

NEW YORK



SITE LOCATION MAP
N.T.S.

PROJECT LEGEND

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

* WHERE APPLICABLE



METZGER CIVIL ENGINEERING, PLLC

SCHEDULE OF DRAWINGS:

<u>SHEET NO</u>	<u>DRAWING</u>	<u>DESCRIPTION</u>
1	CS-1	COVER SHEET
2	--	WM. SCHUTT ASSOCIATES BOUNDARY SURVEY
3	--	360 LAND SURVEYING TOPOGRAPHY SURVEY
4	DP-1	DEMOLITION PLAN
5	SP-1	SITE PLAN
6	GD-1	DRAINAGE & GRADING PLAN
7	UP-1	UTILITY PLAN
8	ESC-1	EROSION & SEDIMENT CONTROL PLAN
9	LP-1	LANDSCAPE PLAN
10	DT-1	SITE DETAILS
11	DT-2	UTILITY DETAILS
12	DT-3	MISCELLANEOUS DETAILS

OWNER:

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

CIVIL ENGINEER:

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

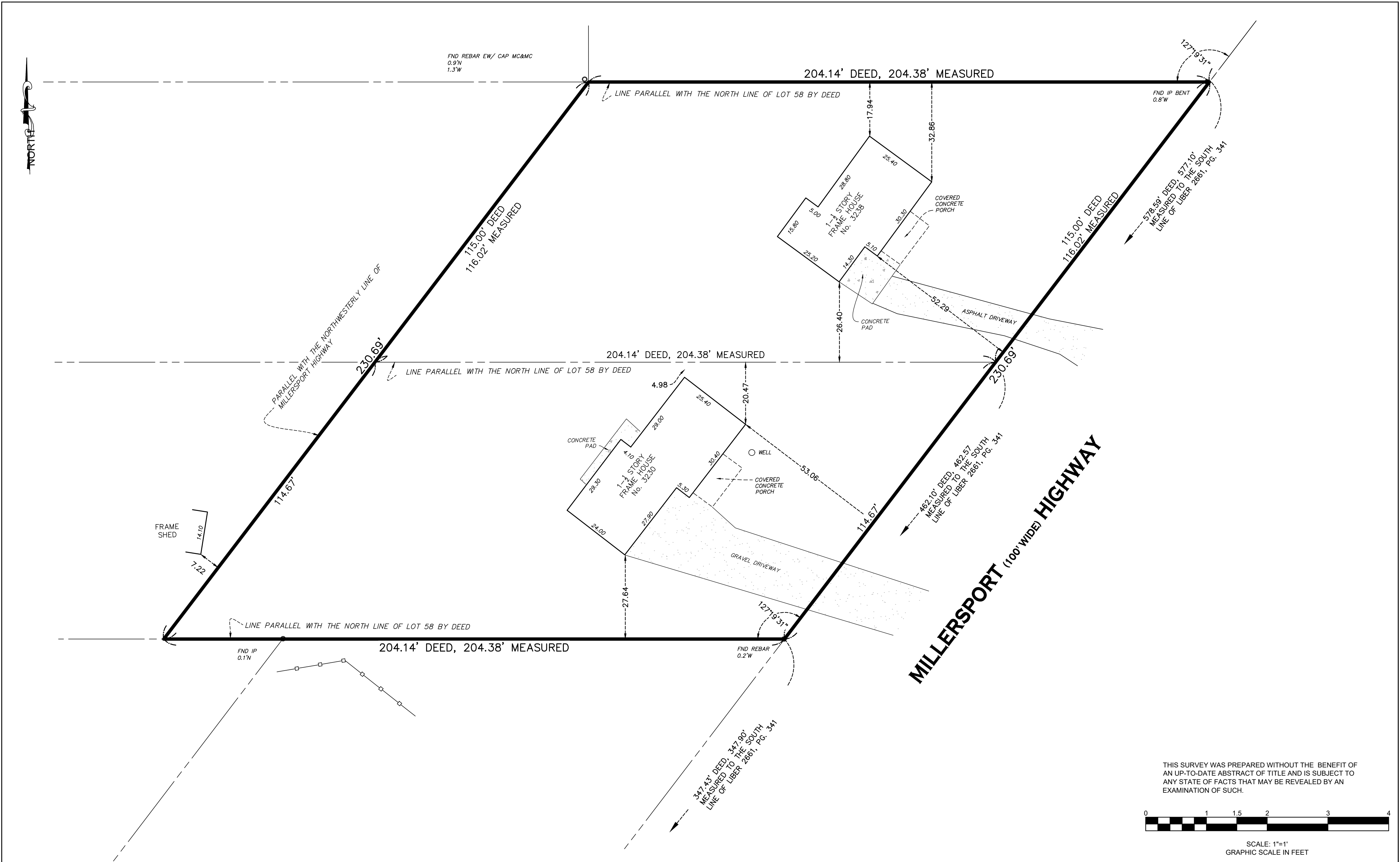
ARCHITECT:

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

TOWN OF AMHERST NOTES:

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

REVISION:	JULY 29, 2026
SCALE:	NTS
DATE:	JUNE 19, 2026
JOB NO:	M-2011
DRAWING NO:	
CS-1	
SHEET 1	



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.



SCALE: 1"=1'
GRAPHIC SCALE IN FEET

TOWN OF AMHERST
COUNTY OF ERIE, STATE OF NEW YORK
PART OF LOT 58, TOWNSHIP 12, RANGE 7
HOLLAND LAND COMPANY'S SURVEY

3230 & 3238 MILLERSPORT HIGHWAY
BOUNDARY SURVEY



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

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S STAMP AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES

DESIGNED BY:	
DRAWN BY:	ADC
CHECKED BY:	DJR
DATE:	MAY 15, 2026

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DRAWING REVISIONS		
ITEM	DATE	DESCRIPTION

BS-1
DRAWING SCALE: 1"=30'
SURVEY FILE: C/98253A-01
WSA PROJECT NO. 98253A



LOCATION MAP
NOT TO SCALE

PREPARED FOR:
Emily's Garden Estates, Inc.
2217 Sweet Home Road
Amherst, New York 14228

PROJECT LOCATION:
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

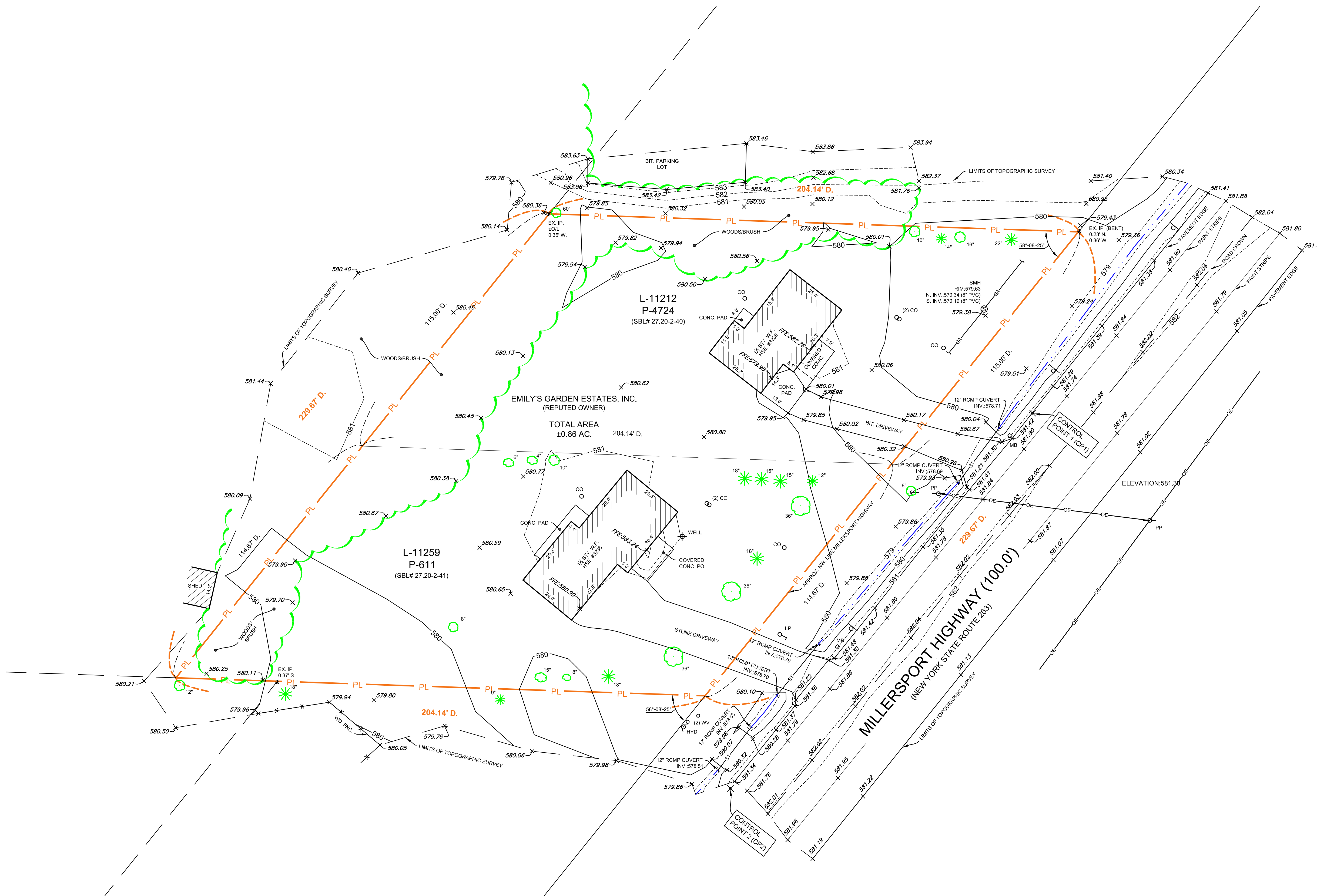


PO Box 207
Sanborn, New York 14132
PHONE: (716) 581-8380
FAX: 716.587.5379
WEBSITE: www.360landsurvey.com



LEGEND:

ACRES	AC.
APPROXIMATE	APPROX.
BITUMINOUS	BIT.
CENTERLINE	CL
CONCRETE	CONC.
CONIFEROUS TREE W/ DIA.	18"
DECIDUOUS BUSH W/ DIA.	8"
DECIDUOUS TREE W/ DIA.	18"
DEED	D.
DIAMETER	DIA.
EAST	E.
ELEVATION	ELEV
END OF PIPE (CONTINUES)	
EXISTING	EX.
FENCE	FNC.
FIRST FLOOR ELEVATION	FFE:
GUYWIRE	
HYDRANT	HYD.
INVERT	INV.
IRON PIPE	IP.
LIBER	L
LIGHTPOLE	LP
MANHOLE	MH
MAIL BOX	MB
MEASURED	MS.
NORTH	N.
PAGE	P.
POLYVINYL CHLORIDE	PVC
PORCH	PO.
ROUND CORRUGATED	RCMP
METAL PIPE	
POWER POLE	PP
SANITARY SEWER	CO
CLEAN OUT	
SANITARY SEWER	SMH
MANHOLE	
SIGN	
SOUTH	S.
SPOT ELEVATION	000.00
STORY	STY.
WATER VALVE	WV
WEST	W.
WOOD	WD.
WOODFRAME	W.F.
DRAINAGE DITCH	
FENCE LINE	
MAJOR CONTOUR LINE (5')	XXXX
MINOR CONTOUR LINE (1')	XXXX
PROPERTY LINE	PL
OVERHEAD ELECTRIC	OE
SANITARY SEWER LINE	SA
STORM SEWER LINE	ST



CONTROL TABLE

DESIGNATION	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP1	1104749.17	1103490.95	581.35	MAG NAIL SET ON ROAD SHOULDER
CP2	1104604.31	1103374.52	581.38	MAG NAIL SET ON ROAD SHOULDER



Know what's below.
Call before you dig.

