



APEX CONSULTING

SURVEY & ENGINEERING SERVICES, P.C.

SURVEYING • ENGINEERING • LANDSCAPE ARCHITECTURE

102 EAST AVENUE, LOCKPORT, NEW YORK 14094
PHONE: (716) 439-0188 FAX: (716) 439-0189

ENGINEERING REPORT

FOR

CARSTAR OF WEST SENECA COLLISSION SHOP ADDITION PROJECT

100 ORCHARD PARK ROAD

TOWN OF WEST SENECA, ERIE COUNTY



JANUARY 2023

APEX JOB NO. 22-110

A. Introduction (General):

This project includes the design and construction of a 48' x 65' pre-engineered steel building addition for four additional collision repair stations and a 16' x 16' employee break room for the collision shop employees. The new additions will be located in the rear or east end of the building complex. These additions occur over existing pavement so there is no addition stormwater discharge. The existing building utility services will be adequate to also serve the additions. Therefore, there are no improvements to the electric, natural gas, water and sanitary sewer services. A small simplex grinder unit will pump the waste water sewage from just east of the employee breakroom to an existing sanitary sewer manhole located just south of the detail/washbay building area. An existing 12" storm sewer line will be rerouted around the new addition with a new outlet into Cazenovia Creek. The site improvement area of disturbance is 0.59 acres and is all higher than the BFE 604.0 for this section of Cazenovia Creek.

The USDA Soil Conservation Service lists this 2.44 acre property as Uc (Udorthents, smoothed). Included with this report are a Site Location Map (Exhibit "A") and Soil Survey (Exhibit "B") and Property Deed (Legal Description – Exhibit "C").

B. Storm Drainage:

The storm drainage design reflects the rerouting of the existing 12" outlet piping from the south property line, rerouting of the previous roof drainage line(s) 6" and the controlled collection of the existing rear pavement area. The 3376 SF building addition roof drainage will be collected by a separate 6" HDPE outlet pipe that discharges directly to Cazenovia Creek.

1. New Roof Drainage – 0.078 Ac.
 $T_c = 5 \text{ MIN}$ $I_{10} = 5.0 \text{ IN/HR}$ $C = 0.90$
Using Rational Method 10 Year Storm
 $Q_{10} = C I_{10} A$
 $Q_{10} = 0.9 (5.0 \text{ IN/HR}) (0.078 \text{ Ac.}) = 0.35 \text{ CFS}$
Using 6" HDPE @ 1.0% from Exhibit "D" capacity rating is 0.6 CFS
2. Rerouting of Site Drainage STMH #1
Roof Drainage 96' x 65' + 46 x 31 = 7666 SF or 0.176 Ac.
and 12" @ 0.2% (1.75 CFS est.)
 $Q_{10} = 1.75 \text{ CFS} + 0.9 (5.0 \text{ IN/HR}) (0.176 \text{ Ac.}) = 2.54 \text{ CFS}$
Use 15" HDPE @ 0.20% capacity rated for 3.0 CFS
3. CB #1 – STMH #1 + 0.5 Ac. Existing Pavement
 $Q_{10} = 2.54 \text{ CFS} + 0.9 (5.0 \text{ IN/HR}) (0.5 \text{ Ac.}) = 4.79 \text{ CFS}$
Use 18" HDPE @ 0.2% from Exhibit "D" capacity is ~ 5.0 CFS

C. Grinder Pump Design:

The sanitary sewer grinder pump unit will service the breakroom. This new breakroom is used by approximately 15-20 employees per day. This accounts for between 225-300 GPD using 15 GPD/person. The simplex wet well has a capacity of 96 GAL/FT. We, therefore, set dose volume of 2 FT or 192 gallons per dose/pump cycle. Using 40 GPM that equates to a 5 minute pump time. The design flow is only 10 GPM during lunch break 30-60 minutes.

