



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID

C-07-BAT-11-23

Review Date

11/9/2023

Municipality
Board Name
Applicant's Name
Referral Type
Variance(s)
Description:

BATAVIA, C.

CITY PLANNING AND DEVELOPMENT COMM.

Douglas Beachel – Carrols LLC

Site Plan Review

Site Plan Review to build a new drive-thru restaurant (Burger King).

Location
Zoning District

301- 305 W. Main St. (NYS Rt. 5), Batavia

General Commercial (C-2) District

PLANNING BOARD RECOMMENDS:

APPROVAL WITH MODIFICATION(S)

EXPLANATION:

The required modifications are as follows: 1) Given that the applicant will be disturbing more than an acre of land, the required modification is that the applicant completes a Stormwater Pollution Prevention Plan (SWPPP) and obtains a Stormwater Permit for Construction Activity from NYS Department of Environmental Conservation (DEC); and 2) The applicant obtains comments on the traffic impacts and the required driveway permit from NYS Department of Transportation (DOT). With these required modifications, the proposed restaurant should pose no significant county-wide or inter-community impact. It is recommended that the applicant completes the attached application for 9-1-1 Address Verification to the Genesee County Sheriff's Office to ensure that an address is assigned that meets Enhanced 9-1-1 standards.

Director

November 9, 2023

Date

If the County Planning Board disapproved the proposal, or recommends modifications, the referring agency shall NOT act contrary to the recommendations except by a vote of a majority plus one of all the members and after the adoption of a resolution setting forth the reasons for such contrary action. Within 30 days after the final action the referring agency shall file a report of final action with the County Planning Board. An action taken form is provided for this purpose and may be obtained from the Genesee County Planning Department.

SEND OR DELIVER TO:

GENESEE COUNTY DEPARTMENT OF PLANNING
3837 West Main Street Road
Batavia, NY 14020-9404
Phone: (585) 815-7901



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

DEPARTMENT USE ONLY:
GCDDP Referral # C-07-BAT-11-23

RECEIVED
Genesee County
Dept. of Planning
11/8/2023 *

*Original email sent 11/1/2023 Rejected due to file size

Required According to:
GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, M, N
(Please answer ALL questions as fully as possible)

1. REFERRING BOARD(S) INFORMATION

Board(s) Planning and Development Committee
Address One Batavia City Centre
City, State, Zip Batavia, NY 14020
Phone (585) 345 - 6345 Ext. _____

2. APPLICANT INFORMATION

Name Douglas Beachel, Real Estate Manager, Carrols LLC
Address PO Box 6969
City, State, Zip Syracuse, NY 13203
Phone (315) 409 - 8692 Ext. _____ Email dbeachel@carrols.com

MUNICIPALITY: City Town Village of Batavia

3. TYPE OF REFERRAL: (Check all applicable items)

- | | | |
|--|--|---|
| <input type="checkbox"/> Area Variance | <input type="checkbox"/> Zoning Map Change | <input type="checkbox"/> Subdivision Proposal |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Zoning Text Amendments | <input type="checkbox"/> Preliminary |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Comprehensive Plan/Update | <input type="checkbox"/> Final |
| <input checked="" type="checkbox"/> Site Plan Review | <input type="checkbox"/> Other: _____ | |

4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:

- A. Full Address 301-305 W. Main (84.039-1-4), 307 W. Main (84.039-1-2), 4 S. Lyon (84.039-1-5), 6 S. Lyon (84.039-1-6)
- B. Nearest intersecting road South Lyon
- C. Tax Map Parcel Number Multiple, See above
- D. Total area of the property 1.07 acres Area of property to be disturbed _____
- E. Present zoning district(s) C-2

5. REFERRAL CASE INFORMATION:

- A. Has this referral been previously reviewed by the Genesee County Planning Board?
 NO YES If yes, give date and action taken _____
- B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law

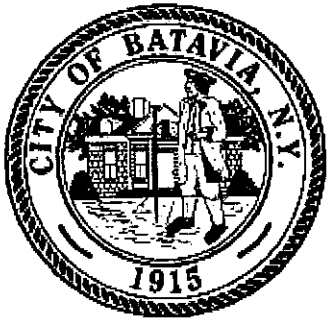
- C. Please describe the nature of this request Site Plan approval to clear existing lots, merge, and construct Burger King restaurant.

6. ENCLOSURES – Please enclose copy(s) of all appropriate items in regard to this referral

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Local application | <input type="checkbox"/> Zoning text/map amendments | <input type="checkbox"/> New or updated comprehensive plan |
| <input checked="" type="checkbox"/> Site plan | <input checked="" type="checkbox"/> Location map or tax maps | <input type="checkbox"/> Photos |
| <input type="checkbox"/> Subdivision plot plans | <input checked="" type="checkbox"/> Elevation drawings | <input checked="" type="checkbox"/> Other: <u>Cover letters</u> |
| <input type="checkbox"/> SEQR forms | <input type="checkbox"/> Agricultural data statement | |

7. CONTACT INFORMATION of the person representing the community in filling out this form (required information)

Name Douglas Randall Title Code Enf. Officer Phone (585) 345 - 6327 Ext. _____
Address, City, State, Zip One Batavia City Centre, Batavia, NY 14020 Email drandall@batavianewyork.com



City of Batavia
Department of Public Works
Bureau of Inspections

One Batavia City Center, Batavia, New York 14020

(585)-345-6345

(585)-345-1385 (fax)

To: Genesee County Planning
Planning and Development Committee

From: Doug Randall, Code Enforcement Officer

Date: 11/1/23

Re: 301-305 West Main (84.039-1-4), 307 West Main (84.039-1-2), 4 South Lyon (84.039-1-5),
and portion of 6 South Lyon (84.039-1-6)

Tax Parcel No. Multiple, see above

Zoning Use District: C-2

The applicant, Douglas Beachel, Real Estate Manager for Carrols LLC, has filed a Site Plan Review Application for a project that will involve the clearing to grade of three parcels, a "lot division" of a parcel with partial demolition, the merger of multiple parcels, and construction of a 3,140 sq. ft. one story Burger King Restaurant with associated site improvements.

Note: This is a type II action as defined by Environmental Conservation Law and is not subject to review under SEQR 6 NYCRR Part 617.5 (c) (9).

Review and Approval Procedures:

County Planning Board- Pursuant to General Municipal Law 239 m, referral to the County Planning Board is required since the property is within 500 feet of the right of way of a state road or highway.

City Planning and Development Committee- Pursuant to section 190-44 B(1) and 190-44 C(1)(a) the Planning and Development Committee shall review applications for any new buildings that increase the demand for parking or increases the lot coverage by more than 1,300 sq. ft.

1) **Site Plan Review in compliance with BMC 190-44**



Parcel ID No. _____

City of Batavia
Bureau of Inspections
One Batavia City Centre
Batavia, NY 14020
585-345-6345

Site Plan Review Application

301-305 W. Main St.; 307 W. Main St.
4 S. Lyon St. & Portion of 6 S. Lyon St.

Property Address _____ **Application date** 10.26.2023

Owner: See Attached Exhibit A
Name _____ E-mail address _____
Mailing Address _____ City _____ Zip Code _____ Phone No. _____

Describe request: The Applicant seeks to construct a new Burger King restaurant consisting of the construction of a new 3,140± square feet Burger King with a drive-thru, a mobile order lane and related site infrastructure, parking and site improvements. This project would relocate the existing Burger King located at 230 W. Main Street.

Attachments must include the following:

- Completed building permit application
- Appropriate SEQRA documents N/A -- Type II Action per 6 NYCRR 617.5(c)(9): under 4000 sq.ft.
- 7- 11" x 17" copies of the site plan with a scale not to exceed 1 in. equals 50 ft. The site plan shall include the items listed in BMC190-44 D (2)(a-j)
- Color elevation renderings
- Site Plan Review Fee of \$250.

The Planning and Development Committee (PDC) will review applications for compliance with Batavia Municipal Code 190-44.

The review process may involve a "Sketch Plan Review". This is an optional, preliminary meeting, that provides an opportunity for the applicant to receive direction and guidance from the PDC prior to final submission. This process is especially encouraged for larger projects.

Applicant (if not the owner): Carrols LLC dbeachel@carrols.com
 Name _____ E-mail address _____
PO Box 6969 Syracuse, NY 13203 (315) 409-8692
 Mailing address _____ City _____ Zip Code _____ Phone No. _____

Signature: Doug Beachel Date: 10.25.2023
Doug Beachel, Real Estate Manager

Completed Building Permit Application



City of Batavia

1 Batavia City Centre Batavia, New York 14020
(585) 345-6345 Fax: (585) 345-1385

Building Permit Application

Instructions / checklist for applying for a Building Permit

1. Have you filled in all information completely and legibly?
2. Have you attached a copy of your survey, if applicable, with a dimensioned site plan of the project drawn on the survey?
3. Have you included a complete description of your project? (If you have drawings, please make sure they are to scale, dimensioned, and have enough detail to verify code compliance. A list of materials should be included. Plans prepared by a NYS licensed design professional may be required. You should speak with a Code Enforcement Officer regarding this requirement.
4. Have you signed and dated the application? You must be the owner of the property or authorized to act on behalf of the owner. The owner is the person who is legally responsible to obtain the building permit and comply with code requirements, even if someone else is hired to do the work.
5. Have you signed and dated all disclaimers associated with the project (roof and/or fence)?
6. Have you checked to see if other approvals are required for this project?
7. Have you signed and dated the application below the "Required Inspections" notice?
8. Has National Grid been contacted by applicant for sign off for pool projects – is copy of sign off letter from National Grid included?
9. If there is plumbing work to be done, has a plumbing permit been obtain by a City of Batavia Licensed Master Plumber? We have a list if you need it.

NOTE: THE PERMIT FEE WILL BE TRIPPLED FOR UNAUTHORIZED WORK STARTED PRIOR TO PERMIT ISSUANCE.

If you can answer "yes" to all of the above questions, you have completed the building permit application, if not; we may not be able to issue the permit without more information. If you have any question about what requirements apply or what information we need, please contact us at the above number.

CITY OF BATAVIA, NEW YORK

APPLICATION FOR A BUILDING PERMIT

Application Date: 10.26.2023

APPLICANT NAME Carrols LLC PHONE (315) 409-8692

APPLICANT MAILING ADDRESS PO Box 6969, Syarcuse, NY 13203

APPLICANT EMAIL dbeachel@carrols.com

Project Location and Information

Address of Project: 301-305 W. Main St.; 307 W. Main St., 4 S. Lyon St. & Portion of 6 S. Lyon St.

Owner: See Attached Exhibit A Phone: _____

Owners Mailing Address: _____

Project Type/Describe Work

Estimated cost of work: TBD

Describe project: The Applicant seeks to construct a new Burger King restaurant consisting of the construction of a new 3,140± square feet Burger King with a drive-thru, a mobile order lane and related site infrastructure, parking and site improvements. This project would relocate the existing Burger King located at 230 W. Main Street.

Contractor Information – Insurance certificates (liability & worker comp) required to be on file in our office before issuance of any permit. _____ Liability _____ Workers Comp

GENERAL

Name & Address: TBD

Phone: _____

PLUMBING (City of Batavia Licensed Plumber Required)

Name & Address: TBD

Phone: _____

HEATING

Name & Address: TBD

Phone: _____

ELECTRICAL (Third Party Electrical Inspection Required)

Name & Address: TBD

Phone: _____

FOR OFFICE USE ONLY

Zoning District: _____ Flood Zone: _____ Corner Lot: _____ Historic District/Landmark: _____

Zoning Review: _____ Variance Required: _____ Site Plan Review: _____ Other: _____

National Grid Sign Off (Pools): _____ Lot Size: _____

REQUIRED INSPECTIONS MAY INCLUDE

- SITE
- WATER SERVICE
- SEWER SERVICE
- FOOTING BEFORE PLACING CONCRETE
- FOUNDATION BEFORE BACKFILL
- FRAMING BEFORE ENCLOSING (After mechanical inspection)
- ELECTRICAL BEFORE ENCLOSING (Note: Electrical must be inspected by an authorized Third Party Electrical Inspection Agency)
- PLUMBING BEFORE ENCLOSING (City of Batavia Licensed Plumber Required)
- INSULATION BEFORE ENCLOSING
- ICE/WATER SHIELD
- FINAL COMPLETION

ADDITIONAL INSPECTIONS MAY BE REQUIRED AS THE PROJECT PROGRESSES

A Certificate of Occupancy or Certificate of Compliance, as is appropriate, will be issued upon a passed final inspection. An addition, new building, change of use, or other space requiring a certificate of occupancy may not be occupied until the certificate is issued by the Code Enforcement Officer.

IT IS THE RESPONSIBILITY OF THE OWNER AND/OR AGENT TO CONTACT THIS OFFICE FOR ALL REQUIRED INSPECTIONS AND BE PRESENT DURING ALL INSPECTIONS. ALL APPLICABLE REGULATIONS SHALL APPLY. Please contact the Bureau of Inspection at (585) 345-6345 twenty-four (24) hours in advance to schedule all inspections.

In consideration of the granting of the permit hereby petitioned for, the undersigned agrees to: 1) comply with the terms thereof, the laws of the State of New York, the Ordinance of the City of Batavia, and the Regulations of the various departments of the County of Genesee and the State of New York; 2) preserve the established building line; 3) request all the necessary inspections and authorize and provide the means of entry to the Bureau of Inspection, and 4) will not use or permit to be used, the structure or structures covered by the permit until sanitary facilities are completely furnished and either a Certificate of Occupancy or Certificate of Completion is issued. The undersigned hereby certifies that all of the information in this petition is correct and true.

Carrols LLC

Doug Beachel
Applicant Signature

10.25.2023
Date

Doug Beachel, Real Estate Manager

Roofing Disclaimer

Per the uniform code of New York State:

R905.1.2 Ice barriers An ice barrier shall be installed under asphalt shingles, metal roof shingles, mineral surfaced roll roofing, slate and slate type shingles, wood shingles and wood shakes. The barrier will extend from the lowest edge of all roof surfaces covering a conditioned space, to a point not less than 24 inches inside the exterior wall line of the building. Roofs with a pitch of 8 in 12 or greater only requires 36 inches of barrier, measured from the roofs edge, along the slope.

R907.3 Recovering versus Replacement

New roof coverings shall not be installed without first removing existing roof coverings where any of the following conditions occur:

1. Where the existing roof or roof coverings is water-soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
2. Where the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile.
3. Where the existing roof has two or more applications of any type of roof covering.

I, Carrols LLC owner and/or agency of the property located at 301-305 W. Main St., 307 W. Main St., 4 S. Lyon St., & portion of 6 S. Lyon St. have reviewed and understand the requirements listed above.

Doug Beachel
Applicant Signature
Doug Beachel, Real Estate Manager

10.25.2023
Date

Fence Disclaimer

I understand Section 190-33.B Fences, Walls and Hedged of the City of Batavia Zoning Ordinance regulates the installation of fences as follows:

"Fences, hedges and walls in Residential Districts shall not exceed three (3) feet above ground level when located within fifteen (15) feet of the property line abutting any street and shall not exceed six (6) feet above ground level when located elsewhere on the property. However, there shall be no height limit for hedges in rear yards within residential zones. In commercial and Industrial Districts, fences, hedges, and walls shall not exceed eight (8) feet in height unless permitted by a special use permit from the Planning & Development Committee. A fence designed to be structurally supported by posts, cross members or rails on one (1) side only shall be erected with the posts, cross members or rails on the fence owner's side, and the finished side of the fence shall face adjacent properties."

I, Carrols LLC, owner and/or agent of the property located at 301-305 & 307 W. Main / 4 & portion of 6 Lyon St. understand that this permit is issued based on information supplied by owner/agent and that the City of Batavia accepts no responsibility for inaccurate installation or information supplied to secure the permit.

Carrols LLC
Doug Beachel
Applicant Signature
Doug Beachel, Real Estate Manager

10.25.2023
Date

NOTICE OF NYS CODE CHANGE EFFECTING ALL RESIDENTIAL STRUCTURES

Notice of Emergency Rule Adoption

Effective January 1, 2015

**Truss type, pre-engineered wood or timber construction
in Residential Structures**

Executive Law § 382-b, as added by Chapter 353 of the Laws of 2014, provides that any person utilizing truss type, pre-engineered wood or timber construction for the erection of any new residential structure, for any addition to an existing residential structure, or for any rehabilitation of an existing residential structure must (1) notify the local government that will issue the building permit that truss type, pre-engineered wood or timber construction is being utilized and (2) affix a sign or symbol to the electric box, if any, on the exterior of the structure indicating that truss type, pre-engineered wood or timber construction has been used.

A new Part 1265 to Title 19 of the New York Codes, Rules and Regulations (NYCRR) has been adopted. The new Part 1265 prescribes (1) the form to be used (see attached) to notify code enforcement officials that truss type, pre-engineered wood or timber construction is to be used in a residential structure; (2) the sign or symbol to be affixed to the exterior of a residential structure that has been constructed, added to or rehabilitated using truss type, pre-engineered wood or timber construction.

Applicants utilizing truss type, pre-engineered wood construction in residential structures must complete the attached notice

Exhibit A to City of Batavia Building Permit Application

Property Location and Information

PROPERTY	OWNER NAME	E-MAIL	MAILING ADDRESS	PHONE NO.
301-305 W. Main St.	BRS Realty, LLC	mcharvella@gmail.com	13111 Sunset Parkway, Waterport, NY 14571	585.813.4191
307 W. Main St.	BRS Realty, LLC	mcharvella@gmail.com	13111 Sunset Parkway, Waterport, NY 14571	585.813.4191
4. S. Lyon St.	Gregory Branche	Fever2ride@gmail.com	5025 Terry Hills Dr., Batavia, NY 14020	585-356-4728
Portion of 6 S. Lyon St.	BGW Properties, LLC	bwormley@rahaitz.com	5137 E. Main Street, Batavia, NY 14020	585.409.6643

Appropriate SEQRA Documents

This Project involves the “construction ... of a primary ... non-residential structure of facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls.” Accordingly, this Project is a Type II Action pursuant to the New York State Environmental Quality Review Act (“SEQRA”) pursuant to 6 NYCRR 617.5(c)(9) which states:

617.5 TYPE II Actions

- (c) The following actions are not subject to review under this Part:

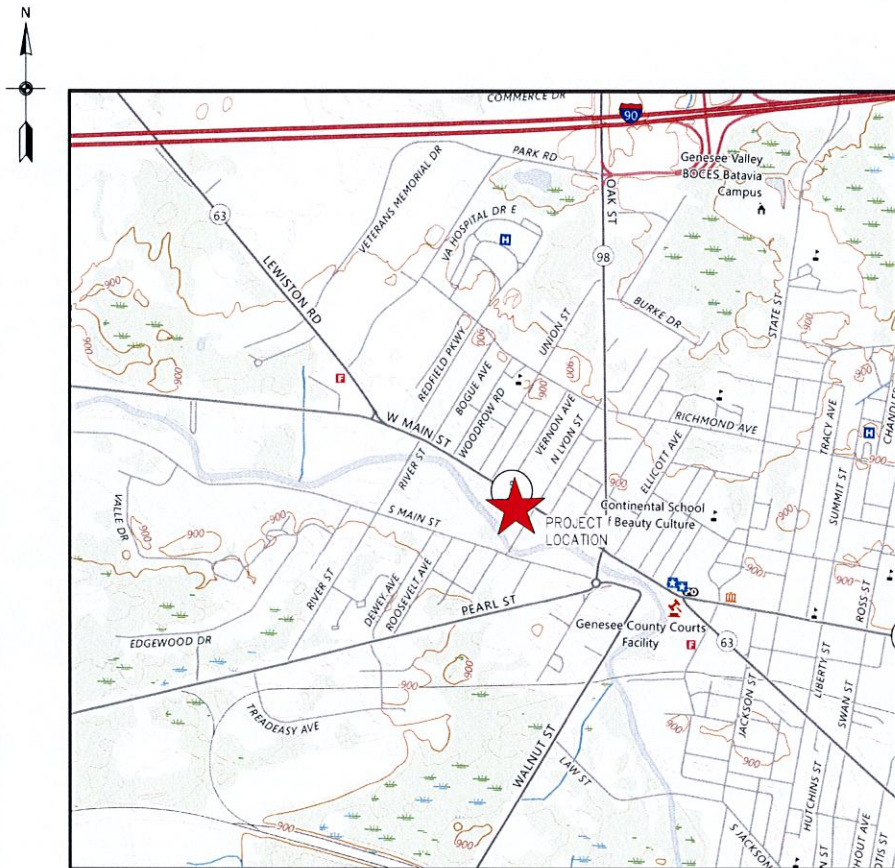
(9) construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities;

Site Plan

Burger King Redevelopment

Carrols, LLC

West Corner of West Main St and South Lyon St
City of Batavia, NY



PROJECT LOCATION MAP
N.T.S.

