

PROPOSED SITE MODIFICATIONS

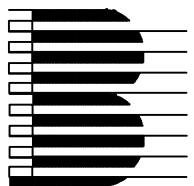
Amherst Development Park
6000 - 6040 N.Bailey Ave, Amherst, NY
BDC Property # 1723
SITE DEVELOPMENT DRAWINGS

INDEX OF DRAWINGS

DWG. #	DRAWING NAME	REVISION	DATE
C1.0	COVER SHEET	16	11.06.2025
C2.0	EXISTING SURVEY		
C3.00	DEMOLITION & EROSION CONTROL PLAN WEST	16	11.06.2025
C3.01	DEMOLITION & EROSION CONTROL PLAN EAST	14	08.01.2025
C3.10	DEMOLITION & EROSION CONTROL PLAN DETAILS	6	08.30.2024
C4.0	OVERALL SITE PLAN	16	11.06.2025
C4.01	OVERALL SITE EASEMENT PLAN		11.06.2025
C4.10	DETAILED SITE PLAN WEST	16	11.06.2025
C4.11	DETAILED SITE PLAN EAST	16	11.06.2025
C4.20	CONSTRUCTION DETAILS	13	06.23.2025
C4.21	CONSTRUCTION DETAILS		11.06.2025
C5.00	GRADING PLAN WEST	16	11.06.2025
C5.01	GRADING PLAN EAST	16	11.06.2025
C5.10	DRAINAGE PLAN WEST	16	11.06.2025
C5.11	DRAINAGE PLAN EAST	16	11.06.2025
C5.20	DRAINAGE DETAILS	12	05.16.2025
C5.21	DRAINAGE DETAILS	14	08.01.2025
C6.00	UTILITY PLAN WEST	16	11.06.2025
C6.01	UTILITY PLAN EAST	16	11.06.2025
C6.10	UTILITY DETAILS	7	12.03.2024
C7.0 - C7.4	LANDSCAPING PLANS	7	08.12.2025
C8.0	SITE LIGHTING PLAN	14	08.01.2025
C8.10	LIGHTING DETAILS	10	02.05.2025

OWNER/DEVELOPER:

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



BENDERSON DEVELOPMENT COMPANY, LLC

570 Delaware Ave.
Buffalo, New York 14202

SURVEYOR

NAME: COSTICH ENGINEERING
ADDRESS: 217 LAKE AVE ROCHESTER NY 14608
CONTACT: DAN HICKOK
PHONE: 585-485-3020

UTILITIES:

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

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

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

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

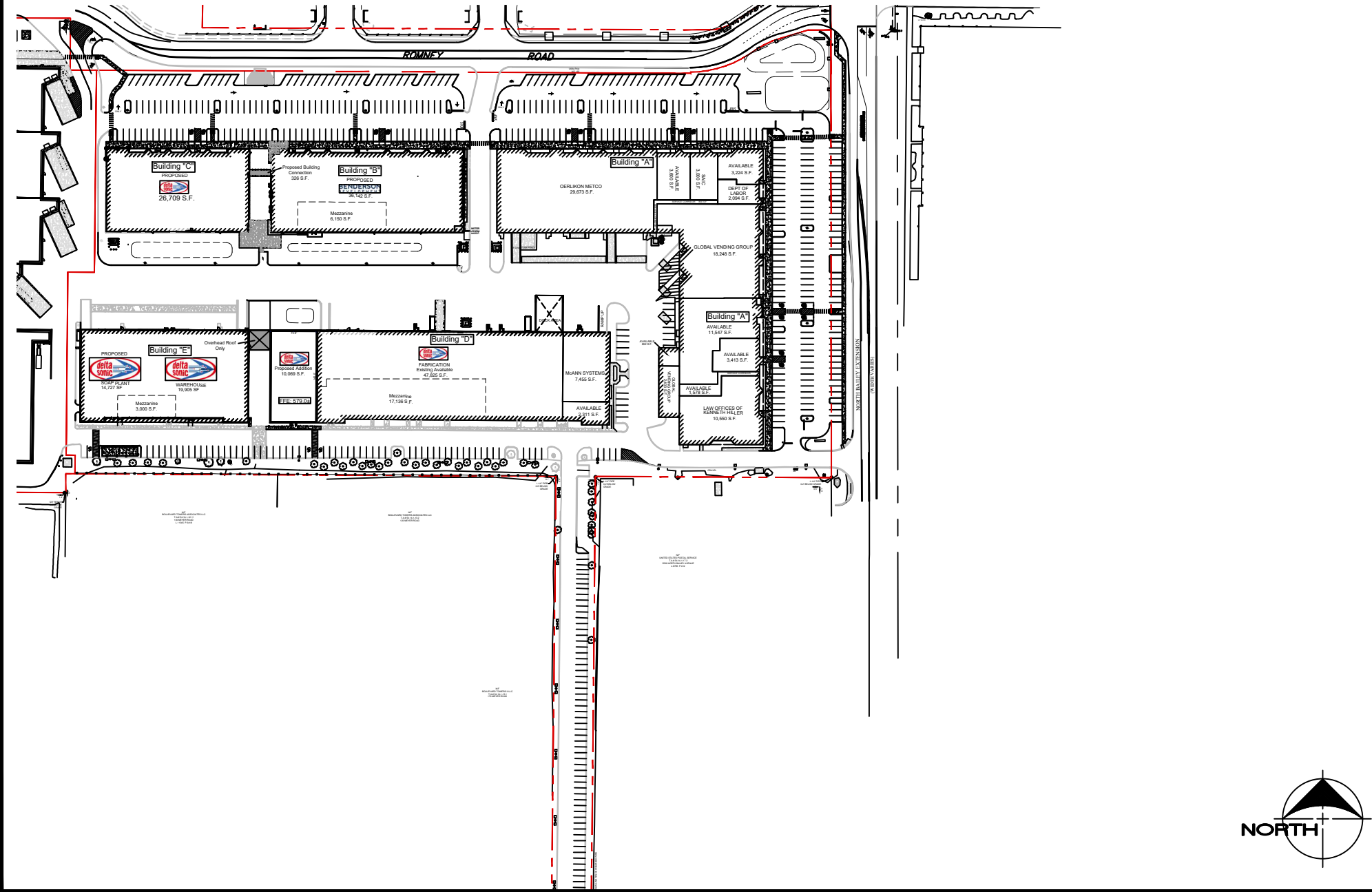
AGENCIES:

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

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

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

SITE LOCATION MAP 1:200



REGIONAL LOCATION MAP NTS



OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:			
No.	DATE	BY	REMARKS
13	06.23.2025	DZ	Town Comments
14	08.01.2025	DZ	Site Updates
15	08.12.2025	DZ	Site Updates
16	11.06.2025	DZ	Town Comments

SPECIAL INFORMATION:
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FOR A PERIOD OF ONE YEAR FROM THE DATE OF
OWNERS ACCEPTANCE.

SHOP DRAWING SUBMITTALS ARE REQUIRED FOR ANY
AND ALL STRUCTURES.

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



PROPERTY NUMBER: AREA:
#1723 -

Amherst Development Park
6000 - 6040 North Bailey Ave
Amherst, NY 14226

PROPOSED
SITE MODIFICATIONS

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR

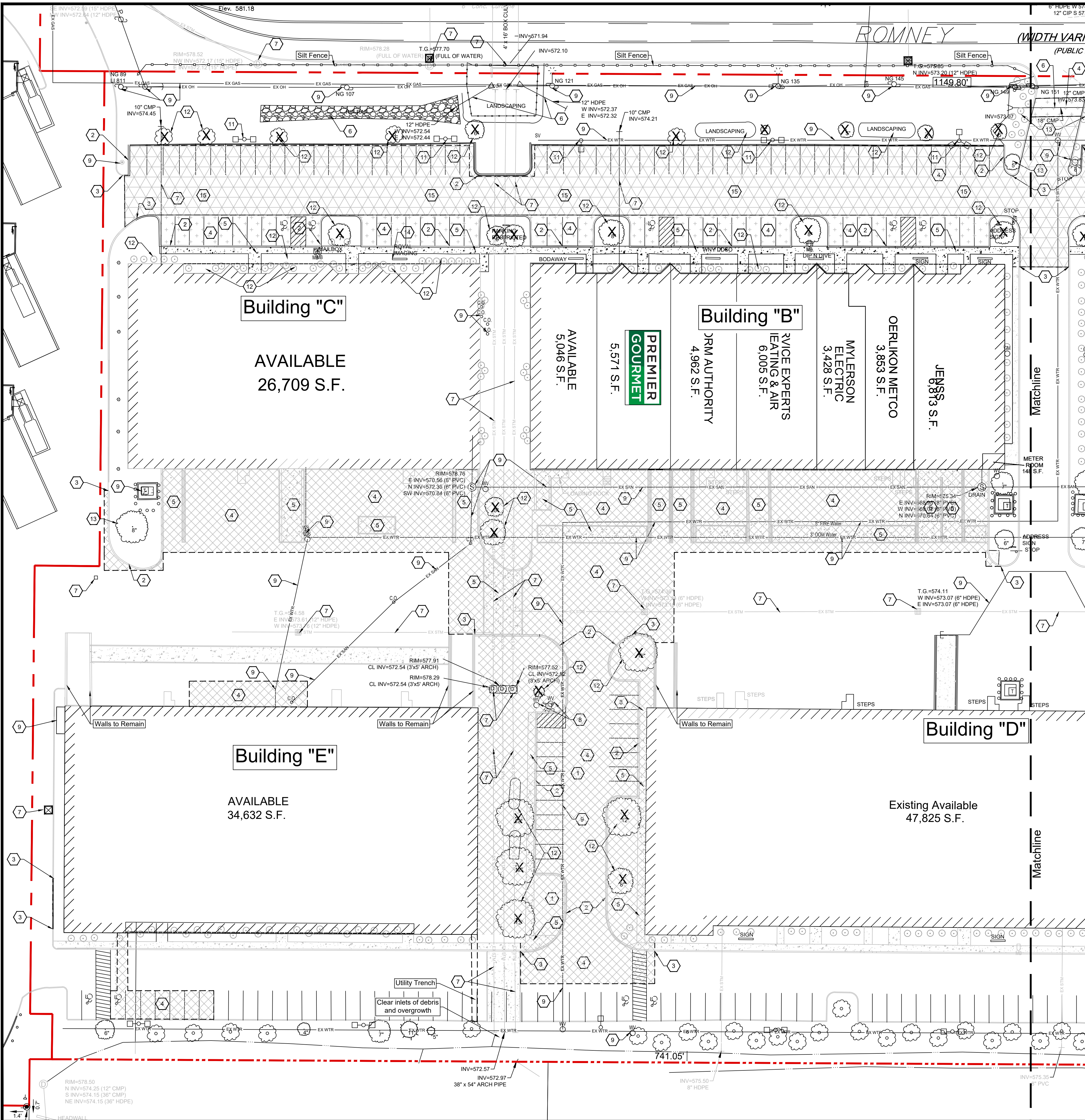
BENDERSON
DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL



TITLE:
COVER
SHEET

SCALE:
NTS
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 11.16.2023
DRAWING NO.
C1.0



GENERAL NOTES:
1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO THE SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS EXCEPT AS DETAILED ON THE PLANS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
9. BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
10. SIDEWALK DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR THE SIDEWALK PLAN.
11. CONCRETE SIDEWALK SEALERS (REFER TO ARCHITECTURAL PLANS FOR LOCATION OF CONCRETE TYPES).
11.1 GREY CONCRETE SIDEWALKS SHALL HAVE CHEMMASTERS - SILICURE WITHIN 24RS AFTER FINAL FINISHING OF CONCRETE AND ALL BLEED WATER HAS DISSIPATED.
11.2 EXPOSED AGGREGATE STAMPED CONCRETE SIDEWALKS SHALL HAVE ONE (x1) COAT CHEMMASTERS - SILICURE AS SOON AS CONCRETE HAS DRIED AFTER PRESSURE-WASHING THE RELEASE AGENT OFF. APPROX 30 DAYS AFTER THIS (IF WEATHER PERMITS) APPLY ONE (x1) COAT OF CHEMMASTERS - POLYSEAL EZ.
12. LIGHTING FIXTURE ARROW SYMBOLS REFER TO THE DIRECTION THAT THE FIXTURES ARE REQUIRED TO FACE. SPECIFIC MOUNT BRACKETS WILL BE REQUIRED DEPENDING ON ORIENTATION AND FIXTURE COUNT.
13. CURB ISLAND DIMENSIONS ARE FROM INSIDE OF CURB TO INSIDE OF CURB.
14. CONTRACTOR TO PROVIDE NEW PAVEMENT THAT CONFORMS TO THE GRADING PLAN WHILE MAINTAINING, AS A MINIMUM, THE EXISTING STONE BASE. THE MEANS AND METHODS OF OBTAINING NEW GRADES IS LEFT UP TO THE CONTRACTOR AND CAN BE OBTAINED VIA SHIMMING THE PAVEMENT AND THEN A NEW TOP COAT. REMOVING EXISTING ASPHALT PAVEMENT AND REGRADING EXISTING STONE BASE, A COMBINATION OF THESE TWO OR ANOTHER METHOD OF THE CONTRACTORS CHOOSING. FINAL PAVEMENT WORK PLAN SHALL BE PROVIDED TO OWNER AND ENGINEER FOR REVIEW AND APPROVAL.

DEMOLITION LEGEND:

- Property Line
- Existing Electric
- Existing Gas
- Existing Water
- Existing Overhead Utility
- Existing Sanitary
- Existing Storm
- Existing Telecoms
- Saw Cut Line
- Silt Fence/Sock
- Inlet Protection
- Tree Removal
- Existing area to be removed. Subbase to be recycled, reused to regrade area.
- Existing Asphalt Pavement to be Removed. Sub-base to be recycled, and reused to regrade area.
- Existing Asphalt Pavement to be milled. Verify Binder Course conditions for overlay

- DEMOLITION NOTES:**
- Existing Area to be Cleared.
 - Existing Curb to be removed.
 - Limits of Curb Removal.
 - Existing Asphalt Pavement to be removed.
 - Existing Concrete Sidewalk/ Pavement/ Ramps to be removed.
 - Existing Storm Drainage/CB to be removed.
 - Existing Storm Drainage/CB to remain and be protected during Construction.
 - Existing Utility Structure to be removed.
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 - Existing Pylon Sign to be removed.
 - Existing Light Pole Base to be Relocated
 - Existing Landscaping to be Removed
 - Existing Landscaping to remain and be protected during construction.
 - Existing Bollard/Signage to be removed.
 - Existing Pavement Section to remain. Tie into New Pavement with Mill/Overlay

Project Disturbance
Sub-Surface Disturbance: 4.03 Acres
Surface Disturbance: 3.26 Acres
Total Disturbance: 7.29 Acres.

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:			
No.	DATE	BY	REMARKS
13	06.23.2025	DZ	Town Comments
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Amherst Development Park
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JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

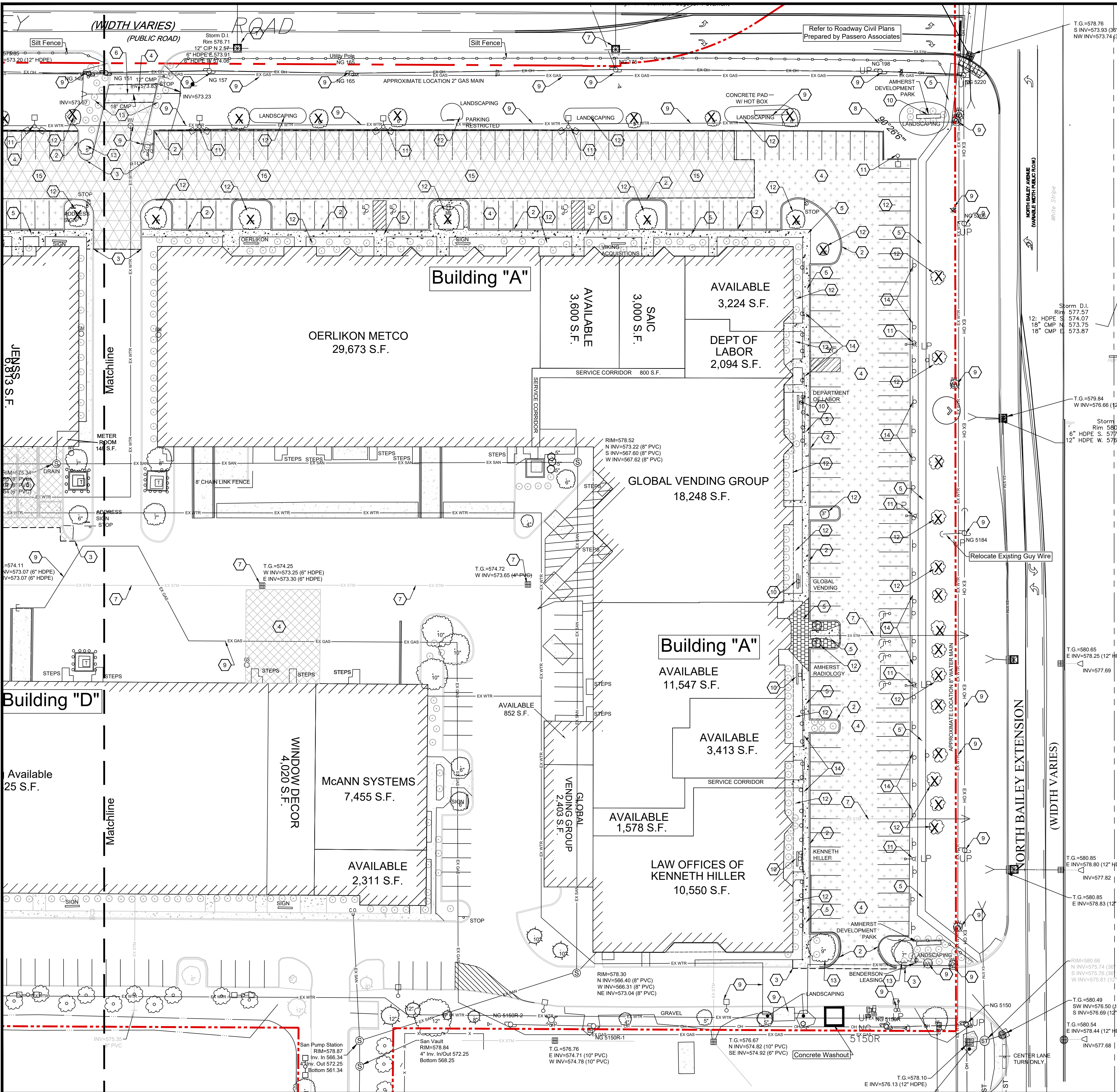
SEAL



TITLE: Demolition and Erosion Control Plan (West)

SCALE: 1:30
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 08.16.2023

DRAWING NO. **C3.00**



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Surface Disturbance: 3.26 Acres
Total Disturbance: 7.29 Acres.

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
12	05.16.2025	DZ	Town Comments
14	08.01.2025	DZ	Site Updates

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PROPERTY NUMBER: #1723

AREA: -

Amherst Development Park
6000 - 6040 North Bailey Ave
Amherst, NY 14226

**PROPOSED
SITE MODIFICATIONS**

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR

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

SEAL

REGISTERED ARCHITECT
JAMES ALLEN RUMSEY
STATE OF NEW YORK

TITLE: **Demolition and Erosion Control Plan (East)**

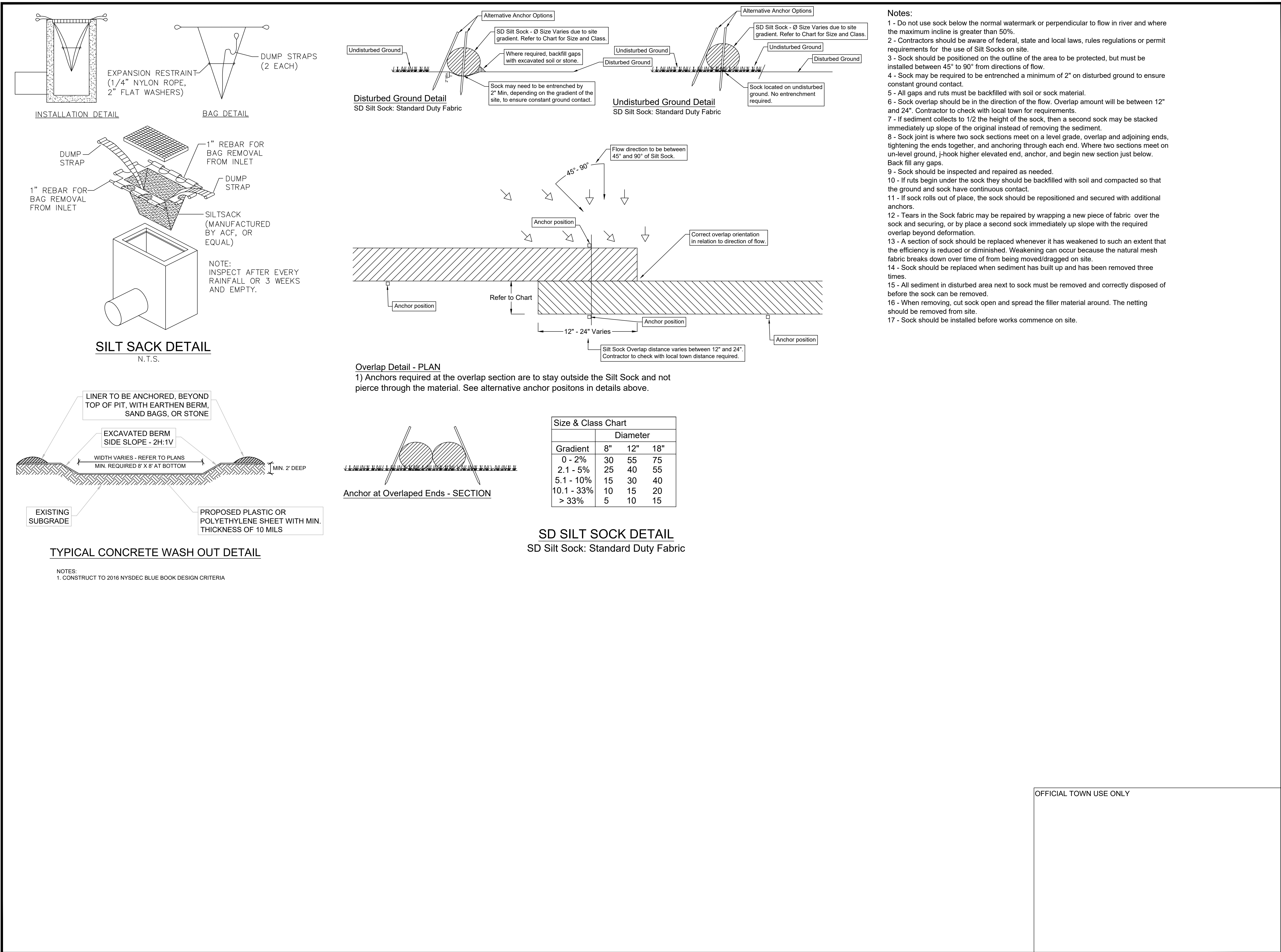
SCALE: 1:30

DRAWN BY: DMZ

CHECKED BY: MAO

DATE: 08.16.2023

C3.01



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

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
6	08.30.2024	DZ	Town Comments

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NORTH

811

Know what's below.
Call before you dig.

PROPERTY NUMBER:
#1723

AREA:
-

Amherst Development Park

6000 - 6040 North Bailey Ave

Amherst, NY 14226

PROPOSED
SITE MODIFICATIONS

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR

BENDERSON
DEVELOPMENT

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

SEAL

REGISTERED ARCHITECT
JAMES ALLEN RUMSEY
17109
STATE OF NEW YORK

TITLE:
Demolition and
Erosion Control
Details

SCALE:
NTS
DRAWN BY:
DMZ
CHECKED BY:
MAO
DATE:
08.16.2023

DRAWING NO.

C3.10

OFFICIAL TOWN USE ONLY

TOWN OF AMHERST, NY ZONING ANALYSIS		
ZONED (RD)	REQUIRED	PROVIDED
MIN LOT AREA	1 AC	17.14 AC
MAX. BUILDING HEIGHT	65'	<30'
BUILDING SETBACKS:		
FRONT YARD	40'	102.3'
SIDE YARD	15'	16.7'
REAR YARD	15'	48.4'
PARKING / ROAD/AUX SETBACKS:		
FRONT - ROMNEY ROAD	25'	0.3'
FRONT - N BAILEY	25'	*0'
REAR YARD	10'	8.5'

- * Setback variance previously granted along North Bailey Road
- License Agreement along North Bailey has been previously granted
- Romney Road Pavement/Parking Setback - 14.5'
- N. Bailey Pavement/Parking Setback - 11.7'

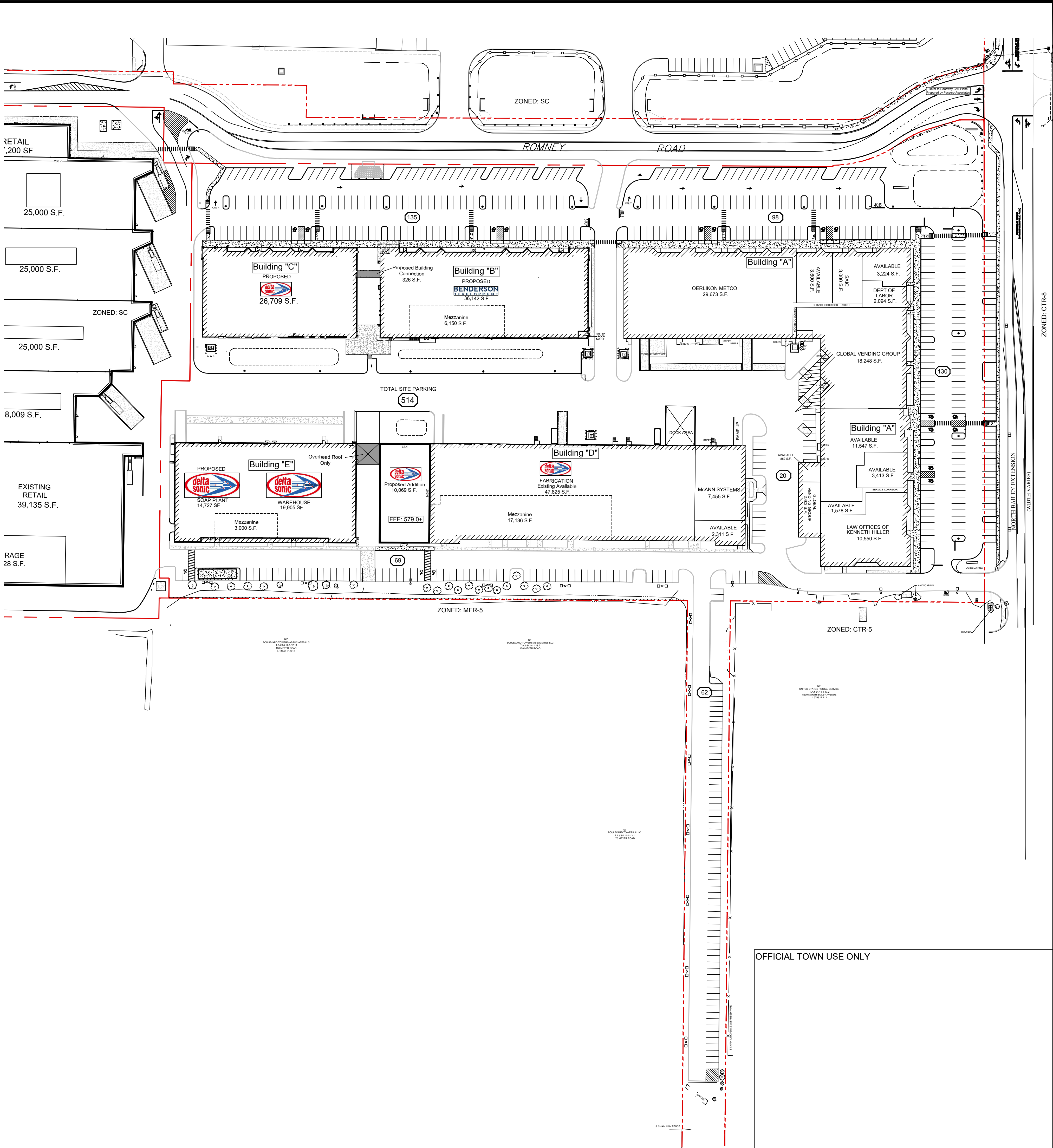
PROPOSED PARKING ANALYSIS				
USE	CODE	S.F. USAGE	REQUIRED	PROVIDED
WAREHOUSE	1 / 1000 G.S.F.	197,020 GSF	197 Spaces	
OFFICE	1 / 200 N.S.F.	Bld A - 12,644 GSF * .85 = 10,748 NSF Bld B - 42,292 GSF * .80 = 33,834 NSF Bld C - 26,709 GSF * .90 = 24,038 NSF Total: 68,620 NSF	343 Spaces	
TOTAL			540 Spaces	
STALL SIZE			9' X 19'	9' X 19'

*Refer alternative parking study for site required parking

Net Square Footage: Single Story, Single Tenant = 90% GSF
Multistory, Single Tenant = 80% GSF
Single Story, Multiple tenants = 85% GSF

LANDSCAPE ANALYSIS - BUILDING LANDSCAPING			
AREA	CODE	REQUIRED	PROVIDED
BUILDING A	§203-7-2-3 a (3) (e) Building landscaping to have a "Minimum Average width of 3 feet"	850LF * 3' = 2,550 S.F.	3,800 S.F. BUILDING LANDSCAPING
BUILDING B		292LF * 3' = 876 S.F.	1,115 S.F. BUILDING LANDSCAPING
BUILDING C	Building Frontage * 3'	218LF * 3' = 654 S.F.	685 S.F. BUILDING LANDSCAPING

LANDSCAPE ANALYSIS - INTERIOR LANDSCAPING			
AREA	CODE	REQUIRED	PROVIDED
INTERIOR PARKING AREA	§203-7-2-3 A (3) (a) 10% of parking area	SITE PARKING AREA = 8.54 ACRES 10% = 0.85 ACRES = 37,225 S.F.	TOTAL INTERIOR LANDSCAPING 40,450 S.F. = 10.9%



