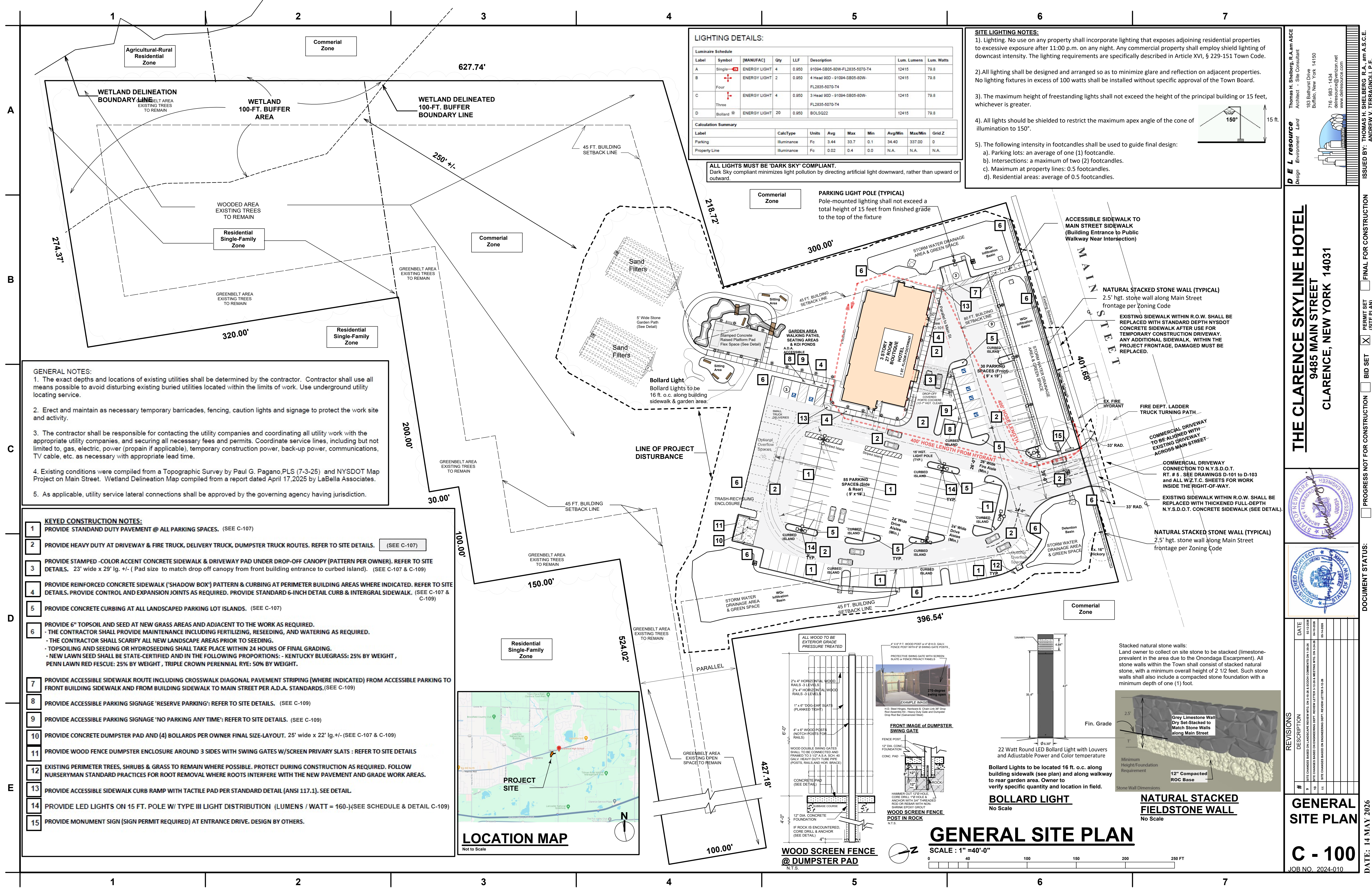
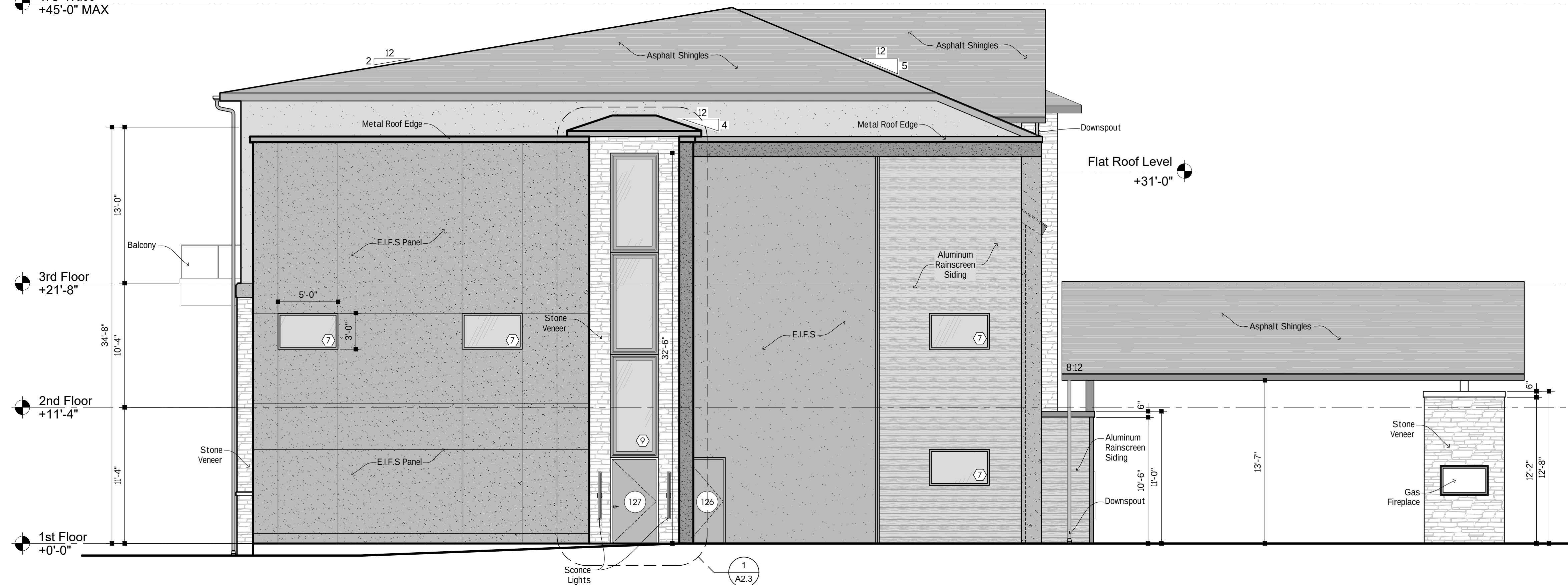




T/O Truss
+45'-0" MAX

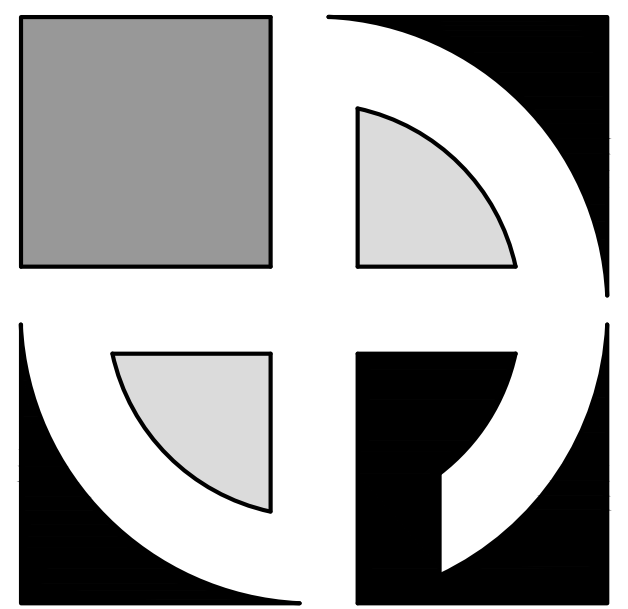


1 WEST ELEVATION
3/16"=1'-0"

T/O Truss
+45'-0" MAX



2 NORTH ELEVATION
3/16"=1'-0"



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25-112

SKYLINE HOTEL
9465 MAIN STREET
CLARENCE, NY 14031

No.	Description	Date	By

DATE:
5-8-26

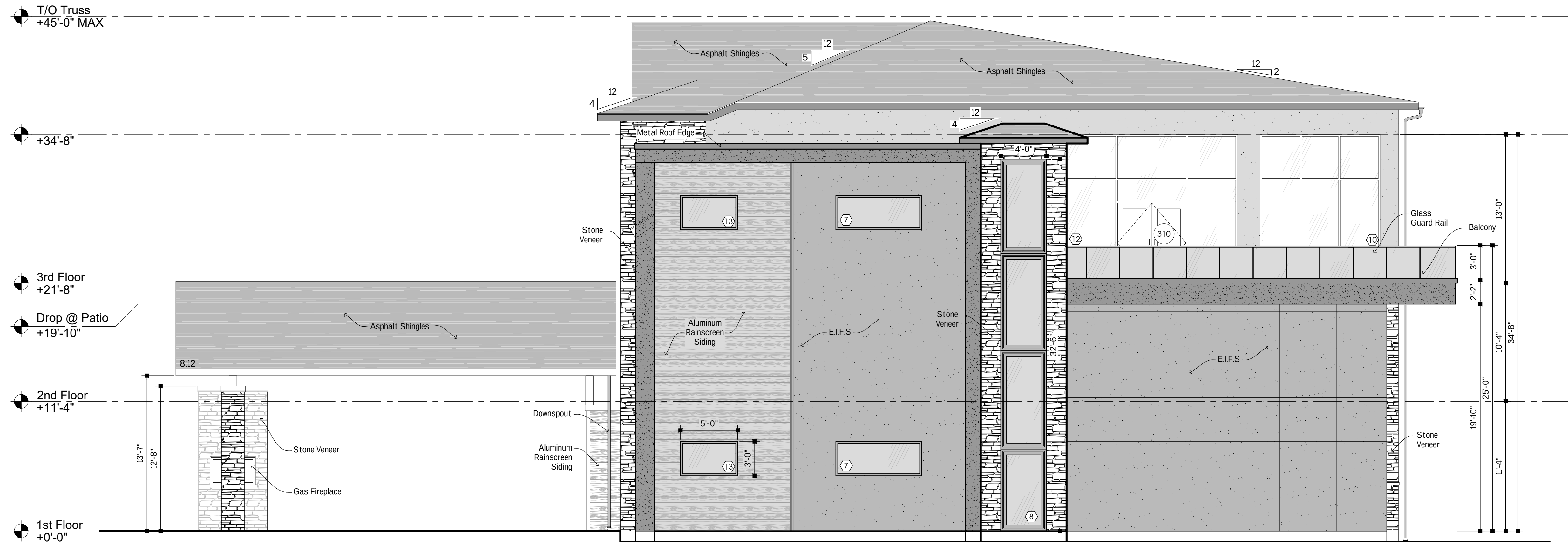
DRAWN BY:
M. Kasperek

CHECKED BY:
M. Dean

SCALE:
3/16"= 1'-0"

ELEVATIONS

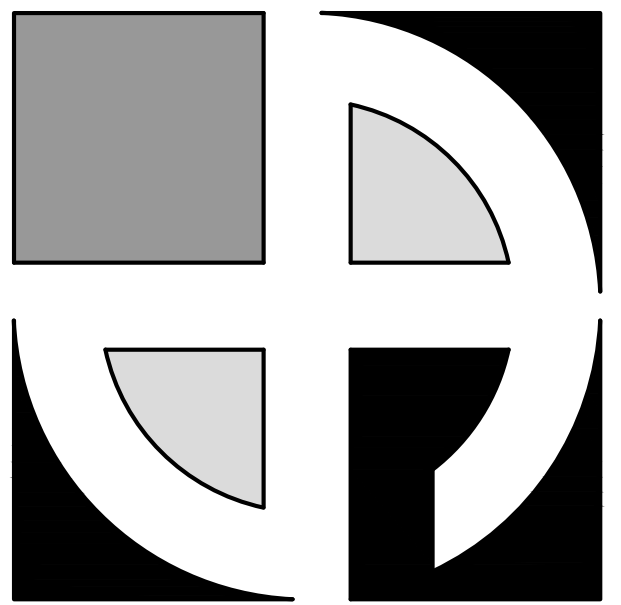
A2.1



1 | EAST ELEVATION
3/16"=1'-0"



2 | SOUTH ELEVATION
3/16"=1'-0"



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SKYLINE HOTEL
9465 MAIN STREET
CLARENCE, NY 14031

No.	Description	Date	By

DATE:
5-8-26

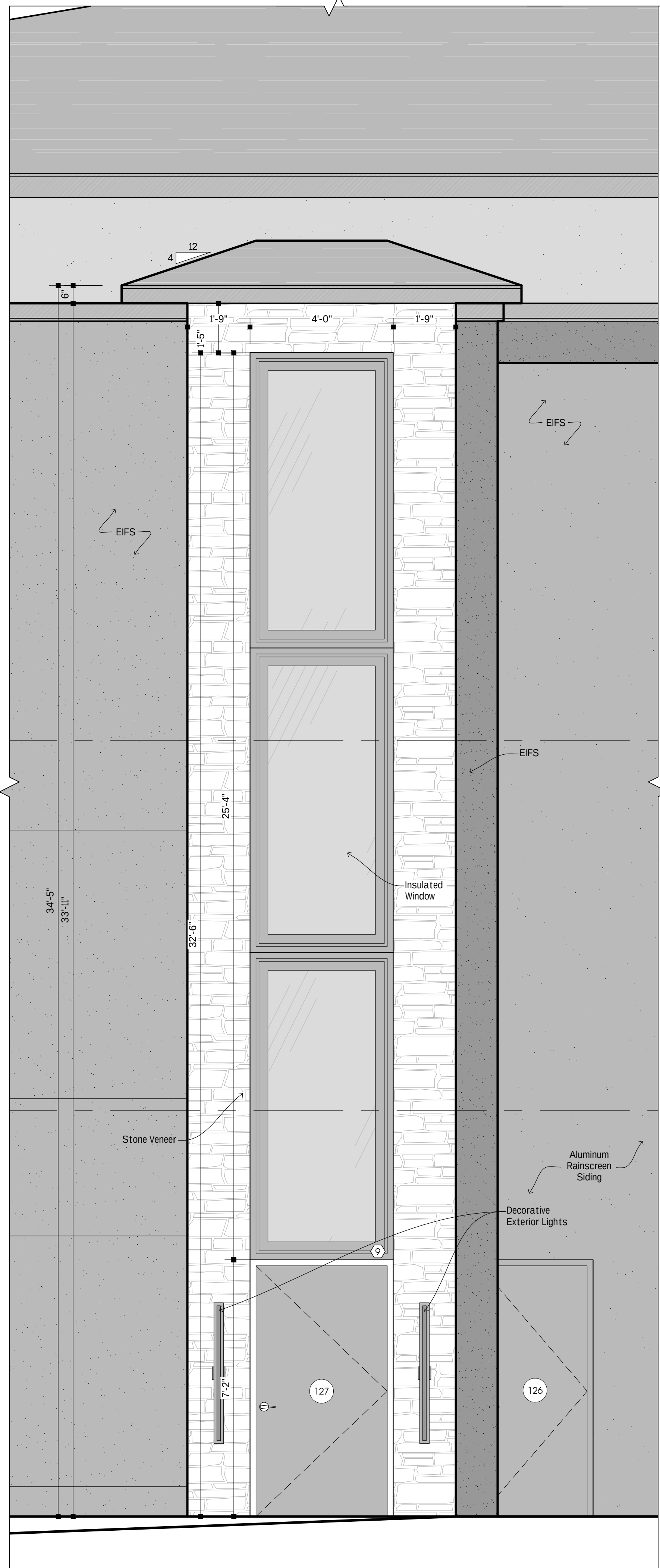
DRAWN BY:
M. Kasperek

CHECKED BY:
M. Dean

SCALE:
3/16"= 1'-0"

ELEVATIONS

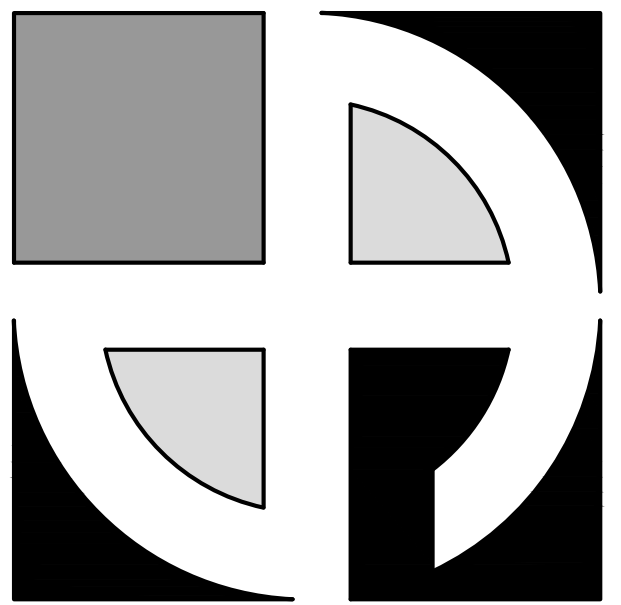
A2.2



1 ENLARGED NORTH ELEVATION
1/2"=1'-0"



2 ENLARGED WEST ELEVATION
1/2"=1'-0"



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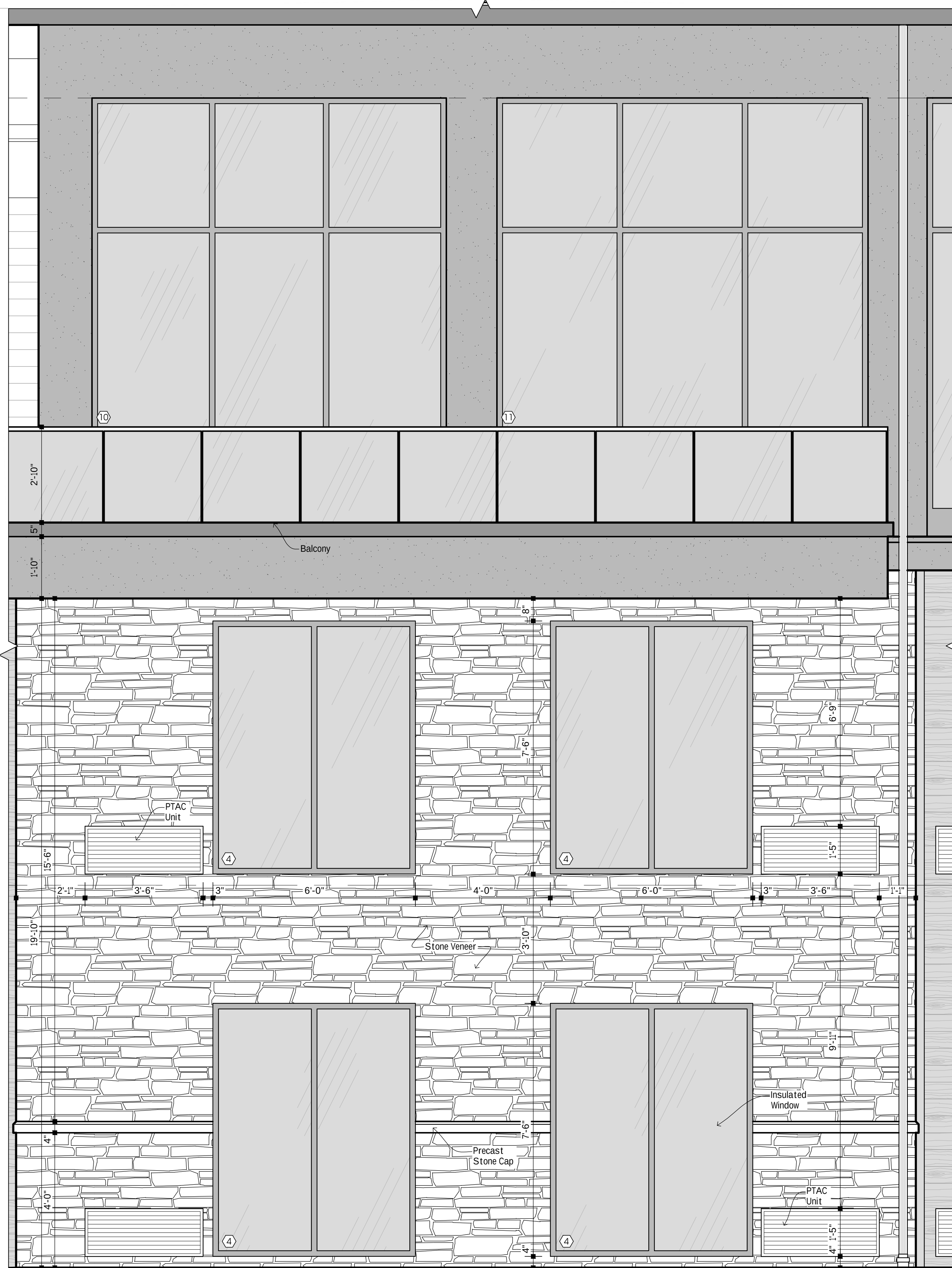
SKYLINE HOTEL
9465 MAIN STREET
CLARENCE, NY 14031

No.	Description	Date	By

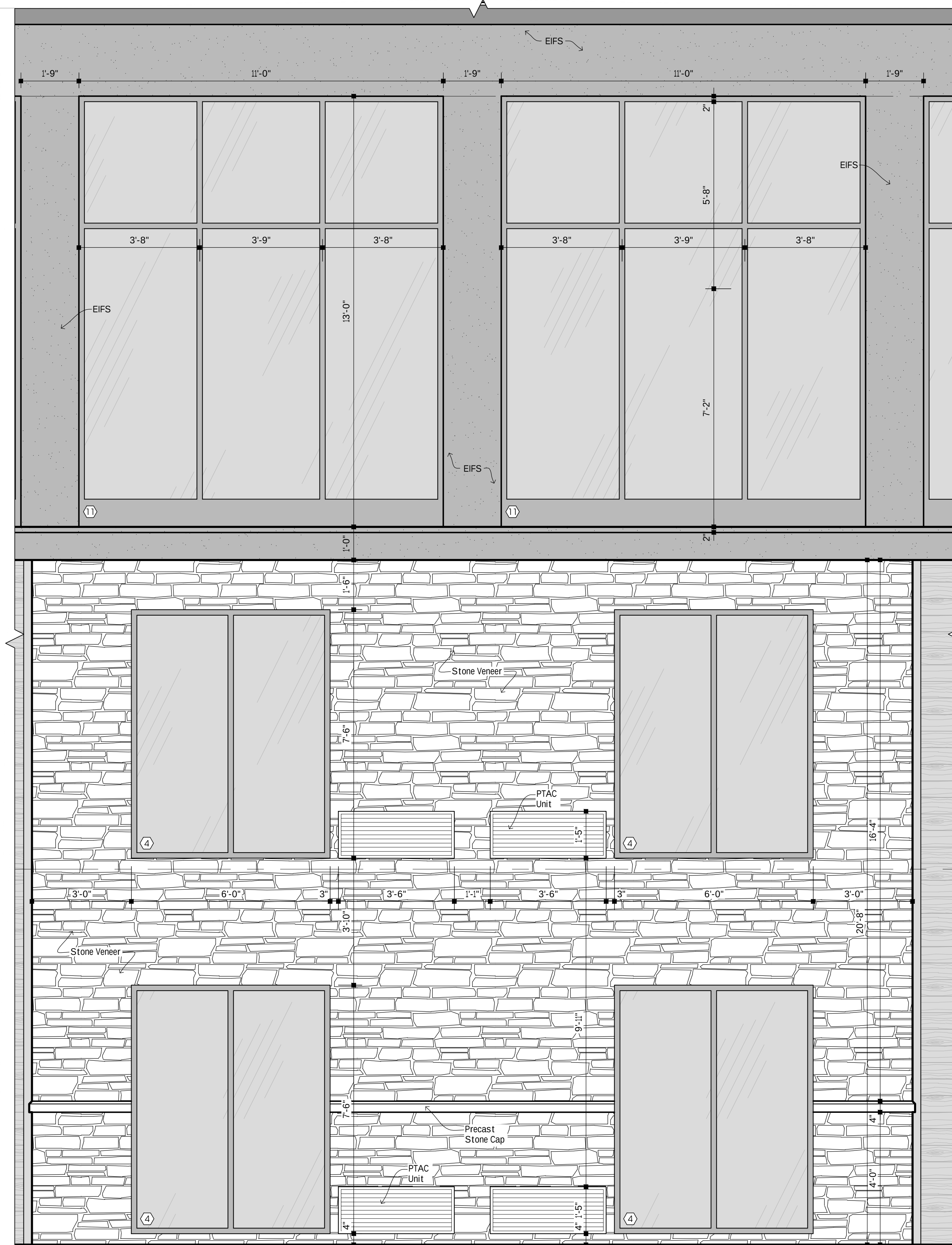
DATE:
5-8-26
DRAWN BY:
A. Barraclough
CHECKED BY:
M. Dean
SCALE:
1/2"= 1'-0"

ENLARGED
ELEVATIONS

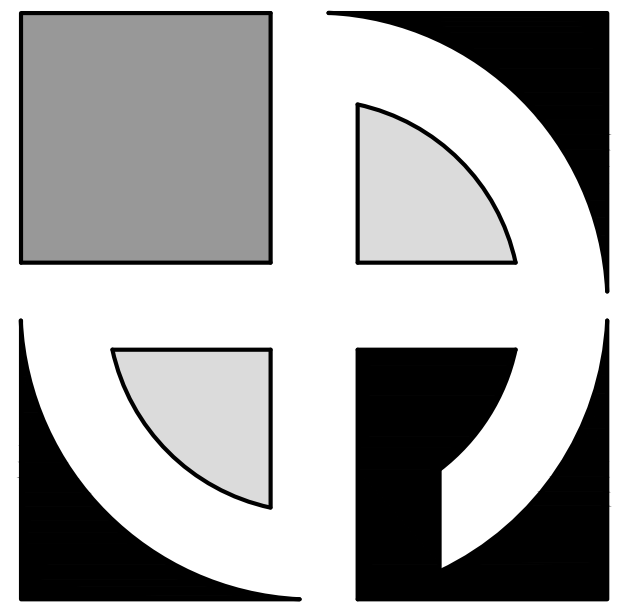
A2.3



1 | ENLARGED EAST ELEVATION
1/2"=1'-0"



2 | ENLARGED EAST ELEVATION
1/2"=1'-0"



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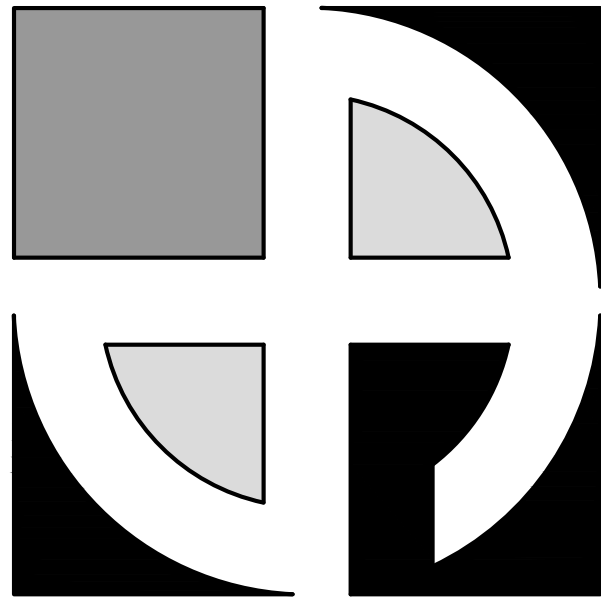
LJ construction
SKYLINE HOTEL
9465 MAIN STREET
CLARENCE, NY 14031

No.	Description	Date	By

DATE:
5-8-26
DRAWN BY:
A. Barraclough
CHECKED BY:
M. Dean
SCALE:
1/2"= 1'-0"

ENLARGED
ELEVATIONS

A2.4

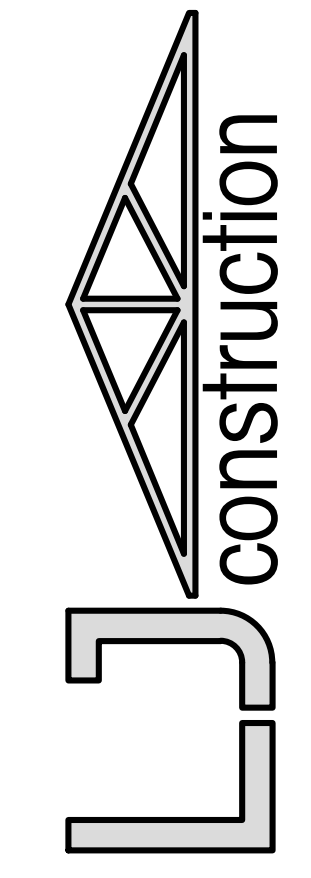


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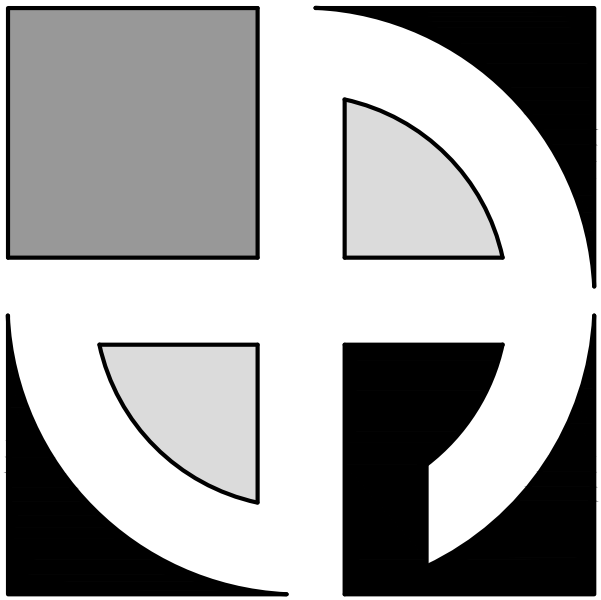
 **SKYLINE HOTEL**
9465 MAIN STREET
CLARENCE, NY 14031

No.	Description	Date	By

DATE: 5-8-26
DRAWN BY: A. Barracough
CHECKED BY: M. Dean
SCALE: 1/2"= 1'-0"

RENDERINGS

A2.5



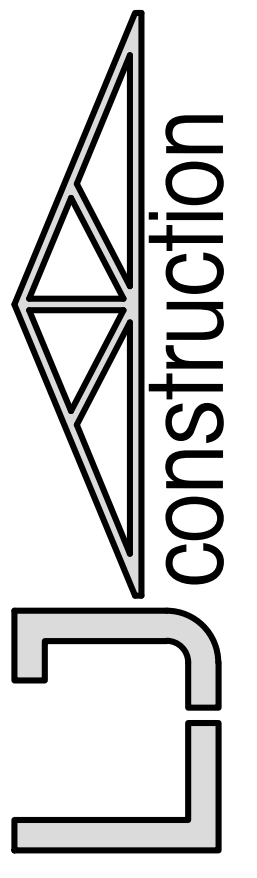
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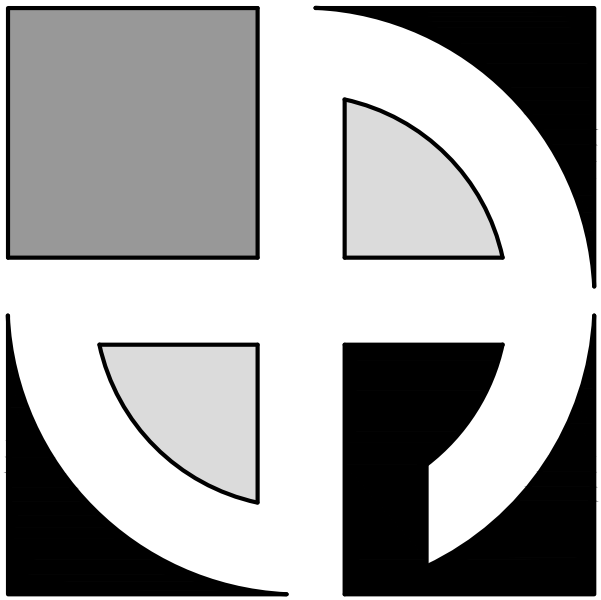
 **SKYLINE HOTEL**
9485 MAIN STREET
CLARENCE, NY 14031

No.	Description	Date	By

DATE:
5-8-26
DRAWN BY:
A. Barracough
CHECKED BY:
M. Dean
SCALE:
1/2"= 1'-0"

RENDERINGS

A2.6



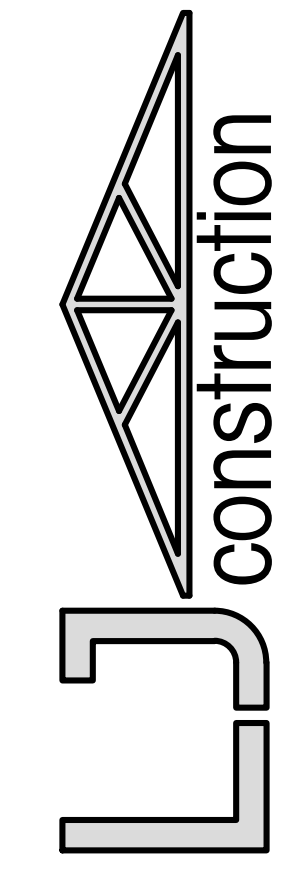
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9465 MAIN STREET
CLARENCE, NY 14031

No.	Description	Date	By

DATE:
5-8-26

DRAWN BY: A. Barracough	CHECKED BY: M. Dean
----------------------------	------------------------

SCALE:
1/2"= 1'-0"

RENDERINGS

A2.7

CIVIL-SWPPP ENGINEER :

Studio T-3 Engineering PLLC
Andrew V. Terragnoli, P.E.

OPERATOR-OWNER:

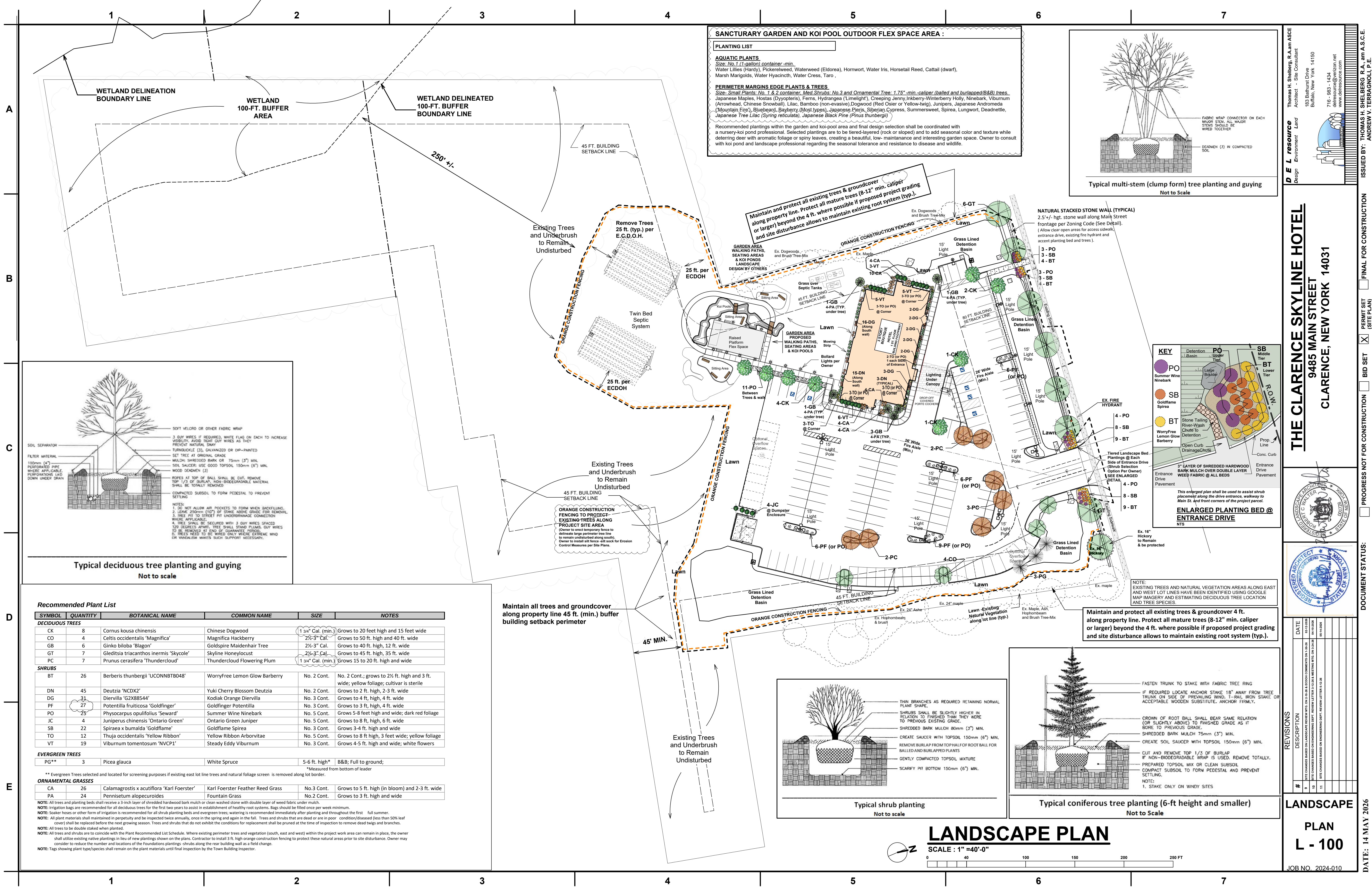
ARROWHEAD TIMBERLODGE , LLC

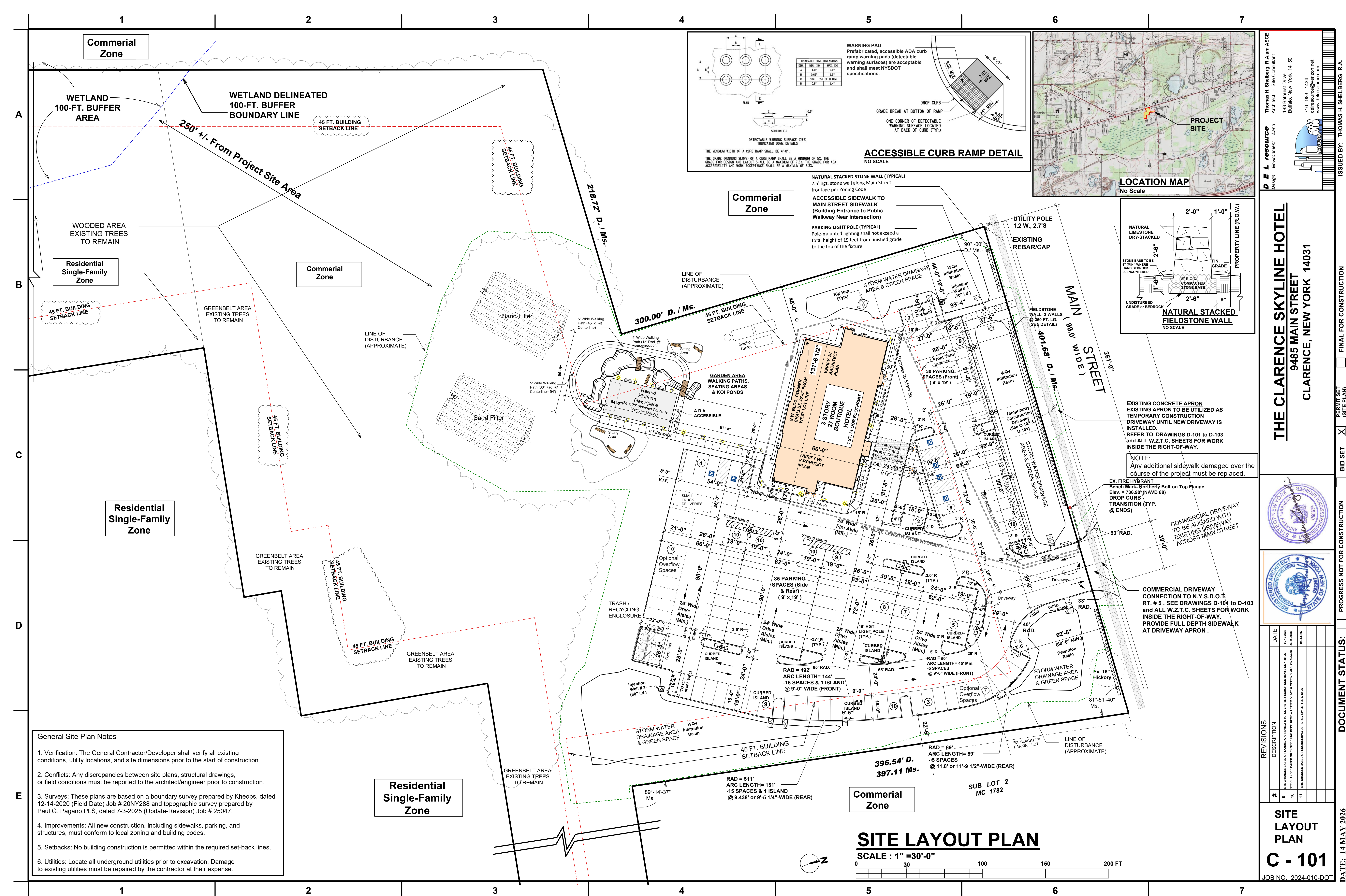


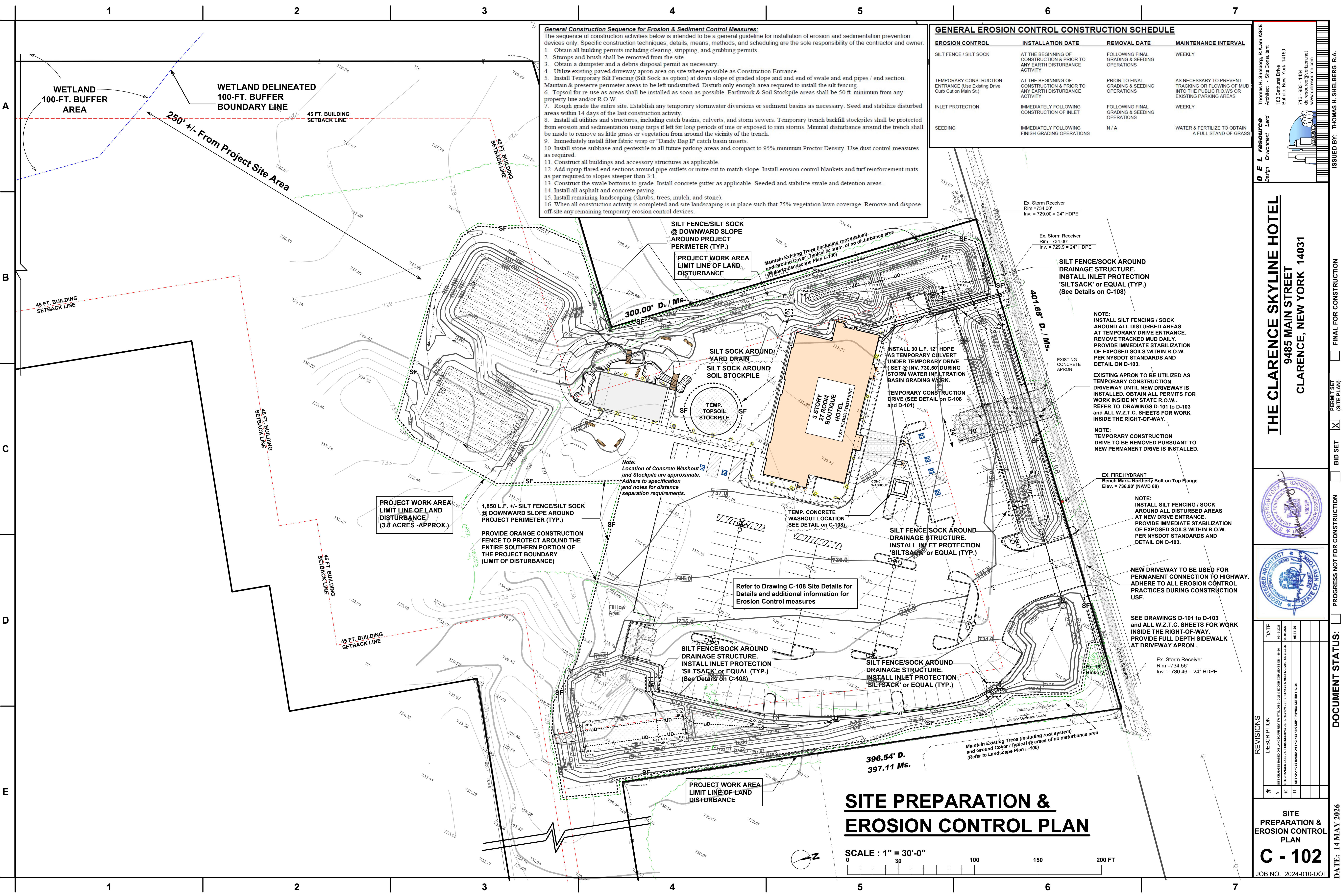
3 SHEETS

**COVER
SHEET
CS - 100**

DATE: 10 APRIL 2026







General Construction Sequence for Erosion & Sediment Control Measures:
The sequence of construction activities below is intended to be a general guideline for installation of erosion and sedimentation prevention devices only. Specific construction techniques, details, means, methods, and scheduling are the sole responsibility of the contractor and owner.