Using 40 GPM Pump Design

$$E_T = E_V + E_H + E_{Hf}$$

$$E_H = 607.0 - 604.25 = 2.75'$$

$$E_{Hf} = (0.71) \frac{245 \text{ LF} + (14 + 5.2 + (2) 2.4)}{100} \times 6.60 \text{ FT}/100 \text{ FT} = 12.6 \text{ FT}$$

$$\text{Using } C = 120 \quad (100/C) 1.85 = 0.71$$

$$E_T = 2.75 \text{ FT} + 12.6 \text{ FT} = 15.4 \text{ FT}$$

$$\text{Pump} \sim 0.85 \quad (85\% \text{ eff.})$$

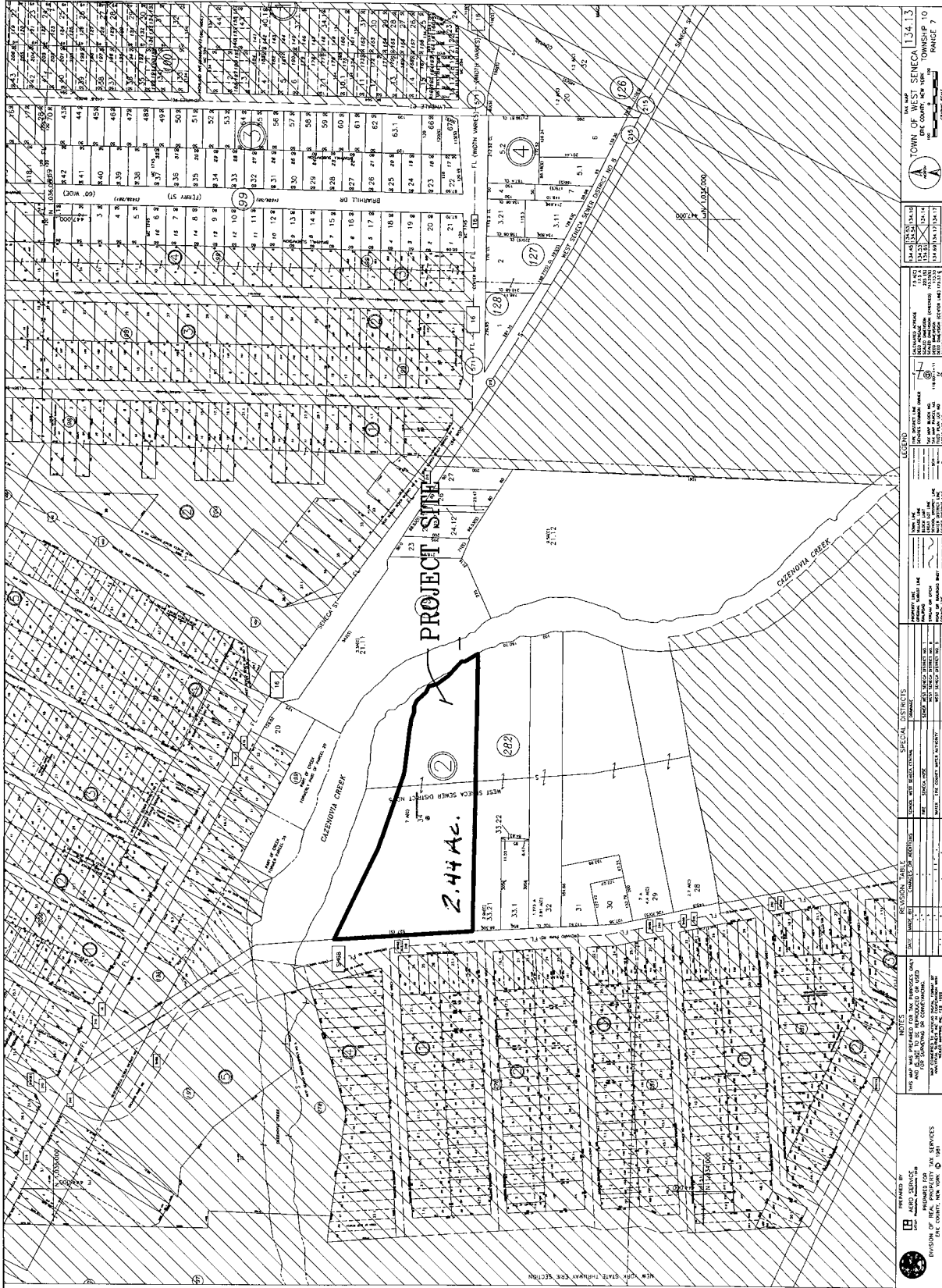
$$\text{Pump} = 15.4 \text{ FT} / 0.85 = 18.1 \text{ FT} @ 40 \text{ GPM}$$

Use Myers MWS 9 1 HP Pentair Pump rated or 35 FT Head

See Exhibit "E"



