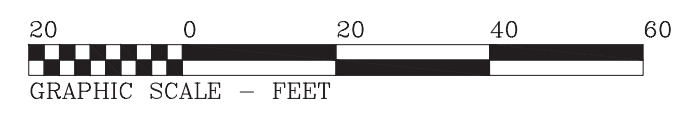


NOTE:
EASEMENT TO TOWN OF WEST OF SENECA PER LIBER 6854 DEEDS
PAGE 474 (EASEMENT NOW IN R.O.W.)

ELEVATION DATUM
ELEVATIONS ON THIS MAP WERE DETERMINED UTILIZING GPS DATUM:
NAD83 (2011) EPOCH 2010.0 DATUM

UTILITIES
The underground utilities shown have been located from field survey information & existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.
Note: Underground Utility information has been ordered from the respective utility companies. As the information is received, this map will be amended to reflect said information.

National Fuel Attn: Ed Kulpa (716) 857-7000	Spectrum Cable Attn: Chris Smith (716) 840-8748	Verizon Attn: Anne Baglio (716) 840-8748
Erie County Water Dept. Attn: Daniel Walkowiak (716) 684-1510	N.Y.S. Electric & Gas Attn: Sam Cappogallo (716) 651-5256	National Grid Attn: Eric Wright (716) 857-4031



LEGEND

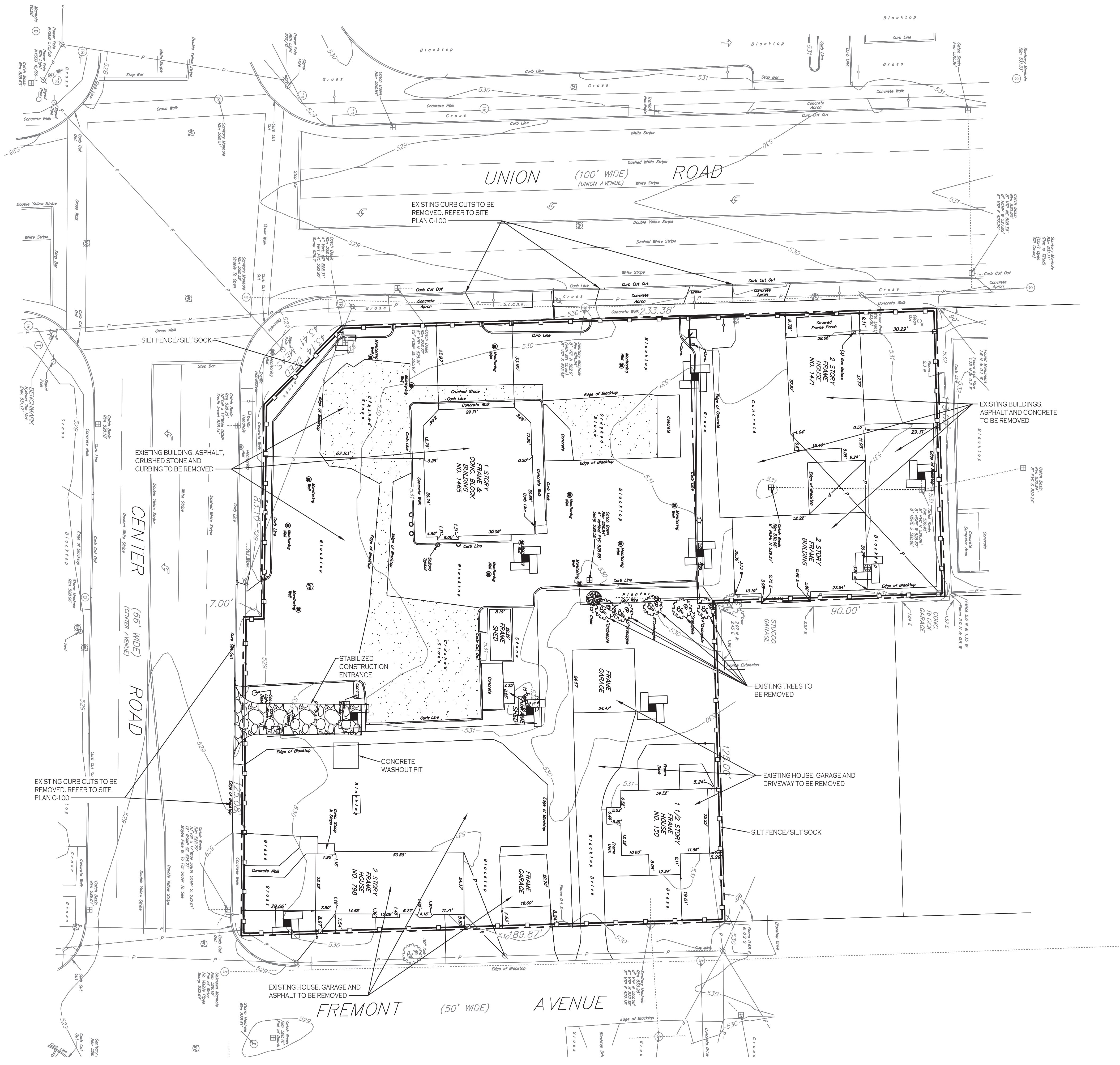
- | | |
|---|--|
| <ul style="list-style-type: none"> ○ UTILITY / SERVICE POLE □ WATER LINE VALVE ⊗ FIRE HYDRANT ⊘ D.I. (DROP INLET - STORM) ⊙ MANHOLE (STORM) ⊙ MANHOLE (ELECTRIC) ⊙ MANHOLE (TRAFFIC) ⊙ MANHOLE (SANITARY) ⊙ MANHOLE (TELEPHONE) ⊙ GASLINE MARKER ⊙ GAS LINE VALVE ⊙ LIGHT STANDARD — SLOV — H.C. HANDICAP | <ul style="list-style-type: none"> R.O.W. RIGHT OF WAY CONC. CONCRETE INV. INVERT M.H. MANHOLE — GAS LINE — WATER LINE — TELEPHONE LINE — ELECTRIC LINE — UTILITY LINES — CABLE LINES D. DEED M. MEASURED L. LIBER P. PAGE |
|---|--|

INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: L11205 Deeds Pg. 4376, L10887 Deeds Pg. 5281, L10448 Deeds Pg. 663, L10379 Deeds Pg. 338
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED IN SAID ABSTRACT.
NOTE: PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

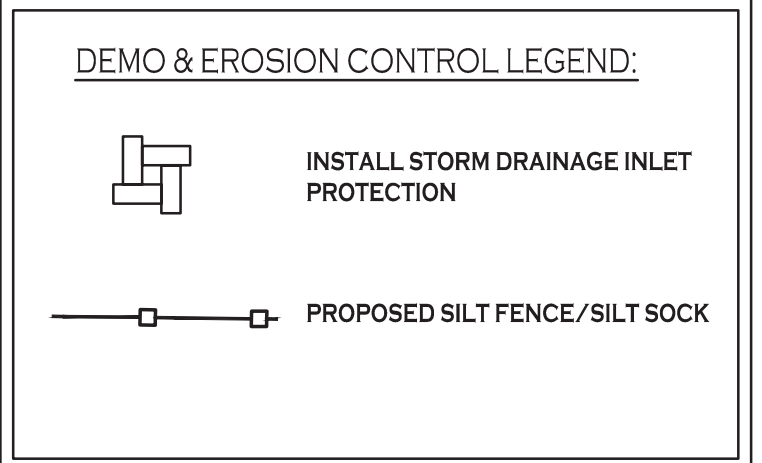
THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR LAND SURVEYING ADOPTED BY THE NEW YORK STATE SURVEYING BOARD. MILLARD, MACKEY & DELLES LAND SURVEYORS, LLP 1500 ASERO DRIVE BUFFALO, NEW YORK 14225 PHONE: (716) 631-5140 FAX: 631-3811	COPYRIGHT 2020 BY: Millard, MacKay & Delles LAND SURVEYORS, LLP 1500 ASERO DRIVE BUFFALO, NEW YORK 14225 PHONE: (716) 631-5140 FAX: 631-3811	AMEND: SURVEY DATE: 9-3-20 DRAWING DATE: 9-25-20 SCALE: 1" = 20' "ALL RIGHTS RESERVED"
	PART OF SUBLOTS 32 TO 40 AND ALL OF SUBLOTS 41 TO 46 ~ BLOCK "B", MAP COVER 467 PART OF LOT 192 SECTION _____ TOWNSHIP _____ RANGE _____ OF THE Ebenezer Lands SURVEY _____ ERIE COUNTY, N.Y. SURVEY OF: 1465 & 1471 Union Rd., 798 Center Rd. & 150 Fremont Ave., Town of West Seneca SBL No. 134.68-1-1.1.2.M.281	

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DEMO & EROSION CONTROL PLAN
SCALE: 1"=20'



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



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 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 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 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 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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REVISIONS:	No.	Description	Date

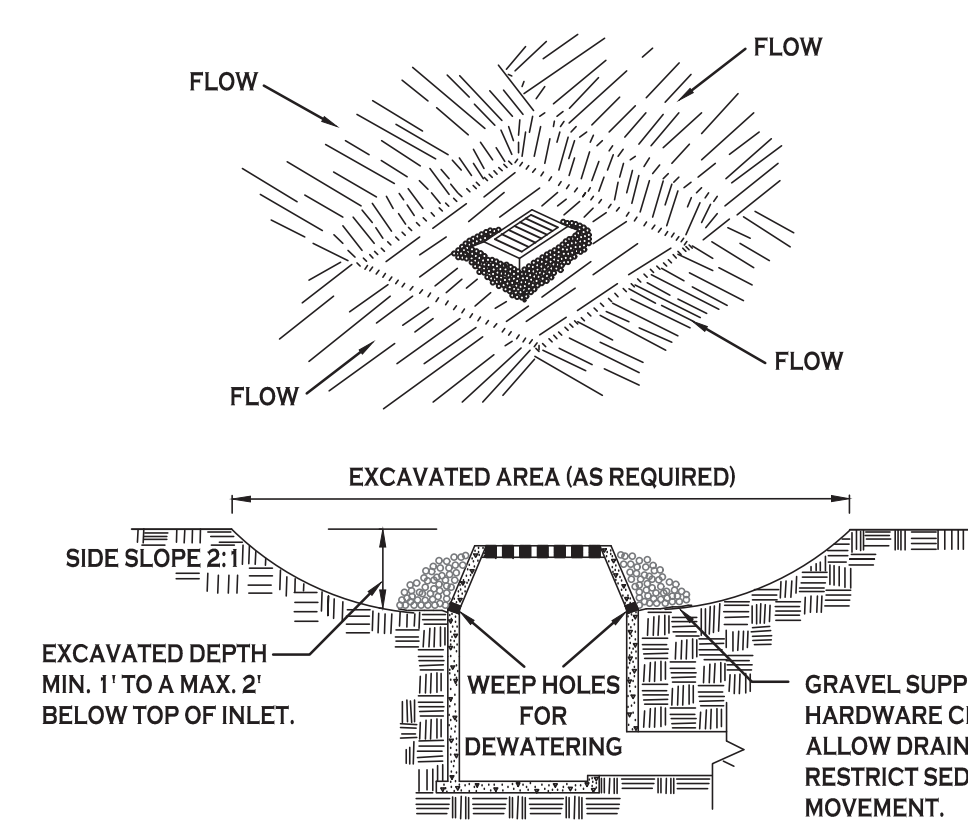
PROJECT NAME:
Site Development Plans for:
Proposed Office Building
1465-1471 Union Road
West Seneca, New York 14224

Date: 8/24/21
Drawn by: A. Pandolfo
Scale: As Noted

DRAWING NAME:
Demo & Erosion Control Plan

DRAWING NO.
C-001
Project no.: 20.150

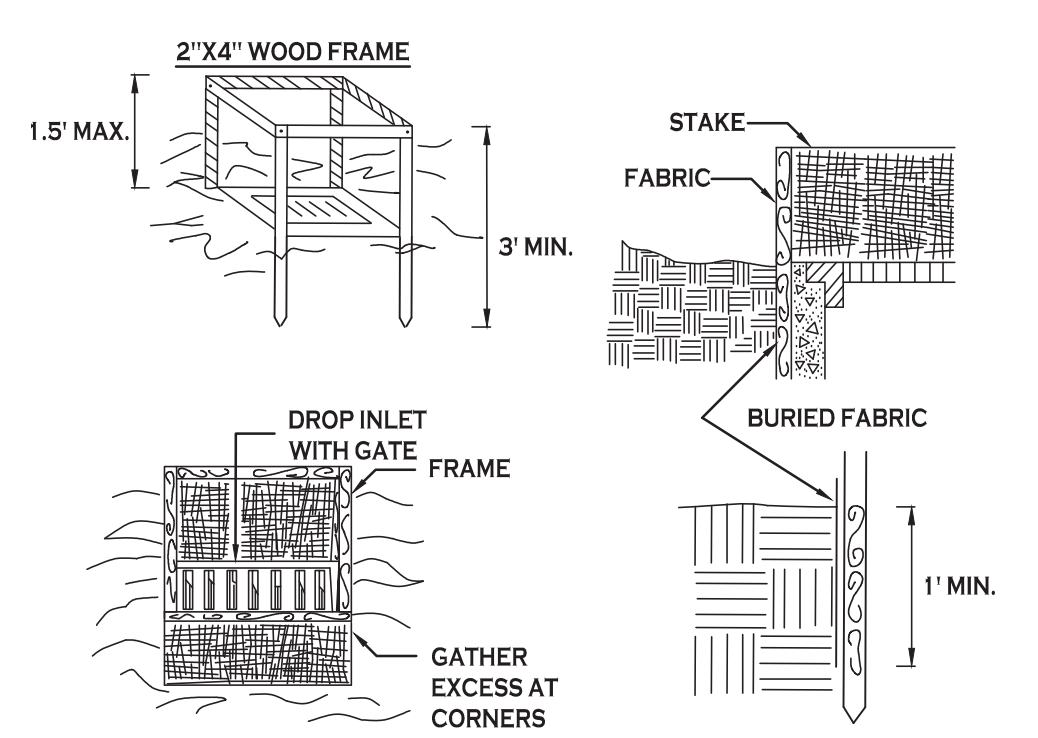
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CONSTRUCTION SPECIFICATIONS

- 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

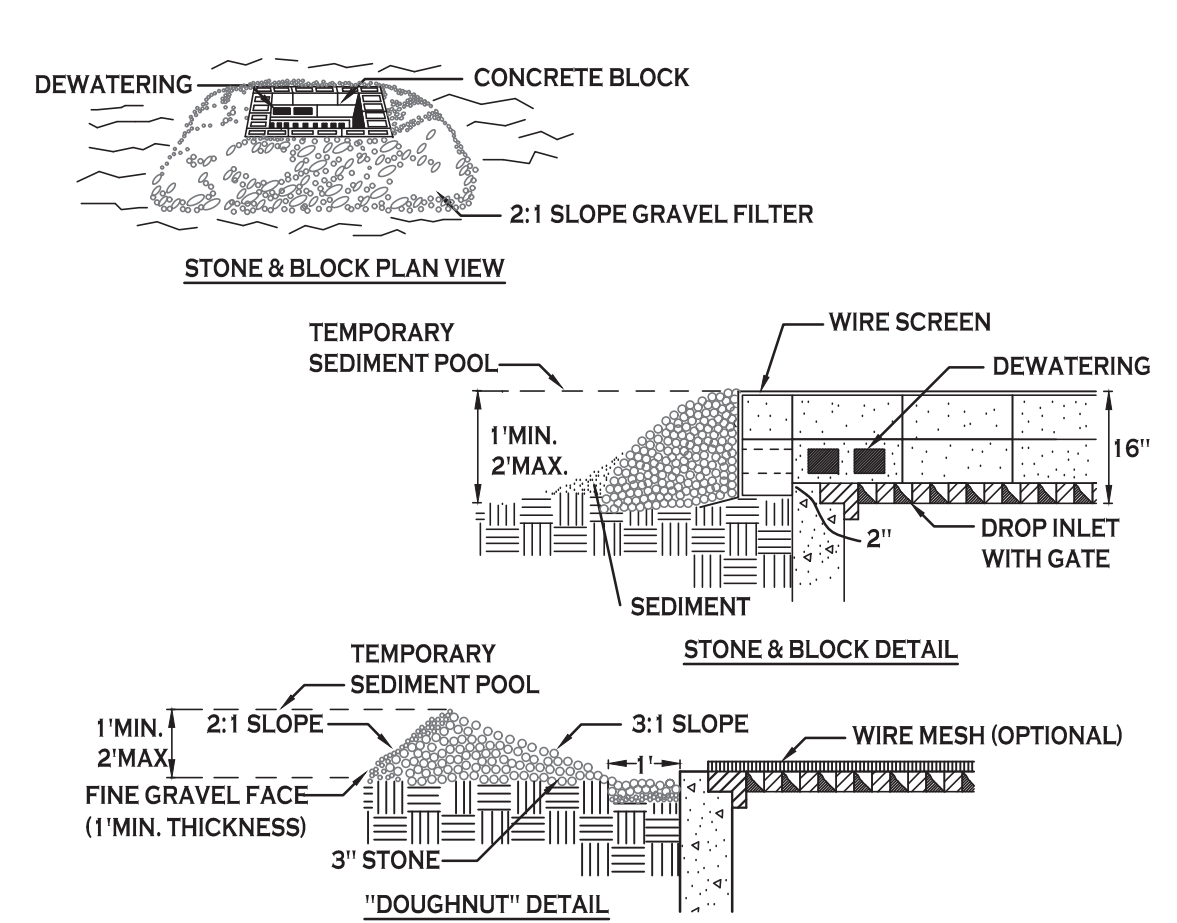
INLET PROTECTION DETAIL 1
NOT TO SCALE



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

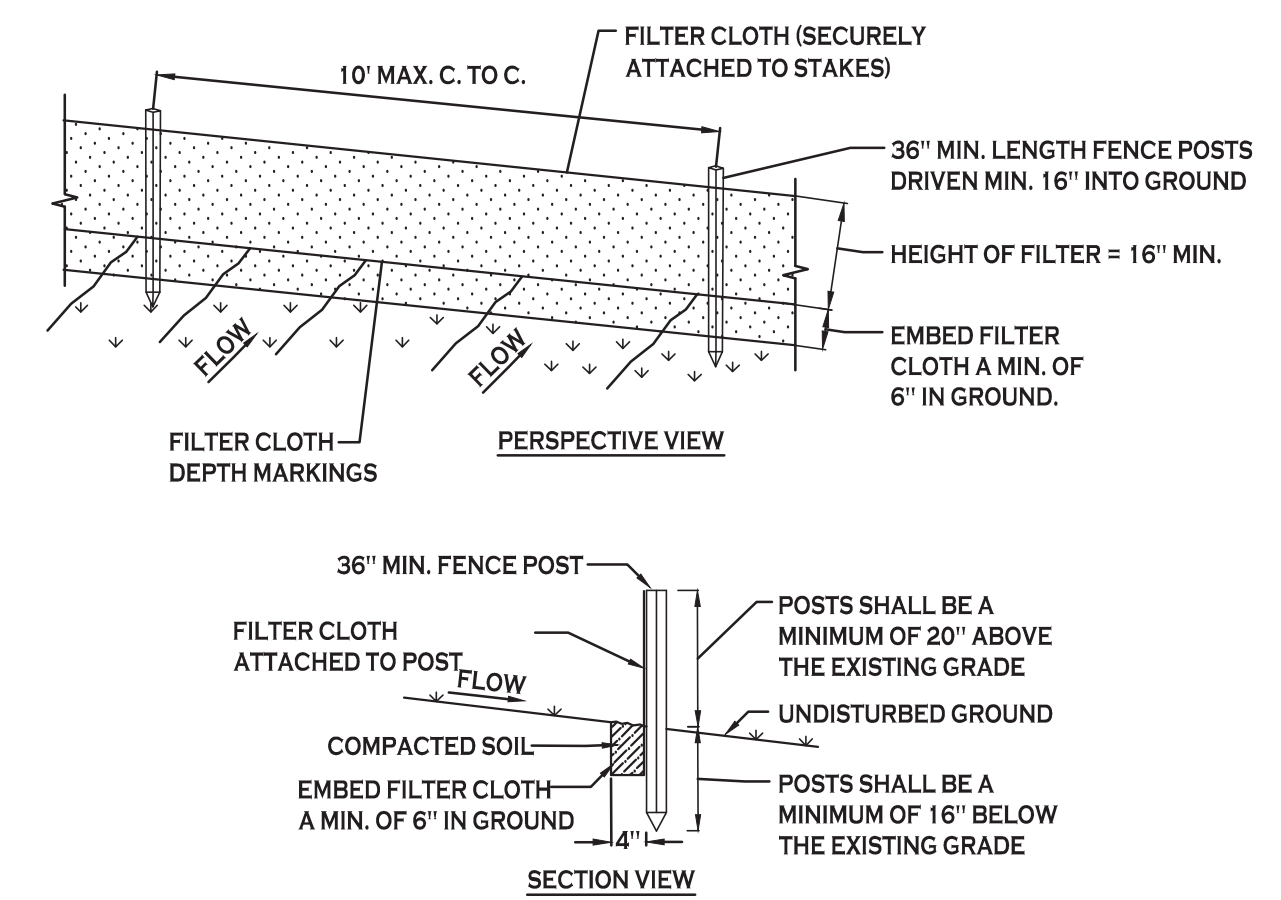


CONSTRUCTION SPECIFICATIONS

- 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

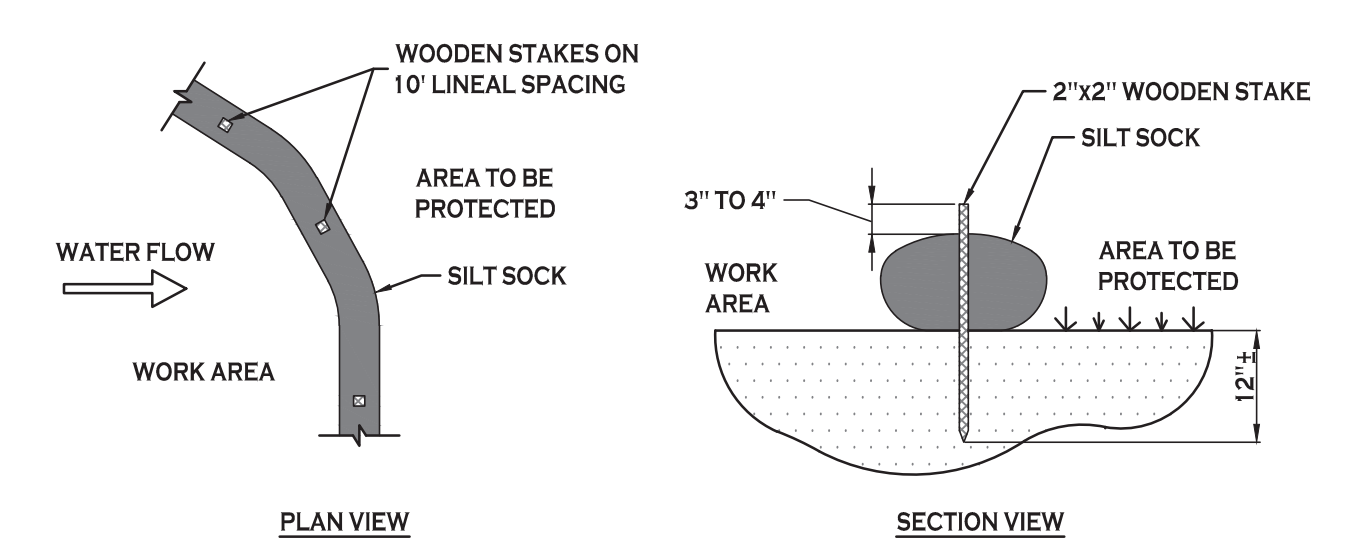
NOTE: INSTALL ONE OF THE INLET PROTECTION OPTIONS SHOWN PRIOR TO CONSTRUCTION



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 OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA 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

