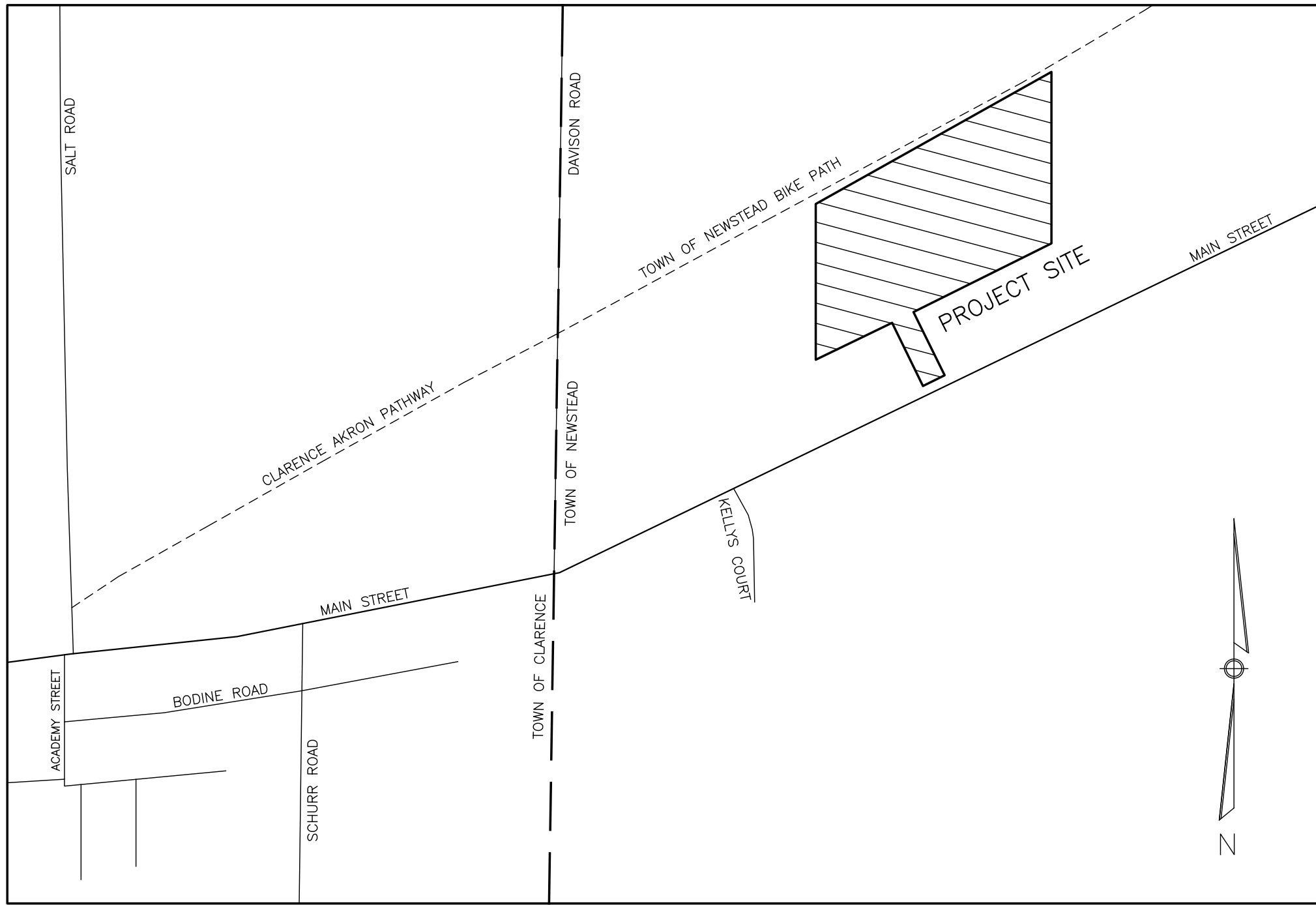


PEAK MOTION

11190 MAIN STREET

TOWN OF NEWSTEAD, ERIE COUNTY, NEW YORK



LOCATION MAP
N.T.S.

SCHEDULE OF DRAWINGS:

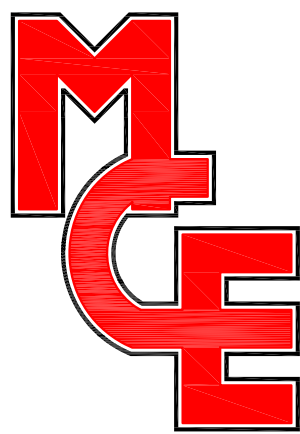
SHEET NO.	DRAWING NO.	DESCRIPTION
1	CS-1	COVER SHEET
2	---	TOPOGRAPHICAL SURVEY
3	SP-1	SITE PLAN
4	GD-1	DRAINAGE AND GRADING PLAN
5	ESC-1	EROSION AND SEDIMENT CONTROL PLAN
6	UP-1	UTILITY PLAN
7	DT-1	DETAILS
8	DT-2	DETAILS
9	DT-3	DETAILS
10	SD-1	SEPTIC DETAILS
11	SD-2	SEPTIC DETAILS

OWNER:

ELEA ENTERPRISES
11190 MAIN STREET
CLARENCE, NEW YORK 14031

CIVIL ENGINEER:

METZGER CIVIL ENGINEERING, PLLC.
8245 SHERIDAN DRIVE
WILLIAMSVILLE, NEW YORK 14221
PHONE: (716) 633-2601
EMAIL: meteng@roadrunner.com

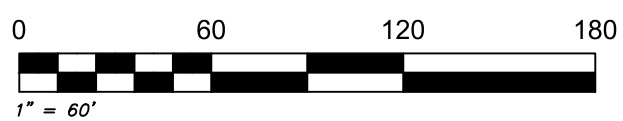
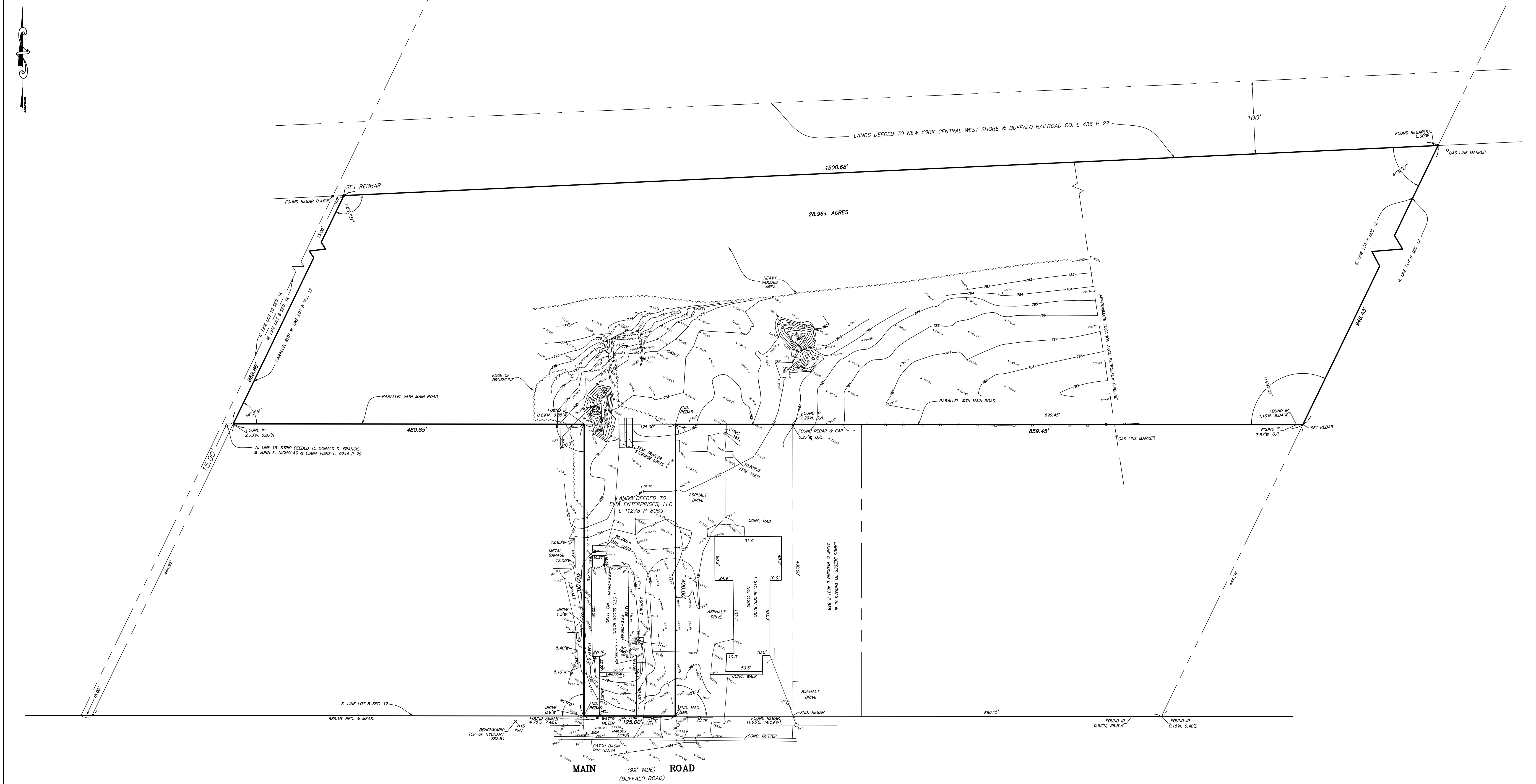


METZGER CIVIL ENGINEERING, PLLC

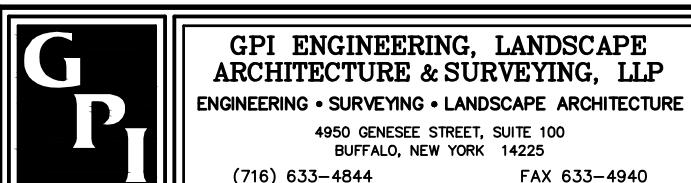
PROJECT LEGEND

— SA — SA —	EXISTING SANITARY LINE	FIRE HYDRANT	
— SA — SA —	PROPOSED SANITARY LINE	WATER VALVE	
— W — W —	EXISTING WATER LINE	SANITARY MANHOLE COVER	
— W — W —	PROPOSED WATER LINE	HOT BOX	
— ST — ST —	EXIST. STORM SEWER LINE	STORMWATER CATCH BASIN (WITH SILT PROTECTION)	
— ST — ST —	PROP. STORM SEWER LINE	LIGHT POLE	
— — — — —	PROPERTY LINE	SIGN	
— — — — —	RUNOFF FLOW DIRECTION	EXISTING TREE/SHRUB	
— — — — —	EXISTING CONTOUR LINE	PROPOSED TREE/SHRUB	
— — — — —	PROPOSED CONTOUR LINE	EXISTING SPOT ELEVATION	
— — — — —	SILT SOCK	PROPOSED SPOT ELEVATION	
— — — — —	DIRECTION OF TRAFFIC	GUTTER DOWNSPOUT	
— — — — —	LIMITS OF VEGETATION	YARD DRAIN	
— — — — —	EXISTING CHAIN LINK FENCE	STONE/AGGREGATE	
— — — — —	UTILITY POLE	CONCRETE	
— G — G —	EXISTING GAS LINE	SAND FILTER MEDIA	
		HANDICAP PARKING SPACE	

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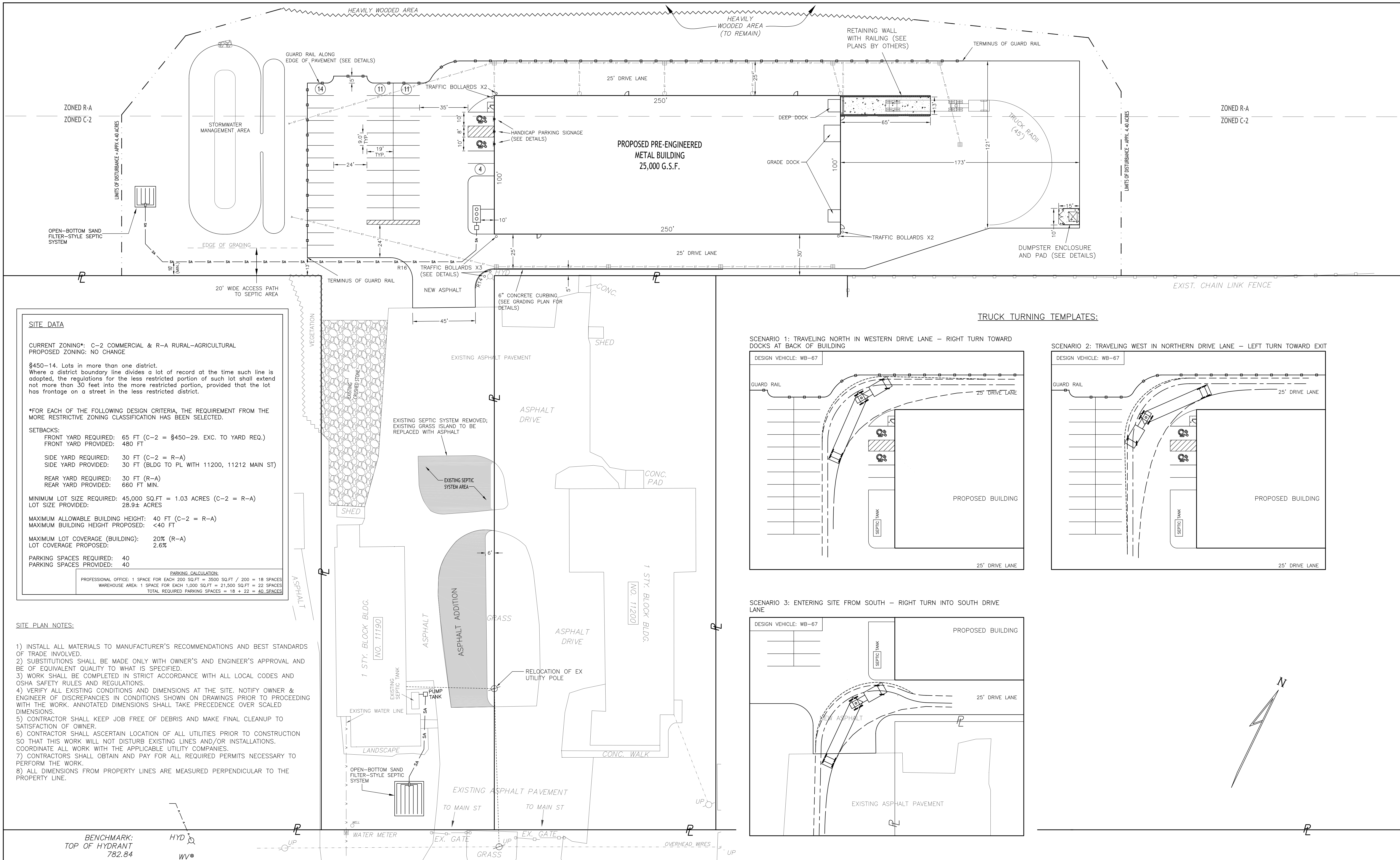


TOPOGRAPHIC SURVEY OF
PART OF LOT 8, SECTION 12, TOWNSHIP 12, RANGE 5
HOLLAND LAND COMPANY'S SURVEY
TOWN OF NEWSTEAD, ERIE COUNTY, NEW YORK



Job No. 14411-TOPO Date: APRIL 29, 2022
Scale: 1" = 60' TAX No. 60.03-1-7.11

DATE	REVISION/TYPE



SITE DATA

CURRENT ZONING*: C-2 COMMERCIAL & R-A RURAL-AGRICULTURAL
PROPOSED ZONING: NO CHANGE

§450-14. Lots in more than one district.
Where a district boundary line divides a lot of record at the time such line is adopted, the regulations for the less restricted portion of such lot shall extend not more than 30 feet into the more restricted portion, provided that the lot has frontage on a street in the less restricted district.

