

**TOWN OF CLARENCE**  
*ENGINEERING and BUILDING DEPARTMENTS*  
6221 Goodrich Road  
Clarence Center, NY 14032  
716-741-8952  
FAX: 716-407-8915



*Timothy M. Lavocat, P.E., CFM*  
Town Engineer

May 23, 2024

Patrick Sheedy Jr., P.E.  
Carmina Wood Design  
487 Main Street, Suite 500  
Buffalo, NY 14203

Re: *The Farm*  
*10180 Main Street*  
*Development Plan Review #4*

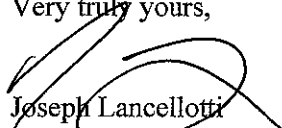
Dear Mr. Sheedy:

The Town of Clarence Engineering Department has performed a review of the development plan information for the above referenced project dated May 8, 2024 and received by this department May 21, 2024. **The Development Plan meets the technical requirements of the Engineering Department and is subject to the conditions below. Additional Town Committee/Board approvals are required for final Development Plan approval.**

1. Private Improvement Permits (PIP's) are required for pavement and curbing, storm drainage and grading and fire protection main prior to any site work.
2. All sheets of the PIP plans are to be wet stamped and signed. Four (4) sets of plans are required to be submitted with the PIP applications to the Engineering Department. Other departments may require additional plans.
3. All conditions of approval by the Engineering Department and the Planning Board Resolution for Development Plan approval shall be clearly presented on the cover sheet of the PIP Plans.
4. Only approved plan sets bearing the signature of the Town Engineer shall be considered valid plans to be used on site. All sheets of PIP plans to be clearly labeled "ISSUED FOR CONSTRUCTION".
5. As-Builts must be provided for all storm drainage and grading prior to issuance of Notice of Termination.
6. Full compliance with and all signatory requirements of GP-0-20-001 are required.
7. The Owner/Operator, qualified inspector and contractor certifications, as part of the SWPPP must be signed prior to issuance of PIP's.
8. Please be advised that SWPPP site inspections are required under permit GP-0-20-001 and are the responsibility of the owner/operator to ensure continued maintenance of the stormwater management system. The maintenance agreement required under permit GP-0-20-001 is required prior to certificate of occupancy.
9. A preconstruction meeting is required prior to issuance of PIP's.

Should you have any questions or require further clarification regarding the review of the above referenced project please feel free to contact me.

Very truly yours,



Joseph Lancellotti  
Asst. Municipal Engineer

Cc: Timothy Lavocat, P.E., Town Engineer  
Jonathan Bleuer, Director of Community Development  
Paul Gross, Senior Code Enforcement Officer  
RSA Development, LLC, 6461 Transit Road, Depew, NY 14043  
File

Main-10180-The Farm-Review #3-02-05-24.docx



Front Elevation



Left Elevation



Right Elevation

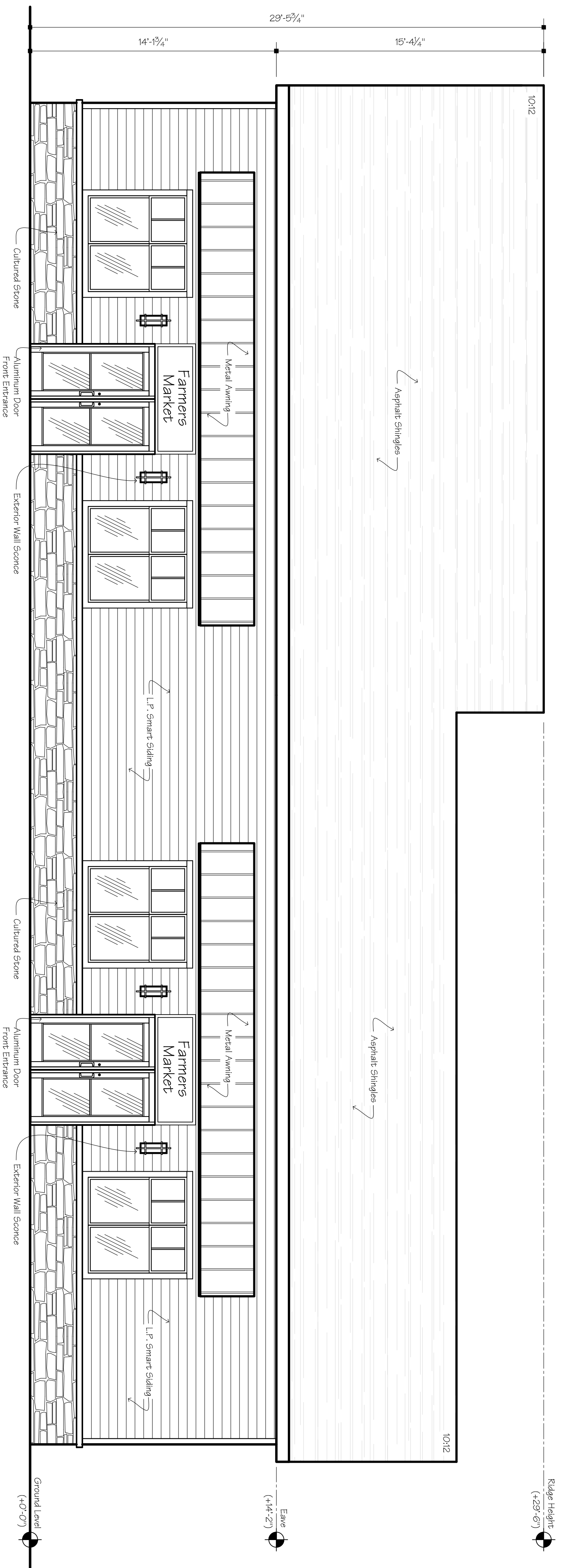


Rear Elevation

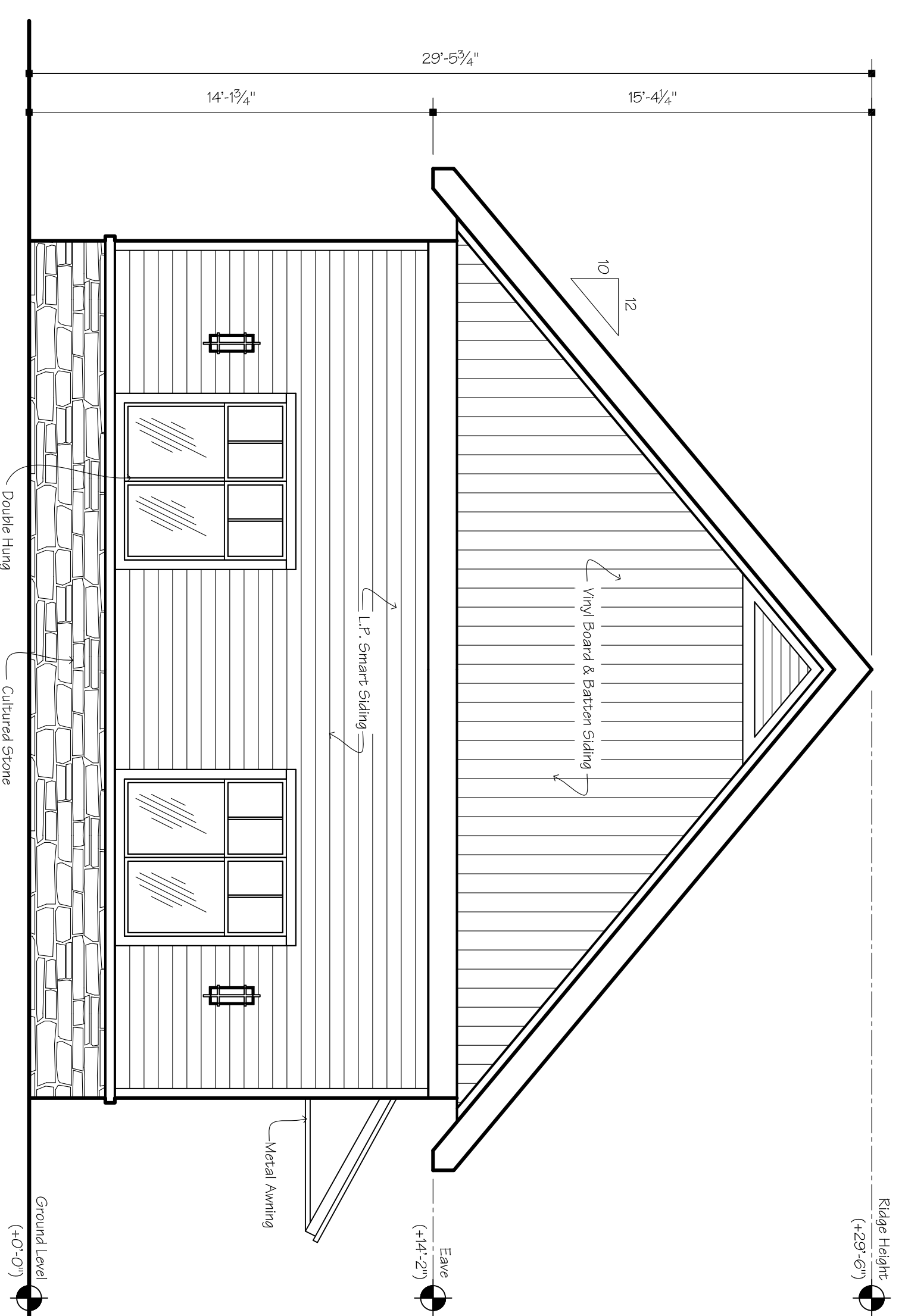
# The Farm - Mixed Use Concept Elevations

Main And Winding Lane  
 Town of Clarence, NY  
 4/14/2023

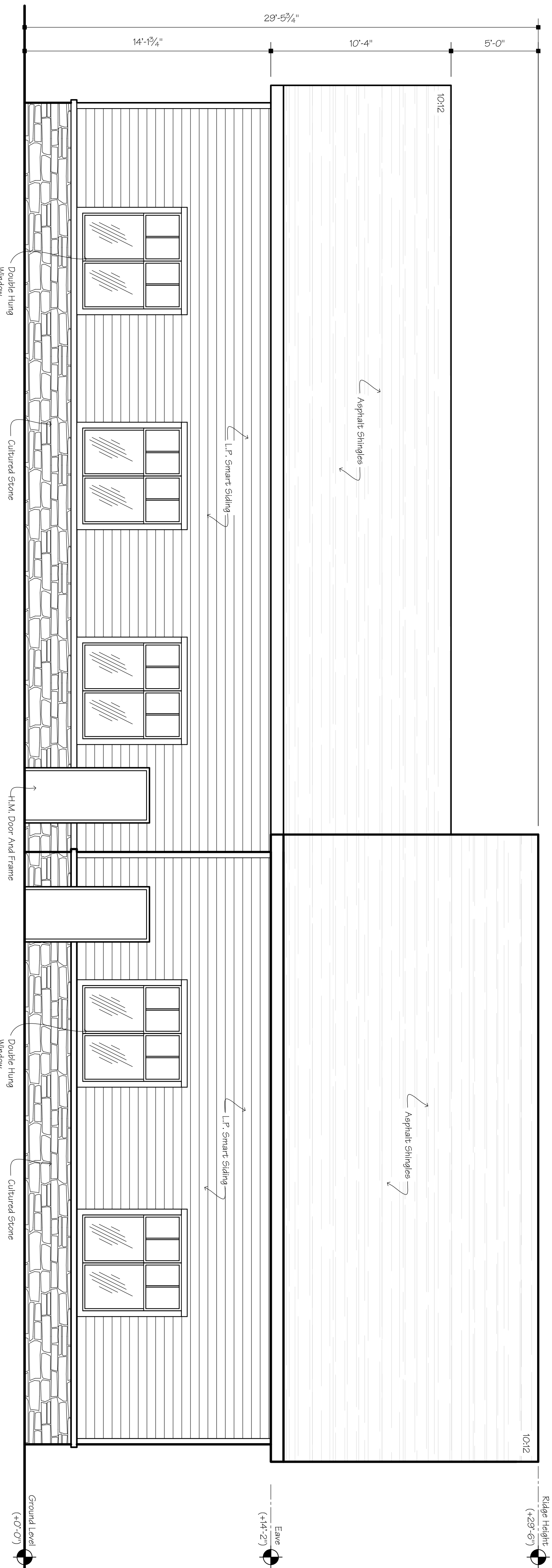




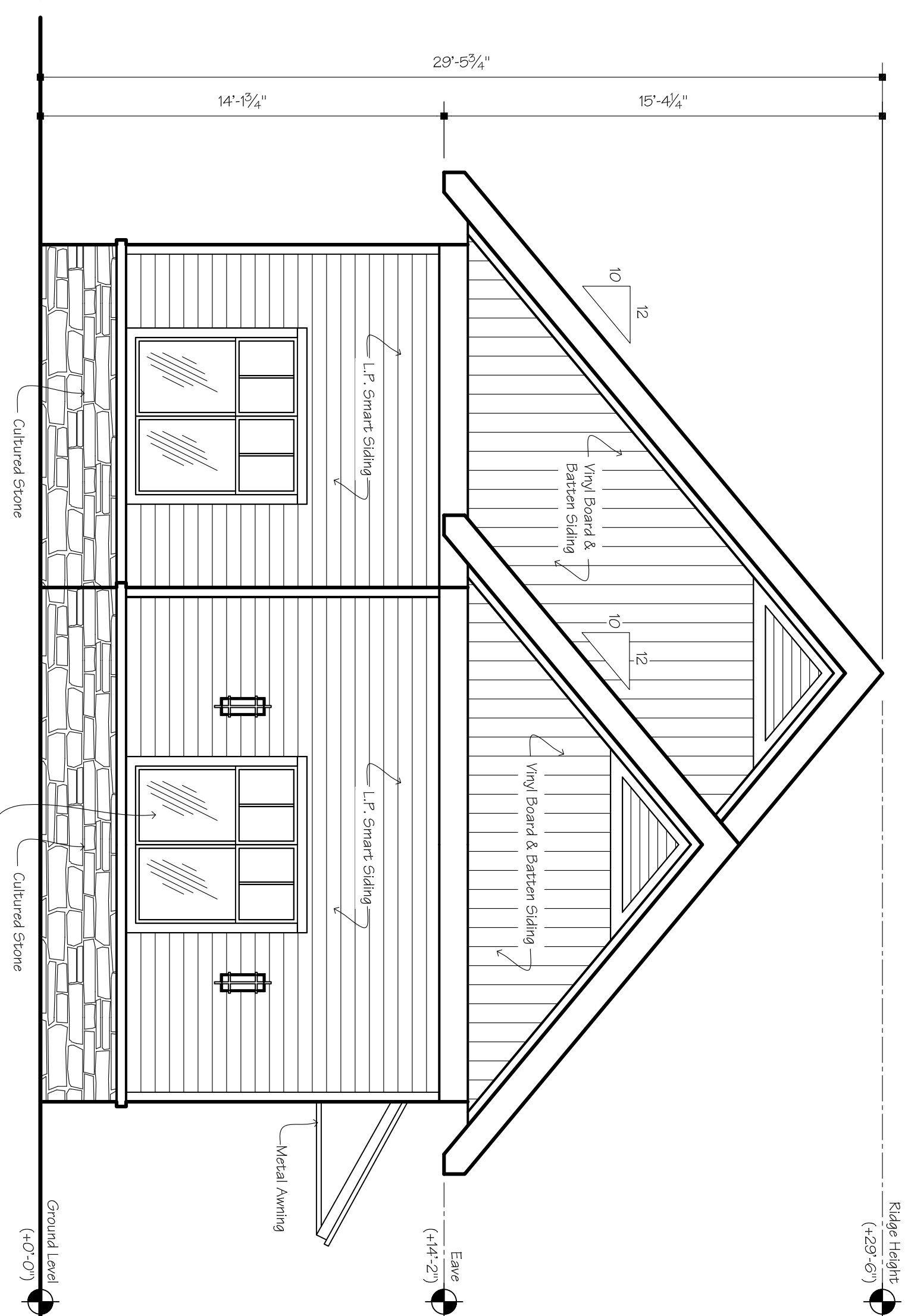
East Elevation



South Elevation



West Elevation

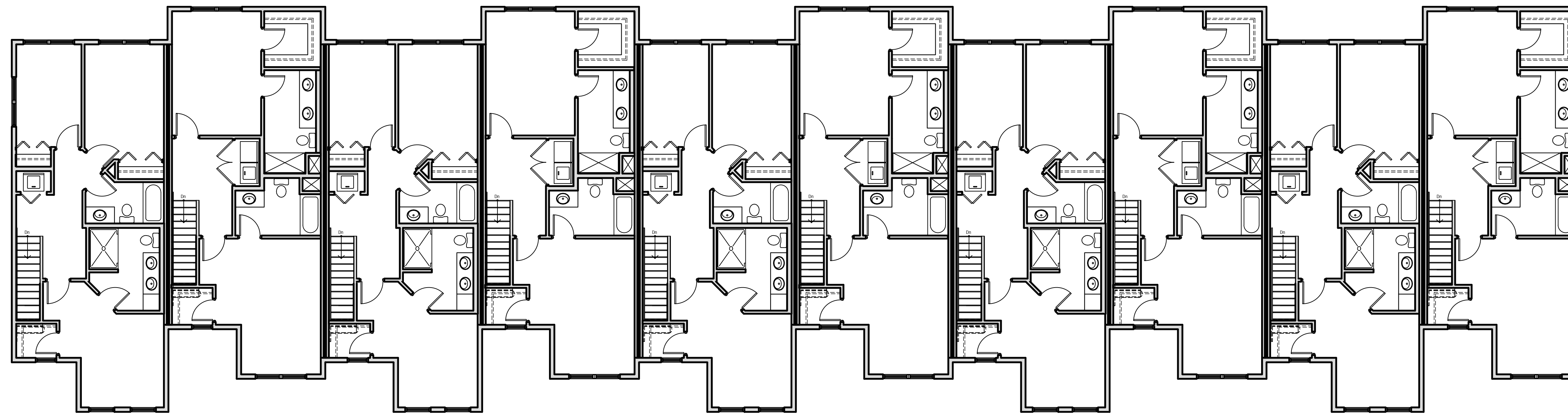


North Elevation

# The Farm Market Building - Concept Elevations

Main And Winding Lane  
 Town of Clarence, NY  
 5/28/2024





Second Floor Plan

1/8" = 1'-0"



First Floor Plan

1/8" = 1'-0"

♦ ♦ ♦ **The Farm - Townhouse Concept Floor Plans** ♦ ♦ ♦

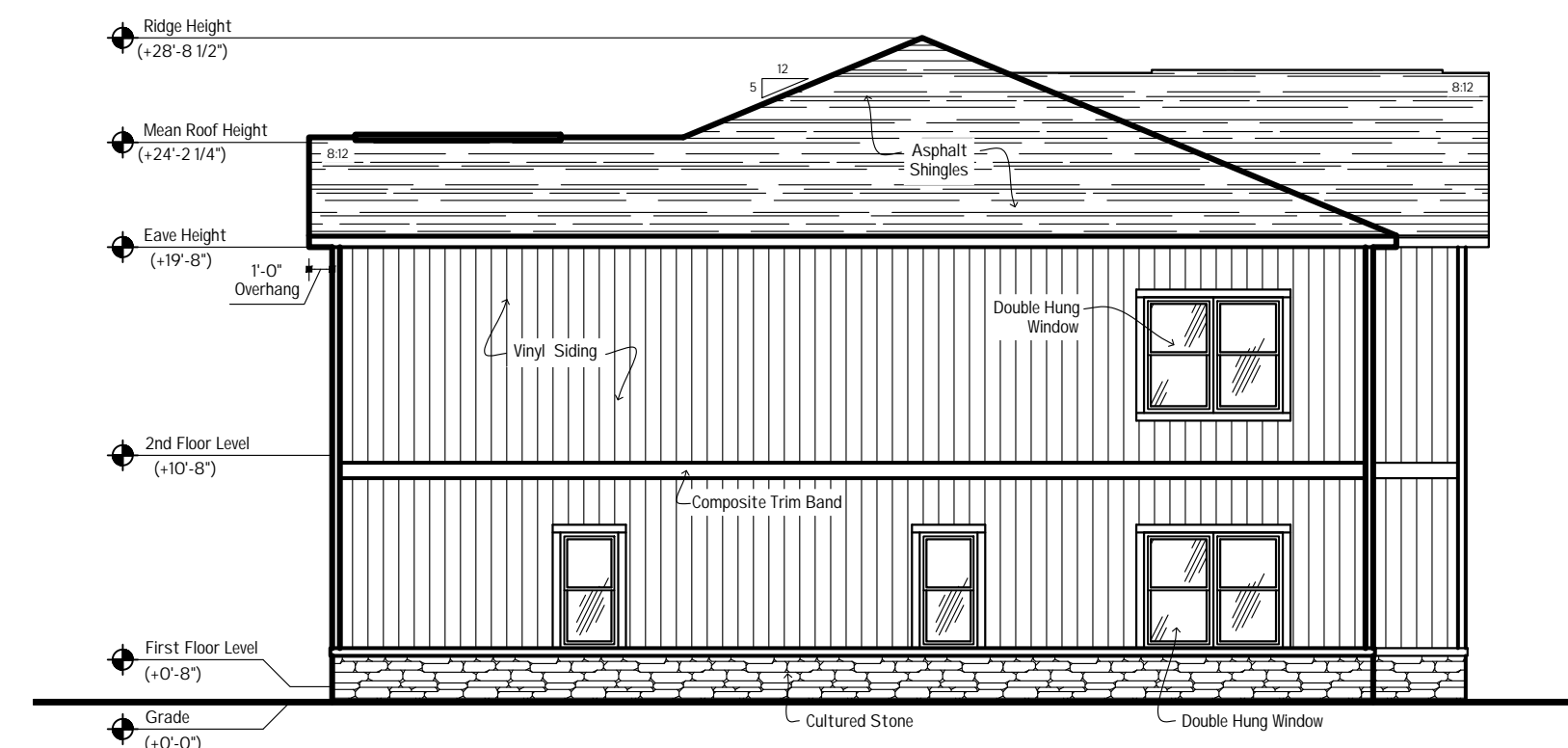
Main And Winding Lane  
Town of Clarence, NY  
4/14/2023





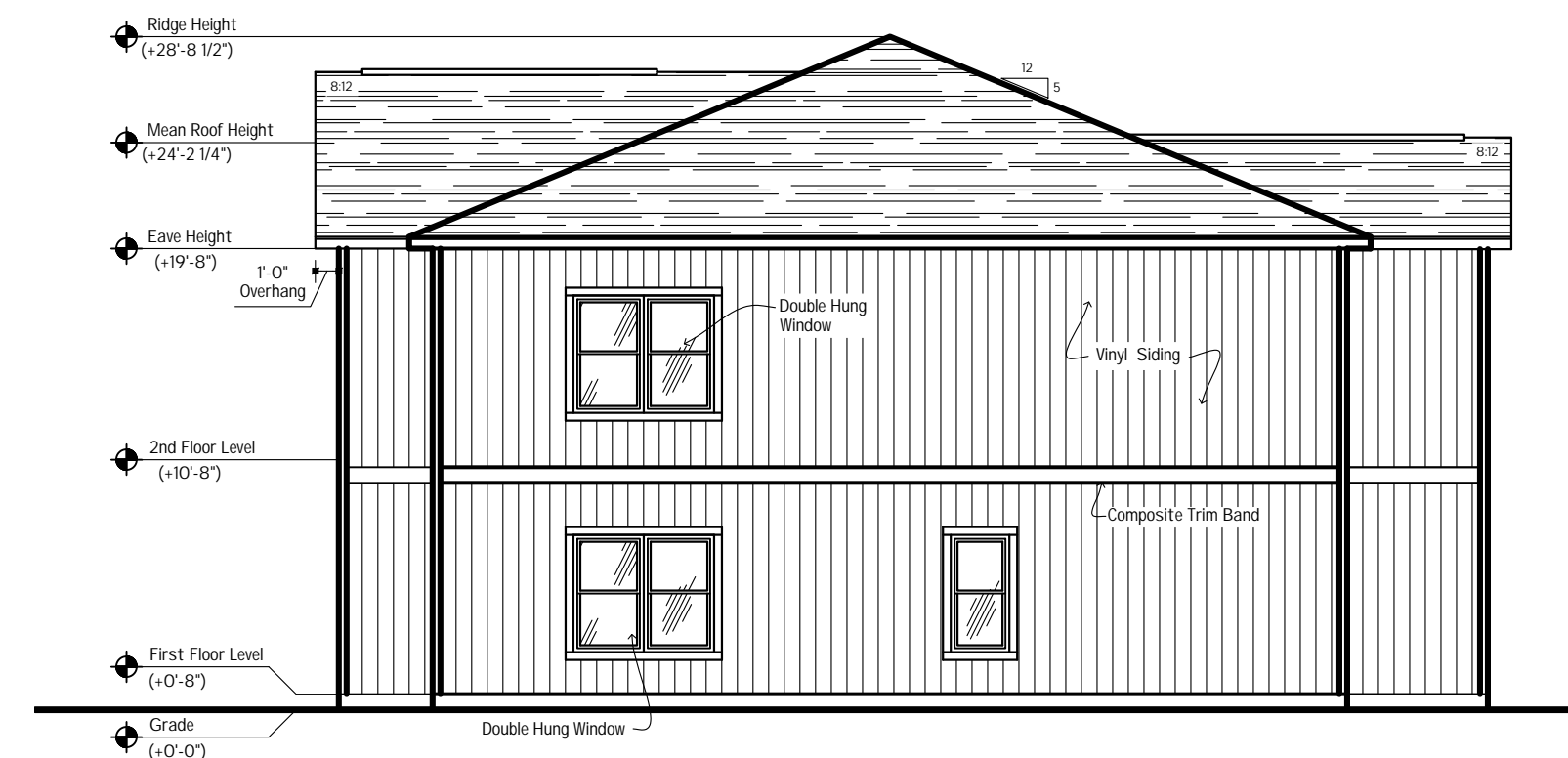
Front Elevation

1/8" = 1'-0"



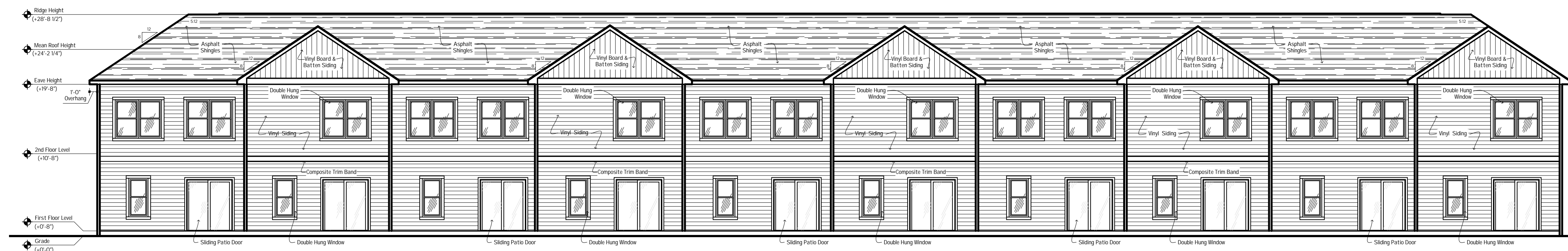
Right Side Elevation

1/8" = 1'-0"



Left Side Elevation

1/8" = 1'-0"

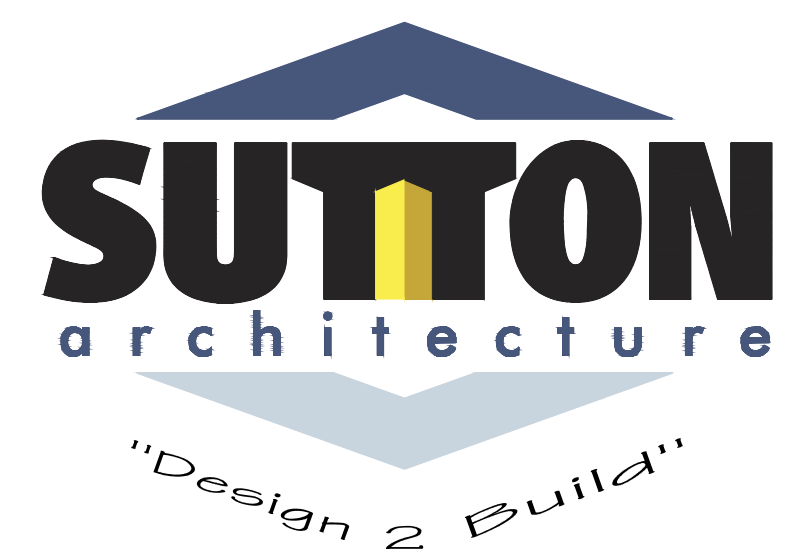


Rear Elevation

1/8" = 1'-0"

## The Farm - Townhouse Concept Elevations

Main And Winding Lane  
Town of Clarence, NY  
4/14/2023





# The Farm

## 10180 Main Street Clarence, New York

### SITE DEVELOPMENT DRAWINGS

#### AGENCIES

##### ENGINEERING DEPARTMENT

NAME/TITLE: TIMOTHY LAVOCAT P.E., TOWN ENGINEER  
 COMPANY/DEPT: TOWN OF CLARENCE ENGINEERING DEPARTMENT  
 ADDRESS: 6221 GOODRICH ROAD  
 CLARENCE CENTER, NEW YORK 14032

TELEPHONE 716-741-8952

##### PLANNING & ZONING DEPARTMENT

NAME/TITLE: JONATHAN BLEUER, DIRECTOR OF COMMUNITY  
 DEVELOPMENT  
 COMPANY/DEPT: TOWN OF CLARENCE PLANNING DEPARTMENT  
 ADDRESS: ONE TOWN PLACE  
 CLARENCE, NEW YORK 14031

TELEPHONE 716-741-8933

##### LAND SURVEYOR

NAME/TITLE: GPI ENGINEERING, LANDSCAPE ARCHITECTURE  
 & SURVEYING, LLP  
 COMPANY/DEPT: 4950 GENESEE STREET, SUITE 100  
 ADDRESS: BUFFALO, NY 14225

TELEPHONE 716-633-4844

#### UTILITIES

##### NATURAL GAS COMPANY/DEPT:

NATIONAL FUEL GAS CORP.  
 6363 MAIN STREET  
 WILLIAMSVILLE, NEW YORK 14221

TELEPHONE 716-857-7000

##### TELEPHONE COMPANY COMPANY/DEPT:

VERIZON  
 65 FRANKLIN STREET  
 BUFFALO, NEW YORK 14203

TELEPHONE 716-840-8748

##### CABLE COMPANY COMPANY/DEPT:

TIME WARNER  
 789 CHURCH ROAD  
 WEST SENECA, NEW YORK

TELEPHONE 716-558-8615

##### ELECTRIC COMPANY COMPANY/DEPT:

NATIONAL GRID  
 144 KENSINGTON AVENUE  
 BUFFALO, NEW YORK 14214

TELEPHONE 716-236-2738

##### WATER COMPANY/DEPT:

ERIE COUNTY WATER AUTHORITY  
 3030 UNION ROAD  
 CHEEKTOWAGA, NEW YORK 14227

TELEPHONE 716-684-1510

##### DIG SAFELY NEW YORK

TELEPHONE 1-800-962-7962

#### OWNER/DEVELOPER

NAME: RSA DEVELOPMENT, LLC  
 ADDRESS: 6461 TRANSIT ROAD  
 DEPEW, NY 14043

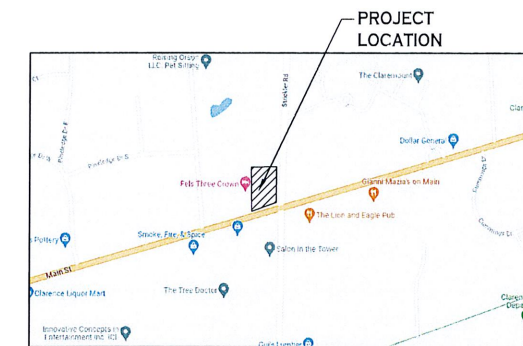
CONTACT: RUSSELL SALVATORE  
 TELEPHONE 716-867-5912

#### ENGINEER

### CARMIN/WOOD DESIGN

487 Main Street, Suite 500  
 Buffalo, New York 14203  
 Phone: (716) 842-3165

111 Bain Street, Suite 332  
 Greensboro, North Carolina 27406  
 Phone: (336) 937-9009



**LOCATION MAP**

| DWG NO. | DRAWING TITLE                                    |
|---------|--|
| -       | COVER SHEET                                      |
| -       | SURVEY & TOPOGRAPHIC MAP                         |
| C-001   | DEMOLITION & EROSION CONTROL PLAN                |
| C-002   | DEMOLITION & EROSION CONTROL DETAILS             |
| C-100   | SITE PLAN  |
| C-101   | SITE DETAILS                                     |
| C-102   | SITE DETAILS                                     |
| C-103   | SITE DETAILS                                     |
| C-104   | SITE DETAILS                                     |
| C-105   | SITE DETAILS                                     |
| C-200   | GRADING PLAN                                     |
| C-300   | STORM DRAINAGE PLAN                              |
| C-301   | STORM DRAINAGE DETAILS                           |
| C-400   | UTILITY PLAN                                     |
| C-401   | UTILITY DETAILS                                  |
| C-402   | UTILITY DETAILS                                  |
| L-100   | LANDSCAPE PLAN                                   |
| LP-100  | LIGHTING PLAN                                    |
| M-100   | MAINTENANCE & PROTECTION OF TRAFFIC PLAN         |
| M-101   | MAINTENANCE & PROTECTION OF TRAFFIC PLAN & NOTES |
| M-102   | MAINTENANCE & PROTECTION OF TRAFFIC PLAN & NOTES |
| M-103   | MAINTENANCE & PROTECTION OF TRAFFIC PLAN & NOTES |
| M-104   | MAINTENANCE & PROTECTION OF TRAFFIC PLAN & NOTES |
| M-105   | MAINTENANCE & PROTECTION OF TRAFFIC PLAN & NOTES |

## OCTOBER 2023

REV. NOVEMBER 2023

REV. JANUARY 2024

REV. APRIL 2024

REV. MAY 2024

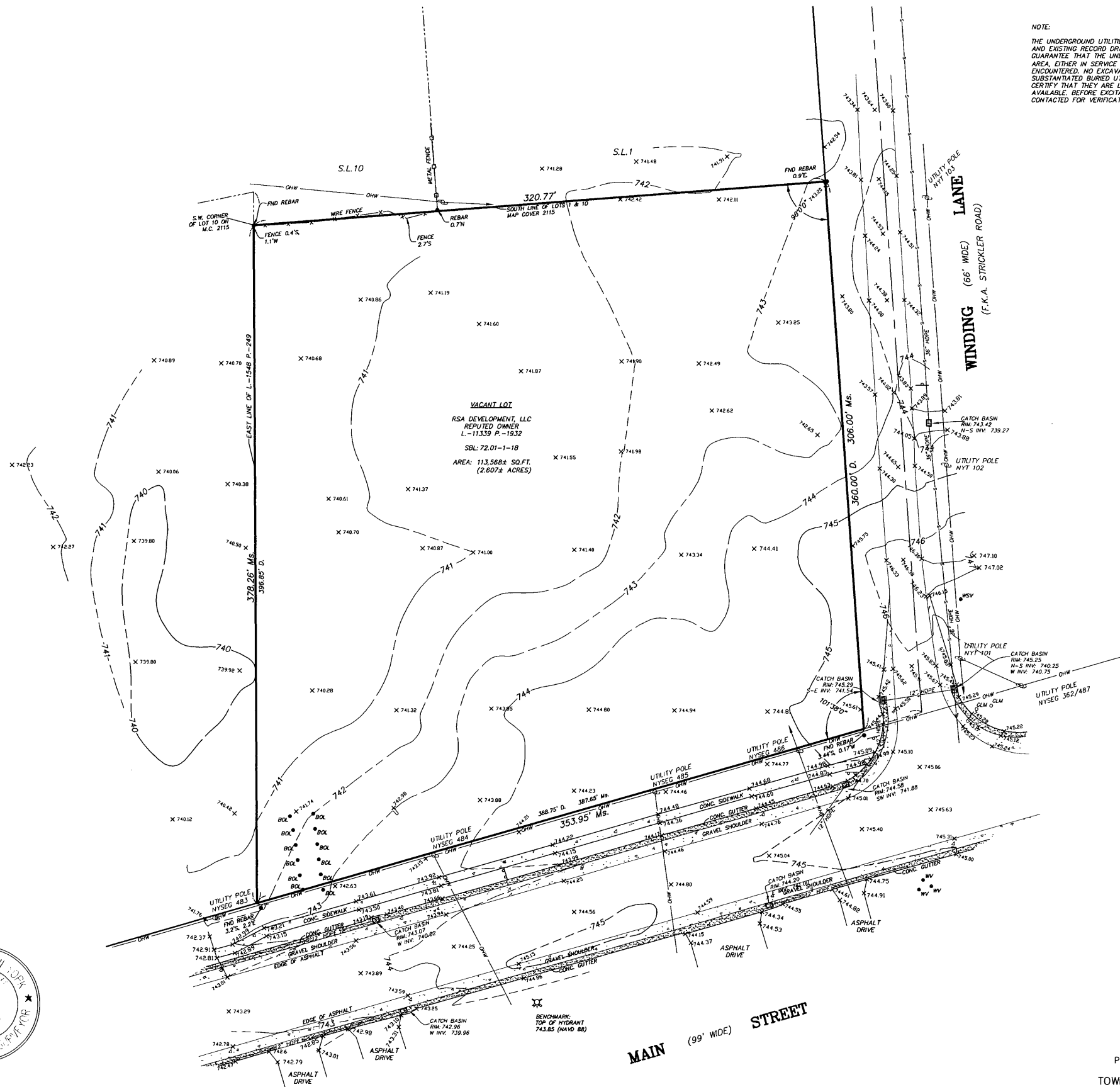
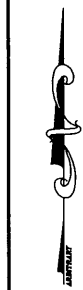


NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.  
 • SET OR EX. 5/8" REBAR

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORD DRAWINGS PROVIDED TO THE SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS MADE DURING THE PROGRESS OF THIS SURVEY TO SUBSTANTIATED BURIED UTILITIES AND STRUCTURES. THE SURVEYOR FURTHER DOES NOT CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. BEFORE EXCAVATIONS ARE BEGUN, THE APPROPRIATE AGENCIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.