GENERAL NOTES

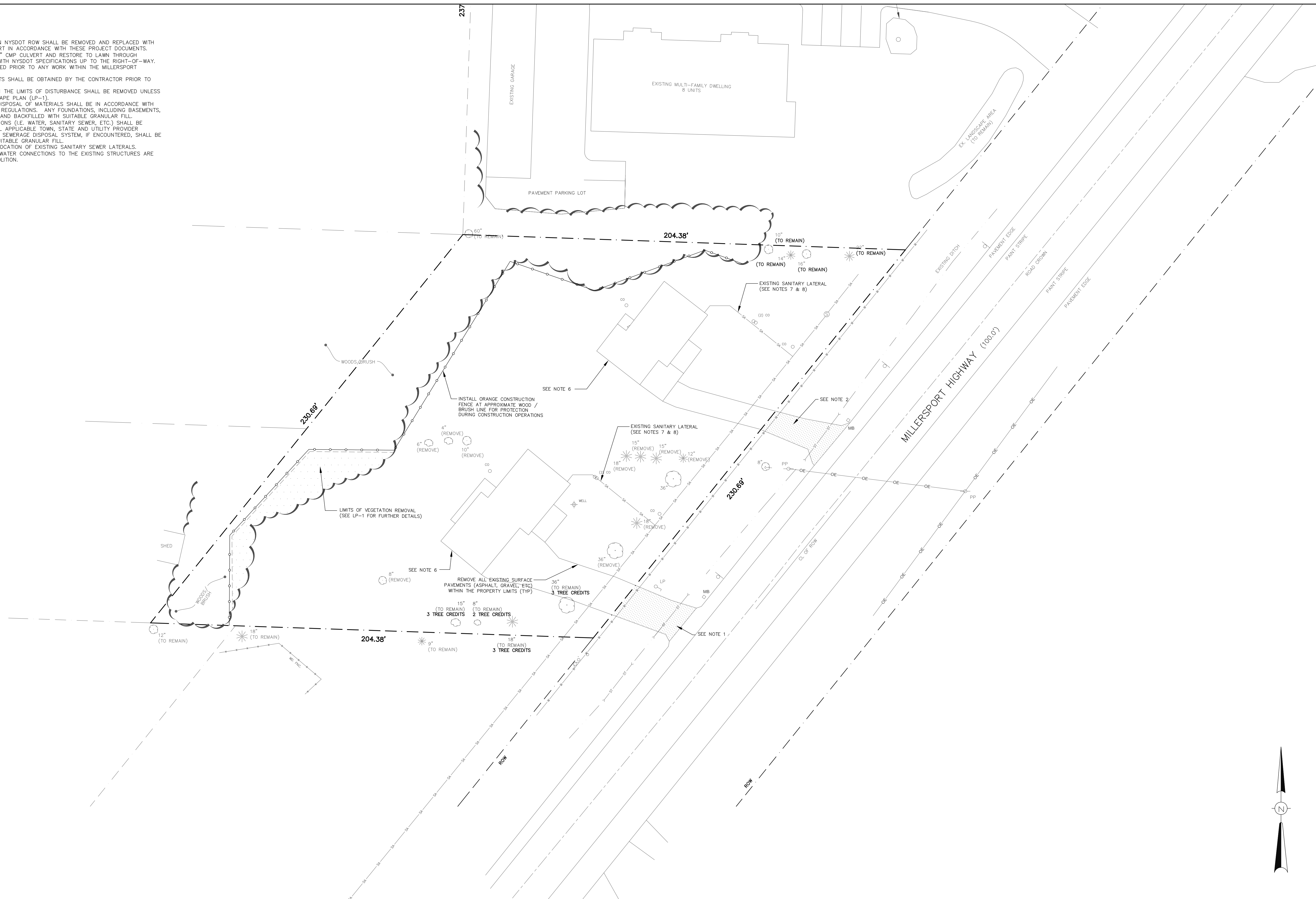
- THIS SURVEY WAS PREPARED FROM A FIELD SURVEY BY 360 LAND SURVEY, DPC., SEPTEMBER 27, 2025.
- PROPERTY LINES SHOWN ON THIS MAP HAVE NOT BEEN VERIFIED, THEY ARE SHOWN FROM SURVEYS PREPARED BY OTHERS PROVIDED BY THE CLIENT.
- HORIZONTAL DATUM: HORIZONTAL DATUM OF 1983 (NAD83), ESTABLISHED WITH GPS USING THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REAL TIME NETWORK (NYS DOT RTN), (US SURVEY FEET).
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), ESTABLISHED WITH GPS USING THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REAL TIME NETWORK (NYS DOT RTN), (US SURVEY FEET).
- UTILITES SHOWN HEREON ARE FROM VISABLE FIELD EVIDENCE AT THE TIME OF FIELD WORK.

TOPOGRAPHIC MAP

PROJ. NO.	25-421	SCALE	1"=20'
CREW	MJM	DATE	9/27/2025
DRAWN	DTH	CHK	MDW

SHEET 1 OF 1

- NOTES:
- EXISTING PAVEMENT SECTION WITHIN NYS DOT ROW SHALL BE REMOVED AND REPLACED WITH EMERGENCY ENTRANCE AND CULVERT IN ACCORDANCE WITH THESE PROJECT DOCUMENTS.
 - REMOVE EXISTING ASPHALT AND 12" CMP CULVERT AND RESTORE TO LAWN THROUGH DRAINAGE DITCH IN ACCORDANCE WITH NYS DOT SPECIFICATIONS UP TO THE RIGHT-OF-WAY.
 - A NYS DOT WORK PERMIT IS REQUIRED PRIOR TO ANY WORK WITHIN THE MILLERSPORT HIGHWAY ROW.
 - ALL NECESSARY DEMOLITION PERMITS SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY DEMOLITION WORK.
 - ALL VEGETATION AND TREES WITHIN THE LIMITS OF DISTURBANCE SHALL BE REMOVED UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN (LP-1).
 - DEMOLITION OF STRUCTURES AND DISPOSAL OF MATERIALS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE TOWN AND STATE REGULATIONS. ANY FOUNDATIONS, INCLUDING BASEMENTS, ARE TO BE COMPLETELY REMOVED AND BACKFILLED WITH SUITABLE GRANULAR FILL.
 - 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.
 - CONTRACTOR TO VERIFY IN FIELD LOCATION OF EXISTING SANITARY SEWER LATERALS.
 - ANY SANITARY, STORM AND / OR WATER CONNECTIONS TO THE EXISTING STRUCTURES ARE TO BE TERMINATED PRIOR TO DEMOLITION.



NOTES:

1) BASED ON BOUNDARY SURVEYS BY McINTOSH & McINTOSH, P.C. DATED AUGUST 21, 2006 (3238 MILLERSPORT) AND FOIT-ALBERT ASSOCIATES DATED NOVEMBER 14, 2013 (3230 MILLERSPORT) AS WELL AS THE TOPOGRAPHY SURVEY BY 360 LAND SURVEY DATED SEPTEMBER 27, 2025.

THIS IS NOT A PROPERTY SURVEY.

DESIGNED BY:

JCM

DRAWN BY:

JCM

CHECKED BY:

LKM

CAD FILE:

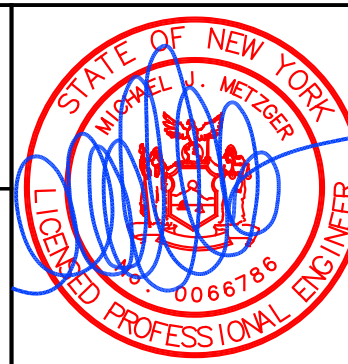
M2011

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CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING



MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3230-3238 MILLERSPORT HIGHWAY

TOWN OF AMHERST, ERIE COUNTY, NEW YORK

DEMOLITION PLAN

SCALE: 1" = 20'
DATE: JUNE 19, 2026
JOB NO: M-2011
DRAWING NO:

DP-1
SHEET 4

PROJECT DATA:
3230 & 3238 MILLERSPORT ZONING: MFR-4A
PARCEL SIZE (2 PARCELS COMBINED) = 37,549 SF (0.86 ACRES)
DENSITY ALLOWED = 1 DU / 4,300 SF
DENSITY ALLOWED = 8 UNITS
DENSITY PROPOSED = 8 UNITS
MINIMUM LOT WIDTH ALLOWED = 120.00'
LOT WIDTH PROVIDED = 230.69'
MAXIMUM BUILDING HEIGHT ALLOWED = 35'
BUILDING HEIGHT PROVIDED = < 35'
BUILDING COVERAGE ALLOWED = 35.0%
BUILDING COVERAGE PROVIDED = 10.2%

SETBACK REQUIREMENTS:
BUILDING FRONT YARD SETBACK REQUIRED = 115.0' FROM CL OF MILLERSPORT HWY
BUILDING FRONT YARD SETBACK PROVIDED = 117.8'
BUILDING REAR YARD SETBACK REQUIRED = 40.0'
BUILDING REAR YARD SETBACK PROVIDED = 40.1'
BUILDING SIDE LOT SETBACK REQUIRED = 40.0'
BUILDING SIDE LOT SETBACK PROVIDED = 41.7'
PARKING SETBACK REQUIRED TO ROW = 20.0'
PARKING SETBACK PROVIDED TO ROW = 20.0'
PARKING SETBACK REQUIRED TO SF PROP. = 10.0'
PARKING SETBACK PROVIDED TO SF PROP. = 10.0'

