N

0 40' 80'
SCALE IN FEET

40 39 38 37 36 35 34 33 32

EX 30" HDPE STORM
EX 30' SHARED WATER EASEMENT L 11574, P. 497
EX 6" PHDPE STORM
EX 10" PHDPE STORM
EX 10" PHDPE STORM
EX LD RCVR RIM 670.73 INV 668.64
EX 6" PHDPE STORM @ INV 664.61
EX ST MH RCVR RIM 672.28 INV 666.89
EX 8" PHDPE STORM INV 666.54
EX BY RCVR RIM 670.15 INV 667.12
EX GAS MH 2 RIM 673.15 INV 663.14
EX SAN MH 20 RIM 672.15 INV 663.14
669.24

HARRIS HILL ROAD

30' WIDE EASEMENT TO BE GRANTED TO THE TOWN OF CLARENCE

MATCH LINE

45' Buffer Strip

45' Buffer Strip

Deed Restricted Open Space

255.13'

1 4-UNIT TOWNHOUSE BUILDING
2 4-UNIT TOWNHOUSE BUILDING
3 4-UNIT TOWNHOUSE BUILDING
4 4-UNIT TOWNHOUSE BUILDING
5 4-UNIT TOWNHOUSE BUILDING
6 4-UNIT TOWN-HOUSE BUILDING
7 4-UNIT APARTMENT BUILDING
8 4-UNIT APARTMENT BUILDING
9 4-UNIT APARTMENT BUILDING
10 4-UNIT APARTMENT BUILDING
11 4-UNIT APARTMENT BUILDING
12 4-UNIT TOWN-HOUSE BUILDING

SHERIDAN COMMONS CIRCLE (26' WIDE)

8 Bay Garage
10 Bay Garage
8 Bay Garage

MAIL CENTER PULL-OFF

SHERIDAN COMMONS CIRCLE (26' WIDE)

13
3-STORY MULTI-USE BUILDING
8,065 S.F. 1ST FLOOR COMMERCIAL SPACE
1 APARTMENT UNITS 1ST FLOOR
7 APARTMENT UNITS 2ND FLOOR
3 APARTMENT UNITS 3RD FLOOR

14
3-STORY MULTI-USE BUILDING
8,065 S.F. 1ST FLOOR COMMERCIAL SPACE
1 APARTMENT UNITS 1ST FLOOR
7 APARTMENT UNITS 2ND FLOOR
7 APARTMENT UNITS 3RD FLOOR

15
3-STORY MULTI-USE BUILDING
8,065 S.F. 1ST FLOOR COMMERCIAL SPACE
1 APARTMENT UNITS 1ST FLOOR
7 APARTMENT UNITS 2ND FLOOR
3 APARTMENT UNITS 3RD FLOOR

PHASE 2
PHASE 3

ACCESS DRIVE (26' WIDE)

MATCH LINE

SITE DATA:

ACRES:	14.78± ACRES
ZONED:	COMMERCIAL AND RESTRICTED BUSINESS

SETBACK REQUIREMENTS:
FRONT: 80'
SIDE: 45' (ABUTTING RESIDENTIAL)
REAR: 25'

PROPOSED (2) 3-STORY MULTI USE BUILDINGS

COMMERCIAL SPACE:	8,065 S.F. (EACH) 24,195 S.F. (TOTAL)
RESIDENTIAL APARTMENTS:	11-15 UNITS (EACH) 37 UNITS (TOTAL)

PROPOSED (7) MULTIUNIT TOWNHOUSE BUILDINGS

RESIDENTIAL TOWNHOUSE UNITS:	28 UNITS (TOTAL)

PROPOSED (5) 4-UNIT APARTMENT BUILDINGS

RESIDENTIAL APARTMENTS:	20 UNITS (TOTAL)

PARKING:

RETAIL: 1 PER 150 S.F.	
24,195 S.F./150 S.F.	= 162 PARKING SPACES
RESIDENTIAL: 2 PER UNIT	
37 UNITS x 2	= 74 PARKING SPACES
PARKING REQUIRED: 2 PER UNIT	
28 UNITS X 2	= 56 PARKING SPACES
20 UNITS X 2	= 40 PARKING SPACES
TOTAL PARKING REQUIRED:	332 PARKING SPACES
PARKING PROVIDED:	327 PARKING SPACES
PARKING SPACES:	253
HANDICAP SPACES:	11
GARAGE SPACES:	40

EXISTING HYDRANT (APPROXIMATE LOCATION)

30' WIDE EASEMENT TO BE GRANTED TO THE TOWN OF CLARENCE

30' WIDE EASEMENT TO BE GRANTED TO THE TOWN OF CLARENCE

PHASE 1
PHASE 2
PHASE 3

EX 8" C.I.P. WATERLINE (APPROXIMATE LOCATION)
EX 8" C.I.P. WATERLINE (APPROXIMATE LOCATION)

SHERIDAN (S.R. #324) DRIVE
SHERIDAN (S.R. #324) DRIVE

EXISTING HYDRANT (APPROXIMATE LOCATION)

4" PLASTIC FUEL LINE (APPROXIMATE LOCATION)
4" PLASTIC FUEL LINE (APPROXIMATE LOCATION)

UTILITY POLE W/ COBRA LIGHT
UTILITY POLE
UTILITY POLE W/ COBRA LIGHT
UTILITY POLE
UTILITY POLE W/ COBRA LIGHT
UTILITY POLE

\\WY4-FS1\WY4-Projects\2013\WNY-2013077.01 Harris Hill Mixed Use\CADD\Design Plans\Sketches\26-04-03_Sketch_Mix_rescover.dwg Friday, 4 April 2025 2:40PM

GPI Engineering Design Planning Construction Management
(716) 633-4844 GPINET.COM
Greenman - Pedersen, Inc.
4950 Genesee Street, Suite 100
Buffalo, NY, 14225

PREPARED FOR
Harris Hill Development, LLC
200 John James Audobon Parkway, Suite 300

SHERIDAN HILL COMMONS

8450 Sheridan Drive (SBL: 70.11-5-1)
Clarence, NY 14221

WARNING: ALTERATIONS TO THIS DOCUMENT NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, STATE EDUCATION LAW, ARE PROHIBITED

REVISIONS

NO.	REVISION	DATE

April 2025

DRAWN/DESIGN BY | CHECKED BY

Concept Plan

SCALE: 1" = 40'

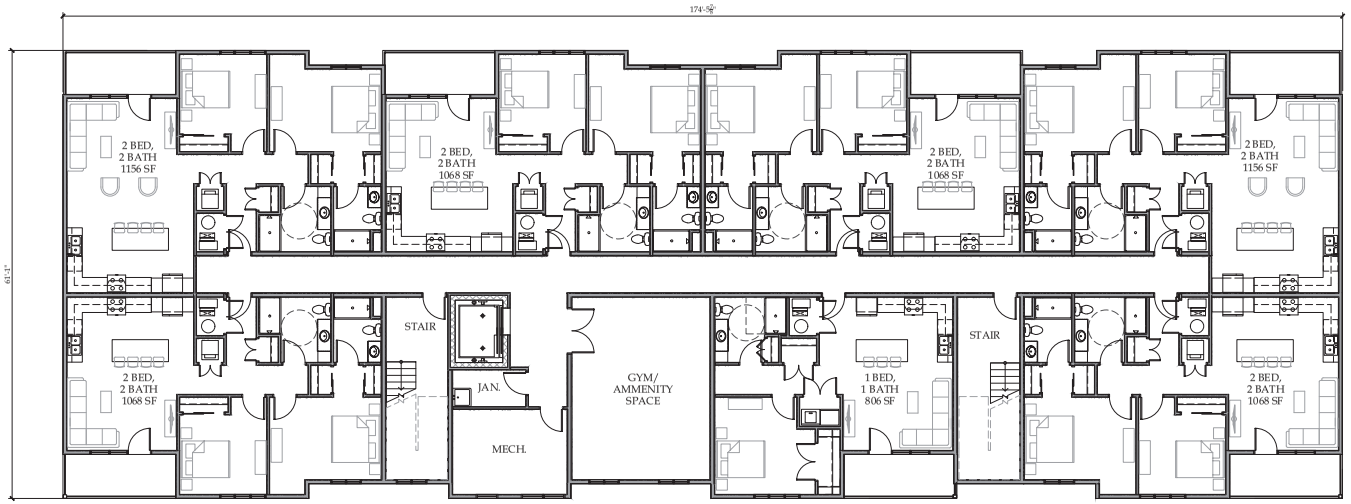
WNY-2013077.01

--

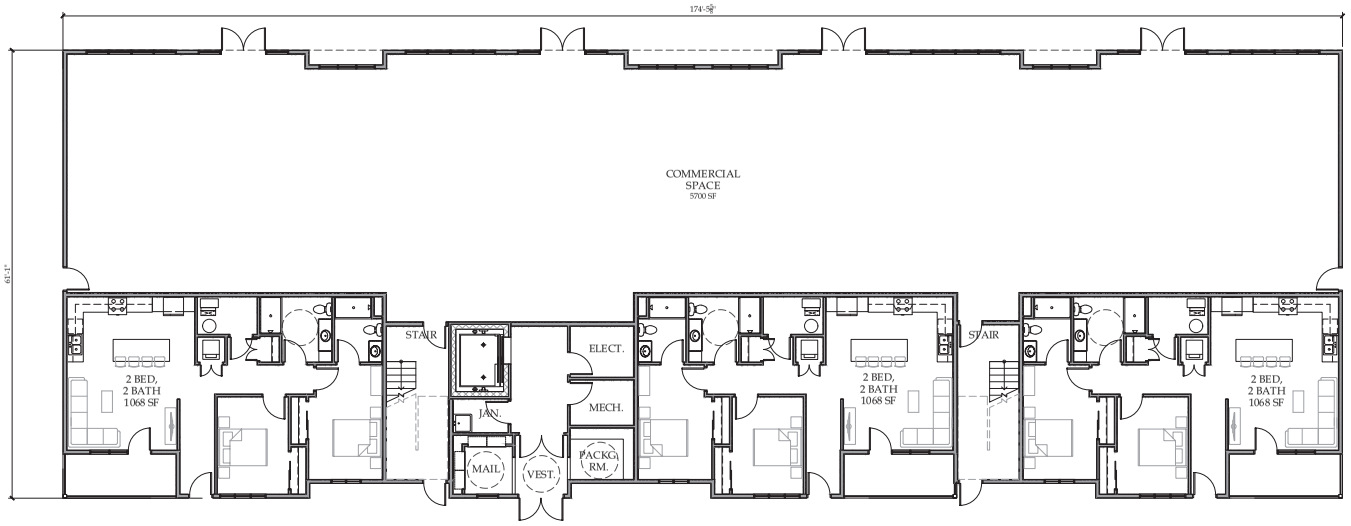
Exhibit 3 - Color Rendering of Mixed-Use Building



Exhibit 4 – Elevation and Floor Plans – Mixed-Use Buildings



C1 SECOND FLOOR PLAN
1/8"=1'-0"



A1 FIRST FLOOR PLAN
1/8"=1'-0"

NOTICE
This document, the property of, prepared and issued by the architect, is submitted for the specific project namely _____ and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in part or in whole, and any special features peculiar to this design shall not be incorporated in any other project, unless prior agreement has been obtained in writing. These documents will be returned immediately upon completion of the project or upon the request of the architect.
This document is the exclusive property of the architect, no rights to ownership are transferable, or shall be lost by the filing of this document with any and all public authorities for the purpose of compliance with Codes and or Ordinances, i.e. Building Permit, etc.

Sheridan Hill Commons

MIXED USE BUILDING
Harris Hill Road,
Clarence , NY 14221

ISSUE:

SA PROJECT TEAM: PRINCIPAL P.Silvestri
PROJ. ARCH. _____ DRAFTER _____
JOB CAPT. _____ INTERIORS _____

SEAL:

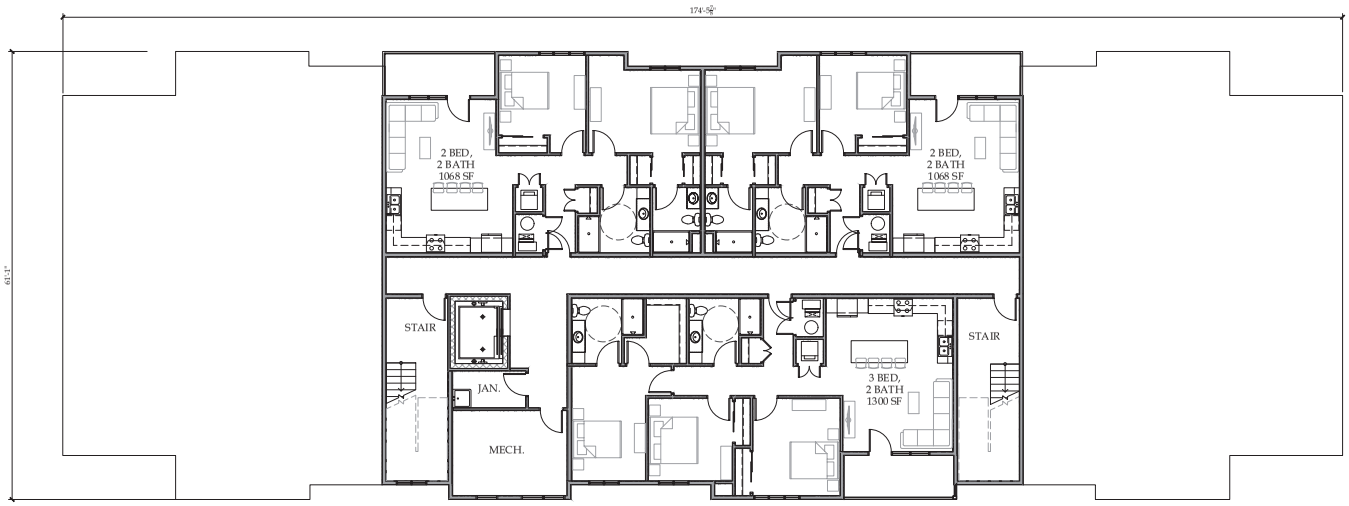
TITLE:

FLOOR PLANS

SILVESTRI
ARCHITECTS · PC
1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 15093.05
DATE: 01-09-25

DRAWING #: A-101



A1 THIRD FLOOR PLAN
1/8"=1'-0"

NOTICE
This document, the property of, prepared and issued by the architect, is submitted for the specific project namely _____ and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in part or in whole, and any special features peculiar to this design shall not be incorporated in any other project, unless prior agreement has been obtained in writing. These documents will be returned immediately upon completion of the project or upon the request of the architect.
This document is the exclusive property of the architect, no rights to ownership are transferable, or shall be lost by the filing of this document with any and all public authorities for the purpose of compliance with Codes and or Ordinances, i.e. Building Permit, etc.

Sheridan Hill Commons

MIXED USE BUILDING
Harris Hill Road,
Clarence , NY 14221

ISSUE:

SA PROJECT TEAM: PRINCIPAL P.Silvestri
PROJ.ARCH. _____ DRAFTER _____
JOB CAPT. _____ INTERIORS _____

SEAL:

TITLE:

FLOOR PLANS

SILVESTRI
ARCHITECTS · PC
1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 15093.05
DATE: 01-09-25

DRAWING #: A-102



C1 FRONT ELEVATION
1/8"=1'-0"

NOTICE
This document, the property of, prepared and issued by the architect, is submitted for the specific project namely _____ and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in part or in whole, and any special features peculiar to this design shall not be incorporated in any other project, unless prior agreement has been obtained in writing. These documents will be returned immediately upon completion of the project or upon the request of the architect.
This document is the exclusive property of the architect, no rights to ownership are transferable, or shall be lost by the filing of this document with any and all public authorities for the purpose of compliance with Codes and or Ordinances, i.e. Building Permit, etc.

Sheridan Hill Commons

MIXED USE BUILDING
Harris Hill Road,
Clarence , NY 14221

ISSUE:

SA PROJECT TEAM: PRINCIPAL P.Silvestri
PROJ.ARCH. _____ DRAFTER _____
JOB CAPT. _____ INTERIORS _____

SEAL:

TITLE:

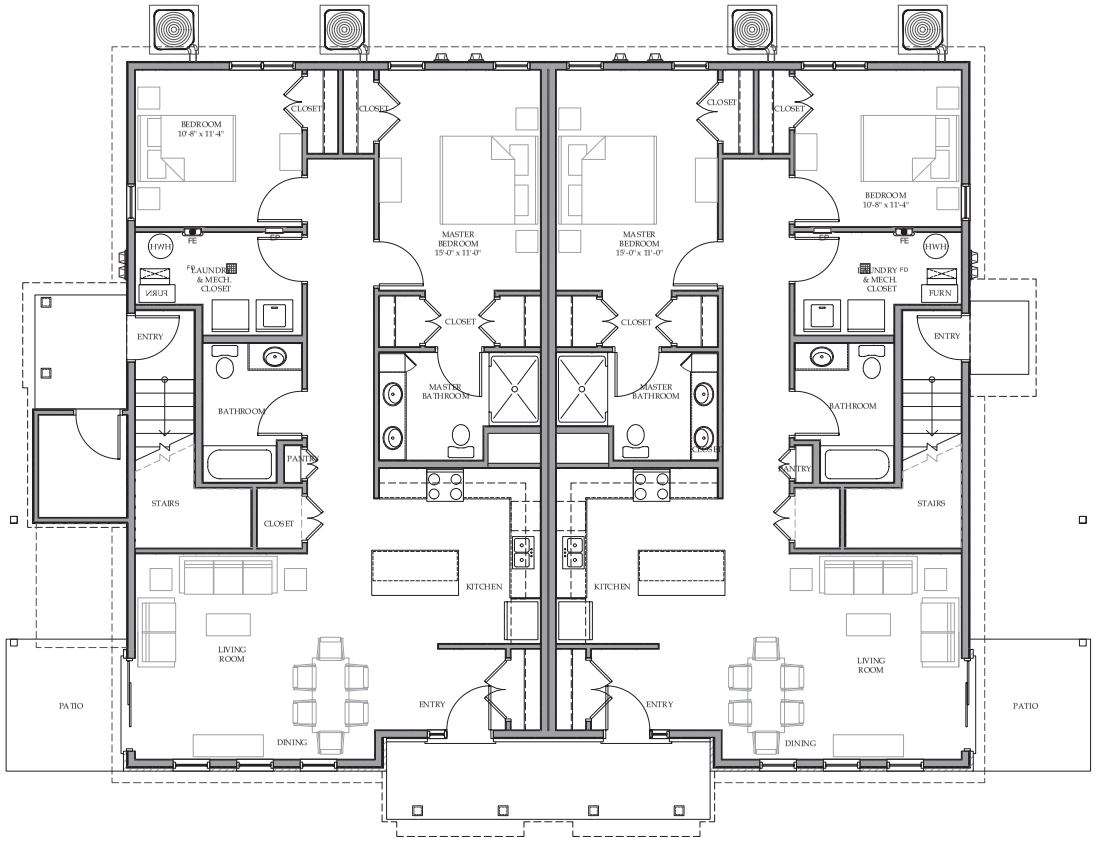
EXTERIOR ELEVATION

SILVESTRI
ARCHITECTS - PC
1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 15093.05
DATE: 01-02-25

DRAWING #: A-201

Exhibit 5 - Elevation and Floor Plans – Four Plex Buildings



A1 FLOOR PLAN
SCALE: 1/4" = 1'-0"
LOWER LEVEL UNITS

NOTICE
This document, the property of, prepared and issued by the architect, is submitted for the specific project namely _____ and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in part or in whole, and any special features peculiar to this design shall not be incorporated in any other project, unless prior agreement has been obtained in writing. These documents will be returned immediately upon completion of the project or upon the request of the architect.
This document is the exclusive property of the architect, no rights to ownership are transferable, or shall be lost by the filing of this document with any and all public authorities for the purpose of compliance with Codes and or Ordinances, i.e. Building Permit, etc.

Sheridan Hill Commons

FOURPLEX APARTMENTS
Harris Hill Road,
Clarence , NY 14221

ISSUE:
2021-07-15 - ISSUED FOR PERMIT

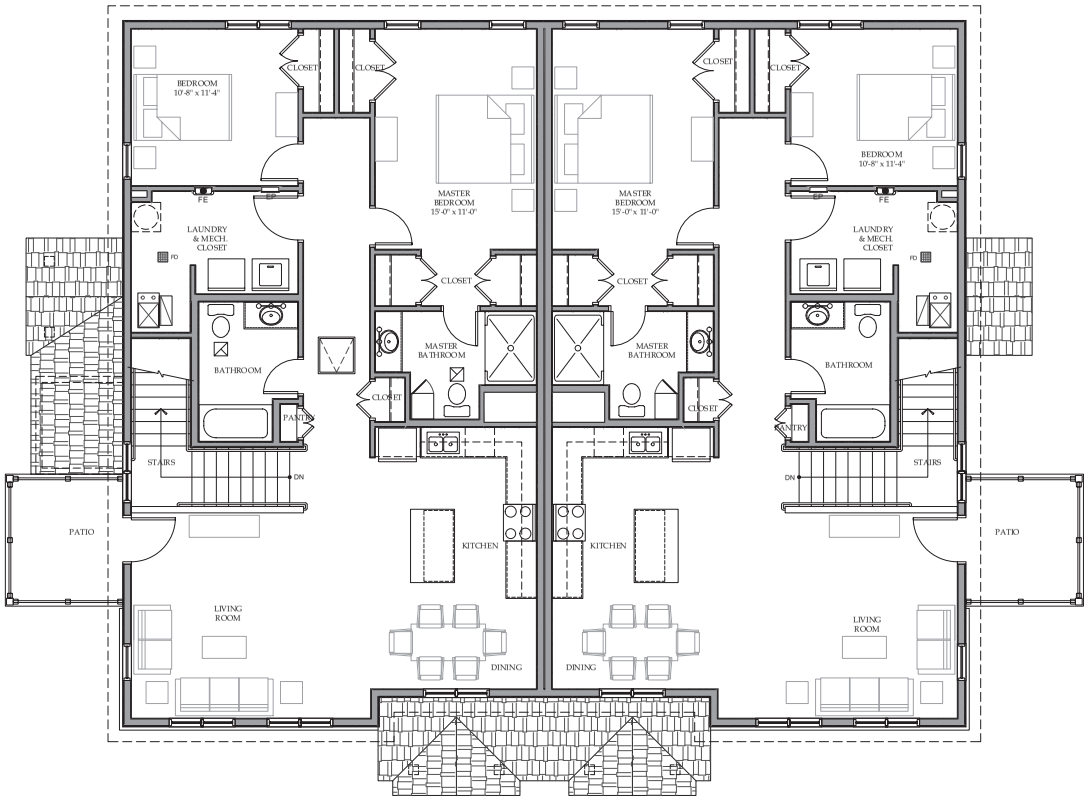
SA PROJECT TEAM:
PRINCIPAL P.Silvestri
PROJ. ARCH. _____
DRAFTER _____
JOB CAPT. D. Garry
INTERIORS N. Catuzza

SEAL:

TITLE:
FLOOR PLAN
LOWER LEVEL

SILVESTRI
ARCHITECTS - PC
1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 15093-02
DATE: 5-07-2024
DRAWING #: A-101



A1 FLOOR PLAN
SCALE: 1/4" = 1'-0"
UPPER LEVEL UNITS

NOTICE
This document, the property of, prepared and issued by the architect, is submitted for the specific project namely _____ and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in part or in whole, and any special features peculiar to this design shall not be incorporated in any other project, unless prior agreement has been obtained in writing. These documents will be returned immediately upon completion of the project or upon the request of the architect.
This document is the exclusive property of the architect, no rights to ownership are transferable, or shall be lost by the filing of this document with any and all public authorities for the purpose of compliance with Codes and or Ordinances, i.e. Building Permit, etc.

Sheridan Hill Commons

FOURPLEX APARTMENTS
Harris Hill Road,
Clarence , NY 14221

ISSUE:
2021-07-15 - ISSUED FOR PERMIT

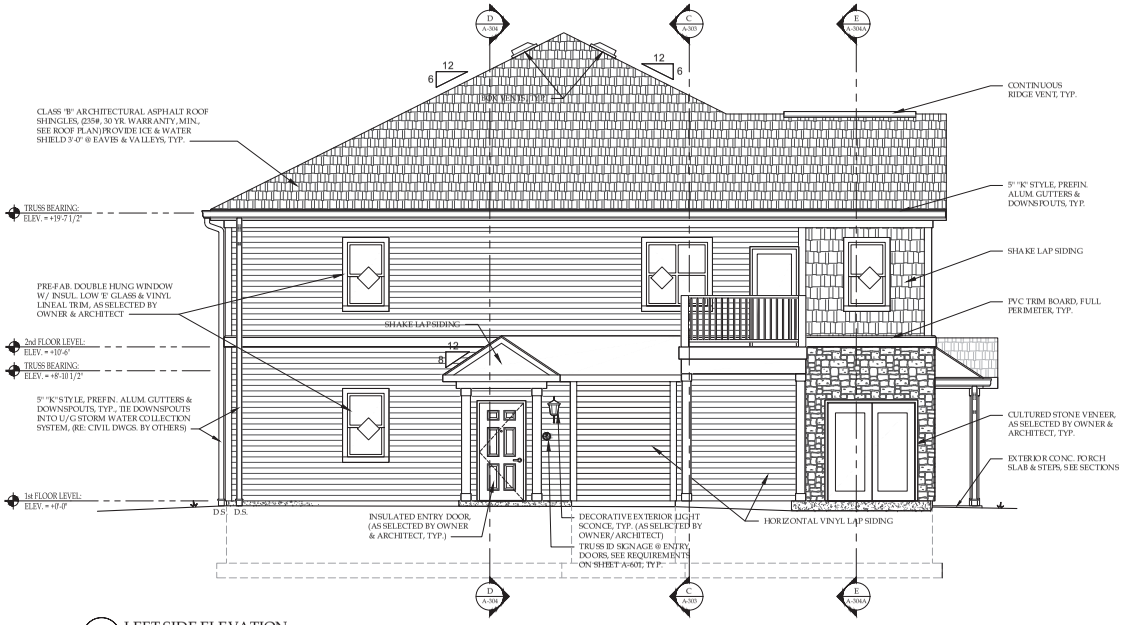
SA PROJECT TEAM:
PROJ. ARCH. _____
JOB CAPT. D. Garry
PRINCIPAL P. Silvestri
DRAFTER _____
INTERIORS N. Catuzza

SEAL:

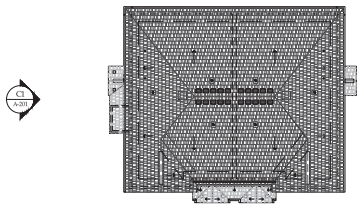
TITLE:
FLOOR PLAN
UPPER LEVEL

SILVESTRI
ARCHITECTS - PC
1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

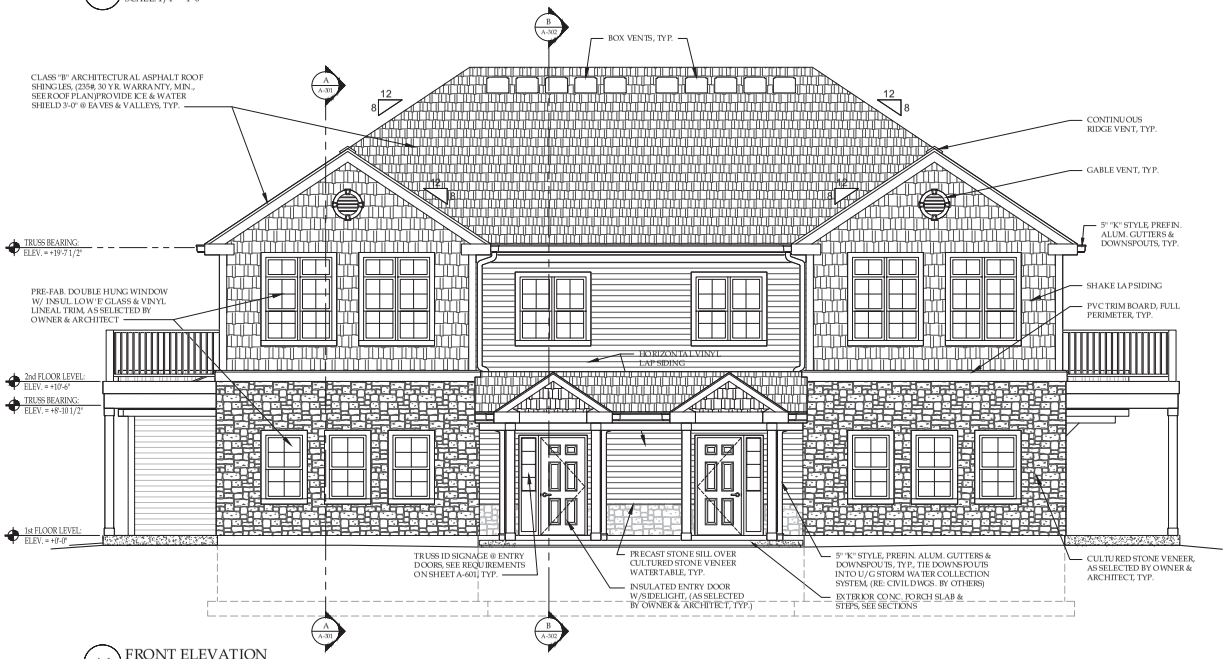
SA JOB #: 15093-02
DATE: 5-07-2024
DRAWING #: A-102



C1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



D5 EXTERIOR ELEVATION KEY PLAN
SCALE: 1/16" = 1'-0"



A1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

NOTICE
This document, the property of, prepared and issued by the architect, is submitted for the specific project namely _____ and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in part or in whole, and any special features peculiar to this design shall not be incorporated in any other project, unless prior agreement has been obtained in writing. These documents will be returned immediately upon completion of the project or upon the request of the architect.
This document is the exclusive property of the architect, no rights to ownership are transferable, or shall be lost by the filing of this document with any and all public authorities for the purpose of compliance with Codes and or Ordinances, i.e. Building Permit, etc.

Sheridan Hill Commons

FOURPLEX APARTMENTS
Harris Hill Road,
Clarence , NY 14221

ISSUE:
2021-07-15 - ISSUED FOR PERMIT

SA PROJECT TEAM: PRINCIPAL P. Silvestri
PROJ. ARCH. _____ DRAFTER _____
JOB CAPT. D. Garry INTERIORS N. Catuzza

SEAL:

TITLE:
EXTERIOR ELEVATIONS

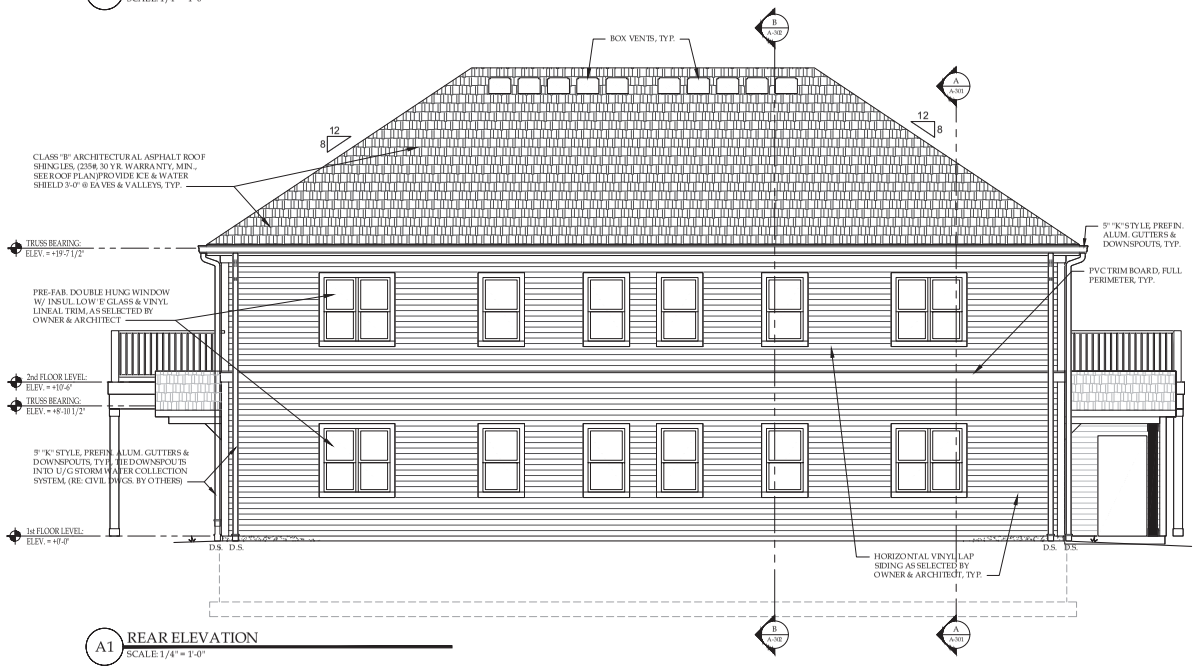
SILVESTRI
ARCHITECTS - PC
1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 15093-02
DATE: 5-07-2024

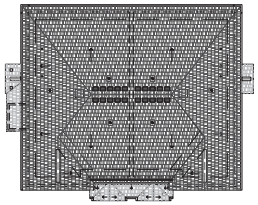
DRAWING #: A-201



C1 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



A1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



D5 EXTERIOR ELEVATION KEY PLAN
SCALE: 1/16" = 1'-0"

NOTICE

This document, the property of, prepared and issued by the architect, is submitted for the specific project namely _____ and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in part or in whole, and any special features peculiar to this design shall not be incorporated in any other project, unless prior agreement has been obtained in writing. These documents will be returned immediately upon completion of the project or upon the request of the architect.

This document is the exclusive property of the architect, no rights to ownership are transferable, or shall be lost by the filing of this document with any and all public authorities for the purpose of compliance with Codes and or Ordinances, i.e. Building Permit, etc.

Sheridan Hill Commons

FOURPLEX APARTMENTS
Harris Hill Road,
Clarence , NY 14221

ISSUE:
2021-07-15 - ISSUED FOR PERMIT

SA PROJECT TEAM:
PRINCIPAL P. Silvestri
PROJ. ARCH. _____
DRAFTER _____
JOB CAPT. D. Garry
INTERIORS N. Catuzza

SEAL:

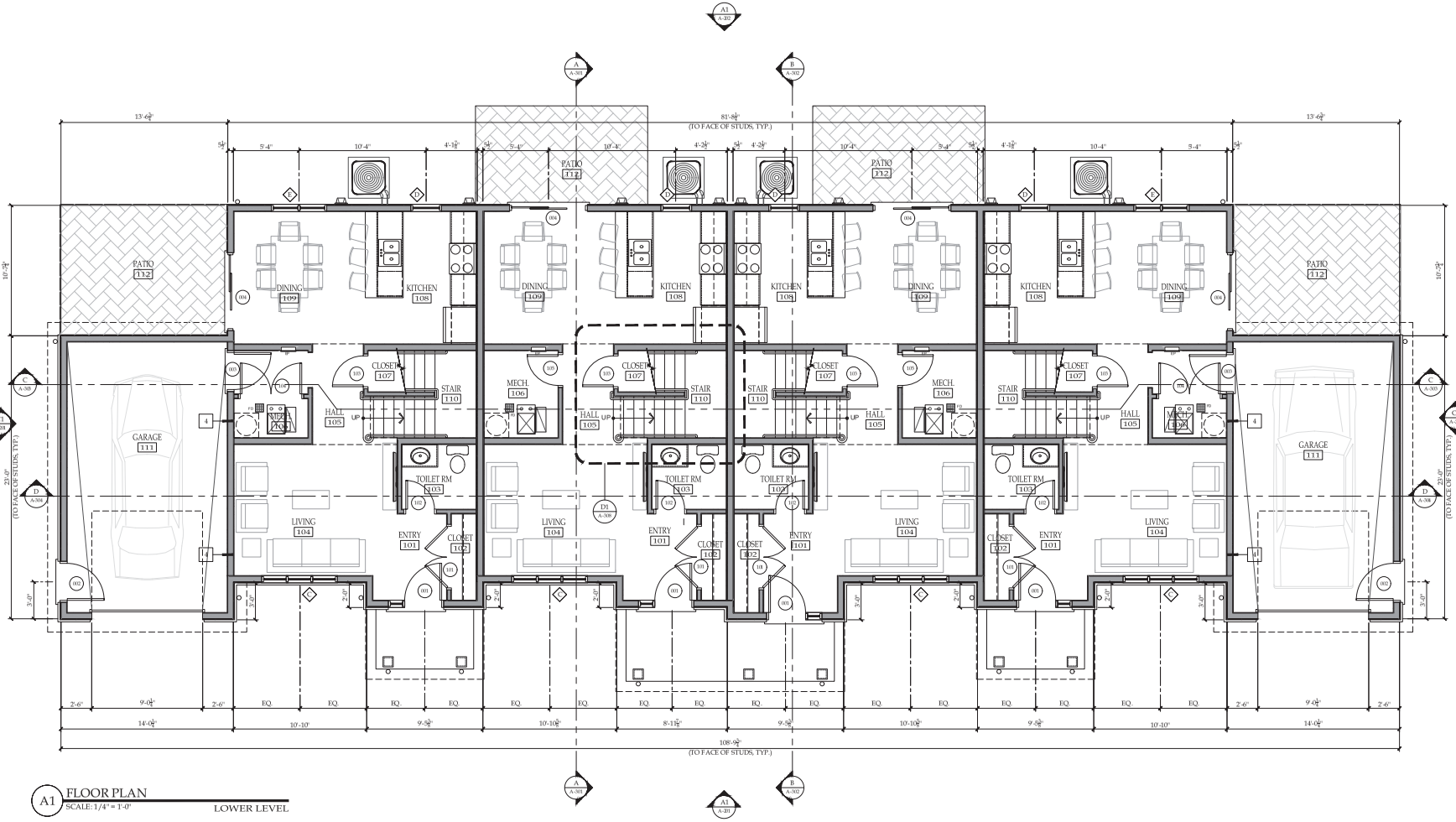
TITLE:
EXTERIOR ELEVATIONS

SILVESTRI
ARCHITECTS - PC
1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 15093-02
DATE: 5-07-2024

DRAWING #: A-202

Exhibit 6 – Elevation and Floor Plans – Four Unit Townhome Buildings



A1 FLOOR PLAN
SCALE: 1/4" = 1'-0"
LOWER LEVEL

FLOOR PLAN SYMBOL LEGEND:

- X = INDICATES PARTITION WALL TYPE (SEE SHEET A-001 FOR PARTITION DETAILS)
- XXX = INDICATES DOOR NUMBER (SEE SHEET A-001 FOR DOOR SCHEDULE & DETAILS)
- X = INDICATES WINDOW NUMBER (SEE SHEET A-001 FOR WINDOW DETAILS)
- EP = INDICATES ELECTRICAL SERVICE PANEL
- FD = INDICATES FLOOR DRAIN

GENERAL NOTES:

- MECHANICAL, PLUMBING OR ELECTRICAL CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING AND INSTALLING FIRE SAFING AND FIRE PROOFING MATERIALS AT ALL LOCATIONS WHERE THEIR INSTALLED WORK PENETRATES WALLS, FLOORS OR CEILINGS REQUIRING SAME BY LOCAL OR APPLICABLE BUILDING CODES. FIRE DAMPERS ARE REQUIRED AT ALL MECHANICAL DIFFUSER LOCATIONS WHICH ARE IN ONE-HOUR CEILING ASSEMBLIES. FIRE SAFING AND OR FIREPROOFING PRODUCT MATERIAL DATA SHALL BE SUBMITTED FOR APPROVAL FOR USAGE PRIOR TO INSTALLING SAME.
- G.C. SHALL ENSURE THAT ALL ELECTRICAL OUTLETS IN EXTERIOR & DEMISING WALLS ARE SEALED USING PUTTY PACKS AS REQUIRED. SEAL ALL DOORS & WINDOWS - UTILIZING EXPANDING SPRAY FOAM AS REQUIRED, ENSURE THAT ALL PENETRATIONS THROUGH FLOORS, WALLS, CEILINGS, (ROMEX CABLES, OUTLETS, DOORS, WINDOWS, ETC.) ARE PROPERLY SEALED TO SATISFY NYSERDA CERTIFICATION.
- ALL ACCESS DOORS OR PANELS REQUIRED TO BE INSTALLED BY LOCAL OR APPLICABLE BUILDING CODES ARE TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR INSTALLING THE ASSOCIATED MECHANICAL OR PLUMBING WORK. IN GENERAL, ACCESS DOORS AND PANELS ARE REQUIRED IN FIRST FLOOR CEILING AREAS BELOW FLOOR DRAINS AND PLUMBING SYSTEMS LOCATED ON THE SECOND FLOOR. THESE ACCESS DOORS ARE REQUIRED TO HAVE THE SAME FIRE RATING AS THE ASSEMBLY BEING PENETRATED. PROPOSED ACCESS DOOR PRODUCT SHALL BE SUBMITTED FOR APPROVAL FOR USAGE PRIOR TO INSTALLING SAME.
- CONTRACTOR SHALL COORDINATE ALL CEILING FIXTURES, DIFFUSERS, LIGHTING, ETC. WITH MECHANICAL & ELECTRICAL CONTRACTOR.
- REFER TO MECHANICAL & ELECTRICAL DRAWINGS PROVIDED BY OTHERS.