*Handwritten signature*



LEGEND

- BOLLARD
- CATCH BASIN
- GAS LINE MARKER
- GUY WIRE
- HYDRANT
- SIGN (ONE POST)
- SIGN (TWO POST)
- UTILITY POLE
- WATER SERVICE VALVE
- WATER VALVE

| DATE | REVISION/TYPE |
|------|---------------|
|      |               |
|      |               |
|      |               |
|      |               |



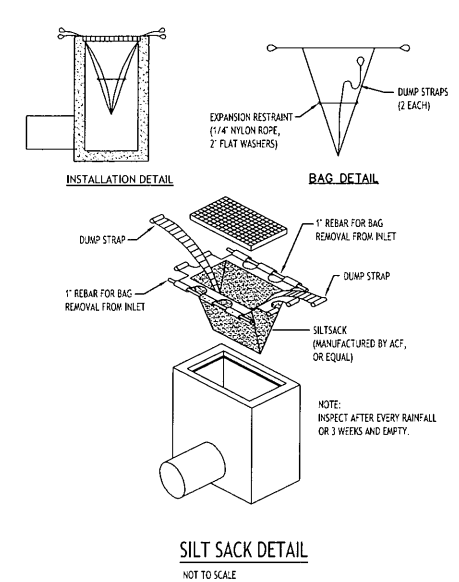
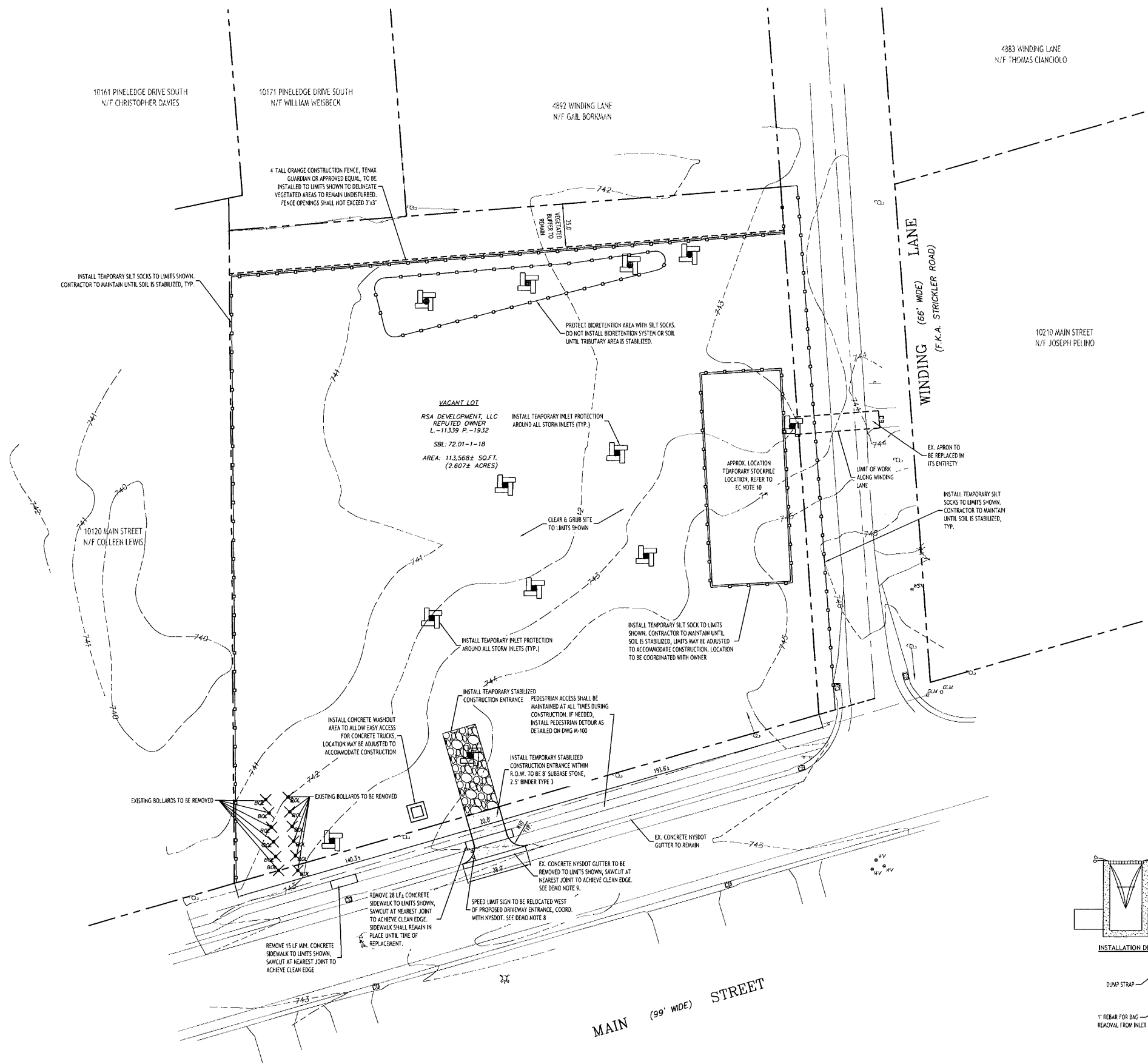
SURVEY OF  
 PART OF LOT 1, SECTION 6, TOWNSHIP 12, RANGE 6  
 HOLLAND LAND SURVEY  
 TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

**GPI** ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP  
 ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE  
 4950 GENSEL STREET, SUITE 100  
 BUFFALO, NEW YORK 14225  
 (716) 633-4844 FAX 633-4940

Job No. 9198 Date: MAY 17, 2021  
 Scale: 1" = 40' TAX No. 72.01-1-18

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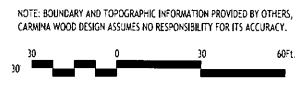
**DEMOLITION & EROSION CONTROL LEGEND**

|  |  |
|--|--|
| EXISTING PAVEMENT TO BE SAWCUT & REMOVED |  |
| PROPOSED SILT SOCK                       |  |
| PROPOSED TENX ORANGE FENCE               |  |
| EXISTING TREE TO BE REMOVED              |  |
| PROPOSED STORM INLET PROTECTION          |  |

- DEMOLITION NOTES:**
1. ALL PERMETER SILT SOCK TO BE INSTALLED PRIOR TO CONSTRUCTION ACTIVITY BEGINNING.
  2. 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.
  3. TEMPORARY SILT SOCK TO BE INSTALLED AS DIRECTED BY THE OWNERS FIELD REPRESENTATIVE. MAINTAIN UNTIL VEGETATION IS ESTABLISHED AND PAVEMENT IS INSTALLED.
  4. AS NECESSARY, COVERED DUMPSTERS SHALL BE PROVIDED ON SITE AS REQUIRED FOR CONSTRUCTION WASTE.
  5. REMOVE ALL TREES AND STUMPS AS SHOWN AND DISPOSE OF OFF SITE. CONTRACTOR TO PROTECT ALL TREES/BRUSH NOT DISTURBED BY CONSTRUCTION ACTIVITY. LOCATIONS OF TREES SHOWN ON PLAN ARE APPROXIMATE, CONTRACTOR TO CONFIRM LOCATION PRIOR TO CONSTRUCTION.
  6. ANY DAMAGE CAUSED BY OR DURING CONSTRUCTION TO EXISTING FEATURES TO REMAIN IN THE STATE RIGHT OF WAY SHALL BE REPAIRED OR REPLACED PER NYS DOT STANDARDS AT THE EXPENSE OF THE CONTRACTOR.
  7. NO TREES WITHIN THE STATE RIGHT OF WAY SHALL BE REMOVED BETWEEN MAY 1 AND JULY 31.
  8. NYS DOT HIGHLY RECOMMENDS THAT AN EXPERIENCED CREW OR COMPANY FAMILIAR WITH NYS DOT STANDARDS AND SPECIFICATIONS RELOCATE AND REINSTALL THE EXISTING SPEED LIMIT SIGN. ADDITIONALLY, THE REMOVAL AND RELOCATION OF THIS SIGN SHALL BE COMPLETED IN THE SAME WORKING DAY TO ENSURE THAT THE SIGN INFORMATION PROVIDED BE MINIMALLY DISRUPTED FOR THE TRAVELING PUBLIC.
  9. EXISTING CURB AT DRIVEWAY ENTRANCE TO BE REMOVED SHALL BE SAW CUT FULL DEPTH AND NEATLY REMOVED FROM THE BACKSIDE. EXISTING PAVEMENT SHALL NOT BE DISTURBED AND THE PAVEMENT EDGE SHALL BE USED AS FOR PLACING NEW CURB.

- EROSION CONTROL NOTES:**
- THE FOLLOWING EROSION CONTROL PROCEDURES SHALL BE ADHERED TO BY THE CONTRACTOR:
1. INSTALL TEMPORARY SILT SOCK BARRIERS AS DIRECTED BY THE OWNER AND AT ALL EXISTING STORMWATER CATCH BASINS WITHIN THE WORK AREA TO PREVENT SEDIMENT MIGRATION. ALL SILT SOCK BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS.
  2. 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.
  3. ALL SILT SOCK BARRIERS SHALL BE REPLACED WHENEVER THEY BECOME CLOGGED OR INOPERABLE.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS.
  5. 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.
  6. 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.
  7. 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.
  8. 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.
  9. 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.
  10. INSTALL TEMPORARY SILT SOCK AROUND THE BASE OF STOCKPILES. STOCKPILES NOT BEING ACTIVELY USED FOR MORE THAN SEVEN (7) DAYS SHALL BE STABILIZED.
  11. THE PROFESSIONAL CERTIFYING COMPLIANCE TO NYS DEC PHASE II STORMWATER REGULATION REQUIREMENTS MUST INSPECT AT A MINIMUM WEEKLY, AND WHEN DISTURBING MORE THAN 5 ACRES TWICE A WEEK, AND SHALL PROVIDE THESE INSPECTION REPORT WITH A WRITTEN CERTIFICATION OF CONSTRUCTION COMPLIANCE TO THE TOWN OF CLARENCE (BI) WEEKLY.
  12. 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 NYS DEC PHASE II STORMWATER REGULATION REQUIREMENTS.

**Demolition & Erosion Control Plan**  
SCALE: 1"=30'



**CARMINAWOOD DESIGN**  
111 Bain Street, Suite 312  
Greenboro, North Carolina 27406  
Phone: (336) 937-9009

**The Farm**  
10180 Main Street  
Clarence, NY

**REVISIONS:**

| No. | Description                    | Date     |
|-----|--------------------------------|----------|
| 1   | Rev. per Town comments         | 11/16/23 |
| 2   | Rev. per Town comments         | 1/10/24  |
| 3   | Rev. per Town/NYS DOT comments | 4/1/24   |
| 4   | Rev. per NYS DOT comments      | 4/30/24  |



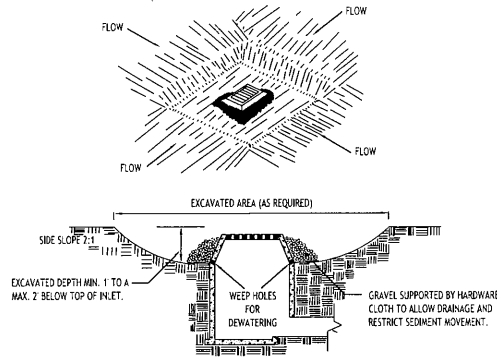
**DRAWING NAME:**  
Demolition & Erosion Control Plan

Date: 10/13/23  
Drawn By: P. Sheedy  
Scale: As Noted

**DRAWING NO.:**  
**C-001**  
Project No: 20.011

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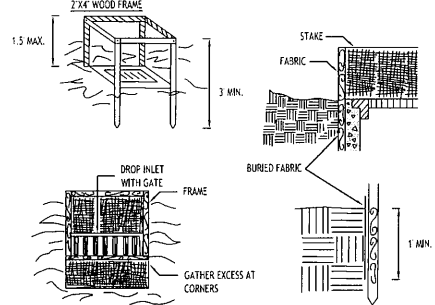
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**CONSTRUCTION SPECIFICATIONS**

- 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

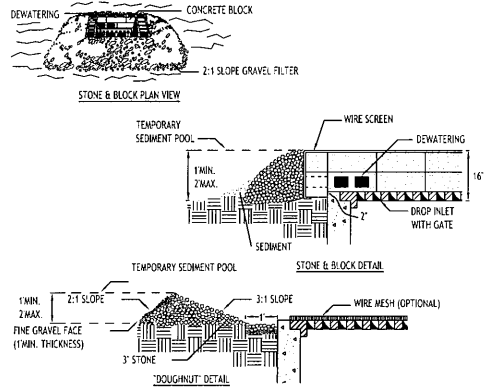
**INLET PROTECTION DETAIL 1**  
NOT TO SCALE



**CONSTRUCTION SPECIFICATIONS**

- FILTER FABRIC SHALL HAVE AN EGS OF 40 BS. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
  - CLIP 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

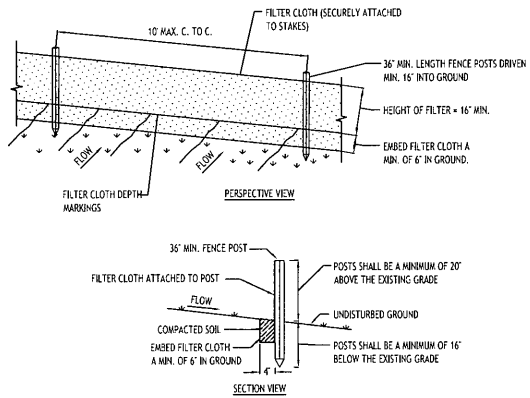


**CONSTRUCTION SPECIFICATIONS**

- 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

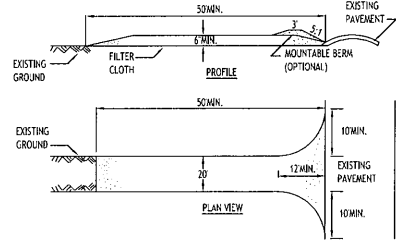
NOTE: INSTALL ONE OF THE INLET PROTECTION OPTIONS SHOWN PRIOR TO CONSTRUCTION



**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, MIRAFA 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

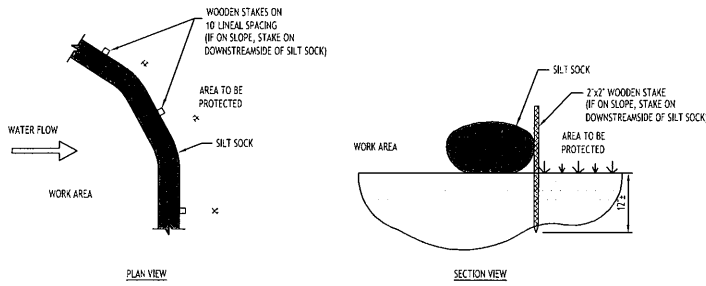
**SILT FENCE DETAIL**  
NOT TO SCALE



**CONSTRUCTION SPECIFICATIONS**

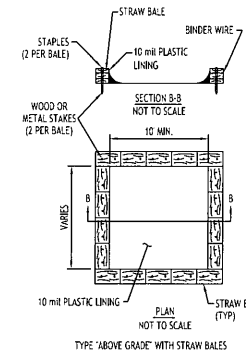
- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWENTY FEET PER NYSDOT.
- FILTER CLOTH - WILL BE PLACED OVER 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 TRACED 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



**NOTES:**  
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 SHALL BE OVERLAPPED 12" AT JOINTS AND STAKED ON EACH SIDE OF THE SOCK AT A 45° ANGLE

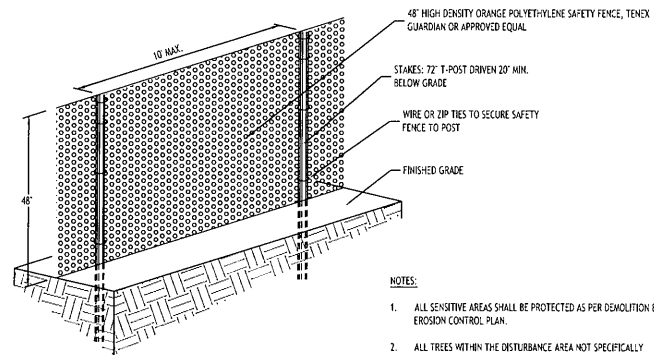
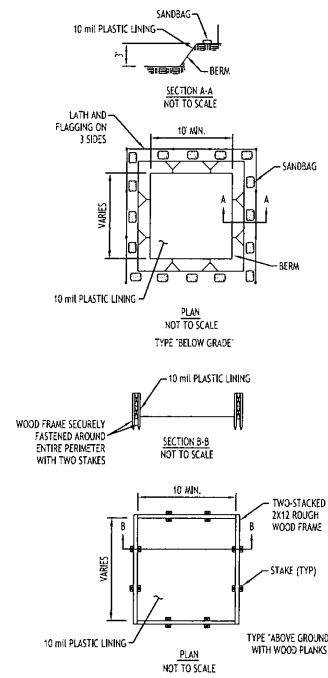
**SILT SOCK DETAIL**  
NOT TO SCALE



**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.
- HOLES, 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



**NOTES:**

- ALL SENSITIVE AREAS SHALL BE PROTECTED AS PER DEMOLITION & EROSION CONTROL PLAN.
- ALL TREES WITHIN THE DISTURBANCE AREA NOT SPECIFICALLY DESIGNATED TO BE REMOVED SHALL BE PRESERVED AND PROTECTED WITH FENCING AS PER DEMOLITION & EROSION CONTROL PLAN.
- PROTECTIVE FENCING MUST BE MAINTAINED AND REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.

**SENSITIVE AREA/TREE PROTECTION FENCE DETAIL**  
NOT TO SCALE

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**The Farm**  
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| REVISED:                 | Date | 4/30/24 |
| No. Description          |      |         |
| Rev. Per NYSDOT comments |      |         |



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

Date: 10/13/23  
Drawn By: P. Sheedy  
Scale: As Noted

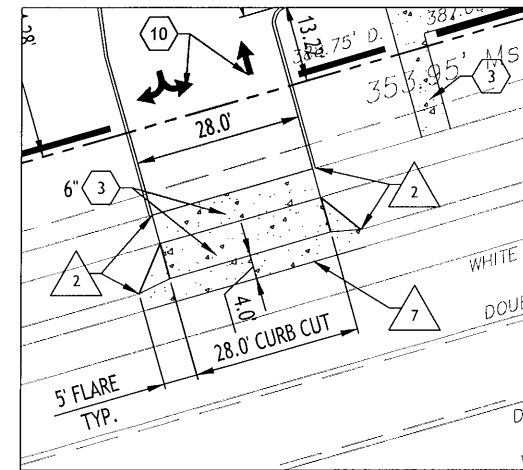
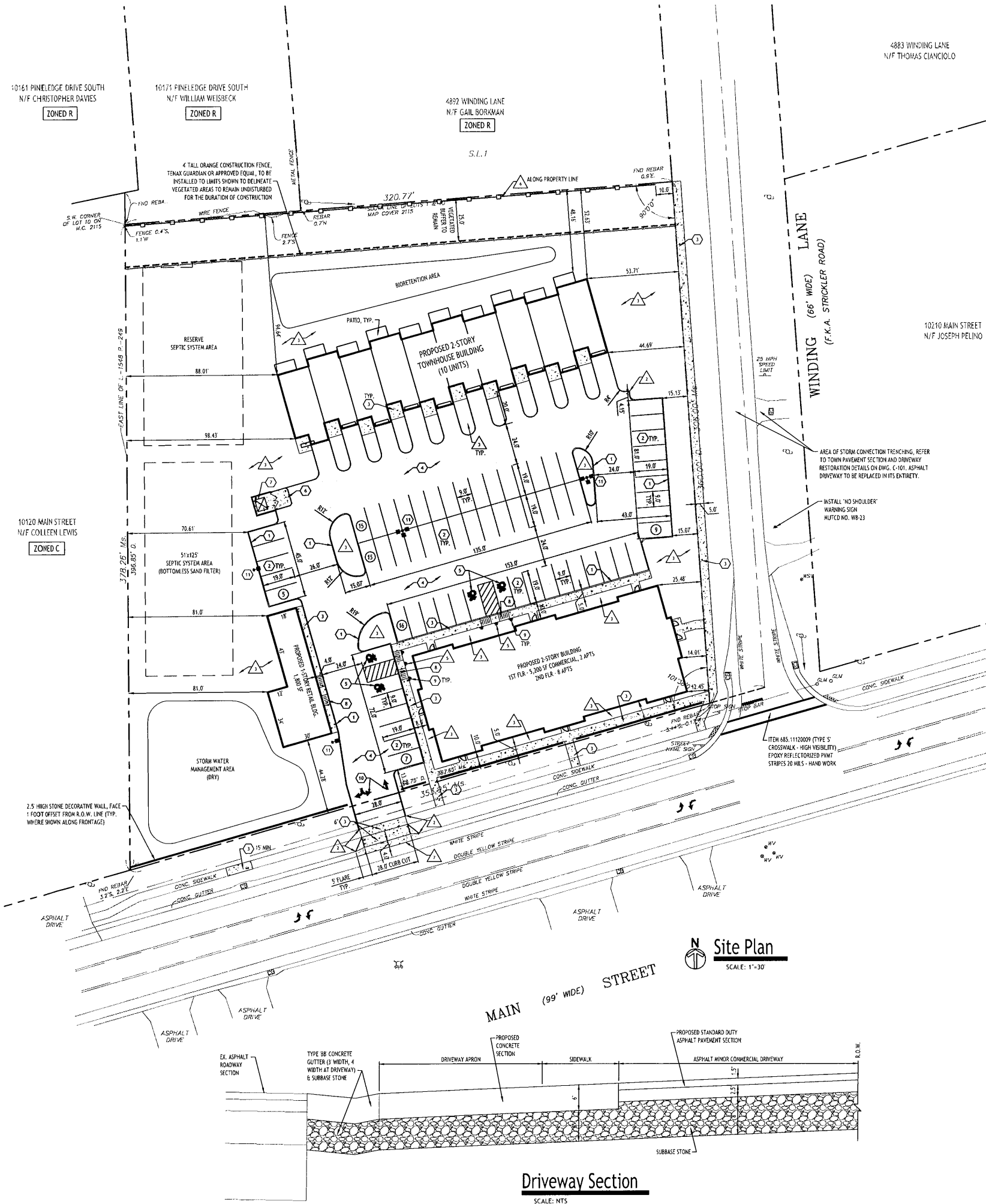
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**C-002**

Project No: 20.011

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- DETAIL LEGEND**
- ① TYPE 'X' CONCRETE CURB
  - ② 10' PARKING STALL
  - ③ CONCRETE SIDEWALK AND/OR APRON
  - ④ STANDARD DUTY ASPHALT
  - ⑤ HANICAP PAVEMENT MARKINGS
  - ⑥ EXTERIOR CONCRETE SLAB ON GRADE
  - ⑦ DUMPSTER ENCLOSURE
  - ⑧ HANICAP PAVEMENT RAMP
  - ⑨ HANICAP PARKING SIGN
  - ⑩ PAINTED TRAFFIC ARROWS
  - ⑪ LIGHT POLE FOUNDATION

- NOTE LEGEND**
- ▲ EDGE OF PAVEMENT
  - ▲ ROUND CURB IN 2' OR MATCH EXISTING CURB
  - ▲ LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
  - ▲ MATCH EX. PAVEMENT, SMOOTH AS REQ'D TO ACHIEVE SQUARE EDGE TO MATCH
  - ▲ INSTALL NO PARKING SIGN, N.Y.S.T.C. SIGN NO. 80-1C
  - ▲ 6" VINYL FENCE
  - ▲ TYPE 38 NYSDOT CONCRETE GUTTER, REFER TO STANDARD SHEET 614-01 FOR DETAILS

**SITE DATA**

SITE AREA = 2.4 AC  
ZONED: TRADITIONAL NEIGHBORHOOD IN CLARENCE HOLLOW OVERLAY  
DESCRIPTION: PROPOSED MIXED USE DEVELOPMENT TO INCLUDE (10) TOWNHOUSES, (11) APARTMENTS AND 7,000 SF TOTAL COMMERCIAL SPACE

| SETBACKS - BUILDING | REQUIRED            | PROVIDED     |
|---------------------|---------------------|--------------|
| FRONT:              | 10 FT MIN/45 FT MAX | 10.0 FT MIN  |
| SIDE:               | 10 FT               | 44.69 FT MIN |
| REAR:               | 25 FT               | N/A          |

| SETBACKS - PARKING | REQUIRED | PROVIDED     |
|--------------------|----------|--------------|
| FRONT:             |          | 13.22 FT MIN |
| SIDE:              | NONE     | 70.61 FT MIN |
| REAR:              | NONE     | N/A          |

**GREENSPACE**

| TOTAL SITE (40N MIN.):            | 1.04 AC | 1.35 AC (52%) |
|-----------------------------------|---------|---------------|
| TOTAL IMPERVIOUS AREA (80% MAX.): | 1.56 AC | 1.25 AC (48%) |

**PARKING \*\*\***

| # OF SPACES - SEE CALCULATION BELOW | 80    | 77 SPACES** |
|-------------------------------------|-------|-------------|
| MAX. BUILDING HEIGHT                | 40 FT | < 40 FT     |

**LOT COVERAGE**

| (B.D.C. - IMPERVIOUS) | 60%         | 48%         |
|-----------------------|-------------|-------------|
|                       | (67,954 SF) | (56,450 SF) |

**MULTI-FAMILY DENSITY (8 UNITS/AC)**

|  | 21 UNITS   | 21 UNITS                  |
|--|------------|---------------------------|
| REQUIRED COMMERCIAL (25% OF F.I.R. AREA) | 25%        | 51.6%                     |
|  | (2,518 SF) | (5,200 SF) MIXED-USE BLDG |

\* PARKING NOT ALLOWED IN FRONT YARD OF THE BUILDING  
\*\* INCLUDES 1 SPACES IN FRONT OF EACH GARAGE  
\*\*\* PER ZONING CODE SECTIONS 229-47B(5) & 229-113(3)(B), ON-STREET PARKING DIRECTLY FRONTING THE LOT SHALL COUNT TOWARDS FULFILLING THE PARKING REQUIREMENT FOR THAT LOT

**PARKING CALCULATION:**

RESIDENTIAL:  
REQ'D PARKING = 2 SPACES PER UNIT  
= 20 UNITS x 2 = 40 SPACES

OFFICE:  
REQ'D PARKING = 1 SPACE PER 200 SF  
= 4,000 SF / 200 = 20 SPACES

RETAIL:  
REQ'D PARKING = 1 SPACE PER 150 SF  
= 3,000 SF / 150 = 20 SPACES

**TOTAL REQ'D = 80 SPACES**

NOTE: PER ZONING CODE SECTION 229-113(3)(A), THE BODY WITH FINAL APPROVAL AUTHORITY, EITHER THE TOWN BOARD OR PLANNING BOARD, MAY REFUSE OFF-STREET PARKING REQUIREMENTS DURING THE SITE PLAN REVIEW PROCESS TO ONE PARKING SPACE PER 1,000 SQUARE FEET OF BUILDING SPACE.

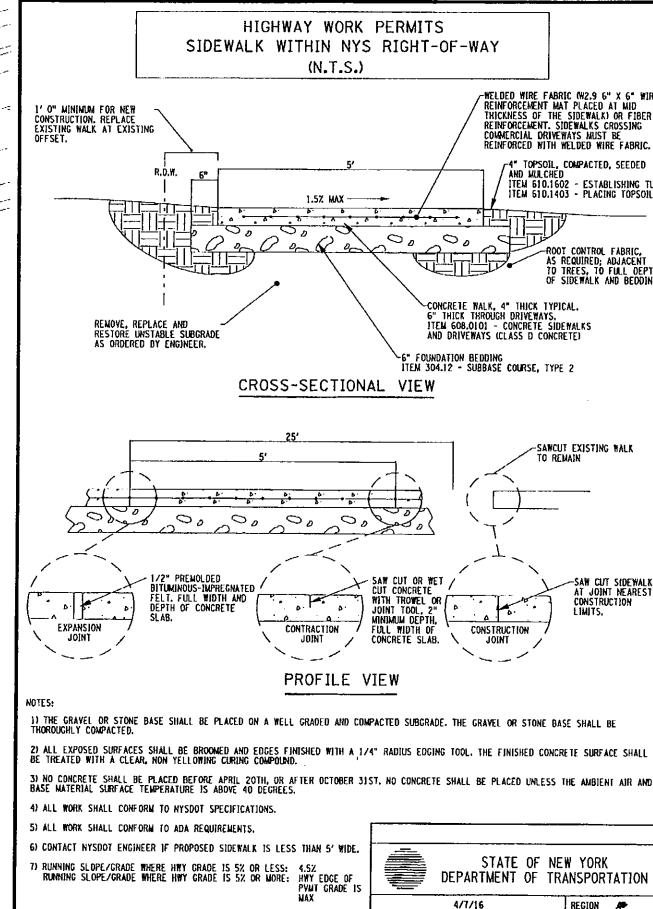
- REVISIONS:**
- | No. | Description                  | Date     |
|-----|------------------------------|----------|
| 1   | Rev. per Town comments       | 11/16/23 |
| 2   | Rev. per Town comments       | 1/10/24  |
| 3   | Rev. per Town/NSDOT comments | 4/17/24  |
| 4   | Rev. per Town/NSDOT comments | 4/30/24  |
| 5   | Rev. per DOH/NSDOT comments  | 5/8/24   |
- 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.
  - ALL OTHER PERMITS REQUIRED BY STATE OF NEW YORK, COUNTY OF FREDERICK, AND TOWN OF CLARENCE ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/OWNER.
  - REFER TO NYSDOT STANDARD SHEET 608-03 FOR DRIVEWAY ENTRANCE AND LAYOUT INFORMATION ALONG MAIN STREET.
  - ALL DISTURBED AREAS WITHIN NYSDOT R.O.W. TO BE RESTORED USING ITEM 610.1402 TOPSOIL - ROADSIDE AND ITEM 610.1602 TURF ESTABLISHMENT - LAWNS AND COMPLY WITH NYSDOT STANDARDS AND SPECIFICATIONS SECTION 713 - LANDSCAPE DEVELOPMENT MATERIALS.