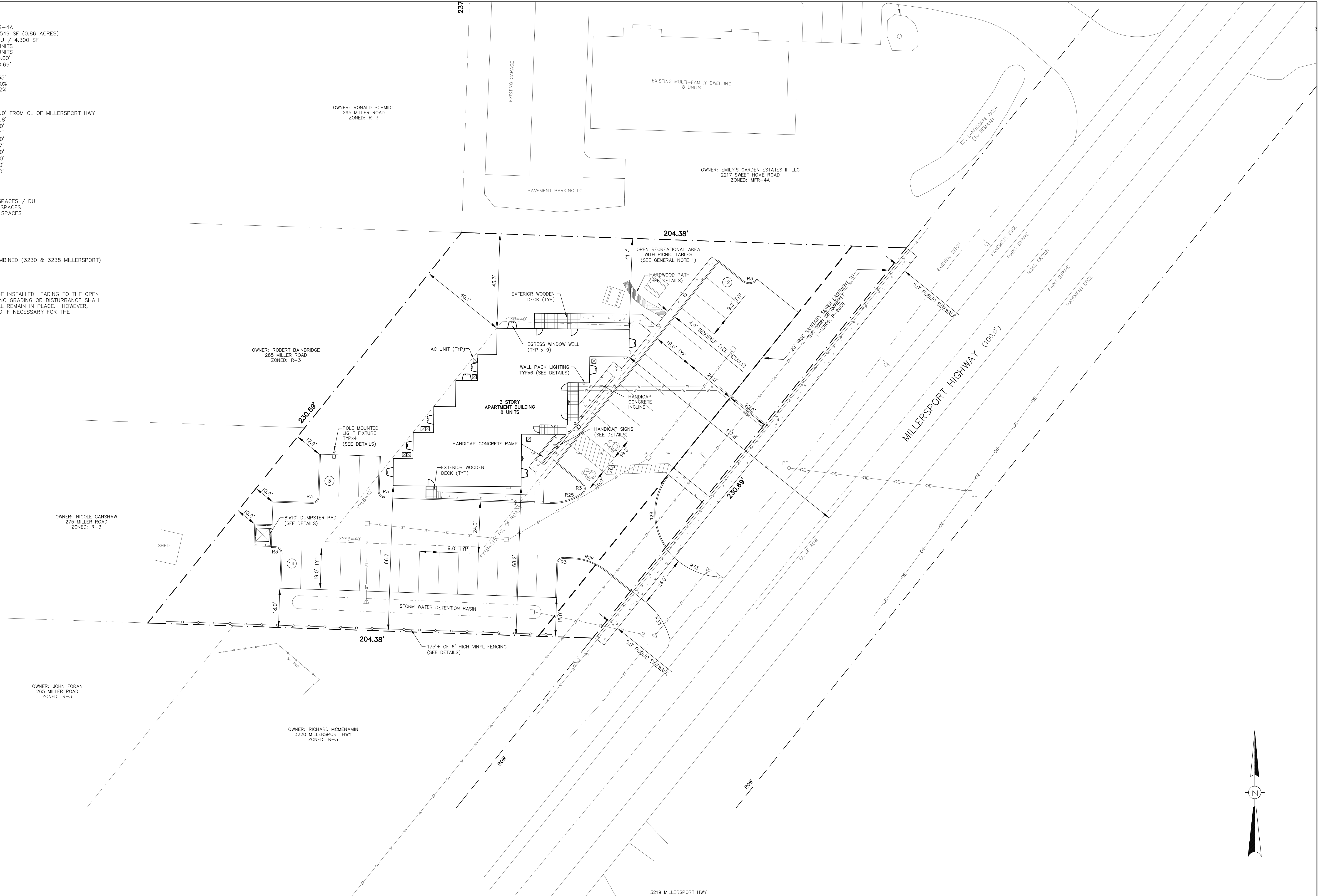
PARKING REQUIREMENTS:
PARKING SPACES REQUIRED = 2 SPACES / DU
PARKING SPACES REQUIRED = 16 SPACES
PARKING SPACES PROVIDED = 29 SPACES

GREENSPACE REQUIREMENTS:
INTERIOR GREENSPACE REQUIRED = 5.0%
INTERIOR GREENSPACE PROVIDED = 5.9%

¹ SITE DATA TABLE IS BASED ON 2 PARCELS COMBINED (3230 & 3238 MILLERSPORT)

GENERAL 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.



NOTES:

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JCM

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JCM

CHECKED BY:

LKM

CAD FILE:

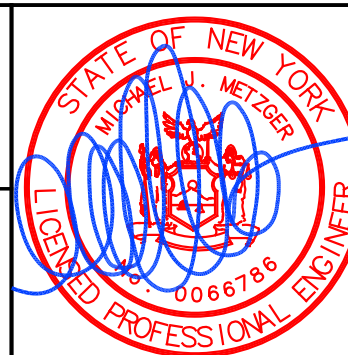
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MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3230-3238 MILLERSPORT HIGHWAY

TOWN OF AMHERST, ERIE COUNTY, NEW YORK

SITE PLAN

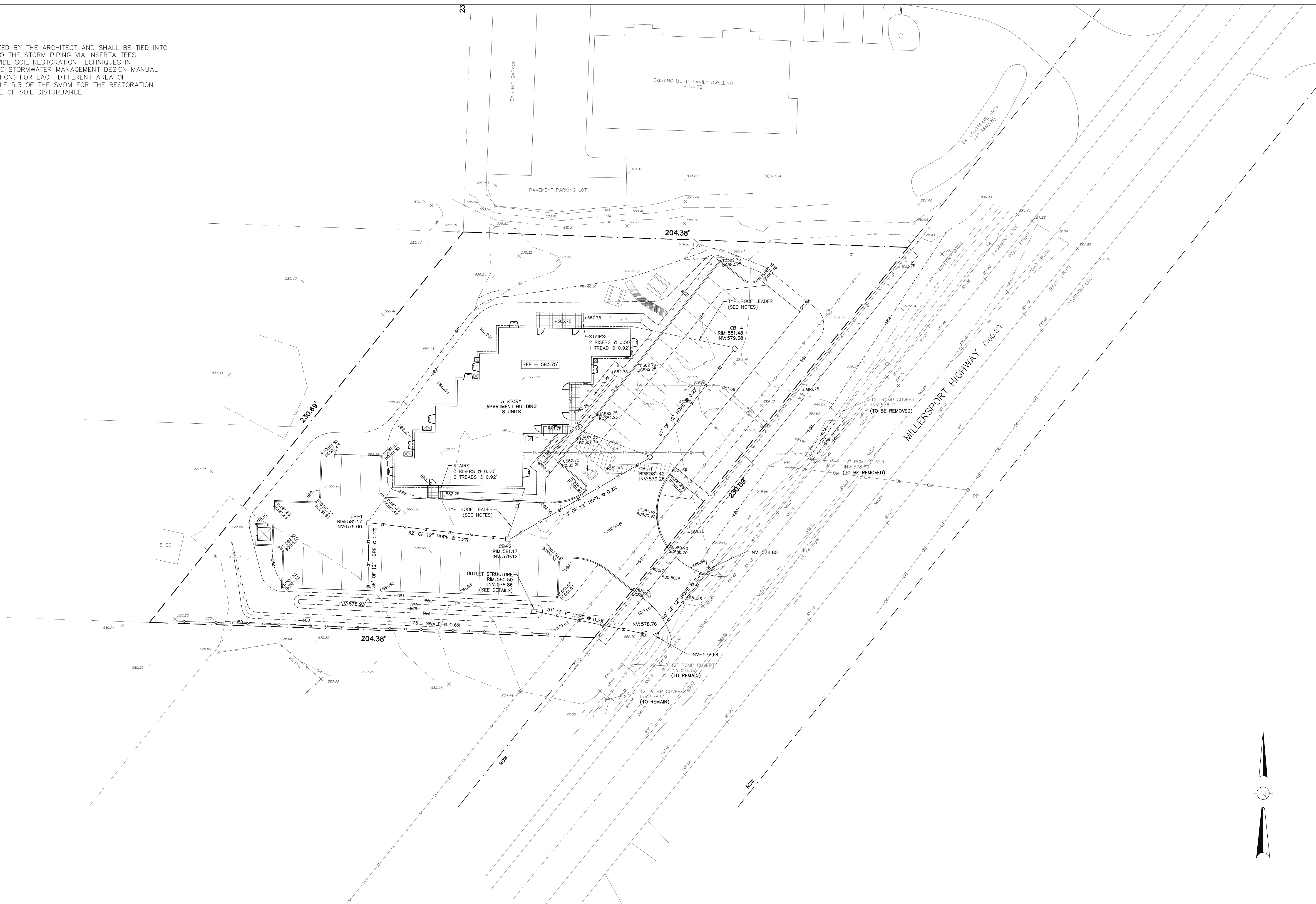
SCALE: 1" = 20'
DATE: JUNE 19, 2026
JOB NO: M-2011

DRAWING NO:

SP-1

SHEET 5

- NOTES:
1. ROOF LEADERS ARE TO BE SIZED BY THE ARCHITECT AND SHALL BE TIED INTO CATCH BASINS OR CONNECT TO THE STORM PIPING VIA INSERTA TEES.
 2. THE CONTRACTOR SHALL PROVIDE SOIL RESTORATION TECHNIQUES IN ACCORDANCE WITH THE NYSDEC STORMWATER MANAGEMENT DESIGN MANUAL (SMDM) §5.1.6 (SOIL RESTORATION) FOR EACH DIFFERENT AREA OF DISTURBANCE. REFER TO TABLE 5.3 OF THE SMDM FOR THE RESTORATION REQUIREMENTS BASED ON TYPE OF SOIL DISTURBANCE.



NOTES:

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THIS IS NOT A PROPERTY SURVEY.