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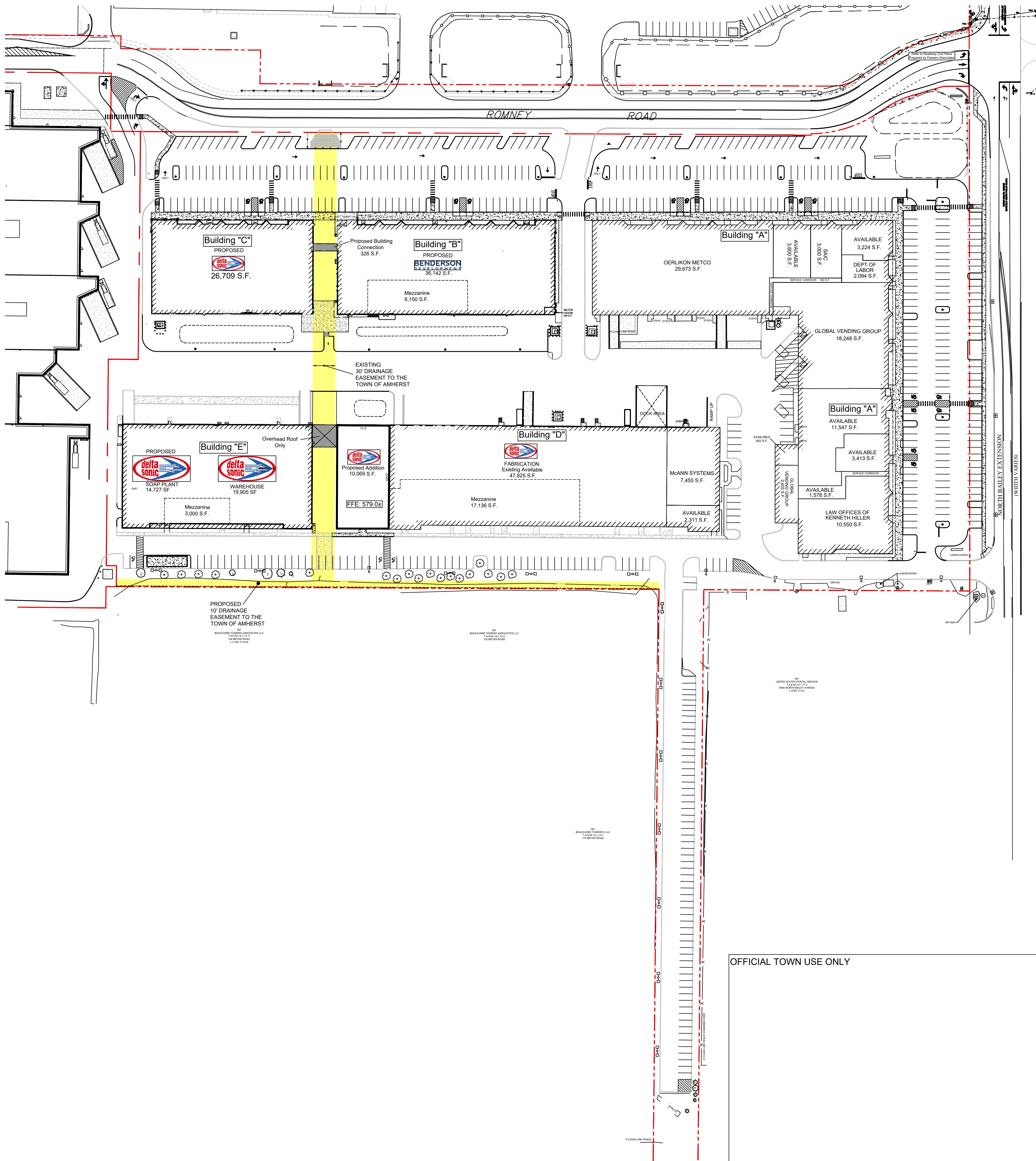


TITLE:
**Overall
Site Plan**

SCALE:
1:70

DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 03.12.2025

DRAWING NO.
C4.0



DRAWING REVISIONS:			
No.	DATE	BY	REMARKS

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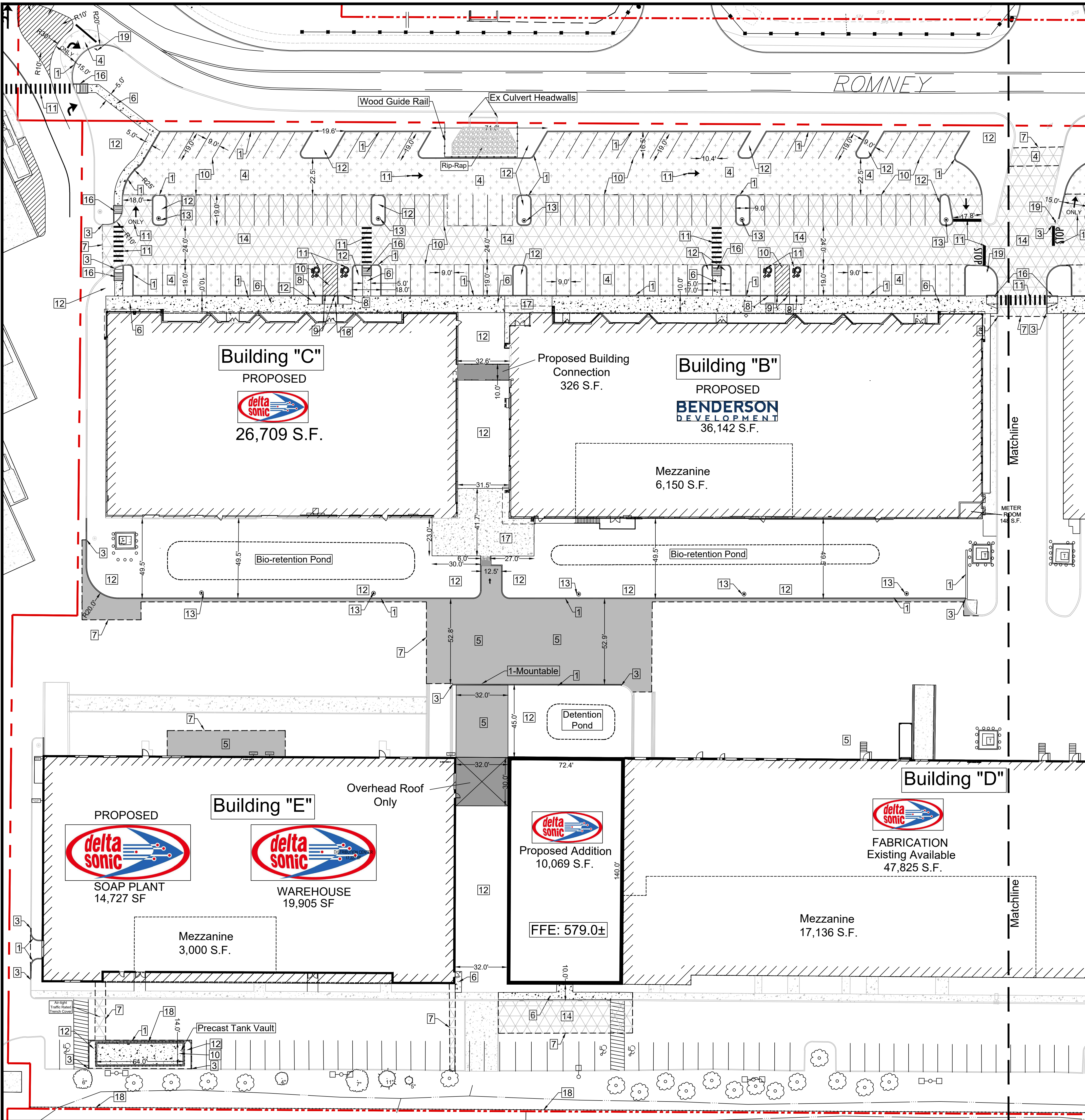
SEAL



TITLE:
**Existing
Easements Plan**

SCALE:
1:70
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 11.06.2025

DRAWING NO.
C4.01



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11. CONCRETE SIDEWALK SEALERS (REFER TO ARCHITECTURAL PLANS FOR LOCATION OF CONCRETE TYPES).
12. GREY CONCRETE SIDEWALKS SHALL HAVE CHEMMASTERS - SILENCERS WITHIN 24RS AFTER FINAL FINISHING OF CONCRETE AND ALL BLEED WATER HAS DISSIPATED.
13. EXPOSED AGGREGATE/STAMPED CONCRETE SIDEWALKS SHALL HAVE ONE (x1) COAT CHEMMASTERS - SILENCERS AS SOON AS CONCRETE HAS DRIED AFTER PRESSURE-WASHING THE RELEASE AGENT OFF. APPROX 30 DAYS AFTER THIS (IF WEATHER PERMITS) APPLY ONE (x1) COAT OF CHEMMASTERS - POLYURETHANE.
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SITE LEGEND:

- Property line
- 6" Curb (typ.)
- Proposed sign & pole
- Proposed Concrete Pavement /Sidewalk
- Proposed Standard Duty Pavement (Refer to General Note #14)
- Proposed Heavy Duty Pavement
- Proposed Mill/Overlay Pavement (Refer to General Note #14)

* All curb radii are 3ft unless noted.
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SITE NOTES: #

- Proposed 6" concrete Curb.
- Proposed Flush Concrete Curb.
- Match into Existing Curb or runoff over 2'.
- Proposed Standard Duty Pavement.
- Proposed Heavy Duty Asphalt Pavement.
- Proposed Concrete Pavement/Sidewalk.
- Match into Existing Pavement.
- Proposed "Handicapped Parking Only" sign.
- Proposed "No Parking" sign.
- 4" Yellow Pavement Stripe (at 2' c-c in no parking zones).
- Proposed White Pavement symbol (stop bar, directional arrows, accessibility symbol, text)
- Proposed Landscape Area.
- Proposed Light Pole Base
- Proposed Mill and Overlay Asphalt Pavement
- Proposed 3' Wide Curb Opening
- Proposed Curb Return Ramp
- Proposed Paver Sidewalk/Patio
- Proposed Board on Board Fence
- Proposed STOP Sign
- Proposed Do Not Enter Sign

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OFFICIAL TOWN USE ONLY

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No.	DATE	BY	REMARKS
13	06.23.2025	DZ	Town Comments
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ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
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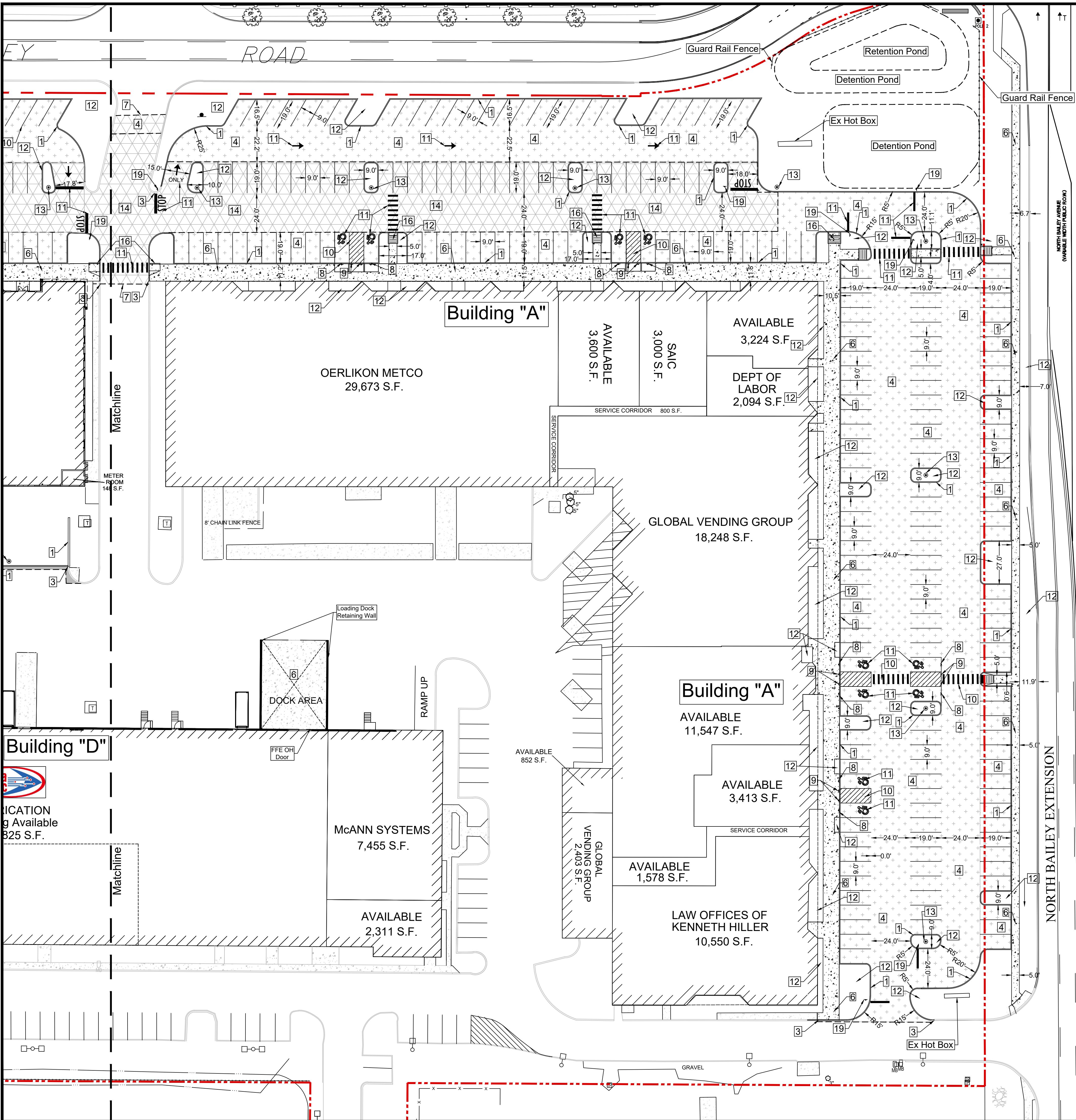
SEAL



TITLE:
Detailed Site Plan (West)

SCALE:
1:30
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 08.16.2023

DRAWING NO.
C4.10



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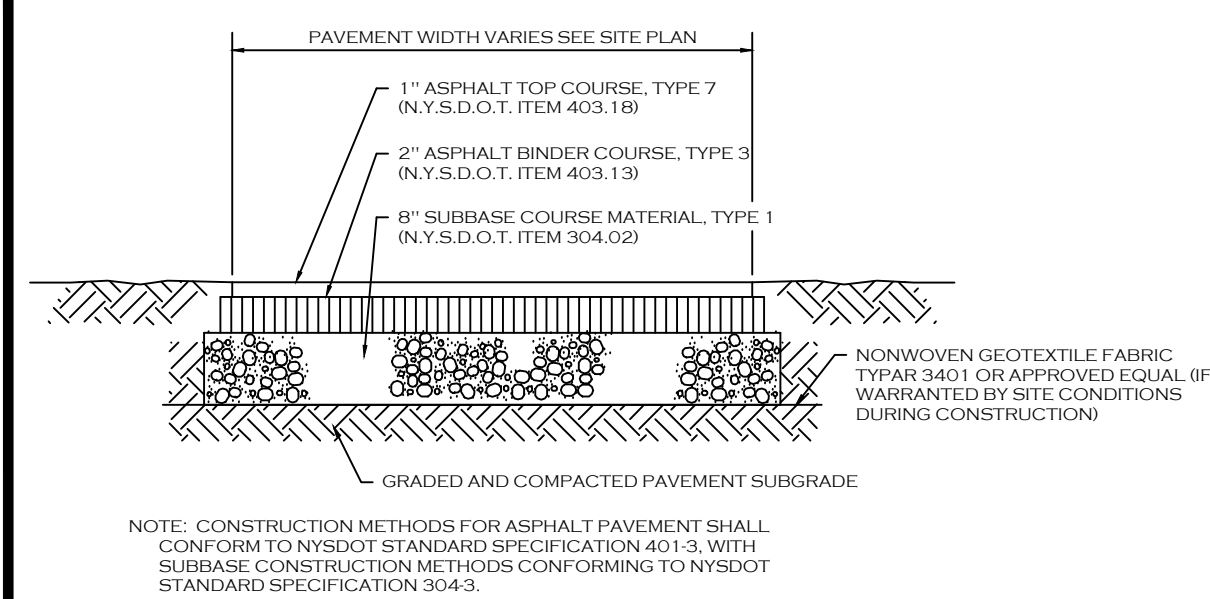
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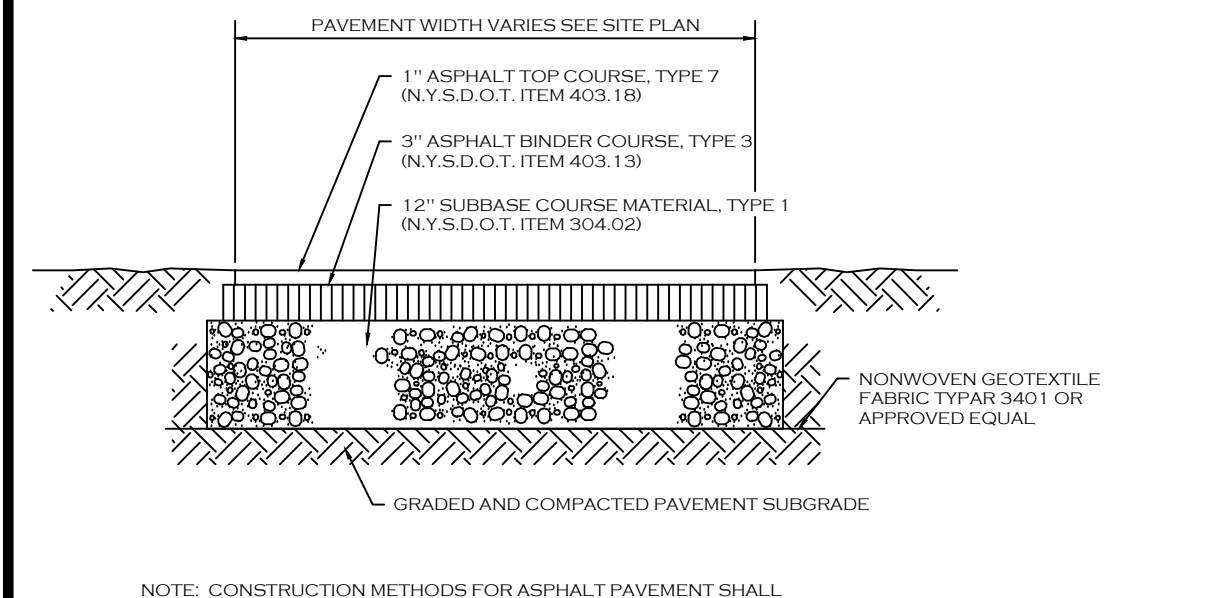
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Detailed Site Plan (East)

SCALE:
1:30
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 08.16.2023

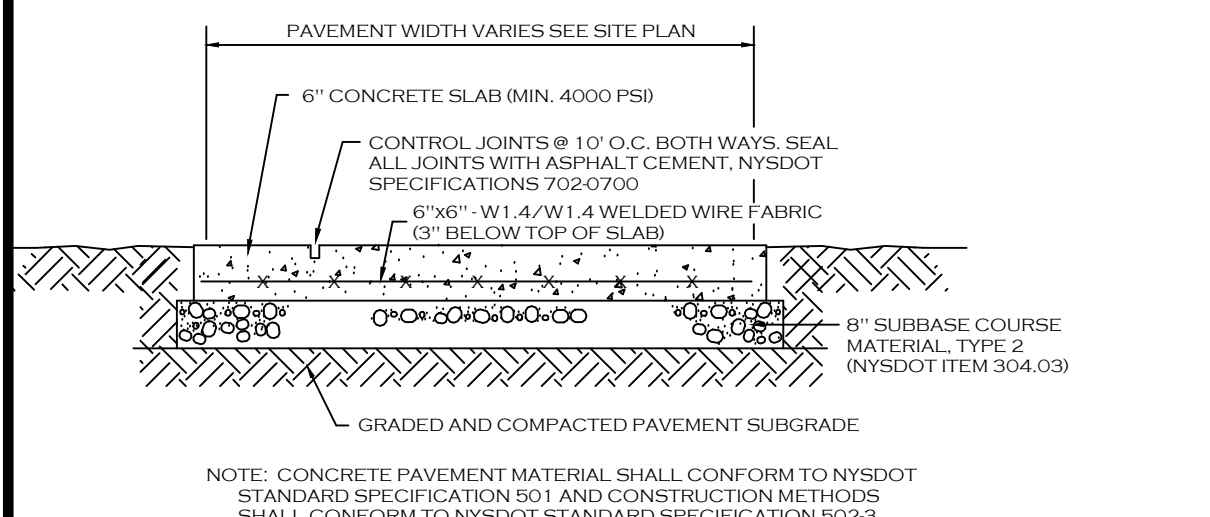
DRAWING NO.
C4.11



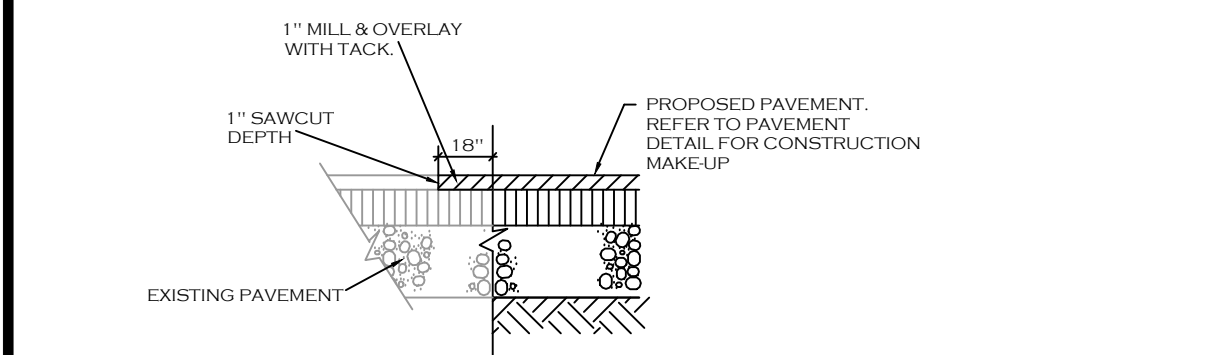
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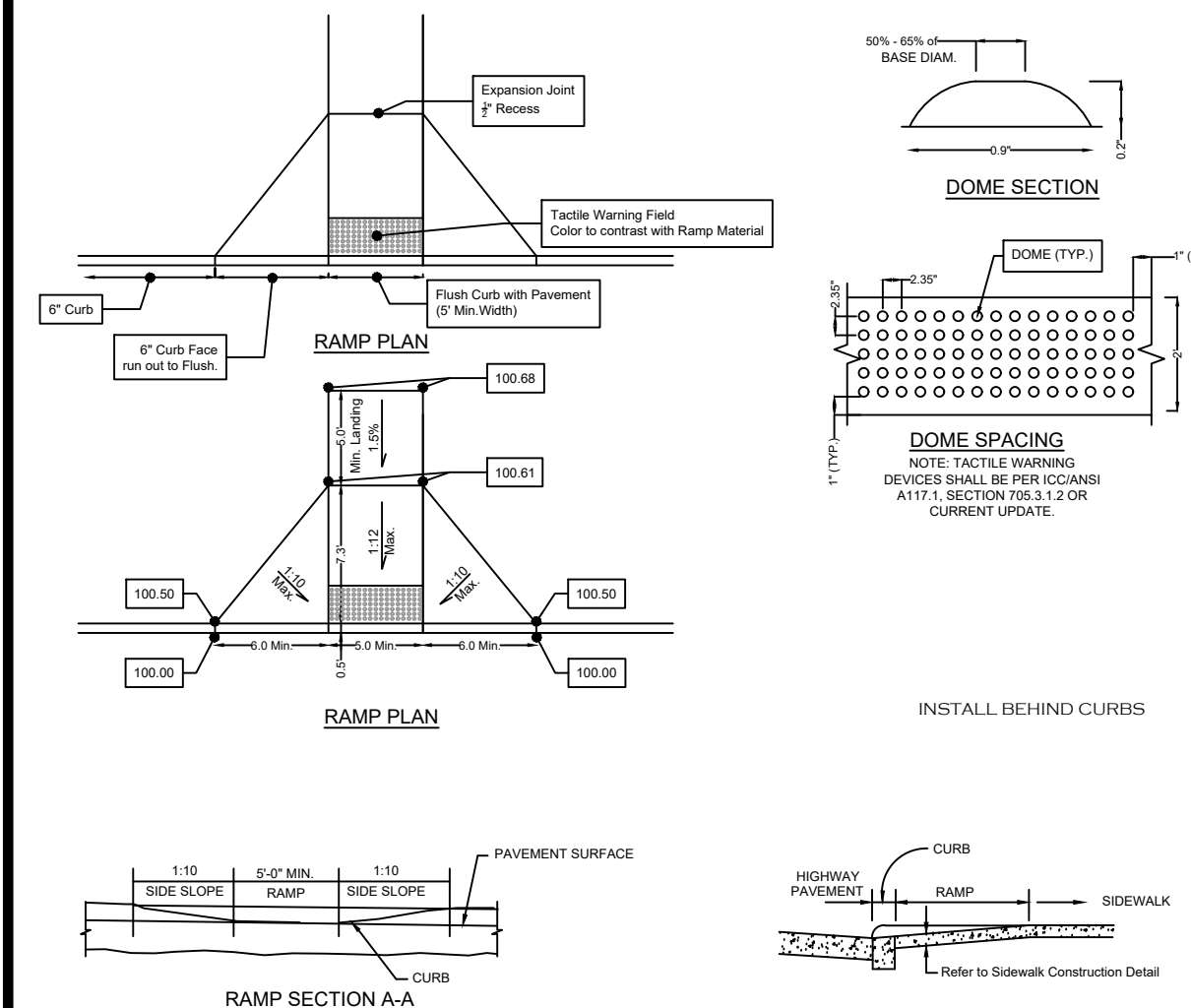
HEAVY DUTY ASPHALT SECTION



CONCRETE PAVEMENT (INC DUMPSTER)

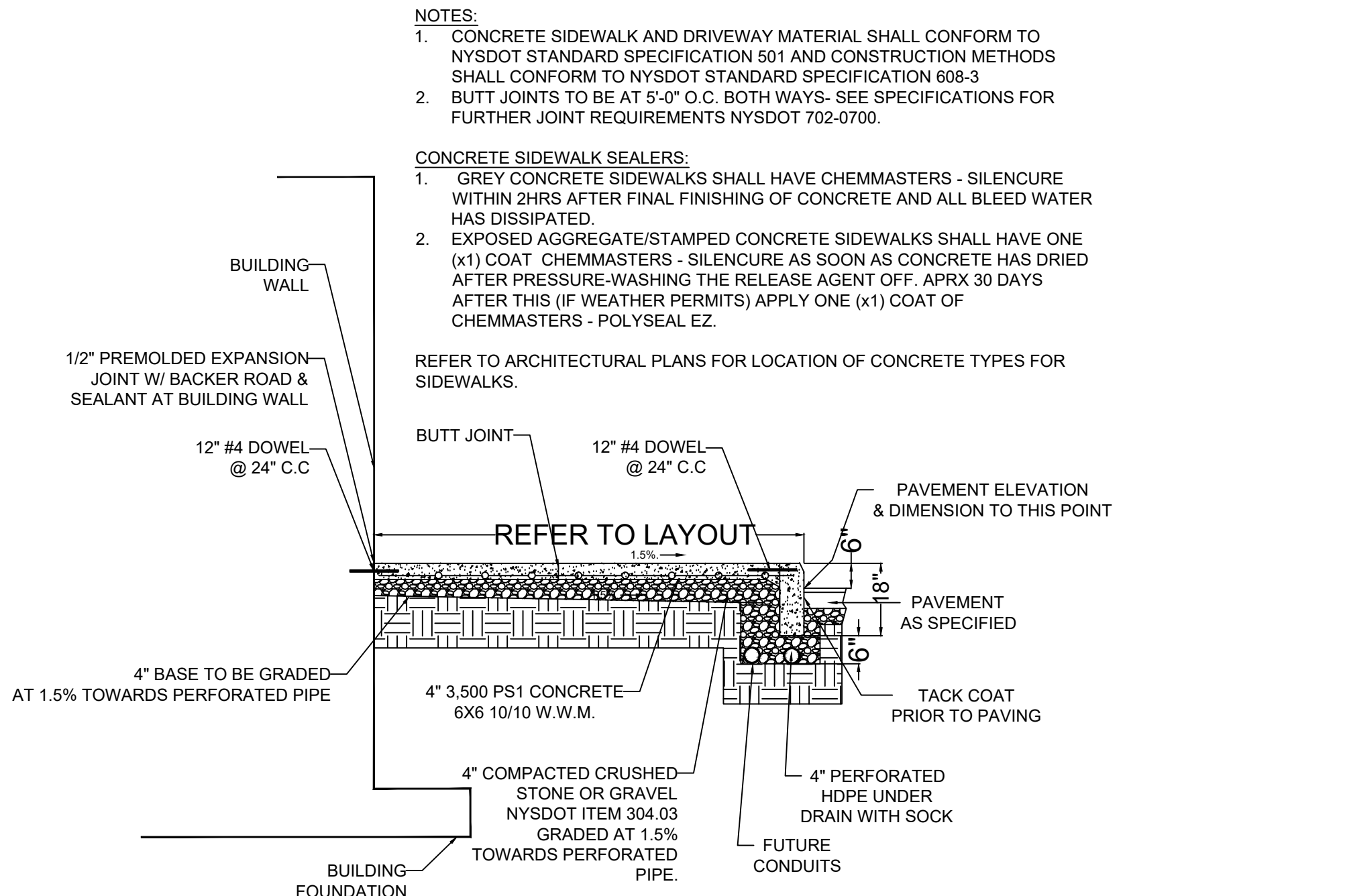


PAVEMENT TRANSITION DETAIL (ASPHALT PAVEMENT)



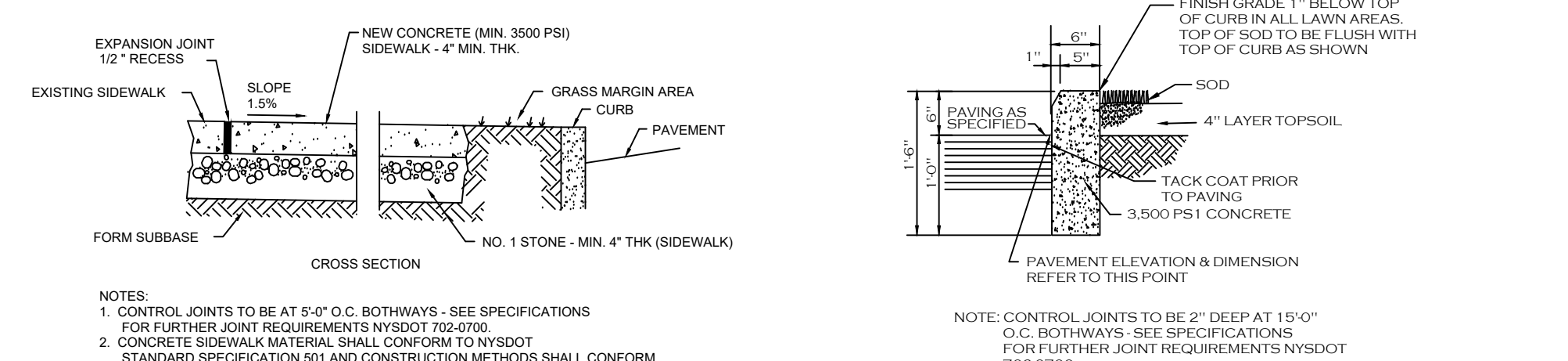
SIDEWALK CURB RAMP DETAIL

NOTES:
1. (1.5%) SIDEWALK GRADES ARE FOR REPRESENTATION ONLY. REFER TO LAYOUT FOR PROPOSED GRADES.