**SITE LEGEND**

|   |     |
|---|-----|
| PROPERTY LINE                           | --- |
| PROPOSED SIDEWALK / CONCRETE PAD        | ▬   |
| NUMBER OF PARKING SPACES                | ①   |
| PROPOSED SIGN                           | ▼   |
| PROPOSED STANDARD DUTY ASPHALT PAVEMENT | ▬   |
| PROPOSED LIGHT POLE                     | ⊙   |

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

30 0 30 60 FT



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| 1   | Rev. per Town comments       | 11/16/23 |
| 2   | Rev. per Town comments       | 1/10/24  |
| 3   | Rev. per Town/NSDOT comments | 4/17/24  |
| 4   | Rev. per Town/NSDOT comments | 4/30/24  |
| 5   | Rev. per DOH/NSDOT comments  | 5/8/24   |

*[Signature]*

**DRAWING NAME:**  
Site Plan

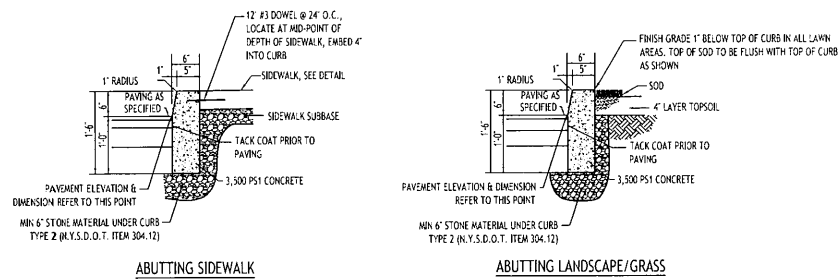
**DRAWING NO.:**  
**C-100**

Project No: 20.011

Date: 10/13/23  
Drawn By: P. Sheedy  
Scale: As Noted

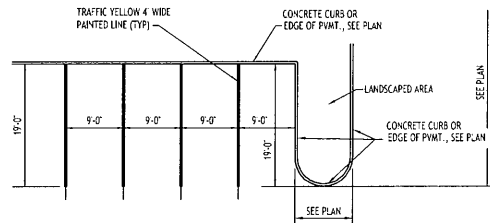
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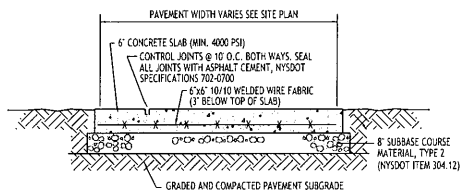


- NOTES:**
- CONTROL JOINTS TO BE 1' DEEP AT 15'-0" O.C. - SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
  - WHERE THE CURB DROPS (IS FLUSH WITH ASPHALT) THE DEPTH OF CURB BELOW GRADE SHALL BE INCREASED TO 1'-4" AND OTHER DIMENSIONS ADJUSTED ACCORDINGLY.

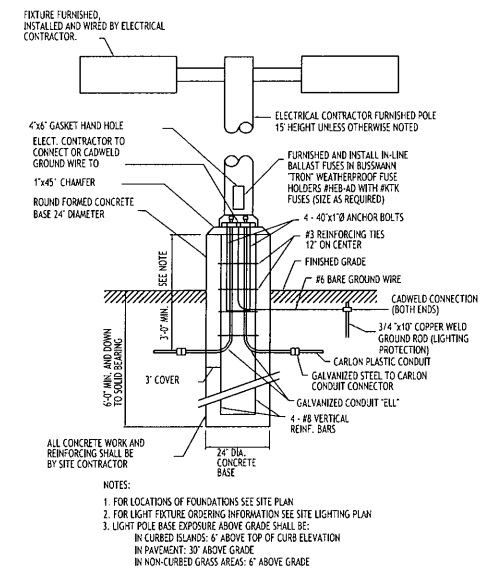
**TYPE "A" CONCRETE CURB - 1**  
NOT TO SCALE



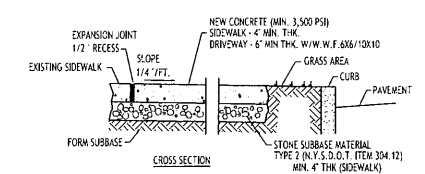
**90° PARKING STALL LAYOUT - 2**  
NOT TO SCALE



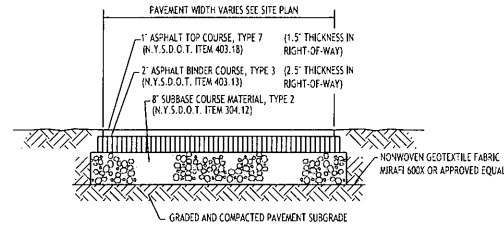
**EXTERIOR CONCRETE SLAB-ON-GRADE SECTION - 6**  
NOT TO SCALE



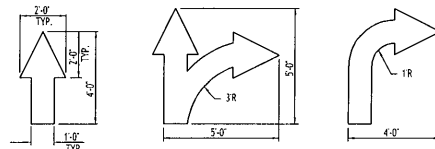
**LIGHT POLE FOUNDATION - 11**  
NOT TO SCALE



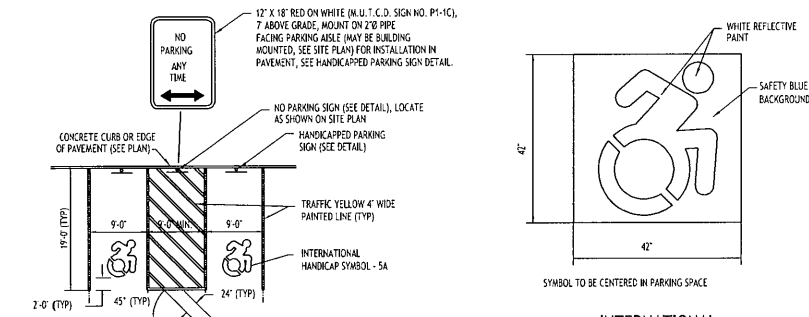
**CONCRETE SIDEWALK - 3**  
NOT TO SCALE



**STANDARD DUTY ASPHALT SECTION - 4**  
NOT TO SCALE

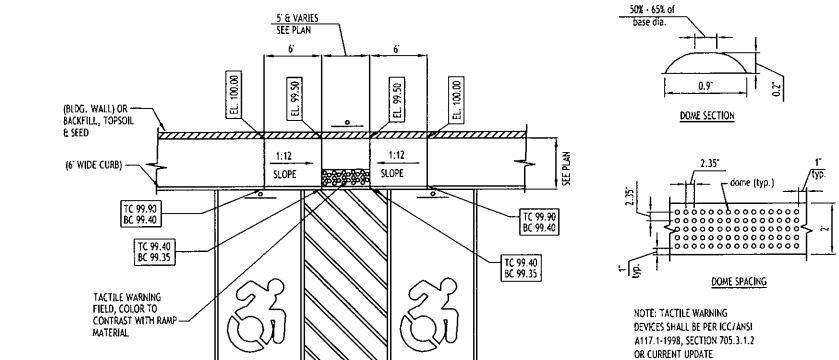


**PAINTED TRAFFIC ARROWS - 10**  
NOT TO SCALE

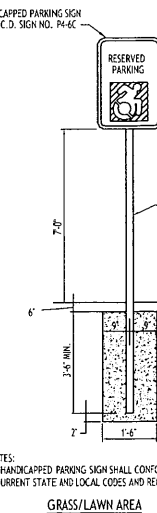


**HANDICAPPED PAVEMENT MARKINGS & SIGNAGE - 5**  
NOT TO SCALE

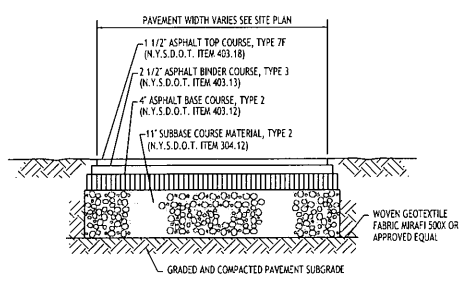
**INTERNATIONAL HANDICAP SYMBOL - 5A**  
NOT TO SCALE



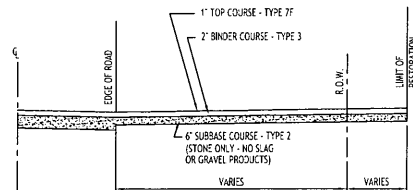
**HANDICAPPED PAVEMENT RAMP - 8**  
NOT TO SCALE



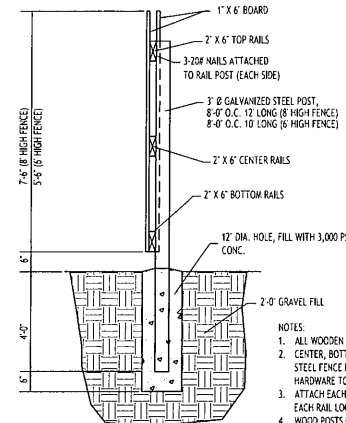
**HANDICAPPED PARKING SIGN - 9**  
NOT TO SCALE



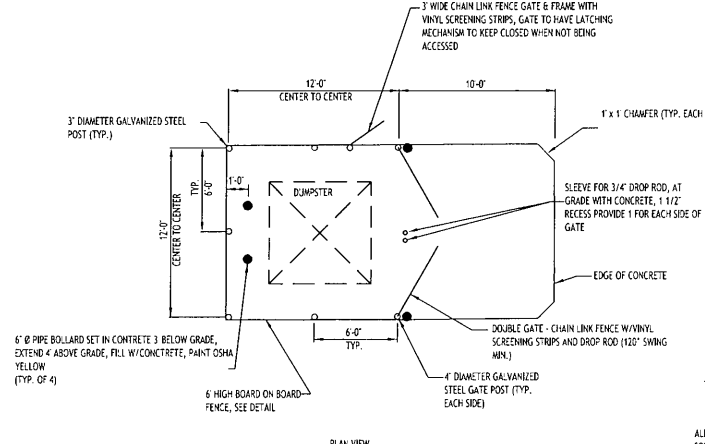
**TOWN OF CLARENCE PAVEMENT SECTION**  
NOT TO SCALE



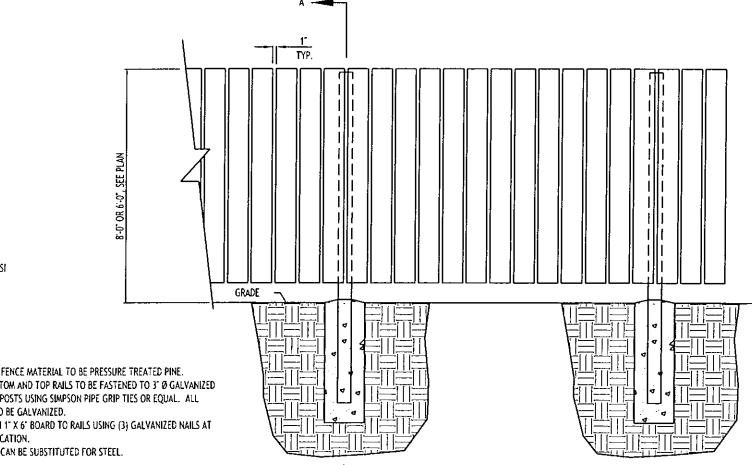
**ASPHALT DRIVEWAY REPLACEMENT DETAIL**  
NOT TO SCALE



**6" BOARD ON BOARD FENCE FOR DUMPSTER ENCLOSURE**  
NOT TO SCALE



**DUMPSTER ENCLOSURE - 7**  
NOT TO SCALE



- 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/LFT 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.

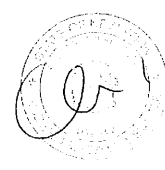
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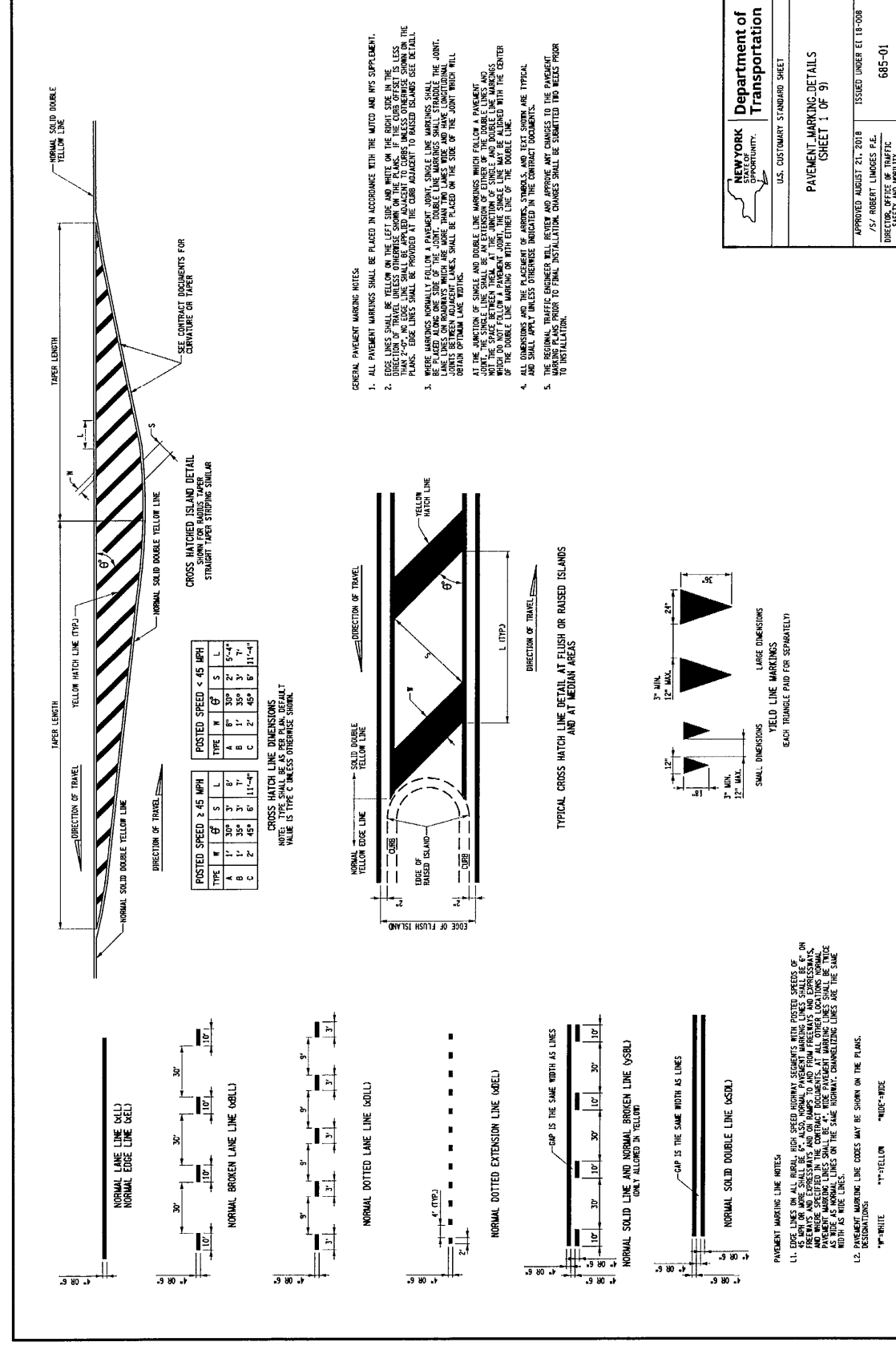
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Site Details

Date: 10/13/23  
Drawn By: P. Sheedy  
Scale: As Noted

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**C-101**

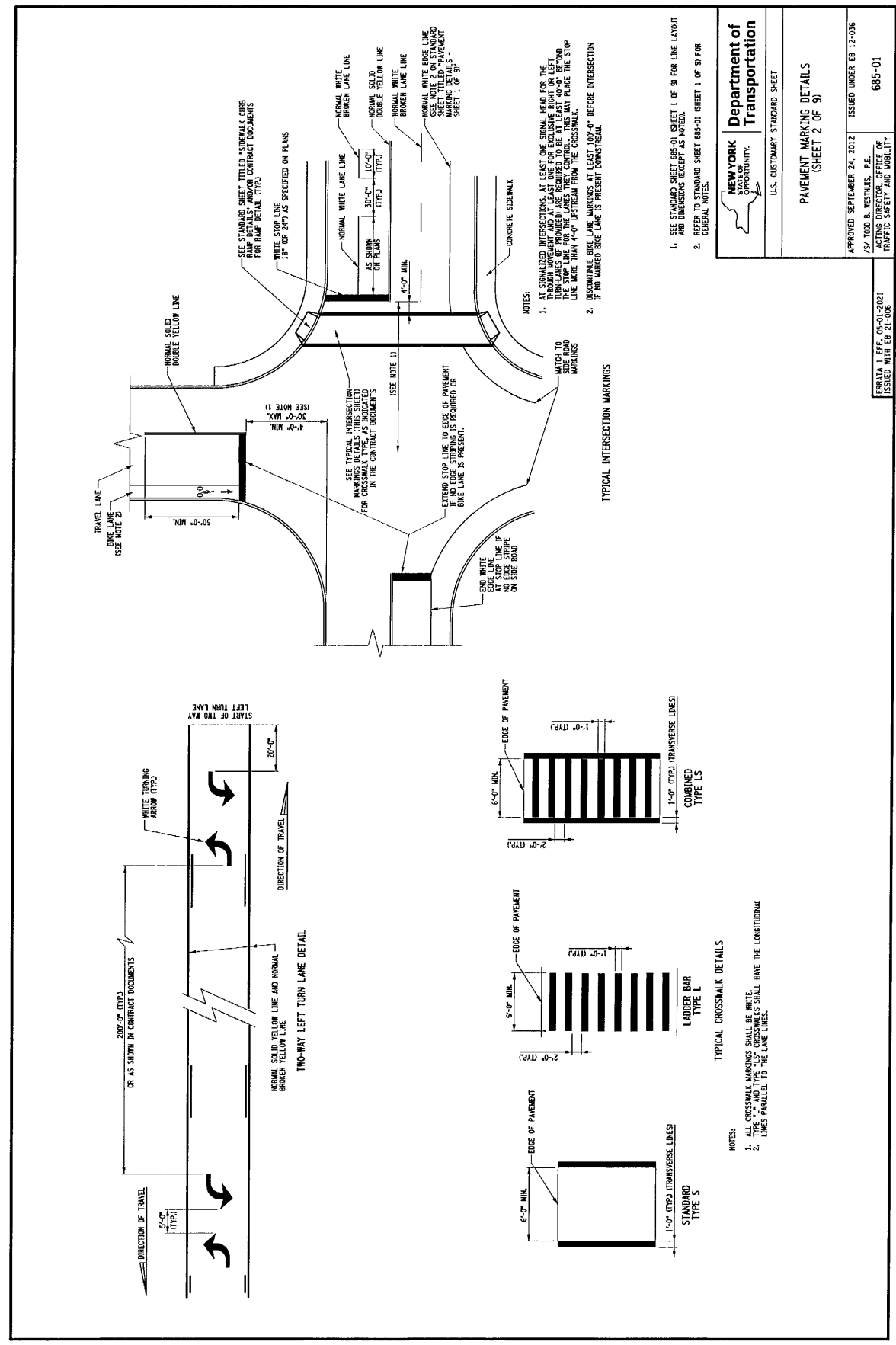
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STANDARD SHEETS, May 01, 2023

FILE NAME = 685-01-01-01  
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USER = Froom



STANDARD SHEETS, May 01, 2023

FILE NAME = 685-01-01-01  
DATE/TIME = 02-FEB-2023 07:57  
USER = Froom

**NEW YORK STATE OF NEW YORK**  
**Department of Transportation**  
U.S. CUSTOMARY STANDARD SHEET  
**PAVEMENT MARKING DETAILS**  
(SHEET 1 OF 9)  
APPROVED AUGUST 21, 2018 ISSUED UNDER E118-008  
/S/ ROBERT LIMODES P.E.  
DIRECTOR, OFFICE OF TRAFFIC SAFETY AND MOBILITY  
685-01

**NEW YORK STATE OF NEW YORK**  
**Department of Transportation**  
U.S. CUSTOMARY STANDARD SHEET  
**PAVEMENT MARKING DETAILS**  
(SHEET 2 OF 9)  
APPROVED SEPTEMBER 24, 2012 ISSUED UNDER EB 12-008  
/S/ TODD B. WESTRUIS, P.E.  
ACTING DIRECTOR, OFFICE OF TRAFFIC SAFETY AND MOBILITY  
685-01

REVISIONS:

| No. | Description                | Date   |
|-----|----------------------------|--------|
| 1   | Added per. WISDOT comments | 5/8/24 |



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Site Details

Date: 10/13/23  
Drawn By: P. Sheedy  
Scale: As Noted



**NOTES**

- THESE DETAILS ARE TYPICAL ONLY AND ARE TO BE USED BY THE ENGINEER IN INSTALLING THE SIGN ASSEMBLIES SHOWN ON THE PLANS.
- THE POST TYPE (TYPE A WITH OR WITHOUT SOIL PILES OR EXTRA EMBEDMENT, HIGH CAPACITY TYPE A OR TYPE B) AND SIZE SHALL BE BASED ON THE SIGN AREA AND WEIGHTING DETAILS AS FOUND ON THE SIGN AREA. THE SIGN AREA SHALL BE SHOWN ON THE CORRECT MATERIALS DETAILS OR STANDARD SHEETS. POSTS SHOULD NOT BE ERECTED IN OR STRADDLING THE DITCH LINE.
- HORIZONTAL Z BAR DIMENSIONS AND SPACING SHALL BE AS SHOWN ON THE CORRECT MATERIALS DETAILS OR STANDARD SHEETS. THE SIGN SHALL BE AS SHOWN ON THE CURRENT SIGN PANEL DETAILS FOR INFO, GUIDE, AND OTHER SIGNS' STANDARD SHEET.
- SIGN ASSEMBLIES HAVING SIGN PANELS MOUNTED SIDE-BY-SIDE SHALL HAVE CONTIGUOUS HORIZONTAL Z BARS.
- SIGNS WIDER THAN 30" SHALL USE TWO OR MORE POSTS.
- THE VERTICAL SPACING BETWEEN PANELS SHALL BE AS SHOWN IN WALL.
- THE VERTICAL DISTANCE TO THE BOTTOM OF THE SIGN SHALL BE DETERMINED AS FOLLOWS:
  - HEIGHT ABOVE NEAR EDGE OF TRAVEL LANE OR ABOVE TOP OF CURB
  - HEIGHT WITH SUPPLEMENTARY PANEL ON CONVENTIONAL HIGHWAYS AND EXPRESSWAYS WHERE NO PARKED VEHICLES OR PEDESTRIANS ARE PRESENT.
    - 5' 1/4" WITH SUPPLEMENTARY PANEL ON CONVENTIONAL HIGHWAYS AND EXPRESSWAYS WHERE NO PARKED VEHICLES OR PEDESTRIANS ARE PRESENT.
    - 5' 1/4" WITH SUPPLEMENTARY PANEL ON CONVENTIONAL HIGHWAYS AND EXPRESSWAYS WHERE FEASIBLE. A 30" MINIMUM LATERAL CLEARANCE IS REQUIRED FOR LARGE GUIDE SIGNS.
    - 7' ON FREEWAYS FOR REGULATORY, WARNING AND SMALL GUIDE SIGNS.
    - 5' 1/4" WITH SUPPLEMENTARY PANEL ON RAMP, DIRECT OR INDIRECT FREEWAYS SHALL BE CONSIDERED TO BE FREEWAYS, NOT RAMP.
    - 4' MINIMUM ON BICYCLE PATHS, 6' MAX
  - THE LATERAL CLEARANCE TO THE EDGE OF THE SIGN SHALL BE DETERMINED AS FOLLOWS:
    - SHOULDER WIDTH OF LESS THAN 6', 12" MINIMUM FROM THE EDGE OF SHOULDER.
    - SHOULDER WIDTH OF 6' OR GREATER, 6" MINIMUM FROM THE EDGE OF SHOULDER.
    - CURBED SECTIONS, 2" TYP. FROM THE FACE OF CURB.
    - BICYCLE PATHS, 3" MINIMUM FROM THE EDGE OF PATH OR WALL.
    - TYPE B OBJECT MARKERS SHOULD BE USED WITH THE NEAR EDGE OF THE MARKER IN LINE WITH THE EDGE OF THE OBSTRUCTION CLOSEST TO TRAFFIC.
    - WHERE THERE ARE PHYSICAL LIMITATIONS ON VISIBILITY CONSIDERATIONS, THE SIGNS SHALL BE LOCATED AS ORDERED BY THE ENGINEER-IN-CHARGE. SEE STANDARD SHEET TITLED "POSITIONING OF TRAFFIC SIGNS SHEET 2 OF 2" FOR BEST GUIDE RAIL IS PRESENT.
- MINIMUM OFFSET DISTANCE TO THE EDGE OF THE SIGN SHALL BE DETERMINED AS FOLLOWS:
  - SHOULDER WIDTH OF LESS THAN 6', 12" MINIMUM FROM THE EDGE OF SHOULDER.
  - SHOULDER WIDTH OF 6' OR GREATER, 6" MINIMUM FROM THE EDGE OF SHOULDER.
  - CURBED SECTIONS, 2" TYP. FROM THE FACE OF CURB.
  - BICYCLE PATHS, 3" MINIMUM FROM THE EDGE OF PATH OR WALL.
  - TYPE B OBJECT MARKERS SHOULD BE USED WITH THE NEAR EDGE OF THE MARKER IN LINE WITH THE EDGE OF THE OBSTRUCTION CLOSEST TO TRAFFIC.
  - WHERE THERE ARE PHYSICAL LIMITATIONS ON VISIBILITY CONSIDERATIONS, THE SIGNS SHALL BE LOCATED AS ORDERED BY THE ENGINEER-IN-CHARGE. SEE STANDARD SHEET TITLED "POSITIONING OF TRAFFIC SIGNS SHEET 2 OF 2" FOR BEST GUIDE RAIL IS PRESENT.

**STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION**  
U.S. CUSTOMARY STANDARD SHEET  
**POSITIONING OF TRAFFIC SIGNS (SHEET 1 OF 2)**  
APPROVED OCTOBER 05, 2009 ISSUED UNDER EB 09-025  
/S/ **BRIAN B. LEE, P.E.** 645-03  
FOR THE DEPUTY CHIEF ENGINEER  
DESIGN

EFFECTIVE DATE: 01/07/10

**FILE NAME = 645-0301.010710.dwg**  
**DATE/TIME = 08-OCT-2009 18:57**  
**USER = Turling**

**STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION**  
U.S. CUSTOMARY STANDARD SHEET  
**POSITIONING OF TRAFFIC SIGNS (SHEET 2 OF 2)**  
APPROVED NOVEMBER 20, 2009 ISSUED UNDER ET 23-024  
/S/ **BRIAN B. LEE, P.E.** 645-03  
FOR THE DEPUTY CHIEF ENGINEER  
DESIGN

EFFECTIVE DATE: 05/01/2024

**FILE NAME = 645-0302.010710-50.dwg**  
**DATE/TIME = 17-NOV-2009 13:03**  
**USER = opolanappan**

**REVISIONS:**

| No. | Description               | Date    |
|-----|---------------------------|---------|
| 1   | Added per NYSDOT comments | 5/01/24 |

**GUIDE RAIL TYPE / POST SPACING**

| GUIDE RAIL TYPE / POST SPACING                       | MINIMUM OFFSET DISTANCE (FROM FACE OF THE GUIDERAIL) | EXTRA LONG POST |
|--|--|-----------------|
| CABLE POST 16'-0" O.C.J                              | 12'-0"   | 15'-6"          |
| CABLE POST 12'-0" O.C.J                              | 11'-0"   | 14'-3"          |
| CABLE POST 8'-0" O.C.J                               | 9'-0"  | 11'-7"          |
| CABLE POST 4'-0" O.C.J                               | 8'-0"  | 10'-4"          |
| CORRUGATED BEAM POST 12'-6" O.C.J                    | 9'-0"  | 11'-7"          |
| CORRUGATED BEAM POST 6'-3" O.C.J                     | 7'-0"  | 9'-1"           |
| CORRUGATED BEAM POST 4'-2" O.C.J                     | 6'-0"  | 7'-8"           |
| 6" X 6" BOX BEAM POST 6'-0" O.C.J                    | 6'-0"  | 7'-8"           |
| 6" X 6" BOX BEAM POST 3'-0" O.C.J                    | 5'-0"  | 6'-5"           |
| HEAVY POST BLOCKED OUT CORRUGATED POST 6'-3" O.C.J   | 5'-0"  | 6'-7"           |
| HEAVY POST BLOCKED OUT CORRUGATED POST 3'-1/2" O.C.J | 3'-6"  | 4'-1"           |

**NOTE:** ALL BACK TO BACK SIGNS SHALL BE MOUNTED AS SHOWN, INCLUDING STREET NAME SIGNS.

**BACK TO BACK SIGN POSITIONING**

**PARKING SIGN POSITIONING**

**STANDARD SIGN POSITIONING**

**GORE EXIT SIGN POSITIONING**

**TYPE B OBJECT MARKER POSITIONING**

**GUIDE RAIL DISTANCE FOR NON-BREAKAWAY POSTS**

**TYPE 8 OBJECT MARKER POSITIONING**

**ALL DIMENSIONS SHOWN ARE MINIMUM.**  
1. WHEN A DIMENSION POINT WITH SIGNIFICANT DIGITS TO THE RIGHT OF THE DECIMAL POINT IS SHOWN, THE DIMENSION IS TO BE TO THE CENTER OF THE MARKER UNLESS OTHERWISE SPECIFIED.  
2. THE DIMENSION POINT WITH SIGNIFICANT DIGITS TO THE LEFT OF THE DECIMAL POINT IS TO BE TO THE CENTER OF THE MARKER UNLESS OTHERWISE SPECIFIED.  
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The Farm  
10180 Main Street  
Clarence, NY

**CARMINAWOOD DESIGN**  
111 Bain Street, Suite 322  
Buffalo, New York 14203  
Phone: (716) 842-3145

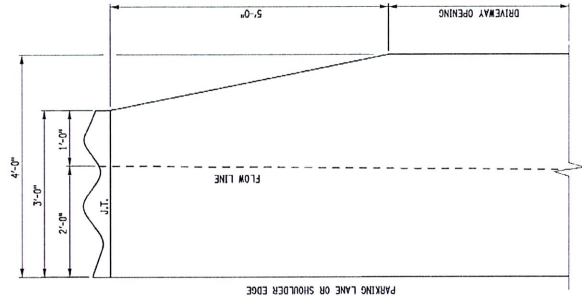


DRAWING NAME:  
Site Details

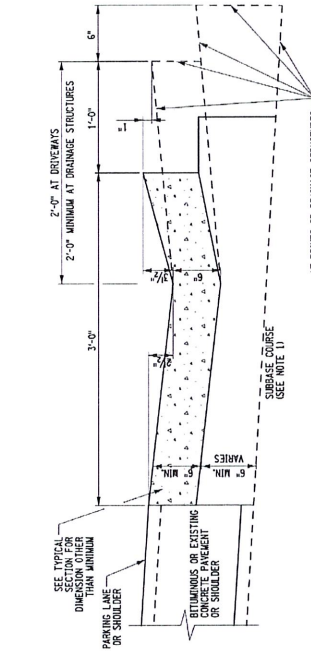
Date: 10/13/23  
Drawn By: P. Sheedy  
Scale: As Noted

DRAWING NO.  
**C-104**  
Project No: 20.011

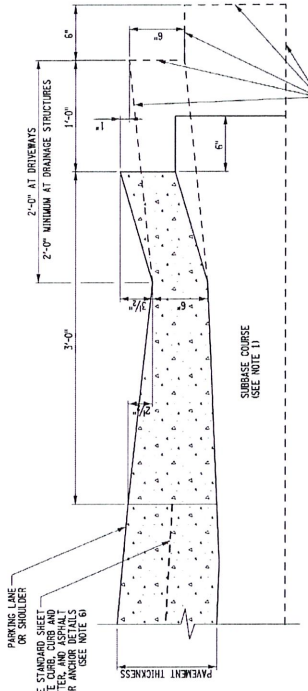




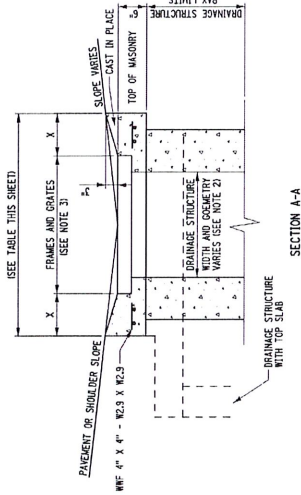
GUTTER TREATMENT AT DRIVEWAY



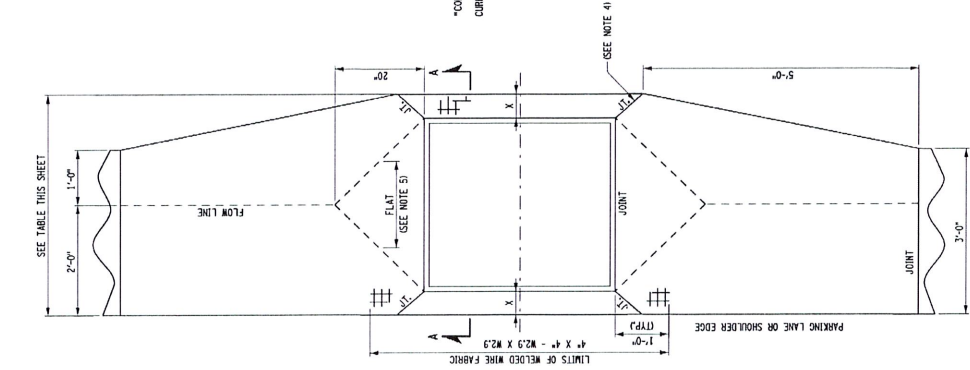
AT DRIVES OR DRAINAGE STRUCTURES  
ADJACENT TO NEW OR EXISTING BITUMINOUS  
OR EXISTING PCC PAVEMENT



AT DRIVES OR DRAINAGE STRUCTURES  
ADJACENT TO NEW PCC PAVEMENT

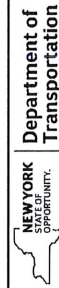


SECTION A-A



GUTTER TREATMENT AT DRAINAGE STRUCTURES

| FRAME NO. | TOTAL GUTTER WIDTH AT DRAINAGE STRUCTURE | NOMINAL X |
|-----------|--|-----------|
| 3         | 48"                                      | 12"       |
| 6         | 48 1/2"                                  | 11"       |
| 11        | 49"                                      | 10"       |
| 16        | 51 1/2"                                  | 10"       |
| 22        | 58"                                      | 10"       |
| 10 PDB    | 47 1/2"                                  | 11"       |
| 11 PDB    | 48"                                      | 10"       |
| 12 PDB    | 55 1/2"                                  | 10"       |



Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

CONCRETE GUTTER

ERRATA 2 EFF. 06/01/2023  
ISSUED WITH EB 23-807

ISSUED WITH EB 17-041

APPROVED - JUNE 21, 2011 ISSUED UNDER EB 10-908

J.S. RICHMOND, M. LE. P.E.

