GENESEE COUNTY PLANNING BOARD REFERRALS
NOTICE OF FINAL ACTION

GCDP Referral ID	**T-10-BAT-12-25**
Review Date	**12/11/2025**
Municipality	**BATAVIA, T.**
Board Name	**PLANNING BOARD**
Applicant's Name	**Splash Car Wash, Inc.**
Referral Type	**Site Plan Review**
Variance(s)	
Description:	**Site Plan Review to alter an existing car wash building and site layout to expand vacuum stations and pay lanes.**
Location	**4017 W. Main Street Rd. (NYS Rt. 5), Batavia**
Zoning District	**Commercial (C) District**

PLANNING BOARD RECOMMENDS:

APPROVAL

EXPLANATION:

The proposed site changes should pose no significant county-wide or inter-community impact. It is recommended that the Town work with the applicant to mitigate the car wash's impacts on the asphalt conditions of W. Main Street Rd.

Felipe A. Ottman

Director

December 11, 2025

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

DEPARTMENT USE ONLY:
GCDP Referral # T-10-BAT-12-25

* GENESEE COUNTY * PLANNING BOARD REFERRAL

RECEIVED
By the Genesee County Dept. of Planning at 1:07 pm, Nov 19, 2025

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) TOB Planning Board
Address 3833 West Main St Rd
City, State, Zip Batavia,NY,14020
Phone (585) 343 - 1729 Ext.

2. APPLICANT INFORMATION

Name Splash Car Wash, Inc
Address 472 Wheelers Farm Rd
City, State, Zip Milford,CT,06461
Phone (585) 303 - 9448 Ext. Email keuka5388@gmail.com

MUNICIPALITY: ☐ City ☒ Town ☐ Village of Batavia

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

- ☐ Area Variance
- ☐ Use Variance
- ☐ Special Use Permit
- ☒ Site Plan Review
- ☐ Zoning Map Change
- ☐ Zoning Text Amendments
- ☐ Comprehensive Plan/Update
- ☐ Other: _____

Subdivision Proposal
- ☐ Preliminary
- ☐ Final

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

A. Full Address 4017 West Main St Rd,Batavia,NY,14020
B. Nearest intersecting road Lewiston Rd
C. Tax Map Parcel Number 8.-2-88.1
D. Total area of the property 4.20 Acres Area of property to be disturbed .73 acres
E. Present zoning district(s) Commercial

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
Zoning schedule A

C. Please describe the nature of this request Alterations to existing building and site layout to expand vacuum stations and additional pay lanes.

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

- ☒ Local application
- ☒ Site plan
- ☐ Subdivision plot plans
- ☒ SEQR forms
- ☐ Zoning text/map amendments
- ☒ Location map or tax maps
- ☐ Elevation drawings
- ☒ Agricultural data statement
- ☐ New or updated comprehensive plan
- ☐ Photos
- ☐ Other: _____

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

Name Troy Williams Title CEO Phone (585) 343 - 1729 Ext. 208
Address, City, State, Zip 3833 west Main St Rd,Batavia,NY,14020 Email twilliams@townofbatavia.com

Building and Zoning Application Permit No._____

Town of Batavia 3833 West Main Rd. Batavia NY 14020 PH. 585-343-1729

Date 11 / 18 / 2025 Zone Commercial Flood Zone C Wellhead Protection ____ Corner Lot____

New Construction ☐ Fence ☐ Pond ☐ Sign ☐ Alteration(s)☒ Addition ☐ Demolition ☐

Accessory Bldg. ☐ Mobile Home ☐ Fill Permit ☐ Home Occupation☐ Land Separation ☐ Site Plan Approval ☒

Special Use Permit ☐ Temporary Use ☐ Subdivision ☐ Zoning Variance Request ☐ Other ☐ Specify:_____

Tax Map No. 8.-2-88.1

Owners Name Splash Car Wash, Inc. Phone No. (585) 303-9448

Address 472 Wheelers Farm Rd, Milford, CT 06461 Project Road Width _____ft

Applicants Name Splash Car Wash, Inc Project Address 4017 West Main St, Batavia, NY 14020

E Mail Address keuka5388@gmail.com Phone No (585) 303-9448

Description of Project: Alterations to the existing building and site layout to expand the car wash facility operation to include 18 vacuum stations and an additional pay lane. Existing building footprint and utility services to remain the same. Site alterations include lighting and landscaping improvements.

Existing Use Car Wash Proposed Use Car wash Facility

Estimated Cost Building $30,000 Plumbing_____ Mechanical_____
Miscellaneous $100,000 (Site Work)

SEQR CLASSIFICATION Type 1 ☐ Type 2 ☐ Unlisted ☐

Review completed by Planning Board ☐_____ Zoning Board of Appeals ☐_____

Permit Fee $_____ **Application Date** ____/____/____ **Permit Expires On** ____/____/____

Issuing Officer _____ **Date**____/____/____

IN SIGNING THIS DOCUMENT I HEARBY GIVE THE RIGHT OF AN ON SITE INSPECTION TO THE TOWN OF BATAVIA CODE ENFORCEMENT OFFICIAL OR THEIR DESIGNE. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PREFORMANCE OF CONSTRUCTION.

I, JEFFREY T. ARNOLD, as Owner or Authorized Agent hereby declare that the statements and information on the foregoing application are true and accurate, to the best of my knowledge.

Signature of Owner or Authorized Agent 11/18/2025 Date

TOWN VILLAGE CITY OF Batavia
(circle one)

Application #_____

Agricultural Data Statement

Date 11/18/2025

Instructions: This form must be completed for any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review that would occur on property within 500 feet of a farm operation located in a NYS Dept. of Ag & Markets certified Agricultural District.

Applicant	Owner if Different from Applicant
Name: Splash Car Wash, Inc Address: 472 Wheelers Farm Rd, Milford, CT 06461	Name: Address:

1. Type of Application: ☐Special Use Permit; ☑Site Plan Approval ; ☐Use Variance; ☐Subdivision Approval
(circle one or more)

2. Description of proposed project: Alterations to the existing building and site layout to expand the car wash facility operation to include 18 vacuum stations and an additional pay lane. Existing building footprint and uility services to remain the same. Site alterations include lighting and landscaping improvements.

3. Location of project: Address: 4017 West Main St, Batavia, NY 14020
Tax Map Number (TMP) 8.-2-88.1

4. Is this parcel within an Agricultural District? ☑NO ☐YES (Check with your local assessor if you do not know)
5. If YES, Agricultural District Number_____
6. Is this parcel actively farmed? ☑NO ☐YES
7. List all farm operations within 500 feet of your parcel. Attach additional sheets if necessary.

Name: Address: Is this parcel actively farmed? ☐NO ☐YES	Name: Address: Is this parcel actively farmed? ☐NO ☐YES
Name: Address: Is this parcel actively farmed? ☐NO ☐YES	Name: Address: Is this parcel actively farmed? ☐NO ☐YES

Signature of Applicant

Signature of Owner (if other than applicant)

Reviewed by:

Signature of Municipal Official

Date

NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.

Town of Batavia | Staff GIS by Wendel Batavia AGOL Homepage

Find Addre...

3989
4003
4017
4029
4035 Apartment 2
4035 Apartment 3
4035
4037
4039
4041
W Main Street Rd
4016

50 m
100 ft

New York State, Microsoft, Vantor | Wendel / Batavia Powered by Esri

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 4017 West Main Street - Splash Car Wash		
Project Location (describe, and attach a general location map): 4017 West Main Street Rd, Batavia NY		
Brief Description of Proposed Action (include purpose or need): Site improvements and remodel of the existing building for the new owner of the car wash facility. Site improvements include 11 additional vacuum spaces (17 total), 4 employee spaces, heavy duty concrete and asphalt pavement, 3 pay islands, and lighting/landscaping improvements. Existing utility services to the facility to remain.		
Name of Applicant/Sponsor: Splash Car Wash Inc.	Telephone: 585-303-9448 E-Mail: keuka5388@gmail.com	
Address: 472 Wheelers Farm Rd,		
City/PO: Milford	State: CT	Zip Code: 06461
Project Contact (if not same as sponsor; give name and title/role): DDS Engineering and Surveying, LLP	Telephone: 585-690-0023 E-Mail: scondon@ddscompanies.com	
Address: 45 Hendirix Road		
City/PO: West Henrietta	State: NY	Zip Code: 14586
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes☑No		
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Town of Batavia Planning Board	11/18/2025
c. City, Town or Village Zoning Board of Appeals ☐Yes☑No		
d. Other local agencies ☐Yes☑No		
e. County agencies ☑Yes☐No	Greece County Planning Board	11/18/2025
f. Regional agencies ☐Yes☑No		
g. State agencies ☐Yes☑No		
h. Federal agencies ☐Yes☑No		
i. Coastal Resources. *i.* Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No *ii.* Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No *iii.* Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No		

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? • **If Yes,** complete sections C, F and G. • **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1	☐Yes☑No
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	☑Yes☐No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	☑Yes☐No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) If Yes, identify the plan(s):	☐Yes☑No
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? If Yes, identify the plan(s):	☐Yes☑No

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Commercial Zoning District

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Batavia Central School District

b. What police or other public protection forces serve the project site?
Batavia Police Department

c. Which fire protection and emergency medical services serve the project site?
Town of Batavia

d. What parks serve the project site?
None

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial

b. a. Total acreage of the site of the proposed action? 4.2 acres
b. Total acreage to be physically disturbed? 0.73 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.2 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 6 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐Yes ☑No
If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☐Yes ☑No
If Yes,
i. Total number of structures _____
ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length
iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☑No
If Yes,
i. Purpose of the impoundment: _____
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐Other specify:
iii. If other than water, identify the type of impounded/contained liquids and their source.
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☑Yes ☐No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
If Yes:
i .What is the purpose of the excavation or dredging? Site grading modification for new pavement and sidewalk surfaces
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards): 0 (used on site)
- Over what duration of time? 6 months

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
Existing earth to be excavated and reused for site grading modifications

iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☑No
If yes, describe. _____
v. What is the total area to be dredged or excavated? 0.8 acres
vi. What is the maximum area to be worked at any one time? 0.8 acres
vii. What would be the maximum depth of excavation or dredging? 3 feet
viii. Will the excavation require blasting? ☐Yes ☑No
ix. Summarize site reclamation goals and plan:
Existing soil to be excavated as needed for expanded pavement areas.

