

TOWN OF AURORA
SITE PLAN REVIEW APPLICATION

Date submitted: 6/11/2025

Applicant name: Jennifer Greene - WH Greene & Associates Inc.

Applicant Phone/Email: 716-805-1090 jgreene@whgreene.com

Applicant address: 400 Quaker Road, East Aurora, NY 14052

Property owner: WH Greene & Associates Inc.

Owner's address 400 Quaker Road, East Aurora, NY 14052

Property address: 400 Quaker Road, East Aurora, NY 14052

SBL # (s) 175.10-1-2, 175.06-3-8, 175.10-1-3.13

Prior owner N/A

Is site adjacent to or within 500 feet of an 'R' District? Yes

=====

Proposed Project: Proposed Office Building Addition and Parking Lot Expansion

Commercial X Multi family Number of dwelling units

Zone: C3 Total property Acreage: 3.40 Acreage covered by bldg 0.50 ac. total

Square footage of building: 10,300 sf Cubic footage of building: 154,500 sf

proposed proposed

Aggregate square footage of other buildings on property: 10,170 sf office + 2,738 sf barn =
12,908 sf existing

Fees, based on number of improved acres*

**Additional professional services, including but not limited to traffic study and SEQRA review,
utilized by the Town during the review process shall be borne by the applicant*

0-1 Acres: \$250 1.01-5 Acres: \$500 5.01-10 Acres: \$1,000 >10 Acres: \$1,500

Fee: \$ 250.00
Receipt: #

Received by
Town Clerk/Deputy Clerk

SEQR action: Type I (Long EAF) Type II (Long EAF) X Unlisted (Short EAF)

TOWN OF AURORA

575 OAKWOOD AVENUE, EAST AURORA, NY 14052

BUILDING DEPARTMENT

(716) 652-7591

MEMO

TO: Supervisor Snyder and Town Board Members

FROM: Elizabeth Cassidy, Code Enforcement Officer

DATE: June 16, 2025

The Building Department has received a site plan application for Quaker Rd (SBL: 175.06-3-8) as submitted by Jennifer Greene of WH Greene & Associates, Inc. This project is unique in that it encompasses three parcels, two in the Village and this one in the Town. The project is to construction an addition to the existing commercial building at 400 Quaker Rd and expand parking. The Town portion of the site plan is for reconfiguration and expansion of parking. The building addition and additional parking are on the two Village lots.

A SWPPP will be submitted to the Village of East Aurora, as the Town portion of the project is less than 1 acre. Additionally, it is my recommendation that the Village declare lead agency with respect to SEQRA as the majority of the project is in the Village. The Town will be an interested agency.

Town Code section 116-27 details the requirements for off-street parking in the Town.

This application has been forwarded to GHD for review and will be on the July Planning Board meeting as per Town Code section 95-3C. Once the Town Board has the Planning Board's recommendation, the Town Board has historically scheduled a public hearing on site plan applications. A SEQRA determination must be made prior to any decision by the Town Board.

Please contact me with any questions.

liz

0 Quaker Rd SBL: 175.06-3-8
Submission Requirements for Town of Aurora Site Plan Review

Parking lot
expansion

The Applicant shall submit to the Superintendent of Building a completed Site Plan Review application as well as 15 copies of the following documents where deemed necessary.

1. A boundary survey with site plan showing proposed lots, building locations (Proposed and existing), land use areas, utility easements, right-of-way boundaries, North arrow, date, scale, existing wetlands were applicable.
2. Topographical Survey based on United States Geological Survey data to extend a reasonable distance beyond proposed site. **Also list any changes to current topography.**
3. Location of existing and proposed easements.
4. Existing natural features such as watercourses, waterbodies, wetlands, wooded areas, flood hazard areas, 15% or more slope areas. Any changes to these features are to be noted.
5. Stormwater pollution prevention plan (SWPPP), if affecting an acre or more *L 1 Ac for town SWPPP to be renewed by V&A.*
- NA 6. Soil Test, regarding characteristics, capabilities and/or limitations for development according to TOA soil district
7. Location and design of all existing on-site as well as neighboring improvements including drainage, culvert pipes, waterlines, sanitary and storm sewer systems, retaining walls and fences.
- NA 8. Location and design of all utilities, proposed and existing, including, but not limited to electric, gas, water, cable, etc.
9. Location and design of all proposed and existing streets, parking lots, service areas, access drives, bicycle and pedestrian ways within and neighboring proposed site.
10. Location, height of buildings and front, side, and rear lot dimensions of all proposed buildings.
11. Location of all open space designated for "Green space", parks, playgrounds, landscape screening and general landscape proposals.
12. Location, size and design of all proposed *existing* signage and outdoor lighting.
- NA 13. Building elevation drawings, when required. *Included for reference only Con V&A property*
14. Grading and drainage plan showing existing and proposed contours at intervals not exceeding 2 feet. Include measures, devices and or structures for erosion and runoff control during and after construction.
- NA 15. Location of nearest fire hydrants and access for firefighters and their equipment.
16. Landscaping plan identifying plant materials, location of refuse areas, dumpsters and outdoor storage. Provisions for visual and noise screening.
17. Short EAF form - see attached *V&A possible lead Agency*
- NA 18. If not in 'B' district, notify abutting properties of proposed plans (Building Department will help).
- NA 19. Is approval needed by any other agency such as NYS Freshwater Wetland permit, US Army Corp of Engineer and Federal Wetland impact permit for this project? If so, list the approval type and time frame of approval.

CARMINAWOOD DESIGN

June 11, 2025

Ms. Elizabeth Cassidy, Code Enforcement Officer
The Aurora Municipal Center - Building & Code Enforcement
575 Oakwood Avenue
East Aurora, New York 14052

Re: TOWN OF AURORA - SITE PLAN APPLICATION
Proposed Office Building
400 Quaker Road
East Aurora, NY 14052

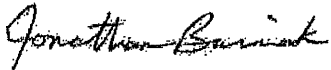
Dear Ms. Cassidy:

On behalf of WH Greene & Associates Inc., please find enclosed the following documents:

- (1) Town of Aurora - Site Plan Review Application
- (1) Application Fee: \$250
- (15) Site Development Drawings
- (15) Proposed Addition - Exterior Elevations (by Silvestri Architects, PC)
- (15) Short Environmental Assessment Form

These documents are being submitted for Site Plan Review of the proposed site development located at 400 Quaker Road. If you should have any questions regarding this letter, please contact me at (716) 501-5766. Thank you.

Sincerely,



Jonathan Barniak | Associate, Civil Engineering

cc: Jennifer Greene, WH Greene & Associates Inc., (email)
Christina Barmosz, Silvestri Architects, PC (email)