1. Obtain all building permits including clearing, stripping, and grubbing permits.
2. Stumps and brush shall be removed from the site.
3. Obtain a dumpster and a debris disposal permit as necessary.
4. Utilize existing paved driveway apron area on site where possible as Construction Entrance.
5. Install Temporary Silt Fencing (Silt Sock as option) at down slope of graded slope and end of swale and end pipes / end section. Maintain & preserve perimeter areas to be left undisturbed. Disturb only enough area required to install the silt fencing.
6. Topsoil for re-use as areas shall be installed as soon as possible. Earthwork & Soil Stockpile areas shall be 50 ft. minimum from any property line and/or R.O.W.
7. Rough grade the entire site. Establish any temporary stormwater diversions or sediment basins as necessary. Seed and stabilize disturbed areas within 14 days of the last construction activity.
8. Install all utilities and structures, including catch basins, culverts, and storm sewers. Temporary trench backfill stockpiles shall be protected from erosion and sedimentation using tarps if left for long periods of time or exposed to rain storms. Minimal disturbance around the trench shall be made to remove as little grass or vegetation from around the vicinity of the trench.
9. Immediately install filter fabric wrap or "Dandy Bag II" catch basin inserts.
10. Install stone subbase and geotextile to all future parking areas and compact to 95% minimum Proctor Density. Use dust control measures as required.
11. Construct all buildings and accessory structures as applicable.
12. Add riprap flared end sections around pipe outlets or mitre cut to match slope. Install erosion control blankets and turf reinforcement mats as per required to slopes steeper than 3:1.
13. Construct the swale bottoms to grade. Install concrete gutter as applicable. Seeded and stabilize swale and detention areas.
14. Install all asphalt and concrete paving.
15. Install remaining landscaping (shrubs, trees, mulch, and stone).
16. When all construction activity is completed and site landscaping is in place such that 75% vegetation lawn coverage. Remove and dispose off-site any remaining temporary erosion control devices.

EROSION CONTROL	INSTALLATION DATE	REMOVAL DATE	MAINTENANCE INTERVAL
SILT FENCE / SILT SOCK	AT THE BEGINNING OF CONSTRUCTION & PRIOR TO ANY EARTH DISTURBANCE ACTIVITY	FOLLOWING FINAL GRADING & SEEDING OPERATIONS	WEEKLY
TEMPORARY CONSTRUCTION ENTRANCE (Use Existing Drive Curb Cut on Main St.)	AT THE BEGINNING OF CONSTRUCTION & PRIOR TO ANY EARTH DISTURBANCE ACTIVITY	PRIOR TO FINAL GRADING & SEEDING OPERATIONS	AS NECESSARY TO PREVENT TRACKING OR FLOWING OF MUD INTO THE PUBLIC R.O.W.S OR EXISTING PARKING AREAS
INLET PROTECTION	IMMEDIATELY FOLLOWING CONSTRUCTION OF INLET	FOLLOWING FINAL GRADING & SEEDING OPERATIONS	WEEKLY
SEEDING	IMMEDIATELY FOLLOWING FINISH GRADING OPERATIONS	N / A	WATER & FERTILIZE TO OBTAIN A FULL STAND OF GRASS

THE CLARENCE SKYLINE HOTEL

9485 MAIN STREET

CLARENCE, NEW YORK 14031

REVISIONS

#	DATE	DESCRIPTION
9	03-23-20	REVISED BASED ON LANDSCAPE ARCHITECTURE ON 10-13-24. EROSION CONTROL PLAN 10-26
10	04-12-20	REVISED BASED ON ENGINEERING DEPT. REVIEW LETTER 10-26 & MEETING MTC ON 3-24-24
11	05-14-20	REVISED BASED ON ENGINEERING DEPT. REVIEW LETTER 10-26

SITE PREPARATION & EROSION CONTROL PLAN

C - 102

JOB NO. 2024-010-DOT

DOCUMENT STATUS:

PROGRESS NOT FOR CONSTRUCTION

PERMIT SET (SITE PLAN)

BID SET

FINAL FOR CONSTRUCTION

DATE: 14 MAY 2026

ISSUED BY: THOMAS H. SHELBERG R.A.

DE L resource

Architect - Site Consultant

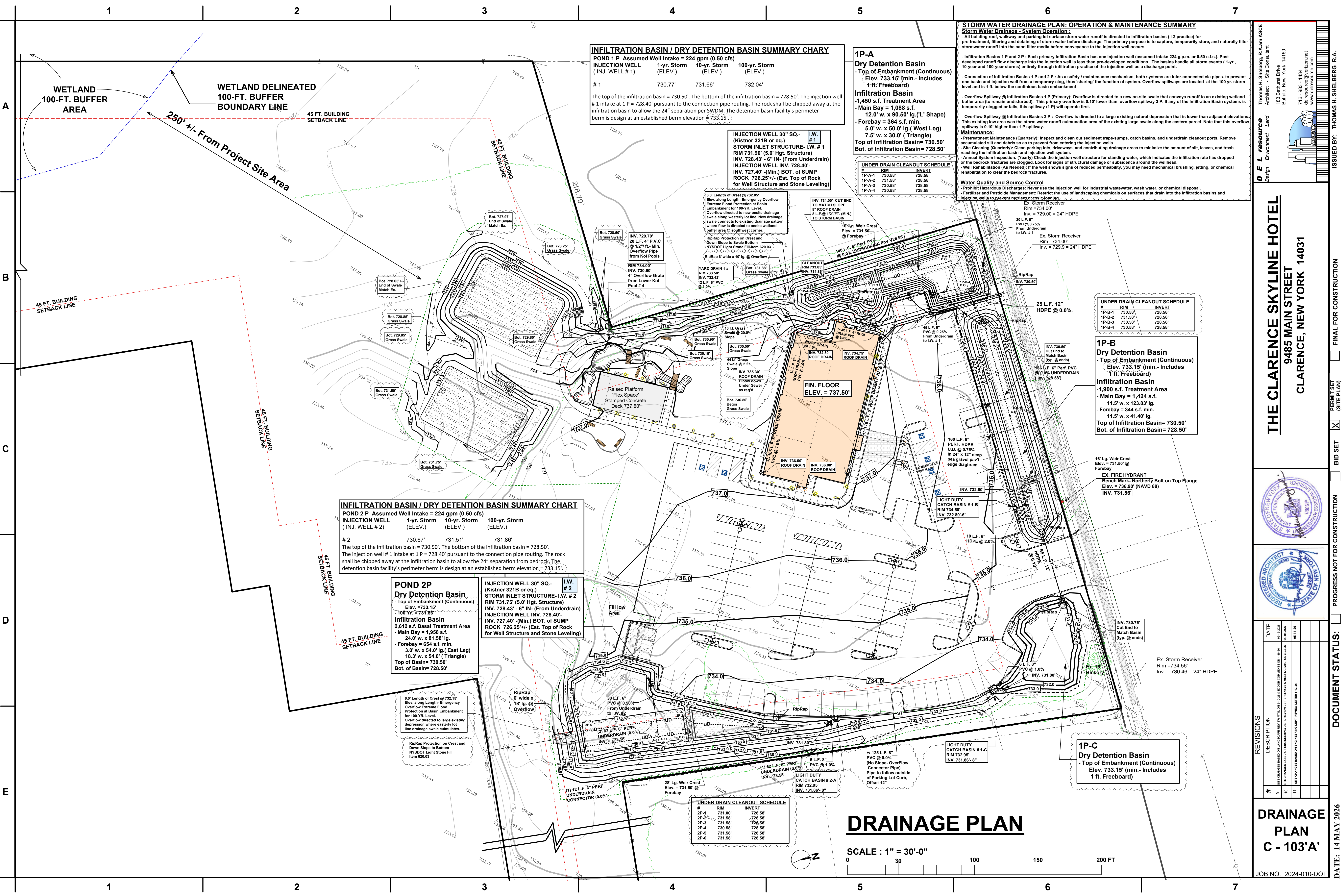
183 Bathurst Drive

Buffalo, New York 14150

716.883.1434

delresource@verizon.net

www.delresource.com



INFILTRATION BASIN / DRY DETENTION BASIN SUMMARY CHART

POND 1 P Assumed Well Intake = 224 gpm (0.50 cfs)

INJECTION WELL (INJ. WELL # 1)	1-yr. Storm (ELEV.)	10-yr. Storm (ELEV.)	100-yr. Storm (ELEV.)
# 1	730.77'	731.66'	732.04'

The top of the infiltration basin = 730.50'. The bottom of the infiltration basin = 728.50'. The injection well # 1 intake at 1 P = 728.40' pursuant to the connection pipe routing. The rock shall be chipped away at the infiltration basin to allow the 24" separation per SWDM. The detention basin facility's perimeter berm is design at an established berm elevation = 733.15'

1P-A
Dry Detention Basin
- Top of Embankment (Continuous)
Elev. 733.15' (min.- Includes 1 ft. Freeboard)
- Infiltration Basin
- 1,450 s.f. Treatment Area
- Main Bay = 1,088 s.f.
- 12.0' w. x 90.50' lg. ('L' Shape)
- Forebay = 364 s.f. min.
- 5.0' w. x 50.0' lg. (West Leg)
- 7.5' w. x 30.0' (Triangle)
Top of Infiltration Basin= 730.50'
Bot. of Infiltration Basin= 728.50'

UNDER DRAIN CLEANOUT SCHEDULE

#	RIM	INVERT
1P-A-1	730.58'	728.58'
1P-A-2	731.58'	728.58'
1P-A-3	730.58'	728.58'
1P-A-4	730.58'	728.58'

STORM WATER DRAINAGE PLAN: OPERATION & MAINTENANCE SUMMARY

Storm Water Drainage - System Operation :

- All building roof, walkway and parking lot surface storm water runoff is directed to infiltration basins (1-2 practice) for pre-treatment, filtering and detaining of storm water before discharge. The primary purpose is to capture, temporarily store, and naturally filter stormwater runoff into the sand filter media before conveyance to the injection well occurs.
- Infiltration Basins 1 P and 2 P : Each primary Infiltration Basin has one injection well (assumed intake 224 g.p.m. or 0.50 c.f.s.). Post developed runoff flow discharge into the injection well is less than pre-developed conditions. The basins handle all storm events (1-yr., 10-year and 100-year storms) entirely through infiltration practice of the injection well as a discharge point.
- Connection of Infiltration Basins 1 P and 2 P : As a safety / maintenance mechanism, both systems are inter-connected via pipes, to prevent one basin and injection well from a temporary clog, thus 'sharing' the function of system. Overflow spillways are located at the 100 yr. storm level and is 1 ft. below the continuous basin embankment
- Overflow Spillway @ Infiltration Basins 1 P (Primary): Overflow is directed to a new on-site swale that conveys runoff to an existing wetland buffer area (to remain undisturbed). This primary overflow is 0.10' lower than overflow spillway 2 P. If any of the Infiltration Basin systems is temporarily clogged or fails, this spillway (1 P) will operate first.
- Overflow Spillway @ Infiltration Basins 2 P : Overflow is directed to a large existing natural depression that is lower than adjacent elevations. This existing low area was the storm water runoff culmination area of the existing large swale along the eastern parcel. Note that this overflow spillway is 0.10' higher than 1 P spillway.

Maintenance:

- Pretreatment Maintenance (Quarterly): Inspect and clean out sediment traps-sumps, catch basins, and underdrain cleanout ports. Remove accumulated silt and debris so as to prevent from entering the injection wells.
- Site Cleaning (Quarterly): Clean parking lots, driveways, and contributing drainage areas to minimize the amount of silt, leaves, and trash reaching the infiltration basin and injection well system.
- Annual System Inspection: (Yearly) Check the injection well structure for standing water, which indicates the infiltration rate has dropped or the bedrock fractures are clogged. Look for signs of structural damage or subsidence around the wellhead.
- Well Rehabilitation (As Needed): If the well shows signs of reduced permeability, you may need mechanical brushing, jetting, or chemical rehabilitation to clear the bedrock fractures.

Water Quality and Source Control

- Prohibit Hazardous Discharges: Never use the injection well for industrial wastewater, wash water, or chemical disposal.
- Fertilizer and Pesticide Management: Restrict the use of landscaping chemicals on surfaces that drain into the infiltration basins and injection wells to prevent nutrient loading.

INFILTRATION BASIN / DRY DETENTION BASIN SUMMARY CHART

POND 2 P Assumed Well Intake = 224 gpm (0.50 cfs)

INJECTION WELL (INJ. WELL # 2)	1-yr. Storm (ELEV.)	10-yr. Storm (ELEV.)	100-yr. Storm (ELEV.)
# 2	730.67'	731.51'	731.86'

The top of the infiltration basin = 730.50'. The bottom of the infiltration basin = 728.50'. The injection well # 1 intake at 1 P = 728.40' pursuant to the connection pipe routing. The rock shall be chipped away at the infiltration basin to allow the 24" separation from bedrock. The detention basin facility's perimeter berm is design at an established berm elevation = 733.15'

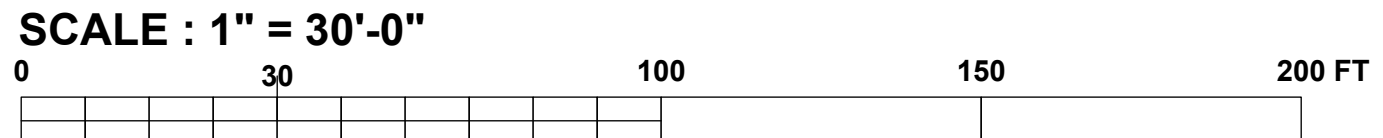
POND 2P
Dry Detention Basin
- Top of Embankment (Continuous)
Elev. = 733.15'
- 100 Yr. = 731.86'
- Infiltration Basin
- 2,612 s.f. Basal Treatment Area
- Main Bay = 1,958 s.f.
- 24.0' w. x 81.58' lg.
- 3.0' w. x 54.0' lg. (East Leg)
- 18.3' w. x 54.0' (Triangle)
Top of Basin= 730.50'
Bot. of Basin= 728.50'

INJECTION WELL 30" SQ.- (Kistner 321B or eq.)
STORM INLET STRUCTURE-I.W. # 2
RIM 731.75' (5.0' Hgt. Structure)
INV. 728.43' - 6" IN- (From Underdrain)
INJECTION WELL INV. 728.40'
INV. 727.40' (Min.) BOT. of SUMP
ROCK 726.25' +/- (Est. Top of Rock for Well Structure and Stone Leveling)

UNDER DRAIN CLEANOUT SCHEDULE

#	RIM	INVERT
2P-1	731.00'	728.58'
2P-2	731.58'	728.58'
2P-3	731.58'	728.58'
2P-4	730.58'	728.58'
2P-5	731.58'	728.58'
2P-6	731.58'	728.58'

DRAINAGE PLAN



THE CLARENCE SKYLINE HOTEL
9485 MAIN STREET
CLARENCE, NEW YORK 14031



REVISIONS

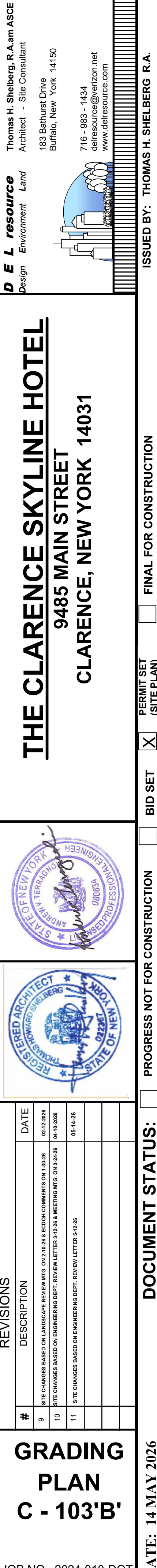
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10	04-10-2024	REV CHANGES BASED ON ENGINEERING DEPT. REVIEW LETTER 10.26.24 & MEETING MTC ON 3.14.24
11	05-14-2024	REV CHANGES BASED ON ENGINEERING DEPT. REVIEW LETTER 012-24

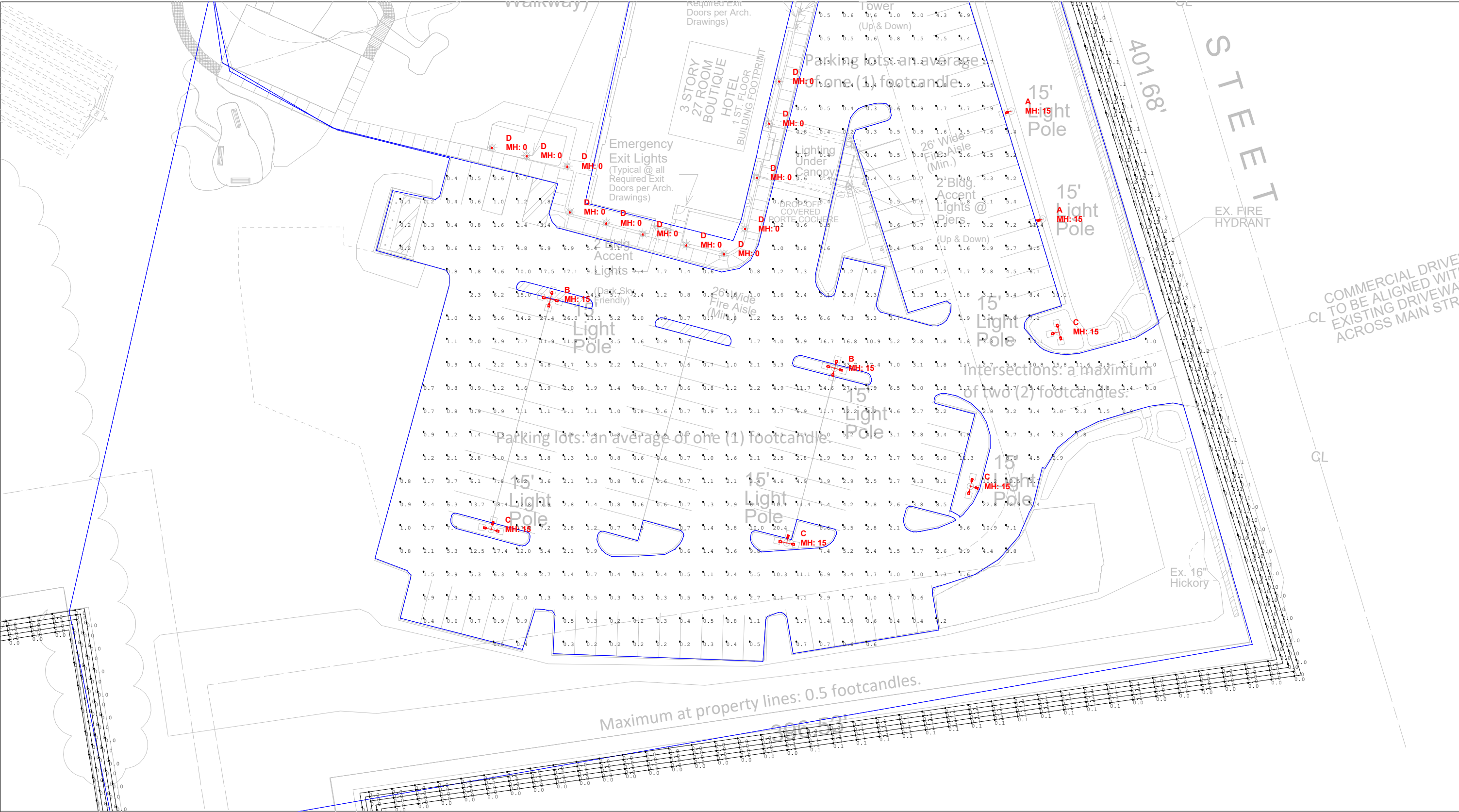
DRAINAGE PLAN
C - 103'A'
JOB NO. 2024-010-DOT

D E L resource
Design Environment Land Architect - Site Consultant
183 Bathurst Drive
Buffalo, New York 14150
716.583.1434
des@delresource.com
www.delresource.com

Thomas H. Shelberg, R.A. ASCE
Architect - Site Consultant
183 Bathurst Drive
Buffalo, New York 14150
716.583.1434
des@delresource.com
www.delresource.com

ISSUED BY: THOMAS H. SHELBERG R.A.

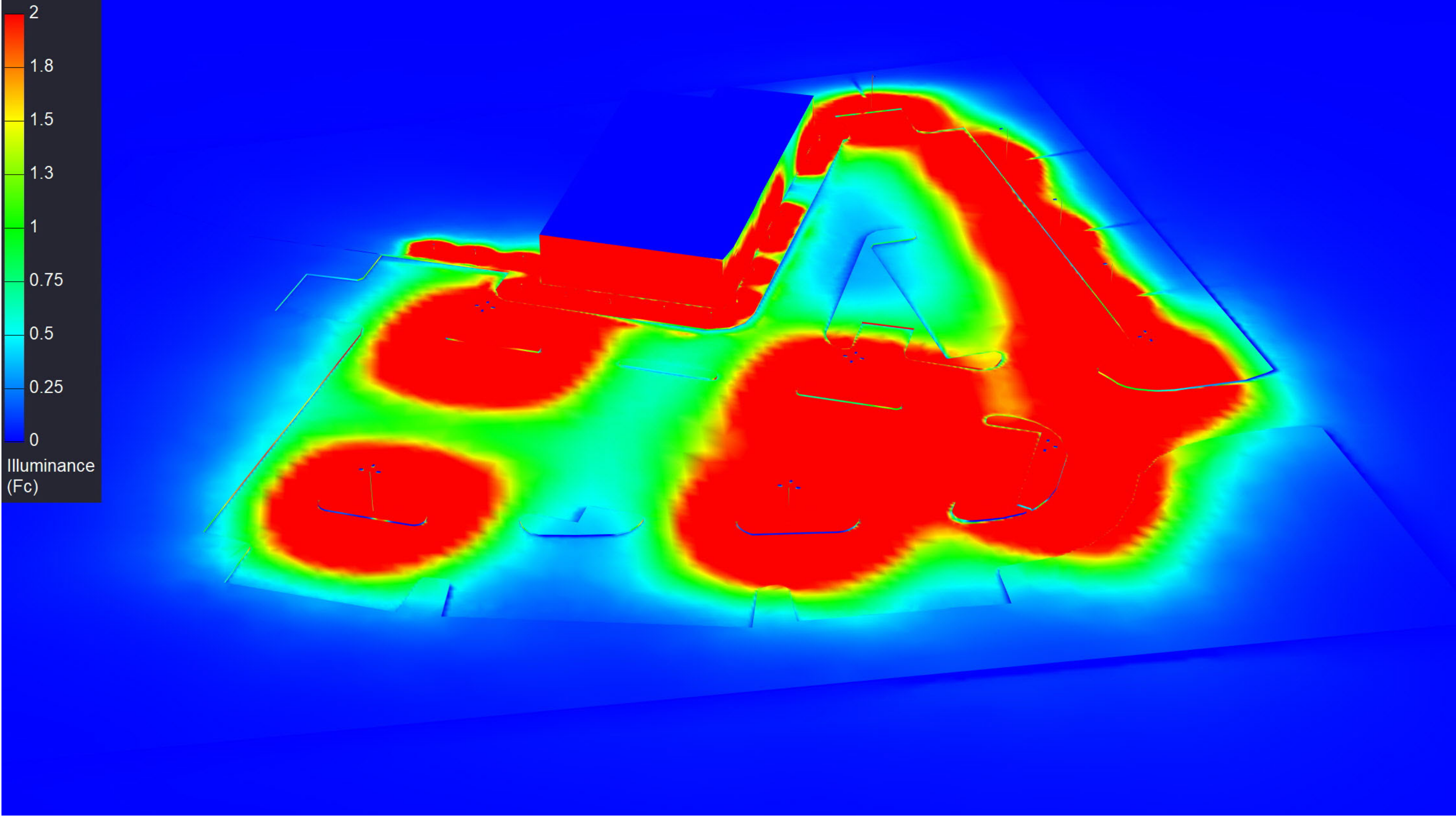
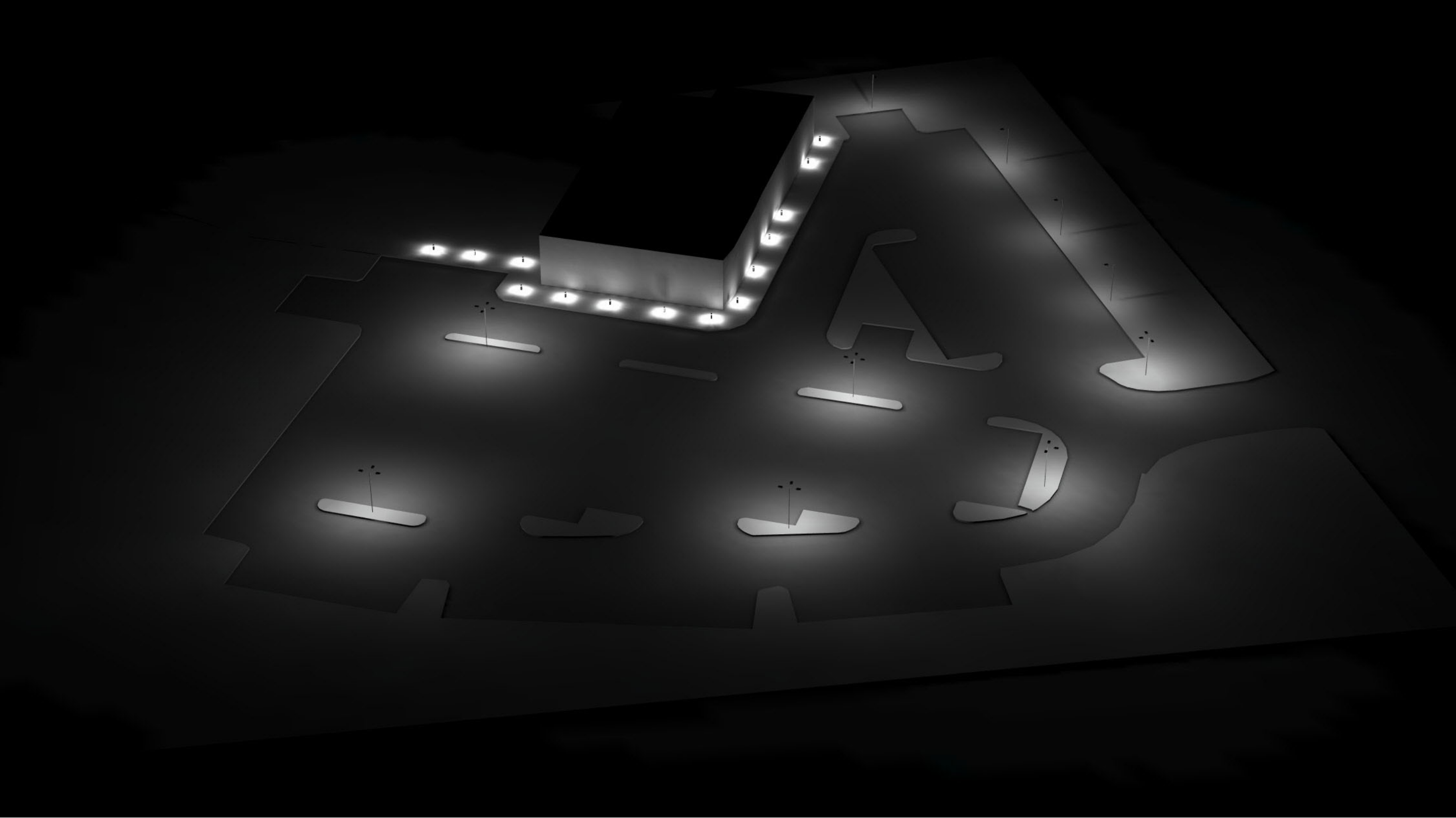




LIGHTING DETAILS:

Luminaire Schedule							
Label	Symbol	[MANUFAC]	Qty	LLF	Description	Lum. Lumens	Lum. Watts
A		ENERGY LIGHT	4	0.950	91094-SB05-80W-FL2835-5070-T4	12415	79.8
B		ENERGY LIGHT	2	0.950	4 Head 90D - 91094-SB05-80W-FL2835-5070-T4	12415	79.8
C		ENERGY LIGHT	4	0.950	3 Head 90D - 91094-SB05-80W-FL2835-5070-T4	12415	79.8
D		ENERGY LIGHT	14	0.950	BOLSQ22	12415	79.8

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
Parking	Illuminance	Fc	3.44	33.7	0.1	34.40	337.00	0
Property Line	Illuminance	Fc	0.02	0.4	0.0	N.A.	N.A.	N.A.



Note on this Design:
This report does not provide any assertions regarding Lighting Design or Specification. Instead, its aim is to faithfully represent the photometric outcomes of a design as approved by external parties.

Regarding the Photometric Calculations:
These calculations are based on a mathematical model and are only as precise as permitted by the third-party software and the IES standards utilized. While the digital CAD data may appear accurate, this precision is a result of the techniques used for its generation and does not necessarily imply real-world accuracy.

Several factors may influence the actual performance of lighting in the built environment, including the accuracy of the original source (.ies) files, variations in input voltage and ballast, actual surface finishes, manufacturing discrepancies in both the lamp and luminaire, placement of luminaires, obstacles, and installation quality. Furthermore, errors may arise in field measurements due to the chosen measuring methods or technology, as well as the expertise of the measuring party. While every effort is made to ensure accuracy in this lighting study, the creator cannot be held accountable for any discrepancies. The recipient of this study acknowledges that the likelihood of scaling errors increases in the absence of a .DWG file or other properly dimensioned drawing provided to the designer.

Reflective values significantly impact light levels, and it is recommended that the end-user confirms these values before accepting the results of any photometric report. The managing contractor, architect, or engineer holds the responsibility for ensuring compliance with all relevant lighting ordinances and energy codes applicable to the project.

- DESIGN NOTES:
1. MOUNTING HEIGHTS: SEE FIXTURE LOCATIONS
 2. MEASUREMENTS TAKEN AT GRADE LEVEL
 3. SURFACE REFLECTANCE: .7 /.5 /.2

THE CLARENCE SKYLINE HOTEL



[illegible]

Scale: 1 inch= 20 Ft.

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GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURERS RECOMMENDATIONS AND BEST STANDARDS OF TRADE INCORPORATED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNERS APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. ALL OTHER PERMITS REQUIRED BY STATE OF NEW YORK, COUNTY OF ERIE, AND TOWN OF CLARENCE ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/OWNER.
9. REFER TO NYSDOT STANDARD SHEET 608-03 FOR DRIVEWAY ENTRANCE AND LAYOUT INFORMATION ALONG TRANSIT ROAD.
10. ALL DISTURBED AREAS WITHIN NYSDOT R.O.W. TO BE RESTORED USING ITEM 610.1402 TOPSOIL - ROADSIDE AND ITEM 610.1602 TURF ESTABLISHMENT - LAWNS AND COMPLY WITH NYSDOT STANDARDS AND SPECIFICATIONS SECTION 713 - LANDSCAPE DEVELOPMENT MATERIALS.

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.



Site Plan

SCALE: 1"=50'

SITE LEGEND

PROPERTY LINE	---
PROPOSED SIDEWALK / CONCRETE PAD	▨
NUMBER OF PARKING SPACES	⑦
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.



MULTI-FAMILY UNIT CALCULATION
COMMERCIAL (C) LAND AREA = 9.925 AC
ALLOWED
PER SECTION 229-126 (D)(1)(c): 50% OF THE RB PROPERTY SHALL BE COMMITTED TO A COMMERCIAL USE
REQD COMMERCIAL USE AREA = 9.925 AC x 0.5 = 4.9625 AC
WITHIN THE COMMERCIAL COMPONENT PER SECTION 229-126(D)(5)(a): WITHIN THE MIN. 50% OF THE DEVELOPMENT COMMITTED TO COMMERCIAL USES, MIXED USE DESIGNS MAY BE ALLOWED WITH A DENSITY OF 4 UNITS/AC
ALLOWED UNITS = 4.9625 AC x 4 UNITS/AC = 19.85 UNITS
WITHIN THE RESIDENTIAL COMPONENT PER SECTION 229-126(D)(1)(a): MAXIMUM DENSITY FOR MULTI-FAMILY DEVELOPMENTS WITH SANITARY SEWER SHALL BE 8 UNITS/AC
ALLOWED UNITS = 4.9625 AC x 8 UNITS/AC = 39.7 UNITS
PROPOSED
PROPOSED UNITS WITHIN THE RESIDENTIAL COMPONENT = 36 UNITS (39.7 UNITS ALLOWED)
PER SECTION 229-126(D)(6) A TRANSFER INCENTIVE OF TWO ADDITIONAL RESIDENTIAL UNITS MAY BE PLACED WITHIN THE COMMERCIAL COMPONENT (MIXED USE BUILDING) FOR EVERY ONE UNIT REMOVED FROM THE RESIDENTIAL COMPONENT
TAKE (3.7) UNITS NOT USED IN THE RESIDENTIAL COMPONENT AND TRANSFER TO MIXED USE BUILDING, 7.4 ADDITIONAL UNITS ALLOWED
MIXED USE BUILDING: THERE ARE 19.85 UNITS ALLOWED IN THE COMMERCIAL COMPONENT PER SECTION 229-126(D)(5)(a). APPLYING THE TRANSFER INCENTIVE PER SECTION 229-126(D)(6) TO ALLOW 7.4 ADDITIONAL UNITS, A TOTAL OF 27.25 UNITS ARE ALLOWED IN THE MIXED USE BUILDING. 58 UNITS ARE PROPOSED *
MINIMUM 75% OF THE FIRST FLOOR SQUARE FOOTAGE SHALL BE PERMITTED COMMERCIAL USES; 29,333 GSF * 0.75 = 22,000 GSF REQD (22,258 GSF PROPOSED)

*VARIANCE REQUIRED
(VARIANCES PREVIOUSLY GRANTED ON 3/14/24)

PARKING CALCULATION:
"OFFICE" 1 SPACE PER 200 GSF OF FLOOR AREA 7,658 GSF / 200 = 39 SPACES
"RETAIL" 1 PER 150 GSF OF FLOOR AREA 7,650 GSF / 150 = 51 SPACES
"RESTAURANT" (6,950 SF) 1 PER 3 SEATS 90 SEATS / 3 = 30 SPACES
"RESIDENTIAL" 2 PER UNIT 94 UNITS x 2 = 188 SPACES
TOTAL SPACES REQUIRED = 308 SPACES

Site Data

SITE AREA = 9.925
ZONED: ZONED COMMERCIAL/RESTRICTED BUSINESS
USE: (1) 3-STORY MIXED USE BUILDING, (9) 2-STORY 4-UNIT TOWNHOUSE BLDG. W/ GARAGES & (4) GARAGE BUILDINGS

SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT	80 FT *	80 FT
SIDE (ABUTTING COM. / RES.)	25 FT / 45 FT	25 FT MIN. / 84.54 FT MIN.
REAR (ABUTTING COM. / RES.)	25 FT / 45 FT	N/A / 173.25 FT MIN.
SETBACKS - PARKING		
FRONT	N/A	8.0 FT MIN.
SIDE	N/A	0.0 FT MIN.
REAR	N/A	152.28 FT MIN.
PARKING STALLS		
STALL SIZE	9x19	44 - GARAGES
REQUIRED SPACES	308	217 - 9x19 261 TOTAL **
GREENSPACE		
OVERALL SITE GREENSPACE	25% (2.48 AC)	52.1% (5.17 AC)
INTERIOR GREENSPACE	8% (0.28 AC)	14.2% (0.50 AC)
	(COM. / R. BUSINESS)	(COM. / R. BUSINESS)
MAX. BUILDING HEIGHT	45 FT / 35 FT	< 45 FT / ~ 35 FT
MAX. BUILDING COVERAGE	70% MAX. (6.95 AC)	16.5% (1.64 AC)

* WHERE THERE IS AN ESTABLISHED FRONT SETBACK LINE BETWEEN ADJOINING PROPERTIES, THAT SETBACK LINE WOULD APPLY TO THE PROPERTY TO A MINIMUM OF 45 FEET.