NOTICE
This document, the property of, prepared and issued by the architect, is submitted for the specific project namely _____ and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in part or in whole, and any special features peculiar to this design shall not be incorporated in any other project, unless prior agreement has been obtained in writing. These documents will be returned immediately upon completion of the project or upon the request of the architect.
This document is the exclusive property of the architect, no rights to ownership are transferable, or shall be lost by the filing of this document with any and all public authorities for the purpose of compliance with Codes and or Ordinances, i.e. Building Permit, etc.

Sheridan Hill Commons

4 UNIT TOWN HOMES
Harris Hill Road,
Clarence , NY 14221

ISSUE:
2021-01-19 - REVISED PER OWNER COMMENTS
2021-07-15 - ISSUED FOR PERMIT

SA PROJECT TEAM: PRINCIPAL P.Silvestri
PROJ.ARCH. _____ DRAFTER _____
JOB CAPT. D.Garry INTERIORS N. Catuzza

SEAL:

TITLE:
FLOOR PLAN
LOWER LEVEL

SILVESTRI
ARCHITECTS - PC
1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

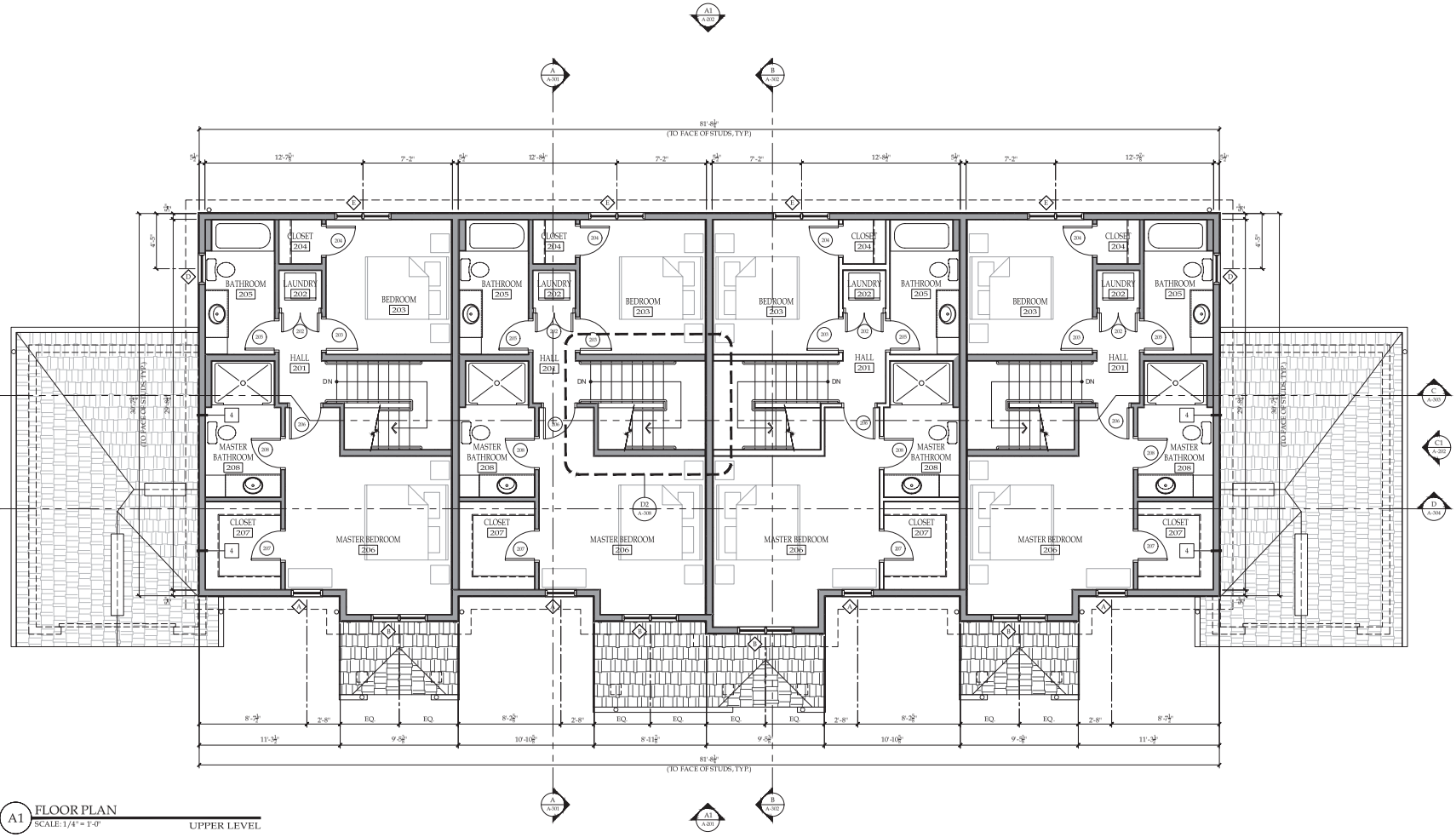
SA JOB #: 15093-02
DATE: 7-15-2021
DRAWING #: A-101

FLOOR PLAN SYMBOL LEGEND:

- X — = INDICATES PARTITION WALL TYPE (SEE SHEET A-001 FOR PARTITION DETAILS)
- XXX — = INDICATES DOOR NUMBER (SEE SHEET A-901 FOR DOOR SCHEDULE & DETAILS)
- X — = INDICATES WINDOW NUMBER (SEE SHEET A-901 FOR WINDOW DETAILS)
- EP — = INDICATES ELECTRICAL SERVICE PANEL
- FD — = INDICATES FLOOR DRAIN

GENERAL NOTES:

- MECHANICAL, PLUMBING OR ELECTRICAL CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING AND INSTALLING FIRE SAFING AND FIRE PROOFING MATERIALS AT ALL LOCATIONS WHERE THEIR INSTALLED WORK PENETRATES WALLS, FLOORS OR CEILINGS REQUIRING SAME BY LOCAL OR APPLICABLE BUILDING CODES. FIRE DAMPERS ARE REQUIRED AT ALL MECHANICAL DIFFUSER LOCATIONS WHICH ARE IN ONE-HOUR CEILING ASSEMBLIES. FIRE SAFING AND OR FIREPROOFING PRODUCT MATERIAL DATA SHALL BE SUBMITTED FOR APPROVAL FOR USAGE PRIOR TO INSTALLING SAME.
- G.C. SHALL ENSURE THAT ALL ELECTRICAL OUTLETS IN EXTERIOR & DEMISING WALLS ARE SEALED USING PUTTY PACKS AS REQUIRED. SEAL ALL DOORS & WINDOWS - UTILIZING EXPANDING SPRAY FOAM AS REQUIRED, ENSURE THAT ALL PENETRATIONS THROUGH FLOORS, WALLS, CEILINGS, (ROMEX CABLES, OUTLETS, DOORS, WINDOWS, ETC.) ARE PROPERLY SEALED TO SATISFY NYSERDA CERTIFICATION.
- ALL ACCESS DOORS OR PANELS REQUIRED TO BE INSTALLED BY LOCAL OR APPLICABLE BUILDING CODES ARE TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR INSTALLING THE ASSOCIATED MECHANICAL OR PLUMBING WORK. IN GENERAL, ACCESS DOORS AND PANELS ARE REQUIRED IN FIRST FLOOR CEILING AREAS BELOW FLOOR DRAINS AND PLUMBING SYSTEMS LOCATED ON THE SECOND FLOOR. THESE ACCESS DOORS ARE REQUIRED TO HAVE THE SAME FIRE RATING AS THE ASSEMBLY BEING PENETRATED. PROPOSED ACCESS DOOR PRODUCT SHALL BE SUBMITTED FOR APPROVAL FOR USAGE PRIOR TO INSTALLING SAME.
- CONTRACTOR SHALL COORDINATE ALL CEILING FIXTURES, DIFFUSERS, LIGHTING, ETC. WITH MECHANICAL & ELECTRICAL CONTRACTOR.
- REFER TO MECHANICAL & ELECTRICAL DRAWINGS PROVIDED BY OTHERS.



A1 FLOOR PLAN
SCALE: 1/4" = 1'-0"
UPPER LEVEL

NOTICE
This document, the property of, prepared and issued by the architect, is submitted for the specific project namely _____ and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in part or in whole, and any special features peculiar to this design shall not be incorporated in any other project, unless prior agreement has been obtained in writing. These documents will be returned immediately upon completion of the project or upon the request of the architect.
This document is the exclusive property of the architect, no rights to ownership are transferable, or shall be lost by the filing of this document with any and all public authorities for the purpose of compliance with Codes and or Ordinances, i.e. Building Permit, etc.

Sheridan Hill Commons

4 UNIT TOWN HOMES
Harris Hill Road,
Clarence , NY 14221

ISSUE:
2021-01-19 - REVISED PER OWNER COMMENTS
2021-07-15 - ISSUED FOR PERMIT

SA PROJECT TEAM:
PRINCIPAL P.Silvestri
PROJ ARCH. _____ DRAFTER _____
JOB CAPT. D.Garry INTERIORS N. Catuzza

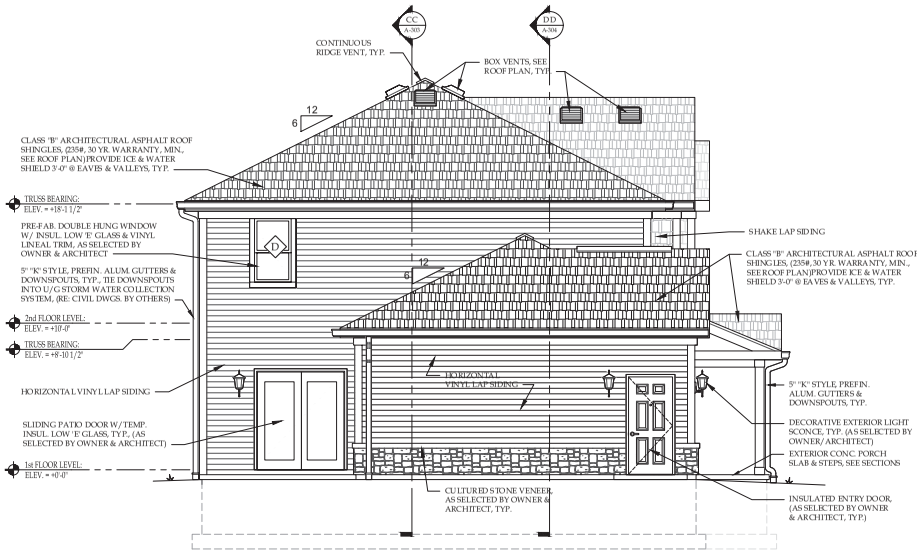
SEAL:

TITLE:
FLOOR PLAN
UPPER LEVEL

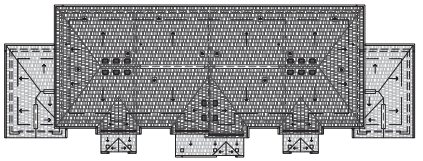
SILVESTRI
ARCHITECTS - PC
1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 15093-02
DATE: 7-15-2021

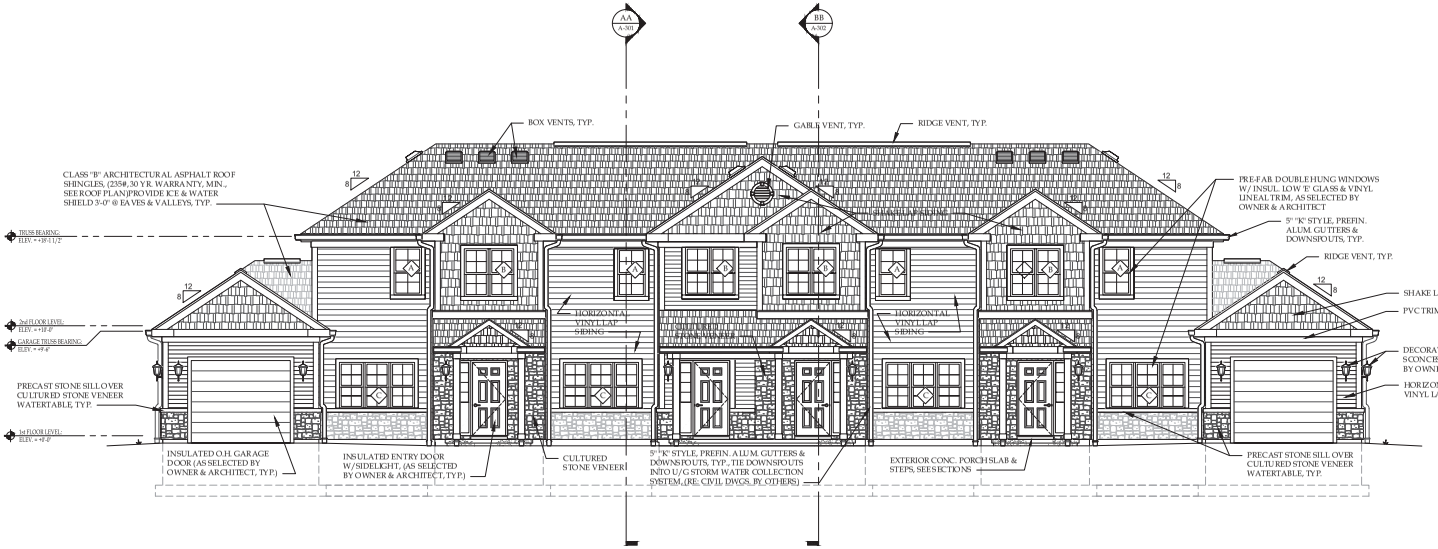
DRAWING #: A-102



C1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



D5 EXTERIOR ELEVATION KEY PLAN
SCALE: 1/16" = 1'-0"



A1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"

NOTICE
This document, the property of, prepared and issued by the architect, is submitted for the specific project namely _____ and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in part or in whole, and any special features peculiar to this design shall not be incorporated in any other project, unless prior agreement has been obtained in writing. These documents will be returned immediately upon completion of the project or upon the request of the architect.
This document is the exclusive property of the architect, no rights to ownership are transferable, or shall be lost by the filing of this document with any and all public authorities for the purpose of compliance with Codes and or Ordinances, i.e. Building Permit, etc.

Sheridan Hill Commons

2 UNIT TOWN HOMES
Harris Hill Road,
Clarence , NY 14221

ISSUE:
2021-01-19 - REVISED PER OWNER COMMENTS
2021-07-15 - ISSUED FOR PERMIT

SA PROJECT TEAM: PRINCIPAL P.Silvestri
PROJ. ARCH. _____ DRAFTER _____
JOB CAPT. D. Garry INTERIORS N. Catuzza

SEAL:

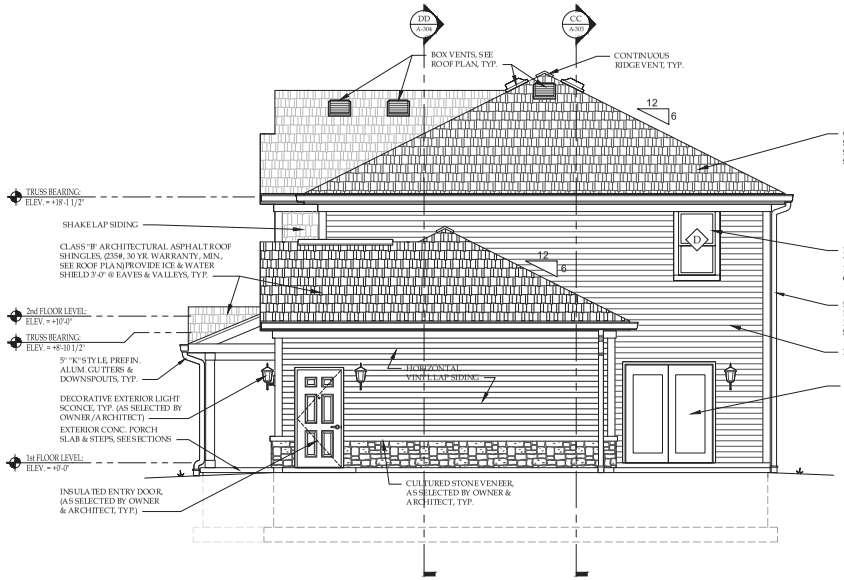
TITLE:

EXTERIOR ELEVATIONS

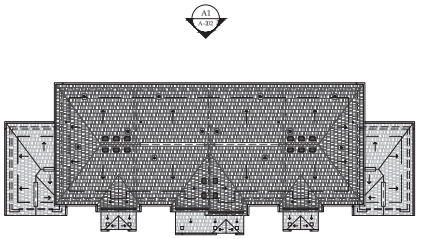
SILVESTRI
ARCHITECTS - PC
1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 15093-02
DATE: 7-15-2021

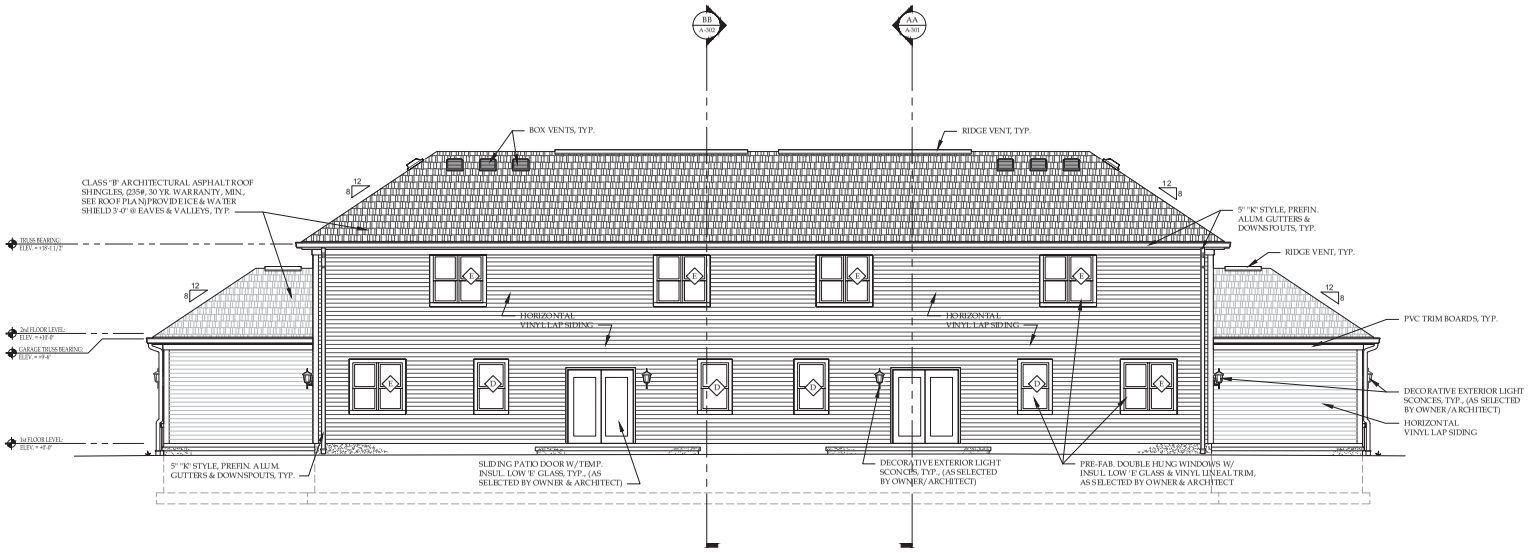
DRAWING #: A-201



C1 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



D5 EXTERIOR ELEVATION KEY PLAN
SCALE: 1/16" = 1'-0"



A1 REAR ELEVATION
SCALE: 3/16" = 1'-0"

NOTICE
This document, the property of, prepared and issued by the architect, is submitted for the specific project namely _____ and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in part or in whole, and any special features peculiar to this design shall not be incorporated in any other project, unless prior agreement has been obtained in writing. These documents will be returned immediately upon completion of the project or upon the request of the architect.
This document is the exclusive property of the architect, no rights to ownership are transferable, or shall be lost by the filing of this document with any and all public authorities for the purpose of compliance with Codes and or Ordinances, i.e. Building Permit, etc.

Sheridan Hill Commons

2 UNIT TOWN HOMES
Harris Hill Road,
Clarence , NY 14221

ISSUE:
2021-01-19 - REVISED PER OWNER COMMENTS
2021-07-15 - ISSUED FOR PERMIT

SA PROJECT TEAM:
PRINCIPAL P. Silvestri
PROJ. ARCH. _____
DRAFTER _____
JOB CAPT. D. Garry
INTERIORS N. Catuzza

SEAL:

TITLE:
EXTERIOR ELEVATIONS

SILVESTRI
ARCHITECTS - PC
1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 15093-02
DATE: 7-15-2021

DRAWING #: A-202

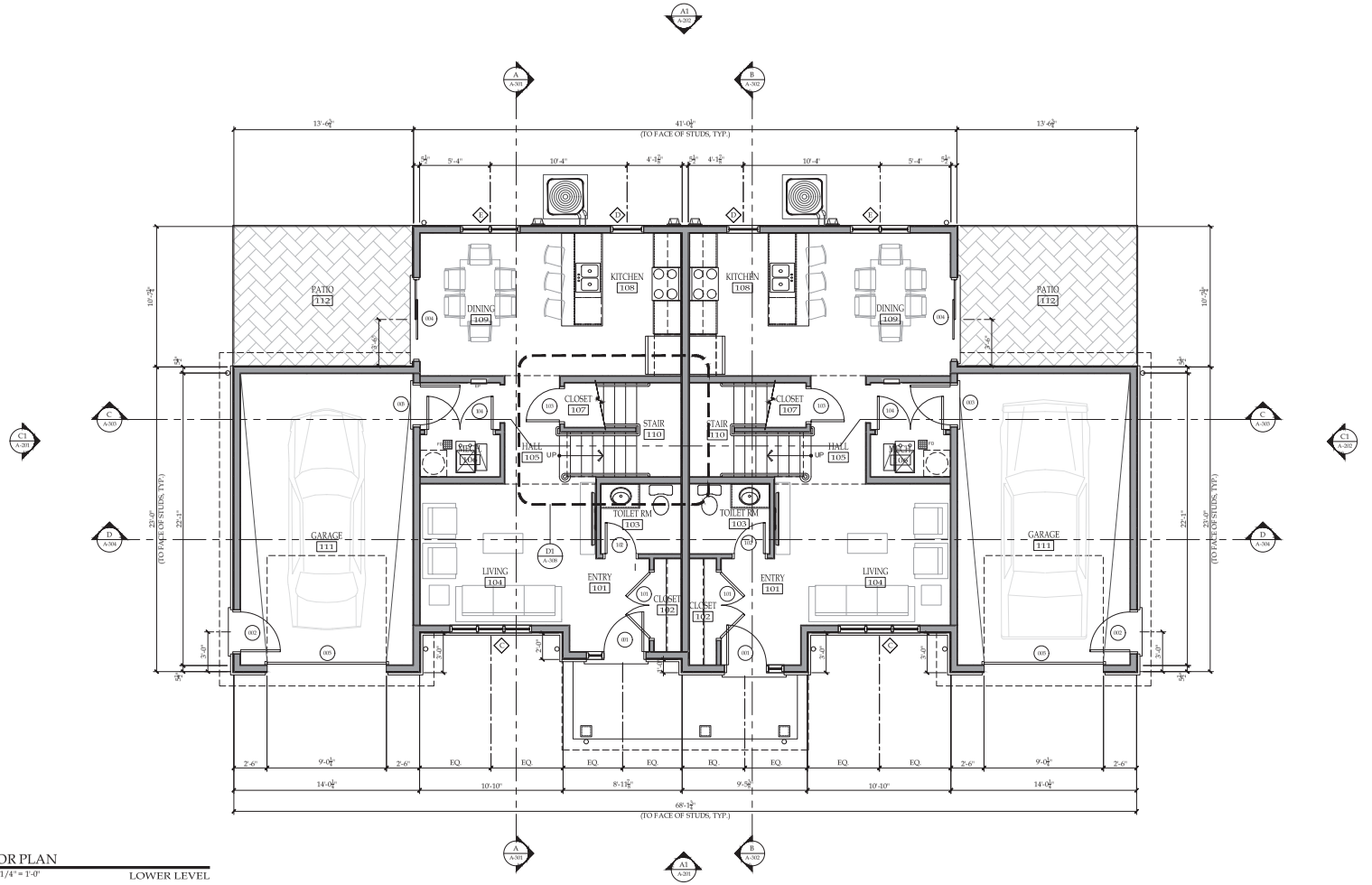
Exhibit 7 – Elevation and Floor Plans – Two Unit Townhome Buildings

FLOOR PLAN SYMBOL LEGEND:

- X = INDICATES PARTITION WALL TYPE (SEE SHEET A-001 FOR PARTITION DETAILS)
- XXX = INDICATES DOOR NUMBER (SEE SHEET A-001 FOR DOOR SCHEDULE & DETAILS)
- X = INDICATES WINDOW NUMBER (SEE SHEET A-001 FOR WINDOW DETAILS)
- EP = INDICATES ELECTRICAL SERVICE PANEL
- FD = INDICATES FLOOR DRAIN

GENERAL NOTES:

- MECHANICAL, PLUMBING OR ELECTRICAL CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING AND INSTALLING FIRE SAFING AND FIRE PROOFING MATERIALS AT ALL LOCATIONS WHERE THEIR INSTALLED WORK PENETRATES WALLS, FLOORS OR CEILINGS REQUIRING SAME BY LOCAL OR APPLICABLE BUILDING CODES. FIRE DAMPERS ARE REQUIRED AT ALL MECHANICAL DIFFUSER LOCATIONS WHICH ARE IN ONE-HOUR CEILING ASSEMBLIES. FIRE SAFING AND OR FIREPROOFING PRODUCT MATERIAL DATA SHALL BE SUBMITTED FOR APPROVAL FOR USAGE PRIOR TO INSTALLING SAME.
- G.C. SHALL ENSURE THAT ALL ELECTRICAL OUTLETS IN EXTERIOR & DEMISING WALLS ARE SEALED USING PUTTY PACKS AS REQUIRED. SEAL ALL DOORS & WINDOWS - UTILIZING EXPANDING SPRAY FOAM AS REQUIRED, ENSURE THAT ALL PENETRATIONS THROUGH FLOORS, WALLS, CEILINGS, (ROMEX CABLES, OUTLETS, DOORS, WINDOWS, ETC.) ARE PROPERLY SEALED TO SATISFY NYSERDA CERTIFICATION.
- ALL ACCESS DOORS OR PANELS REQUIRED TO BE INSTALLED BY LOCAL OR APPLICABLE BUILDING CODES ARE TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR INSTALLING THE ASSOCIATED MECHANICAL OR PLUMBING WORK. IN GENERAL, ACCESS DOORS AND PANELS ARE REQUIRED IN FIRST FLOOR CEILING AREAS BELOW FLOOR DRAINS AND PLUMBING SYSTEMS LOCATED ON THE SECOND FLOOR. THESE ACCESS DOORS ARE REQUIRED TO HAVE THE SAME FIRE RATING AS THE ASSEMBLY BEING PENETRATED. PROPOSED ACCESS DOOR PRODUCT SHALL BE SUBMITTED FOR APPROVAL FOR USAGE PRIOR TO INSTALLING SAME.
- CONTRACTOR SHALL COORDINATE ALL CEILING FIXTURES, DIFFUSERS, LIGHTING, ETC. WITH MECHANICAL & ELECTRICAL CONTRACTOR.
- REFER TO MECHANICAL & ELECTRICAL DRAWINGS PROVIDED BY OTHERS.



A1 FLOOR PLAN
SCALE: 1/4" = 1'-0"
LOWER LEVEL

NOTICE

This document, the property of, prepared and issued by the architect, is submitted for the specific project namely _____ and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in part or in whole, and any special features peculiar to this design shall not be incorporated in any other project, unless prior agreement has been obtained in writing. These documents will be returned immediately upon completion of the project or upon the request of the architect.

This document is the exclusive property of the architect, no rights to ownership are transferable, or shall be lost by the filing of this document with any and all public authorities for the purpose of compliance with Codes and or Ordinances, i.e. Building Permit, etc.

Sheridan Hill Commons

2 UNIT TOWN HOMES
Harris Hill Road,
Clarence , NY 14221

ISSUE:
2021-01-19 - REVISED PER OWNER COMMENTS
2021-07-15 - ISSUED FOR PERMIT

SA PROJECT TEAM:
PRINCIPAL P. Silvestri
PROJ. ARCH. _____
DRAFTER _____
JOB CAPT. D. Garry
INTERIORS N. Catuzza

SEAL:

TITLE:
FLOOR PLAN
LOWER LEVEL

SILVESTRI
ARCHITECTS - PC
1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 15093-02
DATE: 7-15-2021

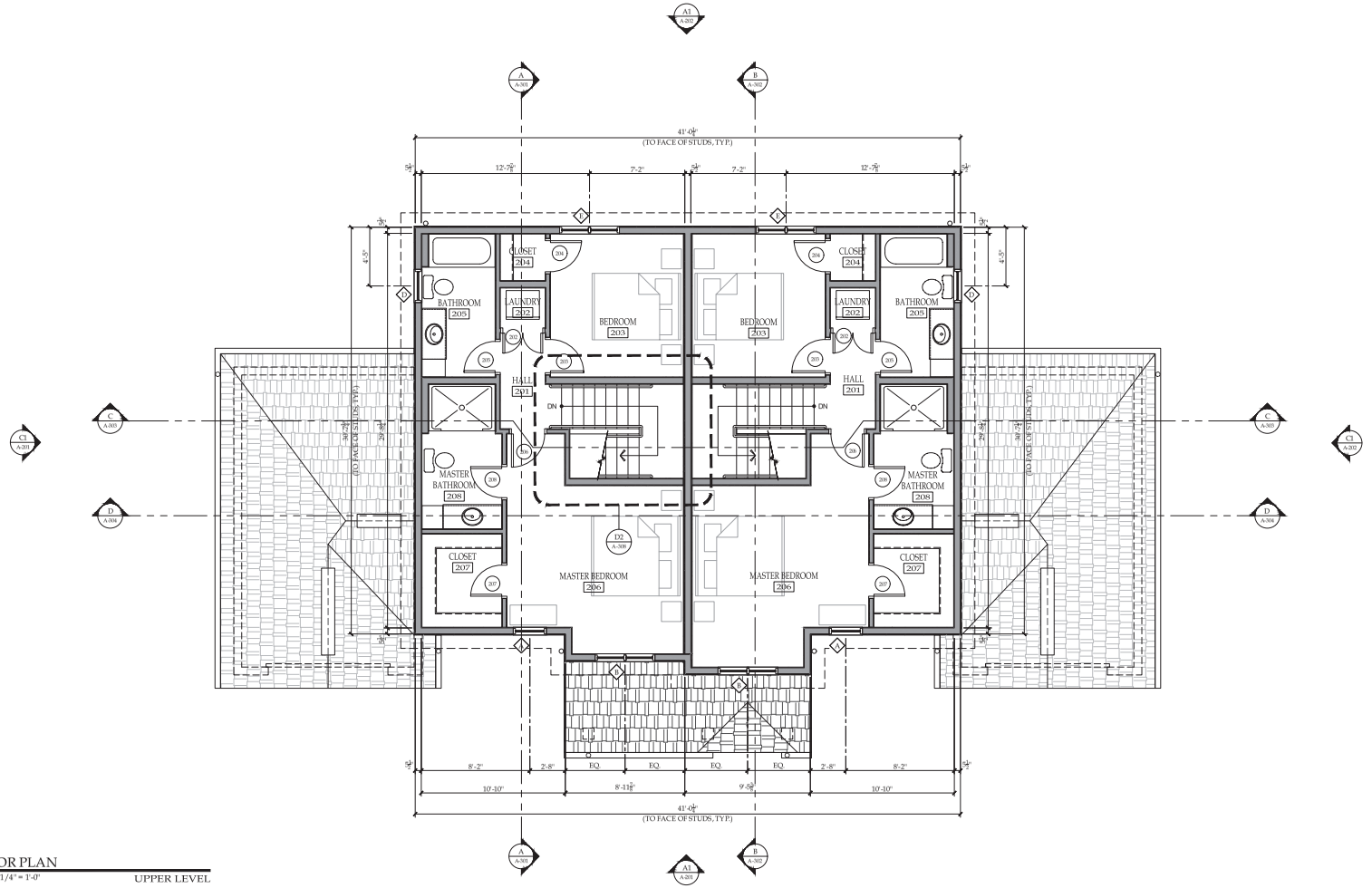
DRAWING #: A-101

FLOOR PLAN SYMBOL LEGEND:

- X — = INDICATES PARTITION WALL TYPE (SEE SHEET A-001 FOR PARTITION DETAILS)
- XXX = INDICATES DOOR NUMBER (SEE SHEET A-001 FOR DOOR SCHEDULE & DETAILS)
- X = INDICATES WINDOW NUMBER (SEE SHEET A-001 FOR WINDOW DETAILS)
- EP = INDICATES ELECTRICAL SERVICE PANEL
- FD = INDICATES FLOOR DRAIN

GENERAL NOTES:

- MECHANICAL, PLUMBING OR ELECTRICAL CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING AND INSTALLING FIRE SAFING AND FIRE PROOFING MATERIALS AT ALL LOCATIONS WHERE THEIR INSTALLED WORK PENETRATES WALLS, FLOORS OR CEILINGS REQUIRING SAME BY LOCAL OR APPLICABLE BUILDING CODES. FIRE DAMPERS ARE REQUIRED AT ALL MECHANICAL DIFFUSER LOCATIONS WHICH ARE IN ONE-HOUR CEILING ASSEMBLIES. FIRE SAFING AND OR FIREPROOFING PRODUCT MATERIAL DATA SHALL BE SUBMITTED FOR APPROVAL FOR USAGE PRIOR TO INSTALLING SAME.
- G.C. SHALL ENSURE THAT ALL ELECTRICAL OUTLETS IN EXTERIOR & DEMISING WALLS ARE SEALED USING PUTTY PACKS AS REQUIRED. SEAL ALL DOORS & WINDOWS - UTILIZING EXPANDING SPRAY FOAM AS REQUIRED, ENSURE THAT ALL PENETRATIONS THROUGH FLOORS, WALLS, CEILINGS, (ROMEX CABLES, OUTLETS, DOORS, WINDOWS, ETC.) ARE PROPERLY SEALED TO SATISFY NYSERDA CERTIFICATION.
- ALL ACCESS DOORS OR PANELS REQUIRED TO BE INSTALLED BY LOCAL OR APPLICABLE BUILDING CODES ARE TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR INSTALLING THE ASSOCIATED MECHANICAL OR PLUMBING WORK. IN GENERAL, ACCESS DOORS AND PANELS ARE REQUIRED IN FIRST FLOOR CEILING AREAS BELOW FLOOR DRAINS AND PLUMBING SYSTEMS LOCATED ON THE SECOND FLOOR. THESE ACCESS DOORS ARE REQUIRED TO HAVE THE SAME FIRE RATING AS THE ASSEMBLY BEING PENETRATED. PROPOSED ACCESS DOOR PRODUCT SHALL BE SUBMITTED FOR APPROVAL FOR USAGE PRIOR TO INSTALLING SAME.
- CONTRACTOR SHALL COORDINATE ALL CEILING FIXTURES, DIFFUSERS, LIGHTING, ETC. WITH MECHANICAL & ELECTRICAL CONTRACTOR.
- REFER TO MECHANICAL & ELECTRICAL DRAWINGS PROVIDED BY OTHERS.



A1 FLOOR PLAN
SCALE: 1/4" = 1'-0"
UPPER LEVEL

NOTICE

This document, the property of, prepared and issued by the architect, is submitted for the specific project namely _____ and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in part or in whole, and any special features peculiar to this design shall not be incorporated in any other project, unless prior agreement has been obtained in writing. These documents will be returned immediately upon completion of the project or upon the request of the architect.

This document is the exclusive property of the architect, no rights to ownership are transferable, or shall be lost by the filing of this document with any and all public authorities for the purpose of compliance with Codes and or Ordinances, i.e. Building Permit, etc.