DESIGNED BY: JCM
DRAWN BY: JCM
CHECKED BY: LKM
CAD FILE: M2011

NOTE:
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TOWN COMMENTS	DATE	BY/CHK
07.29.26	JCM/LKM	
REVISIONS		

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LAND PLANNING
SITE DESIGN
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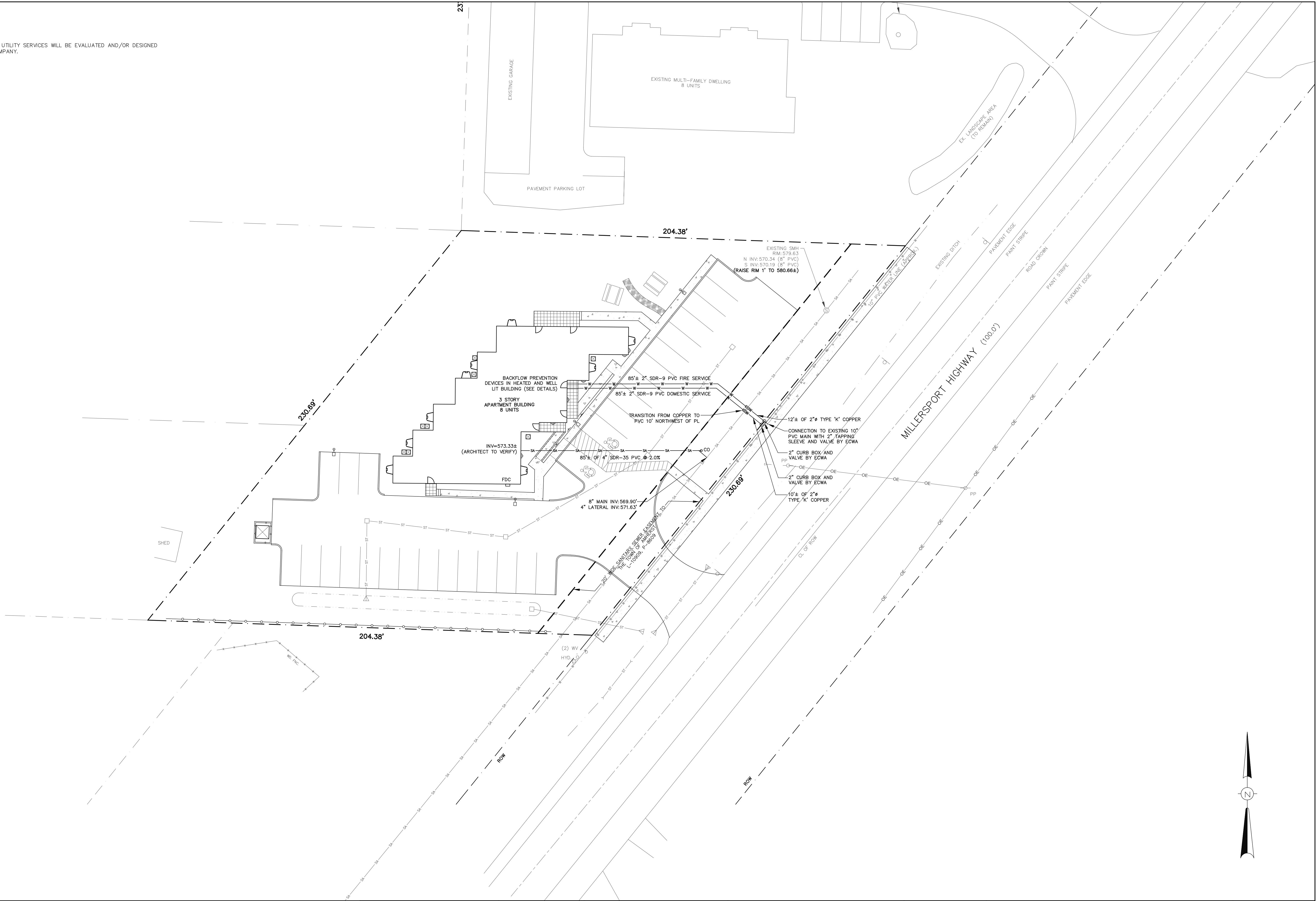
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3230-3238 MILLERSPORT HIGHWAY
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

GRADING & DRAINAGE PLAN

SCALE: 1" = 20'
DATE: JUNE 19, 2026
JOB NO: M-2011
DRAWING NO: GD-1
SHEET 6

UTILITY NOTES:

1. GAS, ELECTRIC AND TELECOMMUNICATIONS UTILITY SERVICES WILL BE EVALUATED AND/OR DESIGNED BY EACH RESPECTIVE PRIVATE UTILITY COMPANY.



NOTES:

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TOWN COMMENTS

DATE

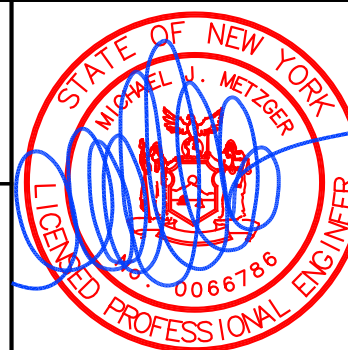
BY/CHK



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CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING



**MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3230-3238 MILLERSPORT HIGHWAY**

TOWN OF AMHERST, ERIE COUNTY, NEW YORK

UTILITY PLAN

SCALE: 1" = 20'
DATE: JUNE 19, 2026
JOB NO: M-2011

DRAWING NO:

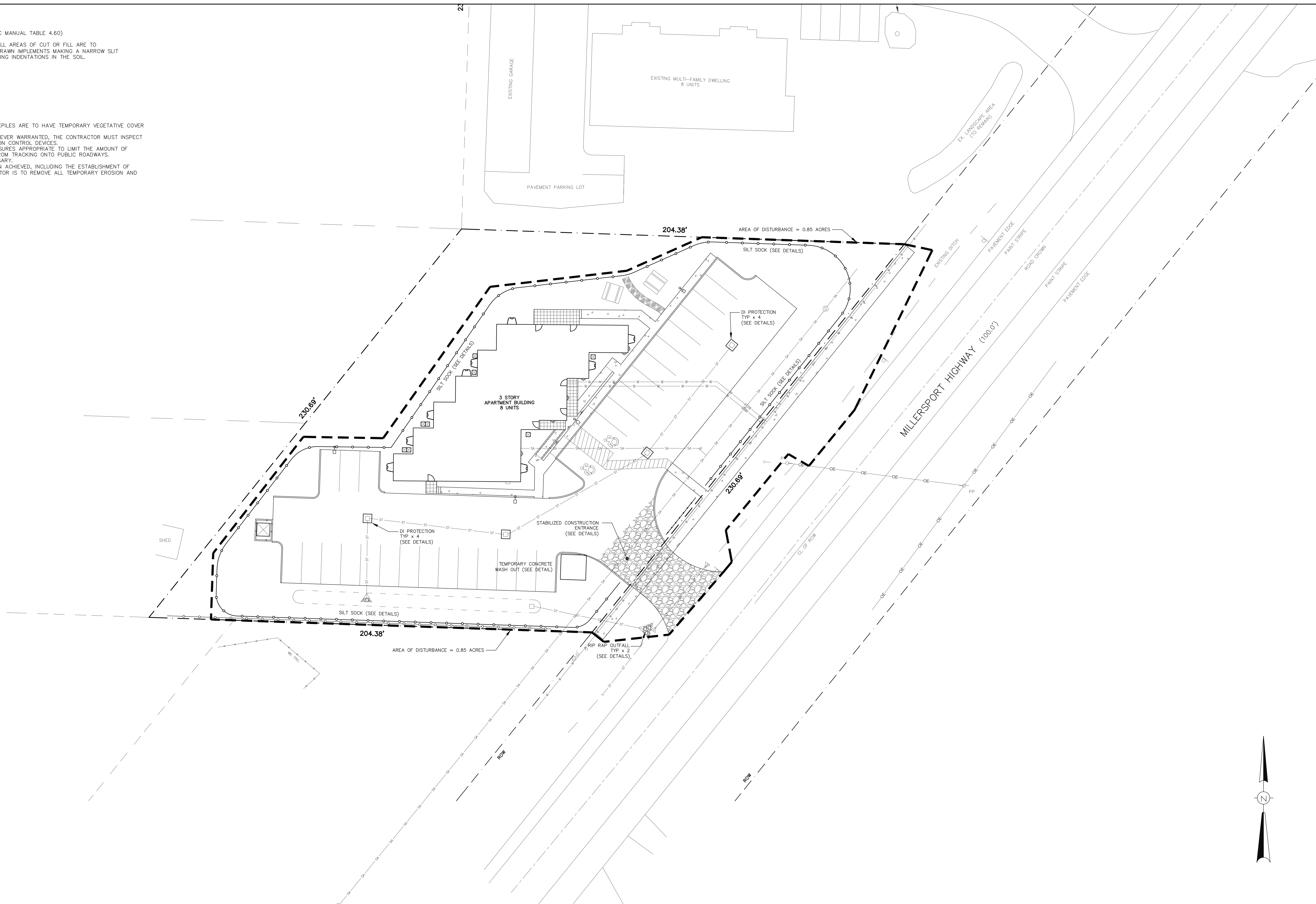
UP-1
SHEET 7

SOIL RESTORATION REQUIREMENTS (PER ESC MANUAL TABLE 4.60)

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

EROSION AND SEDIMENT CONTROL NOTES:

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



NOTES:

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DESIGNED BY:

JCM

DRAWN BY:

JCM

CHECKED BY:

LKM

CAD FILE:

M2011

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TOWN COMMENTS
REVISIONS

DATE

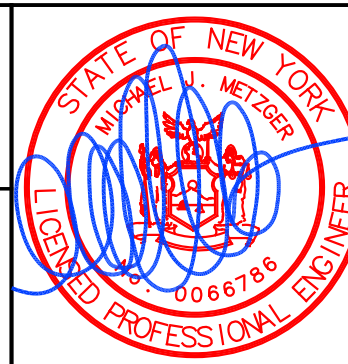
BY/CHK



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MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3230-3238 MILLERSPORT HIGHWAY

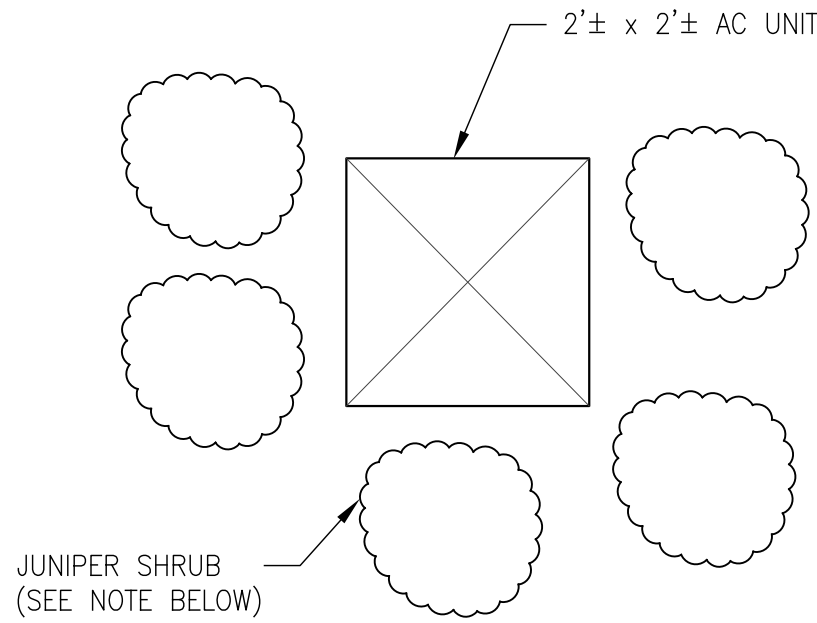
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'
DATE: JUNE 19, 2026
JOB NO: M-2011

DRAWING NO:

