

**NOTES:**

- ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- HORIZONTAL DATUM REFERENCES THE NORTH AMERICAN DATUM 1983 (NAD 83) - NEW YORK STATE PLANE WEST ZONE.
- THE LOCATION OF ANY UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY CONSTRUCTION ACTIVITIES, ALL UTILITY COMPANIES SHOULD BE NOTIFIED IN ORDER TO VERIFY OR AMEND THEIR LOCATIONS AND/OR EXISTENCE. FOR ASSISTANCE CALL UFPO AT 1-800-962-7462.
- UDIGNY.ORG DESIGN TICKET No. 12092-000-903 WAS SUBMITTED TO REQUEST UTILITY RECORDS:
  - ERIE COUNTY DIVISION OF SEWER MANAGEMENT: HAS RESPONDED, DRAWN HEREON. CONTACT TOWN OF WEST SENeca FOR SEWER INFORMATION.
  - ERIE COUNTY WATER AUTHORITY: HAS RESPONDED, DRAWN HEREON.
  - NATIONAL FUEL GAS / BUFFALO - NFGIO: HAS RESPONDED, DRAWN HEREON. PLEASE SHARE DESIGN DRAWINGS WITH OUR ENGINEERING DEPT.
  - NYSEG LANCASTER ELECTRIC: HAS RESPONDED, DRAWN HEREON. ALL AERIAL LINES.
  - NATIONAL GRID / WEST / ELECTRIC: HAS RESPONDED, CLEAR NO FACILITIES WITHIN 15FT OF THE EXCAVATOR DEFINED WORK AREA.
  - TOWN OF WEST SENeca HIGHWAY: HAS RESPONDED, CLEAR, NO FACILITIES WITHIN 15FEET OF THE WORK AREA.
  - VERIZON / BUFFALO: HAS RESPONDED, DESIGN CONFLICT, PLEASE SHARE DESIGN DRAWINGS WITH OUR ENGINEERING DEPT.
  - KIANTONE PIPELINE CORPORATION: HAS RESPONDED, CLEAR, NO FACILITIES WITHIN 15FEET OF THE WORK AREA.
- THIS SURVEY REFERENCES AN ABSTRACT OF TITLE BY EASTERN ABSTRACT OF NEW YORK INC., SEARCH NUMBER 567.22 DATED MAY 18TH, 2022.
  - PERMANENT EASEMENT FOR DRAINAGE PURPOSES LIBER 3665 PAGE 472. AFFECTS, APPROXIMATE LOCATION PLOTTED HEREON.
  - CANCELLATION AND SURRENDER OF ANY OIL & GAS LEASES L-8955 P-452
- BENCHMARK IS LOCATED ON THE SOUTH WEST SIDE OF ORCHARD PARK ROAD ON HYDRANT TOP OF NORTH BOLT/ TOP FLANGE. ELEVATION OF BENCHMARK: 641.43.
- FLOOD INFORMATION REFERENCES FEMA COMMUNITY PANEL 36029C0334H, EFFECTIVE DATE 06/07/2019, ZONE "X" AREA OF MINIMAL FLOOD HAZARD LOCATED ON THIS PARCEL.

**CATCH BASIN AND MANHOLE INVERT LIST**

SA-MH-1  
RI1:641.80  
SA-MH-2  
RI1:642.25  
NN 10° INV=629.97  
SE 8° INV=630.07  
CB-1  
RI1:640.88

**LEGEND**

- HYDRANT
- SANITARY MANHOLE
- UTILITY POLE
- W UNDERGROUND WATER
- SA UNDERGROUND SANITARY SEWER
- G UNDERGROUND GAS LINE
- OHW OVERHEAD WIRES

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

3556 Lake Shore Road, Suite 500, Buffalo, NY 14219  
p (716) 827-8000 f (716) 270-6091 www.nussclarke.com

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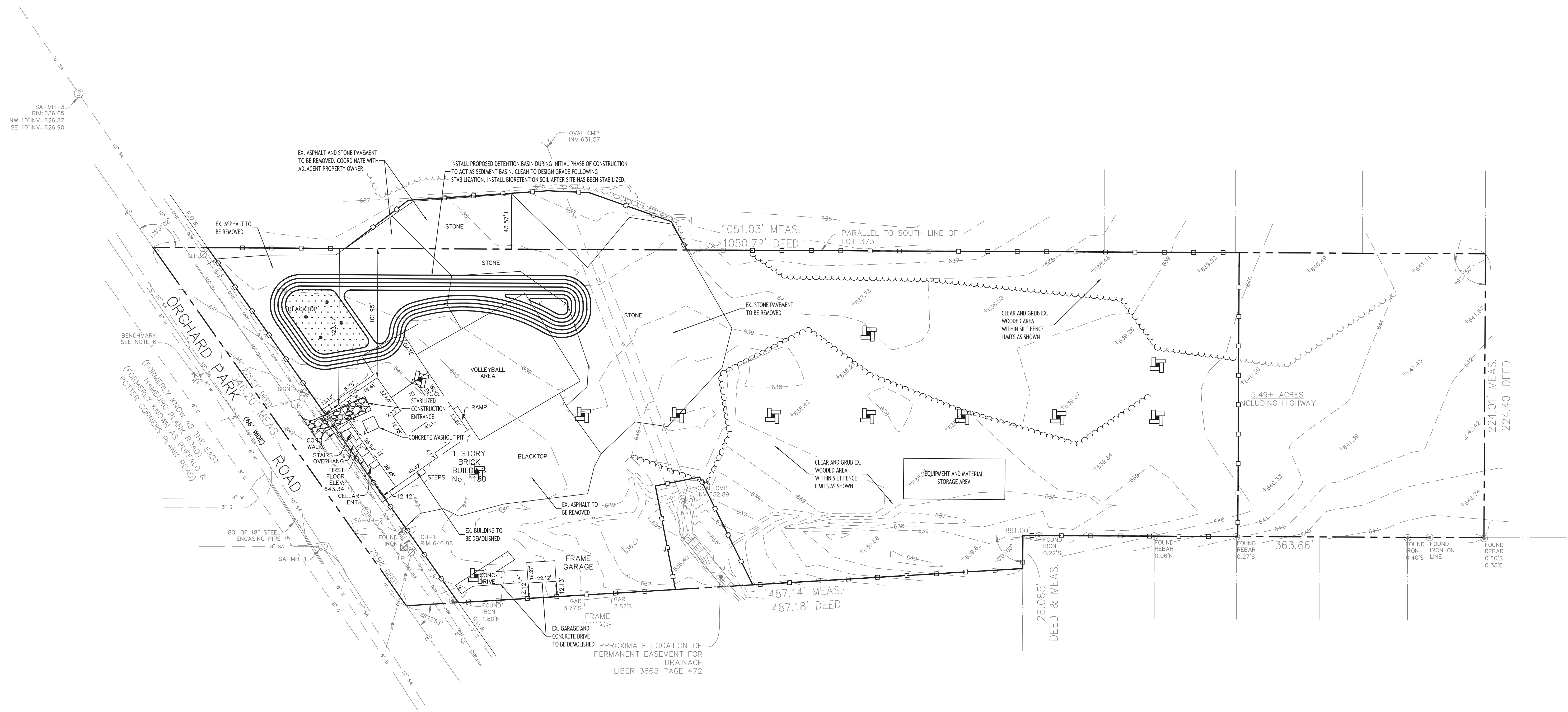


**TOPOGRAPHIC SURVEY**  
1130-1140 Orchard Park Road  
Part of Lot 372 & 373, Township 10, Range 7  
Buffalo Creek Reservation  
Town of West Seneca  
County of Erie, State of New York  
Date of Survey: 01/03/2023 Rev. 01/23/2023 Scale: 1" = 50'



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### DEMO & EROSION CONTROL PLAN

SCALE: 1"=40'

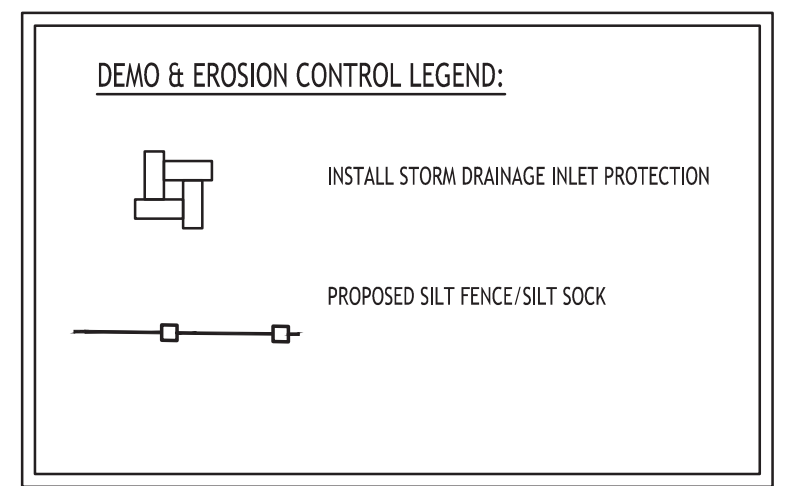
#### EROSION CONTROL NOTES

THE FOLLOWING EROSION CONTROL PROCEDURES 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.
- TOPSOIL TO BE STRIPPED AND STOCKPILED WERE INDICATED TO BE REUSED ON SITE.
- ALL SILT FENCE BARRIERS SHALL BE REPLACED WHEREEVER 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 SPREAD WATER 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 6" 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 TOWN/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.
- THE PROFESSIONAL CERTIFYING COMPLIANCE TO NYSDEC PHASE II STORMWATER REGULATION REQUIREMENTS MUST INSPECT AT A MINIMUM WEEKLY AND SHALL PROVIDE THESE INSPECTION REPORT WITH A WRITTEN CERTIFICATION OF CONSTRUCTION COMPLIANCE TO THE TOWN OF WEST SENECA WEEKLY.
- THE ENGINEER OF RECORD FOR THIS PROJECT CERTIFIES THAT THESE DESIGN PLANS MEET THE REQUIREMENTS AND ARE IN COMPLIANCE WITH THE NEW YORK STORMWATER MANAGEMENT DESIGN MANUAL AND NYSDEC PHASE II STORMWATER REGULATION REQUIREMENTS. DUE TO SOIL DISTURBANCE BEING GREATER THAN ONE ACRE, A NYSDEC SPDES PERMIT MUST BE OBTAINED BEFORE ANY ON-SITE DISTURBANCE IS MADE.

#### 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.



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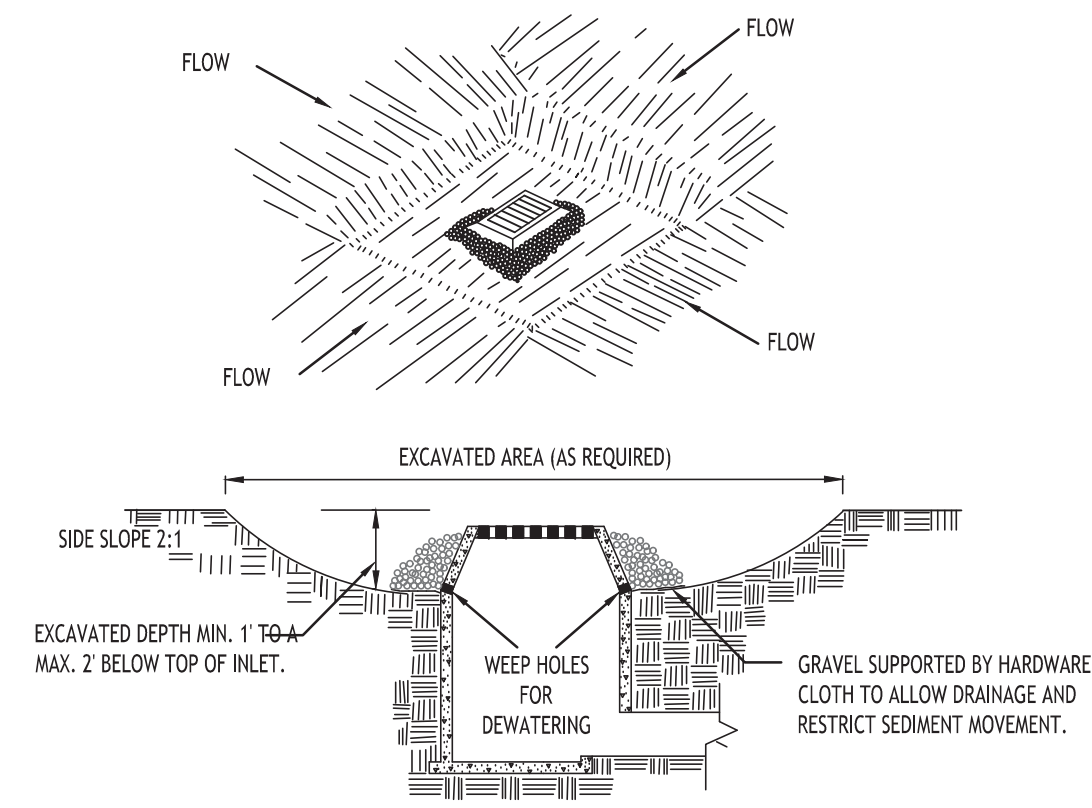
DRAWING NAME:  
Demo & Erosion Control Plan

Date: 6/21/23  
Drawn By: A. Pandolfe  
Scale: As Noted

DRAWING NO.:  
C-001  
Project No: 22.128

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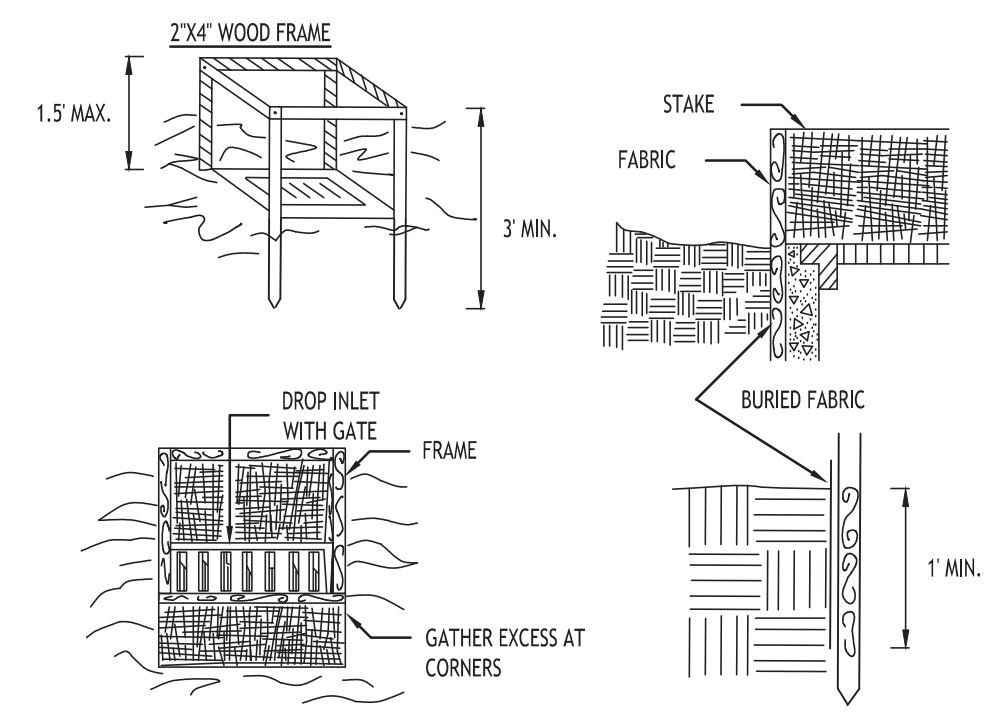
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**CONSTRUCTION SPECIFICATIONS**

- CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
  - GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
  - WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
  - 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

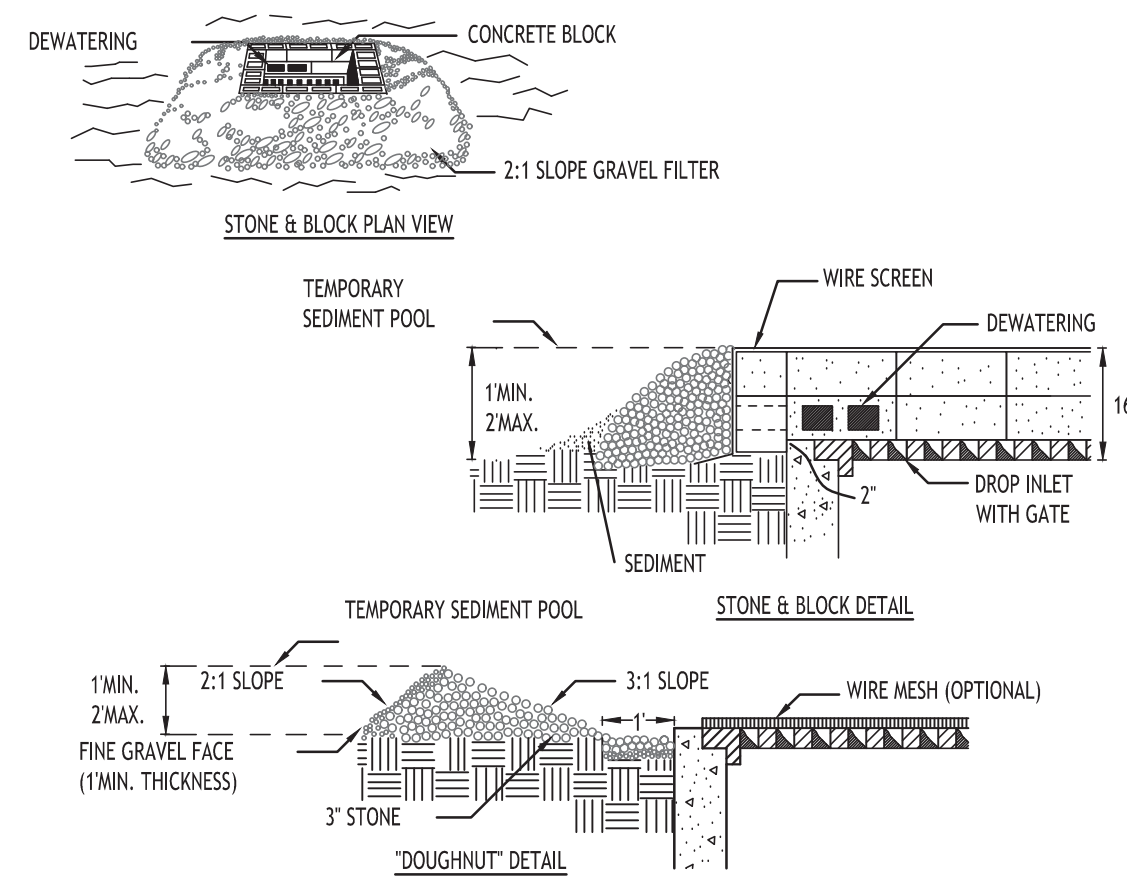


**CONSTRUCTION SPECIFICATIONS**

- FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
  - CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
  - STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
  - 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.
  - FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
  - 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

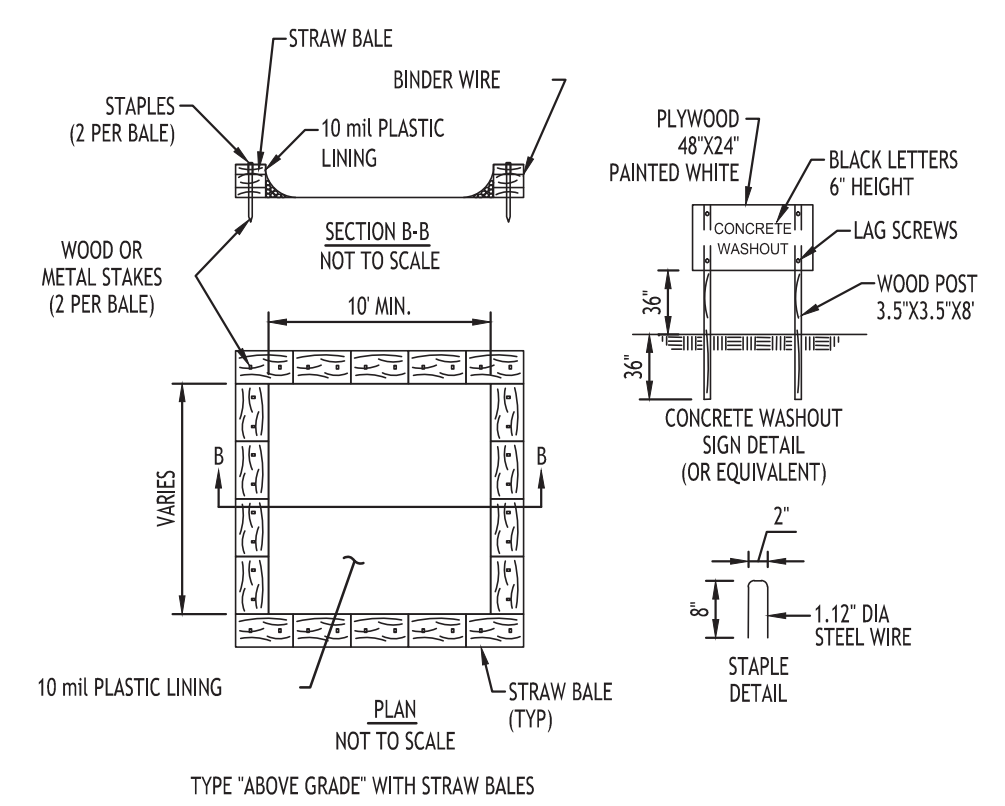
NOTE: INSTALL ONE OF THE INLET PROTECTION OPTIONS SHOWN PRIOR TO CONSTRUCTION



**CONSTRUCTION SPECIFICATIONS**

- 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.
  - HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
  - 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.
  - 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

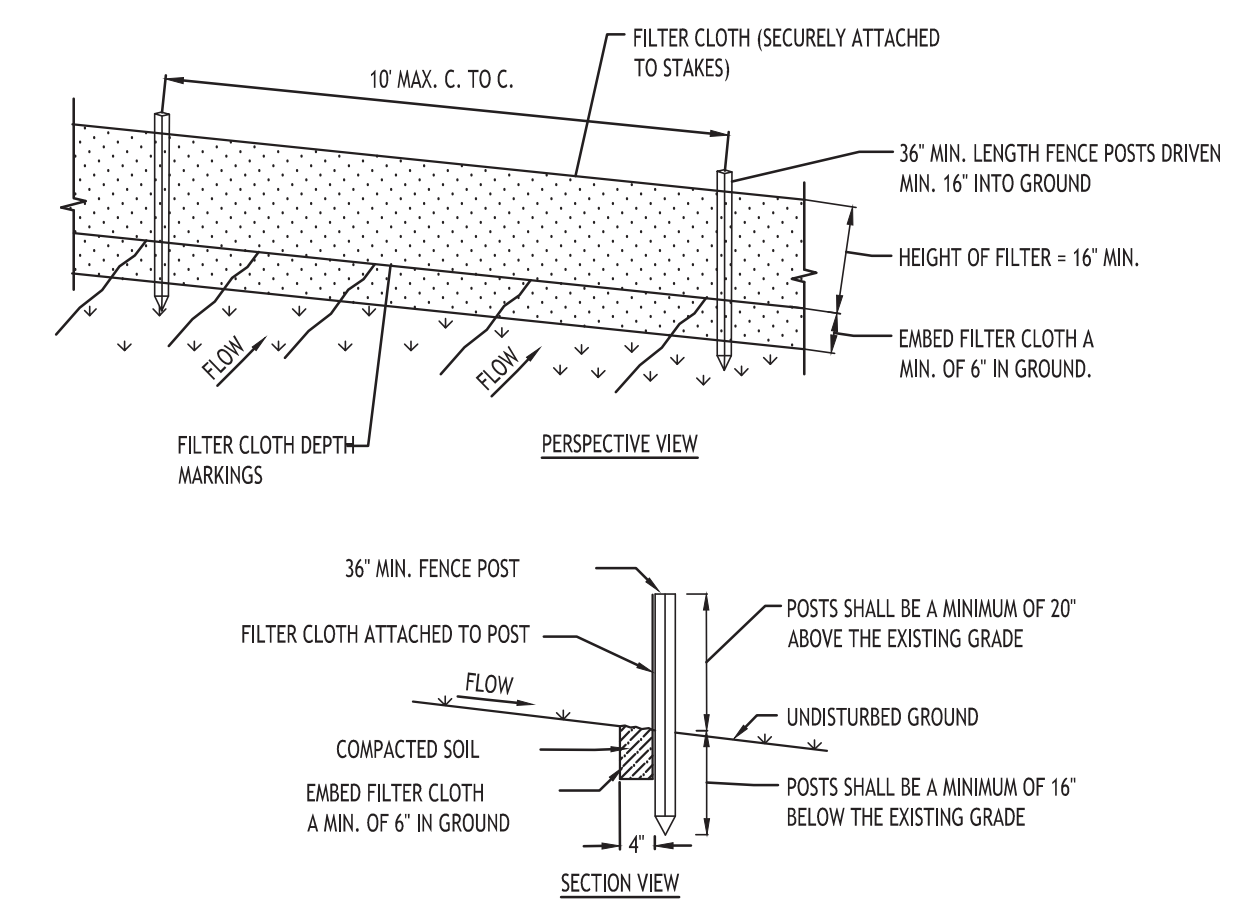
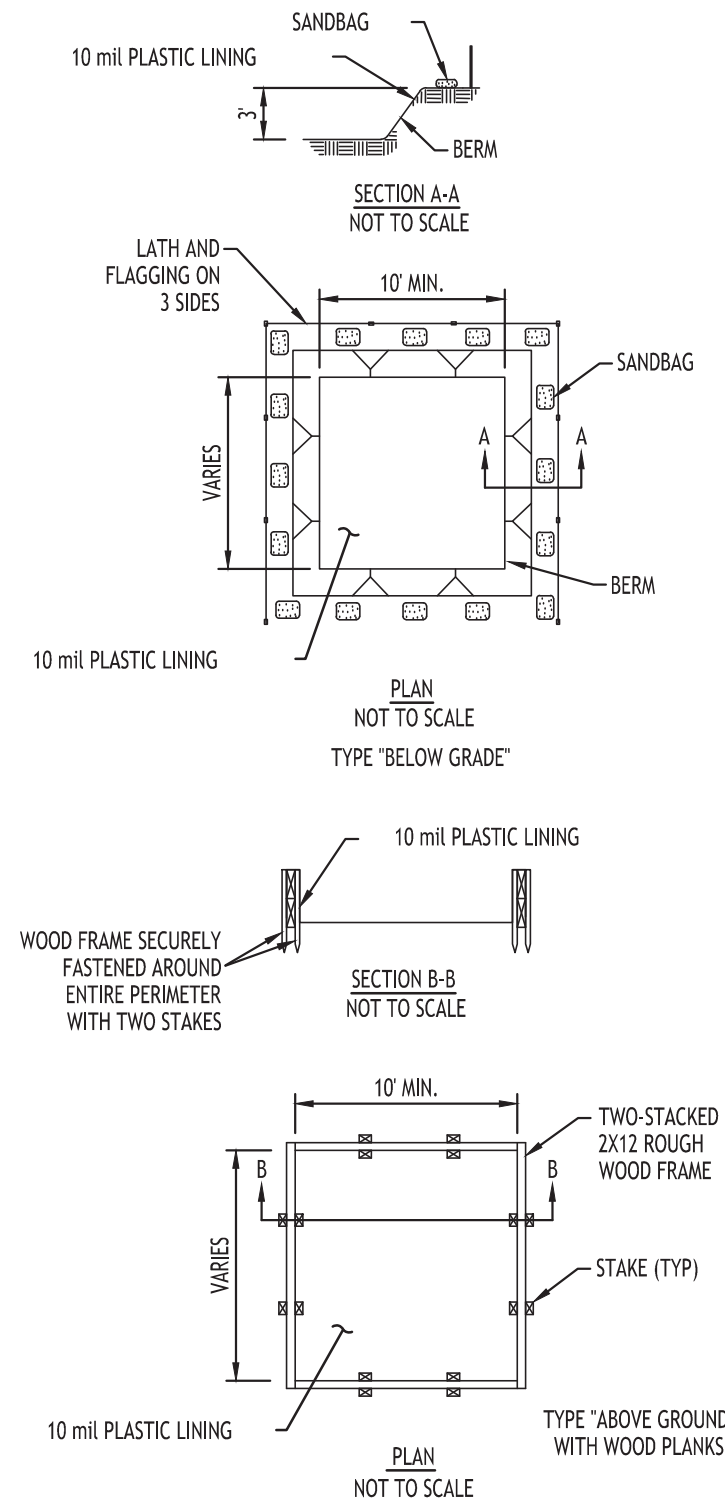
**INLET PROTECTION DETAIL 3**  
NOT TO SCALE



**NOTES**

- ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
- A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
- MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
- HOLE, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.