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☑No
If Yes:
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres: _____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐Yes ☑No
If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐Yes ☐No
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No
- Do existing lines serve the project site? ☐Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☐No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☐No
If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: 4664 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
Sanitary Wastewater & Car wash wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑Yes ☐No
If Yes:

- Name of wastewater treatment plant to be used: Batavia Wastewater Treatment Plan
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

- Do existing sewer lines serve the project site? ☑Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☑No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐Yes ☑No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7am - 4pm
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 7am - 8pm
- Saturday: 7am - 8pm
- Sunday: 7am - 8pm
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Typical construction equipment. 7am - 4pm

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Building Mounted Lighting and 3 additional light poles. All surrounding pavement areas and downward facing/dark sky compliant.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s): _____

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: Typical Construction debris tons per 1 ton/week (unit of time)
- Operation : Garbage (dumpster tons per 1 ton/week (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Existing soils on site to be used on site to the greatest extend possible.
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Hauled off site or dumpster pickup
- Operation: Weekly Dumpster Pickup

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☐ Industrial ☐ Commercial ☑ Residential (suburban) ☑ Rural (non-farm)
☑ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.55	0.75	+ 0.2
• Forested	2.15	2.15	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	1.5	1.3	-0.2
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐Yes ☑No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐Yes ☑No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐Yes ☑No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes ☑No

If Yes:

i. Has the facility been formally closed? ☐Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes ☑No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐Yes ☐No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐Yes ☑No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☑No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? > 10 feet

b. Are there bedrock outcroppings on the project site? ☐Yes ☑No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: Colonie Lomay Fine Sand 100 %
_____ %
_____ %

d. What is the average depth to the water table on the project site? Average: > 10 feet

e. Drainage status of project site soils: ☑ Well Drained: 100 % of site
☐ Moderately Well Drained: ____% of site
☐ Poorly Drained ____% of site

f. Approximate proportion of proposed action site with slopes: ☑ 0-10%: 95 % of site
☑ 10-15%: 5 % of site
☐ 15% or greater: ____% of site

g. Are there any unique geologic features on the project site? ☐Yes ☑No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐Yes ☑No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑Yes ☐No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑Yes ☐No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name Tonawanda Creek Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name NWI Wetland Approximate Size 20.66
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☑No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ☑No

j. Is the project site in the 100-year Floodplain? ☐Yes ☑No

k. Is the project site in the 500-year Floodplain? ☐Yes ☑No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑Yes ☐No
If Yes:

i. Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:
Small Mammals (Rabbits, Squires, Etc.) Deer

n. Does the project site contain a designated significant natural community? ☐Yes ☑No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑No
If Yes:
i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☑No
If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐Yes ☑No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Tonawanda Creek

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Local Park

iii. Distance between project and resource: 0.5 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

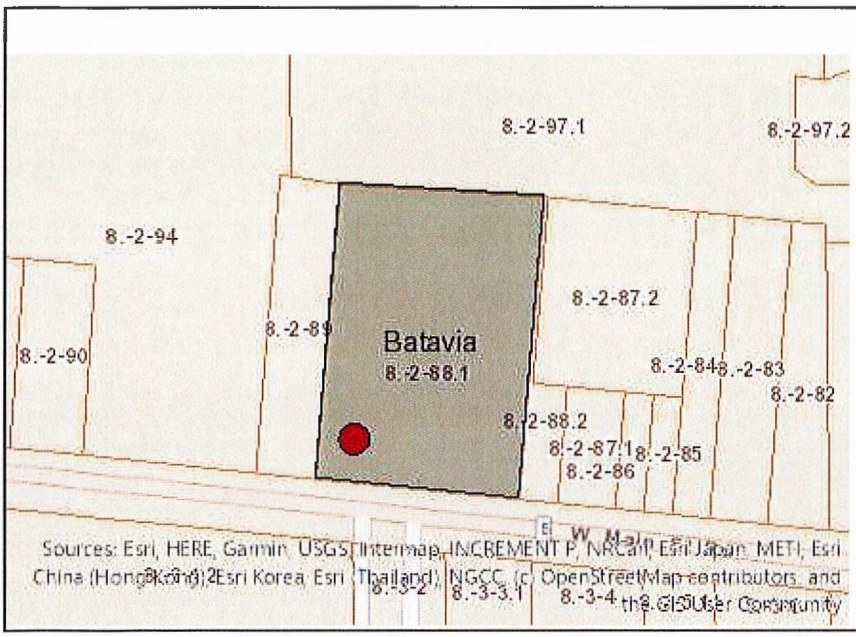
Applicant/Sponsor Name Sean Condon (DDS Engineering LLP) Date 11/18/25

Signature _____ Title Project Manager

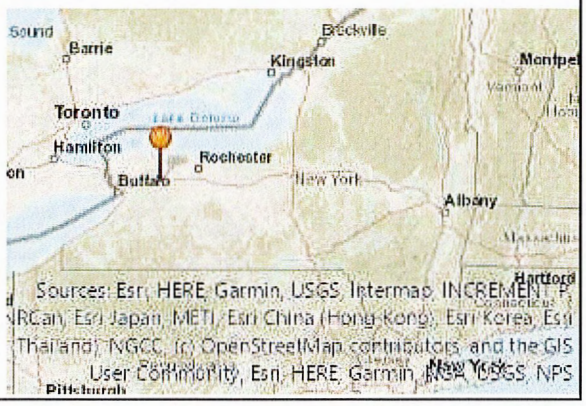
PRINT FORM

EAF Mapper Summary Report

Tuesday, November 18, 2025 11:23 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

SPLASH - WEST MAIN STREET BATAVIA

Town of Batavia
Community of Opportunity
-Est. 1802-

3833 West Main Street Road Batavia, New York 14020-9402
Phone: (585) 343-1729 Fax: (585) 343-8461 TDD: 1-800-662-1220 www.townofbatavia.com

SITE PLAN REVIEW CHECKLIST

The Town of Batavia would like to work with you to streamline the site plan review process. We strongly encourage that any applicants to schedule an appointment with our Town Building and Zoning Dept. Director **Dan Lang at (585) 343-1729 extension 222 (dlang@townofbatavia.com)** prior to submitting a project for review.

The initial meeting can be scheduled at any time. The site plan submission shall be submitted to the Dan Lang one (1) week prior to the Town Planning Board Meetings held every 1st and 3rd Tuesday of the month at 7:30 pm at the Town Hall. The Town will review the Site Plans and provide comments back to the applicant within one (1) week following the Planning Board Meeting.

Office Use	INITIAL SITE PLAN REVIEW MEETING REQUIREMENTS:
☐	1. One (1) copy of Zoning Permit Application.
☐	2. One (1) printed copy and an electronic copy of the following: a. Scaled site plans on an instrument survey showing: i. Existing and proposed parking. ii. Existing and proposed buildings. iii. Existing and proposed conceptual drainage improvements including storm water treatment. iv. Existing and proposed property lines and highway Right of Way. v. Existing Environmental features such as wetlands and flood plains.
Office Use	**SITE PLAN SUBMISSION REQUIREMENTS**
X☐	1. SEQRA short or long form or Environmental Impact Statement
X☐	2. Three (3) full size, one (1) half size and an electronic copy, Plans shall include: a. site plans and details that are stamped and signed by a PE (see attached checklist) b. Scaled floor plan of all proposed structures c. Scaled elevations of all proposed structures and facades
X☐	3. Three (3) copies of color renderings or other type of visual aids depicting any proposed structures in its built conditions within the site.
☐	4. One (1) copy of Storm Water Pollution Prevention Plans (for developments great than one (1) acre).
☐	5. The following applications/ reports as applicable (applications are available on the Town web site): a) Engineering Report providing all basis of design criteria b) Traffic Study as required c) Water- Sewer Service application d) Backflow design report including applicable Health Dept. forms and backflow design checklist e) Sign Permit application f) Driveway and/or Highway Construction Permit Application g) Minor Subdivision application h) Smart Growth application i) Any applicable variance applications

SITE PLAN REVIEW CHECKLIST		
Project Name:		**Reviewed By:**
Applicant Name:		
Office Use	**Plan Components**	**Comments**
X ☐	Instrument Survey including Public Right-of-Way	
X ☐	North Arrow, Scale, Title and Address	
X ☐	Lot Coverage, Building Coverage and Open Space Percentage Table	
X ☐	Setback Dimensions for building and parking	
X ☐	Building/Structure Details and Elevation Views	
X ☐	Existing Natural and Topographical Features	
☐	Wetland delineation or boundaries shown if on site	
X ☐	Proposed Driveway/Roadway with dimensions and details	
X ☐	Parking layout including aisles and queuing aisles with dimensions and number of spaces	
X ☐	Snow storage location for parking of more than 10 vehicles	
X ☐	Drainage and Grading plans and details, use Town std.	
☐	Utility Plan with appropriate details, use Town std. details for all wtr- swr improvements	
☐	Ex. or Proposed Fire hydrants located per NYS Code	
X ☐	Lighting Plan with lighting contours and appropriate details	
X ☐	Landscaping, Fencing and Screening Plan and details	
X ☐	Pedestrian safety around building, curbing, sidewalks and ADA accessible ramps as necessary	
☐	Profiles of roadway and utilities if applicable	
X ☐	Appropriate notes to include topsoil to remain on site	
X ☐	Trash Storage/ dumpster enclosure	
☐	Town of Batavia Signature Block on Cover Sheet	
☐	Engineering Report	
☐	Traffic Study (if req'd) and traffic flow easily identified	
☐	Water- Sewer Service Application	
☐	Backflow report and Town Backflow Design checklist	
☐	Ex. and Proposed Sign shown and Sign Permit Application	
☐	Driveway Permit Application	
☐	Storm Water Pollution Prevention Plan	
☐	Storm Water Maintenance Agreement	
X ☐	SEQRA Short or Long form part 1 or Envir. Impact Stat.	
☐	Smart Growth Application	
☐	Minor Subdivision Application	

November 18, 2025

Town of Batavia
Planning Board
3833 West Main Street Road
Batavia, NY 14020

Attn: Mr. Jonathan Long, Planning Board Chairperson

Re: 4017 West Main Street Rd – Splash Car Wash

Chairperson Long & Board Members:

On behalf of SPLASH CAR WASH INC., enclosed are the following materials for your consideration of granting Site Plan Approval:

- Completed Planning Board Application
- Signed Agricultural Data Statement
- Completed site plan checklist
- Full EAF
- Site Plan Drawing Set
- Architectural Elevations
- Site Rendering
- Electronic copies of the materials in PDF format have been emailed to twilliams@townofbatavia.com

The 4.2-acre subject property is located at 4017 West Main Street Road in the Town of Batavia Commercia Zoning District. The property has historically operated as a car wash within an existing 5,000 SF single story building located on the western portion of the applicant's property. The site currently utilizes two curb cuts to West Main Street Rd on the property frontage. The building is also currently serviced by public water and sanitary sewer connections within West Main Street Rd Right-of-Way.

The applicant intends to remodel the existing building and improve the site layout to better suit the new owner's car wash operation. The applicant intends to increase the number of vacuum spaces to 17 spaces (6 existing), add four employee parking spaces, reroute the drive through lanes and add an additional pay island, add sidewalk to improve customer use of

the facilities, and make lighting/landscaping improvements. The existing utility services to the building will remain to service the car wash facility.

All existing drainage patterns are proposed to remain with runoff from the site traveling east and south via sheet flow towards collection in the West Main Street Rd ROW. The limits of disturbance is under 1-acre and therefore a State Pollution Discharge Elimination Permit for stormwater discharge (GP-0-25-001) is not required.

We respectfully request this application be added to the Planning Board's agenda for the December 2nd meeting. We look forward to further discussion of the merits of this proposal at that time. If there are any questions or concerns requiring attention prior to the meeting, please contact me directly.

Thank you.