REGISTERED PROFESSIONAL ENGINEER DESIGN

624-01

FILE NAME = 624-01\_01212\_2.dgn  
DATE/TIME = 30-NOV-2022 11:36  
USER = f003



DRAWING NAME:  
Site Details

Date: 10/13/23  
Drawn By: P. Sheedy  
Scale: As Noted

DRAWING NO.  
**C-105**  
Project No: 20.011

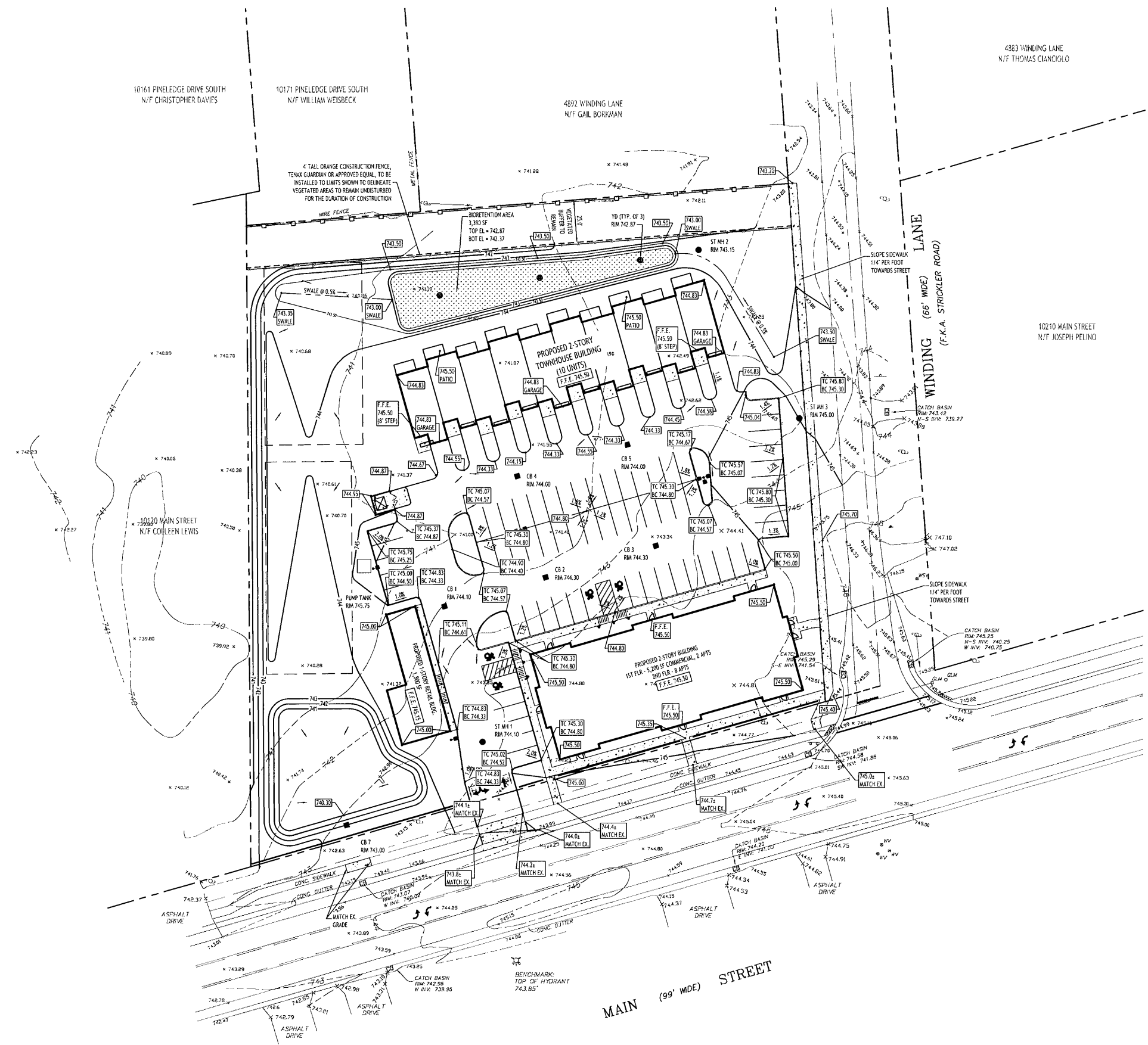
The Farm  
10180 Main Street  
Clarence, NY

REVISIONS:  
No. Description Date  
1 Added per NYSDOT comments 5/10/24

**CARMINAWOOD**  
DESIGN  
111 Bain Street, Suite 322  
Greenboro, North Carolina 27406  
Phone: (336) 937-9009  
487 Main Street, Suite 500  
Buffalo, New York 14203  
Phone: (716) 842-3165

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**Grading Plan**  
SCALE: 1"=30'

**PRE DEVELOPMENT STORMWATER EVENT SUMMARIES**

| Event    | Runoff (cfs) | Volume (cubic-feet) | Depth (inches) |
|----------|--------------|---------------------|----------------|
| 1-Year   | 1.07         | 4,944               | 0.52           |
| 10-Year  | 4.84         | 13,421              | 1.42           |
| 25-Year  | 6.79         | 18,760              | 1.99           |
| 100-Year | 10.83        | 30,102              | 3.19           |

**POST DEVELOPMENT STORMWATER EVENT SUMMARIES - POND 1D**

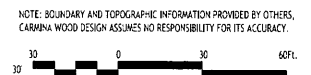
| Event    | Runoff (cfs) | Volume (cubic-feet) | Elevation (ft) |
|----------|--------------|---------------------|----------------|
| 1-Year   | 1.20         | 1,576               | 741.37         |
| 10-Year  | 1.64         | 4,476               | 741.98         |
| 25-Year  | 1.85         | 6,294               | 742.32         |
| 100-Year | 2.17         | 9,740               | 742.97         |

**POST DEVELOPMENT STORMWATER EVENT SUMMARIES - BID 2P**

| Event    | Runoff (cfs) | Volume (cubic-feet) | Elevation (ft) |
|----------|--------------|---------------------|----------------|
| 1-Year   | 0.02         | 899                 | 742.68         |
| 10-Year  | 0.34         | 1,620               | 742.93         |
| 25-Year  | 0.91         | 1,847               | 742.97         |
| 100-Year | 1.50         | 2,475               | 743.15         |

- PROPOSED GRADING LEGEND**
- PROPOSED CONTOUR: 10'
  - PROPOSED SPOT ELEVATION: 743.20
  - PROPOSED TOP-BOTTOM OF CURB: TC 745.00 / BC 744.50
  - PROPOSED CATCH-BASIN: CB
  - PAVEMENT/GROUND SLOPE:
  - PROPOSED MAN-HOLE: MH
  - PROPOSED SWALE:

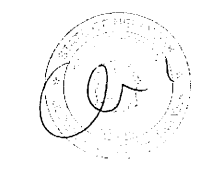


**CARMINA WOOD DESIGN**  
111 Main Street, Suite 500  
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Phone: (716) 842-3145  
487 Main Street, Suite 500  
Buffalo, New York 14203  
Phone: (336) 937-9909

**The Farm**  
10180 Main Street  
Clarence, NY

**REVISIONS:**

| No. | Description                   | Date     |
|-----|-------------------------------|----------|
| 1   | Rev. per Town comments        | 11/16/23 |
| 2   | Rev. per Town & ECDH comments | 1/10/24  |
| 3   | Rev. per ECDH comments        | 5/10/24  |



**DRAWING NAME:**  
Grading Plan

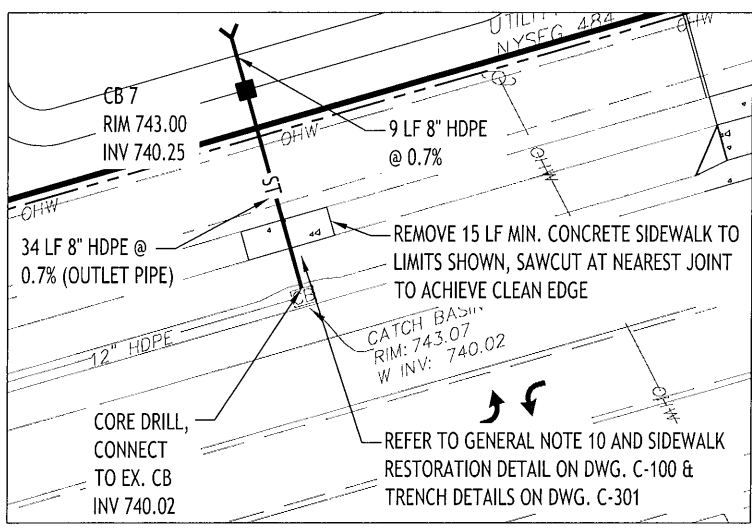
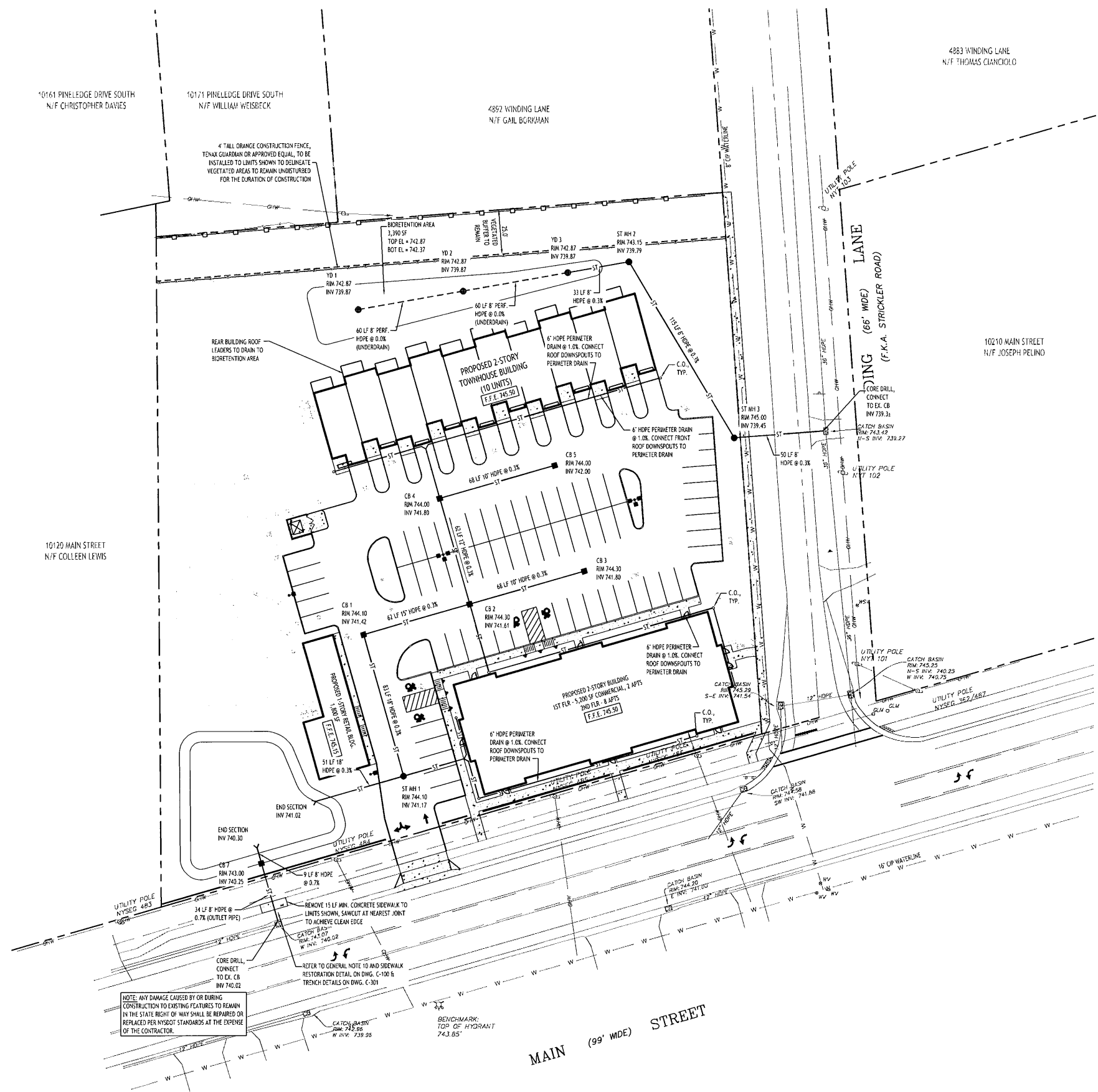
Date: 10/13/23  
Drawn By: P. Sheedy  
Scale: As Noted

**DRAWING NO.:**  
**C-200**

Project No: 20.011

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Enlarged View - Storm Connection  
SCALE: NTS

NOTE: ANY DAMAGE CAUSED BY OR DURING CONSTRUCTION TO EXISTING FEATURES TO REMAIN IN THE STATE RIGHT OF WAY SHALL BE REPAIRED OR REPLACED PER NYS DOT STANDARDS AT THE EXPENSE OF THE CONTRACTOR.

**Storm Drainage Plan**  
SCALE: 1"=30'

| PRE DEVELOPMENT STORMWATER EVENT SUMMARIES |              |                     |                |
|--|--------------|---------------------|----------------|
| Event                                      | Runoff (cfs) | Volume (cubic-feet) | Depth (inches) |
| 1-Year                                     | 1.67         | 4,944               | 0.32           |
| 10-Year                                    | 4.84         | 13,421              | 1.42           |
| 25-Year                                    | 6.79         | 18,760              | 1.99           |
| 100-Year                                   | 10.83        | 30,102              | 3.19           |

| POST DEVELOPMENT STORMWATER EVENT SUMMARIES - POND 1P |              |                     |                |
|---|--------------|---------------------|----------------|
| Event   | Runoff (cfs) | Volume (cubic-feet) | Elevation (ft) |
| 1-Year  | 1.20         | 1,576               | 741.37         |
| 10-Year   | 1.64         | 4,476               | 741.98         |
| 25-Year   | 1.85         | 6,204               | 742.32         |
| 100-Year  | 2.17         | 9,740               | 742.97         |

| POST DEVELOPMENT STORMWATER EVENT SUMMARIES - BID 2P |              |                     |                |
|--|--------------|---------------------|----------------|
| Event  | Runoff (cfs) | Volume (cubic-feet) | Elevation (ft) |
| 1-Year   | 0.02         | 809                 | 742.88         |
| 10-Year  | 0.34         | 1,620               | 742.93         |
| 25-Year  | 0.91         | 1,847               | 742.97         |
| 100-Year   | 1.50         | 2,475               | 743.15         |

- STORM DRAINAGE NOTES:**
- ALL PIPE OUTLET END SECTIONS SHALL BE INSTALLED WITH RIP RAP STONE PER DETAIL ON DRAWING C-301.
  - ALL STORM MANHOLES SHALL HAVE OPEN GRATE COVER.

- PROPOSED STORM DRAINAGE LEGEND**
- PROPOSED STORM PIPE: — ST —
  - PROPOSED PERFORATED STORM PIPE: - - - - -
  - PROPOSED CATCH BASIN: ■
  - PROPOSED MANHOLE: ●
  - PROPOSED CLEANOUT: ○
  - CB: CATCH BASIN
  - MH: MANHOLE

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



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Clarence, NY

**REVISIONS:**

| No. | Description               | Date    |
|-----|---------------------------|---------|
| 1   | Rev. per Town comments    | 1/10/24 |
| 2   | Rev. per NYS DOT comments | 4/1/24  |
| 3   | Rev. per NYS DOT comments | 4/30/24 |
| 4   | Rev. per NYS DOT comments | 5/6/24  |



**DRAWING NAME:**  
Storm Drainage Plan

Date: 10/13/23  
Drawn By: P. Sheedy  
Scale: As Noted

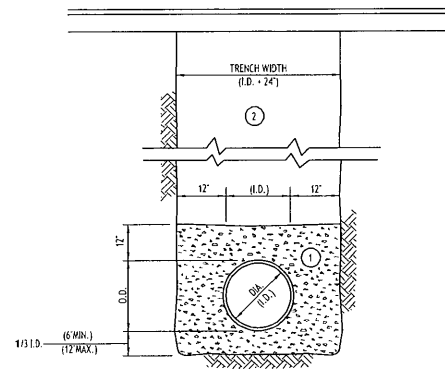
**DRAWING NO.:**

**C-300**

Project No: 20.011

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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 NYS DOT 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.

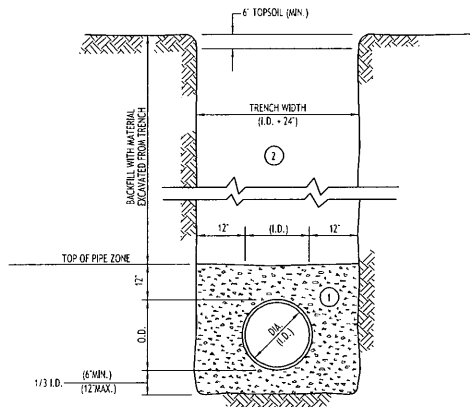
NO SLAG SHALL BE ALLOWED FOR MATERIAL.

- TYPE 2 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYS DOT SECTION 304-12 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.

**STORM SEWER TRENCH SECTION IN PAVED AREAS**

NOT TO SCALE



- 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)**

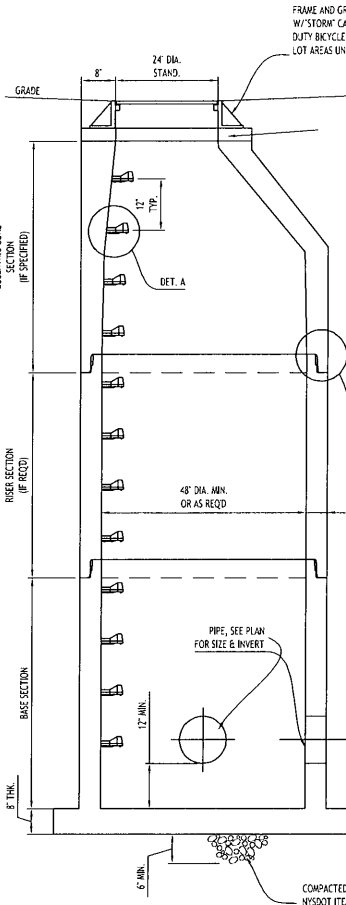
- NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYS DOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NO SLAG SHALL BE ALLOWED FOR MATERIAL.

- BACKFILL MATERIAL SHALL BE NATIVE SOIL CONTAINING NO UNSUITABLE MATERIAL COMPACTED IN 6" LIFTS. WITHIN STATE RIGHT-OF-WAY BACKFILL MATERIAL SHALL BE TYPE 2 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYS DOT SECTION 304-12 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.

**STORM SEWER TRENCH SECTION IN UNPAVED AREAS**

NOT TO SCALE



**TYPICAL STORM MANHOLE DETAIL**

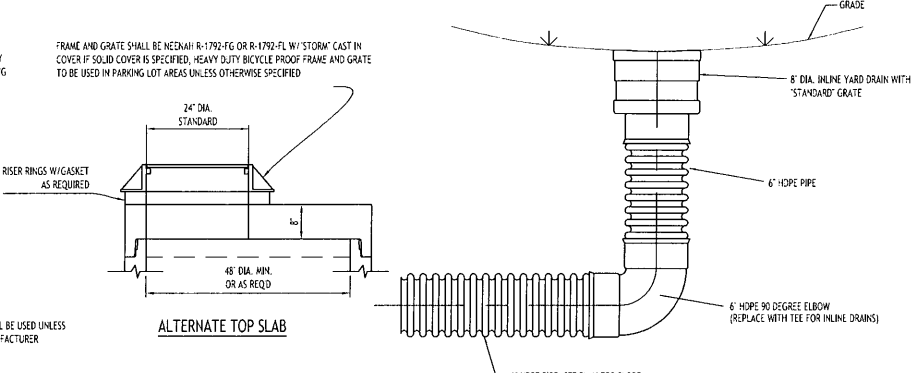
NOT TO SCALE

**GENERAL NOTES:**

- REINFORCED STEEL TO CONFORM TO LATEST A.S.T.M. A185 SPEC. 0.12 SQ. IN. LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) IN BASE SLAB.
- CONCRETE COMPRESSIVE STRENGTH - 4000 PSI MINIMUM.
- MANHOLE DESIGN SPECIFICATIONS TO CONFORM TO LATEST A.S.T.M. C478 SPEC. FOR PRE-CAST REINFORCED CONCRETE MANHOLE SECTIONS.
- SINGLE POOR MONOLITHIC BASE SECTION.
- MANHOLE TO BE COATED ON OUTSIDE WITH BITUMASTIC SEALER.

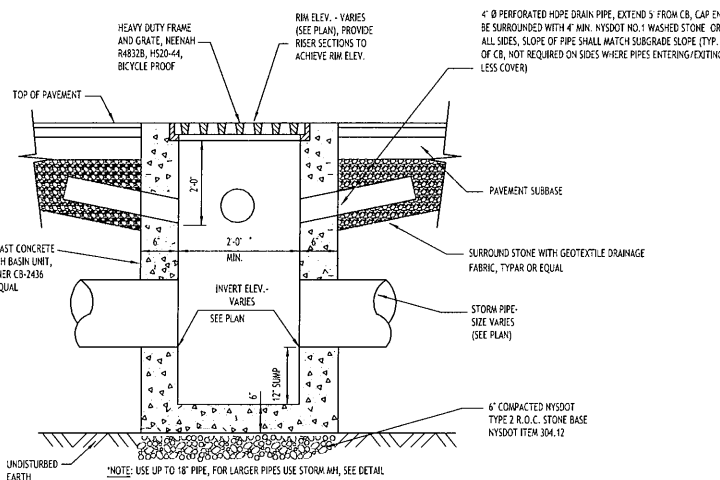
**DETAIL A**

STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEP



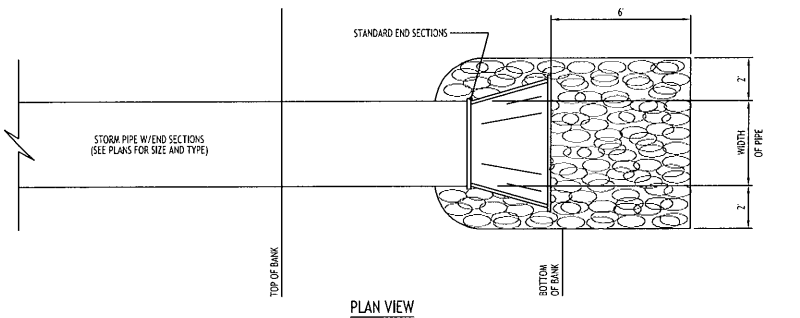
**TYPICAL YARD DRAIN DETAIL**

NOT TO SCALE



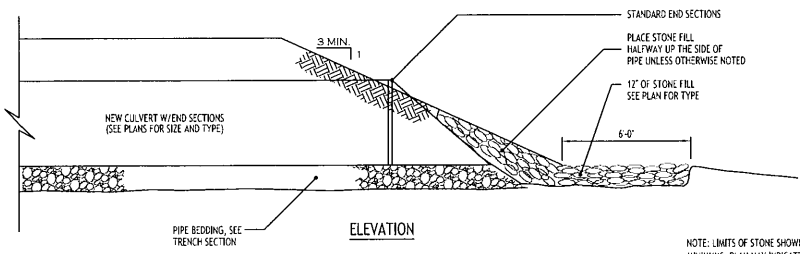
**TYPICAL PRECAST CATCH BASIN**

NOT TO SCALE



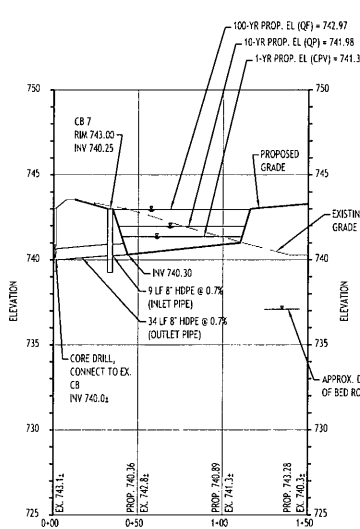
**TYPICAL PIPE OUTLET W/ END SECTION & RIP RAP**

NOT TO SCALE



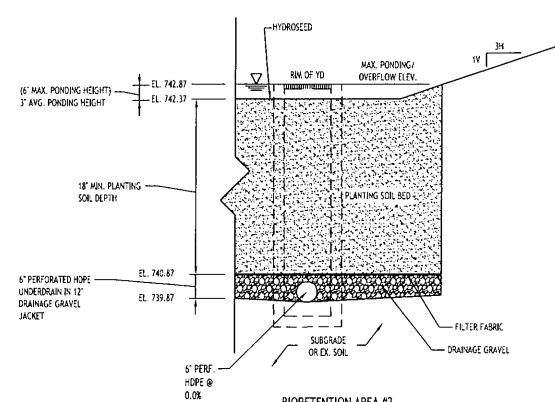
**ELEVATION**

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



**Section through Pond 1P**

HORZ. SCALE: 1"=50  
VERT. SCALE: 1"=5'



**BIORETENTION AREA - TYPICAL SECTION**

NOT TO SCALE

- NOTES:
- FILTER FABRIC TO BE NON-WOVEN CLASS 'C', MRAH 180-N OR APPROVED EQUIVALENT
  - DRAINAGE GRAVEL TO MEET AASHTO M-43, NO. 67, SIZE 0.25 TO 0.75
  - 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 40% SAND BY VOLUME AND LESS THAN 25% CLAY. SOIL SHOULD FALL WITHIN UNCS TYPES SH OR H WITH PERMEABILITY OF AT LEAST 0.5 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 - 7.0  
ORGANIC MATTER: 1.5 - 4.0%  
NITROGEN: 35 LBS PER ACRE MIN.  
PHOSPHORUS: 75 LBS PER ACRE MIN.  
POTASSIUM: 65 LBS PER ACRE MIN.  
SOLUBLE SALTS: 500 PPM  
SILT: 30 TO 75%  
SAND: 35 TO 55%

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

| Seed Mixture    | Variety                  | Percent by No. of Seeds |
|-----------------|--------------------------|-------------------------|
| Crowfoot        | Agrostis stolonifera     | 67.0                    |
| Rough Bluegrass | Poa trivialis            | 17.0                    |
| Meadow Foxtail  | Allopecurus arundinaceus | 11.0                    |
| Annual Ryegrass | Lolium multiflorum       | 4.5                     |
| Beetroot        | Panicum clandestinum     | 4.5                     |

**CARMINA WOOD DESIGN**  
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Phone: (760) 943-1065

**The Farm**  
10180 Main Street  
Clarence, NY

REVISIONS:

| No. | Description               | Date     |
|-----|---------------------------|----------|
| 1   | Rev. per Town comments    | 11/16/23 |
| 2   | Rev. per NYS DOT comments | 4/7/24   |

DRAWING NAME:  
**Storm Drainage Details**

Date: 10/13/23  
Drawn By: P. Sheedy  
Scale: As Noted

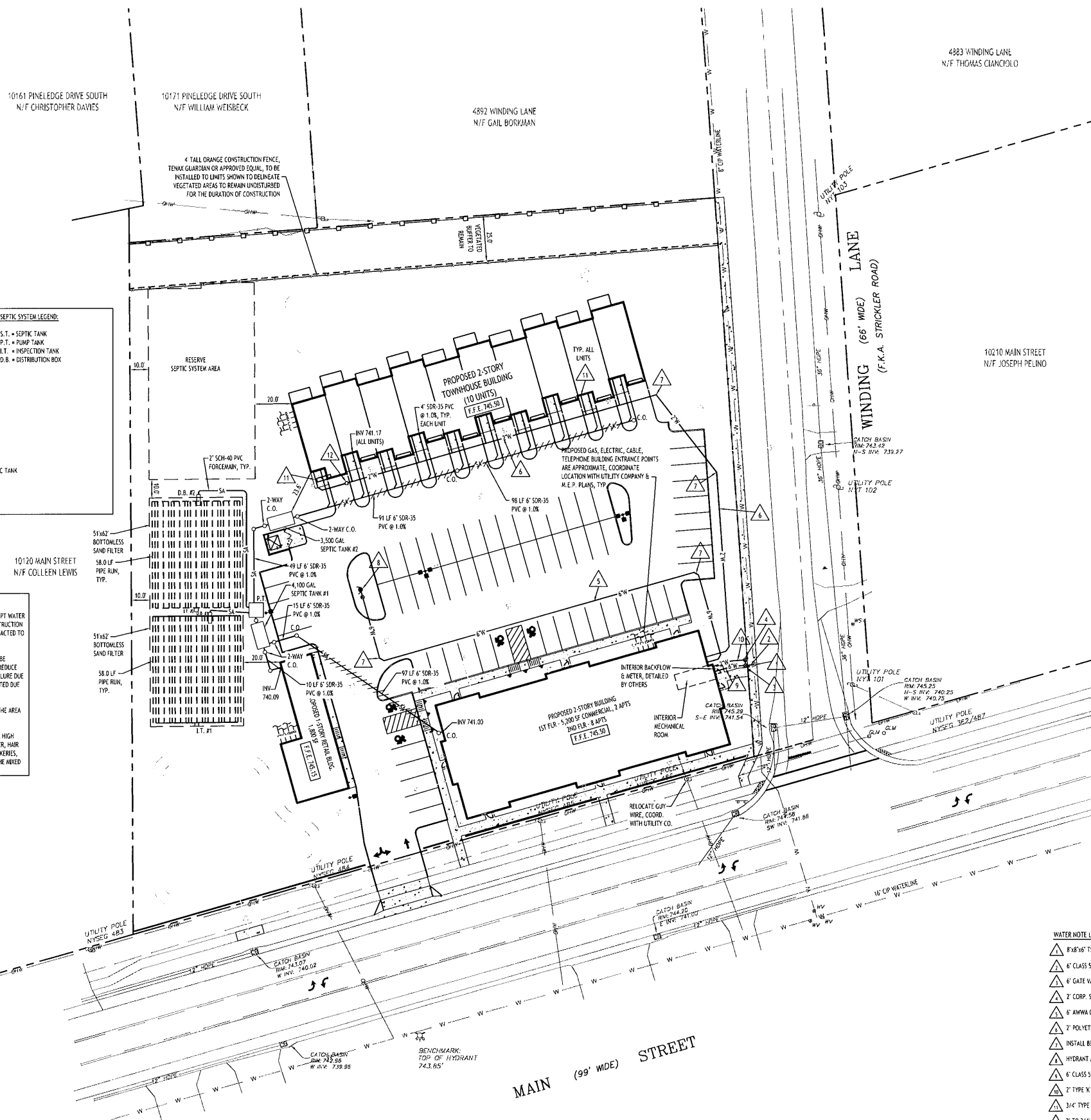
DRAWING NO.:

**C-301**

Project No: 20.011

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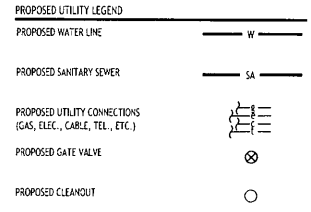


| SEPTIC SYSTEM DESIGN ELEVATIONS |                             | SEPTIC SYSTEM LEGEND |                  |
|---------------------------------|-----------------------------|----------------------|------------------|
| S.T. #1                         | INVERT IN + 739.90          | S.T.                 | SEPTIC TANK      |
| S.T. #1                         | INVERT OUT + 739.65         | P.T.                 | PUMP TANK        |
| S.T. #2                         | INVERT IN + 739.00          | I.T.                 | INSPECTION TANK  |
| S.T. #2                         | INVERT OUT + 738.75         | D.B.                 | DISTRIBUTION BOX |
| P.T.                            | INVERT IN + 738.22 @ 739.40 |                      |                  |
| P.T.                            | INVERT OUT + 742.25         |                      |                  |
| D.B. #1                         | INVERT IN + 742.20          |                      |                  |
| D.B. #1                         | INVERT OUT + 742.10         |                      |                  |
| D.B. #2                         | INVERT IN + 742.20          |                      |                  |
| D.B. #2                         | INVERT OUT + 742.10         |                      |                  |
| I.T. #1                         | INVERT + 738.50             |                      |                  |
| I.T. #2                         | INVERT + 738.50             |                      |                  |

- P.S.D.S. DESIGN INFO:**
- DESIGN FLOW - 5,000 GPD
  - PRIMARY TREATMENT - 4,100 GAL. & 3,500 GAL. SEPTIC TANK
  - OUTFALL TREATMENT - O.S.I. OR LABEL FILTER
  - SECONDARY TREATMENT - BOTTOMLESS SAND FILTER
- 51x62' x 3,162' x 2 @ 6,324 SF PROVIDED  
(5,000 GPD @ 0.8 GPD/SF = 6,250 SF REQ'D)
- SEPTIC NOTES:**
- THE CAPACITY OF THE ROCK TO ACCEPT WATER MUST BE EVALUATED PRIOR TO CONSTRUCTION AND THAT THE ECHOH MUST BE CONTACTED TO WITNESS THE CAPACITY TEST.
  - THE BOTTOMLESS SAND FILTER MUST BE CONSTRUCTED IN TWO SECTIONS TO REDUCE THE POTENTIAL FOR FULL SYSTEM FAILURE DUE TO FRACTURES BECOMING CONSTRUCTED DUE TO BIOMASS PRODUCTION OR FILL IN.
  - SNOW STORAGE IS NOT ALLOWED IN THE AREA OF THE SEPTIC SYSTEM.
  - NO FOOD SERVICE ESTABLISHMENT OR HIGH WATER USAGE TENANT (BOG GROOMER, HAIR SALON, LAUNDRY MAT, CATERERS, BAKERS, ETC.) SHALL BE PERMITTED WITHIN THE MARKED USE BUILDING.

- WATER NOTE LEGEND**
- ▲ 8"x6" T&B
  - ▲ 6" CLASS 52 OR COMBINED SERVICE
  - ▲ 6" GATE VALVE AND BOX
  - ▲ 2" CORP. STOP AND BOX
  - ▲ 6" ANWVA C-900 PVC FIRE SERVICE
  - ▲ 2" POLYETHYLENE DOMESTIC SERVICE
  - ▲ INSTALL BENDS & BLOCKING AS NECESSARY
  - ▲ HYDRANT ASSEMBLY (INSTALL TOWN MARKER)
  - ▲ 6" CLASS 52 FIRE SERVICE
  - ▲ 2" TYPE K COPPER DOMESTIC SERVICE
  - ▲ 3/4" TYPE K COPPER DOMESTIC SERVICE
  - ▲ 2" TO 3/4" REDUCER

- UTILITY NOTES:**
- CONTRACTOR TO FIELD VERIFY ALL STORM AND SANITARY LOCATIONS/INVERTS PRIOR TO CONSTRUCTION.
  - EXISTING WATER SERVICES TO BE ABANDONED IN ACCORDANCE WITH BUFFALO WATER REQUIREMENTS.
  - FOR ALL SANITARY SEWERS, INSTALL SELECT FILL IN PAVED AREAS, EXTEND 5' MIN. BEYOND PAVEMENT LIMITS.
  - PROPOSED SANITARY LATERAL TO HAVE A 6" HOUSE TRAP, VENT AND CLEAOUT INSTALLED AT ENTRANCE POINT. INVERT ELEVATION TO BE 5' BELOW F.F.E. OF THE BUILDING. PIPE TO BE 6" SDR-35 PVC @ 2.0# MIN WITH MIN 4" OF COVER. WYE CONNECT INTO EXISTING PUBLIC 24" SANITARY SEWER, CONNECTIONS TO BE MADE A MIN. OF 5' AWAY FROM MANHOLE LOCATIONS, SEE PLAN.
  - COORDINATE GAS & ELEC. METER BANK LOCATIONS ON BUILDING WITH H.E.P. PLANS & UTILITY CO. S.
  - COORDINATE LOCATION OF CCTV & TELEPHONE SERVICE TO BUILDING WITH H.E.P. PLANS AND UTILITY CO. S.
  - PROVIDE FITTINGS AND BLOCKING AS NECESSARY AT ALL BENDS IN WATER LINES.
  - 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 WATER, GAS AND SANITARY LINES SHOWN ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION/SIZE/CONDITION BEFORE CONSTRUCTION.
  - A MINIMUM OF 10 FEET HORIZONTAL AND 18 INCHES OF VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN ALL SANITARY SEWER AND WATER SERVICES.
  - THE ERIE COUNTY WATER AUTHORITY (ECWA) IS TO BE NOTIFIED A MINIMUM OF 48-HOURS PRIOR TO STARTING THE CONNECTION FOR THE NEW WATER SERVICE.
  - SELECT BACKFILL IS REQUIRED FOR ALL UTILITIES (GAS, WATER, STORM, SANITARY) THAT CROSS THROUGH PAVEMENT AREAS.
  - ALL SANITARY SEWER CONSTRUCTION SHALL ADHERE TO ERIE COUNTY SEWER SPECIFICATIONS AND DETAILS, AND ERIE COUNTY DEPARTMENT OF HEALTH RULES AND REGULATIONS.
  - ALL OTHER REQUIRED PERMITS BY THE STATE OF NEW YORK, ERIE COUNTY, OR TOWN OF AMHERST ARE THE RESPONSIBILITY OF THE CONTRACTOR.