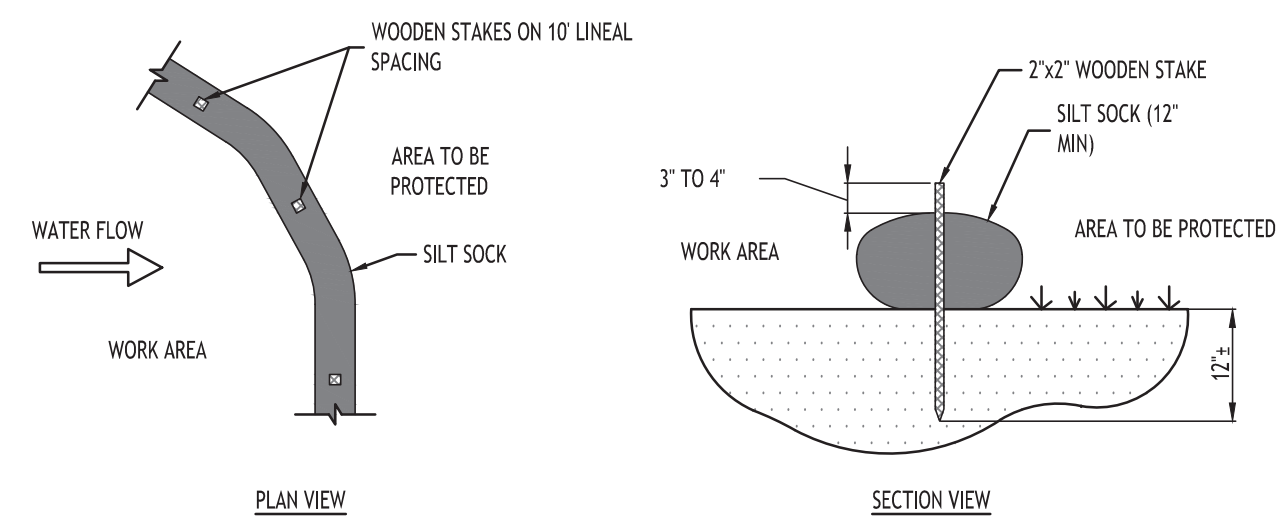
**CONCRETE WASHOUT DETAIL**  
NOT TO SCALE



**CONSTRUCTION SPECIFICATIONS**

- 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.
- 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, MIRAF1 100X, STABILINA T140N, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.

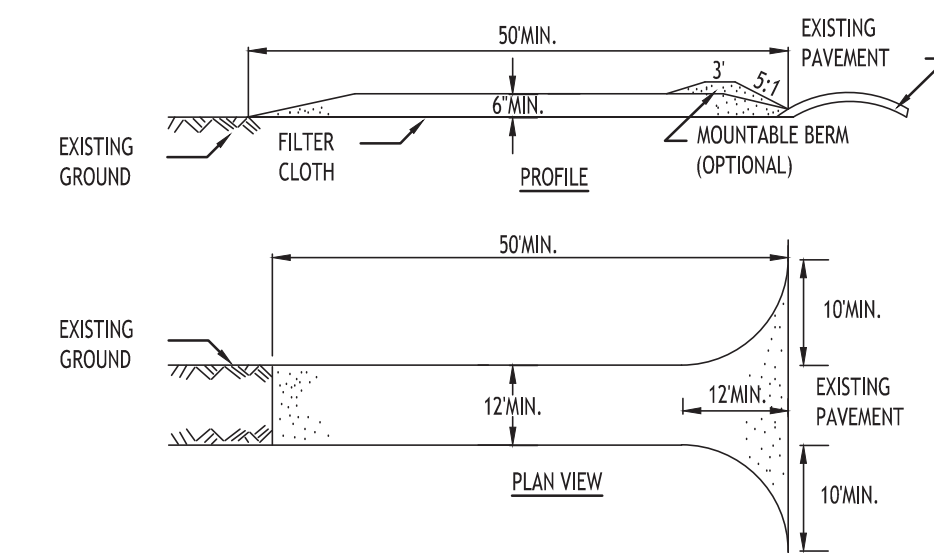
**SILT FENCE DETAIL**  
NOT TO SCALE



**NOTES:**

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 1/4 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**  
NOT TO SCALE



**CONSTRUCTION SPECIFICATIONS**

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- 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.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- 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.
- 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.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

**STABILIZED CONSTRUCTION ENTRANCE DETAIL**  
NOT TO SCALE

REVISIONS:	No.	Description	Date



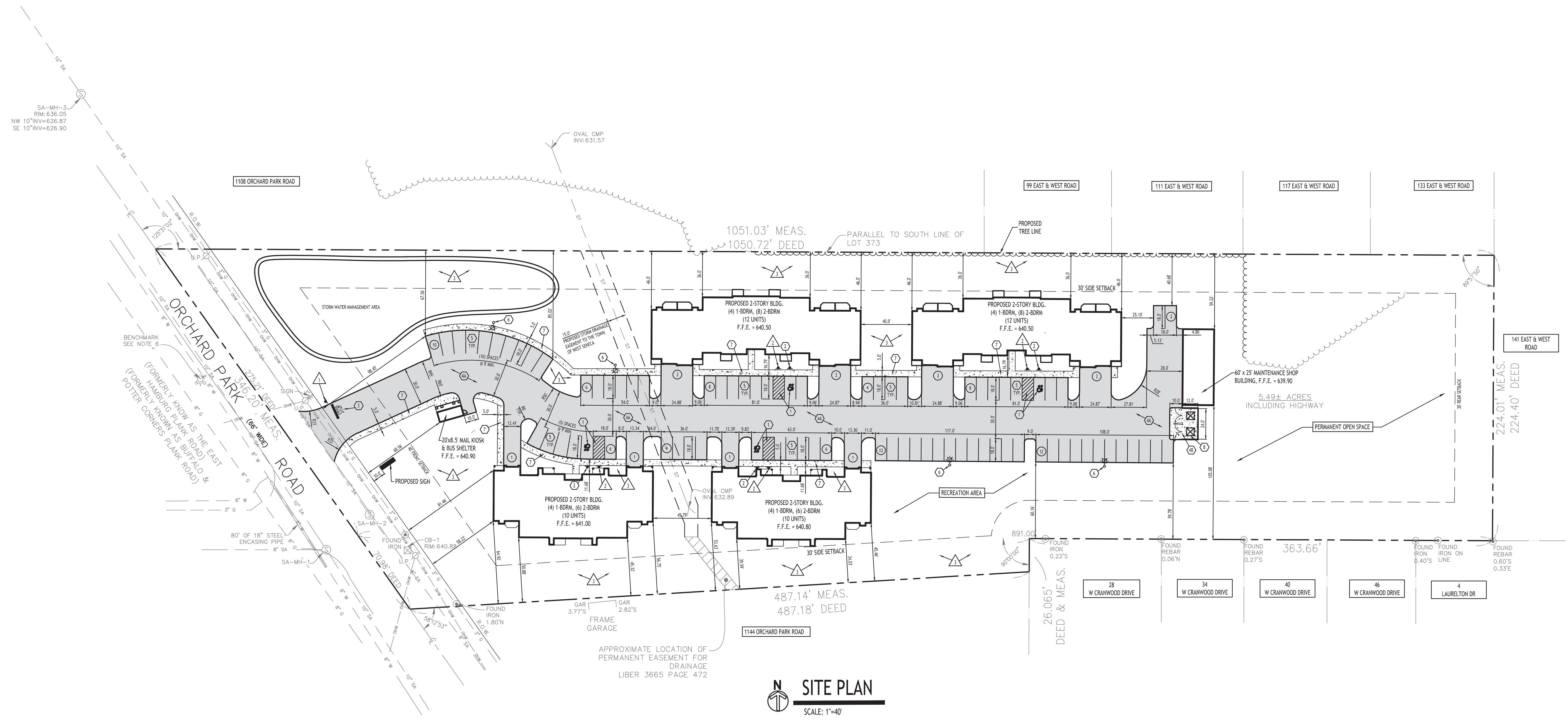
DRAWING NAME:  
**Demo & Erosion Control Details**

Date: 6/21/23  
Drawn By: A. Pandolfe  
Scale: As Noted

DRAWING NO.  
**C-002**  
Project No: 22.128

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**SITE PLAN**  
SCALE: 1"=40'

**SITE DATA - ZONED R50 (S) - 1130 & 1140 ORCHARD PARK RD - 5.21 ACRES**

MULTI-FAMILY ALLOWED BY SPECIAL PERMIT

MIN. LOT WIDTH = 50 FT FOR FIRST DWELLING UNIT, PLUS 10 FT FOR EACH ADDITIONAL UNIT NEED NOT EXCEED 100 FT

MIN. LOT AREA = 8,000 SF FOR FIRST DWELLING UNIT, PLUS 5,000 FOR EACH ADDITIONAL DWELLING UNIT

FRONT SETBACK = 40 FT

SIDE SETBACK = 30 FT MIN. OR A DISTANCE EQUAL TO 1/2 HGT. OF SUCH BUILDING, WHICHEVER IS GREATER

REAR SETBACK = 30 FT

MAXIMUM BUILDING HEIGHT = 40 FT (MULTI-FAMILY)

DRIVEWAY: 30 FT WIDE REQUIRED FOR MULTI-FAMILY

DWELLING SIZE: 500 SF EACH MULTI-FAMILY UNIT

GROUP DWELLING: NO BUILDING SHALL BE NEARER ANY OTHER PRINCIPAL STRUCTURE THAN A DISTANCE EQUAL TO THE AVERAGE HEIGHT OF SUCH BUILDINGS

**DENSITY CALCULATION**

REQD = 8,000 SF FOR FIRST DWELLING UNIT, PLUS 5,000 FOR EACH ADDITIONAL DWELLING UNIT

ALLOWED NUMBER OF UNITS:

1ST UNIT: 227,092 SF - 8,000 SF = 219,092 SF REMAINING

ADDITIONAL UNITS: 219,092 SF / 5,000 SF = 44 UNITS

TOTAL ALLOWED UNITS = 45 UNITS

**PARKING CALCULATION:**

MULTI-FAMILY:

REQD = 2 SPACES PER UNIT + 10 VISITORS (26 to 50 UNITS)

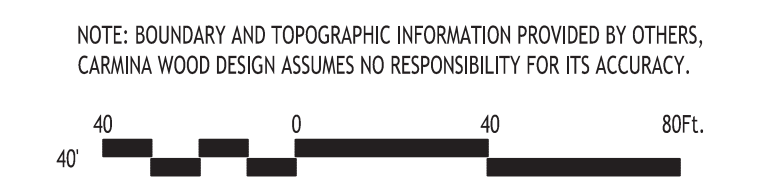
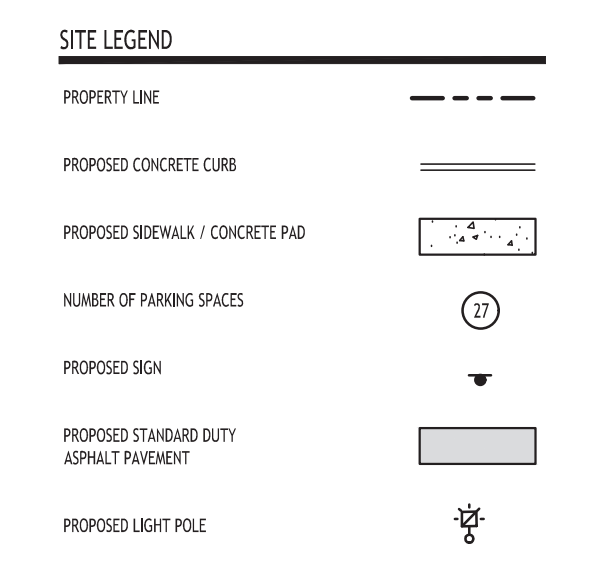
REQD = 2 SPACES x 44 UNITS + (10) = 98 SPACES

TOTAL PROVIDED = 86 SPACES + 12 GARAGE SPACES = 98 SPACES

- DETAIL LEGEND** SEE SITE DETAIL SHEET
- 1 HANDICAPPED PAVEMENT MARKINGS
  - 2 HANDICAPPED PARKING SIGN
  - 3 STOP BAR
  - 4A STANDARD DUTY ASPHALT
  - 4B EXTERIOR CONCRETE SLAB ON GRADE
  - 5 90° PARKING STALL
  - 6 LIGHT POLE FOUNDATION
  - 7 CONCRETE SIDEWALK
  - 8 DUMPSTER ENCLOSURE

- NOTE LEGEND**
- 1 INSTALL STOP SIGN - M.U.T.C.D. SIGN NO. R1-1B
  - 2 INSTALL 'NO PARKING' SIGN, M.U.T.C.D. SIGN NO. P1-1C
  - 3 LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED

- GENERAL NOTES:**
- INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
  - SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
  - WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
  - VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
  - CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
  - CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
  - CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
  - ALL REASONABLE MEASURES SHALL BE TAKEN TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE; INCLUDING BUT NOT LIMITED TO, RETAINING WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS.



**REVISIONS:**

No.	Description	Date



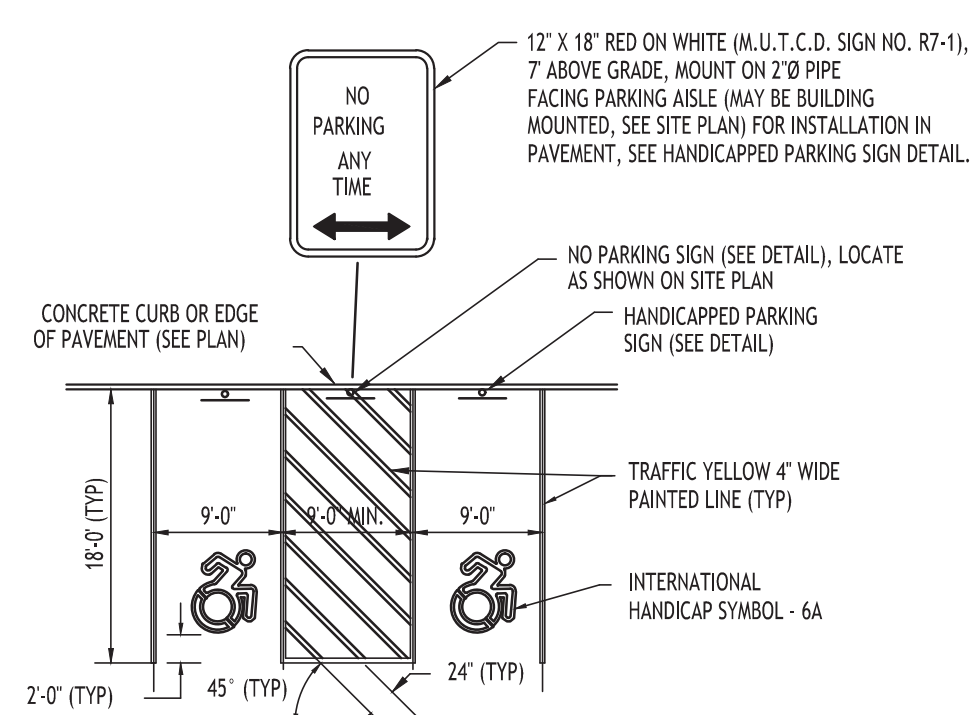
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Site Plan

Date: 6/21/23  
Drawn By: C. Wood  
Scale: As Noted

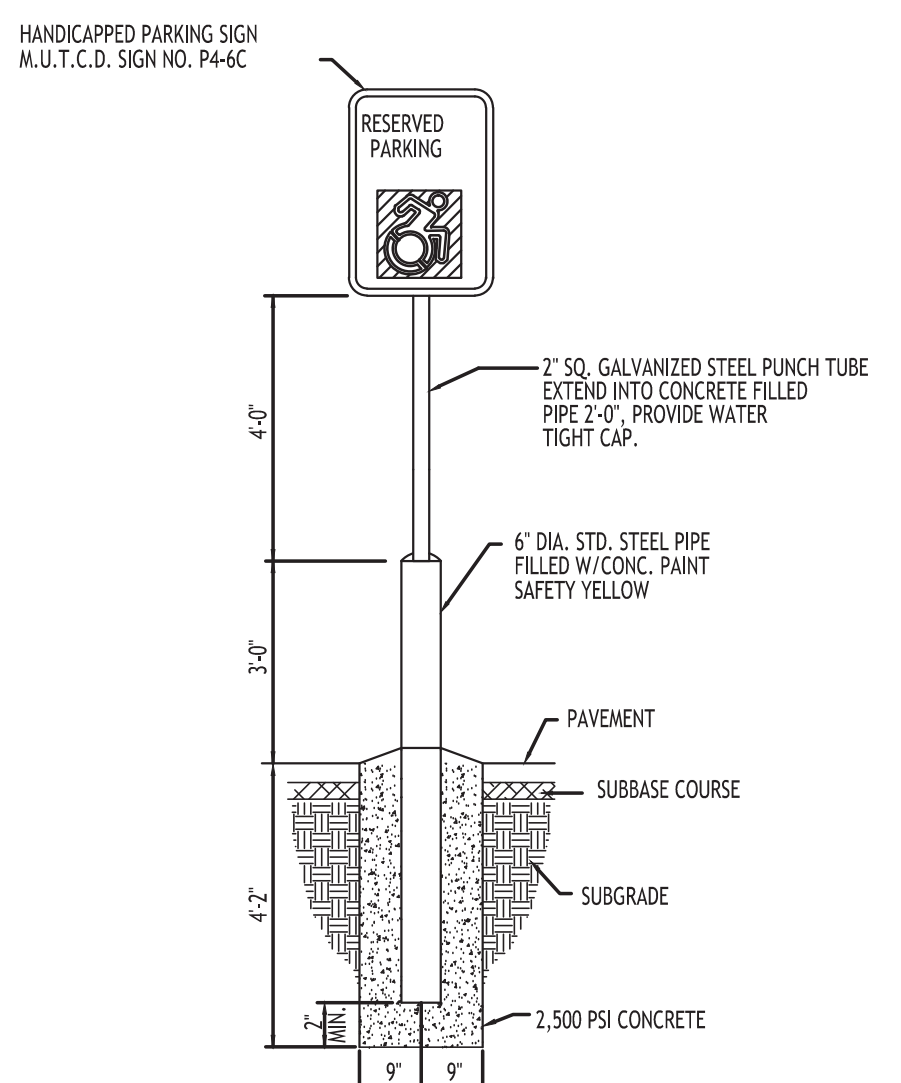
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Project No: 22.128

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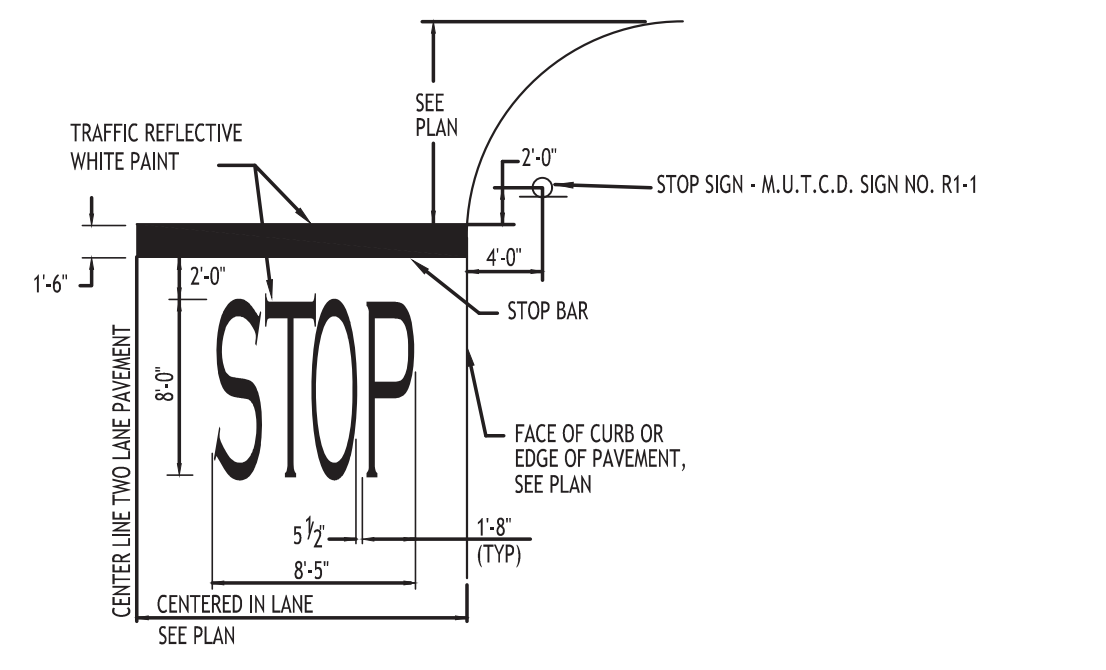
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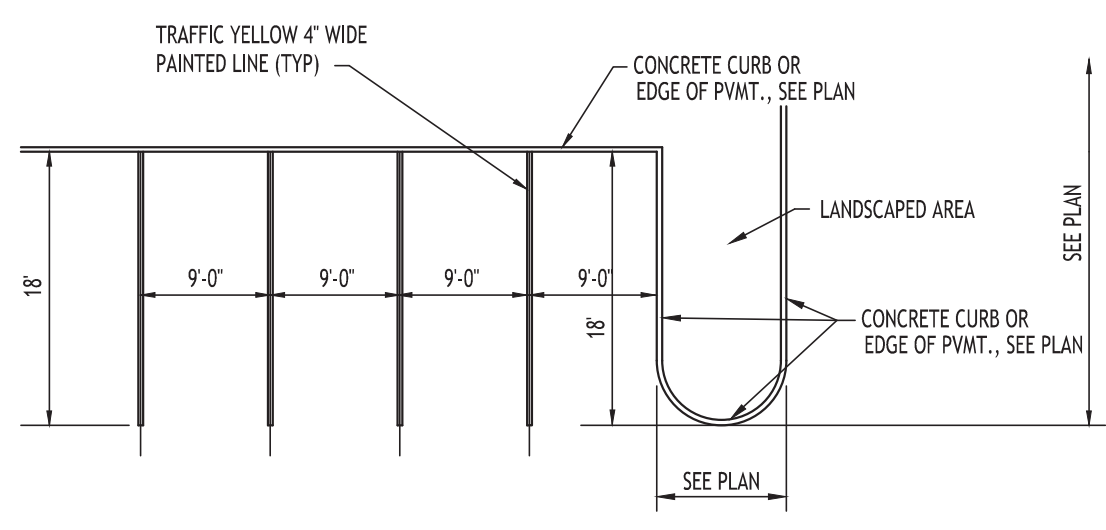
**HANDICAPPED PAVEMENT MARKINGS & SIGNAGE - 1**