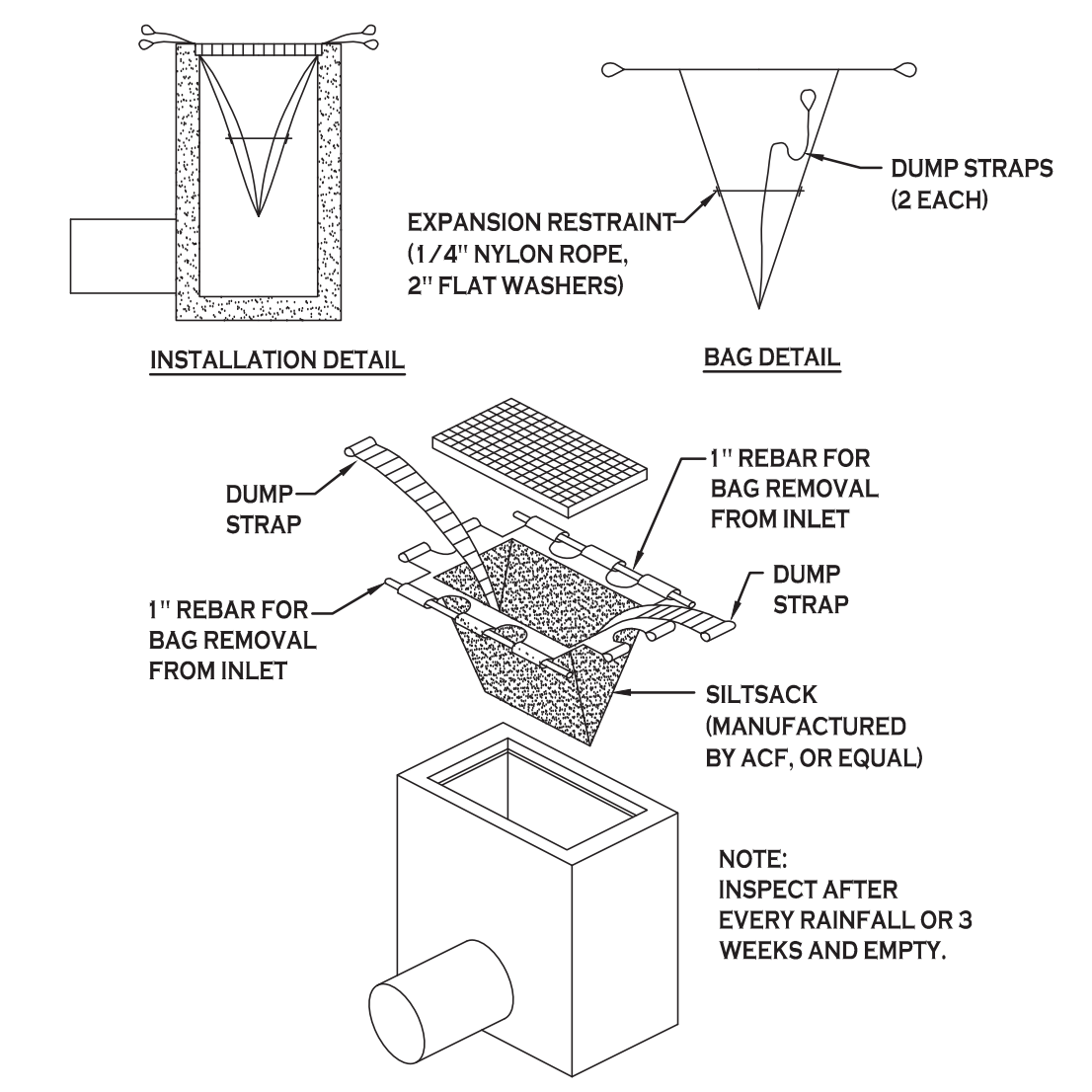


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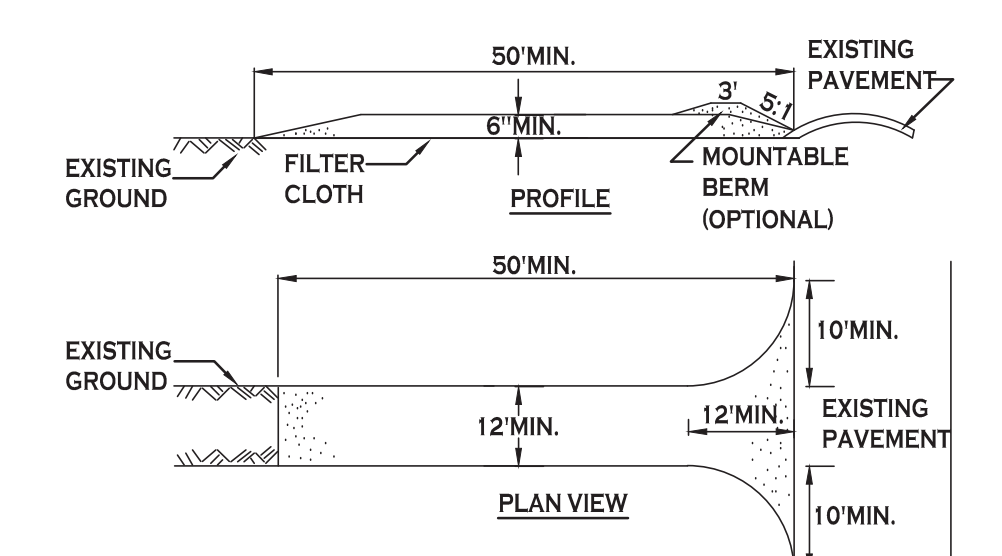
CONTRACTOR SHALL INSPECT AND MAINTAIN SILT SOCK AS NEEDED DURING THE DURATION OF CONSTRUCTION PROJECT.

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
NOT TO SCALE



SILT SACK 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



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REVISIONS:	No.	Description	Date

PROJECT NAME:
Site Development Plans for:
Proposed Office Building
1465-1471 Union Road
West Seneca, New York 14224

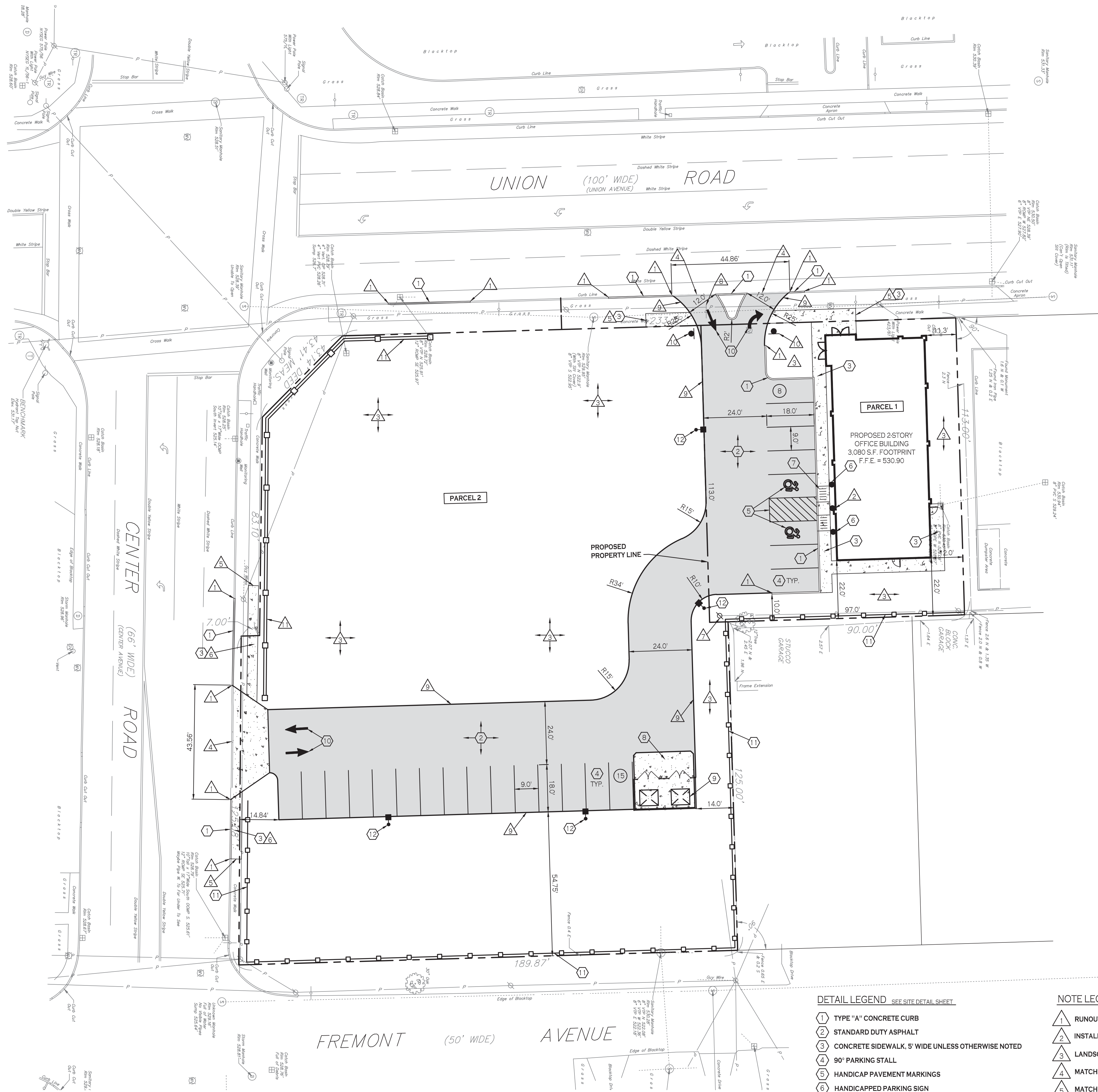
Date: 8/24/21
Drawn by: A. Pandolfo
Scale: As Noted

DRAWING NAME:
Demo & Erosion Control Details

DRAWING NO.
C-002
Project no.: 20.150

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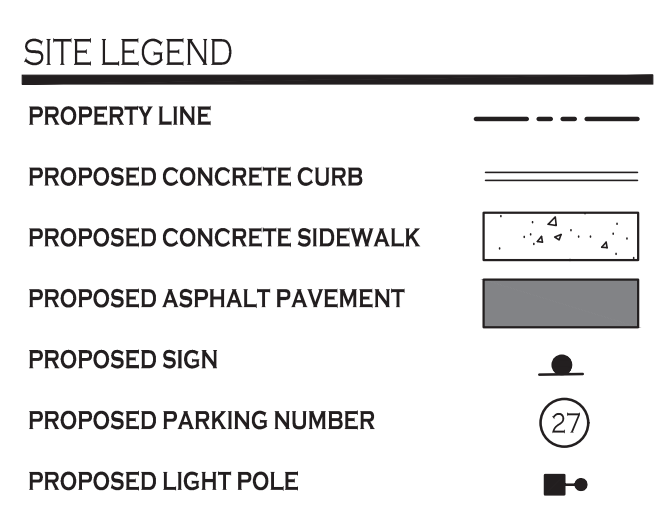
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SITE PLAN
 SCALE: 1"=20'

- DETAIL LEGEND** SEE SITE DETAIL SHEET
- 1 TYPE "A" CONCRETE CURB
 - 2 STANDARD DUTY ASPHALT
 - 3 CONCRETE SIDEWALK, 5' WIDE UNLESS OTHERWISE NOTED
 - 4 90° PARKING STALL
 - 5 HANDICAP PAVEMENT MARKINGS
 - 6 HANDICAPPED PARKING SIGN
 - 7 HANDICAPPED PAVEMENT RAMP
 - 8 EXTERIOR CONCRETE SLAB ON GRADE
 - 9 DUMPSTER ENCLOSURE
 - 10 PAINTED TRAFFIC ARROWS
 - 11 6-FT BOARD ON BOARD FENCE
 - 12 LIGHT POLE FOUNDATION

- NOTE LEGEND**
- 1 RUNOUT CURB IN 2' OR MATCH EXISTING CURB
 - 2 INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. R7-1C
 - 3 LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
 - 4 MATCH EX. EDGE OF PAVEMENT
 - 5 MATCH EX. SIDEWALK
 - 6 EXTEND EXISTING SIDEWALK - MATCH EXISTING WIDTH
 - 7 RELOCATE EXISTING UTILITY POLE TO GREENSPACE
 - 8 RELOCATE EXISTING SIGN
 - 9 EDGE OF PAVEMENT
 - 10 INSTALL "NO LEFT TURN" SIGN, M.U.T.C.D. SIGN NO. R32
 - 11 DECORATIVE WALL



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



SITE DATA

SITE AREA = PARCEL 1 (0.25 ACRES) & PARCEL 2 (0.97 ACRES)
 ZONED: C-2 (S) (COMMERCIAL DISTRICT)-UNION ROAD CORRIDOR
 BUILDING AREAS: 2 STORY (3,080 SF FOOTPRINT) OFFICE BUILDING & 3,057 SF RESTAURANT

SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT:	20 FT MAX.	5.0 FT
SIDE:	5 FT MIN.	11.30 FT
REAR:	30 FT MIN.	22.0 FT*

SETBACKS - PARKING	REQUIRED	PROVIDED
FRONT:	N/A	N/A
SIDE (ABUTTING R DISTRICT):	10 FT MIN.	10.0 FT
REAR:	10 FT MIN.	10.0 FT

PARKING (9' x 18')	REQUIRED	PROVIDED
	82 SPACES	47 SPACES*

MAX. BUILDING HEIGHT:	REQUIRED	PROVIDED
	40 FT	< 40 FT

*VARIANCE REQUIRED

PARKING CALCULATION:

"PROFESSIONAL OFFICE" (PARCEL 1)
 1 SPACE PER 100 SF OF GROSS FLOOR AREA
 6,160 SF / 100 = 62 SPACES REQUIRED

"RESTAURANT" (PARCEL 2)
 2 SPACES PER 5 SEATS
 50 SEATS / 5 * 2 = 20 SPACES REQUIRED

82 TOTAL SPACES REQUIRED

- NOTES:**
- ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
 - ALL DISTURBED AREAS SHALL HAVE 4" MIN. OF TOPSOIL & SEED.
 - ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
 - CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
 - BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

- 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.



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REVISIONS:

No.	Description	Date
1	Added proposed property line	12/19/21
2	Revised parking calculations	12/22/21
3	Revised per NYSDOT comments	1-11-22

PROJECT NAME:
 Site Development Plans for:

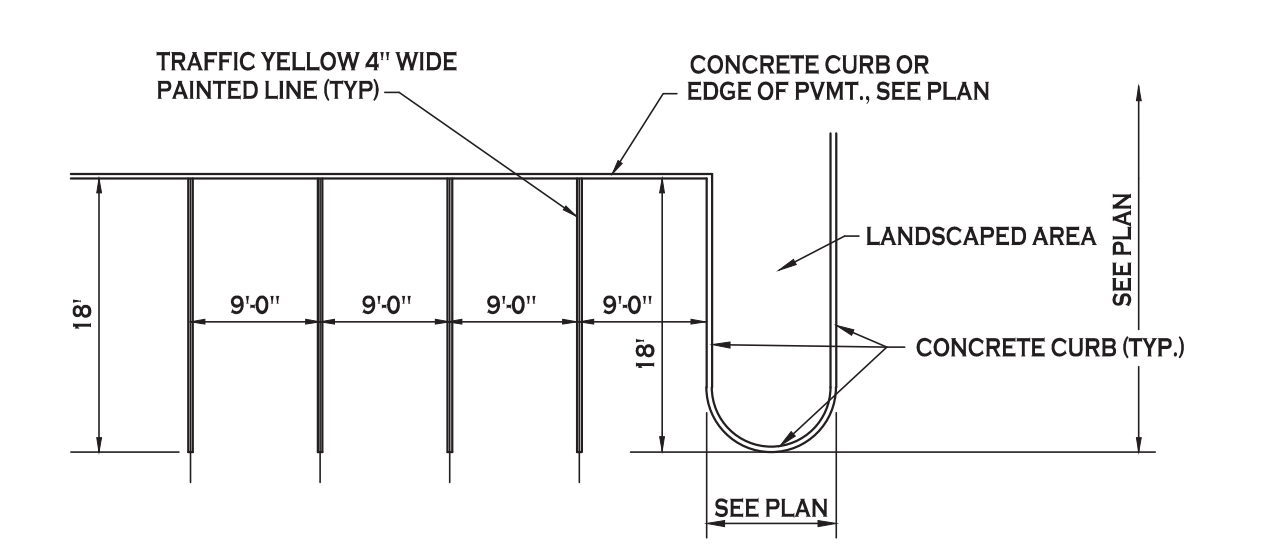
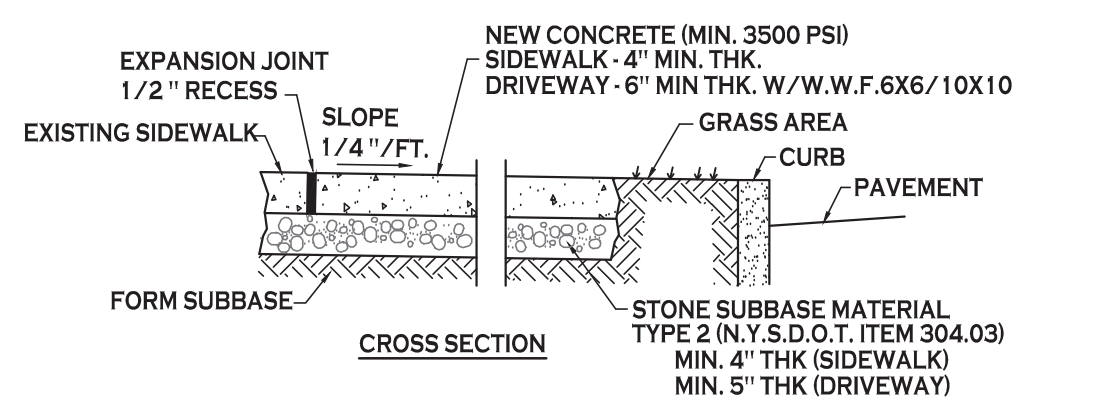
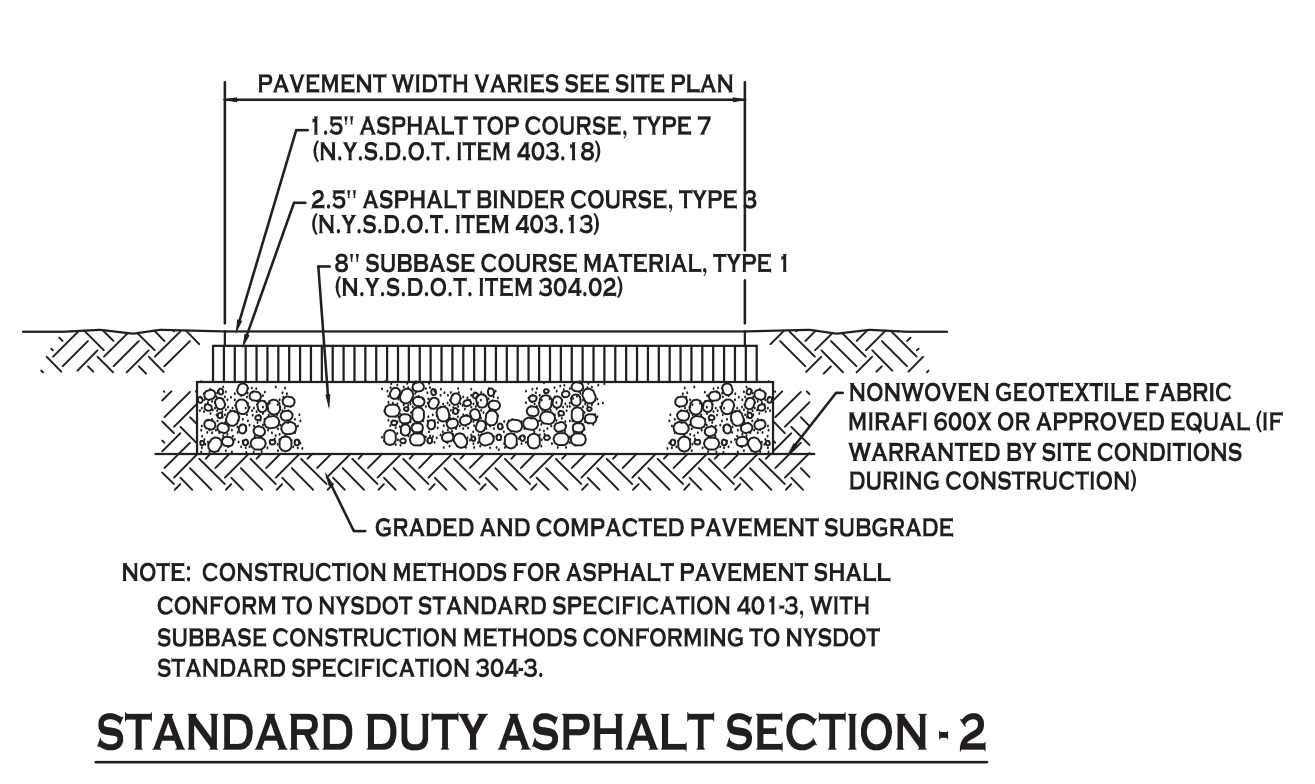
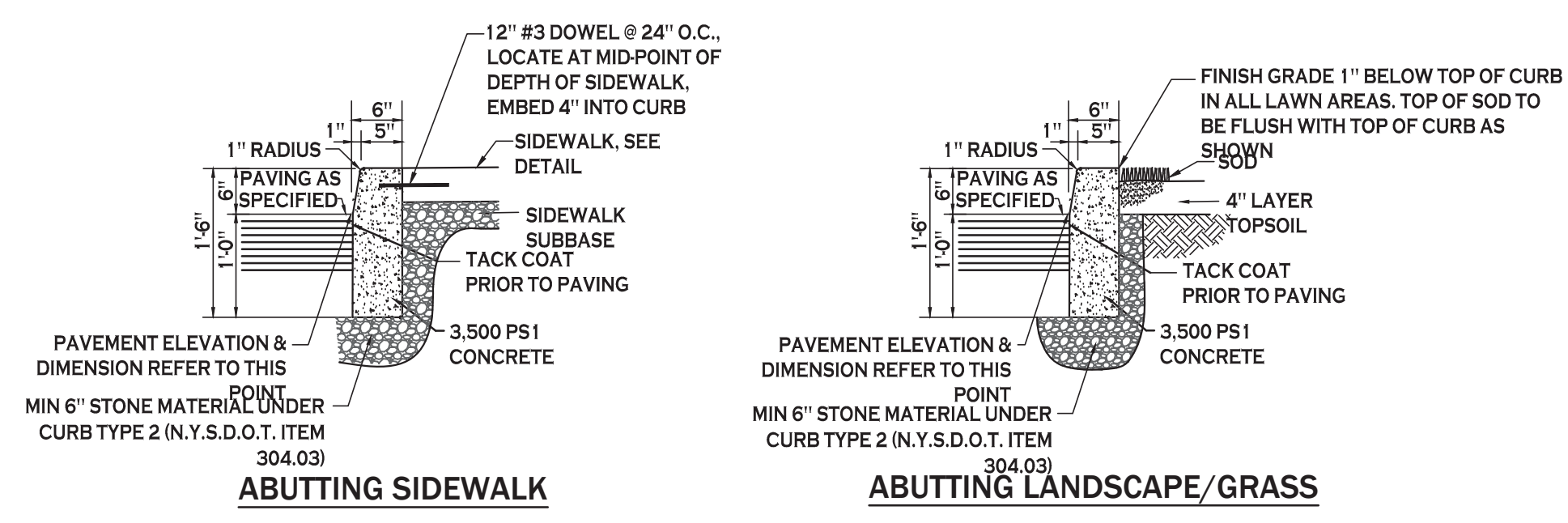
Proposed Office Building
 1465-1471 Union Road
 West Seneca, New York 14224