** VARIANCE REQUIRED

CARMINA WOOD
DESIGN

Proposed Mixed Use
5695 & 5731 Transit Road
Clarence, NY

REVISIONS:	No.	Description	Date
------------	-----	-------------	------

DRAWING NAME:
Site Plan

Date: 3/31/26
Drawn By: P. Sheedy
Scale: As Noted

DRAWING NO.

C-100

Project No: 20.057

111 Bain Street, Suite 332
Clarence, NY 14035
Phone: (336) 937-9009

80 Silo City Row, Suite 100
Clarence, NY 14035
Phone: (716) 842-3165

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Proposed Mixed-Use Project		
Project Location (describe, and attach a general location map): 5695 & 5731 Transit Road and Portion of 5701 Transit Road - Town of Clarence		
Brief Description of Proposed Action (include purpose or need): Seeking the required approvals for the updated project layout that increases the number of residential units from 84 to 94 units and eliminated the previously approved seven garage buildings. The requested approvals including Amended Concept Plan Approval, Area Variances for residential density and the number of parking spaces and an Amended Special Exception Use Permit. The action includes all related site improvements as depicted on the Concept Site Plan [Drawing C-100] prepared by Carmina Wood Morris DPC. There will not be any buildings or parking spaces on the easternmost 150 ft. of the Project Site. The proposed action has been defined broadly to include all required approvals and permits from the Town of Clarence municipal boards and involved agencies as well as all proposed site improvements. The Planning Board previously issued a Negative Declaration pursuant to SEQRA on February 1, 2023.		
Name of Applicant/Sponsor: 5731 Transit Road, LLC c/o Sean Hopkins, Esq.	Telephone:	
	E-Mail:	
Address:		
City/PO: Williamsville	State: NY	Zip Code: 14221
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

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, ☒ Yes ☐ No or Village Board of Trustees	Town Board - Special Exception Use Permit	June 24, 2026
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Planning Board - Amended Concept Plan and Amended Development Plan Approval	June 24, 2026
c. City, Town or Village Zoning Board of Appeals ☒ Yes ☐ No	Zoning Board of Appeals - Area Variances	June 24, 2026
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ☐ Yes ☐ No		
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☐ Yes ☐ No		
h. Federal agencies ☐ Yes ☐ No		
i. Coastal Resources. <i>i.</i> Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ☒ No <i>ii.</i> Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐ Yes ☒ No <i>iii.</i> 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):

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?

Commercial and Restricted Business

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?

New York State Police, Erie County Sheriff

c. Which fire protection and emergency medical services serve the project site?

East Amherst Fire Department

d. What parks serve the project site?

There are various parks in the Town of Clarence accessible to the future residents of the project.

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)? mixed use: commercial and multi-family residential

b. a. Total acreage of the site of the proposed action? 9.93 acres

b. Total acreage to be physically disturbed? 7.7 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 9.93 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: 24 months

ii. If Yes:

- Total number of phases anticipated _____

- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

- Anticipated completion date of final phase _____ month _____ year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☒ Yes ☐ No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	94
At completion of all phases	_____	_____	_____	94

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No If Yes,	
i. Total number of structures <u>1</u> ii. Dimensions (in feet) of largest proposed structure: <u>14</u> height; <u>66</u> width; and <u>210</u> length iii. Approximate extent of building space to be heated or cooled: <u>22,258</u> 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: <u>stormwater runoff detention</u> ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: <u>stormwater runoff</u> iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ 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): _____ _____	

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: _____ 22,000 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: _____ 22,000 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: Amherst WWTP
- Name of district: Erie County Sewer District #5
- 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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h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☐ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☐ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☐ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☒ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): grid/local utility _____ 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. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ 7am-5pm • Saturday: _____ as needed • Sunday: _____ n/a • Holidays: _____ n/a </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ 7am-5pm • Saturday: _____ as needed • Sunday: _____ n/a • Holidays: _____ n/a	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
i. During Construction: • Monday - Friday: _____ 7am-5pm • Saturday: _____ as needed • Sunday: _____ n/a • Holidays: _____ n/a	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____		

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: unavoidable noise generated from typical construction activity _____	
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: all proposed lighting will be dark sky compliant and meet all Town requirements _____	
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: _____	

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:

commercial, senior living, multi-family, single family residential, educational, medical, child care

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.0	4.75	+ 4.75
• Forested	3.75	2.0	- 1.75
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: lawn area/greenspace/landscape area	6.18	3.18	- 3.0

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v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No - If yes, DEC site ID number: _____ - Describe the type of institutional control (e.g., deed restriction or easement): _____ - Describe any use limitations: _____ - Describe any engineering controls: _____ - Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No - Explain: _____ _____																			
E.2. Natural Resources On or Near Project Site																			
a. What is the average depth to bedrock on the project site? _____ > 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: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;"><u>Cazenovia silt loam</u></td> <td style="width: 30%; text-align: right;"><u>50</u> %</td> </tr> <tr> <td><u>Odessa silt loam</u></td> <td style="text-align: right;"><u>36</u> %</td> </tr> <tr> <td><u>Lakemont & Schohaire silt loam</u></td> <td style="text-align: right;"><u>12</u> %</td> </tr> </table>		<u>Cazenovia silt loam</u>	<u>50</u> %	<u>Odessa silt loam</u>	<u>36</u> %	<u>Lakemont & Schohaire silt loam</u>	<u>12</u> %												
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<u>Odessa silt loam</u>	<u>36</u> %																		
<u>Lakemont & Schohaire silt loam</u>	<u>12</u> %																		
d. What is the average depth to the water table on the project site? Average: _____ 2 feet																			
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">☐ Well Drained:</td> <td style="width: 70%; text-align: right;">_____ % of site</td> </tr> <tr> <td>☐ Moderately Well Drained:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td>☒ Poorly Drained</td> <td style="text-align: right;"><u>100</u> % of site</td> </tr> </table>		☐ Well Drained:	_____ % of site	☐ Moderately Well Drained:	_____ % of site	☒ Poorly Drained	<u>100</u> % of site												
☐ Well Drained:	_____ % of site																		
☐ Moderately Well Drained:	_____ % of site																		
☒ Poorly Drained	<u>100</u> % of site																		
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">☒ 0-10%:</td> <td style="width: 60%; text-align: right;"><u>100</u> % of site</td> </tr> <tr> <td>☐ 10-15%:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td>☐ 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		☒ 0-10%:	<u>100</u> % of site	☐ 10-15%:	_____ % of site	☐ 15% or greater:	_____ % of site												
☒ 0-10%:	<u>100</u> % 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. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?</td> <td style="width: 20%; text-align: right;">☐ Yes ☐ No</td> </tr> <tr> <td>ii. Do any wetlands or other waterbodies adjoin the project site?</td> <td style="text-align: right;">☐ Yes ☐ No</td> </tr> </table> If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?</td> <td style="width: 20%; text-align: right;">☐ Yes ☐ No</td> </tr> </table> iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		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	iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?	☐ Yes ☐ No	• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name _____	Approximate Size _____	• Wetland No. (if regulated by DEC)	_____	
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																		
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?	☐ Yes ☐ No																		
• Streams:	Name _____	Classification _____																	
• Lakes or Ponds:	Name _____	Classification _____																	
• Wetlands:	Name _____	Approximate Size _____																	
• Wetland No. (if regulated by DEC)	_____																		
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____																			
i. Is the project site in a designated Floodway? ☐ Yes ☒ No																			
j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No																			
k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No																			
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No If Yes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">i. Name of aquifer: _____</td> <td style="width: 20%;"></td> </tr> </table>		i. Name of aquifer: _____																	
i. Name of aquifer: _____																			

m. Identify the predominant wildlife species that occupy or use the project site: <u>typical suburban species</u> _____ _____	
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: _____	

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? 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: _____	☐ Yes ☐ No
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? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	☐ Yes ☐ No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? 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.	☐ Yes ☐ No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? 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 ☐ Yes ☐ No

F. Additional Information

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

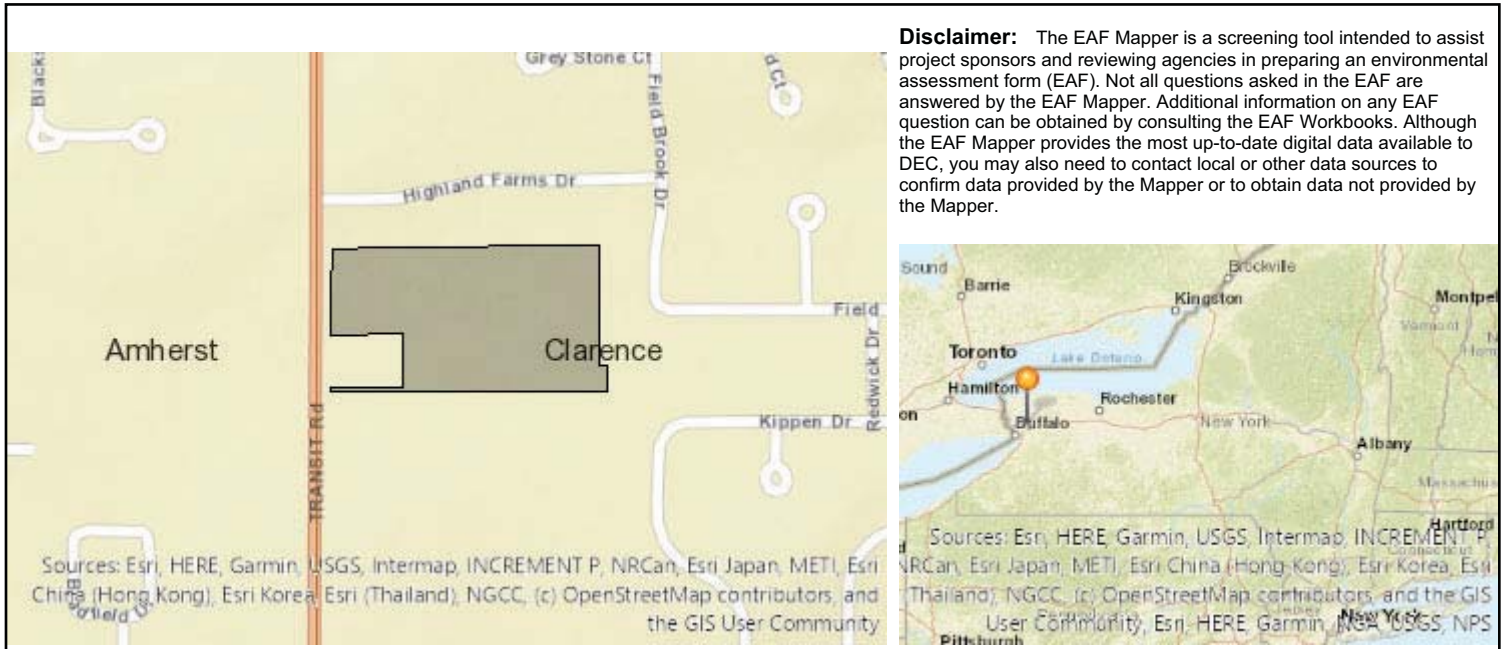
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name 5731 Transit Road, LLC Date June 24, 2026

Signature _____ Title Attorney for Project Sponsor



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

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	915160
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.iii [Surface Water Features]	Digital mapping data are not available or are 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
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

May 30, 2026

Jonathan Bleuer
Director of Community Development
Town of Clarence Office of Planning and Zoning
One Town Place
Clarence, NY 14031

**Re: 5695 & 5731 Transit Rd Mixed-use Development - Parking Demand Analysis
Town of Clarence, NY**

Dear Mr. Bleuer,

The purpose of this technical letter is to provide a Parking Demand Assessment related to the proposed mixed-use project located at 5695 & 5731 Transit Road in connection with a request for the approval of an Alternate Parking Study per Section 229-20 of the Zoning Code. When evaluating the parking supply needs for the proposed project, our firm projected the parking demand using nationally accepted methodology developed by the Institute of Transportation Engineers (ITE) for similar developments, as documented by the ITE Parking Generation Manual (6th Edition) and a comparison to Town requirements, as set forth within Section 229-20-F of the Town of Clarence's Zoning Code.

PROJECT DESCRIPTION

The project entails the construction of a mixed-use development to include: ±7,658 SF office, ±7,650 SF retail space, a ±6,950 SF restaurant, and 94 residential townhome units. The site plan, dated March 31, 2026, provides 261 total parking spaces for the site.

PARKING REQUIREMENTS PER MUNICIPAL CODE

Table 1 summarizes the municipal parking requirements (Section 229-20-F). Strict application with the Code requirements indicates there is a total deficit of 47 parking spaces.

Table 1: *Municipal Parking Requirements*

USE	SCHEDULE	BUILDING INFO	CALCULATION
Residential	2 spaces per unit	94 units	188 spaces
Professional Office	1 space per 200 square feet	7,658 square feet	39 spaces
Retail	1 space per 150 square feet	7,650 square feet	51 spaces
Restaurant	1 space per 3 seats	90 Seats	30 spaces
Total			308 spaces

PARKING GENERATION

Parking generation rates published by the latest ITE *Parking Generation (6th Edition)* and ULI *Shared Parking (3rd Edition)* are typically used as the standard methodology to estimate baseline parking generation. **Table 2** summarizes the parking demand calculations.

Table 2: Parking Generation

USE	SIZE	RATE	RESULT
Residential	94 units	1.41	133
Professional Office	7,658 square feet	1.95	15
Retail	7,650 square feet	2.79	21
Restaurant	6,950 square feet	4.4	58
Total			227

The total anticipated parking demand based on the data presented in Table 2 is 227 spaces.

Considering the total supply of 261 spaces, it is Passero’s professional opinion that there is adequate capacity to accommodate future needs.

It is also important to consider that residents of the townhomes will likely leave their vehicles parked at home and walk to the restaurant, retail uses, and/or offices on site. Additionally, there is likely to be some cross activity between the offices, retail and restaurant with patrons parking once and walking between the various uses some of the time.

Please contact me directly at (585) 314-5078 or via email at adake@passero.com if you have any questions or require additional information.

Sincerely,

Amy C. Dake, P.E., PTOE
Senior Managing Traffic Engineer

Attachments

Cc: Paul Bliss
Sean Hopkins, Esq.
Christopher Wood, P.E.

ATTACHMENTS

Letter to
Mr. Jonathan Bleuer

5695 & 5731 Transit Rd Mixed-Use Development

Alternative Parking Plan

Town of Clarence
Erie County, New York



242 West Main Street, Suite 100 Rochester, NY 14614
T 585.325.1000 | www.srfa.net | www.passero.com

Single-Family Attached Housing - Not Close to Rail Transit (215)

Peak Period Parking Demand vs: Dwelling Units

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

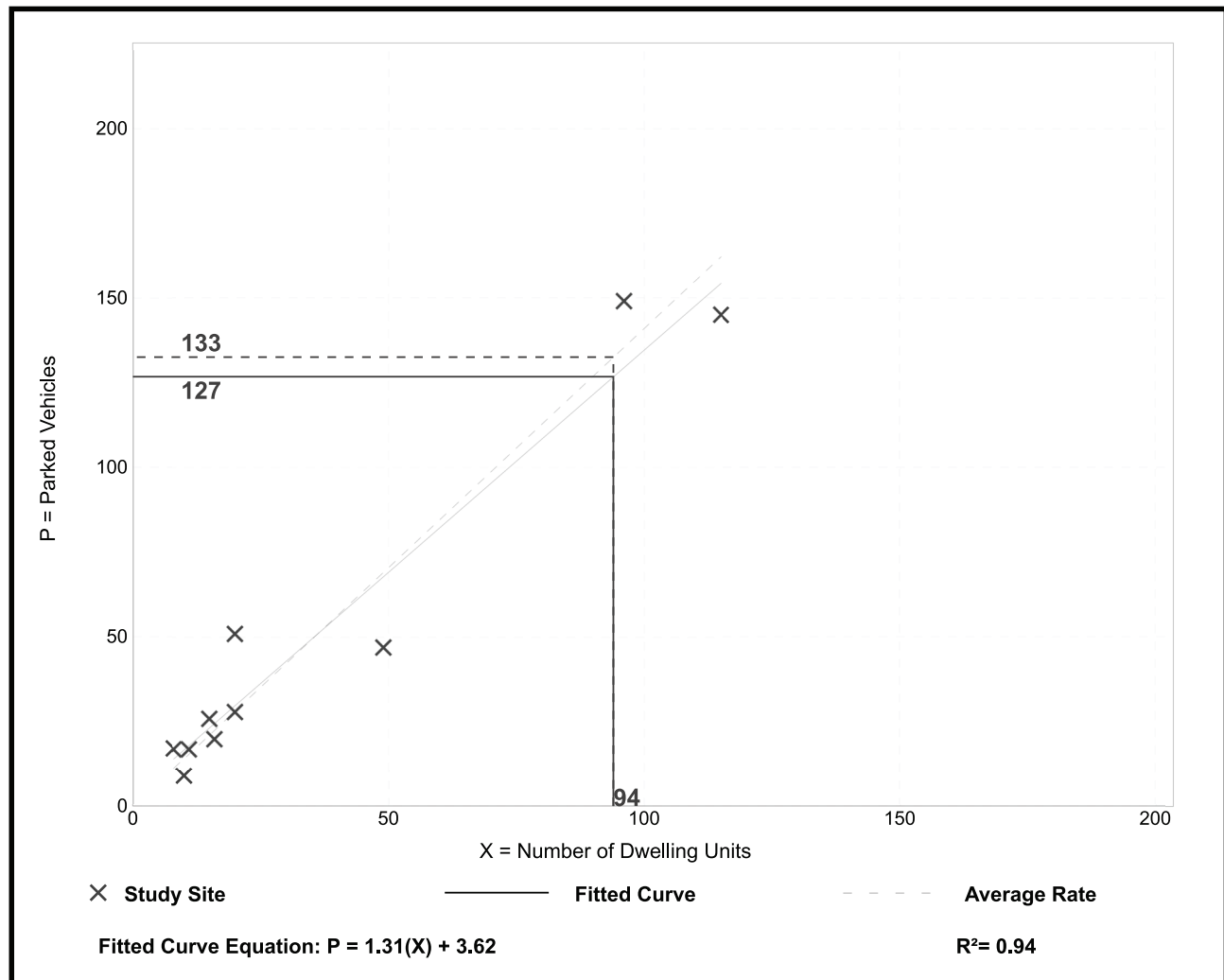
Number of Studies: 10

Avg. Num. of Dwelling Units: 36

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.41	0.90 - 2.55	1.26 / 2.27	***	0.39 (28%)

Data Plot and Equation



Parking Generation Manual, 6th Edition • Institute of Transportation Engineers

General Office Building (710)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

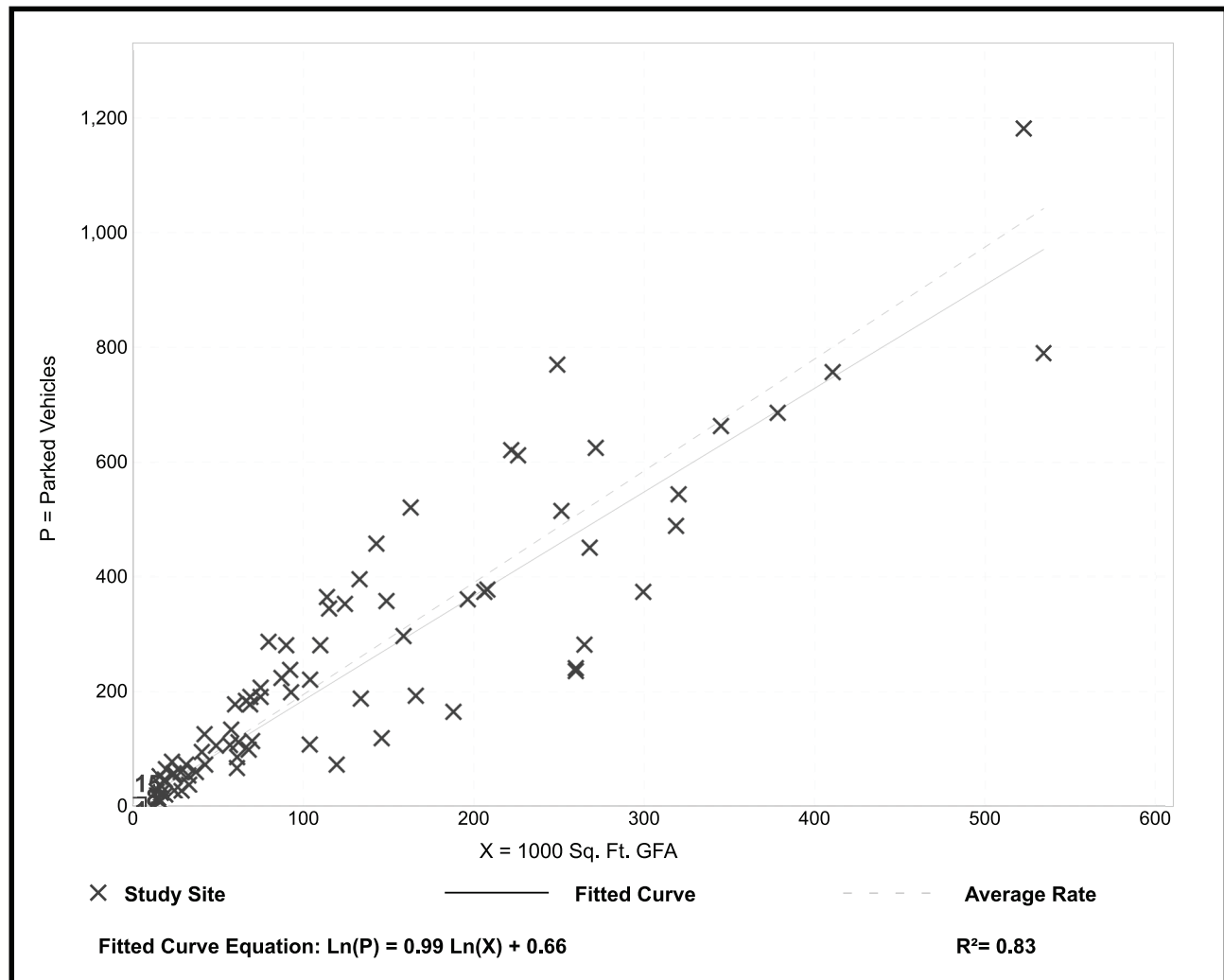
Number of Studies: 77

Avg. 1000 Sq. Ft. GFA: 131

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.95	0.50 - 3.60	1.68 / 2.98	1.79 - 2.11	0.70 (36%)

Data Plot and Equation



Parking Generation Manual, 6th Edition • Institute of Transportation Engineers

Strip Retail Plaza (< 40k) (822)

Peak Period Parking Demand vs: 1000 Sq. Ft. GLA

On a: Weekday (Monday - Thursday)

Setting/Location: General Urban/Suburban

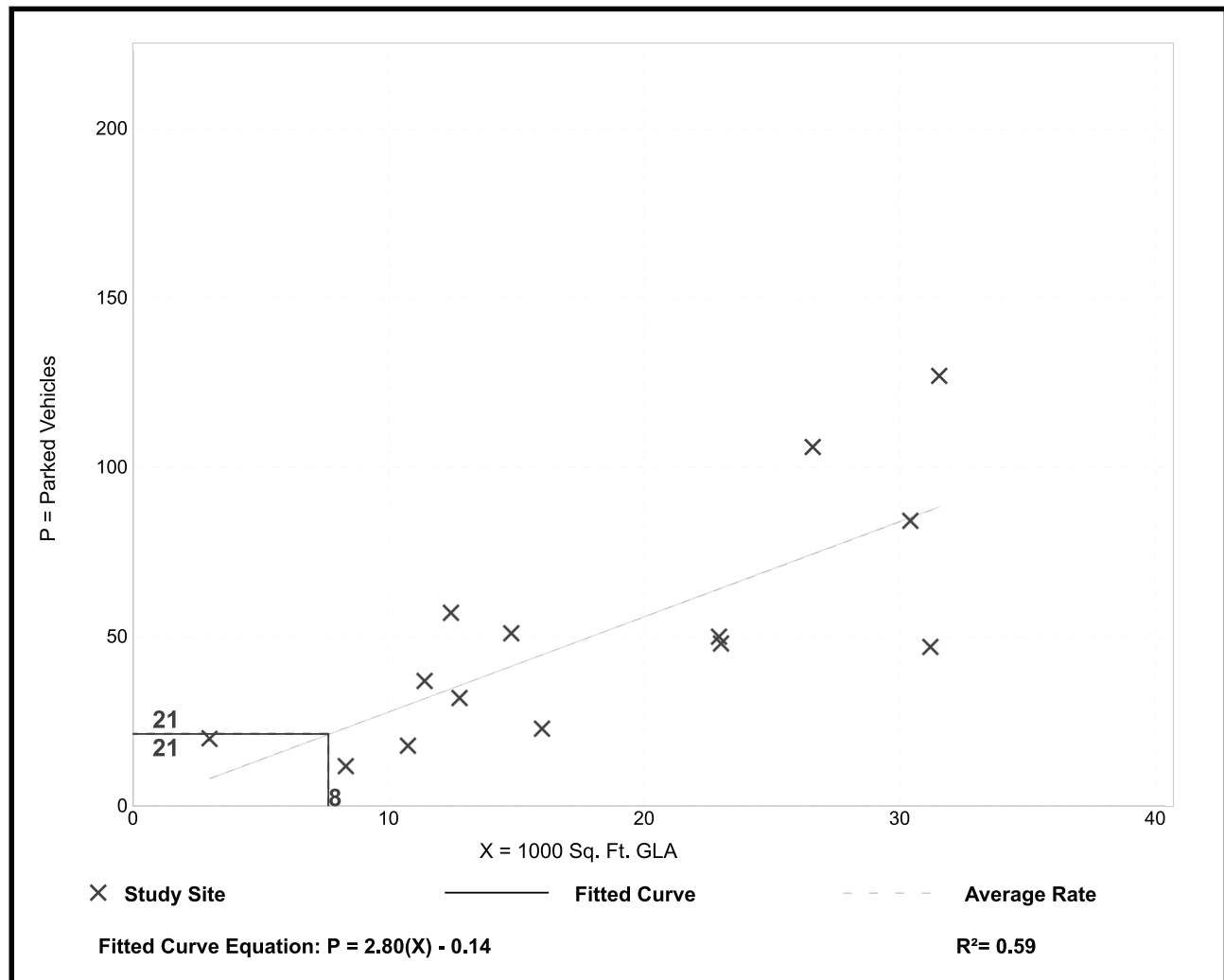
Number of Studies: 14

Avg. 1000 Sq. Ft. GLA: 18

Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.79	1.44 - 6.67	2.07 / 4.44	***	1.14 (41%)

Data Plot and Equation



Parking Generation Manual, 6th Edition • Institute of Transportation Engineers

High-Turnover (Sit Down) Restaurant - Serves Breakfast (932)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Thursday)

Setting/Location: General Urban/Suburban

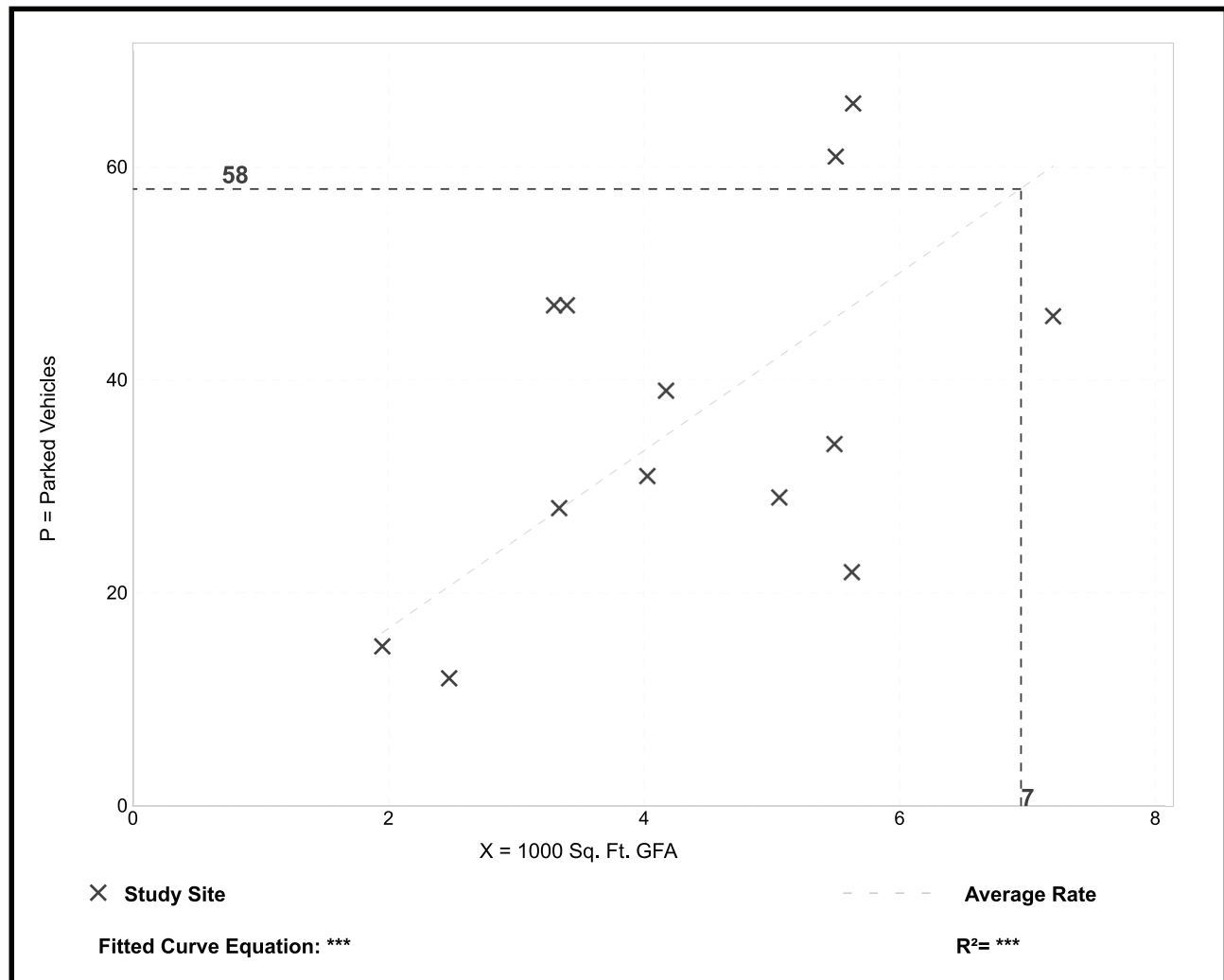
Number of Studies: 13

Avg. 1000 Sq. Ft. GFA: 4.4

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
8.34	3.91 - 14.24	6.31 / 13.61	***	3.25 (39%)

Data Plot and Equation



Parking Generation Manual, 6th Edition • Institute of Transportation Engineers

TOWN OF CLARENCE,

ERIE COUNTY,

NEW YORK



EXISTING FEATURES*		PROPOSED FEATURES*	
	PROJECT BOUNDARY LINE		STORM CATCH BASIN
	CENTERLINE		WATER VALVE
	MAIL BOX		SANITARY SEWER LATERAL
	SIGN		STORM SEWER LINE
	ELECTRIC MANHOLE		WATERLINE
	TELEPHONE MANHOLE		SIGN
	SANITARY MANHOLE & LINE		SPOT ELEVATION
	WATER LINE		FLOW DIRECTION
	UTILITY POLE		INLET PROTECTION
	HYDRANT		SILT SOCK
	GAS LINE		STABILIZED CONSTRUCTION ENTRANCE
	OVERHEAD WIRES		

* WHERE APPLICABLE

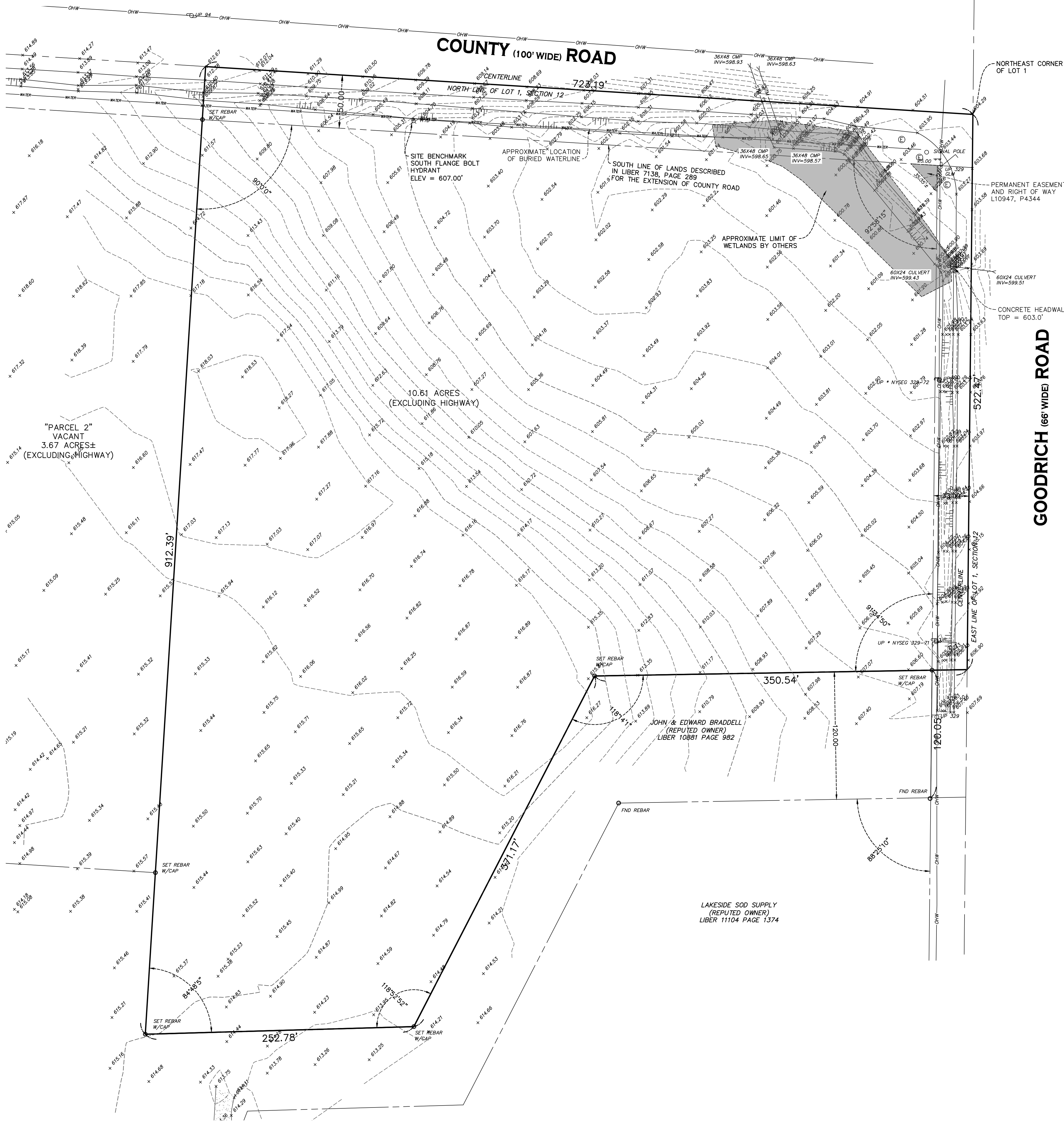
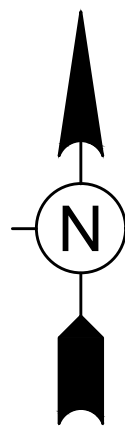
<u>SHEET NO</u>	<u>DRAWING</u>	<u>DESCRIPTION</u>
1	CS-1	COVER SHEET
2	--	WM. SCHUTT BOUNDARY SURVEY
3	--	WM. SCHUTT TOPOGRAPHY SURVEY
4	SP-1	SITE PLAN
5	GD-1	GRADING & DRAINAGE PLAN
6	UP-1	UTILITY PLAN
7	ESC-1	EROSION & SEDIMENT CONTROL PLAN
8	LP-1	LANDSCAPE PLAN
9	DT-1	SITE DETAILS
10	DT-2	SITE DETAILS
11	DT-3	WATER LINE DETAILS
12	DT-4	WATER LINE DETAILS
13	DT-5	SANITARY SEWER DETAILS
14	DT-6	SEPTIC SYSTEM DETAILS
15	--	PHOTOMETRIC PLAN (BY OTHERS)

METZGER CIVIL ENGINEERING, PLLC

TOWN OF CLARENCE NOTES:
1) CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN CONSTRUCTION SPECIFICATIONS WHERE APPLICABLE AND/OR SUBJECT TO THE LATEST REVISIONS.

REVISED: JUNE 12, 2026
REVISED: MAY 20, 2026
REVISED: FEBRUARY 18, 2026
REVISED: SEPTEMBER 23, 2025
REVISED: AUGUST 15, 2025
REVISED: JUNE 30, 2025
REVISED: JUNE 18, 2025
REVISED: MAY 9, 2025
REVISED: MARCH 26, 2025

SCALE:	NTS
DATE:	FEBRUARY 14, 2025
JOB NO:	M-2149
DRAWING NO:	
CS-1	
SHEET 1	



LEGEND

- ANTENNA/DISH
- BENCHMARK
- BOLLARD
- CATCH BASIN
- CLEANOUT
- COMMUNICATIONS BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS MARKER
- COMMUNICATIONS VAULT
- CONIFEROUS SHRUB
- CONIFEROUS TREE
- CUT
- DECIDUOUS SHRUB
- DECIDUOUS TREE
- DRILL/AUGER HOLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- END SECTION
- FILLER CAPS
- FLAG POLE
- FLOOD LIGHT
- GAS LINE MARKER
- GAS MANHOLE
- GAS METER
- GAS SERVICE VALVE
- GAS VALVE
- GUY WIRE
- HANDICAP PARKING

- HYDRANT
- PROPERTY MONUMENT (AS DESCRIBED)
- LIGHT POLE
- MAILBOX
- MONUMENT AS DESCRIBED
- OIL LINE MARKER
- PHONE BOOTH
- PIPE OUTLET
- POST
- POWER VAULT
- RAILROAD CONTROL BOX
- SANITARY SEWER MANHOLE
- SCUPPER
- SIGN (SINGLE POLE)
- SIGN (DOUBLE POLE)
- SIGN (TRIPLE POLE)
- SIGNAL POLE
- SIGNAL POLE (WITH TRAFFIC UTILITY BOX)
- STORM SEWER MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC PULLBOX
- UNKNOWN MANHOLE
- UTILITY BOX
- UTILITY POLE
- UTILITY POLE WITH LIGHT

- WATER MANHOLE
- WATER METER
- WATER SERVICE VALVE
- WATER VALVE
- WELL
- YARD DRAIN

- TOP OF DITCH
- CENTERLINE OF ROAD
- CENTERLINE OF DITCH
- FENCE (CHAINLINK)
- FENCE (WOOD)
- GAS MAIN
- GUIDE RAIL (BOX BEAM)
- GUIDE RAIL (W BEAM)
- OVERHEAD WIRES
- LOT LINE
- PARCEL LINE
- RIGHT OF WAY LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- TREE LINE
- UNDERGROUND CONDUIT
- UNDERGROUND ELECTRIC
- WATER MAIN

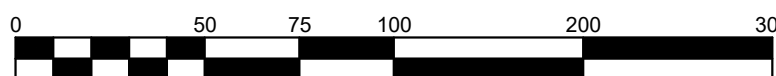


MEMBER OF
NEW YORK STATE ASSOCIATION OF
PROFESSIONAL LAND SURVEYORS



MEMBER OF
NIAGARA FRONTIER LAND
SURVEYORS ASSOCIATION, INC.

