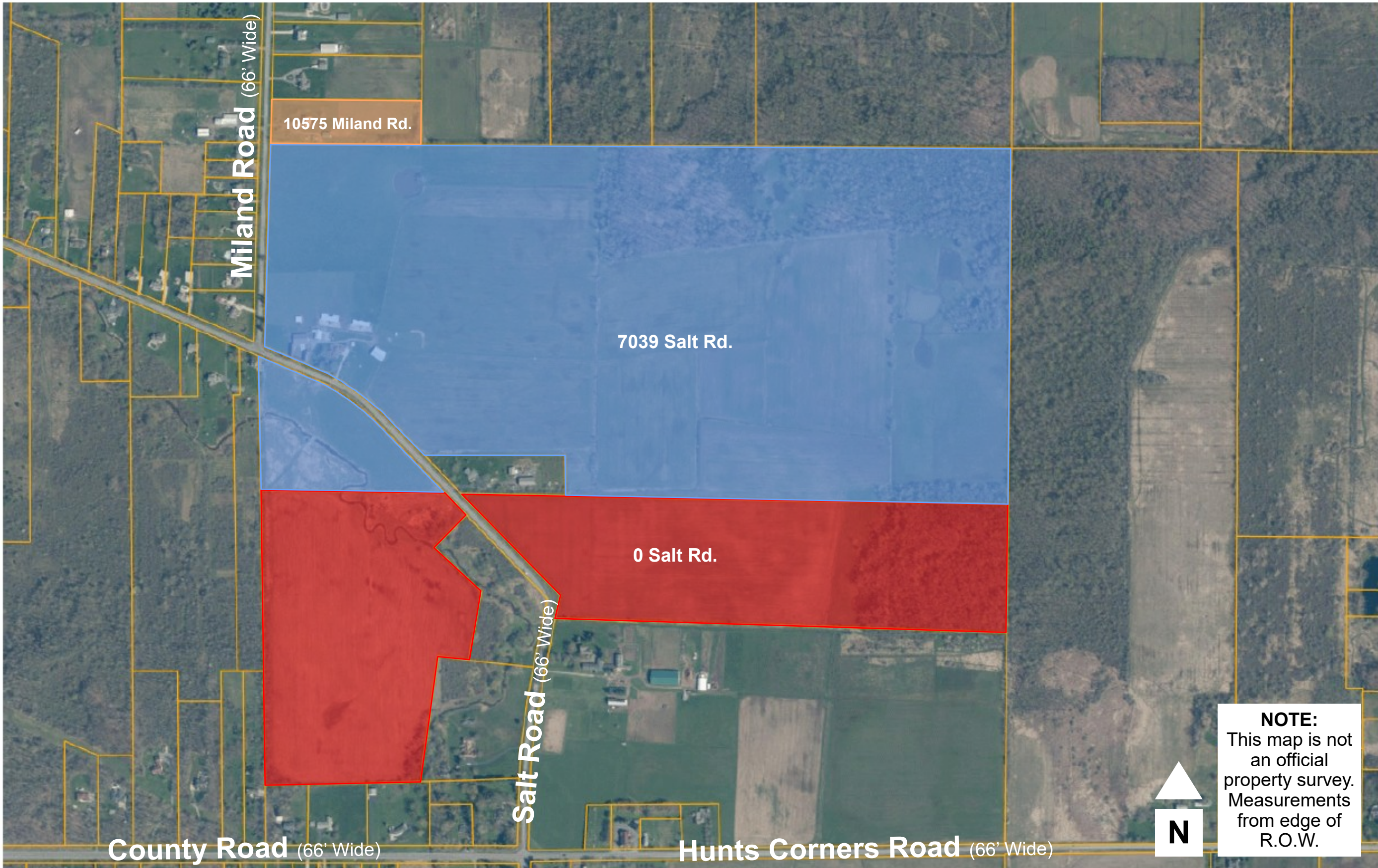




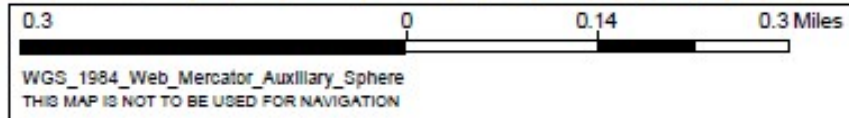
# Existing Configuration 2026



**Legend**

- Parcels
- 7039 Salt Road**  
Size:  
 +/- 192.5 acres  
Frontage:  
 +/- 1,165 ft - Miland Rd.  
 +/- 1,125 ft - N. Salt Rd.  
 +/- 1,352 ft - S. Salt Rd.
- 0 Salt Road**  
Size:  
 +/- 87.0 acres  
Frontage:  
 +/- 950 ft - N. Salt Rd.  
 +/- 170 ft - S. Salt Rd.
- 10575 Miland Road**  
Size:  
 +/- 4.96 acres  
Frontage:  
 +/- 250 ft - Miland Rd.

**NOTE:**  
 This map is not an official property survey. Measurements from edge of R.O.W.



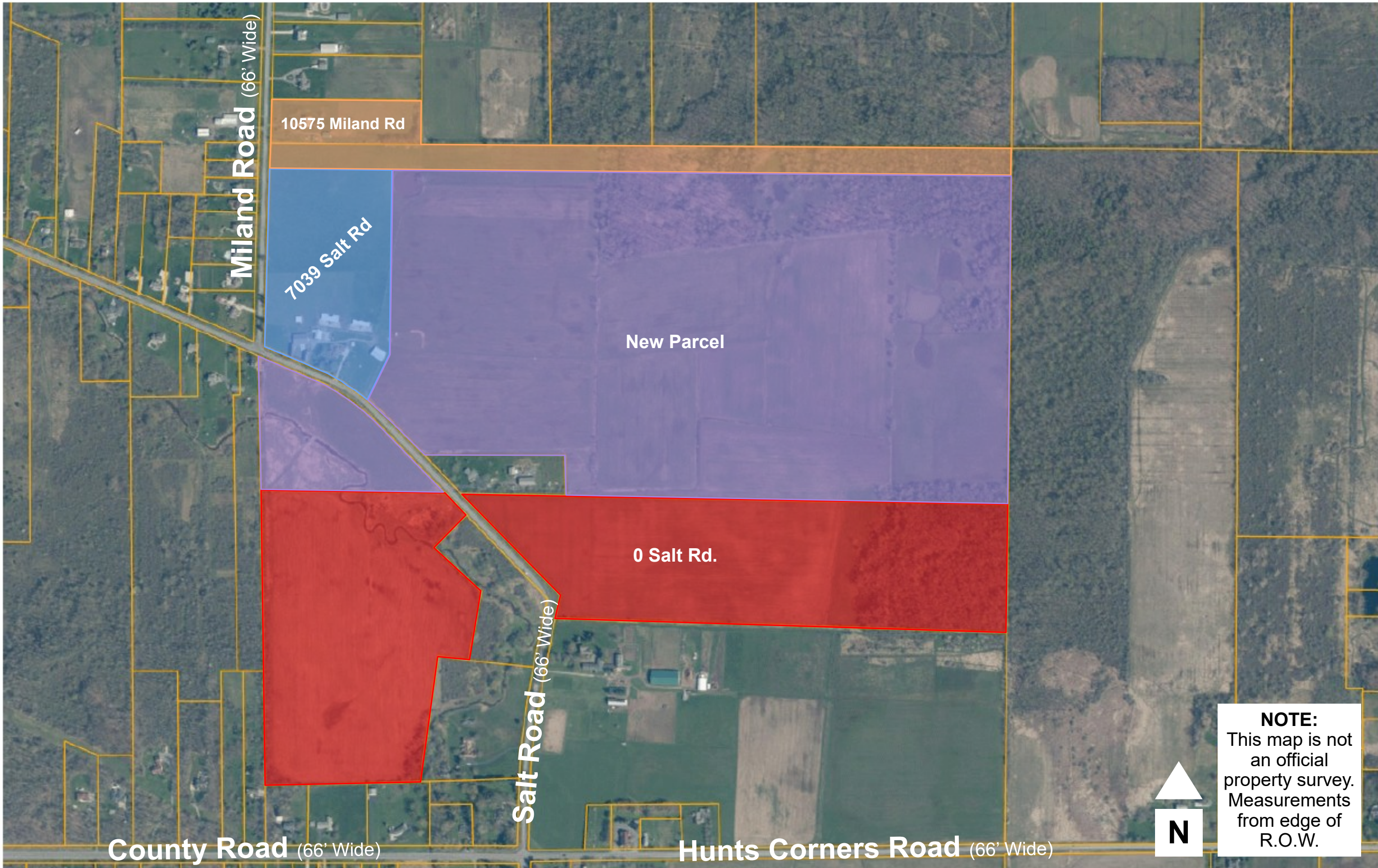
ERIE COUNTY  
 DEPARTMENT OF ENVIRONMENT & PLANNING  
 OFFICE OF GIS

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: 9,028

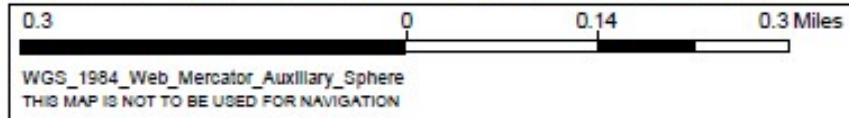


# Proposed Configuration 2026



- Legend**
- Parcels
  - 7039 Salt Road**  
Size: +/- 19.8 acres  
Frontage: +/- 1,015 ft - Miland Rd.  
+/- 747 ft - N. Salt Rd.
  - 0 Salt Road**  
Size: +/- 87.0 acres  
Frontage: +/- 950 ft - N. Salt Rd.  
+/- 170 ft - S. Salt Rd.
  - 10575 Miland Road**  
Size: +/- 19.76 acres  
Frontage: +/- 400 ft - Miland Rd.
  - New Parcel - Salt Road**  
Size: +/- 157.9 acres  
Frontage: +/- 378 ft - N. Salt Rd.  
+/- 1,352 ft - S. Salt Rd.

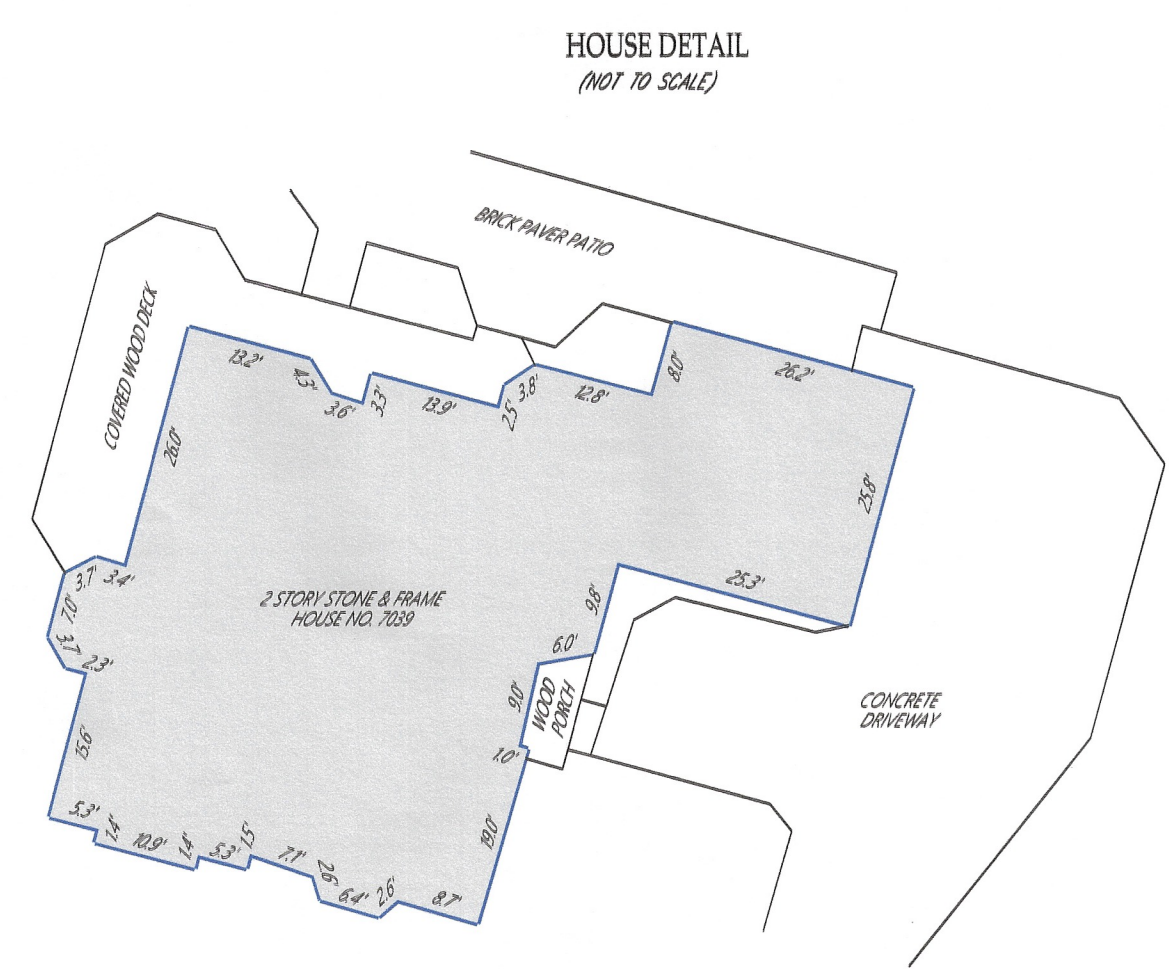
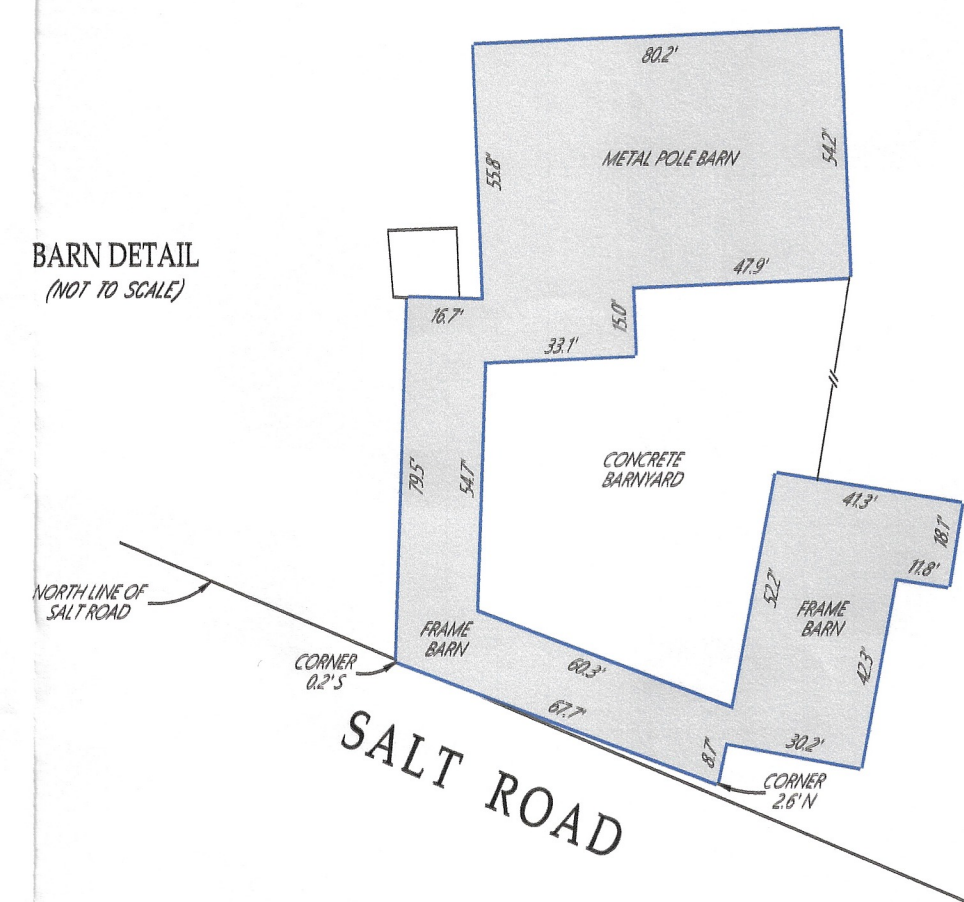
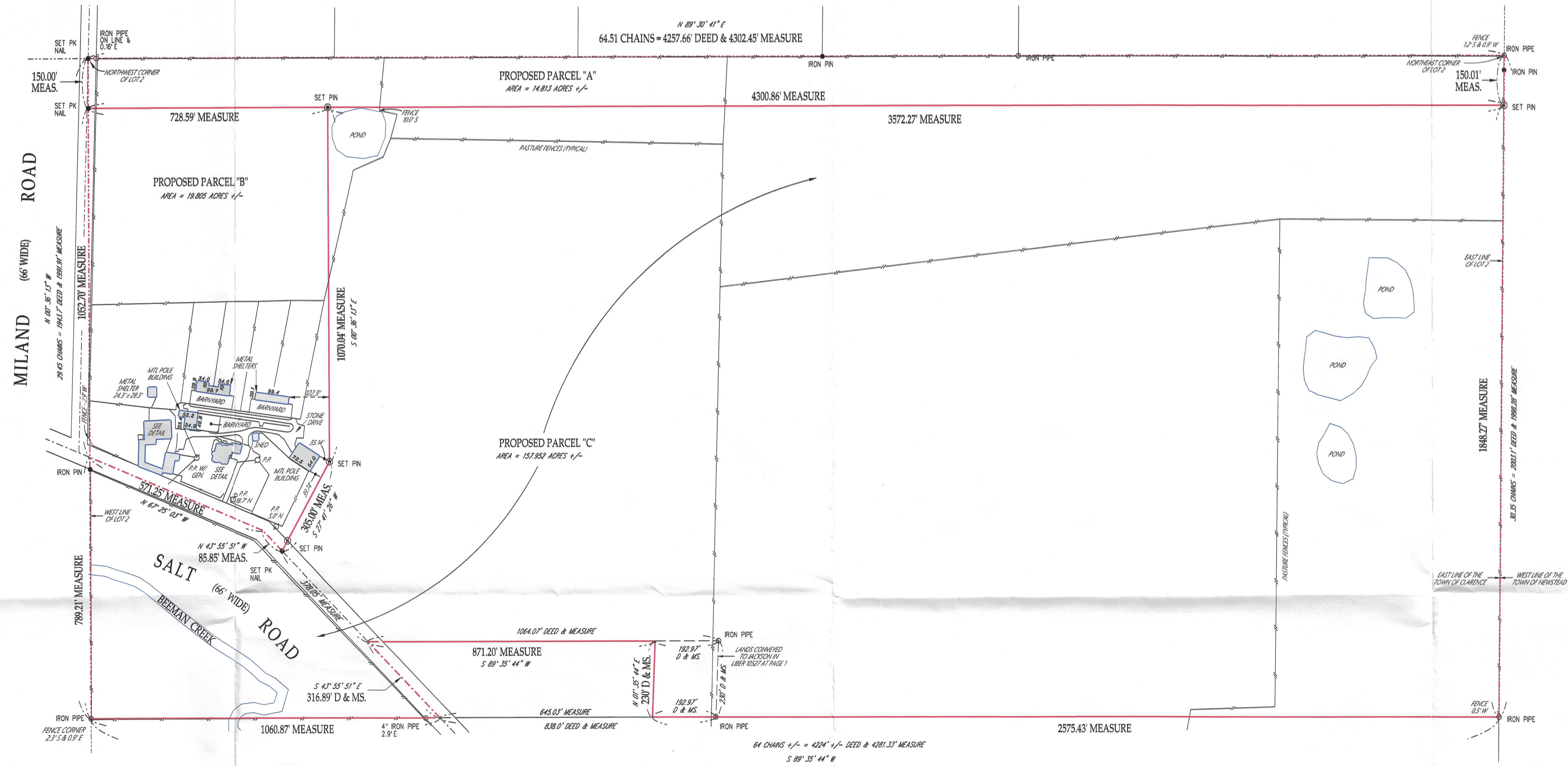
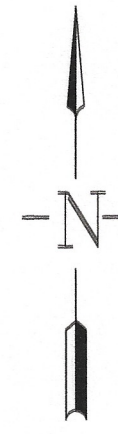
**NOTE:**  
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ERIE COUNTY  
DEPARTMENT OF ENVIRONMENT & PLANNING  
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1: 9,028