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

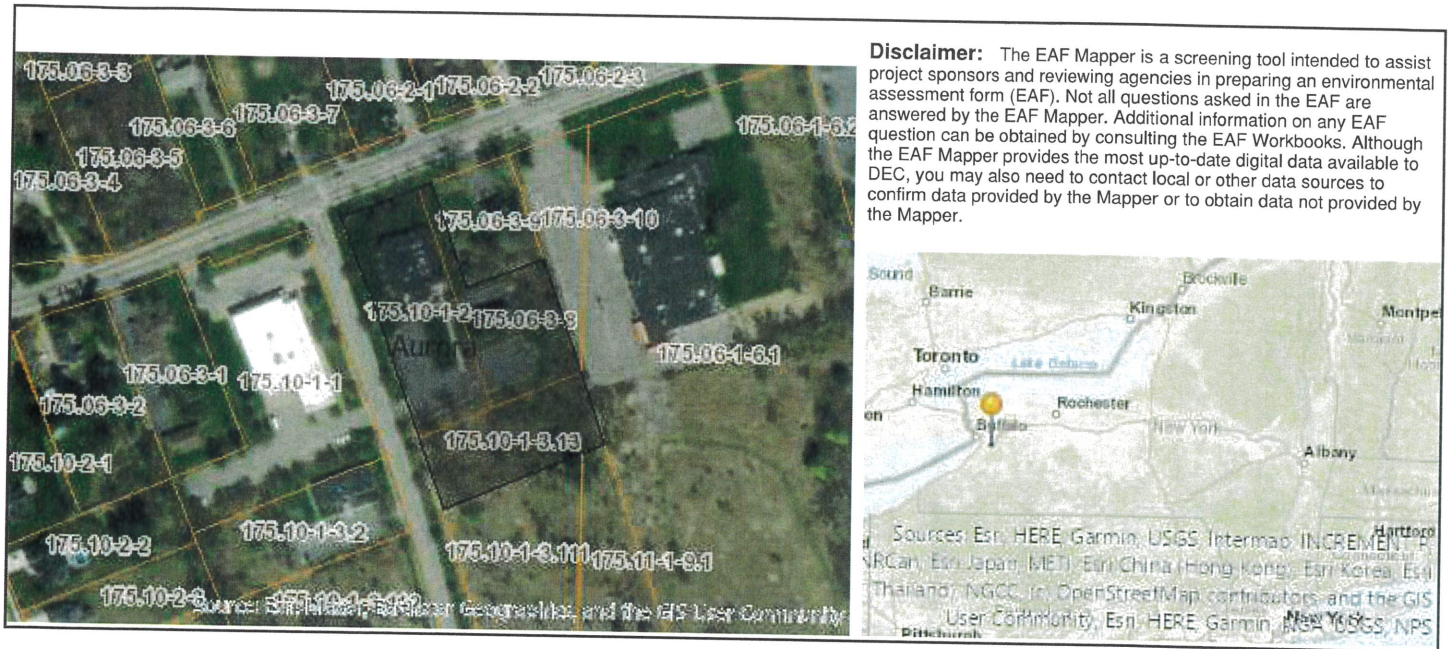
Part 1 – Project and Sponsor Information			
Name of Action or Project: Proposed Office Building			
Project Location (describe, and attach a location map): 400 Quaker Road, East Aurora, NY 14052			
Brief Description of Proposed Action: The Project Site is a redevelopment located on the south side of Quaker Rd (US Route 20A) and the east side of Commerce Way in the Village of East Aurora and partially located in the Town of Aurora. Development will include the construction of a 1-story 10,300 GSF office building addition attached to an existing 10,170± GSF office building. Site construction will include a stormwater management system, utility improvements and a total of 133 parking spaces. The current site has an existing parking lot with 59 spaces and a 2-story barn structure. The remainder of the site is vacant with mixed vegetated cover. The existing parking lot will be removed but the barn will remain. The overall Project Site is 3.40± acres total with a proposed development area of approximately 2.41± acres. The size is zoned General Manufacturing (GM) and Village Manufacturing in the Village of East Aurora. The site is zoned Commercial 3 (C3) in the Town of Aurora.			
Name of Applicant or Sponsor: Carmina Wood Design		Telephone: 716-842-3165 E-Mail: jbarniak@carminawooddesign.com	
Address: 80 Silo City, Suite 100			
City/PO: Buffalo		State: NY	Zip Code: 14203
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYSDEC General Stormwater Permit			YES ☒
3. a. Total acreage of the site of the proposed action? _____ 3.40 acres b. Total acreage to be physically disturbed? _____ 2.41 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 3.40 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ Existing water service connection (ECWA) _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Existing sanitary sewer lateral connection to public sewer main (ECSD#8) _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ There will be no disturbance of state or federal jurisdictional wetlands onsite. _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☒ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☒
If Yes, briefly describe: _____ Stormwater will be collected onsite in a detention pond and discharged via an outlet control to the existing open/closed drainage system along Commerce Way.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ Permanent water surface pond in bottom of detention pond provided to meet NYSDEC SWDM water quality requirements.	NO	YES
	☐	☒
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Jonathan Barniak, Carmina Wood Design</u> Date: <u>6/11/2025</u> Signature: <u>Jonathan Barniak</u> Title: <u>Project Engineer</u>		

EAF Mapper Summary Report

Tuesday, May 27, 2025 8:26 AM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

AKA. BIGTREE RD. OR N.Y. STATE ROUTE 20A (100.00' WIDE)

FIND REBAR
& CAP
0.26'S.
0.10'W.

44

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WUCC

$$R = 3000, \theta = 1$$

N. 20° 05' 25" W. -
414.08'

U. 20°05'25" W. — S.W. CORNER
L. 9946, P. 458
END REBAR 0.22' W. 0.24' N.
9946

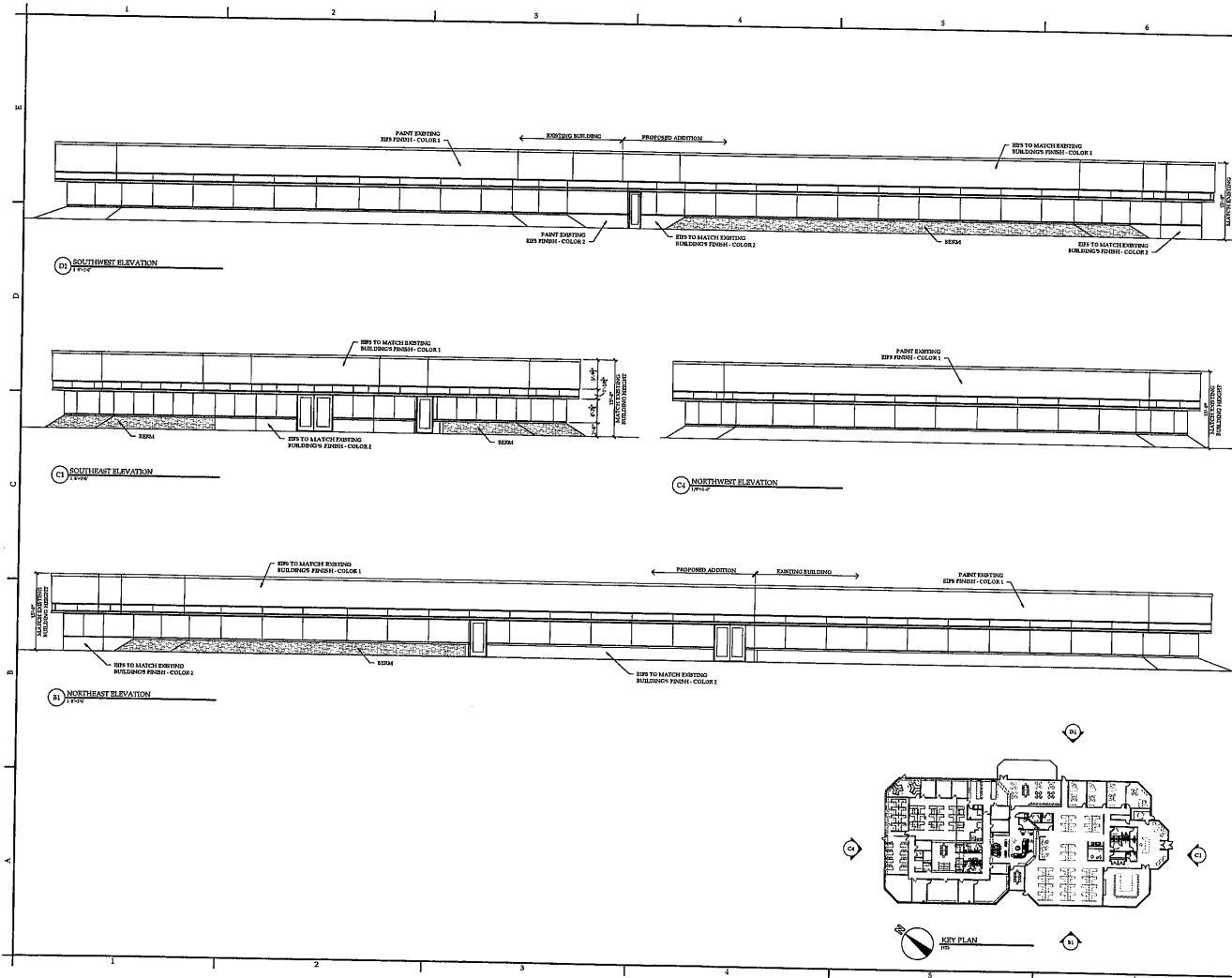
40.33'

1

LOCATION TOWN OF AURORA & VILLAGE OF EAST AURORA

JOB NO. 02-2205	ERIE CO., NY
DATE 5.25.2002	SCALE 1"=50'
RESURVEYED	
6.26.02 ADDED ANGLES/DEED REF.	

ALTERING ANY ITEM ON THIS MAP IS IN VIOLATION OF THE LAW.
EXCEPTING AS PROVIDED IN SECTION 7209; PART 2 OF THE NEW
YORK STATE EDUCATION LAW.



NOTICE

This document, the property of, prepared and issued by the architect is submitted for the specific project and is not to be used for any other project without the written consent of the architect. The architect is not responsible for the accuracy of the information provided in this document and does not warrant the accuracy of the information provided in this document. The architect is not responsible for the accuracy of the information provided in this document and does not warrant the accuracy of the information provided in this document.

