ARCHITECT:
FITTANTE ARCHITECTURE PC
PO BOX 3084
NIAGARA FALLS, NEW YORK 143043
PHONE: (716) 622-8737
EMAIL: jim@fittantearchitecture.com

CIVIL ENGINEER:

METZGER CIVIL ENGINEERING, PLLC.
8245 SHERIDAN DRIVE
WILLIAMSVILLE, NEW YORK 14221
PHONE: (716) 633-2601
FAX: (716) 633-2704
EMAIL: meteng@roadrunner.com

OWNER:
EMILY'S GARDEN ESTATES, INC.
2217 SWEET HOME ROAD
AMHERST, NY 14228

3230-3238 MILLERSPORT HIGHW

TOWN OF AMHERST,

ERIE COUNTY,

NEW YOR

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LOCATION MAP

N.T.S.

SCHEDULE

SHEET NO DRA

P P

DRAWINGS:

DRAWING

DESCRIPTION

CS-1

110007054W21

DP-1
SP-1
SP-1
UP-1
LP-1
DT-2
DT-2
DT-3

COVER SHEET
360 LAND SURVEYING TOPOGRAPHY SURVEY
DEMOLITION PLAN
SITE PLAN
DRAINAGE & GRADING PLAN
UTILITY PLAN
EROSION & SEDIMENT CONTROL PLAN
LANDSCAPE PLAN
SITE DETAILS
UTILITY DETAILS
MISCELLANEOUS DETAILS

EXISTING FEATURES*	PROJECT LEGEND EATURES* PROJECT BOUNDARY LINE		PROPOSED FEATURES* STORM CATCH BASIN
	- CENTERLINE	•	WATER VALVE
MB 🗆	MAIL BOX		SANITARY SEWER LATERAL
r	SIGN	গ্র গ্র	STORM SEWER LINE
ELEC. M.H.	ELECTRIC MANHOLE	w	WATERLINE
TELE. M.H.	TELEPHONE MANHOLE	; ;	צופא בייבואר
—SA——O—SA—	SANITARY MANHOLE & LINE		
Q UP	WATER LINE UTILITY POLE	× 575.75	SPOT ELEVATION
* X	WATER VALVE	†	FLOW DIRECTION
	- GAS LINE	0	INLET PROTECTION
——————————————————————————————————————	- OVERHEAD WIRES		SILT SOCK
			STABILIZED CONSTRUCTION ENTRANCE
* WHERE APPLICABLE			
	3		

METZGER CIVIL ENGINEERING, PLLC

TOWN OF AMHERST NOTES:

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

DΑ	SC	
DATE: NOVE	SCALE:	
NOVEMBER 7,		

CS-1

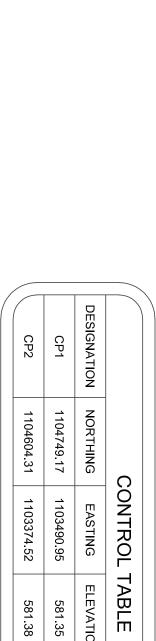
UTILITES SHOWN HEREON ARE FROM VISABLE FIELD EVIDENCE AT THE TIME OF FIELD WORK. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), ESTABLISHED WITH GPS USING THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REAL TIME NETWORK (NYSDOT RTN). (US SURVEY FEET).