Sincerely,
DDS Engineering and Surveying, LLP

Sean Condon, P.E.
Project Manager
scondon@ddscompanies.com | 585-359-7540

4017 W MAIN STREET RD

SPLASH CAR WASH

SITE DEVELOPMENT PLANS

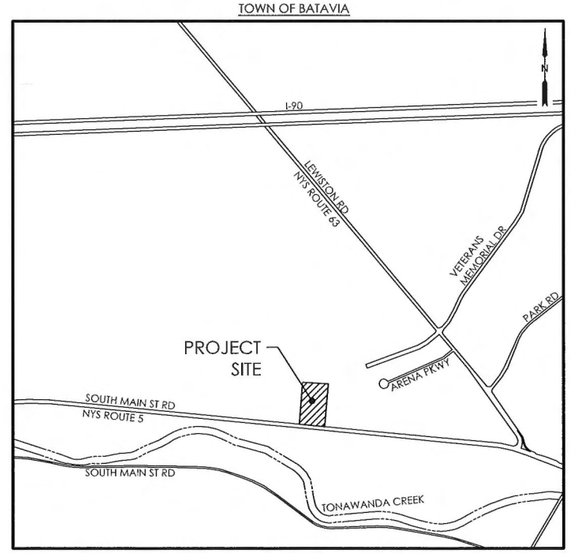
T.A.#8.-2-88.1

TOWN OF BATAVIA
GENESEE COUNTY
STATE OF NEW YORK

TABLE OF CONTENTS

DWG. NO.	DESCRIPTION
C0	COVER SHEET
C1	NOTES & LEGEND
C2	EXISTING CONDITIONS & DEMOLITION PLAN
C3	SITE PLAN
C4	UTILITY, GRADING & EROSION AND SEDIMENT CONTROLS PLAN
C5	LIGHTING & LANDSCAPING PLAN
C6	CONSTRUCTION DETAILS

TOWN OF BATAVIA



LOCATION MAP
NOT TO SCALE

PREPARED FOR:

472 WHEELERS FARM RD
MILFORD, CT 06461

PREPARED BY:

45 HENDRIX ROAD
WEST HENRIETTA, NY 14586
PHONE (585) 359-7540
FAX (585) 359-7547

LEGEND

- SUBJECT BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- CHAIN LINK FENCE LINE
- VINYL/WOOD FENCE LINE
- TREE LINE, DECIDUOUS TREE, CONIFEROUS TREE
- SANITARY LINE, CLEANOUT, MANHOLE
- STORM LINE, CATCH BASIN, MANHOLE
- WATER MAIN, VALVE, HYDRANT
- ELECTRIC LINE, HANDHOLE, UTILITY PEDESTAL, TRANSFORMER
- OVERHEAD ELECTRIC, POWERPOLE, ANCHOR
- UNDERGROUND ELECTRIC
- GAS MAIN, VALVE
- FIBER OPTICS, FIBER OPTICS MARKER
- SILT FENCE
- EXISTING TOPOGRAPHY LINE (MINOR)
- EXISTING TOPOGRAPHY LINE (MAJOR)
- PIPE, PIN, MONUMENT, CONCRETE MONUMENT, SET PIN, SAMPLE BORING LOCATION, BOLLARD
- PROPOSED LOT BOUNDARY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED STORM CULVERT W/ END SECTION
- PROPOSED EQUALIZATION PIPE
- PROPOSED GAS, ELECTRIC, CABLE, & TELECOM (UNLESS OTHERWISE NOTED)
- PROPOSED TOPOGRAPHY LINE (MAJOR)
- PROPOSED TOPOGRAPHY LINE (MINOR)
- SILT FENCE, STONE CHECK DAM, STABILIZED CONSTRUCTION ENTRANCE
- SURFACE FLOW DRAINAGE PATTERN
- SANITARY/STORM FLOW DIRECTION
- PROPOSED DRAINAGE SWALE FLOW DIRECTION
- PROPOSED PAVEMENT
- PROPOSED ADA RAMP
- FEDERAL WETLANDS AS DELINEATED BY ENVIRONMENTAL RESOURCES, LLC ON 12/18/2014
- FLOOD ZONE X
- STONE RIP-RAP, PROPOSED BIO-RETENTION FACILITIES
- PROPOSED LIGHTING CONTOUR, LIGHT POLE

ABBREVIATIONS

EX.	EXISTING
PR.	PROPOSED
N/F	NOW OR FORMALLY
TYP.	TYPICAL
W/	WITH
Ø	DIAMETER
T.A.	TAX ACCOUNT NUMBER
PML	UTILITY PAINT MARK LOCATION
EX.	PER RECORD MAPPING
LAT.	LATERAL
SWR.	SEWER
C.O.	CLEANOUT
CB	CATCH BASIN
M.H.	MANHOLE
F.F.	FINISHED FLOOR ELEVATION

SITE NOTES:

1. PROJECT AREA IS LOCATED IN FLOOD ZONE C AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 36027800128, DATED JANUARY 17, 1985. FLOOD ZONE C IS DEFINED AS AREAS OF MINIMAL FLOODING.
2. THIS PROJECT WILL DISTURB APPROXIMATELY 0.73 ACRES AND THEREFORE WILL NOT REQUIRE COVERAGE UNDER THE NYSDEC SPDES GENERAL PERMIT FOR STORMWATER DISCHARGE, GP-0-25-001.
3. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREA OF THE SITE CONSTRUCTION. FOR DESCRIPTIVE AND SURVEY DATA PERTAINING TO THE MONUMENTS CALL THE MONROE COUNTY GEODETIC SURVEY OFFICE.
4. WEST MAIN STREET RD SHALL BE KEPT CLEAN AND FREE OF DEBRIS DURING CONSTRUCTION.
5. NATIVE AND EXISTING VEGETATION SHOULD BE RETAINED AND PROTECTED TO THE GREATEST EXTENT POSSIBLE AND INCORPORATED INTO THE LANDSCAPE PLAN.
6. DEVELOPER IS TO OBTAIN ANY APPROPRIATE STATE, COUNTY AND TOWN PERMITS PRIOR TO CONNECTING TO ANY PUBLIC UTILITIES.
7. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. ALL UTILITIES SHALL BE FIELD STAKED BEFORE COMMENCING WORK. CONTRACTOR IS CAUTIONED TO NOTIFY CENTRAL STAKEOUT NUMBER 1-800-962-7962 OF RELOCATION OF UNDERGROUND UTILITY LOCATION PRIOR TO CONSTRUCTION.
8. UPON COMPLETION OF THE PROJECT, THE DEVELOPER SHALL SUBMIT A LANDSCAPE CERTIFICATE OF COMPLIANCE TO THE BUILDING DEPARTMENT FROM THE LANDSCAPE ARCHITECT WHO IS CERTIFYING THAT ALL OF THE APPROVED PLANTINGS HAVE BEEN FURNISHED AND INSTALLED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED LANDSCAPING PLAN.

EROSION & SEDIMENT CONTROLS

1. THIS PROJECT WILL DISTURB APPROXIMATELY 0.73 ACRES AND THEREFORE WILL NOT REQUIRE COVERAGE UNDER THE NYSDEC SPDES GENERAL PERMIT FOR STORMWATER DISCHARGE, GP-0-25-001.
2. PROCEDURES OUTLINED IN THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL MUST BE FOLLOWED THROUGHOUT THE DURATION OF CONSTRUCTION OF THIS PROJECT. THROUGHOUT CONSTRUCTION, EMPHASIS WILL BE PLACED ON PREVENTING EROSION OF THE DISTURBED AND EXPOSED SOIL WITHIN THE SITE.
3. VEGETATIVE MEASURES SUCH AS JUTE MESH, SEEDING AND MULCHING WILL BE UTILIZED TO HELP PREVENT ERODING OF THE SOIL. JUTE MESH SHALL BE USED ON ALL SLOPES OF 1V:3H AND STEEPER.
4. BARE SOIL WILL BE SEEDED WITHIN 14 DAYS OF EXPOSURE UNLESS CONSTRUCTION WILL BEGIN WITHIN 21 DAYS. IF CONSTRUCTION IS SUSPENDED, OR SECTIONS COMPLETED, AREAS WILL BE SEEDED OR MULCHED IMMEDIATELY.
5. TEMPORARY SEEDING WILL CONSIST OF RYEGRASS PLACED AT A RATE OF 30 LBS. PER ACRE OR 0.7 LBS. PER 1,000SF. THE AREA IS TO THEN BE MULCHED WITH HAY OR STRAW AT A RATE OF 2 TONS PER ACRE OR 90 LBS. PER 1,000SF.
6. TOPSOIL SHALL BE PLACED AT A DEPTH OF 6" MINIMUM.
7. PERMANENT SEEDING SHALL FOLLOW THE CHART LISTED BELOW. MULCH SHALL BE SMALL GRAIN STRAW APPLIED AT A RATE OF 2 TONS PER ACRE OR 90 LBS. PER 1,000SF.

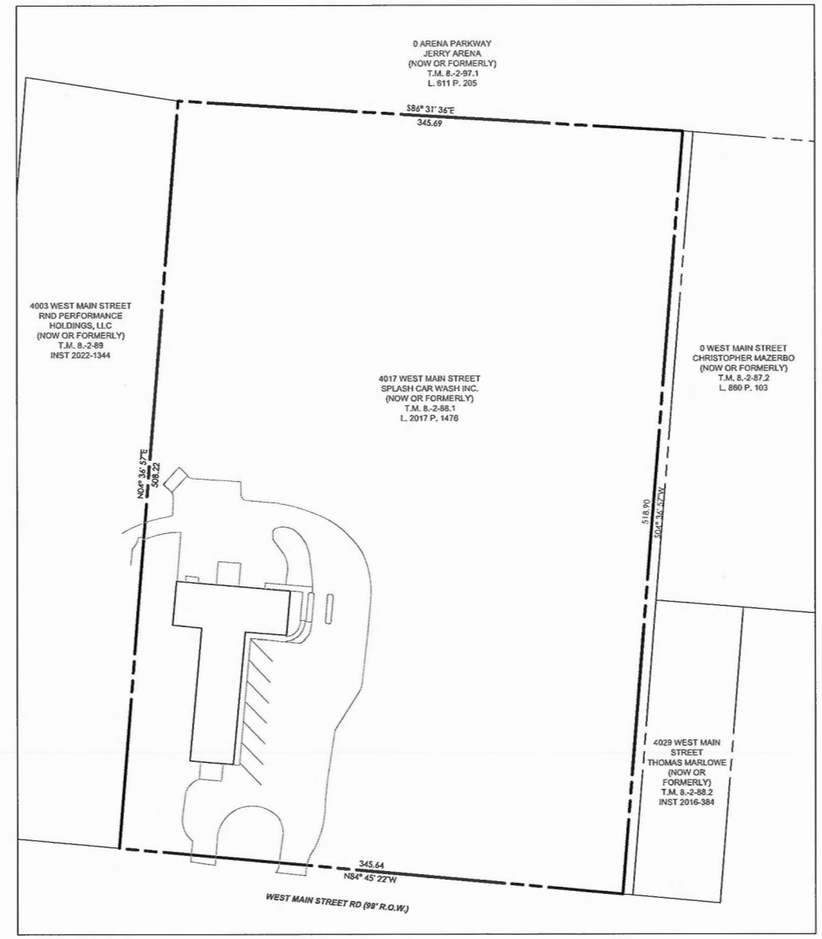
GENERAL SEED MIX:	VARIETY	LBS/ACRE	LBS/1,000SF
BIRDSFOOD TREFOIL* OR COMMON WHITE CLOVER*	EMPIRE/PARDEE	8 LBS	0.20 LBS
	COMMON	8 LBS	0.20 LBS
PLUS			
TALL FESCUE	KY-31/REBEL	20 LBS	0.45 LBS
PLUS			
REDTOP OR RYEGRASS (PERENNIAL)	COMMON	2 LBS	0.05 LBS
	PENNFINE/LINN	5 LBS	0.10 LBS

*ADD INOCULANT IMMEDIATELY PRIOR TO SEEDING

8. SEDIMENT CONTROL CONCERNS ARE ADDRESSED BY USE OF PERIMETER CONTROLS SUCH AS SILT FENCE AND STONE CHECK DAMS.
9. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE SHALL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WHICH IS PRONE TO BLOWING FROM THE WIND SHALL BE COVERED WITH A TARPAULIN.