Proposed Addition
to
GREENE
400 Quaker Road
East Aurora, NY 14052

SA PROJECT TEAM: PRINCIPAL: **ARCHITECT**
PROJECT ARCHITECT: **ARCHITECT**
DESIGNER: **ARCHITECT**
INTERIOR: **ARCHITECT**

TITLE:
**EXTERIOR
ELEVATIONS**

**SILVESTRI
ARCHITECTS - PC**
1321 MILLER AVENUE, SUITE 100, WEST HAVEN, CT 06611
(203) 399-1100 FAX (203) 399-1101

SA JOB #: **24116.01** DATE: **06-10-25**
DRAWING #: **A-201**

Proposed Office Building

400 Quaker Road

East Aurora, NY 14052

SITE DEVELOPMENT DRAWINGS

AGENCIES

TOWN OF AURORA/VILLAGE OF EAST AURORA
NAME/TITLE: ELIZABETH CASSIDY, CODE ENFORCEMENT OFFICER
COMPANY/DEPT: BUILDING & CODE ENFORCEMENT
ADDRESS: 575 OAKWOOD AVENUE
EAST AURORA, NEW YORK 14052
TELEPHONE: 716-658-7591

LAND SURVEYOR
COMPANY/DEPT: PROFESSIONAL LAND SURVEYORS
ADDRESS: 100 GLENWOOD, NEW YORK 14069
TELEPHONE: 716-537-2170

UTILITIES

NATURAL GAS
COMPANY: NATIONAL FUEL GAS
TELEPHONE: 1-716-686-6123
ELECTRIC
COMPANY: NYSEG
TELEPHONE: 1-716-681-5030
CABLE
COMPANY: CHARTER SPECTRUM
TELEPHONE: 1-888-406-7063
WATER
COMPANY: ERIE COUNTY WATER AUTHORITY
TELEPHONE: 1-716-684-0900
SEWER
COMPANY: ERIE COUNTY SEWER DISTRICT NO. 4
TELEPHONE: 1-716-684-1234
TELEPHONE COMPANY: VERIZON COMMUNICATIONS INC.
TELEPHONE: 1-716-840-8688

UNDERGROUND FACILITIES PROTECTION ORGANIZATION
UDG-NY

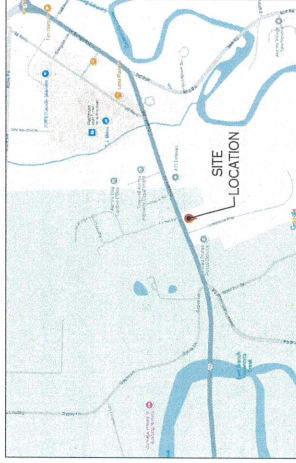


OWNER/DEVELOPER

NAME: WH Greene & Associates Inc.
ADDRESS: 400 Quaker Road
East Aurora, NY 14052
CONTACT: Jennifer Greene
TELEPHONE: 716-805-1090

CARMINA WOOD DESIGN

1150 5th Street, Suite 300
Buffalo, New York 14203
Phone: (716) 862-3465



LOCATION MAP
NOT TO SCALE

DWG NO.	DRAWING TITLE
-	COVER SHEET
C-001	TOPOGRAPHIC SURVEY (by Paul G. Pagano)
C-002	SECTION & EROSION CONTROL PLAN
C-100	DEMOLITION & EROSION CONTROL DETAILS
C-101	SITE PLAN
C-102	SITE DETAILS
C-200	GRADING PLAN
C-300	STORM DRAINAGE PLAN
C-301	STORM DRAINAGE DETAILS
C-400	STORM DRAINAGE DETAILS
C-401	SITE LIGHTING PLAN
L-100	SITE LIGHTING DETAILS
L-101	LANDSCAPE PLAN
L-102	LANDSCAPE DETAILS

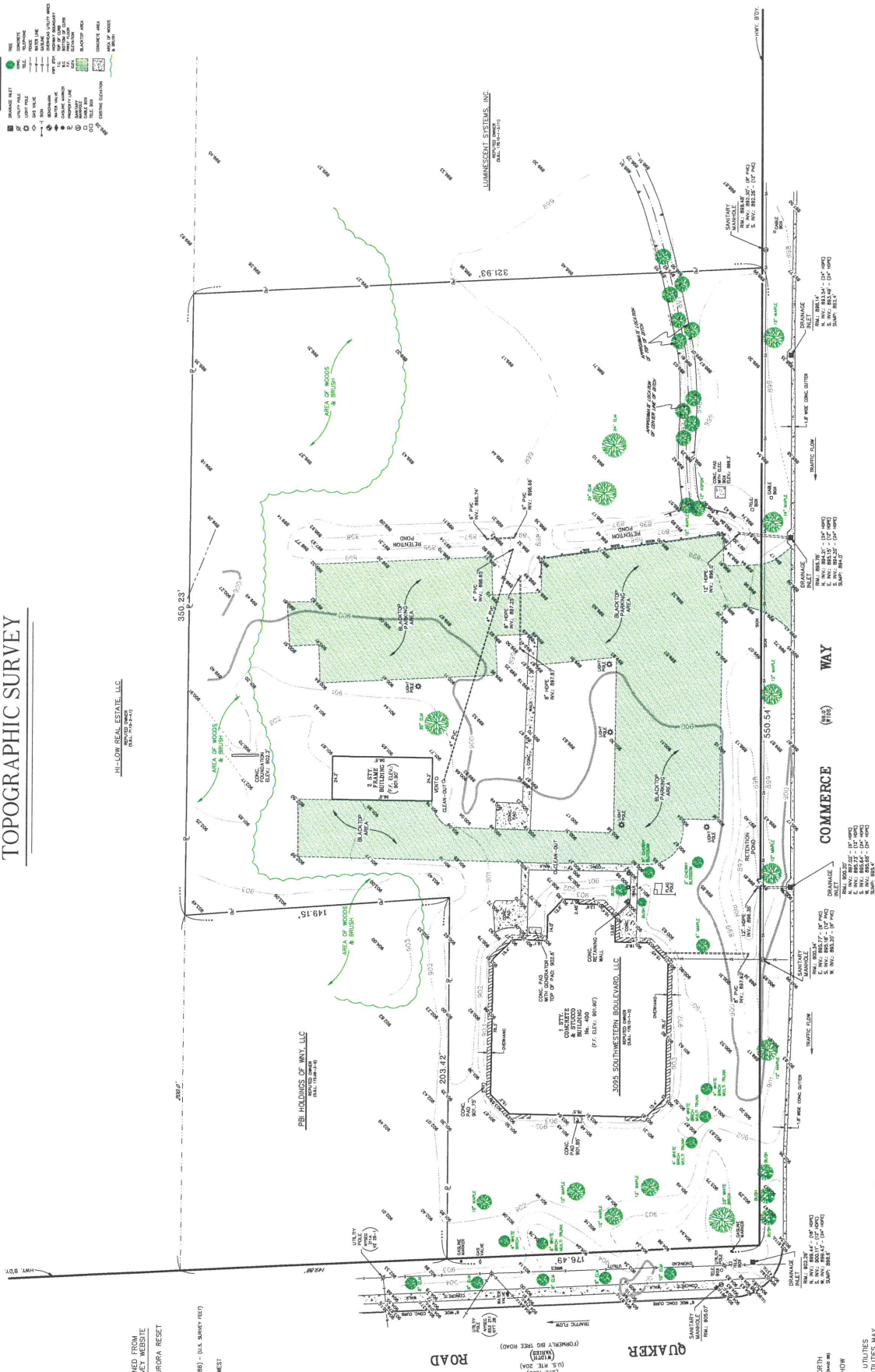
June 2025

REVISIONS:	
No.	Description

Proposed Office Building
400 Quaker Road
East Aurora, NY 14052
SITE DEVELOPMENT DRAWINGS

N. 42°46'04.2"
W. -78°36'48.2"

HI-LOW REAL ESTATE, LLC
 REPUTED OWNER
 (S.B.L. 713-2-51)

[illegible]