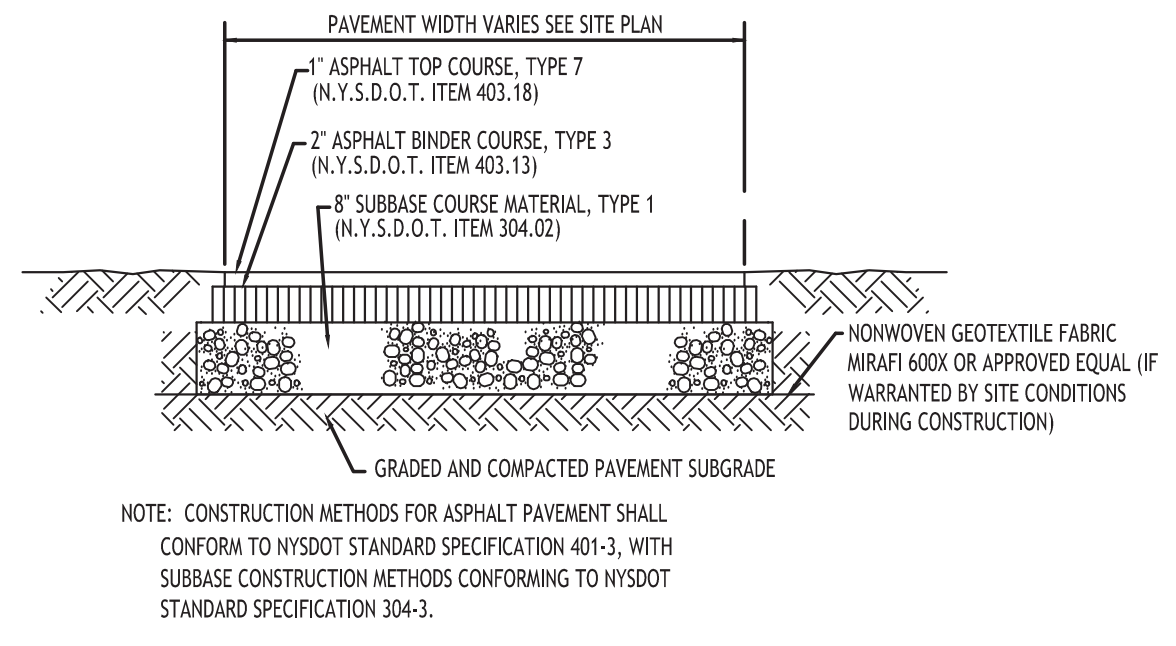
**HANDICAPPED PARKING SIGN - 2**  
INSTALLED IN PAVEMENT



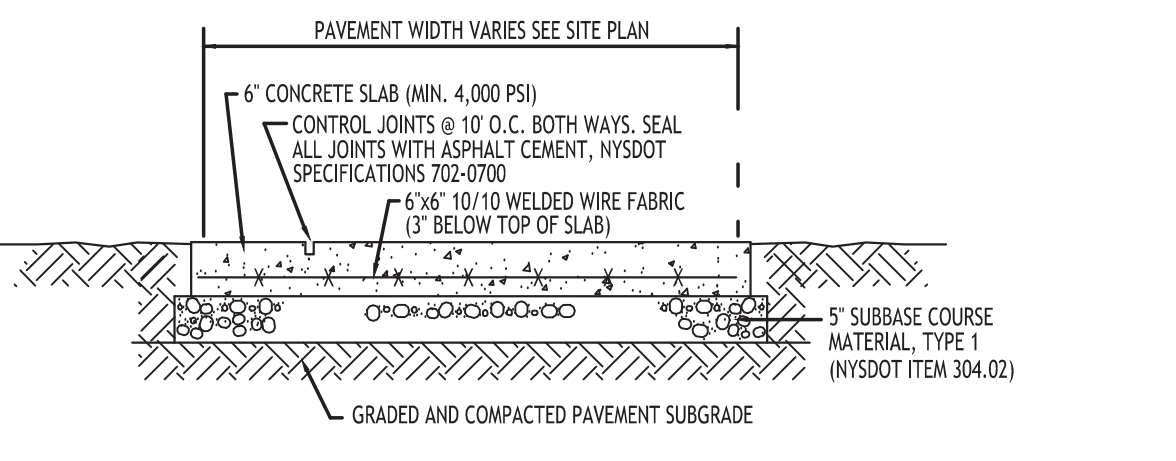
**STOP BAR DETAIL - 3**



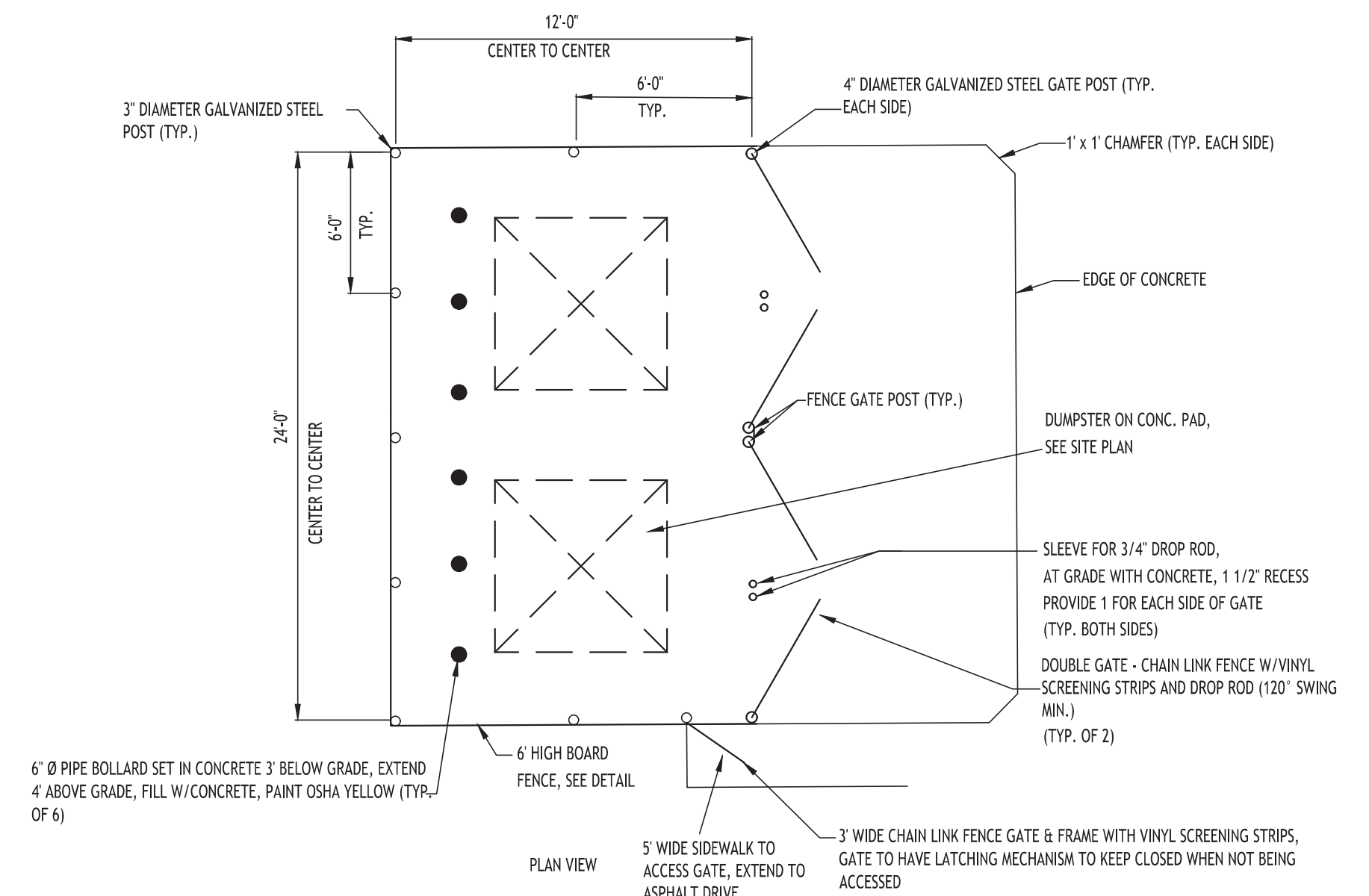
**90° PARKING STALL LAYOUT - 5**



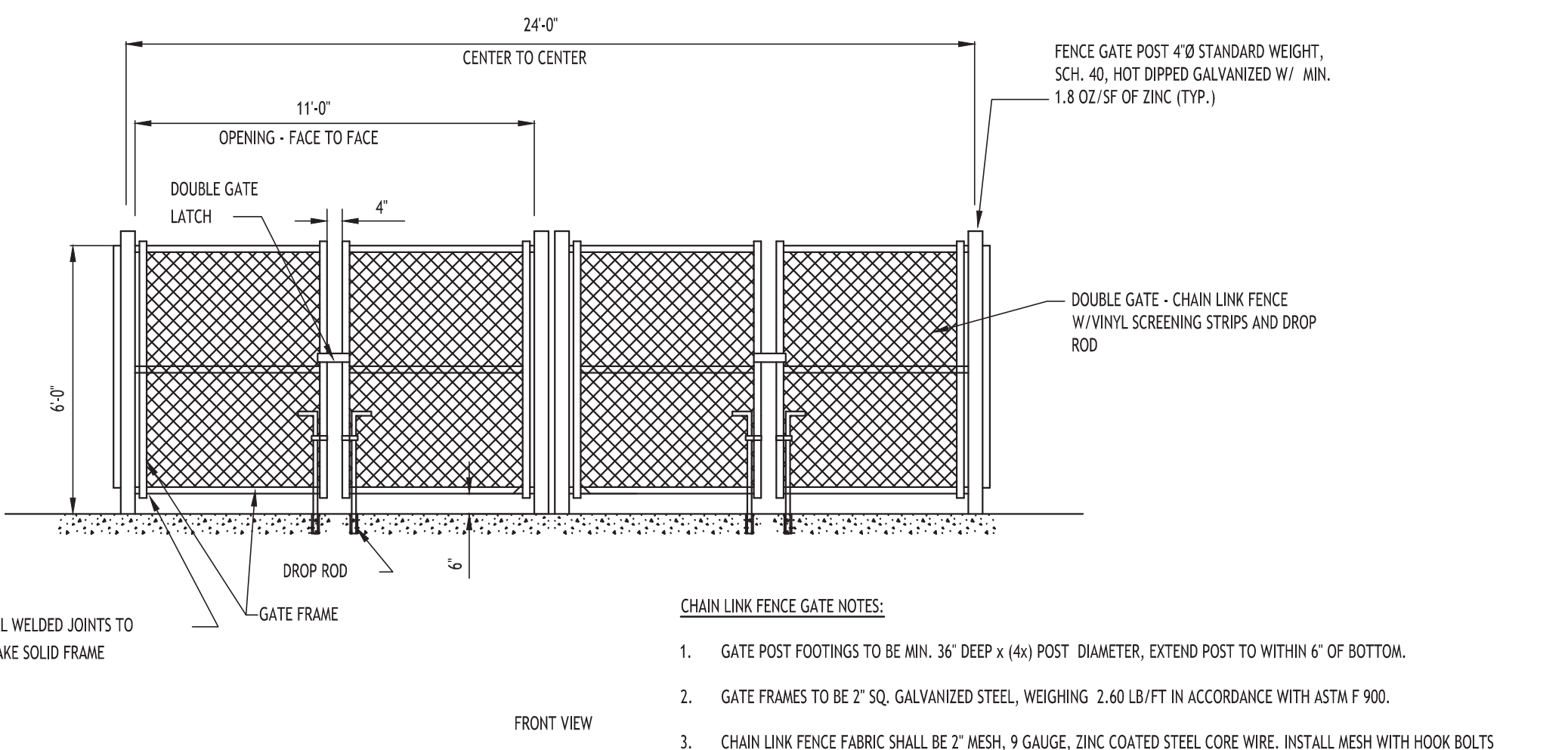
**STANDARD DUTY ASPHALT SECTION - 4A**



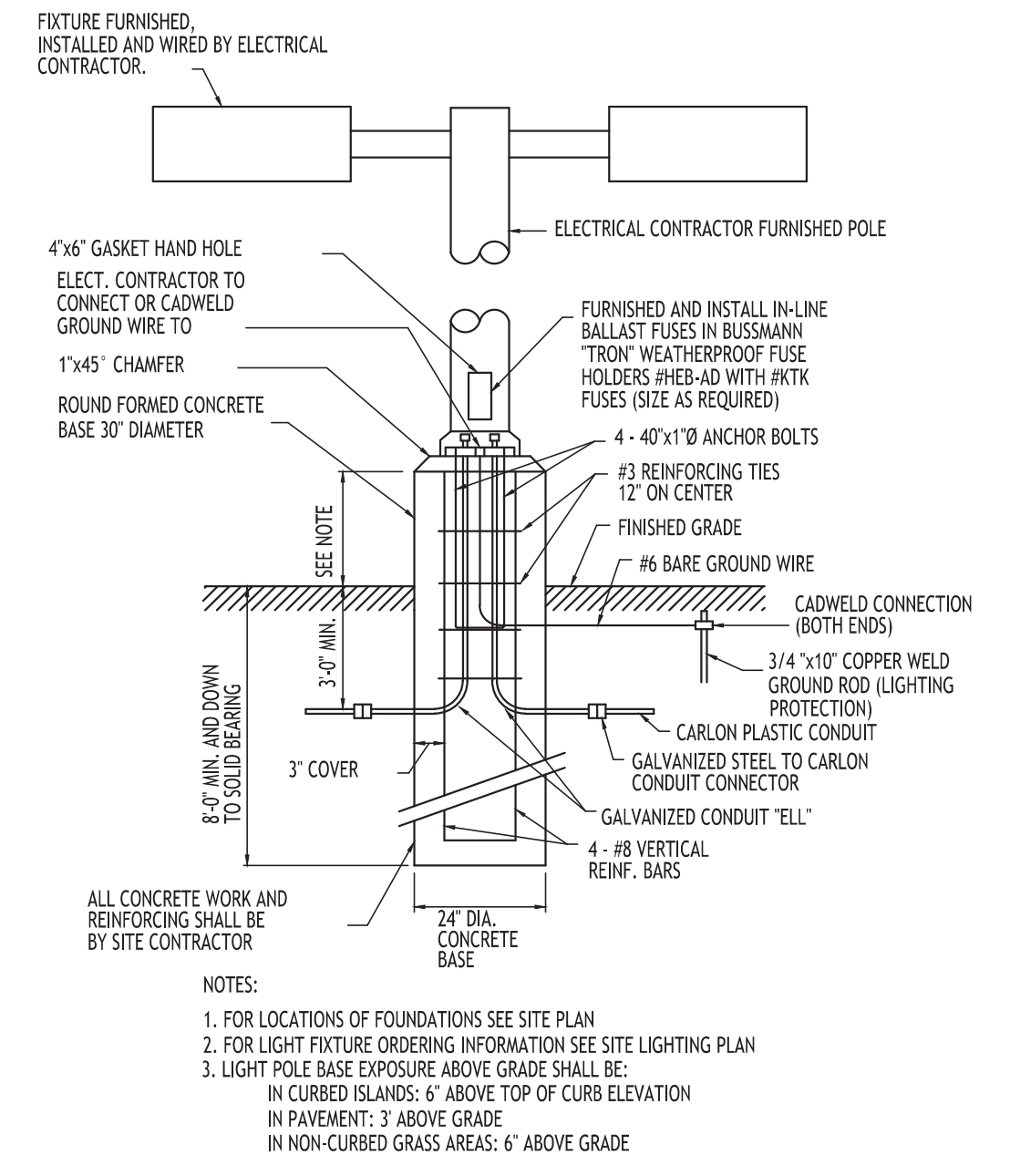
**EXTERIOR CONCRETE SLAB-ON-GRADE SECTION - 4B**



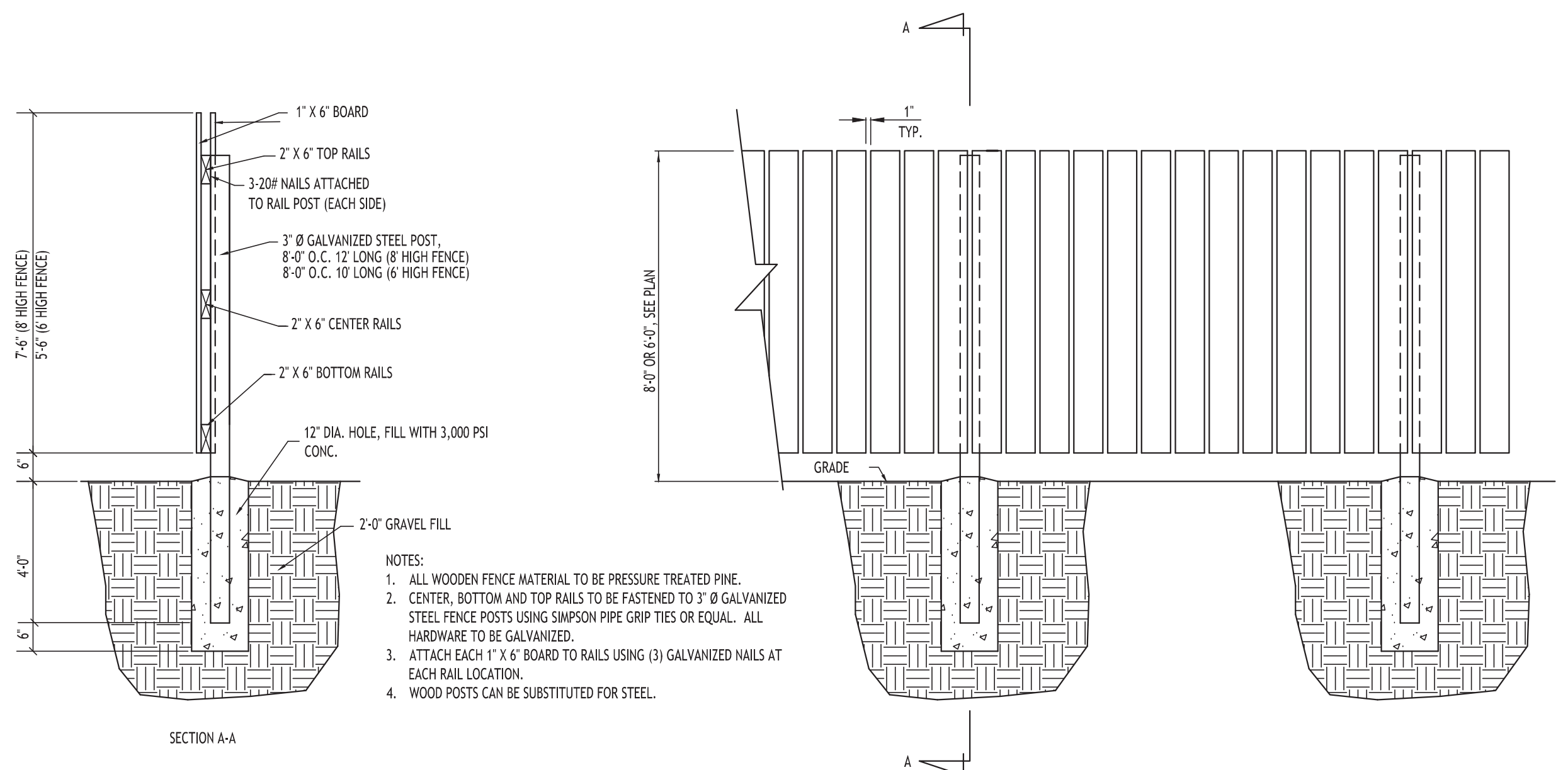
**DUMPSTER ENCLOSURE - 8**



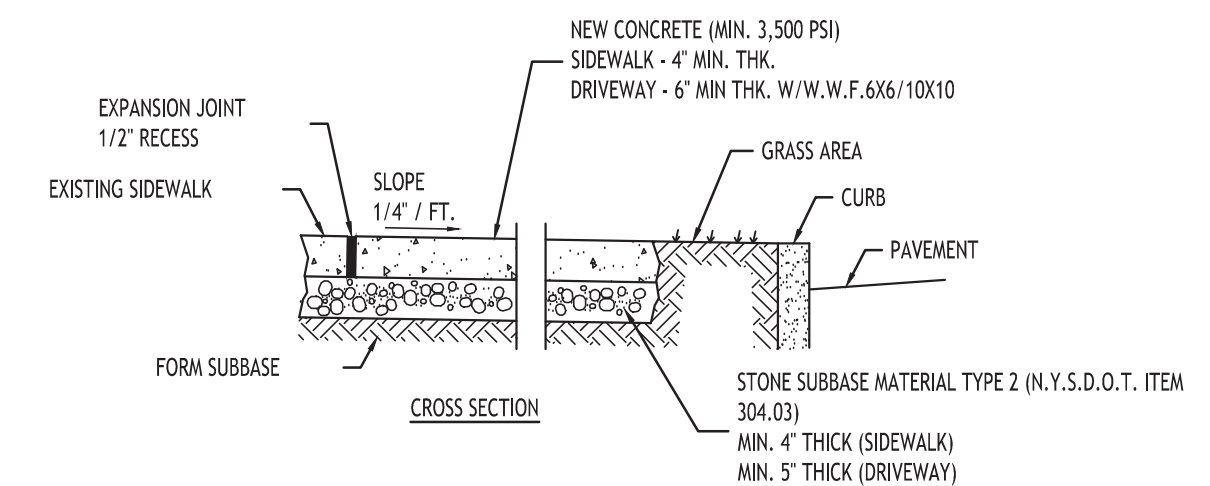
- CHAIN LINK FENCE GATE NOTES:**
- GATE POST FOOTINGS TO BE MIN. 36" DEEP x (4x) POST DIAMETER, EXTEND POST TO WITHIN 6" OF BOTTOM.
  - GATE FRAMES TO BE 2" SQ. GALVANIZED STEEL, WEIGHING 2.60 LB/FT IN ACCORDANCE WITH ASTM F 900.
  - CHAIN LINK FENCE FABRIC SHALL BE 2" MESH, 9 GAUGE, ZINC COATED STEEL CORE WIRE. INSTALL MESH WITH HOOK BOLTS AND TENSION BARS ON ALL 4 SIDES, ATTACH AT 15" MAX.
  - DOUBLE GATE LATCH TO BE FORKED TYPE CAPABLE OF RETAINING GATE IN CLOSED POSITION AND HAVE PROVISION FOR PAD LOCK. LATCH SHALL BE OPERABLE FROM EITHER SIDE OF GATE.
  - ALL HARDWARE TO BE HOT DIPPED GALVANIZED STEEL TO SUIT GATE SIZE.



**LIGHT POLE FOUNDATION - 6**



**BOARD ON BOARD FENCE FENCE - FOR DUMPSTER ENCLOSURE**



**CONCRETE SIDEWALK - 7**

- NOTES:**
- CONTROL JOINTS TO BE AT 5'-0" O.C., BOTH WAYS WHERE APPLICABLE. SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
  - CONCRETE SIDEWALK AND DRIVEWAY MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT 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., BOTH WAYS WHERE APPLICABLE. SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
  - SEE CURB DETAIL FOR DOWEL 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 1/2" PREMOLDED EXPANSION JOINT WITH BACKER ROD & SEALANT WHERE SIDEWALK ABUTS BUILDING OR OTHER STRUCTURE.