CONSTRUCTION SEQUENCE:

1. EXPOSURE OF DISTURBED EARTH DURING THE MASS EARTHWORK PHASE WILL BE LESS THAN 1 ACRES. IT IS RECOMMENDED THAT THE CONTRACTOR FOLLOW THE FOLLOWING SEQUENCE OF CONSTRUCTION OPERATIONS.
2. THE PROPOSED EROSION AND SEDIMENT PLAN WILL BE DISCUSSED WITH CONTRACTORS BEFORE BEGINNING ANY EARTH DISTURBING ACTIVITIES TO ENSURE THAT ALL CONTRACTORS ARE AWARE OF THE PROPER INSTALLATION OF THE E&SC MEASURES AND THE NEED FOR ANY MAINTENANCE, WHICH MAY BE REQUIRED AS THE PROJECT PROGRESSES. THIS WILL BE IMPORTANT IN PROTECTING THE ADJACENT PROPERTIES TREES DURING THE CONSTRUCTION PERIOD.
3. CONTRACTOR TO INSTALL STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN ON PLAN PER DETAIL.
4. CLEAR AND GRUB AS NECESSARY FOR SITE ACCESS AS SHOWN ON THE PLAN.
5. INSTALL PERIMETER SEDIMENT CONTROLS (SILT FENCING) AT LOCATIONS SHOWN ON PLAN. IMMEDIATELY STABILIZE ANY AREAS DISTURBED BY THIS ACTIVITY. USE CARE TO AVOID DAMAGING TREES WHICH ARE TO REMAIN.
6. PROTECT EXISTING TREES, VEGETATION, AND OTHER ENVIRONMENTAL FEATURES TO BE PRESERVED.
7. CLEAR AND GRUB REMAINDER OF SITE AS SHOWN ON PLAN AND CONSTRUCT ONSITE DRAINAGE IMPROVEMENTS.
8. INSTALL ALL REMAINING EROSION AND SEDIMENT CONTROLS ACCORDING TO THE PLAN.
9. CONSTRUCT STAGING AREA(S) AS REQUIRED.
10. THE OPERATOR AND OWNER/DEVELOPER SHALL COMPLETE AN ASSESSMENT OF THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
11. STRIP AND STOCKPILE TOPSOIL AS DIRECTED BY DEVELOPER, USING APPROPRIATE SILT FENCING AND/OR SEEDING TO STABILIZE STOCKPILES UPON COMPLETION OF THIS ACTIVITY. ALL SOIL STOCKPILES SHALL HAVE PERIMETER SILT FENCE INSTALLED A MIN. OF 15' FROM TOE OF SLOPE.
16. WITHIN 14 DAYS OF EXPOSURE, STABILIZE ALL DISTURBED AREAS, WHICH WILL REMAIN INACTIVE FOR 21 DAYS OR MORE.
17. INSTALL STORMWATER MANAGEMENT FACILITIES AS REQUIRED AND ACCORDING TO THE PLAN.
18. INSTALL DRAINAGE SWALES AND DRIVEWAY STONE BASE.
19. PERFORM CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH THE SITE UTILITY AND GRADING PLAN.
20. COMPLETE FINAL SITE GRADING, REAPPLY TOPSOIL (MINIMUM 6" THICKNESS), INSTALL PERMANENT SEEDING, FERTILIZER, AND MULCH.
21. UPON PERMANENT STABILIZATION OF INDIVIDUAL PORTIONS OF THE SITE, REMOVE INDIVIDUAL TEMPORARY SEDIMENTATION CONTROL MEASURES AS APPROPRIATE. SEDIMENT CONTROL MEASURES NOT TO BE REMOVED UNTIL APPROVAL HAS BEEN OBTAINED FROM THE TOWN OF BATAVIA CODE ENFORCEMENT OFFICER OR THE TOWN ENGINEER.

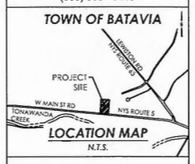


TOTAL HOLDINGS MAP

SCALE: 1" = 50'

THE DDS COMPANIES
45 HENDRIX RD
WEST HENRIETTA, NY 14586
PHONE-(585)359-7540
FAX-(585)359-7541

SPLASH CAR WASH INC
472 WHEELERS FARM RD
MILFORD, CT 06461
(585) 303 - 9448



LOCATION MAP
N.T.S.

STATE OF NEW YORK
SEAN HUGH CONNOR
111818
LICENSED PROFESSIONAL ENGINEER

REV	DESCRIPTION	DATE

THESE DOCUMENTS INCLUDING ALL IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR PRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF DDS COMPANIES AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON FOR ANY PURPOSE NOT SPECIFICALLY AUTHORIZED IN WRITING BY DDS COMPANIES. THE SPECIFIC WRITTEN PERMISSION OF DDS COMPANIES ALL RIGHTS RESERVED. ©

4017 WEST MAIN STREET ROAD SPLASH CAR WASH

BEING A PART OF TOWN / BATAVIA, GENESEE COUNTY, NEW YORK

DRAWING TITLE: NOTES AND LEGEND

DRAWN BY:	AWC	APPROVED BY:	SHC
CHECKED BY:	SHC	DATE:	11/17/2025
PROJ. NO:	72250281		
PAGE SIZE:	ANSI D		

REV: 00

DRAWING NO: C1

4017 WEST MAIN STREET
SPLASH CAR WASH INC.
(NOW OR FORMERLY)
T.M. 8.-2-88.1
L. 2017 P. 1476

WOODED AREA

CONCRETE PAD TO BE REMOVED

3' WOOD FENCE TO BE REMOVED

8" SICPP 2X TO BE REMOVED

GRAVEL

6" SICPP 2X TO BE REMOVED

NM 4015 TO BE RELOCATED BY OTHERS

NG 4007

CONCRETE PAD 2X TO BE REMOVED

GATE ARM BASE 2X TO BE REMOVED

CONCRETE WALK TO BE REMOVED

EXISTING CAR WASH BUILDING ± 5,042 SF

ELECTRICAL SIGN TO BE REMOVED

ELECTRIC METER TO BE PROTECTED

STONE WALK TO BE REMOVED

PAY STATION TO BE REMOVED

RIM = 891.96'

TANK 3X TO BE PROTECTED

5" PVC PIPE NO CAP 3X TO BE PROTECTED

NG 4007-1 TO BE PROTECTED

RIM = 892.60' TO BE PROTECTED

CONCRETE WALK

RIM = 892.28'

REMOVE EXISTING ASPHALT PAVEMENT (TYP.)

CONCRETE PAD TO BE REMOVED

ASPHALT PARKING LOT

FREE VACUUM AREA TO BE REMOVED

AUTO WASH INC. TO BE REMOVED

NM 4009 TO BE PROTECTED

EXIT TO BE PROTECTED

NFG TO BE PROTECTED

BM#2 TO BE PROTECTED

ENTER TO BE PROTECTED

CONCRETE WALK TO BE PROTECTED

CONCRETE CURB TO BE PROTECTED

EDGE OF PAVEMENT

6" CPP INV = 889.46'

6" CPP INV = 889.47'

EXISTING CURB CUT TO REMAIN

T.G. = 892.75' 12" CPP INV = 888.53'

WEST MAIN ST (WIDTH 99')

6" CPP INV = 889.18'

6" CPP INV = 889.11'

18" CPP INV = 883.04'

T.G. = 891.51' 18" CPP INV = 883.04'

EDGE OF PAVEMENT

12" MAG

CONCRETE CURB

N 84°45'22" W

MEASURED 345.64'

DEED 353.55'

FOUND 5/8" REBAR

MEASURED 518.90'

N 04°36'57" E

S 04°36'57" W

BRUSH X

BRUSH TO BE PROTECTED

54" MAPLE TO BE PROTECTED

BRUSH TO BE PROTECTED

BRUSH TO BE PROTECTED

BRUSH TO BE PROTECTED

895

890

Dig Safely. New York
1-800-962-7962
www.digsafelynewyork.org
- Call Before You Dig
- Wait The Required Time
- Confirm Utility Response
- Respect the Marks
- Dig With Care

LEGEND

REMOVE ASPHALT PAVEMENT

X CLEAR AND GRUB EXISTING TREE

TOWN OF BATAVIA APPROVALS

DIRECTOR OF ENGINEERING & PLANNING — DATE

COMMISSIONER OF PUBLIC WORKS — DATE

DIRECTOR OF BUILDING & FIRE PREVENTION — DATE

SEWER & DRAINAGE DEPARTMENT — DATE

GRAPHIC SCALE

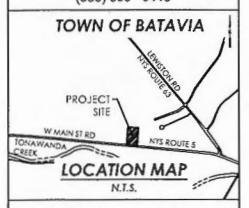
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

THE DDS COMPANIES
45 HENDRIX RD
WEST HENRIETTA, NY 14586
PHONE-(585)359-7540
FAX-(585)359-7541

Splash CAR WASH
SPLASH CAR WASH, INC.
472 WHEELERS FARM RD
MILFORD, CT 06461
(585) 303 - 9448

TOWN OF BATAVIA



LOCATION MAP
N.T.S.

STATE OF NEW YORK
SEAN HUGH CONDON
111818
LICENSED PROFESSIONAL ENGINEER

REV	DESCRIPTION	DATE

THESE DOCUMENTS INCLUDING ALL IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR PRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF DDS COMPANIES AND NO PART THEREOF SHALL BE USED BY ANY PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED AND PUBLISHED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF DDS COMPANIES. ALL RIGHTS RESERVED. ©