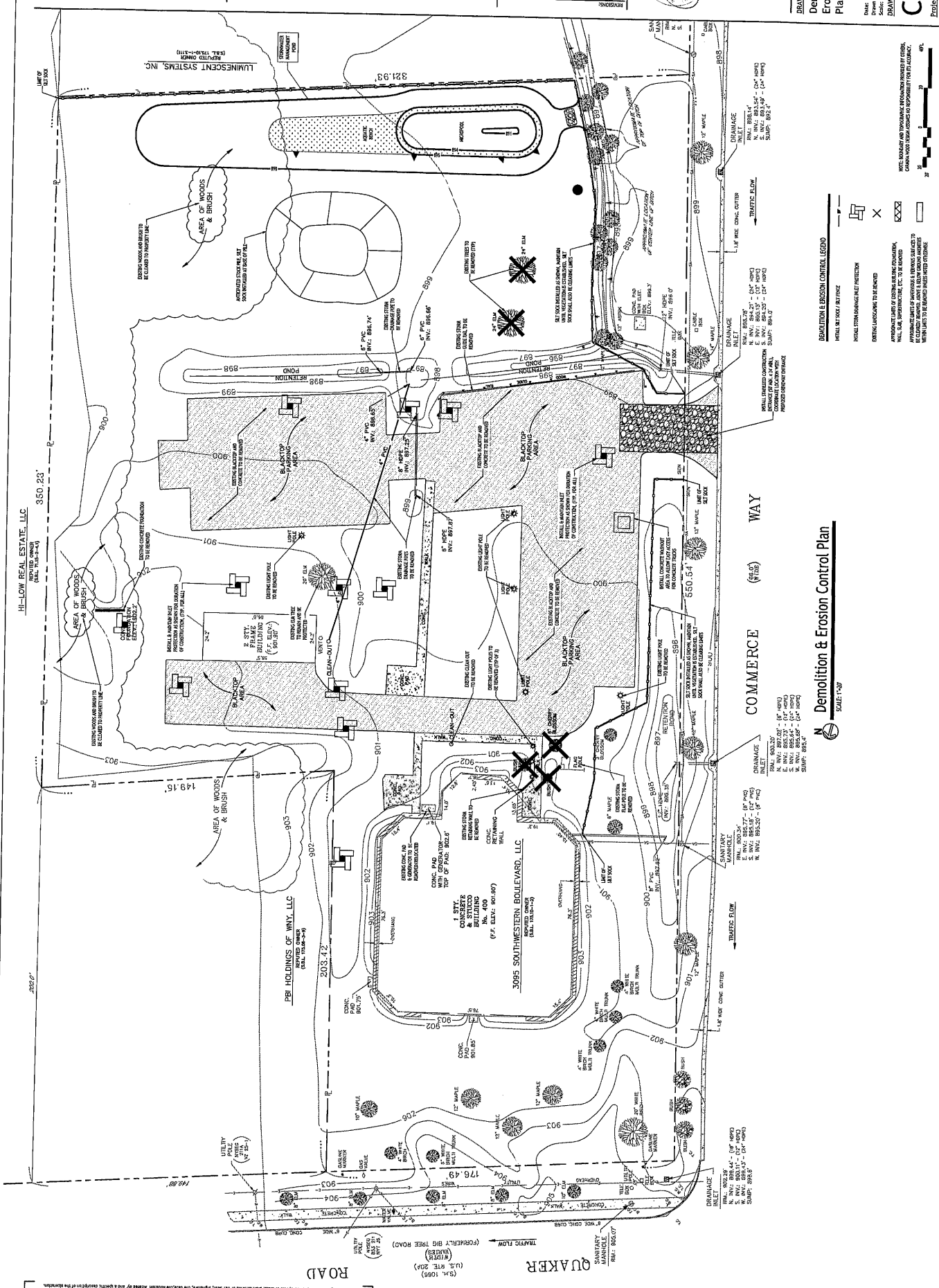
NOTES:

1. HORIZONTAL CONTROL IS ASSUMED ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988. (your way)
2. THE PURPOSES OF THIS MAP IS TO SHOW TOPOGRAPHICAL FEATURES ONLY
3. THE LOCATION OF ANY UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY CONSTRUCTION ACTIVITIES, ALL UTILITY COMPANIES SHOULD BE NOTIFIED IN ORDER TO VERIFY OR AMEND THEIR LOCATIONS AND/OR EXISTENCE. FOR ASSISTANCE CALL UPPO AT 1-800-952-7962.

UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY, DRAWING, DESIGN, SPECIFICATION, PLAN OR REPORT IS A VIOLATION OF SECTION 7201, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

		- UPDATE / REVISION -	
	DATE	JOB	DESCRIPTION
PAUL G. PAGANO, PLS PROFESSIONAL LAND SURVEYOR STATE OF NEW YORK 10409 3840 HOLLAND BLVD. ELIZABETH, N.J. 07208 OFFICE PHONE (718) 337-2170			
DRAWN BY:		AMH	SHEET NO.
CHECKED BY:		PJP	SCALE:
JOB NO.:		25051	DATE:
			SHEET:

PAUL G. PAGANO, PLS
 4745 LA GRANGE RD

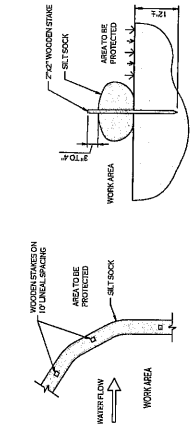


DECONTAMINATION & EROSION CONTROL LEGEND	
INITIAL SOIL LOCK / BULK TRENCH	
INITIAL STORM DRAINAGE INLET PROTECTION	
EXISTING LANDSCAPING TO BE MAINTAINED	
APPROXIMATE LIMITS OF EXISTING BUILDING FOOTPRINTS, WALL, EAVE, SUBGRADE/CONCRETE, ETC. TO BE MAINTAINED	
APPROXIMATE LIMITS OF INTERFERED & EROSION SUBJECTS TO BE CLEARLY MARKED, ADJUST & RETURN GRADING NUMBERS WITHIN LIMITS TO BE MAINTAINED UNLESS NOTED OTHERWISE	

Demolition & Erosion Control Plan

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA HOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

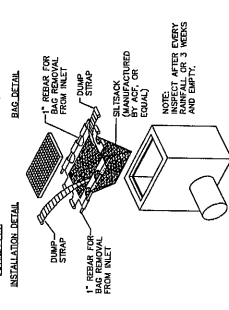
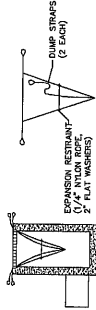
[illegible]



CONTRACTOR SHALL INSPECT AND MAINTAIN SILT SOCKS AS NEEDED DURING THE DURATION OF CONSTRUCTION PROJECT. CONTRACTOR SHALL REMOVE SILT SOCKS COLLECTED AT THE BASE OF THE SILT SOCKS WHEN IT HAS REACHED THE FULL CAPACITY OF THE SILT SOCK. ALTERNATIVELY, IF THE SILT SOCKS ARE NOT FULLY CAPACITATED, THE CONTRACTOR SHALL REMOVE THE SILT SOCKS AND REPLACE THEM WITH NEW SILT SOCKS. THE CONTRACTOR SHALL MAINTAIN THE SILT SOCKS AT ALL TIMES AND SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE SILT SOCKS FROM THE PROJECT AREA.

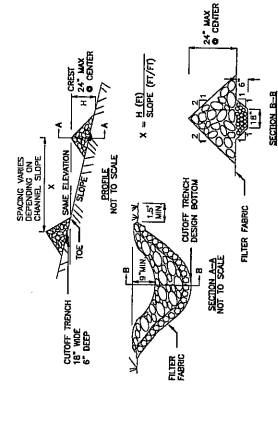
SILT SOCK DETAIL

N.T.S.



SILT SACK DETAIL

NOT TO SCALE

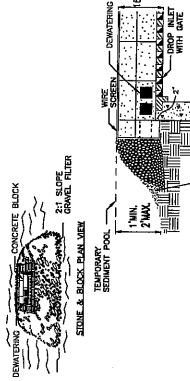


CONSTRUCTION SPECIFICATIONS

1. SILT SOCKS WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES.
2. SET SPACING OF CHECK DAMS TO ASSURE THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE DAM.
3. EXPOSED STONE A MINIMUM OF 1.5 FEET FROM THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR BY PLACING A 2' MINIMUM DEPTH OF 1/2" GRAVEL OR 1/2" FLAT STONES.
5. ENSURE THAT CHANNEL APPEARANCES SUCH AS GULLIES, EROSION, OR SCOUR CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.

STONE CHECK DAM DETAIL

NOT TO SCALE



CONTRACTOR SHALL INSPECT AND MAINTAIN SILT SOCKS AS NEEDED DURING THE DURATION OF CONSTRUCTION PROJECT. CONTRACTOR SHALL REMOVE SILT SOCKS COLLECTED AT THE BASE OF THE SILT SOCKS WHEN IT HAS REACHED THE FULL CAPACITY OF THE SILT SOCK. ALTERNATIVELY, IF THE SILT SOCKS ARE NOT FULLY CAPACITATED, THE CONTRACTOR SHALL REMOVE THE SILT SOCKS AND REPLACE THEM WITH NEW SILT SOCKS. THE CONTRACTOR SHALL MAINTAIN THE SILT SOCKS AT ALL TIMES AND SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE SILT SOCKS FROM THE PROJECT AREA.

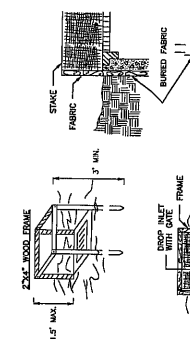
CONSTRUCTION SPECIFICATIONS

1. LAY ONE BLOCK ON EACH SIDE OF THE SILT SOCK TO BE PLACED AGAINST THE FOUNDATION. THE 2 INCHES MINIMUM BELOW THE SILT SOCK.
2. SHALL BE PLACED AGAINST INLET FOR SUPPORT.
3. TO SUPPORT STONE OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS.
4. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW THE SILT SOCK ON A 2:1 SLOPE OR FLATTER.
5. FOR STONE, THE 3 INCH STONE AS SHOWN ON THE DRAWINGS.
6. FOR STONE, THE 3 INCH STONE AS SHOWN ON THE DRAWINGS.

