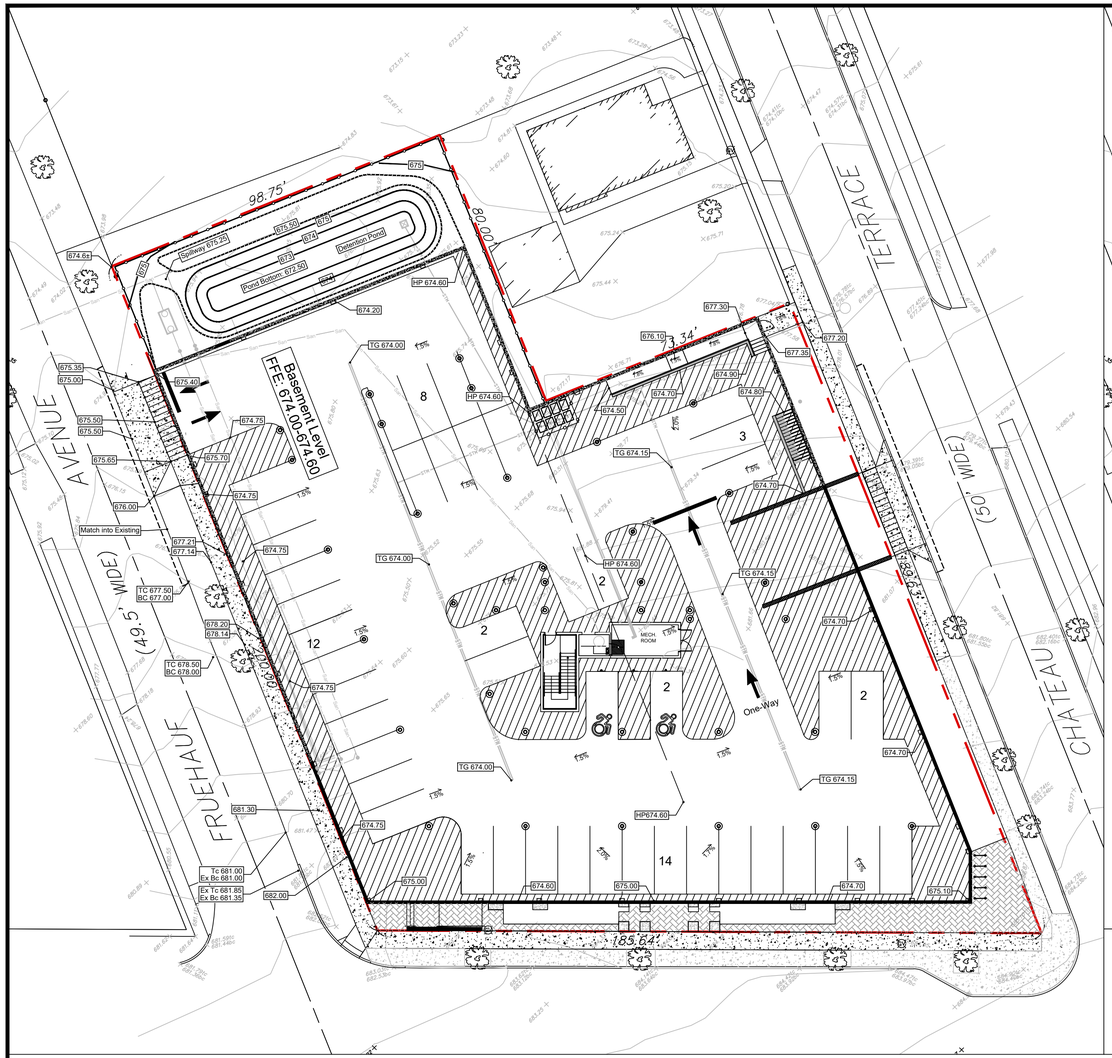
SEAL

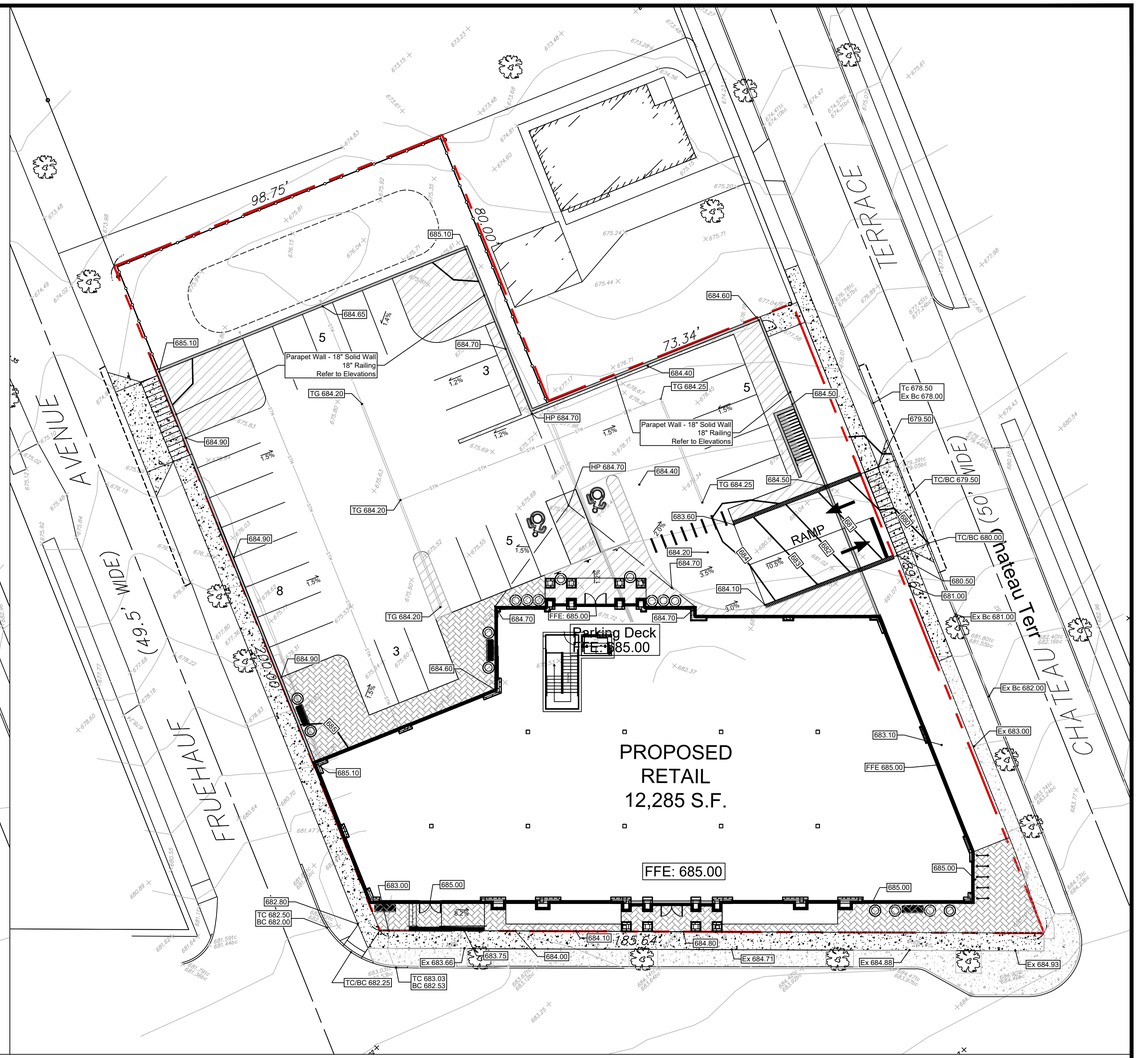
REGISTERED ARCHITECT JAMES ALLEN RUMSEY 039 STATE OF NEW YORK

TITLE: Construction Details

SCALE: NTS
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 04.16.2025
DRAWING NO.: C4.2

Attachment: SP-2025-03_drawings_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)





Basement Level

Ground Level

Events for Pond 1P: Proposed Stormwater Storage & Outlet

Event	Inflow (cfs)	Outflow (cfs)	Primary (cfs)	Secondary (cfs)	Elevation (feet)	Storage (cubic-feet)
1-Year	1.71	0.87	0.87	0.00	673.58	468
2-Year	2.12	0.94	0.94	0.00	673.92	722
5-Year	2.64	1.01	1.01	0.00	674.32	1,075
10-Year	3.12	1.07	1.07	0.00	674.64	1,419
25-Year	3.85	1.14	1.14	0.00	675.08	1,977
50-Year	4.51	2.16	1.18	0.98	675.35	2,366
100-Year	**5.29**	**3.95**	**1.20**	**2.76**	**675.46**	**2,525**

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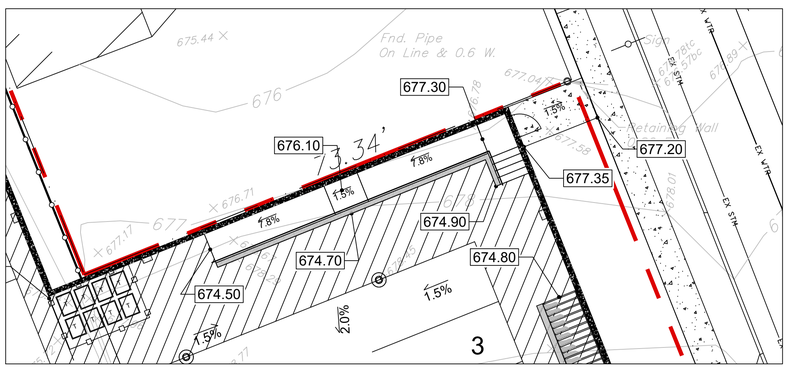

Basement
Pedestrian Ramp
Scale 1" = 10'

GRADING LEGEND:

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

HOLD CRITCAL SLOPE - FINISHED FLOOR ELEVATION MUST BE VERIFED AT EACH ENTRY DOOR PRIOR TO SETTING OF CONCRETE CURB FORMS TO VERIFY THAT SIDEWALK SLOPE DOES NOT EXCEED 1.5%.

OFFICIAL TOWN USE ONLY

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

SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY STATE OF NEW YORK

TITLE:

Grading Plan

SCALE: 1" = 20'

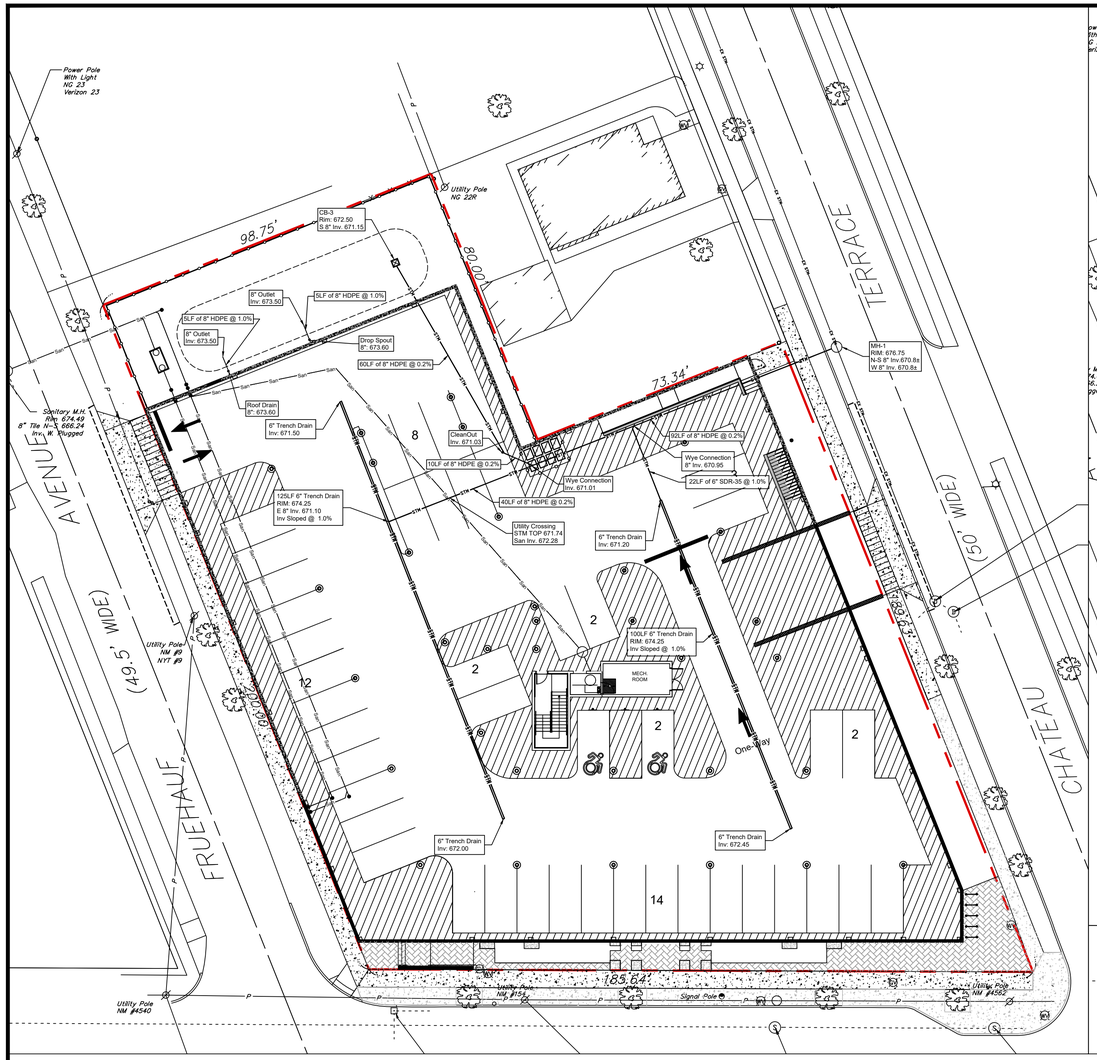
DRAWN BY: DMZ

CHECKED BY: MAO

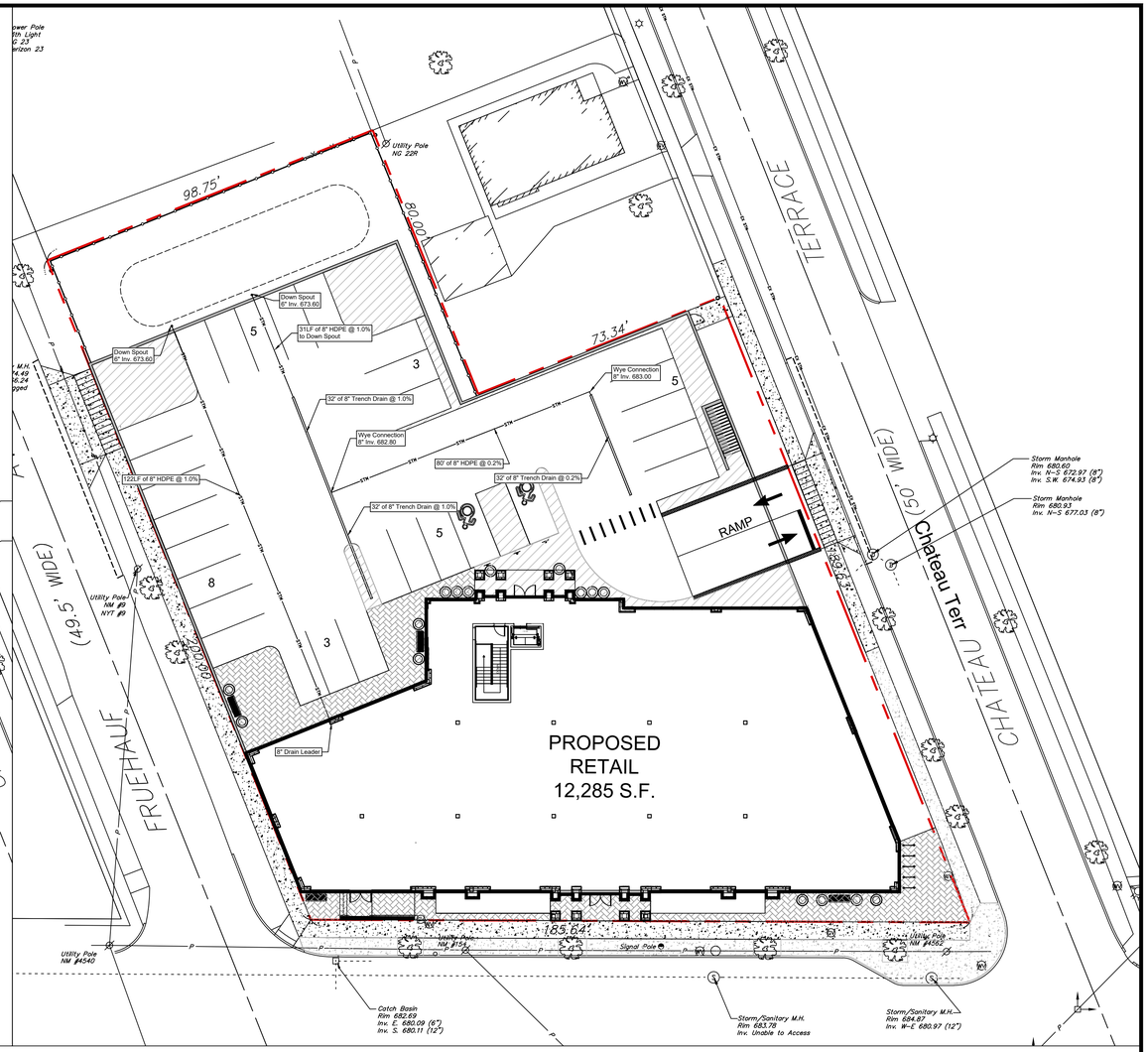
DATE: 04.16.2025

DRAWING NO. C5.0

Attachment: SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.) SP-2025-03_drawings_092525 (30372 : SP-2025-03 4548



Basement Level



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DRAINAGE LEGEND:

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

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	04.29.2025	DZ	Arch Updates
2	05.27.2025	DZ	Coordination Notes and Town Comments
3	06.04.2025	DZ	Town Meeting Update
4	07.14.2025	DZ	Site Updates

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CONSTRUCTION SET

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

PROPERTY NUMBER: #5202

AREA: -

Main St - Snyder
4548-4564 Main St.
Amherst, NY14226

PROPOSED RETAIL

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:

Drainage Plan

SCALE: 1" = 20'

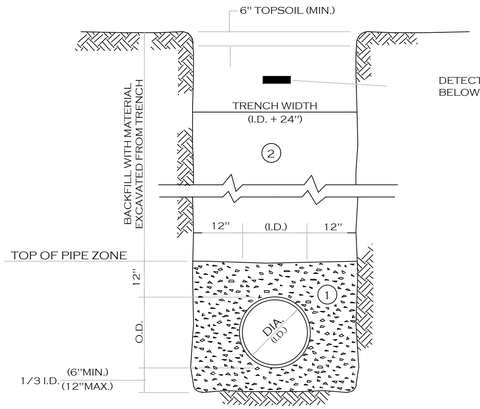
DRAWN BY: DMZ

CHECKED BY: MAO

DATE: 04.16.2025

DRAWING NO. C5.1

Attachment: SP-2025-03 drawings. 092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)



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

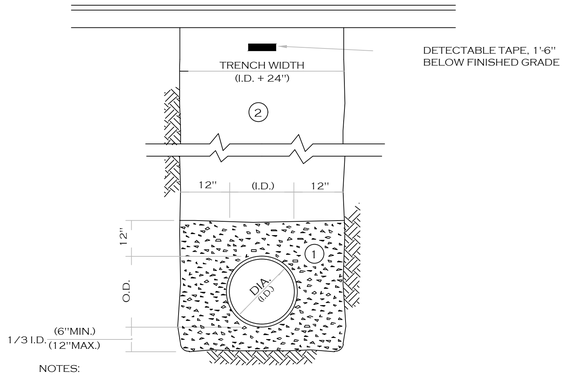
PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

(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.

TRENCH SECTION IN UNPAVED AREAS



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MATERIALS

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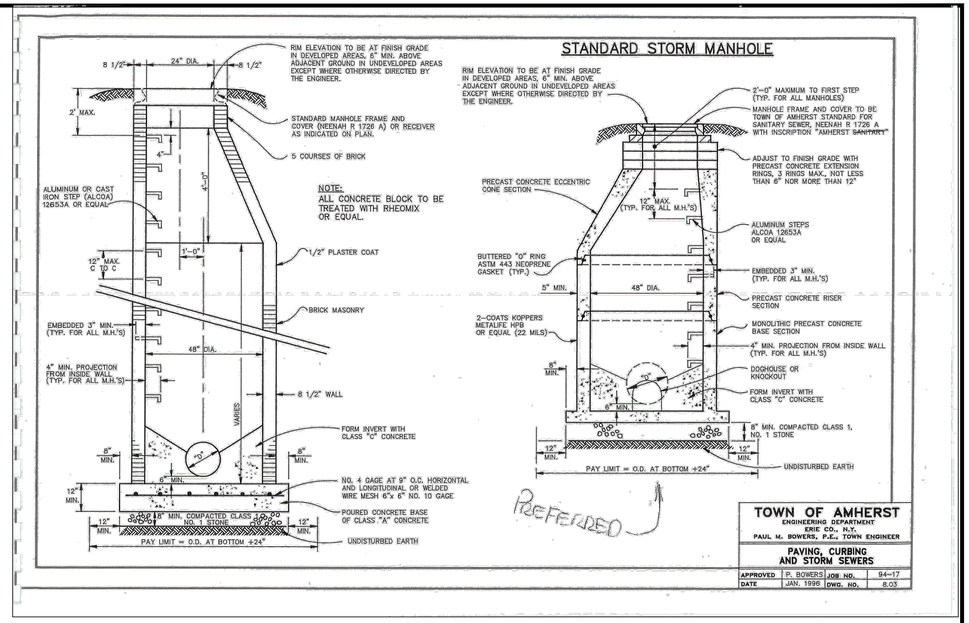
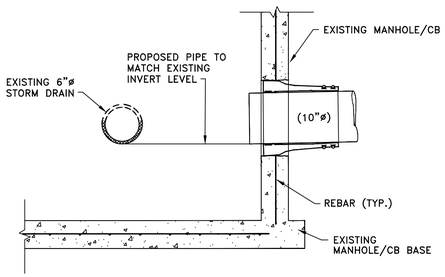
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(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)

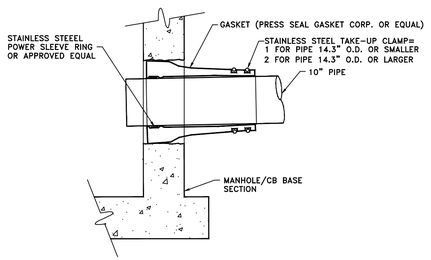
TRENCH SECTION IN PAVED AREAS



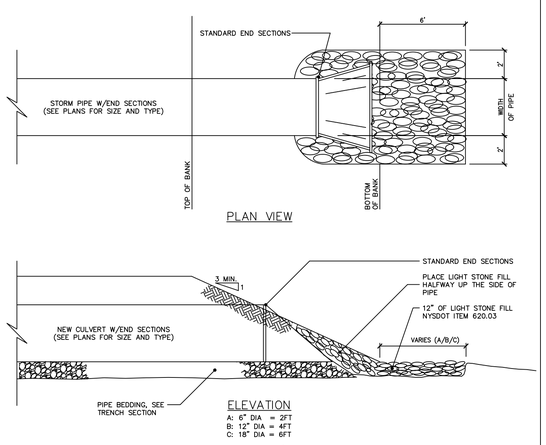


NOTES:

1. CORE DRILL ENTRANCE HOLE IN PRECAST MANHOLE BARREL, BASE AND/OR BENCH FOR REQUIRED PIPE CLEARANCE. PER MANUFACTURERS RECOMMENDATIONS.
2. DOES NOT APPLY TO HOUSE LATERALS.
3. WATERTIGHT PIPE TO MANHOLE BOOT SEAL REQUIRED FOR ALL CORE DRILLED ENTRANCE HOLES IN MANHOLE BARREL AS SHOWN BELOW.

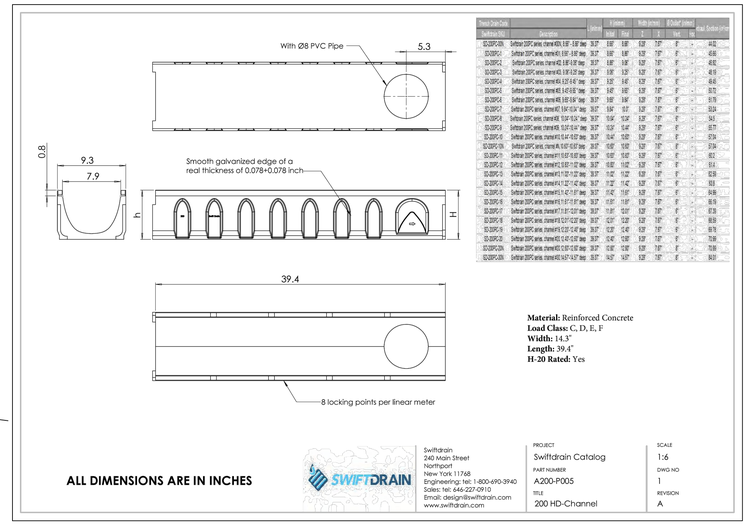


CONNECTION TO EXISTING MANHOLE/CB



TYPICAL PIPE OUTLET W/END SECTION & RIP RAP

NOT TO SCALE



Product Order Code		Units	Dimensions		Bolts (inches)		Allowable* (inches)		Weight (lbs)
Subbase (SB)	Assembly		Total	Fluid	S	D	Vert	Hor	Subbase (SB)
D1200PC-SBA	Swiftdrain 1200PC series, channel #1201, 4.68" - 4.68" deep	39.37"	4.68"	4.68"	15.35"	7.87"	0"	-	44.42
D1200PC-2	Swiftdrain 1200PC series, channel #2, 4.68" - 4.68" deep	39.37"	4.68"	4.68"	15.35"	7.87"	0"	-	45.66
D1200PC-4	Swiftdrain 1200PC series, channel #4, 4.68" - 4.68" deep	39.37"	4.68"	4.68"	15.35"	7.87"	0"	-	45.82
D1200PC-3	Swiftdrain 1200PC series, channel #3, 4.68" - 4.35" deep	39.37"	4.68"	4.35"	15.35"	7.87"	0"	-	42.19
D1200PC-5	Swiftdrain 1200PC series, channel #5, 4.35" - 4.41" deep	39.37"	4.35"	4.41"	15.35"	7.87"	0"	-	45.45
D1200PC-6	Swiftdrain 1200PC series, channel #6, 4.41" - 9.16" deep	39.37"	9.41"	9.16"	15.35"	7.87"	0"	-	83.73
D1200PC-7	Swiftdrain 1200PC series, channel #7, 9.16" - 9.84" deep	39.37"	9.84"	9.84"	15.35"	7.87"	0"	-	87.79
D1200PC-8	Swiftdrain 1200PC series, channel #8, 9.84" - 15.24" deep	39.37"	15.24"	15.24"	15.35"	7.87"	0"	-	134.4
D1200PC-9	Swiftdrain 1200PC series, channel #9, 15.24" - 15.43" deep	39.37"	15.43"	15.24"	15.35"	7.87"	0"	-	134.5
D1200PC-10	Swiftdrain 1200PC series, channel #10, 15.24" - 15.43" deep	39.37"	15.43"	15.24"	15.35"	7.87"	0"	-	135.77
D1200PC-11	Swiftdrain 1200PC series, channel #11, 15.24" - 15.43" deep	39.37"	15.43"	15.24"	15.35"	7.87"	0"	-	137.04
D1200PC-12A	Swiftdrain 1200PC series, channel #12, 15.43" - 15.63" deep	39.37"	15.63"	15.63"	15.35"	7.87"	0"	-	137.04
D1200PC-11	Swiftdrain 1200PC series, channel #11, 15.63" - 15.83" deep	39.37"	15.83"	15.83"	15.35"	7.87"	0"	-	138.2
D1200PC-12	Swiftdrain 1200PC series, channel #12, 15.83" - 15.83" deep	39.37"	15.83"	15.83"	15.35"	7.87"	0"	-	138.2
D1200PC-13	Swiftdrain 1200PC series, channel #13, 15.83" - 16.22" deep	39.37"	16.22"	15.83"	15.35"	7.87"	0"	-	142.06
D1200PC-14	Swiftdrain 1200PC series, channel #14, 16.22" - 17.42" deep	39.37"	17.42"	16.22"	15.35"	7.87"	0"	-	153.6
D1200PC-15	Swiftdrain 1200PC series, channel #15, 17.42" - 17.91" deep	39.37"	17.91"	17.42"	15.35"	7.87"	0"	-	159.38
D1200PC-16	Swiftdrain 1200PC series, channel #16, 17.91" - 17.91" deep	39.37"	17.91"	17.91"	15.35"	7.87"	0"	-	159.19
D1200PC-17	Swiftdrain 1200PC series, channel #17, 17.91" - 18.01" deep	39.37"	18.01"	17.91"	15.35"	7.87"	0"	-	161.26
D1200PC-18	Swiftdrain 1200PC series, channel #18, 17.91" - 18.01" deep	39.37"	18.01"	17.91"	15.35"	7.87"	0"	-	161.26
D1200PC-19	Swiftdrain 1200PC series, channel #19, 17.91" - 18.01" deep	39.37"	18.01"	17.91"	15.35"	7.87"	0"	-	161.26
D1200PC-20	Swiftdrain 1200PC series, channel #20, 18.01" - 18.01" deep	39.37"	18.01"	18.01"	15.35"	7.87"	0"	-	162.52
D1200PC-20A	Swiftdrain 1200PC series, channel #20, 18.01" - 18.01" deep	39.37"	18.01"	18.01"	15.35"	7.87"	0"	-	162.52
D1200PC-21A	Swiftdrain 1200PC series, channel #21, 18.01" - 18.07" deep	39.37"	18.07"	18.01"	15.35"	7.87"	0"	-	163.15

OFFICIAL TOWN USE ONLY

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No.	DATE	BY	REMARKS

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PROPERTY NUMBER: #5202

AREA: -

Main St - Snyder
4548-4564 Main St.
Amherst, NY14226

PROPOSED RETAIL

CONSULTANT

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

SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY 039 STATE OF NEW YORK

TITLE:

Drainage Details

SCALE: NTS

DRAWN BY: DMZ

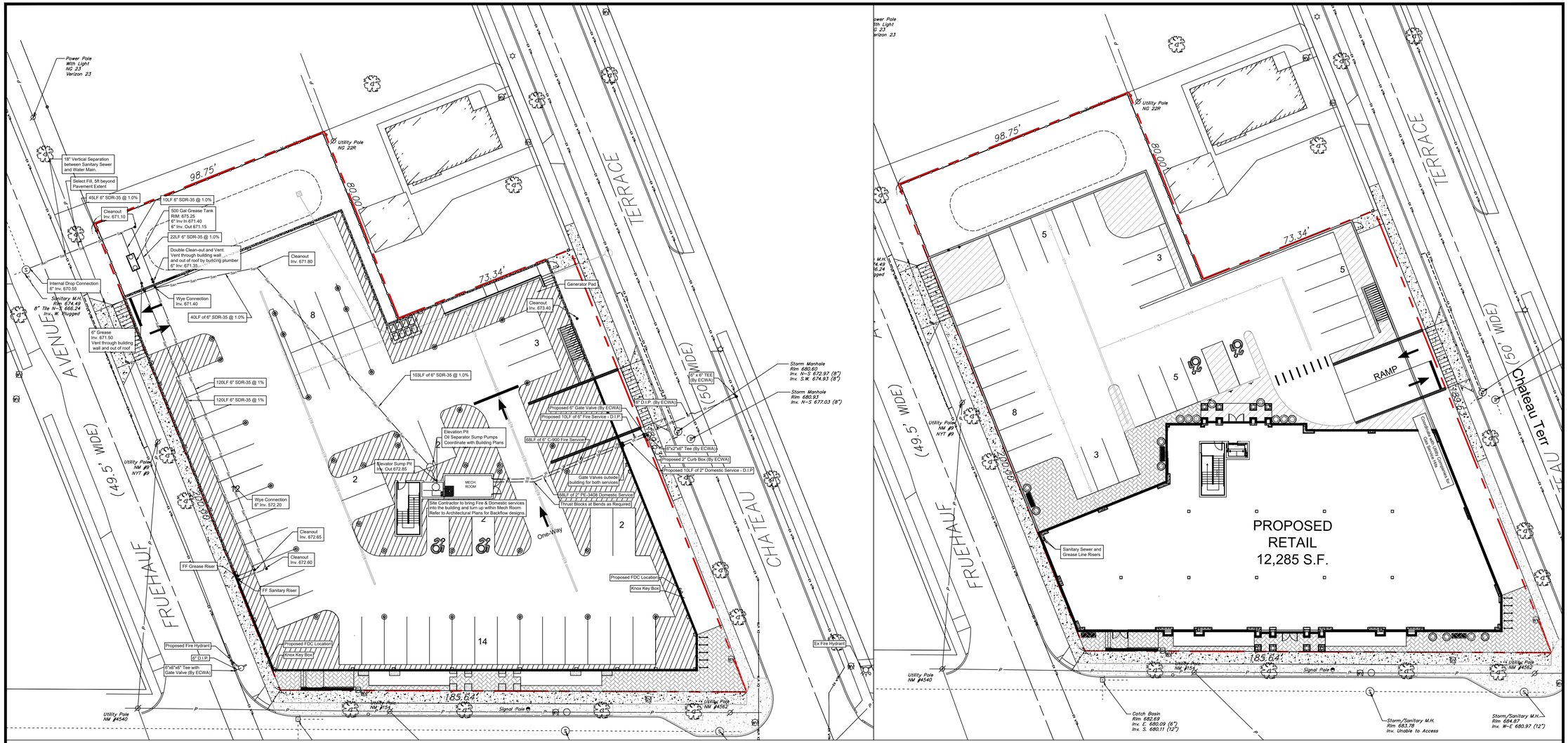
CHECKED BY: MAO

DATE: 04.16.2025

DRAWING NO.

C5.2

Attachment: SP-2025-03_drawings_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)



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.
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Sanitary Grease Trap Calculations
2,000 Gal Grease Trap Utilized

Town Grease Sizing Requirement
Peak Water Flows: 8.86 GPM
8.86 GPM * 30 MIN RETENTION
= 266 Gals, 500 Gallons Min. required

Max Capacity Tank with 4" Ø Discharge = 2,000 Gals

DRAINAGE LEGEND:

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- 6" CURB TYP.
- CO / WC — PROPOSED STORM CLEAN OUT / WYE CONNECTION
- CB - # — PROPOSED CATCH BASIN

UTILITY LEGEND:

- PROPERTY LINE
- G — PROPOSED GAS
- W — PROPOSED WATER
- E — PROPOSED ELECTRIC
- San — PROPOSED SANITARY
- 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

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
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2	05.27.2025	DZ	Coordination Notes and Town Comments
4	07.14.2025	DZ	Site Updates
5	08.20.2025	DZ	Site Updates

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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 027705 STATE OF NEW YORK

TITLE: Utility Plan

SCALE: 1" = 20'

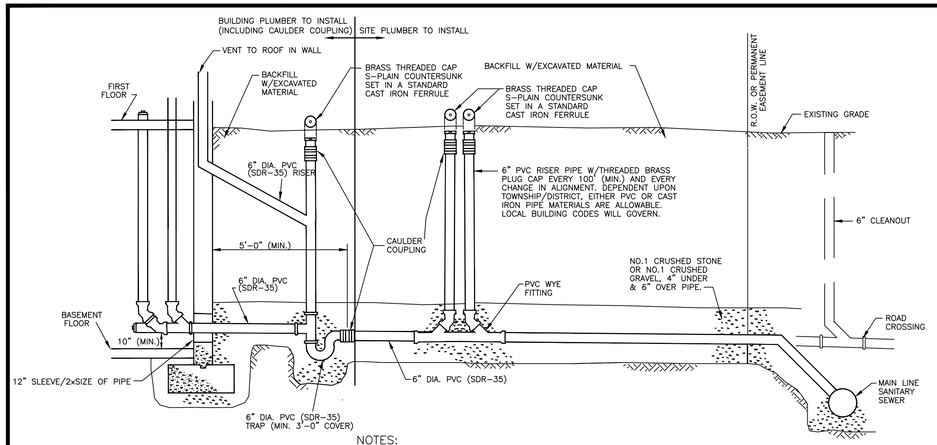
DRAWN BY: DMZ

CHECKED BY: MAO

DATE: 04.16.2025

DRAWING NO. C6.0

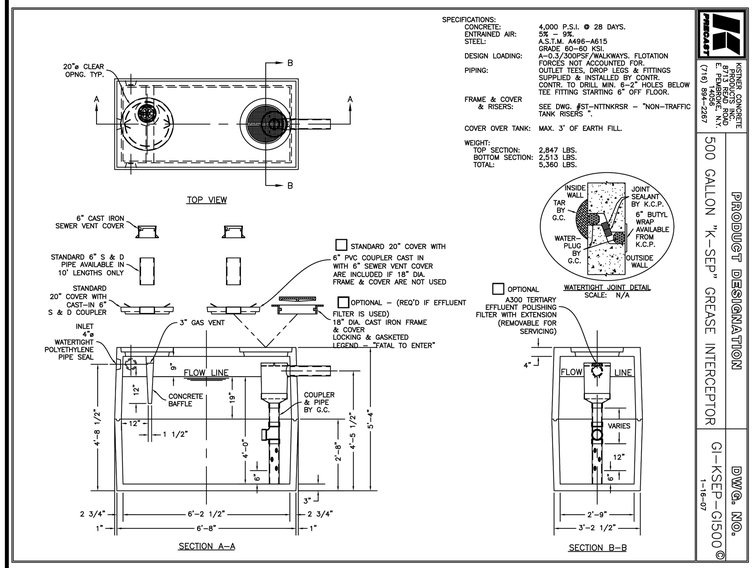
Attachment: SP-2025-03_drawings_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)



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 WITH TRAP

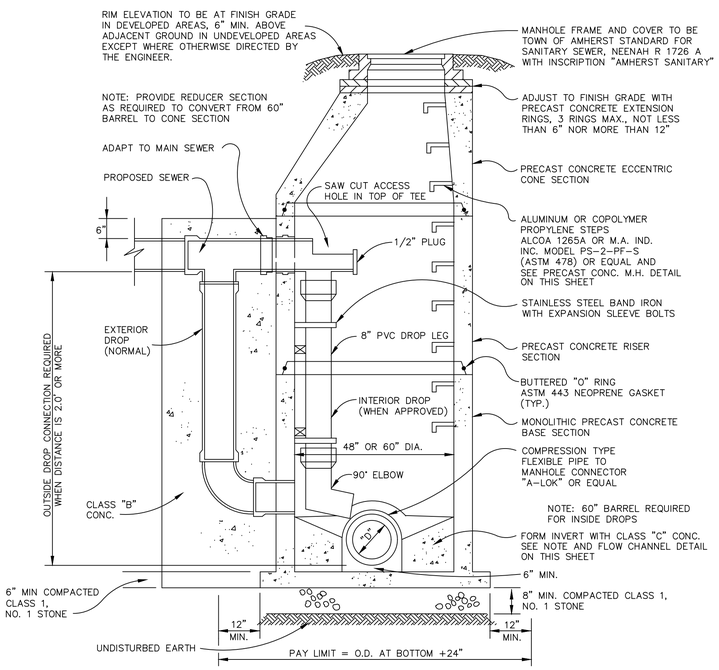


SPECIFICATIONS:

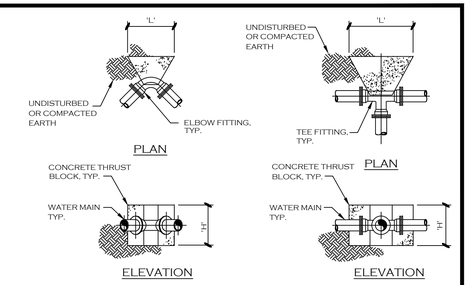
CONCRETE: 4,000 P.S.I. @ 28 DAYS.
ENTRAINED AIR: 5% - 9%.
STEEL: A.S.T.M. A496-A615 GRADE 60-60 KSI.
DESIGN LOADING: A-0.3/300PSF/WALKWAYS. FLOTATION FORCES NOT ACCOUNTED FOR.
PIPING: OUTLET TEES, DROP LEGS & FITTINGS SUPPLIED & INSTALLED BY CONTR. CONTR. TO DRILL MIN. 6-2" HOLES BELOW TEE FITTING STARTING 6" OFF FLOOR.
FRAME & COVER & RISERS: SEE DWG. #ST-NTINKRSR - "NON-TRAFFIC TANK RISERS ".
COVER OVER TANK: MAX. 3' OF EARTH FILL.
WEIGHT: TOP SECTION: 2,847 LBS. BOTTOM SECTION: 2,513 LBS. TOTAL: 5,360 LBS.

PRODUCT DESIGNATION: 500 GALLON "K-SEP" GREASE INTERCEPTOR
GI-KSEP-G1500©
1-16-07
DWG. NO.

KENSINGER CONCRETE PRODUCTS
3 E. FIRST ST. P.O. BOX 287
FLEETWOOD, PA. 19522
(610) 944-2287



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

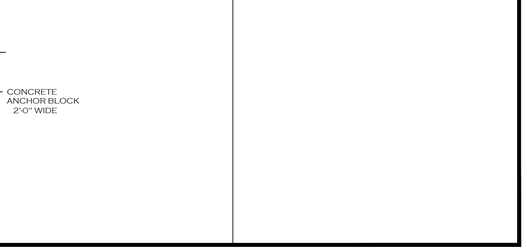


DIMENSION SCHEDULE								
PIPE SIZE	90° ELBOW		45° ELBOW		22.5° ELBOW		11.25° ELBOW	
	'H'	'L'	'H'	'L'	'H'	'L'	'H'	'L'
4"	1.5'	2.0'	1.0'	2.0'	1.0'	1.0'	1.0'	1.0'
6"	2.0'	2.5'	1.5'	2.0'	1.0'	1.5'	1.0'	1.5'
8"	2.5'	3.5'	2.0'	2.5'	1.5'	1.5'	1.0'	2.0'
10"	3.0'	4.5'	2.5'	3.0'	1.5'	3.0'	1.0'	2.5'
12"	3.5'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

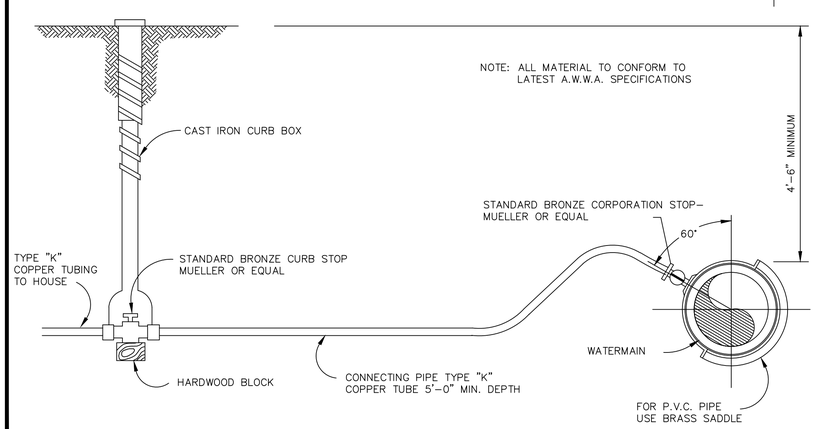
DIMENSION SCHEDULE		
PIPE SIZE	TEE OR TAP SLEEVE	
—	'H'	'L'
4"	1.5'	1.0'
6"	1.5'	2.5'
8"	1.5'	3.5'
10"	2.5'	3.5'
12"	3.5'	3.5'

THRUST BLOCK SCHEDULE

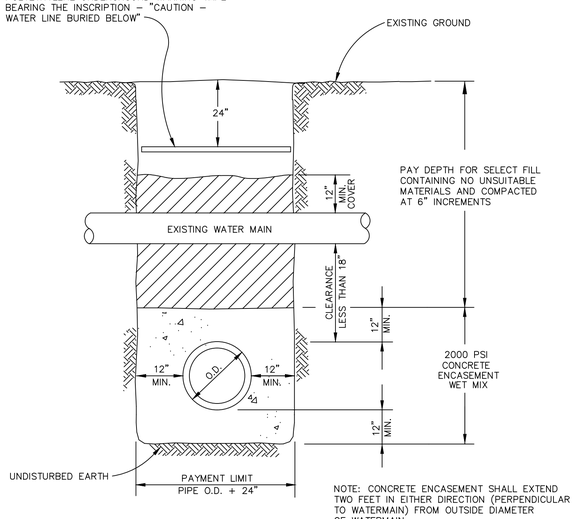
WATER MAIN



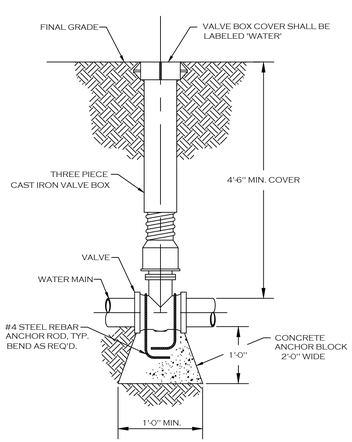
TYPICAL FIRE HYDRANT ASSEMBLY DETAIL



TYPICAL WATER SERVICE LINE INSTALLATION



WATER CROSSING DETAIL CLEARANCE LESS THAN 18"



TYPICAL GATE VALVE DETAIL

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS

SPECIAL INFORMATION:

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NOTICE

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CONSTRUCTION SET

Know what's below. Call before you dig.

PROPERTY NUMBER: #5202

AREA: -

Main St - Snyder
4548-4564 Main St.
Amherst, NY14226

PROPOSED RETAIL

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: Utility Details

SCALE: NTS

DRAWN BY: DMZ

CHECKED BY: MAO

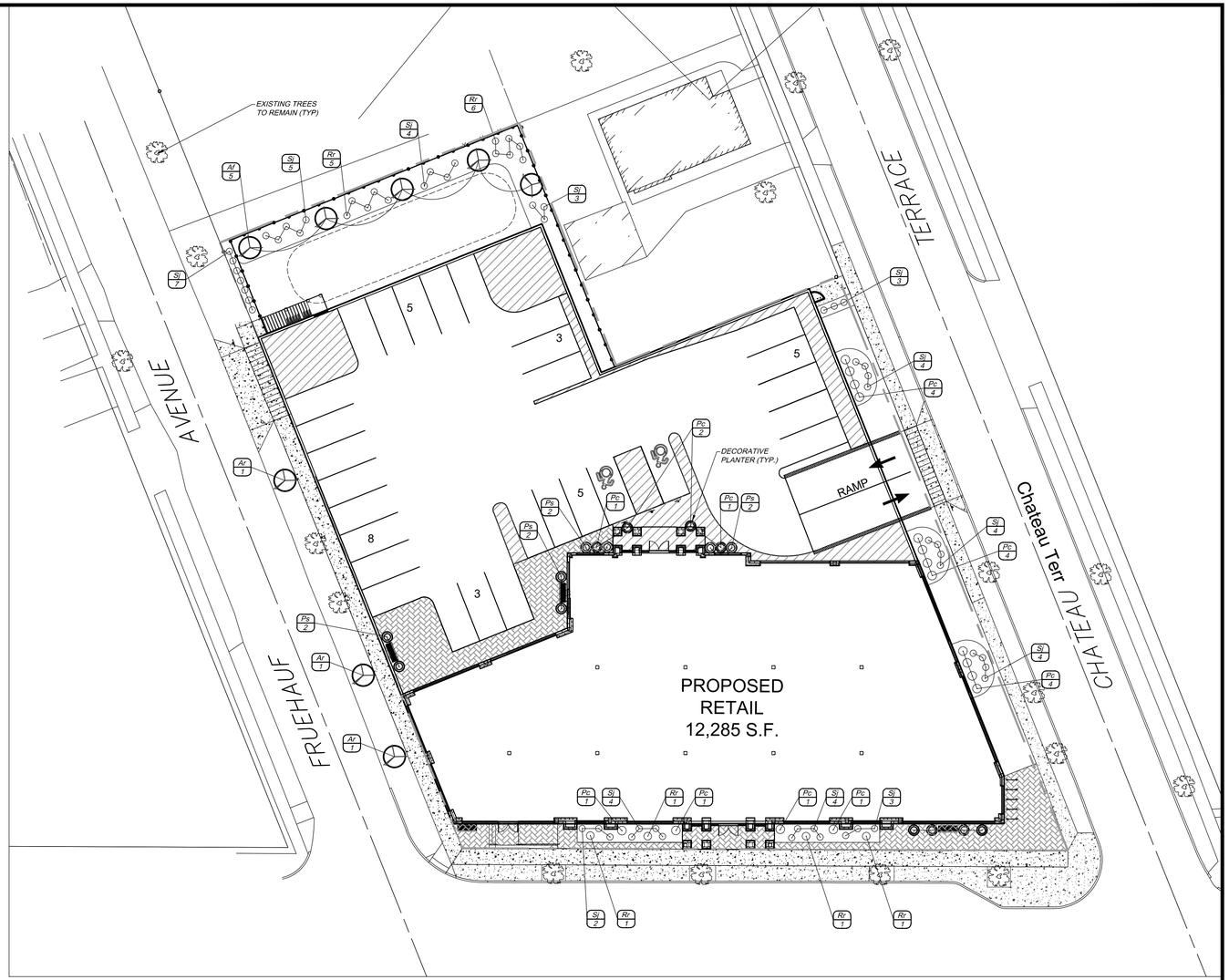
DATE: 04.16.2025

DRAWING NO. C6.1

Attachment: SP-2025-03_drawings_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL SECURE CURRENT PLANS AND SPECIFICATIONS FOR PROPER CONSTRUCTION METHODS AND MATERIAL OF ALL LANDSCAPING PRIOR TO COMMENCING WORK.
2. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1 (LATEST EDITION).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF.
4. THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKEOUT OF ALL PLANT MATERIAL AND SHRUB-BEDS. CONTACT OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL. LOCATIONS SHOWN ON THE PLANS CONVEY DESIGN INTENT ONLY. ACTUAL LOCATIONS WILL BE AS DIRECTED BY THE LANDSCAPE ARCHITECT AT THE TIME OF INSTALLATION.
5. THE CONTRACTOR IS HEREBY NOTIFIED THAT UNDERGROUND UTILITIES EXIST. SHOULD LOCATION OF TREES BE WITHIN 5' OF UNDERGROUND UTILITIES, RELOCATE SAID TREES TO A MINIMUM OF 5' FROM BALL TO UTILITIES.
6. SHOULD LOCATION OF TREES BE WITHIN 20' OF OVERHEAD WIRES, RELOCATE SAID TREES TO A MINIMUM OF 20' FROM WIRES.
7. ALL TREES AND SHRUBS SHALL RECEIVE A 3" LAYER OF BLACK SHREDDED HARDWOOD BARK MULCH.
8. ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT A NURSERY AT THE SAME HARDINESS ZONE AS THE PROJECT LOCATION.
9. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER OR OWNER'S PROJECT LANDSCAPE ARCHITECT.
10. ANY PLANT WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY , AND SIZE MEETING ALL PLANT LIST SPECIFICATIONS.
11. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANT MATERIALS (INCLUDING, BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, AND REMOVAL OF STAKES AND GUYS) AND NEWLY ESTABLISHED LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
12. ALL AREAS DISTURBED BY UTILITY INSTALLATION AND SITE GRADING ACTIVITY SHALL RECEIVE 6" APPROVED TOPSOIL (TO A COMPACTED DEPTH OF 4", UNLESS OTHERWISE SPECIFIED BY THE GOVERNING MUNICIPALITY) BE FINE GRADES, SEEDED, MULCHED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
13. ANY IRRIGATION COMPONENT DAMAGED DURING SITE OR LANDSCAPE RENOVATIONS MUST BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.
14. A ONE YEAR GUARANTEE SHALL BE PROVIDED ON ALL PLANT MATERIALS FROM THE DATE OF PROVISIONAL ACCEPTANCE.
15. PLANTING BACKFILL MIXTURE SHALL CONSIST OF 3 PARTS TOPSOIL AND 1 PART COMPOST THOROUGHLY MIXED. PLANTING SOIL DEPTH SHALL BE 3' MINIMUM, AND BE FREE FROM CONSTRUCTION DEBRIS AND FOREIGN MATERIALS.
16. STAKE TREES IMMEDIATELY AFTER PLANTING.
17. LOCATIONS OF EXISTING BURIED UTILITIES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE WORK AREA. IF ANY TREE IS LOCATED CLOSER THAN 5' TO AN UNDERGROUND UTILITY, IT SHALL BE RELOCATED TO A LOCATION THAT IS A MINIMUM OF 5' AWAY AS MEASURED FROM THE ROOTBALL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, AND SITE APPURTENANCES, ETC., WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.



MEDIUM IMPACT LANDSCAPE SCREEN OPTION 1

PLANT TYPE	SPACING	DISTANCE	DISTANCE/SPACING	PLANT QUANTITY
LARGE DECIDUOUS TREES (Zs)	1/25 L.F.	112 Ft	112/25 = 4.48 (ROUND TO 5)	5
EVERGREEN & DECIDUOUS SHRUBS Sj	1/5 L.F.	112 Ft	112/5 = 22.4 (ROUND TO 23)	23

PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE SIZE
ORNAMENTAL / DECIDUOUS TREES						
5	Af	ACER X FREEMANII 'JEFFERSRED'	FREEMAN MAPLE	2.5" CAL.	BB	HT. 40-50', SP. 30-40'
3	Ar	ACER X FREEMANII	ARMSTRONG MAPLE	2.5" Cal	BB	HT. 40-55', SP. 30-40"
SHRUBS						
67	Sj	SPIREA JAPONICA 'GOLD MOUND'	GOLD MOUND SPIREA	3 GAL. (24" MIN.)	CONT.	HT. 2-3', SP. 4'
11	Pc	PRUNUS X CISTENA	PURPLELEAF SAND CHERRY	3 GAL. (24" MIN.)	CONT.	HT. 3-4', SP. 4'
8	Rr	ROSA 'RADRAZZ'	KNOCK OUT ROSES	3 GAL. (24 MIN")	CONT.	HT. 3-4', SP. 3-4'
PERENNIALS & GRASSES						
8	PS	PENNISETUM SETACEUM	FOUNTAIN GRASS	3 GAL. (24" MIN)	CONT.	HT. 3-5', SP. 2-4'

Existing Tree to Remain

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	7-16-2025	EG	
2	8-20-2025	EG	

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CONSTRUCTION SET

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PROPERTY NUMBER: #5202

AREA: -

PROPOSED RETAIL

Main St - Snyder
4548-4564 Main St.
Amherst, NY14226

CONSULTANT

COSTICH ENGINEERING
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-3020

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR

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

SEAL

REGISTERED LANDSCAPE ARCHITECT
SARAH COSTICH
00257
STATE OF NEW YORK

TITLE:

Overall Landscaping Plan

SCALE: NTS.

DRAWN BY: TDM

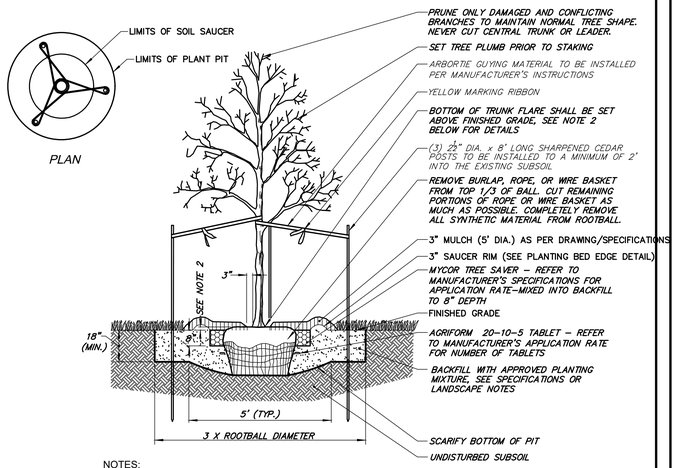
CHECKED BY: ERG

DATE: 5/29/2025

DRAWING NO.

C7.0

Attachment: SP-2025-03 drawings. 092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

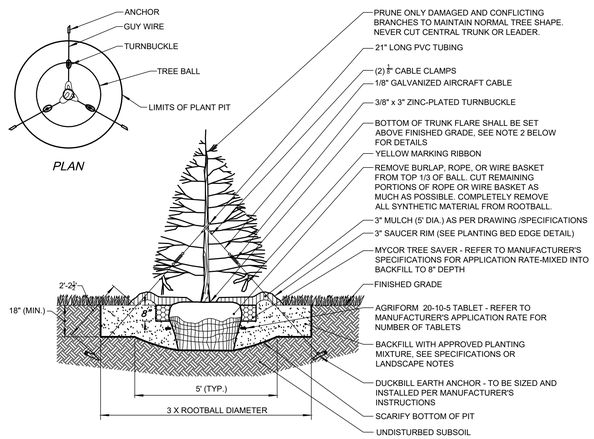


NOTES:

1. MAINTAIN A 3" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
2. THE DISTANCE BETWEEN THE BOTTOM OF THE TRUNK FLARE AND THE FINISHED GRADE SHALL BE AS FOLLOWS:
   FOR SANDY OR LOAMY SOILS: 1"
   FOR CLAY OR POORLY DRAINED SOILS: 3"
   THE CONTRACTOR SHALL REVIEW THE APPROPRIATE PLANTING DEPTH WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. WHEN TAGGING TREES AT THE NURSERY, MARK THE NORTH SIDE OF THE TREE IN THE FIELD AND WHEN INSTALLING, ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE
4. IF BARE ROOT PLANT MATERIAL IS SPECIFIED IN THE PLANT SCHEDULE, SEE LANDSCAPE NOTES ON SHEET LA100 FOR ADDITIONAL INFORMATION.

DECIDUOUS TREE PLANTING LESS THAN 4" CAL. DETAIL

NOT TO SCALE



NOTES:

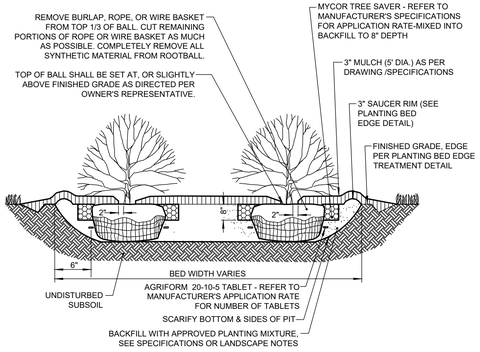
1. MAINTAIN A 2" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
2. THE DISTANCE BETWEEN THE BOTTOM OF THE TRUNK FLARE AND THE FINISHED GRADE SHALL BE AS FOLLOWS:
   FOR SANDY OR LOAMY SOILS: 1"
   FOR CLAY OR POORLY DRAINED SOILS: 3"
   THE CONTRACTOR SHALL REVIEW THE APPROPRIATE PLANTING DEPTH WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. WHEN TAGGING TREES AT THE NURSERY, MARK THE NORTH SIDE OF THE TREE IN THE FIELD AND WHEN INSTALLING, ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE
4. IF BARE ROOT PLANT MATERIAL IS SPECIFIED IN THE PLANT SCHEDULE, SEE LANDSCAPE NOTES ON SHEET LA100 FOR ADDITIONAL INFORMATION.

EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

NOTES:

1. MAINTAIN A 2" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
2. PLANTING BED DEPTH IN LAWN AREAS SHALL BE A MINIMUM OF 18" DEEP AND/OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
3. ALL PLANTING BEDS SHALL BE FREE OF CONSTRUCTION DEBRIS.
4. IF BARE ROOT PLANT MATERIAL IS SPECIFIED IN THE PLANT SCHEDULE, SEE LANDSCAPE NOTES ON SHEET LA100 FOR ADDITIONAL INFORMATION.



SHRUB PLANTING DETAIL

NOT TO SCALE

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	04.25.2025	DZ	Arch Updates
2	05.27.2025	DZ	Coordination Notes
			and Town Comments

SPECIAL INFORMATION:

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CONSTRUCTION SET

NORTH

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PROPERTY NUMBER: #5202

AREA: -

Main St - Snyder 4548-4564 Main St. Amherst, NY14226

PROPOSED RETAIL

CONSULTANT

COSTICH ENGINEERING
• CIVIL ENGINEERING
• LAND SURVEYING
• LANDSCAPE ARCHITECTURE
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-3020

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR

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

SEAL

REGISTERED LANDSCAPE ARCHITECT
SARAH COSTICH LEWING
002574
STATE OF NEW YORK

TITLE:

Landscaping Details

SCALE: NTS

DRAWN BY: TDM

CHECKED BY: ERG

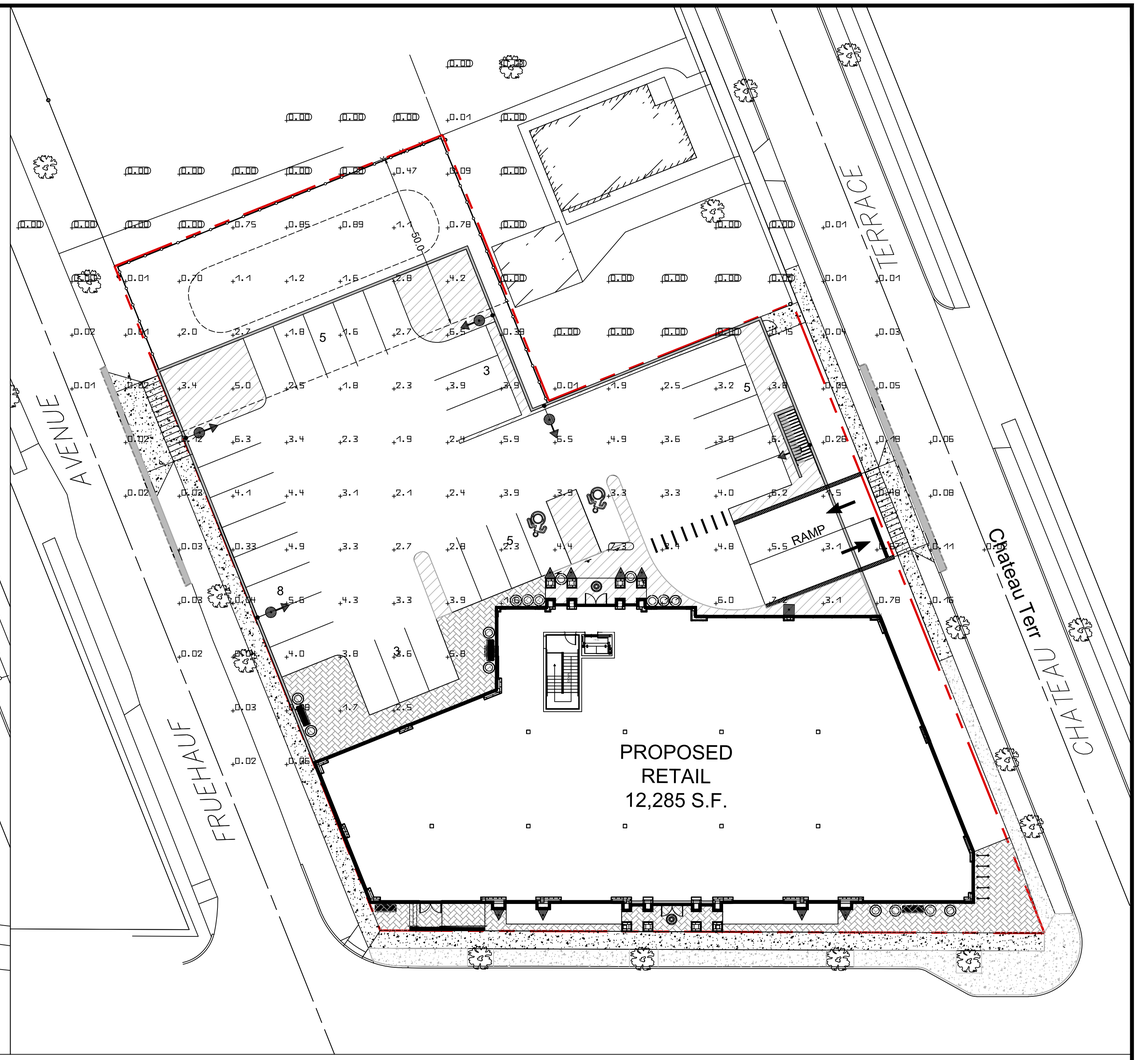
DATE: 05/29/2025

DRAWING NO.

C7.1

Attachment: SP-2025-03_drawings_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Basement Level



Ground Level

Luminaire Schedule

Index	Manufacturer	Luminaire type	Item number	Luminous flux	Mounting Height	Connected load	Quantity
	Lithonia Lighting	Lithonia D-Series DSX1 LED Area Luminaire, P4 Power, Type IV Backlight Control, 4000K	DSX1LED-P4-40K-70CRI-BLC4	12044 Lm	15 Ft	124W	5
	Lithonia Lighting	Lithonia VCPG Ultimate LED Parking Garage,V8-P3 Power, Type V Medium, 4000K	VCPGXLED-V8-P3-40K-70CRI-T5M	6334 Lm	10 Ft	42W	34
	Lithonia Lighting	Lithonia WDGE3 LED Wall Sconce, P2 Power, Type4, 4000K	WDGE3LED-P2-40K-70CRI-R4	8779 Lm	15 Ft	59W	2
	Lithonia Lighting	Lithonia RCNY LED Canopy Luminaire, ALO1, Symmetric Clear Lens, 4000K	RCNYLED-ALO1-40K-70CRI-SYMC	8355 Lm	10 Ft	48W	2

Building Sconces- Refer to Architectural Plans

FOOTCANDLE LEVELS AT GRADE					
#	Name	Parameter	Min	Max	Average
1	Non-Residential Parking Area	Ground Level Parking and Site	0.44 fc Code: 0.2 fc	7.26 fc Code: 10.0 fc	1.45 fc Code: 1.5 fc
2	Canopy Area	Basement Parking Area	2.10 fc Code: 2.0 fc	7.26 fc Code: 15.0 fc	4.75 fc Code: 10.0 fc

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DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	04.25.2025	DZ	Arch Updates
2	05.27.2025	DZ	Coordination Notes and Town Comments
3	06.04.2025	DZ	Town Meeting Update
4	07.14.2025	DZ	Site Updates
5	08.20.2025	DZ	Site Updates

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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 Plan

SCALE: 1" = 20'

DRAWN BY: DMZ

CHECKED BY: MAO

DATE: 04.16.2025

DRAWING NO. C8.0

Attachment: SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.) SP-2025-03_drawings_092525 (30372 : SP-2025-03 4

D-Series Size 1
LED Area Luminaire

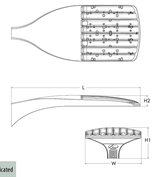
d^series

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 0.69 ft² (0.06 m²)
Length: 32.71" (83.1 cm)
Width: 14.26" (36.2 cm)
Height H1: 7.88" (20.0 cm)
Height H2: 2.73" (6.9 cm)
Weight: 34 lbs (15.4 kg)



Design Select options indicated by this color background.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature[1]	Color Rendering Index[1]	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** (this section 70CRI only)	30K 3000K		AFR Automotive front row	MVOLT (120V-277V)[4,5]	**Shipped included**
	P1 P6	40K 4000K	70CRI	T1S Type I short	HVOLT (347V-480V)[5,6]	SPA Square pole mounting (#8 drilling)
	P2 P7	50K 5000K	70CRI	T2M Type II medium	XVOLT (277V - 480V)[5,6]	RPA Round pole mounting (#8 drilling)
	P3 P8		70CRI	T3M Type III medium		SPA5 Square pole mounting #5 drilling[7]
	P4 P9			T3LG Type III low glare[1]		RPA5 Round pole mounting #5 drilling[7]
	P5	27K 2700K		T4M Type IV medium		SPA5N Square narrow pole mounting #8 drilling
	Rotated optics	30K 3000K	80CRI	T4LG Type IV low glare[1]		WBA Wall bracket[8]
	P10[1] P12[1]	35K 3500K	80CRI	TFTM Forward throw medium		MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
	P11[1] P13[1]	40K 4000K	80CRI			
		50K 5000K	80CRI			

Control options	Other options	Finish (required)
Shipped installed	**Shipped installed**	DDBXD Dark Bronze
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,20,21]	SPD20KV 20KV surge protection	DBLXD Black
PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,20,21]	HS Houseside shield (black finish standard)[22]	DNAXD Natural Aluminum
PER NEMA twist-lock receptacle only (controls ordered separately)[13]	L90 Left rotated optics[1]	DWHXD White
PERS Five-pin receptacle only (controls ordered separately)[14,21]	R90 Right rotated optics[1]	DDBTXD Textured dark bronze
PER7 Seven-pin receptacle only (controls ordered separately)[14,21]	CCE Coastal Construction[23]	DBLBXD Textured black
FAO Field adjustable output[15,21]	HA 50°C ambient operation[24]	DNATXD Textured natural aluminum
BL30 Bi-level switched dimming, 30%[16,21]	BAA Buy America(n) Act and/or Build America Buy America Qualified	DWHGXD Textured white
BL50 Bi-level switched dimming, 50%[16,21]	SF Single fuse (120, 277, 347V)[18]	DSSTXD Textured sandstone
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]	DF Double fuse (208, 240, 480V)[18]	
DS Dual switching[16,19,21]	**Shipped separately**	
	EGSR External Glare Shield (reversible, field install required, matches housing finish)	
	BSDB Bird Spikes (field install required)	

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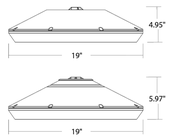
VCPG Ultimate LED
Parking Garage

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Diameter: 19"
Height: 4.95" (6" with Up-Light)
Weight (max, with no options): 25 lbs



Introduction

The all new VCPGX LED (Visually Comfortable Parking Garage) luminaire is the ultimate solution for parking garage applications. The deep recessed lens design of VCPGX LED minimizes high angle glare, while its patent pending transition zone reduces the contrast ratio between the luminaire and the dark ceiling. The dedicated up-light module option further reduces this contrast, creating a more visually comfortable environment.

The VCPGX LED delivers up to 87% in energy savings when replacing 175W metal halide luminaires. With over 100,000 hour life expectancy (12+ years of 24/7 continuous operation), the VCPGX LED luminaire provides significant maintenance savings over traditional luminaires.

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: VCPGX LED V8 P3 40K 70CRI T5M MVOLT PM UPL2 DWHXD

VCPGX LED

Series	LED Light Engines	Package	Color temperature	Color Rendering Index	Distribution	Voltage	Mounting
VCPGX LED	V4 4 Light Engines	P1	30K 3000 K	70CRI	T5M Type V, medium	MVOLT 347 120	**For ordering with fuse**
	V8 8 Light Engines	P2	35K 3500 K	80CRI	T5R[1] Type V, rectangular	480 208	**Shipped included**
		P3	40K 4000 K		T5W Type V, wide	240	PM Pendant mount standard (24-inch length supply leads)
		P4	50K 5000 K		T5E Type V entry	277	SRM Surface mount (24-inch length supply leads)
		P5			LANE[1] Drive lane	347	ARM Arm mount (use RSXWBA accessory to mount to a wall)
		P6				480	**Shipped separately**
		P7 (with V8 only)					YK Yoke/trunnion mount[2]

Options	Finish (required)
Shipped installed	DWHXD White
UPL1 Up-Light: 500 lumens[3]	DNAXD Natural aluminum
UPL2 Up-Light: 700 lumens[4]	DDBXD Dark bronze
EJWC Emergency battery backup, AC Activate, Certified in CA Title 20 MAEDBS (7W, -20°C min)[4,6,7]	DBLXD Black
E10WH Emergency battery backup, AC Activate, Certified in CA Title 20 MAEDBS (10W, 0°C min)[4,6,7]	
E18WC Emergency battery backup, AC Activate, Certified in CA Title 20 MAEDBS (18W, -20°C min)[4,6,7]	
HA High ambient (50°C, only P1-P4)	
SF Single fuse (120V, 277V, 347V)	
DF Double fuse (208V, 240V, 480V)	
SPD10KV 10KV Surge Pack	
LDS36 36in (3ft) lead length	
LDS72 72in (6ft) lead length	
LDS108 108in (9ft) lead length	
DMG External 0-10V leads (no controls)[8]	
TP Tamper-proof screws	
Shipped Separately	
BDS Bird Shroud	
BSW Bird Spikes	
Standalone Sensors/Controls	
PIR Motion/ambient sensor for 8-15' mounting heights	
PIRH Motion/ambient sensor for 15-30' mounting heights	
PIR5FC5V Motion/ambient sensor for 8-15' mounting heights, pre-programmed to 5fc and 35% light output	
PIRH1FC5V Motion/ambient sensor for 15-30' mounting heights, pre-programmed to 5fc and 35% light output	
Networked Sensors/Controls	
NLTAIR2 PIR nLIGHT AIR Wireless enabled motion/ambient sensor for 8-15' mounting heights.[9]	
NLTAIR2 PIRH nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights.[9]	
NLTAIREM2 PIR nLIGHT AIR Wireless enabled, UL924 Listed motion/ambient sensor for 8-15' mounting heights.[9,10]	
NLTAIREM2 PIRH nLIGHT AIR Wireless enabled, UL924 Listed motion/ambient sensor for 15'-30' mounting heights.[9,10]	

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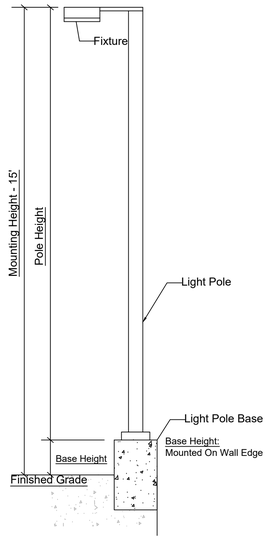

Light Pole Mounting

Prin Outdoor Wall Light 1-Light | Glass Rectangle Shade — 59158BKDS

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SPECIFICATIONS

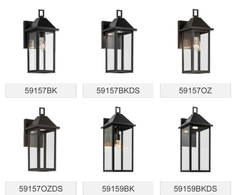
Certifications/Qualifications	
ADA Compliant	No
Prop65	No
Dark Sky Compliant	Yes
Location Rating	Wet
	kichler.com/warranty
Dimensions	
Height	16.75"
Width	6.75"
Height From Center Of Wall Opening (Spec Sheet)	5.5"
Depth	8.25"
Weight	4.8 LBS
Canopy Height	6.5"
Canopy Width	4.75"
Canopy Depth	1"
Electrical	
Input Voltage	120 V
Light Source	
Light Source	Bulb
Lamp Included	Not Included
# Of Bulbs/LED Modules	1
Max Or Nominal Watt	50 W
Lamp Type	MR16
Socket Type	GU10 (10mm Twist And Lock)
Dimmable	Yes
Mounting/Installation	
Interior/Exterior	Exterior Product
Mounting Weight	4.6 LBS
Lead Wire Length	6
Wire Connectors	Wire Nuts

FIXTURE ATTRIBUTES

Housing/Glass	
Primary Material	Aluminum
Shade Included	Yes
Shade Description	Glass Rectangle Shade
Shade Dimensions	5.75L, 11.25H, 5.75W
Product/Ordering Information	
Sku	59158BKDS
Finish	Black
UPC	783927074490

Finishes
Black
Black
Olde Bronze
Olde Bronze

ALSO IN THIS FAMILY



Kichler.com KICHLER. 1

Building Architectural Lighting
Refer to Elevations for specifications

WDGE3 LED
Architectural Wall Sconce

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 8"
Depth (D2): 1.5"
Height: 9"
Width: 18"
Weight (without options): 19.5 lbs

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE3 has been designed to deliver up to 12,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0° C	Cold EM, -20° C	Sensor	Approximate Lumens (4000K, 80CRI) P9	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE3 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE3 LED	P0	30K 3000K	70CRI	R2 Type 2	MVOLT	**Shipped included**
	P1	40K 4000K	80CRI	R3 Type 3	347[1]	SRM Surface mounting bracket
	P2	50K 5000K		R4 Type 4	480[1]	ICW Indirect Canopy/Ceiling Washer bracket (qty/ damp locations only)[2]
	P3			RFT Forward Throw		
	P4					

Options	Finish
E15WH Emergency battery backup, Certified in CA Title 20 MAEDBS (15W, 5°C min)	**Standalone Sensors/Controls**
E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (19W, -20°C min)	PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PE Photocell, Button Type*	PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[3]	PIR1FC3V Bi-level (100/35%) motion sensor for 8-15'mounting heights with photocell pre-programmed for dusk to dawn operation.
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30'mounting heights with photocell pre-programmed for dusk to dawn operation.
SPD10KV 10kV Surge pack[4]	**Networked Sensors/Controls**
CCE Coastal Construction[5]	NLTAIR2 PIR Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.
	NLTAIR2 PIRH Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15'-30' mounting heights.
	NLTAIREM2 PIR Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.[6]
	NLTAIREM2 PIRH Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15'-30' mounting heights

See page 4 for out of box functionality

Finish
DDBXD Dark bronze
DBLXD Black
DNAXD Natural aluminum
DWHXD White
DDBTXD Textured dark bronze
DBLBXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white
DSSTXD Textured sandstone

Accessories
Ordered and shipped separately.

WDGE3WS DDBXD WDGE 3 Inch Architectural Wall Spacer (specify finish)
WDGE3PBBW DDBXD U WDGE3 surface-mounted back box (specify finish)

NOTES
1. 347V and 480V not available with E15WH and E20WC.
2. Not qualified for DLC. Not available with emergency battery backup or sensors/controls.
3. For PBBW and AWS with CCE option, require an RPA.
4. PE not available in 480V and with sensors/controls.
5. DMG option not available with sensors/controls.
6. Not available with E20WC option.
7. Available with MVOLT only and only rated to 25C ambient.

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RCNY LED
Recessed LED Canopy/Ceiling Luminaire

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

	RCNY LED
Width:	11.5"
Height:	5.9"
Length:	11.5"
Weight:	14lbs

Introduction

The RCNY LED recessed luminaire is designed to provide exceptional energy savings and versatility in one fixture. With a compact design the RCNY provides superior illumination while blending into the canopy space seamlessly. The RCNY is unique in that as a recessed canopy it can be installed in both 12" and 16" canopy decks. Features such as Adjustable Lumen Output Dial with 8 Settings and forward throw distribution (ASYC) option make the RCNY one of the most versatile gas station canopies in the market. Lumen dial and driver are both accessible from below. With up to 179 LPW the RCNY LED delivers up to 90% in energy savings when replacing metal halide luminaires. With over 100,000 hour life expectancy (12+ years of 24/7 continuous operation), the RCNY LED luminaire provides significant maintenance savings over traditional luminaires. Class 1 Division 2 also available. Wet location junction box available upon request.

Ordering Information

EXAMPLE: RCNY LED ALO2 50K 70CRI SYMC MVOLT BZS DWHXD

RCNY LED

Series	Package	Color Temperature	CRI	Lens
RCNY LED	ALO1 2,000-12,000 Lumens	30K 3000K	70CRI	SYMC Symmetric Clear Lens
	ALO2 4,000-24,000 Lumens	40K 4000K	80CRI	ASYC Asymmetric Clear Lens
		50K 5000K	90CRI[1]	SYMF Symmetric Frost Lens
		57K 5700K		SYMG Symmetric Glass Lens

Voltage	Trim	Trim Finish	Option
MVOLT 120-277V	BZS 11.5" Square Bezel	DWHXD White	CCE Coastal Protection
HVOLT 347-480V		DBLXD Black	SPD10KV 10K Surge Protection
		DDBXD Bronze	DMG[2] 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
		DNAXD Natural Aluminum	

Accessories
Ordered and shipped separately.

Catalog	Description	Use	Dimensions
FP12RM*	RCNY Backplate for 12" Decks	Covers Existing Hole if Larger than Fixture	11.5" x 24" x 16GA Galv Steel
FP16RM*	RCNY Backplate for 16" Decks	Covers Existing Hole if Larger than Fixture	15.5" x 24" x 16GA Galv Steel
BP18RM*	RCNY 18" Beautyplate	Covers Existing Footprint of Existing Fixture	18" x 18" x 16GA Aluminum
BP26RM*	RCNY 26" Beautyplate	Covers Existing Footprint of Existing Fixture	26" x 26" x 16GA Aluminum
WL1ER2	Waterproof J-Box 1/2 Inch with Cover	For Power Supply Wiring	2.8" x 4.6" x 2.0" Aluminum

* Add "U" to the end of the catalog number for individual unit pack or "36" for packs of 6 units

NOTES
1. 90CRI not available with 57K.
2. FAO not included with fixture, ALO2 will be set at 24,000 lumens and ALO1 at 12,000 Lumens.

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DRAWING REVISIONS:

No.	DATE	BY	REMARKS
3	06.04.2025	DZ	Town Meeting Update
5	08.20.2025	DZ	Site Updates

SPECIAL INFORMATION:

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

SHOP DRAWING SUBMITTALS ARE REQUIRED FOR ANY AND ALL STRUCTURES.