ELEVATIONS BASED ON NAVD 88 AS ESTABLISHED BY RTK GPS
UTILIZING THE NYS DOT NYSNet GNSS NETWORK



SCALE: 1"=50'
GRAPHIC SCALE IN FEET

TOWN OF CLARENCE
COUNTY OF ERIE, STATE OF NEW YORK
PART OF LOT 1, SECTION 12, TOWNSHIP 12, RANGE 6
HOLLAND LAND COMPANY'S SURVEY
10.6± ACRES VACANT LOT COUNTY ROAD
TOPOGRAPHIC SURVEY

BS-1

DRAWING SCALE: 1"=50'

SURVEY FILE: D:\05008H-04
WSA PROJECT NO. 05008H



37 CENTRAL AVE.
LANCASTER, NY 14086-2143
PH. 716-683-5961
FAX 716-683-0169
WWW.WMSCHUTT.COM

DRAWING REVISIONS		DATE	DESCRIPTION
1		09/02/2024	ADDED WETLAND LOCATION BY OTHERS

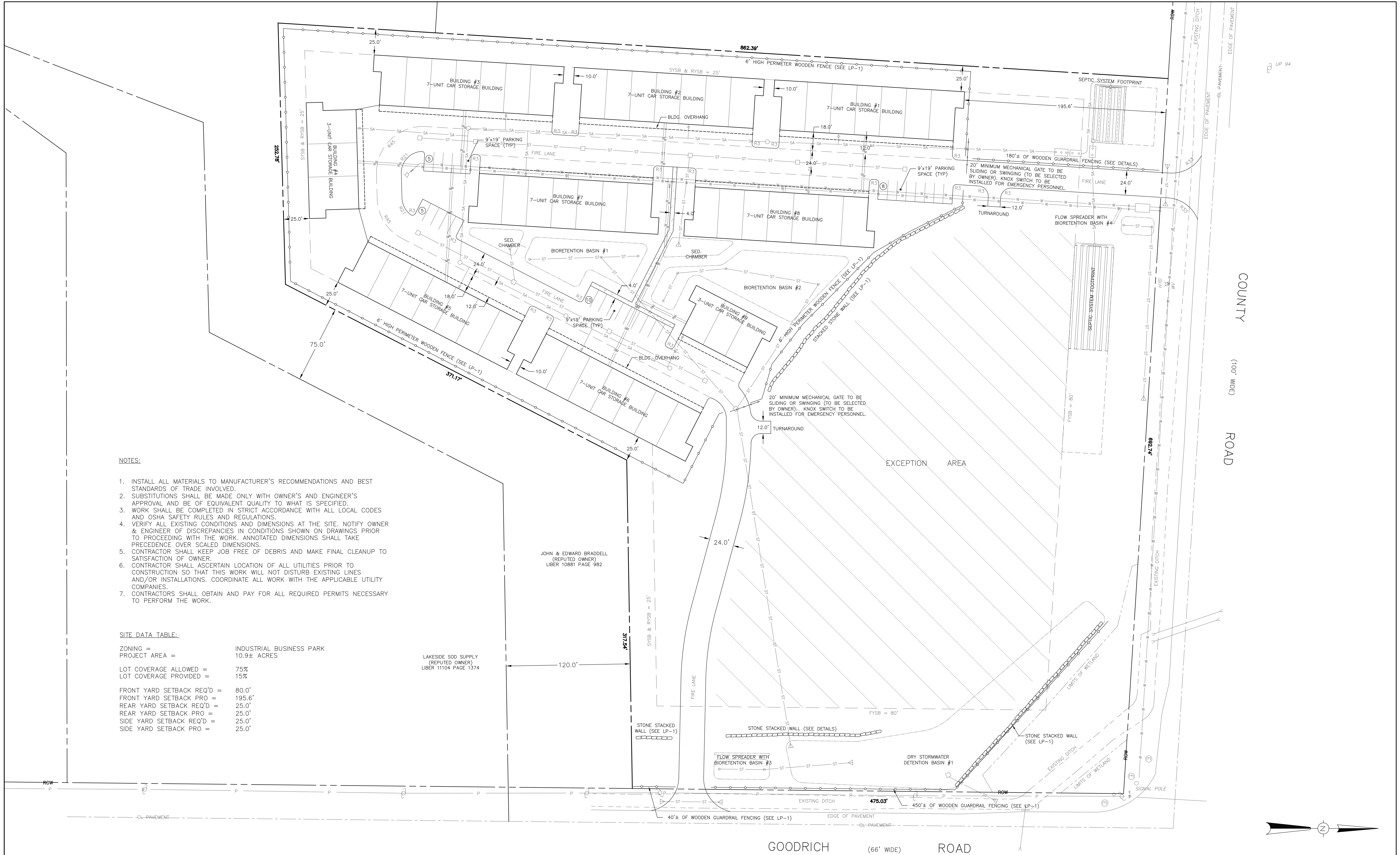
DESIGNED BY:	DUR
DRAWN BY:	DUR
CHECKED BY:	DUR
DATE:	DECEMBER 17, 2020

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ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MARKED WITH AN EMBOSSED SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES

GOODRICH (66' WIDE) ROAD

\\s01b001\share\metzger\civil\2025\20250214\20250214.dwg, 10/23/2025, 2:15:56 PM, Adduser P05



NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S AND ENGINEER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK. ANNOTATED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
5. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
6. CONTRACTOR SHALL ASCERTAIN 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.
7. CONTRACTORS SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.

SITE DATA TABLE:

ZONING =	INDUSTRIAL BUSINESS PARK
PROJECT AREA =	10.9± ACRES
LOT COVERAGE ALLOWED =	75%
LOT COVERAGE PROVIDED =	15%
FRONT YARD SETBACK REQ'D =	80.0'
FRONT YARD SETBACK PRO =	195.6'
REAR YARD SETBACK REQ'D =	25.0'
REAR YARD SETBACK PRO =	25.0'
SIDE YARD SETBACK REQ'D =	25.0'
SIDE YARD SETBACK PRO =	25.0'

NOTES:

1) THESE PLANS HAVE BEEN DEVELOPED FROM THE BOUNDARY AND TOPOGRAPHY SURVEYS COMPLETED BY WM. SCHUTT ASSOCIATES DATED DECEMBER 17, 2020.

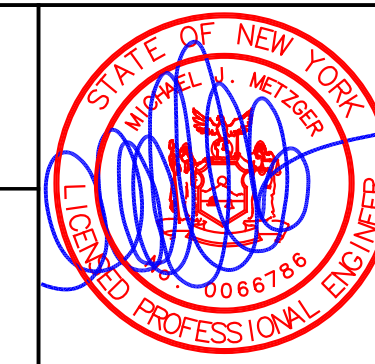
THIS IS NOT A PROPERTY SURVEY.

DESIGNED BY:	JCM
DRAWN BY:	JCM
CHECKED BY:	MJM
CAD FILE:	M2149
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TOWN COMMENTS	09.23.25	JCM/LKM
TOWN COMMENTS	08.15.25	JCM/LKM
TOWN COMMENTS	06.30.25	JCM
TOWN COMMENTS	05.09.25	JCM/LKM
REVISIONS	DATE	BY/CHK

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FAX: 716-633-2704

CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING



MOTOR & SPORT ESTATES OF CLARENCE
9397 COUNTY ROAD
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

SITE PLAN

SCALE:	1" = 40'
DATE:	FEBRUARY 14, 2025
JOB NO:	M2149
DRAWING NO:	SP-1
	SHEET 4

TABLE 1: BIORETENTION SUMMARY

BIORETENTION BASIN	#1	#2	#3	#4
TOP OF FILTER	612.00'	612.00'	604.50'	606.92'
BOTTOM OF FILTER	608.42'	608.42'	600.92'	603.34'
TOTAL SURFACE AREA REQ.	3,900 SF	6,750 SF	1,000 SF	500 SF
1-YEAR STORM LEVEL	612.08'	612.10'	604.02'	606.93'
10-YEAR STORM LEVEL	612.27'	612.30'	604.18'	607.08'
100-YEAR STORM LEVEL	612.50'	612.50'	605.00'	607.42'

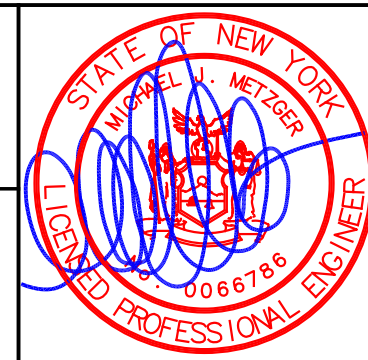
NOTES:
1. ROOF LEADERS SHALL BE TIED INTO CATCH BASINS OR CONNECT TO THE STORM PIPING VIA INSERTA TEES.
2. NO INTERIOR FLOOR DRAINS SHALL BE INSTALLED INSIDE OF THE BUILDINGS.

NOTES:
1) THESE PLANS HAVE BEEN DEVELOPED FROM THE BOUNDARY AND TOPOGRAPHY SURVEYS COMPLETED BY WM. SCHUTT ASSOCIATES DATED DECEMBER 17, 2020.
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TOWN COMMENTS
CONVERT 4-UNIT TO 3-UNIT
TOWN COMMENTS
REVISIONS

DATE
08.15.25
06.30.25
05.09.25
BY/CHK
JCM/LKM
JCM
JCM/LKM
BY/CHK

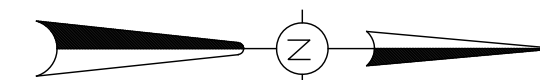


MOTOR & SPORT ESTATES OF CLARENCE
9397 COUNTY ROAD
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

GRADING & DRAINAGE PLAN

SCALE: 1" = 40'
DATE: FEBRUARY 14, 2025
JOB NO: M2149
DRAWING NO: GD-1
SHEET 5

1. GAS, ELECTRIC AND TELECOMMUNICATIONS UTILITY SERVICES WILL BE EVALUATED AND/OR DESIGNED BY EACH RESPECTIVE PRIVATE UTILITY COMPANY.
2. THE BOTTOM OF THE SAND FILTER SHALL BE LOCATED A MINIMUM OF 2 FEET ABOVE THE MAXIMUM HIGH GROUND WATER ELEVATION.



THIS IS NOT A PROPERTY SURVEY.

PROVISION 2
YORK STATE

REVISIONS

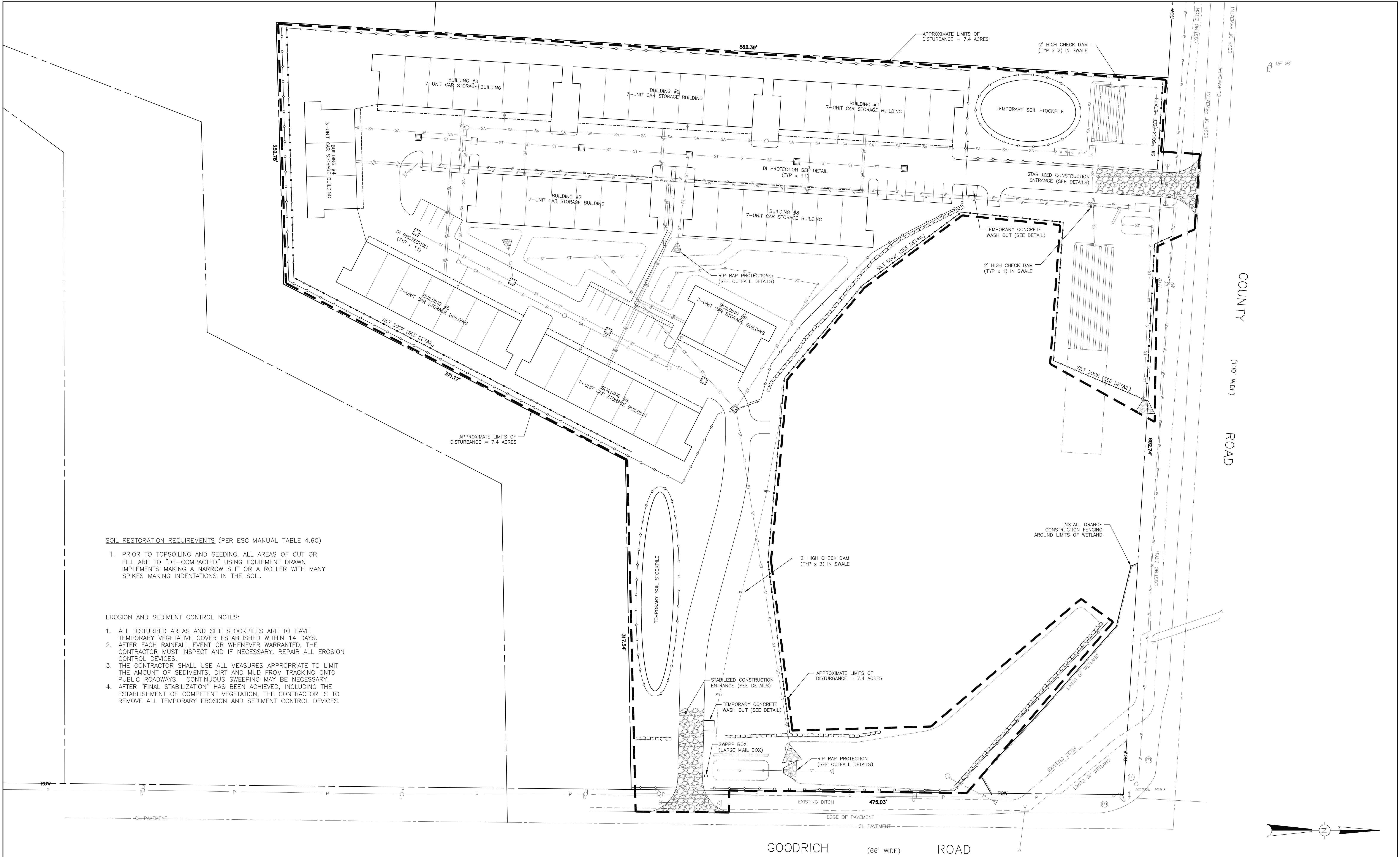
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CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
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DRAWING NO:

SHEET 6



SOIL RESTORATION REQUIREMENTS (PER ESC MANUAL TABLE 4.60)

1. PRIOR TO TOPSOILING AND SEEDING, ALL AREAS OF CUT OR FILL ARE TO "DE-COMPACTED" USING EQUIPMENT DRAWN IMPLEMENTS MAKING A NARROW SLIT OR A ROLLER WITH MANY SPIKES MAKING INDENTATIONS IN THE SOIL.

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL DISTURBED AREAS AND SITE STOCKPILES ARE TO HAVE TEMPORARY VEGETATIVE COVER ESTABLISHED WITHIN 14 DAYS.
2. AFTER EACH RAINFALL EVENT OR WHENEVER WARRANTED, THE CONTRACTOR MUST INSPECT AND IF NECESSARY, REPAIR ALL EROSION CONTROL DEVICES.
3. THE CONTRACTOR SHALL USE ALL MEASURES APPROPRIATE TO LIMIT THE AMOUNT OF SEDIMENTS, DIRT AND MUD FROM TRACKING ONTO PUBLIC ROADWAYS. CONTINUOUS SWEEPING MAY BE NECESSARY.
4. AFTER "FINAL STABILIZATION" HAS BEEN ACHIEVED, INCLUDING THE ESTABLISHMENT OF COMPETENT VEGETATION, THE CONTRACTOR IS TO REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.

NOTES:

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DRAWN BY: JCM
CHECKED BY: MJM
CAD FILE: M2149

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CONVERT 4-UNIT TO 3-UNIT	06.30.25	JCM
TOWN COMMENTS	05.09.25	JCM/LKM
REVISIONS	DATE	BY/CHK

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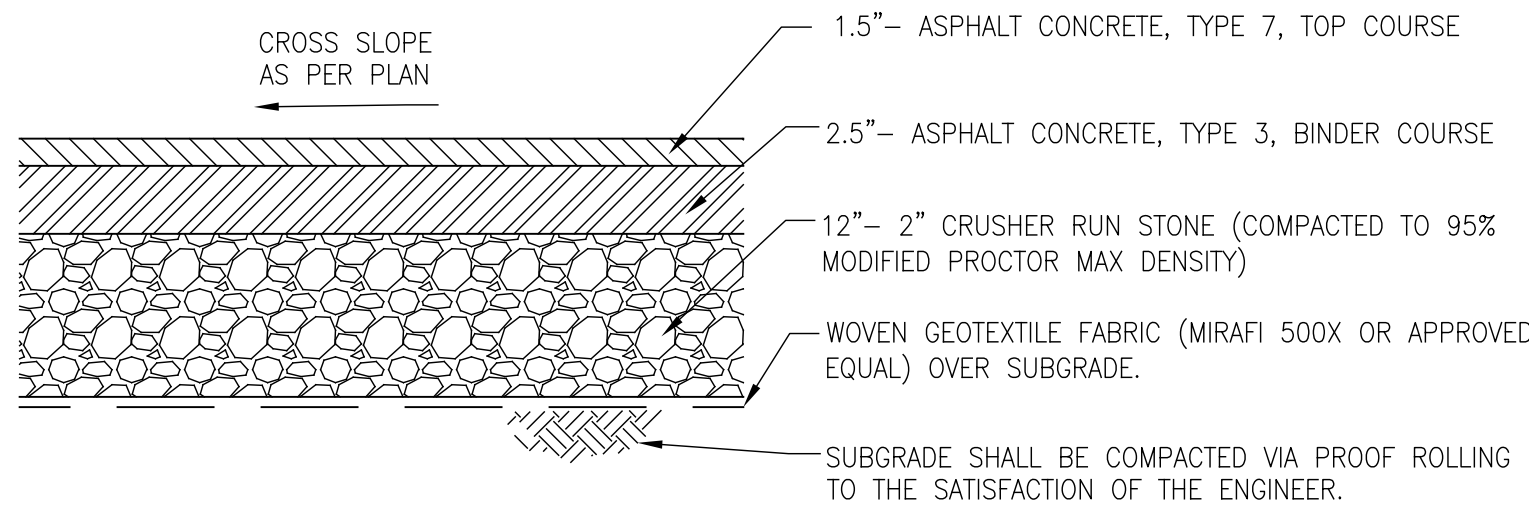
CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING



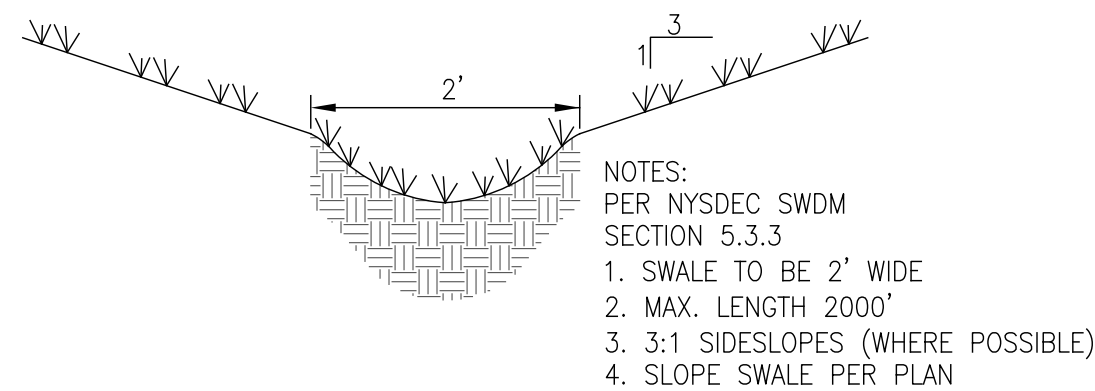
MOTOR & SPORT ESTATES OF CLARENCE
9397 COUNTY ROAD
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

EROSION & SEDIMENT CONTROL PLAN

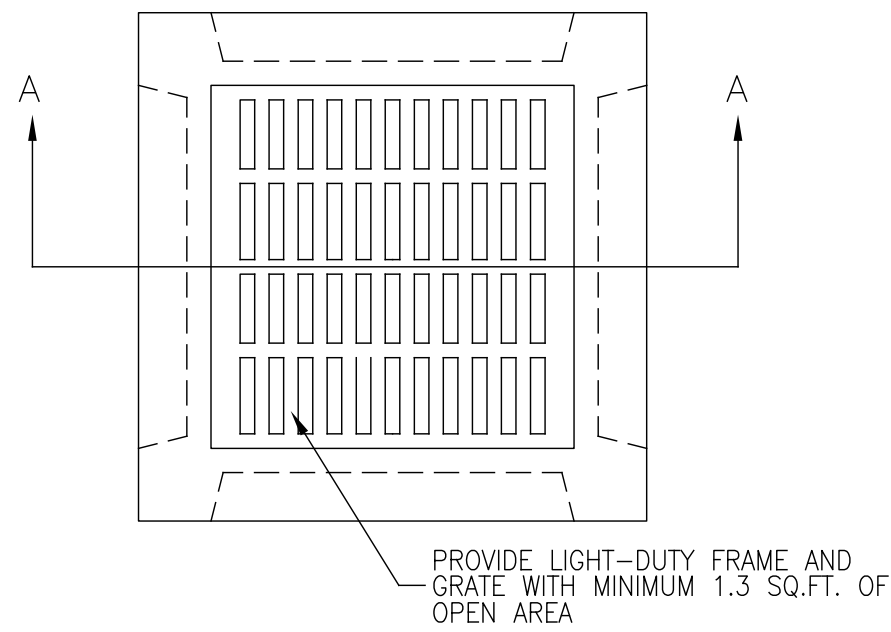
SCALE: 1" = 40'
DATE: FEBRUARY 14, 2025
JOB NO: M2149
DRAWING NO: ESC-1
SHEET 7



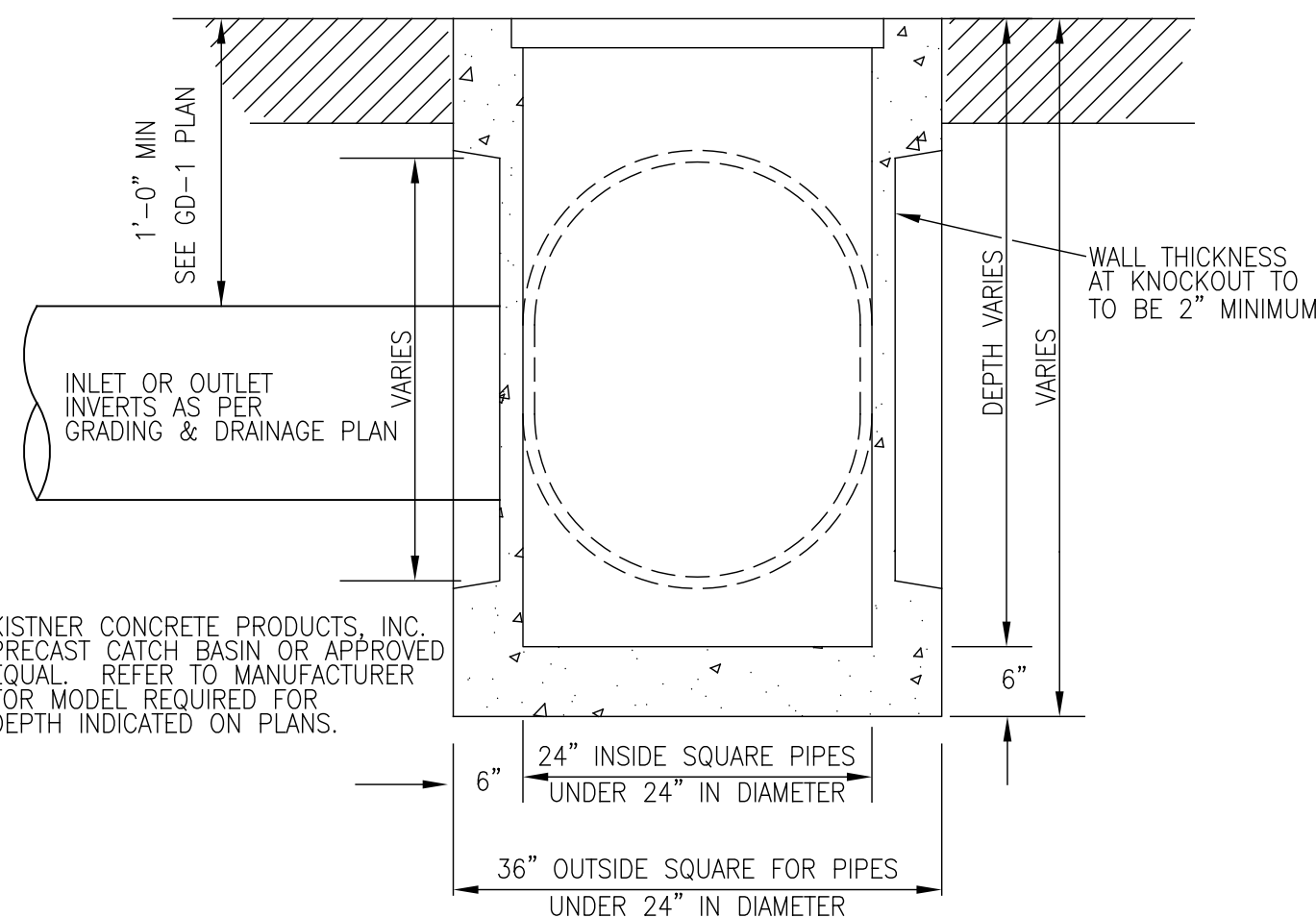
ASPHALT PAVING SECTION
N.T.S.



VEGETATIVE SWALE
N.T.S.

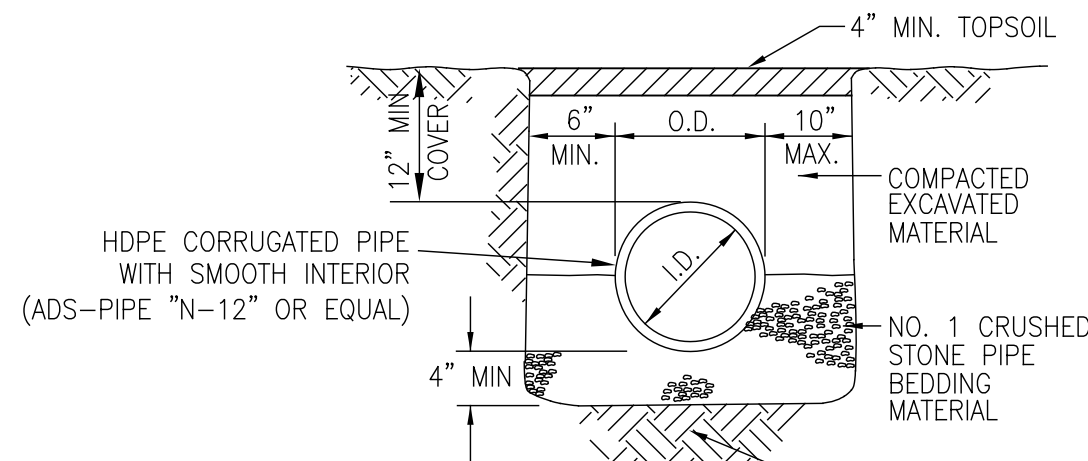


TOP VIEW

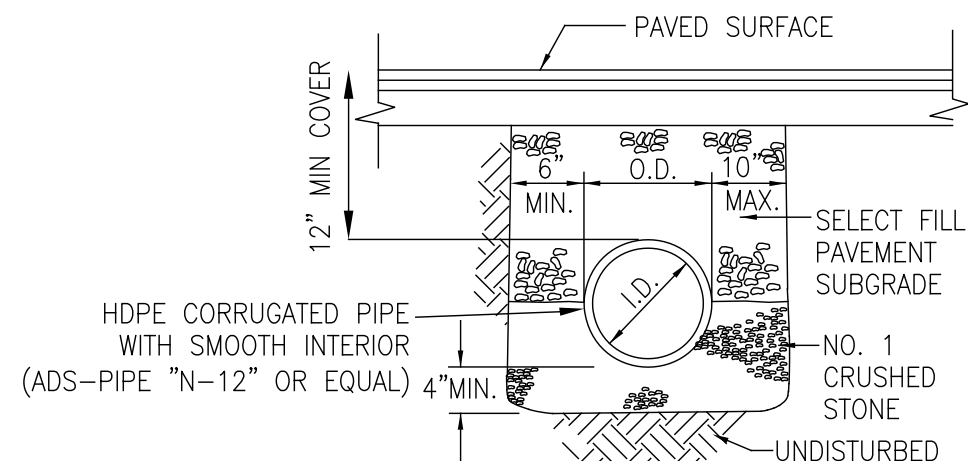


SECTION A-A

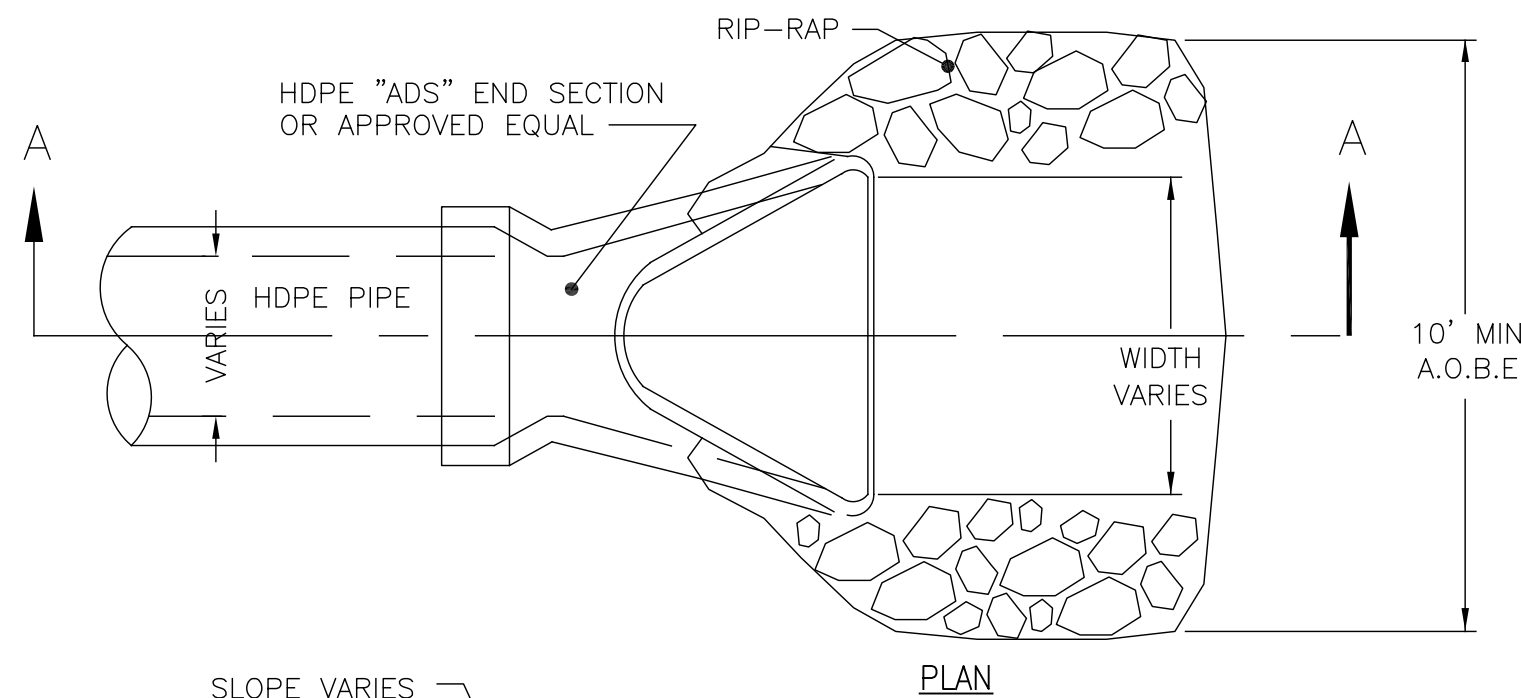
CATCH BASIN DETAIL
N.T.S.



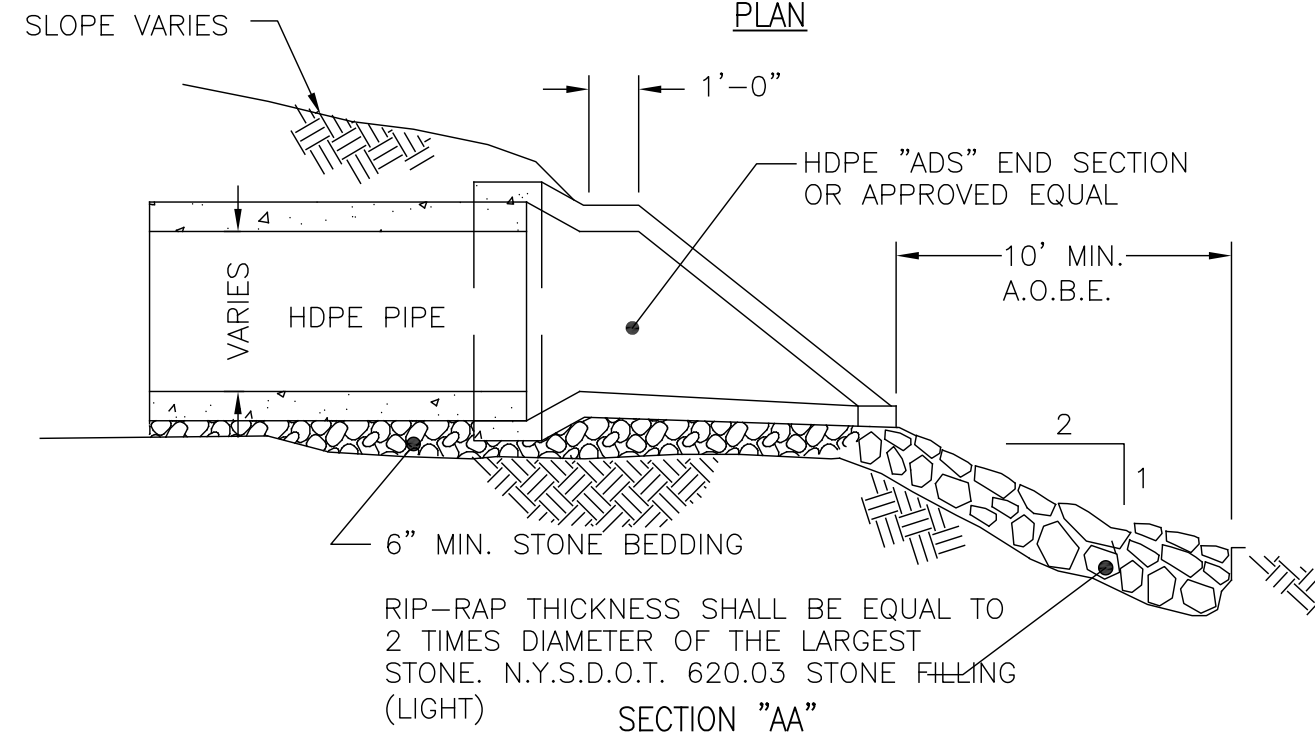
IN NON-PAVED AREAS



STORM SEWER TRENCH DETAILS
N.T.S.

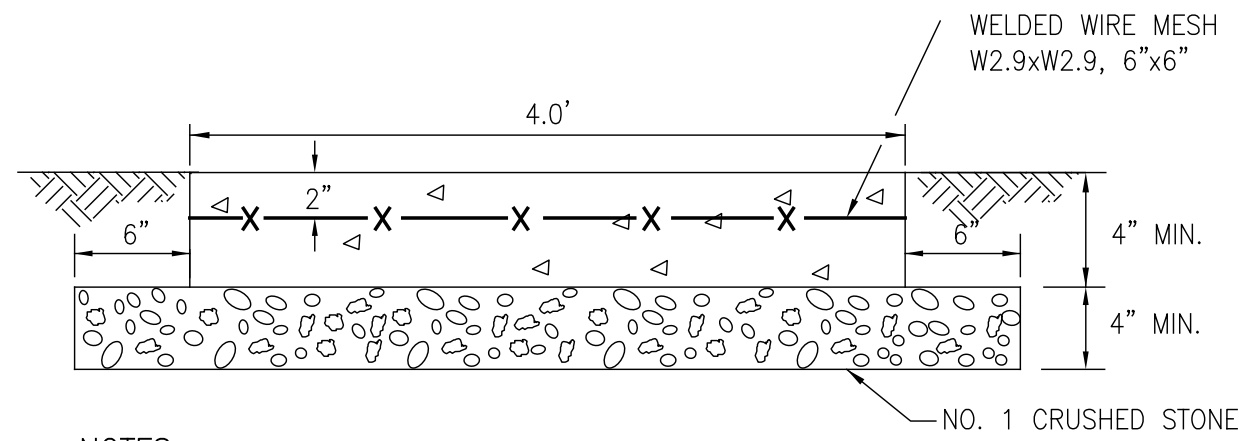


PLAN



SECTION \"AA\"

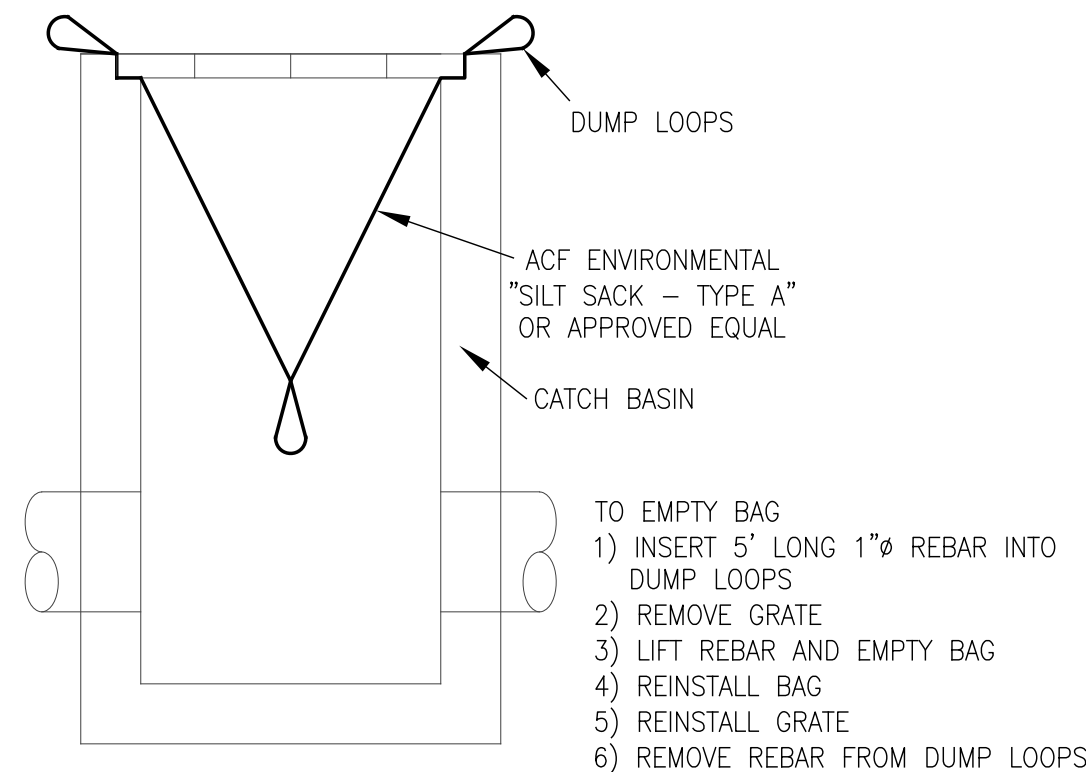
END SECTION WITH RIP-RAP DETAIL
N.T.S.