PROJECT AREA INCLUDES TAX PARCELS:

- 84.039-1-2 (#307 W. MAIN ST.)
- 84.039-1-4 (#301-305 W. MAIN ST.)
- 84.039-1-5 (#4 S. LYON ST.)
- 84.039-1-6 (#6 S. LYON ST.-PARTIAL)

Sheet List Table	
Sheet Number	Sheet Title
00	Cover
01	Boundary Survey
02	Demolition Plan
03	Site Plan
04	Site Details
05	Utility Plan
06	Utility Details
07	Paving and Drainage Plan
08	Paving and Drainage Details
09	Paving and Drainage Details
10	Grading Plan
11	Erosion and Sediment Control Plan
12	Erosion and Sediment Control Details
13	Erosion and Sediment Control Notes
A-01	Landscape Plan and Details
LI-01	Photometric Plan
A-2.0	Elevations
A-2.1	Elevations
A-2.2	Exterior Finish Schedule
A-9.0	Trash Enclosure Details

CHAIRMAN OF THE PLANNING AND DEVELOPMENT COMMITTEE _____ DATE _____

CITY ENGINEER _____ DATE _____

October 25, 2023

THOMAS J. WOLANSKI, P.E. _____ DATE _____



GPI Engineering Design Planning Construction Management
(716) 633-4844 GPINET.COM

Greenman - Pedersen, Inc.
4950 Genesee Street, Suite 100
Buffalo, NY, 14225

WARNING: ALTERATIONS TO THIS DOCUMENT NOT CONFORMING TO SECTION 7.09, SUBDIVISION 2, STATE EDUCATION LAW, ARE PROHIBITED.

PREPARED FOR
Carrols, LLC
968 James Street
Syracuse, NY 13203

WNY-2300083.00 October 26, 2023

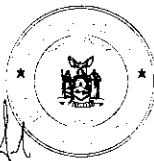
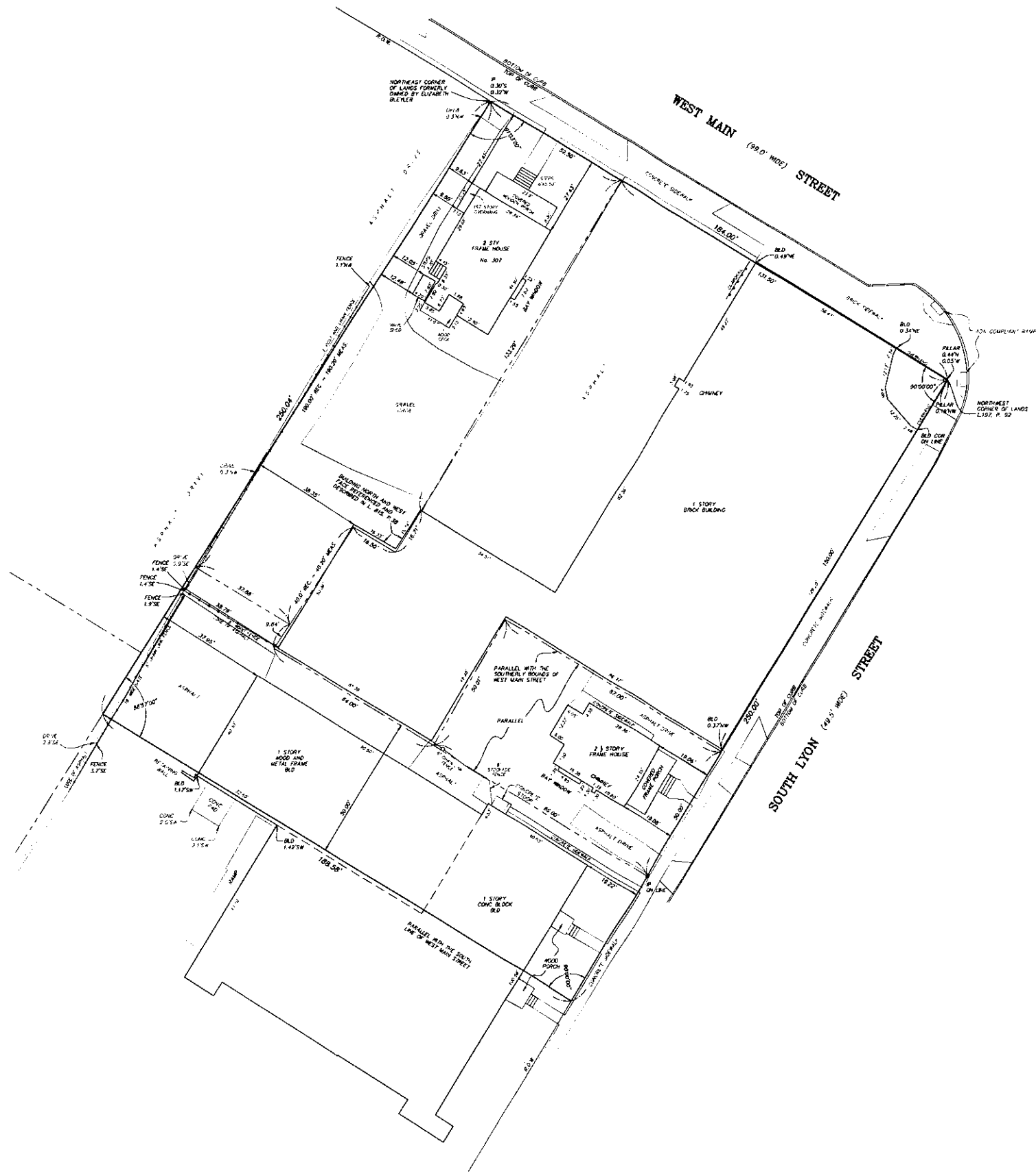
SHEET NO.
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WARNING: ALTERATIONS TO THIS DOCUMENT NOT CONFORMING TO SECTION 7.09, SUBDIVISION 2, STATE EDUCATION LAW, ARE PROHIBITED.

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.
 # SET ON EX. 5/8" REBAR

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7909, PARAGRAPH 2 OF THE NEW YORK STATE EDUCATION LAW.

NOTE: PARCEL SHOWN IS THE NEW LOT CREATED BY THE MERGING OF PARCELS 24.29-1-2, 24.29-1-4, 24.29-1-5, AND PART OF 24.29-1-6 INTO ONE NEW LOT.



DATE	REVISION/TYPE

SURVEY OF
 PART OF LOT 70
 CITY OF BATAVIA, GENESEE COUNTY, NEW YORK

GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP
 ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
 1400 GENESEE STREET, SUITE 100
 BATAVIA, NEW YORK 14020
 (716) 833-6844 FAX 833-0549

Job No. WNY-2300083.00 Date: AUGUST 17, 2023
 Scale: 1" = 20' FAX No.

Burger King Redevelopment
West Corner of West Main St and South Lyon St
City of Batavia, NY



REVISIONS	
DATE	NO. REVISION
October 26, 2023	

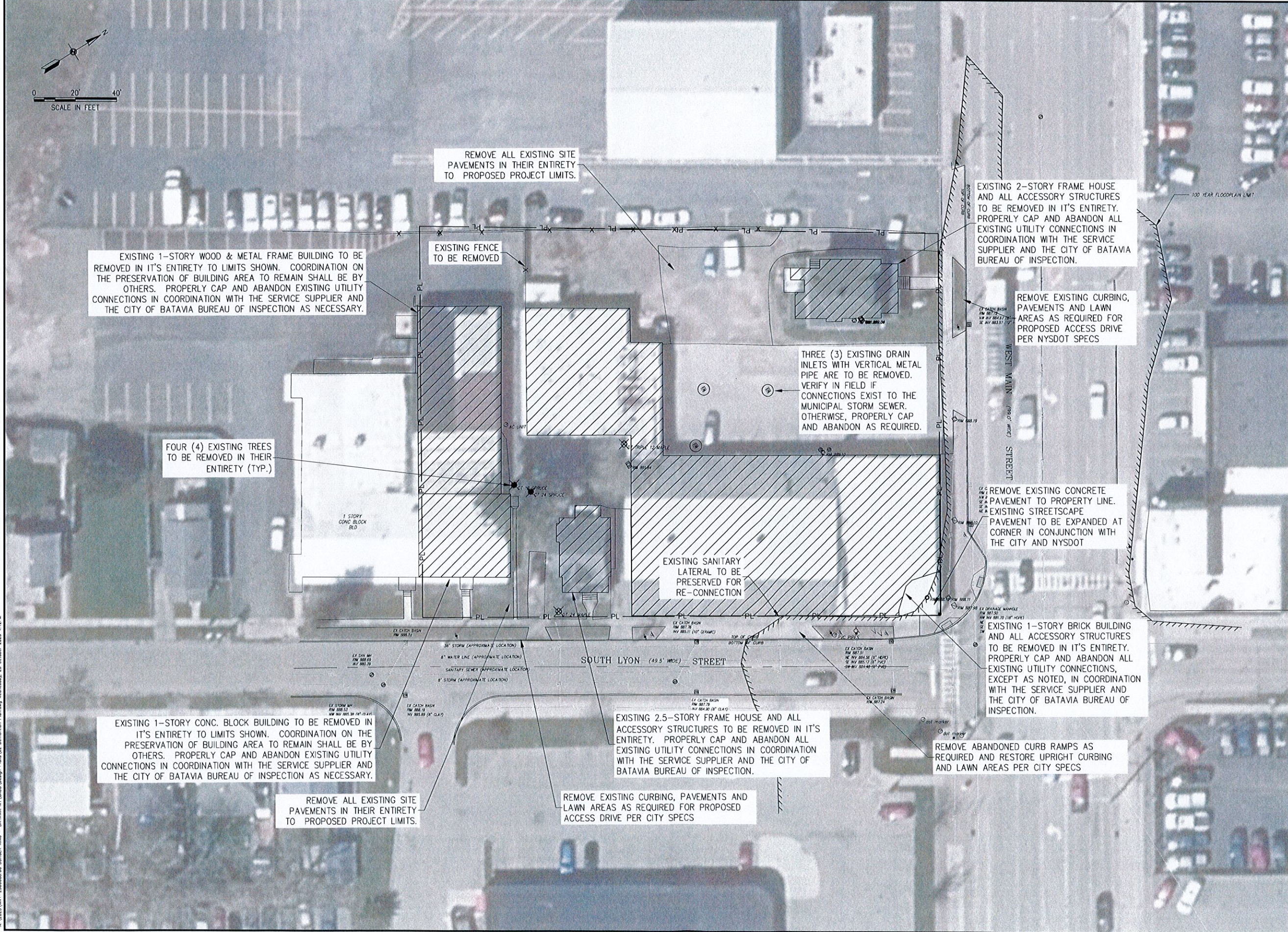
DRAWN/DESIGN BY: THM CHECKED BY: TJW

Demolition Plan

SCALE: 1" = 20'

WNY-2300083.00

02



N:\2023\WNY-2300083.00 BURGER KING - BATAVIA, NY\CAD\Design Plans\02 Demolition Plans.dwg Wednesday, 25 October 2023 4:12 PM

Burger King Redevelopment
West Corner of West Main St and South Lyon St
City of Batavia, NY



REVISIONS		
NO.	REVISION	DATE

October 26, 2023
DRAWN/DESIGN BY: THM
CHECKED BY: TJW

Site Plan
SCALE: 1" = 20'
WNY-2300083.00
03

SITE DATA

Present Zoning: C-2 (General Commercial)
Project Area: 1.07 ac.± (46,573 sf)
Project Disturbance Area: 1.07 ac.±

Parking Spaces Required Per Code:
1 Space per 100 sf of Leasable Area
3,080 sf / 100 = 30.8
= 31 Total Spaces Required
* 26 Total Spaces Provided (Variance request approved by ZBA on 9/28/23)

Handicap Spaces Required: 2
Handicap Spaces Provided: 2

Drive-Thru Stacking:
Window Service = 15 spaces
Mobile Ordering = 4 spaces

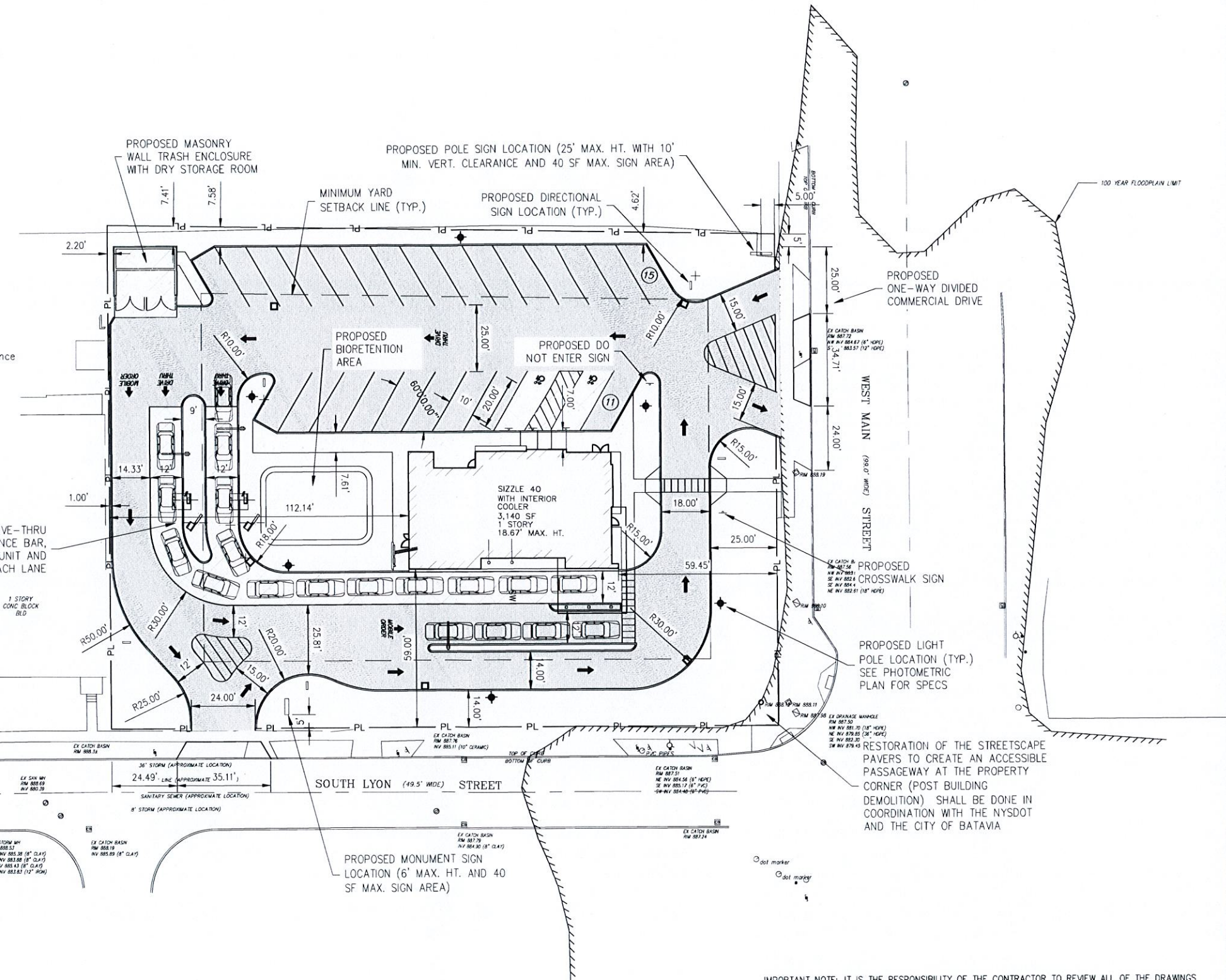
Setbacks - Structures:

	Required:	Provided
Front:	25 feet	59.45 feet
Side:	25 feet	59.00 feet
Rear:	35 feet	112.14 feet

Building Height - 18 feet max. Required
* Proposed Building Height = 18.66 feet (Variance request approved by ZBA on 9/28/23)

Proposed Building Coverage:
3,140 sf / 46,573 sf = 6.7% (max. 20% allowed)

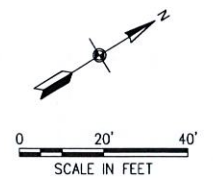
Impervious Area:
Pre-Developed = 0.89 ac. (84%)
Post-Developed = 0.79 ac. (74%)



- COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
- CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED OWNER'S STANDARD SPECIFICATIONS OR AS SPECIFIED BY THE OWNER'S CONSTRUCTION.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL ENSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS, ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA, IN AN ADEQUATE AND SATISFACTORY MANNER.
- THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND R.O.W. MONUMENTS IN THE AREAS OF CONSTRUCTION.
- GRADING SHALL BE KEPT WITHIN THE LIMIT SHOWN ON THE GRADING PLAN. CONTRACTOR SHALL PROTECT EXISTING TREES AND VEGETATION OUTSIDE THE LIMITS OF GRADING.
- THE CONTRACTOR SHOULD LOCATE ALL PERTINENT PROPERTY, EASEMENT AND/OR RIGHT OF WAY LINES PRIOR TO COMMENCEMENT OF THE WORK. THE CONTRACTOR SHALL NOT TRESPASS OR COMMENCE WORK ON OTHER PROPERTIES, EASEMENTS, OR RIGHT OF WAYS WITHOUT PROPERLY NOTIFYING AND MEETING THE NECESSARY REQUIREMENTS OF THE PROPERTY OWNER OR AUTHORIZED AGENCY.
- THE LOCATION OF UTILITIES AND OTHER FEATURES, AS SHOWN ON THE PLANS, ARE FROM THE BEST INFORMATION AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD INVESTIGATE AND DETERMINE THE EXACT LOCATIONS OF UTILITIES. PRIOR TO CONSTRUCTION IN ORDER TO AVOID CONFLICTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT, SUPPORT AND MAINTAIN ALL EXISTING UTILITIES DURING THE COURSE OF HIS OPERATIONS. DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE PLANS AND SPECIFICATIONS FOR THIS PROJECT HAVE BEEN PREPARED WITH CARE AND ARE INTENDED TO SHOW AS CLEARLY AS IS PRACTICABLE THE WORK REQUIRED TO BE DONE. THE CONTRACTOR MUST REALIZE, HOWEVER, THAT CONSTRUCTION DETAILS CAN NOT ALWAYS BE ACCURATELY ANTICIPATED AND THAT IN EXECUTING THE WORK, FIELD CONDITIONS MAY REQUIRE REASONABLE MODIFICATIONS IN THE DETAILS OF PLANS AND QUANTITIES OF WORK INVOLVED. ALL WORK MUST BE CARRIED OUT TO MEET ACTUAL FIELD CONDITIONS TO THE SATISFACTION OF THE ENGINEER AND DEVELOPER IN ACCORDANCE WITH THEIR INSTRUCTIONS.

IMPORTANT NOTE: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

IMPORTANT NOTE: CONTRACTOR IS TO CONTACT THE "UNDERGROUND FACILITY PROTECTIVE ORGANIZATION" (1-800-962-7962) TO HAVE ALL EXISTING UTILITIES LOCATED AND MARKED PRIOR TO ANY DEMOLITION, CONSTRUCTION OR EXCAVATION ON THE SITE.