Sheridan Hill Commons

2 UNIT TOWN HOMES
Harris Hill Road,
Clarence , NY 14221

ISSUE:
2021-01-19 - REVISED PER OWNER COMMENTS
2021-07-15 - ISSUED FOR PERMIT

SA PROJECT TEAM:
PRINCIPAL P.Silvestri
PROJ. ARCH. _____ DRAFTER _____
JOB CAPT. D.Garry INTERIORS N. Catuzza

SEAL:

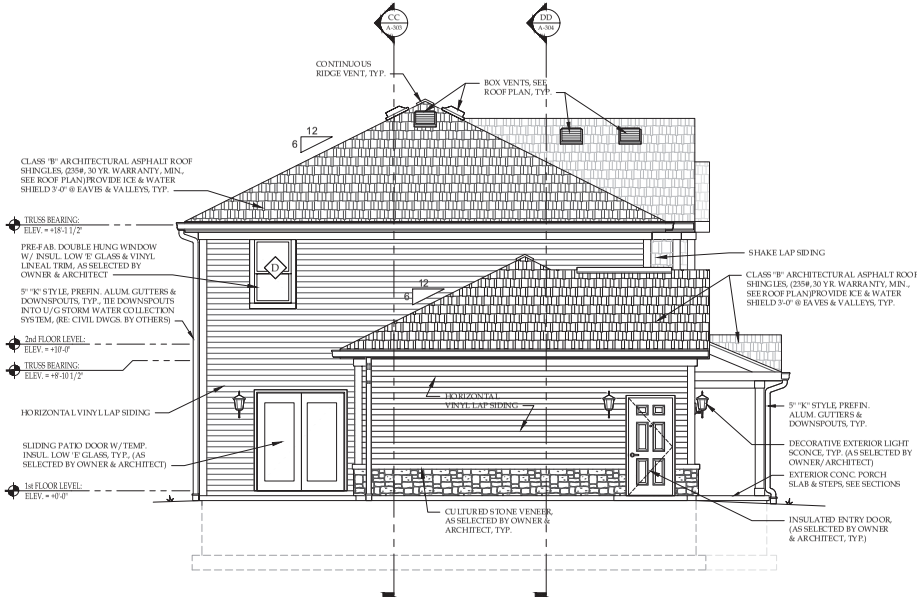
TITLE:

FLOOR PLAN
UPPER LEVEL

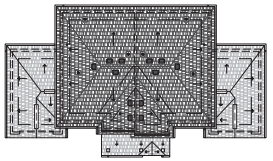
SILVESTRI
ARCHITECTS - PC
1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 15093-02
DATE: 7-15-2021

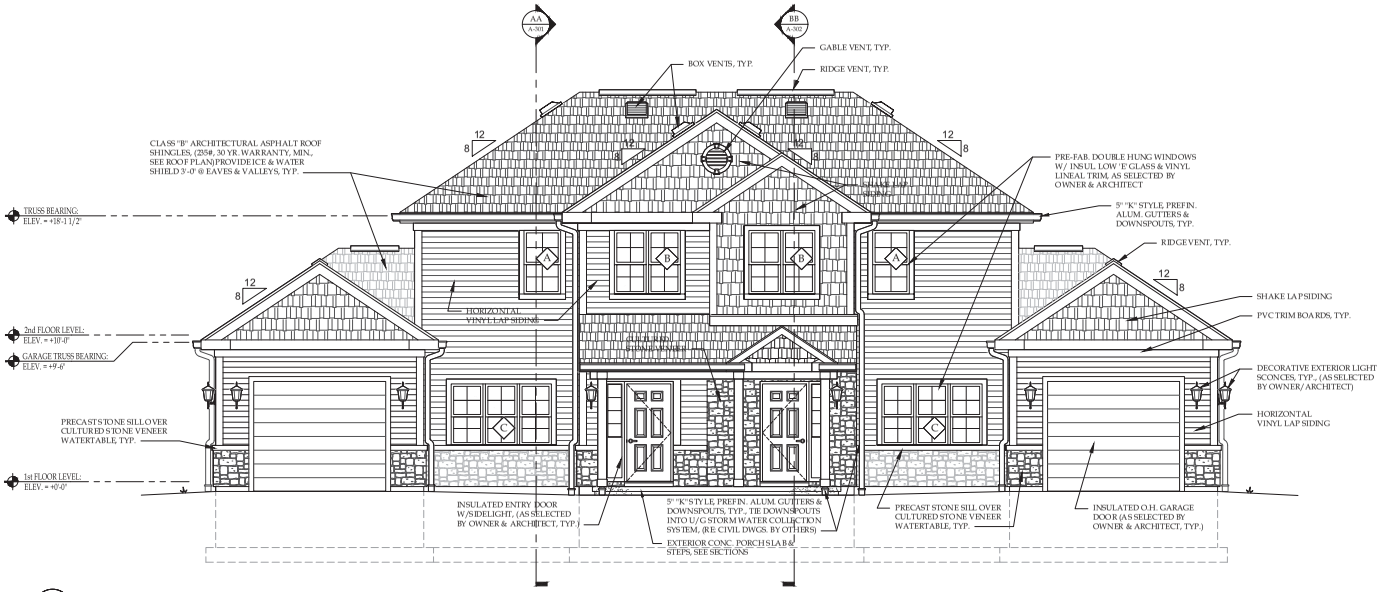
DRAWING #: A-102



C1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



D5 EXTERIOR ELEVATION KEY PLAN
SCALE: 1/16" = 1'-0"



A1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

NOTICE
This document, the property of, prepared and issued by the architect, is submitted for the specific project namely _____ and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in part or in whole, and any special features peculiar to this design shall not be incorporated in any other project, unless prior agreement has been obtained in writing. These documents will be returned immediately upon completion of the project or upon the request of the architect.
This document is the exclusive property of the architect, no rights to ownership are transferable, or shall be lost by the filing of this document with any and all public authorities for the purpose of compliance with Codes and or Ordinances, i.e. Building Permit, etc.

Sheridan Hill Commons

2 UNIT TOWN HOMES
Harris Hill Road,
Clarence , NY 14221

ISSUE:
2021-01-19 - REVISED PER OWNER COMMENTS
2021-07-15 - ISSUED FOR PERMIT

SA PROJECT TEAM: PRINCIPAL P. Silvestri
PROJ. ARCH. _____ DRAFTER _____
JOB CAPT. D. Garry INTERIORS N. Catuzza

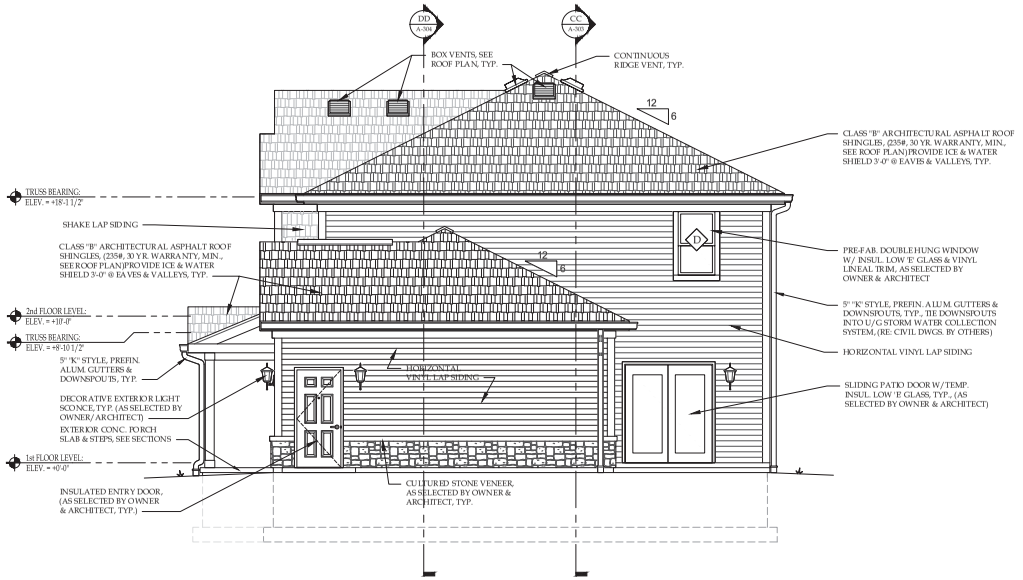
SEAL:

TITLE:
EXTERIOR ELEVATIONS

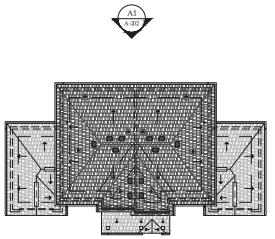
SILVESTRI
ARCHITECTS - PC
1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 15093-02
DATE: 7-15-2021

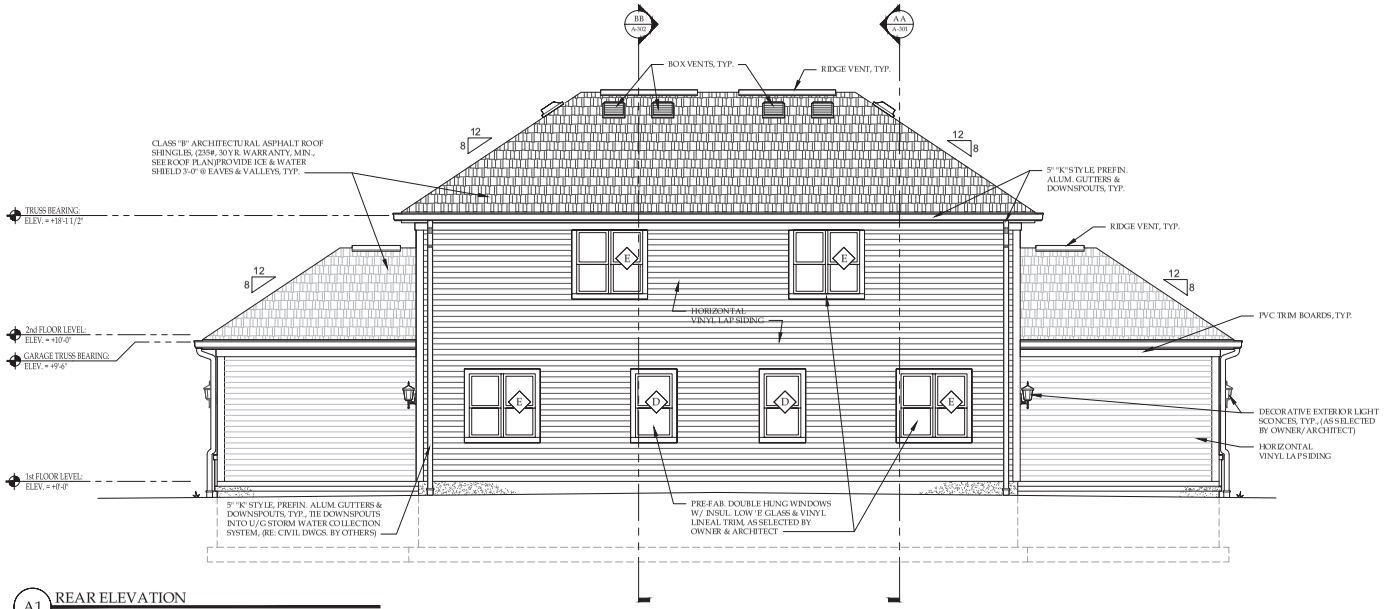
DRAWING #: A-201



C1 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



D5 EXTERIOR ELEVATION KEY PLAN
SCALE: 1/16" = 1'-0"



A1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

NOTICE
This document, the property of, prepared and issued by the architect, is submitted for the specific project namely _____ and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in part or in whole, and any special features peculiar to this design shall not be incorporated in any other project, unless prior agreement has been obtained in writing. These documents will be returned immediately upon completion of the project or upon the request of the architect.
This document is the exclusive property of the architect, no rights to ownership are transferable, or shall be lost by the filing of this document with any and all public authorities for the purpose of compliance with Codes and or Ordinances, i.e. Building Permit, etc.

Sheridan Hill Commons

2 UNIT TOWN HOMES
Harris Hill Road,
Clarence , NY 14221

ISSUE:
2021-01-19 - REVISED PER OWNER COMMENTS
2021-07-15 - ISSUED FOR PERMIT

SA PROJECT TEAM:
PRINCIPAL P. Silvestri
PROJ. ARCH. _____
DRAFTER _____
JOB CAPT. D. Garry
INTERIORS N. Catuzza

SEAL:

TITLE:
EXTERIOR ELEVATIONS

SILVESTRI
ARCHITECTS - PC
1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 15093-02
DATE: 7-15-2021

DRAWING #: A-202



D1 FRONT ELEVATION AT PARTIAL THREE STORY BUILDING
1/8"=1'-0"



A1 FRONT ELEVATION AT FULL THREE STORY BUILDING
1/8"=1'-0"

NOTICE
This document, the property of, prepared and issued by the architect, is submitted for the specific project namely _____ and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in part or in whole, and any special features peculiar to this design shall not be incorporated in any other project, unless prior agreement has been obtained in writing.These documents will be returned immediately upon completion of the project or upon the request of the architect.
This document is the exclusive property of the architect, no rights to ownership are transferable, or shall be lost by the filing of this document with any and all public authorities for the purpose of compliance with Codes and or Ordinances, i.e. Building Permit, etc.

Sheridan Hill Commons

MIXED USE BUILDING
Harris Hill Road,
Clarence , NY 14221

ISSUE:

SA PROJECT TEAM: PRINCIPAL P.Silvestri
PROJ. ARCH. _____ DRAFTER _____
JOB CAPT. _____ INTERIORS _____

SEAL:

TITLE:

FRONT ELEVATIONS OF MIXED USE BUILDINGS

SILVESTRI
ARCHITECTS • PC
1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 15093.05

DATE: 04-11-25

DRAWING #: A-201

Amended Part 1 of the Full Environmental Assessment Form with Attachments "A" and "B"
Date: May 9, 2025

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Sheridan Hill Commons		
Project Location (describe, and attach a general location map): 8450 Sheridan Drive (SBL 70.11-5-1), Town of Clarence		
Brief Description of Proposed Action (include purpose or need): The proposed project ("action") consists of a mixed-use development on an 11.78 acre parcel located at 8450 Sheridan Drive in the Town of Clarence. The proposed mixed-use project has been defined broadly to include all required approvals and permits and all proposed site improvements including the three proposed 3-story mixed use buildings, five four-plex buildings, seven 4-unit townhouse buildings, three garage buildings, the proposed driveways onto Sheridan Drive and Harris Hill Road, access aisles and parking spaces, on-site sanitary sewer and water infrastructure, storm water improvements, and all required utility connections and improvements. The project is a Type I Action pursuant to the Town's list of Type I actions contained in Section 91-6A of the Clarence Town Code since it involves the construction of 30 or more residential units to be connected to be serviced by sanitary sewer. The Project Sponsor is requesting that the Town of Clarence Planning Board issue a Negative Declaration pursuant to SEQRA. A copy of the resolution adopted by the Planning Board on December 16, 2020 for the purpose of issuing a Negative Declaration for the previously approved mixed-use project is provided at Attachment "B".		
Name of Applicant/Sponsor: Harris Hill Development, LLC c/o Sean Hopkins, Esq.	Telephone: (716) 510-4338 E-Mail: shopkinshsmlegal.com	
Address: 35 California Drive, Suite 100		
City/PO: Williamsville	State: New York	Zip Code: 14221
Project Contact (if not same as sponsor; give name and title/role): Ken Zollitsch, Greenman-Pedersen, Inc.	Telephone: (716) 989-3342 E-Mail: kzollitsch@gpinet.com	
Address: 4950 Genesee St, Suite 100		
City/PO: Buffalo	State: New York	Zip Code: 14225
Property Owner (if not same as sponsor): Same as Above	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Town Board - Special Exception Use Permit	TBD
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board - Amended Concept Plan Approval & , Development Plan Approval	September 25, 2024
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	Zoning Board of Appeals - Area Variance	TBD
d. Other local agencies ☑Yes ☐No	Clarence Building Dept - Building Permits	TBD
e. County agencies ☑Yes ☐No	ECDPW - Highway Work Permit; ECHD - Sanitary sewer and water permits; ECWA - RPZ	TBD
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC - SPDES; NYSDOT - Highway Work Permit	TBD
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes ☐No

If Yes, identify the plan(s):

NYS Heritage Areas:West Erie Canal Corridor

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
The Project Site is zoned RB Restricted Business District ("RB") and Commercial District ("C"). The only portion of the mixed-use project on the property zoned Commercial District consists of a driveway connection to Harris Hill Road.

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

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

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
NY State Police and Erie County Sheriff Department

c. Which fire protection and emergency medical services serve the project site?
Harris Hill Fire Department

d. What parks serve the project site?
Various parks located in the Town of Clarence

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Mixed-use project consisting of mixed-use buildings and multifamily buildings.

b. a. Total acreage of the site of the proposed action? 11.78 acres
b. Total acreage to be physically disturbed? 9.28± acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 14.78 acres

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

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☑ Yes ☐ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated 3
- Anticipated commencement date of phase 1 (including demolition) Mar. month 2026 year
- Anticipated completion date of final phase Aug. month 2028 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:
Phasing to be determined based on market demand. Each phase will include both mixed-use buildings and multifamily buildings.

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				31±
At completion of all phases				85

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 3

ii. Dimensions (in feet) of largest proposed structure: 45'± height; 61' width; and 174' length

iii. Approximate extent of building space to be heated or cooled: 24,195 square feet Commercial SF only

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☑ Yes ☐ No

If Yes,

i. Purpose of the impoundment: Stormwater management

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑ Other specify: Surface runoff from impervious surfaces.

iii. If other than water, identify the type of impounded/contained liquids and their source. Not Applicable.

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: TBD acres

v. Dimensions of the proposed dam or impounding structure: N/A height; N/A length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Excavated from existing earth.

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☑ No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

i*v.* Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No
If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

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

_____

_____

_____

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No

If Yes, describe: _____

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

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

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

_____

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

If Yes:

i. Total anticipated water usage/demand per day: 38,250 gallons/day

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

If Yes:

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

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

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: Extension of private waterlines onto the Project Site to service the proposed buildings.
- Source(s) of supply for the district: ECWA

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

If, Yes:

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

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

_____

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

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

If Yes:

i. Total anticipated liquid waste generation per day: 25,500 gallons/day

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

_____

_____

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

If Yes:

- Name of wastewater treatment plant to be used: Town of Amherst Wastewater Treatment Plant
- Name of district: Town of Clarence Sanitary Sewer District No. 10
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

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

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: Extension of sanitary sewer lines onto the Project Site to service proposed buildings.

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

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

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

Not Applicable.

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: Not Applicable.

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

If Yes:

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

_____ Square feet or 5.1 acres (impervious surface)

_____ Square feet or 11.78 acres (parcel size)

ii. Describe types of new point sources. Surface runoff from impervious surfaces including paved areas, sidewalks and roofs.

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

Stormwater runoff will be directed into on-site stormwater management facilities then conveyed to the north through the Harris Hill Commons Subdivision.

- If to surface waters, identify receiving water bodies or wetlands: Not Applicable.
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

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

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

If Yes, identify:

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

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

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

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

If Yes:

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

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

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

If Yes:

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

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

_____

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

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

_____

_____

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

If Yes:

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

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

_____

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

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

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

_____

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

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

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

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

If Yes:

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

To be determined - typical residential and small-scale commercial operations.

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

NYSEG - Existing local utility company.

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

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

i. During Construction:

- Monday - Friday: 7:00am to 7:00pm
- Saturday: 7:00am to 5:00pm
- Sunday: As needed or per Code
- Holidays: As needed or per Code

ii. During Operations:

- Monday - Friday: To be determined
- Saturday: To be determined
- Sunday: To be determined
- Holidays: To be determined

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

If yes:

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

Construction of the proposed project will result in temporary impacts from construction equipment and activities.

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

Describe: Clearing of existing vegetation on Project Site.

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

If yes:

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

Typical residential lighting on units and parking lot lighting in compliance with the lighting standards of the Town of Clarence.

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

Describe: _____

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

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

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

If Yes:

i. Product(s) to be stored _____

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

iii. Generally, describe the proposed storage facilities:_____

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

If Yes:

i. Describe proposed treatment(s):

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

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

If Yes:

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

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

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

- Construction: _____
- Operation: _____

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

- Construction: _____
- Operation: _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

ii. If mix of uses, generally describe:

There is a mixture of commercial and residential uses along Sheridan Drive both to the east and west of the Project Site. The property to the north of the Project Site primarily consists of single-family residential use.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	-	5.1	+ 5.1
• Forested	0.3	0.0	- 0.3
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	11.5	2.5	- 9.0
• Agricultural (includes active orchards, field, greenhouse etc.)	-	-	-
• Surface water features (lakes, ponds, streams, rivers, etc.)	-	-	-
• Wetlands (freshwater or tidal)	-	-	-
• Non-vegetated (bare rock, earth or fill)	-	-	-
• Other Describe: Lawns and landscaping	-	4.2	+ 4.2

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

i. If Yes: explain: _____

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

If Yes,

i. Identify Facilities:

Doodle Bug daycare approximately 1,200 feet east on Sheridan Drive.

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

If Yes:

i. Dimensions of the dam and impoundment:

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

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

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

If Yes:

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

- If yes, cite sources/documentation: _____

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

_____

_____

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

_____

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

If Yes:

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

_____

_____

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

If Yes:

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

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

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

☐ Neither database

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

_____

_____

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

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

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

_____

_____

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 5+ feet

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

c. Predominant soil type(s) present on project site:

Ovid	80 %
Cazenovia	20 %
	%

d. What is the average depth to the water table on the project site? Average: 0.5-4.0 feet

e. Drainage status of project site soils:

☐	Well Drained:	% of site
☑	Moderately Well Drained:	20 % of site
☑	Poorly Drained	80 % of site

f. Approximate proportion of proposed action site with slopes:

☑	0-10%:	100 % of site
☐	10-15%:	% of site
☐	15% or greater:	% of site

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

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No
EAF mapper automatically filled out wetland fields, per a delineation there are no jurisdictional wetlands on site.

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

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

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

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

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters Approximate Size _____
- Wetland No. (if regulated by DEC) _____

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

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

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

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

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

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

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
Typical suburban wildlife species

n. Does the project site contain a designated significant natural community? ☑ Yes ☐ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
Oak Openings
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: 70.0 acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

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

If Yes:
i. Species and listing (endangered or threatened):

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

If Yes:
i. Species and listing:

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

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

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

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

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

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

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

If Yes:

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

ii. Name: _____

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

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No [No impact letter previously issued by SHPO - See Attachment "A"]

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: _____

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

iii. Distance between project and resource: _____ miles.

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

If Yes:

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

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

F. Additional Information

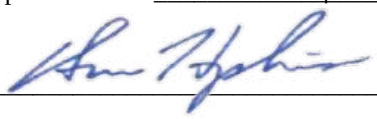
Attach any additional information which may be needed to clarify your project.

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

G. Verification

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

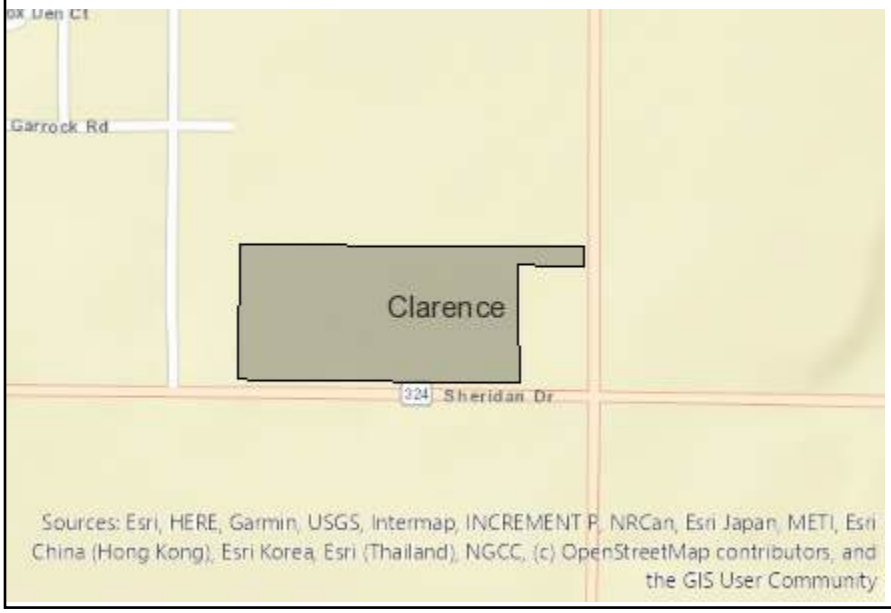
Applicant/Sponsor Name Harris Hill Development, LLC Date May 9, 2025

Signature  Title Counsel for Project Sponsor

PRINT FORM

EAF Mapper Summary Report

Monday, September 23, 2024 3:43 PM



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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	Yes

E.2.n.i [Natural Communities - Name]	Oak Openings
E.2.n.i [Natural Communities - Acres]	70.0
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Exhibit 1

NEW YORK STATE
Bernadette Castro
Commissioner

New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189 518-237-8643

November 11, 1998

Carolyn A. Pierce, M.A.
Pratt & Ruth Associates, LLP
60 Earhart Drive
Williamsville, New York 14221

Dear Ms. Pierce:

Re: INFO REQ
Harris Hill Commons
Clarence, Erie County
96PR2469

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Parks, Recreation and Historic Preservation Law, Section 14.09.

Based upon this review, it is the OPRHP's opinion that your project will have No Impact upon cultural resources in or eligible for inclusion in the State and National Registers of Historic Places.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Ruth L. Pierpont

Ruth L. Pierpont
Director, Historic Preservation
Field Services Bureau

RLP:bad

Exhibit 2

Town of Clarence

One Town Place, Clarence, NY 14031

Planning Board Minutes

Wednesday December 16, 2020

This meeting was not an in-person meeting, it was strictly virtual.
The Zoom meeting link may always be found on the published agenda, which is accessible on the Town of Clarence's website.

Work Session 6:30 pm

Status of SEQRA Coordinated Reviews
Review of Agenda Items
Miscellaneous

Agenda Items 7:00 pm

Approval of November 18, 2020 Meeting Minutes

Item 1

Harris Hill Commons Mixed Use Commercial and Restricted Business	Requests an action under the State Environmental Quality Review Act (SEQRA) and Concept Plan Approval for a proposed mixed use project on the north side of Sheridan Drive, west of Harris Hill Road.

Item 2 Signage Variance

Swormville Fire Company Traditional Neighborhood District	Requests a Signage Variance to allow an LED sign at 6971 Transit Road.

Zoom Meeting protocols were reviewed by Jonathan Bleuer.

Chairman Robert Sackett called the meeting to order at 7:05 p.m.

Planning Board Members present:

Chairman Robert Sackett	Vice-Chair Richard Bigler
2nd Vice-Chair Wendy Salvati	Jason Geasling
Gregory Todaro	Jeffrey Buckley

Planning Board Members absent:

Timothy Pazda

Town Officials Present:

Director of Community Development Jonathan Bleuer
Councilman Paul Shear
Deputy Town Attorney Steven Bengart

Other Interested Parties Present:

Sean Hopkins	Dennis iPad	Phil Sciolino	James Barrett
Larry Playfair	***-2606	Ethan	Galaxy S205G
Jody's iPad	Ken Zollitsch	***-1151	Sarah's iPhone
Stephen Moeller	***-7473	Michael Germain	Mike Schreiber
Michael Schreiber, Jr.	Daniel Cucinotta	Sharon Mackenzie Wallace	

Motion by Richard Bigler, seconded by Gregory Todaro, to **approve** the minutes of the meeting held on November 18, 2020 as written.

Jason Geasling	Aye	Jeffrey Buckley	Aye	Gregory Todaro	Aye
Wendy Salvati	Aye	Richard Bigler	Aye	Richard Sacket	Aye

MOTION CARRIED

Item 1

Harris Hill Commons Mixed Use Commercial and Restricted Business	Requests an action under the State Environmental Quality Review Act (SEQRA) and Concept Plan Approval for a proposed mixed use project on the north side of Sheridan Drive, west of Harris Hill Road.

DISCUSSION:

Mr. Bleuer provided the background on the project, which is located at the northwest corner of Sheridan Drive and Harris Hill Road consisting of existing vacant land located in the Commercial and Restricted Business zones.

The applicant is seeking an Action under the State Quality Review Act, Concept Plan approval, Minor Subdivision approval and recommendation of a Special Exception Use Permit to the Town Board for the construction of a mixed use project containing 80 residential units and 24,800 sq. ft. of commercial space.

The project is broken down by the following buildings:

- 8 mixed use buildings containing 24 residential units and 24,800 sq. ft. of commercial space
- 18 two unit townhome buildings totaling 26 units
- 2 four unit townhome buildings totaling 8 units

- 3 four unit duplex buildings totaling 12 units

This proposal has previously been coordinated by the Planning Board through the State Environmental Quality Review Act in September of 2019.

Speaking for the applicant is Sean Hopkins from Hopkins Sorgi McCarthy, as well as Ken Zolitsch the Project Engineer from Greenman Peterson.

Mr. Hopkins touched on the project by first stating that it began back in late 2016, where originally it was intended to be a stand-alone multi-family project, but based on input from Jon Bleuer, James Callahan, as well as the Planning Board Executive Committee, they were asked to consider a mixed – use project instead, and after multiple adjustments, he feels they have a much better project than what was originally proposed.

There will be two driveways on to Sheridan Drive, and one on to Harris Hill Rd.

4.08 acres of permanent greenspace will remain, which is also more than what the code requires. The focal point with a gazebo was added, and greenspace will be accessible to the public via the primary driveway. They have also added internal pedestrian activity based on input that they received.

Originally when the project was filed, they were not showing 30 ft. of setback for the parking areas in front of the mixed-use buildings, and they were asked to adjust that. The Town Code was actually amended to allow a greater building setback, so they now are showing 30 ft. of setback, which will include sidewalks, and an access easement for the town for a future recreational path.

This is step one in the review process, and if the step proceeds with the requested approval then the Town Board will hold a public hearing, issue a decision on the special exception use permit, then they will return with fully engineered plans for development plan approval from this board.

The final bullet point he believes is the most important. As he previously indicated, this project has a lengthy history, and he feels that the project they have presented this evening will reflect the input not only from the town, but also a wide assortment of interested agencies. They appreciate the input that has been provided over the past couple of years.

Mr. Hopkins discussed the 30 ft. of greenspace that they've added along Sheridan Dr., they will be installing sidewalks along both the Sheridan Drive and the Harris Hill frontage.

He pointed out a parcel along the northeast side that is not currently being considered for development, but went on record as stating if and when it is ever proposed for a commercial project, it will be subject to a separate, comprehensive environmental review process, as well as the associated steps involved.

Next, Mr. Hopkins pointed out the mixed use buildings along the Sheridan Drive frontage, the third building from the western property line, you can see the area noted "potential outdoor seating" – one of the conditions presented was that the western most building could not include outdoor seating. The proposed outdoor seating area is approximately 250 ft. from the west property line. It is important to note that they have not yet identified commercial tenants for the first floor of the mixed-use building, as they are too early in the review process, so that is meant to be a place holder as shown in the drawings. The outdoor space does not need to be precisely there, so when they come back with a

development plan approval, they can discuss in greater detail whether that is the best location, should it be moved further to the east, and what specifically will be involved in terms of outdoor space.

Wendy Salvati asked Mr. Hopkins about the residential units, and whether they are all rental units. Mr. Hopkins responded that yes, they will all be available for lease.

One of the most important aspects being considered currently is the State and Environmental Quality Review Act (SEQRA). Mr. Hopkins noted that this is a Type 1 action, according to the town environmental law, also, they have conducted a coordinated environmental review, coordinating comments twice once in the fall of 2019, then again in the summer of 2020, based on the current plan. None of the agencies that commented on the project expressed any concerns in regards to potentially significant adverse environmental impacts, or more importantly, objected to the town's request to be the lead agency.

On November 13, 2020 they received a jurisdictional determination from the United States Corp of Army Engineers reconfirming that the approximate .59 acre Wetland on the property site is non-jurisdictional. We have also satisfied the technical requirement at this stage of the process by submitting a preliminary grading and drainage plan, along with a preliminary drainage analysis dated May 5, 2020. On June 3rd of this year the Engineering Department issued a memorandum stating that they were acceptable, but it is important to note, "subject to further technical review in association with a future development plan application submission". It is not meant to be an approval, it is meant to state that for purposes of SEQRA, this is acceptable.

It is important to note that the Department of Environmental Conservation did not identify any potential presence of any endangered, rare, or protected wildlife species, or flora on the site. They do think that the layout, as currently proposed, is consistent with the adopted Clarence 2030, the Town's Comprehensive Master Plan, which does recommend Mixed – Use projects, with appropriate design guidelines.

They also have a no impact determination letter from the New York State Department of Parks, Recreation, and Historic Preservation from back in November, 1998.

A Traffic Impact Study was submitted which was updated based on input from the Department of Transportation. The study was reviewed by both the Erie County Department of Public Works as well as the NYS Department of Transportation. He noted that there is one issue that needs to be addressed further, which deals with the eastern driveway on to Sheridan Drive. When the DOT completed its roadway improvements this summer, the striping didn't match the design plans, so they will need to make some modifications. Those on the Executive Committee are familiar with those discussions, and Mr. Hopkins acknowledges that it will be the applicant's burden at that point in time.

While they have not yet submitted a lighting plan, they can make clear both the board and any residents that they will comply with the town's stringent lighting standards including dark sky compliant shielded lighting, and there will be no spillover on to adjoining properties.

Finally, he has already noted that the 3.3 acre parcel located on the northeast corner of Sheridan Drive and Harris Hill will be subject to a future environmental review.

His final comment, in reference to the color elevation of the mixed – use building. He noted that concerns have been raised regarding the need for variation to the architecture, layout, and color of the

eight mixed-use buildings along Sheridan Drive. This is meant to be a conceptual elevation, and they would welcome that input as they move forward. Whether it's variation in color, incorporating a couple different materials, though they do think that the particular building looks quite nice, they would certainly welcome that additional input as they proceed with the project.

In summary, he feels they are in a position where they can consider issuing a Negative Declaration, granting Concept Plan and Minor Subdivision approval, and then making a recommendation to the Town Board on their impending request for a special exception use permit for multiple family housing.

The other topic he'd like to talk about briefly, he is aware that there have been some comments regarding water pressure in this area. He is familiar with those requirements and they will need to address them as they move to the development review process, they will have to satisfy the standards of the Eric County Water Authority and the Erie County Health Department both for domestic flow, and for firefighting flow.

Mr. Sackett commended Mr. Hopkins for paying attention and addressing the issues that have been previously discussed in the work session.

At this time, it was opened for comments from members of the board to address their questions and concerns, before opening it up to the public.

Jason Geasling read in to record an email that was received in the Planning and Zoning Office by Carol Brock, a resident on Sheridan Drive. She states that the water pressure is so bad on Sheridan Drive, will this have a further impact, and where is the water source for this project.

Additionally, he would like to know if it is anticipated that there is landscaping or any type of berm on the western and northern limits in this project, and also is the driveway out to Harris Hill anticipated to be constructed with Phase One as he suspects, and not for the future commercial development.

Also, would there be any kind of consideration to connect the internal sidewalk system out to the proposed sidewalk on Harris Hill as well.

Mr. Hopkins responded to the questions by first stating that first and foremost, both along the western and northern boundaries of the site, they are showing the 45 ft. of greenspace. They are not currently showing any berms, but they will be required to submit a Landscape Plan prepared by a licensed Landscape Architect, so they will make an emphasis to provide more than adequate landscaping along both of those borders.

In terms of the timing of the driveway on to Harris Hill Road, he doesn't envision that it will be necessary in connection with phase one, which is the western portion of the site, but with phase two, they may want to provide that driveway because it does provide direct access to the signal at the intersection of Harris Hill and Sheridan Dr. specifically allowing you to turn right on to Harris Hill and then access the signal if you're heading west on Sheridan Dr.

Finally with respect to the sidewalk connection to Harris Hill Rd., it does make sense to provide a sidewalk along that driveway, giving access to the residents of the project to the sidewalk along Harris Hill. That is something they can consider in connection with the future review of a development plan application.

Richard Bigler commented on the architecture, in regards to each building of the commercial residential buildings facing Sheridan Dr. and even though this will be due at a later time, he feels that if Mr. Hopkins meets with the designers ahead of time, and change the colors and materials on each of the buildings or at least address them, that in the future when they revisit this, it won't look like an army barracks going down Sheridan Dr., and he will already have answers and designs for the board.

Mr. Hopkins stated that he agrees with that comment, and what he envisions is it will take Mr. Zollitsch and his team some time to prepare the Engineer's Report. As that is going, they will probably come in and meet with the Planning Board during an Executive meeting to discuss how they vary the elevation and colors with the mixed use buildings along Sheridan Dr.

Mrs. Salvati stated that she agrees with Mr. Bigler's request that they come back to the Executive Committee with potential plans to show them in order to initiate discussion in regards to those buildings.

She followed up on some questions that Mr. Geasling asked, in regards to the phasing of the project. She asked if they will only be clearing what is necessary with the construction of each phase, or if at the time that they will be clearing for Phase I, will they be clearing the entire site.

Mr. Zollitsch responded that in regards to clearing, there will be portions of the site that will be going along phase lines. They have prepared an initial grading and drainage plan per Tim Lavocat's request, and based on that they anticipate have storm water facilities along the northern property line. There are easements that connect to the subdivision itself, and multiple lots that have sanitary sewer and drainage easements going in between them. That is ultimately where their infrastructure is going to have to connect. Though they do anticipate having some limited clearing in order to install things like storm lines, retention areas and sanitary sewer lines, they also understand there are concerns over water pressures. That is the very first thing they will be tackling, and it is possible that there will be additional clearing required for the water lines, whether it's for the possibility of additional connections or other areas which have not yet been determined. The first part of their design that they are tackling is the water issue, so that they can get a handle on that before they proceed with anything else.

Ultimately to answer the question, he would expect some limited clearing for future phases, in conjunction with phase one.

Mrs. Salvati asked if for the most part they will clear what they need to in order to install the water and sanitary sewer lines limited to phase one.

Mrs. Salvati inquired about the setback along the western boundary line which abuts the housing on Glenwood, how will that be treated? Jason had asked about possibly putting a berm there, or she doesn't know if it's all proposed to be cleared, or how does he plan to handle what will happen in that 45 ft. setback area.

Mr. Hopkins again stated that they are currently not planning to install a berm, because the problems with a berm are the grading, as well as the drainage on the far side of the berm, which is the residential side of the berm. If that's ultimately what is needed, they can consider it, but what their goal would be to replace what is there today with extensive landscaping to provide an adequate buffer for those adjoining homeowners. As previously stated, they will be providing a landscape plan, with emphasis placed on that aspect of the project.

Mrs. Salvati then asked and confirmed in regards to the commercial buildings along Sheridan Drive, that they will have dumpsters, one behind each group of buildings. She is confirming that the residential sites themselves will have curbside garbage bins that they'll bring out and the garbage trucks will come through and pick up. Mr. Hopkins confirmed that yes, that is the case, and that the garages will be big enough to provide adequate room for the totes.

Mrs. Salvati noted that although topics may be discussed in Executive meetings, it is important to have them addressed with the full board as well.

Mr. Hopkins then noted that the plan they are presenting shows three phases, it's not concise yet but one of the concerns that was identified by the town board and specifically the Supervisor, was that he wanted to insure that they couldn't just install the multi-family components, and leave the mixed-use buildings along Sheridan Dr. for a future date. What they've agreed on, is that in connection with each of the three phases they're showing, the first phase would include three mixed-use buildings, the second phase would include three mixed-use buildings, and the final phase which is the eastern side, would include the last two mixed-use buildings. So he'd like to reiterate that they have agreed that they will comply with that condition, and that as they build the multi-family units, correlating mixed-use buildings along Sheridan Dr. will be constructed as well.

Mr. Sackett asked if in regards to the landscaping along the western border, whether they would commit to consulting with the neighbors about their landscape plan before submitting it to the landscape committee. Mr. Hopkins responded that absolutely they can do that.

Mr. Bigler asked if since they don't have plans to place a berm on that side to protect the Glenwood residents, is there any way you can monument the 45 ft. buffer ahead of time, because many times a naturel buffer is better than landscaping, and if we leave it as natural where possible then add where necessary, it might make a nicer buffer between the two areas. He would like it so that no bulldozer operator goes in and clears the whole thing ahead of time, and then all that's left is plantings between the two areas.

Mr. Hopkins replied that perhaps what they will do is specifically look at what vegetation is there within that 45 ft. and then as long as they can comply with all technical requirements, if the better answer is to supplement what is currently there, they can certainly consider that.

Mrs. Salvati stated that it used to be a common practice for the board, that they asked for the installation of the orange snow fencing be installed that would mark off the area that they didn't want touched, so she is presenting that as a recommendation. Mr. Hopkins responded that isn't a problem, someone in Mr. Zollitsch's office will be working on the landscaping plan, and they will certainly take a look at what the best options are for the western side. They'll confer with the neighbors, then discuss it with the Executive Committee as well.

Greg Todaro asked whether there will be a single association for the development, or multiple associations, and if so will there be different rules according to each association.

Mr. Todaro also asked in regards to the patio, how will it be used.

Mr. Hopkins addressed Mr. Todaro's questions in order, first stating that there will not be any associations for the development, it will all remain privately owned and maintained under single ownership.

Next, Mr. Hopkins noted that the outdoor area is really just a placeholder at this point, no tenants have been identified as of yet, as it is so early in the process, but they can discuss it as they go forth. The most important aspect of that is the board may be interested in some conditions, limiting what can take place there in terms of noise levels, hours of operation, and they would certainly entertain that discussion in conjunction with the development plan application.

At this time, the meeting was opened to the public, with comments or questions restricted to three minutes.

