

# EBENEZER LANDING

## Patio Homes & Attached Villas

### 4592 Seneca Street

### Town of West Seneca, New York 14224

#### AGENCIES

BUILDING DEPT.  
NAME/TITLE:  
COMPANY/DEPT:  
ADDRESS:

JEFFREY SCHIEBER, CODE ENFORCEMENT OFFICER  
TOWN OF WEST SENECA BUILDING DEPT.  
1250 UNION ROAD  
WEST SENECA, NEW YORK 14224

TELEPHONE

716-558-3237

ENGINEERING DEPT.  
NAME/TITLE:  
COMPANY/DEPT:  
ADDRESS:

RICK B. HENRY III P.E., TOWN ENGINEER  
TOWN OF WEST SENECA ENGINEERING DEPT.  
1250 UNION ROAD  
WEST SENECA, NEW YORK 14224

TELEPHONE

716-558-3220

PLANNING DEPT.  
NAME/TITLE:  
COMPANY/DEPT:  
ADDRESS:

ROBERT NIEDERPRUEM, CHAIRMAN  
TOWN OF WEST SENECA PLANNING BOARD  
1250 UNION ROAD  
WEST SENECA, NEW YORK 14224

TELEPHONE

716-674-2869

LAND SURVEYOR:  
COMPANY:  
ADDRESS:

CREEKSIDE BOUNDARY  
1746 HIGGINS ROAD  
WARSAW, NEW YORK 14569

TELEPHONE

585-786-5640

ERIE COUNTY SEWER:  
NAME/TITLE:  
COMPANY/DEPT:  
ADDRESS:

MATT SALAH, PE  
ERIE COUNTY DEPT. OF ENV. & PLANNING  
95 FRANKLIN STREET  
BUFFALO, NEW YORK 14202

TELEPHONE

716-858-6990

#### UTILITIES

NATURAL GAS  
NAME/TITLE:  
COMPANY/DEPT.:  
ADDRESS:

GERALD SCOTT  
NATIONAL FUEL GAS  
10 LAFAYETTE SQUARE, ROOM 600  
BUFFALO, NEW YORK 14203

TELEPHONE

716-857-7000

TELEPHONE COMPANY  
NAME/TITLE:  
COMPANY/DEPT.:  
ADDRESS:

ROBERT MCCARTHY  
VERIZON  
65 FRANKLIN STREET, ROOM 601  
BUFFALO, NEW YORK 14202

TELEPHONE

716-840-8669

ELECTRIC  
NAME/TITLE:  
COMPANY/DEPT.:

ERIC WRIGHT  
NATIONAL GRID

TELEPHONE

716-857-4031

WATER  
NAME/TITLE:  
COMPANY/DEPT.:  
ADDRESS:

DANIEL WALKOWIAK  
ERIE COUNTY WATER DEPARTMENT  
3030 UNION RD  
CHEEKTOWAGA, NEW YORK 14227

TELEPHONE

716-684-1510

ELECTRIC & GAS  
NAME/TITLE:  
COMPANY/DEPT.:

SAM CEPPAGLIA  
N.Y.S. ELECTRIC & GAS

TELEPHONE

716-651-5256

CABLE  
NAME/TITLE:  
COMPANY/DEPT.:

THOMAS TRIGILIO  
TIME WARNER CABLE

TELEPHONE

716-558-8615

UNDERGROUND FACILITIES PROTECTION ORGANIZATION

TELEPHONE

1-800-962-7962

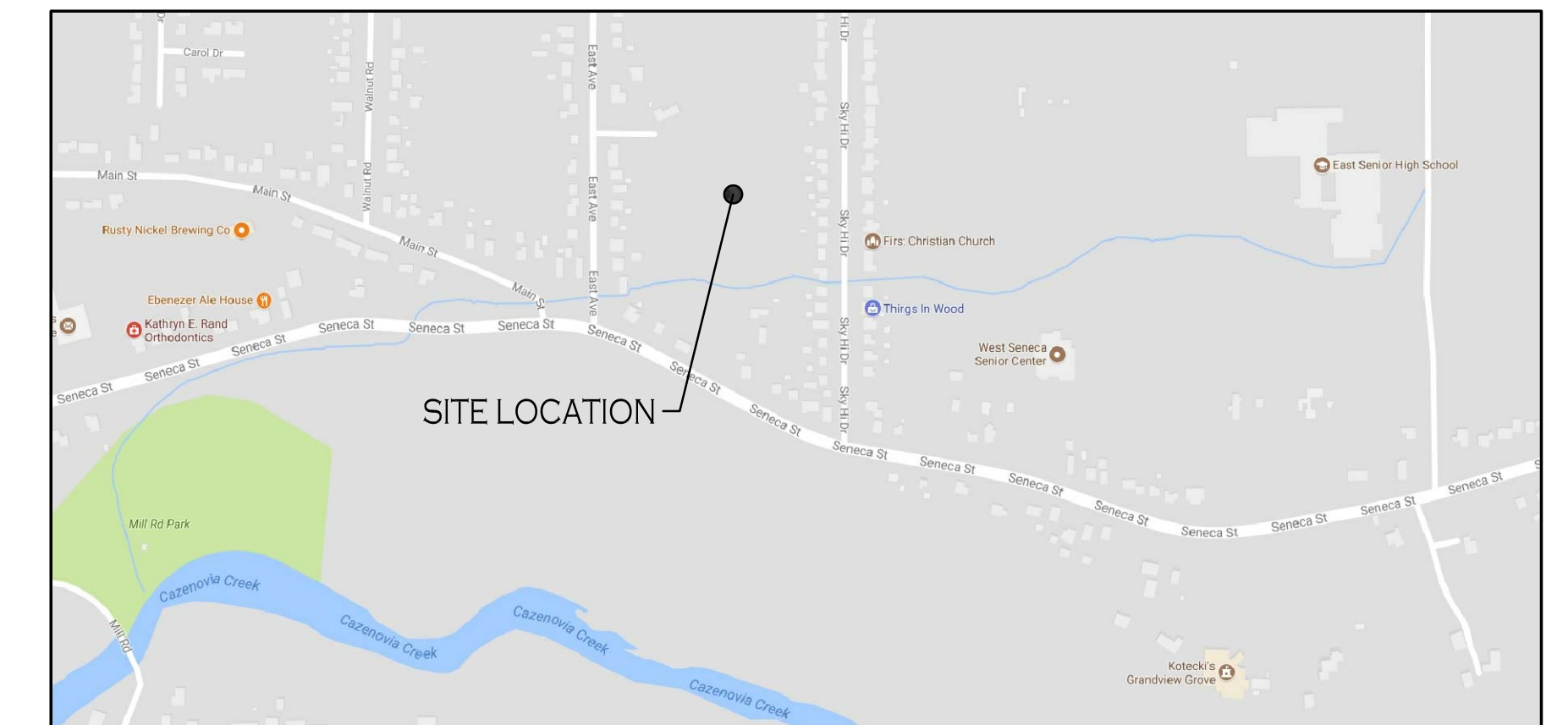
#### OWNER/DEVELOPER

NAME:  
ADDRESS

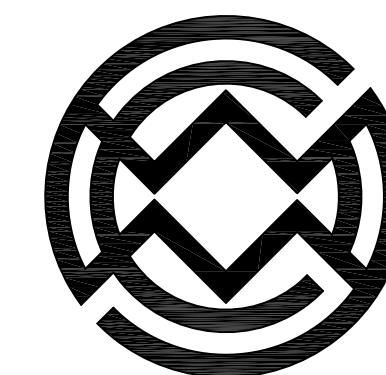
EBENEZER LANDING COMMUNITY, LLC  
PO BOX 945  
HAMBURG, NEW YORK 14075

CONTACT:  
TELEPHONE

DAVID STAPLETON  
716-691-6900



N  
SITE LOCATION MAP  
SCALE: NONE



**Carmina • Wood • Morris**<sup>DPC</sup>

487 Main Street Suite 600  
Buffalo, New York 14203  
P 716.842.3165  
F 716.842.0263

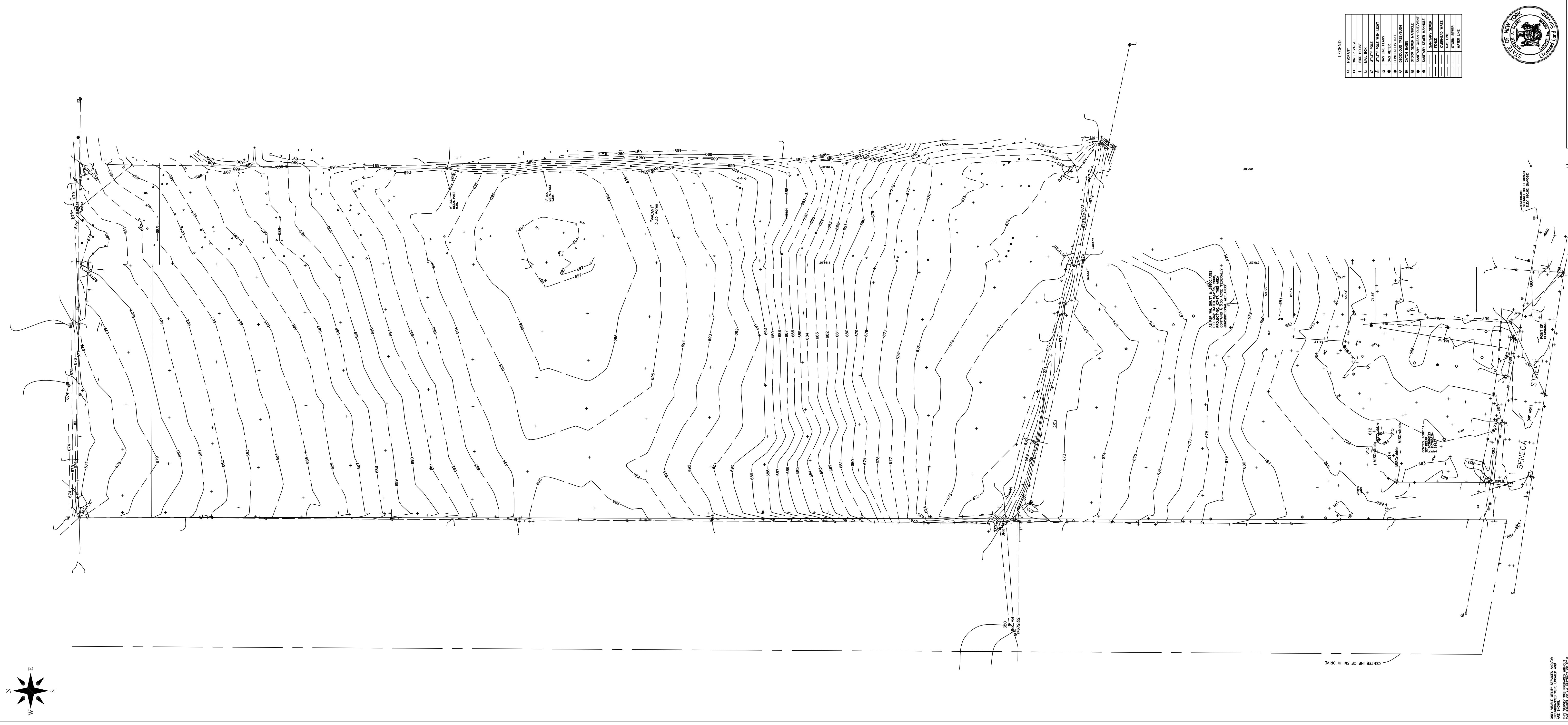
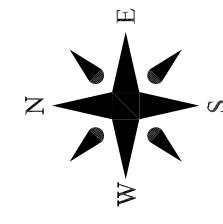
DWG NO.	DRAWING TITLE
-	COVER SHEET
-	BOUNDARY & TOPOGRAPHIC MAP (BY CREEKSIDE BOUNDARY)
C-001	DEMOLITION & EROSION CONTROL PLAN
C-002	DEMOLITION & EROSION CONTROL DETAILS
C-100	SITE PLAN
C-101	SITE DETAILS
C-200	OVERALL GRADING PLAN
C-201	GRADING PLAN - NORTH
C-202	GRADING PLAN - SOUTH
C-203	ROADWAY PROFILE
C-300	OVERALL STORM DRAINAGE PLAN
C-301	STORM DRAINAGE PLAN - NORTH
C-302	STORM DRAINAGE PLAN - SOUTH
C-303	STORM DRAINAGE DETAILS
C-304	STORM DRAINAGE DETAILS
C-305	STORM DRAINAGE PROFILES
C-306	ROADWAY CULVERT PLAN & CROSS SECTIONS
C-400	OVERALL UTILITY PLAN
C-401	UTILITY PLAN - NORTH
C-402	UTILITY PLAN - SOUTH
C-403	UTILITY DETAILS-WATER
C-404	UTILITY DETAILS-WATER
C-405	UTILITY DETAILS-WATER
C-406	UTILITY DETAILS-SANITARY
C-407	UTILITY DETAILS-SANITARY
C-408	UTILITY DETAILS-SANITARY
C-409	UTILITY DETAILS-SANITARY
C-410	UTILITY PROFILES - SANITARY & WATER
L-100	LANDSCAPE PLAN

## August 2017

REVISIONS:

No.	Description	Date
△	Rev. per CPL & PB Comments	10/29/17
△	Rev. Group Dwelling Parcels	01/30/19
△	Rev. Per NYSEG Easement	8/29/19
△	David Homes 2021 Revisions	12/10/21

**EBENEZER LANDING**  
**Patio Homes & Attached Villas**  
4592 Seneca Street  
Town of West Seneca, New York 14224



LEGEND

A	PIEDMONT
B	WATER WAVE
C	MAIL BOX
D	MAIL POLE
E	UTILITY POLE
F	UTILITY LIGHT
G	CONCRETE CURB
H	CONCRETE WALK
I	CONCRETE DRIVE
J	CONCRETE DRIVE
K	CONCRETE DRIVE
L	CONCRETE DRIVE
M	CONCRETE DRIVE
N	CONCRETE DRIVE
O	CONCRETE DRIVE
P	CONCRETE DRIVE
Q	CONCRETE DRIVE
R	CONCRETE DRIVE
S	CONCRETE DRIVE
T	CONCRETE DRIVE
U	CONCRETE DRIVE
V	CONCRETE DRIVE
W	CONCRETE DRIVE
X	CONCRETE DRIVE
Y	CONCRETE DRIVE
Z	CONCRETE DRIVE



**BOUNDARY AND TOPOGRAPHIC SURVEY**  
PART OF LOT NO. 234 OF SENeca STREET  
CREEKSIDE BOUNDARY  
CITY OF ALBANY, COUNTY OF FULTON, STATE OF NEW YORK  
JOB NO. 13-15-2-221

DATE: 2/7/2015  
JOB NO. 13-15-2-221  
JOB NO. 13-15-2-221

SCALE: 1" = 40'  
JOB NO. 13-15-2-221

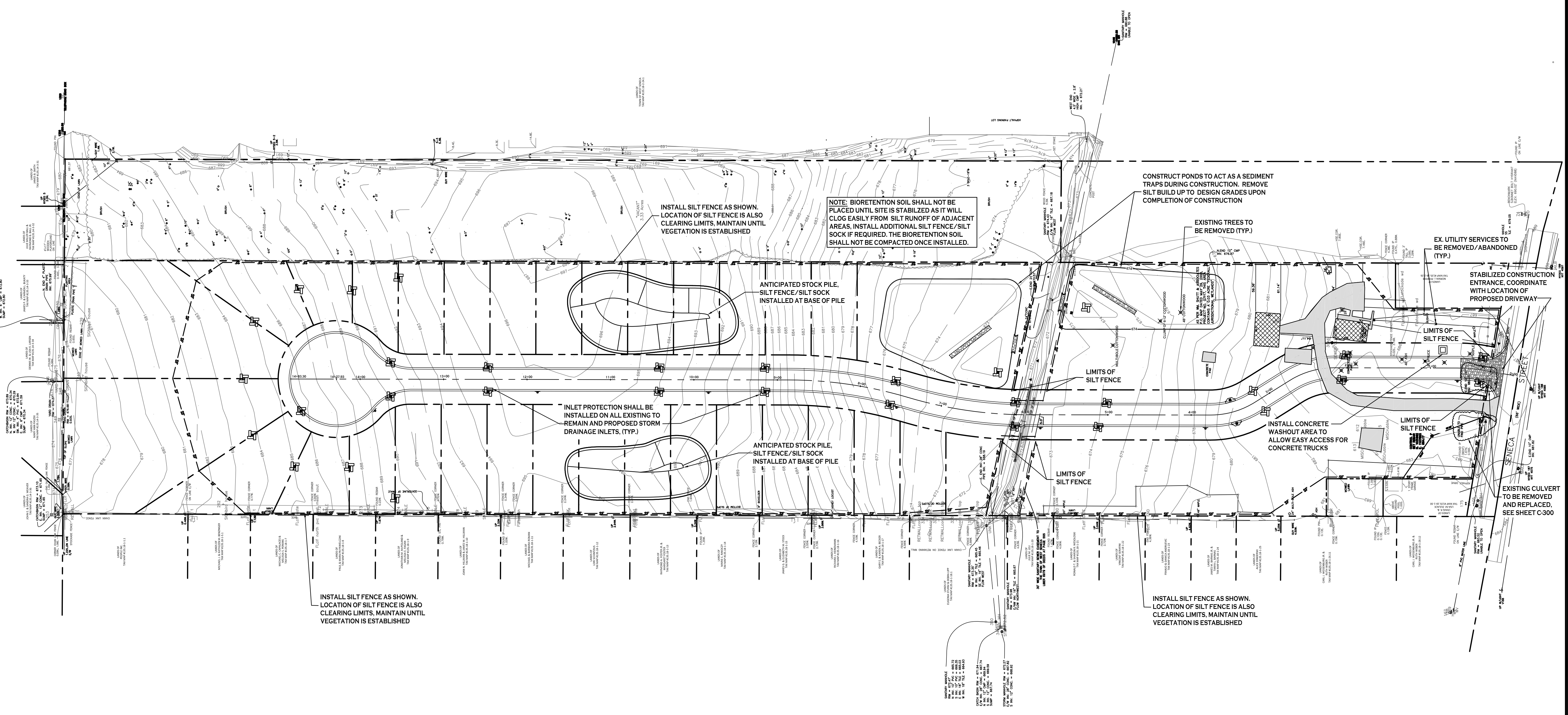
REVISION 1/10/2014: ADD BOUNDARY AND TOPOGRAPHIC INFORMATION FOR 3.33 ACRE PARCEL AND REVISION

NOTES:  
1. INTERFERING UTILITIES AND OBSTRUCTIONS IDENTIFIED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM BY THE SURVEYOR.  
2. THERE WAS 7' OF SHOW ON THE GROUND WITH THE TOPOGRAPHIC SURVEY OF THE 3.33 ACRE PARCEL WAS PREPARED.

REFERENCE DATA:  
1. SURVEY PREPARED BY WM. SHIFF & ASSOCIATES, P.C. DATED MAY 28, 2008. PROJECT NO. 13-15-2-221.

All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris PC is prohibited. WARNING: It is violation of article 145 sections 7206N and 7301 of the New York State education law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.

© Carmina Wood Morris PC



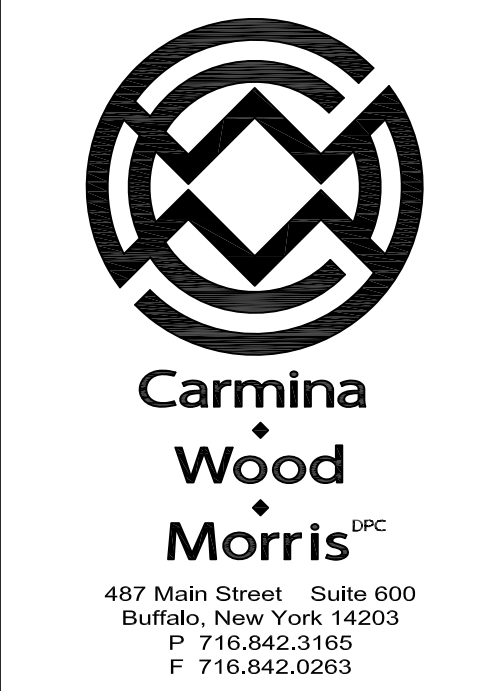
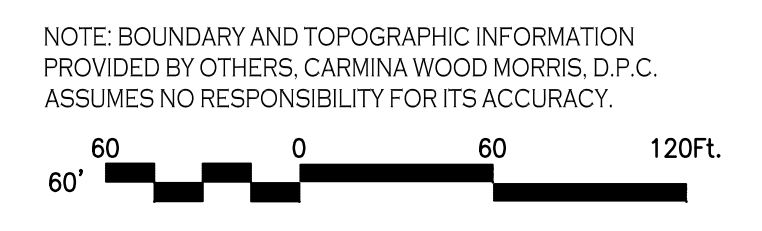
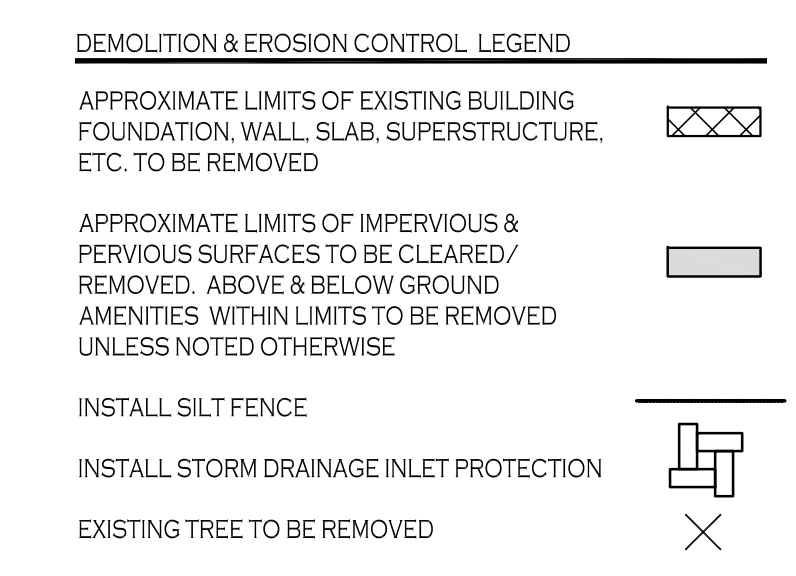
**N**  
**DEMOLITION & EROSION CONTROL PLAN**  
 SCALE: 1"=60'

**EROSION CONTROL PLAN**

- THE FOLLOWING EROSION CONTROL PROCEDURE SHALL BE ADHERED TO BY THE CONTRACTOR:
- INSTALL TEMPORARY SILT FENCE BARRIERS AS DIRECTED BY THE OWNER AND AT ALL EXISTING STORMWATER CATCH BASINS WITHIN THE WORK AREA TO PREVENT SEDIMENT MIGRATION. ALL SILT FENCE BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS.
  - THE TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR RE-USE AS DIRECTED BY THE OWNER. ALL LOCAL ORDINANCES REGARDING THE SALE OF TOPSOIL MUST BE FOLLOWED. TOPSOIL MAY NOT BE REMOVED WITHOUT A PERMIT.
  - ALL SILT FENCE BARRIERS SHALL BE REPLACED WHEREVER THEY BECOME CLOGGED OR INOPERABLE.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS.
  - THE CONTRACTOR MUST CONTROL DUST DURING CONSTRUCTION. DURING EARTHWORK OPERATIONS, WATER-SPREADING EQUIPMENT SHALL BE PROVIDED BY THE CONTRACTOR, AND WATER SPREAD AS NECESSARY AND AS DIRECTED BY THE OWNER IN ORDER TO CONTROL DUST.
  - DIRT OR DEBRIS LEFT ON LOCAL PUBLIC ROADS AS A RESULT OF THIS CONSTRUCTION PROJECT SHALL BE REMOVED AND ROAD SURFACES CLEANED BY THE CONTRACTOR ON A DAILY BASIS.
  - ALL DISTURBED AREAS (EXCEPT AREAS TO BE PAVED OR BUILT UPON) SHALL BE TOPSOILED TO A MINIMUM 4" DEPTH AND SEEDED IMMEDIATELY AFTER FINE GRADING TAKES PLACE AND AS SOON AS PHYSICALLY POSSIBLE.
  - THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF DOWNSTREAM STORM SEWERS, DITCHES, AND CULVERTS. SILT BUILDUP FOUND TO BE A RESULT OF THIS SITE CONSTRUCTION WORK SHALL BE REMOVED FROM DOWNSTREAM CULVERTS BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE CITY.
  - ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES AND MATERIALS SHALL BE IN PLACE PRIOR TO BEGINNING EARTHWORK OPERATIONS AND SHALL BE MAINTAINED UNTIL THE NEW SLOPES ARE STABILIZED WITH SEEDING AND/OR SLOPE PROTECTION, AS DIRECTED BY THE ENGINEER.
  - INSTALL TEMPORARY SILT FENCE AROUND THE BASE OF STOCKPILES.

**NOTES:**

- THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT THOSE ITEMS TO REMAIN, SUCH AS TREES, PROPERTY CORNER PINS, UTILITY POLES, VALVES, HYDRANTS, CURBS, MANHOLES AND CATCH BASINS.
- TEMPORARY SILT FENCE AND STRAW BALES TO BE INSTALLED AS DIRECTED BY THE OWNERS FIELD REPRESENTATIVE. MAINTAIN UNTIL VEGETATION IS ESTABLISHED AND PAVEMENT IS INSTALLED.
- FOR THOSE STRUCTURES TO BE DEMOLISHED, ALL EXISTING UTILITY SERVICES SHALL BE ABANDONED IN ACCORDANCE WITH LOCAL REGULATIONS. ALL METERS SHALL BE RETURNED TO PROPER OWNERS.
- THE CONTRACTOR SHALL INSTALL STABILIZED CONSTRUCTION ENTRANCES WHERE ACCESSING THE SITE FROM PAVED ROADWAYS.
- THE CONTRACTOR SHALL INSTALL TEMPORARY TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH NYS M.U.T.C.D. STANDARDS PRIOR TO STARTING WORK.



**REVISIONS:**

No.	Description	Date
1	Rev. per CPL & PB Comments	10/29/17
2	Rev. Group Dwelling Parcels	01/30/19
3	David Homes 2021 Revisions	12/10/21

**PROJECT NAME:**  
 New Patio Home & Attached Villas Construction  
**Ebenezer Landing**  
 4592 Seneca Street  
 West Seneca, NY 14224

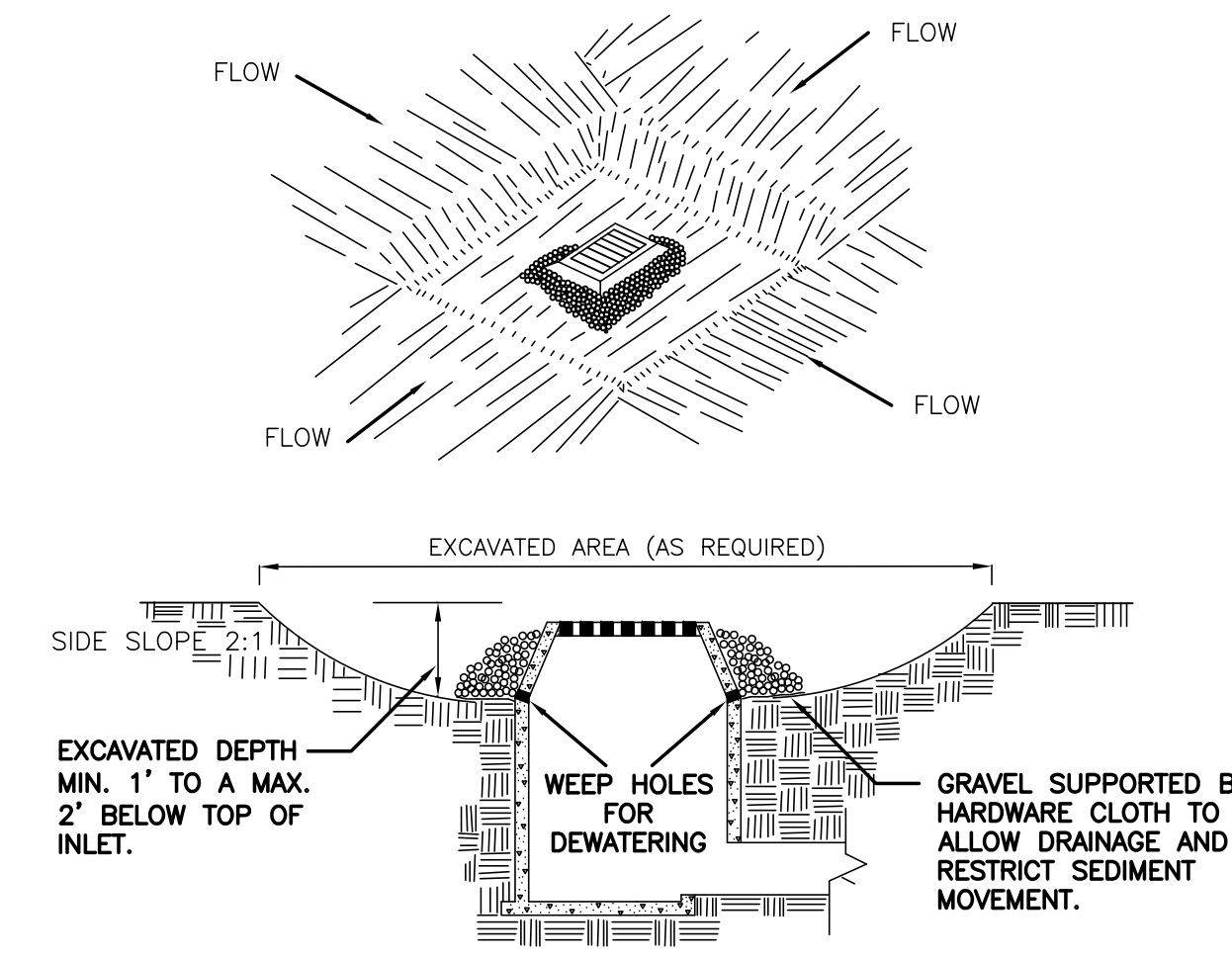
**DRAWING NAME:**  
 Demolition & Erosion Control Plan

**DRAWING NO.**  
**C-001**  
 Project no.: 15.146

Issued for Construction: xx.xx.xx  
 Municipality Submission: 4/26/16  
 Drawn by: C. Wood  
 Scale: As Noted

All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris PC is prohibited. WARNING: It is violation of article 145 sections 7209N and 7301 of the New York State Education Law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S., shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.

© Carmina Wood Morris PC

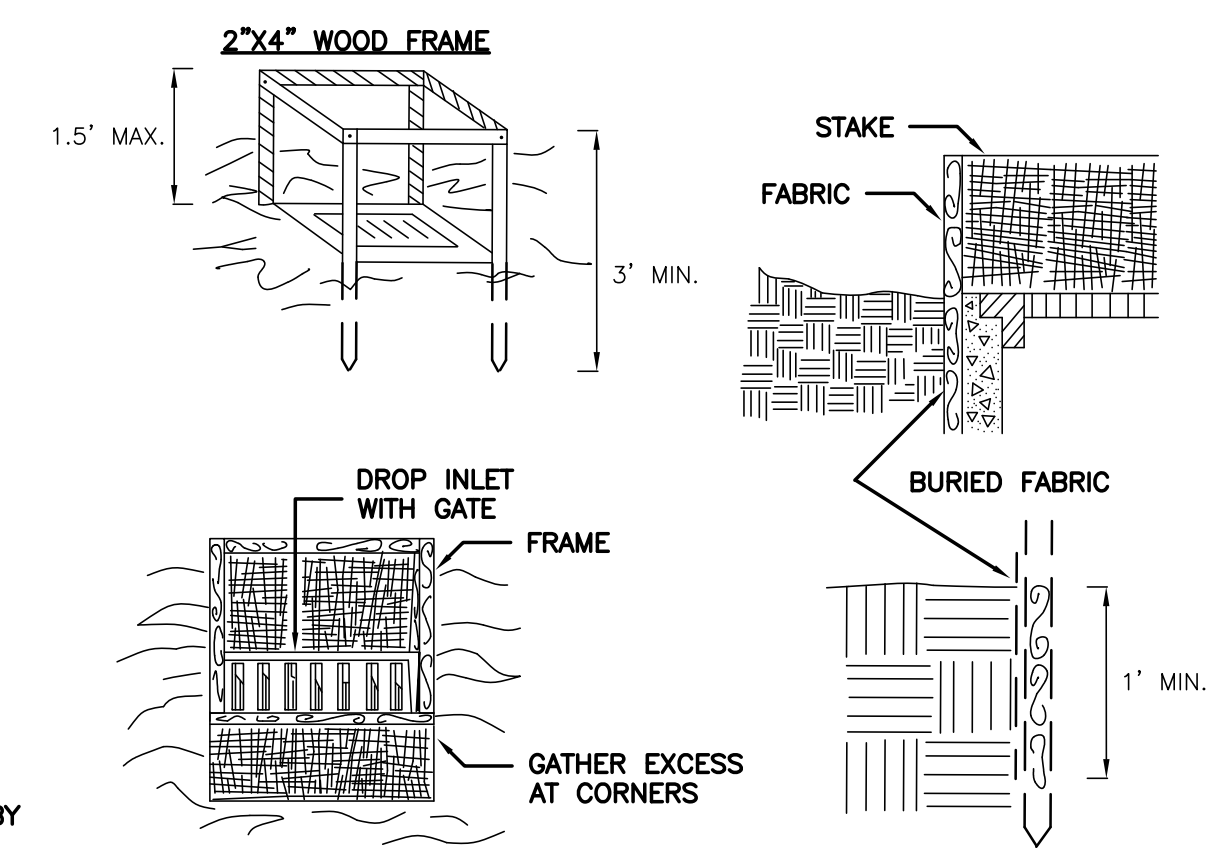


**CONSTRUCTION SPECIFICATIONS**

1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.  
MAXIMUM DRAINAGE AREA 1 ACRE

**INLET PROTECTION DETAIL 1**

NOT TO SCALE

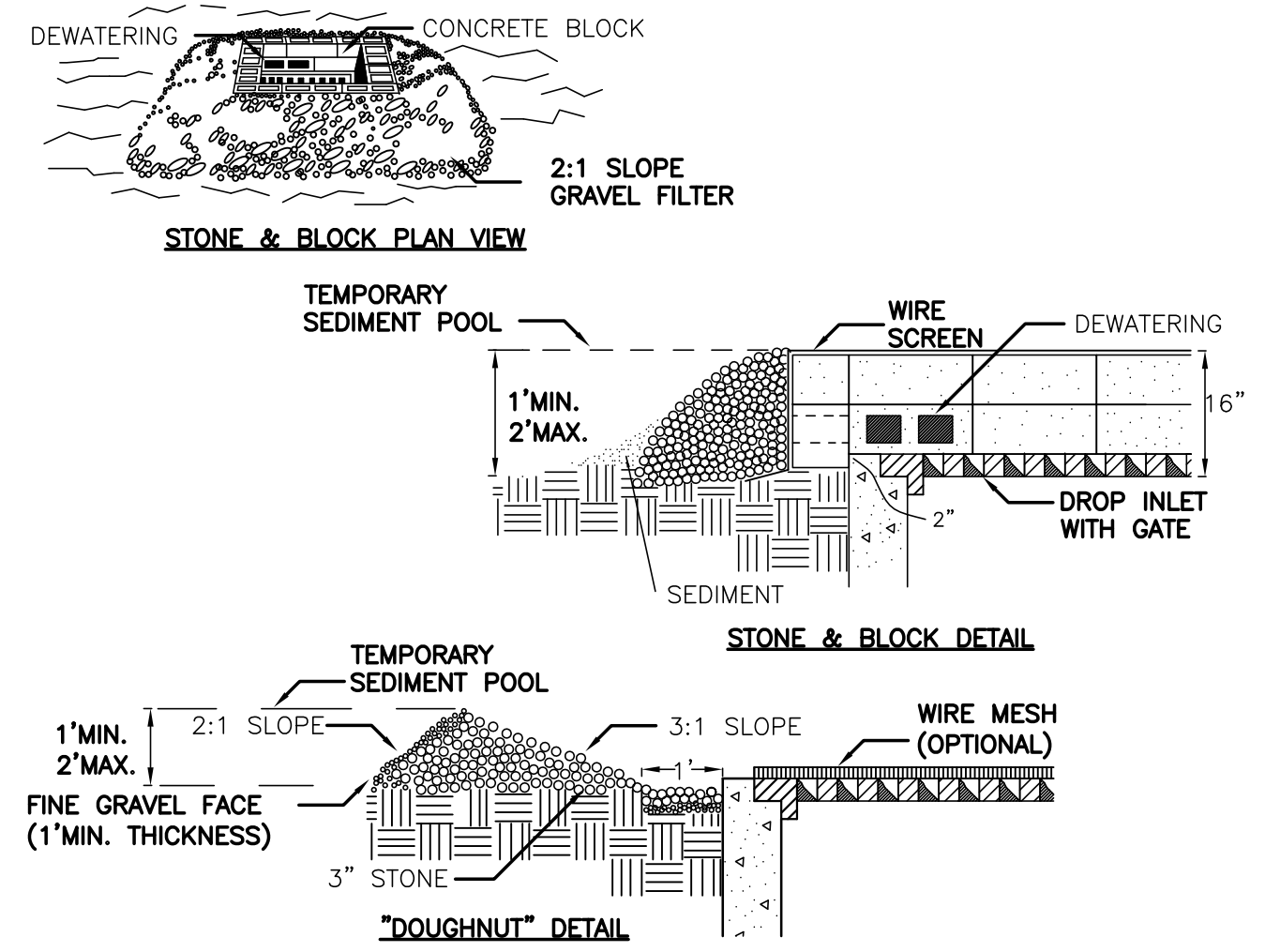


**CONSTRUCTION SPECIFICATIONS**

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.  
MAXIMUM DRAINAGE AREA 1 ACRE

**INLET PROTECTION DETAIL 2**

NOT TO SCALE



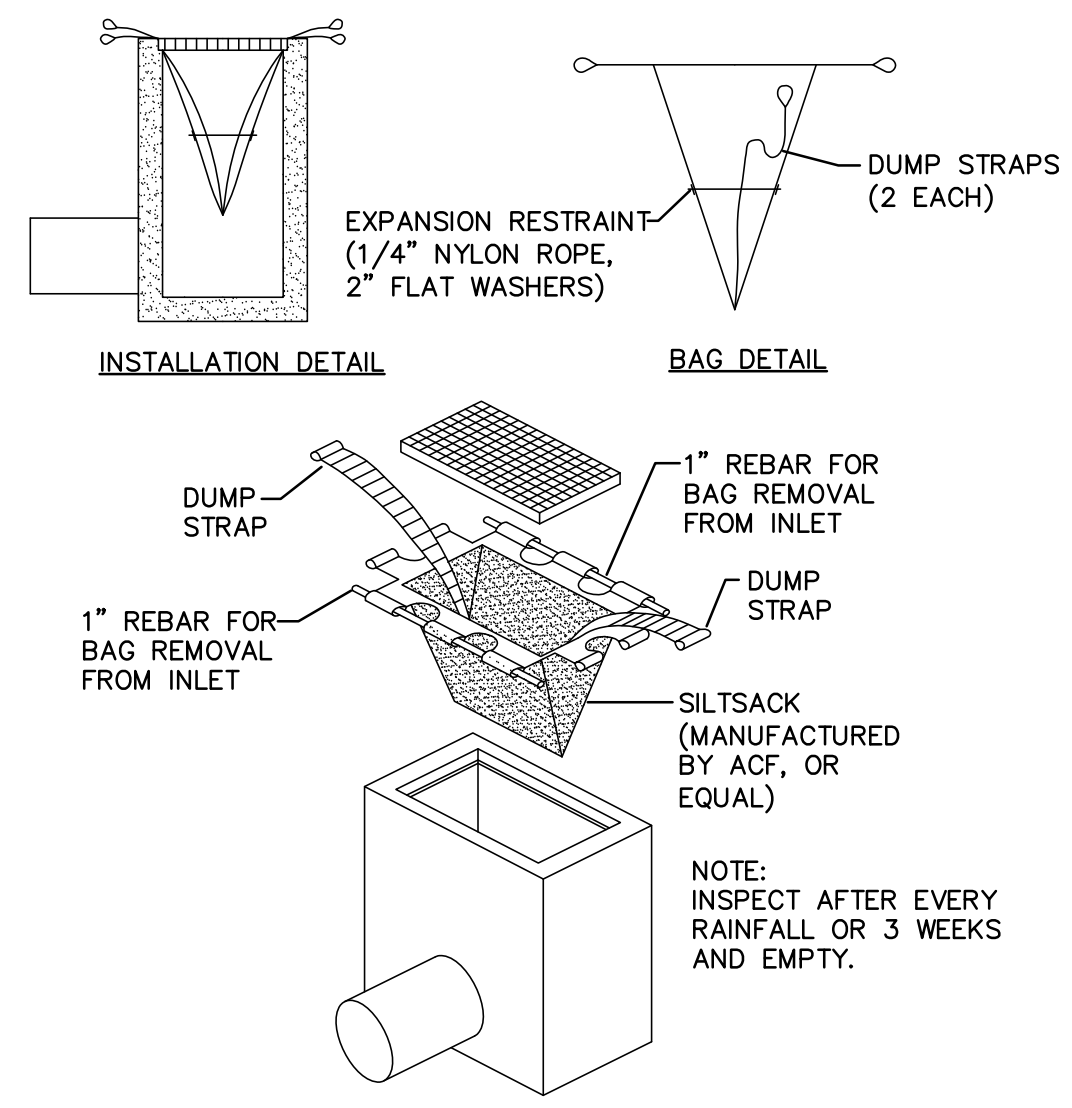
**CONSTRUCTION SPECIFICATIONS**

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS.  
MAXIMUM DRAINAGE AREA 1 ACRE

**INLET PROTECTION DETAIL 3**

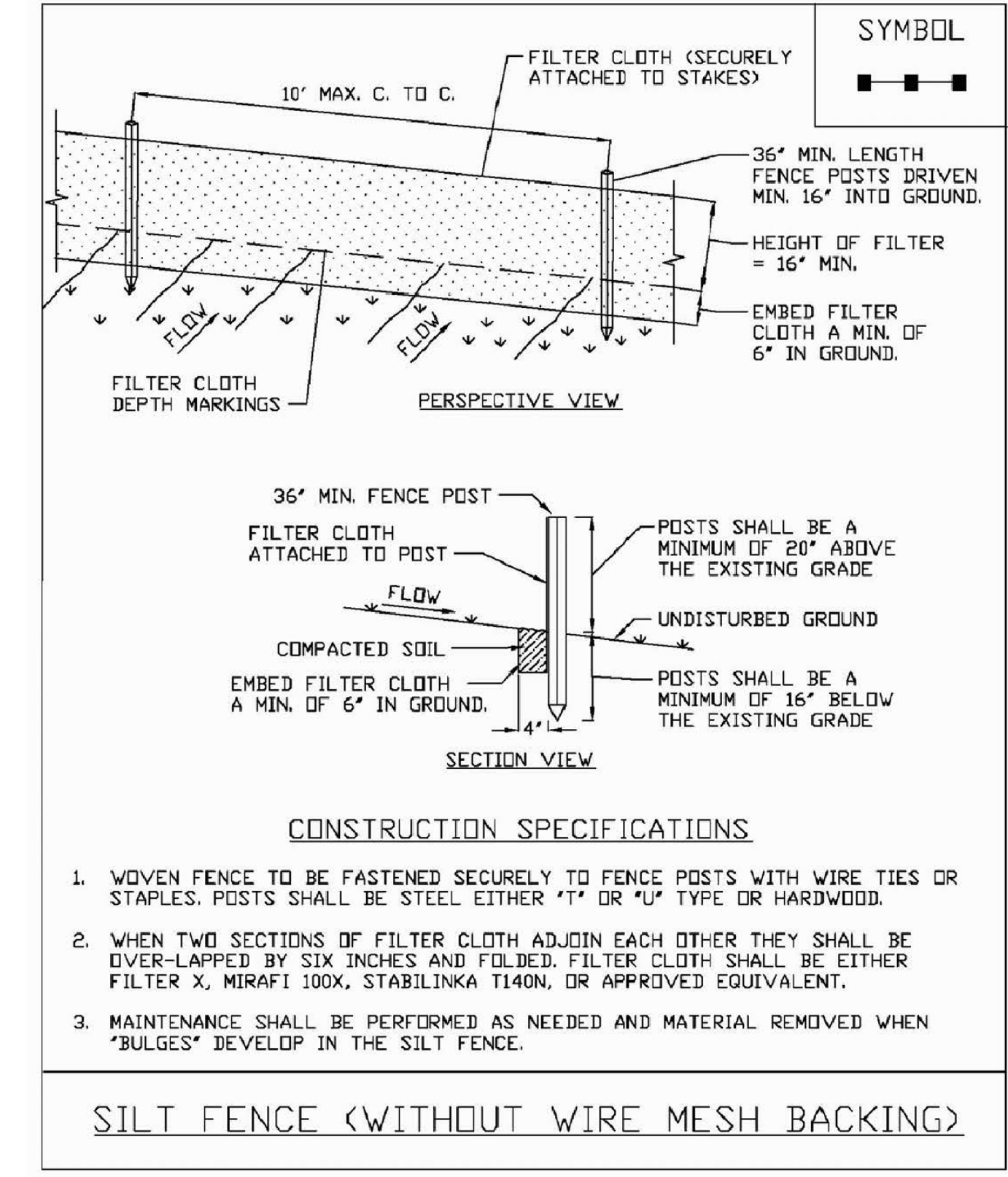
NOT TO SCALE

NOTE: INSTALL ONE OF THE INLET PROTECTION OPTIONS SHOWN FOLLOWING INSTALLATION OF THE PROPOSED CB'S



**SILT SACK DETAIL**

NOT TO SCALE

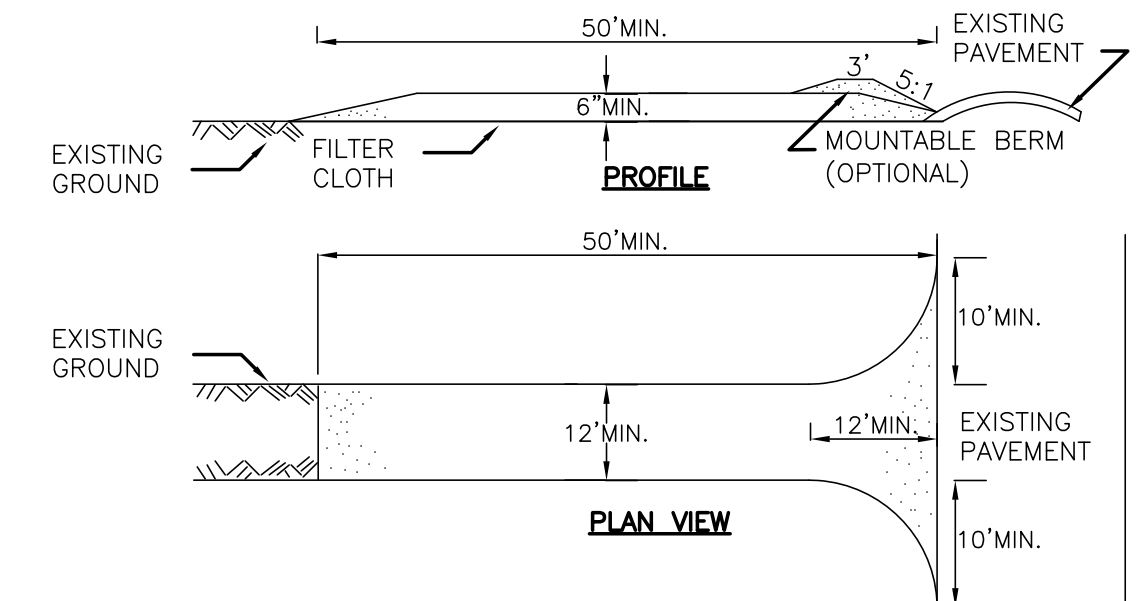


**CONSTRUCTION SPECIFICATIONS**

1. WOVEN FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

**SILT FENCE (WITHOUT WIRE MESH BACKING)**

NOT TO SCALE

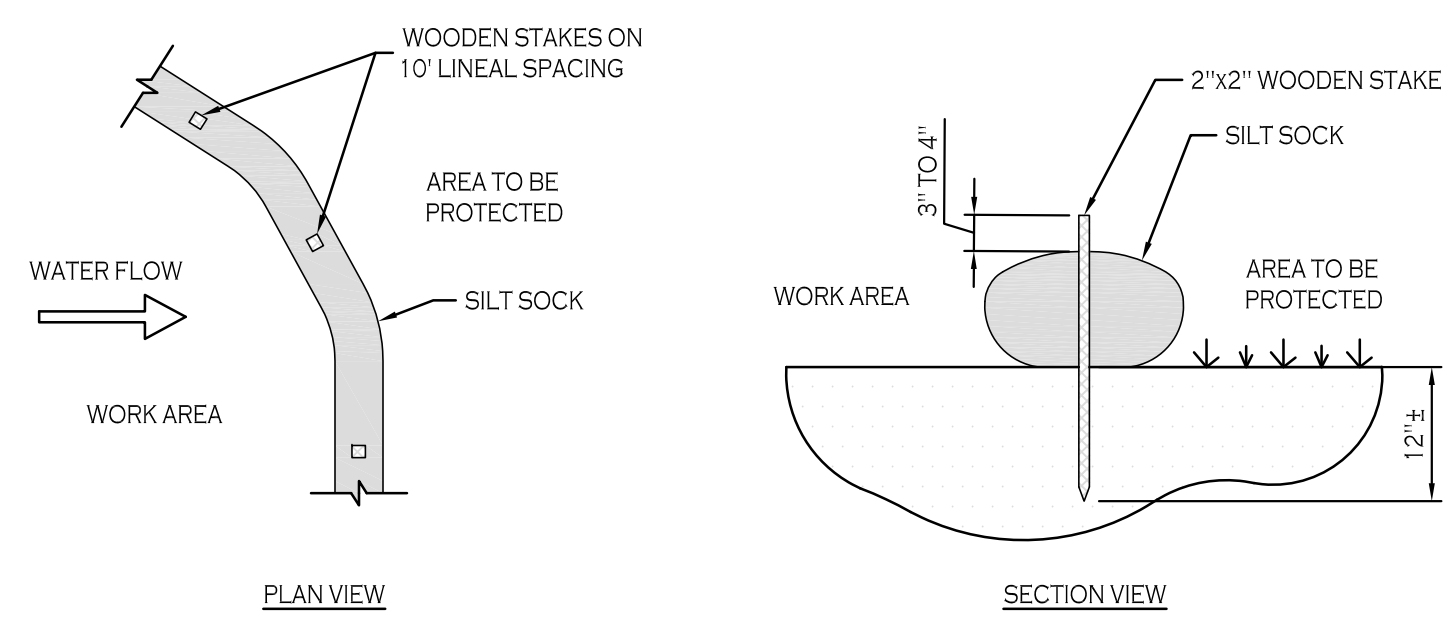


**CONSTRUCTION SPECIFICATIONS**

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 DETAIL**

NOT TO SCALE



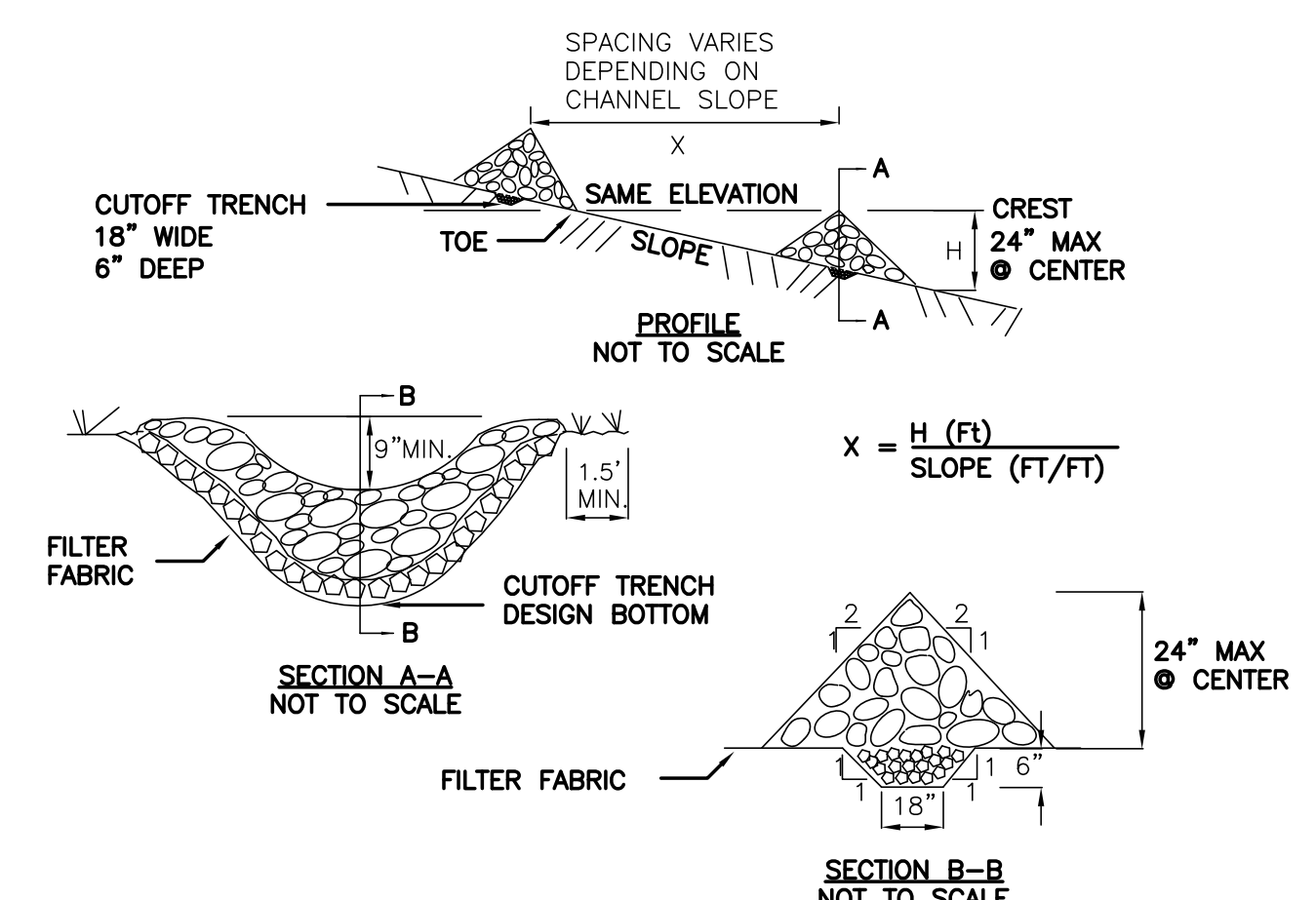
**PLAN VIEW**

**SECTION VIEW**

CONTRACTOR SHALL INSPECT AND MAINTAIN SILT SOCK AS NEEDED DURING THE DURATION OF CONSTRUCTION PROJECT.  
CONTRACTOR SHALL REMOVE SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK WHEN IT HAS REACHED 1/2 OF THE EXPOSED HEIGHT OF THE SILT SOCK. ALTERNATIVELY, RATHER THAN CREATE A SOIL DISTURBING ACTIVITY, THE ENGINEER MAY CALL FOR ADDITIONAL SILT SOCK TO BE ADDED AT AREAS OF HIGH SEDIMENTATION. PLACED IMMEDIATELY ON TOP OF THE EXISTING SEDIMENT LADEN SILT SOCK.

**SILT SOCK DETAIL**

N.T.S.



**CONSTRUCTION SPECIFICATIONS**

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.  
MAXIMUM DRAINAGE AREA 2 ACRES.

**STONE CHECK DAM DETAIL**

NOT TO SCALE



REVISIONS: No. Description Date

PROJECT NAME:

Site Development Plans for:  
**Multi-Family Development**  
13711 Main Road  
Town of Newstead, New York 14001

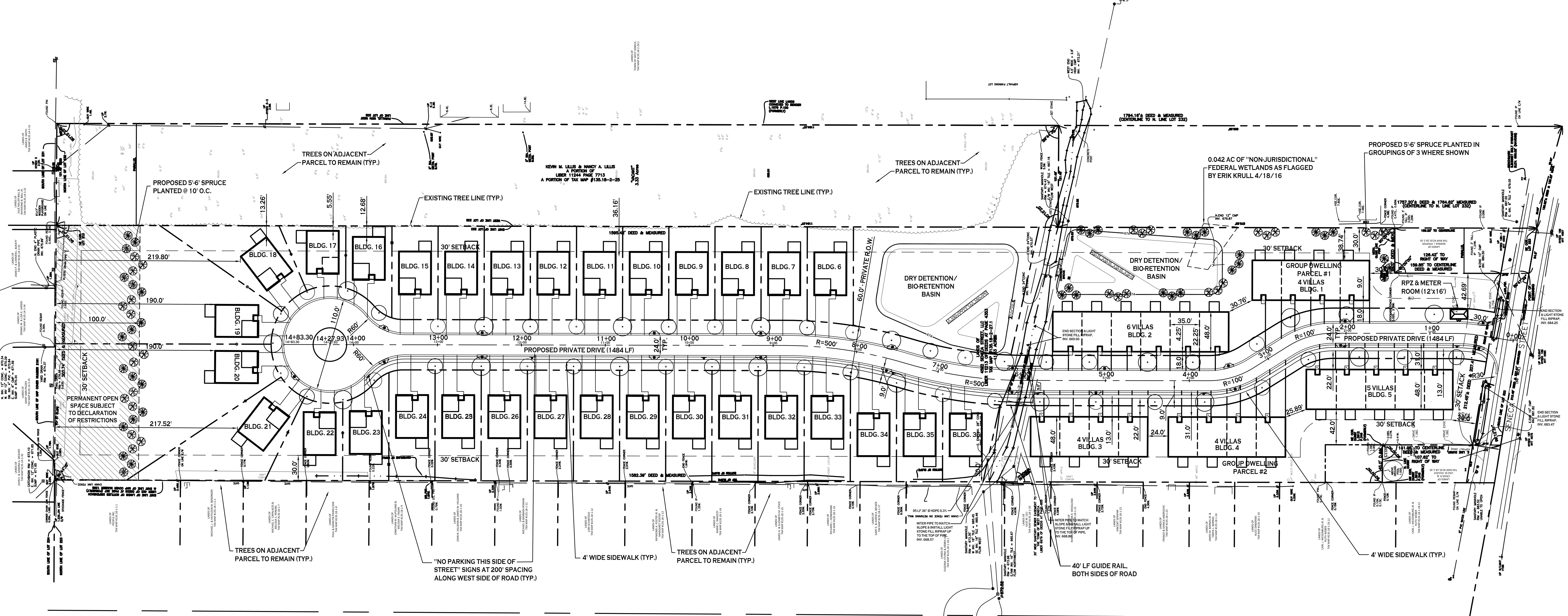
Date: 6/1/21  
Drawn by: C. Wood  
Scale: As Noted

**DRAWING NAME:**  
Demolition & Erosion Control Details

**DRAWING NO.:**  
**C-002**

Project no.: 21.246

All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris PC is prohibited. WARNING: It is violation of article 145 sections 7209N and 7301 of the New York State education law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix their signature, the date, the notation "altered by" and a specific description of the alteration.



**REVISIONS:**

No.	Description	Date
1	SITE LAYOUT REVISIONS	5/17/16
2	ADDED LOT AREA TABLE	5/24/16
3	ADDED PERMANENT OPEN SPACE	6/10/16
4	REVISED 2-FAMILY HOME GARAGES	6/23/16
5	REVISED LOCATION OF PROPOSED TREES	12/14/16
6	REV. DETENTION BASINS, ADDED HOTBOX	11/2/17
7	REV. PER PLANNING BOARD COMMENTS	12/15/17
8	Rev. Group Dwelling Parcels	01/30/19
9	Rev. Per NYSeg Easement	8/29/19
10	David Homes 2021 Revisions	12/10/21

**N SITE PLAN**  
 SCALE: 1"=60'

SITE DATA		
SITE AREA = 11.56 ACRES TOTAL SITE ZONED: R-50 (RESIDENCE DISTRICT)		
PATIO HOMES NORTH OF DITCH (7.94 AC)		
BUILDINGS: 1-STORY PATIO HOMES W/2-CAR ATTACHED GARAGE		
<b>SETBACKS - BUILDING</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
FRONT:	30 FT	4.0 FT MIN.
SIDE:	5 FT	5.0 FT MIN.
REAR:	30 FT	5.55 FT MIN.
<b>MIN. LOT SIZE</b>	8,000 SF	4,680 SF MIN. (32,108 SF MAX.)
<b>MIN. LOT WIDTH</b>	50 FT	37.55 FT MIN.
<b>MAX. BUILDING HEIGHT</b>	30 FT	21.25 FT ±
<b>MIN. DWELLING SIZE</b>	900 SF	1,598 SF LIVING AREA
<b>PARKING REQUIREMENT</b>	2 PER UNIT	4 PER UNIT
GROUP DWELLINGS SOUTH OF DITCH (3.62 AC)		
BUILDINGS: 1-STORY ATTACHED VILLAS W/2-CAR ATTACHED GARAGE (HEIGHT TO PEAK = 24') (AVG. HEIGHT TO MIDPOINT OF EAVE & RIDGE = 16')		
<b>SETBACKS - BUILDING</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
FRONT:	30 FT	4.0 FT MIN. ****
SIDE:****	25 FT	30.0 FT MIN.
REAR:	30 FT	30.0 FT MIN.
<b>BUILDING SEPARATION*</b>	16 FT	24.0 FT MIN.
<b>DENSITY (TOTAL AREA SOUTH OF DITCH)**</b>	31	23
<b>MAX. BUILDING HEIGHT</b>	30 FT	24 FT
<b>MIN. DWELLING SIZE</b>	900 SF	>900 SF LIVING AREA
<b>PARKING REQUIREMENT</b>	2 PER UNIT	4 PER UNIT

**AREA VARIANCES:**  
AT THE TOWN OF WEST SENECA ZONING BOARD OF APPEALS MEETING HELD ON 8/24/16, AREA VARIANCES WERE GRANTED FOR THE PROJECT

**APPROVED VARIANCES FOR PROJECT AT 4592 SENECA STREET:**

- 9' FRONT YARD SETBACK FOR DETACHED PATIO HOMES
- MINIMUM 5021 SF LOT SIZE FOR DETACHED PATIO HOMES LABELED AS BUILDING NUMBERS 6-16 AND 23-36
- MINIMUM REAR YARD SETBACK OF 5.55' FOR DETACHED PATIO HOMES LABELED AS BUILDING NUMBERS 16, 17 & 18
- MINIMUM LOT WIDTH FOR DETACHED PATIO HOMES LABELED AS BUILDING NUMBERS 19 & 20
- 1.74' FRONT YARD SETBACK FOR THE GROUP DWELLINGS AND MULTI-FAMILY BUILDINGS
- MINIMUM 11' COMBINED SIDE YARD SETBACK FOR THE TWO-FAMILY HOMES
- ONE PARKING SPACE FOR EACH RESIDENTIAL UNIT FOR THE TWO-FAMILY HOMES

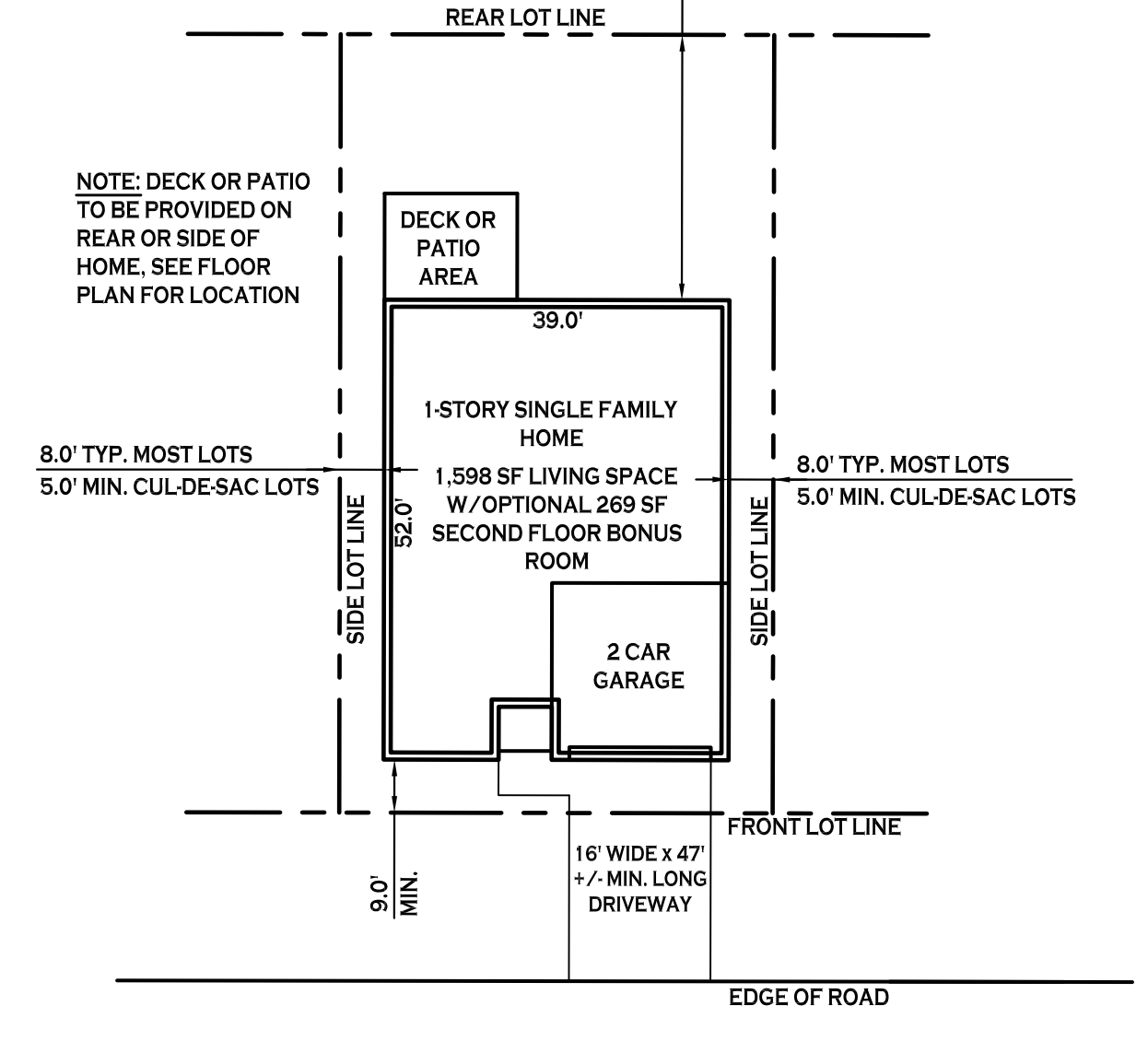
\* FOR GROUP DWELLINGS, NO PRINCIPAL BUILDING SHALL BE NEARER TO ANY OTHER PRINCIPAL BUILDING THAN A DISTANCE EQUAL TO THE AVERAGE HEIGHT OF SUCH BUILDINGS  
 \*\* LOT AREA REQUIRED IS 8,000 SF FOR 1ST UNIT PLUS 5,000 SF FOR EACH ADDITIONAL UNIT  
 \*\*\* FOR MULTIFAMILY DWELLINGS, EACH SIDE YARD SHALL BE 25 FEET OR A DISTANCE EQUAL TO ONE-HALF (1/2) THE HEIGHT OF SUCH BUILDING, WHICHEVER IS GREATER. THE TOTAL OF THE TWO SIDE YARDS SHALL BE TWICE THAT REQUIRED FOR ONE SIDE YARD. THE TOWN BOARD SHALL HAVE THE POWER TO REDUCE SAID SIDE YARD REQUIREMENTS UPON SHOWING OF SPECIAL CIRCUMSTANCES OR HARDSHIP  
 \*\*\*\* MEASURED TO THE FACE OF THE BUILDING  
 NOTES:  
 1. DWELLING GROUPS & MULTIFAMILY DWELLINGS ALLOWED BY SPECIAL PERMIT IN R50 ZONING DISTRICT AUTHORIZED BY THE TOWN BOARD PER ZONING CODE SECTION 120-16A(2)  
 2. TWO-FAMILY DWELLINGS ALLOWED IN R50 AS PRINCIPAL USE PER SECTION 120-16A(1) - REFERENCES BACK TO SECTION 120-14A(3)  
 3. SINGLE FAMILY DWELLING (PATIO HOMES) ALLOWED IN R50 AS PRINCIPAL USE PER SECTION 120-16A(2) - REFERENCES BACK TO SECTIONS 120-14A(1) & SECTION 120-13A(1)  
 4. INTERIOR LOT LINES ARE DEPICTED FOR ILLUSTRATIVE PURPOSES ONLY TO SHOW THE RELATIONSHIP BETWEEN THE SINGLE PATIO HOME BUILDINGS  
 5. LOTS 18, 19, 20 AND 21 ARE 8,691 SF, 30,314 SF, 32,108 SF AND 12,008 SF RESPECTIVELY AND DO NOT REQUIRE AN AREA VARIANCE FOR LOT AREA. ALL OTHER PATIO HOME LOTS ARE UNDER 8,000 SF.

**BUILDING LEGEND**

BLDG. 1 - (4) 1-STORY 2-BDRM UNITS W/ ATTACHED GARAGE
BLDG. 2 - (6) 1-STORY 2-BDRM UNITS W/ ATTACHED GARAGE
BLDG. 3 - (4) 1-STORY 2-BDRM UNITS W/ ATTACHED GARAGE
BLDG. 4 - (4) 1-STORY 2-BDRM UNITS W/ ATTACHED GARAGE
BLDG. 5 - (5) 1-STORY 2-BDRM UNITS W/ ATTACHED GARAGE
<b>TOTAL OF (23) 1-STORY 2-BDRM ATTACHED VILLA UNITS</b>
<b>BLDG. 6 THRU BLDG. 36 - SINGLE FAMILY 1-STORY 2-BDRM UNITS</b>
<b>TOTAL OF (31) SINGLE FAMILY 1-STORY 2-BDRM UNITS</b>
<b>TOTAL DWELLING UNITS = 54 UNITS</b>

**LOT AREA**

GROUP DWELLING PARCEL #1: 75,223 SF	BLDG 22: 6,579 SF
GROUP DWELLING PARCEL #2: 47,184 SF	BLDG 23: 5,980 SF
	BLDG 24: 7,322 SF
	BLDG 25: 7,826 SF
	BLDG 26: 7,756 SF
	BLDG 27: 7,707 SF
	BLDG 28: 7,810 SF
	BLDG 29: 7,812 SF
	BLDG 30: 7,712 SF
	BLDG 31: 7,518 SF
	BLDG 32: 7,140 SF
	BLDG 33: 6,745 SF
	BLDG 34: 6,322 SF
	BLDG 35: 5,663 SF
	BLDG 36: 5,021 SF
<b>AVERAGE LOT AREA = 8,328 SF</b>	



**TYPICAL PATIO HOME SITE PLAN**  
 SCALE: NTS

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

**PROJECT NAME:**  
 New Patio Home & Attached Villas Construction  
**Ebenezer Landing**  
 4592 Seneca Street  
 West Seneca, NY 14224

Issued for Construction: xx.xx.xx  
 Municipality Submission: 5/7/16  
 Drawn by: C. Wood  
 Scale: As Noted

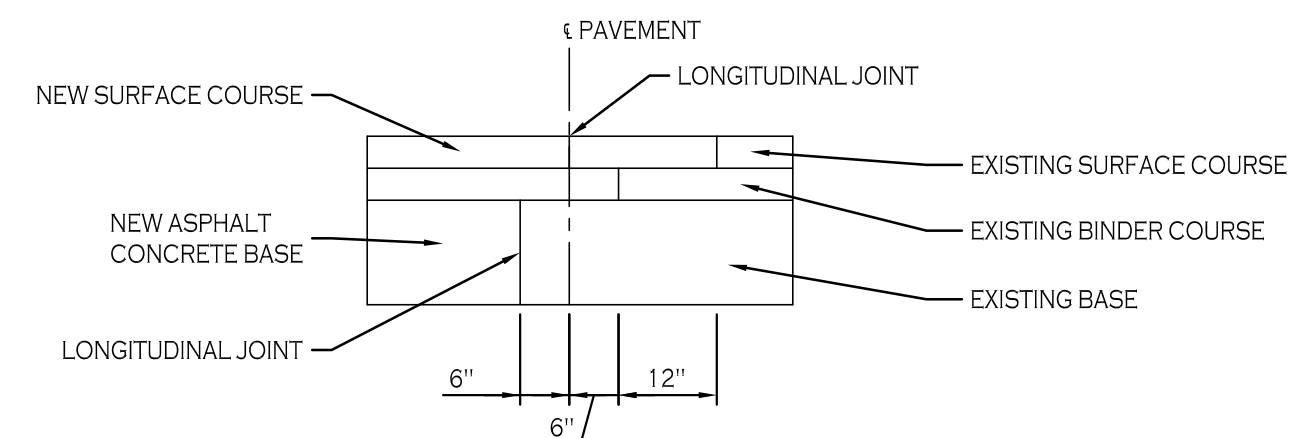
**DRAWING NAME:**  
 Site Plan

**DRAWING NO.**  
**C-100**

Project no.: 15.146

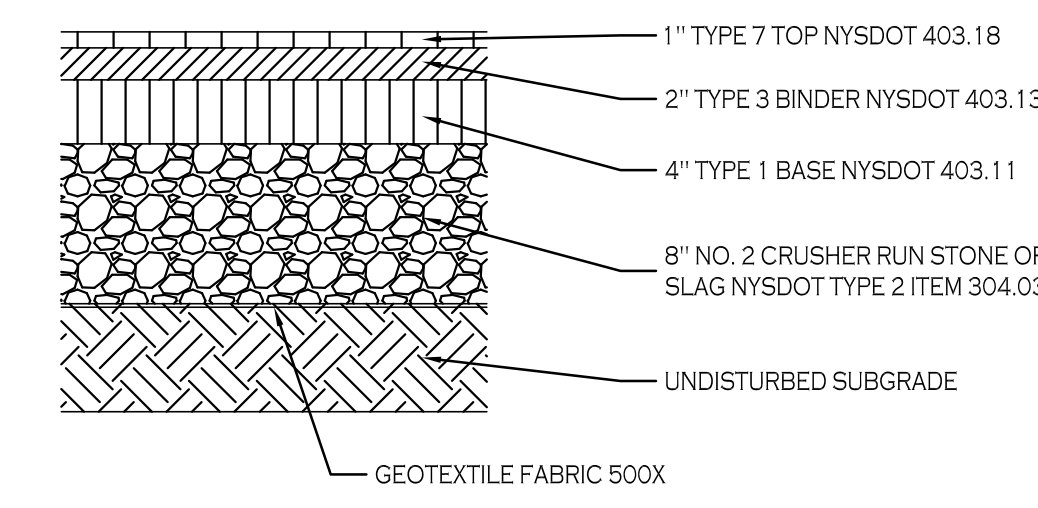
All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris PC is prohibited. WARNING: It is violation of article 145 sections 7202N and 7301 of the New York State Education Law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.