W: 2023; WNY-2300083.00 BURGER KING - BATAVIA, NY (GDD) Design Phase 03 - Site Plan.dwg Wednesday, 25 October 2023 10:54AM

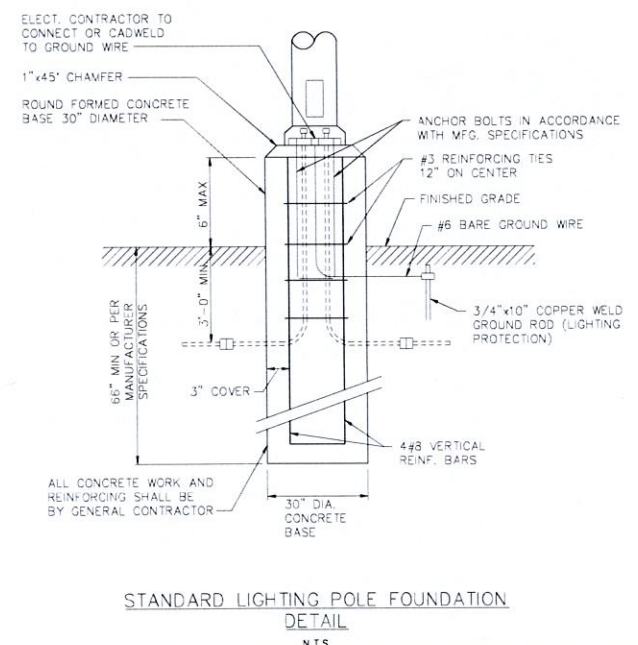
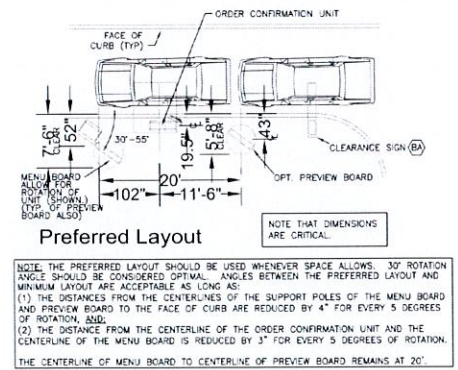
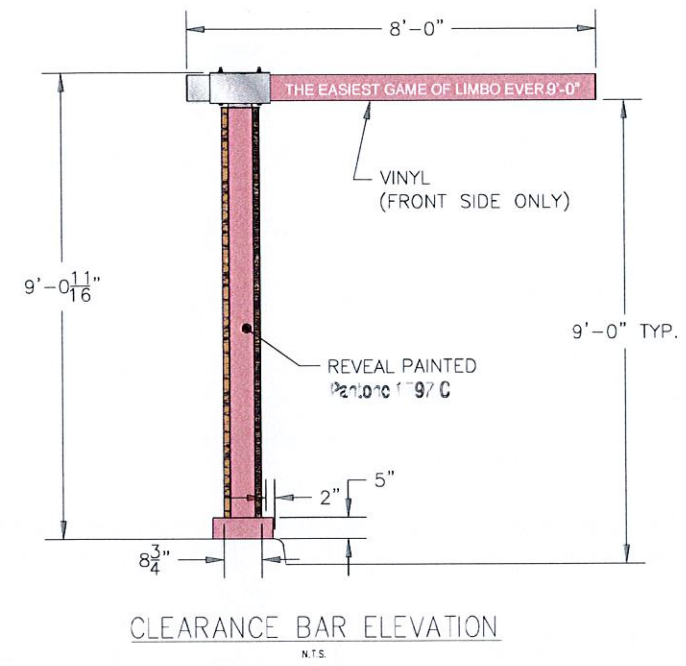
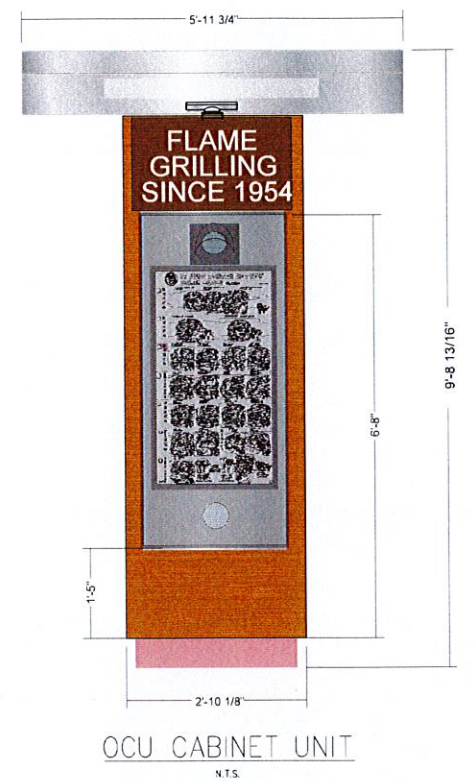
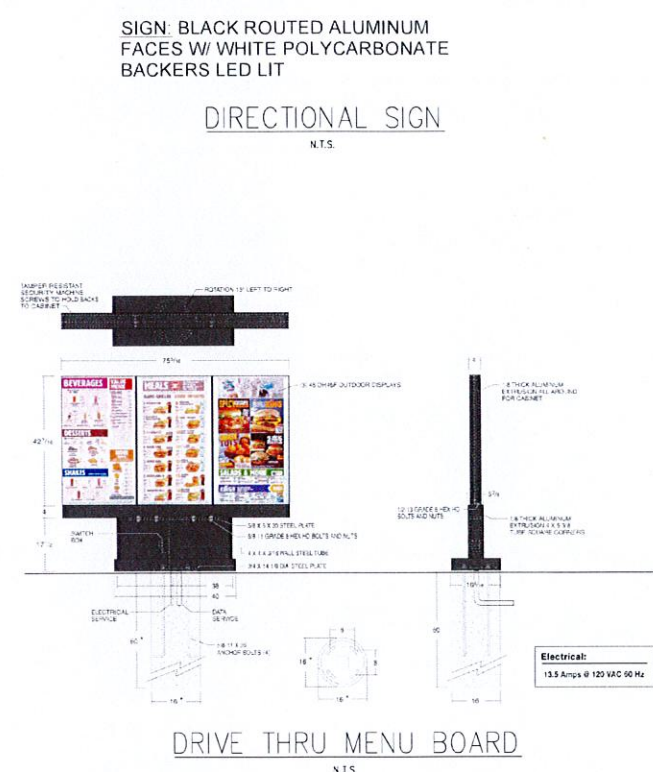
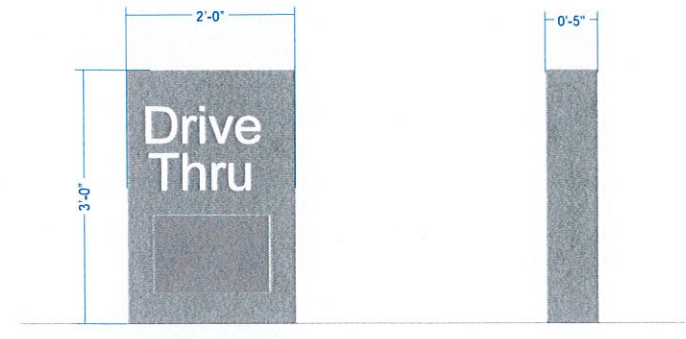
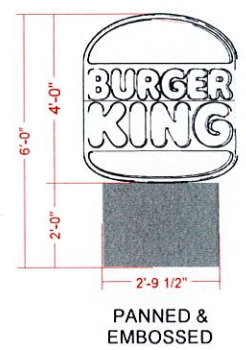
Burger King Redevelopment
West Corner of West Main St and South Lyon St
City of Batavia, NY



REVISIONS				
NO.	REVISION	DATE	BY	CHECKED

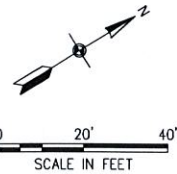
October 26, 2023
DRAWN/DESIGN BY: THM
CHECKED BY: TJW

Site Details	
SCALE:	NONE
	WNY-2300083.00
	04



DRIVE THRU ORDER STATION 2020 IMAGE
N.T.S.

N:\2023\WNY-2300083.00\Burger King - Batavia NY\CAD\Design Plans\UA Site Details.dwg Thursday, 26 October 2023 9:00AM



PREPARED FOR
 Carrols, LLC
 968 James Street
 Syracuse, NY 13203

Burger King Redevelopment
 West Corner of West Main St and South Lyon St
 City of Batavia, NY



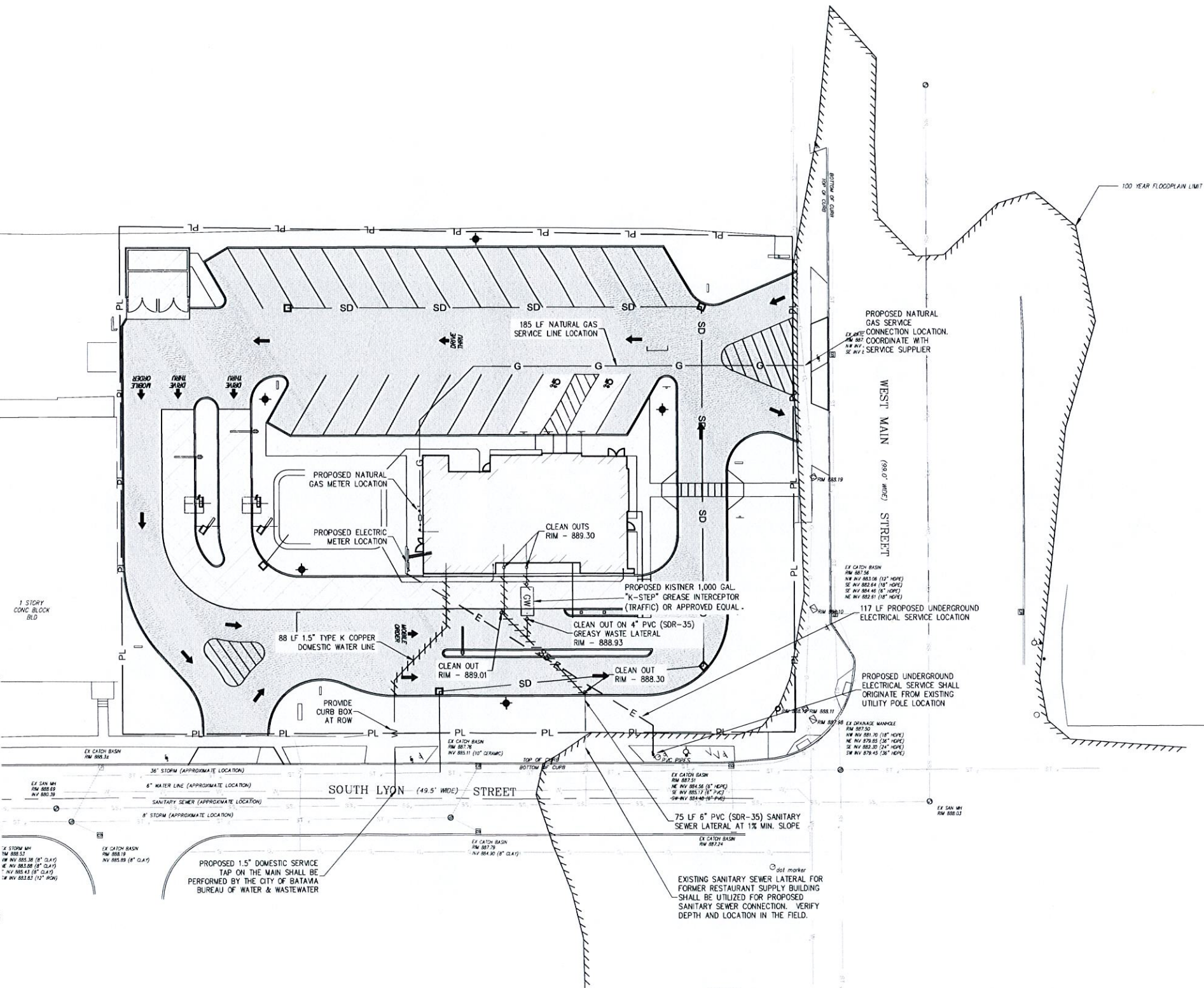
REVISIONS

DATE	REVISION

October 26, 2023
 DRAWN/DESIGN BY: THM
 CHECKED BY: TJW

Utility Plan
 SCALE: 1" = 20'
 WNY-2300083.00
 05

- GENERAL NOTES AND SPECIFICATIONS FOR WATERLINE CONSTRUCTION**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF BUFFALO PROCEDURES AND CONSTRUCTION SPECIFICATIONS.
 - ALL WATERLINES SHALL BE CONSTRUCTED TO HAVE A MINIMUM OF 5'-0" COVER AT A UNIFORM GRADE OVER THE ENTIRE PROJECT TO AVOID UNNECESSARY HIGH OR LOW POINTS. WATERLINES SHALL HAVE A MINIMUM OF 2'-0" CLEARANCE BELOW EXISTING CULVERTS OR 5'-0" COVER FROM TRENCH, WHICHEVER IS GREATER.
 - ALL PROVISIONS OF THE NEW YORK STATE INDUSTRIAL CODE RULE 53 AND THE NEW YORK STATE HIGH VOLTAGE PROXIMITY ACT MUST BE FOLLOWED.
 - ANY DAMAGE CAUSED BY THE CONTRACTOR'S OPERATIONS TO EXISTING PAVEMENT, SHOULDERS, DRIVES AND STORM DRAINAGE FACILITIES SHALL BE REPAIRED OR REPLACED IN KIND BY THE CONTRACTOR AT HIS EXPENSE. ALL REPORTS OR REPLACEMENTS MADE BY THE CONTRACTOR SHALL BE ACCEPTABLE TO THE OWNER OR AGENCY HAVING JURISDICTION.
 - THE CONTRACTOR SHALL TAKE ANY PRECAUTIONS NECESSARY TO PROTECT TREES AND SHRUBBERY FROM DAMAGE, UNLESS SPECIFICALLY ORDERED FOR CLEARING. THE CONTRACTOR SHALL PROVIDE AND PLANT REPLACEMENT TREES OR SHRUBBERY AT HIS EXPENSE.
 - CITY OF BUFFALO SHALL OPERATE ALL VALVES OF EXISTING SYSTEMS.
 - CORPORATION STOPS SHALL CONFORM TO AWWA C-800 AND SHALL BE MUELLER H-15000 OR EQUAL CURB STOPS SHALL CONFORM TO ASTM B-62 AND SHALL BE MUELLER H-15204 OR EQUAL COPPER TUBING SHALL BE TYPE "K" AND CONFORM TO ASTM B-88.
 - CURB BOX SHALL BE CAST IRON COMPLETE WITH LID AND PLUG AS MANUFACTURED BY MUELLER MODEL H-10334.
 - CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL STATUTES REGARDING THE PREVENTION AND ABATEMENT OF SOIL EROSION, SEDIMENTATION AND WATER POLLUTION.
- WATER SERVICE NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BUFFALO WATER AUTHORITY PROCEDURES AND CONSTRUCTION SPECIFICATIONS.
 - ALL WATER SERVICES SHALL BE CONSTRUCTED TO HAVE A MINIMUM OF 5'-0" COVER. WATER SERVICES SHALL HAVE A MINIMUM OF 2'-0" CLEARANCE BELOW EXISTING CULVERTS OR 5'-0" COVER FROM TRENCH, WHICHEVER IS GREATER.
 - ALL PROVISIONS OF THE NEW YORK STATE INDUSTRIAL CODE RULE 53 AND THE NEW YORK STATE HIGH VOLTAGE PROXIMITY ACT MUST BE FOLLOWED.
 - ANY DAMAGE CAUSED BY THE CONTRACTOR'S OPERATIONS TO EXISTING PAVEMENT, SHOULDERS, DRIVES AND STORM DRAINAGE FACILITIES SHALL BE REPAIRED OR REPLACED IN KIND BY THE CONTRACTOR AT HIS EXPENSE. ALL REPORTS OR REPLACEMENTS MADE BY THE CONTRACTOR SHALL BE ACCEPTABLE TO THE OWNER OR AGENCY HAVING JURISDICTION.
 - THE CONTRACTOR SHALL TAKE ANY PRECAUTIONS NECESSARY TO PROTECT TREES AND SHRUBBERY FROM DAMAGE, UNLESS SPECIFICALLY ORDERED FOR CLEARING. THE CONTRACTOR SHALL PROVIDE AND PLANT REPLACEMENT TREES OR SHRUBBERY AT HIS EXPENSE.
 - CORPORATION STOPS SHALL CONFORM TO AWWA C-800-66 AND SHALL BE MUELLER H-15000 OR EQUAL CURB STOPS SHALL CONFORM TO ASTM B-62-62 AND SHALL BE MUELLER H-15204 OR EQUAL COPPER TUBING SHALL BE TYPE "K" AND CONFORM TO ASTM B-88-62.
 - ALL CLAMPING NUTS AND BOLTS SHALL BE HIGH STRENGTH, LOW ALLOY STEEL WITH FLOURCARBON COATING OR TYPE 304 STAINLESS STEEL.
 - CURB BOX SHALL BE CAST IRON COMPLETE WITH LID AND PLUG AS MANUFACTURED BY MUELLER MODEL H-10334.
 - CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL STATUTES REGARDING THE PREVENTION AND ABATEMENT OF SOIL EROSION, SEDIMENTATION AND WATER POLLUTION.
 - CITY OF BUFFALO - HIGHWAY WORK PERMIT SHALL BE OBTAINED BEFORE INSTALLATION OF UTILITIES WITHIN CITY OF BUFFALO R.O.W.
- PRIVATE 6 INCH SANITARY LATERAL CONSTRUCTION**
- THE CONTRACTOR IS ADVISED A TRENCH SHIELD AND/OR SHORING DESIGNED IN ACCORDANCE WITH OSHA STANDARDS AND SHALL BE USED IN ALL OPEN TRENCH EXCAVATIONS.
 - ANY CONTRACTOR AND/OR PLUMBER PERFORMING WORK IN A CONFINED SPACE (I.E. MANHOLES, WETWELLS, CHAMBERS) MUST CERTIFY TO THE CITY THAT THEY HAVE THEIR OWN CONFINED SPACE ENTRY PROGRAM THAT MEETS OR EXCEEDS OSHA'S REGULATIONS. CERTIFICATION MUST BE NOTARIZED BY A NOTARY PUBLIC.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BUFFALO SEWER AUTHORITY
 - IF ANY PROPOSED SEWER LATER RUNS UNDER PAVED AREA AND HAS LESS THAN FOUR (4) FEET OF COVER, THEN CONCRETE ENCASEMENT IS REQUIRED. IF ANY PROPOSED SEWER LATERAL RUNS UNDER PAVED AREA AND HAS MORE THAN FOUR (4) FEET OF COVER, THE "SELECT FILL REQUIRED".
 - THE CONTRACTOR MUST CONTACT THE CITY OFFICE 24 HOURS IN ADVANCE OF CONSTRUCTION.
 - VENTS MUST BE INSTALLED SIX (6) INCHES ABOVE GRADE IF IN A GRASSY AREA WITH A MUSHROOM CAP.
 - CLEANOUTS (C.O.) ARE REQUIRED EVERY ONE HUNDRED FEET (100') AND AT CHANGE OF DIRECTION.



- NOTES:**
- ALL CONSTRUCTION TO CONFORM TO CITY OF BATAVIA CONSTRUCTION SPECIFICATIONS AND DETAILS.
 - ALL WATERLINE SHALL BE INSTALLED IN ACCORDANCE WITH THE 10 STATES STANDARDS STANDARDS AND SPECIFICATIONS.
 - BACKFILL WITH MECHANICALLY TAMPED SELECT FILL IN MAX 6" LIFTS.
 - CONTRACTORS TO VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - WATERLINE SHALL BE INSTALLED WITH A MINIMUM COVER OF 5.0' FROM PROPOSED GRADE.
 - WHERE THE PROPOSED WATERLINE CROSSES THE PROPOSED OR EXISTING SEWERS AN 18" CLEARANCE (MINIMUM) SHALL BE MAINTAINED.
 - PIPING SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH A.W.W.A. C-805 FOR P.V.C. PIPE WITH INSTALLATION AND TESTING AS PER A.W.W.A. MANUAL M-2.3.