*FOR EACH OF THE FOLLOWING DESIGN CRITERIA, THE REQUIREMENT FROM THE MORE RESTRICTIVE ZONING CLASSIFICATION HAS BEEN SELECTED.

SETBACKS:

FRONT YARD REQUIRED:	65 FT (C-2 = §450-29. EXC. TO YARD REQ.)
FRONT YARD PROVIDED:	480 FT
SIDE YARD REQUIRED:	30 FT (C-2 = R-A)
SIDE YARD PROVIDED:	30 FT (BLDG TO PL WITH 11200, 11212 MAIN ST)
REAR YARD REQUIRED:	30 FT (R-A)
REAR YARD PROVIDED:	660 FT MIN.

MINIMUM LOT SIZE REQUIRED: 45,000 SQ.FT = 1.03 ACRES (C-2 = R-A)
LOT SIZE PROVIDED: 28.9± ACRES

MAXIMUM ALLOWABLE BUILDING HEIGHT: 40 FT (C-2 = R-A)
MAXIMUM BUILDING HEIGHT PROPOSED: <40 FT

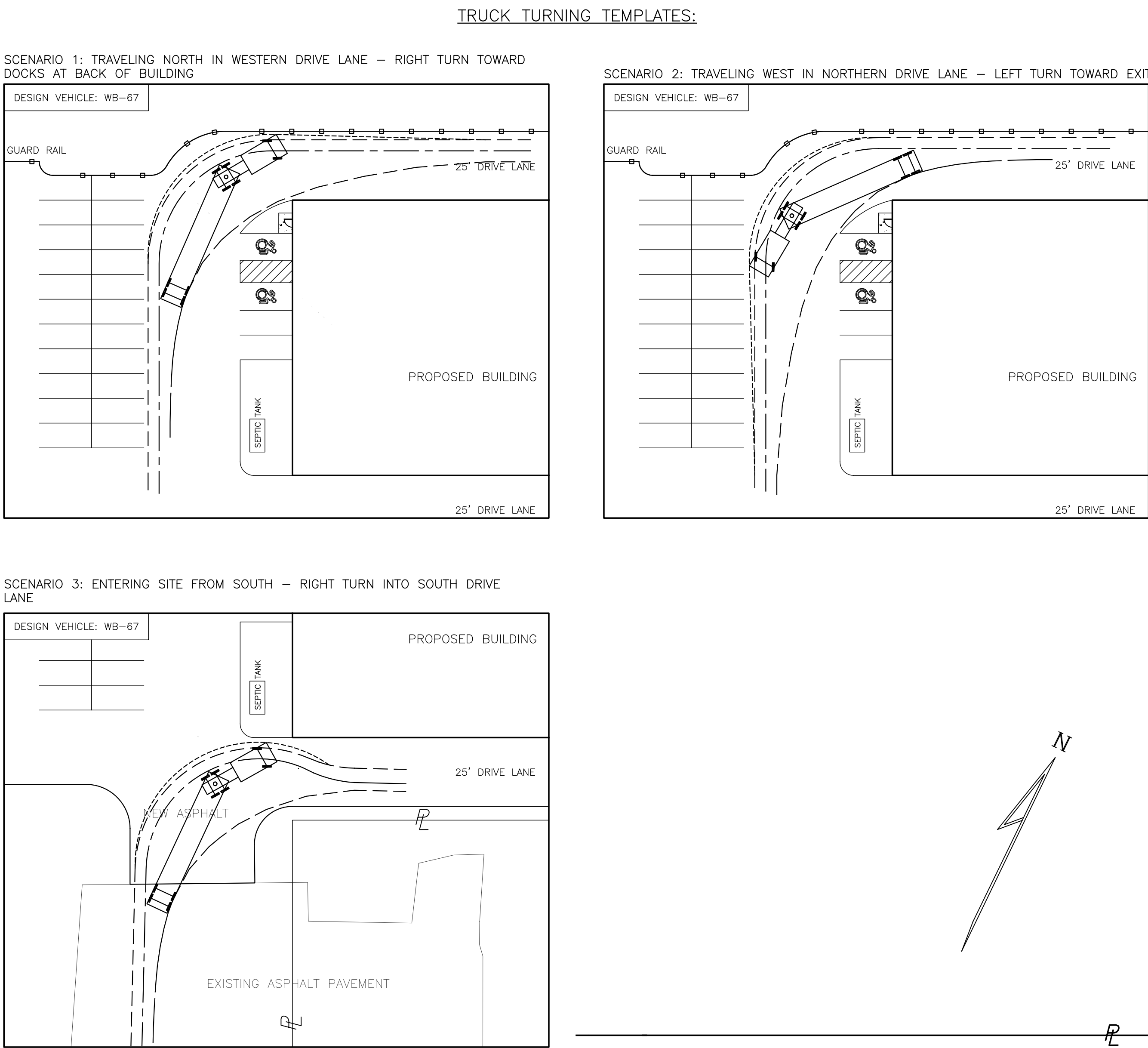
MAXIMUM LOT COVERAGE (BUILDING): 20% (R-A)
LOT COVERAGE PROPOSED: 2.6%

PARKING SPACES REQUIRED: 40
PARKING SPACES PROVIDED: 40

PARKING CALCULATION:

PROFESSIONAL OFFICE: 1 SPACE FOR EACH 200 SQ.FT = 3500 SQ.FT / 200 = 18 SPACES
WAREHOUSE AREA: 1 SPACE FOR EACH 1,000 SQ.FT = 21,500 SQ.FT = 22 SPACES
TOTAL REQUIRED PARKING SPACES = 18 + 22 = 40 SPACES

- SITE PLAN 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.
 - 8) ALL DIMENSIONS FROM PROPERTY LINES ARE MEASURED PERPENDICULAR TO THE PROPERTY LINE.



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NOTES:
1) BASED ON THE BOUNDARY & TOPOGRAPHICAL SURVEY PERFORMED BY GPI / GREENMAN-PEDERSEN, INC DATED APRIL 29, 2022. THIS IS NOT A PROPERTY SURVEY.

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DRAWN BY:	LKM	
CHECKED BY:	JCM	
CAD FILE:	M2539	
NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW		
REVISIONS	DATE	BY/CHK

MCE

METZGER CIVIL ENGINEERING, PLLC

8245 SHERIDAN DR.
WILLIAMSVILLE, NY 14221
PH: 716-633-2601
FAX: 716-633-2704

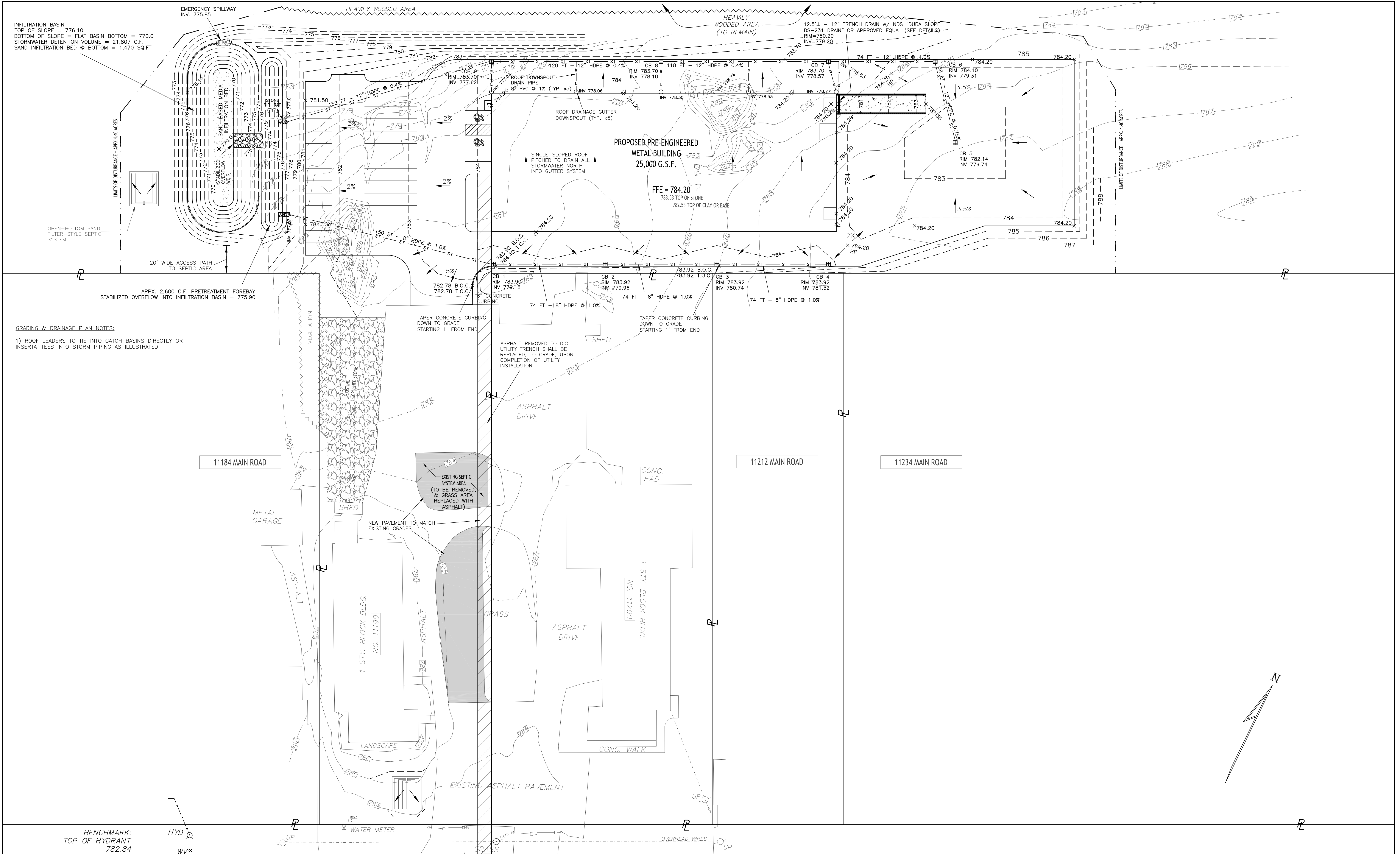
CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

PEAK MOTION
11190 MAIN STREET
TOWN OF NEWSTEAD, ERIE COUNTY, NEW YORK

SITE PLAN

SCALE: 1"=30'
DATE: APRIL 29, 2026
JOB NO: M-2539
DRAWING NO:

SP-1
SHEET 3



GRADING & DRAINAGE PLAN NOTES:
1) ROOF LEADERS TO TIE INTO CATCH BASINS DIRECTLY OR INSERTA-TEES INTO STORM PIPING AS ILLUSTRATED

BENCHMARK:
TOP OF HYDRANT
782.84

HYD

WV

NOTES:
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REVISIONS	DATE	BY/CHK

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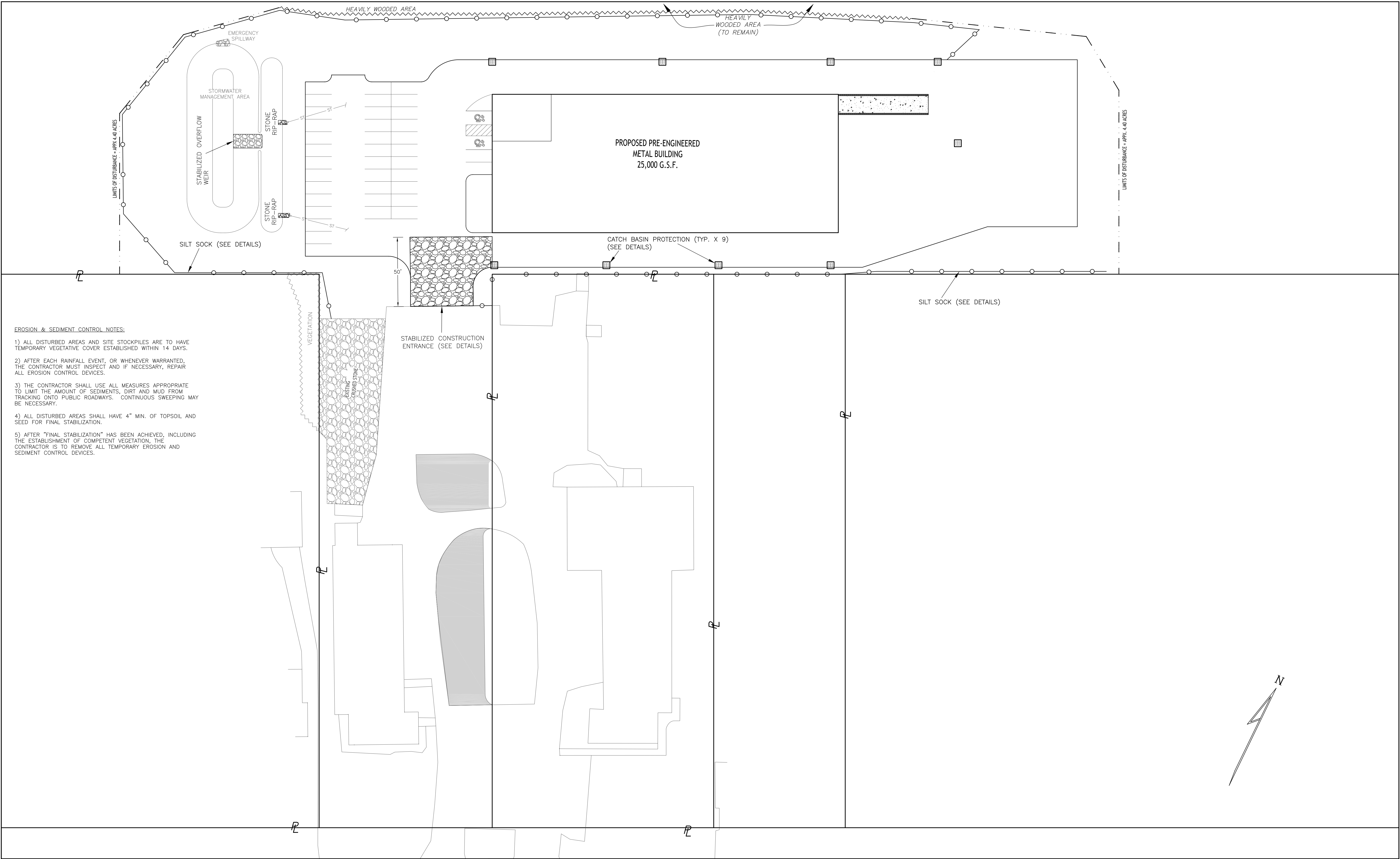
CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