© Carmina Wood Morris PC

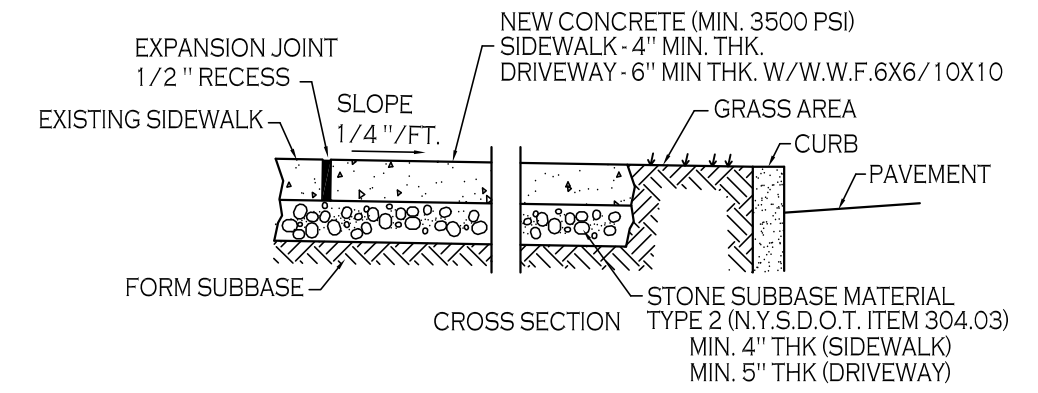


NOTE:  
THE WIDTH OF SPREAD SHOULD BE PLANNED TO PROVIDE FOR THE OFFSETTING OF LONGITUDINAL JOINTS IN THE SEVERAL COURSES

**PAVEMENT OVERLAPPING DETAIL**  
NOT TO SCALE

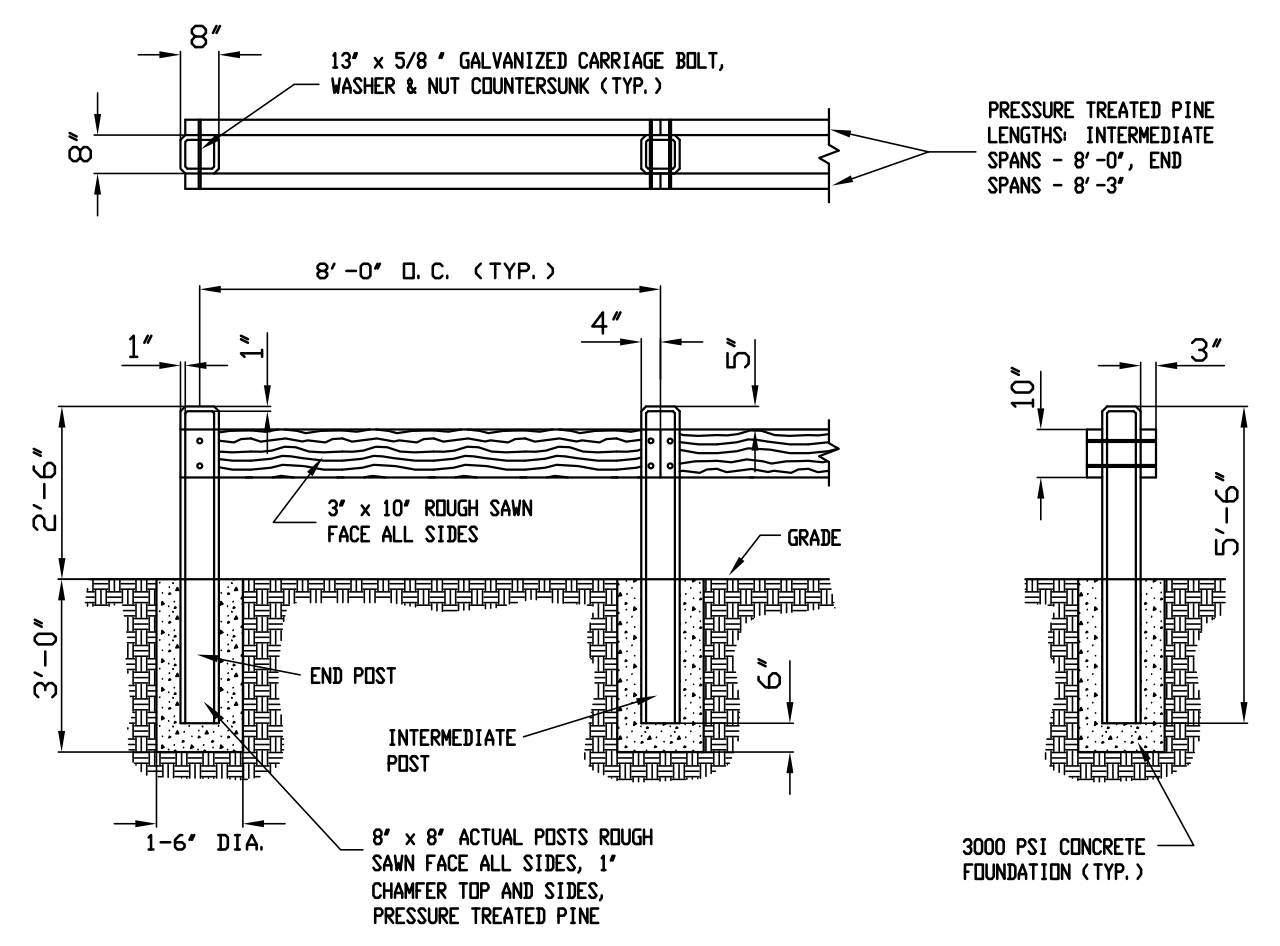


**PAVEMENT SECTION - PRIVATE ROAD**  
NOT TO SCALE

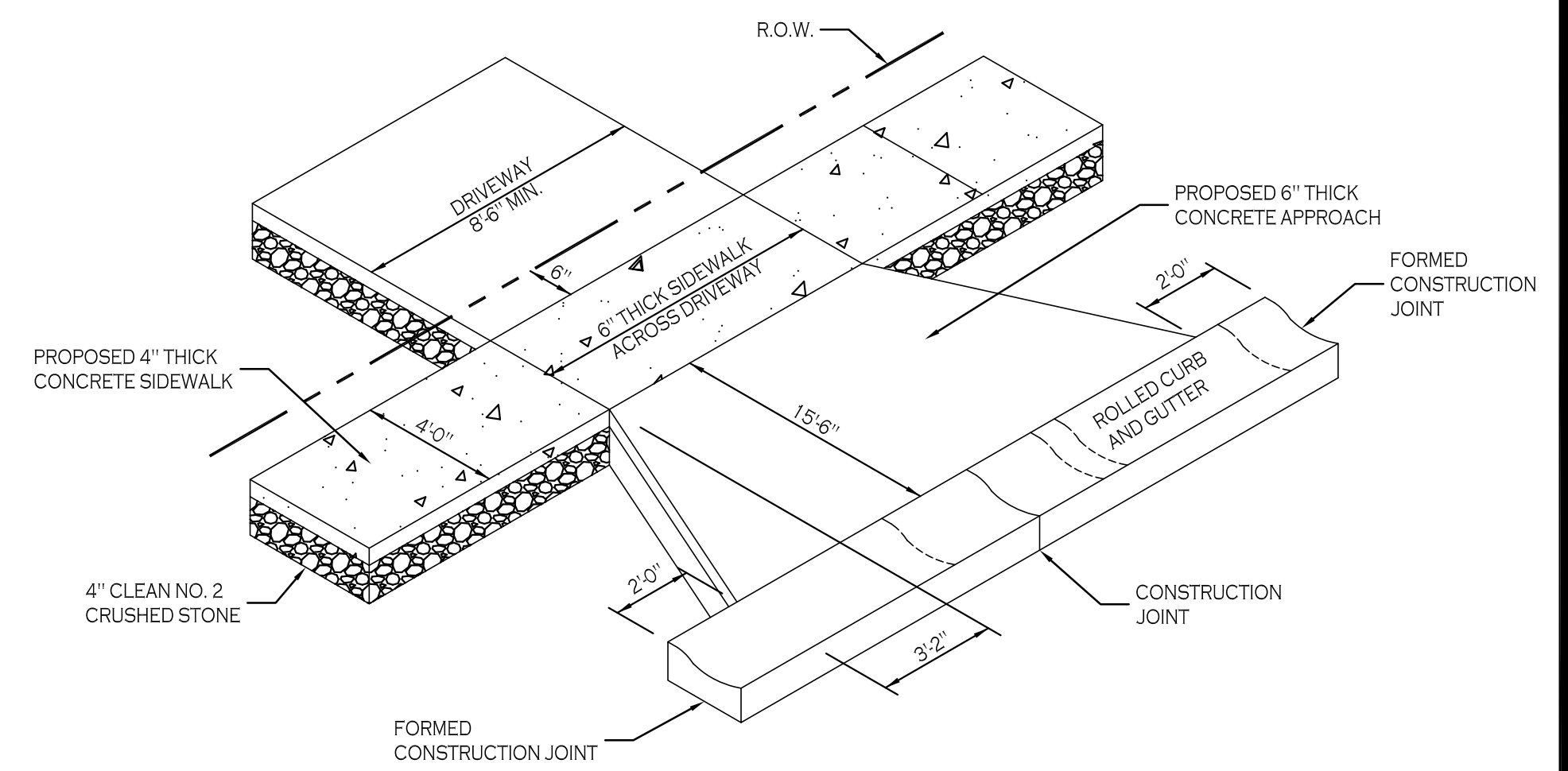


- NOTES:
- CONTROL JOINTS TO BE AT 5'-0" O.C., BOTHWAYS WHERE APPLICABLE. SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYS DOT 702-0700.
  - CONCRETE SIDEWALK AND DRIVEWAY MATERIAL SHALL CONFORM TO NYS DOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYS DOT STANDARD SPECIFICATION 608.3.
  - SUBBASE GRADE SHALL FOLLOW THE PROPOSED GRADE OF THE SIDEWALK AND SLOPE AWAY FROM BUILDING WHERE APPLICABLE. PROVIDE CONTINUOUS STONE PATH TO CURB UNDERDRAIN WHERE PROVIDED.
  - FULL DEPTH EXPANSION JOINTS SHALL BE INSTALLED EVERY 20' O.C., BOTHWAYS WHERE APPLICABLE. SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYS DOT 702-0700.
  - SEE CURB DETAIL FOR DOWLING REQUIREMENTS WHERE ABUTTING CURB
  - INSTALL 6" LONG #3 DOWELS @ 12" O.C. WHERE SIDEWALK ABUTS A BUILDING WALL AT AN ENTRANCE. THICKEN SIDEWALK TO 6" AT BUILDING WALL AND INSTALL DOWEL CENTERED IN THE 6" DEPTH. DOWELS AND THICKENING OF SIDEWALK SHALL EXTEND 18" EITHER SIDE OF ENTRANCE.
  - INSTALL 2" FEMOLDDED EXPANSION JOINT WITH BACKER ROD & SEALANT WHERE SIDEWALK ABUTS BUILDING OR OTHER STRUCTURE

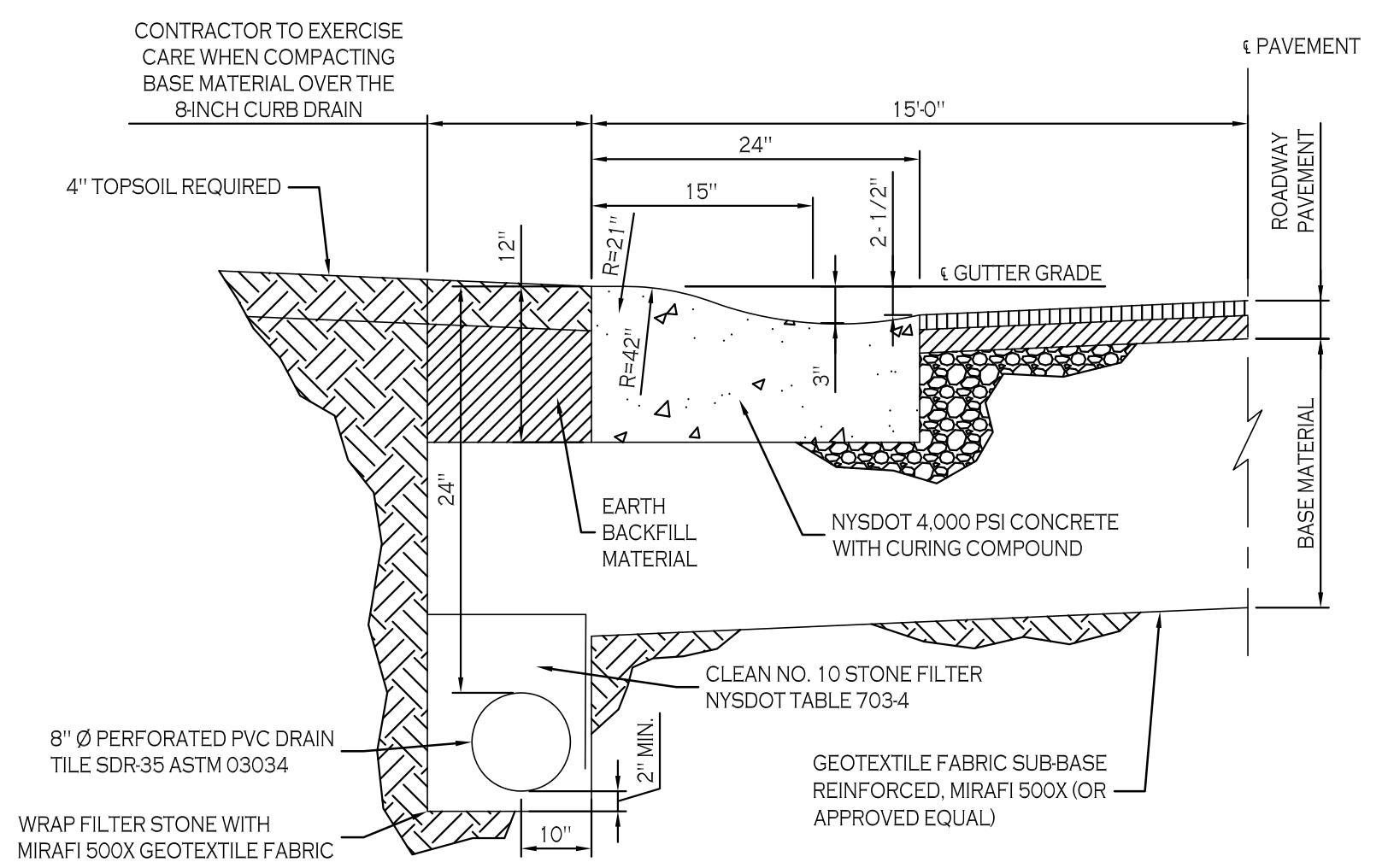
**CONCRETE SIDEWALK**  
NOT TO SCALE



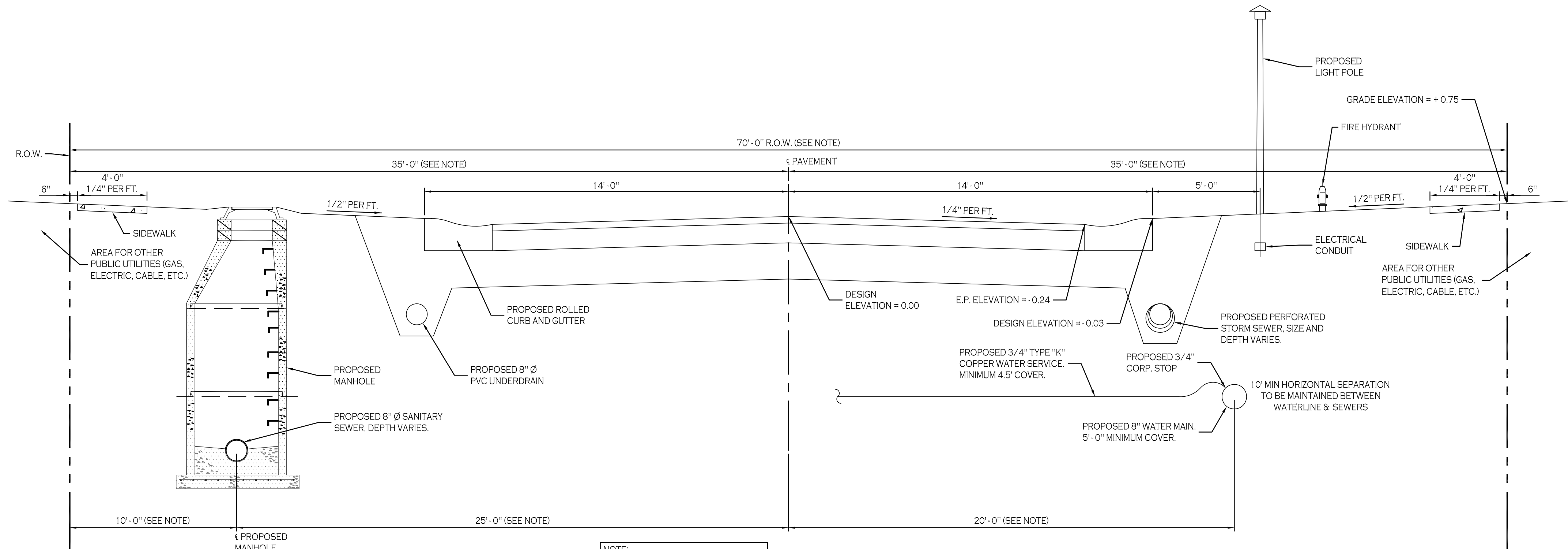
**WOODEN GUIDE RAIL**  
NOT TO SCALE



**TYPICAL DRIVEWAY APRON & SIDEWALK**  
NOT TO SCALE

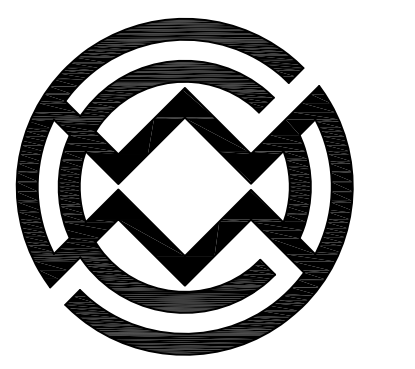


**ROLLED CURB DETAIL**  
NOT TO SCALE



NOTE:  
ACTUAL DIMENSIONS MAY VARY DUE TO SITE LAYOUT CONDITIONS. SEE PLANS FOR ADDITIONAL INFORMATION.

**TYPICAL ROADWAY AND SERVICES LOCATION**  
NOT TO SCALE



**Carmina Wood Morris PC**  
487 Main Street Suite 600  
Buffalo, New York 14203  
P 716.842.3165  
F 716.842.0263

REVISIONS:	Description	Date
No. 1	REV. PER PLANNING BOARD COMMENTS	12/15/17

PROJECT NAME:  
**New Patio Home & Attached Villas Construction**  
**Ebenezer Landing**  
4592 Seneca Street  
West Seneca, NY 14224

Issued for Construction: xx.xx.xx  
Municipality Submission: 5/7/16  
Drawn by: C. Wood  
Scale: As Noted

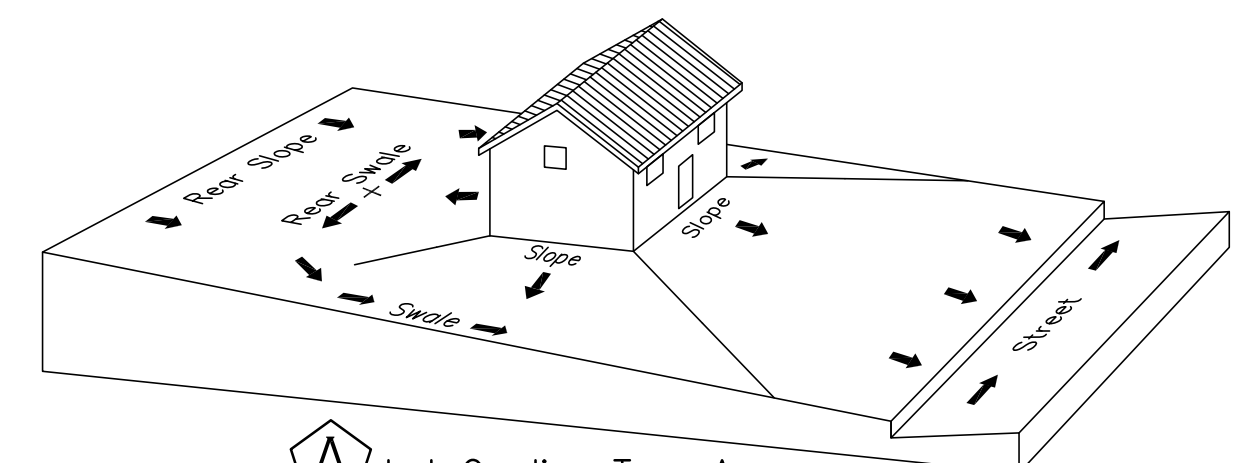
DRAWING NAME:  
**Site Details**

DRAWING NO.  
**C-101**

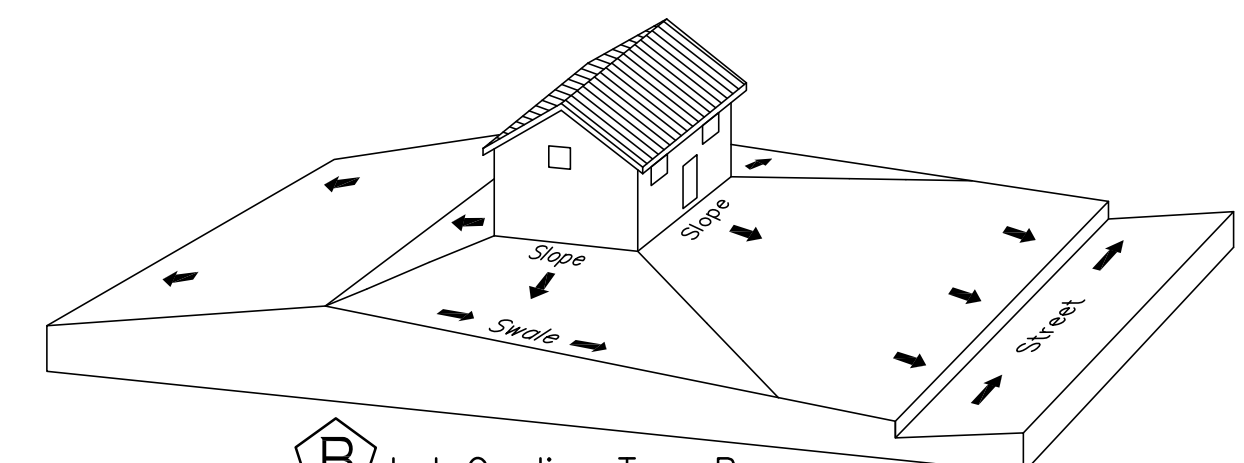
Project no.: 15.146

All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris PC is prohibited. WARNING: It is violation of article 145 sections 7209N and 7301 of the New York State Education Law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.

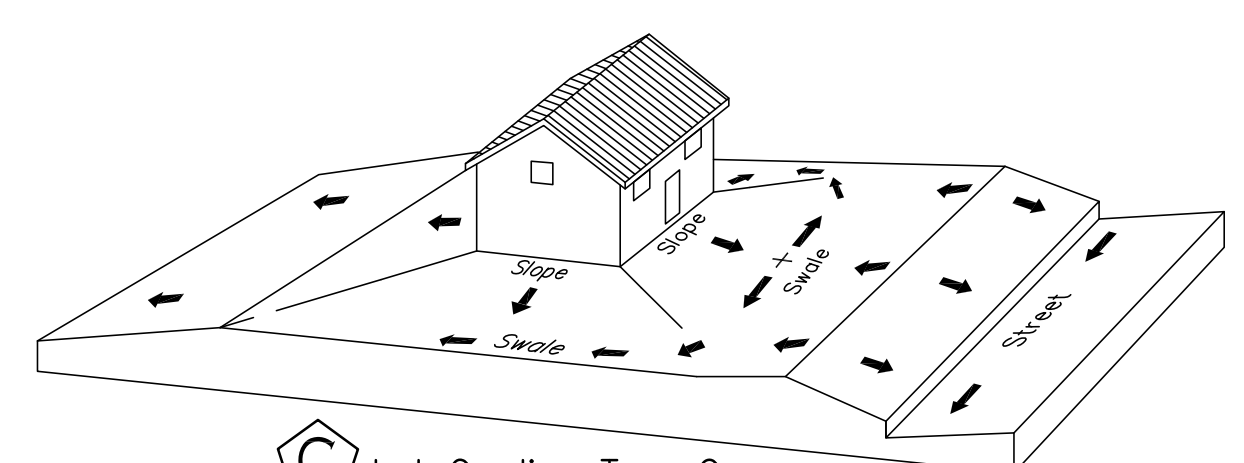
Carmina Wood Morris PC  
 1000 Seneca Street  
 Buffalo, NY 14203  
 P 716.842.2316  
 F 716.842.0263



**A Lot Grading Type A**  
 Drainage Directed Toward Front of Building.  
 Slope Away From Bldg. @ 2% for a distance of 30' @ Rear of Bldg.



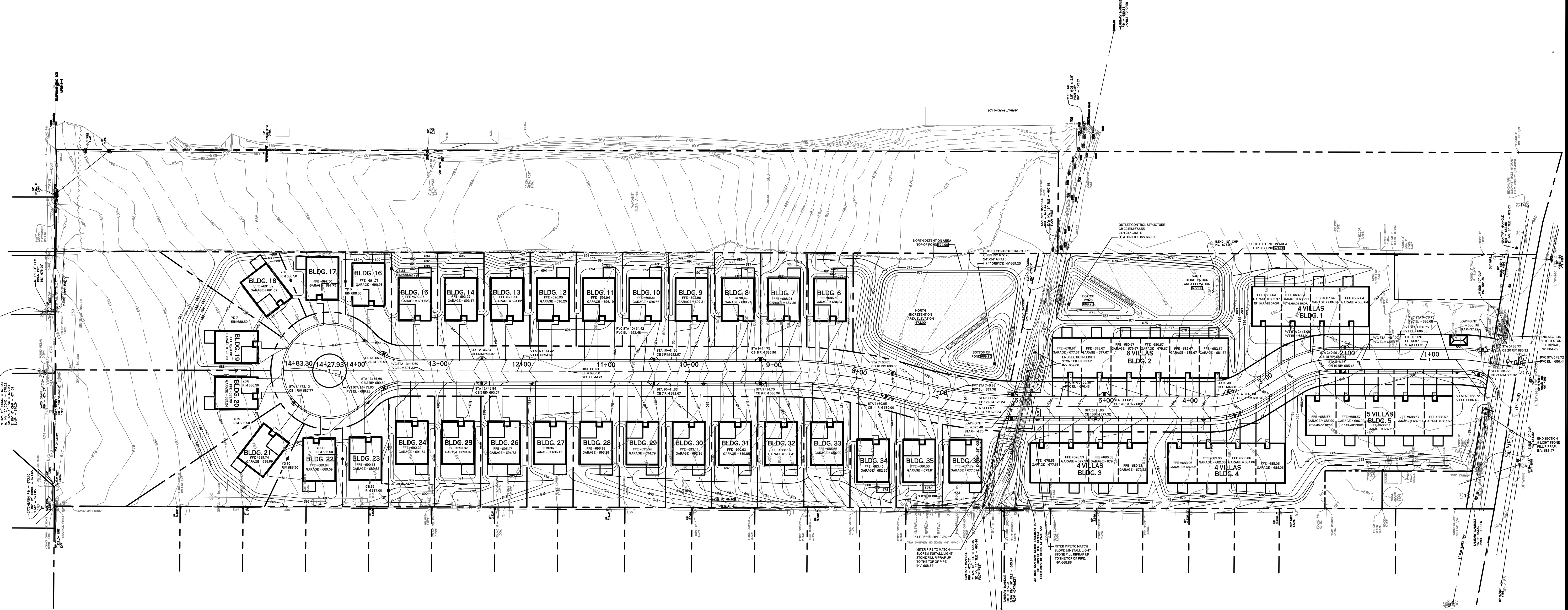
**B Lot Grading Type B**  
 Drainage Directed Toward Front and Rear of Building



**C Lot Grading Type C**  
 Drainage Directed Toward Rear of Building

**TYPICAL LOT GRADING**

SCALE: NTS



**RUNOFF ANALYSIS: OUTFALL TO EXISTING ONSITE DITCH**

STORM EVENT	TOTAL EXISTING RUNOFF	PROPOSED NORTH RUNOFF	PROPOSED SOUTH RUNOFF	TOTAL PROPOSED RUNOFF
1 YEAR	1.14 CFS	0.64 CFS @ 671.76 (0.18 AC-FT)	0.60 CFS @ 671.43 (0.09 AC-FT)	1.24 CFS (0.270 AC-FT)
10 YEAR	4.21 CFS	0.79 CFS @ 672.74	0.70 CFS @ 672.23	1.49 CFS
25 YEAR	6.17 CFS	3.43 CFS @ 672.95	0.93 CFS @ 672.58	4.18 CFS
100 YEAR	10.36 CFS	4.58 CFS @ 673.67	3.51 CFS @ 673.00	8.08 CFS

**WATER QUALITY SUMMARY:**

**NORTH AREA:**  
 WQV REQUIRED = 9,363 CF (0.378 AC-FT)  
 RRV MIN. REQUIRED = 1,770 CF (0.065 AC-FT)  
 RRV PROVIDED WITHIN BIORETENTION PRACTICES = 4,667 CF (0.080 AC-FT)  
 WQV PROVIDED WITHIN BIORETENTION PRACTICES = 11,667 CF (0.200 AC-FT)

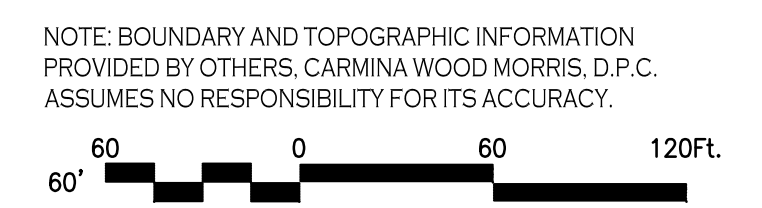
**SOUTH AREA:**  
 WQV REQUIRED = 5,582 CF (0.128 AC-FT)  
 RRV MIN. REQUIRED = 1,069 CF (0.025 AC-FT)  
 RRV PROVIDED WITHIN BIORETENTION PRACTICES = 3,111 CF (0.071 AC-FT)  
 WQV PROVIDED WITHIN BIORETENTION PRACTICES = 7,778 CF (0.179 AC-FT)

**TOTAL RRV MIN. REQUIRED = 1,770 CF + 1,069 CF = 2,839 CF (0.065 AC-FT)**  
**TOTAL RRV PROVIDED = 4,667 CF + 3,111 CF = 7,778 CF (0.179 AC-FT)**  
**TOTAL WQV REQUIRED = 9,363 CF + 5,582 CF = 14,945 CF (0.343 AC-FT)**  
**TOTAL WQV PROVIDED = 11,667 CF + 7,778 CF = 19,445 CF (0.446 AC-FT)**

**BIORETENTION FILTER AREA & ELEVATION SUMMARY:**

**NORTH AREA = 10,000 SF @ 672.00**  
**SOUTH AREA = 6,667 SF @ 672.00**  
**TOTAL FILTER AREA = 16,667 SF**

**OVERALL GRADING PLAN**  
 SCALE: 1"=60'



NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



**REVISIONS:**

No.	Description	Date
1	REV. PER PLANNING BOARD COMMENTS	12/15/17
2	David Holmes 2021 Revisions	9/30/21

**PROJECT NAME:**  
 New Patio Home & Attached Villas Construction  
**Ebenezer Landing**  
 4592 Seneca Street  
 West Seneca, NY 14224

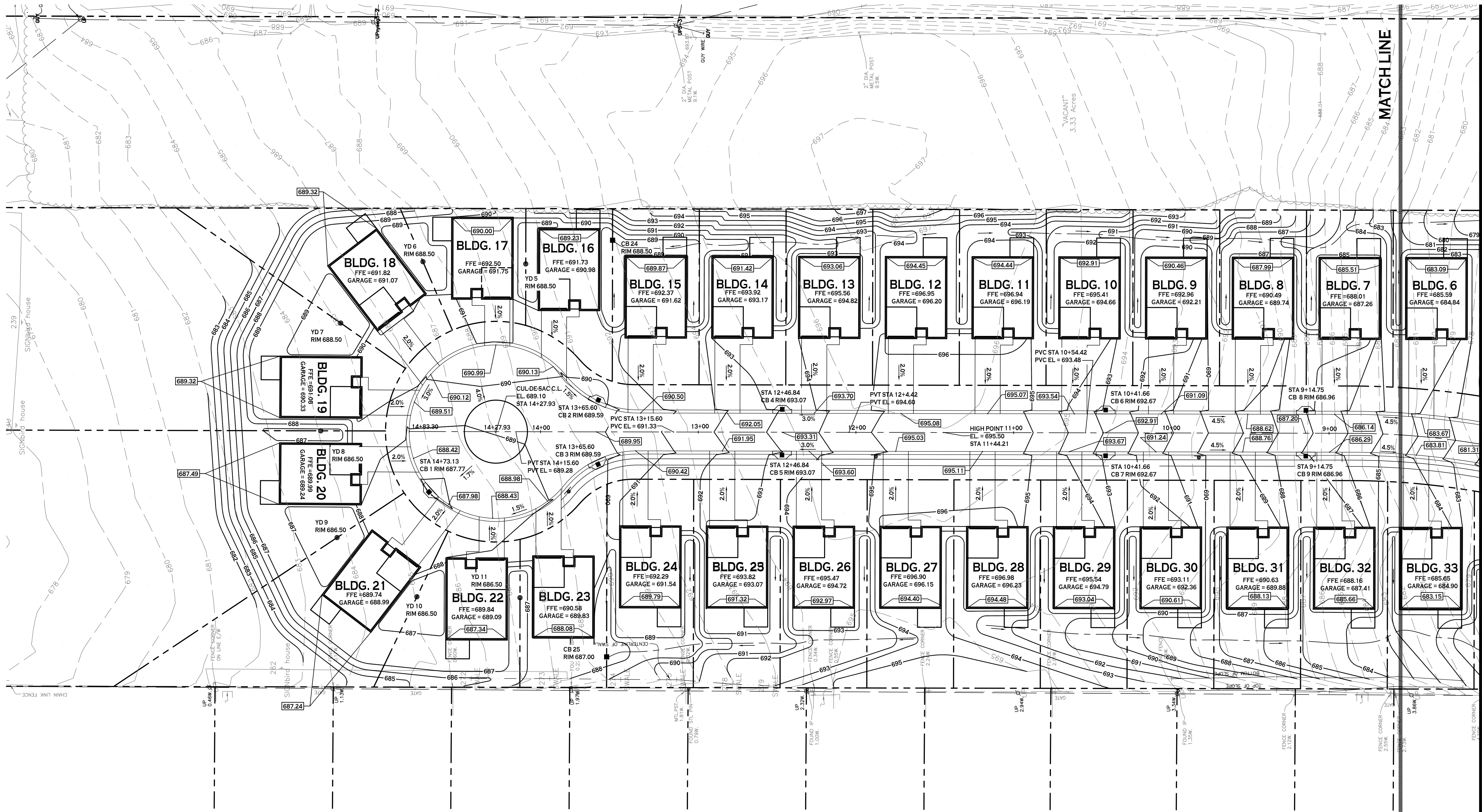
Issued for Construction: xx.xx.xx  
 Municipality Submission: 4/26/16  
 Drawn by: C. Wood  
 Scale: As Noted

**DRAWING NAME:**  
 Overall Grading Plan

**DRAWING NO.**  
**C-200**  
 Project no.: 15.146

All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris PC is prohibited. WARNING: It is a violation of article 145 sections 2209N and 2301 of the New York State Education Law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.

© Carmina Wood Morris PC



**GRADING PLAN - NORTH**  
SCALE: 1"=30'

**RUNOFF ANALYSIS: OUTFALL TO EXISTING ONSITE DITCH**

STORM EVENT	TOTAL EXISTING RUNOFF	PROPOSED NORTH RUNOFF	PROPOSED SOUTH RUNOFF	TOTAL PROPOSED RUNOFF
1 YEAR	1.14 CFS	0.64 CFS @ 671.76 (0.18 AC-FT)	0.60 CFS @ 671.43 (0.090 AC-FT)	1.24 CFS (0.270 AC-FT)
10 YEAR	4.21 CFS	0.79 CFS @ 672.74	0.70 CFS @ 672.23	1.49 CFS
25 YEAR	6.17 CFS	3.43 CFS @ 672.95	0.93 CFS @ 672.58	4.36 CFS
100 YEAR	10.36 CFS	4.58 CFS @ 673.67	3.51 CFS @ 673.00	8.08 CFS

**WATER QUALITY SUMMARY:**

**NORTH AREA:**  
WQV REQUIRED = 9,363 CF (0.378 AC-FT)  
RRV MIN. REQUIRED = 1,770 CF (0.065 AC-FT)  
RRV PROVIDED WITHIN BIORETENTION PRACTICES = 4,667 CF (0.080 AC-FT)  
WQV PROVIDED WITHIN BIORETENTION PRACTICES = 11,667 CF (0.200 AC-FT)

**SOUTH AREA:**  
WQV REQUIRED = 5,582 CF (0.128 AC-FT)  
RRV MIN. REQUIRED = 1,069 CF (0.025 AC-FT)  
RRV PROVIDED WITHIN BIORETENTION PRACTICES = 3,111 CF (0.071 AC-FT)  
WQV PROVIDED WITHIN BIORETENTION PRACTICES = 7,778 CF (0.179 AC-FT)

TOTAL RRV MIN. REQUIRED = 1,770 CF + 1,069 CF = 2,839 CF (0.065 AC-FT)  
TOTAL RRV PROVIDED = 4,667 CF + 3,111 CF = 7,778 CF (0.179 AC-FT)  
TOTAL WQV REQUIRED = 9,363 CF + 5,582 CF = 14,945 CF (0.343 AC-FT)  
TOTAL WQV PROVIDED = 11,667 CF + 7,778 CF = 19,445 CF (0.446 AC-FT)

**BIORETENTION FILTER AREA & ELEVATION SUMMARY:**

NORTH AREA = 10,000 SF @ 672.00  
SOUTH AREA = 6,667 SF @ 672.00  
TOTAL FILTER AREA = 16,667 SF

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD MORRIS, P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



**REVISIONS:**

No.	Description	Date
1	David Homes 2021 Revisions	9/30/21

**PROJECT NAME:**  
New Patio Home & Attached Villas Construction  
**Ebenezer Landing**  
4592 Seneca Street  
West Seneca, NY 14224

Issued for Construction: xx.xx.xx  
Municipality Submission: 4/26/16  
Drawn by: C. Wood  
Scale: As Noted

**DRAWING NAME:**  
Grading Plan - North

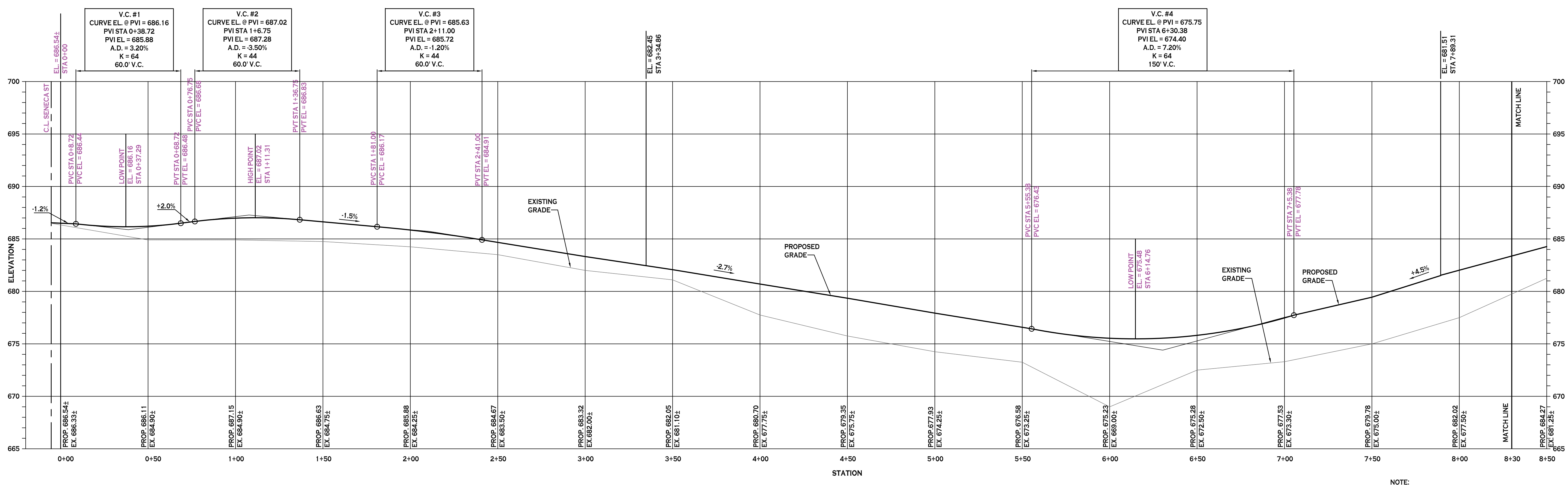
**DRAWING NO.:**  
**C-201**  
Project no.: 15.146



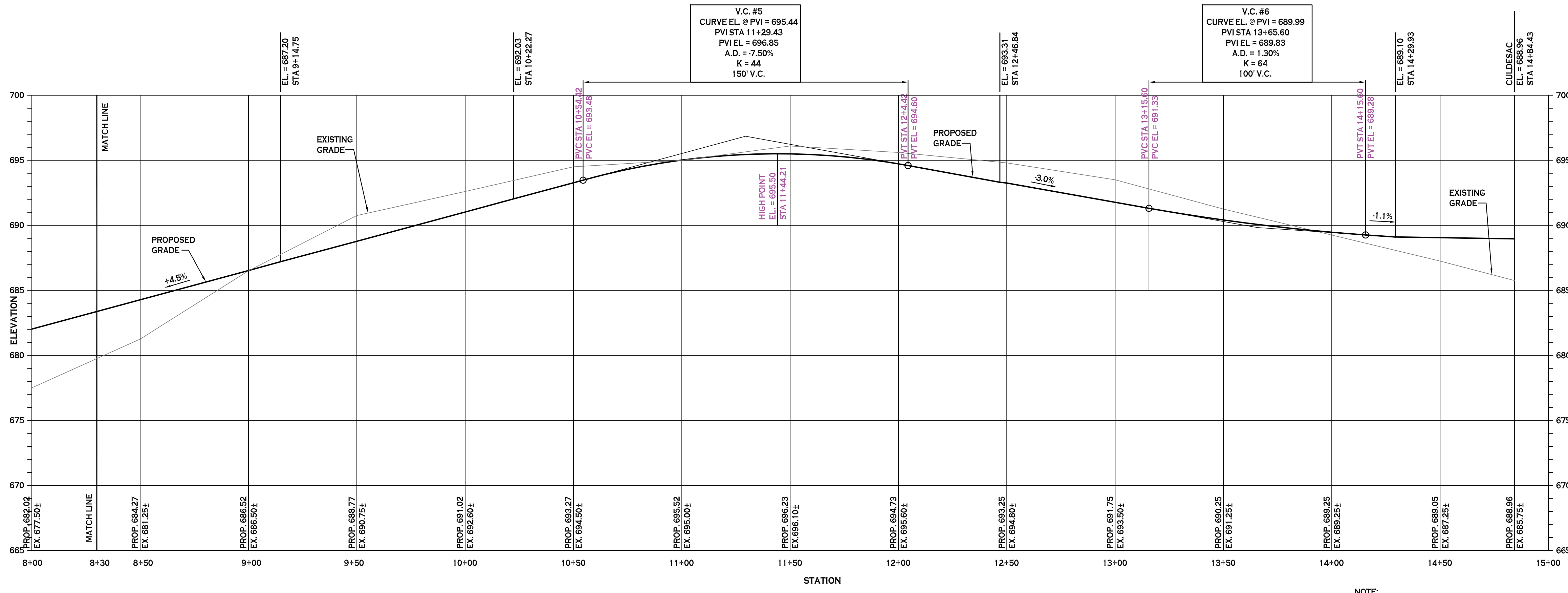


All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris PC is prohibited. WARNING: It is violation of article 145 sections 7209N and 7301 of the New York State education law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.

Carmina Wood Morris PC



NOTE:  
FILL SHALL BE PLACED AND SATISFACTORILY  
COMPACTED PRIOR TO INSTALLATION OF UTILITIES,  
AND MUST BE APPROVED BY THE SUPERVISING  
PROJECT ENGINEER.



NOTE:  
FILL SHALL BE PLACED AND SATISFACTORILY  
COMPACTED PRIOR TO INSTALLATION OF UTILITIES,  
AND MUST BE APPROVED BY THE SUPERVISING  
PROJECT ENGINEER.



REVISIONS:

No.	Description	Date
1	David Homes 2021 Revisions	9/30/21

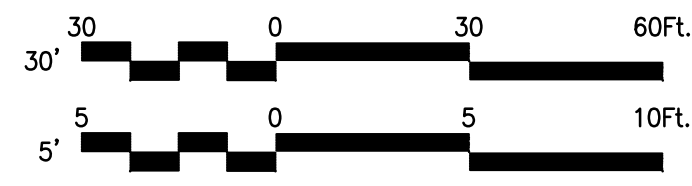
PROJECT NAME:  
New Patio Home & Attached Villas Construction  
**Ebenezer Landing**  
4592 Seneca Street  
West Seneca, NY 14224

Issued for Construction: xx.xx.xx  
Municipality Submission: 4/26/16  
Drawn by: C. Wood  
Scale: As Noted

DRAWING NAME:  
Roadway Profile

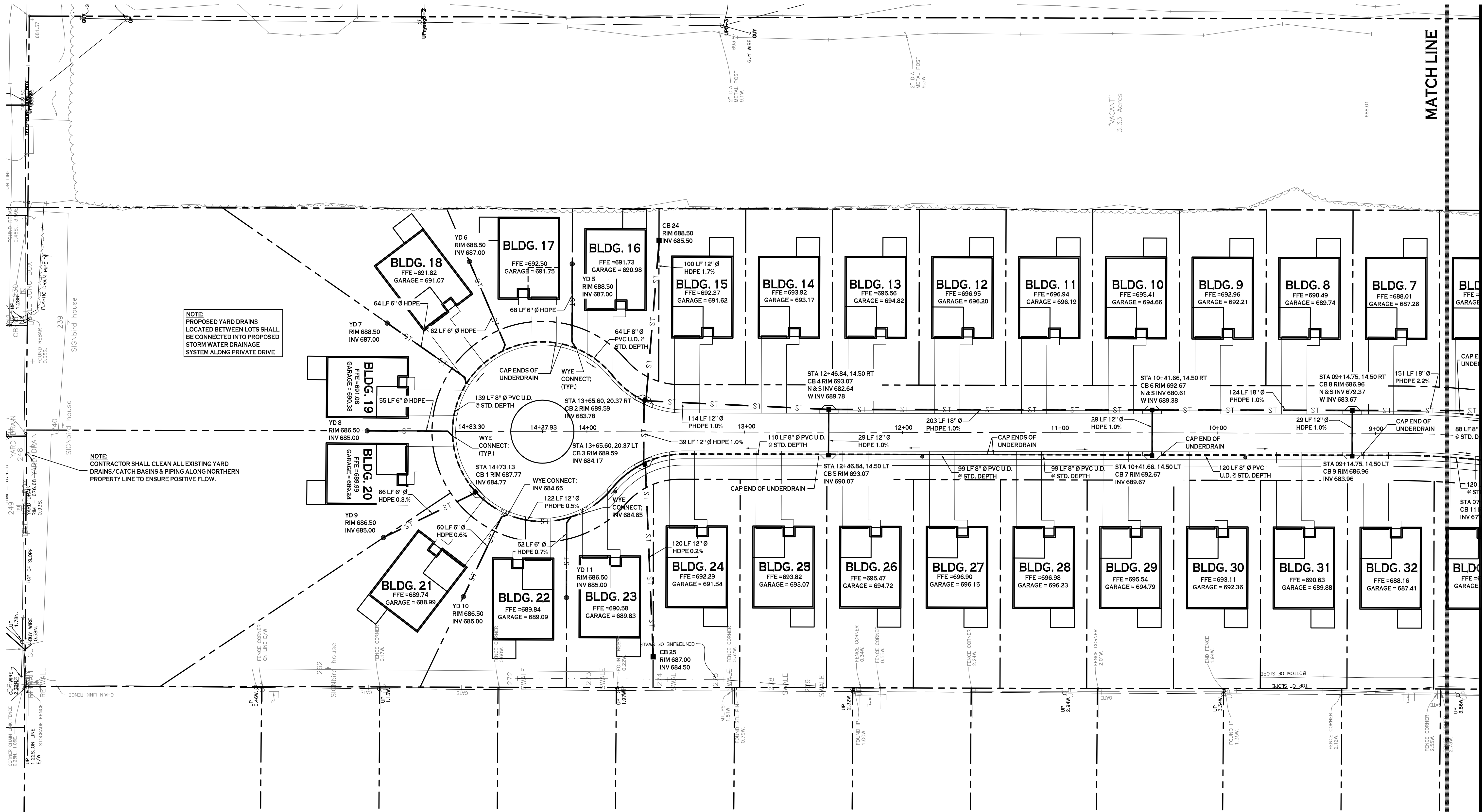
DRAWING NO.  
**C-203**  
Project no.: 15.146

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION  
PROVIDED BY OTHERS. CARMINA WOOD MORRIS, P.C.  
ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris PC is prohibited. WARNING: It is violation of article 145 sections 7209N and 7301 of the New York State education law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S., shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.

Carmina Wood Morris PC



NOTE:  
PROPOSED YARD DRAINS  
LOCATED BETWEEN LOTS SHALL  
BE CONNECTED INTO PROPOSED  
STORM WATER DRAINAGE  
SYSTEM ALONG PRIVATE DRIVE

NOTE:  
CONTRACTOR SHALL CLEAN ALL EXISTING YARD  
DRAINS/CATCH BASINS & PIPING ALONG NORTHERN  
PROPERTY LINE TO ENSURE POSITIVE FLOW.

**STORM DRAINAGE PLAN - NORTH**  
SCALE: 1"=30'

**RUNOFF ANALYSIS: OUTFALL TO EXISTING ONSITE DITCH**

STORM EVENT	TOTAL EXISTING RUNOFF	PROPOSED NORTH RUNOFF	PROPOSED SOUTH RUNOFF	TOTAL PROPOSED RUNOFF
1 YEAR	1.14 CFS	0.64 CFS @ 671.76 (0.18 AC-FT)	0.60 CFS @ 671.43 (0.090 AC-FT)	1.24 CFS (0.270 AC-FT)
10 YEAR	4.21 CFS	0.79 CFS @ 672.74	0.70 CFS @ 672.23	1.49 CFS
25 YEAR	6.17 CFS	3.43 CFS @ 672.95	0.93 CFS @ 672.58	4.18 CFS
100 YEAR	10.36 CFS	4.58 CFS @ 673.67	3.51 CFS @ 673.00	8.08 CFS

**WATER QUALITY SUMMARY:**

**NORTH AREA:**  
WQV REQUIRED = 9,363 CF (0.378 AC-FT)  
RRV MIN. REQUIRED = 1,770 CF (0.065 AC-FT)  
RRV PROVIDED WITHIN BIORETENTION PRACTICES = 4,667 CF (0.080 AC-FT)  
WQV PROVIDED WITHIN BIORETENTION PRACTICES = 11,667 CF (0.200 AC-FT)

**SOUTH AREA:**  
WQV REQUIRED = 5,582 CF (0.128 AC-FT)  
RRV MIN. REQUIRED = 1,069 CF (0.025 AC-FT)  
RRV PROVIDED WITHIN BIORETENTION PRACTICES = 3,111 CF (0.071 AC-FT)  
WQV PROVIDED WITHIN BIORETENTION PRACTICES = 7,778 CF (0.179 AC-FT)

**TOTAL RRV MIN. REQUIRED = 1,770 CF + 1,069 CF = 2,839 CF (0.065 AC-FT)**  
**TOTAL RRV PROVIDED = 4,667 CF + 3,111 CF = 7,778 CF (0.179 AC-FT)**  
**TOTAL WQV REQUIRED = 9,363 CF + 5,582 CF = 14,945 CF (0.343 AC-FT)**  
**TOTAL WQV PROVIDED = 11,667 CF + 7,778 CF = 19,445 CF (0.446 AC-FT)**

**BIORETENTION FILTER AREA & ELEVATION SUMMARY:**

**NORTH AREA = 10,000 SF @ 672.00**  
**SOUTH AREA = 6,667 SF @ 672.00**  
**TOTAL FILTER AREA = 16,667 SF**

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION  
PROVIDED BY OTHERS. CARMINA WOOD MORRIS, P.C.  
ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

**REVISIONS:**

No.	Description	Date
1	Rev. per CPL & PB Comments	10/29/17
2	David Holmes 2021 Revisions	9/30/21

PROJECT NAME:  
**New Patio Home & Attached Villas Construction**  
**Ebenezer Landing**  
4592 Seneca Street  
West Seneca, NY 14224

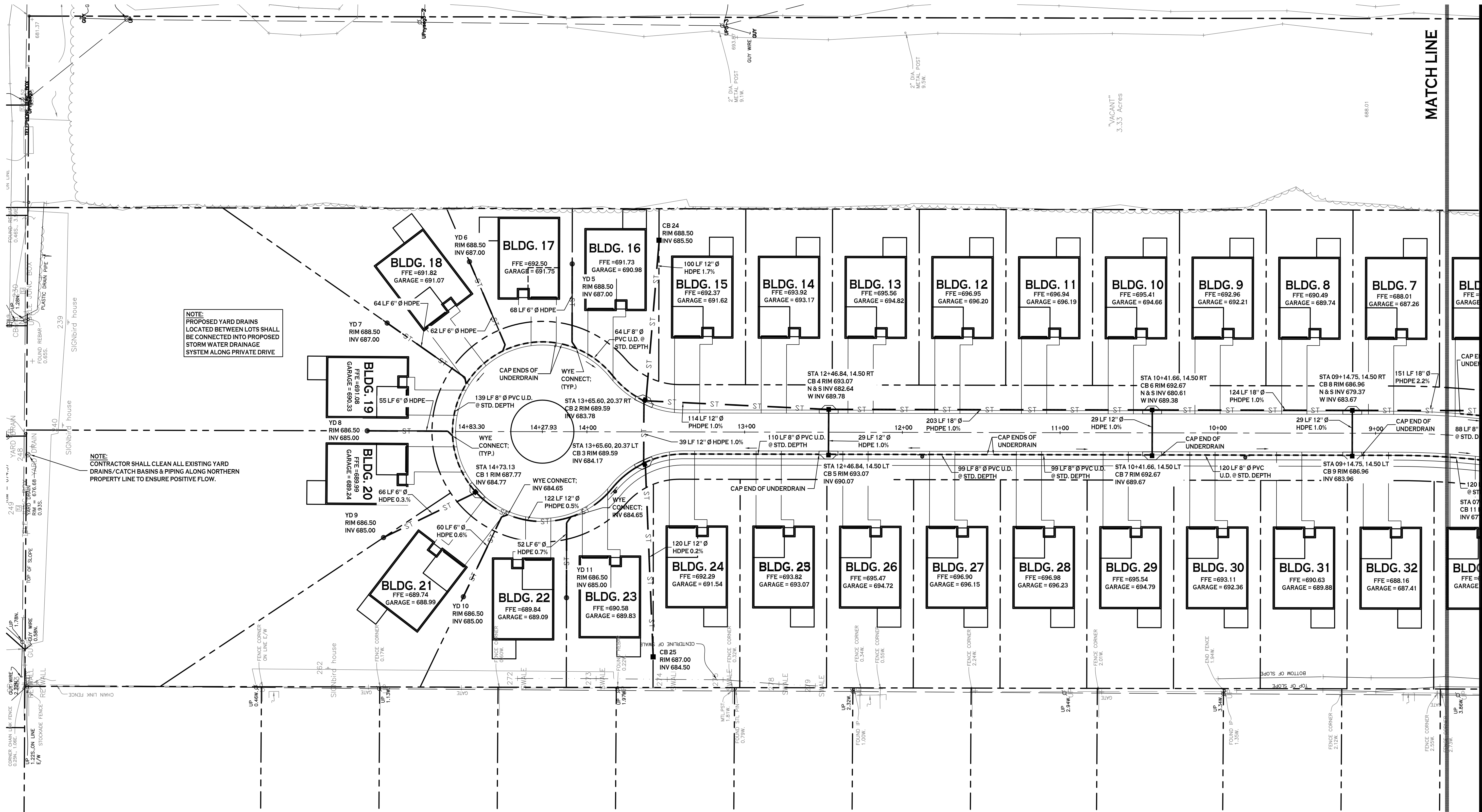
Issued for Construction: xx.xx.xx  
Municipality Submission: 4/26/16  
Drawn by: C. Wood  
Scale: As Noted

**DRAWING NAME:**  
**Storm Drainage  
Plan - North**

**DRAWING NO.**  
**C-301**  
Project no.: 15.146

All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris PC is prohibited. WARNING: It is violation of article 145 sections 7209N and 7301 of the New York State education law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.C.A., P.E. or L.L.S., shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.

Carmina Wood Morris PC



NOTE:  
PROPOSED YARD DRAINS  
LOCATED BETWEEN LOTS SHALL  
BE CONNECTED INTO PROPOSED  
STORM WATER DRAINAGE  
SYSTEM ALONG PRIVATE DRIVE

NOTE:  
CONTRACTOR SHALL CLEAN ALL EXISTING YARD  
DRAINS/CATCH BASINS & PIPING ALONG NORTHERN  
PROPERTY LINE TO ENSURE POSITIVE FLOW.

**STORM DRAINAGE PLAN - NORTH**  
SCALE: 1"=30'

**RUNOFF ANALYSIS: OUTFALL TO EXISTING ONSITE DITCH**

STORM EVENT	TOTAL EXISTING RUNOFF	PROPOSED NORTH RUNOFF	PROPOSED SOUTH RUNOFF	TOTAL PROPOSED RUNOFF
1 YEAR	1.14 CFS	0.64 CFS @ 671.76 (0.18 AC-FT)	0.60 CFS @ 671.43 (0.090 AC-FT)	1.24 CFS (0.270 AC-FT)
10 YEAR	4.21 CFS	0.79 CFS @ 672.74	0.70 CFS @ 672.23	1.49 CFS
25 YEAR	6.17 CFS	3.43 CFS @ 672.95	0.93 CFS @ 672.58	4.18 CFS
100 YEAR	10.36 CFS	4.58 CFS @ 673.67	3.51 CFS @ 673.00	8.08 CFS

**WATER QUALITY SUMMARY:**

**NORTH AREA:**  
WQV REQUIRED = 9,363 CF (0.378 AC-FT)  
RRV MIN. REQUIRED = 1,770 CF (0.065 AC-FT)  
RRV PROVIDED WITHIN BIORETENTION PRACTICES = 4,667 CF (0.080 AC-FT)  
WQV PROVIDED WITHIN BIORETENTION PRACTICES = 11,667 CF (0.200 AC-FT)

**SOUTH AREA:**  
WQV REQUIRED = 5,582 CF (0.128 AC-FT)  
RRV MIN. REQUIRED = 1,069 CF (0.025 AC-FT)  
RRV PROVIDED WITHIN BIORETENTION PRACTICES = 3,111 CF (0.071 AC-FT)  
WQV PROVIDED WITHIN BIORETENTION PRACTICES = 7,778 CF (0.179 AC-FT)

**TOTAL RRV MIN. REQUIRED = 1,770 CF + 1,069 CF = 2,839 CF (0.065 AC-FT)**  
**TOTAL RRV PROVIDED = 4,667 CF + 3,111 CF = 7,778 CF (0.179 AC-FT)**  
**TOTAL WQV REQUIRED = 9,363 CF + 5,582 CF = 14,945 CF (0.343 AC-FT)**  
**TOTAL WQV PROVIDED = 11,667 CF + 7,778 CF = 19,445 CF (0.446 AC-FT)**

**BIORETENTION FILTER AREA & ELEVATION SUMMARY:**

**NORTH AREA = 10,000 SF @ 672.00**  
**SOUTH AREA = 6,667 SF @ 672.00**  
**TOTAL FILTER AREA = 16,667 SF**

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION  
PROVIDED BY OTHERS. CARMINA WOOD MORRIS, P.C.  
ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



**REVISIONS:**

No.	Description	Date
1	Rev. per CPL & PB Comments	10/29/17
2	David Holmes 2021 Revisions	9/30/21

PROJECT NAME:  
**New Patio Home & Attached Villas Construction**  
**Ebenezer Landing**  
4592 Seneca Street  
West Seneca, NY 14224

Issued for Construction: xx.xx.xx  
Municipality Submission: 4/26/16  
Drawn by: C. Wood  
Scale: As Noted

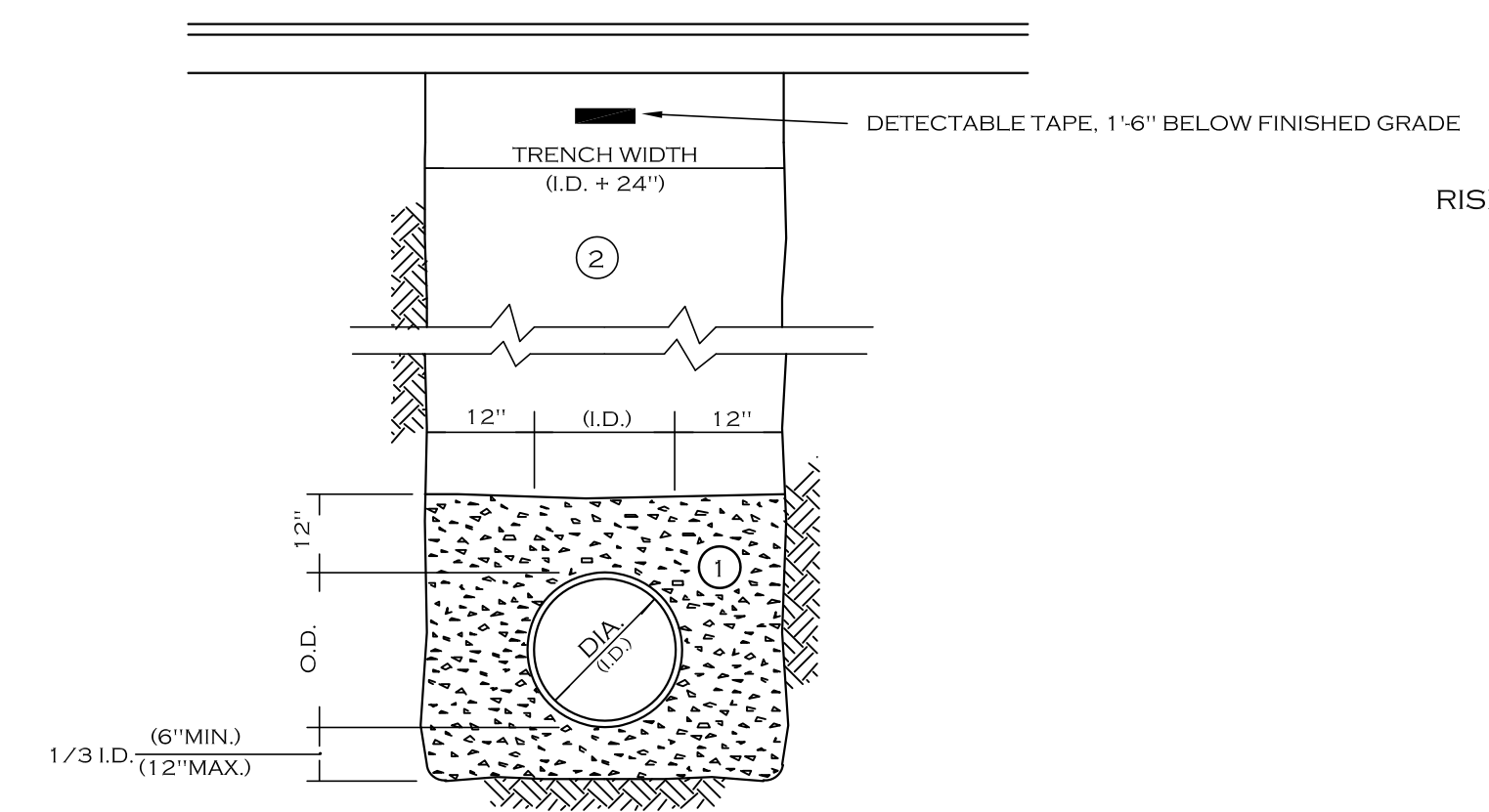
**DRAWING NAME:**  
**Storm Drainage  
Plan - North**

**DRAWING NO.**  
**C-301**  
Project no.: 15.146



All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris PC is prohibited. WARNING: It is violation of article 145 sections 7202N and 7301 of the New York State Education Law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.

© Carmina Wood Morris PC



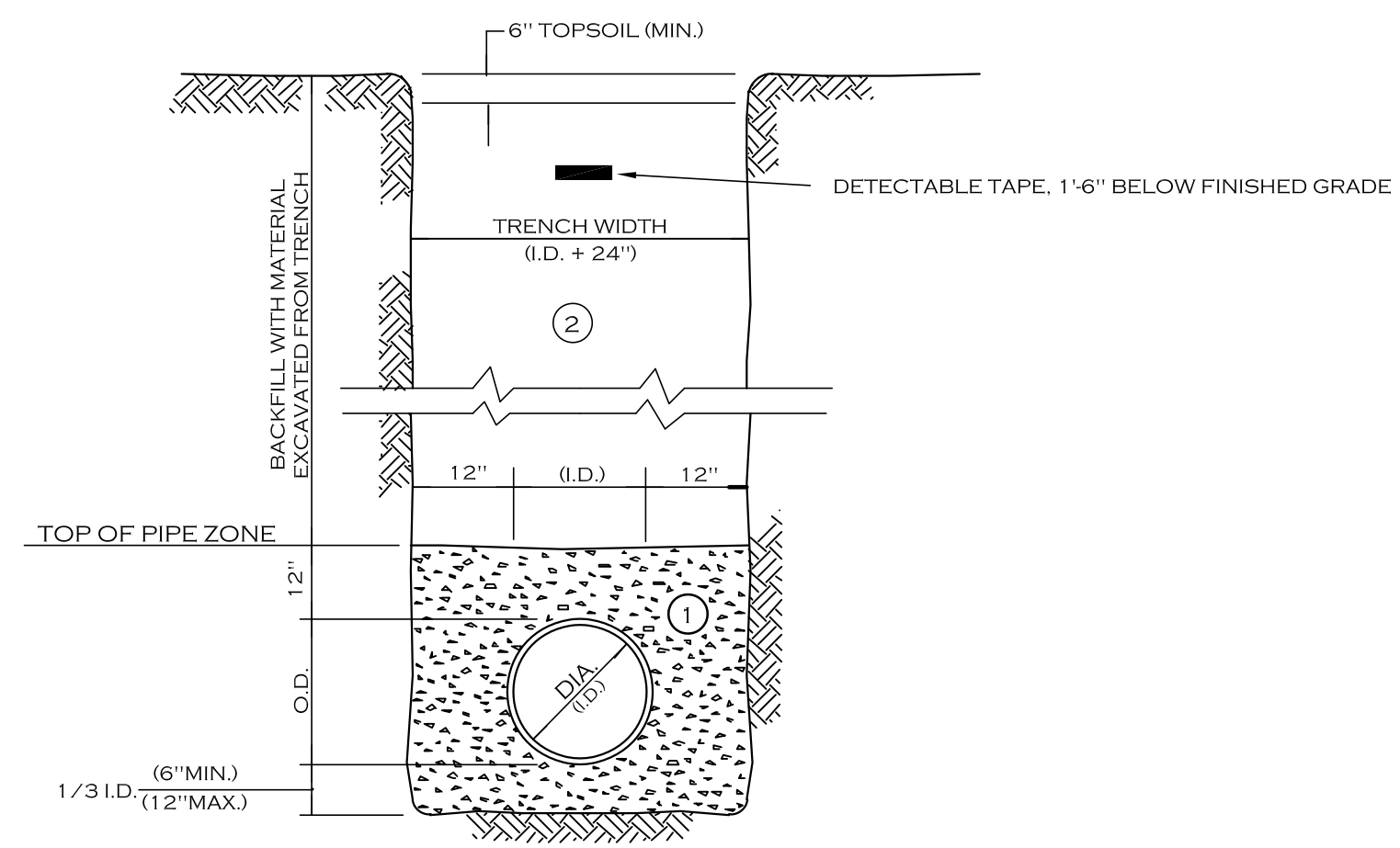
- NOTES:
- A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
  - B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.
  - C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.
  - D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

**MATERIALS**

PIPE BEDDING MATERIAL (NYS DOT 1985 EDITION)

- ① NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703.02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.
- NO SLAG SHALL BE ALLOWED FOR MATERIAL ①
- ② TYPE 2 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304.2.02 TYPE 2. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN TWO INCHES AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.
- NO SLAG SHALL BE ALLOWED FOR MATERIAL ②

**STORM SEWER TRENCH SECTION IN PAVED AREAS**



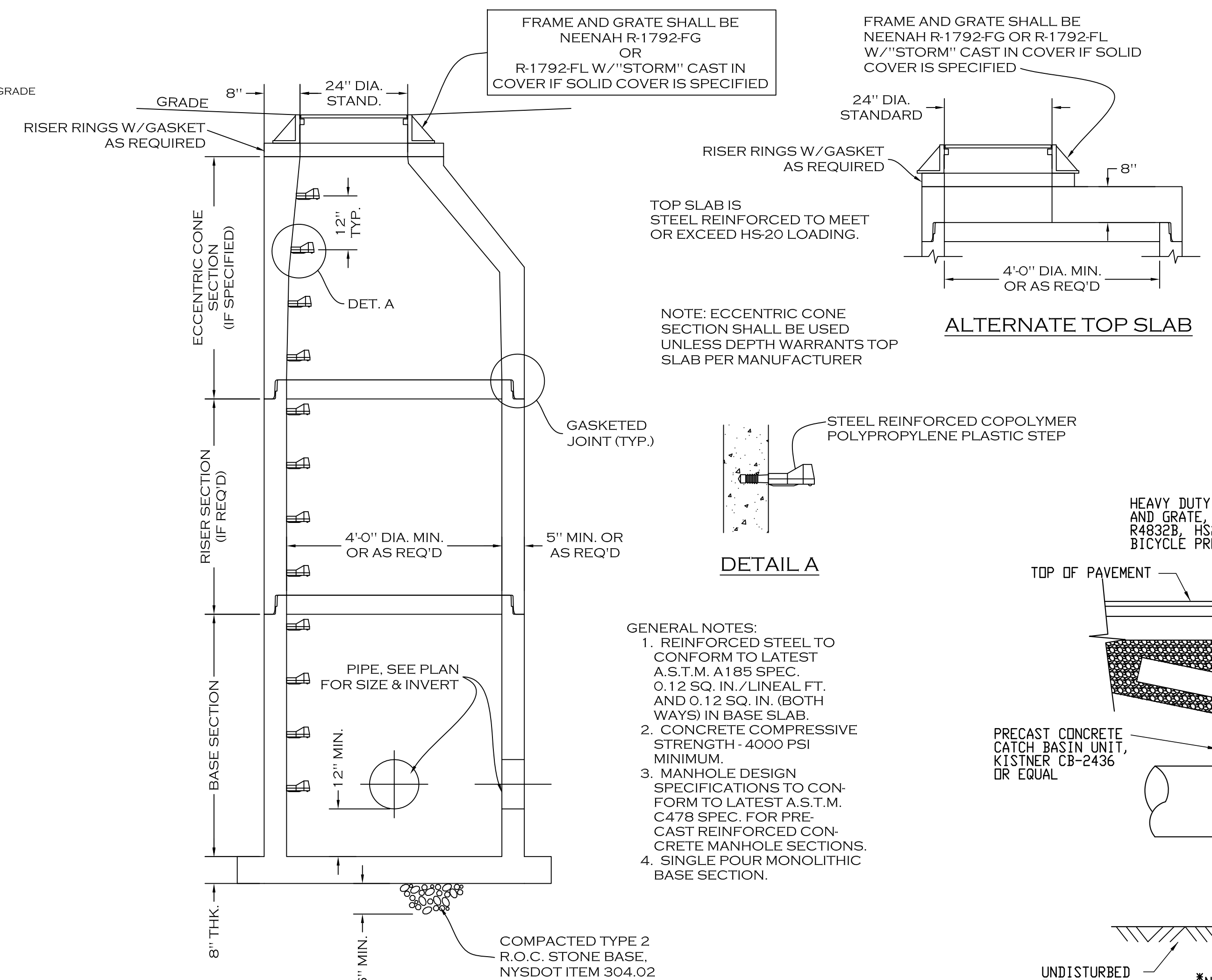
- NOTES:
- A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
  - B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.
  - C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.
  - D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

**MATERIALS**

PIPE BEDDING MATERIAL (NYS DOT 1985 EDITION)

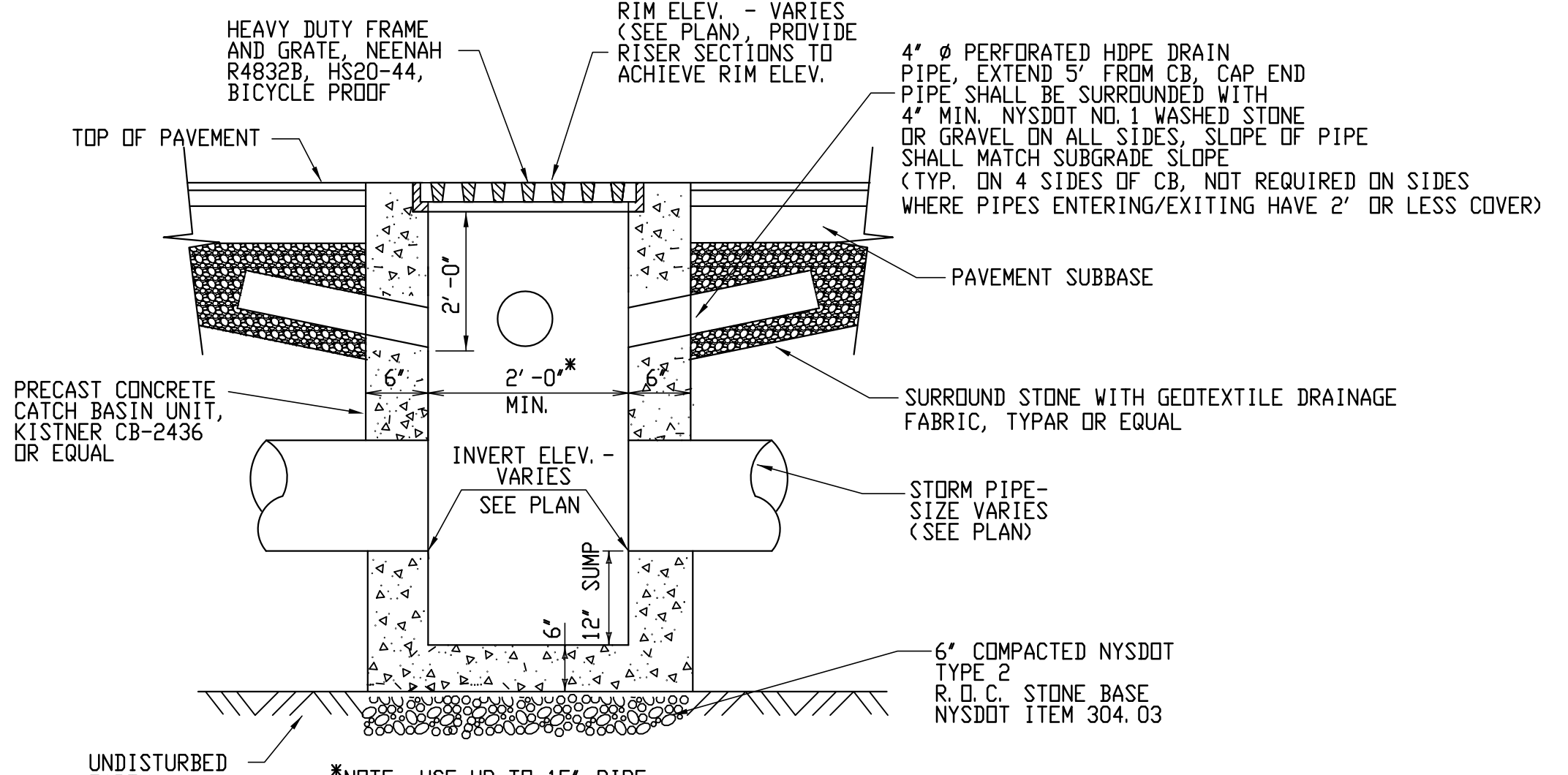
- ① NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703.02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.
- NO SLAG SHALL BE ALLOWED FOR MATERIAL ①
- ② BACKFILL MATERIAL SHALL BE NATIVE SOIL CONTAINING NO UNSUITABLE MATERIAL COMPACTED IN 6" LIFTS.