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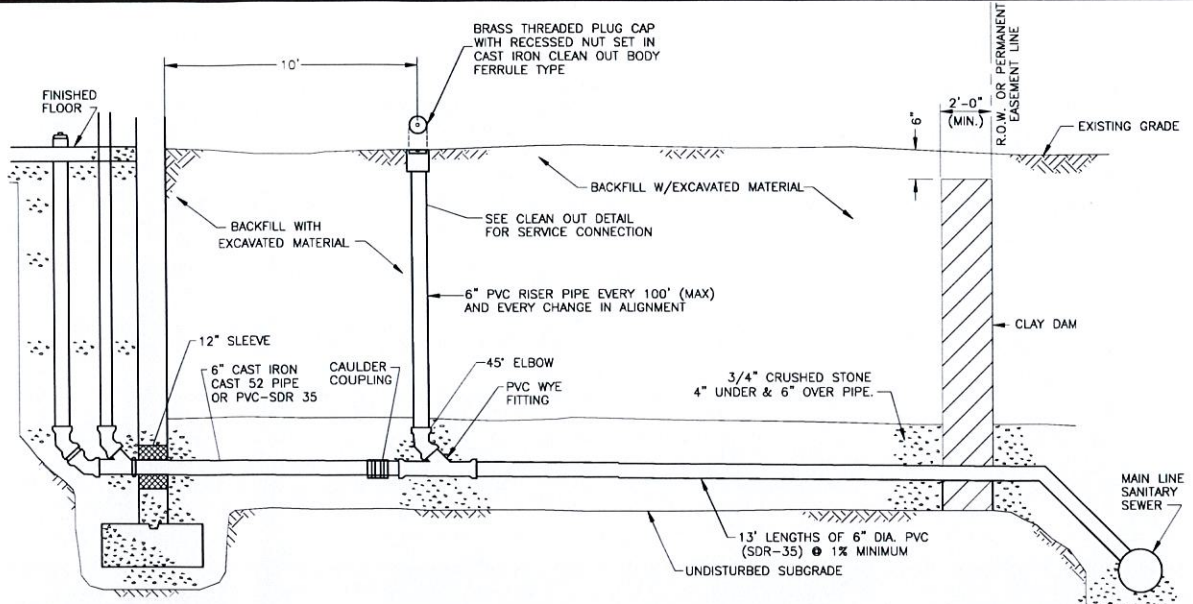
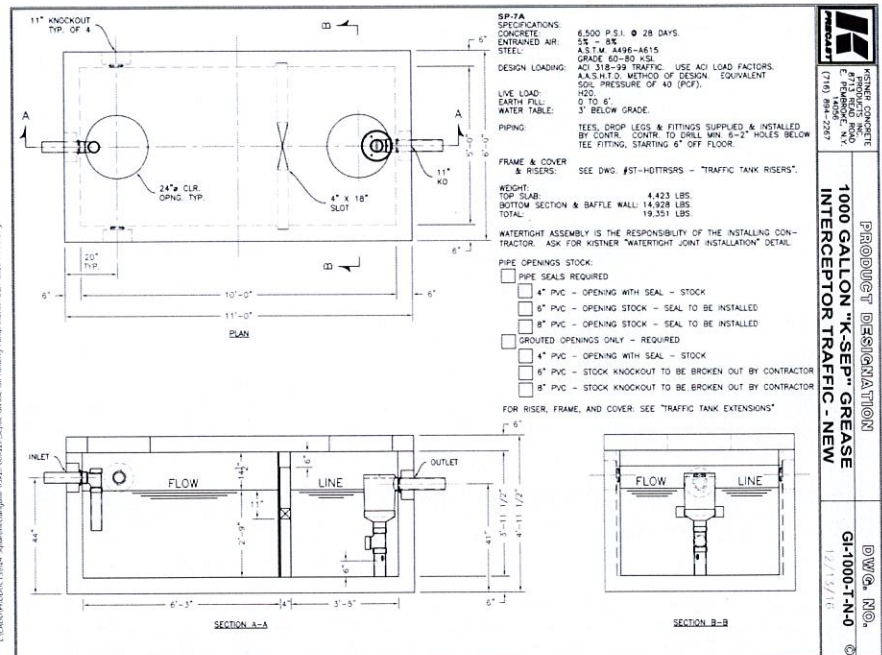


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NO.	DATE

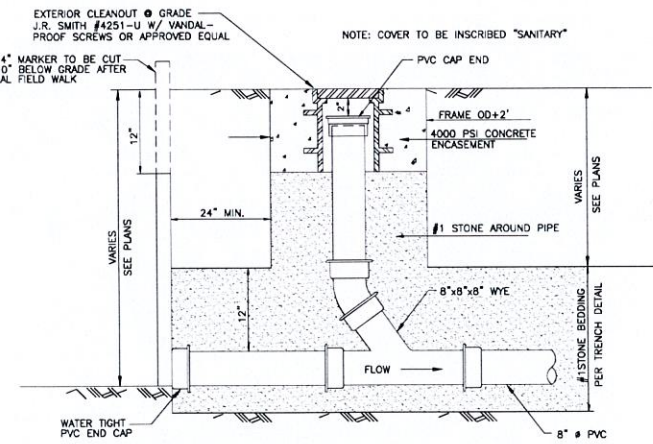
October 26, 2023
 DRAWN/DESIGN BY THM CHECKED BY TJW

Utility Details

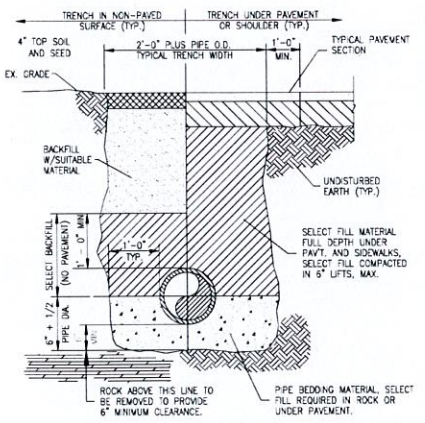
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 WNY-2300083.00
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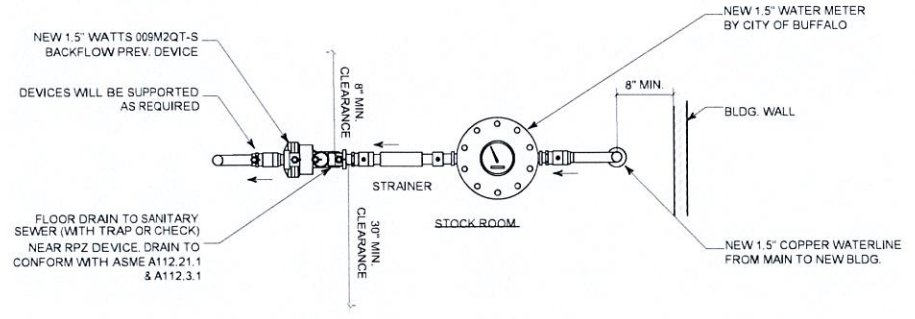
TYPICAL COMMERCIAL SERVICE WITHOUT BASEMENT DETAIL
 NOT TO SCALE



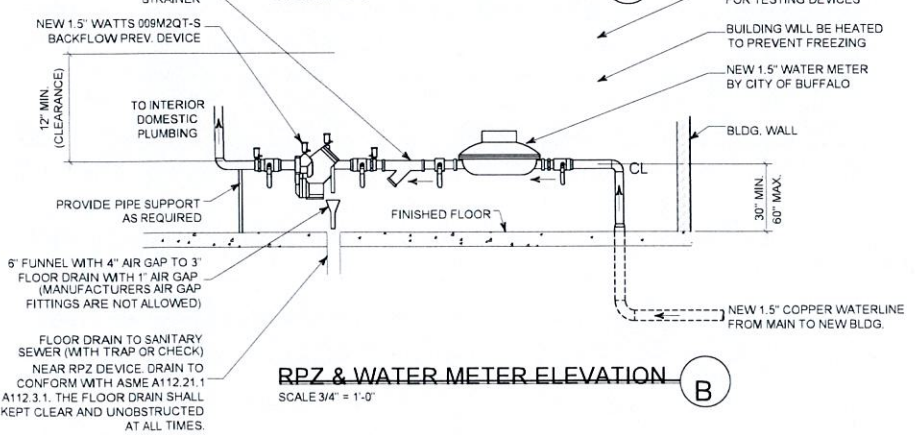
LAMP HOLE/CLEANOUT IN LAWN/FIELD AREAS NON RESIDENTIAL AND COMMERCIAL PROJECTS
 N.T.S.



TYPICAL TRENCH DETAIL
 N.T.S.



RPZ & WATER METER PLAN
 SCALE 3/4" = 1'-0"



RPZ & WATER METER ELEVATION
 SCALE 3/4" = 1'-0"

N:\2023\WNY-2300083.00 BURGER KING - BATAVIA N.Y.\CAD\Utility Plans\UR Utility Details.dwg Wednesday, 25 October 2023 11:08AM

PREPARED FOR
Carrols, LLC
968 James Street
Syracuse, NY 13203

Burger King Redevelopment
West Corner of West Main St and South Lyon St
City of Batavia, NY



WARNING: ALTERATIONS TO THIS DOCUMENT NOT CONFORMING TO SECTION 1720, BUILDING CODE, STATE EDUCATION LAW ARE PROHIBITED

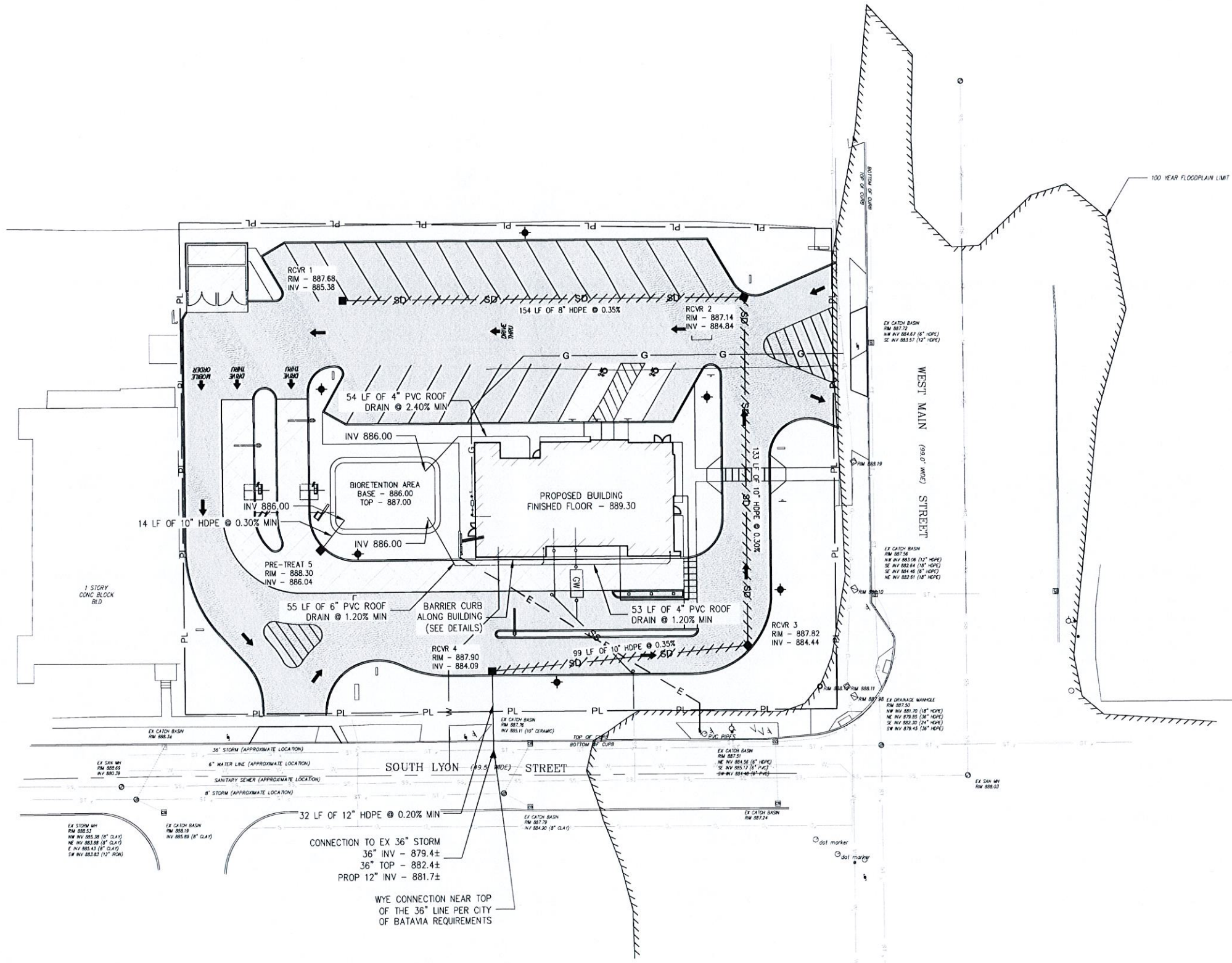
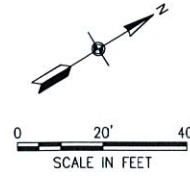
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NO.	REVISION
October 26, 2023	
DRAWN/DESIGN BY THM	CHECKED BY TJW

Paving and Drainage Plan

SCALE 1" = 20'

WNY-2300083.00

07



- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- ASPHALT PAVEMENT

- NOTES:**
- ALL CONSTRUCTION TO CONFORM TO CITY OF BUFFALO CONSTRUCTION SPECIFICATIONS AND DETAILS
 - ### BACKFILL WITH MECHANICALLY TAMPED SELECT MATERIAL IN MAX 6" LIFTS. (95% COMP. - MAX. DENSITY PER ASTM D1557)
 - HIGH DENSITY POLYETHYLENE (H.D.P.E.) SHALL MEET AASHTO M294 SPECS (N-12).
 - CONTRACTORS TO VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - TOP ELEVATIONS SHOWN FOR BIORETENTION AREAS ARE MINIMUMS. SEE GRADING PLAN FOR ADDITIONAL INFORMATION.

N:\2023\WNY-2300083.00 BURGER KING - BATAWIA, NY\CADD\Design Plans\UT Paving and Drainage Plan.dwg Web:medsky, 25 October 2023 11:12PM

REVISIONS	
DATE	REVISION

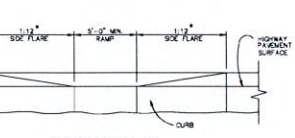
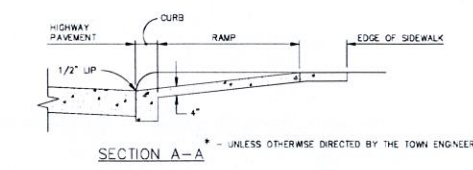
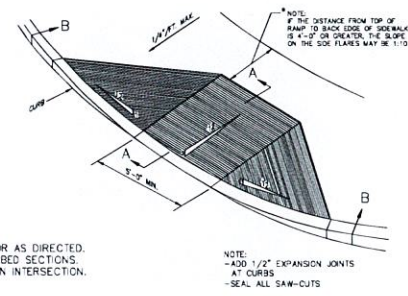
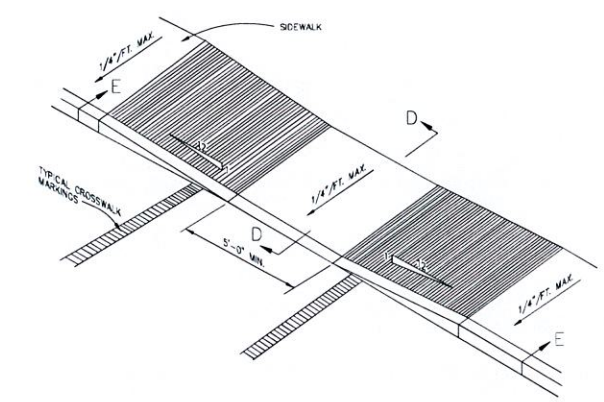
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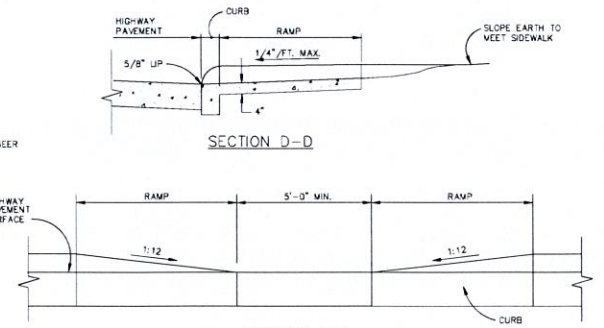
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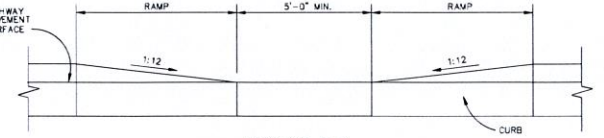
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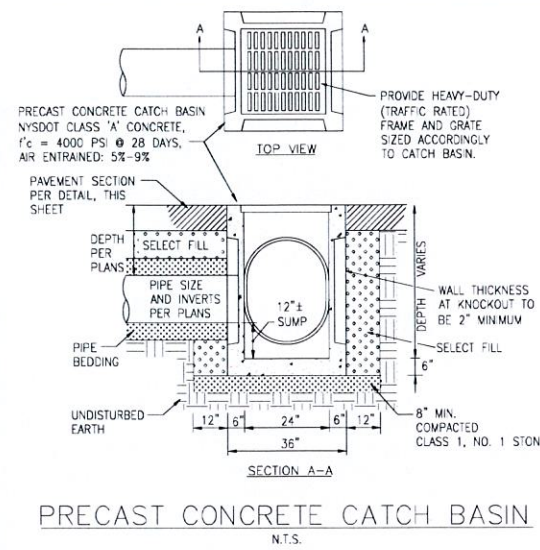
SIDEWALK CURB RAMP TYPE A



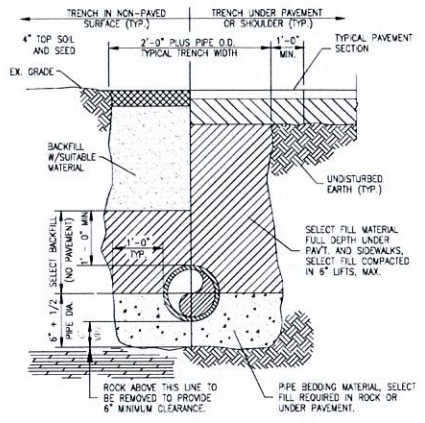
SIDEWALK CURB RAMP TYPE C



SIDEWALK CURB RAMP TYPE C



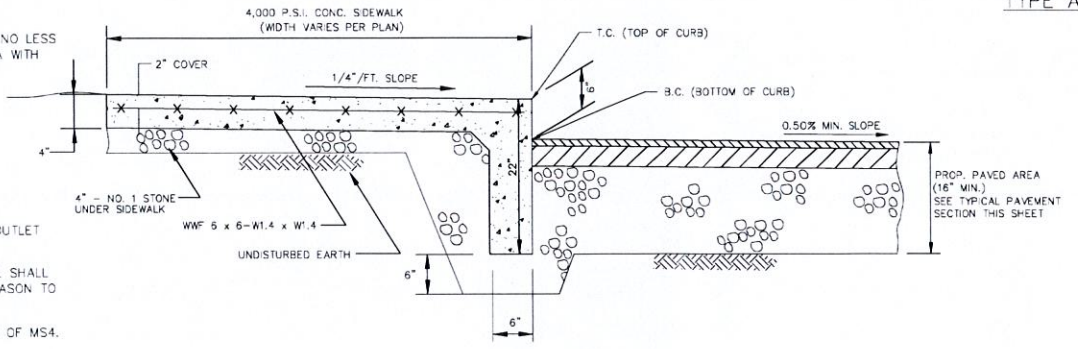
PRECAST CONCRETE CATCH BASIN N.T.S.



TYPICAL TRENCH DETAIL N.T.S.

- NOTES:**
- GENERAL**
- SIDEWALK CURB RAMP TYPE AND LOCATION ARE AS SHOWN ON THE PLANS OR AS DIRECTED.
 - ALL SIDEWALK CURB RAMP TYPES MAY BE USED IN STRAIGHT OR CURVED CURBED SECTIONS.
 - SIDEWALK CURB RAMP TYPES MAY BE DIFFERENT AT EACH LOCATION WITHIN AN INTERSECTION.
- SIDEWALK CURB RAMP CRITERIA**
- THE MAXIMUM SLOPE OF A SIDEWALK CURB RAMP IN NEW CONSTRUCTION SHALL BE 1:12. IF SPACE LIMITATIONS ON EXISTING SITES PROHIBIT THE USE OF 1:12, THE FOLLOWING SLOPES AND RISES MAY BE USED:
 - STEEPER THAN 1:12 (8.33%) BUT NO STEEPER THAN 1:10 (10%)
 - 6" MAXIMUM RISE, 5 FT. MAXIMUM RUN
 - STEEPER THAN 1:10 (10%) BUT NO STEEPER THAN 1:8 (12.5%)
 - 3" MAXIMUM RISE, 2 FT. MAXIMUM RUN
 - A SLOPE STEEPER THAN 1:8 (12.5%) NOT ALLOWED.
 - THE MINIMUM WIDTH OF A SIDEWALK CURB RAMP SHALL BE FIVE FEET, EXCLUSIVE OF FLARED SIDES.
 - ALL SIDEWALK CURB RAMP SHALL HAVE FLUSH, SMOOTH TRANSITIONS TO THE ADJACENT STREET OR PARKING SURFACE.
- SURFACE FINISH**
- THE SURFACE OF ALL SIDEWALK CURB RAMP SHALL BE STABLE, FIRM, AND SLIP RESISTANT. (E.G. A COARSE BROOM FINISH PERPENDICULAR TO THE RAMP SLOPE IS ACCEPTABLE ON CEMENT CONCRETE CURB RAMP.)
 - ALL RAMP TO HAVE DETECTABLE WARNING UNITS INSTALLED.

- NOTES:**
- CONSTRUCTION NOTE - CONSTRUCT BIORETENTION AREA, TOPSOIL AND PLANT AS SOON AS PRACTICAL. BIORETENTION BASIN SHOULD ONLY BE CONSTRUCTED BETWEEN THE MONTHS OF APRIL AND SEPTEMBER. ALL RUNOFF SHOULD BE DIVERTED FROM BIORETENTION AREA, INTO TEMPORARY SEDIMENT TRAP, UNTIL BIORETENTION PLANTINGS ARE FULLY ESTABLISHED AND THE CONTRIBUTING DRAINAGE AREA IS FULLY STABILIZED.
 - STONE RIP-RAP TO BE PLACED AT INLET.
 - BIORETENTION AREA IS TO BE TOPSOILED AND SEEDDED
 - IN ACCORDANCE WITH THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL, A SIGN OF NO LESS THAN 18"x24" MUST BE PLACED, AND REMAIN, IN THE IMMEDIATE VICINITY OF THE BIORETENTION AREA WITH THE FOLLOWING INFORMATION:
STORMWATER MANAGEMENT PRACTICE (NAME OF PRACTICE)
PROJECT IDENTIFICATION (SPDES PERMIT #)
MUST BE MAINTAINED IN ACCORDANCE WITH O&M PLAN
DO NOT REMOVE OR ALTER
- MAINTENANCE NOTES:**
- INSPECT PERIODICALLY AND REPAIR/REPLACE TREATMENT AREA COMPONENTS WHEN NECESSARY.
 - THE BIORETENTION AREA IS TO BE MAINTAINED BY THE OWNER. THE OUTLET STRUCTURE AND INLET/OUTLET PIPES TO THE BIORETENTION AREA ARE ALSO TO BE MAINTAINED BY THE OWNER.
 - MULCHED AREAS SHALL BE RE-MULCHED ON AN ANNUAL BASIS. DEAD OR DISEASED PLANT MATERIAL SHALL BE REPLACED. GRASSED AREAS SHOULD BE MOWED A MINIMUM OF THREE (3) TIMES PER GROWING SEASON TO MAINTAIN MAXIMUM GRASS HEIGHT OF LESS THAN TWELVE (12) INCHES.
 - BIORETENTION AREA IS NOT TO BE ADVERSELY ALTERED OR REMOVED WITHOUT PRIOR AUTHORIZATION OF MS4.