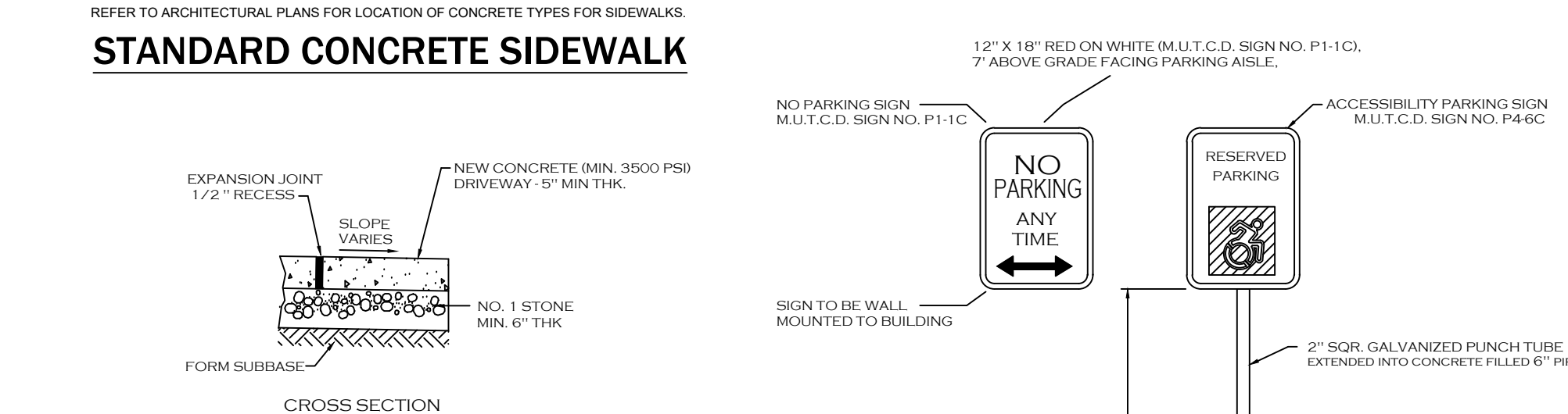


BUILDING SIDEWALK DETAIL

CONTRACTOR TO VERIFY WITH OWNER ON CURB DETAIL



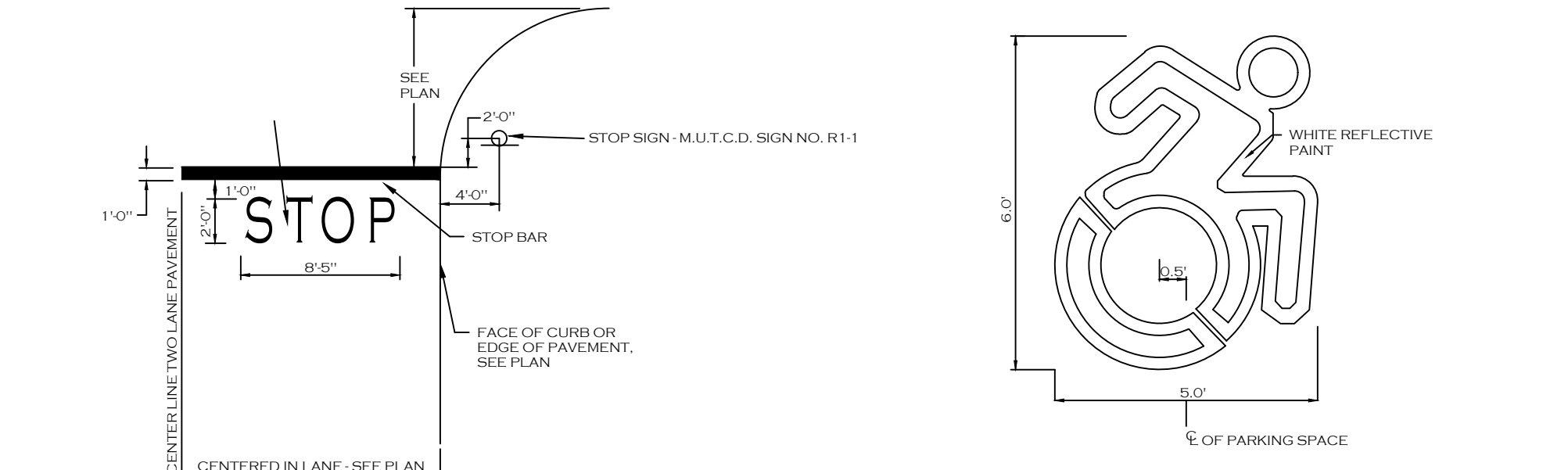
TYPE "A" CONCRETE CURB



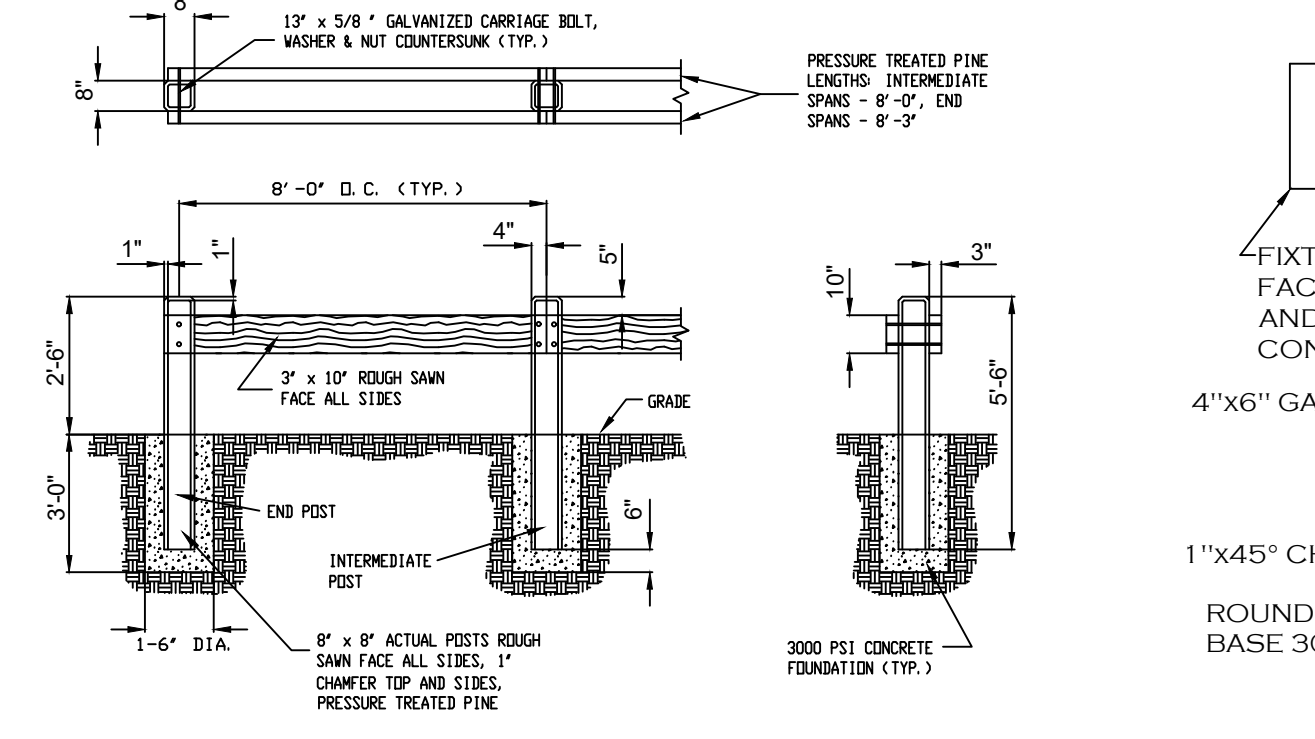
RPZ ENCLOSURE PAD



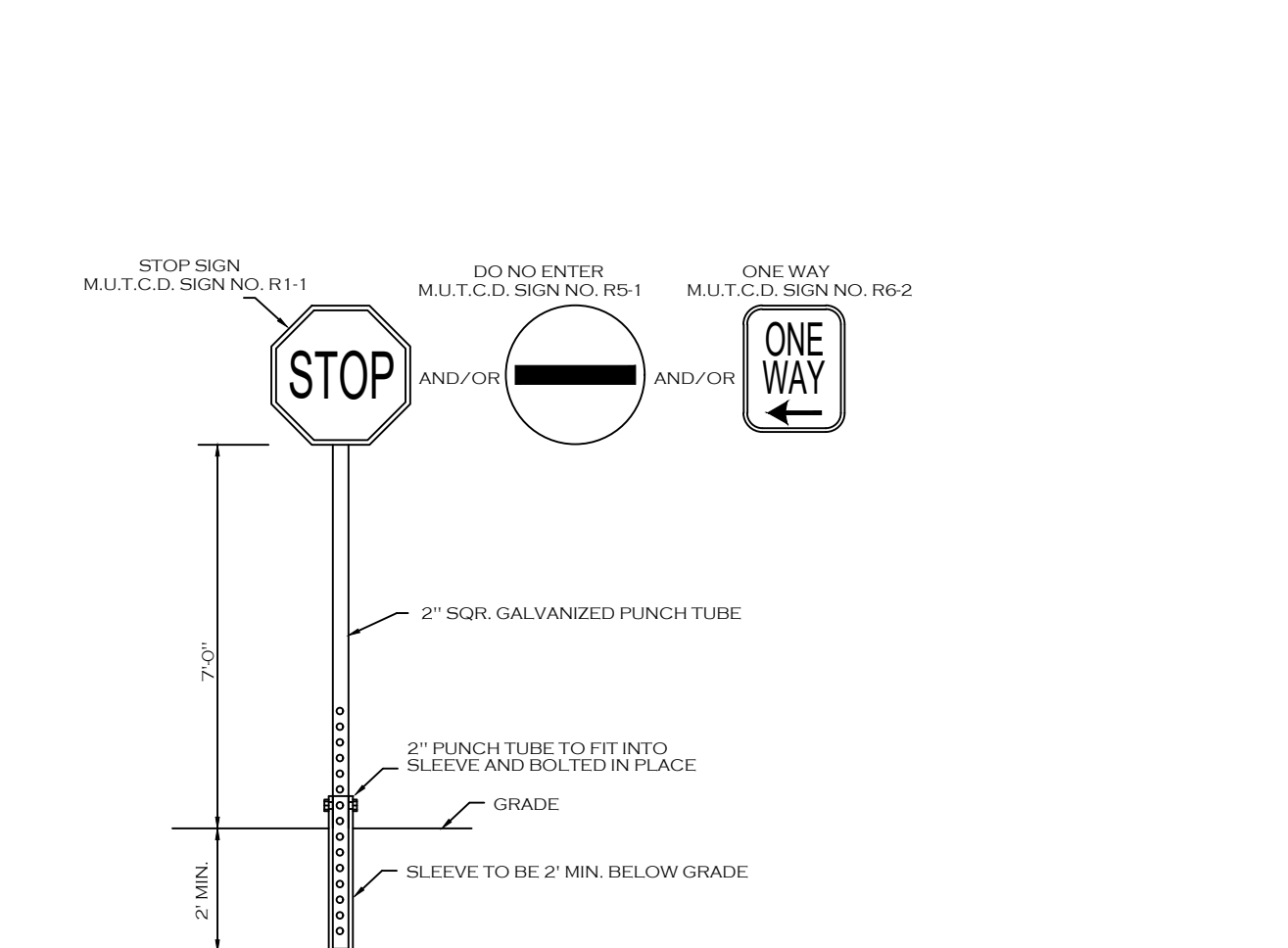
CURB AND PAVEMENT TRANSITION DETAIL



STOP BAR DETAIL

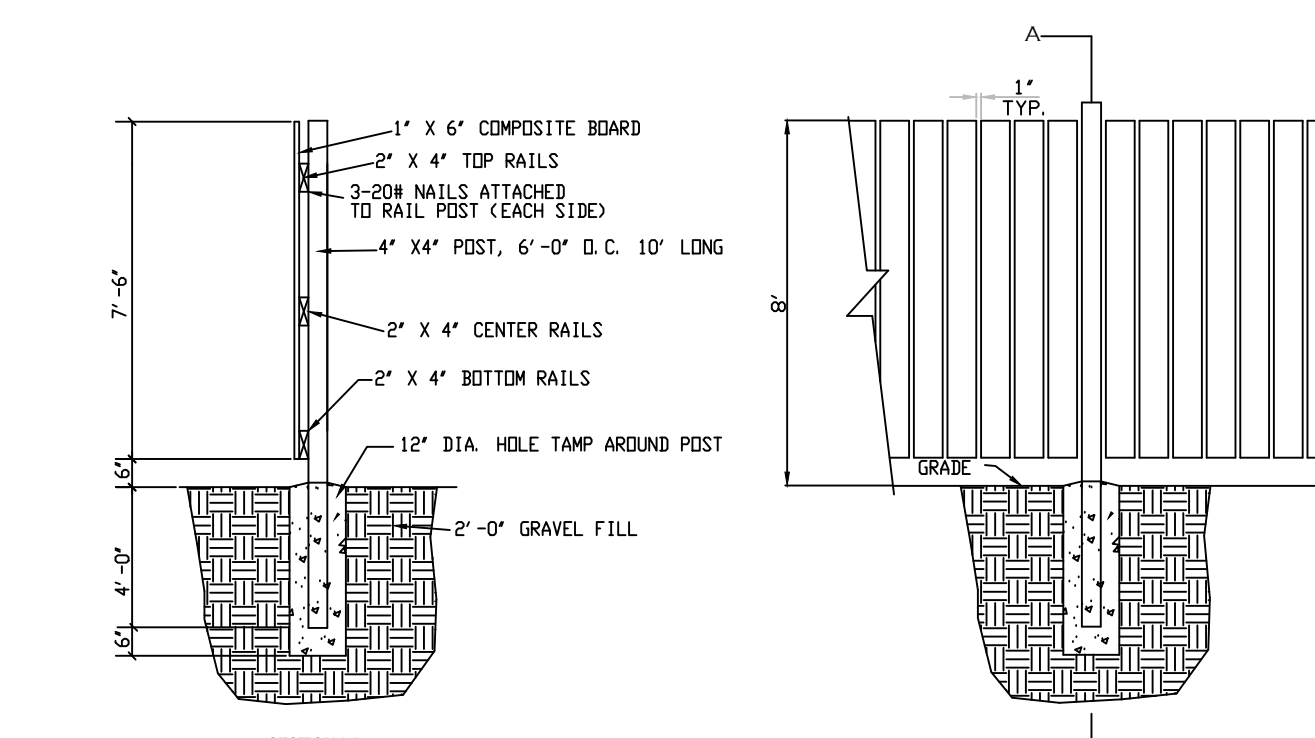


WOODEN GUIDE RAIL

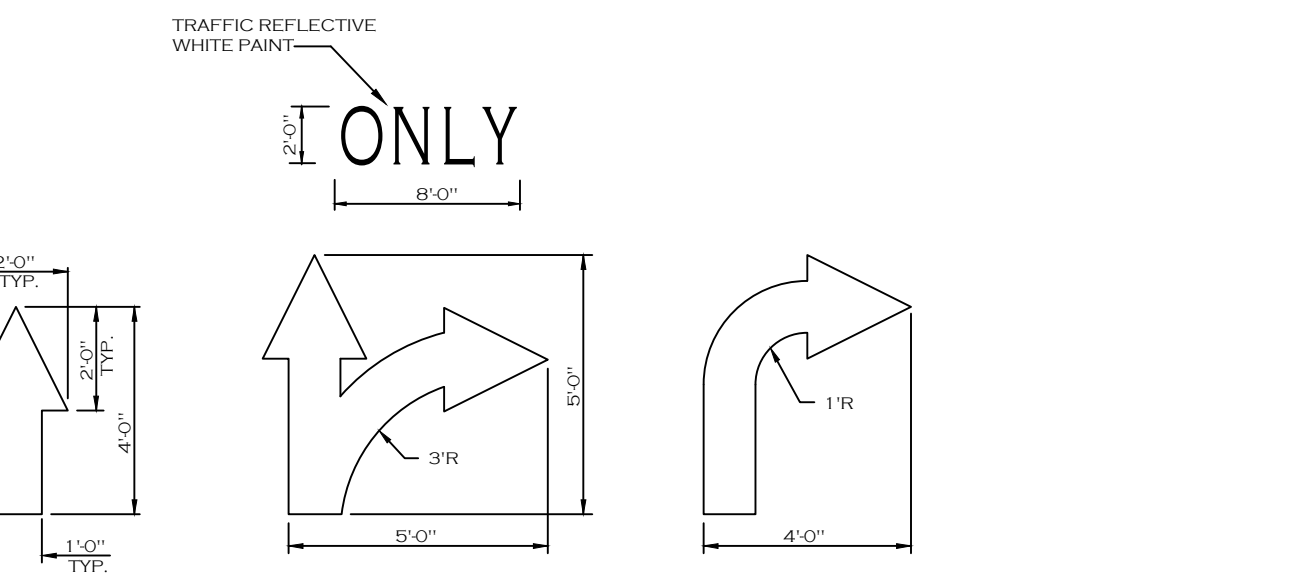


LIGHT POLE FOUNDATION

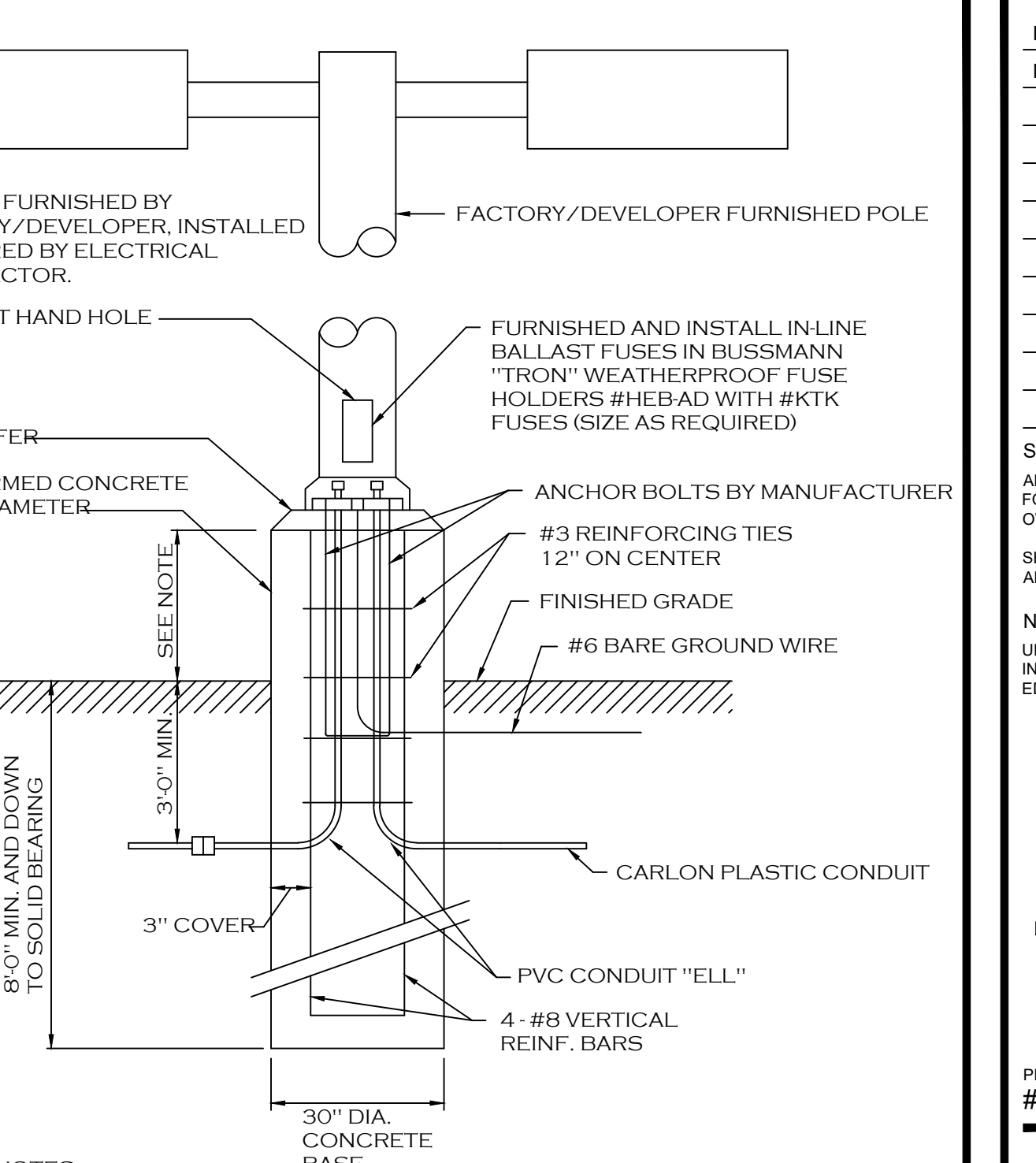
"STOP" / "NO ENTRY" / "ONE WAY" SIGNS



TYPICAL FENCE DETAIL (Composite)



PAINTED TRAFFIC ARROWS



INTERNATIONAL ACCESSIBILITY SYMBOL

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

LIGHT POLE FOUNDATION

FENCE GATE NOTES:
1. GATE POST FOOTINGS TO BE MIN. 36" DEEP x (4x) POST DIAMETER, EXTEND POST TO WITHIN 6" OF BOTTOM.
2. GATE FRAMES TO BE 2" SQ. GALVANIZED STEEL, WEIGHING 2.60 LB/FT IN ACCORDANCE WITH ASTM F 900.
3. DOUBLE GATE LATCH TO BE FORGED TYPE CAPABLE OF RETAINING GATE IN CLOSED POSITION AND HAVE PROVISION FOR PAD LOCK. LATCH SHALL BE OPERABLE FROM EITHER SIDE OF GATE.
5. ALL HARDWARE TO BE HOT DIPPED GALVANIZED STEEL TO SUIT GATE SIZE.

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

SEAL



TITLE: Construction Details

SCALE: NTS
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 08.16.2023

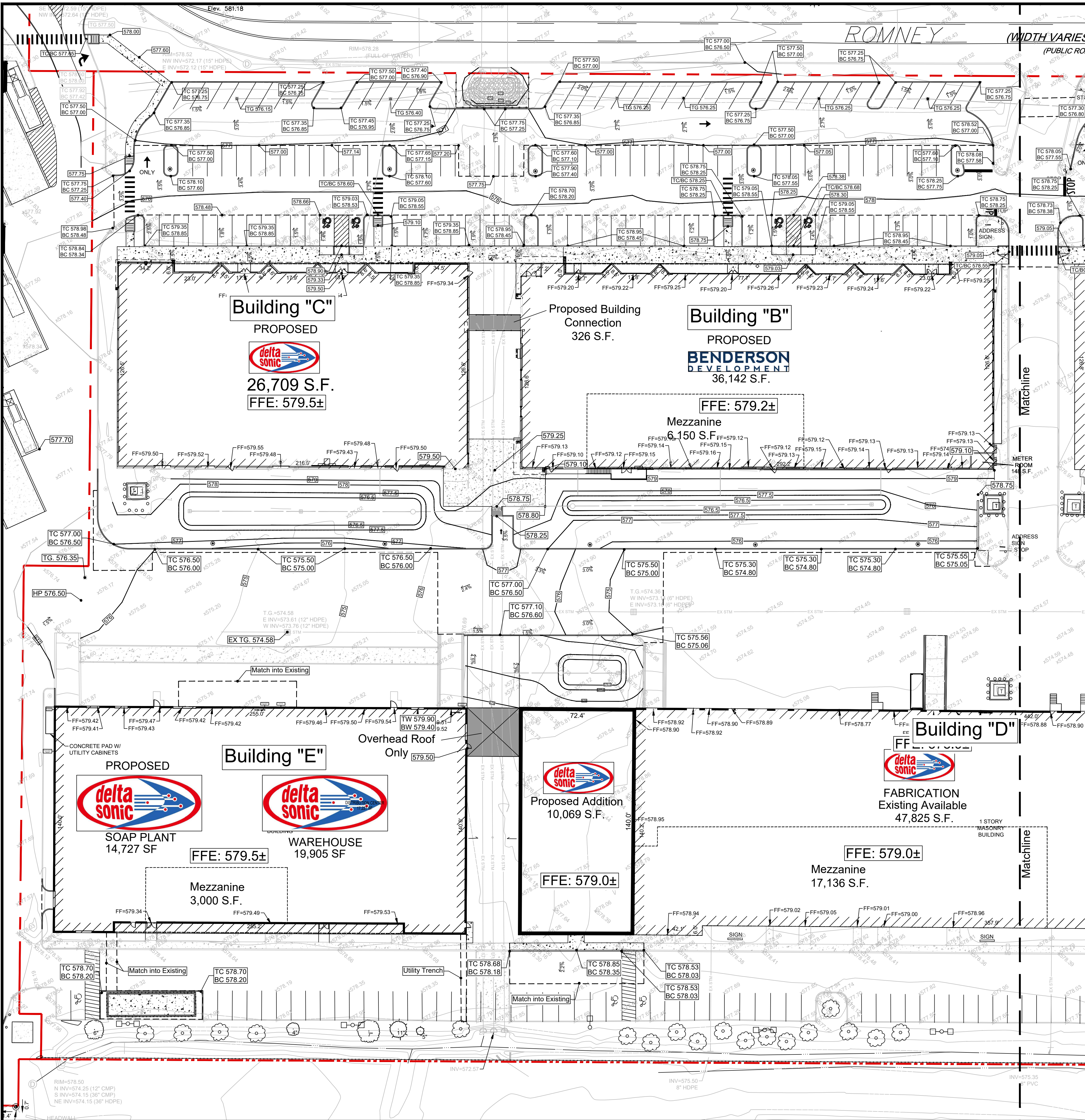
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SCALE:
NTS
DRAWN BY:
DMZ
CHECKED BY:
MAO
DATE:
11.06.2025

DRAWING NO.

C4.21

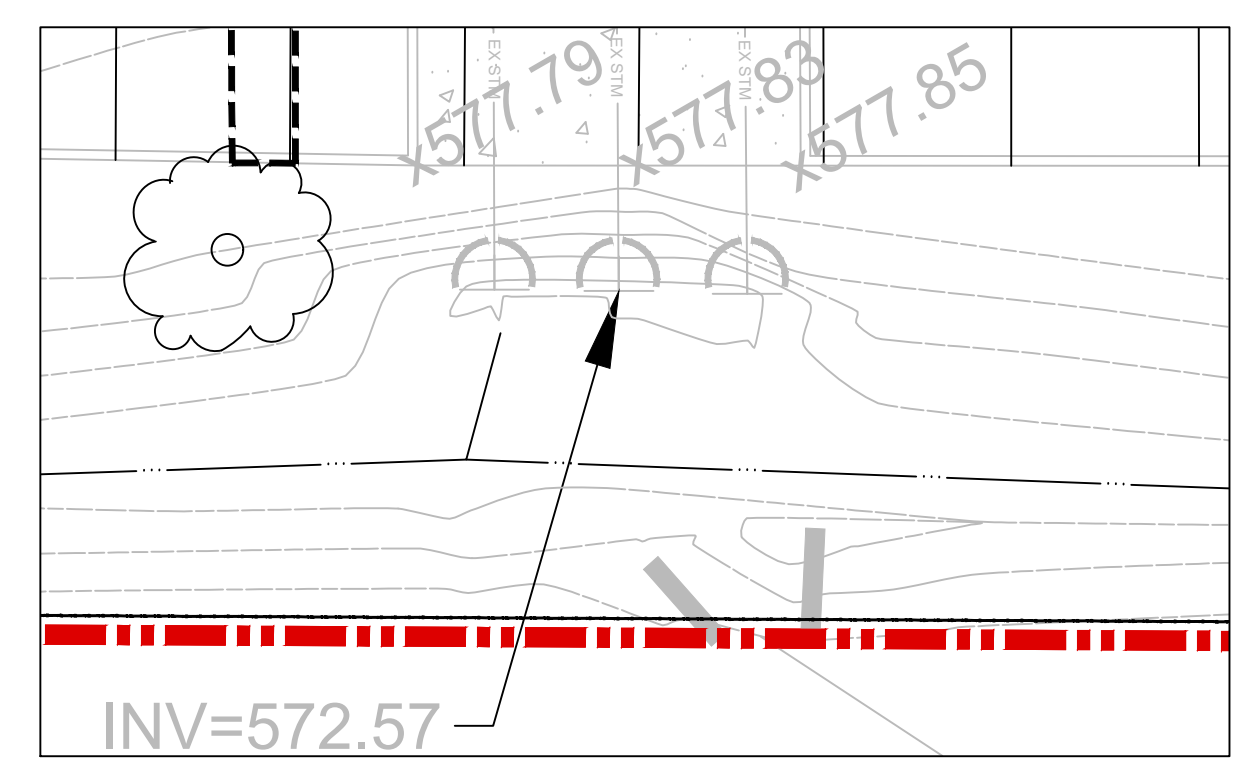
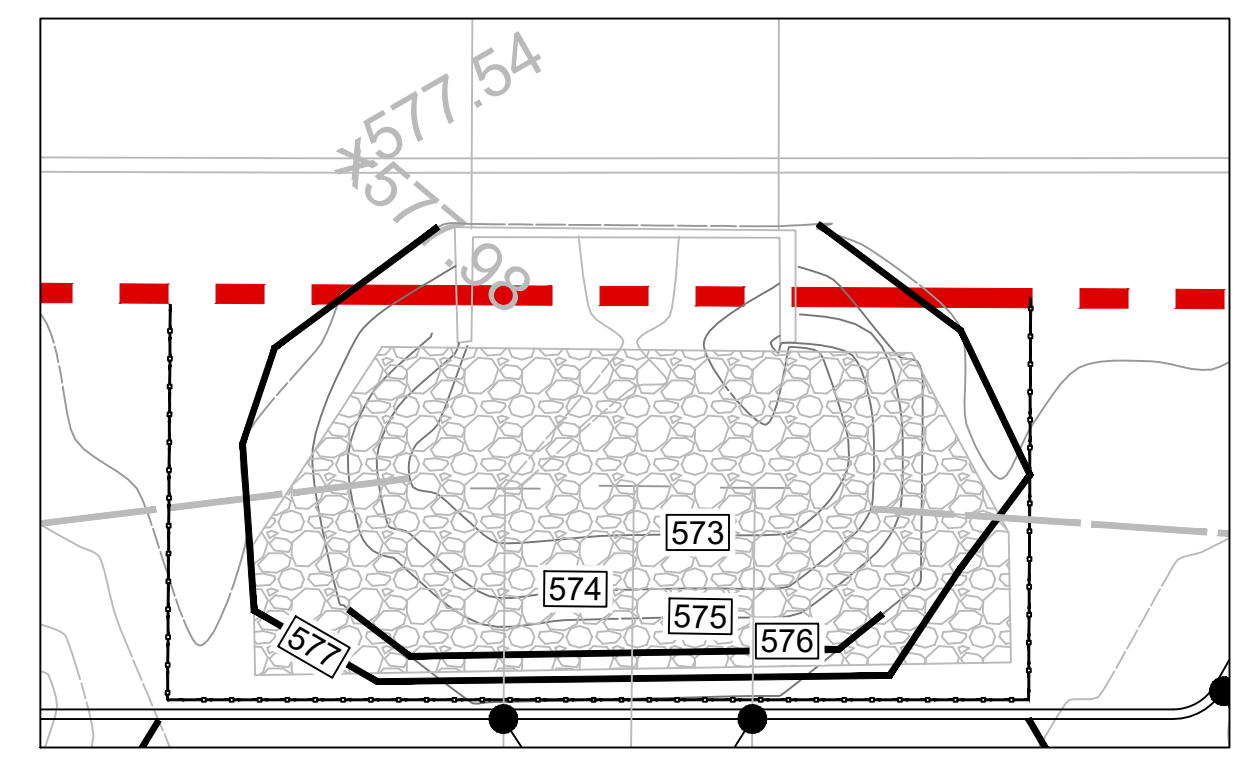


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- TC ## Catch Basin - Top of Grade
- ### Proposed Contour Line
- ### Slope Direction

HOLD CRITICAL SLOPE - FINISHED FLOOR ELEVATION MUST BE VERIFIED AT EACH ENTRY DOOR PRIOR TO SETTING OF CONCRETE CURB FORMS TO VERIFY THAT SIDEWALK SLOPE DOES NOT EXCEED 1.5%.