NOTICE

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

CONSTRUCTION SET

NORTH

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

PROPERTY NUMBER: #5202
AREA: -

Main St - Snyder
4548-4564 Main St.
Amherst, NY14226

PROPOSED RETAIL

CONSULTANT

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

SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY 039 STATE OF NEW YORK

OFFICIAL TOWN USE ONLY

TITLE:
Lighting Details

SCALE: NTS
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 04.16.2025
DRAWING NO.
C8.1

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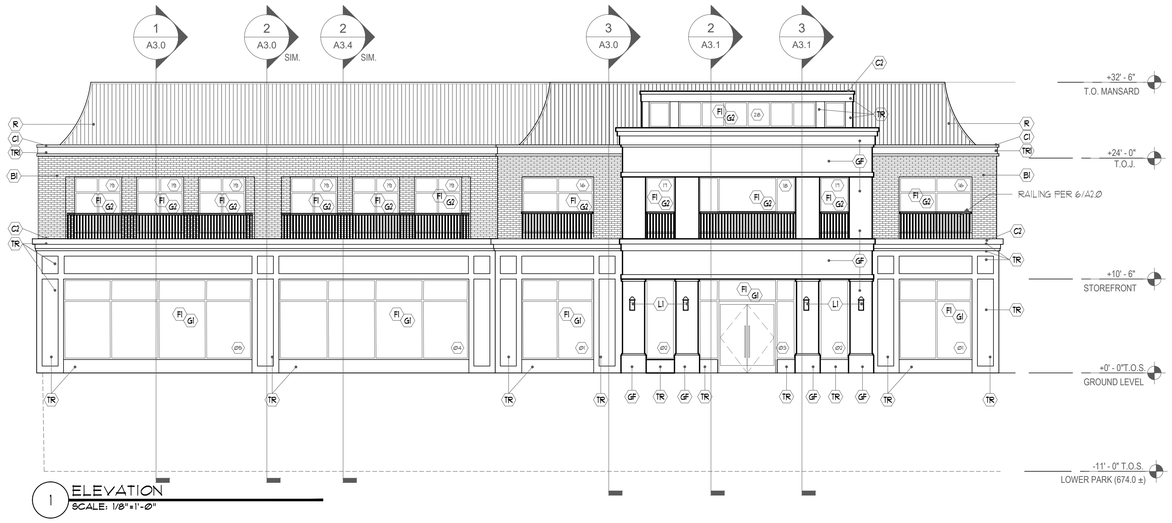

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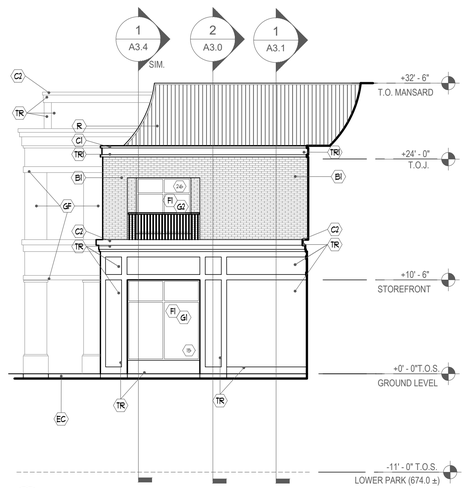

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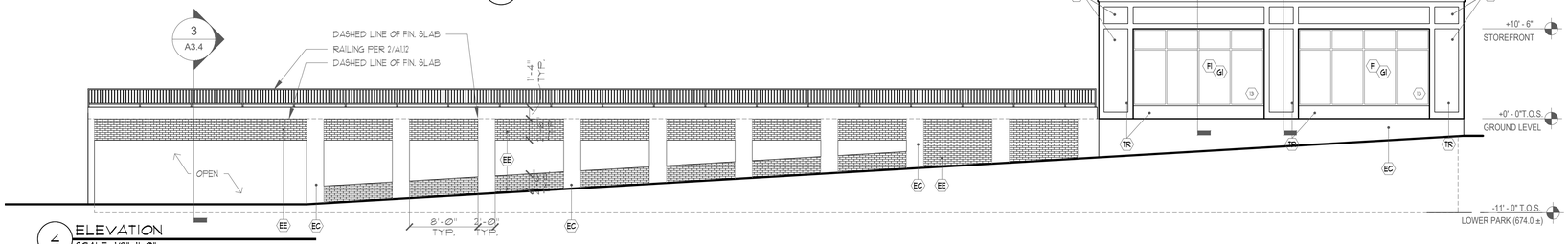
SCALE: 1/8"=1'-0"



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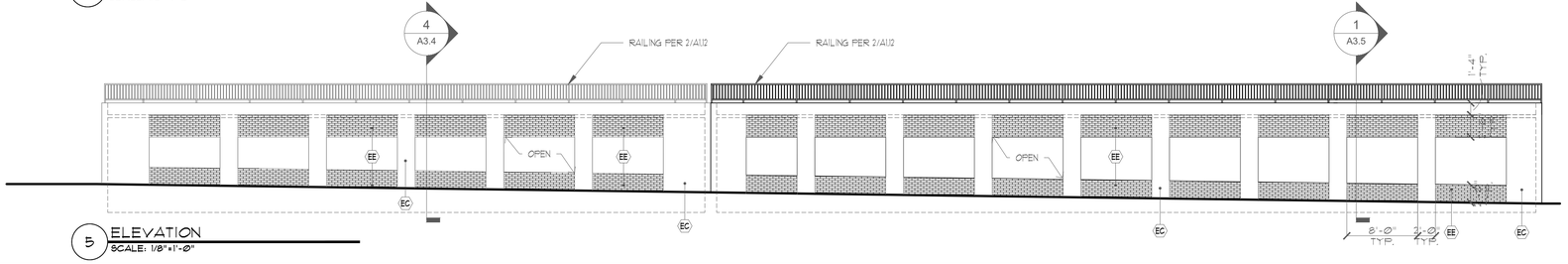

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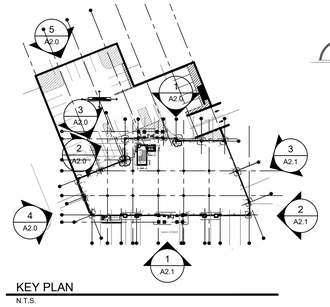

KEY PLAN
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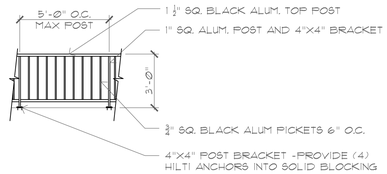

6 2ND FLOOR RAILINGS
SCALE: 1/8"=1'-0"

ELEVATION KEY NOTES

COPING

C1 PREFINISHED METAL GRAVELSTOP / DRIPEDGE, ATAS #0 ASCOT WHITE

C2 PREFINISHED METAL GRAVELSTOP / DRIPEDGE, ATAS #01 CLASSIC BRONZE

ALUMINUM STOREFRONT FRAMING

FI ALUMINUM FRAMING : COLOR: DARK BRONZE

GLASS

G1 DOUBLE PANE 1" INSULATED GLASS -COLOR CLEAR

G2 SPANDREL GLASS -HARMONY GRAY

GLASS FIBER REINFORCED CONCRETE

GF ARMSTRONG GLASS FIBER REINFORCED CONCRETE OR APPROVED EQUAL COLOR: SIENNA BUFF (CONTRACTOR TO SEND SAMPLE FOR ARCHITECT APPROVAL PRIOR TO ORDERING)

BRICK

BI BELDEN THIN BRICK VENEER COLOR: WINTER MIST SANDED RUSTIC (CONTRACTOR TO SEND SAMPLE FOR ARCHITECT APPROVAL PRIOR TO ORDERING)

PVC TRIM

TR AZEK EXTERIORS TRIM WITH PAINTPRO TECHNOLOGY (PAINTABLE TRIM) COLOR: SW7020 BLACK FOX

TR1 AZEK EXTERIORS TRIM WITH PAINTPRO TECHNOLOGY (PAINTABLE TRIM) COLOR: SW7008 ALABASTER

STANDING SEAM METAL ROOF

R ATAS STANDING SEAM METAL ROOF -DUTCH SEAM COLOR: #20 SLATE GRAY

EXTERIOR LIGHT FIXTURE

LI "KICHLER LIGHTING" -PRIN OUTDOOR WALL LIGHT MODEL: 59188BKDS 16.75"X6.75"X8.25" ON DIMMER

BREAK METAL

BM ALUMINUM BREAK METAL TO MATCH STOREFRONT

EXPOSED CONCRETE : FORMLINER

EC CONCRETE FORMLINER : ARCHITECTURAL POLYMERS REUSABLE LINER - 918-M 12"X24" SPLIT LIMESTONE RUNNING BOND -MAINTAIN RUNNING BOND PATTERN CONTINUOUS THROUGHOUT WALL -SEE BELOW SPEC.

EE CONCRETE FORMLINER : ARCHITECTURAL POLYMERS REUSABLE LINER - BRICK PATTERN -MAINTAIN RUNNING BOND PATTERN CONTINUOUS THROUGHOUT WALL -SEE BELOW SPEC.

GENERAL NOTES:

1. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL FINISH MATERIALS TO ARCHITECT'S OFFICE FOR APPROVALS, PRIOR TO CONSTRUCTION.

2. WITH OWNER'S APPROVAL, CONTRACTOR MAY SUBMIT TO ARCHITECT, ALTERNATE MANUFACTURER FINISH PRODUCTS FOR SUBMITTAL APPROVAL. OWNER/ARCHITECT RESERVE THE RIGHT TO REJECT ANY OR ALL ALTERNATES.

3. CONTRACTOR TO COORDINATE WITH ARCHITECT'S OFFICE AND LANDLORD, COLOR AND FINISH MATERIALS SPECIFICATIONS AND THEIR INTENDED LOCATIONS, PRIOR TO INSTALLATION AND CONSTRUCTION.

BOARD FROMED CONCRETE CONCRETE

-USE OF FORM RELEASE TO ENSURE CONSISTENT SURFACE TREATMENT.

-ALL VERTICAL SURFACES TO HAVE BOARD FORMED SURFACE TREATMENT

-USE FORM LINERS WING MITERED CORNERS FOR ALL VERTICAL SURFACES -TO BE APPROVED BY ARCHITECT PRIOR TO PURCHASE -CLEAN FORMS AND TURNOVER TO BENDERSON

-CLEAN FORMS AND TURNOVER TO BENDERSON

-MITER INSIDE CORNERS

CONCRETE PER STRUCTURAL SPECS.

-CONCRETE TO BE FULLY CONSOLIDATED - CONCRETE TO BE POURED IN 12" LIFTS WITH VIBRATIONS APPLIED BETWEEN LIFTS

EXPOSED CAST IN PLACE CONCRETE

CAST-IN-PLACE ARCHITECTURAL CONCRETE: FORMED CONCRETE THAT IS EXPOSED TO VIEW ON SURFACES OF COMPLETED STRUCTURE OR BUILDING AND THAT REQUIRES SPECIAL CONCRETE MATERIALS, FORMWORK, PLACEMENT, OR FINISHES TO OBTAIN SPECIFIED ARCHITECTURAL APPEARANCE.

PROVIDE CLEAN DEFECT FREE SURFACES AT ALL EXPOSED CONCRETE ELEMENTS. SURFACES TO BE FREE OF VOIDS, CHIPS, DISCOLORATION, CRACKS OR UNNECESSARY FORM WORK JOINT. ALL EXPOSED CONCRETE, INCLUDING CAST IN PLACE WILL BE FINISHED WITH IN THE TOLERANCES OF ACI 117 CLASS A - ⅛" GAP UNDER A FREESTANDING STRAIGHTEDGE

A. BEGIN CURING CAST-IN-PLACE ARCHITECTURAL CONCRETE IMMEDIATELY AFTER REMOVING FORMS FROM CONCRETE. CURE ACCORDING TO ACI 308.1, BY ONE OR A COMBINATION OF THE FOLLOWING METHODS THAT WILL NOT MOTTLE, DISCOLOR, OR STAIN CONCRETE:

1. MOISTURE CURING: KEEP SURFACES CONTINUOUSLY MOIST FOR NOT LESS THAN SEVEN DAYS WITH THE FOLLOWING MATERIALS:

A. WATER.

B. CONTINUOUS WATER-FOG SPRAY.

RELATED UNFORMED SURFACES: AT TOPS OF WALLS, HORIZONTAL OFFSETS, AND SIMILAR UNFORMED SURFACES ADJACENT TO FORMED SURFACES, STRIKE OFF SMOOTH AND FINISH WITH A TEXTURE MATCHING ADJACENT FORMED SURFACES.

SMOOTH-FORMED FINISH: AS-CAST CONCRETE TEXTURE IMPARTED BY FORM-FACING MATERIAL ARRANGED IN AN ORDERLY AND SYMMETRICAL MANNER WITH A MINIMUM OF SEAMS. REMOVE FINS AND OTHER PROJECTIONS EXCEEDING SPECIFIED LIMITS ON FORMED-SURFACE IRREGULARITIES.

A. FORM-LINER FINISH: PRODUCE A TEXTURED SURFACE FREE OF POCKETS, STREAKS, AND HONEYCOMBS, AND OF UNIFORM APPEARANCE, COLOR, AND TEXTURE.

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
AREA: -

RETAIL SHELL
4548 MAIN STREET
AMHERST, NY 14226

SEAL:

TITLE
EXTERIOR ELEVATIONS

DRAWN BY: CAR
CHECKED BY: JAR
DATE: 8.20.25

DRAWING NO.
A2.0

Attachment: SP-2025-03_drawings_092525 (3037 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

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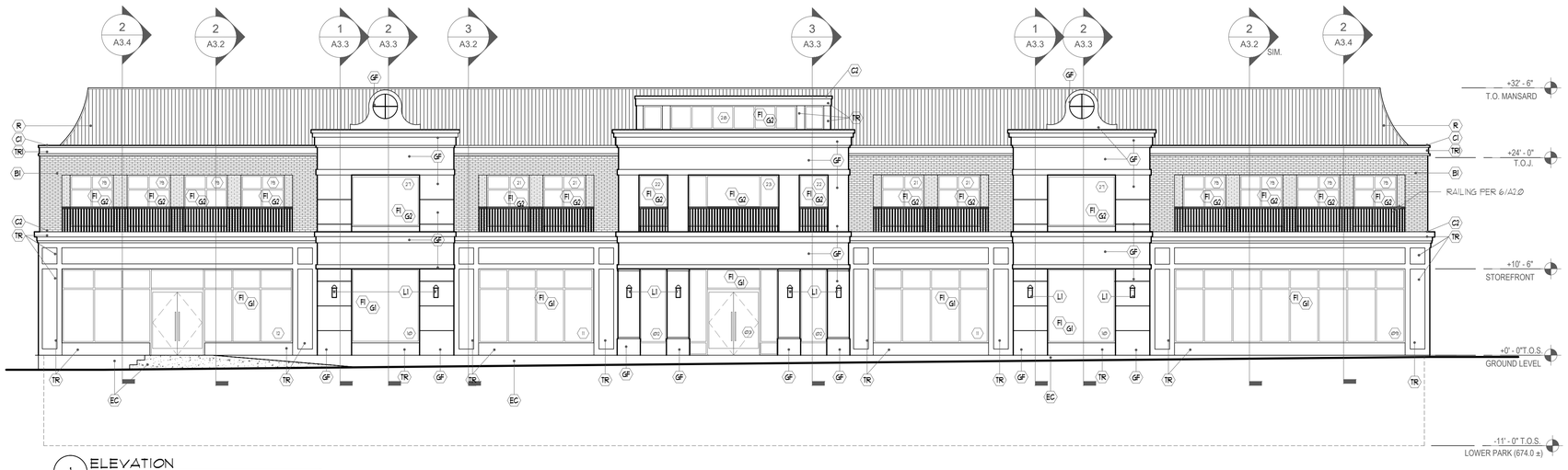

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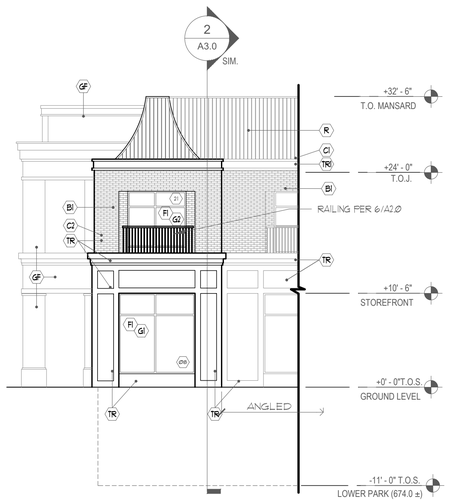

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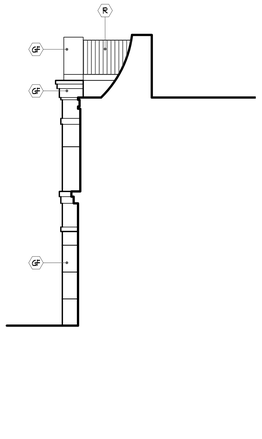

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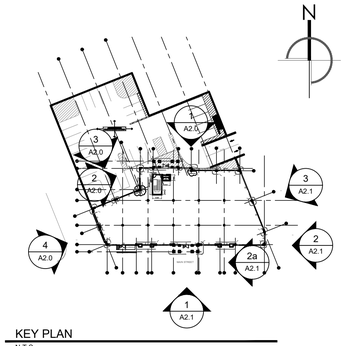

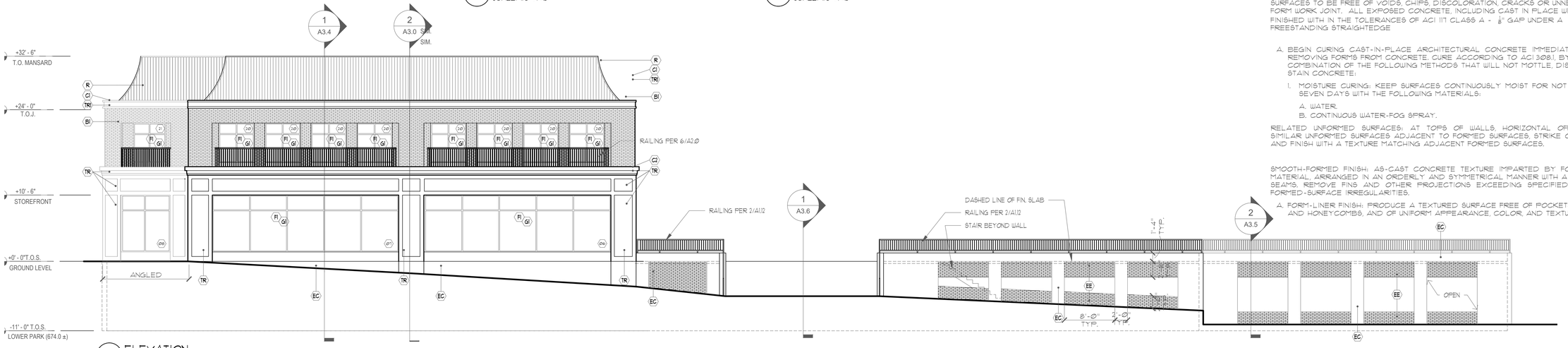

3 ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION KEY NOTES

COPING

C1 PREFINISHED METAL GRAVELSTOP / DRIPEDGE, ATAS #0 ASCOT WHITE

C2 PREFINISHED METAL GRAVELSTOP / DRIPEDGE, ATAS #01 CLASSIC BRONZE

ALUMINUM STOREFRONT FRAMING

FI ALUMINUM FRAMING : COLOR: DARK BRONZE

GLASS

G1 DOUBLE PANE 1" INSULATED GLASS -COLOR CLEAR

G2 SPANDREL GLASS -HARMONY GRAY

GLASS FIBER REINFORCED CONCRETE

GF ARMSTRONG GLASS FIBER REINFORCED CONCRETE OR APPROVED EQUAL COLOR: SIENNA BUFF (CONTRACTOR TO SEND SAMPLE FOR ARCHITECT APPROVAL PRIOR TO ORDERING)

BRICK

BI BELDEN THIN BRICK VENEER COLOR: WINTER MIST SANDED RUSTIC (CONTRACTOR TO SEND SAMPLE FOR ARCHITECT APPROVAL PRIOR TO ORDERING)

PVC TRIM

TR AZEK EXTERIORS TRIM WITH PAINTPRO TECHNOLOGY (PAINTABLE TRIM) COLOR: SW7020 BLACK FOX

TR1 AZEK EXTERIORS TRIM WITH PAINTPRO TECHNOLOGY (PAINTABLE TRIM) COLOR: SW7008 ALABASTER

STANDING SEAM METAL ROOF

R ATAS STANDING SEAM METAL ROOF -DUTCH SEAM COLOR: #20 SLATE GRAY

EXTERIOR LIGHT FIXTURE

L1 "KICHLER LIGHTING" -PRIN OUTDOOR WALL LIGHT MODEL: 59158BKDS 16.75"X6.75"X8.25" ON DIMMER

BREAK METAL

BM ALUMINUM BREAK METAL TO MATCH STOREFRONT

EXPOSED CONCRETE : FORMLINER

EC CONCRETE FORMLINER : ARCHITECTURAL POLYMERS REUSABLE LINER - 918-M 12"X24" SPLIT LIMESTONE RUNNING BOND -MAINTAIN RUINING BOND PATTERN CONTINUOUS THROUGHOUT WALL -SEE BELOW SPEC.

EE CONCRETE FORMLINER : ARCHITECTURAL POLYMERS REUSABLE LINER - BRICK PATTERN -MAINTAIN RUINING BOND PATTERN CONTINUOUS THROUGHOUT WALL -SEE BELOW SPEC.

GENERAL NOTES:

1. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL FINISH MATERIALS TO ARCHITECT'S OFFICE FOR APPROVALS, PRIOR TO CONSTRUCTION.
2. WITH OWNER'S APPROVAL, CONTRACTOR MAY SUBMIT TO ARCHITECT, ALTERNATE MANUFACTURER FINISH PRODUCTS FOR SUBMITTAL APPROVAL. OWNER/ARCHITECT RESERVE THE RIGHT TO REJECT ANY OR ALL ALTERNATES.
3. CONTRACTOR TO COORDINATE WITH ARCHITECT'S OFFICE AND LANDLORD, COLOR AND FINISH MATERIALS SPECIFICATIONS AND THEIR INTENDED LOCATIONS, PRIOR TO INSTALLATION AND CONSTRUCTION.

BOARD FROMED CONCRETE CONCRETE

-USE OF FORM RELEASE TO ENSURE CONSISTENT SURFACE TREATMENT.

-ALL VERTICAL SURFACES TO HAVE BOARD FORMED SURFACE TREATMENT

-USE FORM LINERS WING MITERED CORNERS FOR ALL VERTICAL SURFACES -TO BE APPROVED BY ARCHITECT PRIOR TO PURCHASE -CLEAN FORMS AND TURNOVER TO BENDERSON

-CLEAN FORMS AND TURNOVER TO BENDERSON

-MITER INSIDE CORNERS

CONCRETE PER STRUCTURAL SPECS.

-CONCRETE TO BE FULLY CONSOLIDATED - CONCRETE TO BE POURED IN 12" LIFTS WITH VIBRATIONS APPLIED BETWEEN LIFTS

EXPOSED CAST IN PLACE CONCRETE

CAST-IN-PLACE ARCHITECTURAL CONCRETE: FORMED CONCRETE THAT IS EXPOSED TO VIEW ON SURFACES OF COMPLETED STRUCTURE OR BUILDING AND THAT REQUIRES SPECIAL CONCRETE MATERIALS, FORMWORK, PLACEMENT, OR FINISHES TO OBTAIN SPECIFIED ARCHITECTURAL APPEARANCE.

PROVIDE CLEAN DEFECT FREE SURFACES AT ALL EXPOSED CONCRETE ELEMENTS. SURFACES TO BE FREE OF VOIDS, CHIPS, DISCOLORATION, CRACKS OR UNNECESSARY FORM WORK JOINT. ALL EXPOSED CONCRETE, INCLUDING CAST IN PLACE WILL BE FINISHED WITH IN THE TOLERANCES OF ACI 117 CLASS A - $\frac{1}{8}$" GAP UNDER A FREESTANDING STRAIGHTEDGE

A. BEGIN CURING CAST-IN-PLACE ARCHITECTURAL CONCRETE IMMEDIATELY AFTER REMOVING FORMS FROM CONCRETE. CURE ACCORDING TO ACI 308.1, BY ONE OR A COMBINATION OF THE FOLLOWING METHODS THAT WILL NOT MOTTLE, DISCOLOR, OR STAIN CONCRETE:
   1. MOISTURE CURING: KEEP SURFACES CONTINUOUSLY MOIST FOR NOT LESS THAN SEVEN DAYS WITH THE FOLLOWING MATERIALS:
      A. WATER.
      B. CONTINUOUS WATER-FOG SPRAY.

RELATED UNFORMED SURFACES: AT TOPS OF WALLS, HORIZONTAL OFFSETS, AND SIMILAR UNFORMED SURFACES ADJACENT TO FORMED SURFACES, STRIKE OFF SMOOTH AND FINISH WITH A TEXTURE MATCHING ADJACENT FORMED SURFACES.

SMOOTH-FORMED FINISH: AS-CAST CONCRETE TEXTURE IMPARTED BY FORM-FACING MATERIAL ARRANGED IN AN ORDERLY AND SYMMETRICAL MANNER WITH A MINIMUM OF SEAMS. REMOVE FINS AND OTHER PROJECTIONS EXCEEDING SPECIFIED LIMITS ON FORMED-SURFACE IRREGULARITIES.

A. FORM-LINER FINISH: PRODUCE A TEXTURED SURFACE FREE OF POCKETS, STREAKS, AND HONEYCOMBS, AND OF UNIFORM APPEARANCE, COLOR, AND TEXTURE.

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
AREA: -

RETAIL SHELL

RETAIL SHELL
4548 MAIN STREET
AMHERST, NY 14226

SEAL:

TITLE
EXTERIOR ELEVATIONS

DRAWN BY: CAR
CHECKED BY: JAR
DATE: 8.20.25

DRAWING NO. A2.1

Attachment: SP-2025-03_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)
M:\BENDERSON\3202 - MAIN ST. SNYDER\SHELL_REEDS SHELL\ARCH\3202 REEDS SHELL.DWG, LAYOUT: A2.1, 9/10/2025 4:37:41 PM

DRAWING REVISIONS:

No.	DATE	BY	REMARKS

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 RETAIL

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR

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

SEAL

ROBERT J. TRYBULSKI
LANDSCAPE ARCHITECT

TITLE:

SITE PLAN

SCALE: 1:20

DRAWN BY: DMZ

CHECKED BY: JAR

DATE: 08.28.25

DRAWING NO.

C4.0

Attachment: SP-2025-03_drawings_092525 (3037 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Attachment: SP-2025-03_drawings_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Attachment: SP-2025-03_drawings_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

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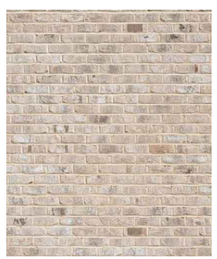
Attachment: SP-2025-03_drawings_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

HARDI BOARD PANEL & TRIM
BENJAMIN MOORE
BUCKTROUT BROWN



WHITE WASHED BRICK

MAIN/REAR ENTRY FACADE
AND ADJACENT FACADES
GLASS FIBER REINFORCED
CONCRETE (GFRC) BUFF

STANDING SEAM METAL ROOF
(MANSARD) ATAS SLATE GRAY

GLAZING FRAMES
BLACK 789GO35

METAL FINISH ABOVE MAIN ENTRY
ATAS BLACK METAL

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	5-23-25	JM	TOWN SUBMISSION
2	7-21-25	JM	TOWN SUBMISSION

SPECIAL INFORMATION:

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NOTICE

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

PROPERTY NUMBER: 5202

AREA: - SF

MAIN STREET
4548-4564 MAIN ST
SNYDER, NY 14226

2.5 STORY - CONCEPT ELEVATIONS

CONSULTANT:

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR

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

SEAL

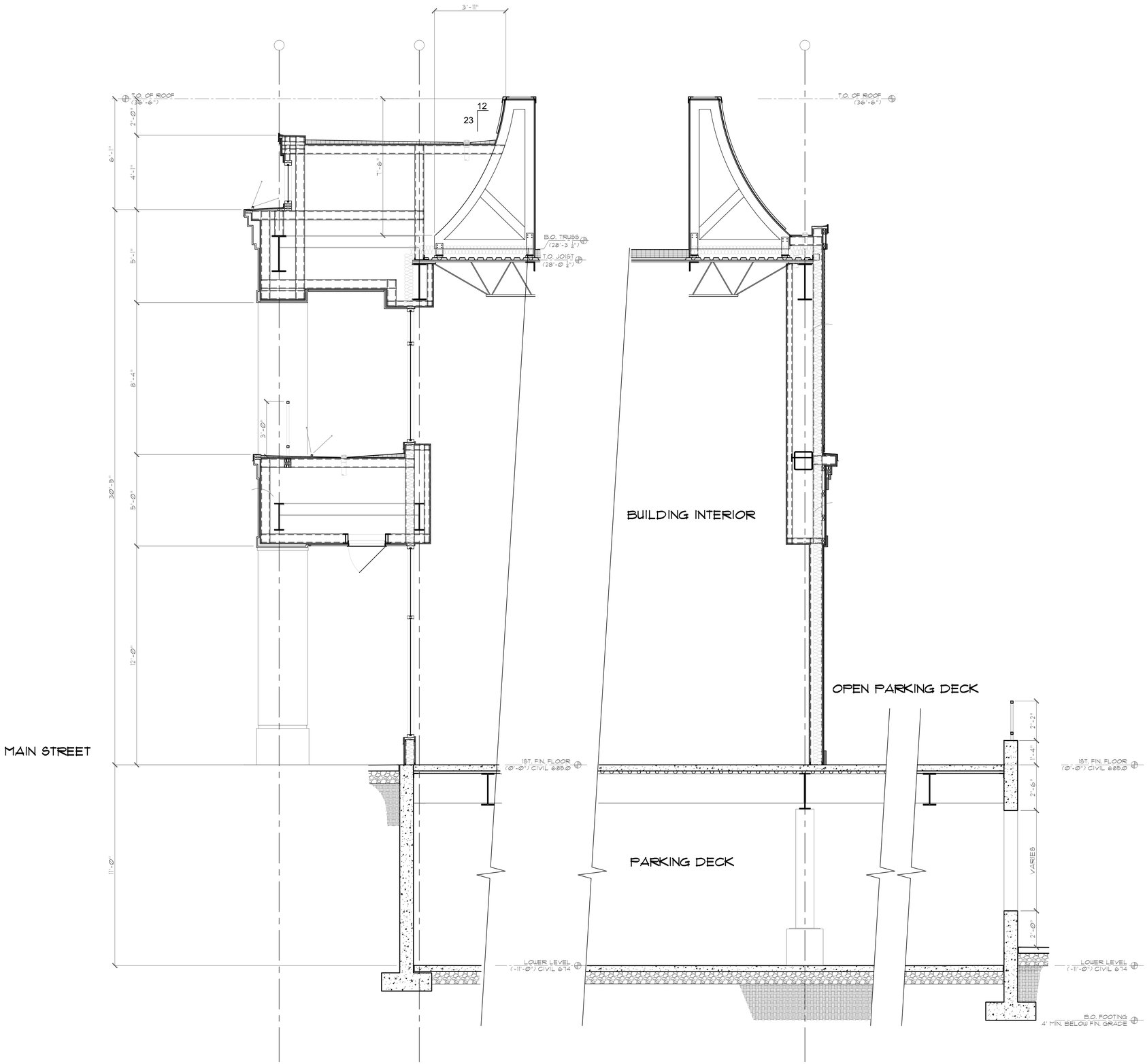
TITLE:

CONCEPTUAL
RENDERINGS

DRAWN BY: JM
CHECKED BY: JAR
DATE: 5-23-25

DRAWING NO.
A2.0

Attachment: SP-2025-03 drawings 092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)



1 SECTION
SCALE: 3/8"=1'-0"

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
-	-	-	-

SPECIAL INFORMATION:
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JAMES ALLEN RUMSE
ARCHITEC

PREPARED FOR
BENDERSON
DEVELOPMEN
570 DELAWARE AVE. BUFFALO, NY 142
BUFFALO, NY 14202
(716) 886-0211

PROPERTY NUMBER:
5202

ARI

RETAIL SHELL
4548 MAIN STREET
AMHERST, NY 14226

SEAL:

TITL
SECTION

DRAWN BY:
CAR
CHECKED BY:
JAR
DATE:
8.20.25

DRAWING N
AA

M:\BENDERSON\5202 - MAIN ST - SNYDER\SHELL_REEDS SHELL\ARCH\5202 REEDS SHELL.DWG, LAYOUT: TOWN SECTION, 8/19/2025 3:29:33 PM

RETAIL SH
Attachment: SP-2025-03_drawings_092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Amherst
Town of Amherst Planning Department
Erie County, New York

Brian J. Kulpa
Supervisor

Daniel C. Howard,
Planning Direct

Daniel J. Ulatowski,
Assistant Planning D

SEQR
Negative Declaration

OCT 3 2025 AM9

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency: Town of Amherst Planning Board

Project: SP-2025-03

Address: 5583 Main Street
Williamsville, NY 14221
(716) 631-7051

Date: September 25, 2025

This notice is issued pursuant to Part 617 and Local Law #3-82, as amended, of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The Lead Agency has determined that the proposed action described below will not have a significant adverse effect on the environment.

Title of Action: Site Plan Review

SEQR Status: Unlisted Action

Description of Action: Proposal to construct a 12,285 sq. ft., 1 story single tenant retail building (32.5 feet in height) with parking for 74 vehicles which is integral to the building. 45 parking spaces are located in the basement level which will be accessed via Fruehauf Avenue with 29 parking spaces being located on the 1st floor level and accessed via Chateau Terrace. Work will include the site improvements not specifically stated above, including, stormwater, utilities, grading, lighting, paving, and landscaping.

Location: 4548 & 4564 Main St. and 17 Fruehauf Ave., Amherst, Erie County

Petitioner: Benderson Development Company, LLC.

Attachment: SP-2025-03 signed neg dec 092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

OCT 3 2025 AM9:

REASONS SUPPORTING THIS DETERMINATION

Based on information submitted by the applicant including a Full Environmental Assessment Form (EAF) - Parts I, (as amended) and 2 and a complete site plan application, a preliminary staff analysis was undertaken. Compared to the criteria listed in Section 617.7, all indications are that this action will not have a significant impact on the environment, as follows:

1. The project is not expected to cause a substantial adverse change in existing air quality, ground or surface water quality or quantity, or noise levels; a substantial increase in solid waste production; or a substantial increase in the potential for erosion, flooding, leaching or drainage problems. The Engineering Department – Engineering Services Division on September 25, 2025 and Engineering Department – Sanitary Division on August 20, 2025 reviewed the Grading, Drainage and Utility Plans submitted on July 23, 2025 and September 11, 2025, Engineer's Report submitted on July 23, 2025 and Erosion Control Plan submitted on July 23, 2025. Based on their review of these documents, the Department has determined that the project has or will have met all applicable requirements and has no objection to its approval.

2. The project will not result in the removal or destruction of large quantities of vegetation or fauna; or in significant adverse impacts to fish or wildlife species, habitats or other natural resources. The site was previously developed with mixed-use buildings and accessory off-street parking. The Planning Department reviewed a Landscape Plan submitted on August 25, 2025 and determined that it meets or exceeds Zoning Ordinance requirements for greenspace. The Landscape Plan has or will have met all Zoning Ordinance and Town requirements for landscaping.

3. The project is not expected to create any substantive conflict with the Town Comprehensive Plan. Figure 6 of the Comprehensive Plan designates the subject area for commercial/mixed-use and the proposed development is consistent with the goals, objectives and policies found in Section 3.3.2 of such plan. The Planning Department in their review of September 16, 2025, the Zoning Enforcement Officer in his/her review of September 16, 2025 have reviewed the application documents and Building Department in their review of August 14, 2025 has reviewed the application documents and determined that the subject project has or will have met all International Building Code – 2018 and Zoning Ordinance regulations.

4. The project is within an area identified by the State as having potential archaeological or historical significance. The site has been previously disturbed and the existing structures have been demolished.

   The petitioner previously provided cultural resource investigation report prepared by PaleoWest-Commonwealth Heritage Group, Inc. for the commercial buildings located 4548 and 4564 Main Street and 22 Chateau Terrace. In 2023 the NYS Office of Parks Recreation and Historic Preservation has determined that 4548 Main Street, 4564 Main Street and 22 Chateau Terrace were eligible for the State and National Register of Historic Places. The structure at 4548 Main Street was eligible for listing individually and

Attachment: SP-2025-03 signed neg dec 092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

OCT 3 2025 AM9

the structures at 4564 Main Street and 22 Chateau Terrace were eligible as part of an eligible historic district. Since such determination, the buildings at 4564 and 4548 Main Street have been demolished as part of a previously approved site plan, and the building at 22 Chateau Terrace has been designated a local historic landmark and not subject to development as part of this project. The proposed development avoids impacts to the adjacent local historic landmark.

5. The project will not impair the character or quality of important aesthetic resources or of existing community or neighborhood character. The project is located in the Traditional Infill 2.5 District (TI-2.5) zoning district; neighboring uses are detached single family residential and commercial enterprises and zoned residential District Three (R-3) and TI-2.5; therefore, the project is consistent with surrounding land use.

6. The proposed subject development will include a 12,285 sq. ft., 1 story, single tenant retail building with parking for 74 vehicles which will not cause a major change in the use of either the quantity or type of energy.

7. The project will not create any hazard to human health. The Fire Chief's Association on September 8, 2025 has reviewed the project and has no objection to the approval of the site plan, as all requirements of this agency has or will have been met.

8. The project will not cause a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses. 12,285 sq. ft., 1 story single tenant retail building designed to appear as a 2 ½ story building 32'-6" in height will be consistent with the scale of surrounding land uses.

9. The function of the proposed single tenant retail building will not significantly increase the number of people using the site over its previous level of use.

10. Review of the Traffic Impact Study (TIS) prepared by Passero Engineering Architecture and submitted to the planning Department on August 25, 2025, and reviewed by Town Traffic/Safety Board on September 4, 2025 indicates that significant negative traffic impacts are not expected to result from the proposed project.

11. A coordinated review of the project has been undertaken by Town Departments, in addition to those mentioned above, Highway on May 5, 2025, Assessor on September 3, 2025, Plumbing Division on May 2, 2025 and Right-of-Way Agent on April 30, 2025. These reviews have not identified any significant environmental issues and indicate that the proposal will not have a significant damaging impact on the environment.

12. Issues not specifically mentioned above and/or those not specifically reviewed were not raised by Town departments, outside agencies or the public and are not determined to cause significant negative environmental impacts.

Planning Board Approval
Moved by: O'Rourke; Seconded by: Raffaele; Ayes 6; Noes 0; Absent 1 (Davis)

Attachment: SP-2025-03 signed neg dec 092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

OCT 3 2025 AM9

Scott A. Marshall, Principal Planner

10/1/2025
Date

Michael J. Chmiel, Planning Board Chair

10/2/25
Date

SM/ac
X:\Current_Planning\Files\Site Plans\2025\SP-2025-03_(4548_&_4564_Main_St_&_17_Fruehauf_Ave)_2025\SP-2025-03_Neg Dec_092525.doc
cc: Commissioner of Building
Town Engineer
Fire Chiefs'
Highway
Traffic/Safety
ECDEP
NYSDOT
James Boglioli, Benderson Development, 570 Delaware Avenue, Buffalo, NY 14202

Attachment: SP-2025-03 signed neg dec 092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

TOWN OF AMHERST
PLANNING BOARD
DESIGN EXCEPTION RESOLUTION
SP-2025-03

PETITIONER

Benderson Development
570 Delaware Avenue
Buffalo, NY 14202

PROPERTY LOCATION

4548 & 4564 Main Street, 17 Fruehauf Avenue

OCT 3 2025 AM9

WHEREAS, the Town of Amherst Planning Board on Thursday, September 25, 2025 held a public hearing on a Site Plan for which three design exceptions to the design standards of the mixed-use districts were sought, and

WHEREAS, the Planning Board reviewed the design exception request and reasoning in the petitioner's letters to the Planning Board and Planning Department dated July 22 and September 8, 2025and received on July 23 and September 11, 2025 by the Planning Department for the subject site plan, and

WHEREAS, in accordance with Section 5A of the Zoning Ordinance, the following are the required design standards for which design exceptions are being sought

A. Section 5A-2-4 K which requires tree planting in grates along Chateau Terrace & Fruehauf Avenue.

B. Section 5A-7-15 A which dose not include the ability to use PVC (Azek Trim) materials as a façade material.

C. Section 5A-7-18 A which requires a coved pedestrian walkway a minimum of 25% the width of the façade to be provided on the facades which have a pedestrian entrance, and

WHEREAS, in accordance with Section 5A-7-19 of the Zoning Ordinance, the Planning Board finds that:

A. The alternative design approach satisfies the overall intent of the design standards for which the design exceptions are being sought.

B. The design exceptions meet the intent of the applicable standards in an alternative way.

C. The design exceptions are equivalent to or produce a better outcome than the applicable standards in Section 5A of the Zoning Ordinance.

NOW THEREFORE BE IT RESOLVED that in accordance with 6 NYCRR, Part 617 and Local Law #3-82, as amended, the Planning Board has issued a Negative Declaration attached hereto, and

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Board, in accordance with Section 5A-7-19 of the Zoning Ordinance **approves** the following design exception to the standards of Section 5A:

Attachment: SP-2025-03 signed design resolution 092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

TOWN OF AMHERST
PLANNING BOARD
DESIGN EXCEPTION RESOLUTION
SP-2025-03

PETITIONER	PROPERTY LOCATION
Benderson Development	4548 & 4564 Main Street, 17 Fruehauf Avenue

OCT 3 2025 AM9

1. That a grass panel with trees be provided along Chateau Terrace and Fruehauf Avenue between the sidewalk and curb line of the streets, with the condition that an upright concrete curb be constructed along Fruehauf Avenue for the length of the subject property.
2. The use of Azek Trim (a simulated wood product composed of a PVC material) for the building trim.
3. That covered pedestrian entrances a minimum of 16% the width of the façades on Main Street and on the north building elevation are provided.

The foregoing resolution was adopted by the Town of Amherst Planning Board, September 25, 2026.

Design Exception 1 (Tree Grates); moved by O'Rourke; seconded by Raffaele; ayes 6; noes 0; absent 1 (Davis).

Design Exception 2 (Building Material); moved by Penberthy; seconded by Gill; ayes 6; noes 0; absent 1 (Davis).

Design Exception 3 (Covered Walkways); moved by Penberthy; seconded by Raffaele; ayes 6; noes 0; absent 1 (Davis).

Michael J. Chmiel, Planning Board Chair

10/2/25
Date

SM/ac
X:\Current_Planning\Files\Site Plans\2025\SP-2025-03_(4548_&_4564_Main_St_&_17_Fruehauf_Ave)_2025\SP-2025-03_Design Exception Resolution_092525.doc
cc: Commissioner of Building
Town Engineer
Fire Chiefs
Traffic/Safety
Highway Superintendent
ECDEP
James Boglioli, Benderson Development, 570 Delaware Avenue, Buffalo, NY 14202

Attachment: SP-2025-03 signed design resolution 092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2025-03

PETITIONER

Benderson Development Co.
570 Delaware Avenue
Buffalo, NY 14202

PROPERTY LOCATION

4548 & 4564 Main St. and 17 Fruehauf Ave.

OCT 3 2025 AM9

WHEREAS, the Town of Amherst Planning Board on Thursday, September 25, 2025 held a public hearing on a Site Plan for a 12,285 sq. ft., 1 story single tenant retail building with parking for 74 vehicles, and

WHEREAS, the Planning Board reviewed the plans and specifications for the proposed project, and

WHEREAS, the Site Plan was referred to the Town's various review agencies, and

WHEREAS, the site and building plans were reviewed by the Town's Design Advisory Board and their recommendations were provided, and

WHEREAS, in accordance with Section 8-7-9 of the Zoning Ordinance, the Planning Board finds that:

A. The proposed site plan is consistent with the development plan if one is required.

B. The proposed site plan is consistent with the purpose and specific requirements of the Zoning Ordinance and generally consistent with the policies of the Comprehensive Plan.

C. Adequate services and utilities will be available prior to occupancy.

D. The site plan is consistent with all other applicable laws.

E. Pursuant to Local Law #3-82, as amended, the Planning Board has determined that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

F. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act may be waived because the parcel is developed.

NOW THEREFORE BE IT RESOLVED that in accordance with 6 NYCRR, Part 617 and Local Law #3-82, as amended, the Planning Board has issued a Negative Declaration attached hereto, and

BE IT FURTHER RESOLOVED that in accordance with Section 5A-7-19 of the Zoning Ordinance, the Planning Board has approved design exceptions for the proposed site plan, and

Attachment: SP-2025-03 signed SP resolution 092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2025-03

PETITIONER	PROPERTY LOCATION
Benderson Development Co.	4548 & 4564 Main St. and 17 Fruehauf Ave.

OCT 3 2025 AM9

BE IT FURTHER RESOLOVED that the Planning Board, in accordance with Part II, Chapter 83, Part IX, Section 1-2 of Town Law waives a portion of the sidewalk required along the Freuhauf Avenue frontage of the parcel from a point five (5) feet north of the development's driveway to Freuhauf Avenue northerly to the subject property's northern property line until required at some future time by the Town Board, and

BE IT FURTHER RESOLVED that the Planning Board, in accordance with Section 8-7 of the Zoning Ordinance approves said Site Plan subject to the following conditions:

1. That the consideration of signs is specifically excluded from this approval as they require a separate review and approval by the Town.
2. That all dumpsters/trash containers and all mechanical equipment, utility structures, multiple meter boards, generators, and similar appurtenances, including those which are mounted on any part of a primary structure shall be appropriately screened with a fence, wall, and/or landscaping. Provide gate on dumpster enclosure that shall be closed whenever dumpster is not being serviced, enclosure shall be high enough to screen the dumpster(s) within.
3. That as-built surveys, including location of utilities, be provided to the Engineering Department prior to issuance of a Certificate of Occupancy by the Building Department.
4. That the properties located at 4548 & 4564 Main St. and 17 Fruehauf Ave. be merged into a single parcel.
5. That the concern relating to the use of open trench drains in the Town of Amherst Engineering Department – Sanitary Division's letter dated August 20, 2025 be addressed to the satisfaction of that division.
6. That the documents in the Town of Amherst Engineering Department – Engineering Services Division's letter dated September 25, 2025 be provided to that division prior to the issuance of plumbing permits or certificate of occupancy as applicable.
7. That the requirement to relocate signage stipulated in the Town of Amherst Traffic Safety Board's letter dated September 9, 2025 be addressed to the satisfaction of that Board.
8. That an address plan be provided and approved as requested in the Amherst Fire Chiefs Association letter dated September 8, 2025.

Attachment: SP-2025-03 signed SP resolution 092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2025-03

PETITIONER

Benderson Development Co.

PROPERTY LOCATION

4548 & 4564 Main St. and 17 Fruehauf Ave.

OCT 3 2025 AM9

9. The building must comply with §510 of the 2020 NYS Fire Code for Emergency Responder Radio Coverage as indicated in the Building Department letter dated August 14, 2025.

10. That the petitioner request permission from the New York State Department of Transportation (NYSDOT) to install bulb-out at the intersection of Main Street and Fruehauf Avenue in the currently stripped area, and if permitted by NYSDOT the petitioner installs the bulb-out and any associated improvements and obtain the necessary permits from the NYSDOT.

11. That if a second floor is added to the building in the future the overhead wires (various utilities) located along the Main Street frontage be relocated underground or relocated so as not to hinder fire department access to the front of the building.

The foregoing resolution was adopted by the Town of Amherst Planning Board, September 25, 2025; moved by Penberthy; seconded by O'Rourke; ayes 6; noes 0; absent 1 (Davis).

Michael J. Chmiel, Planning Board Chair

10/2/25
Date

SM/ac
X:\Current_Planning\Files\Site Plans\2025\SP-2025-03_(4548_&_4564_Main_St_&_17_Fruehauf_Ave)_2025\SP-2025-03_Site Plan Resolution_092525.doc

cc: Commissioner of Building
Town Engineer
Fire Chiefs
Traffic/Safety
Highway Superintendent
ECDEP
NYSDOT
Chris Wood, Carmina Wood Design, 80 Silo City Row, Buffalo, NY 14203
James Boglioli, Benderson Development, 570 Delaware Avenue, Buffalo, NY 14202

Approved Plan: James Allen Rumsey, Architect
Received: September 11, 2025

Attachment: SP-2025-03 signed SP resolution 092525 (30372 : SP-2025-03 4548 & 4564 Main St. & 17 Fruehauf Ave.)

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

Meeting: 09/25/25 06:30 PM
Department: Planning
Category: Site Plan and Relief from Conditions of Site Plan
Prepared By: Amy Carrato
Initiator: Dan Howard
Sponsors:
DOC ID: 30812 A

ADOPTED

PLANNING BOARD ITEM (ID # 30812)

Proposed North French Soccer Complex - Restroom/Concession Building and Parking Expansion, SP-1989-19_C

Property located at 1681 North French Road
Town of Amherst, Petitioner

Proposed 2,050± sq. ft. restroom/concession building at the southeast corner of the existing parking lot and a 38± space parking expansion to the easterly side of the existing parking lot.

Michael Hitzel, Town of Amherst Engineering Department, represented the petitioner, explained the proposal and was available to answer questions from the Board.

In response to the Board's questions, Mr. Hitzel stated the address of the project is 1681.

Patricia Zebrowski, 537 Campbell Boulevard spoke in opposition of the proposal.

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

Following discussion, Mr. O'Rourke moved to approve the Negative Declaration. The motion was seconded by Mr. Raffaele and carried. Ayes 6, Noes 0, Absent 1 (Davis).

Following the approval of the Negative Declaration, Ms. Penberthy moved to approve the request based on the resolution. The motion was seconded by Ms. Kahn and carried. Ayes 6, Noes 0, Absent 1 (Davis).

ATTACHMENTS:

- SP-1989-19_C_application_092525 (PDF)
- SP-1989-19_C_drawings_092525 (PDF)
- SP-1989-19C signed neg dec 092525 (PDF)
- SP-1989-19C signed resolution 092525 (PDF)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Brittany Lee Penberthy, Board Member
SECONDER:	Carrie H. Kahn, Board Member
AYES:	Chmiel, Gill, Kahn, Penberthy, Raffaele Jr., O'Rourke
ABSENT:	John B. Davis

RECEIVED
AUG 18 2025
TOWN OF AMHERST
PLANNING DEPT.

1681 N. French Rd.

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Major Site Plan Review

For Official Use

File #: SP-1989-19 C **Acreage** 28.47± **Fee $** Ø
Town Project

Address Verified by Assessor's Office _____ VERIFIED BY _____ DATE

Materials Received by Planning Department _____ RECEIVED BY 8/19/2025 DATE

Fee Paid to Town Clerk _____ RECEIVED BY _____ DATE

Site Plan Review		**Fill In Applicable Fees**
1 acre or less	$1,250.00	
Each additional acre or fraction thereof	$ 650.00/acre	
Amendments to Site Plans	$1,200.00	
Request for Relief of / Change to Conditions of Site Plan Approval	$1,200.00	
Request for Extension of Site Plan Approval	$ 450.00	- NA -
Stormwater Pollution Prevention Plan		
1 - 4.99 Acres	$ 500.00	
5 - 10 Acres	$ 750.00	
>10 Acres	$1,000.00	
Affidavit Fee for Public Hearing	$ 15.00	
	TOTAL FEE:	$ Ø

To Be Completed By Applicant

Petitioner:

Name: Town of Amherst Engineering Department

Address: 1100 North Forest Road

Williamsville (city) NY (state) 14221 (zip code)

Phone: 716-631-7154 Fax: 716-631-7222

E Mail: mhitzel@amherst.ny.us

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

MAJOR SITE PLAN APPLICATION (con't)

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

Name: Michael Hitzel

Address: Town of Amherst Engineering Department

1100 North Forest Road

Williamsville (city) NY (state) 14221 (zip code)

Phone: 716-631-7154 x 7069 Fax: 716-631-7222

E Mail: mhitzel@amherst.ny.us

Project Location (must be verified by Town Assessor's Office):

Address: 1681 North French Rd

Buffalo, NY 14068

SBL No(s): 27.19-2-17

Project Name: North French Soccer Fieldhouse and Parking Lot

Project Description:

Construction of a male, female, and family restroom building with mechanical, storage and concessions spaces to support the existing park activities. Construction of additional parking spaces and surrounding landscape

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

If this petition is an amendment to a previously approved site plan, please describe the proposed changes (include type and size of existing structures and number of existing parking spaces):

N/A

	existing	proposed	total
Gross Floor Area (non-residential):	0	1408 SF	1408 SF
Gross Floor Area Residential:	N/A	N/A	N/A
Number of Residential Units:	N/A	N/A	N/A
Number of Parking Spaces:	10	19	29

Acreage of Parcel: 28.42 Acres

(list each parcel separately)

Frontage on Public Roads: 646.87 feet - North French Road

(list each road separately)

Existing Zoning District(s) RC

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

TOWN OF AMHERST
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM
-- ADDENDUM --

1. For each applicable category of proposed new structures, including additions to existing structures, provide the following information for all soil types on the project site (*according to Soil Survey of Erie County, NY; Table 11, Building Site Development, pp 294-305):*

Soil Name	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets
Sw: Swormville clay loam	Sever: wetness, cutbanks cave	Sever: wetness, frost action	Sever: wetness	Sever: frost action	Moderate: wetness

2. Is your property located: On Youngs Road between Dodge and Klein Roads? ☐ Yes ☒ No
On Wehrle Dr. between Spindrift Dr. and Oakwood Rd? ☐ Yes ☒ No

If so, the property may be within an area of the Town that is affected by a moratorium on connections to the sanitary sewer system.

3. Are there alternative locations on the site for this project? ☐ Yes ☒ No

4. Location and size of real property owned by petitioner within one (1) mile of subject proposal:
1681 N. French Road, +/- 28 acres surround the project area.

5. Are you aware of current or future plans or intentions by others in the Town of Amherst to develop property within 1000± ft. of the present project request: ☐ Yes ☒ No

Describe

(Potential environmental impacts from adjacent or nearby projects undergoing the approval process will receive a coordinated environmental review to determine cumulative effects on common receivers (e.g. traffic and drainage corridors) and other relevant environmental concerns.)

6. Maximum number of vehicular trips to be generated per peak hour upon completion of project to remain as is.
Source: No increase as all existing soccer *fields will remain.*

7. Will blasting occur during construction? ☐ Yes ☒ No

8. Does the project propose to connect and be tributary to the public sanitary sewer system? ☒ Yes ☐ No

9. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:
583 gpd average flow 2582 gpd peak flow.

(Average flows of 2,500 gpd or greater will require an Engineer's Report that includes a detailed downstream sewer capacity analysis and the identification of and commitment to required I/I offset work during peak wastewater flow conditions.)

10. Based on the Town's *2011 Reconnaissance Level Survey of Historic Resources,* is your property 'blue-rated' for historic significance? ☐ Yes ☒ No

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Town of Amherst Engineering Department

Name of Action or Project:
North French Soccer Complex Restroom / Concessions Building

Project Location (describe, and attach a location map):
1681 North French Road, Getzville, NY 14068

Brief Description of Proposed Action:
Construction of a new restroom and concession building to support existing park activities. Work to include expansion of parking lot and installation of utilities to support the building.

Name of Applicant or Sponsor:	Telephone: 716-631-7154 ext. 7069
Michael Hitzel	E-Mail: mhitzel@amherst.ny.us

Address:
1100 North Forest Road

City/PO:	State:	Zip Code:
Williamsville	NY	14221

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Amherst Building Permit	☐	☑

3. a. Total acreage of the site of the proposed action? 27.94 acres
   b. Total acreage to be physically disturbed? .47 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 27.94 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☑ Parkland

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	☐	☑
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	☐	☑
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☑
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	☑	☐

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☑ Wetland ☐ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: Gutters and downspouts will be connected to the existing on site storm drainage devices.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☑	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Michael Hitzel - Town of Amherst Engineering Department Date: 8/19/25

Signature: Title: Architect

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

PRINT FORM

EAF Mapper Summary Report

Tuesday, August 19, 2025 8:37 A...

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

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

ENGINEERS REPORT
for
NORTH FRENCH ROAD SOCCER FIELDHOUSE AND PARKING LOT PROJECT
1681 N. FRENCH ROAD
GETZVILLE NY 14068

Prepared for

TOWN OF AMHERST
ENGINEERING DEPARTMENT
1100 N. FOREST ROAD
WILLIAMSVILLE, NY 14221

Prepared by

DiDonato Associates
Engineering and Architecture, P.C.

689 Main Street, Buffalo, NY 14203
t 716.656.1900 | f 716.656.1987
didonatoassociates.com

DRAFT
AUGUST 2025

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

ENGINEERS REPORT

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DRAINAGE STUDY

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C. PROPOSED DETENTION SYSTEMS.....3

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APPENDIX B: DRAWINGS

APPENDIX C: HYDRAULIC ANALYSIS

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

I. INTRODUCTION

DiDonato Associates, P.E., P.C. has been retained by the Town of Amherst to perform the site design services for a restroom building a parking lot North French Road Soccer Fields located at 1681 N. French Road Town of Amherst, Erie County, New York.

The following Engineers Report (Draft version), which includes the drainage study, has been performed in accordance with the Town of Amherst requirements. The drainage study for the parking lot and the building site will address the existing site drainage and the proposed drainage measures related to the construction of the project. Additional information related to the watershed to the south of the new parking lot is required to provide the required detention measures for this project.

II. ANALYSIS

A. *Methodology*:

The Natural Resources Conservation Service (NRCS), formerly the Soils Conservation Service (SCS) Technical Report 20 (TR-20) method utilizing HydroCAD 10.0 program by Applied Microcomputer Systems was used to analyze the runoff hydrograph and perform stormwater routing calculations.

As per the Town of Amherst standards, it is required to detain the increase in the runoff volume based on the difference in the runoff from the post-developed 25-year storm and the 10-year storm pre-developed storm.

B. *Design Parameters*:

It is proposed that 0.56 acres of the property will be disturbed for this project. The watershed for this analysis was the area impacted by the construction and of the soccer fields south of the new construction was used to determine the runoff coefficient for the area based on the watershed characteristics. The time of concentration was taken as the travel time from the most hydraulically distant point in the area to the upstream end of the receiving point.

III. RESULTS

The increase in runoff from the post-developed conditions as compared to the pre-developed conditions is due to the increase in the impervious areas for the proposed building and the new parking lot. The runoff from the existing conditions and the proposed conditions is as follows:

A. EXISTING DRAINAGE CONDITIONS

The existing Soccer Field area consists of playing fields and associated parking area and runoff from these areas flows overland into an existing depressed grass area between the two soccer field sections and the existing parking lots located to the west. This surface runoff is conveyed

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

into a drainage swale running in between the fields. A set of 2–12-inch pipes convey this runoff under the access roadway. The runoff from this area is ultimately conveyed to the closed system along N. French Road.

B. PROPOSED DRAINAGE CONDITIONS AND DETENTION

The construction of the new parking lot will add approximately 13,400± SF of impervious cover. The proposed fieldhouse building will add approximately 2400± SF of roof area. The new parking lot will now occupy the existing drainage swale area and therefore runoff from the southern watershed will need to be rerouted through the detention system since there is no available area to create a new drainage swale between the new parking lot and the existing soccer fields to the east of the parking lot. The roof leaders will drain to an existing drainage swale and conveyed to the detention system. The runoff from the existing soccer fields will drain to a catch basin and connected to the new detention system. An underground pipe system will detain the increase in the runoff volume based on the difference in the runoff from the post-developed 25-year storm and the 10-year storm pre-developed storm.

VI. SUMMARY AND CONCLUSIONS

An updated drainage study will be provided as part of the final report submission that includes the southern watershed of the property. Additional information is required to route the watershed to the south and provide an updated runoff detention system for the project. Due to the increase in the impervious cover due to the additional parking lot runoff detention measures will need to be implemented as part of the project.

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

VII. WATERLINE DESIGN / RPZ REPORT

There is an existing RPZ located at existing soccer facility, and it is proposed that the water services to the new building will be connected to the existing water line at the RPZ.

This new water service will be used for typical bathroom uses (including toilet flushing and hand washing). The design water usage for the proposed office building shall be 2582 gpd based on the peak water demand..

Waterline Chlorination and Testing

The newly installed water service shall be tested prior to being placed in service. Current Erie County Water Authority and Erie County Health Department (Erie County Department of Environment and Planning) standards will be utilized for these tests. All installed pipes will be new and in excellent condition and will be disinfected with a chlorine solution meeting the requirements of the ECWA and the American Water Works Association (AWWA). Approval from the Erie County Water Authority will be obtained prior to placing any waterline in service.

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

VIII. SANITARY SEWER DESIGN

PROJECT DESCRIPTION

The Town of Amherst owns and maintains numerous parks and several of them currently do not offer permanent restroom facilities. The North French Recreational Area along North French Road. This facility includes multiple soccer fields. In order to enhance the user experience of this recreational facility a new single-story, ADA-compliant building will be constructed to include restrooms and storage and will be located in close proximity to the onsite recreational elements. The new restroom building to be constructed will be seasonal in nature and in-use from April through August.

Wastewater from the site will flow east from the new building (shown on the enclosed site plan) by a new four (4) inch sanitary service lateral and connecting into a new manhole on the east side of the building. This four inch line will be connected to the existing 36 inch sewer line along North French Road.

Sanitary Flows (as per demand calculations provided) are provide

North French Soccer Sanitary Demand Calculations

Facility	Sport	Players / Day	Coaches / Day	Total / Day	Use / Week	Weekly Users	Ave. Daily Users	NYSDEC Design Use Rate (2014) [gpd]	Design Designation	Average Daily Flow [gpd]	Use Months
Soccer Fields											
	Field 1	20	4	24	4	96	14	5	Public Park	68.6	April thru August
	Field 2	20	4	24	4	96	14	5	Public Park	68.6	April thru August
	Field 3	20	4	24	4	96	14	5	Public Park	68.6	April thru August
	Field 4	20	4	24	4	96	14	5	Public Park	68.6	April thru August
	Field 5	20	4	24	4	96	14	5	Public Park	68.6	April thru August
	Field 6	20	4	24	4	96	14	5	Public Park	68.6	April thru August
	Spectators (6 fields)	60	-	60	4	240	34	5	Public Park	171.4	April thru August
										582.9	*April thru August*

Seasonal Sanitary Sewer Demand Summary Table

	Seasonal Uses (gpd)		
Month	*Soccer*		*Total ADF (gpd)*
January			
February			
March			
April	582.9		582.9
May	582.9		582.9
June	582.9		582.9
July	582.9		582.9
August	582.9		582.9
September			
October			
November			
December			

AVERAGE DAILY FLOWS: 0.00058 MGD (582.9 gpd)
Seasonal flows from April Through August

NOTE: Average sanitary demand is well less than 2,500 gpd and therefore a Downstream Sewer Capacity Analysis (DSCA) and I/I mitigation is not required.

Total Demand:	582.9 gpd	100 gpcd	5.829 per capita
Average Daily Flow		say	6 per capita
Population:	6 People		
Peek Factor Demand Calcs:	$(18+\sqrt{P})/(4+\sqrt{P})$ (P is in thousands)		
Peak Factor:	$(18+\sqrt{0.006})/(4+\sqrt{0.006})$ =	4.43	
Peak Sanitary Demand	2582 gpd		
	0.00258 mgd		

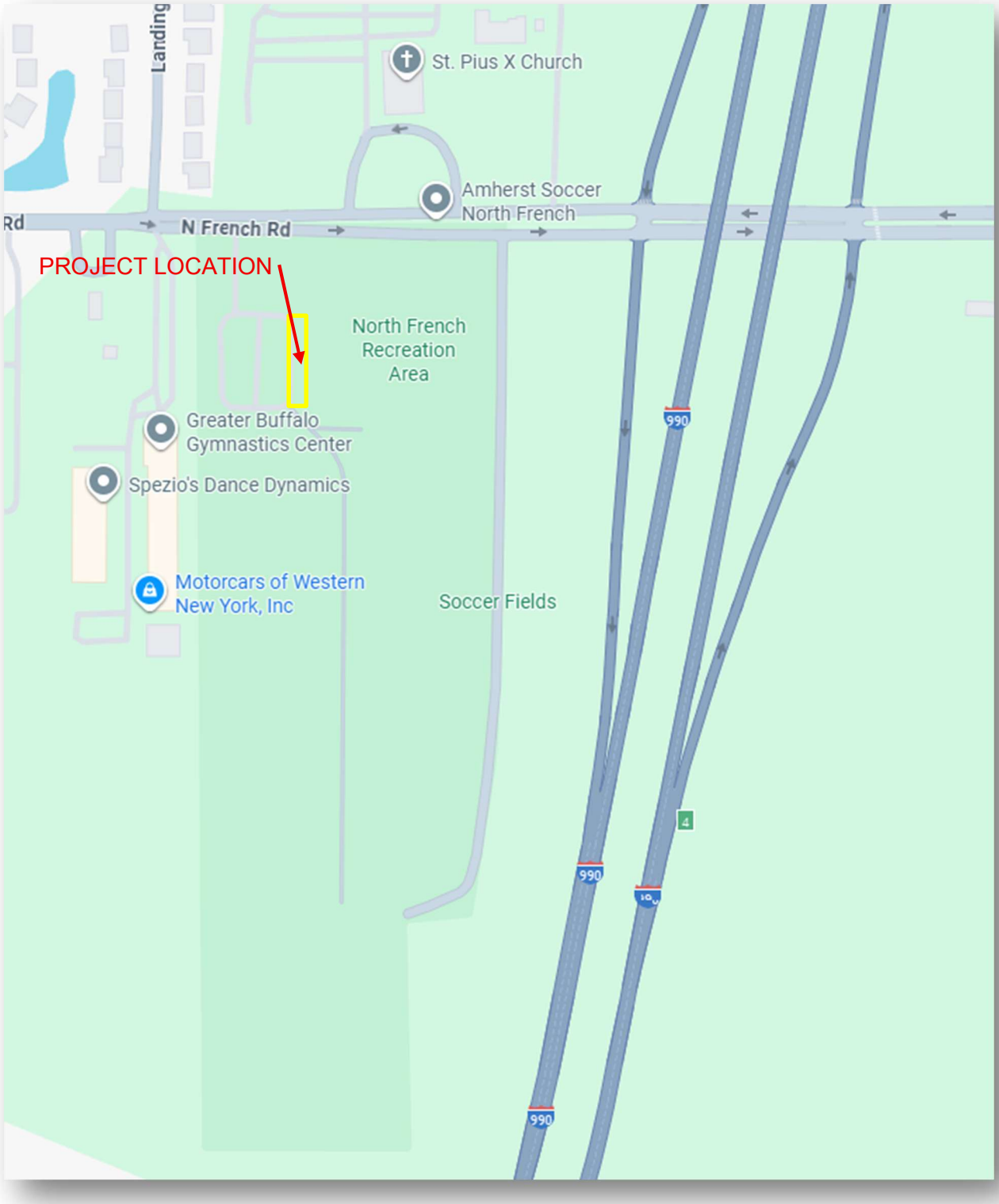
Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

DiDonato Associates

APPENDIX A

LOCATION & SOIL MAPS

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)



PROJECT LOCATION MAP

NORTH FRENCH ROAD SOCCER FIELDHOUSE
1681 N. FRENCH ROAD.
GETZVILLE, NY

DiDonato Associates
Engineering and Architecture, P.C.

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

United States Department of Agriculture

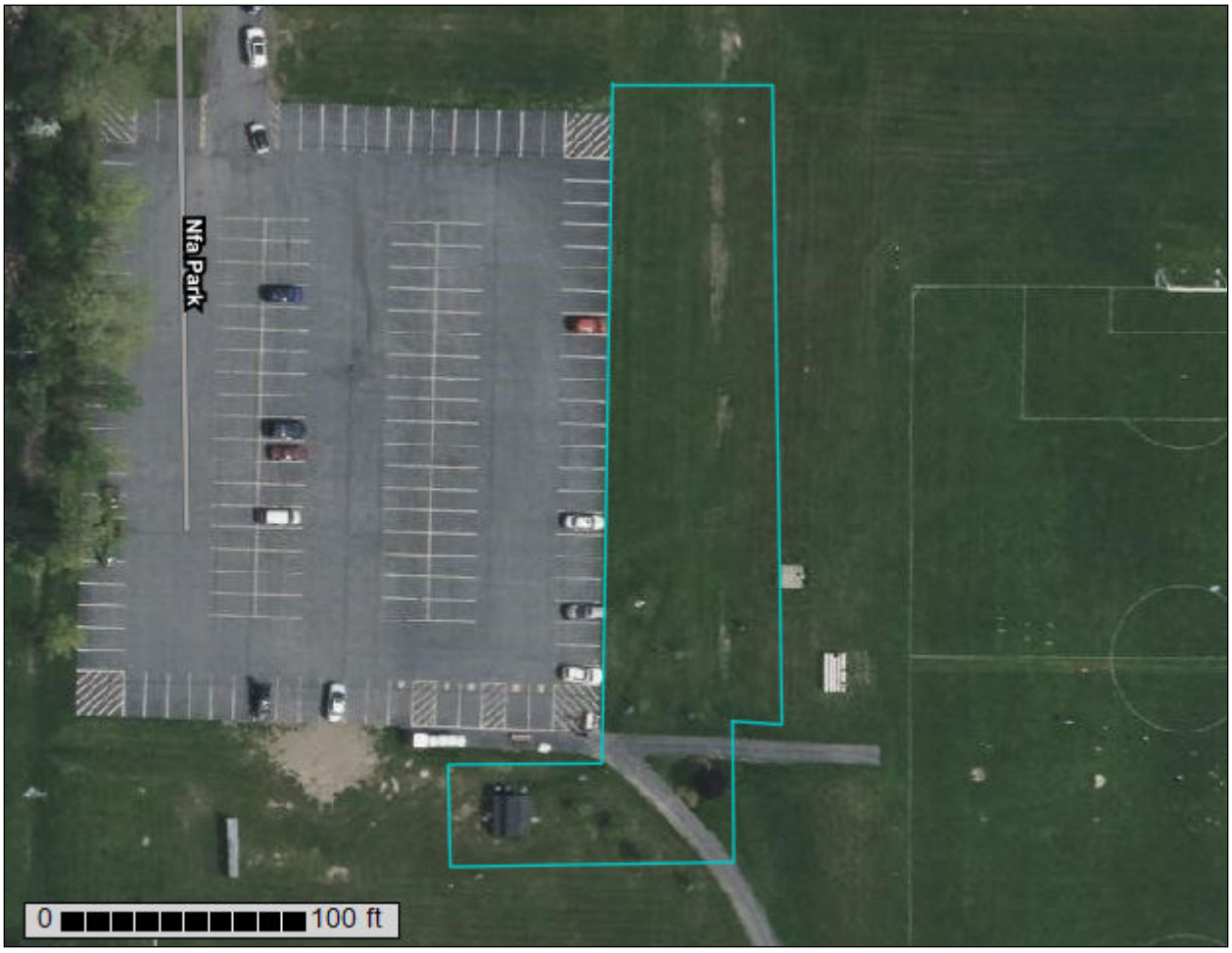
NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Erie County, New York

N French Road Soccer Fieldhouse



Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

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Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

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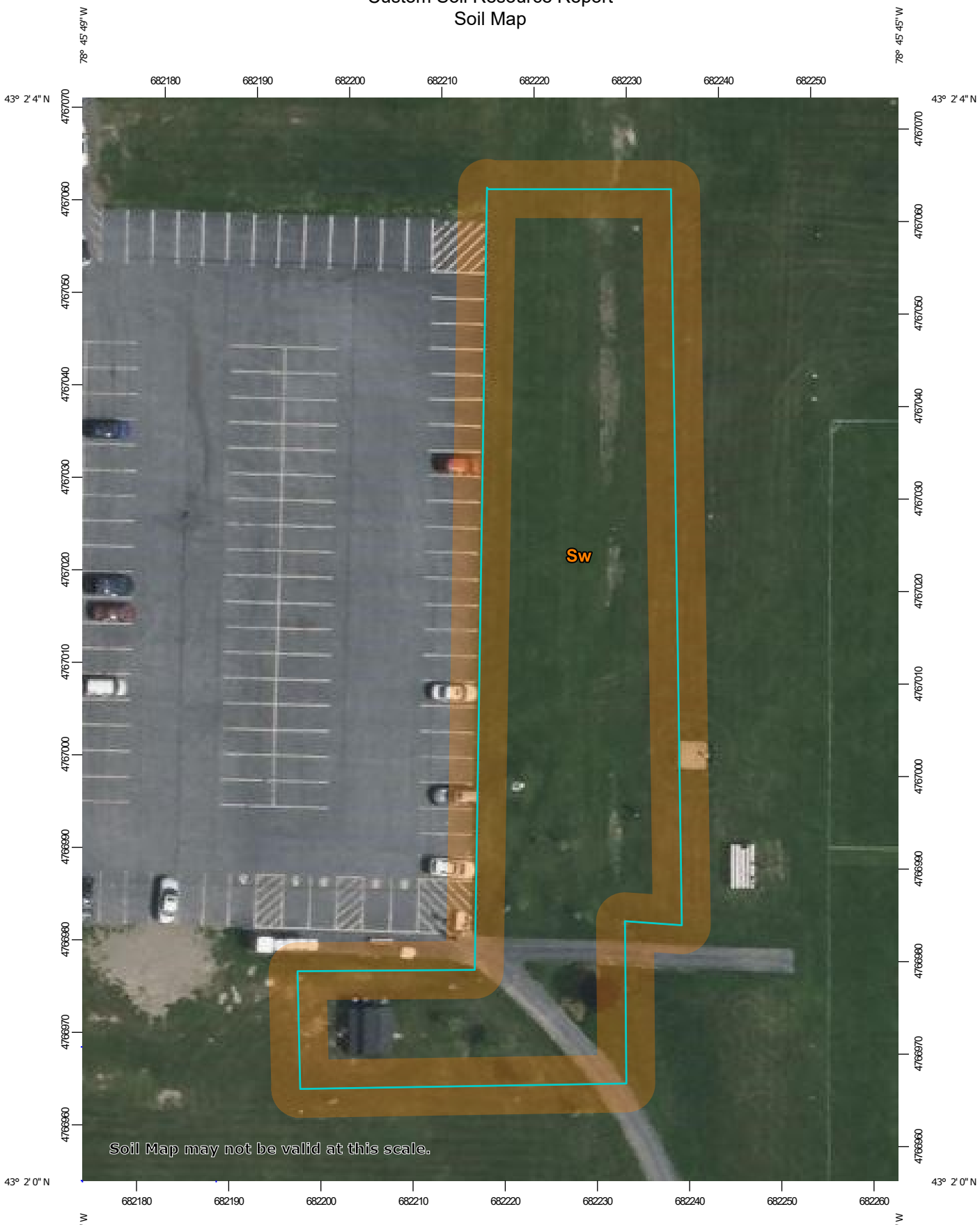
Custom Soil Resource Report
Soil Map



Map Scale: 1:570 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 5 10 20 30

Feet: 0 25 50 100 150

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Erie County, New York
Survey Area Data: Version 24, Aug 25, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 13, 2023—May 27, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Sw	Swormville clay loam	0.5	100.0%
Totals for Area of Interest		**0.5**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

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An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

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Erie County, New York

Sw—Swormville clay loam

Map Unit Setting

National map unit symbol: 9rq0
Elevation: 250 to 650 feet
Mean annual precipitation: 36 to 48 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Swormville and similar soils: 75 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Swormville

Setting

Landform: Lake plains
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Silty glaciolacustrine deposits overlying sandy glaciolacustrine, deltaic, or glaciofluvial deposits

Typical profile

H1 - 0 to 8 inches: clay loam
H2 - 8 to 20 inches: clay loam
H3 - 20 to 26 inches: loamy fine sand
H4 - 26 to 60 inches: sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water supply, 0 to 60 inches: Low (about 5.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Ecological site: F101XY006NY - Moist Outwash
Hydric soil rating: No

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Minor Components

Getzville

Percent of map unit: 5 percent
Landform: Depressions
Hydric soil rating: Yes

Lamson

Percent of map unit: 5 percent
Landform: Depressions
Hydric soil rating: Yes

Minoa

Percent of map unit: 5 percent
Hydric soil rating: No

Niagara

Percent of map unit: 5 percent
Hydric soil rating: No

Raynham

Percent of map unit: 5 percent
Hydric soil rating: No

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DiDonato Associates

APPENDIX B

PROJECT DRAWINGS

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

NORTH FRENCH SOCCER FIELDHOUSE AND PARKING LOT
TOWN OF AMHERST PROJECT NO.

1681 N FRENCH RD.
AMHERST, NY 14068

PROJECT NO. 2015.024A
SITE PLAN SUBMISSION
AUGUST 18, 2025

DiDonato Associates

DiDONATO Project No. 25-3656

CONSULTANTS

BUFFALO ENGINEERING, P.C.
Mechanical-Electrical Engineers

TOWN SUPERVISOR
BRIAN J. KULPA

TOWN COUNCILMEMBERS
SHAWN LAVIN
JACQUALINE G. BERGER
MICHAEL SZUKALA
ANGELA MARINUCCI

TOWN CLERK
FANCINA J. SPOTH

INTERIM TOWN ATTORNEY
SAMUEL A. ALBA

DIRECTOR OF ENGINEERING SERVICES
BRIAN J. ARMSTRONG

SUPERINTENDENT OF HIGHWAYS
STEVEN FLOSS

LOCATION MAP

NORTH

DRAWING INDEX

CIVIL

CP-100	OVERAL SITE AND ZONING PLAN
CP-101	SITE AND UTILITY PLAN
CP-501	SITE DETAILS
CP-502	SITE UTILITY DETAILS
CP-503	EROSION CONTROL DETAILS
VF-101	EXISTING SITE AND SURVEY PLAN
VF-500	CONTROL TIES, LEGEND AND NOTES
GP-101	GRADING PLAN
LP-101	LANDSCAPE PLAN

ARCHITECTURAL

A-101	FLOOR PLAN
A-201	EXTERIOR ELEVATIONS

ELECTRICAL

ES-100	ELECTRICAL SITE PHOTOMETRIC PLAN

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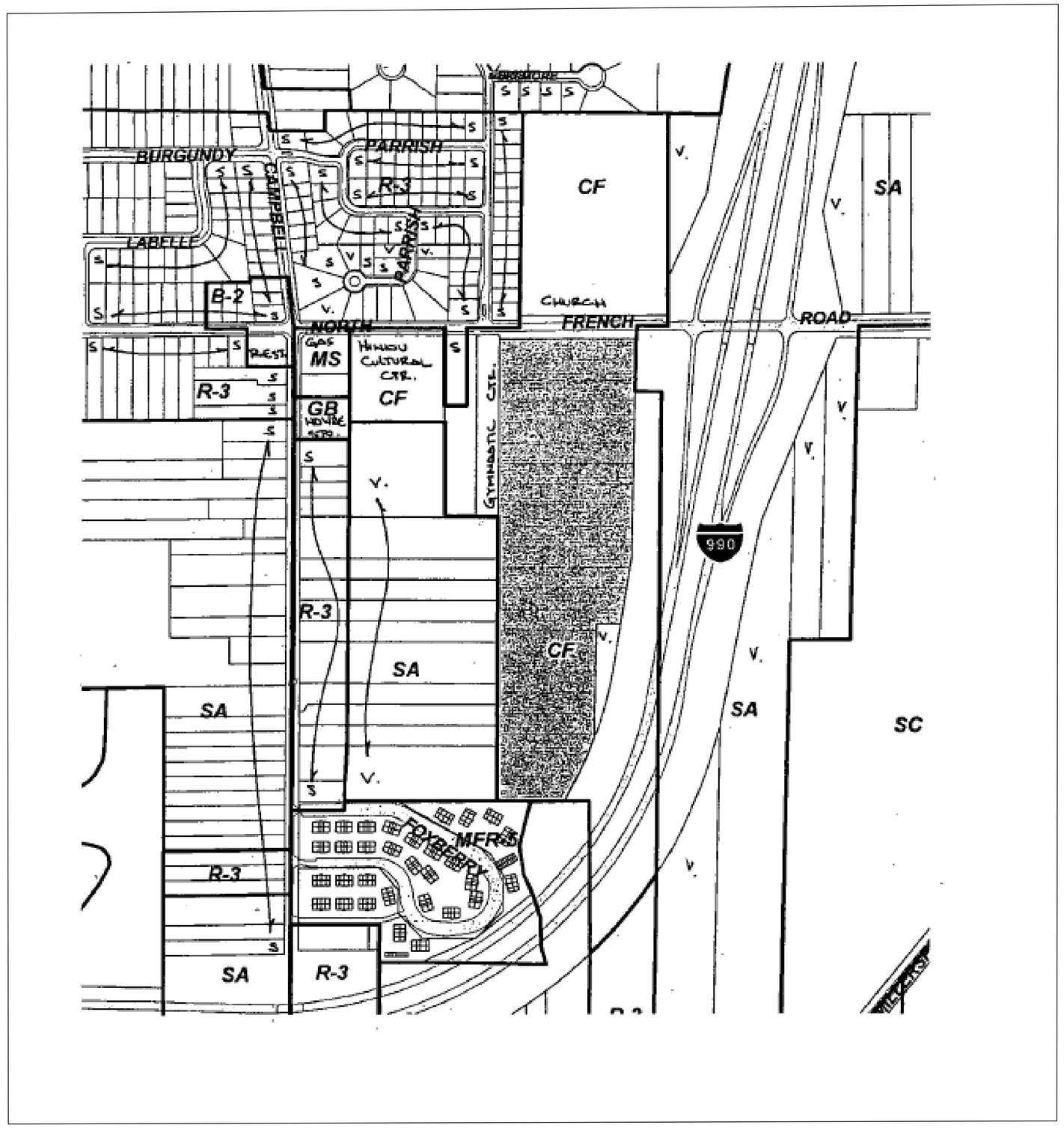

ZONING DISTRICTS

SA = SUBURBAN AGRICULTURAL
R-3 = RESIDENTIAL DISTRICT 3
RC = RECREATION CONSERVATION
R-2 = RESIDENTIAL DISTRICT 2
MS = MOTOR SERVICE
GB = GENERAL BUSINESS
CF = COMMUNITY FCILITIES

NOTES:

1. SITE DOES NOT CONTAIN ANY STATE WETLANDS AND IS NOT LOCATED IN A FEMA FLOODPLAIN OR FLOODWAY. APPROXIMATE LOCATION OF FEDERAL WETLANDS (USFWS) IS SHOWN PER TOWN OF AMHERST GIS MAP.
2. 750 PARADISE PARK
   SBL 42.11-2-13.21 ACREAGE 32.2 ACRES
3. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM TOPOGRAPHIC MAP.