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

30 0 30 60 FT.

**Utility Plan**  
SCALE: 1"=30'

**CARMINA WOOD DESIGN**  
111 Main Street, Suite 332  
Greenboro, North Carolina 27406  
Phone: (336) 751-9009

**The Farm**  
10180 Main Street  
Clarence, NY

**REVISIONS:**

| No. | Description                   | Date    |
|-----|-------------------------------|---------|
| 1   | Rev. per Town & ECDH comments | 1/10/24 |
| 2   | Rev. per ECDH comments        | 4/24/24 |
| 3   | Rev. per ECDH comments        | 4/30/24 |
| 4   | Rev. per ECDH comments        | 5/8/24  |



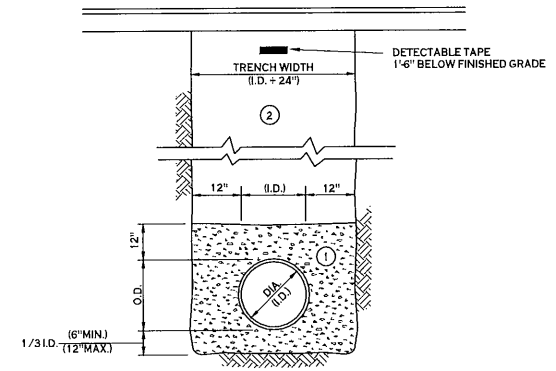
**DRAWING NAME:**  
Utility Plan

Date: 10/13/23  
Drawn By: P. Sheedy  
Scale: As Noted

**DRAWING NO.:**

**C-400**  
Project No: 20.011

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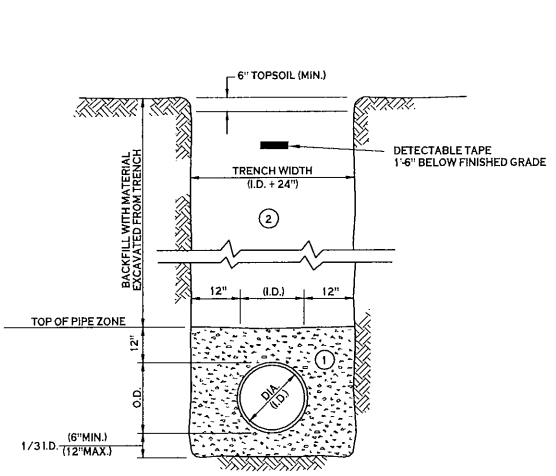
- NOTES:
- A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
  - B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.
  - C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.
  - D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH 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 NYS DOT 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 NYS DOT SECTION 3042.02 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

**SEWER/WATERLINE TRENCH SECTION IN PAVED AREAS**  
NOT TO SCALE



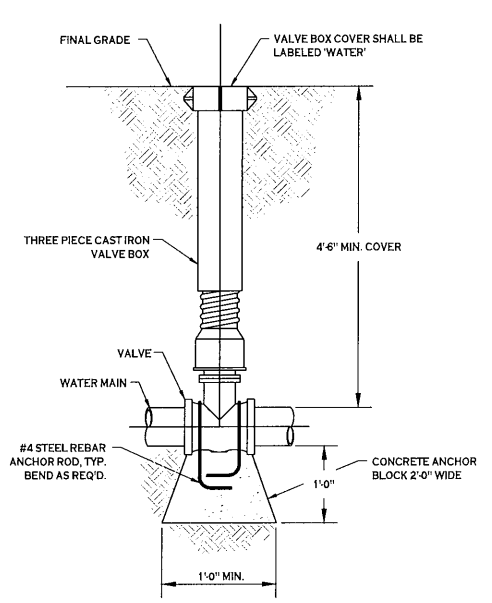
- NOTES:
- A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
  - B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.
  - C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.
  - D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH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

**MATERIALS**

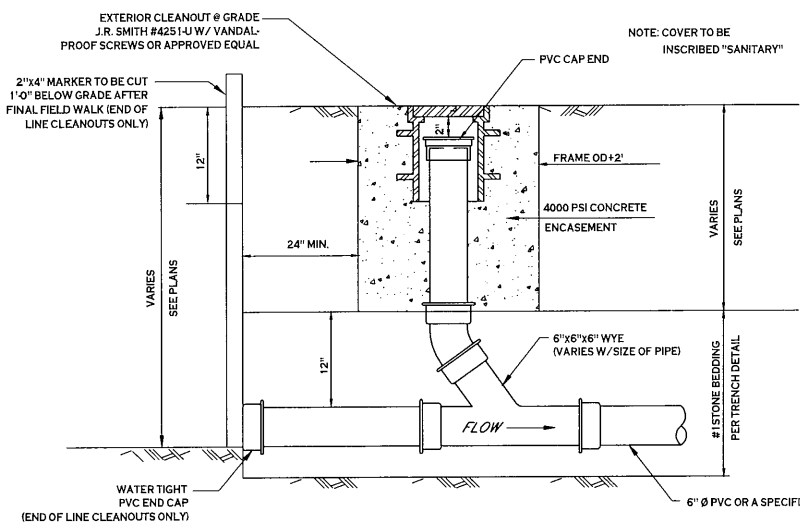
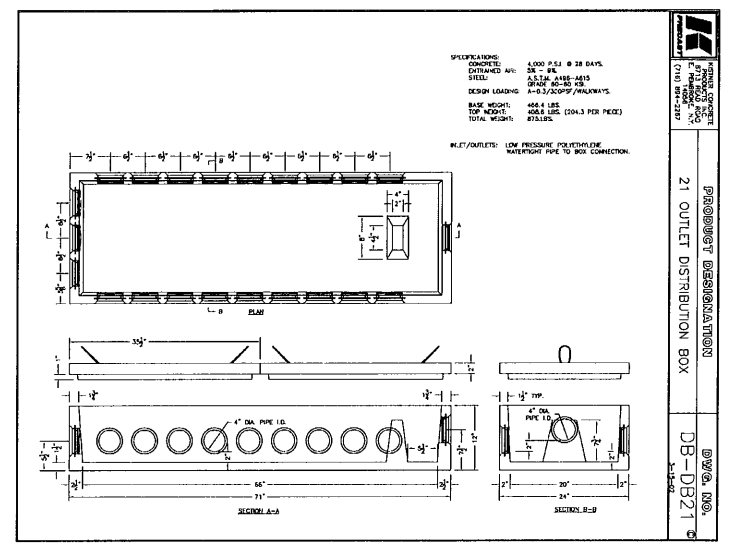
**PIPE BEDDING MATERIAL (NYS DOT 1985 EDITION)**

- 1 NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYS DOT 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.

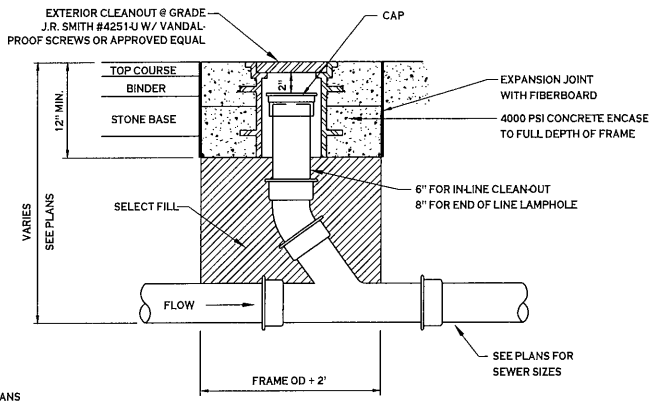
**SEWER/WATERLINE TRENCH SECTION IN UNPAVED AREAS**  
NOT TO SCALE



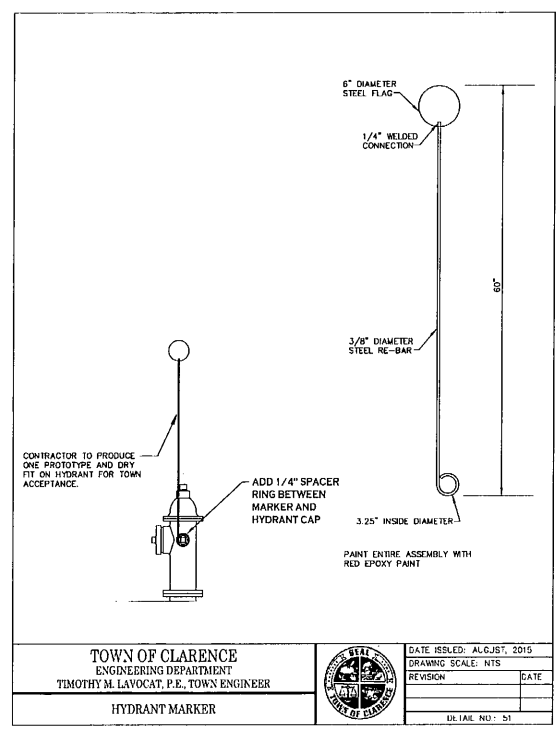
**TYPICAL GATE VALVE DETAIL**  
NOT TO SCALE



**LAMP HOLE/CLEANOUT IN LAWN/FIELD AREAS**  
NOT TO SCALE



**LAMP HOLE/CLEANOUT IN PAVEMENT/SIDEWALK**  
NOT TO SCALE



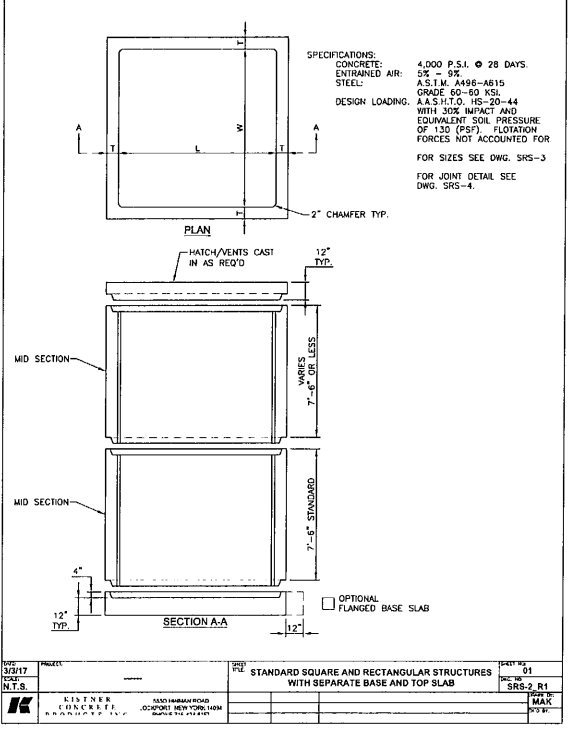
**TOWN OF CLARENCE**  
ENGINEERING DEPARTMENT  
TIMOTHY M. LAVOCAT, P.E., TOWN ENGINEER

HYDRANT MARKER

DATE ISSUED: AUGUST, 2016  
DRAWING SCALE: NTS

| REVISION | DATE |
|----------|------|
|          |      |
|          |      |

UL 146, NO. 51



**TOWN OF CLARENCE**  
ENGINEERING DEPARTMENT  
TIMOTHY M. LAVOCAT, P.E., TOWN ENGINEER

STANDARD SQUARE AND RECTANGULAR STRUCTURES WITH SEPARATE BASE AND TOP SLAB

DATE ISSUED: AUGUST, 2016  
DRAWING SCALE: NTS

| REVISION | DATE |
|----------|------|
|          |      |
|          |      |

UL 146, NO. 51

REVISIONS:

| No. | Description            | Date    |
|-----|------------------------|---------|
| 1   | Rev. per ECDH comments | 1/10/24 |
| 2   | Rev. per ECDH comments | 4/30/24 |



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Utility Details

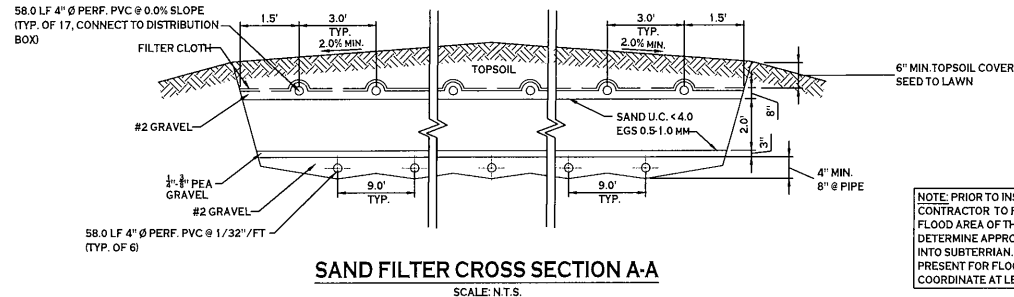
Date: 10/13/23  
Drawn By: P. Sheedy  
Scale: As Noted

DRAWING NO.

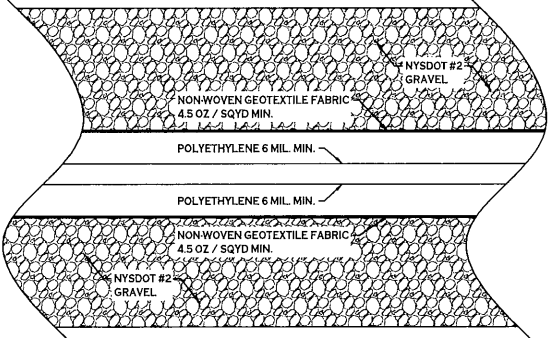
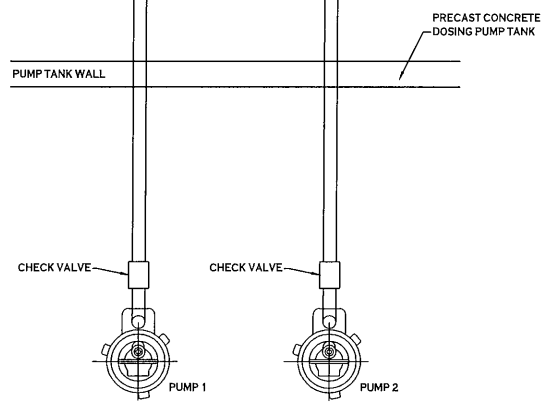
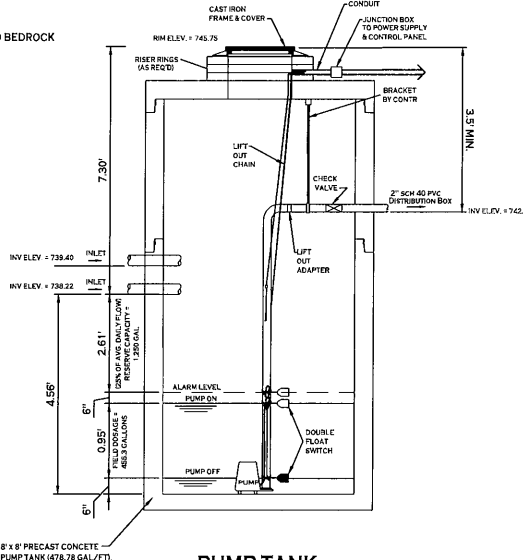
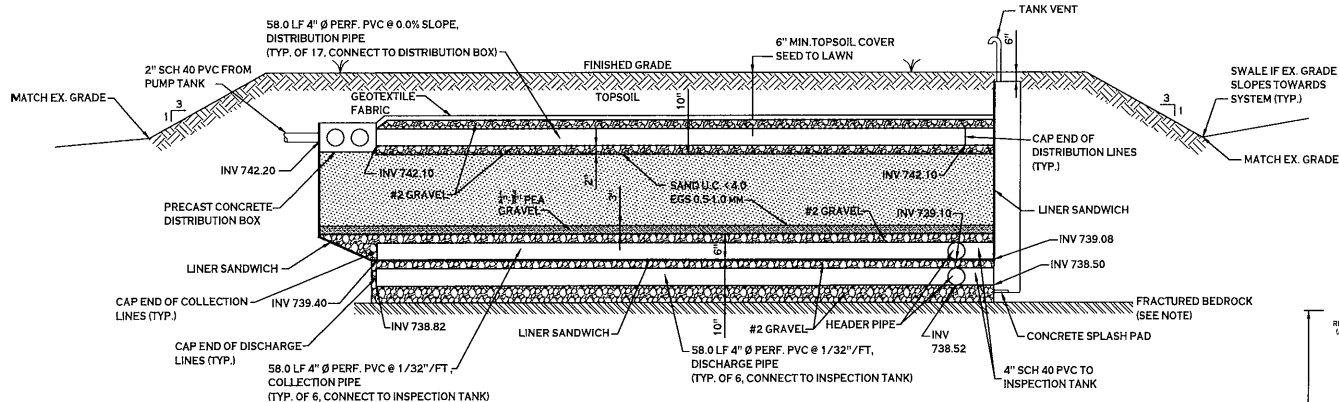
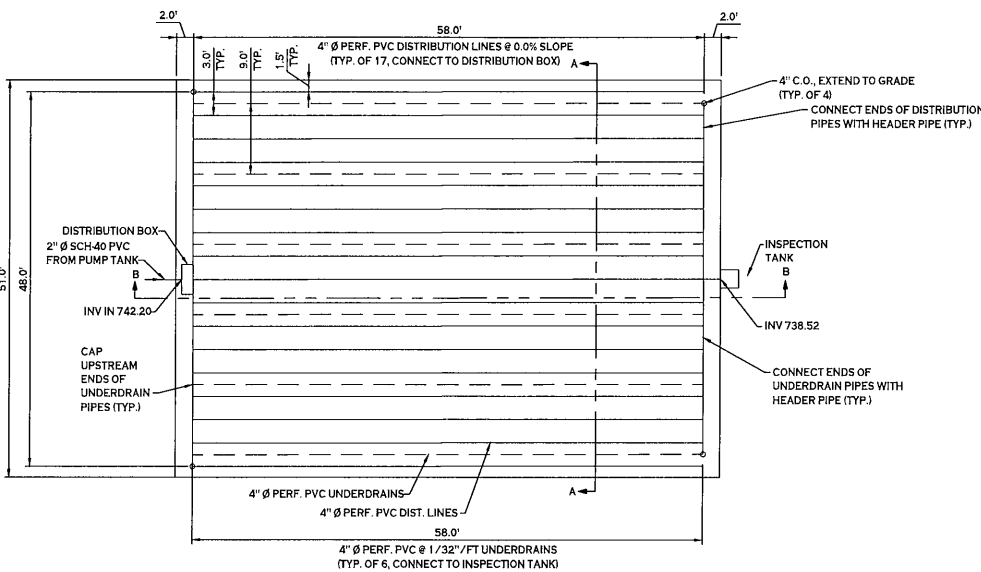
**C-401**

Project No: 20.011

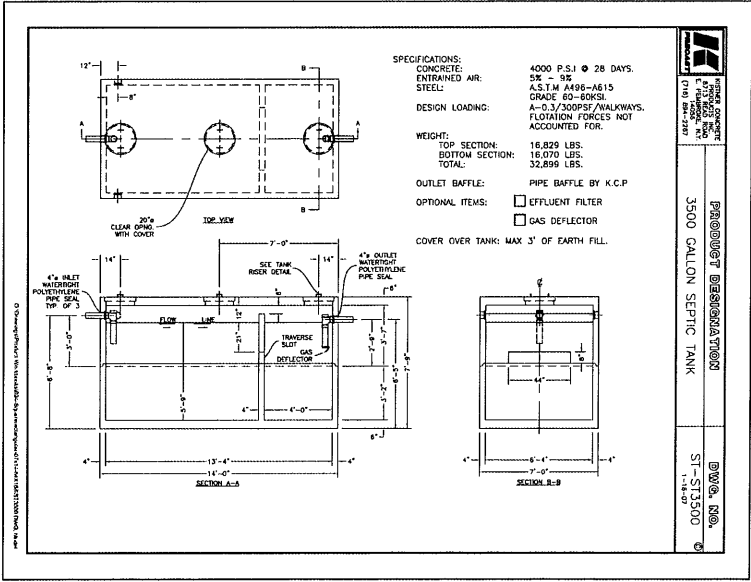
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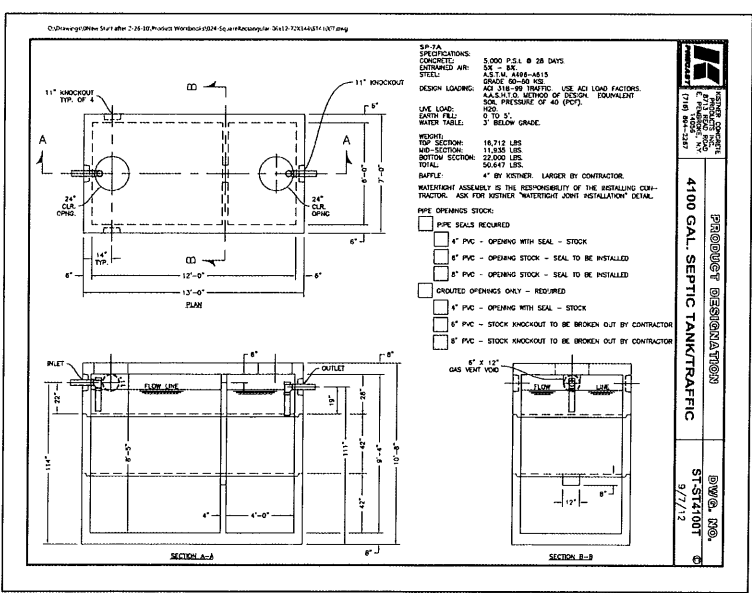
NOTE: PRIOR TO INSTALLATION OF SEPTIC SYSTEM, CONTRACTOR TO FRACTURE SURFACE OF ROCK AND FLOOD AREA OF THE PROPOSED SAND FILTER TO DETERMINE APPROXIMATE RATE OF INFILTRATION INTO SUBTERRAN. DESIGN ENGINEER MUST BE PRESENT FOR FLOODING, CONTRACTOR TO COORDINATE AT LEAST 48 HOURS IN ADVANCE.



NOTE: LINER SANDWICH EXPLODED VIEW FOR CLARITY. NO VOID SPACE SHALL BE PERMITTED BETWEEN LAYERS.



- NOTES:
- ALL PUMP SYSTEM SHALL BE SUPPLIED & INSTALLED COMPLETE WITH ALL NECESSARY ELECTRICAL DEVICES, CONTROLS AND AUDIO/VISUAL ALARMS.
  - TANKS SHALL HAVE EXTERIOR BITUMASTIC COATING.
  - INSTALL OSHA APPROVED STAIRS IN TANK IN LOCATION THAT DOES NOT INTERFERE WITH PUMP OPERATION.
  - PUMP CONTROL PANEL TO BE INSTALLED ON PRESSURE TREATED POST OR IN OTHER LOCATION WHERE VISIBLE, COORDINATE WITH OWNER.
  - THE PUMPS SHALL BE INSTALLED IN AN 8' x 8' INSPECTION TANK WITH THE FLOATS SET PER THE DETAIL SHOWN. THE ACCESS HATCH SHALL BE EXTENDED TO BE FLUSH WITH FINISHED GRADE.



- ERIE COUNTY HEALTH DEPARTMENT NOTES
- THE EXCAVATED ROCK AREA MUST BE TESTED FOR ROCK INFILTRATION CAPACITY BY DISCHARGING A GARDEN HOSE RUNNING AS FULL AS POSSIBLE FOR A MINIMUM OF 30 MINUTES. WATER SHALL NOT ACCUMULATE. OR, IF THE ABOVE IS NOT POSSIBLE, FILL THE EXCAVATION WITH 2" OF HAULED WATER AND RECORD THE DRAINAGE RATE, WHICH MUST BE 30 MINUTES OR LESS TO DROP 1 INCH. AN EFFORT MUST BE MADE TO CLEAR SUFFICIENT DEBRIS TO OBSERVE BEDROCK SURFACE OVER THE EXTENT OF THE EXCAVATION.
  - SAND FILTER TO BE SIZED AS NORMAL EXCEPT THAT 0.8 GPD/SF APPLICATION RATE SHALL BE USED.
  - THE DOWNSTREAM ABSORPTION SYSTEM (DISCHARGE LINES) WILL BE CONSTRUCTED BENEATH THE SAND FILTER AS SHOWN IN THE SECTION.
  - MINIMUM OF 4" OF #2 GRAVEL SHALL BE PLACED BETWEEN THE EXCAVATED BEDROCK AND DISCHARGE LINES. A MINIMUM OF 2" OF #2 GRAVEL SHALL BE PLACED ON TOP OF THE DISCHARGE LINES PER THE SECTION.
  - THE SAND FILTER MUST BE LINED WITH THE "LINER SANDWICH" CONSTRUCTED BETWEEN THE DOWNSTREAM ABSORPTION SYSTEM AND THE SAND FILTER AS FOLLOWS:
    - TOP LAYER: NON-WOVEN GEOTEXTILE - TERRATEX 4.5 OR APPROVED EQUAL
    - 6 MIL. POLYETHYLENE
    - 6 MIL. POLYETHYLENE
    - BOTTOM LAYER: NON-WOVEN GEOTEXTILE - TERRATEX 4.5 OR APPROVED EQUAL
  - SLOPE LINER AT OUTSIDE EDGES TOWARDS THE COLLECTION LINES TO CHANNEL WATER TO COLLECTORS.
  - PIPE INTRUSIONS - USE FERNCO COUPLINGS OR APPROVED EQUAL.
  - INSPECTION TANK VENT PIPE SHALL BE OPEN GRATED AND EXPOSED TO THE ATMOSPHERE AT ALL TIMES. CAPPING OR BURYING THE VENT COULD RESULT IN A FINE. OPEN GRATE VENT PIPE MUST BE A MINIMUM OF 1/2' ABOVE THE GROUND SURFACE.
  - THE TOP ON THE INSPECTION TANK MUST BE LOCATED A MAXIMUM OF 3" BELOW GRADE. IF AT OR ABOVE GRADE, A LOCKABLE COVER SHALL BE PROVIDED.

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**The Farm**  
10180 Main Street  
Clarence, NY

| REVISIONS | No. | Description              | Date    |
|-----------|-----|--------------------------|---------|
| 1         | 1   | Rev. per ECD/0H comments | 1/10/24 |
| 2         | 2   | Rev. per ECD/0H comments | 4/24/24 |
| 3         | 3   | Rev. per ECD/0H comments | 4/30/24 |



DRAWING NAME:  
Utility Details

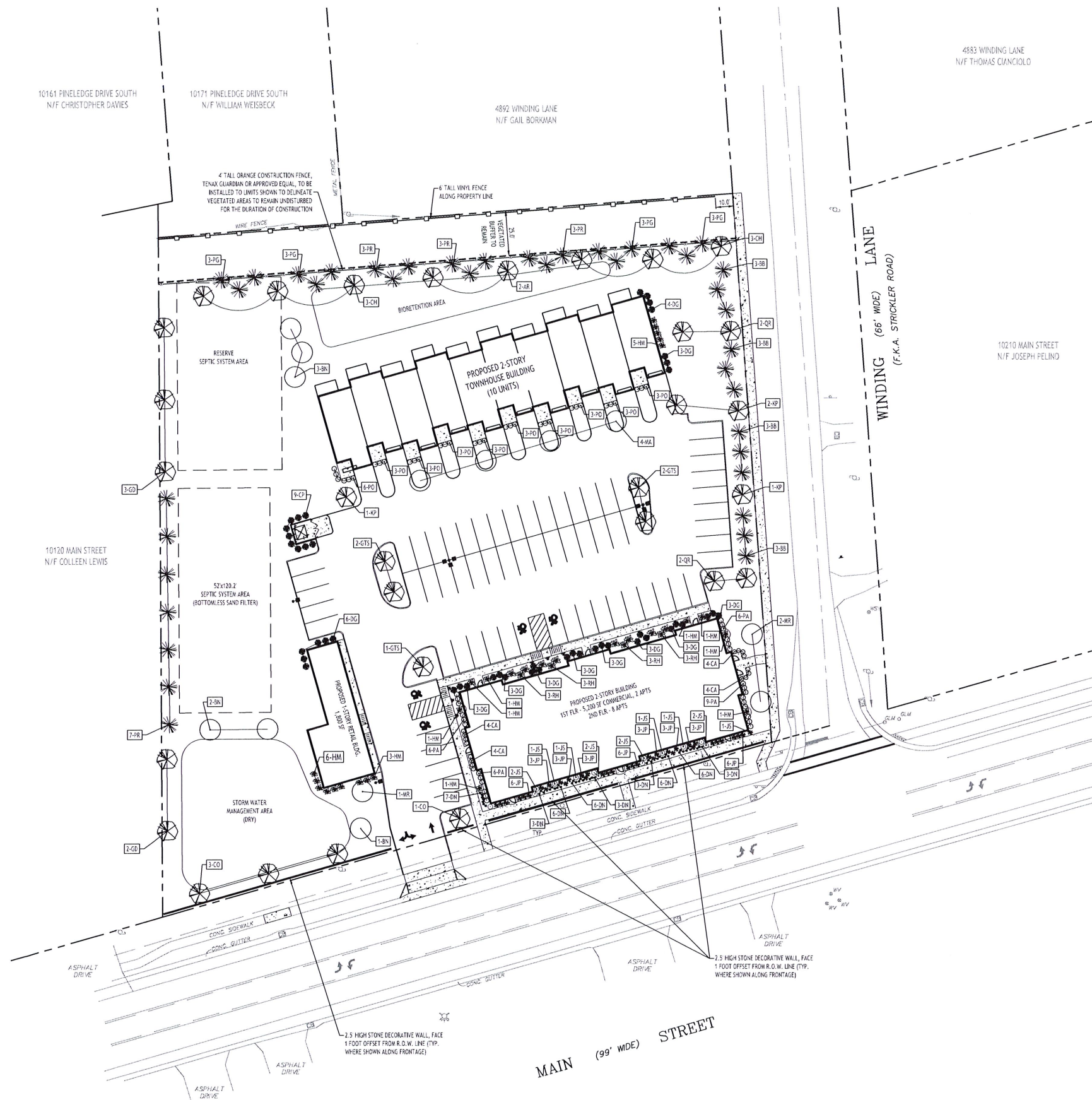
Date: 10/13/23  
Drawn By: P. Sheedy  
Scale: As Noted