INLET PROTECTION DETAIL 3

NOT TO SCALE

NOTE: INSTALL ONE OF THE INLET PROTECTION OPTIONS SHOWN FOLLOWING INSTALLATION OF THE PROPOSED CDS



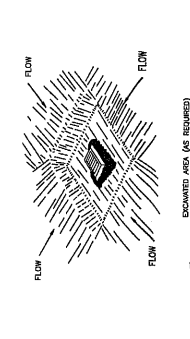
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CONSTRUCTION SPECIFICATIONS

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2. SHALL BE PLACED AGAINST INLET FOR SUPPORT.
3. TO SUPPORT STONE OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS.
4. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW THE SILT SOCK ON A 2:1 SLOPE OR FLATTER.
5. FOR STONE, THE 3 INCH STONE AS SHOWN ON THE DRAWINGS.
6. FOR STONE, THE 3 INCH STONE AS SHOWN ON THE DRAWINGS.

INLET PROTECTION DETAIL 2

NOT TO SCALE



CONTRACTOR SHALL INSPECT AND MAINTAIN SILT SOCKS AS NEEDED DURING THE DURATION OF CONSTRUCTION PROJECT. CONTRACTOR SHALL REMOVE SILT SOCKS COLLECTED AT THE BASE OF THE SILT SOCKS WHEN IT HAS REACHED THE FULL CAPACITY OF THE SILT SOCK. ALTERNATIVELY, IF THE SILT SOCKS ARE NOT FULLY CAPACITATED, THE CONTRACTOR SHALL REMOVE THE SILT SOCKS AND REPLACE THEM WITH NEW SILT SOCKS. THE CONTRACTOR SHALL MAINTAIN THE SILT SOCKS AT ALL TIMES AND SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE SILT SOCKS FROM THE PROJECT AREA.

CONSTRUCTION SPECIFICATIONS

1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE DRAIN.
3. WEED HOLES SHALL BE PROTECTED BY GRAVEL.
4. ALL HOLES WITH SHARP EDGES SHALL BE ROUNDED OFF.
5. ALL HOLES WITH SHARP EDGES SHALL BE ROUNDED OFF.

INLET PROTECTION DETAIL 1

NOT TO SCALE

INSPECTION AND MAINTENANCE PROCEDURES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF THE INLET PROTECTION DETAIL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF THE INLET PROTECTION DETAIL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF THE INLET PROTECTION DETAIL.
- 1.1. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- 1.2. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER BY THE CONTRACTOR AND THE OWNER. REPAIRS SHALL BE COMPLETED WITHIN 48 HOURS OF THE TIME OF THE INSPECTION.
- 1.3. CHECK AND REPAIR SILT FENCING AND STRAIN BALE FENCING, AS NECESSARY.
- 1.4. TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER BY THE CONTRACTOR AND THE OWNER. REPAIRS SHALL BE COMPLETED WITHIN 48 HOURS OF THE TIME OF THE INSPECTION.
- 1.5. NEIGHBORING ROADWAYS WILL BE MONITORED TO ENSURE THAT ANY TRACKED MUD, DIRT, OR ROCK IS SWIFTLY AS NECESSARY.

RESTORATION PROCEDURES

1. THE ADJACENT AREAS DISTURBED OR DAMAGED DURING CONSTRUCTION MUST BE RESTORED TO THE ORIGINAL CONDITION OR BETTER.
2. WHEN RESTORING LANE AREAS ADJACENT TO NEW CONSTRUCTION, EXISTING MATERIAL SHALL BE THOROUGHLY COMPACTED AND FREE OF GRASS CLUMPS, STUMPS AND BRANCHES NOT BE REMOVED IN THE VULNERABLE AREA. THE RESTORED AREA SHALL BE PLANTED WITH GRASS SEED OR PLANTS OF THE SAME SPECIES AND VARIETY AS THE ADJACENT AREAS.
3. ANY DISTURBED UNGRADED AREAS SHALL RECEIVE FOUR INCHES OF TOPSOIL, BED AND MULCH AND SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
4. WHEN ADJACENT ASPHALT CONCRETE OR PAVED AREAS ARE DISTURBED AS A RESULT OF CONSTRUCTION, THE PERIMETER OF THE DISTURBED AREA SHALL BE PLANTED WITH GRASS SEED OR PLANTS OF THE SAME SPECIES AND VARIETY AS THE ADJACENT AREAS.
5. ANY AREAS THAT HAVE BEEN STRIPPED ARE TO RECEIVE A MINIMUM OF 4 INCHES OF TOPSOIL.
6. THE CONTRACTOR SHALL MAINTAIN THE RESTORED AREAS FOR A PERIOD OF 90 DAYS AFTER COMPLETION OF THE PROJECT.

GENERAL NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE VILLAGE OF EAST AURORA TOWN OF EAST AURORA ORDINANCES AND THE VILLAGE OF EAST AURORA TOWN OF EAST AURORA ORDINANCES.
2. ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL LOCATIONS OF UTILITIES PRIOR TO CONSTRUCTION.
3. STUMPS AND BRANCHES NOT BE REMOVED IN THE VULNERABLE AREA. THE RESTORED AREA SHALL BE PLANTED WITH GRASS SEED OR PLANTS OF THE SAME SPECIES AND VARIETY AS THE ADJACENT AREAS.
4. ANY AREAS THAT HAVE BEEN STRIPPED ARE TO RECEIVE A MINIMUM OF 4 INCHES OF TOPSOIL.
5. THE CONTRACTOR SHALL MAINTAIN THE RESTORED AREAS FOR A PERIOD OF 90 DAYS AFTER COMPLETION OF THE PROJECT.



DRAWING NAME:
Site Plan

Date:
Drawn By:
Checked By:
As Noted

DRAWING NO.
C-100
PROJECT NO.: 25-4038

NOTE: SHOWN ARE PROPOSED IMPROVEMENTS TO EXISTING CONDITIONS. CANAL AND DRAINAGE ARE SHOWN IN RECREATION FOR ITS OWNERS.

PROPOSED IMPROVEMENTS TO EXISTING CONDITIONS. CANAL AND DRAINAGE ARE SHOWN IN RECREATION FOR ITS OWNERS.

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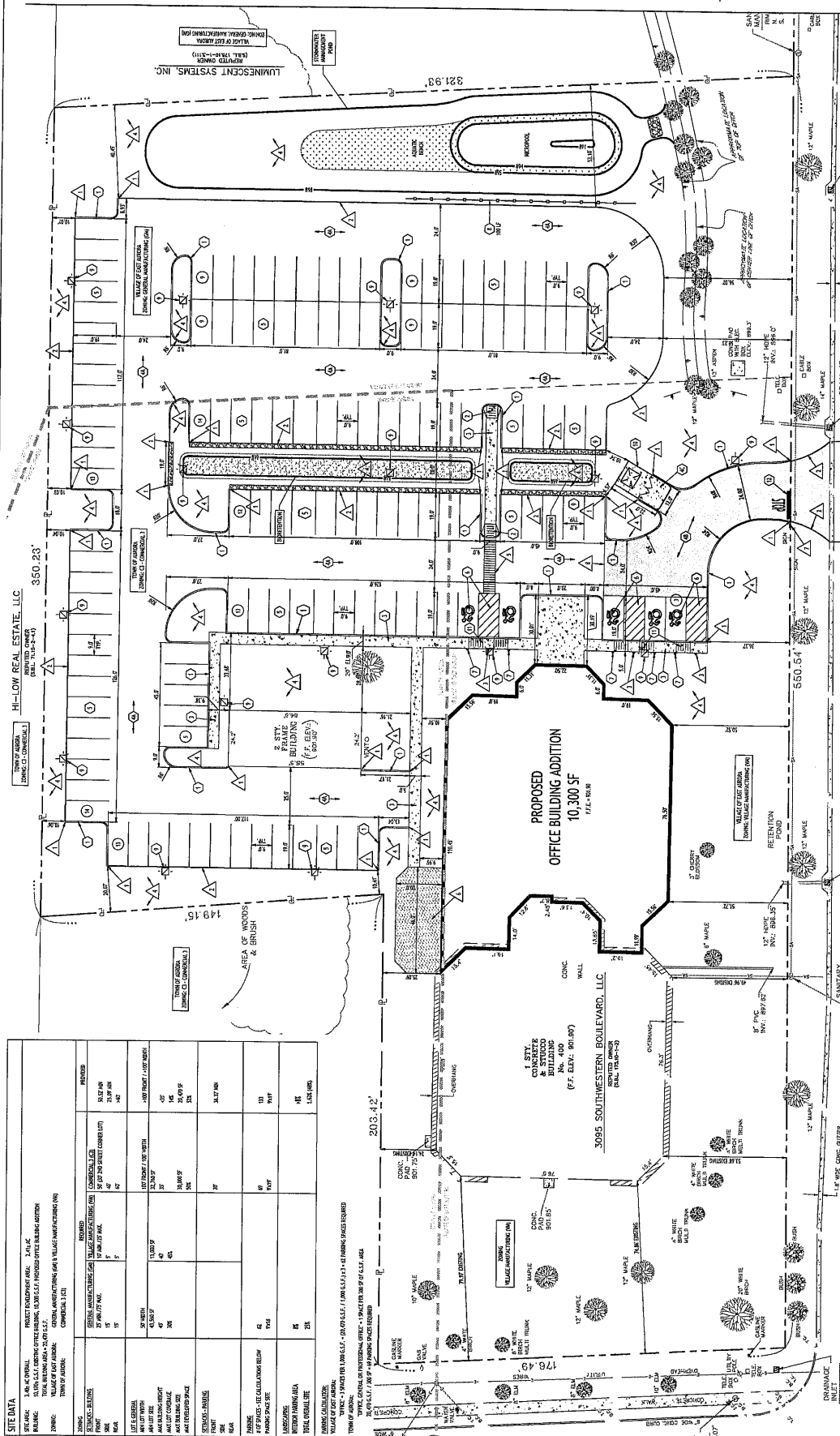
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(66'±)