4017 WEST MAIN STREET ROAD
SPLASH CAR WASH

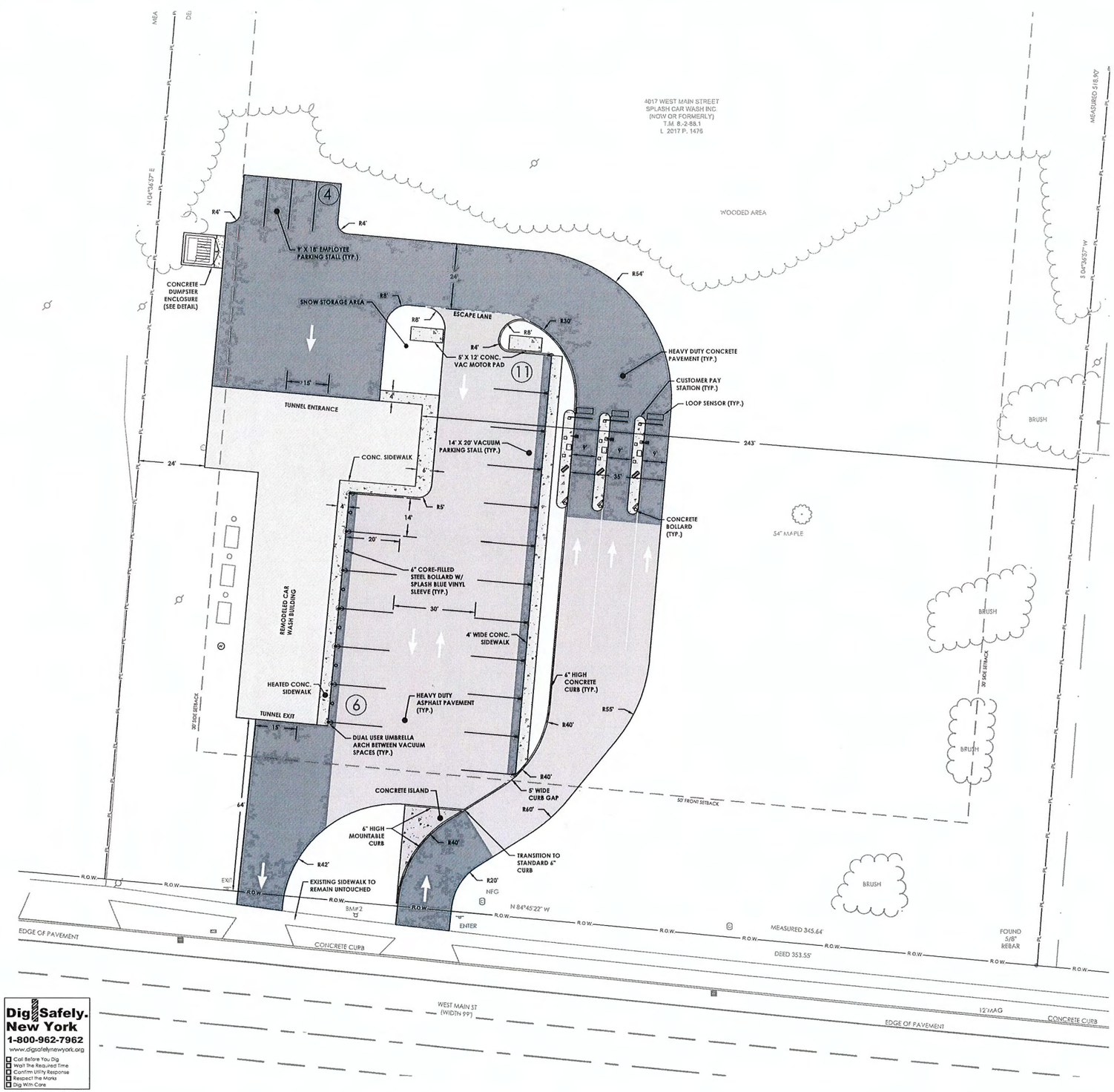
BEING A PART OF TOWN OF BATAVIA, GENESEE COUNTY, NEW YORK

DRAWING TITLE:
EXISTING CONDITIONS AND DEMOLITION PLAN

DRAWN BY:	AWC	APPROVED BY:	SHC
CHECKED BY:	SHC	DATE:	11/17/2025
PROJ. NO:	72250231		
PAGE SIZE:	ANSI D		

REV: 00

DRAWING NO: C2



Dig Safely. New York
1-800-962-7962
www.digsafelynewyork.org
- Call Before You Dig
- Wait The Required Time
- Confirm Utility Response
- Respect the Marks
- Dig With Care

SITE DATA:

OWNER: SPLASH CAR WASH INC.
PROJECT LOCATION: 4017 WEST MAIN STREET RD
TAX ACCOUNT #: 8.-2-88.1
TOTAL AREA: 4.2 ACRES
ZONING: C - COMMERCIAL

PARKING REQUIREMENTS:

ZONING: C - COMMERCIAL	REQUIRED	PROPOSED
MIN. PARKING SPACE SIZE	9'X18'	14'X20'
SPACES:	6 EXISTING	20*

* 17 VACUUM SPACES + 4 EMPLOYEE SPACES

ZONING REQUIREMENTS

ZONING: C - COMMERCIAL	CODE	PROPOSED
FRONT SETBACK	50'	64'
SIDE SETBACK	30'	24' (EXISTING)
REAR SETBACK	50'	325'
MIN. LOT AREA	40,000 SF	177,497 SF
MIN. LOT FRONTAGE	200'	345'
MAX. BUILDING HEIGHT	35'	32.5'
MAX LOT COVERAGE/GREEN SPACE	35%/15%	18%/82%

TOWN OF BATAVIA APPROVALS

DIRECTOR OF ENGINEERING & PLANNING _____ DATE

COMMISSIONER OF PUBLIC WORKS _____ DATE

DIRECTOR OF BUILDING & FIRE PREVENTION _____ DATE

SEWER & DRAINAGE DEPARTMENT _____ DATE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

THE DDS COMPANIES
45 HENDRIX RD
WEST HENRIETTA, NY 14586
PHONE-(585)359-7540
FAX-(585)359-7541

Splash CAR WASH
SPLASH CAR WASH, INC
472 WHEELERS FARM RD
MILFORD, CT 06461
(585) 303 - 9448

TOWN OF BATAVIA
LOCATION MAP
N.T.S.

STATE OF NEW YORK
SEAN HUGH CONDON
111818
LICENSED PROFESSIONAL ENGINEER

REV	DESCRIPTION	DATE

THESE DOCUMENTS INCLUDING ALL IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR PRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF DDS COMPANIES AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE SPECIFIC WRITTEN PERMISSION OF DDS COMPANIES. ALL RIGHTS RESERVED. ©

4017 WEST MAIN STREET ROAD
SPLASH CAR WASH

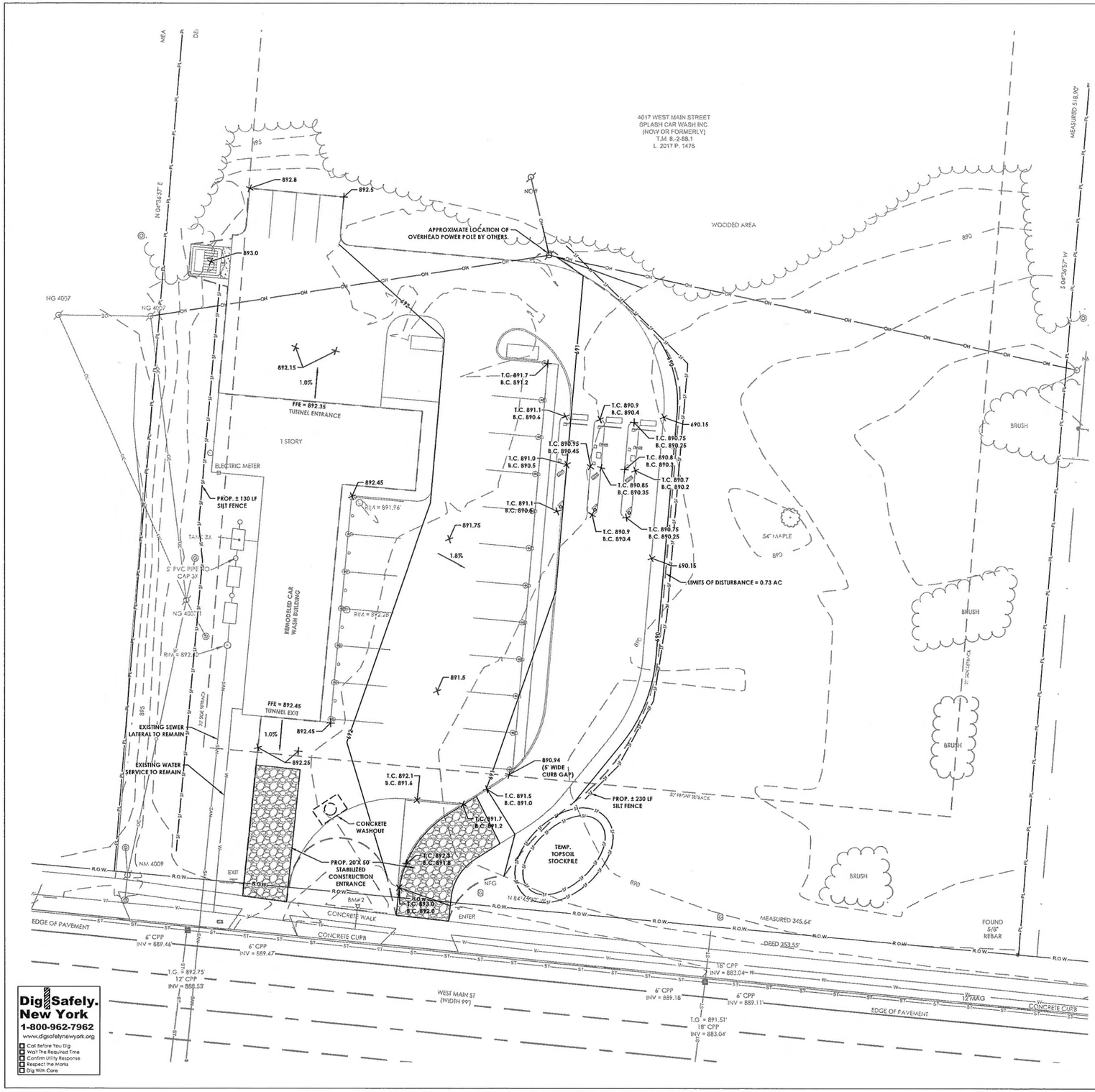
BEING A PART OF TOWN OF BATAVIA, GENESEE COUNTY, NEW YORK

DRAWING TITLE: SITE PLAN

DRAWN BY:	AWC	APPROVED BY:	SHC
CHECKED BY:	SHC	DATE:	11/17/2025
PROJ. NO:	72250281	PAGE SIZE:	ANSI D

REV: 00

DRAWING NO: C3



Dig Safely. New York
1-800-962-7962
www.digsafelynewyork.org
- Call Before You Dig
- Wait The Required Time
- Confirm Utility Response
- Respect the Marks
- Dig With Care

TOWN OF BATAVIA APPROVALS

DIRECTOR OF ENGINEERING & PLANNING	DATE
COMMISSIONER OF PUBLIC WORKS	DATE
DIRECTOR OF BUILDING & FIRE PREVENTION	DATE
SEWER & DRAINAGE DEPARTMENT	DATE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

THE DDS COMPANIES
45 HENDRIX RD
WEST HENRIETTA, NY 14586
PHONE-(585)359-7540
FAX-(585)359-7541

Splash CAR WASH
SPLASH CAR WASH, INC
472 WHEELERS FARM RD
MILFORD, CT 06461
(585) 303 - 9448

TOWN OF BATAVIA
PROJECT SITE
W MAIN ST RD
TONAWANDA CREEK
NYS ROUTE 5
LOCATION MAP
N.T.S.