Sharon Mackenzie Wallace, administrator for the property located at 4865 Glenwood Dr. stated that her interest in this project is due to her location in relation to this project. She noted that there are already drainage issues concerning that berm that they're considering putting in, and so any property run off from this development would need to be addressed so that it does not run in to her property. It already drains from the neighbor's backyard, and it's already a low-lying area, so this does need to be addressed.

Mrs. Wallace stated that she has three questions:

1. What is the height of the townhomes
2. How long is this project going to take as far as Phase I
3. What is the price point of each lease

Mike Schreiber Jr., Fire Chief for the Harris Hill Volunteer Fire Company asked the board and the applicant to consider due to the low pressure issues in the area already existing, that as they move along the different phases of this project that they consider installing residential fire sprinklers in the townhomes, and then other fire related sprinkler systems in the other commercial buildings. He noted that this would eliminate their concerns as far as low water pressure goes. They have seen success with fire sprinklers in the Golf Dome Fireside apartments on Wehrle, it was successful in already mitigating one fire.

Dennis Murphy, residing at 4801 Glenwood Dr. and as stated before, there are existing drainage problems on his side of the property, that he has previously talked with Mr. Hopkins about and he assured Mr. Murphy that he will definitely follow up with that.

His other point of concern is there any consideration for some commercial fencing which would take care of some of the vehicle lights and transportation problems that will be a result of driving around on the proposed property.

Sarah's Kapadaly, owner of the Fountain Wellness Center located at 8469 Sheridan Dr. directly across from the east driveway. In regards to the comment made about the striping in the road being adjusted, and she would like to know how that will be adjusted. Will it turn in to a longer turning lane, or are you taking the turning lane away, in which case that will affect how clients come in and out of their two driveways.

Mr. Hopkins then responded to each question and concern.

In terms of the concerns by Sharon Mackenzie Wallace, all runoff from the project site in its developed state, will need to go in to their onsite storm water management system. That will need be designed to comply with the stringent DEC storm water quality and quantity standards including most importantly, the need to retain a one hundred-year storm event. They are completely comfortable that there will be no run-off from this site on to adjoining properties.

In terms of maximum building height, pursuant to the Town's multi-family law, the maximum number of stories is two stories. They are showing sloped residential roofs because they believe that those look nicer, so the maximum building height would be 35 ft.

As far as the price point of the apartments, the townhome units with the attached garages will lease in the ballpark from $1,400 - $2,000 per month. This is not set in stone, and subject to change.

In regards to the comments received by Fire Chief Schreiber, he and Ken Zollitsch have had the pleasure of working with him in the past, and as they have further technical information relative to adequate fire flow, they will certainly reach out to him to get his input, then come return and present that to the Planning Board.

In terms of the comments by Mr. Murphy, to reiterate, no drainage from this site in its evolved condition will be conveyed on to his property. In regards to the fencing that Mr. Murphy requested to be installed along the common property line, the Planning Board has made it clear that they need to solicit input from the adjoining property owners, so they will certainly do that. He would like to note that he believes Mr. Murphy spoke during the public hearing which was held last fall, and while meeting with neighbors has been challenging due to Covid-19, he has made an effort over the course of this past year each time there is a project update, to provide letters and plans to those property owners that spoke at the public hearing last fall, and he will continue to do that.

Finally, in terms of the eastern driveway on to Sheridan Dr., they will not be eliminating the turning lane, but rather making some minor modifications to the striping to insure safe left hand turns out of the eastern driveway heading east on Sheridan Dr. will be possible. He doesn't believe it will have any impact at all on the commercial uses on the opposite side of Sheridan Dr.

Mr. Sackett pointed out that Mr. Murphy had asked about the lights coming in and out of the proposed site on to his property and the other houses on Glenwood. Mr. Hopkins replied that as part of the development plan process, they will be required to prepare and present a photometric plan, and as previously indicated, all lighting on site will be dark sky compliant. One of the benefits of this mixed use layout is that they do not have any large expanses of parking lots, so he believes they can use lower light standards, building lighting and insure there will be no lighting spillover, and he believes that is also in the context of the fence that Mr. Murphy asked to have considered along the back of his property, and they will certainly entertain that discussion as they move forward.

Mr. Sackett referred to another question regarding time frame, but he would couch that under development approval, because you can't predict the development time frame until approval has been given. Will it be possible to give a time frame once development approval has been granted? Mr. Hopkins stated that he doesn't believe they will attempt to do more than one phase in any given year, and he envisions they will start on the western side with Phase one, and from start to finish for construction that should take twelve months or less, especially if the Covid-19 pandemic ends. The goal will be once they start construction to finish as quickly as possible, as the goal would be to bring the units on line.

Mr. Sackett stated that Mr. Hopkins had stipulated that any landscape plan that they come up with, they will confer with the residents along Glenwood prior to presenting to the Landscape Committee and they will also have the opportunity to be at the Landscape Committee meeting, should they wish to make additional comments to that committee. Mr. Hopkins stated that he will make sure that the adjoining property owners are kept informed as the process evolves.

At this point, Mr. Sackett turned the meeting over to Mr. Geasling for an action.

ACTION:

Motion by Jason Geasling, second by Gregory Todaro pursuant to Article 8 of the Environmental Conservation Law, to **accept** the Part 1 Full Environmental Assessment Form as submitted and **approve** the Part 2 & 3 Full Environmental Assessment Forms as prepared and to issue a Negative Declaration pursuant to the State Environmental Quality Review Act for the proposed Harris Hill Commons Mixed Use Project. This Type 1 Action involves the creation of a mixed use commercial and multiple family housing residential project located in the Commercial and Restricted Business zones. After thorough review of the submitted plans, documents, Traffic Impact Analysis, Environmental Assessment Forms and comments, it is determined that the proposed action will not result in any significant adverse impacts on the environment.

ON THE QUESTION:

Jason Geasling	Aye	Jeffrey Buckley	Aye	Gregory Todaro	Aye
Wendy Salvati	Aye	Richard Bigler	Aye	Richard Sacket	Aye

MOTION CARRIED.

Mr. Sackett acknowledged two hands raised, and stated that they do not allow for second comments. This is not the final action of the project, and he encourages further comments to be put into writing to the Planning Board and sent to the Planning and Zoning Office.

Motion by Jason Geasling, second by Wendy Salvati to **approve** the Harris Hill Commons Mixed Use Concept Plan per the submitted drawing by Silvestri Architects PC dated 9-8-20, and Conceptual Architectural Approval per the submitted elevations by Silvestri Architects PC dated 2-10-20 all with the following conditions:

1. As per the Town of Clarence Engineering Preliminary Grading and Drainage Memo dated 6-3-20, and associated conditions.
2. Landscape Committee approval of a final Landscape Plan prior to Development Plan Approval, including dumpster screening detail for all dumpsters on-site.
3. Subject to Open Space and Recreation Fees per unit.
4. Installation of a play area and gazebo per the Concept Plan, to be detailed in the Development Plan and to be reviewed prior to Development Plan Approval.
5. Installation of a 5’ wide sidewalk on the Sheridan Drive and Harris Hill Road frontages.
6. Installation of a pedestrian access system from the installed public sidewalks into and through the project per the Concept Plan, subject to detailed drawings to be provided as part of the Development Plan review.

Agency Use Only [If applicable]

Project : Sheridan Hill Commons Mixed-Use

Date : 08-20-2025

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land

Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)

☐ NO ☑ YES

If "Yes", answer questions a - j. If "No", move on to Section 2.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☐	☑
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____ _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	□	□
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	□	□
c. Other impacts: _____ _____		□	□

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☐ NO ☑ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☑	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☑	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☑	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☑	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☑	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☑	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☑	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☑	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☑	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☑	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☑	☐

l. Other impacts: _____ _____		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

☐ NO ☑ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☑	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☑	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☑	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☑	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☑	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☑	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☑	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	□	□
b. The proposed action may result in development within a 100 year floodplain.	E2j	□	□
c. The proposed action may result in development within a 500 year floodplain.	E2k	□	□
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	□	□
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	□	□
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	□	□

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☑ NO ☐ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	□	□
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	□	□
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	□	□
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	□	□
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	□	□
j. Other impacts: _____ _____		□	□

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	□	□
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	□	□
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	□	□
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	□	□
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	□	□
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	□	□
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	□	□
h. Other impacts: _____		□	□

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	 ☐ ☐	 ☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	 ☐ ☐	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☐ NO ☑ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☑	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☑	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☑	☐

d. Other impacts: _____ _____		☑	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	□	□
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	□	□
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	□	□
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	□	□
e. Other impacts: _____ _____		□	□

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
c. Other impacts: _____ _____		□	□

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems. ☐ NO ☑ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☑	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☑	☐
c. The proposed action will degrade existing transit access.	D2j	☑	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☑	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☑	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy. ☐ NO ☑ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☑	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☑	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☑	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☑	☐
e. Other Impacts: _____ _____		☐	☐

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☑ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☑	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☑	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☑	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☑	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☑ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	□	□
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	□	□
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	□	□
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	□	□
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	□	□
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	□	□
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	□	□
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	□	□
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	□	□
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	□	□
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	□	□
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	□	□
m. Other impacts: _____ _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☐ NO ☑ YES

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☑	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☑	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☑	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☑	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☑	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☑	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☑	☐
h. Other: _____ _____		☑	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☑ NO ☐ YES

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	□	□
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	□	□
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	□	□
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	□	□
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	□	□
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	□	□
g. Other impacts: _____ _____		□	□

PRINT FULL FORM

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:
To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

After a thorough review with involved and interested agencies, it has been determined that the Proposed Project will not have significant adverse impacts to the environment. See attached part 3b for the reasons supporting this determination.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☑ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Town of Clarence Planning Board as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Sheridan Hill Commons Mixed-Use (8450 Sheridan Drive)

Name of Lead Agency: Town of Clarence Planning Board

Name of Responsible Officer in Lead Agency: Robert Sackett

Title of Responsible Officer: Planning Board Chair

Signature of Responsible Officer in Lead Agency: Date: 08-20-2025

Signature of Preparer (if different from Responsible Officer) Date: 08-20-2025

For Further Information:

Contact Person: Jonathan Bleuer

Address: 1 Town Place, Clarence, NY 14031

Telephone Number: 716-741-8933

E-mail: jbleuer@clarence.ny.us

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

FEAF Part 3b Reasons Supporting this Determination:

Project Name: Sheridan Hill Commons Mixed-Use

Project Location: 8450 Sheridan Drive - SBL: 70.11-5-1

Date: 08-20-2025

Executive Summary:

The "Project Site" is located at 8450 Sheridan Drive. The Project Site consists of +/- 14.77 acres of land and is split zoned between Commercial ("C") and Restricted Business ("RB") pursuant to the Town of Clarence Zoning Map. The "Proposed Project" is a mixed-use project containing multiple-family housing and commercial space. The project consists of the following:

- 3 mixed-use buildings, each containing 8,065 sq.ft. commercial and 11 to 15 apartments.
- 7 residential townhouse buildings, each containing 4 units.
- 5 residential apartment buildings, each containing 4 units.
- 3 garage buildings, each with 8 to 10 bays.

This results in a total of 85 residential units and 24,195 sq.ft. of commercial space. Each of the three mixed-use buildings contain a third-floor element. To consider this proposal, variances will be required by the Zoning Board of Appeals

After a thorough review with involved and interested agencies, it has been determined that the Proposed Project will not have a potentially significant adverse impact to the environment. The Proposed Project is in keeping with the zoning classifications' recommended land use, design guidelines, and site layout standards. *Clarence 2030 – Town of Clarence Comprehensive Plan*, encourages the development of complementary commercial and residential uses in the Town of Clarence.

1. Impact on Land:

The Proposed Project involves the alteration and clearing and previously disturbed natural land. The average depth to water table is greater than three feet on the Project Site. The Proposed Project does not involve construction on slopes of 15% or greater, and bedrock is not within 5 feet of the existing ground surface on the Project Site. The Proposed Project will not involve the excavation and removal of more than 1,000 tons of natural material. Since the Proposed Project will result in disturbance of more than one acre of land, a Stormwater Pollution Prevention Plan ("SWPPP") prepared by a licensed engineering firm will be required and the SWPPP will need to be reviewed and approved by the Town Engineering Department prior to project construction. The requirement for the SWPPP is outlined per the letter dated August 6, 2025 from Joseph Lancellotti of the Town of Clarence Engineering Department, and per the letter dated June 11, 2025 from Lisa M. Czechowicz of the New York State Department of Environmental Conservation ("NYSDEC")

DRAFT

The Proposed Project will result in physical disturbance and vegetation removal; however, this potential impact represents a small impact since construction activities will need to comply with required applicable erosion and sediment control measures. Such erosion and sediment control measures will be specified in the engineered plans to be prepared by a licensed engineering firm as well as the required Stormwater Pollution Prevention Plan ("SWPPP"). The proposed erosion control measures will be reviewed by the Town Engineering Department during the Development Plan review process. The Project Site is not located within a designated Coastal Erosion hazard area.

Construction of the Proposed Project is anticipated to occur in three (3) phases and the construction of the Proposed Project is anticipated to occur for a period of more than one year. However, construction activities in furtherance of the Proposed Project will be intermittent and represent a temporary and unavoidable adverse impact that is not potentially significant. During the construction phases, the Proposed Project will need to comply with the applicable stringent standards for stormwater quality and storm quantity management as well as applicable standards for required infrastructure improvements. This will be verified by the Town Engineering Department in connection with the Development Plan review process.

2. Impact Geological Features:

There are no unique or unusual land forms on the Project Site.

3. Impact on Surface Water:

The Project Site currently consists of previously disturbed natural land. There are no existing water bodies on the Project Site. The management of stormwater from impervious surfaces on the Project Site will require the installation of a stormwater management system. The stormwater management system will be designed by a licensed engineering firm to collect, discharge and improve the quality of surface water. The stormwater management system will be required to comply with the applicable stringent stormwater quality and quantity standards of the NYSDEC and the applicable drainage standards of the Town of Clarence. The Project Sponsor, in collaboration with the Town of Clarence Engineering Department, proposed an interim plan for stormwater management to collect, discharge and improve the quality of surface water during the review process of the Proposed Project.

In a letter dated June 11, 2025 from Lisa M. Czechowicz of the NYSDEC, it was stated that most activities that involve disturbance within a wetland or its 100-foot adjacent area require an Environmental Conservation Law (ECL) Article 24, Freshwater Wetlands permit from the NYSDEC. Additionally, it was stated that to determine whether the property contains regulated freshwater wetlands, the Project Sponsor must submit a request for a Parcel Jurisdictional Determination ("Parcel JD"). The Project Site was previously subject to a separate New York State Environmental Quality Review Act action ("SEQRA") in 2020. A wetland delineation was performed by Wilson Environmental Technologies as a part of that SEQRA review and determination. The aforementioned delineation found that there was an isolated and non-jurisdictional wetland area

DRAFT

on the Project Site. A subsequent Jurisdictional Determination was issued by the United States Army Corps of Engineers ("USACE") in November of 2020. The Jurisdictional Determination is valid for five (5) years from the issued date. The Project Site was disturbed as part of the 2023 Development Plan approved mixed-use project that was previously proposed. The Proposed Project does not involve any physical land alteration within a jurisdictional wetland or the 100-foot adjacent area of a wetland.

The Project Site is located within Clarence Town Sewer District 10. In an email correspondence letter dated June 5, 2025 from Michael Larson of the Erie County Division of Sewerage Management ("ECDSM"), it was stated:

1. The proposed project revisal is located in Clarence Town District - 10. The sanitary sewers near the proposed project revisal are owned by the Town of Clarence. The sanitary flows are tributary to Erie County and Town of Clarence trunk and interceptor lines and ultimately the Amherst Wastewater Treatment Plant.
2. A 56-unit project titled Harris Hill Mixed Use was approved on this site in November 2022. The current SEQRA proposal is for an 85-unit project titled Sheridan Hill Commons. The increase from 56 residential units to 85 will not be permissible until the completion of the parallel peanut line as there is no capacity for additional flow. The project may continue under its original scope of 56 residential units but no modifications involving any additional flow increase will be accepted. Alternatively, the 85-unit project may be submitted for sanitary sewer review and approval upon completion of the parallel peanut line project.
3. The Review and approval of any proposed sanitary sewers is required by Erie County DSM.
4. The assigned Sanitary sewer Inflow and Infiltration (I/I) removal work in ECSD No. 5 will still be in effect for this project if the project continues under its original scope. However, this would change if the project is resubmitted with additional proposed flow upon completion of the parallel peanut line and a Downstream Capacity Analysis (DSCA) may be required at that time.
5. Sanitary sewer system design shall be in accordance with Ten States Standards and Erie County Sewer District Rules and Regulations and Design Requirements.

After consultation with the Project Sponsor and the Town of Clarence, the ECDSM issued a subsequent email correspondence letter dated July 9, 2025 from Michael Larson. The email stated that the ECDSM is withdrawing its comment no.2 of the June 5, 2025 email and offers the following:

- The originally proposed mixed-use project as approved on November 17, 2022, consisted of 80 residential units and 24,800 sq. ft. of commercial space, resulting in a peak flow of 92,901 gpd.
- The currently proposed mixed-use project consists of 85 residential units and 24,195 sq. ft. of commercial space, resulting in a peak flow of 97,452 gpd.

DRAFT

- The current proposed project would increase the peak flow by 4,551 gpd. This increase would change the number of required developer's I/I remedial work from 9 building sewers to 10 building sewers.

The Project Sponsor will be required to obtain approval from the ECDSM for the sanitary sewer flows that will be conveyed into the sanitary sewer infrastructure owned by ECSD #5 and to comply the applicable I/I requirement. The Project Sponsor shall work with the ECDSM to provide an updated DSCA in order to obtain sanitary sewer extension approval. Additionally, the sanitary sewer system design shall be in accordance with Ten States Standards and Erie County Sewer District rules, regulations and design requirements

4. Impact on Groundwater:

There will be minimal additional ground water introduced as a result of the Proposed Project. A portion of the post developed site stormwater will be collected, managed and disbursed on-site for eventual percolation into the groundwater system, through stormwater detention areas, as designed and permitted to meet Federal, State and Local standards.

The Proposed Project will connect to existing water services and will require review and approval by the Erie County Water Authority ("ECWA"). In a letter dated June 2, 2025 from Mark S. Carney of the ECWA, it was stated that the Proposed Project will require the Erie County Water Authority review for the new watermain extension associated with the Proposed Project. Additionally, it was stated that due to the size of the Proposed Project and potential demand the ECWA Engineering has some concerns relative to the impact of additional demand on the system. The Proposed Project will require ECWA review of the existing infrastructure and the possibility for the need to increase the size of the watermain associated with this Proposed Project. The Project Sponsor shall obtain all necessary permits and approvals from the ECWA.

5. Impact on Flooding:

The Project Site is not located in either the regulated 100-year Floodplain nor a designated floodway. The Proposed Project will require modifications of existing drainage patterns. Future Development Plan submittals shall include an Engineer's Report prepared by a licensed engineering firm as well as grading and drainage plans and details prepared by a licensed engineering firm for review and approval by the Town's Engineering Department prior to the Planning Board granting Development Plan Approval. In addition, the Proposed Project will include the implementation of NYSDEC compliant stormwater management practices per the applicable standards. Modifications to the existing drainage patterns on the Project Site does not represent a potentially significant adverse environmental impact due to the requirement for the installation of a stormwater management system that complies with the applicable stringent stormwater quantity and quality standards.

6. Impacts on Air:

The Proposed Project does not involve a State regulated air emission source.

DRAFT

7. Impact on Plants and Animals:

Although the Project Site was previously disturbed, the Proposed Project will result in the further clearing of existing vegetation on the Project Site. There was no documented presence of protected, threatened or endangered species on the Project Site as confirmed by lead agency concurrence letter issued by the NYSDEC dated June 11, 2025. A Landscape Plan prepared by a Registered Landscape Architect will need to be reviewed and approved by the Town Landscape Review Committee for the purpose of introducing native and beneficial vegetation to the Project Site.

8. Impact on Agricultural Resources:

The Project Site does not contain agricultural resources and is not located in a County Agricultural District. As such, the Proposed Project will not result in any adverse impacts to agricultural resources.

9. Impact on Aesthetic Resources:

The Project Site is located on Sheridan Drive, which is a New York State Highway. The Proposed Project contains multiple-family housing and commercial space, which is not in sharp contrast to the nearby land use patterns. Surrounding land use patterns include numerous commercial uses and residential homes. Furthermore, the proposed mixed-use project is consistent with the *Clarence 2030 - Town's Comprehensive Plan*. There are no officially designated federal, state, or local scenic or aesthetic resources within 5 miles of the Project Site, and the Proposed Project would not eliminate or significantly screen an officially designated scenic view.

10. Impact on Historic and Archeological Resources:

The Project Site is located in, or is adjacent to, an area designated as sensitive by the New York State Historic Preservation Office ("SHPO") archeological site inventory. In a letter dated May 12, 2025 from Daniel Mackay of SHPO, it was stated that the Proposed Project was reviewed in accordance with the New York State Historic Preservation Act of 1980. Based upon this review, it is the opinion of SHPO that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

11. Impact on Open Space and Recreation:

The Project Site consists of privately owned property that currently consists of previously disturbed natural vegetation. The Proposed Project will not result in a loss of recreational opportunities or a reduction of protected open space. As part of the Proposed Project, the project layout will be required to contain a recreational component, as approved by the Town of Clarence. The recreational component will be reviewed during the Development Plan review of each phase of the Proposed Project. Conceptually, the Proposed Project proposes a recreational trail easement granted to the Town of Clarence and an outdoor community recreational area.

DRAFT

12. Impact on Critical Environmental Areas:

The Project Site is not located within or adjacent to a designated Critical Environmental Area.

13. Impact on Transportation:

After a thorough review by involved and interested agencies, including but not limited to the New York State Department of Transportation ("NYSDOT"), Clarence Fire Review, Erie County Department of Public Works ("ECDPW"), and Clarence Highway Department, it has been determined that the Proposed Project will not have a significant adverse impact on the existing transportation system.

On June 2, 2025, Alyssa Schoenfeldt of the NYSDOT issued an e-mail communication stating the following in reference to a January 11, 2022 Restriping Plan.

- NYSDOT concurs with the Town of Clarence for it to act as the Lead Agency
- The restriping work, as shown in the attached PDF, shall be done as previously agreed upon.
- The remainder of the site, including entrances, was previously agreed upon.
- NYSDOT is requesting updated documents reflecting the new site plan, with the correct striping.
    - Does the new site plan change the trip generation?

During the Development Plan review process of the Proposed Project, the Project Sponsor shall coordinate with the NYSDOT and provide all necessary documents to the NYSDOT for review and approval. The Project Sponsor will be required to obtain all appropriate permits from NYSDOT for any proposed curb cut modifications and restriping within the NYSDOT right-of-way.

On June 3, 2025, Garrett M. Hacker of the ECDPW issued a letter stating the following.

- The preliminary plans are acceptable; however, the following comments from this department will need to be addressed:
    - A stormwater management report shall be provided for our review. Stormwater drainage for this site shall be designed in accordance with the New York State stormwater management design manual and local Town requirements.
    - The Traffic Impact Study (TIS) dated March 4, 2019 shows no left turns from northbound Harris Hill Road into the full access driveway 1. This department disagrees with the determination that no vehicles would make this movement. The TIS should be revised to reconsider left turns into the site from Harris Hill Road, and include a left tum lane warrant analysis of driveway 1.

The Project Site was previously subject to a separate New York State Environmental Quality Review Act action ("SEQRA") in 2020. A Traffic Impact Study ("TIS") was conducted by SRF Associates as a part of that SEQRA review and determination. The aforementioned TIS found that the previously proposed project, with the recommended mitigation, will have minor traffic

DRAFT

impacts on the existing roadway network operations. The Proposed Project modifies the trip generation when compared to the previously proposed project due to the five (5) additional residential units and the decreased amount of first floor commercial space. These changes are minor in nature and do not have any substantial impact on the TIS conducted by SRF Associates in connection with the coordinated environmental review of the previously approved project. During the Development Plan review process of the Proposed Project, the Project Sponsor shall coordinate with the ECDPW and provide all necessary documents to the ECDPW for review and approval. The Project Sponsor will be required to obtain all appropriate permits from ECDPW for any proposed curb cut modifications and restriping within the ECDPW right-of-way.

14. Impact on Energy:

The Proposed Project will cause an increase in the use of energy. The Proposed Project shall be designed to meet energy compliance standards through the installation of energy efficient facilities and features, having minimal impact on the environment. As part of the Development Plan review process, the Project Sponsor shall coordinate with the appropriate utilities to obtain all appropriate permits as required.

15. Impact on Noise, Odor, and Light:

The potential impact from noise, odors, and lighting will be addressed through the installation of new landscaping to reduce noise impacts; the installation of enclosed dumpsters / tote garbage facilities to reduce odors; and installation of dark-sky compliant shielded lighting to avoid off-site light pollution. In addition, the general impact to noise, odor and light will be consistent with existing surrounding commercial and residential land uses. There will be temporary and unavoidable impacts to noise, odor and lighting during construction activities in furtherance of the Proposed Project; however, the Planning Board has determined this is not a potentially significant adverse environmental impact.

In a letter dated June 5, 2025, Timothy P. German of the Erie County Department of Environment and Planning ("ECDEP") stated that the Town of Clarence and the Project Sponsor should consider adding an enhanced landscape buffer at the rear property line to the extent practicable in order to provide visual screening for residential properties to the north. A Landscape Plan prepared by a Registered Landscape Architect will need to be reviewed and approved by the Town Landscape Review Committee for the purpose of introducing landscape buffers to adjoining residential homes to help address potential impacts from noise, odors, and lighting.

16. Impact on Human Health:

The Project Site does not include a known source of regulated hazardous materials detrimental to human health. If regulated hazardous materials exceeding the applicable NYSDEC thresholds are unexpectedly encountered during the construction of the Proposed Project, clean-up activities compliant with Federal, State and Local standards will be completed prior to construction on the relevant portions of the Project Site.

17. Consistency with Community Plans:

Clarence 2030 – Town of Clarence Comprehensive Plan ("*Clarence 2030*") is the Town's adopted Comprehensive Plan. *Clarence 2030* encourages the development of complementary mixed-use projects. The *Clarence 2030* review process began in December 2014 and was adopted by the Town Board in December of 2016, which included numerous opportunities for public input and participation. Map 8 of *Clarence 2030* ("Future Land Use Map") designates the Project Site as appropriate for Transitional Business. The purpose of the Transitional Business land use classification is to foster a blend of office uses, civic uses, multi-family living opportunities, and limited retail operations that meet the needs of the surrounding neighborhoods and the traveling public. As part of *Clarence 2030*, the Town has placed an increasing emphasis on providing pedestrian connectivity throughout these areas, as well as building and site design requirements in order to achieve a higher standard of development. The Proposed Project is keeping with the desired complementary mixed-use design of this section of Sheridan Drive.

Vision: Sheridan was adopted by the Town Board in April of 2025. The goals of *Vision: Sheridan* are to identify a unified approach to improve the physical and visual appeal of Sheridan Drive, recognize and build upon the unique character areas contained within the corridor, and bridge the broad initiatives and policies in the Comprehensive Plan with focused efforts for Sheridan Drive. *Vision: Sheridan* identifies the Project Site as a "Core Node" and "Focal Node" with an emphasis on making these areas more accessible, commercially diverse, and uniquely identifiable. Additionally, *Vision: Sheridan* recommends design guidelines for the Sheridan Drive area, which include:

- Orienting the principal buildings to the main thoroughfare and visualizing a front yard setback line through the installation of an architectural feature for buildings set back further than the established front yard setback line.
- Providing pedestrian connections from the street to the main entrance of the buildings, and providing pedestrian amenities such as shade structures and outdoor seating.
- Limiting the number of parking aisles within the front yard setback.
- Providing and planting trees and landscaping to promote pedestrian comfort.
- Encouraging pitched roofs on buildings and use of high-quality building materials.

The Proposed Project is consistent with the recommended land use, design guidelines and site layout guidance for the relevant portion of the Town along Sheridan Drive. The Proposed Project will require area variances from the Zoning Board of Appeals. The area variances would be for the third stories associated with the three (3) mixed-use buildings fronting Sheridan Drive. Should the area variances for the number of stories for the mixed-use buildings be granted by the Zoning Board of Appeals, it has been determined that these area variances do not represent a potentially significant adverse environmental impact. Two-story mixed-use buildings are permitted pursuant to the Town's Multifamily Law, and the Commercial and Restricted Business zoning classifications also allow a building height of up to forty-five feet. The Project Sponsor has indicated that the proposed three-story buildings would be under forty-five feet. The Proposed

Project is intending to keep with the desired character as outlined in the Town's guiding documents. If the Zoning Board of Appeals does not grant the area variance for the number of stories, the Project Sponsor will be required to adjust the design of the proposed mixed-use building to comply with the relevant two-story height standard.

The Proposed Project will require a Special Exception Use Permit from the Town Board for the Multiple-Family component, and for structures measuring between 10,000 and 30,000 square feet. A density calculation for the number of multifamily units to be provided was prepared pursuant to the Section 229-126D of the Zoning Code, and is as follows:

- Commercial (C) and Restricted Business (RB) land area = 14.77 acres
    - Allowed per section 229-126(D)(1)(c) of the Zoning Code: 50% of the property shall be committed to a commercial use.
    - 14.77 acres / 2 = 7.38 acres of required commercial use area.
- Within the commercial component per section 229-126(D)(5)(a) of the Zoning Code:
    - Within the minimum 50% of the development committed to commercial uses, mixed-use designs may be allowed with a density of 4 units per acre.
    - 7.38 acres x 4 units per acre = 29 allowed units in the commercial component.
- Within the residential component per section 229-126(D)(1)(a) of the Zoning Code:
    - Maximum density for multi-family developments with sanitary sewer access shall be 8 units per acre.
    - 7.38 acres x 8 units per acre = 59 allowed units in the residential component.
- The Project Sponsor is proposing a total of 85 residential units within the Proposed Project. The total number of allowed residential units would be 88 residential units.

Should the Special Exception Use Permits be granted by the Town Board, it has been determined that this action does not represent a potentially significant adverse environmental impact. The density and square footage of the Proposed Project is in keeping with the allowable provisions set by the Town's Zoning Code.

18. Consistency with Community Character:

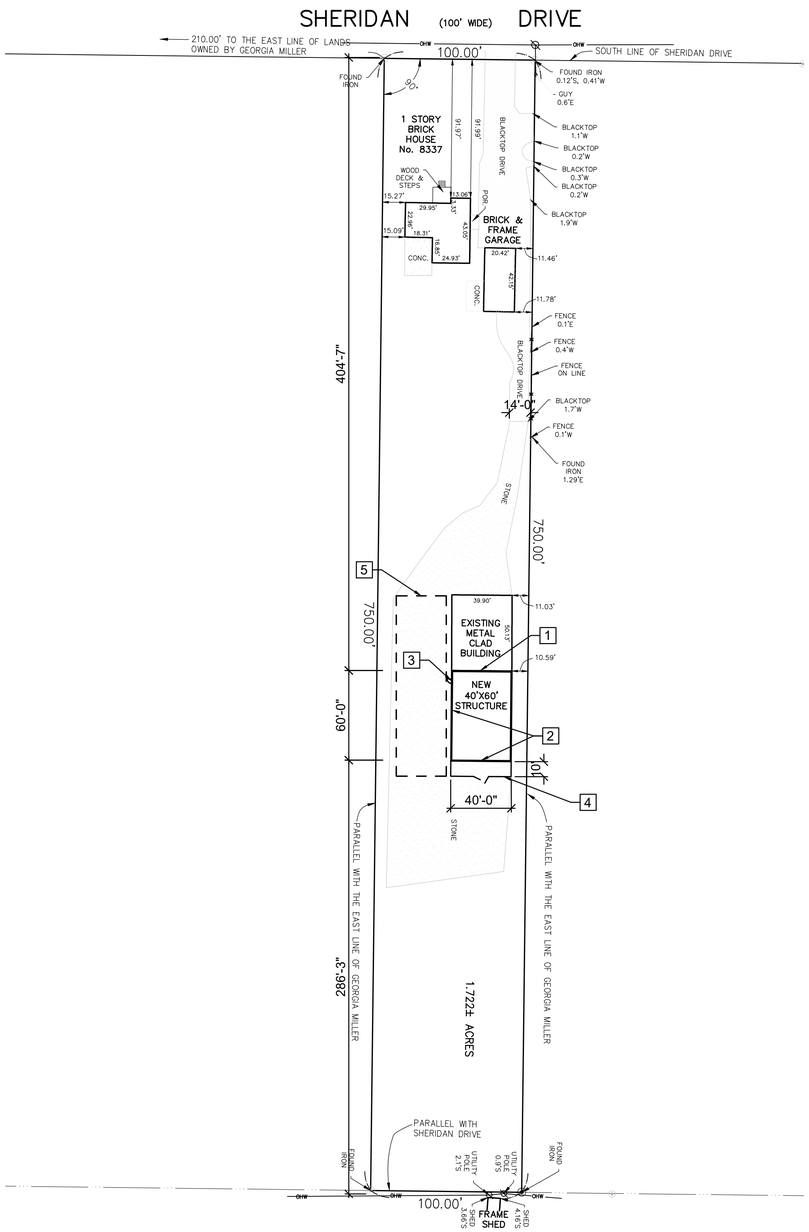
Sheridan Drive is a State Highway made up of a mixture of land uses on either side, including commercial, mixed-use, and residential. The Proposed Project will not be in sharp contrast to existing community character. The Proposed Project will result in a more compliant community character per the Town's allowable uses in the zone and vision per the adopted Comprehensive Plan. The primary buildings in the immediate area of the Project Site are a mixture of 1 to 2 story buildings that contain a range of uses, including professional office, retail, and residential.

The Proposed Project is subject to the guidelines and restrictions set forth by the Town Zoning Code for the Commercial and Restricted Business zones, *Clarence 2030*, and *Vision: Sheridan*. The Proposed Project is consistent with the stringent standards for the Commercial and Restricted Business zoning classifications, which include minimum setbacks from property lines, lot coverage, and the site and architectural design standards. As part of the conceptual review of

the Proposed Project, overall design guidelines for the Proposed Project were prepared to ensure consistency and unified design. The layout of the Proposed Project fulfills a transitional land-use pattern, whereby the higher intensity commercial component is oriented along Sheridan Drive while the residential uses are orientated to the north of the Project Site, which is adjacent to the existing residential neighborhoods. This transitional land use pattern achieves compatibility between existing and proposed land uses. While the existing architectural scale and character of the area varies, the Proposed Project does not reflect a moderate to large impact due to the Proposed Project being consistent with the underlying zoning classifications and community's design guidelines.

As part of the Coordinated Review for this Proposed Project, the Harris Hill Volunteer Fire Company and the Clarence Central School District were listed as involved / interested agencies. A copy of the full application was provided to all listed agencies as part of the Coordinated Review under SEQRA, and all agencies were provided an opportunity to comment on the Proposed Project.