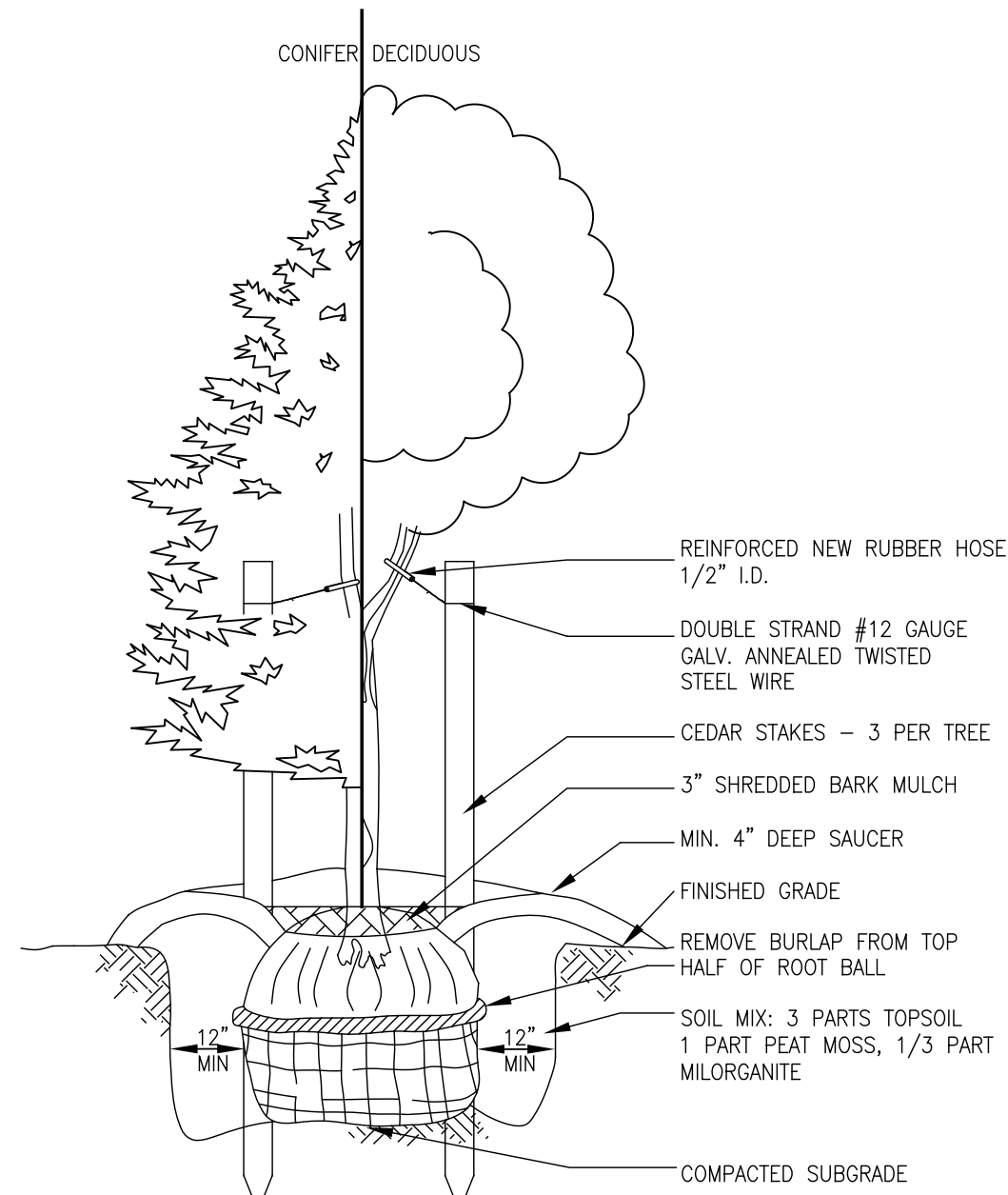
ESC-1
SHEET 8



AC UNIT SCREENING
NOT TO SCALE

NOTES:

1. ALL SIDES OF THE AC UNITS VISIBLE TO RESIDENTIAL USES, PUBLIC STREETS OR PUBLIC PARK AREAS SHALL BE SCREENED WITH JUNIPER SHRUBS IN ACCORDANCE WITH TOWN ZONING ORDINANCE §7-2-4(C)(1).
2. ALL JUNIPER SHRUBS SHALL BE 30" MINIMUM AT THE TIME OF PLANTING IN ACCORDANCE WITH §7-2-3(A)(1)(g) OF TOWN CODE.



TREE & SHRUB PLANTING DETAIL
N.T.S.

LAWN GRASS MIX
45% KENTUCKY BLUEGRASS
30% CREEPING RED FESCUE
19% PERENNIAL RYEGRASS

Size of Existing Tree that is Preserved		Credits Toward Number of Required New Trees	Number of Trees per Credit
Deciduous Trees (DBH)	Evergreen Trees (height)		
Less than 4 in.	Less than 5 ft.	0.5	0
4 in. or more but less than 6 in.	5 ft. or more but less than 10 ft.	1	0
6 in. or more but less than 12 in.	10 ft. or more but less than 15 ft.	2	1
12 in. or more	15 ft. or more	3	3

PLANT LIST

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
AR	4	ACER RUBRUM 'AUTUMN RADIANCE'	AUTUMN RADIANCE RED MAPLE	2 1/2" - 3" CAL	B&B; GROWS TO 40' HIGH AND WIDE
CO	2	CELTIS OCCIDENTALIS 'MAGNIFICA'	MAGNIFICA HACKBERRY	2 1/2" - 3" CAL	B&B; GROWS TO 50' HIGH; 40' WIDE; BRIGHT YELLOW FALL COLOR; SOIL AND AERIAL SALT TOLERANT AND WIDE
GT	6	GLEDITSIA TRIANCANTHOS INERMIS 'DRAVES'	DRAVES THORNLESS HONEYLOCUST	2 1/2" - 3" CAL	B&B; HEIGHT TO 45'; WIDTH OF 20'
EVERGREEN TREES					
PG	11	PICEA GLAUCA	WHITE SPRUCE	5-6' HIGH	B&B; FULL TO GROUND
SMALL/ORNAMENTAL TREES					
CC	2	CERCIS CANADENSIS 'HEARTS OF GOLD'	HEARTS OF GOLD EASTERN REDBUD	10" HIGH MIN.	B&B; CLUMP; MINIMUM 3 MAJOR STEMS
MS	2	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	1 1/2" - 2" CAL	B&B; GROWS 10 TO 15' TALL; 10 TO 12' WIDE
SHRUBS					
JC	8	JUNIPERUS CHINENSIS 'MONTODD' PP&F	LIMEADE SPARTAN JUNIPER	3' HIGH MIN.	NO. 7 CONT.; GROWS TO 12' HIGH & 4' WIDE
JH*	—	JUNIPERUS CHINENSIS COLUMNARIS	'HETZLI' STAKED JUNIPER	3' HIGH MIN.	NO. 7 CONT.
RH	10	ROSA HYBRID 'MEICERAFYN'	GRACE N' GRIT PINK SHRUB ROSE	24" HIGH	NO. 3 CONT.; GROWS TO 5' HIGH & 4' WIDE
RM	10	ROSA 'MEIZYGGUE'	GRACE N' GRIT RED SHRUB ROSE	24" HIGH	NO. 3 CONT.; GROWS TO 5' HIGH & 4' WIDE
RR	23	ROSA 'RADMONYEL'	GRACE N' GRIT YELLOW SHRUB ROSE	24" HIGH	NO. 3 CONT.; GROWS TO 5' HIGH & 4' WIDE
SB	23	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	24" HIGH	NO. 4 CONT.; GROWS TO 3-4' HIGH & 4' WIDE
ORNAMENTAL GRASS					
CA	18	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHERREED GRASS	NO. 3 CONT.	GROWS TO 5' HIGH WHEN IN BLOOM
PA	4	PENNISETUM ALOPECUROIDES 'HADELN'	DWARF FOUNTAIN GRASS	NO. 3 CONT.	GROWS TO 3' HIGH & WIDE

* NUMBER OF "HETZLI" STAKED JUNIPERS WILL DEPEND ON THE PLACEMENT OF EACH INDIVIDUAL AIR CONDITIONING UNITS. REFER TO THE AC UNIT SCREENING DETAIL FOR FURTHER INFORMATION REGARDING NUMBER AND PLACEMENT OF JUNIPER SCREEN PLANTINGS.

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. TREES AND SHRUBS THAT ARE DEAD OR ARE IN POOR CONDITION / DISEASED (LESS THAN 50% LEAF COVER) SHALL BE REPLACED BEFORE THE NEXT GROWING SEASON. TREES AND SHRUBS THAT DO NOT EXHIBIT THE CONDITIONS FOR REPLACEMENT SHALL BE PRUNED 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 BUT NOT LIMITED TO, RETAINING WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS PER THE TOWN CODE.
5. 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.

NOTES:

1) BASED ON BOUNDARY SURVEYS BY McINTOSH & McINTOSH, P.C. DATED AUGUST 21, 2006 (3238 MILLERSPORT) AND FOIT-ALBERT ASSOCIATES DATED NOVEMBER 14, 2013 (3230 MILLERSPORT) AS WELL AS THE TOPOGRAPHY SURVEY BY 360 LAND SURVEY DATED SEPTEMBER 27, 2025.

THIS IS NOT A PROPERTY SURVEY.

DESIGNED BY:

RCW

DRAWN BY:

JCM

CHECKED BY:

LKM

CAD FILE:

M2011

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TOWN COMMENTS

07.29.26

JCM/LKM

REVISIONS

DATE

BY/CHK

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LAND PLANNING
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MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3230-3238 MILLERSPORT HIGHWAY

TOWN OF AMHERST, ERIE COUNTY, NEW YORK

LANDSCAPE PLAN

SCALE: 1" = 20'
DATE: JUNE 19, 2026
JOB NO: M-2011
DRAWING NO:

LP-1
SHEET 9



ASPHALT PAVING SECTION
N.T.S.



STORM SEWER TRENCH DETAILS
N.T.S.



STANDARD CURB DETAIL
N.T.S.



DI PROTECTION DETAIL
N.T.S.



CATCH BASIN DETAIL
N.T.S.



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



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



CONCRETE WASHOUT SECTION
N.T.S.



TYPICAL STABILIZED CONSTRUCTION ENTRANCE DETAIL
N.T.S.

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

COMPOST FILTER SILT SOCK
N.T.S.