STATE OF NEW YORK
SEAN HUGH CONDON
111818
LICENSED PROFESSIONAL ENGINEER

REV	DESCRIPTION	DATE

THESE DOCUMENTS INCLUDING ALL IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR PRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF DDS COMPANIES AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF DDS COMPANIES. ALL RIGHTS RESERVED. ©

4017 WEST MAIN STREET ROAD
SPLASH CAR WASH

BEING A PART OF TOWN OF BATAVIA, GENESEE COUNTY, NEW YORK

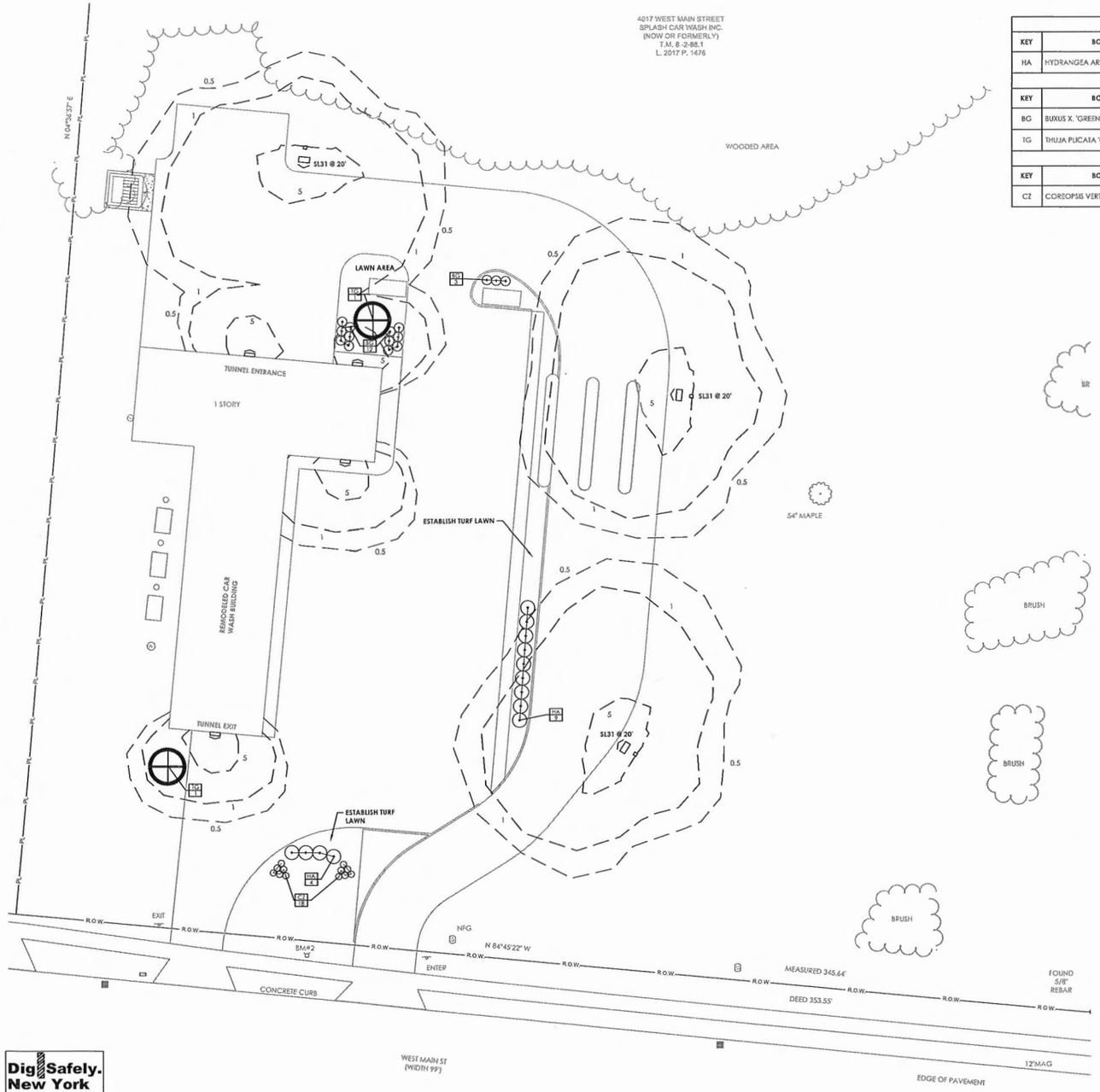
DRAWING TITLE:
UTILITY, GRADING, & EROSION AND SEDIMENT CONTROL PLAN

DRAWN BY:	AWC	APPROVED BY:	SHC
CHECKED BY:	SHC	DATE:	11/17/2025
PROJ. NO.	72250281	PAGE SIZE:	ANSI D

REV: 00

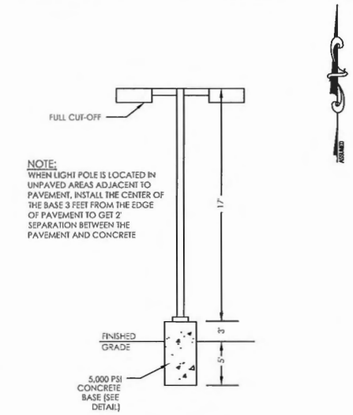
DRAWING NO: C4

Schedule										
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Distribution
	SL31	3	Lithonia Lighting	RSX1 LED P4 40K R3	RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R3 Distribution	1	16359	0.92	133.14	TYPE III, SHORT, BUG RATING: B2 - U0 - G3
	SLW12	4	Lithonia Lighting	WPX2 LED 40K Mvolt	WPX2 LED wallpack 6000lm 4000K color temperature, 120-277 Volt	1	5896	0.92	47.77	TYPE III, VERY SHORT, BUG RATING: B1 - U0 - G1

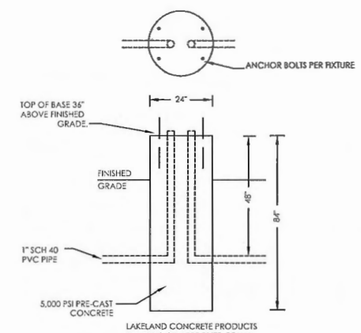


PLANT LIST

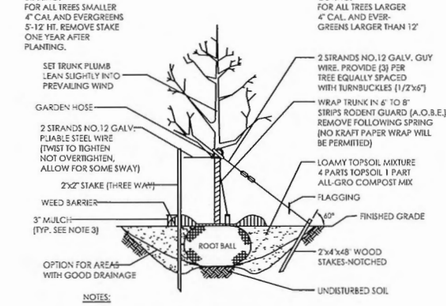
KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	ROOT	REMARKS
DECIDUOUS SHRUBS						
HA	HYDRANGEA ARB. 'ANNABELLE'	ANNABELLE HYDRANGEA	13	24 - 30" HT.	#5 CONT.	-
EVERGREEN SHRUBS						
BG	BUXUS X. 'GREEN VELVET'	GREEN VELVET BOXWOOD	15	18" SPR.	#3 CONT.	5' O.C.
TG	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT CEDAR	2	7'-8'	B&B	-
GRASS AND PERENNIALS						
KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	ROOT	REMARKS
CZ	COREOPSIS VERT. 'ZAGREB'	ZAGREB COREOPSIS	18	#2 CONT.	CLUMP	-



LIGHT POLE DETAIL
NOT TO SCALE



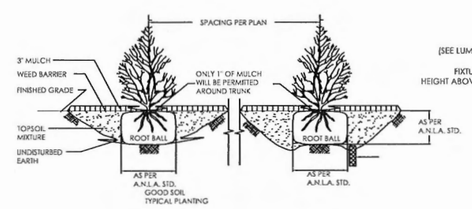
LIGHT POLE BASE DETAIL
NOT TO SCALE



NOTES:

1. USE 8' STAKES-DRIVE 48" BELOW GROUND.
2. ROOT COLLAR TO BE SLIGHTLY ABOVE SURROUNDING GRADE.
3. MULCH CAN NOT BE MORE THAN 1" THICK AT ROOT COLLAR EXTENDING OUT AT LEAST 6" FROM THE BARK, THEN IT CAN BE THICKENED.
4. MULCH IS TO BE PLACED 3" TO 6" AWAY FROM THE TRUNK.
5. MULCHING AROUND TREE TO HAVE A DIAMETER OF 6' MINIMUM.

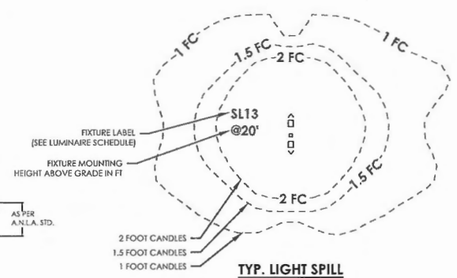
TREE PLANTING DETAIL
N.T.S.



NOTES:

1. IF ROOT BALL IS COVERED IN BURLAP, REMOVE TOP 1/3 OF THE BURLAP.
2. PRUNE BROKEN BRANCHES TO RETAIN NATURAL FORM OF THE SHRUB.

SHRUB PLANTING DETAIL
N.T.S.



TYP. LIGHT SPILL
NOT TO SCALE

PLANTING LEGEND

- AB / 1 — PLANTING IDENTIFIER / PLANTING COUNT
- DECIDUOUS SHRUB
- EVERGREEN LARGE/SMALL

TOWN OF BATAVIA APPROVALS

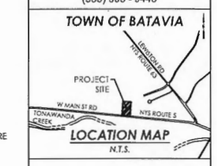
DIRECTOR OF ENGINEERING & PLANNING	DATE
COMMISSIONER OF PUBLIC WORKS	DATE
DIRECTOR OF BUILDING & FIRE PREVENTION	DATE
SEWER & DRAINAGE DEPARTMENT	DATE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Dig Safely. New York
1-800-962-7962
www.digsafelynewyork.org
- Call Before You Dig
- Wait The Required Time
- Confirm Utility Response
- Respect The Marks
- Dig With Care

THE DDS COMPANIES
45 HENDRIX RD
WEST HENRIETTA, NY 14586
PHONE-(585)359-7540
FAX-(585)359-7541

SPLASH CAR WASH INC
472 WHEELERS FARM RD
MILFORD, CT 06461
(585) 303 - 9448



STATE OF NEW YORK · SEAN HUGH CONNOR · 111818 · LICENSED PROFESSIONAL ENGINEER

REV	DESCRIPTION	DATE

THESE DOCUMENTS, INCLUDING ALL IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR PRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF DDS COMPANIES AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON OR ENTITY FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF DDS COMPANIES. ALL RIGHTS RESERVED. ©

4017 WEST MAIN STREET ROAD SPLASH CAR WASH

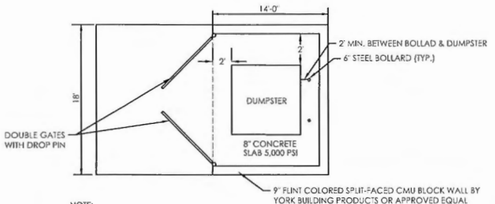
BEING A PART OF TOWN OF BATAVIA, GENESEE COUNTY, NEW YORK

DRAWING TITLE: **LIGHTING & LANDSCAPING PLAN**

DRAWN BY:	AWC	APPROVED BY:	SHC
CHECKED BY:	SHC	DATE:	11/17/2025
PROJ. NO:	72250281		
PAGE SIZE:	ANSI D		

REV: 00

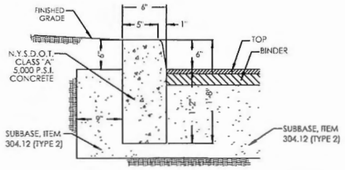
DRAWING NO: C5



NOTE:
1. GATES TO BE MIN. 8' HIGH COMPOSITE MATERIAL TO MAICH BUILDING FACADE.
2. ENCLOSURE BASED ON TYPICAL 6 YARD COMMERCIAL DUMPSTERS.
3. ENCLOSURE WALL HEIGHT MINIMUM 8'.

DUMPSTER ENCLOSURE

NOT TO SCALE

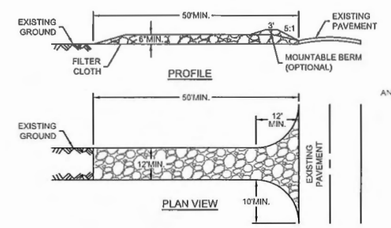


NOTES:
1. CONTRACTION JOINTS TO BE AT 10 FOOT INTERVALS AND SHALL BE FORMED OR SAW CUT TO A DEPTH OF 1/2 INCH BELOW THE SURFACE OF THE CURB.
2. EXPANSION JOINTS TO BE AT 100 FOOT INTERVALS AND SHALL BE FORMED WITH 3/4 INCH WIDE PREMOLDED BITUMINOUS JOINT FILLER, THE FILLER MATERIAL SHALL BE CUT TO CONFORM TO THE CROSS SECTION OF THE CURB.
3. EXPANSION JOINTS AND FORMED CONTRACTION JOINTS ARE TO BE EDGED WITH CONCRETE FINISHING TOOLS.
4. CONCRETE SEALING AGENT SHALL BE APPLIED THE SAME DAY THAT CURBS ARE CONSTRUCTED.
5. CURB SHALL BE N.Y.S.D.O.T. TYPE B8 OR EQUIVALENT.