**CARMINA WOOD**  
DESIGN  
Buffalo | Utica | Greensboro

Multi-family Development  
1130-1140 Orchard Park Road  
West Seneca, New York

REVISIONS:	No.	Description	Date

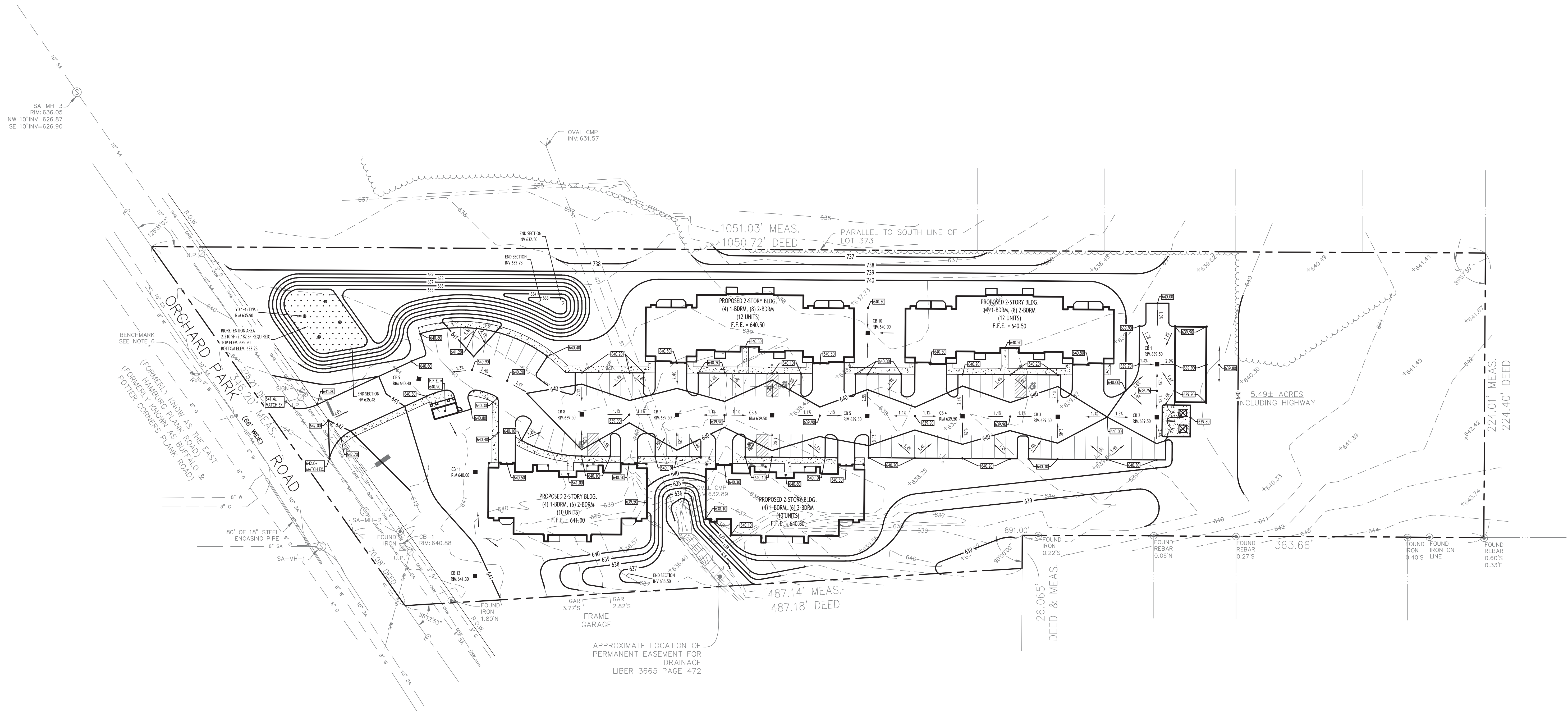


DRAWING NAME:  
**Site Details**

Date: 6/21/23  
Drawn By: A. Pandolfe  
Scale: As Noted

DRAWING NO.  
**C-101**  
Project No: 22.128

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**N GRADING PLAN**  
SCALE: 1"=40'

**PROPOSED GRADING LEGEND**

- PROPOSED CONTOUR — 101 —
- PROPOSED SPOT ELEVATION 100.80
- PROPOSED TOP/BOTTOM OF CURB ELEV. TC 100.50 BC 100.00
- PROPOSED CATCH BASIN ■ CB
- PAVEMENT/GROUND SLOPE —>
- PROPOSED YARD DRAIN ⊗ YD
- PROPOSED MANHOLE ● MH

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



REVISIONS:  
No. Description  
Date



DRAWING NAME:  
**Grading Plan**

Date: 6/21/23  
Drawn By: A. Pandolfi  
Scale: As Noted

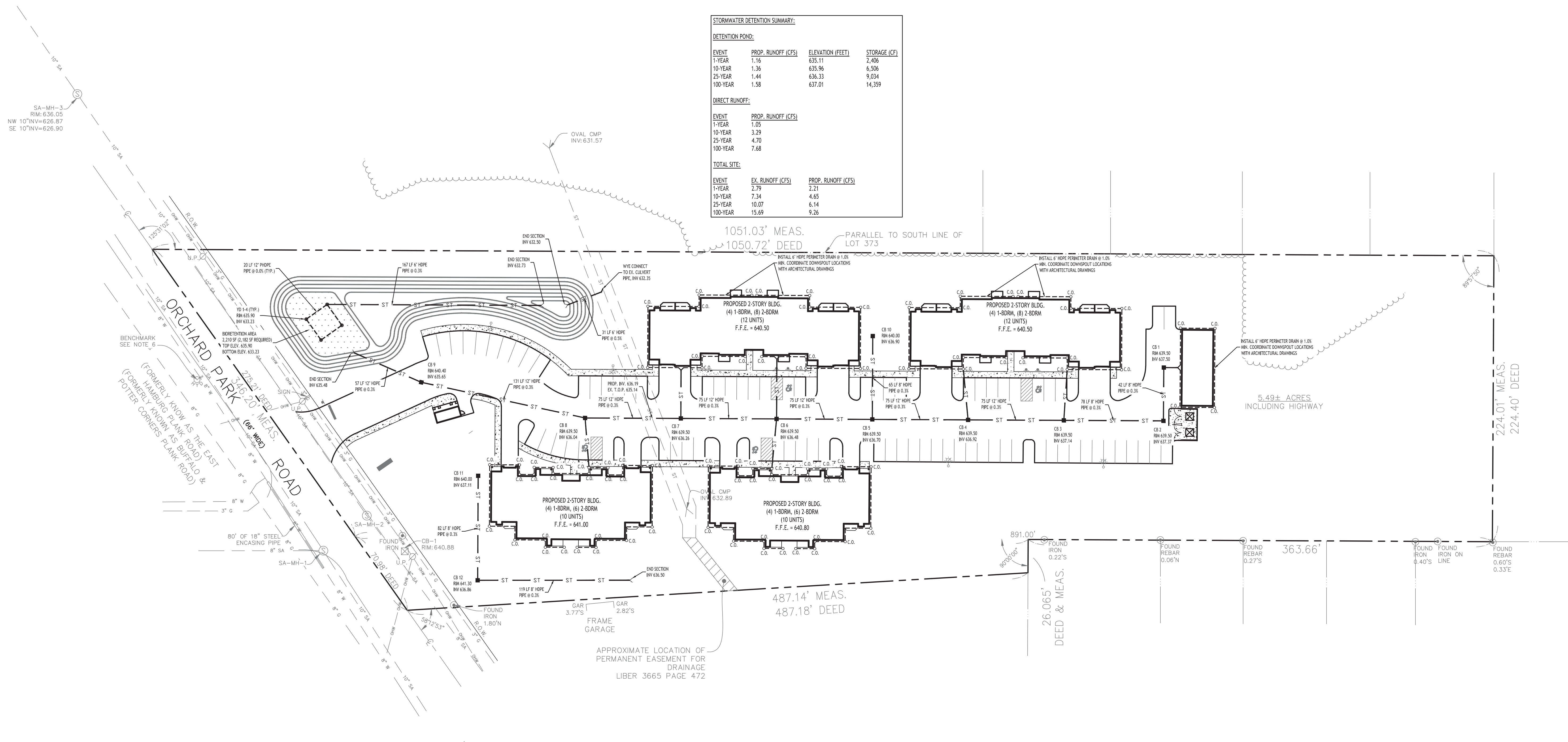
DRAWING NO.:

**C-200**

Project No: 22.128

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**STORMWATER DETENTION SUMMARY:**

DETENTION POND:			
EVENT	PROP. RUNOFF (CFS)	ELEVATION (FEET)	STORAGE (CF)
1-YEAR	1.16	635.11	2,406
10-YEAR	1.36	635.96	6,506
25-YEAR	1.44	636.33	9,034
100-YEAR	1.58	637.01	14,359

DIRECT RUNOFF:			
EVENT	PROP. RUNOFF (CFS)		
1-YEAR	1.05		
10-YEAR	3.29		
25-YEAR	4.70		
100-YEAR	7.68		

TOTAL SITE:			
EVENT	EX. RUNOFF (CFS)	PROP. RUNOFF (CFS)	
1-YEAR	2.79	2.21	
10-YEAR	7.34	4.65	
25-YEAR	10.07	6.14	
100-YEAR	15.69	9.26	

## N DRAINAGE PLAN

SCALE: 1"=40'

**PROPOSED UTILITY LEGEND**

PROPOSED STORM SEWER	— ST —
PROPOSED SANITARY SEWER	— 6" SA —
PROPOSED WATERLINE	— 1" W —
PROPOSED CATCH BASIN	■ CB
PROPOSED YARD DRAIN	⊗ YD
PROPOSED MANHOLE	● MH
PROPOSED HYDRANT ASSEMBLY	⦿
PROPOSED GATE VALVE	⊕ GV

NOTE: FOR PROPOSED VALVE BOXES, CLEANOUTS, ETC., INSTALL A 3,000 PSI CONCRETE COLLAR AROUND THE ITEM AT GRADE. THE COLLAR SHALL BE A MINIMUM OF 6" WIDER, ON ALL SIDES, THAN THE BOX, CLEANOUT, ETC. THE COLLAR SHALL BE A MINIMUM OF 6" THICK.

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

**REVISIONS:**

No.	Description	Date



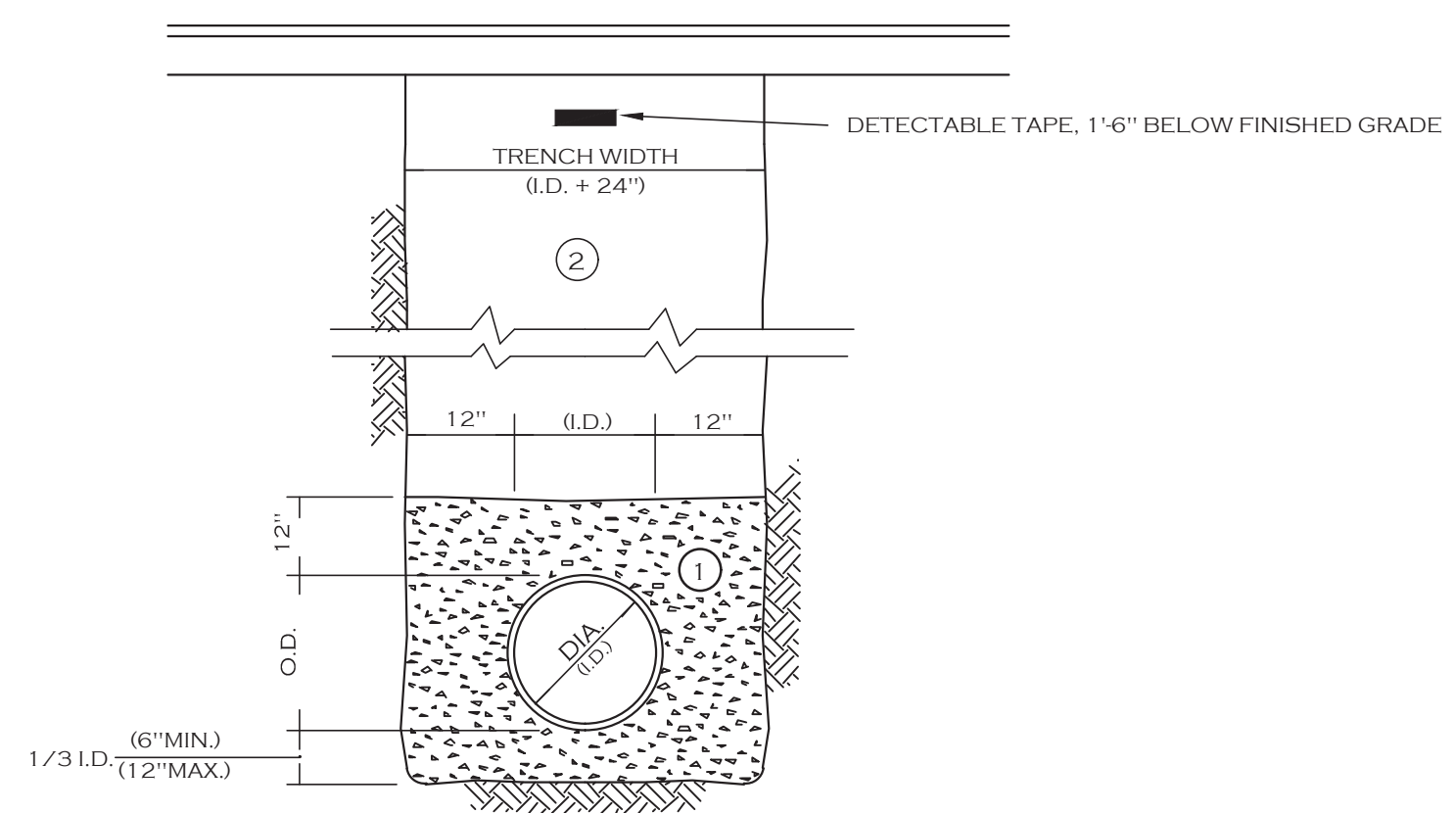
**DRAWING NAME:**  
Drainage Plan

Date: 6/21/23  
Drawn By: A. Pandolfo  
Scale: As Noted

**DRAWING NO.:**  
**C-300**  
Project No: 22.128

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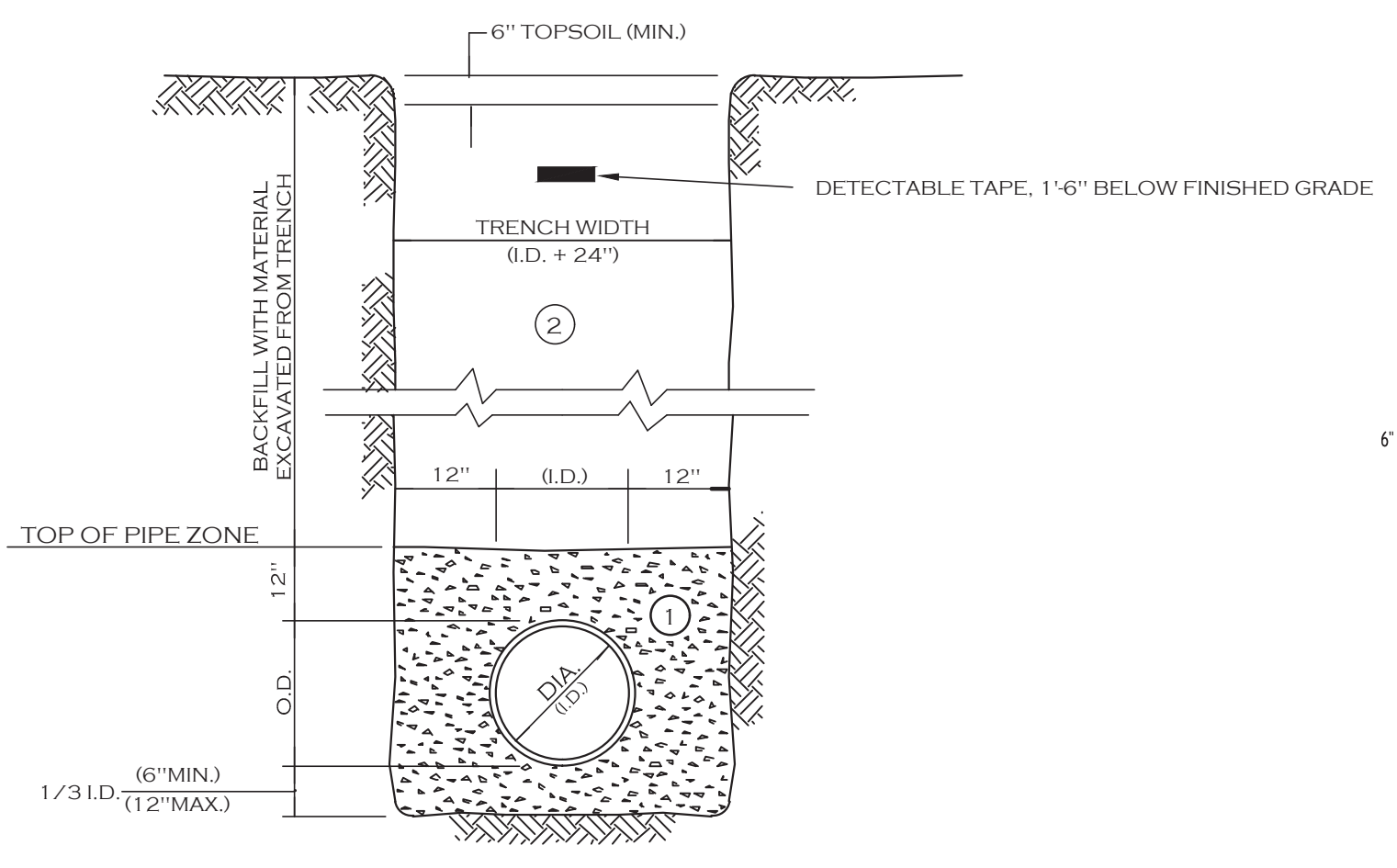
- NOTES:
- A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
  - B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.
  - C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.
  - D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH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



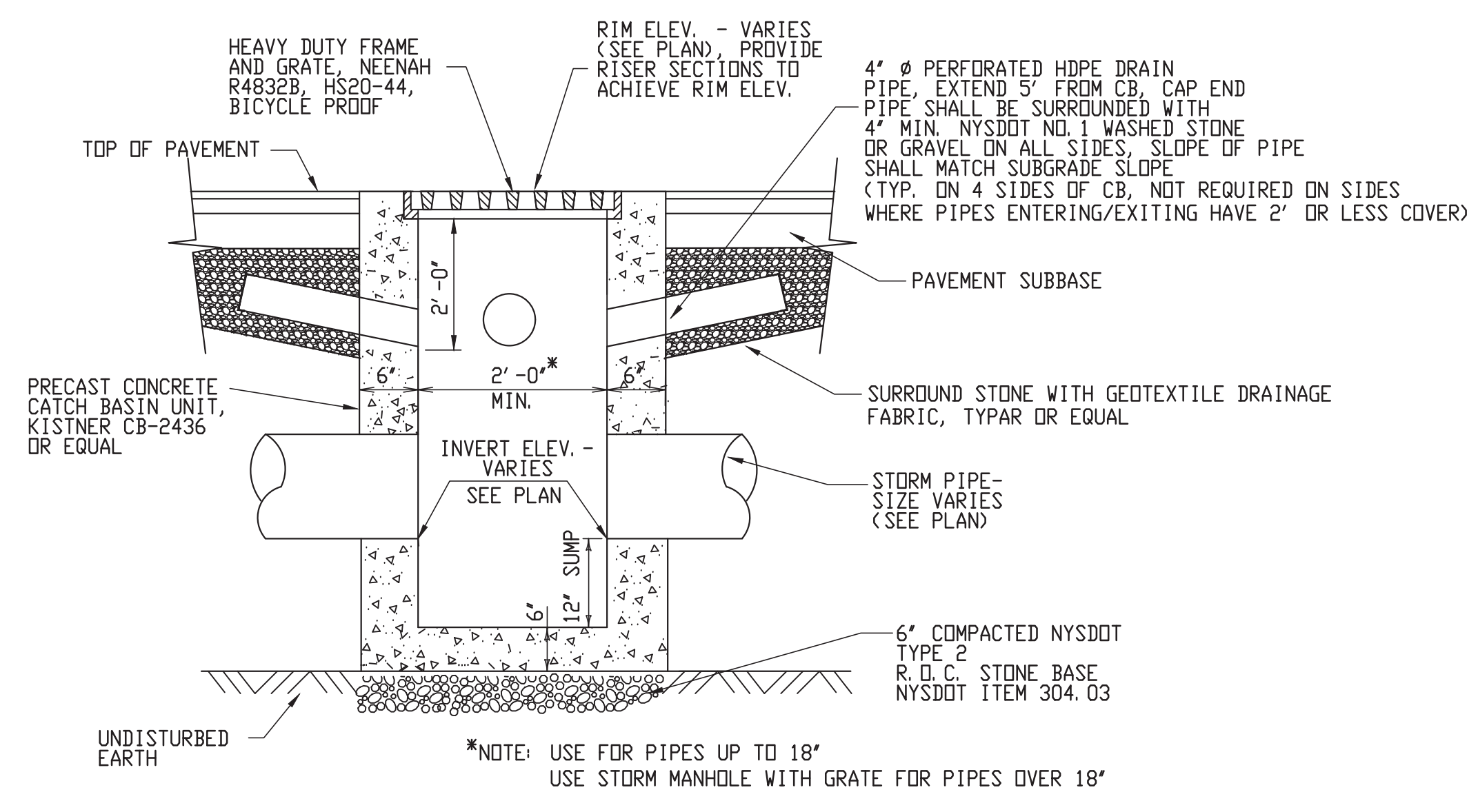
- NOTES:
- A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
  - B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.
  - C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.
  - D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH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

**MATERIALS**

**PIPE BEDDING MATERIAL (NYS DOT 1985 EDITION)**

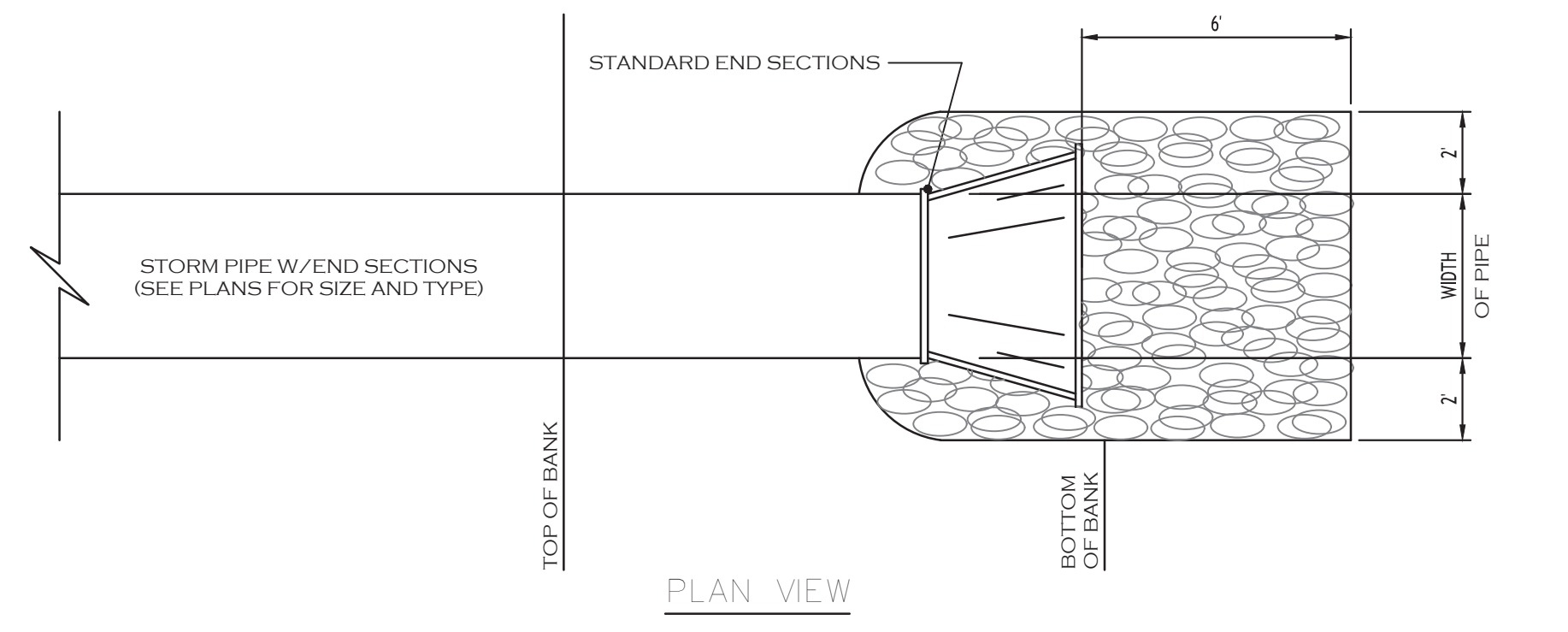
- 1 NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703.02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH 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**



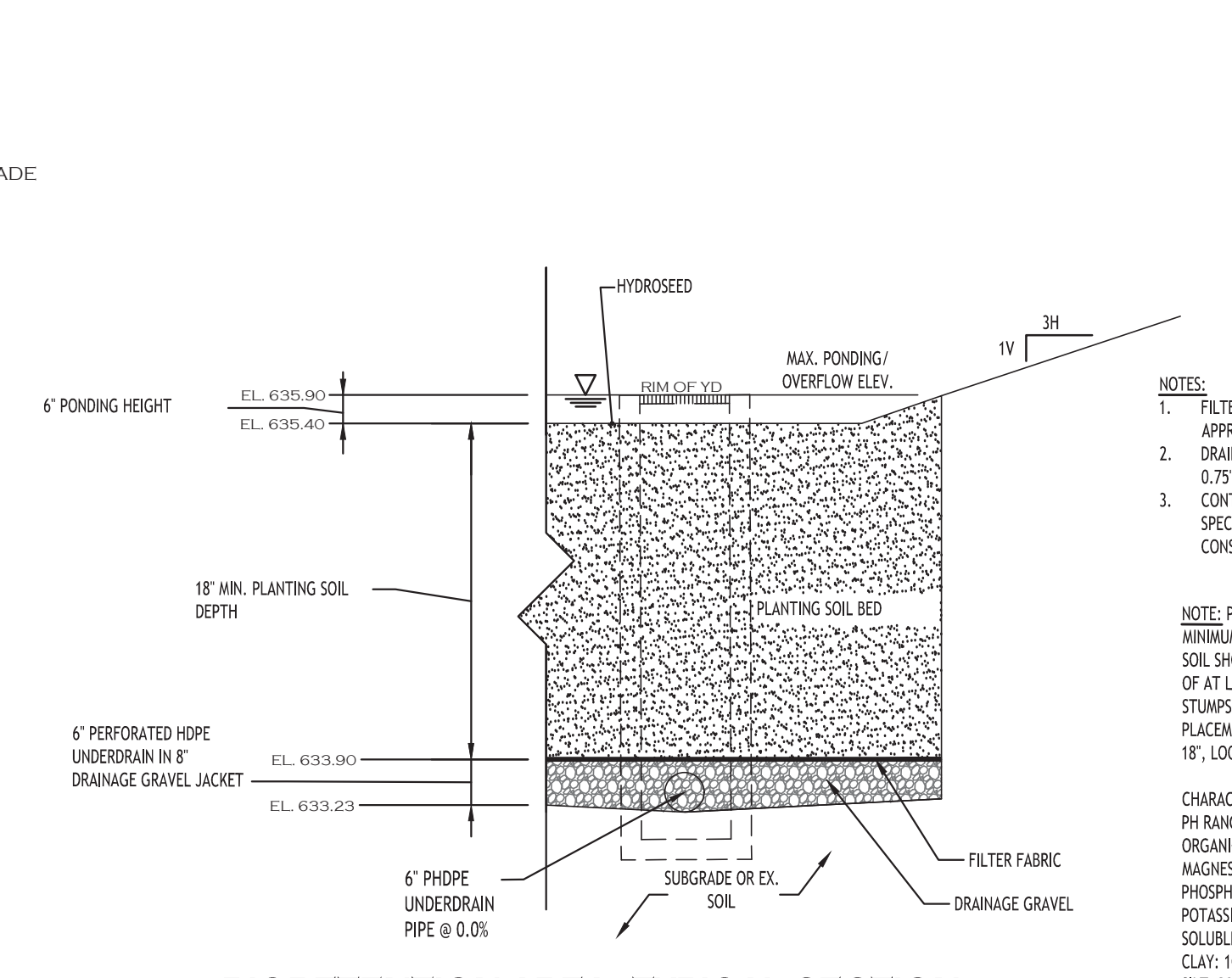
**TYPICAL PRECAST CATCH BASIN**

\*NOTE: USE FOR PIPES UP TO 18" USE STORM MANHOLE WITH GRATE FOR PIPES OVER 18"