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**TERRA PUNTE**  
**TERRA PUNTE LAND SURVEYING, PLLC**  
 1352 Swann Road  
 Youngstown, NY 14174  
 Phone: 716-205-3310  
 Email: mark.hare@terrapointellc.com

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 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

TOWN: CLARENCE	BEING PART OF LOT 2, SECTION 4,	TAX ID NO: 81.00-1-10.11
COUNTY: ERIE	TOWNSHIP 12, RANGE 6	
STATE: NEW YORK	OF THE HOLLAND	
DATE: SEPTEMBER 26, 2024	LAND COMPANY'S SURVEY	
SCALE: 1" = 200'	DEED REFERENCE:	
JOB NO: 2088-24	L-7877, P-83; L-10527, P-1	

JOB TITLE: BOUNDARY SURVEY  
 DRAWING OF: LANDS OWNED BY:  
**PETER K. JACKSON**  
 &  
**JOANNE G. JACKSON**

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# 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: <span style="font-size: 1.2em;">Peter Jackson Trust</span>			
Project Location (describe, and attach a location map): <span style="font-size: 1.2em;">subdivision</span> <span style="font-size: 1.2em;">7039 Salt Road</span>			
Brief Description of Proposed Action: <span style="font-size: 1.2em;">Per Trust, subdivide 1 parcel for Dacks Unlimited and 1 parcel to be added to property of Ryan &amp; Tania Weber (31.00 - 1-11.12)</span>			
Name of Applicant or Sponsor: <span style="font-size: 1.2em;">M. Kris Beyer Jones</span>		Telephone: <span style="font-size: 1.2em;">716.270.3883</span>	
Address: <span style="font-size: 1.2em;">7033 Sand Hill Rd</span>		E-Mail: <span style="font-size: 1.2em;">krisbeyer3@yahoo.com</span>	
City/PO: <span style="font-size: 1.2em;">Akron</span>		State: <span style="font-size: 1.2em;">NY</span>	Zip Code: <span style="font-size: 1.2em;">14001</span>
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.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<span style="font-size: 1.2em;">192.57</span> acres	
b. Total acreage to be physically disturbed?		<span style="font-size: 1.2em;">172.78</span> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<span style="font-size: 1.2em;">192.57</span> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>only transfer of vacant agricultural land.</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>same as above</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____ _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
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:	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
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:	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
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:	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor/name: <u>M. Kris Beyer Jones</u> Date: <u>5/20/26</u> Signature: <u>M. Kris Beyer Jones</u> Title: <u>Trustee</u>		

Project:

Date:

***Short Environmental Assessment Form***  
***Part 2 - Impact Assessment***

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Project:

Date:

### ***Short Environmental Assessment Form Part 3 Determination of Significance***

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)



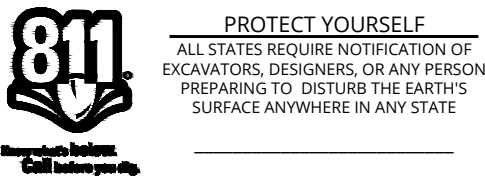
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2

SITE ANALYSIS TABLE (EXISTING STORE)

	EXISTING	PROPOSED
TOTAL BUILDING AREA	207,605 S.F. *	213,423 S.F. *
REQUIRED PARKING (PER TOWN OF CLARENCE)	1,038 SPACES 5.0 / 1,000 S.F.	1,087 SPACES 5.0 / 1,000 S.F.
CUSTOMER AND ASSOCIATE PARKING	773 SPACES	773 SPACES
ACCESSIBLE PARKING	23 SPACES	23 SPACES
PICKUP PARKING	0 SPACES	10 SPACES
PARKING SPACES OCCUPIED BY CART CORRALS (NOT INCLUDED IN COUNTS BELOW)	40 SPACES	40 SPACES
PROPOSED TOTAL PARKING	836 SPACES	848 SPACES
PROPOSED PARKING RATIO	4.0 / 1,000 S.F.	4.0 / 1,000 S.F.

\* PER AHJ REQUIREMENTS BUILDING SQUARE FOOTAGE INCLUDES SQUARE FOOTAGE OF ALL BUILDINGS WITHIN PARCEL.

SITE DATA

SITE ZONING: MAJOR ARTERIAL - MA  
 LAND USE: RETAIL/COMMERCIAL

SETBACKS:	REQUIRED	EXISTING	PROPOSED
FRONT:	135'	340'	340'
SIDE:	25'	100'	100'
REAR:	45'	345'	345'

BUILDING HEIGHT: 45'    45'    45'

VARIANCES: DATE APPROVED: TBD

AREA VARIANCE FOR PARKING RATIO

LEGEND

- LIMITS OF SEAL COAT. APPLY SEAL COAT OVER WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED AND WHERE NEW STRIPING AND PAVEMENT MARKINGS WILL BE APPLIED. APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SEAL COAT.
- CART CORRAL
- PROPERTY LINE

NOTES TO CONTRACTOR:

- BFR (BUILDING FRONTAGE ROAD), OCR (OUTER CIRCULATION ROAD), SSM (STOP SIGNS AND MARKINGS), SECP (STORE ENTRANCE CONSISTENCY PROGRAM)
- THE STOP SIGNS AND MARKINGS PLAN IS NOT A SCALABLE DRAWING FOR SIGNAGE AND PAVEMENT MARKING PLACEMENT. CONTRACTOR SHALL REFER TO THE DETAILS FOR CORRECT PLACEMENT OF SIGNAGE AND PAVEMENT MARKINGS.
- REFERENCE SECP SITE PLAN FOR SITE SPECIFIC DIMENSIONS OF CROSSWALK STRIPING AND LOCATION OF SIGNAGE.
- PROVIDE A COMPREHENSIVE CONSTRUCTION PHASING PLAN FOR THIS WORK TO THE STORE MANAGER 7 DAYS PRIOR TO STARTING ANY WORK. INCLUDE DATES, TIMES, AND DURATION OF LANE CLOSURES, TEMPORARY VEHICLE AND PEDESTRIAN TRAFFIC CONTROL MEASURES.
- ALL EXISTING STRIPING AND PAVEMENT MARKINGS ALONG THE BFR SHALL BE REMOVED. REMOVE ANY DIRECTIONAL ARROWS OR STOP BARS/PAVEMENT MARKINGS THAT ARE NOT CORRECTLY LOCATED OR INCONSISTENT WITH THE DETAILS PROVIDED. APPLY SEAL COAT TO THE COMPLETE EXTENT THAT THE STRIPING OR PAVEMENT MARKING HAS BEEN REMOVED IN A SINGLE COMPLETE RECTANGLE TO COVER ALL REMOVED STRIPING. DO NOT APPLY SEAL COAT OVER EXISTING STRIPING OR CONCRETE. INSTALL NEW STRIPING AND SIGNAGE AS SHOWN ON THE SSM AND SECP SITE PLANS.
- ALL SIGNS LOCATED ON THE BUILDING SIDE OF THE BFR SHALL BE INSTALLED ON A SINGLE POST WITH BOLLARD.
- GENERAL CONTRACTOR TO PREPARE AND REPAINT PARKING LOT LIGHT POLE BASES AND REMOVE PREVIOUS OVERSPRAY ON PAVEMENT. IF LIGHT POLE BASE IS WITHIN A RAISED CURB AND OFFSET FROM BACK OF CURB (OR CONCRETE BUFFER) BY 3 FEET OR LESS, THE BASE SHALL BE PAINTED/REPAINTED. IF THE LIGHT POLE BASE IS OFFSET FROM BACK OF CURB (OR CONCRETE BUFFER) BY MORE THAN 3 FEET, THE BASE SHALL NOT BE PAINTED UNLESS IT IS ALREADY PAINTED IN EXISTING CONDITIONS. EXPOSED CONCRETE LIGHT POLE BASES SHALL BE PAINTED TRAFFIC YELLOW.
- GENERAL CONTRACTOR TO EXECUTE COMPLETE PARKING LOT RESTRIPIING, STRIPER/FRESH ALL EXISTING PARKING FIELDS, MAIN, SIDES, OR REAR OF STORE, AND FUEL STATION, BASED ON SITE VISIT. CEC SHALL COORDINATE WITH WALMART DESIGN MANAGER AND IT IS TO THE DISCRETION OF WALMART DESIGN MANAGER IF EXISTING STRIPING IS ACCEPTABLE. CEC TO DELETE THIS NOTE IF EXISTING STRIPING IS DEEMED ACCEPTABLE.
- GENERAL CONTRACTOR TO PREPARE AND REPAINT EXISTING SIGN POST BOLLARDS AND REMOVE PREVIOUS OVERSPRAY ON PAVEMENT.
- ANY LANDSCAPING OR VEGETATION THAT OBSTRUCTS THE VIEW OF SIGNAGE, MARKINGS, OR VEHICULAR/PEDESTRIAN TRAFFIC SHOULD BE SELECTIVELY TRIMMED. ALL SIGNAGE MUST HAVE A CLEAR LINE OF SIGHT.
  - TREE PRUNING SHALL BE PERFORMED BY A QUALIFIED TREE CARE PROFESSIONAL UNDER THE SUPERVISION OF CERTIFIED ARBORIST AND IN COORDINATION WITH THE LANDSCAPE ARCHITECT.
  - TREES SHALL NOT BE "TOPPED".
  - NO MORE THAN 20% OF LIVING TREE CANOPY SHALL BE REMOVED IN ONE GROWING SEASON.
  - PRUNING SHALL BE DONE DURING LATE WINTER WHEN THE TREES DORMANT SEASON OR IN MID SUMMER ONCE LEAVES HAVE REACHED THEIR FULL SIZE. ONLY LIGHT PRUNING (LESS THAN 10% OF THE FOLIAGE) SHALL BE DONE OTHER TIMES OF THE YEAR.
  - TREES SHALL NOT BE PRUNED DURING TIMES OF EXTENDED DROUGHT OR IF THE TREE IS UNDER STRESS.
  - DEAD OR DAMAGED WOOD CAN BE REMOVED AT ANY TIME AS NEEDED.
  - LIMBS SHALL BE PRUNED TO A MIN OF 7 ABOVE WALKWAYS AND 8 ABOVE VEHICULAR AREAS.



05/14/2026

Walmart  
Walmart Stores, Inc.  
814 Respect Drive  
Bentonville, AR 72716

Store # 02355-252  
5033 TRANSIT ROAD  
WILLIAMSVILLE, NY

Colliers Engineering & Design

ROCHESTER  
280 East Broad Street  
Suite 200  
Rochester, NY  
Phone: 585.232.5135  
COLLIERS ENGINEERING & DESIGN  
ARCHITECTURE, LANDSCAPE  
ARCHITECTURE, SURVEYING, P.C.

SCALE: AS SHOWN DATE: 05/12/25 DRAWN BY: ANM CHECKED BY: JWL  
PROJECT NUMBER: 24012678A DRAWING NAME: 2010 REVIEWED BY: JWL

SHEET TITLE: OVERALL SITE PLAN  
SHEET NUMBER: C010

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

LEGEND

- CONCRETE
ASPHALT PAVEMENT SECTION
SEAL COAT
BUILDING EXPANSION LIMITS
NUMBER OF PARKING SPACES
PROPERTY LINE

NOTICE TO CONTRACTOR

THE CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THAT DAMAGE TO EXISTING ITEMS TO REMAIN DOES NOT OCCUR. THESE PRECAUTIONS MUST INCLUDE, BUT MUST NOT BE LIMITED TO, THE USE OF LIGHTLY LOADED EQUIPMENT IN ORDER TO PREVENT DAMAGE TO EXISTING ROADWAYS AND INFRASTRUCTURE. UNLESS NOTED OTHERWISE, THE CONTRACTOR MUST BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED TO ANY EXISTING ON-SITE OR OFF-SITE ITEMS, INCLUDING RELATED APPURTENANCES THAT WILL REMAIN IN PLACE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETE. THOSE ITEMS INCLUDING, BUT ARE NOT LIMITED TO, DRAINAGE SYSTEMS, UTILITIES, CURBING, PAVEMENT, LANDSCAPING, IRRIGATION SYSTEMS, FENCING, RETAINING WALLS, PUBLIC ROADWAYS, AND SO ON. REPAIRS MUST BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS AND MUST BE TO THE SATISFACTION OF THE OWNER OF THE REPAIRED ITEM PRIOR TO MAKING ANY REPAIRS. THE CONTRACTOR MUST SUBMIT DETAILED REPAIR METHODOLOGY TO THE GEC AND WALMART CM. REPAIRS MUST NOT BEGIN UNTIL WRITTEN APPROVAL FROM THE GEC AND THE WALMART CM HAS BEEN ISSUED. THE CONTRACTOR MUST DOCUMENT ANY EXISTING DAMAGE WITH PHOTOS, VIDEOS, ETC., AND NOTIFY THE WALMART CONSTRUCTION MANAGER PRIOR TO COMMENCING CONSTRUCTION IN THE AREA OF THE EXISTING DAMAGE.

