



**ENGINEER'S REPORT
FOR
PROPOSED SITE REDEVELOPMENT
6000-6040 NORTH BAILEY AVE
TOWN OF AMHERST, NEW YORK
PROP # 1723**

November 6, 2025

GENERAL

This project is a redevelopment of a 17.426-acre parcel of land currently occupied with five (5) multitenant buildings (26,709 S.F., 35,678 S.F., 90,130 S.F., 59,591 S.F., and 34,632 S.F.) associated with a 10,069 S.F. building addition, reconfigured loading dock and site parking, with updates to utility, and drainage infrastructure. It is located at the Southwest corner of North Bailey Ave and Romney Road in the Town of Amherst. The property abuts general commercial properties along all property boundaries.

Existing Conditions:

The site is currently occupied by five (5) buildings and associated parking lot and loading docks. The site currently is sheet draining any runoff from pavement surface existing on-site drainage structures.

The site contains existing domestic and fire water services. The existing Domestic and fire water service is tapped off the 8" Main along North Bailey Ave and enters the site at the Southeast corner of property and through a hot box enclosure with meters and backflows. The existing Fire water service loops the property and another hot box enclosure with a backflow reconnects to the Existing 8" Main along North Bailey at the Northeast corner of the site.

Existing Sanitary Sewers connection for the property is located South of property that discharges into the existing Town of Amherst sewer district.

PROJECT OVERVIEW

The proposed project (*Figure 1*) consists of; clearing of land and relocation of existing utilities; Construct building addition of 10,069 S.F. between the Two Southern Buildings. Site improvements including improvements to the associated parking lot, drainage infrastructure and sites grading and utilities. The proposed amended site plan includes A total of 26,286 S.F. of additional mezzanine space for additional office and storage space.

PROPOSED FACILITIES

Storm Water

SWPPP Stormwater Report prepared by Carmina Wood Design updated August 2025. (Figure 3)

Pipe size calculations for the proposed site drainage are included in Figure 4.

Water System

The existing water service to the site is to reuse for this proposed project. The existing service is tapped off the existing 8" water main along North Bailey Ave R.O.W. The proposed development will reuse the existing 3" domestic and 8" fire water services, which enter the site with dedicated taps into a hot box enclosure with meter and backflow devices at the SE corner of the site. The existing 8" Fire service enters the site loops the property and connects back to the ECWA main along the NE corner of the site with a dedicated hot box enclosure.

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

Summary: *(Refer to Figure 2)*

Proposed Building Increased:	10,069 S.F.
Operating Demand Increase:	4.44 gpm
Peak Demand Increase:	8.00 gpm
Water Main:	8" main along North Bailey Ave
Static Pressure:	96
Head Loss Friction:	0 psi
Loss through meter/RPZ:	13.0 psi per service
Elevation Loss:	0.9 psi
Bends Loss:	0 psi
Required Pressure after RPZ:	20 psi
Proposed Pressure after RPZ:	82.1 psi

Sanitary Sewer:

Sanitary services will reuse building connections which will discharge into the existing sanitary sewer force main that discharges into the sanitary main along Meyer Road. The proposed building additions will reuse the existing lateral sanitary connections. The proposed amended site plan includes 26,286 S.F. of mezzanine space for additional office and storage, however there will be no change in the total number of employees, therefore no change to the proposed flows.

Summary:

Proposed New Building S.F.:	10,069 S.F.
Existing Buildings S.F.:	246,740 S.F.
Proposed New Flow:	15GPD * 150 EMPLOYEES
Additional GPD =	2,400 <u>GPD</u>
Total Increased Sanitary Flow:	2,400 GPD