Date: 8/24/21
 Drawn by: A. Pandolfie
 Scale: As Noted

DRAWING NAME:
 Site Plan

DRAWING NO.:
C-100
 Project no.: 20.150

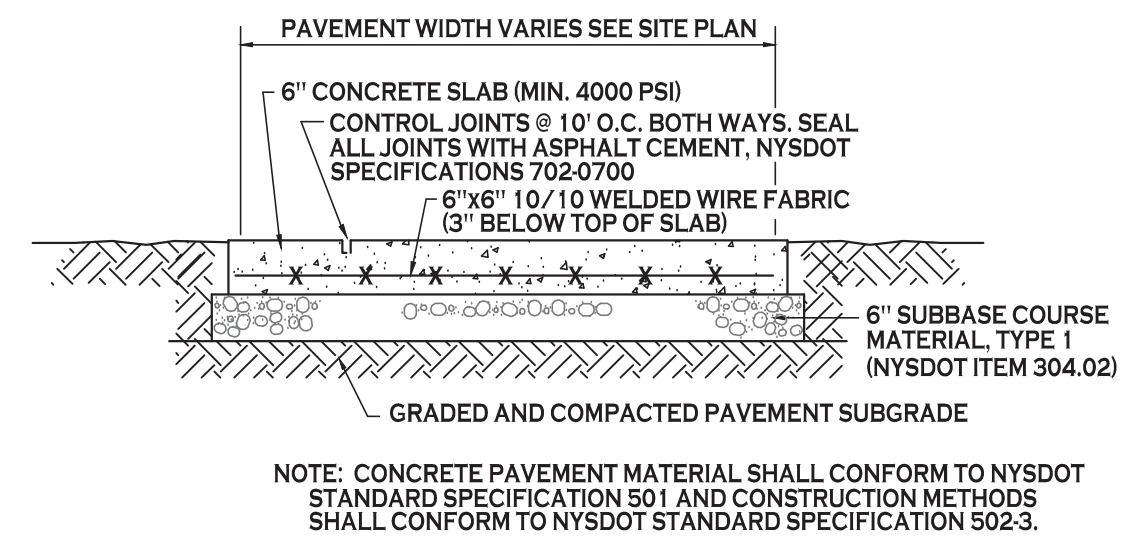
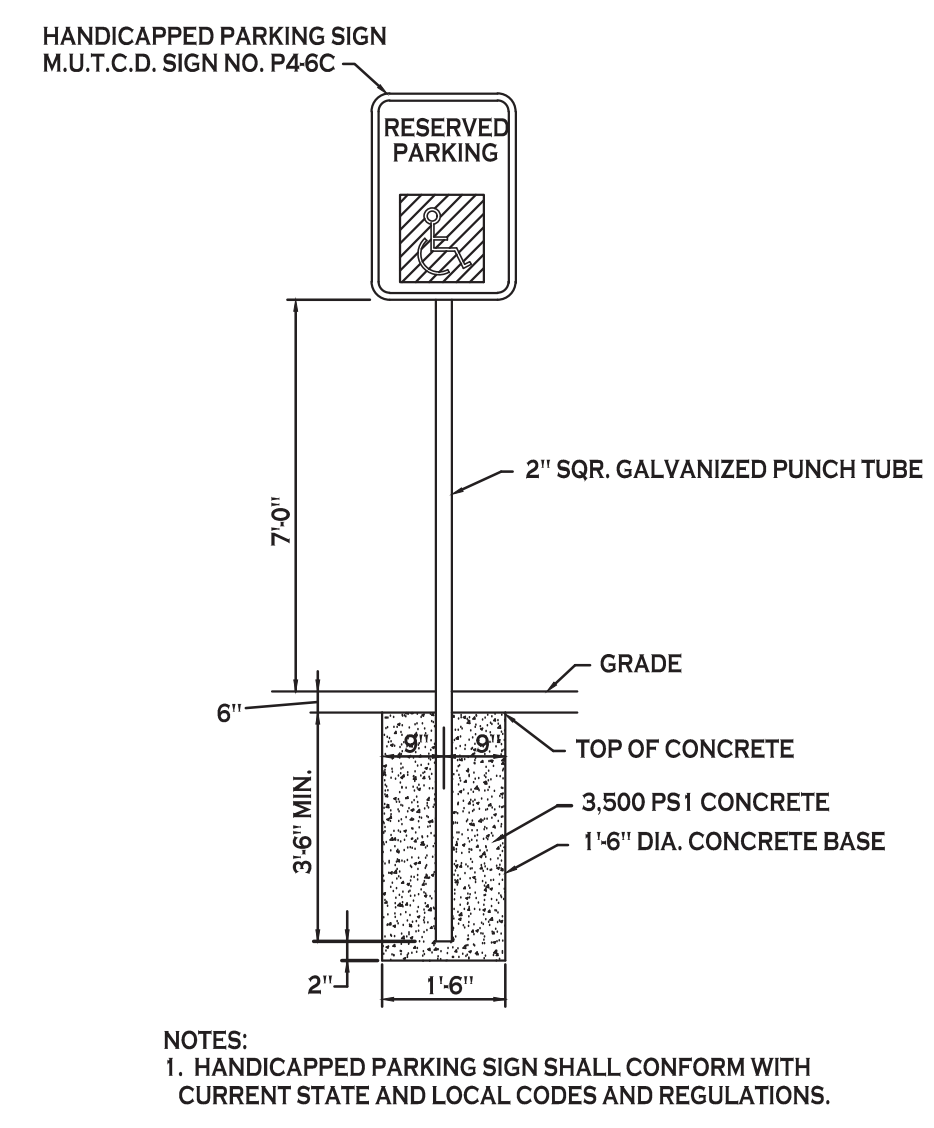
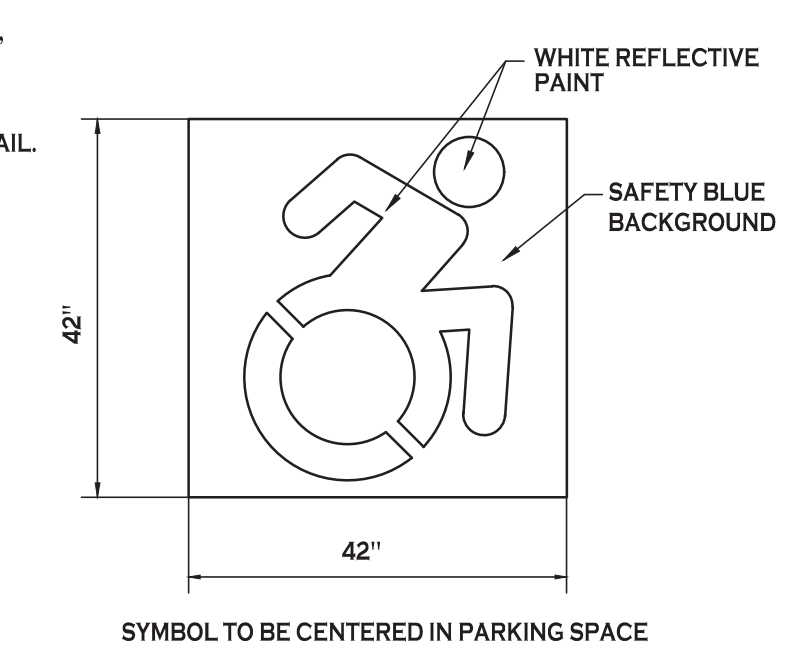
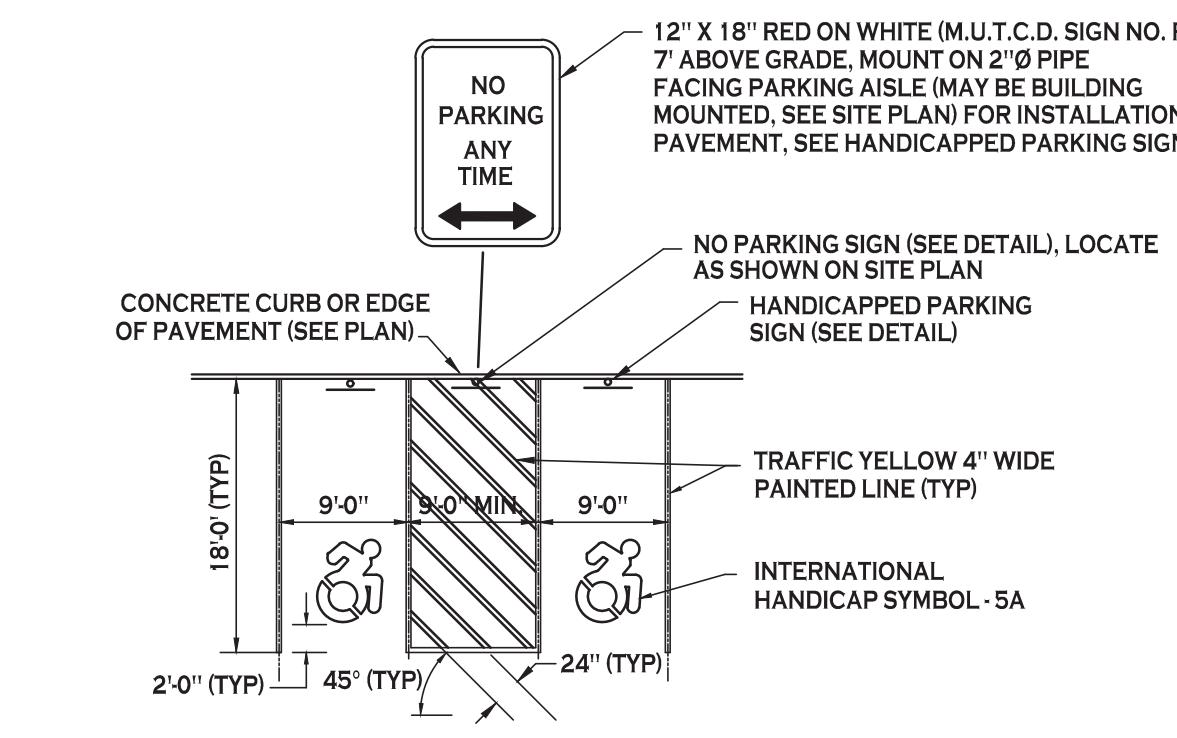
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- NOTES:**
- CONTROL JOINTS TO BE 2" DEEP AT 15'-0" O.C. - SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYS DOT 702-0700.
 - WHERE THE CURB DROPS (IS FLUSH WITH ASPHALT) THE DEPTH OF CURB BELOW GRADE SHALL BE INCREASED TO 1'-6" AND OTHER DIMENSIONS ADJUSTED ACCORDINGLY.

- NOTES:**
- CONTROL JOINTS TO BE AT 5'-0" O.C., BOTH WAYS 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., BOTH WAYS 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 1/2" PREMOLDED EXPANSION JOINT WITH BACKER ROD & SEALANT WHERE SIDEWALK ABUTS BUILDING OR OTHER STRUCTURE.

TYPE "A" CONCRETE CURB - 1

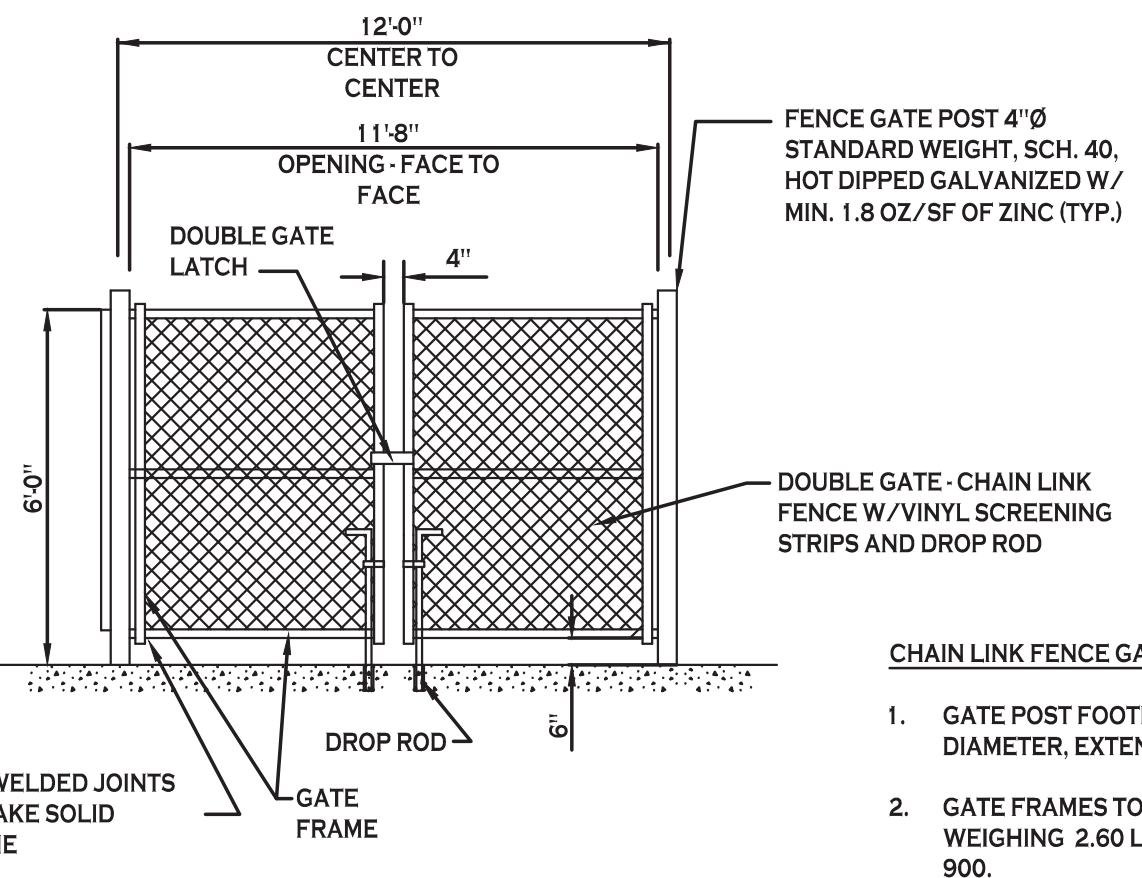
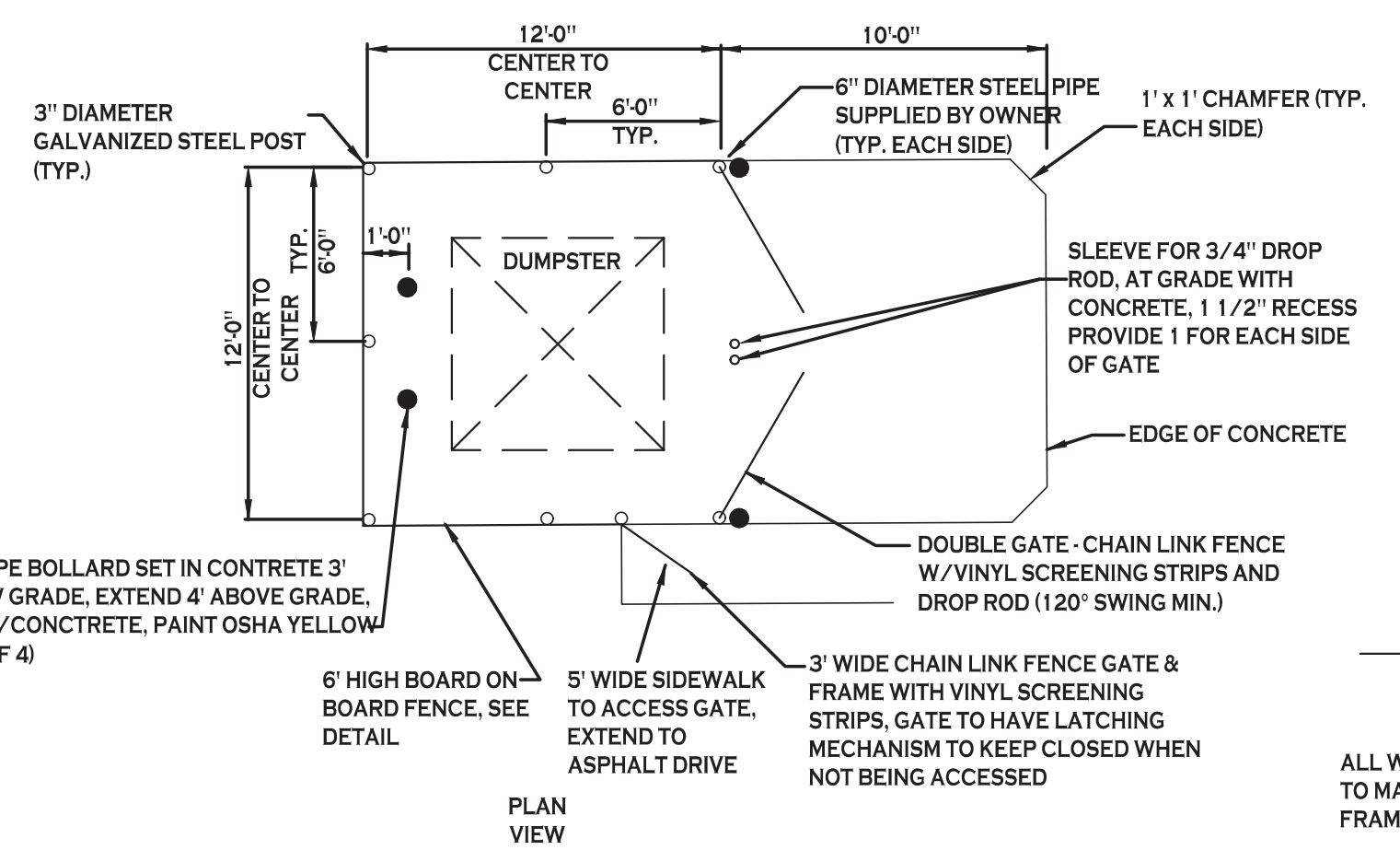