SEALCOAT NOTE:

CONTRACTOR MUST INSTALL SEALCOAT ON EXISTING ASPHALT PAVING AT ANY STRIPED AREA THAT IS PART OF THE PICKUP SCOPE OF WORK, AS WELL AS ADDITIONAL ASSOCIATED PARKING SPACES REQUIRED TO BE STRIPED AS SHOWN ON THESE PLANS. FOR EXISTING CONCRETE SURFACES, THE GENERAL CONTRACTOR (GC) IS TO PREPARE THE SURFACE FOR PAINT ONLY.

CONTRACTOR MUST REFER TO SECP-1 PLAN SHEET FOR ADDITIONAL INFORMATION AND IMPROVEMENTS.

SITE NOTES:

- 1. ALL SITE WORK MUST MEET OR EXCEED THE 'SITE SPECIFIC SPECIFICATIONS', WHERE CONFLICTS WITH REQUIREMENTS OF UTILITY COMPANIES OR OTHER JURISDICTION OCCUR, THE MOST STRINGENT REQUIREMENTS MUST APPLY.
2. ALL NECESSARY INSPECTIONS, APPROVALS, AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES MUST BE COMPLETED PRIOR TO ACCEPTANCE BY THE OWNER AND THE FINAL CERTIFICATION OF SERVICES.
3. CONTRACTOR MUST PROVIDE TEMPORARY FENCING AROUND THE CONSTRUCTION AREA AND CONTRACTORS' TEMPORARY PARKING AND STORAGE AREA DURING CONSTRUCTION.
4. CONTRACTOR MUST KEEP ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. BEYOND THE PROTECTED WORK AREA CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL, TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR ACCESS TO AND FROM THE SITE. CONTRACTOR MUST COORDINATE ALL CONSTRUCTION ACTIVITY WITHIN THE PROXIMITY OF THE EXISTING STORE WITH THE WALMART CONSTRUCTION MANAGER AND WALMART STORE MANAGER TO MINIMIZE DISTURBANCE AND INCONVENIENCE TO THE WALMART STORES OPERATIONS AND WALMART CUSTOMERS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THE PUBLIC, MAINTAIN SAFE CONSTRUCTION CONDITIONS, AND PROVIDE ADEQUATE TRAFFIC FLOW AT ALL TIMES. TEMPORARY TRAFFIC CONTROL DEVICES, SUCH AS SIGNAGE, STRIPING, FENCING, BARRICADES, ENCLOSURES, BARRELS, ETC. MUST BE USED IN THE BEST POSSIBLE MANNER AND AS APPROVED BY THE WALMART CONSTRUCTION MANAGER. ALL TRAFFIC CONTROL DEVICES MUST BE KEPT IN THEIR PROPER POSITION AT ALL TIMES, AND MUST BE REPAIRED, REPLACED, OR CLEANED AS NECESSARY. ALL CONSTRUCTION WARNING SIGNS MUST BE PROMPTLY REMOVED OR COVERED WHENEVER THE MESSAGE IS NOT APPLICABLE OR NOT IN USE. EXISTING TRAFFIC ARROWS, PAINTED END CAPS, STOP BARS AND OTHER PAVEMENT MARKINGS THAT CONFLICT WITH TEMPORARY TRAFFIC CONTROL PAVEMENT MARKINGS AND TRAFFIC PATTERNS MUST BE SEAD-BLASTED.
6. CONTRACTOR MUST PROVIDE BMPs, SUCH AS EROSION EELS, INLET FILTER BAGS, SILT DIKES ON PAVEMENT, ETC., DOWNGRADIENT OF ANY GRADING OR DISTURBING ACTIVITIES. ALL BMPs MUST BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS.
7. UNLESS NOTED OTHERWISE, STRIPING DIMENSIONS SHOWN ARE TO BE TO THE CENTER OF THE STRIPE.
8. ALL NEW STRIPING MUST BE PAINTED (TWO COATS) AS PER THE SPECIFICATIONS. UTILIZE TEMPLATES FOR ALL PAINTED PAVEMENT MARKINGS SUCH AS DIRECTIONAL ARROWS AND LETTERS.
9. ALL PICKUP WAY FINDING AND STALL SIGNS ARE WALMART SUPPLIED AND CONTRACTOR INSTALLED. CONTRACTOR MUST PLACE SIGN ORDER AT LEAST 3 WEEKS IN ADVANCE. ORDER MUST BE SENT VIA EMAIL TO GETTY THOMAS (GETTY.Thomas@walmart.com) AND BRAD KEENER (BRAD.Keener@walmart.com). REQUEST MUST CONTAIN A DELIVERY ADDRESS, DESIRED DELIVERY DATE, AND ANY STATE SPECIFIC SIGN SIZE AND/OR COLORS BASED ON APPROVED PLANS.
10. ALL PAVEMENT MARKINGS SHOWN TO BE REMOVED OR ANY MARKINGS THAT CONFLICT WITH IMPROVEMENTS ARE TO BE REMOVED AS PART OF THE PICKUP PROJECT. CONTRACTOR MUST REMOVE EXISTING PAVEMENT MARKINGS BY SODA BLASTING OR DUSTLESS BLASTING.
11. CONTRACTOR MUST SEALCOAT AREAS TO RECEIVE NEW STRIPING AND AREAS WHERE STRIPING IS TO BE REMOVED PRIOR TO INSTALLING NEW STRIPING SHOWN ON THESE PLANS. CONTRACTOR MUST COMPLETE ALL SITE IMPROVEMENTS THAT REQUIRE MODIFICATIONS TO THE EXISTING PAVEMENT AREAS, INCLUDING THE REMOVAL OF ANY EXISTING STRIPING, PRIOR TO ASPHALT SEAL COAT APPLICATION. CONTRACTOR MUST ALLOW ASPHALT SEAL COAT ADEQUATE CURE TIME, IN ACCORDANCE WITH SITE SPECIFICATIONS, PRIOR TO OPENING AFFECTED AREAS TO TRAFFIC OR PERFORMING ANY STRIPING ACTIVITIES.
12. EXISTING CONDITIONS INFORMATION WAS OBTAINED FROM A FIELD SURVEY AND A LIMITED SITE INVESTIGATION VISIT. CONTRACTOR MUST VERIFY EXISTING CONDITIONS PRIOR TO INSTALLING IMPROVEMENTS.
13. PAVEMENT MARKING SHOWN ON THIS SHEET MUST BE IN ACCORDANCE WITH SPECIFICATION SECTION 02765. ALL OTHER SITE WORK MUST BE DONE IN ACCORDANCE WITH SITE WORK SPECIFICATIONS AS SHOWN ON CSS-1 AND CSS-2 SHEETS IN THIS SET.
14. REFER TO SECP AND SSM PLANS, THIS SET, FOR INFORMATION REGARDING SITE STRIPING AND SIGNAGE WORK NOT DETAILED ON THIS SHEET.
15. NEW PARKING STRIPING MUST BE 4" YELLOW STRIPE WHERE NOTED.
16. SIGNAGE LOCATIONS ARE APPROXIMATE. CONTRACTOR MUST ENSURE PROPOSED IMPROVEMENTS DO NOT CONFLICT WITH EXISTING SIGNS AND/OR SIGN VISIBILITY. IF IT IS DETERMINED THAT A CONFLICT EXISTS, THE CONTRACTOR MUST COORDINATE WITH THE WALMART CONSTRUCTION MANAGER PRIOR TO CHANGING SIGN LOCATION AND/OR EXISTING IMPROVEMENTS.
17. NEW DIRECTIONAL SIGNAGE MUST BE INSTALLED ON EXISTING POST WHEN POSSIBLE.
18. THE CONTRACTOR MUST VISIT THE SITE PRIOR TO CONSTRUCTION AND ORDERING MATERIALS AND NOTIFY THE ENGINEER IF THERE ARE ANY CONFLICTS OR DEVIATIONS FROM WHAT IS SHOWN.

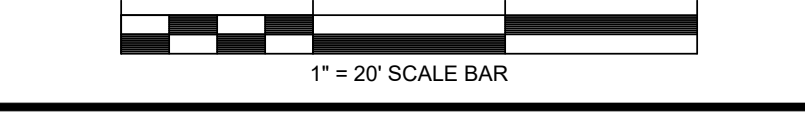
SITE DATA

Table with columns: SITE ZONING, LAND USE, SETBACKS (FRONT, SIDE, REAR), BUILDING HEIGHT, VARIANCES, AREA VARIANCE FOR PARKING RATIO. Values include MAJOR ARTERIAL - MA, RETAIL/COMMERCIAL, and various measurements.

SITE ANALYSIS TABLE (EXISTING STORE)

Table with columns: CATEGORY, EXISTING, PROPOSED. Rows include TOTAL BUILDING AREA, REQUIRED PARKING (PER TOWN OF CLARENCE), CUSTOMER AND ASSOCIATE PARKING, ACCESSIBLE PARKING, EV PARKING, PICKUP PARKING, PROPOSED TOTAL PARKING, and PROPOSED PARKING RATIO.

\* PER AHJ REQUIREMENTS BUILDING SQUARE FOOTAGE INCLUDES SQUARE FOOTAGE OF ALL BUILDINGS WITH-IN PARCEL



05/14/2026

Walmart Stores, Inc. 814, Respect Drive Bentonville, AR 72716

Store # 02355-252 5033 TRANSIT ROAD WILLIAMSVILLE, NY

Colliers Engineering & Design 280 East Broad Street Suite 200 Rochester, NY Phone: 585.232.5135

SCALE: AS SHOWN DATE: 05/12/25 DRAWN BY: ANM CHECKED BY: JWV PROJECT NUMBER: 24012678A DRAWING NAME: REVIEWED BY: JWV SHEET TITLE: C100

SITE PLAN

SHEET NUMBER C100







**EXISTING PYLON SIGN**  
REF 21-A2.1

**DISCLOSURES**

- PAINT RESTRICTIONS: Paint will be evaluated as part of the sign submittal. Will need review but no permit.
- ALLOWING SIGNAGE SF: In commercial zone, 1 wall sign and 1 freestanding sign. AHJ considers the whole sign package as one sign. 453.92 sq. ft.
- EXISTING SIGNAGE SF: 522.78 sq. ft.
- VARIANCE / PROCESS: N/A
- DESIGN LIMITATIONS: N/A

P#	COLOR NAME
P5E	SAFETY YELLOW OSHA STANDARD
P21E	SAFETY RED
P33E	CREAM
P36E	BLACK
P49E	DARK GRAY
P140E	WHITE
P200E	DURANDONIC BRONZE
P218E	TRUE BLUE

DEMOLITION NOTES	
1.	NOT USED.
2.	REMOVAL OF BUILDING MOUNTED ITEMS, SHOWN OR NOTED TO BE DEMOLISHED OR AS REQUIRED BY SCOPE OF WORK, SHALL OCCUR PRIOR TO PAINTING BUILDING MOUNTED SIGNS. a. COORDINATE DEMOLITION WORK SO EXTERIOR PAINTING WILL OCCUR PRIOR TO INSTALLATION OF BUILDING MOUNTED ITEMS.
3.	NOT USED.
4.	NOT USED.
5.	PRIOR TO PAINTING WALL AT LOCATION(S) OF LIT ID/LOGO SIGN(S), COORDINATE SCOPE OF WORK WITH WALMART CM.
6.	IF PAINTING ADJACENT WALLS PAINT HOLLOW METAL STEEL DOORS, DOOR FRAMES, DOOR HOODS, DOWNSPOUTS, EXPOSED METAL FLASHING, HANDRAILS, AND EXPOSED MISCELLANEOUS STEEL TO MATCH PRIMARY ADJACENT BUILDING COLOR UNO. a. WHERE EXTERIOR WALL IS BEING PAINTED, GAS PIPE ALONG SIDE WALL TO GRADE SHALL MATCH ADJACENT BUILDING. b. DO NOT PAINT METER OR VALVES.
7.	PAINT ANY ROOFTOP GAS PIPING P3E.
8.	DO NOT PAINT ADJACENT WALLS PAINT CANOPY STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL UNO.
9.	WHERE CANOPIES ARE VISIBLE TO AND ACCESSED BY CUSTOMERS, PAINT UNDERSIDE OF CANOPY DECK (P36E) DO NOT PAINT CANOPY DECK IF NOT PREVIOUSLY PAINTED.
10.	PAINT ALL EXTERIOR ENTRY BOLLARDS TO MATCH EXISTING COLOR UNLESS NOTED TO RECEIVE PLASTIC BOLLARD SLEEVE, REF SP SHEETS.
11.	PAINT SECURITY WALL PACK HOUSINGS TO MATCH ADJACENT WALL. REMOVE PAINT OVERSPRAY FROM LENSES.
12.	DO NOT PAINT LED WALL PACK HOUSINGS
13.	PAIN GARDEN CENTER FENCE STEEL DOORS AND FRAMES (P36E)
14.	NOT USED.
15.	DO NOT PAINT QUIK-BRIK, STONE VENEER, FACE BRICK, UNPAINTED TILT-WALL OR PRECAST PANELS
16.	AT MASONRY LOCATIONS WHERE SIGNS ARE BEING REPLACED, REMOVE AND PAINT AREA BEHIND SIGN TO MATCH EXISTING COLOR. REF SPEC 89900.
17.	PAINT JIB CRANE PISE ON JIB BOOM. P5E. ON HANDRAILS.
18.	PAINT SPRINKLER VALVES (P21E). a. DO NOT PAINT OVER SIGHT GLASS OR FIRE ALARM BELL.
19.	REPLACE EXISTING NON-GRAY SLATS WITH GRAY SLATS.

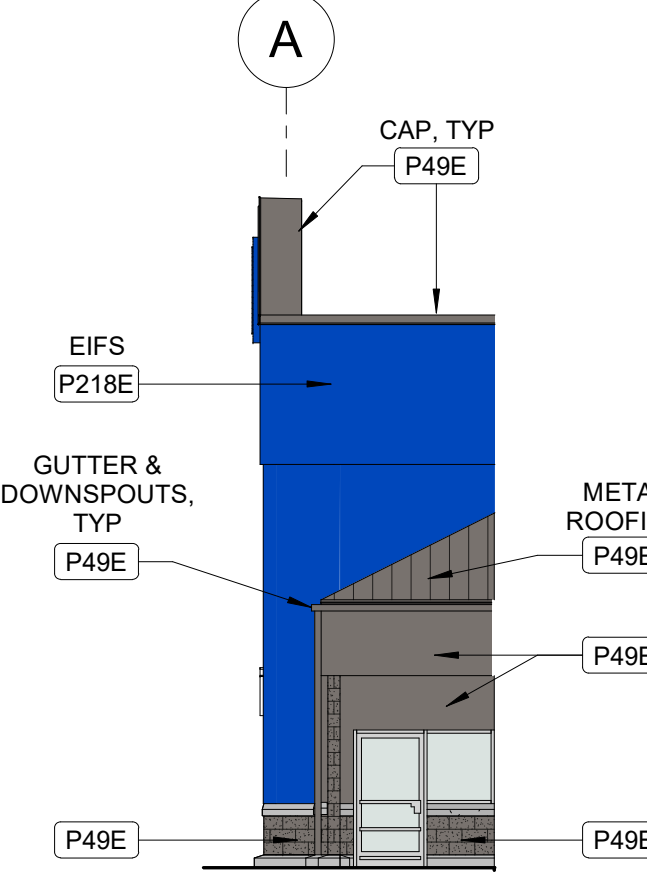
SHEET NOTES	
1.	PATCH AND REPAIR EXTERIOR WALL SURFACES, DAMAGED OR EXPOSED DUE TO REMOVAL OF BUILDING MOUNTED ITEMS. TO MATCH ADJACENT AS REQUIRED.
2.	REFER TO DETAILS ON SHEET A2.1 FOR SUBSTRATE AND FINISH REQUIREMENTS AT LOCATIONS OF BUILDING MOUNTED SIGNS.
3.	RESURFACE EXISTING EIFS TO NEAREST PLANE WHERE SIGNAGE IS BEING REMOVED OR REPLACED.
4.	NOT USED.
5.	PRIOR TO PAINTING WALL AT LOCATION(S) OF LIT ID/LOGO SIGN(S), COORDINATE SCOPE OF WORK WITH WALMART CM.
6.	IF PAINTING ADJACENT WALLS PAINT HOLLOW METAL STEEL DOORS, DOOR FRAMES, DOOR HOODS, DOWNSPOUTS, EXPOSED METAL FLASHING, HANDRAILS, AND EXPOSED MISCELLANEOUS STEEL TO MATCH PRIMARY ADJACENT BUILDING COLOR UNO. a. WHERE EXTERIOR WALL IS BEING PAINTED, GAS PIPE ALONG SIDE WALL TO GRADE SHALL MATCH ADJACENT BUILDING. b. DO NOT PAINT METER OR VALVES.
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HATCH LEGEND	
[Pattern]	EIFS AREA TO BE RESURFACED (REF SPECS)
[Pattern]	EIFS AREA EXISTING TO REMAIN