SIDEWALK TO PAVEMENT DETAIL N.T.S.

STORMWATER PRE-TREATMENT CHAMBER WORKSHEET
STRUCTURE NO. 1

DESIGN STORM HYDROLOGY		C=runoff coefficient
return interval, yrs.	10	A=area, acres 0.22
intensity, in/hr	1.20	% impervious 78.0%
CA	0.14	0.75
peak runoff, cfs	0.17	% pervious 22.0%
		0.20

REQUIRED TREATMENT BEFORE BYPASSING (RTBB)

Design Storm : 90% Rainfall Event	1.00 inches
Rainfall	0.0138 ac-ft
Water Quality Volume (WQv)	0.75 inches
Runoff	0.27 cfs
RTBB	

INLET PIPE 1

pipe material	_____
pipe dia., in.	_____
pipe length, ft.	_____
pipe slope, %	_____

TREATMENT CHAMBER

PreTreat 1	
rim	888.30
inlet invert	885.02
outlet invert	_____

INLET PIPE 1 VELOCITY

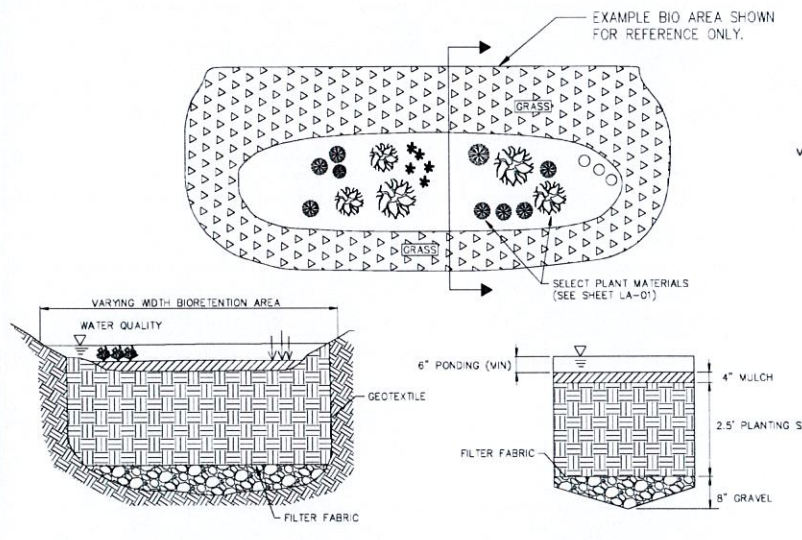
area, sf	_____
flow, cfs	_____
velocity, fps	_____

OUTLET PIPE 1

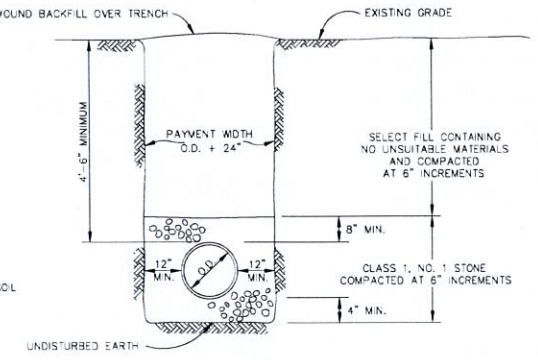
pipe material	HDPE
pipe dia., in.	8
pipe length, ft.	14
pipe slope, %	0.20
downstream inv.	885.0

UPSTREAM

rim	_____
outlet invert	_____
outlet diam., in.	_____

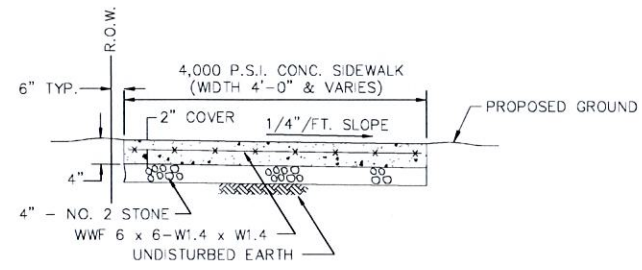


BIORETENTION DETAIL AND CROSS SECTION (REFER TO SPECIFIC PLANTING DETAILS ON SHEET LA-01)

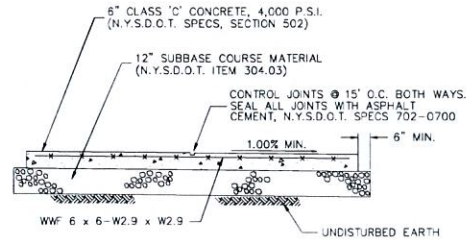


P.V.C. OR H.D.P.E. PIPE STORM SEWER TRENCH DETAILS N.T.S.

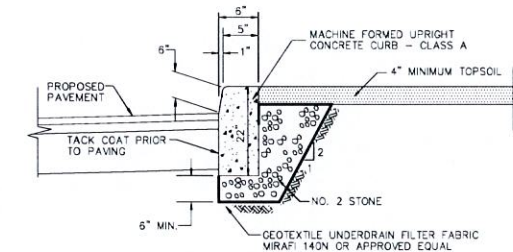
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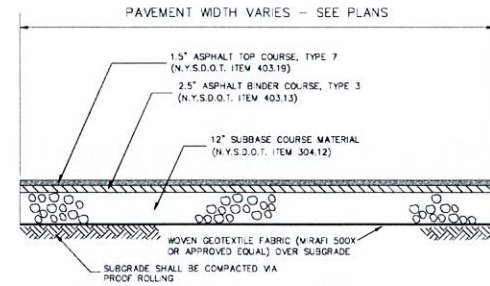
TYPICAL SIDEWALK DETAIL
N.T.S.



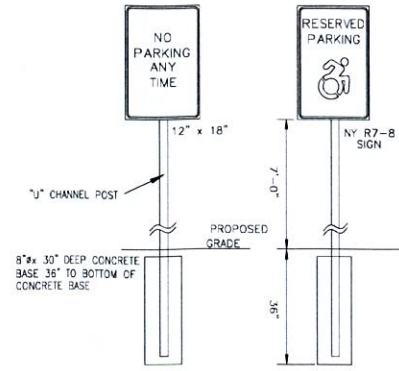
HEAVY DUTY CONCRETE SECTION
N.T.S.



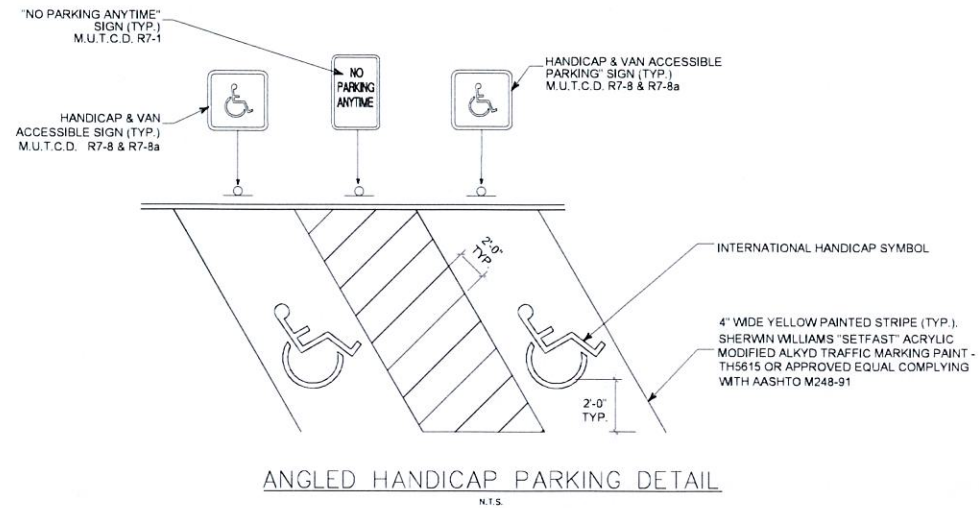
MACHINE FORMED UPRIGHT CONCRETE CURB DETAIL
N.T.S.



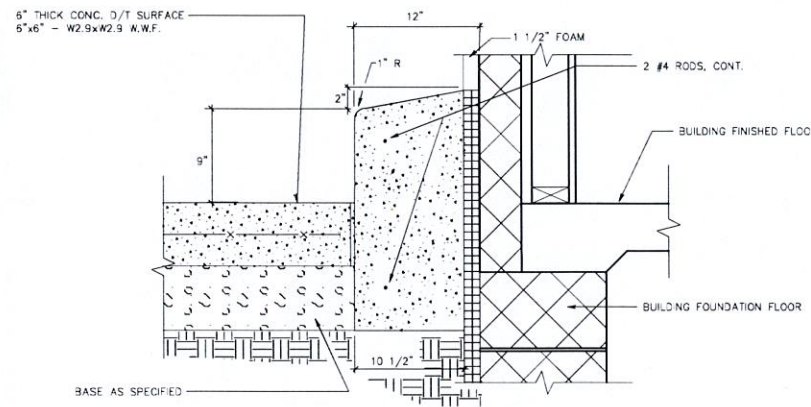
LIGHT DUTY PAVEMENT SECTION
N.T.S.



PARKING SIGN
N.T.S.



ANGLED HANDICAP PARKING DETAIL
N.T.S.



9" BARRIER CURB DETAIL
N.T.S.

GPI Engineering
Design
Planning
Construction Management
716) 633-4844
Greenman - Pedersen, Inc.
4950 Genesee Street, Suite 100
Buffalo, NY, 14225
GPI.NET.COM

PREPARED FOR
Carrols, LLC
968 James Street
Syracuse, NY 13203

Burger King Redevelopment

West Corner of West Main St and South Lyon St
City of Batavia, NY



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REVISIONS	
NO.	DATE

October 26, 2023
DRAWN/DESIGN BY: THM CHECKED BY: T.J.W.

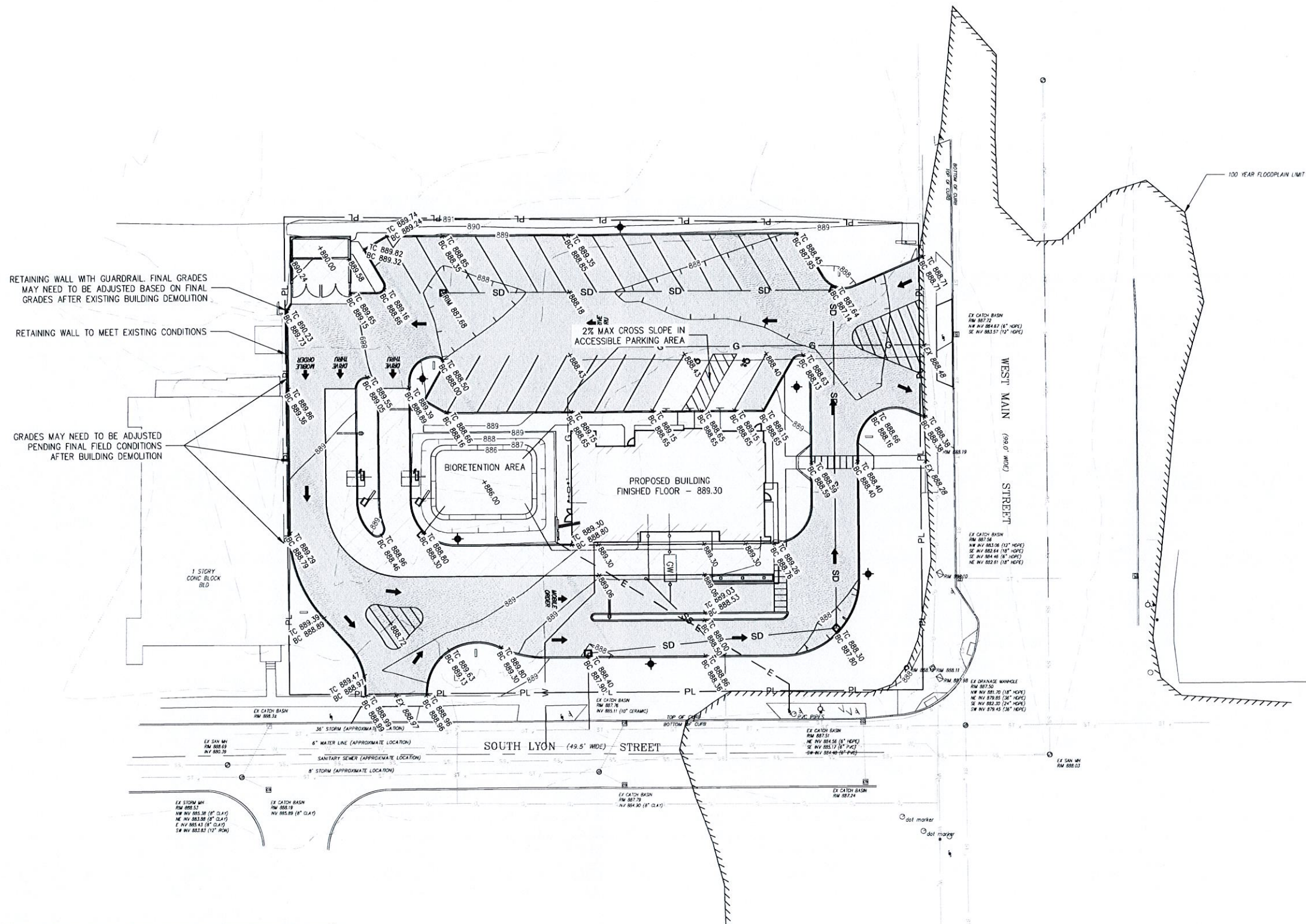
Paving and Drainage Details

SCALE: NONE
WNY-2300083.00
09

N:\2023\WNY-2300083.00 BURGER KING - BATAVIA N.Y.\CAD\Design Plans\09 Paving and Drainage Details.dwg Wednesday, 25 October 2023 4:37PM



0 20' 40'
SCALE IN FEET



LEGEND

TC	-	TOP OF CURB
BC	-	BOTTOM OF CURB
RM	-	RIM OF STRUCTURE
EX	-	EXISTING GRADE

EARTHWORK, COMPACTION AND GRADING NOTES

- AFTER STRIPPING AND STOCKPILING OF TOPSOIL, REMOVE FROM SITE ALL UNSUITABLE MATERIAL AS ENCOUNTERED IN THE FIELD (AS DIRECTED BY THE ENGINEER OR HIS REPRESENTATIVE).
- PRIOR TO FILL OPERATIONS, ALL AREAS WITHIN BUILDING AND PAVEMENT INFLUENCE THAT ARE TO RECEIVE FILL SHALL BE PROOFROLLED, AND ALL UNSTABLE MATERIAL SHALL BE REMOVED OR STABILIZED IN PLACE, AND THEN COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY TO A MINIMUM DEPTH OF TWELVE (12) INCHES, AS DETERMINED BY ASTM D-1557.
- IMPORTED FILL FROM OFF-SITE BORROW PITS MUST BE MATERIAL SIMILAR IN CONTENT TO NATIVE MATERIAL. ALL IMPORTED FILL MATERIAL MUST BE TESTED AND HAVE THE APPROVALS OF THE CITY ENGINEER.
- FILL SHALL BE DEPOSITED IN EIGHT (8) INCH LOOSE LAYERS MAXIMUM, EXCEPT FILL WITHIN LANDSCAPED AREAS WHICH MAY BE DEPOSITED IN TWELVE (12) INCH LOOSE LAYERS MAXIMUM. ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY ASTM D-1557 (90% IN LANDSCAPED AREAS) AT ITS OPTIMUM MOISTURE CONTENT $\pm 2\%$.
- THE PLACEMENT AND COMPACTION OF BOTH FILL AND SUBBASE MATERIAL SHALL BE SUPERVISED, INSPECTED AND TESTED BY THE CITY ON-SITE GEOTECHNICAL REPRESENTATIVE TO THE SATISFACTION OF THE ENGINEER. TOPSOIL SHALL BE REPLACED NO LESS THAN 4" THICK AND TURF SHALL BE ESTABLISHED IN THE RIGHT-OF-WAY.

N:\2023\WNY-2300083.00 BURGER KING - BATAVIA NY\CADD\Design Plans\10 Grading Plan.dwg Wednesday, 25 October 2023 11:17PM

GPI Engineering
Design
Planning
Consultation Management
GPI.NET.COM
Greenman - Padersen, Inc.
4550 Genesee Street, Suite 100
Buffalo, NY 14225

PREPARED FOR
Carrols, LLC
968 James Street
Syracuse, NY 13203

Burger King Redevelopment
West Corner of West Main St and South Lyon St
City of Batavia, NY



REVISIONS

NO.	REVISION	DATE

October 26, 2023
DRAW/DESIGN BY THM CHECKED BY TJW

Grading Plan

SCALE 1" = 20'

WNY-2300083.00

10

Burger King Redevelopment
 West Corner of West Main St and South Lyon St
 City of Batavia, NY



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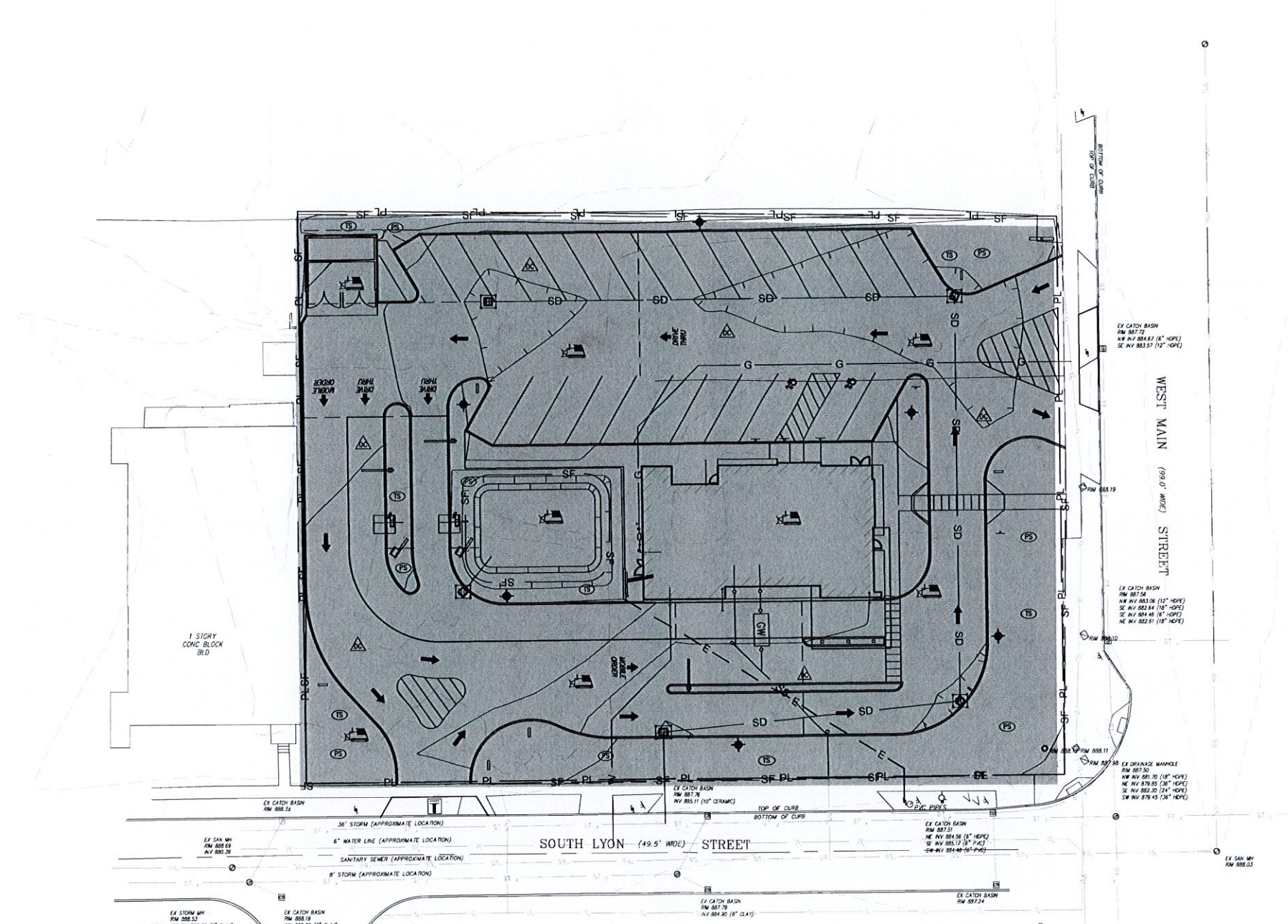
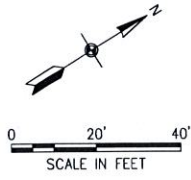
REVISIONS	
NO.	DATE

October 26, 2023
 DRAWN/DESIGN BY: THM CHECKED BY: T.J.W.