DRAFT



1 SITE PLAN
SCALE: 1" = 50'-0"

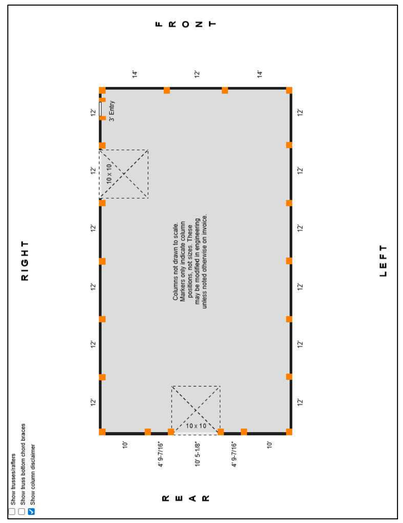
0 25 50 100

BUILDING DETAILS:

1. ELEVATION DRAWINGS
   ROOF MATERIAL: 29g Steel. LIFETIME WARRANTY ON COLOR, COLOR TO BE DETERMINED
   FACADE ELEVATIONS: 29g Steel. LIFETIME WARRANTY ON COLOR, COLOR TO BE DETERMINED



2. FLOOR PLAN



GENERAL NOTES:

1. EXISTING CONDITIONS INFORMATION TAKEN FROM THE SURVEY PREPARED BY: NUSSBAUMER CLARKE, DATED: 8/24/2023, PROJECT NUMBER: 21J3-0694.
2. UNDERGROUND UTILITIES ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL STAKE OUT ALL WORK IN THE FIELD PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
4. ALL MEASUREMENTS ARE TAKEN FROM THE FACE OF CURB AND/OR WALL UNLESS OTHERWISE NOTED.
5. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

SITE PLAN NOTES:

1. NEW 40'X 60' POLE BARN
2. NEW 10' WIDE ROLL UP GARAGE DOOR
3. NEW 3' WIDE PERSON ACCESS DOOR
4. FENCE AREA WITH SWING GATES IF NEEDED
5. TRUCK AND LANDSCAPE TRAILER PARKING ON EXISTING STONE DRIVE

SITE DATA:

EXISTING ZONING:	RESTRICTED BUSINESS
FRONT SET BACK:	AS ESTABLISHED
SIDE YARD SET BACK:	25'
REAR YARD SETBACK:	25'
MAX LOT COVERAGE:	70%
EXISTING LOT COVERAGE:	35.6%
NEW LOT COVERAGE:	38.1%

SITE PLAN APPROVAL SET

8337 SHERIDAN DR
CLARENCE, NY 14221

JOY KUEBLER
LANDSCAPE ARCHITECT PC
65 Zimmerman Street
N Tonawanda, NY 14120
tel 716.695.1987
fax 716.695.1988
JKLAstudio.com

NO. REVISIONS DATE

DWG. TITLE
SITE LAYOUT

DATE 07/30/2025
SCALE AS SHOWN
DWN. JK CHK. JK
PROJ. No. 25004
DWG. No. L101

Commercial Development

6729 James Ryan Parkway
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 SURVEYING, LLP

COMPANY/DEPT:
ADDRESS: 4950 GENESEE STREET, SUITE 100
BUFFALO, NY 14225

TELEPHONE 716-631-5140

UTILITIES

NATURAL GAS
COMPANY/DEPT:. NATIONAL FUEL GAS CORP.
ADDRESS: 6363 MAIN STREET
WILLIAMSVILLE, NEW YORK 14221

TELEPHONE 716-857-7000

TELEPHONE COMPANY
COMPANY/DEPT: VERIZON
ADDRESS: 65 FRANKLIN STREET
BUFFALO, NEW YORK 14203

TELEPHONE 716-840-8748

CABLE COMPANY
COMPANY/DEPT: TIME WARNER
ADDRESS: 789 CHURCH ROAD
WEST SENECA, NEW YORK

TELEPHONE 716-558-8615

ELECTRIC COMPANY
COMPANY/DEPT: NATIONAL GRID
ADDRESS: 144 KENSINGTON AVENUE
BUFFALO, NEW YORK 14214

TELEPHONE 716-236-2738

WATER
COMPANY/DEPT:. ERIE COUNTY WATER AUTHORITY
ADDRESS: 3030 UNION ROAD
CHEEKTOWAGA, NEW YORK 14227

TELEPHONE 716-684-1510

DIG SAFELY NEW YORK

TELEPHONE 1-800-962-7962

OWNER/DEVELOPER

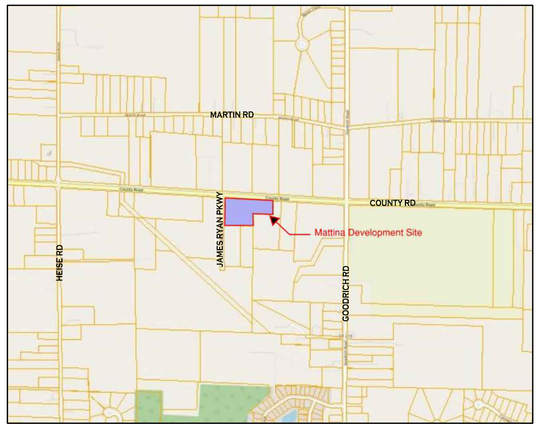
NAME: MATTINA DEVELOPMENT
ADDRESS 7131 SALT ROAD
CLARENCE, NEW YORK 14032
CONTACT: JOE MATTINA
TELEPHONE 716-449-2395

ENGINEER

CARMINAWOOD DESIGN

80 Silo City Row, Suite 100
Buffalo, New York 14203
Phone: (716) 842-3165

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

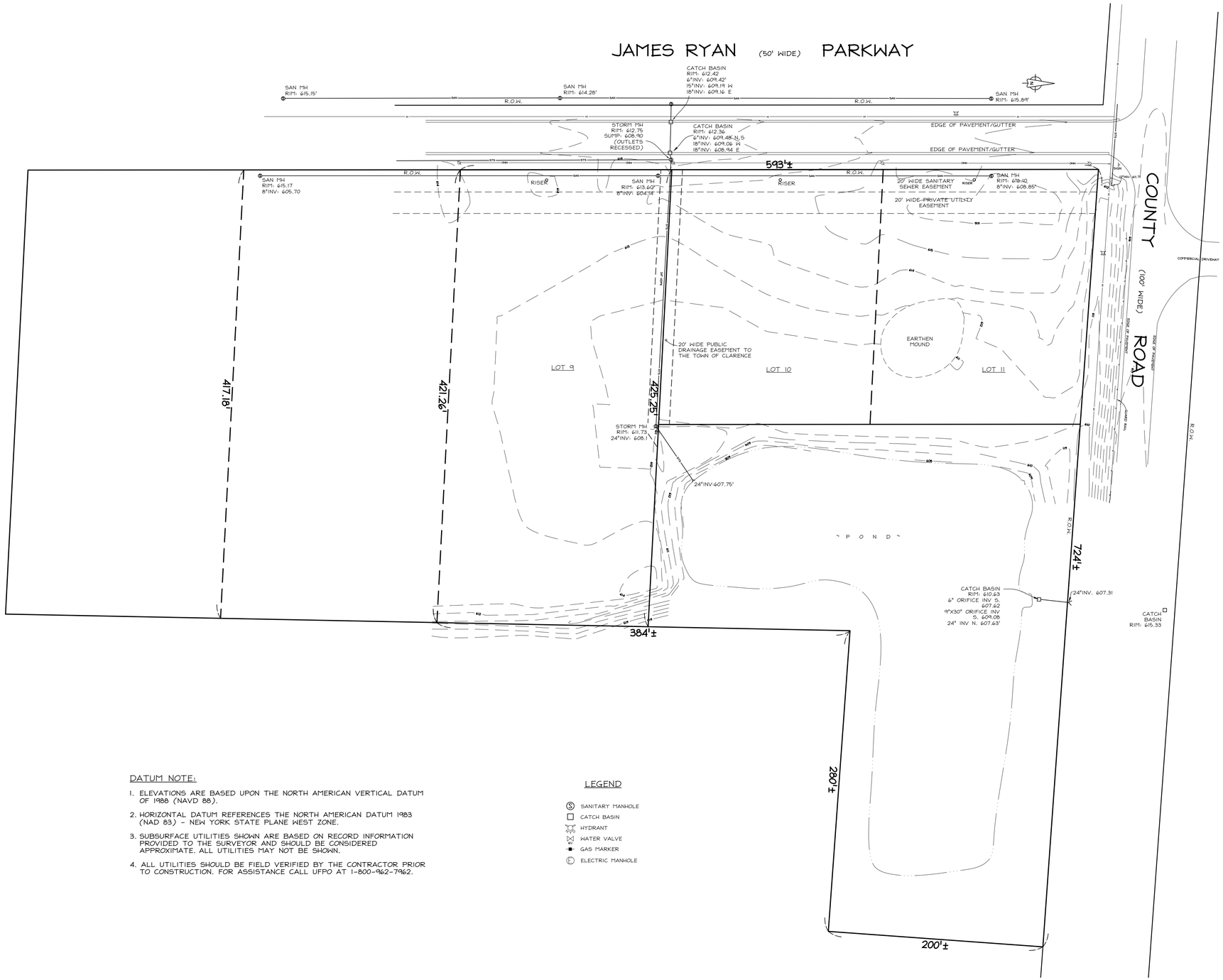


LOCATION MAP

DWG NO.	DRAWING TITLE
–	COVER SHEET
–	SURVEY & TOPOGRAPHIC MAP
C-001	DEMO & EROSION CONTROL PLAN
C-002	EROSION CONTROL DETAILS
C-100	OVERALL SITE PLAN
C-101	SITE PLAN
C-102	SITE DETAILS
C-200	GRADING PLAN
C-300	STORM DRAINAGE PLAN
C-301	STORM DETAILS
C-400	UTILITY PLAN
C-401	UTILITY DETAILS
L-100	SITE LANDSCAPE PLAN
L-101	LANDSCAPE DETAILS
LP-100	SITE LIGHTING PLAN
LP-101	LIGHTING DETAILS
LP-102	LIGHTING DETAILS
LP-103	LIGHTING DETAILS

OCTOBER 2024
REV. MARCH 2025





DATUM NOTE:

1. ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
2. HORIZONTAL DATUM REFERENCES THE NORTH AMERICAN DATUM 1983 (NAD 83) - NEW YORK STATE PLANE WEST ZONE.
3. SUBSURFACE UTILITIES SHOWN ARE BASED ON RECORD INFORMATION PROVIDED TO THE SURVEYOR AND SHOULD BE CONSIDERED APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN.
4. ALL UTILITIES SHOULD BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. FOR ASSISTANCE CALL UFPO AT 1-800-962-7962.

LEGEND

- SANITARY MANHOLE
- CATCH BASIN
- HYDRANT
- WATER VALVE
- GAS MARKER
- ELECTRIC MANHOLE

MAP REVISION: 5/22/2025
MAP REVISION: 10/14/2024

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

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

This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.

NUSSBAUMER & CLARKE, INC. ENGINEERS AND SURVEYORS EST. 1923

TOPOGRAPHIC SURVEY
LOTS 9, 10 & 11
CIMATO FAMILY BUSINESS PARK

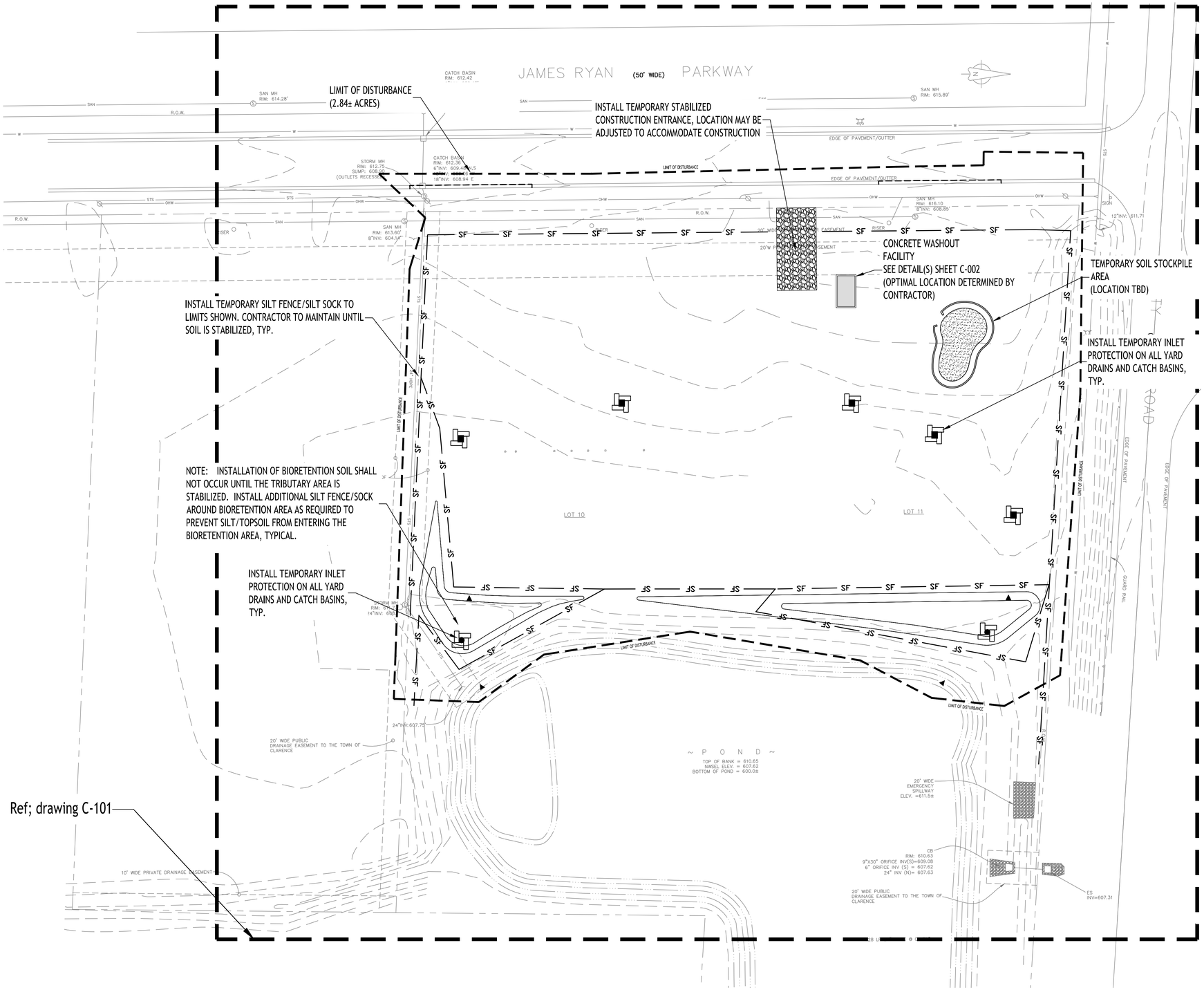
Town of Clarence
County of Erie, State of New York
Date of Survey: 08/02/2023 Scale : 1" =50'

Project No. : 23J2-0708

NIAGARA FRONTIER LAND SURVEYORS 1960 Association Inc. MEMBER

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING it is a violation of article 145 of section 7209 sub 2 of the New York State Education Law for any person, unless acting under the direction of a licensed engineer, architect, landscape architect or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date,the notation 'Altered By' and a specific description of the alteration.

© CARMINA WOOD DESIGN



N

Demo & Erosion Control Plan

SCALE: 1"=30'

SEQUENCE OF CONSTRUCTION

A. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE(S) AT LOCATION(S) SHOWN ON THE DEMOLITION & EROSION CONTROL PLAN SHEET.

B. PROVIDE/CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITY.

C. INSTALL PERIMETER SILT FENCES (OR SILT SOCK) IN THE LOCATIONS SHOWN ON THE DEMOLITION & EROSION CONTROL PLAN SHEET.

D. DTERMINE LOCATION AND DELINEATE ARE TO BE USED FOR SOIL STOCKPILING, PROTECT PERIMETER PER SPECIFIED.

E. CLEAR & GRUB SITE.

F. COMMENCE SITE GRADING.

G. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED & WATERED.

H. FINALIZE PAVEMENT SUBGRADE PREPARATION.

I. CONSTRUCT ALL CURBING, DRAINAGE INLETS, STORM SEWER PIPES & STORM SEWER MANHOLES, AS SHOWN ON THE PLANS. INSTALL TEMPORARY INLET PROTECTION AT THE LOCATIONS OF ALL NEW INLETS.

J. INSTALL SITE LIGHT BASES, POLES, FIXTURES, PULL BOX CONDUITS, ETC.

K. REMOVE INLET PROTECTION AROUND INLETS & MANHOLES NO MORE THAN 48 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.

L. INSTALL BASE MATERIAL AS REQUIRED FOR PAVEMENT.

M. CARRY OUT FINAL GRADING & SEEDING & PLANTING.

N. CLEAN STORM SYSTEM FOLLOWING CONSTRUCTION.

O. REMOVE SILT FENCING ONLY AFTER ALL PAVING IS COMPLETE & EXPOSED SURFACES ARE STABILIZED.

P. REMOVE TEMPORARY CONSTRUCTION EXITS ONLY PRIOR TO PAVEMENT CONSTRUCTION IN THESE AREAS.

INSPECTION & MAINTENANCE PROCEDURES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASSIGNING AN INDIVIDUAL TO BE RESPONSIBLE FOR THE INSPECTION & MAINTENANCE OF TEMPORARY EROSION & SEDIMENTATION CONTROL MEASURES. THE WORK MAY INCLUDE, BUT NOT LIMITED TO THE FOLLOWING:

   1.1. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.

   1.2. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER. AS DEEMED NECESSARY BY THE TOWN & ENGINEER, REPAIRS SHALL BE COMPLETED WITHIN 24 HOURS OF BEING REPORTED.

   1.3. CHECK & REPAIR SILT FENCING & STRAW BALE BARRIERS, AS NECESSARY.

   1.4. TEMPORARY & PERMANENT SEEDING & PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, & HEALTHY GROWTH & REPAIRED AS NECESSARY.

   1.5. NEIGHBORING ROADWAYS WILL BE MONITORED TO ENSURE THAT ANY TRACKED MUD, DIRT, OR ROCK IS SWEPT AS NECESSARY.

RESTORATION NOTES

1. THE ADJACENT AREAS DISTURBED OR DAMAGED DURING CONSTRUCTION MUST BE RESTORED IN KIND TO THE SATISFACTION OF THE OWNER.

2. WHEN RESTORING LAWN AREAS ADJACENT TO NEW CONSTRUCTION, ON-SITE MATERIAL MAY BE USED TO BACKFILL THE AREA WITHIN SIX INCHES OF THE FINISHED SURFACE. ON-SITE MATERIAL SHALL BE THOROUGHLY COMPACTED & FREE OF GRASS CLUMPS, TREE ROOTS PIECES OF ASPHALT & OTHER EXTRANEOUS MATERIALS, & STONES LARGER THAN 1 INCH IN SIZE.

3. ALL DISTURBED UN-SURFACED AREAS SHALL RECEIVE FOUR INCHES OF TOPSOIL, SEED & MULCH & SHALL BE WATERED UNTIL A HEALTHY STRAND OF GRASS IS OBTAINED.

4. WHEN ADJACENT ASPHALT, CONCRETE OR PAVING STONE AREAS ARE DISTURBED AS PART OF THE CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO REPLACE THE DAMAGED OR EXCAVATED AREA. THE PERIMETER OF THE DISTURBED AREA SHALL BE SAW CUT FULL DEPTH, SO THAT ALL LINES ARE STRAIGHT & TRUE. PAVING STONES SHALL BE REPLACED IN WHOLE UNITS ONLY, & ALL REPLACEMENT PAVING STONES ARE TO MATCH THE EXISTING ONES IN SIZE, SHAPE & COLOR. ASPHALT SHALL BE COMPACTED TO A SMOOTH FINISH & SHALL BE FLUSH WITH THE EXISTING ADJACENT AREA THAT IS TO REMAIN.

GENERAL NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CLARENCE SPECIFICATIONS WHERE APPLICABLE AND/OR SUBJECT TO THE LATEST REVISIONS BY THE TOWN ENGINEER.

2. ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL LOCATIONS BEFORE BEGINNING WORK AS REQUIRED BY APPLICABLE LAWS & REGULATIONS.

3. ALL FILL WITHIN THE RIGHT-OF-WAY & UTILITY AREAS IS TO BE COMPACTED TO 95% MOD-PROCTOR, BENCHED IN 6' LIFTS, & TO BE COMPLETED PRIOR TO UTILITY & ROADWAY CONSTRUCTION.

4. STUMPS & BRUSH SHALL NOT BE BURIED IN THE TOWN.

5. ANY AREAS NOT REQUIRING FILL OR RE-GRADING SHALL NOT BE STRIPPED OF TOPSOIL.

6. ALL AREAS THAT HAVE BEEN STRIPPED ARE TO RECEIVE A MINIMUM OF 6-INCHES OF TOPSOIL, GRADED & SEEDED.

7. NO TOPSOIL IS TO LEAVE THE SITE AFTER THE TOWN RECEIVES DEDICATION.

8. THE PROFESSIONAL CERTIFYING COMPLIANCE TO NYSDEC PHASE II STORMWATER REGULATION REQUIREMENTS MUST INSPECT AT A MINIMUM WEEKLY AND SHALL PROVIDE THESE INSPECTION REPORTS WITH A WRITTEN CERTIFICATION OF CONSTRUCTION COMPLIANCE TO THE TOWN OF CLARENCE WEEKLY.

9. THE ENGINEER OF RECORD FOR THIS PROJECT CERTIFIES THAT THESE DESIGN PLANS MEET THE REQUIREMENTS AND ARE IN COMPLIANCE WITH THE NYS STORMWATER DESIGN MANUAL AND NYSDEC PHASE II STORMWATER REGULATION REQUIREMENTS.

DEMOLITION & EROSION CONTROL LEGEND

INSTALL SILT FENCE — SF —

INSTALL STORM DRAINAGE INLET PROTECTION

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

30' 30 0 30 60Ft.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Commercial Development

6729 James Ryan Pkwy
Clarence, New York

REVISIONS:

No.	Description	Date
2	Per Town Comments	05.20.2025
3	Per Town Comments	06.12.2025

STATE OF NEW YORK
R. CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:

Demo & Erosion Control Plan

Date: 08.24.24
Drawn By: C. Wood
Scale: As Noted

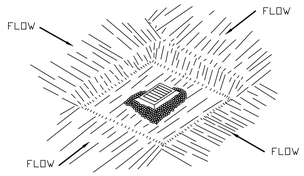
DRAWING NO.

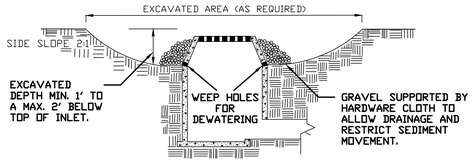
C-001

Project No: 23-4107

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING it is a violation of article 145 section 7209 of the NYS Education Law for any person, unless they are acting under the direction of a licensed professional engineer or licensed architect, to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date,the notation 'Altered By' and a specific description of the alteration.

© CARMINA WOOD DESIGN





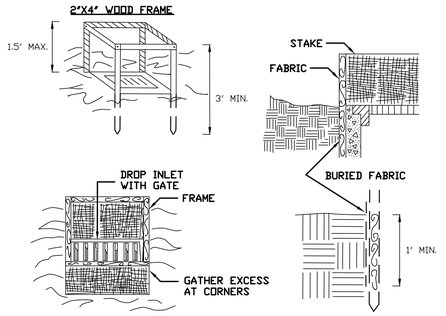
CONSTRUCTION SPECIFICATIONS

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

   MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 1

NOT TO SCALE



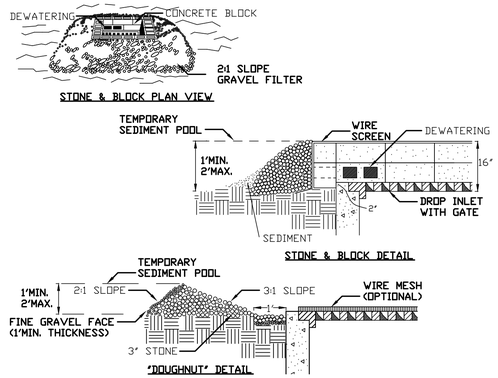
CONSTRUCTION SPECIFICATIONS

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

   MAXIMUN DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 2

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

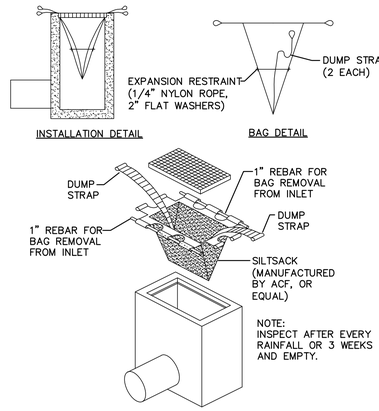
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL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

   MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 3

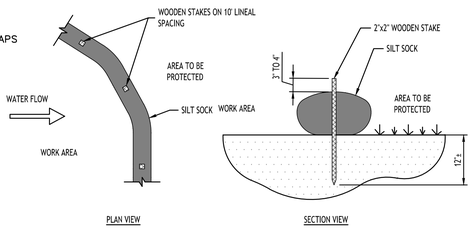
NOT TO SCALE

NOTE: INSTALL ONE OF THE INLET PROTECTION OPTIONS SHOWN FOLLOWING INSTALLATION OF THE PROPOSED INLETS, ONLY SILT SACK SHALL BE USED ON CB'S



SILT SACK DETAIL

NOT TO SCALE



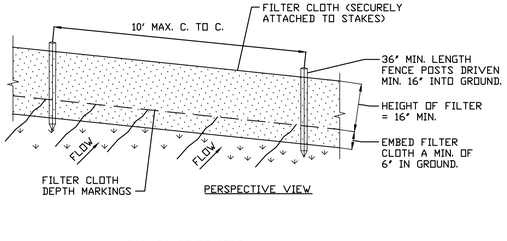
NOTES:

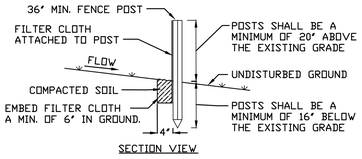
CONTRACTOR SHALL INSPECT AND MAINTAIN SILT SOCK AS NEEDED DURING THE DURATION OF CONSTRUCTION PROJECT.

CONTRACTOR SHALL REMOVE SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK WHEN IT HAS REACHED ½ OF THE EXPOSED HEIGHT OF THE SILT SOCK. ALTERNATIVELY, RATHER THAN CREATE A SOIL DISTURBING ACTIVITY, THE ENGINEER MAY CALL FOR ADDITIONAL SILT SOCK TO BE ADDED AT AREAS OF HIGH SEDIMENTATION, PLACED IMMEDIATELY ON TOP OF THE EXISTING SEDIMENT LADEN SILT SOCK.

SILT SOCK DETAIL

N.T.S.



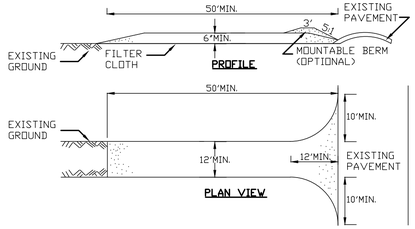


CONSTRUCTION SPECIFICATIONS

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

SILT FENCE DETAIL

NOT TO SCALE

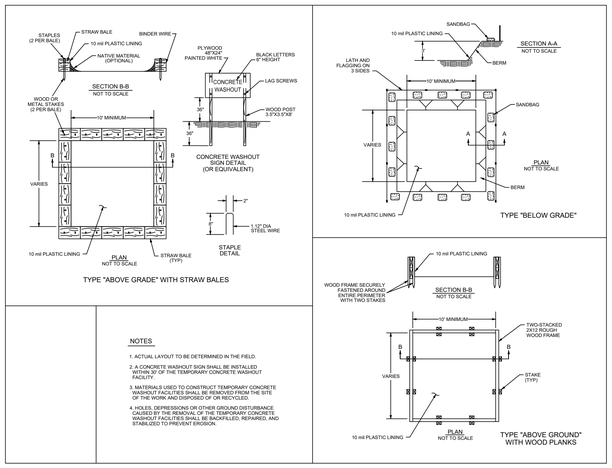


CONSTRUCTION SPECIFICATIONS

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

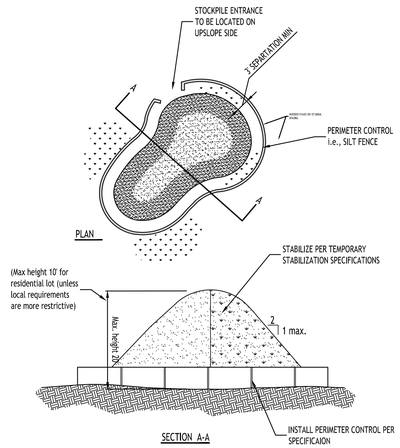
STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



CONCRETE WASHOUT

NOT TO SCALE



SOIL STOCKPILE DETAIL

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Commercial Development

6729 James Ryan Pkwy
Clarence, New York

REVISIONS:

No.	Description	Date
1	Per Town Comments	03.20.2025

STATE OF NEW YORK · R. CHRISTOPHER WOOD · 076394 · LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:

Erosion Control Details

Date: 08.24.24
Drawn By: C. Wood
Scale: As Noted

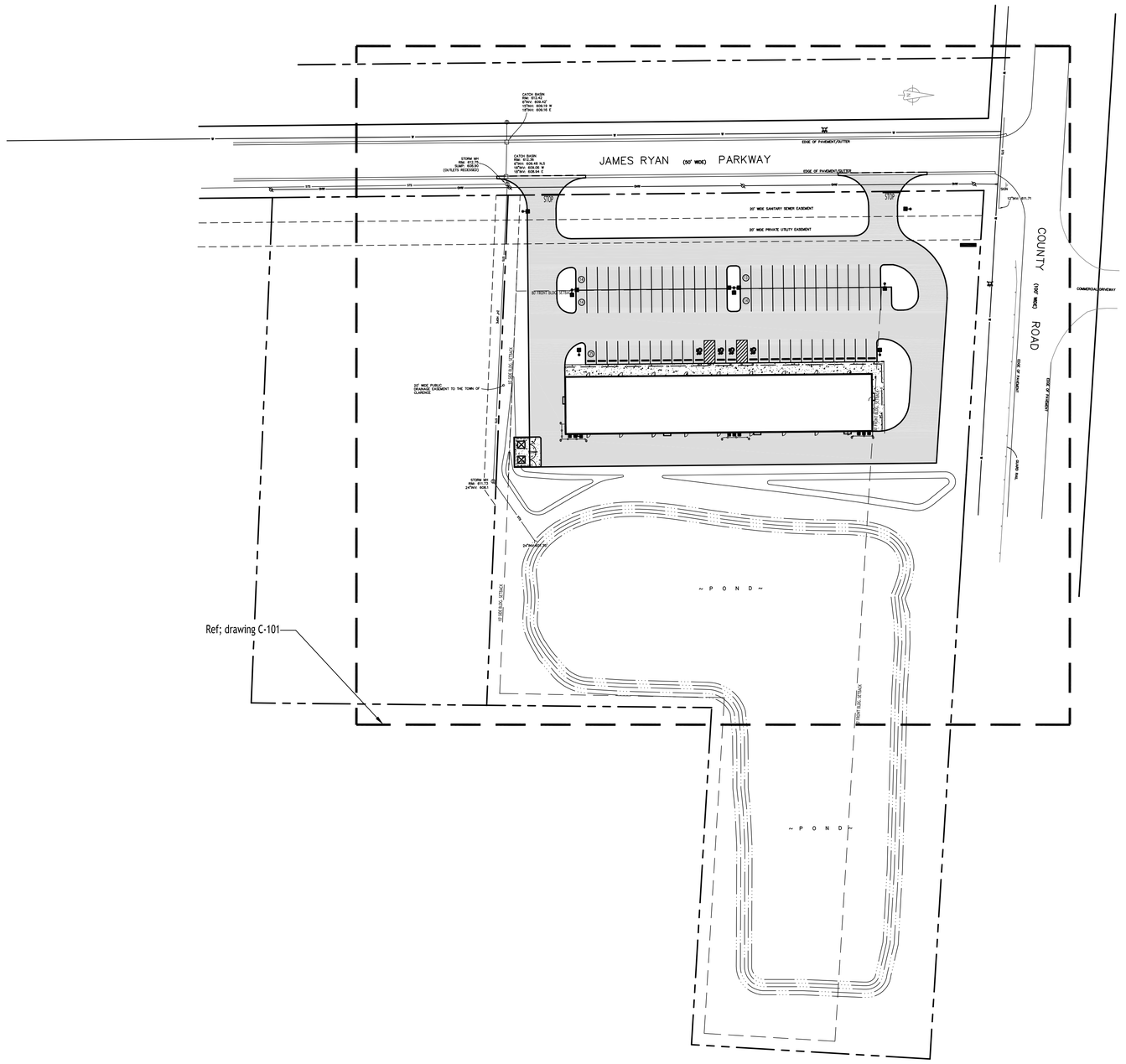
DRAWING NO.

C-002

Project No: 23-4107

© CARMINA WOOD DESIGN

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING it is a violation of article 145 of section 7209 of the New York State Education Law for any person, unless acting under the direction of a licensed professional engineer or licensed architect, to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date,the notation 'Altered By' and a specific description of the alteration.



Overall Site Plan

SCALE: 1"=50'
(Ref; C-101 & C-102 for site plan and details)

SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED SIDEWALK / CONCRETE PAD
- NUMBER OF PARKING SPACES (27)
- PROPOSED SIGN
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT POLE
- PROPOSED WALL MOUNTED LIGHT

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

50' 50 0 50 100Ft.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Commercial Development

James Ryan Pkwy @ County Rd
Clarence, New York

REVISIONS:

No.	Description	Date

STATE OF NEW YORK
R. CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Overall Site Plan

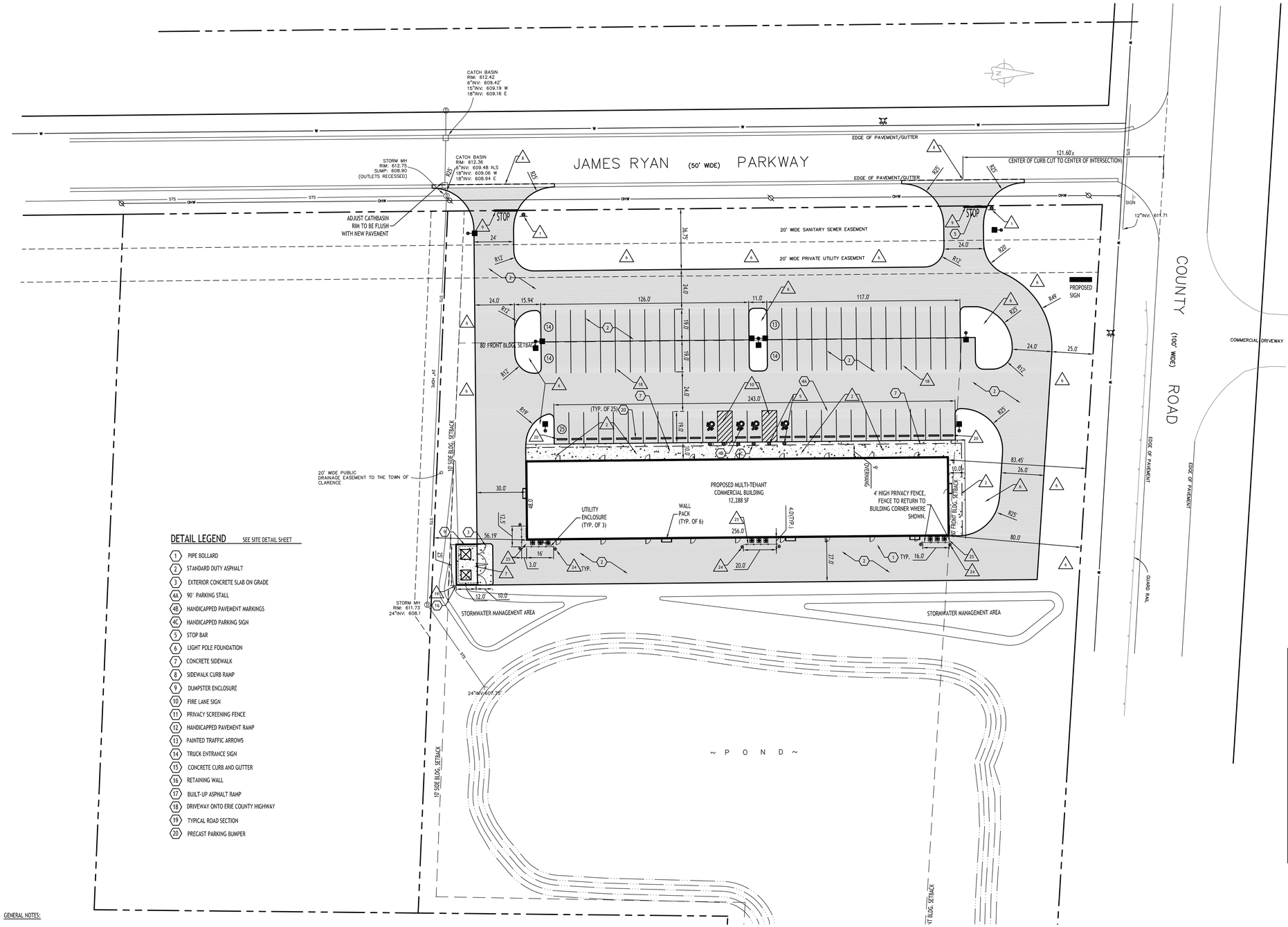
Date: 08.08.24
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-100

Project No: 23-4107

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING It is a violation of article 145 section 7209 and 7210 of the New York State Education Law for any person, unless acting under the direction of a licensed engineer or licensed architect, to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date,the notation 'Altered By' and a specific description of the alteration.

© CARMINA WOOD DESIGN



DETAIL LEGEND

SEE SITE DETAIL SHEET

1. PIPE BOLLARD
2. STANDARD DUTY ASPHALT
3. EXTERIOR CONCRETE SLAB ON GRADE
4A. 90° PARKING STALL
4B. HANDICAPPED PAVEMENT MARKINGS
4C. HANDICAPPED PARKING SIGN
5. STOP BAR
6. LIGHT POLE FOUNDATION
7. CONCRETE SIDEWALK
8. SIDEWALK CURB RAMP
9. DUMPSTER ENCLOSURE
10. FIRE LANE SIGN
11. PRIVACY SCREENING FENCE
12. HANDICAPPED PAVEMENT RAMP
13. PAINTED TRAFFIC ARROWS
14. TRUCK ENTRANCE SIGN
15. CONCRETE CURB AND GUTTER
16. RETAINING WALL
17. BUILT-UP ASPHALT RAMP
18. DRIVEWAY ONTO ERIE COUNTY HIGHWAY
19. TYPICAL ROAD SECTION
20. PRECAST PARKING BUMPER

NOTE LEGEND

1. INSTALL STOP SIGN - M.U.T.C.D. SIGN NO. R1-1B
2. CONCRETE SIDE WALK
3. LIMIT OF STANDARD DUTY PAVEMENT
4. RUNOUT CURB IN 2' OR MATCH EXISTING CURB
5. INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. P1-1C
6. LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
7. CONCRETE SLAB ON GRADE @ DUMPSTER
8. SAWCUT LINE, MATCH EXISTING EDGE OF PAVEMENT
9. 1' WIDE WHITE PAVEMENT STRIPES @ 1' SPACING BETWEEN 4' WIDE WHITE CROSSWALK LINES
10. 4" WIDE YELLOW PAVEMENT STRIPES @ 2' O.C. & @ 45° TO PARKING LINES
11. 4" WIDE DASHED WHITE PAVEMENT STRIPE
12. RAMP SIDEWALK @ 1:12 MAX.
13. INSTALL "YIELD" SIGN, M.U.T.C.D. SIGN NO. R1-2C
14. INSTALL "LEFT LANE MUST TURN LEFT" SIGN, M.U.T.C.D. SIGN NO. R3-31C
15. INSTALL PORTABLE "STOP" SIGN AS SPECIFIED BY OWNER, M.U.T.C.D. SIGN NO. R1-1B
16. INSTALL M.U.T.C.D. SIGN NO. R4-6B
17. 4" WIDE DOUBLE YELLOW PAVEMENT STRIPE @ 4" SPACING
18. 4" WIDE WHITE PAVEMENT STIPE
19. CONSTRUCT RETAINING WALL @ DUMPSTER TO ACCOMODATE GRADE.
20. INSTALL PRECAST PARKING BUMPER
21. 18" WIDE WHITE PAVEMENT STRIPE
22. INSTALL "DO NOT ENTER" SIGN, M.U.T.C.D. SIGN NO. R3-15C
23. INSTALL PEDESTRIAN CROSSING SIGN, M.U.T.C.D. SIGN NO. W5-1C
24. INSTALL STEEL BOLLARD, 8" DIA. SCH. 40 STEEL PIPE
25. INSTALL PRIVACY FENCE SYSTEM.

GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. 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.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. 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.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
9. ALL REASONABLE MEASURES SHALL BE TAKEN TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE; INCLUDING BUT NOT LIMITED TO, RETAINING WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS.

NOTES:

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

N

Site Plan

SCALE: 1"=30'

Site Data

TOTAL SITE AREA = 5.13 ACRES
ZONED: INDUSTRIAL BUSINESS PARK
USE: PROPOSED MUILTI-TENANT COMMERCIAL BUILDING

	REQUIRED	PROVIDED
SETBACKS - BUILDING		
FRONT:	80 FT MIN.	80.0 FT MIN.
SIDE:	10 FT MIN.	35.0 FT MIN.
REAR:	10 FT MIN.	N/A
SIDE/REAR (ADJOINING RESIDENTIAL):	100 FT MIN.	N/A
LOT WIDTH:	125 FT MIN.	> 125 FT
LOT DEPTH:	200 FT MIN.	> 200 FT
SETBACKS - PARKING		
FRONT	80 FT	25.0' MIN.
ADJOINING RESIDENTIAL:	45 FT	N/A
OTHER PROPERTY LINES:	5 FT	5.0 FT MIN.
MAX BUILDING HEIGHT:	45 FT	< 45 FT
LOT COVERAGE (FOR ALL BLDGS):	NOT TO EXCEED 75% OF GROSS LOT AREA (68,607 SF)	12,288SF (13.4%)
PARKING (TOTAL SITE): 9' x 19'	80	80

PARKING CALCUALTIONS:
RETAIL
REQ'D = 1 PER 150 SF
REQ'D = 9,000 SF / 150 = 60 SPACES REQUIRED

RESTAURANT
REQ'D = 1 PER 3 SEATS
REQ'D = 60 SEATS / 3 = 20 SPACES

TOTAL = 80 SPACES REQ'D

SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED SIDEWALK / CONCRETE PAD
- NUMBER OF PARKING SPACES (27)
- PROPOSED SIGN
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT POLE
- PROPOSED WALL MOUNTED LIGHT

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

30 30' 0 30 60Ft.

CARMINAWOOD
DESIGN
Buffalo | Utica | Greensboro

Commercial Development

James Ryan Pkwy @ County Rd
Clarence, New York

REVISIONS:

No.	Description	Date
1	Per Town Comments	03.20.2025
3	Per Engineer Comments	06.12.2025
4	Per Town Review Comments	07.20.2025

STATE OF NEW YORK
R. CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Site Plan

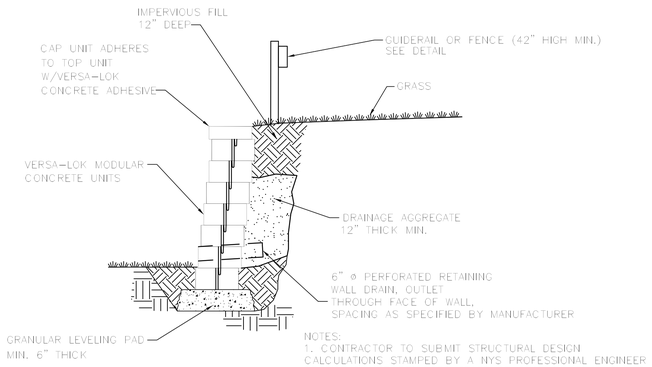
Date: 08.08.24
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-101

Project No: 23-4107

© CARMINA WOOD DESIGN

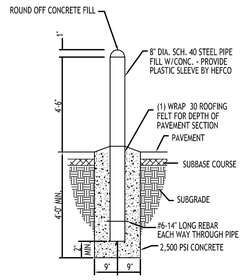
All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING it is a violation of article 145 section 7209 of the New York State Education Law for any person, unless acting under the direction of a licensed professional engineer or licensed architect, to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date,the notation 'Altered By' and a specific description of the alteration.