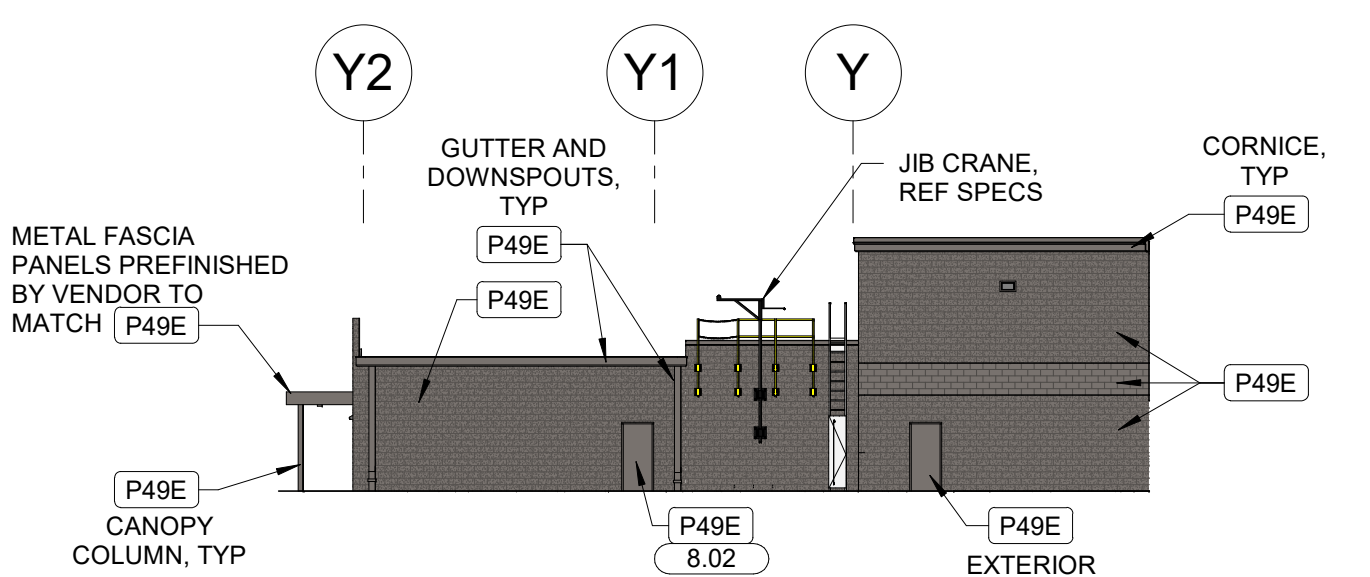
KEYNOTES	
8.02	HOLLOW METAL DOOR AND FRAME
8.09	AUTOMATIC SLIDING ENTRANCE DOORS.

**7 NOT USED**  
1" = 20'-0"

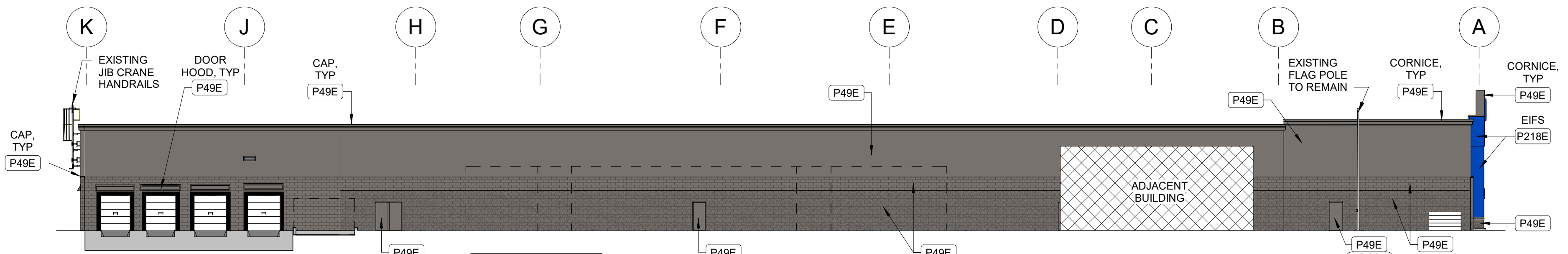
**8 NOT USED**  
1" = 20'-0"



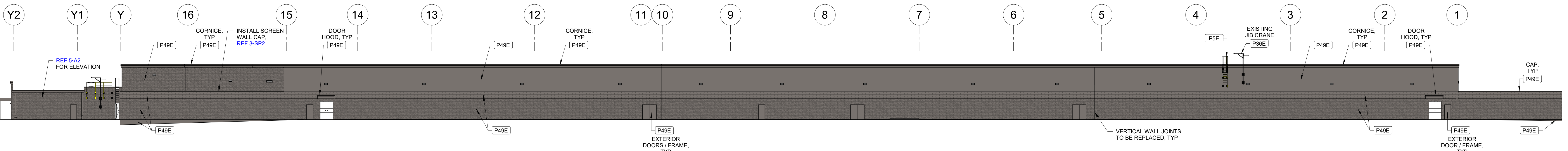
**6 VESTIBULE SIDE ELEVATION**  
1" = 10'-0"



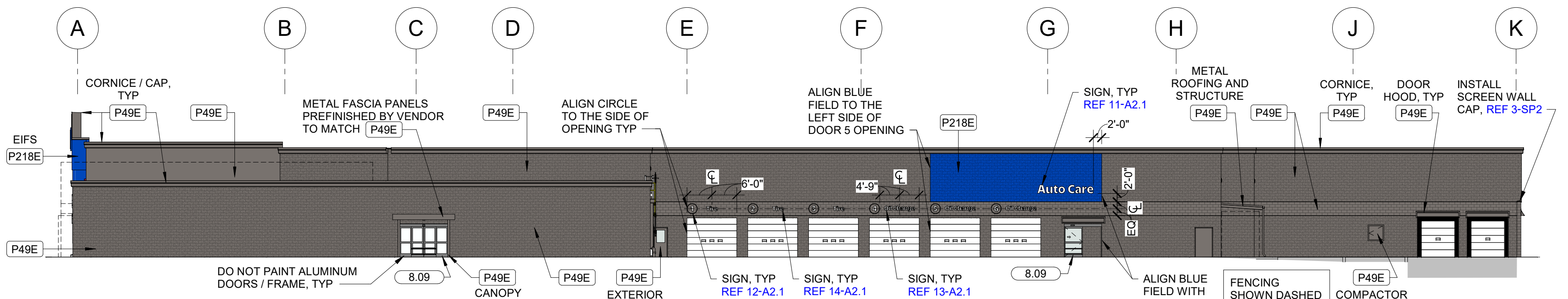
**5 SEASONALSHOP REAR ELEVATION**  
1" = 20'-0"



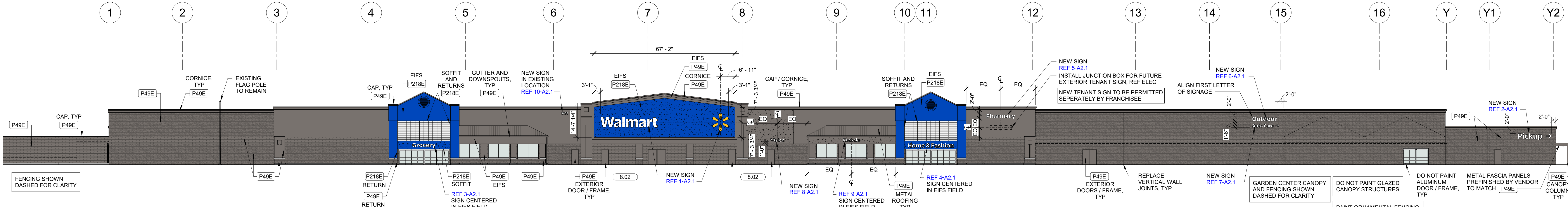
**4 LEFT ELEVATION**  
1" = 20'-0"



**3 REAR ELEVATION**  
1" = 20'-0"



**2 RIGHT ELEVATION**  
1" = 20'-0"



**1 FRONT ELEVATION**  
1" = 20'-0"

**pb2**  
architecture  
+engineering

4866 W Pauline Whitaker Pkwy  
Suite 200  
Rogers, Arkansas 72758  
Phone: 479.636.3545

Architect of Record  
William Douglas Hurley  
New York License No. 029897-1

STIPULATION FOR REUSE  
THIS DRAWING IS PREPARED FOR THE PROJECT AND IS NOT TO BE REUSED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**Walmart**  
WILLIAMSVILLE, NEW YORK  
5033 TRANSIT ROAD  
STORE NO. 02555.252  
JOB NUMBER: 2024.0962

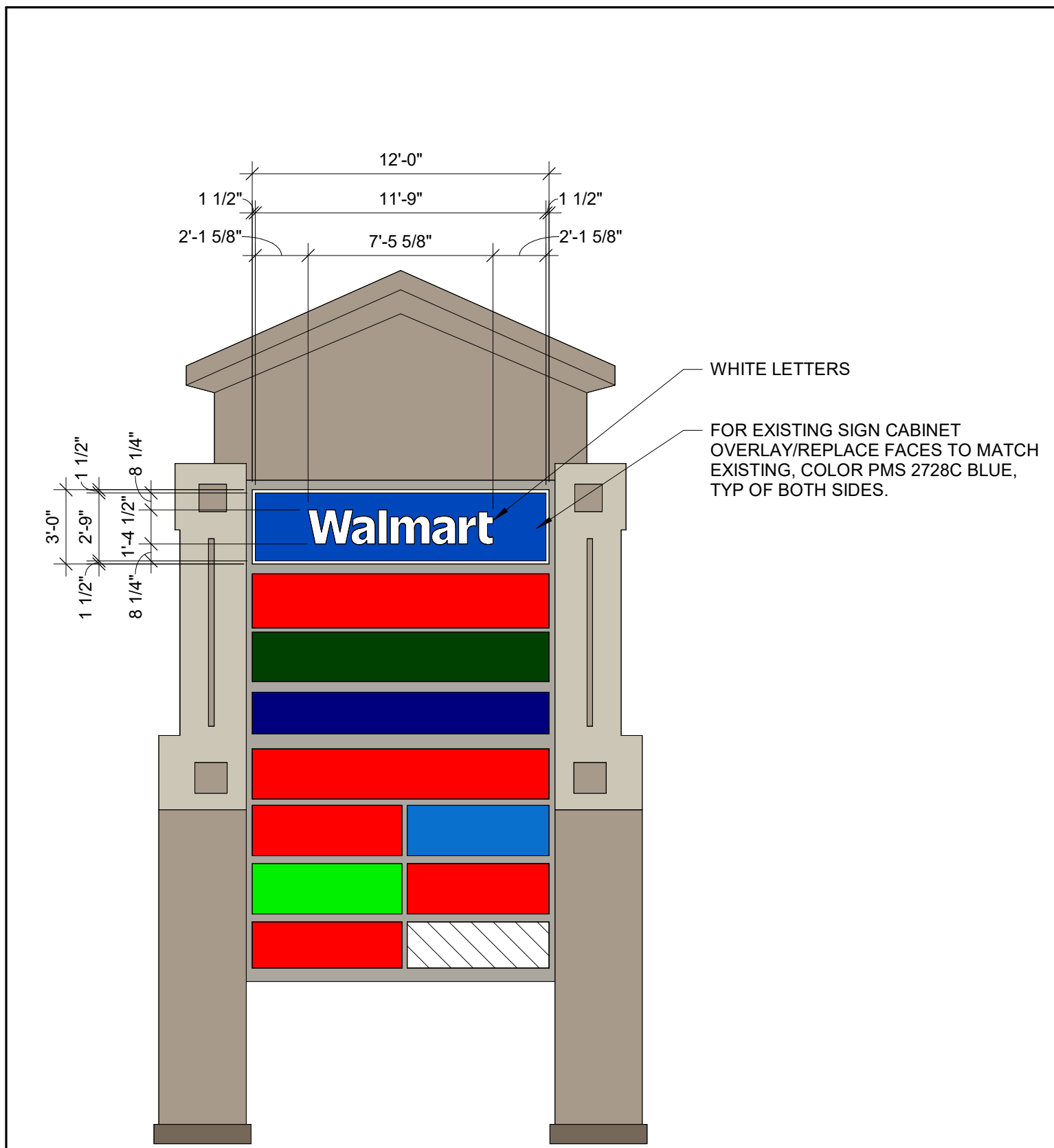
ISSUE BLOCK		
1	05.12.2025	OTF
1	04.05.2026	PR#1

CHECKED BY:	AR
DRAWN BY:	DR
PROTO:	192
PROTO CYCLE:	01.31.2025
DOCUMENT DATE:	05.12.2025

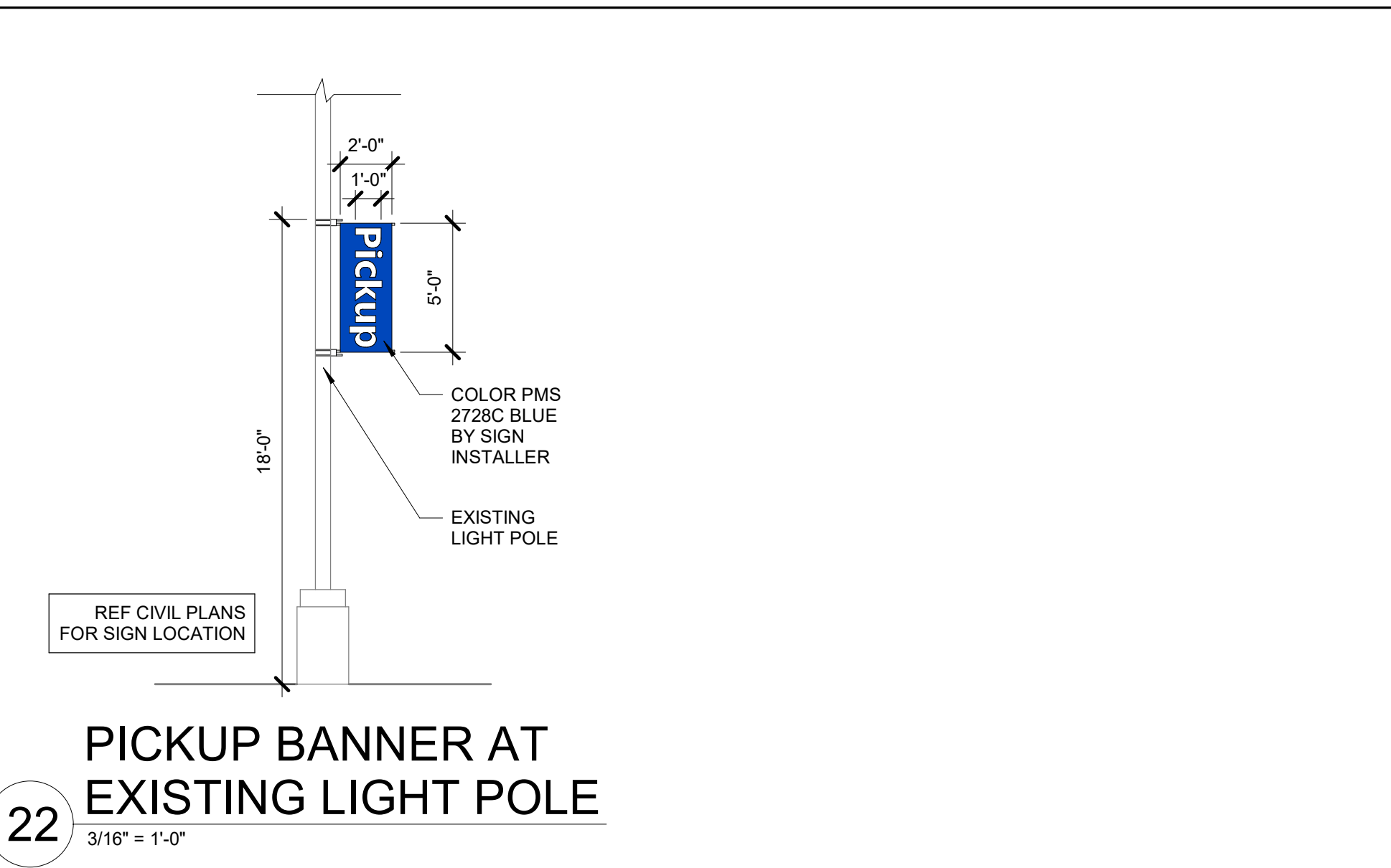
**NEW YORK ALTERATION WARNING**  
IT IS A VIOLATION OF NEW YORK REGULATION 89.5(b) FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY WITHOUT AFFIXING TO THE ITEM HIS SEAL AND THE NOTIFICATION "ALTERED BY" FOLLOWED BY A SIGNATURE, DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

ANY DOCUMENT THAT DOES NOT CONTAIN THE SEAL AND SIGNATURE OF THE ARCHITECT OR ENGINEER OF RECORD SHALL BE CONSIDERED PRELIMINARY. THESE DOCUMENTS SHALL NOT BE USED FOR BIDDING OR CONSTRUCTION AND SHALL BE USED FOR REVIEW ONLY.