N

DiDonato Associates
Engineering and Architecture, P.C.
689 Main Street, Buffalo, NY 14203
t 716.656.1900 | f 716.656.1987
didonatoassociates.com

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TOWN OF AMHERST

NORTH FRENCH SOCCER FIELDHOUSE AND PARKING LOT

MARK	DATE	DESCRIPTION
	8/18/2025	SITE PLAN SUBMISSION

ISSUE:	
PROJECT NO:	2015.024A
DESIGNER PROJECT NO:	25-3656
CAD DWG FILE:	CP100.DWG
DRAWN BY:	ADS
CHECKED BY:	JDM
SCALE:	AS NOTED
COPYRIGHT:	

SHEET TITLE

OVERALL SITE AND ZONING PLAN

DRAWING#
CP100

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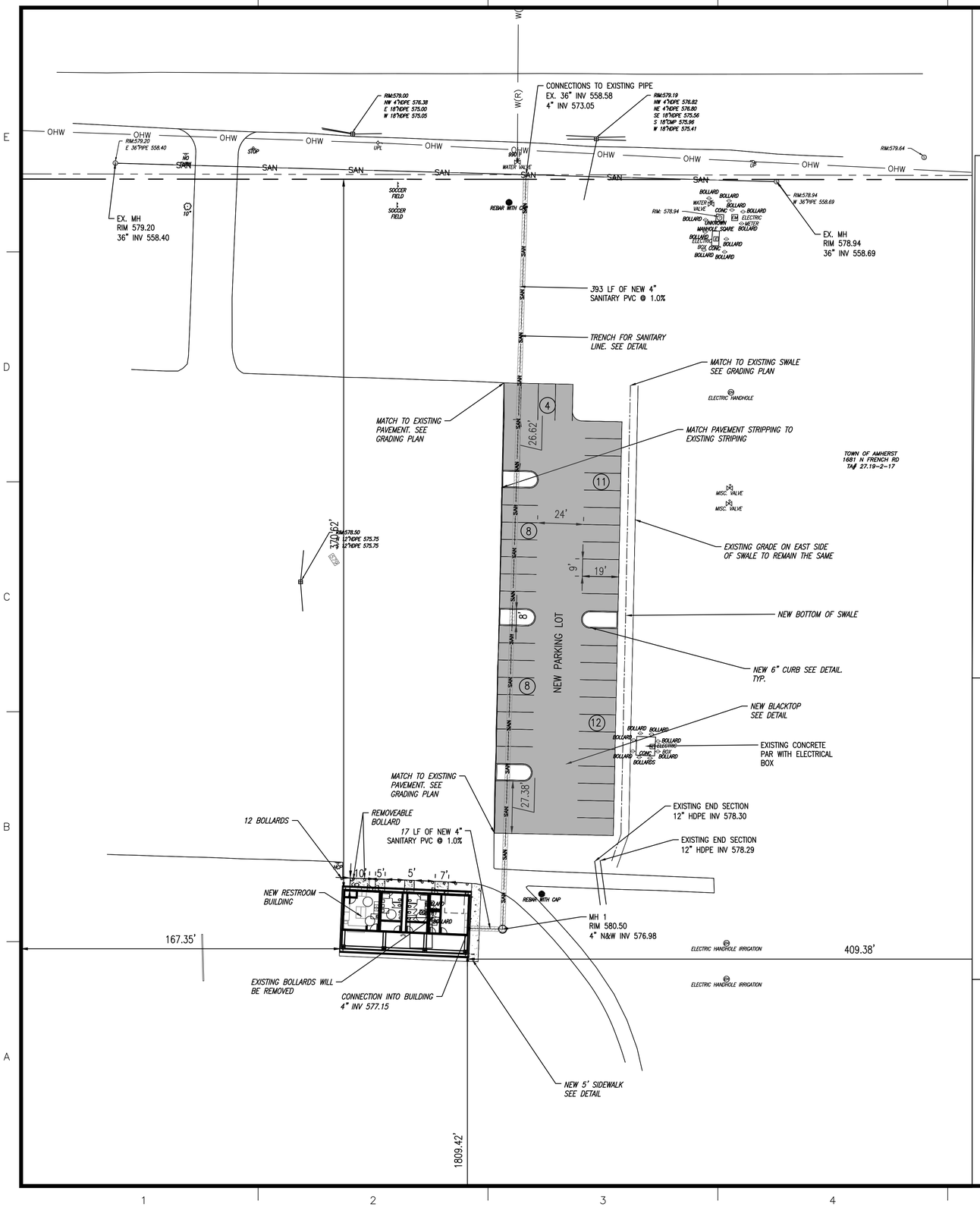

NOTES:

1. CONTRACTOR SHALL FIELD VERIFY SERVICE LOCATIONS AND DEPTHS AT START OF CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. ROOF DRAINS SPLASH ON TO THE GROUND
3. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PRESERVE THE INTEGRITY OF THE EXISTING UTILITIES TO REMAIN AND SHALL PROVIDE UNINTERRUPTED SERVICE TO ALL USERS OF THE EXISTING UTILITIES. INSTALLATION OF ALL UTILITIES, INCLUDING ANY REMOVAL OR RELOCATION, SHALL BE IN ACCORDANCE WITH THE TOWN OF AMHERST REQUIREMENTS.
4. EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS HAVE BEEN PLOTTED FROM FIELD SURVEYS AND RECORD MAPS AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTH OF ALL UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. NO EXTENSIONS OF CONTRACT TIME AND NO MONETARY DAMAGE CLAIMS SHALL BE ALLOWED AS A RESULT OF REVISED DESIGN LOCATIONS.
5. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AHEAD OF ALL PIPE LAYING OPERATIONS TO ALLOW FOR MINOR ADJUSTMENTS TO BE MADE IN ELEVATION AND/OR ALIGNMENT DUE TO INTERFERENCE FROM THESE UTILITIES, IF NECESSARY.
6. CONTRACTOR SHALL PROVIDE TOWN REPRESENTATIVES AND DESIGN TEAM INSPECTORS FREE ACCESS TO ALL PARTS OF THE SITE FOR PROPER INSPECTION.
7. CONTRACTOR SHALL PERFORM NO WORK OUTSIDE OF THE DESIGNATED WORK LIMITS WITHOUT APPROVAL FROM THE ENGINEER.
8. CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AREAS IN-KIND USING A MINIMUM OF 4" OF TOPSOIL AND SEED.
9. CONTRACTOR SHALL TAKE CARE TO NOT DISTURB ADJACENT EXISTING PAVEMENT WHEN TRENCHING IN GRASS AREA.
10. IN AREAS WHERE PROPOSED UTILITIES CROSS EXISTING ASPHALT PAVEMENT, REFER TO DWG CP501 FOR EXISTING ASPHALT SIDEWALK PAVEMENT SECTION AND DWG CP502 FOR TRENCH DETAILS.

COMMUNITY FACILITIES (CF) – ZONING REQUIREMENTS

BUILDING SETBACKS:	REQUIRED:	PROVIDED:
NORTH (SIDE)	NA	501'
SOUTH (SIDE)	15'	487'
EAST (FRONT)	15'	415'
WEST (REAR)	15'	914'

VEHICLE USE SETBACKS	REQUIRED:	PROVIDED:
NORTH (SIDE)	NA	N/A
SOUTH (SIDE)	10'	N/A
EAST (FRONT)	10'	N/A
WEST (REAR)	10'	N/A

* NOTE SETBACKS BASED ON MAX. STRUCTURE HEIGHT < 35'

AVAILABLE PARKING DATA

EXISTING PARKING LOT — HANDICAP SPACES – 4; STANDARD SPACES – 82

NOTES:

1. SITE DOES NOT CONTAIN ANY STATE WETLANDS AND IS NOT LOCATED IN A FEMA FLOODPLAIN OR FLOODWAY. APPROXIMATE LOCATION OF FEDERAL WETLANDS (USFWS) IS SHOWN PER TOWN OF AMHERST GIS MAP.
2. 1699 NORTH FRENCH SOCCER FIELD
3. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM TOPOGRAPHIC MAP – JOB #4805, PREPARED BY KHEOPS ARCHITECTURE, ENGINEERING AND SURVEY DPC DATED 6/25/2025.

LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- (4) NUMBER OF PARKING SPACES
- STORM SEWER PIPE
- SANITARY SEWER PIPE
- WATER SERVICE PIPE
- LIGHTING FIXTURE

SITE INFORMATION

SITE DATA:	SITE DATA:
CURRENT ZONING: NORTH FRENCH SOCCER FIELD	COMMUNITY FACILITIES (CF)
TOTAL SITE AREA:	27.94 Ac
TOTAL PROJECT DISTURBANCE:	20,570 S.F.±

BUILDING DATA	
GROSS BUILDING AREA:	1,248 S.F.±
NET BUILDING AREA:	1,100 S.F.±
MAX. BUILDING HT.:	16'-8½"

DiDonato Associates
Engineering and Architecture, P.C.
689 Main Street, Buffalo, NY 14203
t 716.656.1900 | f 716.656.1987
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TOWN OF AMHERST

NORTH FRENCH SOCCER FIELDHOUSE AND PARKING LOT

MARK	DATE	DESCRIPTION
	8/18/2025	SITE PLAN SUBMISSION

ISSUE:	
PROJECT NO:	2015.024A
DESIGNER PROJECT NO:	25-3656
CAD DWG FILE:	CP100.DWG
DRAWN BY:	ADS
CHECKED BY:	JDM
SCALE:	1"=30'
COPYRIGHT:	

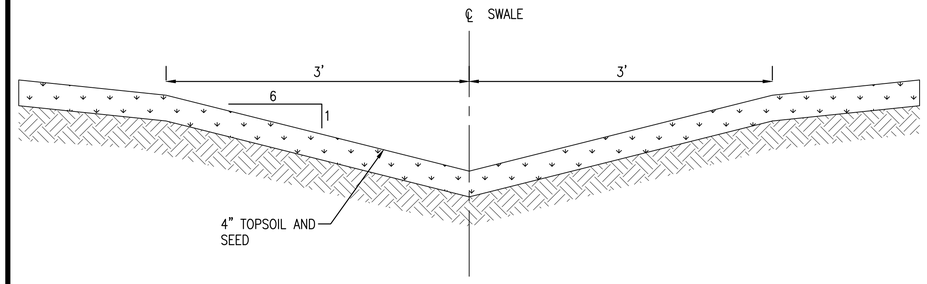
SHEET TITLE

SITE AND UTILITY PLAN

DRAWING#

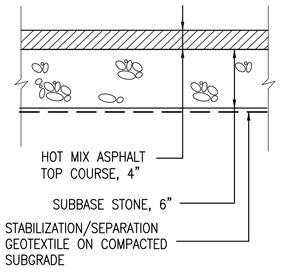
CP101

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

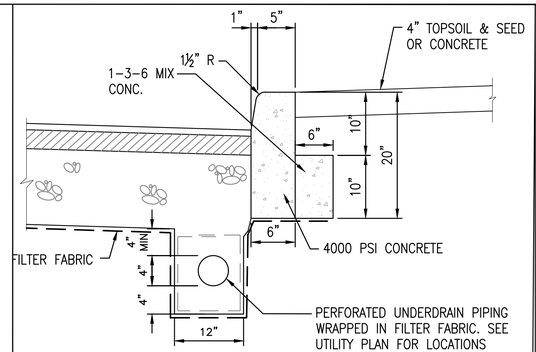


NOTES:
1. SEE SHELTER 21 GRADING PLAN FOR SWALE LOCATION AND ELEVATIONS.
2. TOPSOIL AND SEED SHALL MEET THE REQUIREMENTS OF NYSDOT SPECIFICATION 610.

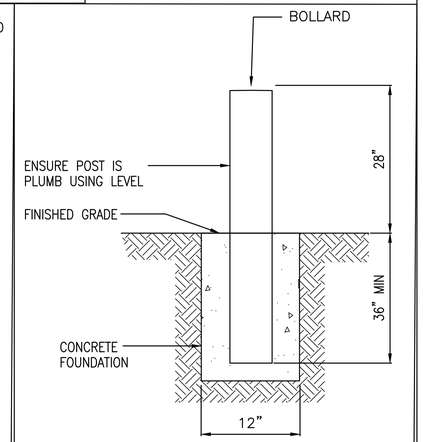
SWALE SECTION
NOT TO SCALE



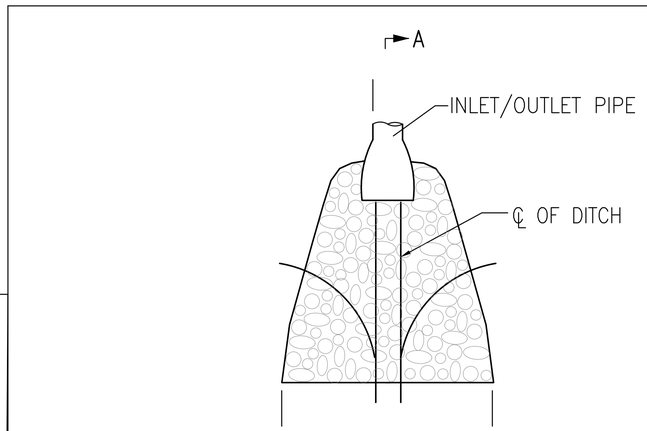
ASPHALT SIDEWALK SECTION
NOT TO SCALE



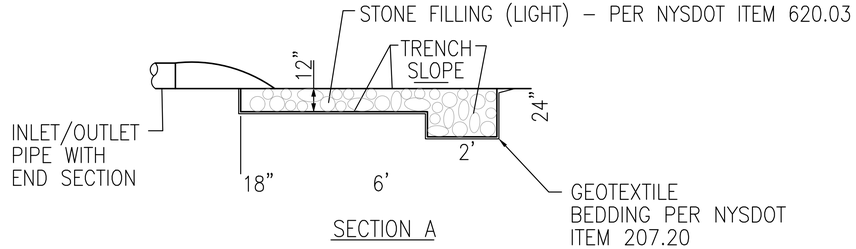
6" CONCRETE CURB DETAIL
NOT TO SCALE



BOLLARD
NOT TO SCALE

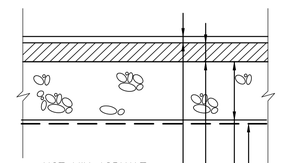


PLAN

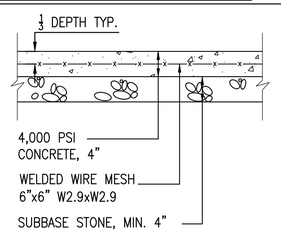


SECTION A

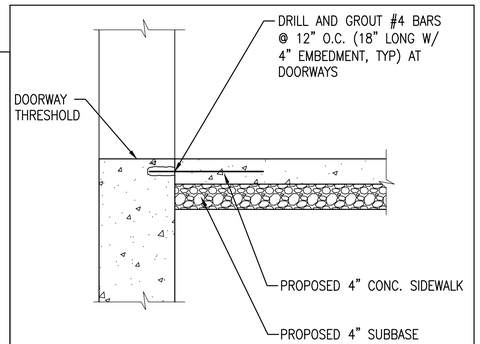
RIP-RAP DETAIL AT END SECTION
NOT TO SCALE



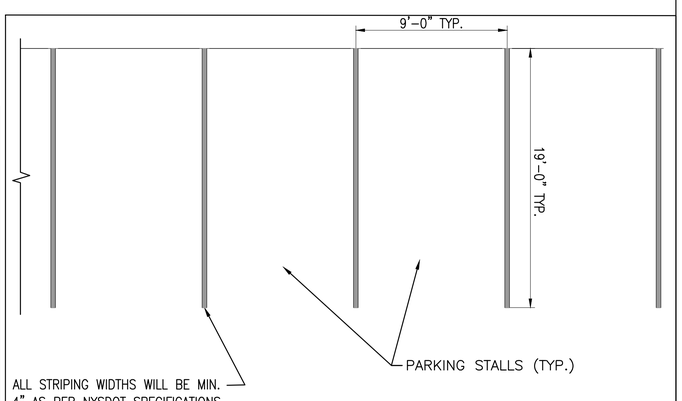
ASPHALT PAVEMENT SECTION
NOT TO SCALE



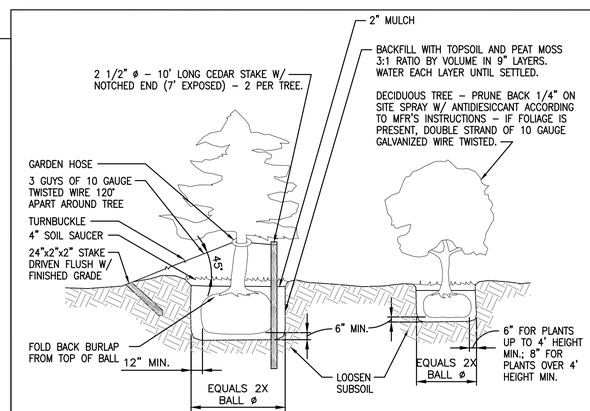
TYPICAL CONCRETE SIDEWALK SECTION
NOT TO SCALE



SIDEWALK DOWELING DETAIL AT DOORWAYS
NOT TO SCALE



TYPICAL STRIPING DETAIL
NOT TO SCALE



NOTE: CONIFEROUS TREE DECIDUOUS TREE
1. WRAP DECIDUOUS TREES WITH BURLAP OR ASPHALTIC KRINKLE KRAFT TREE WRAP.
2. CONIFEROUS TREE – GROUND LINE TO BE THE SAME AS EXISTED AT THE NURSERY.

TREE PLANTING DETAILS
NOT TO SCALE

DiDonato Associates
Engineering and Architecture, P.C.
689 Main Street, Buffalo, NY 14203
t 716.656.1900 | f 716.656.1987
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TOWN OF AMHERST

NORTH FRENCH SOCCER FIELDHOUSE AND PARKING LOT

MARK	DATE	DESCRIPTION
	8/18/2025	SITE PLAN SUBMISSION

ISSUE:

PROJECT NO:	2015.024A
DESIGNER PROJECT NO:	25-3656
CAD DWG FILE:	CP100.DWG
DRAWN BY:	ADS
CHECKED BY:	JDM
SCALE:	AS NOTED
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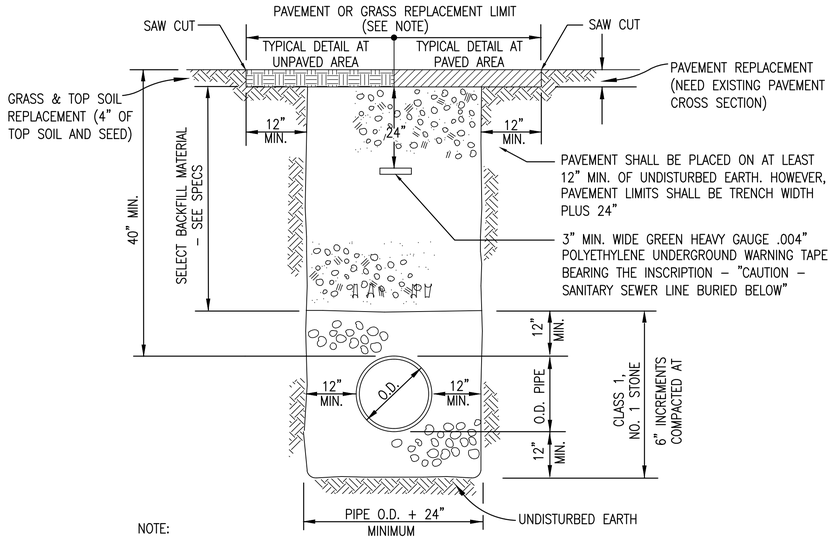
SHEET TITLE

SITE DETAILS

DRAWING#
CP-501

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1661 N. French Rd.)



NOTE:

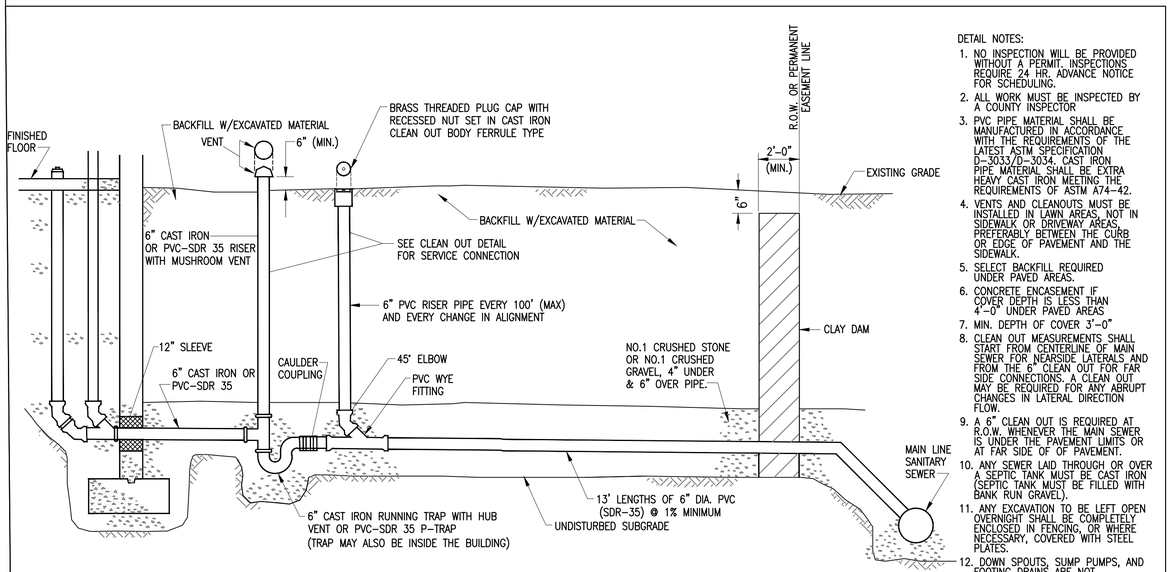
WHERE THE CONTRACTOR EXCAVATES BEYOND THE LIMITS SHOWN; SELECT FILL AND PAVEMENT, SIDEWALK & DRIVEWAY REPLACEMENT OUTSIDE THE LIMITS SHALL BE FURNISHED AND PLACED AT THE CONTRACTOR'S EXPENSE. (TYP.)

IF CONCRETE ENCASEMENT IS REQUIRED, IT SHALL BE INSTALLED IN PLACE OF (AND TO THE DIMENSIONS OF) THE PIPE BEDDING AND COVER TO 12" MIN. ABOVE AND BELOW THE PIPE.

IN GRASS AREAS REPLACE WITH 4" TOPSOIL AND SEED. REPLACE PARKING LOT PAVEMENT IN-KIND.

TYPICAL SANITARY SEWER TRENCH DETAIL

NOT TO SCALE

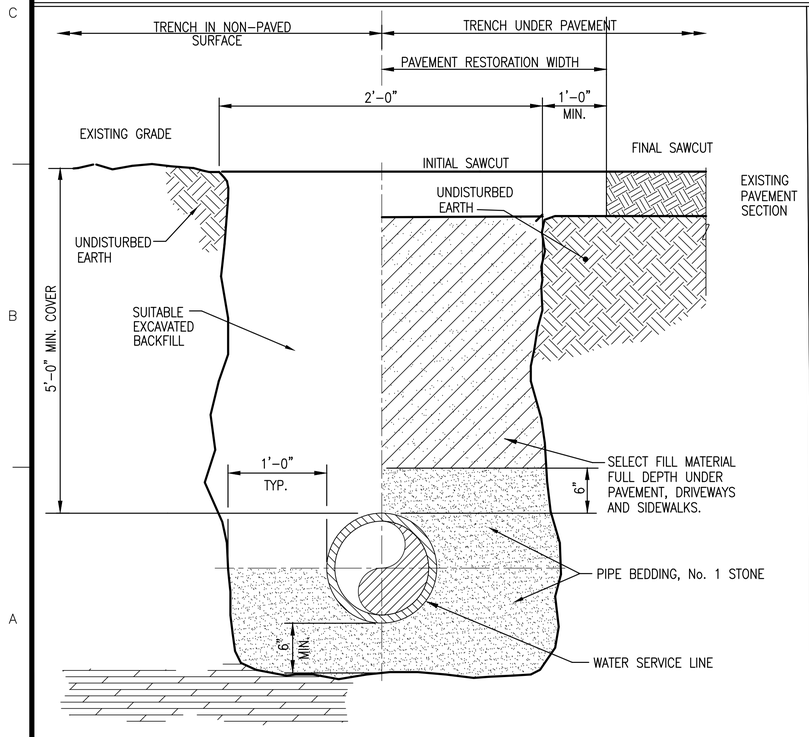


DETAIL NOTES:

1. NO INSPECTION WILL BE PROVIDED WITHOUT A PERMIT. INSPECTIONS REQUIRE 24 HR. ADVANCE NOTICE FOR SCHEDULING.
2. ALL WORK MUST BE INSPECTED BY A COUNTY INSPECTOR
3. PVC PIPE MATERIAL SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST ASTM SPECIFICATION D-3033/D-3034. CAST IRON PIPE MATERIAL SHALL BE EXTRA HEAVY CAST IRON MEETING THE REQUIREMENTS OF ASTM A74-42.
4. VENTS AND CLEANOUTS MUST BE INSTALLED IN LAWN AREAS, NOT IN SIDEWALK OR DRIVEWAY AREAS, PREFERABLY BETWEEN THE CURB OR EDGE OF PAVEMENT AND THE SIDEWALK.
5. SELECT BACKFILL REQUIRED UNDER PAVED AREAS.
6. CONCRETE ENCASEMENT IF COVER DEPTH IS LESS THAN 4'-0" UNDER PAVED AREAS
7. MIN. DEPTH OF COVER 3'-0"
8. CLEAN OUT MEASUREMENTS SHALL START FROM CENTERLINE OF MAIN SEWER FOR NEARSIDE LATERALS AND FROM THE 6" CLEAN OUT FOR FAR SIDE CONNECTIONS. A CLEAN OUT MAY BE REQUIRED FOR ANY ABRUPT CHANGES IN LATERAL DIRECTION FLOW.
9. A 6" CLEAN OUT IS REQUIRED AT R.O.W. WHENEVER THE MAIN SEWER IS UNDER THE PAVEMENT LIMITS OR AT FAR SIDE OF OF PAVEMENT.
10. ANY SEWER LAID THROUGH OR OVER A SEPTIC TANK MUST BE CAST IRON (SEPTIC TANK MUST BE FILLED WITH BANK RUN GRAVEL).
11. ANY EXCAVATION TO BE LEFT OPEN OVERNIGHT SHALL BE COMPLETELY ENCLOSED IN FENCING, OR WHERE NECESSARY, COVERED WITH STEEL PLATES.
12. DOWN SPOUTS, SUMP PUMPS, AND FOOTING DRAINS ARE NOT PERMITTED TO BE CONNECTED TO THE LATERAL.
13. FOR NEW STRUCTURES, NO CONNECTION SHALL BE MADE UNTIL BUILDING ROOF IS ERECTED AND BASEMENT FLOOR IS POURED.

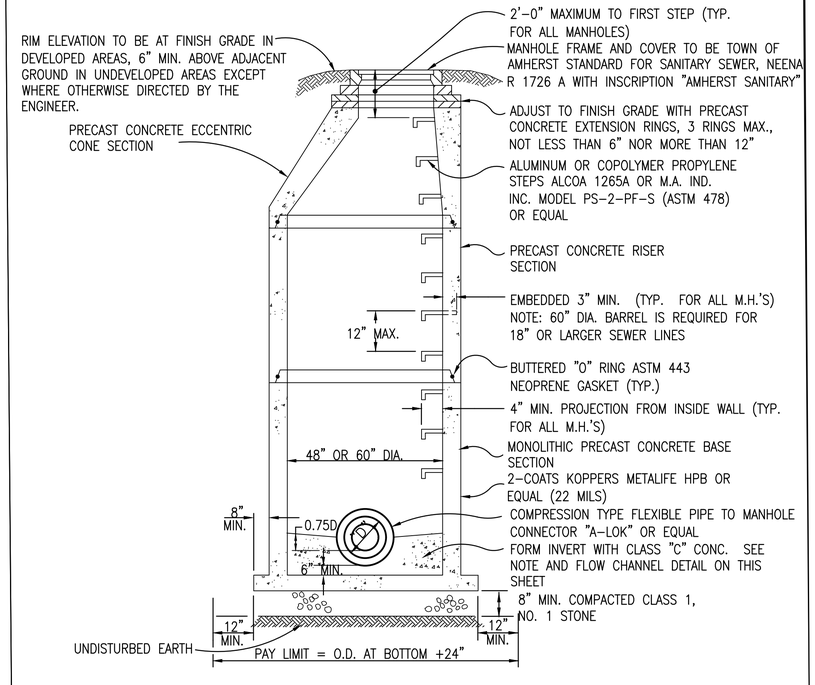
COMMERCIAL SERVICE WITHOUT BASEMENT DETAIL

NOT TO SCALE



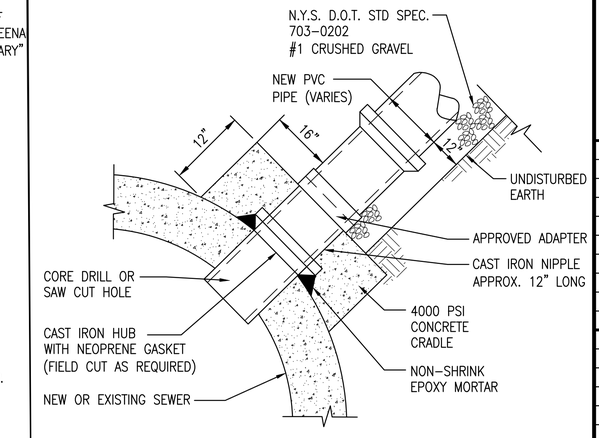
WATERLINE TRENCH

NOT TO SCALE



PRECAST CONCRETE MANHOLE

NOT TO SCALE



NOTES:

1. ALL WORK PERFORMED UNDER THE SUPERVISION OF A LICENSED MASTER PLUMBER.
2. CONTRACTOR MAY USE "INSERTA TEE" CONNECTION WITH CONCRETE CRADLE IN LINE OF DETAIL SHOWN.
3. ALL COSTS ASSOCIATED WITH THIS WORK TO BE INCLUDED IN UNIT PRICE BID FOR RESPECTIVE PIPE ITEMS.

TYPICAL CONNECTION TO EXISTING SEWER (CONCRETE OR BRICK) DETAIL

NOT TO SCALE

DiDonato Associates
Engineering and Architecture, P.C.
689 Main Street, Buffalo, NY 14203
t 716.656.1900 | f 716.656.1987
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TOWN OF AMHERST

NORTH FRENCH SOCCER FIELDHOUSE AND PARKING LOT

MARK	DATE	DESCRIPTION
	8/18/2025	SITE PLAN SUBMISSION

ISSUE:	
PROJECT NO:	2015.024A
DESIGNER PROJECT NO:	25-3656
CAD DWG FILE:	CP100.DWG
DRAWN BY:	ADS
CHECKED BY:	JDM
SCALE:	AS NOTED
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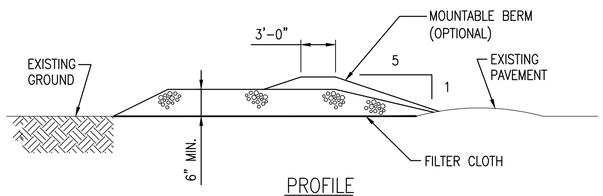
SHEET TITLE

SITE UTILITY DETAILS

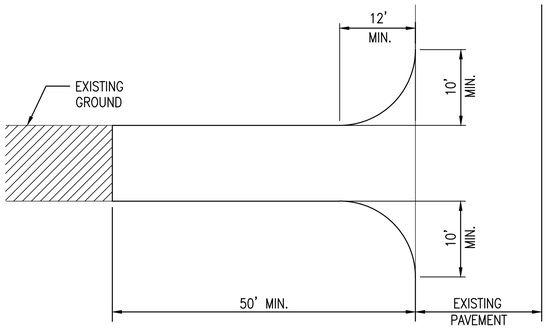
DRAWING#

CP-502

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1661 N. French Rd.)



PROFILE



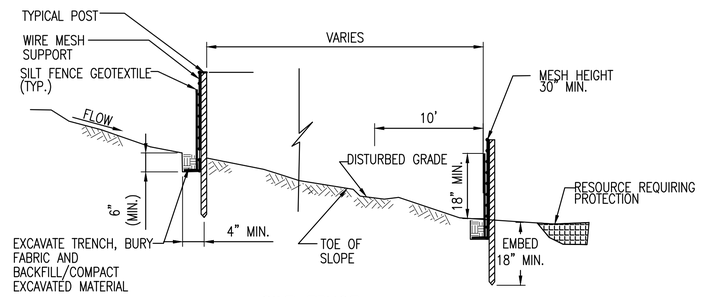
PLAN VIEW

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

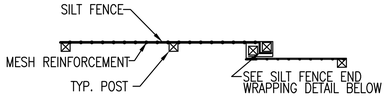
STABILIZED CONSTRUCTION ENTRANCE NOTES:

1. REQUIRED IF CONTRACTOR PROPOSES ALTERNATE ACCESS POINT THAT WOULD REQUIRE THIS ENTRANCE. WHILE IT IS NOT ANTICIPATED THAT A STABILIZED ENTRANCE WILL BE REQUIRED FOR ACCESS TO AND FROM THE SITE, THIS DETAIL WILL BE REQUIRED TO PREVENT TRACKING FROM STOCKPILE/STAGING AREAS ONTO EXISTING SITE ROADWAYS, SHOULD CONDITIONS NECESSITATE ITS USE.
2. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
3. LENGTH – NOT LESS THAN 50 FEET.
4. THICKNESS – NOT LESS THAN SIX (6) INCHES.
5. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FEET MINIMUM IF SINGLE ENTRANCE TO SITE OCCURS.
6. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
7. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
8. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC RIGHT OF WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO THE PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
9. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
10. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN PERIOD.



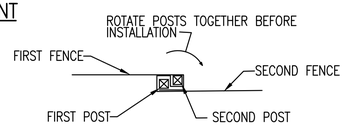
SILT FENCE

NOT TO SCALE



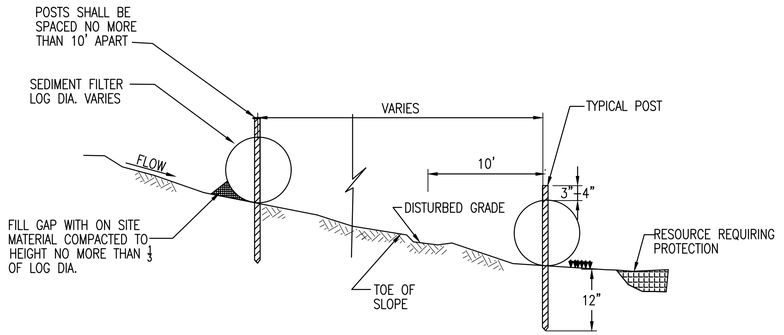
PLAN –SILT FENCE PLACEMENT

NOT TO SCALE



SILT FENCE END WRAPPING DETAIL

NOT TO SCALE

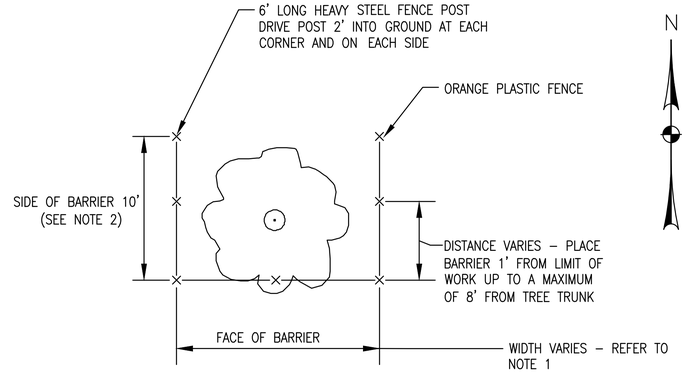


SEDIMENT FILTER LOG

NOT TO SCALE

APPLICATION NOTES – SILT FENCE AND SEDIMENT CONTROL LOGS:

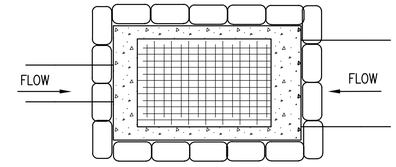
1. THE PRIMARY PURPOSE OF A SILT FENCE OR A SEDIMENT CONTROL LOG IS TO INTERCEPT SEDIMENT LADEN RUNOFF BY IMPOUNDING WATER BEHIND THE FENCE OR LOG SO THAT SEDIMENT FALLS OUT OF SUSPENSION.
2. IDENTIFY ONSITE AND OFFSITE RESOURCES THAT NEED TO BE PROTECTED USING THE SILT FENCE OR SEDIMENT CONTROL LOG (WETLANDS, WATERWAYS OR ENVIRONMENTALLY SENSITIVE AREAS). SILT FENCE OR SEDIMENT FILTER LOGS ARE TYPICALLY USED WITH EROSION OR SEDIMENT CONTROL MEASURES, SUCH AS MULCH AND/OR ROLLED EROSION CONTROL FABRIC.
3. SILT FENCE OR SEDIMENT FILTER LOGS SHALL SHALL NOT BE USED IN OR ACROSS A FLOWING CHANNEL, OR AREAS OF CONCENTRATED FLOW, DO NOT USE SILT FENCE OR SEDIMENT FILTER LOGS AS A PERIMETER CONTROL, TO DEFINE PROPERTY LINES, OR TO DELINEATE A RESOURCE.



1. FACE OF TREE PROTECTION BARRIER SHALL BE CENTERED ON THE TREE TRUNK AND SHALL EXTEND TO THE MAXIMUM DIMENSION STATED IN THE CARE OF TREES/TREE PROTECTION BARRIER TABLE UNLESS OBSTRUCTED.
2. THE SIDES OF THE BARRIER SHALL EXTEND 10' UNLESS OBSTRUCTED BY PAVEMENT.
3. POST SPACING SHALL NOT EXCEED 6' O.C.

TREE/VEGETATION PROTECTION BARRIER DETAIL

NOT TO SCALE



PLAN

SECTION

NOTES:

1. GRAVEL BAGS ARE TO BE FILLED WITH CLEAN STONE RATHER THAN SAND TO PREVENT SEDIMENT FROM ENTERING A DRAINAGE SYSTEM IF BAGS ARE DAMAGED DURING USE.
2. GRAVEL BAGS SHALL BE INDIVIDUALLY TIED, DOUBLE BAGGED AND INVERSELY INSERTED. GRAVEL BAGS SHALL LAP THE JOINTS BETWEEN THE BAGS IN THE LAYER BELOW. COST OF EXCAVATION FOR INSTALLATION SHALL BE INCLUDED IN THE PRICE BID FOR ITEM.
3. MEASURES SHALL BE INSPECTED EVERY SEVEN (7) CALENDAR DAYS, AFTER EACH RAINFALL OF 12 mm OR MORE WITHIN A 12 HOUR PERIOD, OR DAILY DURING PROLONGED RAINFALL. MEASURES SHALL BE CLEANED AND REPAIRED AS REQUIRED.
4. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION REACHES ONE-HALF OF THE MEASURE HEIGHT, SEDIMENT SHALL BE DISPOSED OF AS UNSUITABLE MATERIAL.
5. STRAW BALES WILL NOT BE ALLOWED IN LIEU OF THE GRAVEL BAGS.

TEMPORARY INLET PROTECTION DETAIL (GRAVEL BAG)

NOT TO SCALE

REFER TO NYSDOT 209 SERIES STANDARD SHEETS FOR ADDITIONAL DETAILS AND NOTES FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES

DiDonato Associates
Engineering and Architecture, P.C.
689 Main Street, Buffalo, NY 14203
t 716.656.1900 | f 716.656.1987
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TOWN OF AMHERST

NORTH FRENCH SOCCER FIELDHOUSE AND PARKING LOT

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	8/18/2025	SITE PLAN SUBMISSION

ISSUE:

PROJECT NO:	2015.024A
DESIGNER PROJECT NO:	25-3656
CAD DWG FILE:	CP100.DWG
DRAWN BY:	ADS
CHECKED BY:	JDM
SCALE:	AS NOTED
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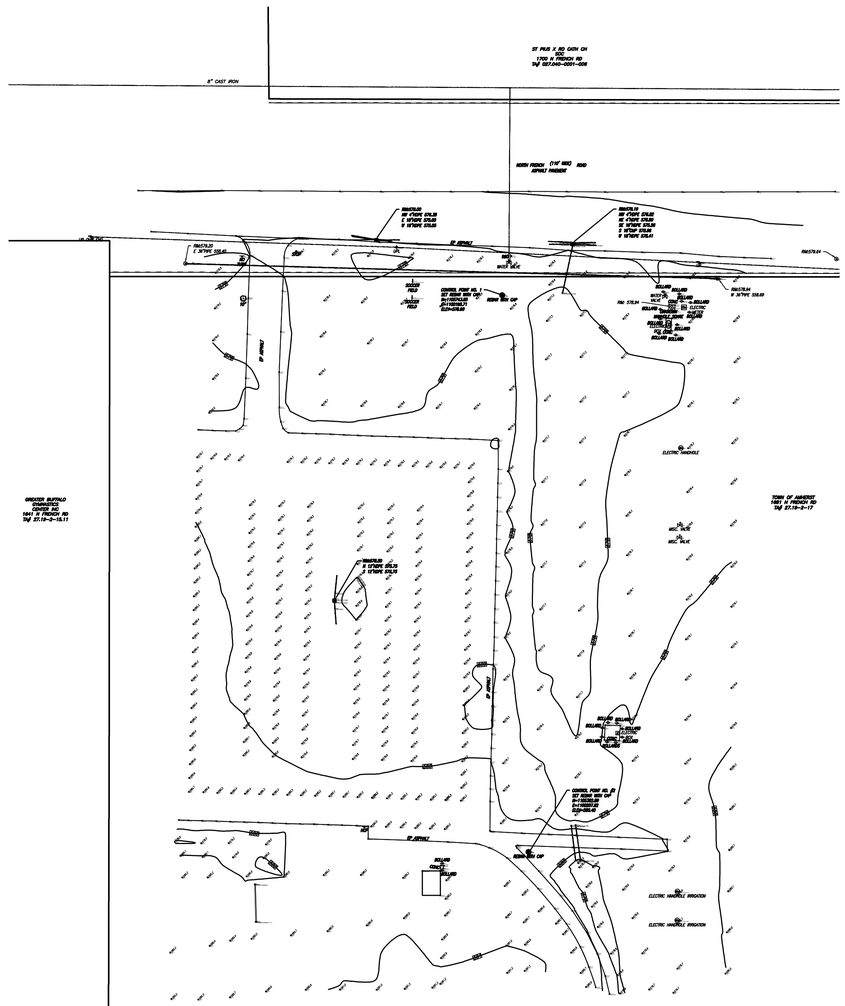
SHEET TITLE

EROSION CONTROL DETAILS

DRAWING#

CP-503

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1661 N. French Rd.)



GRAPHIC SCALE

1X 0 .5X 1X 2X 4X

(IN FEET)
1 inch = ft.

DiDonato Associates
Engineering and Architecture, P.C.

689 Main Street, Buffalo, NY 14203
t 716.656.1900 | f 716.656.1987
didonatoassociates.com

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TOWN OF AMHERST

NORTH FRENCH SOCCER FIELDHOUSE AND PARKING LOT

MARK	DATE	DESCRIPTION
	8/18/2025	SITE PLAN SUBMISSION

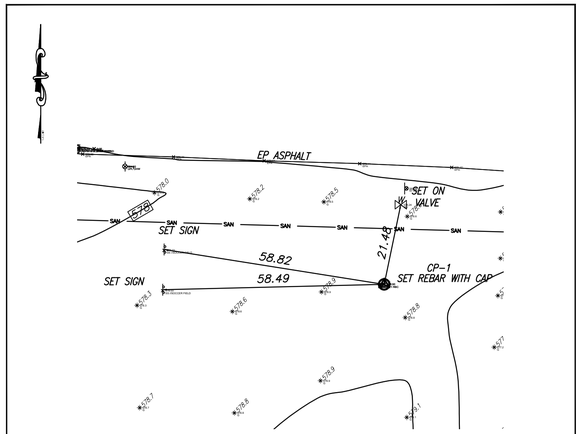
ISSUE:	
PROJECT NO:	2015.024A
DESIGNER PROJECT NO:	25-3656
CAD DWG FILE:	25NY086 - DiDonato - North French Soccer - 68164
DRAWN BY:	KAT
CHECKED BY:	GEM
SCALE:	1"=20'
COPYRIGHT:	

SHEET TITLE

EXISTING SITE AND SURVEY PLAN

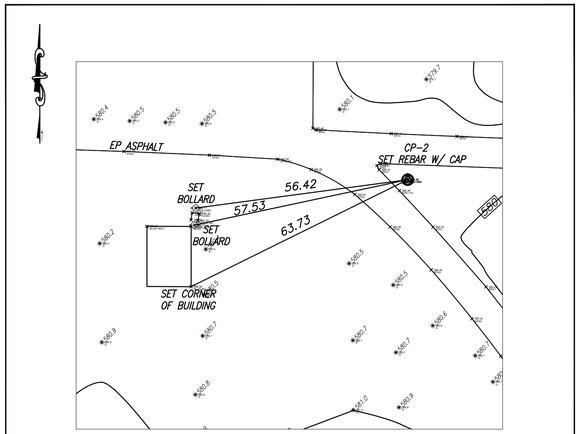
DRAWING#
VF101
1

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)



TIE NOT TO SCALE

CONTROL POINT #1
SET REBAR WITH CAP
N=1105743.85, E=1100190.71, ELEV=578.90



TIE NOT TO SCALE

CONTROL POINT #2
SET REBAR WITH CAP
N=1105382.89, E=1100207.82, ELEV=580.40

LEGEND:

- BOLLARD
- CATCH BASIN (SQUARE)
- CONTROL POINT
- DECIDUOUS TREE
- ELECTRIC BOX
- ELECTRIC HANDHOLE
- ELECTRIC METER
- REBAR WITH CAP
- SIGN 1 POST
- SANITARY MANHOLE
- SIGN 2 POST
- UNKNOWN MAN HOLE
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- VALVE
- WATER VALVE

SURVEY LINE TYPES:

- CONTOUR (MAJOR) — 580
- CONTOUR (MINOR) — 581
- ROW — ROW
- ROW CENTERLINE — ROW

UTILITY LINE TYPES:

- OVERHEAD WIRES — OHW
- SANITARY SEWER LINE — SAN
- STORM SEWER LINE — ST
- WATER LINE (RECORD) — W(R)

DIG SAFE UTILITY:

TYPE	COMPANY	RESPONSE	AFFECTED
COMMUNICATION	TIME WARNER OR VERIZON OR AT&T OR OTHER	YES	NO
ELECTRIC	NATIONAL GRID OR OTHER	YES	NO
GAS	NATIONAL FUEL OR NYSEG OR OTHER	YES	NO
STORM	ERIE COUNTY OR OTHER	NO	NO
SANITARY	ERIE COUNTY OR OTHER	YES	NO
TRAFFIC	NYSDOT OR TOWN	NO	NO
WATER	ERIE COUNTY WATER OR OTHER	YES	YES
OTHER	OTHER	NO	NO

NOTE:

UTILITY INFORMATION WAS PROVIDED FROM FIELD SURVEY AND DIG SAFE. DIG SAFE DESIGN TICKET IS #06165-002-235 06/16/2025. UTILITY COMPANIES WERE CONTACTED VIA PHONE AND EMAIL. IF NO RESPONSE FROM UTILITY COMPANY BEFORE PROJECT GOES TO CLIENT; KHEOPS WILL FORWARD ON TO THE CLIENT ANY LATE UTILITY INFO/EMAILS RECEIVED.

THE UTILITY INFORMATION SHOWN ON THE SURVEY DRAWING ARE FROM A DIG SAFE DESIGN TICKET AND SHOULD NOT REPLACE AN ACTUAL DIG LOCATION TICKET.

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TOWN OF AMHERST

NORTH FRENCH SOCCER FIELDHOUSE AND PARKING LOT

MARK	DATE	DESCRIPTION
	8/18/2025	SITE PLAN SUBMISSION

ISSUE:

PROJECT NO:	2015.024A
DESIGNER PROJECT NO:	25-3656
CAD DWG FILE:	25NY086 - DiDonato - North French Soccer - 66164
DRAWN BY:	KAT
CHECKED BY:	GEM
SCALE:	1"=20'
COPYRIGHT:	

SHEET TITLE

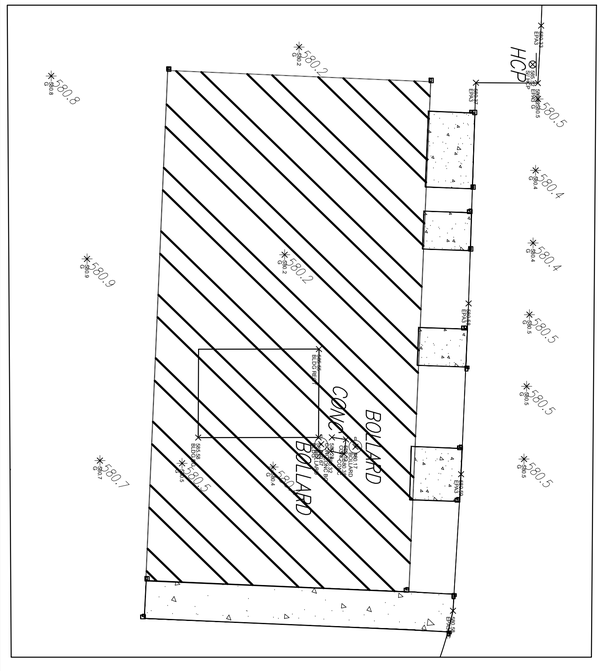
CONTROL TIES, LEGEND AND NOTES

DRAWING#

VF500

3

Attachment: SP-1989-19_C application_092525 (30812 : SP-1989-19_C, 1661 N. French Rd.)



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TOWN OF AMHERST

NORTH FRENCH SOCCER FIELDHOUSE AND PARKING LOT

MARK	DATE	DESCRIPTION
	8/18/2025	SITE PLAN SUBMISSION

ISSUE:	
PROJECT NO:	2015.024A
DESIGNER PROJECT NO:	25-3656
CAD DWG FILE:	CP100.DWG
DRAWN BY:	ADS
CHECKED BY:	JDM
SCALE:	1"=30'
COPYRIGHT:	

SHEET TITLE

GRADING PLAN

DRAWING#

GP-101

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1661 N. French Rd.)

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APPENDIX C

HYDRAULIC ANALYSIS

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

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EXISTING CONDITIONS

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

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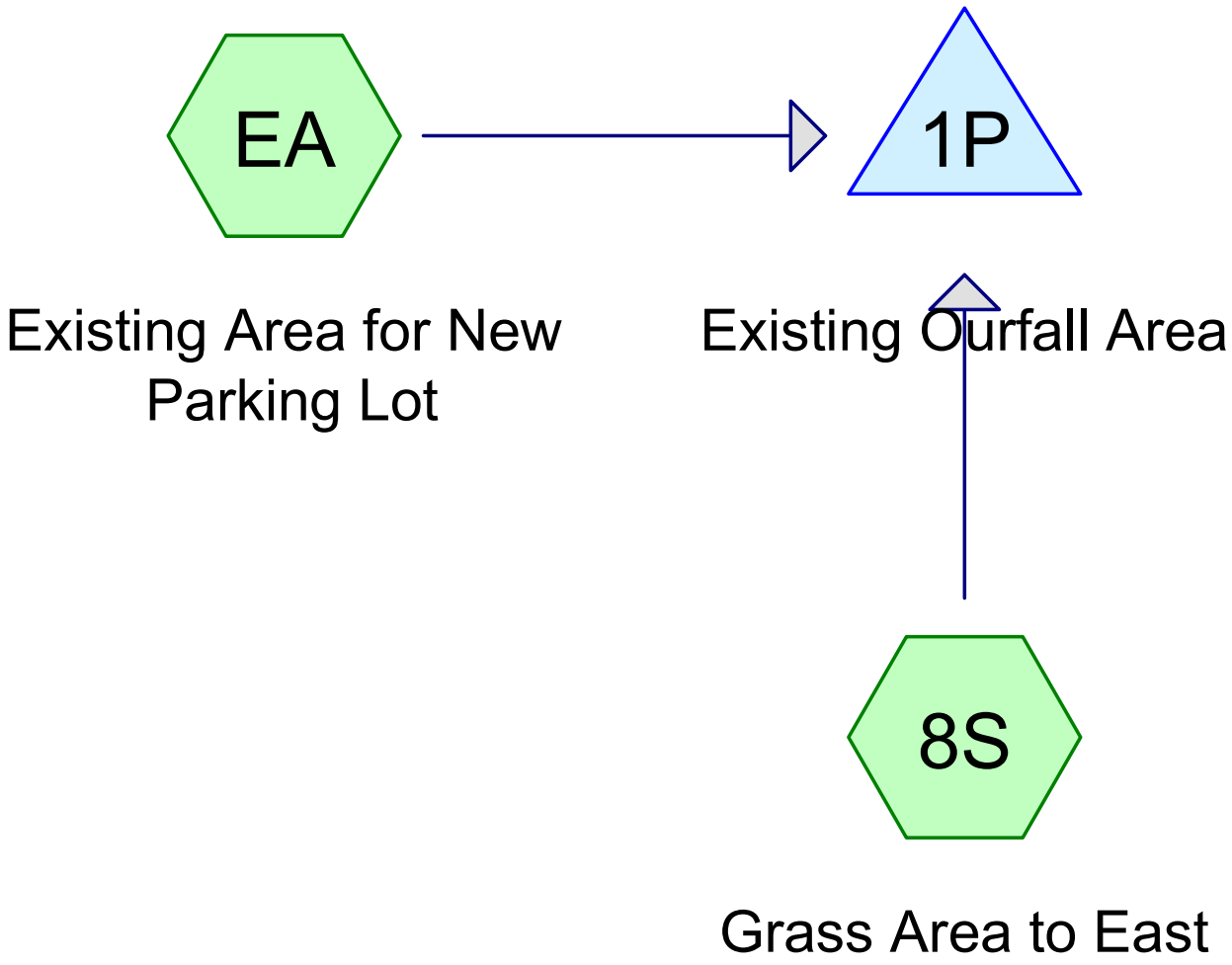
10 YEAR STORM

EXISTING CONDITIONS

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)



Subcat Reach Pond Link

Routing Diagram for Existing Conditions
Prepared by DiDonato Associates, PE, PC, Printed 8/18/2025
HydroCAD® 10.20-7a s/n 02514 © 2025 HydroCAD Software Solutions LLC

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	10 Year	Type II 24-hr		Default	24.00	1	3.08	2

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
3.073	80	>75% Grass cover, Good, HSG D (8S, EA)
3.073	**80**	**TOTAL AREA**

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
3.073	HSG D	8S, EA
0.000	Other	
3.073		**TOTAL AREA**

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	3.073	0.000	3.073	>75% Grass cover, Good	8S, EA
0.000	**0.000**	**0.000**	**3.073**	**0.000**	**3.073**	**TOTAL AREA**	

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 8S: Grass Area to East Runoff Area=2.500 ac 0.00% Impervious Runoff Depth>1.29"
Flow Length=350' Slope=0.0050 '/' Tc=56.4 min CN=80 Runoff=1.78 cfs 0.268 af

Subcatchment EA: Existing Area for New Runoff Area=24,950 sf 0.00% Impervious Runoff Depth>1.31"
Flow Length=245' Tc=13.0 min CN=80 Runoff=1.03 cfs 0.062 af

Pond 1P: Existing Ourfall Area Inflow=1.91 cfs 0.331 af
Primary=1.91 cfs 0.331 af

Total Runoff Area = 3.073 ac Runoff Volume = 0.331 af Average Runoff Depth = 1.29"
100.00% Pervious = 3.073 ac 0.00% Impervious = 0.000 ac

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

Summary for Subcatchment 8S: Grass Area to East

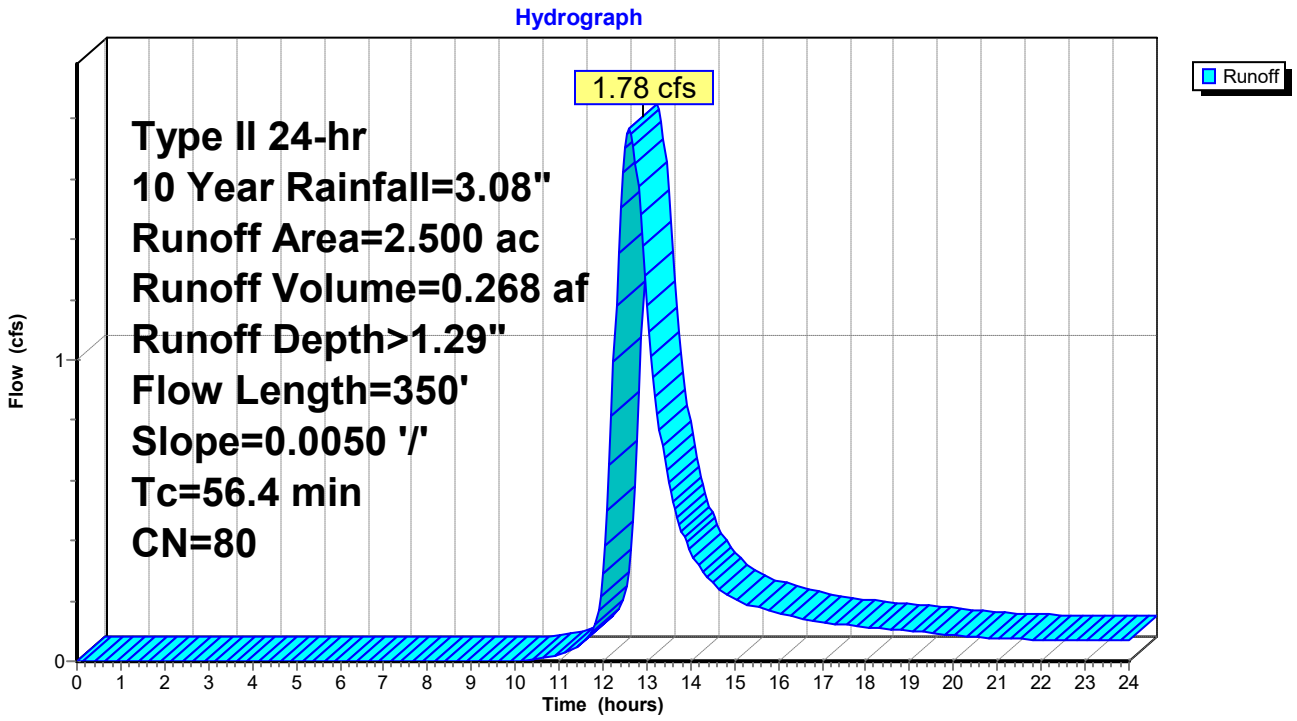
Runoff = 1.78 cfs @ 12.60 hrs, Volume= 0.268 af, Depth> 1.29"
Routed to Pond 1P : Existing Ourfall Area

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 Year Rainfall=3.08"

Area (ac)	CN	Description
2.500	80	>75% Grass cover, Good, HSG D
2.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
56.4	350	0.0050	0.10		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.17"

Subcatchment 8S: Grass Area to East



Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

Summary for Subcatchment EA: Existing Area for New Parking Lot

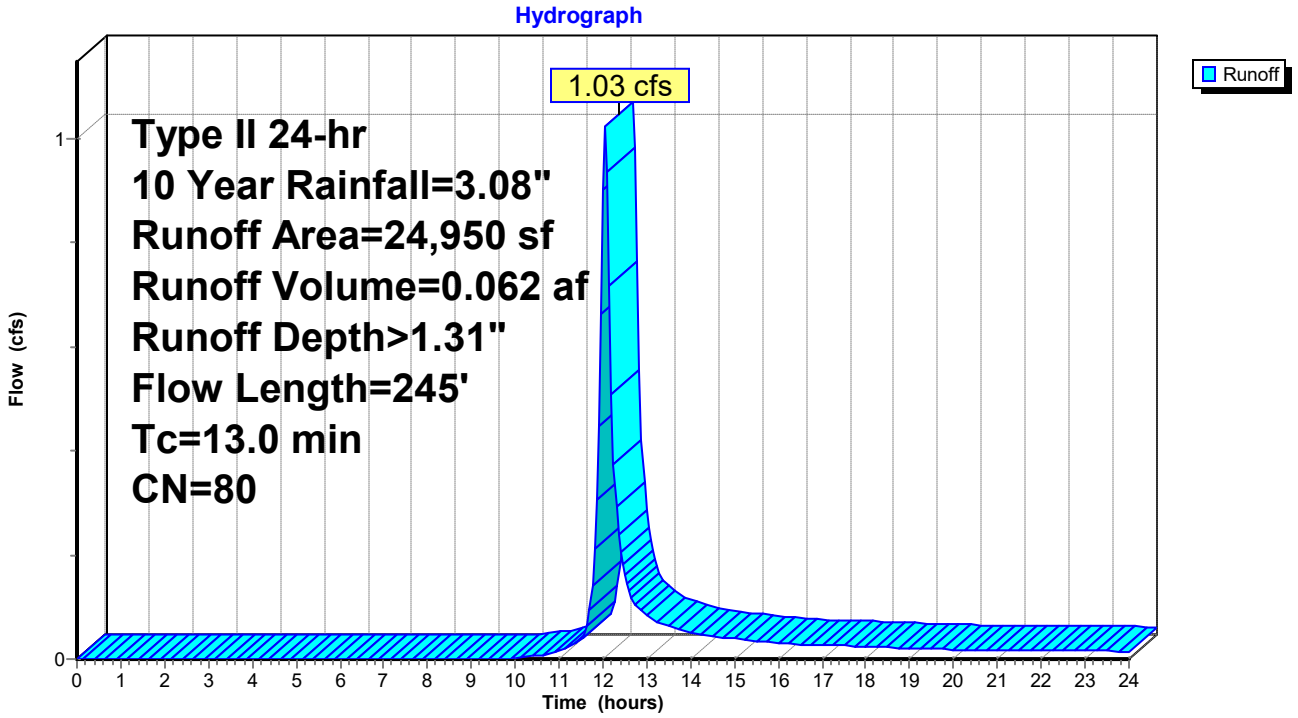
Runoff = 1.03 cfs @ 12.05 hrs, Volume= 0.062 af, Depth> 1.31"
Routed to Pond 1P : Existing Ourfall Area

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 Year Rainfall=3.08"

Area (sf)	CN	Description
24,950	80	>75% Grass cover, Good, HSG D
24,950		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.7	45	0.0120	0.10		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.17"
5.3	200	0.0080	0.63		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
13.0	245	Total			

Subcatchment EA: Existing Area for New Parking Lot



Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

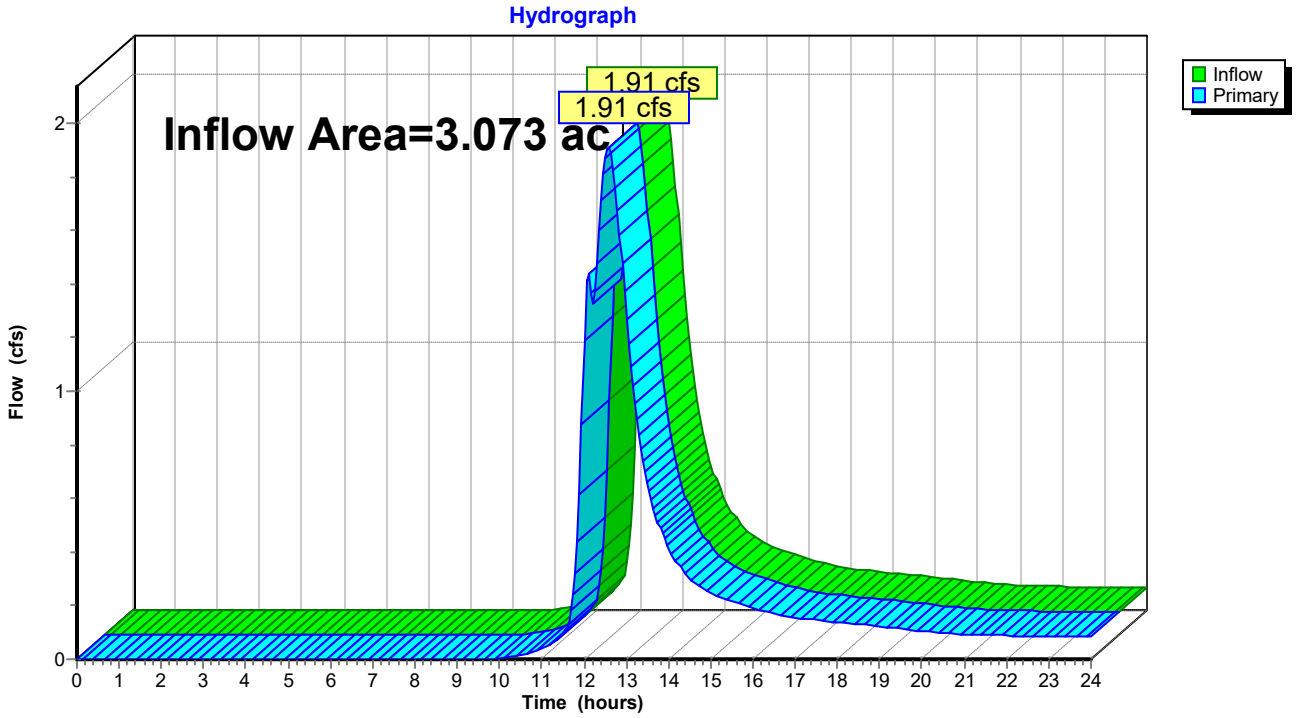
Summary for Pond 1P: Existing Ourfall Area

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 3.073 ac, 0.00% Impervious, Inflow Depth > 1.29" for 10 Year event
Inflow = 1.91 cfs @ 12.58 hrs, Volume= 0.331 af
Primary = 1.91 cfs @ 12.58 hrs, Volume= 0.331 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Pond 1P: Existing Ourfall Area



Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

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Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

PROPOSED CONDITIONS

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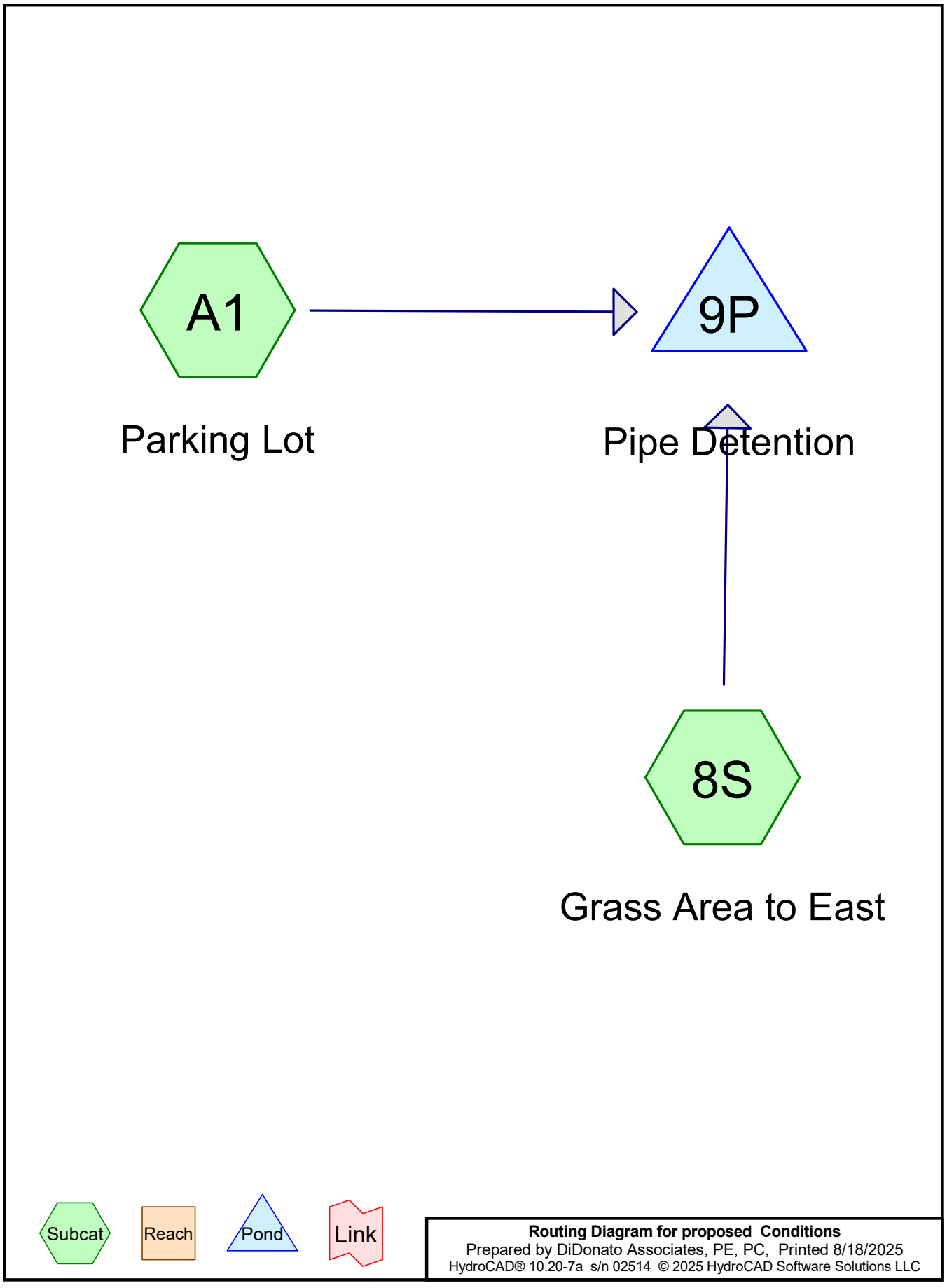
10 & 25 YEAR STORM

PROPOSED CONDITIONS

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)



Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	10 Year	Type II 24-hr		Default	24.00	1	3.08	2
2	25 Year	Type II 24-hr		Default	24.00	1	3.76	2

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
2.709	80	>75% Grass cover, Good, HSG D (8S, A1)
0.364	98	Paved parking, HSG D (A1)
3.073	**82**	**TOTAL AREA**

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
3.073	HSG D	8S, A1
0.000	Other	
3.073		**TOTAL AREA**

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	2.709	0.000	2.709	>75% Grass cover, Good	8S, A1
0.000	0.000	0.000	0.364	0.000	0.364	Paved parking	A1
0.000	**0.000**	**0.000**	**3.073**	**0.000**	**3.073**	**TOTAL AREA**	

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	M e M e
1	9P	577.75	576.62	96.0	0.0118	0.011	0.0	8.0	0.0	

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

Time span=0.00-30.00 hrs, dt=0.16 hrs, 189 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 8S: Grass Area to East Runoff Area=2.500 ac 0.00% Impervious Runoff Depth=1.31"
Flow Length=350' Slope=0.0050 '/' Tc=56.4 min CN=80 Runoff=1.76 cfs 0.273 af

Subcatchment A1: Parking Lot Runoff Area=24,950 sf 63.53% Impervious Runoff Depth=2.15"
Flow Length=121' Tc=8.8 min CN=91 Runoff=1.70 cfs 0.102 af

Pond 9P: Pipe Detention Peak Elev=578.97' Storage=0.043 af Inflow=2.01 cfs 0.375 af
8.0" Round Culvert n=0.011 L=96.0' S=0.0118 '/' Outflow=1.58 cfs 0.375 af

Total Runoff Area = 3.073 ac Runoff Volume = 0.375 af Average Runoff Depth = 1.47"
88.16% Pervious = 2.709 ac 11.84% Impervious = 0.364 ac

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

Summary for Subcatchment 8S: Grass Area to East

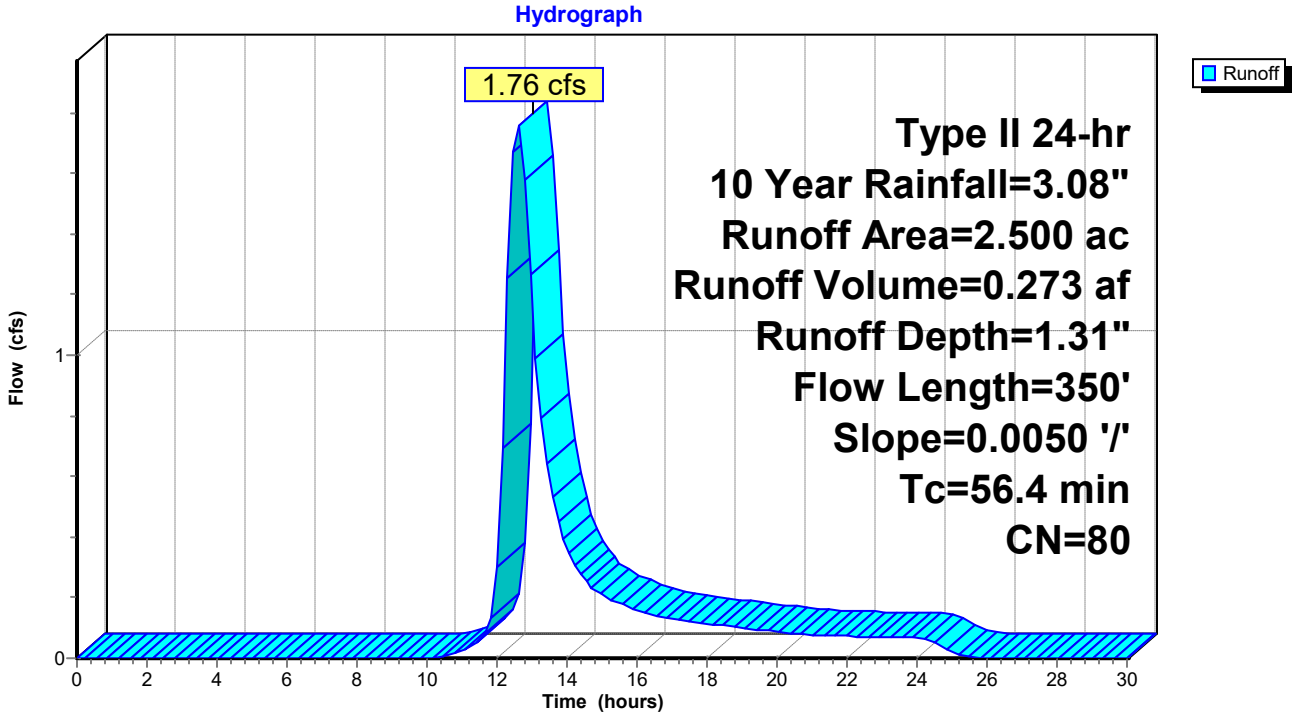
Runoff = 1.76 cfs @ 12.61 hrs, Volume= 0.273 af, Depth= 1.31"
Routed to Pond 9P : Pipe Detention

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.08 hrs, dt= 0.16 hrs
Type II 24-hr 10 Year Rainfall=3.08"

Area (ac)	CN	Description
2.500	80	>75% Grass cover, Good, HSG D
2.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
56.4	350	0.0050	0.10		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.17"

Subcatchment 8S: Grass Area to East



Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

Summary for Subcatchment A1: Parking Lot

[49] Hint: Tc<2dt may require smaller dt

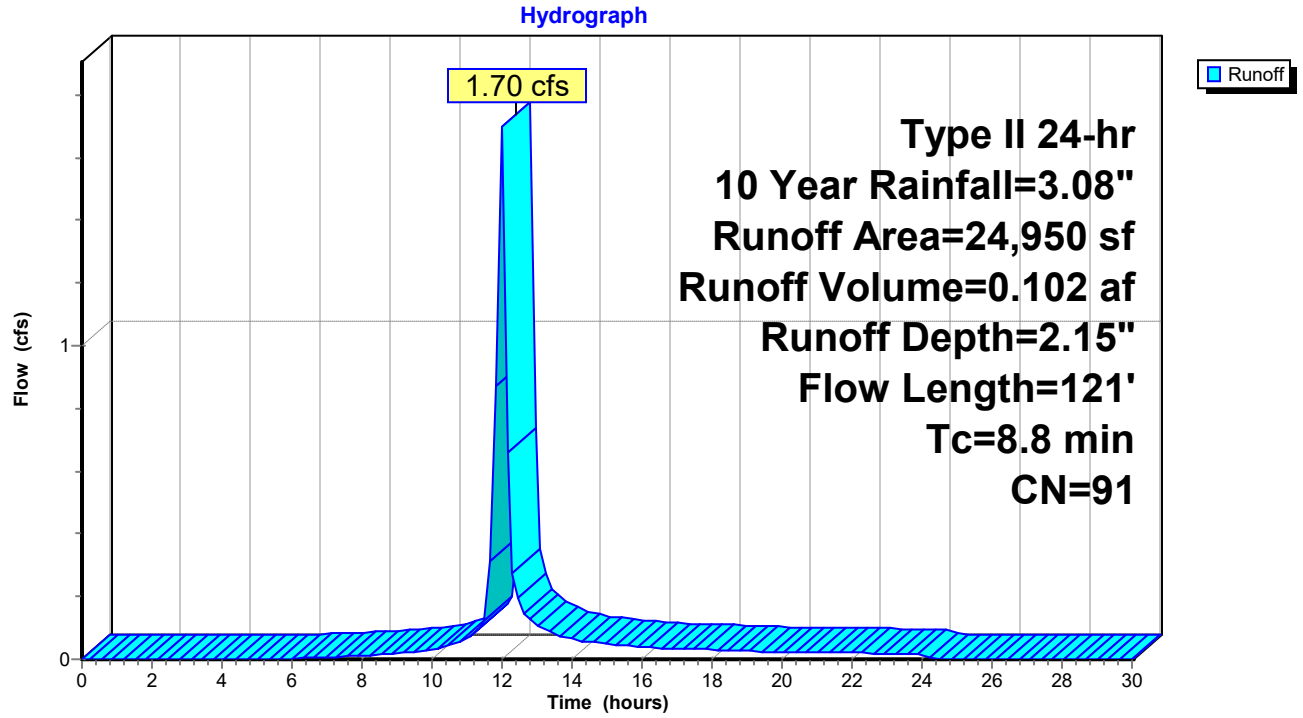
Runoff = 1.70 cfs @ 11.99 hrs, Volume= 0.102 af, Depth= 2.15"
Routed to Pond 9P : Pipe Detention

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.08 hrs, dt= 0.16 hrs
Type II 24-hr 10 Year Rainfall=3.08"

Area (sf)	CN	Description
9,100	80	>75% Grass cover, Good, HSG D
15,850	98	Paved parking, HSG D
24,950	91	Weighted Average
9,100		36.47% Pervious Area
15,850		63.53% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.1	33	0.0080	0.08		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.17"
0.9	40	0.0100	0.71		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.17"
0.8	48	0.0050	1.06		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
8.8	121	Total			

Subcatchment A1: Parking Lot



Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

Summary for Pond 9P: Pipe Detention

Inflow Area = 3.073 ac, 11.84% Impervious, Inflow Depth = 1.47" for 10 Year event
Inflow = 2.01 cfs @ 12.02 hrs, Volume= 0.375 af
Outflow = 1.58 cfs @ 12.86 hrs, Volume= 0.375 af, Atten= 21%, Lag= 50.7 min
Primary = 1.58 cfs @ 12.86 hrs, Volume= 0.375 af
Routed to nonexistent node 1

Routing by Stor-Ind method, Time Span= 0.00-30.08 hrs, dt= 0.16 hrs
Peak Elev= 578.97' @ 12.86 hrs Surf.Area= 0.047 ac Storage= 0.043 af

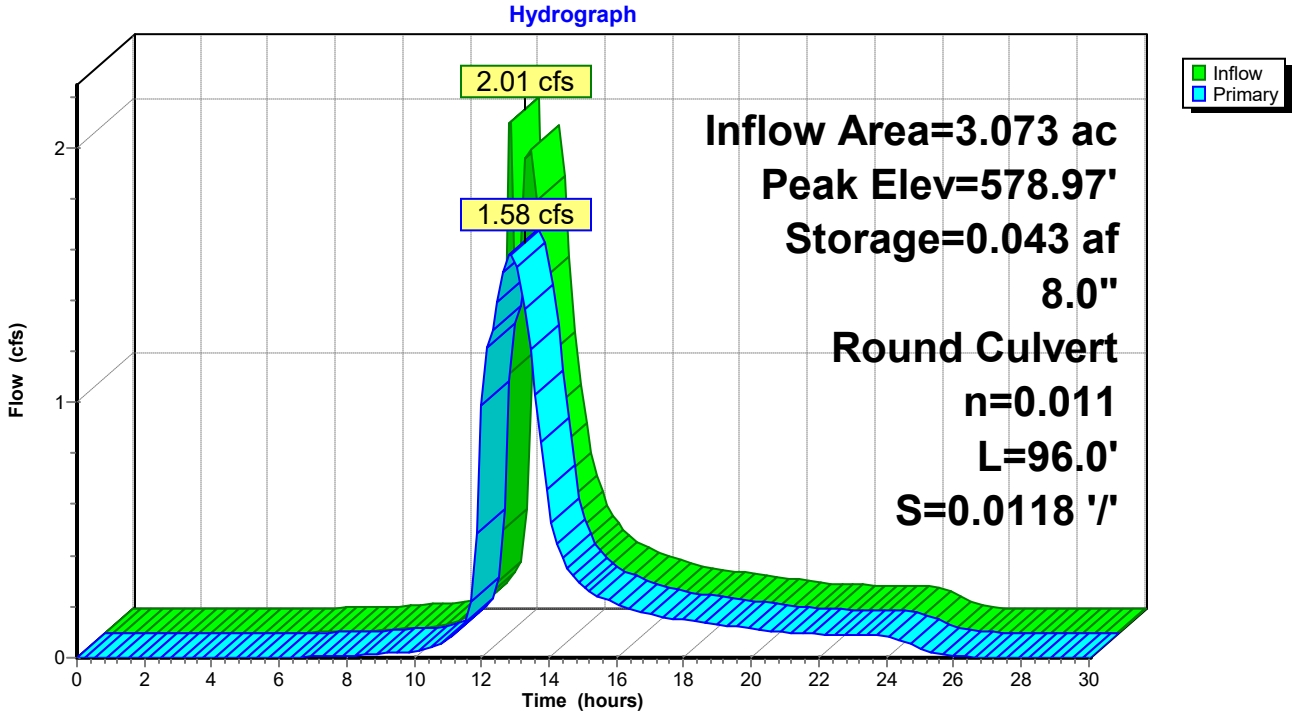
Plug-Flow detention time= 17.0 min calculated for 0.373 af (99% of inflow)
Center-of-Mass det. time= 17.2 min (882.3 - 865.1)

Volume	Invert	Avail.Storage	Storage Description
#1	577.75'	0.114 af	**36.0" Round Pipe Storage** x 3.5 L= 200.0'

Device	Routing	Invert	Outlet Devices
#1	Primary	577.75'	**8.0" Round Culvert** L= 96.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 577.75' / 576.62' S= 0.0118 '/' Cc= 0.900 n= 0.011, Flow Area= 0.35 sf

Primary OutFlow Max=1.57 cfs @ 12.86 hrs HW=578.96' (Free Discharge)
1=Culvert (Inlet Controls 1.57 cfs @ 4.51 fps)

Pond 9P: Pipe Detention



Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

Time span=0.00-30.00 hrs, dt=0.16 hrs, 189 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 8S: Grass Area to East Runoff Area=2.500 ac 0.00% Impervious Runoff Depth=1.85"
Flow Length=350' Slope=0.0050 '/' Tc=56.4 min CN=80 Runoff=2.52 cfs 0.384 af

Subcatchment A1: Parking Lot Runoff Area=24,950 sf 63.53% Impervious Runoff Depth=2.79"
Flow Length=121' Tc=8.8 min CN=91 Runoff=2.18 cfs 0.133 af

Pond 9P: Pipe Detention Peak Elev=579.74' Storage=0.080 af Inflow=2.72 cfs 0.517 af
8.0" Round Culvert n=0.011 L=96.0' S=0.0118 '/' Outflow=1.92 cfs 0.517 af

Total Runoff Area = 3.073 ac Runoff Volume = 0.517 af Average Runoff Depth = 2.02"
88.16% Pervious = 2.709 ac 11.84% Impervious = 0.364 ac

Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

Summary for Subcatchment 8S: Grass Area to East

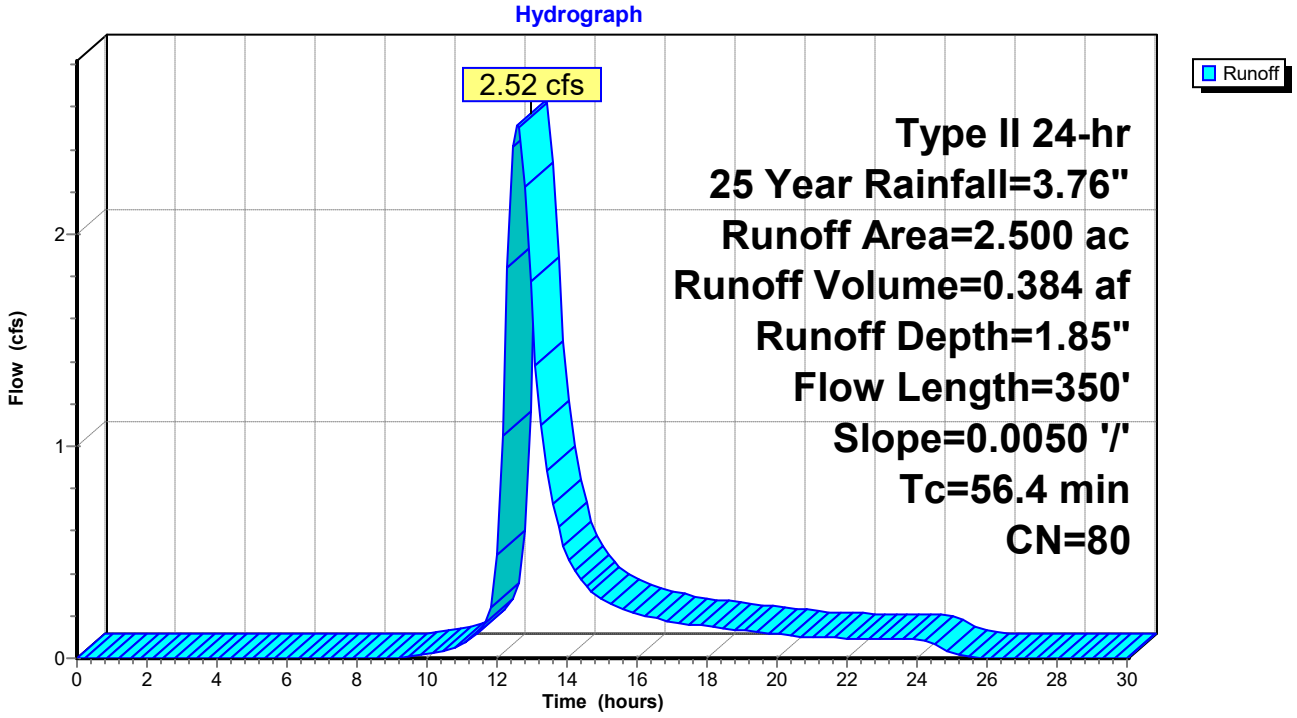
Runoff = 2.52 cfs @ 12.60 hrs, Volume= 0.384 af, Depth= 1.85"
Routed to Pond 9P : Pipe Detention

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.08 hrs, dt= 0.16 hrs
Type II 24-hr 25 Year Rainfall=3.76"

Area (ac)	CN	Description
2.500	80	>75% Grass cover, Good, HSG D
2.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
56.4	350	0.0050	0.10		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.17"

Subcatchment 8S: Grass Area to East



Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

Summary for Subcatchment A1: Parking Lot

[49] Hint: Tc<2dt may require smaller dt

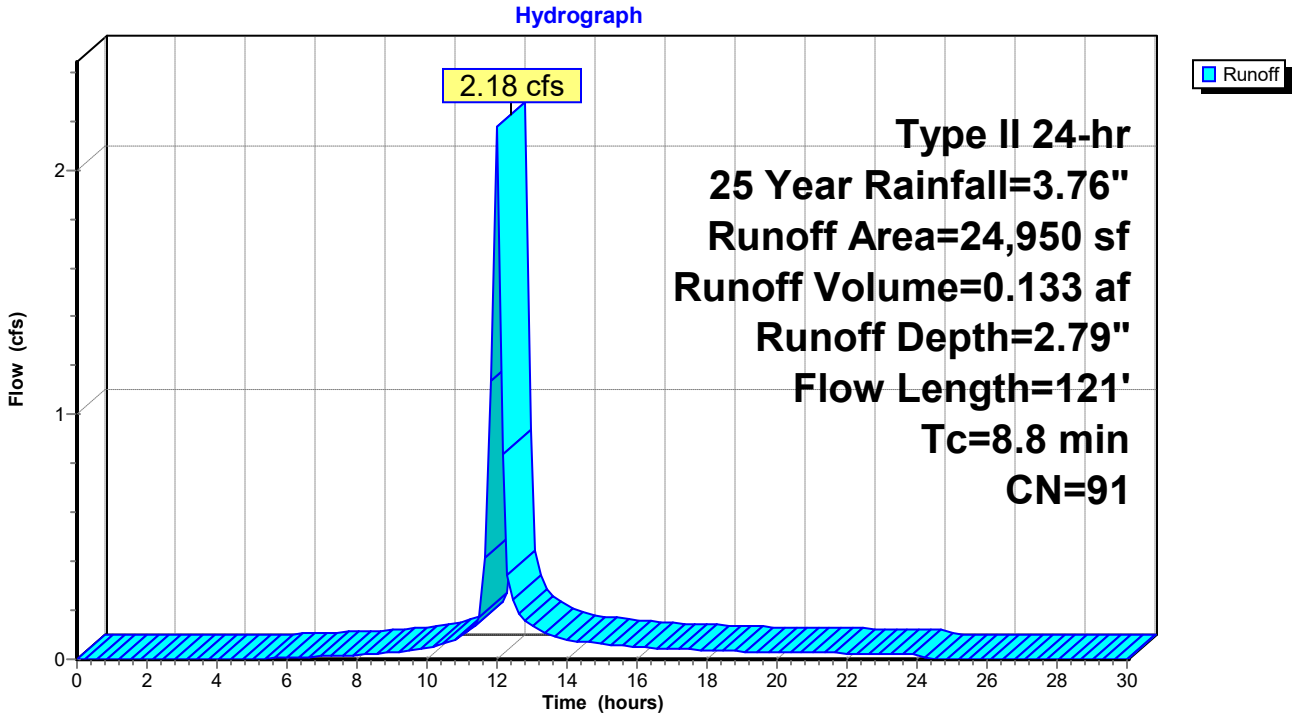
Runoff = 2.18 cfs @ 11.99 hrs, Volume= 0.133 af, Depth= 2.79"
Routed to Pond 9P : Pipe Detention

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.08 hrs, dt= 0.16 hrs
Type II 24-hr 25 Year Rainfall=3.76"

Area (sf)	CN	Description
9,100	80	>75% Grass cover, Good, HSG D
15,850	98	Paved parking, HSG D
24,950	91	Weighted Average
9,100		36.47% Pervious Area
15,850		63.53% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.1	33	0.0080	0.08		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.17"
0.9	40	0.0100	0.71		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.17"
0.8	48	0.0050	1.06		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
8.8	121	Total			

Subcatchment A1: Parking Lot



Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

Summary for Pond 9P: Pipe Detention

Inflow Area = 3.073 ac, 11.84% Impervious, Inflow Depth = 2.02" for 25 Year event
Inflow = 2.72 cfs @ 12.57 hrs, Volume= 0.517 af
Outflow = 1.92 cfs @ 12.97 hrs, Volume= 0.517 af, Atten= 29%, Lag= 23.6 min
Primary = 1.92 cfs @ 12.97 hrs, Volume= 0.517 af
Routed to nonexistent node 1

Routing by Stor-Ind method, Time Span= 0.00-30.08 hrs, dt= 0.16 hrs
Peak Elev= 579.74' @ 12.97 hrs Surf.Area= 0.046 ac Storage= 0.080 af

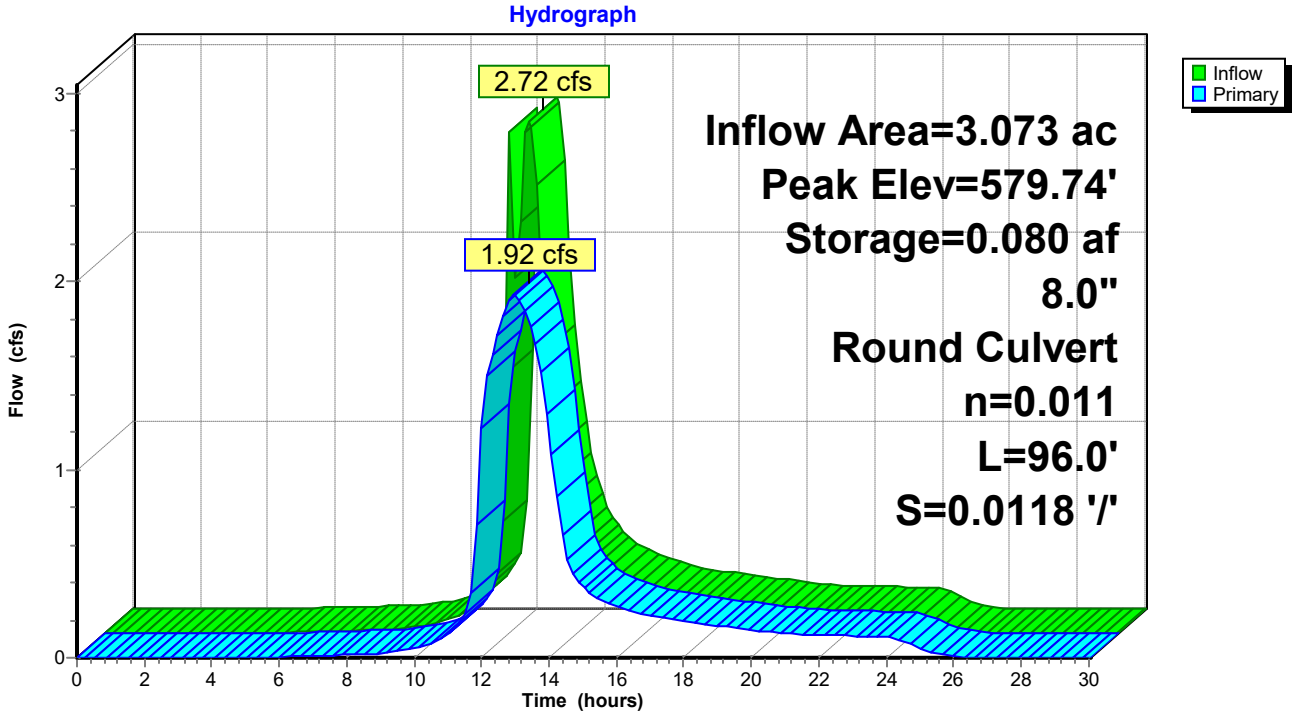
Plug-Flow detention time= 21.0 min calculated for 0.517 af (100% of inflow)
Center-of-Mass det. time= 20.6 min (877.8 - 857.1)

Volume	Invert	Avail.Storage	Storage Description
#1	577.75'	0.114 af	**36.0" Round Pipe Storage** x 3.5 L= 200.0'

Device	Routing	Invert	Outlet Devices
#1	Primary	577.75'	**8.0" Round Culvert** L= 96.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 577.75' / 576.62' S= 0.0118 '/' Cc= 0.900 n= 0.011, Flow Area= 0.35 sf

Primary OutFlow Max=1.92 cfs @ 12.97 hrs HW=579.73' (Free Discharge)
1=Culvert (Barrel Controls 1.92 cfs @ 5.50 fps)

Pond 9P: Pipe Detention



Attachment: SP-1989-19_C_application_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

NORTH FRENCH SOCCER FIELDHOUSE AND PARKING LOT
TOWN OF AMHERST PROJECT NO.