DRAWING NO.  
C-402

Project No: 20.011

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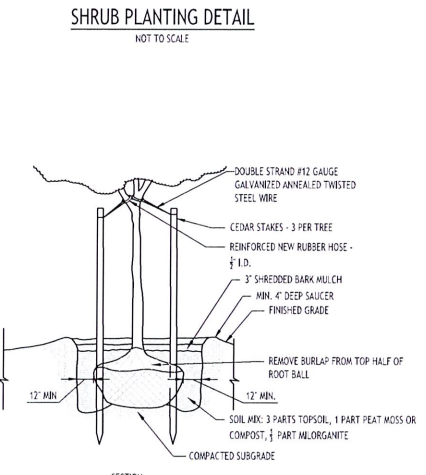
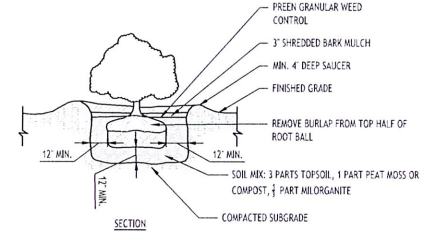
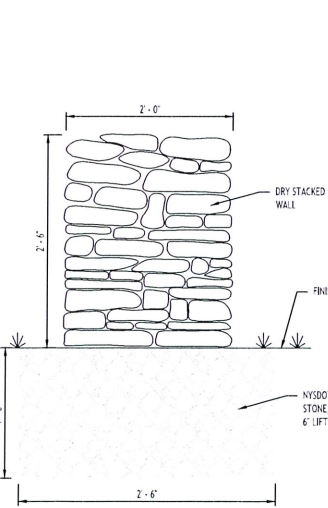
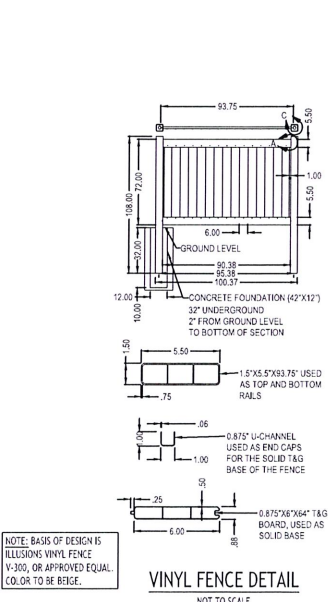
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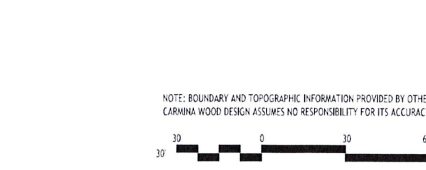
**Recommended Plant List**

| SYMBOL                          | QUANTITY | BOTANICAL NAME                             | COMMON NAME                      | SIZE                 | NOTES                                  |
|---------------------------------|----------|--|----------------------------------|----------------------|--|
| <b>DECIDUOUS TREES</b>          |          |  |                                  |                      |  |
| AR                              | 2        | Acer rubrum 'Franksred'                    | Red Sunset Maple                 | 2 1/2" - 3" Cal.     | B&B; Grows to 45 ft, high, 35 ft. wide |
| BN                              | 3        | Betula nigra 'Cully'                       | Heritage River Birch             | 8-10 ft. high        | B&B; Multi stem, min. 3 major stems    |
| CO                              | 4        | Celtis occidentalis 'Prairie Pride'        | Prairie Pride Common Hackberry   | 2 1/2" - 3" Cal.     | B&B; Grows to 40 ft, high, 35 ft. wide |
| GD                              | 5        | Gymnocladus dioica                         | Kentucky Coffee Tree             | 2 1/2" - 3" Cal.     | B&B; Grows to 70 ft, high, 45 ft. wide |
| GTS                             | 6        | Gleditsia triacanthos Inermis 'Suncole'    | Skyline Honeylocust              | 2 1/2" - 3" Cal.     | B&B; Grows to 45 ft, high, 35 ft. wide |
| KP                              | 4        | Koeleruteria paniculata                    | Goldenrain Tree                  | 2 1/2" - 3" Cal.     | B&B; Grows to 30-40 ft. high and wide  |
| QR                              | 4        | Quercus rubra                              | Red Oak                          | 2 1/2" - 3" Cal.     | B&B; Grows to 75 ft, high, 60 ft. wide |
| <b>SMALL/ORNAMENTAL TREES</b>   |          |  |                                  |                      |  |
| CH                              | 6        | Chionanthus virginicus                     | White Fringe Tree                | 6' High Min.         | B&B; Height to 18 ft., width to 20 ft. |
| MA                              | 4        | Malus 'Adirondack'                         | Adirondack Crabapple             | 1 1/2" - 1 3/4" Cal. | B&B; Height to 18 ft., width to 10 ft. |
| MR                              | 3        | Malus 'JFS KW5'                            | Royal Raindrops Crabapple        | 1 1/2" - 1 3/4" Cal. | B&B; Height to 20 ft., width to 15 ft. |
| MS                              | 4        | Magnolia stellata 'Royal Star'             | Royal Star Magnolia              | 1 1/2" - 1 3/4" Cal. | B&B; Height to 15 ft., width to 10 ft. |
| <b>EVERGREEN TREES</b>          |          |  |                                  |                      |  |
| PG                              | 12       | Picea glauca                               | White Spruce                     | 6'-7' High*          | B&B; Full to Ground                    |
| BB                              | 12       | Picea pungens 'Baby Blue Eyes'             | Baby Blue Eyes Colorado Spruce   | 5' High min.*        | B&B; Full to Ground                    |
| PR                              | 16       | Pinus resinosa                             | Red Pine                         | 6'-7' High*          | B&B; Full to Ground                    |
| *Measured from bottom of leader |          |  |                                  |                      |  |
| <b>SHRUBS</b>                   |          |  |                                  |                      |  |
| CP                              | 9        | Chamaecyparis pisifera 'FARROWCGMS'        | Soft Serve Gold False Cypress    | No. 3 Cont.          | Grows 6-10 ft. high, 5-6 ft. wide      |
| DG                              | 24       | Dierilla 'G2X88544'                        | Kodiak Orange Dierilla           | No. 5 Cont.          | Grows to 4 ft. high and wide           |
| DN                              | 43       | Deutzia 'NCDX2'                            | Yuki Cherry Blossom Deutzia      | No. 2 Cont.          | Grows 1-2 feet high and wide           |
| HM                              | 8        | Hydrangea macrophylla x serrata 'SMNHSI'   | Let's Dance Can Do! Hydrangea    | No. 5 Cont.          | Grows 3-4 ft. high, 3 feet wide        |
| JP                              | 36       | Juniperus x pfitzeriana 'Aurea Improved'   | Gold Coast Juniper               | No. 5 Cont.          | Grows to 3 ft. tall, 4 ft. wide.       |
| JS                              | 14       | Juniperus scopulorum 'Blue Arrow'          | Blue Arrow Juniper               | No. 5 Cont.          | Grows to 10 ft. tall, 3 ft. wide.      |
| PD                              | 34       | Physocarpus opulifolius 'ZLEY#2'           | Raspberry Lemonade Ninebark      | No. 5 Cont.          | Grows to 4 ft. high and wide           |
| RH                              | 6        | Rhododendron x 'P.J.M.'                    | PJM Rhododendron                 | No. 5 Cont.          | Grows 3-5 ft. high and wide            |
| <b>PERENNIALS/GROUND COVERS</b> |          |  |                                  |                      |  |
| CA                              | 16       | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass | No. 3 Cont.          | Grows 2-5 ft. high, 2x3 ft. wide       |
| PA                              | 27       | Pennisetum alopecuroides                   | Fountain Grass                   | No. 3 Cont.          | Grows 2-3 ft. high and wide            |

- NOTES:**
- ALL PLANTING BEDS & TREE PITS SHALL RECEIVE A MIN. 3-INCH DEPTH OF DARK SHREDDED HARDWOOD BARK MULCH.
  - ALL PLANT MATERIALS SHALL BE INSPECTED TWICE ANNUALLY, ONCE IN THE SPRING AND AGAIN IN THE FALL. TREES & SHRUBS THAT ARE DEAD OR ARE IN POOR CONDITION/DISEASED (LESS THAN 50% LEAF COVER) SHALL BE REPLACED BEFORE THE NEXT GROWING SEASON. TREES AND SHRUBS THAT DO NOT EXHIBIT THE CONDITIONS FOR REPLACEMENT SHALL BE PRUNED AT THE TIME OF INSPECTION TO REMOVE DEAD TWIGS & BRANCHES.
  - ALL NURSERY TAGS TO REMAIN ON PLANTS UNTIL AFTER FINAL INSPECTION AND APPROVAL OF THE LANDSCAPING.
- \*ORNAMENTAL GRASSES SHOULD BE PRUNED BACK IN LATE FALL OR EARLY SPRING TO ALLOW NEW FOLIAGE TO GROW IN SPRING.



- PLANTING NOTES:**
- ALL INTERIOR LANDSCAPED AREAS SHALL HAVE A MINIMUM PLANTING SOIL DEPTH OF THREE (3) FEET AND BE FREE FROM ALL FORMS OF CONSTRUCTION DEBRIS AND FOREIGN MATERIAL.
  - ALL TREE PITS 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 TWELVE (12) INCHES DEEP WITH A WELL-BLENDED MIXTURE OF 50% PEAT MOSS & 50% SCREENED TOPSOIL. NO MULCH SHALL BE INSTALLED IN THE SEASONAL FLOWER BEDS.
  - ALL DECIDUOUS AND EVERGREEN TREES SHALL BE STAKED WITH THREE (3) TREE STAKES AS PER TREE PLANTING DETAIL.



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**The Farm**  
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 Clarence, NY

**REVISIONS:**

| No. | Description            | Date     |
|-----|------------------------|----------|
| 1   | Rev. per Town comments | 11/16/23 |
| 2   | Rev. per Town comments | 1/10/24  |
| 3   | Rev. per Town comments | 2/20/24  |



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**DRAWING NAME:**  
 Landscape Plan

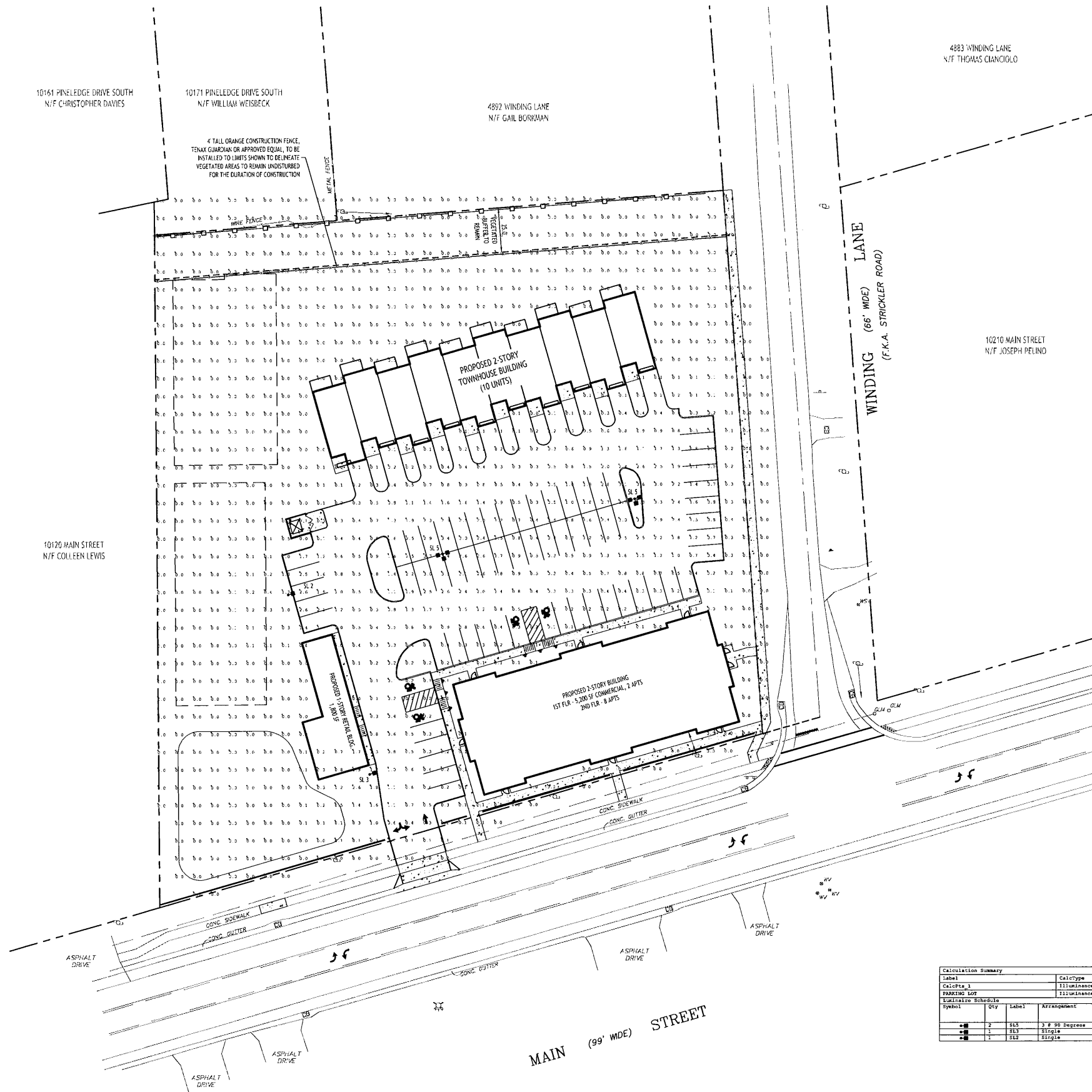
Date: 10/13/23  
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 L-100  
 Project No: 20.011



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| Calculation Summary |             |       |               |                     |       |                     |                       |                |                    |            |
|---------------------|-------------|-------|---------------|---------------------|-------|---------------------|-----------------------|----------------|--------------------|------------|
| Label               | CalcType    | Units | Avg           | Max                 | Min   | Avg/Min             | Max/Min               |                |                    |            |
| Calcpts_1           | Illuminance | Fc    | 0.31          | 5.4                 | 0.0   | N.A.                | N.A.                  |                |                    |            |
| PARKING LOT         | Illuminance | Fc    | 1.10          | 5.4                 | 0.1   | 11.00               | 54.00                 |                |                    |            |
| Luminaire Schedule  |             |       |               |                     |       |                     |                       |                |                    |            |
| Symbol              | Qty         | Label | Arrangement   | Description         | LFY   | Luminaire<br>Lumens | Lumina<br>In<br>Watts | Total<br>Watts | Mounting<br>Height | BGC Rating |
| ■                   | 2           | SL3   | 2 x 90 Degree | QALC-SALA-140-U-DM  | 0.940 | 4813                | 33                    | 198            | 15                 | B3-00-01   |
| ■                   | 1           | SL3   | Single        | QALC-SALA-140-U-FEP | 0.900 | 4817                | 33                    | 33             | 15                 | B3-00-02   |
| ■                   | 1           | SL3   | Single        | QALC-SALA-140-U-FY  | 0.900 | 4539                | 33                    | 33             | 15                 | B1-00-01   |

N Lighting Plan  
SCALE: 1"=30'

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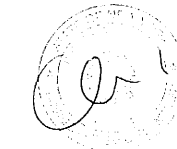


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| ▲          | 2   | Rev. per Town comments | 1/10/24  |



DRAWING NAME:  
Lighting Plan

Date: 10/13/23  
Drawn By: P. Sheedy  
Scale: As Noted

DRAWING NO.

LP-100

Project No: 20.011

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**SPECIAL NOTE**  
**TEMPORARY LANE/SHOULDER RESTRICTIONS FOR MAJOR HOLIDAYS**

There shall be no temporary lane/shoulder closures on roadway facilities owned and/or maintained by NYSDOT on the major holidays listed below.

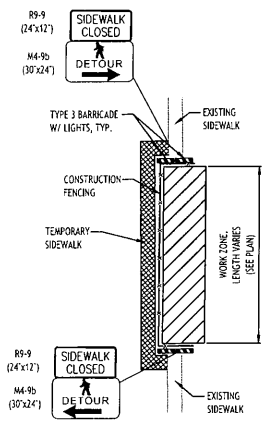
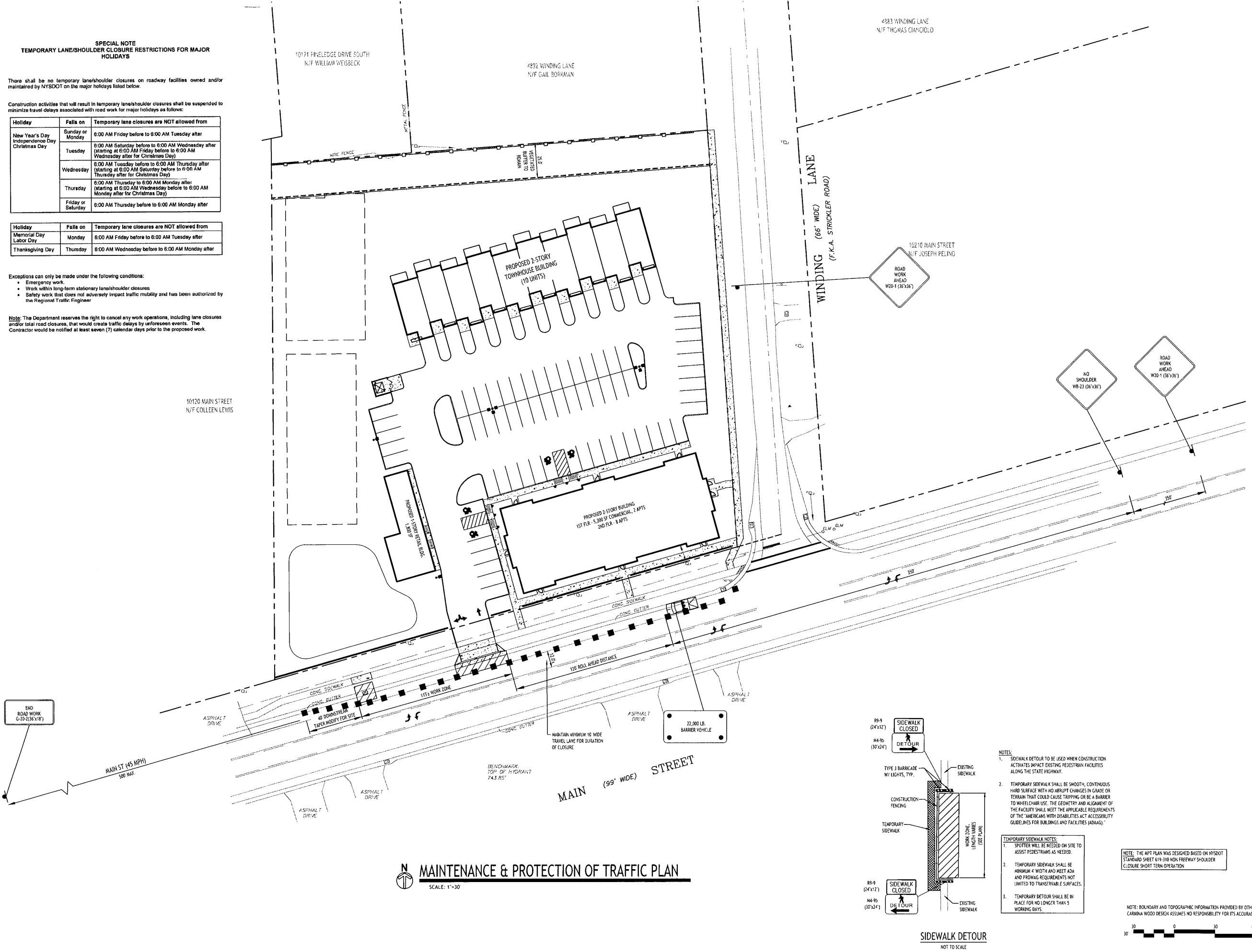
Construction activities that will result in temporary lane/shoulder closures shall be suspended to minimize travel delays associated with road work for major holidays as follows:

| Holiday          | Falls on           | Temporary lane closures are NOT allowed from  |
|------------------|--------------------|---|
| New Year's Day   | Sunday or Monday   | 8:00 AM Friday before to 8:00 AM Tuesday after  |
| Independence Day | Tuesday            | 8:00 AM Saturday before to 6:00 AM Wednesday after (starting at 6:00 AM Friday before to 6:00 AM Wednesday after for Christmas Day) |
| Christmas Day    | Wednesday          | 8:00 AM Tuesday before to 6:00 AM Thursday after (starting at 6:00 AM Saturday before to 6:00 AM Thursday after for Christmas Day)  |
|                  | Thursday           | 6:00 AM Thursday to 6:00 AM Monday after (starting at 6:00 AM Wednesday before to 6:00 AM Monday after for Christmas Day)           |
|                  | Friday or Saturday | 8:00 AM Thursday before to 6:00 AM Monday after   |

| Holiday          | Falls on | Temporary lane closures are NOT allowed from     |
|------------------|----------|--|
| Memorial Day     | Monday   | 8:00 AM Friday before to 6:00 AM Tuesday after   |
| Labor Day        | Monday   | 8:00 AM Friday before to 6:00 AM Tuesday after   |
| Thanksgiving Day | Thursday | 8:00 AM Wednesday before to 6:00 AM Monday after |

- Exceptions can only be made under the following conditions:
- Emergency work.
  - Work within long-term stationary lane/shoulder closures.
  - Safety work that does not adversely impact traffic mobility and has been authorized by the Regional Traffic Engineer.

**Note:** The Department reserves the right to cancel any work operations, including lane closures and/or total road closures, that would create traffic delays by unforeseen events. The Contractor would be notified at least seven (7) calendar days prior to the proposed work.



- NOTES:**
1. SIDEWALK DETOUR TO BE USED WHEN CONSTRUCTION ACTIVITIES IMPACT EXISTING PEDESTRIAN FACILITIES ALONG THE STATE HIGHWAY.
  2. TEMPORARY SIDEWALK SHALL BE SMOOTH, CONTINUOUS HARD SURFACE WITH NO ABRUPT CHANGES IN GRADE OR TERRAIN THAT COULD CAUSE TRIPPING OR BE A BARRIER TO WHEELCHAIR USE. THE GEOMETRY AND ALIGNMENT OF THE FACILITY SHALL MEET THE APPLICABLE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG)."
- TEMPORARY SIDEWALK NOTES:**
1. SPOTTERS WILL BE NEEDED ON SITE TO ASSIST PEDESTRIANS AS NEEDED.
  2. TEMPORARY SIDEWALK SHALL BE MINIMUM 4' WIDTH AND MEET ADA AND PROWAG REQUIREMENTS NOT LIMITED TO TRANSFERABLE SURFACES.
  3. TEMPORARY DETOUR SHALL BE IN PLACE FOR NO LONGER THAN 5 WORKING DAYS.

NOTE: THE WPT PLAN WAS DESIGNED BASED ON NYSDOT STANDARD SHEET 619-110 NON-FREEWAY SHOULDER CLOSURE SHORT TERM OPERATION

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

**MAINTENANCE & PROTECTION OF TRAFFIC PLAN**

SCALE: 1"=30'

**CARMINA WOOD DESIGN**  
141 Main Street, Suite 500  
Clarendon, New York 14033  
Phone: (716) 842-3165

**The Farm**  
10180 Main Street  
Clarendon, NY

**REVISIONS:**

| No. | Description              | Date    |
|-----|--------------------------|---------|
| 1   | Rev. per NYSDOT comments | 4/1/24  |
| 2   | Rev. per NYSDOT comments | 4/30/24 |



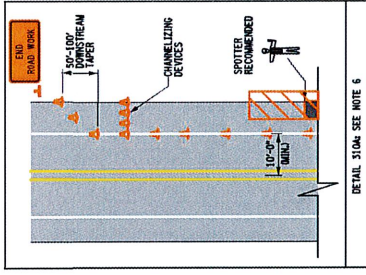
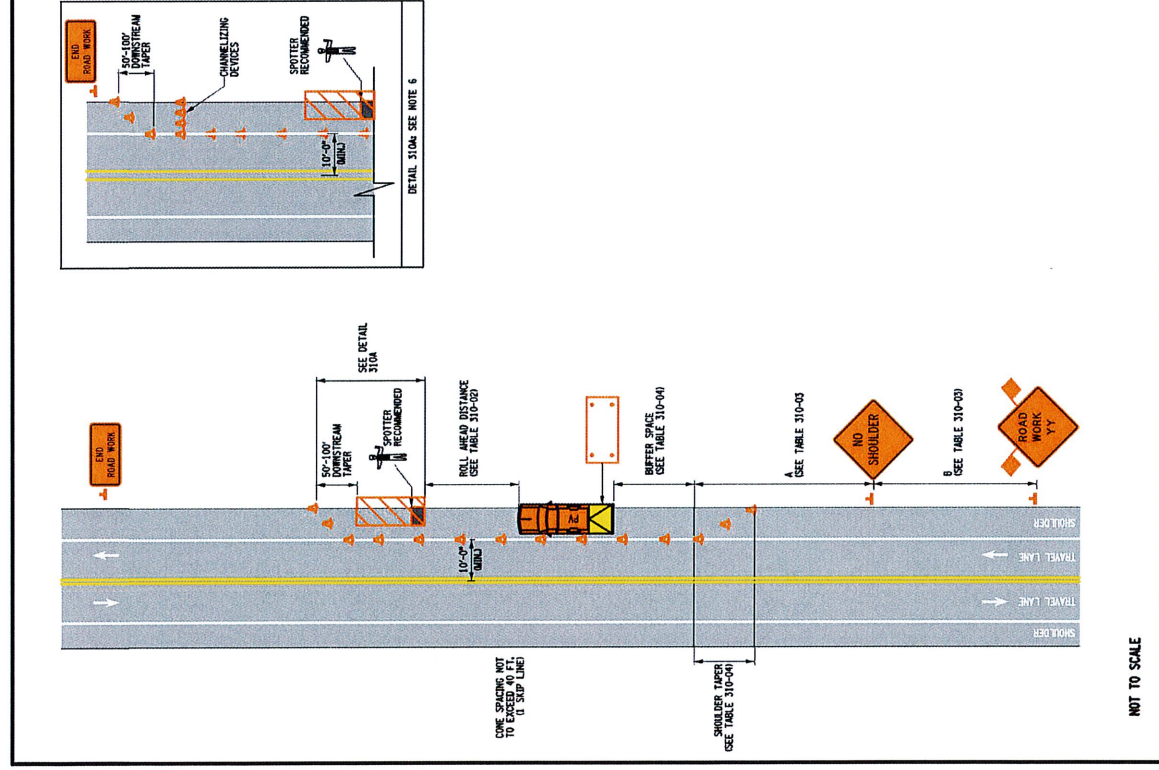
**DRAWING NAME:**  
Maintenance & Protection of Traffic Plan

Date: 10/13/23  
Drawn By: P. Sheedy  
Scale: As Noted

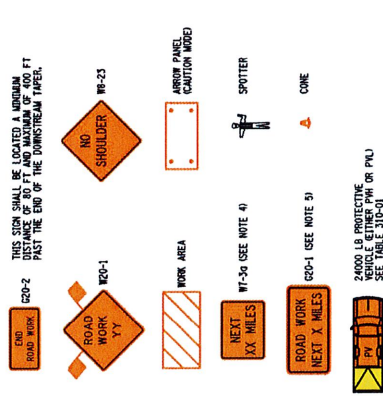
**DRAWING NO.:**

**M-100**

Project No: 20.011



- NOTES**
- SHORT-TERM STATIONARY IS DAYTIME WORK THAT OCCUPIES A LOCATION FOR MORE THAN 1 HOUR WITHIN A SINGLE DAYLIGHT PERIOD.
  - THE PROTECTIVE VEHICLES SHALL MAINTAIN THE APPROPRIATE ROLL AHEAD DISTANCE, AS SHOWN IN THE TABLES. PROTECTIVE VEHICLES SHALL BE PLACED IN ONE OF ANIMAL TRANSMISSIONS (P, R, N, D, L, OR M) OR PARK / NEUTRAL. AUTOMATIC TRANSMISSIONS AND HAVE THE FRONT WHEELS ALIGNED WITH THE LANE STRIPPING.
  - THERE SHALL BE NO WORKER, EQUIPMENT OR OTHER VEHICLES IN THE BUFFER ZONE FOR THE FULL LENGTH OF THE OPERATIONS TO BE CONDUCTED WITHIN THE WORK ZONE. A SUPPLEMENTAL DISTANCE TO MAKE WTS-50 SHALL BE USED WITH SIGN WTS-1 WHEN THE DISTANCE BETWEEN THE ADVANCE WARNING SIGN AND WORK MAY BE GREATER THAN 200 FEET. ADVANCE WARNING SIGN WTS-1 SHALL BE PLACED FROM THE WORK ZONE FROM THE SUPPLEMENT SIGN WTS-50 SHALL INDICATE THE MAXIMUM ANTICIPATED DISTANCE BETWEEN THE WTS-1 SIGN AND THE FARTHEST WORK LOCATION.
  - WHEN MULTIPLE WORK LOCATIONS EXIST WITHIN 2X MILES FROM THE WTS-1 SIGN, A SIGN WTS-1 SHALL BE PLACED AT THE FARTHEST WORK LOCATION. THE DISTANCE BETWEEN SIGNS SHALL BE PLACED TRANSVERSELY A MINIMUM OF EVERY 500 FT AS SHOWN WHEN A PAVED SHOULDER HAVING A WIDTH OF 8' OR GREATER IS CLOSED FOR A DISTANCE GREATER THAN 500'.
  - IN USUAL CONDITIONS, ADVANCE WARNING SIGN SPACINGS MAY BE ADJUSTED IN ORDER TO MAINTAIN THE SAME STREET TO AND THROUGHOUT. IF THERE IS A COMPLETELY WIDE THE SIGN UPSTREAM.



REFER TO SHEET 2 OF 2 FOR ALL TABLES

**NEW YORK STATE DEPARTMENT OF TRANSPORTATION**  
U.S. CUSTOMARY STANDARD SHEET  
**WORK ZONE TRAFFIC CONTROL NON-FREEMAY SHOULDER CLOSURE SHORT TERM OPERATION (SHEET 1 OF 2)**

APPROVED DECEMBER 2, 2021 ISSUED UNDER EIT 21-028  
ROBERT C. LANGOSZ, P.E.  
DIRECTOR, OTSM

619-310

**TABLE 310-01-1 PROTECTIVE VEHICLE REQUIREMENTS**

| CLOSURE TYPE   | ROAD TYPE & SPEED |             | NON-FREEMAY |             |
|--|-------------------|-------------|-------------|-------------|
|  | 2-45 MPH          | 25 - 40 MPH | 25 - 40 MPH | 45 - 50 MPH |
| EXPOSURE CONDITIONS (SEE NOTE 1)   | PH-TMMA           | PH-TMMA     | PH-TMMA     | PH-TMMA     |
| WORKERS ON FOOT OR WORK VEHICLE EXPOSED TO TRAFFIC                           | PH-TMMA           | PH-TMMA     | PH-TMMA     | PH-TMMA     |
| NO WORKERS ON FOOT OR WORK VEHICLE EXPOSED TO TRAFFIC (EQUIPMENT, MATERIALS) | PH-TMMA           | PH-TMMA     | PH-TMMA     | PH-TMMA     |
| WORKERS ON FOOT OR WORK VEHICLE EXPOSED TO TRAFFIC (EQUIPMENT, MATERIALS)    | PH-TMMA           | PH-TMMA     | PH-TMMA     | PH-TMMA     |
| SHOULDER CLOSURE OR ENCROACHMENT   | PH-TMMA           | PH-TMMA     | PH-TMMA     | PH-TMMA     |

LEGEND:  
PH - PROTECTIVE VEHICLE LIGHT MINIMUM GROSS WEIGHT 3,500 LBS. OR GREATER (SEE NOTE 4)  
TM - PROTECTIVE VEHICLE HEAVY MINIMUM GROSS WEIGHT 22,000 LBS. OR GREATER  
MA - TRUCK/TRAILER MOUNTED IMPACT ATTENUATOR

NOTE: THE EXPOSURE CONDITIONS ASSUME THERE IS NO POSITIVE PROTECTION PRESENT.

2. EITHER A PROTECTIVE LIGHT (PL) OR THE STANDARD BUFFER SPACE (SEE TABLE 01-00) SHALL BE PROVIDED.

3. TRUCK/TRAILER MOUNTED IMPACT ATTENUATORS (TMAL) SHALL NOT BE MOUNTED/INSTALLED ON VEHICLES WITH A GROSS VEHICLE WEIGHT (GVW) LESS THAN WHAT IS MINIMALLY REQUIRED BY THE MANUFACTURER OF THE TMAL.

4. THE USE OF A PROTECTIVE VEHICLE LIGHT (PL) AS A SHADOW VEHICLE IS LIMITED TO THE USE OF A PROTECTIVE VEHICLE LIGHT (PL) AS A SHADOW VEHICLE IS LIMITED TO OTHERWISE AUTHORIZED BY THE ENGINEER.

**TABLE 310-02-1 ROLL AHEAD DISTANCE FOR PROTECTIVE VEHICLES**

| PRECONSTRUCTION POSTED SPEED LIMIT (MPH) | PROTECTIVE VEHICLES WEIGHING 3,500 TO 21,999 LBS. GVW | PROTECTIVE VEHICLES WEIGHING 22,000 LBS. OR GREATER GVW |
|--|---|---|
| ≤ 40                                     | 200/5   | 180/4   |
| 45 - 55                                  | 180/4   | 120/3   |
| ≥ 60                                     | 120/3   | 80/2  |

**TABLE 310-03-1 ADVANCE WARNING SIGN SPACING**

| ROAD TYPE                          | DISTANCE BETWEEN SIGNS |         |     |                          | SIGN LEGEND |
|------------------------------------|------------------------|---------|-----|--------------------------|-------------|
|                                    | A (FT.)                | B (FT.) | XX  | YY                       |             |
| URBAN (5-30 MPH)                   | 100                    | 100     | 100 | AHEAD                    | AHEAD       |
| URBAN (35-40 MPH)                  | 200                    | 200     | 200 | AHEAD                    | AHEAD       |
| URBAN (45-50 MPH)                  | 300                    | 300     | 300 | AHEAD                    | AHEAD       |
| URBAN (55-60 MPH)                  | 300                    | 300     | 300 | AHEAD                    | AHEAD       |
| PRECONSTRUCTION POSTED SPEED LIMIT | 300                    | 300     | 300 | 350 FT. (1) 1000 FT. (2) |             |

**TABLE 310-04-1 LONGITUDINAL BUFFER SPACE AND TAPER LENGTHS**

| PRECONSTRUCTION POSTED SPEED LIMIT (MPH) | TAPER LENGTH (FT.) * OF SHOULDER / * OF CHANNELING DEVICES |          | SHOULDER TAPER LENGTH (FT.) * OF SHOULDER DEVICES |          |          |          |          |          |
|--|--|----------|---|----------|----------|----------|----------|----------|
|  | 10   | 11       | 12  | 14       | 16       | 18       | 20       | 22       |
| 25                                       | 135 / 4  | 120 / 4  | 120 / 4   | 120 / 4  | 120 / 4  | 120 / 4  | 120 / 4  | 120 / 4  |
| 30                                       | 200 / 5  | 160 / 4  | 160 / 4   | 160 / 4  | 160 / 4  | 160 / 4  | 160 / 4  | 160 / 4  |
| 35                                       | 250 / 6  | 200 / 5  | 240 / 6   | 240 / 6  | 240 / 6  | 240 / 6  | 240 / 6  | 240 / 6  |
| 40                                       | 305 / 8  | 280 / 7  | 320 / 8   | 320 / 8  | 320 / 8  | 320 / 8  | 320 / 8  | 320 / 8  |
| 45                                       | 350 / 9  | 400 / 11 | 520 / 13  | 520 / 13 | 520 / 13 | 520 / 13 | 520 / 13 | 520 / 13 |
| 50                                       | 425 / 11   | 520 / 13 | 600 / 15  | 600 / 15 | 600 / 15 | 600 / 15 | 600 / 15 | 600 / 15 |
| 55                                       | 495 / 13   | 580 / 15 | 680 / 17  | 680 / 17 | 680 / 17 | 680 / 17 | 680 / 17 | 680 / 17 |

**TABLE 310-05-1 REQUIRED SIGN SIZES\***

| ROAD TYPE | NON-FREEMAY | FREEMAY |
|-----------|-------------|---------|
| WTS-1     | 36x18       | 48x24   |
| WTS-2     | 36x18       | 48x24   |
| WTS-3     | 24x18       | 36x30   |
| WTS-4     | 36x36       | 48x48   |
| WTS-5     | 36x36       | 48x48   |

\*FREEMAY SIZES MAY BE USED ON NON-FREEMAY IF SPACE CONSTRAINTS DO NOT EXIST.