TYPICAL SECTION-UNREINFORCED RETAINING WALL

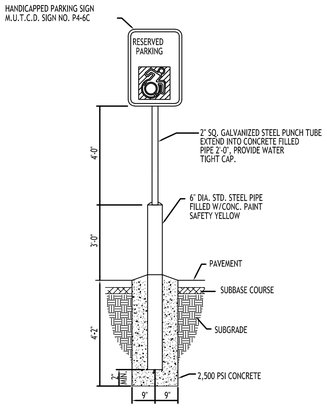
SCALE: NONE

UN-REINFORCED WALLS SHALL BE USED UP TO A HEIGHT OF 4' ABOVE GRADE



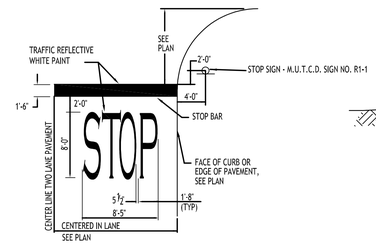
PIPE BOLLARD - 1

eckerds detail

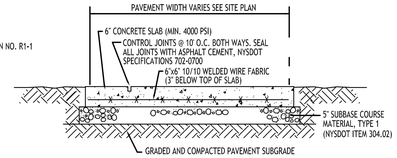


HANDICAPPED PARKING SIGN - 4C

INSTALLED IN PAVEMENT

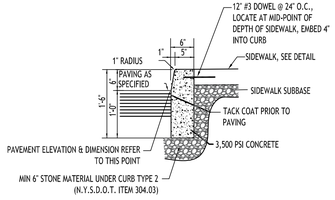


STOP BAR DETAIL - 9

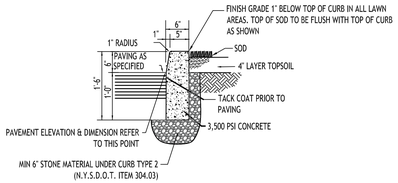


NOTE: CONCRETE PAVEMENT MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 502-3.

EXTERIOR CONCRETE SLAB-ON-GRADE SECTION - 3



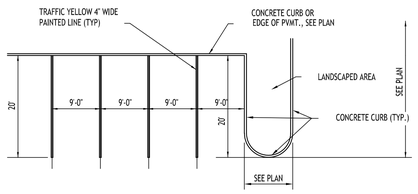
ABUTTING SIDEWALK



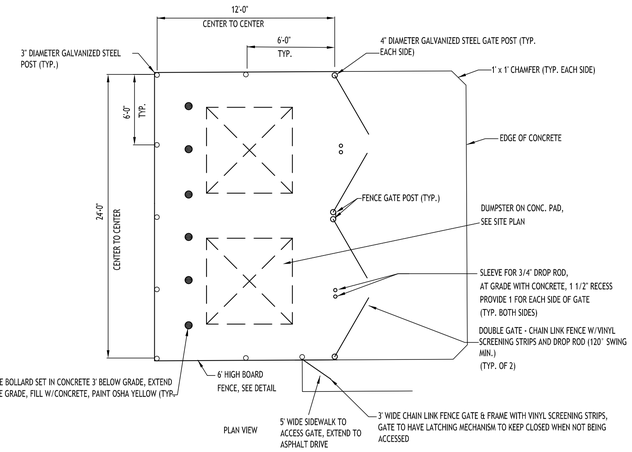
ABUTTING LANDSCAPE/GRASS

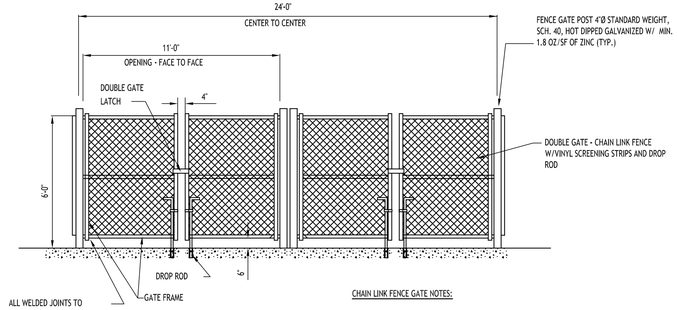
NOTES:
1. CONTROL JOINTS TO BE 2" DEEP AT 15'-0" O.C. - SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
2. WHERE THE CURB DROPS (IS FLUSH WITH ASPHALT) THE DEPTH OF CURB BELOW GRADE SHALL BE INCREASED TO 1'-6" AND OTHER DIMENSIONS ADJUSTED ACCORDINGLY.

TYPE "A" CONCRETE CURB - 1



90° PARKING STALL LAYOUT - 4A

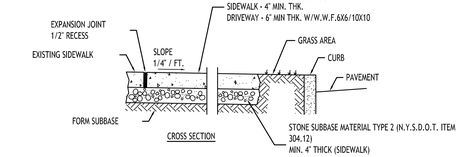




CHAIN LINK FENCE GATE NOTES:

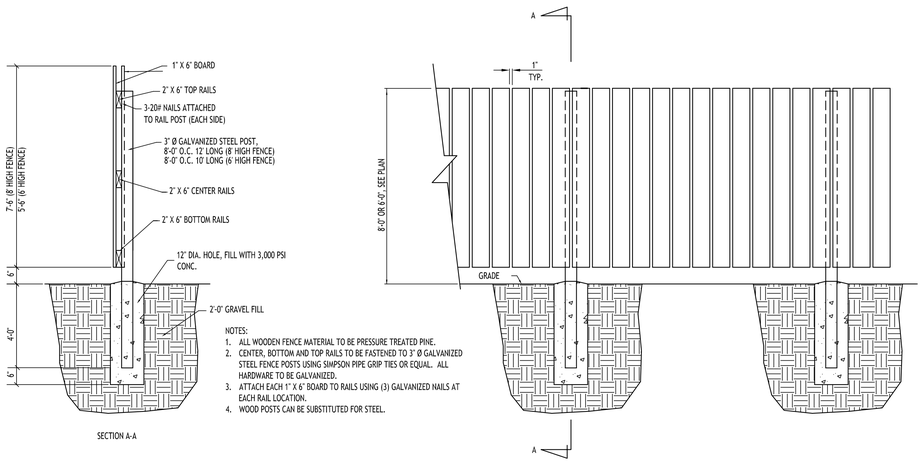
1. GATE POST FOOTINGS TO BE MIN. 36" DEEP x (4x) POST DIAMETER, EXTEND POST TO WITHIN 6" OF BOTTOM.
2. GATE FRAMES TO BE 2" SQ. GALVANIZED STEEL, WEIGHING 2.60 LB/FT IN ACCORDANCE WITH ASTM F 900.
3. CHAIN LINK FENCE FABRIC SHALL BE 2" MESH, 9 GAUGE, ZINC COATED STEEL CORE WIRE. INSTALL MESH WITH HOOK BOLTS AND TENSION BARS ON ALL 4 SIDES, ATTACH AT 15" MAX.
4. 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.
5. ALL HARDWARE TO BE HOT DIPPED GALVANIZED STEEL TO SUIT GATE SIZE.

DUMPSTER ENCLOSURE - 8



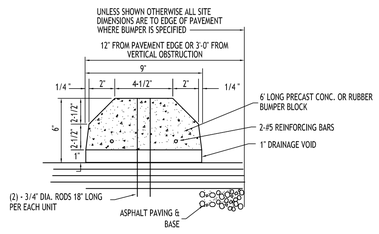
NOTES:
1. CONTROL JOINTS TO BE AT 5'-0" O.C., BOTH WAYS WHERE APPLICABLE. SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
2. CONCRETE SIDEWALK AND DRIVEWAY MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 608-3.
3. SUBBASE GRADE SHALL FOLLOW THE PROPOSED GRADE OF THE SIDEWALK AND SLOPE AWAY FROM BUILDING WHERE APPLICABLE, PROVIDE CONTINUOUS STONE PATH TO CURB UNDERDRAIN WHERE PROVIDED.
4. FULL DEPTH EXPANSION JOINTS SHALL BE INSTALLED EVERY 20' O.C., BOTHWAYS WHERE APPLICABLE. SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
5. SEE CURB DETAIL FOR DOWLING REQUIREMENTS WHERE ABUTTING CURB.
6. INSTALL 6' LONG #3 DOWELS @ 12" O.C. WHERE SIDEWALK ABUTS A BUILDING WALL AT AN ENTRANCE, THICKEN SIDEWALK TO 6' AT BUILDING WALL AND INSTALL DOWEL CENTERED IN THE 6' DEPTH. DOWELS AND THICKENING OF SIDEWALK SHALL EXTEND 18" EITHER SIDE OF ENTRANCE.
7. INSTALL 1/2" PREMOLDED EXPANSION JOINT WITH BACKER ROD & SEALANT WHERE SIDEWALK ABUTS BUILDING OR OTHER STRUCTURE.

CONCRETE SIDEWALK - 7

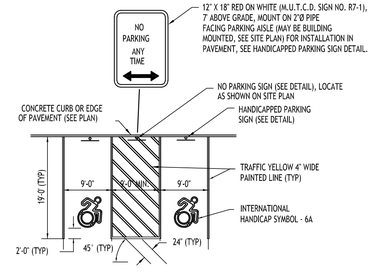


NOTES:
1. ALL WOODEN FENCE MATERIAL TO BE PRESSURE TREATED PINE.
2. CENTER, BOTTOM AND TOP RAILS TO BE FASTENED TO 3' Ø GALVANIZED STEEL FENCE POSTS USING SIMPSON PIPE GRIP TIES OR EQUAL. ALL HARDWARE TO BE GALVANIZED.
3. ATTACH EACH 1" X 6" BOARD TO RAILS USING (3) GALVANIZED NAILS AT EACH RAIL LOCATION.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

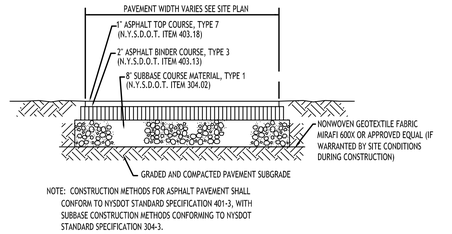
BOARD ON BOARD FENCE FENCE - 11



PRECAST PARKING BUMPER - 2



HANDICAPPED PAVEMENT MARKINGS & SIGNAGE - 4B



NOTE: CONSTRUCTION METHODS FOR ASPHALT PAVEMENT SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 401-3, WITH SUBBASE CONSTRUCTION METHODS CONFORMING TO NYSDOT STANDARD SPECIFICATION 304-3.

STANDARD DUTY ASPHALT SECTION -2

CARMINAWOOD
DESIGN
Buffalo | Utica | Greensboro

Commercial Development

James Ryan Pkwy @ County Rd
Clarence, New York

REVISIONS:		
No.	Description	Date
1	Per Town Comments	03.20.2025

STATE OF NEW YORK
R. CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:

Site Details

Date: 08.08.24
Drawn By: C. Wood
Scale: As Noted

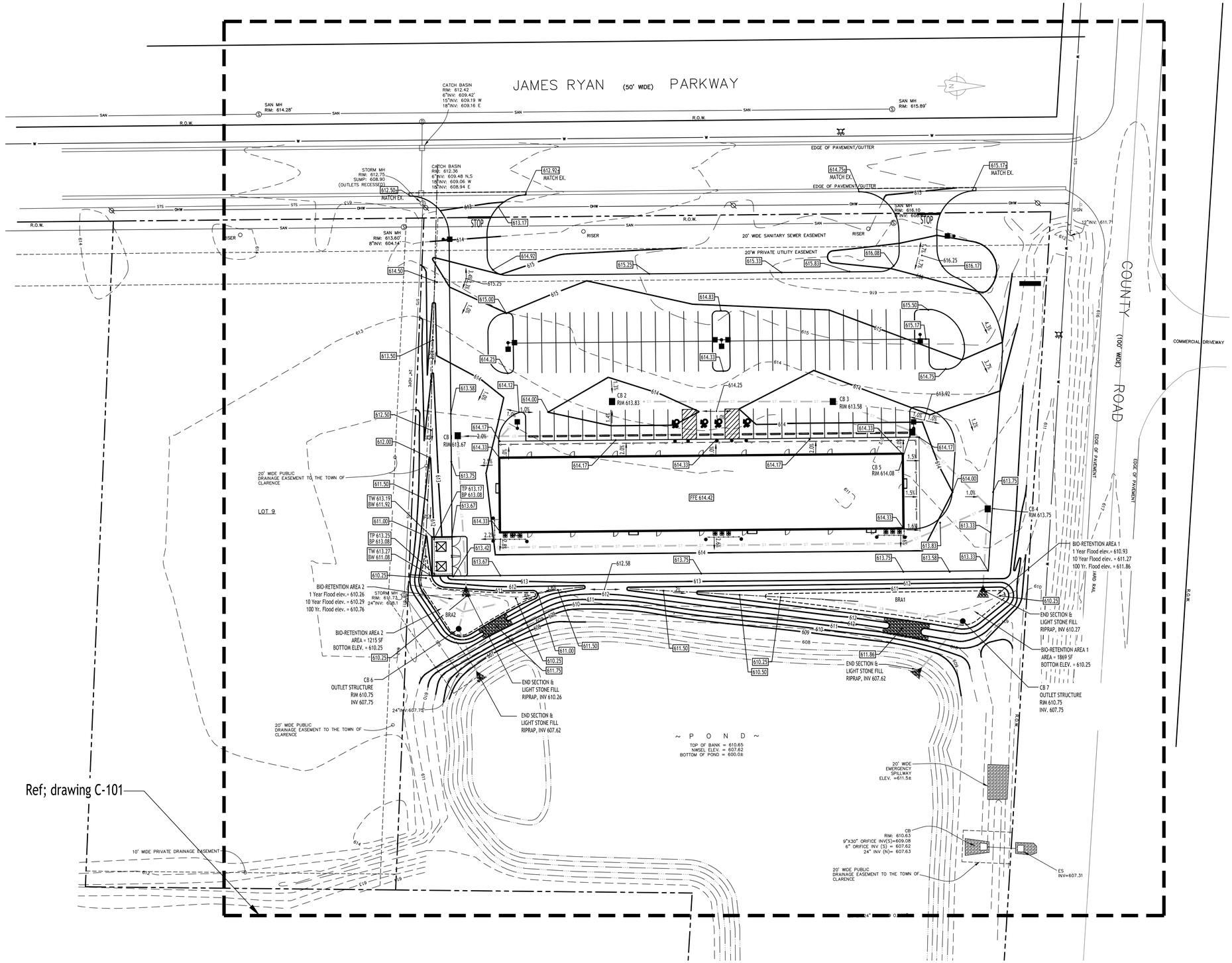
DRAWING NO.

C-102

Project No: 23-4107

© CARMINA WOOD DESIGN

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING it is a violation of article 145 section 7 of the New York State Education Law for any person, unless acting under the direction of a licensed professional engineer or licensed architect, to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date,the notation 'Altered By' and a specific description of the alteration.



N

Grading Plan

SCALE: 1"=30'

NOTES:
1. BIORETENTION MEDIA WILL NOT BE INSTALLED UNTIL AFTER THE SITE HAS BEEN DEEMED STABLE BY THE QUALIFIED INSPECTOR.
2. SELECT BACKFILL IS REQUIRED FOR ALL BUILDING UTILITIES (GAS, WATER, STORM, SANITARY) THAT CROSS THROUGH ANY PAVEMENT/COMPACTED STONE SURFACE AREA.

WATER QUALITY SUMMARY:
WQv REQUIRED = 4,683 CF (0.108 AC-FT)
RRv MIN. REQUIRED = 1,376 CF (0.032 AC-FT)
RRv PROVIDED WITHIN BIORETENTION AREA = 3,064 CF (0.070 AC-FT)
WQv PROVIDED WITHIN BIORETENTION AREA = 4,683 CF (0.108 AC-FT)

BIORETENTION:
FILTER AREA (SF) 3,085

NOTE: THE EXISTING POND ON SITE WAS DESIGNED AS PART OF THE JAMES RYAN PAKWAY INFRASTRUCTURE PROJECT. THIS POND WAS DESGINED TO ACCOMMODATE VOLUME STORAGE FOR THIS PROJECT AS DEVELOPED.

PROPOSED GRADING LEGEND

PROPOSED CONTOUR	101
PROPOSED SPOT ELEVATION	100.80
PROPOSED TOP/BOTTOM OF CURB ELEV.	TC 100.50 BC 100.00
PROPOSED TOP/BOTTOM OF PAD ELEV.	TP 100.50 BP 100.00
PROPOSED TOP/BOTTOM OF WALL ELEV.	TW 100.50 BW 100.00
PROPOSED CATCH BASIN	CB
PAVEMENT/GROUND SLOPE	
PROPOSED YARD DRAIN	YD
PROPOSED MANHOLE	MH

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Commercial Development

6729 James Ryan Pkwy
Clarence, New York

REVISIONS:

No.	Description	Date
1	Per Town Comments	03.20.2025
2	Per Town Engineer Comments	06.10.2025
3	Per Town Engineer Comments	06.12.2025
4	Per Town Engineer Comments	07.03.2025
5	Per Town Review Comments	07.20.2025

STATE OF NEW YORK
R. CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Grading Plan

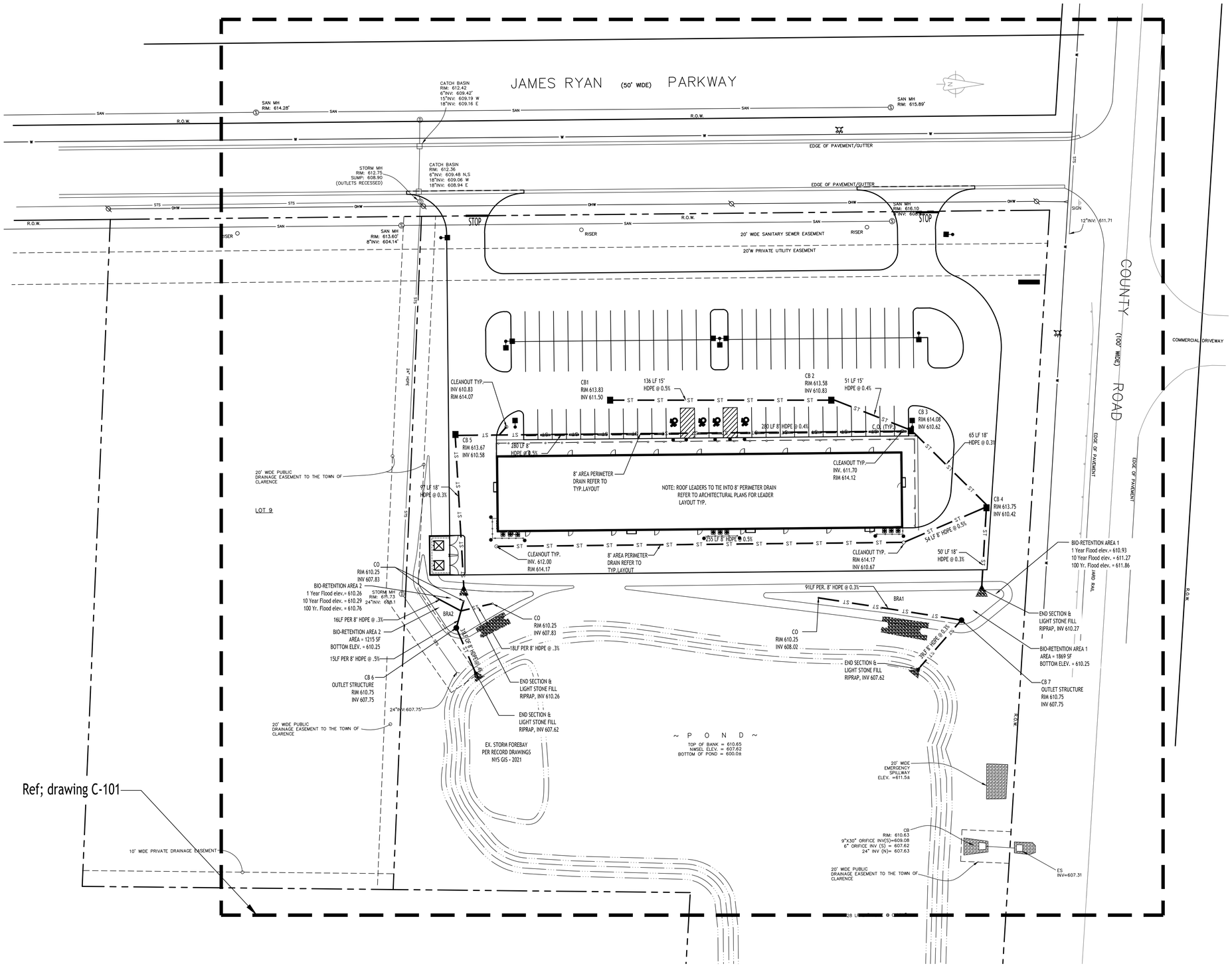
Date: 08.24.23
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-200

Project No: 23-4107

© CARMINA WOOD DESIGN

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING it is a violation of article 145 section 7209 subd 2 of the NYS Education Law for any person, unless acting under the direction of a licensed professional engineer or licensed landscape architect, to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date,the notation 'Altered By' and a specific description of the alteration.



N

Drainage Plan

SCALE: 1"=30'

NOTES:
1. BIORETENTION MEDIA WILL NOT BE INSTALLED UNTIL AFTER THE SITE HAS BEEN DEEMED STABLE BY THE QUALIFIED INSPECTOR.
2. SELECT BACKFILL IS REQUIRED FOR ALL BUILDING UTILITIES (GAS, WATER, STORM, SANITARY) THAT CROSS THROUGH ANY PAVEMENT/COMPACTED STONE SURFACE AREA.

WATER QUALITY SUMMARY:
WQv REQUIRED = 4,683 CF (0.108 AC-FT)
RRv MIN. REQUIRED = 1,376 CF (0.032 AC-FT)
RRv PROVIDED WITHIN BIORETENTION AREA = 3,064 CF (0.070 AC-FT)
WQv PROVIDED WITHIN BIORETENTION AREA = 4,683 CF (0.108 AC-FT)

BIORETENTION:
FILTER AREA (SF) 3,085

NOTE: THE EXISTING POND ON SITE WAS DESIGNED AS PART OF THE JAMES RYAN PARKWAY INFRASTRUCTURE PROJECT. THIS POND WAS DESGINED TO ACCOMMODATE VOLUME STORAGE FOR THIS PROJECT AS DEVELOPED.

PROPOSED UTILITY LEGEND

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

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

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Commercial Development

6729 James Ryan Pkwy
Clarence, New York

REVISIONS:

No.	Description	Date
1	Per Town Comments	03.20.2025
2	Per Town Engineer Comments	04.23.2025
3	Per Town Engineer Comments	06.12.2025
4	Per Town Engineer Comments	07.03.2025
5	Per Town Review Comments	07.20.2025

STATE OF NEW YORK
R. CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Storm Drainage Plan

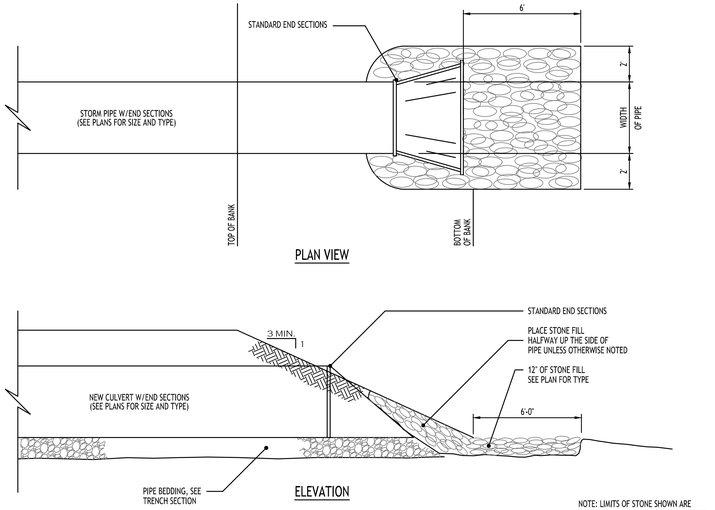
Date: 08.24.24
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-300

Project No: 23-4107

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING it is a violation of article 145 section 7209 of the New York State Education Law for any person, unless acting under the direction of a licensed professional engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date,the notation 'Altered By' and a specific description of the alteration.

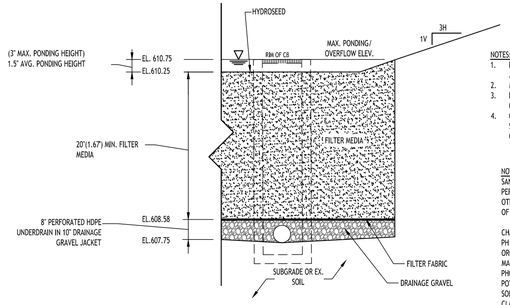
© CARMINA WOOD DESIGN



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

TYPICAL PIPE OUTLET W/ END SECTION & RIP RAP

NOT TO SCALE



NOTES:
1. FILTER FABRIC TO BE NON-WOVEN CLASS 'C', MIRAFI 180-N OR APPROVED EQUIVALENT
2. MULCH TO BE SHREDDED HARDWOOD, AGED 12 MONTHS MIN.
3. DRAINAGE GRAVEL TO MEET AASHTO M-43. NO.67, SIZE 0.25' TO 0.75'
4. CONTRACTOR TO PROVIDE PLANTING SOIL SUBMITTAL SPECIFICATION FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

NOTE: FILTER MEDIA/PLANTING SOIL SHALL BE LOAM/SAND MIX CONTAINING A MINIMUM OF 35 TO 60% SAND BY VOLUME AND LESS THAN 25% CLAY. SOIL SHOULD FALL WITHIN USCS TYPES SM OR ML WITH PERMEABILITY OF AT LEAST 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.

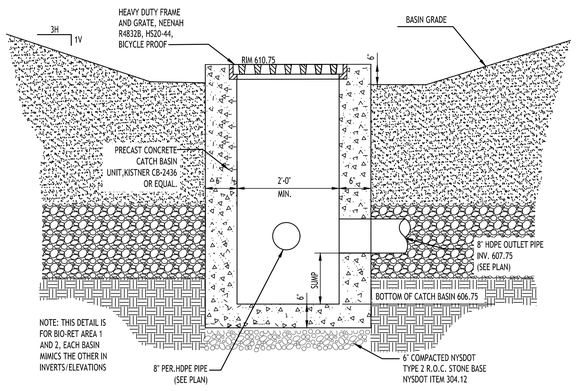
CHARACTERISTICS SHALL BE:
PH RANGE: 5.2 - 7.00
ORGANIC MATTER: 1.5 - 4.0%
MAGNESIUM: 35 LBS PER ACRE MIN.
PHOSPHORUS: 75 LBS PER ACRE MIN.
POTASSIUM: 85 LBS PER ACRE MIN.
SOLUBLE SALTS: 500 PPM.
CLAY: 10 TO 25%
SILT: 30 TO 55%
SAND: 35 TO 60%

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

Seed Mixture	Variety	Percent by No. of Seeds
Creeping Bentgrass	Agrostis stolonifera	63.0
Rough Bluegrass	Poa trivialis	17.0
Meadow Foxtail	Alopecurus arundinaceus	11.0
Annual Ryegrass	Lolium multiflorum	4.5
Deertongue	Panicum clandestinum	4.5

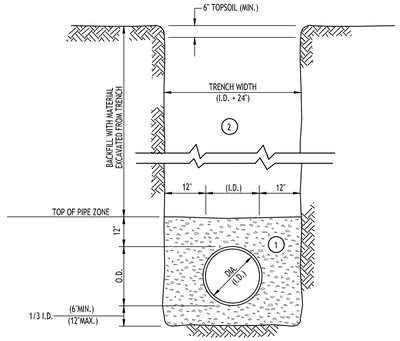
BIORETENTION AREA - TYPICAL SECTION

NOT TO SCALE



BIO RETENTION BASIN OUTLET STRUCTURE

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 (NYSDOT 1985 EDITION)

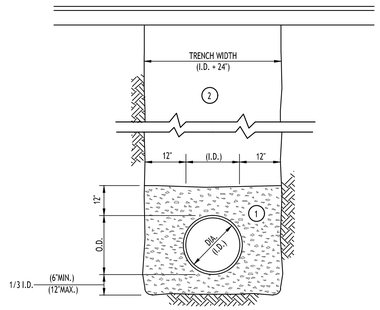
(1) NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH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

NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(2) BACKFILL MATERIAL SHALL BE NATIVE SOIL CONTAINING NO UNSUITABLE MATERIAL COMPACTED IN 6" LIFTS.

STORM SEWER TRENCH SECTION IN UNPAVED AREAS

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 (NYSDOT 1985 EDITION)

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

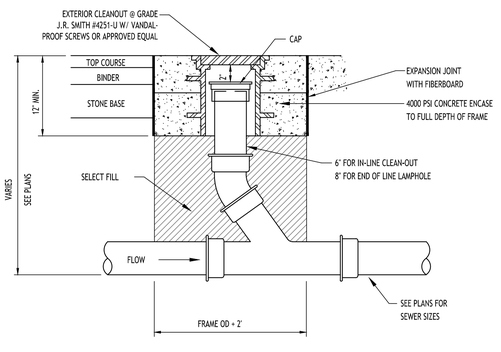
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(2) TYPE 2 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304-2.02 TYPE 2. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN TWO INCHES AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NO SLAG SHALL BE ALLOWED FOR MATERIAL (2)

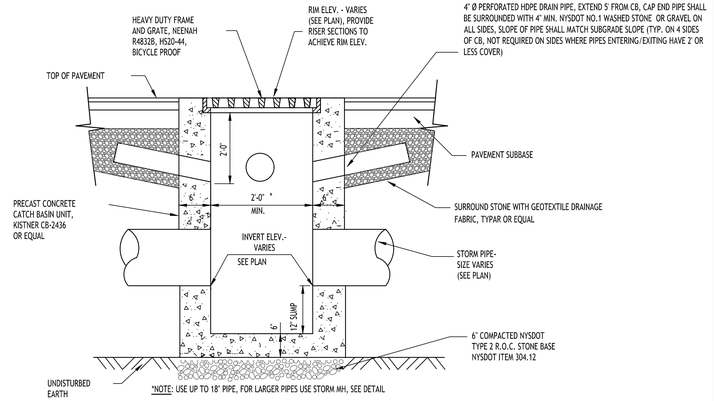
STORM SEWER TRENCH SECTION IN PAVED AREAS

NOT TO SCALE



LAMPHOLE/CLEANOUT IN PAVEMENT/SIDEWALK

NOT TO SCALE



TYPICAL PRECAST CATCH BASIN

NOT TO SCALE

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Commercial Development

6729 James Ryan Pkwy
Clarence, New York

REVISIONS:		
No.	Description	Date
1	Per Town Comments	03.20.2025
2	Per Town Engineer Comments	04.30.2025
3	Per Town Engineer Comments	06.12.2025
4	Per Town Engineer Comments	07.03.2025

STATE OF NEW YORK R. CHRISTOPHER WOOD 076304 LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:

Storm Details

Date: 08.24.24
Drawn By: C. Wood
Scale: As Noted

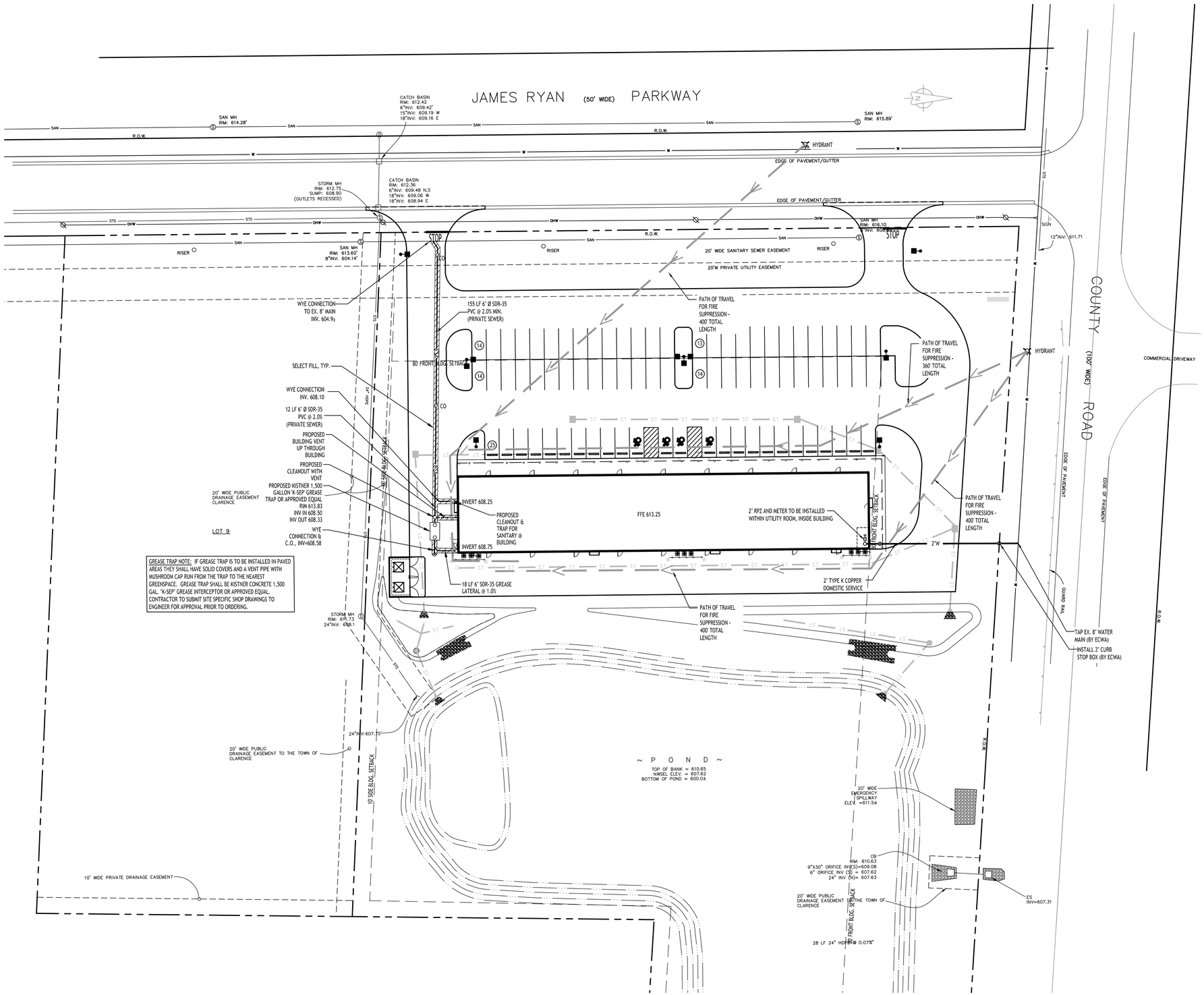
DRAWING NO.

C-301

Project No: 23-4107

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING it is a violation of article 145 section 240 Powers of New York State Education Law for any person, unless acting under the direction of a licensed professional engineer or licensed landscape architect, to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date,the notation 'Altered By' and a specific description of the alteration.

© CARMINA WOOD DESIGN



N

Utility Plan

SCALE: 1"=30'

FIRE SUPPRESSION NOTES:

1. FIRE SUPPRESSION WILL BE HANDLED BY TWO FIRE HYDRANTS THAT EXIST IN PROXIMITY TO SITE,ONE HYDRANT TO THE NORTH AND ONE TO THE WEST.
2. THE PATH OF TRAVEL OF 400' MAXIMUM IS SATISFIED BY THE TWO EXISTING HYDRANTS (REF. SHEET C-400)

UTILITY NOTES FOR ALL LAYOUTS:

1. UTILITY CONNECTION LOCATIONS SHOWN ARE SCHEMATIC AND SHALL BE COORDINATED WITH UTILITY PLANS, CONNECTION POINTS MAY VARY. COORDINATE WITH M.E.P. AND ARCHITECTURAL PLANS.
2. SITE UTILITY CONTRACTOR TO INSTALL SANITARY (TO INCLUDE TRAP & VENT) SERVICE TO WITHIN 5 FEET OF BUILDING, PLUMBING CONTRACTOR TO MAKE CONNECTION AND CONTINUE SERVICE INTERIOR TO THE BUILDING.

UTILITY NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING STORM AND SANITARY LOCATIONS/INVERTS PRIOR TO CONSTRUCTION. INVERTS SHOWN ARE APPROXIMATE AND BASED ON RECORD DRAWINGS PROVIDED BY ERIE COUNTY DIVISION OF SEWERAGE MANAGEMENT (ECOSM). EXISTING WATER, GAS, ELECTRIC AND SANITARY LINES SHOWN ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION/SIZE/CONDITION BEFORE CONSTRUCTION.
2. SELECT BACKFILL IS REQUIRED FOR ALL UTILITIES (GAS, WATER, STORM, SANITARY) THAT CROSS THROUGH PAVEMENT AREAS.
3. IF NECESSARY, PROVIDE FITTINGS AND BLOCKING AS NECESSARY AT ALL BENDS IN WATER LINES.
4. A MINIMUM OF 10 FEET HORIZONTAL AND 18 INCHES OF VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN ALL SANITARY SEWER AND WATER SERVICES.
5. ERIE COUNTY WATER AUTHORITY (ECWA) IS TO BE NOTIFIED A MINIMUM OF 48-HOURS PRIOR TO STARTING THE CONNECTION FOR THE NEW WATER SERVICE.
6. ALL SANITARY SEWER CONSTRUCTION SHALL ADHERE TO ECOSM SPECIFICATIONS AND DETAILS, AND ERIE COUNTY DEPARTMENT OF HEALTH RULES AND REGULATIONS.
7. PER ERIE COUNTY DIVISION OF SEWERAGE MANAGEMENT (ECOSM), FILL AREAS SHALL BE INSTALLED AND SATISFACTORILY COMPACTED PRIOR TO THE INSTALLATION OF THE SEWER LINES.
8. ALL OTHER REQUIRED PERMITS BY THE STATE OF NEW YORK, ERIE COUNTY, OR TOWN OF CLARENCE ARE THE RESPONSIBILITY OF THE CONTRACTOR.
9. CONSTRUCTION IS TO CONFORM TO ECOSM RULES AND REGULATIONS.
10. ECOSM REQUIRES PROPER TESTING (DEFLECTION, HYDROSTATIC & AIR) BEFORE ACTIVATION OF THE 8" SEWER.
11. 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.
12. FOR LIGHTING ELECTRICAL POWER, SITE CONTRACTOR IS RESPONSIBLE FOR EXCAVATION AND BACKFILL. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR LAYING CONDUIT.

PROPOSED UTILITY LEGEND

PROPOSED STORM SEWER	ST
PROPOSED SANITARY SEWER	6"SA
PROPOSED WATERLINE	1"W
PROPOSED GAS (G), ELECTRIC (E), CABLE (C), & TELEPHONE (T)	
PROPOSED CATCH BASIN	CB
PROPOSED YARD DRAIN	YD
PROPOSED MANHOLE	MH
PROPOSED HYDRANT ASSEMBLY	
PROPOSED GATE VALVE	GV
INSTALL SELECT FILL	

NOTE: FOR PROPOSED VALVE BOXES, CLEANOUTS, ETC., INSTALL A 3000 PSI CONCRETE COLLAR AROUND THE ITEM AT GRADE. THE COLLAR SHALL BE A MIN. OF 6" WIDER, ON ALL SIDES, THAN THE BOX, CLEANOUT, ETC. THE COLLAR SHALL BE A MIN. OF 6" THICK.