1681 N FRENCH RD.
AMHERST, NY 14068

PROJECT NO. 2015.024A
SITE PLAN SUBMISSION
AUGUST 18, 2025

DiDonato Associates

DiDONATO Project No. 25-3656

CONSULTANTS

BUFFALO ENGINEERING, P.C.
Mechanical-Electrical Engineers

TOWN SUPERVISOR
BRIAN J. KULPA

TOWN COUNCILMEMBERS
SHAWN LAVIN
JACQUALINE G. BERGER
MICHAEL SZUKALA
ANGELA MARINUCCI

TOWN CLERK
FANCINA J. SPOTH

INTERIM TOWN ATTORNEY
SAMUEL A. ALBA

DIRECTOR OF ENGINEERING SERVICES
BRIAN J. ARMSTRONG

SUPERINTENDENT OF HIGHWAYS
STEVEN FLOSS

STATE OF NEW YORK · WILLIAM F. [illegible] · 081988 · LICENSED PROFESSIONAL ENGINEER

REGISTERED ARCHITECT · MICHAEL W. BANKS · 037029 · STATE OF NEW YORK

LOCATION MAP

PROJECT
NORTH

DRAWING INDEX

CIVIL

VF-101	TOPOGRAPHIC SURVEY
VF-102	TOPOGRAPHIC SURVEY
VF-103	CONTROL TIES, LEGEND AND NOTES
CP-100	OVERAL SITE AND ZONING PLAN
CP-101	SITE AND UTILITY PLAN
CP-501	SITE DETAILS
CP-502	SITE UTILITY DETAILS
CP-503	EROSION CONTROL DETAILS
GP-101	GRADING PLAN
LP-101	LANDSCAPE PLAN

ARCHITECTURAL

A-101	FLOOR PLAN
A-201	EXTERIOR ELEVATIONS

ELECTRICAL

ES-100	ELECTRICAL SITE PHOTOMETRIC PLAN

Attachment: SP-1989-19_C_drawings_092525 (30812 : SP-1989-19_C_1681 N. French Rd.)

ST PIUS X RO CATH CH
SOC
1700 N FRENCH RD
TA# 027.040-0001-006

8" CAST IRON

NORTH FRENCH (110' WIDE) ROAD
ASPHALT PAVEMENT

RIM:579.00
NW 4"HDPE 576.38
E 18"HDPE 575.00
W 18"HDPE 575.05

RIM:579.19
NW 4"HDPE 576.82
NE 4"HDPE 576.80
SE 18"HDPE 575.56
S 18"CMP 575.96
W 18"HDPE 575.41

UP, OHW END

RIM:579.20
E 36"PIPE 558.40

EP ASPHALT

NO TURN

STOP

UPL

990

WATER VALVE

RIM:579.64

RIM:578.94
W 36"PIPE 558.69

SOCCER FIELD

SOCCER FIELD

CONTROL POINT NO. 1
SET REBAR WITH CAP
N=1105743.85
E=1100190.71
ELEV=578.90

REBAR WITH CAP

BOLLARD
WATER VALVE
CONC
ELECTRIC METER
UNKNOWN MANHOLE SQARE
ELECTRIC BOX CONC

RIM: 578.94

EP ASPHALT

10"

578

579

ELECTRIC HANDHOLE

MISC. VALVE

MISC. VALVE

RIM:578.50
N 12"HDPE 575.75
S 12"HDPE 575.75

GREATER BUFFALO GYMNASTICS CENTER INC
1641 N FRENCH RD
TA# 27.19-2-15.11

TOWN OF AMHERST
1681 N FRENCH RD
TA# 27.19-2-17

GRAPHIC SCALE

1X 0 .5X 1X 2X 4X

(IN FEET)
1 inch = ft.

DiDonato Associates
Engineering and Architecture, P.C.

689 Main Street, Buffalo, NY 14203
t 716.656.1900 | f 716.656.1987
didonatoassociates.com

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STATE OF NEW YORK
WILLIAM F. RYAN
LICENSED PROFESSIONAL ENGINEER
081989

TOWN OF AMHERST

NORTH FRENCH SOCCER FIELDHOUSE AND PARKING LOT

MARK	DATE	DESCRIPTION
	8/18/2025	SITE PLAN SUBMISSION

ISSUE:

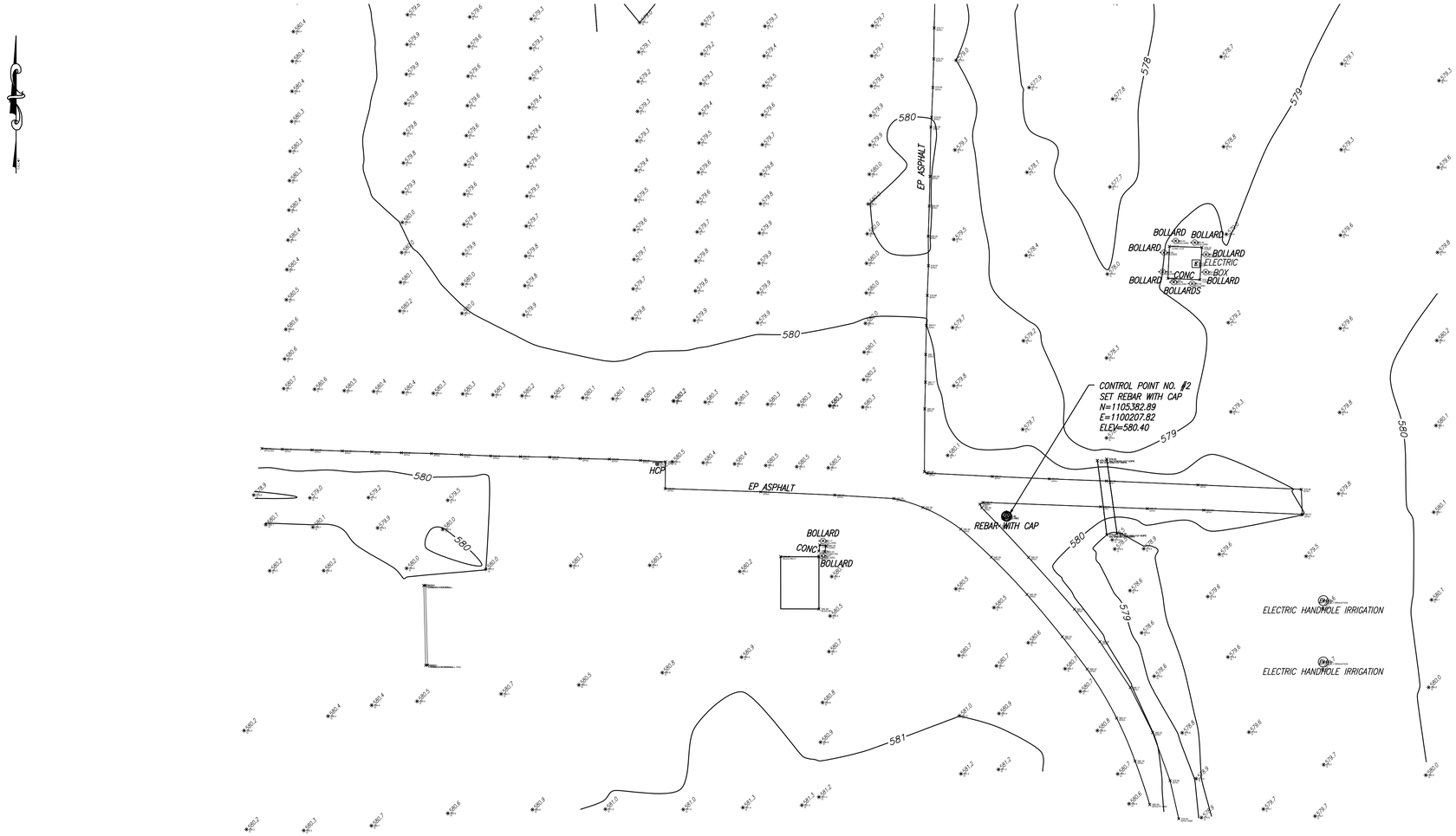
PROJECT NO:	2015.024A
DESIGNER PROJECT NO:	25-3656
CAD DWG FILE:	25MY086 - DiDonato - North French Soccer - 66164
DRAWN BY:	KAT
CHECKED BY:	GEM
SCALE:	1"=20'
COPYRIGHT:	

SHEET TITLE

TOPOGRAPHIC SURVEY

DRAWING#
VF-101
1

Attachment: SP-1989-19_C_drawings_092525 (30812 : SP-1989-19_C_1681 N. French Rd.)



GRAPHIC SCALE

1X 0 .5X 1X 2X 4X

(IN FEET)
1 inch = ft.

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TOWN OF AMHERST

NORTH FRENCH SOCCER FIELDHOUSE AND PARKING LOT

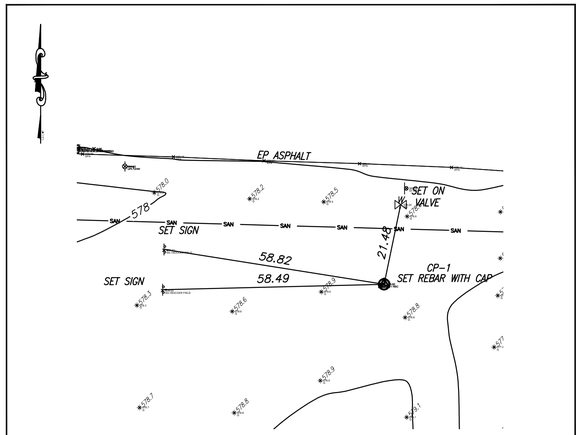
MARK	DATE	DESCRIPTION
	8/18/2025	SITE PLAN SUBMISSION
ISSUE:		
PROJECT NO:		2015.024A
DESIGNER PROJECT NO:		25-3656
CAD DWG FILE: 25NY086 - DiDonato - North French Soccer - 68164		
DRAWN BY:		KAT
CHECKED BY:		GEM
SCALE:		1"=20
COPYRIGHT:		

SHEET TITLE

TOPOGRAPHIC SURVEY

DRAWING#
VF-102
2

Attachment: SP-1989-19_C_drawings_092525 (30812 : SP-1989-19_C_1681 N. French Rd.)

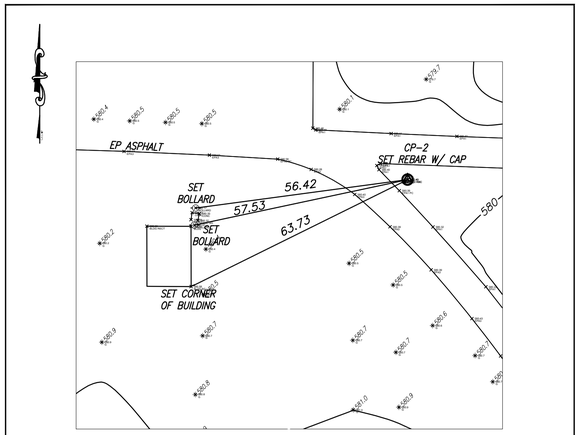


TIE NOT TO SCALE

CONTROL POINT #1

SET REBAR WITH CAP

N=1105743.85, E=1100190.71, ELEV=578.90



TIE NOT TO SCALE

CONTROL POINT #2

SET REBAR WITH CAP

N=1105382.89, E=1100207.82, ELEV=580.40

LEGEND:

- BOLLARD
- CATCH BASIN (SQUARE)
- CONTROL POINT
- DECIDUOUS TREE
- ELECTRIC BOX
- ELECTRIC HANDHOLE
- ELECTRIC METER
- REBAR WITH CAP
- SIGN 1 POST
- SANITARY MANHOLE
- SIGN 2 POST
- UNKNOWN MAN HOLE
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- VALVE
- WATER VALVE

SURVEY LINE TYPES:

- CONTOUR (MAJOR) — 580
- CONTOUR (MINOR) — 581
- ROW — ROW
- ROW CENTERLINE — ROW

UTILITY LINE TYPES:

- OVERHEAD WIRES — OHW
- SANITARY SEWER LINE — SAN
- STORM SEWER LINE — ST
- WATER LINE (RECORD) — W(R)

DIG SAFE UTILITY:

TYPE	COMPANY	RESPONSE	AFFECTED
COMMUNICATION	TIME WARNER OR VERIZON OR AT&T OR OTHER	YES	NO
ELECTRIC	NATIONAL GRID OR OTHER	YES	NO
GAS	NATIONAL FUEL OR NYSEG OR OTHER	YES	NO
STORM	ERIE COUNTY OR OTHER	NO	NO
SANITARY	ERIE COUNTY OR OTHER	YES	NO
TRAFFIC	NYSDOT OR TOWN	NO	NO
WATER	ERIE COUNTY WATER OR OTHER	YES	YES
OTHER	OTHER	NO	NO

NOTE:

UTILITY INFORMATION WAS PROVIDED FROM FIELD SURVEY AND DIG SAFE. DIG SAFE DESIGN TICKET IS #06165-002-235 06/16/2025. UTILITY COMPANIES WERE CONTACTED VIA PHONE AND EMAIL. IF NO RESPONSE FROM UTILITY COMPANY BEFORE PROJECT GOES TO CLIENT; KHEOPS WILL FORWARD ON TO THE CLIENT ANY LATE UTILITY INFO/EMAILS RECEIVED.

THE UTILITY INFORMATION SHOWN ON THE SURVEY DRAWING ARE FROM A DIG SAFE DESIGN TICKET AND SHOULD NOT REPLACE AN ACTUAL DIG LOCATION TICKET.

DiDonato Associates
Engineering and Architecture, P.C.
689 Main Street, Buffalo, NY 14203
t 716.656.1900 | f 716.656.1987
didonatoassociates.com

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STATE OF NEW YORK · WILLIAM F. RYAN · LICENSED PROFESSIONAL ENGINEER · 081989

TOWN OF AMHERST

NORTH FRENCH SOCCER FIELDHOUSE AND PARKING LOT

MARK	DATE	DESCRIPTION
	8/18/2025	SITE PLAN SUBMISSION

ISSUE:

PROJECT NO:	2015.024A
DESIGNER PROJECT NO:	25-3656
CAD DWG FILE:	25NY086 - DiDonato - North French Soccer - 66164
DRAWN BY:	KAT
CHECKED BY:	GEM
SCALE:	1"=20'
COPYRIGHT:	

SHEET TITLE

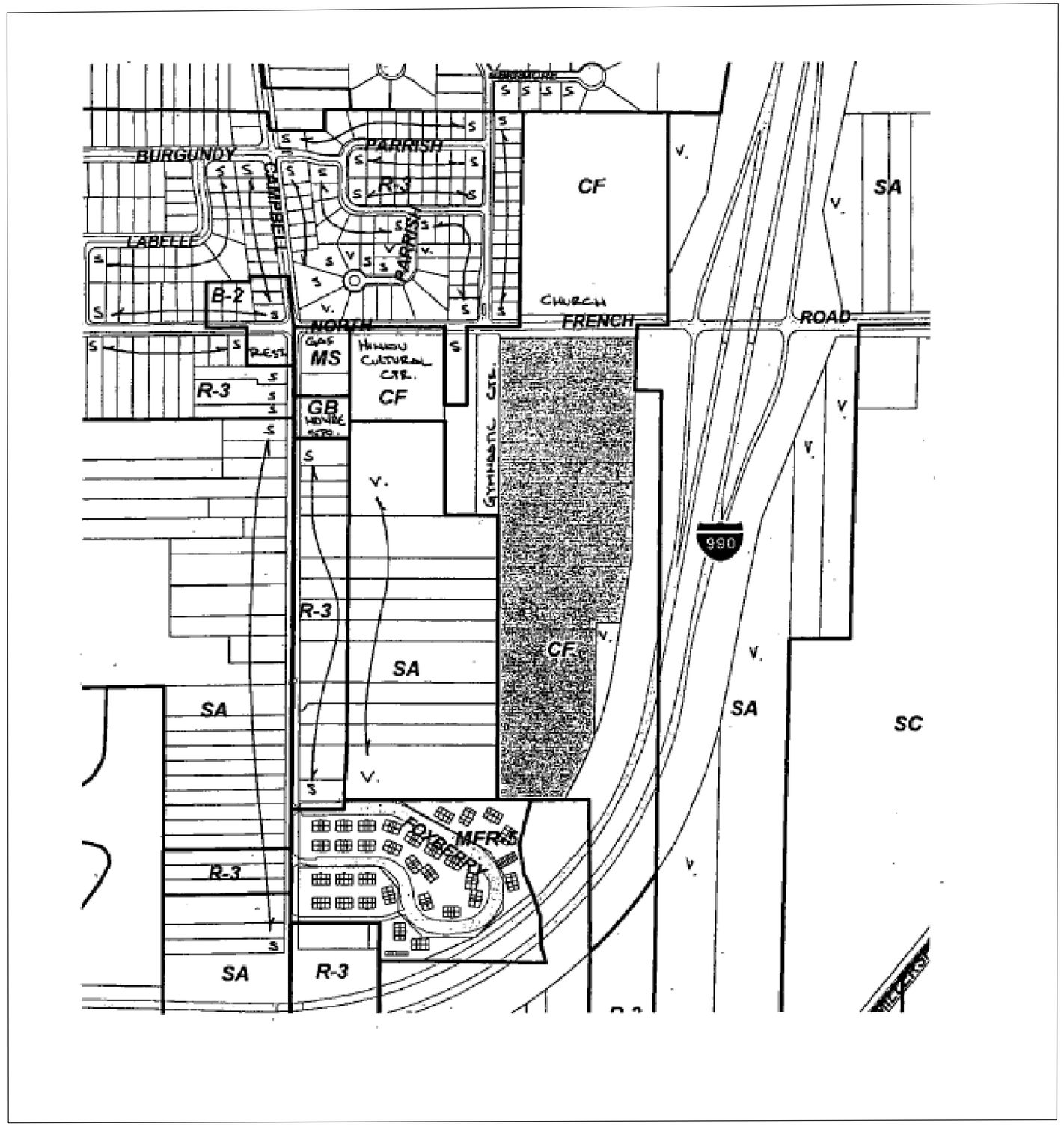
CONTROL TIES, LEGEND AND NOTES

DRAWING#

VF-103

3

Attachment: SP-1989-19_C_drawings_092525 (30812 : SP-1989-19_C_1681 N. French Rd.)



ZONING DISTRICTS

SA = SUBURBAN AGRICULTURAL
R-3 = RESIDENTIAL DISTRICT 3
RC = RECREATION CONSERVATION
R-2 = RESIDENTIAL DISTRICT 2
MS = MOTOR SERVICE
GB = GENERAL BUSINESS
CF = COMMUNITY FCILITIES

NOTES:

1. SITE DOES NOT CONTAIN ANY STATE WETLANDS AND IS NOT LOCATED IN A FEMA FLOODPLAIN OR FLOODWAY. APPROXIMATE LOCATION OF FEDERAL WETLANDS (USFWS) IS SHOWN PER TOWN OF AMHERST GIS MAP.
2. 1681 NORTH FRENCH ROAD
   SBL 27.19-2-17 ACREAGE 27.94 ACRES
3. ZONING INFORMATION TAKEN FROM REPORT DRAWING SP-1989-0019-A PROVIDED BY THE TOWN OF AMHERST.

N

DiDonato Associates
Engineering and Architecture, P.C.

689 Main Street, Buffalo, NY 14203
t 716.656.1900 | f 716.656.1987
didonatoassociates.com

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WILLIAM F. RYAN
LICENSED PROFESSIONAL ENGINEER
081989

TOWN OF AMHERST

NORTH FRENCH SOCCER FIELDHOUSE

MARK	DATE	DESCRIPTION
	8/07/2025	30% SUBMISSION

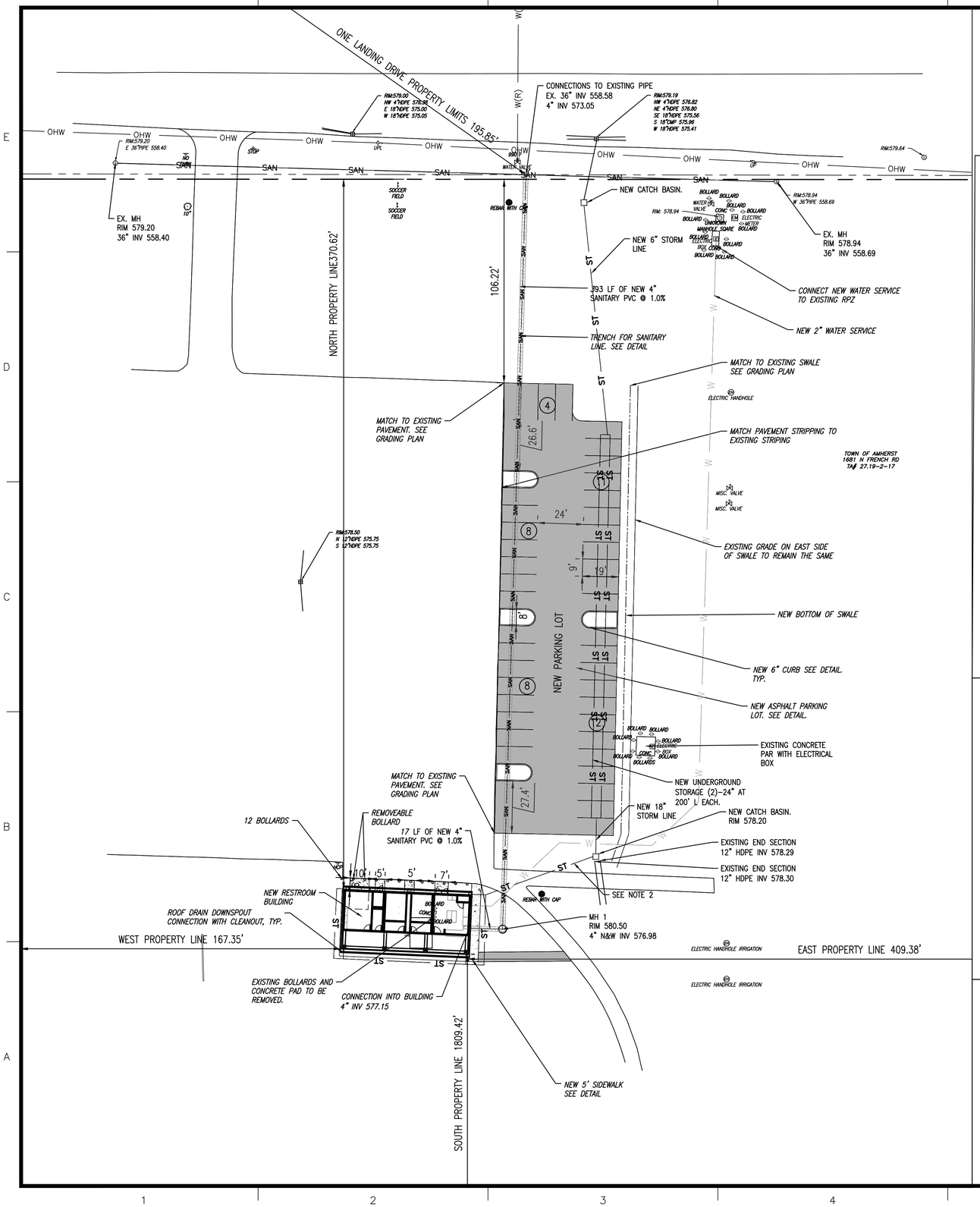
ISSUE:	
PROJECT NO:	2025.024A
DESIGNER PROJECT NO:	25-3656
CAD DWG FILE:	CP100.DWG
DRAWN BY:	ADS
CHECKED BY:	JDM
SCALE:	AS NOTED
COPYRIGHT:	

SHEET TITLE

OVERALL SITE AND ZONING PLAN

DRAWING#
CP100

Attachment: SP-1989-19_C_drawings_092525 (30812 : SP-1989-19_C_1681 N. French Rd.)



NOTES:

1. CONTRACTOR SHALL FIELD VERIFY SERVICE LOCATIONS AND DEPTHS AT START OF CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. ROOF DRAINS SHALL CONNECT INTO NEW DRAINAGE STRUCTURE.
3. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PRESERVE THE INTEGRITY OF THE EXISTING UTILITIES TO REMAIN AND SHALL PROVIDE UNINTERRUPTED SERVICE TO ALL USERS OF THE EXISTING UTILITIES. INSTALLATION OF ALL UTILITIES, INCLUDING ANY REMOVAL OR RELOCATION, SHALL BE IN ACCORDANCE WITH THE TOWN OF AMHERST REQUIREMENTS.
4. EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS HAVE BEEN PLOTTED FROM FIELD SURVEYS AND RECORD MAPS AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTH OF ALL UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. NO EXTENSIONS OF CONTRACT TIME AND NO MONETARY DAMAGE CLAIMS SHALL BE ALLOWED AS A RESULT OF REVISED DESIGN LOCATIONS.
5. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AHEAD OF ALL PIPE LAYING OPERATIONS TO ALLOW FOR MINOR ADJUSTMENTS TO BE MADE IN ELEVATION AND/OR ALIGNMENT DUE TO INTERFERENCE FROM THESE UTILITIES, IF NECESSARY.
6. CONTRACTOR SHALL PROVIDE TOWN REPRESENTATIVES AND DESIGN TEAM INSPECTORS FREE ACCESS TO ALL PARTS OF THE SITE FOR PROPER INSPECTION.
7. CONTRACTOR SHALL PERFORM NO WORK OUTSIDE OF THE DESIGNATED WORK LIMITS WITHOUT APPROVAL FROM THE ENGINEER.
8. CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AREAS IN-KIND USING A MINIMUM OF 4" OF TOPSOIL AND SEED.
9. CONTRACTOR SHALL TAKE CARE TO NOT DISTURB ADJACENT EXISTING PAVEMENT WHEN TRENCHING IN GRASS AREA.
10. IN AREAS WHERE PROPOSED UTILITIES CROSS EXISTING ASPHALT PAVEMENT, REFER TO DWG CP501 FOR EXISTING ASPHALT SIDEWALK PAVEMENT SECTION AND DWG CP502 FOR TRENCH DETAILS.

COMMUNITY FACILITIES (CF) – ZONING REQUIREMENTS

BUILDING SETBACKS:	REQUIRED:	PROVIDED:
NORTH (FRONT)	NA	371'
SOUTH (REAR)	15'	1809'
EAST (SIDE)	15'	167'
WEST (SIDE)	15'	409'

VEHICLE USE SETBACKS	REQUIRED:	PROVIDED:
NORTH (FRONT)	NA	N/A
SOUTH (REAR)	10'	N/A
EAST (SIDE)	10'	N/A
WEST (SIDE)	10'	N/A

* NOTE SETBACKS BASED ON MAX. STRUCTURE HEIGHT < 35'

AVAILABLE PARKING DATA

EXISTING PARKING LOT — HANDICAP SPACES – 4; STANDARD SPACES – 82

NOTES:

1. SITE DOES NOT CONTAIN ANY STATE WETLANDS AND IS NOT LOCATED IN A FEMA FLOODPLAIN OR FLOODWAY. APPROXIMATE LOCATION OF FEDERAL WETLANDS (USFWS) IS SHOWN PER TOWN OF AMHERST GIS MAP.
2. 1681 NORTH FRENCH SOCCER FIELD
3. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM TOPOGRAPHIC MAP – JOB #4805, PREPARED BY KHEOPS ARCHITECTURE, ENGINEERING AND SURVEY DPC DATED 6/25/2025.

LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- (4) NUMBER OF PARKING SPACES
- STORM SEWER PIPE
- SANITARY SEWER PIPE
- WATER SERVICE PIPE
- LIGHTING FIXTURE

SITE INFORMATION

SITE DATA:	SITE DATA:
CURRENT ZONING: NORTH FRENCH SOCCER FIELD	COMMUNITY FACILITIES (CF)
TOTAL SITE AREA:	27.94 Ac
TOTAL PROJECT DISTURBANCE:	20,570 S.F.±
BUILDING DATA	
GROSS BUILDING AREA:	1408 S.F.±
NET BUILDING AREA:	1408 S.F.±
MAX. BUILDING HT.:	18'

DiDonato Associates
Engineering and Architecture, P.C.
689 Main Street, Buffalo, NY 14203
t 716.656.1900 | f 716.656.1987
didonatoassociates.com

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STATE OF NEW YORK · WILLIAM F. RATH · LICENSED PROFESSIONAL ENGINEER · 081989 · 10/15/25

TOWN OF AMHERST

NORTH FRENCH SOCCER FIELDHOUSE AND PARKING LOT

MARK	DATE	DESCRIPTION
	8/18/2025	SITE PLAN SUBMISSION

ISSUE:	
PROJECT NO:	2015.024A
DESIGNER PROJECT NO:	25-3656
CAD DWG FILE:	CP100.DWG
DRAWN BY:	ADS
CHECKED BY:	JDM
SCALE:	1"=30'
COPYRIGHT:	

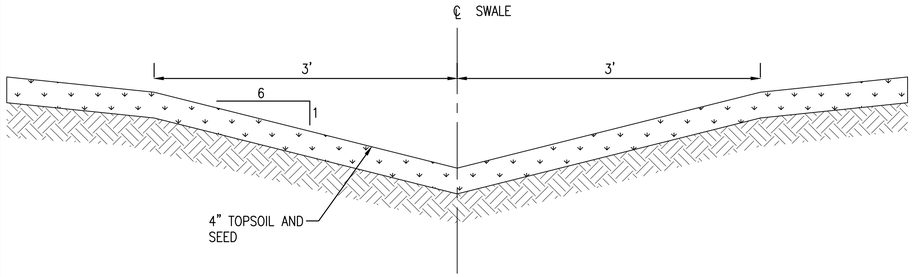
SHEET TITLE

SITE AND UTILITY PLAN

DRAWING#

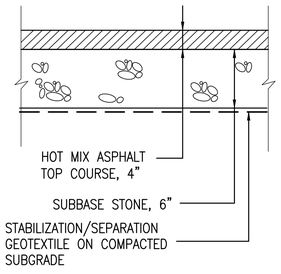
CP101

Attachment: SP-1989-19_C_drawings_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

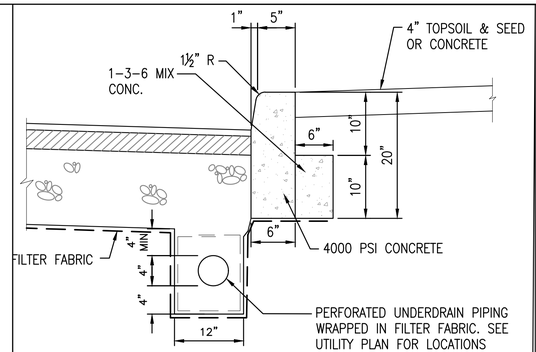


NOTES:
1. SEE SHELTER 21 GRADING PLAN FOR SWALE LOCATION AND ELEVATIONS.
2. TOPSOIL AND SEED SHALL MEET THE REQUIREMENTS OF NYSDOT SPECIFICATION 610.

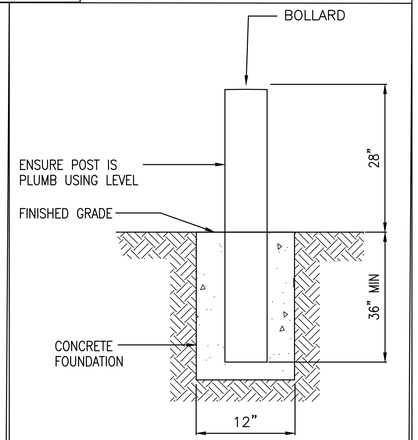
SWALE SECTION
NOT TO SCALE



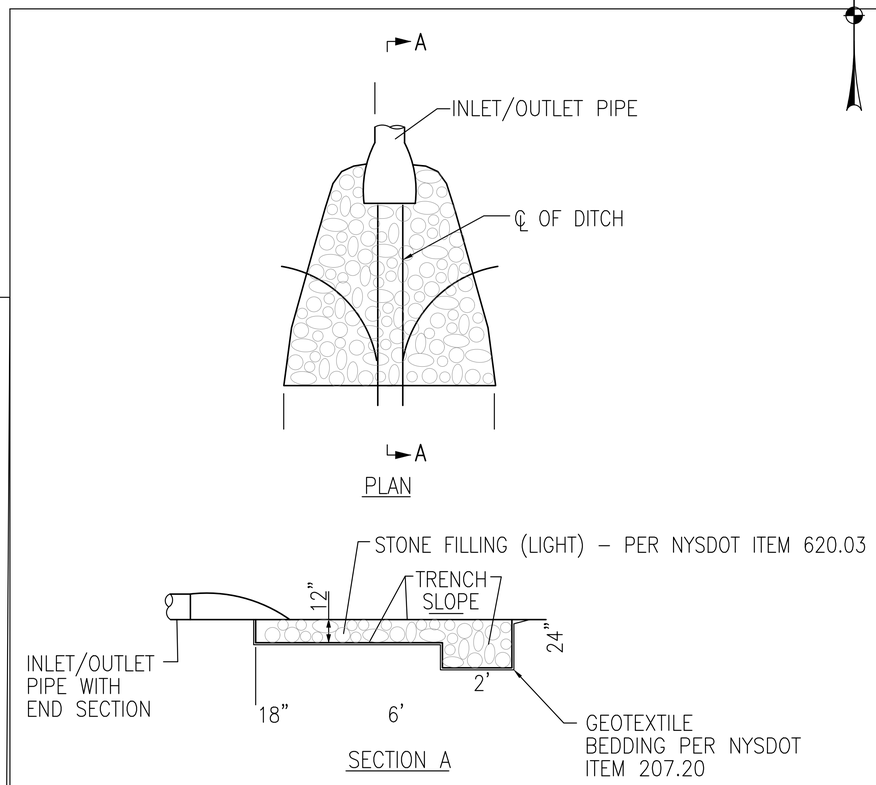
ASPHALT SIDEWALK SECTION
NOT TO SCALE



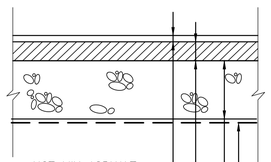
6" CONCRETE CURB DETAIL
NOT TO SCALE



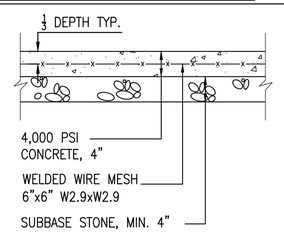
BOLLARD
NOT TO SCALE



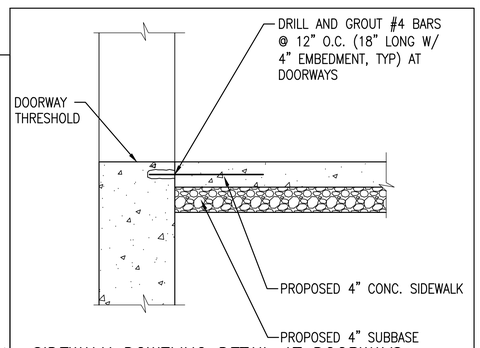
RIP-RAP DETAIL AT END SECTION
NOT TO SCALE



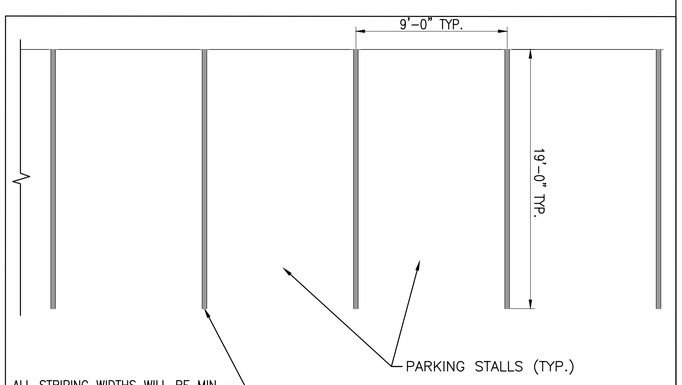
ASPHALT PAVEMENT SECTION
NOT TO SCALE



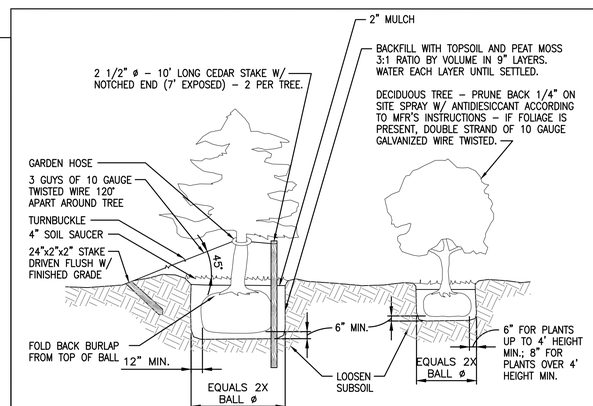
TYPICAL CONCRETE SIDEWALK SECTION
NOT TO SCALE



SIDEWALK DOWELING DETAIL AT DOORWAYS
NOT TO SCALE



TYPICAL STRIPING DETAIL
NOT TO SCALE



TREE PLANTING DETAILS
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Engineering and Architecture, P.C.
689 Main Street, Buffalo, NY 14203
t 716.656.1900 | f 716.656.1987
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TOWN OF AMHERST

NORTH FRENCH SOCCER FIELDHOUSE AND PARKING LOT

MARK	DATE	DESCRIPTION
	8/18/2025	SITE PLAN SUBMISSION

ISSUE:

PROJECT NO:	2015.024A
DESIGNER PROJECT NO:	25-3656
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SHEET TITLE

SITE DETAILS

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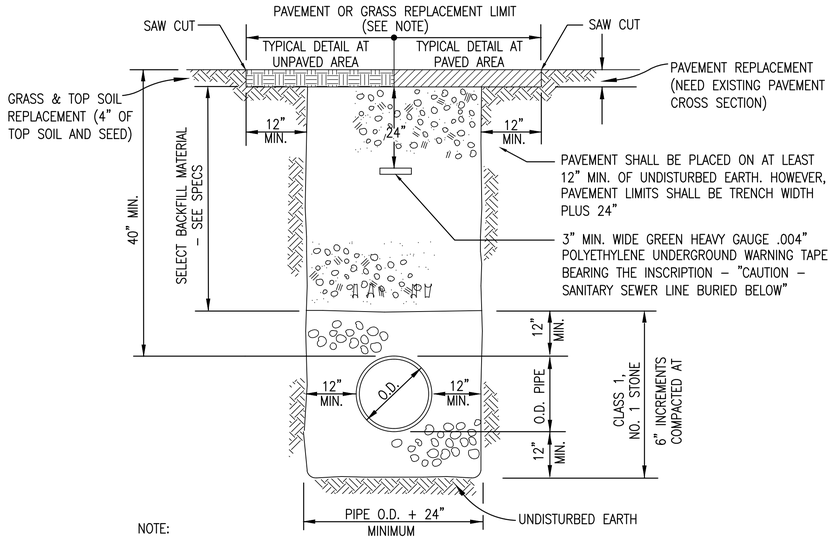


NOTE:

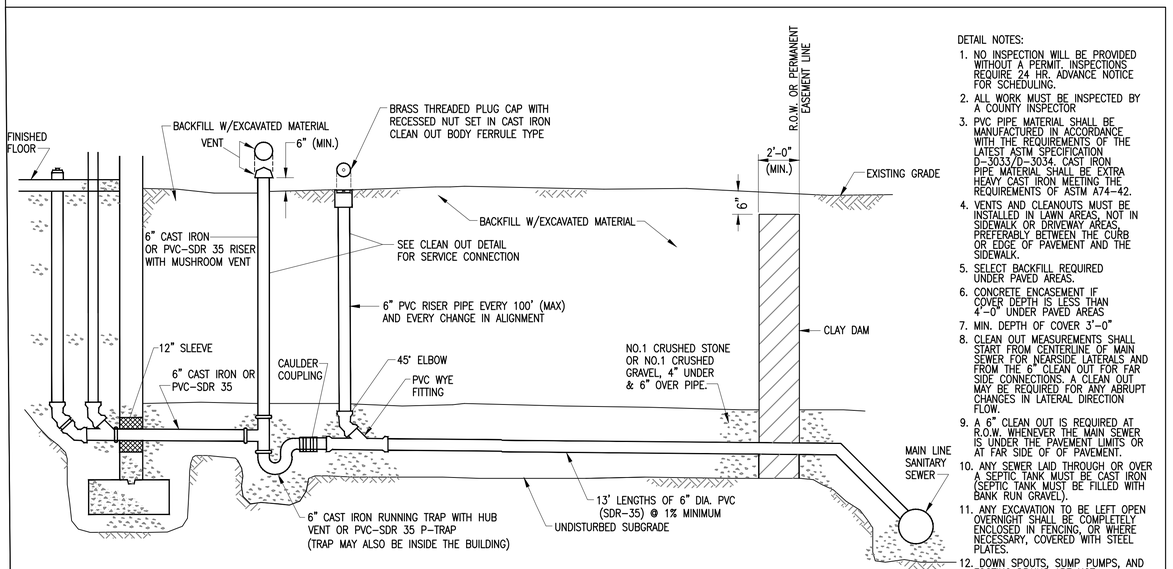
WHERE THE CONTRACTOR EXCAVATES BEYOND THE LIMITS SHOWN; SELECT FILL AND PAVEMENT, SIDEWALK & DRIVEWAY REPLACEMENT OUTSIDE THE LIMITS SHALL BE FURNISHED AND PLACED AT THE CONTRACTOR'S EXPENSE. (TYP.)

IF CONCRETE ENCASEMENT IS REQUIRED, IT SHALL BE INSTALLED IN PLACE OF (AND TO THE DIMENSIONS OF) THE PIPE BEDDING AND COVER TO 12" MIN. ABOVE AND BELOW THE PIPE.

IN GRASS AREAS REPLACE WITH 4" TOPSOIL AND SEED. REPLACE PARKING LOT PAVEMENT IN–KIND.

TYPICAL SANITARY SEWER TRENCH DETAIL

NOT TO SCALE



COMMERCIAL SERVICE WITHOUT BASEMENT DETAIL

NOT TO SCALE

DETAIL NOTES:

1. NO INSPECTION WILL BE PROVIDED WITHOUT A PERMIT. INSPECTIONS REQUIRE 24 HR. ADVANCE NOTICE FOR SCHEDULING.
2. ALL WORK MUST BE INSPECTED BY A COUNTY INSPECTOR
3. PVC PIPE MATERIAL SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST ASTM SPECIFICATION D–3033/D–3034. CAST IRON PIPE MATERIAL SHALL BE EXTRA HEAVY CAST IRON MEETING THE REQUIREMENTS OF ASTM A74–42.
4. VENTS AND CLEANOUTS MUST BE INSTALLED IN LAWN AREAS, NOT IN SIDEWALK OR DRIVEWAY AREAS, PREFERABLY BETWEEN THE CURB OR EDGE OF PAVEMENT AND THE SIDEWALK.
5. SELECT BACKFILL REQUIRED UNDER PAVED AREAS.
6. CONCRETE ENCASEMENT IF COVER DEPTH IS LESS THAN 4'–0" UNDER PAVED AREAS
7. MIN. DEPTH OF COVER 3'–0"
8. CLEAN OUT MEASUREMENTS SHALL START FROM CENTERLINE OF MAIN SEWER FOR NEARSIDE LATERALS AND FROM THE 6" CLEAN OUT FOR FAR SIDE CONNECTIONS. A CLEAN OUT MAY BE REQUIRED FOR ANY ABRUPT CHANGES IN LATERAL DIRECTION FLOW.
9. A 6" CLEAN OUT IS REQUIRED AT R.O.W. WHENEVER THE MAIN SEWER IS UNDER THE PAVEMENT LIMITS OR AT FAR SIDE OF OF PAVEMENT.
10. ANY SEWER LAID THROUGH OR OVER A SEPTIC TANK MUST BE CAST IRON (SEPTIC TANK MUST BE FILLED WITH BANK RUN GRAVEL).
11. ANY EXCAVATION TO BE LEFT OPEN OVERNIGHT SHALL BE COMPLETELY ENCLOSED IN FENCING, OR WHERE NECESSARY, COVERED WITH STEEL PLATES.
12. DOWN SPOUTS, SUMP PUMPS, AND FOOTING DRAINS ARE NOT PERMITTED TO BE CONNECTED TO THE LATERAL.
13. FOR NEW STRUCTURES, NO CONNECTION SHALL BE MADE UNTIL BUILDING ROOF IS ERECTED AND BASEMENT FLOOR IS POURED.

N

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Engineering and Architecture, P.C.
689 Main Street, Buffalo, NY 14203
t 716.656.1900 | f 716.656.1987
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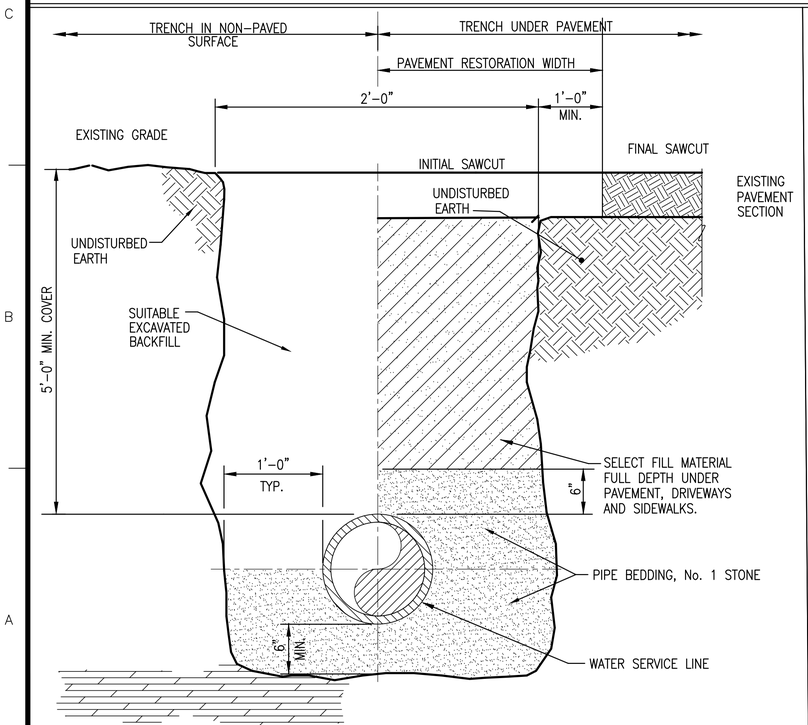
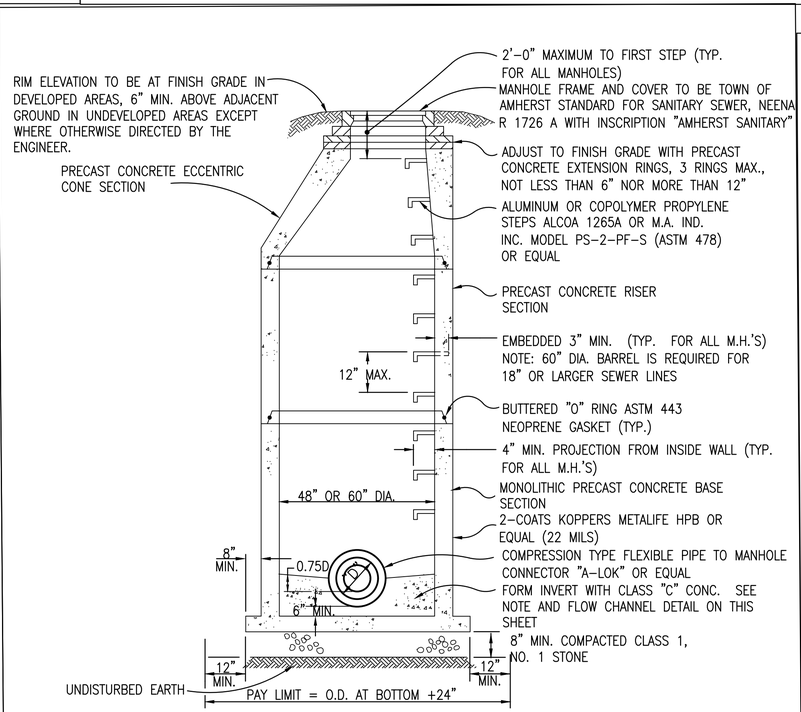
TOWN OF AMHERST

NORTH FRENCH SOCCER FIELDHOUSE AND PARKING LOT



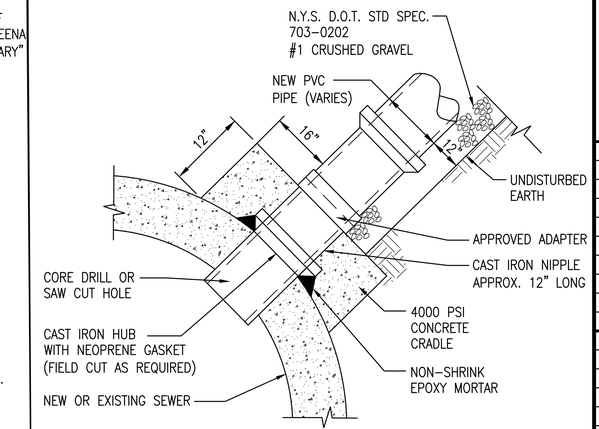
WATERLINE TRENCH

NOT TO SCALE



PRECAST CONCRETE MANHOLE

NOT TO SCALE



NOTES:

1. ALL WORK PERFORMED UNDER THE SUPERVISION OF A LICENSED MASTER PLUMBER.
2. CONTRACTOR MAY USE "INSERTA TEE" CONNECTION WITH CONCRETE CRADLE IN LINE OF DETAIL SHOWN.
3. ALL COSTS ASSOCIATED WITH THIS WORK TO BE INCLUDED IN UNIT PRICE BID FOR RESPECTIVE PIPE ITEMS.

TYPICAL CONNECTION TO EXISTING SEWER (CONCRETE OR BRICK) DETAIL

NOT TO SCALE

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SITE UTILITY DETAILS

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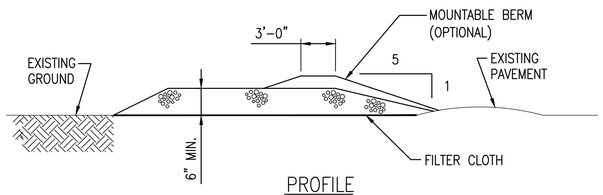
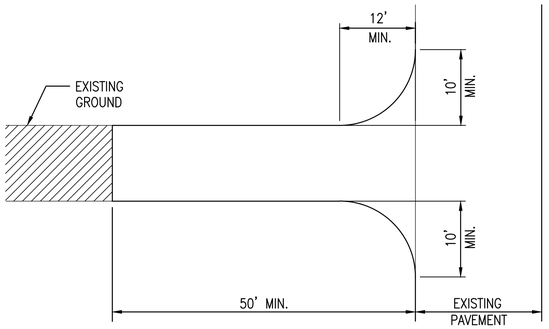


PROFILE



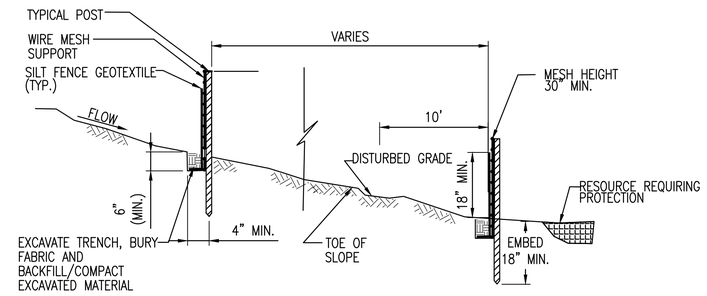
PLAN VIEW

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

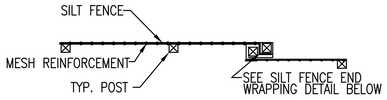
STABILIZED CONSTRUCTION ENTRANCE NOTES:

1. REQUIRED IF CONTRACTOR PROPOSES ALTERNATE ACCESS POINT THAT WOULD REQUIRE THIS ENTRANCE. WHILE IT IS NOT ANTICIPATED THAT A STABILIZED ENTRANCE WILL BE REQUIRED FOR ACCESS TO AND FROM THE SITE, THIS DETAIL WILL BE REQUIRED TO PREVENT TRACKING FROM STOCKPILE/STAGING AREAS ONTO EXISTING SITE ROADWAYS, SHOULD CONDITIONS NECESSITATE ITS USE.
2. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
3. LENGTH – NOT LESS THAN 50 FEET.
4. THICKNESS – NOT LESS THAN SIX (6) INCHES.
5. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY–FOUR (24) FEET MINIMUM IF SINGLE ENTRANCE TO SITE OCCURS.
6. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
7. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
8. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC RIGHT OF WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO THE PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
9. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
10. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN PERIOD.



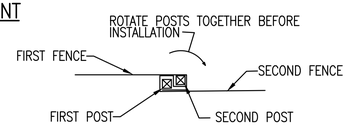
SILT FENCE

NOT TO SCALE



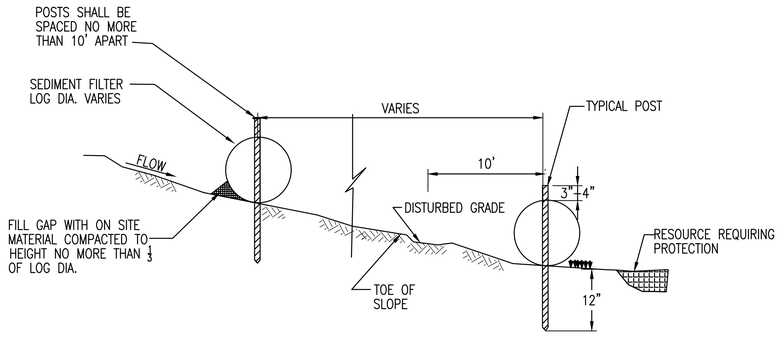
PLAN –SILT FENCE PLACEMENT

NOT TO SCALE



SILT FENCE END WRAPPING DETAIL

NOT TO SCALE

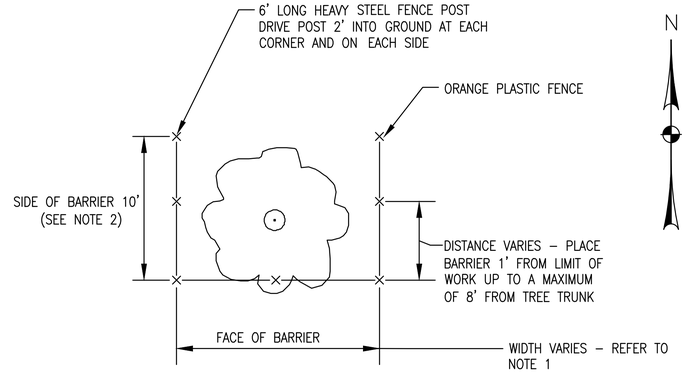


SEDIMENT FILTER LOG

NOT TO SCALE

APPLICATION NOTES – SILT FENCE AND SEDIMENT CONTROL LOGS:

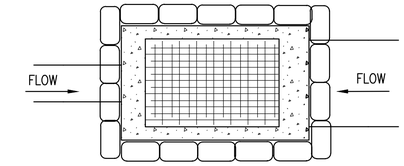
1. THE PRIMARY PURPOSE OF A SILT FENCE OR A SEDIMENT CONTROL LOG IS TO INTERCEPT SEDIMENT LADEN RUNOFF BY IMPOUNDING WATER BEHIND THE FENCE OR LOG SO THAT SEDIMENT FALLS OUT OF SUSPENSION.
2. IDENTIFY ONSITE AND OFFSITE RESOURCES THAT NEED TO BE PROTECTED USING THE SILT FENCE OR SEDIMENT CONTROL LOG (WETLANDS, WATERWAYS OR ENVIRONMENTALLY SENSITIVE AREAS). SILT FENCE OR SEDIMENT FILTER LOGS ARE TYPICALLY USED WITH EROSION OR SEDIMENT CONTROL MEASURES, SUCH AS MULCH AND/OR ROLLED EROSION CONTROL FABRIC.
3. SILT FENCE OR SEDIMENT FILTER LOGS SHALL SHALL NOT BE USED IN OR ACROSS A FLOWING CHANNEL, OR AREAS OF CONCENTRATED FLOW, DO NOT USE SILT FENCE OR SEDIMENT FILTER LOGS AS A PERIMETER CONTROL, TO DEFINE PROPERTY LINES, OR TO DELINEATE A RESOURCE.



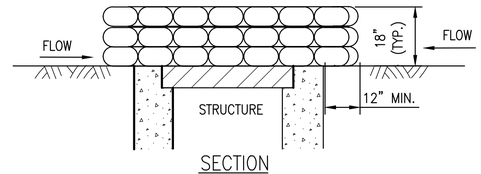
1. FACE OF TREE PROTECTION BARRIER SHALL BE CENTERED ON THE TREE TRUNK AND SHALL EXTEND TO THE MAXIMUM DIMENSION STATED IN THE CARE OF TREES/TREE PROTECTION BARRIER TABLE UNLESS OBSTRUCTED.
2. THE SIDES OF THE BARRIER SHALL EXTEND 10' UNLESS OBSTRUCTED BY PAVEMENT.
3. POST SPACING SHALL NOT EXCEED 6' O.C.

TREE/VEGETATION PROTECTION BARRIER DETAIL

NOT TO SCALE



PLAN



SECTION

NOTES:

1. GRAVEL BAGS ARE TO BE FILLED WITH CLEAN STONE RATHER THAN SAND TO PREVENT SEDIMENT FROM ENTERING A DRAINAGE SYSTEM IF BAGS ARE DAMAGED DURING USE.
2. GRAVEL BAGS SHALL BE INDIVIDUALLY TIED, DOUBLE BAGGED AND INVERSELY INSERTED. GRAVEL BAGS SHALL LAP THE JOINTS BETWEEN THE BAGS IN THE LAYER BELOW. COST OF EXCAVATION FOR INSTALLATION SHALL BE INCLUDED IN THE PRICE BID FOR ITEM.
3. MEASURES SHALL BE INSPECTED EVERY SEVEN (7) CALENDAR DAYS, AFTER EACH RAINFALL OF 12 mm OR MORE WITHIN A 12 HOUR PERIOD, OR DAILY DURING PROLONGED RAINFALL. MEASURES SHALL BE CLEANED AND REPAIRED AS REQUIRED.
4. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION REACHES ONE–HALF OF THE MEASURE HEIGHT, SEDIMENT SHALL BE DISPOSED OF AS UNSUITABLE MATERIAL.
5. STRAW BALES WILL NOT BE ALLOWED IN LIEU OF THE GRAVEL BAGS.

TEMPORARY INLET PROTECTION DETAIL (GRAVEL BAG)

NOT TO SCALE

REFER TO NYSDOT 209 SERIES STANDARD SHEETS FOR ADDITIONAL DETAILS AND NOTES FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES

DiDonato Associates
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689 Main Street, Buffalo, NY 14203
t 716.656.1900 | f 716.656.1987
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MARK	DATE	DESCRIPTION
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ISSUE:		
PROJECT NO:		2015.024A
DESIGNER PROJECT NO:		25–3656
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EROSION CONTROL DETAILS

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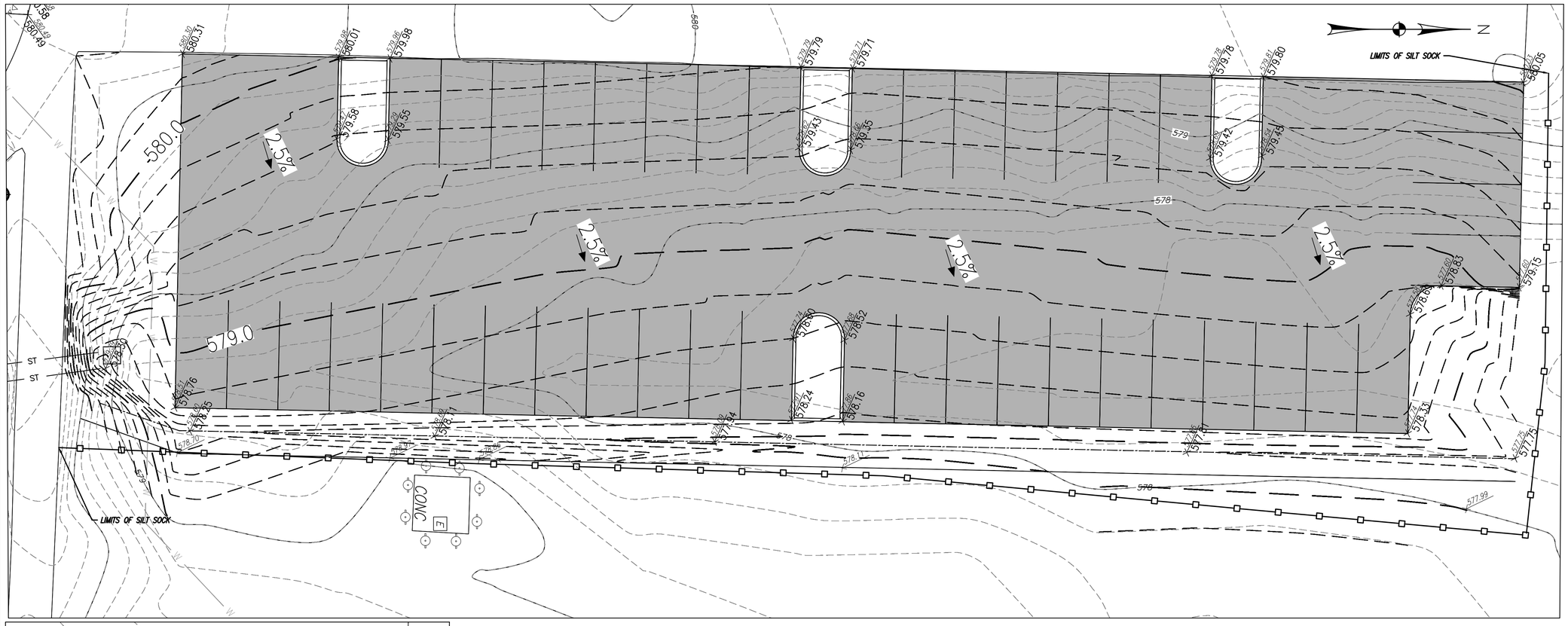
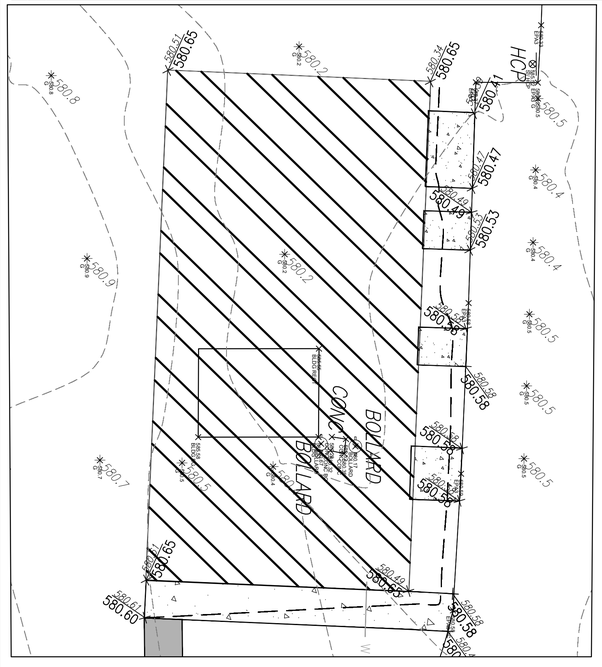


GRADING PLAN AT PARKING LOT



GRADING PLAN AT BUILDING

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8/18/25

TOWN OF AMHERST

NORTH FRENCH SOCCER FIELDHOUSE AND PARKING LOT

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GRADING PLAN

DRAWING#

GP-101

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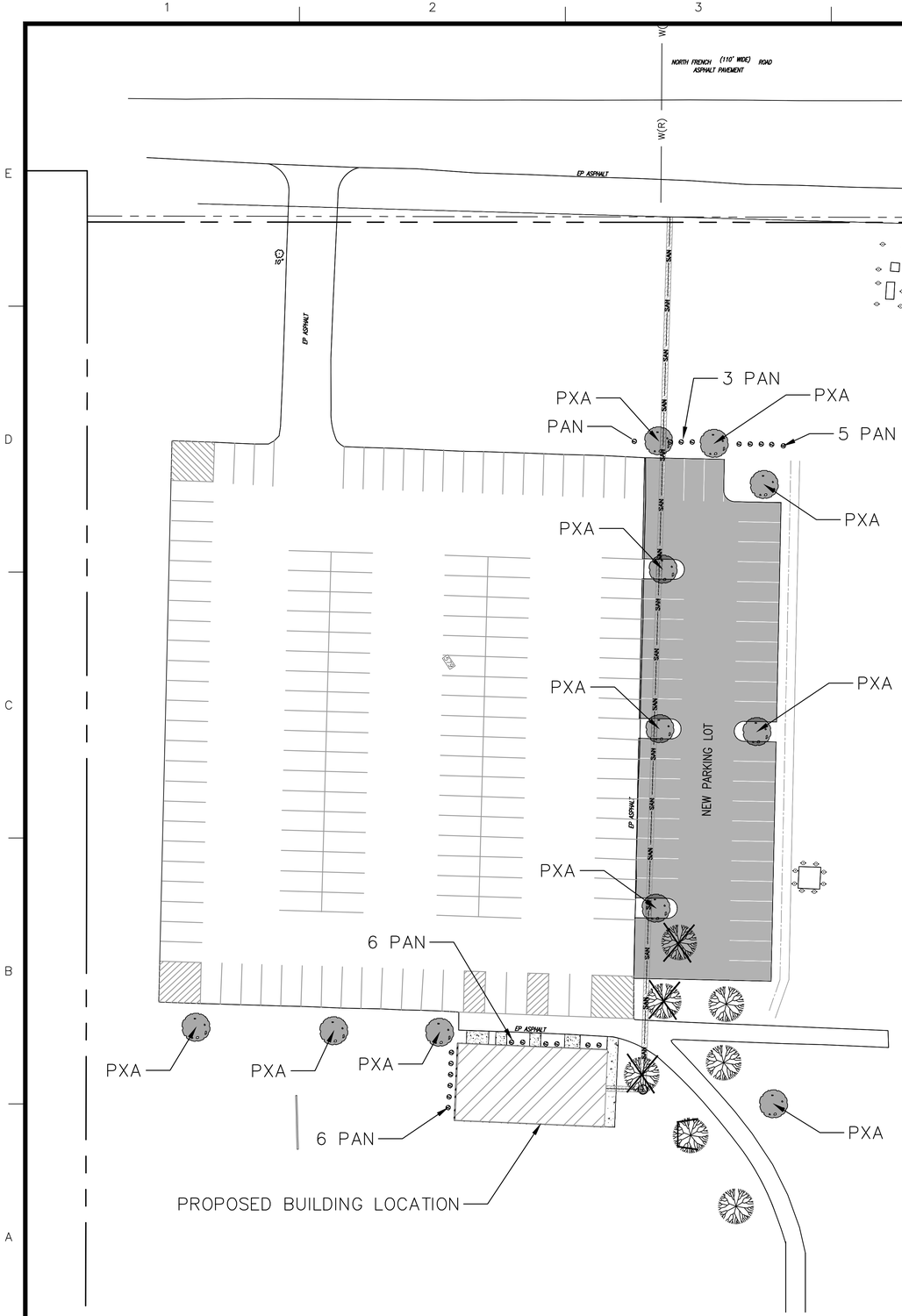

A1 LANDSCAPE PLAN
SCALE: 1" = 30'

PLANT LIST				
QTY	ITEM	BOTANICAL NAME	COMMON NAME	MIN. SIZE
11	PXA	PLATANUS X ACERIFOLIA	LONDON PLANE SHADE TREE	2½" CALIPER
21	PAN	PICEA ABIES 'NIDIFORMIS'	BIRDS NEST SPRUCE	24"HT

N

LEGEND	
	EXISTING TREE
	PROPOSED TREE
	EXISTING TREE TO BE REMOVED – ALT. S2
	PROTECTION OF EXISTING TREE
	PROPOSED TREE

20 0 20 40 80
SCALE (FEET)

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TOWN OF AMHERST

NORTH FRENCH SOCCER FIELDHOUSE AND PARKING LOT

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LANDSCAPE PLAN

DRAWING#
LP101

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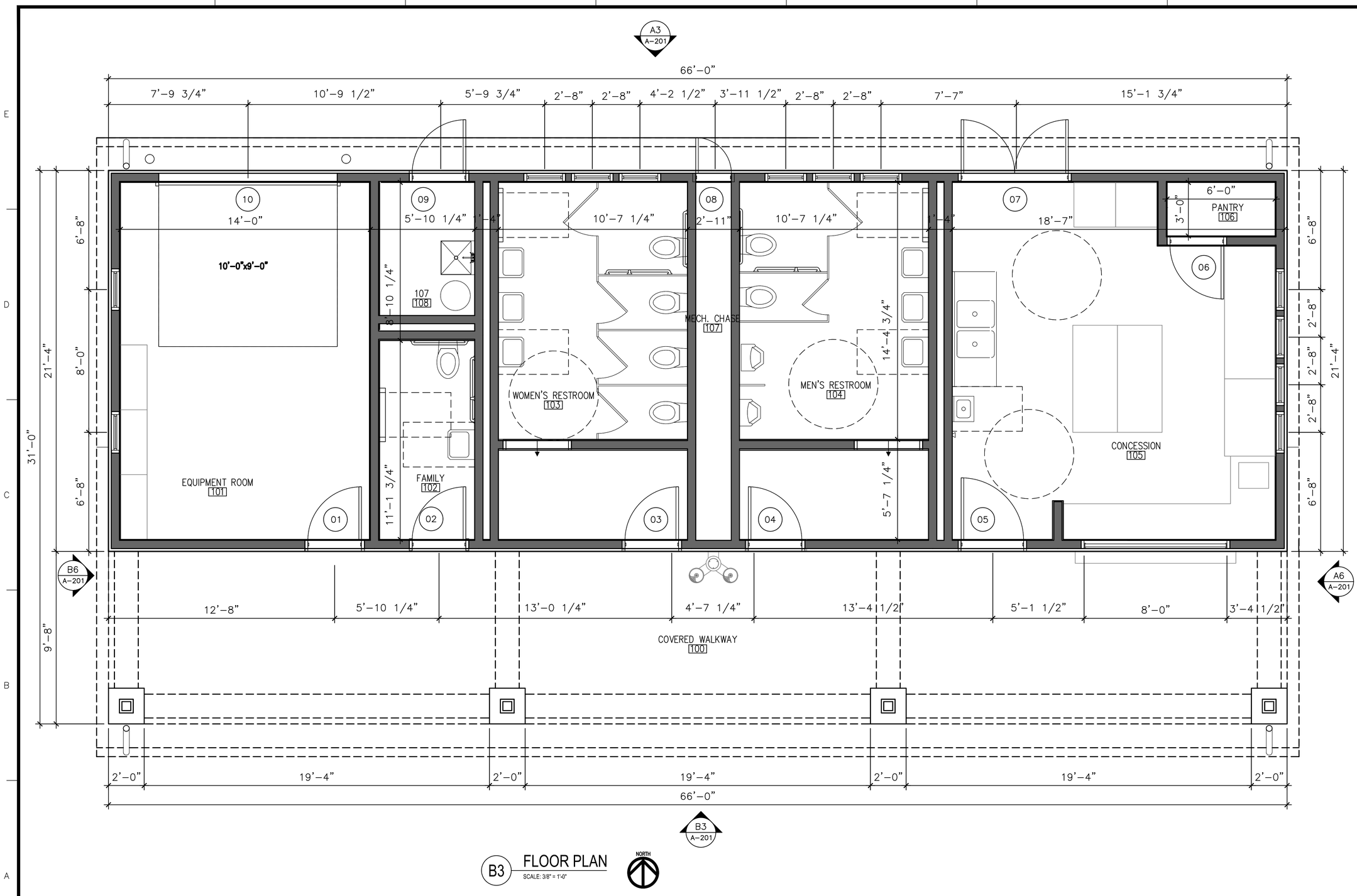

B3 FLOOR PLAN
SCALE: 3/8" = 1'-0"

NORTH

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FLOOR PLAN

DRAWING#

A-101

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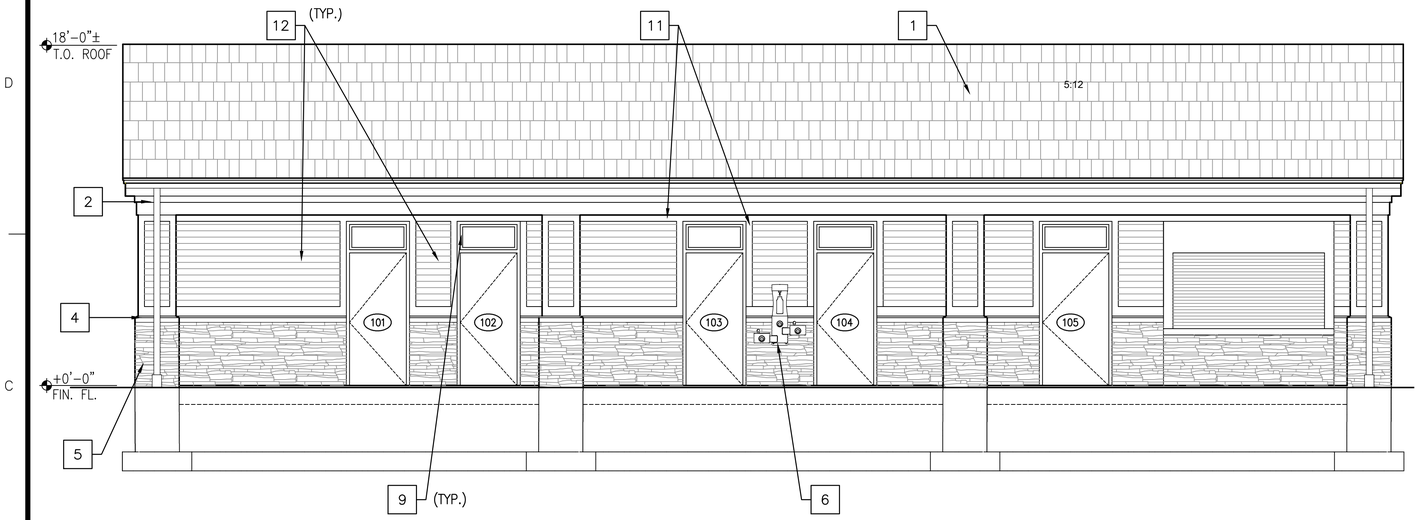
KEY NOTES - ELEVATIONS

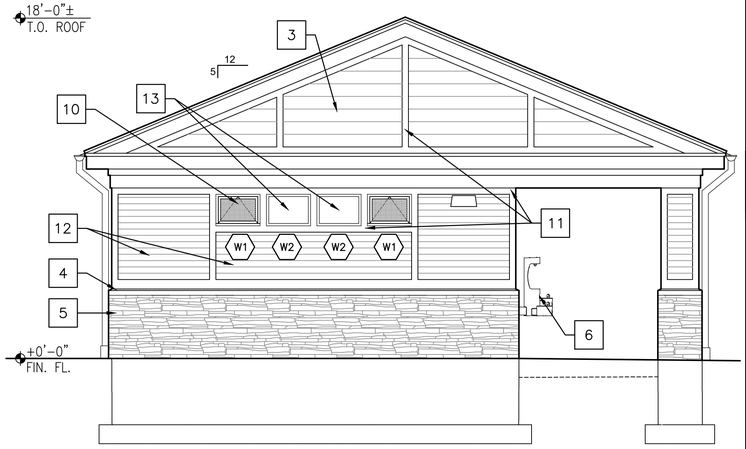
1. ASPHALT SHINGLE ROOF
2. ALUMINUM GUTTER AND DOWNSPOUTS
3. FIBER CEMENT LAP SIDING 8" (FCS-1)
4. CAST STONE CAP
5. STONE VENEER
6. BI-LEVEL DRINKING FOUNTAIN W/ BOTTLE FILLER
7. FRESH AIR INTAKE LOUVER. COORDINATE EXACT LOCATIONS WITH MECHANICAL CONTRACTOR
8. PAINTED HOLLOW METAL STEEL FRAME AND DOOR
9. HOLLOW METAL FRAME W/ TRANSOM WINDOW – REFER TO GLAZING TYPES THIS SHEET
10. ALUMINUM CLAD WINDOW W/ FROSTED GLAZING
11. FIBER CEMENT TRIM BOARD (FCT)
12. FIBER CEMENT LAP SIDING 4" EXPOSURE (FCS-2)
13. FIBER CEMENT PANELING

GLAZING TYPES

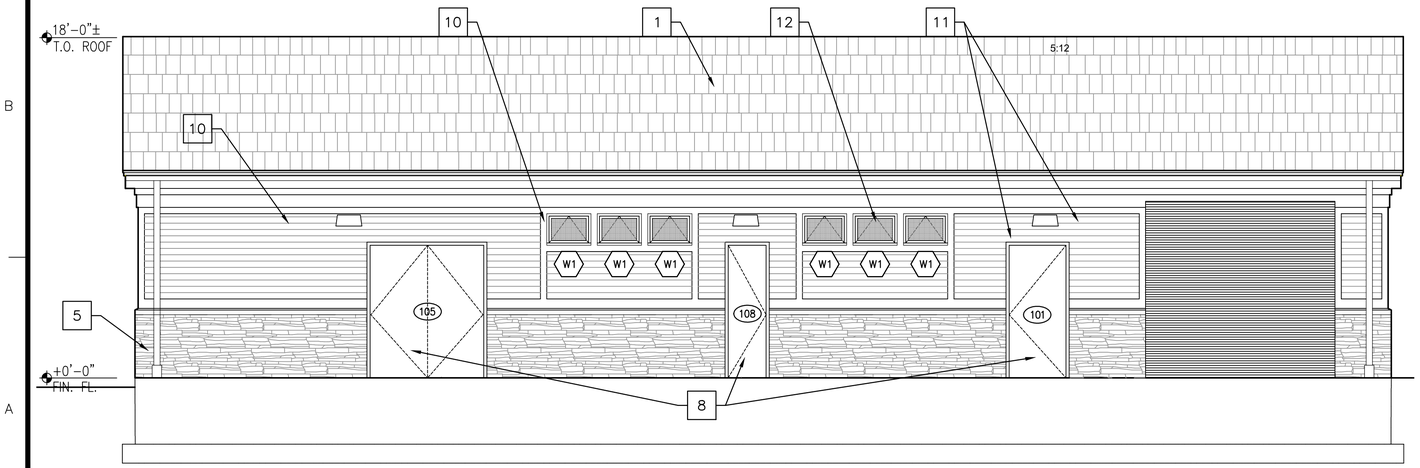
- IG-1 – 1" INSULATED GLAZING W/ LOW E COATING CLEAR GLASS
- IG-2 – 1" INSULATED GLAZING W/ LOW E COATING FROSTED GLASS



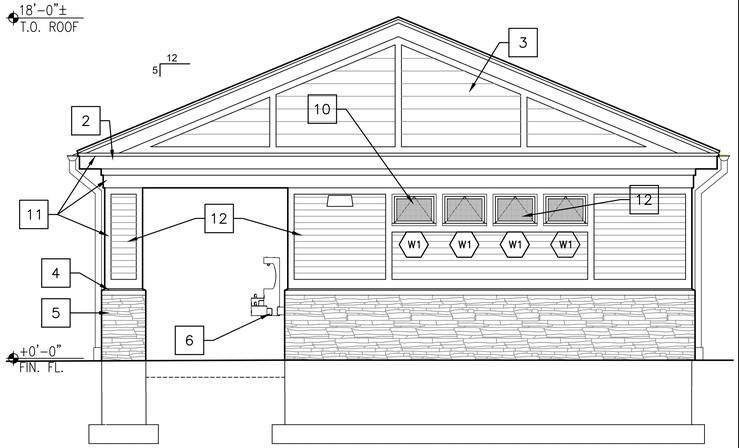
B3 ELEVATION
SCALE: 1/4" = 1'-0"



B6 ELEVATION
SCALE: 1/4" = 1'-0"



A3 ELEVATION
SCALE: 1/4" = 1'-0"



A6 ELEVATION
SCALE: 1/4" = 1'-0"

DiDonato Associates
Engineering and Architecture, P.C.
689 Main Street, Buffalo, NY 14203
t 716.656.1900 | f 716.656.1987
didonatoassociates.com

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

REGISTERED ARCHITECT MICHAEL W. BANKS 037029 STATE OF NEW YORK

TOWN OF AMHERST

NORTH FRENCH SOCCER FIELDHOUSE AND PARKING LOT

MARK	DATE	DESCRIPTION
	8/18/2025	SITE PLAN SUBMISSION

ISSUE:	
PROJECT NO:	2015.024A
DESIGNER PROJECT NO:	25-3656
CAD DWG FILE:	A-201.dwg
DRAWN BY:	DJM
CHECKED BY:	MWB
SCALE:	AS NOTED
COPYRIGHT:	

SHEET TITLE

EXTERIOR ELEVATIONS

DRAWING#

A-201

Attachment: SP-1989-19_C_drawings_092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

Amherst

Town of Amherst Planning Department *Erie County, New York*

Brian J. Kul
Supervisor

Daniel C. Howard :P
Planning Dire

Daniel J. Ulatowsk :P
Assistant Planning tor

OCT 3 2025 AM9

SEQR
Negative Declaration

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency:	Town of Amherst Planning Board	**Project:**	SP-1989-19_C
Address:	5583 Main Street Williamsville, NY 14221 (716) 631-7051	**Date:**	September 25, 2025

This notice is issued pursuant to Part 617 and Local Law #3-82, as amended, of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The Lead Agency has determined that the proposed action described below will not have a significant adverse effect on the environment.