Erosion and Sediment Control Plan

SCALE: 1" = 20'
 WNY-2300083.00

11



LEGEND

CHECK DAM	
FILTER FABRIC/ FILTER BAG DROP INLET PROTECTION	
LAND GRADING	
SILT FENCE/SILT SOCK	
TEMPORARY SEEDING	
STABILIZED CONSTRUCTION ENTRANCE	
PERMANENT SEEDING	
DUST CONTROL	
INLET/OUTLET PROTECTION	

LEGEND
 INDICATES MIN. AREA TO BE STRIPPED, GRADED & WHERE APPLICABLE, EITHER SEEDED, SIDEWALK OR PAVED (TYP.)

NOTE:
 ALL TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CURRENT NEW YORK STATE STANDARD AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

N:\2023\WNY-2300083.00 BURGER KING - BATAVIA, NY\CAD\Design Plans\11 Erosion and Sediment Control Plan.dwg, Wednesday, 25 October 2023 4:04PM

Burger King Redevelopment - Plant List - October 2023

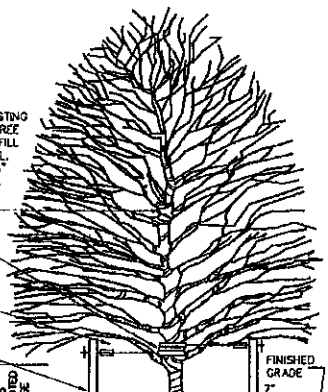
Table with columns: Key, No., Botanical Name, Common Name, Plant Type, Plant Units, Min. Size, Remarks. Lists various trees like Acer tataricum, Amelanchier, and shrubs like Cephalanthus occidentalis.

Table for Perennials & Grasses with columns: Key, No., Botanical Name, Common Name, Plant Type, Plant Units, Min. Size, Remarks.

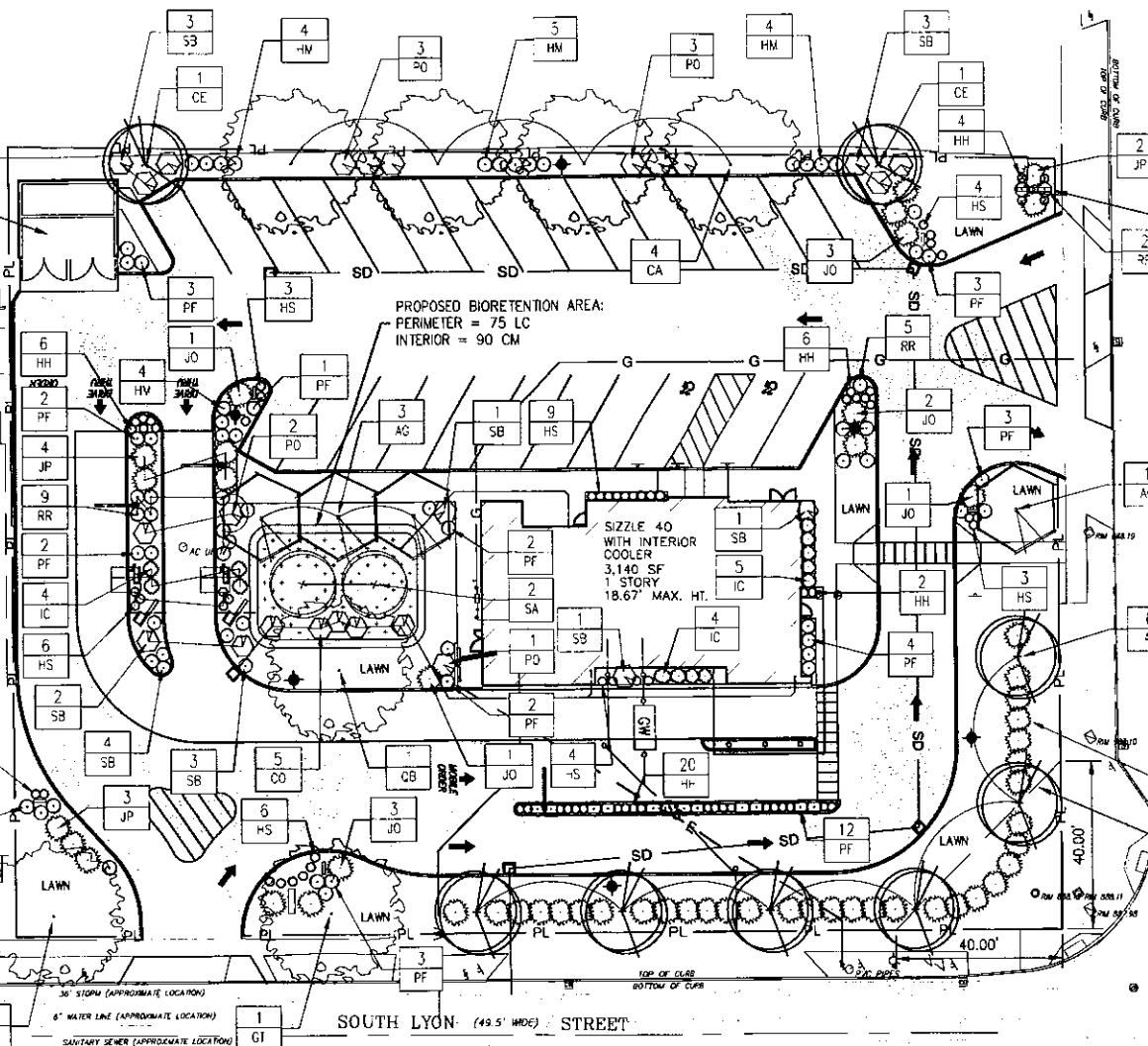
Turfgrass Seed Mix: TURF/LAWN KENTUCKY BLUEGRASS/TALE FESCUE, NO 20 MIX. 6 LBS PER 1,000 SF.

Total Number of Plant Units Proposed = 336

NOTES: TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO ITS PREVIOUSLY EXISTING GRADE. ALL TREES TO BE STAKED.

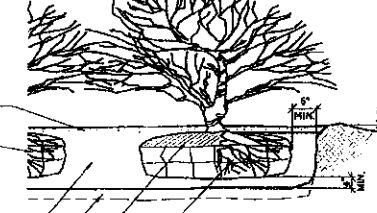


DECIDUOUS TREE PLANTING W/ STAKES N.T.S.



LANDSCAPE/PLANTING NOTES

- 1. THIS IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTALS... 2. STANDARDS SET FORTH IN THE 'AMERICAN STANDARD FOR NURSERY STOCK'... 3. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.



SHRUB PLANTING N.T.S.

- NOTES: SHRUB SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUSLY EXISTING GRADE. THIN BRANCHES AND FOLIAGE (NOT ALL END TIPS) BY 1/3, RETAINING NORMAL PLANT SHAPE.

GPI Engineering Design Planning Construction Management logo and address: Greenman - Pedersen Inc. 4950 Genesee Street, Suite 100 Buffalo NY, 14225

PREPARED FOR Carols, LLC 968 James Street Syracuse, NY 13203

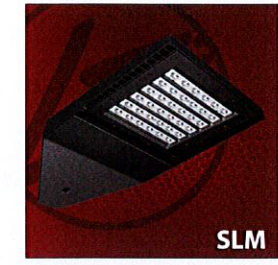
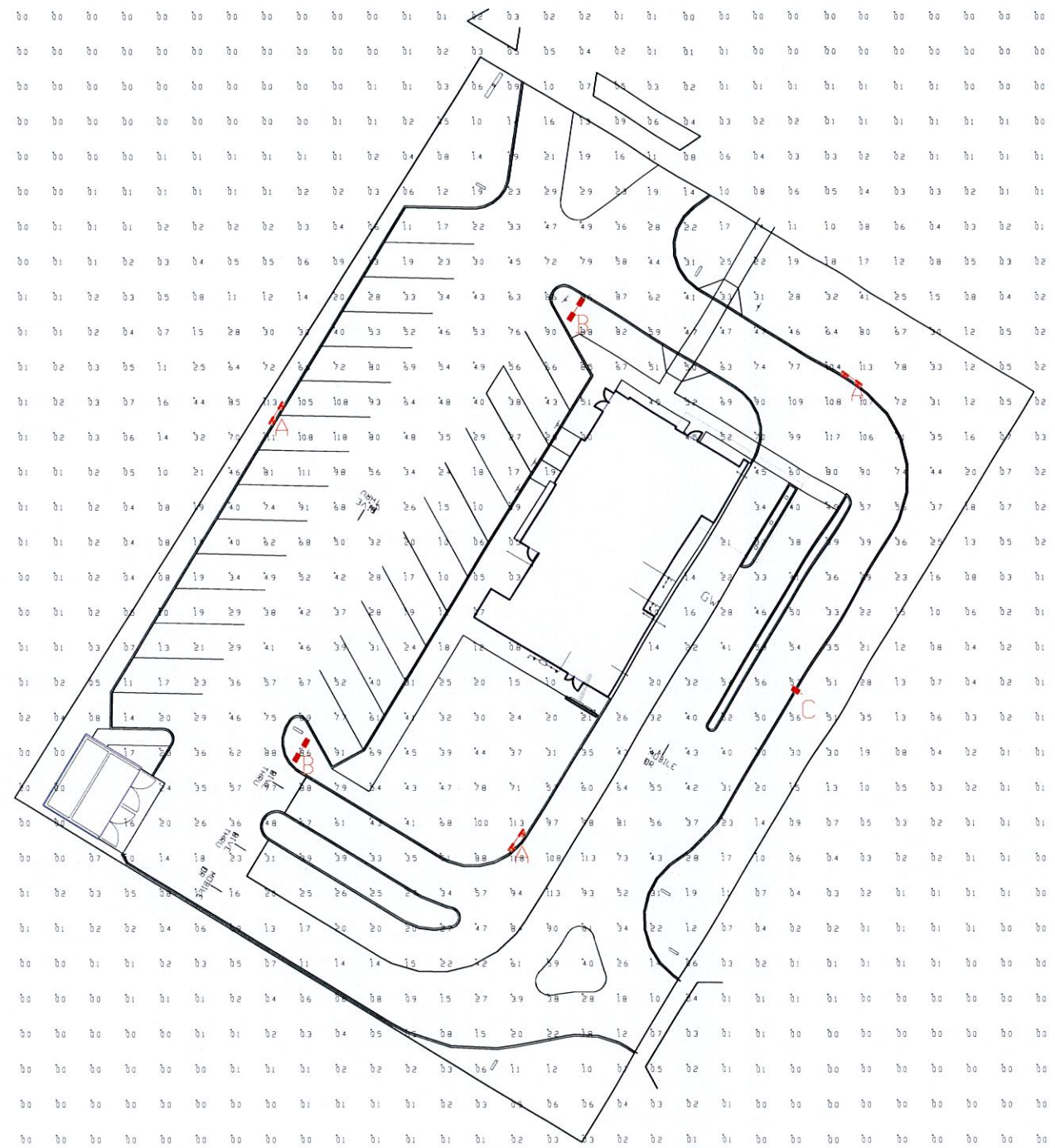
Burger King Redevelopment West Corner of West Main St and South Lyon St City of Batavia, NY



REVISIONS table with columns: DATE, REVISION, NO. Includes a drawing by THM and checked by T.J.W. dated October 26, 2023.

Landscape Plan and Details SCALE 1" = 20' WNY-2300083.00 LA-01

N:\2023\WNY-2300083.00 BURGER KING - BATAVIA, NY\CAD\Drawg Plans\LA-01 Landscape Plan and Details.dwg Wednesday, 29 October 2023 11:27AM



Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
CALCULATED POINTS @ GRADE	Illuminance	Fc	2.05	11.8	0.0	NA	NA
PARKING & DRIVING SUMMARY	Illuminance	Fc	4.44	11.8	0.5	888	2360

Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr Lum Lumens	Arr Watts
↑	3	A	D180° 2RTD	SLM-LED-18L-SIL-50-70CRI-(1)FT-L(1)FT-R-D180RDT	18' POLE+2' BASE	1000	1000	37808	270
■	2	B	D180°	SLM-LED-18L-SIL-50-70CRI-D180	18' POLE+2' BASE	1000	1000	36996	270
■	1	C	Single	SLM-LED-18L-SIL-FT-50-70CRI-SINGLE	18' POLE+2' BASE	1000	1000	18904	135

**PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION**

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with the Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LEDs and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature notes does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

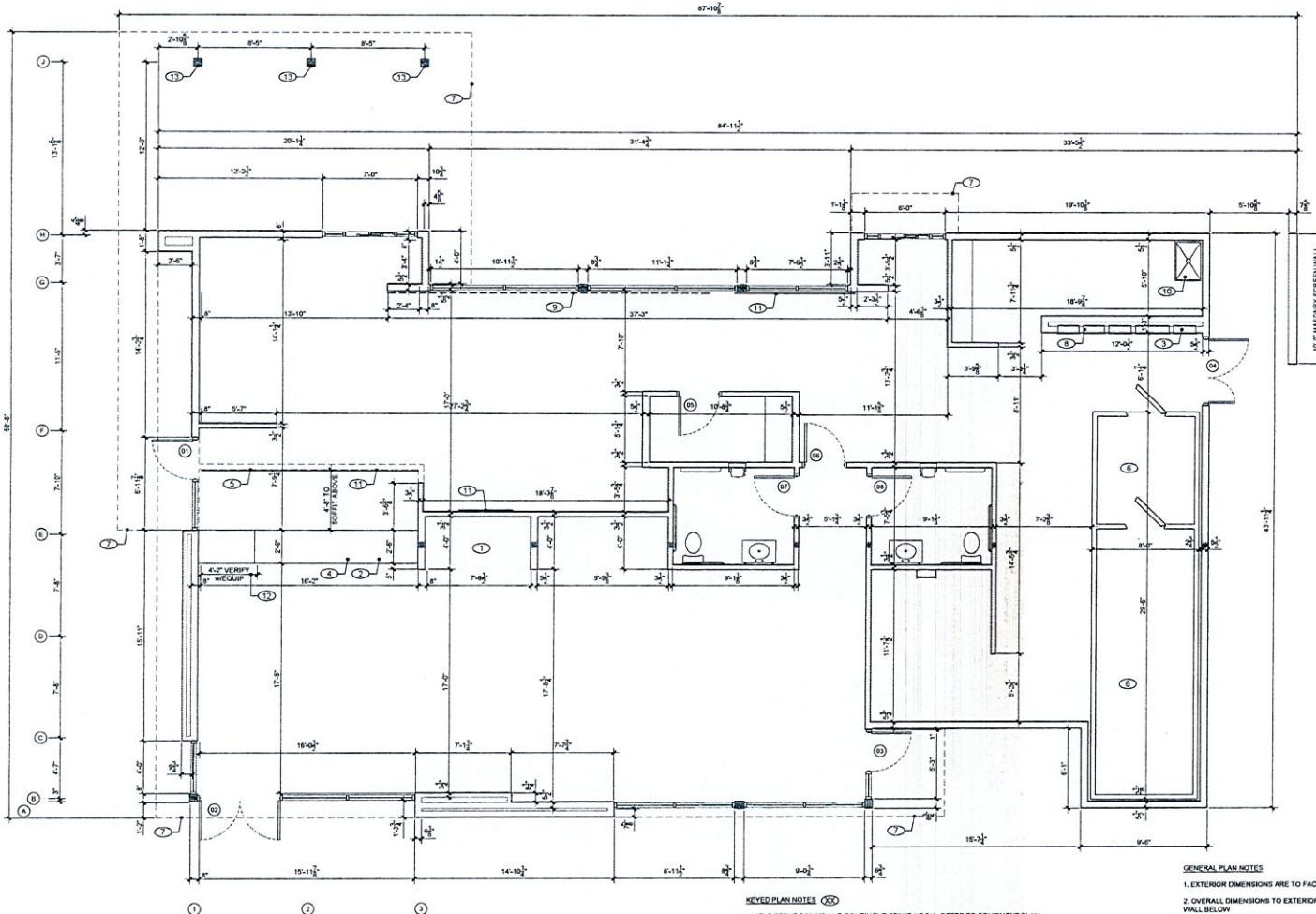
Total Project Watts
Total Watts = 1485

LIGHTING PROPOSAL LD-159017

BURGER KING
301-307 W MAIN STREET
BATAVIA, NY

BY: SAJ DATE: 10/24/23 REV: 0 SHEET 1 OF 1

SCALE: 1"=20'



FLOOR PLAN
SCALE: 1/4"=1'-0" ①

KEYED PLAN NOTES (XX)

1. SELF-SERVE DRINKS AND CONDIMENT STAND NOOK; REFER TO EQUIPMENT PLAN
2. COUNTER TOP; REFERENCE SHEET A-1.1
3. ELECTRIC SERVICE; REFER TO ELECTRICAL DRAWINGS
4. SERVICE COUNTER PARTITION BY G.C.; REFER TO DETAILS ON TECHNOLOGY PLAN FOR ADDITIONAL INFORMATION. COORDINATE COUNTERTOP FINISHES INSTALLATION RESPONSIBILITIES WITH THE DECOR SUPPLIER. MAXIMUM COUNTER HEIGHT = 32" A.F.F.
5. MENU BOARD BULKHEAD ABOVE; REFER TO SECTION DRAWINGS AND REFLECTED CEILING PLAN
6. INTERIOR WALKIN BOX WITH FLOOR ON CONCRETE SLAB. VERIFY SIZE WITH MANUFACTURER. INSTALL ALTRID STRONGHOLD 30 SAFETY FLOORING
7. LINE OF CANOPY/OVERHANG ABOVE
8. ELECTRICAL PANEL LOCATION; RECESS ELECTRICAL CONTACTOR PANEL AND PANELS "A", "B" AND "M" IN FURRED OUT WALL ADJACENT TO EXTERIOR FRAMING, G.C. TO VERIFY PANEL SIZES PRIOR TO FURR-OUT TO INSURE ADEQUATE SPACE.
9. STAINLESS STEEL PANEL BEHIND FRY DUMP, HOODS, CONTINUOUS BETWEEN HOODS AND SUPPLIED BY G.C. AND INSTALLED RE G.C. #4-24-07
10. CAN WASH; DUNROCK SUBSTRATE ON ALL SIDES, FLOOR TO CEILING
11. INDICATES 5/8" PLYWOOD BACKING ON WALLS FOR EQUIPMENT AS INDICATED ON PLAN OR SHELF SUPPORT FROM 48" A.F.F. TO 96" A.F.F., BEHIND 3-COMPARTMENT SINK AND PREP SINK AND ON BULKHEAD AT MENU BOARD WALL FROM 70" A.F.F. TO BOTTOM OF ROOF TRUSSES.
12. DROP POSITION OF SERVICE COUNTER TO ALLOW FOR THE INSTALLATION OF RECESSED HEATED SHELVEING UNIT; COORDINATE REQUIRED WIDTH AND HEIGHT OF RECESS WITH EQUIPMENT SUPPLIER.
13. PROVIDE CONTINUOUS INSULATION AT DRIVE-THRU COLUMNS; REFER TO SHEET A-1.2

GENERAL PLAN NOTES

1. EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING; INTERIOR DIMENSIONS ARE TO STUD
2. OVERALL DIMENSIONS TO EXTERIOR WALLS ARE THE SAME AS TO THE OUTSIDE FACE OF FOUNDATION WALL BELOW
3. ALL ANGLED WALLS ARE AT 90° UNLESS NOTED OTHERWISE
4. FIRE EXTINGUISHER SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS
5. ELEVATION OF DRIVE-THROUGH LANE 2" (MAXIMUM) BELOW FINISH FLOOR ELEVATION. DRIVE-THROUGH LANE AT SAME ELEVATION AS FINISH FLOOR IS PREFERRED; REFER TO SECTION DRAWINGS
6. PROVIDE CORNER GUARDS AT ALL OUTSIDE KITCHEN CORNERS AND WALL ENDS; REFER TO SHEET A-1.1
7. PROVIDE ADDITIONAL BLOCKING IN WALLS BEHIND PLUMBING FIXTURES FOR SUPPORT OF WATER LINES, TYP.
8. ALL WALLS AT EXPOSED TRUSSES TO BE FRAMED AND FINISHED TO THE ROOF DECK, TYP.
9. SUBSTRATE PANELS:
KITCHEN - CREW-RESTROOMS:
5/8" USG "DUNROCK" PANELS AT FINISH FLOOR TO 2" A.F.F.
5/8" WATER RESISTANT GYPSUM BOARD FROM 2" A.F.F. TO 6" ABOVE FINISHED CEILING
DINING ROOM & SERVICE AREA:
5/8" PLYWOOD FROM FINISH FLOOR TO 3" A.F.F.
5/8" TYPE USG "SHEETROCK" GYPSUM WALL BOARD FROM 3" TO 6" ABOVE CEILING
10. PROVIDE SOUND ATTENUATION BATT INSULATION IN ALL RESTROOM AND OFFICE WALLS TO UNDERSIDE OF ROOF DECK ABOVE, TYP.