**TYPICAL PIPE OUTLET W/END SECTION & RIP RAP**

NOTE: LIMITS OF STONE SHOWN ARE MINIMUMS. PLAN MAY INDICATE GREATER LIMITS



**BIORETENTION AREA - TYPICAL SECTION**

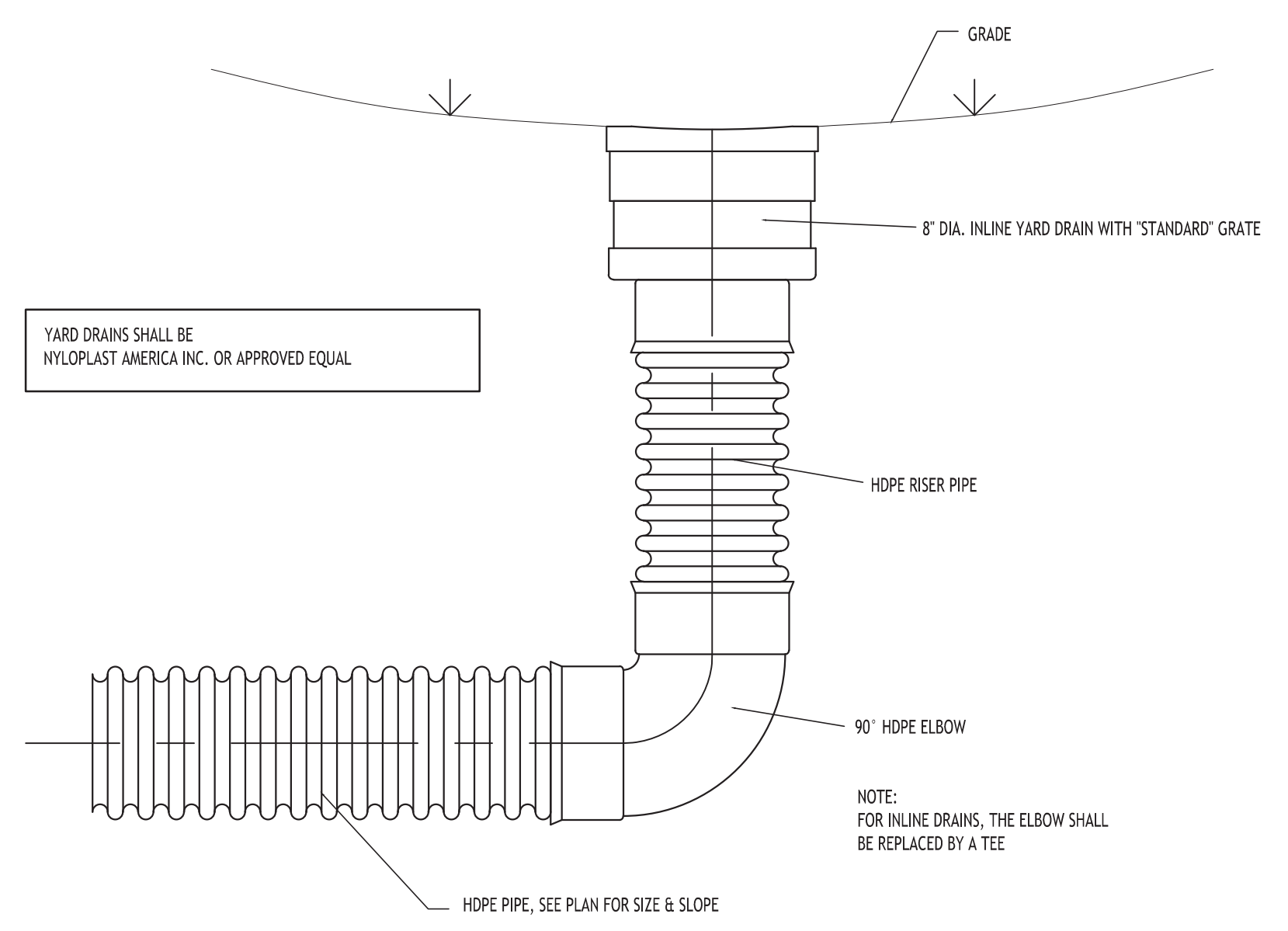
- NOTES:
- 1. FILTER FABRIC TO BE NON-WOVEN CLASS 'C', MIRAFI 180-N OR APPROVED EQUIVALENT
  - 2. DRAINAGE GRAVEL TO MEET AASHTO M-43, NO. 47, SIZE 0.25" TO 0.75"
  - 3. CONTRACTOR TO PROVIDE PLANTING SOIL SUBMITTAL SPECIFICATION FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

NOTE: PLANTING SOIL SHALL BE LOAM/SAND MIX CONTAINING A MINIMUM OF 35 TO 60% SAND BY VOLUME AND LESS THAN 2% CLAY. SOIL SHOULD FALL WITHIN USCS TYPES SW 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%  
 NITROGEN: 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%

bio-retention area seeding spec (Northeast Wetland Grass Seed Mix):

Seed Mixture	Variety	Percent by No. of Seeds
Creeping Bentgrass	Agrostis stolonifera	65.0
Rough Bluegrass	Poa trivialis	17.0
Meadow Foxtail	Alopecurus arundinaceus	11.0
Annual Ryegrass	Lolium multiflorum	4.5
Deertongue	Panicum clandestinum	4.5



**TYPICAL YARD DRAIN DETAIL**

NOTE: SEE TYPICAL TRENCH SECTION FOR BEDDING REQUIREMENTS

REVISIONS:

No.	Description	Date



DRAWING NAME:  
**Drainage Details**

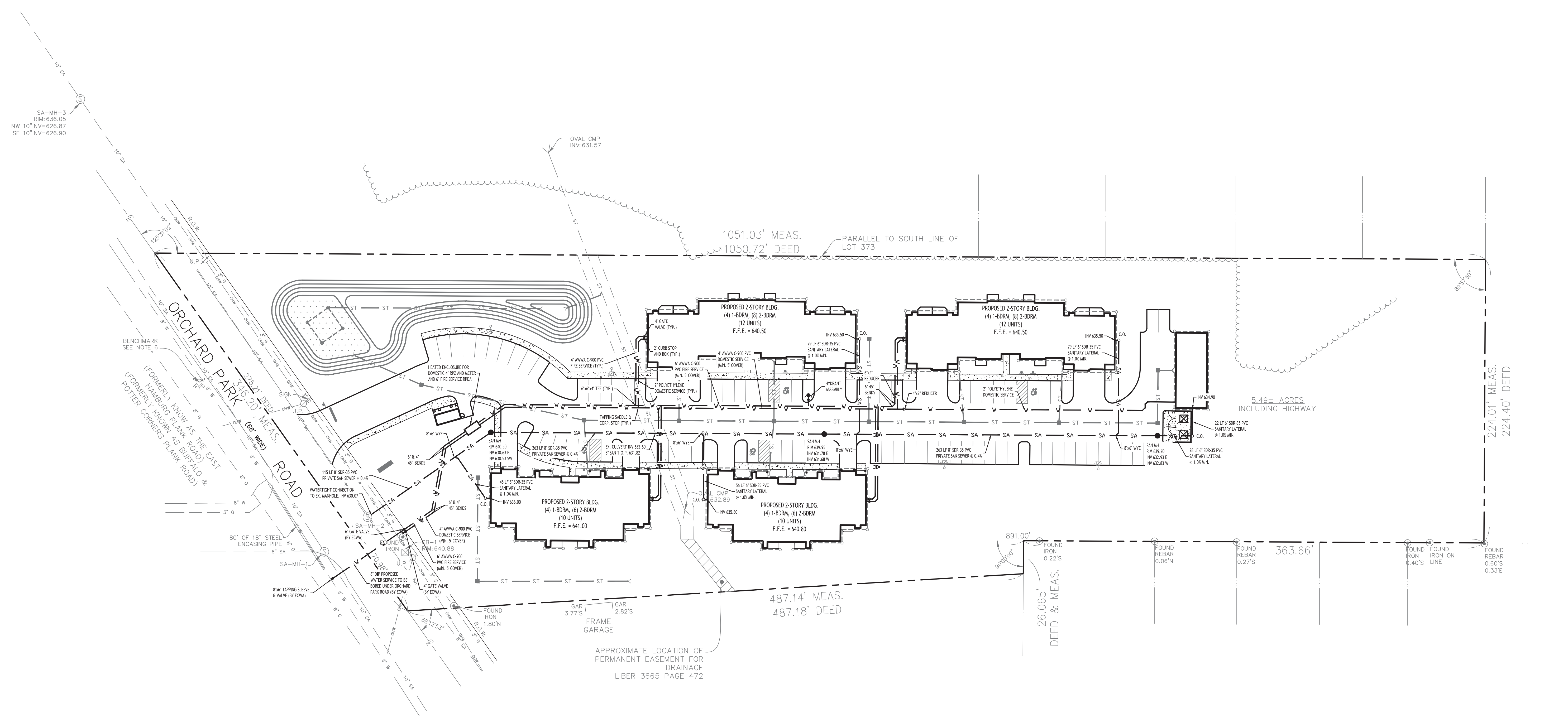
Date: 6/21/23  
 Drawn by: A. Pandolfe  
 Scale: As Noted

DRAWING NO.  
**C-301**  
 Project No: 22.128



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**UTILITY PLAN**  
SCALE: 1"=40'

**NOTES:**

- ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO TOWN OF WEST SENECA SPECIFICATIONS AND DETAILS, AND ERIE COUNTY DEPARTMENT OF HEALTH RULES AND REGULATIONS.
- PRIOR STARTING ANY WORK ASSOCIATED WITH OR NEAR EXISTING SANITARY MANHOLES, THE CONTRACTOR SHALL MEET WITH THE TOWN OF WEST SENECA SEWER DEPARTMENT TO DISCUSS AND AGREE TO THE WORK.
- FILL SHALL BE PLACED AND SATISFACTORILY COMPACTED PRIOR TO INSTALLATION OF UTILITIES, AND MUST BE APPROVED BY THE SUPERVISING PROJECT ENGINEER.
- ALL OTHER REQUIRED PERMITS BY THE STATE OF NEW YORK, COUNTY OF ERIE AND TOWN OF WEST SENECA ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER.

**UTILITY NOTES:**

- FOR ALL SANITARY SEWERS, INSTALL SELECT FILL IN PAVED AREAS, EXTEND 5' MIN. BEYOND PAVEMENT LIMITS
- BUILDINGS TO HAVE A 6" HOUSE TRAP, VENT AND CLEANOUT INSTALLED AT ENTRANCE POINT. INVERT ELEVATION TO BE 3' MIN. BELOW F.F.E. OF THE BUILDING. PIPE TO BE 6" SDR-35 PVC @ 1.0% MIN WITH MIN 4" OF COVER. ADD ADDITIONAL CLEANOUTS @ 100' MAX. SPACING FOR 6" LATERALS OVER 90' IN LENGTH.
- COORDINATE GAS & ELEC. METER BANK LOCATIONS ON BUILDINGS WITH M.E.P. PLANS & UTILITY CO.S.
- COORDINATE LOCATION OF CTY & TELEPHONE SERVICE TO BUILDINGS WITH M.E.P. PLANS AND UTILITY CO.S.
- ANY EXISTING UTILITIES WHICH ARE TO BE ABANDONED AND FALL UNDER PAVEMENT OR BUILDINGS SHALL BE REMOVED VS. BEING ABANDONED UNLESS THOSE UTILITIES ARE FILLED WITH FLOWABLE FILL.
- EXISTING GAS SERVICES TO REMAIN UNLESS OTHERWISE NOTED. ANY PORTIONS TO BE RELOCATED SHALL BE COORDINATED WITH NATIONAL FUEL GAS.
- ALL UNDERGROUND TELEPHONE SERVICES SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- A MINIMUM OF 10 FEET HORIZONTAL AND 18 INCHES OF VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN ALL SANITARY SEWER AND WATER SERVICES.
- ERIE COUNTY WATER AUTHORITY (ECWA) IS TO BE NOTIFIED A MINIMUM OF 48-HOURS PRIOR TO STARTING THE CONNECTION TO THE NEW WATER SERVICE.
- SELECT BACKFILL IS REQUIRED FOR ALL UTILITIES (GAS, WATER, STORM, SANITARY) THAT CROSS THROUGH PAVEMENT AREAS.

**PROPOSED UTILITY LEGEND**

- PROPOSED STORM SEWER — ST
- PROPOSED SANITARY SEWER — 6" SA
- PROPOSED WATERLINE — 1" W
- PROPOSED CATCH BASIN ■ CB
- PROPOSED YARD DRAIN ⊗ YD
- PROPOSED MANHOLE ● MH
- PROPOSED HYDRANT ASSEMBLY ⚡
- PROPOSED GATE VALVE ⊕ GV

NOTE: FOR PROPOSED VALVE BOXES, CLEANOUTS, ETC., INSTALL A 3,000 PSI CONCRETE COLLAR AROUND THE ITEM AT GRADE. THE COLLAR SHALL BE A MINIMUM OF 6" WIDER, ON ALL SIDES, THAN THE BOX, CLEANOUT, ETC. THE COLLAR SHALL BE A MINIMUM OF 6" THICK.

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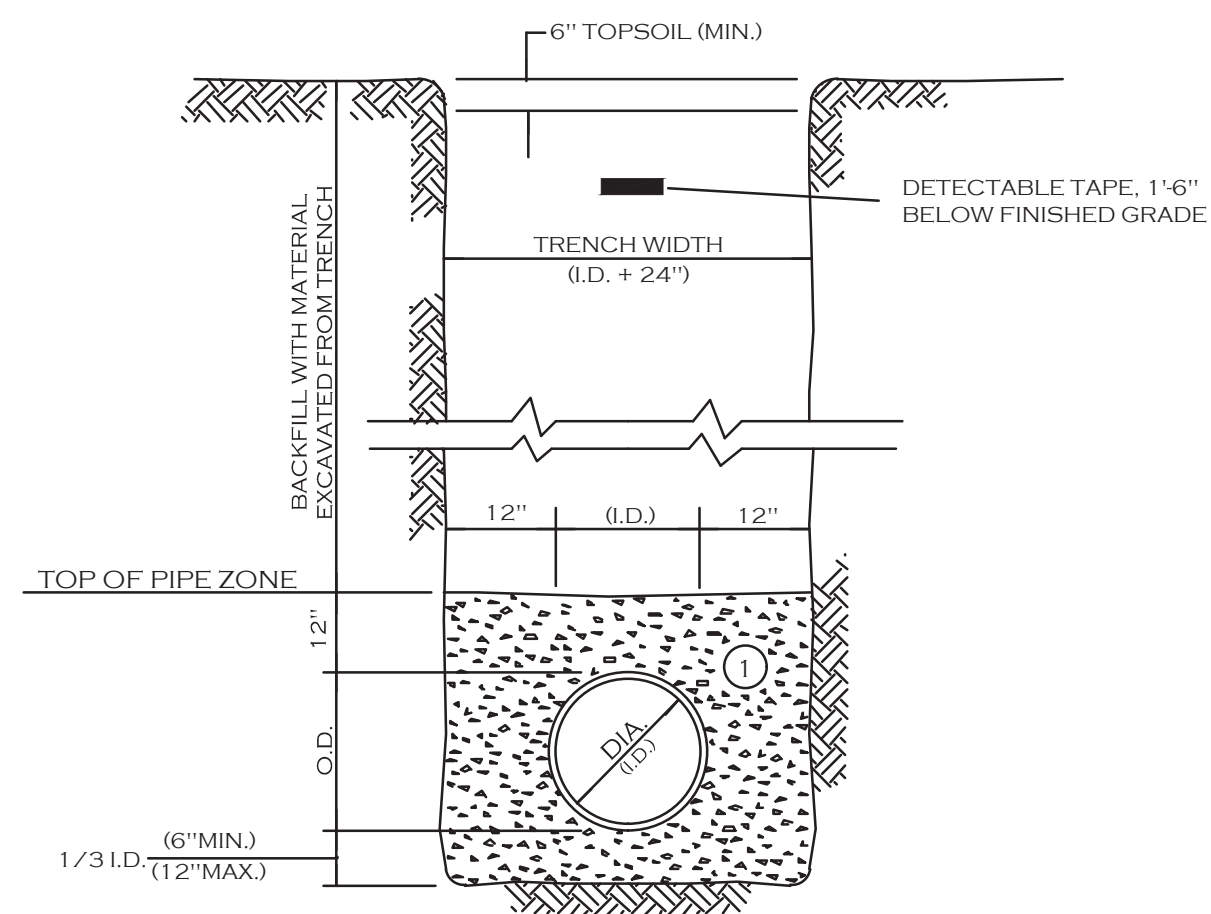
REVISIONS:	Date
No. Description	



**DRAWING NAME:**  
Utility Plan

Date: 6/21/23  
Drawn By: A. Pandolfe  
Scale: As Noted

**DRAWING NO.:**  
**C-400**  
Project No: 22.128

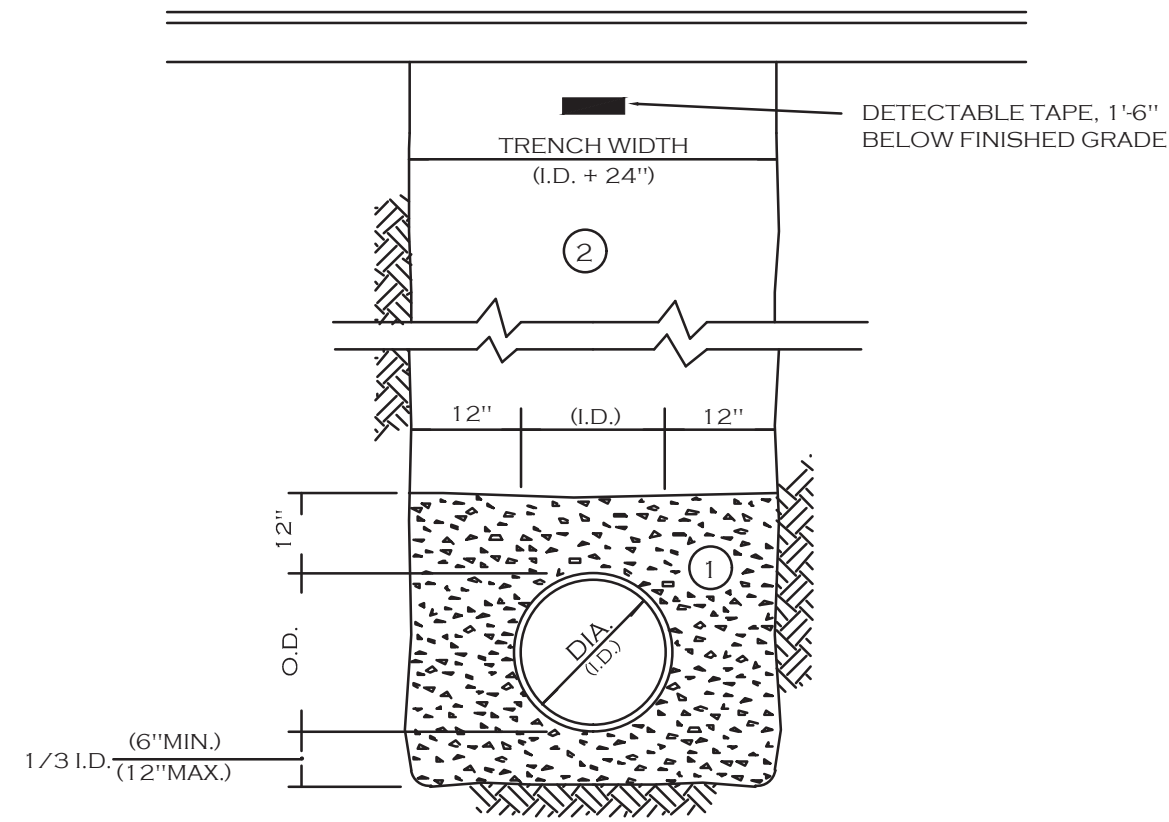


- NOTES:
- PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
  - TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.
  - TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.
  - AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL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

**MATERIALS**

- PIPE BEDDING MATERIAL (NYS DOT LATEST EDITION)**
- NO. 1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYS DOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN 1" 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. 2 RUN OF CRUSHER STONE OR NO. 2 RUN OF CRUSHER GRAVEL WITH A GRADATION CONFORMING WITH NYS DOT SECTION 304-2.02 TYPE 4 AND NYS DOT SECTION 703-02. (COMPACTED IN 6" LIFTS TO 90% DENSITY) **NOTE:** SLAG SHALL NOT BE ALLOWED FOR MATERIALS ① AND ②
- SELECT MATERIAL BACKFILL (NYS DOT LATEST EDITION)**
- NO. 1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYS DOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN 1" 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.
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**UTILITY TRENCH SECTION IN UNPAVED AREAS**



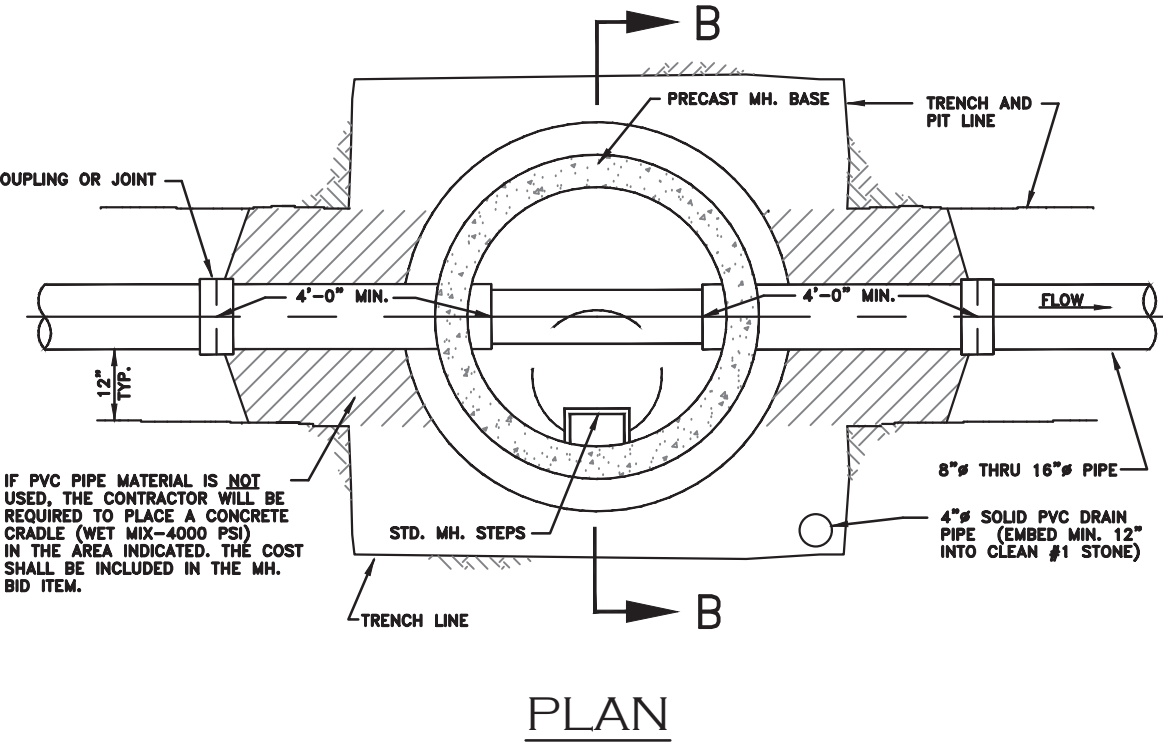
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**MATERIALS**