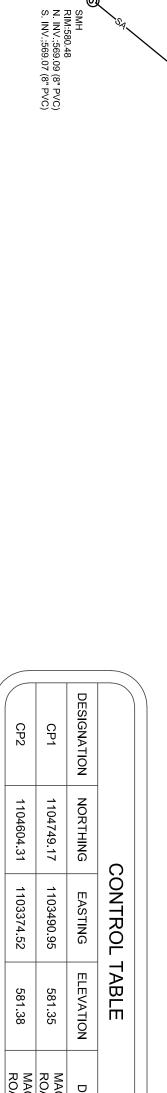
SHEET 1 OF 1

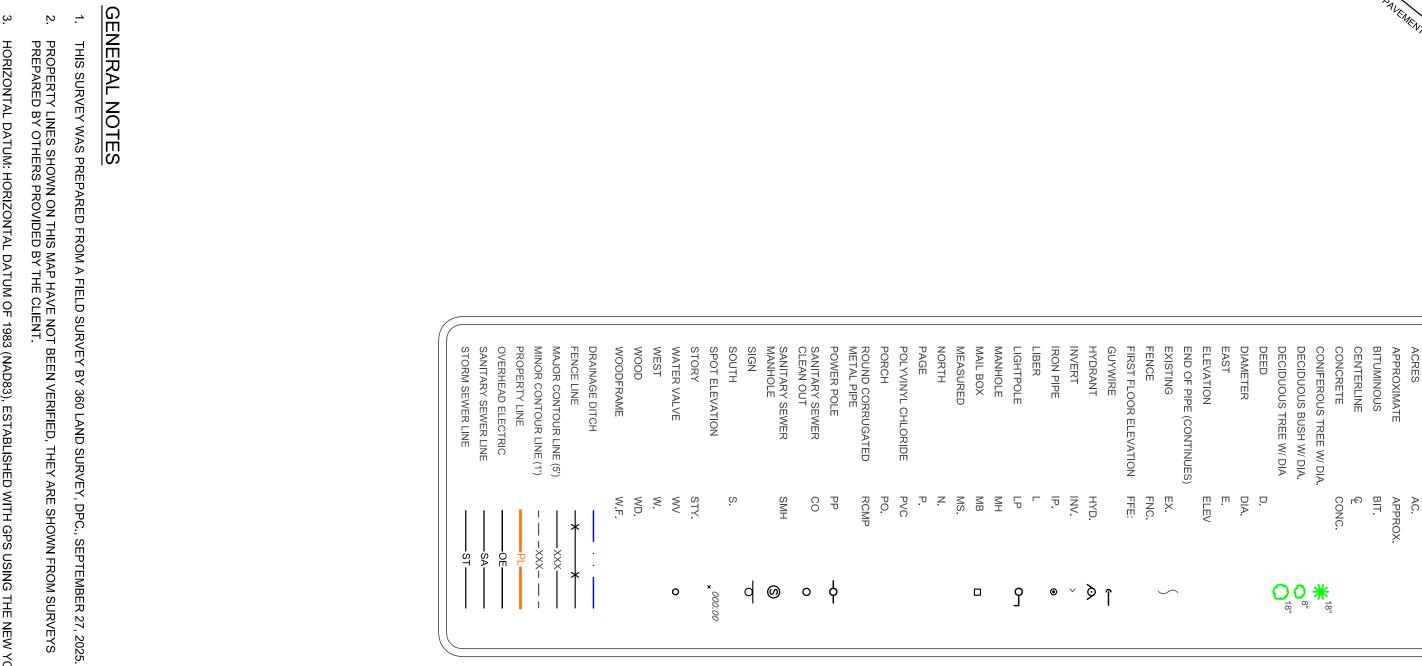
HORIZONTAL DATUM: HORIZONTAL DATUM OF 1983 (NAD83), ESTABLISHED WITH GPS USING THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REAL TIME NETWORK (NYSDOT RTN). (US SURVEY FEET).

Call befo	
	ROAD SHOULDER
Know what's h	MAG NAIL SET ON
	ROAD SHOULDER
	MAG NAIL SET ON
	DESCRIPTION

CONTROL	TABLE)
EASTING	ELEVATION	DESCRIPTION
7 1103490.95	581.35	MAG NAIL SET ON ROAD SHOULDER
1 1103374.52	581 38	MAG NAIL SET ON
	CONTROL NORTHING EASTING 1104749.17 1103490.95 1104604.31 1103374.52	EASTING 1103490.95 1103374.52







-OE--SA-

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209. PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

SHEET SCALE BAR
ADJUST ACCORDINGLY IF SCALE
IS NOT TWO INCHES

TOPOGRAPHIC MAP

L-11259 P-611 SBL# 27.20-2-41)

EMILY'S GARDEN ESTATES (REPUTED OWNER)

583.42

BIT. PARK LOT

TOTAL AREA ±0.86 AC.