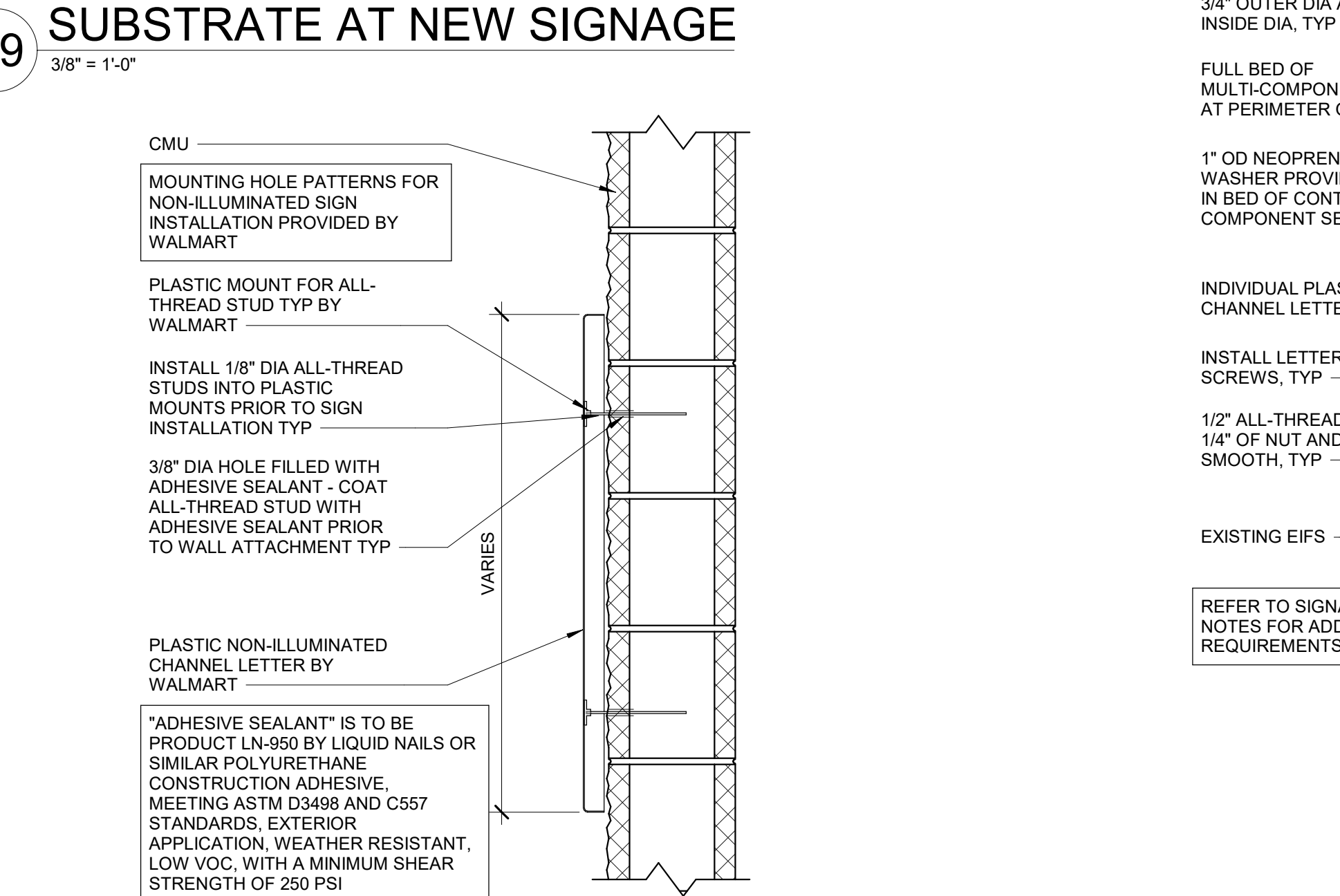
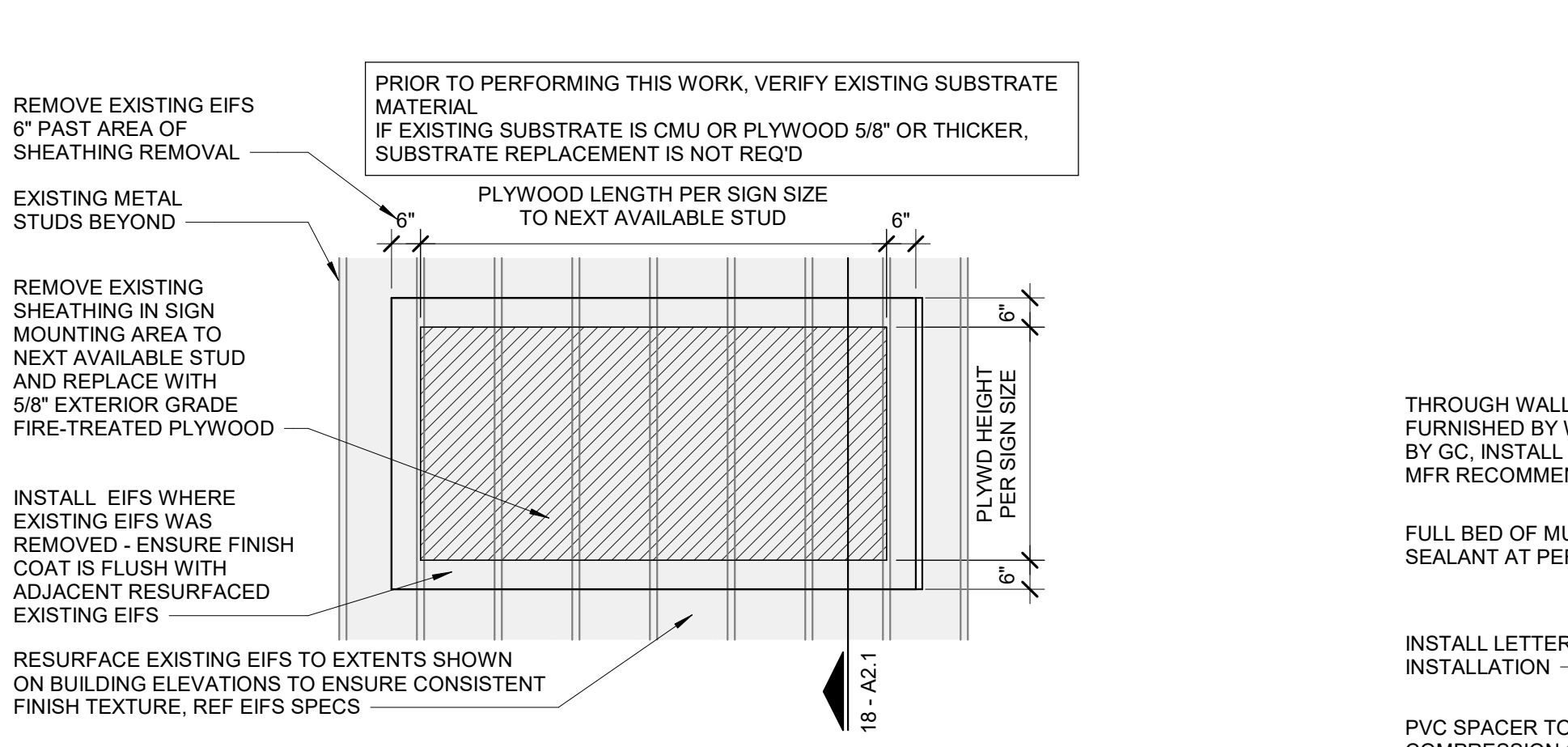
**EXTERIOR ELEVATIONS**



21 EXISTING PYLON SIGN  
3/16" = 1'-0"



22 PICKUP BANNER AT EXISTING LIGHT POLE  
3/16" = 1'-0"

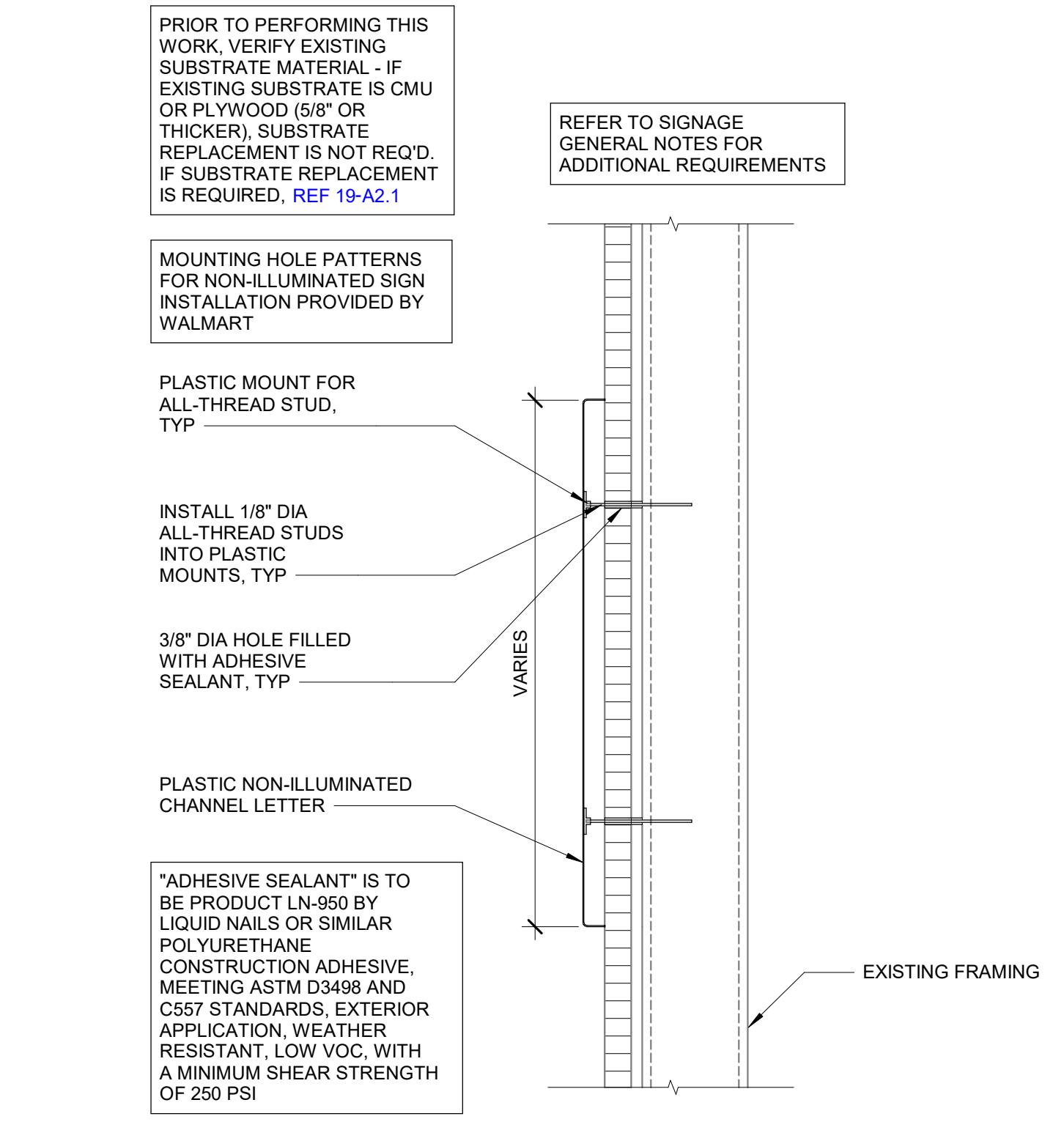


19 SUBSTRATE AT NEW SIGNAGE  
3/8" = 1'-0"

EXISTING SIGNAGE SCHEDULE						
SIGNAGE LOCATION	QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
<b>FRONT SIGNAGE</b>						
Walmart	1	LED	WHITE	5'-6"	158.85 SF	158.85 SF
*(Spark)	1	LED	YELLOW	8'-0"	57.40 SF	57.40 SF
Pickup	1	LED	WHITE	2'-0"	66.76 SF	66.76 SF
*(Spark)	1	LED	YELLOW	2'-0"	66.76 SF	66.76 SF
Home & Pharmacy	1	N/A	WHITE	2'-0"	61.85 SF	61.85 SF
Grocery	1	N/A	WHITE	2'-0"	25.63 SF	25.63 SF
Lawn & Garden	1	N/A	WHITE	2'-0"	41.02 SF	41.02 SF
Auto Center ->	1	N/A	WHITE	1'-6"	19.47 SF	19.47 SF
Vision Center	1	N/A	WHITE	1'-0"	9.81 SF	9.81 SF
Recycle	1	N/A	WHITE	1'-0"	6.13 SF	6.13 SF
<b>TOTAL FRONT SIGNAGE</b>					<b>445.92 SF</b>	
<b>AUTO CENTER SIGNAGE</b>						
Auto Care	1	N/A	WHITE	2'-0"	31.47 SF	31.47 SF
Tire	3	N/A	WHITE	1'-0"	2.38 SF	7.14 SF
Lube	3	N/A	WHITE	1'-0"	3.13 SF	9.39 SF
<b>TOTAL AUTO CENTER SIGNAGE</b>					<b>40.98 SF</b>	
<b>TOTAL BUILDING SIGNAGE</b>					<b>486.90 SF</b>	

NEW SIGNAGE SCHEDULE (SMART)										
NOTE: THE SQUARE FOOTAGE IS NOT REQUIRED FOR THE SIGNAGE SHOWING 0.00 SF.										
ETR / NEW	SIGNAGE	HEIGHT	COLOR	ILLUMINATED	QTY	RECTANGLE / CIRCLE AREA (SF)	TOTAL RECTANGLE / CIRCLE AREA (SF)			
<b>FRONT ELEVATION</b>										
NEW	Walmart	5'-0"	WHITE	YES	1	138.97	138.97			
NEW	Spark	8'-7"	YELLOW	YES	1	58.15	58.15			
NEW	Pickup ->	2'-6"	WHITE	YES	1	51.34	51.34			
NEW	Grocery	2'-0"	WHITE	NO	1	27.49	27.49			
NEW	Home & Fashion	2'-0"	WHITE	NO	1	47.11	47.11			
NEW	Pharmacy	2'-0"	WHITE	NO	1	34.84	34.84			
NEW	Outdoor	2'-0"	WHITE	NO	1	24.96	24.96			
NEW	Auto Care ->	1'-6"	WHITE	NO	1	20.01	20.01			
NEW	Vision	1'-6"	WHITE	NO	1	10.26	10.26			
NEW	Recycle	1'-6"	WHITE	NO	1	14.83	14.83			
NEW	Address Numbers	1'-0"	WHITE	NO	1	0.00	0.00			
					11					
<b>FRONT ELEVATION</b>										
NEW	Auto Care	2'-0"	WHITE	NO	1	28.16	28.16			
NEW	Pharmacy	2'-0"	WHITE	NO	6	4.91	29.46			
NEW	Oil Change	1'-0"	WHITE	NO	3	9.51	28.53			
NEW	Tire	1'-0"	WHITE	NO	3	2.89	8.67			
					13		94.82			
					24		522.78			