WAY
(66'±)

SITE DATA			
PROJECT NAME:	PROJECT LOCATION:	PROJECT OWNER:	PROJECT DATE:
PROPOSED OFFICE BUILDING ADDITION	400 QUAKER ROAD, EAST AURORA, NY 14052	HI-LOW REAL ESTATE, LLC	10/20/2023
EXISTING BUILDING:	EXISTING LOT AREA:	EXISTING LOT DIMENSIONS:	EXISTING LOT ZONING:
10,300 SF	1.00 AC	100' x 100'	COMMERCIAL 1.0
PROPOSED BUILDING ADDITION:	PROPOSED LOT AREA:	PROPOSED LOT DIMENSIONS:	PROPOSED LOT ZONING:
10,300 SF	1.00 AC	100' x 100'	COMMERCIAL 1.0
PROPOSED LOT AREA:	PROPOSED LOT DIMENSIONS:	PROPOSED LOT ZONING:	PROPOSED LOT ZONING:
10,300 SF	100' x 100'	COMMERCIAL 1.0	COMMERCIAL 1.0
PROPOSED LOT AREA:	PROPOSED LOT DIMENSIONS:	PROPOSED LOT ZONING:	PROPOSED LOT ZONING:
10,300 SF	100' x 100'	COMMERCIAL 1.0	COMMERCIAL 1.0
PROPOSED LOT AREA:	PROPOSED LOT DIMENSIONS:	PROPOSED LOT ZONING:	PROPOSED LOT ZONING:
10,300 SF	100' x 100'	COMMERCIAL 1.0	COMMERCIAL 1.0
PROPOSED LOT AREA:	PROPOSED LOT DIMENSIONS:	PROPOSED LOT ZONING:	PROPOSED LOT ZONING:
10,300 SF	100' x 100'	COMMERCIAL 1.0	COMMERCIAL 1.0

WAY
(66'±)

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(66'±)

NO.	DESCRIPTION	DATE
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2	AS NOTED	6/17/2025

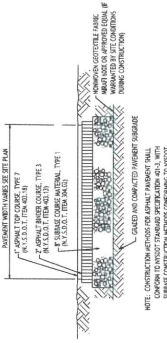


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Site Details

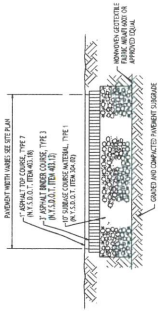
Date: 6/17/2025
Drawn By: JPB
As Noted

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C-101

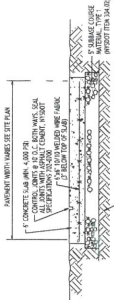
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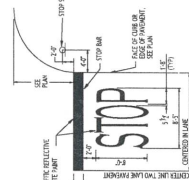
STANDARD DUTY ASPHALT SECTION - 4A



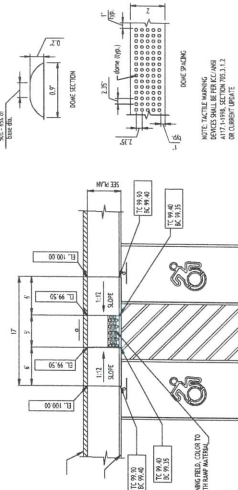
HEAVY DUTY ASPHALT SECTION - 4B



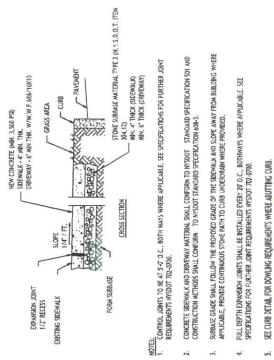
EXTERIOR CONCRETE
SLAB-ON-GRADE SECTION - 4C



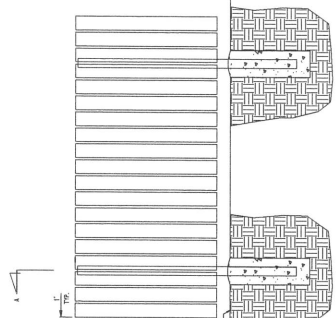
STOP BAR DETAIL - 12



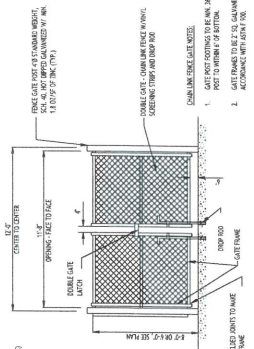
HANDICAPPED PAVEMENT RAMP - 11



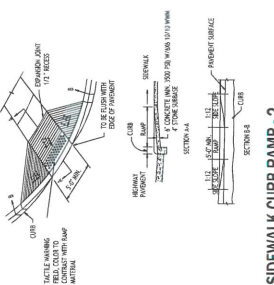
CONCRETE SIDEWALK - 3



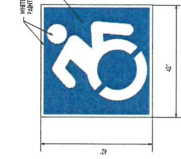
BOARD ON BOARD FENCE - FOR DUMPSTER ENCLOSURE



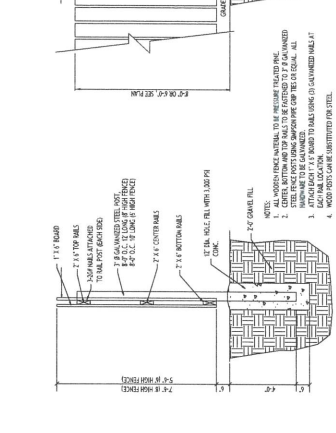
DUMPSTER ENCLOSURE - 10



SIDEWALK CURB RAMP - 2

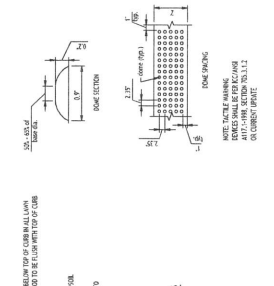
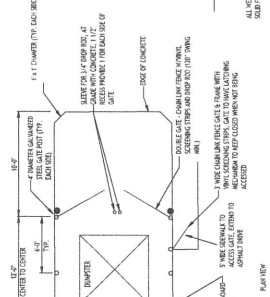