STATE OF NEW YORK
MILTON METZGER
0066746
LICENSED PROFESSIONAL ENGINEER

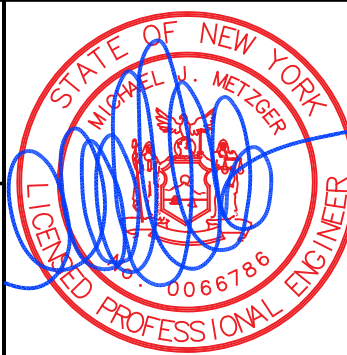
PEAK MOTION
11190 MAIN STREET
TOWN OF NEWSTEAD, ERIE COUNTY, NEW YORK

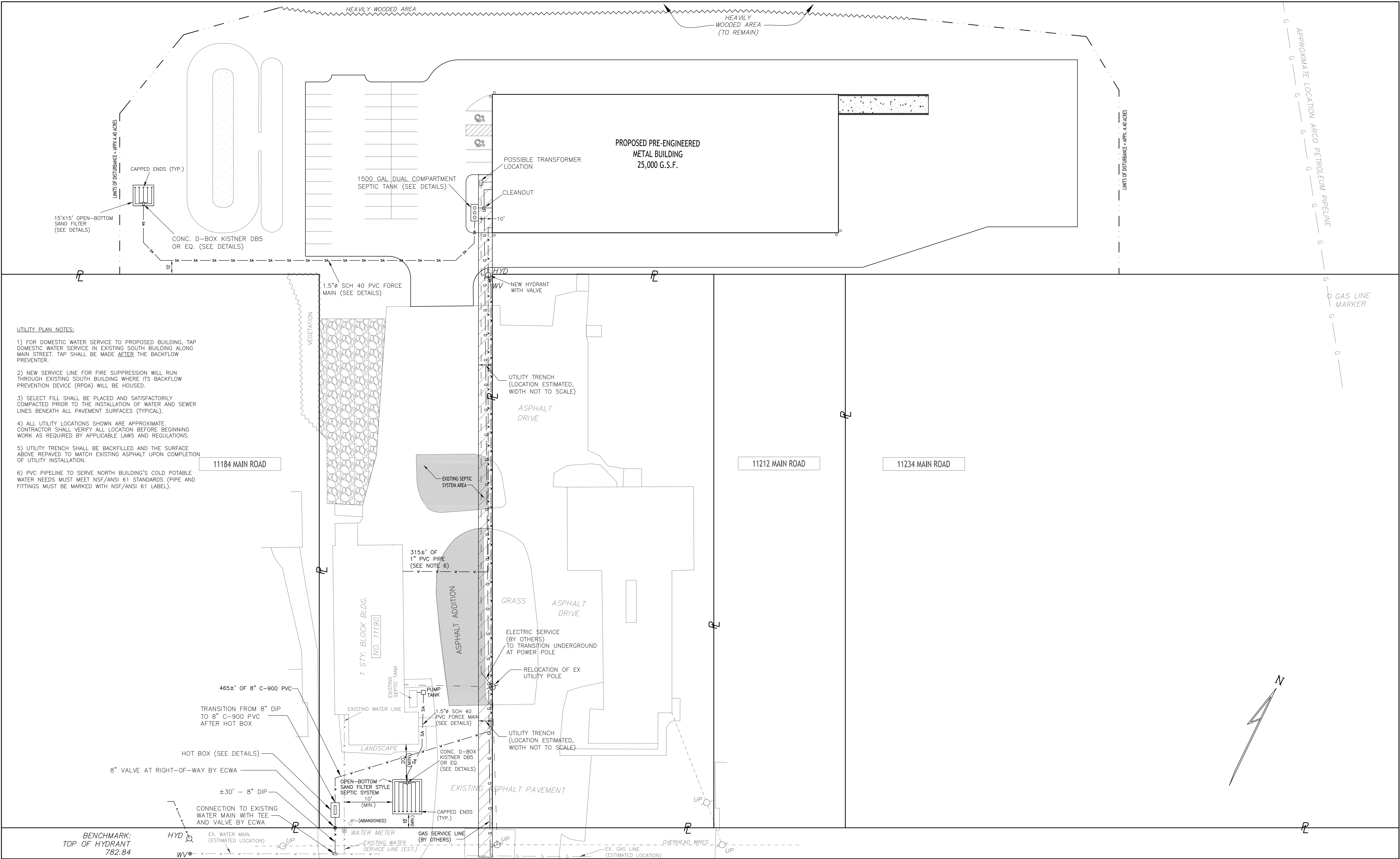
GRADING & DRAINAGE PLAN

SCALE: 1"=30'
DATE: APRIL 29, 2026
JOB NO: M-2539
DRAWING NO:
GD-1
SHEET 4



- EROSION & 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) ALL DISTURBED AREAS SHALL HAVE 4" MIN. OF TOPSOIL AND SEED FOR FINAL STABILIZATION.
 - 5) 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: 1) BASED ON THE BOUNDARY & TOPOGRAPHICAL SURVEY PERFORMED BY GPI / GREENMAN-PEDERSEN, INC DATED APRIL 29, 2022. THIS IS NOT A PROPERTY SURVEY.	DESIGNED BY:	LKM	 METZGER CIVIL ENGINEERING, PLLC	8245 SHERIDAN DR. WILLIAMSVILLE, NY 14221 PH: 716-633-2601 FAX: 716-633-2704	CIVIL ENGINEERING LAND PLANNING SITE DESIGN MUNICIPAL ENGINEERING		TOWN OF NEWSTEAD, ERIE COUNTY, NEW YORK	PEAK MOTION 11190 MAIN STREET	SCALE:	1"=30'
	DRAWN BY:	LKM							DATE:	APRIL 29, 2026
	CHECKED BY:	JCM							JOB NO:	M-2539
	CAD FILE:	M2539							DRAWING NO:	
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UTILITY PLAN NOTES:

- 1) FOR DOMESTIC WATER SERVICE TO PROPOSED BUILDING, TAP DOMESTIC WATER SERVICE IN EXISTING SOUTH BUILDING ALONG MAIN STREET. TAP SHALL BE MADE AFTER THE BACKFLOW PREVENTER.
- 2) NEW SERVICE LINE FOR FIRE SUPPRESSION WILL RUN THROUGH EXISTING SOUTH BUILDING WHERE ITS BACKFLOW PREVENTION DEVICE (RPDA) WILL BE HOUSED.
- 3) SELECT FILL SHALL BE PLACED AND SATISFACTORILY COMPACTED PRIOR TO THE INSTALLATION OF WATER AND SEWER LINES BENEATH ALL PAVEMENT SURFACES (TYPICAL).
- 4) ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL LOCATION BEFORE BEGINNING WORK AS REQUIRED BY APPLICABLE LAWS AND REGULATIONS.
- 5) UTILITY TRENCH SHALL BE BACKFILLED AND THE SURFACE ABOVE REPAVED TO MATCH EXISTING ASPHALT UPON COMPLETION OF UTILITY INSTALLATION.
- 6) PVC PIPELINE TO SERVE NORTH BUILDING'S COLD POTABLE WATER NEEDS MUST MEET NSF/ANSI 61 STANDARDS (PIPE AND FITTINGS MUST BE MARKED WITH NSF/ANSI 61 LABEL).

NOTES:

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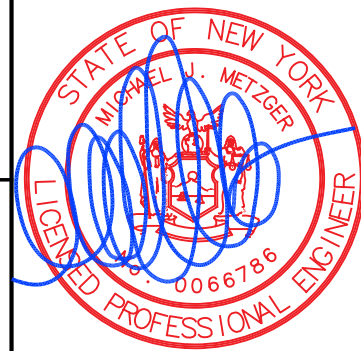
BY/CHK