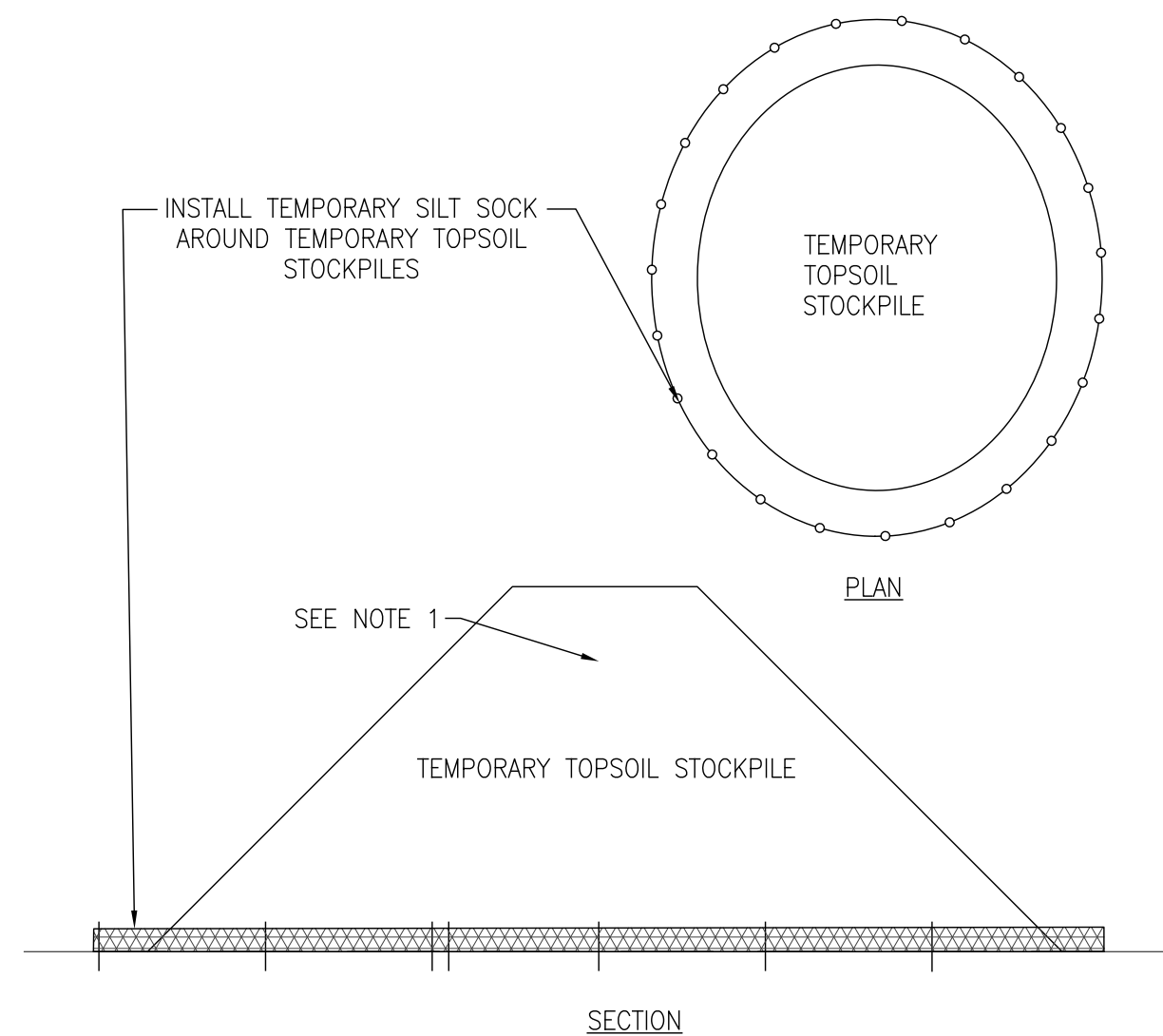
NOTES

1. CONCRETE SHALL BE NYSDOT CLASS A, 3,500 PSI, AIR ENTRAINED, MAX. SLUMP 4"
2. WELDED WIRE MESH (WWM) SHALL BE W2.9xW2.9, 6"x6".
3. INSTALL TOOLED CONTROL JOINTS @ 4' INTERVALS.
4. INSTALL CONSTRUCTION JOINTS AT 20' SPACING MINIMUM.
5. PROVIDE LIGHT BROOM FINISH WITH 1/4" R. TOOLED EDGES.
6. ALL CONCRETE PLACED AS PART OF THIS CONTRACT SHALL BE SEALED AS SOON AS POSSIBLE AFTER INSTALLATION.

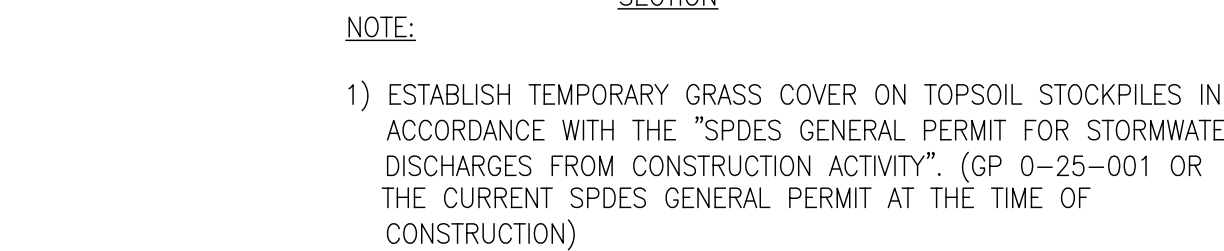
SIDEWALK DETAIL
N.T.S.



DI PROTECTION DETAIL
N.T.S.



PLAN

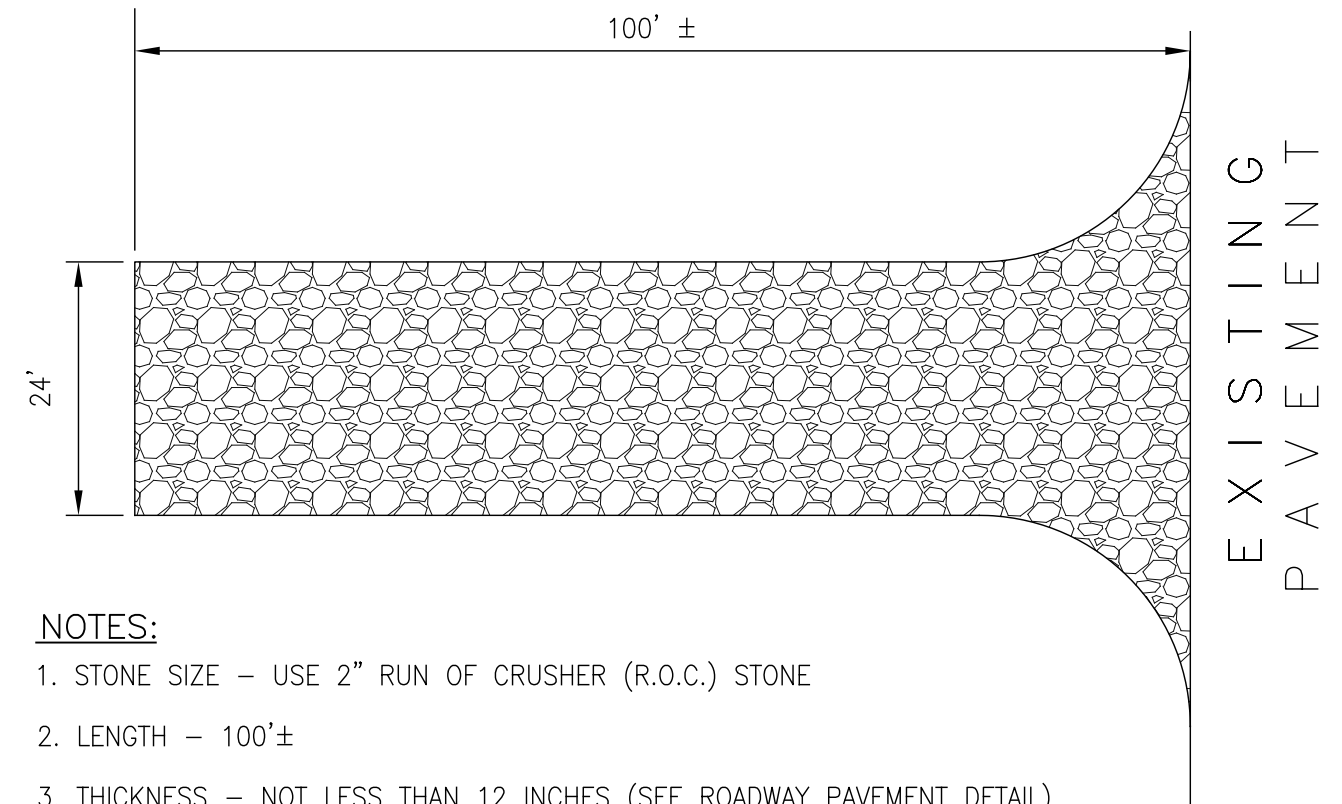


SECTION

NOTE:

- 1) ESTABLISH TEMPORARY GRASS COVER ON TOPSOIL STOCKPILES IN ACCORDANCE WITH THE "SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY". (GP 0-25-001 OR THE CURRENT SPDES GENERAL PERMIT AT THE TIME OF CONSTRUCTION)

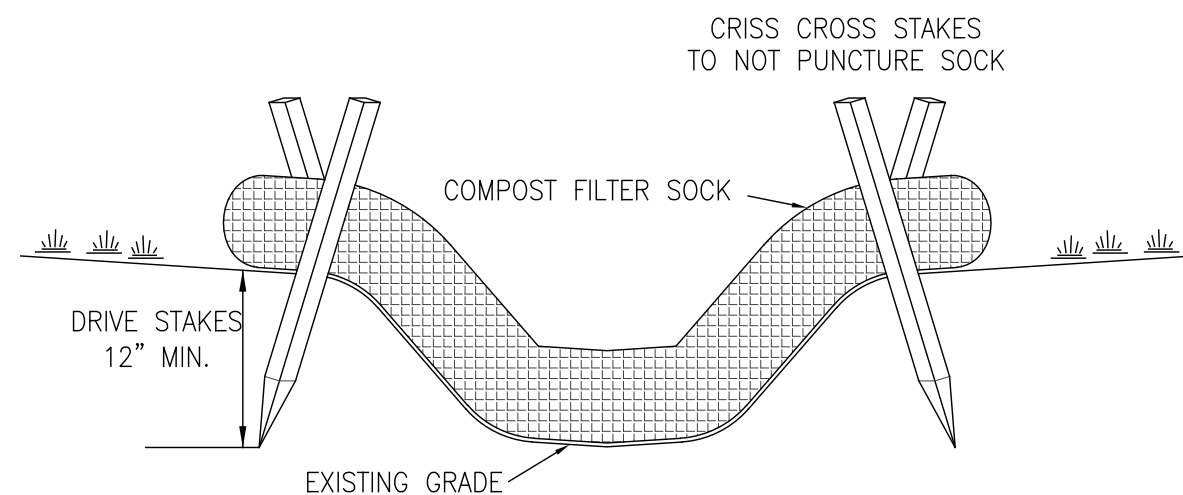
TEMPORARY TOPSOIL STOCKPILE
N.T.S.



NOTES:

1. STONE SIZE - USE 2" RUN OF CRUSHER (R.O.C.) STONE
2. LENGTH - 100'±
3. THICKNESS - NOT LESS THAN 12 INCHES (SEE ROADWAY PAVEMENT DETAIL)
4. WIDTH - VARIES (SEE PLAN)
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE (SEE ROADWAY PAVEMENT DETAIL).
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

TYPICAL STABILIZED CONSTRUCTION ENTRANCE DETAIL
N.T.S.

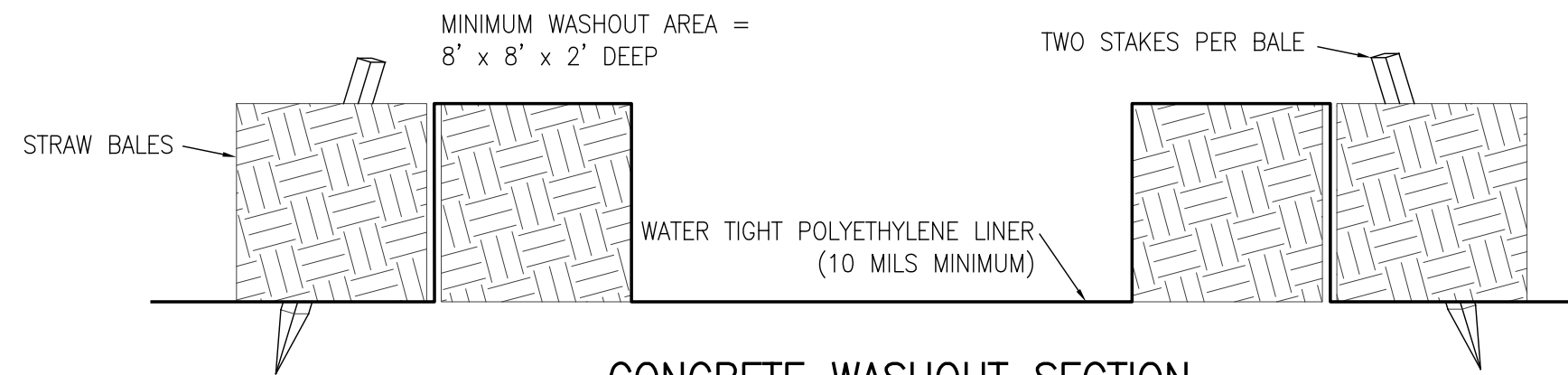


NOTES:

1. COMPOST FILTER SOCK MUST CONFORM TO NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (FILTREXX SILT SOCK OR APPROVED EQUAL).
2. INSTALL 3' LONG 2"x2" HARDWOOD STAKES AT 10' INTERVALS OR AS SPECIFIED BY THE SOCK MANUFACTURER.
3. WOODEN STAKES TO BE INSTALLED IN A CRISS CROSS PATTERN SO AS NOT TO PUNCTURE THE SOCK.
4. WOODEN STAKES TO BE DRIVEN AT LEAST 12" INTO GROUND.
5. ABUTTING ENDS MUST BE OVERLAPPED TO PROVIDE CONTINUOUS PROTECTION.
6. ALL SOCK SHALL BE 12".

MINIMUM SOCK SPACING	
SLOPE %	12 INCH SOCK
0-2%	250'
2-5%	225'
5-10%	125'

COMPOST FILTER SILT SOCK
N.T.S.



CONCRETE WASHOUT SECTION
N.T.S.

NOTES:

1. CONCRETE WASHOUT BASIN TO CONFORM TO THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL DESIGN CRITERIA.
2. ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY IS FILLED.
3. INSPECT WASHOUT FACILITY DAILY AND REPAIR LEAKING LINER AS NECESSARY.

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TOWN COMMENTS	05.09.25 JCM/LKM
REVISIONS	DATE BY/CHK

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CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING



MOTOR & SPORT ESTATES OF CLARENCE
9397 COUNTY ROAD
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

SITE DETAILS

SCALE: AS SHOWN
DATE: FEBRUARY 14, 2025
JOB NO: M2149
DRAWING NO:
DT-1
SHEET 9

TEE SIZE (RUN x BRANCH)	LR RUN	LR BRANCH	TEE SIZE (RUN x BRANCH)	LR RUN	LR BRANCH
8"x8"	5'	40'	12"x10"	5'	80'
8"x8"	5'	70'	12"x12"	5'	110'
10"x8"	5'	30'	16"x8"	5'	20'
10"x8"	5'	60'	16"x8"	5'	35'
10"x10"	5'	90'	16"x10"	5'	65'
12"x8"	5'	20'	16"x12"	5'	90'
12"x8"	5'	55'	16"x16"	5'	145'

TEES

*LENGTHS SHOWN ARE MINIMUM REQUIREMENTS

PIPE SIZE	LR			
	90° BEND	45° BEND	22.5° BEND	11.25° BEND
6"	35'	15'	10'	5'
8"	40'	20'	10'	5'
10"	55'	25'	15'	10'
12"	60'	30'	15'	10'
16"	80'	35'	20'	10'

*LENGTHS SHOWN ARE MINIMUM REQUIREMENTS

BENDS

REDUCER SIZE	LR	REDUCER SIZE	LR
6"x4"	40'	12"x8"	75'
6"x4"	70'	12"x10"	40'
8"x6"	45'	16"x8"	150'
10"x6"	75'	16"x8"	130'
10"x8"	40'	16"x10"	105'
12"x6"	100'	16"x12"	75'

*LENGTHS SHOWN ARE MINIMUM REQUIREMENTS

REDUCERS

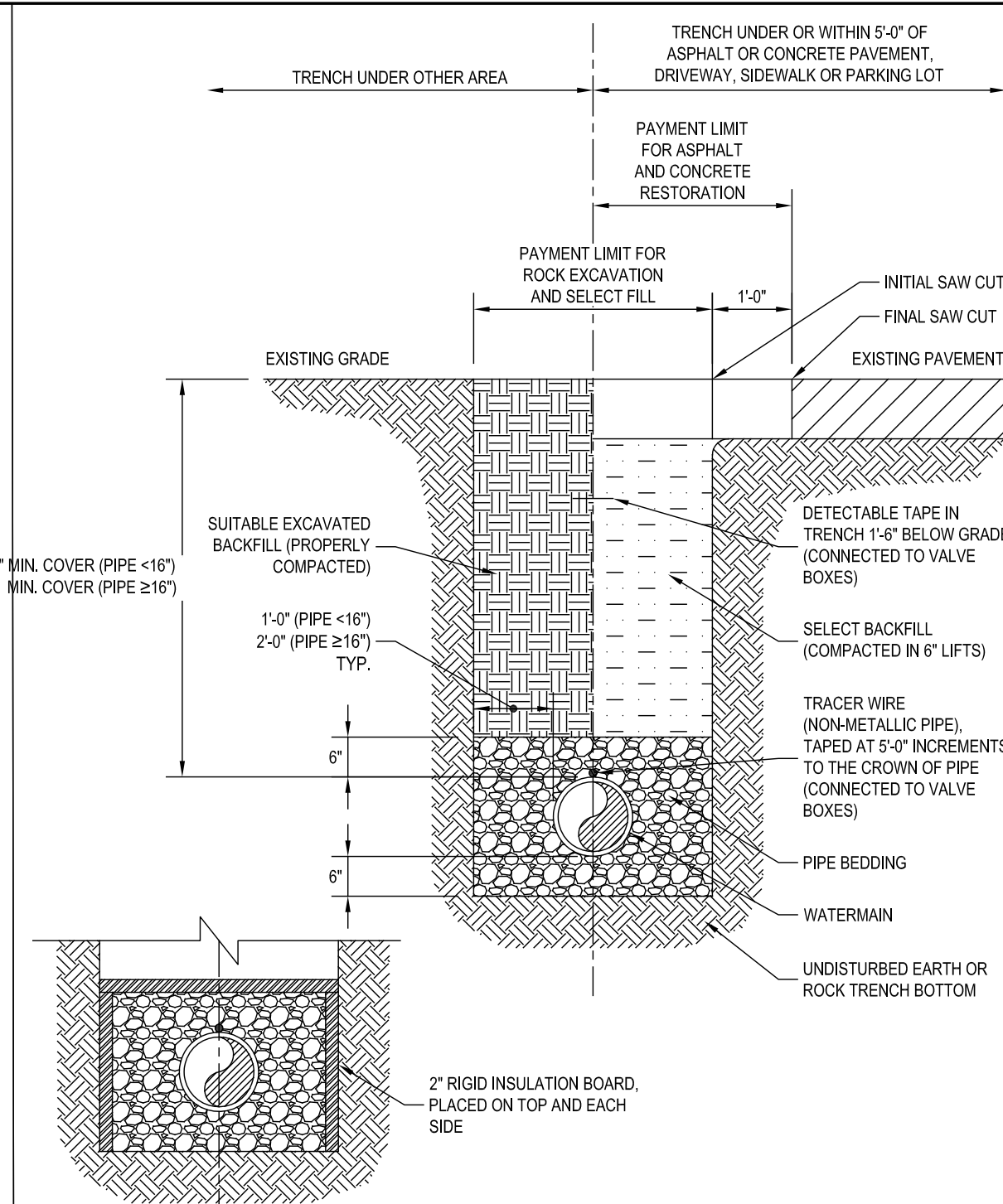
VALVE/END CAP SIZE	LR
4"	55'
6"	75'
8"	100'
10"	115'
12"	140'
16"	175'

*LENGTHS SHOWN ARE MINIMUM REQUIREMENTS

VALVES / END CAPS

RESTRAINED WATERLINE JOINT DETAIL

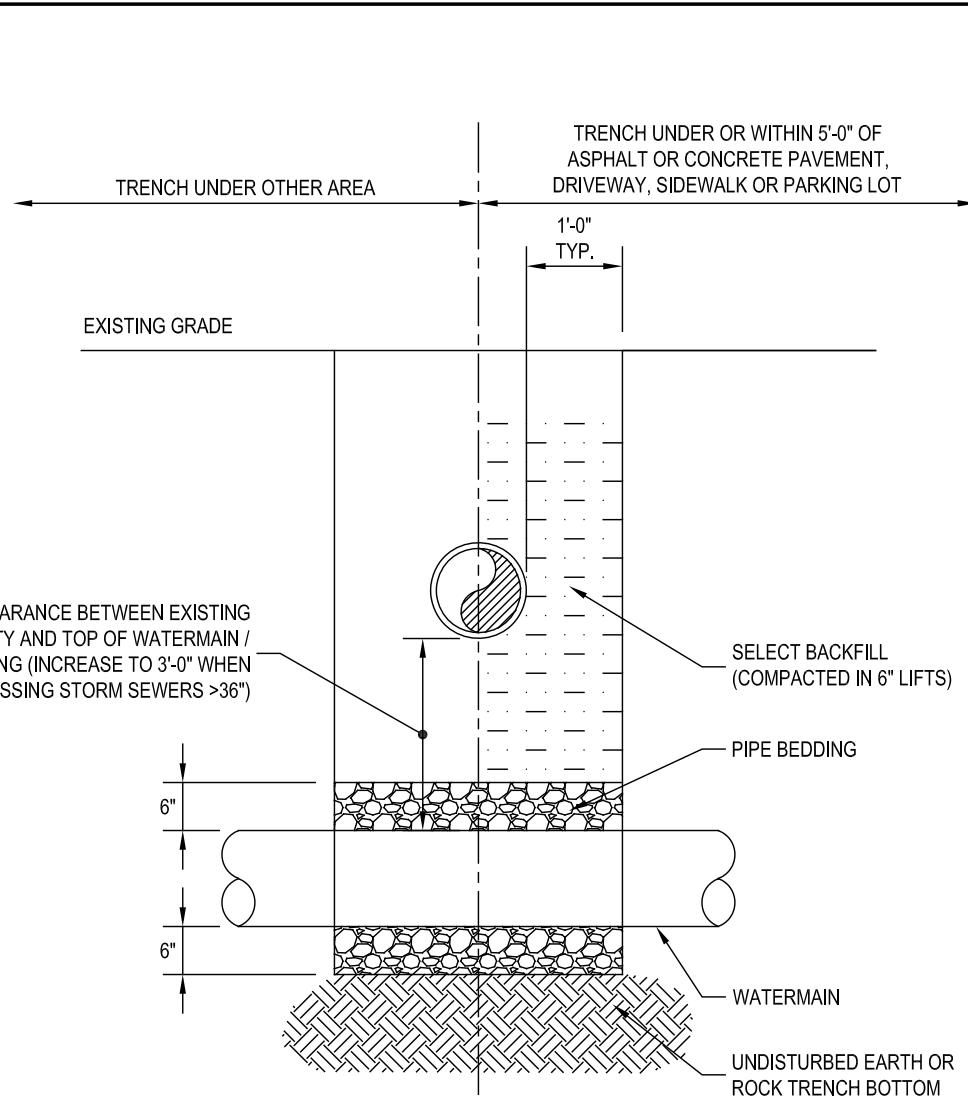
N.T.S.



FROST PROTECTION TRENCH
(COVER <4'-0")
ECWA APPROVAL REQUIRED

WATERLINE TRENCH DETAIL

N.T.S.

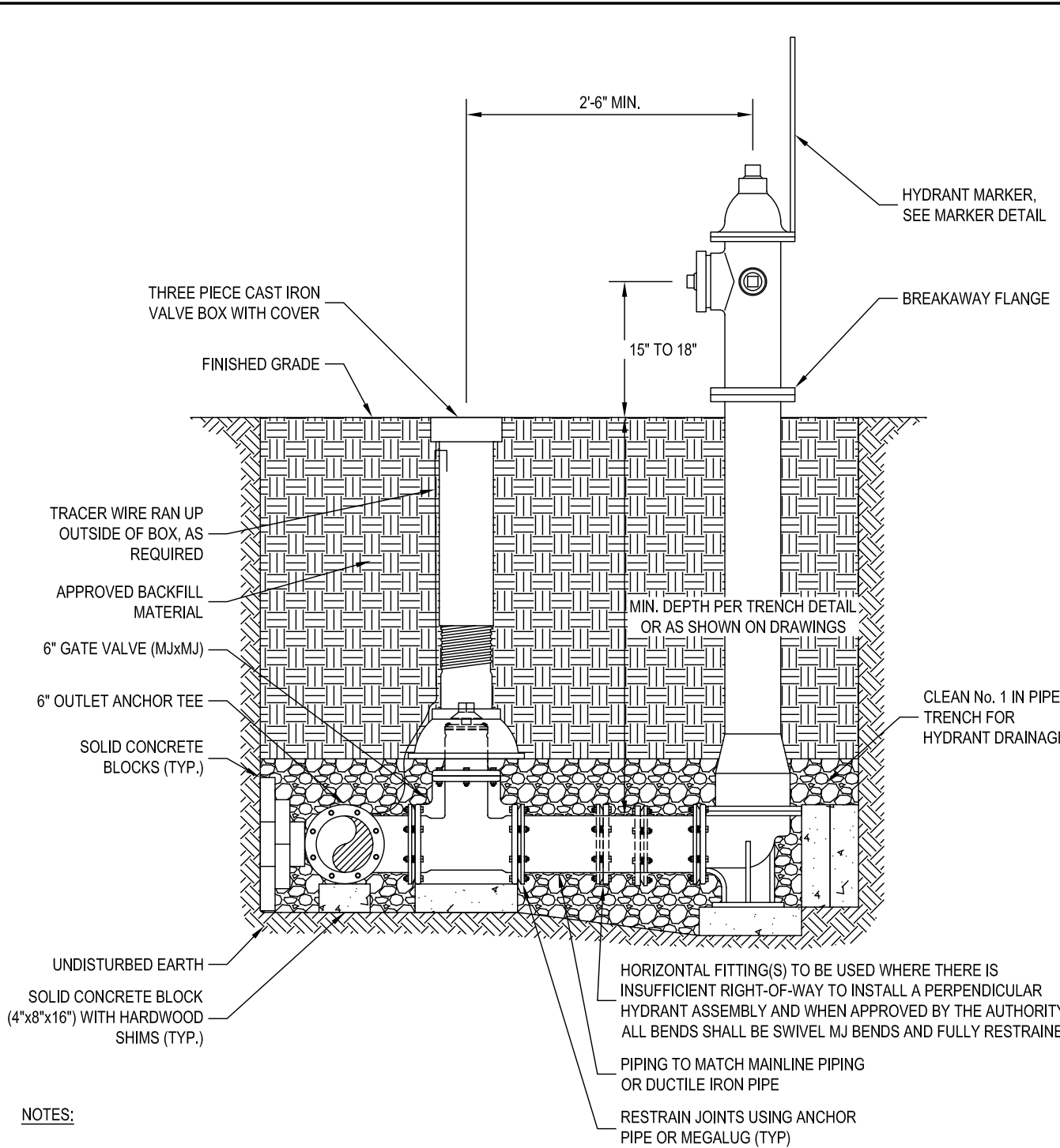


NOTES:

- ALL EXISTING UTILITIES MUST BE SUPPORTED WITH APPROPRIATE CHAINS / STRAPS DURING CONSTRUCTION OF THE NEW WATERMAIN. CONTRACTOR IS REQUIRED TO COORDINATE WITH THE OWNER FOR THEIR PREFERRED SUPPORT REQUIREMENTS.
- WHEN CROSSING A SEWER LINE WITH NEW WATERMAIN (AND WITHOUT A CASING PIPE), ONE FULL LENGTH (16'-0" MIN.) SHALL BE USED AT THE POINT OF CROSSING. THE WATERMAIN SHALL BE PLACED SO THAT BOTH JOINT ENDS ARE AS FAR AS POSSIBLE FROM THE EXISTING SEWER.
- IF CASING PIPE IS USED, IT SHALL EXTEND 5'-0" BEYOND THE EXISTING PIPE OUTER EDGE IN EACH DIRECTION, AND NO WATERMAIN JOINTS OR FITTINGS SHALL BE LOCATED WITHIN 4'-0" FROM THE CASING PIPE EDGE.

GATE VALVE DETAIL

N.T.S.

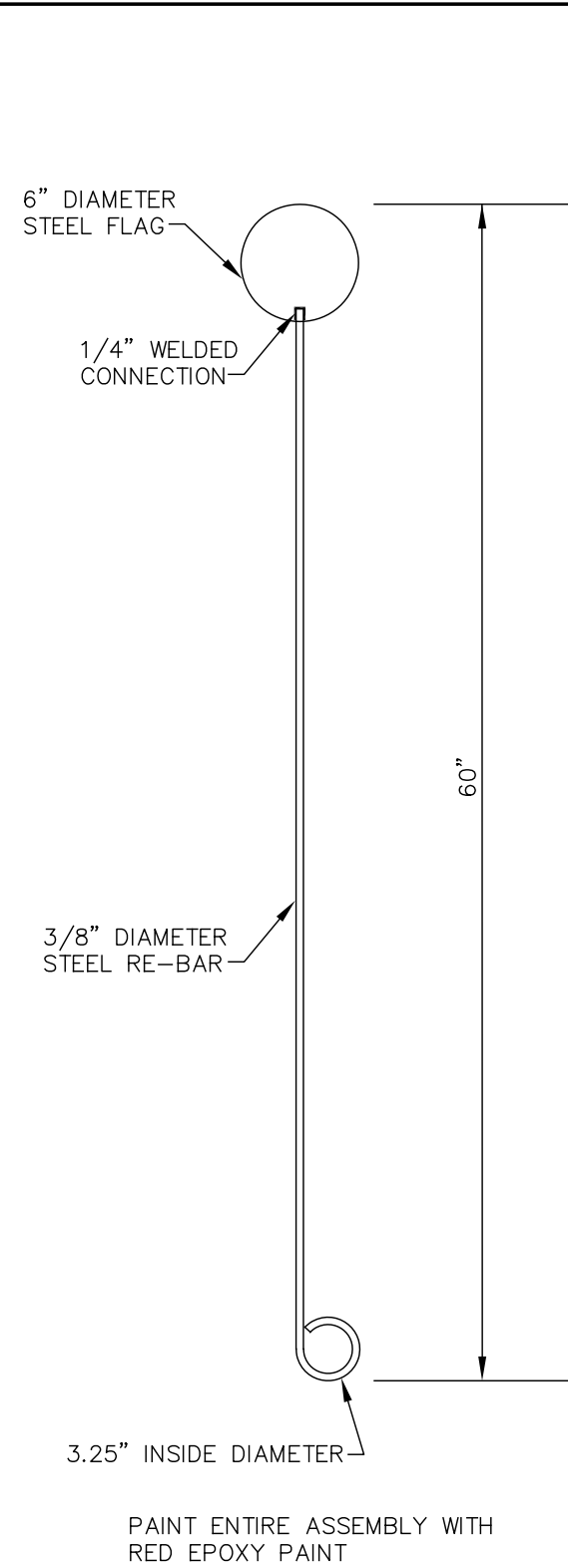


NOTES:

- HYDRANT RISER SHALL BE INSTALLED PLUMB
- HYDRANT FACE TO BE A MINIMUM OF 3'-0" FROM THE BACK FACE OF ALL CURBS OR A MINIMUM OF 5'-0" FROM ALL EDGE OF PAVEMENT.

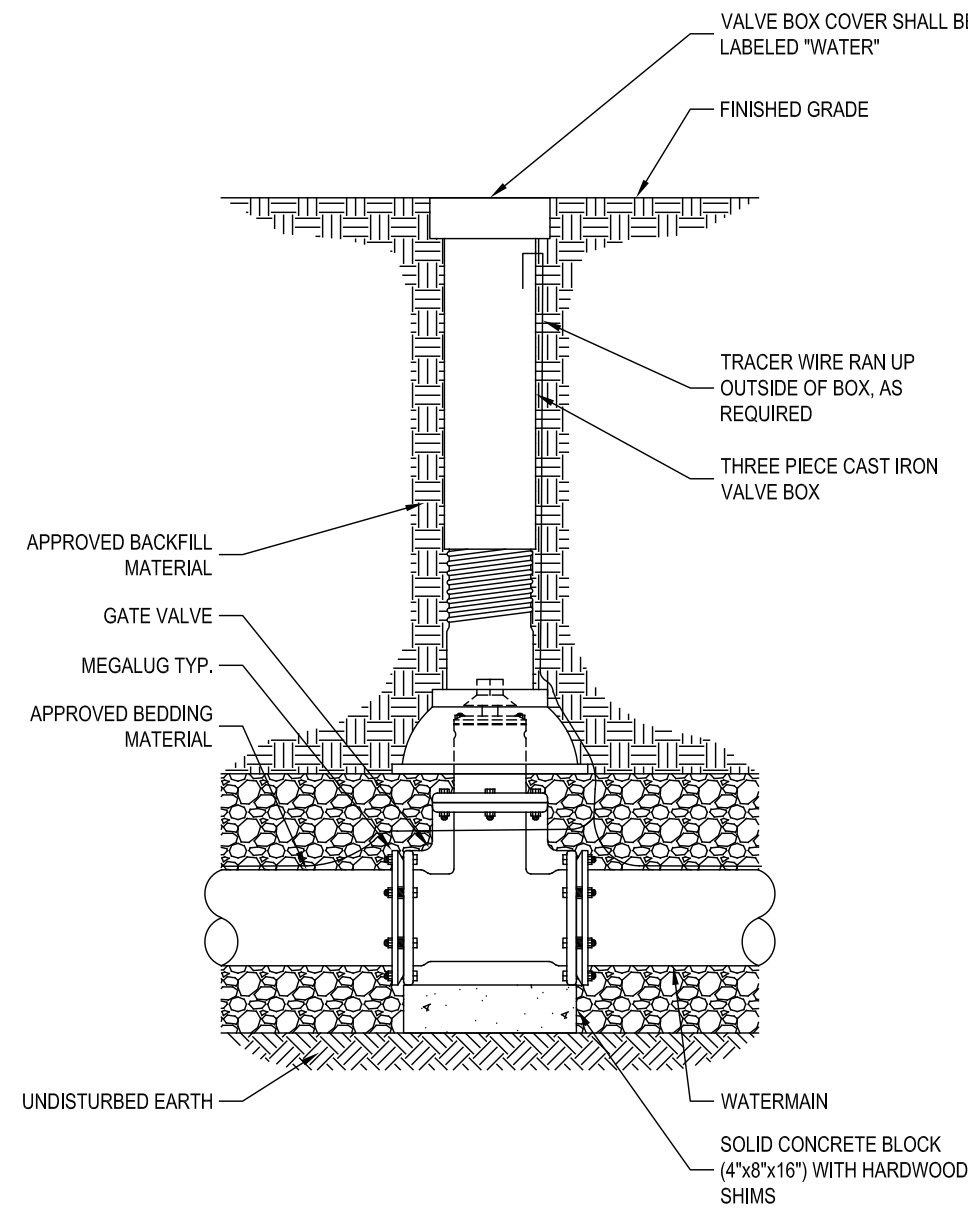
FIRE HYDRANT

N.T.S.



MARKER DETAIL

N.T.S.

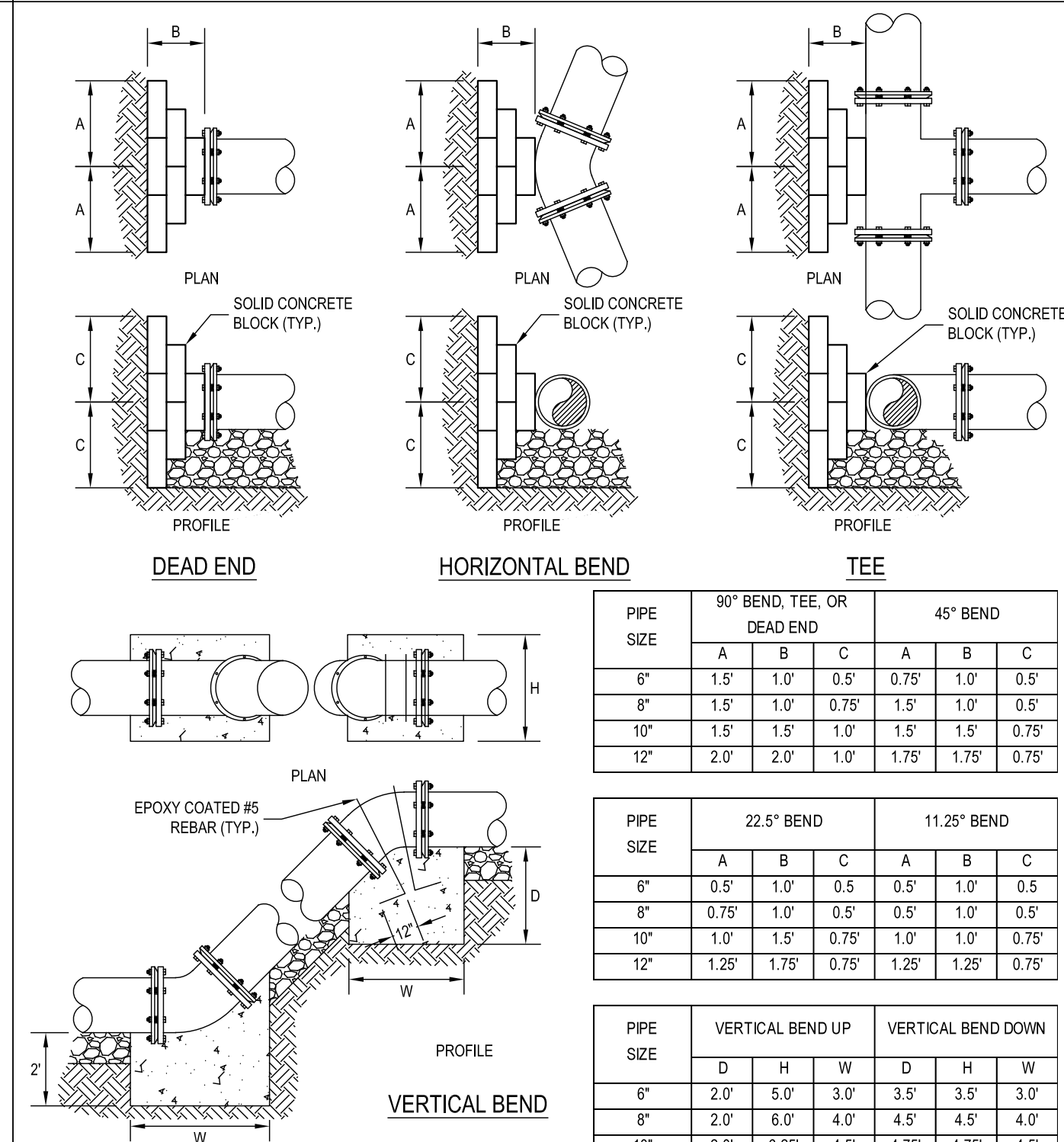


NOTES:

- VALVE SHALL NOT SUPPORT VALVE BOX.
- GATE VALVE SHALL BE INSTALLED LEVEL AND VERTICALLY PLUMB.
- VALVE BOX SHALL BE PLUMB TO GRADE, WITH OPERATING NUT CENTERED IN BOX.