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SEAL

TITLE:
**Grading
Plan (West)**

SCALE:
1:30

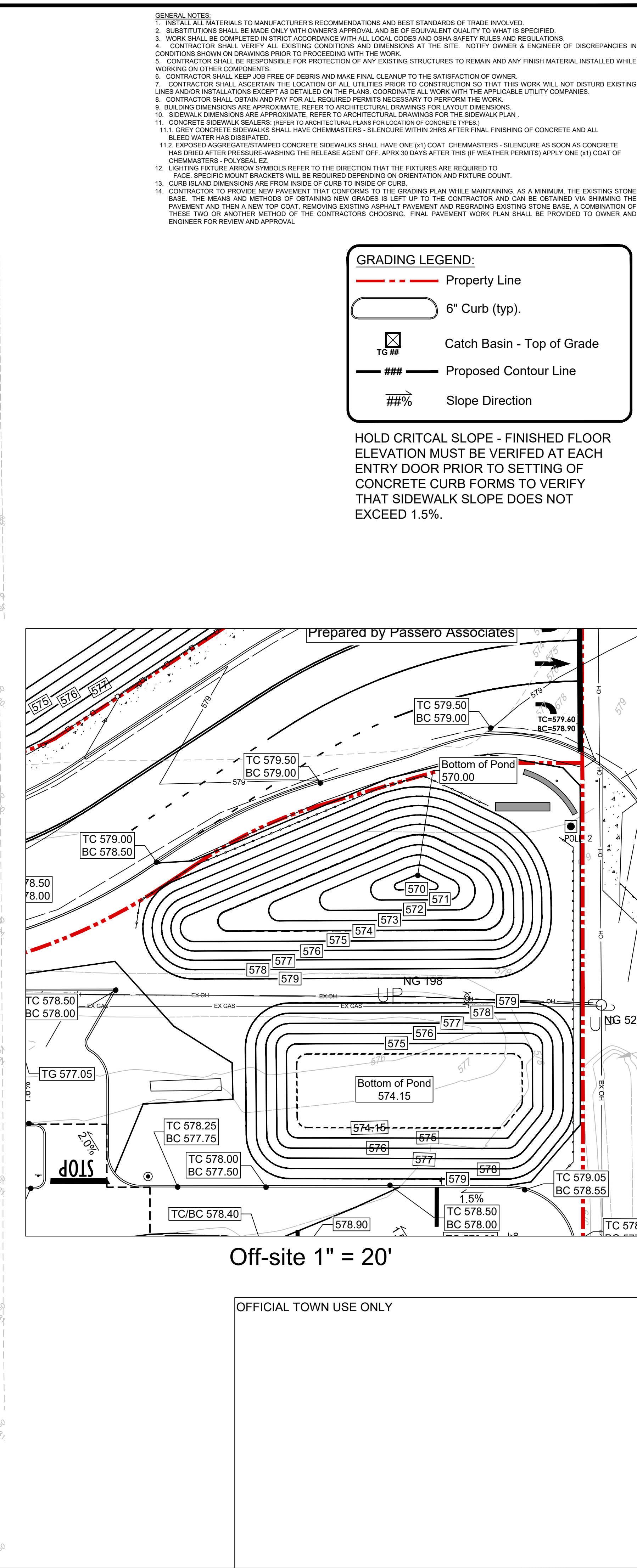
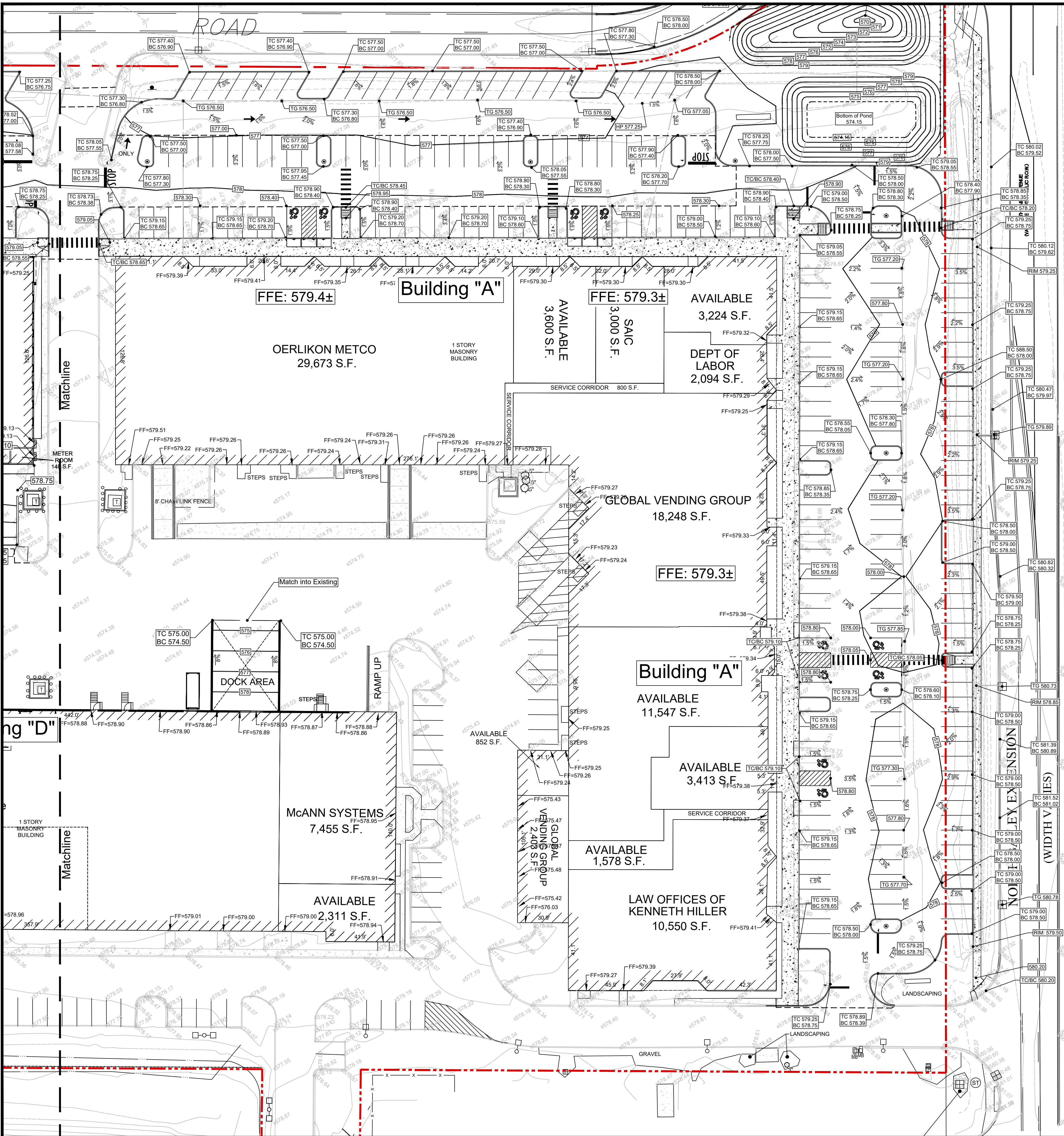
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DATE:
11.08.2023

DRAWING NO.:

C5.00



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SEAL

Grading Plan (East)

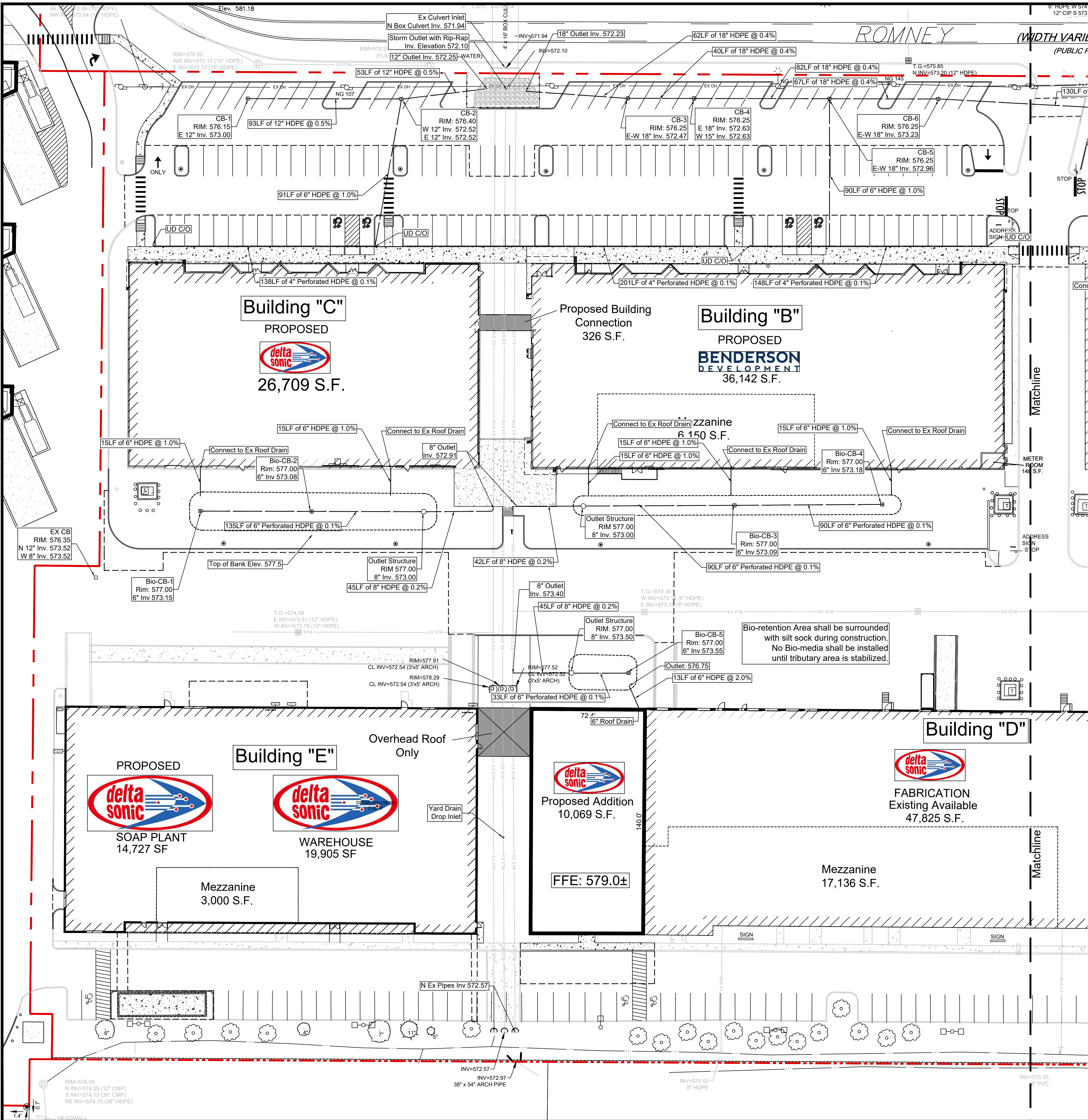
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CHECKED BY: MAO

DATE: 11.08.2023

C5.01



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 9. BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
 10. SIDEWALK DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR THE SIDEWALK PLAN.
 11. CONCRETE SIDEWALK SEALERS: REFER TO ARCHITECTURAL PLANS FOR LOCATION OF CONCRETE TYPES.
 - 11.1. GREY CONCRETE SIDEWALKS SHALL HAVE CHEMMASTERS - SILENCERS WITHIN 24RS AFTER FINAL FINISHING OF CONCRETE AND ALL BLEED WATER HAS DISSIPATED.
 - 11.2. EXPOSED AGGREGATE STAMPED CONCRETE SIDEWALKS SHALL HAVE ONE (x1) COAT CHEMMASTERS - SILENCERS AS SOON AS CONCRETE HAS DRIED AFTER PRESSURE-WASHING THE RELEASE AGENT OFF. APPROX 30 DAYS AFTER THIS (IF WEATHER PERMITS) APPLY ONE (x1) COAT OF CHEMMASTERS - POLYURETHANE.
 12. LIGHTING FIXTURE ARROW SYMBOLS REFER TO THE DIRECTION THAT THE FIXTURES ARE REQUIRED TO FACE. SPECIFIC MOUNT BRACKETS WILL BE REQUIRED DEPENDING ON ORIENTATION AND FIXTURE COUNT.
 13. CURB ISLAND DIMENSIONS ARE FROM INSIDE OF CURB TO INSIDE OF CURB.
 14. CONTRACTOR TO PROVIDE NEW PAVEMENT THAT CONFORMS TO THE GRADING PLAN WHILE MAINTAINING, AS A MINIMUM, THE EXISTING STONE BASE. THE MEANS AND METHODS OF OBTAINING NEW GRADES IS LEFT UP TO THE CONTRACTOR AND CAN BE OBTAINED VIA SHIMMING THE PAVEMENT AND THEN A NEW TOP COAT, REMOVING EXISTING ASPHALT PAVEMENT AND REGRADING EXISTING STONE BASE, A COMBINATION OF THESE TWO OR ANOTHER METHOD OF THE CONTRACTORS CHOOSING. FINAL PAVEMENT WORK PLAN SHALL BE PROVIDED TO OWNER AND ENGINEER FOR REVIEW AND APPROVAL.

DRAINAGE LEGEND:

- PROPERTY LINE
- - - PROPOSED STORMWATER
- 6" CURB TYP.
- co / wc PROPOSED STORM CLEAN OUT / WYE CONNECTION
- CB - # PROPOSED CATCH BASIN

DRAWING REVISIONS:			
No.	DATE	BY	REMARKS
13	06.23.2025	DZ	Town Comments
14	08.01.2025	DZ	Site Updates
15	08.12.2025	DZ	Site Updates
16	11.06.2025	DZ	Town Comments

SPECIAL INFORMATION:
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NOTICE
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PROPERTY NUMBER: #1723 AREA: -

Amherst Development Park
6000 - 6040 North Bailey Ave
Amherst, NY 14226

PROPOSED
SITE MODIFICATIONS

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR

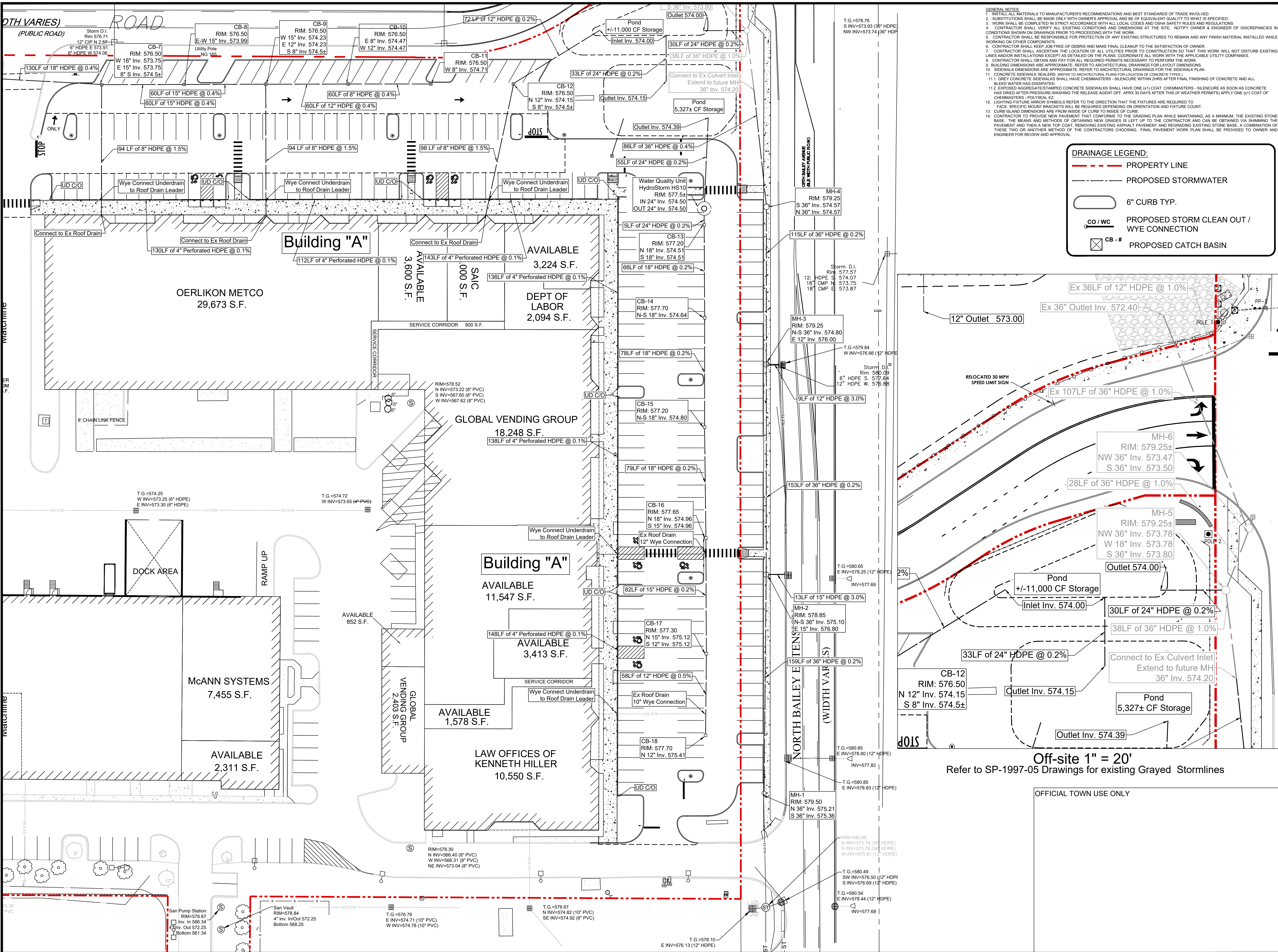
**BENDERSON
DEVELOPMENT**
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL

TITLE:
**Drainage
Plan (West)**

SCALE:
1:30
DRAWN BY: DMZ DRAWING NO.
CHECKED BY: MAO
DATE: 11.08.2023
C5.10

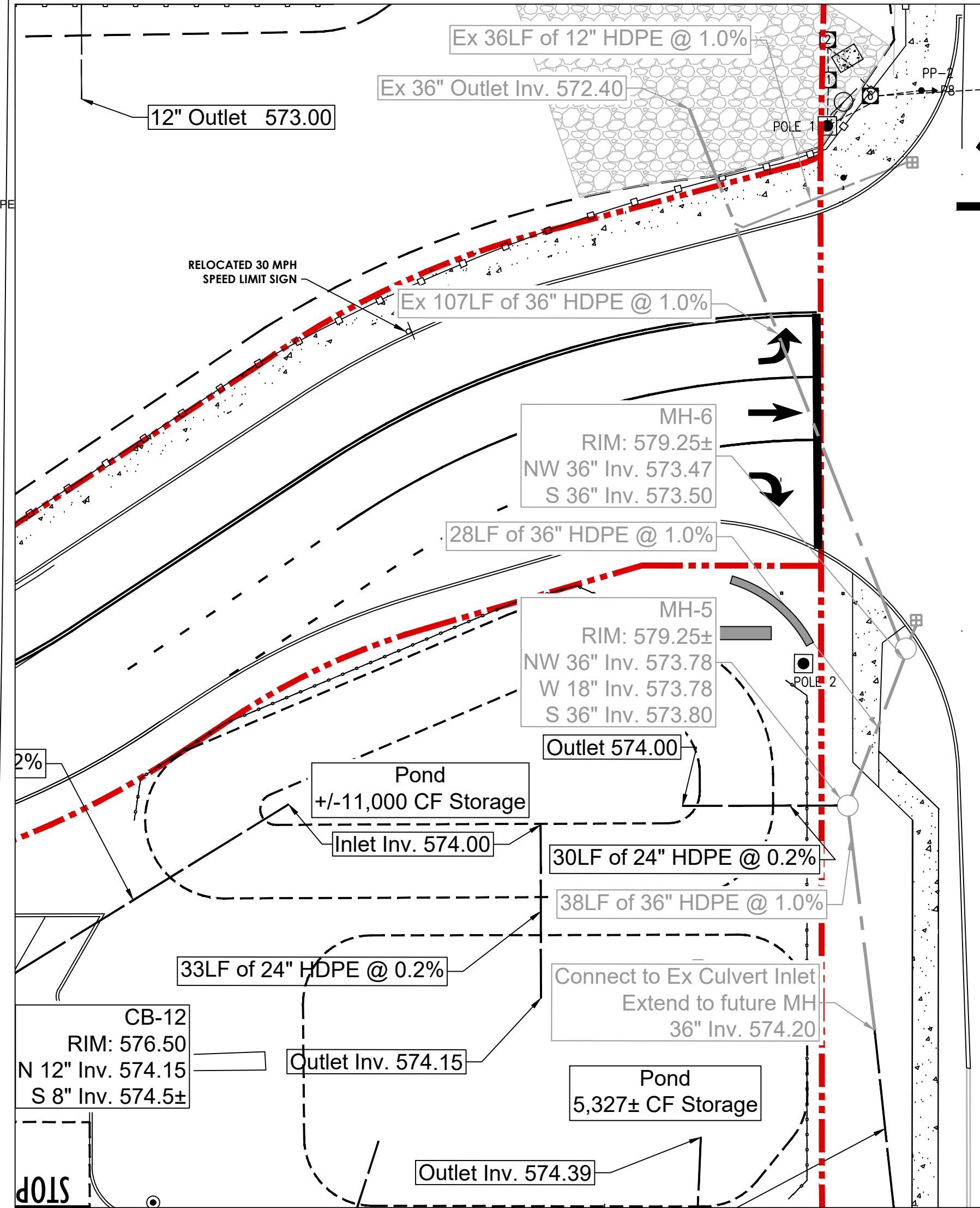
OFFICIAL TOWN USE ONLY



- GENERAL NOTES:
1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
 2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
 3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
 4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
 6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO THE SATISFACTION OF OWNER.
 7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS EXCEPT AS DETAILLED ON THE PLANS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
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DRAINAGE LEGEND:

- PROPERTY LINE
- PROPOSED STORMWATER
- 6" CURB TYP.
- co/wc PROPOSED STORM CLEAN OUT / WYE CONNECTION
- CB - # PROPOSED CATCH BASIN



Off-site 1" = 20'
Refer to SP-1997-05 Drawings for existing Grayed Stormlines

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
13	06.23.2025	DZ	Town Comments
14	08.01.2025	DZ	Site Updates
16	11.06.2025	DZ	Town Comments

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PROPERTY NUMBER: #1723

AREA: -

Amherst Development Park
6000 - 6040 North Bailey Ave
Amherst, NY 14226

PROPOSED SITE MODIFICATIONS

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR

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

SEAL



TITLE: **Drainage Plan (East)**

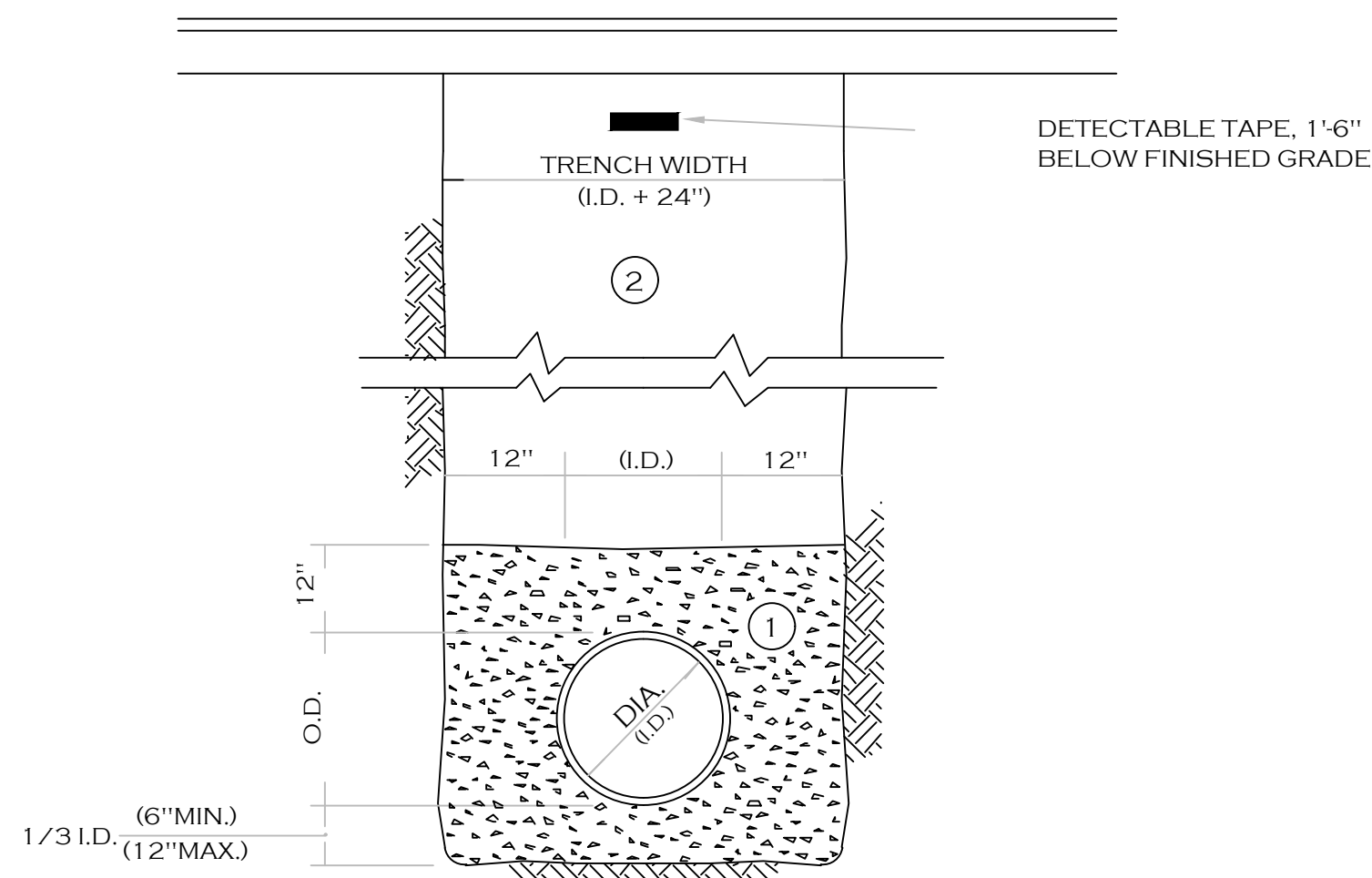
SCALE: 1:30

DRAWN BY: DMZ

CHECKED BY: MAO

DATE: 11.08.2023

DRAWING NO. **C5.11**



- NOTES:
- PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
 - TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.
 - TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.
 - AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

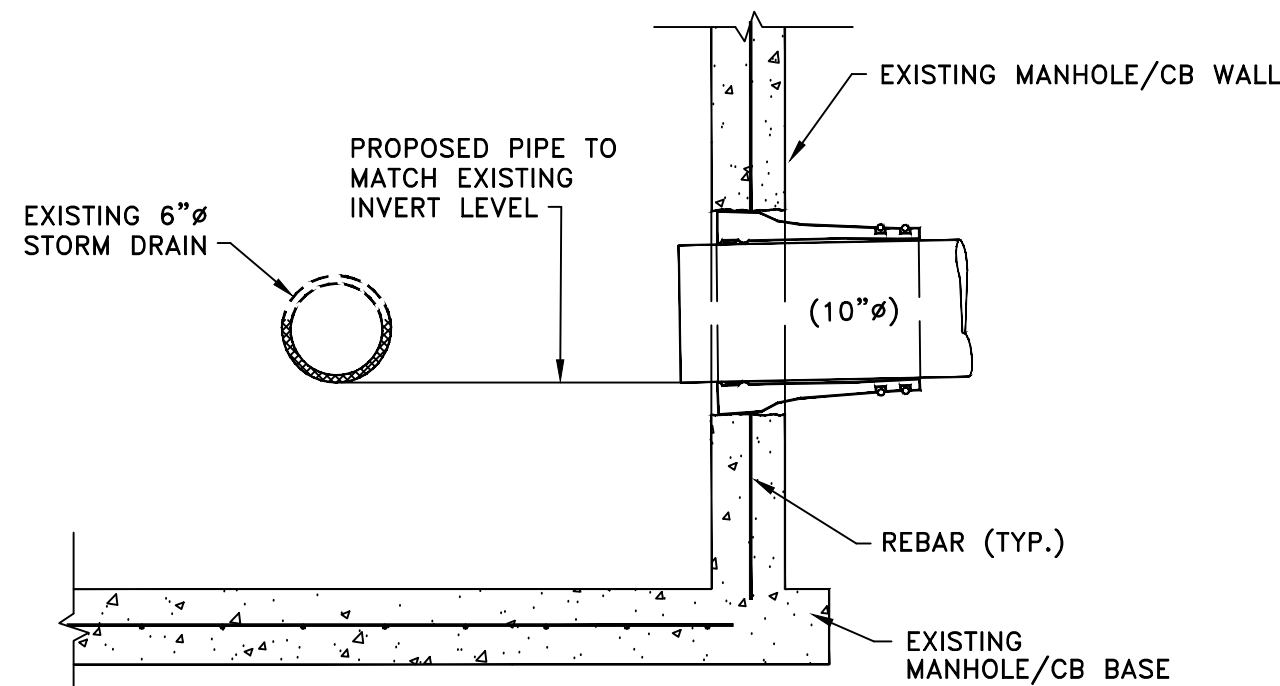
MATERIALS

PIPE BEDDING MATERIAL (NYS DOT 1985 EDITION)

- NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703.02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.
- NO SLAG SHALL BE ALLOWED FOR MATERIAL 1
- TYPE 2 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304.2.02 TYPE 2. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN TWO INCHES AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

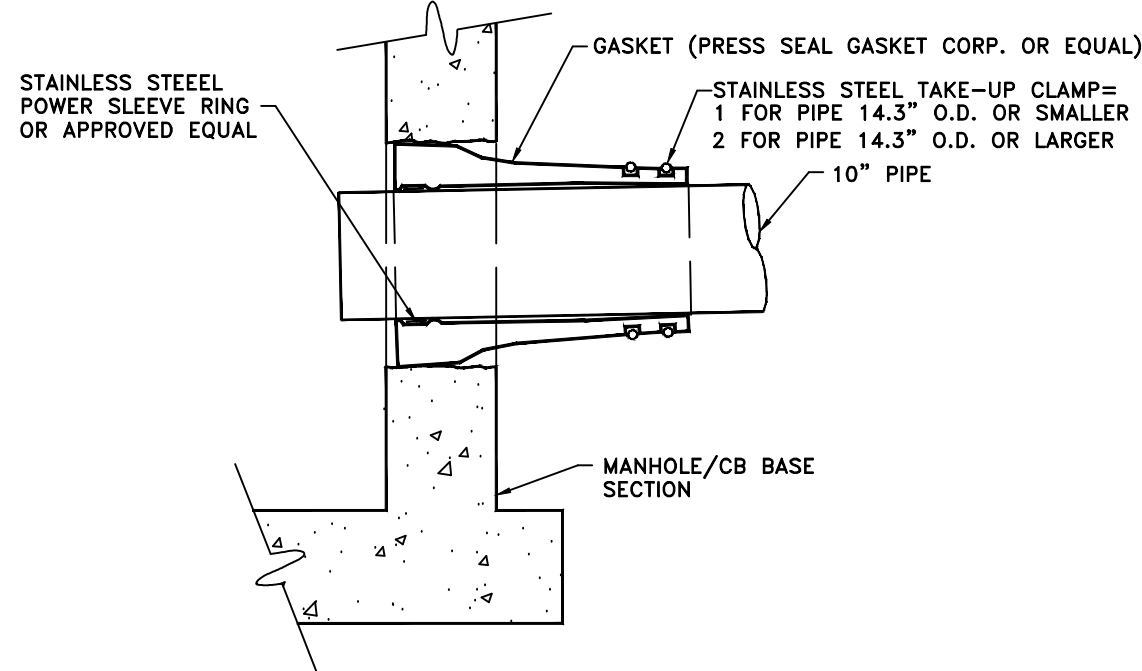
NO SLAG SHALL BE ALLOWED FOR MATERIAL 2

TRENCH SECTION IN PAVED AREAS

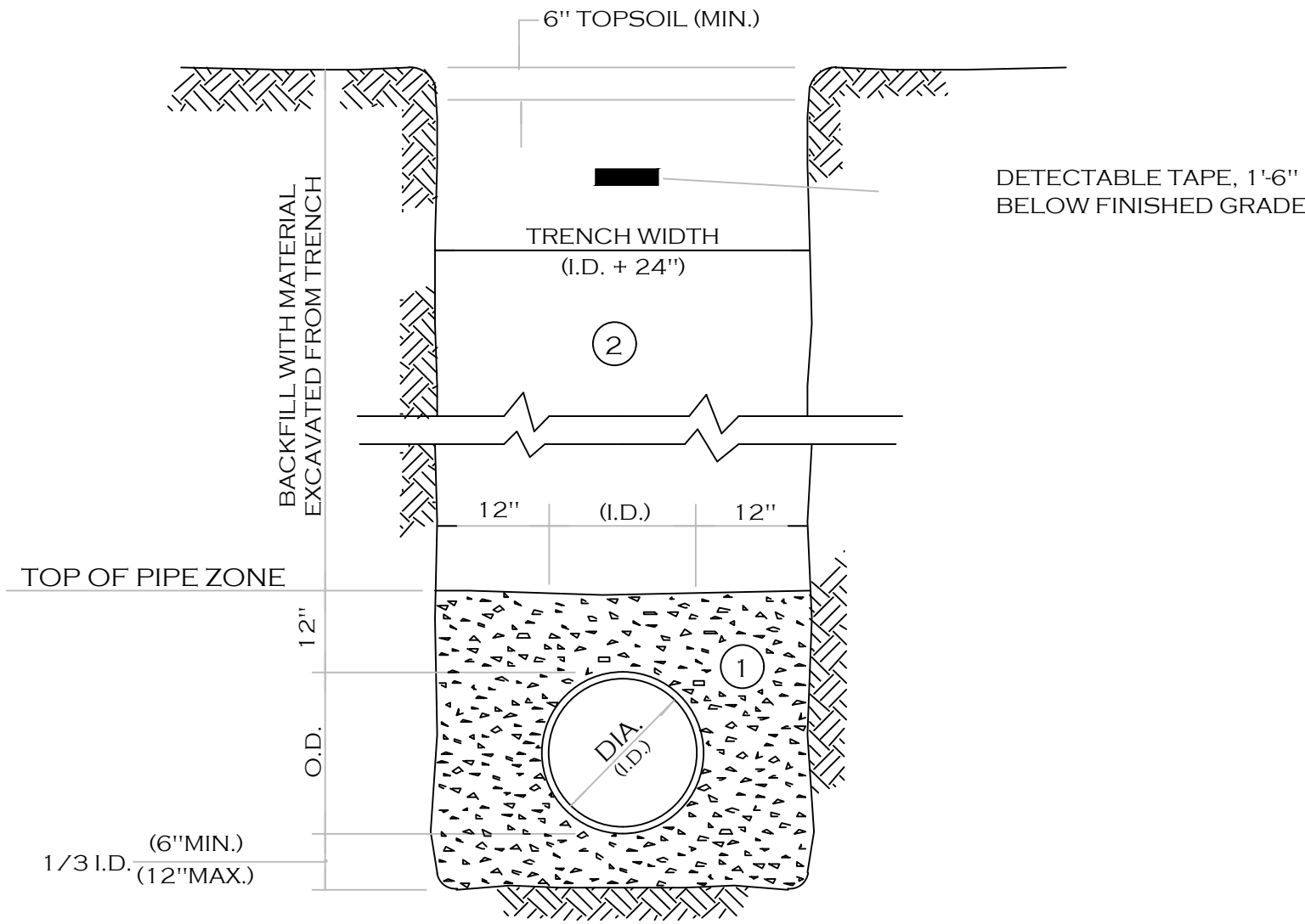


NOTES:

- CORE DRILL ENTRANCE HOLE IN PRECAST MANHOLE BARREL, BASE AND/OR BENCH FOR REQUIRED PIPE CLEARANCE. PER MANUFACTURERS RECOMMENDATIONS.
- DOES NOT APPLY TO HOUSE LATERALS.
- WATERTIGHT PIPE TO MANHOLE BOOT SEAL REQUIRED FOR ALL CORE DRILLED ENTRANCE HOLES IN MANHOLE BARREL AS SHOWN BELOW.



CONNECTION TO EXISTING MANHOLE/CB



NOTES:

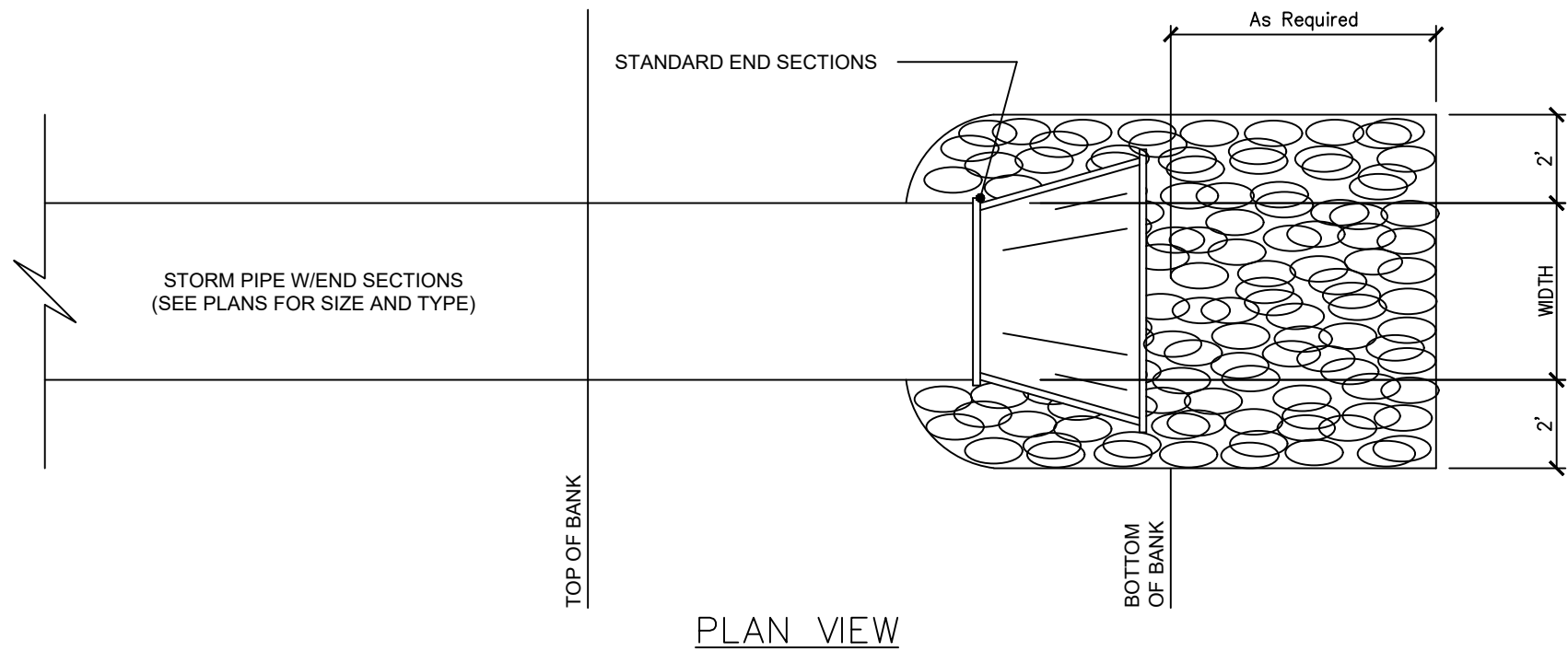
- PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
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- AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

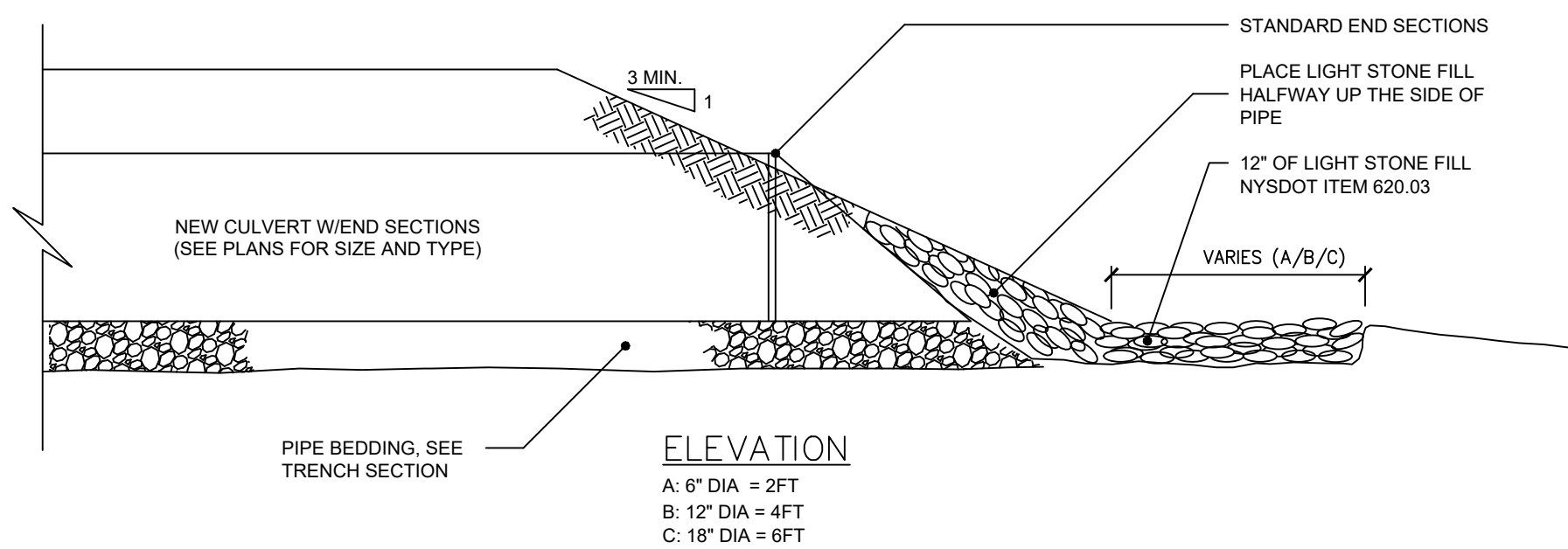
PIPE BEDDING MATERIAL (NYS DOT 1985 EDITION)

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- NO SLAG SHALL BE ALLOWED FOR MATERIAL 1
- BACKFILL MATERIAL SHALL BE NATIVE SOIL CONTAINING NO UNSUITABLE MATERIAL COMPACTED IN 6" LIFTS.

TRENCH SECTION IN UNPAVED AREAS

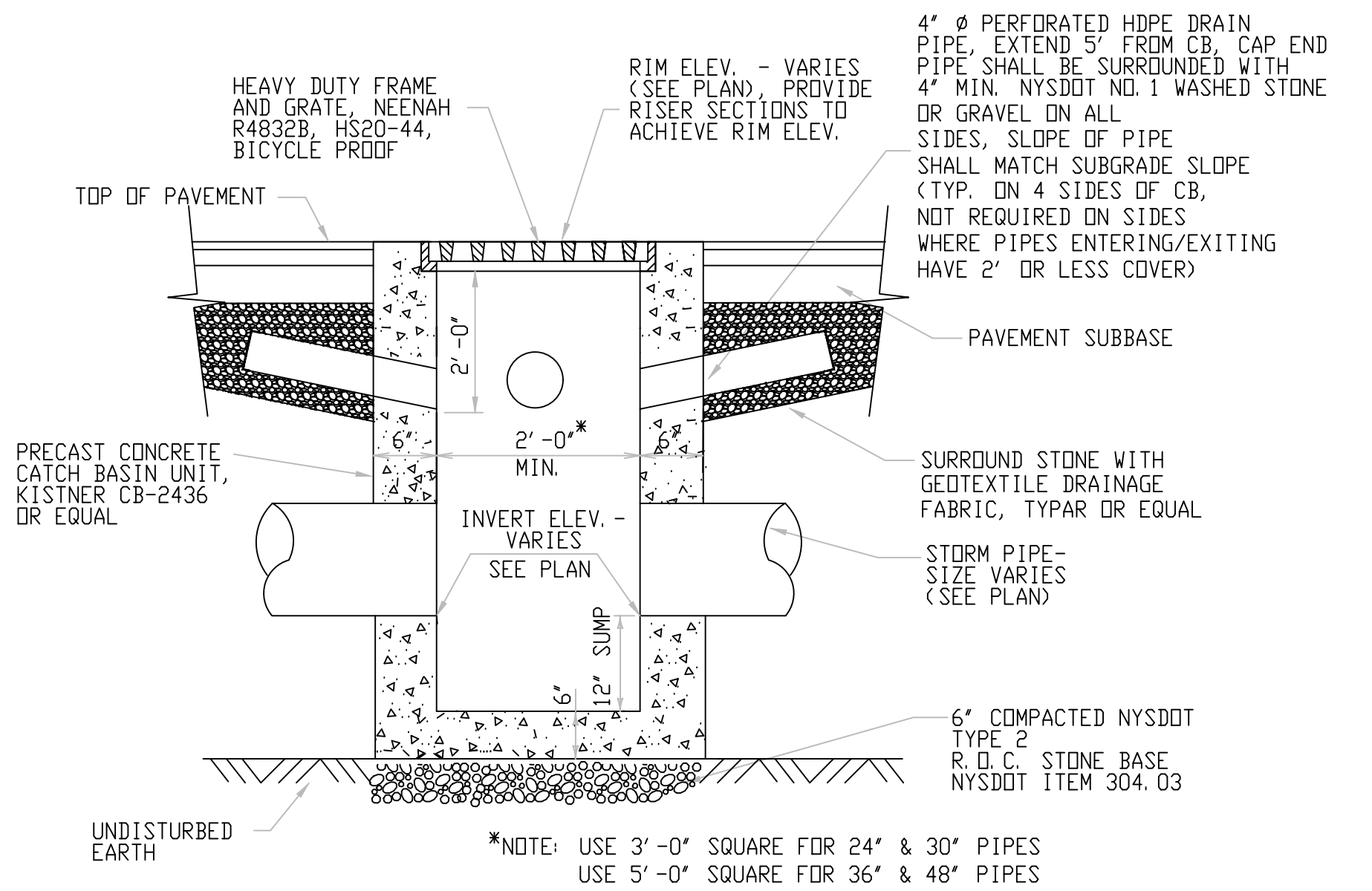


PLAN VIEW

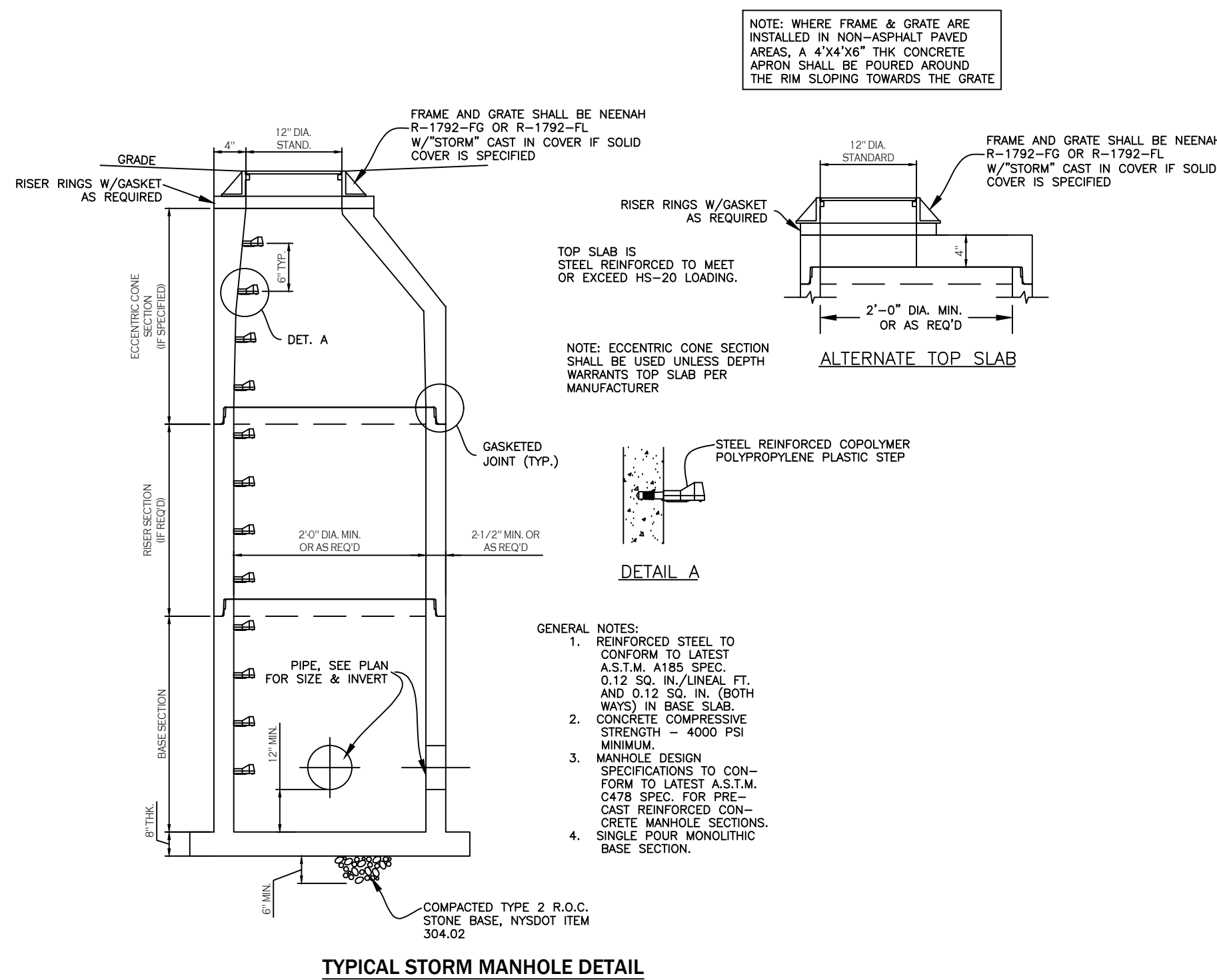


TYPICAL PIPE OUTLET W/END SECTION & RIP RAP

NOT TO SCALE



TYPICAL PRECAST CATCH BASIN



TYPICAL STORM MANHOLE DETAIL

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:			
No.	DATE	BY	REMARKS
12	05.16.2025	DZ	Town Comments

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PROPERTY NUMBER: #1723
AREA: -

Amherst Development Park
6000 - 6040 North Bailey Ave
Amherst, NY 14226

PROPOSED
SITE MODIFICATIONS

CONSULTANT

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

SEAL



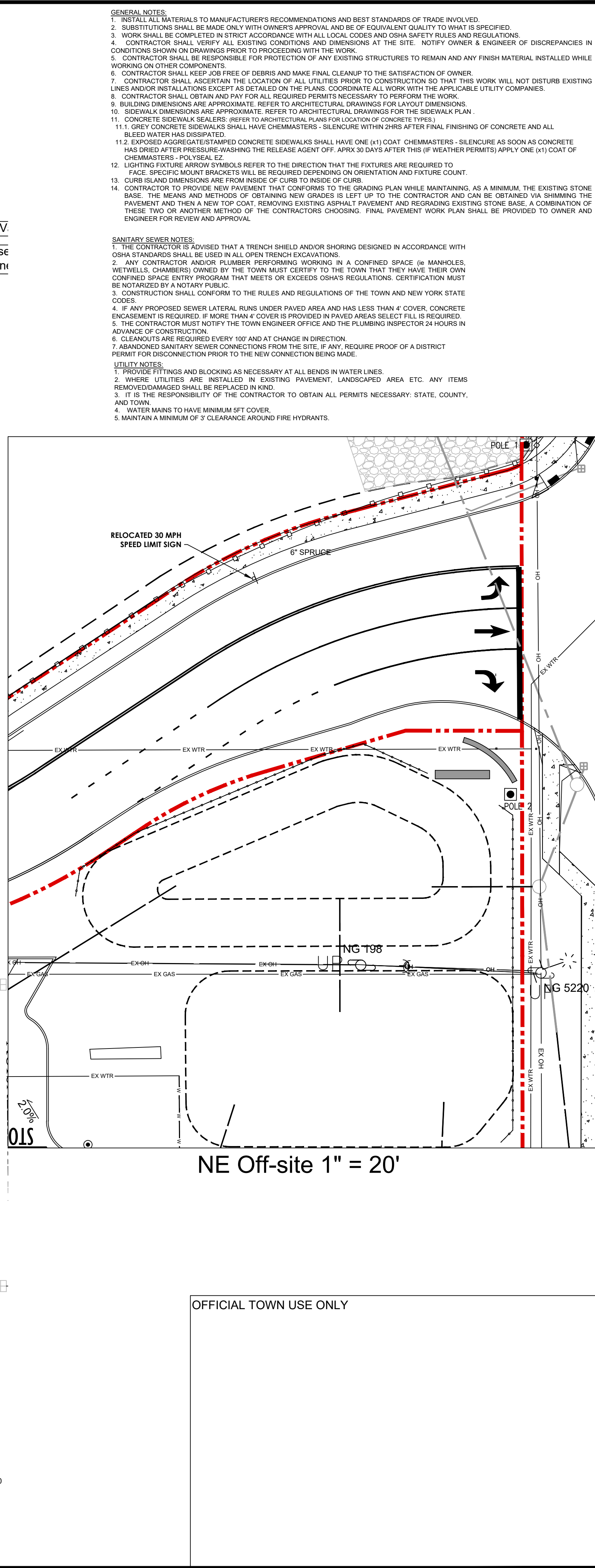
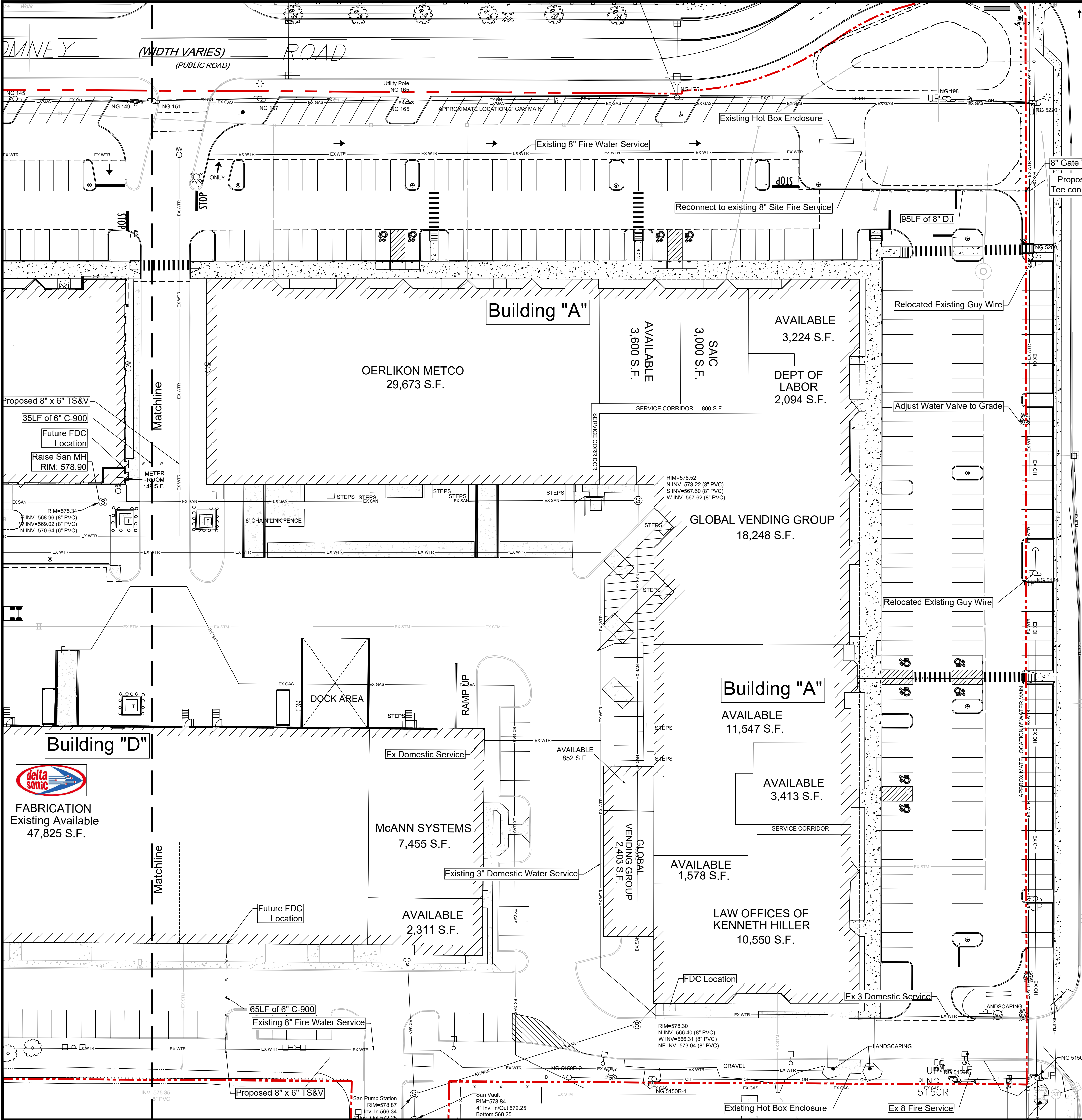
TITLE:
Drainage
Details

SCALE:
NTS
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 08.16.2023
DRAWING NO.:
C5.20

SCALE:
NTS
DRAWN BY:
DMZ
CHECKED BY:
MAO
DATE:
08.30.2023

DRAWING NO.