METZGER CIVIL ENGINEERING, PLLC

8245 SHERIDAN DR.
WILLIAMSVILLE, NY 14221
PH: 716-633-2601
FAX: 716-633-2704

CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING



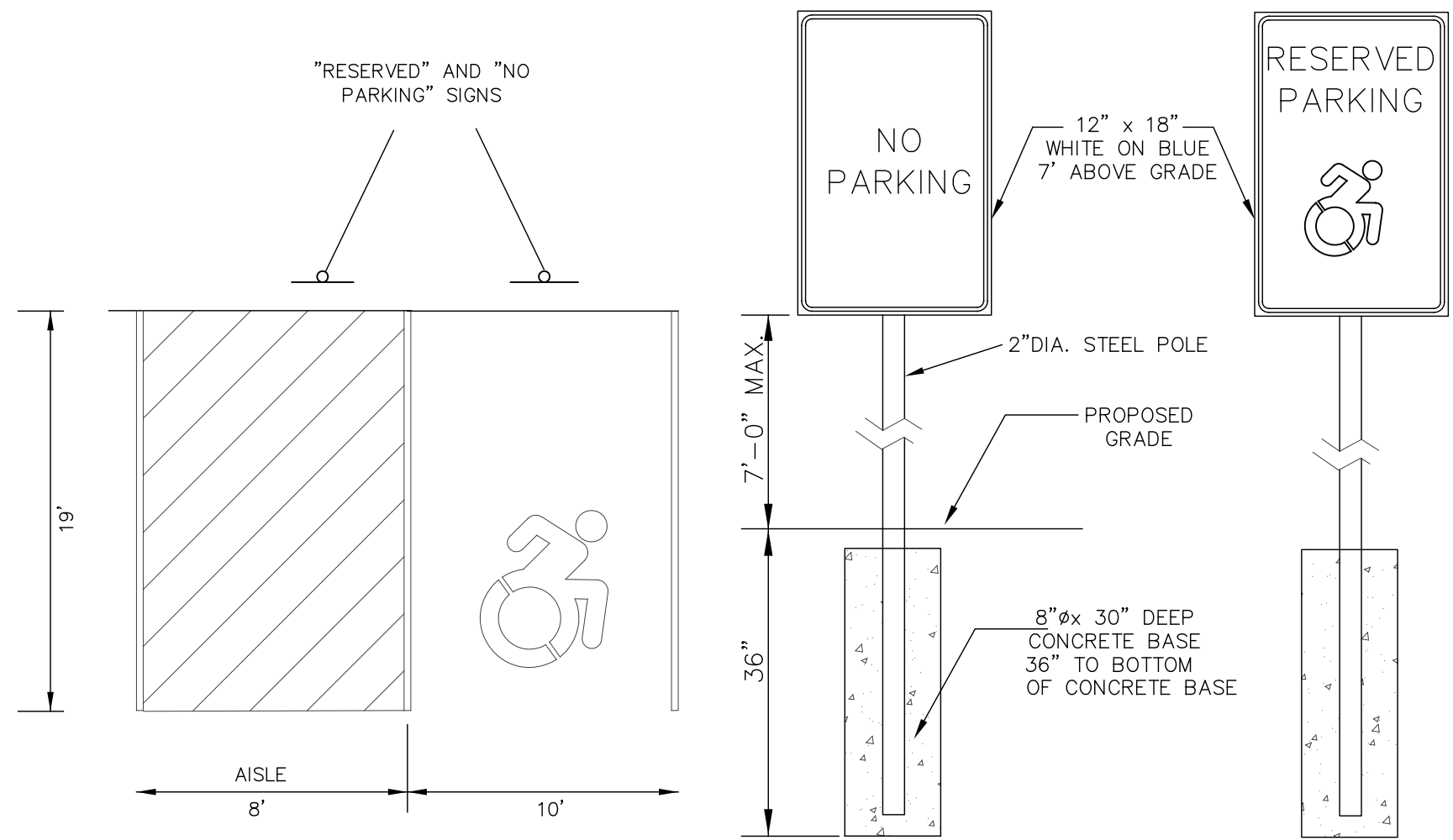
**PEAK MOTION
11190 MAIN STREET**

TOWN OF NEWSTEAD, ERIE COUNTY, NEW YORK

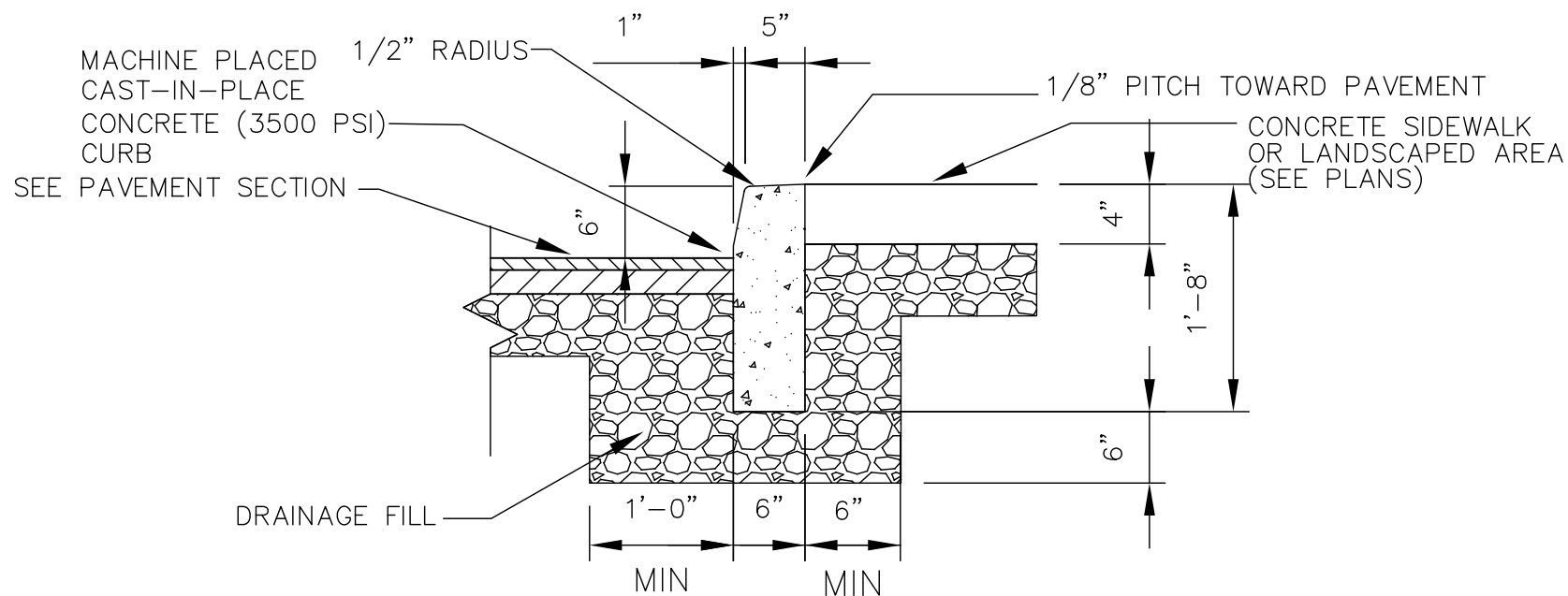
UTILITY PLAN

SCALE: 1"=30'
DATE: APRIL 29, 2026
JOB NO: M-2539
DRAWING NO:

UP-1
SHEET 6

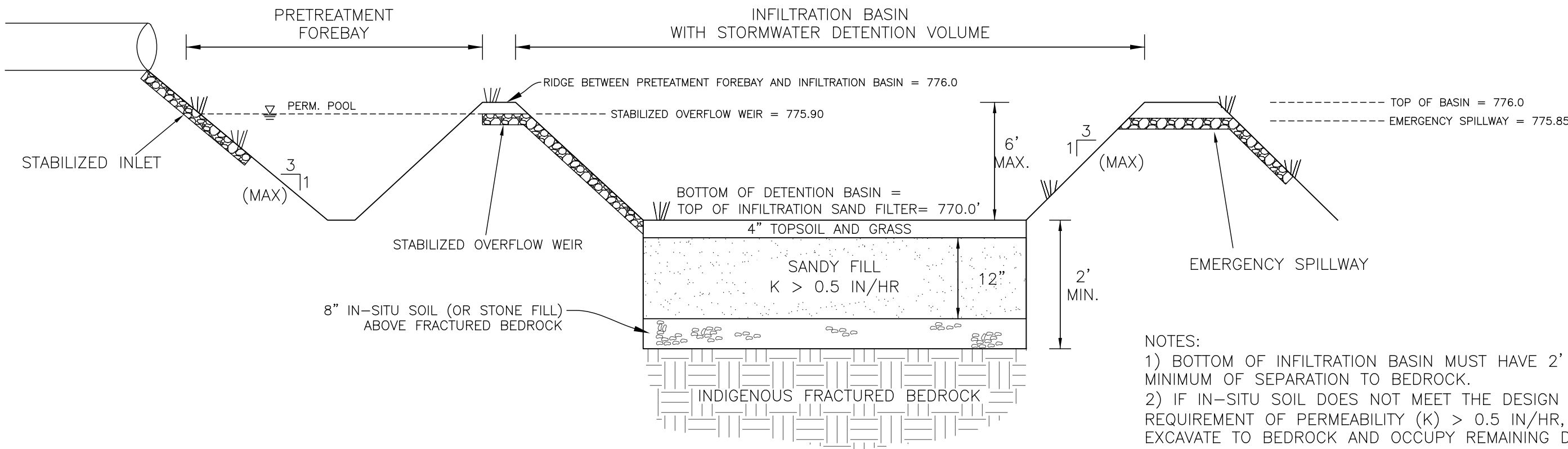


HANDICAP PARKING SPACE, STALL AND SIGNS
N.T.S.



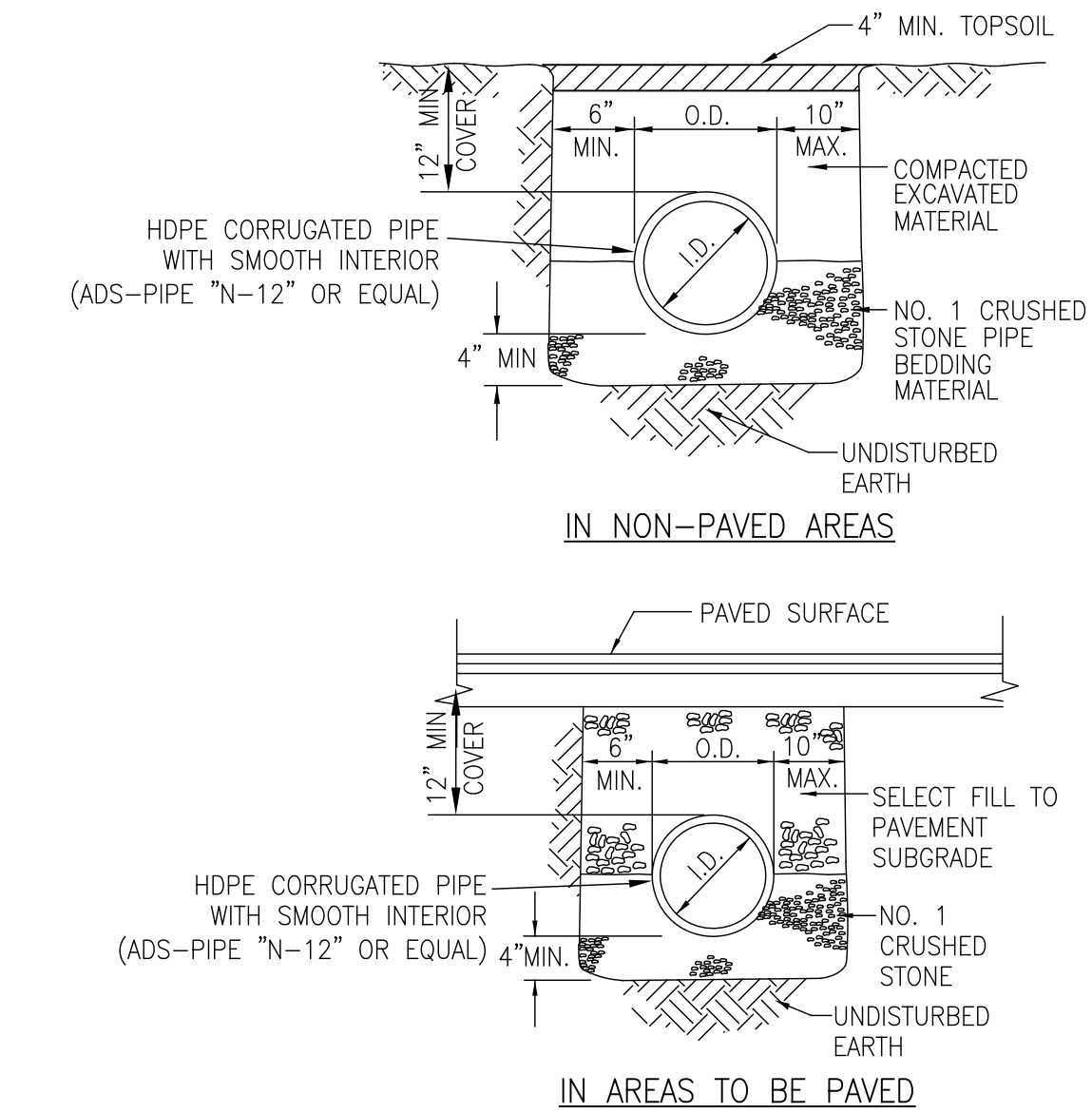
- NOTES:
1. PROVIDE 2" DEEP SAW CUT CONTROL JOINT AT 10'-0 O.C. (WITHIN 24 HOURS OF PLACEMENT).
 2. PROVIDE 1/2" PREFORMED BITUMINOUS EXPANSION JOINTS AT A MAXIMUM 30'-0 O.C.
 3. PROVIDE FINE BROOM FINISH TO EXPOSED PORTION OF CONCRETE CURB.
 4. SLOPE TOP OF CURB DOWN TO MEET PAVEMENT ELEVATION WITHIN 4'-0" WHERE CURB ENDS AT LAWN TERMINATIONS.
 5. DEPTH OF DRAINAGE FILL TO BE 6" IF NO UNDERDRAIN IS CALLED FOR.

STANDARD CURB DETAIL
N.T.S.

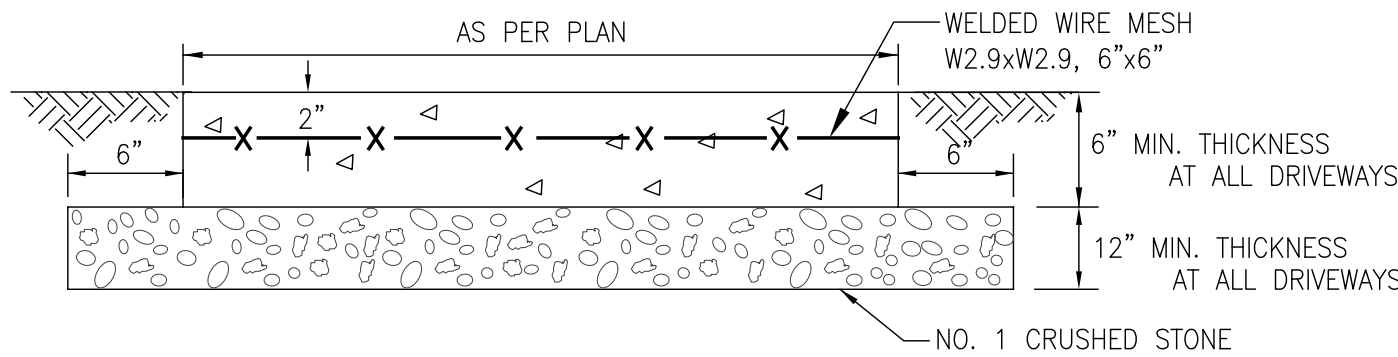


INFILTRATION BASIN DETAIL
N.T.S

- NOTES:
- 1) BOTTOM OF INFILTRATION BASIN MUST HAVE 2' MINIMUM OF SEPARATION TO BEDROCK.
 - 2) IF IN-SITU SOIL DOES NOT MEET THE DESIGN REQUIREMENT OF PERMEABILITY (K) > 0.5 IN/HR, EXCAVATE TO BEDROCK AND OCCUPY REMAINING DEPTH WITH 1" WASHED GRAVEL
 - 3) IF BEDROCK IS MORE THAN 2' FROM EXPECTED BOTTOM OF INFILTRATION BASIN, EXTEND STONE FILL SECTION DEEPER TO MEET BEDROCK