GATE VALVE DETAIL

N.T.S.

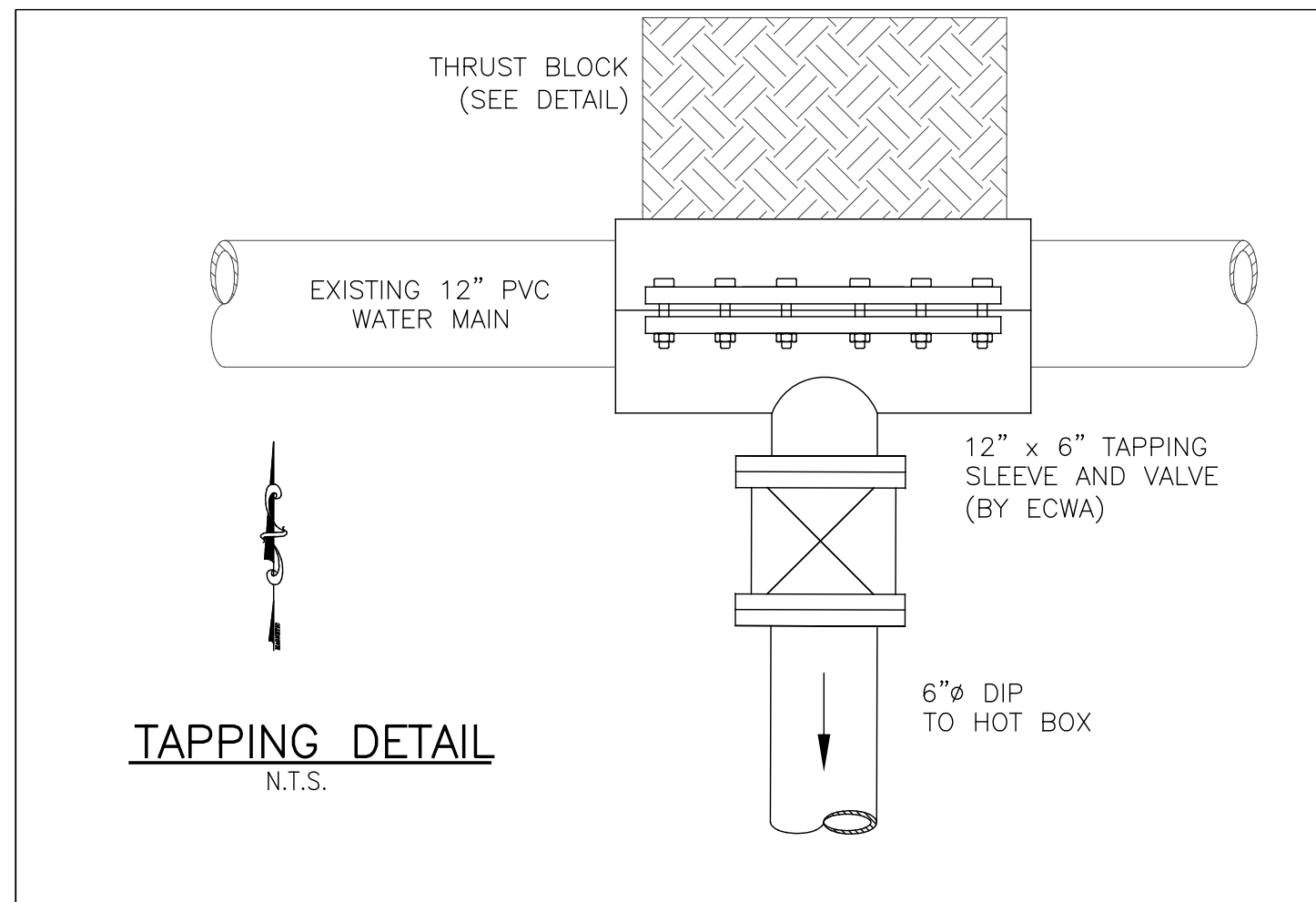


NOTE:

FULL CONCRETE THRUST BLOCKS AS SHOWN ARE REQUIRED WHEN THRUST RESTRAINT IS NOT PROVIDED BY OTHER MEANS SUCH AS MJ RESTRAINTS

THRUST BLOCK DETAIL

N.T.S.

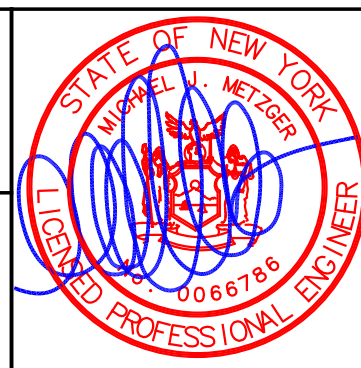


TAPPING DETAIL

N.T.S.

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DRAWN BY:	JCM
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REVISIONS	DATE BY/CHK

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CIVIL ENGINEERING LAND PLANNING SITE DESIGN MUNICIPAL ENGINEERING



MOTOR & SPORT ESTATES OF CLARENCE
9397 COUNTY ROAD
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

WATER LINE DETAILS

SCALE:	AS SHOWN
DATE:	FEBRUARY 14, 2025
JOB NO:	M2149
DRAWING NO:	DT-3
	SHEET 11



-
- HOT BOX (TO BE SIZED BY MANUFACTURER)
- 8" MIN TO REMOVABLE DOORS
- 6" WATTS 909 RPDA BACKFLOW PREVENTION DEVICE (OR APPROVED EQUAL)
- 6" DIP FROM ECWA MAIN (SEE PLANS)
- 8" MIN
- 8" MIN
- 2" T-10 NEPTUNE WATER METER (SUPPLIED BY ECWA)
- 30" MIN
- 2" TYPE 'K' COPPER FROM ECWA MAIN (SEE PLANS)
- 8" MIN TO REMOVABLE DOORS
- 2" WATTS LF 909M1QT RPZ BACKFLOW PREVENTION DEVICE (OR APPROVED EQUAL)
- DRAIN TO EXTERIOR
- 6" DIP TO SITE (SEE UP-1)
- 2" TYPE 'K' COPPER TO SITE (SEE UP-1)
- 6" RPDA & 2" METER AND RPZ PLAN VIEW
- N.T.S.
- MAINTENANCE

DESIGNED BY:	JCM				 METZGER CIVIL ENGINEERING, PLLC		MOTOR & SPORT ESTATES OF CLARENCE 9397 COUNTRY ROAD TOWN OF CLARENCE, ERIE COUNTY, NEW YORK			SCALE: AS SHOWN
DRAWN BY:	JCM						WATER LINE DETAILS			DATE: FEBRUARY 14, 2025
CHECKED BY:	MJM									JOB NO: M2149
CAD FILE:	M2149							DRAWING NO:		
<i>NOTE:</i> UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE ELECTION LAW.					TOWN COMMENTS	05.09.25	JCM/LKM	8245 SHERIDAN DRIVE WILLIAMSVILLE, NY 14221	CIVIL ENGINEERING LAND PLANNING SITE DESIGN MUNICIPAL ENGINEERING	DT-4 SHEET 12
		ECWA COMMENTS	03.26.25	JCM	PH: 716-633-2601 FAX: 716-633-2704					
		REVISIONS	DATE	BY/CHK						

- 1) FINAL GRADING TO DIRECT SURFACE WATER AWAY FROM SYSTEM.
- 2) ALL PIPE JOINTS MUST BE SOLVENT WELDED.
- 3) SYSTEM TO BE INSPECTED AFTER INSTALLATION OF ALL COMPONENTS BUT PRIOR TO BACKFILLING.
- 4) ALL DISTURBED AREAS TO BE SEEDED AND COVERED WITH STRAW MULCH OR SOD AS SOON AS PRACTICAL AFTER SYSTEM APPROVAL.
- 5) ROUNDS AND SUMP DRAINS SHALL NOT BE DIRECTED INTO THE SEPTIC SYSTEM. LAUNDRY WASTE, IF APPLICABLE, MUST BE TIED INTO THE SEPTIC SYSTEM.
- 6) NO DRIVEWAYS, TREES, POOLS OR STRUCTURES MAY BE PLACED ON TOP OF THE SEPTIC SYSTEM.
- 7) ALL NEW PLUMBING FIXTURES MUST BE WATER SAVING TYPE INSTALLED AS PER SECTION 15-0314 OF THE ENVIRONMENTAL CONSERVATION LAW.
- 8) NO GARBAGE GRINDER IS TO BE INSTALLED, IF APPLICABLE.
- 9) ALL TANKS, CHAMBERS, RISERS, D BOXES, INLETS AND OUTLETS MUST BE SEALED PER MANUFACTURERS SPECIFICATIONS.
- 10) ALL SEPTIC OR PUMP TANK ACCESS COVERS AT OR ABOVE GRADE MUST BE SECURED.
- 11) PREFABRICATED ITEMS MUST BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.

- 1) TANK TO BE KISTNER PRODUCTS OR EQUAL
- 2) TANK TO BE BEDDED ON 3" OF SAND OR PEA GRAVEL
- 3) COMPARTMENTS TO BE CONNECTED BY A 4" VERTICAL SLOT AT LEAST 18" WIDE, A SIX INCH ELBOW, TWO 4 INCH ELBOWS OR FOUR 4" DIAMETER HOLES
- 4) INVERT OF INLET TO BE 2" ABOVE THE INVERT OF THE OUTLET. INLET TEE INVERT MUST BE MIN. 16" BELOW FLOW LINE.
- 5) TANK MUST PROVIDE 30" - 60" OF LIQUID DEPTH
- 6) TANK LENGTH MUST BE NO LESS THAN 2X THE WIDTH AND NO MORE THAN 4X THE WIDTH.
- 7) TANK TOP SHALL BE CAPABLE OF SUPPORTING 300 PSF MIN
- 8) TANK COVER MIN DIMENSION SHALL BE NO LESS THAN 20" FOR TANKS WITH A LIQUID DEPTH OF 48" OR GREATER OTHERWISE 12" IS ADEQUATE.
- 9) MINIMUM CONCRETE COMPRESSIVE STRENGTH @ 28 DAYS SHALL BE 2500 PSI MIN
- 10) TANK WALL THICKNESS SHALL BE 3" MINIMUM
- 11) TANKS WITH A JOINT BELOW THE LIQUID LINE MUST BE TESTED FOR WATERIGHTNESS PRIOR TO BACKFILLING.

NOTES:

1) PIPE JOINTS TO BE SEALED WITH ASPHALTIC MATERIAL OR EQUAL.

2) INVERT ELEVATIONS MUST BE EQUAL. USE OF SPEED LEVELERS IS RECOMMENDED.

*3) BAFFLE REQUIRED FOR SIPHON OR AUTOMATIC DOSING OR IF INLET SLOPE EXCEEDS 1/2" PER FOOT.

4) D-BOX TO BE CONCRETE, KISTNER DB SERIES OR EQUAL BEDDED ON 3" PEA GRAVEL OR SAND.

5) D-BOX MUST HAVE 2" SUMP BELOW OUTLET INVERT.

NOTES:

- 1) GEOTEXTILE FILTER FABRIC TO BE INSTALLED BETWEEN TOPSOIL AND GRAVEL.
- 2) LINE SAND FILTER BED WALLS AND FLOOR WITH TWO LAYERS OF 10 MIL POLY.

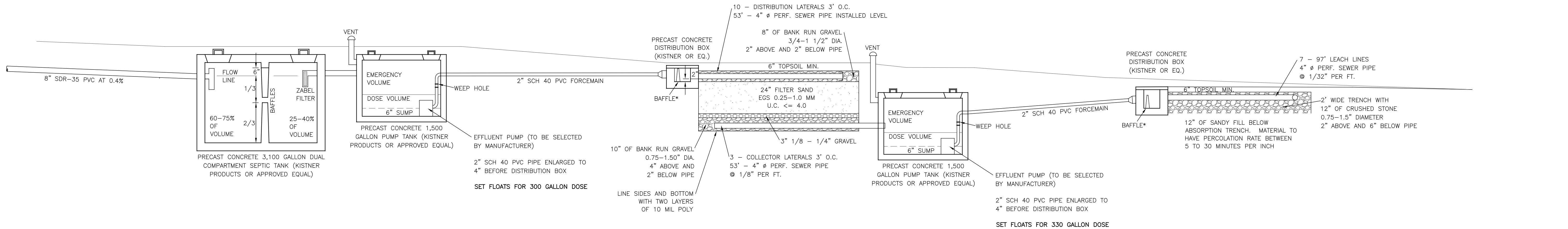
A) PLACE FIRST LAYER OF POLY

B) THEN PLACE SECOND LAYER SO THAT ANY SEAMS ARE PERPENDICULAR TO THE FIRST LAYER.

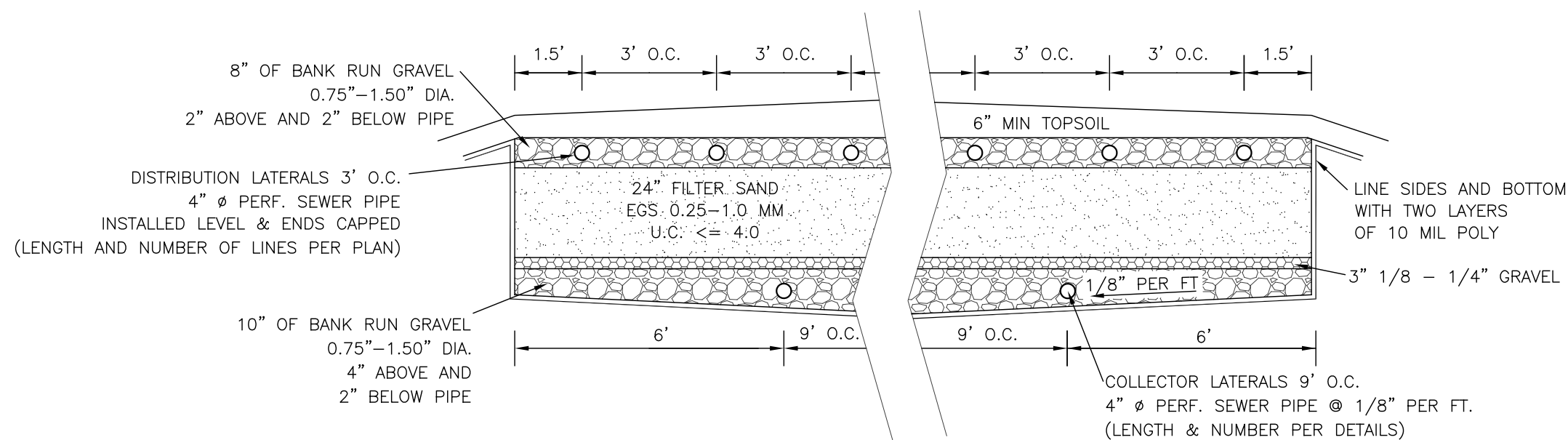
- 1) THE PUMP MUST HAVE A HANGER PIPE WITH MOVING DISCONNECT COUPLING TO ALLOW THE PUMP TO BE REMOVED FROM THE SURFACE.
- 2) PUMP TO BE SET ON A PEDESTAL TO PROVIDE A 6" QUIESCENCE ZONE FOR SOLIDS TO SETTLE. THESE SOLIDS MUST BE REMOVED PERIODICALLY.
- 3) THE CONTROL SYSTEM CONSISTS OF A PUMP ON A LOW PUMP OFF SWITCH AND A HIGH WATER ALARM. THE HIGH WATER FLOAT MUST BE SET TO ACTIVATE A VISIBLE AND AUDIBLE ALARM INSIDE OF THE BUILDING SHOULD THE PUMP FAIL.
- 4) ALL SWITCHES, HARDWARE AND HANGERS MUST WITHSTAND THE CORROSIVE ATMOSPHERE INSIDE OF THE TANK.
- 5) ALL ELECTRICAL CONTACTS AND RELAYS MUST BE OUTSIDE OF THE TANK. CONDUITS MUST BE SEALED TO PREVENT GAS FROM ESCAPING THE TANK.
- 6) GFCI PROTECTED ELECTRICAL CIRCUITS MEETING ALL ELECTRICAL CODES ARE REQUIRED. THE PUMP AND ALARM MUST BE ON SEPARATE CIRCUITS.
- 7) LARGE DRAINAGE MUST BE PROVIDED TO THE TANK.
- 8) TANK TO BE BEDDED ON 3" OF SAND OR PEA GRAVEL.

- NOTES:
- 1) GEOTEXTILE FILTER FABRIC TO BE PLACED BETWEEN TOPSOIL AND STONE.
- 2) MOUND SOIL OVER LEACH LINES FOR SETTLING.
- 3) DO NOT INSTALL IN WET SOIL.
- 4) INSTALL TRENCHES AS SHALLOW AS POSSIBLE WHICH MEET THE MINIMUM DEPTHS.
- 5) A PERCOLATION RATE OF AT LEAST 120 MINUTES PER INCH MUST BE PRESENT IN THE UPPER 6" OF THE IN SITU SOILS.

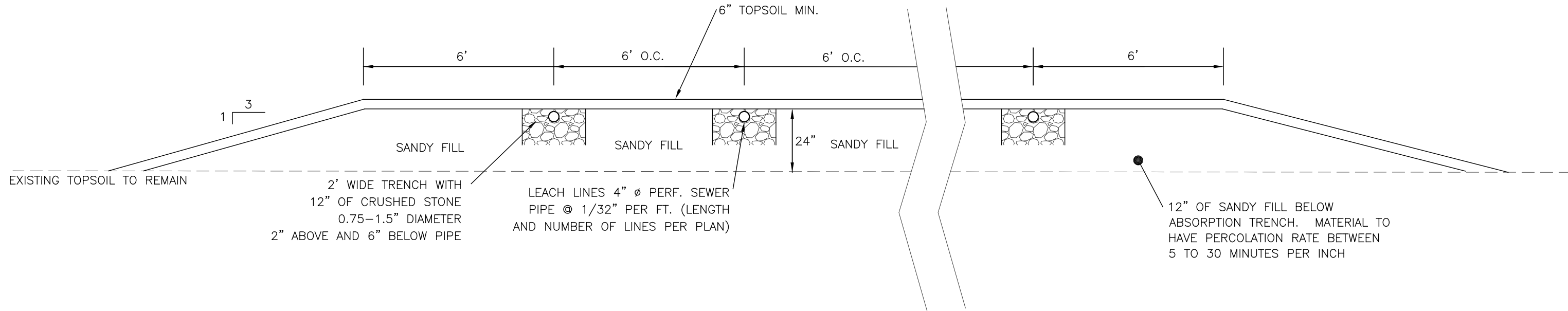
NTS

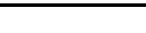


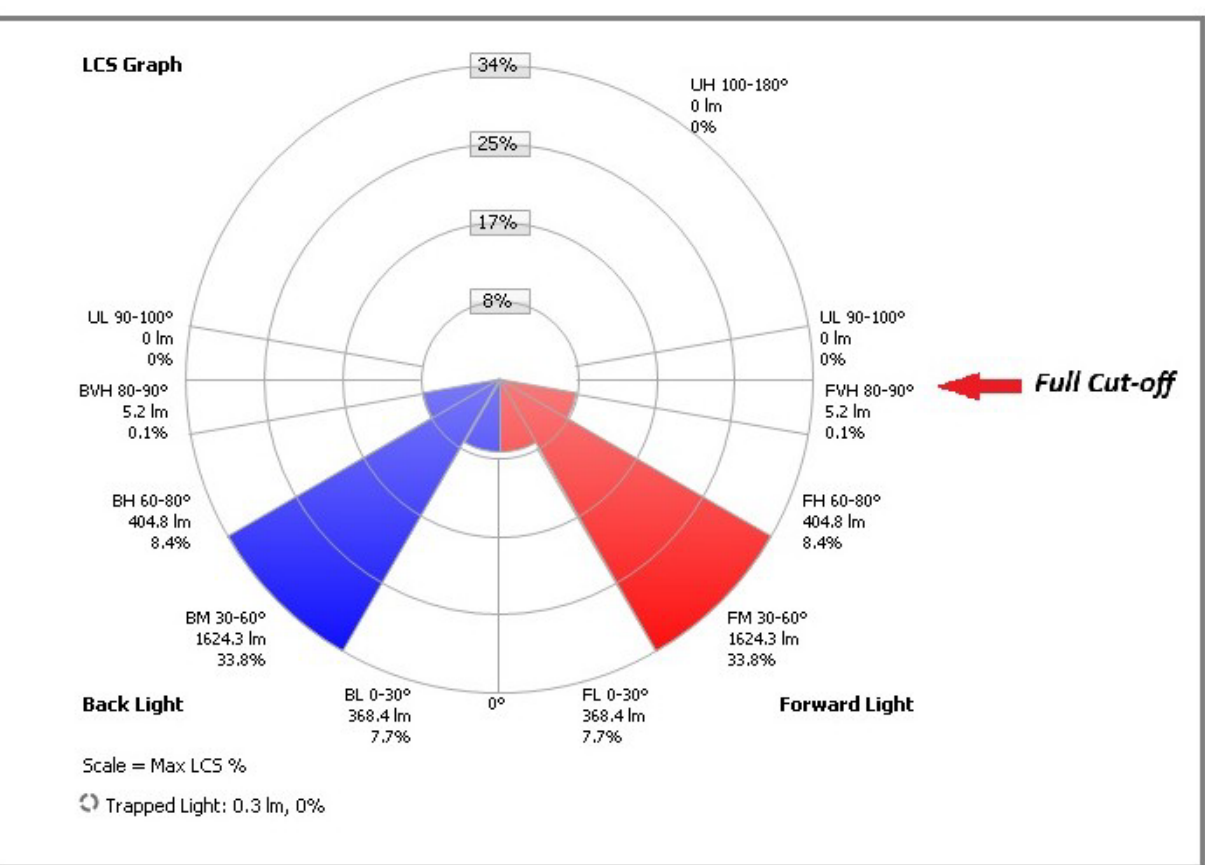
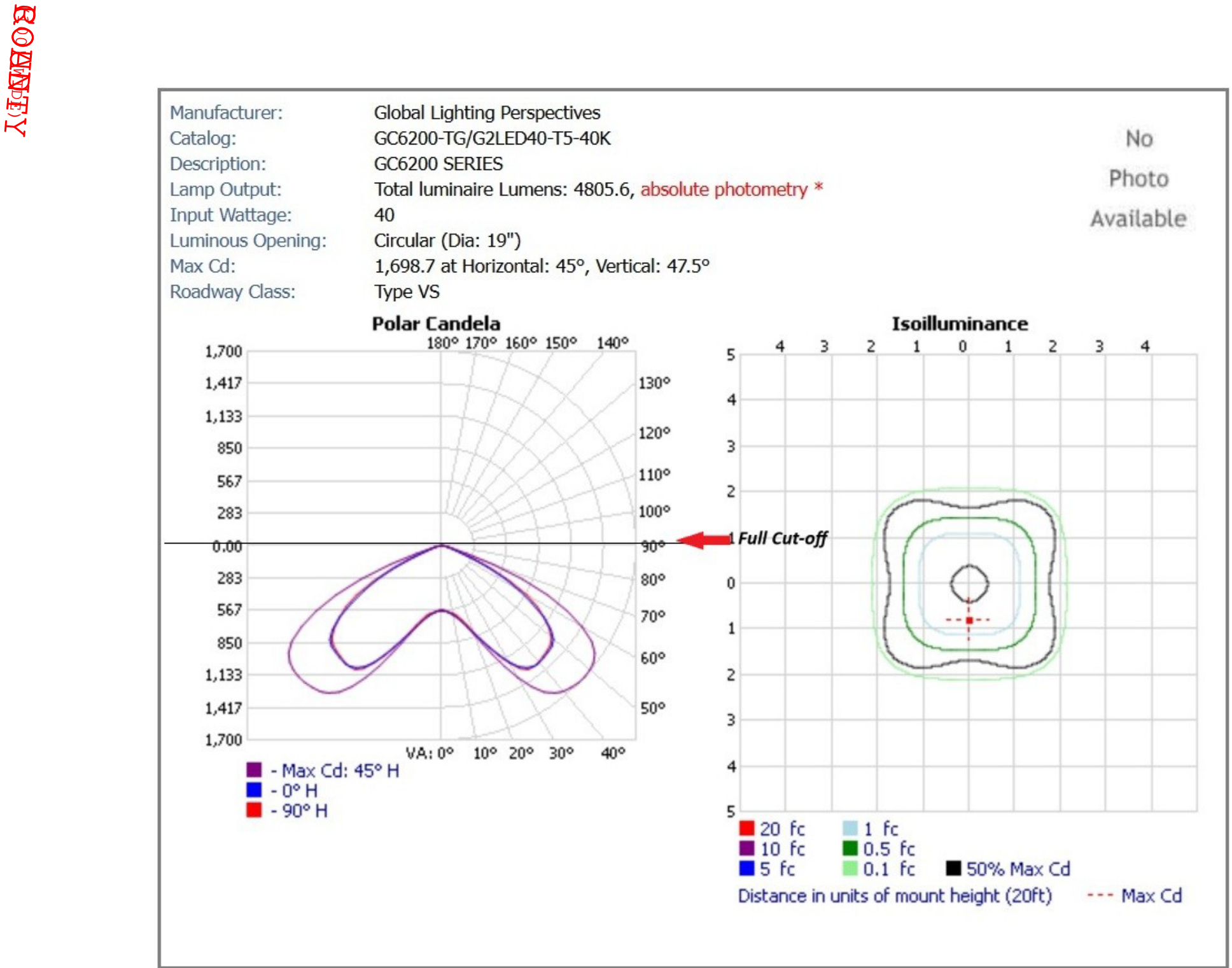
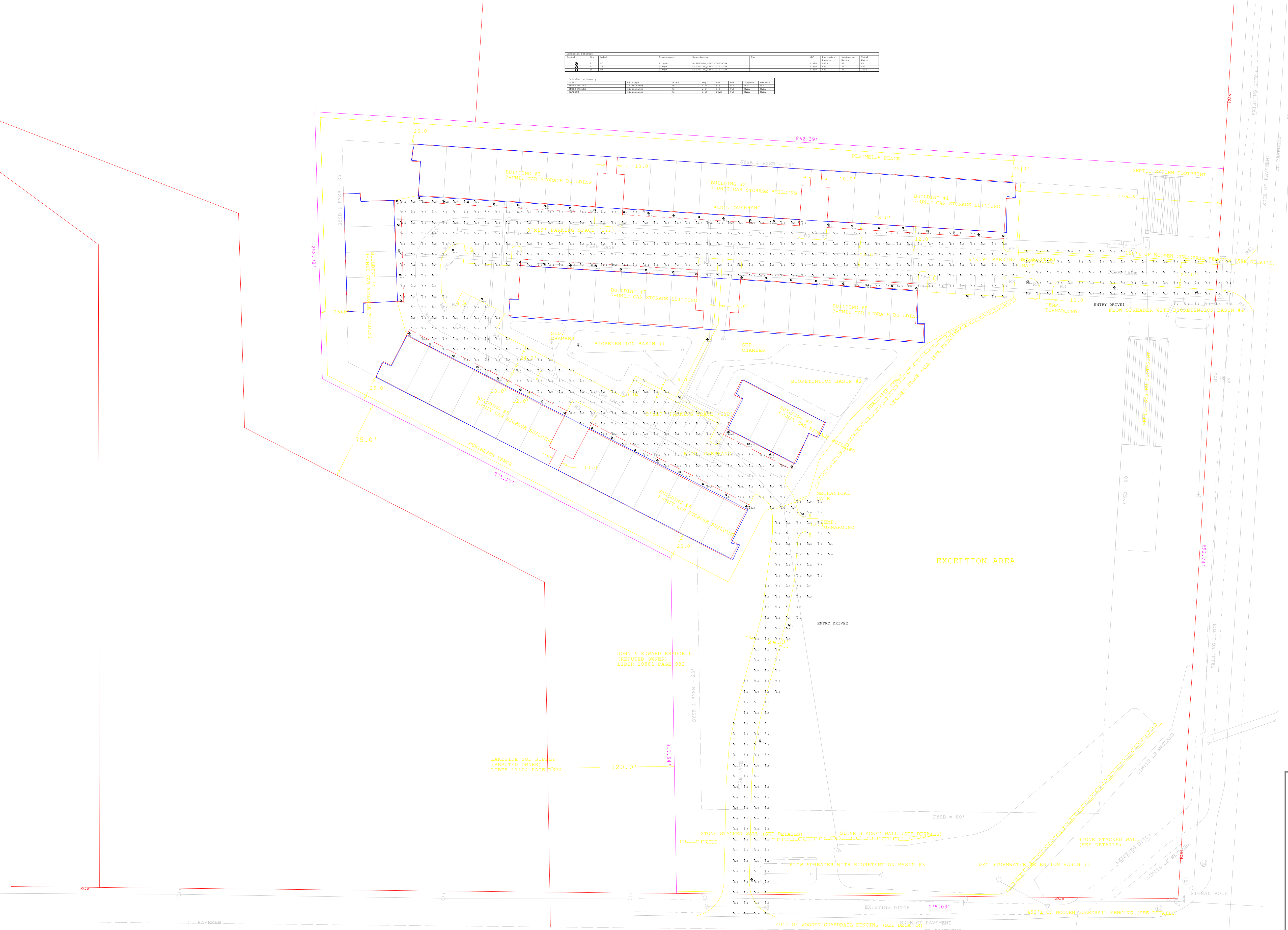
NTS



NTS



DESIGNED BY:	JCM			 METZGER CIVIL ENGINEERING, PLLC		MOTOR & SPORT ESTATES OF CLARENCE 9397 COUNTY ROAD TOWN OF CLARENCE, ERIE COUNTY, NEW YORK	SCALE: AS SHOWN
DRAWN BY:	JCM						DATE: FEBRUARY 14, 2025
CHECKED BY:	NJM						JOB NO: M2149
CAD FILE:	M2149						DRAWING NO:
<i>NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS VIOLATION OF SECTION 7209, PROVISION 3 OF THE NEW YORK STATE EDUCATION LAW</i>				8245 SHERIDAN DRIVE WILLIAMSVILLE, NY 14221 PH: 716-633-2601 FAX: 716-633-2704	CIVIL ENGINEERING LAND PLANNING SITE DESIGN MUNICIPAL ENGINEERING	SANITARY SEWER DETAILS	DT-6 SHEET 14
TOWN COMMENTS		05.09.25	JCM/LKM				
REVISIONS		DATE	BY/CHK				



LCS Table		
BUG Rating	B2 - U0 - G0	
Forward Light	Lumens	Lumens %
Low(0-30):	368.4	7.7%
Medium(30-60):	1,624.3	33.8%
High(60-80):	404.8	8.4%
Very High(80-90):	5.2	0.1%
Back Light		
Low(0-30):	368.4	7.7%
Medium(30-60):	1,624.3	33.8%
High(60-80):	404.8	8.4%
Very High(80-90):	5.2	0.1%
Uplight		
Low(90-100):	0.000	0%
High(100-180):	0.000	0%
Trapped Light:	0.3	0%

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18. Failure to show or mention minor details shall not be warrant for omission of necessary appurtenances for the normal, usual and proper completion of the work.
19. Install double structural members under all partitions and framed openings in walls, roof, floor, and under both ends of beams.
20. Install required bridging in floor joist at mid-span, and/or in such manner that the unbraced length does not exceed 8'-0". Bridging is not required between every joist space and may be impossible to install due to mechanical or structural interference. Fireblocking shall be provided, as required, to conform to Section R602.8 in the Residential Bldg. Code of NYS.
21. All structural lumber over 14' shall be No. 2 Douglas fir-larch with a minimum extreme fiber in bending stress (Fb) of 1450 lb/sq. in. And a minimum modulus of elasticity (E) of 1,600,000 PSI.

SPAN	HEADER
0' to 5'-0"	2 - 2x6 with 1 / 2 " plywood web
5'-1" to 7'-0"	2 - 2x8 with 1 / 2 " plywood web
7'-1" to 9'-0"	2 - 2x10 with 1 / 2 " plywood web
to 10'-8"	2 - 2x12 with 1 / 2 " plywood web

22. Wood headers for interior first floor bearing walls shall be sized per the following chart, unless noted otherwise on plans (use Doug Fir-Larch #2):

SPAN	HEADER
0' to 3'-10"	2 - 2x6 w/ 1 / 2 " plywood web
3'-10" to 4'-10"	2 - 2x8 w/ 1 / 2 " plywood web
4'-10" to 6'-0"	2 - 2x10 w/ 1 / 2 " plywood web
6'-0" to 7'-0"	2 - 2x12 w/ 1 / 2 " plywood web

Interior non-load bearing headers shall be 2-2x6.

24. Wood ceiling joists with no attic storage shall be sized per the following chart, unless otherwise noted on plans: All clip joists shall span in the same direction as roof rafters unless otherwise approved by the architect.

Douglas Fir-Larch

SPAN	JOIST
0' to 11'-3"	2 x 4
11'-4" to 17'-8"	2 x 6
17'-9" to 23'-4"	2 x 8
23'-5" to 28'-6"	2 x 10

SPF	JOIST
0' to 10'-9"	2 x 4
10'-10" to 16'-11"	2 x 6
17'-0" to 22'-4"	2 x 8
22'-5" to 31'-4"	2 x 10

25. Provide solid bearing under all beams. Solid bearing shall be continuous from footer to underside of beams.

26. Furnace: Rating - gas/oil 80% +/-

27. Automatic setback thermostat: Heating 45 - 75 minimum

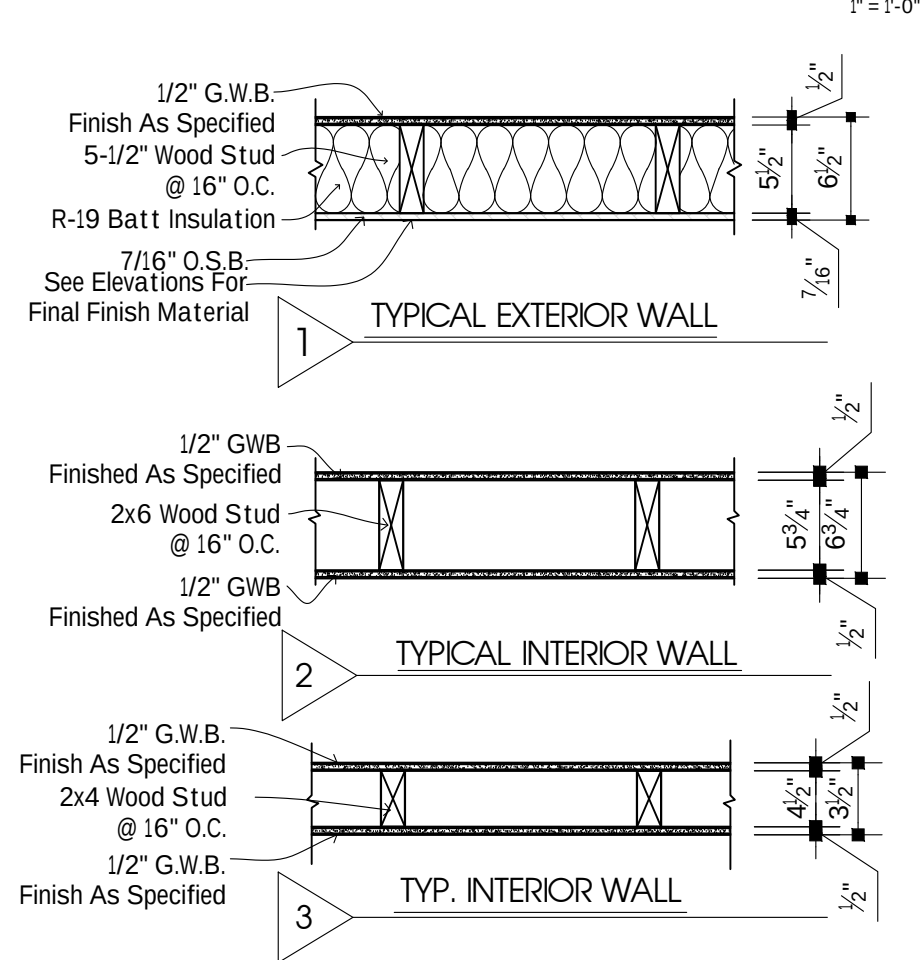
28. Domestic water heater: Meets ASHRA 90 - 75 Standard - Gas fired

29. Design Data:
Outdoor - Heating degree days..... 7,000
Winter design dry bulb temp..... 6
Summer design dry bulb temp..... 80
Indoor - Winter design dry bulb temp..... 72
Design humidification..... 30 max

30. Design Loads:
First Floor Live Load..... 40 PSF
Second Floor Live Load..... 30 PSF
Roof Snow Load..... 55 PSF
Basic Wind Speed..... 90 MPH

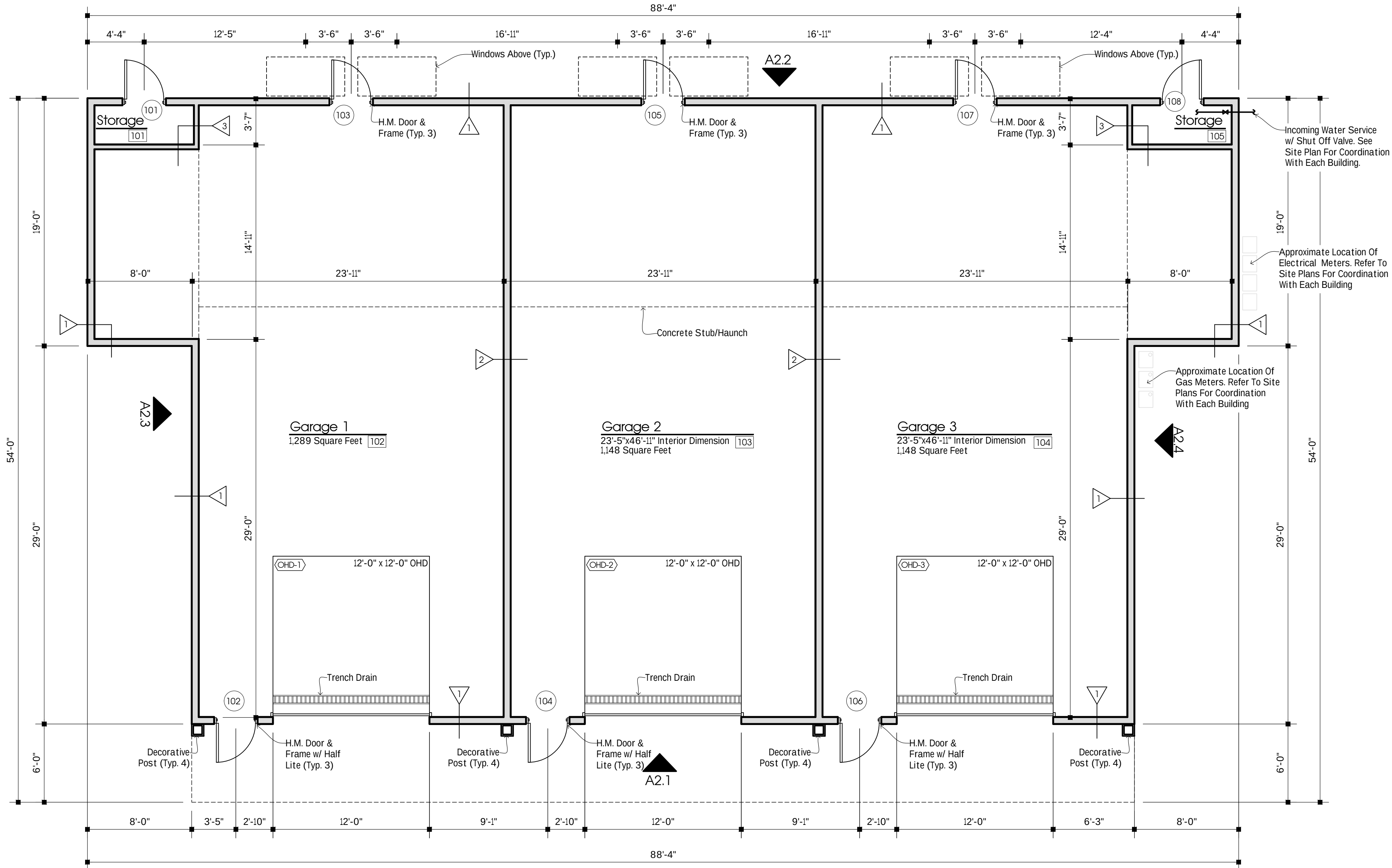
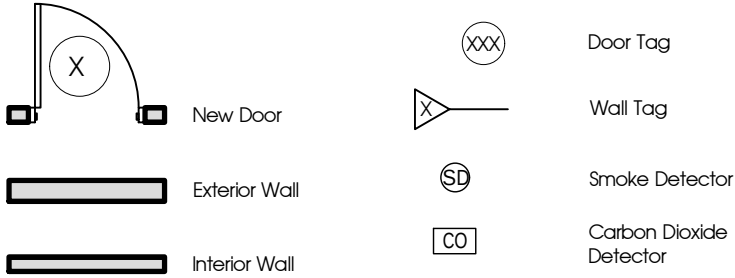
32. These notes may be changed as approved by Architect.

