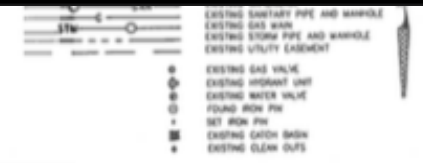
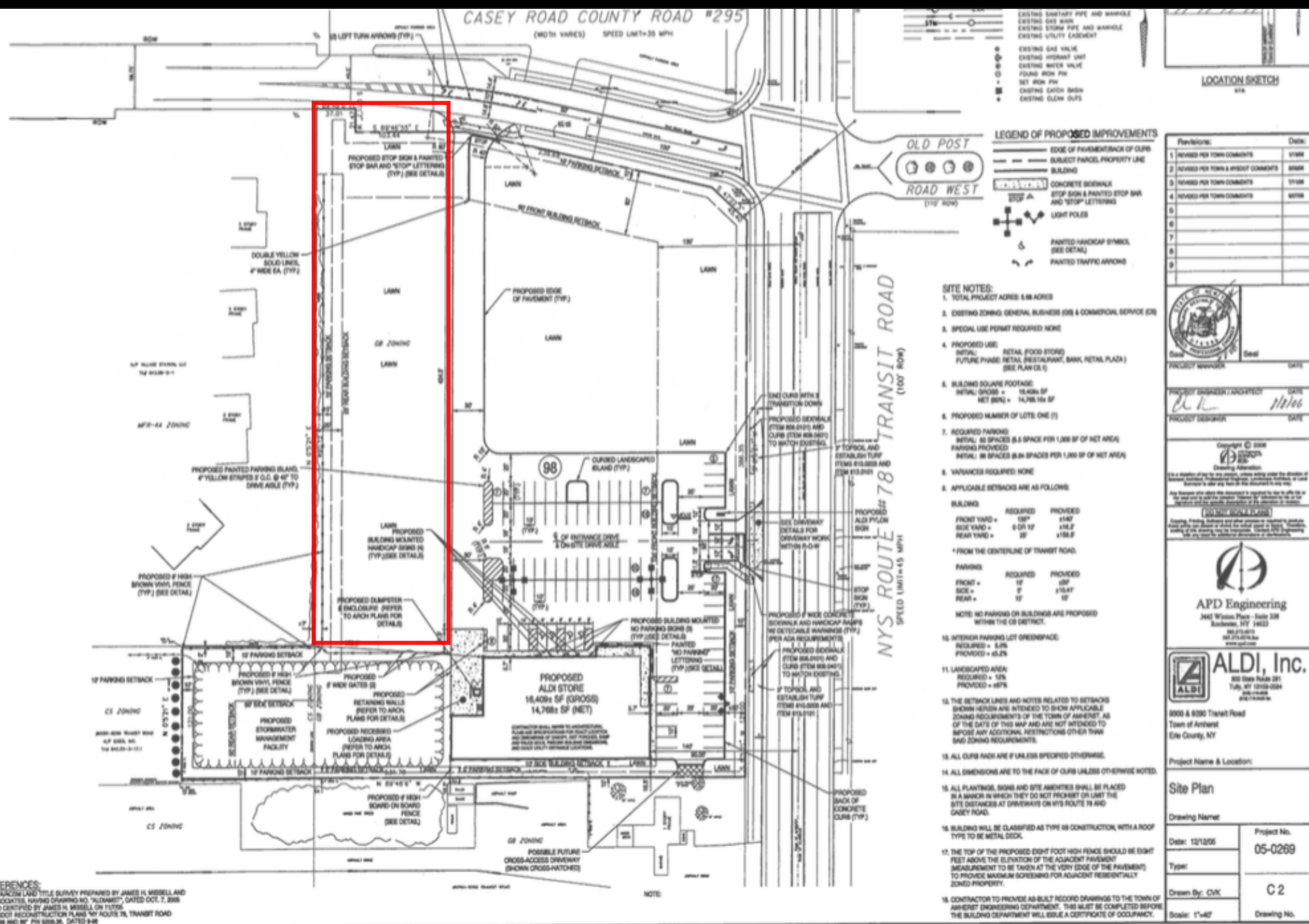