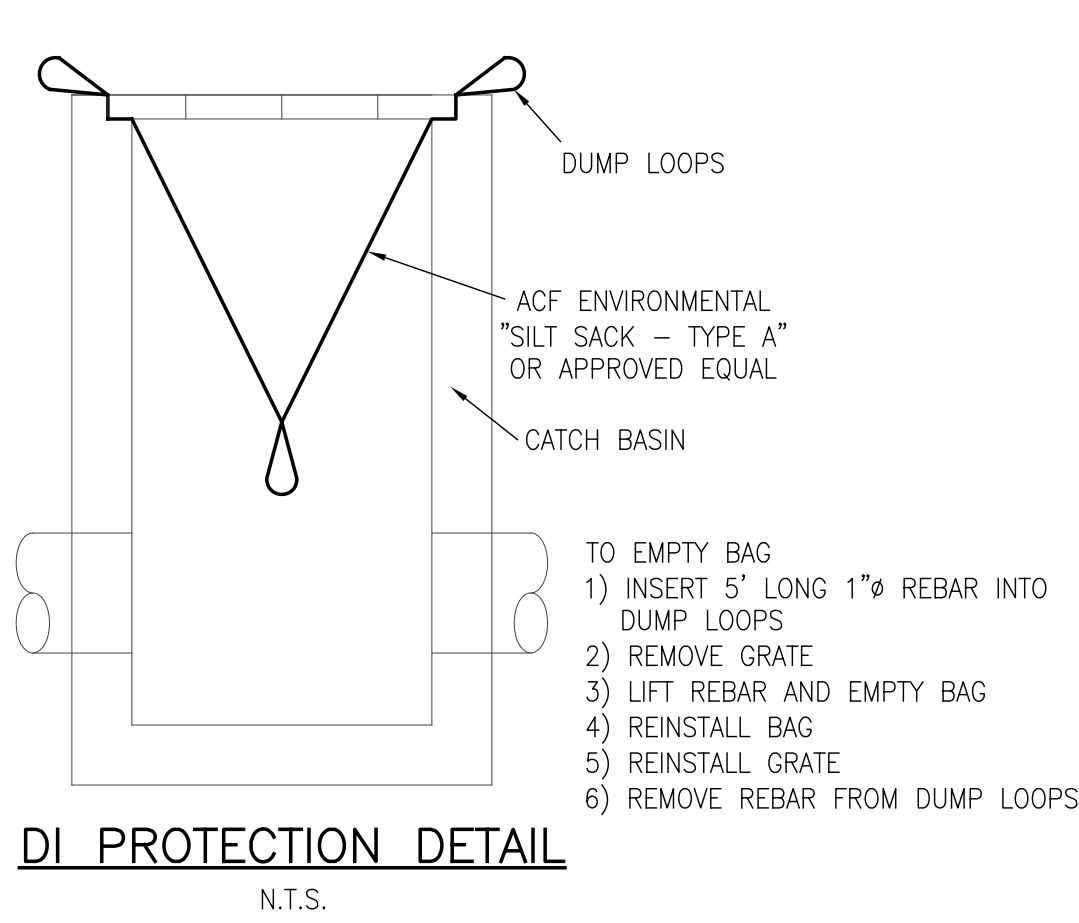


STORM SEWER TRENCH DETAILS

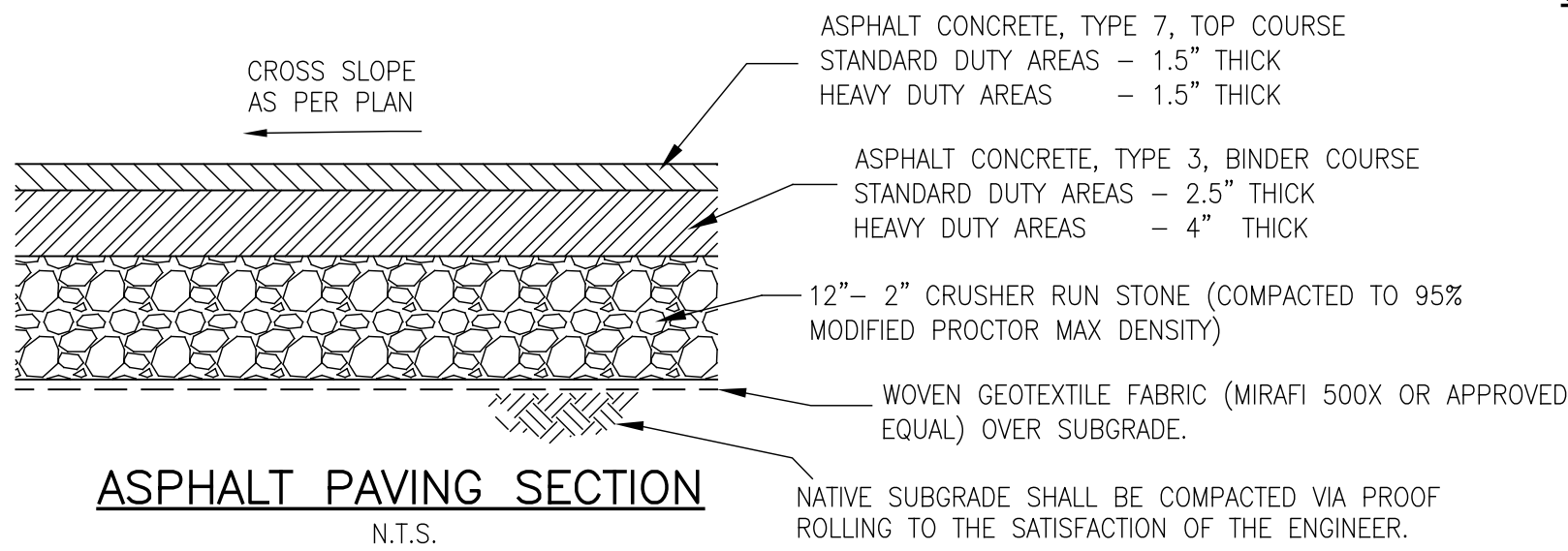


- NOTES
1. CONCRETE SHALL BE NYSDOT CLASS A, 3,500 PSI, AIR ENTRAINED, MAX. SLUMP 4"
 2. WELDED WIRE MESH (WWM) SHALL BE W2.9xW2.9, 6"x6"
 3. INSTALL TOOLED CONTROL JOINTS @ 5' INTERVALS.
 4. INSTALL CONSTRUCTION JOINTS AT 20' SPACING MINIMUM.
 5. PROVIDE LIGHT BROOM FINISH WITH ¼" R. TOOLED EDGES.
 6. ALL CONCRETE PLACED AS PART OF THIS CONTRACT SHALL BE SEALED AS SOON AS POSSIBLE AFTER INSTALLATION.

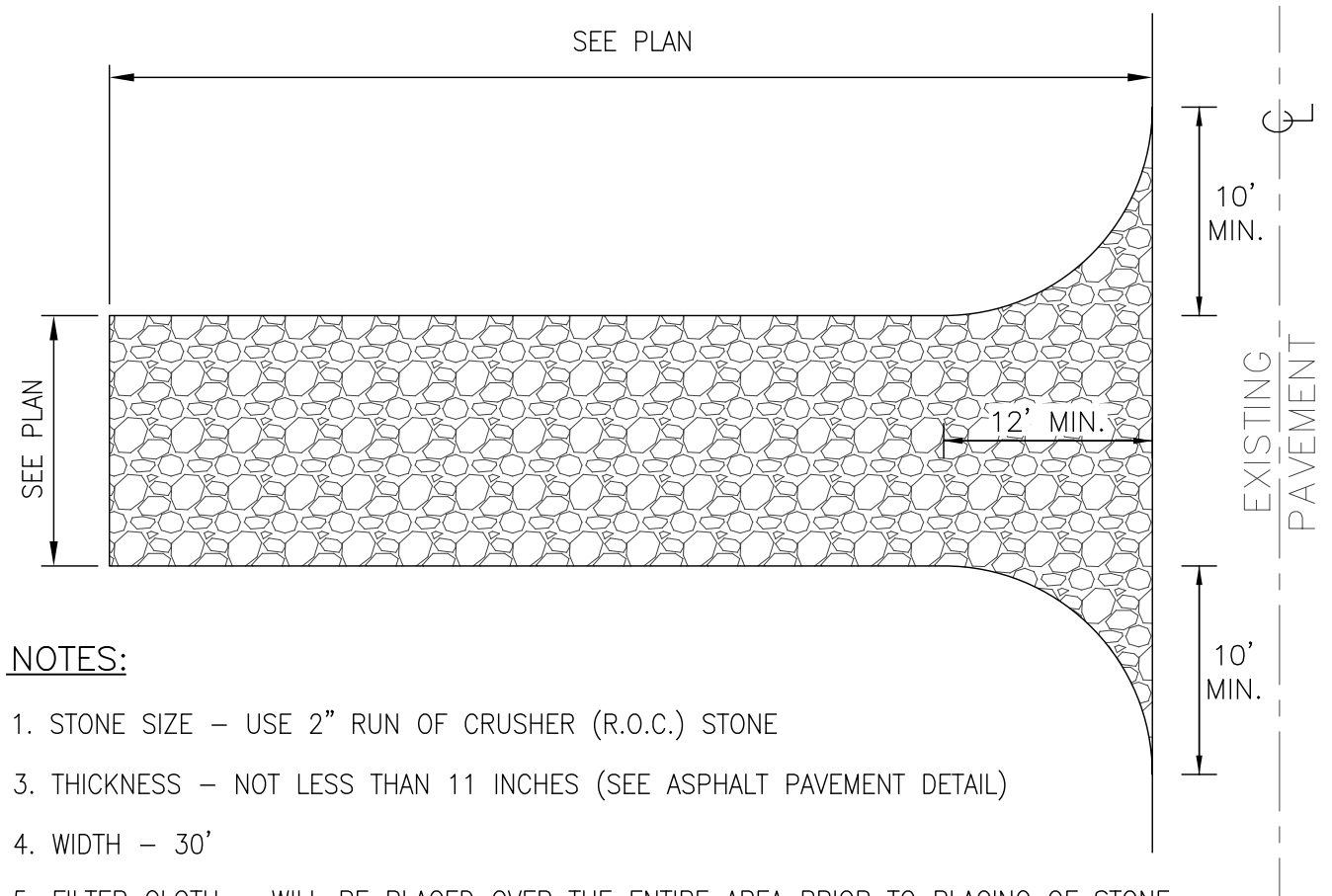
CONCRETE PAVEMENT DETAIL
N.T.S.



DI PROTECTION DETAIL
N.T.S.

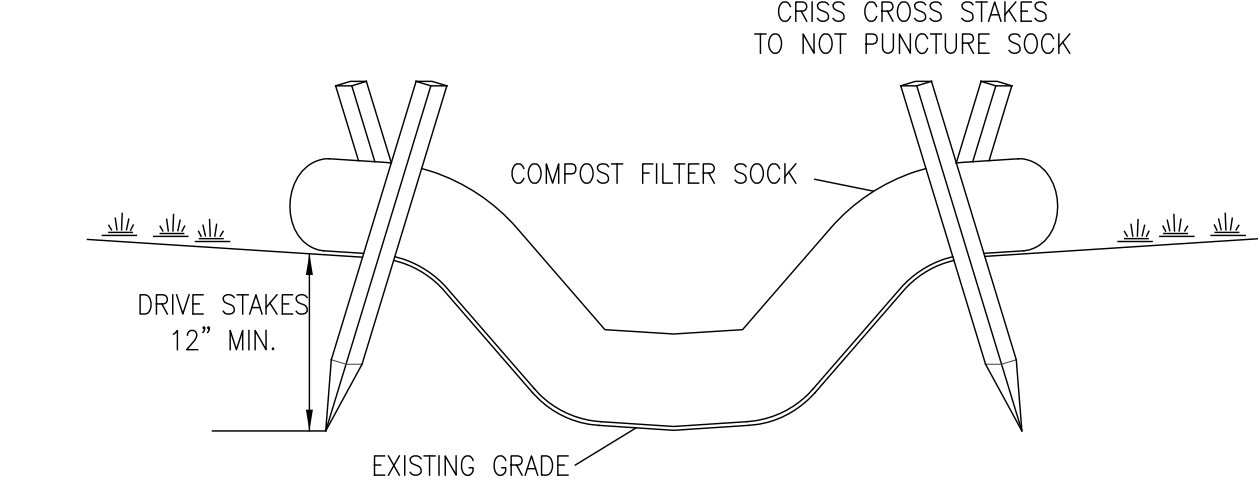


ASPHALT PAVING SECTION
N.T.S.



- NOTES:
1. STONE SIZE - USE 2" RUN OF CRUSHER (R.O.C.) STONE
 3. THICKNESS - NOT LESS THAN 11 INCHES (SEE ASPHALT PAVEMENT DETAIL)
 4. WIDTH - 30'
 5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE (SEE ASPHALT PAVING SECTION).
 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.

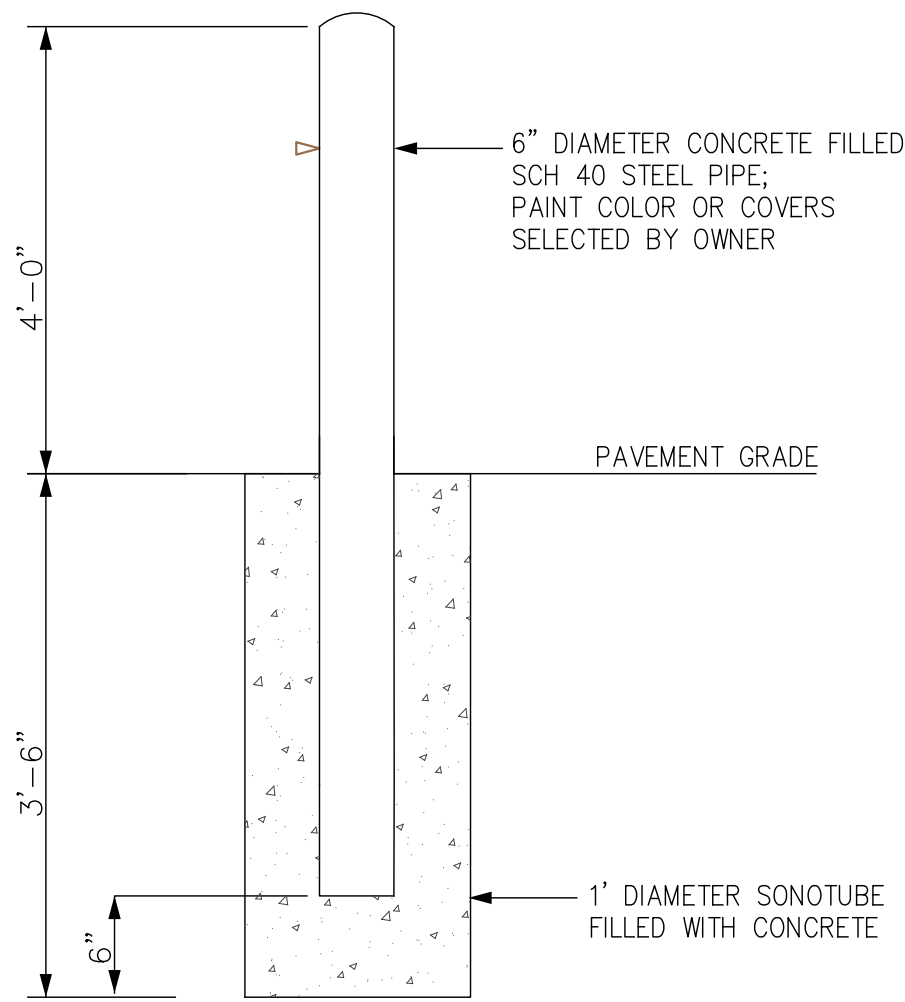
STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



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

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

PERIMETER COMPOST FILTER SOCK DETAIL
N.T.S.



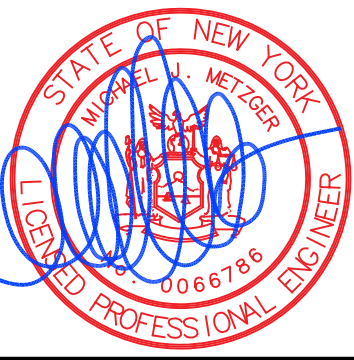
TRAFFIC BOLLARD
N.T.S.