Title of Action: Site Plan Review

SEQR Status: Unlisted

Description of Action: Proposed 2,050± sq. ft. restroom/concession building and 38± space parking expansion. Work will include the site improvements not specifically stated above, including, stormwater, utilities, grading, lighting, paving, and landscaping.

Location: 1681 N. French Road, Amherst, Erie County

Petitioner: Town of Amherst

REASONS SUPPORTING THIS DETERMINATION

Based on information submitted by the applicant including a Full Environmental Assessment Form (EAF) - Part I, (as amended) and a complete site plan application, a preliminary staff analysis was undertaken. Compared to the criteria listed in Section 617.7, all indications are that this action will not have a significant impact on the environment, as follows:

Attachment: SP-1989-19C signed neg dec 092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

OCT 3 2025 AM9

1. The project is not expected to cause a substantial adverse change in existing air quality, ground or surface water quality or quantity, or noise levels; a substantial increase in solid waste production; or a substantial increase in the potential for erosion, flooding, leaching or drainage problems. The Engineering Department – Engineering Services Division on September 10, 2025 and Engineering Department – Sanitary Division on September 9, 2025 reviewed the Grading, Drainage and Utility Plans submitted on August 18, 2025, Engineer's Report submitted on August 18, 2025, and Erosion Control Plan submitted on August 18, 2025 and based on its review of these documents, the Department has determined that the project has or will have met all applicable requirements and has no objection to its approval.

2. The project will not result in the removal or destruction of large quantities of vegetation or fauna; or in significant adverse impacts to fish or wildlife species, habitats or other natural resources. The Planning Department reviewed a Landscape Plan submitted on September 18, 2025 and determined that it meets or exceeds Zoning Ordinance requirements for greenspace. The Landscape Plan has or will have met all Zoning Ordinance and Town requirements for landscaping.

3. The project is not expected to create any substantive conflict with the Town Comprehensive Plan. The Planning Department in their review of September 22, 2025, the Zoning Enforcement Officer in his review of September 22, 2025 has reviewed the application documents and Building Department in their review of September 24, 2025 has reviewed the application documents submitted on September 18, 2025, and determined that the subject project has or will have met all NYS Building Code – 2020 and Zoning Ordinance regulations.

4. The project is within an area identified by the State as having potential archaeological or historical significance. However, the site has been previously disturbed, therefore, the project will not impair the character or quality of important historical resources.

5. The project will not impair the character or quality of important aesthetic resources or of existing community or neighborhood character. The project is located in the Recreation Conservation District (RC) zoning district; neighboring uses are a church and an indoor athletic facility, and is zoned Community Facility District (CF) and NYS (-990 zoned Suburban Agriculture District (SA); therefore, the project is consistent with surrounding land use.

6. The proposed subject development will include a 2,050± sq. ft. restroom/concession building and 38± space parking expansion which will not cause a major change in the use of either the quantity or type of energy.

7. The project will not create any hazard to human health. The Fire Chief's Association on September 23, 2025, has reviewed the project and no objection to the approval of the site plan, as all requirements of this agency has or will have been met.

Attachment: SP-1989-19C signed neg dec 092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

OCT 3 2025 AM9:

8. The project will not cause a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses.

9. The function of the proposed 2,050± sq. ft. restroom/concession building and 38± space parking expansion will not significantly increase the number of people using the site over its previous level of use.

10. Review by the Town Traffic/Safety Board dated September 4, 2025 and NYSDOT dated September 15, 2025, indicate that significant negative traffic impacts are not expected to result from the proposed project.

11. A coordinated review of the project has been undertaken by Town Departments, in addition to those mentioned above, Highway on September 18, 2025, Assessor on August 21, 2025, Plumbing Division on August 27, 2025, and Right-of-Way Agent on August 27, 2025 along with the outside agency New York State Department of Transportation on September 15, 2025. These reviews have not identified any significant environmental issues and indicate that the proposal will not have a significant damaging impact on the environment.

12. Issues not specifically mentioned above and/or those not specifically reviewed were not raised by Town departments, outside agencies or the public and are not determined to cause significant negative environmental impacts.

Planning Board Approval
Moved by: O'Rourke; Seconded by: Raffaele; Ayes 6; Noes 0; Absent 1 (Davis)

Scott Marshall, Principal Planner — Date: 10/1/2025

Michael J. Chmiel, Planning Board Chair — Date: 10/2/25

SM/ac
X:\Current_Planning\Files\Site Plans\1989\SP-1989-19_C_(1681_N_French_Rd)_2025\SP-1989-19_C_neg dec_092525.doc
cc: Commissioner of Building
Town Engineer
Fire Chiefs'
Highway
Traffic/Safety
ECDEP
NYSDOT
Michael Hitzel, Engineering Department
DiDonato Associates, 689 Main St., Buffalo, NY 14203

Attachment: SP-1989-19C signed neg dec 092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-1989-19_C

PETITIONER

Town of Amherst
Engineering Department
1100 N. Forest Rd.
Williamsville, NY 14221

PROPERTY LOCATION

1681 North French Road

OCT 3 2025 AM9

Attachment: SP-1989-19C signed resolution 092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

WHEREAS, the Town of Amherst Planning Board on Thursday, September 25, 2025 held a public hearing on a Site Plan for a 2,050± sq. ft. restroom/concession building and 38± space parking expansion, and

WHEREAS, the Planning Board reviewed the plans and specifications for the proposed project, and

WHEREAS, the Site Plan was referred to the Town's various review agencies, and

WHEREAS, the site and building plans were reviewed by the Town's Design Advisory Board and their recommendations were provided, and

WHEREAS, in accordance with Section 8-7-9 of the Zoning Ordinance, the Planning Board finds that:

A. The proposed site plan is consistent with the development plan if one is required.

B. The proposed site plan is consistent with the purpose and specific requirements of the Zoning Ordinance and generally consistent with the policies of the Comprehensive Plan.

C. Adequate services and utilities will be available prior to occupancy.

D. The site plan is consistent with all other applicable laws.

E. Pursuant to Local Law #3-82, as amended, the Planning Board has determined that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

F. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act may be waived because the parcel is developed.

NOW THEREFORE BE IT RESOLVED that in accordance with 6 NYCRR, Part 617 and Local Law #3-82, as amended, the Planning Board has issued a Negative Declaration attached hereto, and

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Board, in accordance with Section 8-7 of the Zoning Ordinance approves said Site Plan subject to the following conditions:

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-1989-19_C

PETITIONER

Town of Amherst

PROPERTY LOCATION

1681 North French Road

OCT 3 2025 AM9

1. That the consideration of signs is specifically excluded from this approval as they require a separate review and approval by the Town.

2. That all dumpsters/trash containers and all mechanical equipment, utility structures, multiple meter boards, generators, and similar appurtenances, including those which are mounted on any part of a primary structure shall be appropriately screened with a fence, wall, and/or landscaping. Provide gate on dumpster enclosure that shall be closed whenever dumpster is not being serviced, enclosure shall be high enough to screen the dumpster(s) within.

3. That as-built record drawings, including location of utilities, be provided to the Engineering Department prior to issuance of a Certificate of Occupancy by the Building Department.

4. That the petitioner satisfactorily address the comments in the Engineering Department – Sanitary Division letter dated September 9, 2025 to the satisfaction of that division.

5. That the petitioner satisfactorily address the comments of the Zoning Enforcement Officer, Planning Department Staff, and Town's Landscape Architect listed in the Planning Department letter dated September 22, 2025 to the satisfaction of the Officer and Staff.

6. That the petitioner satisfactorily address the comments in the Amherst Fire Chief's Association letter dated September 23, 2025 to the satisfaction of that association.

7. That the petitioner satisfactorily address the comments in the Engineering Department – Engineering Services Division letter dated September 10, 2025 to the satisfaction of that division.

8. That the concerns raised by the Town of Amherst Traffic Safety Board in the letter dated September 4, 2025 be given serious consideration.

9. That the Town or users of the property adhere to any deed restrictions imposed upon this property.

The foregoing resolution was adopted by the Town of Amherst Planning Board, September 26, 2025; moved by Penberthy; seconded by Kahn; ayes 6; noes 0; absent 1 (Davis).

Attachment: SP-1989-19C signed resolution 092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-1989-19_C

PETITIONER

Town of Amherst

PROPERTY LOCATION

1681 North French Road

OCT 3 2025 AM9

Michael J. Chmiel, Planning Board Chair

10/2/25
Date

SM/ac
X:\Current_Planning\Files\Site Plans\1989\SP-1989-19_C_(1681_N_French_Rd)_2025\SP-1989-19_C_draft resolution_092525.doc

cc: Commissioner of Building
Town Engineer
Fire Chiefs
Traffic/Safety
Highway Superintendent
ECDEP
NYSDOT
NYSDEC
Michael Hitzel, Engineering Department
DiDonato Associates, 689 Main St., Buffalo, NY 14203

Approved Plan: DiDonato Associates
Received: September 18, 2025

Attachment: SP-1989-19C signed resolution 092525 (30812 : SP-1989-19_C, 1681 N. French Rd.)

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

Meeting: 09/25/25 06:30 PM
Department: Planning
Category: Site Plan and Relief from Conditions of Site Plan
Prepared By: Amy Carrato
Initiator: Dan Howard
Sponsors:
DOC ID: 30598 A

ADOPTED

PLANNING BOARD ITEM (ID # 30598)

Proposed Office Building (Surgery Center), SP-2025-05

Property located at 1692 Maple Road
1692 Maple Road LLC, Petitioner

Proposed 9,000 sq. ft. single-story ambulatory surgery center with one vehicular access to Youngs Road and the related site improvements.

August 21, 2025

Sean Hopkins, Esq., Hopkins Sorgi & McCarthy, represented the petitioner, explained the proposal and was available to answer questions from the Board.

In response to the Board's questions, Mr. Hopkins stated he will address the Board next month regarding the use of sprinklers.

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

Following discussion, Mr. Gill moved to adjourn the Negative Declaration. The motion was seconded by Mr. Raffaele carried. Ayes 6, Noes 0, Absent 1 (Penberthy).

Following the adjournment of the Negative Declaration, Mr. Gill moved to adjourn the request to allow the ZBA to take action on requested variances. The motion was seconded by Mr. Raffaele and carried. Ayes 6, Noes 0, Absent 1 (Penberthy).

September 25, 2025

Following discussion, Mr. O'Rourke moved to approve the Negative Declaration. The motion was seconded by Ms. Kahn and carried. Ayes 6, Noes 0, Absent 1 (Davis).

Following the approval of the Negative Declaration, Mr. Raffaele moved to approve the request based on the resolution. The motion was seconded by Mr. Gill and carried. Ayes 6, Noes 0, Absent 1 (Davis).

HISTORY:

08/21/25	**Planning Board**	**ADJOURNED**	**Next: 09/25/25**

ATTACHMENTS:

- SP-2025-05_application_082125 (PDF)
- SP-2025-05_drawings_082125 (PDF)
- Engineer's Report uploaded 8/18/2025 (PDF)
- Site Plan Set uploaded 8/18/2025 (PDF)
- SP-2025-05 signed neg dec 092525 (PDF)
- SP-2025-05 signed resolution 092525 (PDF)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Joseph P. Raffaele Jr., Board Member
SECONDER:	Harbinder Gill, Board Member
AYES:	Chmiel, Gill, Kahn, Penberthy, Raffaele Jr., O'Rourke
ABSENT:	John B. Davis

RECEIVED
JUN 23 2025
TOWN OF AMHERST
PLANNING DEPT.

Site Plan Application with Exhibits "1" to "6"
Applicant: 1692 Maple Road LLC
c/o Sean Hopkins, Esq.
Location: 1692 Maple Road

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Major Site Plan Review

For Official Use

File #: SP-2025-05 **Acreage** 0.96 **Fee $** 1,265

Address Verified by Assessor's Office _____ VERIFIED BY _____ DATE

Materials Received by Planning Department _____ RECEIVED BY 6-23-25 DATE

Fee Paid to Town Clerk _____ RECEIVED BY _____ DATE

Site Plan Review		**Fill In Applicable Fees**
1 acre or less	$1,250.00	1,250.00
Each additional acre or fraction thereof	$ 650.00/acre	
Amendments to Site Plans	$1,200.00	
Request for Relief of / Change to Conditions of Site Plan Approval	$1,200.00	
Request for Extension of Site Plan Approval	$ 450.00	
Stormwater Pollution Prevention Plan		
1 - 4.99 Acres	$ 500.00	
5 - 10 Acres	$ 750.00	
>10 Acres	$1,000.00	
Affidavit Fee for Public Hearing	$ 15.00	15.00
	TOTAL FEE:	$ 1,265.00

To Be Completed By Applicant

Petitioner:

Name: 1692 Maple Road LLC c/o Sean Hopkins, Esq.

Address: 35 California Road, Suite 100

Williamsville (city) NY (state) 14221 (zip code)

Phone: 716-510-4338 Fax: _____

E Mail: shopkins@hsmlegal.com

Authorization Letter of On Trac Systems LLC, the owner of the Project Site, dated November 25, 2024 attache as Exhibit "1".

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

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

Name: Carmina Wood Design [Patrick Sheedy Jr, PE]

Address: 80 Silo City Row, Suite 100

Buffalo (city) NY (state) 14203 (zip code)

Phone: 716-842-3165 Fax:

E Mail: psheedy@carminawooddesign.com

Project Location (must be verified by Town Assessor's Office):

Address: 1692 Maple Road

SBL No(s): 56.19-1-1

Project Name: Proposed Medical Building

Project Description: See Exhibit "1" for description of the proposed project.

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

If this petition is an amendment to a previously approved site plan, please describe the proposed changes (include type and size of existing structures and number of existing parking spaces):

	existing	proposed	total
Gross Floor Area (non-residential):	0 sf	9,000 sf	9,000 sf
Gross Floor Area Residential:			
Number of Residential Units:			
Number of Parking Spaces:	0	32	32

Acreage of Parcel: 0.96 acres

(list each parcel separately)

Frontage on Public Roads: 110.0 ft. Maple Road

(list each road separately) 379.60 ft. Youngs Road

Existing Zoning District(s) Office Building District ("OB")

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

EXHIBIT 1

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Ambulatory Surgery Center Project		
Project Location (describe, and attach a general location map): 1692 Maple Road - Town of Amherst - Erie County		
Brief Description of Proposed Action (include purpose or need): The proposed project ("action") consists of the development of the the parcel at 1692 Maple Road ("Project Site") as a single-story ambulatory surgery center building with all related site improvements. The proposed action has been defined broadly to include all required discretionary approvals and permits needed from the governmental agencies including Site Plan Approval from the Planning Board. The project purpose is to develop the Project S as a state-of-the-art ambulatory surgery center, which is a medical office use per the recommended land use in Figure 6 of the Town's adopted Comprehensive Plan. The proposed project is an Unlisted Action pursuant to the State Environmental Quality Review Act ("SEQRA") and will not result any potentially significant adverse environmental impacts.		
Name of Applicant/Sponsor: 1692 Maple Road LLC c/o Sean Hopkins, Esq.	Telephone: 716.510-4338 E-Mail: shopkins@hsmlegal.com	
Address: 35 California Drive, Suite 100		
City/PO: Williamsville	State: NY	Zip Code: 14221
Project Contact (if not same as sponsor; give name and title/role): Same as Above.	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Ontrac Systems LLC	Telephone: E-Mail:	
Address: PO Box 103		
City/PO: Buffalo	State: NY	Zip Code: 14217

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes☑No		
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Planning Board - Site Plan Approval	June 23, 2025
c. City, Town or Village Zoning Board of Appeals ☑Yes☐No	Zoning Board of Appeals - Area Variances	To be Determined
d. Other local agencies ☑Yes☐No	Building Department - Building Permit and Highway Dept. - Curb Cut Permit	To be Determined
e. County agencies ☑Yes☐No	ECWA - RPZ	To be Determined
f. Regional agencies ☐Yes☑No		
g. State agencies ☑Yes☐No	NYSDOH - Certificate of Need	To be Determined
h. Federal agencies ☐Yes☑No		

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

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

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

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

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

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

If Yes, identify the plan(s):

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

C.3. Zoning

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

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

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

C.4. Existing community services.

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

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

c. Which fire protection and emergency medical services serve the project site?
Volunteer Fire Department

d. What parks serve the project site?
There are various parks in the vicinity of the Project Site.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial project consisting of an ambulatory surgery center.

b. a. Total acreage of the site of the proposed action? 0.96 acres
b. Total acreage to be physically disturbed? 0.85 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.96 acres

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

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

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

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

f. Does the project include new residential uses? ☐Yes☐

If Yes, show numbers of units propo

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

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

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 16 height; 90 width; and 100 length

iii. Approximate extent of building space to be heated or cooled: 9,000 square feet

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

If Yes,

i. Purpose of the impoundment: Stormwater detention

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑Other specify: On-site stormwater runoff

iii. If other than water, identify the type of impounded/contained liquids and their source. Not Applicable

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: 0.7 acres

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

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

D.2. Project Operations

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

If Yes:

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

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

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

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

_____

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes☐No
If yes, describe. _____

_____

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

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

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

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

ix. Summarize site reclamation goals and plan: _____

_____

_____

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

If Yes:

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

_____

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

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

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

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

v. Describe any proposed reclamation/mitigation following disturbance:

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

i. Total anticipated water usage/demand per day: 825 gallons/day

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

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

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

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

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

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

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

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

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

i. Total anticipated liquid waste generation per day: 750 gallons/day

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

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

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

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

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

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

If Yes:

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

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

_____

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

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

If Yes:

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

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

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

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

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

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

If Yes, identify:

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

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

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

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

If Yes:

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

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

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

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h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes

3.a

If Yes:

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

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

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

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

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

If Yes:

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

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

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

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

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

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

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

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

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

If Yes:

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

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

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

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

i. During Construction:

- Monday - Friday: 7:00 to 7:00
- Saturday: 7:00 to 5:00
- Sunday: Not Applicable
- Holidays: Not Applicable

ii. During Operations:

- Monday - Friday: 7:00 - 7:00
- Saturday: To be Determined
- Sunday: Not Applicable
- Holidays: Not Applicable

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

If yes:

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

Temporary and unavoidable storm term noise impacts resulting from the use of construction equipment during construction activities.

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

Describe: _____

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

If yes:

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

The project will include dark-sky compliant per the requirements of the Zoning Code.

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

Describe: _____

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

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

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

If Yes:

i. Product(s) to be stored _____

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

iii. Generally, describe the proposed storage facilities: _____

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

If Yes:

i. Describe proposed treatment(s):

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

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

If Yes:

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

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

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

- Construction: _____
- Operation: _____

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

- Construction: _____
- Operation: _____

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s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes

3.a

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

ii. If mix of uses, generally describe:

Mixture of uses including offices, apartments for lease and single-family homes.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.0	0.5	+ 0.5
• Forested	0.35	0.1	- 0.25
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.0	0.0	0.0
• Agricultural (includes active orchards, field, greenhouse etc.)	0.0	0.0	0.0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.0	0.0	0.0
• Wetlands (freshwater or tidal)	0.0	0.0	0.0
• Non-vegetated (bare rock, earth or fill)	0.0	0.0	0.0
• Other Describe: lawn area/landscaping/greenspace	0.61	0.36	- 0.25

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

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No
If Yes,
i. Identify Facilities:
St. Gregory the Great, Maple East Elementary Schoo;, Millard Fillmore Hospital, Elderwood Village

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

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

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

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

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

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

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

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

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No
If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

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v. Is the project site subject to an institutional control limiting property uses? ☐ Yes

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 7 + feet

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

c. Predominant soil type(s) present on project site: Cosad loamy fine sand 100 %

d. What is the average depth to the water table on the project site? Average: 1 feet

e. Drainage status of project site soils:
☐ Well Drained: ____% of site
☐ Moderately Well Drained: ____% of site
☑ Poorly Drained 100 % of site

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

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

h. Surface water features.

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

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

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

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

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

- Streams: Name Brush Creek (Town of Amherst Ditch #4) Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

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

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

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

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

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

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

i. Name of aquifer: _____

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

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

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

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

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☐No
If yes, give a brief description of how the proposed action may affect that use: _____

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

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

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

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

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

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e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes

If Yes:

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

ii. Name: _____

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

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: _____

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

iii. Distance between project and resource: _____ miles.

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

If Yes:

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

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

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name 1692 Maple Road Date June 23, 2025

Signature _____ Title Attorney for Project Sponsor

A copy of the Wetland Investigation Letter of Scott Livingstone dated March 6, 2025 is provided at Attachment "A" and a copy of the No Impact Determination Letter issued by the NYS Office of Parks, Recreation and Historic Preservation dated December 12, 2024 is provided at Attachment "B".

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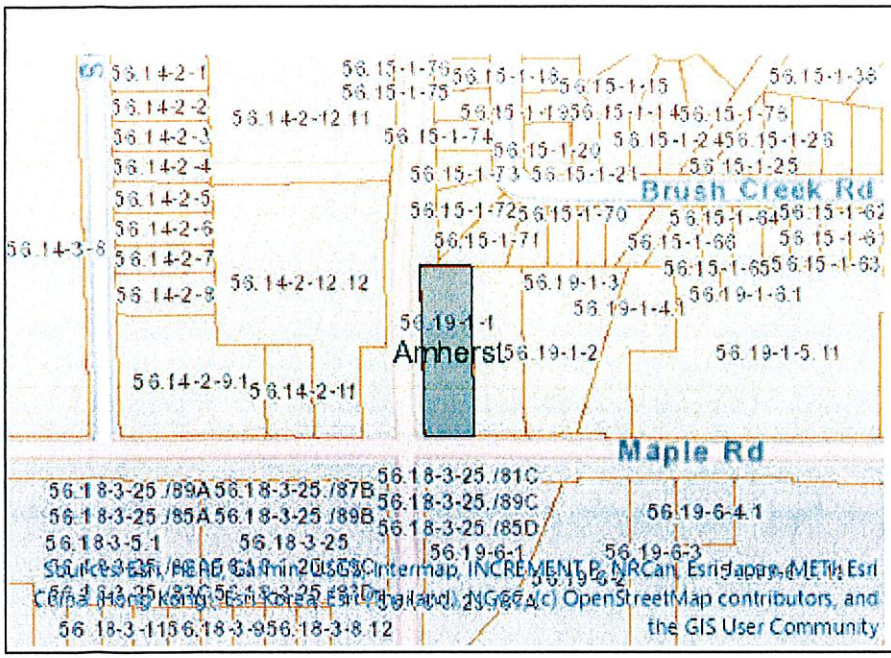
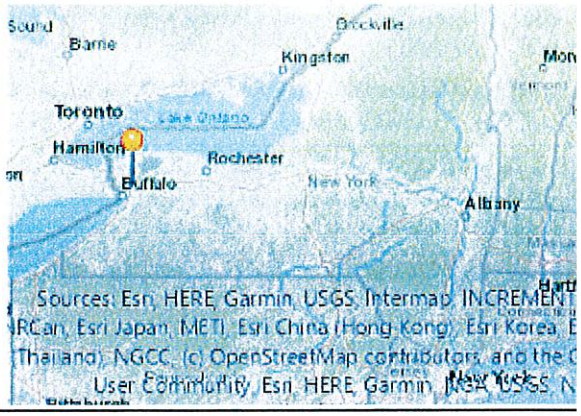
PRINT FORM



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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

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E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

3.a

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TOWN OF AMHERST ATTACHMENT
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM

1. For each applicable category of proposed new structures, including additions to existing structures, provide the following information for all soil types on the project site (*according to Soil Survey of Erie County, NY; Table 11, Building Site Development, pp 294-305):*

Soil Name	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets
Cosad loamy fine sand	✓				

2. If the Soil survey indicates either "severe" or "moderate" suitability for the proposed types of construction, a geotechnical and hydrological analysis based on one test per 3.5 acres of project area must be provided (per Town Board resolution, 3/17/03, amended 6/16/03).

_____ Geotechnical report attached ✓ Not applicable

3. Is your property located: On Youngs Road between Dodge and Klein Roads? ☐ Yes ☑ No
On Wehrle Dr. between Spindrift Dr. and Oakwood Rd? ☐ Yes ☑ No

If so, the property may be within an area of the Town that is affected by a moratorium on connections to the sanitary sewer system.

4. Are there alternative locations on the site for this project? ☐ Yes ☑ No

5. Location and size of real property owned by petitioner within one (1) mile of subject proposal:
1692 Maple Road - 0.96 ac

6. Are you aware of current or future plans or intentions by others in the Town of Amherst to develop property within 1000± ft. of the present project request: ☑ Yes ☐ No

Describe Proposed mixed use project at 1720-1760 Maple Road

(Potential environmental impacts from adjacent or nearby projects undergoing the approval process will receive a coordinated environmental review to determine cumulative effects on common receivers (e.g. traffic and drainage corridors) and other relevant environmental concerns.)

7. Maximum number of vehicular trips to be generated per hour upon completion of project 12
Source: ITE Trip Generator

8. Will blasting occur during construction? ☐ Yes ☑ No

9. Does the project propose to connect and be tributary to the public sanitary sewer system? ☑ Yes ☐ No

10. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:

750 average flow 3,000 peak flow.

(Please note that average flows of 2,500 gpd or greater will require an Engineer's Report that includes a detailed downstream sewer capacity analysis and the identification of and commitment to required I/I offset work during peak wastewater flow conditions.)

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

ATTACHMENT A OF PART 1 OF FULL ENVIRONMENTAL ASSESSMENT FORM

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

LaBella
Powered by partnership.

The New Home of
Earth Dimensions, Inc.

March 6, 2025

Dr. Michael Cicchetti
Buffalo Spine and Sports Medicine
100 College Parkway, Suite 100
Williamsville, NY 14221

Re: Preliminary Wetland Investigation - ±0.92 acre
1692 Maple Road (SBL# 56.19-1-1)
Town of Amherst, Erie County, New York

Dear Dr. Cicchetti:

Labella has completed a preliminary wetland investigation at the above referenced site for the purpose of identifying potential regulated wetlands and waterways. The site investigation was conducted on March 6, 2025. The site investigation is depicted on the attached exhibit from the Erie County On-Line Mapping Application. Labella did not identify any wetland as defined by the U.S. Army Corps of Engineers (USACE) wetland delineation manuals within the proposed project site.

The New York State Department of Environmental Conservation (NYSDEC) On-line Resource Mapper (attached) does not indicate any potential wetland areas within or adjacent to the site. Based on the site investigation and the revised Part 664 regulations which went into effect on January 1, 2025, it is LaBella's professional opinion that there are no Article 24 wetlands within or adjacent to the site.

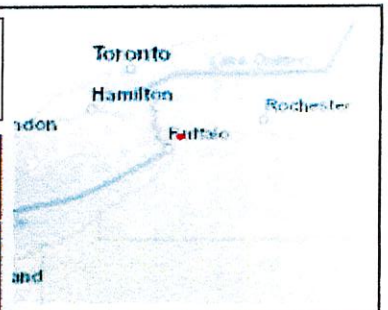
Based on this site investigation, it is our professional opinion that the proposed project may move forward without the need for a Section 404 permit from USACE or Article 24 permit from NYSDEC. If you have any questions, please contact our office at (716) 655-1717 or email slivingstone@labellapc.com.

Respectfully submitted,
LaBella Associates

Scott J. Livingstone
Program Manager

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Erie County On-Line Mapping Application



Legend

Parcels

0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1: 1,128

Environmental Resource Mapper

March 6, 2025

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

Province of Ontario, Ontario MNR, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

ATTACHMENT B OF PART 1 OF FULL ENVIRONMENTAL ASSESSMENT FORM

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Amherst
Town of Amherst Planning Department
Erie County, New York

Brian J. Ku
Supervisc

Daniel C. Howa C
Planning Dir

Daniel J. Ulatows C
Assistant Planning ct

SEQR

NEGATIVE DECLARATION

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency:	Town of Amherst Town Board	**Project**:	Z-2024-04
Address:	5583 Main Street Williamsville, NY 14221 (716) 631-7051	**Date**:	April 28, 2025

This notice is issued pursuant to Part 617 and Local Law #3-82, as amended, of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The Lead Agency has determined that the proposed action described below will not have a significant adverse effect on the environment.

Title of Action: Rezoning Request.

SEQR Status: Unlisted action.

Description of Action: Rezoning of 0.96± acres of land from Residential District Three (R-3) to Office Building District (OB) to allow for the potential future use of the site for a medical office building.

Location: 1692 Maple Road, Town of Amherst, Erie County, New York

Petitioner: Michael & Corine Cicchetti

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Reasons Supporting This Determination

Based on information submitted by the applicant, including a Short Environmental Assessment Form (EAF) - Part 1, a complete rezoning application, and concept plan, a preliminary staff analysis was undertaken. Based on the results of the EAF Part 2 and compared to the criteria listed in Section 617.7, all indications are that the proposed rezoning of 0.41± acres of land from Residential District Three (R-3) to Office Building District (OB) for a proposed medical office building will not have a significant impact on the environment, as follows:

1. The project is not expected to cause a substantial adverse change in existing air quality, ground or surface water quality or quantity, or noise levels; a substantial increase in solid waste production; or a substantial increase in the potential for erosion, flooding, leaching or drainage problems. The Town Engineering Department will review any application for development of the parcel and require that all infrastructure to support the development will be available and adequate.

2. The project will not result in the removal or destruction of large quantities of vegetation or fauna; or in significant adverse impacts to fish or wildlife species, habitats or other natural resources. A Landscape/Tree preservation Plan shall be required of the applicant upon submittal of a site plan application for development of the site at which stage all landscape requirements of the Zoning Ordinance will be met.

3. The project is not expected to create any material conflict with the Town Comprehensive Plan. The project will comply with all regulations of the Town Zoning Ordinance before final site plan approval is granted. The Town Building Department on February 26, 2024 and Zoning Enforcement Officer on February 13, 2025 reviewed the application and EAF submitted on December 4, 2024, and have no objection or comments on the proposed rezoning.

4. The project is within an area identified by the State as potentially containing significant cultural or archeological resources. The New York State Office of Parks, Recreation, Historic Preservation on December 12, 2024 has reviewed the project and determined that there will be no impact on these resources.

5. The project will not impair the character or quality of important aesthetic resources or of existing community or neighborhood character. The subject request is for rezoning from Residential District Three (R-3) to Office Building District (OB). Neighboring uses are Multi-Family Residential District Four-A (MFR-4A), Multi-Family Residential District Five (MFR-5), and Professional Offices and zoned Office Building District (OB); therefore, the project is consistent with surrounding land use.

6. The proposed rezoning to Office Building District (OB) for a proposed medical office building will not cause a major change in the use of either the quantity or type of energy.

7. The rezoning to Office Building District (OB) for a proposed medical office building will not create any hazard to human health. The Fire Chief's Association on February 10, 2025, has reviewed the rezoning request and supporting documentation and has no objection to or adverse comments on the proposed rezoning.

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

8. The rezoning to Office Building District (OB) will not cause a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses. The proposed medical office building will be consistent with the scale of surrounding land uses.

9. The rezoning to Office Building District (OB) for the proposed medical office building will increase the number of people using the site over its previous level of use as an undeveloped lot.

10. Review by the Town Traffic/Safety Board on December 23, 2024, indicates that significant negative traffic impacts are not expected to result from the proposed project.

11. Coordinated reviews of the project have been undertaken by Town Departments including Building on December 13, 2024, Traffic/Safety Board on December 19, 2024, Assessor on December 6, 2024, Fire Chiefs' Association on February 10, 2025, Zoning Enforcement Officer on February 13, 2025, and Right-of-Way Agent on December 19, 2024 along with outside agencies including Erie County Department of Environment & Planning on January 16, 2025, and New York State Office of Parks Recreation and Historic Preservation on December 12, 2024. These reviews have not identified any significant environmental issues and indicate that the proposal will not have a significant damaging impact on the environment.

12. Issues not specifically mentioned above and/or those not specifically reviewed were not raised by Town departments, outside agencies or the public and are not determined to be causing significant negative environmental impacts.

James Quinn, Assistant Planner — 5-5-25 date

Brian J. Kulpa, Supervisor — 5/6/25 date

JQ/ac
X:\Current_Planning\Files\Rezonings\2024\Z-2024-04_(1692_Maple _Rd)_2024\Z-2024-04_TB_Neg_Dec_04028025.docx
cc: Amherst Town Clerk
Amherst Building Department
ECDEP
Michael & Corine Cicchetti c/o Sean Hopkins, Esq. 35 California Dr., Suite 100, Williamsville, NY 14221

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

EXHIBIT 2

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

AUTHORIZATION

The undersigned, ONTRAC SYSTEMS LLC ("Seller"), the record owner of real property located in the Town of Amherst, New York located at **1692 Maple Road [SBL No. 56.19-1-1]** (the "Project Site") and MICHAEL CICCHETTI and CORINE CICCHETTI (collectively, the "Purchasers") have entered into a Purchase and Sale Agreement pursuant to which Seller agreed to sell the Project Site to Purchasers, and Purchasers agreed to purchase the Project Site from Seller, contingent upon Purchasers' obtaining certain permits, approvals, and authorizations from the Town of Amherst (the "Town") and other governmental agencies and authorities having jurisdiction.

Accordingly, Seller hereby authorizes Purchasers and their counsel, the law firm of HOPKINS SORGI & MCCARTHY PLLC, to seek all required permits, approvals, and authorizations from the Town and other involved governmental agencies and authorities having jurisdiction relative to Purchasers' intended use of the Project Site as a medical office building, including, but not limited, to an amendment of the zoning classification of the Project Site from Residential District Three District ("R-3") to Office Building District ("OB") by the Town Board, site plan approval by the Town Planning Board, and area variances from the Town Zoning Board of Appeals.

Photocopies, facsimile, and electronic copies of this Authorization shall have the same force and effect as originals.

Dated: November 25, 2024

Ontrac Systems LLC

By: _____
Daniel J. Dirrigl, Manager

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

EXHIBIT 3

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

© CARMINA WOOD DESIGN

Site Plan

Proposed Medical Building
1692 Maple Road
Amherst, NY

CARMINAWOOD
D
Buffalo | U

DRAWING NAME:
Site Plan

DRAWING NO.
C-100

Project No: 24-4153

EXHIBIT 4

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

© CARMINA WOOD DESIGN

PLANTING SCHEDULE

DRAWING NAME: Landscape Plan

DRAWING NO. L-100

Project No: 24-4153

REVISIONS

No.	Description	Date

Proposed Medical Building
1692 Maple Road
Amherst, NY

CARMINAWOOD
D
Buffalo | U

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

EXHIBIT 5

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Amherst
Town of Amherst Planning Department
Erie County, New York

Brian J. Ki
Supervis

Daniel C. Howa
Planning Di

Daniel J. Ulatows
Assistant Planning

SEQR

NEGATIVE DECLARATION

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency:	Town of Amherst Town Board	**Project**:	Z-2024-04
Address:	5583 Main Street Williamsville, NY 14221 (716) 631-7051	**Date**:	April 28, 2025

This notice is issued pursuant to Part 617 and Local Law #3-82, as amended, of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The Lead Agency has determined that the proposed action described below will not have a significant adverse effect on the environment.

Title of Action: Rezoning Request.

SEQR Status: Unlisted action.

Description of Action: Rezoning of 0.96± acres of land from Residential District Three (R-3) to Office Building District (OB) to allow for the potential future use of the site for a medical office building.

Location: 1692 Maple Road, Town of Amherst, Erie County, New York

Petitioner: Michael & Corine Cicchetti

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Reasons Supporting This Determination

Based on information submitted by the applicant, including a Short Environmental Assessment Form (EAF) - Part 1, a complete rezoning application, and concept plan, a preliminary staff analysis was undertaken. Based on the results of the EAF Part 2 and compared to the criteria listed in Section 617.7, all indications are that the proposed rezoning of 0.41± acres of land from Residential District Three (R-3) to Office Building District (OB) for a proposed medical office building will not have a significant impact on the environment, as follows:

1. The project is not expected to cause a substantial adverse change in existing air quality, ground or surface water quality or quantity, or noise levels; a substantial increase in solid waste production; or a substantial increase in the potential for erosion, flooding, leaching or drainage problems. The Town Engineering Department will review any application for development of the parcel and require that all infrastructure to support the development will be available and adequate.
2. The project will not result in the removal or destruction of large quantities of vegetation or fauna; or in significant adverse impacts to fish or wildlife species, habitats or other natural resources. A Landscape/Tree preservation Plan shall be required of the applicant upon submittal of a site plan application for development of the site at which stage all landscape requirements of the Zoning Ordinance will be met.
3. The project is not expected to create any material conflict with the Town Comprehensive Plan. The project will comply with all regulations of the Town Zoning Ordinance before final site plan approval is granted. The Town Building Department on February 26, 2024 and Zoning Enforcement Officer on February 13, 2025 reviewed the application and EAF submitted on December 4, 2024, and have no objection or comments on the proposed rezoning.
4. The project is within an area identified by the State as potentially containing significant cultural or archeological resources. The New York State Office of Parks, Recreation, Historic Preservation on December 12, 2024 has reviewed the project and determined that there will be no impact on these resources.
5. The project will not impair the character or quality of important aesthetic resources or of existing community or neighborhood character. The subject request is for rezoning from Residential District Three (R-3) to Office Building District (OB). Neighboring uses are Multi-Family Residential District Four-A (MFR-4A), Multi-Family Residential District Five (MFR-5), and Professional Offices and zoned Office Building District (OB); therefore, the project is consistent with surrounding land use.
6. The proposed rezoning to Office Building District (OB) for a proposed medical office building will not cause a major change in the use of either the quantity or type of energy.
7. The rezoning to Office Building District (OB) for a proposed medical office building will not create any hazard to human health. The Fire Chief's Association on February 10, 2025, has reviewed the rezoning request and supporting documentation and has no objection to or adverse comments on the proposed rezoning.

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

8. The rezoning to Office Building District (OB) will not cause a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses. The proposed medical office building will be consistent with the scale of surrounding land uses.

9. The rezoning to Office Building District (OB) for the proposed medical office building will increase the number of people using the site over its previous level of use as an undeveloped lot.

10. Review by the Town Traffic/Safety Board on December 23, 2024, indicates that significant negative traffic impacts are not expected to result from the proposed project.

11. Coordinated reviews of the project have been undertaken by Town Departments including Building on December 13, 2024, Traffic/Safety Board on December 19, 2024, Assessor on December 6, 2024, Fire Chiefs' Association on February 10, 2025, Zoning Enforcement Officer on February 13, 2025, and Right-of-Way Agent on December 19, 2024 along with outside agencies including Erie County Department of Environment & Planning on January 16, 2025, and New York State Office of Parks Recreation and Historic Preservation on December 12, 2024. These reviews have not identified any significant environmental issues and indicate that the proposal will not have a significant damaging impact on the environment.

12. Issues not specifically mentioned above and/or those not specifically reviewed were not raised by Town departments, outside agencies or the public and are not determined to be causing significant negative environmental impacts.

James Quinn, Assistant Planner — 5-5-25 date

Brian J. Kulpa, Supervisor — 5/6/25 date

JQ/ac
X:\Current_Planning\Files\Rezonings\2024\Z-2024-04_(1692_Maple _Rd)_2024\Z-2024-04_TB_Neg_Dec_04028025.docx
cc: Amherst Town Clerk
Amherst Building Department
ECDEP
Michael & Corine Cicchetti c/o Sean Hopkins, Esq. 35 California Dr., Suite 100, Williamsville, NY 14221

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

EXHIBIT 6

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Amherst Town Board
5583 Main Street
Williamsville, NY 14221
www.amherst.ny.us

Francina J. Spoth
Town Clerk

Meeting: 04/28/25 07:00 PM
Department: Town Clerk
Initiated by: **Timothy Koller**
Co-Sponsored by:

DOC ID: 30250 **RESOLUTION 2025-343** **ROLL CALL VOTE (ADOPTED)**

Adoption of Local Law to Amend the Zoning Map 1692 Maple Road, Z-2024-04

RESOLVED, that pursuant to 6NYCRR Part 617 (SEQR) and Town Code Section 104, as amended, that the requirements of SEQR are complete, and be it further

RESOLVED, that pursuant to NYS Town Law Sec.272-a, the Town Board concurs with the findings of the Planning Board as stated in their resolution of February 20, 2025 that the proposed rezoning of 0.96± acres of land from Residential District Three (R-3) to Office Building District (OB) at 1692 Maple Road is consistent with the adopted Bicentennial Comprehensive Plan, as amended, and be it

RESOLVED, that in accordance with Section 203-8-3 of the Town Code (Zoning), the Town Board adopts Local Law (#_____) to amend the Town Zoning map subject to the following conditions, and be it further

. A thirty-foot (30') wide Permanent Open Space area shall be provided consisting of the northernmost portion of the project site for the purpose of providing a natural buffer for the benefit of the residential parcels directly north of the Project Site.

2. There shall not be any mechanical equipment including but not limited to air conditioning units, transformers, etc. located directly east of the principal building on the project site.

3. High Impact Screening as defined in Section 7-2-4B of the Zoning Ordinance shall be provided along the eastern and northern boundaries of the Project Site. The Planning Board shall verify compliance with this Condition during its review of a Site Plan Application for the development of the project site.

4. Conditions 1 and 2 shall be subject to a Declaration of Restrictions to be recorded at the Erie County Clerk's Office. The content and form of the Declaration of Restrictions shall be reviewed and approved by the Town Attorney's Office and the Zoning Enforcement Officer prior to recording at the Erie County Clerk's Office.

RESOLVED, that pursuant to chapter 120, Section 120-4 of the Town of Amherst code (Highways-Controlled Access), this Town Board grants one driveway access onto Youngs Road in lieu of having a vehicular access to Maple Road for the subject site.

4/7/2025
A motion to open the public hearing was made by Supervisor Kulpa, seconded by Councilmember Berger and unanimously approved 5-0. The public hearing was opened at 7:31 PM.

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Attorney Sean Hopkins presented.

The following residents spoke:
Don Smith, 201 N Long St
Dennis Hoban, 216 California Dr
John Trabert, 234 Mt Vernon Rd

There were no further speakers from the public, therefore Supervisor Kulpa moved to close the hearing and set a decision date for the April 28th Town Board meeting, seconded by Councilmember Berger and unanimously approved 5-0. The public hearing was closed at 7:58 PM.

4/28/2025
A motion to approve was made by Supervisor Kulpa, seconded by Councilmember Berger and unanimously approved via Roll Call vote 5-0.

RESULT:	**ROLL CALL VOTE (ADOPTED) [UNANIMOUS]**
MOVER:	Brian J. Kulpa, Supervisor
SECONDER:	Jacqualine Berger, Councilmember
AYES:	Kulpa, Lavin, Berger, Szukala, Marinucci

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Full Environmental Assessment Form
Part 1 - Project and Setting

Amended Part 1 of Full Environmental Assessment Form with Attachments "A" to "C"
Date: July 29, 2025

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Ambulatory Surgery Center Project		
Project Location (describe, and attach a general location map): 1692 Maple Road - Town of Amherst - Erie County		
Brief Description of Proposed Action (include purpose or need): The proposed project ("action") consists of the development of the the parcel at 1692 Maple Road ("Project Site") as a single-story ambulatory surgery center building with all related site improvements. The proposed action has been defined broadly to include all required discretionary approvals and permits needed from the governmental agencies including Site Plan Approval from the Planning Board. The project purpose is to develop the Project Site as a state-of-the-art ambulatory surgery center, which is a medical office use per the recommended land use in Figure 6 of the Town's adopted Comprehensive Plan. The proposed project is an Unlisted Action pursuant to the State Environmental Quality Review Act ("SEQRA") and will not result in any potentially significant adverse environmental impacts. The following documents are attached as Attachments "A" to "C": Attachment A: Negative Declaration issued by the Town Board on April 28, 2025; Attachment B: Wetland Investigation Letter issued by Scott Livingstone dated March 6, 2025 and Attachment C: No Impact Determination Letter issued by the NYS Office of Parks, Recreation and Historic Preservation dated December 20, 2024.		
Name of Applicant/Sponsor: 1692 Maple Road LLC c/o Sean Hopkins, Esq.	Telephone: 716.510-4338 E-Mail: shopkins@hsmlegal.com	
Address: 35 California Drive, Suite 100		
City/PO: Williamsville	State: NY	Zip Code: 14221
Project Contact (if not same as sponsor; give name and title/role): Same as Above.	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Ontrac Systems LLC	Telephone: E-Mail:	
Address: PO Box 103		
City/PO: Buffalo	State: NY	Zip Code: 14217

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board - Site Plan Approval	June 23, 2025
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	Zoning Board of Appeals - Area Variances	July 14, 2025
d. Other local agencies ☑Yes ☐No	Building Department - Building Permit and Highway Dept. - Curb Cut Permit	To be Determined
e. County agencies ☑Yes ☐No	ECWA - RPZ and ECDPW - Highway Work Permit	To be Determined
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDOH - Certificate of Need	To be Determined
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

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

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

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

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

NYS Heritage Areas:West Erie Canal Corridor

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

If Yes, identify the plan(s):

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

C.3. Zoning

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

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

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

C.4. Existing community services.

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

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

c. Which fire protection and emergency medical services serve the project site?
Volunteer Fire Department

d. What parks serve the project site?
There are various parks in the vicinity of the Project Site.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial project consisting of an ambulatory surgery center.

b. a. Total acreage of the site of the proposed action? 0.96 acres
b. Total acreage to be physically disturbed? 0.85 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.96 acres

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

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

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

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

If Yes, show numbers of units proposed.

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

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

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 16 height; 90 width; and 100 length

iii. Approximate extent of building space to be heated or cooled: 9,000 square feet

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

If Yes,

i. Purpose of the impoundment: Stormwater detention

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑Other specify: On-site stormwater runoff

iii. If other than water, identify the type of impounded/contained liquids and their source. Not Applicable

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: 0.7 acres

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

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

D.2. Project Operations

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

If Yes:

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

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

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

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

_____

_____

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

If yes, describe. _____

_____

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

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

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

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

ix. Summarize site reclamation goals and plan: _____

_____

_____

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

If Yes:

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

_____

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

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

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

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

v. Describe any proposed reclamation/mitigation following disturbance:

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

i. Total anticipated water usage/demand per day: 825 gallons/day

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

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

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

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

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

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

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

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

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

i. Total anticipated liquid waste generation per day: 750 gallons/day

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

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

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

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

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

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

If Yes:

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

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

_____

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

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

If Yes:

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

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

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

_____

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

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

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

If Yes, identify:

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

_____

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

_____

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

_____

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

If Yes:

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

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

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

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

If Yes:

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

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

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

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

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

If Yes:

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

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

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

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

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

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

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

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

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

If Yes:

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

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

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

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

i. During Construction:

- Monday - Friday: 7:00 to 7:00
- Saturday: 7:00 to 5:00
- Sunday: Not Applicable
- Holidays: Not Applicable

ii. During Operations:

- Monday - Friday: 7:00 - 7:00
- Saturday: To be Determined
- Sunday: Not Applicable
- Holidays: Not Applicable

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

If yes:

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

Temporary and unavoidable storm term noise impacts resulting from the use of construction equipment during construction activities.

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

Describe:

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

If yes:

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

The project will include dark-sky compliant per the requirements of the Zoning Code.

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

Describe:

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

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

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

If Yes:

i. Product(s) to be stored

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

iii. Generally, describe the proposed storage facilities:

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

If Yes:

i. Describe proposed treatment(s):

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

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

If Yes:

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

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

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

- Construction:
- Operation:

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

- Construction:
- Operation:

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

ii. If mix of uses, generally describe:

Mixture of uses including offices, apartments for lease and single-family homes.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.0	0.5	+ 0.5
• Forested	0.35	0.1	- 0.25
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.0	0.0	0.0
• Agricultural (includes active orchards, field, greenhouse etc.)	0.0	0.0	0.0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.0	0.0	0.0
• Wetlands (freshwater or tidal)	0.0	0.0	0.0
• Non-vegetated (bare rock, earth or fill)	0.0	0.0	0.0
• Other Describe: lawn area/landscaping/greenspace	0.61	0.36	- 0.25

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

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No
If Yes,
i. Identify Facilities:
St. Gregory the Great, Maple East Elementary Schoo;, Millard Fillmore Hospital, Elderwood Village

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

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

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

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

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

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

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

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

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

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

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v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 7 + feet

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

c. Predominant soil type(s) present on project site:
Cosad loamy fine sand 100 %
_____ %
_____ %

d. What is the average depth to the water table on the project site? Average: 1 feet

e. Drainage status of project site soils:
☐ Well Drained: _____% of site
☐ Moderately Well Drained: _____% of site
☑ Poorly Drained 100 % of site

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

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

h. Surface water features.

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

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

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

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

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

- Streams: Name Brush Creek (Town of Amherst Ditch #4) Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

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

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

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

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

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

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

i. Name of aquifer: _____

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

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

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

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

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use:

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

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

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

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

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

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e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☐ No

If Yes:

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

ii. Name: _____

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

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: _____

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

iii. Distance between project and resource: _____ miles.

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

If Yes:

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

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

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name 1692 Maple Road LLC Date July 29, 2025

Signature _____ Title Attorney for Project Sponsor

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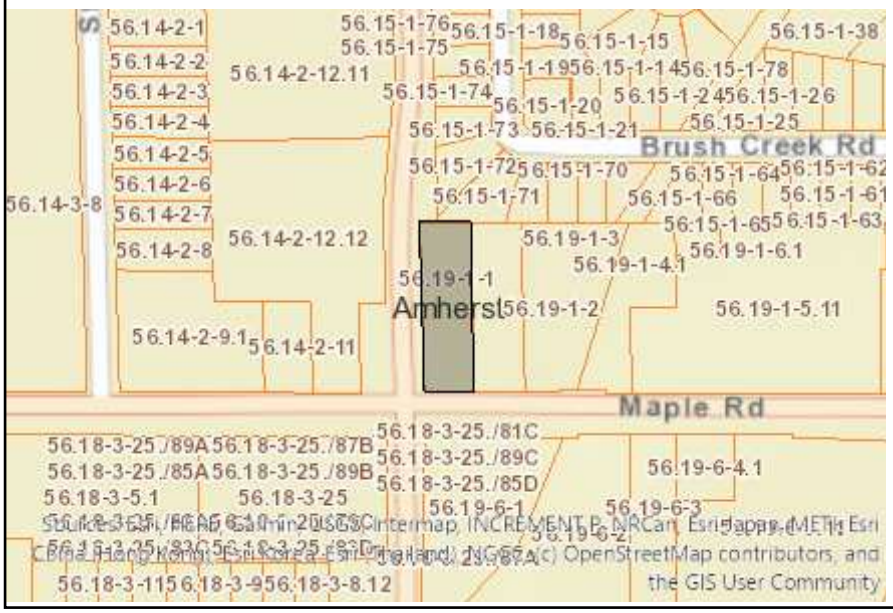
PRINT FORM

EAF Mapper Summary Report

Friday, November 22, 2024 4:03 PM



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

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

TOWN OF AMHERST ATTACHMENT
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM

1. For each applicable category of proposed new structures, including additions to existing structures, provide the following information for all soil types on the project site (*according to Soil Survey of Erie County, NY; Table 11, Building Site Development, pp 294-305):*

Soil Name	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets
Cosad loamy fine sand	✔				

2. If the Soil survey indicates either "severe" or "moderate" suitability for the proposed types of construction, a geotechnical and hydrological analysis based on one test per 3.5 acres of project area must be provided (per Town Board resolution, 3/17/03, amended 6/16/03).

_____ Geotechnical report attached ✔ Not applicable

3. Is your property located: On Youngs Road between Dodge and Klein Roads? ☐ Yes ☑ No
On Wehrle Dr. between Spindrift Dr. and Oakwood Rd? ☐ Yes ☑ No

If so, the property may be within an area of the Town that is affected by a moratorium on connections to the sanitary sewer system.

4. Are there alternative locations on the site for this project? ☐ Yes ☑ No

5. Location and size of real property owned by petitioner within one (1) mile of subject proposal:
1692 Maple Road - 0.96 ac

6. Are you aware of current or future plans or intentions by others in the Town of Amherst to develop property within 1000± ft. of the present project request: ☑ Yes ☐ No

Describe Proposed mixed use project at 1720-1760 Maple Road

(Potential environmental impacts from adjacent or nearby projects undergoing the approval process will receive a coordinated environmental review to determine cumulative effects on common receivers (e.g. traffic and drainage corridors) and other relevant environmental concerns.)

7. Maximum number of vehicular trips to be generated per hour upon completion of project 12
Source: ITE Trip Generator

8. Will blasting occur during construction? ☐ Yes ☑ No

9. Does the project propose to connect and be tributary to the public sanitary sewer system? ☑ Yes ☐ No

10. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:

750 average flow 3,000 peak flow.

(Please note that average flows of 2,500 gpd or greater will require an Engineer's Report that includes a detailed downstream sewer capacity analysis and the identification of and commitment to required I/I offset work during peak wastewater flow conditions.)

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

ATTACHMENT A

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Amherst

Town of Amherst Planning Department *Erie County, New York*

Brian J. Kulp
Supervisor

Daniel C. Howard,
Planning Direc

Daniel J. Ulatowski,
Assistant Planning D

SEQR

NEGATIVE DECLARATION

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency:	Town of Amherst Town Board	**Project**:	Z-2024-04
Address:	5583 Main Street Williamsville, NY 14221 (716) 631-7051	**Date**:	April 28, 2025

This notice is issued pursuant to Part 617 and Local Law #3-82, as amended, of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The Lead Agency has determined that the proposed action described below will not have a significant adverse effect on the environment.

Title of Action: Rezoning Request.

SEQR Status: Unlisted action.

Description of Action: Rezoning of 0.96± acres of land from Residential District Three (R-3) to Office Building District (OB) to allow for the potential future use of the site for a medical office building.

Location: 1692 Maple Road, Town of Amherst, Erie County, New York

Petitioner: Michael & Corine Cicchetti

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Reasons Supporting This Determination

Based on information submitted by the applicant, including a Short Environmental Assessment Form (EAF) - Part 1, a complete rezoning application, and concept plan, a preliminary staff analysis was undertaken. Based on the results of the EAF Part 2 and compared to the criteria listed in Section 617.7, all indications are that the proposed rezoning of 0.41± acres of land from Residential District Three (R-3) to Office Building District (OB) for a proposed medical office building will not have a significant impact on the environment, as follows:

1. The project is not expected to cause a substantial adverse change in existing air quality, ground or surface water quality or quantity, or noise levels; a substantial increase in solid waste production; or a substantial increase in the potential for erosion, flooding, leaching or drainage problems. The Town Engineering Department will review any application for development of the parcel and require that all infrastructure to support the development will be available and adequate.

2. The project will not result in the removal or destruction of large quantities of vegetation or fauna; or in significant adverse impacts to fish or wildlife species, habitats or other natural resources. A Landscape/Tree preservation Plan shall be required of the applicant upon submittal of a site plan application for development of the site at which stage all landscape requirements of the Zoning Ordinance will be met.

3. The project is not expected to create any material conflict with the Town Comprehensive Plan. The project will comply with all regulations of the Town Zoning Ordinance before final site plan approval is granted. The Town Building Department on February 26, 2024 and Zoning Enforcement Officer on February 13, 2025 reviewed the application and EAF submitted on December 4, 2024, and have no objection or comments on the proposed rezoning.

4. The project is within an area identified by the State as potentially containing significant cultural or archeological resources. The New York State Office of Parks, Recreation, Historic Preservation on December 12, 2024 has reviewed the project and determined that there will be no impact on these resources.

5. The project will not impair the character or quality of important aesthetic resources or of existing community or neighborhood character. The subject request is for rezoning from Residential District Three (R-3) to Office Building District (OB). Neighboring uses are Multi-Family Residential District Four-A (MFR-4A), Multi-Family Residential District Five (MFR-5), and Professional Offices and zoned Office Building District (OB); therefore, the project is consistent with surrounding land use.

6. The proposed rezoning to Office Building District (OB) for a proposed medical office building will not cause a major change in the use of either the quantity or type of energy.

7. The rezoning to Office Building District (OB) for a proposed medical office building will not create any hazard to human health. The Fire Chief's Association on February 10, 2025, has reviewed the rezoning request and supporting documentation and has no objection to or adverse comments on the proposed rezoning.

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

8. The rezoning to Office Building District (OB) will not cause a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses. The proposed medical office building will be consistent with the scale of surrounding land uses.

9. The rezoning to Office Building District (OB) for the proposed medical office building will increase the number of people using the site over its previous level of use as an undeveloped lot.

10. Review by the Town Traffic/Safety Board on December 23, 2024, indicates that significant negative traffic impacts are not expected to result from the proposed project.

11. Coordinated reviews of the project have been undertaken by Town Departments including Building on December 13, 2024, Traffic/Safety Board on December 19, 2024, Assessor on December 6, 2024, Fire Chiefs' Association on February 10, 2025, Zoning Enforcement Officer on February 13, 2025, and Right-of-Way Agent on December 19, 2024 along with outside agencies including Erie County Department of Environment & Planning on January 16, 2025, and New York State Office of Parks Recreation and Historic Preservation on December 12, 2024. These reviews have not identified any significant environmental issues and indicate that the proposal will not have a significant damaging impact on the environment.

12. Issues not specifically mentioned above and/or those not specifically reviewed were not raised by Town departments, outside agencies or the public and are not determined to be causing significant negative environmental impacts.

James Quinn, Assistant Planner — 5-5-25 date

Brian J. Kulpa, Supervisor — 5/6/25 date

JQ/ac
X:\Current_Planning\Files\Rezonings\2024\Z-2024-04_(1692_Maple _Rd)_2024\Z-2024-04_TB_Neg_Dec_04028025.docx
cc: Amherst Town Clerk
Amherst Building Department
ECDEP
Michael & Corine Cicchetti c/o Sean Hopkins, Esq. 35 California Dr., Suite 100, Williamsville, NY 14221

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

ATTACHMENT B

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Erie County On-Line Mapping Application

Legend

- Parcels

0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1: 1,128

ATTACHMENT C

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor

RANDY SIMONS
Commissioner Pro Tempore

December 12, 2024

Scott Marshall
Principal Planner
Town of Amherst
5583 Main Street
Amherst, NY 14226

Re: SEQRA
Proposed Medical Building
1692 Maple Rd, Amherst, NY 14221
24PR11042

Dear Scott Marshall:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above. If you have any questions, please contact Campbell Higle at the following email address:

Campbell.Higle@parks.ny.gov

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

CARMINA WOOD
DESIGN

ENGINEER'S REPORT

for

Proposed Medical Building
1692 Maple Road
Town of Amherst, Erie County, New York

Prepared for

1692 Maple Road LLC

1692 Maple Road
Buffalo, NY 14221

Prepared by

Carmina Wood Design

80 Silo City Row, Suite 100
Buffalo, NY 14203

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

June 2025

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Table of Contents

Written Engineer's Report

Section 1 - Location & Description
Section 2 - Water Service
Section 3 - Sanitary Sewer Service
Section 4 - Storm Sewer Service

Appendices

Appendix A Sanitary Sewer and Water Demand Calculations

Appendix B Storm Sewer System Drainage Calculations

- Existing Runoff
- Proposed Runoff

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Section 1 - Location & Description

This project is a development of an existing vacant 0.9 acre site located 1692 Maple Road in the Town of Amherst. Construction will consist of a 9,000 sf surgical center with associated site, utility and landscaping improvements. Currently the site is vacant. The proposed site development area to be disturbed for this project is approximately 0.8 acres when construction is completed.

Section 2 - Water Service

Water service for the site will be tapped off the existing 8" Erie County Water Authority water main on the south side of Maple Road. The proposed service will be a 2" type k copper domestic water service. This service will continue into an interior mechanical room housing the meter and RPZ. Proper heat and lighting will be provided in the enclosure, drainage due to testing or failure of the RPZ will be to the exterior grade. The owner will be responsible for keeping the drainage ports clear of snow and debris. Water inside the building will be used for typical domestic uses.

Domestic Summary:	
Peak Operating Demand:	0.41 gpm
Water Main:	8" on Maple Road
Static Pressure:	94 psi (per ECWA)
Friction Loss:	0.0 psi
Loss through meter/RPZ:	13.0 psi
Elevation Loss:	0.0 psi
Pressure after RPZ:	69 psi

Section 3 - Sanitary Sewer Service

Proposed is a 6" SDR-35 PVC private sanitary sewer lateral, connected to the existing public sanitary sewer main along the west side of Youngs Road.

Design Parameters

Doctors:	250 gal/day/doctor x 4 doctors = 1,000 gpd
Employees:	15 gal/day/employee x 10 employees = 150 gpd

1,150 gpd * 4.41 = 5,070 gpd *use peaking factor of 4.41

The hydraulic loading rate is per "Design Standards for Intermediate Sized Wastewater Treatment Systems" 2014, NYSDEC, number of students is based on maximum capacity of the proposed building.

Section 4 - Storm Sewer Service

The existing site currently sheet drains in multiple directions either to neighboring properties or public storm sewer systems on either Maple Road or Youngs Road.

Stormwater runoff collected onsite as a result of the proposed development will be routed to an onsite dry detention basin. An 8" outlet control pipe will be provided downstream of the dry detention basin. Discharge from the outlet pipe will connect to the existing storm sewer system on Youngs Road.

Town of Amherst Requirement:
The Town of Amherst requires that the 25-year proposed storm event be attenuated with detention and that the outlet be restricted to the 10-year existing storm event. This volume of 2,738 cf is accommodated in the detention basin at elevation 603.89. At this elevation, the outlet discharge

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

will be restricted to 1.32 cfs, which is less than the existing 10-year peak runoff outflow of 2.25 cfs.