580.04~X 580.67

X.85.19

775.00° O

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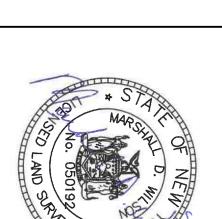
IMP CUVERT

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MILLERS ORTHICHMAN (100.00)

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PO Box 207	HODELING CONSTR	LAND SURV	- 13	BOUMDARY TOPO
07	COMSTRUCTO	RVEY		TOPOGO

1031

3230 & 3238 MILLERSPORT HIGHWAY
TOWN OF AMHERST
COUNTY OF ERIE
STATE OF NEW YORK
PART OF LOT 58,
TOWNSHIP OF 12, RANGE OF 7
OF THE HOLLAND LAND
COMPANY'S SURVEY TAX IDENTIFICATION #'s 27.20-2-40, 27.20-2-41

2217 Sweet Home Road Amherst, New York 14228

Emily's Garden Estates, Inc.

PREPARED FOR:

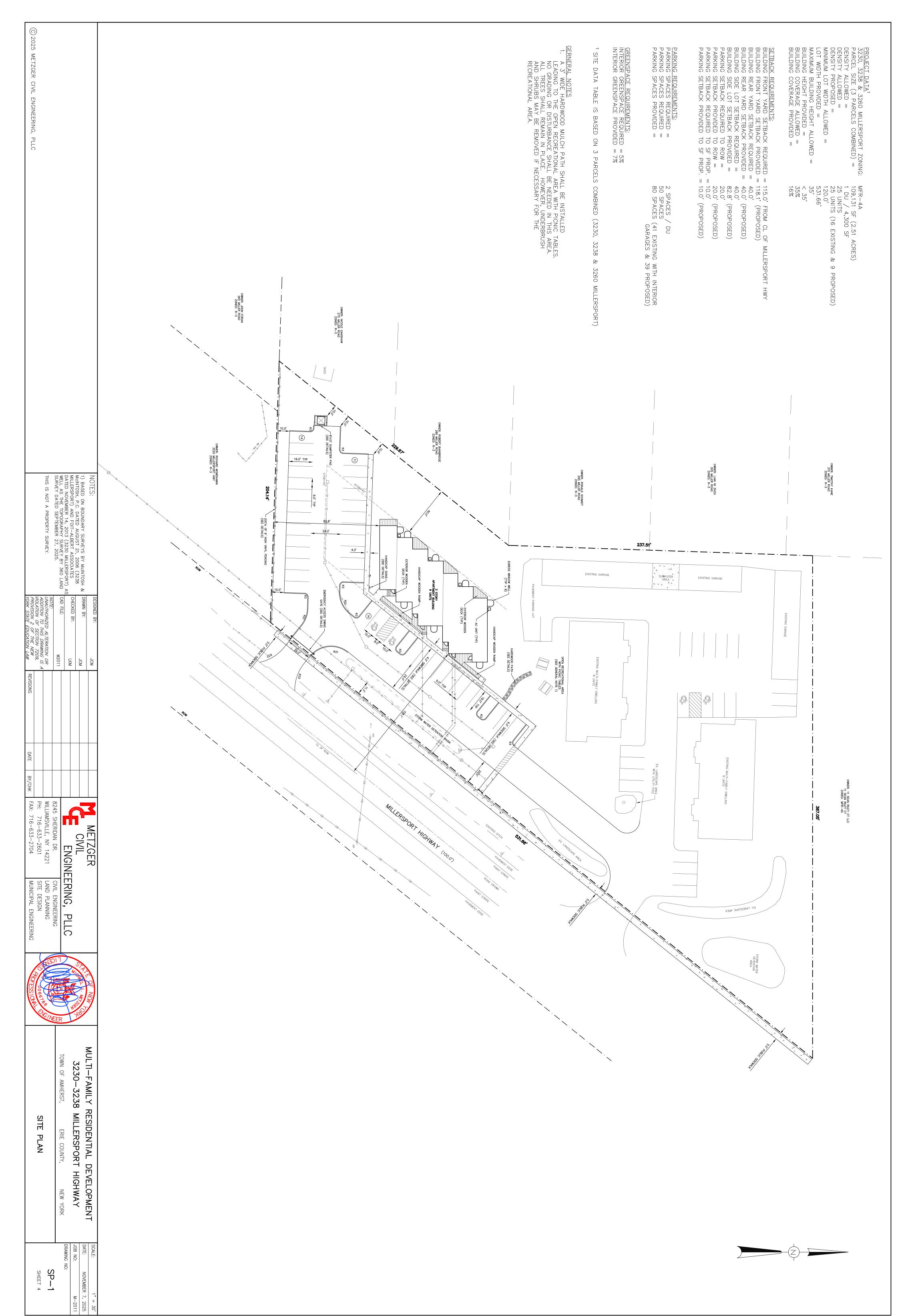




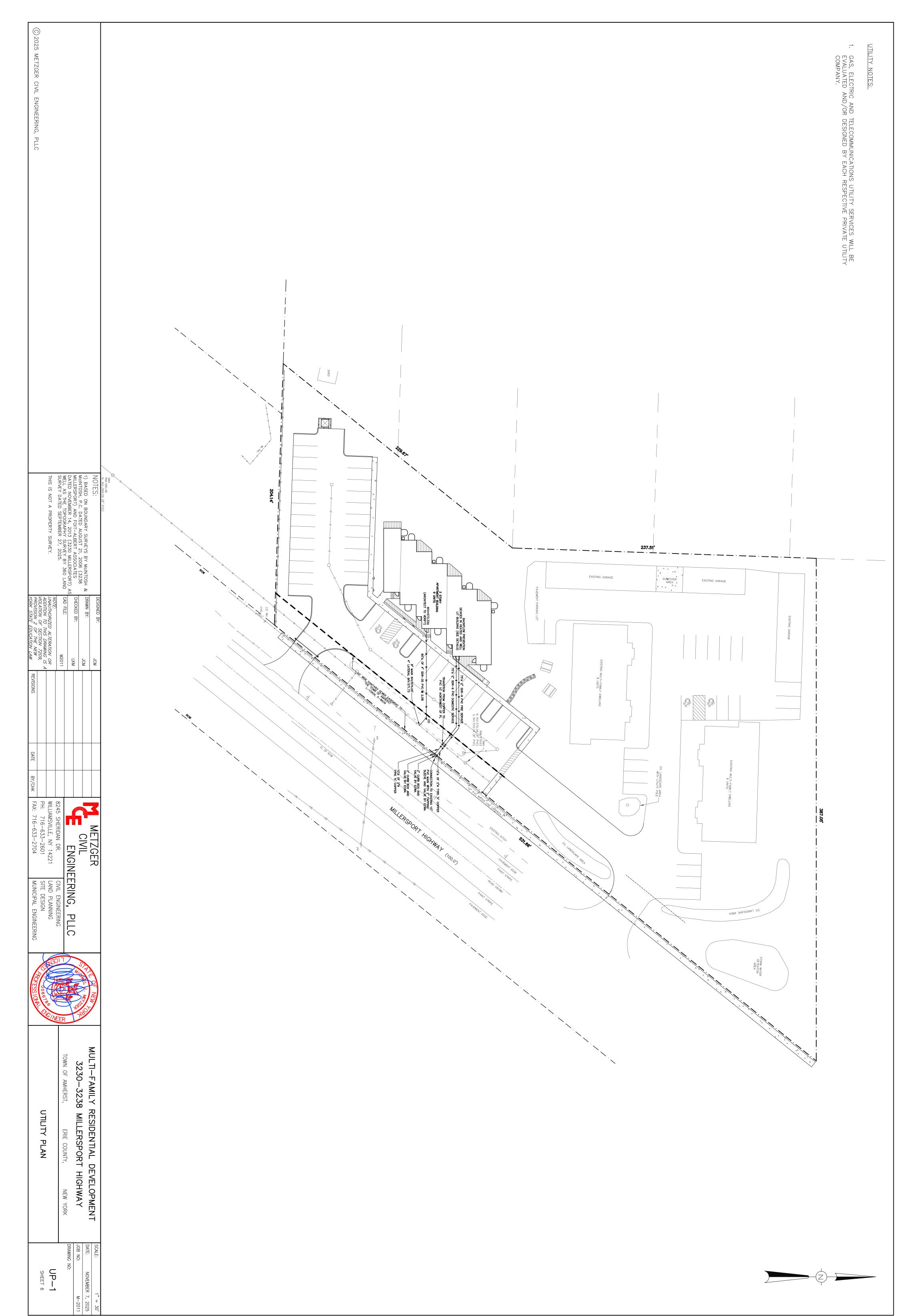
	1.04
ACRES APPROXIMATE BITUMINOUS CENTERLINE CONGRETE EAST ELEVATION END OF PIPE (CONTINUES) EXISTING FENGE FIRST FLOOR ELEVATION GUYWIRE HYDRANT INVERT SANITARY SEWER CLEAN OUT SANITARY SEWER SIGN SOUTH SPOT ELEVATION STORY WATER VALVE WEST WOOD WOODFRAME DRAINAGE DITCH FENCE LINE MAJOR CONTOUR LINE (5) MINOR CONTOUR LINE (6)	NORTH FRENCH ROAD PROJECT PROJECT DOCATION LOCATION MAP NOT TO SCALE
AC. APPROX. BIT. BIT. P. CONC. FNC. FNC. PPV. STY. STY. STY. STY. STY. STY. STY. STY	NILLERS PORT AIRGHWAY