Provided by www.Landmaxdata.com



TOWN OF WEST SENECA 134.13 SHERMAN COUNTY NEW YORK TOWNSHIP 10 RANGE 7	
SHEET INDEX	
SHEET NUMBER	
DATE	
DRAWN BY	
CHECKED BY	
APPROVED BY	
SCALE	
UNIT	
PROJECTION	
COORDINATE SYSTEM	
SOURCE	
DATE OF DATA	
DATE OF MAP	
DATE OF REVISION	
REVISIONS	
NOTES	
THIS MAP WAS PREPARED FOR THE PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.	
PREPARED BY BARD SERVICE ENGINEERING AND SURVEYING 1000 WEST SENeca ST. SENeca, NY 13441 TEL: 315-338-1111 FAX: 315-338-1112	

SITE LOCATION
SCALE: NOT TO SCALE

EXHIBIT 'A'

Soil Map—Erie County, New York

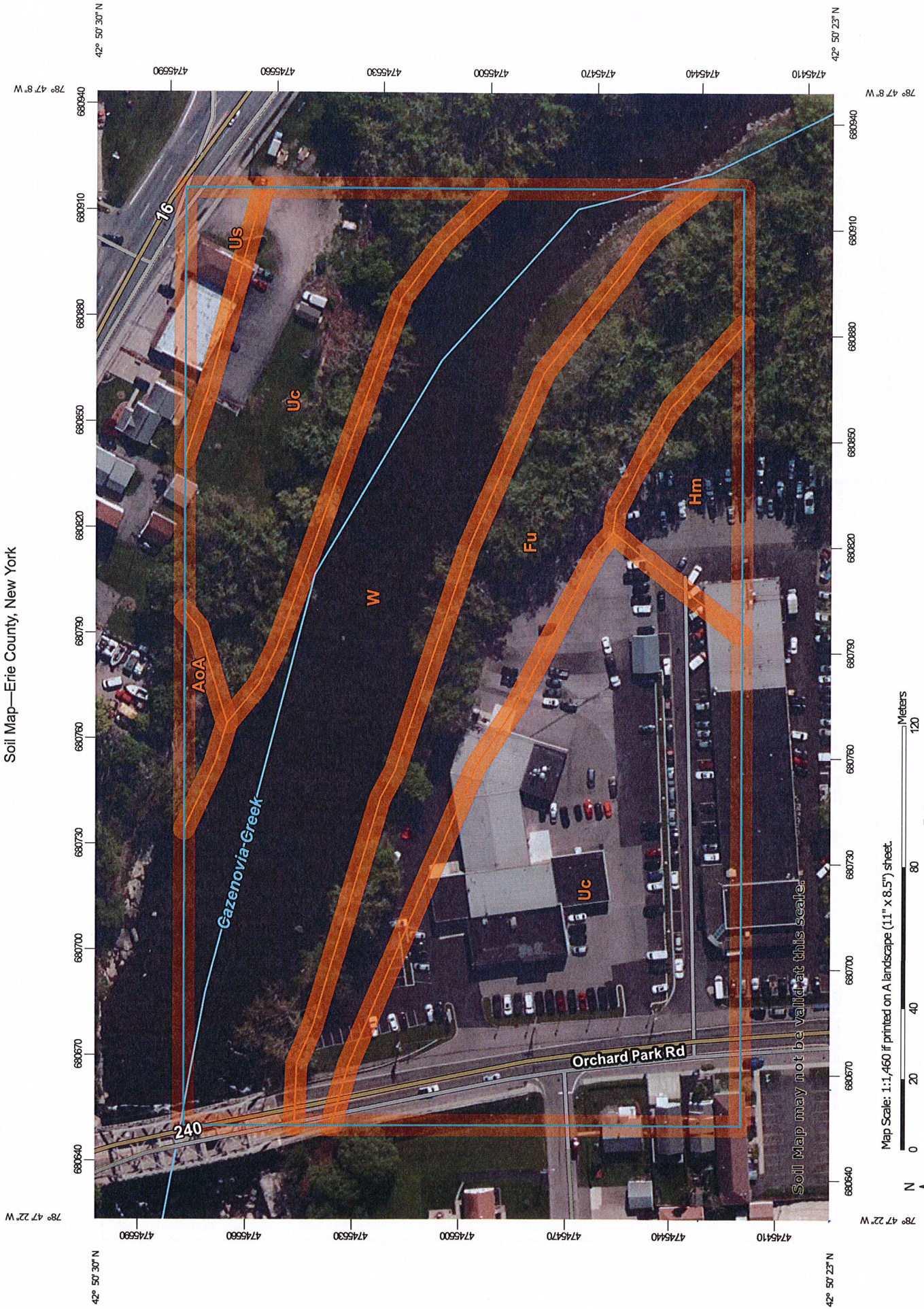







































EXHIBIT 'B'-1

MAP LEGEND

-  Area of Interest (AOI)
-  Area of Interest (AOI)
- Soils**
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
- Special Point Features**
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.
 Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Erie County, New York
 Survey Area Data: Version 22, Sep 10, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AoA	Angola silt loam, 0 to 3 percent slopes	0.1	1.0%
Fu	Fluvaquents and Udifluvents, frequently flooded	1.8	17.7%
Hm	Hamlin silt loam	0.5	4.4%
Uc	Udorthents, smoothed	4.7	45.3%
Us	Urban land-Niagara complex	0.2	2.1%
W	Water	3.1	29.5%
Totals for Area of Interest		10.4	100.0%

ERIE COUNTY CLERK'S OFFICE



County Clerk's Recording Page

Return to:
BOX 126

Party 1:
LAKS RAYMOND E

Party 2:
SME PROPERTIES LLC

Book Type: D Book: 11306 Page: 7261
Page Count: 3
Doc Type: DEED
Rec Date: 12/16/2016
Rec Time: 04:09:50 PM
Control #: 2016265585
UserID: Janet H
Trans #: 16212199
Document Sequence Number
TT2016010967

Recording Fees:

RECORDING	\$35.00
COE CO \$1 RET	\$1.00
COE STATE \$14.25 GEN	\$14.25
COE STATE \$4.75 RM	\$4.75
RP5217 CNTY \$9	\$9.00
RP5217 ST-NON RES \$241	\$241.00
TP584	\$10.00

Consideration Amount: 900000.00

BASIC MT	\$0.00
SONYMA MT	\$0.00
ADDL MT/NFTA	\$0.00
SP MT/M-RAIL	\$0.00
NY STATE TT	\$3,600.00
ROAD FUND TT	\$4,500.00

Total: \$8,415.00

STATE OF NEW YORK
ERIE COUNTY CLERK'S OFFICE