INTERNATIONAL HANDICAP
SYMBOL - 6A



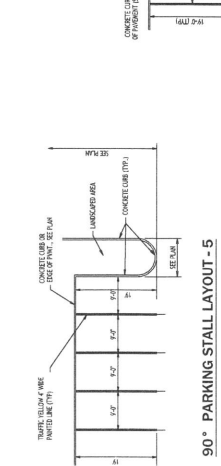
HANDICAPPED PAVEMENT MARKINGS & SIGNAGE - 6

DECORATIVE WOODEN GUIDE RAIL - 8



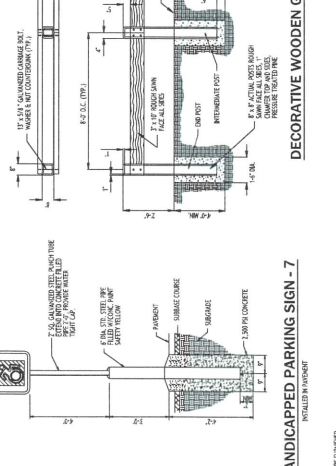
ABUTTING SIDEWALK

TYPE 'A' CONCRETE CURB - 1

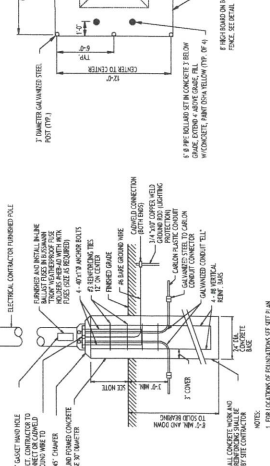


90° PARKING STALL LAYOUT - 5

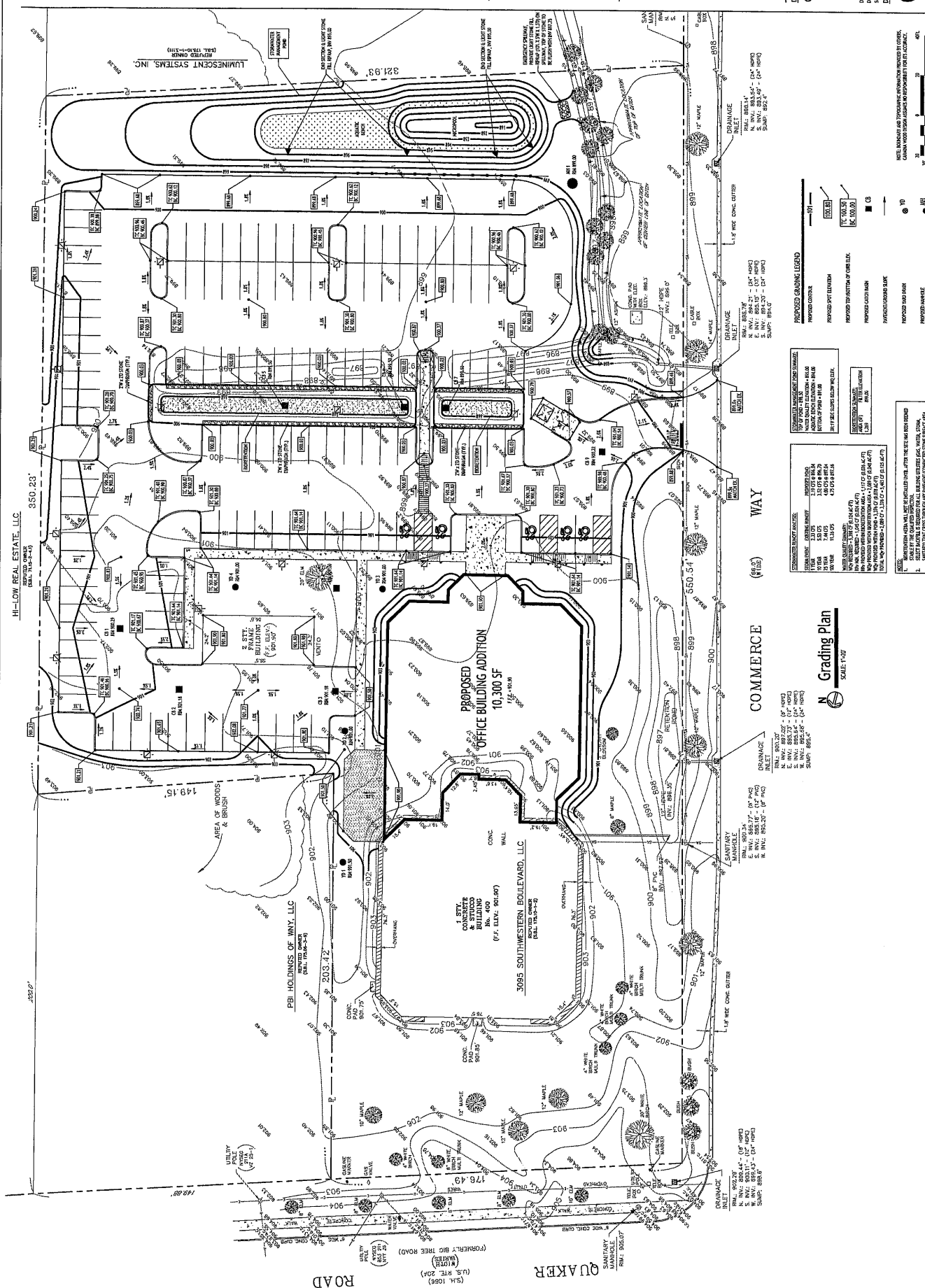
HANDICAPPED PARKING SIGN - 7



HANDICAPPED PARKING SIGN - 7

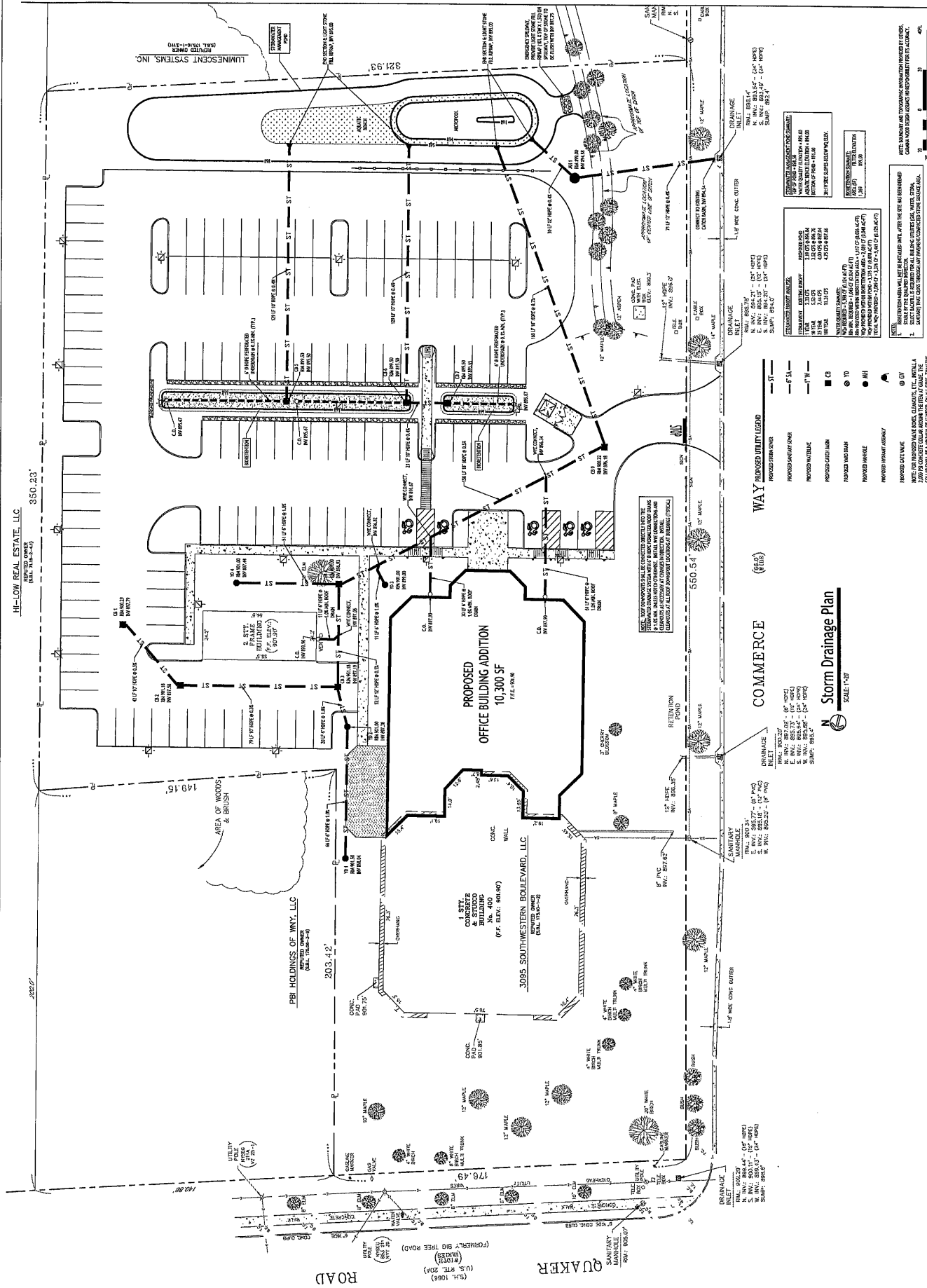


LIGHT POLE
FOUNDATION - 9



to alter this drawing, if altered such E.A., P.E., or L.E.S. shall attach his or her name, signature, the date, the notation "Altered By," and a specific description of the alteration.