C5.21



- GENERAL NOTES:
1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
 2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
 3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL, CODES AND OSHA SAFETY RULES AND REGULATIONS.
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 - 11.1 GREY CONCRETE SIDEWALKS SHALL HAVE CHEMMASTERS - SILENCURE WITHIN 24RS AFTER FINAL FINISHING OF CONCRETE AND ALL RELEED WATER HAS DISSIPATED.
 - 11.2 EXPOSED AGGREGATE/STAMPED CONCRETE SIDEWALKS SHALL HAVE ONE (x1) COAT CHEMMASTERS - SILENCURE AS SOON AS CONCRETE HAS DRIED AFTER PRESSURE-WASHING THE RELEASE AGENT OFF. APPROX 30 DAYS AFTER THIS (IF WEATHER PERMITS) APPLY ONE (x1) COAT OF CHEMMASTERS - POLYSEAL EZ.
 12. LIGHTING FIXTURE ARROW SYMBOLS REFER TO THE DIRECTION THAT THE FIXTURES ARE REQUIRED TO FACE. SPECIFIC MOUNT BRACKETS WILL BE REQUIRED DEPENDING ON ORIENTATION AND FIXTURE COUNT.
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- SANITARY SEWER NOTES:
1. THE CONTRACTOR IS ADVISED THAT A TRENCH SHIELD AND/OR SHORING DESIGNED IN ACCORDANCE WITH OSHA STANDARDS SHALL BE USED IN ALL OPEN TRENCH EXCAVATIONS.
 2. ANY CONTRACTOR AND/OR PLUMBER PERFORMING WORKING IN A CONFINED SPACE (ie. MANHOLES, WETWELLS, CHAMBERS) OWNED BY THE TOWN MUST CERTIFY TO THE TOWN THAT THEY HAVE THEIR OWN CONFINED SPACE ENTRY PROGRAM THAT MEETS OR EXCEEDS OSHA'S REGULATIONS. CERTIFICATION MUST BE NOTARIZED BY A NOTARY PUBLIC.
 3. CONSTRUCTION SHALL CONFORM TO THE RULES AND REGULATIONS OF THE TOWN AND NEW YORK STATE CODES.
 4. IF ANY PROPOSED SEWER LATERAL RUNS UNDER PAVED AREA AND HAS LESS THAN 4' COVER, CONCRETE ENCASEMENT IS REQUIRED. IF MORE THAN 4' COVER IS PROVIDED IN PAVED AREAS SELECT FILL IS REQUIRED.
 5. THE CONTRACTOR MUST NOTIFY THE TOWN ENGINEER OFFICE AND THE PLUMBING INSPECTOR 24 HOURS IN ADVANCE OF CONSTRUCTION.
 6. CLEANOUTS ARE REQUIRED EVERY 100' AND AT CHANGE IN DIRECTION.
 7. ABANDONED SANITARY SEWER CONNECTIONS FROM THE SITE, IF ANY, REQUIRE PROOF OF A DISTRICT PERMIT FOR DISCONNECTION PRIOR TO THE NEW CONNECTION BEING MADE.
- UTILITY NOTES:
1. PROVIDE FITTINGS AND BLOCKING AS NECESSARY AT ALL BENDS IN WATER LINES.
 2. WHERE UTILITIES ARE INSTALLED IN EXISTING PAVEMENT, LANDSCAPED AREA, ETC., ANY ITEMS REMOVED/DAMAGED SHALL BE REPLACED IN KIND.
 3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS NECESSARY: STATE, COUNTY, AND TOWN.
 4. WATER MAINS TO HAVE MINIMUM 5FT COVER.
 5. MAINTAIN A MINIMUM OF 3' CLEARANCE AROUND FIRE HYDRANTS.

DRAWING REVISIONS:			
No.	DATE	BY	REMARKS
10	02.05.2025	DZ	Town Comments
14	08.01.2025	DZ	Site Updates
16	11.06.2025	DZ	Town Comments

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PROPERTY NUMBER: #1723

AREA: -

Amherst Development Park
6000 - 6040 North Bailey Ave
Amherst, NY 14226

**PROPOSED
SITE MODIFICATIONS**

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR

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

SEAL



TITLE:

**Utility
Plan (East)**

SCALE:
1:30

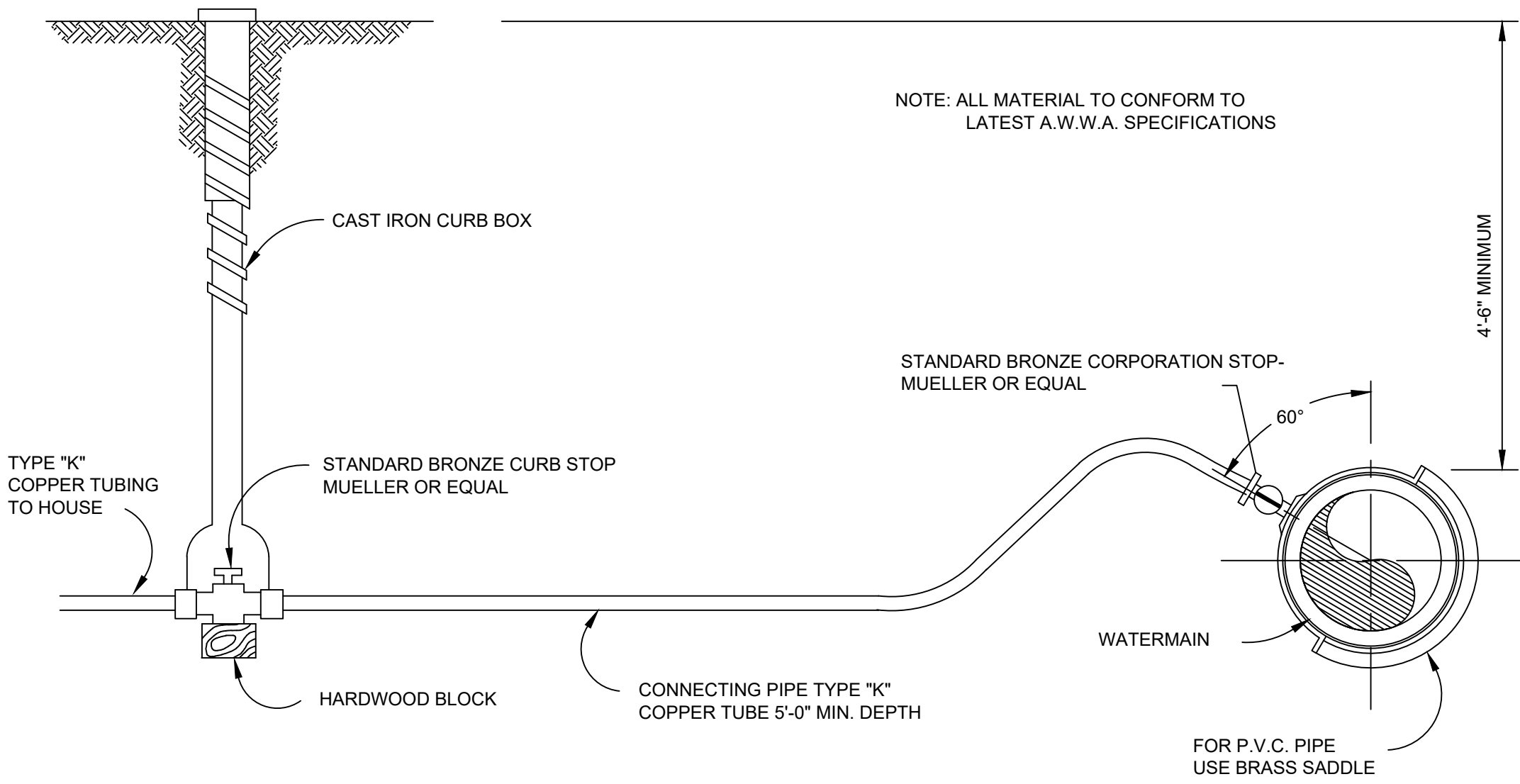
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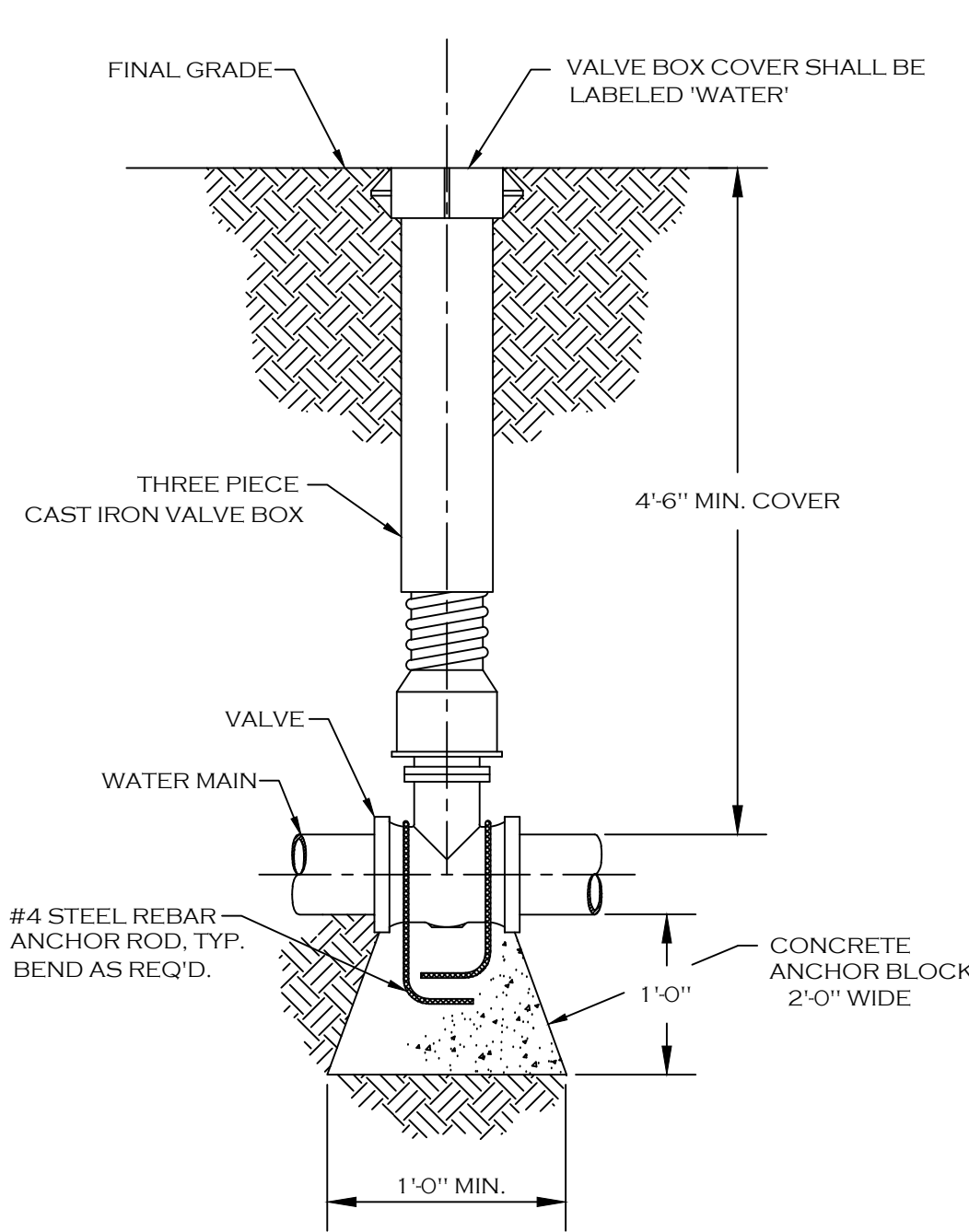
DATE: 08.16.2023

DRAWING NO.

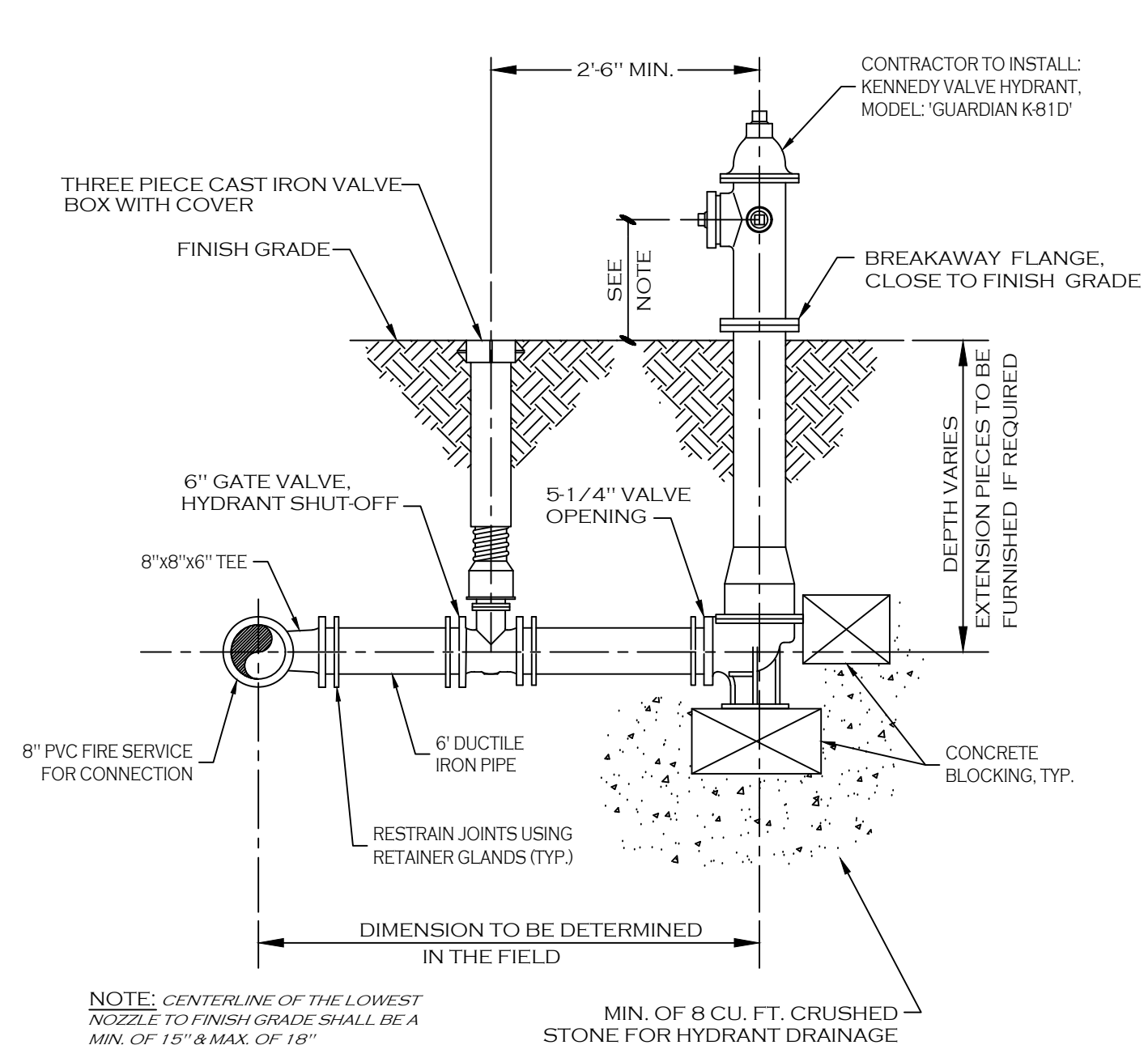
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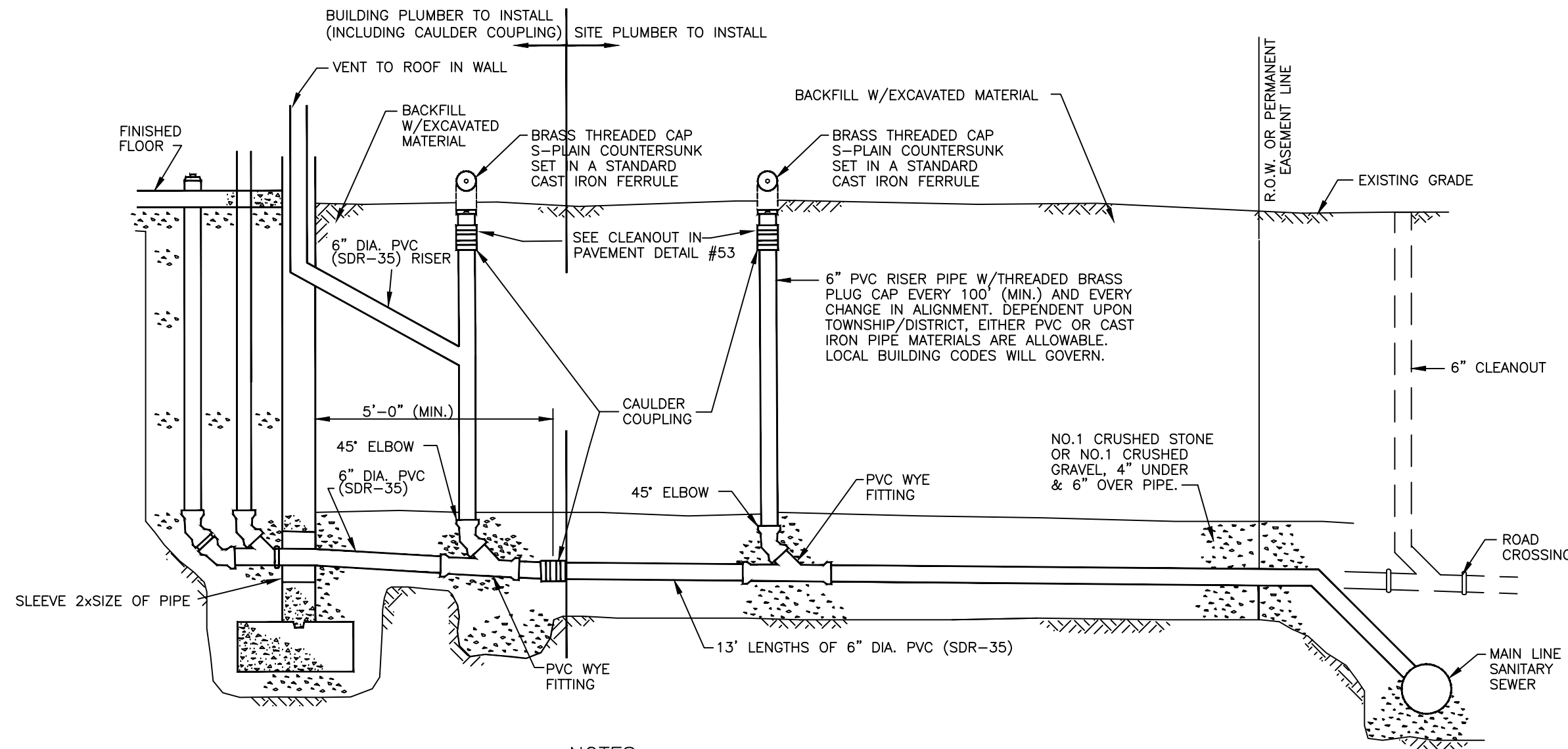
TYPICAL WATER SERVICE LINE INSTALLATION



TYPICAL GATE VALVE DETAIL

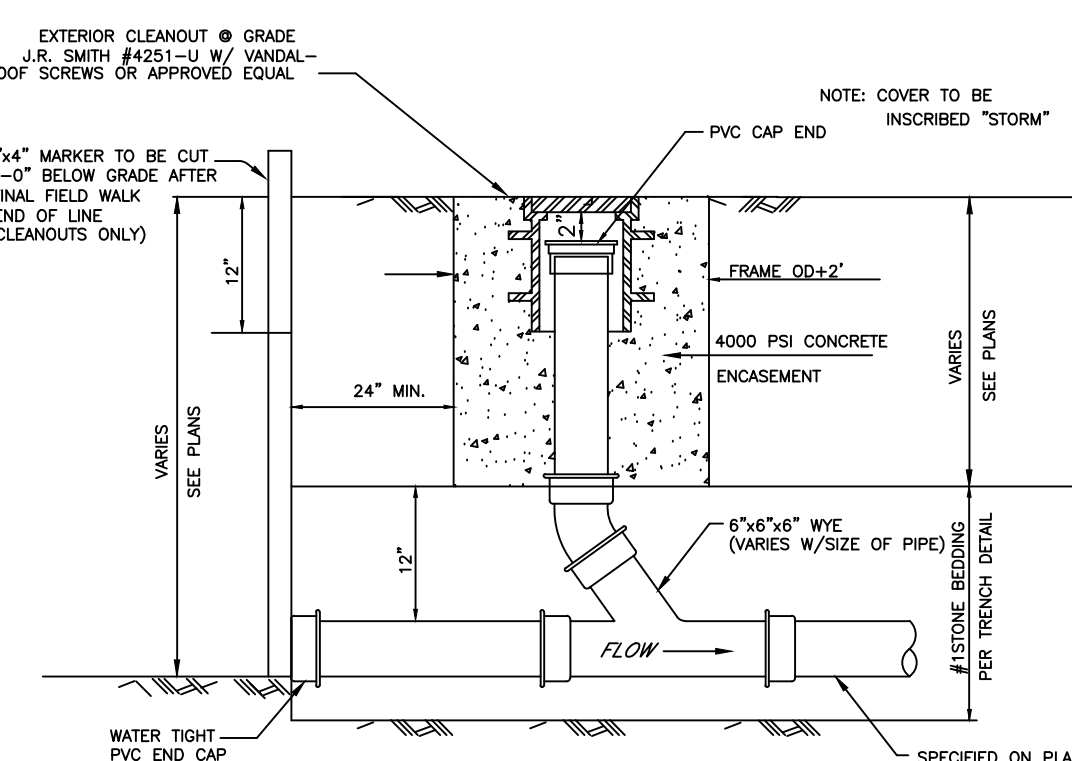


TYPICAL FIRE HYDRANT ASSEMBLY DETAIL

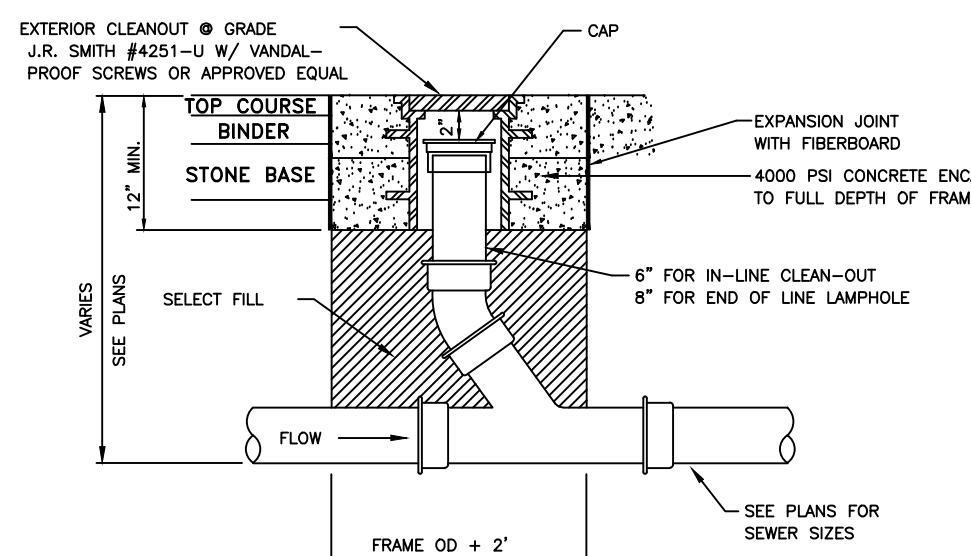


- NOTES:
1. PVC PIPE MATERIAL SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST ASTM SPECIFICATION D-3035/D-3034.
 2. SELECT BACKFILL REQUIRED UNDER PAVED AREAS.
 3. CONCRETE ENCASEMENT IF COVER DEPTH IS LESS THAN 4'-0" UNDER PAVED AREAS.
 4. MIN. DEPTH OF COVER 3'-0"
 5. A GREASE SEPARATOR AND OIL SEPARATOR REQUIRED WHERE APPLICABLE.

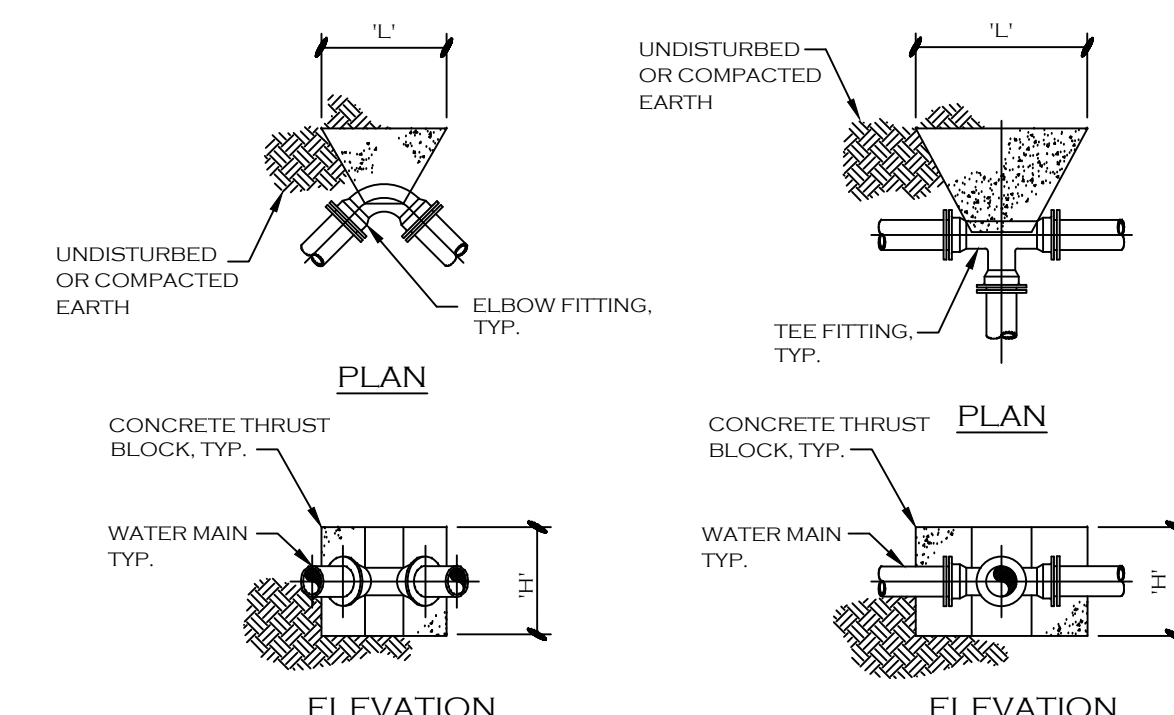
TYPICAL COMMERCIAL SERVICE WITHOUT BASEMENT DETAIL (DOMESTIC)



CLEANOUT IN LANDSCAPED AREAS
NOT TO SCALE

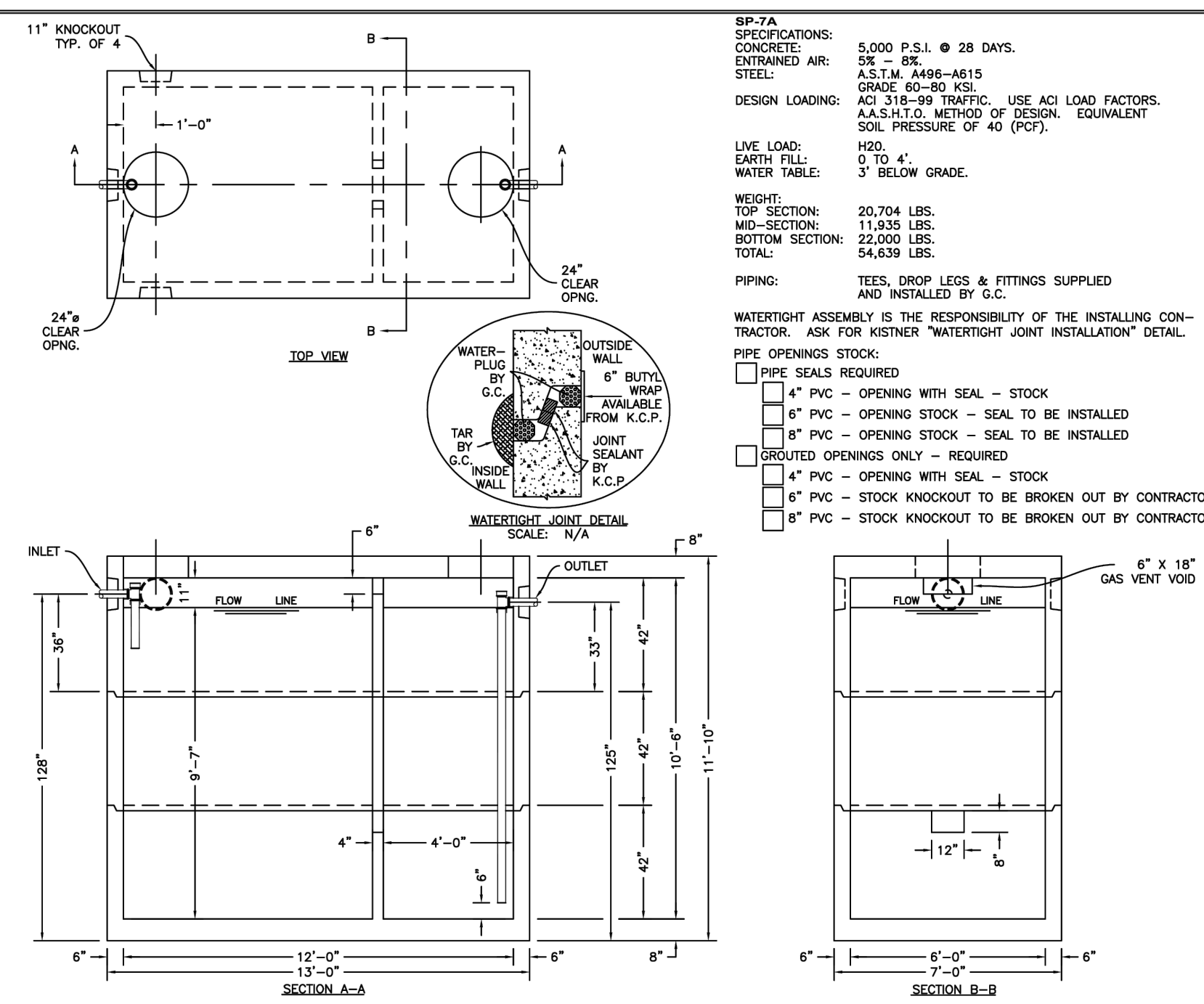


CLEANOUT IN PAVED AREAS
NOT TO SCALE

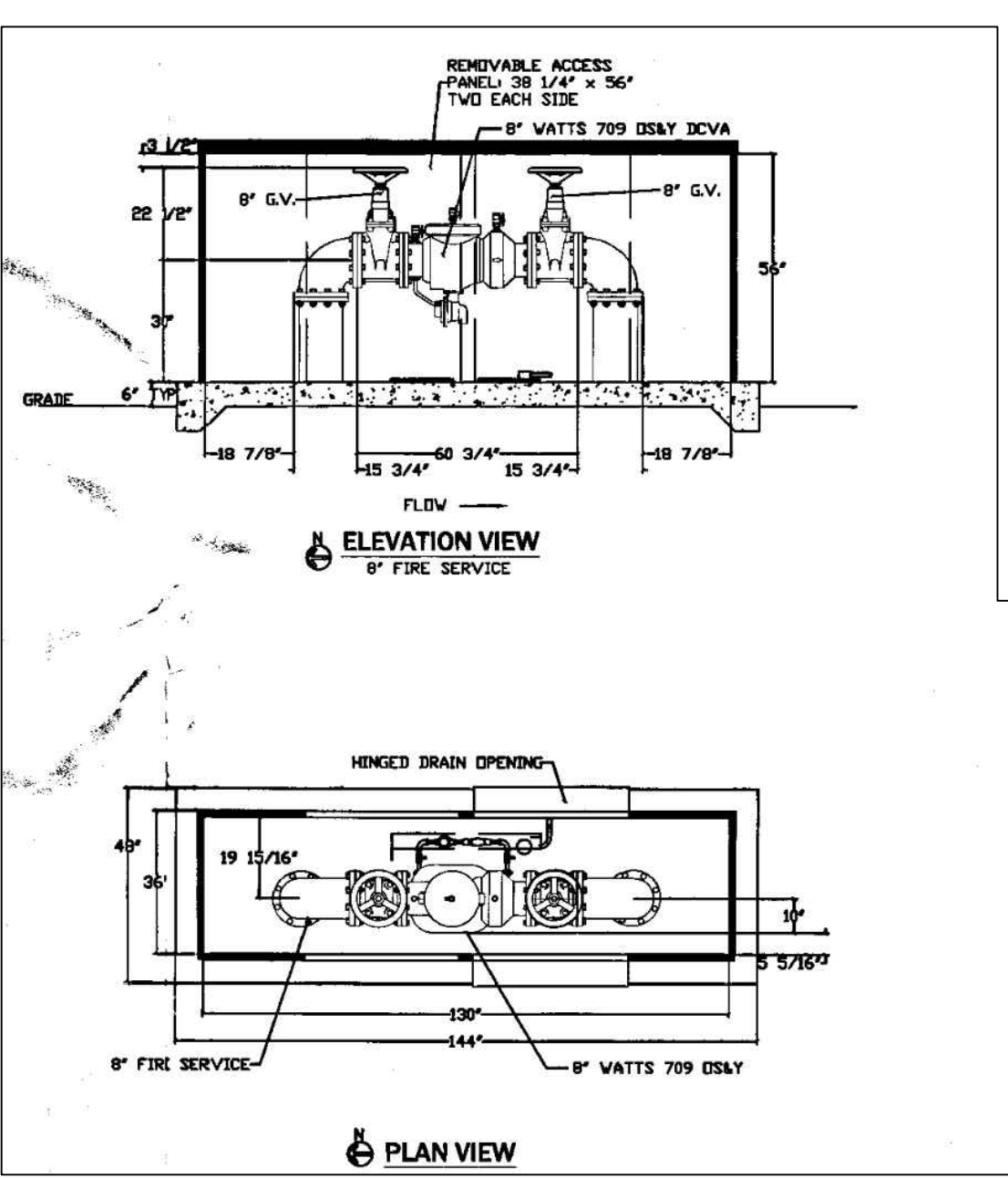


DIMENSION SCHEDULE									
PIPE SIZE	90° ELBOW	45° ELBOW	22.5° ELBOW	11.25° ELBOW	TEE	TEE	TEE	TEE	TEE
4"	1.5'	2.0'	1.0'	2.0'	1.0'	1.0'	1.0'	1.0'	1.0'
6"	2.0'	2.5'	1.5'	2.0'	1.0'	1.5'	1.0'	1.5'	1.5'
8"	2.5'	3.5'	2.0'	2.5'	1.5'	1.5'	1.0'	2.0'	2.0'
10"	3.0'	4.5'	2.5'	3.0'	1.5'	3.0'	1.0'	2.5'	2.5'
12"	3.5'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

THRUST BLOCK SCHEDULE
WATER MAIN



5000 GAL. OIL SEPARATOR - TRAFFIC



Existing Hot Box Detail

1. Drawing NOT TO SCALE.
2. BFP dimensions furnished by WATTS.
3. All dimensions are in inches.
4. Wall and insulation thickness is 1-1/2".
5. Roof and insulation thickness is 3".
6. MODEL 400TDS-ALC03-2 ENCLOSURE.
7. Enclosure inside dimensions: 36" x 130" x 56".
8. Concrete pad is 48" x 144".