WARNING - THIS SHEET CONSTITUTES THE CLERK'S ENDORSEMENT REQUIRED BY SECTION 319&316-a (5) OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK. DO NOT DETACH. THIS IS NOT A BILL.

Christopher L. Jacobs
County Clerk

Bof126

This Indenture,

Made the 13 day of December, Two Thousand Sixteen

Between

RAYMOND E. LAKS, with offices at 3590 Southwestern Boulevard, Orchard Park, NY 14127 and
100 ORCHARD PARK ROAD, LLC, a Limited Liability Company organized under the Laws of the State of New York, and having its place of business in the Town of Orchard Park, and State of New York,

Grantor, and

SME PROPERTIES, LLC, with offices at 100 Orchard Park Road, West Seneca, NY 14224

Grantee

Witnesseth, that the said Grantor, in consideration of **** ONE AND MORE ** DOLLARS** (\$1.00 & MORE), lawful money of the United States, paid by the Grantee, do hereby grant and release unto the Grantee, his heirs and assigns forever.

All that Tract or Parcel of Land,

situate in the Town of West

Seneca, County of Erie and State of New York, being part of Lot No. 282, Township 10, Range 7 of the Buffalo Creek Reservation and according to a map recorded in the Erie County Clerk's Office in Liber 269 of Deeds at Page 433 is known as part of Subdivision Lot No. 8, bounded and described as follows:

BEGINNING at a point on the west line of Lot No. 282 a distance of 146.54 feet north of the south line of said subdivision Lot No. 8; thence easterly at an exterior angle of 89°09'07" a distance of 772.90 feet to the westerly line of Cazenovia Creek; thence northwesterly along the said southwesterly line of Cazenovia Creek a distance of 890 feet more or less to the west line of Lot No. 282; thence southerly along the west line of Lot No. 282 a distance of 390.08 feet to the point or place of beginning.

265585
off Deed-2
NSN

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to the said premises.

TO HAVE AND TO HOLD, the above granted premises unto the said Grantee.

AND the said Grantor does covenant with said Grantee as follows:

FIRST. - That the Grantee shall quietly enjoy the said premises.