Detention: Comparison of the existing 10-year vs. the proposed 25-year runoff

RUNOFF SUMMARY

EVENT	EX. RUNOFF (cfs)	PRO. RUNOFF (cfs)	RESULT (cfs)
10-year	2.25	1.17	-1.08
25-year	3.16	1.32	-1.84

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Appendix A

Sanitary Sewer and Water Demand Calculations

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

CARMINA WOOD DESIGN
80 Silo City Row, Suite 100
BUFFALO, NEW YORK, 14203
(716) 842-3165
FAX (716) 842-0263

Project No.: 24-4153 Date: 6/23/2025
Project Name: Proposed Medical Building
Project Address: 1692 Maple Road Amherst, NY
Subject: Sanitary Sewer & Water Demand Calcs
Sheet: 1 of 1

Sanitary Sewage Demand Calculations:

250 gal/d/doc	x	4 doc	=	1,000	gpd	*use 250 gallons per doctor per day
15 gal/d/emp	x	10 emp	=	150	gpd	*use 15 gallons per employee per day

Total Site Sanitary Demand: = 1,150 gpd

Find Peak Sanitary Demand:

Peaking Factor based on Population:

Total demand: 1,150 gpd / 100 gpcd = 12 per capita

Population (P) = 12 people

Peaking Factor : (18 +√P) / (4 + √P) where P is in thousands

Peaking Factor = 4.41

Peak Sanitary Demand = 1,150 x 4.41 = 5,070 gpd
= 0.005 MGD
= 0.008 cfs

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

CARMINA WOOD DESIGN
80 Silo City Row, Suite 100
BUFFALO, NEW YORK, 14203
(716) 842-3165
FAX (716) 842-0263

Project No.: 24-4153 Date: 6/23/2025
Project Name: Proposed Medical Building
Project Address: 1692 Maple Road Amherst, NY
Subject: Sanitary Sewer & Water Demand Calcs
Sheet: 2 of 2

Water Demand Calculations (domestic):

Medical Building

1,150 gpd x 1.1 = 1,265 gpd *use 110% of sewage demand

*use 1.8 peaking factor and assume a 12 hour day

1,265 gpm x 1day/12hr x 1hr/60min = 1.76 gpm

1.76 gpm x 1.8 = 3.16 gpm Q_{peak}

Headlosses:

Q_{peak} = 3.16 gpm
Pipe = 2 inch Type 'K' Copper C = 140
Length = 135 LF (approx. distance from tap to RPZ)

$$H_L = \frac{10.44\ L\ Q^{1.85}}{C^{1.85}\ D^{4.866}} = \frac{10.44(135)(3.16)^{1.85}}{(140)^{1.85}\ (2)^{4.866}} = 0.04 \text{ ft} = 0.02 \text{ psi}$$

Δ elev = 0 ft = 0.00 psi
Loss through meter = 1 psi
Loss through RPZ = 12 psi
Total Losses = 13.0 psi
Static Pressure = 82 psi (per ECWA)
Residual Pressure Following RPZ = 82 - 13.0 = 69.0 psi (available after rpz & meter)

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

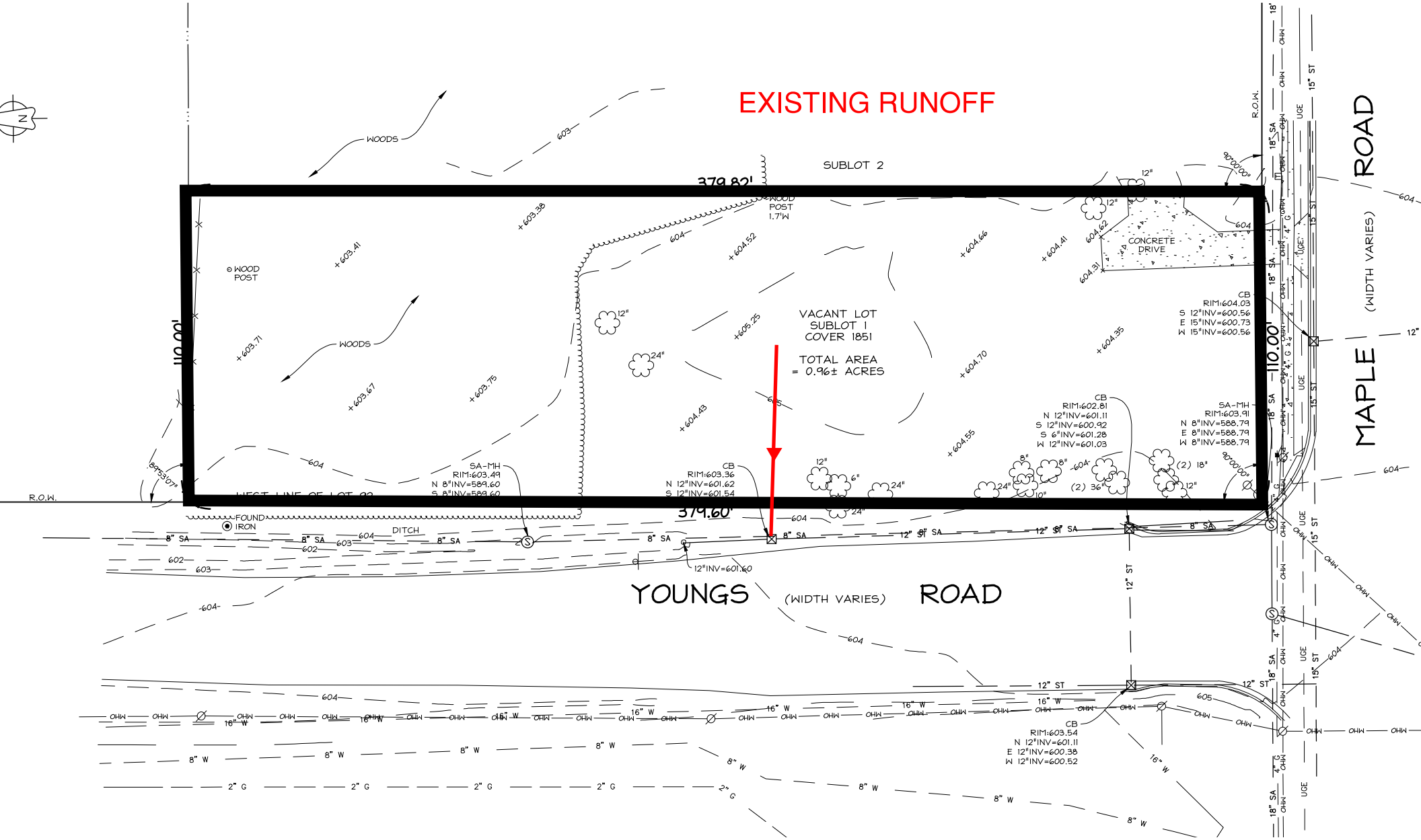
Appendix B

Storm Sewer System Drainage Calculations

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Existing Runoff

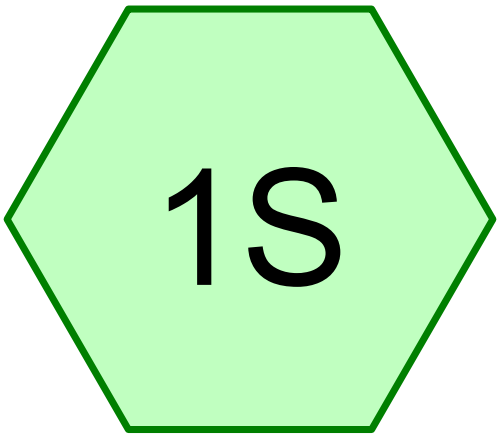
Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)


EXISTING RUNOFF
SUBLOT 2
379.82'
110.00'
VACANT LOT
SUBLOT 1
COVER 1851
TOTAL AREA
= 0.96± ACRES
379.60'
WOODS
WOOD POST 1.7'W
WOOD POST
CONCRETE DRIVE
CB
RIM:604.03
S 12"INV=600.56
E 15"INV=600.73
W 15"INV=600.56
CB
RIM:602.81
N 12"INV=601.11
S 12"INV=600.92
S 6"INV=601.28
W 12"INV=601.03
SA-MH
RIM:603.91
N 8"INV=588.79
E 8"INV=588.79
W 8"INV=588.79
SA-MH
RIM:603.49
N 8"INV=589.60
S 8"INV=589.60
CB
RIM:603.36
N 12"INV=601.62
S 12"INV=601.54
12"INV=601.60
CB
RIM:603.54
N 12"INV=601.11
E 12"INV=600.38
W 12"INV=600.52
FOUND IRON
DITCH
WEST LINE OF LOT 82
R.O.W.
MAPLE ROAD (WIDTH VARIES)
YOUNGS ROAD (WIDTH VARIES)
N

Events for Subcatchment 1S: Existing

Event	Rainfall (inches)	Runoff (cfs)	Volume (cubic-feet)	Depth (inches)
1-Year	1.87	0.77	1,690	0.48
2-Year	2.20	1.12	2,398	0.69
5-Year	2.69	1.69	3,564	1.02
10-Year	3.14	2.25	4,725	1.36
25-Year	3.84	3.16	6,657	1.91
50-Year	4.48	4.02	8,519	2.44
100-Year	**5.23**	**5.05**	**10,784**	**3.09**

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)



Existing

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Subcat Reach Pond Link

Routing Diagram for 24-4153 existing
Prepared by Carmina Wood Morris, PC, Printed 6/23/2025
HydroCAD® 10.20-2h s/n 05019 © 2024 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	10-Year	Type II 24-hr		Default	24.00	1	3.14	2
2	25-Year	Type II 24-hr		Default	24.00	1	3.84	2

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
41,818	80	>75% Grass cover, Good, HSG D (1S)
41,818	**80**	**TOTAL AREA**

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
41,818	HSG D	1S
0	Other	
41,818		**TOTAL AREA**

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Su Nu
0	0	0	41,818	0	41,818	>75% Grass cover, Good	
0	**0**	**0**	**41,818**	**0**	**41,818**	**TOTAL AREA**	

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Existing Runoff Area=0.960 ac 0.00% Impervious Runoff Depth=1.36"
Flow Length=67' Slope=0.0280 '/' Tc=7.0 min CN=80 Runoff=2.25 cfs 4,725 cf

Total Runoff Area = 41,818 sf Runoff Volume = 4,725 cf Average Runoff Depth = 1.36"
100.00% Pervious = 41,818 sf 0.00% Impervious = 0 sf

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Summary for Subcatchment 1S: Existing

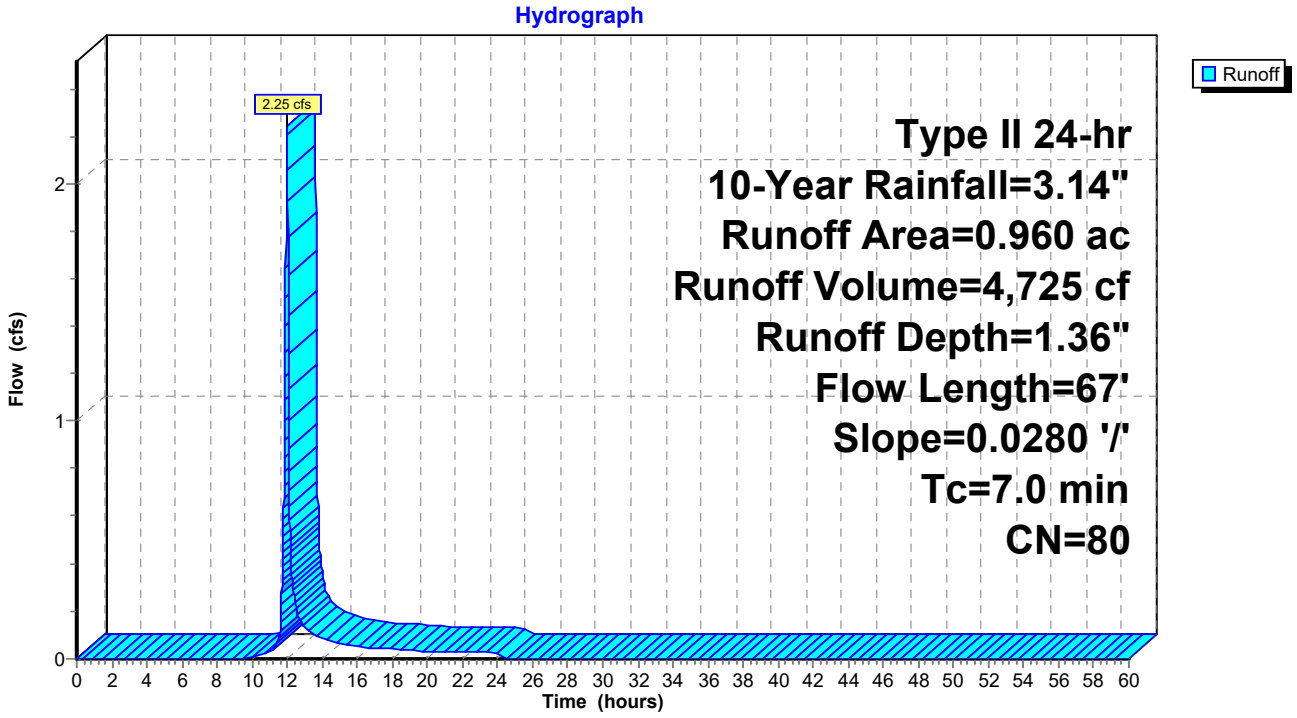
Runoff = 2.25 cfs @ 11.99 hrs, Volume= 4,725 cf, Depth= 1.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-Year Rainfall=3.14"

Area (ac)	CN	Description
0.960	80	>75% Grass cover, Good, HSG D
0.960		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0	67	0.0280	0.16		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"

Subcatchment 1S: Existing



Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Existing Runoff Area=0.960 ac 0.00% Impervious Runoff Depth=1.91"
Flow Length=67' Slope=0.0280 '/' Tc=7.0 min CN=80 Runoff=3.16 cfs 6,657 cf

Total Runoff Area = 41,818 sf Runoff Volume = 6,657 cf Average Runoff Depth = 1.91"
100.00% Pervious = 41,818 sf 0.00% Impervious = 0 sf

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Summary for Subcatchment 1S: Existing

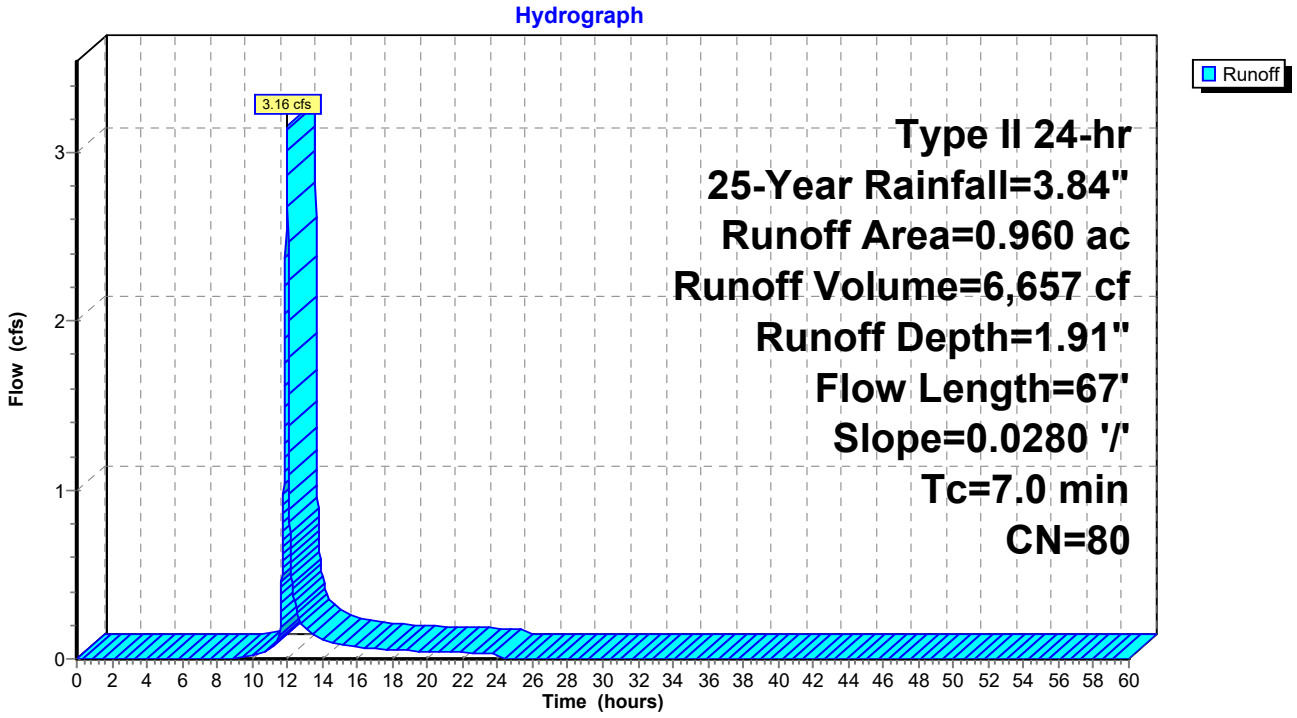
Runoff = 3.16 cfs @ 11.99 hrs, Volume= 6,657 cf, Depth= 1.91"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-Year Rainfall=3.84"

Area (ac)	CN	Description
0.960	80	>75% Grass cover, Good, HSG D
0.960		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0	67	0.0280	0.16		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"

Subcatchment 1S: Existing



Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Proposed Runoff

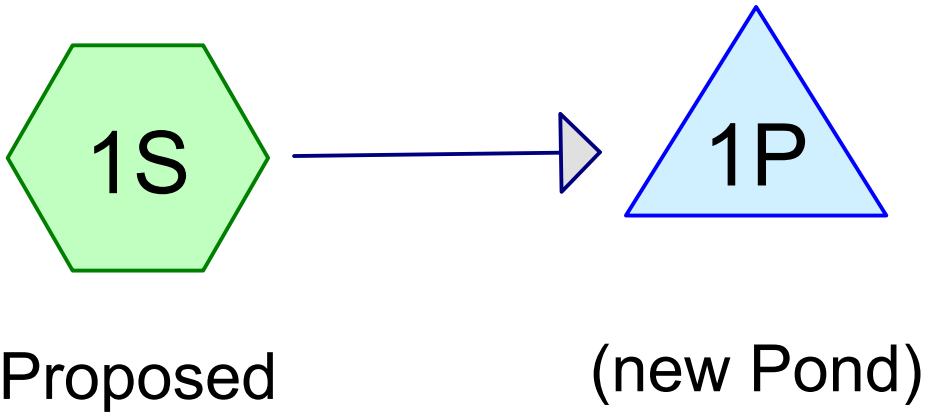
Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Events for Pond 1P: (new Pond)

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)	Storage (cubic-feet)
1-Year	1.77	0.80	602.89	735
2-Year	2.27	0.90	603.07	1,023
5-Year	3.04	1.05	603.33	1,490
10-Year	3.75	1.17	603.56	1,958
25-Year	4.87	1.32	603.89	2,738
50-Year	5.89	6.23	636.34	**3,035**
100-Year	**7.08**	**9.62**	**683.66**	3,035

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)



Subcat Reach Pond Link

Routing Diagram for 24-4153 proposed
Prepared by Carmina Wood Morris, PC, Printed 6/23/2025
HydroCAD® 10.20-2h s/n 05019 © 2024 HydroCAD Software Solutions LLC

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	10-Year	Type II 24-hr		Default	24.00	1	3.14	2
2	25-Year	Type II 24-hr		Default	24.00	1	3.84	2

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
20,909	80	>75% Grass cover, Good, HSG D (1S)
20,909	98	Paved parking, HSG D (1S)
41,818	**89**	**TOTAL AREA**

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
41,818	HSG D	1S
0	Other	
41,818		**TOTAL AREA**

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Su Nu
0	0	0	20,909	0	20,909	>75% Grass cover, Good	
0	0	0	20,909	0	20,909	Paved parking	
0	**0**	**0**	**41,818**	**0**	**41,818**	**TOTAL AREA**	

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)
1	1P	602.00	601.70	100.0	0.0030	0.013	0.0	8.0	0.0

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Proposed Runoff Area=0.960 ac 50.00% Impervious Runoff Depth=2.03"
Flow Length=72' Tc=3.0 min CN=89 Runoff=3.75 cfs 7,063 cf

Pond 1P: (new Pond) Peak Elev=603.56' Storage=1,958 cf Inflow=3.75 cfs 7,063 cf
8.0" Round Culvert n=0.013 L=100.0' S=0.0030 '/' Outflow=1.17 cfs 7,063 cf

Total Runoff Area = 41,818 sf Runoff Volume = 7,063 cf Average Runoff Depth = 2.03"
50.00% Pervious = 20,909 sf 50.00% Impervious = 20,909 sf

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Summary for Subcatchment 1S: Proposed

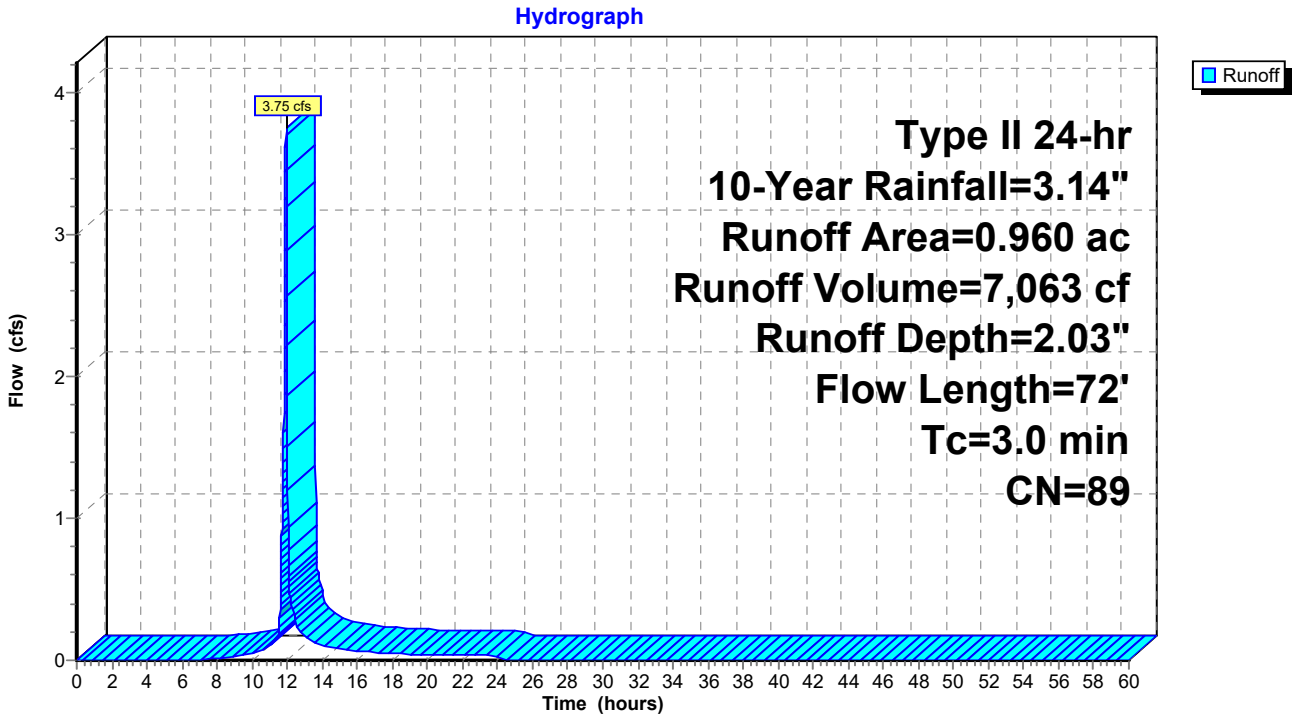
Runoff = 3.75 cfs @ 11.94 hrs, Volume= 7,063 cf, Depth= 2.03"
Routed to Pond 1P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-Year Rainfall=3.14"

Area (ac)	CN	Description
0.480	98	Paved parking, HSG D
0.480	80	>75% Grass cover, Good, HSG D
0.960	89	Weighted Average
0.480		50.00% Pervious Area
0.480		50.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	67	0.0120	0.91		**Sheet Flow, pavement** Smooth surfaces n= 0.011 P2= 2.50"
1.8	5	0.0050	0.05		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
3.0	72	Total			

Subcatchment 1S: Proposed



Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Summary for Pond 1P: (new Pond)

Inflow Area = 41,818 sf, 50.00% Impervious, Inflow Depth = 2.03" for 10-Year event
Inflow = 3.75 cfs @ 11.94 hrs, Volume= 7,063 cf
Outflow = 1.17 cfs @ 12.03 hrs, Volume= 7,063 cf, Atten= 69%, Lag= 5.7 min
Primary = 1.17 cfs @ 12.03 hrs, Volume= 7,063 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 603.56' @ 12.03 hrs Surf.Area= 2,199 sf Storage= 1,958 cf

Plug-Flow detention time= 19.1 min calculated for 7,062 cf (100% of inflow)
Center-of-Mass det. time= 19.2 min (825.1 - 806.0)

Volume	Invert	Avail.Storage	Storage Description
#1	602.00'	3,035 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

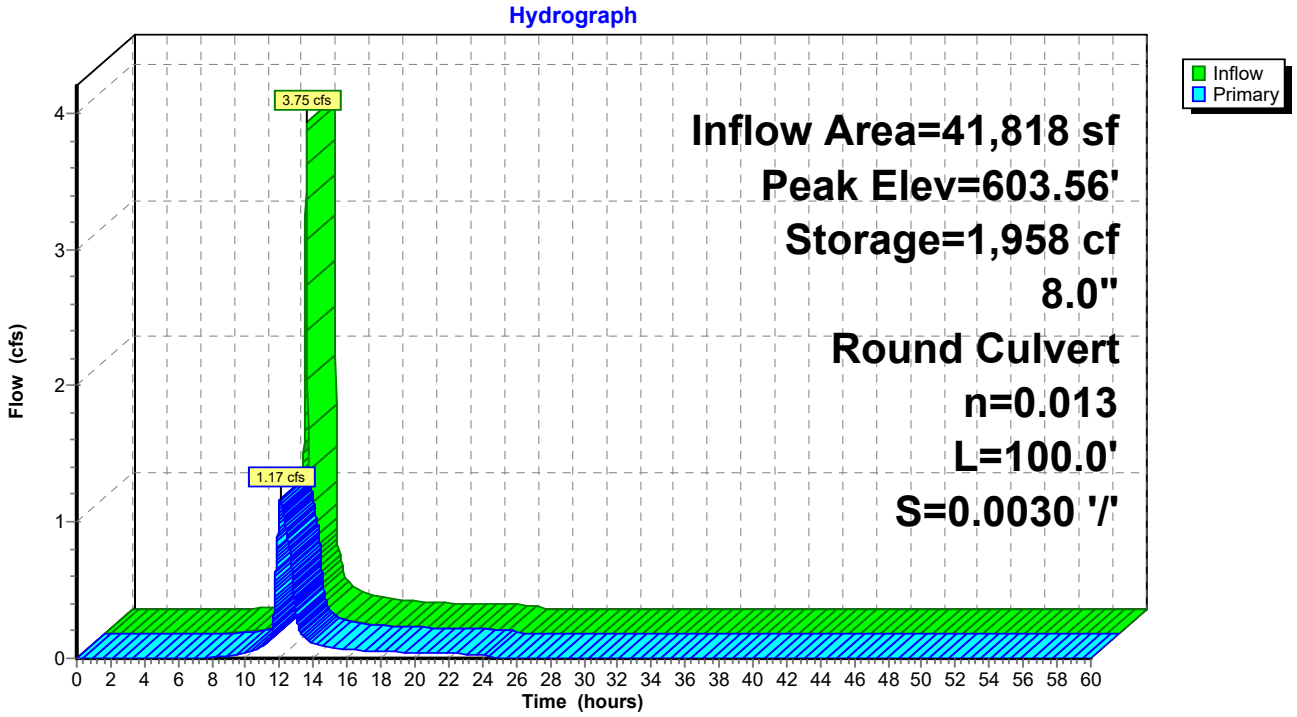
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
602.00	250	0	0
603.00	1,560	905	905
604.00	2,700	2,130	3,035

Device	Routing	Invert	Outlet Devices
#1	Primary	602.00'	**8.0" Round Culvert** L= 100.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 602.00' / 601.70' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf

Primary OutFlow Max=1.17 cfs @ 12.03 hrs HW=603.56' (Free Discharge)
↑**1=Culvert** (Barrel Controls 1.17 cfs @ 3.34 fps)

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Pond 1P: (new Pond)



Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Proposed Runoff Area=0.960 ac 50.00% Impervious Runoff Depth=2.67"
Flow Length=72' Tc=3.0 min CN=89 Runoff=4.87 cfs 9,316 cf

Pond 1P: (new Pond) Peak Elev=603.89' Storage=2,738 cf Inflow=4.87 cfs 9,316 cf
8.0" Round Culvert n=0.013 L=100.0' S=0.0030 '/' Outflow=1.32 cfs 9,316 cf

Total Runoff Area = 41,818 sf Runoff Volume = 9,316 cf Average Runoff Depth = 2.67"
50.00% Pervious = 20,909 sf 50.00% Impervious = 20,909 sf

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Summary for Subcatchment 1S: Proposed

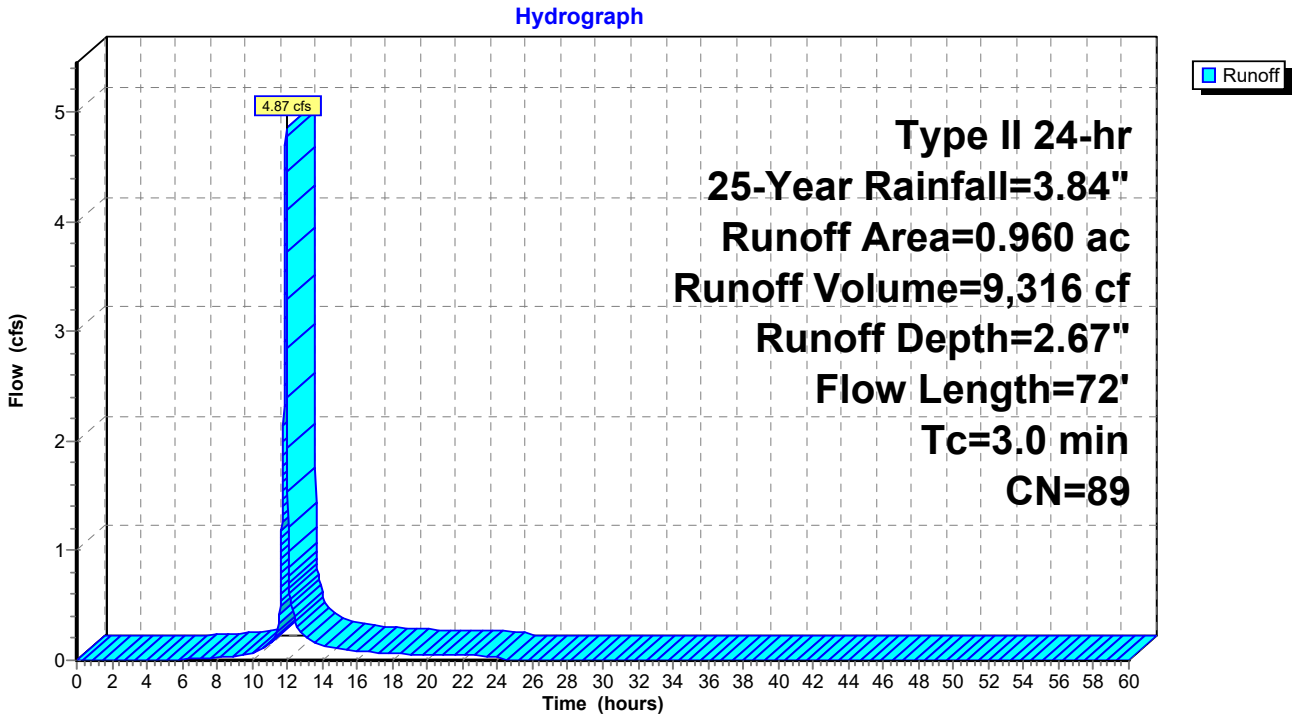
Runoff = 4.87 cfs @ 11.94 hrs, Volume= 9,316 cf, Depth= 2.67"
Routed to Pond 1P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-Year Rainfall=3.84"

Area (ac)	CN	Description
0.480	98	Paved parking, HSG D
0.480	80	>75% Grass cover, Good, HSG D
0.960	89	Weighted Average
0.480		50.00% Pervious Area
0.480		50.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	67	0.0120	0.91		**Sheet Flow, pavement** Smooth surfaces n= 0.011 P2= 2.50"
1.8	5	0.0050	0.05		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
3.0	72	Total			

Subcatchment 1S: Proposed



Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Summary for Pond 1P: (new Pond)

Inflow Area = 41,818 sf, 50.00% Impervious, Inflow Depth = 2.67" for 25-Year event
Inflow = 4.87 cfs @ 11.94 hrs, Volume= 9,316 cf
Outflow = 1.32 cfs @ 12.04 hrs, Volume= 9,316 cf, Atten= 73%, Lag= 6.1 min
Primary = 1.32 cfs @ 12.04 hrs, Volume= 9,316 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 603.89' @ 12.04 hrs Surf.Area= 2,572 sf Storage= 2,738 cf

Plug-Flow detention time= 21.1 min calculated for 9,316 cf (100% of inflow)
Center-of-Mass det. time= 20.9 min (819.1 - 798.1)

Volume	Invert	Avail.Storage	Storage Description
#1	602.00'	3,035 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

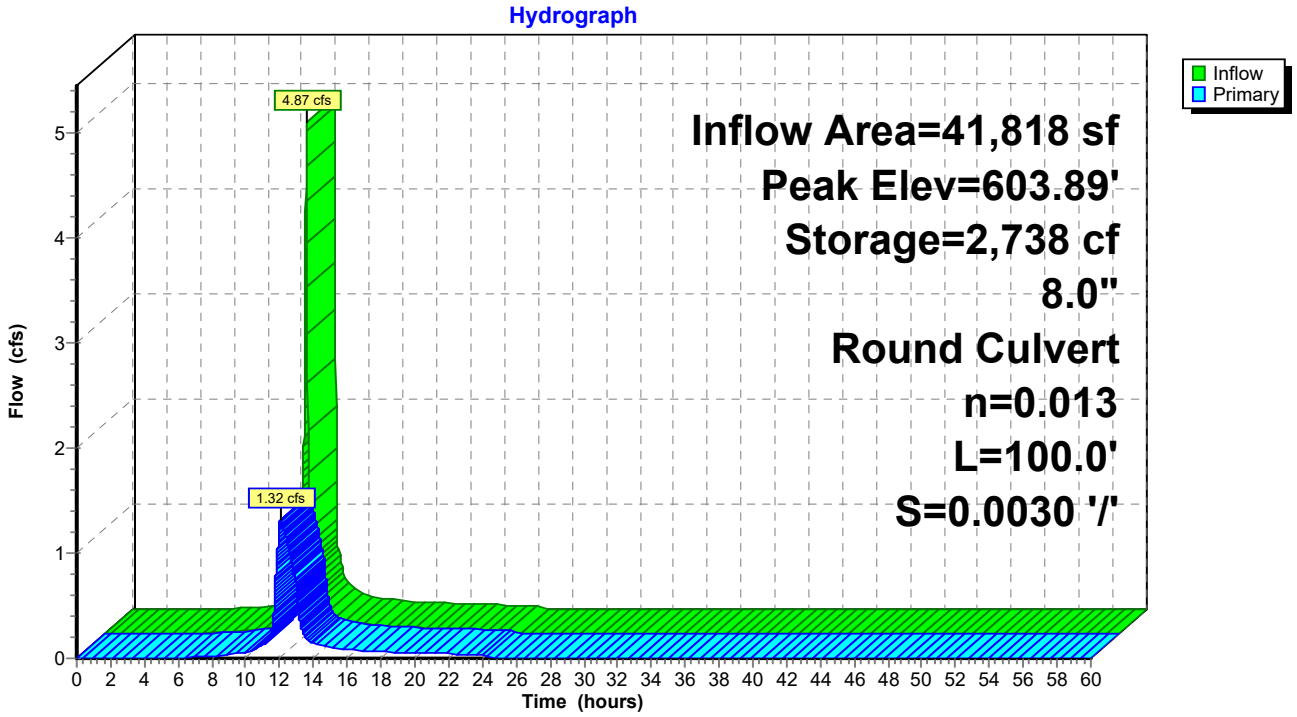
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
602.00	250	0	0
603.00	1,560	905	905
604.00	2,700	2,130	3,035

Device	Routing	Invert	Outlet Devices
#1	Primary	602.00'	**8.0" Round Culvert** L= 100.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 602.00' / 601.70' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf

Primary OutFlow Max=1.32 cfs @ 12.04 hrs HW=603.89' (Free Discharge)
1=Culvert (Barrel Controls 1.32 cfs @ 3.77 fps)

Attachment: SP-2025-05_application_082125 (30598 : SP-2025-05, 1692 Maple Road)

Pond 1P: (new Pond)



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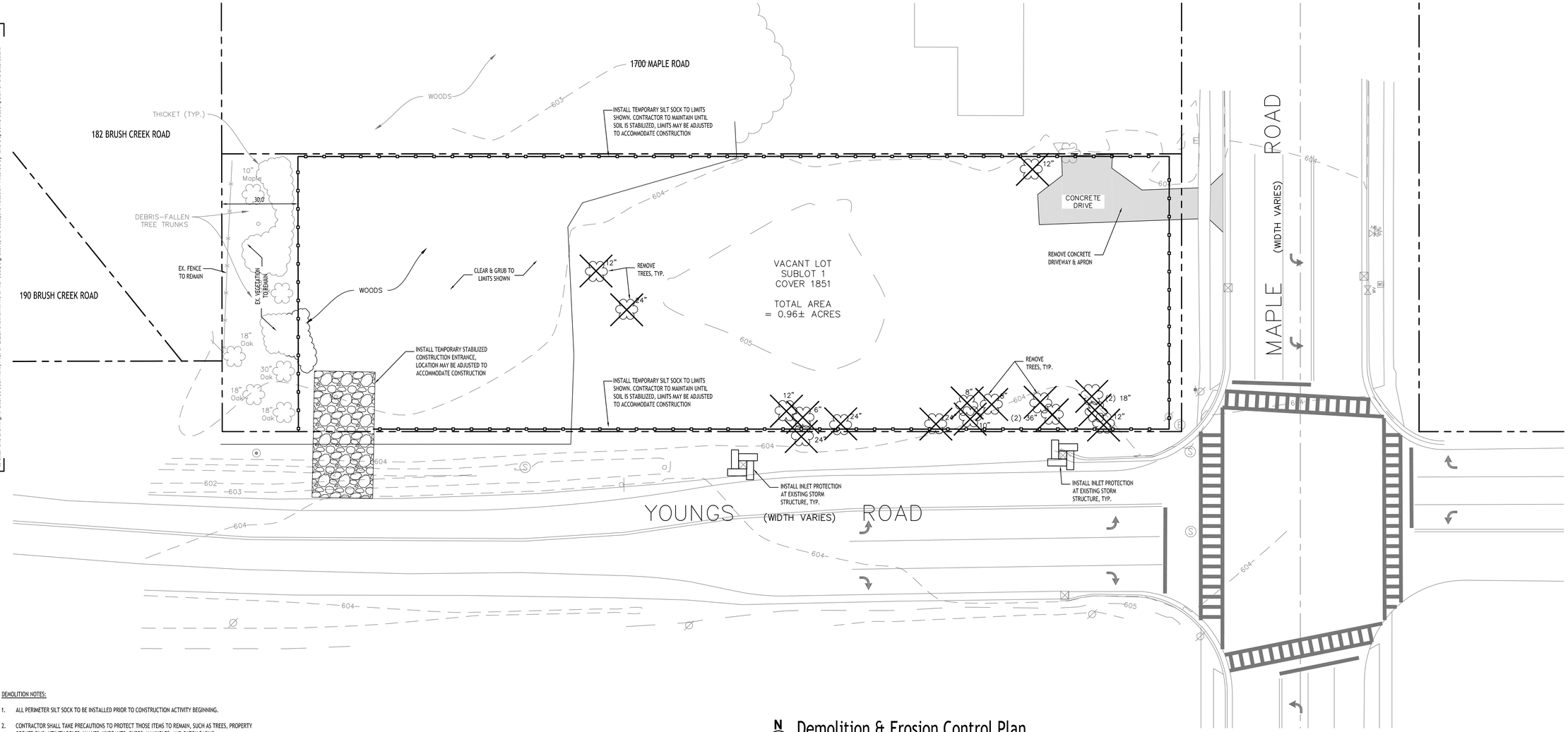

Demolition & Erosion Control Plan

SCALE: 1"=20'

DEMOLITION NOTES:

1. ALL PERIMETER SILT SOCK TO BE INSTALLED PRIOR TO CONSTRUCTION ACTIVITY BEGINNING.
2. CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT THOSE ITEMS TO REMAIN, SUCH AS TREES, PROPERTY CORNER PINS, UTILITY POLES, VALVES, HYDRANTS, CURBS, MANHOLES AND CATCH BASINS.
3. TEMPORARY SILT SOCK TO BE INSTALLED AS DIRECTED BY THE OWNERS FIELD REPRESENTATIVE. MAINTAIN UNTIL VEGETATION IS ESTABLISHED AND PAVEMENT IS INSTALLED.
4. AS NECESSARY, COVERED DUMPSTERS SHALL BE PROVIDED ONSITE AS REQUIRED FOR CONSTRUCTION WASTE.
5. REMOVE ALL TREES AND STUMPS AS SHOWN AND DISPOSE OF OFF SITE. CONTRACTOR TO PROTECT ALL TREES/BRUSH NOT DISTURBED BY CONSTRUCTION ACTIVITY. LOCATIONS OF TREES SHOWN ON PLAN ARE APPROXIMATE, CONTRACTOR TO CONFIRM LOCATION PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO COORDINATE WITH TOWN LANDSCAPE ARCHITECT WHICH TREES SHALL BE REMOVED AND WHICH SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION.

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.

DEMOLITION & EROSION CONTROL LEGEND

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

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

20' 20 0 20 40Ft.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Proposed Medical Building

1692 Maple Road
Amherst, NY

REVISIONS:

No.	Description	Date

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

DRAWING NAME:

Demolition & Erosion Control Plan

Date: 6/23
Drawn By: P. She
Scale: As No

DRAWING NO.

C-001

Project No: 24-4153

Attachment: SP-2025-05_drawings_082125 (30598 : SP-2025-05, 1692 Maple Road)

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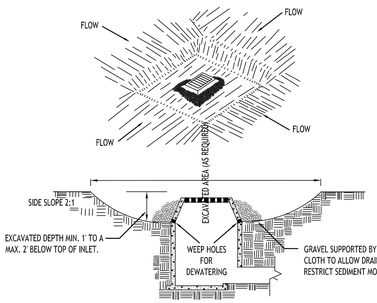


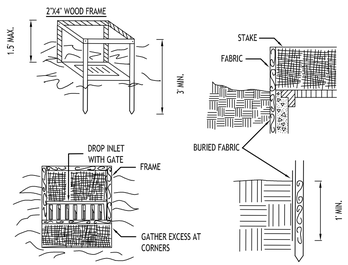
CONSTRUCTION SPECIFICATIONS

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

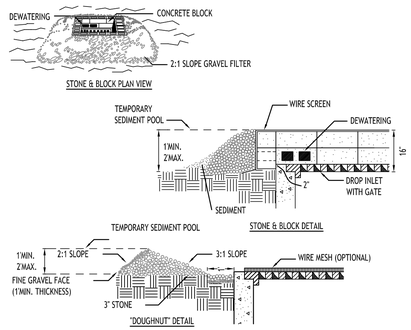
1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH 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

NOTE: INSTALL ONE OF THE INLET PROTECTION OPTIONS SHOWN PRIOR TO CONSTRUCTION



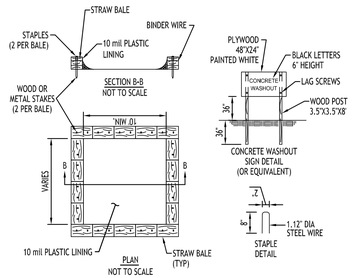
CONSTRUCTION SPECIFICATIONS

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

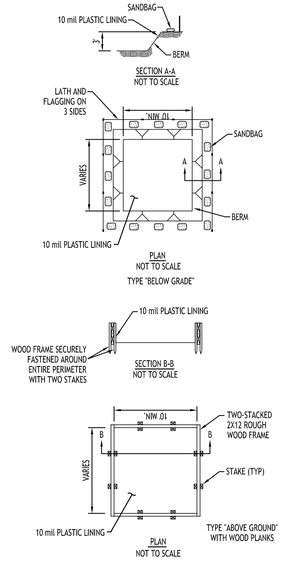
INLET PROTECTION DETAIL 3

NOT TO SCALE



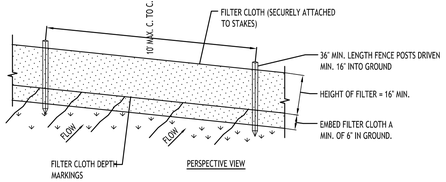
NOTES

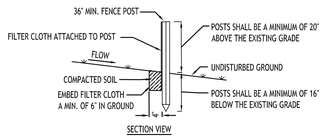
1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. HOLES, DEPRESSIONS 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



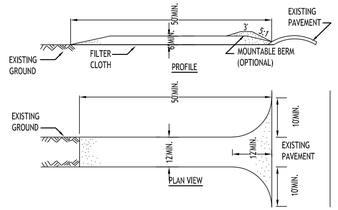


CONSTRUCTION SPECIFICATIONS

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

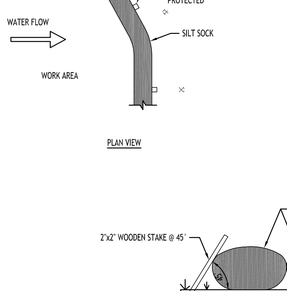


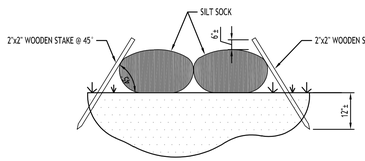
CONSTRUCTION SPECIFICATIONS

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 A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE





NOTES:

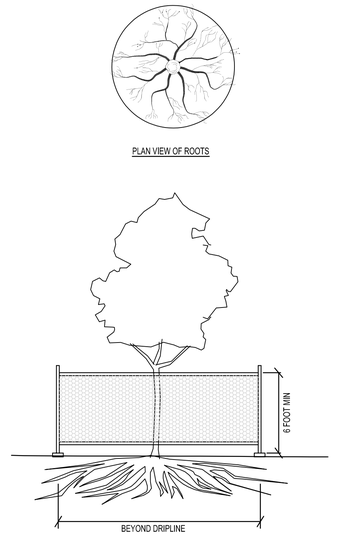
CONTRACTOR SHALL INSPECT AND MAINTAIN SILT SOCK AS NEEDED DURING THE DURATION OF CONSTRUCTION PROJECT.

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



EXISTING TREE PROTECTION FENCE

MATERIALS

MATERIALS FOR TEMPORARY PLASTIC BARRIER FENCES SHALL MEET THE FOLLOWING REQUIREMENTS:

- FENCE: HIGH-DENSITY POLYETHYLENE MESH, ULTRAVIOLET-STABILIZED MIN. 2 YEARS; MINIMUM HEIGHT 4.0 FEET. COLOR: HIGH-VISIBILITY ORANGE OR GREEN. WHEN USED TO PROTECT TREES OR OTHER VEGETATION, COLOR SHALL BE HIGH-VISIBILITY ORANGE.
- POSTS: RIGID METAL OR WOOD POSTS, MINIMUM LENGTH 6.0 FEET.
- TIES: STEEL WIRE, #14 GAUGE OR NYLON CABLE TIES.
- WARNING SIGNS: SHEET METAL, PLASTIC OR OTHER RIGID, WATERPROOF MATERIAL, 1.5 FEET BY 2.0 FEET WITH 4 INCH BLACK LETTERS ON A WHITE BACKGROUND. TEXT SHALL BE: 'PROTECTED SITE - KEEP OUT' UNLESS OTHERWISE SPECIFIED.

DETAILS

FENCES SHALL BE ERECTED PRIOR TO MOVING CONSTRUCTION EQUIPMENT ONTO ANY AREA DESIGNATED FOR PROTECTION.

THE LINE OF FENCES SHALL BE STAKED OR MARKED OUT ON THE GROUND BY THE CONTRACTOR AND APPROVED BY THE ENGINEER/OWNER BEFORE ANY FENCE IS INSTALLED. WHERE USED FOR PROTECTION OF INDIVIDUAL TREES, FENCE SHALL BE PLACED AT THE DRIP LINE (EXTENT OF CANOPY), IF NOT POSSIBLE, PLACEMENT SHALL BE AS CLOSE TO THE DRIP LINE AS POSSIBLE AND IN NO CASE LESS THAN 5.0 FEET AWAY FROM THE TREE TRUNK.

ON APPROVAL OF THE STAKEOUT, POSTS SHALL BE SECURELY DRIVEN ON 6.0 FOOT-MAXIMUM CENTERS, NORMAL TO THE GROUND, TO A DEPTH 1/3 OF THE TOTAL POST LENGTH. PLASTIC BARRIER FENCE SHALL BE PLACED ALONG THE SIDE OF ALL POSTS. ENDS OF FENCING SEGMENTS SHALL OVERLAP A DISTANCE OF AT LEAST ONE HALF THE FENCE HEIGHT.

FENCING SHALL BE SECURED TO POSTS WITH WIRE OR CABLE TIES AT TOP, MIDDLE AND BOTTOM OF POST. FASTENER SHALL BE TIGHT ENOUGH TO PREVENT THE FENCING FROM SLIPPING DOWN. OVERLAPS SHALL ALSO BE SECURELY FASTENED.

BARRIER FENCE WHICH IS NOT ORANGE IN COLOR SHALL BE FLAGGED AT 6.0 FOOT INTERVALS WITH RED OR ORANGE FLORESCENT TAPE. WARNING SIGNS SHALL BE MOUNTED ON THE FENCE AT NO MORE THAN 100 FOOT INTERVALS.

MAINTENANCE SHALL COMMENCE IMMEDIATELY AFTER ERECTION OF THE FENCE AND CONTINUE UNTIL ONE WEEK PRIOR TO ACCEPTANCE OF THE CONTRACT, AND SHALL CONSIST OF: REPLACING DAMAGED POST(S) AND FENCING; RE-FASTENING AND TIGHTENING FENCING; AND RESTORING FENCE TO ITS INTENDED HEIGHT.

FENCING USED FOR TREE OR OTHER VEGETATION PROTECTION SHALL NOT BE TEMPORARILY REMOVED TO ALLOW EQUIPMENT ACCESS OVER A PROTECTED AREA, EXCEPT AS REQUIRED FOR ITEMS OF WORK SPECIFICALLY SHOWN ON THE PLANS AND APPROVED BY THE ENGINEER IN WRITING.

TREE PROTECTION DETAIL

NOT TO SCALE

CARMINAWOOD DESIGN
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Proposed Medical Building

1692 Maple Road
Amherst, NY

REVISIONS:

No.	Description	Date

DRAWING NAME:

Demolition & Erosion Control Details

Date: 6/23
Drawn By: P. She
Scale: As No

DRAWING NO.

C-002

Project No: 24-4153

Attachment: SP-2025-05_drawings_082126 (30598 : SP-2025-05, 1692 Maple Road)

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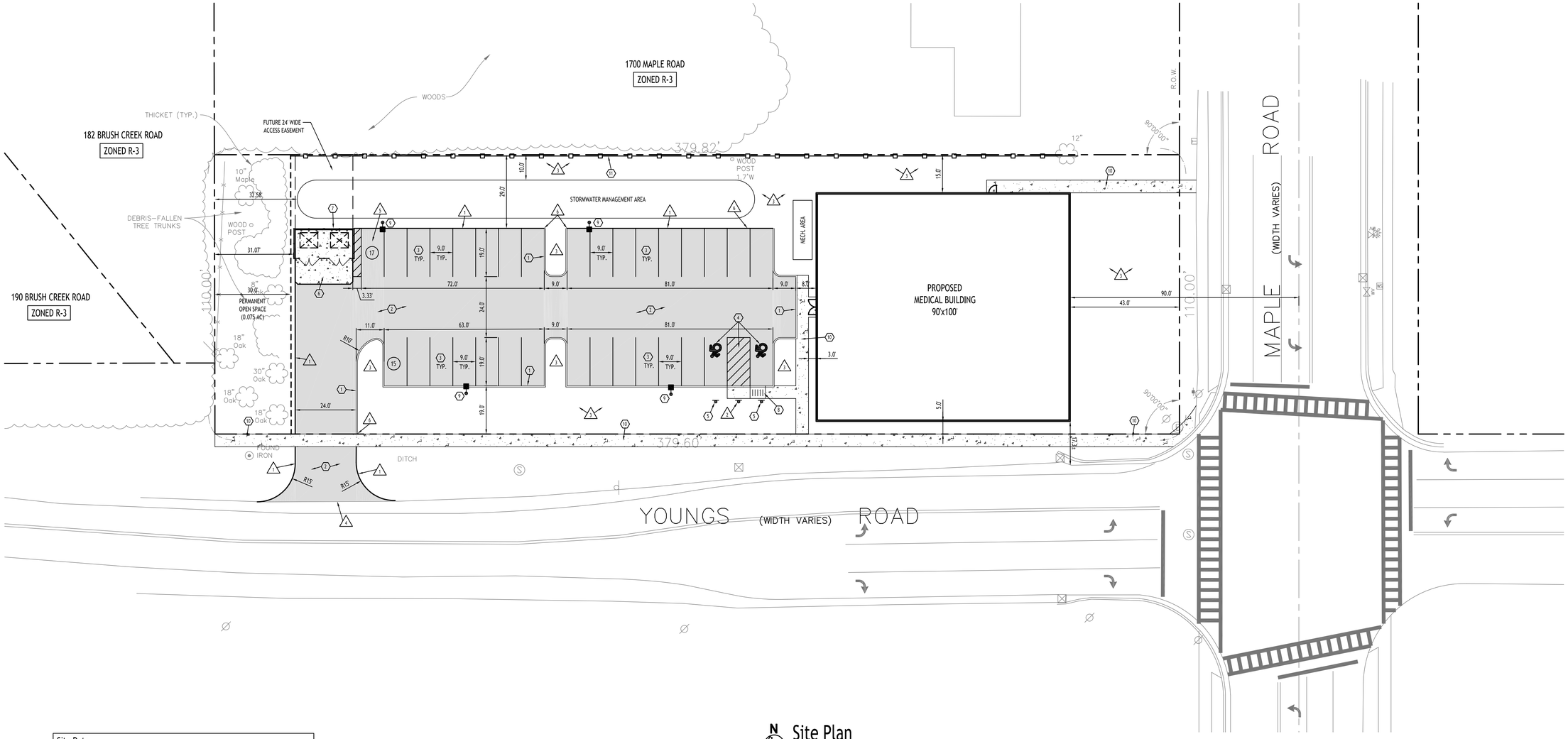

Site Plan

SCALE: 1"=20'

Site Data		
TOTAL SITE AREA = 0.96± ACRES		
ZONED: R-3 (REZONED TO OB: OFFICE BUILDING DISTRICT)		
USE: PROPOSED SURGICAL CENTER		
SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT:	20 FT	5.0 FT *
FRONT (FROM OF ↳ MAPLE RD):	90 FT	90 FT
SIDE (ADJ. RES./ NON-RES.):	30 FT	15.0 FT *
REAR (ADJ. RES./ NON-RES.):	30 FT	N/A
SETBACKS - PARKING		
FRONT:	15 FT	19.0 FT MIN.
SIDE/REAR ADJOINING RES.:	25 FT	27.0 FT MIN.
SIDE/REAR ADJOINING NON-RES.:	10 FT	N/A
MAX BUILDING HEIGHT (FLAT ROOF):	30 FT	25 FT
LOT COVERAGE (FOR ALL BLDGS):	N/A	21.5%
PARKING: 9' x 19'	32	32
GREENSPACE:		
INTERIOR PARKING (5%)	0.01 AC	0.025 AC (10.9%)
OVERALL	N/A	50%

*VARIANCE REQUIRED

PARKING CALCULATION:
SURGICAL CENTER/TREATMENT FACILITY
3.5 SPACES PER 1,000 SF OF NET FLOOR AREA

9,000 SF / 1,000 SF * 3.5 = 32 SPACES REQUIRED

DETAIL LEGEND — SEE SITE DETAIL SHEET

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

NOTE LEGEND

1. EDGE OF PAVEMENT
2. INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. R7-1C
3. LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
4. MATCH EX. PAVEMENT, SAWCUT AS REQ'D TO ACHIEVE SQUARE EDGE TO MATCH
5. 4" WIDE WHITE PAINT STRIPE @ 45° & 2' O.C., INFILL AREA AS SHOWN
6. RUNOUT CURB 2'

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. NO GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE INSTALLED ALONG THE EASTERN SIDE OF THE BUILDING ADJACENT TO 1700 MAPLE ROAD.
2. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
3. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
4. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
5. 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.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
7. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
8. 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.
9. ALL OTHER PERMITS REQUIRED BY STATE OF NEW YORK, COUNTY OF ERIE, AND TOWN OF AMHERST ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/OWNER.

SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED SIDEWALK / CONCRETE PAD
- NUMBER OF PARKING SPACES (17)
- PROPOSED SIGN
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT POLE

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

20 20 0 20 40Ft.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Proposed Medical Building

1692 Maple Road
Amherst, NY

REVISIONS:

No.	Description	Date
1	Rev. per Town comments	7/30/25

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

DRAWING NAME:
Site Plan

Date: 6/23
Drawn By: P. She
Scale: As No

DRAWING NO.
C-100

Project No: 24-4153

Attachment: SP-2025-05_drawings_082125 (30598 : SP-2025-05, 1692 Maple Road)

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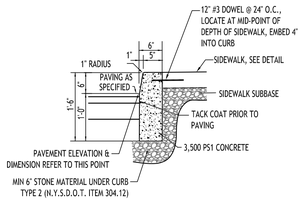
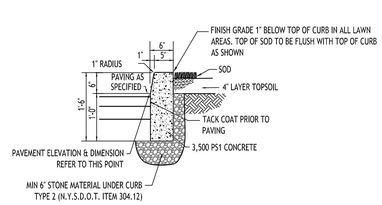


ABUTTING SIDEWALK

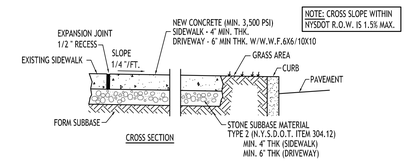


ABUTTING LANDSCAPE/GRASS

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

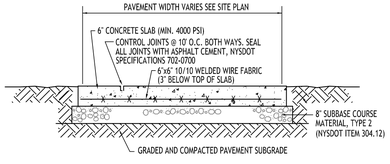
NOT TO SCALE



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 - 10

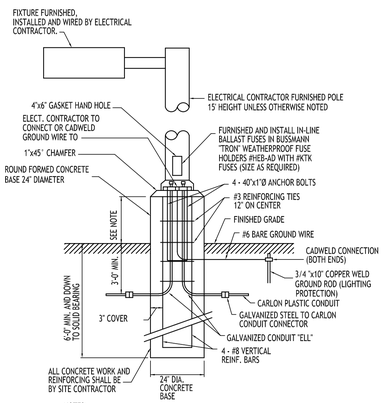
NOT TO SCALE



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 - 6

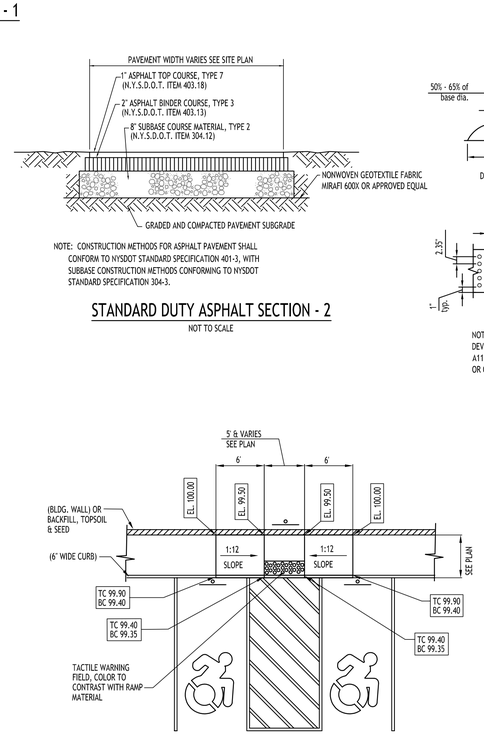
NOT TO SCALE



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

LIGHT POLE FOUNDATION - 9

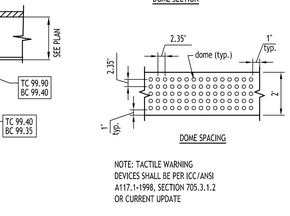
NOT TO SCALE



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 - 2

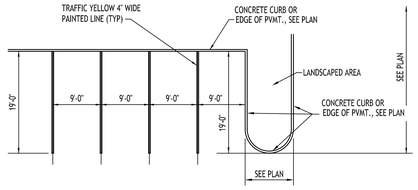
NOT TO SCALE



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

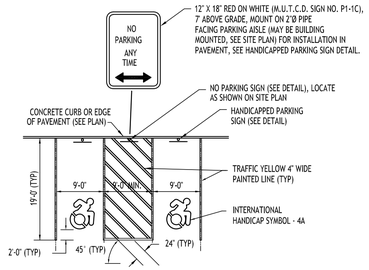
HANDICAPPED PAVEMENT RAMP - 10

NOT TO SCALE



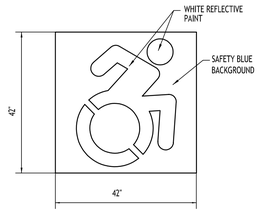
90° PARKING STALL LAYOUT - 3

NOT TO SCALE



HANDICAPPED PAVEMENT MARKINGS & SIGNAGE - 4

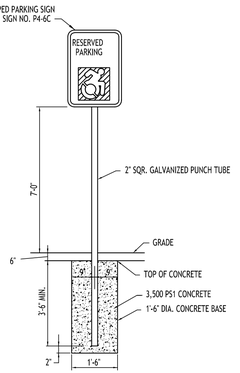
NOT TO SCALE



SYMBOL TO BE CENTERED IN PARKING SPACE

INTERNATIONAL HANDICAP SYMBOL - 4A

NOT TO SCALE

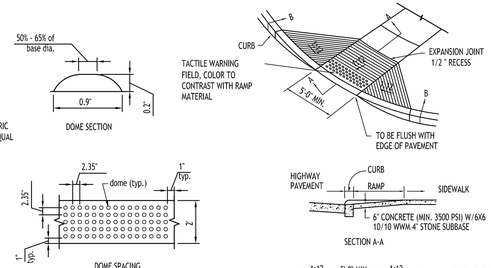


NOTES:
1. HANDICAPPED PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

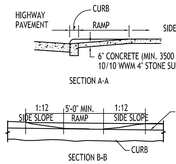
GRASS/LAWN AREA

HANDICAPPED PARKING SIGN - 5

NOT TO SCALE



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

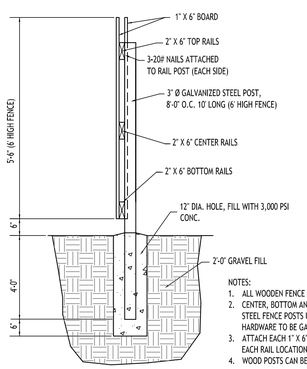


SECTION A-A

SECTION B-B

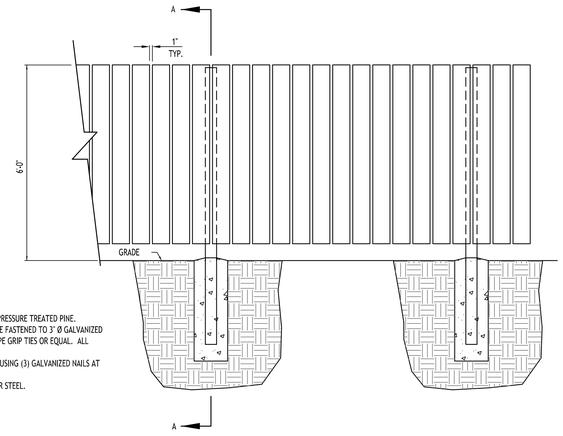
SIDEWALK CURB RAMP - 8

NOT TO SCALE



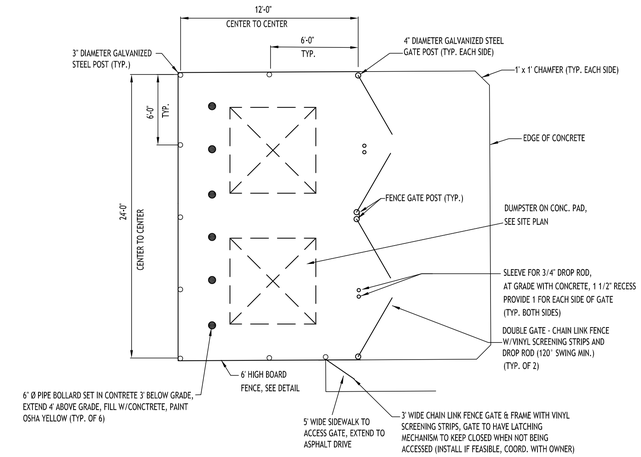
SECTION A-A

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.

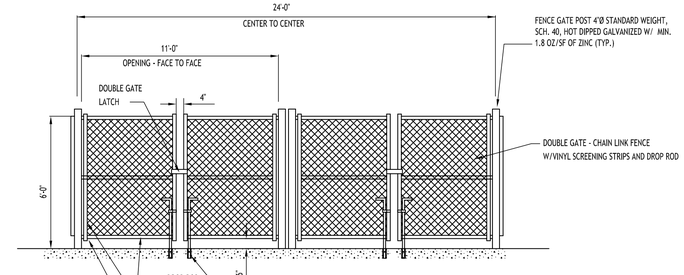


6' BOARD ON BOARD FENCE - 11

NOT TO SCALE



PLAN 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.

FRONT VIEW

DUMPSTER ENCLOSURE - 7

NOT TO SCALE

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Proposed Medical Building

1692 Maple Road
Amherst, NY

REVISIONS:

No.	Description	Date

Attachment: SP-2025-05_082125 (30598 : SP-2025-05, 1692 Maple Road)

DRAWING NAME:

Site Details

Date: 6/23
Drawn By: P. She
Scale: As No

DRAWING NO.

C-101

Project No: 24-4153

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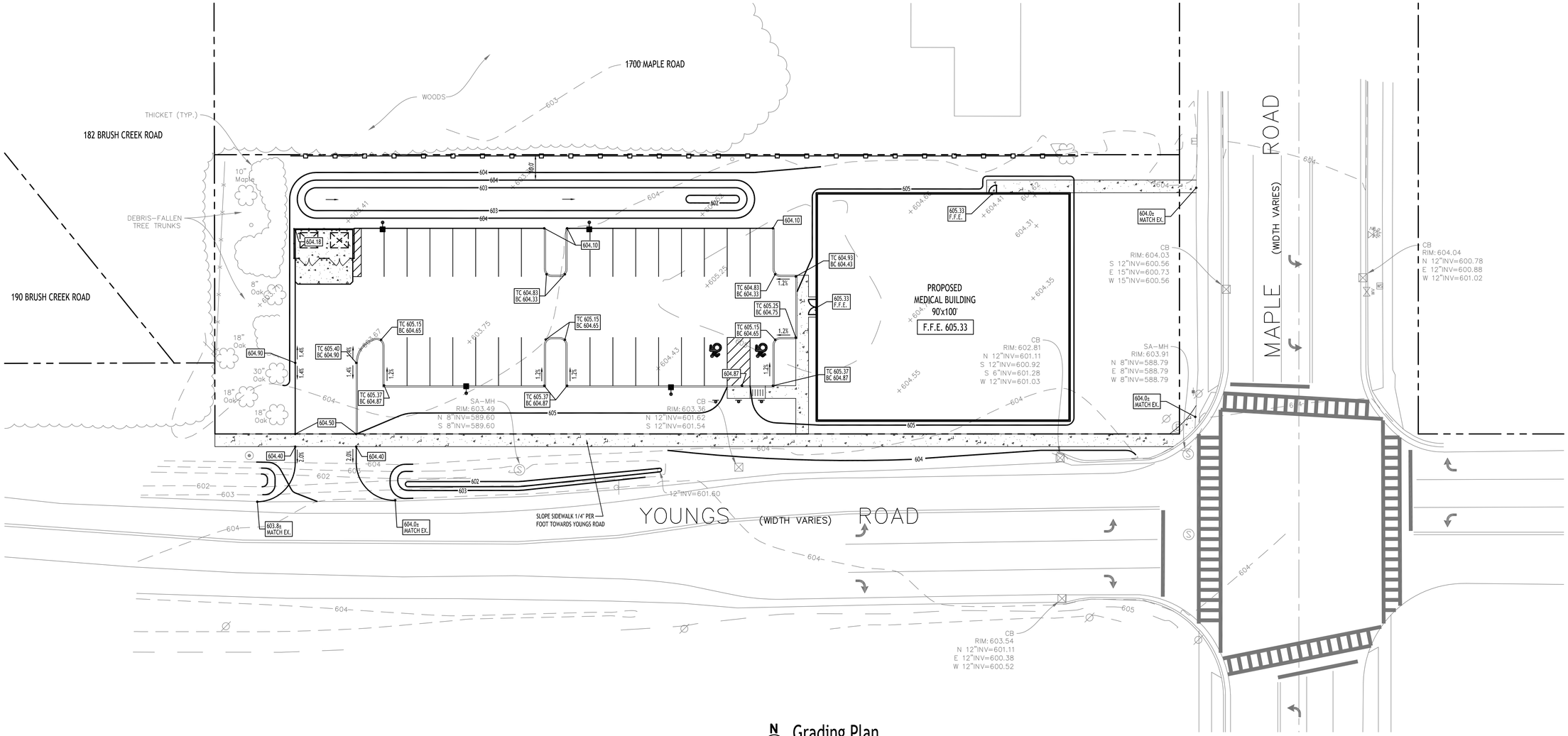

N

Grading Plan

SCALE: 1"=20'

PROPOSED GRADING LEGEND

- PROPOSED CONTOUR — 101
- PROPOSED SPOT ELEVATION — 100.00
- PROPOSED TOP/BOTTOM OF CURB — TC 100.50 / BC 100.00
- PROPOSED CATCH BASIN — CB
- PAVEMENT/GROUND SLOPE
- PROPOSED MANHOLE — MH
- PROPOSED SWALE

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

20' 20 0 20 40Ft.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Proposed Medical Building

1692 Maple Road
Amherst, NY

REVISIONS:

No.	Description	Date
1	Rev. per Town comments	7/30/25

Attachment: SP-2025-05_drawings_082125 (30598 : SP-2025-05, 1692 Maple Road)

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

DRAWING NAME:
Grading Plan

Date: 6/23
Drawn By: P. She
Scale: As No

DRAWING NO.
C-200

Project No: 24-4153

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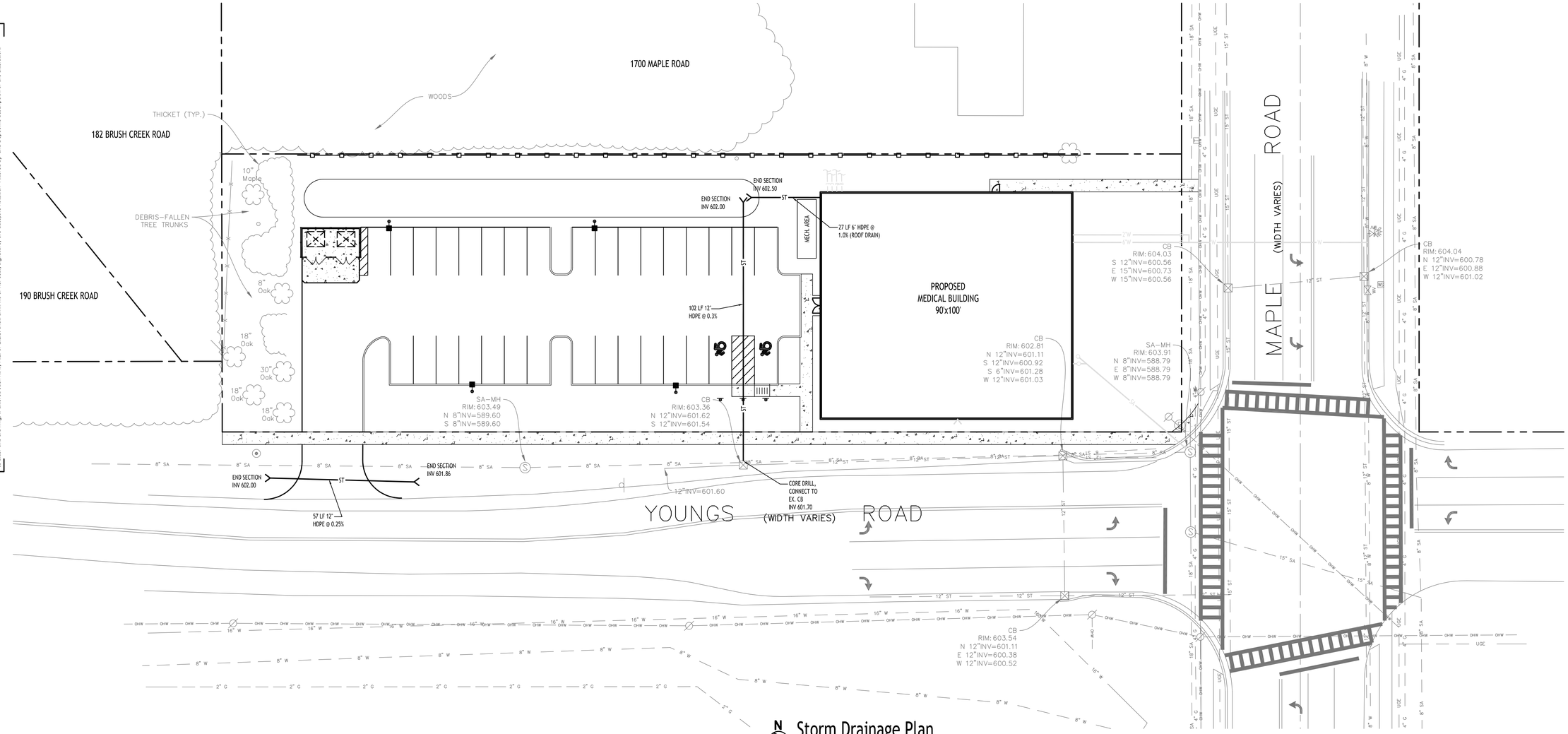

N

Storm Drainage Plan

SCALE: 1"=20'

PRE DEVELOPMENT STORMWATER EVENT SUMMARIES			
Event	Runoff (cfs)	Volume (cubic-feet)	Depth (inches)
10-Year	2.25	4,725	1.36
25-Year	3.16	6,657	1.91

POST DEVELOPMENT STORMWATER EVENT SUMMARIES			
Event	Runoff (cfs)	Volume (cubic-feet)	Elevation (ft)
10-Year	1.17	1,958	603.56
25-Year	1.32	2,738	603.89

PROPOSED STORM DRAINAGE LEGEND

- PROPOSED STORM PIPE — ST —
- PROPOSED PERFORATED STORM PIPE - - - - -
- PROPOSED CATCH BASIN ■
- PROPOSED MANHOLE ●
- PROPOSED CLEANOUT ○

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

20 0 20 40Ft.

20'

CARMINAWOOD DESIGN

Buffalo | Utica | Greensboro

Proposed Medical Building

1692 Maple Road
Amherst, NY

REVISIONS:

No.	Description	Date

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

DRAWING NAME:

Storm Drainage Plan

Date: 6/23
Drawn By: P. She
Scale: As No

DRAWING NO.

C-300

Project No: 24-4153

Attachment: SP-2025-05_drawings_082125 (30598 : SP-2025-05, 1692 Maple Road)

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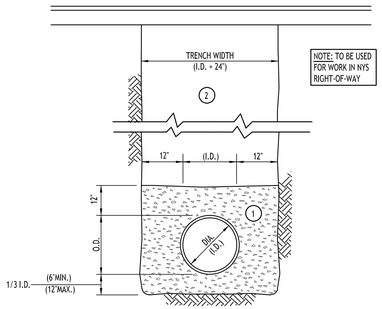


NOTES:

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.

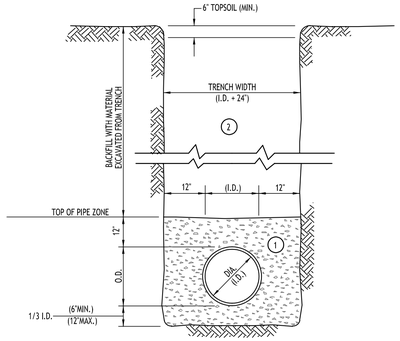
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(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:

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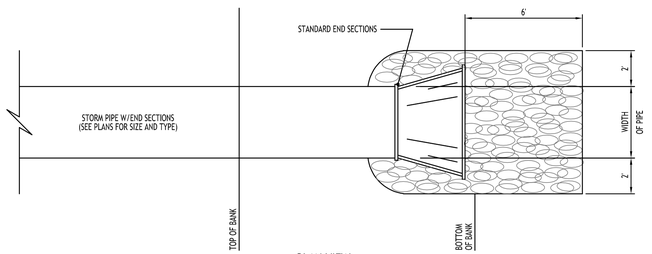
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

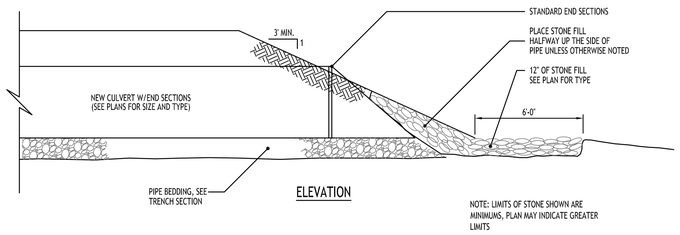
(2) BACKFILL MATERIAL SHALL BE NATIVE SOIL CONTAINING NO UNSUITABLE MATERIAL COMPACTED IN 6" LIFTS.

STORM SEWER TRENCH SECTION IN UNPAVED AREAS

NOT TO SCALE



PLAN VIEW



ELEVATION

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

TYPICAL PIPE OUTLET W/ END SECTION & RIP RAP

NOT TO SCALE

3.b

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Proposed Medical Building

1692 Maple Road
Amherst, NY

REVISIONS:

No.	Description	Date

Attachment: SP-2025-05_drawings_082125 (30598 : SP-2025-05, 1692 Maple Road)

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

DRAWING NAME:

Storm Drainage Details

Date: 6/23
Drawn By: P. She
Scale: As No

DRAWING NO.

C-301

Project No: 24-4153

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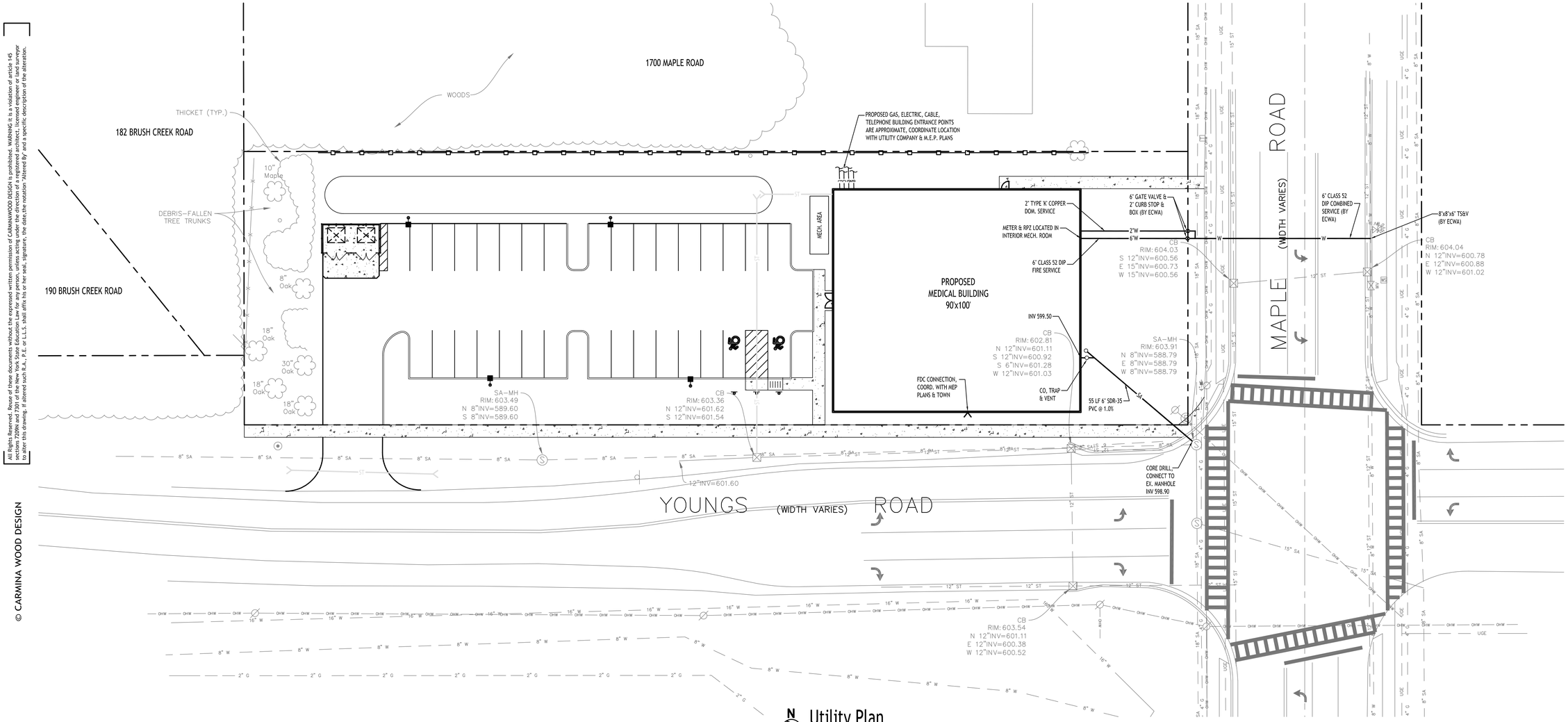

Utility Plan

SCALE: 1"=20'

UTILITY NOTES:

1. FOR ALL SANITARY SEWERS, INSTALL SELECT FILL IN PAVED AREAS, EXTEND 5' MIN. BEYOND PAVEMENT LIMITS
2. BUILDINGS TO HAVE INVERT ELEVATION 5' MIN. BELOW F.F.E. OF THE BUILDING. PIPE TO BE 6' SDR-35 PVC @ 1.0% MIN. WITH MIN 4' OF COVER. ADD CLEANOUTS @ 90' MAX. SPACING FOR 6' LATERALS OVER 90' IN LENGTH.
3. COORDINATE GAS & ELEC. METER BANK LOCATIONS ON BUILDINGS WITH M.E.P. PLANS & UTILITY CO.'S.
4. COORDINATE LOCATION OF CTV & TELEPHONE SERVICE TO BUILDINGS WITH M.E.P. PLANS AND UTILITY CO.'S.
5. ANY EXISTING UTILITIES WHICH ARE TO BE ABANDONED AND FALL UNDER PAVEMENT OR BUILDINGS SHALL BE REMOVED VS. BEING ABANDONED UNLESS THOSE UTILITIES ARE FILLED WITH FLOWABLE FILL.
6. A MINIMUM OF 10 FEET HORIZONTAL AND 18 INCHES OF VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN ALL SANITARY SEWER AND WATER SERVICES.
7. SELECT BACKFILL IS REQUIRED FOR ALL UTILITIES (GAS, WATER, STORM, SANITARY) THAT CROSS THROUGH CONCRETE AND ASPHALT PAVEMENT AREAS.

NOTES:

1. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE TOWN OF AMHERST SPECIFICATIONS AND DETAILS, AND ERIE COUNTY DEPARTMENT OF HEALTH RULES AND REGULATIONS.
2. PRIOR STARTING ANY WORK ASSOCIATED WITH OR NEAR EXISTING SANITARY MANHOLES, THE CONTRACTOR SHALL MEET WITH THE TOWN OF AMHERST TO DISCUSS AND AGREE TO THE WORK.
3. FILL SHALL BE PLACED AND SATISFACTORILY COMPACTED PRIOR TO INSTALLATION OF UTILITIES, AND MUST BE APPROVED BY THE SUPERVISING PROJECT ENGINEER.
4. ALL SANITARY SEWER IS TO CONSTRUCTION IS TO CONFORM TO TOWN OF AMHERST SEWER DISTRICT RULES AND REGULATIONS.
5. ALL OTHER REQUIRED PERMITS BY THE STATE OF NEW YORK, COUNTY OF ERIE AND TOWN OF AMHERST ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER.

PROPOSED UTILITY LEGEND

- PROPOSED WATER LINE — W
- PROPOSED SANITARY SEWER — SA
- PROPOSED UTILITY CONNECTIONS (GAS, ELEC., CABLE, TEL., ETC.)
- PROPOSED GATE VALVE
- PROPOSED CLEANOUT
- INSTALL SELECT BACKFILL

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

20' 20 0 20 40Ft.

CARMINAWOOD DESIGN
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Proposed Medical Building

1692 Maple Road
Amherst, NY

REVISIONS:

No.	Description	Date
1	Rev. per Town comments	7/30/25

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

DRAWING NAME:
Utility Plan

Date: 6/23
Drawn By: P. She
Scale: As No

DRAWING NO.
C-400

Project No: 24-4153

Attachment: SP-2025-05_drawings_082125 (30598 : SP-2025-05, 1692 Maple Road)

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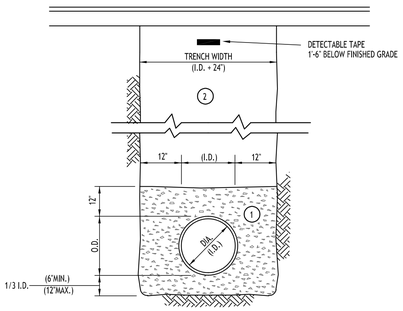

NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

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MATERIALS

PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

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NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

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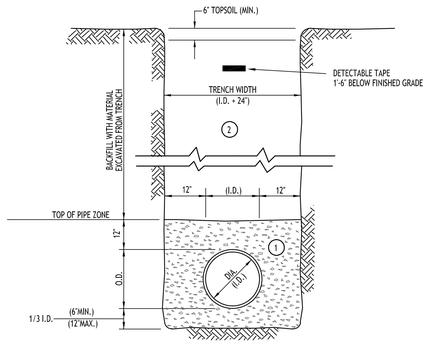
NO SLAG SHALL BE ALLOWED FOR MATERIAL (2)

SEWER/WATERLINE TRENCH SECTION IN PAVED AREAS

NOT TO SCALE



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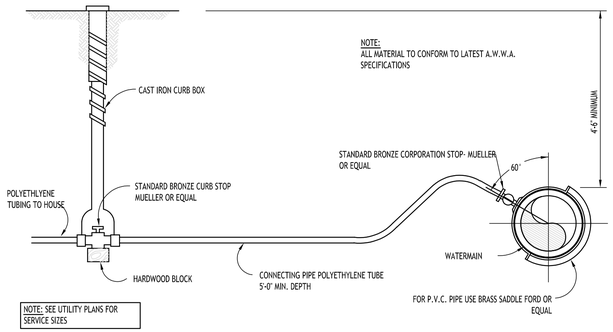
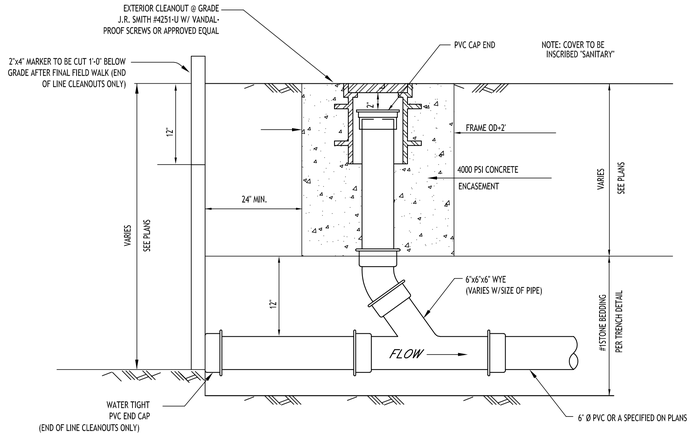
SEWER/WATERLINE TRENCH SECTION IN UNPAVED AREAS

NOT TO SCALE



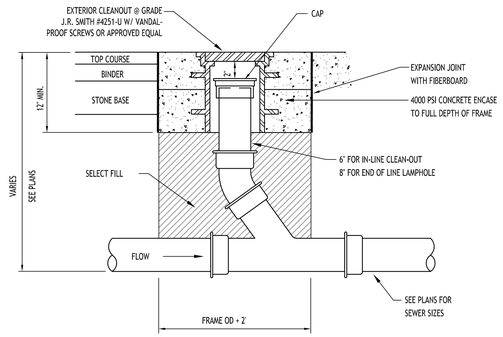
TYPICAL WATER SERVICE LINE INSTALLATION

NOT TO SCALE



LAMPHOLE/CLEANOUT IN LAWN/FIELD AREAS

NOT TO SCALE



LAMPHOLE/CLEANOUT IN PAVEMENT/SIDEWALK

NOT TO SCALE

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Proposed Medical Building

1692 Maple Road
Amherst, NY

REVISIONS:

No.	Description	Date

Attachment: SP-2025-05_drawings_082125 (30598 : SP-2025-05, 1692 Maple Road)

STATE OF NEW YORK
CHRISTOPHER NOCK
LICENSED PROFESSIONAL ENGINEER
087630

DRAWING NAME:

Utility Details

Date: 6/23
Drawn By: P. She
Scale: As No

DRAWING NO.

C-401

Project No: 24-4153

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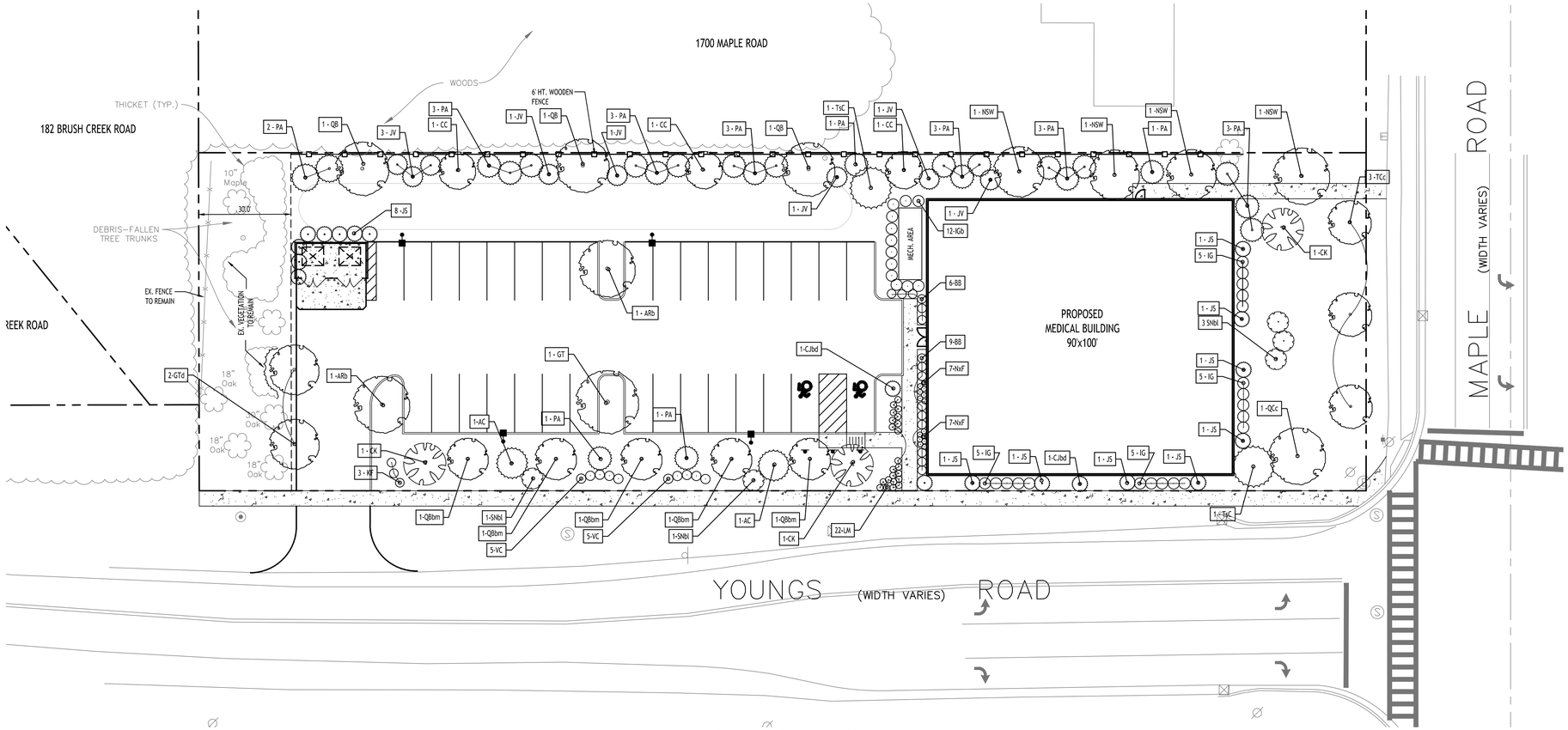
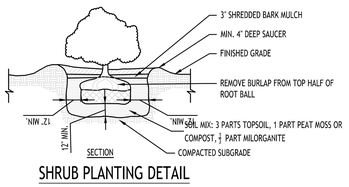
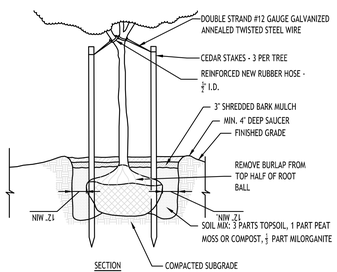


Landscape Plan

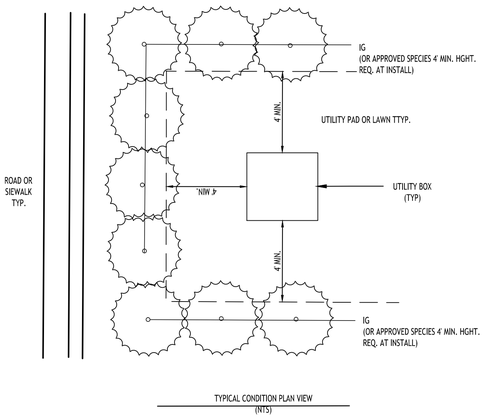
SCALE: 1"=20'



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL



TYPICAL CONDITION PLAN VIEW (NTS)

NOTES:

1. USE EVERGREEN SHRUBS TO SCREEN ALL ABOVEGROUND UTILITY BOXES AND INFASTRUCTURE FROM ADJACENT ROAD OR SIDEWALK PER TOWN OF AMHERST CODE
2. PROVIDE A MINIMUM 4' OFFSET FROM THE SHRUBS PLANTED EDGE TO THE EDGE OF THE UTILITY BOX TO ALLOW ENOUGH CLEARANCE FOR UTILITY MAINTENANCE TO BE PERFORMED

TYPICAL SHRUB PLANTING TO SCREEN UTILITY INFASTRUCTURE

PLANTING NOTES:

1. ALL INTERIOR LANDSCAPED AREAS SHALL HAVE A MINIMUM PLANTING SOIL DEPTH OF THREE (3) FEET AND BE FREE FROM ALL FORMS OF CONSTRUCTION DEBRIS AND FOREIGN MATERIAL.
2. ALL TREE PIT SAUCERS, SHRUB BEDS, ORNAMENTAL GRASS BEDS, AND PERENNIAL FLOWER BEDS SHALL RECEIVE "PREEN" HERBICIDE AND THREE (3) INCHES DEPTH OF DARK SHREDDED HARDWOOD BARK MULCH. LOCATIONS TO BE COORDINATED IN FIELD WITH OWNER REP.
3. ALL SEASONAL FLOWER BEDS SHALL BE A MINIMUM OF TWELVE (12) INCHES DEEP WITH A WELL-BLENDED MIXTURE OF 50% PEAT MOSS. SEASONAL FLOWER BEDS SHALL RECEIVE "PREEN" HERBICIDE. NO MULCH SHALL BE INSTALLED IN THE SEASONAL FLOWER BEDS. LOCATIONS TO BE COORDINATED IN FIELD WITH OWNER REP.
4. ALL DECIDUOUS AND EVERGREEN TREES SHALL BE STAKED WITH THREE (3) TREE STAKES AS PER TREE PLANTING DETAIL.