**STORM SEWER TRENCH SECTION IN UNPAVED AREAS**

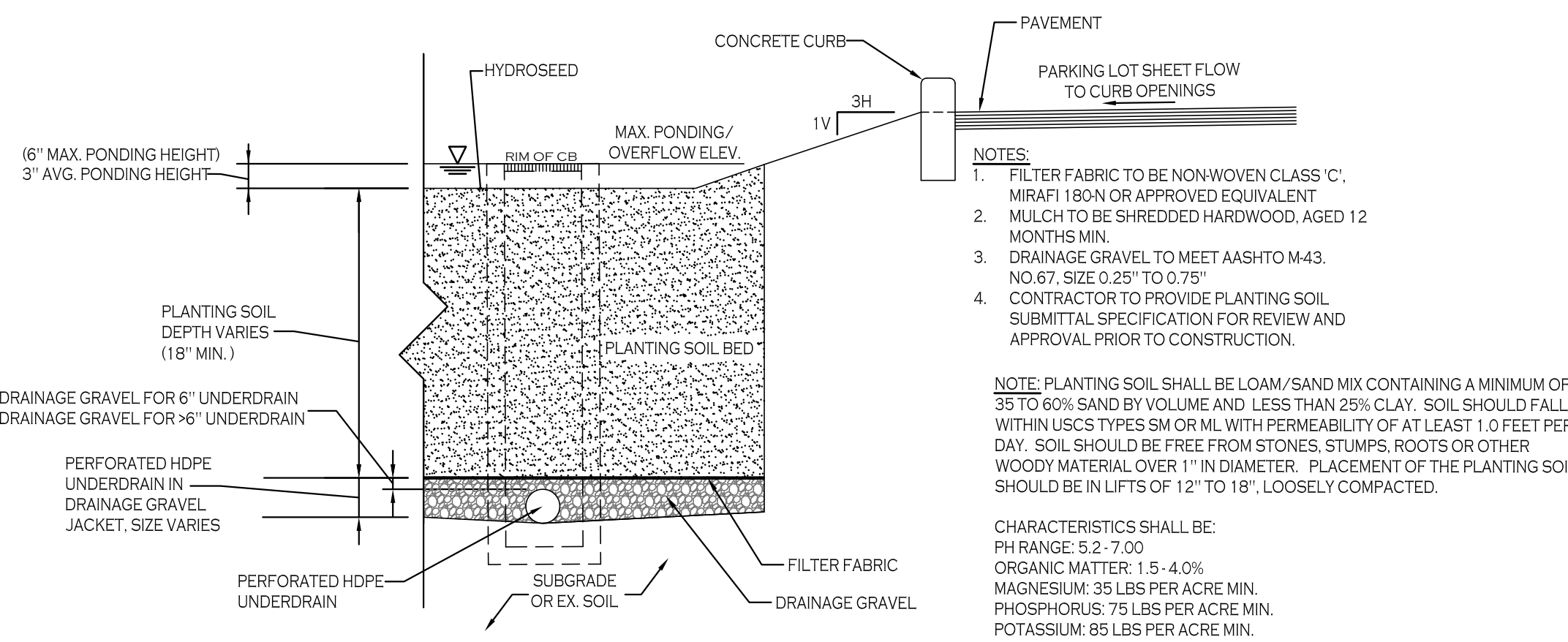


- GENERAL NOTES:
1. REINFORCED STEEL TO CONFORM TO LATEST A.S.T.M. A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) IN BASE SLAB.
  2. CONCRETE COMPRESSIVE STRENGTH - 4000 PSI MINIMUM.
  3. MANHOLE DESIGN SPECIFICATIONS TO CONFORM TO LATEST A.S.T.M. C478 SPEC. FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS.
  4. SINGLE POUR MONOLITHIC BASE SECTION.

**TYPICAL STORM MANHOLE DETAIL**



**TYPICAL PRECAST CATCH BASIN**



**BIO-RETENTION AREA SEEDING SPEC (NORTHEAST WETLAND GRASS SEED MIX):**

SEED MIXTURE	VARIETY	PERCENT BY NO. OF SEEDS
CREeping BENTGRASS	AGROSTIS STOLONIFERA	63.0
ROUGH BLUEGRASS	POA TRIVIALIS	17.0
MEADOW FOXTAIL	ALOPECURUS ARUNDINACEUS	11.0
ANNUAL RYEGRASS	LOLIUM MULTIFLORUM	4.5
DEERTONGUE	PANICUM CLANDESTINUM	4.5

**BIORETENTION AREA - TYPICAL SECTION**

- NOTES:
1. FILTER FABRIC TO BE NONWOVEN CLASS 'C', MIRAFI 180N OR APPROVED EQUIVALENT
  2. MULCH TO BE SHREDDED HARDWOOD, AGED 12 MONTHS MIN.
  3. DRAINAGE GRAVEL TO MEET AASHTO M43, NO. 67, SIZE 0.25" TO 0.75"
  4. CONTRACTOR TO PROVIDE PLANTING SOIL SUBMITTAL SPECIFICATION FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- NOTE: PLANTING SOIL SHALL BE LOAM/SAND MIX CONTAINING A MINIMUM OF 35 TO 60% SAND BY VOLUME AND LESS THAN 25% CLAY. SOIL SHOULD FALL WITHIN USCS TYPES SM OR ML WITH PERMEABILITY OF AT LEAST 1.0 FEET PER DAY. SOIL SHOULD BE FREE FROM STONES, STUMPS, ROOTS OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN LIFTS OF 12" TO 18", LOOSELY COMPACTED.
- CHARACTERISTICS SHALL BE:
- PH RANGE: 5.2 - 7.00
  - ORGANIC MATTER: 1.5 - 4.0%
  - MAGNESIUM: 35 LBS PER ACRE MIN.
  - PHOSPHORUS: 75 LBS PER ACRE MIN.
  - POTASSIUM: 85 LBS PER ACRE MIN.
  - SOLUBLE SALTS: 500 PPM
  - CLAY: 10 TO 25%
  - SILT: 30 TO 55%
  - SAND: 35 TO 60%



REVISIONS:

No.	Description	Date

PROJECT NAME:  
**New Patio Home & Attached Villas Construction**  
**Ebenezer Landing**  
 4592 Seneca Street  
 West Seneca, NY 14224

Issued for Construction: xx.xx.xx  
 Municipality Submission: 4/26/16  
 Drawn by: C. Wood  
 Scale: As Noted

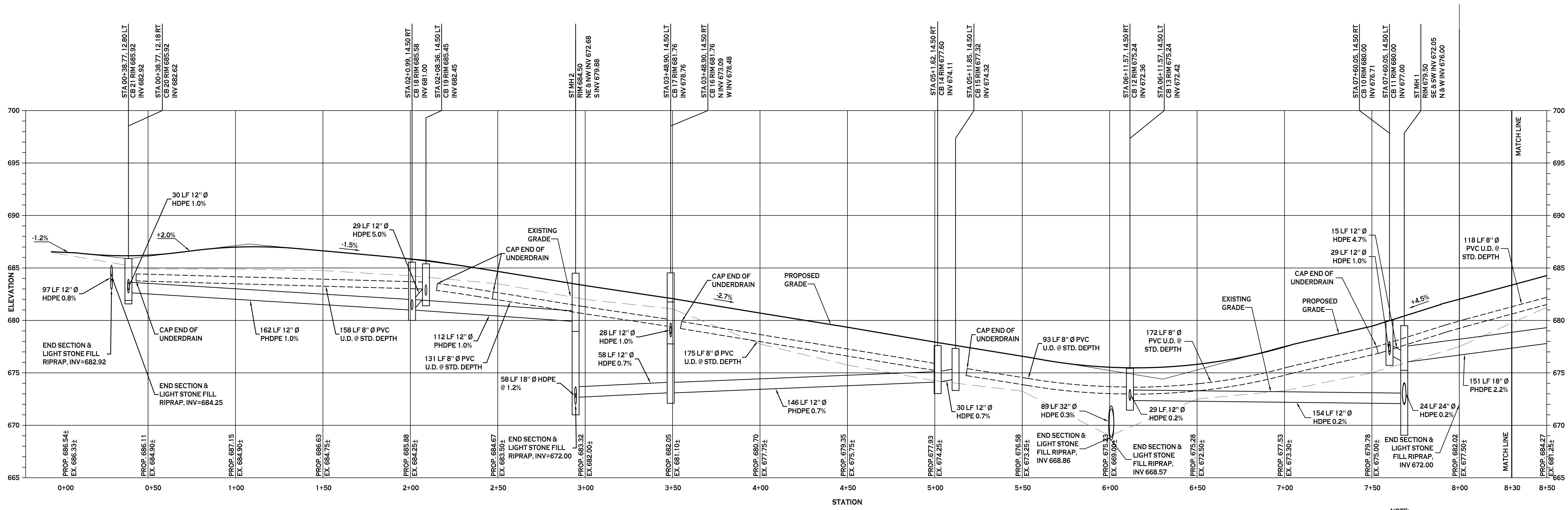
DRAWING NAME:  
**Storm Drainage Details**

DRAWING NO.  
**C-303**  
 Project no.: 15.146



All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris PC is prohibited. WARNING: It is violation of article 145 sections 7209N and 7301 of the New York State Education Law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S., shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.

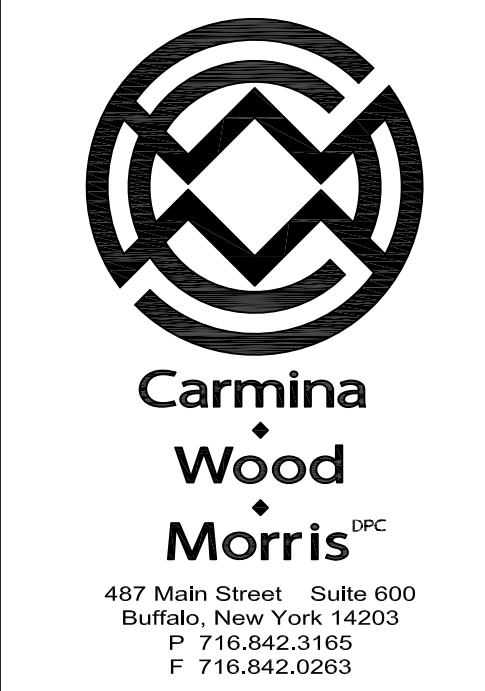
© Carmina Wood Morris PC



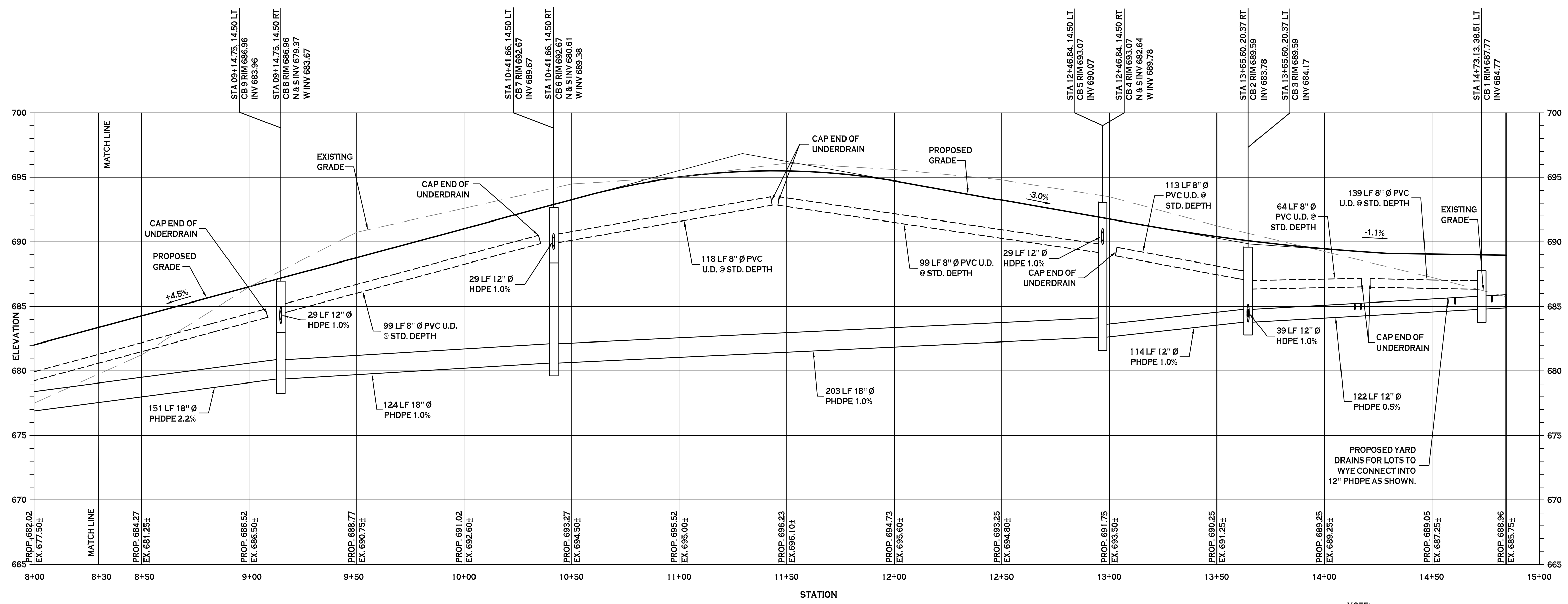
**PROPOSED STORM SEWER PROFILE**

HORIZ. SCALE: 1"=30'  
VERT. SCALE: 1"=5'

NOTE:  
 FILL SHALL BE PLACED AND SATISFACTORILY  
 COMPACTED PRIOR TO INSTALLATION OF UTILITIES,  
 AND MUST BE APPROVED BY THE SUPERVISING  
 PROJECT ENGINEER.



Revisions:	No.	Description	Date
	1	Rev. Group Dwelling Parcels	01/30/19
	2	David Homes 2021 Revisions	9/30/21

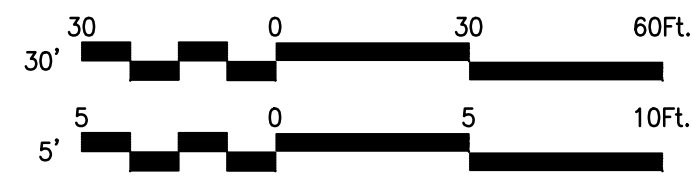


**PROPOSED STORM SEWER PROFILE**

HORIZ. SCALE: 1"=30'  
VERT. SCALE: 1"=5'

NOTE:  
 FILL SHALL BE PLACED AND SATISFACTORILY  
 COMPACTED PRIOR TO INSTALLATION OF UTILITIES,  
 AND MUST BE APPROVED BY THE SUPERVISING  
 PROJECT ENGINEER.

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION  
 PROVIDED BY OTHERS. CARMINA WOOD MORRIS, P.C.  
 ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



PROJECT NAME:  
 New Patio Home & Attached Villas Construction  
**Ebenezer Landing**  
 4592 Seneca Street  
 West Seneca, NY 14224

Issued for Construction: xx.xx.xx  
 Municipality Submission: 4/26/16  
 Drawn by: C. Wood  
 Scale: As Noted

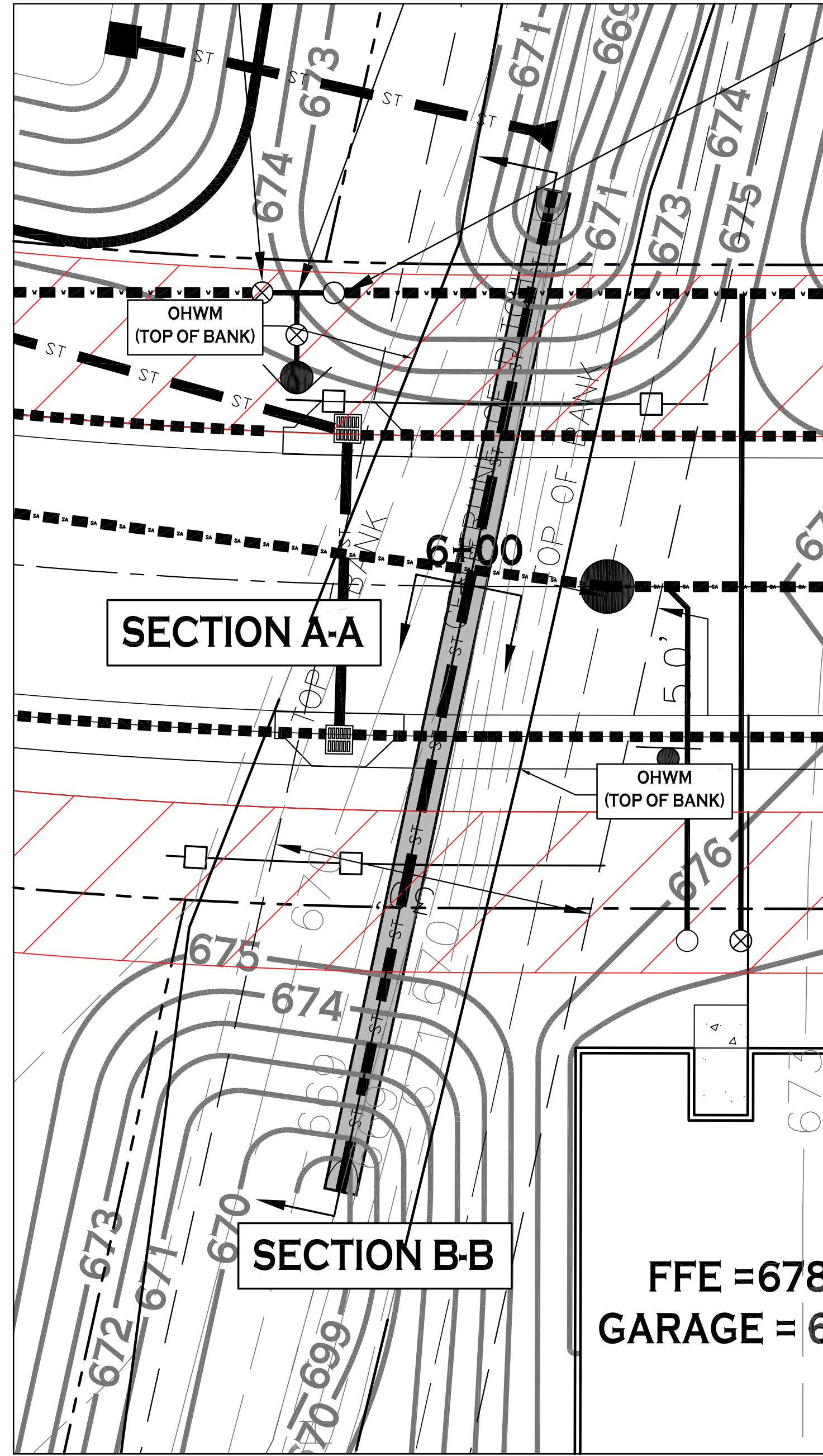
DRAWING NAME:  
**Storm Sewer Profile**

DRAWING NO.  
**C-305**  
 Project no.: 15.146



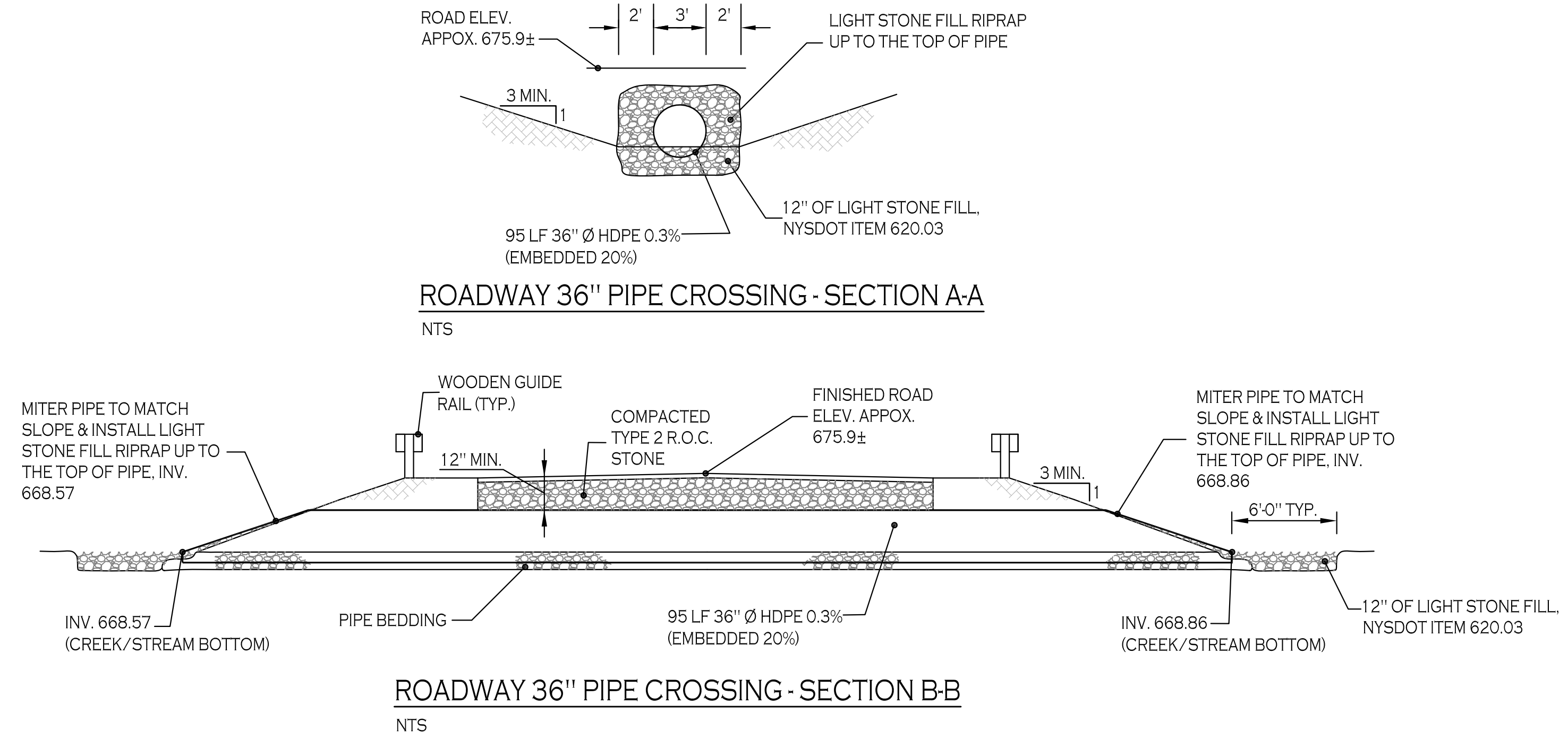
All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris PC is prohibited. WARNING: It is violation of article 145 sections 7202N and 7301 of the New York State Education Law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.

© Carmina Wood Morris PC



**ROADWAY 36" PIPE CROSSING PLAN**

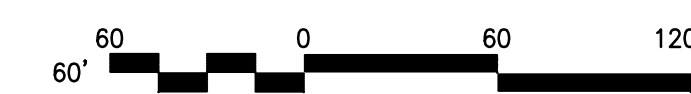
SCALE: 1"=20'



**ROADWAY 36" PIPE CROSSING - SECTION B-B**

NTS

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



REVISIONS:

No.	Description	Date
1	David Homes 2021 Revisions	9/30/21

PROJECT NAME:  
 New Patio Home & Attached Villas Construction  
**Ebenezer Landing**  
 4592 Seneca Street  
 West Seneca, NY 14224

Issued for Construction: xx.xx.xx  
 Municipality Submission: 4/26/16  
 Drawn by: C. Wood  
 Scale: As Noted

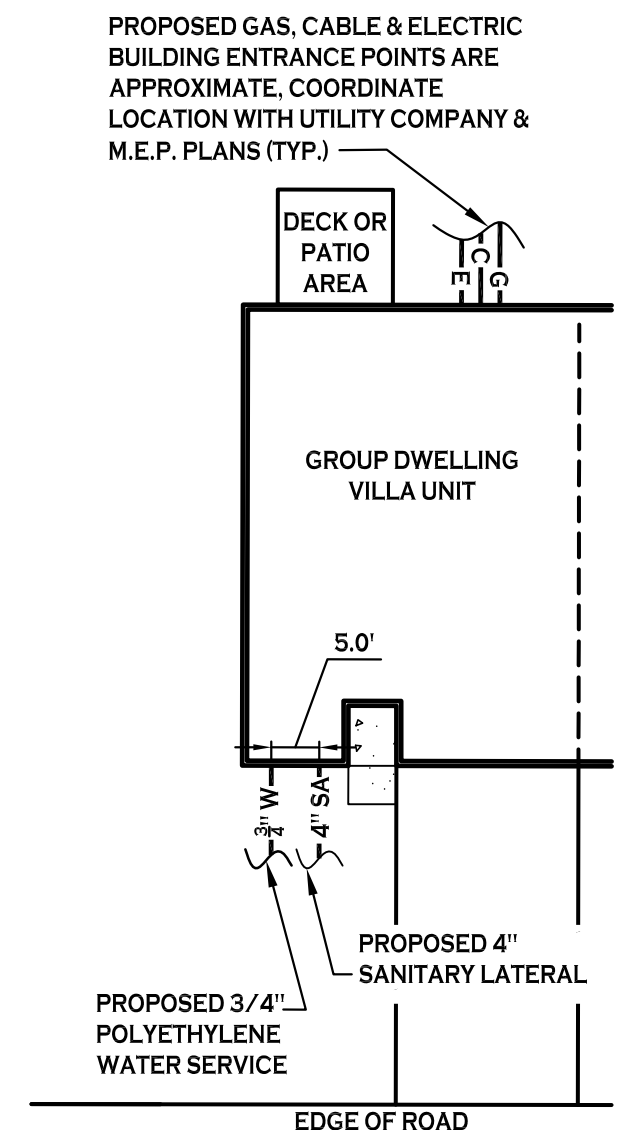
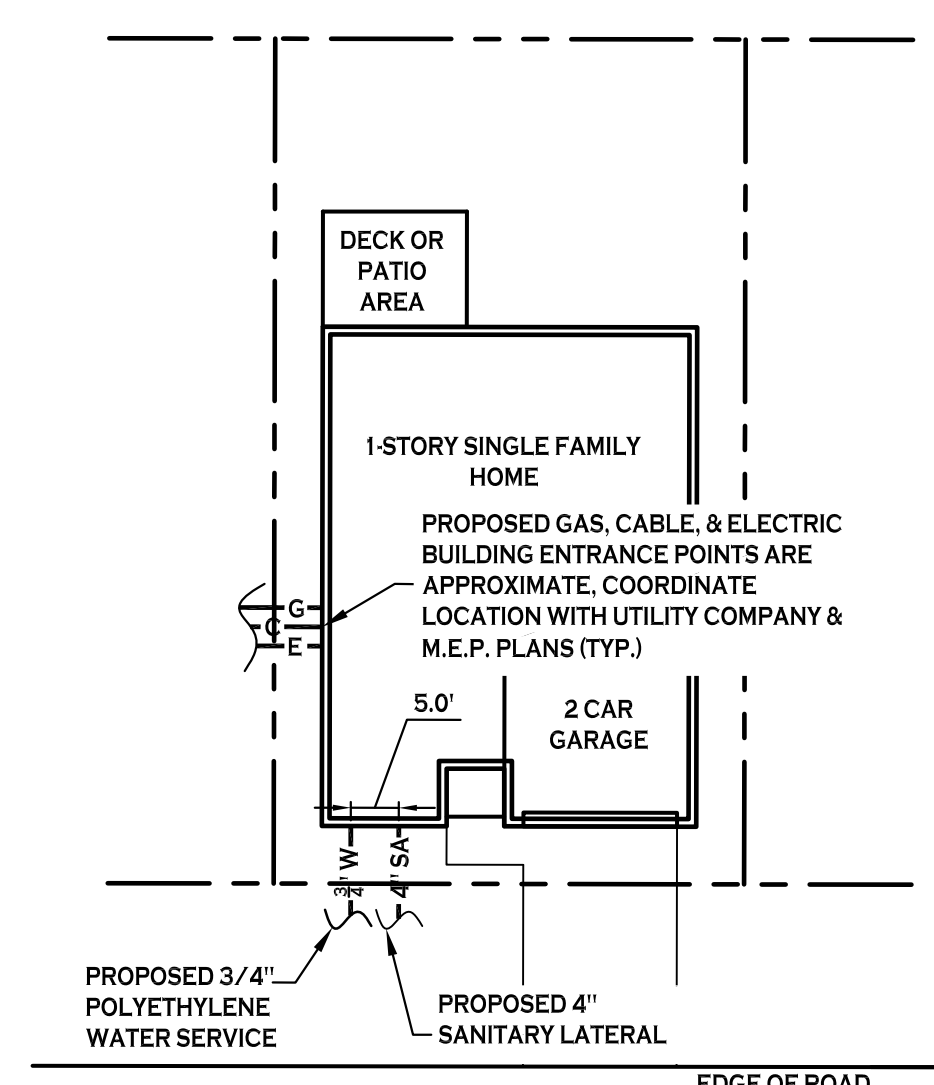
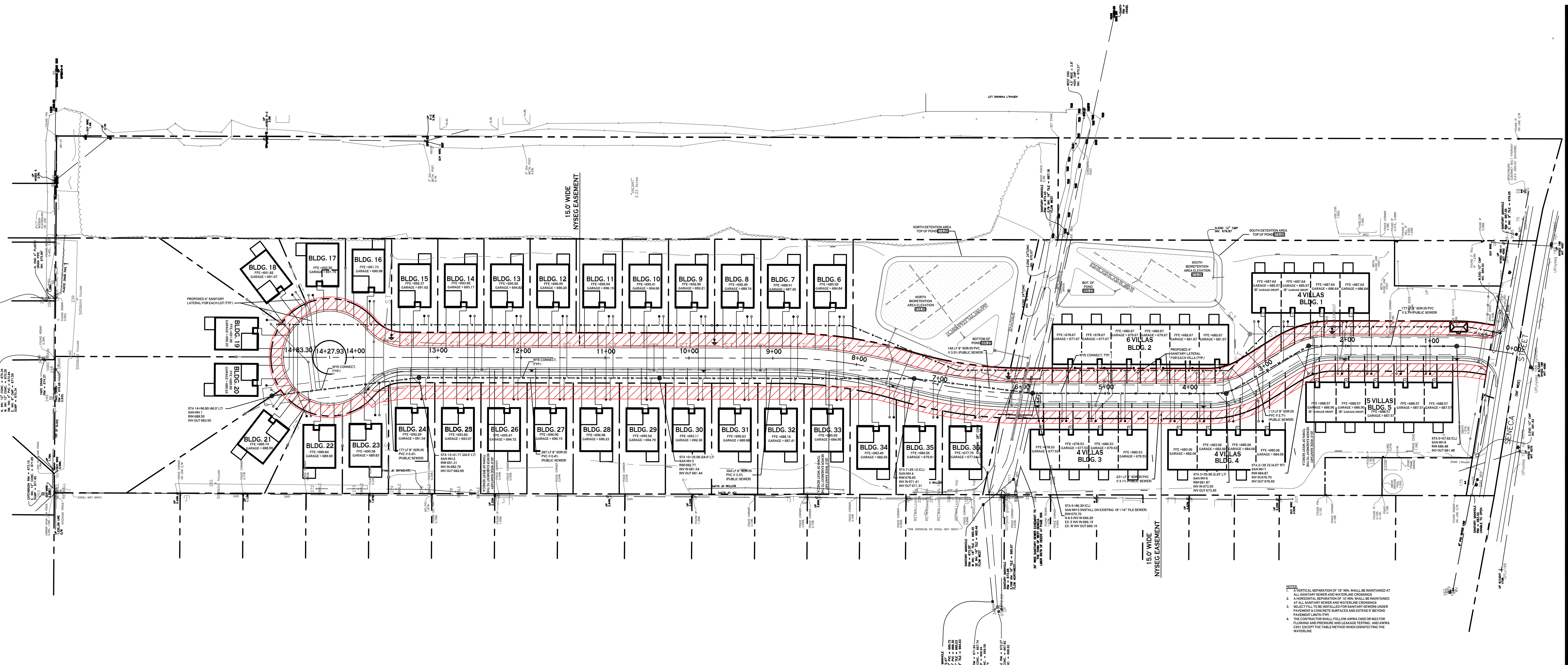
DRAWING NAME:  
**Roadway Culvert  
 Plan & Cross  
 Sections**

DRAWING NO.  
**C-306**

Project no.: 15.146

All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris PC is prohibited. WARNING: It is violation of article 145 sections 7202N and 7301 of the New York State Education Law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter these drawings. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.

Carmina Wood Morris PC



- NOTES:
- A TYPICAL SEPARATION OF 10' MIN. SHALL BE MAINTAINED AT ALL SANITARY SERVICE AND WATER SERVICE CROSSINGS.
  - A HORIZONTAL SEPARATION OF 10' MIN. SHALL BE MAINTAINED AT ALL SANITARY SERVICE AND WATER SERVICE CROSSINGS.
  - ALL SANITARY SERVICE AND WATER SERVICE CROSSINGS SHALL BE INSTALLED ON SHARED OWNERS UNDER PAYMENT A CONCRETE SURFACES AND EXTEND B BEYOND PAYMENT B INTERFACES.
  - THE CONTRACTOR SHALL FOLLOW ANNA CODE OR HAS FOR FLUPLING AND PRESSURE AND LEAKAGE TESTING AND ANNA CODE EXCEPT THE TABLE METHOD WHEN CONNECTING THE WATERLINE.



REVISIONS:

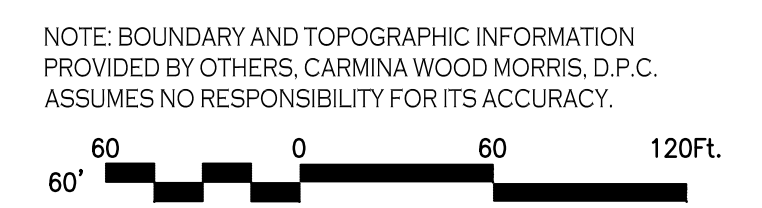
No.	Description	Date
1	Rev. Per NYSEG Easement	8/29/19
2	Rev. Per ECDOH Review	10/12/20
3	David Homes 2021 Revisions	9/30/21

PROJECT NAME:  
**New Patio Home & Attached Villas Construction**  
**Ebenezer Landing**  
4592 Seneca Street  
West Seneca, NY 14224

Issued for Construction: xx.xx.xx  
Municipality Submission: 4/26/16  
Drawn by: C. Wood  
Scale: As Noted

DRAWING NAME:  
**Overall Utility Plan**

DRAWING NO.  
**C-400**  
Project no.: 15.146



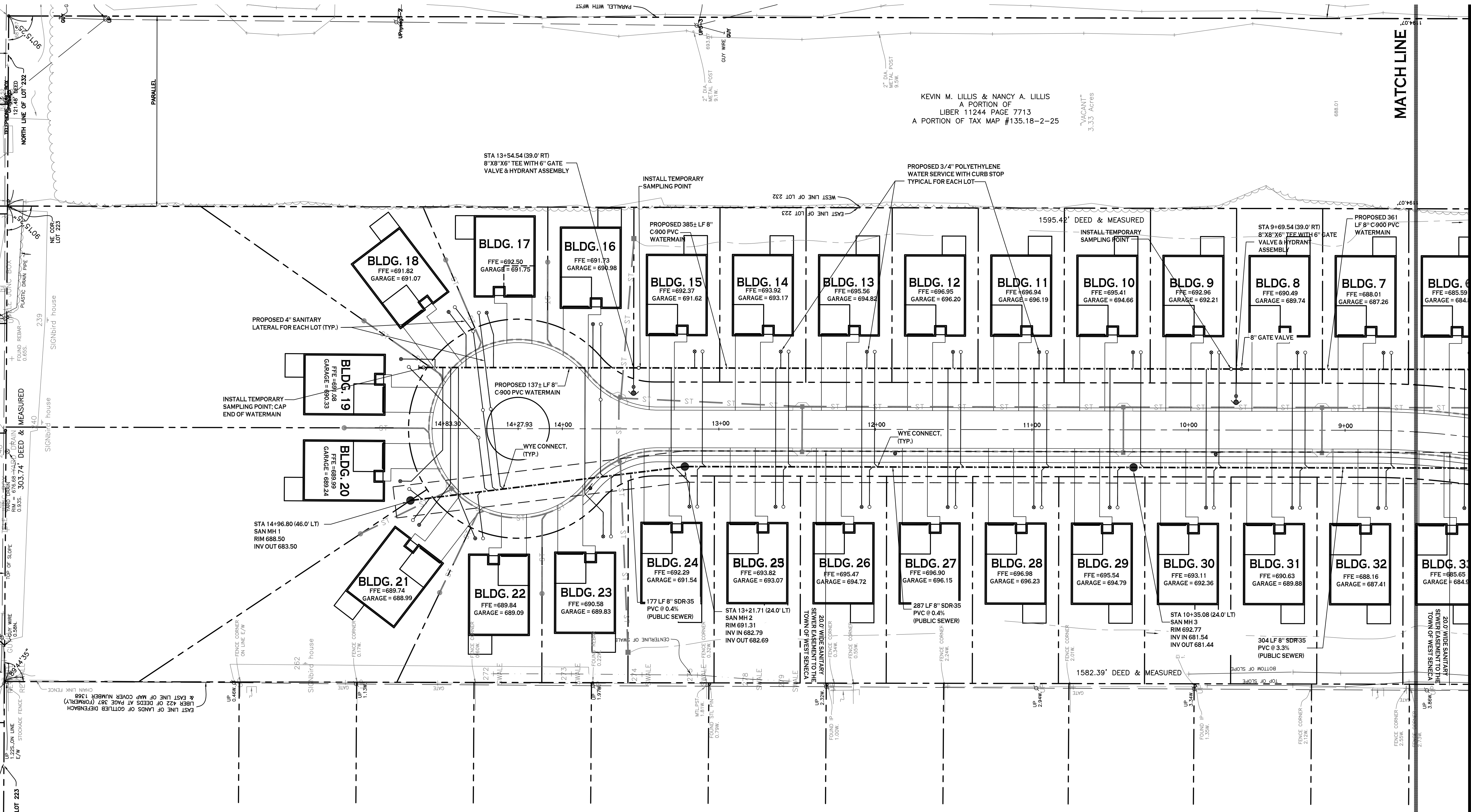
All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris PC is prohibited. WARNING: It is a violation of article 145 sections 7202N and 7301 of the New York State Education Law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.

Carmina Wood Morris PC

DEED & MEASURED

NORTH LINE OF LOT 223

PARALLEL WITH WEST



- NOTES:
1. A VERTICAL SEPARATION OF 18" MIN. SHALL BE MAINTAINED AT ALL SANITARY SEWER AND WATERLINE CROSSINGS
  2. A HORIZONTAL SEPARATION OF 10' MIN. SHALL BE MAINTAINED AT ALL SANITARY SEWER AND WATERLINE CROSSINGS
  3. SELECT FILL TO BE INSTALLED FOR SANITARY SEWERS UNDER PAVEMENT & CONCRETE SURFACES AND EXTEND 5' BEYOND PAVEMENT LIMITS (TYP)
  4. THE CONTRACTOR SHALL FOLLOW AWWA C605 OR M23 FOR FLUSHING AND PRESSURE AND LEAKAGE TESTING; AND AWWA C651 EXCEPT THE TABLE METHOD WHEN DISINFECTING THE WATERLINE

**UTILITY PLAN - NORTH**  
SCALE: 1"=30'

KEVIN M. LILLIS & NANCY A. LILLIS  
A PORTION OF  
LIBER 11244 PAGE 7713  
A PORTION OF TAX MAP #135.18-2-25

"VACANT"  
3.33 ACRES



REVISIONS:

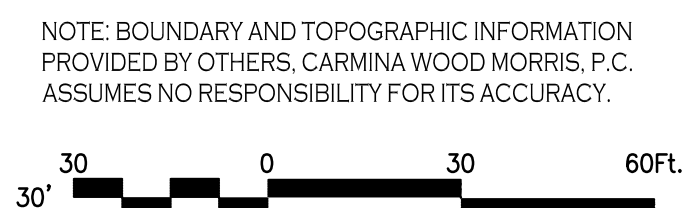
No.	Description	Date
1	Rev. Per NYSEG Easement	8/29/19
2	Rev. Per ECD00H Review	10/12/20
3	Rev. Individual Bldg. Water Service Note	11/17/20
4	David Homes 2021 Revisions	9/30/21

PROJECT NAME:  
New Patio Home & Attached Villas Construction  
**Ebenezer Landing**  
4592 Seneca Street  
West Seneca, NY 14224

Issued for Construction: xx.xx.xx  
Municipality Submission: 4/26/16  
Drawn by: C. Wood  
Scale: As Noted

DRAWING NAME:  
Utility  
Plan - North

DRAWING NO.  
**C-401**  
Project no.: 15.146



All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris PC is prohibited. WARNING: It is a violation of article 45 sections 2209N and 2301 of the New York State Education Law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.