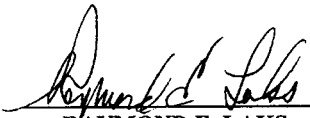
SECOND. - That the Grantor will forever **WARRANT** the title to said premises.

THIRD. - Subject to the trust fund provisions of section thirteen of the lien law.

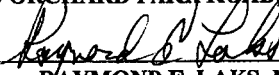
IN WITNESS WHEREOF, The said Grantor has hereunto set their hands and seals the day and year above written.

IN PRESENCE OF

IN WITNESS WHEREOF, The Grantor has caused its seal to be hereunto affixed, and these presents to be signed by its duly authorized officer this 13 day of Dec., 2016.




RAYMOND E. LAKS

100 ORCHARD PARK ROAD, LLC
By:  [L.S.]
RAYMOND E. LAKS, Member

STATE OF NEW YORK)
) ss.
COUNTY OF ERIE)

On this 13 day of December in the year 2016, before me, the undersigned, personally appeared **RAYMOND E. LAKS**, to me known, who, being by me duly sworn, did depose and say that he resides in the Town of Orchard Park; that he is the sole member of 100 ORCHARD PARK ROAD, LLC, the limited liability company described in which executed the above instrument; that he knows the seal of said limited liability company; that the seal affixed to said instrument is such limited liability company seal; that it was so affixed by authority of the board of directors of said limited liability company, and that he signed his name thereto by like authority.

CATHERINE E. NAGEL
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 12/21



Notary Public

FOR COUNTY USE ONLY

REAL PROPERTY TRANSFER REPORT

C1. SWIS Code 146800
 C2. Date Deed Recorded 12/16/16
 C3. Book 11306 C4. Page 7261



STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217- PDF

RP-5217 Rev 1/29/09

PROPERTY INFORMATION

1. Property Location 100 ORCHARD PARK ROAD
 *STREET NUMBER *STREET NAME
 WEST SENECA 14224
 *CITY OR TOWN VILLAGE *ZIP CODE

2. Buyer Name SME PROPERTIES, LLC
 *LAST NAME/COMPANY FIRST NAME
 LAST NAME/COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)
 LAST NAME/COMPANY FIRST NAME
 STREET NUMBER AND NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR Part of a Parcel (Only if Part of a Parcel) Check as they apply:
 4A. Planning Board with Subdivision Authority Exists

5. Deed Property Size X *FRONT FEET OR 2.44 *DEPTH *ACRES 4B. Subdivision Approval was Required for Transfer
 4C. Parcel Approved for Subdivision with Map Provided

6. Seller Name 100 ORCHARD PARK ROAD, LLC
 *LAST NAME/COMPANY FIRST NAME
 RAYMOND E. LAKS FIRST NAME
 LAST NAME/COMPANY FIRST NAME

7. Select the description which most accurately describes the use of the property at the time of sale:
 F. Commercial Check the boxes below as they apply:
 8. Ownership Type is Condominium
 9. New Construction on a Vacant Land
 10A. Property Located within an Agricultural District
 10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

SALE INFORMATION

11. Sale Contract Date 07/15/2016
 *12. Date of Sale/Transfer 12/16/16
 *13. Full Sale Price 900,000.00
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale 0.00

15. Check one or more of these conditions as applicable to transfer:
 A. Sale Between Relatives or Former Relatives
 B. Sale between Related Companies or Partners in Business.
 C. One of the Buyers is also a Seller
 D. Buyer or Seller is Government Agency or Lending Institution
 E. Deed Type not Warranty or Bargain and Sale (Specify Below)
 F. Sale of Fractional or Less than Fee Interest (Specify Below)
 G. Significant Change in Property Between Taxable Status and Sale Dates
 H. Sale of Business is Included in Sale Price
 I. Other Unusual Factors Affecting Sale Price (Specify Below)
 J. None
 Comment(s) on Condition:

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(Y/Y) 16 *17. Total Assessed Value 341,255
 *18. Property Class 431 *19. School District Name WEST SENECA CENTRAL
 *20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))
134.13-2-34/A

CERTIFICATION

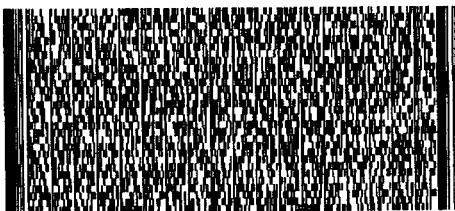
I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE Raymond E. Laks 12/13/16
 SELLER SIGNATURE DATE
 BUYER SIGNATURE Scott M. Eggeston, Member 12/16/16
 BUYER SIGNATURE DATE