**NEW YORK STATE DEPARTMENT OF TRANSPORTATION**  
U.S. CUSTOMARY STANDARD SHEET  
**WORK ZONE TRAFFIC CONTROL NON-FREEMAY SHOULDER CLOSURE SHORT TERM OPERATION (SHEET 2 OF 2)**

APPROVED DECEMBER 2, 2021 ISSUED UNDER EIT 21-028  
ROBERT C. LANGOSZ, P.E.  
DIRECTOR, OTSM

619-310



DRAWING NAME:  
**Maintenance & Protection of Traffic Plan & Notes**

Date: 10/13/23  
Drawn By: P. Sheehy  
Scale: As Noted

DRAWING NO.  
**M-101**

The Farm  
10180 Main Street  
Clarence, NY

REVISIONS:  
No. Description Date  
1 Rev. per NYSDOT comments 4/1/24  
2 Rev. per NYSDOT comments 4/30/24







| SIGN | SIGN DESIGNATION   | COLOR CODE  |            |         |
|------|--------------------|-------------|------------|---------|
|      |                    | NON-FREEMAY | EXPRESSWAY | FREEMAY |
|      | W24-1L<br>W24-1R   | A           | 36"x36"    | 48"x48" |
|      | W24-1dL<br>W24-1dR | A           | 36"x36"    | 48"x48" |
|      | W24-1dL<br>W24-1dR | A           | 36"x36"    | 48"x48" |

| SIGN | SIGN DESIGNATION | COLOR CODE                      |            |         |
|------|------------------|---------------------------------|------------|---------|
|      |                  | NON-FREEMAY                     | EXPRESSWAY | FREEMAY |
|      | NTR-1            | 24"x24" ON 30"x36" (SEE NOTE 3) | 36"x48"    | 36"x48" |
|      | NTR-2            | 24"x24" ON 30"x36" (SEE NOTE 3) | 36"x48"    | 36"x48" |
|      | NTR-3            | 24"x24" ON 30"x36" (SEE NOTE 3) | 36"x48"    | 36"x48" |
|      | NTR-4            | 24"x24" ON 30"x36" (SEE NOTE 3) | 36"x48"    | 36"x48" |
|      | NTR-5            | 24"x24" ON 30"x36" (SEE NOTE 3) | 36"x48"    | 36"x48" |
|      | NTR-6            | 24"x24" ON 30"x36" (SEE NOTE 3) | 36"x48"    | 36"x48" |

| CODE | DESCRIPTION                                     |
|------|---|
| A    | BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND |
| B    | BLACK LEGEND AND BORDER ON A WHITE BACKGROUND   |
| C    | WHITE LEGEND AND BORDER ON A GREEN BACKGROUND   |
| D    | WHITE LEGEND AND BORDER ON A RED BACKGROUND     |
| E    | RED LEGEND AND BORDER ON A WHITE BACKGROUND     |
| F    | BLACK LEGEND AND BORDER ON A GREEN BACKGROUND   |
| G    | WHITE LEGEND AND BORDER ON A RED BACKGROUND     |

- NOTES:
- DIMENSIONS ARE SHOWN AS WIDTH X HEIGHT.
  - FOR STORAGE NOT SHOWN ON THESE TABLES REFER TO THE MULT.C.D.
  - FOR R2-1 SIGN LARGER DIMENSIONS SHALL BE USED WHEN SIGN FACES MULTIPLE LANES ON A CONVENTIONAL ROAD.

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USER = mwpj

**NEW YORK**  
STATE OF  
TRANSPORTATION

U.S. CUSTOMARY STANDARD SHEET

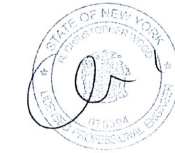
Department of  
Transportation

WORK ZONE TRAFFIC CONTROL  
SIGN TABLE  
(SHEET 3 OF 3)

APPROVED DECEMBER 2, 2021 ISSUED UNDER EIT 21-028  
619-012

Robert L. Moore, P.E.  
DIRECTOR, OTSM

ERRATA: ETC. 08/01/24  
ISSUED WITH EIT 24-007



DRAWING NAME:  
Maintenance &  
Protection of  
Traffic Plan & Notes

Date: 10/13/23  
Drawn By: P. Sheedy  
Scale: As Noted

DRAWING NO.

**M-105**

Project No: 20.011

The Farm  
10180 Main Street  
Clarence, NY

| No. | Description              | Date    |
|-----|--------------------------|---------|
| 1   | Rev. per NYSDOT comments | 4/30/24 |

**CARMINA WOOD**  
DESIGN

111 Bain Street, Suite 332  
Greensboro, North Carolina 27406  
Phone: (336) 837-9009

187 Main Street, Suite 500  
Buffalo, New York 14203  
Phone: (716) 842-3165



Clarence Flower Shop

The Farm

Main & Winding Market

560

560

560





Clarence Flower Shop

Clarence Flower Shop

The Farm

Main & Winding Market

560

560

360

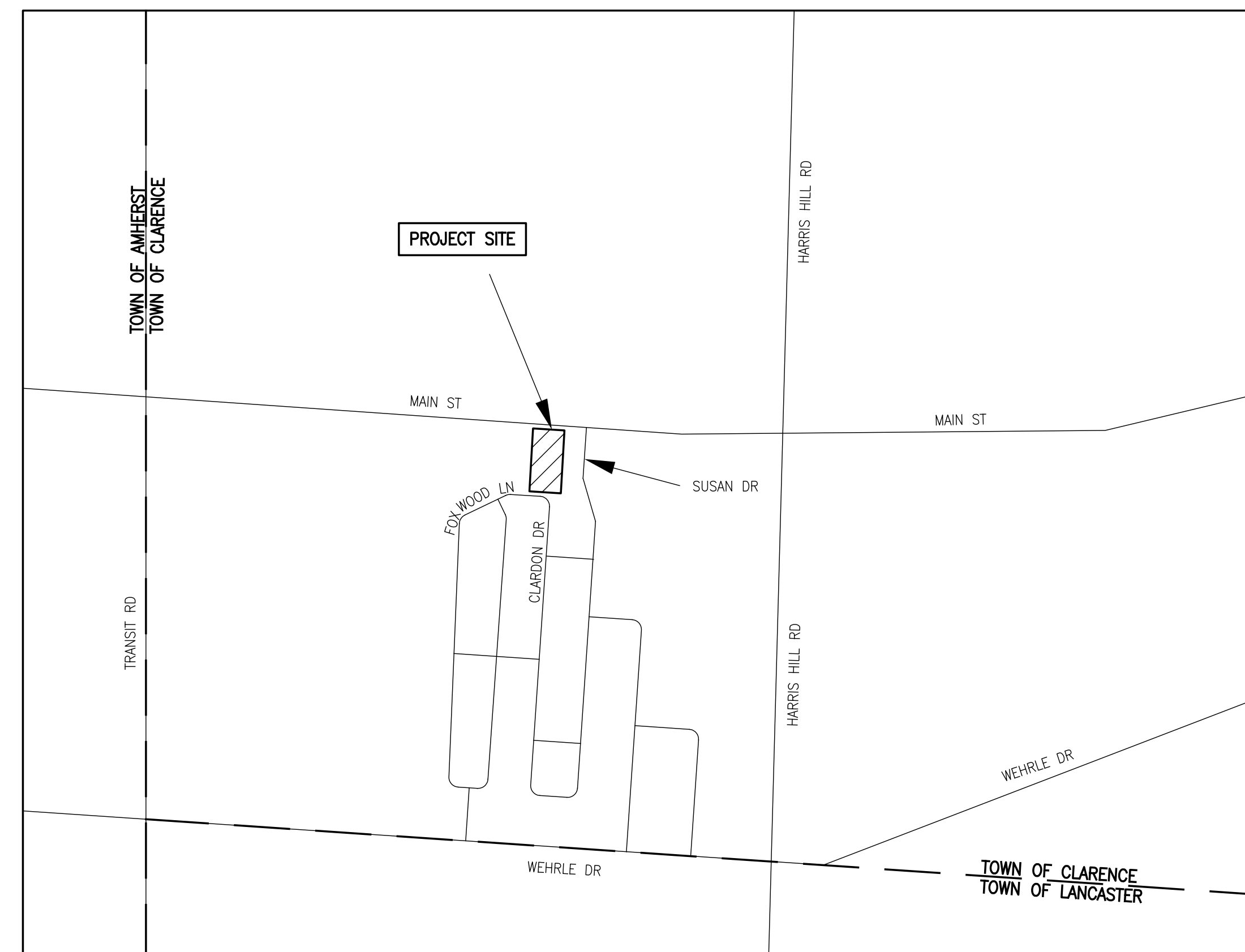
560

# PROPOSED PARKING ADDITION

## TRONCONI SEGARRA & ASSOCIATES

### 8321 MAIN ST

TOWN OF CLARENCE, ERIE COUNTY, NEW YORK



LOCATION MAP  
N.T.S.

#### PROJECT LEGEND

|  |                               |  |  |
|--|-------------------------------|--|--|
|  | PROJECT BOUNDARY LINE         |  | EXISTING STONE WALL                                |
|  | EXISTING SPOT ELEVATION       |  | CONCRETE   |
|  | PROPOSED ELEVATION            |  | STORM OUTLET RIP-RAP                               |
|  | EXISTING ELEVATION            |  | CATCH BASIN/STORM DRAIN                            |
|  | FLOW DIRECTION                |  | CATCH BASIN/STORM DRAIN WITH DROP INLET PROTECTION |
|  | TREE, SHRUB, OR FLOWER        |  |  |
|  | EXISTING FENCE                |  |  |
|  | LIMITS OF NATURAL BUFFER AREA |  |  |
|  | EXISTING STORM SEWER PIPE     |  |  |

**OWNER:**  
TRONCONI SEGARRA & ASSOCIATES  
8321 MAIN STREET  
CLARENCE, NEW YORK

**CIVIL ENGINEER:**  
METZGER CIVIL ENGINEERING, PLLC.  
8245 SHERIDAN DRIVE  
WILLIAMSVILLE, NEW YORK 14221  
PHONE: (716) 633-2601  
EMAIL: meteng@roadrunner.com

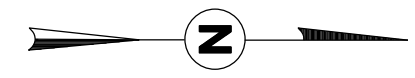


METZGER CIVIL ENGINEERING, PLLC

#### SCHEDULE OF DRAWINGS:

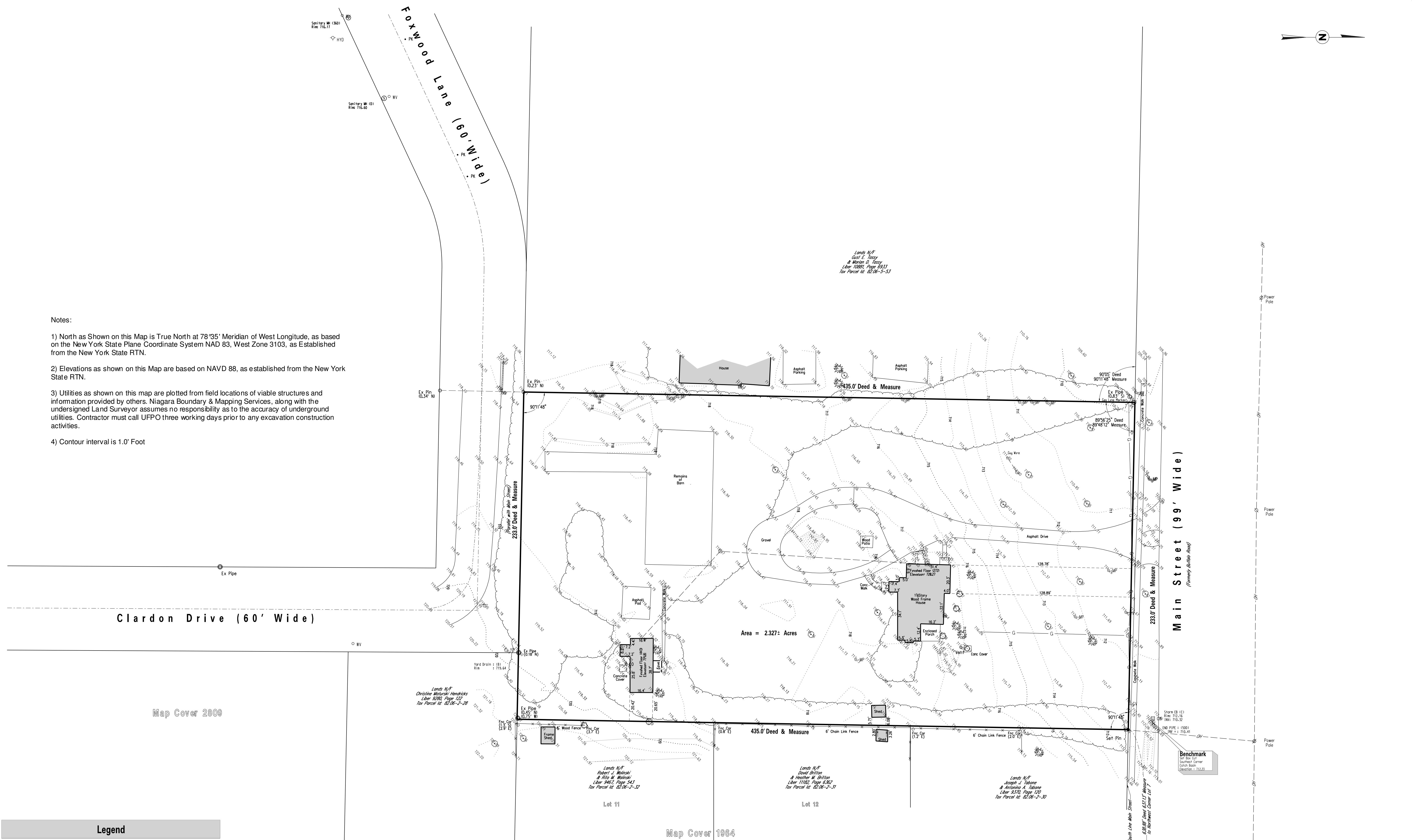
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|----------|---------|-----------------------------------|
| 1        | CS      | COVER SHEET                       |
| 2        |         | BOUNDARY SURVEY                   |
| 3        | SP-1    | SITE PLAN                         |
| 4        | GD-1    | GRADING & DRAINAGE PLAN           |
| 5        | ESC-1   | EROSION AND SEDIMENT CONTROL PLAN |
| 6        | LP-1    | LANDSCAPE PLAN                    |

|             |              |
|-------------|--------------|
| SCALE:      | AS SHOWN     |
| DATE:       | MAY 30, 2024 |
| JOB NO:     | M-1311       |
| DRAWING NO: |              |
| CS          |              |
| SHEET 1     |              |



Notes:

- 1) North as Shown on this Map is True North at 78°35' Meridian of West Longitude, as based on the New York State Plane Coordinate System NAD 83, West Zone 3103, as Established from the New York State RTN.
- 2) Elevations as shown on this Map are based on NAVD 88, as established from the New York State RTN.
- 3) Utilities as shown on this map are plotted from field locations of viable structures and information provided by others. Niagara Boundary & Mapping Services, along with the undersigned Land Surveyor assumes no responsibility as to the accuracy of underground utilities. Contractor must call UFPO three working days prior to any excavation construction activities.
- 4) Contour interval is 1.0' Foot



| Legend                 |                          |                               |
|------------------------|--------------------------|-------------------------------|
| Abbreviations          | Symbols                  | Line Styles                   |
| Ex = Existing          | Sanitary Manhole         | SA - Sanitary Sewer           |
| E = East               | Decour                   | ST - Storm Sewer              |
| N = North              | Catch Basin              | W - Water Line                |
| W = West               | Drain Inlet              | G - Gas Line                  |
| S = South              | Storm Manhole            | T - Telephone Wires or Cables |
| R.O.W. = Right of Way  | Yard Drain               | E - Electric Wires or Cables  |
| A.K.A. = also known as | Cable TV                 | OH - Overhead Wires           |
|                        | CATV                     | 100 - Contour Line            |
|                        | Electric Riser           | Centerline of Ditch           |
|                        | Power Pole               | Crain of Movement             |
|                        | Guy Wire Anchor          | Centerline of Road            |
|                        | Telephone Riser          | Right of Way Line             |
|                        | Fire Hydrant             | Building Setback Line         |
|                        | Water Valve              | Easement Line                 |
|                        | Water Service Valve      | Property Line                 |
|                        | Gas Valve                |                               |
|                        | Gas Service Valve        |                               |
|                        | Sign                     |                               |
|                        | Mailbox                  |                               |
|                        | Metal Post               |                               |
|                        | Concrete R.O.W. Monument |                               |

Map Showing Boundary & Topographic Survey of Property Owned by  
**Demetrios T. Liaros & Lynn Liaros**  
 Deed Reference: Liber 10669, Page 637  
 Tax ID: 82.06-2-29

**Niagara Boundary**  
 And Mapping Services

761 Cayuga Street  
 Lewiston, NY 14092  
 716.257-9584  
 FAX: 716.257-9586  
 E-MAIL: KL@NBMSAOL.COM

Serving Western New York for over 35 years.

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|           |                |             |         |
|-----------|----------------|-------------|---------|
| LOT 7     | SECTION 13     | TOWNSHIP 12 | RANGE 6 |
| Town      | Clarence       |             |         |
| COUNTY    | Erie           |             |         |
| STATE     | New York       |             |         |
| DATE      | April 25, 2013 |             |         |
| SCALE     | 1" = 30'       |             |         |
| JOB NO.   | 8249-13        |             |         |
| REVISIONS |                |             |         |

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Kenneth L. Sloughaupt Lic. No. 50349  
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**SITE DATA**

CURRENT ZONING: TND - TRADITIONAL NEIGHBORHOOD  
 PROPOSED ZONING: NO CHANGE  
 TOTAL PROPERTY SIZE = 2.33 ACRES

**PARKING**

REQUIRED PARKING SPACES = 95  
 EXISTING PARKING SPACES = 98  
 PROPOSED NEW PARKING SPACES = 16  
 PROPOSED NEW TOTAL PARKING SPACES = 114

EXISTING HANDICAP SPACES = 4  
 REQUIRED HANDICAP SPACES = 3  
 PROPOSED NEW HANDICAP SPACES = NONE

REQUIRED PARKING SPACE DIMENSIONS = 9'X19'  
 PROPOSED PARKING SPACE DIMENSIONS = 9'X19'

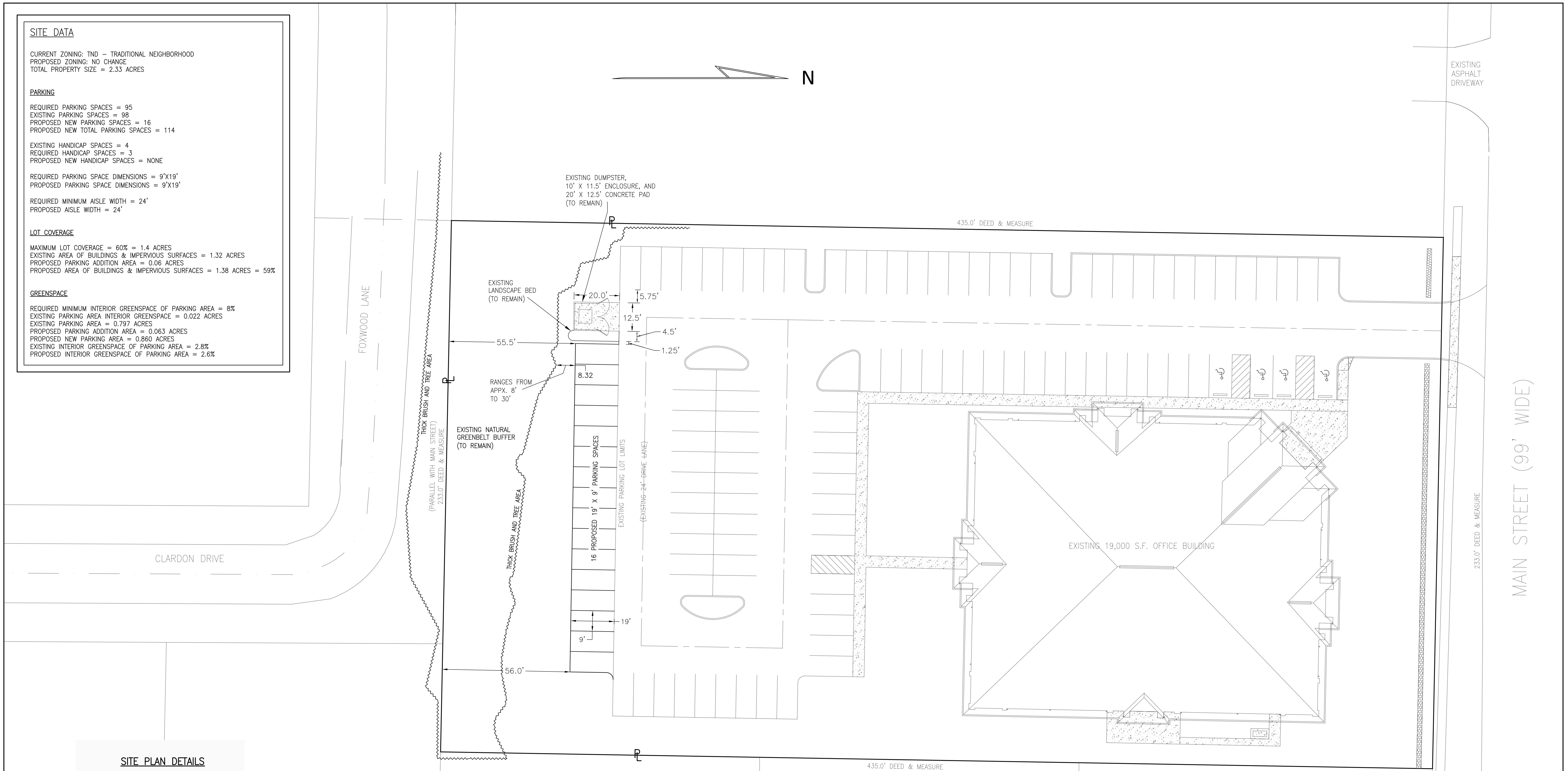
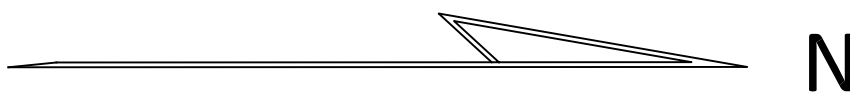
REQUIRED MINIMUM AISLE WIDTH = 24'  
 PROPOSED AISLE WIDTH = 24'

**LOT COVERAGE**

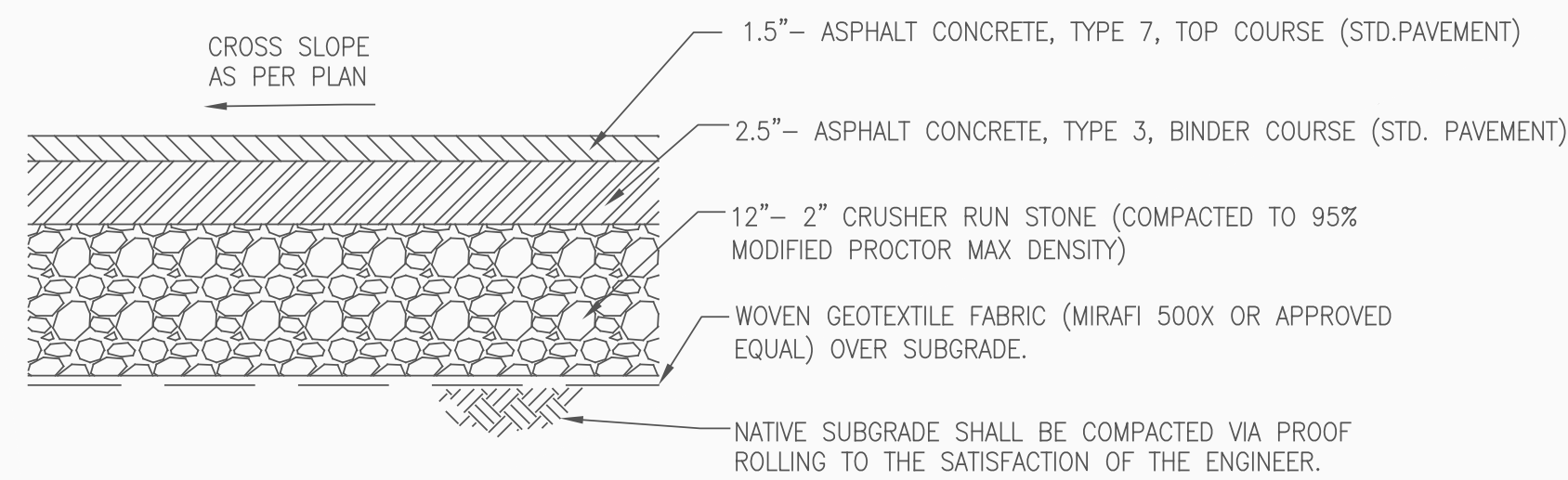
MAXIMUM LOT COVERAGE = 60% = 1.4 ACRES  
 EXISTING AREA OF BUILDINGS & IMPERVIOUS SURFACES = 1.32 ACRES  
 PROPOSED PARKING ADDITION AREA = 0.06 ACRES  
 PROPOSED AREA OF BUILDINGS & IMPERVIOUS SURFACES = 1.38 ACRES = 59%

**GREENSPACE**

REQUIRED MINIMUM INTERIOR GREENSPACE OF PARKING AREA = 8%  
 EXISTING PARKING AREA INTERIOR GREENSPACE = 0.022 ACRES  
 EXISTING PARKING AREA = 0.797 ACRES  
 PROPOSED PARKING ADDITION AREA = 0.063 ACRES  
 PROPOSED NEW PARKING AREA = 0.860 ACRES  
 EXISTING INTERIOR GREENSPACE OF PARKING AREA = 2.8%  
 PROPOSED INTERIOR GREENSPACE OF PARKING AREA = 2.6%



**SITE PLAN DETAILS**



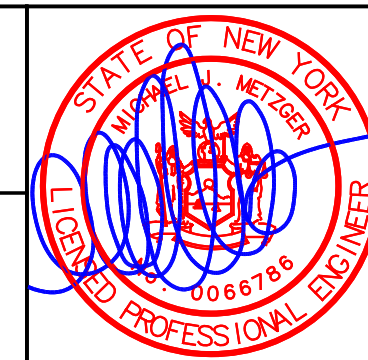
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 N.T.S.

**NOTES:**

1) THESE PLANS HAVE BEEN DEVELOPED FROM THE COMBINED BOUNDARY & TOPOGRAPHICAL SURVEY PREPARED BY NAGARA BOUNDARY AND MAPPING SERVICES DATED APRIL 25, 2013. THIS PLAN IS NOT A BOUNDARY SURVEY.

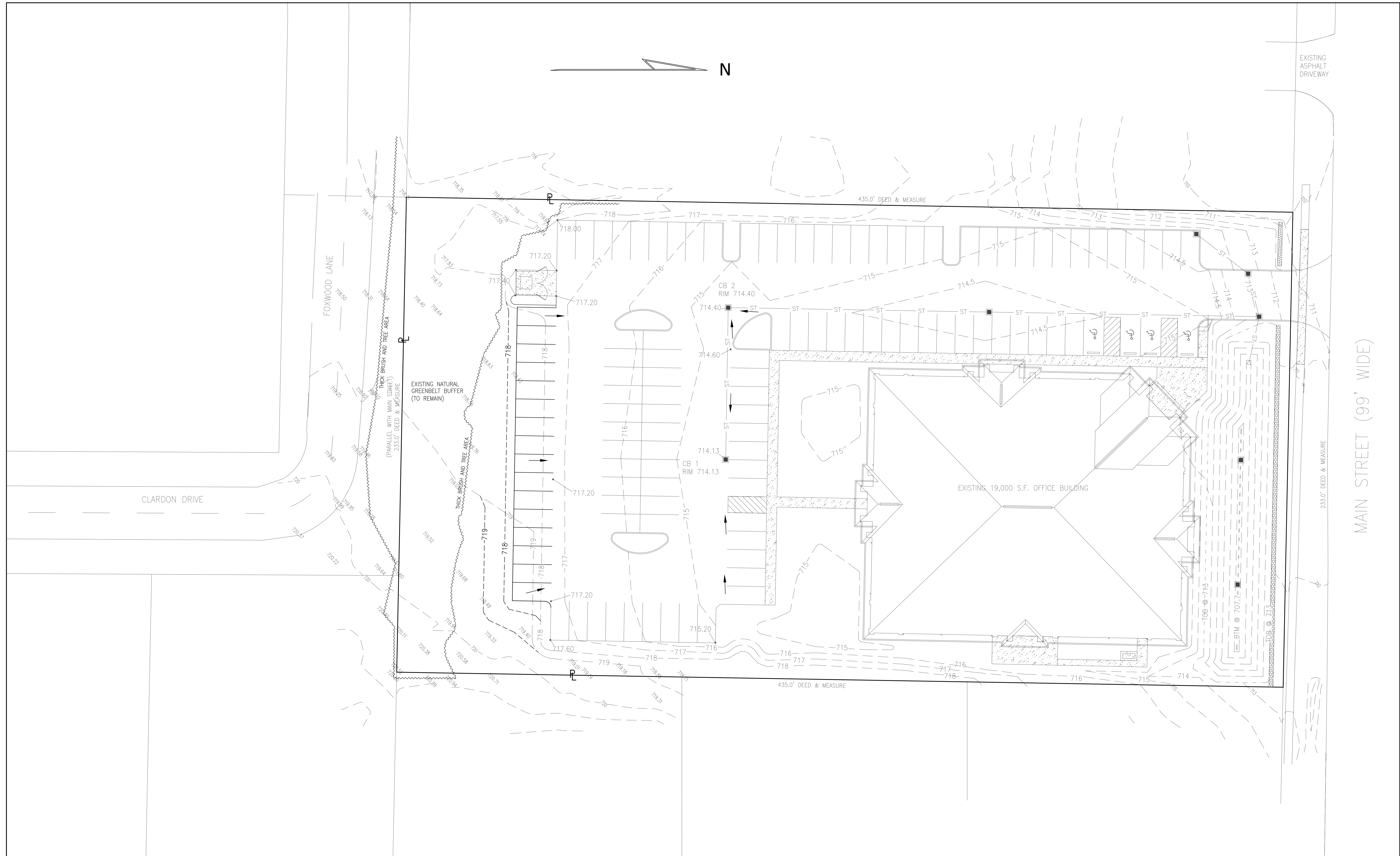
|   |             |
|---|-------------|
| DESIGNED BY:  | LKM         |
| DRAWN BY:   | LKM         |
| CHECKED BY:   | MJM         |
| CAD FILE:   | M1311       |
| <small>NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.</small> |             |
| REVISIONS   | DATE BY/CHK |

**MCE METZGER CIVIL ENGINEERING, PLLC**  
 8245 SHERIDAN DR. WILLIAMSVILLE, NY 14221  
 PH: 716-633-2601 FAX: 716-633-2704  
 CIVIL ENGINEERING LAND PLANNING SITE DESIGN MUNICIPAL ENGINEERING



**TRONCONI SEGARRA & ASSOCIATES**  
 PROPOSED PARKING ADDITION  
 8321 MAIN STREET  
 TOWN OF CLARENCE, ERIE COUNTY, NEW YORK  
**SITE PLAN**

SCALE: 1"=20'  
 DATE: MAY 30, 2024  
 JOB NO: M-1311  
 DRAWING NO:  
**SP-1**  
 SHEET 3



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**NOTES:**  
 1) THESE PLANS HAVE BEEN DEVELOPED FROM THE COMBINED BOUNDARY & TOPOGRAPHICAL SURVEY PREPARED BY NAGARA BOUNDARY AND MAPPING SERVICES DATED APRIL 25, 2013. THIS PLAN IS NOT A BOUNDARY SURVEY.

|   |             |
|---|-------------|
| DESIGNED BY:  | LKM         |
| DRAWN BY:   | LKM         |
| CHECKED BY:   | MJM         |
| CAD FILE:   | M1311       |
| <small>NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.</small> |             |
| REVISIONS   | DATE BY/CHK |

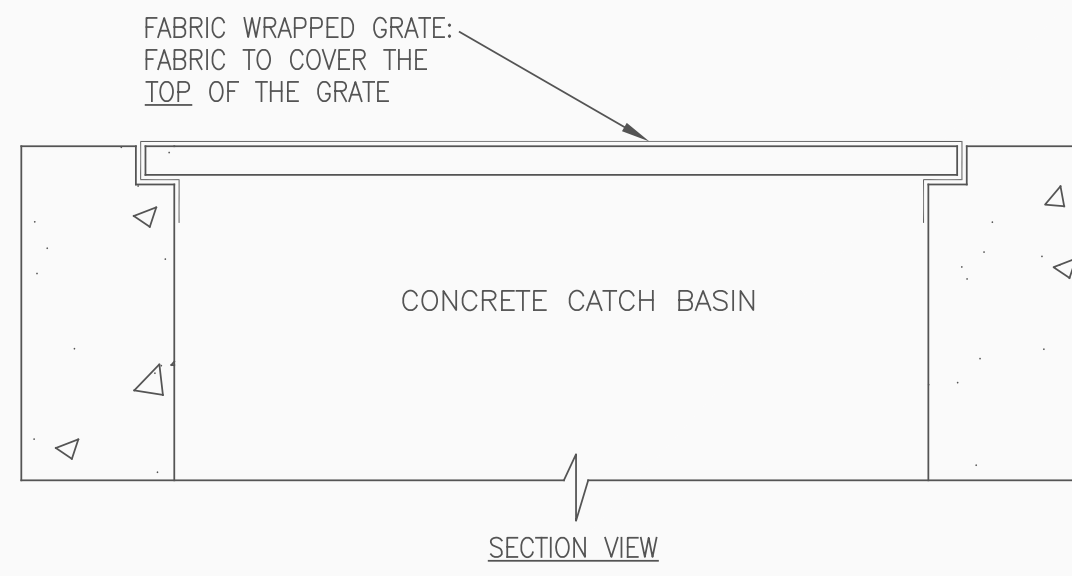
**MCE** METZGER CIVIL ENGINEERING, PLLC  
 8245 SHERIDAN DR. WILLIAMSVILLE, NY 14221  
 PH: 716-633-2601 FAX: 716-633-2704  
 CIVIL ENGINEERING LAND PLANNING SITE DESIGN MUNICIPAL ENGINEERING



**TRONCONI SEGARRA & ASSOCIATES**  
 PROPOSED PARKING ADDITION  
 8321 MAIN STREET  
 TOWN OF CLARENCE, ERIE COUNTY, NEW YORK  
**GRADING & DRAINAGE PLAN**

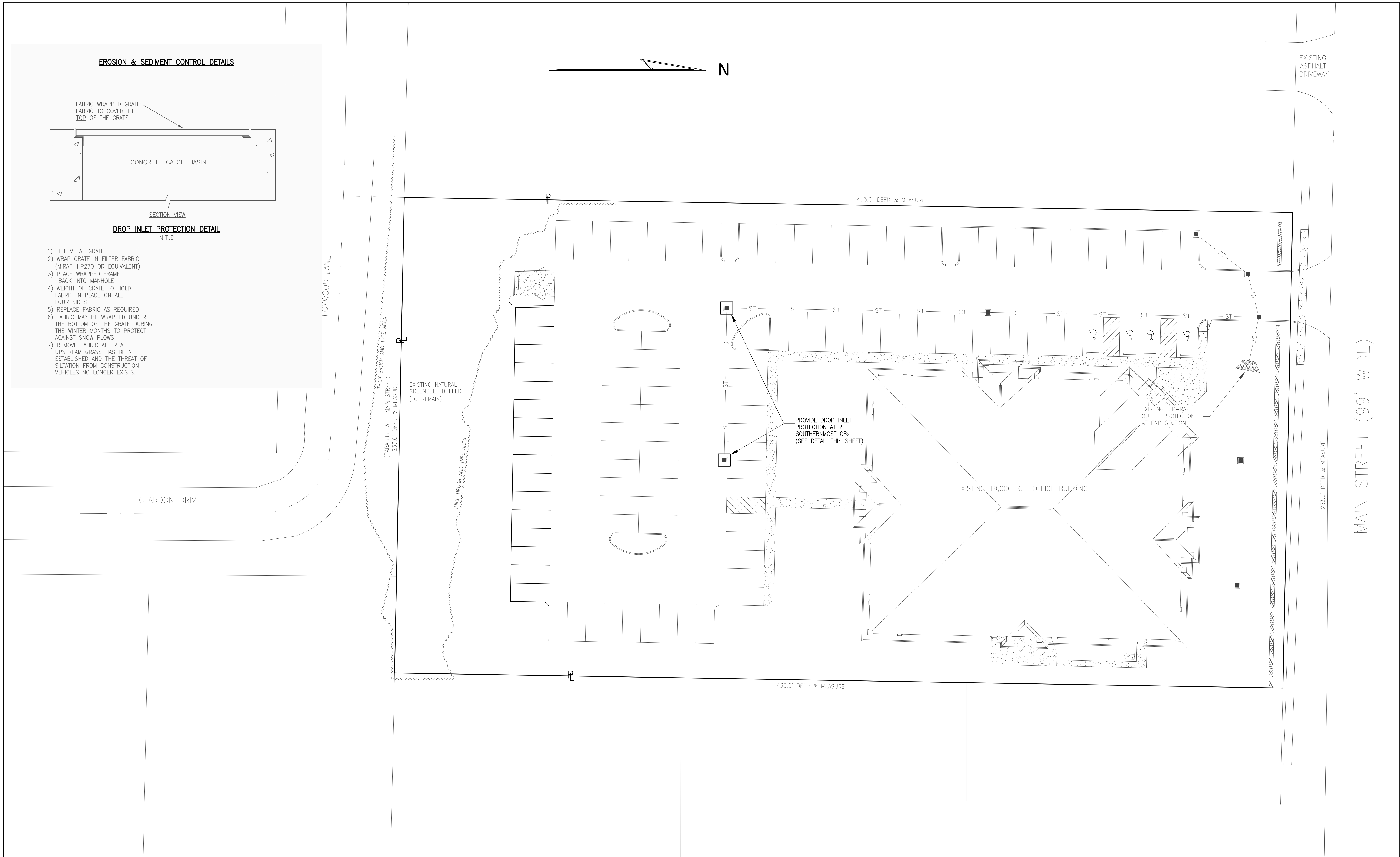
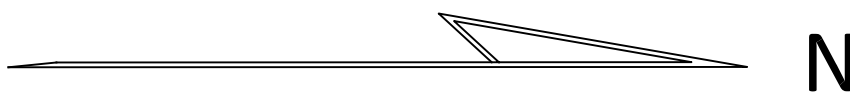
SCALE: 1"=20'  
 DATE: MAY 30, 2024  
 JOB NO: M-1311  
 DRAWING NO:  
**GD-1**  
 SHEET 4

**EROSION & SEDIMENT CONTROL DETAILS**



**DROP INLET PROTECTION DETAIL**  
N.T.S.

- 1) LIFT METAL GRATE
- 2) WRAP GRATE IN FILTER FABRIC (MIRAFI HP270 OR EQUIVALENT)
- 3) PLACE WRAPPED FRAME BACK INTO MANHOLE
- 4) WEIGHT GRATE TO HOLD FABRIC IN PLACE ON ALL FOUR SIDES
- 5) REPLACE FABRIC AS REQUIRED
- 6) FABRIC MAY BE WRAPPED UNDER THE BOTTOM OF THE GRATE DURING THE WINTER MONTHS TO PROTECT AGAINST SNOW PLOWS
- 7) REMOVE FABRIC AFTER ALL UPSTREAM GRASS HAS BEEN ESTABLISHED AND THE THREAT OF SILTATION FROM CONSTRUCTION VEHICLES NO LONGER EXISTS.