© CARMINA WOOD DESIGN



WAY PROPOSED UTILITY 15530

PROPOSED STORM WAYS

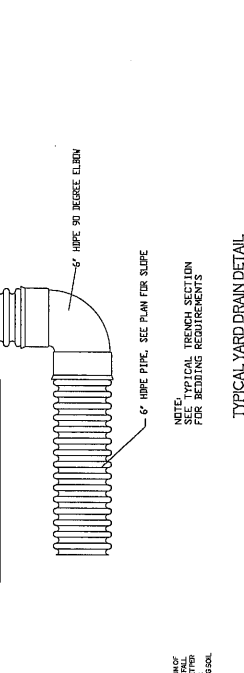
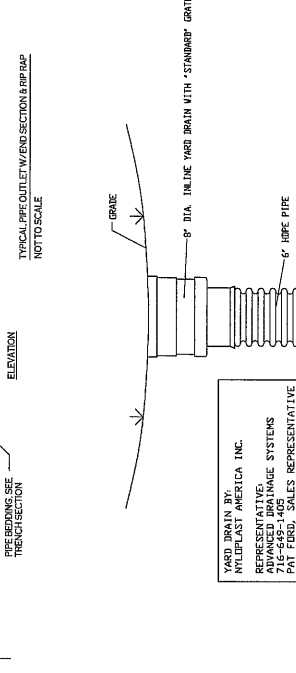
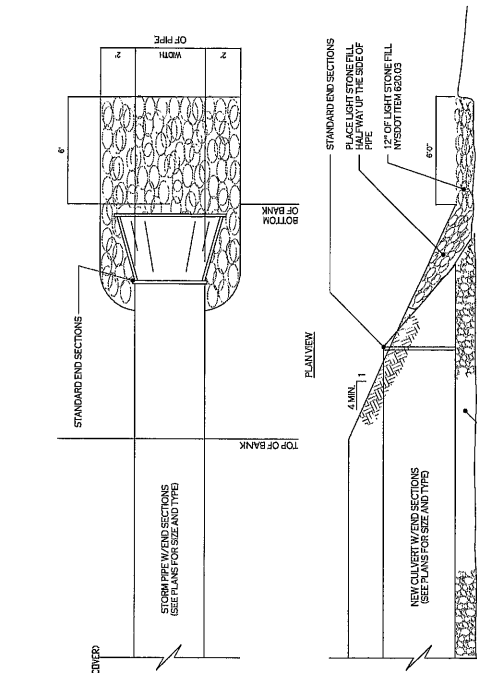
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Storm Drainage Plan

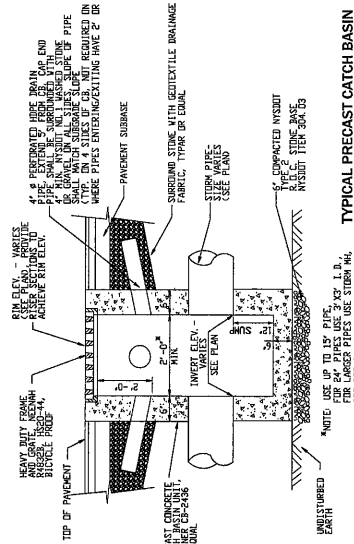
SCALE: 1"=40'

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NOT TO SCALE. THIS DRAWING IS A PRELIMINARY DESIGN. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.



NOTE: SEE TYPICAL TRENCH SECTION FOR REINFORCING REQUIREMENTS



TYPICAL PRECAST CATCH BASIN

INSDOT STANDARD SPECIFICATIONS

FIGURE 603-1 STONE FILLING GRADATION REQUIREMENTS		
Stone Filling Item	Stone Size	Percent of Total by Weight
Fine	Smaller than 3 inch	90 - 100
	Larger than 3 inch	0 - 10
Light	Smaller than No. 10 Sieve	90 - 100
	Larger than 100 pounds	0 - 10
Medium	Smaller than 6 inch	90 - 100
	Larger than 6 inch	0 - 10
Heavy	Smaller than 100 pounds	90 - 100
	Larger than 100 pounds	0 - 10
	Smaller than 6 inch	90 - 100
	Larger than 600 pounds	0 - 10
	Smaller than 6 inch	90 - 100

APPROXIMATE SHAPE		
Specified Weights	Approximate Shape	Approximate Shape
600 pounds	d = 18 inches	d = 23 inches
300 pounds	d = 15 inches	d = 18 inches
150 pounds	d = 12 inches	d = 15 inches
75 pounds	d = 10 inches	d = 12 inches
37.5 pounds	d = 8 inches	d = 10 inches
18.75 pounds	d = 6 inches	d = 8 inches
9.375 pounds	d = 4 inches	d = 6 inches
4.6875 pounds	d = 3 inches	d = 4 inches
2.34375 pounds	d = 2 inches	d = 3 inches
1.171875 pounds	d = 1.5 inches	d = 2 inches
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0.00000000000000000001588186776101813135762794926452018671875 pounds	d = 0.0000000001128125 inches	d = 0.00000000016125 inches
0.0000000000000000000079409338805090666788139746322600934375 pounds	d = 0.000000000078125 inches	d = 0.0000000001128125 inches
0.000000000000000000003970466940254533339406987316130046875 pounds	d = 0.0000000000546875 inches	d = 0.000000000078125 inches
0.0000000000000000000019852334701272666697034936580650234375 pounds	d = 0.0000000000384375 inches	d = 0.0000000000546875 inches
0.00000000000000000000099261673506363333485174682940326171875 pounds	d = 0.000000000027015625 inches	d = 0.0000000000384375 inches
0.000000000000000000000496308367531816667425873422016130859375 pounds	d = 0.0000000000190625 inches	d = 0.000000000027015625 inches
0.0000000000000000000002481541837659083337129367110080654296875 pounds	d = 0.0000000000134375 inches	d = 0.0000000000190625 inches
0.00000000000000000000012407709188295416685646835550403271484375 pounds	d = 0.000000000009375 inches	d = 0.0000000000134375 inches
0.00000000000000000000006203854594147708332823417775201613671875 pounds	d = 0.0000000000065625 inches	d = 0.000000000009375 inches
0.0000000000000000000000310192729707385416641170888760080684375 pounds	d = 0.000000000004609375 inches	d = 0.0000000000065625 inches
0.00000000000000000000001550963648536927083205854443800403421875 pounds	d = 0.000000000003246875 inches	d = 0.000000000004609375 inches
0.000000000000000000000007754818242684635416029272219002017109375 pounds	d = 0.0000000000022834375 inches	d = 0.000000000003246875 inches
0.000000000000000000000003877409121342317708014636109501008546875 pounds	d = 0.0000000000016125 inches	d = 0.0000000000022834375 inches
0.0000000000000000000000019387045606711588540073180547505042734375 pounds	d = 0.000000000001128125 inches	d = 0.0000000000016125 inches
0.00000000000000000000000096935228033557942700365902737502521484375 pounds	d = 0.00000000000078125 inches	d = 0.000000000001128125 inches
0.00000000000000000000000048467614016778971350182951368750126171875 pounds	d = 0.000000000000546875 inches	d = 0.00000000000078125 inches
0.0000000000000000000000002423380700838948567509147566837500630859375 pounds	d = 0.000000000000384375 inches	d = 0.000000000000546875 inches
0.000000000000000000000000121169035041947428375457378341875003154296875 pounds	d = 0.00000000000027015625 inches	d = 0.000000000000384375 inches
0.000000000000000000000000060584517520973714187728689170937500015734375 pounds	d = 0.000000000000190625 inches	d = 0.00000000000027015625 inches
0.00000000000000000000000003029225876048685709386434458546875000078696875 pounds	d = 0.000000000000134375 inches	d = 0.000000000000190625 inches
0.0000000000000000000000000151461293802434285469321722927343750000393484375 pounds	d = 0.00000000000009375 inches	d = 0.000000000000134375 inches
0.00000000000000000000000000757306469012217142734658614617187500001967421875 pounds	d = 0.000000000000065625 inches	d = 0.00000000000009375 inches
0.000000000000000000000000003786532345061085713673293073085937500009837109375 pounds	d = 0.00000000000004609375 inches	d = 0.000000000000065625 inches
0.0000000000000000000000000018932661725305428568366465364296875000049185546875 pounds	d = 0.00000000000003246875 inches	d = 0.00000000000004609375 inches
0.0000000000000000000000000009466330862652714284183223268214843750000245927734375 pounds	d = 0.000000000000022834375 inches	d = 0.00000000000003246875 inches
0.000000000000000000000000000473316543132635714210916113410937500001229638696875 pounds	d = 0.000000000000016125 inches	d = 0.000000000000022834375 inches
0.0000000000000000000000000002366582715663178570545580567054687500006148193484375 pounds	d = 0.00000000000001128125 inches	d = 0.000000000000016125 inches
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0.000000000000000000000000000059164567891579464263639514176367187500001537048359375 pounds	d = 0.00000000000000546875 inches	d = 0.0000000000000078125 inches
0.0000000000000000000000000000295822839457897321318197570881835937500007685241796875 pounds	d = 0.00000000000000384375 inches	d = 0.00000000000000546875 inches
0.00000000000000000000000000001479114197289486606590987854409375000038426208984375 pounds	d = 0.0000000000000027015625 inches	d = 0.00000000000000384375 inches
0.00000000000000000000000000000739557098644743303295493927220468750000192131044921875 pounds	d = 0.00000000000000190625 inches	d = 0.0000000000000027015625 inches
0.0000000000000000000000000000036977854932237165164774696361023437500009606552246875 pounds	d = 0.00000000000000134375 inches	d = 0.00000000000000190625 inches
0.000000000000000000000000000001848892746611858258238734818051171875000048032761234375 pounds	d = 0.0000000000000009375 inches	d = 0.00000000000000134375 inches
0.000000000000000000000000000000924446373305929129119367409402558593750000240163806171875 pounds	d = 0.00000000000000065625 inches	d = 0.0000000000000009375 inches
0.00000000000000000000000000000046222318665296		