BUYER CONTACT INFORMATION

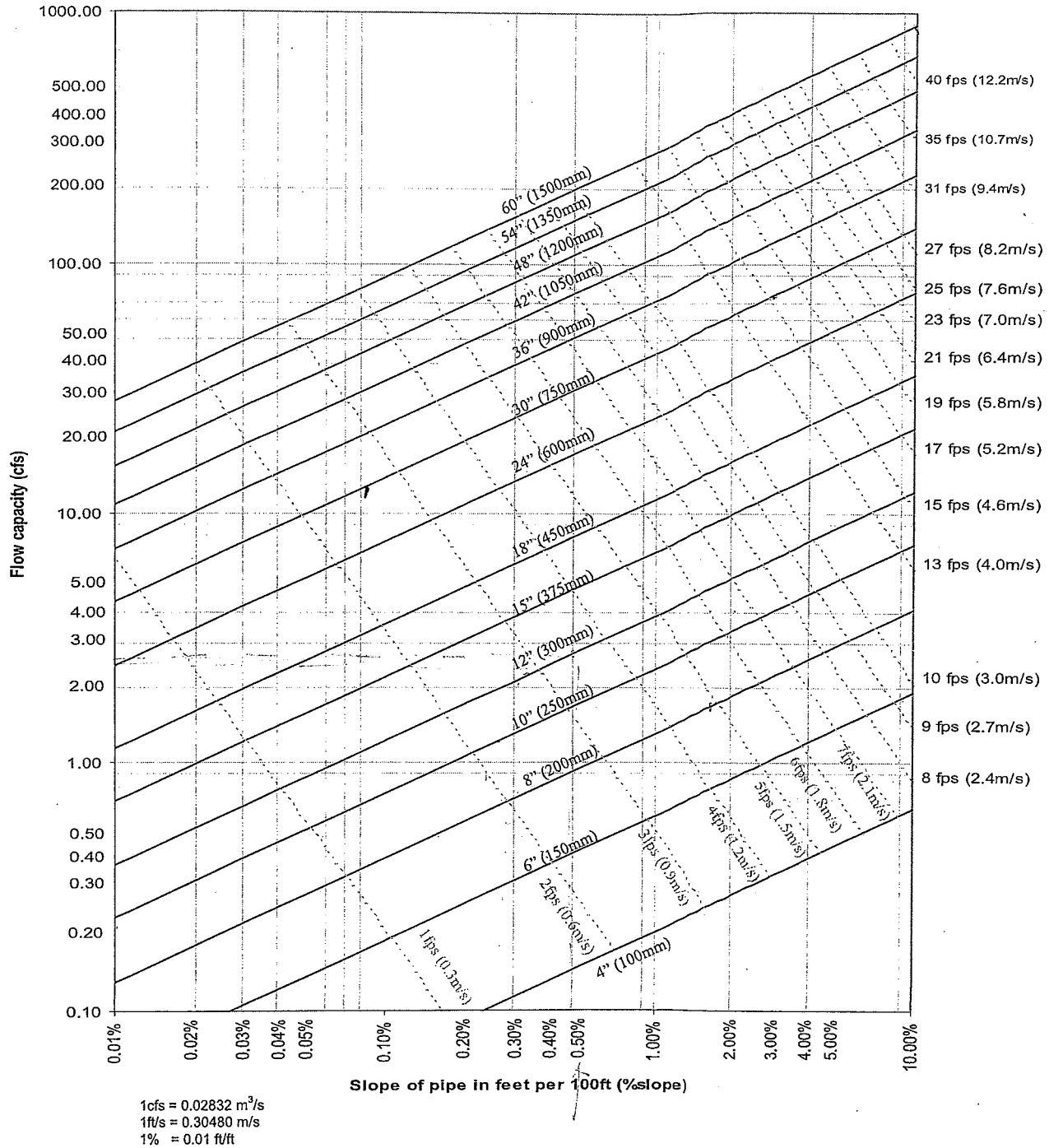
(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