ISSUED FOR SKETCH PLAN REVIEW		6/29/23
No.	Description	Date
- REVISIONS		
BURGER KING		
301-307 W MAIN STREET BATAVIA, NEW YORK		
CARROLLS, LLC SYRACUSE, NEW YORK		
FLOOR PLAN		
ISSUED 6/29/23 LAUER-MANGUSO ASSOCIATES ARCHITECTS		
LAUER-MANGUSO & ASSOCIATES ARCHITECTS 4080 Ridge Lea Road Buffalo, N.Y. 14226 (716) 837-0833		
Date:	10/6/2023	Drawing No.
Drawn By:	CJP	A-1.0
Checked By:	PJM	
Job Number:	22024	

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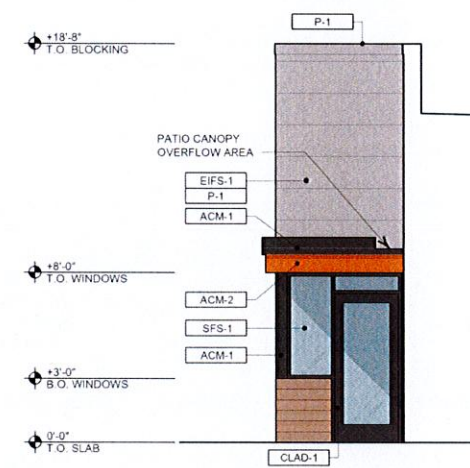
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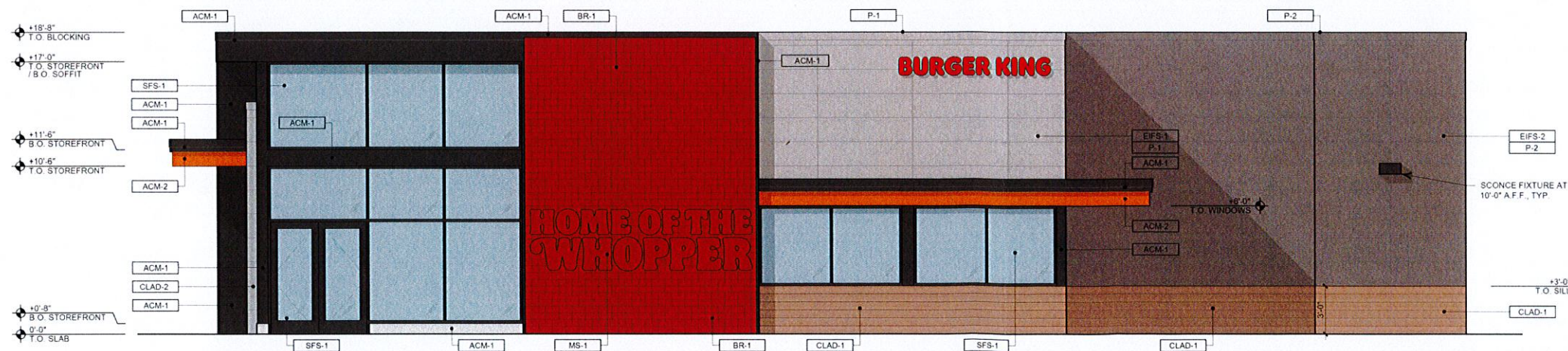
Color Elevation Renderings



ELEVATION 1
SCALE: 1/4"=1'-0"



ELEVATION 7
SCALE: 1/4"=1'-0"



ELEVATION 2
SCALE: 1/4"=1'-0"

NOTE: DUE TO VARIATIONS IN MONITOR AND PLOT SETTING, ACTUAL COLORS MAY VARY FROM THOSE SHOWN ON RENDERED ELEVATIONS. FINAL MATERIAL SELECTIONS SHOULD BE VERIFIED WITH PHYSICAL SAMPLES

No.	Description	Date
-	ISSUED FOR SKETCH PLAN REVIEW	6/29/23
△ - REVISIONS		

BURGER KING
301-307 W MAIN STREET
BATAVIA, NEW YORK

CARROLS, LLC
SYRACUSE, NEW YORK

ELEVATIONS

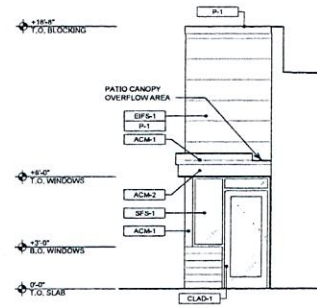


LAUER-MANGUSO & ASSOCIATES ARCHITECTS
4080 Ridge Lea Road
Buffalo, N.Y. 14228
(716) 837-0833

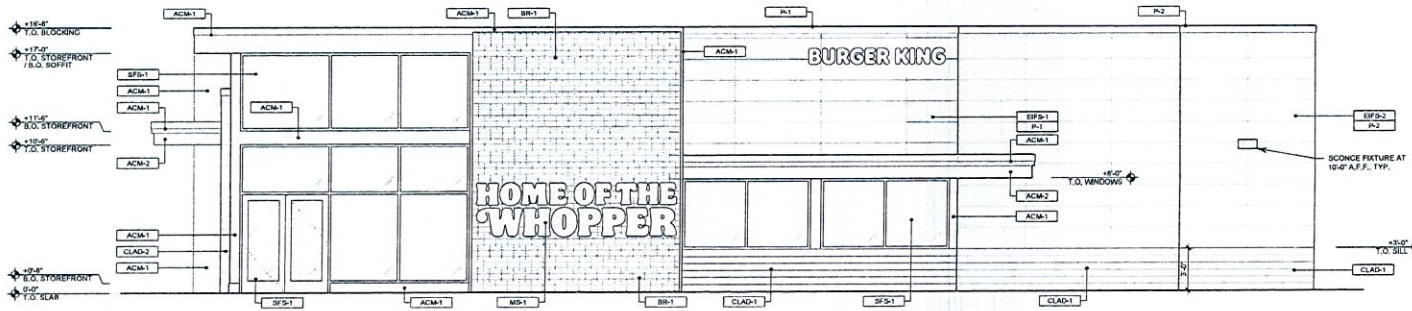
Date: 10/6/2023 Drawing No:
Drawn By: CJP A-2.0
Checked By: PJM
Job Number: 22024



ELEVATION 1
SCALE: 1/4"=1'-0"



ELEVATION 7
SCALE: 1/4"=1'-0"



ELEVATION 2
SCALE: 1/4"=1'-0"

ISSUED FOR SKETCH PLAN REVIEW 6/29/23

No. Description Date

REVISIONS

BURGER KING
301-307 W MAIN STREET
BATAVIA, NEW YORK

CARROLLS, LLC
SYRACUSE, NEW YORK

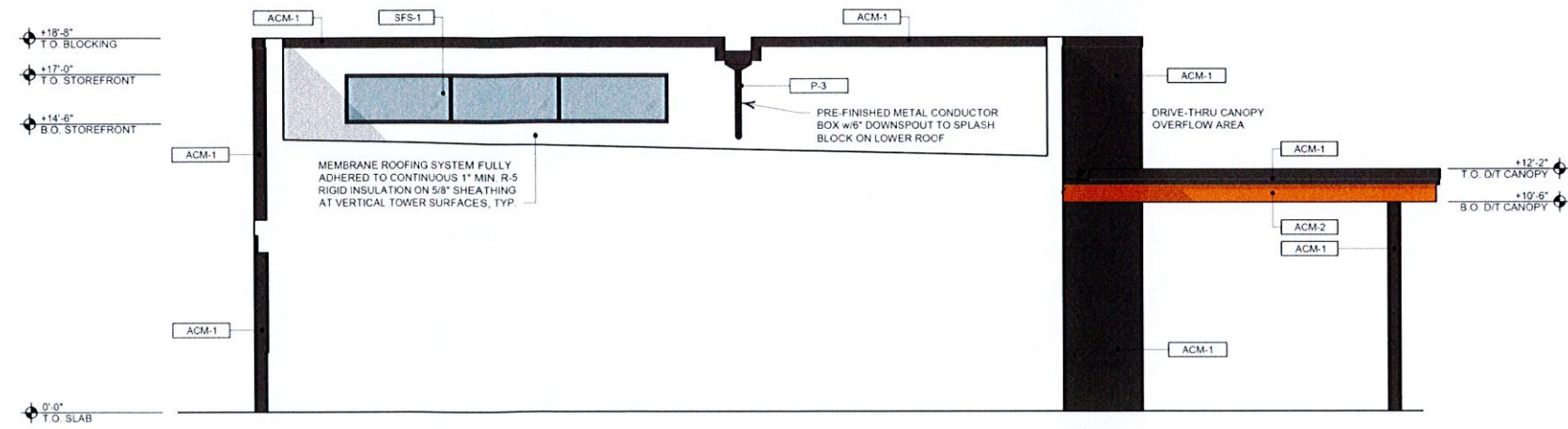
ELEVATIONS

ISSUED
6/29/23
LAUER-MANGUSO ASSOCIATES ARCHITECTS

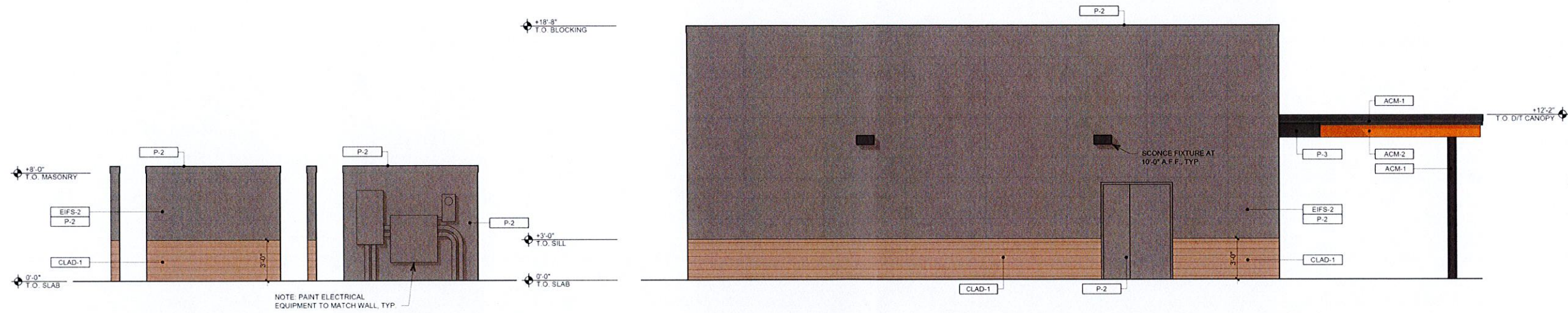


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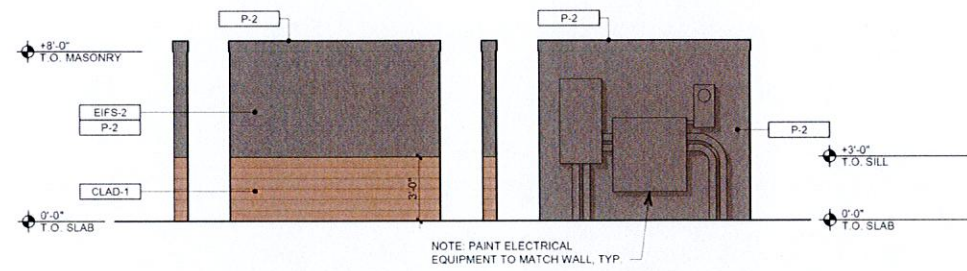
Date: 10/6/2023 Drawing No.: A-2.0
Drawn By: CJM
Checked By: PJM
Job Number: 22024



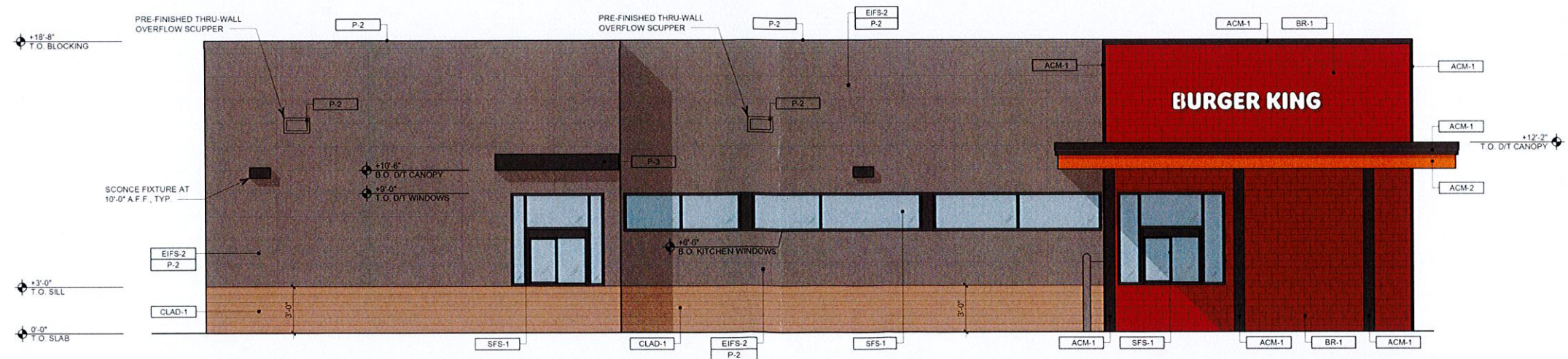
ELEVATION 5
SCALE: 1/4"=1'-0"



ELEVATION 3
SCALE: 1/4"=1'-0"



SCREEN WALL ELEVATIONS 6
SCALE: 1/4"=1'-0"



ELEVATION 4
SCALE: 1/4"=1'-0"

NOTE: DUE TO VARIATIONS IN MONITOR AND PLOT SETTING, ACTUAL COLORS MAY VARY FROM THOSE SHOWN ON RENDERED ELEVATIONS. FINAL MATERIAL SELECTIONS SHOULD BE VERIFIED WITH PHYSICAL SAMPLES

No.	Description	Date
-	ISSUED FOR SKETCH PLAN REVIEW	6/29/23

△ - REVISIONS

BURGER KING
301-307 W MAIN STREET
BATAVIA, NEW YORK

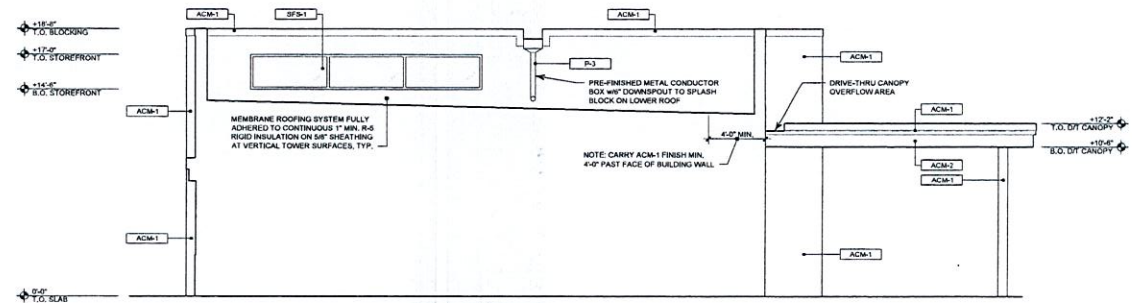
CARROLS, LLC
SYRACUSE, NEW YORK

ELEVATIONS

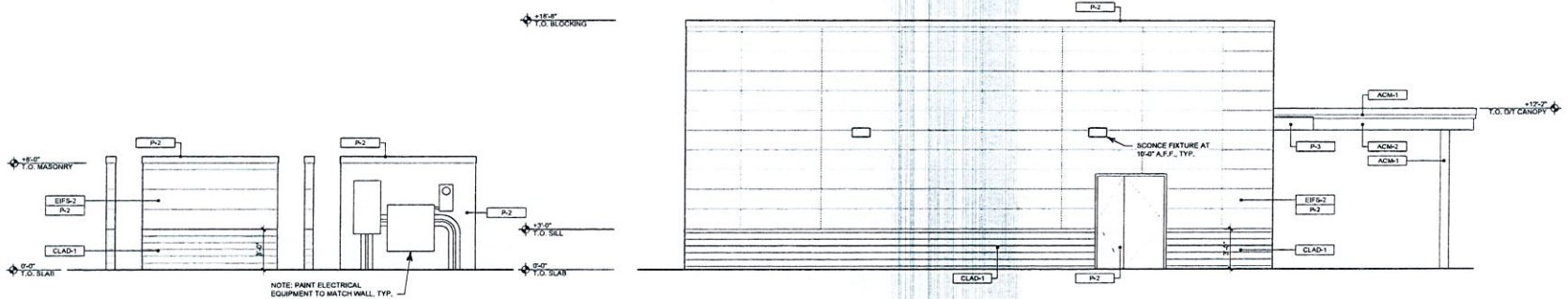
ISSUE
6/29/23
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(716) 837-0833

Date: 10/6/2023 Drawing No: A-2.1
 Drawn By: CJP
 Checked By: PJM
 Job Number: 22024

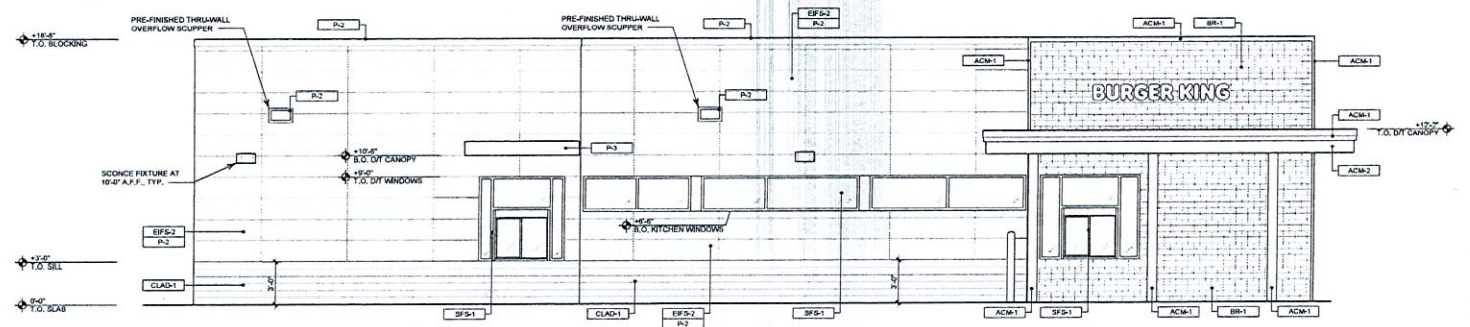


ELEVATION 5
SCALE: 1/4"=1'-0"



ELEVATION 3
SCALE: 1/4"=1'-0"

SCREEN WALL ELEVATIONS 6
SCALE: 1/4"=1'-0"

















ELEVATION 4
SCALE: 1/4"=1'-0"

No.	Description	Date
- ISSUED FOR SKETCH PLAN REVIEW 6/29/23		
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BUNGER KING		
301-307 W MAIN STREET BATAVIA, NEW YORK		
CARROLLS, LLC SYRACUSE, NEW YORK		
ELEVATIONS		
LAUER-MANGUSO & ASSOCIATES ARCHITECTS 4080 Ridge Lea Road Buffalo, N.Y. 14228 (716) 837-0833		
Date:	10/6/2023	Drawing No.
Drawn By:	CJP	A-2.1
Checked By:	PJM	
Job Number:	22024	