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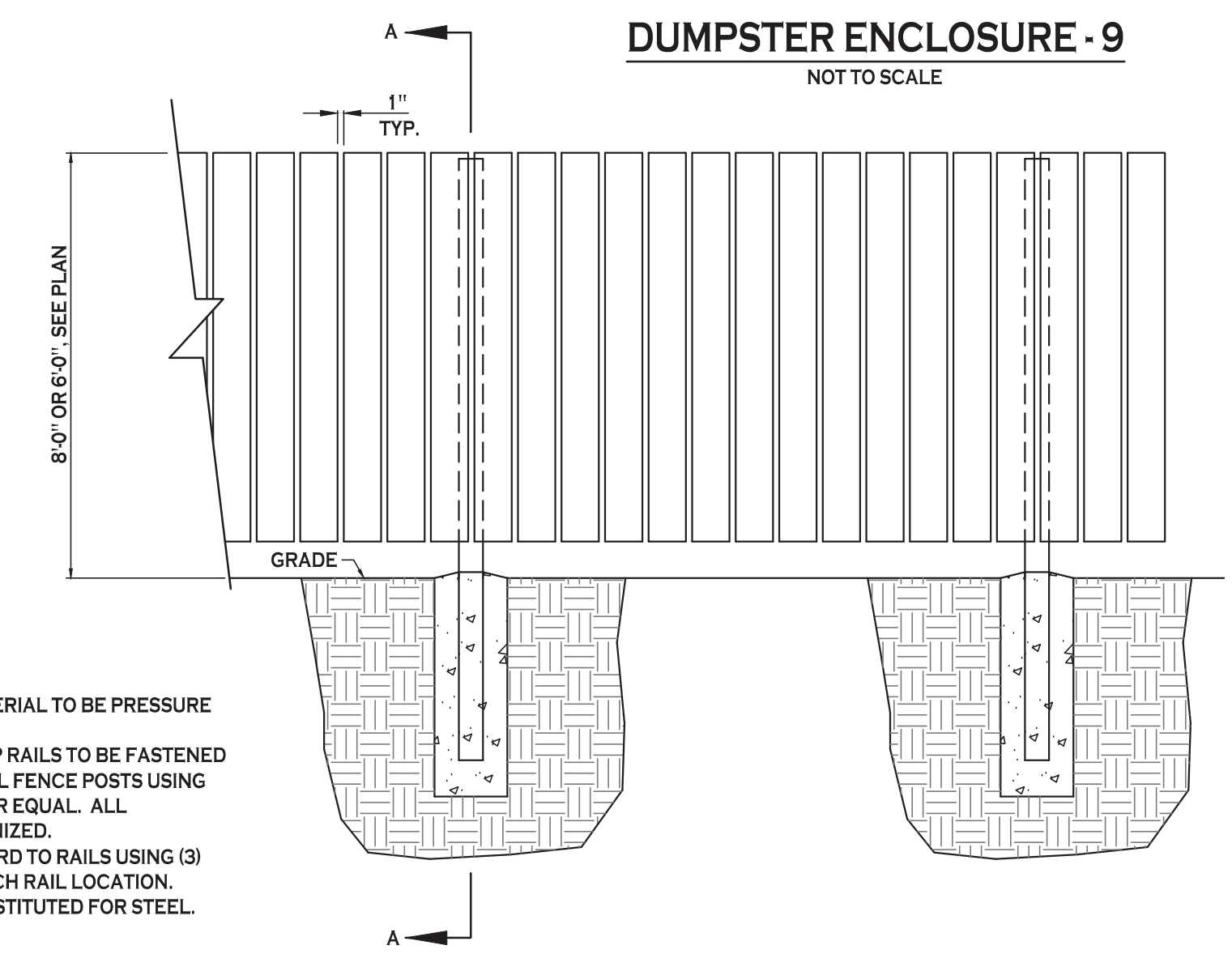
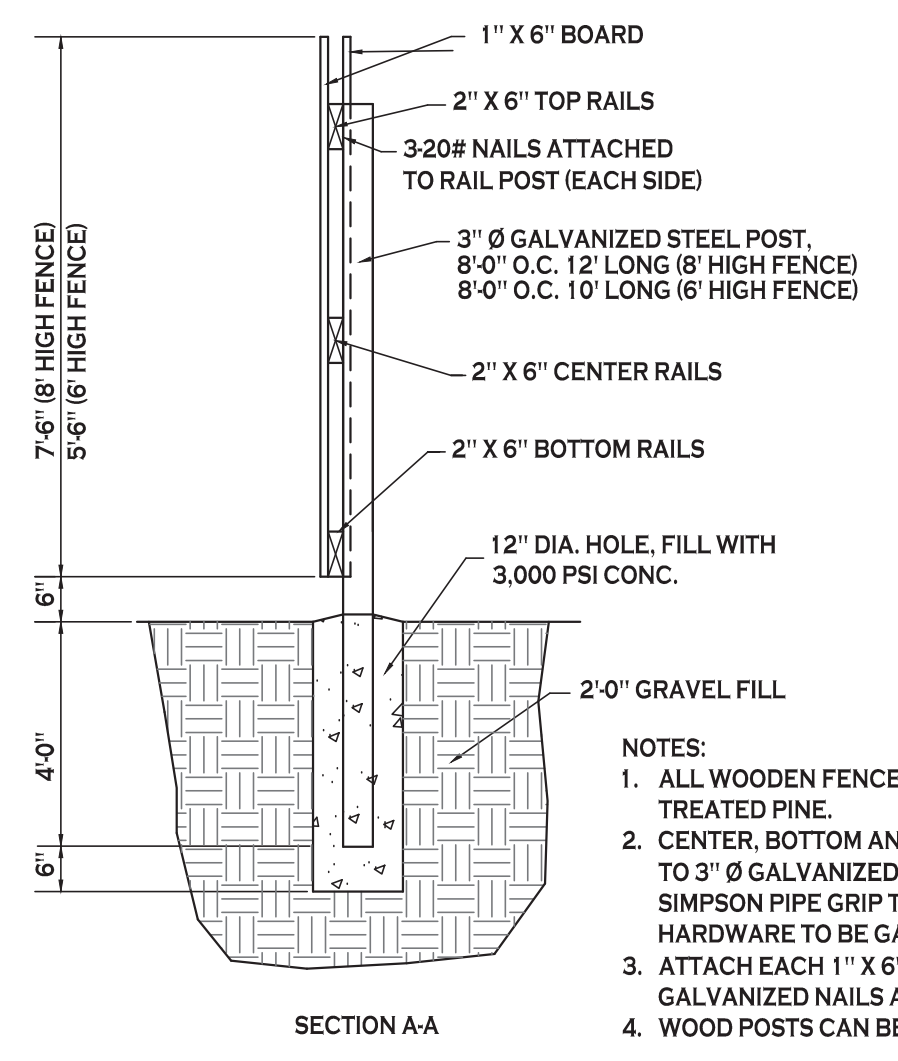
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- CHAIN LINK FENCE GATE NOTES:**
- GATE POST FOOTINGS TO BE MIN. 36" DEEP x (4x) POST DIAMETER. EXTEND POST TO WITHIN 6" OF BOTTOM.
 - GATE FRAMES TO BE 2" SQ. GALVANIZED STEEL. WEIGHING 2.60 LB/FT IN ACCORDANCE WITH ASTM F 900.
 - CHAIN LINK FENCE 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.

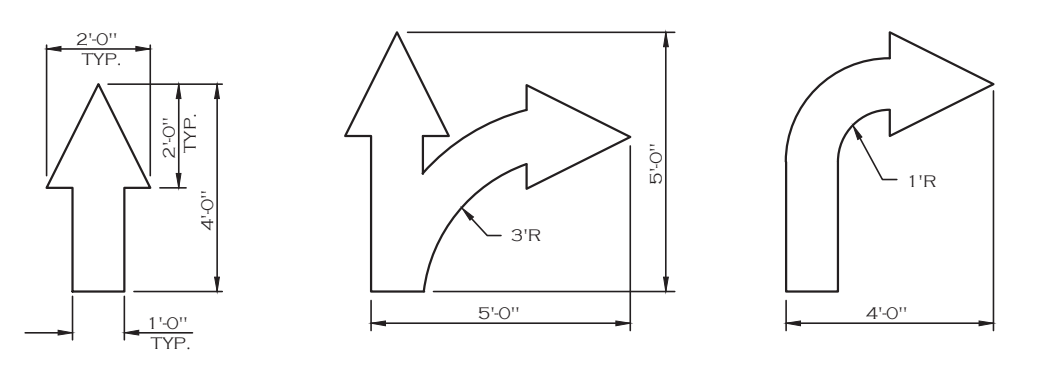
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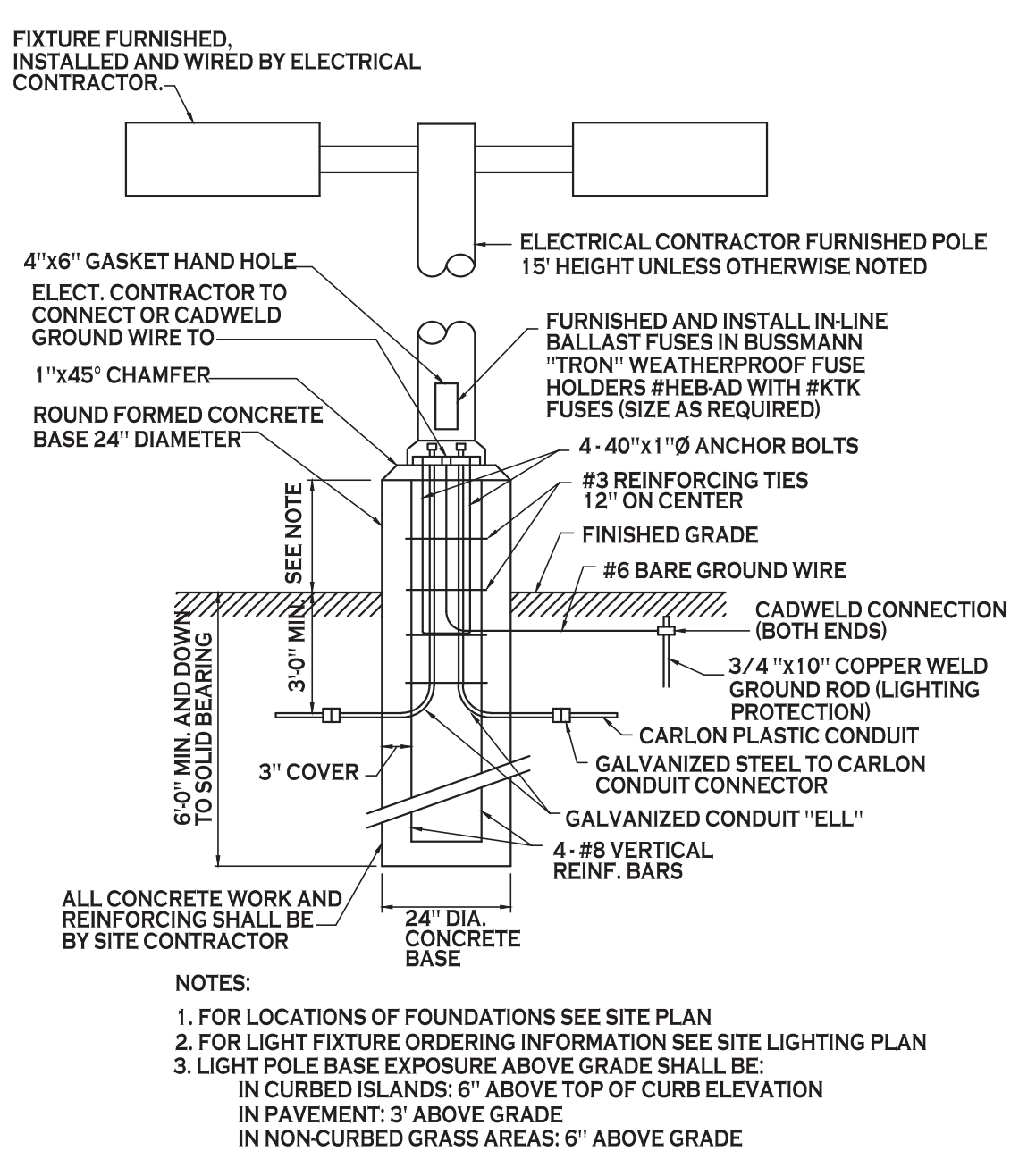


- NOTES:**
- ALL WOODEN FENCE MATERIAL TO BE PRESSURE TREATED PINE.
 - CENTER, BOTTOM AND TOP RAILS TO BE FASTENED TO 3" Ø GALVANIZED STEEL FENCE POSTS USING SIMPSON PIPE GRIP TIES OR EQUAL. ALL HARDWARE TO BE GALVANIZED.
 - ATTACH EACH 1" X 6" BOARD TO RAILS USING (3) GALVANIZED NAILS AT EACH RAIL LOCATION.
 - WOOD POSTS CAN BE SUBSTITUTED FOR STEEL.

NOT TO SCALE



NOT TO SCALE



- NOTES:**
- FOR LOCATIONS OF FOUNDATIONS SEE SITE PLAN
 - FOR LIGHT FIXTURE ORDERING INFORMATION SEE SITE LIGHTING PLAN
 - LIGHT POLE BASE EXPOSURE ABOVE GRADE SHALL BE:
 - IN CURBED ISLANDS: 6" ABOVE TOP OF CURB ELEVATION
 - IN PAVEMENT: 3" ABOVE GRADE
 - IN NON-CURBED GRASS AREAS: 6" ABOVE GRADE



PROJECT NAME: _____
 Date: _____
 REVISIONS: No. Description

Site Development Plans for:
Proposed Office Building
 1465-1471 Union Road
 West Seneca, New York 14224

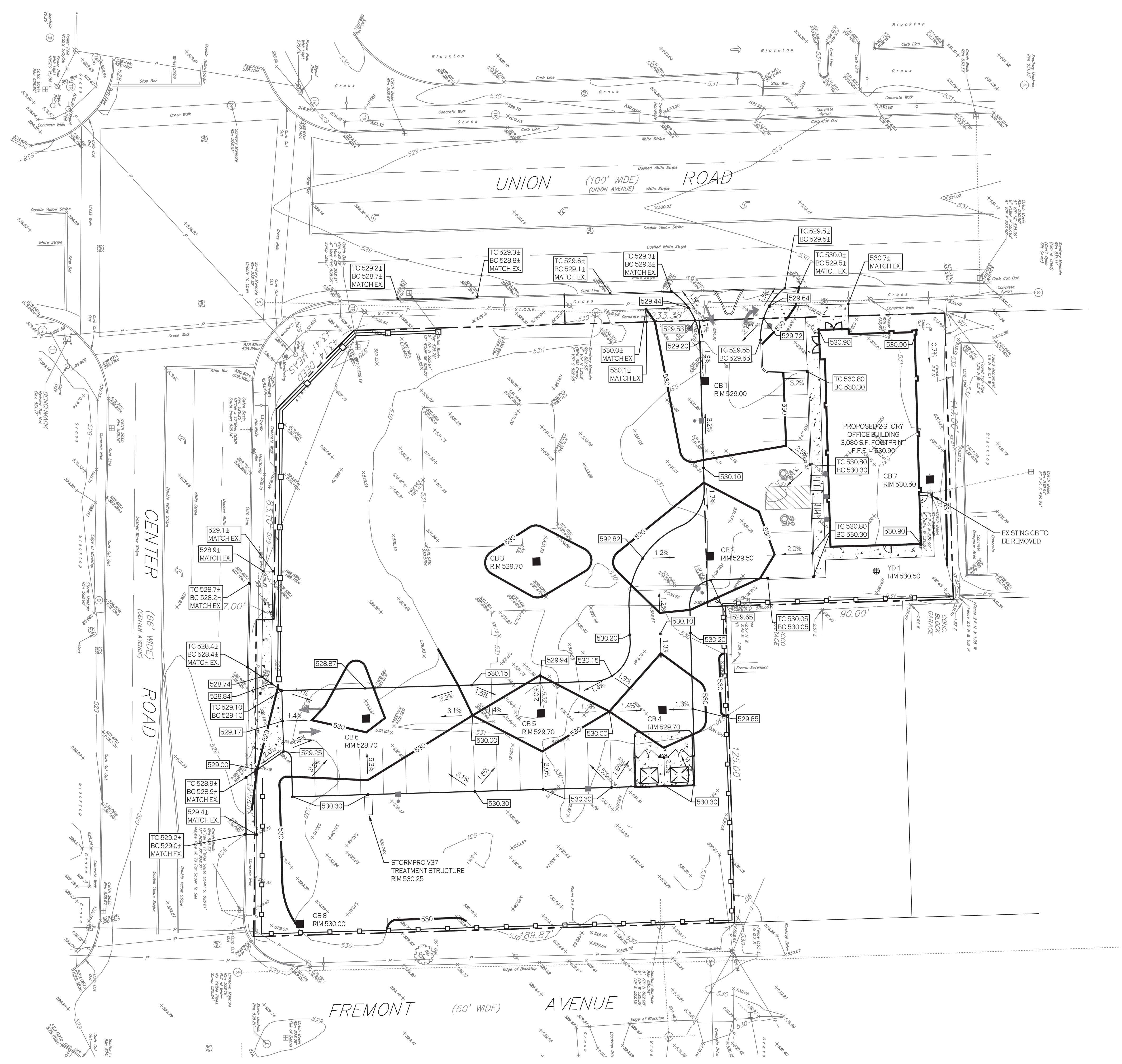
Date: 8/24/21
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 Scale: As Noted

DRAWING NAME:
 Site Details

DRAWING NO.
C-101
 Project no.: 20.150

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GRADING PLAN
 SCALE: 1"=20'

PROPOSED GRADING LEGEND	
PROPOSED CONTOUR	— 101 —
PROPOSED SPOT ELEVATION	100.83
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

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REVISIONS:	Date
No.	Description

PROJECT NAME:
 Site Development Plans for:
Proposed Office Building
 1465-1471 Union Road
 West Seneca, New York 14224

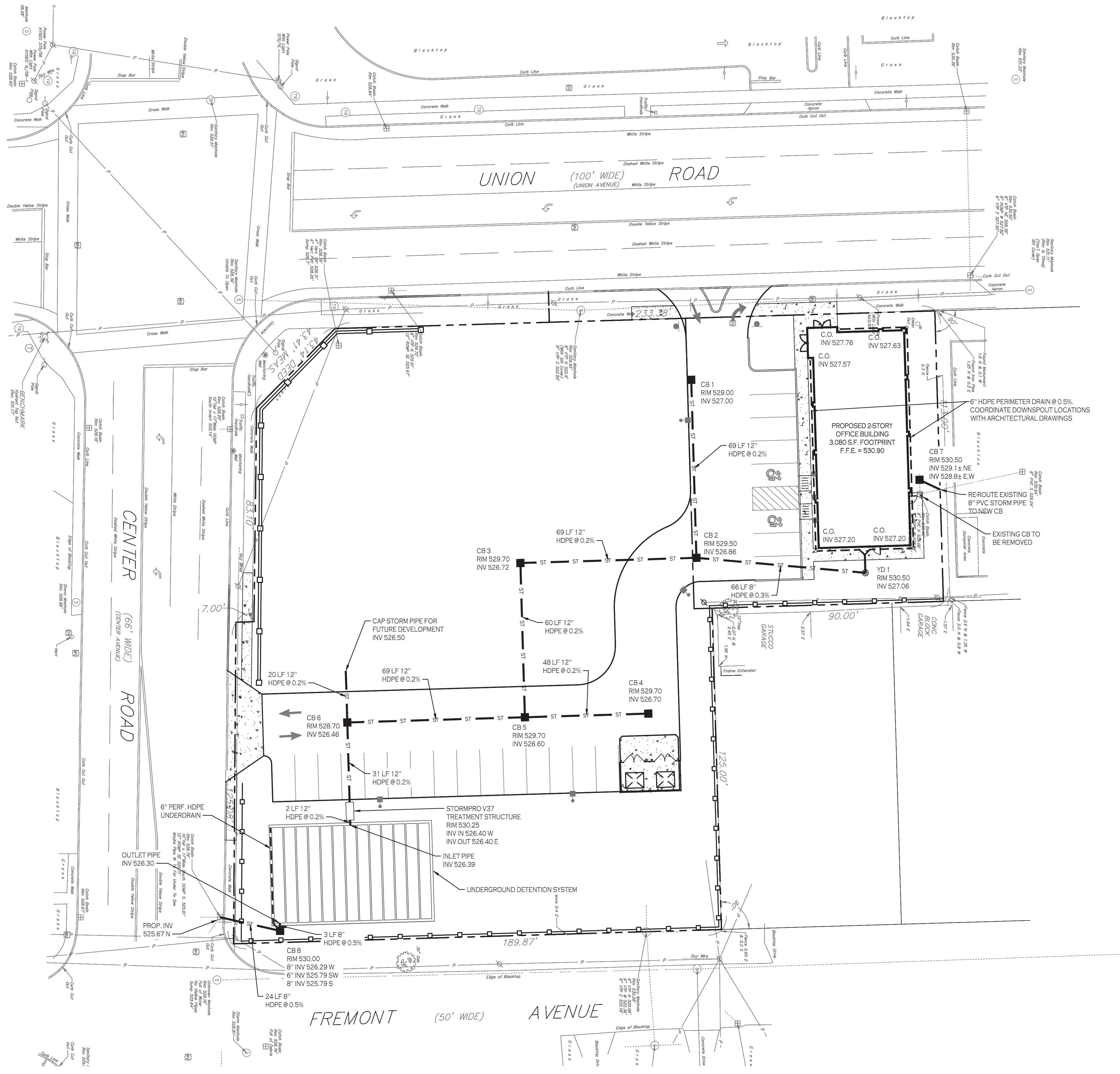
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DRAWING NAME:
Grading Plan

DRAWING NO.
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 Project no.: 20.150

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N DRAINAGE PLAN
 SCALE: 1"=20'

UNDERGROUND DETENTION SYSTEM:
 ADS_STORMTECH SC740 +CAP (ADS STORMTECH® SC-740 WITH CAP LENGTH)
 51.0' WIDE + 6.0" SPACING = 57.0' C/C ROW SPACING
 5 CHAMBERS/ROW x 7.12' LONG + 0.81' CAP LENGTH x 2 = 37.22' ROW LENGTH + 12.0" END STONE x 2 = 39.22' BASE LENGTH
 13 ROWS x 51.0' WIDE + 6.0" SPACING x 12 + 12.0" SIDE STONE x 2 = 63.25' BASE WIDTH
 6.0' BASE + 30.0' CHAMBER HEIGHT + 6.0' COVER = 3.50' FIELD HEIGHT
 65 CHAMBERS x 45.9 CF = 2,986.1 CF CHAMBER STORAGE
 8,681.6 CF FIELD - 2,986.1 CF CHAMBERS = 5,695.5 CF STONE x 40.0% VOIDS = 2,278.2 CF STONE STORAGE
 CHAMBER STORAGE + STONE STORAGE = 5,264.3 CF = 0.121 AF
 OVERALL STORAGE EFFICIENCY = 60.6%
 OVERALL SYSTEM SIZE = 39.22' x 63.25' x 3.50'