SME PROPERTIES, LLC
 LAST NAME FIRST NAME
 AREA CODE TELEPHONE NUMBER (Ex: 9999999)
3814 UNION ROAD
 *STREET NUMBER *STREET NAME
 CHEEKTOWAGA NY 14225
 *CITY OR TOWN *STATE *ZIP CODE
 BUYER'S ATTORNEY
 BATTISTA ROBERT
 LAST NAME FIRST NAME
 (716) 824-7200
 AREA CODE TELEPHONE NUMBER (Ex: 9999999)



NOTE: property line and legal description has changed

Figure 3-1
Discharge Rates for ADS Corrugated Pipe with Smooth Interior Liner¹



1. Applicable products: N-12[®], MEGA GREEN[®], N-12 STIB, N-12 WTIB, HP STORM, SaniTite[®], SaniTite HP, N-12 Low Head

Note: Based on a design Manning's "n" of 0.012.
 Solid lines indicate pipe diameters. Dashed lines indicate approximate flow velocity.
 Redeveloped from FHWA HDS 3 – Design Charts for Open-Channel Flow²

© ADS, Inc., July 2014

EXHIBIT -D'

MYERS® MWS9 Series

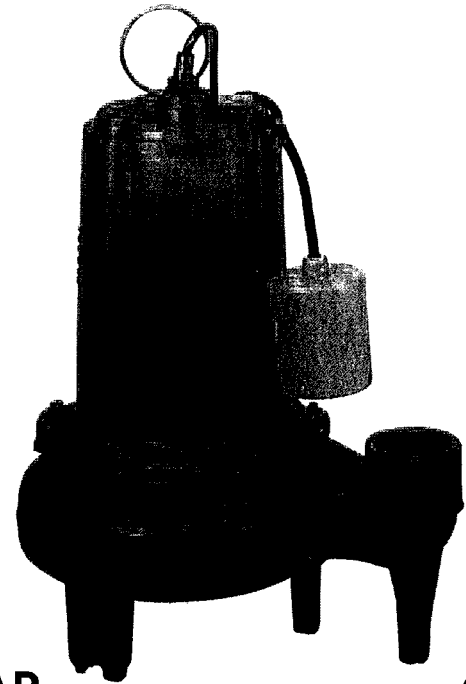
Cast Iron Submersible Sewage Pumps

MWS9 Series: 2" NPT Discharge

MWS39 Series: 3" NPT Discharge

SPECIFICATIONS

Applications	Sewage and Wastewater Removal and Transfer, Sump Drainage	
Capacities	235 GPM	889 LPM
Shut-off head	54'	16.5 m
Operation:	Automatic Float Switch or Non-Automatic (manual) model available.	
Tethered:		
Solids handling	2"	50.8 mm
Intermittent liquid temp	130°F	55°C
Min. Basin Diameter		
Simplex:	18"	457 mm
Duplex:	30"	762 mm
Motor	1, 1-1/2 and 2 HP, 1725 RPM, 230 Volt, single-phase, or 208-230/460 and 575 volt three-phase, 60 Hz. Oil-filled. PSC with thermal overload with built-in thermal overload protection with automatic reset and permanent split capacitor on single-phase only.	
Acceptable pH range	6-9	
Shaft seal	Primary: Mechanical type 21 or equal, Buna-N elastomers, silicon carbide seal faces, stainless steel metal parts; Secondary: self-lubricating energized nitrile lip seal	
Motor housing	Cast Iron	
Volute case	Cast Iron	
Impeller	Cast Iron Two-Vane Semi-Open Vortex	
Power cord	Single Phase: 20' UL/CSA Listed. 3 wire 16-3 SJTW-A/SJTW water resistant cord with integrally grounded three-prong plug. Three Phase: 20' UL/CSA Listed. 4 wire 16-4 SJTW-A/SJTW water resistant cord.	
Discharge	2" NPT vertical discharge: The MWS9	3" NPT vertical discharge: The MWS39



3 YEAR
WARRANTY



FEATURES

- Impeller – Non-clog vortex style, pump out vanes for seal protection.
- Dual Shaft Seals – Primary mechanical seal with a secondary self-lubricating lip seal.
- Bearing and Mechanical Seal – Permanently lubricated for long life.
- Serviceability – Heavy-duty lift-out ring, field serviceable.
- Overload Protection – Built-in thermal overload with automatic reset on single phase
- Cord Design – Prevents oil loss from and moisture protection for motor.
- Controls – Standard controls available for automatic operation.