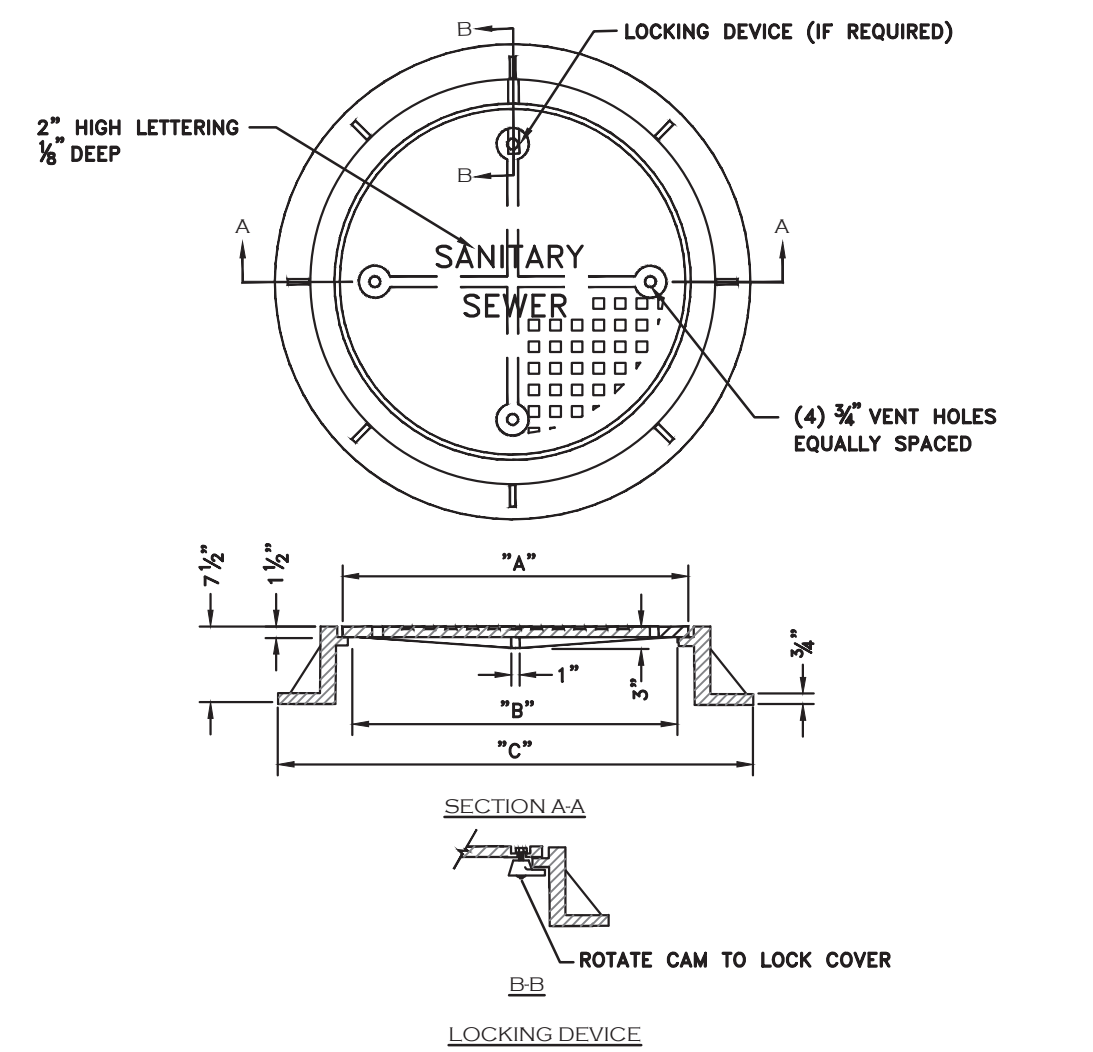
- PIPE BEDDING MATERIAL (NYS DOT LATEST EDITION)**
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**UTILITY TRENCH SECTION IN PAVED AREAS**

**MONOLITHIC PRECAST BASE MANHOLES 4'-0" DIA. BASE FOR 15" Ø SEWERS OR LESS (JANUARY 2012)**



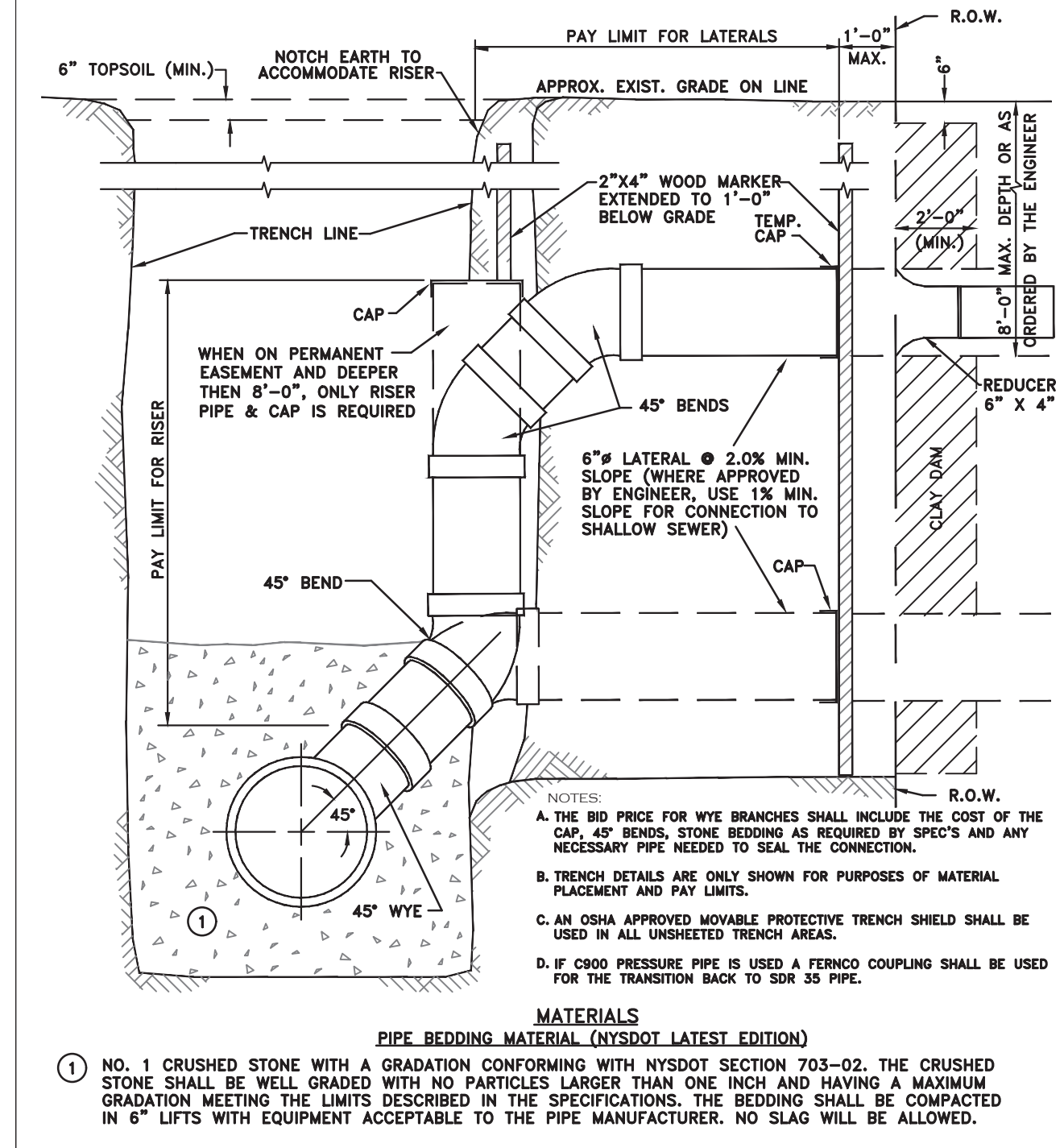
**STANDARD FRAME AND COVER (PRIVATE SEWER) (JANUARY 2012)**



PIPE SIZE	DIMENSION "A"	DIMENSION "B"	DIMENSION "C"	WEIGHT OF COVER
8" THRU 18"	24"	22 1/4"	35"(MAX.)	150 LBS. ± 5%
OVER 18"	32"	30"	46"(MAX.)	200 LBS. ± 5%

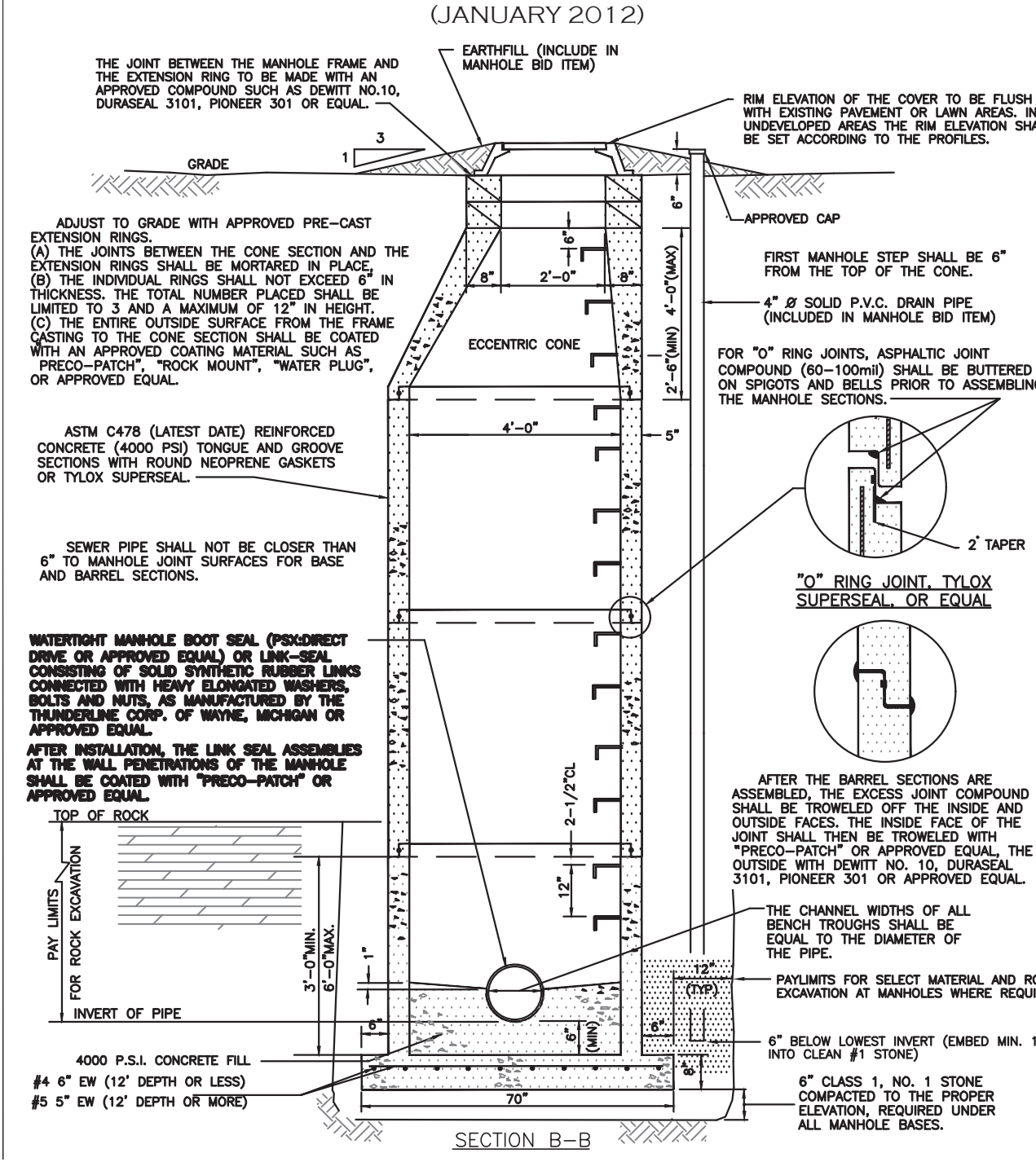
- STANDARD FRAME AND COVER NOTES**
- MATERIAL ASTM A48 CLASS 30B CAST IRON.
  - UNIT MUST WITHSTAND 11-20 WHEEL LOADING.
  - ALL DIMENSIONS ARE TO BE CONSIDERED MINIMUM WITH THE EXCEPTION OF THE COVER, WHICH MUST CONFORM EXACTLY TO MAINTAIN INTERCHANGEABILITY WITHIN THE COUNTY.
  - COVER WEIGHT 210 LBS. (MAX)
  - COATING NOT REQUIRED.
  - FRAMES AND COVERS SHALL HAVE MACHINED BEARING SURFACES.
  - LOCKING DEVICE MUST BE SITUATED TO ALLOW EASY REMOVAL OF COVER.
  - NO COMMERCIAL "BRAND NAME" LETTERING WILL BE ALLOWED ON THE EXPOSED SURFACE OF THE COVER.

**RISER DETAIL - SDR35 (MAIN LINE LATERAL CONNECTION) (JANUARY 2012)**



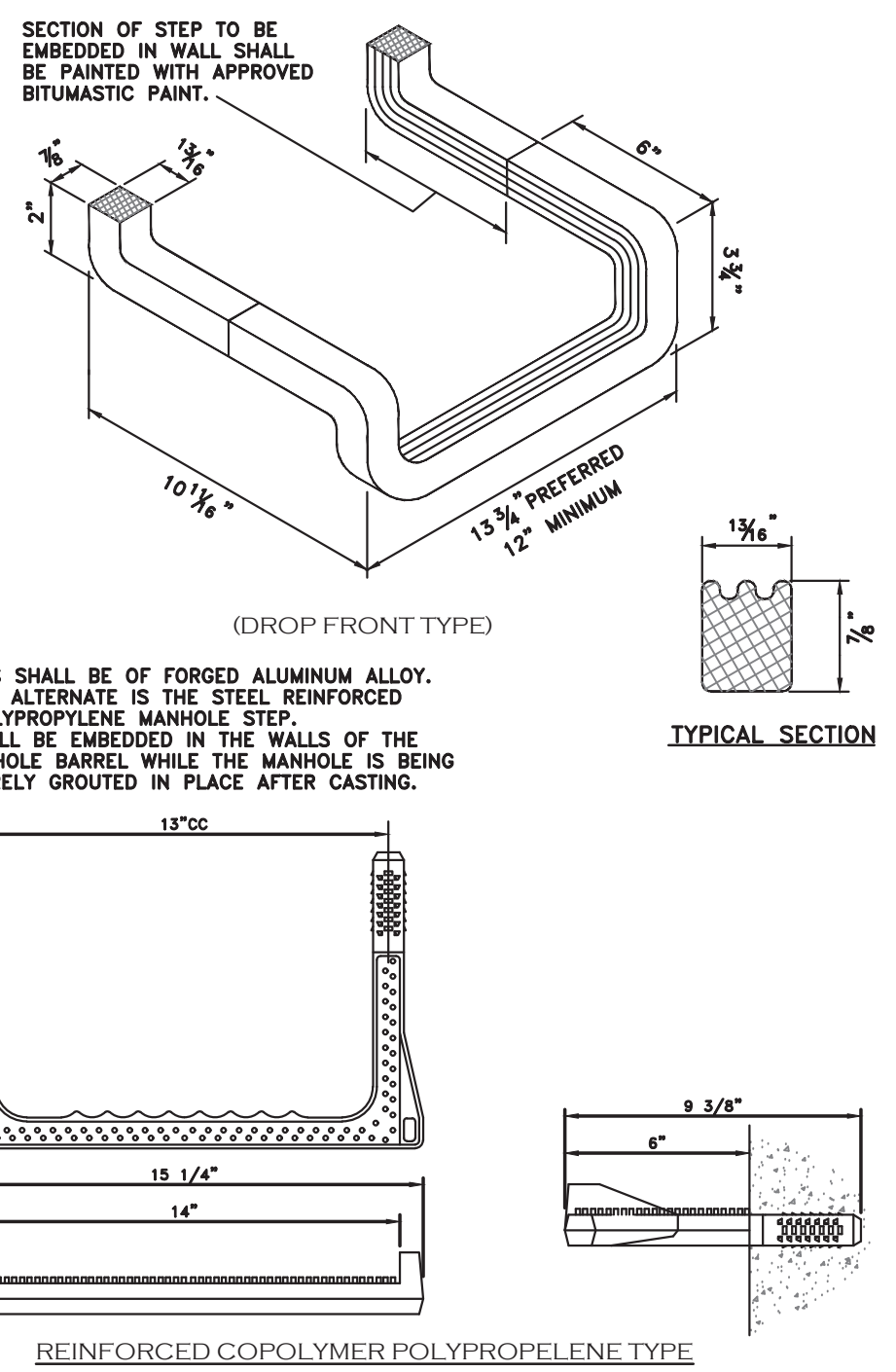
- NOTES:
- THE BID PRICE FOR WYE BRANCHES SHALL INCLUDE THE COST OF THE CAP, 45° BENDS, STONE BEDDING AS REQUIRED BY SPEC'S AND ANY NECESSARY PIPE NEEDED TO SEAL THE CONNECTION.
  - TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND PAY LIMITS.
  - AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.
  - IF 800 PSI PIPE IS USED A FERROU COUPLING SHALL BE USED FOR THE TRANSITION BACK TO SDR 35 PIPE.
- MATERIALS**
- PIPE BEDDING MATERIAL (NYS DOT LATEST EDITION)**
- NO. 1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYS DOT SECTION 703-02. THE CRUSHED STONE 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 WILL BE ALLOWED.

**MONOLITHIC PRECAST BASE MANHOLES 4'-0" DIA. BASE FOR 15" Ø SEWERS OR LESS (SECTION B-B) (JANUARY 2012)**



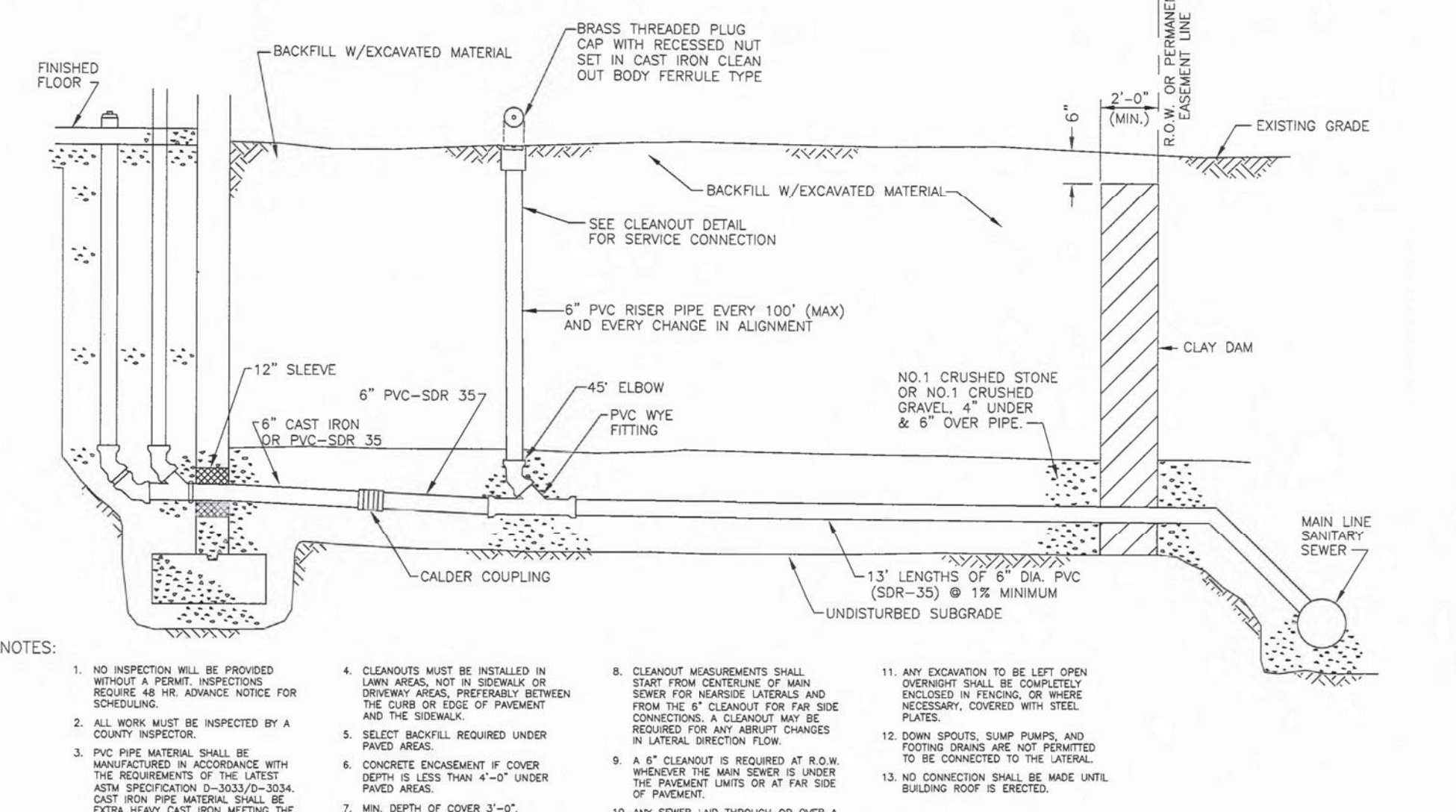
- NOTES:
- ADJUST TO GRADE WITH APPROVED PIPE-CAST EXTENSION RINGS. (A) THE JOINTS BETWEEN THE CONE SECTION AND THE EXTENSION RINGS SHALL BE MORTARED IN PLACE. (B) THE INDIVIDUAL RINGS SHALL NOT EXCEED 12" IN THICKNESS. THE TOTAL NUMBER PLACED SHALL BE LIMITED TO 3 AND A MAXIMUM OF 12" IN HEIGHT. (C) THE ENTIRE OUTSIDE SURFACE FROM THE FRAME CASTING TO THE CONE SECTION SHALL BE COATED WITH AN APPROVED COATING MATERIAL SUCH AS "PRECO-PATCH", "ROCK MOUNT", "WATER PLUG", OR APPROVED EQUAL.
  - ASTM C478 (LATEST DATE) REINFORCED CONCRETE (4000 PSI) TONGUE AND GROOVE SECTIONS WITH ROUND REINFORCING NEOPRENE GASKETS OR TYLOX SUPERSEAL.
  - SEWER PIPE SHALL NOT BE CLOSER THAN 6" TO MANHOLE JOINT SURFACES FOR BASE AND BARREL SECTIONS.
  - UNDERNEATH MANHOLE FOOT SEAL (PREEXISTING DRAIN OR APPROVED EQUAL) OR LINE-SEAL CONSISTING OF SOLID SYNTHETIC RUBBER LINES CONNECTED WITH HEAVY ELONGATED RUBBER BOLTS AND NUTS AS MANUFACTURED BY THE TRANSLUCENT COP. OF WYOMING, MCKINNEY OR APPROVED EQUAL.
  - AFTER INSTALLATION THE LINE SEAL ASSEMBLY AT THE WALL PENETRATIONS OF THE MANHOLE SHALL BE COATED WITH "PRECO-PATCH" OR APPROVED EQUAL.
  - THE CHANNEL WIDTHS OF ALL BENCH TROUGHS SHALL BE EQUAL TO THE DIAMETER OF THE PIPE.
  - PAYLIMITS FOR SELECT MATERIAL AND ROCK EXCAVATION AT MANHOLES WHERE REQUIRED.
  - 4000 P.S.I. CONCRETE FILL #4 6" Ø EW (12" DEPTH OR LESS) #5 5" Ø EW (12" DEPTH OR MORE)
  - 6" BELOW LOWEST INVERT (EMBED MIN. 12" INTO CLEAN #1 STONE)
  - 6" CLASS 1, NO. 1 STONE COMPACTED TO THE PROPER ELEVATION, REQUIRED UNDER ALL MANHOLE SECTIONS.

**STANDARD MANHOLE STEP (JANUARY 2012)**



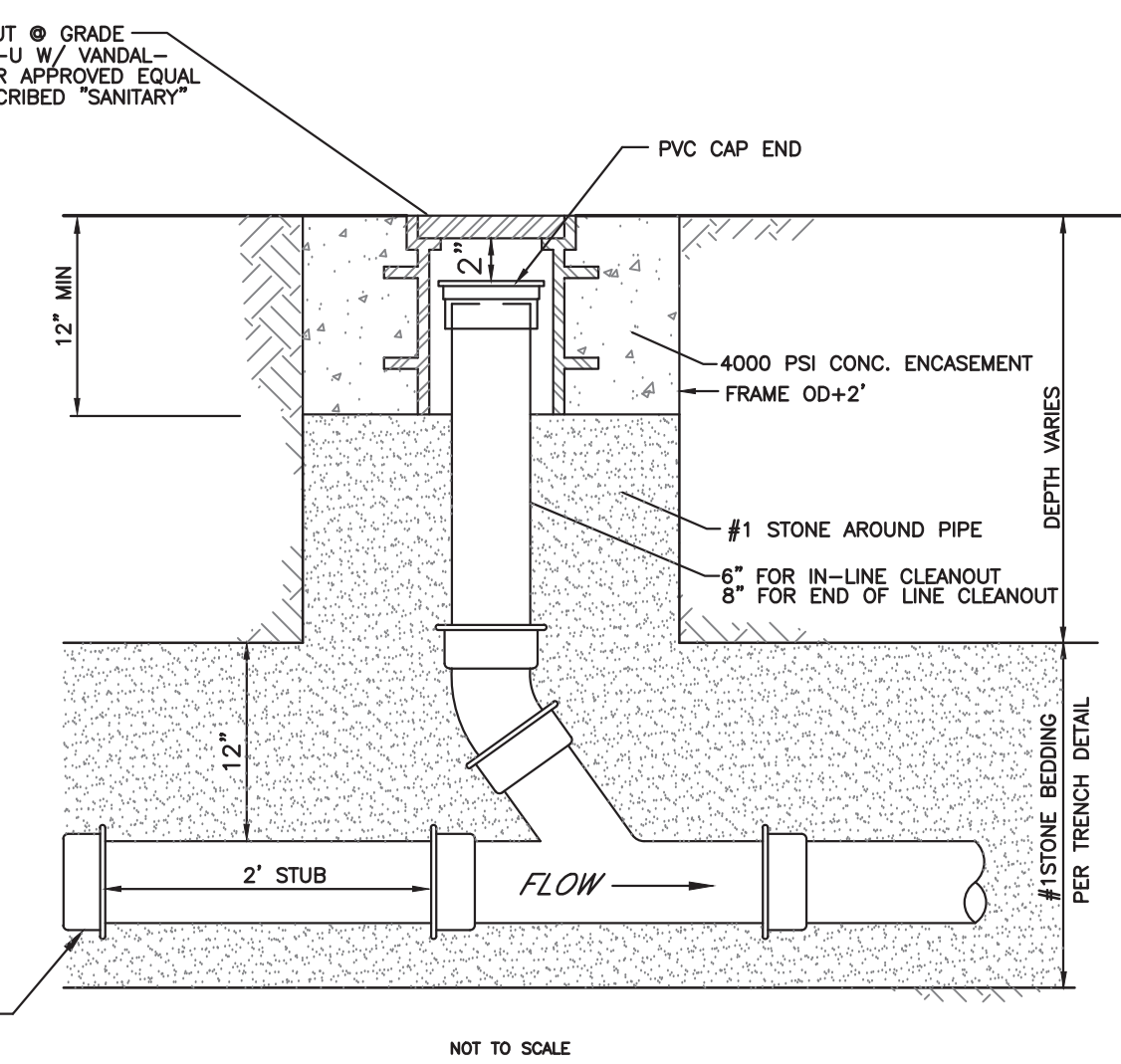
- NOTES:
- MANHOLE STEPS SHALL BE OF FORGED ALUMINUM ALLOY.
  - AN ACCEPTABLE ALTERNATE IS THE STEEL REINFORCED COPOLYMER POLYPROPYLENE MANHOLE STEP.
  - THE STEPS SHALL BE EMBEDDED IN THE WALLS OF THE CONCRETE MANHOLE BARREL WHILE THE MANHOLE IS BEING CAST OR SECURELY GROUTED IN PLACE AFTER CASTING.