NOTES:

DESIGNED BY:	LKM
DRAWN BY:	LKM
CHECKED BY:	JCM
CAD FILE:	M2539
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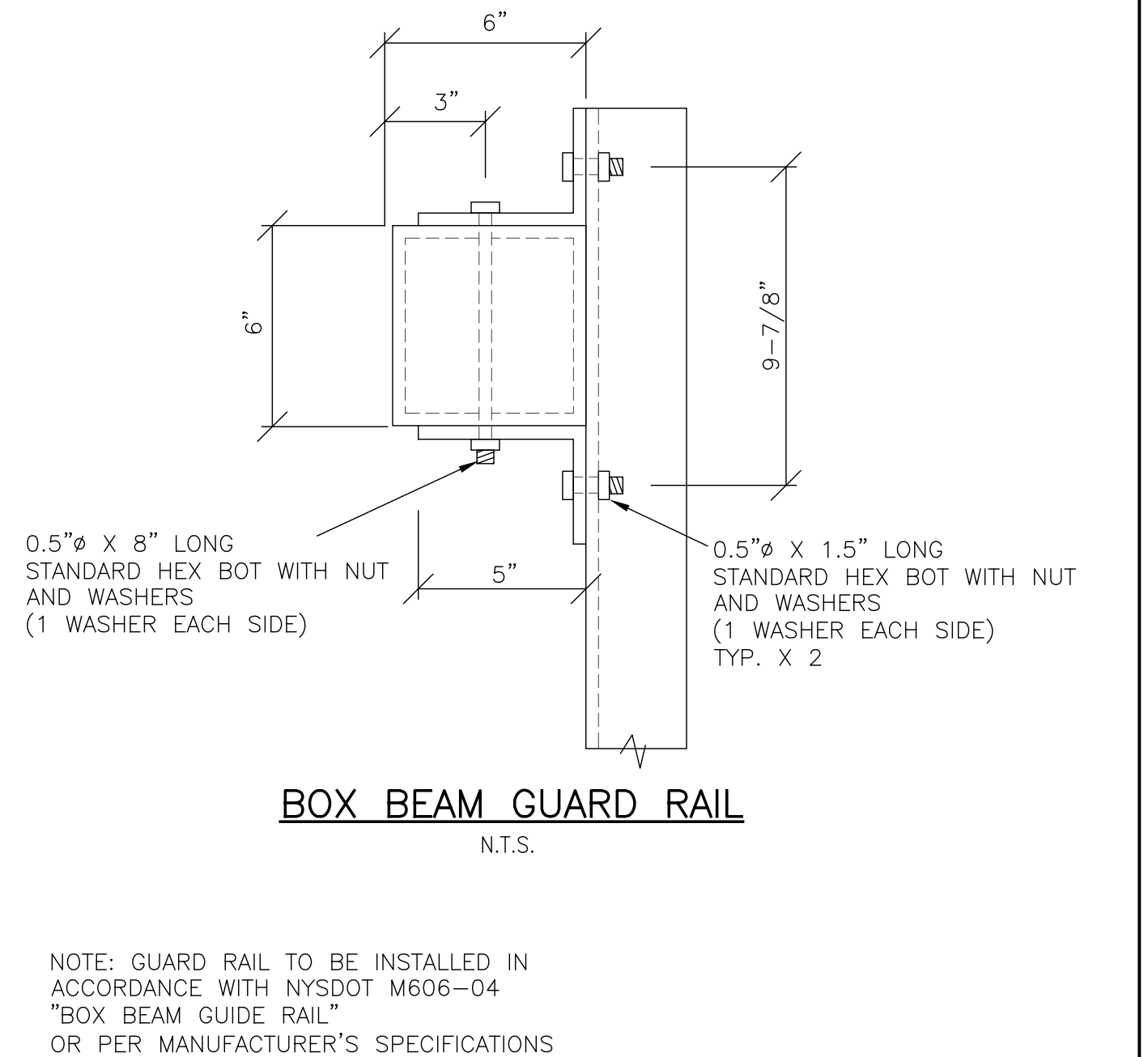
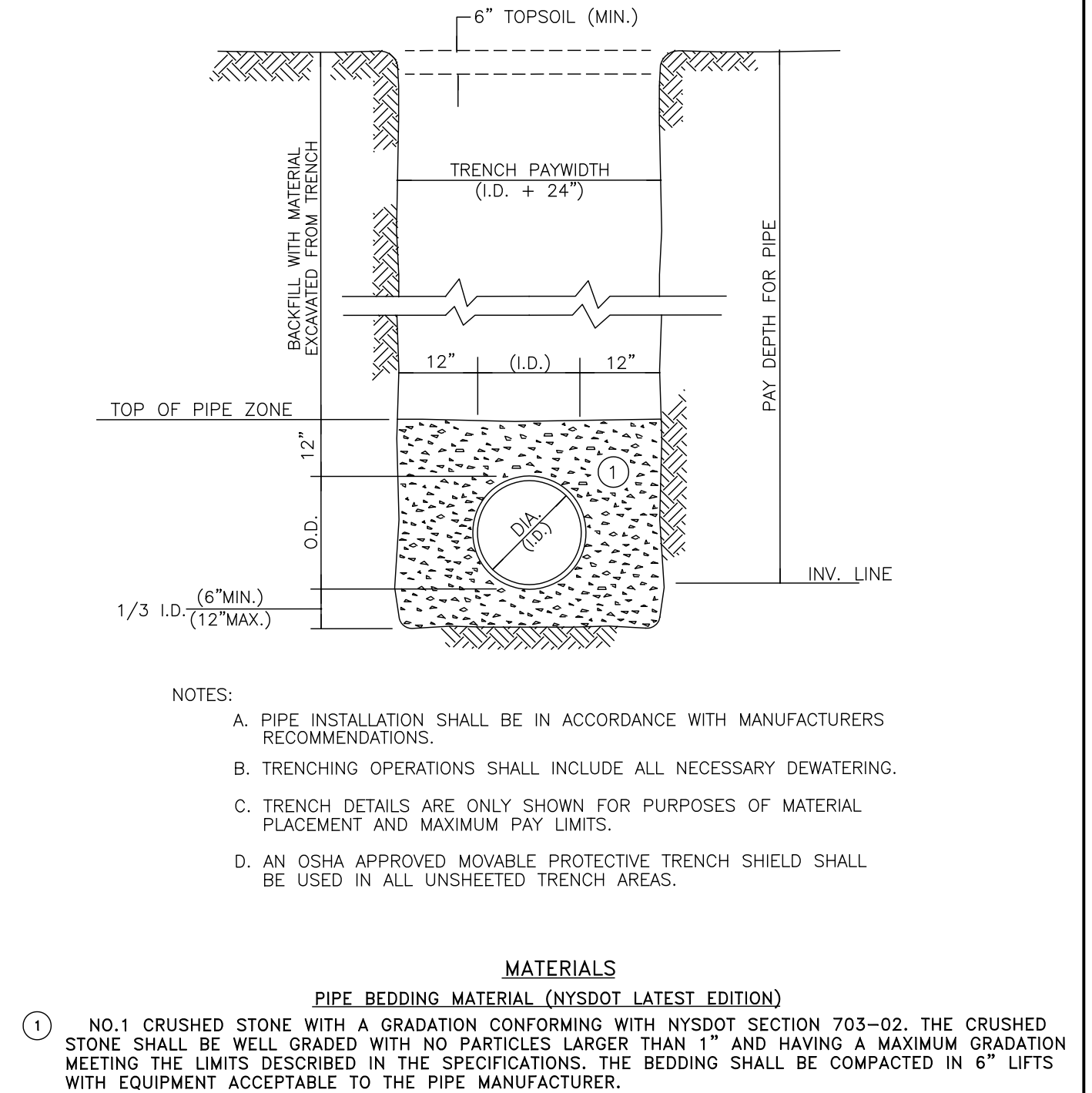
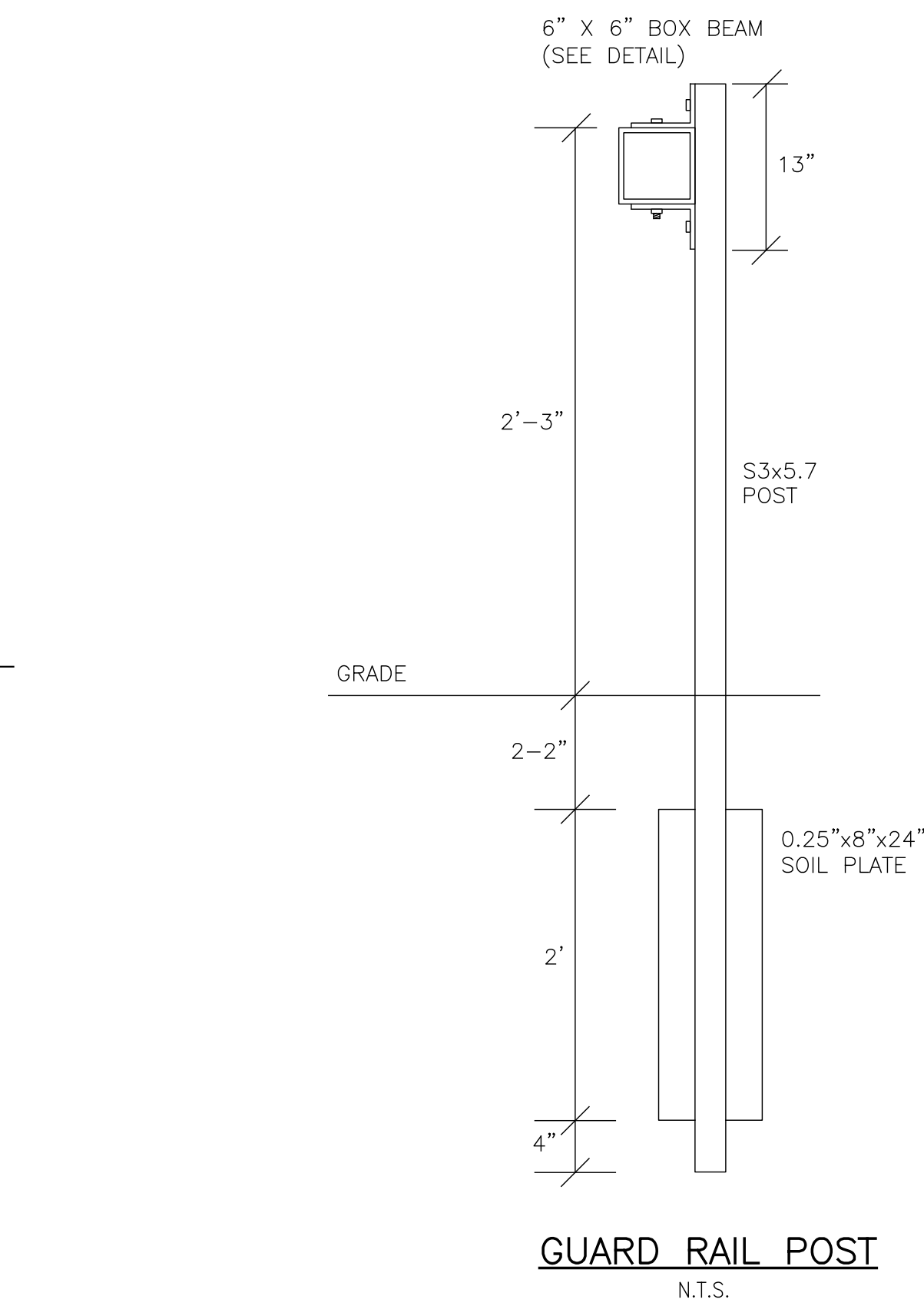
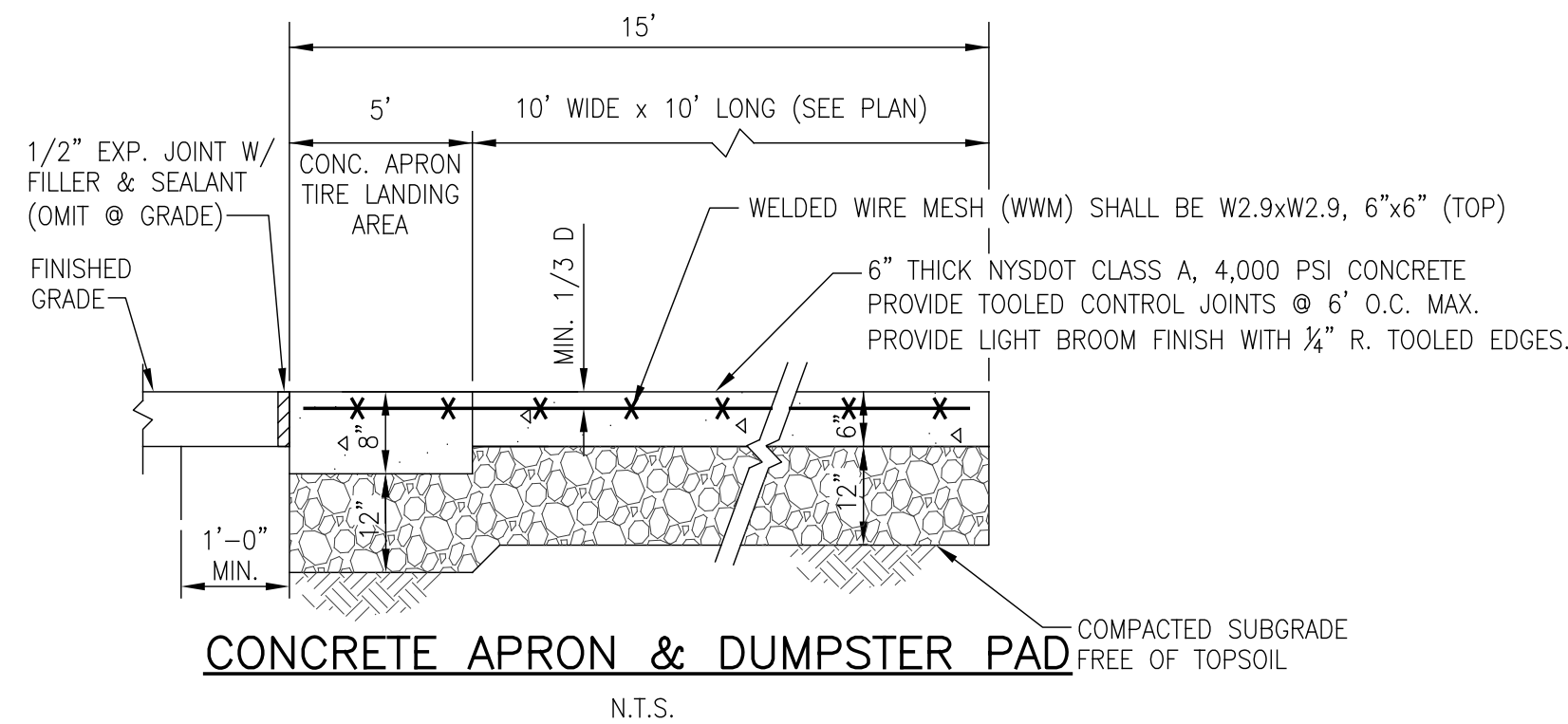
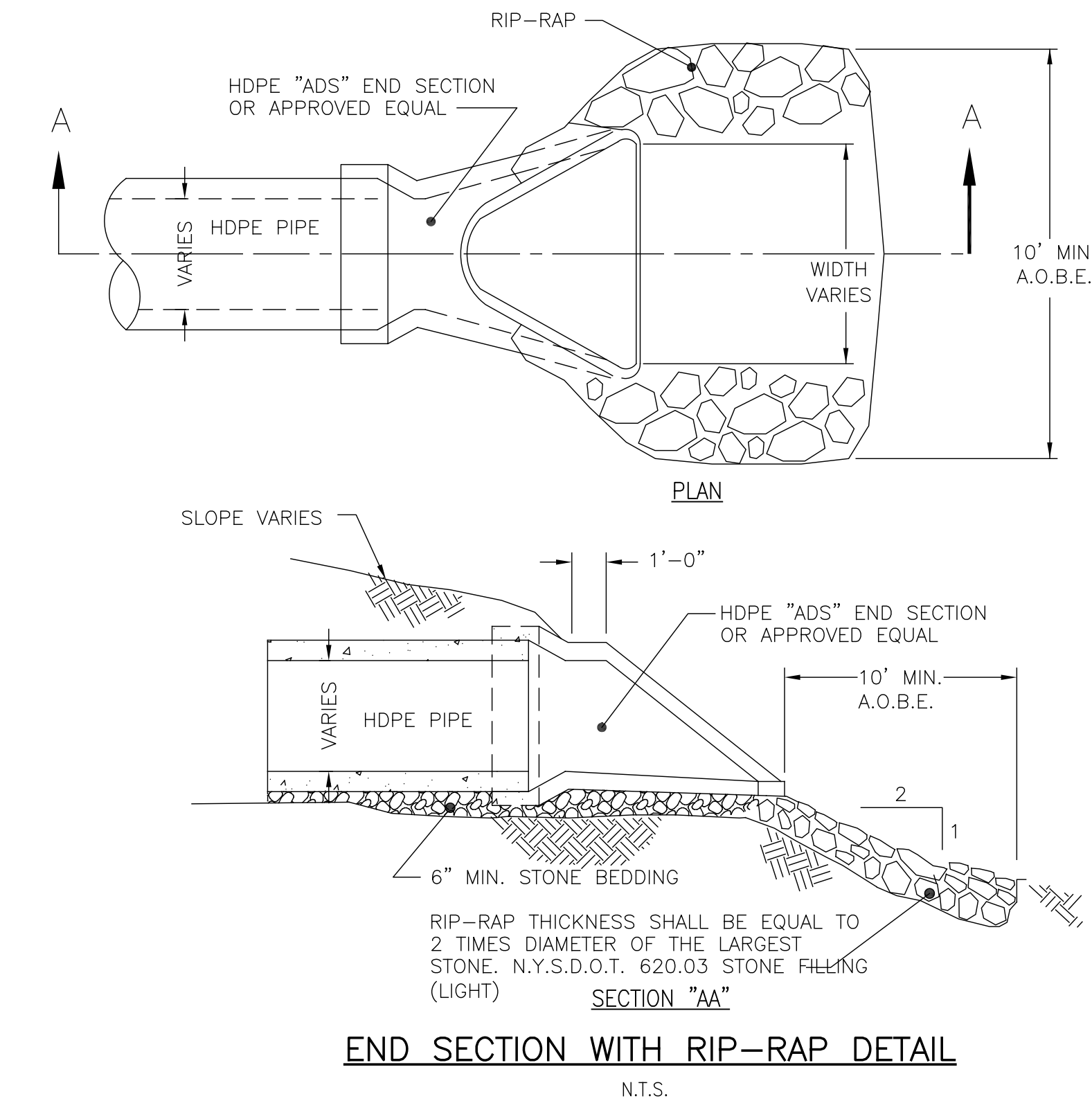
CONSTRUCT A TEMPORARY STABILIZED ENTRANCE BY THE FOLLOWING METHOD:
 1) REMOVE TOPSOIL AND SUBSOIL TO 12" BELOW GRADE
 2) PROOF ROLL SUBGRADE
 3) INSTALL GEOTEXTILE FABRIC
 4) REMOVE CONCRETE CURBING TO LEAVE A 1" REVEAL
 5) INSTALL 12" 2" ROC STONE