**NOTES:**

1) THESE PLANS HAVE BEEN DEVELOPED FROM THE COMBINED BOUNDARY & TOPOGRAPHICAL SURVEY PREPARED BY NAGARA BOUNDARY AND MAPPING SERVICES DATED APRIL 25, 2013. THIS PLAN IS NOT A BOUNDARY SURVEY.

|              |       |
|--------------|-------|
| DESIGNED BY: | LKM   |
| DRAWN BY:    | LKM   |
| CHECKED BY:  | MJM   |
| CAD FILE:    | M1311 |

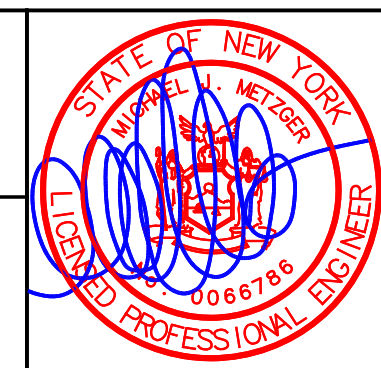
NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

| REVISIONS | DATE | BY/CHK |
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|           |      |        |

**MCE METZGER CIVIL ENGINEERING, PLLC**

8245 SHERIDAN DR.  
WILLIAMSVILLE, NY 14221  
PH: 716-633-2601  
FAX: 716-633-2704

CIVIL ENGINEERING  
LAND PLANNING  
SITE DESIGN  
MUNICIPAL ENGINEERING



**TRONCONI SEGARRA & ASSOCIATES**  
PROPOSED PARKING ADDITION  
8321 MAIN STREET

TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

**EROSION & SEDIMENT CONTROL PLAN**

SCALE: 1"=20'  
DATE: MAY 30, 2024  
JOB NO: M-1311  
DRAWING NO:

**ESC-1**  
SHEET 5

**LANDSCAPE PLAN DETAILS**

**PLANT LIST:**

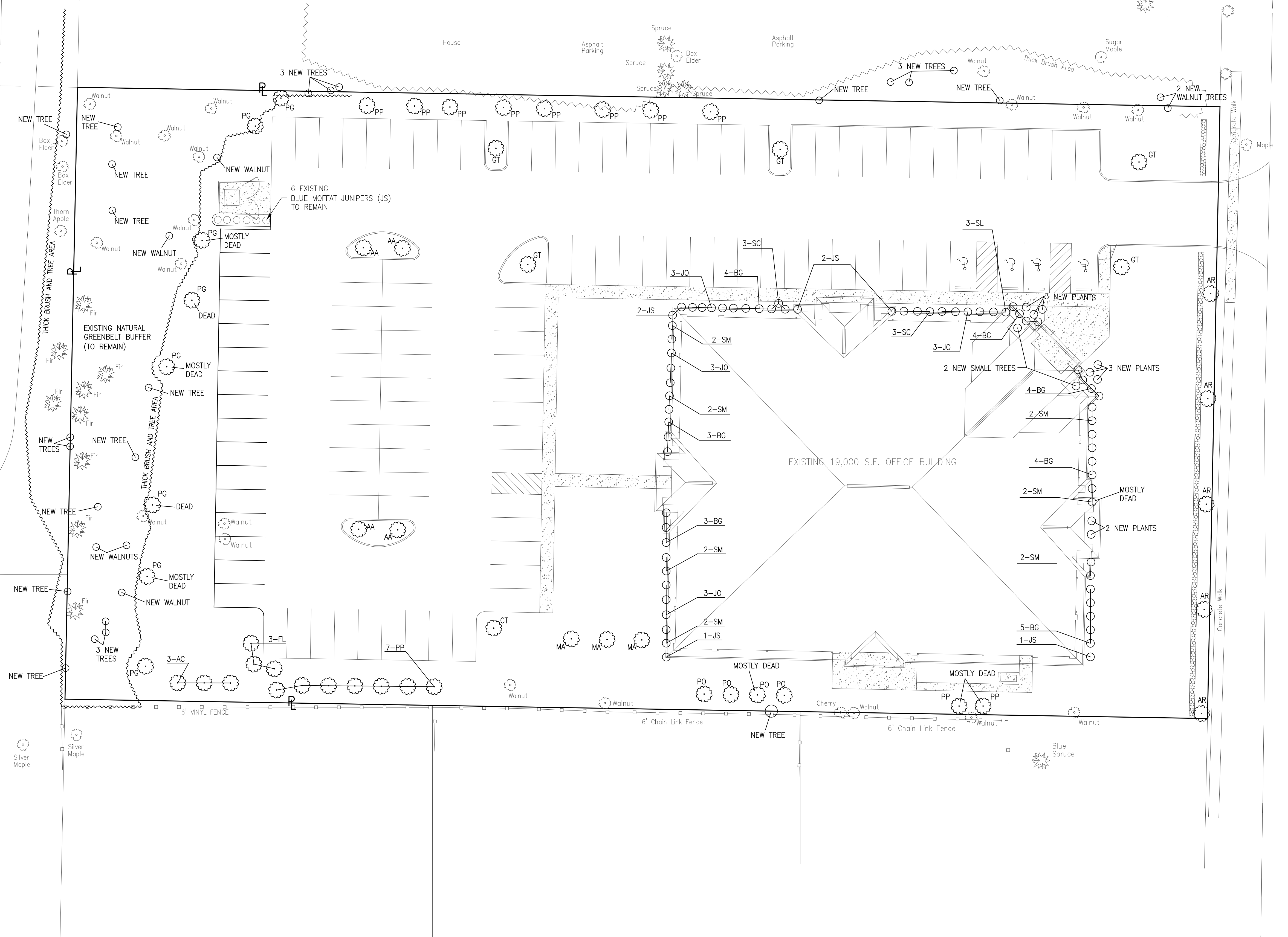
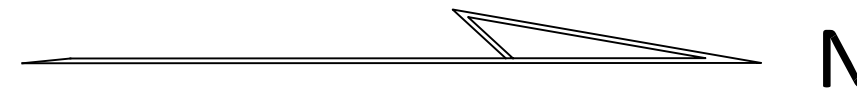
| KEY | BOTANICAL NAME                              | COMMON NAME                    |
|-----|---|--------------------------------|
| AA  | AMELANCHIER GRANDIFLORA "AUTUMN BRILLIANCE" | AUTUMN BRILLIANCE SERVICEBERRY |
| AC  | AMELANCHIER CANADENSIS                      | SHADBLOW SERVICEBERRY          |
| AR  | ACER RUBRUM "RED SUNSET"                    | RED SUNSET MAPLE               |
| BG  | BUXUS "GREEN VELVET"                        | GREEN VELVET BOXWOOD           |
| FL  | FORSYTHIA "LYNWOOD GOLD"                    | LYNWOOD GOLD FORSYTHIA         |
| GT  | GLEDITSIA TRIACANTHOS "SKYLINE"             | SKYLINE HONEY LOCUST           |
| JO  | JUNIPERUS CHINENSIS "OLD GOLD"              | OLD GOLD JUNIPER               |
| JS  | JUNIPERUS SCOPULORUM "MOFFATTI"             | BLUE MOFFAT JUNIPER            |
| MA  | MALLUS "AMASZAM"                            | AMASZAM CRABAPPLE              |
| PF  | POTENTILLA FRUITICOSA "PINK BEAUTY"         | PINK BEAUTY POTENTILLA         |
| PG  | PICEA GLAUCA                                | WHITE SPRUCE                   |
| PO  | PICEA OMORIKA                               | SERBIAN SPRUCE                 |
| PP  | PICEA PUNGENS                               | COLORADO SPRUCE                |
| SC  | SPIRAEA JAPONICA "LITTLE PRINCESS"          | LITTLE PRINCESS SPIREA         |
| SM  | SPIRAEA BUMALDA "GOLD MOUND"                | GOLD MOUND SPIREA              |

**LANDSCAPE NOTES:**

- REASONABLE MEASURES MUST BE TAKEN TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL TYPES OF ROOT, TRUNK, AND LIMB DAMAGE.
- CONTRACTOR SHALL RESTORE ALL AREAS OF SOIL DISTURBANCE BY PLACING A MINIMUM OF FOUR INCHES OF TOPSOIL, SEEDING AND MULCHING, UNLESS GROUND COVER IS NOTED OTHERWISE.
- IF EXISTING TREES THAT ARE TO REMAIN DIE IN THE FUTURE, THEY SHALL BE REPLACED WITH APPROPRIATE TREE SPECIES.
- NEW TREES/PLANTS EITHER GREW NATURALLY IN THE GREEN BELT OR WERE PLANTED ABOVE AND BEYOND THE REQUIREMENTS OF THE ORIGINAL LANDSCAPE PLAN WHEN THE BUILDING WAS FIRST CONSTRUCTED.**
- ANY PLANTINGS IDENTIFIED ON THIS PLAN AS DEAD OR MOSTLY DEAD SHALL BE REPLACED IN KIND.

**GENERAL LAWN AREAS**

- SEED MIX**
- 60% KENTUCKY BLUEGRASS  
SEEDING RATE 5LBS/1,000 S.F.
  - 20% PERENNIAL RYEGRASS  
SEEDING RATE 5LBS/1,000 S.F.
  - 20% FINE FESCUE  
SEEDING RATE 5LBS/1,000 S.F.

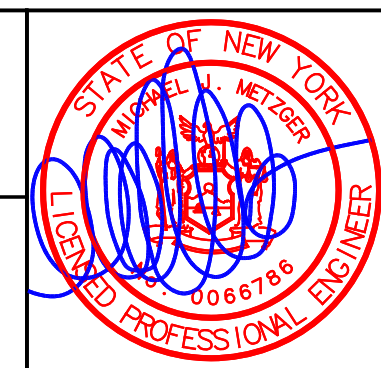


NOTES:  
 1) THIS PLAN IS BASED ON TREE SURVEY BY NIAGARA BOUNDARY AND MAPPING SERVICES, L.S.P.C. LAST REVISED: JUNE 25, 2013, JOB NO. 8249-13, AND ON A SIMPLE TREE SURVEY BY METZGER CIVIL ENGINEERING ON MAY 24, 2024.  
 2) THIS IS NOT A PROPERTY SURVEY.  
 3) THIS LANDSCAPE PLAN IS BASED ON A LANDSCAPE DESIGN BY MR. FRANK T. BRZEZINSKI, REGISTERED LANDSCAPE ARCHITECT.

DESIGNED BY: LKM  
 DRAWN BY: LKM  
 CHECKED BY: MJM  
 CAD FILE: M1311  
 NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW

| REVISIONS | DATE | BY/CHK |
|-----------|------|--------|
|           |      |        |
|           |      |        |
|           |      |        |

**MCE METZGER CIVIL ENGINEERING, PLLC**  
 8245 SHERIDAN DR. WILLIAMSVILLE, NY 14221  
 PH: 716-633-2601 FAX: 716-633-2704  
 CIVIL ENGINEERING LAND PLANNING SITE DESIGN MUNICIPAL ENGINEERING

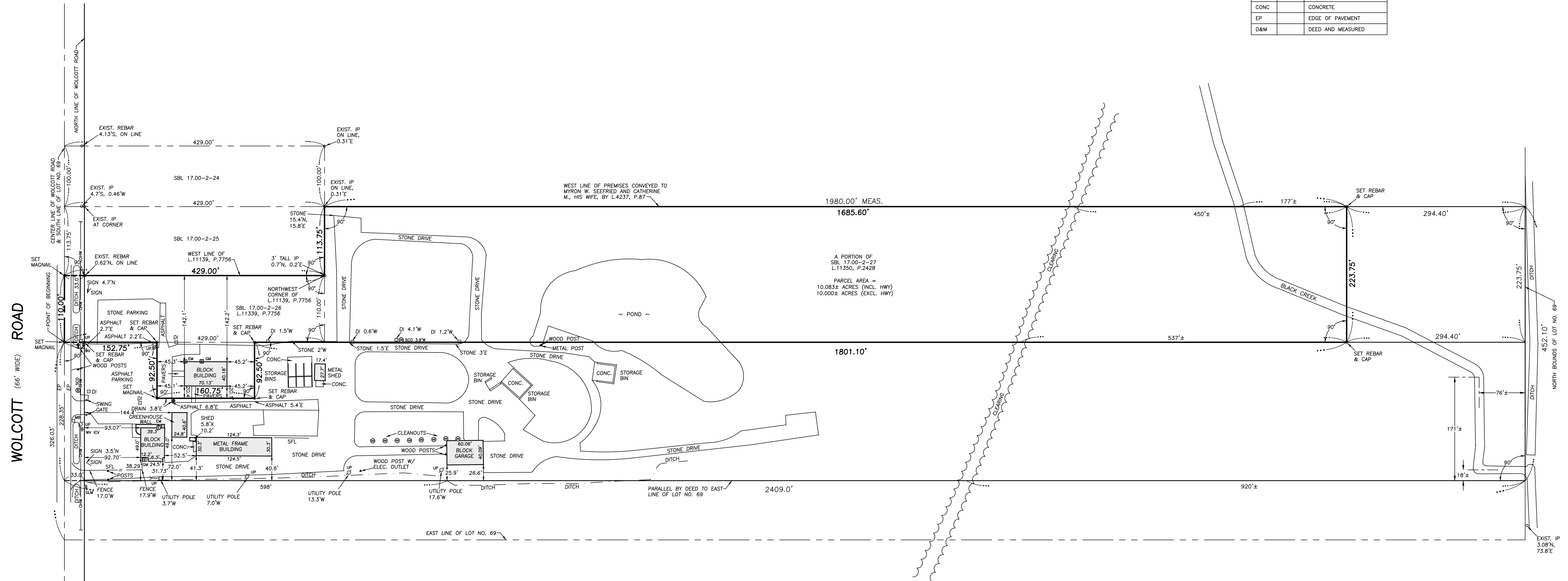
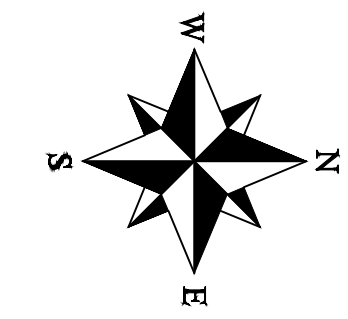


**TRONCONI SEGARRA & ASSOCIATES**  
 PROPOSED PARKING ADDITION  
 8321 MAIN STREET  
 TOWN OF CLARENCE, ERIE COUNTY, NEW YORK  
**LANDSCAPE PLAN**

SCALE: 1"=20'  
 DATE: MAY 30, 2024  
 JOB NO: M-1311  
 DRAWING NO:  
**LP-1**  
 SHEET 6

LEGEND

|        |  |                          |
|--------|--|--------------------------|
| SFL    |  | STOCKADE FENCE           |
| MB     |  | MAIL BOX                 |
| GP     |  | GUARD POSTS              |
| GM     |  | GAS METER                |
| GLM    |  | GAS LINE MARKER          |
| DI     |  | DRAINAGE INLET           |
|        |  | DRAIN                    |
| SCO    |  | SEWER CLEANOUT           |
| EM     |  | ELECTRIC METER           |
| UP     |  | UTILITY POLE             |
|        |  | GUY WIRE                 |
| -OHW-  |  | OVERHEAD WIRES           |
| WV     |  | WATER VALVE              |
| WV ICV |  | IRRIGATION CONTROL VALVE |
| CONC   |  | CONCRETE                 |
| EP     |  | EDGE OF PAVEMENT         |
| D&M    |  | DEED AND MEASURED        |



NOTE: UNITS USED TO PREPARE THIS MAP ARE BASED ON THE U.S. SURVEY FOOT.  
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATEMENT OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.  
 WARNING: ALTERING THIS DOCUMENT IS IN VIOLATION OF THE LAW EXCEPTING AS PROVIDED IN SECTION 7209, PART 2 OF THE NEW YORK STATE EDUCATION LAW.

ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. BEFORE YOU DIG, DRILL, OR BLAST, CALL UDIG NEW YORK AT 1-800-962-7962

| DATE OF SURVEY | DATE OF REVISION | COMMENT | INT. |
|----------------|------------------|---------|------|
|                |                  |         |      |
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|                |                  |         |      |

This map void unless Embossed with New York State Licensed Land Surveyors Seal No. 50510

Rosanne Frandina, PE, LS

8500 WOLCOTT ROAD  
 SBL 17.00-2-26  
 A PORTION OF SBL 17.00-2-27

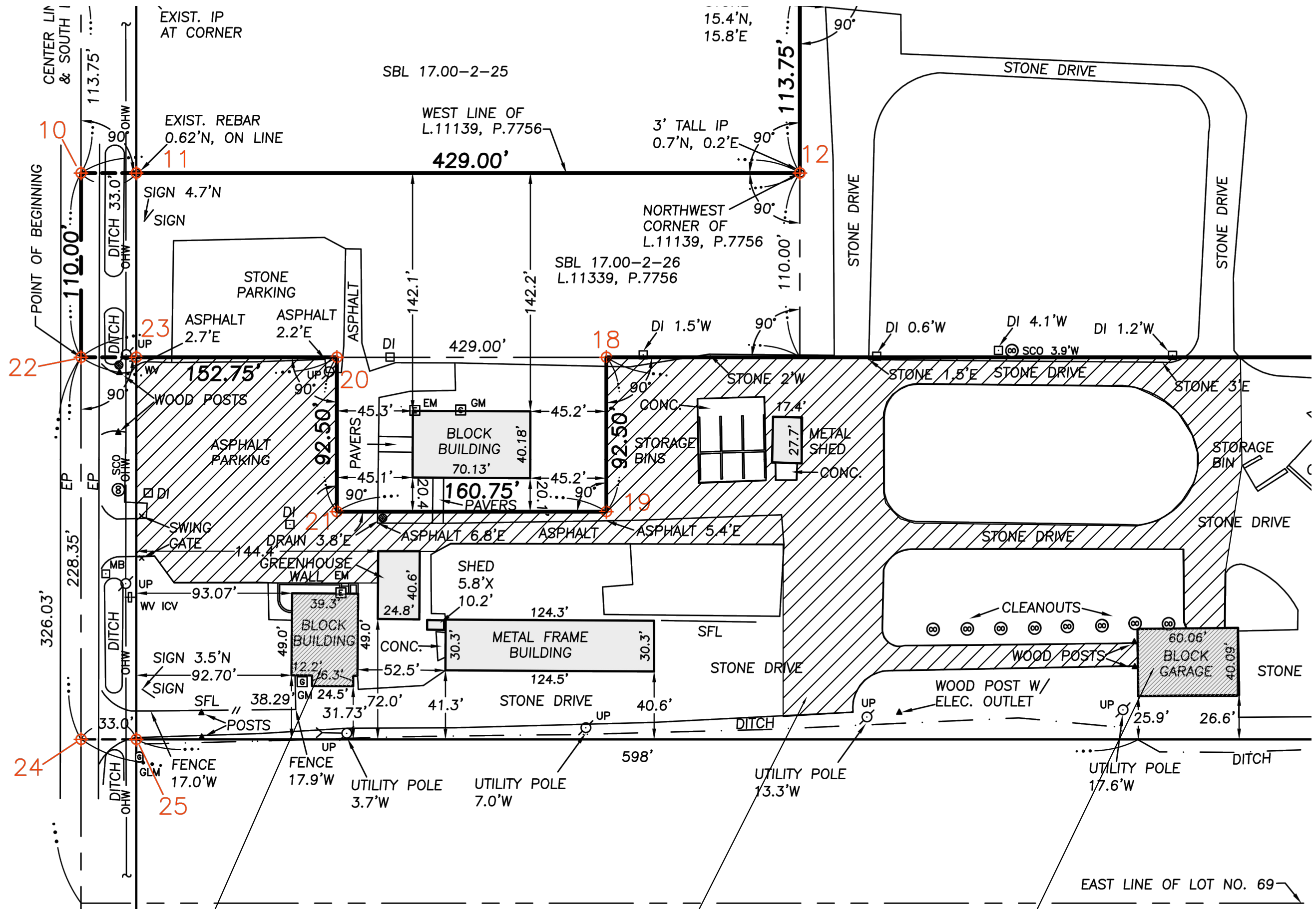
**BOUNDARY SURVEY**  
 PART OF LOT 69, TWP 13, RGE 6  
 OF THE HOLLAND LAND COMPANY'S SURVEY  
 TOWN OF CLARENCE  
 COUNTY OF ERIE ~ STATE OF NEW YORK

**FRANDINA ENGINEERING and LAND SURVEYING, PC**  
 CIVIL ENGINEERS and LAND SURVEYORS  
 1701 Hertel Avenue, Buffalo, New York 14216  
 Phone: (716) 883-1299  
 www.FRANDINA.com

DATE : 3/14/2022 SHEET : 1 OF 1 DWN BY : MJC  
 JOB NO.: 4832 SCALE : 1" = 80' CHK'D BY : RF



# WOLCOTT ROAD (66' WIDE)



OFFICE BUILDING LEASED TO REGAN LANDSCAPING

FUNCTIONAL USE AREA LEASE

REPAIR SHOP LEASED TO REGAN LANDSCAPING

**BG**  
**INNOVATIONS, LLC**  
 181 HODGE STREET  
 UNIT #2  
 BUFFALO, NY 14222  
 (716)870-6489

**PROJECT DATA:**  
 Regan Landscaping  
 8490 Wolcott Road  
 Clarence, NY 14032

**OWNER INFO:**  
 Kevin Regan (et. al.)  
 8490 Wolcott Road  
 Clarence, NY 14032  
 716-573-1212

**PROJECT DESCRIPTION:**  
 DOCUMENTATION OF EXISTING CONDITIONS

SHEET TITLE:  
**FUNCTIONAL USE AREA LEASE**

APP. 'D' #1

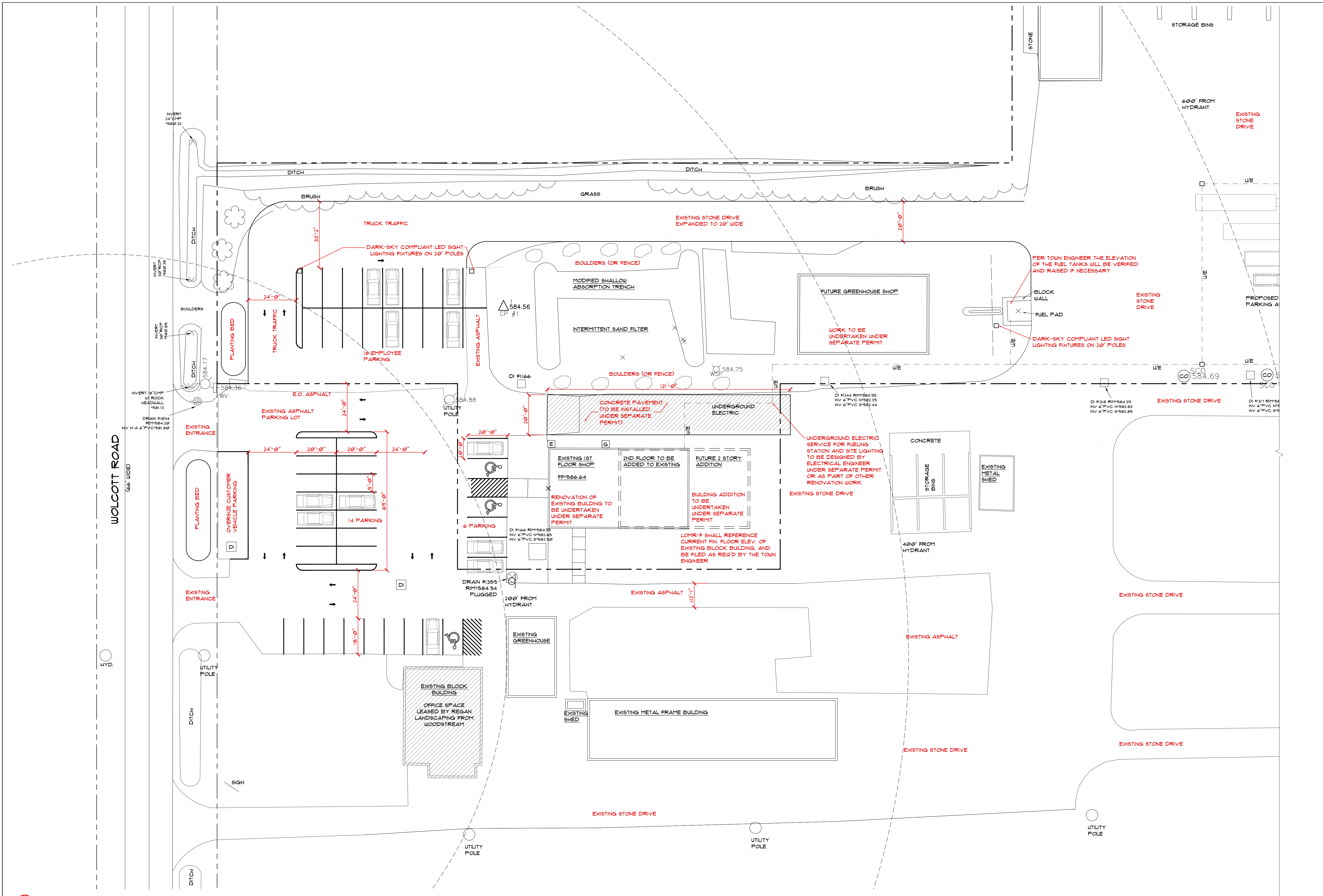
DATE: 5/10/2024

DESIGNED BY: RAG  
 DRAWN BY: JPB

PROJECT DATA:  
 Regan Landscaping  
 8490 Wolcott Road  
 Clarence, NY 14032

OWNER INFO:  
 Kevin Regan (et. al.)  
 8490 Wolcott Road  
 Clarence, NY 14032  
 716-573-1212

PROJECT DESCRIPTION:  
 DOCUMENTATION OF EXISTING  
 CONDITIONS



| REVISIONS # | DESCRIPTION                                   |
|-------------|---|
| #1          | B-31/24 ADD DISTANCE FROM HYDRANT & 20' DRIVE |

SCALE: AS NOTED @ 24X36  
 SHEET TITLE:  
**PART SITE PLAN**  
**C1.0**  
 DATE: 5/10/2024

SEAL

DESIGNED BY: RAG  
DRAWN BY: JFB

PROJECT DATA:  
Regan Landscaping  
8490 Wolcott Road  
Clarence, NY 14032

OWNER INFO:  
Kevin Regan (et. al.)  
8490 Wolcott Road  
Clarence, NY 14032  
716-573-1212

PROJECT DESCRIPTION:  
DOCUMENTATION OF EXISTING  
CONDITIONS

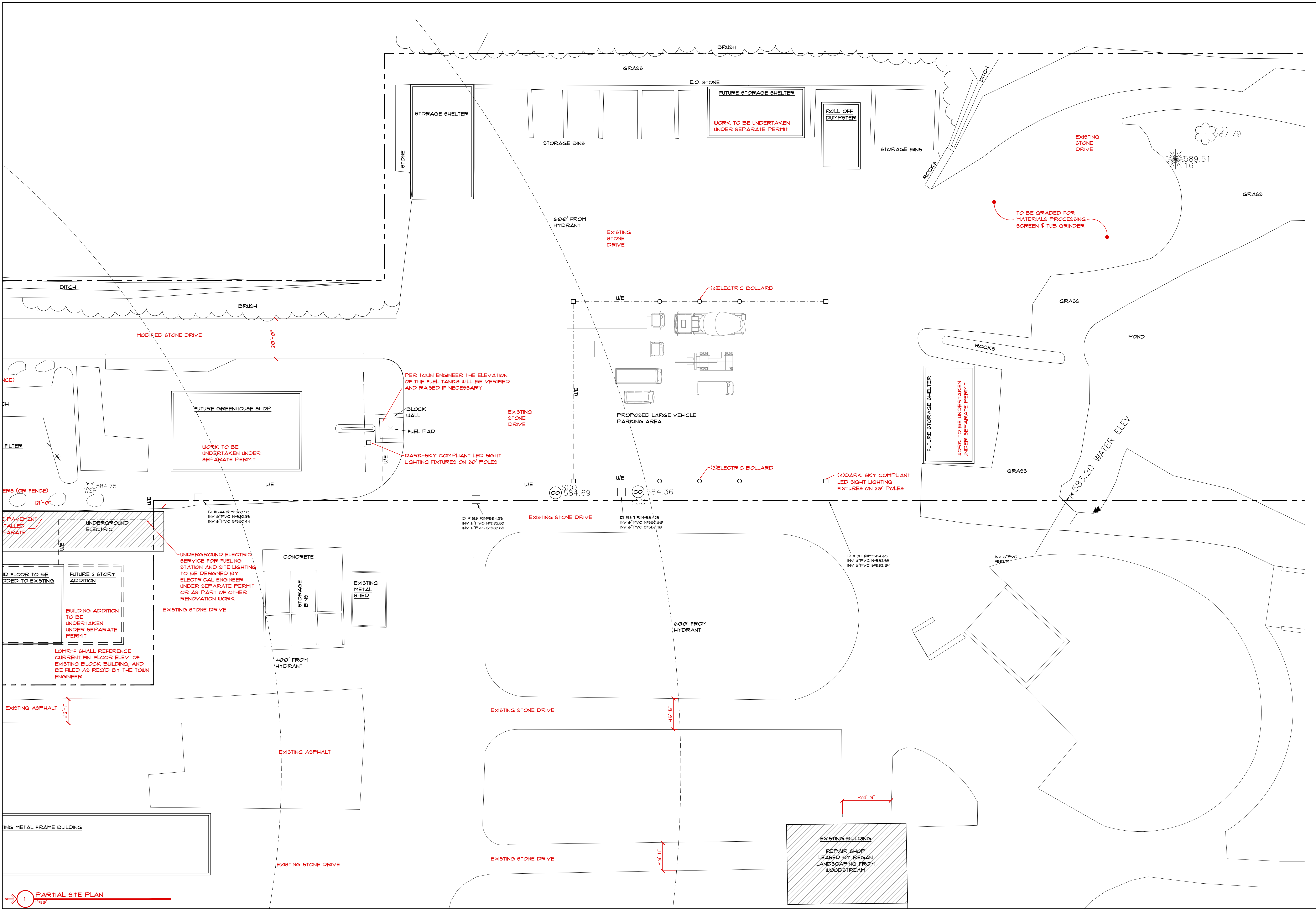
REVISIONS # DESCRIPTION  
#1 5-31-24 ADD DISTANCE FROM HYDRANT & 20' DRIVE

SCALE: AS NOTED @ 24X36

SHEET TITLE:  
**PART. SITE PLAN**

**C2.0**

DATE: 5/10/2024

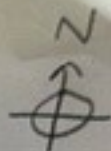


BUILDING  
SUPPORT  
POSTS

NON  
PARK-  
ING

BENCH-STYLE SEATING

ROB'S TOPICO  
10250 MAIN ST.



LANDSCAPE  
BOULDERS