Carmina Wood Morris PC

32  
16  
87.41

BLDG. 33  
FFE = 685.65  
GARAGE = 684.90

BLDG. 34  
FFE = 683.40  
GARAGE = 682.65

BLDG. 35  
FFE = 680.56  
GARAGE = 679.81

BLDG. 36  
FFE = 677.79  
GARAGE = 677.04

MATCH LINE

BLDG. 6  
FFE = 685.59  
GARAGE = 684.84

3.01  
387.26

BLDG. 33  
FFE = 685.65  
GARAGE = 684.90

BLDG. 34  
FFE = 683.40  
GARAGE = 682.65

BLDG. 35  
FFE = 680.56  
GARAGE = 679.81

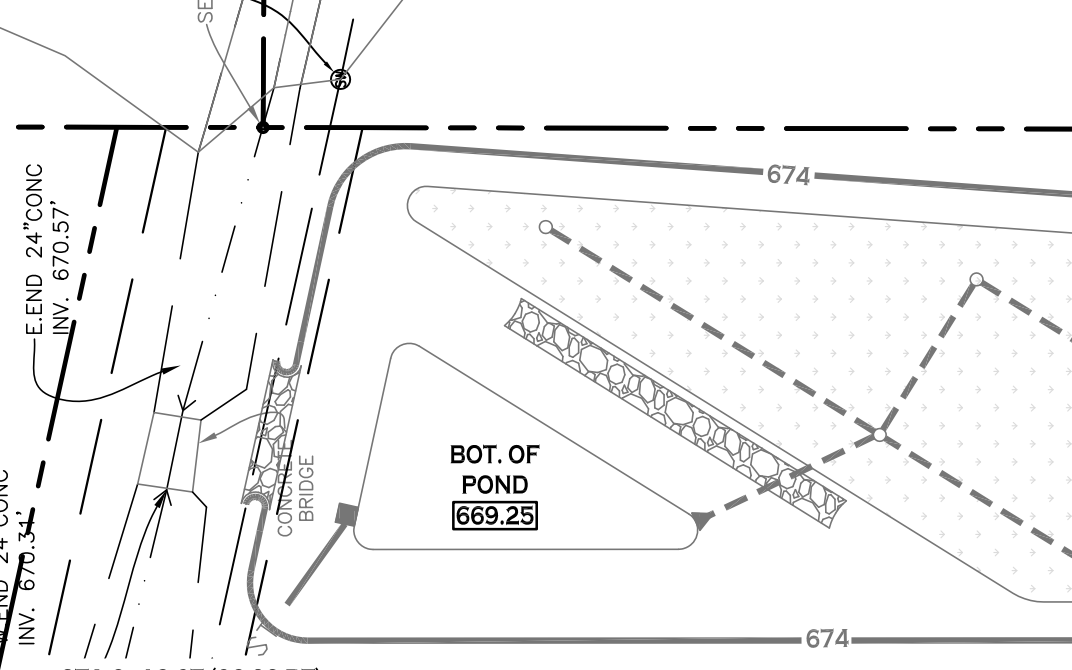
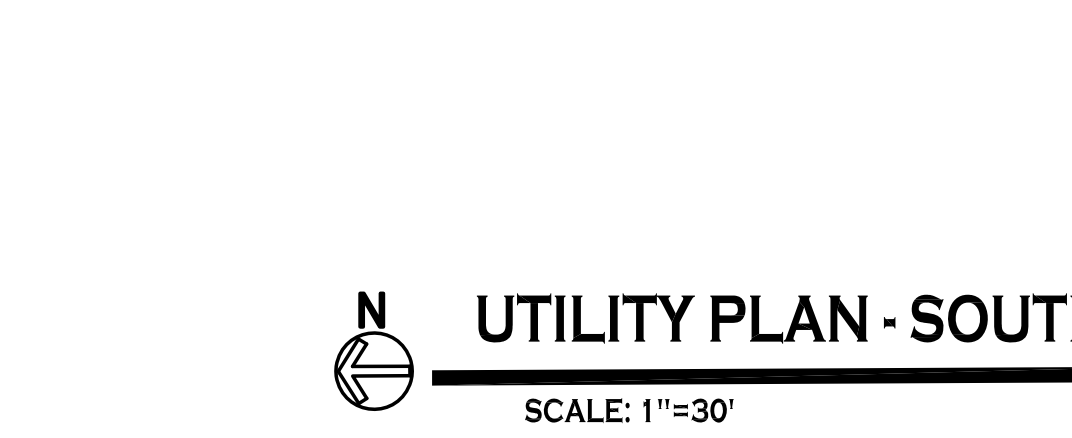
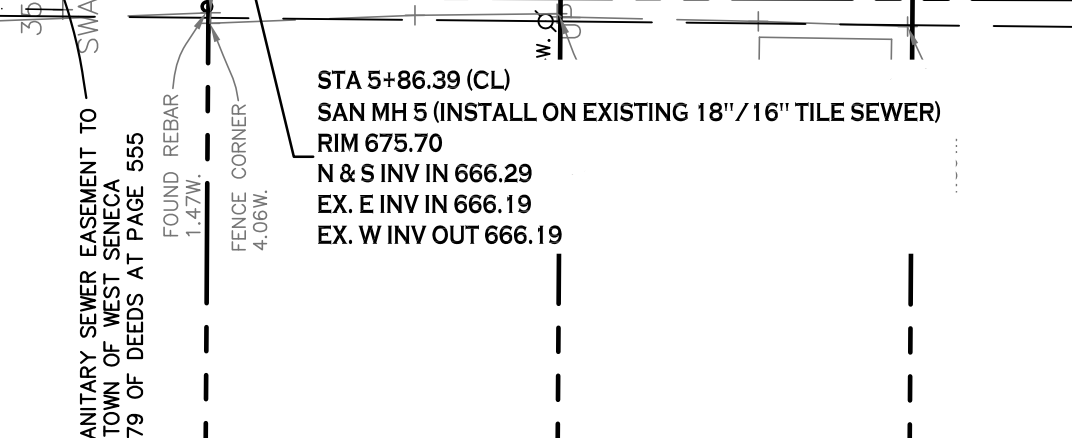
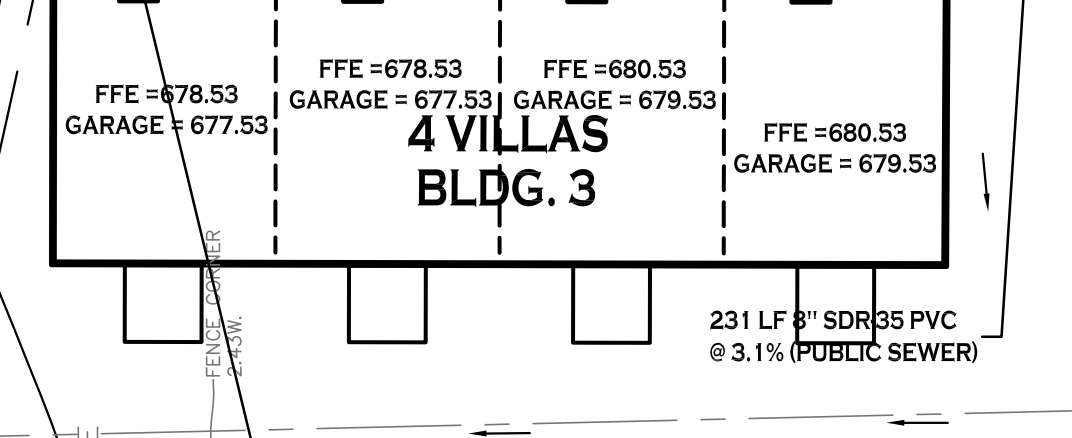
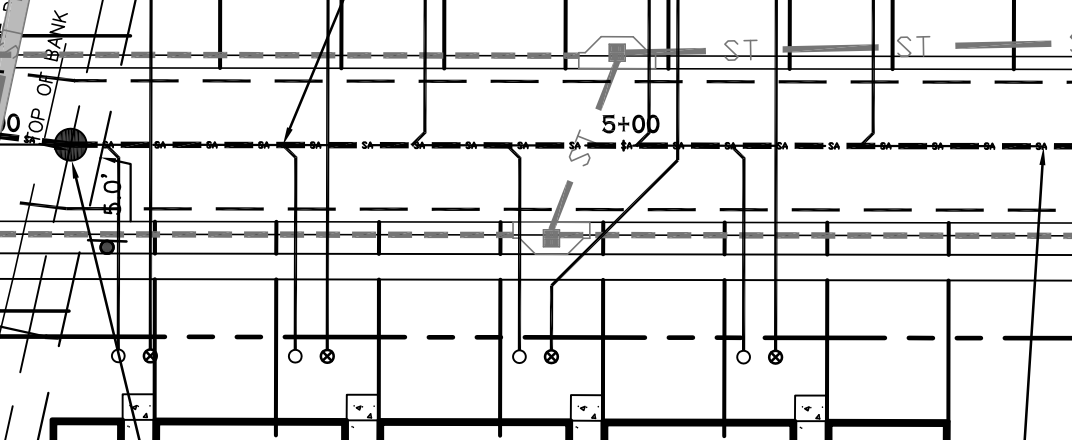
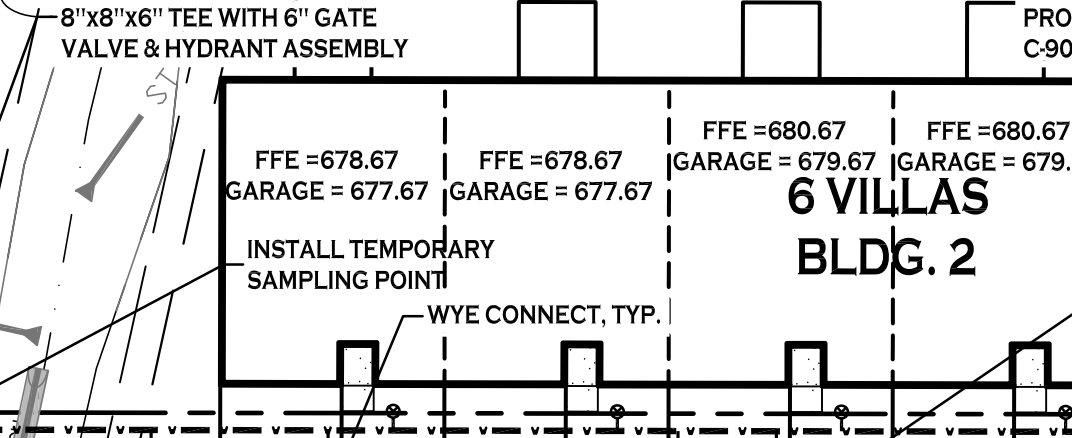
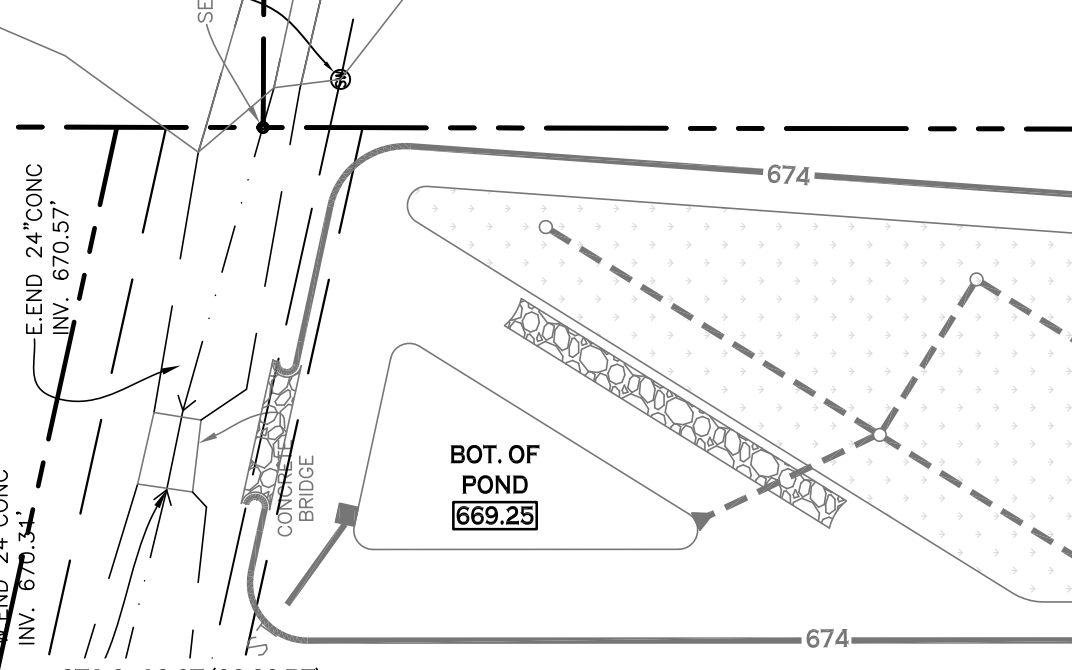
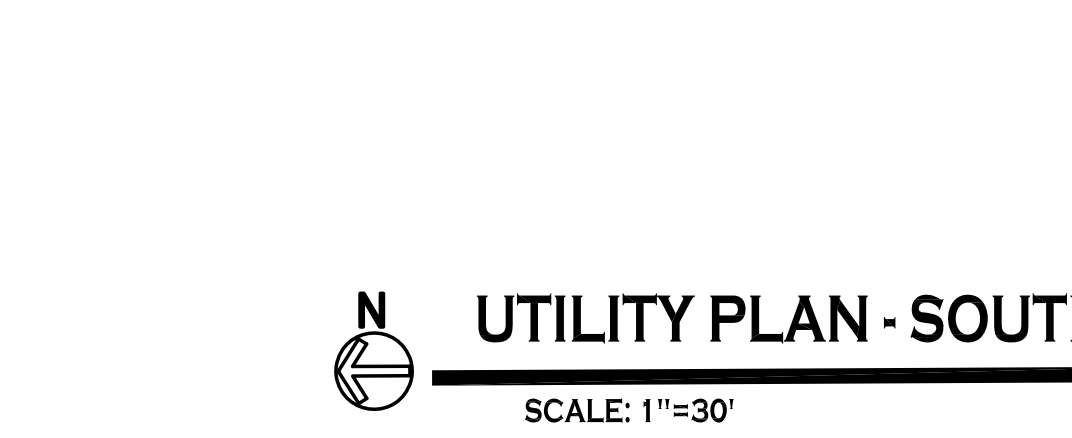
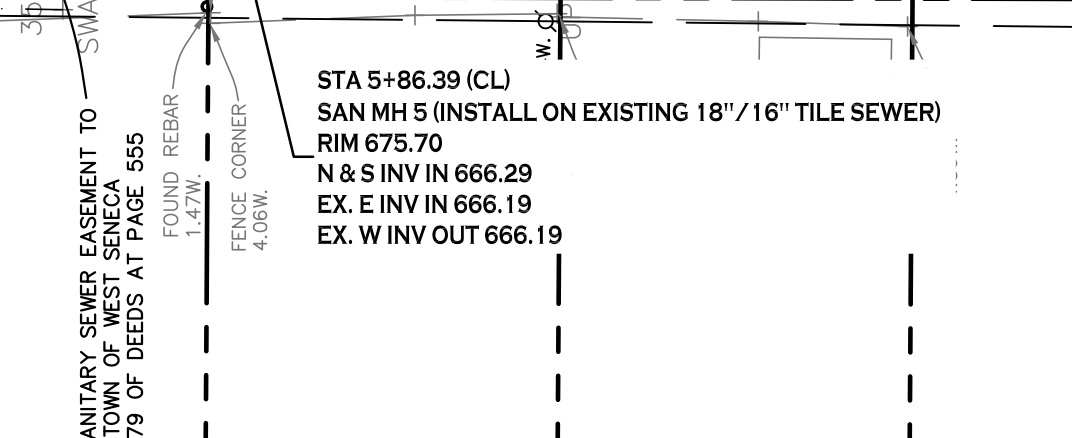
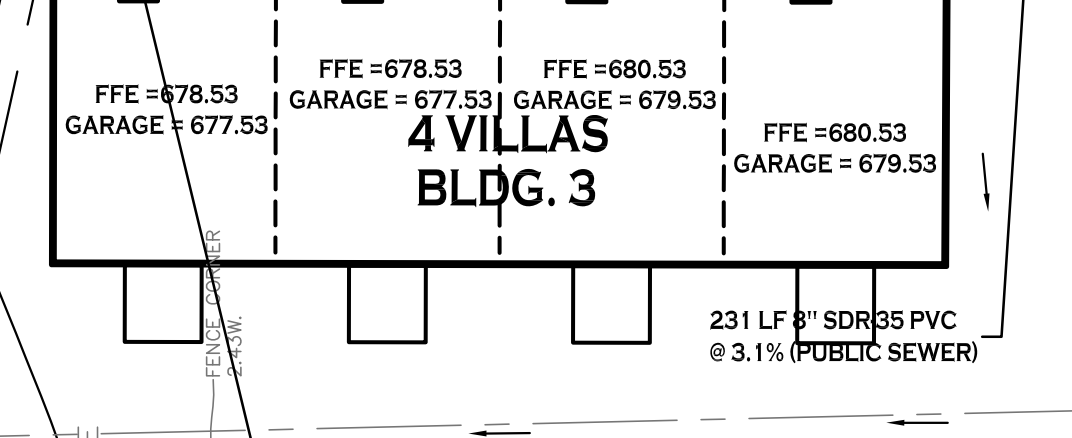
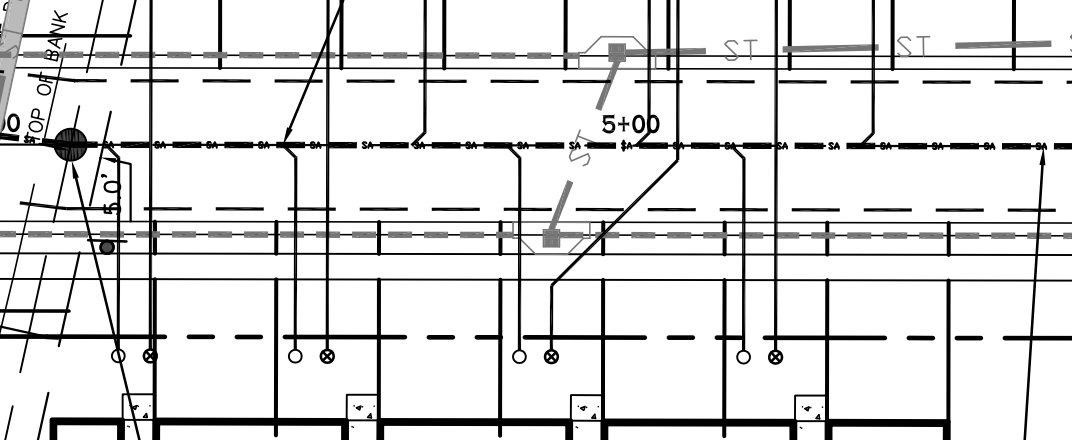
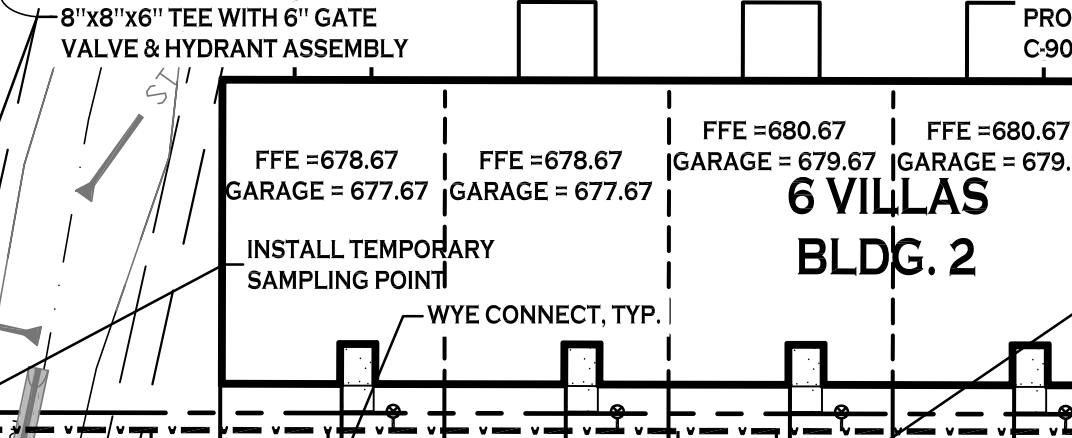
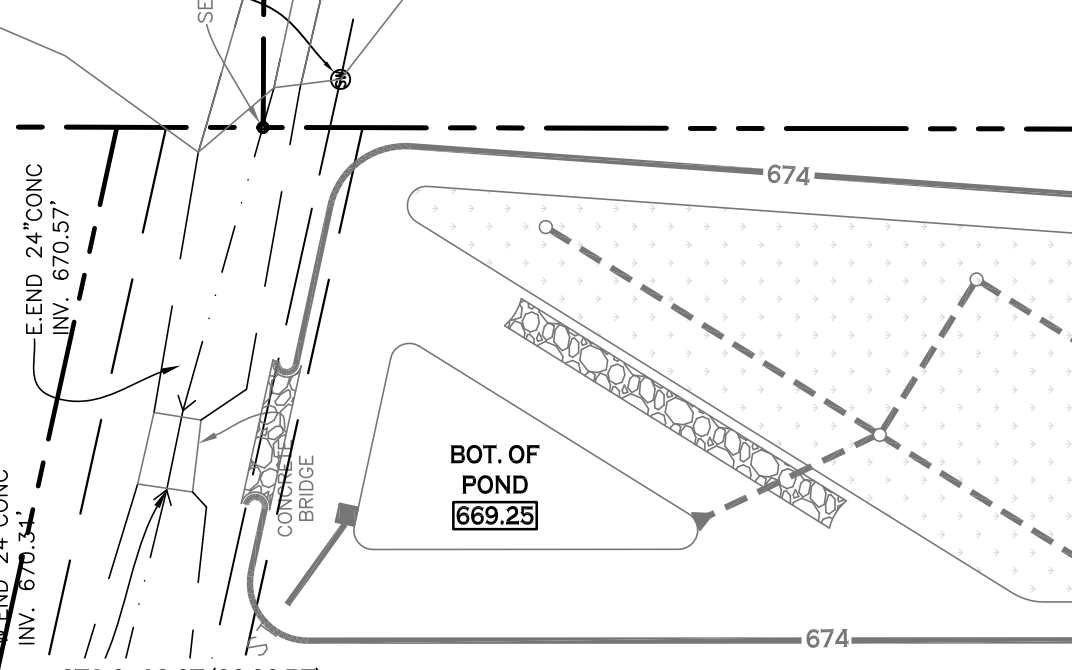
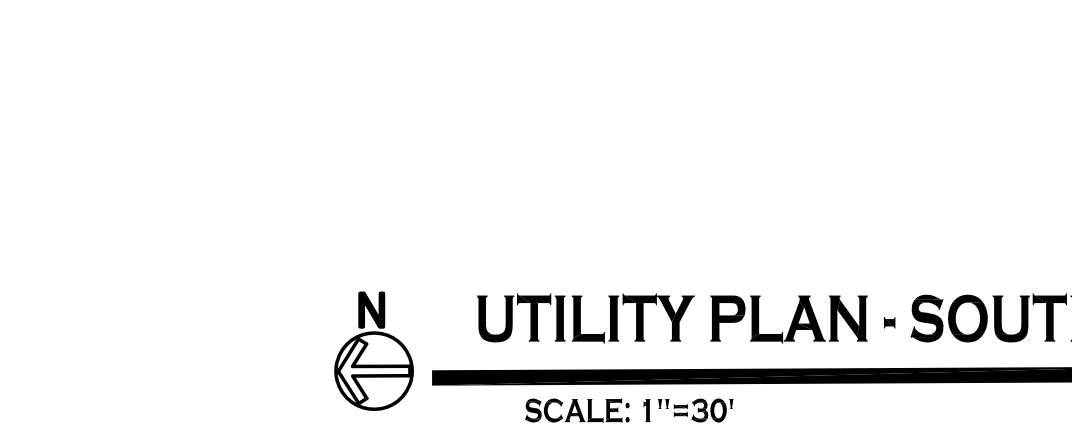
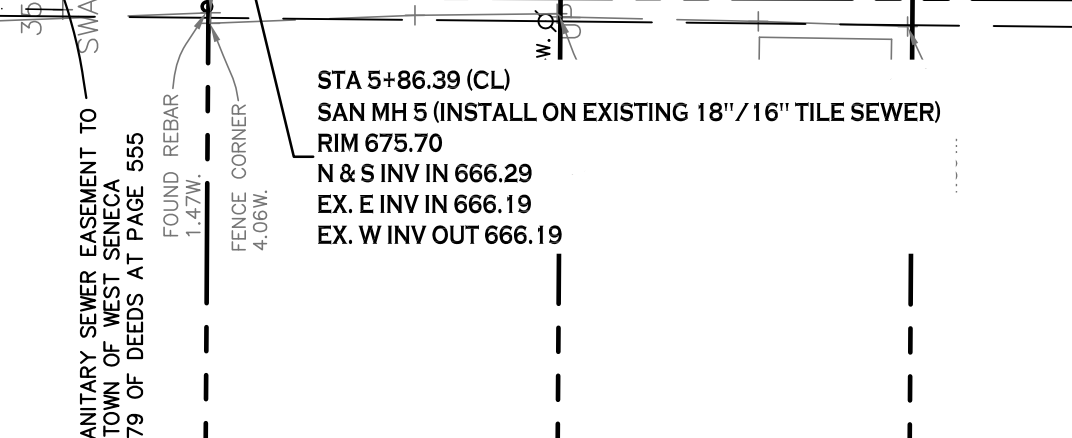
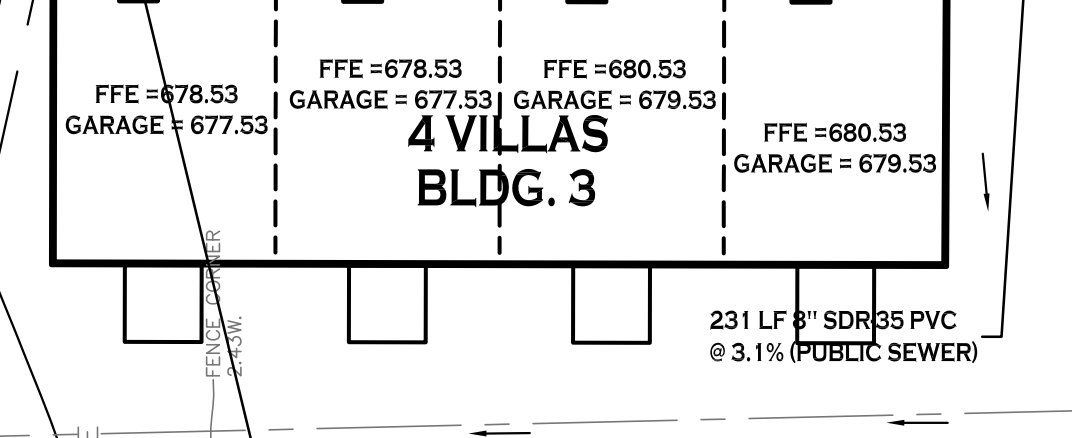
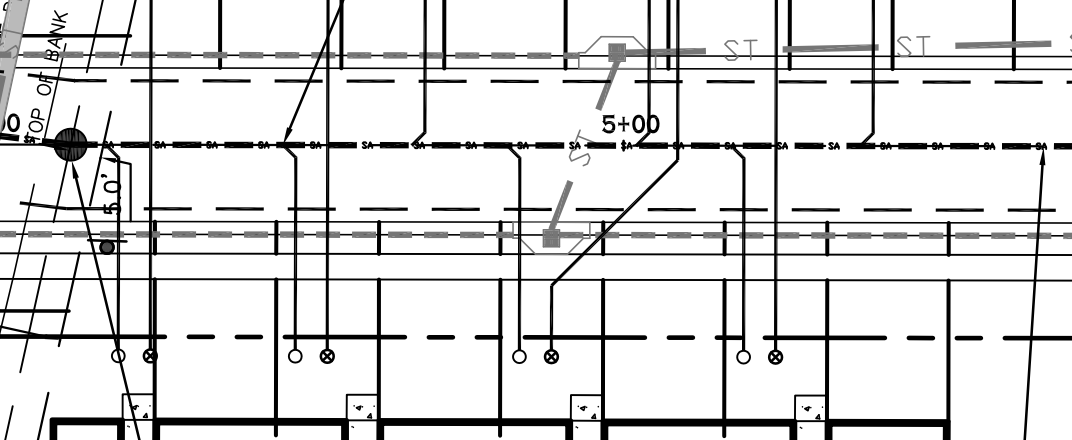
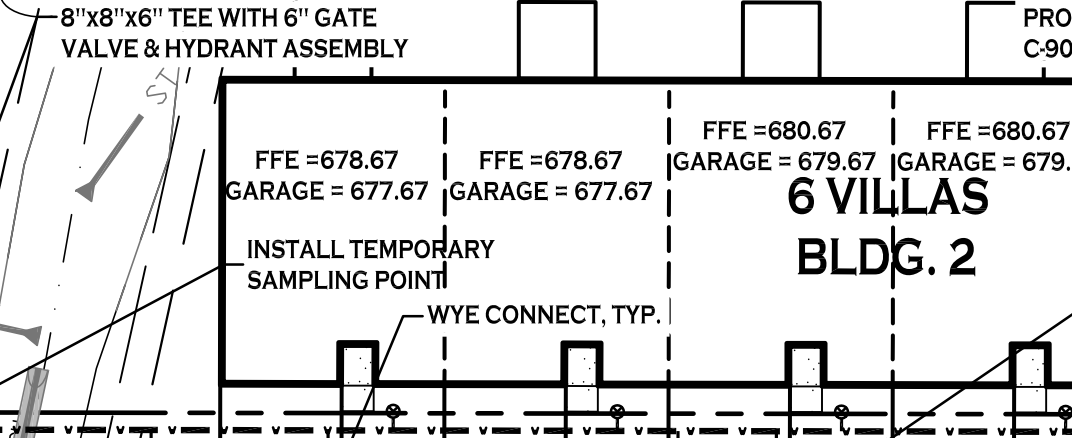
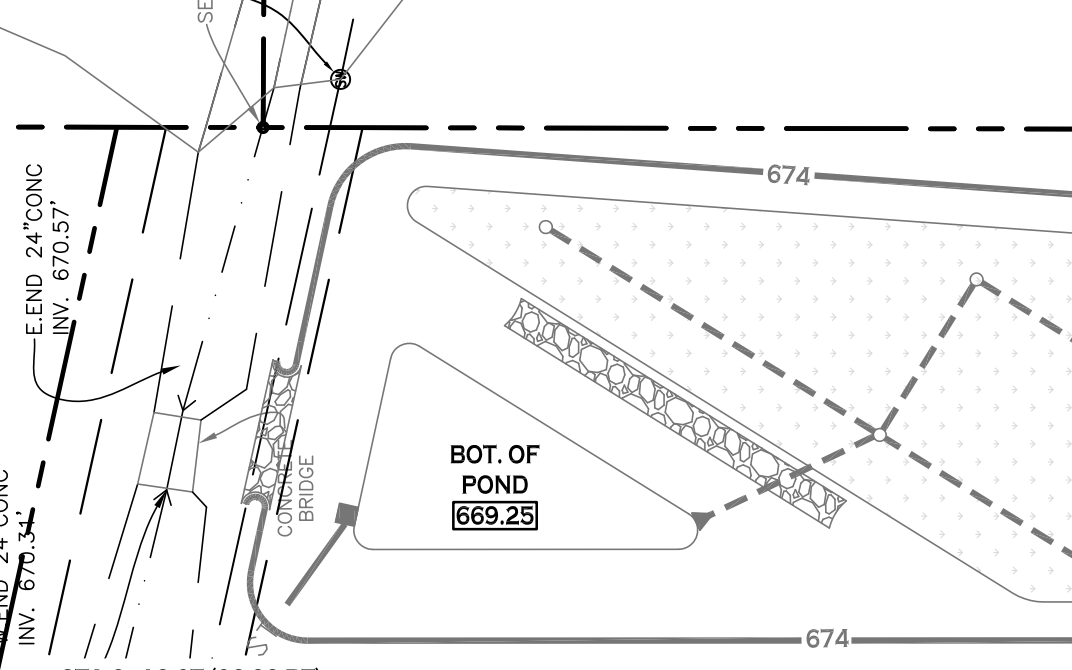
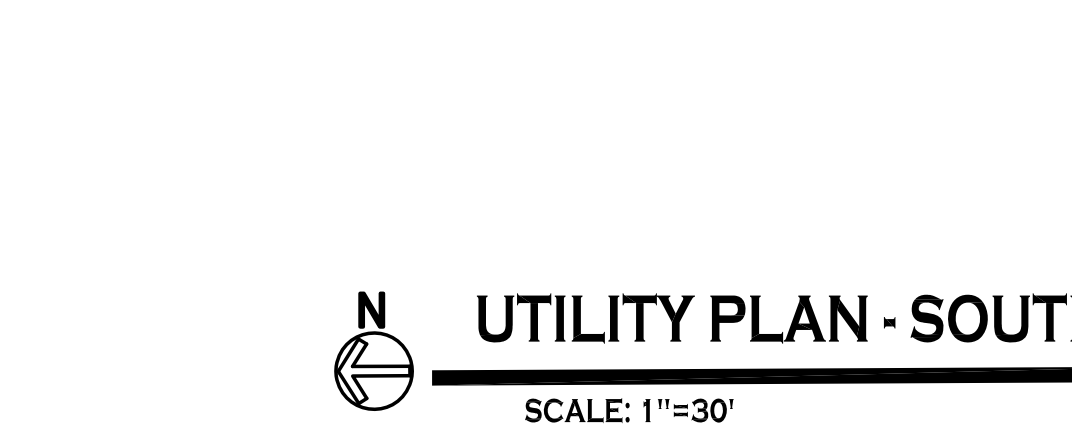
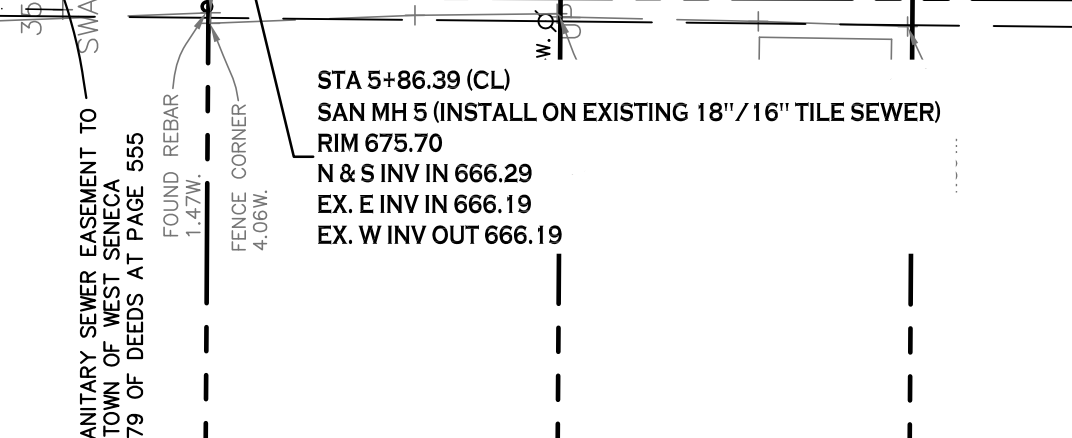
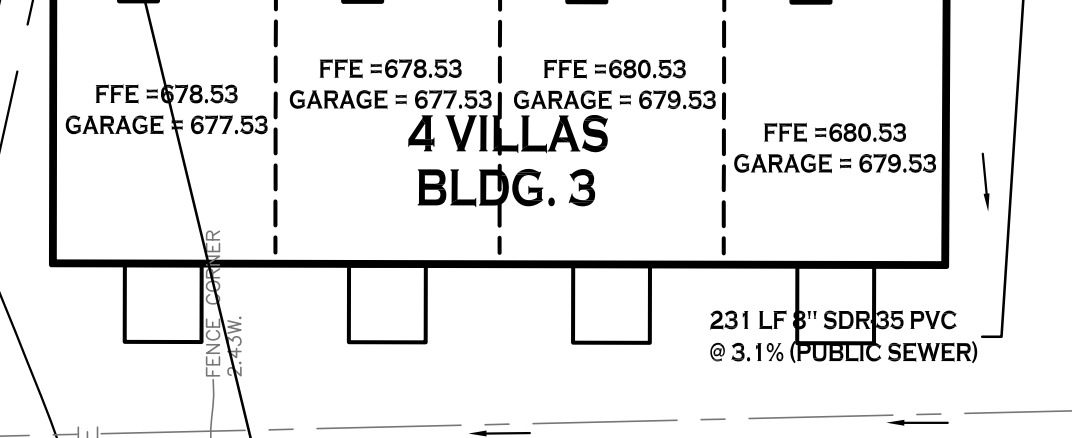
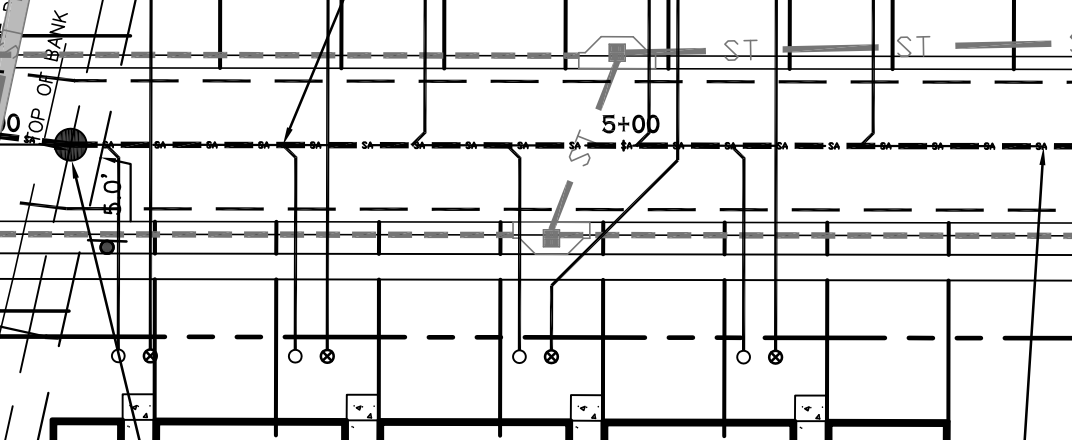
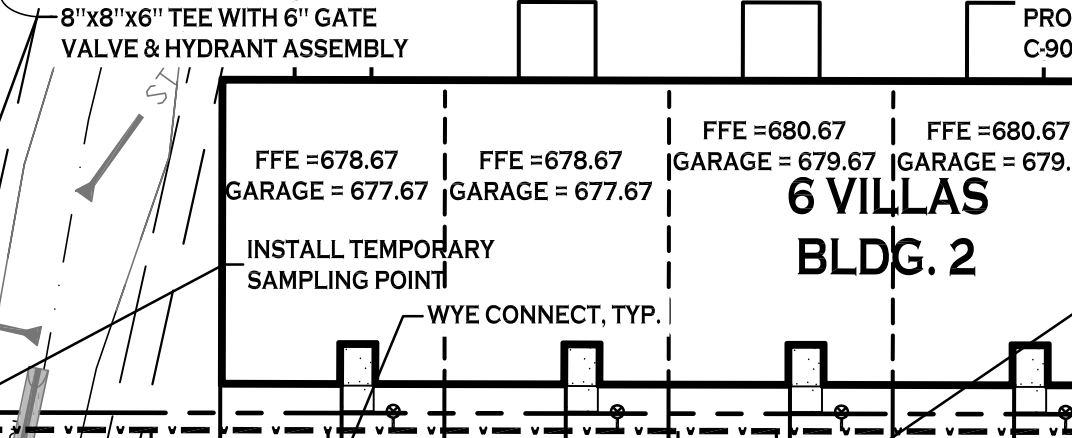
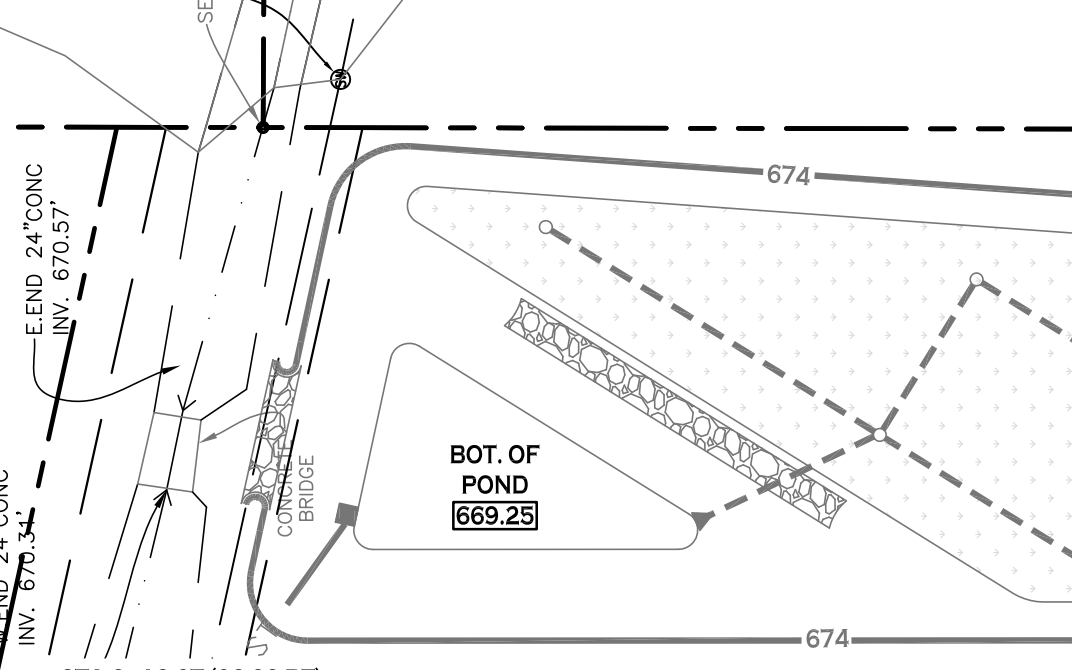
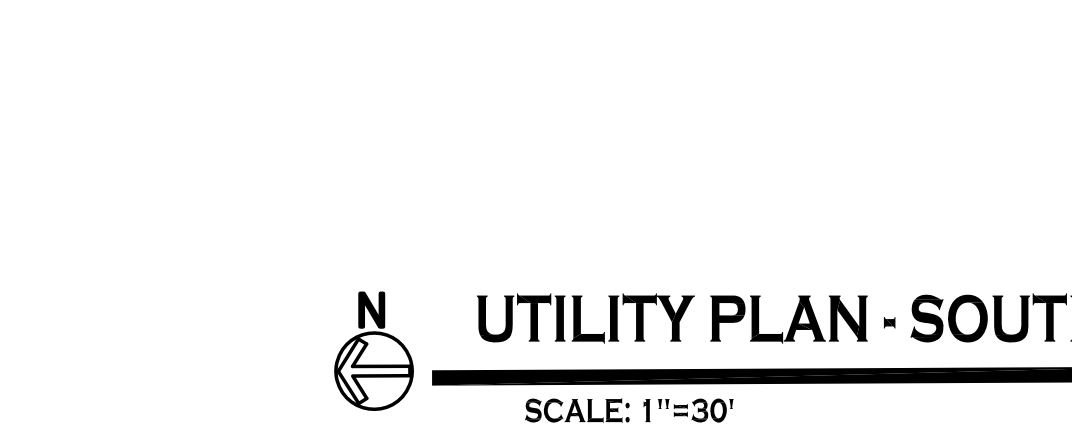
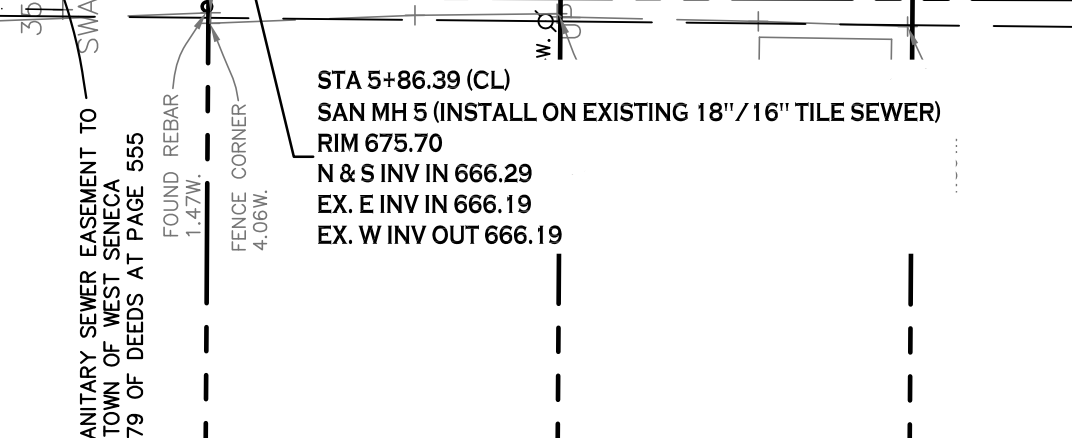
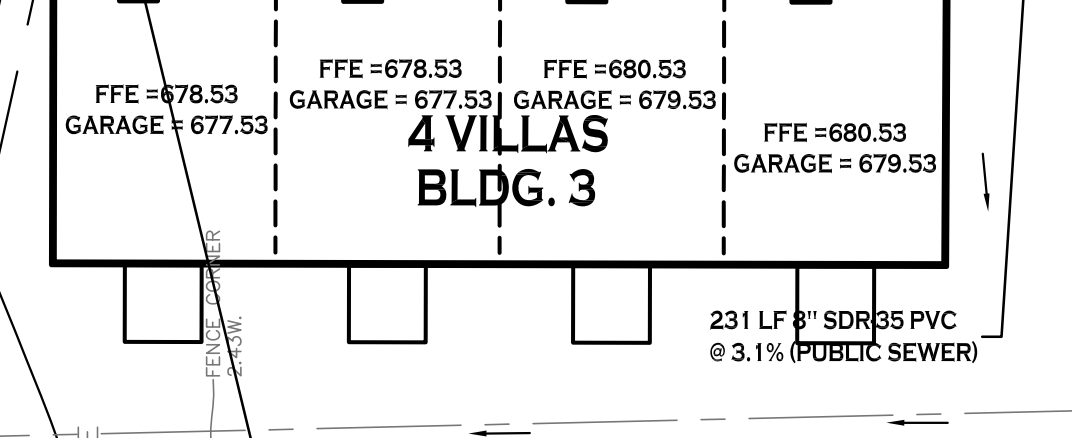
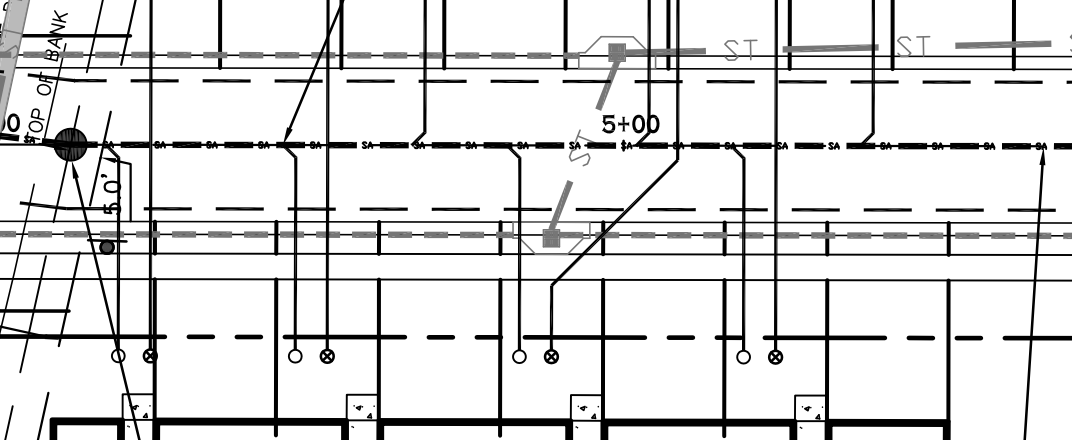
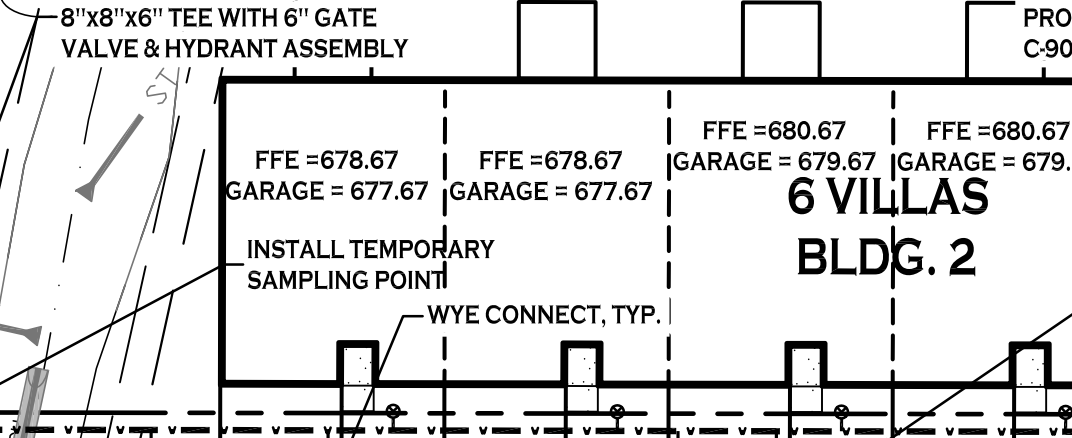
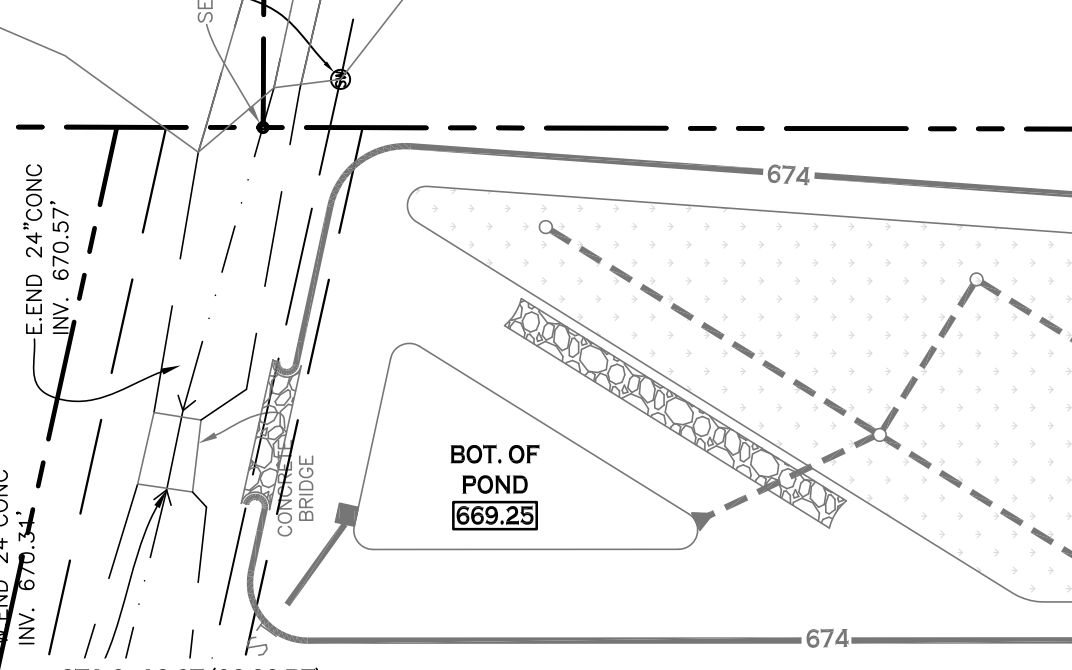
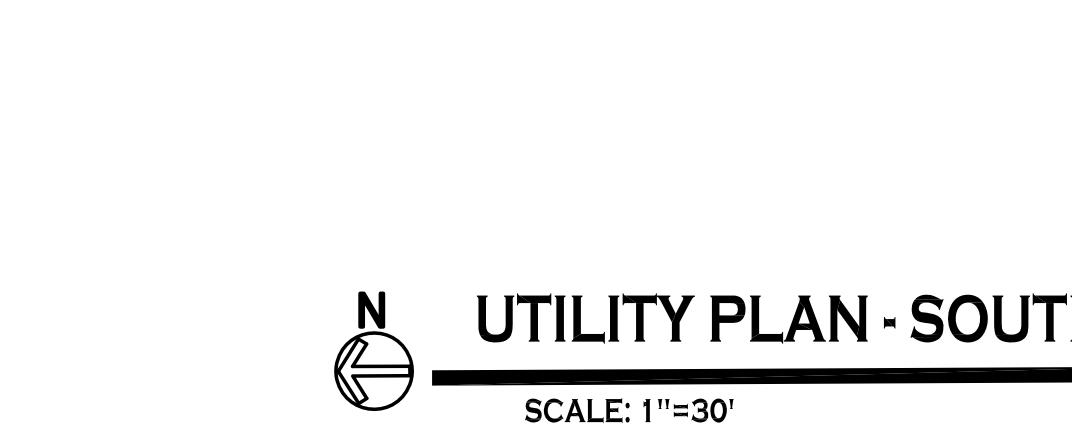
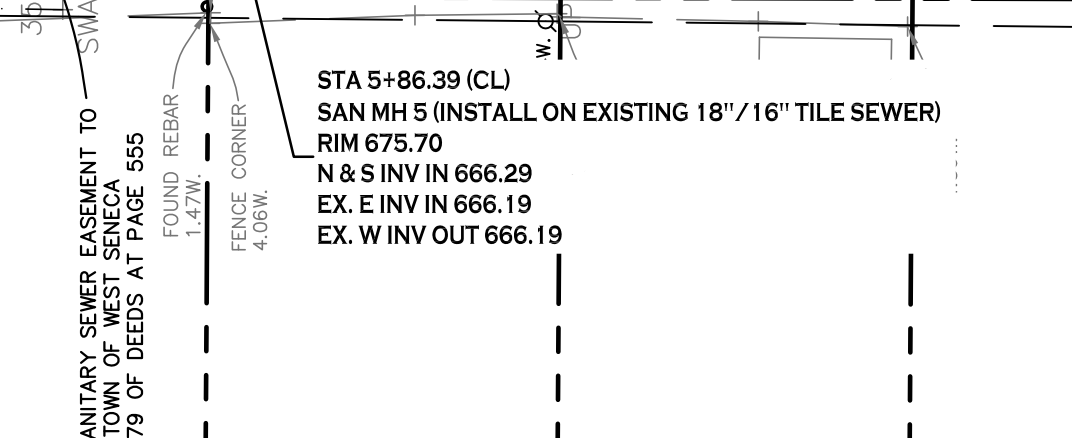
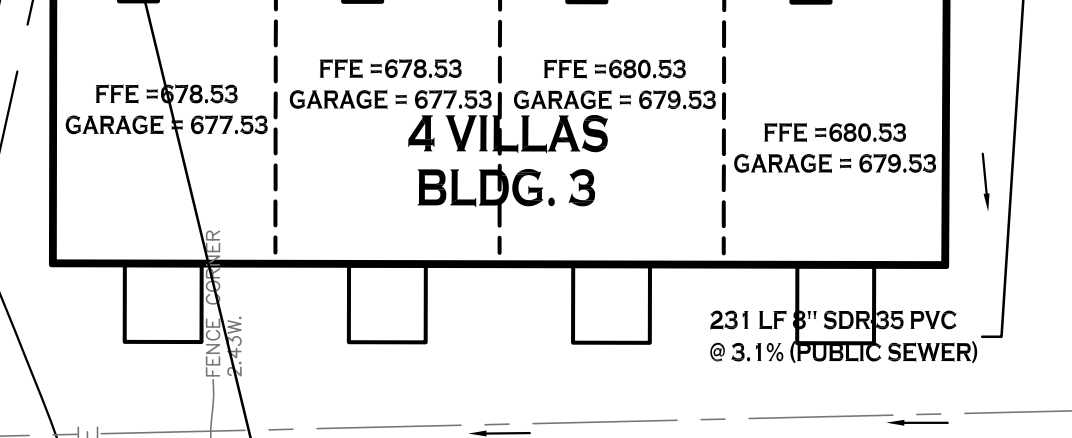
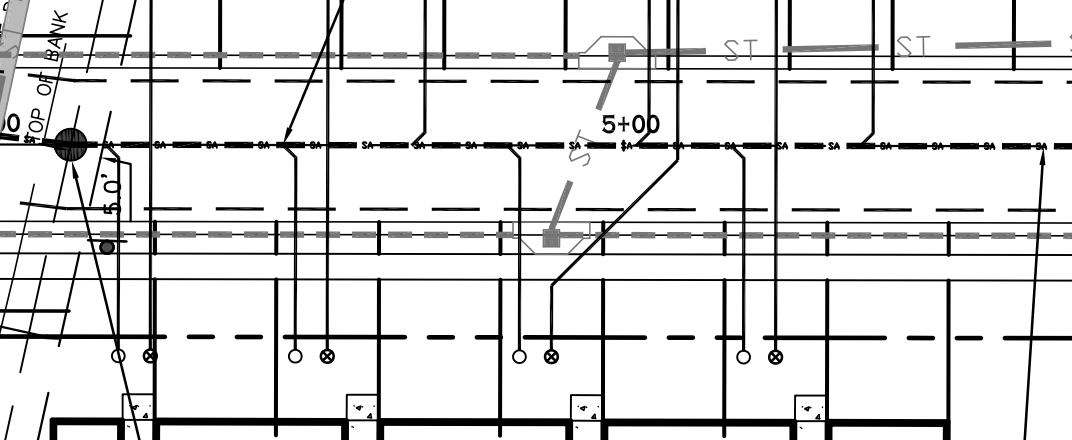
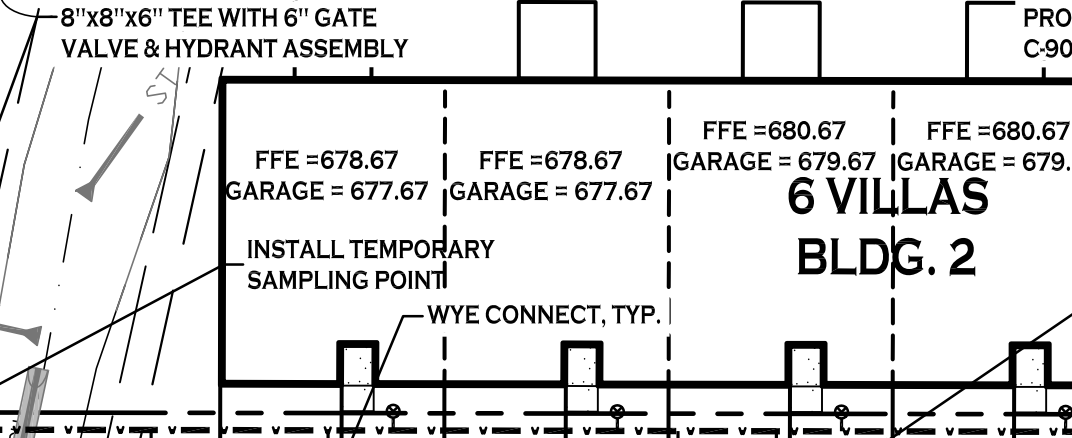
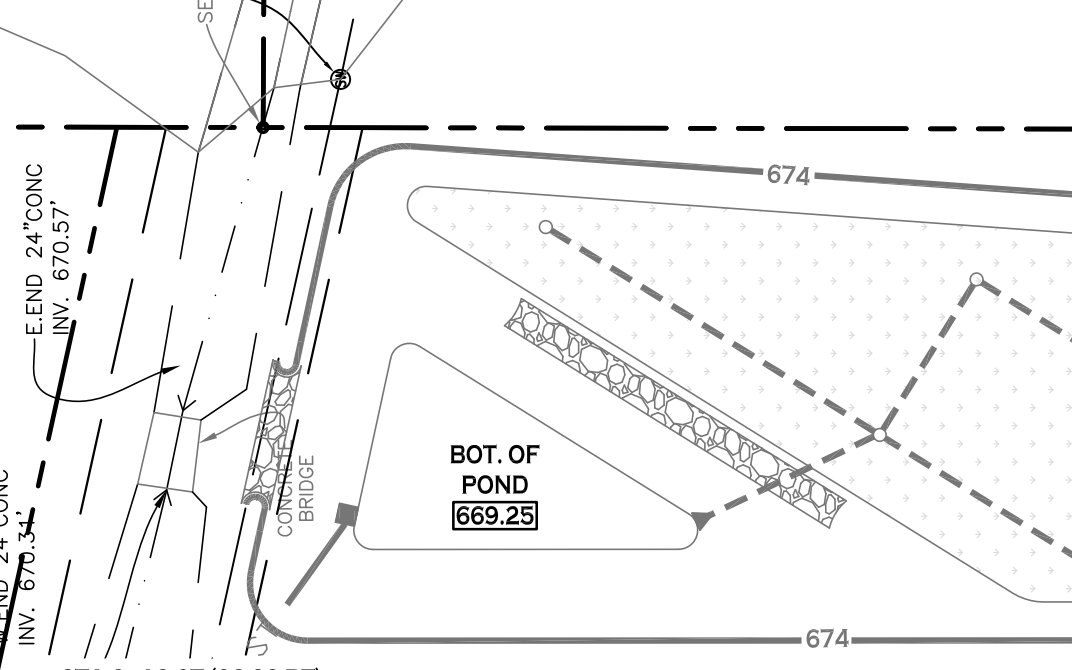
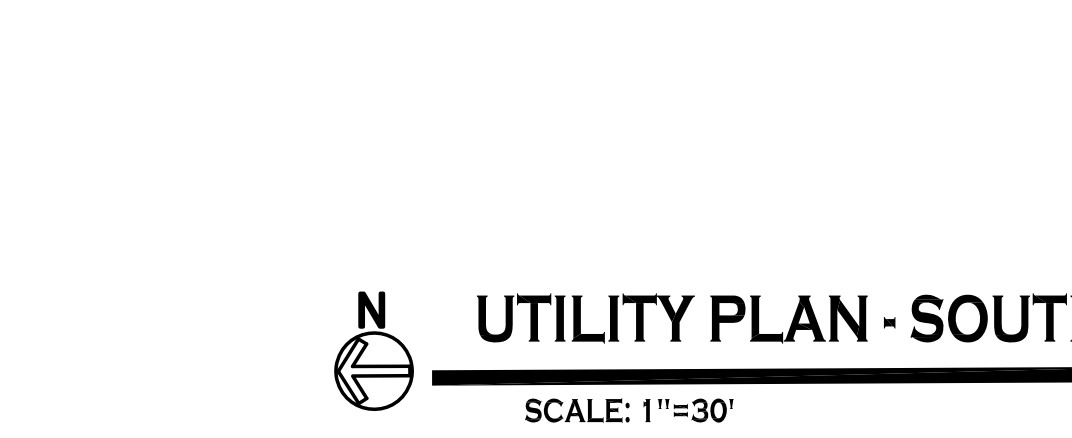
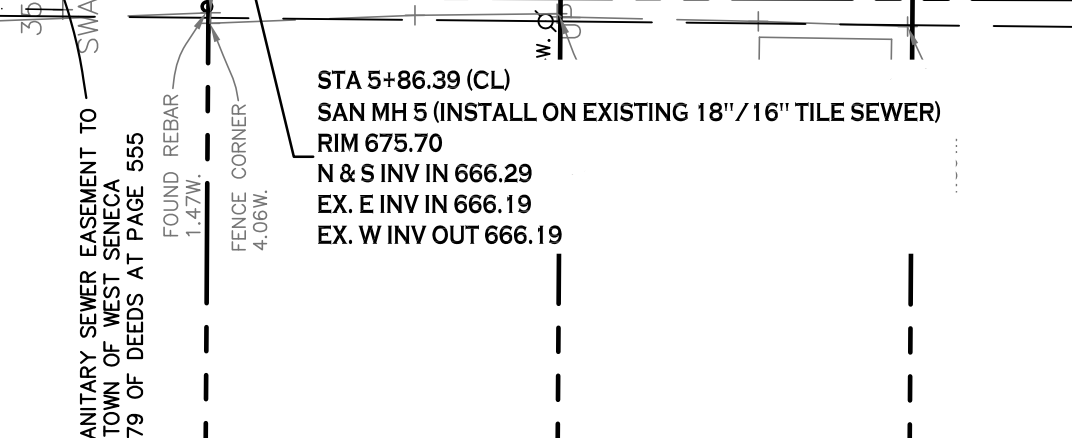
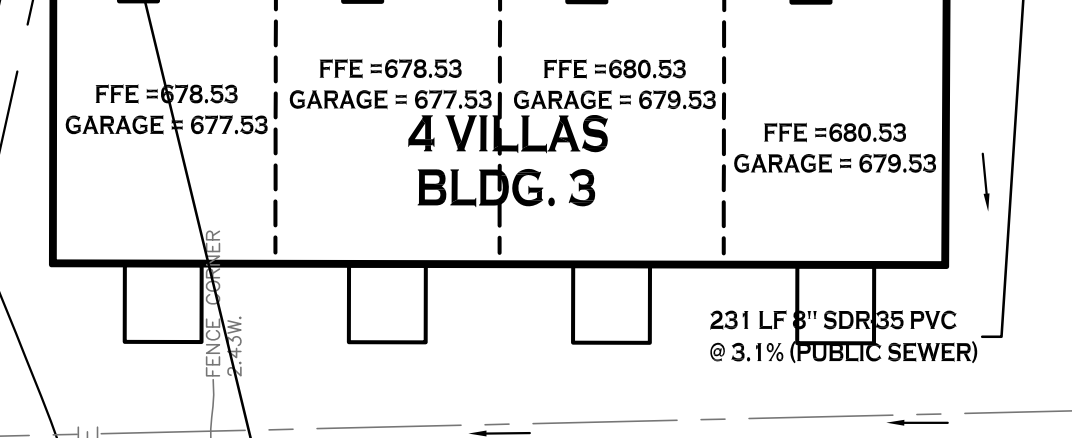
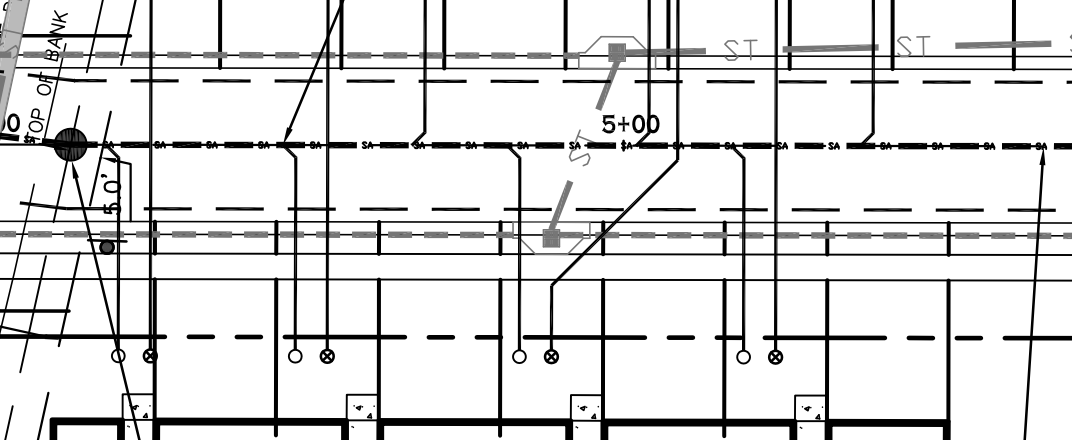
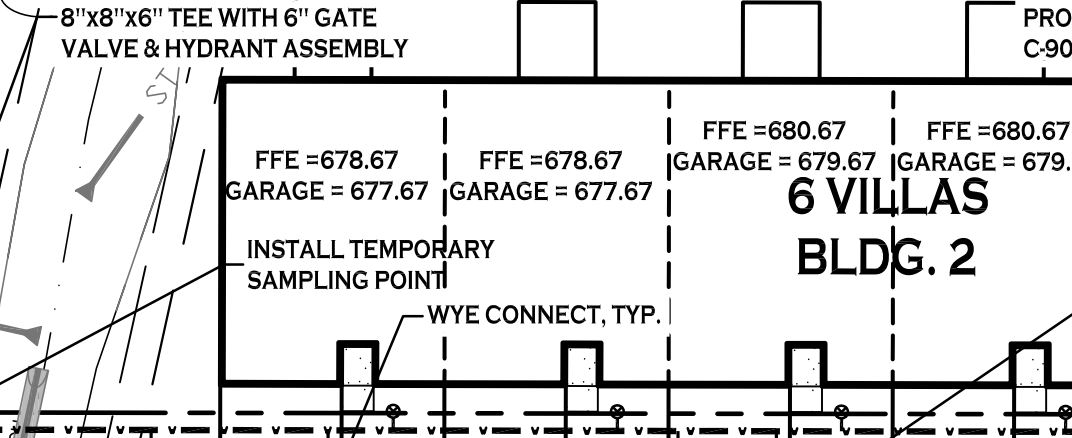