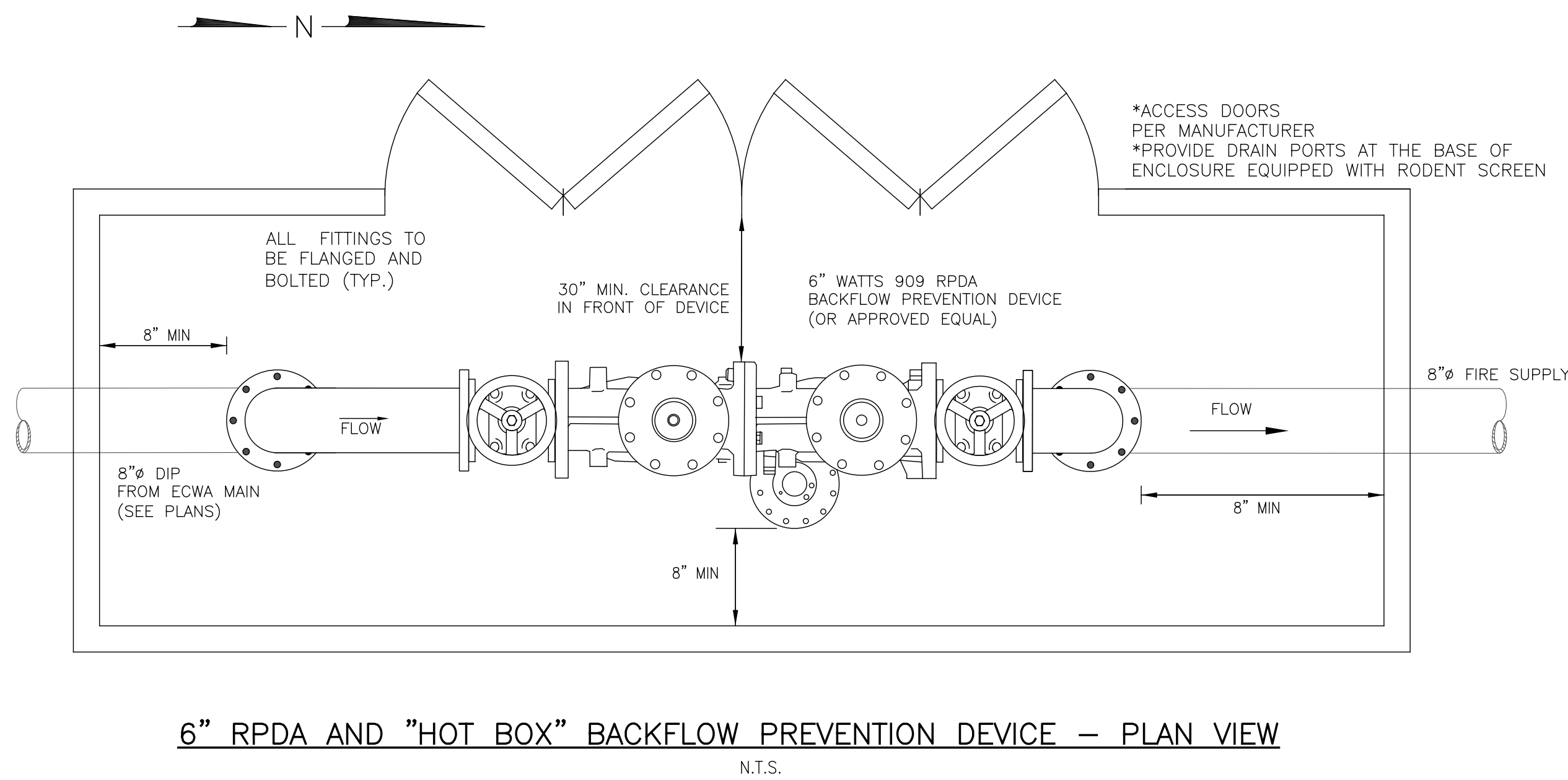
PEAK MOTION
11190 MAIN STREET
TOWN OF NEWSTEAD, ERIE COUNTY, NEW YORK

DETAILS

SCALE: N.T.S.
DATE: APRIL 29, 2026
JOB NO: M-2539
DRAWING NO:

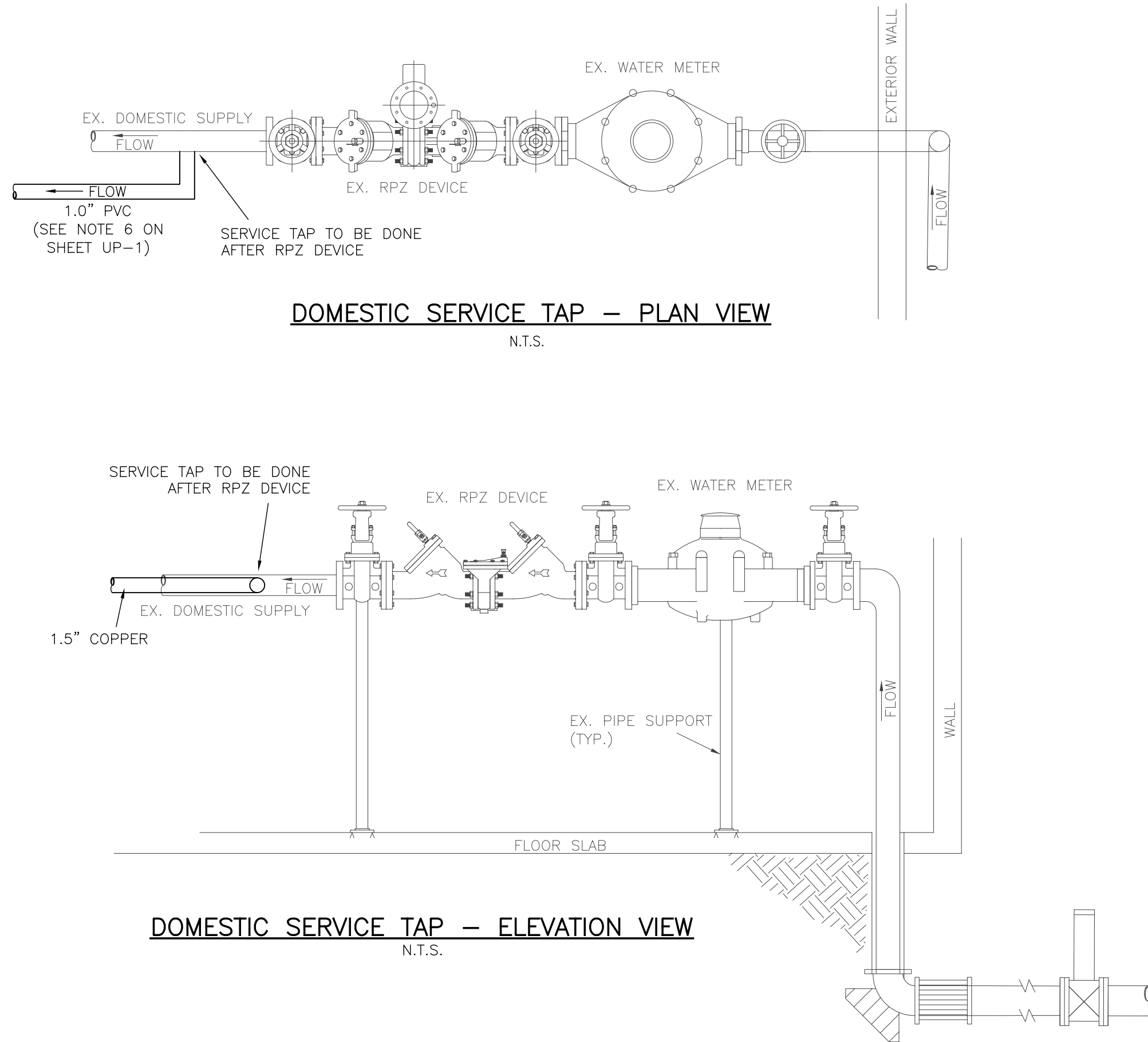
DT-1
SHEET 7





6" RPDA AND "HOT BOX" BACKFLOW PREVENTION DEVICE – PLAN VIEW

N.T.S.

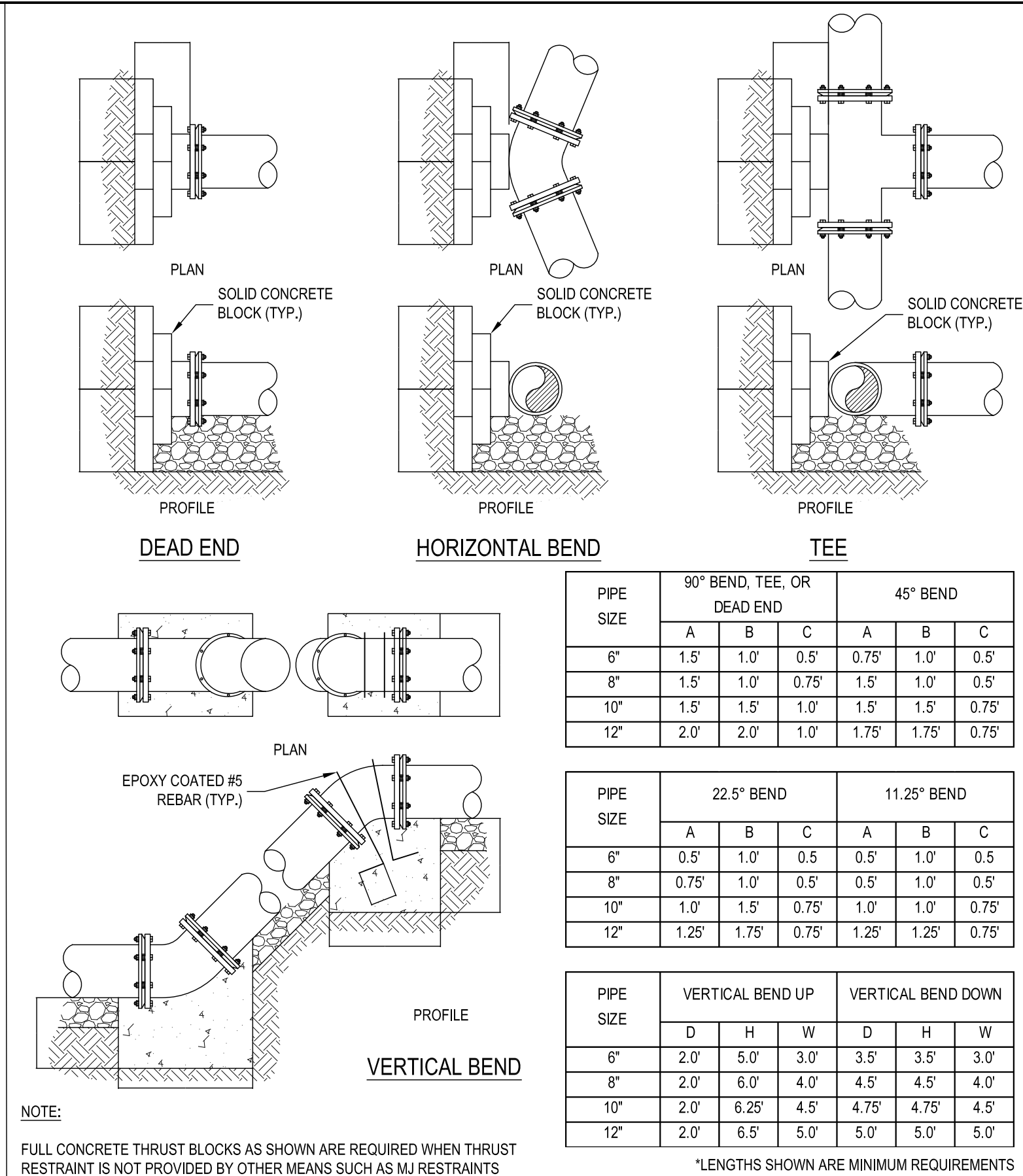


DOMESTIC SERVICE TAP – PLAN VIEW

N.T.S.