Plant Finish Schedule -1692 Maple Road -Amherst, New York

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
		D E C I D U O U S T R E E S			
ARb	2	Acer rubrum 'Bowhall"	Red Maple -Bowhall	2 1/2" - 3" CAL.	B&B, HT. 40', W 35'
GT	1	Gleditsia triacanthos 'Inermis'	Honey locust - Skyline	2 1/2" - 3" CAL.	B&B, HT. 40', W 35'
GTd	5	Gleditsia triacanthos i. "Draves" PP21698	Draves Honey Locust	2 1/2" - 3" CAL.	B&B, HT. 45', W 20'
NSW	3	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	2 1/2" - 3" CAL.	B&B, HT. 35', W 18'
QB	3	Quercus bicolor	Swamp White Oak	2 1/2" - 3" CAL.	B&B, HT. 60', W 40'
QBbm	5	Quercus bicolor 'Bonnie & Mike'	Bonnie & Mike Oak	2 1/2" - 3" CAL.	B&B, HT. 40', W 15'
QCc	2	Quercus coccinea	Scarlet Oak	2 1/2" - 3" CAL.	B&B, HT. 50', W 25'
QPgp	2	Quercus palustris 'Green Pillar'	Green Pillar Pin Oak	2 1/2" - 3" CAL.	B&B, HT. 35', W 18'
TCc	3	Tilia cordata corinthian	Corinthian Linden	2 1/2" - 3" CAL.	B&B, HT. 35', W 18'
		S M A L L / O R N A M E N T A L T R E E S			
CC	3	Cercis canadensis	Redbud	1 1/2" x 2 1/2" CAL.	B&B, HT.20', W 25'
CK	3	Cornus kousa	Kousa Dogwood	1 1/2" x 2 1/2" CAL.	B&B, HT. 20', W 20'
		E V E R G R E E N T R E E S			
AC	2	Abies concolor	White Fir	6-8' Tall	B&B, HT. 60', W 20'
CJbd	3	Cryptomeria Japonica 'Black Dragon'	Back Dragon Japanese cedar	6-8' Tall	B&B, HT. 20', W 8'
JS	16	Juniperus scopolarum 'Skyrocket'	Skyrocket Juniper	6-8' Tall	B&B, HT. 16', W 4'
JV	8	Juniperus virginiana 'Emerald Sentinel'	Eastern Red Cedar	6-8' Tall	B&B, HT. 20', W 8'
PA	24	Picea abies 'Hillside upright'	Norway Spruce - Upright	6-8' Tall	B&B, HT. 20', W 8'
TsC	2	Tsuga canadensis	Eastern Hemlock	6-8' Tall	B&B, HT. 20', W 8'
		S H R U B S			
IGc	32	Ilex glabra compacta	Inkberry Holly - Compact	24-36" Tall	B&B, HT. 4', W 4'
SNbl	5	Sambucus nigra "black lace"	Black Lace Eldeberry	24-36" Tall	B&B, HT. 4', W 3'
VC	10	Viburnum carlesii	Korean Spice Viburnum	24-36" Tall	B&B, HT. 4', W 4'
		G R A S S E S / P E R E N N I A L S / G R O U N D C O V E R S			
BB	15	Andropogon Gerardii	Big Blue Stem Andropogon	24-36" Tall	Cont. #3, HT. 4', W 6'
KF	3	Calamagrostis x acutiflora	Karl Foerster Reed Grass	24-36" Tall	Cont. no.3 - 3'Tall, 3'Wide
LM	22	Liriope muscari	Big Blue Lilyturf	12-16" Tall	Cont. no.3 - 3'Tall, 3'Wide
NxF	14	Nepeta x faassineii	Walker's Low Catmint	18-24" Tall	Cont. no.3 - 2'Tall, 3'Wide

30 Ft. Dedicated Vegetative Preservation Area

Size of Existing Tree that is Preserved		Credits Toward Number of Required New Trees
Deciduous Trees (DBH)	Evergreen Trees (height)	
Less than 4 in.	Less than 5 ft.	0.5
4 in. or more but less than 6 in.	5 ft. or more but less than 10 ft.	1
6 in. or more but less than 12 in.	10 ft. or more but less than 15 ft.	2
12 in. or more	15 ft. or more	3

The Preservation area has 2 trees with an 8" and 10" trunk – and 4 trees with 18-24" trunk diameter – these trees are all in good condition.
The credit towards number of required new trees = (2x2) + (4x3) = **16 Trees Total Credit.**

PER TOWN OF AMHERST CODE:
ALL REFUSE CONTAINERS & ALL MECHANICAL EQUIPMENT, UTILITY STRUCTURES, MULTIPLE METER BOARDS, GENERATORS, RPZ'S, & SIMILAR APPURTENANCES, INCLUDING THOSE WHICH ARE MOUNTED ON ANY PART OF A PRIMARY STRUCTURE SHALL BE SHOWN ON THE SITE PLAN & APPROPRIATELY SCREENED W/ A FENCE, WALL, &/OR LANDSCAPING AS REQUIRED BY 203-7-2-4(C) & 203-7-2-4(D) OF TOWN CODE. SUCH SCREENING SHALL BE SHOWN ON THE PLANS SUBMITTED FOR REVIEW. PROVIDE GATE ON REFUSE ENCLOSURE THAT SHALL BE CLOSED WHENEVER REFUSE CONTAINER(S) ARE NOT BEING SERVICED & ENCLOSURE SHALL BE HIGH ENOUGH TO SCREEN THE REFUSE CONTAINERS WITHIN.

PER TOWN OF AMHERST CODE:
CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE; INCLUDING BY NOT LIMITS TO, RETAIN WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS AS PER ZONING ORDINANCE 7-2-3(B)(3).

PER TOWN OF AMHERST CODE:
ALL DEAD OR MISSING EXISTING PLANTS FROM THE PREVIOUSLY APPROVED SITE PLANS SHALL BE REPLACED/INSTLALED AS PER ZONING ORDINANCE 7-2-3(A)(1).
CONTRACTOR SHALL REFER TO PREVIOUSLY APPROVED SITE AND LANDSCAPE PLANS BY OTHERS FOR ALL LANDSCAPE REFERENCES.

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, ⅓ PART WELL ROTTED MANURE, 10 LBS 5-10-5 PLANTING FERTILIZER THOROUGHLY MIXED PER CUBIC YARD.
7. STAKE AND WRAP TREES IMMEDIATELY FOLLOWING INSTALLATION.
8. ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED PINE BARK MULCH OVER 10 MIL. WEED MAT EQUAL TO "WEEDBLOCK" BY EASY GARDENER OR DEWITT WEED BARRIER.
9. THE AREAS ON THE PLAN TO BE SEEDED SHALL HAVE 4" MINIMUM OF TOPSOIL, DISK PLOWED, LEVELED AND HAND RAKED SMOOTH. SURFACE SHALL BE ROLLED TO REMOVE LUMPS.
10. ALL SEEDED AREAS SHALL BE HYDROSEEDED IN ACCORDANCE WITH THE SPECIFICATION INDICATED. WHERE REQUIRED BY CLIMATIC CONDITIONS, SLOPE OR SEASON OF PLANTING, SOD MAY BE SUBSTITUTED FOR SEEDING IN ORDER TO ACHIEVE THE REQUIRED COVERAGE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MOWING AND OTHER MAINTENANCE TO SEEDED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER, THIS SHALL INCLUDE WATERING DAILY FOR 15 DAYS OR AS REQUIRED BY WEATHER CONDITIONS AND RE-SEEDING OF THIN SPOTS FOLLOWING THE GERMINATION OF THE SEEDS.

PLANTING NOTES:

1. ALL INTERIOR LANDSCAPED AREAS SHALL HAVE A MINIMUM PLANTING SOIL DEPTH OF THREE (3) FEET AND BE FREE FROM ALL FORMS OF CONSTRUCTION DEBRIS AND FOREIGN MATERIAL.
2. ALL TREE PIT SAUCERS, SHRUB BEDS, ORNAMENTAL GRASS BEDS, AND PERENNIAL FLOWER BEDS SHALL RECEIVE "PREEN" HERBICIDE AND THREE (3) INCHES DEPTH OF DARK SHREDDED HARDWOOD BARK MULCH.
3. ALL SEASONAL FLOWER BEDS SHALL BE A MINIMUM OF TWELVE (12) INCHES DEEP WITH A WELL-BLENDED MIXTURE OF 50% PEAT MOSS & 50% SCREENED TOPSOIL. SEASONAL FLOWER BEDS SHALL RECEIVE "PREEN" HERBICIDE. NO MULCH SHALL BE INSTALLED IN THE SEASONAL FLOWER BEDS.
4. ALL DECIDUOUS AND EVERGREEN TREES SHALL BE STAKED WITH THREE (3) TREE STAKES AS PER TREE PLANTING DETAIL.

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

20 0 20 40Ft.

CARMINAWOOD DESIGN
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Proposed Medical Building

1692 Maple Road
Amherst, NY

REVISIONS:

No.	Description	Date
1	Rev. per Town comments	7/30/25

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
RCW.LandscapeArchitect@gmail.com

DRAWING NAME:

Landscape Plan

Date: 6/23
Drawn By: P. She
Scale: As No

DRAWING NO.

L-100

Project No: 24-4153

Attachment: SP-2025-05_drawings_082125 (30598 : SP-2025-05, 1692 Maple Road)

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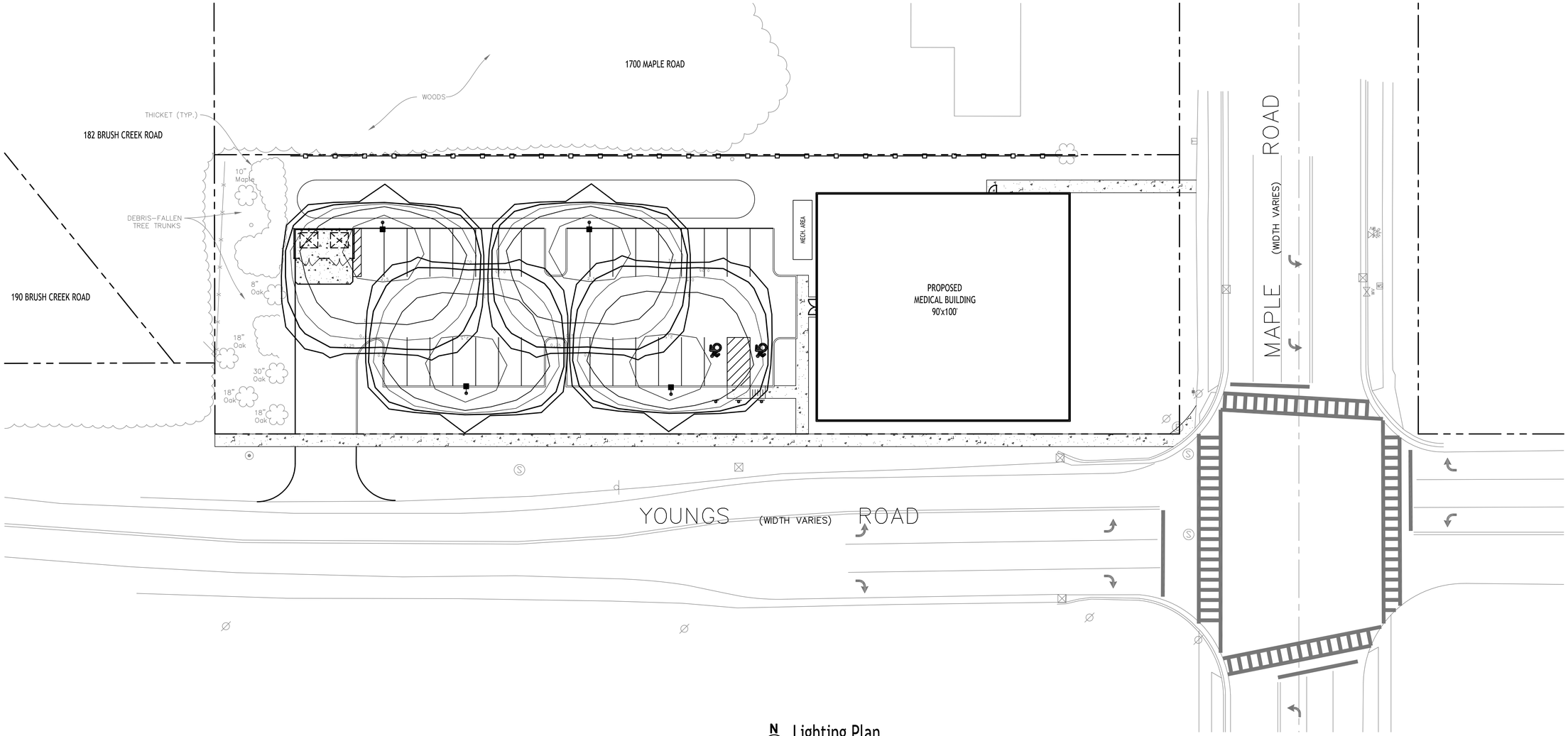

N

Lighting Plan

SCALE: 1"=20'

Luminaire Schedule			
Symbol	Qty	Label	Description
	4	S1	EALS03_D4AF740

NOTE:

1. ALL SITE LIGHTING TO BE DARK SKY COMPLIANT AND FIXED AT 90 DEGREES. LIGHT POLES TO BE MOUNTED AT 15 FT.

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

20' 20 0 20 40Ft.

CARMINAWOOD DESIGN

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Proposed Medical Building

1692 Maple Road
Amherst, NY

REVISIONS:

No.	Description	Date

STATE OF NEW YORK
R. CHRISTOPHER WOOD
070394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:

Lighting Plan

Date: 6/23
Drawn By: P. She
Scale: As No

DRAWING NO.

LP-100

Project No: 24-4153

Attachment: SP-2025-05_drawings_082125 (30598 : SP-2025-05, 1692 Maple Road)

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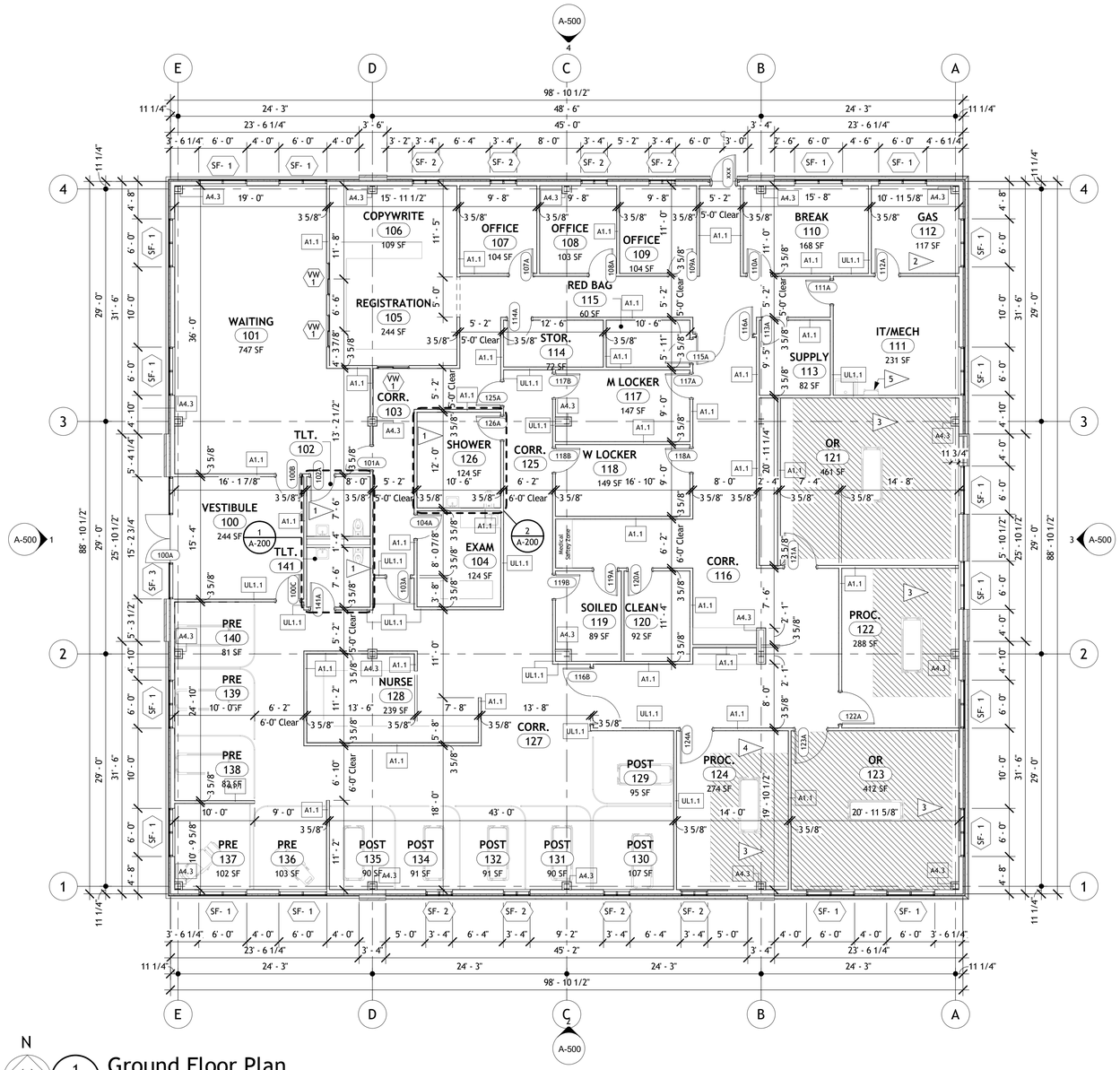

General Floor Plan Notes

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 stud, unless otherwise noted.
F. All new walls shall be aligned with the center or nearest edge (as indicated on drawings) of walls, columns, window openings, etc. unless otherwise noted.
G. The contractor shall confine operations at the site to areas indicated on the drawings and shall not encumber the site with material and equipment.
H. 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.
I. 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.
J. Smoke Tight: areas indicating smoke tight construction shall meet requirements of the local adopted building code. Penetrations and Joints shall be filled with an approved material to limit the free passage of smoke, such as fire rated spray foam.
K. If not noted on A-Series drawings please refer to Interior drawings for information on all interior finishes and millwork in the project (I-100, I-101...).

Floor Plan Legend

- New wall construction
- New door to be installed size as spec'd, type by owner
- New interior/view window to be installed size as spec'd, type by owner
- New exterior window to be installed size as spec'd, type by owner
- New curtainwall/storefront to be installed size as spec'd, type by owner

Floor Plan Keynotes

1. Area to receive mold resistant gypsum as spec'd
2. Gas room shall comply with section 427 Medical Gas Systems in BCNYS 2020. Room shall be rated and vented as required.
3. Operating room safety traffic pathway.
4. Operating room equiptment area.
5. Roof access ladder. Refer to A-400s for details.

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DSG-01

Buffalo Spine and Pain Center

1692 Maple Road,
Amherst, NY 14221

REVISIONS:
No. Description Date

DRAWING NAME:
Ground Floor Plan

Date: 03/21/20
Drawn By: A.Philipp
Checked By: J.Dorobia

DRAWING NO.
A-101

Project No: 24.1100

Attachment: SP-2025-05_drawings_082125 (30598 : SP-2025-05, 1692 Maple Road)

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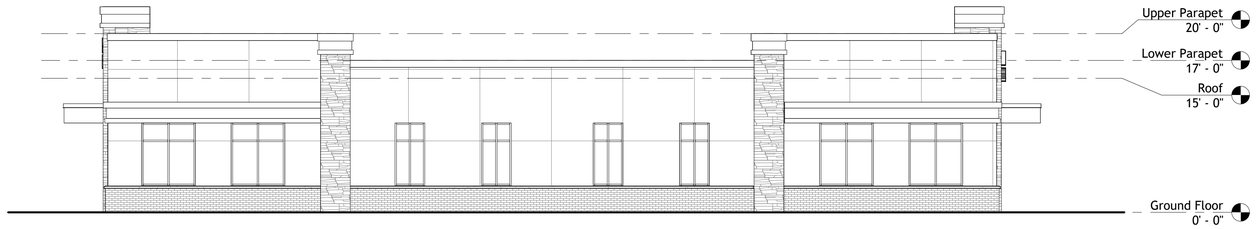
1 A-500 North Elevation (Parking)

1/8" = 1'-0"

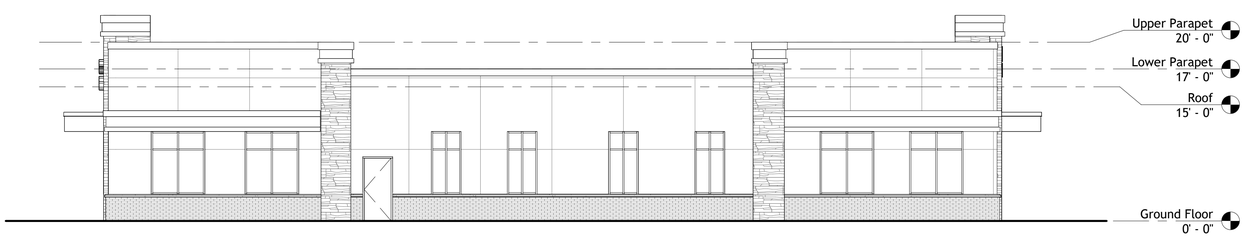


2 A-500 West Elevation (Youngs)

1/8" = 1'-0"

3 A-500 South Elevation (Maple)

1/8" = 1'-0"



4 A-500 East Elevation

1/8" = 1'-0"

Exterior Finish Schedule

Callout	Pattern	Material	Description
1		Brick	Brick Texture: To be selected Color: To be selected
2		Brick Soldier Course	Brick Soldier Course Texture: To be selected Color: To be selected
3		Fiber Cement Panel	Fiber Cement Panel Manuf: To be selected Color: To be selected
4		Fiber Cement Trim Board	Fiber Cement Trim Board Manuf: To be selected Color: To be selected
5		Concrete	Concrete Texture: To be selected Color: To be selected
6		Glass	Glass Transparency: To be selected Color: To be selected
7		Spandrel Glass	Spandrel Glass Transparency: To be selected Color: To be selected
8		Aluminum Flashing	Aluminum Flashing Manuf: To be selected Color: To be selected

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 further requirements for each exterior finish listed above, including finishes for doors and windows.
C. 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.

Elevation Keynotes

1. Awnings to be selected by owner.
2. Balcony railings as spec'd. Refer to balcony details on A-xxx.
3. Exterior signage to be provided by owner.
4. Roof overhang. Refer to x/A-6xx.

Exterior Symbol Legend

- Exterior Sconce
  All Exterior sconces shall be 6'-0" above finish floor unless otherwise noted. Coordinate with Electrical for specs & locations.
- Emergency Wall Pack
  Coordinate with Electrical for specs & locations.
- Electrical Switch Gear
  Coordinate with Electrical for specs & locations.
- Gas Meters
  Coordinate with Plumbing for specs & locations.
- Hose Bib
  Coordinate with Plumbing for specs & locations.
- FDC
  Coordinate with Plumbing for specs & locations.
- Knox Box
  Coordinate with Fire Protection for specs & locations.
- ADA Push Button
  Coordinate with Electrical for specs & locations.
- Louver
  Coordinate with Mechanical for specs & locations.
- Overflow discharge
  Coordinate with Plumbing for specs & locations.

Note: Coordinate with Electrical for specs & locations of all light fixtures.

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DSG-01

Buffalo Spine and Pain Center

1692 Maple Road,
Amherst, NY 14221

REVISIONS:
No. Description Date

Attachment: SP-2025-05_drawings_082125 (30598 : SP-2025-05, 1692 Maple Road)

DRAWING NAME:

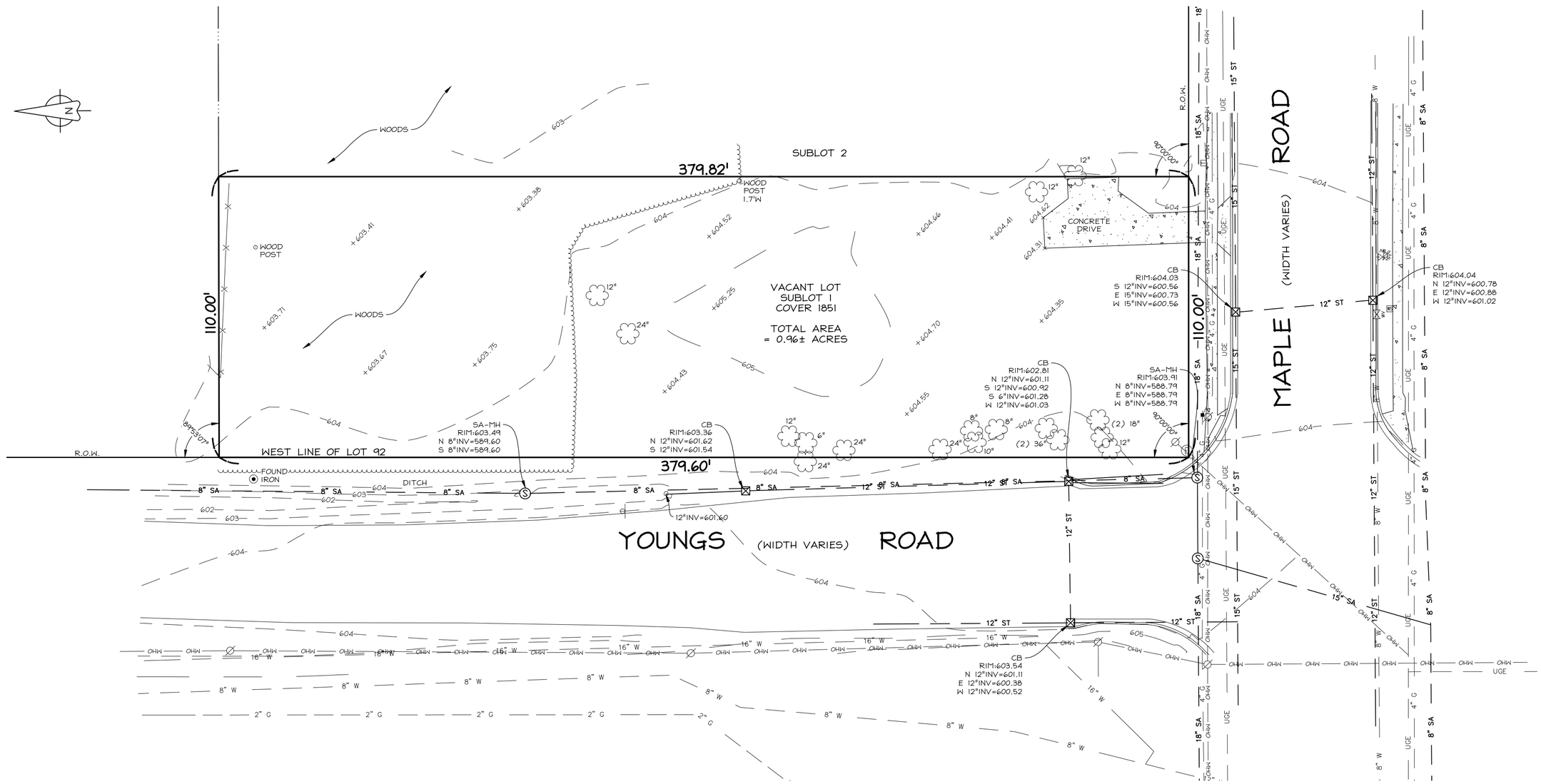
Exterior Elevations

Date: 03/21/2C
Drawn By: A.Farrell
Checked By: J.Dorobia

DRAWING NO.

A-500

Project No: 24.1100



NOTES

1. ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
2. HORIZONTAL DATUM REFERENCES THE NORTH AMERICAN DATUM 1983 (NAD 83) - NEW YORK STATE PLANE WEST ZONE.
3. THE LOCATION OF ANY UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY CONSTRUCTION ACTIVITIES, ALL UTILITY COMPANIES SHOULD BE NOTIFIED IN ORDER TO VERIFY OR AMEND THEIR LOCATIONS AND/OR EXISTENCE. FOR ASSISTANCE CALL UFPO AT 1-800-962-7962.
4. UDIGNY.ORG DESIGN TICKET No. 10114-000-513 WAS SUBMITTED TO REQUEST UTILITY RECORDS:

- CHARTER COM NORTHEAST WESTERN NY: HAS RESPONDED, CLEAR NO FACILITIES WITHIN 15FT OF THE EXCAVATOR DEFINED WORK AREA.
- ERIE COUNTY WATER AUTHORITY: HAS RESPONDED, DRAWN HERON.
- NATIONAL FUEL GAS / CLARENCE NFG-113: HAS RESPONDED, DRAWN HERON.
- NATIONAL GRID: HAS RESPONDED, DRAWN HERON.
- TOWN OF AMHERST:
  FIBER: HAS NOT RESPONDED.
  SANITARY:HAS RESPONDED, DRAWN HERON.
- VERIZON / BUFFALO: HAS RESPONDED, DRAWN HERON.

LEGEND

HYDRANT	UTILITY POLE
WATER VALVE	ELECTRICAL MANHOLE
WATER SERVICE VALVE	SIGN
SANITARY MANHOLE	GAS MARKER
CATCH BASIN	
W	UNDERGROUND WATER
SA	UNDERGROUND SANITARY SEWER
ST	UNDERGROUND STORM SEWER
G	UNDERGROUND GAS LINE
OHW	OVERHEAD WIRES
UGE	UNDERGROUND ELECTRIC WIRES
	TREE LINE

THIS SURVEY IS NOT VALID WITH AN AFFIDAVIT OF NO CHANGE

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON

3556 Lake Shore Road, Suite 500, Buffalo, NY 14219
p (716) 827-8000 f (716) 270-6091 www.nussclarke.com

This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.

NUSSBAUMER & CLARKE, INC. ENGINEERS AND SURVEYORS EST. 1933

TOPOGRAPHIC SURVEY

1692 Maple Road - Vacant Lot

Part of Lot 92, Township 12, Range 7
Holland Land Company's Survey
Town of Amherst
County of Erie, State of New York

Date of Survey: 10/23/2024 Scale : 1" = 30'

Project No. : 24J2-1498

NIAGARA FRONTIER LAND SURVEYORS 1960 Association Inc. MEMBER

Attachment: SP-2025-05_drawings_082125 (30598 : SP-2025-05, 1692 Maple Road)

CARMINAWOOD
DESIGN

ENGINEER'S REPORT

for

Proposed Medical Building
1692 Maple Road
Town of Amherst, Erie County, New York

Prepared for

1692 Maple Road LLC

1692 Maple Road
Buffalo, NY 14221

Prepared by

Carmina Wood Design

80 Silo City Row, Suite 100
Buffalo, NY 14203

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

June 2025
rev. July 2025
rev. August 2025

Attachment: Engineer's Report uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

Table of Contents

Written Engineer's Report

Section 1 - Location & Description
Section 2 - Water Service
Section 3 - Sanitary Sewer Service
Section 4 - Storm Sewer Service

Appendices

Appendix A Sanitary Sewer and Water Demand Calculations

Appendix B Storm Sewer System Drainage Calculations

- Existing Runoff
- Proposed Runoff

Attachment: Engineer's Report uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

Section 1 - Location & Description

This project is a development of an existing vacant 0.9 acre site located 1692 Maple Road in the Town of Amherst. Construction will consist of a 9,000 sf surgical center with associated site, utility and landscaping improvements. Currently the site is vacant. The proposed site development area to be disturbed for this project is approximately 0.8 acres when construction is completed.

Section 2 - Water Service

Water service for the site will be tapped off the existing 8" Erie County Water Authority water main on the south side of Maple Road. The proposed service will be a 2" type k copper domestic water service. This service will continue into an interior mechanical room housing the meter and RPZ. Proper heat and lighting will be provided in the enclosure, drainage due to testing or failure of the RPZ will be to the exterior grade. The owner will be responsible for keeping the drainage ports clear of snow and debris. Water inside the building will be used for typical domestic uses.

Domestic Summary:	
Peak Operating Demand:	7.33 gpm
Water Main:	8" on Maple Road
Static Pressure:	82 psi (per ECWA)
Friction Loss:	0.0 psi
Loss through meter/RPZ:	13.1 psi
Elevation Loss:	0.0 psi
Pressure after RPZ:	68.9 psi

Section 3 - Sanitary Sewer Service

Proposed is a 6" SDR-35 PVC private sanitary sewer lateral, connected to the existing public sanitary sewer main along the west side of Youngs Road.

Design Parameters

Doctors:	250 gal/day/doctor x 4 doctors = 1,000 gpd
Employees:	15 gal/day/employee x 10 employees = 150 gpd
Outpatient:	30 gal/day/outpatient x 15 outpatient = 450 gpd

1,600 gpd * 4.39 = 7,028 gpd *use peaking factor of 4.39

The hydraulic loading rate is per "Design Standards for Intermediate Sized Wastewater Treatment Systems" 2014, NYSDEC, number of students is based on maximum capacity of the proposed building.

Section 4 - Storm Sewer Service

The existing site currently sheet drains in multiple directions either to neighboring properties or public storm sewer systems on either Maple Road or Youngs Road.

Stormwater runoff collected onsite as a result of the proposed development will be routed to an onsite dry detention basin. An 8" outlet control pipe will be provided downstream of the dry detention basin. Discharge from the outlet pipe will connect to the existing storm sewer system on Youngs Road.

Town of Amherst Requirement:
The Town of Amherst requires that the 25-year proposed storm event be attenuated with detention and that the outlet be restricted to the 10-year existing storm event. This volume of 2,738 cf is

Attachment: Engineer's Report uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

accommodated in the detention basin at elevation 603.89. At this elevation, the outlet discharge will be restricted to 1.32 cfs, which is less than the existing 10-year peak runoff outflow of 2.25 cfs.

Detention: Comparison of the existing 10-year vs. the proposed 25-year runoff

RUNOFF SUMMARY

EVENT	EX. RUNOFF (cfs)	PRO. RUNOFF (cfs)	RESULT (cfs)
10-year	2.25	1.17	-1.08
25-year	3.16	1.32	-1.84

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Appendix A

Sanitary Sewer and Water Demand Calculations

Attachment: Engineer's Report uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

CARMINA WOOD DESIGN
80 Silo City Row, Suite 100
BUFFALO, NEW YORK, 14203
(716) 842-3165
FAX (716) 842-0263

Project No.: 24-4153 Date: 6/23/2025
Project Name: Proposed Medical Building rev. 8/15/25
Project Address: 1692 Maple Road Amherst, NY
Subject: Sanitary Sewer & Water Demand Calcs
Sheet: 1 of 2

3.c

Sanitary Sewage Demand Calculations:

250	gal/d/doc	x	4	doc	=	1,000	gpd	*use 250 gallons per doctor per day
15	gal/d/emp	x	10	emp	=	150	gpd	*use 15 gallons per employee per day
30	gal/d/out	x	15	out	=	450	gpd	*use 30 gallons per outpatient per day

Total Site Sanitary Demand: = 1,600 gpd

Find Peak Sanitary Demand:

Peaking Factor based on Population:

Total demand: 1,600 gpd / 100 gpcd = 16 per capita

Population (P) = 16 people

Peaking Factor : (18 +√P) / (4 + √P) where P is in thousands

Peaking Factor = 4.39

Peak Sanitary Demand = 1,600 x 4.39 = 7,028 gpd
= 0.007 MGD
= 0.011 cfs

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Project No.: 24-4153 Date: 6/23/2025
Project Name: Proposed Medical Building rev. 8/15/25
Project Address: 1692 Maple Road Amherst, NY
Subject: Sanitary Sewer & Water Demand Calcs
Sheet: 2 of 2

Water Demand Calculations (domestic):

Medical Building

1,600 gpd x 1.1 = 1,760 gpd *peaking factor of 3 based on ECDOH and ECWA standards

*use 3 peaking factor and assume a 12 hour day

1,760 gpm x 1day/12hr x 1hr/60min = 2.44 gpm

2.44 gpm x 3.0 = 7.33 gpm Q_{peak}

Headlosses:

Q_{peak} = 7.33 gpm
Pipe = 2 inch Type 'K' Copper C = 140
Length = 135 LF (approx. distance from tap to RPZ)

$$H_L = \frac{10.44\ L\ Q^{1.85}}{C^{1.85}\ D^{4.866}} = \frac{10.44(135)(3.16)^{1.85}}{(140)^{1.85}\ (2)^{4.866}} = 0.21 \text{ ft} = 0.09 \text{ psi}$$

Δ elev = 0 ft = 0.00 psi
Loss through meter = 1 psi
Loss through RPZ = 12 psi
Total Losses = 13.1 psi
Static Pressure = 82 psi (per ECWA)
Residual Pressure Following RPZ = 82 - 13.1 = 68.9 psi (available after rpz & meter)

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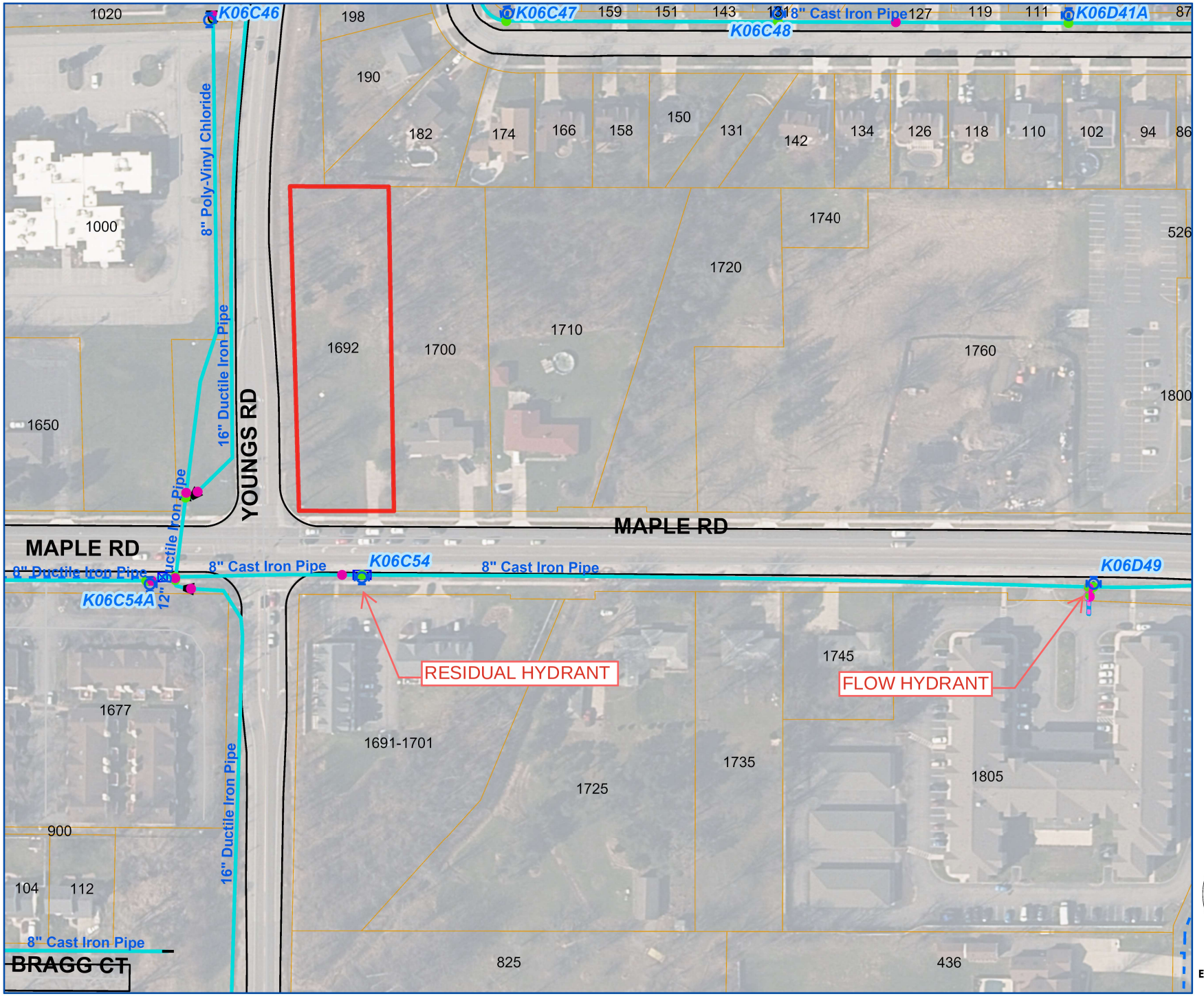

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FIRE FLOW DATA (FROM 2023)
1692 Maple Rd., AMTN

Erie County Water Authority
Buffalo, New York

Hydrant FLow Test

Print Date: 6/2

Residual Hydrant: K06C54 **Test Date/Time:** 8/02/2023 06:44

Location.....: **1691 MAPLE RD 1ST E/O YOUNGS RD**
TOWN OF AMHERST

Size of Main/Branch: **8"/6"** Fire District: **22031 MAIN TRANSIT FD 14** Water District: **315 AMHERST DISTRICT 15C**

Performed By: **DWP/MES/CDB** Comments: **HYDRANT FLOW TEST REQUESTED BY PATRICK SHEEDY, CARMINA WOOD DESIGN**
EMAIL: PSHEEDY@CARMINAWOODDESIGN.COM
CW #138433

Dischrge Coef: **090** Elvtn Usgs(ft): Static(psi): **82** Residual(psi): **77** Required Residual Pressure(psi): **20**
Gallons Used..: **4,934** Total Flow(gpm): **1,644** Flow at Reqd Resid Pressure: **6,402**

Flow Hydrants:

Flow Hyd	Location	Main/Brnch	Nzle	Size	Pitot	Flow	Comments
K06 D49	**1765 MAPLE RD**	**8"/6"**	1:	**2.50**	**24.0**	**822**	
	2ND E/O SAINT GREGORY CT		2:	**2.50**	**24.0**	**822**	
			3:			Total Flow: **1,644**	

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Appendix B

Storm Sewer System Drainage Calculations

Attachment: Engineer's Report uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

Existing Runoff

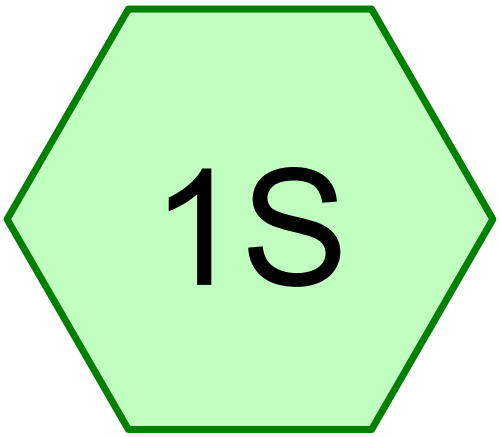
Attachment: Engineer's Report uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

Attachment: Engineer's Report uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

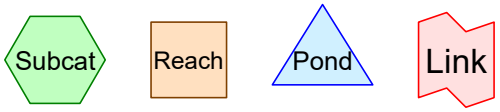
Events for Subcatchment 1S: Existing

Event	Rainfall (inches)	Runoff (cfs)	Volume (cubic-feet)	Depth (inches)
1-Year	1.87	0.77	1,690	0.48
2-Year	2.20	1.12	2,398	0.69
5-Year	2.69	1.69	3,564	1.02
10-Year	3.14	2.25	4,725	1.36
25-Year	3.84	3.16	6,657	1.91
50-Year	4.48	4.02	8,519	2.44
100-Year	**5.23**	**5.05**	**10,784**	**3.09**

Attachment: Engineer's Report uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)



Existing



Routing Diagram for 24-4153 existing
Prepared by Carmina Wood Morris, PC, Printed 6/23/2025
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Attachment: Engineer's Report uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	10-Year	Type II 24-hr		Default	24.00	1	3.14	2
2	25-Year	Type II 24-hr		Default	24.00	1	3.84	2

Attachment: Engineer's Report uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
41,818	80	>75% Grass cover, Good, HSG D (1S)
41,818	**80**	**TOTAL AREA**

Attachment: Engineer's Report uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
41,818	HSG D	1S
0	Other	
41,818		**TOTAL AREA**

Attachment: Engineer's Report uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Su Nu
0	0	0	41,818	0	41,818	>75% Grass cover, Good	
0	**0**	**0**	**41,818**	**0**	**41,818**	**TOTAL AREA**	

Attachment: Engineer's Report uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Existing Runoff Area=0.960 ac 0.00% Impervious Runoff Depth=1.36"
Flow Length=67' Slope=0.0280 '/' Tc=7.0 min CN=80 Runoff=2.25 cfs 4,725 cf

Total Runoff Area = 41,818 sf Runoff Volume = 4,725 cf Average Runoff Depth = 1.36"
100.00% Pervious = 41,818 sf 0.00% Impervious = 0 sf

Attachment: Engineer's Report uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

Summary for Subcatchment 1S: Existing

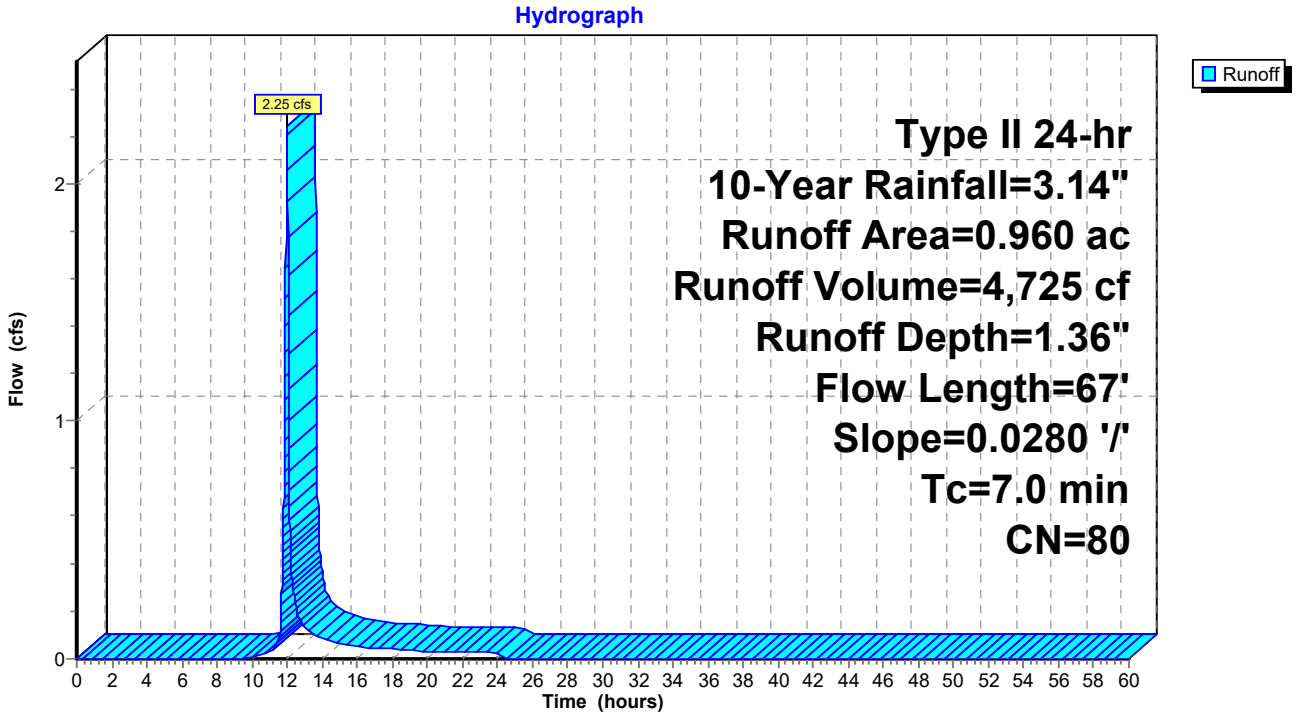
Runoff = 2.25 cfs @ 11.99 hrs, Volume= 4,725 cf, Depth= 1.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-Year Rainfall=3.14"

Area (ac)	CN	Description
0.960	80	>75% Grass cover, Good, HSG D
0.960		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0	67	0.0280	0.16		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"

Subcatchment 1S: Existing



Attachment: Engineer's Report uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Existing Runoff Area=0.960 ac 0.00% Impervious Runoff Depth=1.91"
Flow Length=67' Slope=0.0280 '/' Tc=7.0 min CN=80 Runoff=3.16 cfs 6,657 cf

Total Runoff Area = 41,818 sf Runoff Volume = 6,657 cf Average Runoff Depth = 1.91"
100.00% Pervious = 41,818 sf 0.00% Impervious = 0 sf

Attachment: Engineer's Report uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

Summary for Subcatchment 1S: Existing

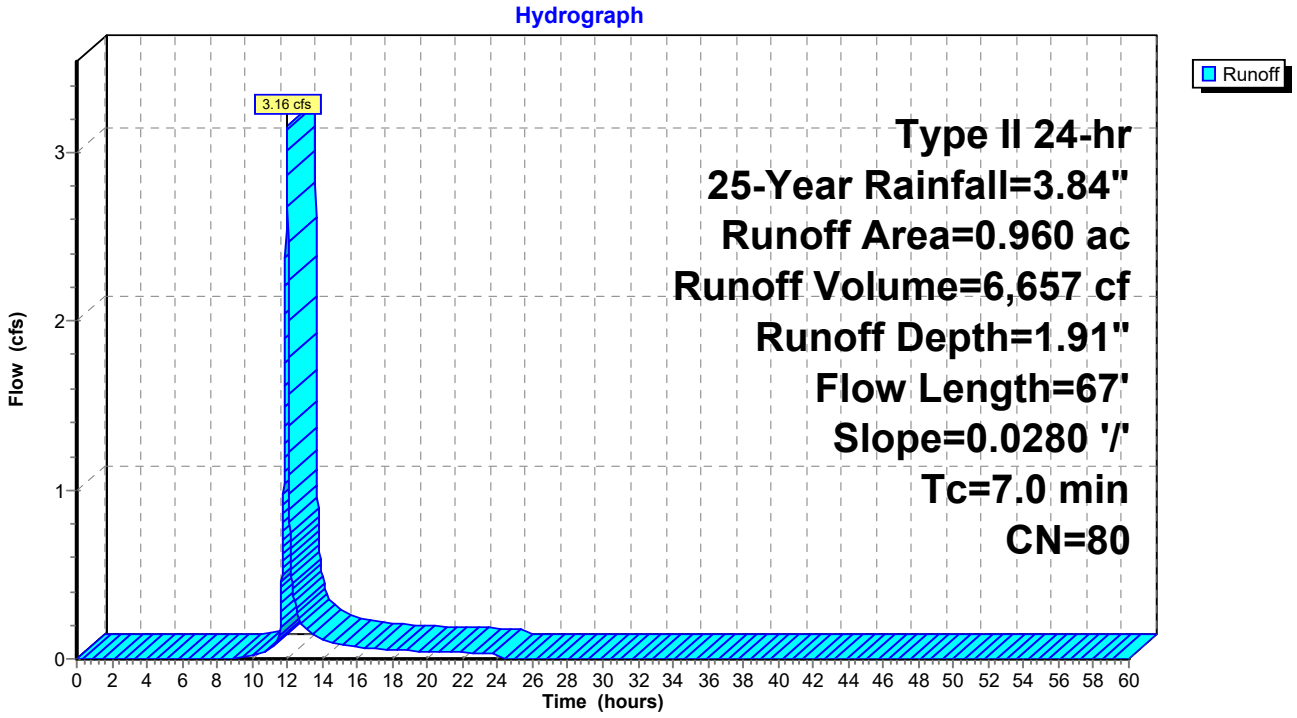
Runoff = 3.16 cfs @ 11.99 hrs, Volume= 6,657 cf, Depth= 1.91"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-Year Rainfall=3.84"

Area (ac)	CN	Description
0.960	80	>75% Grass cover, Good, HSG D
0.960		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0	67	0.0280	0.16		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"

Subcatchment 1S: Existing



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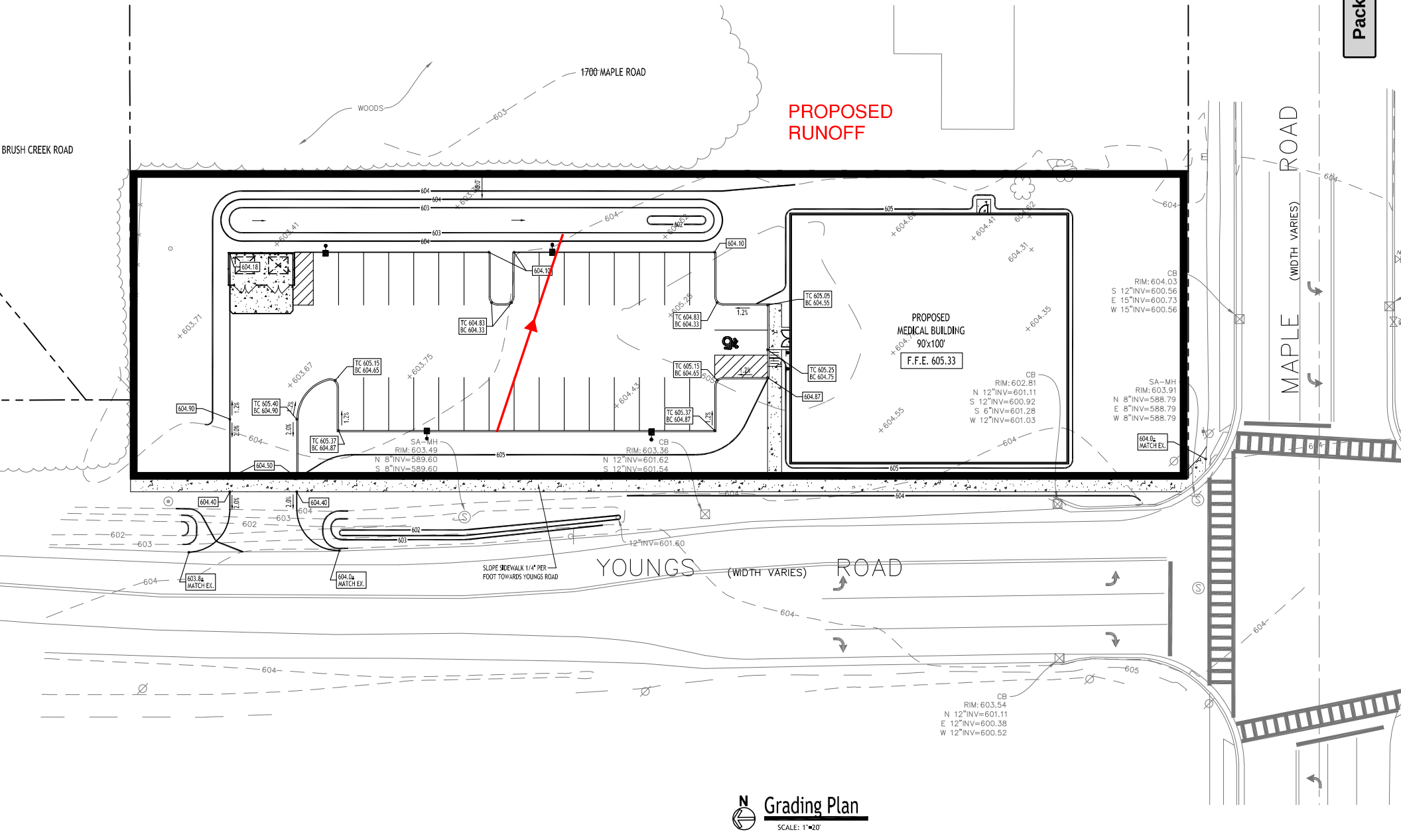
Proposed Runoff

Attachment: Engineer's Report uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

Attachment: Engineer's Report uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)



N

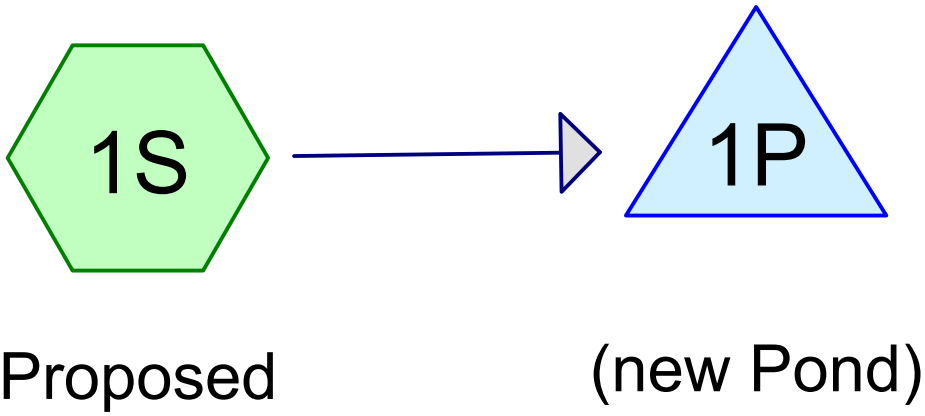
Grading Plan

SCALE: 1"=20'

Events for Pond 1P: (new Pond)

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)	Storage (cubic-feet)
1-Year	1.77	0.80	602.89	735
2-Year	2.27	0.90	603.07	1,023
5-Year	3.04	1.05	603.33	1,490
10-Year	3.75	1.17	603.56	1,958
25-Year	4.87	1.32	603.89	2,738
50-Year	5.89	6.23	636.34	**3,035**
100-Year	**7.08**	**9.62**	**683.66**	3,035

Attachment: Engineer's Report uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)



Subcat Reach Pond Link

Routing Diagram for 24-4153 proposed
Prepared by Carmina Wood Morris, PC, Printed 6/23/2025
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Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	10-Year	Type II 24-hr		Default	24.00	1	3.14	2
2	25-Year	Type II 24-hr		Default	24.00	1	3.84	2

Attachment: Engineer's Report uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
20,909	80	>75% Grass cover, Good, HSG D (1S)
20,909	98	Paved parking, HSG D (1S)
41,818	**89**	**TOTAL AREA**

Attachment: Engineer's Report uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
41,818	HSG D	1S
0	Other	
41,818		**TOTAL AREA**

Attachment: Engineer's Report uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Su Nu
0	0	0	20,909	0	20,909	>75% Grass cover, Good	
0	0	0	20,909	0	20,909	Paved parking	
0	**0**	**0**	**41,818**	**0**	**41,818**	**TOTAL AREA**	

Attachment: Engineer's Report uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)
1	1P	602.00	601.70	100.0	0.0030	0.013	0.0	8.0	0.0

Attachment: Engineer's Report uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Proposed Runoff Area=0.960 ac 50.00% Impervious Runoff Depth=2.03"
Flow Length=72' Tc=3.0 min CN=89 Runoff=3.75 cfs 7,063 cf

Pond 1P: (new Pond) Peak Elev=603.56' Storage=1,958 cf Inflow=3.75 cfs 7,063 cf
8.0" Round Culvert n=0.013 L=100.0' S=0.0030 '/' Outflow=1.17 cfs 7,063 cf

Total Runoff Area = 41,818 sf Runoff Volume = 7,063 cf Average Runoff Depth = 2.03"
50.00% Pervious = 20,909 sf 50.00% Impervious = 20,909 sf

Attachment: Engineer's Report uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

Summary for Subcatchment 1S: Proposed

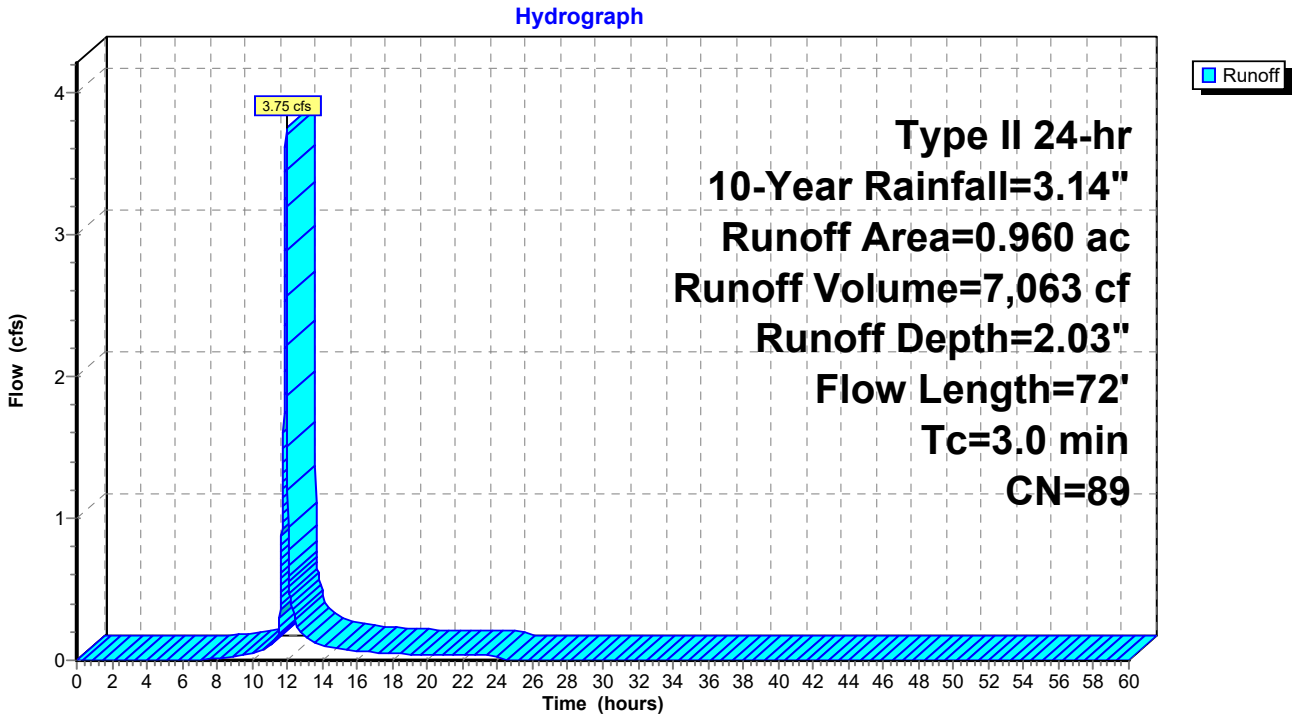
Runoff = 3.75 cfs @ 11.94 hrs, Volume= 7,063 cf, Depth= 2.03"
Routed to Pond 1P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-Year Rainfall=3.14"

Area (ac)	CN	Description
0.480	98	Paved parking, HSG D
0.480	80	>75% Grass cover, Good, HSG D
0.960	89	Weighted Average
0.480		50.00% Pervious Area
0.480		50.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	67	0.0120	0.91		**Sheet Flow, pavement** Smooth surfaces n= 0.011 P2= 2.50"
1.8	5	0.0050	0.05		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
3.0	72	Total			

Subcatchment 1S: Proposed



Attachment: Engineer's Report uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

Summary for Pond 1P: (new Pond)

Inflow Area = 41,818 sf, 50.00% Impervious, Inflow Depth = 2.03" for 10-Year event
Inflow = 3.75 cfs @ 11.94 hrs, Volume= 7,063 cf
Outflow = 1.17 cfs @ 12.03 hrs, Volume= 7,063 cf, Atten= 69%, Lag= 5.7 min
Primary = 1.17 cfs @ 12.03 hrs, Volume= 7,063 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 603.56' @ 12.03 hrs Surf.Area= 2,199 sf Storage= 1,958 cf

Plug-Flow detention time= 19.1 min calculated for 7,062 cf (100% of inflow)
Center-of-Mass det. time= 19.2 min (825.1 - 806.0)

Volume	Invert	Avail.Storage	Storage Description
#1	602.00'	3,035 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

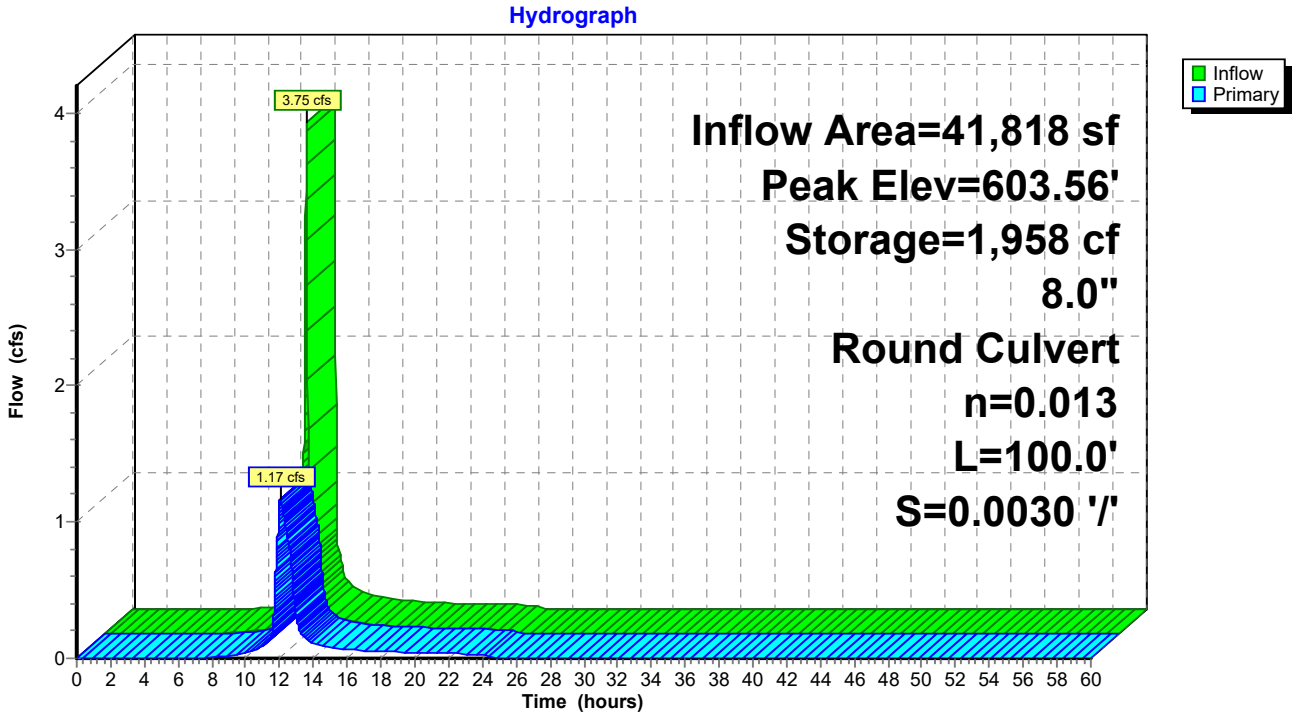
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
602.00	250	0	0
603.00	1,560	905	905
604.00	2,700	2,130	3,035

Device	Routing	Invert	Outlet Devices
#1	Primary	602.00'	**8.0" Round Culvert** L= 100.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 602.00' / 601.70' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf

Primary OutFlow Max=1.17 cfs @ 12.03 hrs HW=603.56' (Free Discharge)
↑**1=Culvert** (Barrel Controls 1.17 cfs @ 3.34 fps)

Attachment: Engineer's Report uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

Pond 1P: (new Pond)



Attachment: Engineer's Report uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Proposed Runoff Area=0.960 ac 50.00% Impervious Runoff Depth=2.67"
Flow Length=72' Tc=3.0 min CN=89 Runoff=4.87 cfs 9,316 cf

Pond 1P: (new Pond) Peak Elev=603.89' Storage=2,738 cf Inflow=4.87 cfs 9,316 cf
8.0" Round Culvert n=0.013 L=100.0' S=0.0030 '/' Outflow=1.32 cfs 9,316 cf

Total Runoff Area = 41,818 sf Runoff Volume = 9,316 cf Average Runoff Depth = 2.67"
50.00% Pervious = 20,909 sf 50.00% Impervious = 20,909 sf

Attachment: Engineer's Report uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

Summary for Subcatchment 1S: Proposed

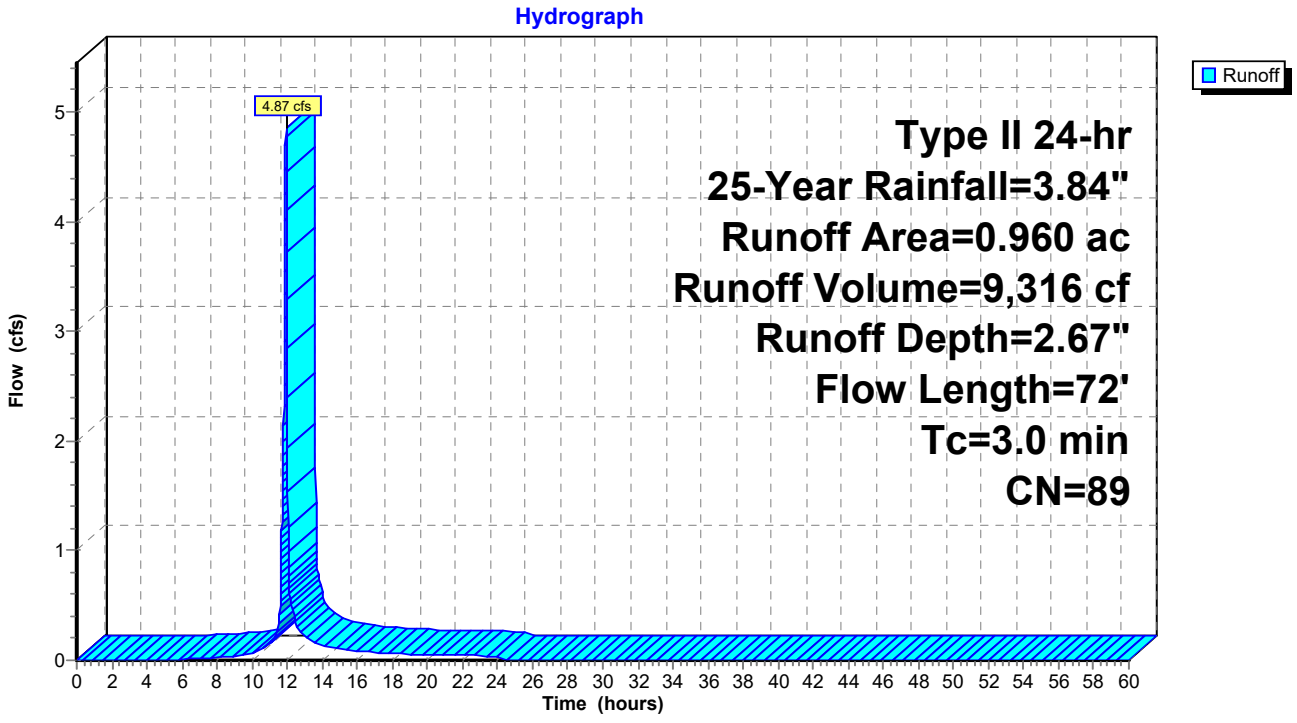
Runoff = 4.87 cfs @ 11.94 hrs, Volume= 9,316 cf, Depth= 2.67"
Routed to Pond 1P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-Year Rainfall=3.84"

Area (ac)	CN	Description
0.480	98	Paved parking, HSG D
0.480	80	>75% Grass cover, Good, HSG D
0.960	89	Weighted Average
0.480		50.00% Pervious Area
0.480		50.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	67	0.0120	0.91		**Sheet Flow, pavement** Smooth surfaces n= 0.011 P2= 2.50"
1.8	5	0.0050	0.05		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
3.0	72	Total			

Subcatchment 1S: Proposed



Attachment: Engineer's Report uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

Summary for Pond 1P: (new Pond)

Inflow Area = 41,818 sf, 50.00% Impervious, Inflow Depth = 2.67" for 25-Year event
Inflow = 4.87 cfs @ 11.94 hrs, Volume= 9,316 cf
Outflow = 1.32 cfs @ 12.04 hrs, Volume= 9,316 cf, Atten= 73%, Lag= 6.1 min
Primary = 1.32 cfs @ 12.04 hrs, Volume= 9,316 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 603.89' @ 12.04 hrs Surf.Area= 2,572 sf Storage= 2,738 cf

Plug-Flow detention time= 21.1 min calculated for 9,316 cf (100% of inflow)
Center-of-Mass det. time= 20.9 min (819.1 - 798.1)

Volume	Invert	Avail.Storage	Storage Description
#1	602.00'	3,035 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

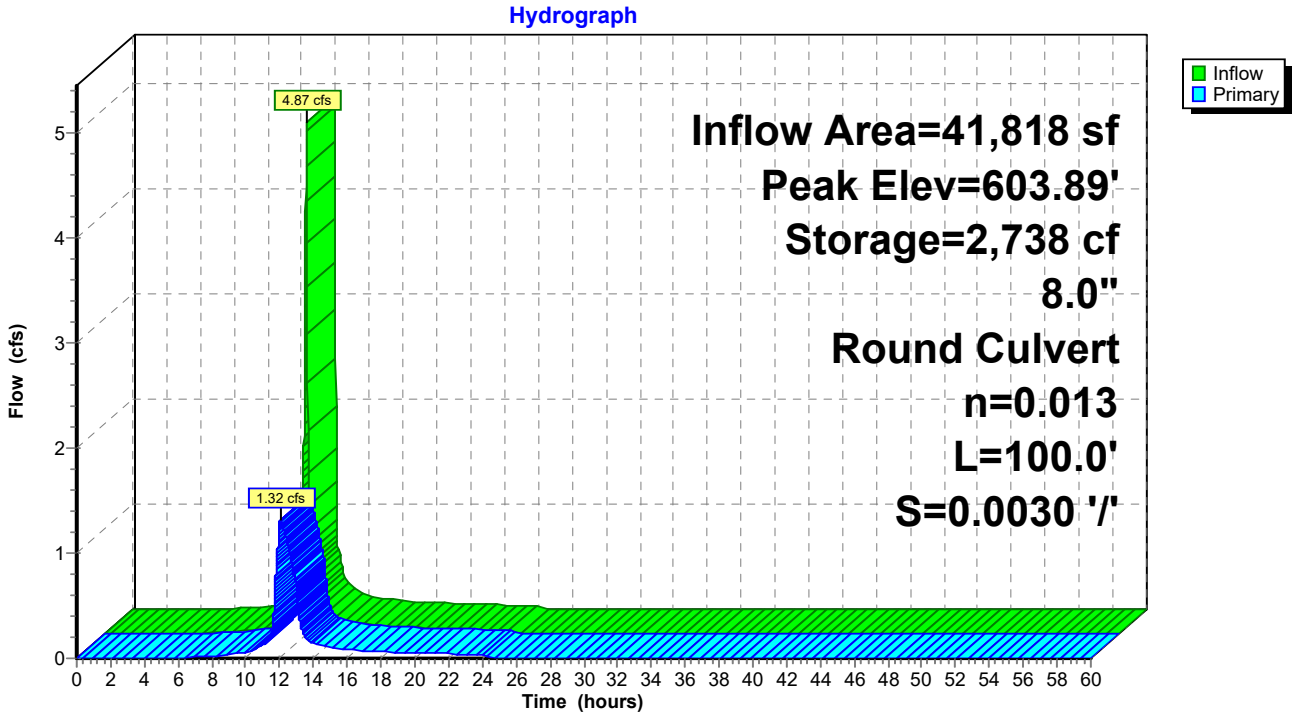
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
602.00	250	0	0
603.00	1,560	905	905
604.00	2,700	2,130	3,035

Device	Routing	Invert	Outlet Devices
#1	Primary	602.00'	**8.0" Round Culvert** L= 100.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 602.00' / 601.70' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf

Primary OutFlow Max=1.32 cfs @ 12.04 hrs HW=603.89' (Free Discharge)
1=Culvert (Barrel Controls 1.32 cfs @ 3.77 fps)

Attachment: Engineer's Report uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

Pond 1P: (new Pond)



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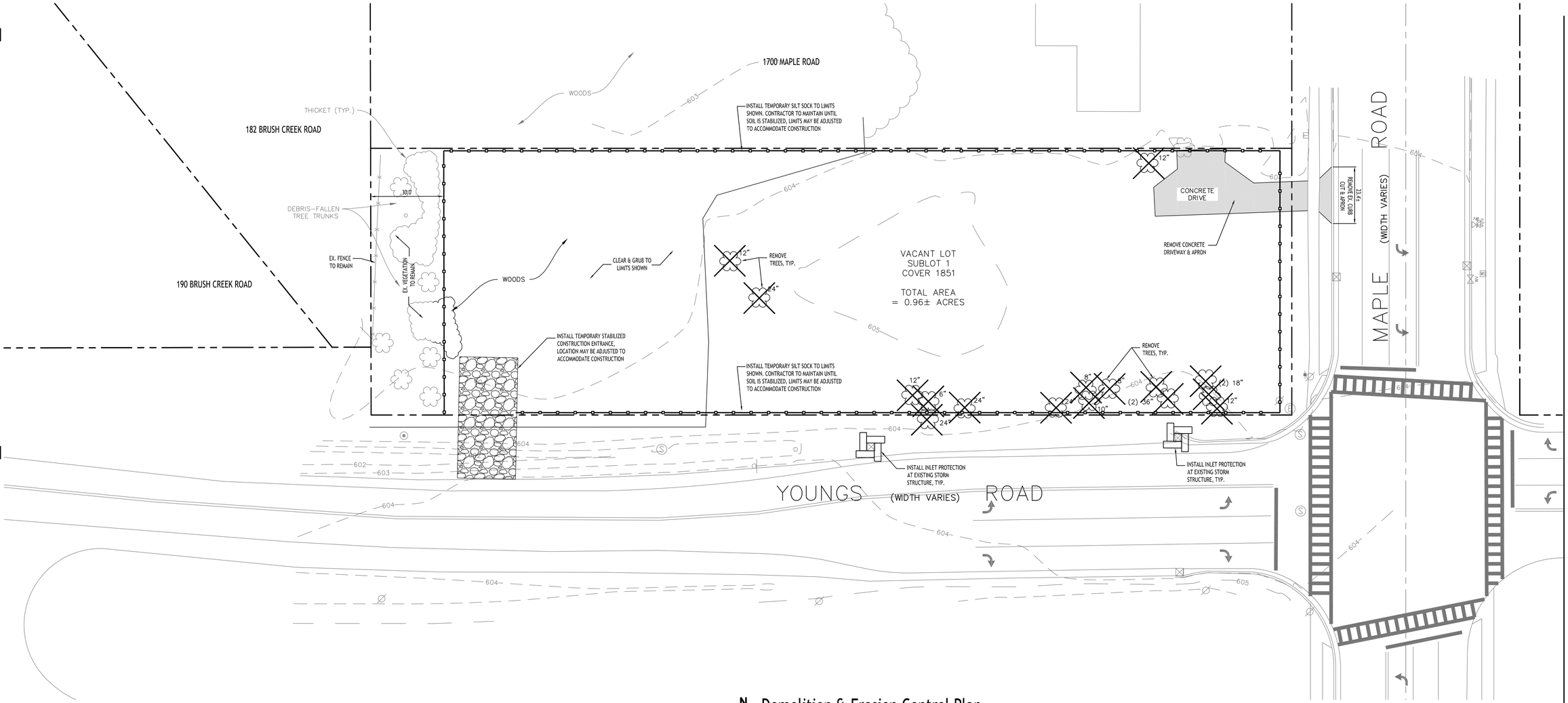

Demolition & Erosion Control Plan

SCALE: 1"=20'

DEMOLITION NOTES:

1. ALL PERIMETER SILT SOCK TO BE INSTALLED PRIOR TO CONSTRUCTION ACTIVITY BEGINNING.
2. CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT THOSE ITEMS TO REMAIN, SUCH AS TREES, PROPERTY CORNER PINS, UTILITY POLES, VALVES, HYDRANTS, CURBS, MANHOLES AND CATCH BASINS.
3. TEMPORARY SILT SOCK TO BE INSTALLED AS DIRECTED BY THE OWNERS FIELD REPRESENTATIVE. MAINTAIN UNTIL VEGETATION IS ESTABLISHED AND PAVEMENT IS INSTALLED.
4. AS NECESSARY, COVERED DUMPSTERS SHALL BE PROVIDED ONSITE AS REQUIRED FOR CONSTRUCTION WASTE.
5. REMOVE ALL TREES AND STUMPS AS SHOWN AND DISPOSE OF OFF SITE. CONTRACTOR TO PROTECT ALL TREES/BRUSH NOT DISTURBED BY CONSTRUCTION ACTIVITY. LOCATIONS OF TREES SHOWN ON PLAN ARE APPROXIMATE, CONTRACTOR TO CONFIRM LOCATION PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO COORDINATE WITH TOWN LANDSCAPE ARCHITECT WHICH TREES SHALL BE REMOVED AND WHICH SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION.