ORDERING INFORMATION

Catalog Number	HP	Max. Load Amps	Volts	Phase/Cycles	Cord Length	Mechanical Switch Type	Discharge
MWS9100220M	1	8.5	230	1/60	20'	Manual	2" NPT
MWS9100220T						Tethered	
MWS9150220M	1-1/2	12.0	460	3/60		Manual	
MWS9150420M							
MWS9200220M	2	13.0	230	1/60		Manual	3" NPT
MWS9200420M							
MWS39100220M	1	8.5	230	1/60		Tethered	
MWS39100520M							
MWS39150220M	1-1/2	12.0	230	1/60		Manual	
MWS39150520M							
MWS39200220M	2	13.0	230	1/60		Manual	
MWS39200320M							
MWS39200520M							

In order to provide the best products possible, specifications are subject to change.

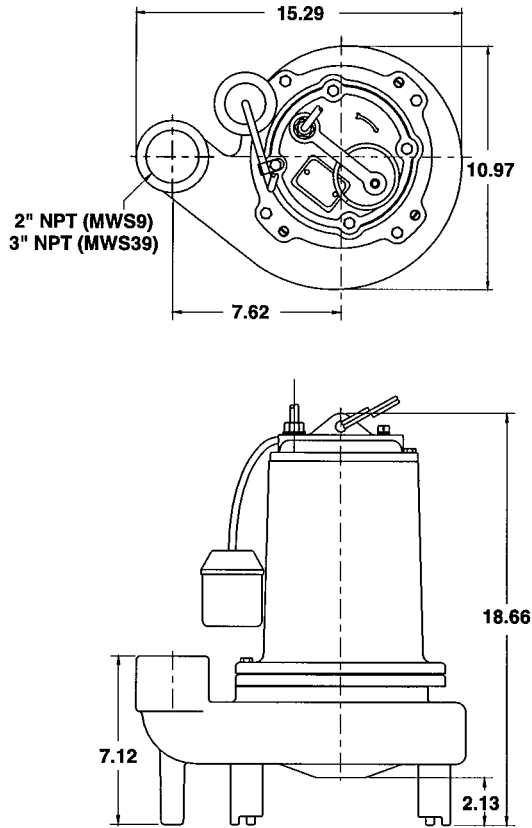
MYERS® MWS9 Series

Cast Iron Submersible Sewage Pumps

MWS9 Series: 2" NPT Discharge

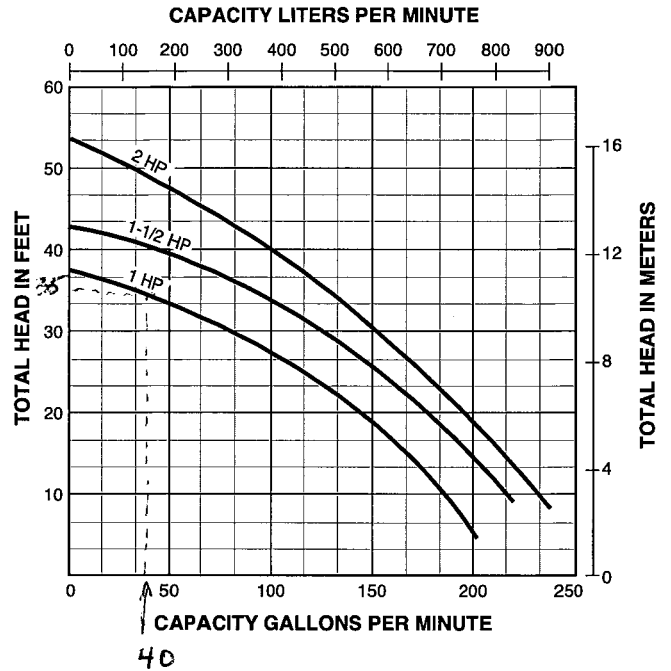
MWS39 Series: 3" NPT Discharge

OUTLINE DIMENSIONS



Dimensions (in inches) are for estimating purposes only.

PUMP PERFORMANCE



USA
293 WRIGHT STREET, DELAVAN, WI 53115 WWW.FEMYERS.COM
PH: 888-987-8677 ORDERS FAX: 800-426-9446

CANADA
490 PINEBUSH ROAD, UNIT 4, CAMBRIDGE, ONTARIO, N1T 0A5
PH: 800-363-7867 FAX: 888-606-5484

Because we are continuously improving our products and services, Pentair reserves the right to change specifications without prior notice.