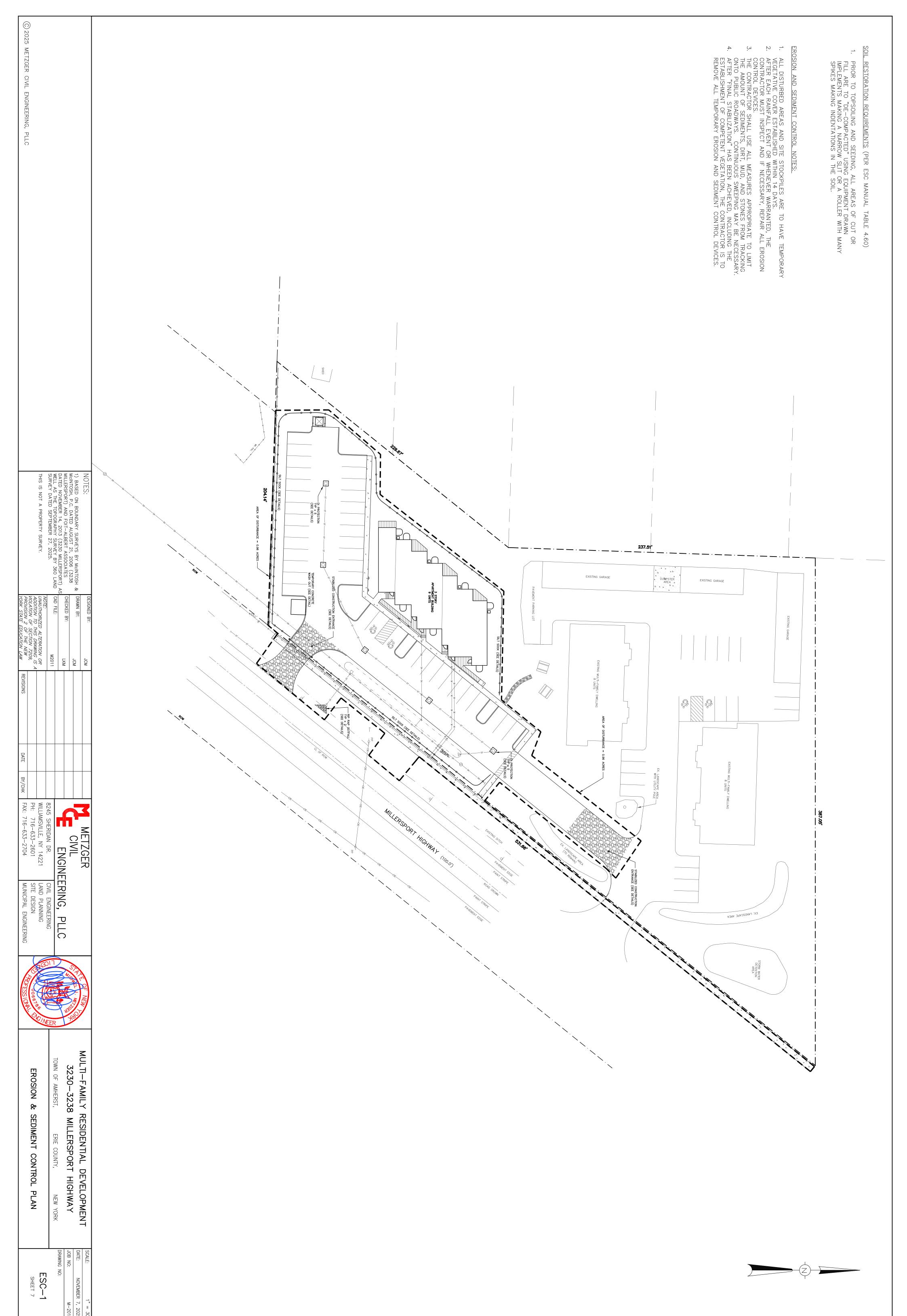
SMH RIM:579.63 N. INV::570.34 (8" PVC) S. INV::570.19 (8" PVC)