DRAWING REVISIONS:			
No.	DATE	BY	REMARKS
7	12.03.2024	DZ	Town Comments
10	02.05.2025	DZ	Town Comments

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SHOP DRAWING SUBMITTALS ARE REQUIRED FOR ANY AND ALL STRUCTURES.
NOTICE
UNAUTHORIZED ALTERATIONS OF THIS DOCUMENT ARE IN VIOLATION OF SECTION #7209 OF THE STATE EDUCATION LAW.



PROPERTY NUMBER: #1723
AREA: -

Amherst Development Park
6000 - 6040 North Bailey Ave
Amherst, NY 14226

**PROPOSED
SITE MODIFICATIONS**

CONSULTANT

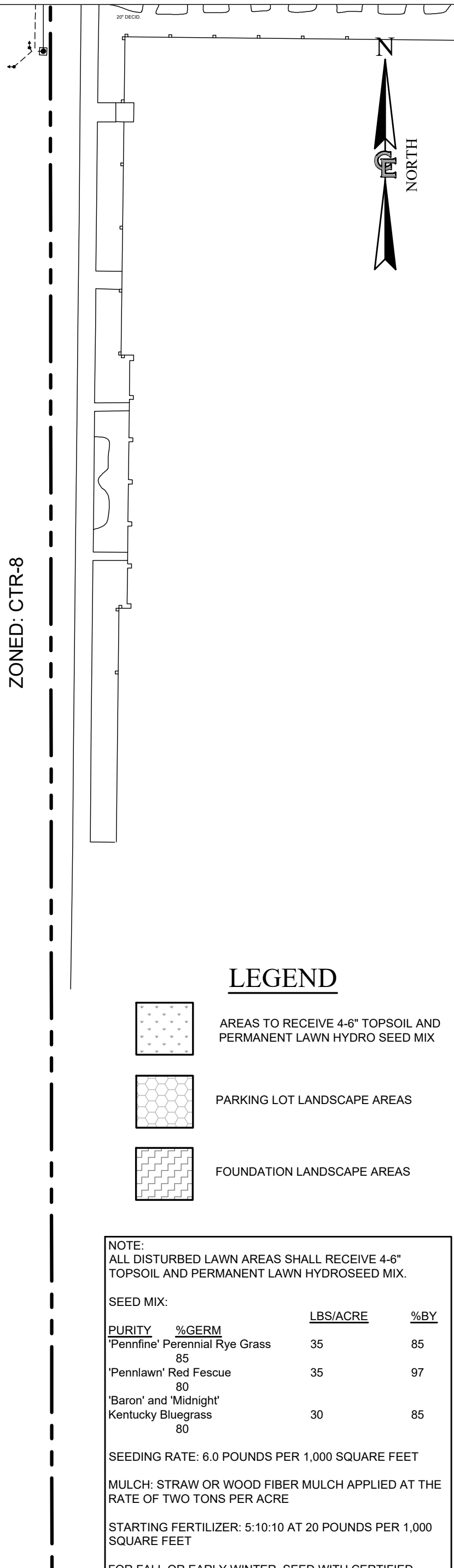
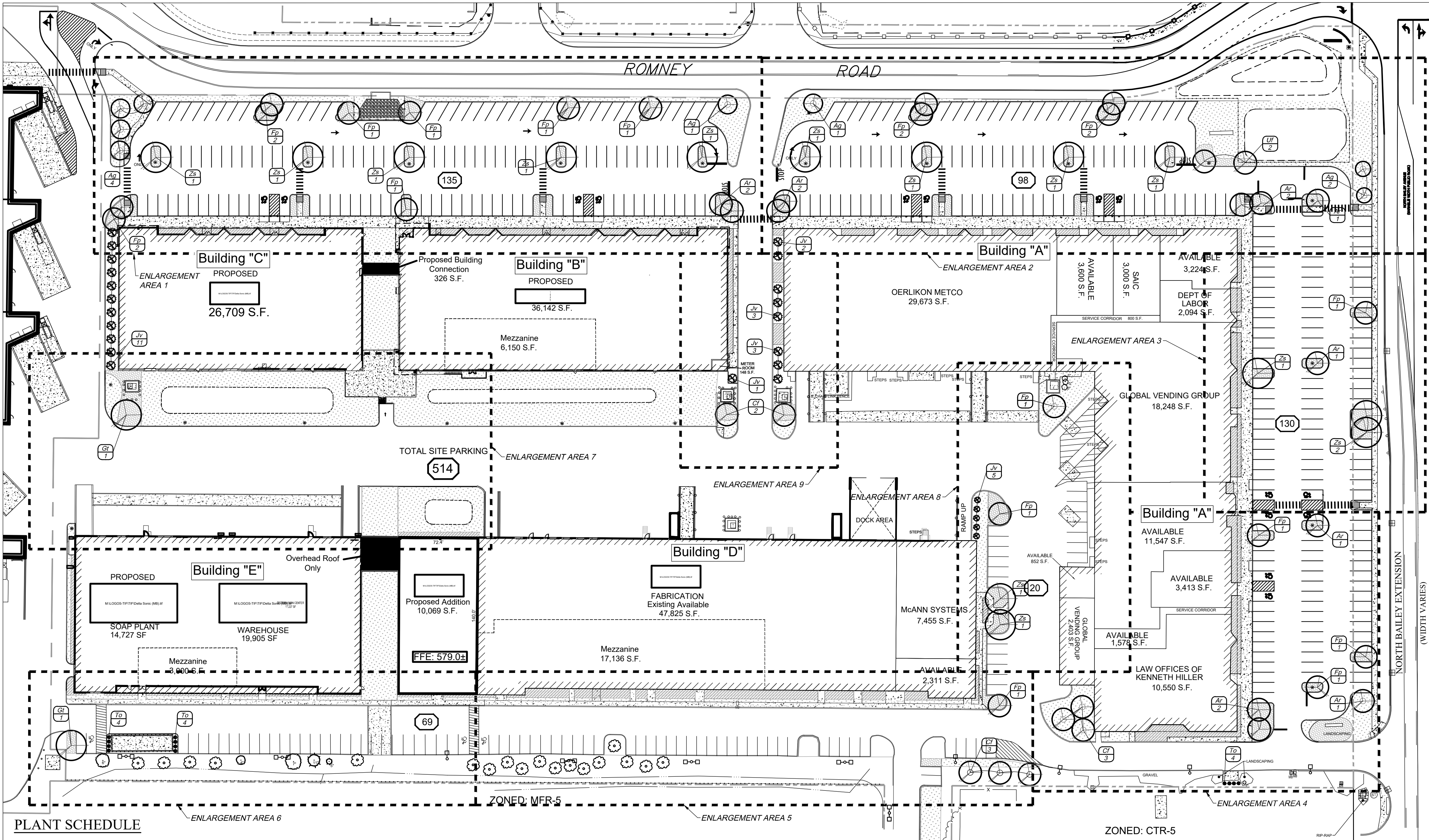
JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL



TITLE: Utility Details
SCALE: NTS
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 08.16.2023
DRAWING NO. C6.10

OFFICIAL TOWN USE ONLY



Revisions	2025-11-06	2025-05-21	2025-02-05	2024-12-10	2024-11-26	2024-10-14	2024-08-21	Date
Revised based on Town comments	07	06	05	04	03	02	01	No.
Revised based on site plan changes								
Revised based on Town Comments								
Revised based on site plan changes								
Revised based on site plan changes								
Revised based on site plan changes								
Revised based on site plan changes								
Revision/Issue								

Notes & References

CONTRACTOR SHALL CONTACT "DIG SAFELY" NEW YORK @ 1-800-962-7962 FOR LOCATION OF ALL UTILITIES, AT LEAST 7 DAYS PRIOR TO BEGINNING CONSTRUCTION

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Applicant

BENDERSON DEVELOPMENT

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PHONE (716) 886-0211 FAX (716) 886-7749
WWW.BENDERSON.COM

PROJECT NO. 1910

Landscape Architect's Seal

COSTICH ENGINEERING

217 LAKE AVENUE
ROCHESTER, NY 14609
(585) 458-3020

Landscape Architect

COSTICH ENGINEERING

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

217 LAKE AVENUE
ROCHESTER, NY 14609
(585) 458-3020

Project Name and Address

AMHERST DEVELOPMENT PARK - BUILDING ADDITIONS

6000-6040 N. Bailey Avenue
Amherst, New York 14226

Drawing Name

OVERALL LANDSCAPE PLAN

Sheet 1 OF 5

Date 08/12/2025

Scale 1"=50'

Drawing Number C-7.0

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE SIZE
EVERGREEN TREES						
25	Jv	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	EASTERN RED CEDAR	6-8' HT.	BB	HT. 10-20', SP. 7-8'
12	To	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD GREEN ARBORVITAE	6-8' HT.	BB	HT. 15', SP. 3-4'
ORNAMENTAL / DECIDUOUS TREES						
12	Ar	ACER RUBRUM 'FRANK JR.'	REDPOINTE RED MAPLE	2.5-3" CAL.	BB	HT. 45', SP. 30'
8	Ag	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY (ONE-BOLE)	1.75-2" CAL.	BB	HT. 15-25', SP. 15-25'
8	Cf	CORNUS FLORIDA	FLOWERING DOGWOOD (ONE-BOLE)	1.75-2" CAL.	BB	HT. 15-30', SP. 15-30'
21	Fp	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD (ONE-BOLE)	1.75-2" CAL.	BB	HT. 20-30', SP. 20-30'
2	Gl	GLEDITSIA TRIACANTHOS INERM.	THORNLESS HONEY LOCUST	2.5-3" CAL.	BB	HT. 60-80', SP. 60-80'
2	Uf	ULMUS 'FRONTIER'	FRONTIER ELM	2.5-3" CAL.	BB	HT. 40', SP. 30'
14	Zs	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2.5-3" CAL.	BB	HT. 60', SP. 40'
SHRUBS						
179	Am	ARONIA MELANOCARPA	LOWSCAPE MOUND CHOKEBERRY	NO. 3 (24" MIN)	CONT.	HT. 1-2', SP. 1.5-2'
67	Ig	ILEX GLABRA 'STRONG BOX'	STRONGBOX INKBERRY HOLLY	HT. 24" MIN	BB	HT. 2-3', SP. 2-3'
20	Iv	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	HT. 24" MIN	CONT.	HT. 3-5', SP. 4-6'
45	Ra	ROSA 'RADTKO'	DOUBLE KNOCKOUT ROSE	NO. 3 (24" MIN)	CONT.	HT. 2-5', SP. 6-8'
206	Rm	ROSA MEIGALPIO	RED DRIFT GROUNDCOVER ROSE	NO. 3 (24" MIN)	CONT.	HT. 1-1.5', SP. 2-2.5'

68	Sj	SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	HT. 24" MIN	CONT.	HT. 2-3', SP. 4'
77	Tx	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	HT. 24" MIN	CONT.	HT. 3-4', SP. 4-6'
90	Vi	VIBURNUM CARLESII 'KOREAN SPICE'	KOREAN SPICE VIBURNUM	HT. 24" MIN	CONT.	HT. 3.5', SP. 4-5'
PERENNIALS & GRASSES						
171	Ca	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	NO. 2	CONT.	HT. 4-6', SP. 2-3'
68	Ha	HAKONECHLOA MACRA 'ALL GOLD'	ALL GOLD JAPANESE FOREST GRASS	NO. 3	CONT.	HT. 1.5', SP. 1.5'
427	He	HEMEROCALLIS X 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT.	HT. 1-1.5', SP. 1-1.5'
42	Ir	IRIS PALLIDA 'VARIEGATA'	VARIEGATED SWEET IRIS	BULB	CONT.	HT. 2', SP. 1'
235	Ni	NEPETA HYBRID 'CAT'S PAJAMAS'	CAT'S PAJAMA'S CATMINT	NO. 3	CONT.	HT. 18-20" SP. 18-20"
73	Pc	PANICUM VIRGATUM 'CHEYENNE SKY'	CHEYENNE SKY SWITCHGRASS	NO. 3	CONT.	HT. 2-3', SP. 1.5-2'
267	Pe	PENNISETUM ALOPECUROIDES 'LEMON SQUEEZE'	LEMON SQUEEZE FLOWERING FOUNTAIN GRASS	NO. 3	CONT.	HT. 2.5-3', SP. 2-2.5'
15	Pv	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	NO. 2	CONT.	HT. 3-4', SP. 3-4'
123	Ss	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONE CROP SEDUM	NO. 2	CONT.	HT. 18-24", SP. 18-24"

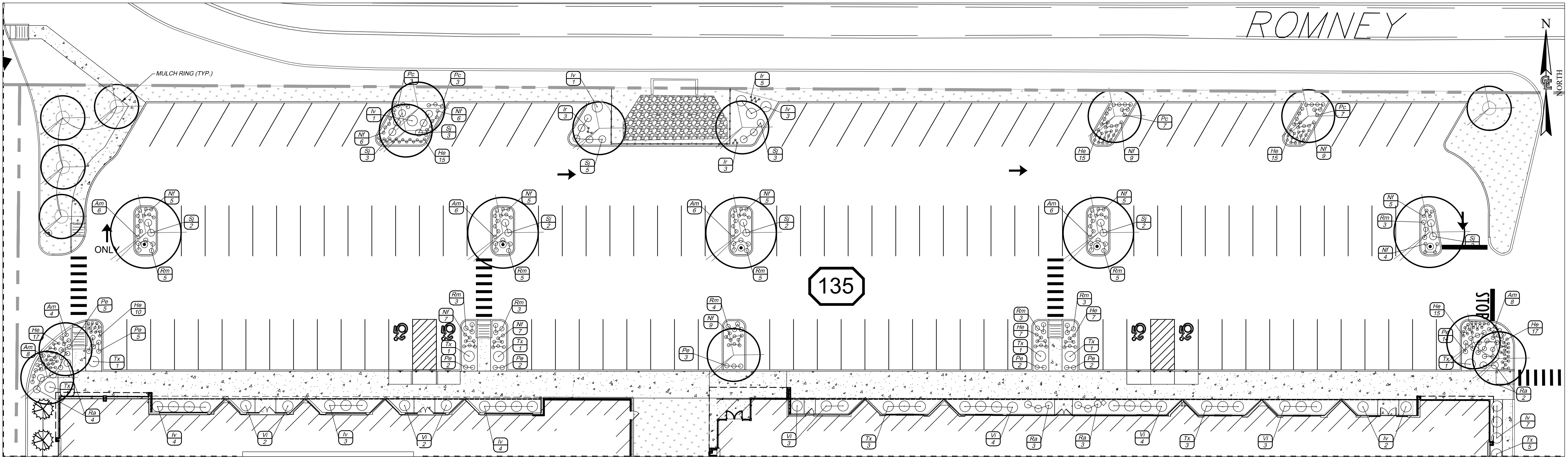
ABBREVIATIONS:
BB=BALLED & BURLAPPED
BR=BARE ROOT
CAL.=CALIPER IN INCHES
CONT.=CONTAINER
HT.=HEIGHT
NO.#=GALLON SIZE
SP.=SPREAD

NOTES:
-CALIPER TO BE MEASURED 6" ABOVE GRADE
-PLANT SYMBOLS REPRESENT 2/3 MATURE SIZE

	EXISTING	REQUIRED	PROPOSED
TOTAL PARCEL AREA =	746,480 SF	--	(NO CHANGE)
TOTAL GREENSPACE AREA =	±182,069 SF (24.4%)	--	±95,175 SF (12.7%)

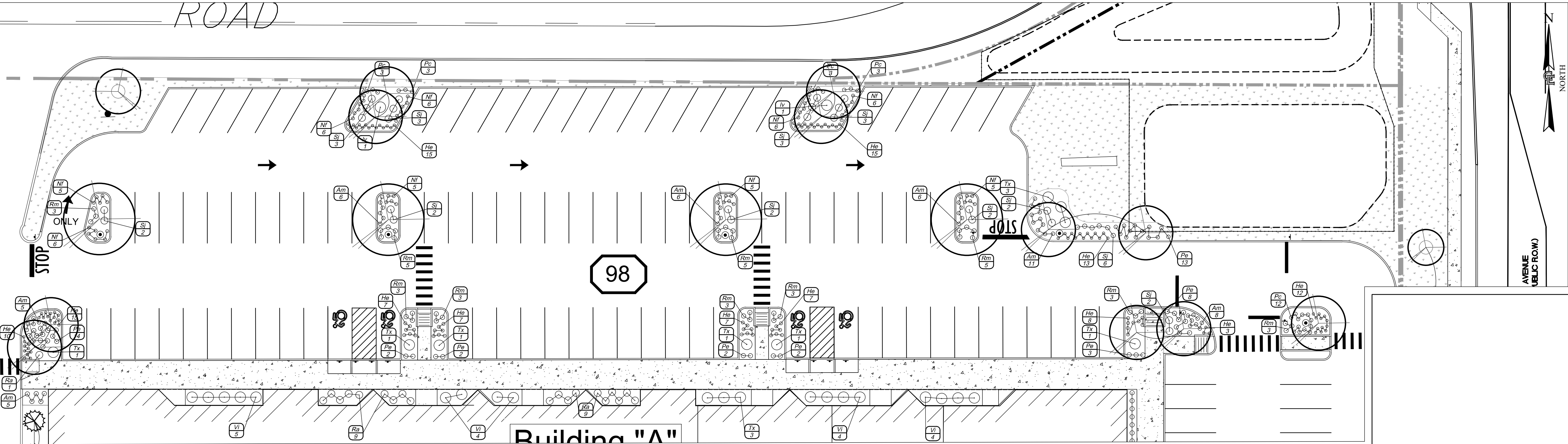
LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL SECURE CURRENT PLANS AND SPECIFICATIONS FOR PROPER CONSTRUCTION METHODS AND MATERIAL OF ALL LANDSCAPING PRIOR TO COMMENCING WORK.
- ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSEYMEN, ANSI Z60.1 (LATEST EDITION).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF.
- THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKEOUT OF ALL PLANT MATERIAL AND SHRUB BEDS. CONTACT OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL. LOCATIONS SHOWN ON THE PLANS CONVEY DESIGN INTENT ONLY. ACTUAL LOCATIONS WILL BE AS DIRECTED BY THE LANDSCAPE ARCHITECT AT THE TIME OF INSTALLATION.
- THE CONTRACTOR IS HEREBY NOTIFIED THAT UNDERGROUND UTILITIES EXIST. SHOULD LOCATION OF TREES BE WITHIN 5' OF UNDERGROUND UTILITIES, RELOCATE SAID TREES TO A MINIMUM OF 5' FROM BALL TO UTILITIES.
- SHOULD LOCATION OF TREES BE WITHIN 20' OF OVERHEAD WIRES, RELOCATE SAID TREES TO A MINIMUM OF 20' FROM WIRES.
- ALL TREES AND SHRUBS SHALL RECEIVE A 3" LAYER OF BLACK SHREDDED HARDWOOD BARK MULCH.
- ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT A NURSERY AT THE SAME HARDINESS ZONE AS THE PROJECT LOCATION.
- NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER OR OWNER'S PROJECT LANDSCAPE ARCHITECT.
- ANY PLANT WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT LIST SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANT MATERIALS (INCLUDING, BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, AND REMOVAL OF STAKES AND GUYS) AND NEWLY ESTABLISHED LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
- ALL AREAS DISTURBED BY UTILITY INSTALLATION AND SITE GRADING ACTIVITY SHALL RECEIVE 6" APPROVED TOPSOIL (TO A COMPACTED DEPTH OF 6", UNLESS OTHERWISE SPECIFIED BY THE GOVERNING MUNICIPALITY) BE FINE GRADES, SEEDED, MULCHED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- ANY IRRIGATION COMPONENT DAMAGED DURING SITE OR LANDSCAPE RENOVATIONS MUST BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.
- A ONE YEAR GUARANTEE SHALL BE PROVIDED ON ALL PLANT MATERIALS FROM THE DATE OF PROVISIONAL ACCEPTANCE.
- PLANTING BACKFILL MIXTURE SHALL CONSIST OF 3 PARTS TOPSOIL AND 1 PART COMPOST THOROUGHLY MIXED. PLANTING SOIL DEPTH SHALL BE 3 MINIMUM, AND BE FREE FROM CONSTRUCTION DEBRIS AND FOREIGN MATERIALS.
- STAKE TREES IMMEDIATELY AFTER PLANTING.
- LOCATIONS OF EXISTING BURIED UTILITIES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE WORK AREA. IF ANY TREE IS LOCATED CLOSER THAN 5' TO AN UNDERGROUND UTILITY, IT SHALL BE RELOCATED TO A LOCATION THAT IS A MINIMUM OF 5' AWAY AS MEASURED FROM THE ROOTBALL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, AND SITE APPURTENANCES, ETC., WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.



ENLARGEMENT AREA 1

SCALE: 1" = 20'



ENLARGEMENT AREA 2

SCALE: 1" = 20'

Revisions	2025-11-06	2025-05-21	2025-02-05	2024-12-10	2024-11-26	2024-10-14	2024-08-21	No.	Date
Revised based on Town Comments	07	06	05	04	03	02	01		
Revised based on site plan changes									
Revised based on Town Comments									
Revised based on site plan changes									
Revised based on site plan changes									
Revised based on site plan changes									
Revised based on site plan changes									
Revision/Issue									

Notes & References

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Applicant

BENDERSON DEVELOPMENT
570 DELAWARE AVE, BUFFALO, NY 14202
PHONE: (716) 886-0211 FAX: (716) 886-7791
WWW.BENDERSON.COM

PROJECT NO. 1910

Landscape Architect's Seal

Landscape Architect

COSTICH ENGINEERING

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

217 LAKE AVENUE
ROCHESTER, NY 14609
(585) 459-3020

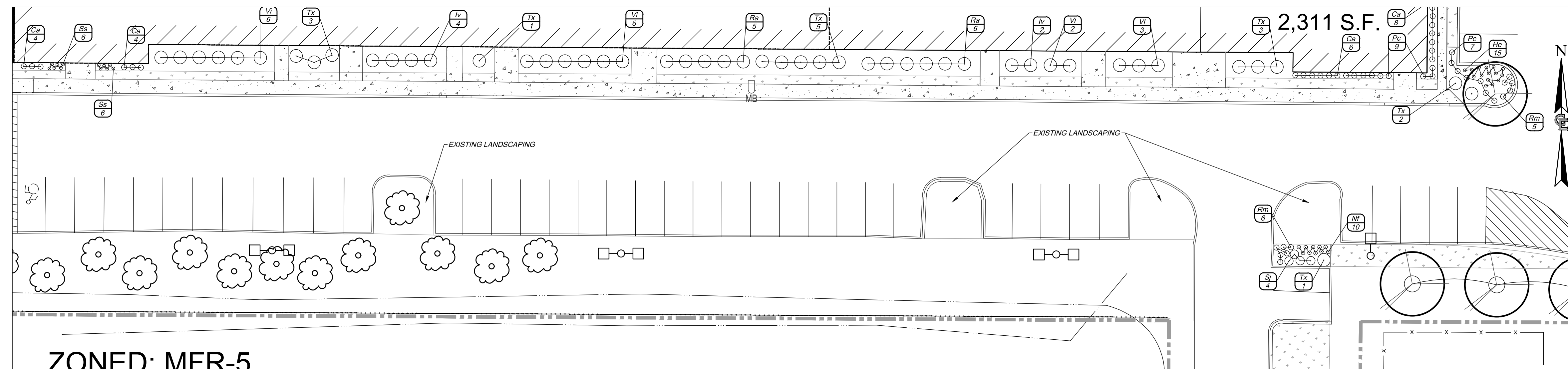
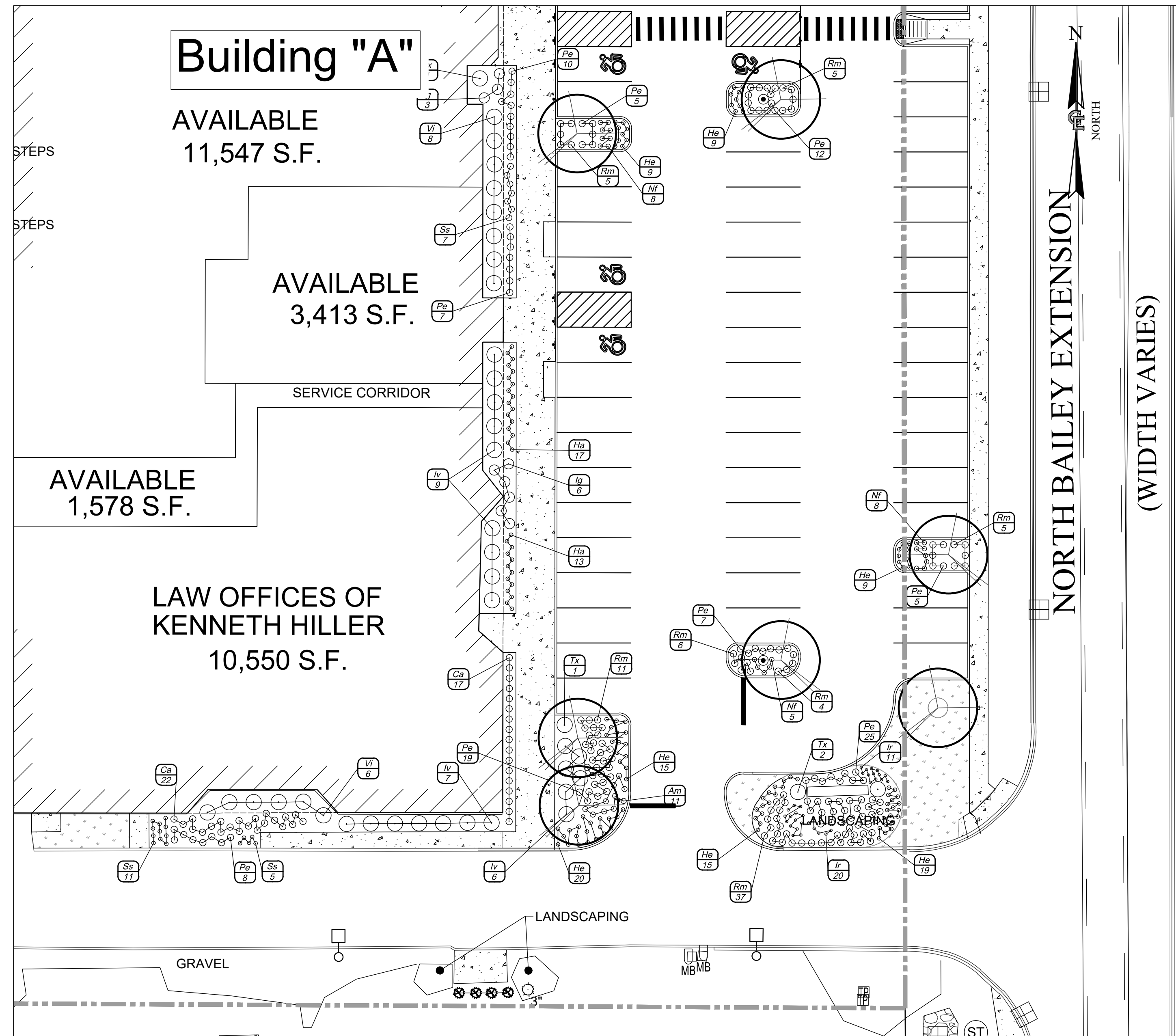
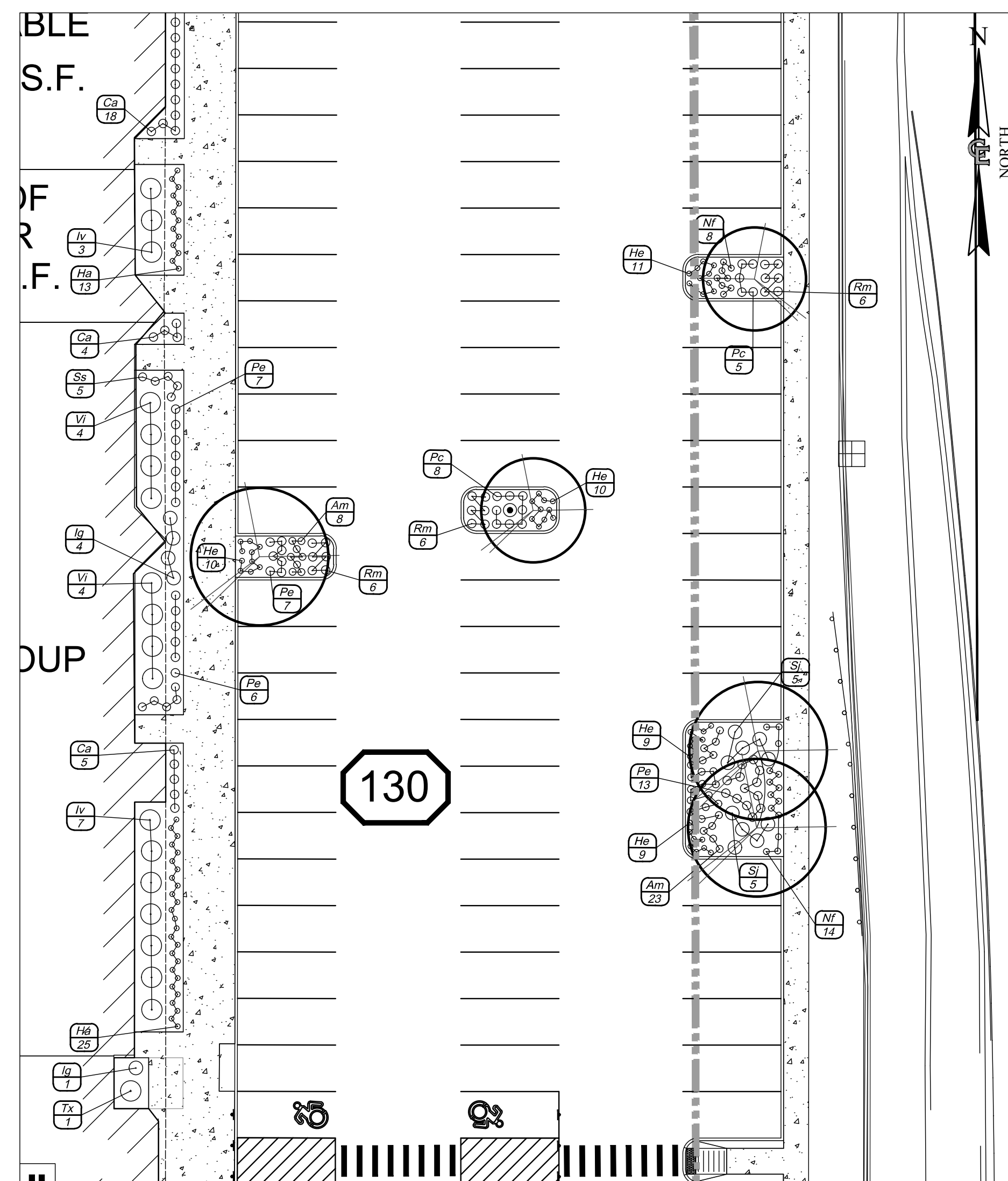
Project Name and Address