**TYPICAL COMMERCIAL SERVICE WITHOUT BASEMENT DETAIL (NEW BUILDS) (OCTOBER 2021)**

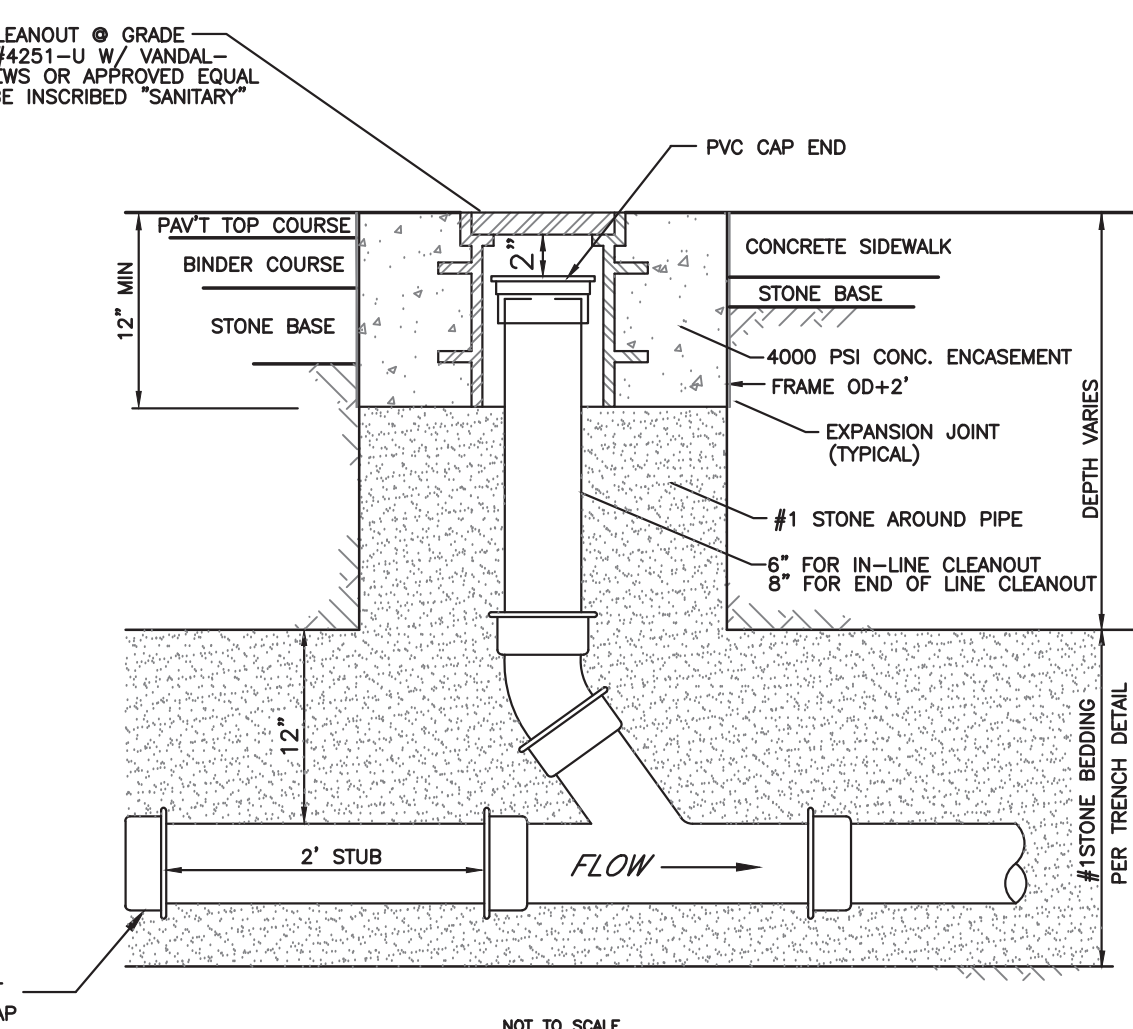


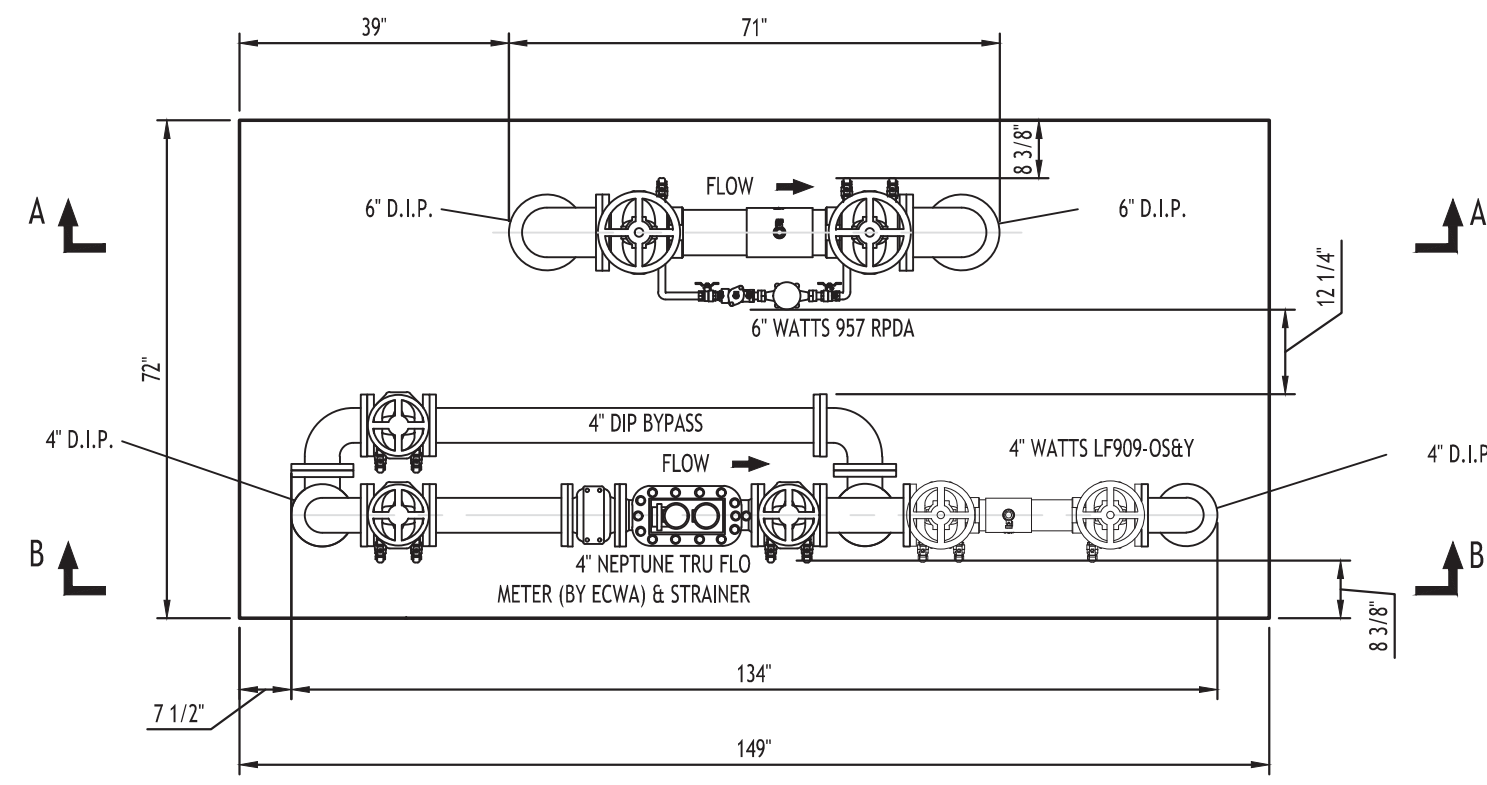
- NOTES:
- NO INSPECTION WILL BE PROVIDED WITHOUT A PERMIT. INSPECTIONS REQUIRE AS HIS ADVANCE NOTICE FOR COUPLING.
  - ALL WORK MUST BE INSPECTED BY A COUNTY INSPECTOR.
  - PVC PIPE MATERIAL SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST AWWA SPECIFICATION C900/C950-2012. ALL CAST IRON PIPE MATERIAL SHALL BE EXTRA HEAVY CAST IRON MEETING THE REQUIREMENTS OF ASTM A14-92.
  - CLEANOUTS MUST BE INSTALLED IN LAWN AREAS, NOT IN SIDEWALKS OR DRIVEWAYS. CLEANOUTS SHALL BE INSTALLED IN LAWN AREAS, NOT IN SIDEWALKS OR DRIVEWAYS. CLEANOUTS SHALL BE INSTALLED IN LAWN AREAS, NOT IN SIDEWALKS OR DRIVEWAYS.
  - SELECT BACKFILL REQUIRED UNDER THESE AREAS.
  - CONCRETE ENCASUREMENT IF COVER DEPTH IS LESS THAN 4'-0" UNDER PAVED AREAS.
  - MIN. DEPTH OF COVER 3'-0".
  - CLEANOUT MEASUREMENTS SHALL START FROM CENTERLINE OF MAIN SEWER FOR NEARBY LATERALS AND FROM THE 6" CLEANOUT FOR FAR JOINT NECESSARY. CLEANOUTS MAY BE REQUIRED FOR ANY ABRUPT CHANGES IN LATERAL DIRECTION FLOW.
  - A 6" CLEANOUT IS REQUIRED AT R.O.W. MEASURE THE MAIN SEWER 8" UNDER THE FURNISHMENT UNITS OR AT FAR SIDE OF PARADES.
  - ANY SEWER LAD THROUGH OR OVER A SEPTIC TANK MUST BE CAP IRON (SEPTIC TANK MUST BE FILLED WITH BANK RUN GRAVEL).
  - ANY EXCAVATION TO BE LEFT OPEN OVERSIGHT SHALL BE COMPLETELY ENCLOSED IN FENCING, OR WHERE NECESSARY COVERED WITH STEEL PLATES.
  - DOWN SPOUTS, SUMP PUMPS, AND FOOTING DRAINS ARE NOT PERMITTED TO BE CONNECTED TO THE LATERAL.
  - NO CONNECTION SHALL BE MADE UNTIL BUILDING ROOF IS ERECTED.

**CLEANOUT IN FIELD/LAWN AREAS NON RESIDENTIAL AND COMMERCIAL PROJECTS**



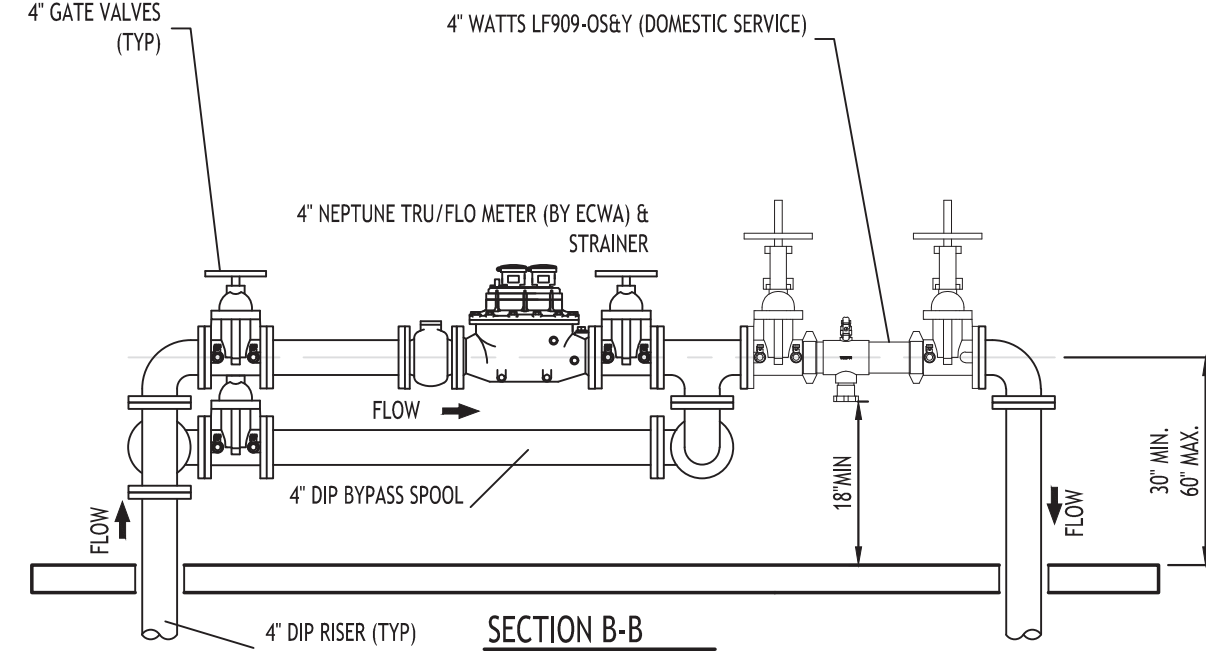
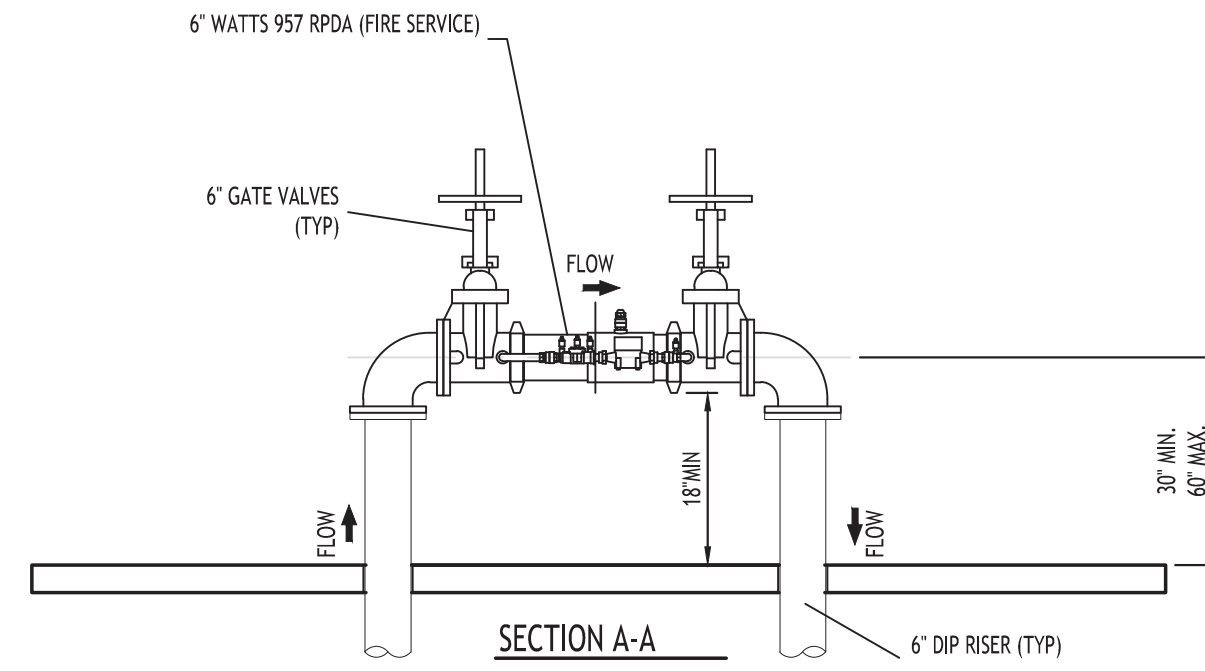
**CLEANOUT IN PAVEMENT/SIDEWALKS NON RESIDENTIAL AND COMMERCIAL PROJECTS**



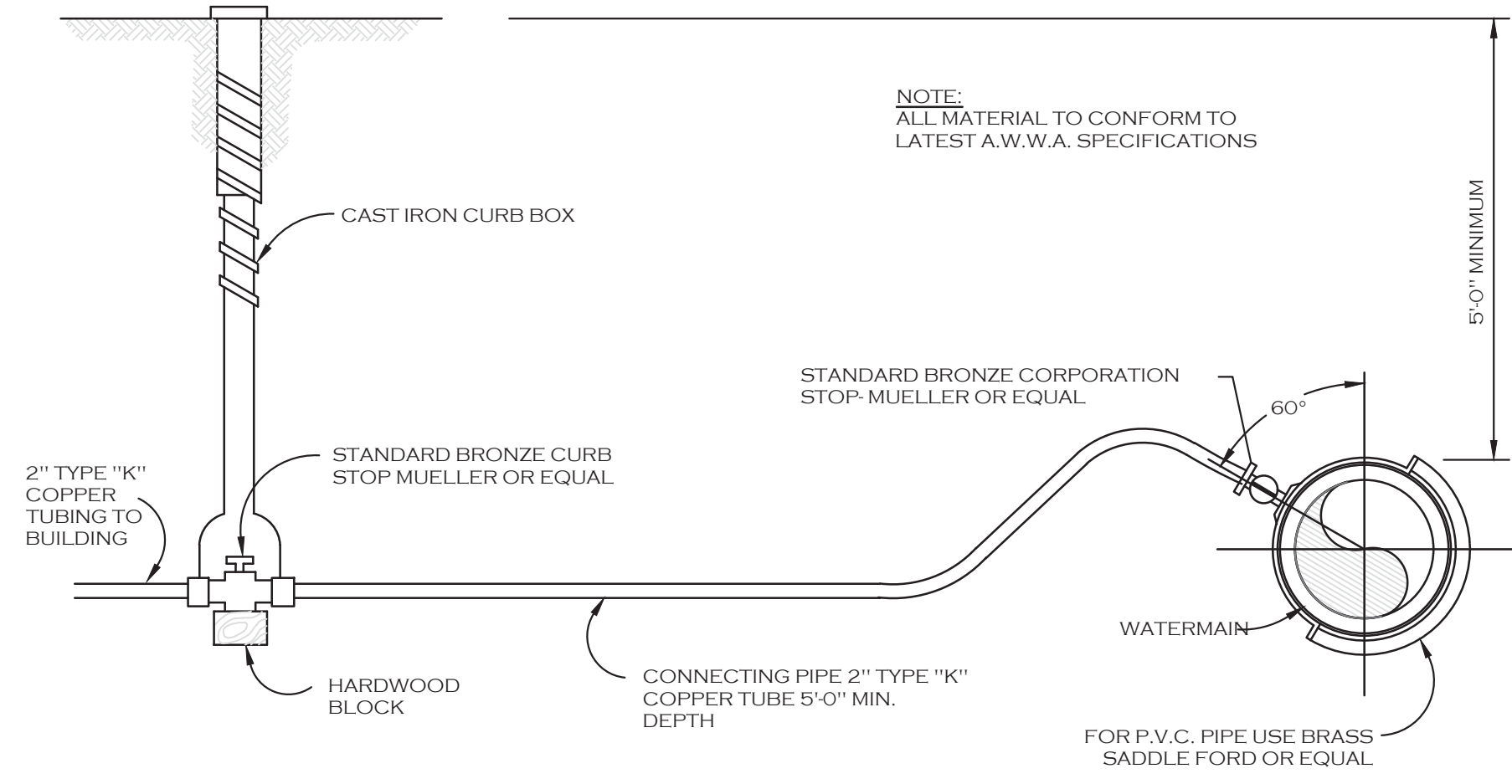


**NOTES:**

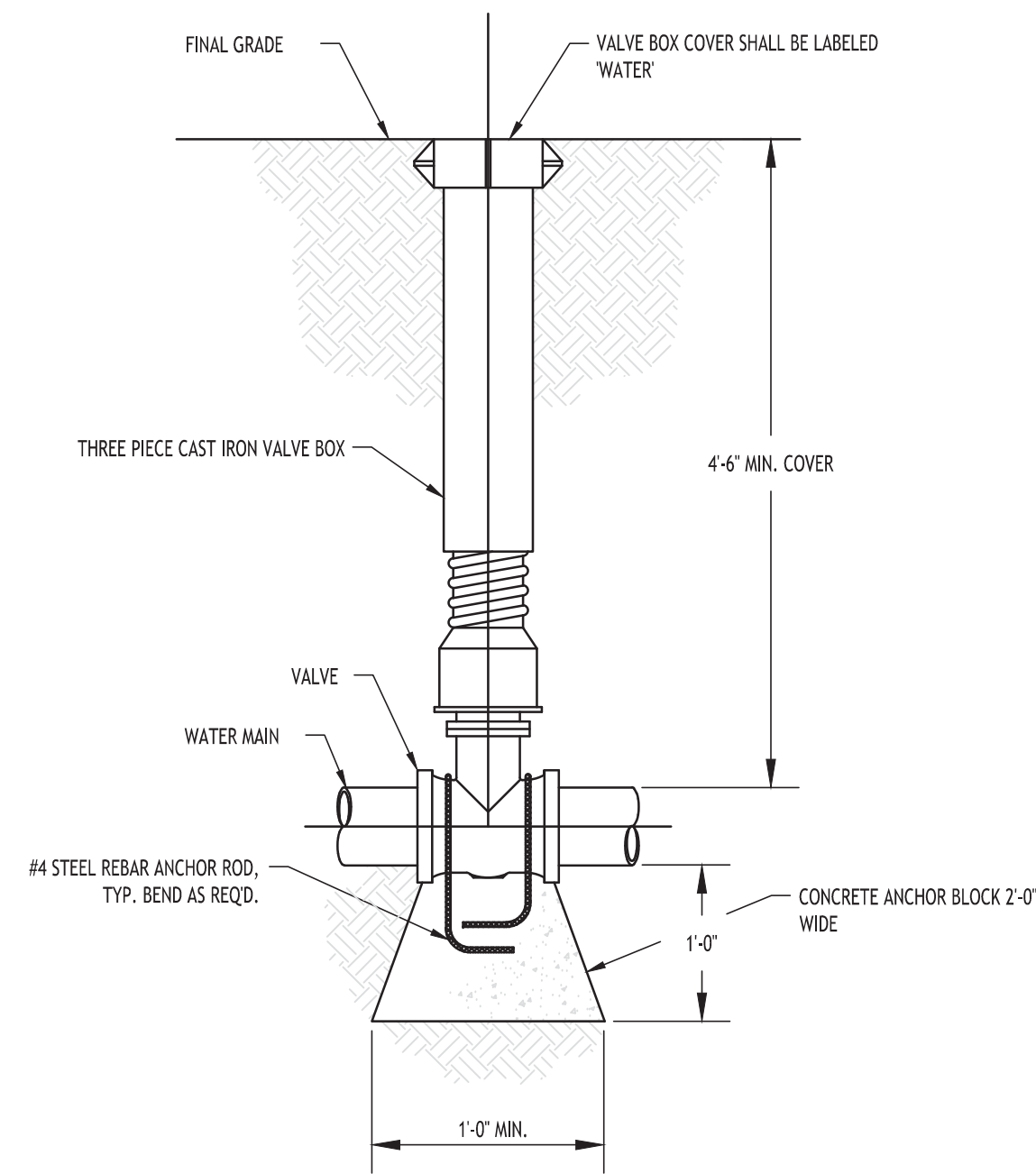
1. BACKFLOW PREVENTER DIMENSIONS FURNISHED BY WATTS.
2. ALL DIMENSIONS ARE IN INCHES.
3. WALL & INSULATION THICKNESS IS 1-1/2".
4. ROOF & INSULATION THICKNESS IS 3".
5. EXTERIOR ENCLOSURE DIMENSIONS: SEE SITE PLAN.
6. CONCRETE PAD IS 72" W x 149" L x 6" THK W/W.W.F. 6X6/10X10.
7. METER SHOWN: 4" NEPTUNE TRU/FLO COMPOUND METER, SUPPLIED BY ECWA, VERIFY DIMENSIONS PRIOR TO ORDERING.
8. RPZ SHOWN: 4" WATTS LF909-056Y (DOMESTIC SERVICE), 6" WATTS 957 RPDA (FIRE SERVICE).
9. CONTRACTOR TO INSTALL ELECTRIC SERVICE TO ENCLOSURE, COORDINATE SOURCE WITH OWNER.
10. INSTALL A 120V GFI OUTLET IN THE ENCLOSURE.
11. HEATERS TO HAVE THERMOSTAT CONTROL.