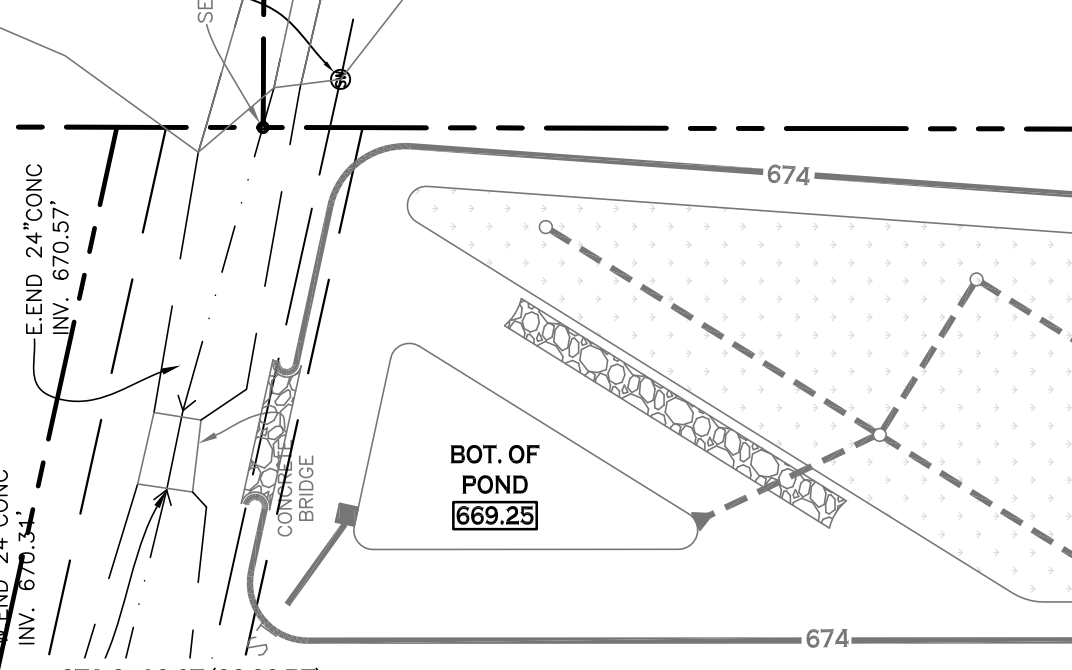
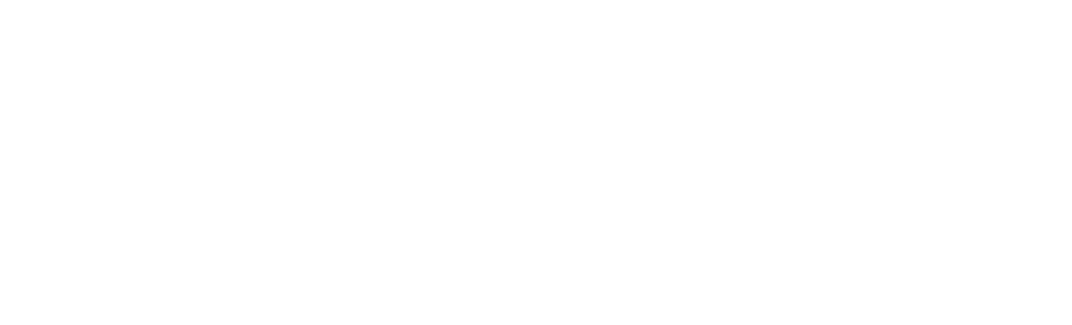
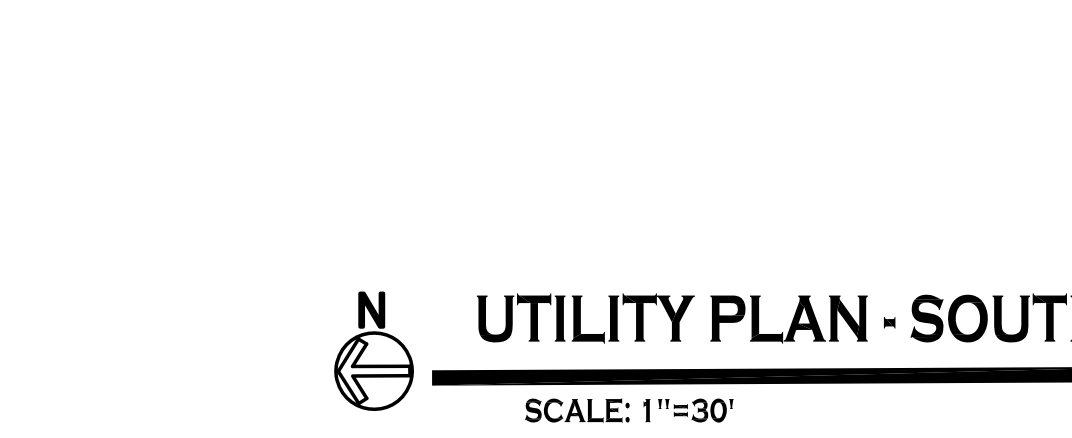
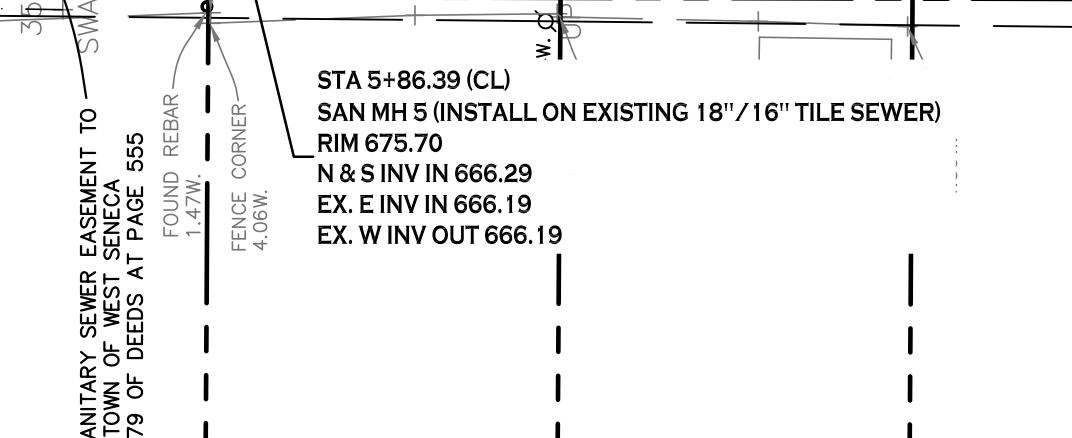
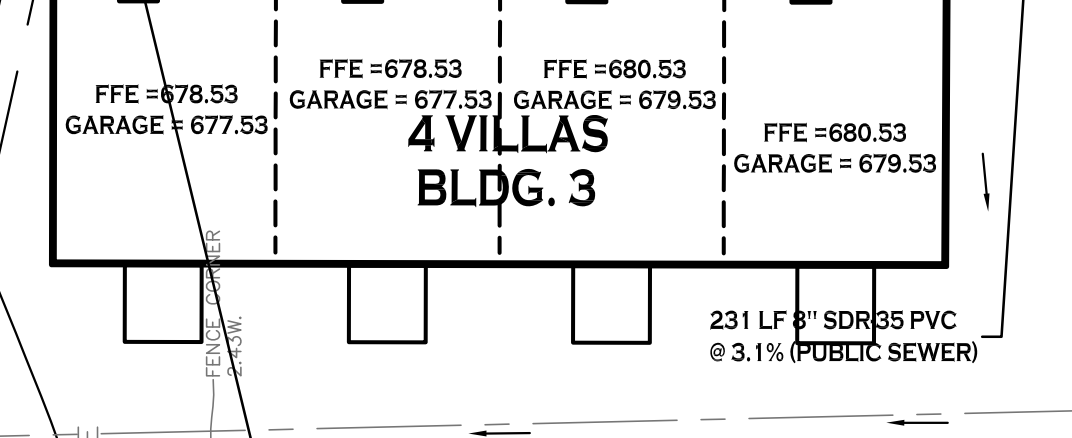
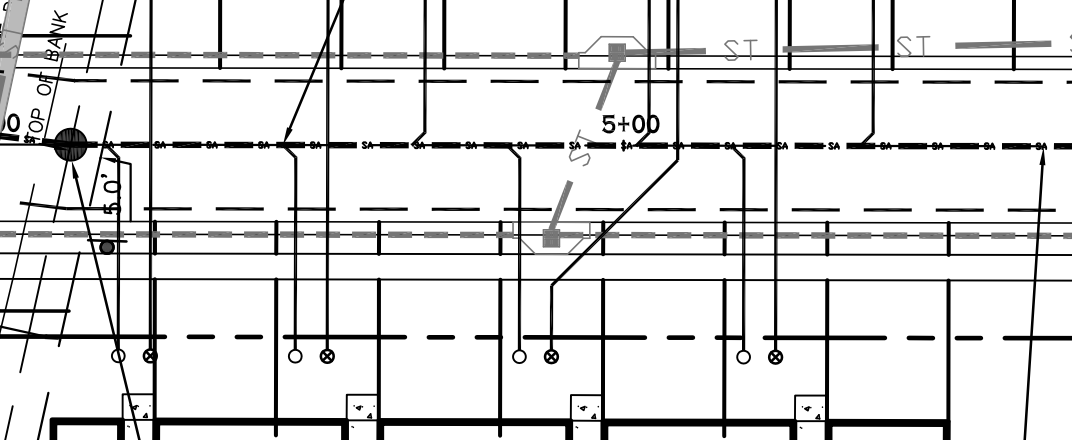
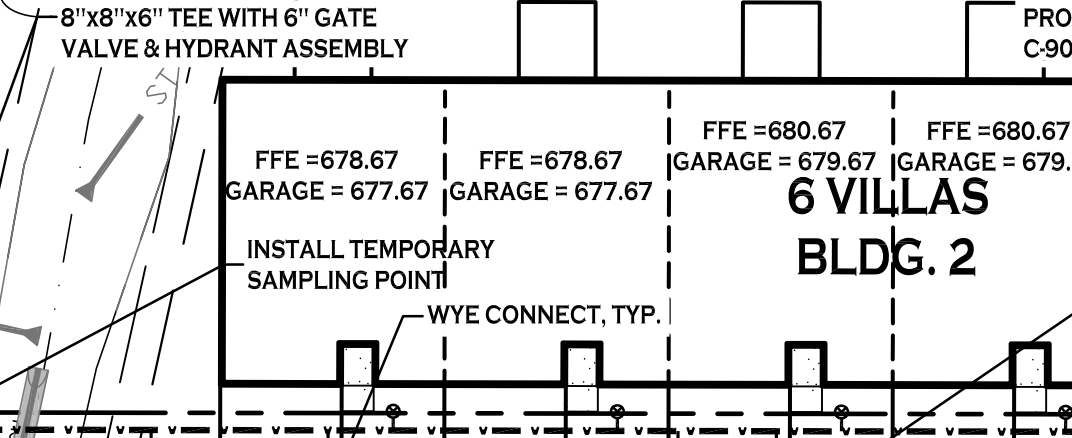
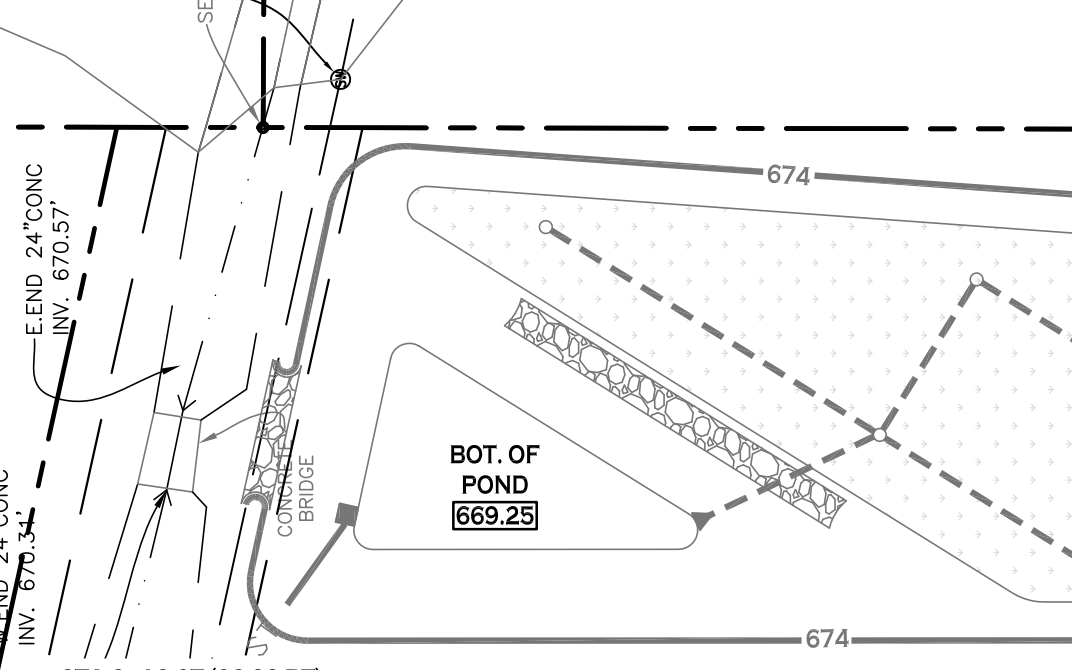
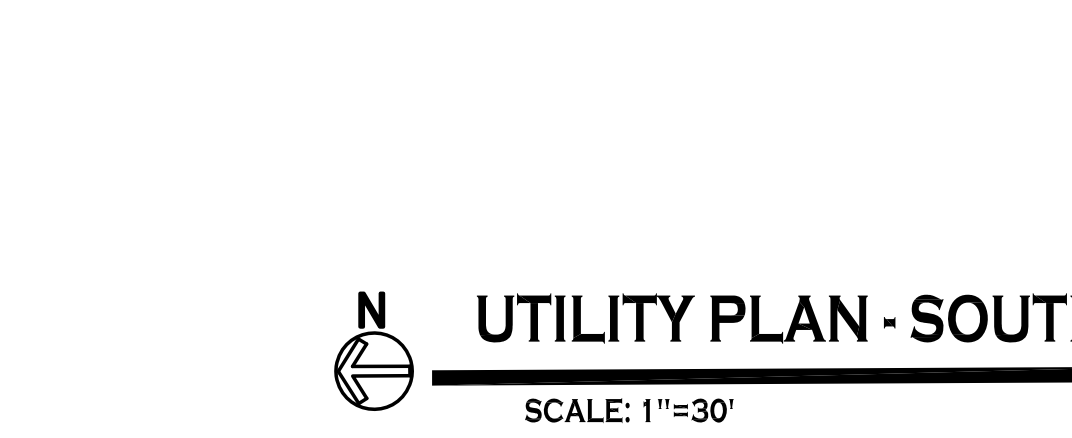
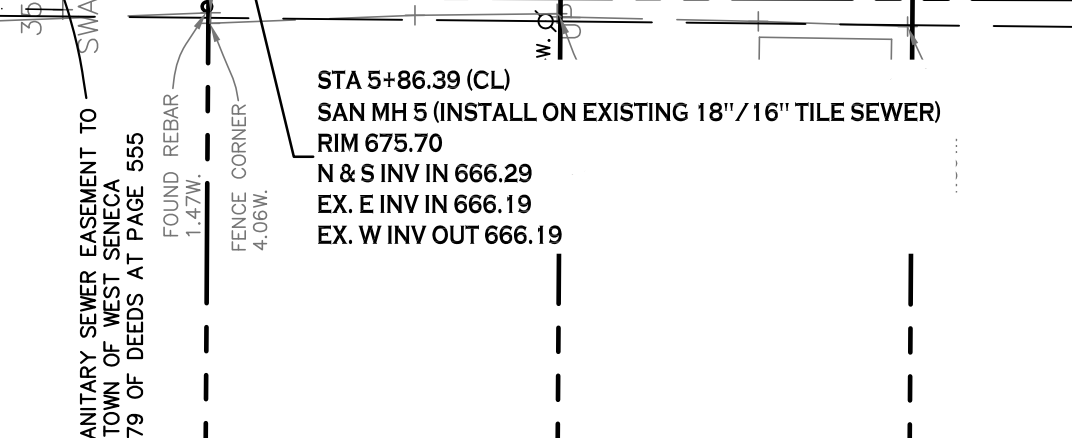
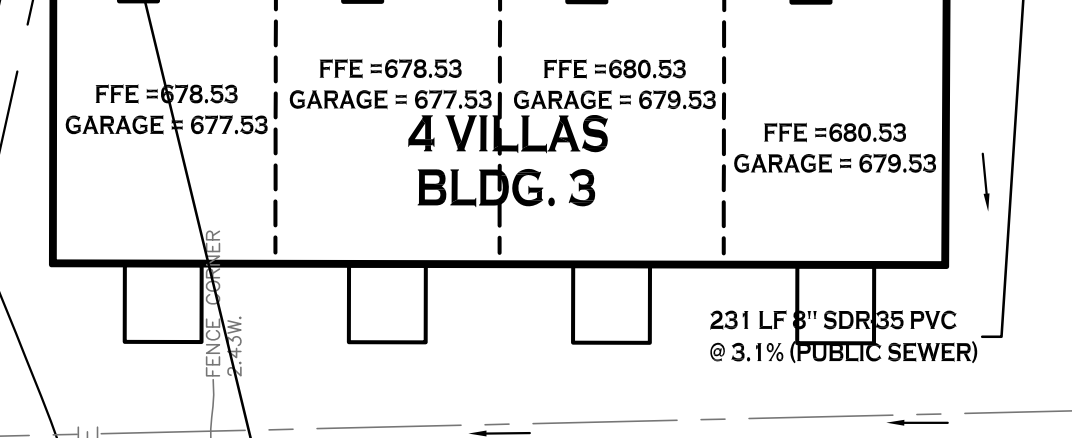
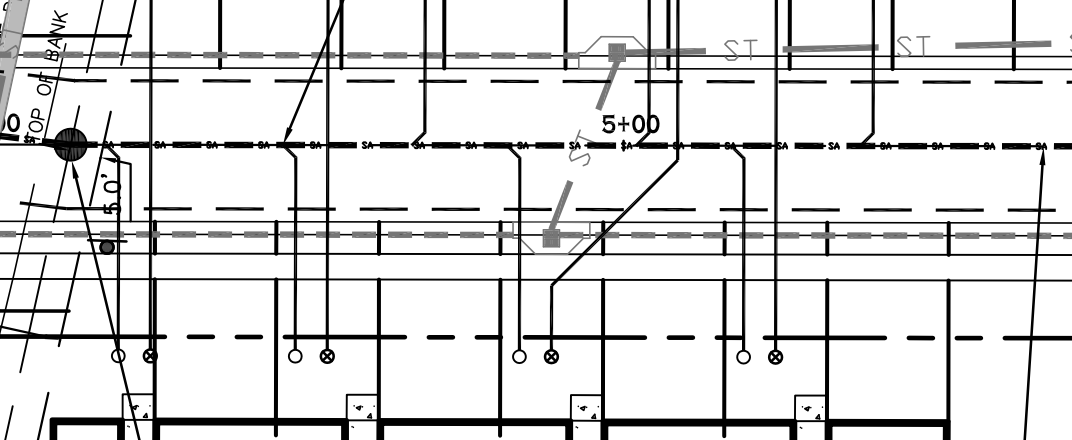
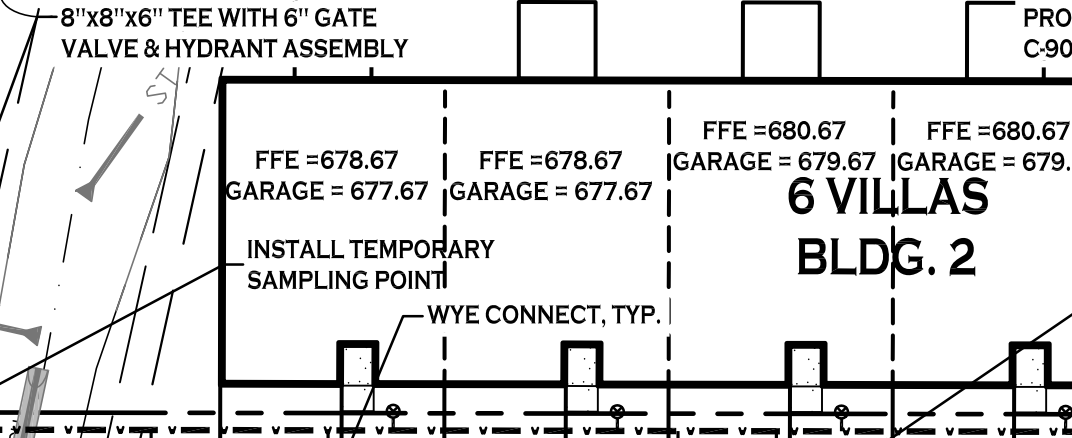
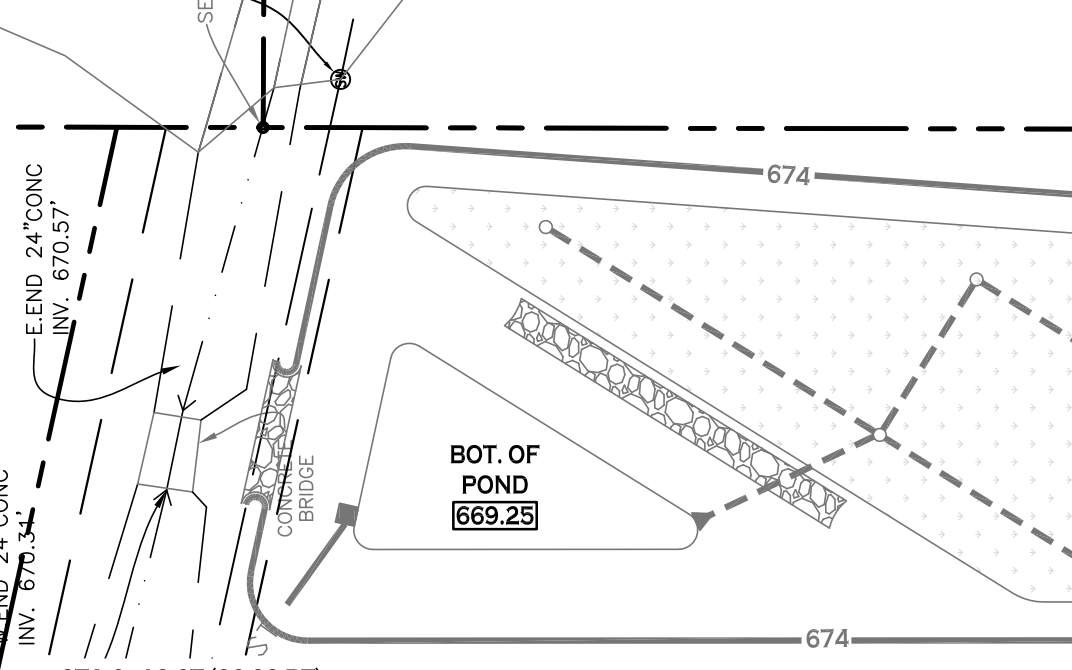
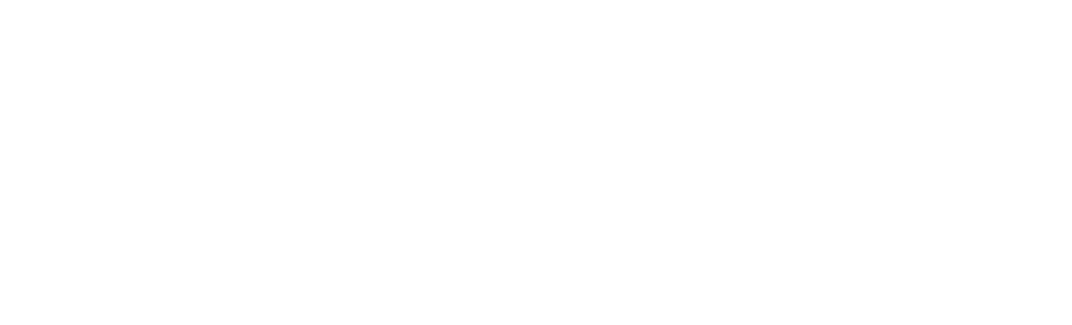
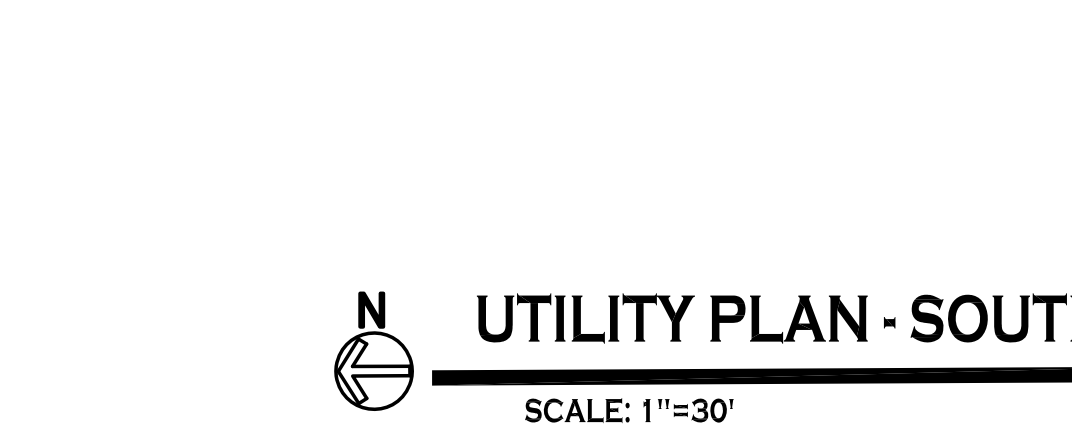
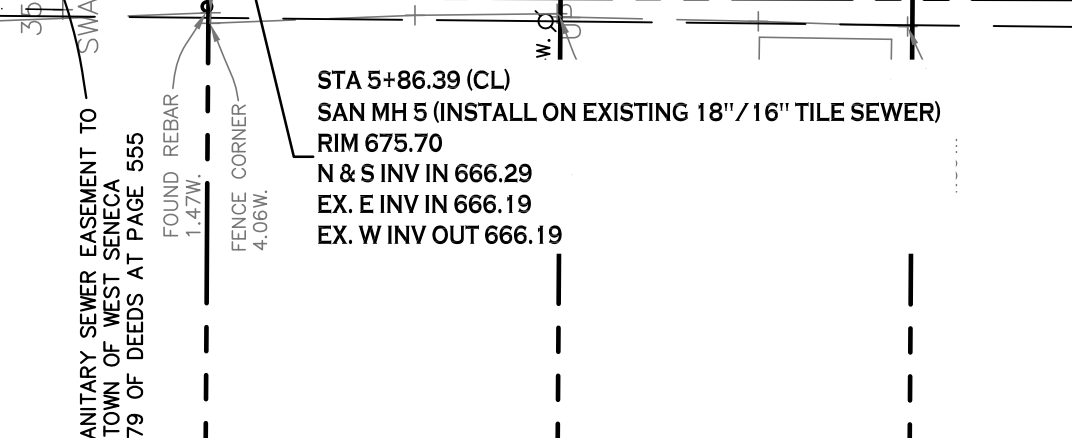
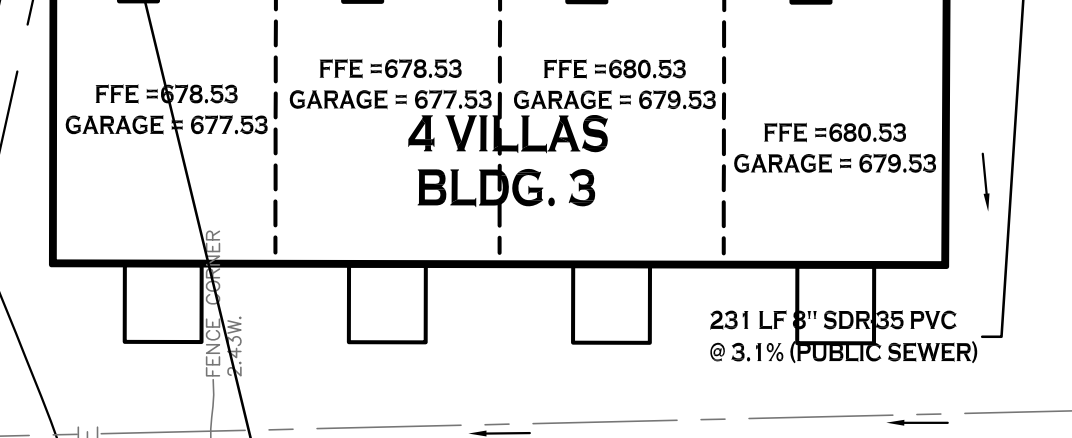
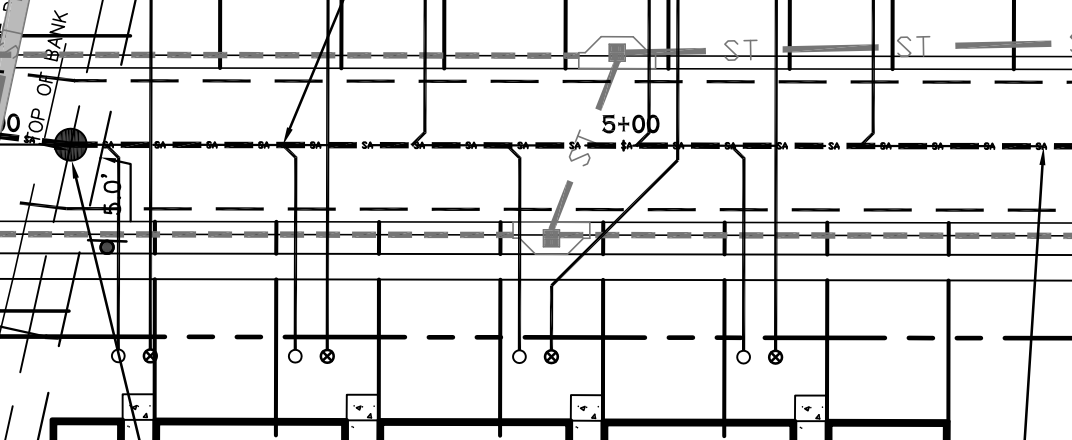
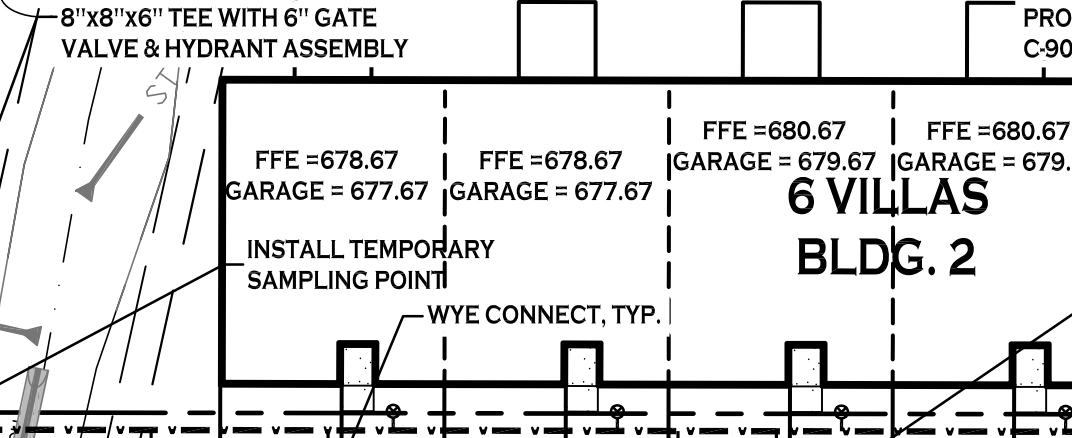
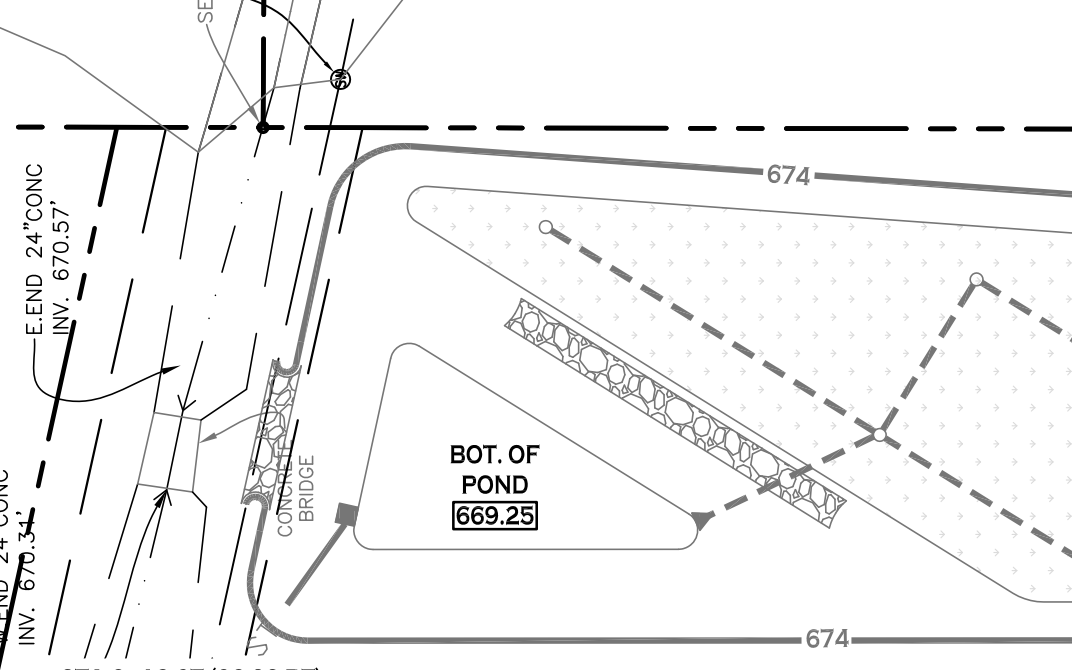
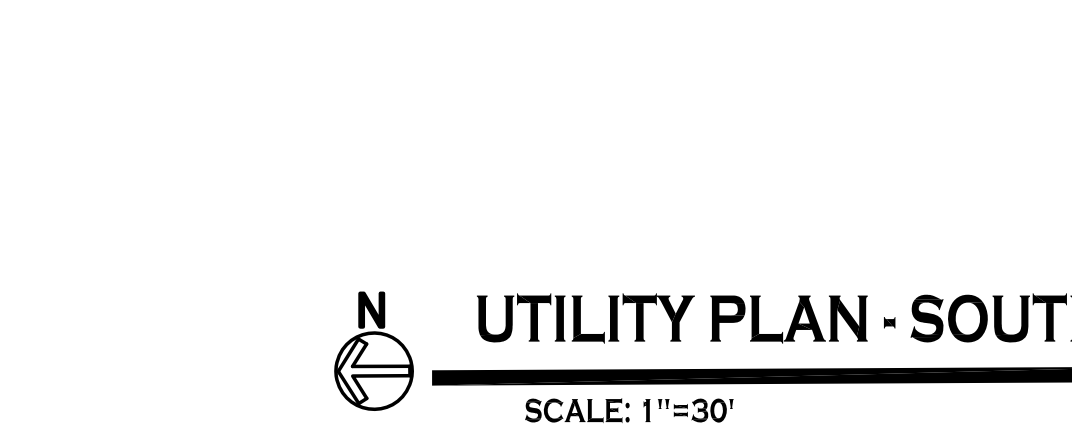
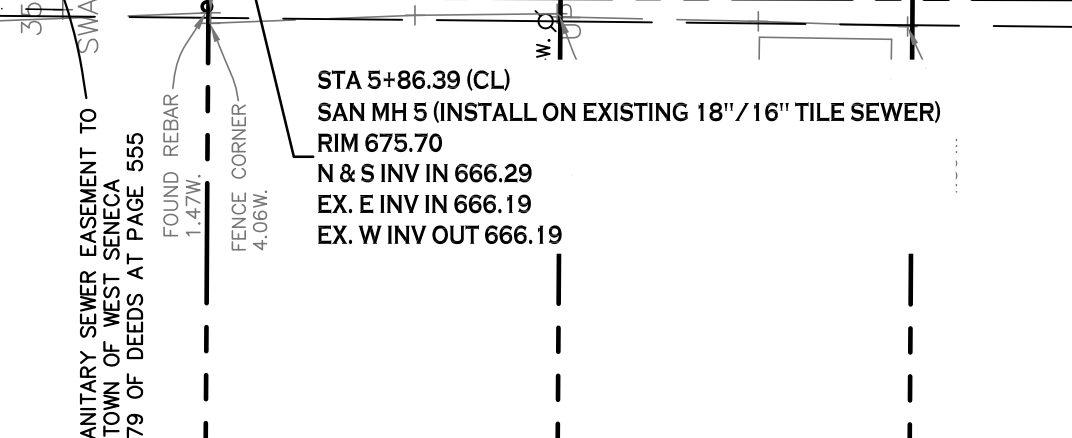
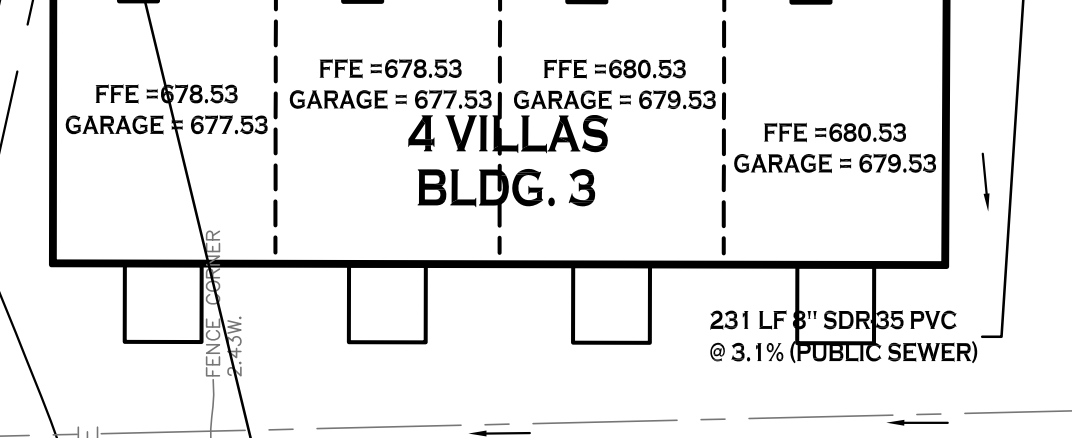
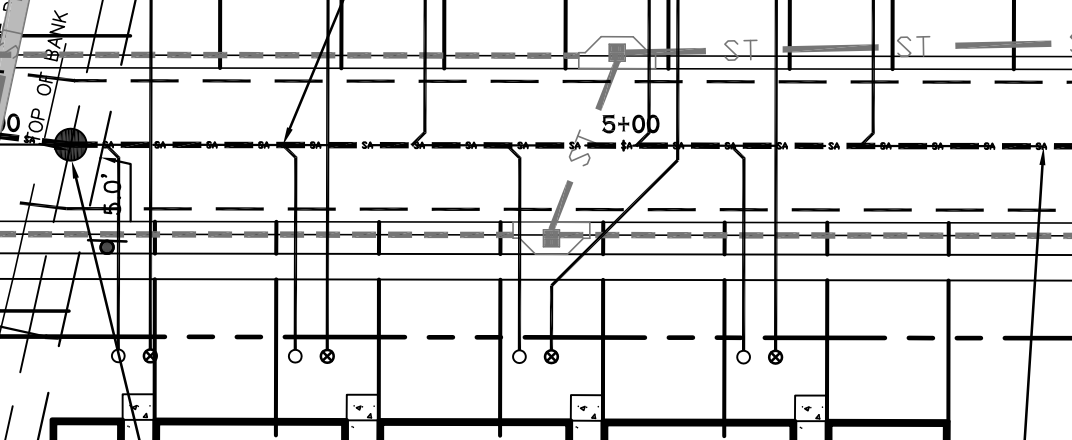
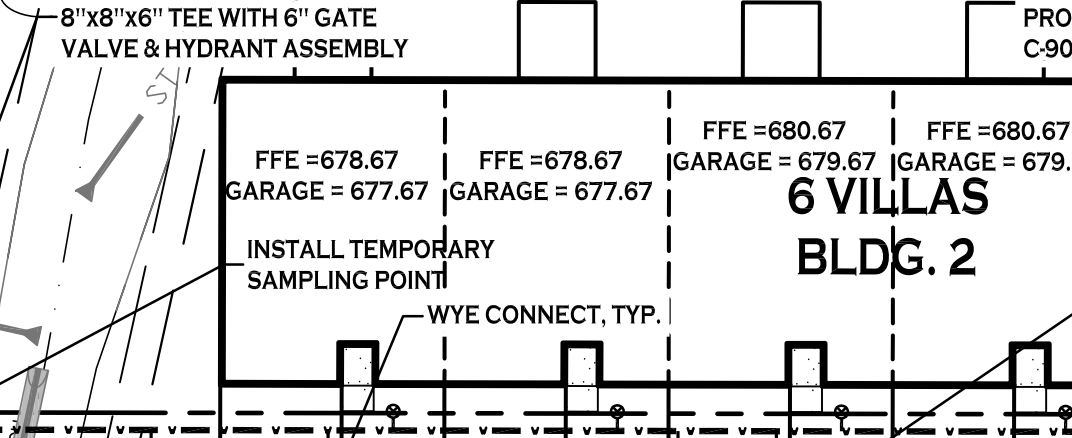
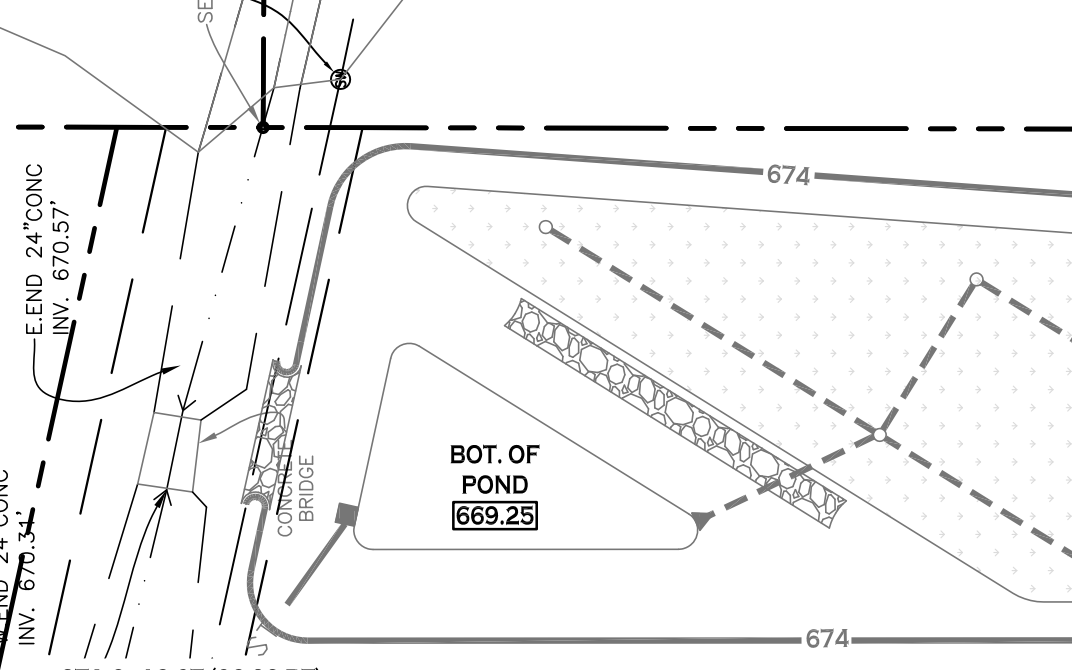
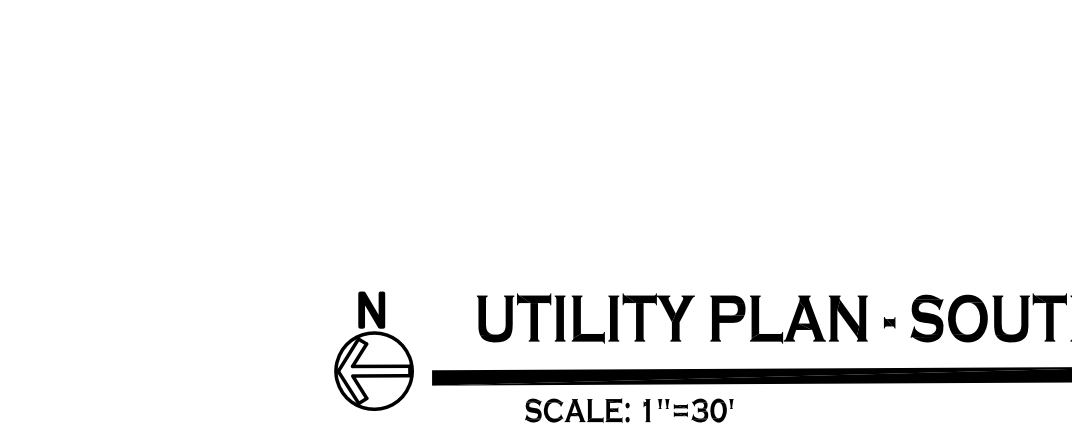
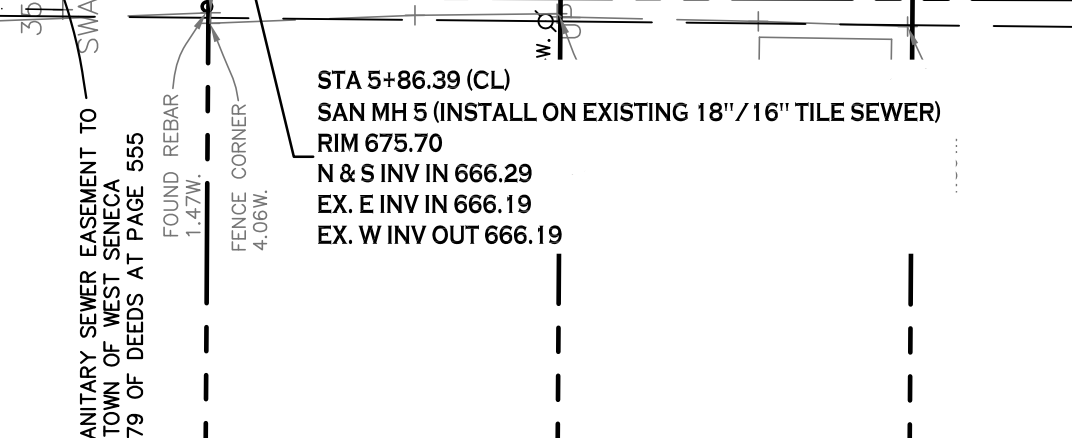
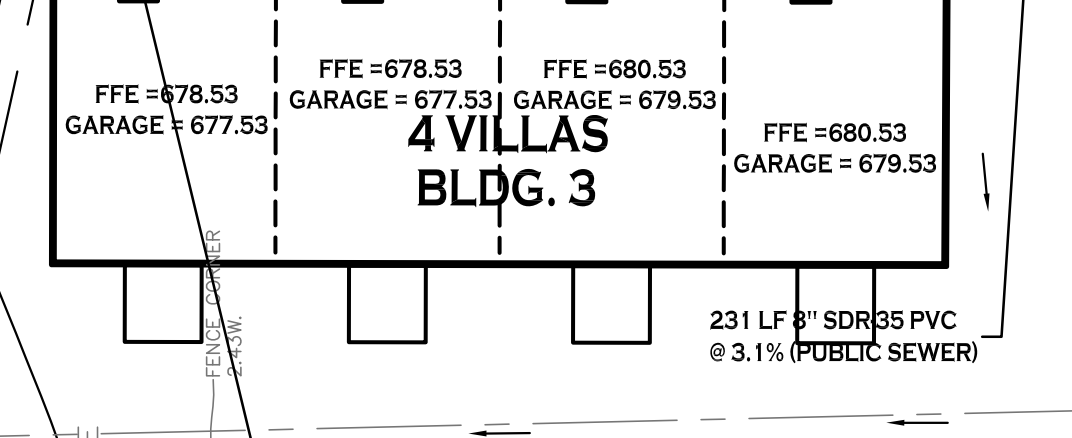
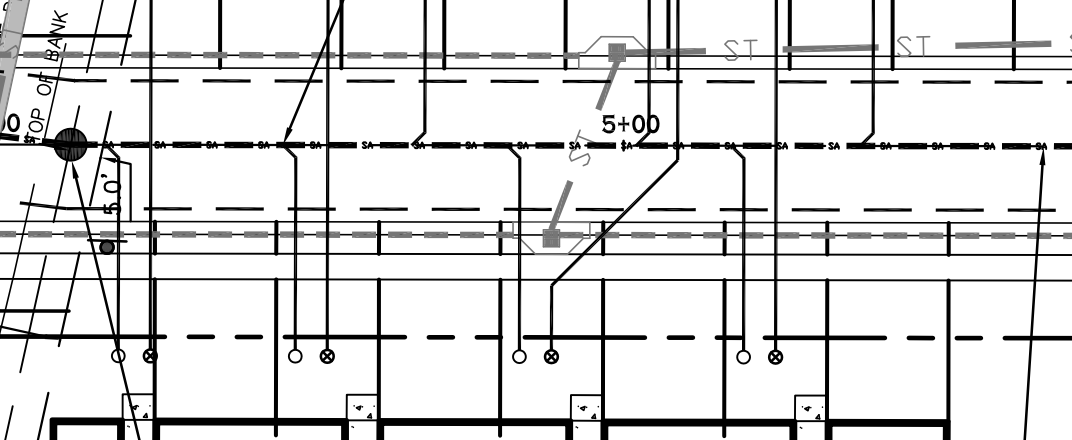
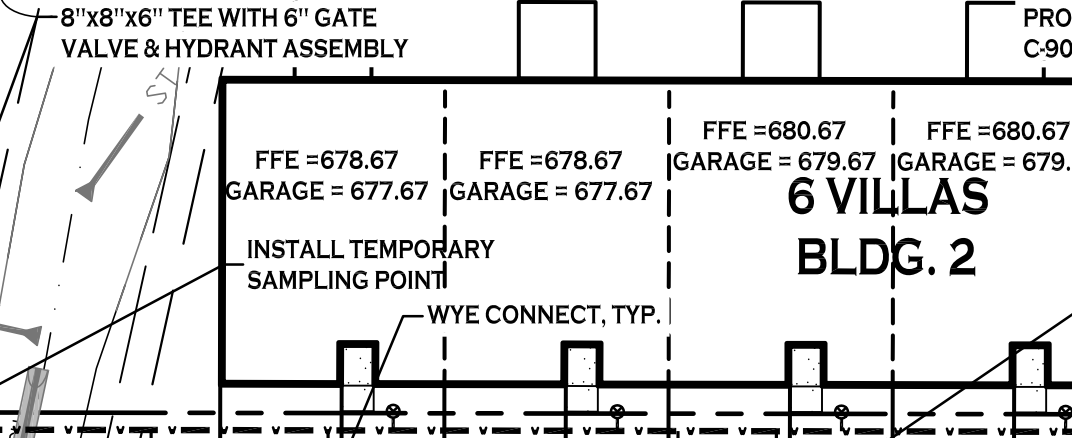
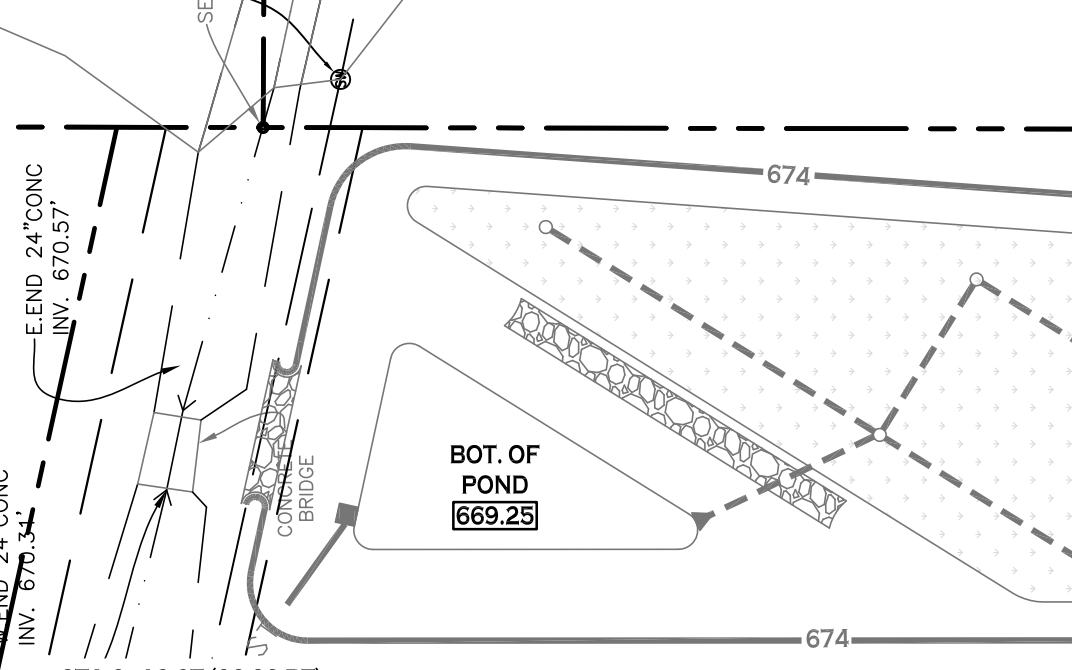
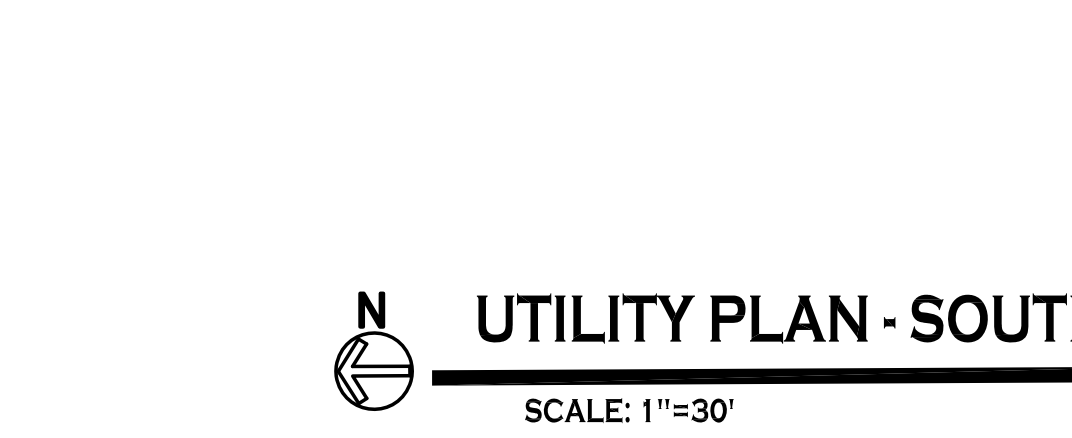
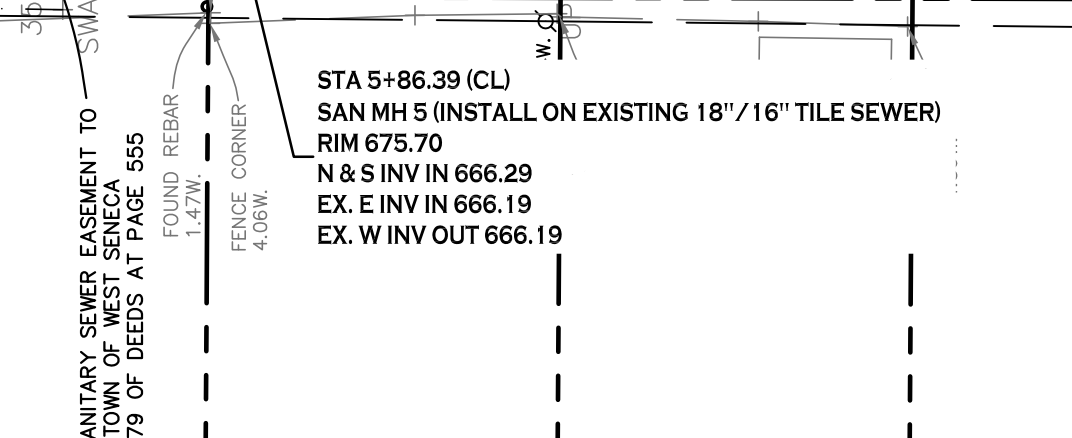
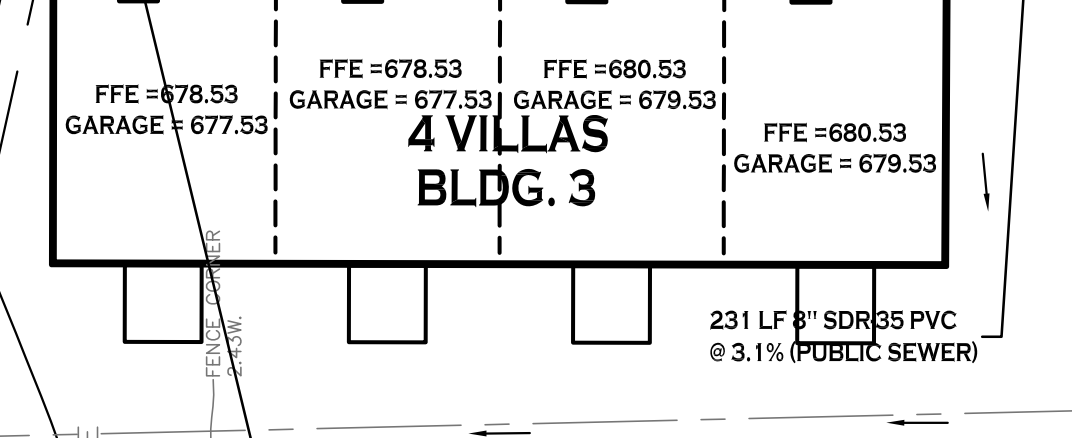
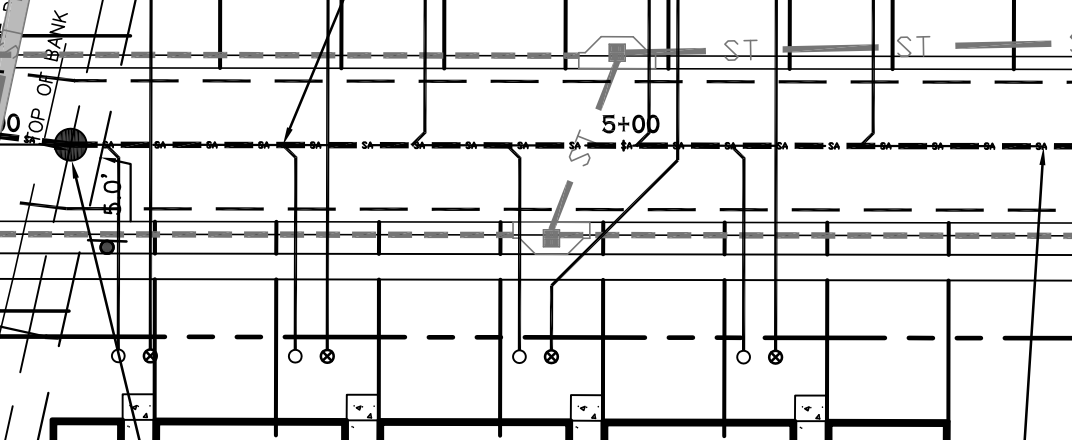
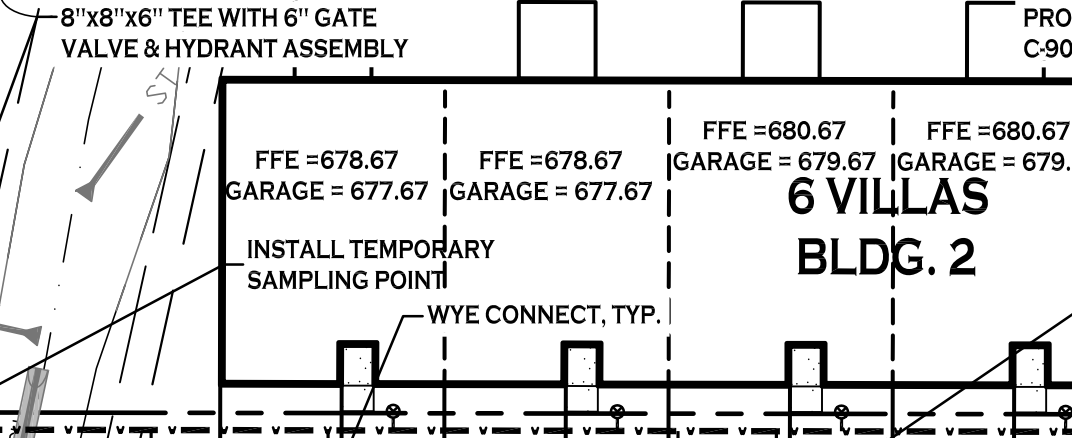
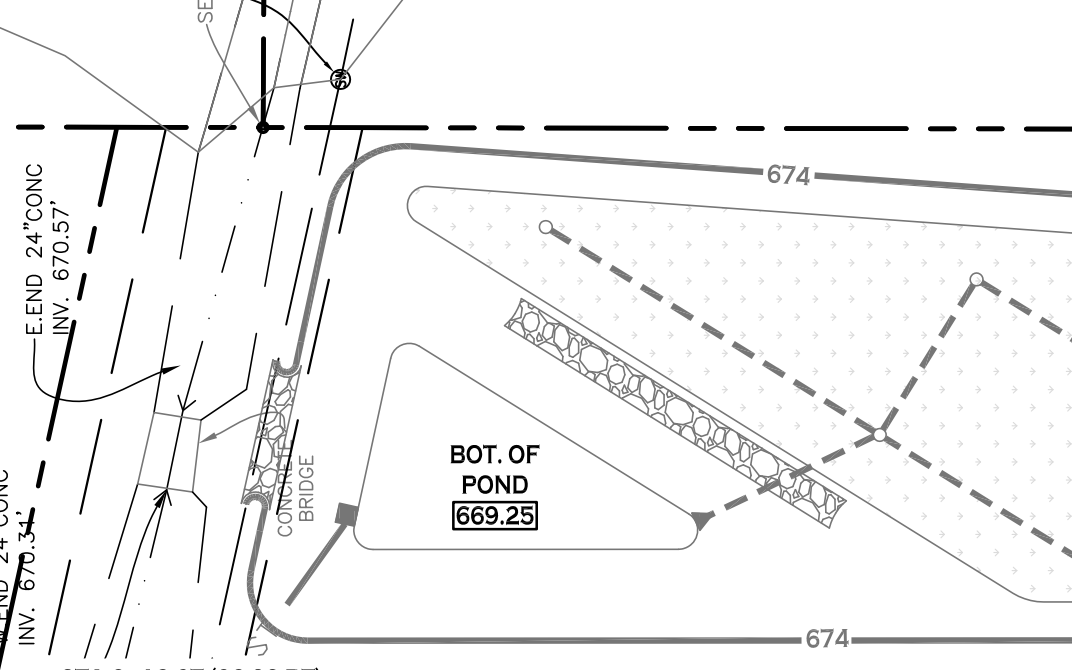
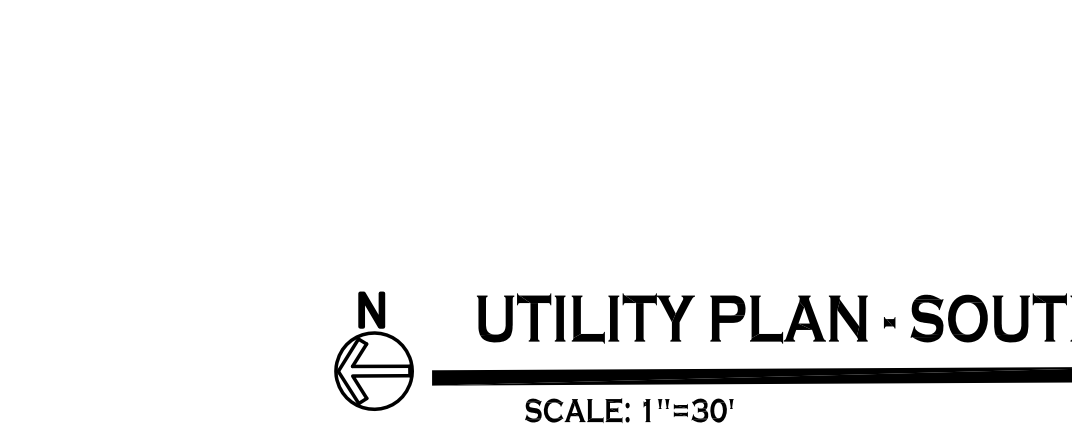
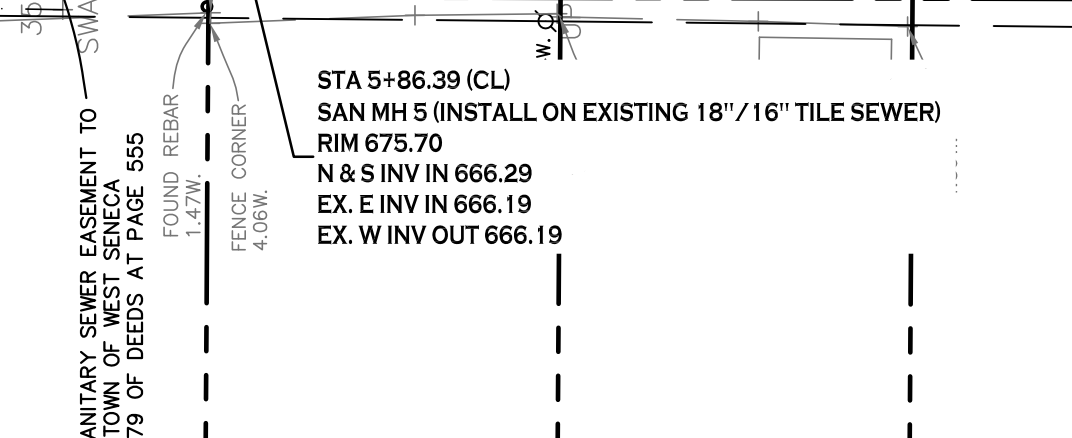
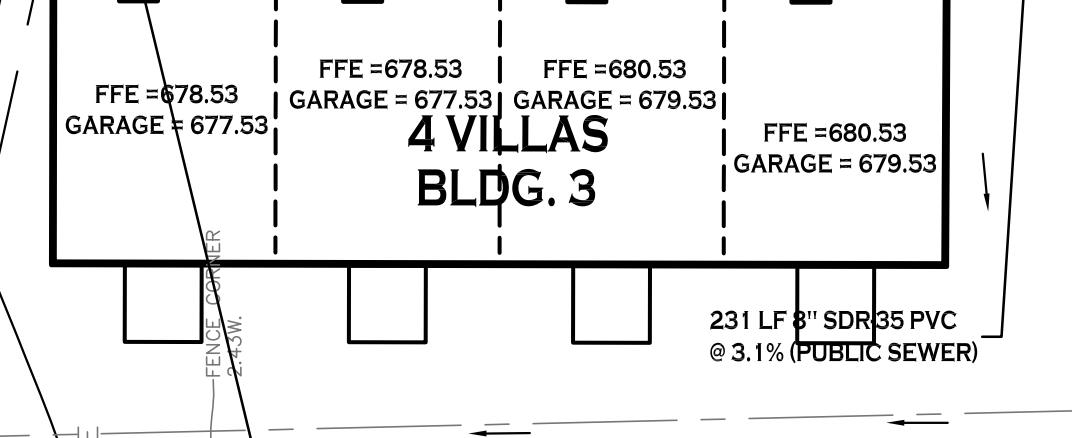
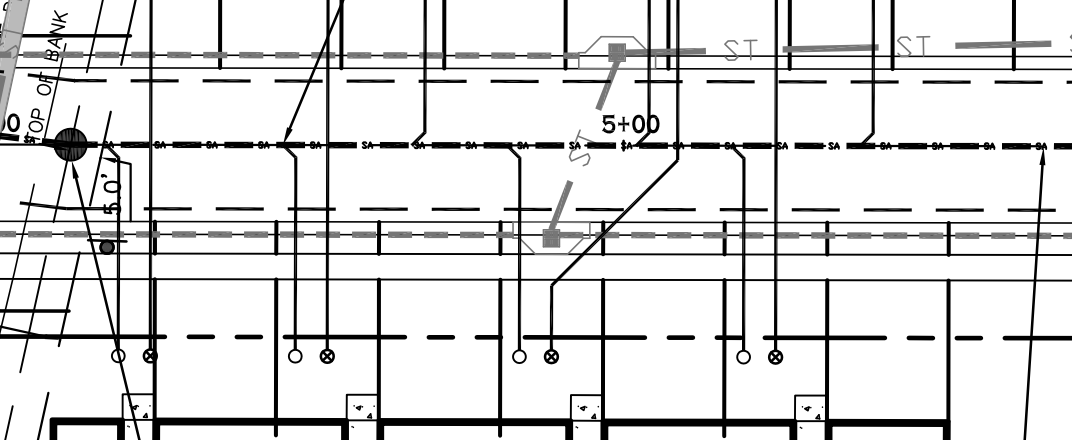
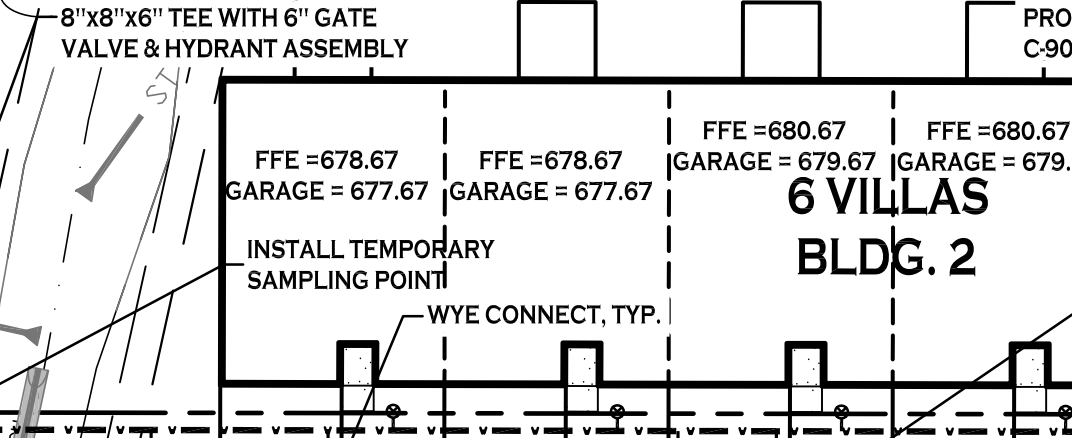
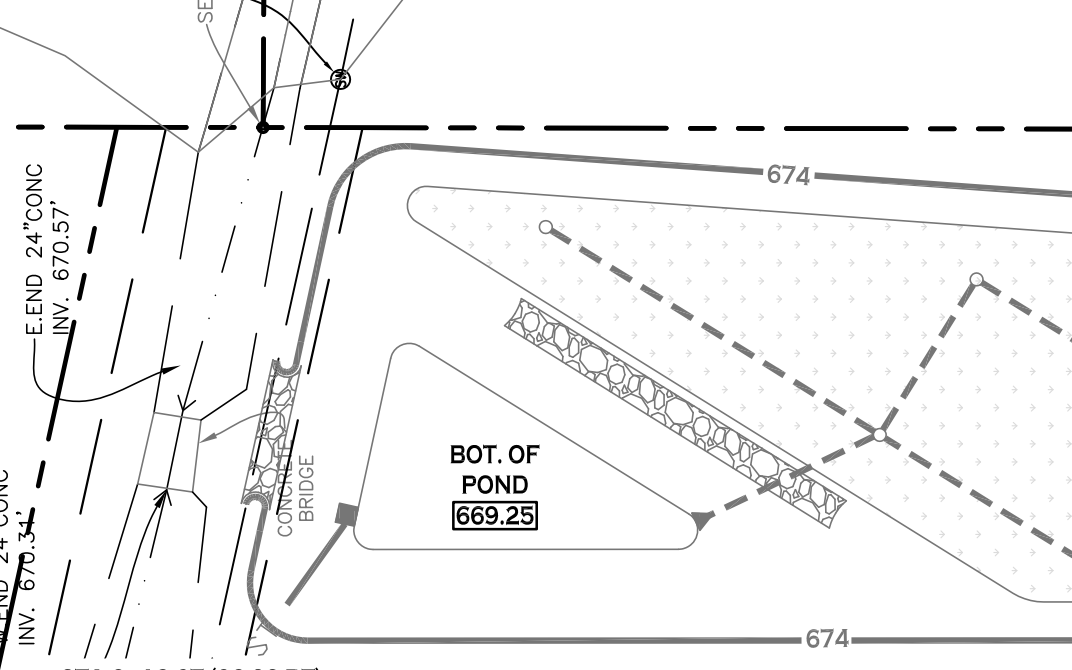
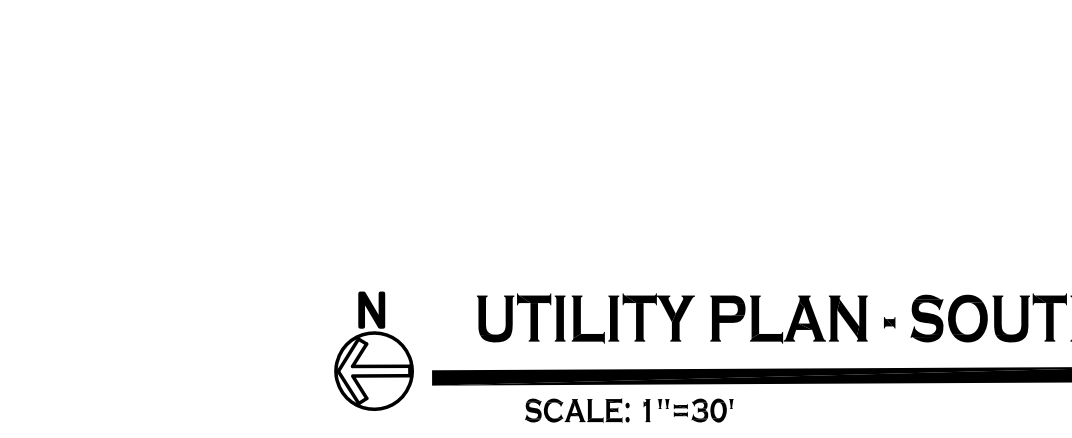
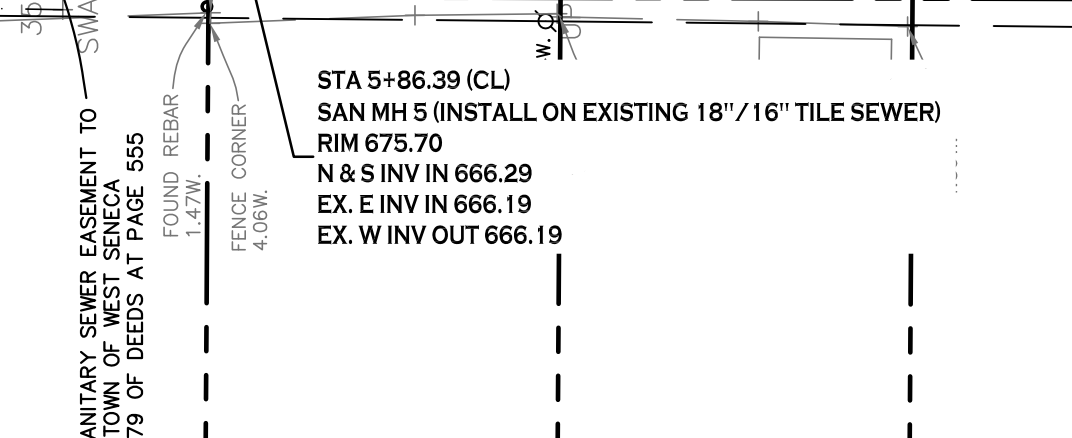
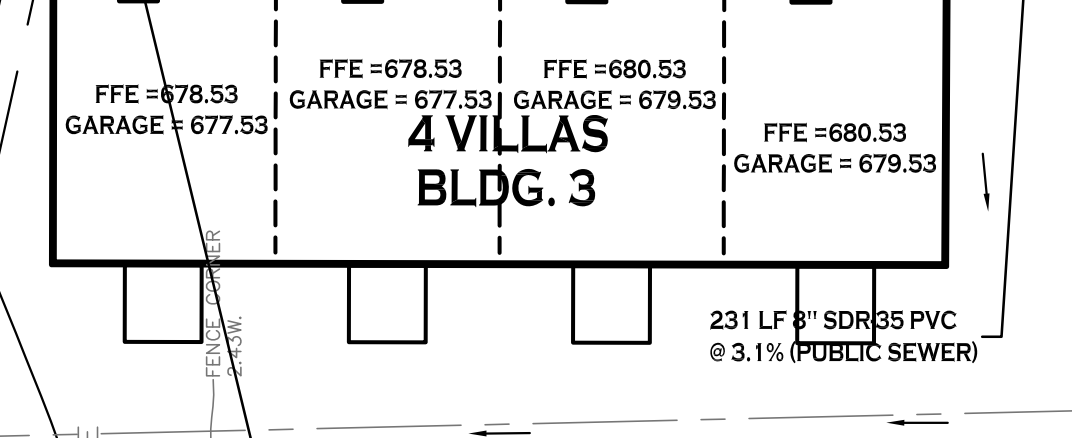
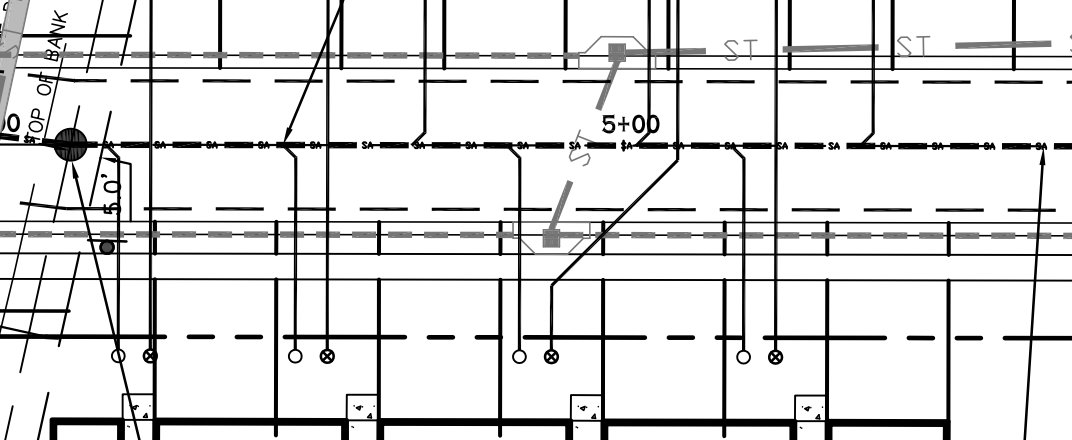
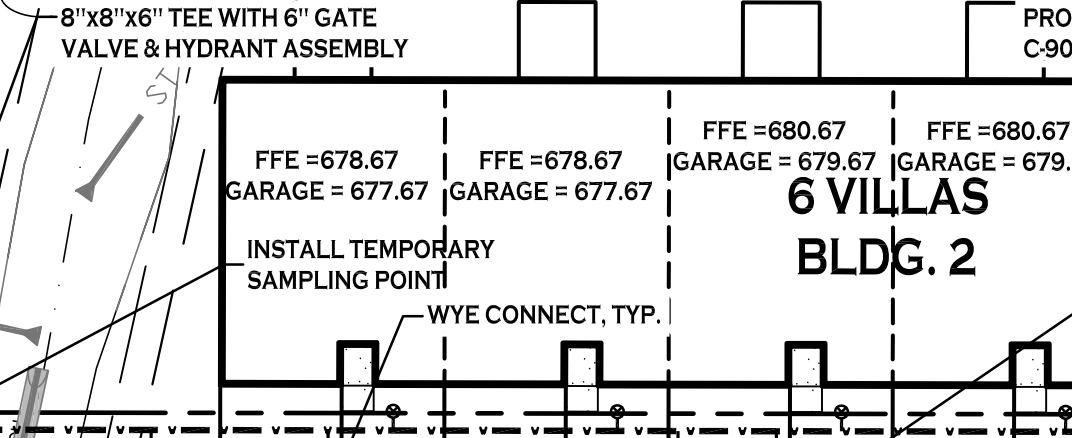
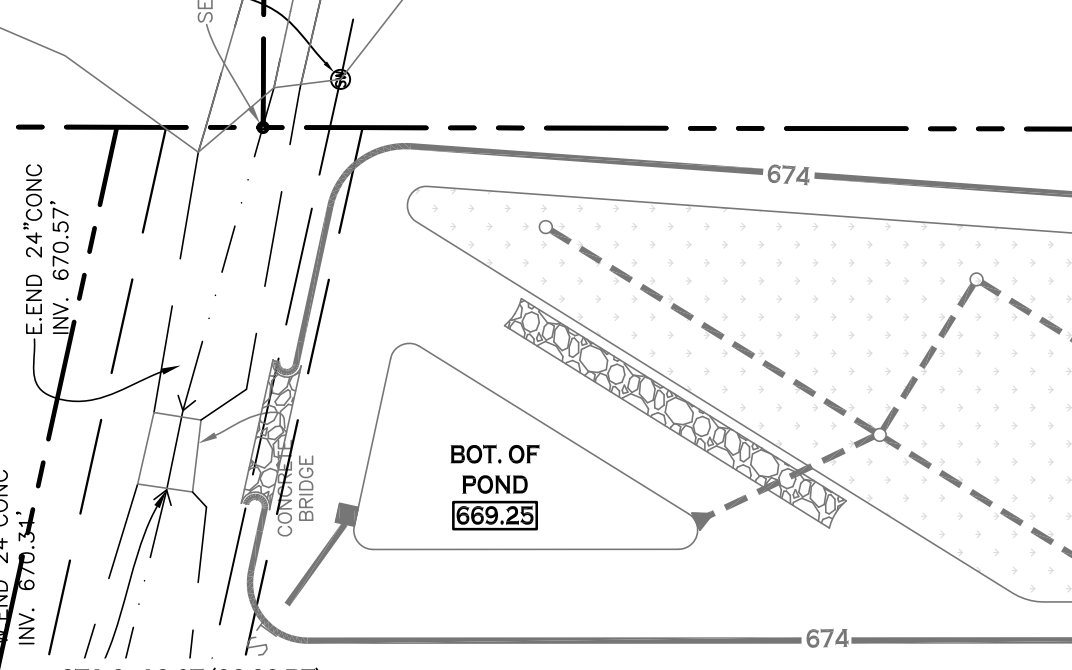
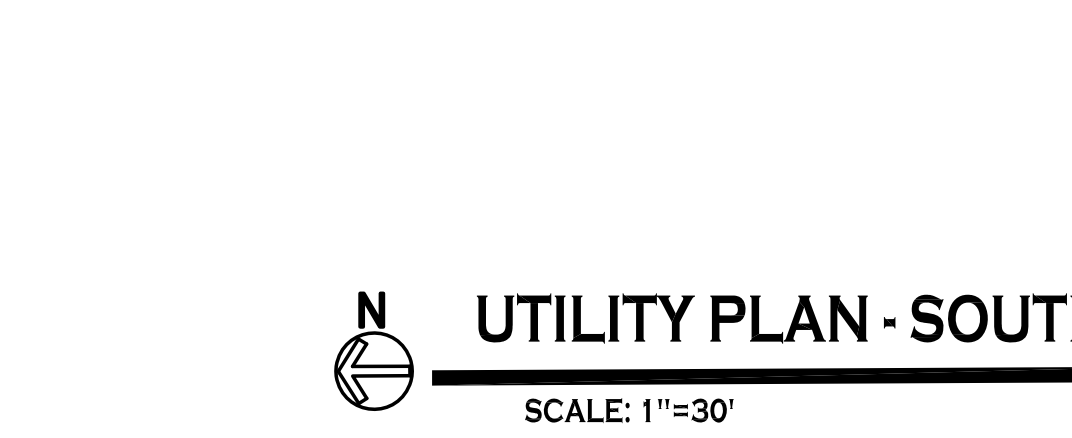