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

30' 30 0 30 60Ft.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Commercial Development

6729 James Ryan Pkwy
Clarence, New York

REVISIONS:		
No.	Description	Date
1	Per Town Comments	03.20.2025
2	Per Town Engineer Comments	06.30.2025
3	Per Town Review Comments	07.20.2025

STATE OF NEW YORK
R. CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:

Utility Plan

Date: 08.24.24
Drawn By: C. Wood
Scale: As Noted

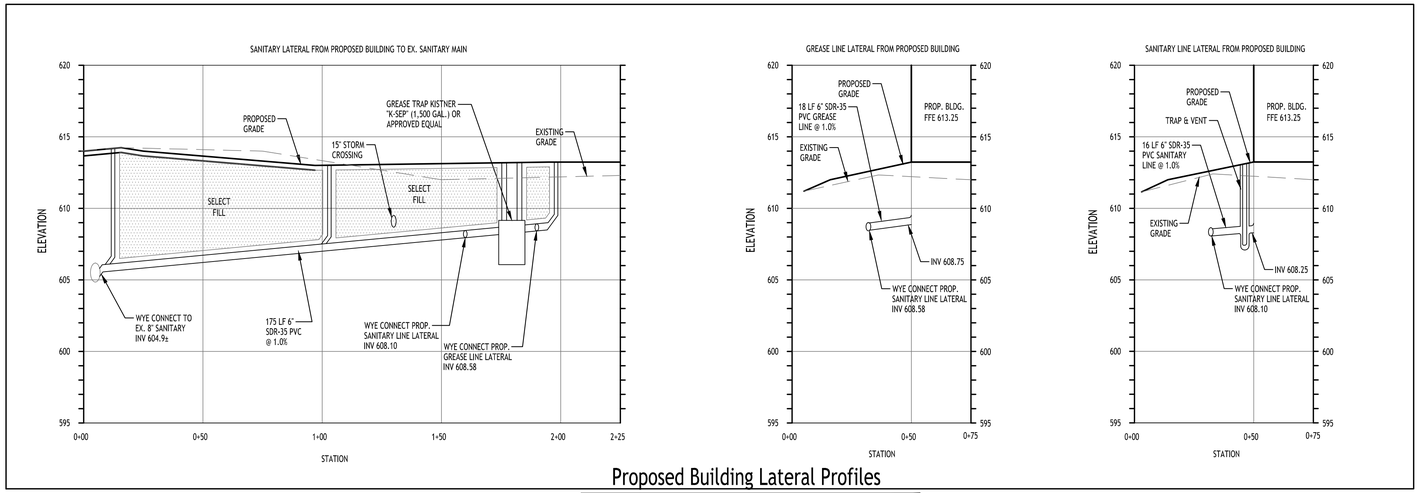
DRAWING NO.

C-400

Project No: 23-4107

© CARMINA WOOD DESIGN

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING it is a violation of article 145 paragraph 2 of the New York State Education Law for any person, unless acting under the direction of a licensed engineer, architect, landscape architect or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date,the notation 'Altered by' and a specific description of the alteration.



Proposed Building Lateral Profiles

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

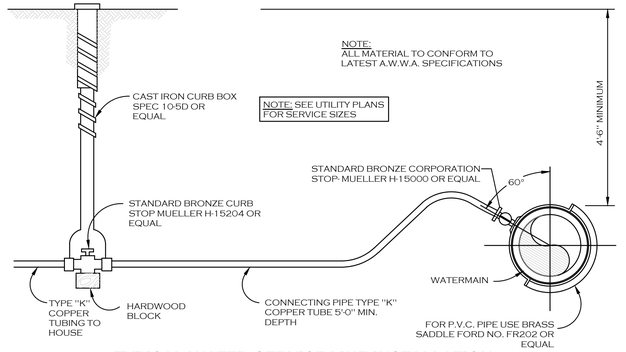
NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

HORZ. 30' 30 0 30 60Ft.

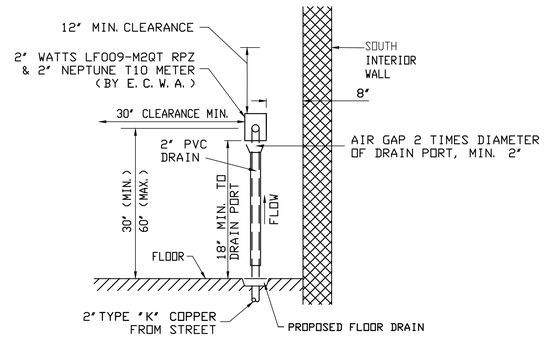
VERT. 5' 5 0 5 10Ft.

GREASE TRAP SIZING:

7.5 x 190 MEALS/DAY = 1,425 GAL. = USE 1,500 GAL. TANK

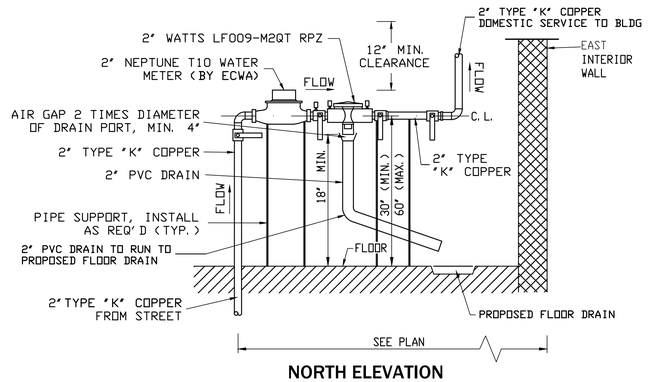


TYPICAL WATER SERVICE LINE INSTALLATION



EAST ELEVATION

SCALE: NONE



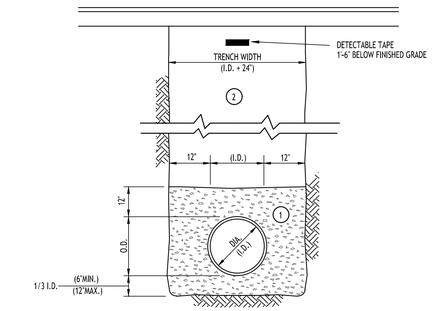
NORTH ELEVATION

SCALE: NONE

2" DOMESTIC SERVICE BACKFLOW PREVENTER INSTALLATION

SCALE: NONE

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



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 (NYSDOT 1985 EDITION)

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

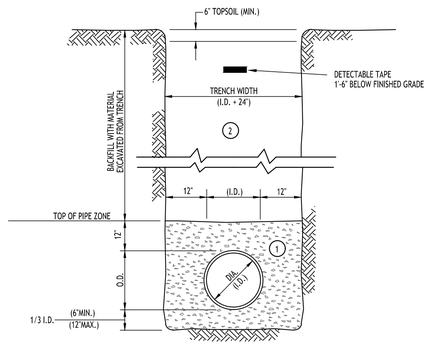
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(2) TYPE 2 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304-2.02 TYPE 2. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN TWO INCHES AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NO SLAG SHALL BE ALLOWED FOR MATERIAL (2)

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 (NYSDOT 1985 EDITION)

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

NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(2) BACKFILL MATERIAL SHALL BE NATIVE SOIL CONTAINING NO UNSUITABLE MATERIAL COMPACTED IN 6" LIFTS.

SEWER/WATERLINE TRENCH SECTION IN UNPAVED AREAS

NOT TO SCALE

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Commercial Development

6729 James Ryan Pkwy
Clarence, New York

REVISIONS:

No.	Description	Date
1	Per Town Comments	03.20.2025
2	Per Town Engineer Comments	04.30.2025

STATE OF NEW YORK R. CHRISTOPHER WOOD LICENSED 076394 PROFESSIONAL ENGINEER

DRAWING NAME:

Utility Details

Date: 08.24.24
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

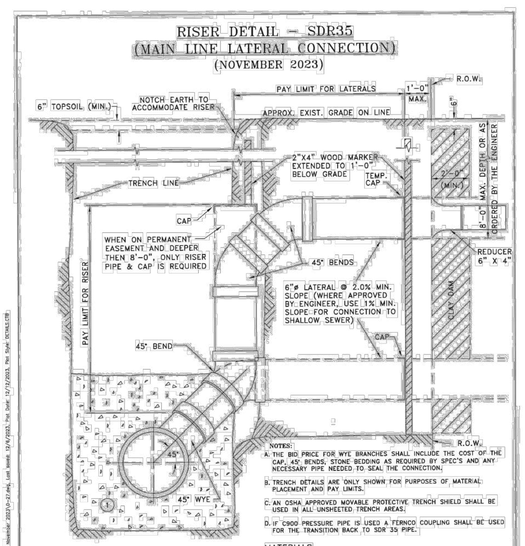
C-401

Project No: 23-4107

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING it is a violation of article 145 section 7209 of the New York State Education Law for any person, unless acting under the direction of a licensed professional engineer or licensed architect, to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date,the notation 'Altered By' and a specific description of the alteration.

© CARMINA WOOD DESIGN

RISER DETAIL – SDR35
(MAIN LINE LATERAL CONNECTION)
(NOVEMBER 2023)



NOTES:
A. THE BID PRICE FOR WYE BRANCHES SHALL INCLUDE THE COST OF THE CAP, 45° BENDS, STONE BEDDING AS REQUIRED BY SPEC'S AND ANY NECESSARY PIPE NEEDED TO SEAL THE CONNECTION;
B. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND PAY LIMITS;
C. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS;
D. IF 2900 PRESSURE PIPE IS USED A TERNCO COUPLING SHALL BE USED FOR THE TRANSITION BACK TO SDR 35 PIPE.

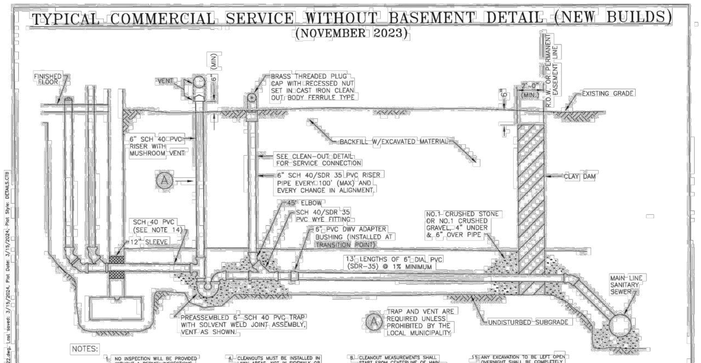
MATERIALS
PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

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

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

Rev. 2 1/97	ADDED 1/8 BELL & SPIGOT 'LONG SWEEP' BEND	STD.DETAIL
Rev. 3 12/01	ADDED NOTE D REGARDING LOCATION OF VENTS AND CLEAN OUTS	27
Rev. 4 8/09	CHANGED LONG SWEEP TO NORMAL 45° ADDED LAPS & CORRECTED PAY LIMITS	
File: D-27	Date: 3/1/91	

TYPICAL COMMERCIAL SERVICE WITHOUT BASEMENT DETAIL (NEW BUILDS)
(NOVEMBER 2023)

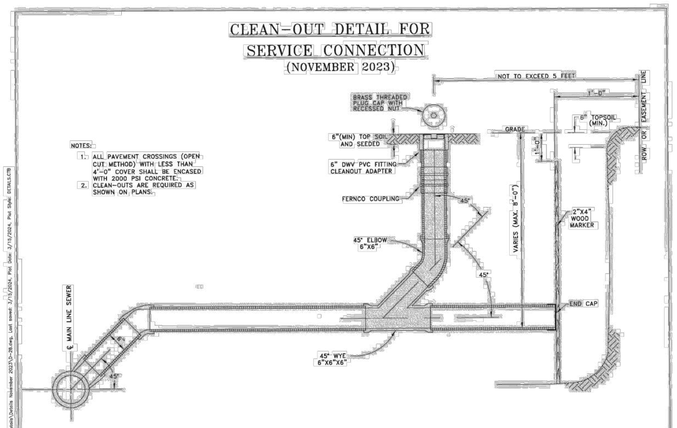


NOTES:
1. NO INSPECTION WILL BE PROVIDED WITHOUT A PERMIT; INSPECTIONS REQUIRE 48 HR. ADVANCE NOTICE FOR SCHEDULING.
2. ALL WORK MUST BE INSPECTED BY A DISTRICT INSPECTOR.
3. PVC PIPE MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST ASTM SPECIFICATION D-3033/D-3034.
4. CLEANOUTS MUST BE INSTALLED IN LAWN AREAS, NOT IN SIDEWALK OR DRIVEWAY AREAS, PREFERABLY BETWEEN THE CURB LINE AND EDGE OF PAVEMENT AND IN SIDEWALK.
5. SELECT BACKFILL REQUIRED UNDER PAVED AREAS.
6. CONCRETE ENCASEMENT 4" COVER DEPTH IS LESS THAN 4'-0" UNDER PAVED AREAS.
7. MIN. DEPTH OF COVER 3'-0".
8. CLEANOUT MEASUREMENTS SHALL START FROM CENTERLINE OF MAIN SEWER FOR NORMAL 90° TEE AND FROM THE CURB LINE OR FOR SIDE LATERAL DIRECTION FLOW.
9. A 6" CLEANOUT IS REQUIRED AT R.O.W. WHEREVER THE MAIN SEWER IS UNDER THE PAVEMENT OR WITHIN 5'-0" OF EDGE OF PAVEMENT.
10. SEPTIC TANKS MUST BE ABANDONED PER NYSDOH APPROVED METHODS.
11. ANY EXCAVATION TO BE LEFT OPEN OVERNIGHT SHALL BE COMPLETELY BARRICADED & COVERED WITH STEEL PLATES.
12. DOWN SPOUTS, SUMP PUMPS, AND FOOTING DRAINS ARE NOT PERMITTED TO BE CONNECTED TO THE LATERAL.
13. NO CONNECTION SHALL BE MADE UNTIL BUILDING ROOF IS ERECTED.
14. IF CAST IRON IS USED ENTIRE THE BUILDING A FLEXIBLE COUPLING IS REQUIRED BEFORE THE TRAP.

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

Rev. 1/07	REMOVED OLD NOTES 2 AND 14, ADDED NEW NOTE 14 & REVISED DETAIL	STD. DETAIL
Rev. 11/08	ADDED SLEEVE AND PVC-SDR 35	22
Rev. 1/13	REVISED 6" CAST IRON TRAP NOTE	
Rev. 10/21	REMOVED VENT, RISER, AND TRAP ASSEMBLY	
Rev. 11/23	ADDED VENT, RISER, TRAP ASSEMBLY & ④	
Rev. 3/24	CHANGED VENT, RISER, TRAP ASSEMBLY SCH 40	
File: D-22	Date: 3/1/91	

CLEAN-OUT DETAIL FOR SERVICE CONNECTION
(NOVEMBER 2023)

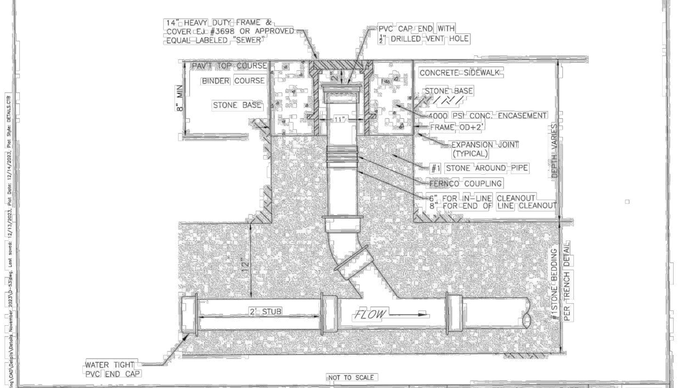


NOTES:
1. ALL PAVEMENT CROSSINGS (OPEN CUT METHOD) WITH LESS THAN 4'-0" COVER SHALL BE ENCASED WITH 2000 PSI CONCRETE.
2. CLEAN-OUTS ARE REQUIRED AS SHOWN ON PLANS.

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

Rev. 1	2/94 CHANGED DIM LINE FOR MAX. DEPTH	STD. DETAIL
Rev. 2	12/01 ADDED NOTE 7	
Rev. 3	5/02 CHANGED C.I. CAP TO BRASS	28
Rev. 4	6/05 1) MIN. FROM EDGE OF WALK NOTE	
Rev. 5	1/12 CHANGED C.I. TO BRASS, NOTES 1 & 3	
Rev. 6	3/24 REVISED NOTES & REMOVED CAST IRON	
File: D-28	Date: 3/1/91	

Cleanout in Pavement/Sidewalks
(NOVEMBER 2023)

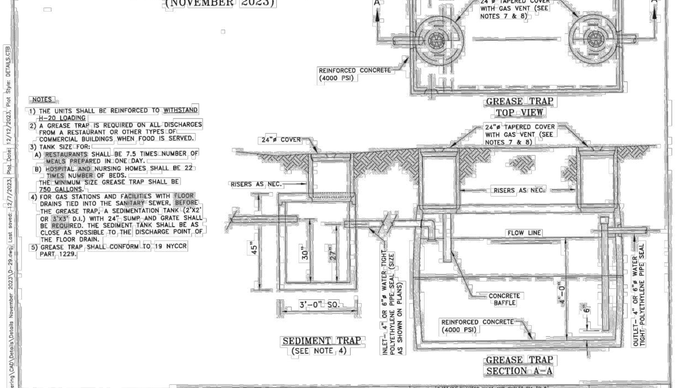


NOT TO SCALE

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

REV 07/99	ADD. MIN. DISTANCE AND MARKER	STD. DETAIL
REV. 12/01	ADDED #1 STONE AROUND PIPE	
REV 01/12	REMOVED 2X4 MARKER	53
REV. 11/23	ADD FERNCO COUPLING & EJ 3698	
File: D-53	Date: 5/13/97	

SEDIMENT TRAP / GREASE TRAP DETAIL
(NOVEMBER 2023)

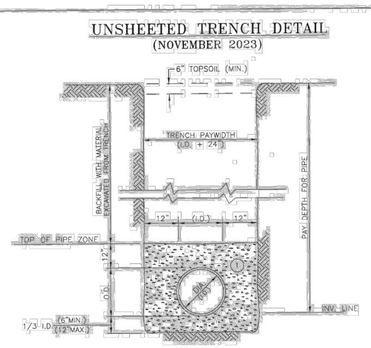


NOTES:
1) THE UNITS SHALL BE REINFORCED TO WITHSTAND H-20 LOADING.
2) A GREASE TRAP IS REQUIRED ON ALL DISCHARGES FROM A RESTAURANT OR OTHER TYPES OF COMMERCIAL BUILDINGS WHEN FOOD IS SERVED.
3) TANK SIZE FOR:
A) RESTAURANTS SHALL BE 7.5 TIMES NUMBER OF MEALS PREPARED IN ONE DAY.
B) HOSPITAL AND NURSING HOMES SHALL BE 22 TIMES NUMBER OF BEDS.
THE MINIMUM SIZE GREASE TRAP SHALL BE 750 GALLONS.
4) FOR GAS STATIONS AND FACILITIES WITH FLOOR DRAINS TIED INTO THE SANITARY SEWER, BEFORE THE GREASE TRAP, A SEDIMENTATION TANK (2'X2' OR 3'X3' D.I.) WITH 24" SUMP AND GRATE SHALL BE REQUIRED. THE SEDIMENT TANK SHALL BE AS CLOSE AS POSSIBLE TO THE DISCHARGE POINT OF THE FLOOR DRAIN.
5) GREASE TRAP SHALL CONFORM TO 19 NYCCR PART 1229.

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

Rev.	8/23/18 CHANGED SIZES AND NOTES ON 'A'	STD. DETAIL
Rev.	11/24/06 ADDED NOTE 8 & 9	
Rev.	1/13 ADDED 6" DRY TRAP BEFORE GREASE TRAP, NOTES 4 & 5	
Rev.	3/24 REVISED NOTE 5	29
Rev.	8/31/20 ADDED NOTE 6	
Rev.	3/31/21 ADDED PART 1229	
File: D-29	Date: 3/1/91	

UNSHEETED TRENCH DETAIL
(NOVEMBER 2023)



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 (NYSDOT LATEST EDITION)

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

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

Rev. 1 5/20/93	NOTE 2: PIPE INSTALLATION	STD.DETAIL
Rev. 2 2/13/94	ADDED NOTE C & D	1
File: D-01	Date: 3/1/91	

A. "The contractor is advised a trench shield and/or shoring designed in accordance with OSHA Standards shall be used in all open trench excavations".

B. "Any contractor and/or plumber performing work in a confined space (i.e. manholes, wetwells, chambers) owned by an Erie County Sewer District, must certify to the County that they have their own Confined Space Entry Program that meets or exceeds OSHA's regulations. Certification must be notarized by a notary public".

C. "Construction shall conform to the Rules and Regulations for Erie County Sewer Districts".

D. If any proposed sewer lateral runs under paved area and has **less** than four (4) feet of cover, then concrete encasement is required. Attach Detail No. 6 to plans. On site plan and profile hatchmark and/or label "Concrete encasement" in affected areas.
Or
If any proposed sewer lateral runs under paved area and has **more** than four (4) feet of cover, then on site plan and profile hatchmark and label, "select fill required" in affected areas.

E. The contractor must contact the District Office 48 hours in advance of construction.

F. Vents must be installed six (6) inches above grade, in a grassy area with a mushroom cap. If the vent is in a sidewalk or paved area, then protect with bollards (3 minimum).

G. Cleanouts (c.o) are required every one hundred feet (100') and at change of direction.

H. Abandoned sanitary sewer connections from the site, if any, require proof of a District Permit for Disconnection prior to the new connection being made.

I. Reuse of existing building sewers shall conform to the Rules and Regulations for ECSD, Article III, Section 304.

CARMINAWOOD
DESIGN
Buffalo | Utica | Greensboro

Commercial Development
6729 James Ryan Pkwy
Clarence, New York

REVISIONS:

No.	Description	Date
1	Per Town Comments	01.20.2025
2	Per Town Engineer Comments	04.30.2025

STATE OF NEW YORK
CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Utility Details

Date: 08.24.24
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-402

Project No: 23-4107

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING it is a violation of article 145 section 7209 sub 2 of the New York State Education Law for any person, unless acting under the direction of a licensed professional engineer or licensed architect, to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date,the notation 'Altered By' and a specific description of the alteration.

© CARMINA WOOD DESIGN

GENERAL NOTES FOR
SANITARY SEWER CONSTRUCTION
WITHIN ERIE COUNTY SEWER DISTRICTS

1. The Erie County Division of Sewerage Management (DSM), who operates and maintains the existing sewer lines and appurtenances within Erie County Sewer Districts (ECSD), is to be notified at least 48 hours in advance of the start of construction.
2. Construction shall be in accordance with the Rules and Regulations for Erie County Sewer Districts.
3. All permits required by the Federal, State, County, City and/or Town governments to perform work must be obtained prior to the start of work, and paid for by the Contractor.
4. If easement and/or Out of District Agreements are required, they must be complete and ready to be filed before the project will be approved for construction.
5. The contractor shall comply in all respects to the Industrial Code Part (Rule No.) 53 relating to construction, excavation, and demolition operations at or near underground facilities, as issued by the State of New York Department of Labor, Board of Standard and Appeals.
6. The construction of the sanitary sewer facilities shall be under the supervision of a person or firm qualified to practice professional engineering in New York State under the Education Law of the State, whenever engineering services are required by such law for such purposes.
7. Where such sanitary sewer facilities are under the supervision of a professional engineer, he/she shall certify to the DSM and to the applicant that the constructed facilities have been under his/her supervision and that the work has been fully completed in accordance with the approved engineering reports, plans, specifications, and approvals.
8. The Contractor is solely responsible for all site safety. The Contractor's equipment and methods of operation shall be in full compliance with OSHA Standards and satisfy all Federal, State and Local Health and Safety Regulations.
9. The Contractor is advised a trench shield and/or shoring designed in accordance with OSHA Standards shall be used in all open trench excavations.
10. Any contractor and/or plumber performing work in a confined space (i.e. manholes, wetwells, and chambers) owned by an Erie County Sewer District, must certify to the County that they have their own Confined Space Entry Program that meets or exceeds OSHA's regulations. Certification must be notarized by a notary public.
11. The contractor shall expose existing utilities ahead of the pipe laying operation, so if minor adjustments must be made in the pipe elevation and/or alignment due to interference from these utilities, said changes can be made in advance of the work.
12. The contractor shall retain the services of a qualified tree expert to remove, where necessary, branches which interfere with the construction operation, or to repair trees having suffered damage by construction activities. The cost involved is to be included in the various items of the contract.
13. The proposed 8 through 12 inch diameter sanitary sewer pipe shall be polyvinyl chloride (PVC) sewer pipe conforming to the latest revisions of American Society for Testing and Materials (ASTM) designation D-3034, SDR-35, installed in accordance with the ASTM designation D-2321-83a or the latest revision thereof, or approved equal. Larger diameter pipes will be reviewed on a case by case basis.
14. Sewers shall be laid with straight alignment between manholes and shall be checked by using a laser beam or lamping.
15. Should a fluid condition be encountered at the trench bottom, the contractor is to undercut the trench and provide suitable fill material (stone & fabric) to stabilize the trench bottom.
16. Sanitary sewer bedding material shall be No. 1 crushed stone with a gradation conforming to the *DSM Specifications for Subdivisions and Sanitary Sewer Extensions.*
17. Backfill shall be of a suitable material removed from the excavation except where other material is specified. Debris, frozen material, large clods or stones, organic matter, or other unstable materials shall not be used for backfill within two (2') feet of the top of the pipe.
18. All pipes crossing under paved areas are to be backfilled to sub-grade with compacted select material (No. 2 crushed stone) to five (5') feet outside the pavement edges or as required by the highway permit. If any proposed sewer runs under paved areas and has less than four (4) feet of cover, then concrete encasement is required as shown on the DSM Typical Concrete Encasement Detail.
19. Sewers parallel to watermains - *Ten State Standards, Latest Edition, Chapter 30, Section 38.31, and Page 30-11:* Sewers shall be laid at least ten (10') feet (three (3) meters) horizontally from any existing or proposed water main. The distance shall be measured edge to edge. In cases where it is not practical to maintain a ten (10') foot separation, the appropriate reviewing agency may allow deviation on a case-by-case basis, if supported by data from the design engineer. Such deviation may allow installation of the sewer closer to a water main, provided that the water main is in a separate trench or on an undisturbed earth shelf located on one side of the sewer and at an elevation so the bottom of the water main is at least 18-inches (460 mm) above the top of the sewer.

If it is impossible to obtain proper horizontal and vertical separation as described above, both the water main and sewer must be constructed of slip-on or mechanical joint pipe complying with public water supply design standards of the regulatory agency and be pressure tested to 150 pounds per square inch (psi) (1034 kPa) to assure water tightness prior to backfilling.

18. Sewers crossing watermains - *Ten State Standards, Latest Edition, Chapter 30, Section 38.32, Page 30-11 to 30-12:* Sewers crossing water mains shall be laid to provide a minimum vertical distance of 18-inches (460 mm) between the outside of the water main and the outside of the sewer. This shall be the case where the water main is either above or below the sewer. The crossing shall be arranged so that the sewer joints will be equidistant and as far as possible from the water main joints. Where a water main crosses under a sewer, adequate structural support shall be provided for the sewer to maintain line and grade.

21. When it is impossible to obtain proper horizontal and vertical separation as stipulated above, one of the following methods must be specified:
    a. The sewer shall be designed and constructed equal to water pipe, and shall be pressure tested at 150 psi (1034 kPa) to assure water tightness prior to backfilling.
    b. Either the water main or the sewer line may be encased in a watertight carrier pipe which extends ten (10') feet (three (3) meters) on both sides of the crossing, measured perpendicular to the water main. The carrier pipe shall be of materials approved by the regulatory agency for use in water main construction.
    c. The sewer shall be encased in concrete per the DSM Watermain Crossing Detail Typical For Encasement
22. The manhole covers are to bear the inscription "ECSD SANITARY" and comply with the DSM Standard Frame and Cover detail. For private projects the covers shall bear the inscription "SANITARY SEWER" and comply with the DSM Standard Frame and Cover (Private Sewer) detail.
23. Building sanitary sewer vents must be installed six (6) inches above finished grade in a grassy area with a mushroom cap. If the vent is in a sidewalk or paved area, then protect with 6" diameter bollards (2 minimum).
24. Cleanouts (c.o.) are required on 4" and 6" building sewers every fifty feet and one hundred feet respectively, and at every change of alignment.
25. Abandoned building sewer connections from the site, if any, require proof of a District Permit for Disconnection prior to the new connection being made.
26. The following pertains only for direct replacement of in service sanitary sewers:
    a. Each new pipe joint shall be ultrasonic tested after it is laid, but before the next pipe is laid. All tests shall be in accordance with the testing equipment manufacture recommendations.
    b. The ultrasonic test shall be performed in lieu of the hydrostatic and air tests.
    c. A video inspection of the entire sewer shall be performed. Forward the video inspection tape and related paperwork to DSM for review and approval.
    d. A deflection test is required in all cases.
27. For all sanitary sewer installations, a written certificate of construction completeness and compliance, including the results of the hydrostatic leakage test, deflection test and air test, etc. shall be submitted to the Erie County Health Department and DSM within thirty (30) days after completion of construction.
28. For all public and private 8" diameter pipe or larger sanitary sewer installations, the developer/contractor must provide one (1) set of record drawings on "D" size paper (24" x 36") and in an electronic file format (CD or flash drive) compatible with the latest AutoCAD release.
29. All public sewer extension projects that consist of more than 750 LF of 8" diameter pipe or larger, shall furnish a 2 year maintenance bond to the DSM.
30. Final Certification will be issued upon the full completeness and compliance of the project including any requirement(s) of I&I remedial work.

DATED: 5-4-2019

CARMINAWOOD
DESIGN
Buffalo | Utica | Greensboro

Commercial Development
6729 James Ryan Pkwy
Clarence, New York

REVISIONS:

No.	Description	Date
1	Per Town Comments	03.20.2025
2	Per Town Engineer Comments	04.30.2025

STATE OF NEW YORK
R. CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Utility Details

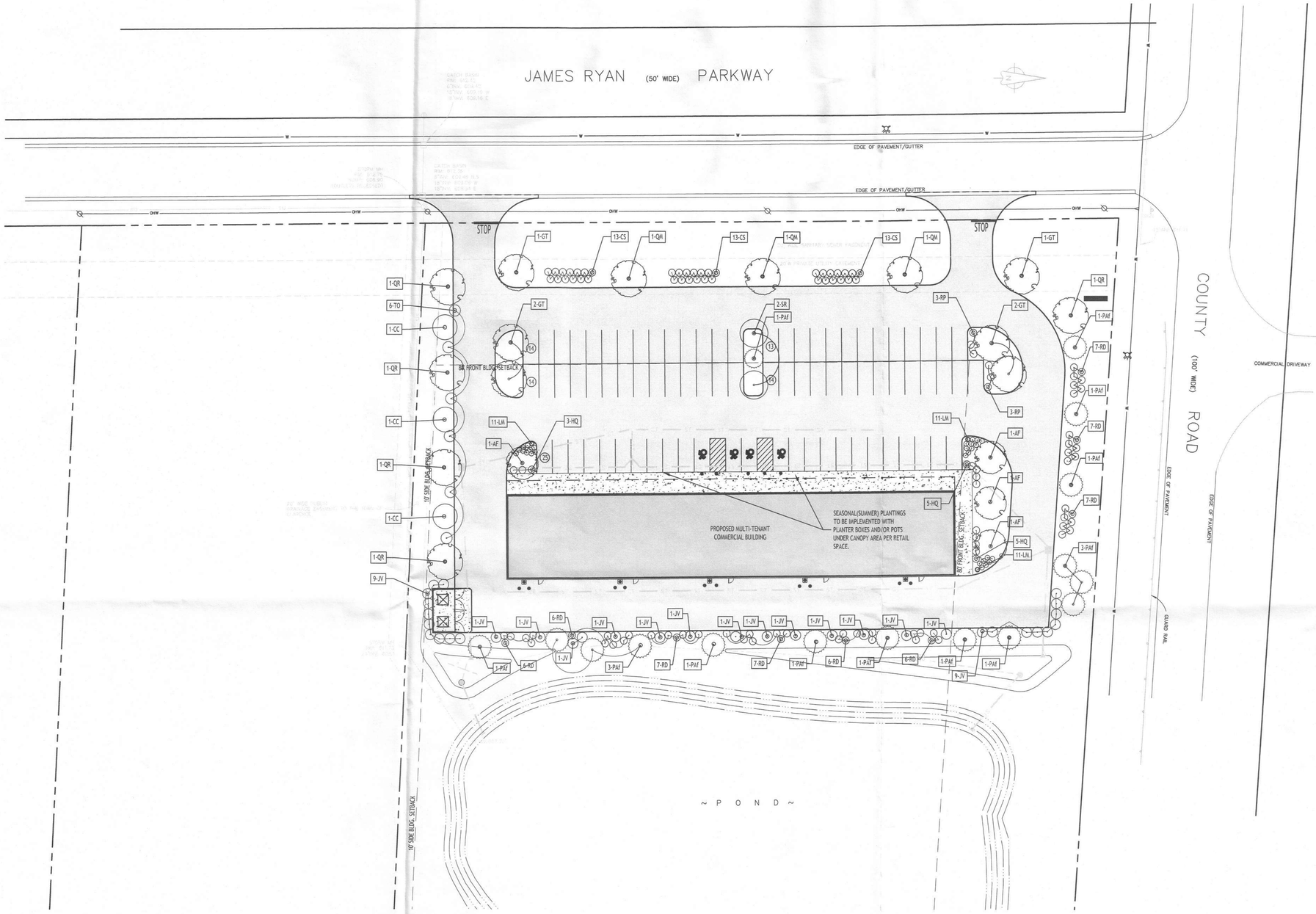
Date: 08.24.24
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-403

Project No: 23-4107

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING it is a violation of article 145 section 7209 and 7301 of the New York State Education Law for any person, unless acting under the direction of a licensed professional engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date, the notation "Altered By" and a specific description of the alteration.

© CARMINA WOOD DESIGN



Landscape Plan

SCALE: 1"=30'

PLANTING SCHEDULE - JAMES RYAN PARKWAY -CLARENCE - NEW YORK

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
		DECIDUOUS TREES			
AF	3	ACER FREEMANII "JEFFERSRED"	AUTUMN BLAZE MAPLE	2 1/2" – 3" CAL.	B&B
QR	5	QUERCUS RUBRA	NORTHERN RED OAK	2 1/2" – 3" CAL.	B&B
GT	6	GLEDITSIA TRIACANTHOS INERMIS "SKYCOLE"	SKYLINE THORNLESS HONEYLOCUST	2 1/2" – 3" CAL.	B&B, HT. OF 45' & 45' WIDE
QM	3	QUERCUS MACROCARPA	BUR OAK	2 1/2" – 3" CAL.	B&B, HT. OF 45' & 45' WIDE
		SMALL/ORNAMENTAL TREES			
SR	2	SYRINGA RETICULATA	JAPANESE TREE LILAC	7' – 8' HT.	B&B
CC	3	CERCIS CANADENSIS	EASTERN REDBUD	7' – 8' HT.	B&B
		EVERGREEN TREES			
PAF	16	PICEA ABIES "Cupressina"	COLUMNAR NORWAY SPRUCE	5' – 6' MIN. HT.	B&B, FULL TO GROUND
TO	6	THUJA OCCIDENTALIS	EMERALD GREEN ARBORVITAE	5' – 6' MIN. HT.	B&B, FULL TO GROUND
JV	33	JUNIPERUS VIRGINIANA 'EMRALD SENTINEL'	EASTERN RED CEDAR – ES	5' – 6' MIN. HT.	B&B, FULL TO GROUND
		SHRUBS			
HQ	13	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	32" HIGH MIN.	NO. 3 CONT.
RP	6	RHODODENDRON x "PJM"	P.J.M. RHODODENDRON	24" HIGH MIN.	NO. 3 CONT.
RD	57	CORNUS ALBA "SIBERICA"	SIBERIAN DOGWOOD	32" HIGH MIN.	NO. 3 CONT.
CS	39	CORNUS SERICEA	REDOSIER DOGWOOD	32" HIGH MIN.	NO. 3 CONT.
		GRASSES & PERENNIALS			
LM	30	LIRIOPE MUSCARI 'BIG BLUE'	LILY TURF	12" HIGH MIN.	NO. 3 CONT.

NOTES:

1. ALL PLANTING BEDS & TREE PITS SHALL RECEIVE A MIN. 3-INCH DEPTH OF DARK SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE CALLED OUT ON PLANS.
2. 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.
3. ALL NURSERY TAGS TO REMAIN ON PLANTS UNTIL AFTER FINAL INSPECTION AND APPROVAL OF THE LANDSCAPING.
4. A DRIP IRRIGATION SYSTEM IS RECOMMENDED FOR ALL PLANTINGS. SOAKER HOSES ARE RECOMMENDED AT THE TIME OF INSTALLATION OF ALL PLANT MATERIALS AND SHOULD BE UTILIZED THROUGHOUT THE ENTIRE LENGTH OF THE FIRST FULL GROWING SEASON.

* ORNAMENTAL GRASSES SHOULD BE PRUNED BACK IN LATE FALL OR EARLY SPRING TO ALLOW NEW FOLIAGE TO GROW IN SPRING.

PLANTING NOTES:

1. 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.
2. ALL TREE PIT SAUCERS, SHRUB BEDS, ORNAMENTAL GRASS BEDS, AND PERENNIAL FLOWER BEDS SHALL RECEIVE THREE (3) INCHES DEPTH OF DARK SHREDDED HARDWOOD BARK MULCH.
3. 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.
4. ALL DECIDUOUS AND EVERGREEN TREES SHALL BE STAKED WITH THREE (3) TREE STAKES AS PER TREE PLANTING DETAIL.

LEGEND

DECIDUOUS TREE

SMALL TREE

EVERGREEN TREE

BUSH/ORNAMENTAL GRASS

RECEIVED
JAN 2 2025
ZONING OFFICE

CONDITIONALLY APPROVED BY TOWN OF CLARENCE LANDSCAPE COMMITTEE
DATE: 1/2/2025
BY: Via 12/10/24 LRC Report

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

30' 30 0 30 60Ft.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Commercial Development
James Ryan Pkwy @ County Rd
Clarence, New York

REVISIONS:

No.	Description	Date
1	Revised per town comments	03.20.2025

DRAWING NAME:
Site Landscape Plan

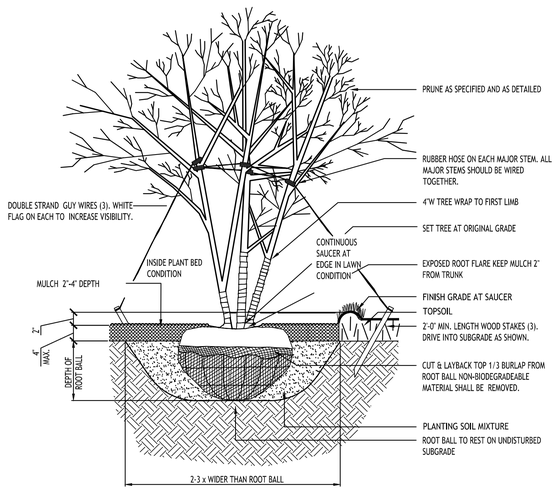
Date: 10/06/24
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
L-100

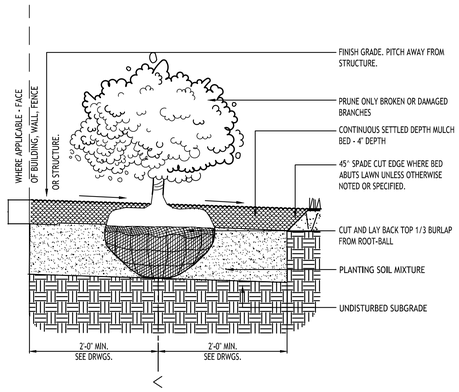
Project No: 23-4107

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING it is a violation of article 145 sections 7209N and 7301 of the New York State Education Law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. Shall affix his or her seal, signature, the date,the notation 'Altered By' and a specific description of the alteration.