NOTES:

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

NOTES:

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

NOTES:

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

NOTES:

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

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CHECKED BY: LKM
CAD FILE: M2011
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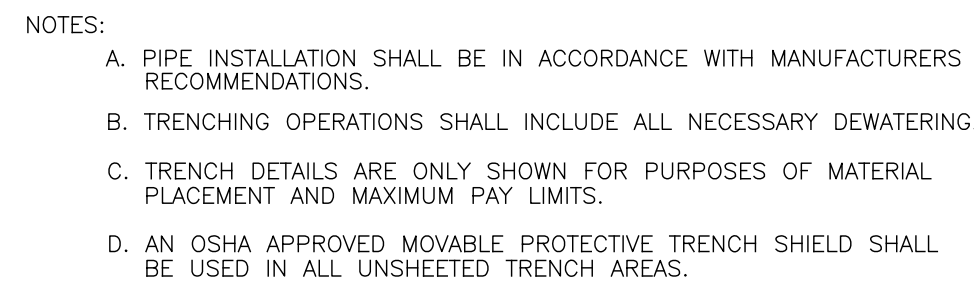
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MUNICIPAL ENGINEERING

STATE OF NEW YORK
JAMES L. METZGER
LICENSED PROFESSIONAL ENGINEER
0066796

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3230-3238 MILLERSPORT HIGHWAY
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

SITE DETAILS

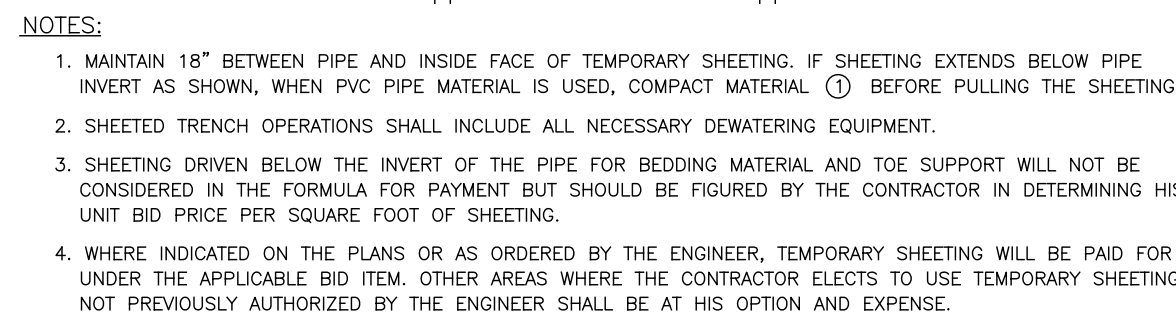
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SHEET 10



PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

- ① NO.1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN 1" 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.

N.T.S.



PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

- ① NO.1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN 1" 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.

N.T.S.

MATERIALS

- PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)
- ① NO. 1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE 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 WILL BE ALLOWED.

N.T.S.



Revision: 2024-01

Details

1

SD-01



*LENGTHS SHOWN ARE MINIMUM REQUIREMENTS

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

*LENGTHS SHOWN ARE MINIMUM REQUIREMENTS

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REDUCTIONS

REQUIREMENTS



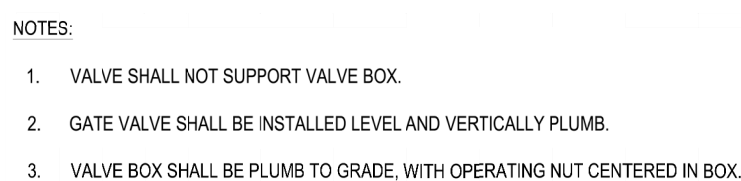
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Revision: 2024-01

Detail:

SD-09



SCALE: NTS

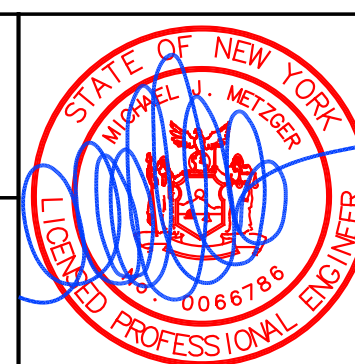


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REVISIONS	DATE	BY/CHK		

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MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3230-3238 MILLERSPORT HIGHWAY
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

UTILITY DETAILS

SCALE:	AS SHOWN
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DRAWING NO:	