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.

DEMOLITION & EROSION CONTROL LEGEND

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

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

20 0 20 40Ft.
20'

3.d

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Proposed Medical Building

1692 Maple Road
Amherst, NY

REVISIONS:

No.	Description	Date
1	Rev. per Town comments	8/15/25

Attachment: Site Plan Set uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

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

DRAWING NAME:

Demolition & Erosion Control Plan

Date: 6/23
Drawn By: P. She
Scale: As No

DRAWING NO.

C-001

Project No: 24-4153

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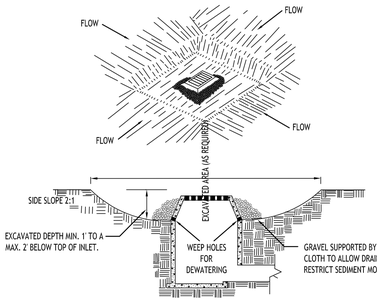


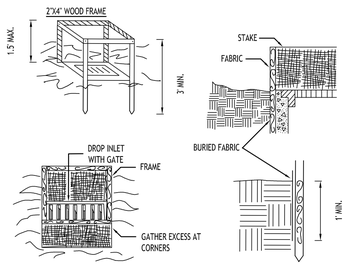
CONSTRUCTION SPECIFICATIONS

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



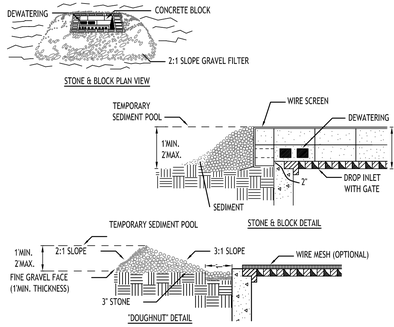
CONSTRUCTION SPECIFICATIONS

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

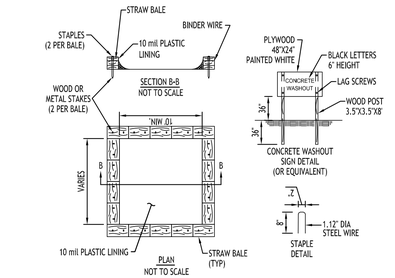
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 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

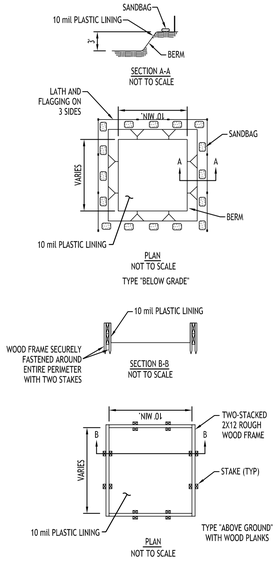
NOTE: INSTALL ONE OF THE INLET PROTECTION OPTIONS SHOWN PRIOR TO CONSTRUCTION



TYPE "ABOVE GRADE" WITH STRAW BALES

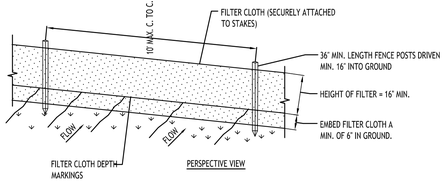
NOTES

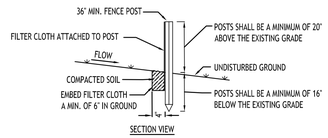
1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.



CONCRETE WASHOUT DETAIL

NOT TO SCALE



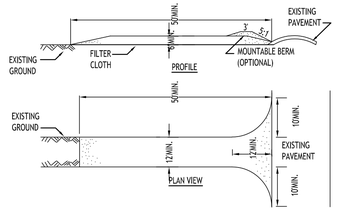


CONSTRUCTION SPECIFICATIONS

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

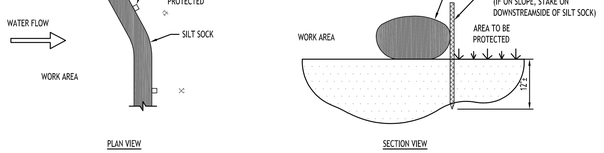


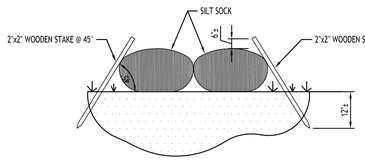
CONSTRUCTION SPECIFICATIONS

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 A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE





NOTES:

CONTRACTOR SHALL INSPECT AND MAINTAIN SILT SOCK AS NEEDED DURING THE DURATION OF CONSTRUCTION PROJECT.

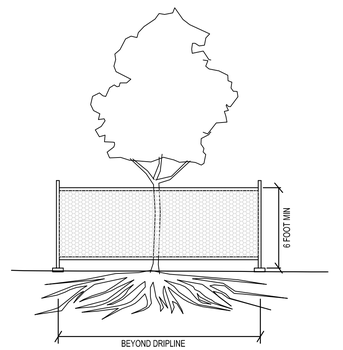
CONTRACTOR SHALL REMOVE SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK WHEN IT HAS REACHED ½ OF THE EXPOSED HEIGHT OF THE SILT SOCK. ALTERNATIVELY, RATHER THAN CREATE A SOIL DISTURBING ACTIVITY, THE ENGINEER MAY CALL FOR ADDITIONAL SILT SOCK TO BE ADDED AT AREAS OF HIGH SEDIMENTATION, PLACED IMMEDIATELY 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

PLAN VIEW OF ROOTS



EXISTING TREE PROTECTION FENCE

MATERIALS

MATERIALS FOR TEMPORARY PLASTIC BARRIER FENCES SHALL MEET THE FOLLOWING REQUIREMENTS:

- FENCE: HIGH-DENSITY POLYETHYLENE MESH, ULTRAVIOLET-STABILIZED MIN. 2 YEARS; MINIMUM HEIGHT 4.0 FEET. COLOR: HIGH-VISIBILITY ORANGE OR GREEN. WHEN USED TO PROTECT TREES OR OTHER VEGETATION, COLOR SHALL BE HIGH-VISIBILITY ORANGE.
- POSTS: RIGID METAL OR WOOD POSTS, MINIMUM LENGTH 6.0 FEET.
- TIES: STEEL WIRE, #14 GAUGE OR NYLON CABLE TIES.
- WARNING SIGNS: SHEET METAL, PLASTIC OR OTHER RIGID, WATERPROOF MATERIAL, 1.5 FEET BY 2.0 FEET WITH 4 INCH BLACK LETTERS ON A WHITE BACKGROUND. TEXT SHALL BE: "PROTECTED SITE - KEEP OUT" UNLESS OTHERWISE SPECIFIED.

DETAILS

FENCES SHALL BE ERECTED PRIOR TO MOVING CONSTRUCTION EQUIPMENT ONTO ANY AREA DESIGNATED FOR PROTECTION.

THE LINE OF FENCES SHALL BE STAKED OR MARKED OUT ON THE GROUND BY THE CONTRACTOR AND APPROVED BY THE ENGINEER/OWNER BEFORE ANY FENCE IS INSTALLED. WHERE USED FOR PROTECTION OF INDIVIDUAL TREES, FENCE SHALL BE PLACED AT THE DRIP LINE (EXTENT OF CANOPY), IF NOT POSSIBLE, PLACEMENT SHALL BE AS CLOSE TO THE DRIP LINE AS POSSIBLE AND IN NO CASE LESS THAN 5.0 FEET AWAY FROM THE TREE TRUNK.

ON APPROVAL OF THE STAKEOUT, POSTS SHALL BE SECURELY DRIVEN ON 6.0 FOOT-MAXIMUM CENTERS, NORMAL TO THE GROUND, TO A DEPTH 1/3 OF THE TOTAL POST LENGTH. PLASTIC BARRIER FENCE SHALL BE PLACED ALONG THE SIDE OF ALL POSTS. ENDS OF FENCING SEGMENTS SHALL OVERLAP A DISTANCE OF AT LEAST ONE HALF THE FENCE HEIGHT.

FENCING SHALL BE SECURED TO POSTS WITH WIRE OR CABLE TIES AT TOP, MIDDLE AND BOTTOM OF POST. FASTENER SHALL BE TIGHT ENOUGH TO PREVENT THE FENCING FROM SLIPPING DOWN. OVERLAPS SHALL ALSO BE SECURELY FASTENED.

BARRIER FENCE WHICH IS NOT ORANGE IN COLOR SHALL BE FLAGGED AT 6.0 FOOT INTERVALS WITH RED OR ORANGE FLORESCENT TAPE. WARNING SIGNS SHALL BE MOUNTED ON THE FENCE AT NO MORE THAN 100 FOOT INTERVALS.

MAINTENANCE SHALL COMMENCE IMMEDIATELY AFTER ERECTION OF THE FENCE AND CONTINUE UNTIL ONE WEEK PRIOR TO ACCEPTANCE OF THE CONTRACT, AND SHALL CONSIST OF: REPLACING DAMAGED POST(S) AND FENCING; RE-FASTENING AND TIGHTENING FENCING; AND RESTORING FENCE TO ITS INTENDED HEIGHT.

FENCING USED FOR TREE OR OTHER VEGETATION PROTECTION SHALL NOT BE TEMPORARILY REMOVED TO ALLOW EQUIPMENT ACCESS OVER A PROTECTED AREA, EXCEPT AS REQUIRED FOR ITEMS OF WORK SPECIFICALLY SHOWN ON THE PLANS AND APPROVED BY THE ENGINEER IN WRITING.

TREE PROTECTION DETAIL

NOT TO SCALE

3.d

CARMINAWOOD DESIGN

Buffalo | Utica | Greensboro

Proposed Medical Building

1692 Maple Road
Amherst, NY

REVISIONS:

No.	Description	Date

Attachment: Site Plan Set uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

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

DRAWING NAME:

Demolition & Erosion Control Details

Date: 6/23
Drawn By: P. She
Scale: As No

DRAWING NO.

C-002

Project No: 24-4153

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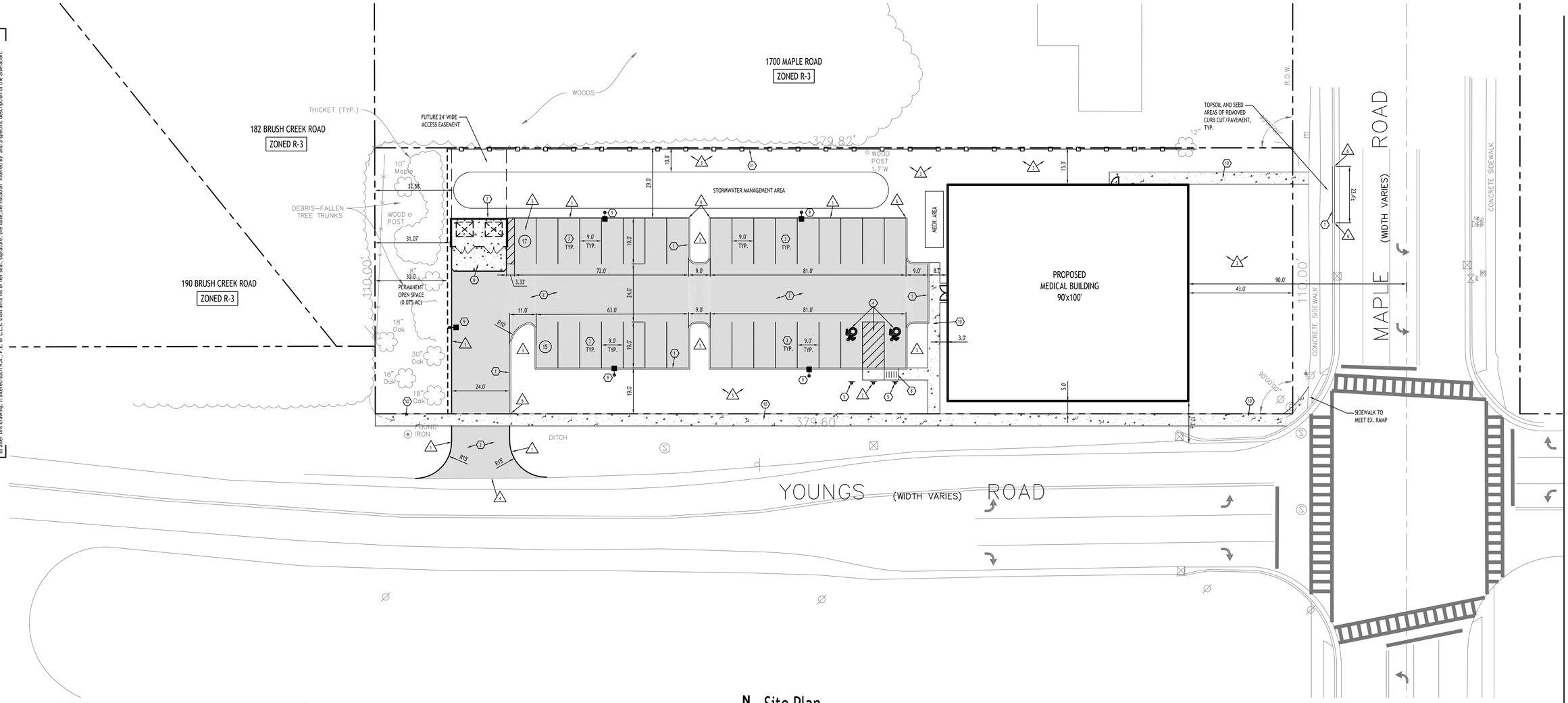

Site Data

TOTAL SITE AREA = 0.96± ACRES
ZONED: R-3 (REZONED TO OB: OFFICE BUILDING DISTRICT)
USE: PROPOSED SURGICAL CENTER

	REQUIRED	PROVIDED
SETBACKS - BUILDING		
FRONT:	20 FT	5.0 FT *
FRONT (FROM OF ℄ MAPLE RD):	90 FT	90 FT
SIDE (ADJ. RES. / NON-RES.):	30 FT	15.0 FT *
REAR (ADJ. RES./ NON-RES.):	30 FT	N/A
SETBACKS - PARKING		
FRONT:	15 FT	19.0 FT MIN.
SIDE/REAR ADJOINING RES.:	25 FT	27.0 FT MIN.
SIDE/REAR ADJOINING NON-RES.:	10 FT	N/A
MAX BUILDING HEIGHT (FLAT ROOF):	30 FT	25 FT
LOT COVERAGE (FOR ALL BLDGS):	N/A	21.5%
PARKING: 9' x 19'	32	32
GREENSPACE:		
INTERIOR PARKING (5%)	0.01 AC	0.025 AC (10.9%)
OVERALL	N/A	50%

*VARIANCE REQUIRED

PARKING CALCULATION:
SURGICAL CENTER/TREATMENT FACILITY
3.5 SPACES PER 1,000 SF OF NET FLOOR AREA

9,000 SF / 1,000 SF * 3.5 = 32 SPACES REQUIRED

Site Plan

SCALE: 1"=20'

DETAIL LEGEND — SEE SITE DETAIL SHEET

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

NOTE LEGEND

A. EDGE OF PAVEMENT
B. INSTALL 'NO PARKING' SIGN, M.U.T.C.D. SIGN NO. R7-1C
C. LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
D. MATCH EX. PAVEMENT, SAWCUT AS REQ'D TO ACHIEVE SQUARE EDGE TO MATCH
E. 4" WIDE WHITE PAINT STRIPE @ 45° & 2' O.C., INFILL AREA AS SHOWN
F. RUNOUT CURB 2'

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. NO GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE INSTALLED ALONG THE EASTERN SIDE OF THE BUILDING ADJACENT TO 1700 MAPLE ROAD.
2. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
3. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
4. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
5. 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.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
7. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
8. 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.
9. ALL OTHER PERMITS REQUIRED BY STATE OF NEW YORK, COUNTY OF ERIE, AND TOWN OF AMHERST ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/OWNER.

SITE LEGEND

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

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

20' 20 0 20 40Ft.

3.d

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Proposed Medical Building

1692 Maple Road
Amherst, NY

REVISIONS: No.	Description	Date
1	Rev. per Town comments	7/30/25
2	Rev. per Town & ECDPW comments	8/15/25

Attachment: Site Plan Set uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

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

DRAWING NAME:
Site Plan

Date: 6/23
Drawn By: P. She
Scale: As No

DRAWING NO.
C-100

Project No: 24-4153

Packet Pg. 457

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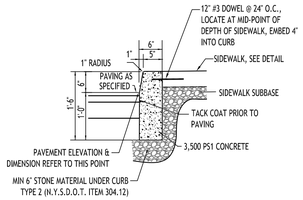
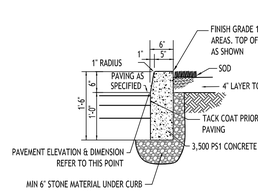
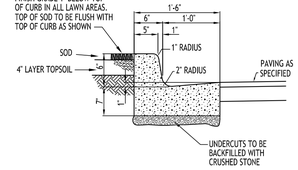


ABUTTING SIDEWALK



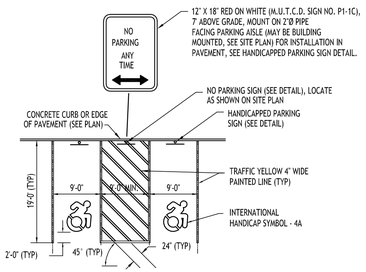
ABUTTING LANDSCAPE/GRASS

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.



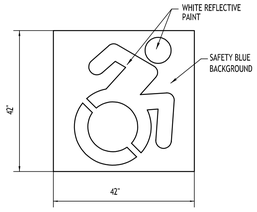
CONCRETE CURB & GUTTER DETAIL

NOT TO SCALE



HANDICAPPED PAVEMENT MARKINGS & SIGNAGE - 4

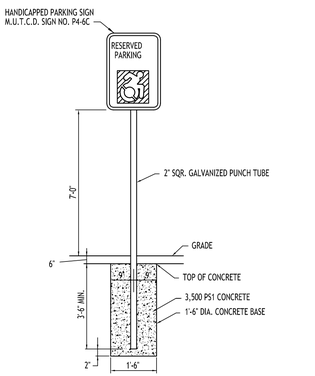
NOT TO SCALE



SYMBOL TO BE CENTERED IN PARKING SPACE

INTERNATIONAL HANDICAP SYMBOL - 4A

NOT TO SCALE

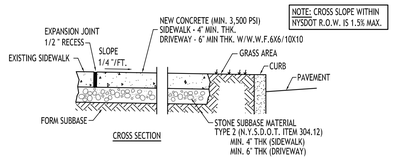


NOTES:
1. HANDICAPPED PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

GRASS/LAWN AREA

HANDICAPPED PARKING SIGN - 5

NOT TO SCALE

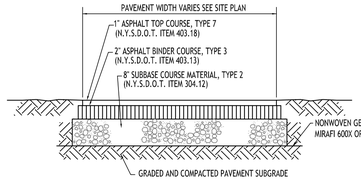


CROSS SECTION

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.

TYPE "A" CONCRETE CURB - 1

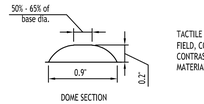
NOT TO SCALE



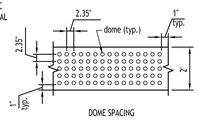
NOTE: CONSTRUCTION METHODS FOR ASPHALT PAVEMENT SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 401-3, WITH SUBBASE CONSTRUCTION METHODS CONFORMING TO NYSDOT STANDARD SPECIFICATION 304-3.

STANDARD DUTY ASPHALT SECTION - 2

NOT TO SCALE

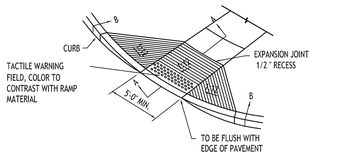


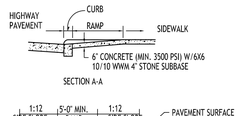
DOME SECTION



DOME SPACING

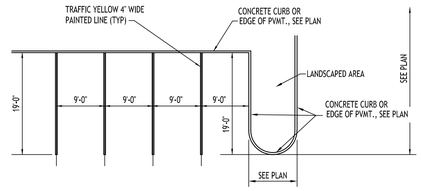
NOTE: TACTILE WARNING DEVICES SHALL BE PER ICC/ANSI A117.1-1998, SECTION 705.3.1.2 OR CURRENT UPDATE





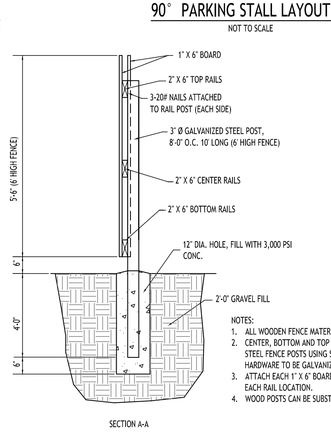
SIDEWALK CURB RAMP - 8

NOT TO SCALE



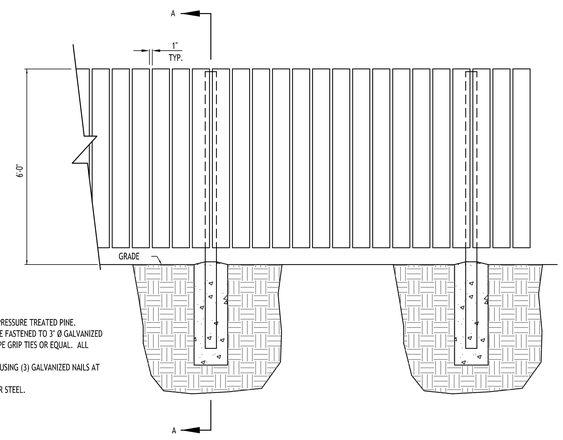
90° PARKING STALL LAYOUT - 3

NOT TO SCALE



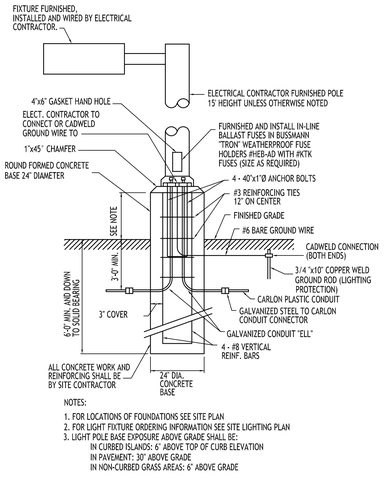
NOTES:
1. ALL WOODEN FENCE MATERIAL TO BE PRESSURE TREATED PINE.
2. CENTER, BOTTOM AND TOP RAILS TO BE FASTENED TO 3" Ø GALVANIZED STEEL FENCE POSTS USING SIMPSON PIPE GRIP TIES OR EQUAL. ALL HARDWARE TO BE GALVANIZED.
3. ATTACH EACH 1" X 6" BOARD TO RAILS USING (3) GALVANIZED NAILS AT EACH RAIL LOCATION.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

SECTION A-A



6' BOARD ON BOARD FENCE - 11

NOT TO SCALE



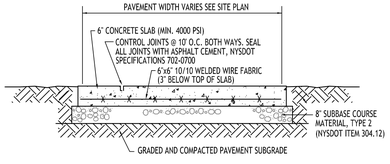
NOTES:
1. FOR LOCATIONS OF FOUNDATIONS SEE SITE PLAN
2. FOR LIGHT FIXTURE ORDERING INFORMATION SEE SITE LIGHTING PLAN
3. LIGHT POLE BASE EXPOSURE ABOVE GRADE SHALL BE:
   IN CURBED ISLANDS: 6" ABOVE TOP OF CURB ELEVATION
   IN PAVEMENT: 30" ABOVE GRADE
   IN NON-CURBED GRASS AREAS: 6" ABOVE GRADE

LIGHT POLE FOUNDATION - 9

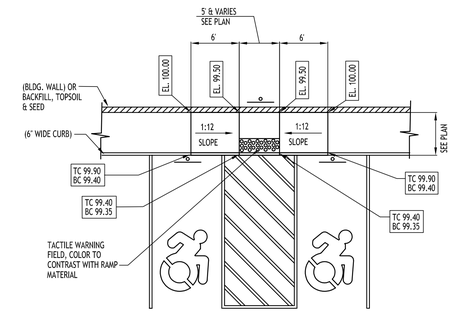
NOT TO SCALE

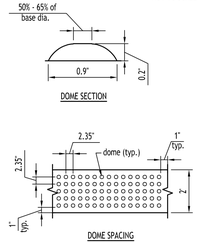
EXTERIOR CONCRETE SLAB-ON-GRADE SECTION - 6

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.





DOME SECTION

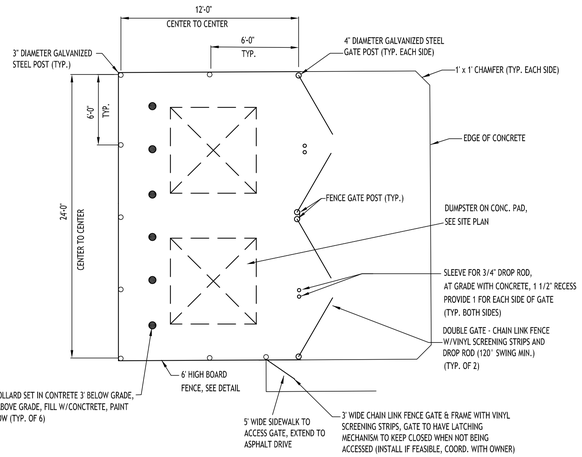
DOME SPACING

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

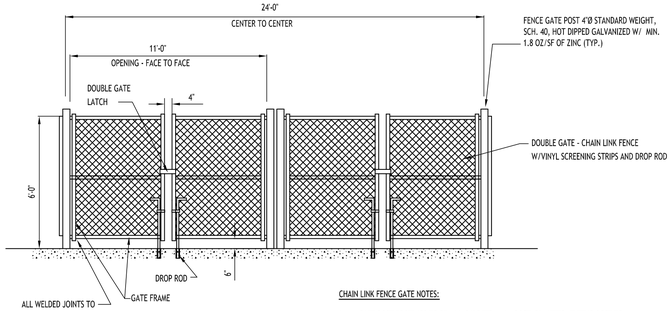
NOTE: ELEVATIONS & DIMENSIONS SHOWN ARE TO ILLUSTRATE GRADE CHANGE ONLY, SEE SITE & GRADING PLAN FOR ACTUAL DATUM & DIMENSIONS

HANDICAPPED PAVEMENT RAMP - 10

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 - 7

NOT TO SCALE

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Proposed Medical Building

1692 Maple Road
Amherst, NY

REVISIONS:

No.	Description	Date
1	Rev. per ECDPW comments	8/15/25

Attachment: Site Plan Set uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

DRAWING NAME:

Site Details

Date: 6/23
Drawn By: P. She
Scale: As No

DRAWING NO.

C-101

Project No: 24-4153

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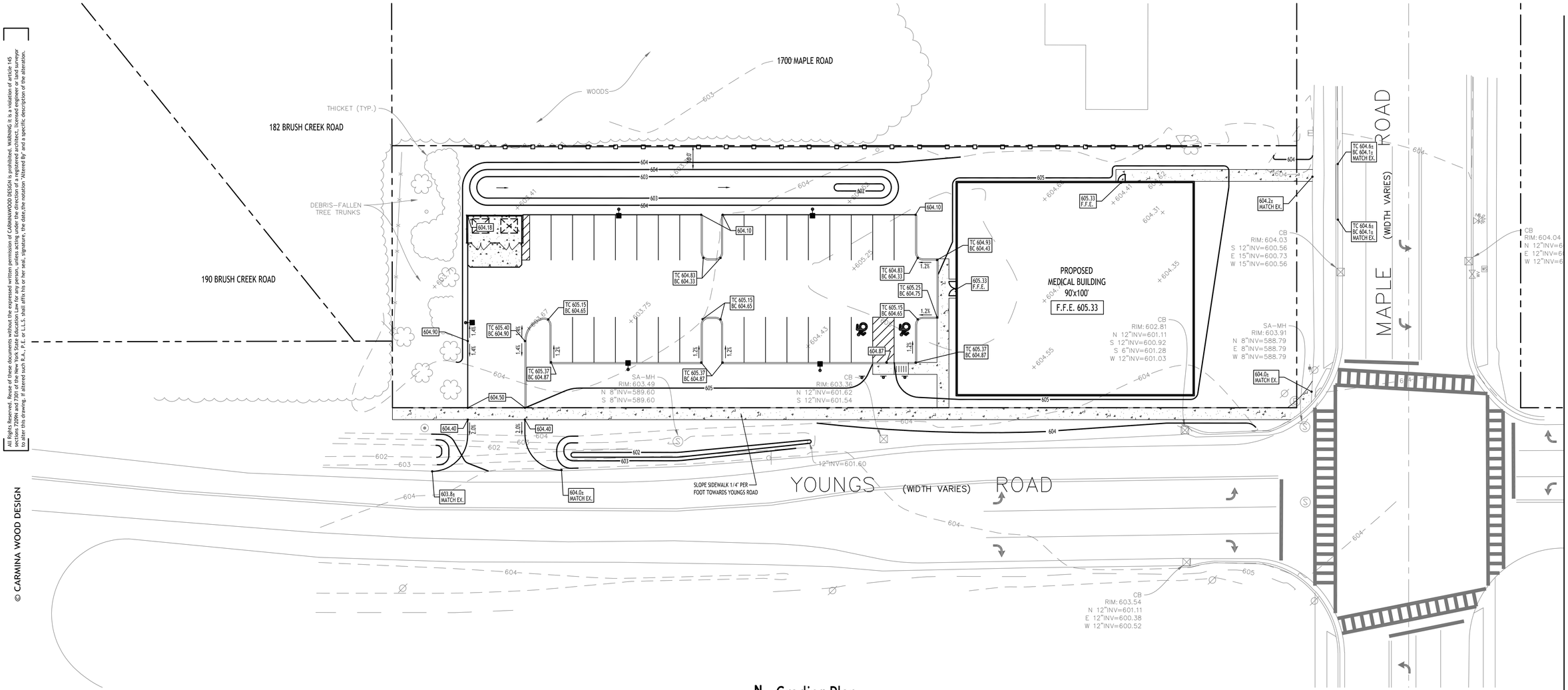

Grading Plan

SCALE: 1"=20'

PROPOSED GRADING LEGEND

PROPOSED CONTOUR	101
PROPOSED SPOT ELEVATION	100.00
PROPOSED TOP/BOTTOM OF CURB	TC 100.50 BC 100.00
PROPOSED CATCH BASIN	CB
PAVEMENT/GROUND SLOPE	
PROPOSED MANHOLE	MH
PROPOSED SWALE	

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

20' 20 0 20 40Ft.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Proposed Medical Building

1692 Maple Road
Amherst, NY

REVISIONS:

No.	Description	Date
1	Rev. per Town comments	7/30/25

Attachment: Site Plan Set uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

STATE OF NEW YORK
CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:

Grading Plan

Date: 6/23
Drawn By: P. She
Scale: As No

DRAWING NO.

C-200

Project No: 24-4153

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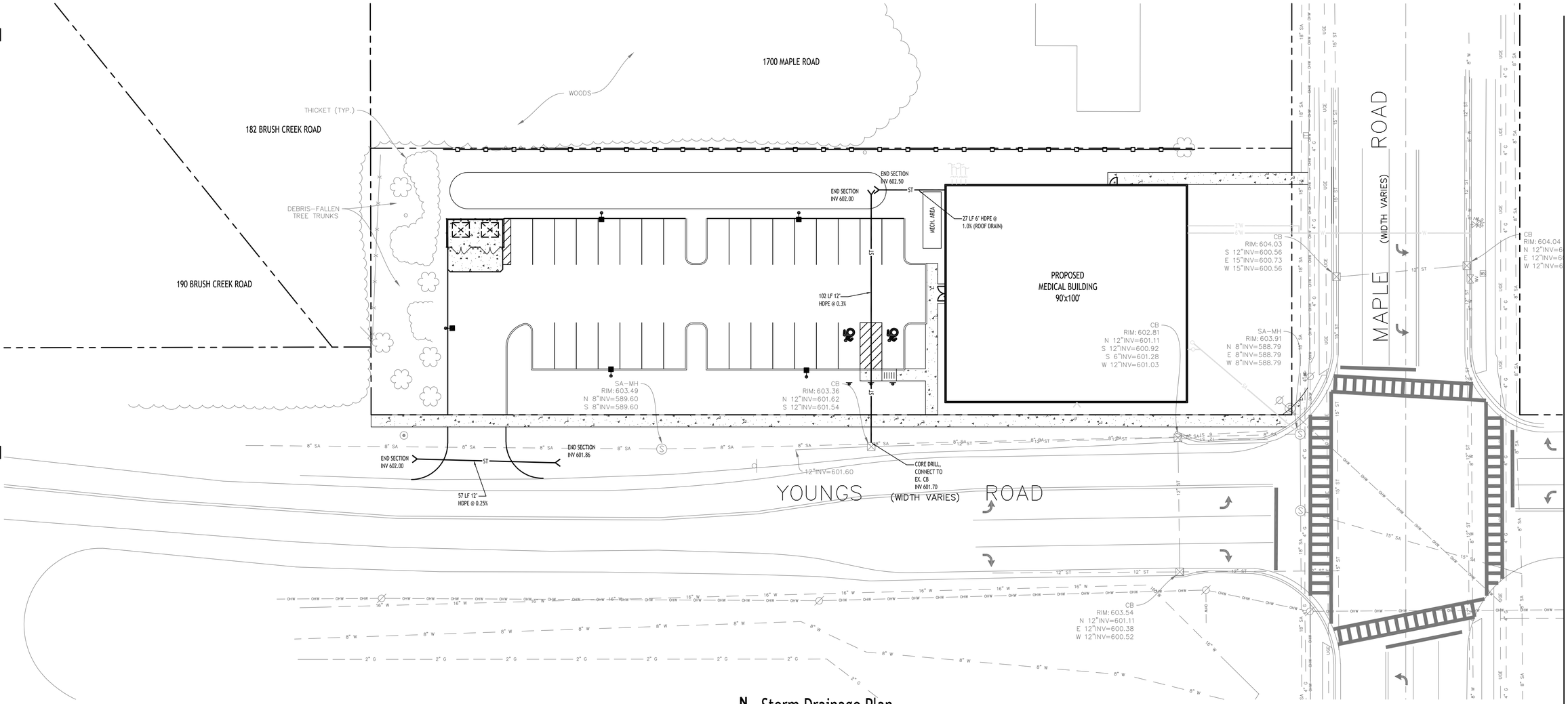

Storm Drainage Plan

SCALE: 1"=20'

PRE DEVELOPMENT STORMWATER EVENT SUMMARIES			
Event	Runoff (cfs)	Volume (cubic-feet)	Depth (inches)
10-Year	2.25	4,725	1.36
25-Year	3.16	6,657	1.91

POST DEVELOPMENT STORMWATER EVENT SUMMARIES			
Event	Runoff (cfs)	Volume (cubic-feet)	Elevation (ft)
10-Year	1.17	1,958	603.56
25-Year	1.32	2,738	603.89

PROPOSED STORM DRAINAGE LEGEND

- PROPOSED STORM PIPE — ST —
- PROPOSED PERFORMED STORM PIPE
- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- PROPOSED CLEANOUT

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

20 0 20 40Ft.
20'

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Proposed Medical Building

1692 Maple Road
Amherst, NY

REVISIONS:

No.	Description	Date

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

DRAWING NAME:

Storm Drainage Plan

Date: 6/23
Drawn By: P. She
Scale: As No

DRAWING NO.

C-300

Project No: 24-4153

Attachment: Site Plan Set uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

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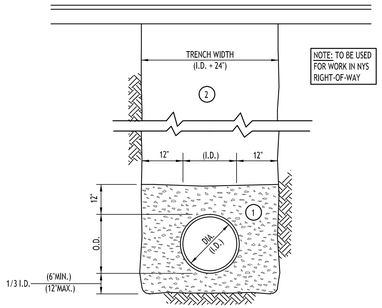


NOTES:

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.

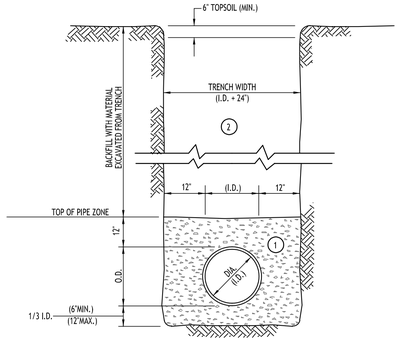
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(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)

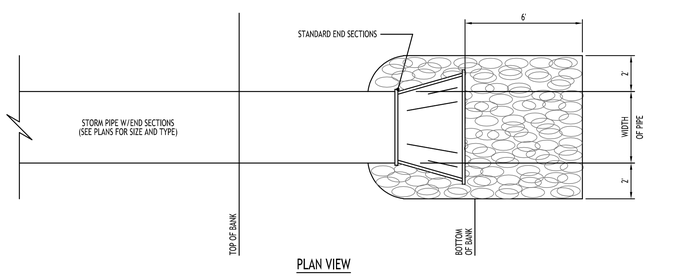
(1) NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH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



TYPICAL PIPE OUTLET W/ END SECTION & RIP RAP

NOT TO SCALE

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Proposed Medical Building

1692 Maple Road
Amherst, NY

REVISIONS:

No.	Description	Date

Attachment: Site Plan Set uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

STATE OF NEW YORK
CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:

Storm Drainage Details

Date: 6/23
Drawn By: P. She
Scale: As No

DRAWING NO.

C-301

Project No: 24-4153

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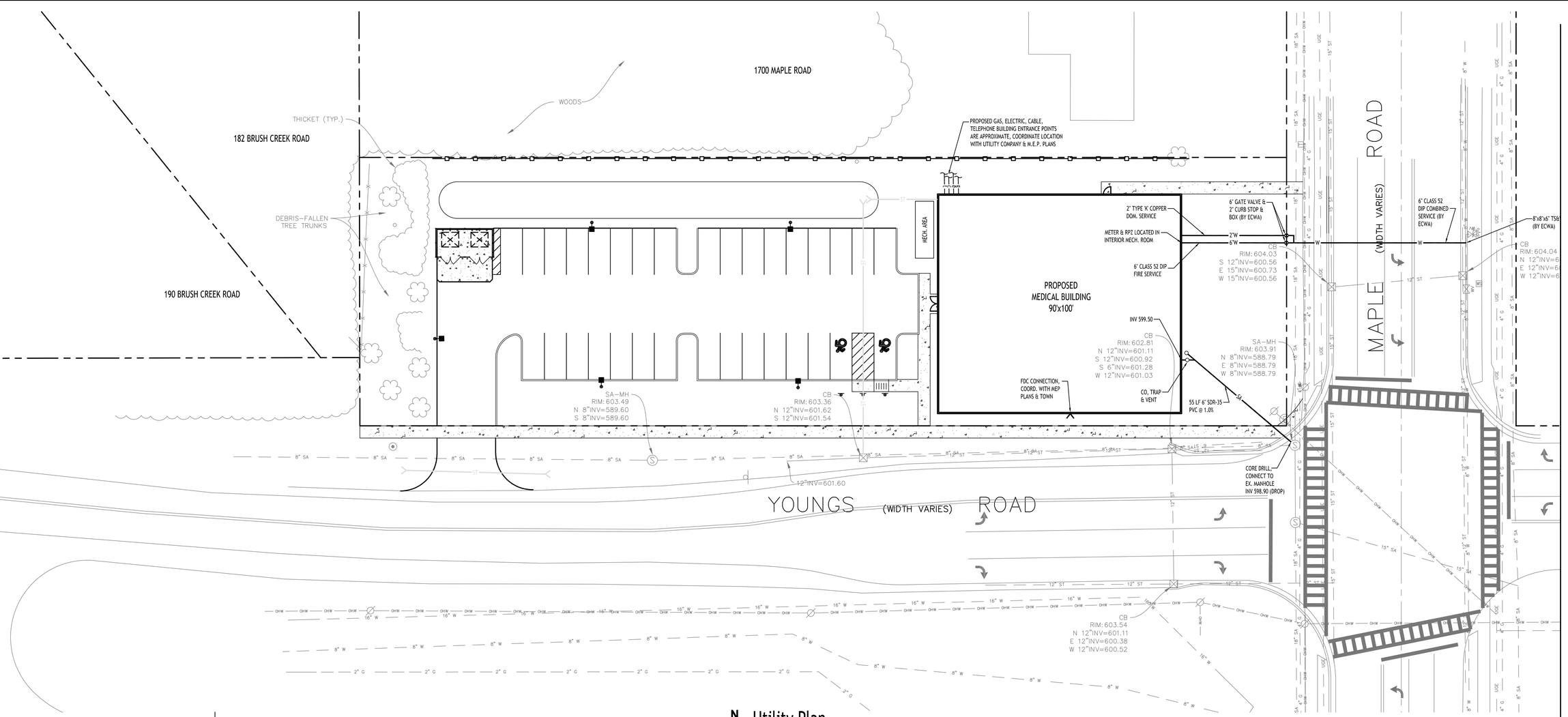
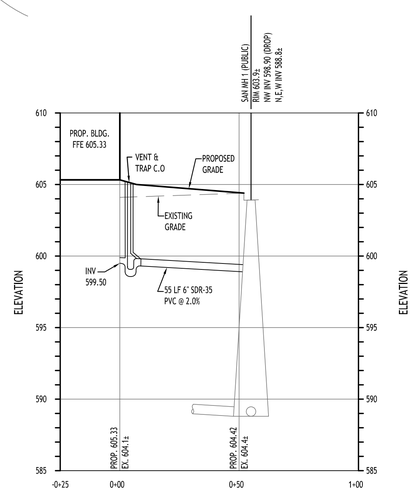


Utility Plan

SCALE: 1"=20'



Building Lateral Profile

HORZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'

NOTES:

1. SELECT FILL TO BE INSTALLED FOR UTILITY PIPES UNDER PAVEMENT & CONCRETE SURFACES EXTEND 5' BEYOND PAVEMENT LIMITS, TYP.
2. A MINIMUM OF 10 FEET HORIZONTAL AND 18 INCHES OF VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN ALL SANITARY SEWER AND WATER SERVICES.
3. SATISFACTORILY INSTALL AND COMPACT FILL PRIOR TO SEWER LINE INSTALLATION. SELECT FILL TO BE INSTALLED FOR SANITARY SEWERS UNDER PAVEMENT & CONCRETE SURFACES, EXTEND 5' BEYOND PAVEMENT LIMITS, TYP.

UTILITY NOTES:

1. FOR ALL SANITARY SEWERS, INSTALL SELECT FILL IN PAVED AREAS, EXTEND 5' MIN. BEYOND PAVEMENT LIMITS
2. BUILDINGS TO HAVE INVERT ELEVATION 5' MIN. BELOW F.F.E. OF THE BUILDING. PIPE TO BE 6" SDR-35 PVC @ 1.0% MIN. WITH MIN 4' OF COVER. ADD CLEANOUTS @ 90' MAX. SPACING FOR 6" LATERALS OVER 90' IN LENGTH.
3. COORDINATE GAS & ELEC. METER BANK LOCATIONS ON BUILDINGS WITH M.E.P. PLANS & UTILITY CO.'S.
4. COORDINATE LOCATION OF CTV & TELEPHONE SERVICE TO BUILDINGS WITH M.E.P. PLANS AND UTILITY CO.'S.
5. ANY EXISTING UTILITIES WHICH ARE TO BE ABANDONED AND FALL UNDER PAVEMENT OR BUILDINGS SHALL BE REMOVED VS. BEING ABANDONED UNLESS THOSE UTILITIES ARE FILLED WITH FLOWABLE FILL.
6. A MINIMUM OF 10 FEET HORIZONTAL AND 18 INCHES OF VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN ALL SANITARY SEWER AND WATER SERVICES.
7. SELECT BACKFILL IS REQUIRED FOR ALL UTILITIES (GAS, WATER, STORM, SANITARY) THAT CROSS THROUGH CONCRETE AND ASPHALT PAVEMENT AREAS.

NOTES:

1. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE TOWN OF AMHERST SPECIFICATIONS AND DETAILS, AND ERIE COUNTY DEPARTMENT OF HEALTH RULES AND REGULATIONS.
2. PRIOR STARTING ANY WORK ASSOCIATED WITH OR NEAR EXISTING SANITARY MANHOLES, THE CONTRACTOR SHALL MEET WITH THE TOWN OF AMHERST TO DISCUSS AND AGREE TO THE WORK.
3. FILL SHALL BE PLACED AND SATISFACTORILY COMPACTED PRIOR TO INSTALLATION OF UTILITIES, AND MUST BE APPROVED BY THE SUPERVISING PROJECT ENGINEER.
4. ALL SANITARY SEWER IS TO CONSTRUCTION IS TO CONFORM TO TOWN OF AMHERST SEWER DISTRICT RULES AND REGULATIONS.
5. ALL OTHER REQUIRED PERMITS BY THE STATE OF NEW YORK, COUNTY OF ERIE AND TOWN OF AMHERST ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER.

PROPOSED UTILITY LEGEND

- PROPOSED WATER LINE — W
- PROPOSED SANITARY SEWER — SA
- PROPOSED UTILITY CONNECTIONS (GAS, ELEC., CABLE, TEL., ETC.)
- PROPOSED GATE VALVE
- PROPOSED CLEANOUT
- INSTALL SELECT BACKFILL

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

20 0 20 40Ft.
20'

3.d

CARMINAWOOD DESIGN
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Proposed Medical Building

1692 Maple Road
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2	Rev, per Town comments	8/15/25

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

DRAWING NAME:
Utility Plan

Date: 6/23
Drawn By: P. She
Scale: As No

DRAWING NO.
C-400

Project No: 24-4153

Packet Pg. 462

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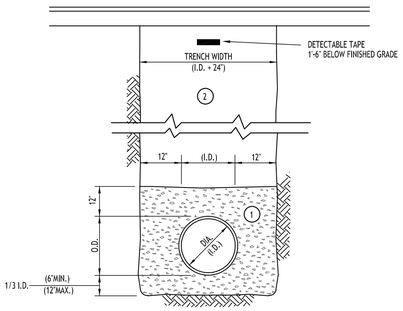

NOTES:

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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.

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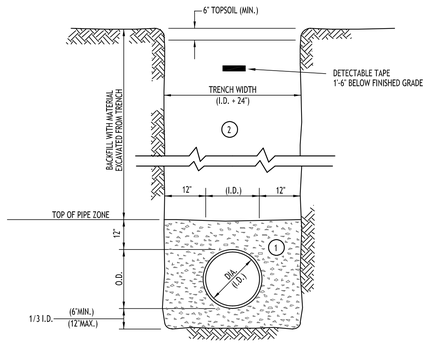
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(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:

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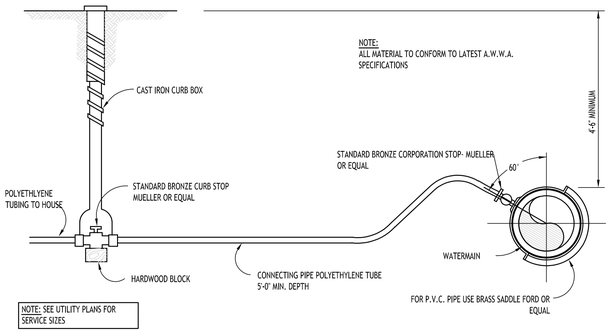
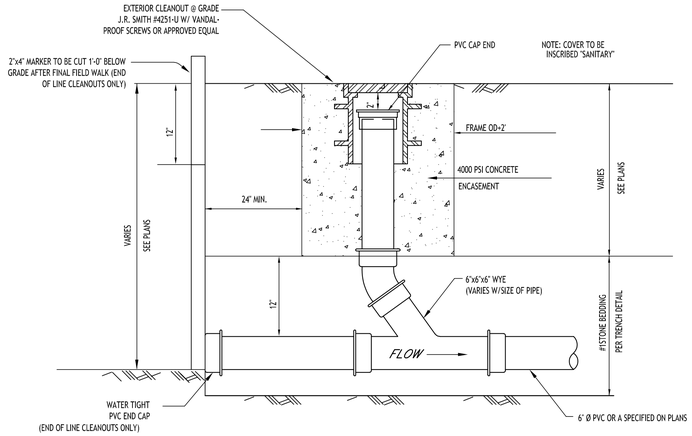
SEWER/WATERLINE TRENCH SECTION IN UNPAVED AREAS

NOT TO SCALE



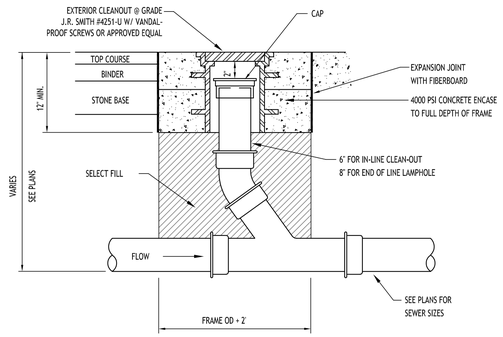
TYPICAL WATER SERVICE LINE INSTALLATION

NOT TO SCALE



LAMPHOLE/CLEANOUT IN LAWN/FIELD AREAS

NOT TO SCALE



LAMPHOLE/CLEANOUT IN PAVEMENT/SIDEWALK

NOT TO SCALE

CARMINAWOOD DESIGN
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Proposed Medical Building

1692 Maple Road
Amherst, NY

REVISIONS:

No.	Description	Date

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

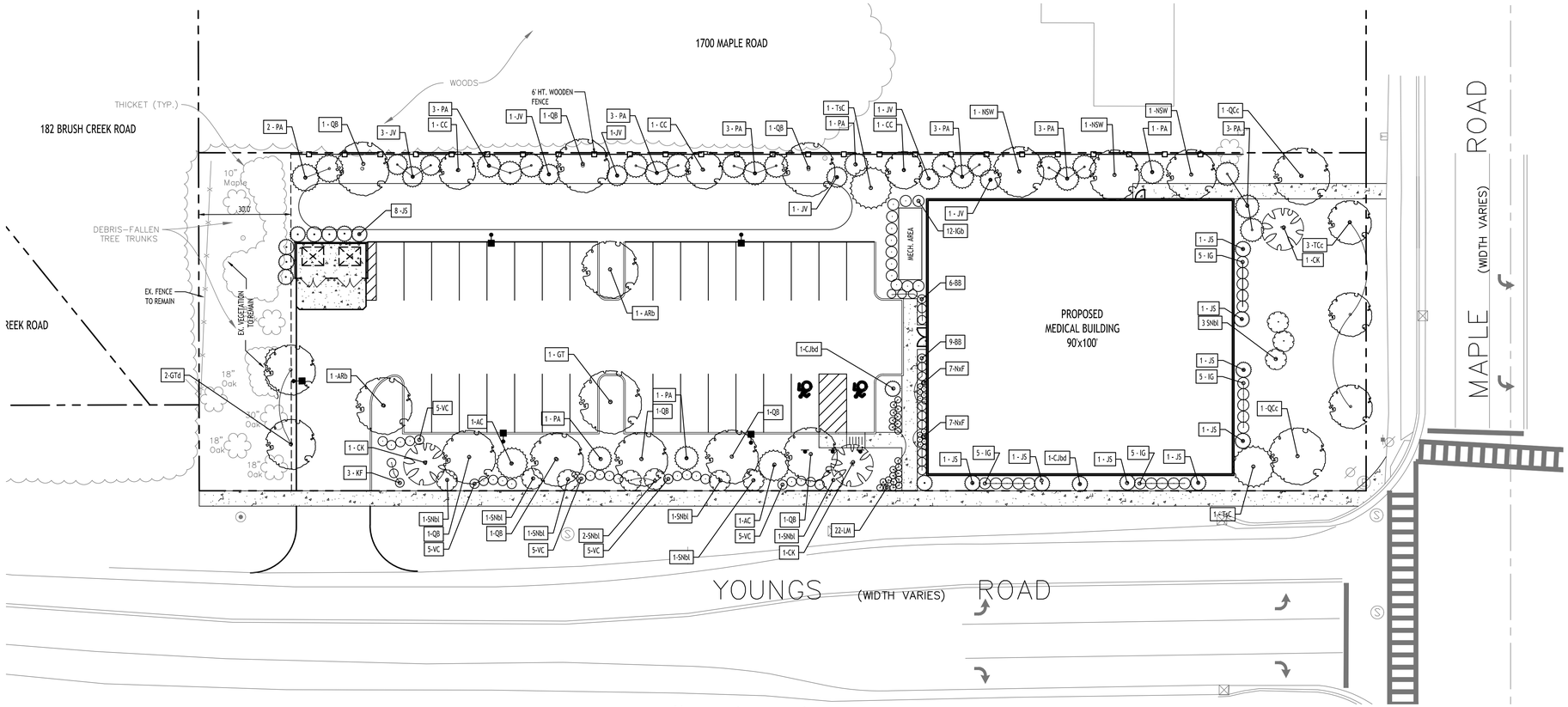
DRAWING NAME:
Utility Details

Date: 6/23
Drawn By: P. She
Scale: As No

DRAWING NO.

C-401

Project No: 24-4153



Landscape Plan

SCALE: 1"=20'

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PER TOWN OF AMHERST CODE:
ALL REFUSE CONTAINERS & ALL MECHANICAL EQUIPMENT, UTILITY STRUCTURES, MULTIPLE METER BOARDS, GENERATORS, RPZ'S, & SIMILAR APPURTENANCES, INCLUDING THOSE WHICH ARE MOUNTED ON ANY PART OF A PRIMARY STRUCTURE SHALL BE SHOWN ON THE SITE PLAN & APPROPRIATELY SCREENED W/ A FENCE, WALL, &/OR LANDSCAPING AS REQUIRED BY 203-7-2-4(C) & 203-7-2-4(D) OF TOWN CODE. SUCH SCREENING SHALL BE SHOWN ON THE PLANS SUBMITTED FOR REVIEW. PROVIDE GATE ON REFUSE ENCLOSURE THAT SHALL BE CLOSED WHENEVER REFUSE CONTAINER(S) ARE NOT BEING SERVICED & ENCLOSURE SHALL BE HIGH ENOUGH TO SCREEN THE REFUSE CONTAINERS WITHIN.

PER TOWN OF AMHERST CODE:
CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE; INCLUDING BY NOT LIMITS TO, RETAIN WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS AS PER ZONING ORDINANCE 7-2-3(B)(3).

PER TOWN OF AMHERST CODE:
ALL DEAD OR MISSING EXISTING PLANTS FROM THE PREVIOUSLY APPROVED SITE PLANS SHALL BE REPLACED/INSTLALED AS PER ZONING ORDINANCE 7-2-3(A)(1).
CONTRACTOR SHALL REFER TO PREVIOUSLY APPROVED SITE AND LANDSCAPE PLANS BY OTHERS FOR ALL LANDSCAPE REFERENCES.

LANDSCAPE NOTES:

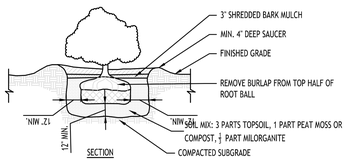
1. ALL PLANTS INSTALLED SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED ON THE PLANS AND IN THE LATEST EDITION ON THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI 260.1
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF, THE QUANTITIES SHOWN ARE A MINIMUM AND ARE FOR REFERENCE ONLY.
3. THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKEOUT OF ALL PLANTING MATERIAL LOCATIONS AND CONTACT THE OWNERS FIELD REPRESENTATIVE PRIOR TO ACTUALL INSTALLING. THE PLANTING MATERIAL LOCATIONS SHOWN ON THE PLANS ARE TO CONVEY THE DESIGN INTENT ONLY, ACTUAL LOCATIONS WILL BE FINALIZED BY THE OWNERS FIELD REPRESENTATIVE AT THE TIME OF INSTALLATION.
4. THE CONTRACTOR IS HEREBY NOTIFIED THAT IF UNDERGROUND UTILITIES EXIST IN THE VICINITY OF THE PLANTINGS, ALL PROPOSED PLANTINGS SHALL BE INSTALLED A MINIMUM OF 5' FROM ANY UNDERGROUND UTILITY, CONTACT THE OWNERS FIELD REPRESENTATIVE IF PLANTINGS SHOWN ON THE PLANS VIOLATE THIS SITUATION.
5. ALL TREES SHALL BE INSTALLED A MINIMUM OF 20' FROM ANY OVERHEAD ELECTRIC LINES.
6. PLANTING BACKFILL MIXTURE SHALL CONSIST OF 4 PARTS TOPSOIL, 1 PART PEAT MOSS, ½ PART WELL ROTTED MANURE, 10 LBS 5-10-5 PLANTING FERTILIZER THOROUGHLY MIXED PER CUBIC YARD.
7. STAKE AND WRAP TREES IMMEDIATELY FOLLOWING INSTALLATION.
8. ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED PINE BARK MULCH OVER 10 MIL. WEED MAT EQUAL TO "WEEDBLOCK" BY EASY GARDENER OR DEWITT WEED BARRIER.
9. THE AREAS ON THE PLAN TO BE SEEDED SHALL HAVE 4" MINIMUM OF TOPSOIL, DISK PLOWED, LEVELED AND HAND RAKED SMOOTH. SURFACE SHALL BE ROLLED TO REMOVE LUMPS.
10. ALL SEEDED AREAS SHALL BE HYDROSEEDED IN ACCORDANCE WITH THE SPECIFICATION INDICATED. WHERE REQUIRED BY CLIMATIC CONDITIONS, SLOPE OR SEASON OF PLANTING, SOD MAY BE SUBSTITUTED FOR SEEDING IN ORDER TO ACHIEVE THE REQUIRED COVERAGE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MOWING AND OTHER MAINTENANCE TO SEEDED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER, THIS SHALL INCLUDE WATERING DAILY FOR 15 DAYS OR AS REQUIRED BY WEATHER CONDITIONS AND RE-SEEDING OF THIN SPOTS FOLLOWING THE GERMINATION OF THE SEEDS.

PLANTING NOTES:

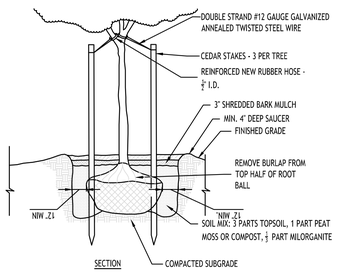
1. ALL INTERIOR LANDSCAPED AREAS SHALL HAVE A MINIMUM PLANTING SOIL DEPTH OF THREE (3) FEET AND BE FREE FROM ALL FORMS OF CONSTRUCTION DEBRIS AND FOREIGN MATERIAL.
2. ALL TREE PIT SAUCERS, SHRUB BEDS, ORNAMENTAL GRASS BEDS, AND PERENNIAL FLOWER BEDS SHALL RECEIVE "PREEN" HERBICIDE AND THREE (3) INCHES DEPTH OF DARK SHREDDED HARDWOOD BARK MULCH.
3. ALL SEASONAL FLOWER BEDS SHALL BE A MINIMUM OF TWELVE (12) INCHES DEEP WITH A WELL-BLENDED MIXTURE OF 50% PEAT MOSS & 50% SCREENED TOPSOIL. SEASONAL FLOWER BEDS SHALL RECEIVE "PREEN" HERBICIDE. NO MULCH SHALL BE INSTALLED IN THE SEASONAL FLOWER BEDS.
4. ALL DECIDUOUS AND EVERGREEN TREES SHALL BE STAKED WITH THREE (3) TREE STAKES AS PER TREE PLANTING DETAIL.

Plant Finish Schedule -1692 Maple Road -Amherst, New York

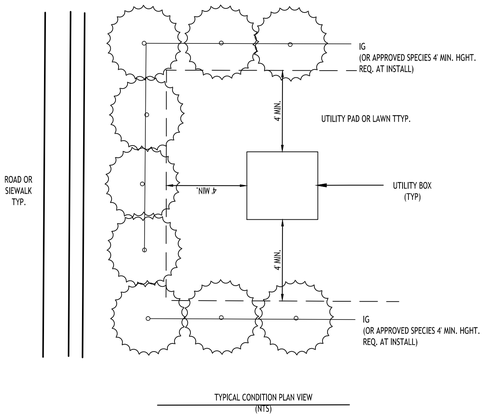
KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
		DECIDUOUS TREES			
ARb	2	Acer rubrum 'Bowhall"	Red Maple -Bowhall	2 1/2" - 3" CAL.	B&B, HT. 40', W 35'
GT	1	Gleditsia triacanthos 'Inermis'	Honey locust - Skyline	2 1/2" - 3" CAL.	B&B, HT. 40', W 35'
GTd	5	Gleditsia triacanthos i. "Draves" PP21698	Draves Honey Locust	2 1/2" - 3" CAL.	B&B, HT. 45', W 20'
NSW	3	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	2 1/2" - 3" CAL.	B&B, HT. 35', W 18'
QB	8	Quercus bicolor	Swamp White Oak	2 1/2" - 3" CAL.	B&B, HT. 60', W 40'
QCc	2	Quercus coccinea	Scarlet Oak	2 1/2" - 3" CAL.	B&B, HT. 50', W 25'
QPgp	2	Quercus palustris 'Green Pillar'	Green Pillar Pin Oak	2 1/2" - 3" CAL.	B&B, HT. 35', W 18'
TCc	3	Tilia cordata corinthian	Corinthian Linden	2 1/2" - 3" CAL.	B&B, HT. 35', W 18'
		SMALL / ORNAMENTAL TREES			
CC	3	Cercis canadensis	Redbud	1 1/2" x 2 1/2" CAL.	B&B, HT.20', W 25'
CK	3	Cornus kousa	Kousa Dogwood	1 1/2" x 2 1/2" CAL.	B&B, HT. 20', W 20'
		EVERGREEN TREES			
AC	2	Abies concolor	White Fir	6-8' Tall	B&B, HT. 60', W 20'
CJbd	3	Cryptomeria Japonica 'Black Dragon'	Back Dragon Japanese cedar	6-8' Tall	B&B, HT. 20', W 8'
JS	16	Juniperus scopolarum 'Skyrocket'	Skyrocket Juniper	6-8' Tall	B&B, HT. 16', W 4'
JV	8	Juniperus virginiana 'Emerald Sentinel'	Eastern Red Cedar	6-8' Tall	B&B, HT. 20', W 8'
PA	24	Picea abies	Norway Spruce	6-8' Tall	B&B, HT. 60', W 25'
TsC	2	Tsuga canadensis	Eastern Hemlock	6-8' Tall	B&B, HT. 20', W 8'
		SHRUBS			
IGc	32	Ilex glabra compacta	Inkberry Holly - Compact	24-36" Tall	B&B, HT. 4', W 4'
SNbl	11	Sambucus nigra "black lace"	Black Lace Eldeberry	24-36" Tall	B&B, HT. 4', W 3'
VC	25	Viburnum carlesii	Korean Spice Viburnum	24-36" Tall	B&B, HT. 4', W 4'
		GRASSES / PERENNIALS / GROUNDCOVERS			
BB	15	Andropogon Gerardii	Big Blue Stem Andropogon	24-36" Tall	Cont. #3, HT. 4', W 6'
KF	3	Calamagrostis x acutiflora	Karl Foerster Reed Grass	24-36" Tall	Cont. no.3 - 3'Tall, 3'Wide
LM	22	Liriope muscari	Big Blue Lilyturf	12-16" Tall	Cont. no.3 - 3'Tall, 3'Wide
NxF	14	Nepeta x faassineii	Walker's Low Catmint	18-24" Tall	Cont. no.3 - 2'Tall, 3'Wide



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL



TYPICAL CONDITION PLAN VIEW (NTS)

NOTES:

1. USE EVERGREEN SHRUBS TO SCREEN ALL ABOVEGROUND UTILITY BOXES AND INFASTRUCTURE FROM ADJACENT ROAD OR SIDEWALK PER TOWN OF AMHERST CODE
2. PROVIDE A MINIMUM 4' OFFSET FROM THE SHRUBS PLANTED EDGE TO THE EDGE OF THE UTILITY BOX TO ALLOW ENOUGH CLEARANCE FOR UTILITY MAINTENANCE TO BE PERFORMED

TYPICAL SHRUB PLANTING TO SCREEN UTILITY INFASTRUCTURE

30 Ft. Dedicated Vegetative Preservation Area

Size of Existing Tree that is Preserved		Credits Toward Number of Required New Trees
Deciduous Trees (DBH)	Evergreen Trees (height)	
Less than 4 in.	Less than 5 ft.	0.5
4 in. or more but less than 6 in.	5 ft. or more but less than 10 ft.	1
6 in. or more but less than 12 in.	10 ft. or more but less than 15 ft.	2
12 in. or more	15 ft. or more	3

The Preservation area has 2 trees with an 8" and 10" trunk – and 4 trees with 18-24" trunk diameter – these trees are all in good condition.
The credit towards number of required new trees = (2x2) + (4x3) = **16 Trees Total Credit.**

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20 0 20 40Ft.

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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
RCW.LandscapeArchitect@gmail.com

DRAWING NAME:
Landscape Plan

Date: 6/23
Drawn By: P. She
Scale: As No

DRAWING NO.
L-100

Project No: 24-4153

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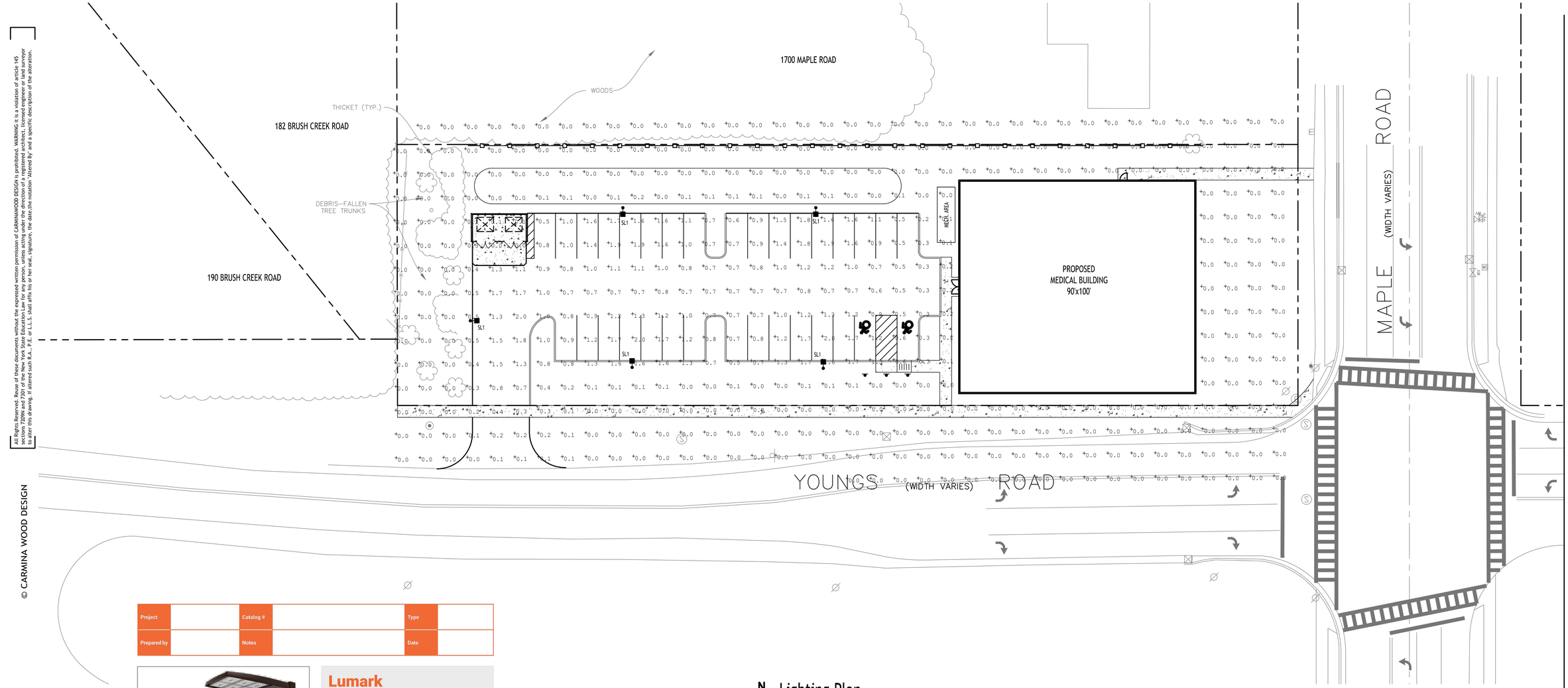


N

Lighting Plan

SCALE: 1"=20'

Lighting Calculations Prepared by Quality Lighting Systems
For pricing please contact Paul Speicher at pspeicher@qlsny.com

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height	BUG Rating
▪■	5	SL1	Single	PRV-P-PA1A-740-U-T3-HSS	0.900	3406	30.7	153.5	15	B0-U0-G1

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Object_2 Object_2	Illuminance	Fc	0.30	2.0	0.0	N.A.	N.A.
PARKING LOT SURFACE	Illuminance	Fc	1.10	2.0	0.5	2.20	4.00

NOTE:

1. ALL SITE LIGHTING TO BE DARK SKY COMPLIANT AND FIXED AT 90 DEGREES. LIGHT POLES TO BE MOUNTED AT 15 FT.

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

20' 20 0 20 40Ft.

Project		Catalog #		Type	
Prepared by		Notes		Date	

Lumark

Prevail Discrete LED

Area / Site Luminaire

Product Features

BAA TAA BABA FADC

Product Certifications

DLC DLC PREMIUM FC CLASS A

RoHS IP66 5YEAR

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 8

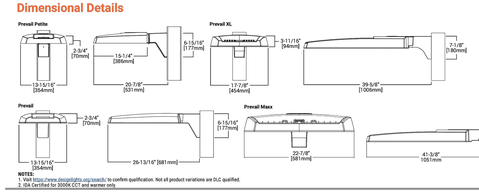
Quick Facts

- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 68,000 nominal lumens (30W - 550W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 157 lumens per watt
- Standard universal quick mount arm with universal drill pattern

Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

Dimensional Details



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

COOPER Lighting Solutions
a Signify business

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Proposed Medical Building

1692 Maple Road
Amherst, NY

REVISIONS:

No.	Description	Date
1	Rev. per Town comments	8/15/25

Attachment: Site Plan Set uploaded 8/18/2025 (30598 : SP-2025-05, 1692 Maple Road)

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

DRAWING NAME:

Lighting Plan

Date: 6/23
Drawn By: P. She
Scale: As No

DRAWING NO.

LP-100

Project No: 24-4153

Amherst

Town of Amherst Planning Department *Erie County, New York*

Brian J. Kulp
Supervisor

Daniel C. Howard,
Planning Direc

Daniel J. Ulatowski,
Assistant Planning D

OCT 3 2025 AM9

SEQR
Negative Declaration

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency: Town of Amherst Planning Board

Project: SP-2025-05

Address: 5583 Main Street
Williamsville, NY 14221
(716) 631-7051

Date: September 25, 2025

This notice is issued pursuant to Part 617 and Local Law #3-82, as amended, of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The Lead Agency has determined that the proposed action described below will not have a significant adverse effect on the environment.

Title of Action: Site Plan Review

SEQR Status: Unlisted Action

Description of Action: 9,000 sq. ft. single-story ambulatory surgery center with one vehicular access to Youngs Road. Work will include the site improvements not specifically stated above, including, stormwater, utilities, grading, lighting, paving, and landscaping.

Location: 1692 Maple Road, Amherst, Erie County

Petitioner: 1692 Maple Road, LLC

REASONS SUPPORTING THIS DETERMINATION

Based on information submitted by the applicant including a Full Environmental Assessment Form (EAF) - Part I, (as amended) and Part 2 and a complete site plan application, a preliminary staff analysis was undertaken. Compared to the criteria listed in Section 617.7, all indications are that this action will not have a significant impact on the environment, as follows:

Attachment: SP-2025-05 signed neg dec 092525 (30598 : SP-2025-05, 1692 Maple Road)

OCT 3 2025 AM9:

1. The project is not expected to cause a substantial adverse change in existing air quality, ground or surface water quality or quantity, or noise levels; a substantial increase in solid waste production; or a substantial increase in the potential for erosion, flooding, leaching or drainage problems. The Engineering Department – Engineering Services Division on August 18, 2025 and Engineering Department – Sanitary Division on September 15, 2025 reviewed the Grading, Drainage and Utility Plans submitted on August 15, 2025 in the Engineer's Report, an Erosion Control Plan submitted on August 15, 2025. Based on its review of these documents, the Department has determined that the project has or will have met all applicable requirements and has no objection to its approval.

2. The project will not result in the removal or destruction of large quantities of vegetation or fauna; or in significant adverse impacts to fish or wildlife species, habitats or other natural resources. A preliminary wetland investigation was also performed by Labella Associates and in their letter dated March 6, 2025 it was indicated that there are no Federal or State wetlands on the subject site. The Planning Department also reviewed a Landscape Plan submitted on August 15, 2025 and determined that it meets or exceeds Zoning Ordinance requirements for greenspace. The Landscape Plan has or will have met all Zoning Ordinance and Town requirements for landscaping.

3. The project is not expected to create any substantive conflict with the Town Comprehensive Plan. The Planning Department in its review of August 21, 2025, the Zoning Enforcement Officer in his/her review of August 21, 2025 have reviewed the application documents and the Building Department in their review of August 13, 2025 has reviewed the application documents and determined that the subject project has or will have met all International Building Code – 2018 and Zoning Ordinance regulations.

4. The project is within an area identified by the State as having potential archaeological or historical significance. The NYS Office of Parks, Recreation and Historic Preservation has reviewed the project and, as stated in their letter of December 12, 2024 determined that there will be no impact on these resources.

5. The project will not impair the character or quality of important aesthetic resources or of existing community or neighborhood character. The project is located in the Office Building District (OB) zoning district; neighboring uses are office buildings and detached single family homes zoned OB and Residential District Three (R-3); therefore, the project is consistent with surrounding land use.

6. The proposed subject development will include a 9,000 sq. ft. single-story ambulatory surgery center which will not cause a major change in the use of either the quantity or type of energy.

7. The project will not create any hazard to human health. The Amherst Fire Chief's Association on September 8, 2025 has reviewed the project and has no objection to the approval of the site plan, as all requirements of this agency has or will have been met.

Attachment: SP-2025-05 signed neg dec 092525 (30598 : SP-2025-05, 1692 Maple Road)

OCT 3 2025 AM9:

8. The project will not cause a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses. The 9,000 sq. ft. single-story ambulatory surgery center will be consistent with the scale of surrounding land uses.

9. The function of the proposed ambulatory surgery center will not significantly increase the number of people using the site over its previous level of use.

10. Review by the Town Traffic/Safety Board dated August 25, 2025, the Erie County Dept. of Public Works – Highways Division dated August 18, 2025 and NYSDOT dated July 15, 2025 indicates that significant negative traffic impacts are not expected to result from the proposed project.

11. A coordinated review of the project has been undertaken by Town Departments, in addition to those mentioned above, Highway on July 17, 2025, Assessor on July 3, 2025, Plumbing Division on June 27, 2025 and Right-of-Way Agent on August 6, 2025 along with outside agencies including the Erie County Department of Environment and Planning on August 14, 2025, New York State Department of Transportation on July 15, 2025 New York State Department of Environmental Conservation on July 8, 2025 and the New York State Office of Parks, Recreation and Historic Preservation on December 12, 2024 These reviews have not identified any significant environmental issues and indicate that the proposal will not have a significant damaging impact on the environment.

12. Issues not specifically mentioned above and/or those not specifically reviewed were not raised by Town departments, outside agencies or the public and are not determined to cause significant negative environmental impacts.

Planning Board Approval
Moved by: O'Rourke; Seconded by: Kahn; Ayes 6; Noes 0; Absent 1 (Davis)

Scott A. Marshall, Principal Planner — Date 10/1/2025

Michael J. Chmiel, Planning Board Chair — Date 10/2/25

SM/ac
X:\Current_Planning\Files\Site Plans\2025\SP-2025-05_(1692_Maple)_2025\SP-2025-05_neg dec_092525.doc.docx
cc: Commissioner of Building
Fire Chiefs'
Traffic/Safety
Town Engineer
Highway
ECDEP
Sean Hopkins, Hopkins Sorgi & McCarthy, 35 California Dr., Suite 100, Williamsville, NY 14221
Patrick Sheedy, Jr., Carmina Wood Design, 80 Silo City Row, Buffalo, NY 14203
James DeVaughn, Buffalo Spine and Sports Medicine, 100 College Pkwy., Suite 100, Williamsville, NY 14221

Attachment: SP-2025-05 signed neg dec 092525 (30598 : SP-2025-05, 1692 Maple Road)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2025-05

PETITIONER

1692 Maple Road, LLC
c/o Sean W. Hopkins, Esq.
Hopkins Sorgi & McCarthy
35 California Drive, Sute 100
Williamsville, New York 14221

PROPERTY LOCATION

1692 Maple Road

OCT 3 2025 AM9

WHEREAS, the Town of Amherst Planning Board on Thursday, August 21, 2025 held a public hearing on a Site Plan for a 9,000± sq. ft. single-story ambulatory surgery center and

WHEREAS, the Planning Board reviewed the plans and specifications for the proposed project, and

WHEREAS, the Site Plan was referred to the Town's various review agencies, and

WHEREAS, in accordance with Section 8-7-9 of the Zoning Ordinance, the Planning Board finds that:

A. The proposed site plan is consistent with the development plan if one is required.

B. The proposed site plan is consistent with the purpose and specific requirements of the Zoning Ordinance and generally consistent with the policies of the Comprehensive Plan.

C. Adequate services and utilities will be available prior to occupancy.

D. The site plan is consistent with all other applicable laws.

E. Pursuant to Local Law #3-82, as amended, the Planning Board has determined that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

F. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act is not required as no federally regulated wetlands were identified on the subject site.

NOW THEREFORE BE IT RESOLVED that in accordance with 6 NYCRR, Part 617 and Local Law #3-82, as amended, the Planning Board has issued a Negative Declaration attached hereto, and

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Board, in accordance with Section 8-7 of the Zoning Ordinance approves said Site Plan subject to the following conditions:

1. That the consideration of signs is specifically excluded from this approval as they require a separate review and approval by the Town.

Attachment: SP-2025-05 signed resolution 092525 (30598 : SP-2025-05, 1692 Maple Road)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2025-05

PETITIONER

1692 Maple Road, LLC

PROPERTY LOCATION

1692 Maple Road

OCT 3 2025 AM9

2. That all dumpsters/trash containers and all mechanical equipment, utility structures, multiple meter boards, generators, and similar appurtenances, including those which are mounted on any part of a primary structure shall be appropriately screened with a fence, wall, and/or landscaping. Provide gate on dumpster enclosure that shall be closed whenever dumpster is not being serviced, enclosure shall be high enough to screen the dumpster(s) within.

3. That as-built surveys, including location of utilities, be provided to the Engineering Department prior to issuance of a Certificate of Occupancy by the Building Department.

4. That the requirements in the Engineering Department – Sanitary Divisions letter dated September 15, 2025 are addressed to the satisfaction of that division.

5. That the requirements in the Amherst Fire Chiefs Association Inc. letter dated September 9, 2025 are addressed to the satisfaction of the association

6. That the comments in the Planning Department letter dated August 21, 2025 raised by the Zoning Enforcement Officer are addressed to the satisfaction of the officer.

7. That the requirements in the Engineering Department – Engineering Services Divisions letter dated August 18, 2025 are complied with.

The foregoing resolution was adopted by the Town of Amherst Planning Board, September 25, 2025; moved by Raffaele; seconded by Gill; ayes 6; noes 0; absent 1 (Davis).

Michael J. Chmiel, Planning Board Chair

10/2/25
Date

SM/ac
X:\Current_Planning\Files\Site Plans\2025\SP-2025-05_(1692_Maple)_2025\SP-2025-05_draft resolution_092525.doc

cc: Commissioner of Building
Town Engineer
Fire Chiefs
Traffic/Safety
Highway Superintendent
ECDEP

Approved Plan: Carmina Wood Design
Received: August 15, 2025

Sean Hopkins, Hopkins Sorgi & McCarthy, 35 California Dr., Suite 100, Williamsville, NY 14221
Patrick Sheedy, Jr., Carmina Wood Design, 80 Silo City Row, Buffalo, NY 14203
James DeVaughn, Buffalo Spine and Sports Medicine, 100 College Pkwy., Suite 100, Williamsville, NY 14221

Attachment: SP-2025-05 signed resolution 092525 (30598 : SP-2025-05, 1692 Maple Road)

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

TABLED

Meeting: 09/25/25 06:30 PM
Department: Planning
Category: Subdivisions & Relief from Conditions
Prepared By: Amy Carrato
Initiator: Dan Howard
Sponsors:
DOC ID: 30597 A

PLANNING BOARD ITEM (ID # 30597)

Final Plat Review for a 23-Lot Subdivision "Park Gardens", SUB-2025--01_FP (AKA SP-2024-05_A)

Property located at 4774-4780 Sheridan Drive
4780 Sheridan Drive, Petitioner

Proposed subdivision of 5.03 acres into 23 parcels comprised of eleven (11) 2-unit townhome buildings with attached garages (22 units) and a common area lot along with the site, utility & lighting improvements. Number of units, and layout/location of buildings, drive and stormwater management practice remain the same as the previously-approved Site Plan (SP-2024-05.)

As part of the Preliminary Plat Approval, the Planning Board granted waivers to certain subdivision standards prior to taking action on the Preliminary Plat. The requested waivers to §204 of Town Code relate to design standards for the private street include:

- §204-3-2-4(1) – not providing required sidewalks on both sides of the private street,
- §204-3-2-4(1) – not providing required planting strips on both sides of the private street,
- §204-3-2-4 G – not providing required upright curbs on the private street, and
- §204-3-2-4A(7)(e) – not continuing the property lines to the centerline of the private roadway

On April 15, 2025 the Zoning Board of Appeals granted the following area variances:

- SECTION: 3-9-2B(2) (lot area)
- SECTION: 3-9-2B(2) (lot width)
- SECTION: 3-9-2B(2)(front setback)
- SECTION: 3-9-2B(2) (rear setback)
- SECTION: 3-9-2B(2) (side yard)
- SECTION: 3-9-2B(2)(building coverage

September 25, 2025

Following discussion, Ms. Penberthy to adjourn the proposal to the October Planning Board meeting. The motion was seconded by Mr. Gill and carried. Ayes 6, Noes 0, Absent 1 (Davis).

RESULT:	**ADJOURNED [UNANIMOUS]**	**Next: 10/16/2025 6:30 PM**
MOVER:	Brittany Lee Penberthy, Board Member	
SECONDER:	Harbinder Gill, Board Member	
AYES:	Chmiel, Gill, Kahn, Penberthy, Raffaele Jr., O'Rourke	
ABSENT:	John B. Davis	