East Amherst, NY 14051	1 ml radius		3 ml radius		5 ml radius	
<b>Population</b>						
Estimated Population (2016)	6,507		45,285		96,594	
Projected Population (2021)	6,419		44,699		95,362	
Census Population (2010)	6,621		46,289		98,297	
Census Population (2000)	5,803		41,732		89,861	
<i>Projected Annual Growth (2016 to 2021)</i>	-88	-0.3%	-586	-0.3%	-1,233	-0.3%
<i>Historical Annual Growth (2010 to 2016)</i>	-114	-0.3%	-1,004	-0.4%	-1,703	-0.3%
<i>Historical Annual Growth (2000 to 2010)</i>	818	1.4%	4,557	1.1%	8,436	0.9%
<b>Households</b>						
Estimated Households (2016)	2,320		17,548		37,568	
Projected Households (2021)	2,369		17,920		38,345	
Census Households (2010)	2,295		17,469		37,209	
Census Households (2000)	1,905		15,117		32,370	
<i>Projected Annual Growth (2016 to 2021)</i>	49	0.4%	372	0.4%	777	0.4%
<i>Historical Annual Growth (2010 to 2016)</i>	25	0.2%	79	0.1%	359	0.2%
<i>Historical Annual Growth (2000 to 2010)</i>	390	2.0%	2,352	1.6%	4,839	1.5%
<b>Average Household Income</b>						
Estimated Average Household Income (2016)	\$151,436		\$129,877		\$113,022	
Projected Average Household Income (2021)	\$184,711		\$158,159		\$136,758	
Census Average Household Income (2010)	\$139,722		\$110,766		\$97,386	
Census Average Household Income (2000)	\$122,798		\$97,172		\$84,338	
<i>Projected Annual Growth (2016 to 2021)</i>	\$33,275	4.4%	\$28,282	4.4%	\$23,736	4.2%
<i>Historical Annual Growth (2010 to 2016)</i>	\$11,714	1.4%	\$19,111	2.9%	\$15,636	2.7%
<i>Historical Annual Growth (2000 to 2010)</i>	\$16,924	1.4%	\$13,594	1.4%	\$13,048	1.5%
<b>Median Household Income</b>						
Estimated Median Household Income (2016)	\$124,434		\$102,733		\$87,494	
Projected Median Household Income (2021)	\$139,508		\$114,317		\$97,252	
Census Median Household Income (2010)	\$105,627		\$89,249		\$76,871	
Census Median Household Income (2000)	\$92,013		\$78,370		\$68,369	
<i>Projected Annual Growth (2016 to 2021)</i>	\$15,074	2.4%	\$11,584	2.3%	\$9,759	2.2%
<i>Historical Annual Growth (2010 to 2016)</i>	\$18,807	3.0%	\$13,484	2.5%	\$10,623	2.3%
<i>Historical Annual Growth (2000 to 2010)</i>	\$13,614	1.5%	\$10,879	1.4%	\$8,502	1.2%
<b>Per Capita Income</b>						
Estimated Per Capita Income (2016)	\$53,999		\$50,382		\$44,236	
Projected Per Capita Income (2021)	\$68,165		\$63,463		\$55,273	
Census Per Capita Income (2010)	\$48,422		\$41,802		\$36,864	
Census Per Capita Income (2000)	\$39,591		\$35,129		\$30,287	
<i>Projected Annual Growth (2016 to 2021)</i>	\$14,166	5.2%	\$13,081	5.2%	\$11,037	5.0%
<i>Historical Annual Growth (2010 to 2016)</i>	\$5,577	1.9%	\$8,581	3.4%	\$7,372	3.3%
<i>Historical Annual Growth (2000 to 2010)</i>	\$8,831	2.2%	\$6,673	1.9%	\$6,577	2.2%
<b>Other Income</b>						
Estimated Families (2016)	1,879		12,640		24,928	
Estimated Average Family Income (2016)	\$169,677		\$155,911		\$141,881	
Estimated Median Family Income (2016)	\$139,946		\$124,695		\$112,420	
Estimated Average Household Net Worth (2016)	\$1,738,39		\$1,354,34		\$1,141,40	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.