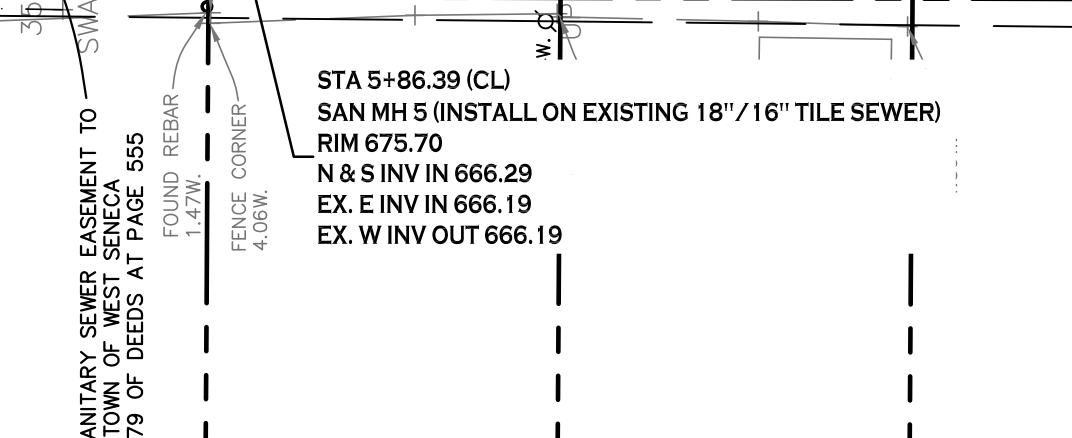
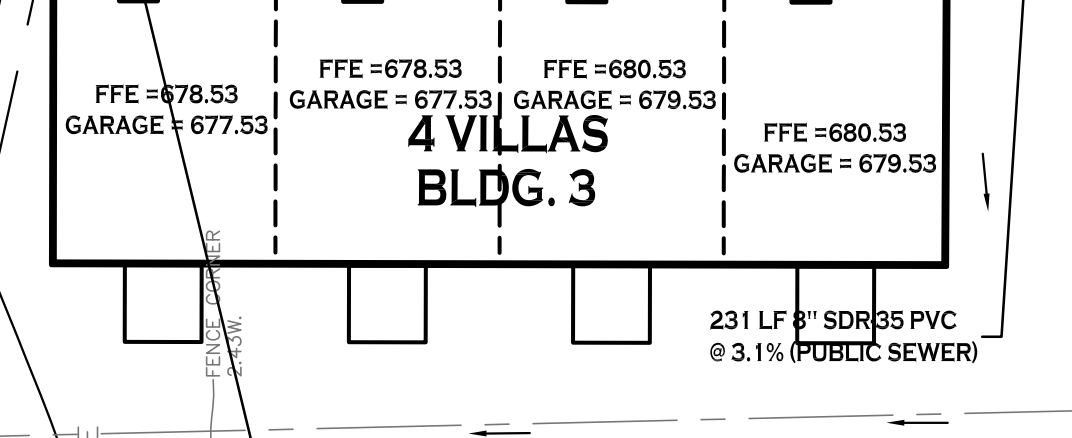
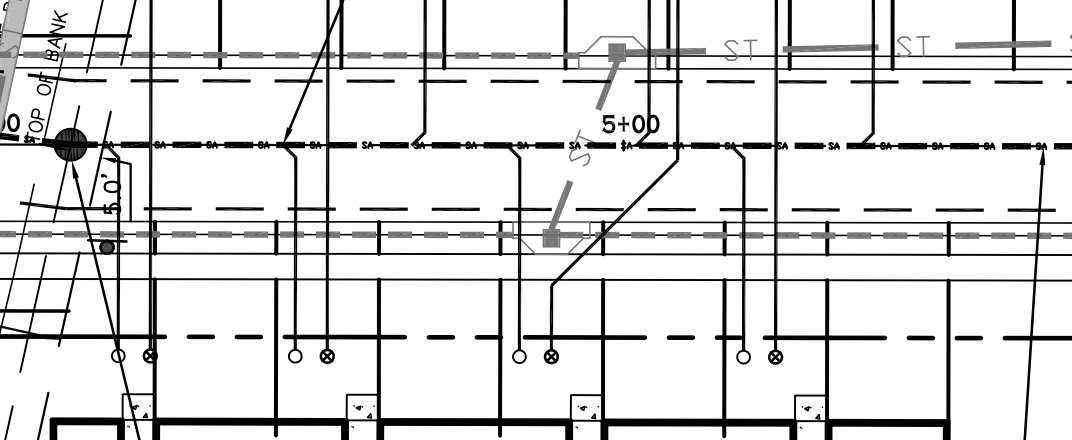
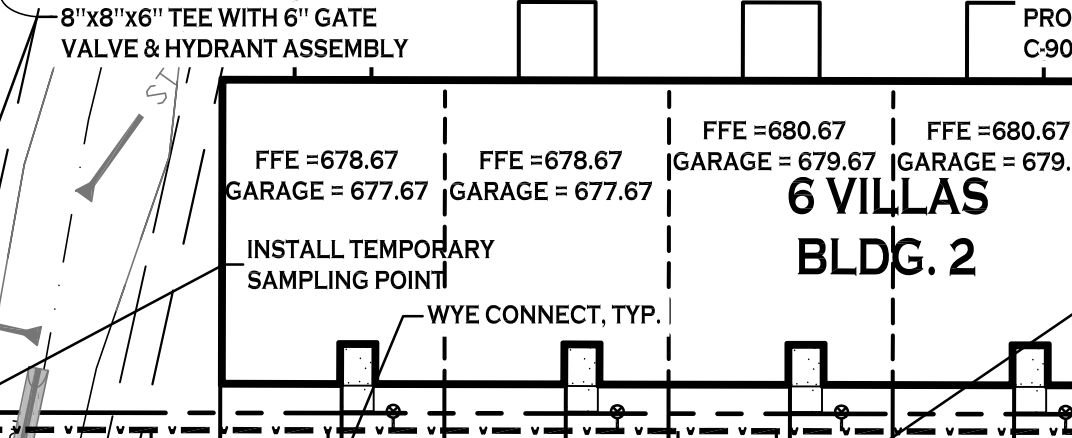
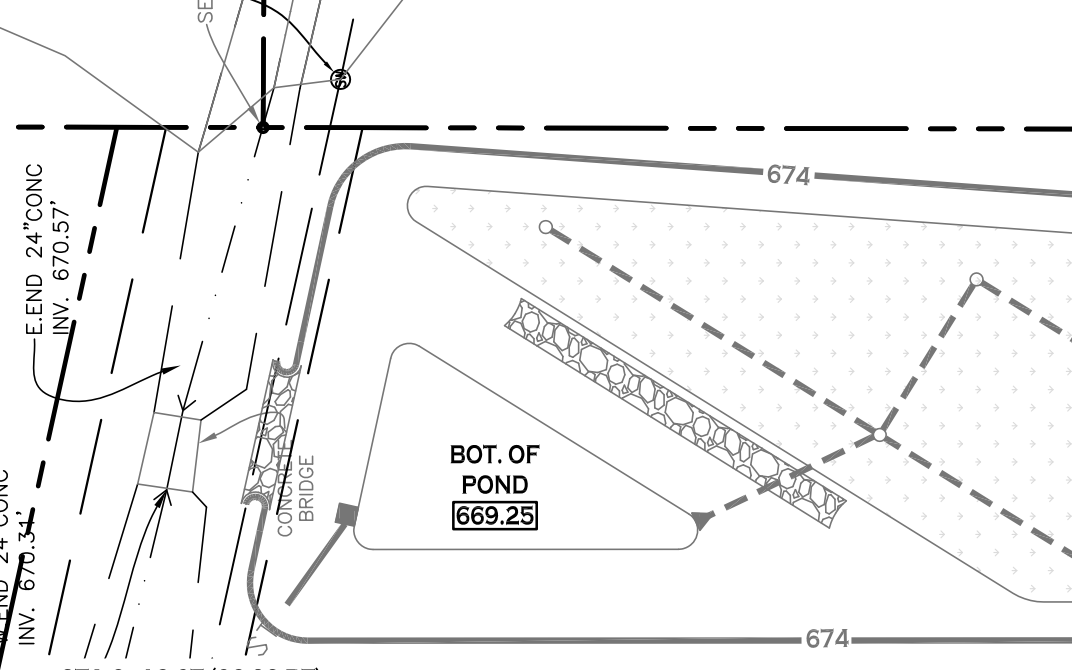
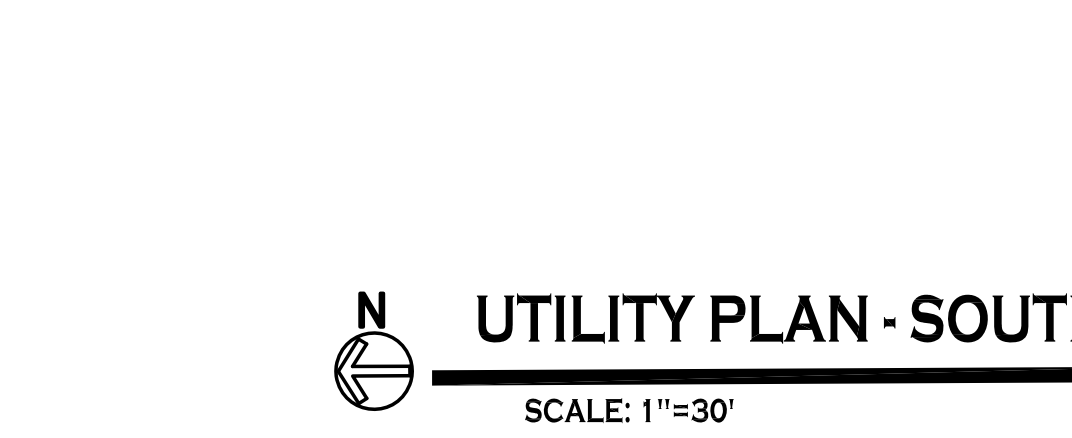
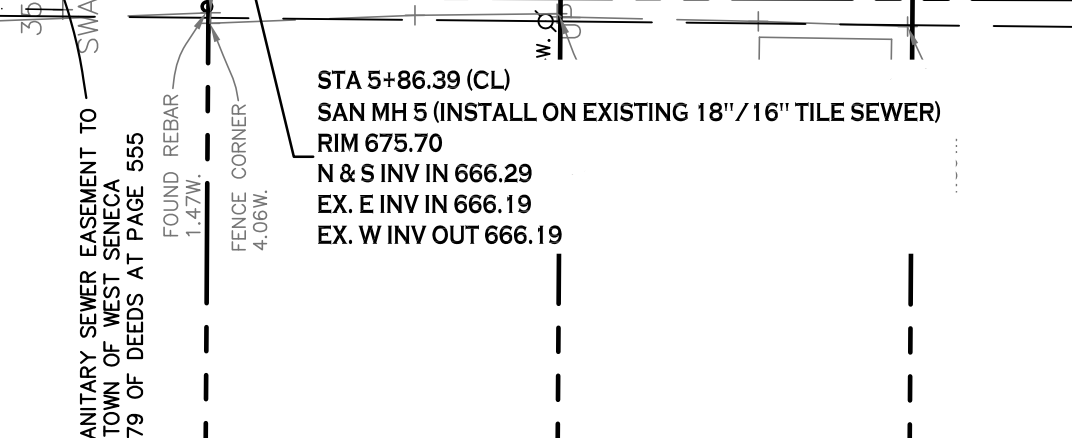
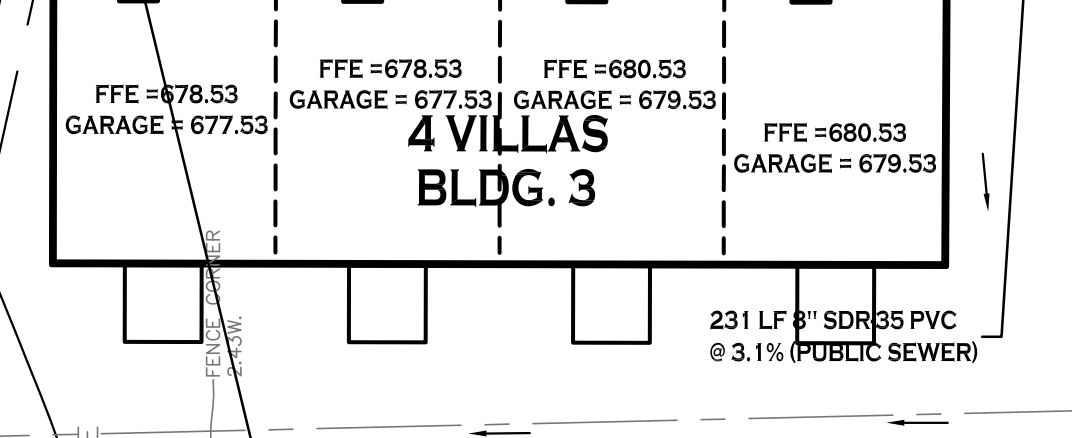
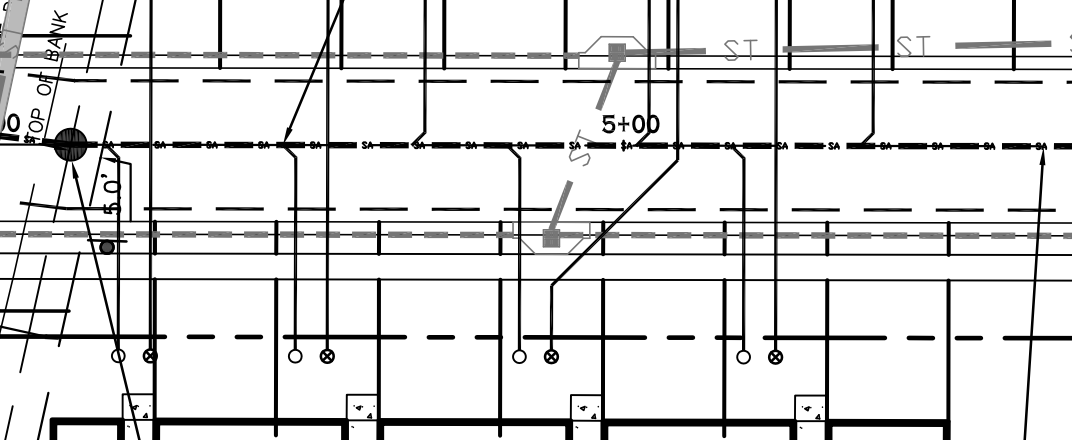
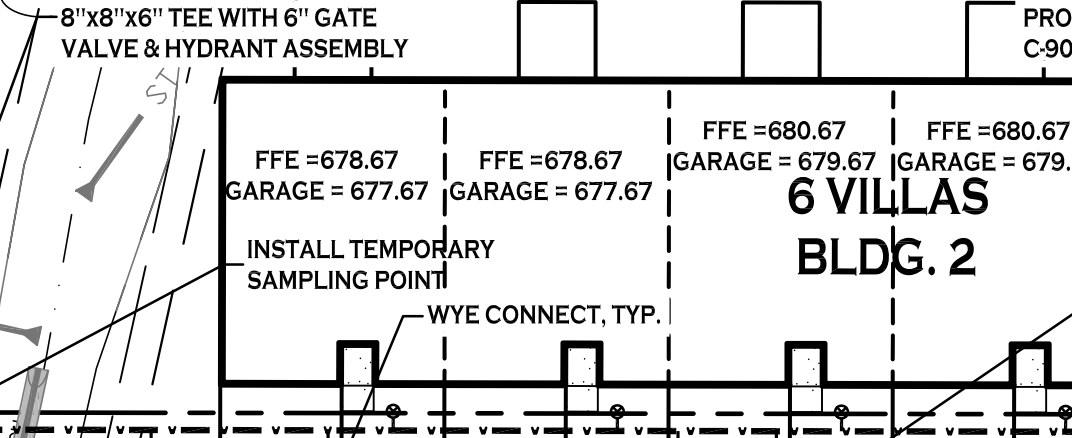
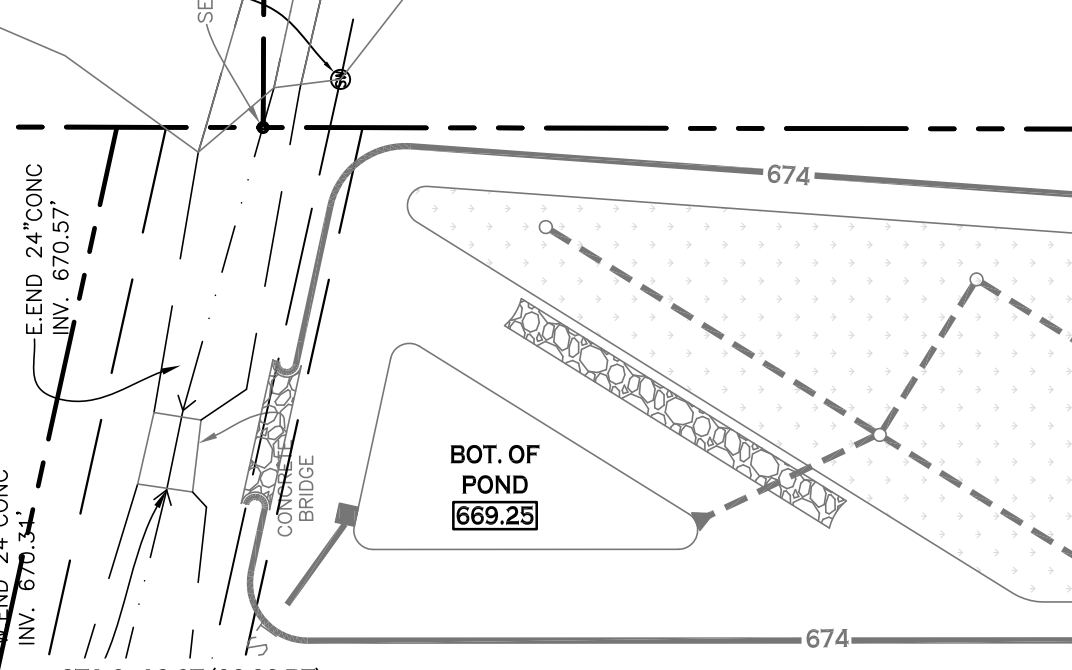
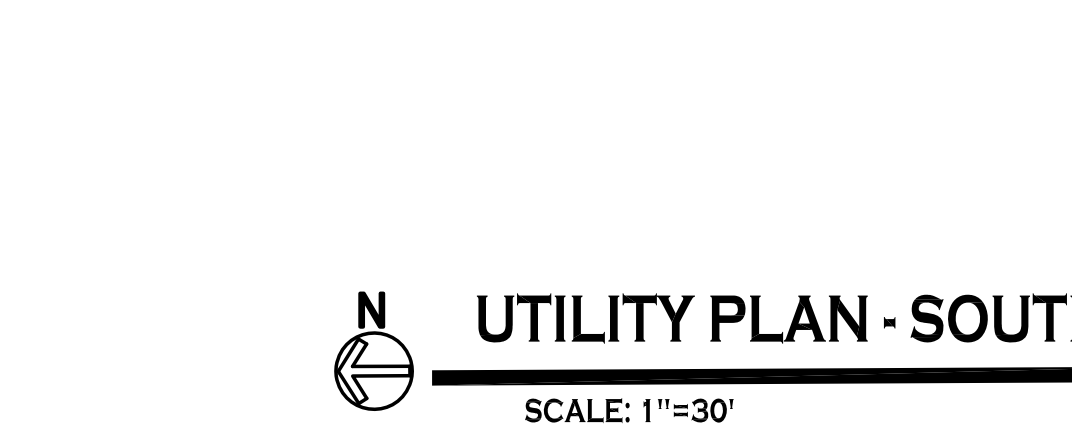
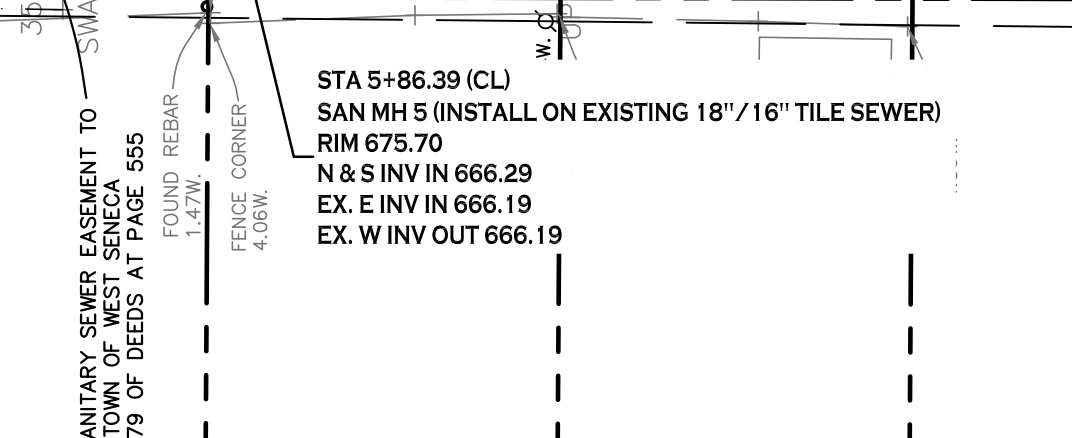
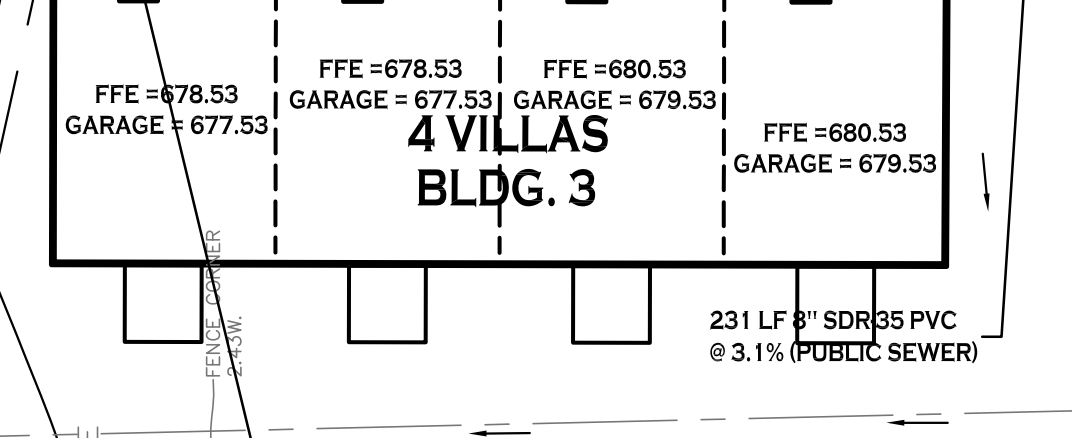
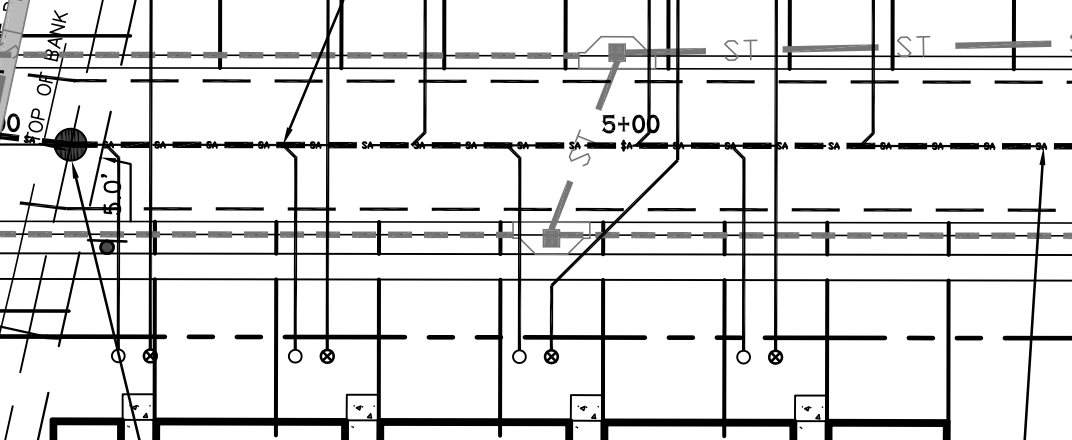
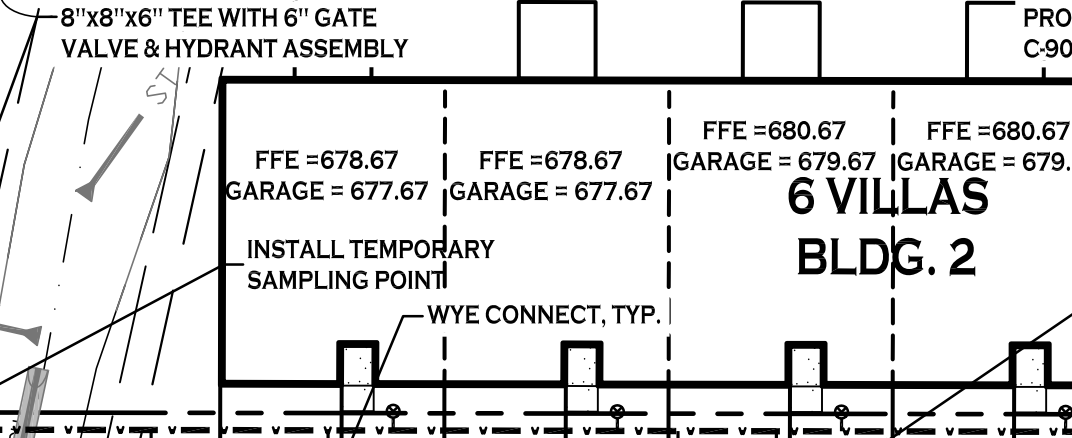
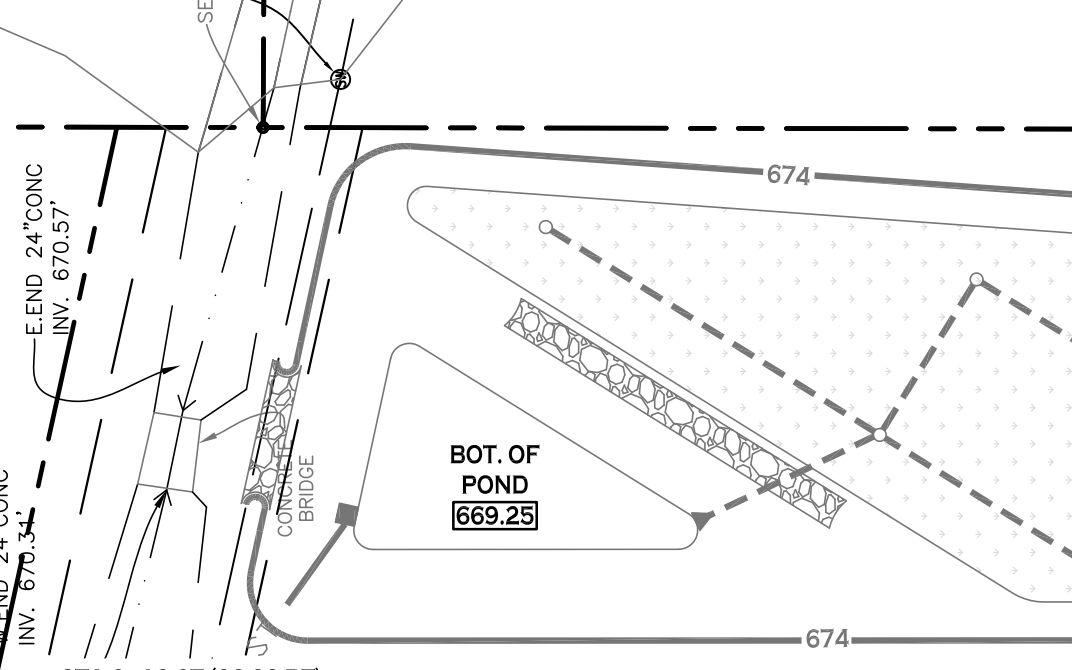
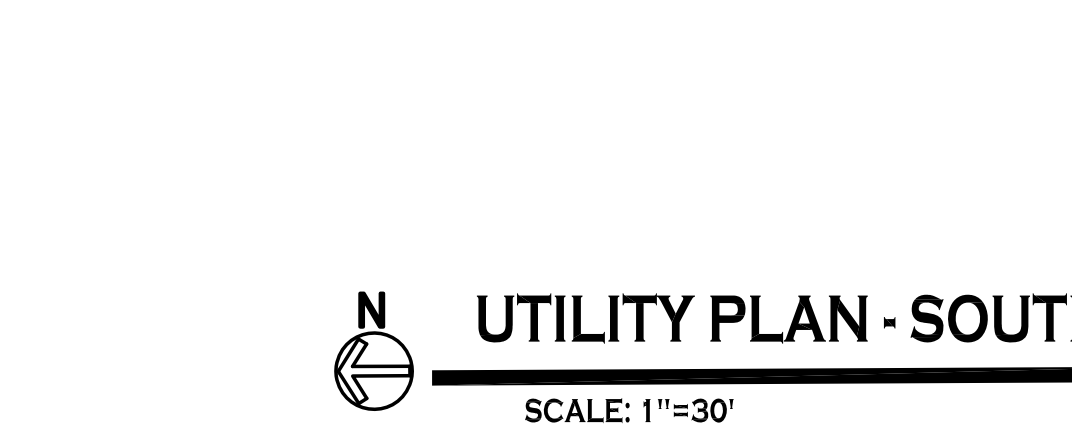
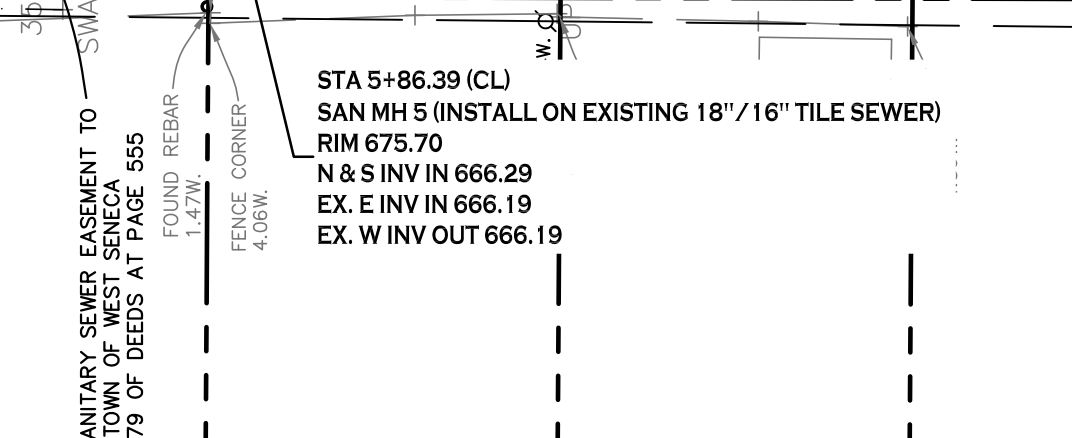
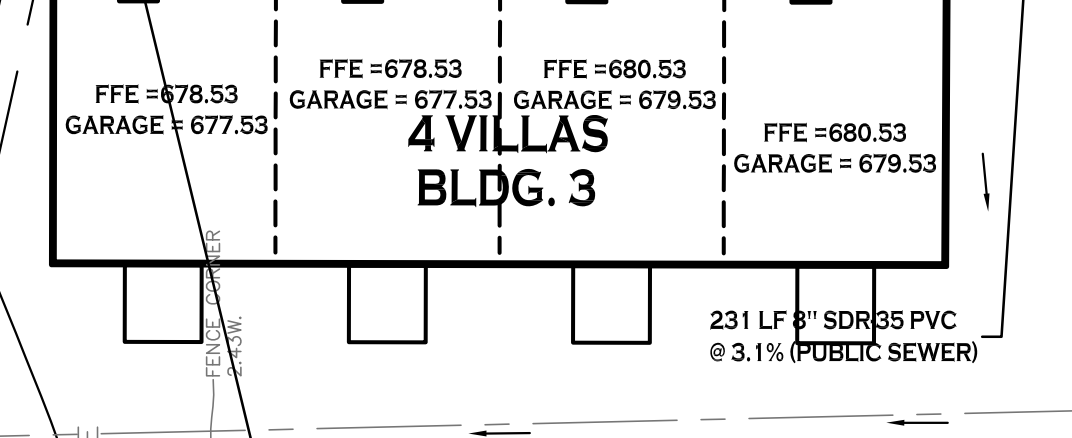
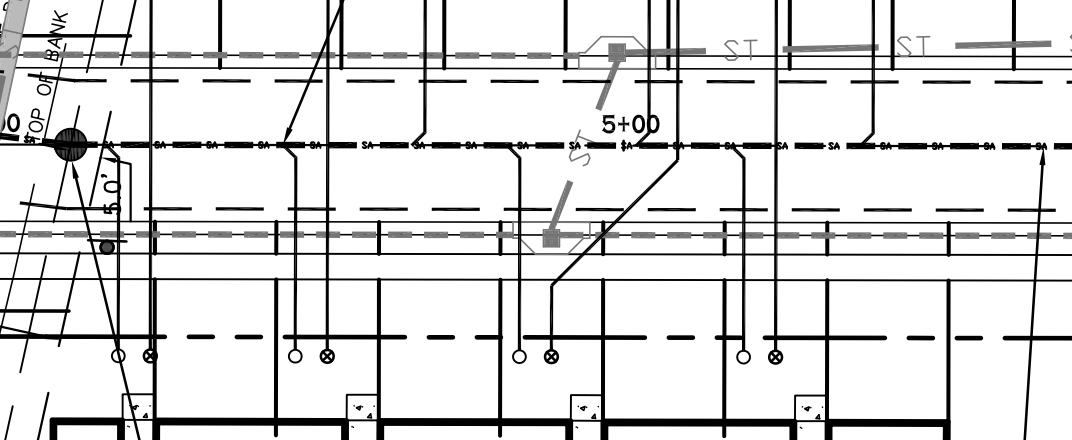
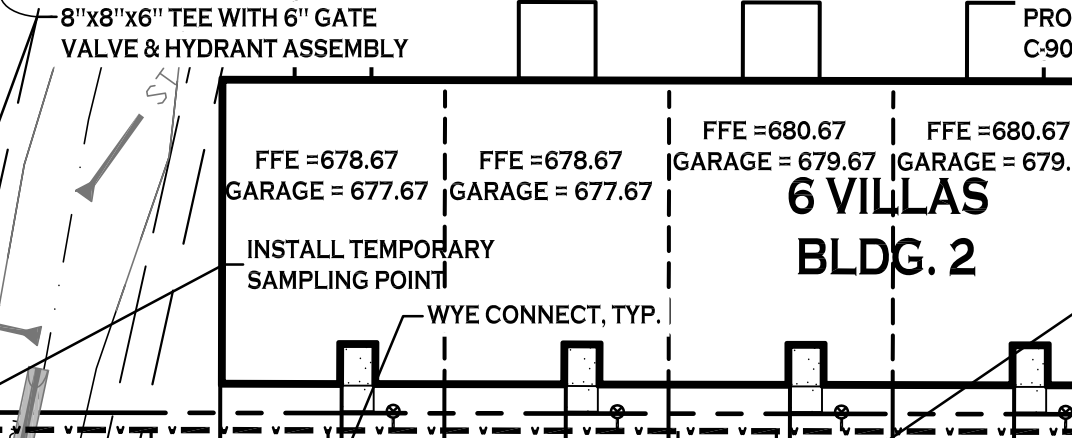
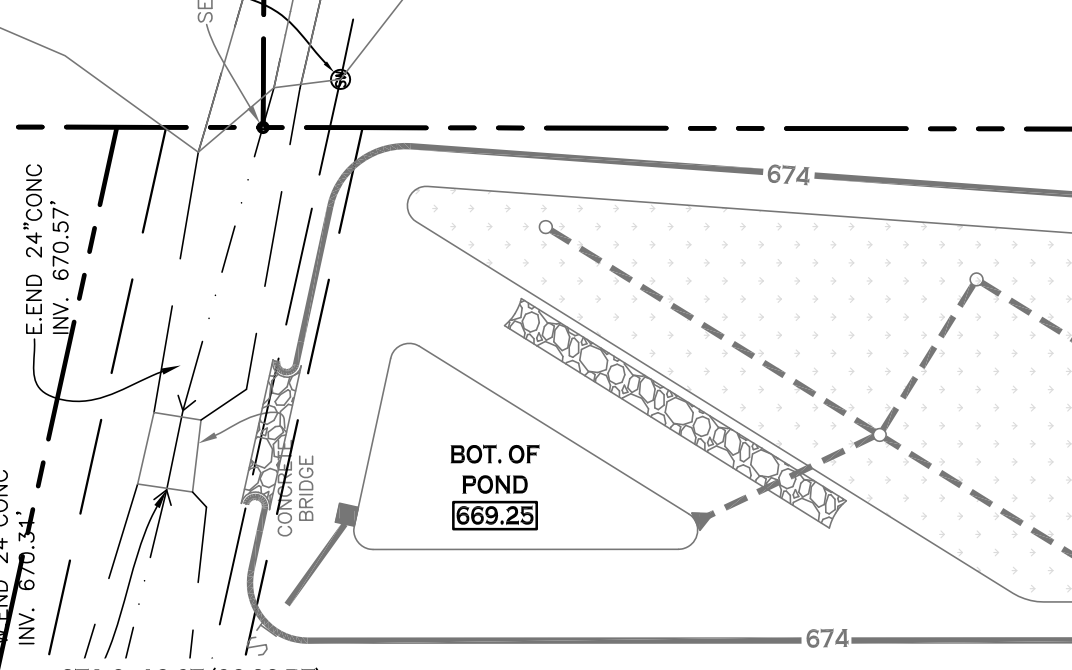
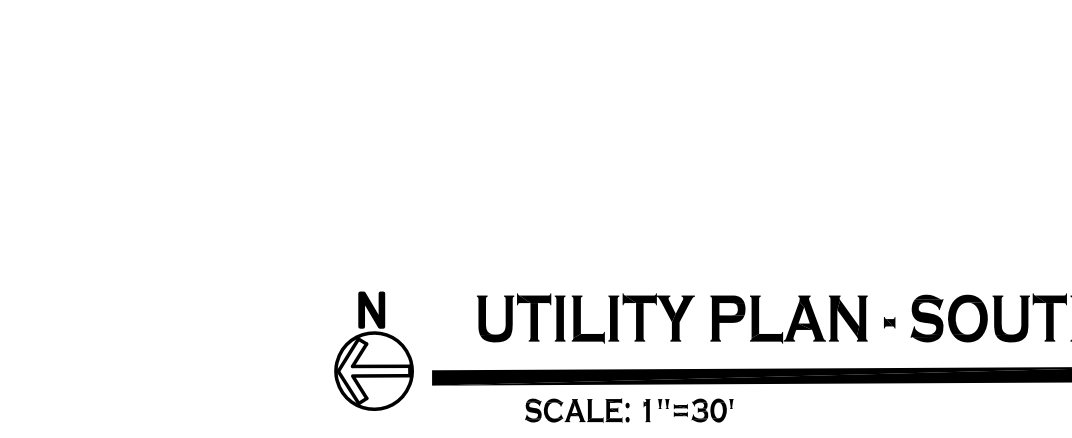
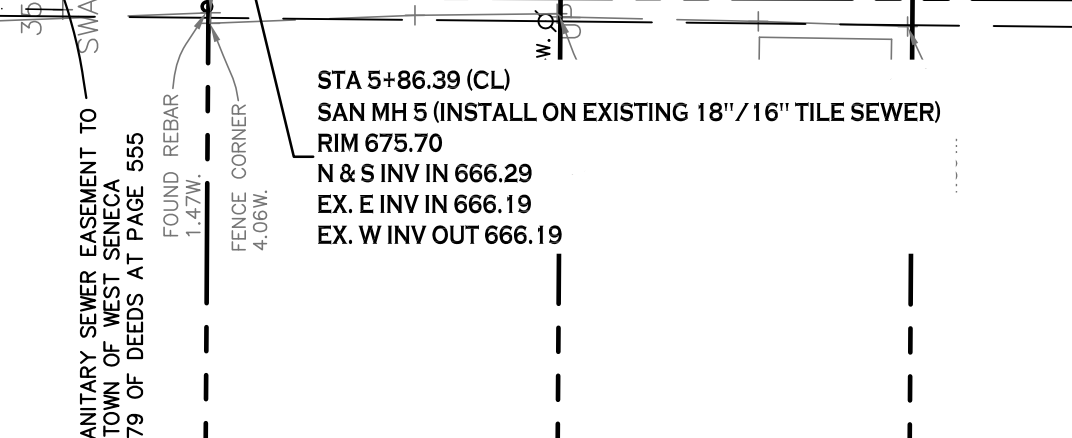
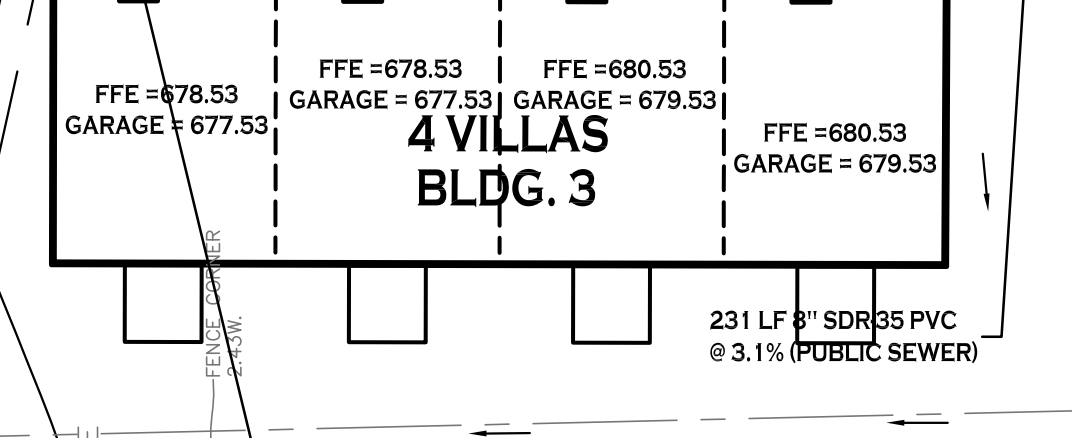
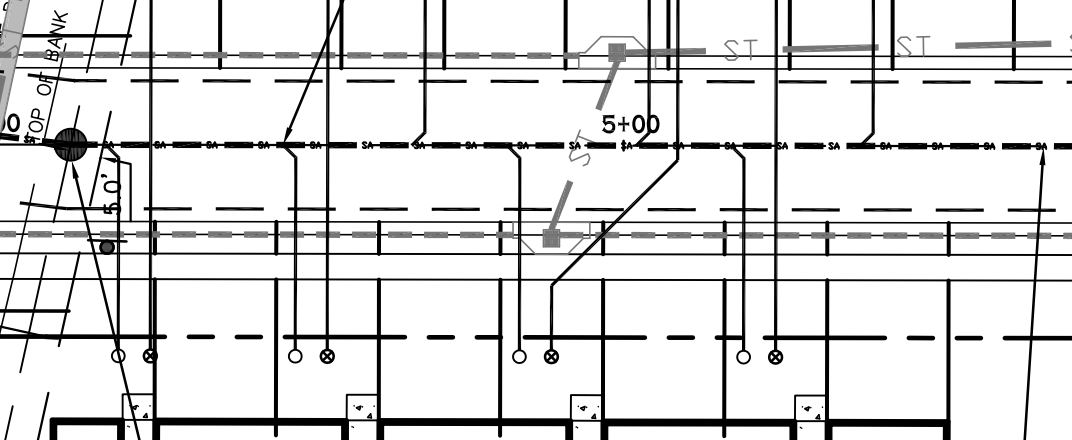
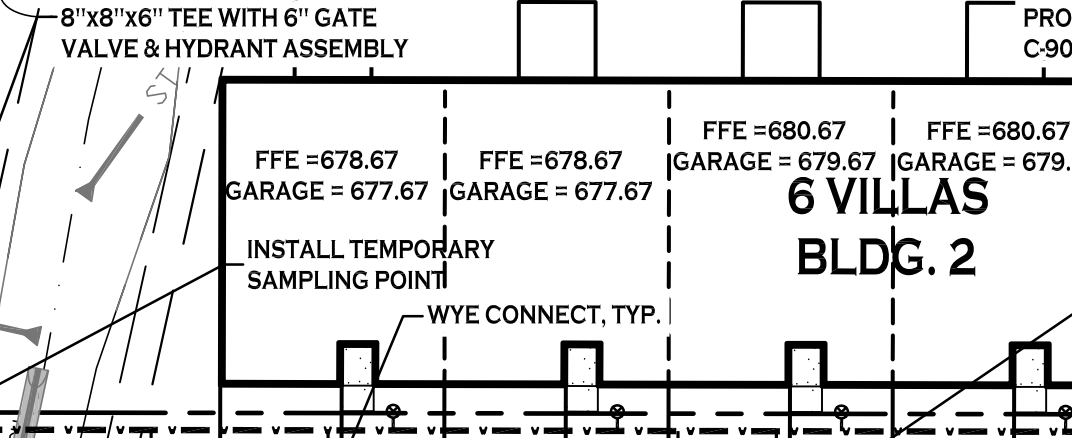
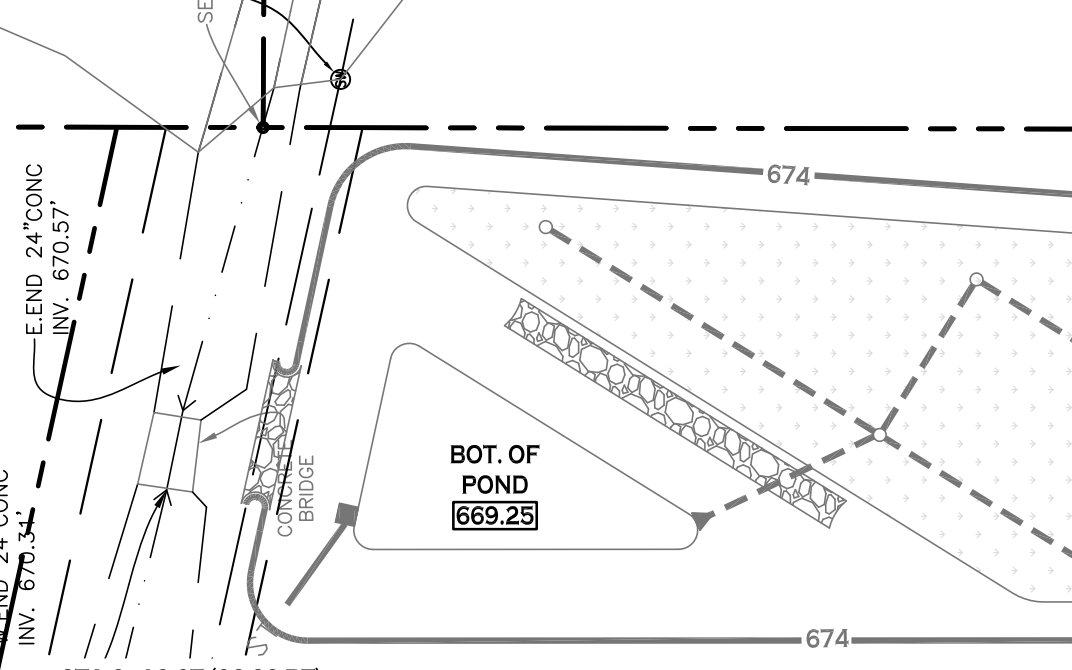
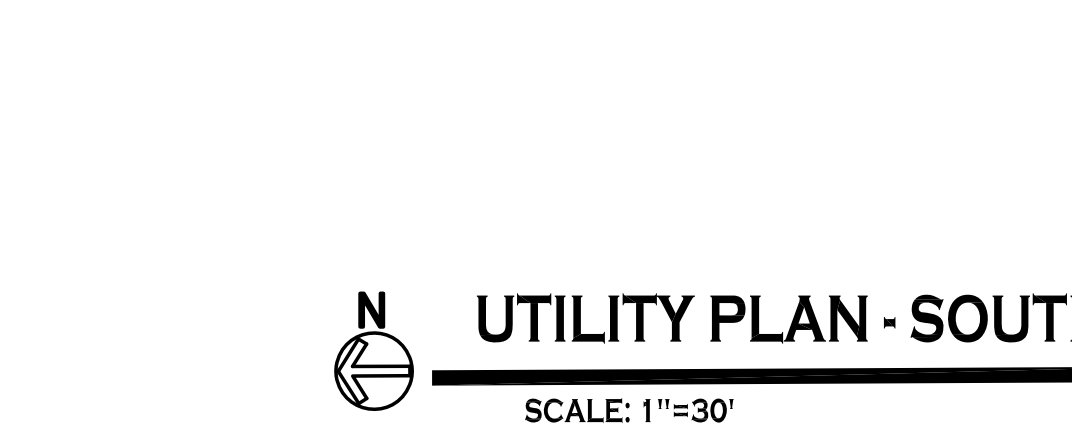
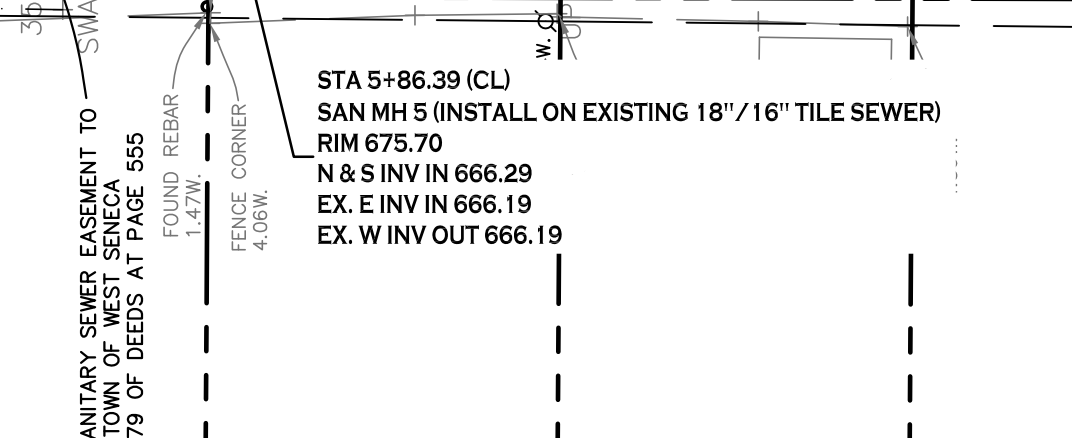
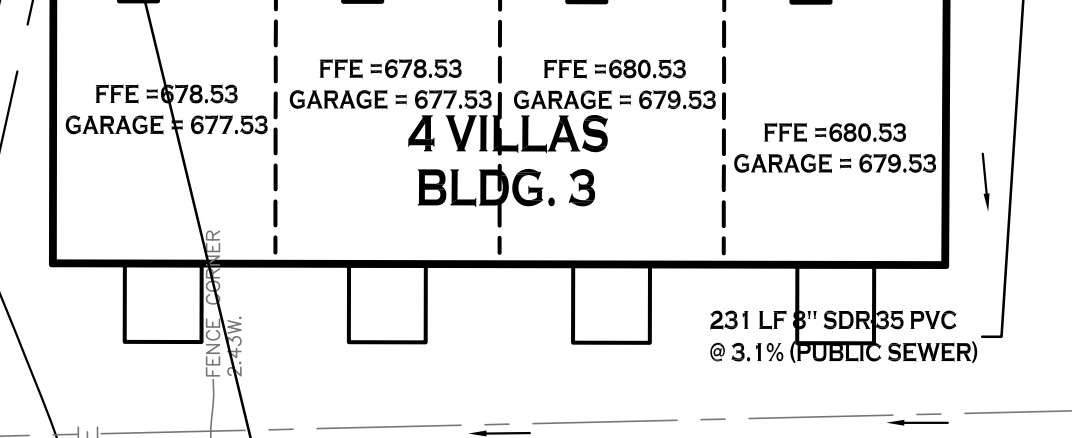
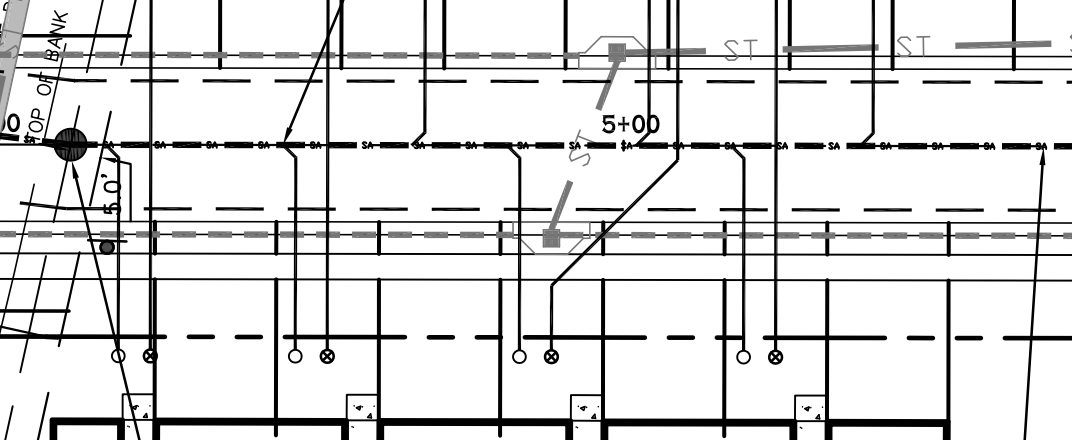
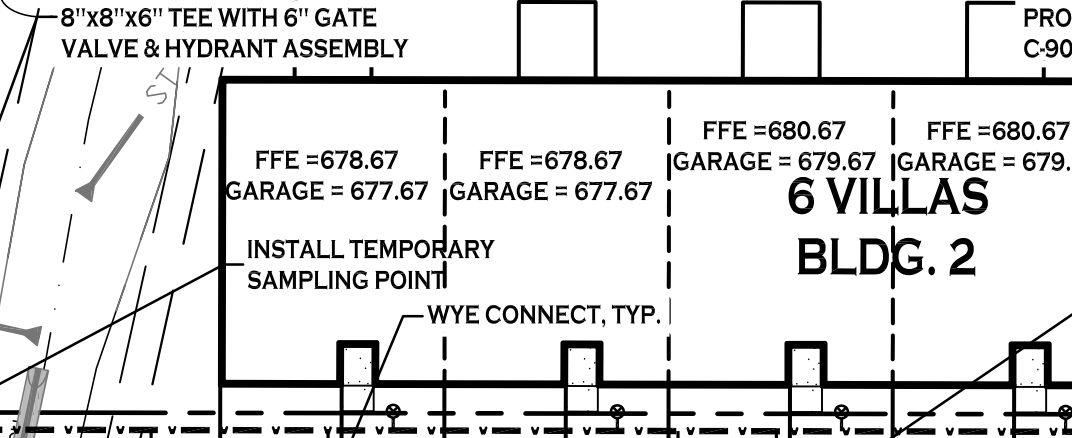
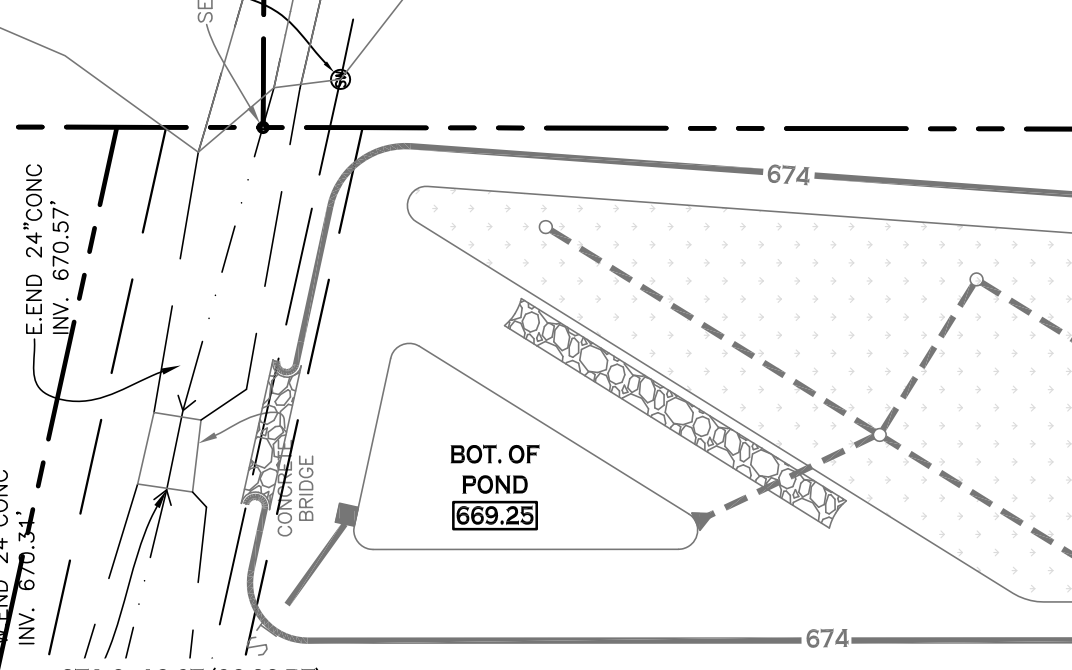
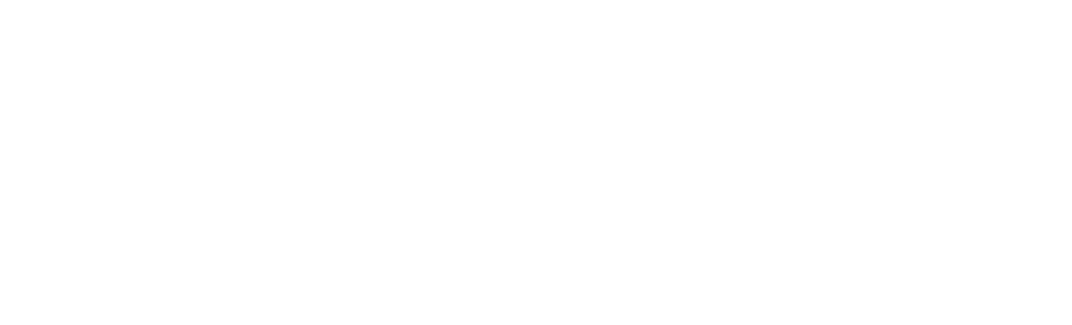
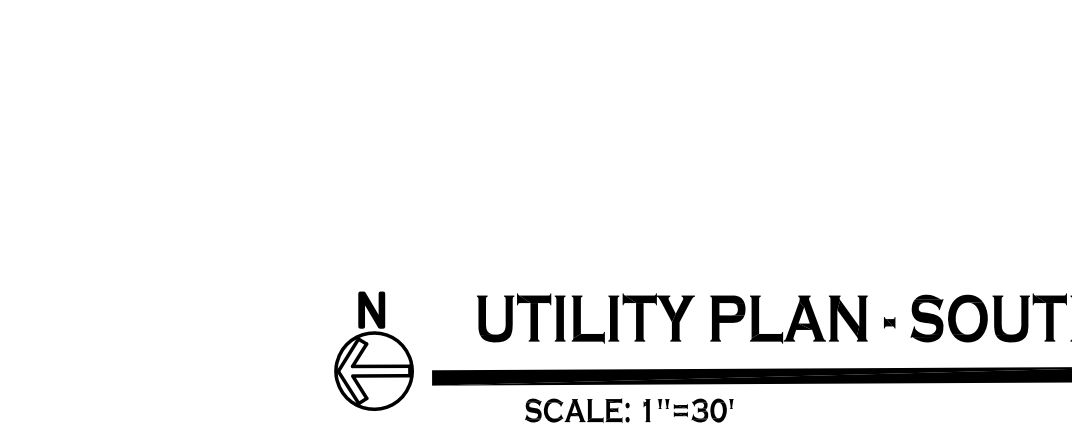
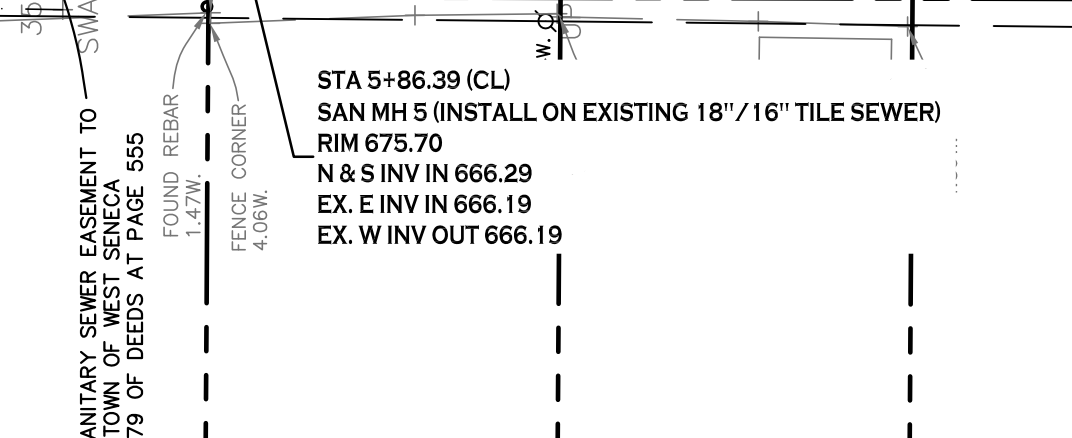
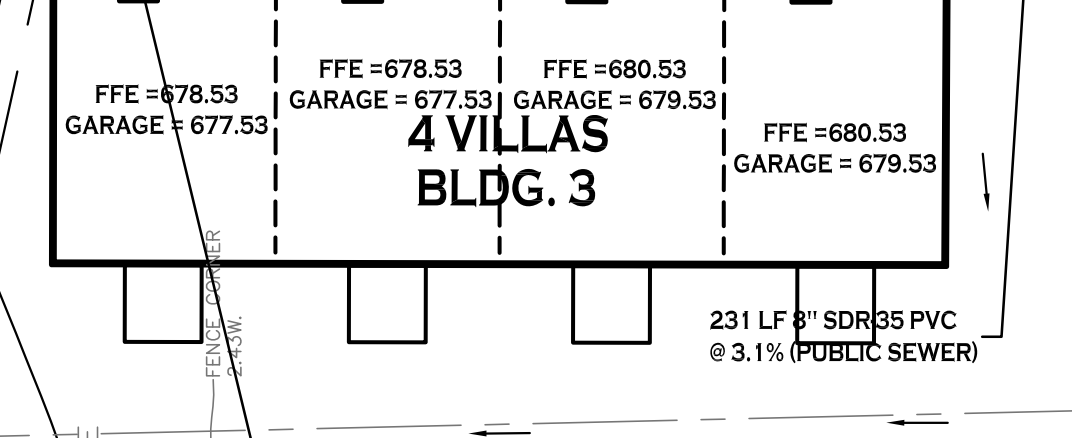
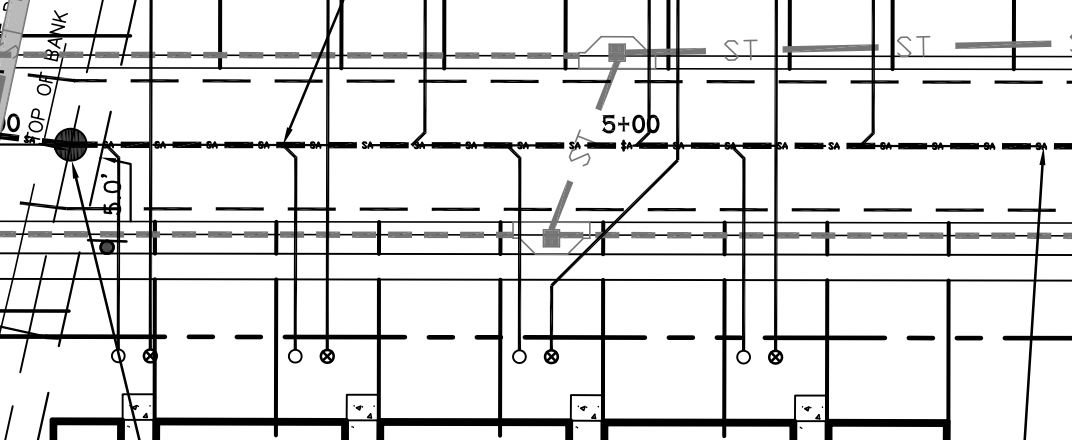
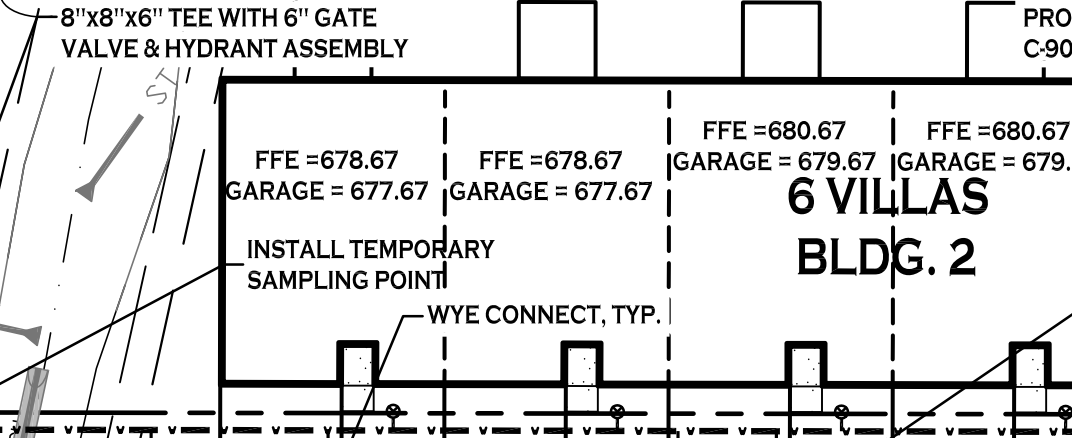
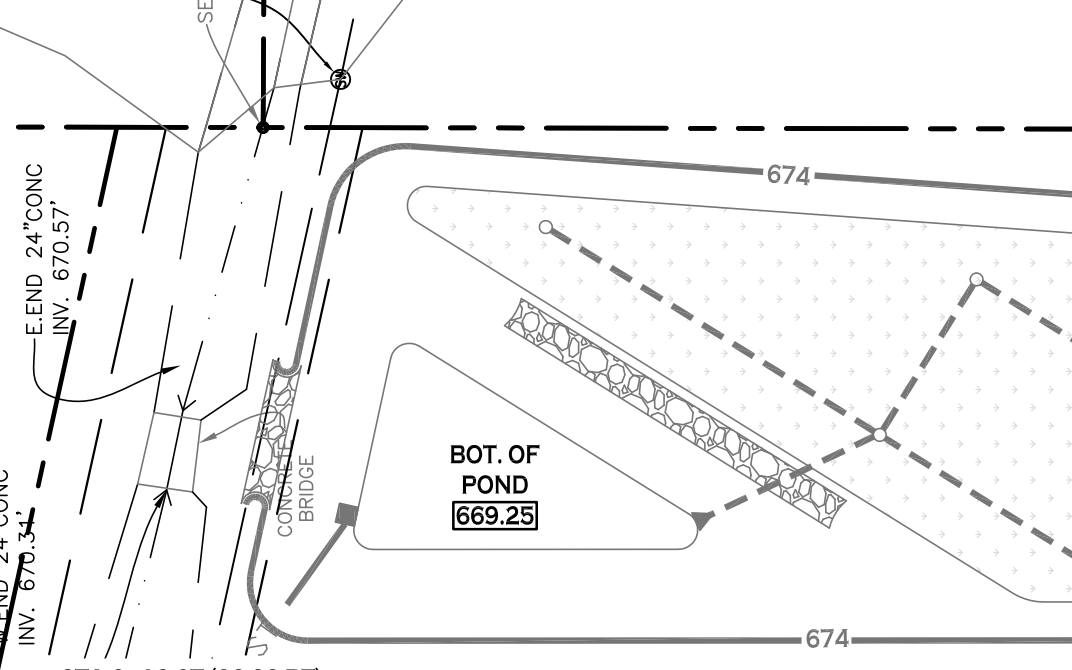
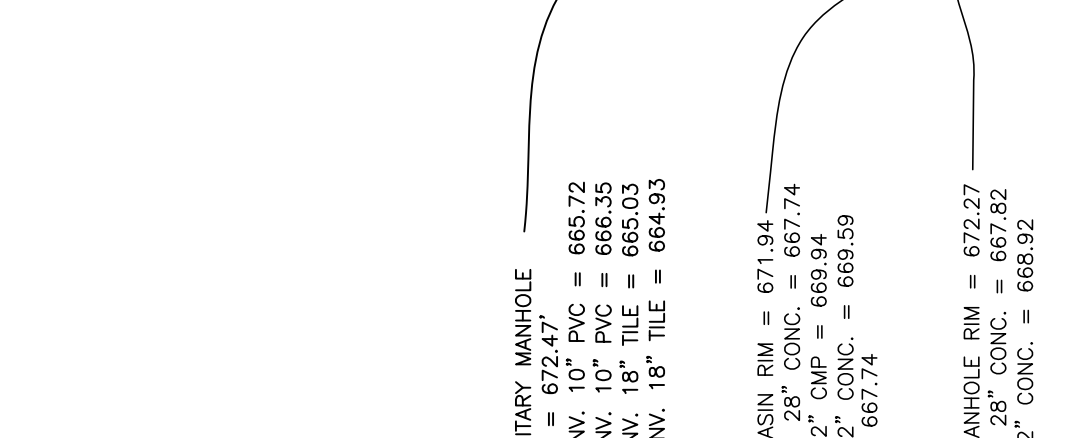
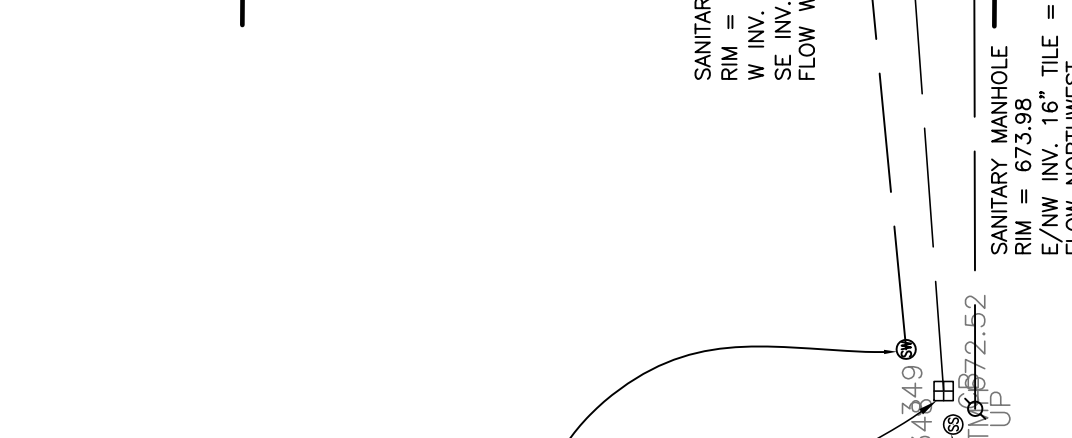
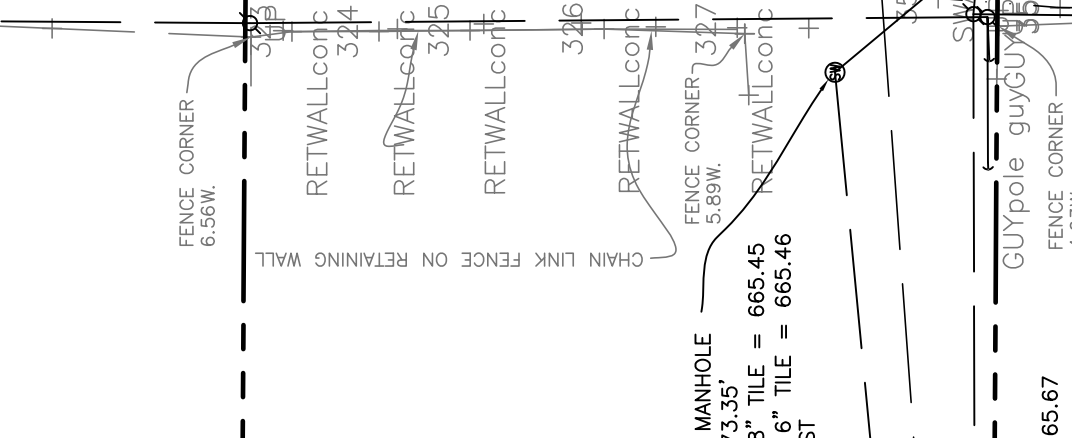
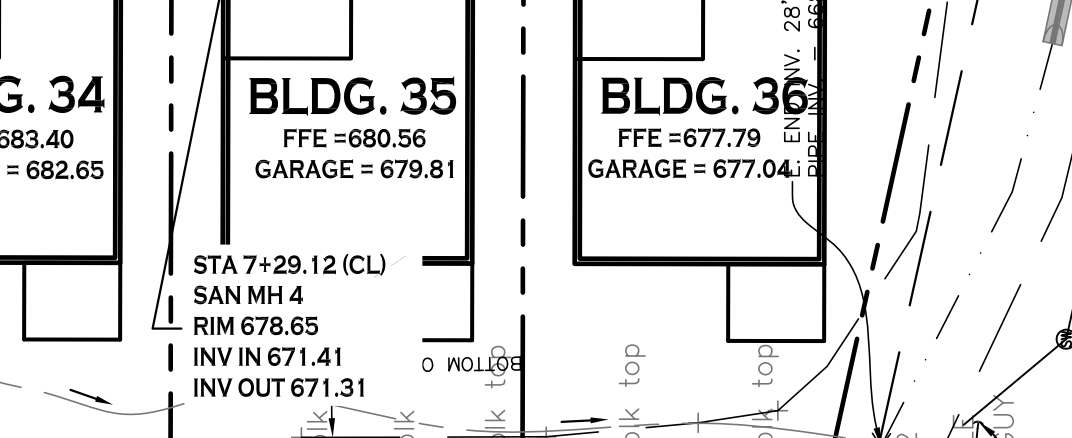
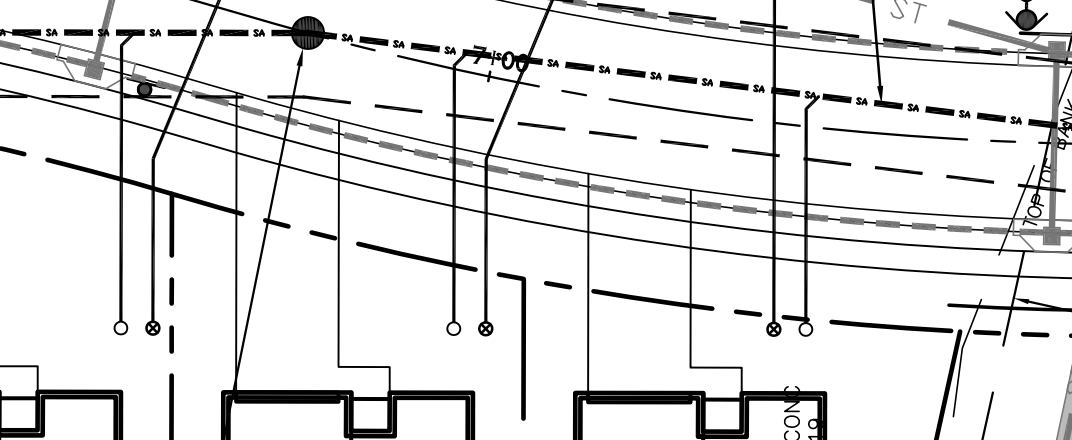
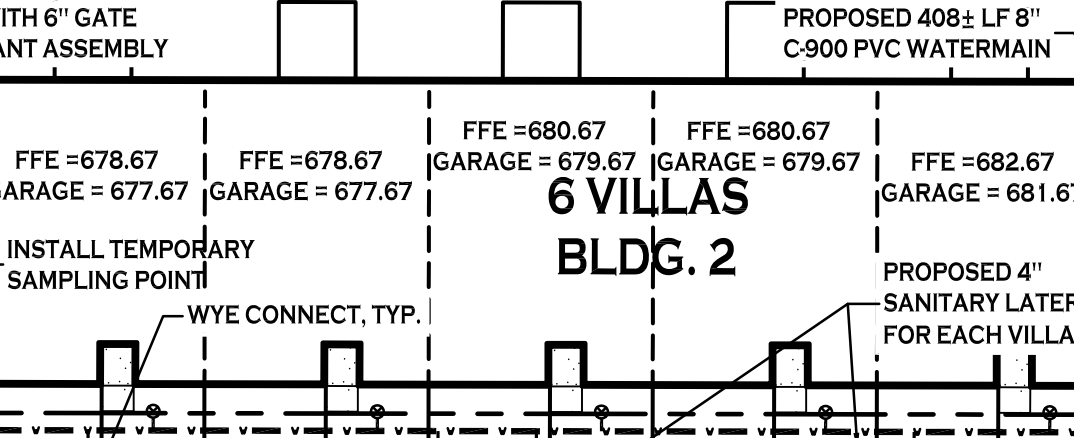
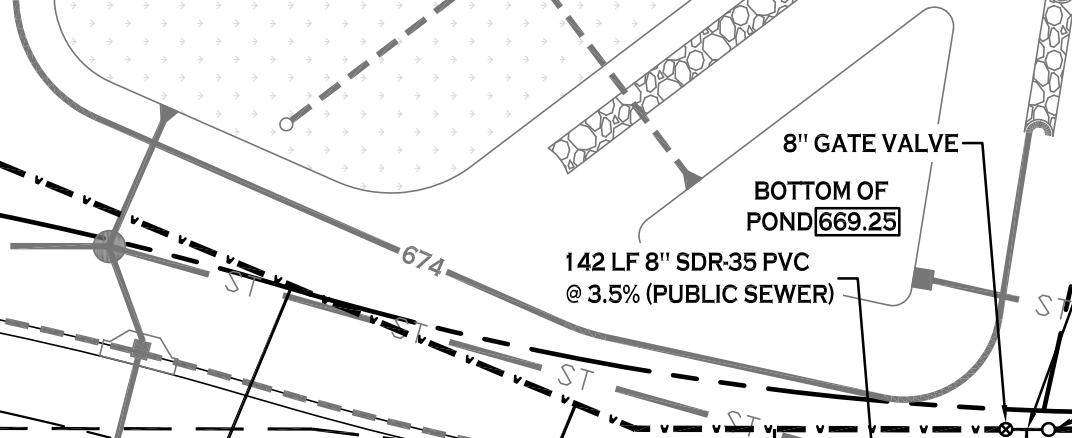
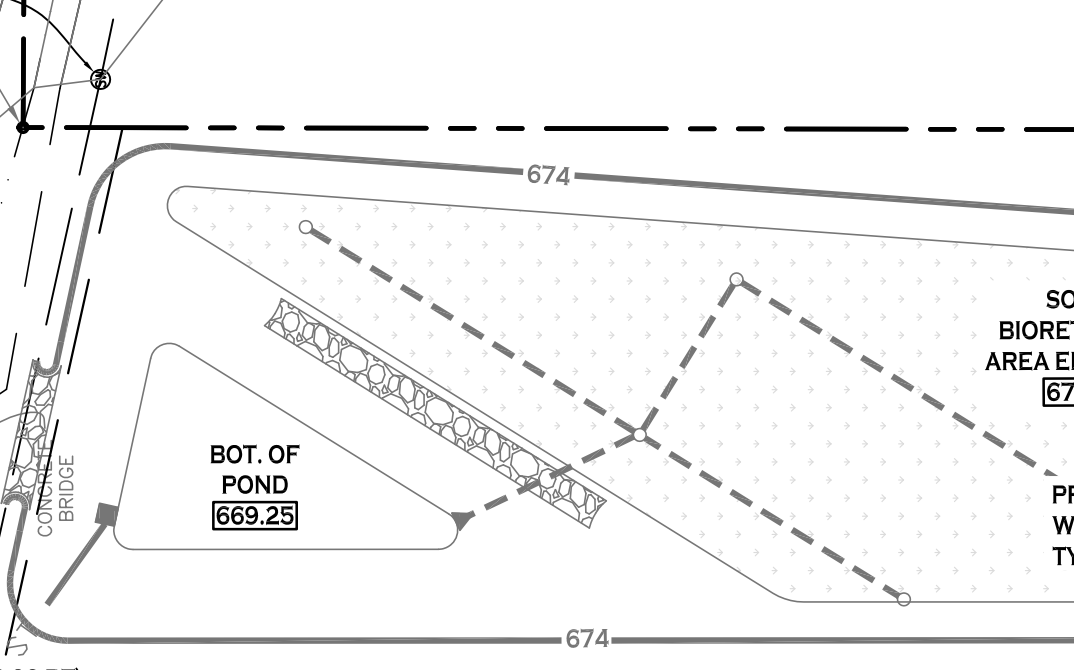
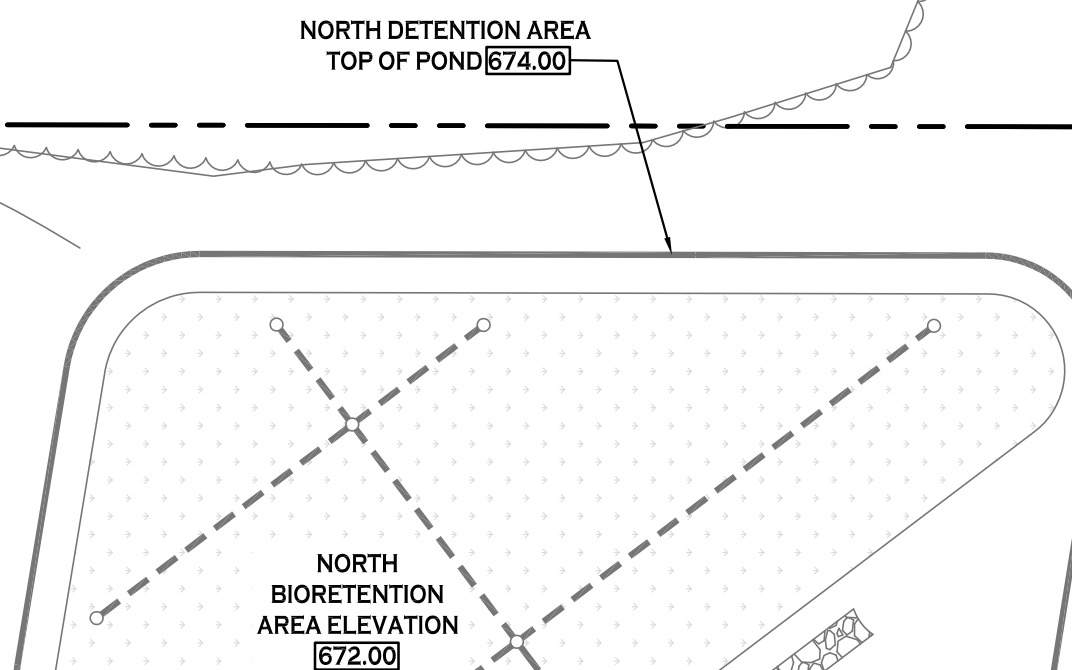
BLDG. 36  
FFE = 677.79  
GARAGE = 677.04