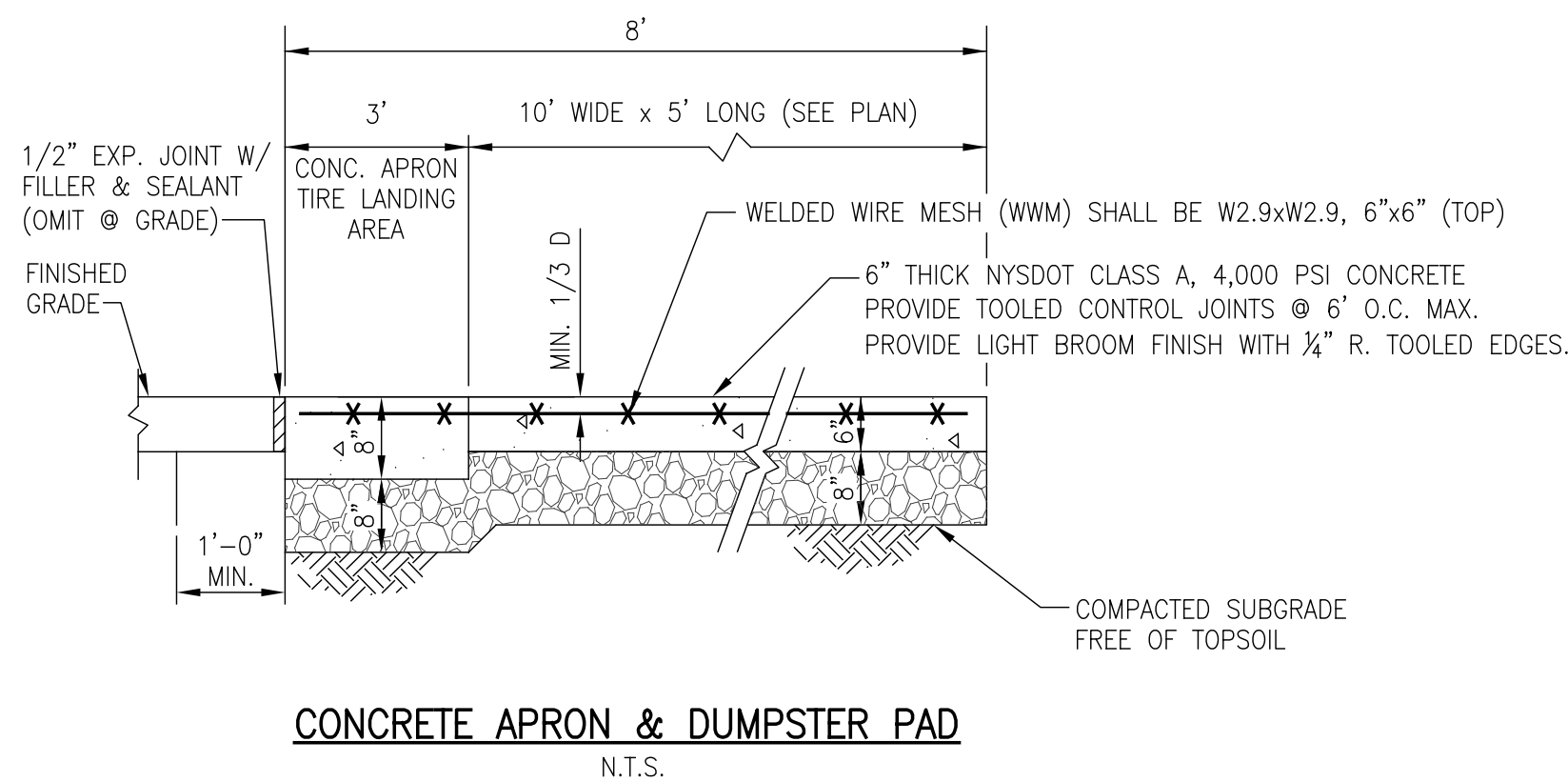
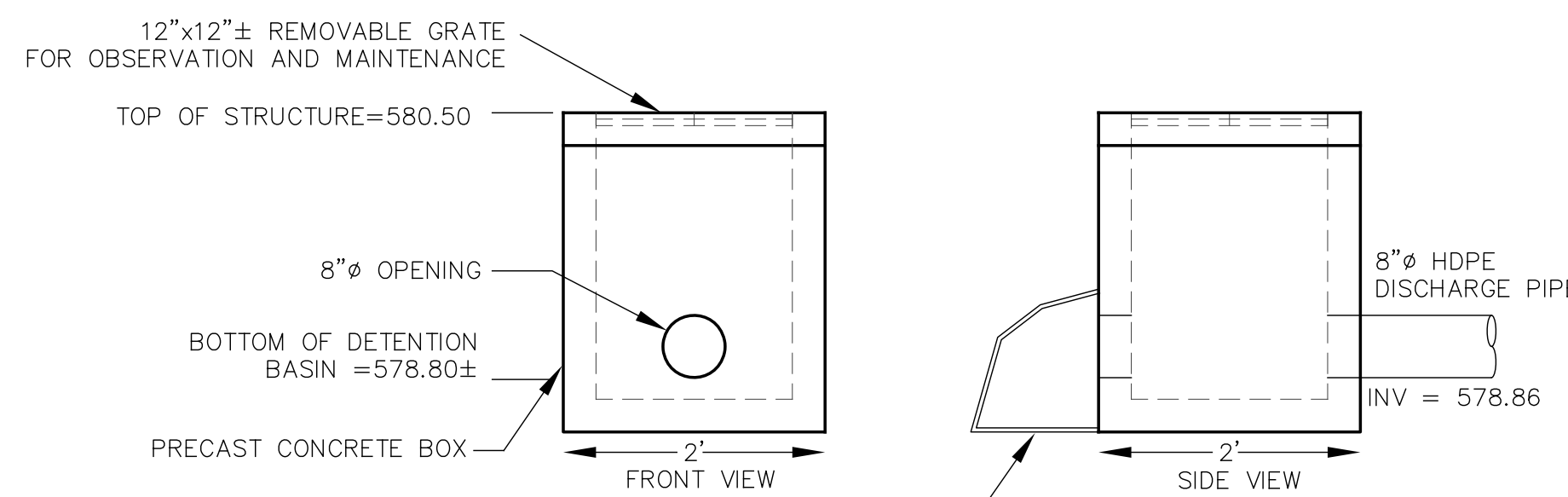
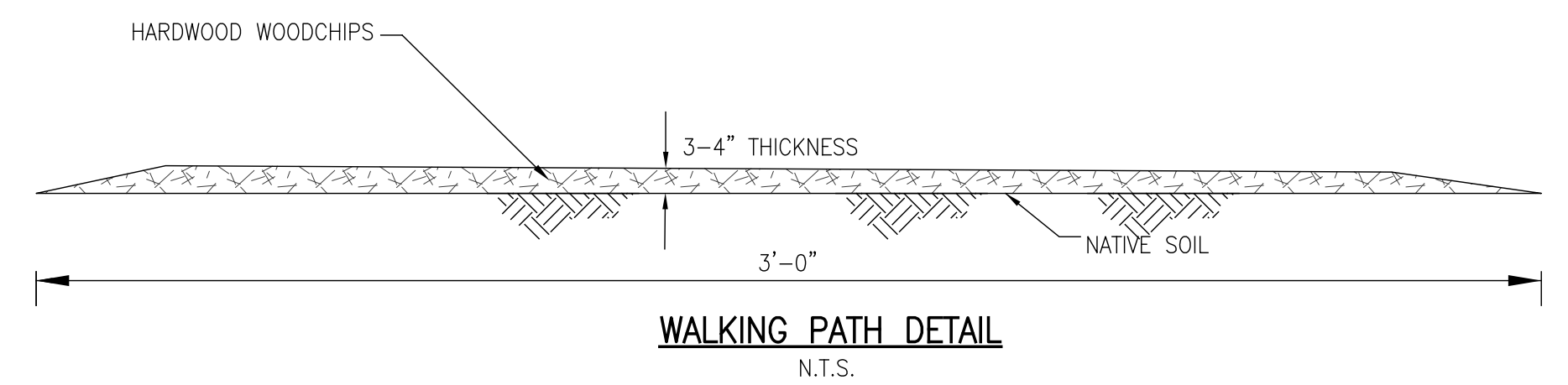
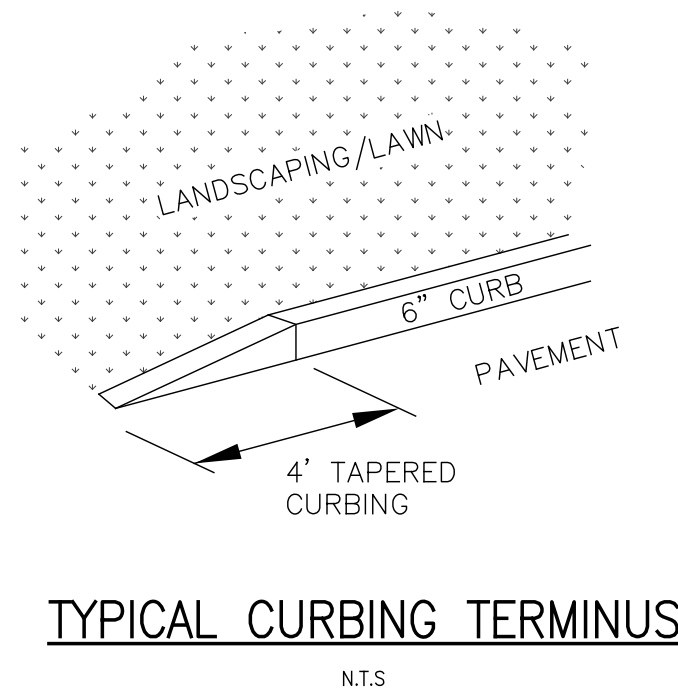
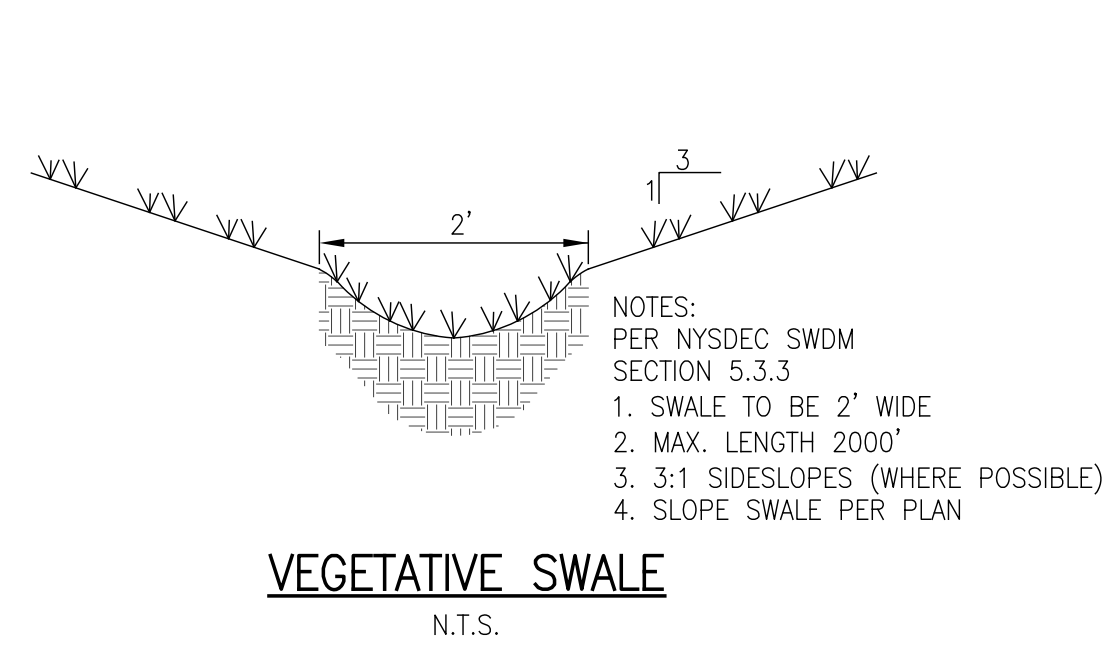
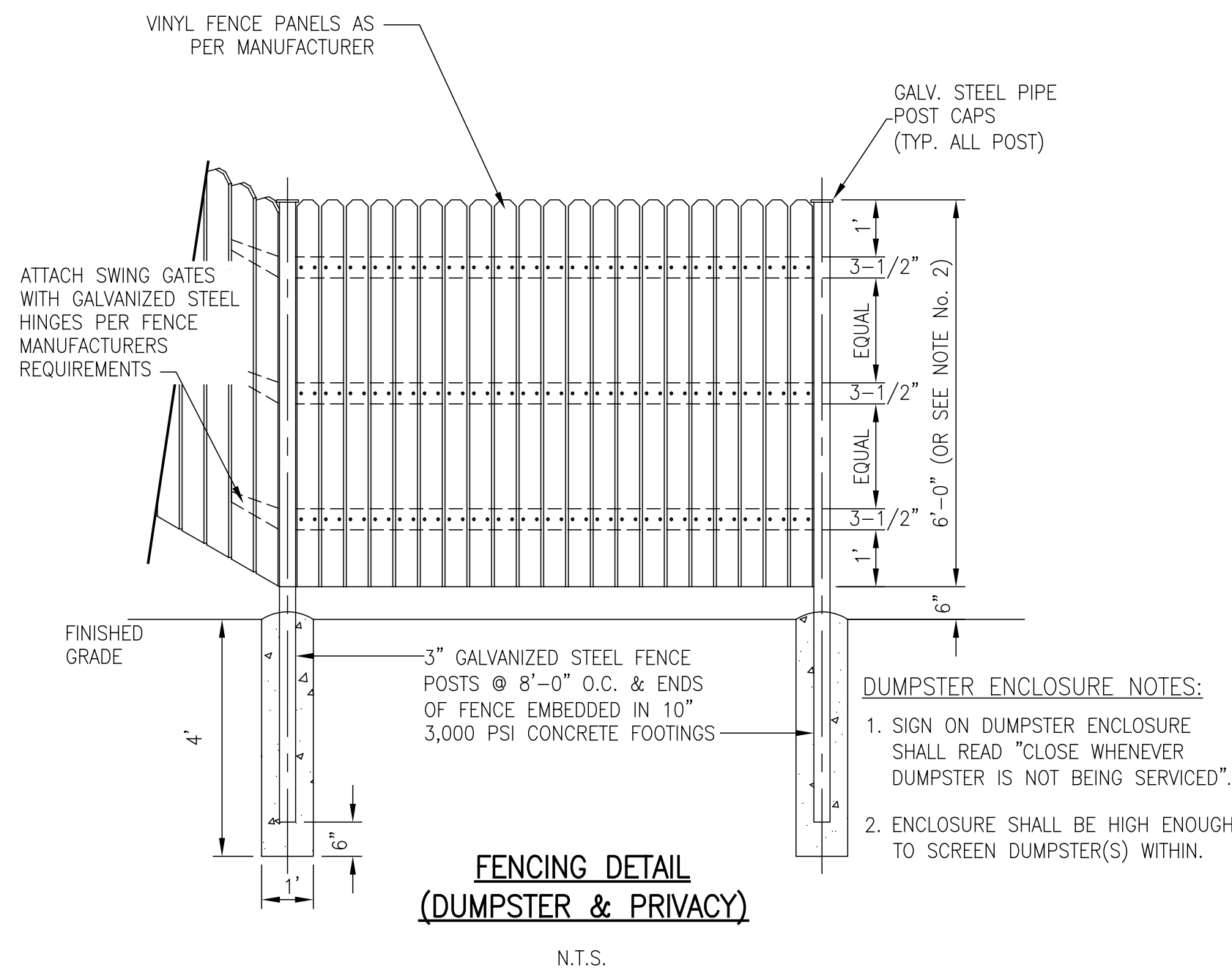
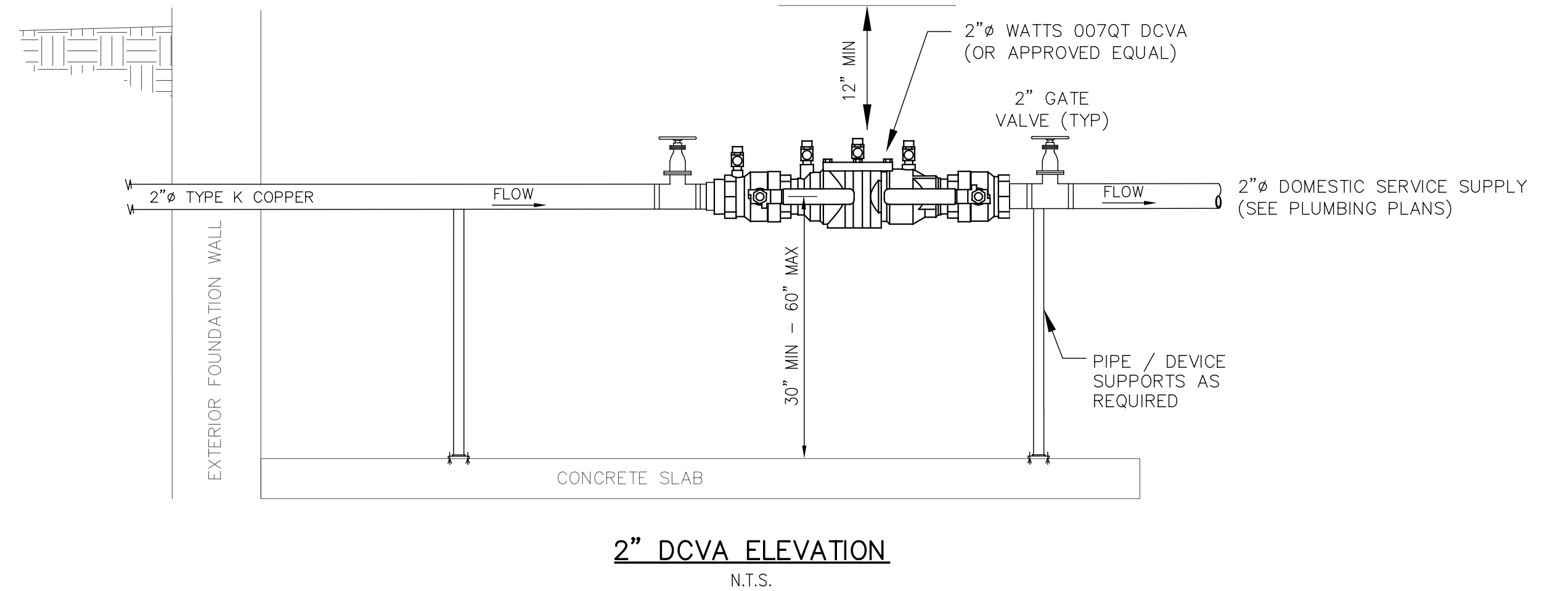
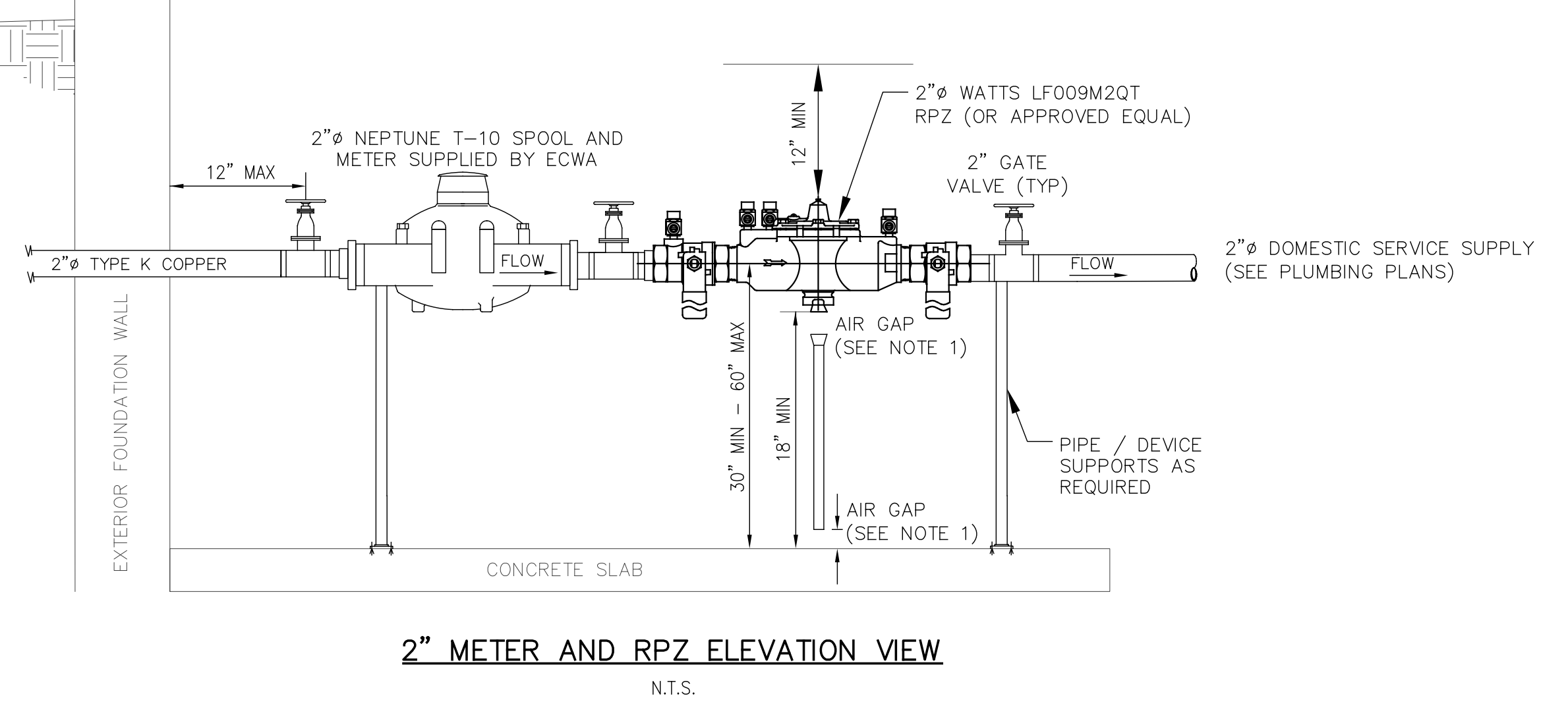
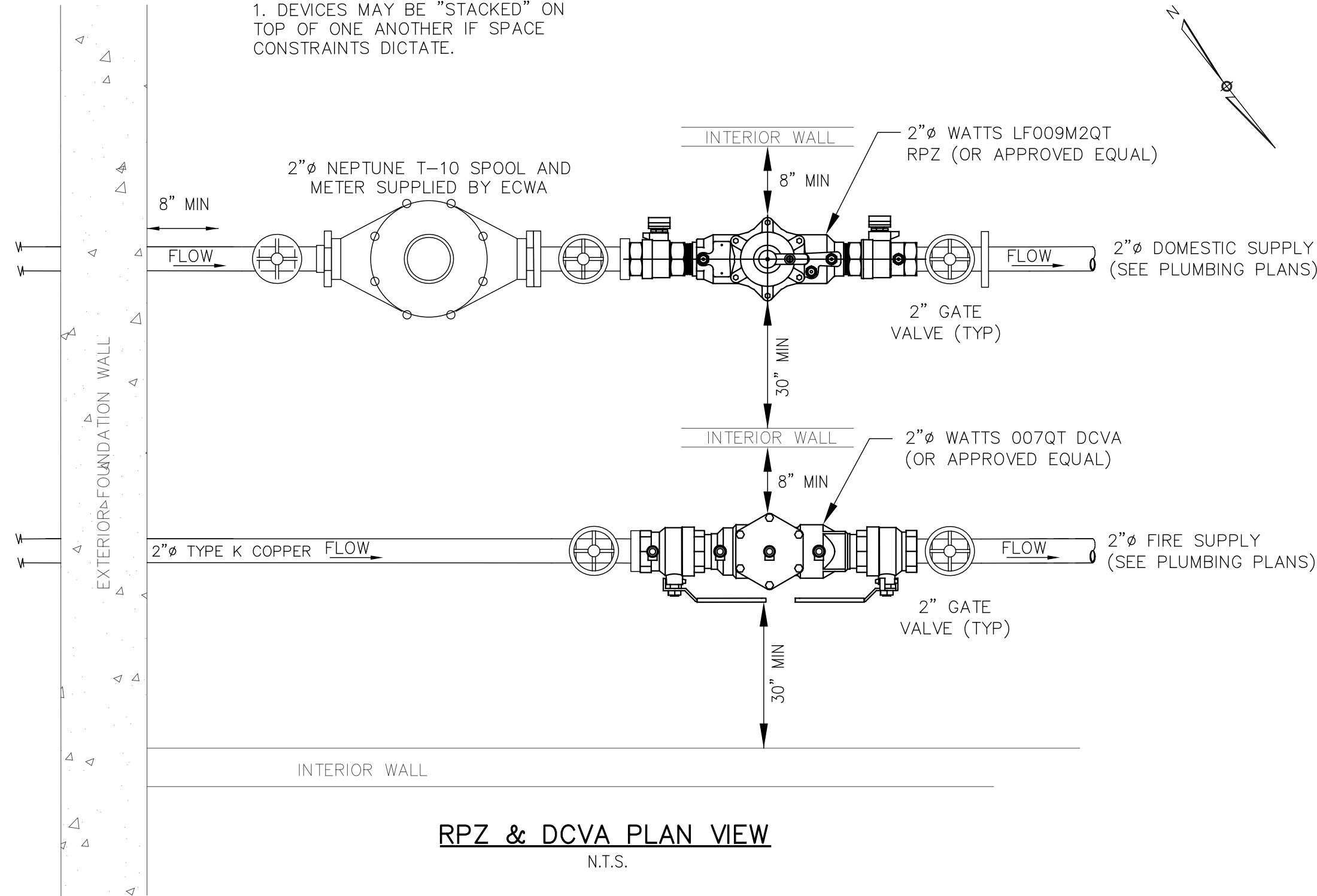
DT-2
SHEET 11