65 CHAMBERS
 321.5 CY FIELD
 210.9 CY STONE

UNDERGROUND DETENTION SUMMARY

(65) ADS STORMTECH SC-740 CHAMBERS
 TOP OF STONE ELEV = 529.30
 TOP OF CHAMBER ELEV = 528.80
 BOTTOM OF CHAMBER ELEV = 526.30
 BOTTOM OF STONE ELEV = 525.80
 TOTAL STORAGE = 5,264 CF

STORMWATER DETENTION SUMMARY:

EVENT	EX. RUNOFF (CFS)	PROP. RUNOFF (CFS)	ELEVATION (FEET)	STORAGE (CF)
1-YEAR	2.03	0.97	526.62	1,140
10-YEAR	3.83	1.89	527.36	2,570
25-YEAR	4.81	2.05	527.84	3,423
100-YEAR	6.75	2.83	529.19	5,155

- PROPOSED UTILITY LEGEND**
- PROPOSED STORM SEWER — ST —
 - PROPOSED SANITARY SEWER — SA —
 - PROPOSED WATERLINE — 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: No. Description Date

PROJECT NAME: Site Development Plans for: **Proposed Office Building**
 1465-1471 Union Road
 West Seneca, New York 14224

Date: 8/24/21
 Drawn by: A. Pandolfie
 Scale: As Noted

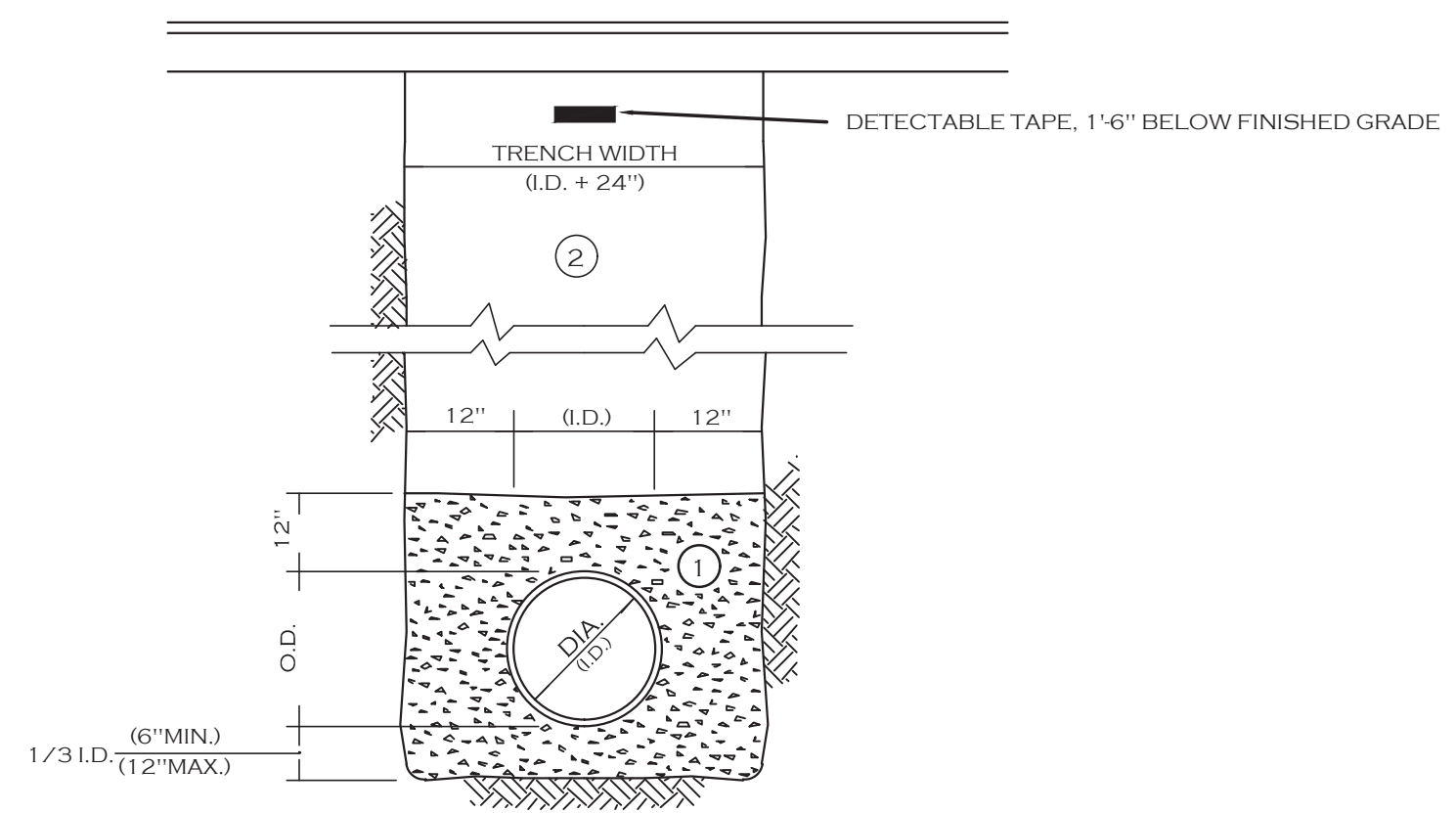
DRAWING NAME: **Drainage Plan**

DRAWING NO. **C-300**

Project no.: 20.150

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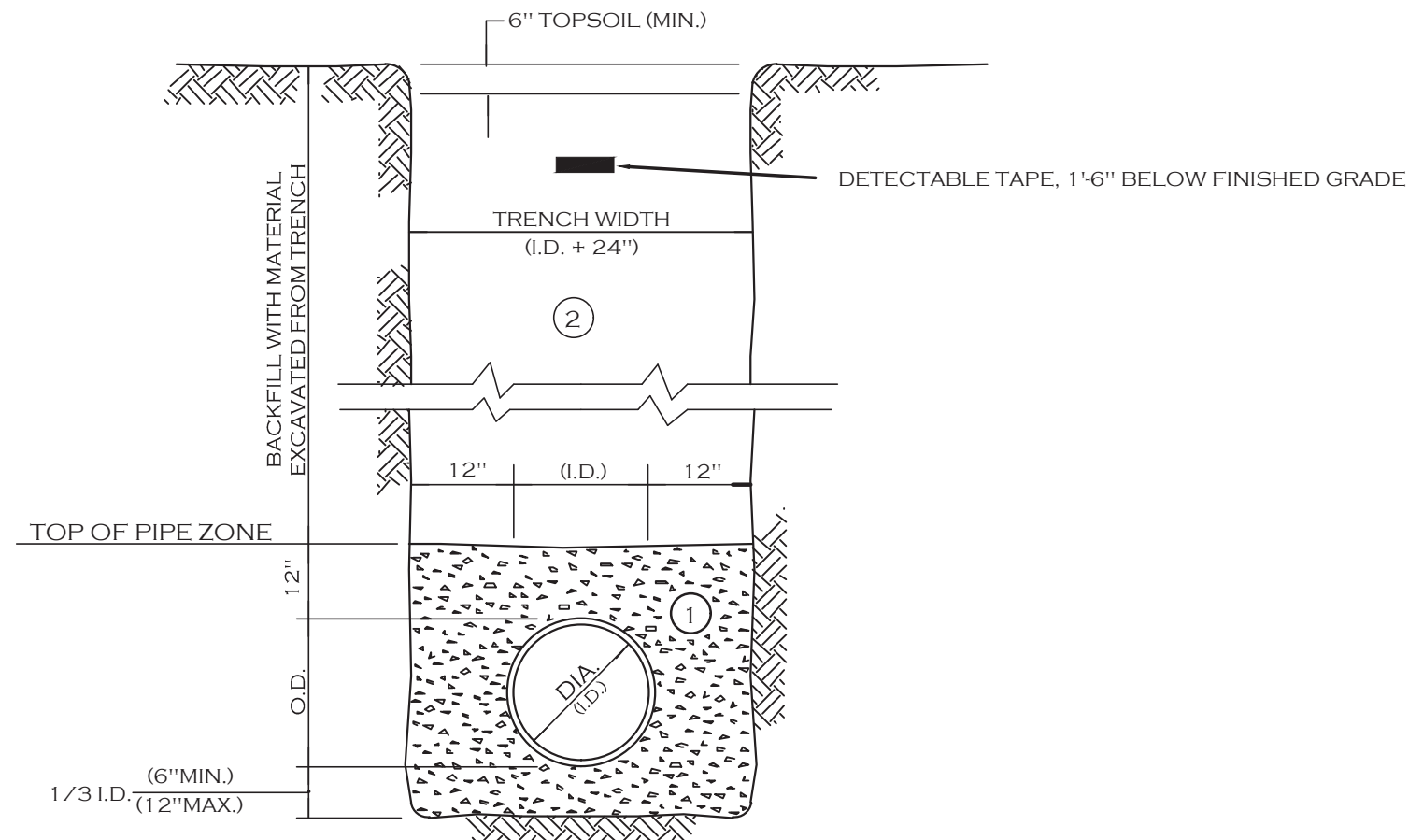
- NOTES:
- PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
 - TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.
 - TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.
 - AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL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

MATERIALS

PIPE BEDDING MATERIAL (NYS DOT 1985 EDITION)

- 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
- 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



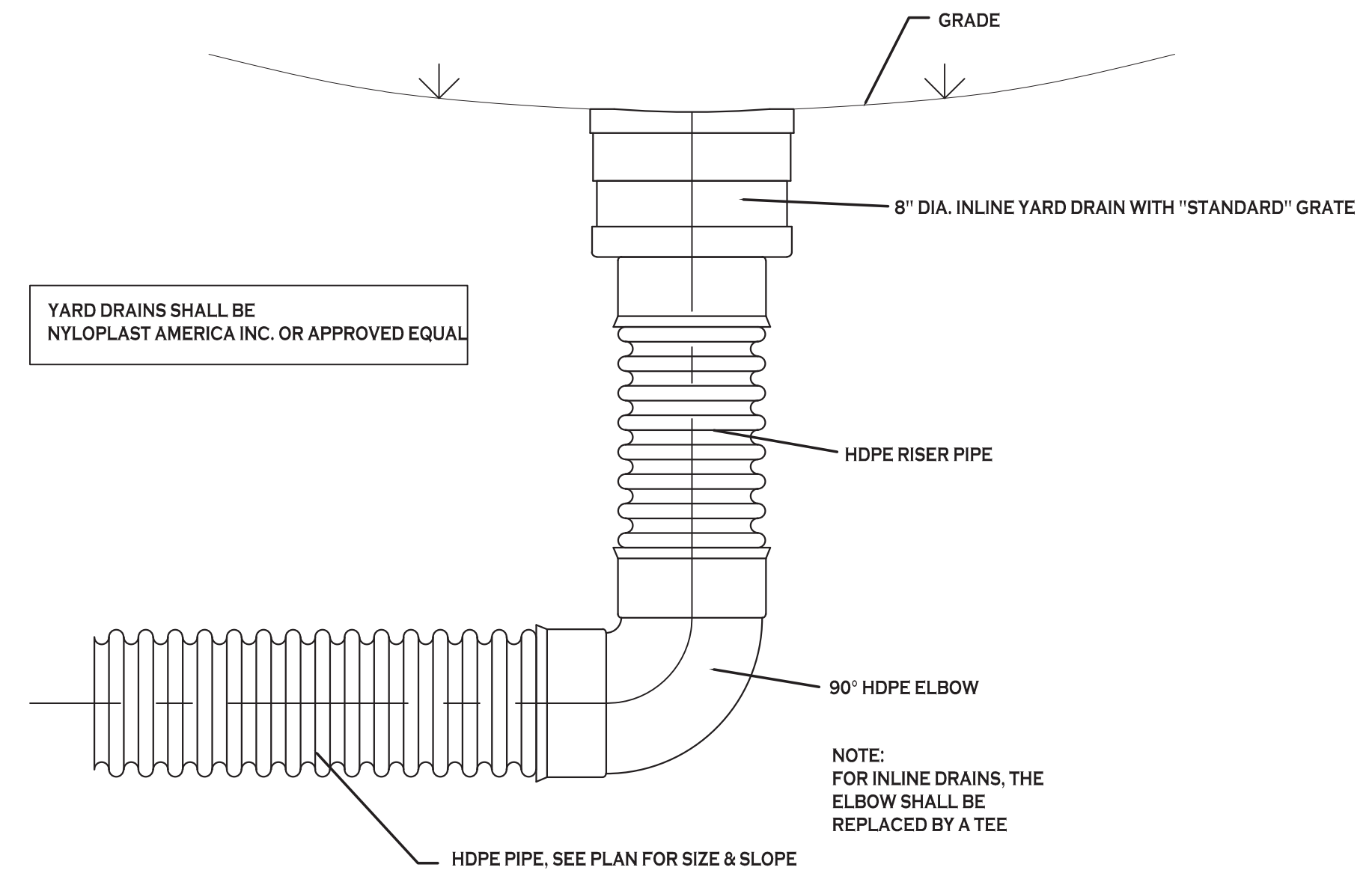
- NOTES:
- PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
 - TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.
 - TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.
 - AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL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

MATERIALS

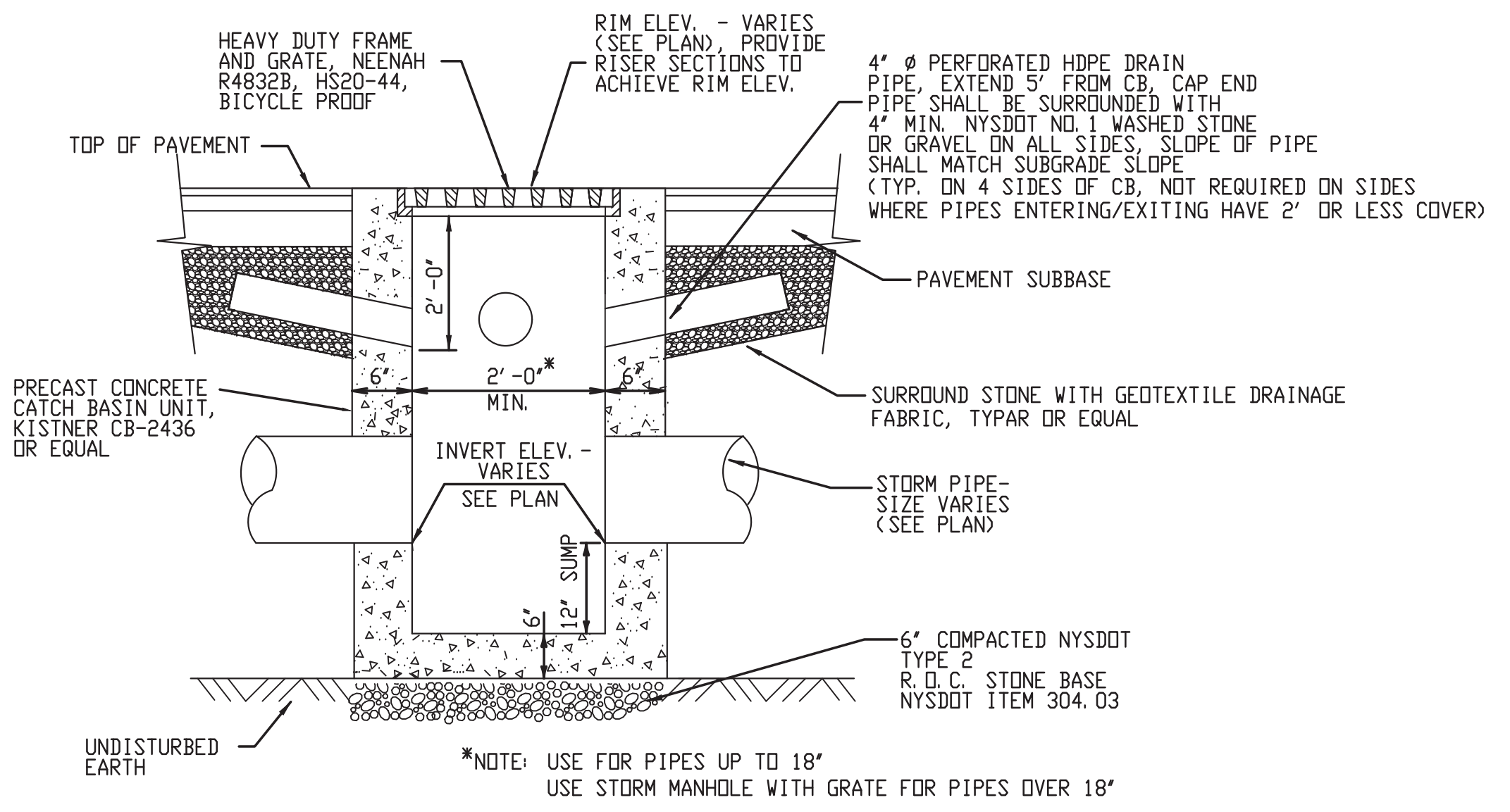
PIPE BEDDING MATERIAL (NYS DOT 1985 EDITION)

- 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
- BACKFILL MATERIAL SHALL BE NATIVE SOIL CONTAINING NO UNSUITABLE MATERIAL COMPACTED IN 6" LIFTS.

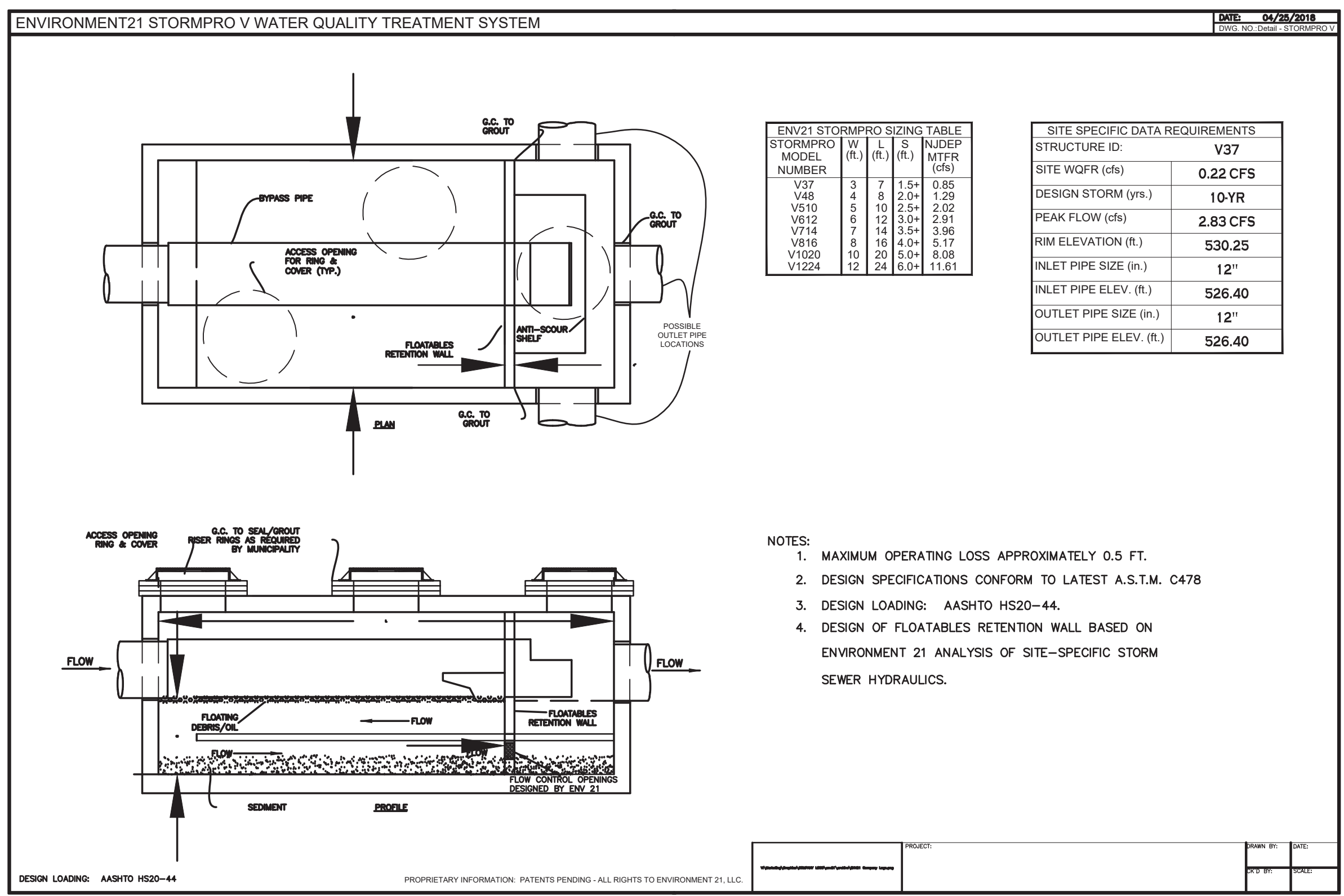
STORM SEWER TRENCH SECTION IN UNPAVED AREAS



TYPICAL YARD DRAIN DETAIL



TYPICAL PRECAST CATCH BASIN



REVISIONS: No. Description Date

PROJECT NAME: Site Development Plans for: **Proposed Office Building**
 1465-1471 Union Road
 West Seneca, New York 14224

Date: 8/24/21
 Drawn by: A. Pandolfo
 Scale: As Noted

DRAWING NAME: **Drainage Details**

DRAWING NO. **C-301**
 Project no.: 20.150

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ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