BLDG. 33  
FFE = 685.65  
GARAGE = 684.90

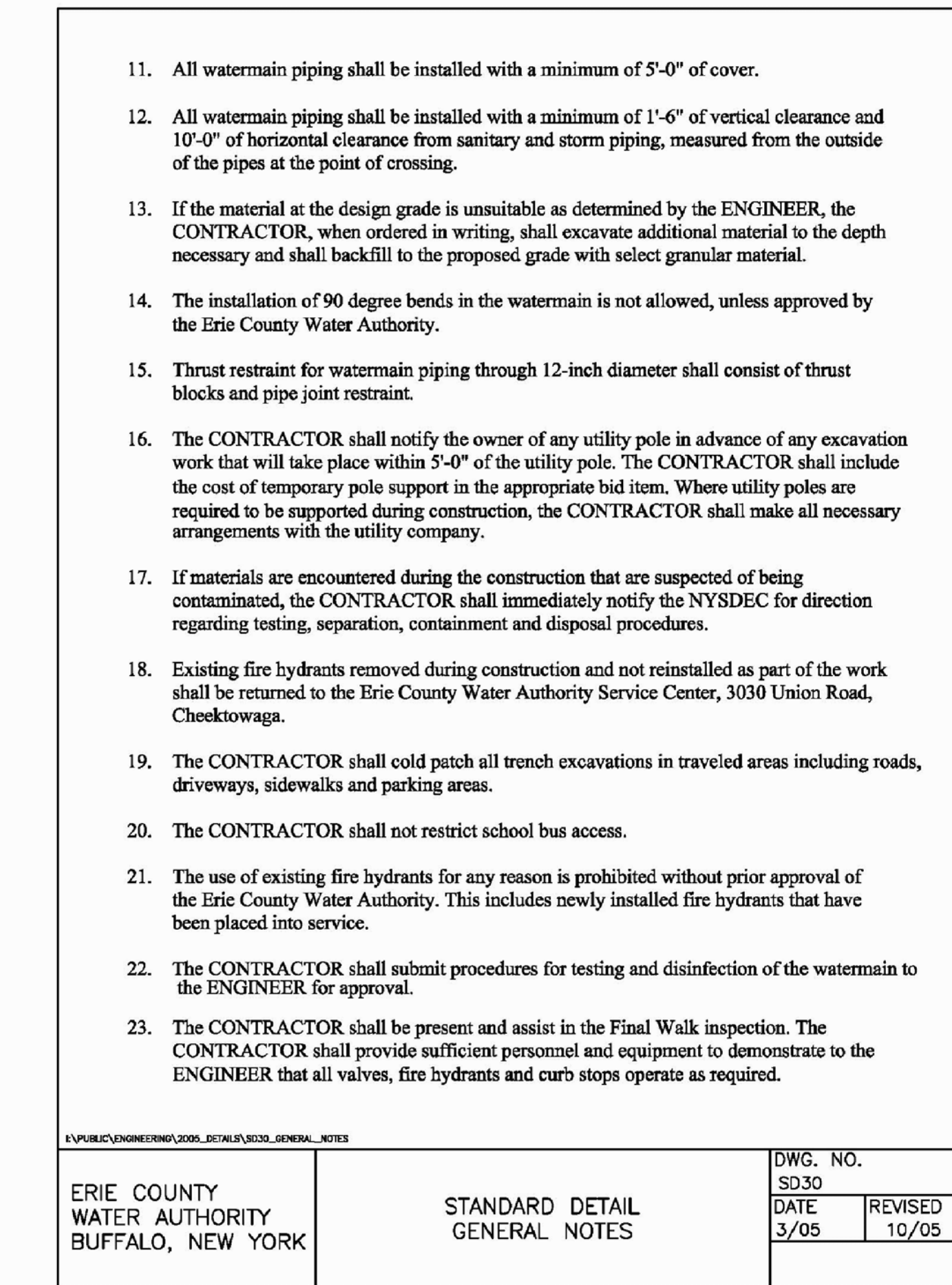
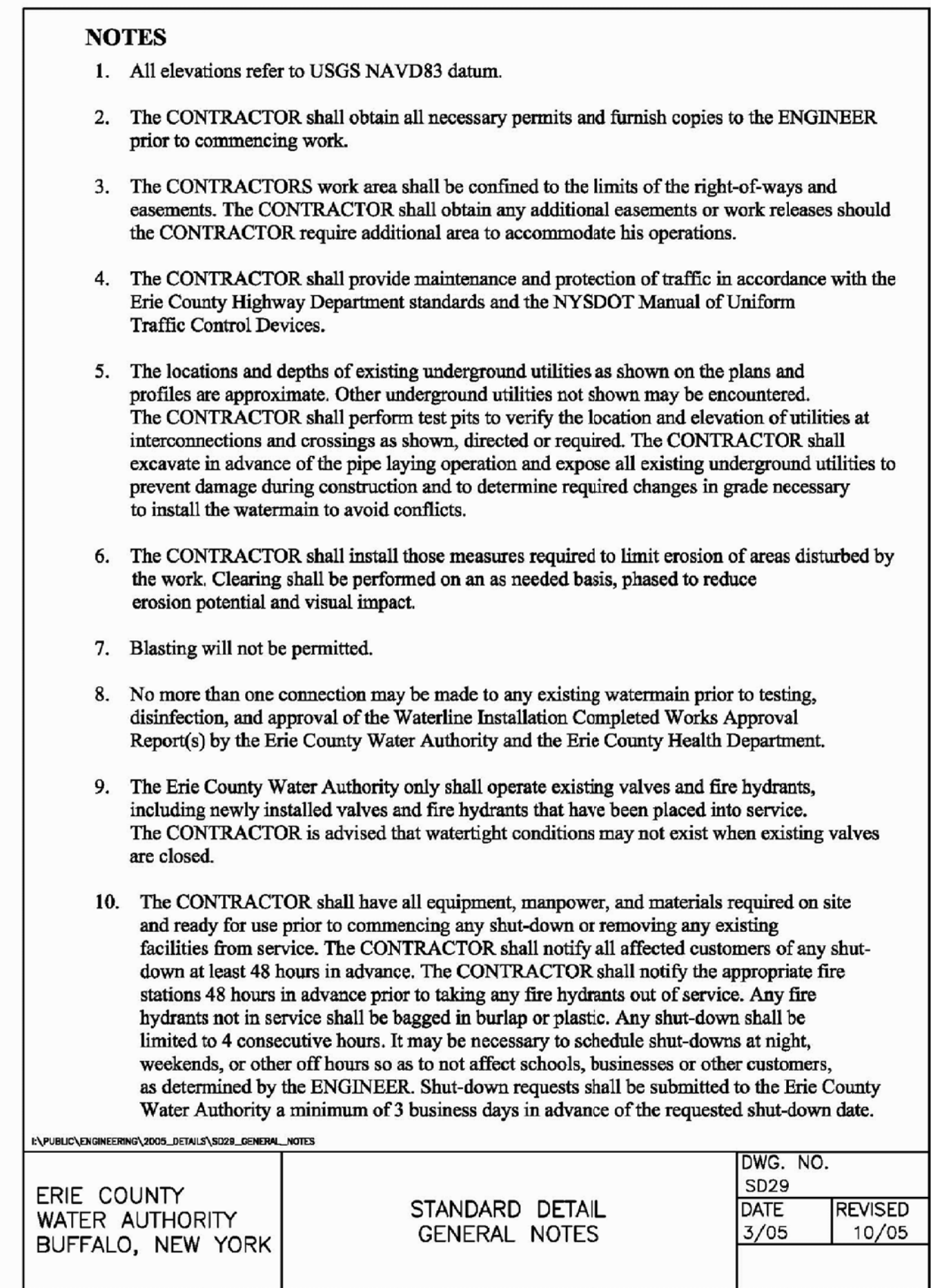
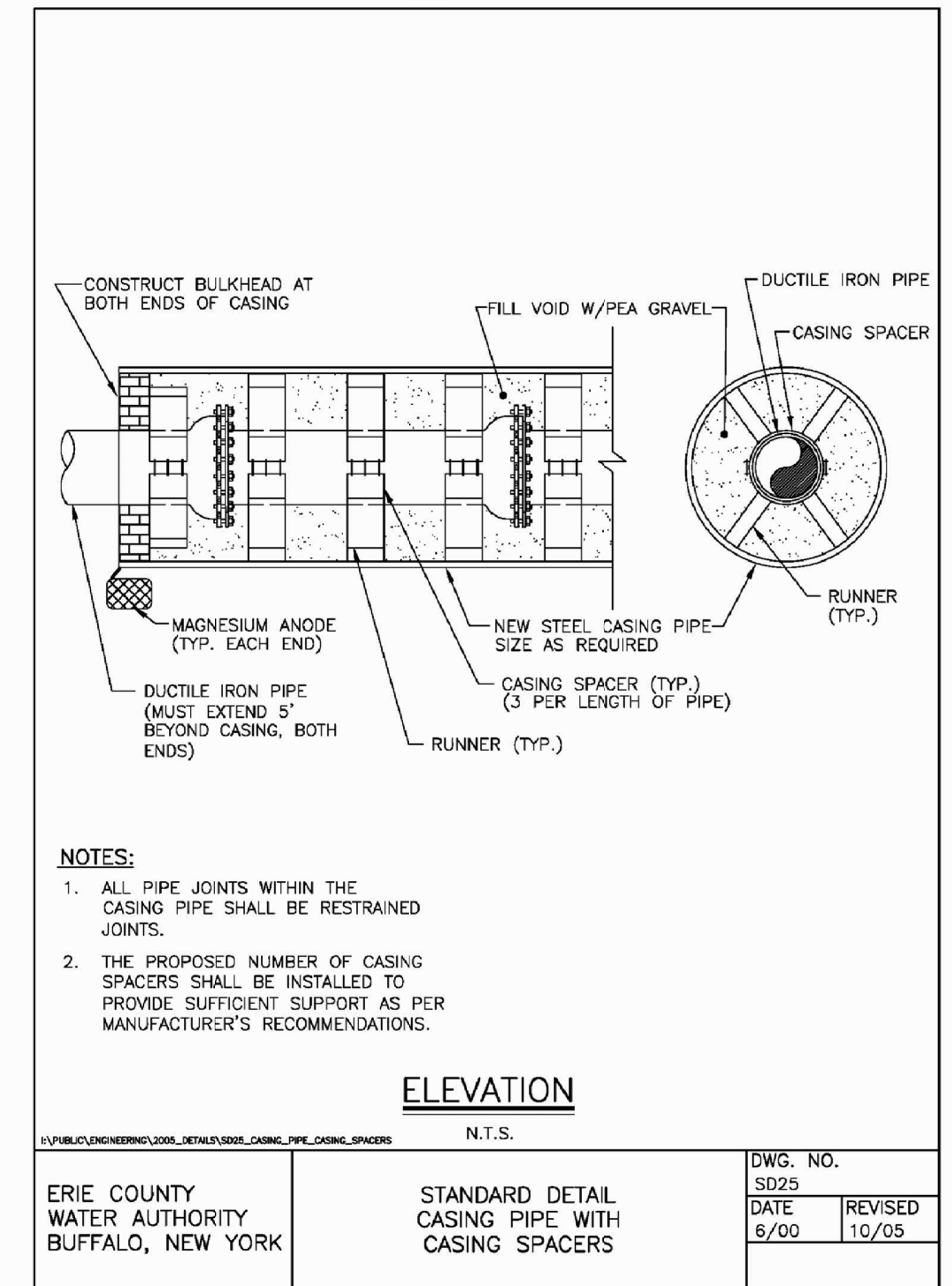
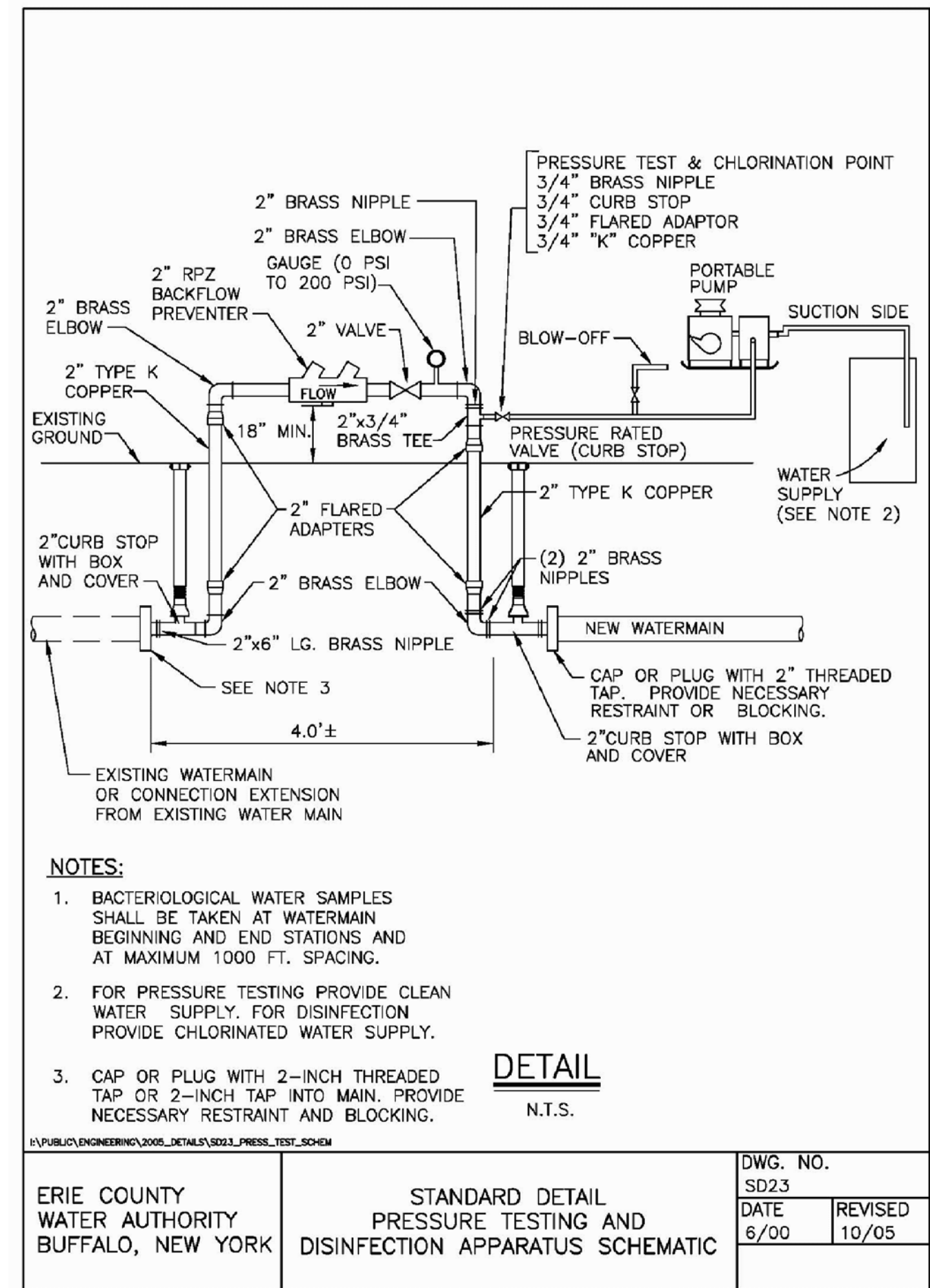
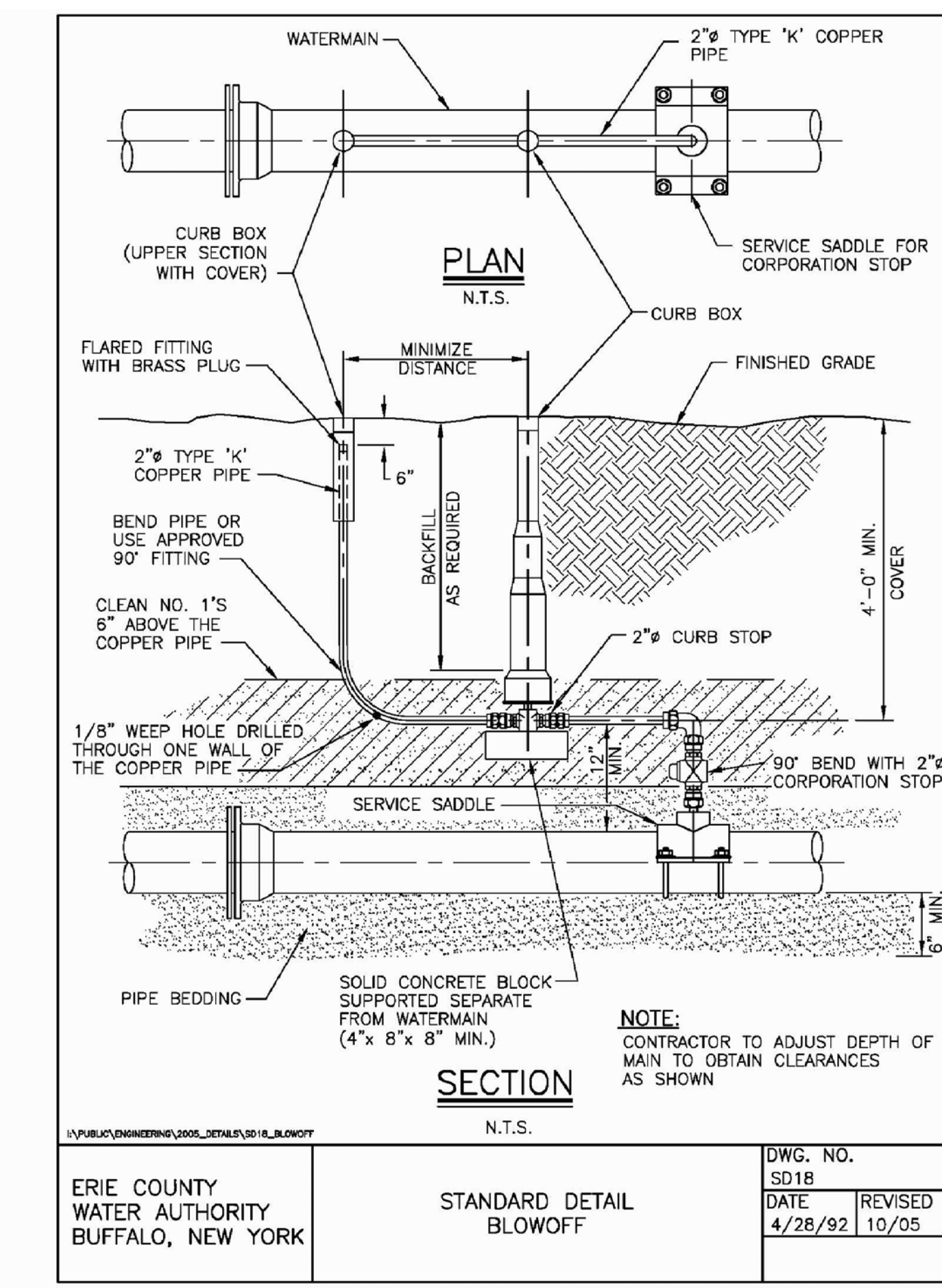
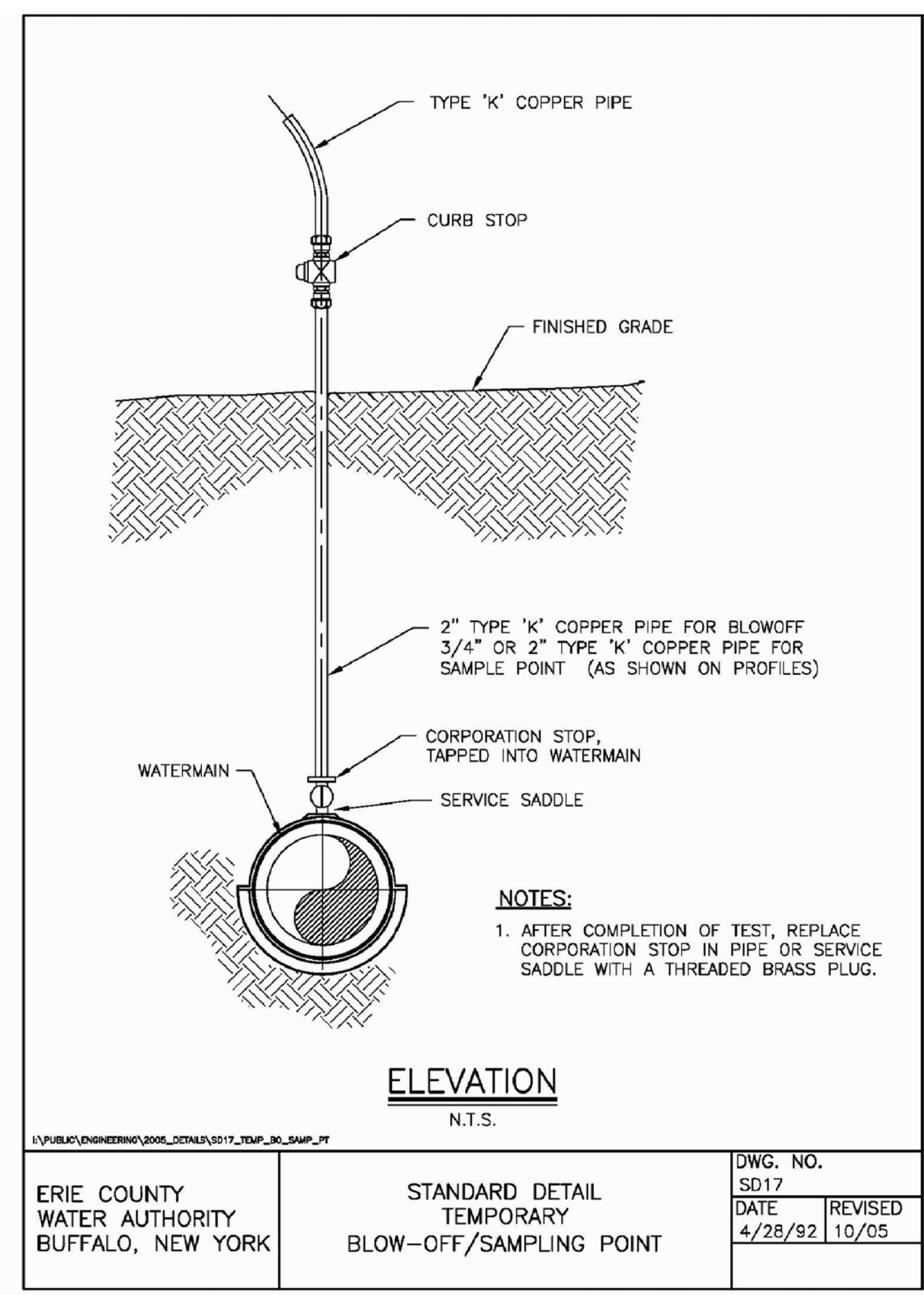
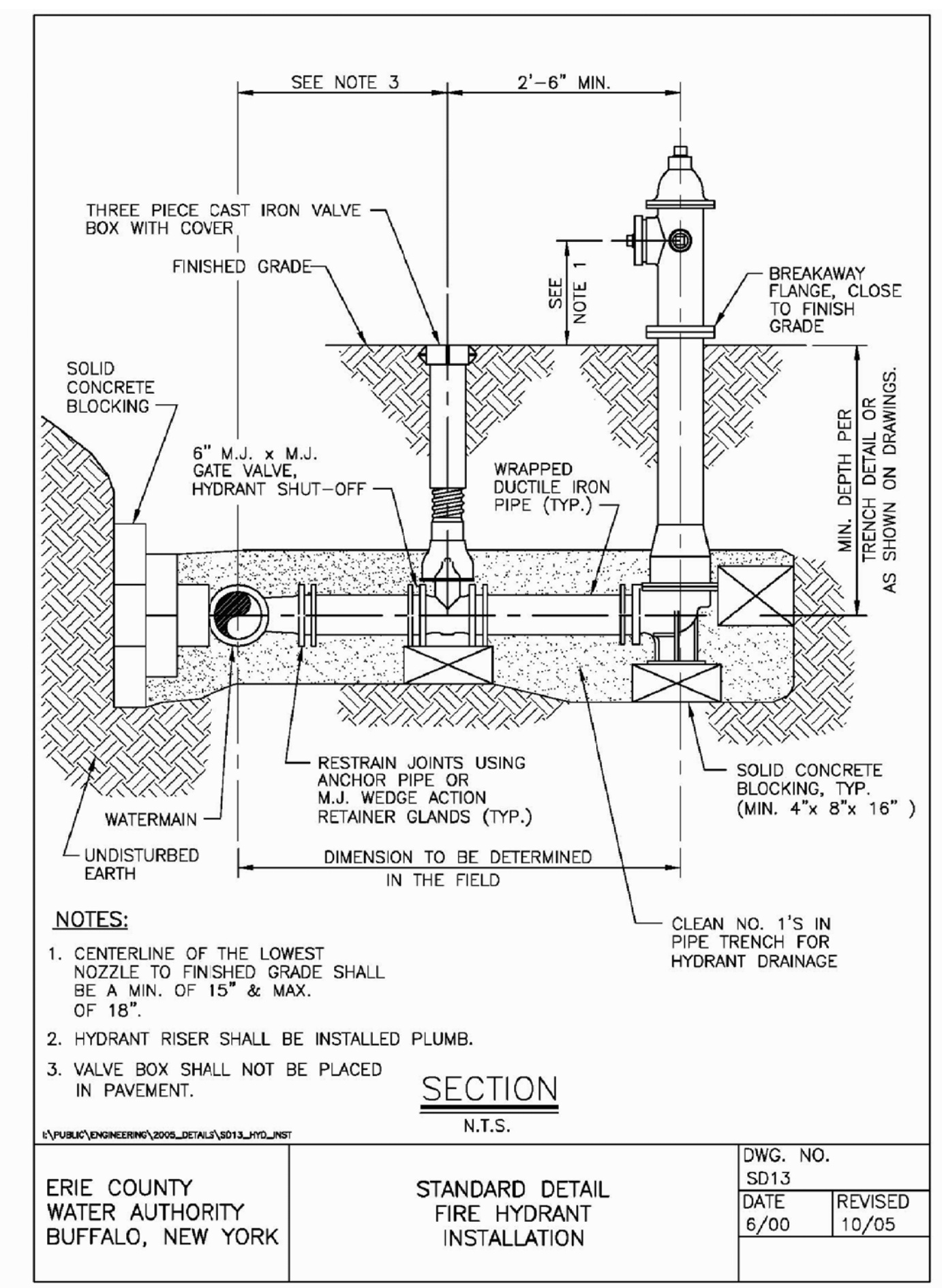
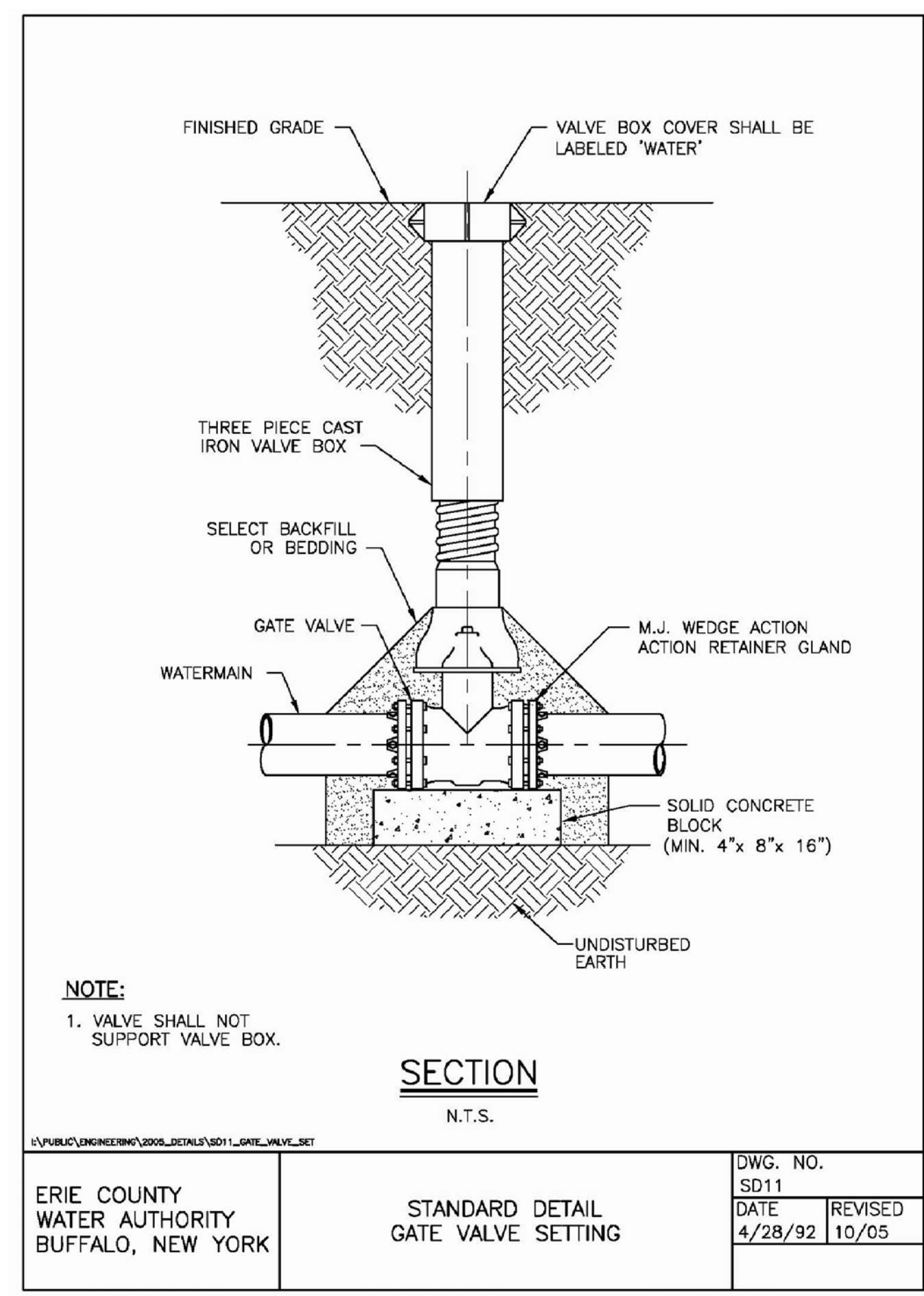
BLDG. 34  
FFE = 683.40  
GARAGE = 682.65

BLDG. 35  
FFE = 680.56  
GARAGE = 679.81

MATCH LINE



All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris PC is prohibited. WARNING: It is violation of article 145 sections 7209N and 7301 of the New York State Education Law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.



REVISIONS: No. Description Date

PROJECT NAME:  
 New Patio Home & Attached Villas Construction  
**Ebenezer Landing**  
 4592 Seneca Street  
 West Seneca, NY 14224

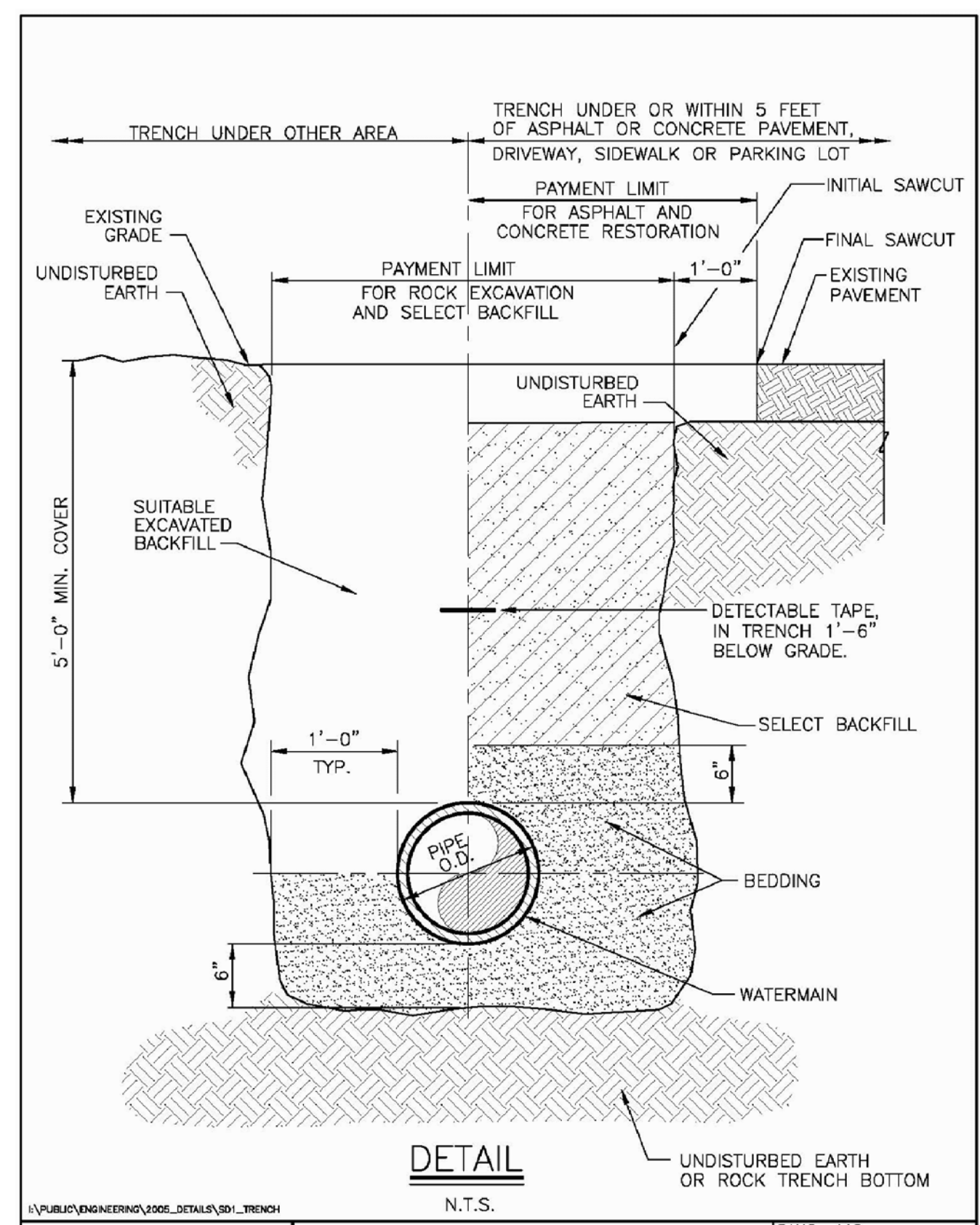
Issued for Construction: xx.xx.xx  
 Municipality Submission: 4/26/16  
 Drawn by: C. Wood  
 Scale: As Noted

DRAWING NAME:  
**Utility  
 Details - Water**

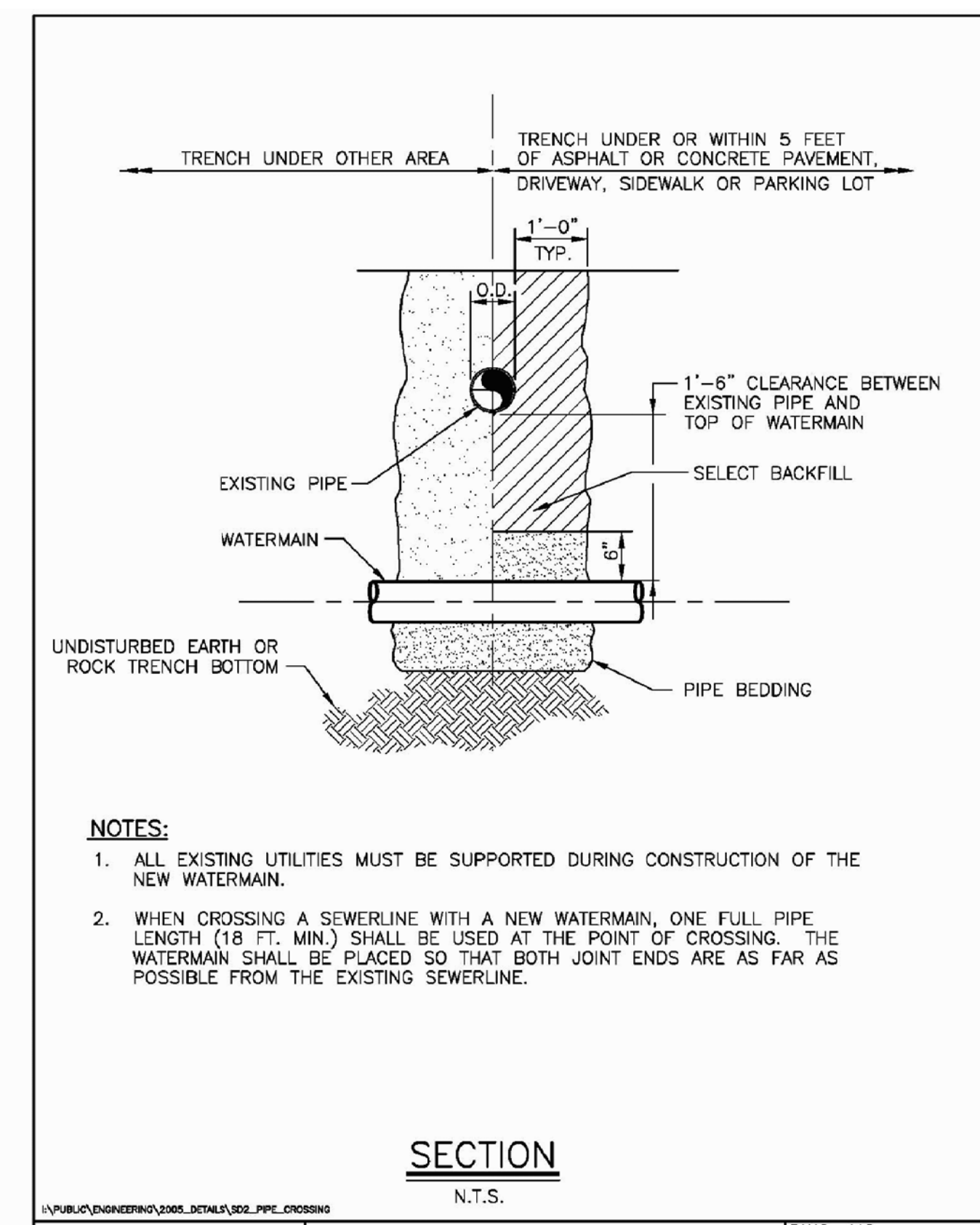
DRAWING NO.  
**C-403**  
 Project no.: 15.146

All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris PC is prohibited. WARNING: It is violation of article 145 sections 7202N and 7301 of the New York State Education Law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.

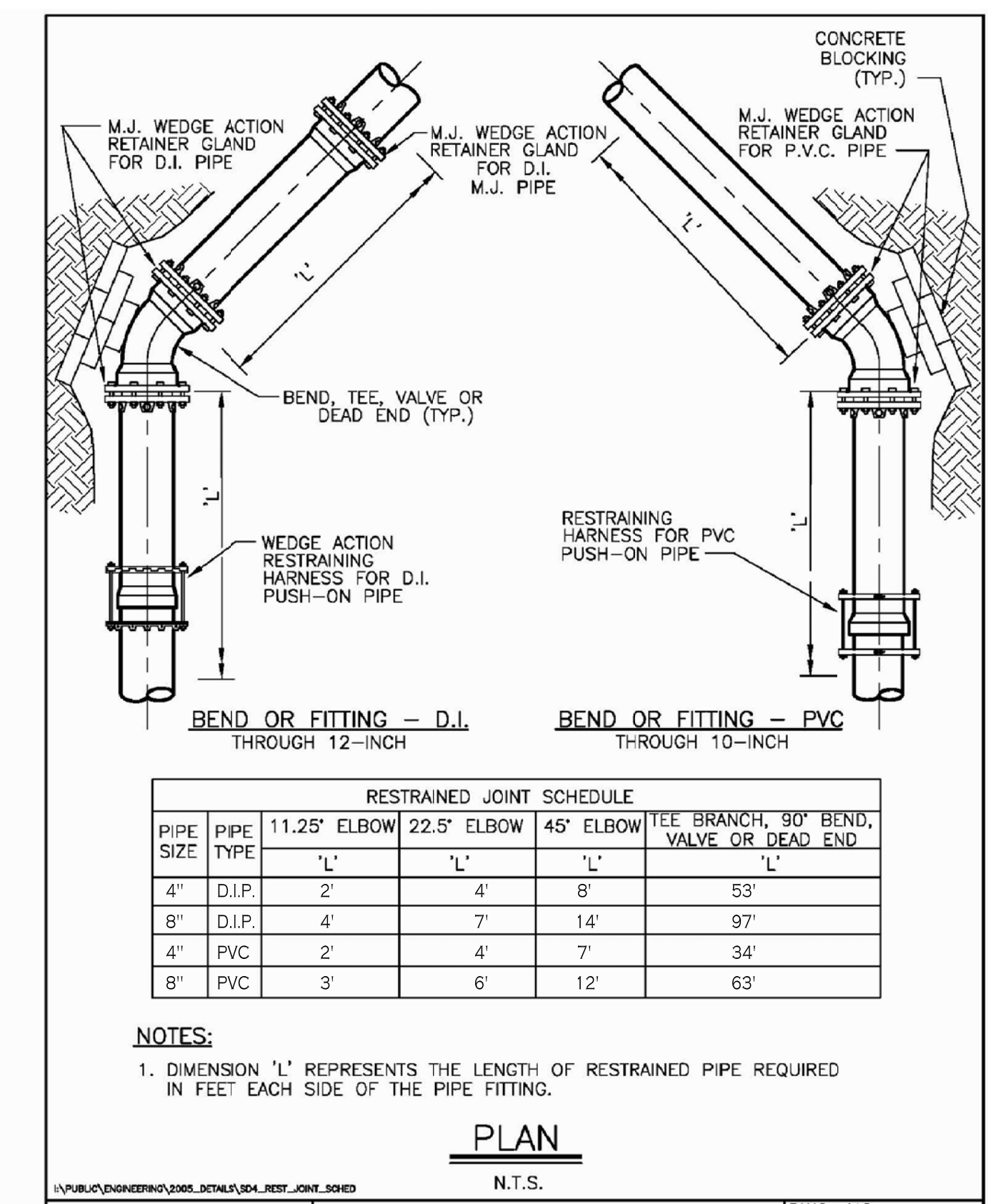
© Carmina Wood Morris PC



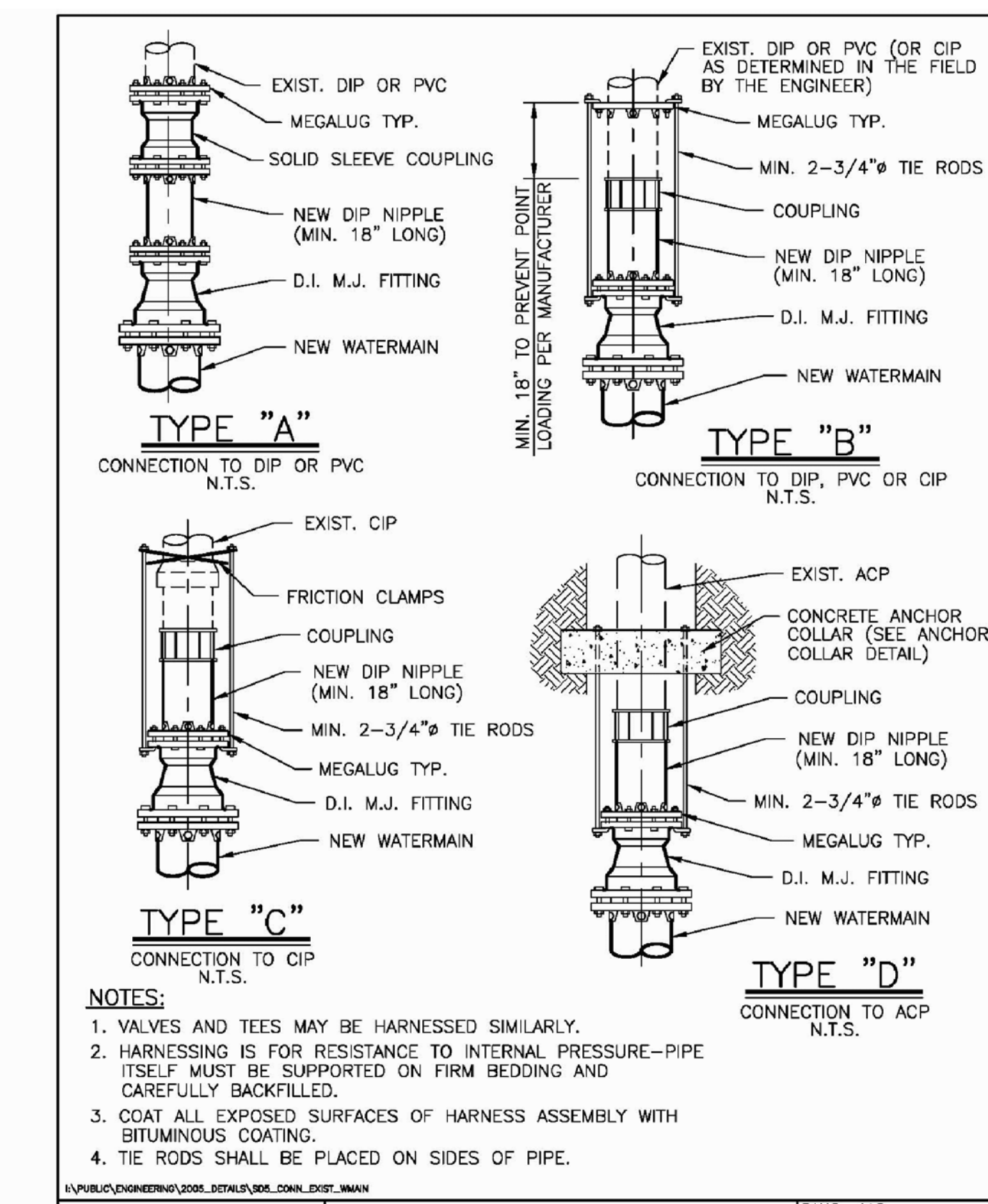
ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL TRENCH THROUGH 12-INCH DIAMETER WATERMAIN	DWG. NO. SD1	REVISED
		DATE 4/28/92	10/05



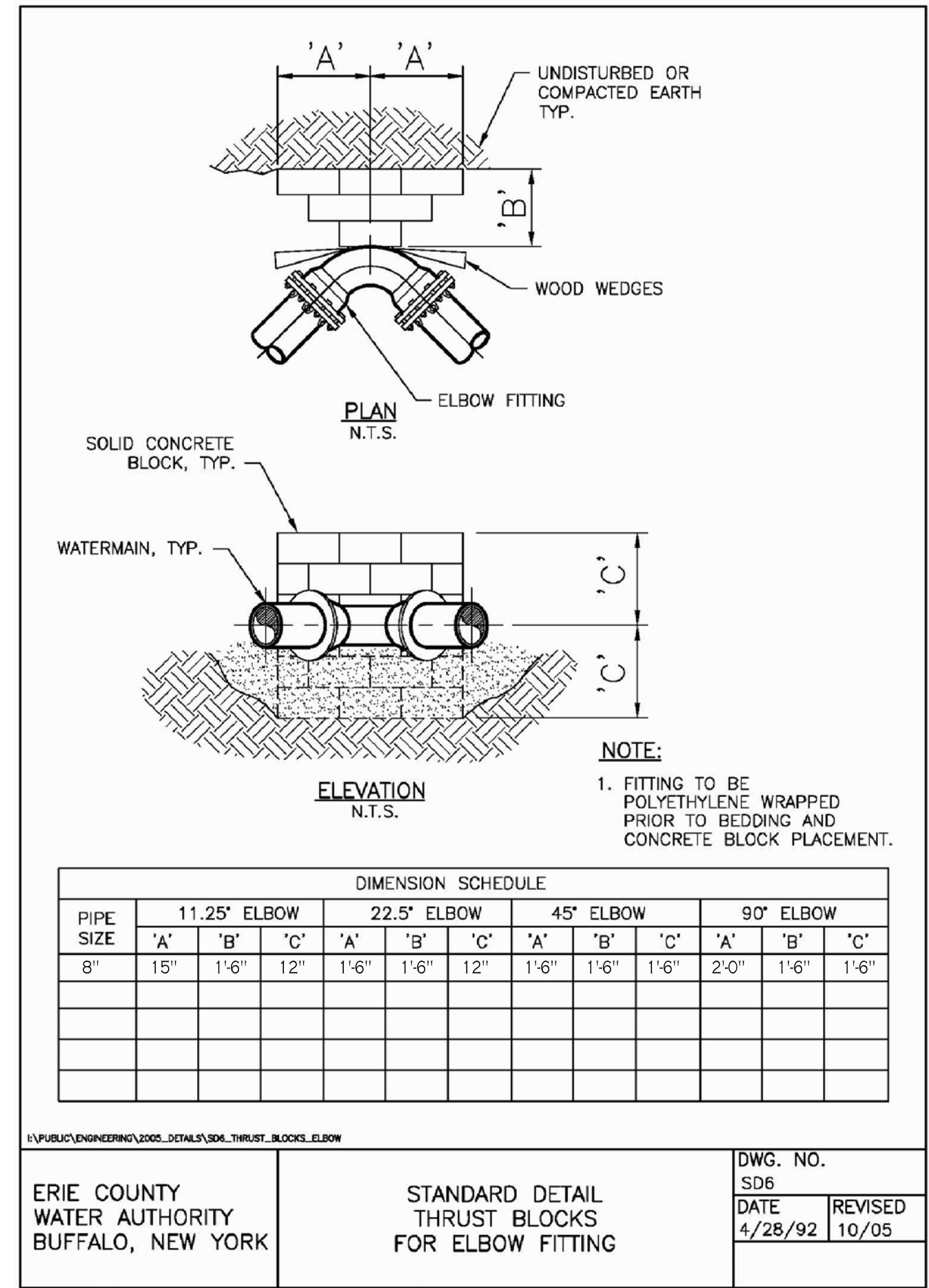
ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL PIPE CROSSING	DWG. NO. SD2	REVISED
		DATE 4/28/92	10/05



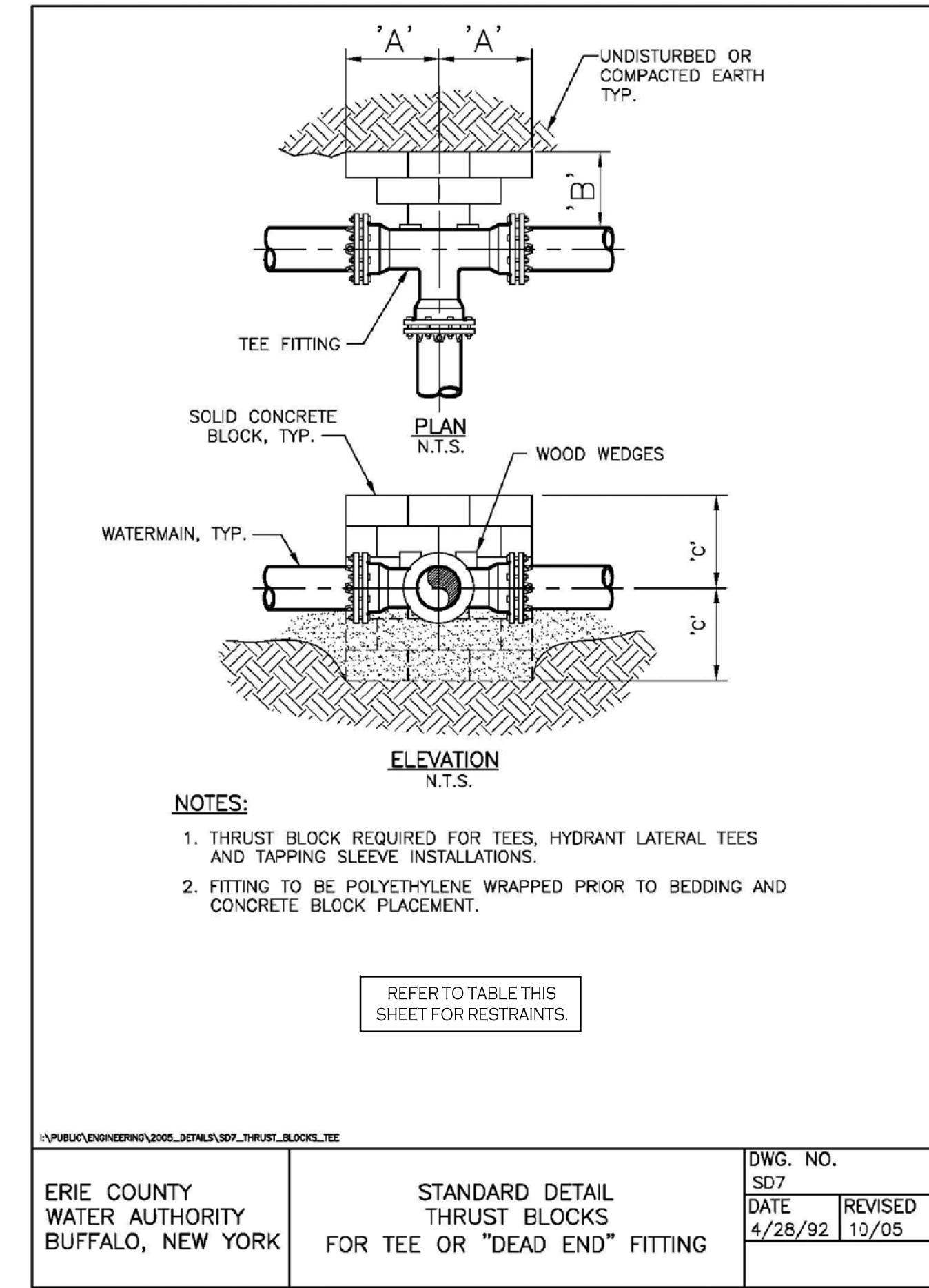
ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL RESTRAINED JOINT SCHEDULE	DWG. NO. SD4	REVISED
		DATE 4/28/92	10/05



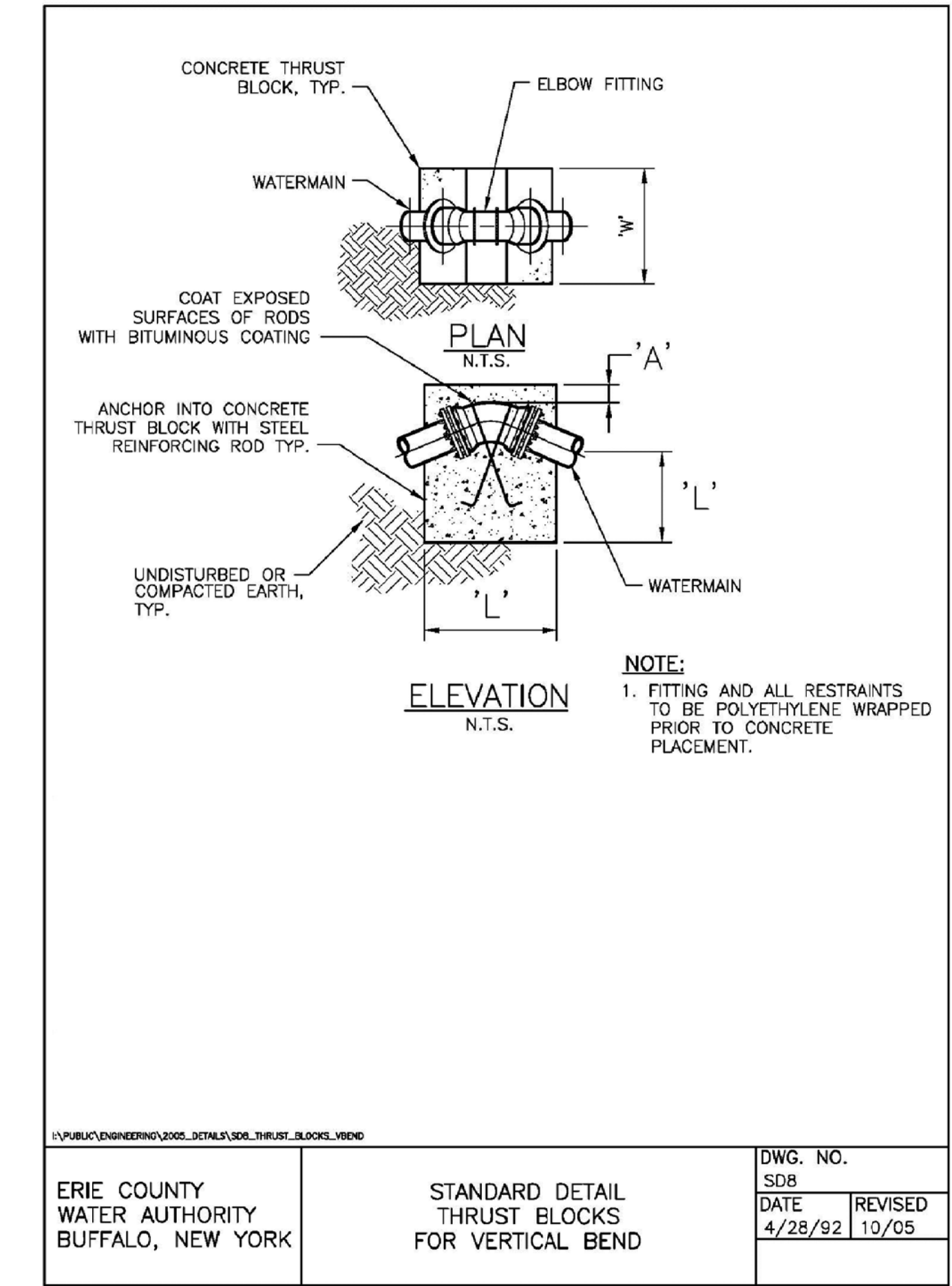
ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL TYPICAL CONNECTION TO EXISTING WATERMAIN THROUGH 12-INCH DIAMETER WATERMAIN	DWG. NO. SD5	REVISED
		DATE 3/05	10/05



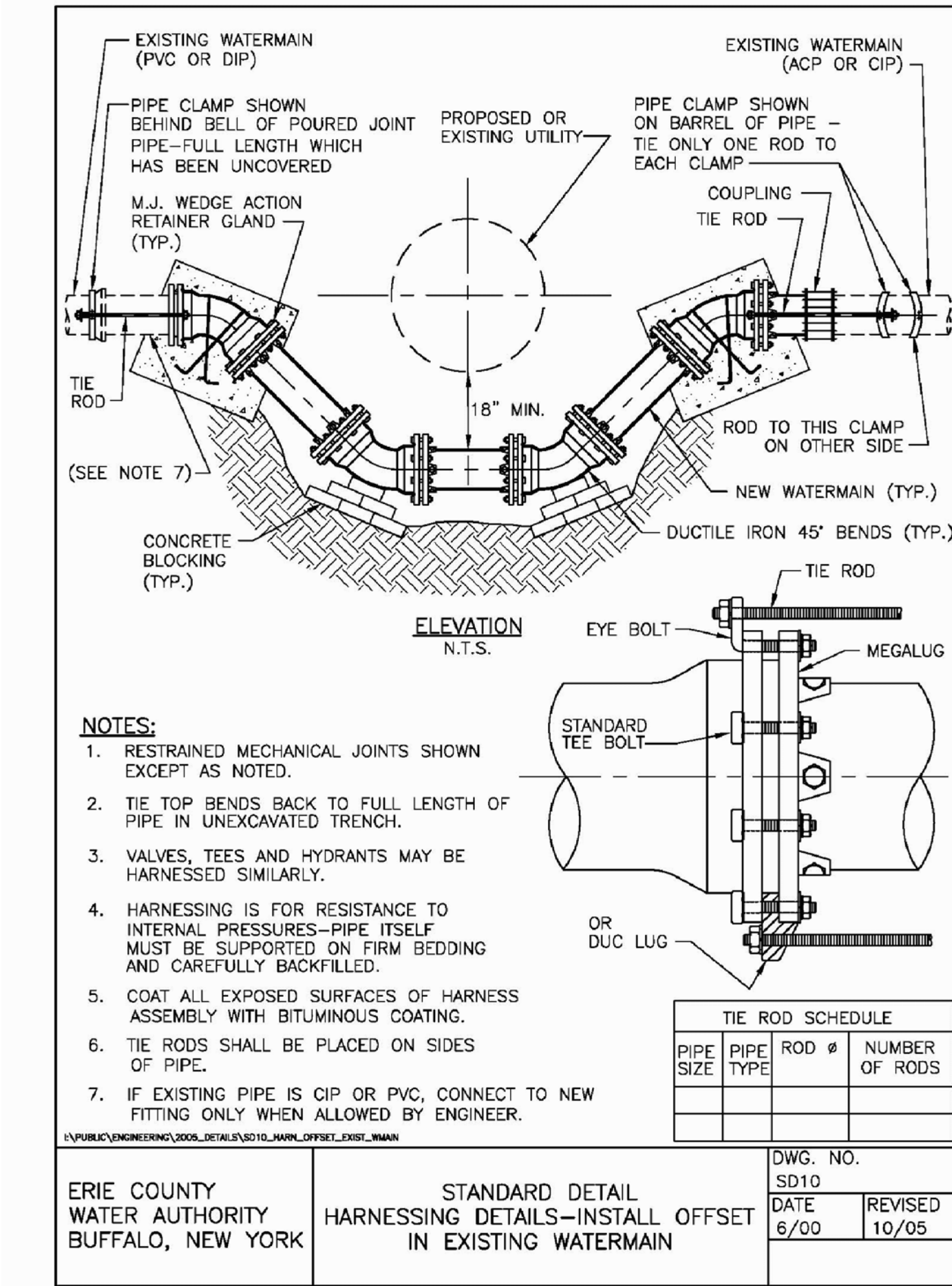
ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL THRUST BLOCKS FOR ELBOW FITTING	DWG. NO. SD6	REVISED
		DATE 4/28/92	10/05



ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL THRUST BLOCKS FOR TEE OR "DEAD END" FITTING	DWG. NO. SD7	REVISED
		DATE 4/28/92	10/05



ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL THRUST BLOCKS FOR VERTICAL BEND	DWG. NO. SD8	REVISED
		DATE 4/28/92	10/05



ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL HARNESSING DETAILS-INSTALL OFFSET IN EXISTING WATERMAIN	DWG. NO. SD10	REVISED
		DATE 6/00	10/05



REVISIONS: No. Description Date

PROJECT NAME:  
New Patio Home & Attached Villas Construction  
**Ebenezer Landing**  
4592 Seneca Street  
West Seneca, NY 14224

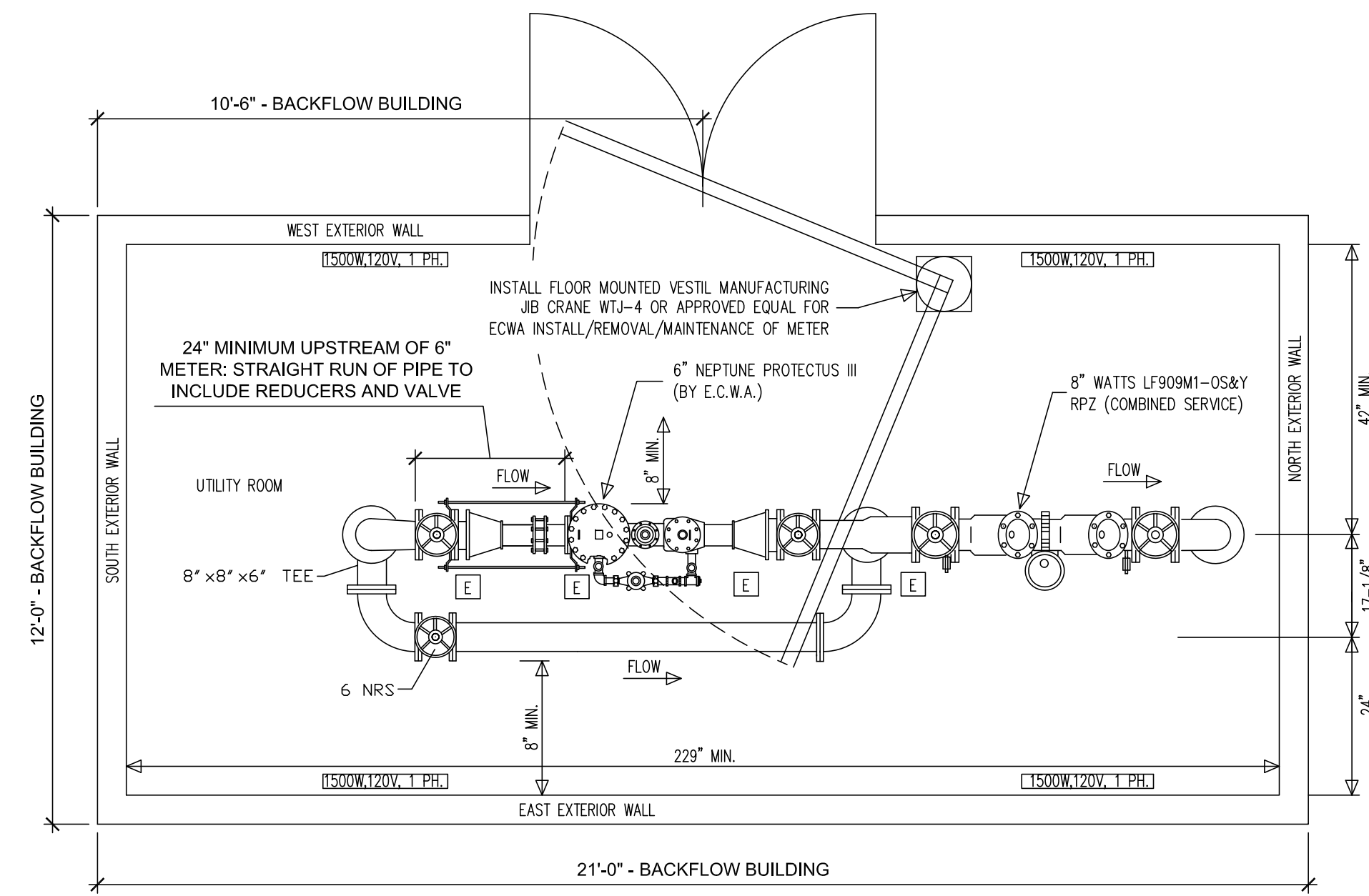
Issued for Construction: xx.xx.xx  
Municipality Submission: 4/26/16  
Drawn by: C. Wood  
Scale: As Noted

DRAWING NAME:  
**Utility  
Details - Water**

DRAWING NO.  
**C-404**  
Project no.: 15.146

All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris PC is prohibited. WARNING: It is violation of article 145 sections 7209N and 7301 of the New York State education law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.

© Carmina Wood Morris PC



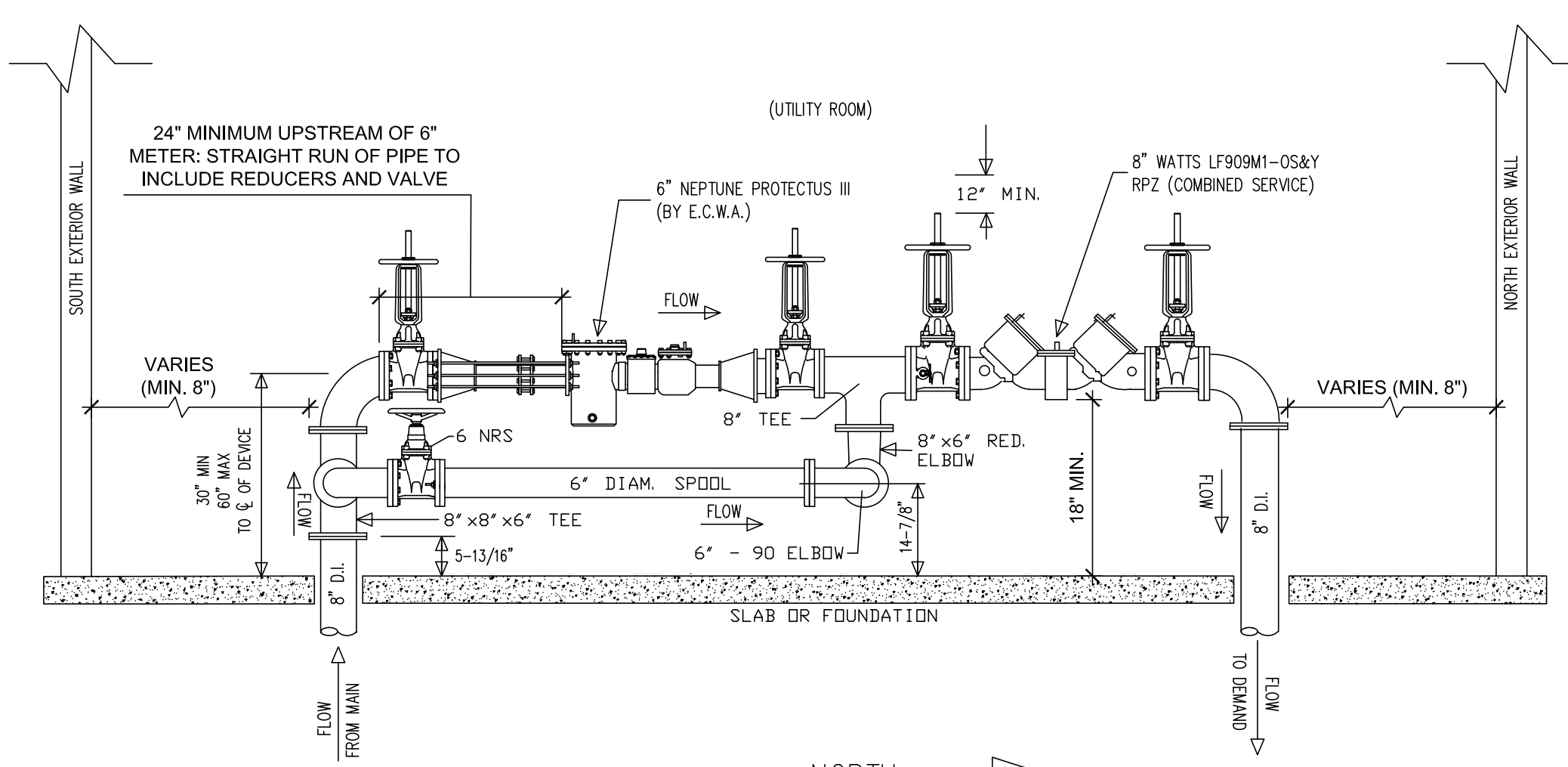
NORTH →

**PLAN**

NOTE: ALL TEE'S, SPODLS, ELBOWS TO BE D. I. PIPE

**NOTES:**

1. BACKFLOW PREVENTER DIMENSIONS FURNISHED BY WATTS.
2. METER SHOWN: 6" PROTECTUS III, SPOOL PIECE & METER SUPPLIED BY ECWA. VERIFY DIMENSIONS PRIOR TO ORDERING.
3. RPZ SHOWN: 8" WATTS LF909M1-OS&Y.
4. CONTRACTOR TO INSTALL ELECTRIC SERVICE TO ENCLOSURE, COORDINATE SOURCE WITH OWNER.
5. INSTALL A 120V GFI OUTLET IN THE ENCLOSURE.
6. HEATERS TO HAVE THERMOSTAT CONTROL.



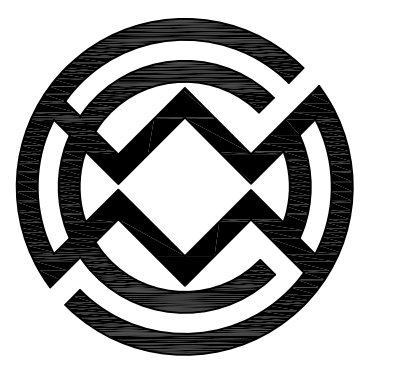
NORTH →

**ELEVATION**

NOTE: ALL TEE'S, SPODLS, ELBOWS TO BE D. I. PIPE

**8" WATTS LF909M1-OS&Y WITH 6" NEPTUNE PROTECTUS III AND 6" VALVED BYPASS**

SCALE: N. T. S.



**Carmina Wood Morris**  
 487 Main Street Suite 600  
 Buffalo, New York 14203  
 P 716.842.3165  
 F 716.842.0263

REVISIONS:	Description	Date
No.		

PROJECT NAME:  
 New Patio Home & Attached Villas Construction  
**Ebenezer Landing**  
 4592 Seneca Street  
 West Seneca, NY 14224

Issued for Construction: xx.xx.xx  
 Municipality Submission: 4/26/16  
 Drawn by: C. Wood  
 Scale: As Noted

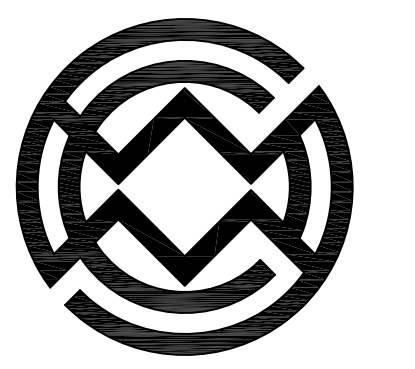
DRAWING NAME:  
**Utility**  
 Details - Water