- ### SIGNAGE GENERAL NOTES
- SIGNAGE FURNISHED BY WALMART AND INSTALLED BY GC THROUGH OWNER ASSIGNED SIGN CONTRACTOR
  - ALL EXISTING WALMART EXTERIOR SIGNAGE IS TO REMAIN IN PLACE ON BUILDING UNTIL GC SIGN COMPANY IS ON SITE
    - EXISTING SIGNAGE WILL THEN BE REMOVED, PATCH AND REPAIR WORK WILL BE COMPLETED AT SIGN LOCATIONS, AND SIGNAGE WILL BE INSTALLED PER PLANS
    - A TEMPORARY BANNER WILL BE INSTALLED PRIOR TO REMOVAL OF EXISTING EXTERIOR SIGNAGE
      - BANNER WILL REMAIN IN PLACE UNTIL ALL MODIFICATIONS AND/OR REPAIRS HAVE BEEN COMPLETED AND SIGNAGE IS INSTALLED
    - TEMPORARY BANNER WILL BE APPROXIMATELY 125 SF, 5' x 25'
    - EXTERIOR SIGN WORK NEEDS TO BE SCHEDULED, COORDINATED, AND COMPLETED DURING WEEK 6 OF CONSTRUCTION SCHEDULE
  - NOT USED
  - GC RESPONSIBILITIES
    - BY END OF FIRST WEEK OF CONSTRUCTION, REVIEW EXISTING CONSTRUCTION WHERE SIGN(S) WILL BE INSTALLED
      - IF EXISTING CONDITIONS DO NOT MATCH SIGN ATTACHMENT DETAILS SHOWN, REQUEST APPROVAL FROM CONSTRUCTION MANAGER TO SUBMIT RFI IN ACCORDANCE WITH SPECS
      - NOTE DIFFERENCES IN CONSTRUCTION, INCLUDING DIMENSIONS, AND INCLUDE PHOTOGRAPHS FOR CLARIFICATION
    - PROVIDE SUBSTRATE SUITABLE FOR INSTALLATION OF SIGNAGE, REF SIGN DETAILS FOR LIGHTED ID LOGO SIGNS
      - EXISTING (8) BOXES FROM "WAL-MART" SIGNAGE MAY BE REUSED
    - VERIFY VOLTAGE AT CIRCUITS FEEDING LIGHTED SIGNAGE, REF ELEC
    - MAKE FINAL TERMINATIONS ON LIGHTED SIGNAGE
    - REMOVE ALL LIT ID LOGO SIGNS AND UNLIT EXTERIOR STUD MOUNTED BUILDING SIGNS, UNLESS NOTED OTHERWISE
    - MAKE REED EXTERIOR WALL PENETRATIONS, INSTALL CONDUIT, AND SEAL PENETRATIONS PER SPECS

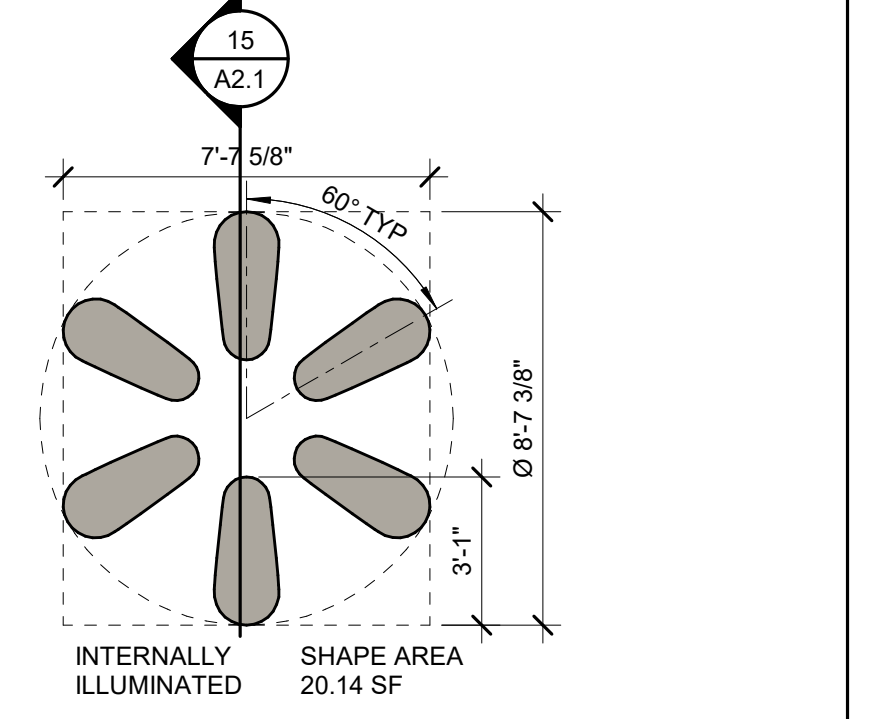
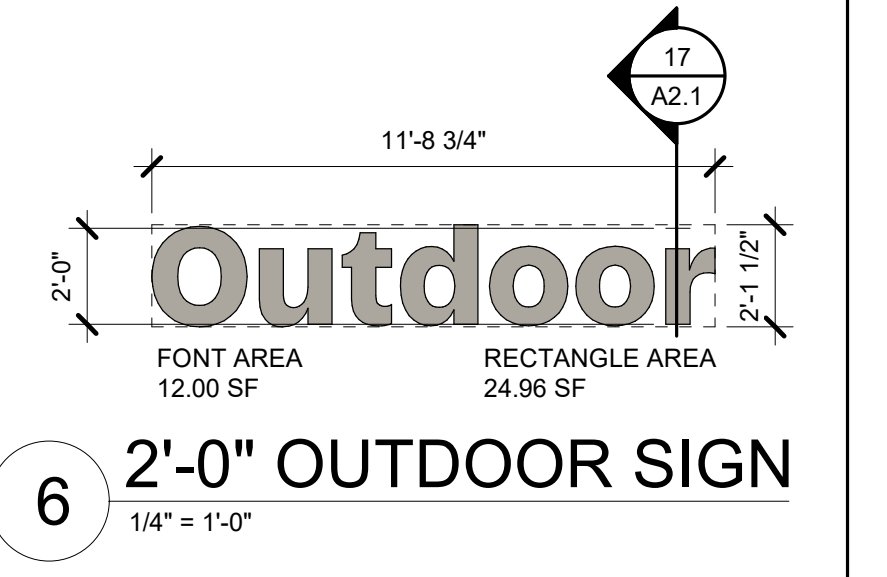
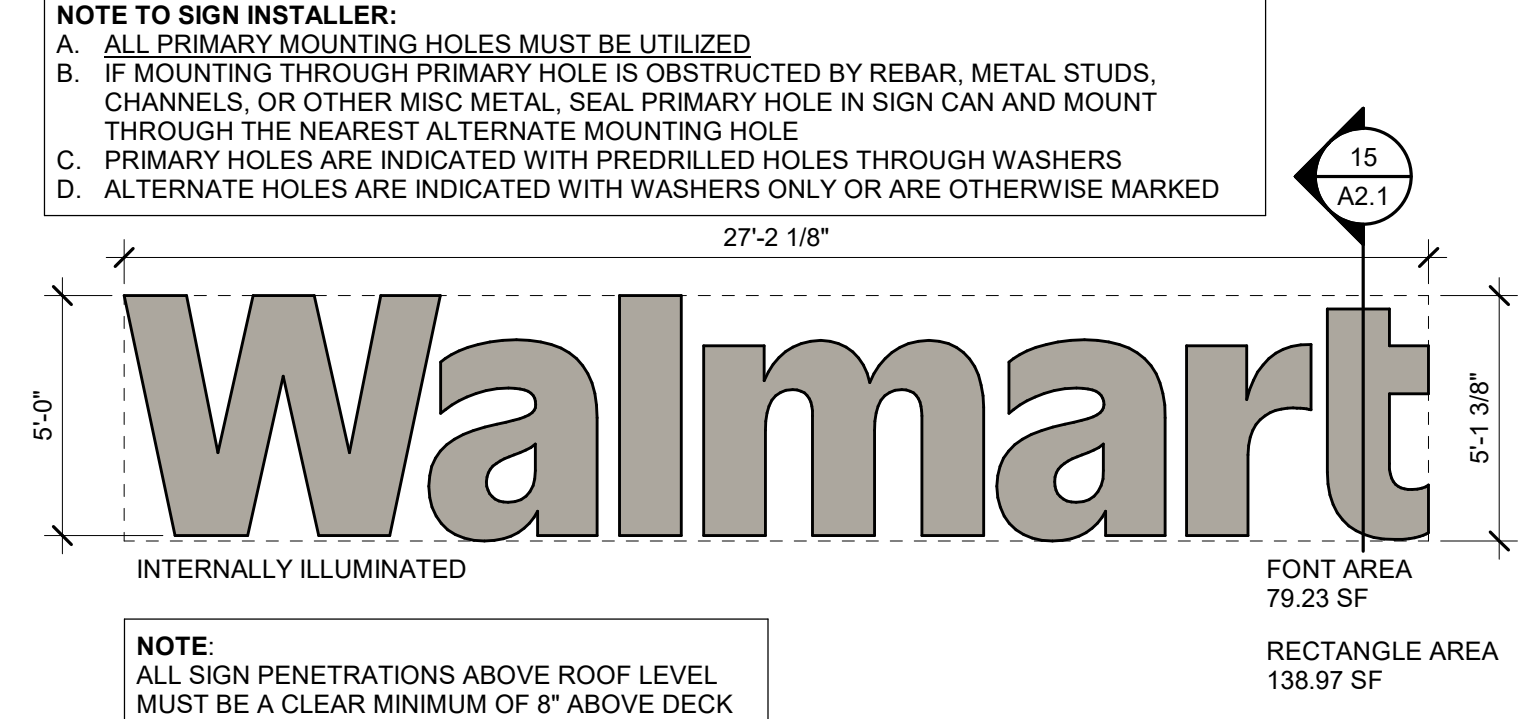
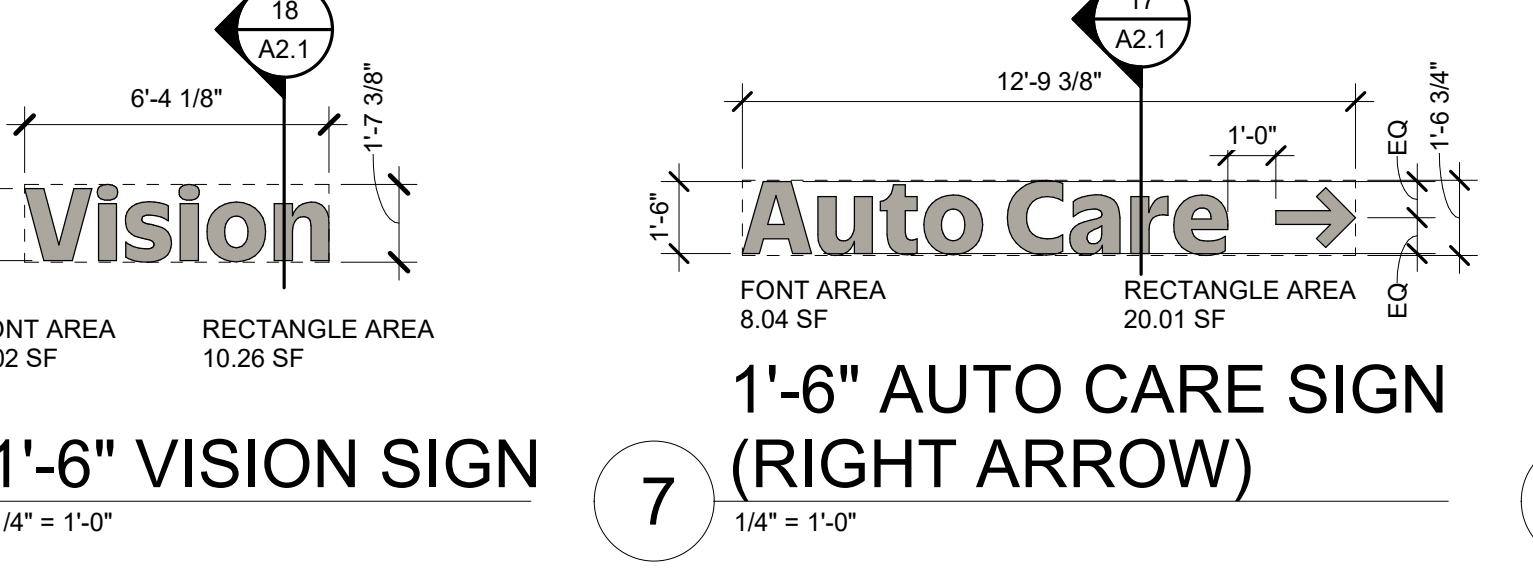
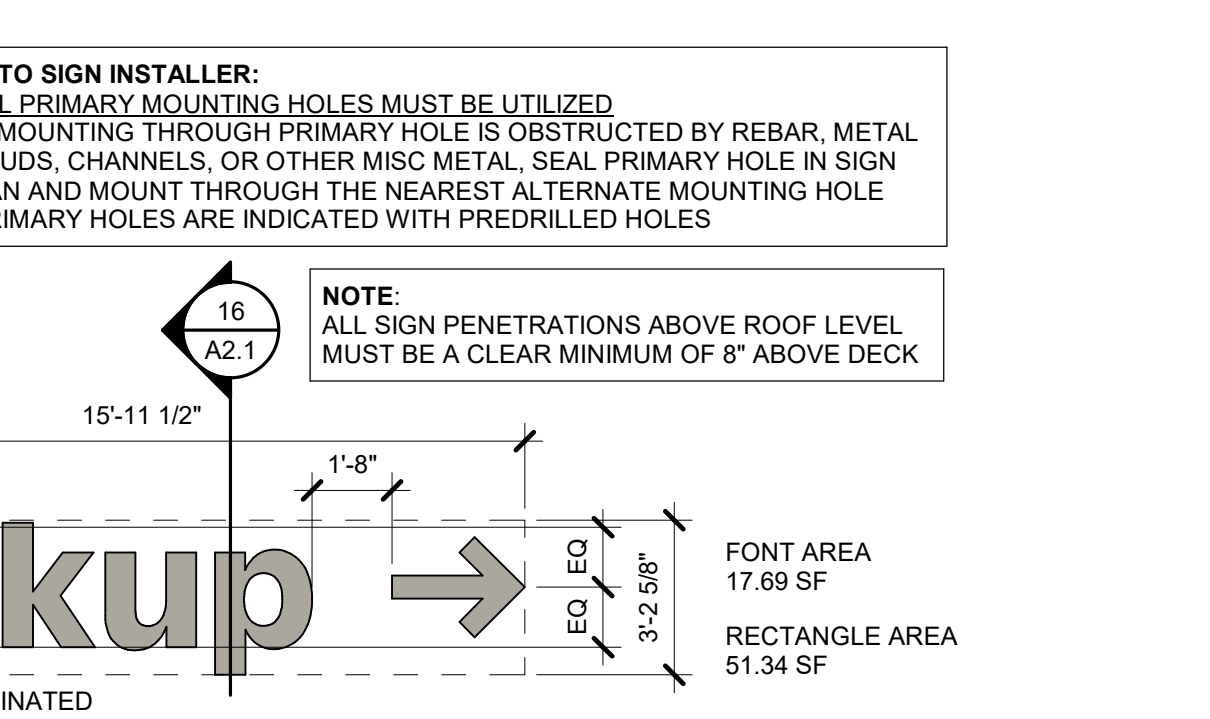
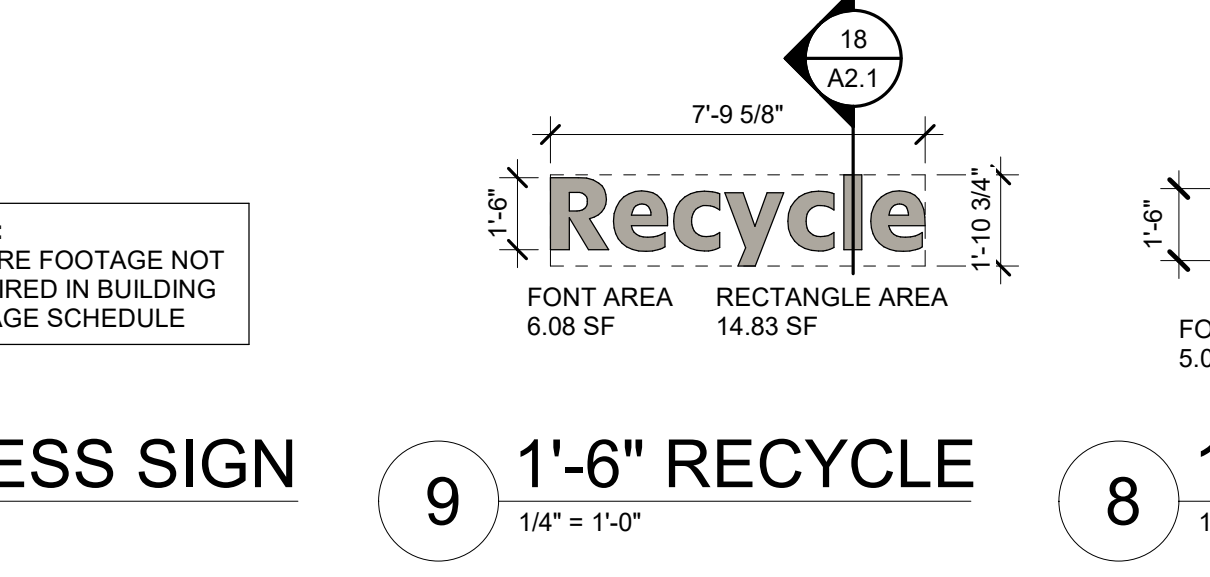
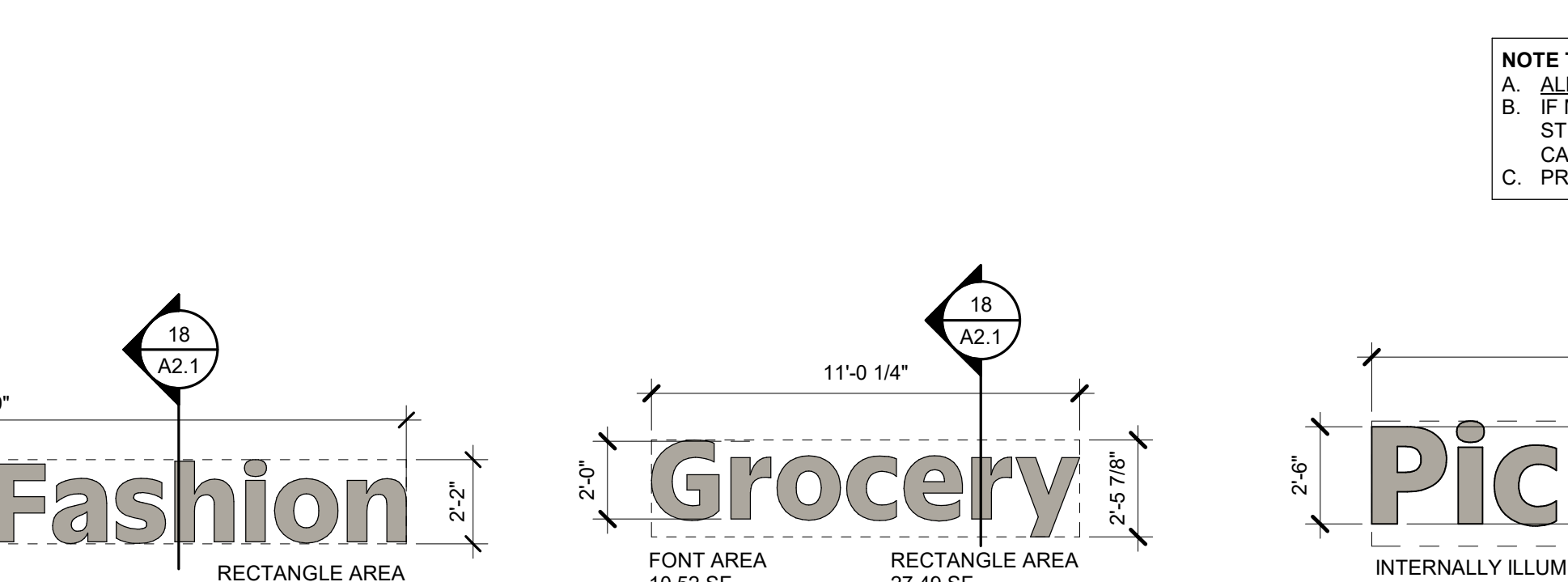
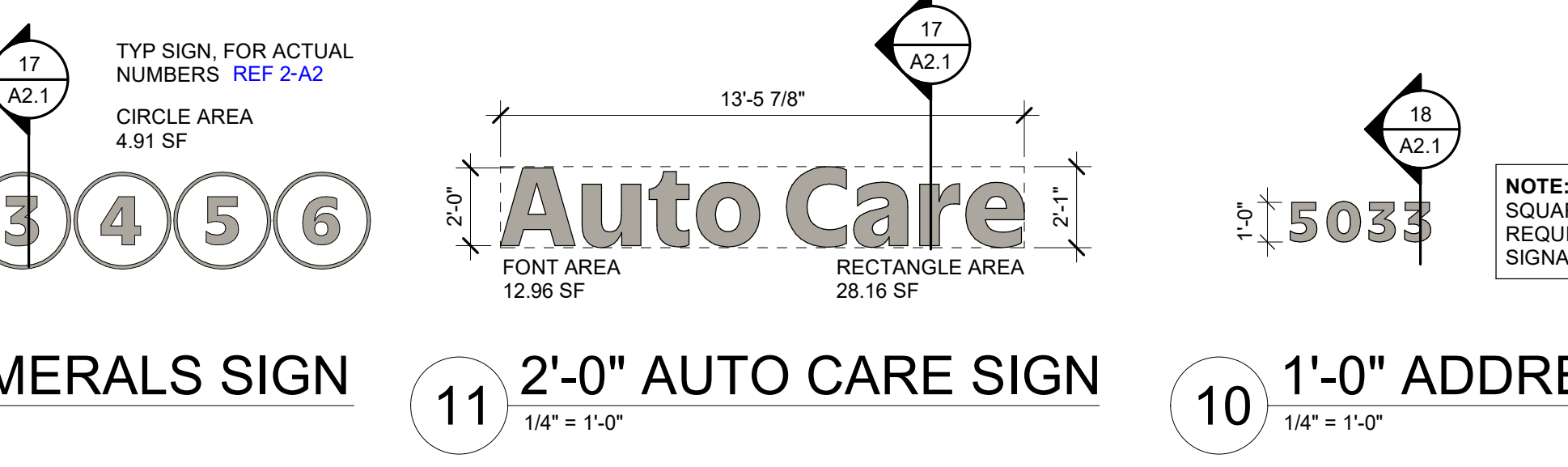
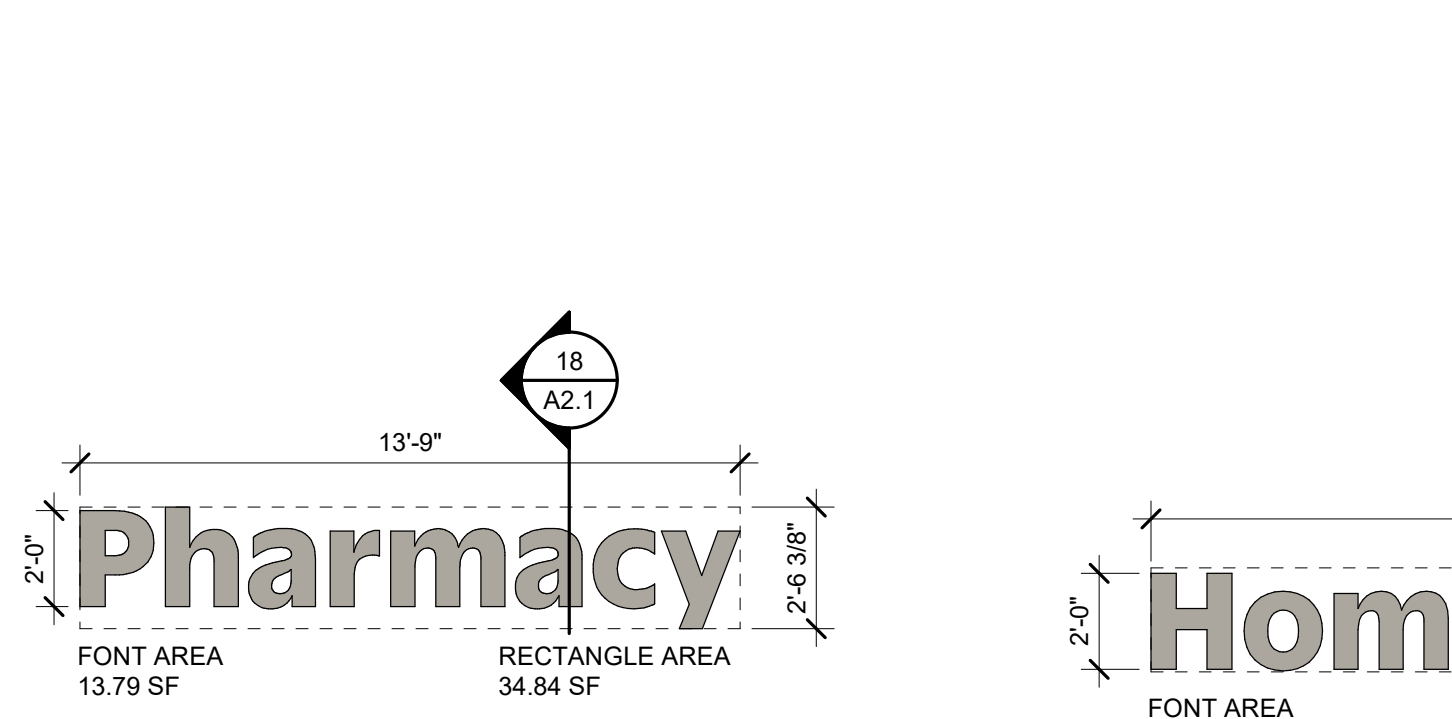
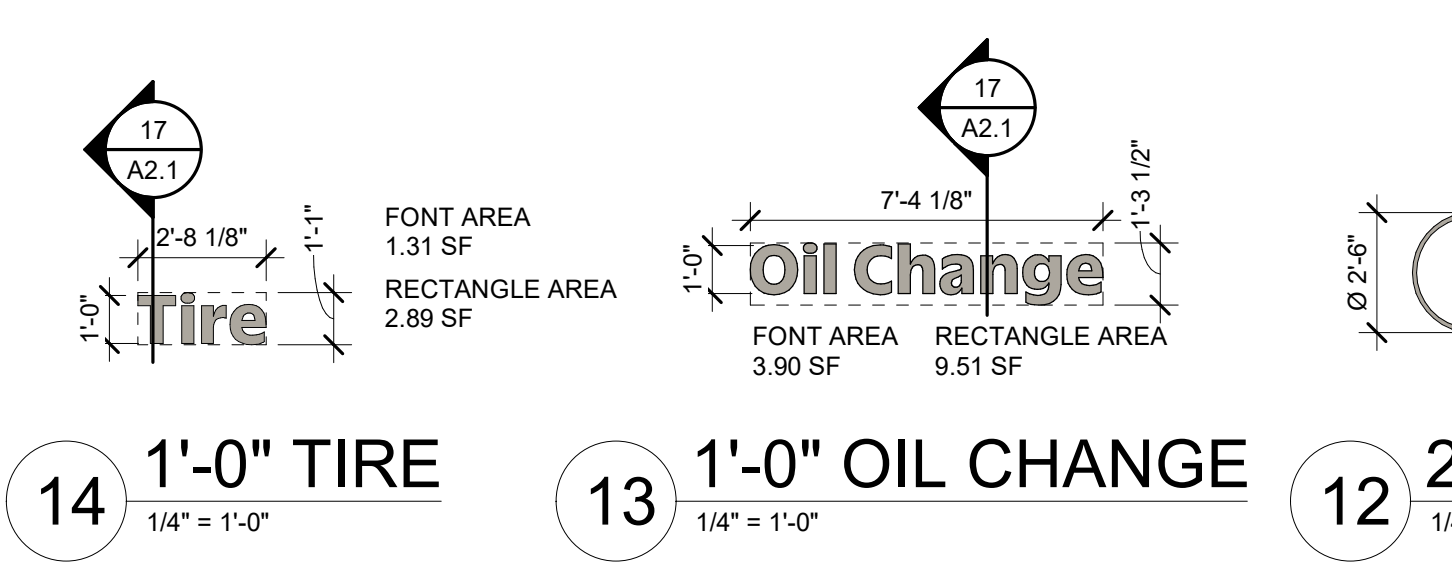