RPZ/RPDA MISCELLANEOUS NOTES:

1. AIR GAPS SHALL BE 2 TIMES THE DIAMETER OF THE DRAIN PORT WITH A MINIMUM OF 1".
2. MATERIALS USED, LOCATION AND MISCELLANEOUS APPURTENANCES SHALL BE GOVERNED BY THE ERIE COUNTY WATER AUTHORITY SPECIFICATIONS AND LOCAL ORDINANCES.
3. ALL DUCTILE IRON PIPE, IF APPLICABLE, SHALL BE THICKNESS CLASS 52 UNLESS SPECIFIED OTHERWISE.
4. ALL DUCTILE IRON FITTINGS, IF APPLICABLE, SHALL BE CLASS 350 ANSI/AWWA C110/A21.01-62 UNLESS SPECIFIED OTHERWISE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL LOCATIONS, DIMENSIONS AND ELEVATIONS SHOWN.
6. DIMENSIONS SHOWN FOR THE WATER METER ARE STANDARD FOR THE SIZE AND MODEL SHOWN. ADEQUATE CLEARANCES MUST BE MAINTAINED ON ALL SIDES.
7. CLEARANCE DIMENSIONS SHOWN FOR THE DEVICES ARE NYSDOH STANDARDS.
8. DEVICES MUST BE PROPERLY SUPPORTED.
9. CONTACT THE ECWA METER SHOP A MINIMUM OF THREE (3) WORKING DAYS TO SCHEDULE THE INSTALLATION OF THE METER. TELEPHONE NUMBER: 716-685-8226

NOTE:

1. DEVICES MAY BE "STACKED" ON TOP OF ONE ANOTHER IF SPACE CONSTRAINTS DICTATE.

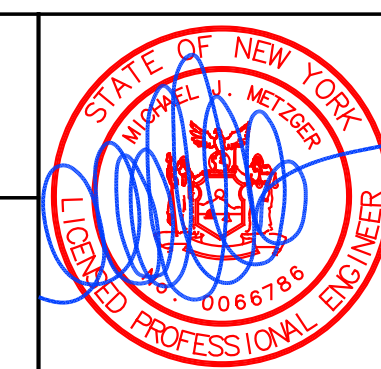


OUTLET CONTROL STRUCTURE
N.T.S.

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DRAWN BY:	JCM
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MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3230-3238 MILLERSPORT HIGHWAY
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

MISCELLANEOUS DETAILS

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DT-3
SHEET 12