AMHERST DEVELOPMENT PARK - BUILDING ADDITIONS
6000-6040 N. Bailey Avenue
Amherst, New York 14226

Drawing Name

LANDSCAPE PLAN ENLARGEMENT AREAS

Sheet	2 OF 5	Drawing Number	C-7.1
Date	08/12/2025		
Scale	1"=20'		



ENLARGEMENT AREA 5
SCALE: 1" = 20'

	Revisions	
07	Revised based on Town Comments	2025-11-06
06	Revised based on site plan changes	2025-05-21
05	Revised based on Town Comments	2025-02-05
04	Revised based on site plan changes	2024-12-10
03	Revised based on site plan changes	2024-11-26
02	Revised based on site plan changes	2024-10-14
01	Revised based on site plan changes	2024-08-21
No.	Revision/Issue	Date

Notes & References

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SAFELY" NEW YORK @ 1-800-962-7962
FOR LOCATION OF ALL UTILITIES, AT
LEAST 7 DAYS PRIOR TO BEGINNING
CONSTRUCTION

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EDUCATION LAW
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Applicant

**BENDERSON
DEVELOPMENT**

570 DELAWARE AVE. BUFFALO, NY 14202
PHONE (716) 866-0211 FAX (716) 866-1797

WWW.BENDERSON.COM

PROJECT NO. 1810

The seal is circular with a double-lined border. The outer ring contains the text "REGISTERED LANDSCAPE ARCHITECT" at the top and "STATE OF NEW YORK" at the bottom. Inside this is a smaller ring with the name "SARAH COSTELLO" and the number "002574". The center of the seal features the State of New York coat of arms, which depicts a Native American holding a bow and arrow, with a star above his right shoulder. A banner at the base of the coat of arms reads "EUREKA". A large, stylized signature is written across the seal, overlapping the text and the coat of arms.

Landscape Architect

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

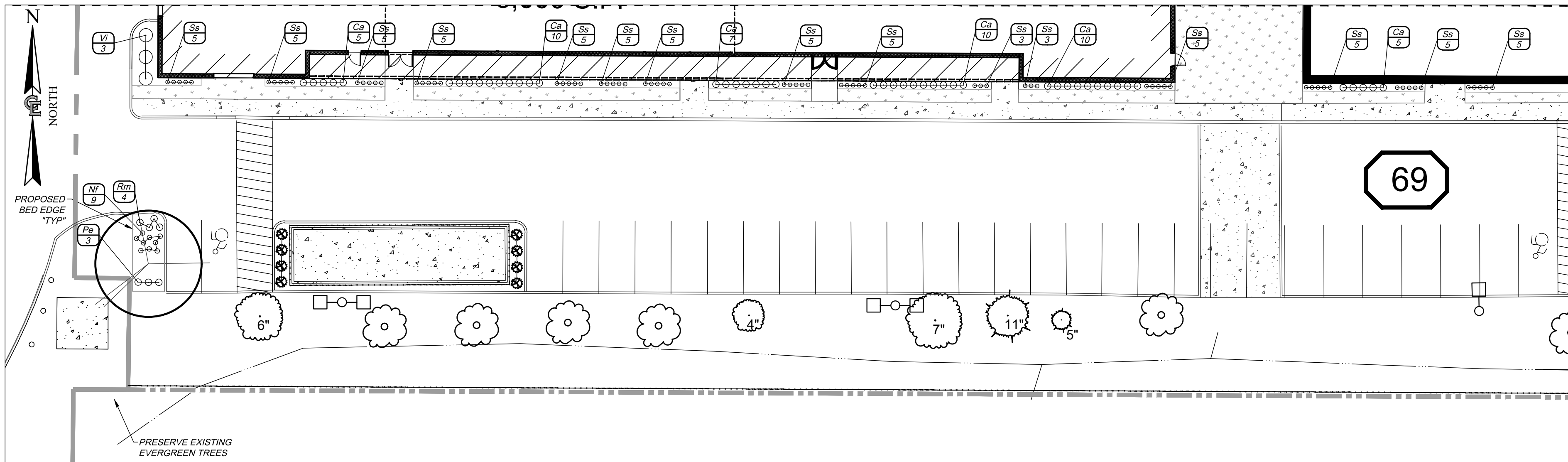
**COSTICH
ENGINEERING**

217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-3020

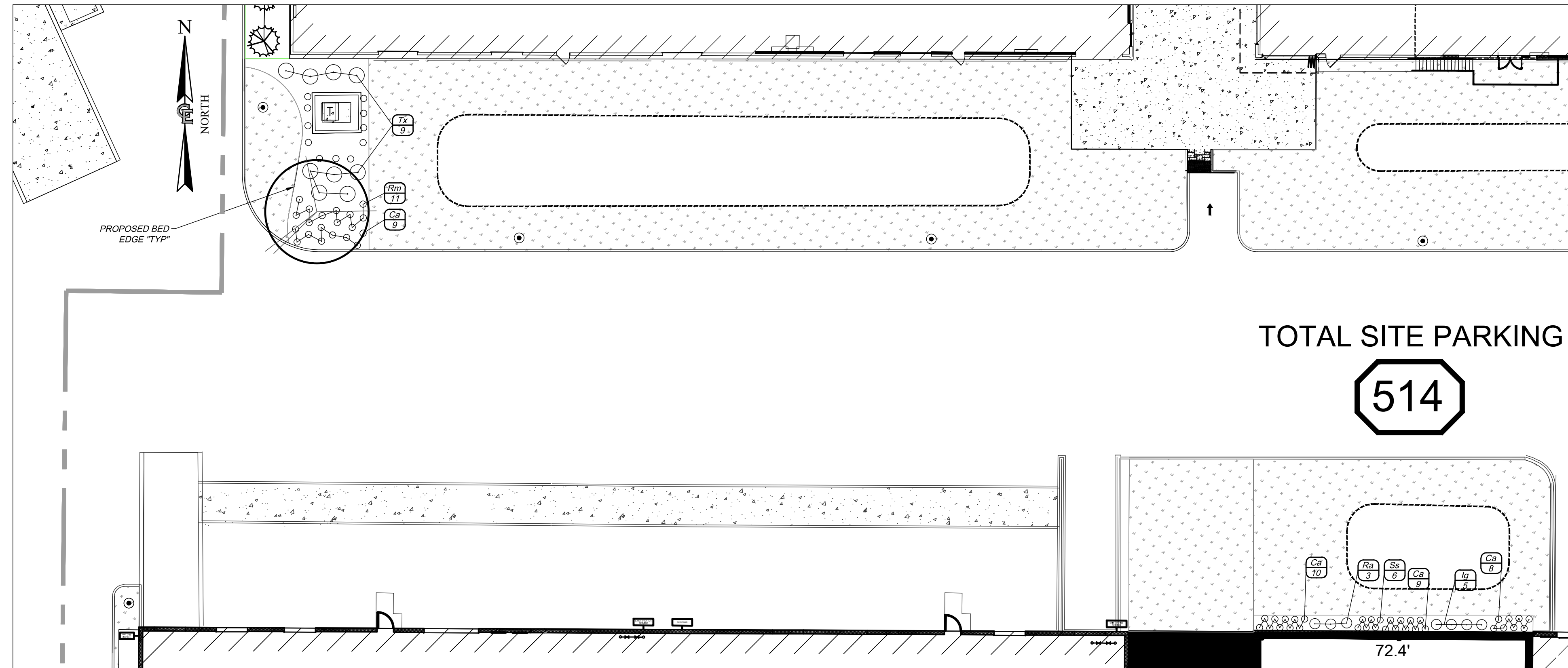
Project Name and Address

AMHERST
DEVELOPMENT PARK -
BUILDING ADDITIONS
6000-6040 N. Bailey Avenue
Amherst, New York 14226

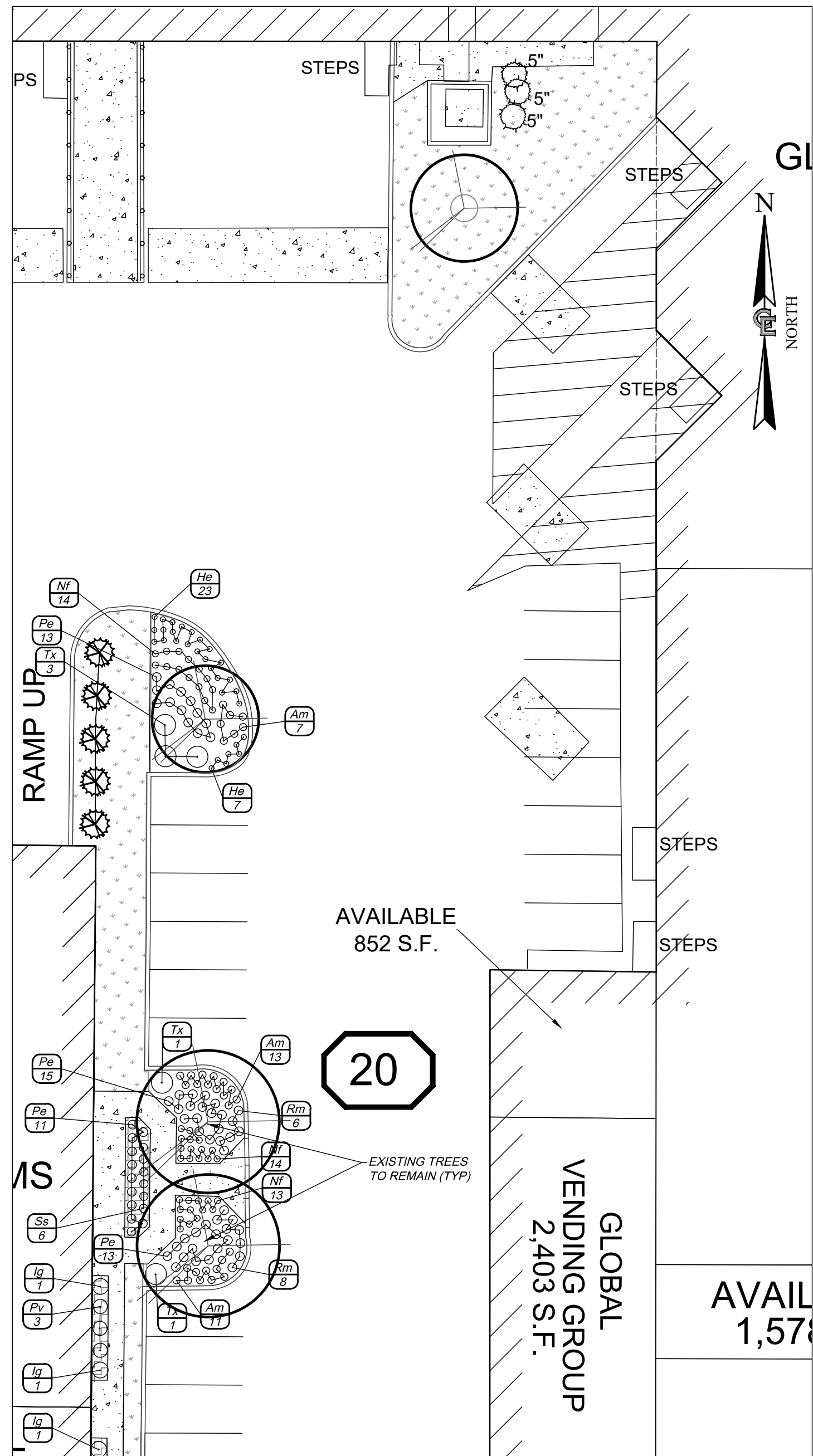
Drawing Name	
LANDSCAPE PLAN ENLARGEMENT AREAS	
Sheet	Drawing Number
3 OF 5	C-7.2
Date 08/12/2025	
Scale 1"=20'	



ENLARGEMENT AREA 6
SCALE: 1" = 20'



ENLARGEMENT AREA 7
SCALE: 1" = 20'



ENLARGEMENT AREA 8
SCALE: 1" = 20'

TOTAL SITE PARKING
514

Revisions	2025-11-06	2025-05-21	2025-02-05	2024-12-10	2024-11-26	2024-10-14	2024-08-21	Date
Revised based on Town Comments	07	06	05	04	03	02	01	No.
Revised based on site plan changes								Revision/Issue

Notes & References

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PROJECT NO. 1910

Landscape Architect's Seal

Landscape Architect

COSTICH ENGINEERING

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- LANDSCAPE ARCHITECTURE

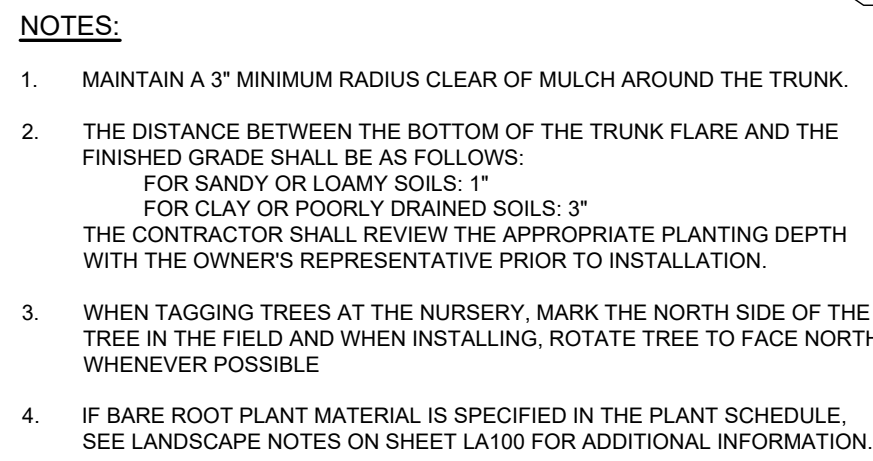
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 459-3020

Project Name and Address

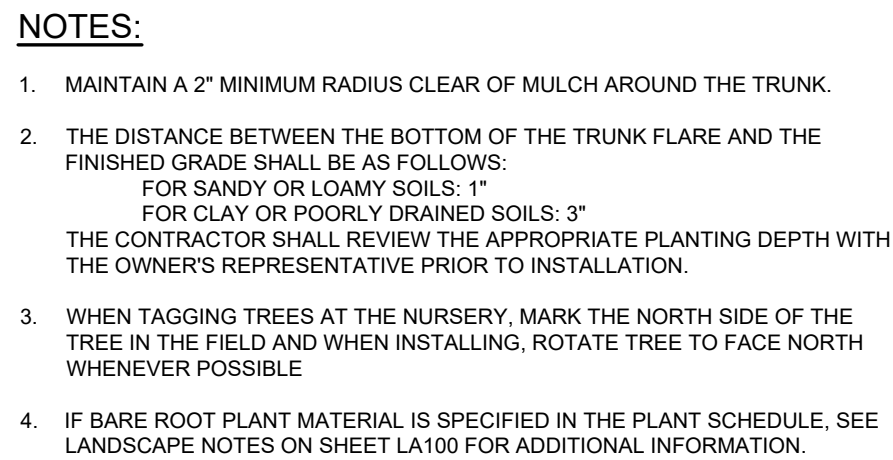
AMHERST DEVELOPMENT PARK - BUILDING ADDITIONS
6000-6040 N. Bailey Avenue
Amherst, New York 14226

Drawing Name	
LANDSCAPE PLAN ENLARGEMENT AREAS	
Sheet	4 OF 5
Date	08/12/2025
Scale	1"=20'
Drawing Number	C-7.3

1. MAINTAIN A 2" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
2. PLANTING BED DEPTH IN LAWN AREAS SHALL BE A MINIMUM OF 18" DEEP AND/OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
3. ALL PLANTING BEDS SHALL BE FREE OF CONSTRUCTION DEBRIS.
4. IF BARE ROOT PLANT MATERIAL IS SPECIFIED IN THE PLANT SCHEDULE, SEE LANDSCAPE NOTES ON SHEET LA100 FOR ADDITIONAL INFORMATION

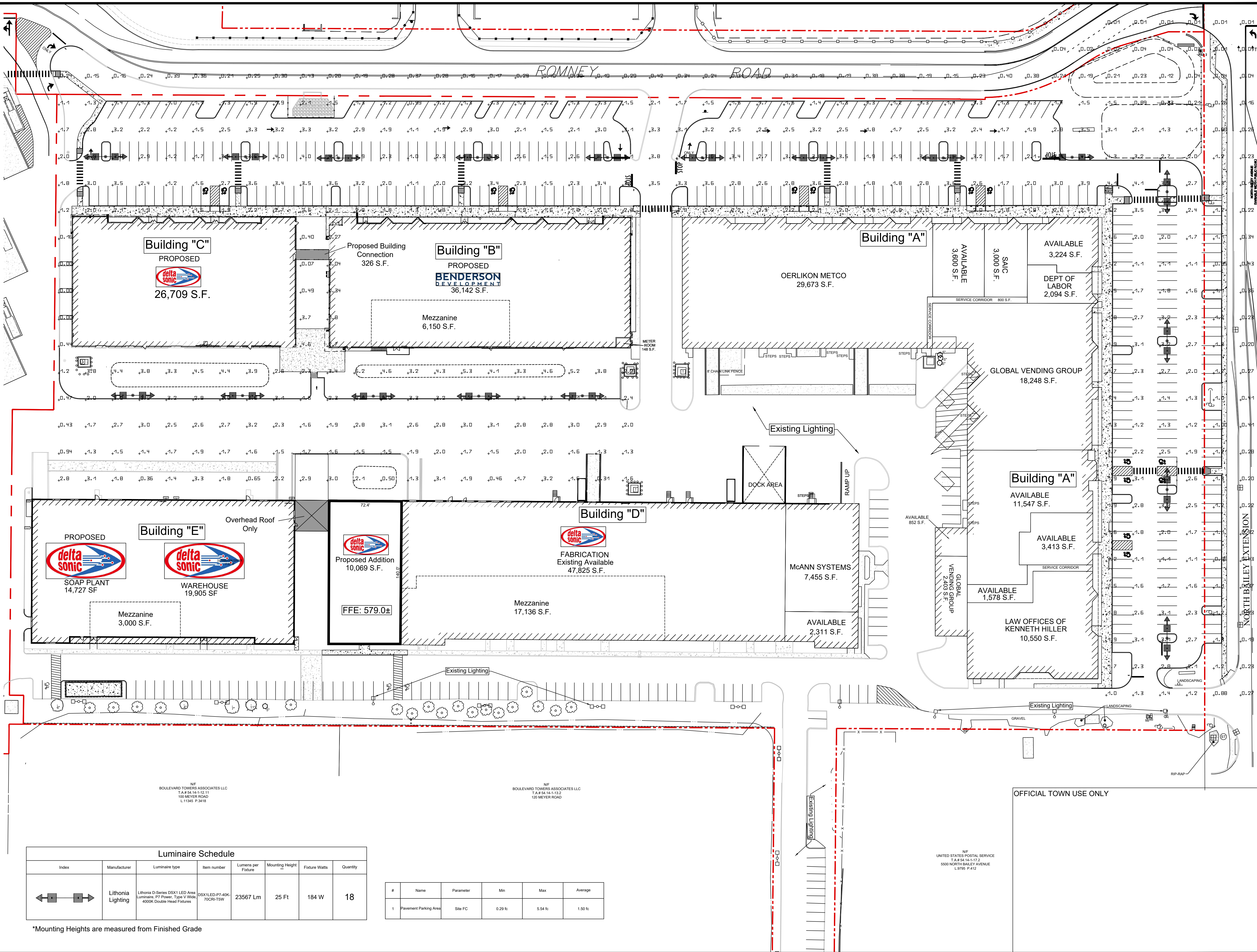


DECIDUOUS TREE PLANTING LESS THAN 4" CAL. DETAIL



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE





DRAWING REVISIONS:

No.	DATE	BY	REMARKS
14	08.01.2025	DZ	Site Updates

SPECIAL INFORMATION:
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PROPERTY NUMBER: #1723 AREA: -

Amherst Development Park
6000 - 6040 North Bailey Ave
Amherst, NY 14226

PROPOSED
SITE MODIFICATIONS

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR

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

SEAL

TITLE:
**Site
Lighting Plan**

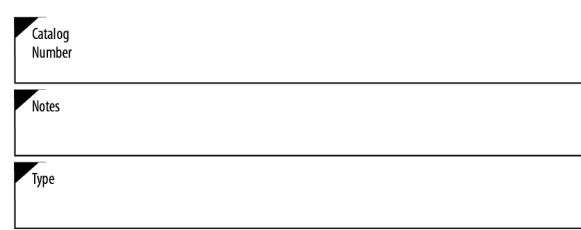
SCALE:
1:70
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 08.16.2023

DRAWING NO.
C8.00

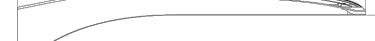
Luminaire Schedule							
Index	Manufacturer	Luminaire type	Item number	Lumens per Fixture	Mounting Height	Fixture Watts	Quantity
	Lithonia Lighting	Lithonia D-Series DSX1 LED Area Luminaire, P7 Power, Type V Wide, 4000K Double Head Fixtures	DSX1LED-P7-40K-70CRL-T5W	23567 Lm	25 Ft	184 W	18

*Mounting Heights are measured from Finished Grade

#	Name	Parameter	Min	Max	Average
1	Pavement Parking Area	Site FC	0.29 fc	5.54 fc	1.50 fc



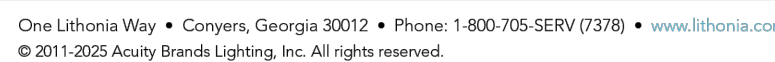
Weight: 34



Items marked by a shaded background qualify for the Design Select program and ship in 10 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect
*See ordering tree for details

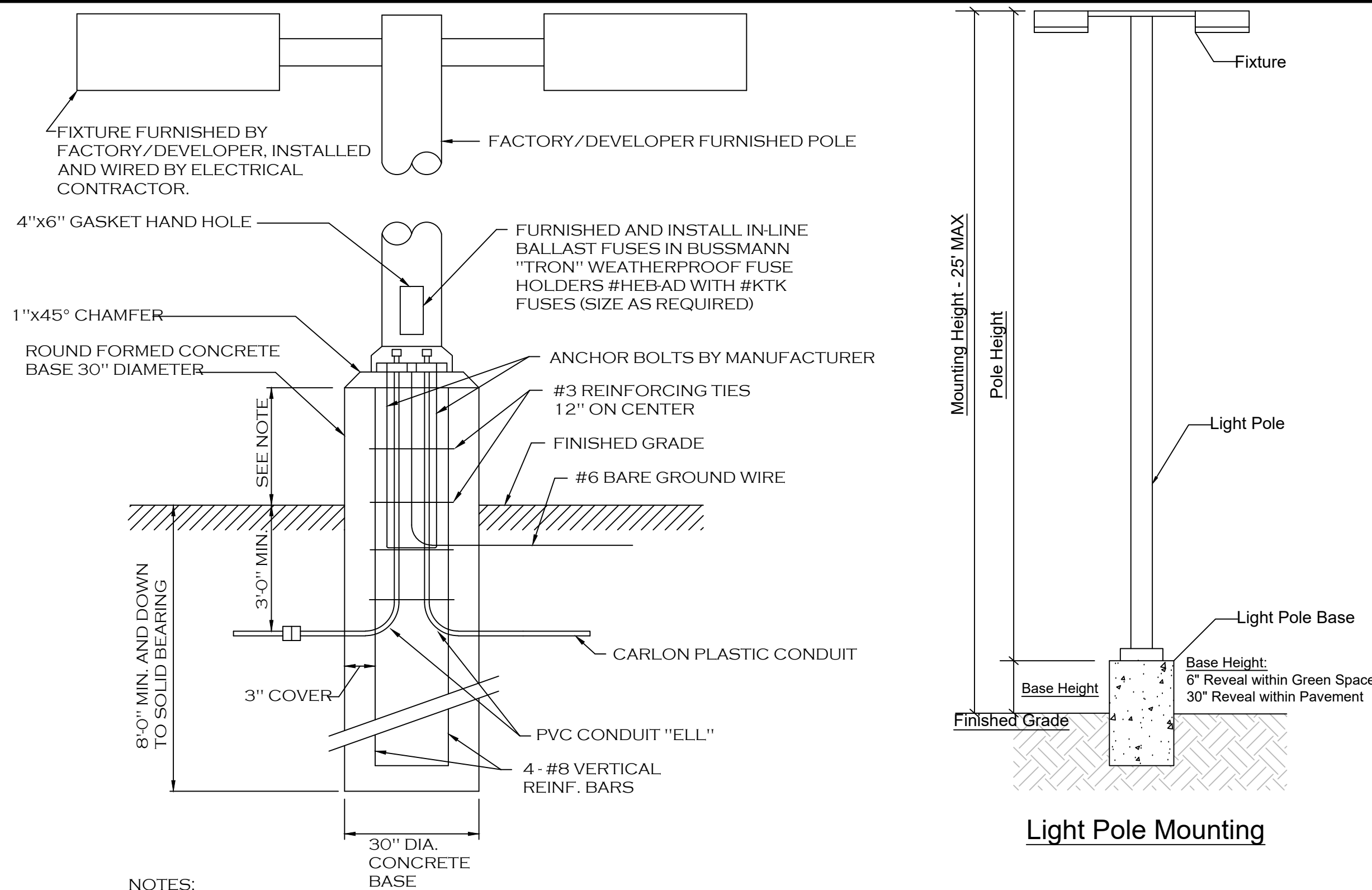
EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Control options		Other options		Finish reference
Shipped installed		Shipped installed		
NLTARZ PIRIN	n-light AIR-gel 2 enabled with bi-level motion / ambient sensor; 8-40 mounting height, ambient sensor enabled at 7C, 19.6% ¹	SPO2N 20W range protection HS Household shield (black finish standard) ²	DORBO Dark Bronze	
		LCE Left noted optics ³	DRLXO Black	
		P00 High rated optics ³	DNA Natural Aluminium	
PIR	BLSO Bi-level switched dimming, 50% ³ , 30% ³ , 15% ³	C90 Castal Construction ³	DWHDO White	
	BLSD Bi-level switched dimming, 50% ³ , 30% ³ , 15% ³	HAA 50°C ambient operation ⁴	DOSTD Toward dark bronze	
	DWG G-to-fine mesh was pulled outside for use with an external control, ordered separately ⁵	BAA Bay America® Act and/or Build America Bay America Qualified	DRLBO Toward black	
	PERM NEMA two-lock receptacle only (control ordered separately)	SF Single Size (120, 27, 347V) ⁶	DHATO Toward natural aluminum	
	D6 Dual switching ^{10, 10.2}	DF Double Face (208, 240, 480V) ⁶	DWHDG Toward white	
PERS	Fine perspers only (control ordered separately) ^{10, 11}	EGRS External Glass Shield (available, field install required, matches housing finish)		
		ESDB Bird Spikes (field install required)		



DSX1-LED
Rev. 04/29/2
Page 1 of 1

COMMERCIAL OUTDOOR



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

LIGHT POLE FOUNDATION

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:			
No.	DATE	BY	REMARKS
1	12.13.2023	DZ	POND UPDATES
4	07.31.2024	DZ	Site Updates
10	02.05.2025	DZ	Town Comments
13	06.23.2025	DZ	Town Comments

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SHOP DRAWING SUBMITTALS ARE REQUIRED FOR ANY AND ALL STRUCTURES.

NOTICE
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EDUCATION LAW.



PROPERTY NUMBER:
#1723

AREA:

Amherst Development Park
6000 - 6040 North Bailey Ave
Amherst, NY 14226

Amherst, NY 14226

PROPOSED SITE MODIFICATIONS

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR

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

SEAL



TITLE

Lighting Details

SCALE:

NTS

DRAWN

DRAWN BY: DRAWING NO.

DMZ

CHECK

MAC

DATE:
08.16.2023

C8.10