- LEGEND OF PROPOSED IMPROVEMENTS**
- EDGE OF PAVEMENT/BACK OF CURB
  - SUBJECT PARCEL, PROPERTY LINE
  - BUILDING
  - CONCRETE SIDEWALK
  - STOP SIGN & PAINTED STOP BAR AND "STOP" LETTERING
  - LIGHT POLES
  - PAINTED HANDCAP SYMBOL (SEE DETAIL)
  - PAINTED TRAFFIC ARROWS

- SITE NOTES:**
- TOTAL PROJECT ACRES: 8.8 ACRES
  - EXISTING ZONING: GENERAL BUSINESS (GB) & COMMERCIAL SERVICE (CS)
  - SPECIAL USE PERMIT REQUIRED: NONE
  - PROPOSED USE: RETAIL (FOOD STORE)  
FUTURE PHASE: RETAIL (RESTAURANT, BANK, RETAIL PLAZA) (SEE PLAN 02.1)
  - BUILDING SQUARE FOOTAGE:  
INITIAL GROSS = 16,400 SF  
NET BSA = 14,788.16 SF
  - PROPOSED NUMBER OF LOTS: ONE (1)
  - REQUIRED PARKING:  
INITIAL: 82 SPACES (8.8 SPACE PER 1,000 SF OF NET AREA)  
FUTURE: 98 SPACES (8.8 SPACE PER 1,000 SF OF NET AREA)
  - VIOLANCES REQUIRED: NONE
  - APPLICABLE SETBACKS ARE AS FOLLOWS:

**BUILDING**

REQUIRED	PROVIDED
FRONT YARD = 15'	15'-0"
SIDE YARD = 5' OR 10'	15'-0"
REAR YARD = 20'	15'-0"

\* FROM THE CENTERLINE OF TRANSIT ROAD.

**PARKING**

REQUIRED	PROVIDED
FRONT = 10'	10'
SIZE = 7'	10'-4"
REAR = 10'	10'

- INTERIOR PARKING LOT GREENSPACE:  
REQUIRED = 5.0%  
PROVIDED = 45.2%
- LANDSCAPED AREA:  
REQUIRED = 10%  
PROVIDED = 48%
- THE SETBACK LINES AND NOTES RELATED TO SETBACKS SHOWN HEREIN ARE INTENDED TO BE IN APPLICABLE ZONING REQUIREMENTS OF THE TOWN OF AMHERST, AS OF THE DATE OF THIS MAP AND ARE NOT INTENDED TO IMPOSE ANY ADDITIONAL RESTRICTIONS OTHER THAN SAID ZONING REQUIREMENTS.
- ALL CURBS MUST BE UNLESS SPECIFIED OTHERWISE.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL PLANTING, SIGNS AND SITE IDENTITIES SHALL BE PLACED IN A MANNER IN WHICH THEY DO NOT PROHIBIT OR LIMIT THE SITE DISTANCES AT DRIVEWAYS ON NYS ROUTE 78 AND CASEY ROAD.
- BUILDING WILL BE CLASSIFIED AS TYPE III CONSTRUCTION, WITH A ROOF TYPE TO BE METAL DECK.
- THE TOP OF THE PROPOSED EIGHT FOOT HIGH FENCE SHOULD BE EIGHT FEET ABOVE THE ELEVATION OF THE ADJACENT PAVEMENT (MEASUREMENT TO BE TAKEN AT THE VERY EDGE OF THE PAVEMENT) TO PROVIDE MAXIMUM GREENING FOR ADJACENT RESIDENTIALLY ZONED PROPERTY.
- CONTRACTOR TO PROVIDE AS-BUILT RECORD DRAWINGS TO THE TOWN OF AMHERST ENGINEERING DEPARTMENT. THIS MUST BE COMPLETED BEFORE THE BUILDING DEPARTMENT WILL ISSUE A CERTIFICATE OF OCCUPANCY.



Revisions:

Revision	Date
1	REVISED PER TOWN COMMENTS
2	REVISED PER TOWN & MPO COMMENTS
3	REVISED PER TOWN COMMENTS
4	REVISED PER TOWN COMMENTS
5	
6	
7	
8	

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ALDI, Inc.  
8000 & 8300 Transit Road  
Town of Amherst  
Erie County, NY

Project Name & Location:  
Site Plan  
Drawing Name:  
Date: 12/1/05  
Project No.: 05-0269  
Type:  
Drawn By: CVK  
Scale: 1"=40'

Project No.: 05-0269  
Drawing No.: C2