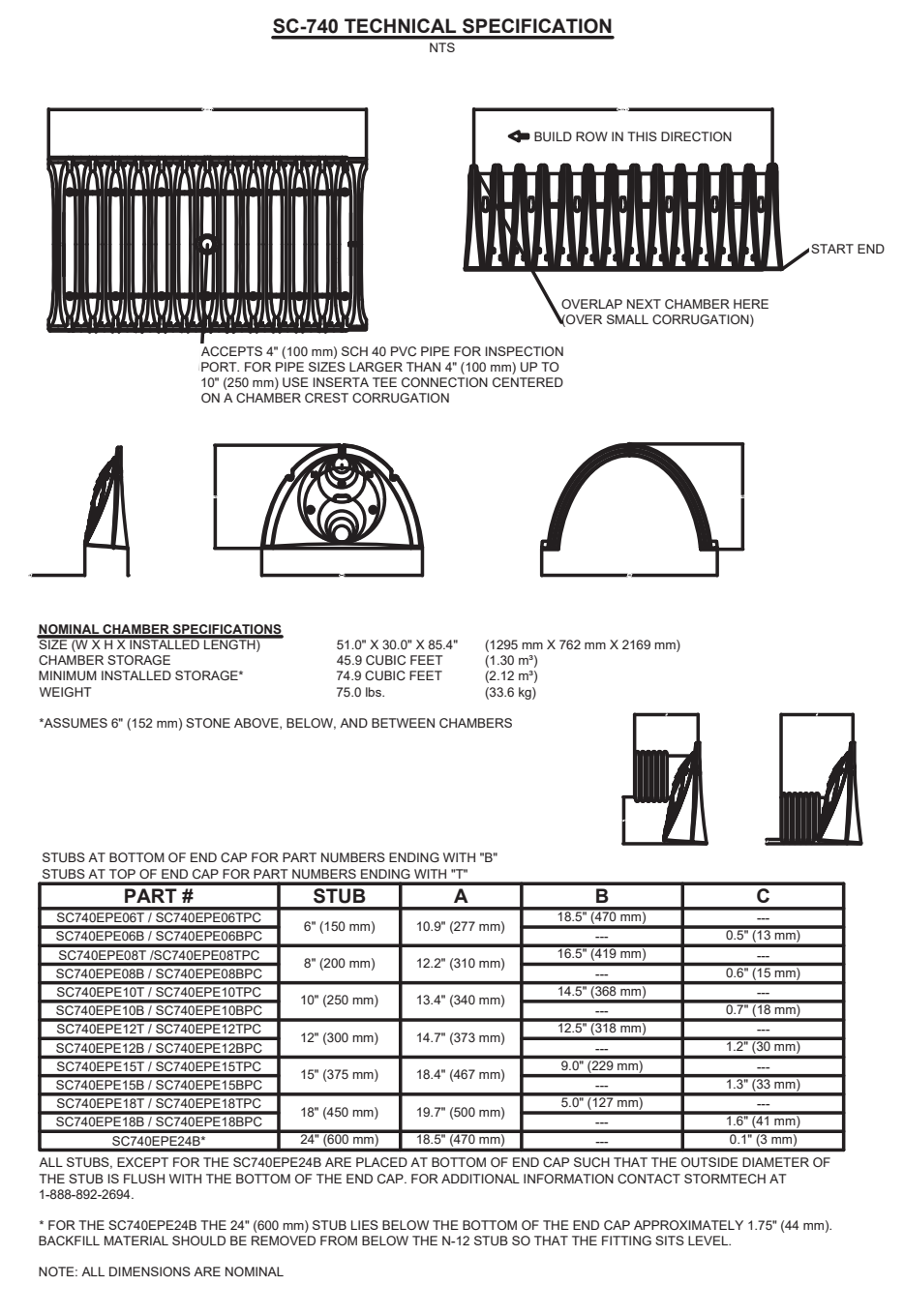
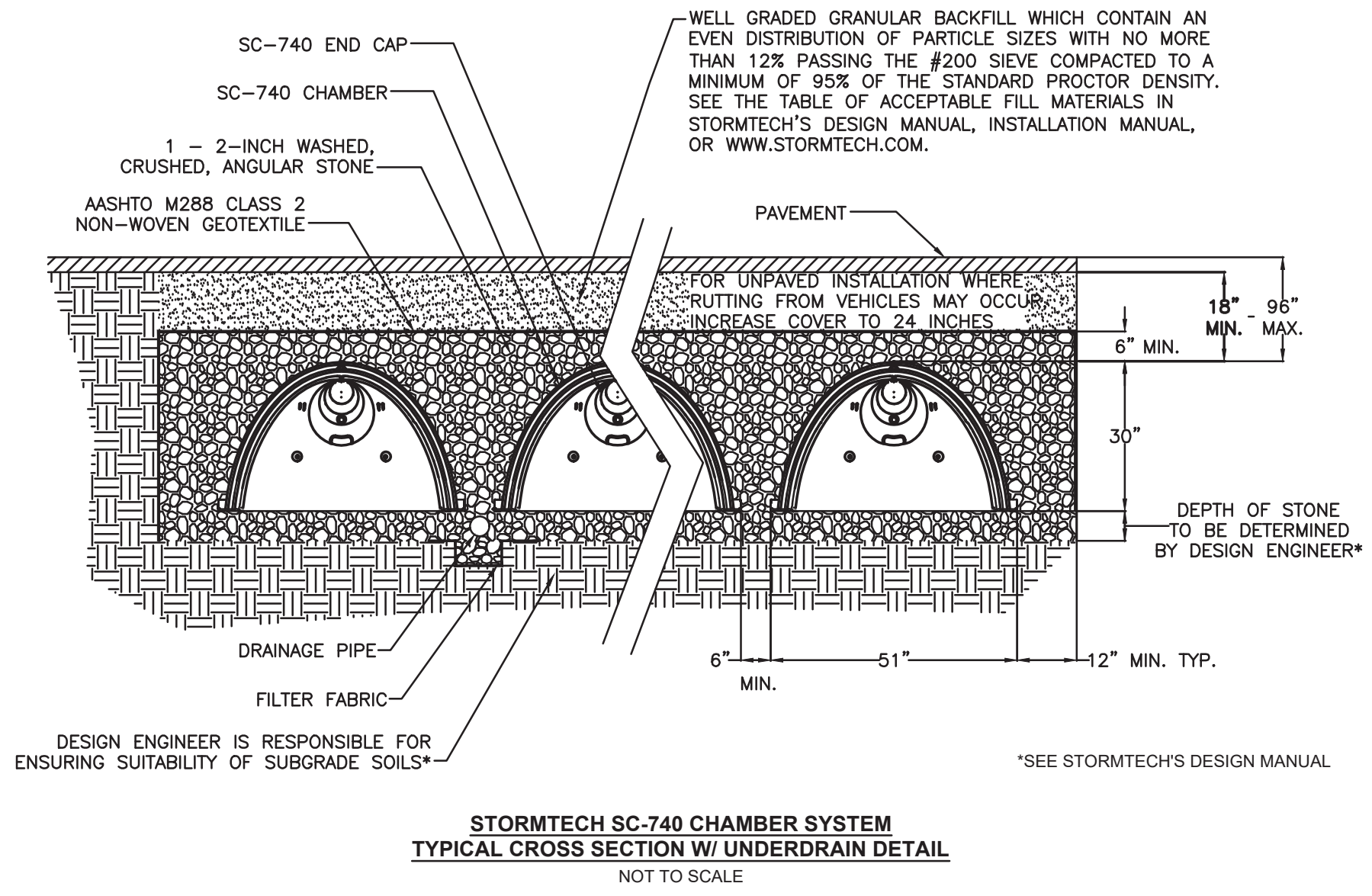
MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D. FINAL FILL: FILL MATERIAL FOR LAYER 12' ABOVE THE TOP OF THE 'C' LAYER TO THE BOTTOM GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLAN. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. FINISH INSTALLATIONS MAY HAVE STRONG MATERIAL AND PREPARATION REQUIREMENTS.
C. INITIAL FILL: FILL MATERIAL FOR LAYER 12' STAYS FROM THE TOP OF THE EMBEDED STONE OF LAYER 11 TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOLIDAGGREGATE MIXTURES, $+35\%$ FINER OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LAYER 11 OR LAYER 12.	AASHTO M447 A1, A2-A, A3 OR AASHTO M457 3, 3.57, 4, 4.67, 5, 5.6, 5.7, 6, 6.5, 6.7, 7, 7.5, 7.8, 8, 8.5, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBER IS REACHED. COMPACT ADDITIONAL LAYERS IN 4" (100 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL-GRADED MATERIAL AND 90% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 10,000 lbs (4,500 kg). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (9,000 kg).
B. EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE. NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm).	AASHTO M457 3, 3.57, 4, 4.67, 5, 5.6, 5.7	NO COMPACTION REQUIRED.
A. FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE. NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm).	AASHTO M457 3, 3.57, 4, 4.67, 5, 5.6, 5.7	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. 1"

PLEASE NOTE:

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR A STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M457) STONE."
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 4" (100 mm) (MAX) LIFTS USING TWO FULL COVERSAGES WITH A VIBRATORY COMPACTOR. IF MORE FREQUENT SURFACE MAY BE COMPROMISED BY COMPACTION, FOR STABILIZED SOILS UNDER CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
- ADDS GEOTEXTILES 6011 NON-WOVEN GEOTEXTILE ALL AROUND CLEAN, CRUSHED, ANGULAR STONE IN A & B LAYER.

NOTES:

- SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2441 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" OR ASTM F2422 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 4" (100 mm) (MAX) LIFTS USING TWO FULL COVERSAGES WITH A VIBRATORY COMPACTOR. IF MORE FREQUENT SURFACE MAY BE COMPROMISED BY COMPACTION, FOR STABILIZED SOILS UNDER CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 'C' IS PLACED, ANY SOL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' TO 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT

- REMOVE COVERLID ON UPSTREAM END LINE DRAIN
- REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
- USING A FLASHLIGHT AND STAINING WOOD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- USING A CARABIDIS ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS IS OPTIONAL
- IF SEDIMENT IS AT OR ABOVE 1" (25 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW USING THE SETBACK PROCESS

- REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
- USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
- MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
- FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
- IF SEDIMENT IS AT OR ABOVE 1" (25 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

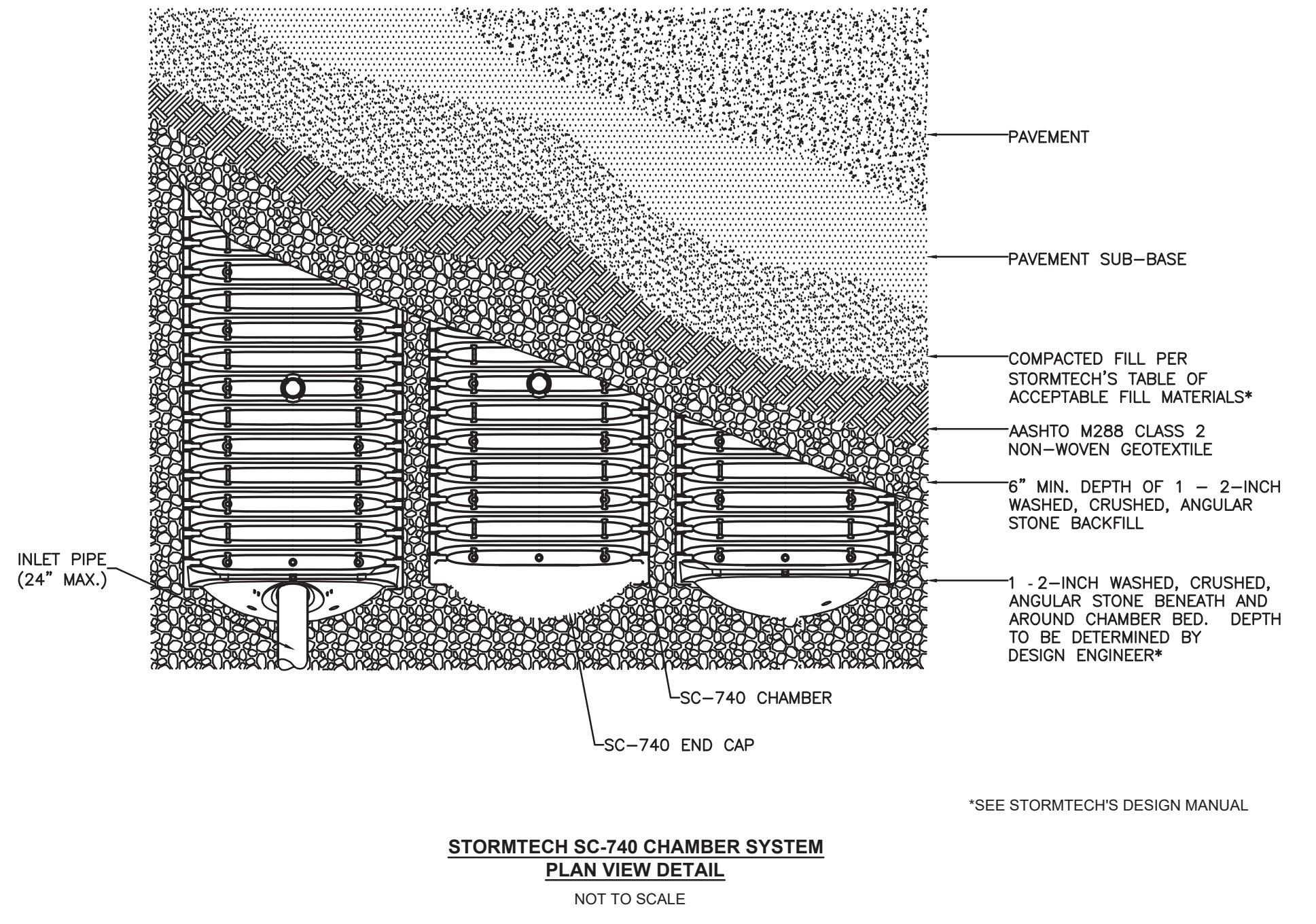
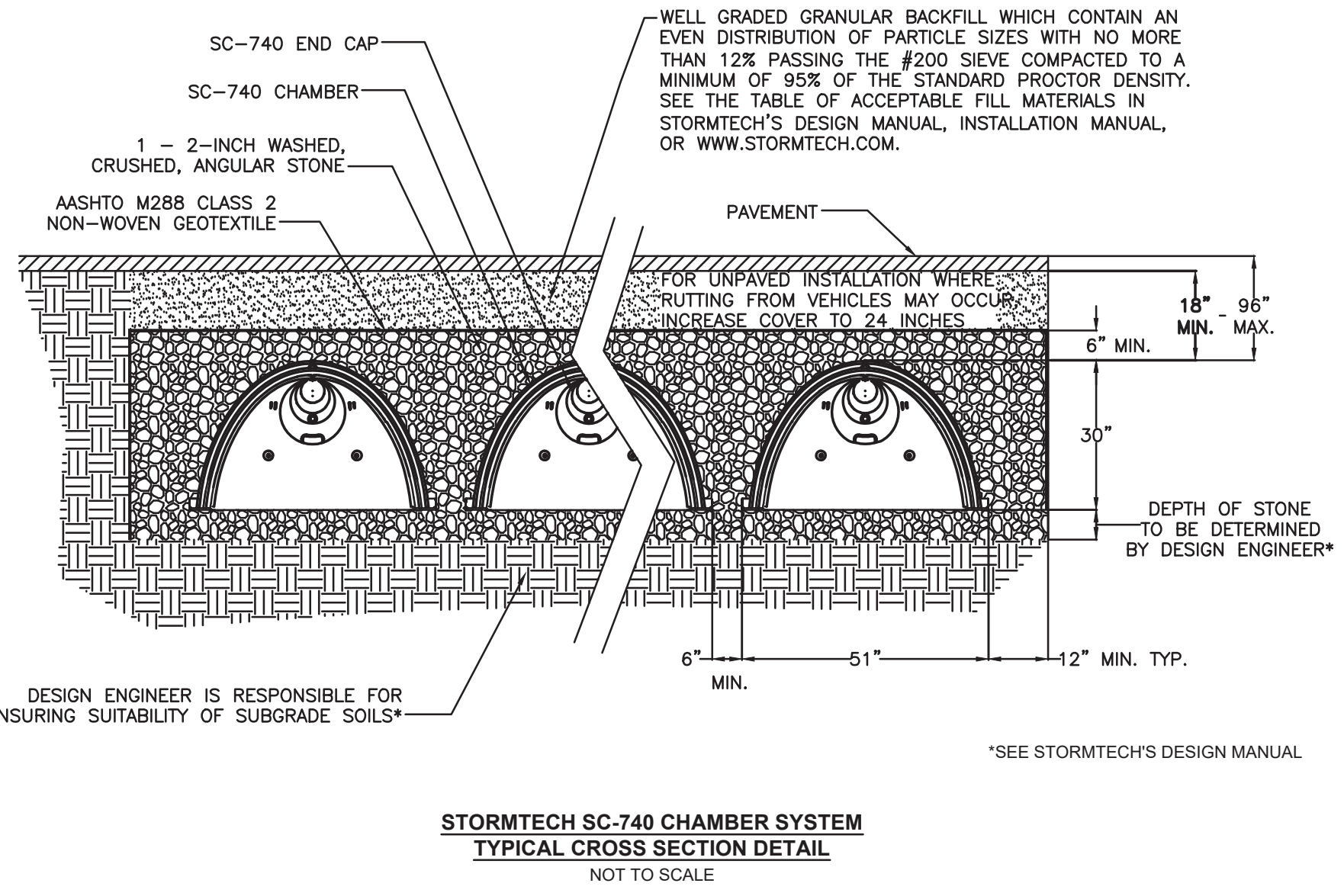
STEP 3) CLEAN OUT ISOLATOR ROW USING THE SETBACK PROCESS

- A FIBER CLOSET CLEANING NOZZLE WITH REAR-FACING BRUSH OF 40" (1.1 m) OR MORE IS PREFERRED
- APPLY SMALL PORTIONS OF SETBACK WASH BACKFLOWS WATER IS CLEAN
- VACUUM STRUCTURE SLUMP AS REQUIRED

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUIT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



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REVISIONS: No. Description Date

PROJECT NAME: Site Development Plans for: **Proposed Office Building**
 1465-1471 Union Road
 West Seneca, New York 14224

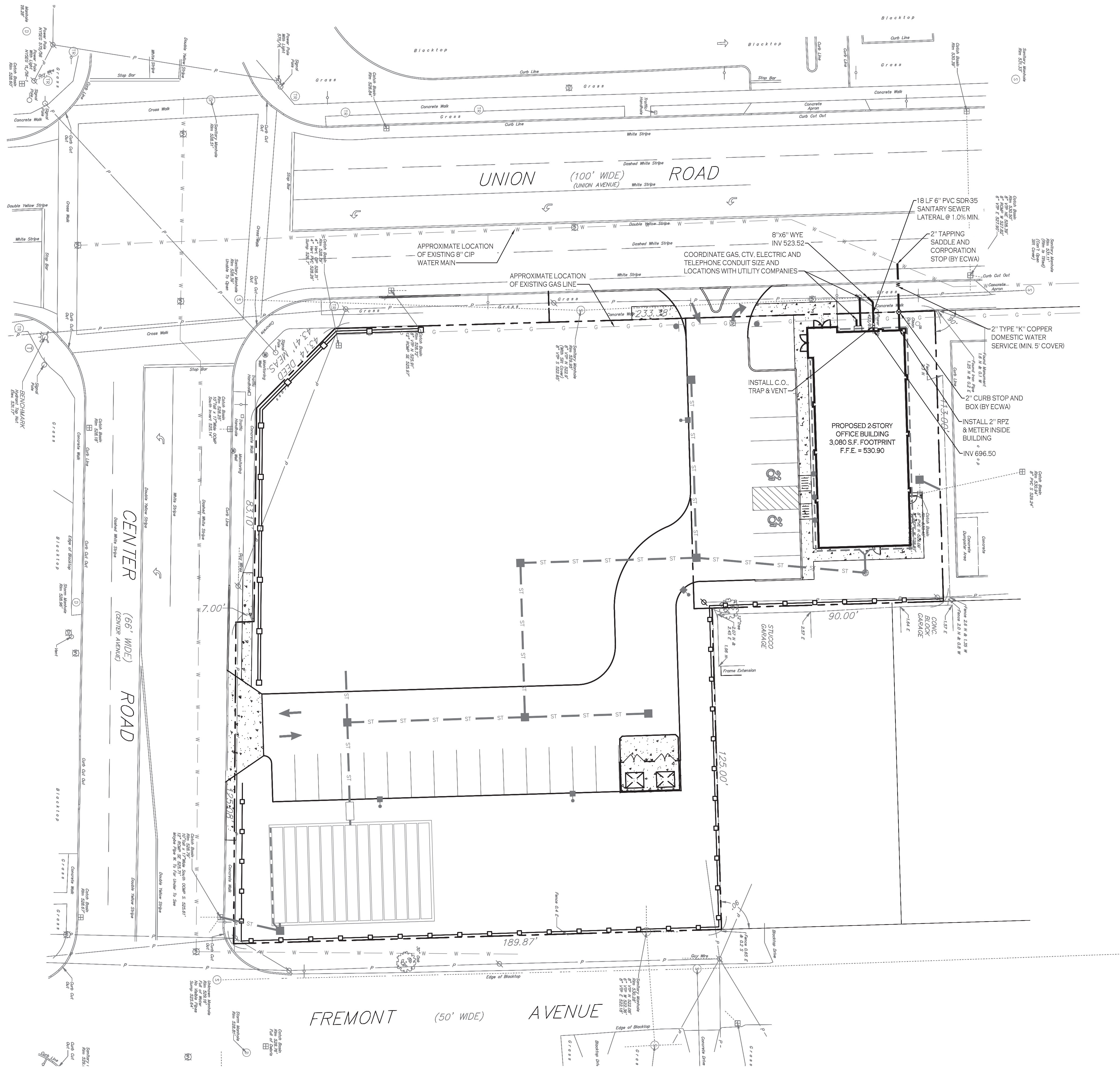
Date: 8/24/21
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 Scale: As Noted

DRAWING NAME: **Underground Detention Details**

DRAWING NO. **C-302**
 Project no.: 20.150

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UTILITY PLAN
SCALE: 1"=20'

NOTES:

1. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO TOWN OF WEST SENECA SPECIFICATIONS AND DETAILS, AND ERIE COUNTY DEPARTMENT OF HEALTH RULES AND REGULATIONS.
2. 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.
3. FILL SHALL BE PLACED AND SATISFACTORILY COMPACTED PRIOR TO INSTALLATION OF UTILITIES. AND MUST BE APPROVED BY THE SUPERVISING PROJECT ENGINEER. ANY EXCESS FILL OR SPOILS ARE TO BE HAULED OFF SITE BY SITE CONTRACTOR.
4. ALL SANITARY SEWER CONSTRUCTION IS TO CONFORM TO ERIE COUNTY DEPARTMENT OF HEALTH RULES AND REGULATIONS.
5. 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:

1. FOR ALL SANITARY SEWERS, INSTALL SELECT FILL IN PAVED AREAS, EXTEND 5' MIN. BEYOND PAVEMENT LIMITS
2. BUILDINGS TO HAVE A 6" HOUSE TRAP, VENT AND CLEANOUT INSTALLED AT ENTRANCE POINT. INVERT ELEVATION TO BE 5' 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.
3. COORDINATE GAS & ELEC. METER BANK LOCATIONS ON BUILDINGS WITH M.E.P. PLANS & UTILITY CO.'S.
4. COORDINATE LOCATION OF CTV & TELEPHONE SERVICE TO BUILDINGS WITH M.E.P. PLANS AND UTILITY CO.'S.
5. 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.
6. EXISTING GAS SERVICES TO REMAIN UNLESS OTHERWISE NOTED. ANY PORTIONS TO BE RELOCATED SHALL BE COORDINATED WITH NATIONAL FUEL GAS.
7. ALL UNDERGROUND TELEPHONE SERVICES SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION.
8. A MINIMUM OF 10 FEET HORIZONTAL AND 18 INCHES OF VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN ALL SANITARY SEWER AND WATER SERVICES.
9. ERIE COUNTY WATER AUTHORITY (ECWA) IS TO BE NOTIFIED A MINIMUM OF 48-HOURS PRIOR TO STARTING THE CONNECTION TO THE NEW WATER SERVICE.
10. SELECT BACKFILL IS REQUIRED FOR ALL UTILITIES (GAS, WATER, STORM, SANITARY) THAT CROSS THROUGH PAVEMENT AREAS.
11. ALL CONDUITS ARE TO BE SUPPLIED AND INSTALLED BY SITE CONTRACTOR AND TO BE ENCASED IN STONE

PROPOSED UTILITY LEGEND

PROPOSED STORM SEWER	— ST —
PROPOSED SANITARY SEWER	— SA —
PROPOSED WATERLINE	— 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 MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



REVISIONS: No. Description Date

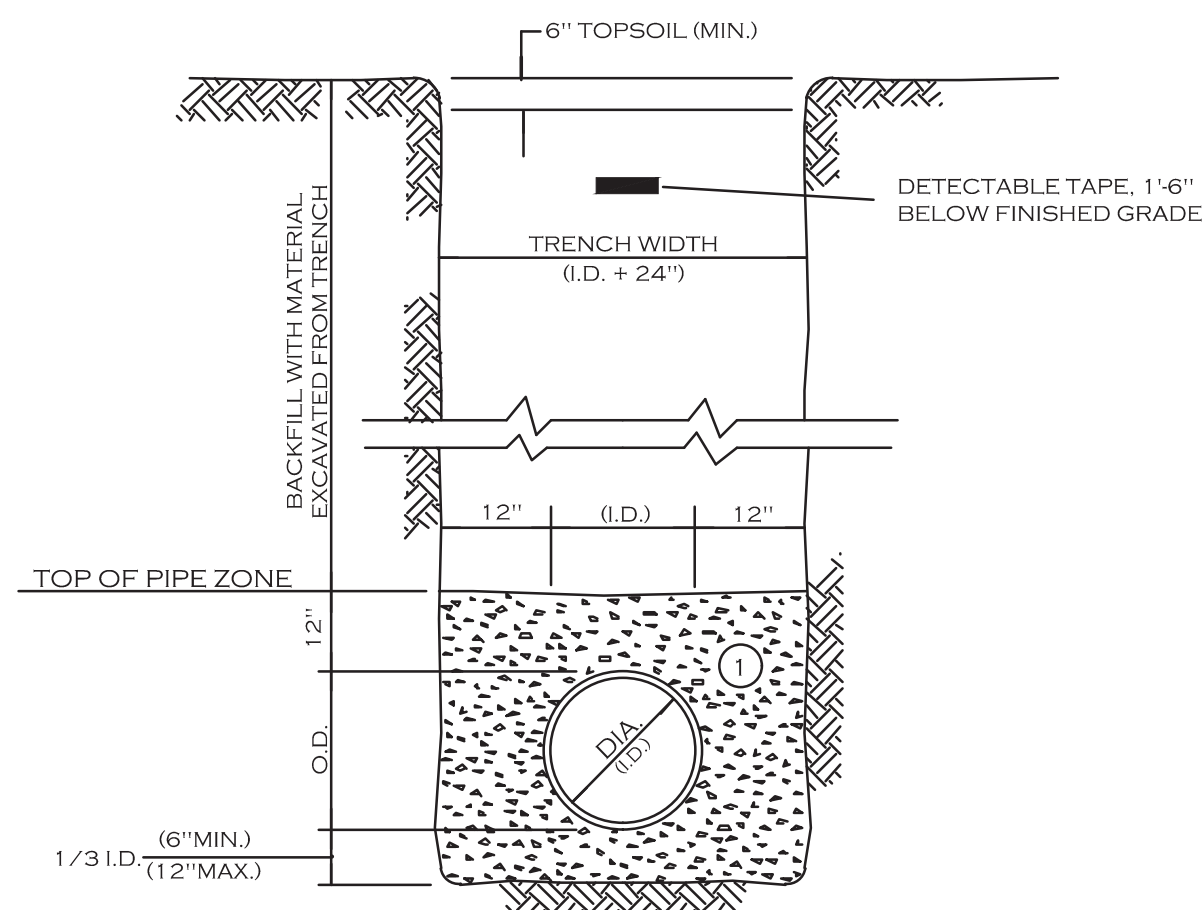
PROJECT NAME:
Site Development Plans for:
Proposed Office Building
1465-1471 Union Road
West Seneca, New York 14224

Date: 8/24/21
Drawn by: A. Pandolfo
Scale: As Noted

DRAWING NAME:
Utility Plan

DRAWING NO.
C-400
Project no.: 20.150

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- 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

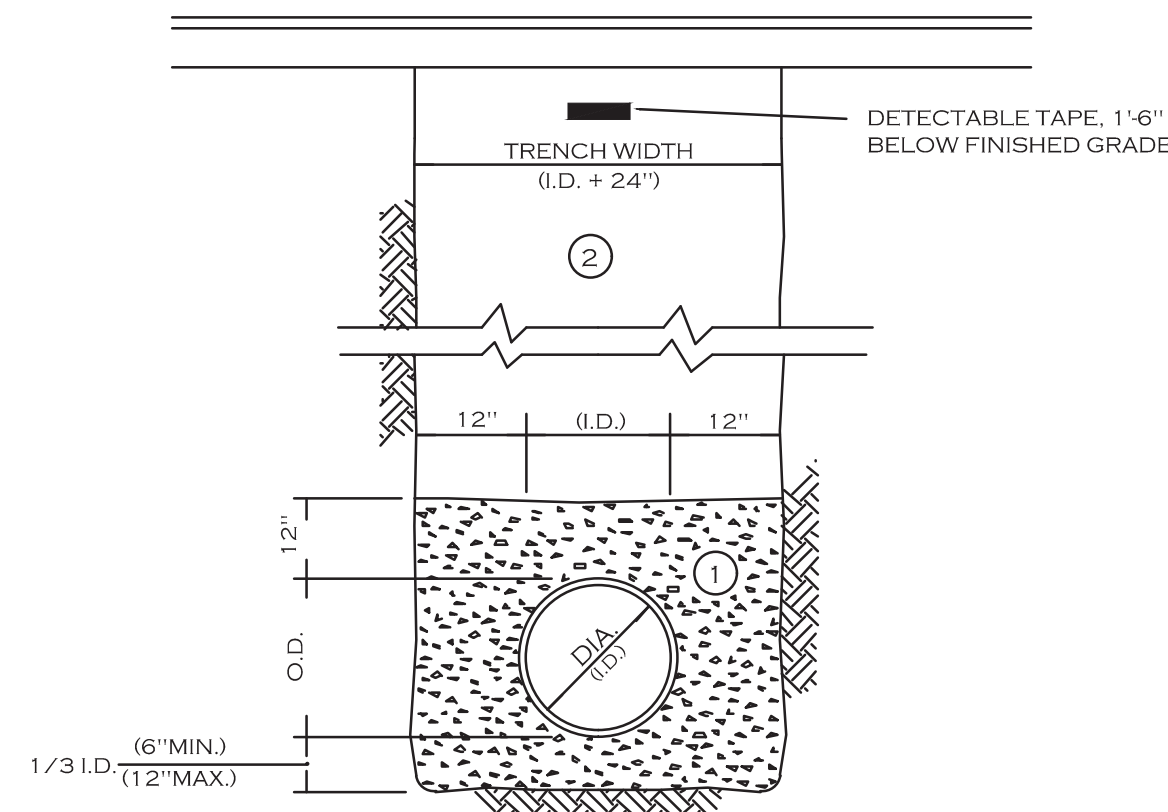
PIPE BEDDING MATERIAL (NYS DOT LATEST EDITION)

- 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.

SELECT MATERIAL BACKFILL (NYS DOT LATEST EDITION)

- 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

UTILITY TRENCH SECTION IN UNPAVED AREAS



- 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

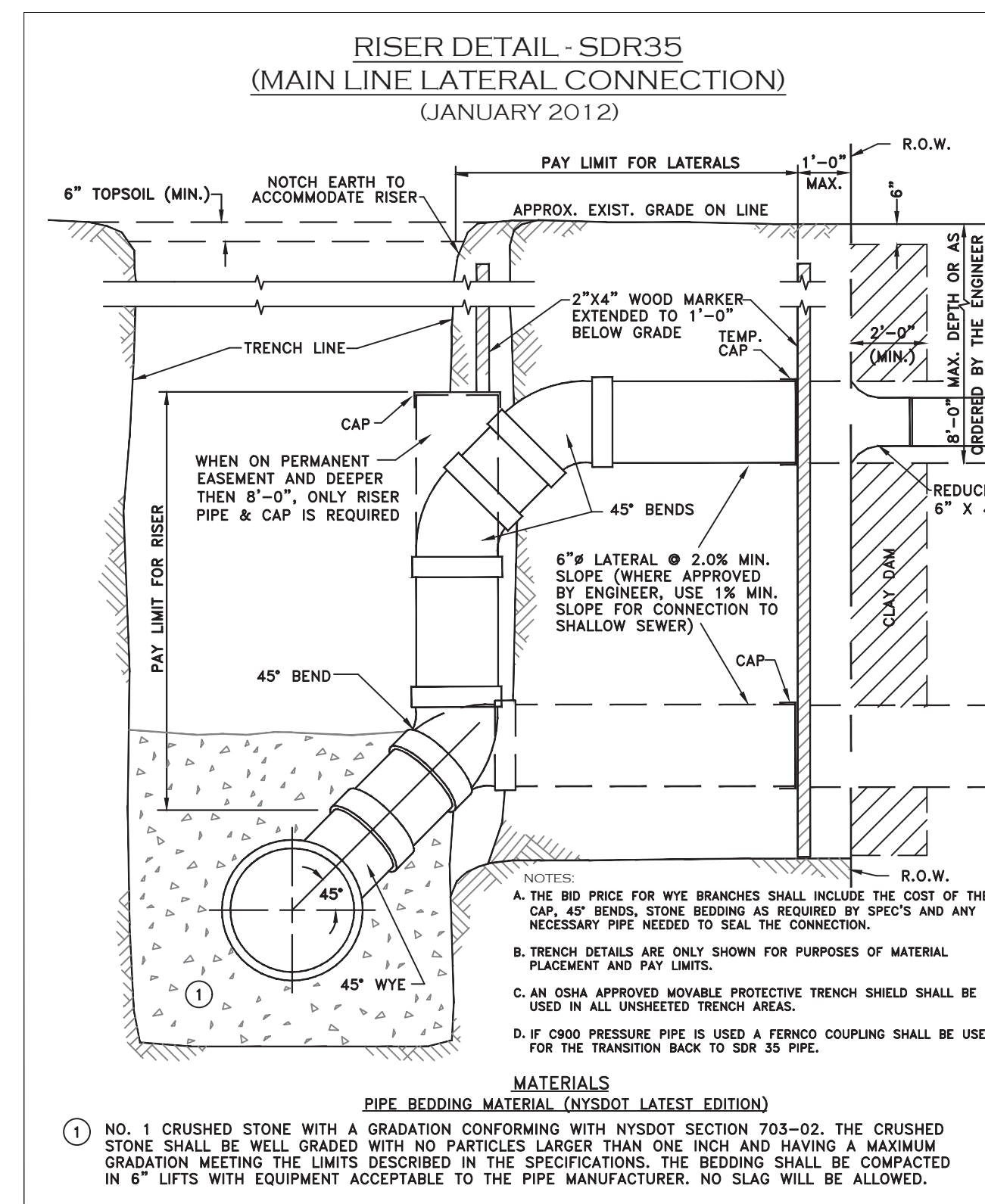
PIPE BEDDING MATERIAL (NYS DOT LATEST EDITION)

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UTILITY TRENCH SECTION IN PAVED AREAS

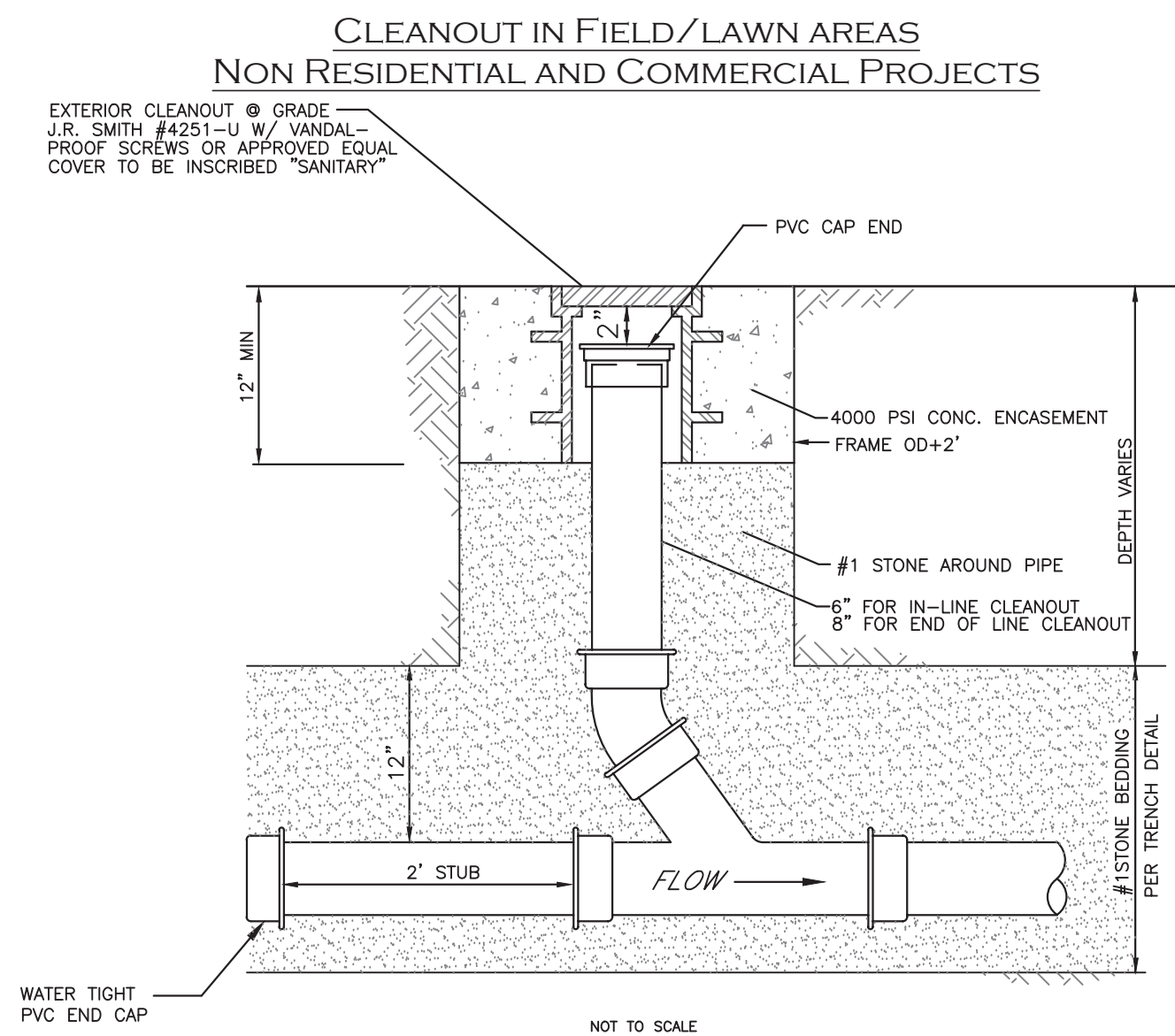


- NOTES:
- THE BID PRICE FOR WYE BRANCHES SHALL INCLUDE THE COST OF THE CAP, 45° BENDS, STONE BEDDING AS REQUIRED BY SPECS AND ANY NECESSARY PAY LIMITS.
 - TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.
 - AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.
 - IF 3000 PSI PRESSURE PIPE IS USED A FERRIS COUPLING SHALL BE USED FOR THE TRANSITION BACK TO SDR 35 PIPE.

MATERIALS

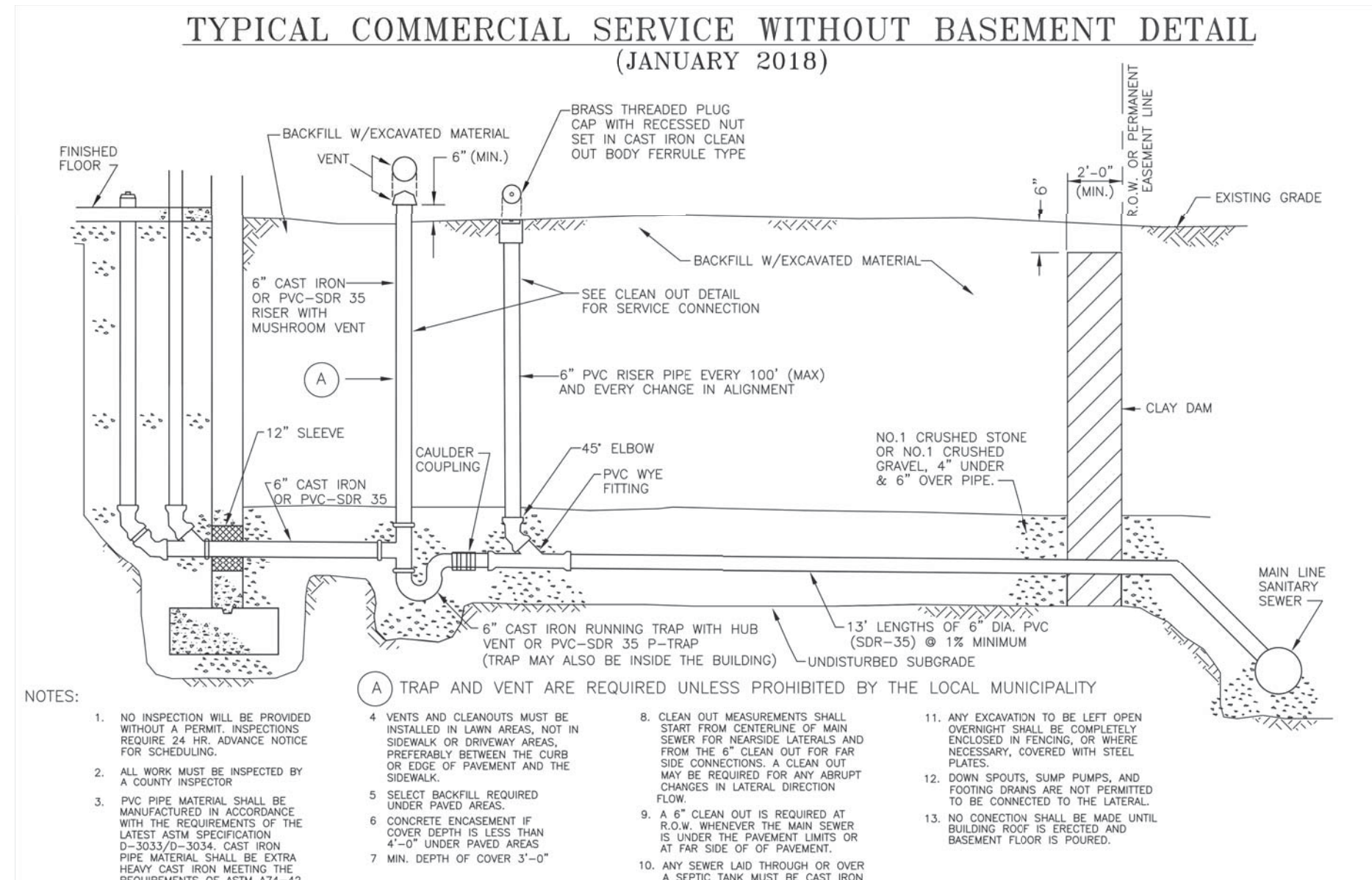
PIPE BEDDING MATERIAL (NYS DOT LATEST EDITION)

- 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.