CONCRETE CURB

NOT TO SCALE

NOT TO SCALE



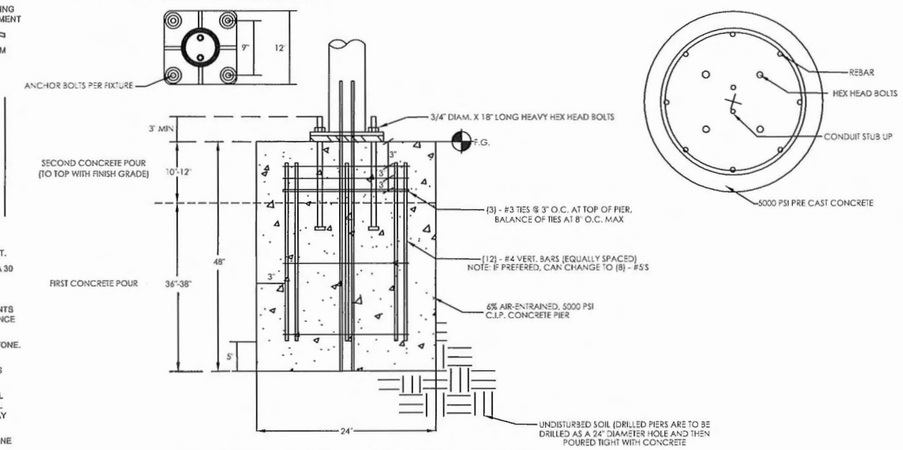
CONSTRUCTION SPECIFICATIONS
1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

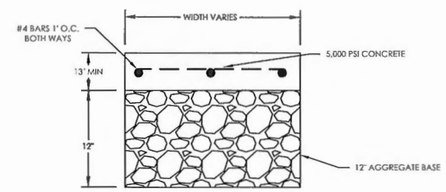
VERIFY BOLT TEMPLATE BASEPLATE WITH MANUFACTURERS' DRAWINGS

VERIFY CONDUIT AND REBAR PLACEMENT WITH MANUFACTURERS' DRAWINGS



ARCH CANOPY AND VACUUM STANCHION BASE DETAIL

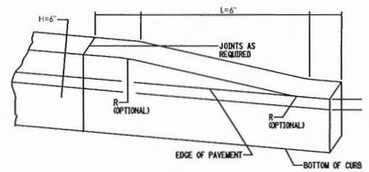
NOT TO SCALE



SECTION VIEW

PAY ISLAND CONCRETE DETAIL

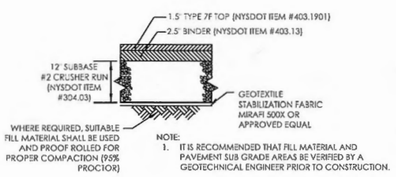
NOT TO SCALE



CAST-IN-PLACE CONCRETE CURB TRANSITIONS

TRANSITION CURB DETAIL

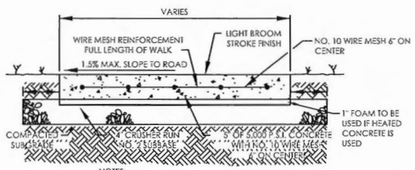
NOT TO SCALE



NOTE:
1. IT IS RECOMMENDED THAT FILL MATERIAL AND PAVEMENT SUB GRADE AREAS BE VERIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.

HEAVY DUTY ASPHALT PAVEMENT SECTION

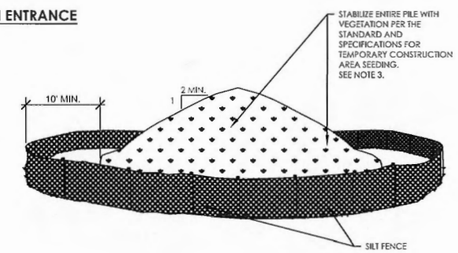
NOT TO SCALE



NOTES:
1. CONTROL JOINTS TO BE EVERY 5'.
2. EXPANSION JOINTS TO BE EVERY 20'.

SIDEWALK CROSS SECTION

NOT TO SCALE

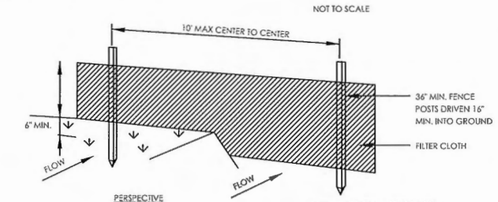


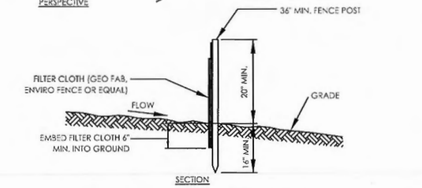
NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY, STABILIZED AND LOCATED AWAY FROM KNOWN WORK AREAS TO PREVENT RELOCATION.
2. MAXIMUM STOCKPILE HEIGHT SHALL BE 12 FEET.
3. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, INSTALLED PER SILT FENCE DETAIL, THEN STABILIZED IN ACCORDANCE WITH THE NYSDEC STANDARD AND SPECIFICATIONS FOR TEMPORARY CONSTRUCTION AREA SEEDING WITHIN 7 DAYS OF COMPLETION.
4. A PERIMETER DIKE/SWALE SHALL BE LOCATED UP-SLOPE OF THE TOPSOIL STOCKPILE TO DIVERT STORMWATER AROUND THE STOCKPILE.

STABILIZED SOIL STOCKPILE

(SCALE: N.T.S.)

NOT TO SCALE

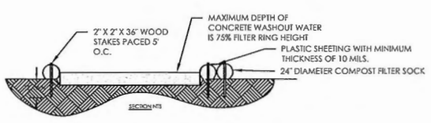


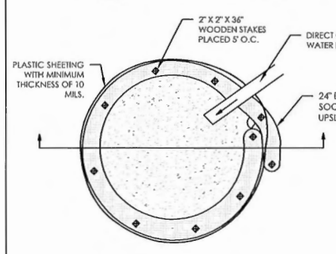


CONSTRUCTION NOTES FOR FABRICATED SILT FENCE
1. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
2. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
3. POSTS SHALL BE STEEL, EITHER T OR U TYPE OR 2" HARDWOOD.
4. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR PREFABRICATED GEOFAB, ENVIROFENCE OR APPROVED EQUAL

SILT FENCE

NOT TO SCALE

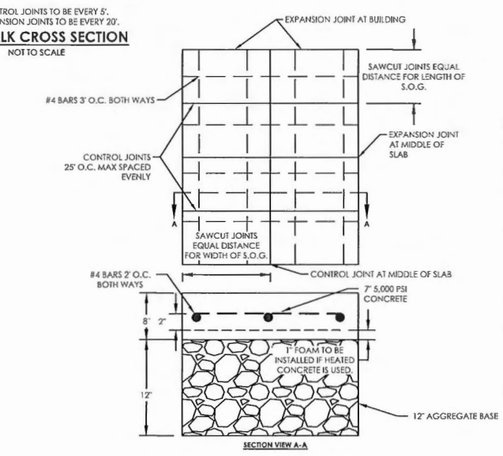




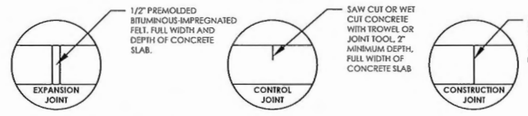
NOTES:
1. MINIMUM SIZE AT BOTTOM SHOULD BE 8' X 8' AND 2 FEET DEEP.
2. 18" DOUBLE DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.
3. A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS (MIN. 10 MIL PLASTIC).
4. PLASTIC LINE SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

CONCRETE WASHOUT DETAIL

NOT TO SCALE



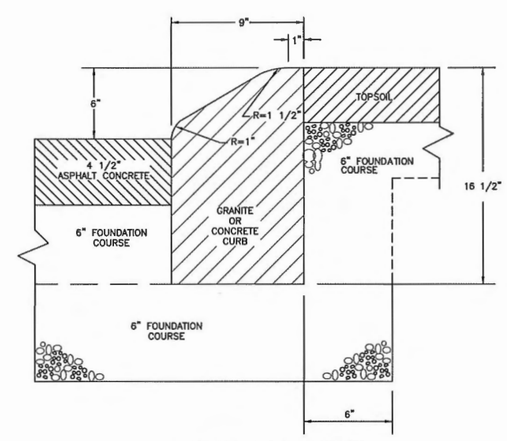
NOTES:
1. 8" OF CONCRETE TO BE USED IN LOADING AND DUMPSTER AREAS.
2. THE GRAVEL OR STONE BASE SHALL BE PLACED ON A WELL GRADED AND COMPACTED SUBGRADE. THE GRAVEL OR STONE BASE SHALL BE THOROUGHLY COMPACTED.
3. ALL EXPOSED SURFACES SHALL BE BROOMED AND EDGES FINISHED WITH A 1/4" RADIUS EDGING TOOL. THE FINISHED CONCRETE SURFACE SHALL BE TREATED WITH A CLEAR, NON YELLOWING CURING COMPOUND.
4. ALL CONCRETE SHALL BE 6% AIR ENTRAINED.
5. NO CONCRETE SHALL BE PLACED BEFORE APRIL 20TH, OR AFTER OCTOBER 31ST. NO CONCRETE SHALL BE PLACED UNLESS THE AMBIENT AIR AND BASE MATERIAL SURFACE TEMPERATURE IS ABOVE 40 DEGREES.
6. ALL WORK SHALL CONFORM TO ADA REQUIREMENTS.
7. STEEL REINFORCEMENT UNDER PAY STATIONS TO TUNNEL ENTRANCE AND AROUND VACUUM STANCHIONS 3' OUT TO BE #4 BARS 2' O.C. BOTH WAYS.



PROFILE VIEW

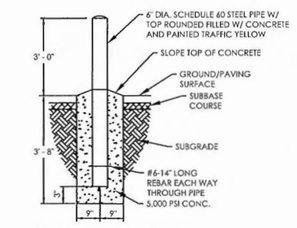
TYPICAL HEAVY DUTY CONCRETE SLAB ON GRADE DETAIL

NOT TO SCALE



MOUNTABLE CURB DETAIL

NOT TO SCALE

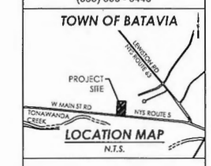


BOLLARD INSTALLATION DETAIL

NOT TO SCALE

THE DDS COMPANIES
45 HENDRIX RD
WEST HENRIETTA, NY 14586
PHONE-(585)359-7540
FAX-(585)359-7541

Splash CAR WASH
SPLASH CAR WASH, INC
472 WHEELERS FARM RD
MILFORD, CT 06461
(585) 303 - 9448



LOCATION MAP
N.T.S.