© 2025 METZGER CIVIL ENGINEERING, PLLC				NOTES: 1. EXISTING PAVEMENT SECTION WITHIN NYSDOT ROW SHALL BE REMOVED AND REPLACED WITH EMERGENCY ENTRANCE AND CULVERT IN ACCORDANCE WITH THESE PROJECT DOCUMENTS. 2. REMOVE EXISTING ASPHALT AND 12" CMP CULVERT AND RESTORE TO LAWN HROUGH DRAINAGE DITCH IN ACCORDANCE WITH NYSDOT SPECIFICATIONS UP TO THE RIGHT-OF-WAY. 3. A NYSDOT WORK PERMIT IS REQUIRED PRIOR TO ANY WORK WITHIN THE MILLERSPORT HIGHWAY ROW. 4. ALL NECESSARY DEMOLITION PERMITS SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY DEMOLITION WORK. 5. ALL VEGETATION AND TREES WITHIN THE LIMITS OF DISTURBANCE SHALL BE REMOVED UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN (LP-1). 6. DEMOLITION OF STRUCTURES AND DISPOSAL OF MATERIALS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE TOWN AND STATE REGULATIONS. ANY FOUNDATIONS, INCLUDING BASEMENTS, ARE TO SECOMPETELY REMOVED AND BACKFILLED WITH SUITABLE GRANULAR FILL. 7. EXISTING UTILITY SERVICE CONNECTIONS (I.E. WATER, SANITARY SEWER, ETC.) SHALL BE REMOVED IN ACCORDANCE WITH ALL APPLICABLE TOWN, STATE AND UTILITY PROVIDER REGULATIONS. ANY UNDERGROUND SEWERAGE DISPOSAL SYSTEM, IF ENCOUNTERED, SHALL BE REMOVED AND BACKFILLED WITH SUITABLE GRANULAR FILL.
NOTES: NOTES:	Hard of the state	Product Product St. A. S. Call Co. C. Call Co. Call Co. C. Call Co. Call	District sources District sou	Destina destants
FAMILY RESIDENTIAL DEVELOPMENT 30-3238 MILLERSPORT HIGHWAY DATE: NOVEMBER 7, 2025 JOB NO: M-2011 DEMOLITION PLAN SCALE: 1" = 30' DATE: NOVEMBER 7, 2025 JOB NO: M-2011 DRAWING NO: DP-1 SHEET 3				2



© 2025 METZGER CIVIL ENGINEERING, PLLC	NOTES. I FROM WA NASHIN TES. ONLY AND SHALL PROVIDE SOLL RESIDEATON TO ACCORDANCE WITH THE INSECUE STORMANTER MANAGEMENT MANAGEMENT OF MANY BASING SOLL RESIDEATON FOR EACH OFFICENCY TO MANY PROVIDED STORMANTER MANAGEMENT OF MANAGEMENT OF MANY PROVIDED STORMANTER MANAGEMENT OF MANAGEMENT OF MANY PROVIDED STORMANTER MANAGEMENT OF MANY BASED ON THE SAME FOR THE SAME F
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METZGER CIVIL ENGINEERING, PLLC 245 SHERIDAN DR. CIVIL ENGINEERING LAND PLANNING H: 716-633-2601 AX: 716-633-2704 MUNICIPAL ENGINEERING MUNICIPAL ENGINEERING	
MULTI—FAMILY RESIDENTIAL DEVELOPMENT 3230—3238 MILLERSPORT HIGHWAY TOWN OF AMHERST, ERIE COUNTY, NEW YORK GRADING & DRAINAGE PLAN	
SCALE: 1" = 30' DATE: NOVEMBER 7, 2025 JOB NO: M-2011 DRAWING NO: GD-1 SHEET 5	