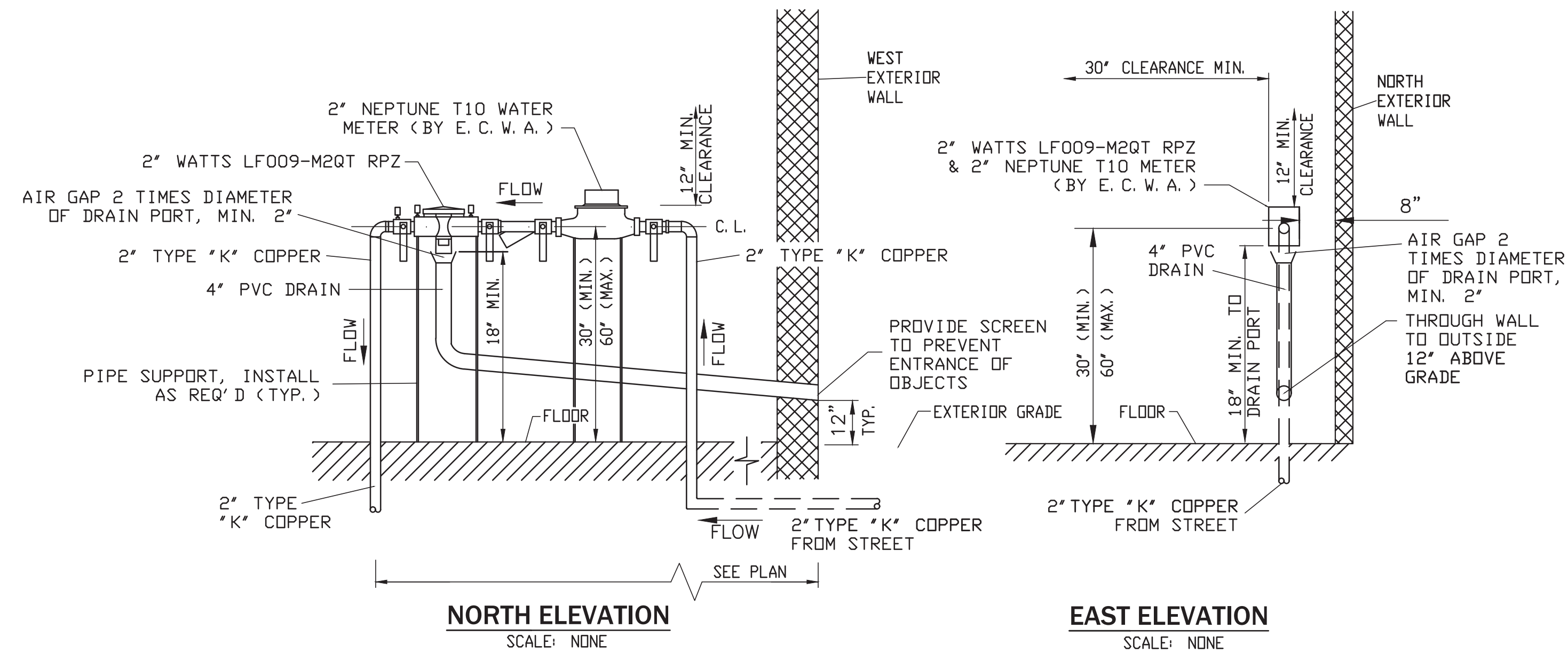


WATER TIGHT PVC END CAP

NOT TO SCALE

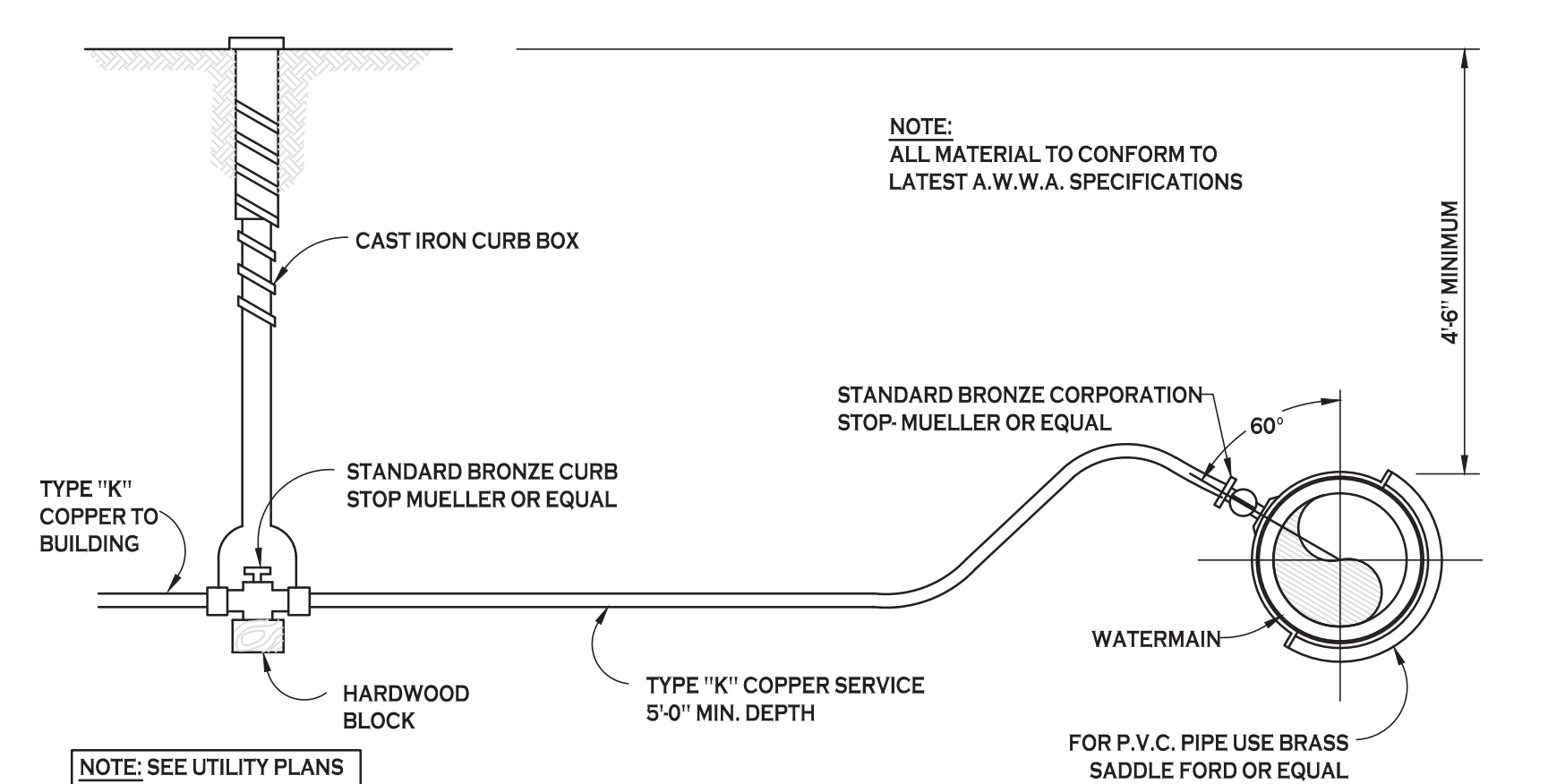


- NOTES:
- NO INSPECTION WILL BE PROVIDED WITHOUT A PERMIT. INSPECTIONS REQUIRE 24 HR. ADVANCE NOTICE FOR SCHEDULING.
 - ALL WORK MUST BE INSPECTED BY A COUNTY INSPECTOR.
 - PVC PIPE MATERIAL SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST ASTM SPECIFICATION (E-336300). CAST IRON PIPE MATERIAL SHALL BE EXTRA HEAVY CAST IRON MEETING THE REQUIREMENTS OF ASTM A14-02.
 - TRAP AND VENT ARE REQUIRED UNLESS PROHIBITED BY THE LOCAL MUNICIPALITY.
 - CLEAN OUT MEASUREMENTS SHALL START FROM CENTERLINE OF MAIN SEWER FOR BRANCHED LATERALS AND FROM THE 6" CLEAN OUT FOR MAIN LINE CONNECTIONS. A CLEAN OUT MAY BE REQUIRED FOR ANY BRANCHED LATERALS IN LATERAL DIRECTION FLOW.
 - A 6" CLEAN OUT IS REQUIRED AT 50.0' INTERVALS. THE MAIN SEWER IS UNDER THE PAVEMENT LIMITS OR AT PAR SIDE OF PAVEMENT.
 - ANY SEWER LAD THROUGH OR OVER A SEWER TANK MUST BE CAST IRON (SEWER TANK MUST BE FILLED WITH BANK RUN STONES).
 - NO EXCAVATION TO BE LEFT OPEN OVERNIGHT 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 CONNECTIONS SHALL BE MADE UNTIL BELOW ROOF TO BRACKET AND BASEMENT FLOOR IS FURRED.



2" DOMESTIC SERVICE BACKFLOW PREVENTER INSTALLATION

- NOTES:
- NO TAPS TO BE MADE UPSTREAM OF RPZ & METER.
 - HEAT, LIGHT AND ELECTRIC TO BE PROVIDED AT RPZ LOCATION.
 - COORDINATE LOCATION WITH ARCHITECTURAL PLANS.



TYPICAL WATER SERVICE LINE INSTALLATION

NOT TO SCALE



REVISIONS:	No.	Description	Date

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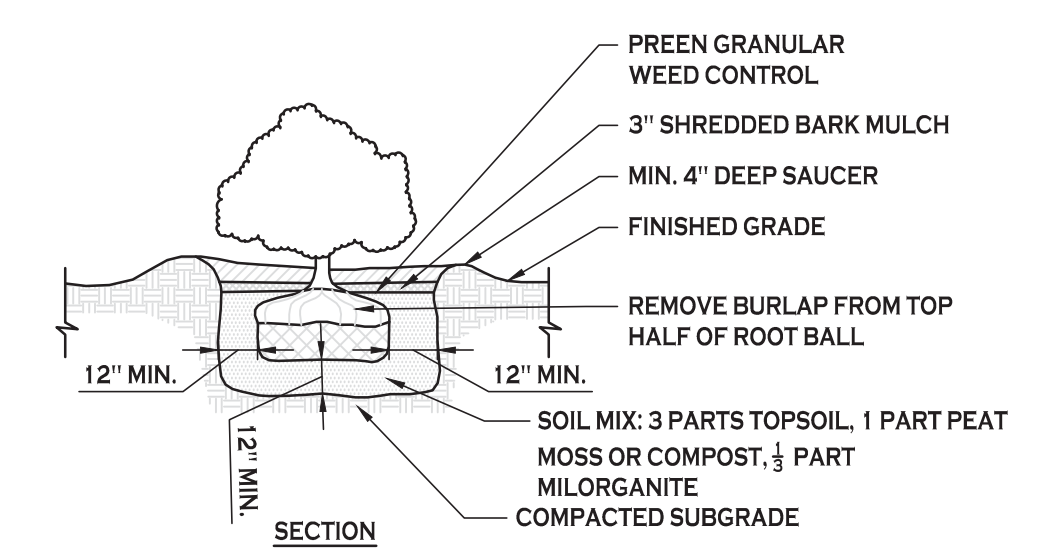
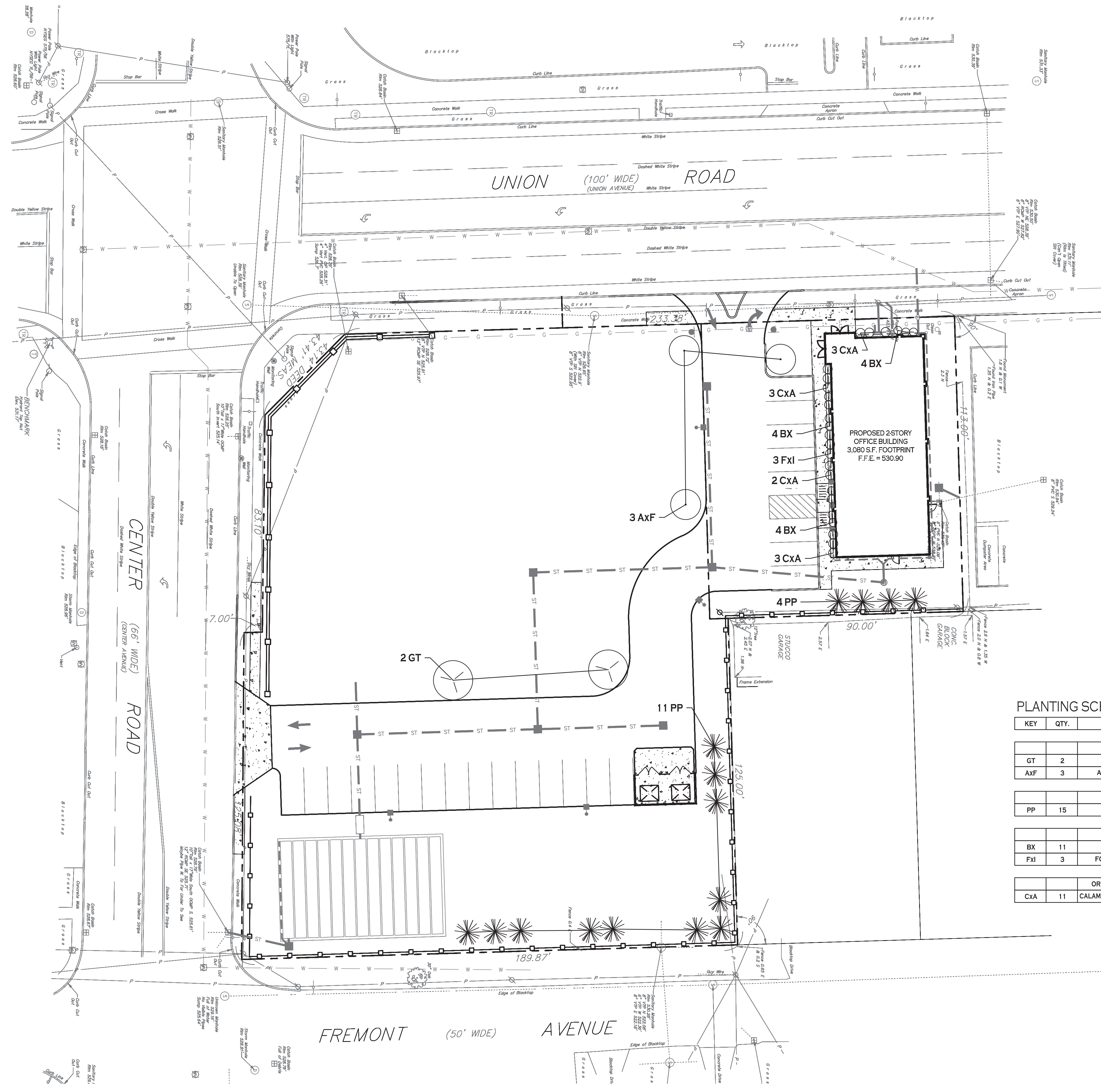
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 Drawn by: A. Pandolfo
 Scale: As Noted

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Utility Details

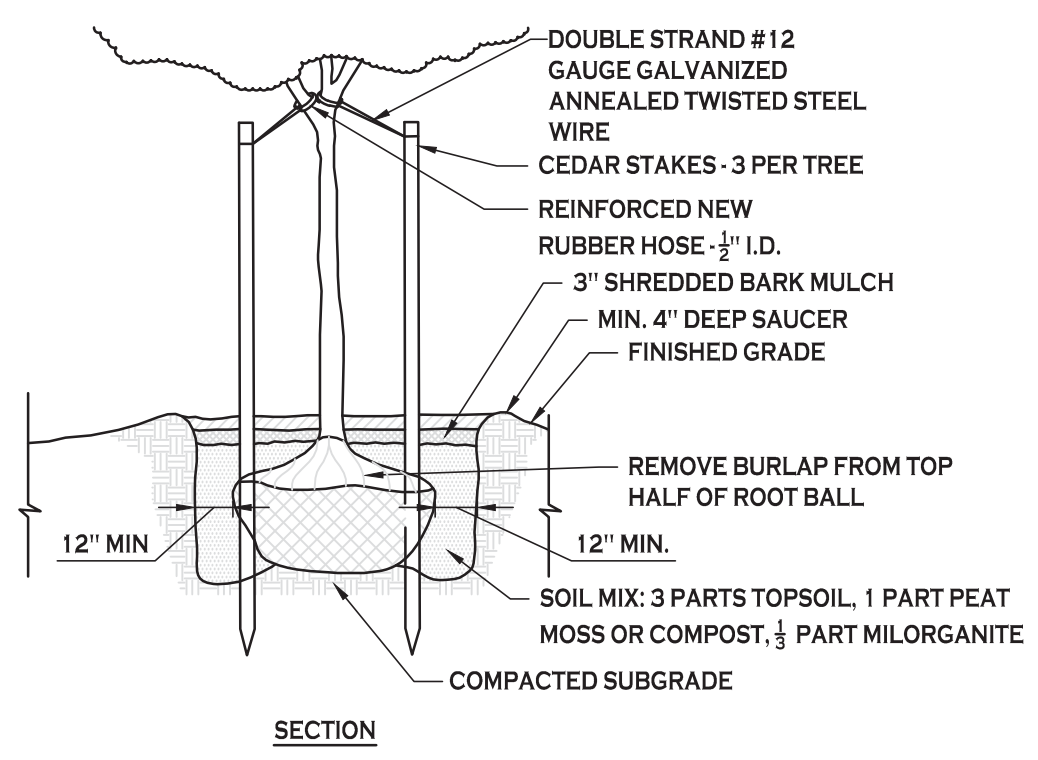
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SHRUB PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE

PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
DECIDUOUS TREES					
GT	2	GLEDTISIA TRIACANTHOS	SHADEMASTER LOCUST	2.5\"/>	

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 SHREDDED 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.
- ALL DISTURBED UNSURFACED AREAS WITHIN THE NYSDOT ROW MUST BE RESTORED USING ITEM 610.1401 TOPSOIL - REUSE ON-SITE MATERIALS OR ITEM 610.1402 TOPSOIL - ROADSIDE AND ITEM 610.1602 TURF ESTABLISHMENT - LAWNS AND COMPLY WITH NYSDOT STANDARD SPECIFICATION SECTION 713 - LANDSCAPE DEVELOPMENT MATERIALS. ALSO REFER TO NYSDOT STANDARD SPECIFICATION SECTION 610 - GROUND VEGETATION - PREPARATION, ESTABLISHMENT AND MANAGEMENT.

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LANDSCAPE PLAN
SCALE: 1"=20'



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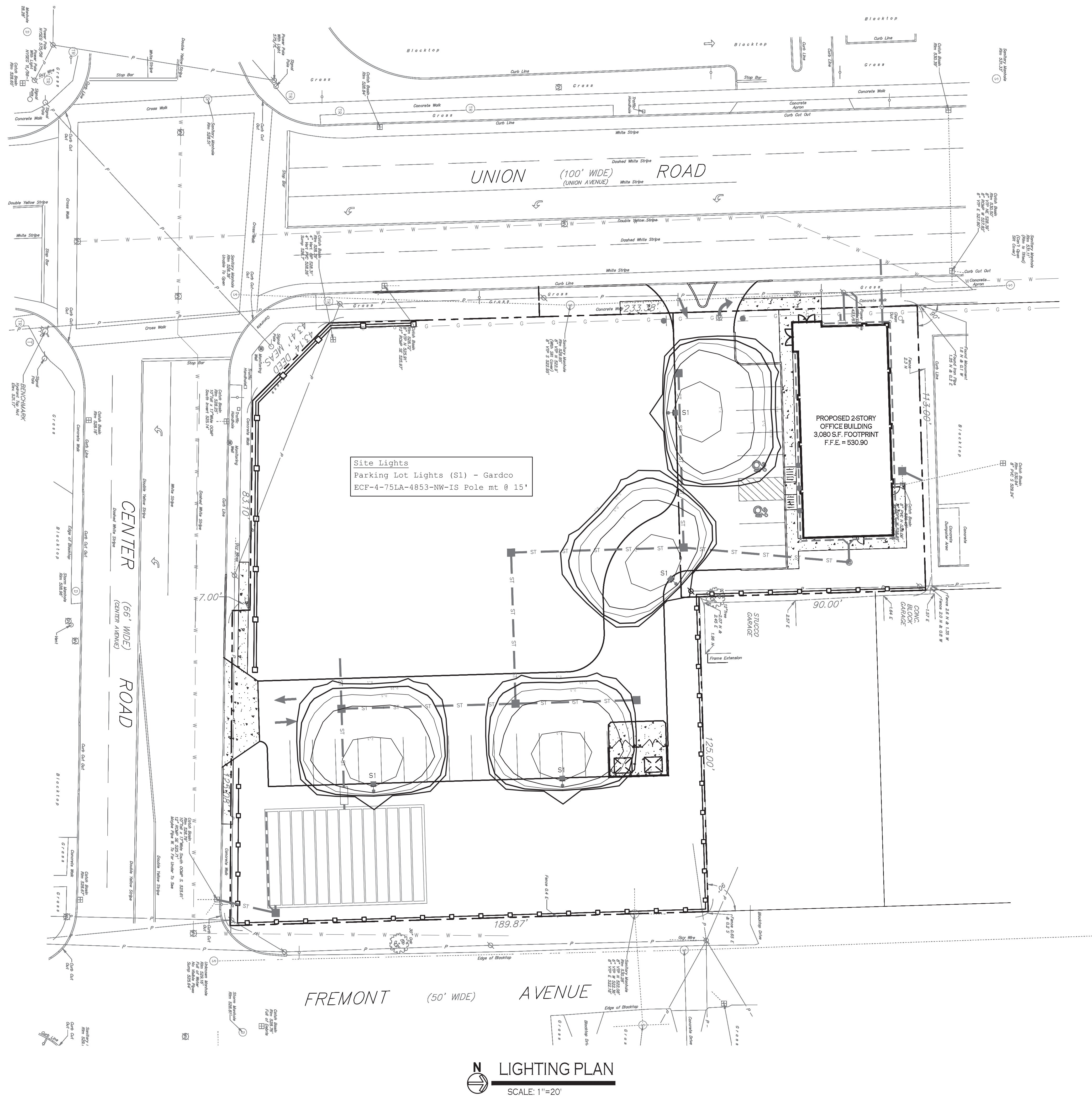
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Landscape Plan

DRAWING NO.:
L-100

Project no.: 20.150

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Site Lights
 Parking Lot Lights (S1) - Gardco
 ECF-4-75LA-4853-NW-IS Pole mt @ 15'

N LIGHTING PLAN
 SCALE: 1"=20'

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 Drawn by: A. Pandolfo
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Lighting Plan

DRAWING NO.
LP-100
 Project no.: 20.150