STATE OF NEW YORK
SEAN HUGH CONNOR
111818
LICENSED PROFESSIONAL ENGINEER

REV	DESCRIPTION	DATE

THESE DOCUMENTS, INCLUDING ALL IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR PRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF DDS COMPANIES AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON OR ENTITY FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF DDS COMPANIES. ALL RIGHTS RESERVED. ©

4017 WEST MAIN STREET ROAD SPLASH CAR WASH

BEING A PART OF TOWN OF BATAVIA, GENESEE COUNTY, NEW YORK

DRAWING TITLE: CONSTRUCTION DETAILS

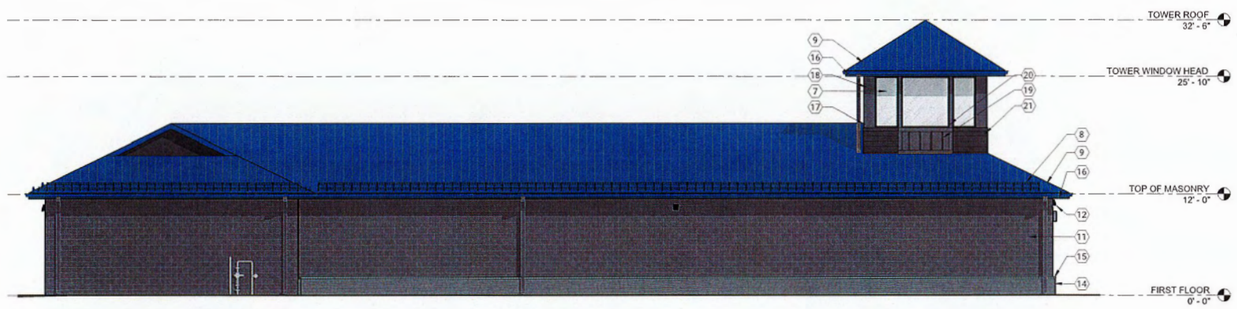
DRAWN BY:	AVC	APPROVED BY:	SHC
CHECKED BY:	SHC	DATE:	11/17/2025
PROJ. NO:	72250281		
PAGE SIZE:	ANSI D		

REV: 00

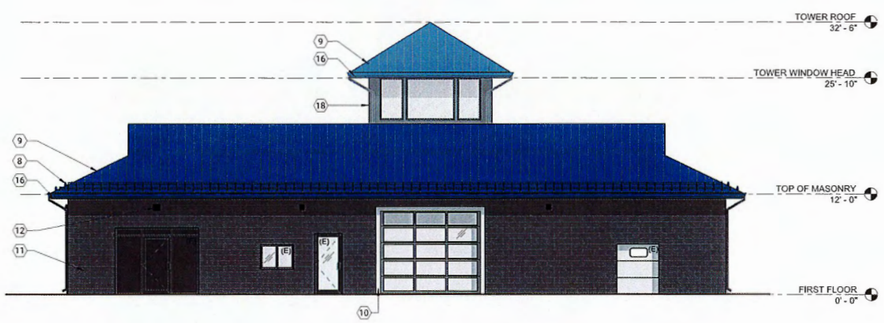
DRAWING NO: C6

© FORM2 ARCHITECTURE PLLC. 11/17/2025 4:55:18 PM

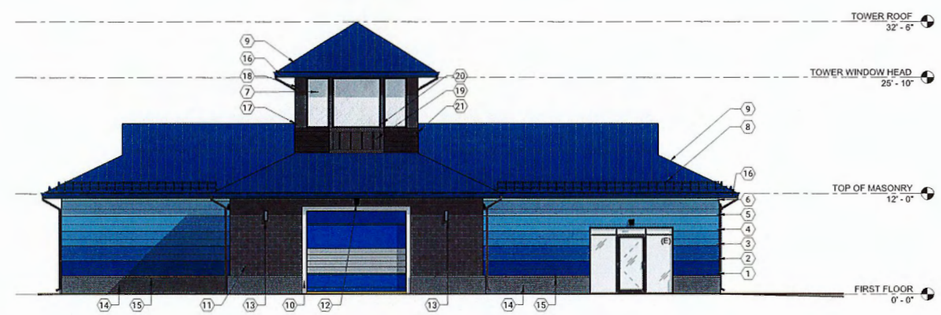
4 BUILDING ELEVATION - EAST
1/8" = 1'-0"



3 BUILDING ELEVATION - WEST
1/8" = 1'-0"



2 BUILDING ELEVATION - NORTH
1/8" = 1'-0"



1 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"

ELEVATION KEYNOTES

NO.	DESCRIPTION
1	LP SMARTSIDE LAP SIDING - CEDAR TEXTURE, COLOR - MATCH TO SW FRANK BLUE - SW6967
2	LP SMARTSIDE LAP SIDING - CEDAR TEXTURE, COLOR - MATCH TO SW LUPINE - SW6810
3	LP SMARTSIDE LAP SIDING - CEDAR TEXTURE, COLOR - MATCH TO SW PERFECT PERIWINKLE - SW9065
4	LP SMARTSIDE LAP SIDING - CEDAR TEXTURE, COLOR - MATCH TO SW LOBELIA - SW6809
5	LP SMARTSIDE LAP SIDING - CEDAR TEXTURE, COLOR - MATCH TO SW CELESTIAL - SW6808
6	LP SMARTSIDE LAP SIDING - CEDAR TEXTURE, COLOR - MATCH TO SW WONDROUS BLUE - SW6807
7	CLEAR ANODIZED ALUMINUM FRAMING
8	(2) ROWS OF CONTINUOUS SNOW GUARDS; MATCH ROOF COLOR, TYP. PROVIDED BY EB MARTIN (585) 536-0944, 2845 NY-364, PENN YAN, NY 14527, NO ALTERNATES ACCEPTED
9	29 GA. 1-1/2" STANDING SEAM, 16" PANEL WIDTH, CUSTOM COLOR SW6966 BLUEBLOOD ROOFING, TO BE PROVIDED BY EB MARTIN (585) 536-0944, 2845 NY-364, PENN YAN, NY 14527, NO ALTERNATES ACCEPTED
10	STAINLESS STEEL OVERHEAD DOOR TRIM; FULL SURROUND
11	EXISTING SPLIT FACE CMU; INSPECT & REPOINT AS NECESSARY. PREP SURFACE AND PAINT COLOR - SW IRON ORE - SW7069
12	LED WALLPACK LIGHT; REFER TO CIVIL DRAWINGS AND LIGHTING SCHEDULE, TYPICAL
13	LED WALL SCONCE; MANUF: MINKA LAVERY - FIN: BRUSHED ALUMINUM
14	PRESTIGE STONE PRODUCTS - WEATHERLEDGE STONE VENEER, COLOR - PORTLAND SMOKE
15	PRESTIGE STONE PRODUCTS - STONE SILL, COLOR - CHARCOAL
16	PREFINISHED ALUMINUM FASCIA, COLOR - MATCH TO SW FRANK BLUE - SW6967
17	LP SMARTSIDE TRIM, COLOR - MATCH TO SW IRON ORE - SW7069
18	LP SMARTSIDE PANEL - SMOOTH FINISH, COLOR - MATCH TO SW GRIZZLE GRAY - SW7068
19	LP SMARTSIDE BOARD & BATTEN - CEDAR TEXTURE, COLOR - MATCH TO SW GRIZZLE GRAY - SW7068
20	LP SMARTSIDE TRIM, COLOR - MATCH TO SW GRIZZLE GRAY - SW7068
21	LP SMARTSIDE LAP SIDING - CEDAR TEXTURE, COLOR - MATCH TO SW IRON ORE - SW7069

FORM2 ARCHITECTURE PLANNING VISUALIZATION

PROJECT NO. 25025

SPLASH - BATAVIA WEST MAIN STREET

4017 W MAIN STREET ROAD, BATAVIA, NEW YORK 14020

REVISIONS

11/17/25

THESE DOCUMENTS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR PRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF FORM2 ARCHITECTURE PLLC AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF FORM2 ARCHITECTURE PLLC. ALL RIGHTS RESERVED. © 2025

NOT FOR CONSTRUCTION

DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT STATUS:	SCHEMATIC DESIGN
SCALE	1/8" = 1'-0"

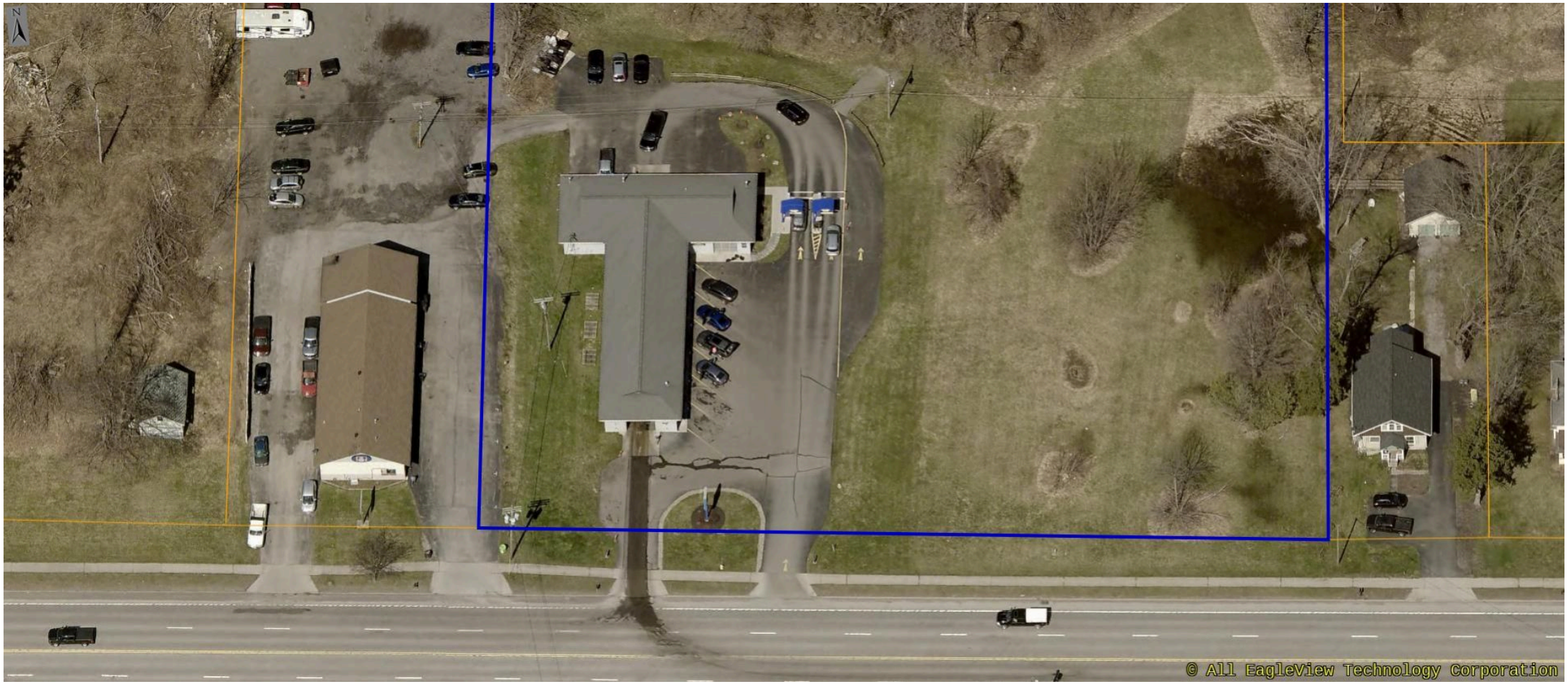
SHEET

EXTERIOR ELEVATIONS

A2.00

FILE PATH: Autodesk Docs://25025_SPLASH - W MAIN STREET BATAVIA/25025_R01_SPLASH - WEST MAIN STREET BATAVIA_F2_CENTRAL.rvt
Where Imagination Takes Form

T-10-BAT-12-25



04/04/2025