18 NONILLUMINATED SIGNAGE ATTACHMENT  
1 1/2" = 1'-0"

17 NONILLUMINATED SIGNAGE ATTACHMENT  
1 1/2" = 1'-0"

16 ILLUMINATED SIGNAGE ATTACHMENT  
1 1/2" = 1'-0"

15 ILLUMINATED SIGNAGE ATTACHMENT  
1 1/2" = 1'-0"



5 2'-0" PHARMACY SIGN  
1/4" = 1'-0"

4 2'-0" HOME & FASHION  
1/4" = 1'-0"

3 2'-0" GROCERY  
1/4" = 1'-0"

2 2'-6" PICKUP (RIGHT ARROW)  
1/4" = 1'-0"

1 5'-0" WALMART SIGN  
1/4" = 1'-0"

NOTE: SQUARE FOOTAGE NOT REQUIRED IN BUILDING SIGNAGE SCHEDULE

NOTE TO SIGN INSTALLER:  
A. ALL PRIMARY MOUNTING HOLES MUST BE UTILIZED  
B. IF MOUNTING THROUGH PRIMARY HOLE IS OBSTRUCTED BY REBAR, METAL STUDS, CHANNELS, OR OTHER MISC METAL, SEAL PRIMARY HOLE IN SIGN CAN AND MOUNT THROUGH THE NEAREST ALTERNATE MOUNTING HOLE  
C. PRIMARY HOLES ARE INDICATED WITH PREDRILLED HOLES THROUGH WASHERS  
D. ALTERNATE HOLES ARE INDICATED WITH WASHERS ONLY OR ARE OTHERWISE MARKED

NOTE TO SIGN INSTALLER:  
A. ALL PRIMARY MOUNTING HOLES MUST BE UTILIZED  
B. IF MOUNTING THROUGH PRIMARY HOLE IS OBSTRUCTED BY REBAR, METAL STUDS, CHANNELS, OR OTHER MISC METAL, SEAL PRIMARY HOLE IN SIGN CAN AND MOUNT THROUGH THE NEAREST ALTERNATE MOUNTING HOLE  
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NOTE: ALL SIGN PENETRATIONS ABOVE ROOF LEVEL MUST BE A CLEAR MINIMUM OF 8" ABOVE DECK

NOTE: ALL SIGN PENETRATIONS ABOVE ROOF LEVEL MUST BE A CLEAR MINIMUM OF 8" ABOVE DECK

**pb2**  
architecture  
+engineering  
4886 W Pauline Whitaker Pkwy  
Suite 200  
Rogers, Arkansas 72758  
Phone: 479.636.3545  
Architect of Record  
William Douglas Hurley  
New York License No. 029897-1

STIPULATION FOR REUSE:  
THIS DRAWING WAS PREPARED FOR THE PROJECT AND SITE SPECIFIC TO THE PROJECT AND IS NOT TO BE REUSED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED AND WILL BE CONSIDERED A VIOLATION OF THE ARCHITECT'S PROFESSIONAL ETHICS AND THE ARCHITECT'S LIABILITY WILL BE LIMITED TO THE ORIGINAL PROJECT.

**Walmart**  
WILLIAMSVILLE, NEW YORK  
5033 TRANSIT ROAD  
STORE NO. 02555.252  
JOB NUMBER: 2024.0962

ISSUE BLOCK		
NO.	DATE	DESCRIPTION
1	05.12.2025	OTF
1	04.05.2026	PR#1

CHECKED BY:	AR
DRAWN BY:	DR
PROTO:	192
PROTO CYCLE:	01.31.2025
DOCUMENT DATE:	05.12.2025

NEW YORK ALTERATION WARNING  
IT IS A VIOLATION OF NEW YORK REGULATION 89.50 FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY WITHOUT AFFIXING TO THE ITEM HIS SEAL AND THE NOTIFICATION "ALTERED BY" FOLLOWED BY A SIGNATURE, DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

ANY DOCUMENT THAT DOES NOT CONTAIN THE SEAL AND SIGNATURE OF THE ARCHITECT OR ENGINEER OF RECORD SHALL BE CONSIDERED PRELIMINARY. THESE DOCUMENTS SHALL NOT BE USED FOR BIDDING OR CONSTRUCTION AND SHALL BE USED FOR REVIEW ONLY.