Wall Types



NOTE:
All Exterior Dimensions Are To
Outside Face Of Sheathing.

Legend



A1.1 Floor Plan

No.	Description	Date	By

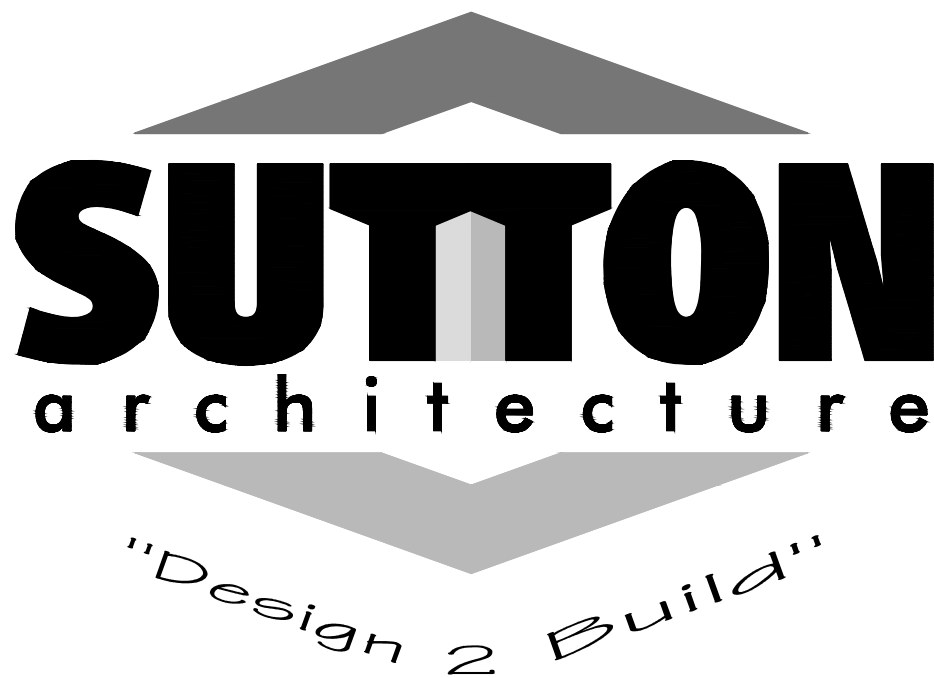
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Proposed New 3 Bay
Garage For:

Motor & Sport Estates

Goodrich & County Roads
Clarence Center, NY 14032

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Job Number:

21-343

Title:

Floor Plan

Drawn By:

J. Privitera

Date:

6/18/2025

Checked By:

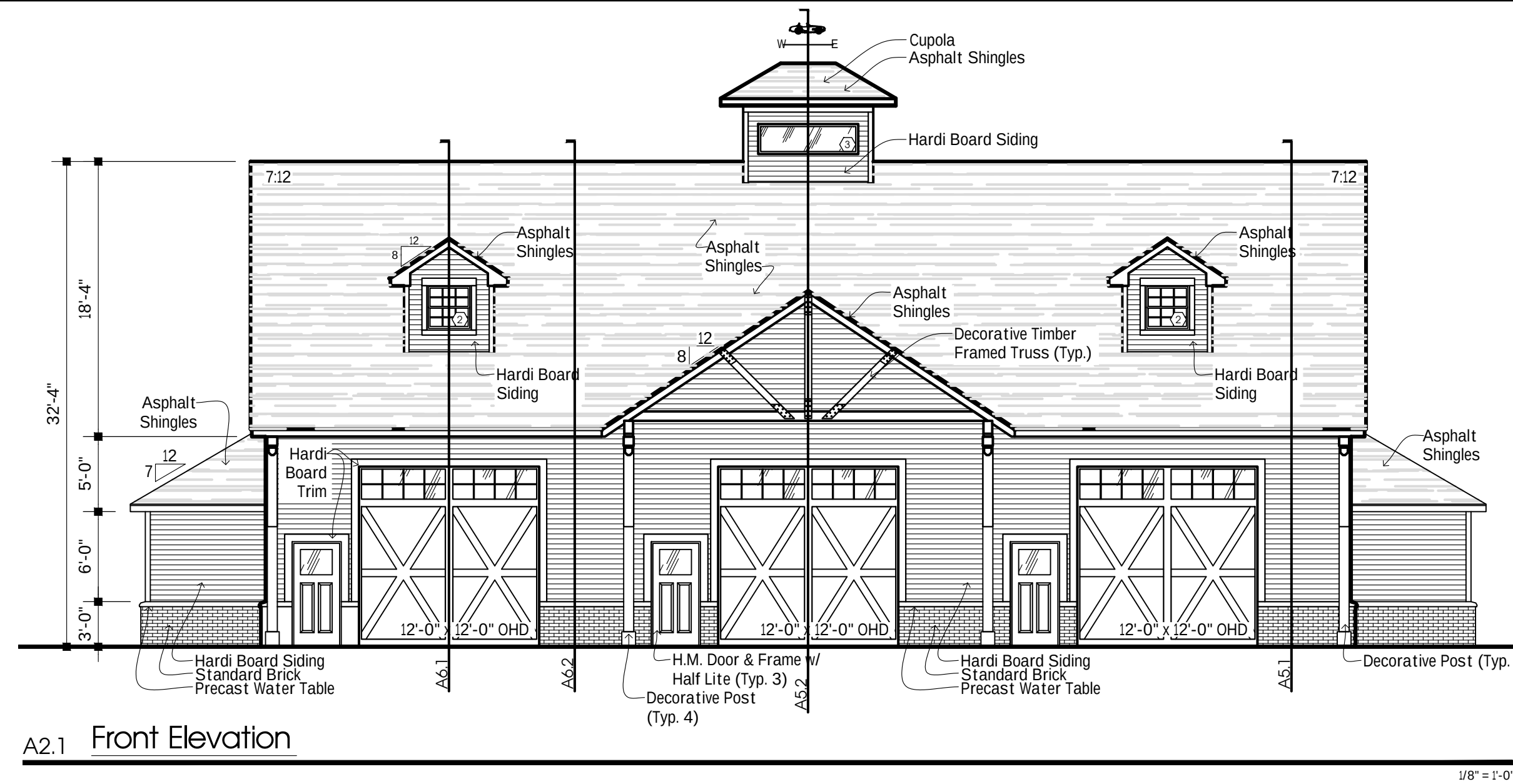
D. Sutton

Scale:

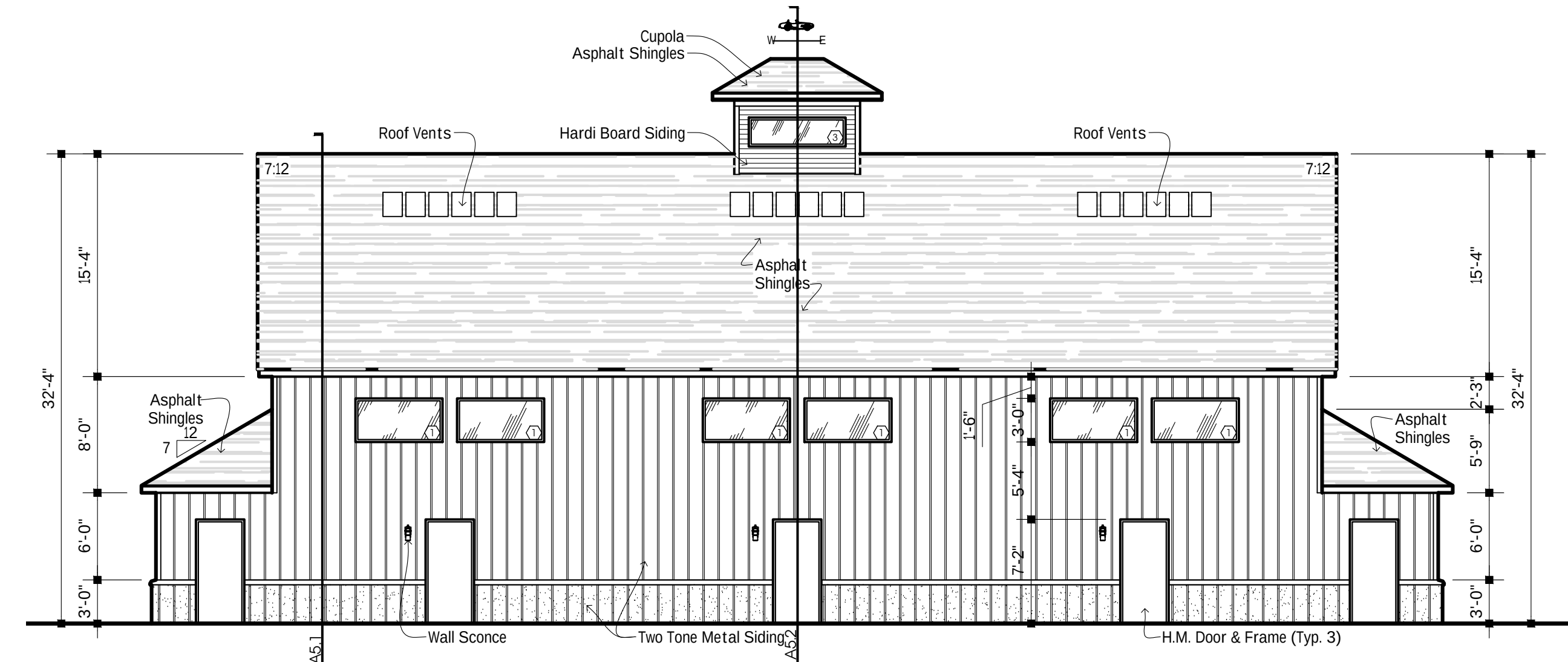
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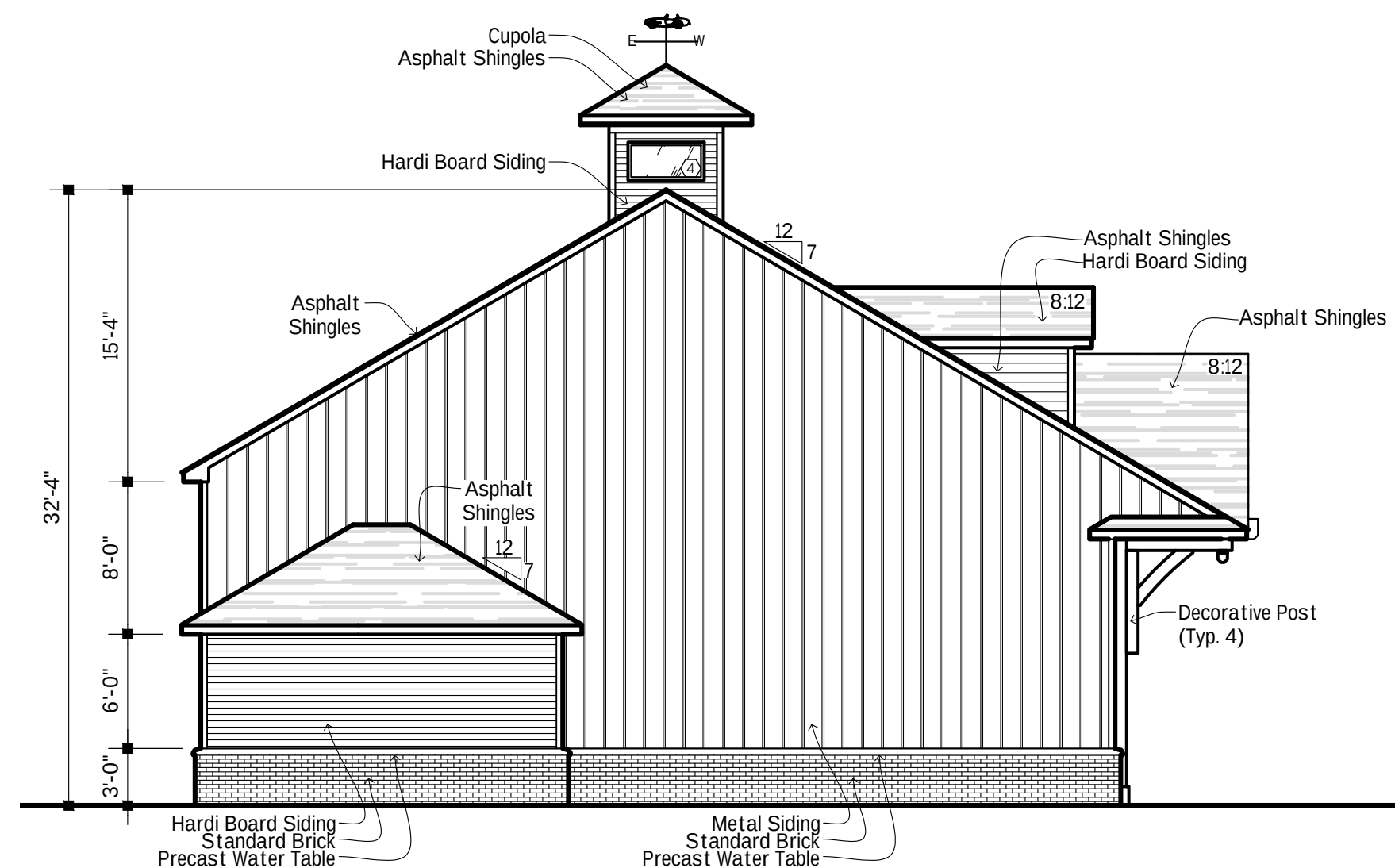
A-1



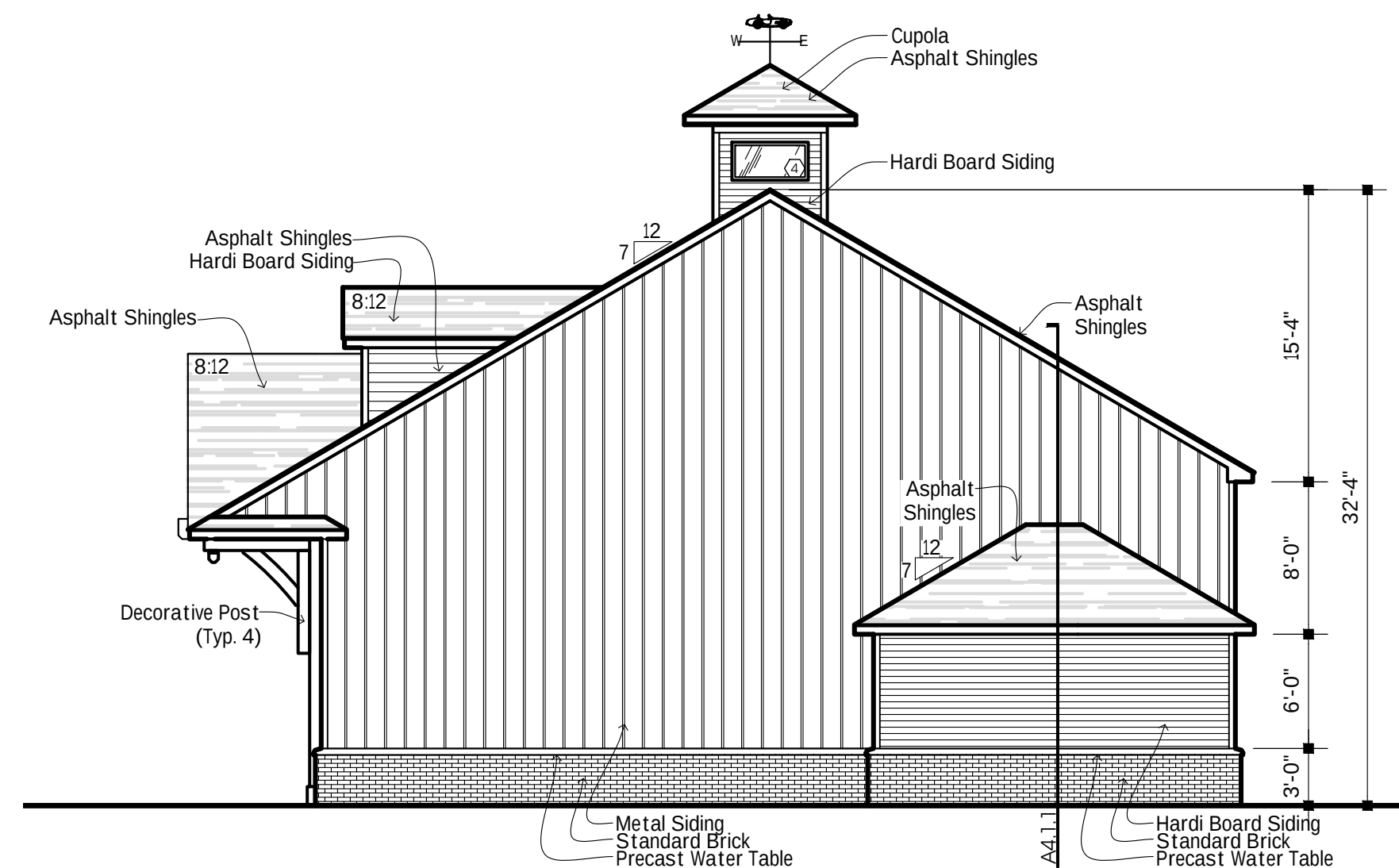
A2.1 Front Elevation



A2.2 Rear Elevation



A2.3 Left Elevation



A2.4 Right Elevation

No.	Description	Date	By

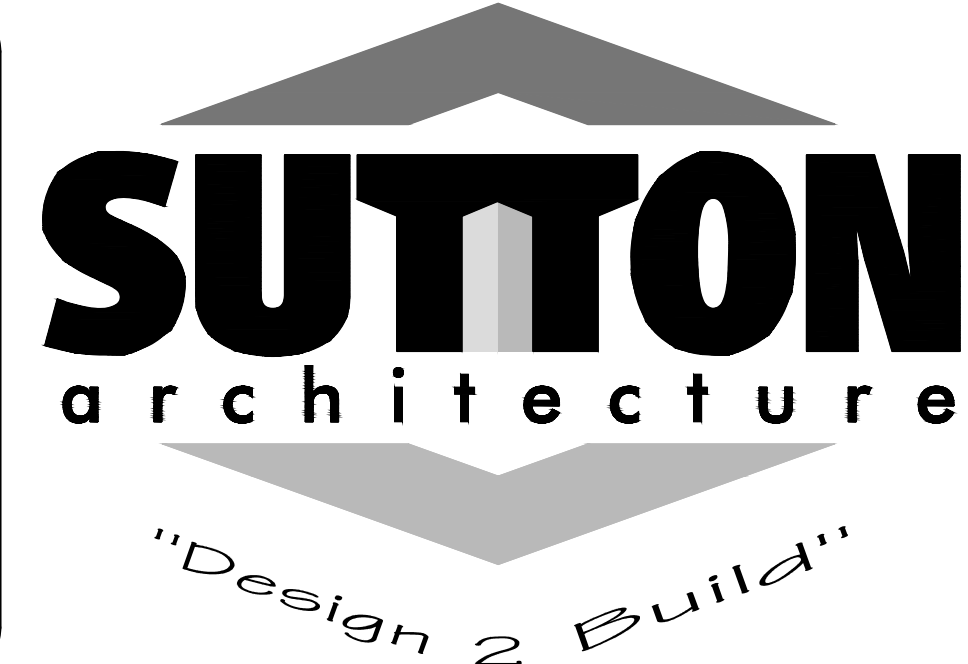
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Garage For:

Motor & Sport Estates

Goodrich & County Roads
Clarence Center, NY 14032

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Job Number:
21-343

Title:
Elevations

Drawn By:
J. Privitera

Date:
6/18/2025

Checked By:
D. Sutton

Scale:
As Shown

Sheet No.:
A-2

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22. Wood headers for interior first floor bearing walls shall be sized per the following chart, uno. on plans (use #2 Doug Fir-Larch #2):

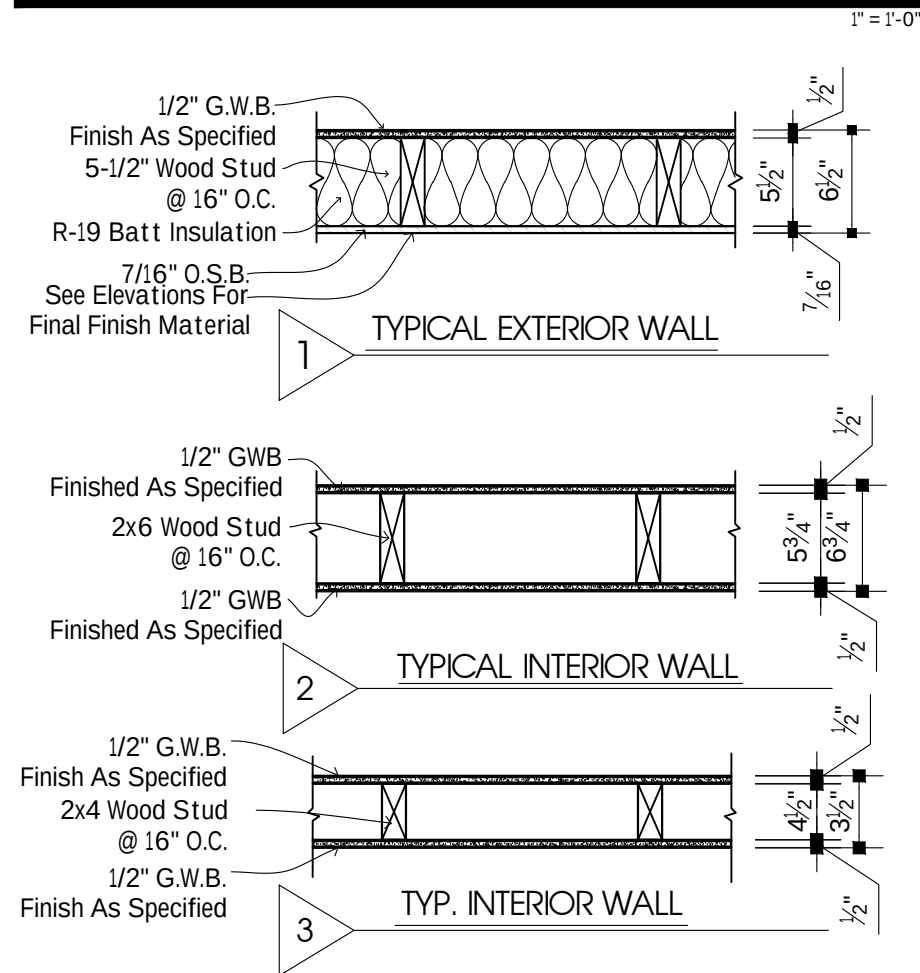
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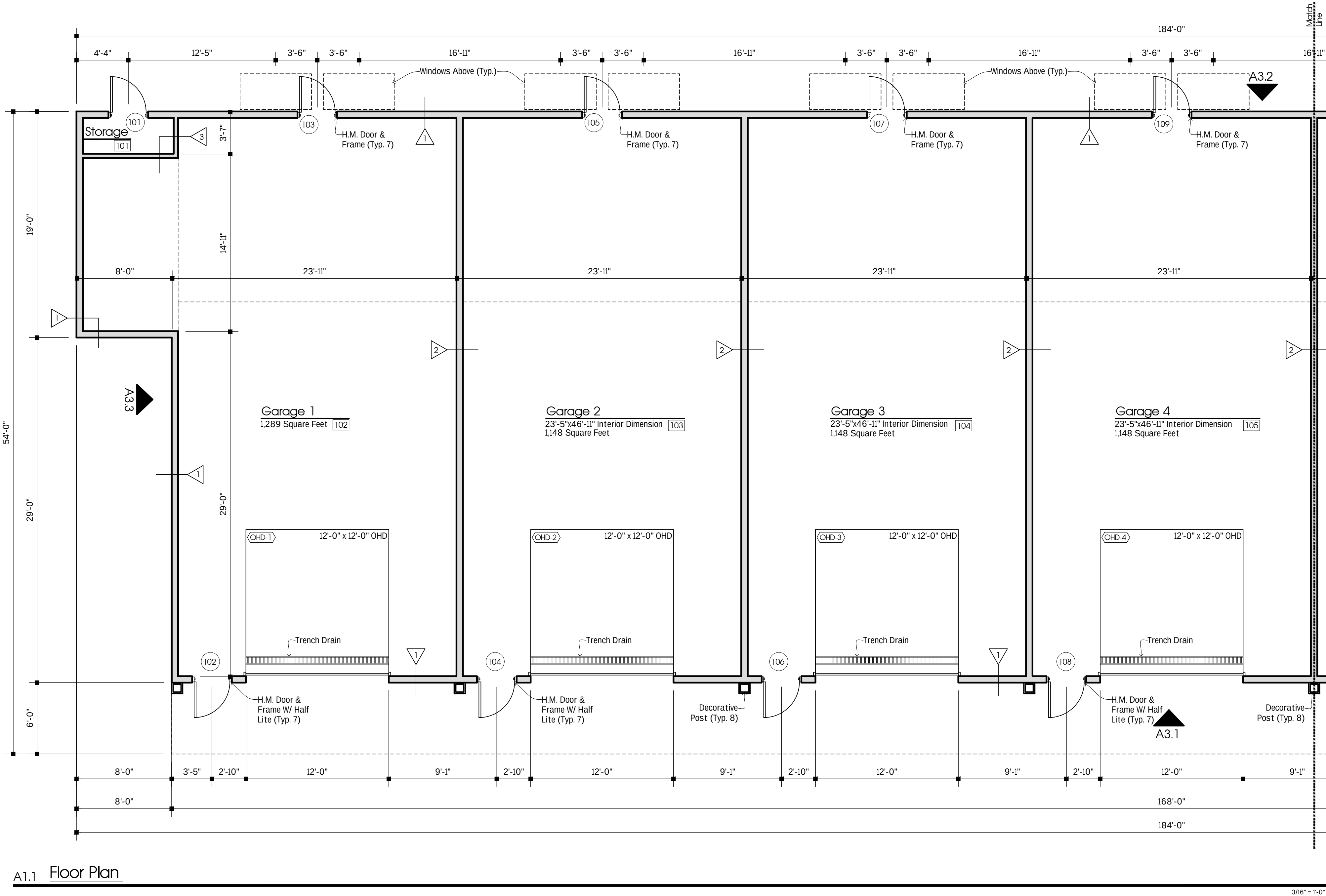
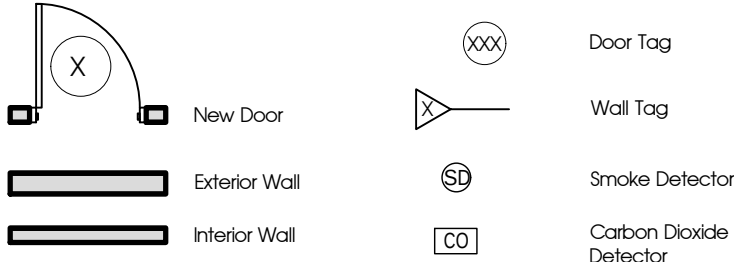
SPF	
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Indoor - Winter design dry bulb temp 72
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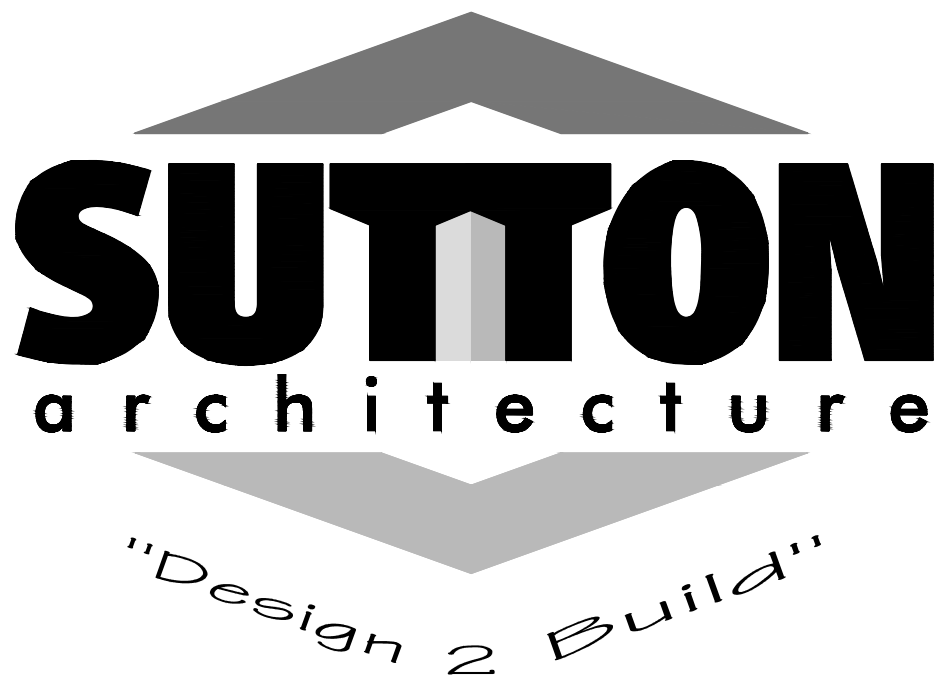
No.	Description	Date	By

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Drawn By:

J. Privitera

Date:

6/18/2025

Checked By:

D. Sutton

Scale:

As Shown

Sheet No.:

A-1

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0' to 3'-10"	2'-2X6 w/ 1 / 2 " plywood web
3'-10" to 4'-10"	2 - 2X8 w/ 1 / 2 " plywood web
4'-10" to 6'-0"	2 - 2X10 w/ 1 / 2 " plywood web
6'-0" to 7'-0"	2 - 2X12 w/ 1 / 2 " plywood web

Interior non-load bearing headers shall be 2-2x6.
24. Wood ceiling joists with no attic storage shall be sized per the following chart, unless otherwise noted on plans: All cig. joists shall span in the same direction as roof rafters unless otherwise approved by the architect.

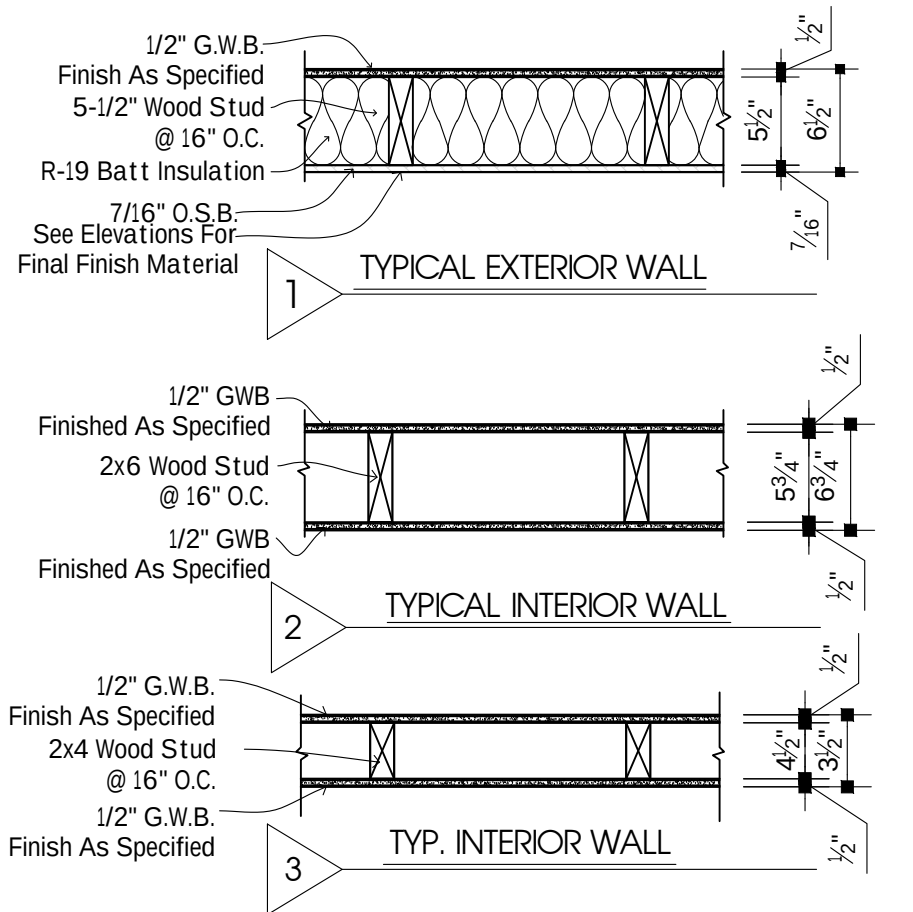
Douglas Fir-Larch	
SPAN	JOIST
0' to 11'-3"	2 x 4
11'-4" to 17'-8"	2 x 6
17'-9" to 23'-4"	2 x 8
23'-5" to 28'-6"	2 x 10

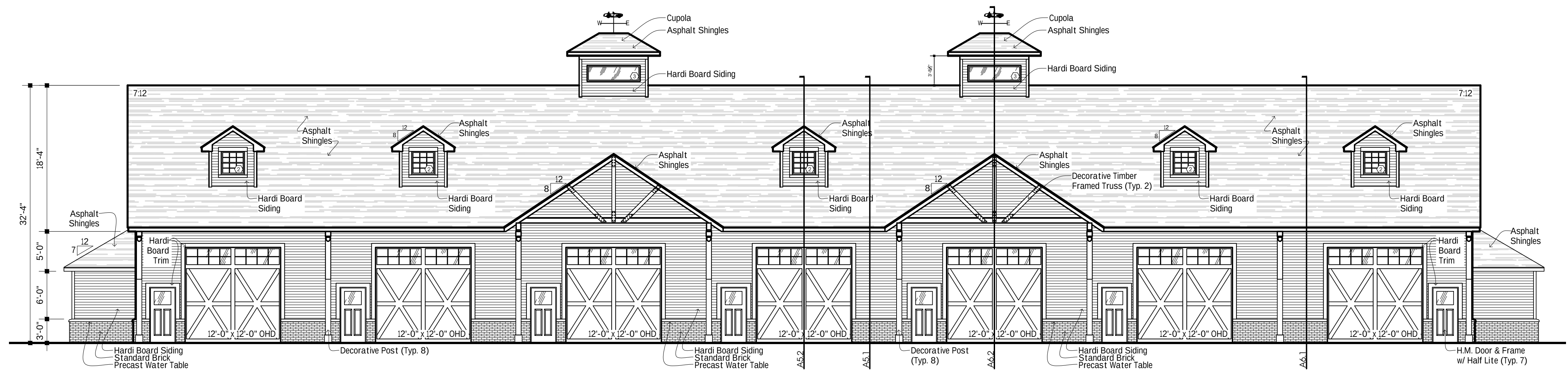
SPF	
SPAN	JOIST
0' to 10'-9"	2 x 4
10'-10" to 16'-11"	2 x 6
17'-0" to 22'-4"	2 x 8
22'-5" to 31'-4"	2 x 10
25. Provide solid bearing under all beams. Solid bearing shall be continuous from footer to underside of beams.
26. Furnace: Rating - gas/oil 80% +/-
27. Automatic setback thermostat: Heating 45 - 75 minimum
28. Domestic water heater: Meets ASHRA 90 - 75 Standard - Gas fired
29. Design Data:

Outdoor - Heating degree days.....	7,000
Winter design dry bulb temp.....	6
Summer design dry bulb temp.....	80
Indoor - Winter design dry bulb temp.....	72
Design humidification.....	.30 max
30. Design Loads:

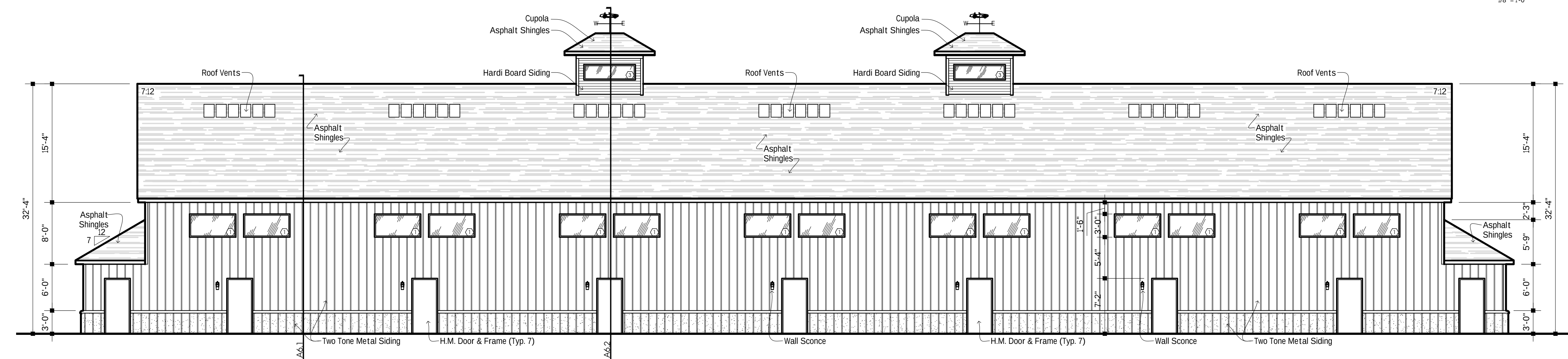
First Floor Live Load.....	.40 PSF
Second Floor Live Load.....	.30 PSF
Roof Snow Load.....	.55 PSF
Basic Wind Speed.....	.90 MPH
32. These notes may be changed as approved by Architect.