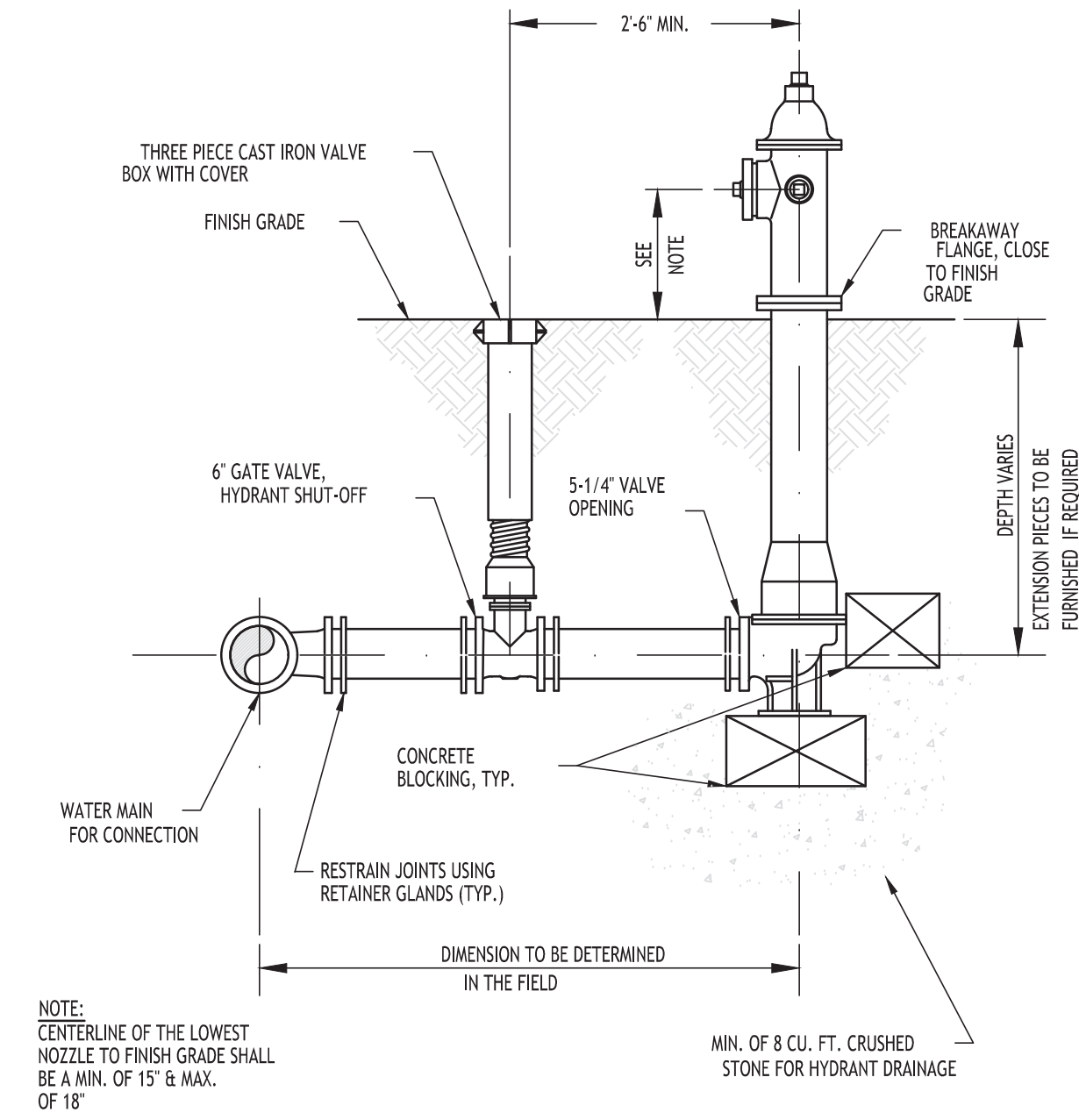
**4" METER/RPZ (DOMESTIC) & 6" RPDA (FIRE)**  
NOT TO SCALE



**TYPICAL WATER SERVICE LINE INSTALLATION**



**TYPICAL GATE VALVE DETAIL**  
NOT TO SCALE



**TYPICAL FIRE HYDRANT ASSEMBLY DETAIL**  
NOT TO SCALE

REVISIONS:	Date
No. Description	



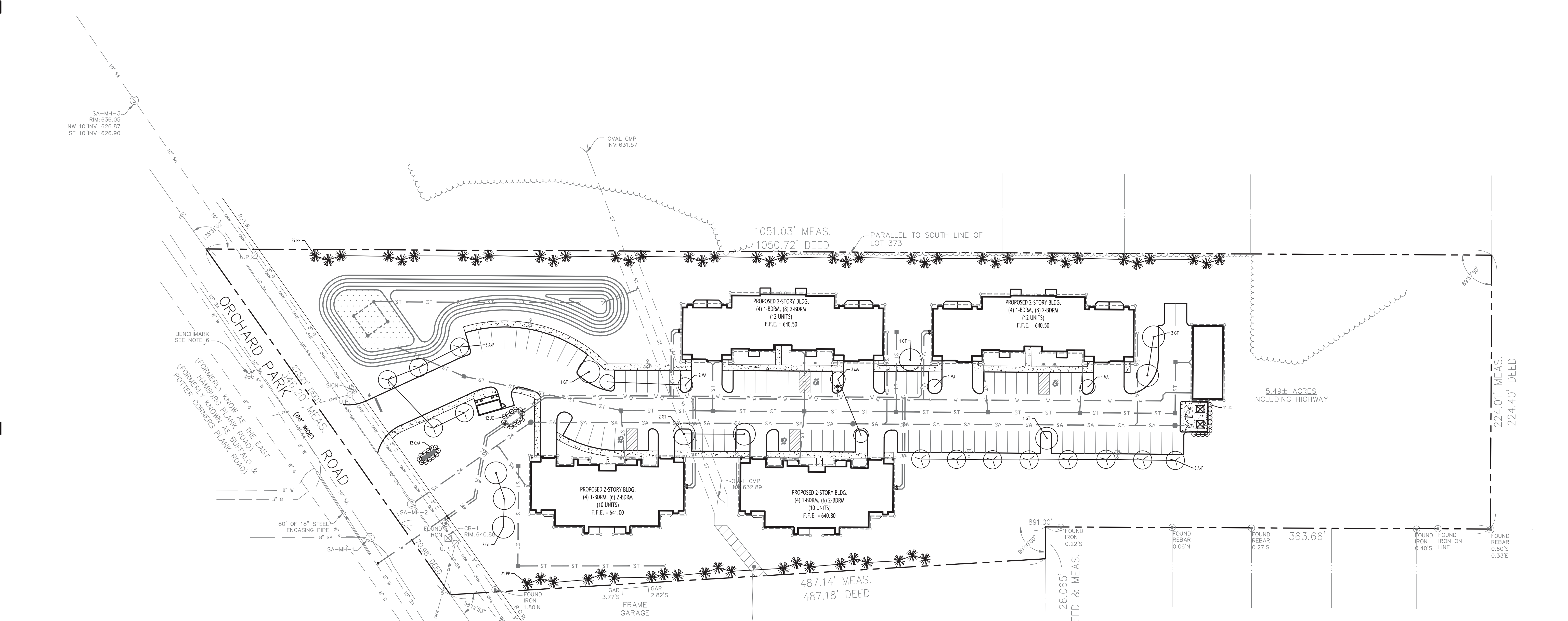
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Utility Details

Date: 6/21/23  
Drawn By: A. Pandolfe  
Scale: As Noted

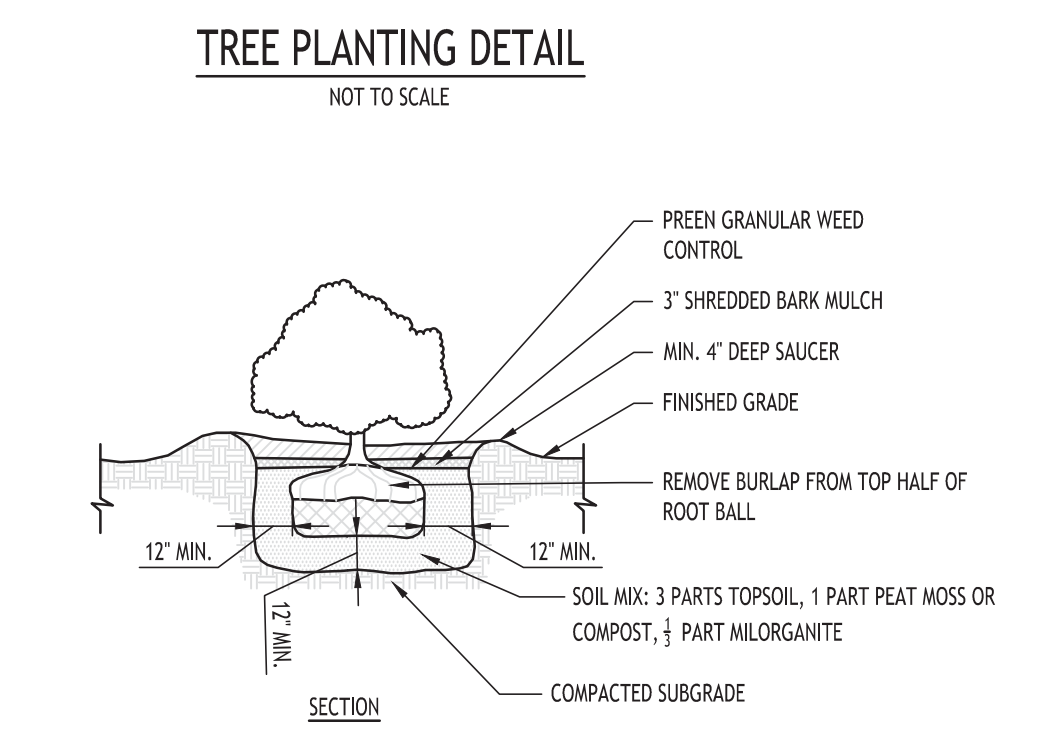
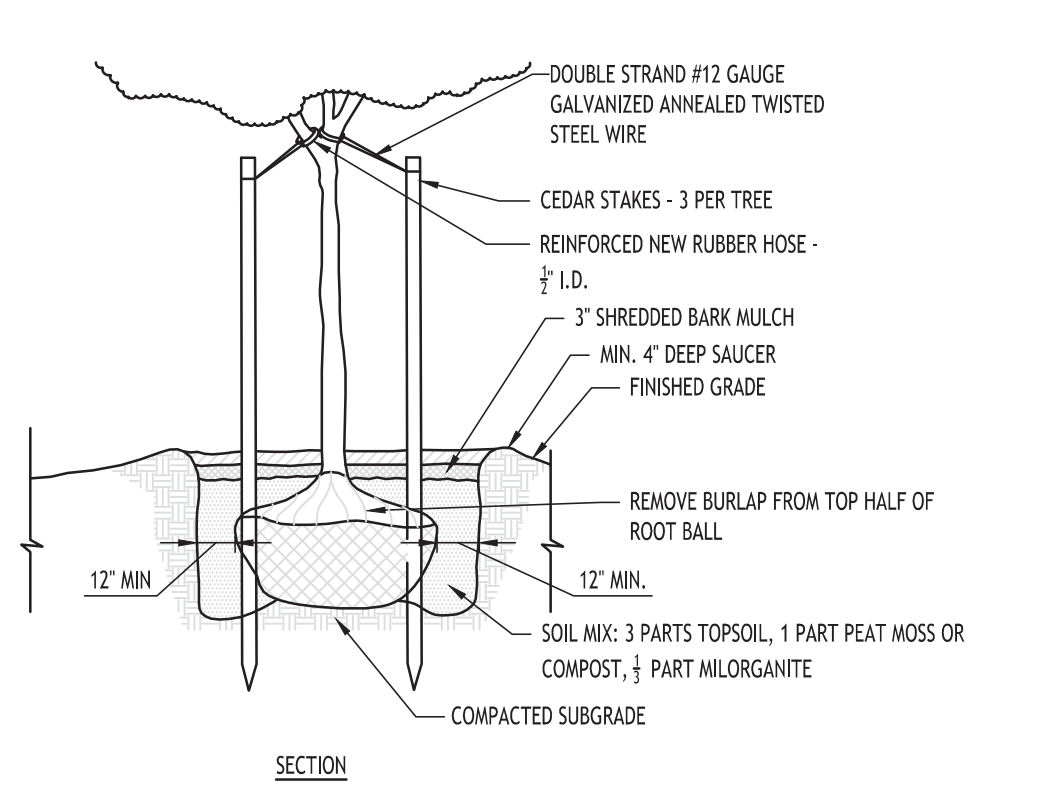
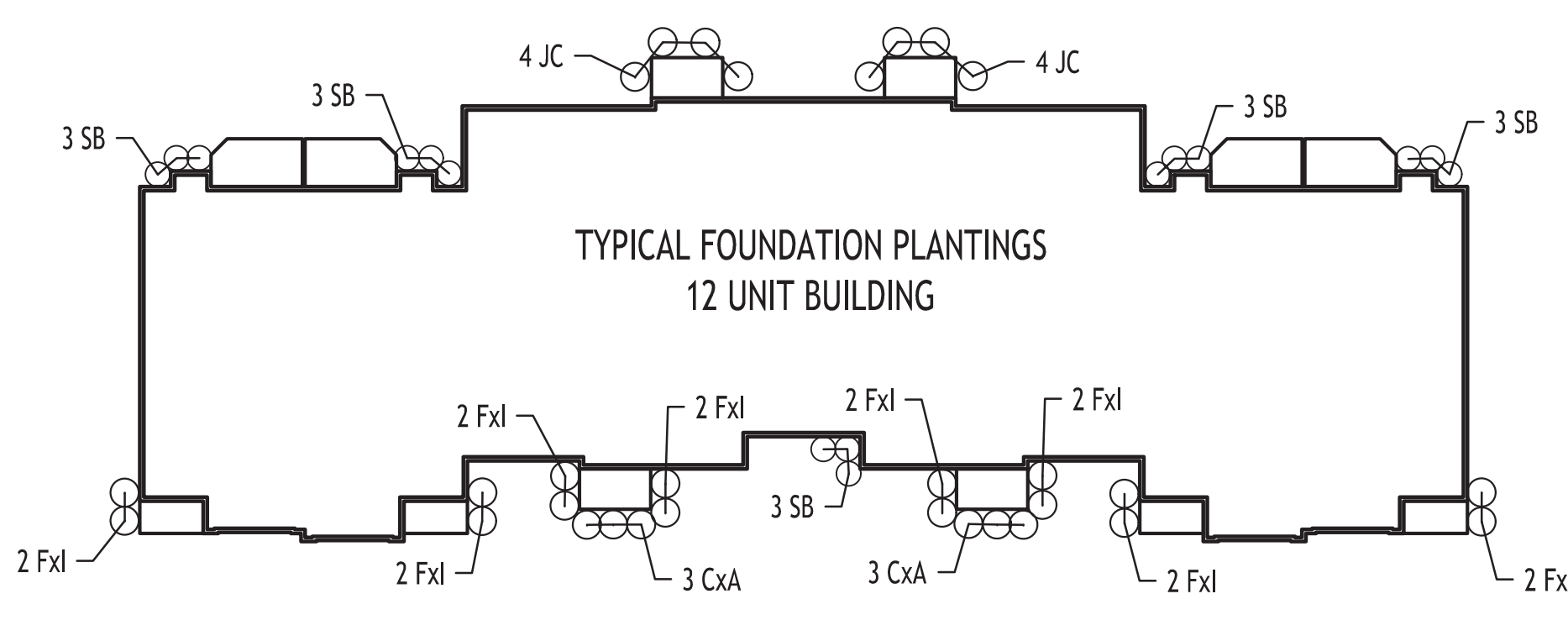
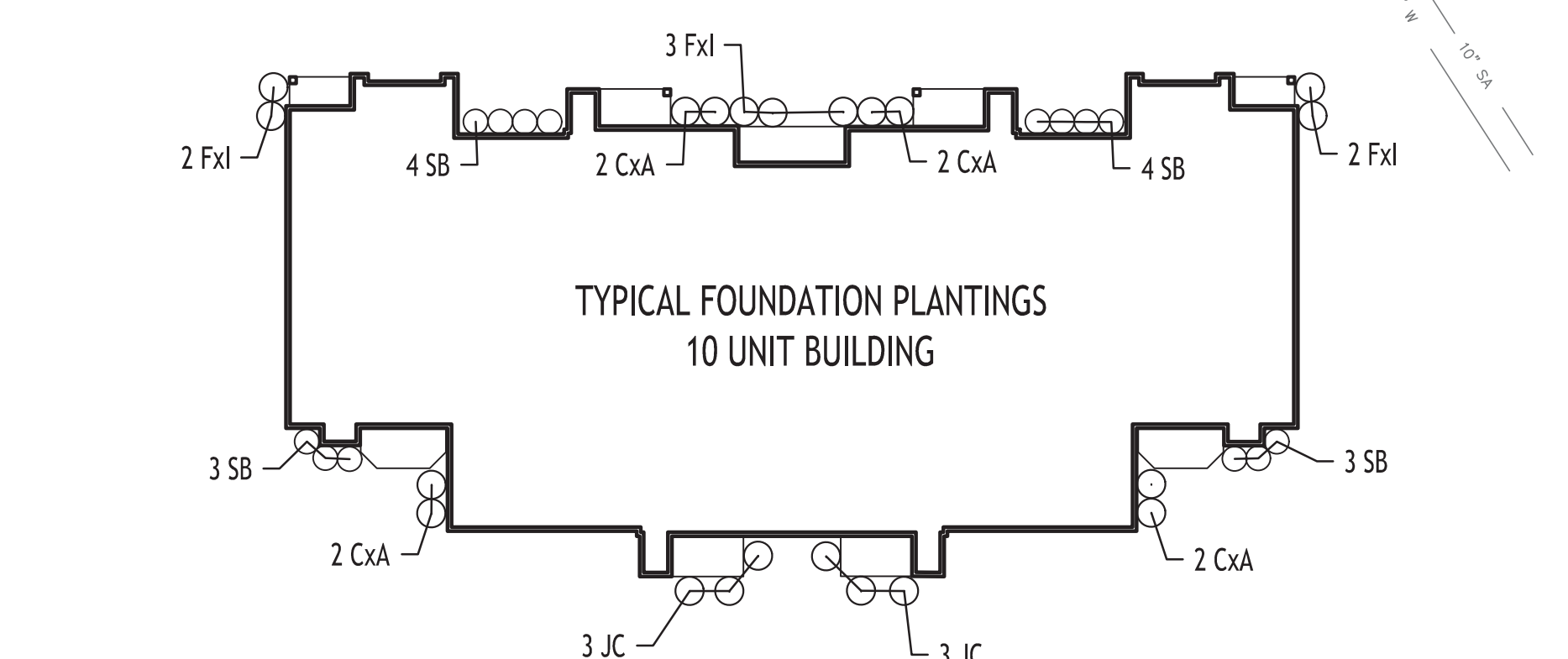
DRAWING NO.:

**C-402**

Project No: 22.128



**N LANDSCAPE PLAN**  
SCALE: 1"=40'



**PLANTING SCHEDULE**

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
<b>DECIDUOUS TREES</b>					
AxF	13	ACER x FREEMANNI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	2.5' CAL.	B & B
GT	10	GLEDITSIA TRICANTHOS	SHADEMASTER LOCUST	2.5' CAL.	
<b>EVERGREEN TREES</b>					
PP	60	PICEA PLUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	6' - 7' HT.	B & B
<b>ORNAMENTAL TREES</b>					
MA	6	MALUS ADIRONDACK	ADIRONDACK CRABAPPLE	2' CAL.	B & B
<b>SHRUBS</b>					
Fxl	46	FORSYTHIA x INTERMEDIA 'GOLDFOLD'	MAGICAL GOLD FORSYTHIA	NO. 5 CONT. (24" HT. MIN.)	3 - 4 O.C.
SB	58	SPIRAEA x BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	24" HT.	NO. 3 CONT.
JC	37	JUNIPERUS CHINENSIS HETZII COLUMNARIS	HETZ STAKED JUNIPER	4 HT.	B & B
<b>ORNAMENTAL GRASSES / PERENNIALS</b>					
CxA	26	CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 3 CONT.	3 - 4 O.C.

**PLANTING NOTES:**

- ALL INTERIOR LANDSCAPED AREAS SHALL HAVE A MINIMUM PLANTING SOIL DEPTH OF TWO (2) 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 THREE (3) INCHES DEPTH OF DARK SHREDED HARDWOOD BARK MULCH.
- ALL SEASONAL FLOWER BEDS SHALL BE A MINIMUM OF SIXTEEN (16) INCHES DEEP. SOIL TO BE INSTALLED BY SITE CONTRACTOR.
- ALL DECIDUOUS AND EVERGREEN TREES SHALL BE STAKED WITH THREE (3) TREE STAKES AS PER TREE PLANTING DETAIL.

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



REVISIONS:	Date
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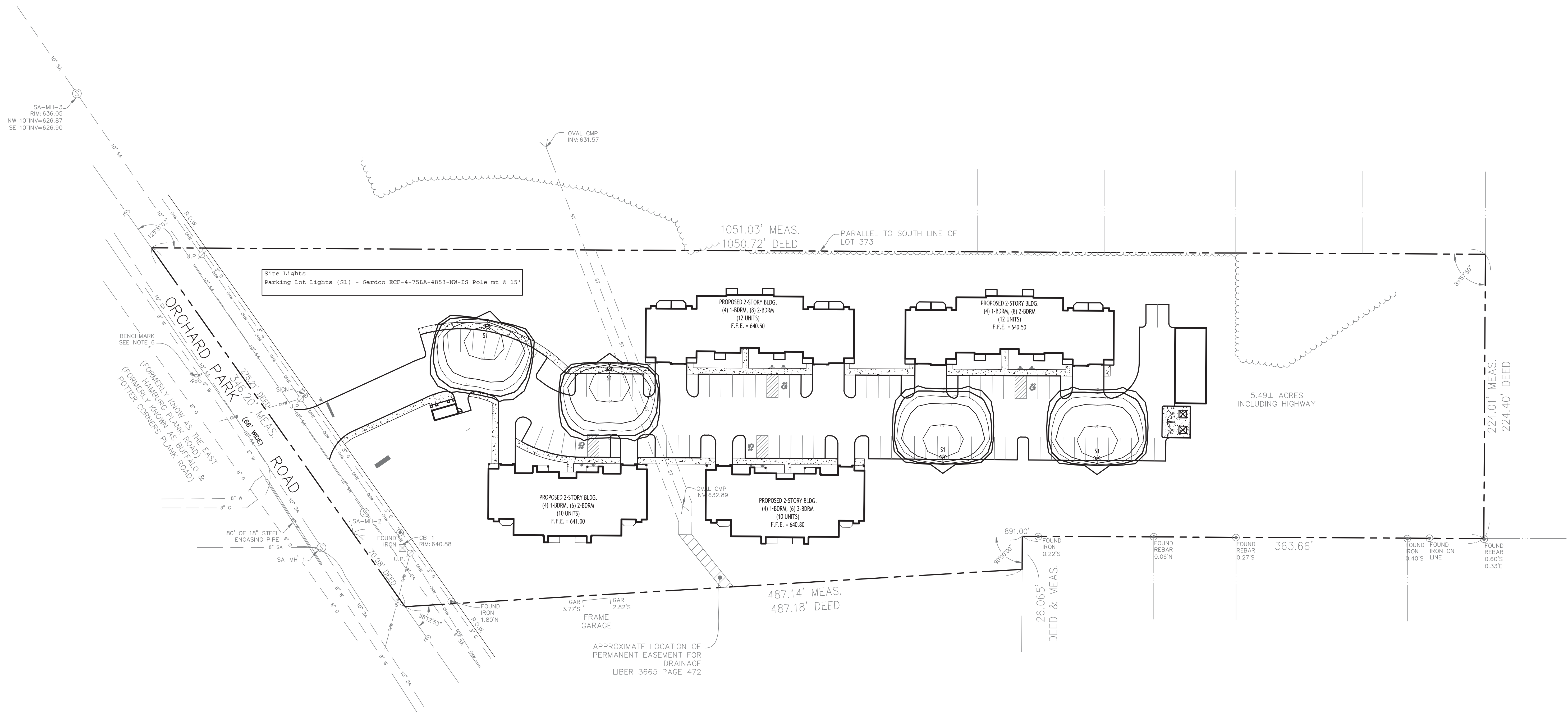


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**Landscape Plan**

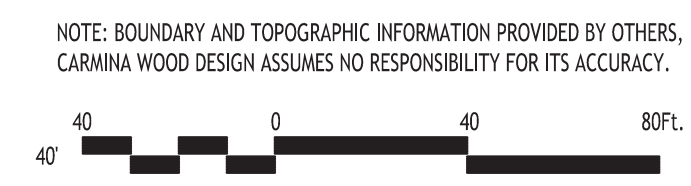
Date: 6/21/23  
Drawn By: A. Pandolfo  
Scale: As Noted

DRAWING NO.:  
**L-100**  
Project No: 22.128

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**N LIGHTING PLAN**  
SCALE: 1"=40'



**Multi-family Development**  
1130-1140 Orchard Park Road  
West Seneca, New York

REVISIONS:	Date
No. Description	



DRAWING NAME:  
**Lighting Plan**

Date: 6/21/23  
Drawn By: A. Pandolfo  
Scale: As Noted

DRAWING NO.  
**LP-100**  
Project No: 22.128