© 2025 METZGER CIVIL ENGINEERING, PLLC	GERNERAL NOTES 1. A 3' WIDE HARDWOOD MULCH PATH SHALL BE INSTALLED LEADING TO THE OPEN RECREATIONAL AREA WITH PICNIC TABLES. NO GRADING OR DISTURBANCE SHALL BE NEEDED IN THIS AREA. ALL TREES SHALL REMAIN IN PLACE. HOWEVER, UNDERBRUSH AND SHRUBS MAY BE REMOVED IF NECESSARY FOR THE RECREATIONAL AREA.	CA 2.4 CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHERREED GRASS NO. 3 CONT. PA 4 PENNISETUM ALOPECUROIDES 'HAMELN' DWARF FOUNTAIN GRASS NO. 3 CONT. NOTES: 1. ALL TREES AND PLANTING BEDS SHALL RECEIVE A 3-INCH LAYER OF SHREDDED HARDWOOD BARK MULCH. 2. ALL PLANT MATERIALS SHALL BE INSPECTED TWICE ANNUALLY, ONCE IN THE SPRING AND AGAIN IN THE FALL. (LESS THAN 50% LEAF COVER) SHALL BE REPLACED BEFORE THE NEXT GROWING SEASON. TREES AND SHRUBS THAT DO NOT EXHIBIT THE CONDITIONS FOR REPLACED BEFORE THE NEXT GROWING SEASON. TREES AND SHRUBS THAT DO NOT EXHIBIT THE CONDITIONS FOR REPLACEMENT SHALL AT THE TIME OF INSPECTION TO REMOVE DEAD TWIGS AND BRANCHES. 3. TAGS SHOWING PLANT TYPE / SPECIES SHALL REMAIN ON THE PLANT MATERIALS UNTIL FINAL INSPECTION BY THE TOWN BUILDING INSPECTOR. 4. CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO PROTECT THE EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE; INCLUDING LIMITED TO, RETAINING WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS PER THE TOWN CODE.	7 MAGNOLIA STELLATA 'ROYAL STAR' ROYAL STAR MAGNOLIA 1 ₹ - 2" CAL B&B GROWS 10 TO 15' TALL; 10 TO 12' B\text{UBS} 1 UNIPERUS CHINENSIS 'MONTODD' PPAF 10 ROSA HYBRID 'MEICERAFYN' 10 ROSA 'MEIZYGGLIE' 25 ROSA 'RADMONYEL' 25 ROSA 'RADMONYEL' 25 SPIRAEA X BUMALDA 'GOLDFLAME' CONT; GROWS TO 5' HIGH & 4' W GRACE N' GRIT YELLOW SHRUB ROSE 24" HIGH NO. 3 CONT; GROWS TO 5' HIGH & 4' W GRACE N' GRIT YELLOW SHRUB ROSE 24" HIGH NO. 3 CONT; GROWS TO 5' HIGH & 4' W GRACE N' GRIT YELLOW SHRUB ROSE 24" HIGH NO. 3 CONT; GROWS TO 5' HIGH & 4' W GRACE N' GRIT YELLOW SHRUB ROSE 24" HIGH NO. 3 CONT; GROWS TO 5' HIGH & 4' W GRACE N' GRIT YELLOW SHRUB ROSE 24" HIGH NO. 4 CONT; GROWS TO 3-4' HIGH & 4' W GOLDFLAME SPIREA	5 GLEDITSIA TRIANCANTHOS INERMIS 'DRAVES' DRAVES THORNLESS HONEYLOCUST 2½" — 3" CAL B&B HEIGHT TO 45; WIDTH OF 2 N. TREES NAMENTAL TREES COLOR; SOIL AND AERIAL SALT TO COLOR; SOIL AND AERIAL SALT TO B&B HEIGHT TO 45; WIDTH OF 2 WHITE SPRUCE WHITE SPRUCE S—6' HIGH B&B FULL TO GROUND HFARTS OF GOID FASTERN REDRIID 7—8' HIGH R&B: CLIMP MINIMIN 3 MAJOR SALOR SALORS SAL	 갷, CAL	Size of Existing Tree that is Preserved Deciduous Trees (DBH) Evergreen Trees (DBH) Credits Toward Number (Neight) Credits Toward Number of (Neight) Credits Toward Number of (Neight) Credit Trees per (Neight) O.5 O.5	TREE & SHRUB PLANTING DETAIL N.T.S.	