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BURGER KING PROTOTYPE MATERIALS & FINISH SCHEDULE									
TAG	MATERIAL	LOCATION	MATERIAL DESCRIPTION	PROSPECT MANUFACTURER	PRODUCT	FINISH/COLOR	DIMENSION	MANUFACTURER REPRESENTATIVE CONTACT INFORMATION	
ACH-1		ALUMINUM COMPOSITE METAL	CANOPY'S	BLACK MATTE FRAME	LOCAL SUPPLIER	ACH	TO MATCH P-3	REFERENCE DESIGN DOCUMENTS 4MM THICKNESS	
ACH-2		ALUMINUM COMPOSITE METAL	BOTTOM CANOPY'S	ORANGE UNDER CANOPY	ALLEN INDUSTRIES	ACH	SHERWIN WILLIAMS LIGHT BROWN 6348	REFERENCE DESIGN DOCUMENTS 4MM THICKNESS	
DR-1		METAL	MAIN ENTRANCE	WHOPPER SCREEN WALL	ALLEN INDUSTRIES	METAL PANEL SYSTEM	SHERWIN WILLIAMS LIGHT BROWN 6348 BACKGROUND: SHERWIN WILLIAMS BROWN 6342	TBD	
MS-1		METAL	MAIN ENTRANCE	WHOPPER SCREEN WALL	ALLEN INDUSTRIES	COSTUME LIGHT-BOX SCREEN	SHERWIN WILLIAMS LIGHT BROWN 6348 BACKGROUND: SHERWIN WILLIAMS BROWN 6342	TBD	
CLAD-1		CLADDING (WOOD)	MAIN ELEVATION, WAINSCOT & CEILING	FIBER CEMENT TEXTURED PANELS	NICHHA	NEW VINTAGE WOOD	TBD	18" x 10'-0"	
TR-1		NICHHA OPEN OUTSIDE CORNER	NICHHA OPEN OUTSIDE CORNER	METAL TRIM	NICHHA	METAL TRIM	BLACK MATTE	2.96" x 10'-0"	
CLAD-2		CLADDING (CONCRETE)	MAIN FAÇADE	FIBER CEMENT TEXTURED PANELS	NICHHA	INDUSTRIALBLOCK	GRAY	18" x 10'-0"	
EFS-1		NICHHA FIBER CEMENT	DINING EXTERIOR	NICHHA FIBER CEMENT	NICHHA	NICHHA TUFFBLOCK	TO MATCH P-1	18" x 10'-0"	
EFS-2		NICHHA FIBER CEMENT	BOH	NICHHA FIBER CEMENT	NICHHA	NICHHA TUFFBLOCK	TO MATCH P-2	18" x 10'-0"	
ST-1		STUCCO	DINING EXTERIOR & BOH	EXTERIOR SMOOTH STUCCO FINISH	STO OR APPROVED EQUAL	TEXTURE: FINE SAND	WHITE OR GRAY, MATCH PAINT COLOR DEPENDING ON LOCATION	N/A	
P-1		PAINT	DINING EXTERIOR	EXTERIOR PAINT	BENJAMIN MOORE	TO MATCH EFS-1	BM 2111-50 STONE HARBOR	N/A	
P-2		PAINT	BOH	EXTERIOR PAINT	BENJAMIN MOORE	TO MATCH EFS-2	BM 2111-40 TAO'S TAUPE	N/A	
P-3		PAINT	METAL COLUMNS	EXTERIOR PAINT	BENJAMIN MOORE	TO MATCH ACH-1	2133-10 ONYX SEMI-GLOSS	N/A	
SFS-1		STOREFRONT SYSTEM	ALUMINUM STOREFRONT SYSTEM	HOME OF THE WHOPPER RELIEF IN BRICK	LOCAL SUPPLIER	ALUMINUM STOREFRONT SYSTEM	BLACK MATTE	VARIES	

ISSUED FOR SKETCH PLAN REVIEW	6/29/23
No.	Date
- REVISIONS	

BURGER KING
301-307 W MAIN STREET
BATAVIA, NEW YORK

CARROLS, LLC
SYRACUSE, NEW YORK

**EXTERIOR
FINISH SCHEDULE**



LAUER-MANGUSO & ASSOCIATES ARCHITECTS
4080 Ridge Lea Road
Buffalo, N.Y. 14228
(716) 837-0833

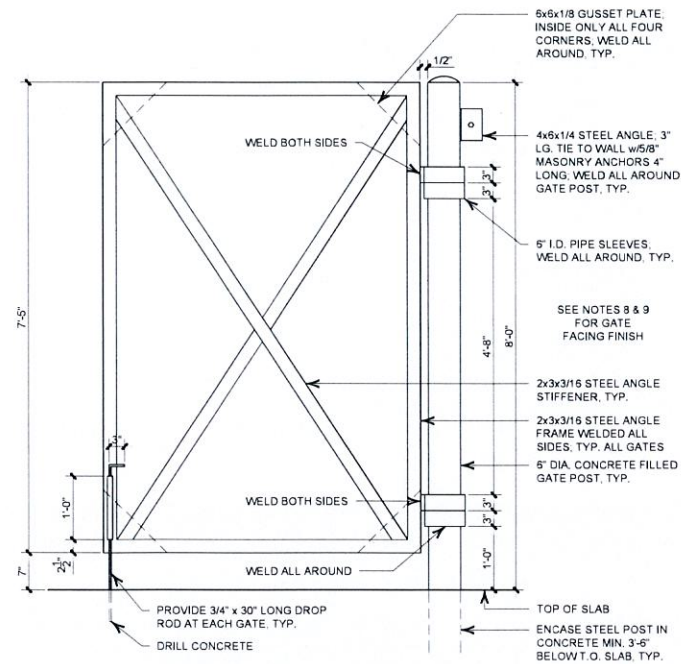
Date:	10/6/2023	Drawing No.:	A-2.2
Drawn By:	CJP		
Checked By:	PJM		
Job Number:	22024		

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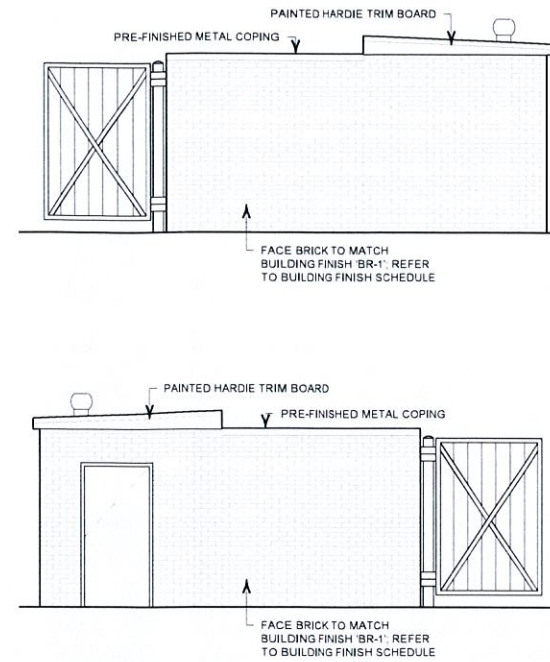
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GENERAL NOTES

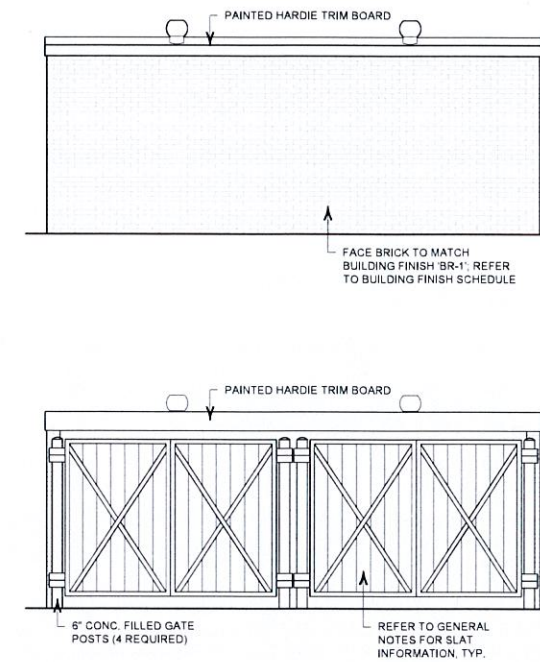
1. REFER TO SITE PLAN FOR LOCATIONS AND PROPOSED GRADES, TYP.
2. TRASH ENCLOSURE MUST CONFORM TO BUILDING SETBACKS. REFER TO CIVIL DRAWINGS AND LOCAL CODES
3. FLOOR DRAIN MAY BE REQUIRED. REFER TO CIVIL DRAWINGS AND LOCAL CODES
4. SLAB TO SLOPE 0.1" FROM BACK TO FRONT FOR DRAINAGE. IF FLOOR DRAIN IS REQUIRED, SLOPE TO GRATE MIN. 0.1" BELOW PERIMETER OF SLAB
5. LOCATE PERSONAL ACCESS SO THAT IT IS MOST ACCESSIBLE FROM REAR DOOR OF BUILDING
6. REVERSES OF THE SHOWN CONFIGURATIONS ARE ALSO ACCEPTABLE
7. ALL STEEL FINISHES TO BE PAINTED TO MATCH BUILDING. REFER TO BUILDING FINISH SCHEDULE AND COORD. w/OWNER
8. ALL GATE SLATS TO CORRUGATED METAL PANELING, POWDER COATED DRAY GRAY. REFER TO BUILDING FINISH SCHEDULE AND COORD. w/OWNER
9. ALL GATES TO BE THRU-BOLTED TO STEEL FRAME WITH 3/8" GALVANIZED BOLTS AND HARDWARE, TYP.



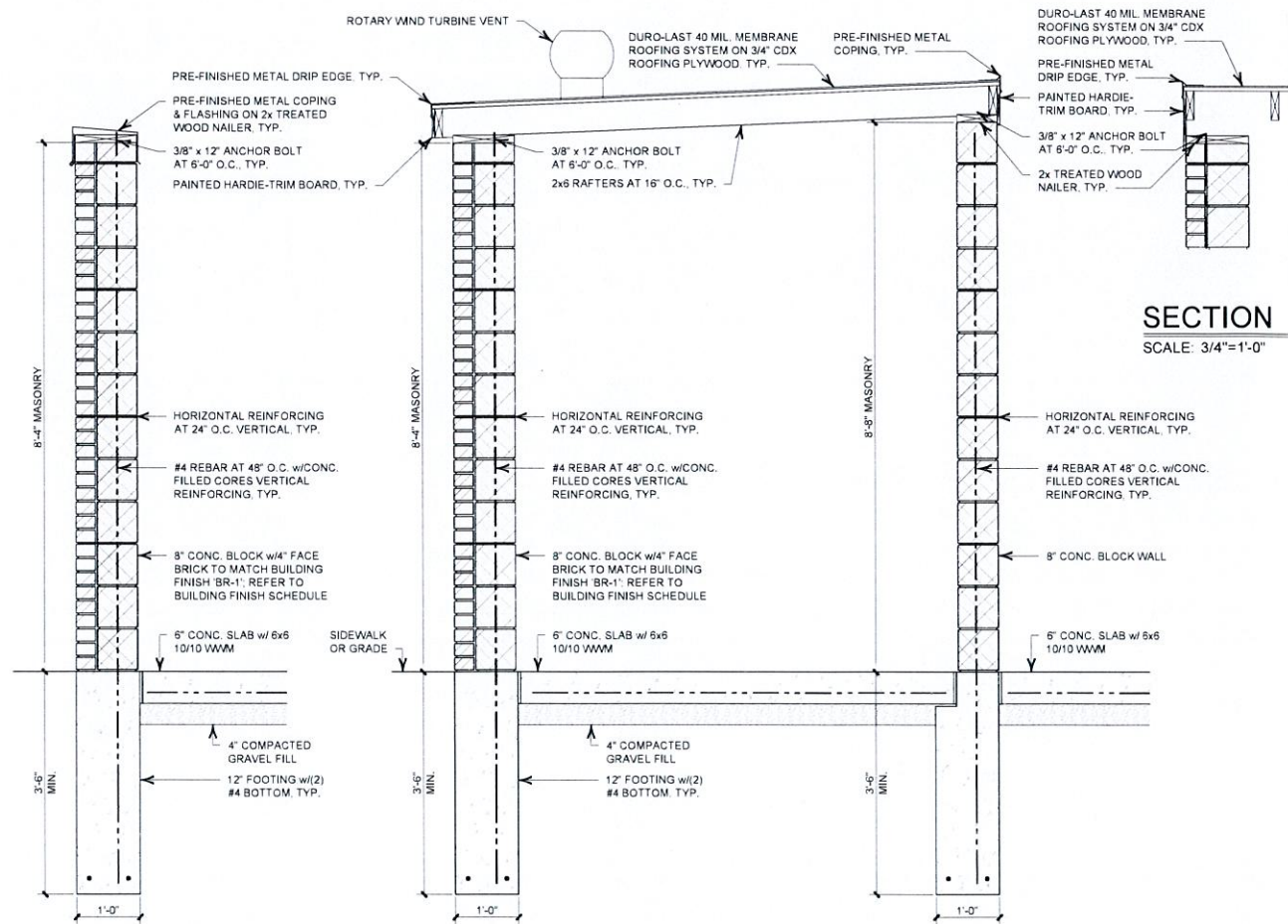
GATE ELEVATION
SCALE: 3/4"=1'-0"



TRASH ENCLOSURE ELEVATIONS
SCALE: 1/4"=1'-0"



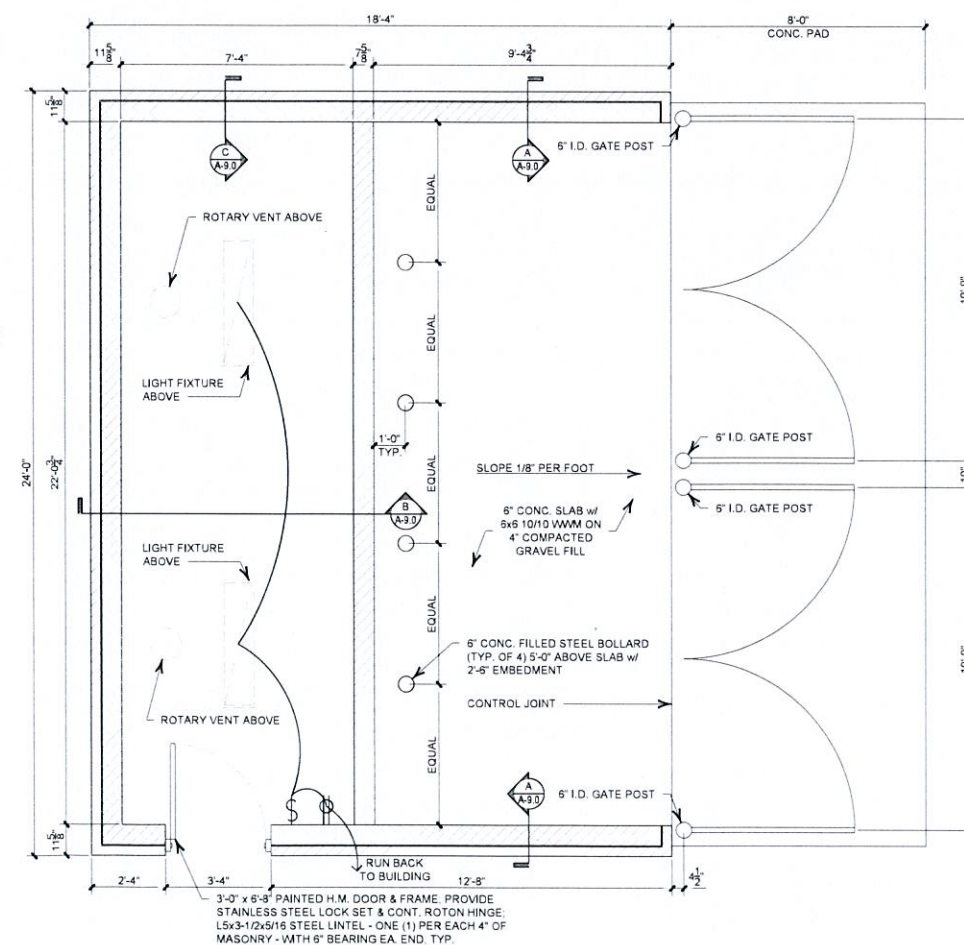
TRASH ENCLOSURE ELEVATIONS
SCALE: 1/4"=1'-0"



SECTION A
SCALE: 3/4"=1'-0"

SECTION B
SCALE: 3/4"=1'-0"

SECTION C
SCALE: 3/4"=1'-0"



TRASH ENCLOSURE PLAN
SCALE: 3/8"=1'-0"

No.	Description	Date
- ISSUED FOR SKETCH PLAN REVIEW 6/29/23		
- REVISIONS		

BURGER KING
301-307 W MAIN STREET
BATAVIA, NEW YORK

CARROLLS, LLC
SYRACUSE, NEW YORK

TRASH ENCLOSURE DETAILS

SSUF
6/29/23
LAUER-MANGUSO
ASSOCIATES ARCHITECTS



LAUER-MANGUSO & ASSOCIATES ARCHITECTS
4080 Ridge Lea Road
Buffalo, N.Y. 14228
(716) 837-0833

Date: 10/6/2023 Drawing No. A-9.0
Drawn By: CJP
Checked By: PJM
Job Number: 22024

Site Plan Review Fee of \$250

WARNING: THE FACE OF THIS DOCUMENT HAS A BLUE BACKGROUND - SEE [] FOR ADDITIONAL SECURITY FEATURES ON BACK

Carrols LLC
968 JAMES ST
SYRACUSE NY 13203

M&T Bank
Syracuse NY 13202

50-7063/2213

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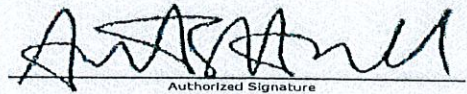
Date 10/19/2023 Pay Amount \$250.00***

Pay ****TWO HUNDRED FIFTY AND XX/100 DOLLAR ****

To The
Order Of

CITY OF BATAVIA
ONE BATAVIA CITY CENTER
BATAVIA NY 14020

Check Void After 90 Days


Authorized Signature

⑈000586888⑈ ⑆221370632⑆ 61000000147026⑈

Douglas E. Randall

From: Rachael Tabelski
Sent: Monday, July 3, 2023 12:26 PM
To: David Neth; David Twichell; Erik Fix; Eugene Jankowski
Cc: Brett Frank; Douglas E. Randall
Subject: RE: Urban Renewal Returns

Hi David,

Thank you for your letter.

I will forward your comments on to the Planning and Development Committee.

As the site plan approval moves forward in the review process, the Planning and Development Committee will be holding a public hearing regarding the proposed new build Burger King.

You can check in with Doug Randall in the Inspections office or the website for the most up to date information.

<https://www.batavianewyork.com/planning-development-committee>

I hope you have a wonderful 4th of July.

Sincerely,

RACHAEL J. TABELSKI
City Manager
City of Batavia
One Batavia City Centre
Batavia, NY 14020
Phone: 585-345-6334
Cell: 585-409-4008
Email: rtabelski@batavianewyork.com
Website: <https://www.batavianewyork.com/>

From: David Neth <davidneth1313@gmail.com>
Sent: Friday, June 30, 2023 3:20 PM
To: David Twichell <dtwichell@BataviaNewYork.com>; Erik Fix <efix@batavianewyork.com>; Eugene Jankowski <ejankowski@batavianewyork.com>; Rachael Tabelski <rtabelski@batavianewyork.com>
Subject: Urban Renewal Returns

I was very disappointed to see that apparently urban renewal has returned to Batavia. The one thing that nearly all residents can agree on is that tearing down our history (and culture) for parking lots, drive-thrus, and suburban-style buildings downtown was the biggest mistake the city has ever made. And it's one that we still haven't bounced back from.

So when I saw the proposal for a new Burger King, which would require the demolition of several historic, people-oriented buildings, I was very upset. To say that this proposed project is a mistake would be a massive

understatement. With projects like this, we continue to devalue our community and make it a faceless place that looks no different than anywhere else in car-centered “cities” across the United States.

As a city, we've come a long way with changing our infrastructure to something that's people-oriented. According to the city's 2017 Comprehensive Plan, the city's mission is to “create and sustain a vibrant, affordable, safe community where people choose to live and work and where, through a supportive environment, businesses continuously flourish.” It is through this direction that we've seen numerous projects downtown that lead Batavia in that direction that correct the mistakes of urban renewal. We've seen that with the city continuing to invest in neighborhood sidewalks, street trees, and it's many parks.

But if we allow this Burger King project to move forward, not only are we sending a message that we don't follow our Comprehensive Plan's goal to create and sustain a “dynamic” Batavia, but we're further destroying what was once a vibrant commercial and residential neighborhood. We've already lost many of the buildings and houses along that part of West Main Street and South Lyon to car dealerships and drug stores. And with this project, we'll continue to turn our beautiful city into parking lots.

This Burger King project is a mistake and should not be allowed to proceed forward. An alternative could be for the franchise owner of Burger King to buy the building they currently occupy to make renovations. The lot they have is already very deep. Couldn't they adjust their drive-thru in the existing lot to accommodate their increased car customers?

Even if Batavia Restaurant Supply and Beverly's Floral & Gifts move out of their spaces, those spaces can be reimaged to accommodate other businesses (or, in the case of Beverly's, have a residential use). However, if we destroy these many buildings to build a drive-thru restaurant, the replacement building will only be able to serve other drive-thru restaurants into the future. We would lose the diversity (and walkability) of these many buildings that are at risk of being demolished. Again, this goes against a goal in the city's Comprehensive Plan to incorporate form-based codes to allow buildings built to the street with varying styles and floor levels. The Burger King drive-thru is an example of outdated and harmful conventional zoning that has no place in a robust, vibrant city.

And that's not to mention the impact the proposed project would have on speeding drivers along West Main Street. As it is, it's already dangerous to walk across the street when drivers are drag-racing through the city or (more commonly) semi-trucks continuously disobey traffic rules. Tearing down buildings that are built to the street will make the street seem wider and will make drivers feel more comfortable to travel at higher speeds. The city doesn't have control over what happens with the traffic patterns on West Main Street, but it does have a say in whether arbitrary demolition projects proceed forward.

In my opinion, I think the city should put a ban on building any new drive-thrus, similar to what Williamsville put in place several years ago. By allowing these car-centered projects to proceed, we're destroying our city to create a drive-thru city that has nothing of value to stop and stay. This hurts all local businesses in the city as well as our local economy. We need to stop destroying these prime buildings for quick money-grabs and single-use (and simple-minded) business models.

Thank you for reading my comments on this proposal. Please do the right thing by moving our city forward in a direction that is beneficial to us and future generations of Batavians.

- David Neth

C-07-BAT-11-23



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