Wall Types

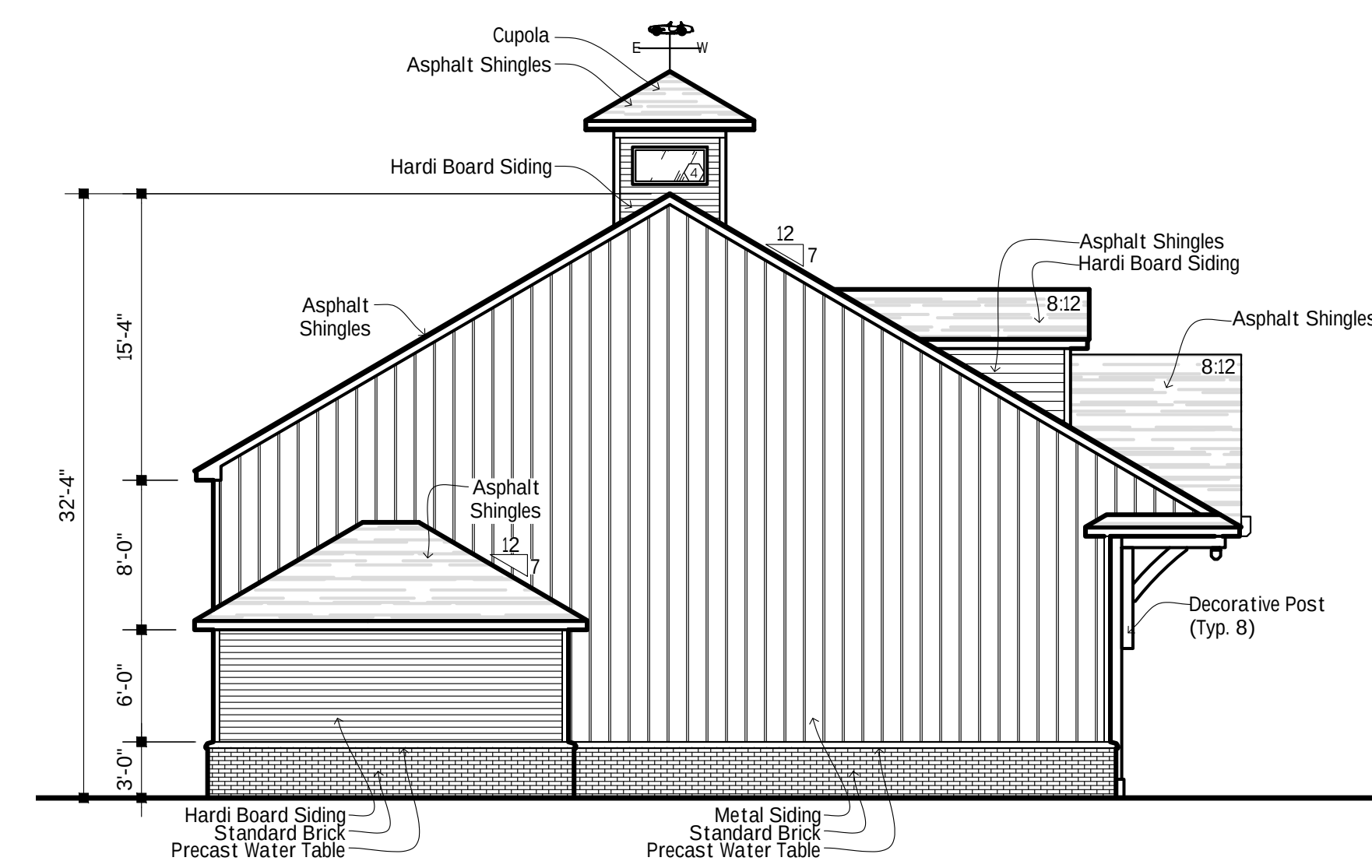




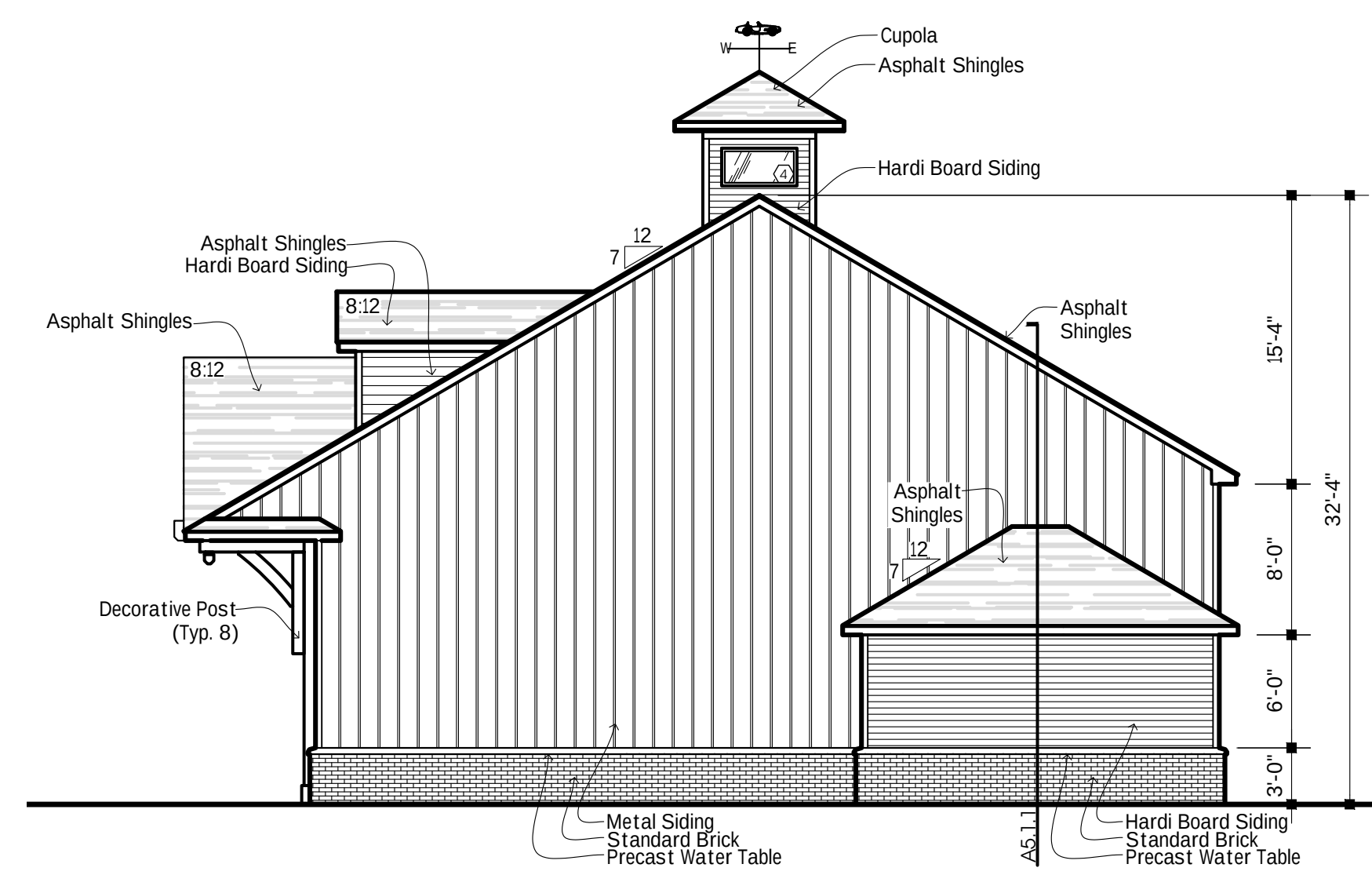
A3.1 Front Elevation



A3.2 Rear Elevation



A3.3 Left Elevation



A3.4 Right Elevation

No.	Description	Date	By

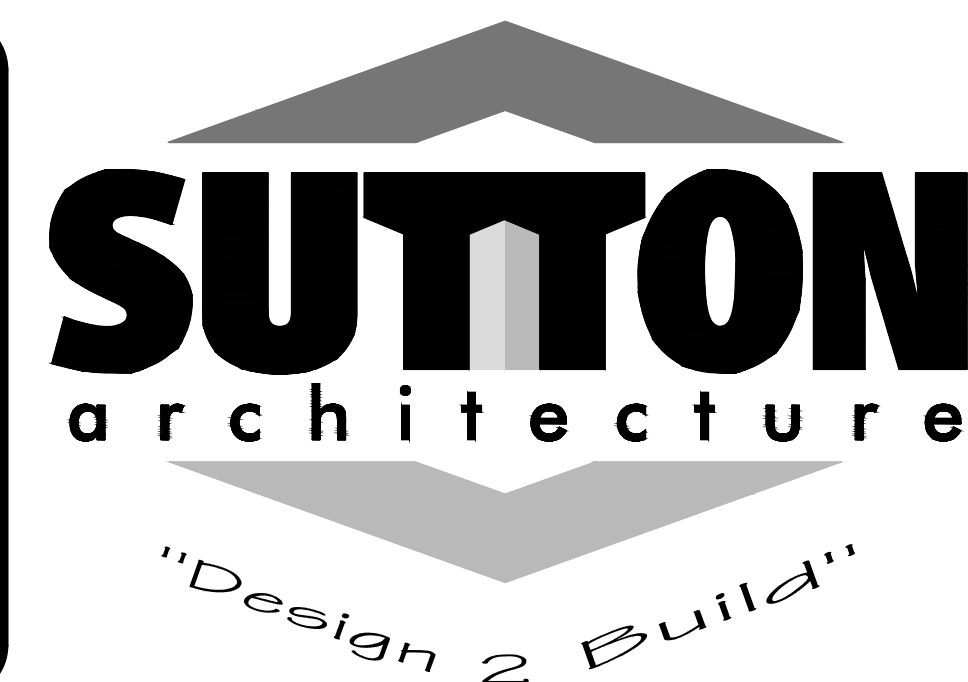
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Proposed New 7 Bay
Garage For:

Motor & Sport Estates

Goodrich & County Roads
Clarence Center, NY 14032

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Job Number:
21-343

Title:
Elevations

Drawn By:
J. Privitera
Date:
6/18/2025
Checked By:
D. Sutton
Scale:
As Shown

Sheet No.:
A-3

General Notes

1. Do not scale drawings.
2. These architectural drawings are for representative purposes only , and are subject to non-structural alterations by the local building authorities and/or the contractor. Such alterations may include aesthetic issues such as front elevations and door and window sizes provided they meet minimum light, vent, and egress requirements. Framing and structural changes must be approved by the Architect.
3. The lot layout will be determined by the local building authorities and/or the contractor.
4. Exact cabinetry layouts will be provided by the contractor.
5. Stair specifications will be provided by the contractor.
6. The location of items such as furnace, water heater, vents and flue, other mechanical systems, sump crocks, utility services and other items will be determined by the contractor.
7. Interior and Exterior finish items, trim items, and other non-structural items may vary. Building specifications and standards are controlling.
8. Clipped wall heights may vary, exact height and locations to be determined in field by the contractor.
9. Optional items selected by the Owner may incur additional charges. Optional items shown on these drawings are controlled by builder's specifications. The Builder's specifications shall control with respect to all cost items and/or discrepancies between builder's specifications and architectural drawings.
10. The contractor shall be responsible for obtaining all necessary permits and complying with applicable codes and ordinances, and for notifying governing bodies for appropriate inspections.
11. All footings shall sit on undisturbed soil with an assumed soil bearing of 3000 pcf (unless otherwise noted in Soil Test, if provided) All concrete shall be 3500 psi. All steps in the Foundation shall conform to 403.1.5 in the Residential Bldg. Code of NYS. Provide 5-7% Air Entrapment for Exposed Concrete and Garage Slab As Per Table R-402.2.
12. The contractor shall verify all dimensions and details on these drawings prior to construction and immediately report any discrepancies to the Architect. The contractor shall verify all dimensions before proceeding with fabrication or construction.
13. 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.
14. All dimensions, notes, finishes and fixtures shown on typical floor plans, sections or details shall apply to all similar, symmetrical or opposite hand plans, sections or details.
15. All dimensions are to face of stud or actual face of masonry unless otherwise noted.
16. All HVAC and electrical work is not included in this set of documents and is to be designed by others. Electrical system shall conform to National Electrical Code.
17. Grading shown on these drawings is representational only. Exact site conditions may require adjustment to final grading or height of basement walls by the contractor. Proper drainage system must be provided.
18. Failure to show or mention minor details shall not be warrant for omission of necessary appurtenances for the normal, usual and proper completion of the work.
19. Install double structural members under all partitions and framed openings in walls, roof, floor, and under both ends of beams.
20. Install required bridging in floor joist at mid-span, and/or in such manner that the unbraced length does not exceed 8'-0". Bridging is not required between every joist space and may be impossible to install due to mechanical or structural interference. Fireblocking shall be provided, as required, to conform to Section R602.6 in the Residential Bldg. Code of NYS.
21. All structural lumber over 14' shall be No. 2 Douglas fir-larch with a minimum extreme fiber in bending stress (Fb) of 1450 lb/sq. in. And a minimum modulus of elasticity (E) of 1,600,000 PSI.

22. Wood headers for interior first floor bearing walls shall be sized per the following chart, uno. on plans (use #2 Doug Fir-Larch #2):
- SPAN

0" to 5'-0"

5'-1" to 7'-0"

7'-1" to 9'-0"

to 10'-8"
- HEADER

2 - 2x6 with 1 / 2 " plywood web

2 - 2x8 with 1 / 2 " plywood web

2 - 2x10 with 1 / 2 " plywood web

2 - 2x12 with 1 / 2 " plywood web
23. Wood headers for exterior first floor bearing walls shall be sized per the following chart, unless noted otherwise on plans (use Doug Fir-Larch #2):
- SPAN

0" to 3'-10"

3'-10" to 4'-10"

4'-10" to 6'-0"

6'-0" to 7'-0"
- HEADER

2 - 2x6 w/ 1 / 2 " plywood web

2 - 2x8 w/ 1 / 2 " plywood web

2 - 2x10 w/ 1 / 2 " plywood web

2 - 2x12 w/ 1 / 2 " plywood web
- Interior non-load bearing headers shall be 2-2x6.
24. Wood ceiling joists with no attic storage shall be sized per the following chart, unless otherwise noted on plans: All cty. joists shall span in the same direction as roof rafters unless otherwise approved by the architect.
- Douglas Fir-Larch

SPAN

0" to 11'-3"

11'-4" to 17'-8"

17'-9" to 23'-4"

23'-5" to 28'-6"
- JOIST

2 x 4

2 x 6

2 x 8

2 x 10
- SPF

SPAN

0" to 10'-9"

10'-10" to 16'-11"

17'-0" to 22'-4"

22'-5" to 31'-4"
- JOIST

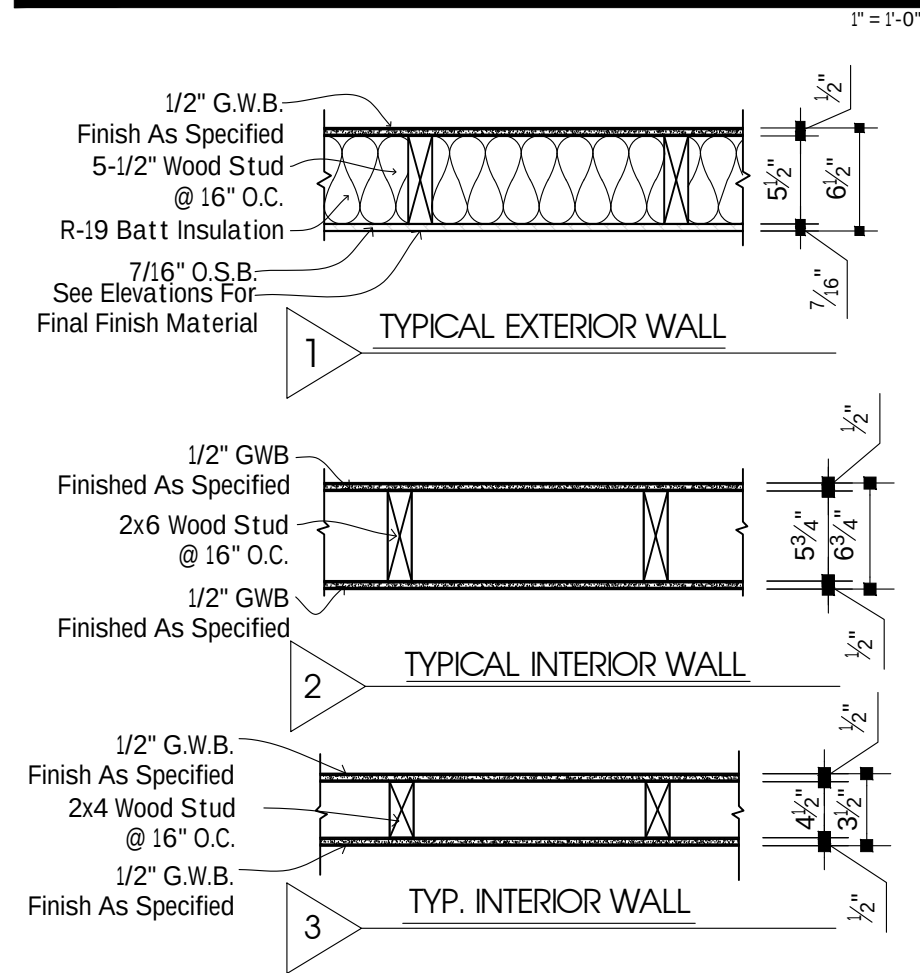
2 x 4

2 x 6

2 x 8

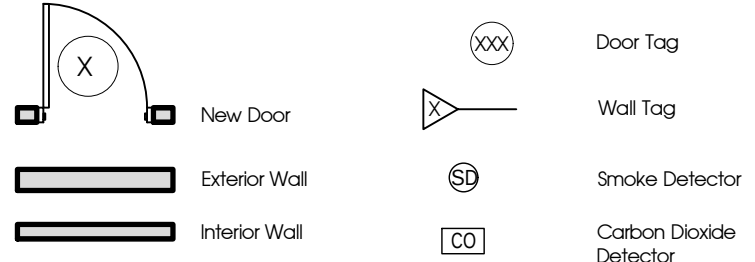
2 x 10
25. Provide solid bearing under all beams. Solid bearing shall be continuous from footer to underside of beams.
26. Furnace: Rating - gas/oil 80% +/-
27. Automatic setback thermostat: Heating 45 - 75 minimum
28. Domestic water heater: Meets ASHRA 90 - 75 Standard - Gas fired
29. Design Data:
Outdoor - Heating degree days 7,000
Winter design dry bulb temp. 6
Summer design dry bulb temp. 80
Indoor - Winter design dry bulb temp. 72
Design humidification 30 max
30. Design Loads:
First Floor Live Load.....40 PSF
Second Floor Live Load.....30 PSF
Roof Snow Load.....55 PSF
Basic Wind Speed.....90 MPH
32. These notes may be changed as approved by Architect.

Wall Types

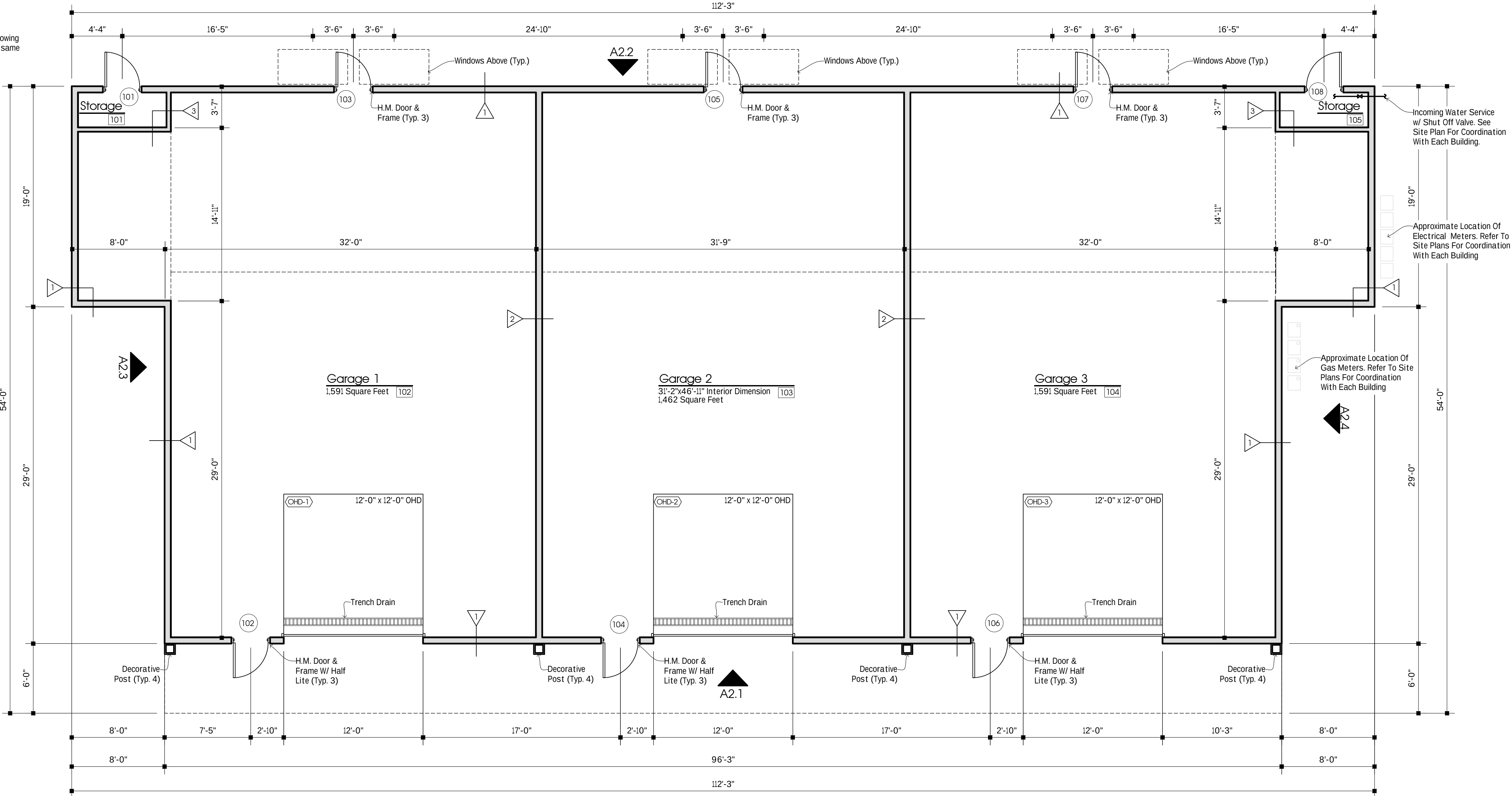


NOTE:
All Exterior Dimensions Are To
Outside Face Of Sheathing.

Legend



A1.1 Floor Plan



No.	Description	Date	By

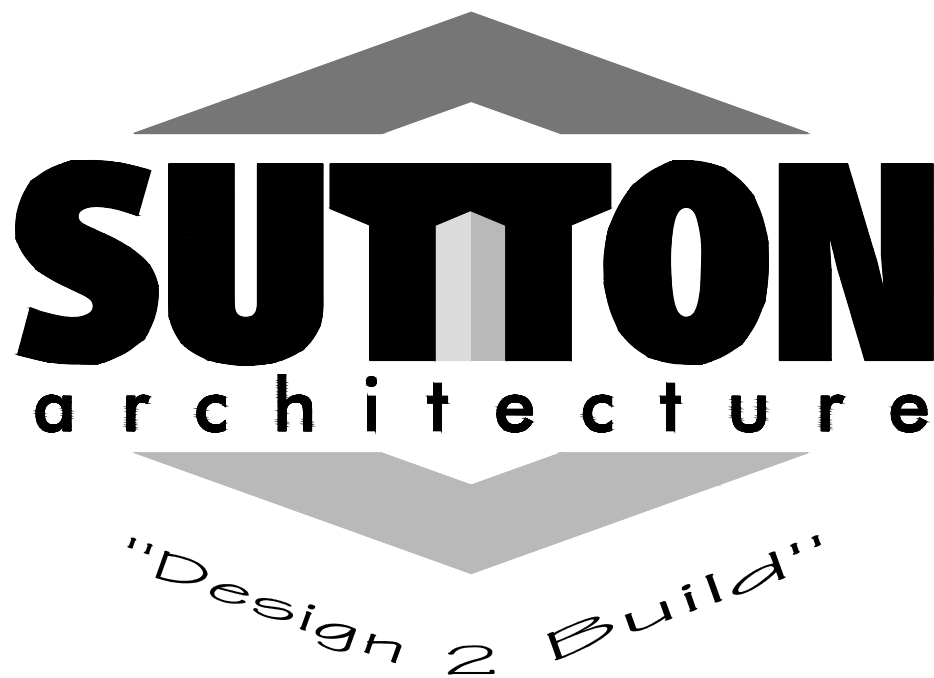
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Proposed New 3 Bay
Garage For:

Motor & Sport Estates

Goodrich & County Roads
Clarence Center, NY 14032

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Job Number:

21-343

Title:

Floor Plan

Drawn By:

J. Privitera

Date:

6/18/2025

Checked By:

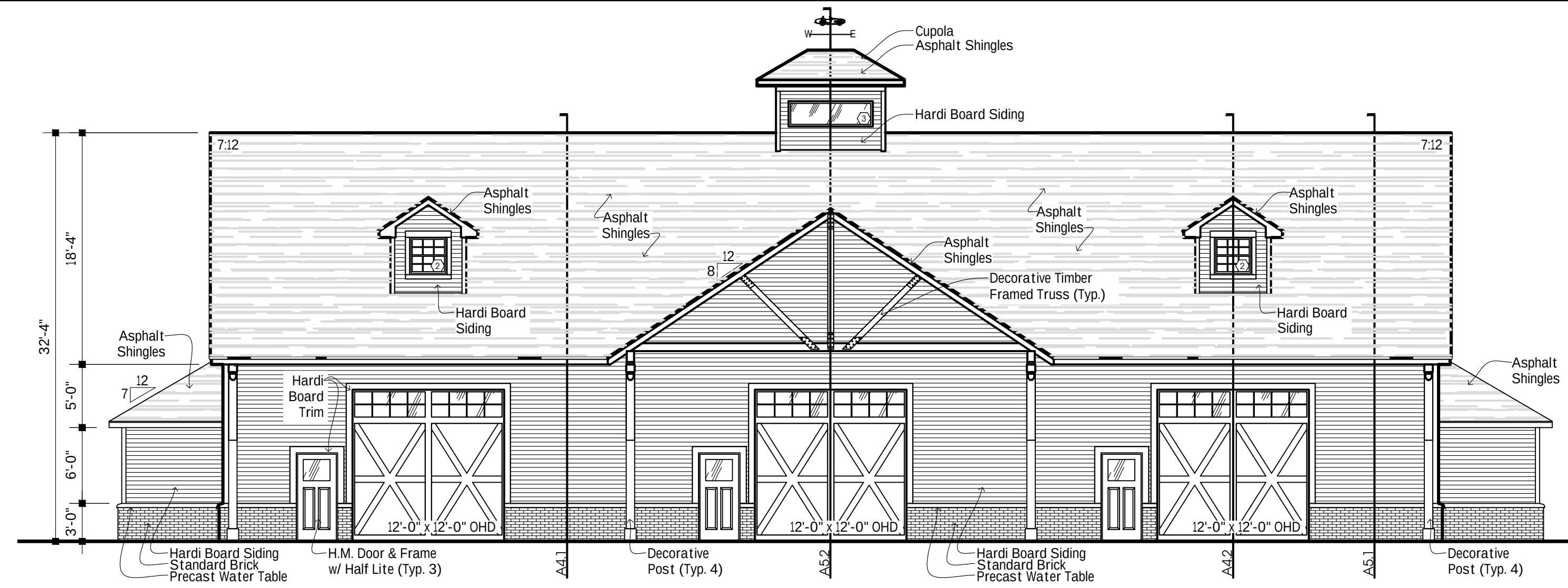
D. Sutton

Scale:

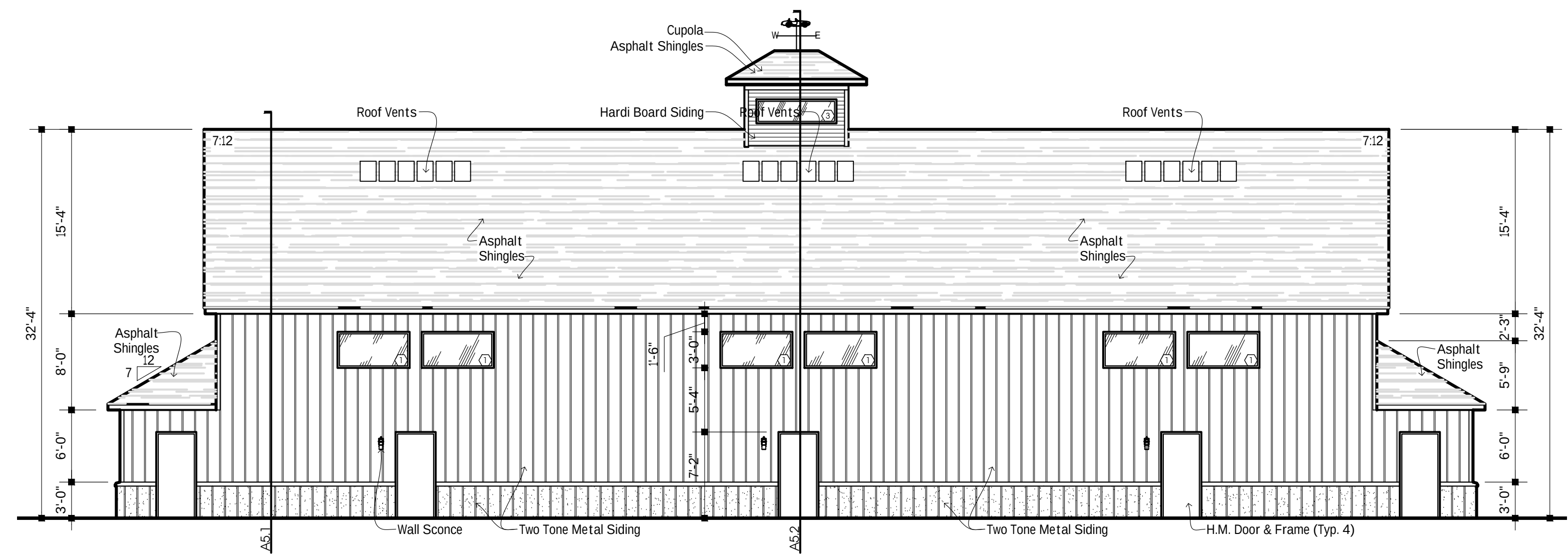
As Shown

Sheet No.:

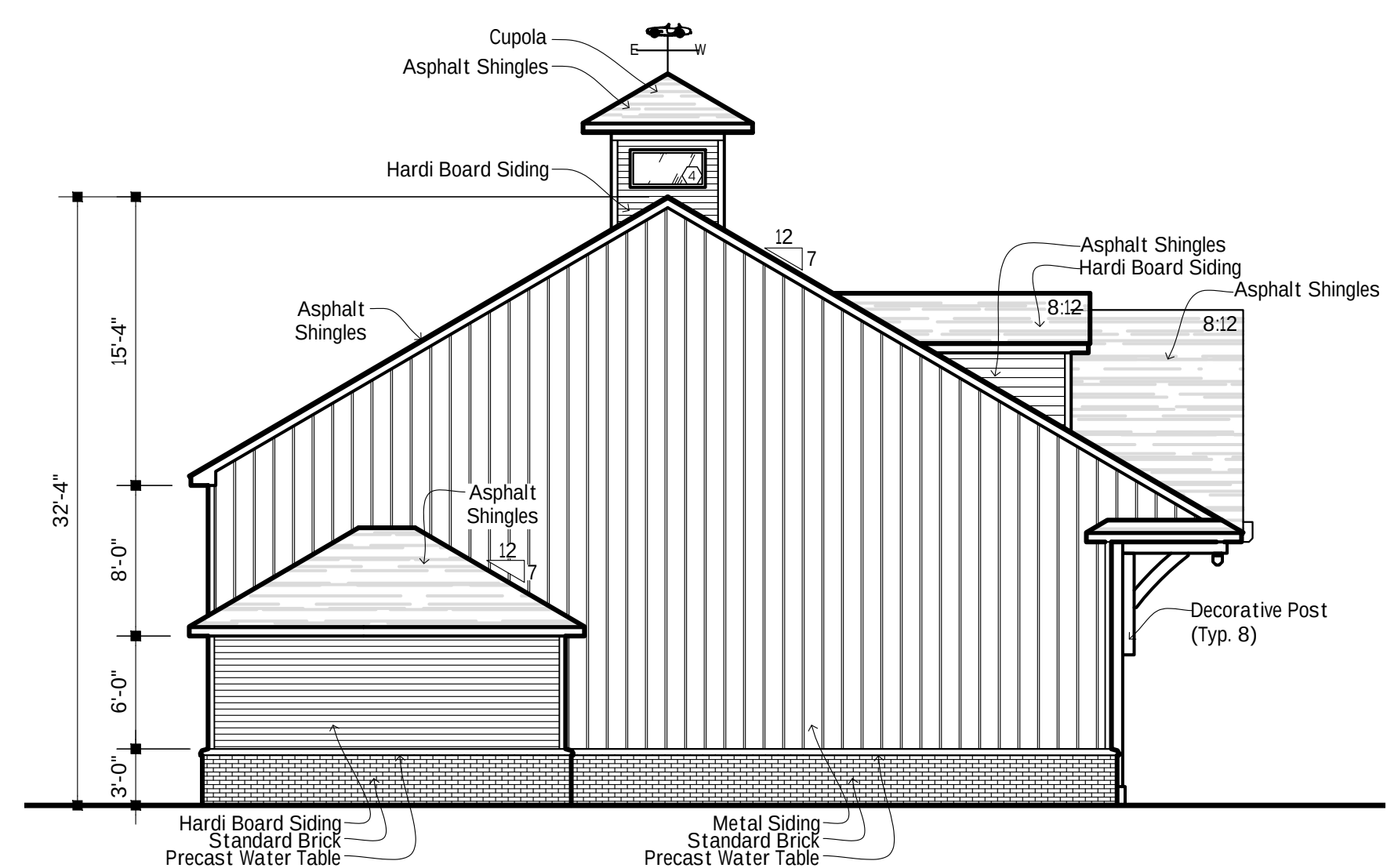
A-1



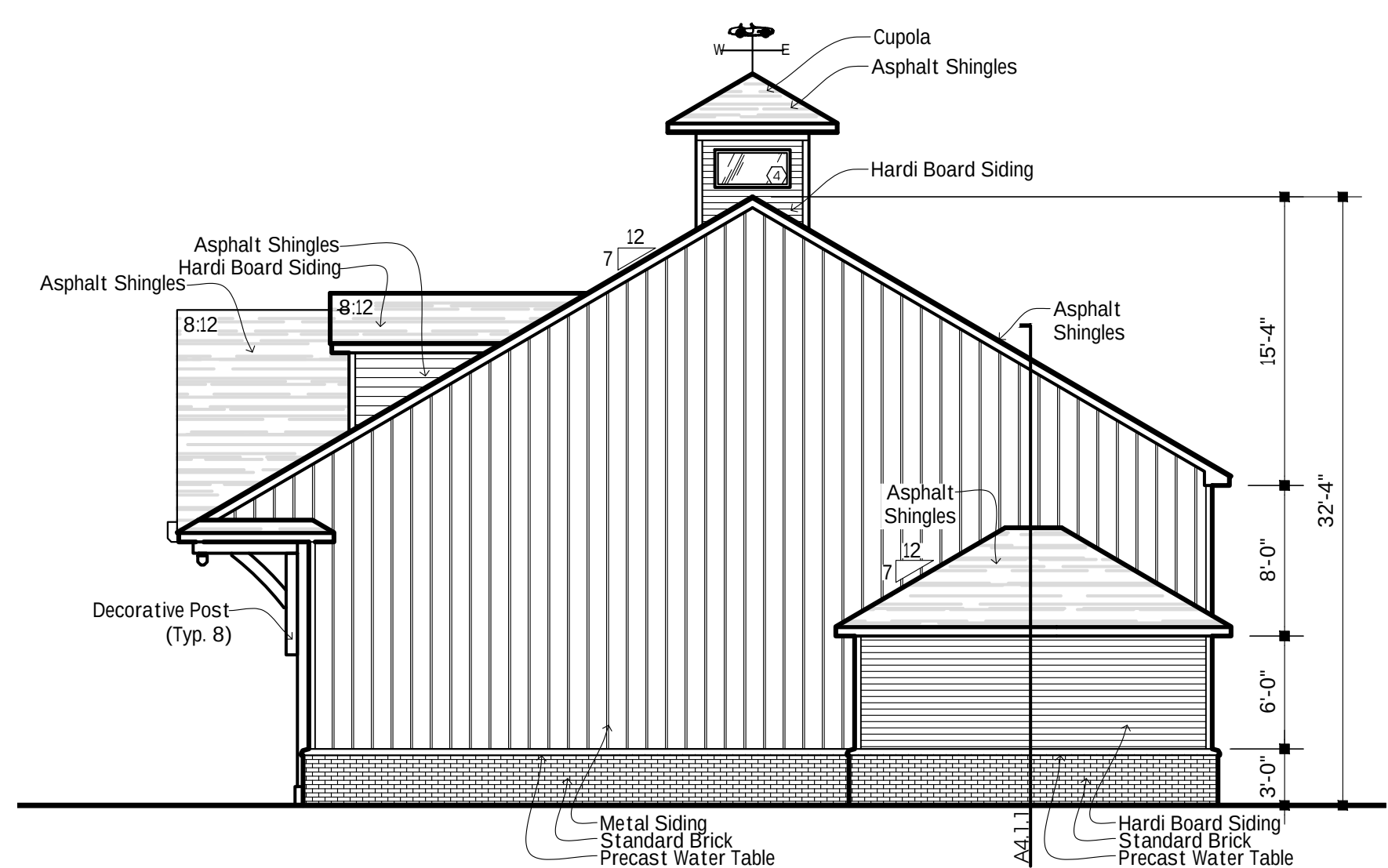
A2.1 Front Elevation



A2.2 Rear Elevation



A2.3 Left Elevation



A2.4 Right Elevation

No.	Description	Date	By

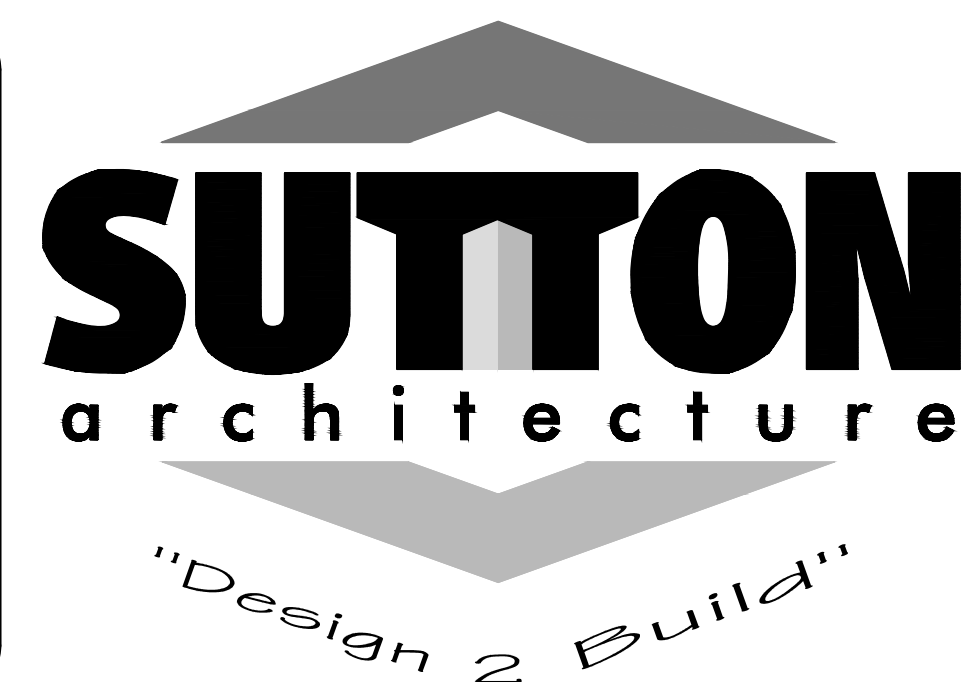
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Garage For:

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Date:
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As Shown

Sheet No.:
A-2



**Clarence Motor & Sport Estates
Concept Rendering**

◆ ◆ ◆ Goodrich and County Roads, Clarence Center NY 14032 ◆ ◆ ◆

8/17/2023