DRAWING NO.  
**C-405**

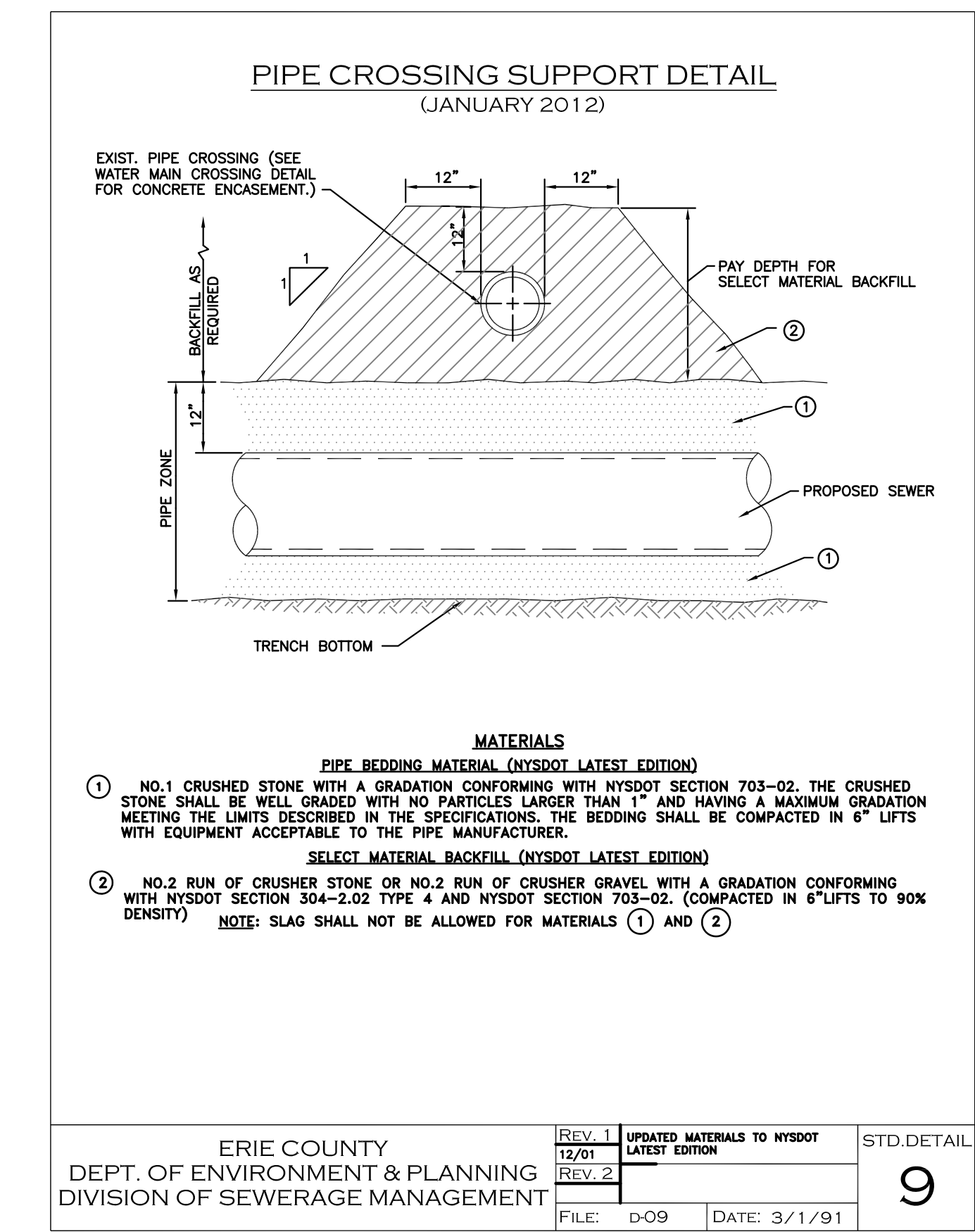
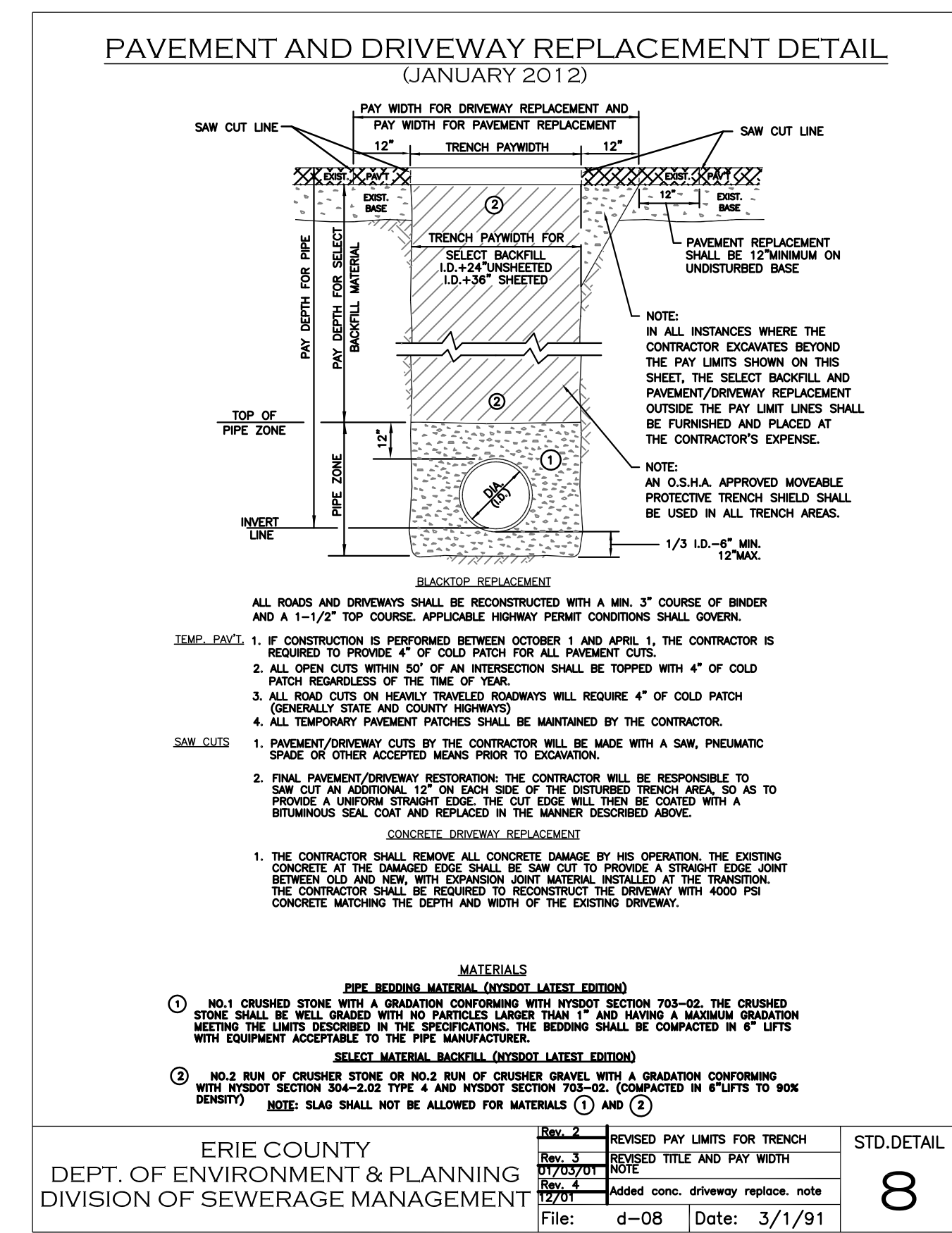
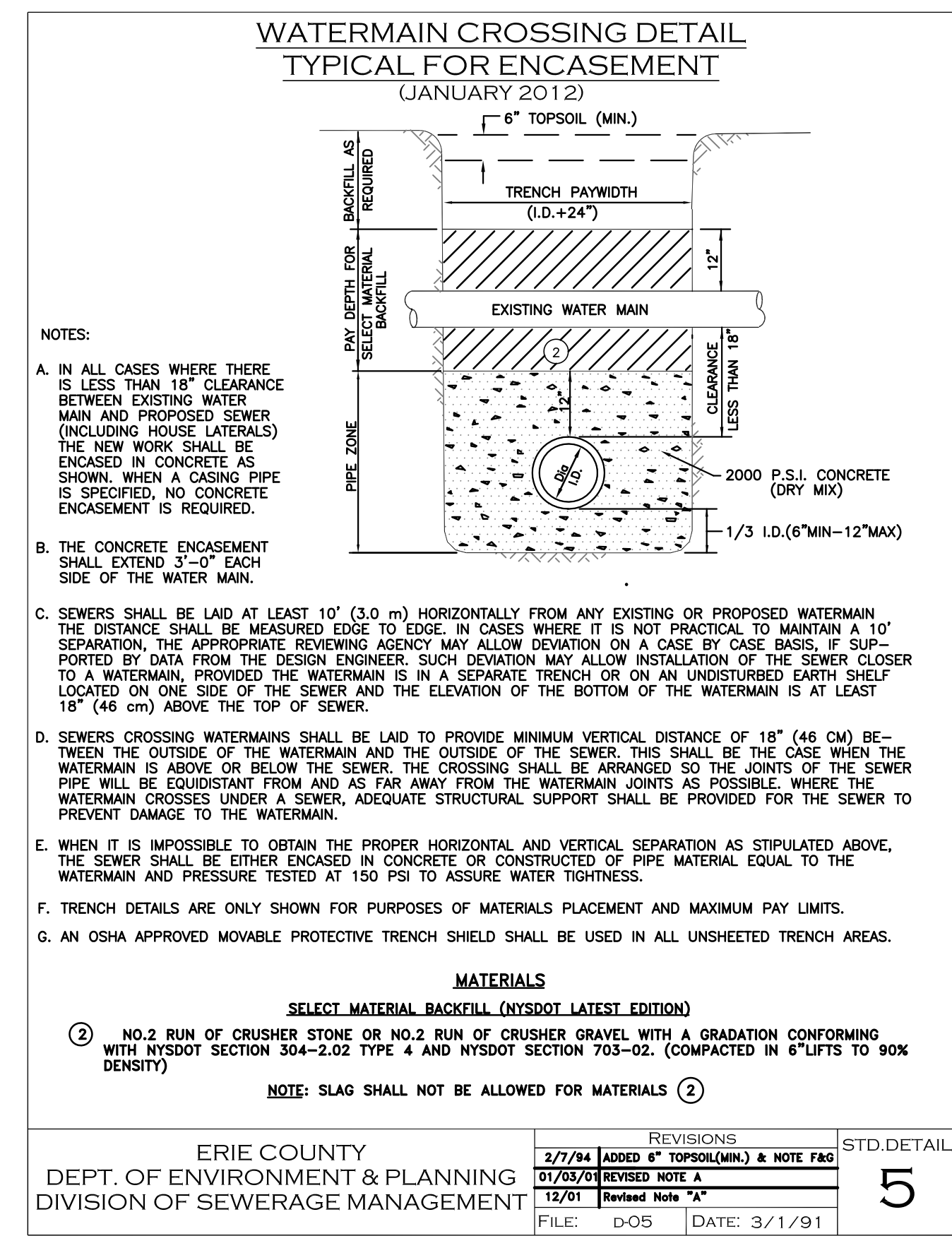
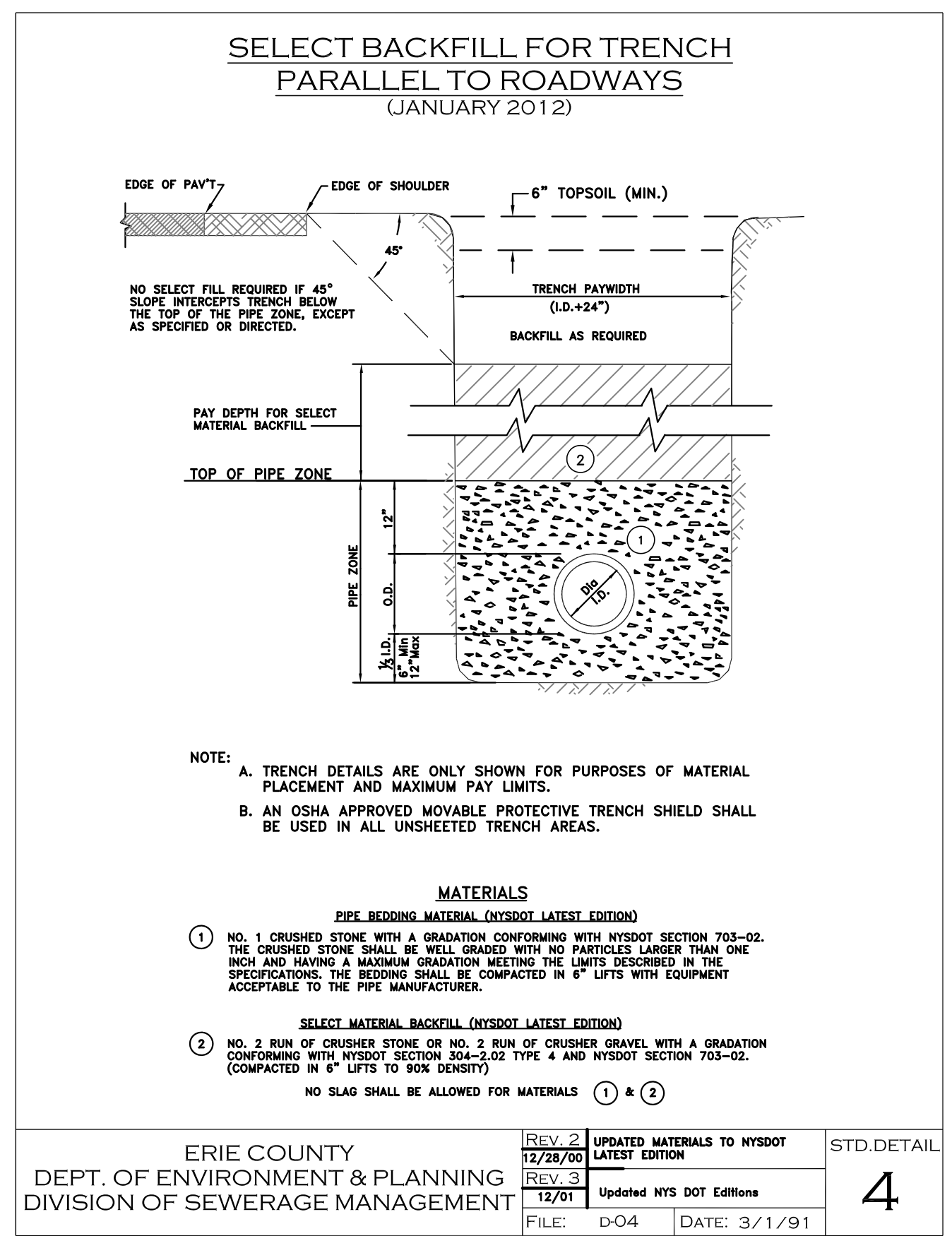
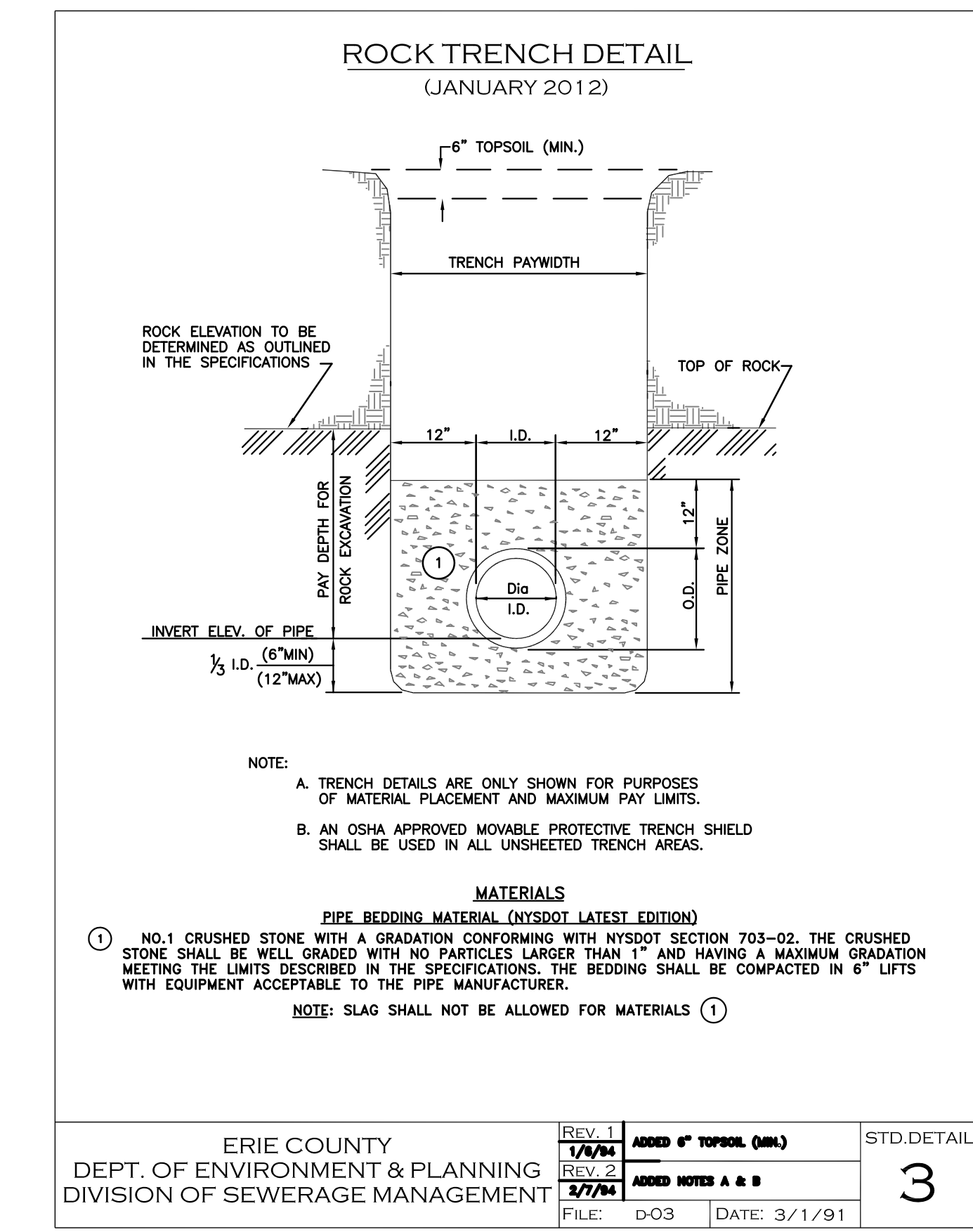
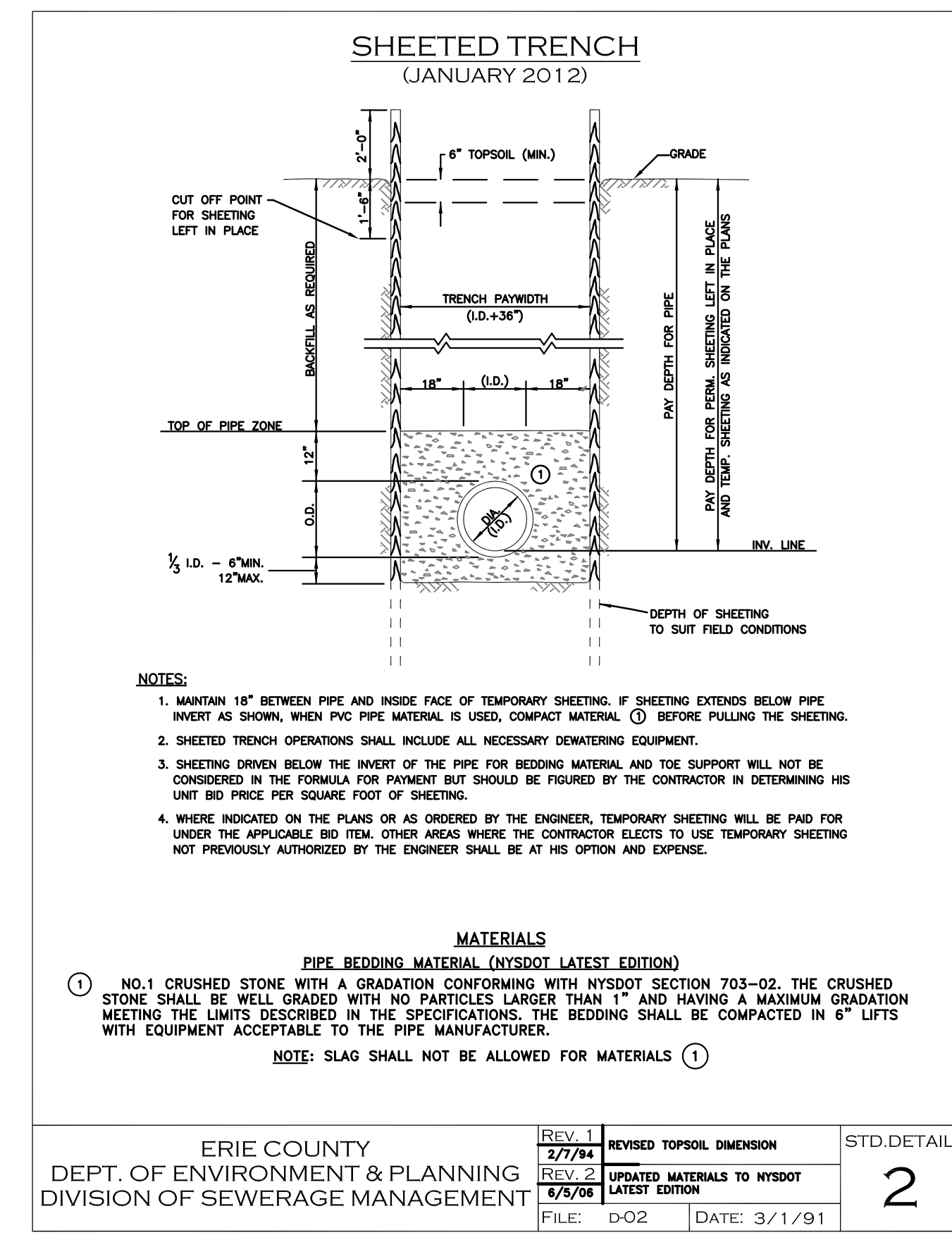
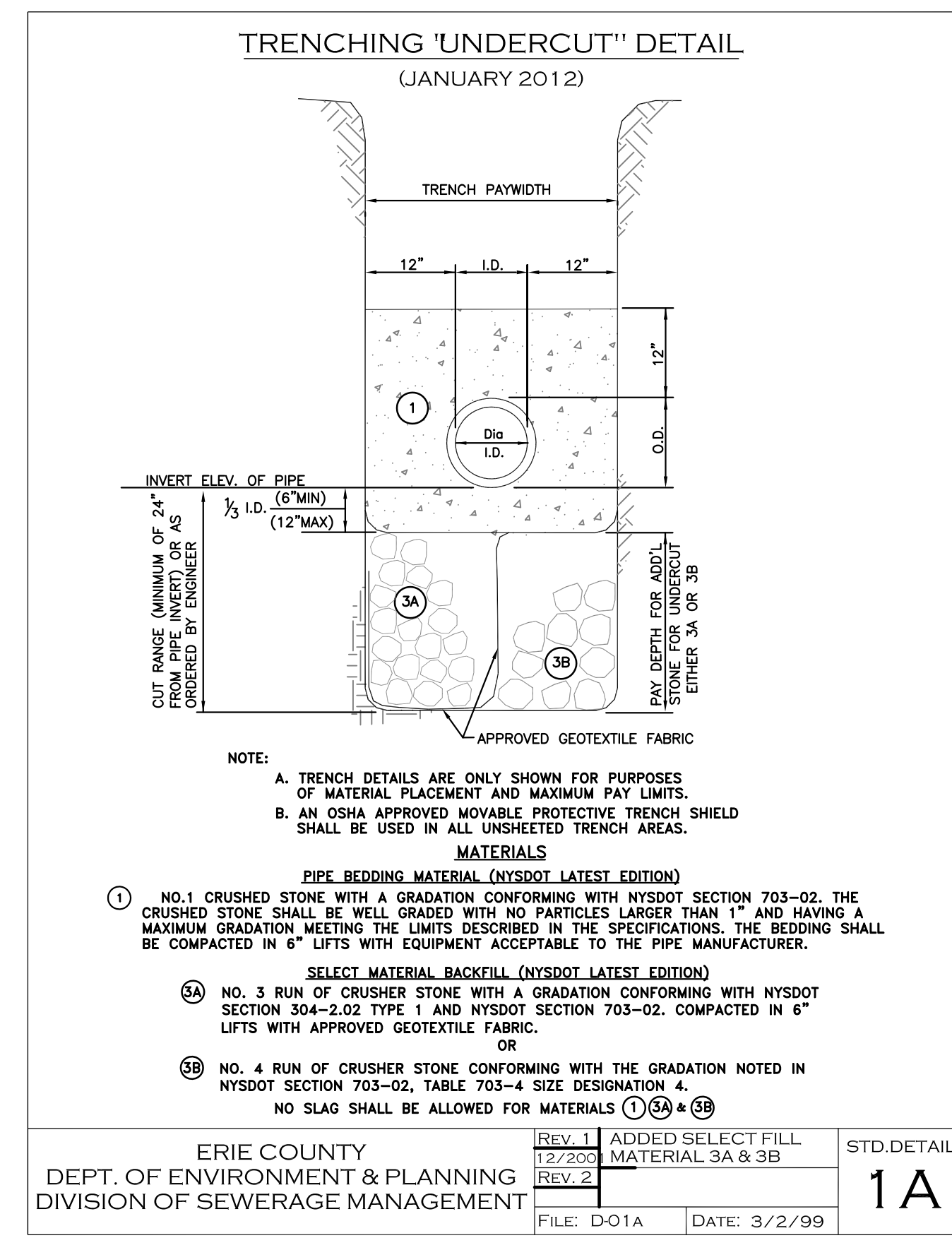
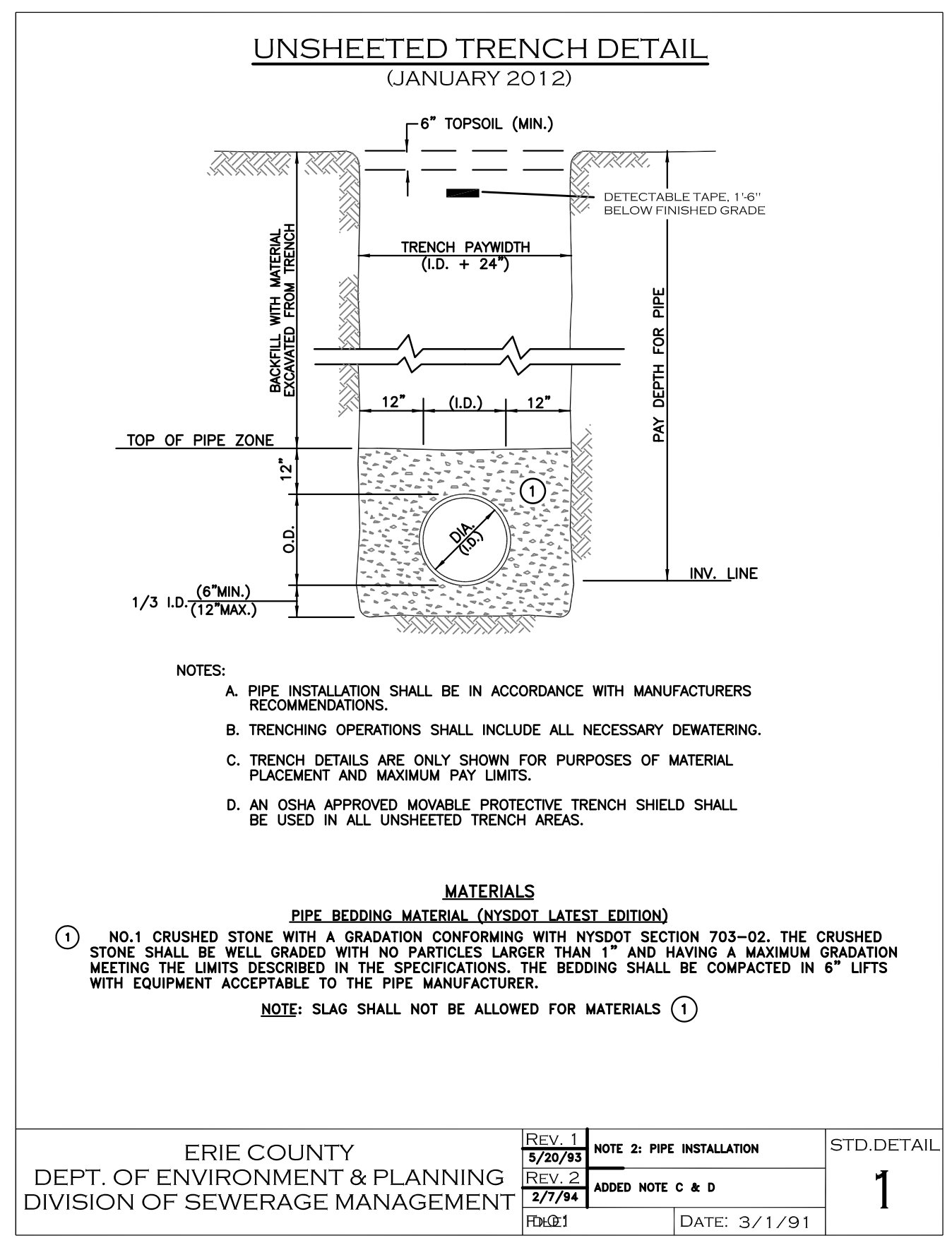
Project no.: 15.146

All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris PC is prohibited. WARNING: It is violation of article 145 sections 7200N and 7301 of the New York State Education Law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.

© Carmina Wood Morris PC



**Carmina Wood Morris**  
 487 Main Street Suite 600  
 Buffalo, New York 14203  
 P 716.842.3165  
 F 716.842.0263



REVISIONS: No. Description Date

PROJECT NAME:  
 New Patio Home & Attached Villas Construction  
**Ebenezer Landing**  
 4592 Seneca Street  
 West Seneca, NY 14224

Issued for Construction: xx.xx.xx  
 Municipality Submission: 4/26/16  
 Drawn by: C. Wood  
 Scale: As Noted

DRAWING NAME:  
**Utility**  
**Details - Sanitary**

DRAWING NO.  
**C-406**  
 Project no.: 15.146



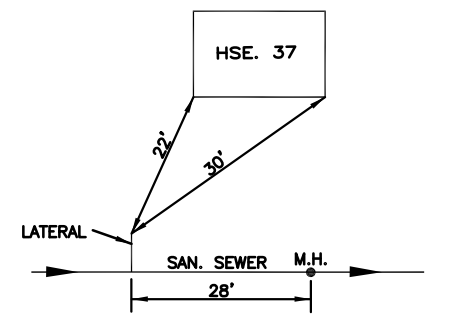


All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris PC is prohibited. WARNING: It is violation of article 145 sections 7209N and 7301 of the New York State education law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.

**CONSTRUCTION SPECIFICATIONS FOR HOUSE LATERALS**  
(JANUARY 2012)

- MATERIAL**
  - THICK WALL PVC - 5 - 3054, SDR-35
  - EXTRA HEAVY CAST IRON
  - DUCTILE IRON
- FAR SIDE CROSSING**
  - LATERALS INSTALLED ACROSS TOWN ROADS MAY BE BY THE OPEN CUT METHOD WHERE ALLOWED BY THE HIGHWAY PERMIT.
  - LATERALS INSTALLED ACROSS STATE OR COUNTY ROADS SHALL BE BY THE BORING AND JACKING METHOD UNLESS OTHERWISE NOTED ON THE PLANS) USING A STEEL CASING PIPE. THE CARRIER PIPE SHALL CONFORM WITH THE MATERIAL SPECIFIED OR APPROVED BY THE ENGINEER.
  - ALL PAVEMENT CROSSINGS (OPEN CUT METHOD) WITH LESS THAN 4'-0" COVER SHALL BE ENCASED WITH 200# P# CONCRETE.
  - ALL FAR SIDE CROSSINGS SHALL BE INSTALLED UP TO ONE (1) FOOT OF THE R.O.W. LINE.
  - THE CONTRACTOR SHALL SUPPLY A 2" X 4" WOOD MARKER EXTENDING FROM THE END OF THE CROSSING TO ONE FOOT BELOW GRADE. ALSO, RECORDS SHALL BE KEPT AS TO THE DEPTH OF THE HOUSE SERVICE AND A MINIMUM OF THREE (3) TIES SHALL BE ESTABLISHED FOR THE LOCATION OF THE SERVICE.
  - LATERALS SHALL BE LAID AT A 2.0% MINIMUM GRADE. IN CASES OF A SHALLOW SEWER, A 1.0% SLOPE MAY BE APPROVED BY THE ENGINEER.
- NEAR SIDE SERVICES**
  - THE CONTRACTOR SHALL SUPPLY WYE BRANCHES OF THE SAME MATERIAL AND CLASS AS THE SEWER MAIN.
  - THE LOCATION OF THE WYE BRANCHES WILL BE DETERMINED BY THE CONTRACTOR AND ENGINEER IN THE FIELD AFTER CONFERRING WITH THE HOMEOWNER.
  - THE LOCATION OF THE BRANCHES SHALL BE MEASURED FROM THE LAST DOWNSTREAM MANHOLE AND AT LEAST THREE (3) TIES FROM AN EXISTING STRUCTURE, NORMALLY THE HOME IT IS TO SERVICE.
  - NEAR SIDE SERVICES SHALL BE INSTALLED UP TO ONE (1) FOOT OF THE R.O.W. LINE.
  - THE CONTRACTOR SHALL PROVIDE A 2" X 4" WOOD MARKER EXTENDING FROM THE WYE BRANCH TO ONE (1) FOOT BELOW GRADE.
  - ON ALL SERVICES WHERE THE MAIN IS GREATER THAN 8" IN DEPTH, THE CONTRACTOR SHALL PROVIDE A RISER PIPE TO AN ELEVATION 8" BELOW EXISTING GRADE.

- NOTES:
- RECORDS OF THE DEPTH OF COVER SHALL BE KEPT FOR ALL HOUSE LATERALS BUILT ACROSS PAVEMENTS. SUCH RECORDS SHALL IDENTIFY THE LATERALS BY THE USE OF HOUSE NUMBERS AND SHALL SHOW LOCATION OF THE END OF THE HOUSE LATERAL WITH A MINIMUM OF THREE TIES AS SHOWN IN EXAMPLE BELOW.
  - THE CONTRACTOR SHALL OBTAIN ALL HIGHWAY/R.O.W. PERMITS PRIOR TO START OF WORK.
  - VENTS AND CLEAN OUTS MUST BE INSTALLED IN LAWN AREAS, NOT IN SIDEWALK OR DRIVEWAY AREAS, PREFERABLY BETWEEN THE CURB OR EDGE OF PAVEMENT AND THE SIDEWALK.



ERIE COUNTY  
DEPT. OF ENVIRONMENT & PLANNING  
DIVISION OF SEWERAGE MANAGEMENT

REV. 1  
5/17/91  
NOTE 2a: DEPTH 4'-0"

REV. 2  
12/2/91  
CHANGED NOTE 1 TO THREE (3) TIES

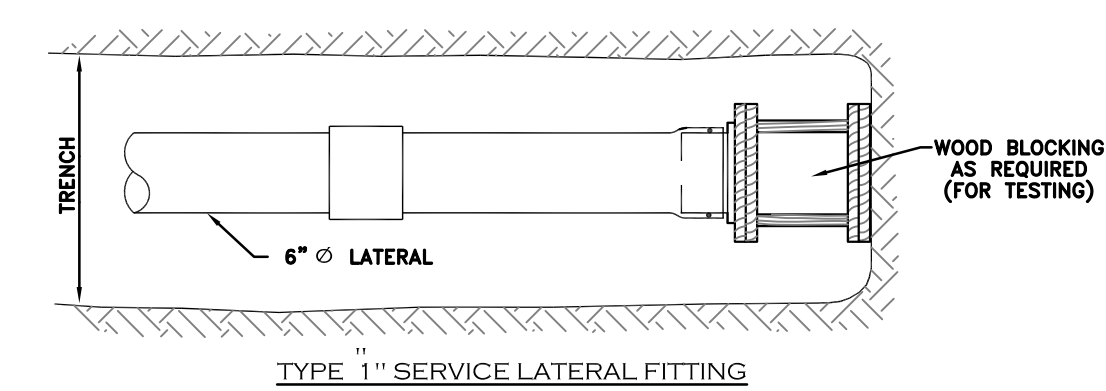
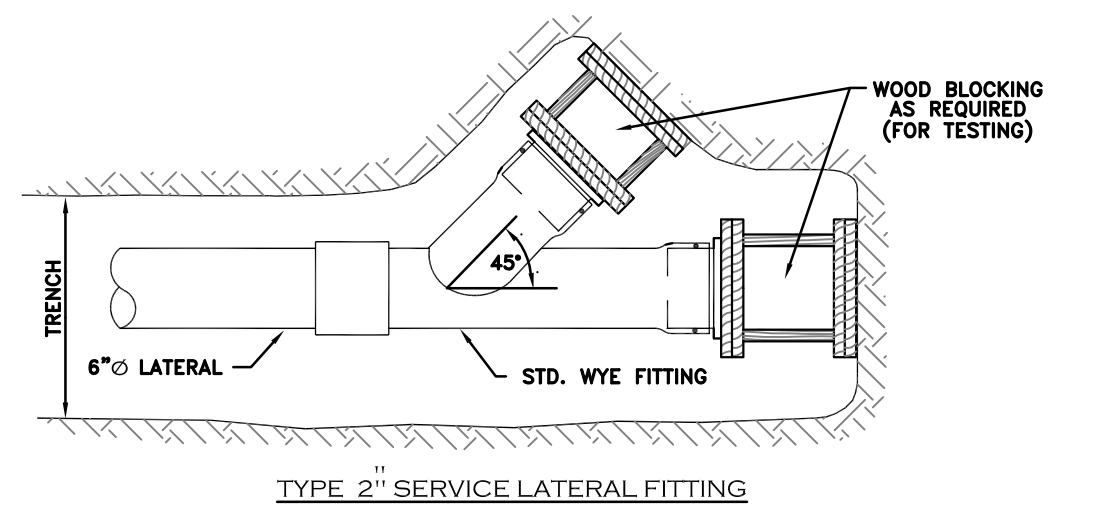
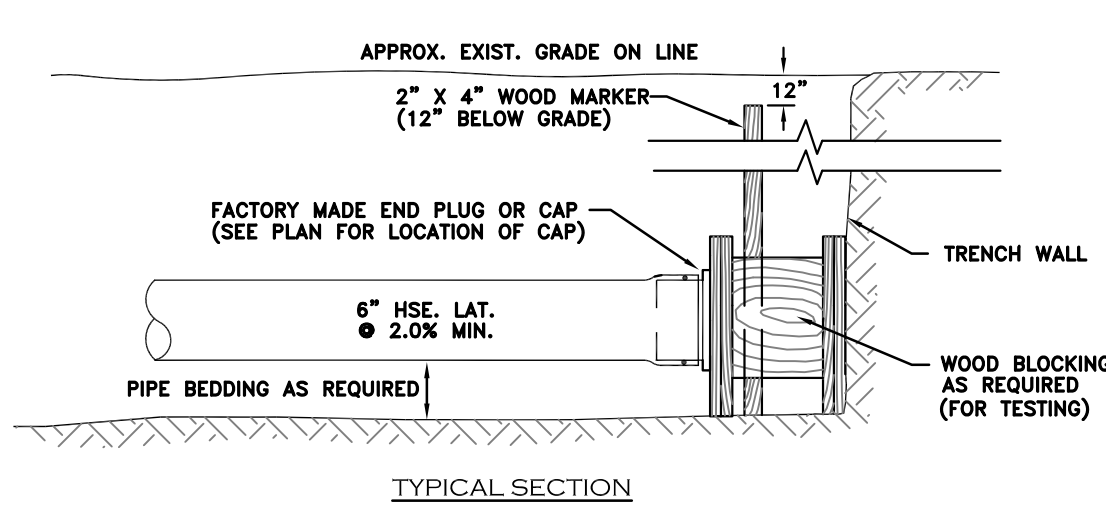
REV. 3  
7/17/91  
ADDED TITLE

REV. 4  
12/2/91  
ADDED NOTE 3 REGARDING LOCATION OF VENTS AND CLEAN OUTS

FILE: D-23 DATE: 3/1/91

STD.DETAIL  
**23**

**CAP & BLOCKING METHODS FOR AIR TESTING**  
(JANUARY 2012)



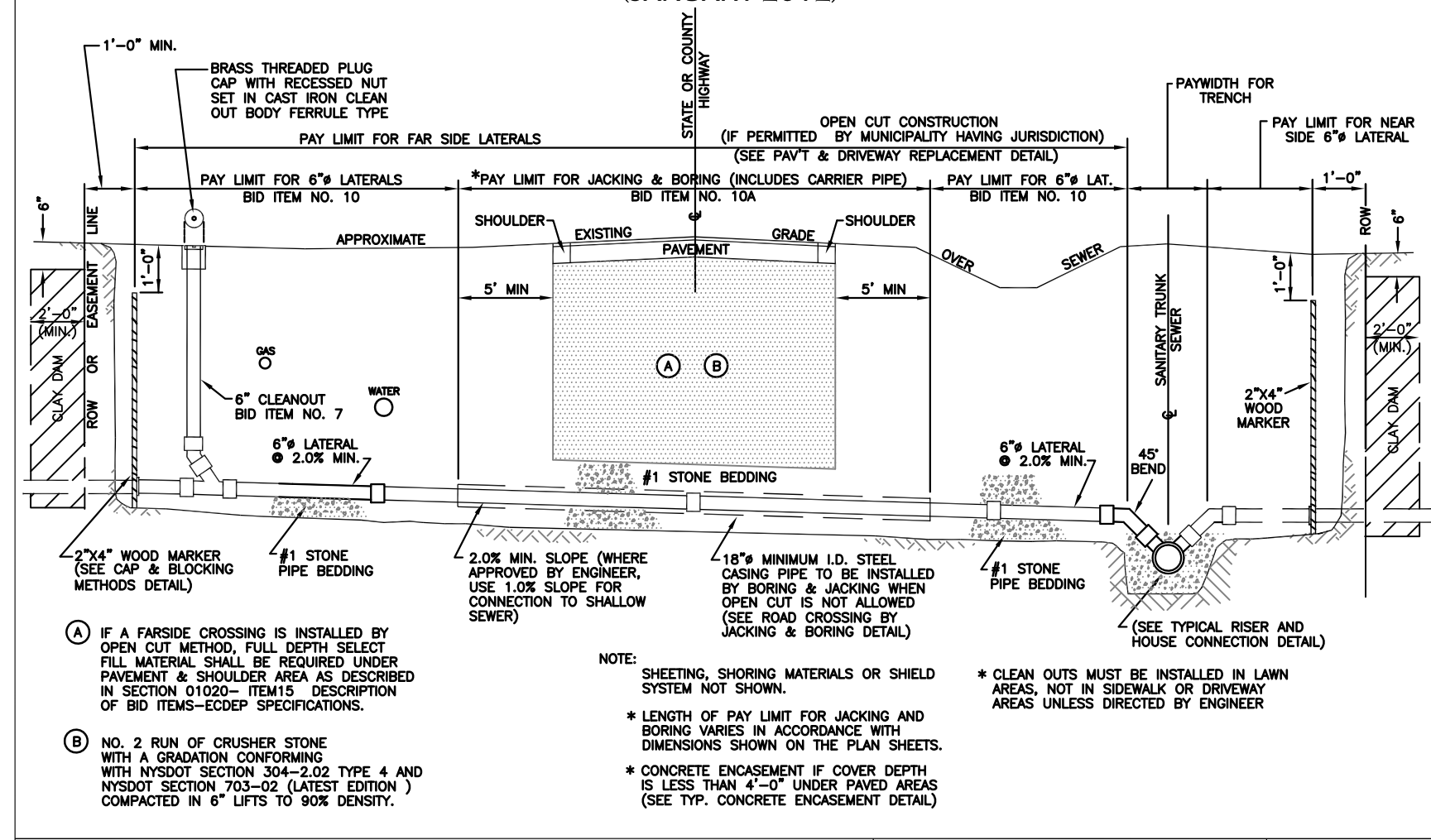
ERIE COUNTY  
DEPT. OF ENVIRONMENT & PLANNING  
DIVISION OF SEWERAGE MANAGEMENT

REV. 1  
REV. 2

FILE: D-26 DATE: 3/1/91

STD.DETAIL  
**26**

**TYPICAL CROSS SECTION OF HIGHWAY CROSSING FOR HOUSE/ COMMERCIAL LATERALS**  
(JANUARY 2012)



ERIE COUNTY  
DEPT. OF ENVIRONMENT & PLANNING  
DIVISION OF SEWERAGE MANAGEMENT

REVISIONS

0/0/00	ISSUED DRAWING
5/17/91	ADDED NOTE 3
12/2/91	CHANGED NOTE 1 TO 3 TIES
7/17/91	ADDED TITLE
12/2/91	ADDED NOTE 3 REGARDING LOCATION OF VENTS & CO.

File: d-24 Date: 3/1/91

STD.DETAIL  
**24**

**3.02 AIR TESTS, INFILTRATION OR EXFILTRATION AND DEFLECTION REQUIREMENTS**

- A. Requirements**
- After backfilling and prior to the final acceptance of the project, the Contractor will be required to perform the following three tests on all sewers built under this project:
    - Air Tests
    - Infiltration or Exfiltration
    - Deflection Test (15" dia. and smaller).
  - No more than 1,000 linear feet of installed sewer shall be allowed to remain untested.
  - In view of the fact that house laterals and riser pipes often contribute considerable infiltration, such laterals and risers are to be installed and capped, tied and blocked as the work progresses, prior to the air testing of the lines.
  - The Contractor's testing procedures shall be completed in accordance with OSHA Standards for confined space entry. The Contractor will be required to provide and operate all equipment necessary for full compliance for his operation. Equipment such as gas detectors, safety harnesses, ventilating blowers, respirators etc. shall be provided by the Contractor.

Specifications for  
Subdivisions and Sanitary Sewer Extensions

SECTION 02595 - 3.02

- a)** Approved 4" diameter solid PVC drain pipe (with an approved cap) shall be placed at each manhole to extend from a point 6 inches below the lowest invert to the top of the ground. Embed the pipe a minimum of 12" into clean #1 stone. Ground water elevations will be measured at each manhole so that the ground water level can be correlated with the infiltration measurements.
- b)** Before conducting the tests, the water table should be allowed to stabilize at its normal level and verified that it is 2 feet above the top of the pipe during the test period. The test is usually conducted between adjacent manholes with the upstream end of the sewer bulkheaded in a suitable manner to isolate the test section. All service laterals, stubs and fittings should be properly plugged or capped at the connections to the test pipe section to prevent the entrance of ground water at these locations.
- c)** A V-notch weir or other suitable measuring device should be installed in the inlet pipe of the downstream manhole. Infiltrating water is then allowed to build up and level off behind the weir until a steady, uniform flow occurs over the weir. Leakage is determined by direct reading from graduations on the weir consecutively for five (5) days and converting the flow quantity to gallons per unit length of pipe per unit of time.
- d)** An important factor in applying the test criteria is to properly correlate the variable water head over the length of the sewer being tested to the high ground water level. A minimum of 2 feet of water over the pipe is required at the upper manhole before the infiltration test will be allowed.
- 5.** When a sewer run between two consecutive manholes or chambers is found to contribute infiltration at a rate above the allowable, inspection by television or other cameras may be made by the Contractor so that the defective section of sewer can be located and repaired. Each individual run of sewer (from one manhole to the next manhole) if greater than 100 feet) shall comply with the allowable rate of infiltration of 100 gallons per inch diameter per mile of sewer per 24 hours.

Specifications for  
Subdivisions and Sanitary Sewer Extensions

SECTION 02595 - 3.02

- D. Exfiltration Tests**
- This test shall be performed no earlier than 14 calendar days after the trenches are backfilled.
  - The exfiltration test for all diameter sewers shall be as described below. Although actual infiltration will normally be less than that indicated by the water exfiltration test, the test does provide a positive means of subjecting the completed sewer system to an actual pressure test. Since sanitary sewers are not designed or expected to operate as a pressure system, care must be exercised in conducting the test and correlating the results with the allowable exfiltration limits.
    - The test is usually conducted between adjacent manholes. Prior to the test, all service laterals, stubs and fittings within the test section should be plugged or capped and adequately braced or blocked to withstand the water pressure resulting from the test.
    - If manholes are to be included in the test, the inlet pipe to each manhole should be bulkheaded and the test section filled with water through the upstream manhole. To allow air to escape from the sewer, the flow should be at a steady rate until the water level in the upstream manhole provides an average pressure of 5 psi (11.6' head) at the center point of the test section or the upstream manhole is filled. If necessary, provisions should be made to bleed off entrapped air during the filling of the test section.
    - Once the test section is filled, the water should be allowed to stand for an adequate period of time (one day minimum) to allow for water absorption by the pipe and manhole. After water absorption has stabilized, the water level in the upstream manhole is brought up to the proper test level and this level established by measuring down from the manhole rim or other convenient datum point. After 24 hours, the water elevation should be measured from the same reference point and the loss of water during the test period calculated, or the water can be restored to the level existing at the beginning of the test, and the amount added used to determine the leakage.

RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, 2014 EDITION

- 38.3 Relation to Water Mains**
- 38.3.1 Horizontal and Vertical Separation**
- Sewers shall be laid at least 10 feet (3 m) horizontally from any existing or proposed water main. The distance shall be measured edge to edge. For gravity sewers where it is not practical to maintain a 10 foot (3 m) separation, the appropriate reviewing agency may allow deviation on a case-by-case basis, if supported by data from the design engineer. Such deviation may allow installation of the gravity sewer closer to a water main, provided that the water main is in a separate trench or on an undisturbed earth shelf located on one side of the gravity sewer and at an elevation so the bottom of the water main is at least 18 inches (460 mm) above the top of the sewer.
- If it is impossible to obtain proper horizontal and vertical separation as described above for gravity sewers, both the water main and gravity sewer shall be constructed of slip-on or mechanical joint pipe complying with Section 8.1 and Section 8.7 of the Recommended Standards for Water Works - 2012 Edition and shall be pressure rated to at least 150 psi (1034 kPa) and pressure tested to ensure watertightness.

Specifications for  
Subdivisions and Sanitary Sewer Extensions

SECTION 02595 - 3.02

- B. Air Tests (Required for All Diameters up to and including 36")** 10 State Standards Section, 33.94
- This test shall be performed no earlier than 14 calendar days after the trenches are backfilled.
  - The procedure for air testing shall be as specified herein. The minimum allowable time for the test pressure to decrease from 3.5 psi to 3.0 psi shall be not less than as called for in the following table:

Pipe Diameter	Up to 100'	100-200'	200-300'	300-400'
6"	2:50	2:50	2:50	2:51
8"	3:47	3:47	3:48	5:04
12"	5:40	5:42	8:33	11:24
15"	7:05	8:54	13:21	17:48
18"	8:30	12:49	19:14	25:38
21"	9:55	17:27	26:11	34:54
24"	11:24	22:48	34:11	45:35
27"	14:25	28:51	43:16	57:42
30"	17:48	35:37	53:25	71:13
33"	21:33	43:56	64:38	86:10
36"	25:39	51:17	76:55	102:34

\* Erie County Sewer District Inspector will extend time to the next full minute after the test.

- Pipe lines in sizes up to 36 inches in diameter can be air tested from manhole to manhole for distances not to exceed 400 feet.
- In wet trenches where pumping to lower the water table is impractical, approved 4" diameter, solid PVC drain pipe (with approved cap) shall be placed at each manhole to extend from a point 6 inches below the lowest invert to the top of the ground. Embed the pipe a minimum of 12" into clean #1 stone. Ground water elevations will be measured at each manhole in order to calculate the groundwater pressure acting on the pipe exterior. The initial air test pressure shall be increased as necessary to overcome the calculated groundwater pressure.

- 38.3.2 Crossings**
- Sewers crossing water mains shall be laid to provide a minimum vertical distance of 18 inches (460 mm) between the outside of the water main and the outside of the sewer. This shall be the case where the water main is either above or below the sewer. The crossing shall be arranged so that the sewer joints will be equidistant and as far as possible from the water main joints. Where a water main crosses under a sewer, adequate structural support shall be provided for the sewer to maintain line and grade. When it is impossible to obtain proper horizontal and vertical separation as stipulated above, one of the following methods shall be specified:
- The sewer shall be designed and constructed equal to water pipe, as described in Paragraph 38.31.
  - Either the water main or the sewer line may be enclosed in a watertight carrier pipe that extends 10 feet (3 m) on both sides of the crossing, measured perpendicular to the water main. The carrier pipe shall be made of materials approved by the regulatory agency for use in water main construction.

Specifications for  
Subdivisions and Sanitary Sewer Extensions

SECTION 02595 - 3.02

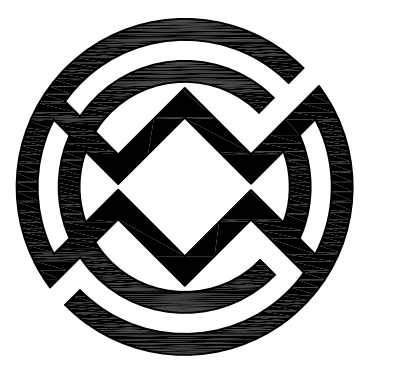
- C. Infiltration Tests (Applicable Only if Ground Water is Two Feet Above the Top of the Pipe)**
- This test shall be performed no earlier than 14 calendar days after the trenches are backfilled.
  - Infiltration tests for all sewers constructed under this project shall not exceed 100 gallons per inch diameter per mile of sewer, per 24 hours. Each individual run of sewer (from one manhole to the next manhole if greater than 100 feet) shall comply with the allowable rate of infiltration. All equipment for the tests shall be furnished by the Contractor and be in good working condition.

- Stop watch graduated in tenths of a second.
- Compressor of 50 to 100 psi capacity.
- Bulkheads for pipe.
- Approximately 100 feet of 3/8" diameter air hose.
- Pressure gauge - 0 to 5 psi graduated in 1/16th of a pound increments.
- Three 3/8 inch diameter check valves.

Specifications for  
Subdivisions and Sanitary Sewer Extensions

SECTION 02595 - 3.02

- D. Deflection Test**
- This test shall be performed no earlier than 30 calendar days after the trenches are backfilled.
  - All flexible (PVC) sewers 8" diameter or larger constructed under this project shall be internally checked with a five percent (5%) deflection "go-no-go pig" or Mandrel to determine if the pipes are deflecting excessively. Any section of pipe unable to pass the deflection test "pig test" shall be removed and replaced at the Contractor's expense.
  - Deflection testing mandrels or pig shall be pulled thru the pipe by hand or hand operated winch. Power winches or drives are not permitted.



**Carmina Wood Morris**  
487 Main Street Suite 600  
Buffalo, New York 14203  
P 716.842.3165  
F 716.842.0263

PROJECT NAME:  
New Patio Home & Attached Villas Construction

PROJECT NO.:  
Ebenezer Landing

DESCRIPTION:  
4592 Seneca Street  
West Seneca, NY 14224

DRAWING NAME:  
Utility  
Details - Sanitary

DRAWING NO.:  
**C-408**

Issued for Construction: xx.xx.xx  
Municipality Submission: 4/26/16  
Drawn by: C. Wood  
Scale: As Noted

Project no.: 15.146

All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris PC is prohibited. WARNING: It is violation of article 145 sections 7209N and 7301 of the New York State Education Law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.

© Carmina Wood Morris PC

GENERAL NOTES FOR  
SANITARY SEWER CONSTRUCTION  
WITHIN ERIE COUNTY SEWER DISTRICTS

1. The Erie County Division of Sewerage Management (DSM), who operates and maintains the existing sewer lines and appurtenances within Erie County Sewer Districts (ECSD), is to be notified at least 48 hours in advance of the start of construction.
2. Construction shall be in accordance with the Rules and Regulations for Erie County Sewer Districts.
3. All permits required by the Federal, State, County, City and/or Town governments to perform work must be obtained prior to the start of work, and paid for by the Contractor.
4. If easement and/or Out of District Agreements are required, they must be complete and ready to be filed before the project will be approved for construction.
5. The contractor shall comply in all respects to the Industrial Code Part (Rule No.) 53 relating to construction, excavation, and demolition operations at or near underground facilities, as issued by the State of New York Department of Labor, Board of Standard and Appeals.
6. The construction of the sanitary sewer facilities shall be under the supervision of a person or firm qualified to practice professional engineering in New York State under the Education Law of the State, whenever engineering services are required by such law for such purposes.
7. Where such sanitary sewer facilities are under the supervision of a professional engineer, he shall certify to the DSM and to the applicant that the constructed facilities have been under his supervision and that the work has been fully completed in accordance with the approved engineering reports, plans, specifications, and approvals.
8. The Contractor is solely responsible for all site safety. The Contractor's equipment and methods of operation shall be in full compliance with OSHA Standards and satisfy all Federal, State and Local Health and Safety Regulations.
9. The Contractor is advised a trench shield and/or shoring designed in accordance with OSHA Standards shall be used in all open trench excavations.
10. Any contractor and/or plumber performing work in a confined space (i.e. manholes, wetwells, and chambers) owned by an Erie County Sewer District, must certify to the County that they have their own Confined Space Entry Program that meets or exceeds OSHA's regulations. Certification must be notarized by a notary republic.
11. The contractor shall expose existing utilities ahead of the pipe laying operation, so if minor adjustments must be made in the pipe elevation and/or alignment due to interference from these utilities, said changes can be made in advance of the work.

1 of 4

12. The contractor shall retain the services of a qualified tree expert to remove, where necessary, branches which interfere with the construction operation, or to repair trees having suffered damage by construction activities. The cost involved is to be included in the various items of the contract.
13. The sanitary sewer pipe shall be polyvinyl chloride (PVC) sewer pipe conforming to the latest revisions of American Society for Testing and Materials (ASTM) designation D-3034, SDR-35, installed in accordance with the ASTM designation D-2321-83a or the latest revision thereof, or approved equal.
14. Sewers shall be laid with straight alignment between manholes and shall be checked by using a laser beam or lamping.
15. Should a fluid condition be encountered at the trench bottom, the contractor is to undercut the trench and provide suitable fill material (stone & fabric) to stabilize the trench bottom.
16. Sanitary sewer bedding material shall be No. 1 crushed stone with a gradation conforming to the *DSM Specifications for Subdivisions, Sanitary Sewer Extensions and Non-Residential Projects*.
17. Backfill shall be of a suitable material removed from the excavation except where other material is specified. Debris, frozen material, large clods or stones, organic matter, or other unstable materials shall not be used for backfill within two (2') feet of the top of the pipe.
18. All pipes crossing under paved areas are to be backfilled to sub-grade with compacted select material (No. 2 crushed stone) to five (5') feet outside the pavement edges or as required by the highway permit. If any proposed sewer runs under paved areas and has less than four (4) feet of cover, then concrete encasement is required as shown on the DSM Typical Concrete Encasement Detail.
19. Sewers parallel to watermains - *Ten State Standards, Latest Edition, Chapter 30, Section 38.31, and Page 30-11*: Sewers shall be laid at least ten (10') feet (three (3) meters) horizontally from any existing or proposed water main. The distance shall be measured edge to edge. In cases where it is not practical to maintain a ten (10') foot separation, the appropriate reviewing agency may allow deviation on a case-by-case basis, if supported by data from the design engineer. Such deviation may allow installation of the sewer closer to a water main, provided that the water main is in a separate trench or on an undisturbed earth shelf located on one side of the sewer and at an elevation so the bottom of the water main is at least 18-inches (460 mm) above the top of the sewer.  
  
If it is impossible to obtain proper horizontal and vertical separation as described above, both the water main and sewer must be constructed of slip-on or mechanical joint pipe complying with public water supply design standards of the regulatory agency and be pressure tested to 150 pounds per square inch (psi) (1034 kPa) to assure water tightness prior to backfilling.
20. Sewers crossing watermains - *Ten State Standards, Latest Edition, Chapter 30, Section 38.32, Page 30-11 to 30-12*: Sewers crossing water mains shall be laid to provide a minimum vertical distance of 18-inches (460 mm) between the outside of the water main

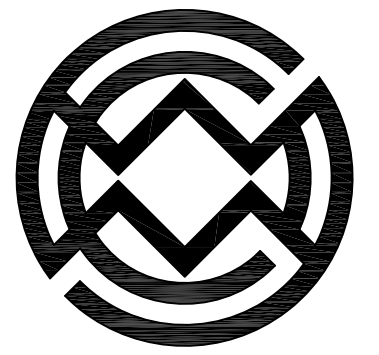
2 of 4

- and the outside of the sewer. This shall be the case where the water main is either above or below the sewer. The crossing shall be arranged so that the sewer joints will be equidistant and as far as possible from the water main joints. Where a water main crosses under a sewer, adequate structural support shall be provided for the sewer to maintain line and grade.
21. When it is impossible to obtain proper horizontal and vertical separation as stipulated above, one of the following methods must be specified:
    - a. The sewer shall be designed and constructed equal to water pipe, and shall be pressure tested at 150 psi (1034 kPa) to assure water tightness prior to backfilling.
    - b. Either the water main or the sewer line may be encased in a watertight carrier pipe which extends ten (10') feet (three (3) meters) on both sides of the crossing, measured perpendicular to the water main. The carrier pipe shall be of materials approved by the regulatory agency for use in water main construction.
    - c. The sewer shall be encased in concrete per the DSM Watermain Crossing Detail Typical For Encasement
  22. The manhole covers are to bear the inscription "ECSD SANITARY" and comply with the DSM Standard Frame and Cover detail. For private projects the covers shall bear the inscription "SANITARY SEWER" and comply with the DSM Standard Frame and Cover (Private Sewer) detail.
  23. Building sanitary sewer vents must be installed six (6) inches above finished grade in a grassy area with a mushroom cap. If the vent is in a sidewalk or paved area, then protect with 6" diameter bollards (2 minimum).
  24. Cleanouts (c.o.) are required on 4" and 6" building sewers every fifty feet and one hundred feet respectively, and at every change of alignment.
  25. Abandoned building sewer connections from the site, if any, require proof of a District Permit for Disconnection prior to the new connection being made.
  26. The following pertains only for direct replacement of in service sanitary sewers:
    - a. Each new pipe joint shall be ultrasonic tested after it is laid, but before the next pipe is laid. All tests shall be in accordance with the testing equipment manufacture recommendations.
    - b. The ultrasonic test shall be performed in lieu of the hydrostatic and air tests.
    - c. A video inspection of the entire sewer shall be performed. Forward the video inspection tape and related paperwork to DSM for review and approval.
    - d. A deflection test is required in all cases.
  27. For all sanitary sewer installations, a written certificate of construction completeness and compliance, including the results of the hydrostatic leakage test, lamp test, deflection test, air test, etc. shall be submitted to the Erie County Health Department and DSM within thirty (30) days after completion of construction.

3 of 4

28. For all public and private 8" or larger sanitary sewer installations, the developer/contractor must provide one (1) set of record drawings on "D" size paper (24" x 36") and in an electronic file format (CD) compatible with AutoCAD, Release 2007.
29. All public sewer extension projects that consist of more than 750 LF of 8" pipe or larger, shall furnish a 2 year maintenance bond to the DSM.
30. Final Certification will be issued upon the full completeness and compliance of the project including any requirement(s) of I/I remedial work.

4 of 4



**Carmina  
Wood  
Morris** INC

487 Main Street Suite 600  
Buffalo, New York 14203  
P 716.842.3165  
F 716.842.0263

REVISIONS:  
No. Description Date

PROJECT NAME:  
**New Patio Home & Attached Villas Construction**  
**Ebenezer Landing**  
4592 Seneca Street  
West Seneca, NY 14224

Issued for Construction: xx.xx.xx  
Municipality Submission: 4/26/16  
Drawn by: C. Wood  
Scale: As Noted

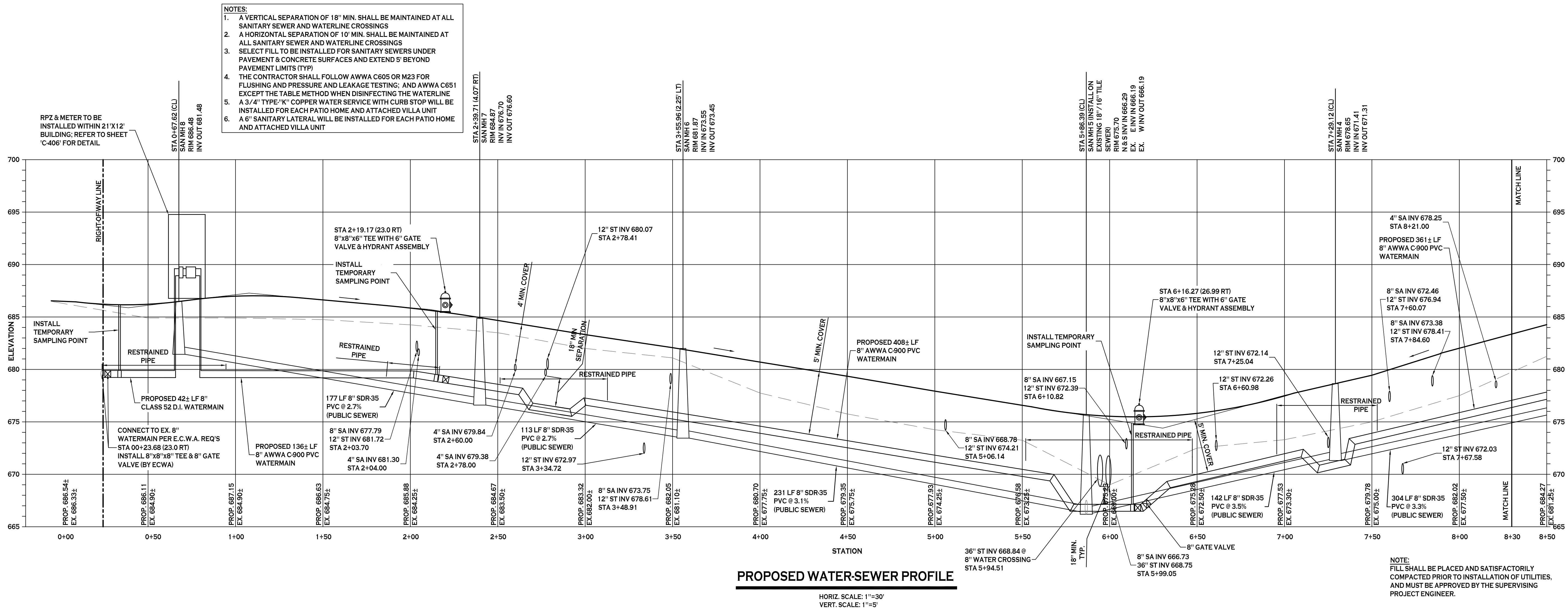
DRAWING NAME:  
**Utility  
Details - Sanitary**

DRAWING NO.  
**C-409**

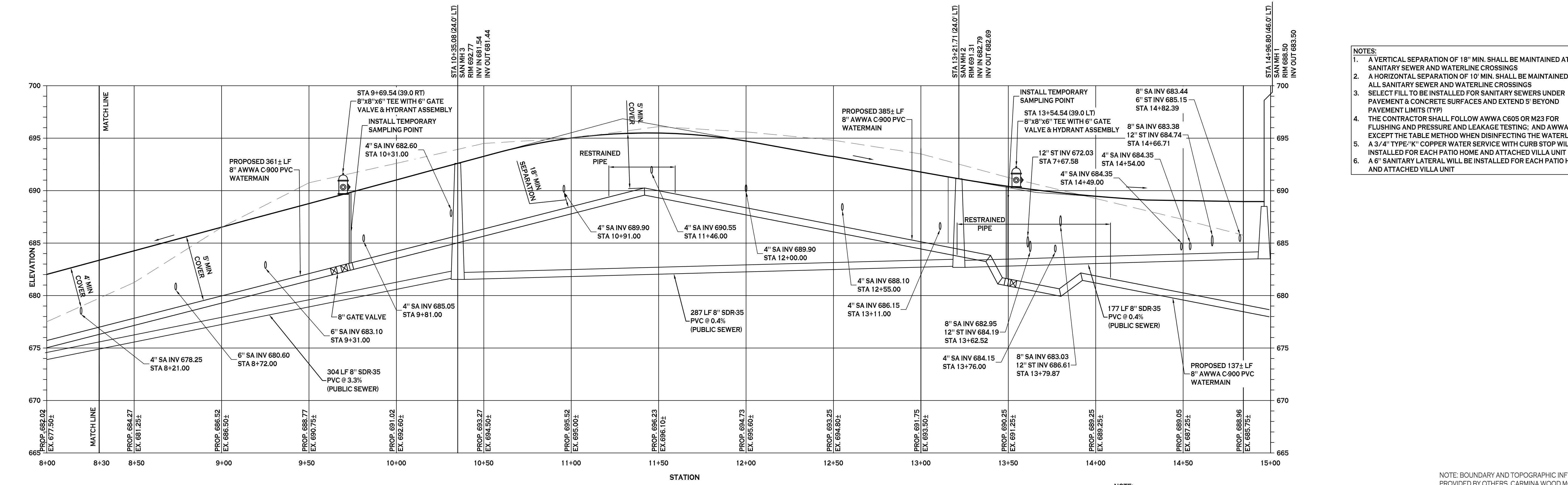
Project no.: 15.146

All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris PC is prohibited. WARNING: It is a violation of article 145 sections 7209N and 7301 of the New York State Education Law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.

Carmina Wood Morris PC



**PROPOSED WATER-SEWER PROFILE**  
 HORIZ. SCALE: 1"=30'  
 VERT. SCALE: 1"=5'



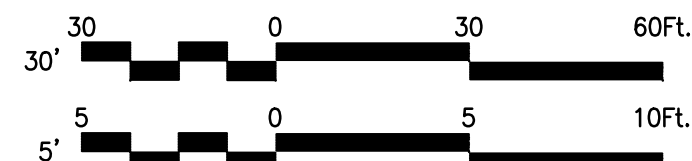
**PROPOSED WATER-SEWER PROFILE**  
 HORIZ. SCALE: 1"=30'  
 VERT. SCALE: 1"=5'

- NOTES:
1. A VERTICAL SEPARATION OF 18" MIN. SHALL BE MAINTAINED AT ALL SANITARY SEWER AND WATERLINE CROSSINGS
  2. A HORIZONTAL SEPARATION OF 10' MIN. SHALL BE MAINTAINED AT ALL SANITARY SEWER AND WATERLINE CROSSINGS
  3. SELECT FILL TO BE INSTALLED FOR SANITARY SEWERS UNDER PAVEMENT & CONCRETE SURFACES AND EXTEND 5' BEYOND PAVEMENT LIMITS (TYP)
  4. THE CONTRACTOR SHALL FOLLOW AWWA C605 OR M23 FOR FLUSHING AND PRESSURE AND LEAKAGE TESTING; AND AWWA C651 EXCEPT THE TABLE METHOD WHEN DISINFECTING THE WATERLINE A 3/4" TYPE "K" COPPER WATER SERVICE WITH CURB STOP WILL BE INSTALLED FOR EACH PATIO HOME AND ATTACHED VILLA UNIT
  5. A 6" SANITARY LATERAL WILL BE INSTALLED FOR EACH PATIO HOME AND ATTACHED VILLA UNIT

- NOTES:
1. A VERTICAL SEPARATION OF 18" MIN. SHALL BE MAINTAINED AT ALL SANITARY SEWER AND WATERLINE CROSSINGS
  2. A HORIZONTAL SEPARATION OF 10' MIN. SHALL BE MAINTAINED AT ALL SANITARY SEWER AND WATERLINE CROSSINGS
  3. SELECT FILL TO BE INSTALLED FOR SANITARY SEWERS UNDER PAVEMENT & CONCRETE SURFACES AND EXTEND 5' BEYOND PAVEMENT LIMITS (TYP)
  4. THE CONTRACTOR SHALL FOLLOW AWWA C605 OR M23 FOR FLUSHING AND PRESSURE AND LEAKAGE TESTING; AND AWWA C651 EXCEPT THE TABLE METHOD WHEN DISINFECTING THE WATERLINE A 3/4" TYPE "K" COPPER WATER SERVICE WITH CURB STOP WILL BE INSTALLED FOR EACH PATIO HOME AND ATTACHED VILLA UNIT
  5. A 6" SANITARY LATERAL WILL BE INSTALLED FOR EACH PATIO HOME AND ATTACHED VILLA UNIT

NOTE:  
 FILL SHALL BE PLACED AND SATISFACTORILY COMPACTED PRIOR TO INSTALLATION OF UTILITIES, AND MUST BE APPROVED BY THE SUPERVISING PROJECT ENGINEER.

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD MORRIS, P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



REVISIONS:

No.	Description	Date
1	Rev. Storm/Sanitary Crossing	11/13/17
2	Rev. Group Dwelling Parcels	01/30/19
3	Rev. Per NYSEG Easement	8/29/19
4	Rev. Per ECDOH Review	10/12/20
5	David Homes 2021 Revisions	9/30/21

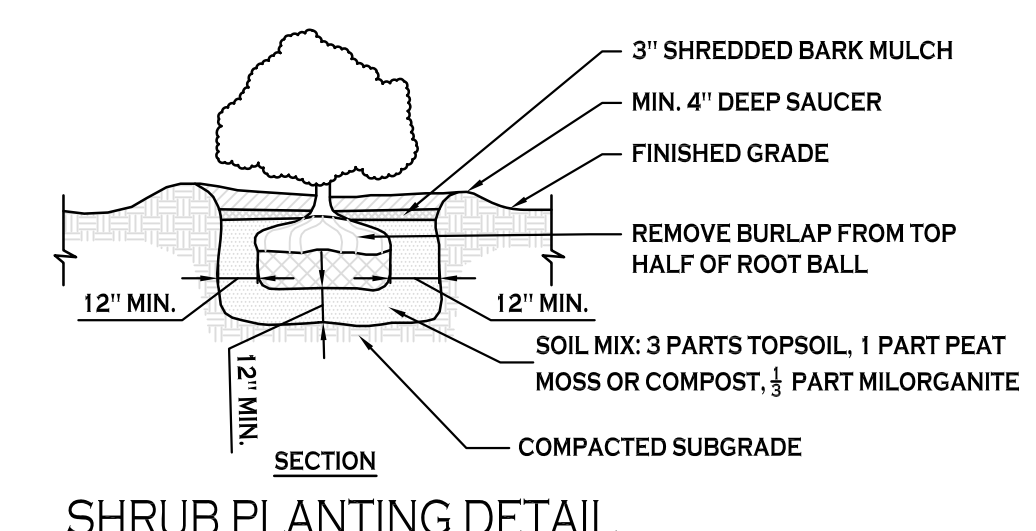
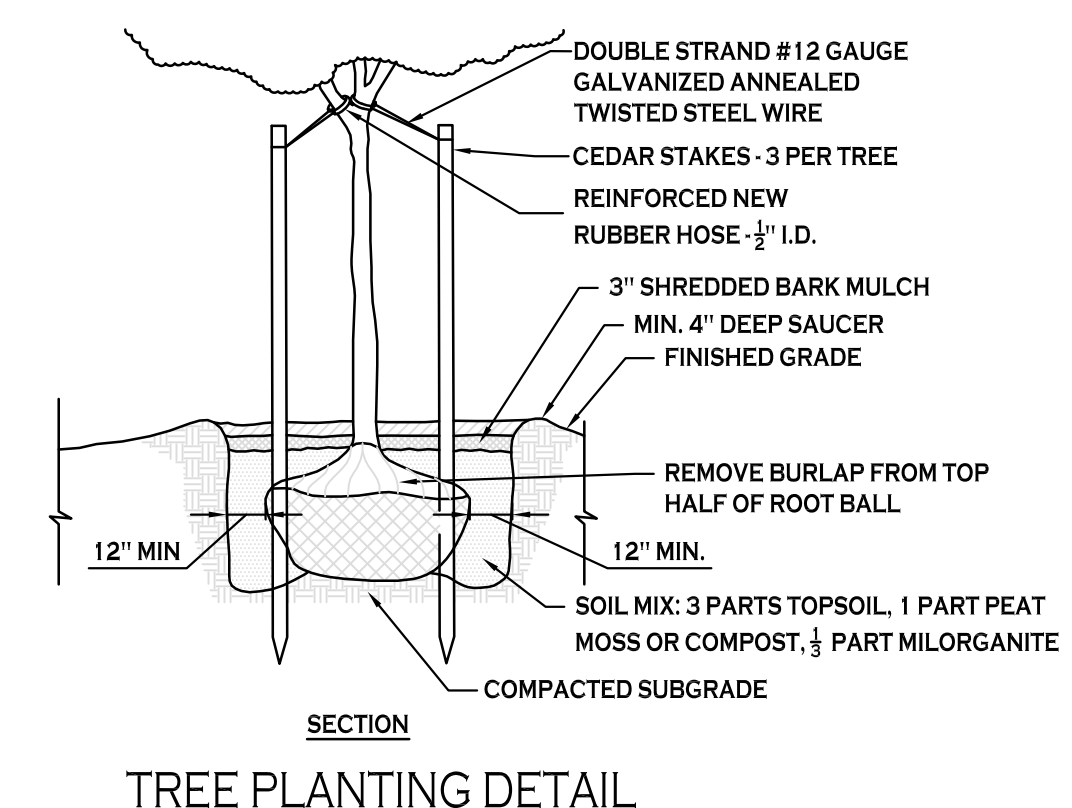
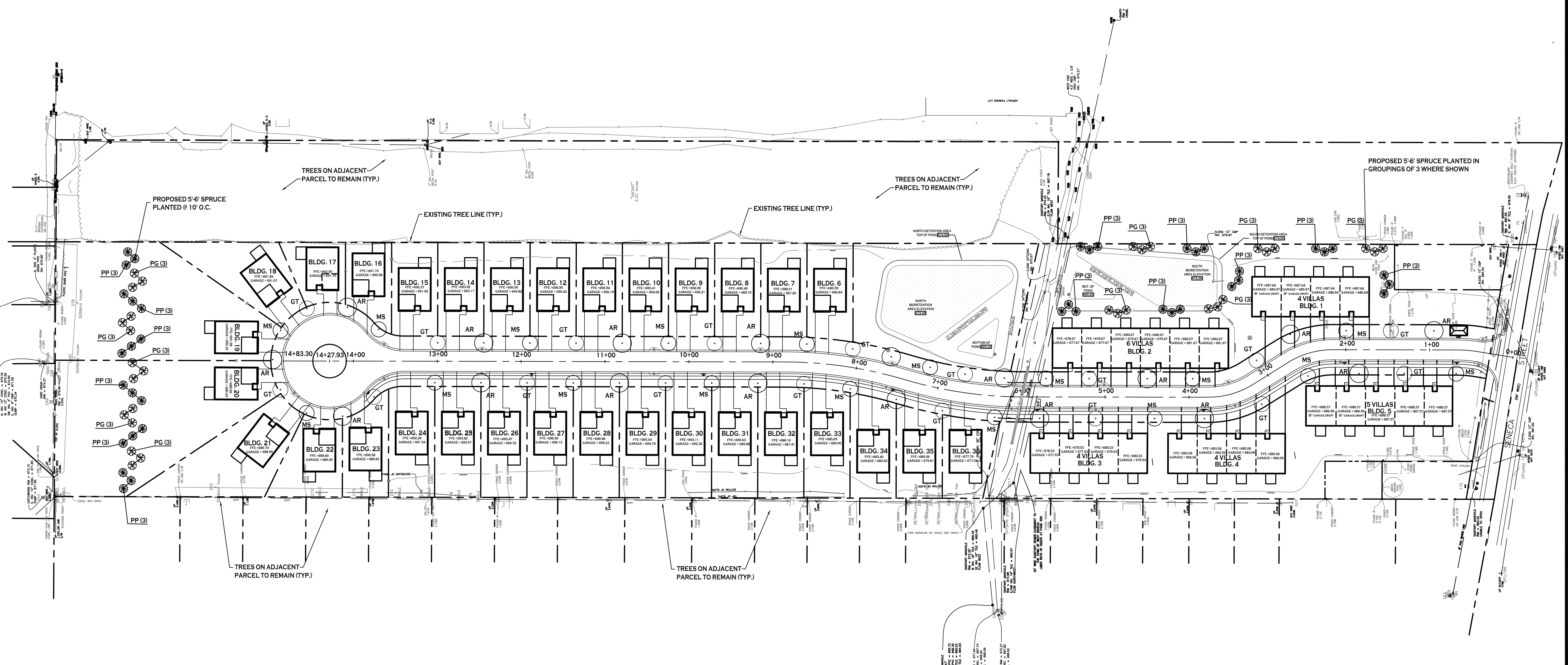
PROJECT NAME:  
**New Patio Home & Attached Villas Construction**  
**Ebenezer Landing**  
 4592 Seneca Street  
 West Seneca, NY 14224

Issued for Construction: xx.xx.xx  
 Municipality Submission: 4/26/16  
 Drawn by: C. Wood  
 Scale: As Noted

DRAWING NAME:  
**Sanitary Sewer Profile**

DRAWING NO.  
**C-410**  
 Project no.: 15.146

All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris PC is prohibited. WARNING: It is violation of article 145 sections 7202N and 7301 of the New York State education law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.



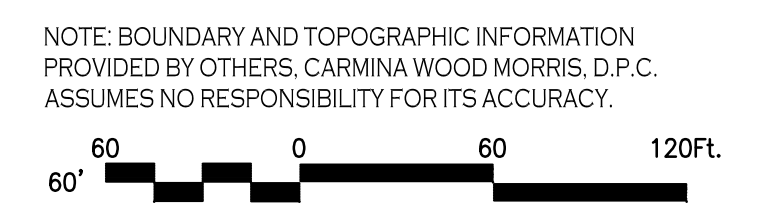
**N LANDSCAPE PLAN**  
 SCALE: 1"=60'

- PLANTING NOTES:**
- ALL INTERIOR LANDSCAPED AREAS SHALL HAVE A MINIMUM PLANTING SOIL DEPTH OF THREE (3) FEET AND BE FREE FROM ALL FORMS OF CONSTRUCTION DEBRIS AND FOREIGN MATERIAL.
  - ALL TREE PIT SAUCERS, SHRUB BEDS, ORNAMENTAL GRASS BEDS, AND PERENNIAL FLOWER BEDS SHALL RECEIVE "PREEN" HERBICIDE AND THREE (3) INCHES DEPTH OF DARK SHREDDED HARDWOOD BARK MULCH.
  - ALL SEASONAL FLOWER BEDS SHALL BE A MINIMUM OF TWELVE (12) INCHES DEEP WITH A WELL-BLENDED MIXTURE OF 50% PEAT MOSS SEASONAL FLOWER BEDS SHALL RECEIVE "PREEN" HERBICIDE. NO MULCH SHALL BE INSTALLED IN THE SEASONAL FLOWER BEDS.
  - ALL DECIDUOUS AND EVERGREEN TREES SHALL BE STAKED WITH THREE (3) TREE STAKES AS PER TREE PLANTING DETAIL.

**PLANTING SCHEDULE**

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
AR	18	ACER RUBRUM "RED SUNSET"	RED SUNSET MAPLE	2 1/2" - 3" CAL.	33% OF DECIDUOUS
GT	18	GLEDTISIA TRIACANTHOS INERMIS "SKYLINE"	SKYLINE HONEYLOCUST	2 1/2" - 3" CAL.	34% OF DECIDUOUS
MS	18	MALUS X "SPRING SNOW"	SPRING SNOW CRABAPPLE	2 1/2" - 3" CAL.	33% OF DECIDUOUS
PP	39	PICEA PUNGENS	COLORADO BLUE SPRUCE	5' HT.	FULL TO GROUND
PG	30	PICEA GLAUCA	WHITE SPRUCE	5' HT.	FULL TO GROUND

NOTE: SEE SHEET C-001 FOR EXISTING TREES TO BE REMOVED



**REVISIONS:**

No.	Description	Date
1	REV. PER PLANNING BOARD COMMENTS	12/15/17
2	Rev. Group Dwelling Parcels	01/30/19
3	David Homes 2021 Revisions	12/10/21

**PROJECT NAME:**  
 New Patio Home & Attached Villas Construction  
**Ebenezer Landing**  
 4592 Seneca Street  
 West Seneca, NY 14224

Issued for Construction: xx.xx.xx  
 Municipality Submission: 4/26/16  
 Drawn by: C. Wood  
 Scale: As Noted

**DRAWING NAME:**  
 Landscape Plan

**DRAWING NO.**  
**L-100**  
 Project no.: 15.146