CEDAR STAKES STEEL WIRE CEDAR STAKES 3" SHREDDED E FINISHED GRADE HALF OF ROOT 1 PART PEAT WILLORGANITE	BOXWOOD SHRUB REINFORCED NE 1/2" I.D.	2'x2' AC UNIT
NOTES: NOTES: NOTES: NOTES: DESIGNED BY: JCM DRAWN BY: JCM METZGER METZGER ASTOCIATES MILLERSPORT) AND FOIT-ALBERT ASSOCIATES DATED NOVEMBER 14, 2013 (3230 MILLERSPORT) AS SURVEY BY BOT A PROPERTY SURVEY. THIS IS NOT A PROPERTY SURVEY. PROVISION 2 OF THE NEW PROVISION 2 OF THE NEW VORK STATE EDUCATION LAW DRAWN BY: JCM CHECKED BY: LKM CHECKED BY: LKM CHECKED BY: LKM CHECKED BY: JCM CHECKED BY: JCM CHECKED BY: LKM CIVIL ENGINEERING WILLAMSVILLE, NY 14221 ADDITION OF SECTION 7209, PROVISIONS PROVISIONS PH: 716-633-2704 MUNICIPAL ENGINEERING MUNICIPAL ENGINEERING FAX: 716-633-2704 MUNICIPAL ENGINEERING MUNICIPAL ENGINEERING PH: 716-633-2704 MUNICIPAL ENGINEERING MUNICIPAL ENGINEERING PH: 716-633-2704 MUNICIPAL ENGINEERING MUNICIPAL ENGINEERING PH: 716-633-2704 MUNICIPAL ENGINEERING PH: 716-633-2704 MUNICIPAL ENGINEERING MUNICIPAL ENGINEERING PH: 716-633-2704 MUNICIPAL ENGINEERING PH: 716-633-2704 MUNICIPAL ENGINEERING PH: 716-633-2704		OWER: JOHN FORAN 265 MILLER ROAD 200ED: R-3 OWER: ROHAD MOJERNAMN 3220 MILLERSPORT HWY CLUDING BUT NOT OWER: ROHAD MOJERNAMN 3220 MILLERSPORT HWY 200ED: R-3 OWER: ROHAD MOJERNAMN 3220 MILLERSPORT HWY 200ED: R-3	MIDE MIDE	AND WIDE OWNER. NICOLE GANSHAW 275 MILLER ROAD ZONED: R-3 S-RC S-RC S-RC AND WIDE OWNER. NICOLE GANSHAW 275 MILLER ROAD 276 MILLER ROAD 277 MILLER ROAD 278 MILLER ROAD 278 MILLER ROAD 279 MILLER ROAD 270 MILLER R	PRESERVE & PROTECT PRESERVE & PR	CHASS AND ADDRESS (SHALES) SHALES (SHAL	EVICTIVO OLD VI	TWISTED TWI	W RUBBER HOSE	OMER. TROTHY KANE 355 MILER ROOD ZONED. R-3
MULTI—FAMILY RESIDENTIAL DEVELOPMENT 3230—3238 MILLERSPORT HIGHWAY TOWN OF AMHERST, ERIE COUNTY, NEW YORK LP—1 LANDSCAPE PLAN SCALE: 1" = 30 DATE: NOVEMBER 7, 2022 DRAWING NO: LP—1 SHEET 8	Row				MILLERS PORT HICHMA	The state of the s	METING EX TANDSCRIE VIEW AND A V	ASSAN WILLS ONTRINO SURVIVE AND SURVIVE AN	387.05'	OWNER: 11 SEAN RILEY CT LLC 11 SEAN RILEY CT ZONED: MFR-4A