DOMESTIC SERVICE TAP – ELEVATION VIEW

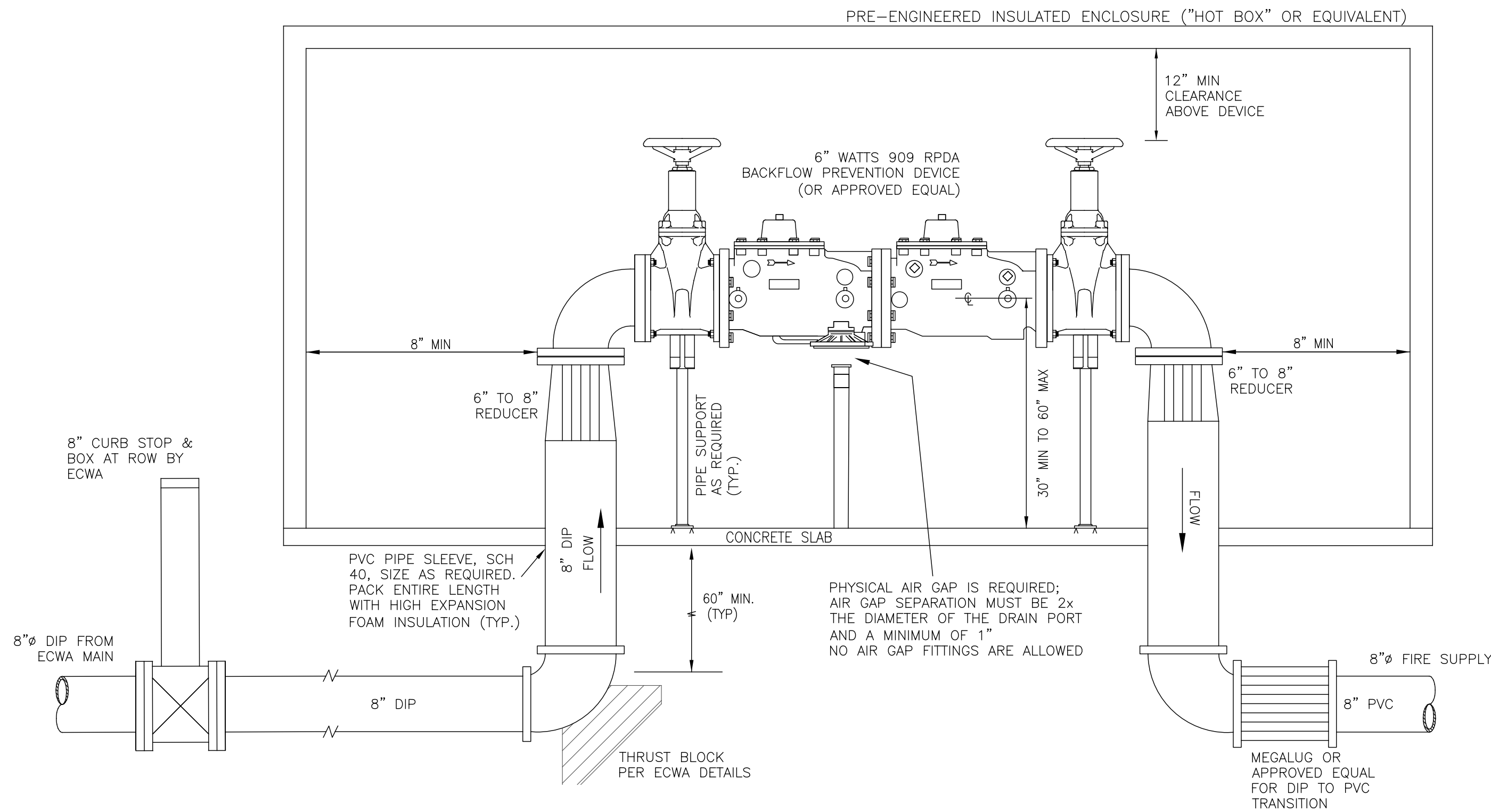
N.T.S.



THRUST BLOCK DETAIL (ECWA)

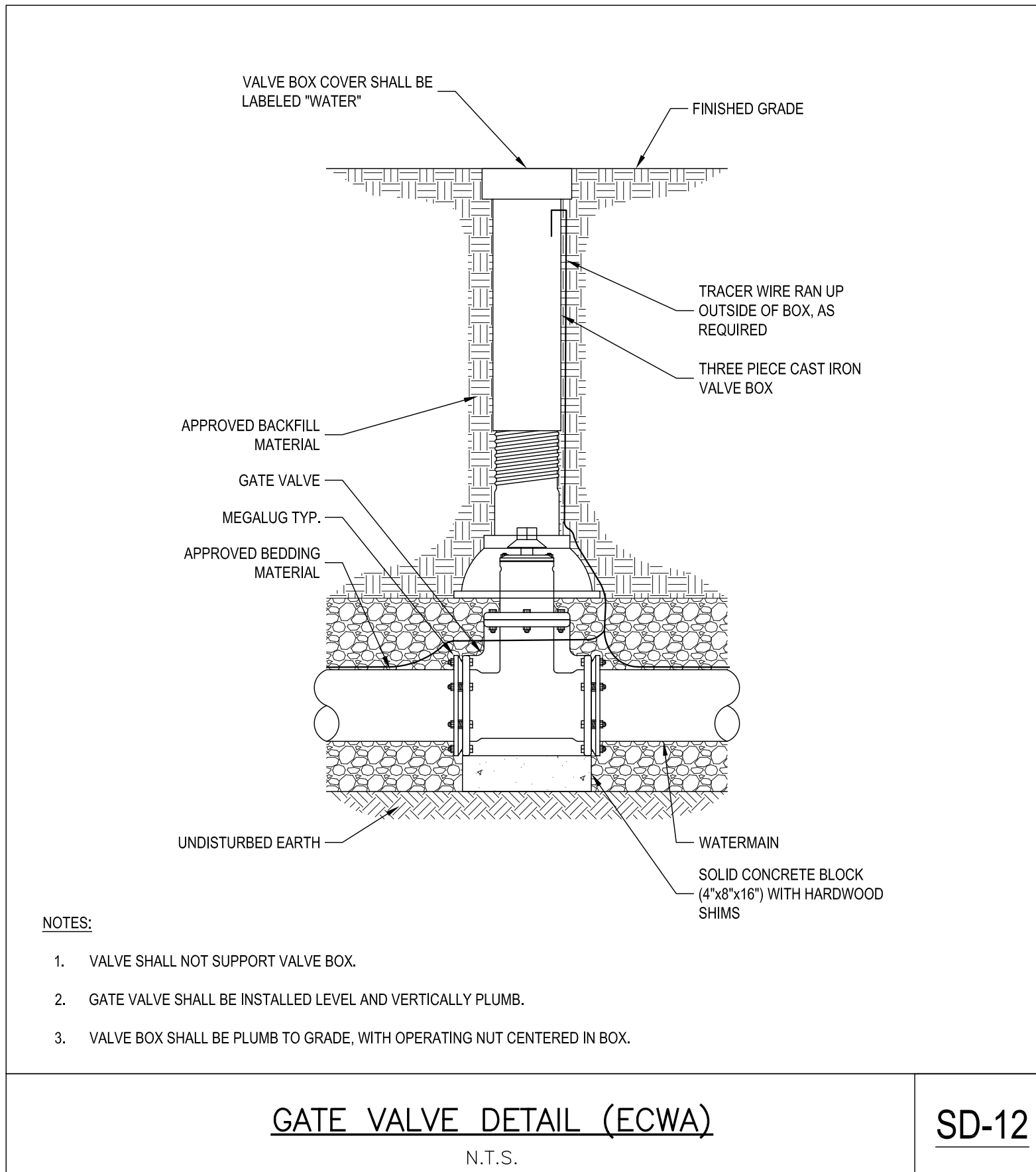
N.T.S.

SD-10



6" RPDA AND "HOT BOX" BACKFLOW PREVENTION DEVICE – ELEVATION VIEW

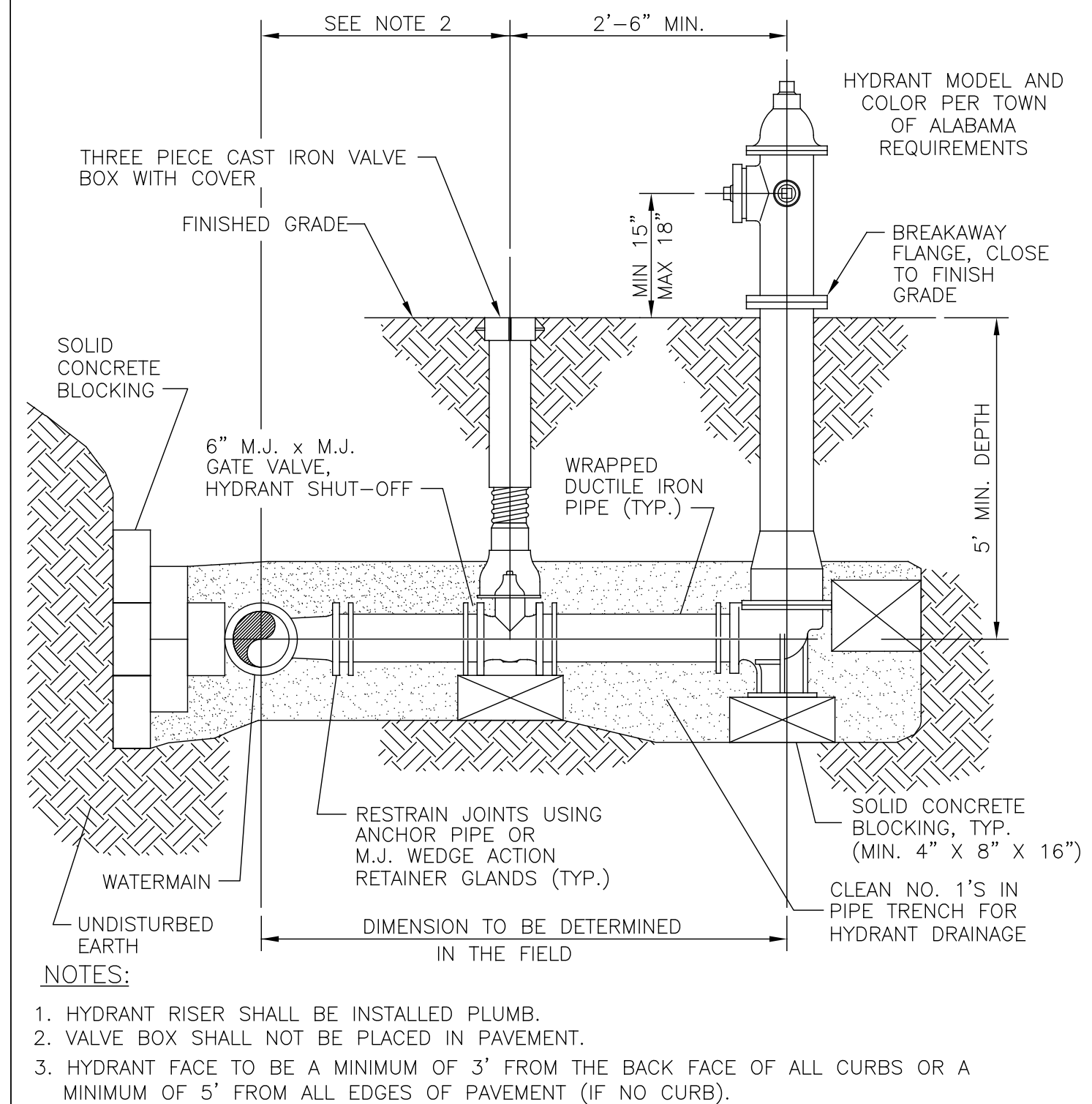
N.T.S.



GATE VALVE DETAIL (ECWA)

N.T.S.

SD-12



STANDARD DETAIL FIRE HYDRANT

NOTES:

DESIGNED BY:	LKM
DRAWN BY:	LKM
CHECKED BY:	JCM
CAD FILE:	M2539
NOTE:	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW

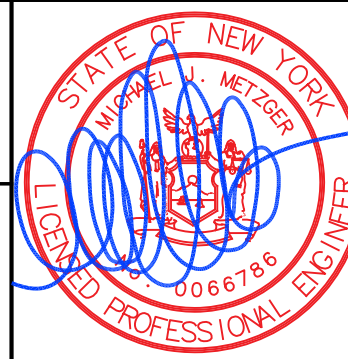
REVISIONS

DATE

BY/CHK

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CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING



PEAK MOTION
11190 MAIN STREET
TOWN OF NEWSTEAD, ERIE COUNTY, NEW YORK

DETAILS

SCALE: N.T.S.
DATE: APRIL 29, 2026
JOB NO: M-2539
DRAWING NO:

DT-3
SHEET 9