EXTERIOR SIGNAGE

SHEET: A2.1

# *Short Environmental Assessment Form*

## *Part 1 - Project Information*

### **Instructions for Completing**

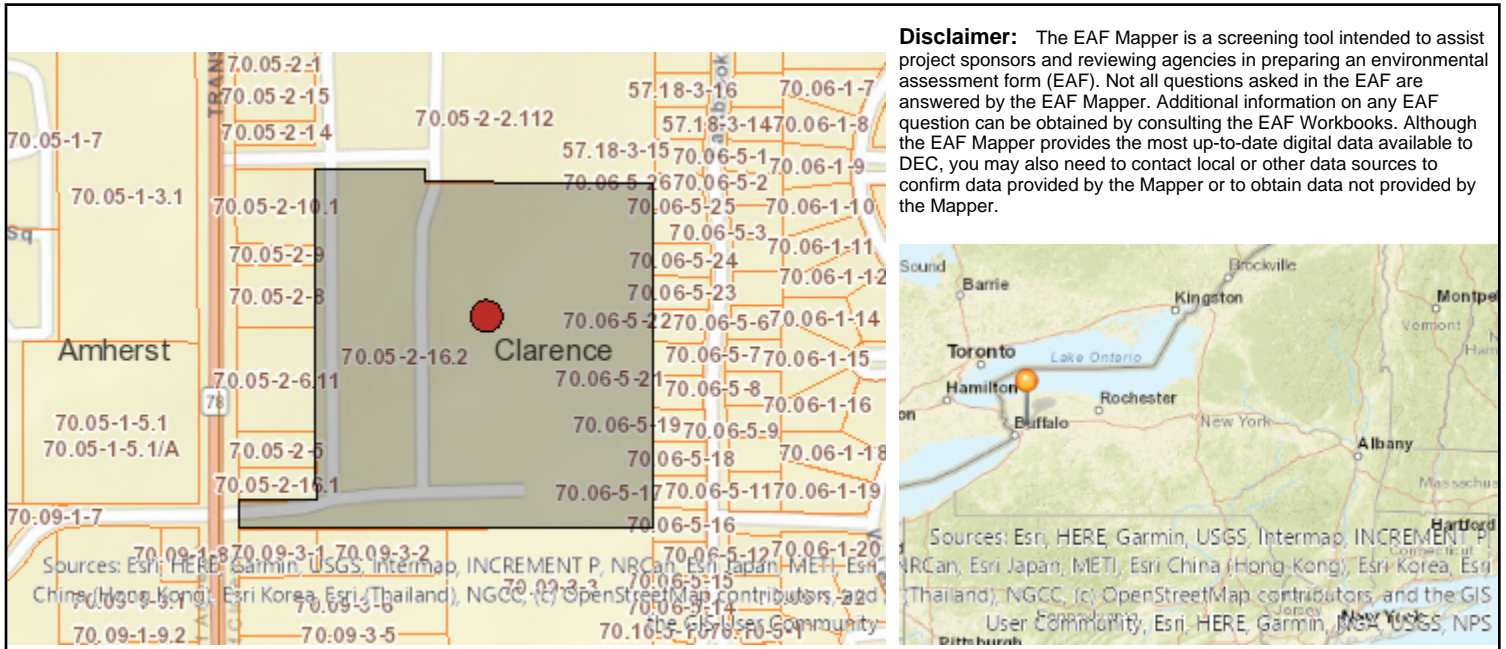
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 – Project and Sponsor Information</b>				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip Code:	
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.			NO <input type="checkbox"/>	YES <input type="checkbox"/>
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:			NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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)				
<input type="checkbox"/> Forest           Agriculture                           Aquatic           Other(Specify):				
<input type="checkbox"/> Parkland				

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
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?	NO <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
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: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
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?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
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: _____ _____ _____	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest    Agricultural/grasslands    Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban    Suburban		
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?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
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: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
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: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
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: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
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: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: _____ Date: _____  Signature: _____ Title: _____		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	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

Project: Walmart Store Remodel & Addition

Date: 06-03-2026

## *Short Environmental Assessment Form*

### *Part 2 - Impact Assessment*

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### *Short Environmental Assessment Form Part 3 Determination of Significance*

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

After a thorough review with involved and interested agencies, it has been determined that the Proposed Project will not have significant adverse impacts to the environment. See attached EAF Part 3b for the "Reasons Supporting this Determination."

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town of Clarence Planning Board  
 \_\_\_\_\_  
 Name of Lead Agency

06-03-2026  
 \_\_\_\_\_  
 Date

Robert Sackett  
 \_\_\_\_\_  
 Print or Type Name of Responsible Officer in Lead Agency

Town of Clarence Planning Board Chair  
 \_\_\_\_\_  
 Title of Responsible Officer

\_\_\_\_\_  
 Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
 Signature of Preparer (if different from Responsible Officer)

## FEAF Part 3b Reasons Supporting this Determination:

**Project Name:** Walmart Store Remodel & Addition

**Project Location:** 5033 Transit Road - SBL: 70.05-2-16.2

**Date:** 06-03-2026

The "Project Site" is located at 5033 Transit Road (SBL: 70.05-2-16.2), consists of +/- 26.5 acres of land, and currently contains a large commercial retail building ("Walmart"). The Project Site is zoned as Major Arterial ("MA") pursuant to the Town of Clarence Zoning Map. The "Project" involves the construction of an addition to the south side of the existing Walmart building. The addition would be +/- 5,818 sq.ft. and site improvements would include a parking lot reconfiguration to allow for pickup parking spaces for online shoppers.

After a thorough review with involved and interested agencies, it has been determined that the Project will not have any potentially significant adverse impacts to the environment. Pursuant to §229-92 of the Town of Clarence Zoning Code, retail sale activities are a permitted use in the underlying zoning classification. The Project is not in sharp contrast to nearby land use patterns, which include commercial retail along Transit Road and residential along the east of the Project Site. *Clarence 2030 – Town of Clarence Comprehensive Plan ("Clarence 2030")* encourages the development and adaptive reuse of commercial land in the Town of Clarence. The Project is in keeping with the recommended land use, designed guidelines, and site layout standards for the area.

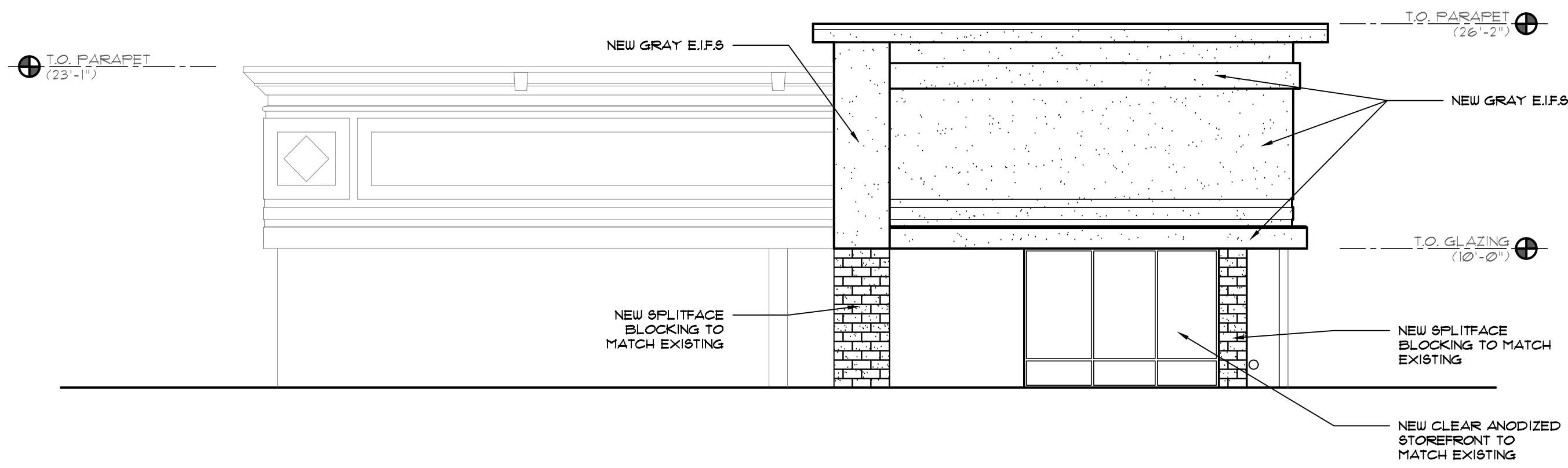
The Project Site is not located within or adjacent to a critical environmental area, and the Project would not create a hazard to environmental resources or human health. The Project will not result in disturbance of more than one acre of land, and a Stormwater Pollution Prevention Plan ("SWPPP") is not anticipated. The Project will result in physical disturbance of developed land; however, this potential impact represents a small impact since construction activities will need to comply with required applicable erosion and sediment control measures. Such erosion and sediment control measures will be specified in the engineered plans to be prepared by a licensed engineering firm. The proposed erosion control measures will be reviewed by the Engineering Department during the building permit review process. Additionally, the areas to be disturbed were previously disturbed by the construction of Walmart. The Project will not have any potentially significant adverse impacts to wetlands as the area for the Project is primarily parking lots and maintained landscaped beds.

The Project Site does fall within an area designated as sensitive by the New York State Historic Preservation Office ("SHPO") archaeological site inventory; however, the area for the Project has previously been disturbed by the construction of Walmart. The Project will result in minimal clearing of existing vegetation on the Project Site. There was no documented presence of protected, threatened or endangered species on the Project Site.

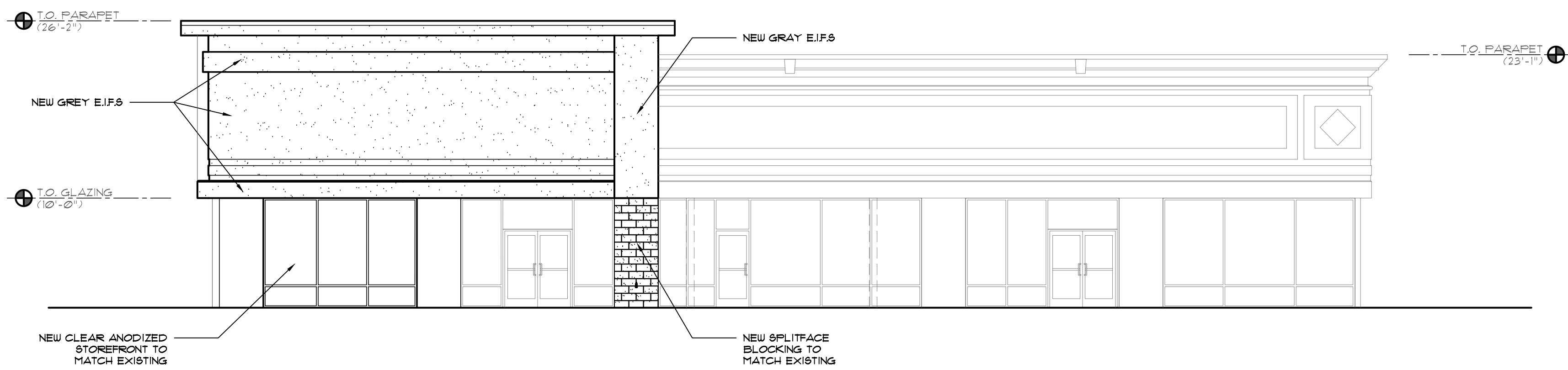
The Project Sponsor shall obtain all appropriate permits and approvals from the Erie County Water Authority ("ECWA") for connection or modification to the existing water supply. The Project Site is located within Erie County Sewer District No. 5 ("ECSD #5") and the Project Sponsor shall obtain all appropriate permits and approvals from the Erie County Department of Sewerage Management ("ECDSM") for any proposed modifications to the sewer system.

Although it is not proposed as part of this Project, the Project Sponsor shall obtain all appropriate permits from the New York State Department of Transportation (“NYSDOT”) for any proposed curb cut modifications to Transit Road. Using the NYS SEQRA EAF Workbook as a guiding document, the Project will not result in a significant increase in traffic. The Project Sponsor shall coordinate with the Building Department during the Building Permit review process to ensure that appropriate emergency access is maintained and will not be impeded as a result of this Project. The Project will cause an increase in the use of energy; however, the overall use of power will not exceed the amount of power currently available at the Project Site. As part of the Building Permit review process, the Project Sponsor shall coordinate with the appropriate utilities to obtain all appropriate permits as required. All proposed lighting shall be dark sky compliant and shielded to ensure no light pollution or spillage will occur off site. Impacts to noise, odor, and light will be consistent with existing conditions currently on the Project Site, and the Project will not cause any potentially significant adverse impacts to noise, odor, or light. Any potentially significant adverse impacts from the outside display and storage of merchandise will be addressed through the Town’s Temporary Conditional Permit review process.

DRAFT



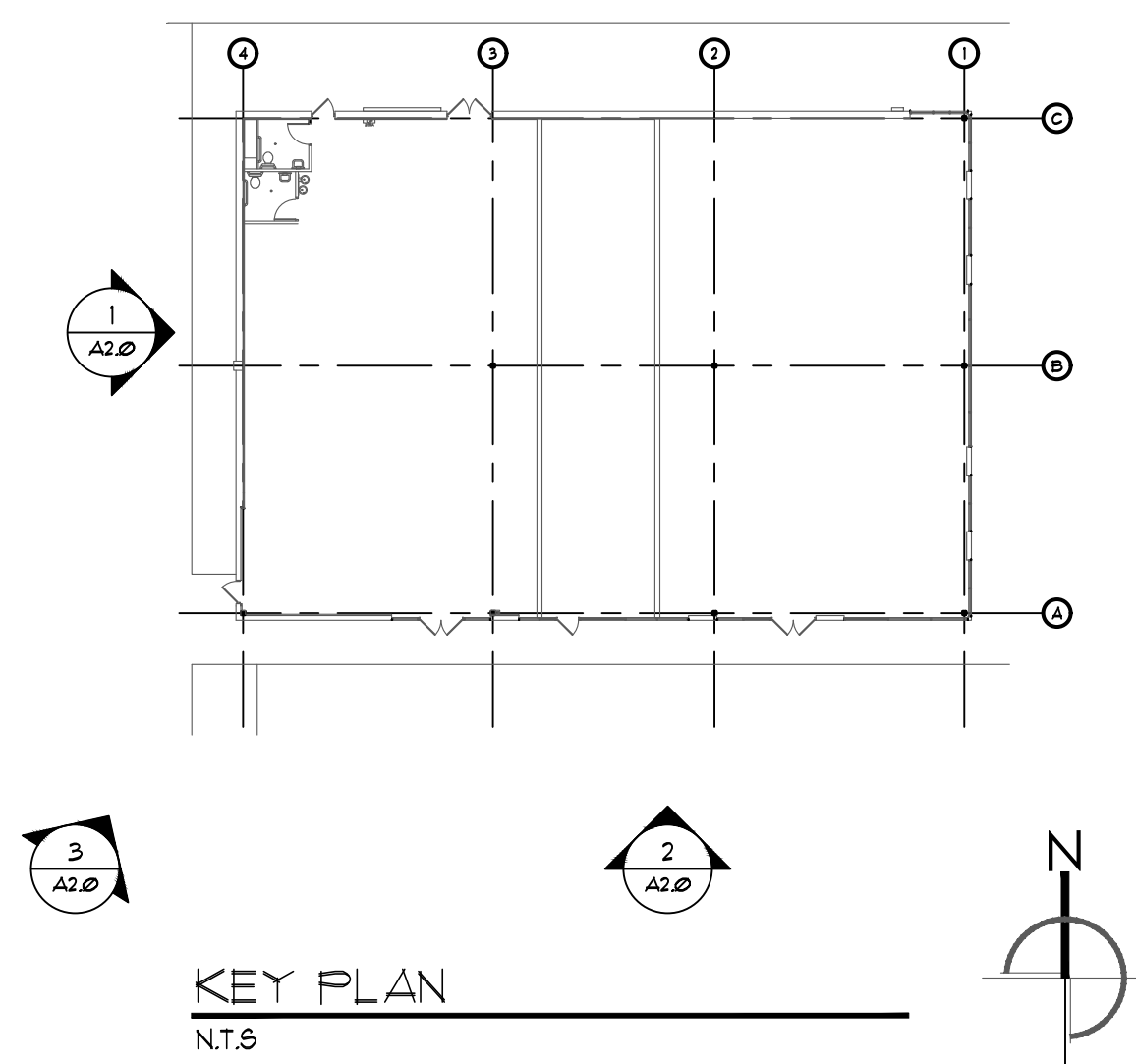
1 PROPOSED WEST ELEVATION  
A2.0 SCALE: 1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION  
A2.0 SCALE: 1/8" = 1'-0"



3 FACADE RENDERING  
A2.0 \*SHOWN FOR REFERENCE\*



KEY PLAN  
N.T.S.

DRAWING REVISIONS:	
No.	DATE BY REMARKS

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

**NOTICE**  
UNAUTHORIZED ALTERATIONS OF THIS DOCUMENT ARE IN VIOLATION OF SECTION #7208 OF THE STATE EDUCATION LAW.

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

PROPERTY NUMBER: 2085  
AREA: -

**EASTGATE PLAZA**  
5095 TRANSIT RD - SUITE 300  
WILLIAMSVILLE, NEW YORK 14221

**FACADE RENOVATION**

SEAL: \_\_\_\_\_  
TITLE  
ELEVATIONS

DRAWN BY: RKT  
CHECKED BY: JAR  
DATE: 05.15.26  
DRAWING NO. **A2.0**