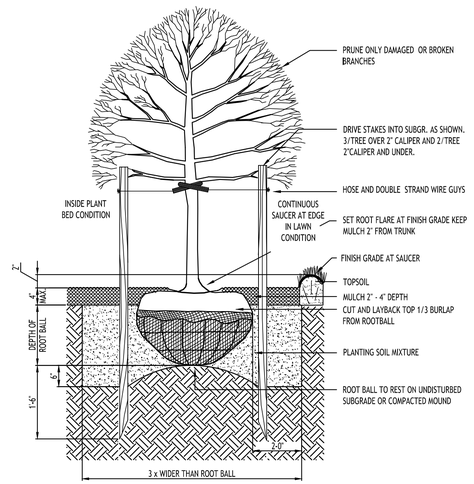
© CARMINA WOOD DESIGN



DECIDUOUS TREE PLANTING - MULTI STEM



STD. SHRUB PLANTING



STD. DECIDUOUS TREET PLANTING

LANDSCAPE NOTES:

1. ALL PLANTS INSTALLED SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED ON THE PLANS AND IN THE LATEST EDITION ON THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI 260.1

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF, THE QUANTITIES SHOWN ARE A MINIMUM AND ARE FOR REFERENCE ONLY.

3. THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKEOUT OF ALL PLANTING MATERIAL LOCATIONS AND CONTACT THE OWNERS FIELD REPRESENTATIVE PRIOR TO ACTUALL INSTALLING. THE PLANTING MATERIAL LOCATIONS SHOWN ON THE PLANS ARE TO CONVEY THE DESIGN INTENT ONLY, ACTUAL LOCATIONS WILL BE FINALIZED BY THE OWNERS FIELD REPRESENTATIVE AT THE TIME OF INSTALLATION.

4. THE CONTRACTOR IS HEREBY NOTIFIED THAT IF UNDERGROUND UTILITIES EXIST IN THE VICINITY OF THE PLANTINGS, ALL PROPOSED PLANTINGS SHALL BE INSTALLED A MINIMUM OF 5' FROM ANY UNDERGROUND UTILITY, CONTACT THE OWNERS FIELD REPRESENTATIVE IF PLANTINGS SHOWN ON THE PLANS VIOLATE THIS SITUATION.

5. ALL TREES SHALL BE INSTALLED A MINIMUM OF 20' FROM ANY OVERHEAD ELECTRIC LINES.

6. PLANTING BACKFILL MIXTURE SHALL CONSIST OF 3 PARTS TOPSOIL, 1 PART PEAT MOSS, ½ PART MILORGANITE.

7. STAKE TREES IMMEDIATELY FOLLOWING INSTALLATION.

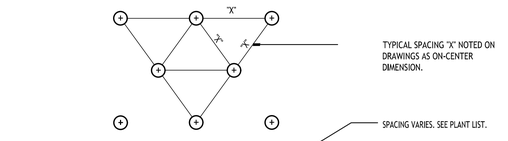
8. ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED HARDWOOD BARK MULCH WITH 'PREEN'.

9. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE SEEDED.

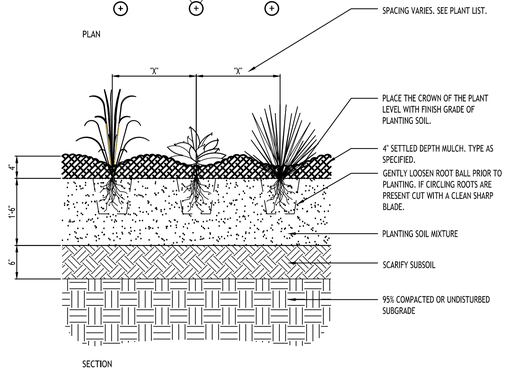
10. THE AREAS ON THE PLAN TO BE SEEDED SHALL HAVE 4" MINIMUM OF TOPSOIL, DISK PLOWED, LEVELED AND HAND RAKED SMOOTH. SURFACE SHALL BE ROLLED TO REMOVE LUMPS.

11. ALL SEEDED AREAS SHALL BE HYDROSEEDED IN ACCORDANCE WITH THE SPECIFICATION INDICATED. WHERE REQUIRED BY CLIMATIC CONDITIONS, SLOPE OR SEASON OF PLANTING, SOD MAY BE SUBSTITUTED FOR SEEDING IN ORDER TO ACHIEVE THE REQUIRED COVERAGE.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MOWING AND OTHER MAINTENANCE TO SEEDED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER, THIS SHALL INCLUDE WATERING DAILY FOR 15 DAYS OR AS REQUIRED BY WEATHER CONDITIONS AND RE-SEEDING OF THIN SPOTS FOLLOWING THE GERMINATION OF THE SEEDS.



PLAN

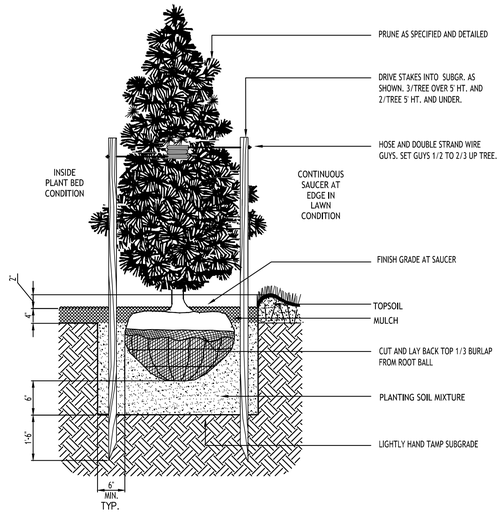


SECTION

NOTE: PLANT BULBS IN TRENCHES AND BOUQUET PLANTING GROUPS.

GROUND COVER PLANT SPACING

NO TO SCALE



STD. EVERGREEN PLANTING

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Commercial Development

James Ryan Pkwy @ County Rd
Clarence, New York

REVISIONS:

No.	Description	Date



DRAWING NAME:

Site Landscape Details

Date: 11.05.23
Drawn By: C. Wood
Scale: As Noted

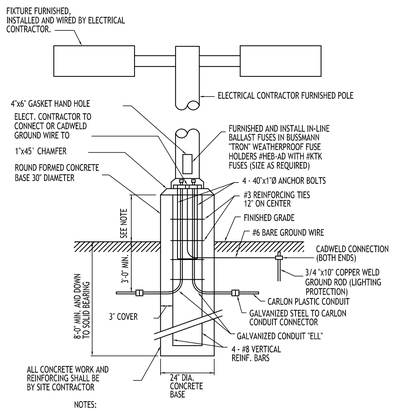
DRAWING NO.

L-101

Project No: 23-4107

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING! It is a violation of article 145 section 7209 sub 2 of the New York State Education Law for any person, unless acting under the direction of a licensed engineer or architect, to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date,the notation 'Altered By' and a specific description of the alteration.

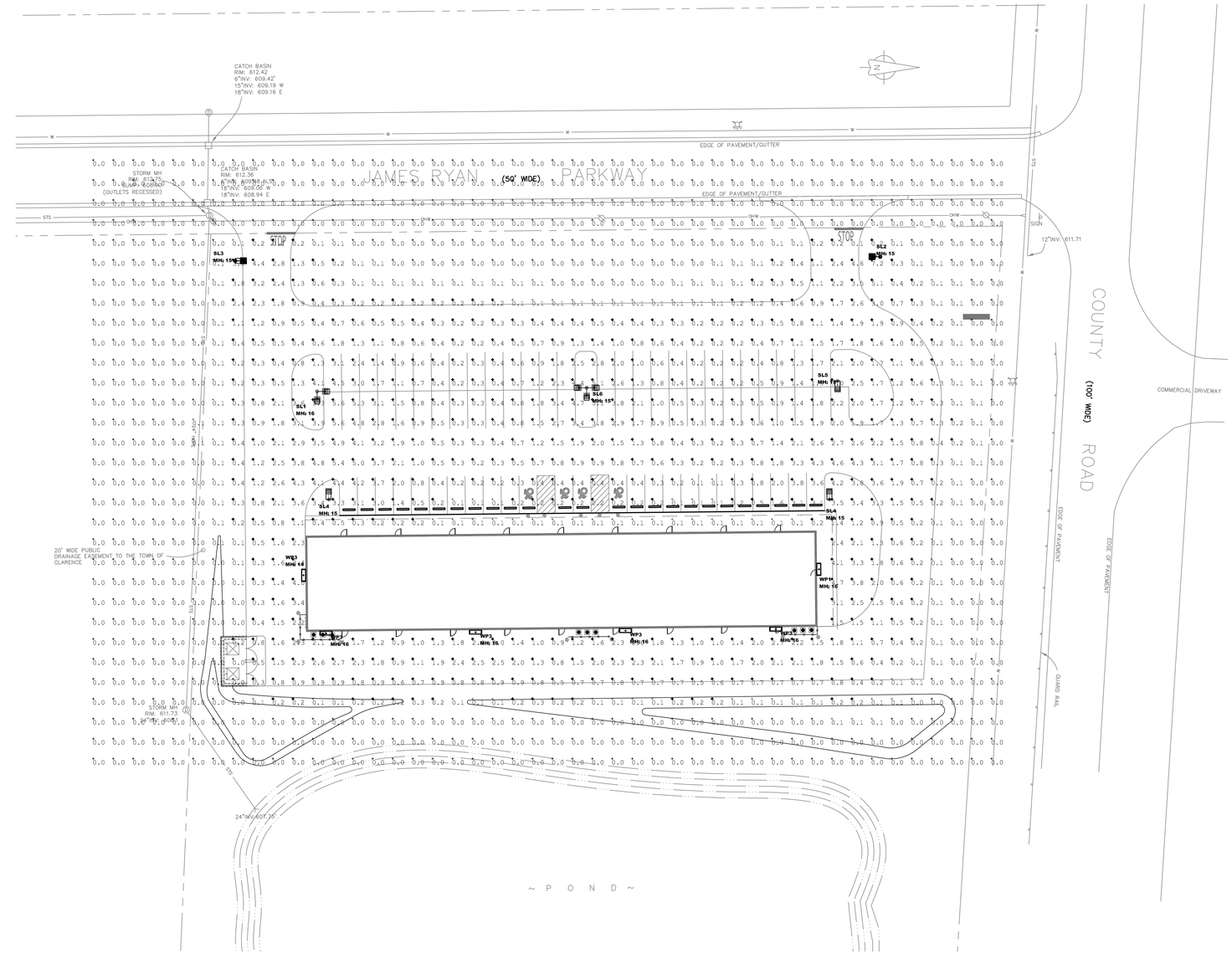
© CARMINA WOOD DESIGN



NOTES:

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

LIGHT POLE FOUNDATION



Site Plan

SCALE: 1"=30'

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height	BUG Rating
	1	SL1	2 @ 90 degrees	GALN-SA1D-740-U-T4FT	0.900	7810	65	130	16	B1-U0-G2
	1	SL2	Single	GALN-SA1B-740-U-SLL-HSS	0.900	4135	44	44	15	B1-U0-G1
	1	SL3	Single	GALN-SA1B-740-U-SLR-HSS	0.900	4135	44	44	15	B1-U0-G1
	2	SL4	Single	GALN-SA2B-740-U-T4W-HSS	0.900	8278	82	164	15	B1-U0-G2
	1	SL5	Single	GALN-SA2A-740-U-SWQ	0.900	9625	63	63	15	B4-U0-G2
	1	SL6	3 @ 90 Degrees	GALN-SA1A-740-U-T4FT	0.900	4617	33	99	15	B1-U0-G2
	1	WP1	Single	WPCM-8L-U-40-T4	0.900	7969	57	57	16	B2-U0-G2
	5	WP3	Single	WPCM-4L-U-40-T3	0.900	4123	26	130	14, 16	B1-U0-G1

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Object_2_Planar	Illuminance	Fc	0.60	7.2	0.0	N.A.	N.A.
PARKING LOT SURFACE	Illuminance	Fc	1.31	5.6	0.0	N.A.	N.A.

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

30' 30 0 30 60Ft.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Commercial Development

James Ryan Pkwy @ County Rd
Clarence, New York

REVISIONS:		
No.	Description	Date
1	Per Town Comments	03.20.2025
2	Per Town Review Comments	07.30.2025

STATE OF NEW YORK
R. CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:

Site Lighting Plan

Date: 07.08.24
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

LP-100

Project No: 23-4107

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING it is a violation of article 145 section 7209 of the New York State Education Law for any person, unless acting under the direction of a licensed engineer or architect, to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date,the notation 'Altered By' and a specific description of the alteration.

© CARMINA WOOD DESIGN

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

Light Advichnet™

Product Certifications

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 13

Quick Facts

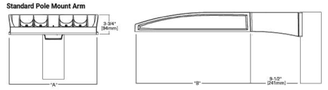
- Lumen packages range from 3,300 - 99,100 (33W - 658W)
- 17 optical distributions
- Efficacy up to 171 lumens per watt

Connected Systems

- Wavelinx LITE Wireless
- Wavelinx PRO Wireless

Dimensional Details

Standard Pole Mount Arm



Pole Drilling Pattern

Type "N"



Number of Light Squares	Width 'A'	Housing Length 'B'	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1–4	16"	22"	29 lb	0.95
5–6	22"	22"	39 lb	0.95
7–9	22"	28-1/8"	48 lb	1.1

NOTES: For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified (3000K CCT and warmer only, fixed mounting options)

Ordering Information

SAMPLE NUMBER: **GALN-SA4C-740-U-T4FT-GM**

Product Family [1, 2]	Light Engine Configurations			Color Temperature	Voltage	Distribution	Mounting	Finish
	Light Square	Square Count	Lumen Output					
GALN=Galleon II **BAA**=**GALN**=Galleon II Buy American Act Compliant [3] **TAA**=**GALN**=Galleon II Trade Agreements Act Compliant [3]	**SA**=16 LED Light Square **SB**=26 LED Light Square [4]	1=1 Light Square 2=2 Light Squares 3=3 Light Squares 4=4 Light Squares 5=5 Light Squares 6=6 Light Squares 7=7 Light Squares 8=8 Light Squares 9=9 Light Squares	A=Output Level 1 B=Output Level 2 C=Output Level 3 D=Output Level 4 [5, 6] Z=Configured Output [6]	**722**=720CRI, 2200K **727**=720CRI, 2700K **730**=720CRI, 3000K **735**=720CRI, 3500K **740**=720CRI, 4000K **750**=720CRI, 5000K **760**=720CRI, 6000K **827**=800CRI, 2700K **830**=800CRI, 3000K **835**=800CRI, 3500K **840**=800CRI, 4000K **930**=900CRI, 3000K **935**=900CRI, 3500K **940**=900CRI, 4000K **950**=900CRI, 5000K **AMB**=AMBer [7, 8]	**U**=120-277V **H**=347V-480V [1, 9] **1**=120V **2**=208V **3**=240V **4**=277V **5**=480V [1, 9] **9**=347V [1] **DV**=277V-480V DuroVolt Drivers [9, 10, 11]	**T1**=Type I **T2**=Type II **T2R**=Type II Roadway **T2**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SNQ**=Type V Narrow **SNQ**=Type V Square Medium **SLL**=Type III w/Spill Control **SLS**=Type III w/Spill Control **SLR**=Type III w/Spill Control **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**[Blank]**=Standard Pole Mount Arm **QU**=Quick Mount Universal Arm **QM**=Pole Mount Arm with Quick Mount Adaptor **PA**=Pole Mount, Adjustable **SP**=2-3/8" Slipfitter **SP2**=3-3/8" Slipfitter **Adjustable** [12] **QMA**=Quick Mount Mast Arm, Fixed **MA**=Mast Arm, Fixed **WM**=Wall Mount, Fixed **WA**=Wall Mount, Adjustable **UP**=Upswept Arm	**AP**=Grey **AZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **RAL9X**=Custom Color

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately) [17]
DIM=External 0-10V Dimming Leads [8] **F**=Single Fuse (120, 277 or 347V Specify Voltage) **FF**=Double Fuse (208, 240 or 480V Specify Voltage) **SPD**=20kV UL 1449 fused surge protective device [8] **2L**=Two Circuits [8] **HA**=50°C High Ambient [13] **HSS**=Installed House Side Shield [14] **HSSF**=House Side Shield Factory Pack [8] **GRSBK**=Glare Reducing Shield, Black [8] **LCF**=Light Square Trim Painted to Match Housing [8] **TH**=Tool-less Door Hardware [8] **CC**=Coastal Construction finish [8] **UNV**=Quick Rotated 90° Left [8] **ANR**=Quick Rotated 90° Right [8] **AHD**=After Hours Dim, 1 Hours [8] **AHD240**=After Hours Dim, 4 Hours [8] **AHD255**=After Hours Dim, 7 Hours [8] **AHD355**=After Hours Dim, 8 Hours [8] **DALI**=DALI Drivers	**BPC**=Button Type Photocontrol. Must specify voltage 120V, 208V, 240V or 277V. [8] **PR**=NEMA 3-PIN Photocontrol Receptacle [8] **PR7**=NEMA 7-PIN Photocontrol Receptacle [8] **HADC**=Field Adjustable Dimming Controller [8] **PSC**=Photocontrol Shorting Cap **SPB2**=Dimming Motion Sensor, 9'-20' mounting [8] **SPB4**=Dimming Motion Sensor, 21'-40' mounting [8] **SPBXLT**=Dimming Motion Sensor, Uplight Square Lenses, 9'-20' mounting [8] **SPBXLH**=Dimming Motion Sensor, Uplight square covers, 21'-40' mounting [8] **MSU50K-120**=Motion Sensor for Dimming Operation, 9'-20' Mounting [8] **MSU50K-L40**=Motion Sensor for Dimming Operation, 21'-40' Mounting [8] **WLSXLX**=WaveLinx LITE, SB Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' -15' Mounting [8, 15, 16] **WLSAXX**=WaveLinx LITE, SB Driver, Dimming Motion and Daylight, Bluetooth Programmable, 16' - 40' Mounting [8, 15, 16] **WPSEXX**=WaveLinx PRO, SB Driver, Dimming Motion and Daylight, WAC Programmable, 7' -15' Mounting [8, 15, 16, 18] **WPSAXX**=WaveLinx PRO, SB Driver, Dimming Motion and Daylight, WAC Programmable, 13' - 40' Mounting [8, 15, 16, 18] **DMG**=0-10V Dimming Occupancy Sensor (9'-20' Mounting) [8] **DMG-L40**=AirMesh Occupancy Sensor (21'-40' Mounting) [8]	**GA/BA1010**=NEMA Photocontrol Multi-Tap - 105-285V **GA/BA1027**=NEMA Photocontrol - 480V **GA/BA1201**=NEMA Photocontrol - 347V **GA/BA1013**=Photocontrol Shorting Cap **GA/BA1014**=120V Photocontrol **MA1252**=10kV Surge Module Replacement **MA1030-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1130-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1147-XX**=2@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1158-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1159-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1160-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=2@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=2@120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=3@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=4@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=3@90° Tenon Adapter for 3-1/2" O.D. Tenon **GRA258**=Adapter kit for mounting 3" SP arm to 2-3/8" O.D. vertical tenon **WLS100**=Wireless Configuration Tool for MB/DIM [8] **LS/RSS**=Field Installed House Side Shield [8, 14] **LS/SRSBK-2PK**=Glare Reducing Shield, Black [8, 19] **LS/SRSBH-2PK**=Glare Reducing Shield, White [8, 19] **LS/PS**=Perimeter Shield, Black [8] **WSLC-7P-10A**=WaveLinx Outdoor Control Module [15, 16] **TLT-D1-HV**=AirMesh 7-PIN node, 110-480V [15, 16]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP210001EN for additional support information.
2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Assembled and tested in the USA from sourced and some domestic and imported parts. Not available with TAA.
4. When using SB light squares, Output Level 4 not available with color temperatures 722, 727, 827, 830, 930 or 930 when HSS is selected.
5. 10k option not SI compliant. Not available with Coastal Construction (CC) option.
6. Not available with voltage options H, 9 or 5.
7. Not available with 740, 750 or 760 CCT options. Not available in combination with HA high ambient and sensor options at Output Level 3. H voltage not available with sensor options, choose voltage 8 or 5.
8. DP arm limited to 3" O.D. vertical tenon. SP2 limited to 2-3/8" O.D. vertical tenon.
9. Not available for each GALN Square.
10. DL is not available with SB light squares. Not available with SPB at 347V or 480V. Not available with WaveLinx or 208V surge option.
11. Requires PR7.
12. Requires SA with sensor code DMG, BZ or MZ.
13. Wavelinx PRO required to enable field configurability. Order WAC-PKE and WPSE-F2D (10V to PoE injector) power supply if needed. WAC not required for LC Bluetooth sensors.
14. Narrowband 3000K (-30K) is not available in the Southeast and Northeast. Not available with 10K, 5K, 2L, HA, HSS, SPD, DL, DMG, BZ, MZ, SCR, SCC, SCL, SCT, SCP, SCB, SCG, SCO, SCY, SCA, SCW, SCV, SCK, SCU, SCS, SCM, SCN

© CARMINA WOOD DESIGN

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING it is a violation of article 145 of the NYS Education Law for any person, unless acting under the direction of a licensed professional engineer or licensed architect, to alter this drawing. If altered such R.A., P.E. or L.S. shall affix his or her seal, signature, the date,the notation 'Altered By' and a specific description of the alteration.

McGraw-Edison — GALN Galleon II

SA Light Squares, Output Level 3, 4000K CCT, 70 CRI

Galleon II IES Files | Supplemental Lumen Tables

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		57	108	160	213	269	321	377	429	481
Input Current @ 120V		0.478	0.905	1.338	1.810	2.244	2.675	3.150	3.584	4.013
Input Current @ 208V		0.279	0.532	0.780	1.064	1.313	1.559	1.845	2.093	2.339
Input Current @ 240V		0.243	0.458	0.664	0.916	1.123	1.328	1.582	1.788	1.991
Input Current @ 277V		0.213	0.404	0.582	0.808	0.997	1.164	1.401	1.589	1.745
Input Current @ 347V		0.164	0.322	0.471	0.644	0.795	0.943	1.117	1.269	1.414
Input Current @ 480V		0.121	0.235	0.341	0.469	0.579	0.681	0.814	0.923	1.022
Optics										
T1	Lumens	7,101	14,113	20,990	27,763	35,146	41,616	48,882	56,671	63,623
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	125	131	131	130	131	130	130	132	132
T2	Lumens	7,154	14,219	21,107	27,970	35,408	41,927	49,247	57,094	64,098
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	132	132	131	132	131	131	133	133
T2R	Lumens	7,250	14,408	21,389	28,344	35,881	42,487	49,905	57,857	64,954
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	127	133	134	133	133	132	132	135	135
T3	Lumens	7,054	14,028	20,812	27,580	34,914	41,342	48,560	56,297	63,203
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	130	130	129	130	129	129	131	131
T3R	Lumens	7,260	14,466	21,477	28,461	36,029	42,663	50,111	58,096	65,223
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	128	134	134	134	134	133	133	135	136
T4FT	Lumens	7,098	14,107	20,941	27,751	35,130	41,598	48,860	56,646	63,594
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	131	131	130	131	130	130	132	132
T4W	Lumens	7,119	14,148	21,003	27,832	35,233	41,720	49,004	56,812	63,781
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	131	131	131	131	130	130	132	132
SL2	Lumens	7,101	14,112	20,949	27,761	35,144	41,614	48,879	56,668	63,619
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	131	131	130	131	130	130	132	132
SL3	Lumens	7,061	14,013	20,802	27,566	34,897	41,321	48,535	56,269	63,172
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	130	130	129	130	129	129	131	131
SL4	Lumens	6,963	13,829	20,543	27,223	34,463	40,808	47,932	55,569	62,386
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	122	128	128	128	128	127	127	130	130
SNQ	Lumens	7,424	14,755	21,903	29,025	36,743	43,508	51,104	59,247	66,515
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	130	137	137	136	137	136	136	138	138
SMQ	Lumens	7,461	14,828	22,012	29,169	36,936	43,725	51,369	59,542	66,846
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	131	137	138	137	137	136	136	139	139
SWQ	Lumens	7,445	14,797	21,966	29,108	36,849	43,633	51,250	59,417	66,696
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	131	137	137	137	137	136	136	139	139
SLL/ SLR	Lumens	6,132	12,187	18,091	23,973	30,348	35,936	42,210	48,935	54,938
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	108	113	113	113	113	112	112	114	114
RW	Lumens	7,340	14,587	21,663	28,694	36,335	43,013	50,522	58,573	65,757
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	129	135	135	135	136	134	134	137	137
AFL	Lumens	7,183	14,276	21,193	28,084	35,552	42,098	49,448	57,307	64,359
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4
	Lumens per Watt	126	132	132	132	132	131	131	134	134

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

McGraw-Edison — GALN Galleon II

SA Light Squares, Output Level 4, 4000K CCT, 70 CRI

Galleon II IES Files | Supplemental Lumen Tables

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		65	125	184	245	309	368	433	493	552
Input Current @ 120V		0.545	1.041	1.535	2.082	2.578	3.070	3.619	4.114	4.605
Input Current @ 208V		0.318	0.610	0.893	1.219	1.504	1.786	2.113	2.397	2.679
Input Current @ 240V		0.275	0.523	0.758	1.046	1.282	1.516	1.805	2.041	2.274
Input Current @ 277V		0.241	0.460	0.662	0.920	1.133	1.325	1.593	1.807	1.987
Input Current @ 347V		0.187	0.370	0.543	0.740	0.915	1.085	1.285	1.459	1.628
Input Current @ 480V		0.138	0.269	0.391	0.537	0.663	0.782	0.932	1.057	1.173
Optics										
T1	Lumens	7,814	15,529	23,053	30,549	38,672	45,793	53,787	61,958	70,007
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	120	124	125	125	125	124	124	126	127
T2	Lumens	7,872	15,645	23,225	30,777	38,962	46,135	54,189	62,824	70,630
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	125	126	126	126	125	125	127	128
T2R	Lumens	7,977	15,854	23,535	31,188	39,482	46,751	54,913	63,663	71,472
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	127	128	127	128	127	127	129	129
T3	Lumens	7,762	15,477	22,967	30,348	38,418	45,491	53,423	61,947	69,546
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	123	124	124	124	124	123	126	126
T3R	Lumens	8,010	15,930	23,633	31,217	39,645	46,944	55,139	63,935	71,767
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	127	128	128	128	128	127	130	130
T4FT	Lumens	7,810	15,523	23,043	30,535	38,655	45,772	53,763	62,330	69,976
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	120	124	125	125	125	124	124	126	127
T4W	Lumens	7,833	15,568	23,110	30,625	38,769	45,907	53,921	62,513	70,182
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	125	126	125	126	125	125	127	127
SL2	Lumens	7,813	15,528	23,052	30,547	38,670	45,790	53,784	62,354	70,003
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	120	124	125	125	125	124	124	126	127
SL3	Lumens	7,758	15,419	22,891	30,332	38,398	45,468	53,405	61,916	69,511
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	123	124	124	124	124	123	126	126
SL4	Lumens	7,662	15,228	22,605	29,955	37,921	44,903	52,742	61,146	68,646
	BUG Rating	B1-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	118	122	123	122	123	122	122	124	124
SNQ	Lumens	8,169	16,235	24,101	31,938	40,431	47,874	56,222	65,193	73,190
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	126	130	131	130	131	130	130	132	133
SMQ	Lumens	8,210	16,316	24,221	32,097	40,633	48,113	56,512	65,517	73,554
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	126	131	132	131	131	131	131	133	133
SWQ	Lumens	8,192	16,282	24,170	32,029	40,546	48,011	56,393	65,376	73,399
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	126	130	131	131	131	130	130	133	133
SLL/ SLR	Lumens	6,747	13,410	19,906	26,379	33,394	39,542	46,445	53,846	60,451
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	104	107	108	108	108	107	107	109	110
RW	Lumens	8,076	16,050	23,826	31,574	39,970	47,329	55,592	64,450	72,355
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	124	128	129	129	129	128	128	131	131
AFL	Lumens	7,904	15,799	23,320	30,902	39,120	46,323	54,410	63,079	70,817
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	122	126	127	126	127	126	126	128	128

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

McGraw-Edison — GALN Galleon II

SB Light Squares, Output Level 1, 4000K, 70 CRI

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		31	57	85	114	142	171	199	227	256
Input Current @ 120V		0.263	0.464	0.717	0.952	1.201	1.434	1.685	1.918	2.151
Input Current @ 208V		0.154	0.280	0.420	0.552	0.700	0.839	0.979	1.119	1.259
Input Current @ 240V		0.136	0.245	0.370	0.483	0.615	0.740	0.860	0.985	1.110
Input Current @ 277V		0.122	0.216	0.330	0.425	0.546	0.660	0.762	0.876	0.989
Input Current @ 347V		-	-	0.248	0.328	0.413	0.495	0.577	0.665	0.743
Input Current @ 480V		-	-	0.182	0.238	0.304	0.364	0.426	0.493	0.547
Optics										
T1	Lumens	4,696	9,399	14,085	18,815	23,716	28,470	33,388	37,964	42,763
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
	Lumens per Watt	152	164	166	165	167	167	168	167	167
T2	Lumens	4,704	9,404	14,109	18,846	23,754	28,515	33,442	38,024	42,831
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	Lumens per Watt	152	164	167	165	168	167	168	167	168
T3	Lumens	4,751	9,497	14,249	19,033	23,989	28,798	33,773	38,401	43,256
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	154	166	168	167	169	169	170	169	169
T4FT	Lumens	4,692	9,380	14,074	18,799	23,694	28,444	33,358	37,929	42,734
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	152	164	166	165	167	166	168	167	167
SL4	Lumens	4,706	9,408	14,115	18,854	23,764	28,527	33,456	38,040	42,849
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	152	164	167	165	168	167	168	168	168
SWQ	Lumens	4,802	9,600	14,403	19,239	24,249	29,110	34,139	38,817	43,724
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	155	168	170	169	171	170	171	171	171

SB Light Squares, Output Level 2, 4000K, 70 CRI

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		40	74	109	147	183	220	257	293	330
Input Current @ 120V		0.330	0.627	0.919	1.255	1.547	1.838	2.174	2.466	2.758
Input Current @ 208V		0.192	0.370	0.533	0.739	0.902	1.066	1.272	1.435	1.598
Input Current @ 240V		0.169	0.327	0.467	0.655	0.794	0.933	1.121	1.260	1.400
Input Current @ 277V		0.150	0.294	0.412	0.588	0.706	0.823	1.000	1.118	1.235
Input Current @ 347V		0.112	0.215	0.316	0.431	0.531	0.632	0.746	0.847	0.947
Input Current @ 480V		0.085	0.160	0.230	0.330	0.390	0.460	0.550	0.620	0.690
Optics										
T1	Lumens	5,895	11,786	17,683	23,620	29,771	35,739	41,913	47,655	53,681
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	148	159	162	161	163	162	163	163	163
T2	Lumens	5,905	11,805	17,711	23,668	29,818	35,796	41,980	47,732	53,766
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5
	Lumens per Watt	148	160	162	161	163	162	164	163	163
T3	Lumens	5,963	11,922	17,887	23,892	30,114	36,151	42,396	48,206	54,300
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5
	Lumens per Watt	150	161	164	163	165	164	166	165	165
T4FT	Lumens	5,890	11,775	17,667	23,599	29,744	35,706	41,875	47,613	53,632
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5
	Lumens per Watt	148	159	162	161	163	162	163	163	163
SL4	Lumens	5,907	11,810	17,718	23,668	29,831	35,811	41,998	47,752	53,789
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5	
	Lumens per Watt	148	160	162	161	163	162	164	163	163
SWQ	Lumens	5,028	12,051	18,080	24,151	30,440	36,542	42,855	48,738	54,887
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	151	163	166	164	167	166	167	166	167

McGraw-Edison — GALN Galleon II

SB Light Squares, Output Level 3, 4000K, 70 CRI

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		54	101	149	201	250	301	351	400	450
Input Current @ 120V		0.437	0.857	1.269	1.714	2.116	2.518	2.973	3.375	3.776
Input Current @ 208V		0.254	0.498	0.721	0.996	1.219	1.442	1.717	1.940	2.163
Input Current @ 240V		0.223	0.437	0.628	0.874	1.065	1.256	1.501	1.693	1.884
Input Current @ 277V		0.197	0.386	0.550	0.772	0.936	1.100	1.322	1.485	1.649
Input Current @ 347V		0.150	0.292	0.432	0.584	0.724	0.863	1.016	1.155	1.295
Input Current @ 480V		0.111	0.213	0.311	0.427	0.525	0.622	0.738	0.835	0.933
Optics										
T1	Lumens	7,841	15,675	23,517	31,414	39,094	47,531	55,742	63,381	71,393
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	144	155	158	157	159	158	159	159	159
T2	Lumens	7,853	15,700	23,555	31,464	39,657	47,507	55,832	63,482	71,507
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	144	156	158	157	159	158	159	159	159
T3	Lumens	7,531	15,855	23,789	31,776	40,051	48,080	56,386	64,112	72,217
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	157	160	158	161	160	161	160	161
T4FT	Lumens	7,834	15,661	23,496	31,385	39,558	47,488	55,692	63,324	71,339
	BUG Rating	B2-U0-G2	B3-U0-G2	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	144	155	158	156	159	158	159	158	159
SL4	Lumens	7,857	15,707	23,565	31,477	39,674	47,627	55,855	63,509	71,538
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	144	155	158	157	159	158	159	159	159
SWQ	Lumens	8,017	16,027	24,046	32,120	40,484	48,600	56,996	64,806	72,998
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	147	159	161	160	162	162	163	162	162

SB Light Squares, Output Level 4, 4000K, 70 CRI

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		80	148	218	294	365	440	513	585	658
Input Current @ 120V		0.638	1.234	1.840	2.469	3.094	3.680	4.349	4.934	5.519
Input Current @ 208V		0.367	0.705	1.045	1.410	1.779	2.090	2.513	2.824	3.135
Input Current @ 240V		0.320	0.614	0.913	1.227	1.567	1.827	2.220	2.480	2.740
Input Current @ 277V		0.280	0.537	0.813	1.075	1.402	1.626	1.992	2.215	2.439
Input Current @ 347V		0.219	0.430	0.640	0.897	1.089	1.280	1.537	1.729	1.920
Input Current @ 480V		0.160	0.313	0.479	0.700	0.829	0.958	1.179	1.308	1.437
Optics										
T1	Lumens	10,654	21,299	31,955	42,684	53,800	64,585	75,742	86,121	97,008
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	134	144	147	145	147	147	148	147	147
T2	Lumens	10,671	21,333	32,006	42,752	53,886	64,688	75,863	86,258	97,162
	BUG Rating	B2-U0-G2	B3-U0-G3	B4-U0-G4	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	134	145	147	146	148	147	148	147	148
T3	Lumens	10,777	21,545	32,324	43,177	54,400	65,329	76,616	87,114	98,127
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	135	146	148	147	149	148	149	149	149
T4FT	Lumens	10,644	21,280	31,926	42,646	53,751	64,525	75,674	86,043	96,920
	BUG Rating	B2-U0-G2	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	134	144	146	145	147	147	148	147	147
T4W	Lumens	10,675	21,342	32,030	42,771	53,908	64,715	75,895	86,295	97,204
	BUG Rating	B2-U0-G3	B3-U0-G4	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	134	145	147	146	148	147	148	148	148
SL4	Lumens	10,893	21,778	32,673	43,644	55,009	66,037	77,445	88,057	99,189
	BUG Rating	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	137	148	150	149	151

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING it is a violation of article 145 of the NYS Education Law for any person, unless acting under the direction of a licensed professional engineer or licensed architect, to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date,the notation 'Altered By' and a specific description of the alteration.

© CARMINA WOOD DESIGN

Project Name:	Part Number:	Type:

FULL CUTOFF WALL PACK
OUTDOOR WALL MOUNT

ILP
407-478-3759
www.ilp-inc.com





FEATURES
- Architectural die-cast aluminum housing
- Factory Select Finishes: Bronze (BRZ), Black (BLK), Silver (SLV) & White (WHT)
- Custom colors finishes available
- Hinged full cutoff front frame for easy access to driver compartment
- Three ½" coin plugs on sides for conduit or electronic photocell
- Multiple optical distributions available: Type II, III, & IV
- Cast-in template for mounting directly over a 4" recessed outlet box
- 3000K, 4000K and 5000K CCT
- Bluetooth Programmable PIR Occupancy, Photocell, & Bi-Level Dimming Sensors Available
- 0-10V Dimmable Driver
- Dark Sky Compliant, 3000K is IDA Listed
- 120-277V Universal Voltage or 347-480V High Voltage
- Calculated L70>100,000 hrs @ 25oC per TM-21-11
- 5 Year Warranty (std); 10 Year Warranty Optional
- ETL Listed for Wet Location with IP66 Rated Optical Chamber
- DesignLights Consortium® Premium Qualified Luminaire

SUITABLE APPLICATIONS
• Parking Lots • Loading Dock Areas • Exterior Wall Lighting • Building Entrance Ways

ORDERING GUIDE:

SERIES	LUMENS	DRIVER	CCT	OPTIC	FINISH	WARRANTY
WPCS Full Cutoff Wall Pack	**3L**	**U** 120-277V	**50**	**T2**	**BLANK** Bronze	**BLANK** 5 Year
	4L	**HV** 347-480V [1,2]	**40**	**T3**	**BLK** Black	**10YR** [2,3] 10 Year
	6L	**DD** Dual Drive [1]	**30**	**T4**	**SLV** Silver	
					WHT White	
WPCM Full Cutoff Wall Pack	**3L**				**CC** Custom Color	
	4L					
	6L					
	8L					
	12L					

OPTIONS	
Factory Installed	
SP1 [1,5]	10KA Max Univolt Surge Protector
SP2 [1,5]	20KA Max Univolt Surge Protector
SP480V2	20kA Max 347-480V Surge Protector
FUSE/3XXX	Single-line Voltage Fuse (120, 277 or 347V)
FUSE/DXXX	Dual-line Voltage Fuse (208, 240 or 480V)
SMLxxxx	Specified Lumen Output (xxxx = lumen output)
EM5 [1]	5W LED Battery Backup (32°F-104°F)
EM5/HE [1]	5W 120-277V LED High Efficacy CEC Title 20 Battery Backup (32°F-104°F)
EM7 [1,3]	7W LED Battery Backup (32°F-104°F)
EM7/HE [1,3]	7W 120-277V LED High Efficacy CEC Title 20 Battery Backup (32°F-104°F)
EM10 [1]	10W LED CEC Title 20 Battery Backup (32°F-104°F)
EM10/HE [1]	10W 120-277V LED High Efficacy CEC Title 20 Battery Backup (32°F-104°F)
EM10/HE/SD [1]	10W 120-277VSelf Diagnostic High Efficacy CEC Title 20 Battery Backup
EM12 [1,3]	12W LED Battery Backup (32°F-104°F)
EMCT6 [4]	6W Cold Temp Battery Backup -40°F (-40°C)
EMCT8 [4]	8W Cold Temp Battery Backup -22°F (-30°C)
EMCT14 [4]	14W Cold Temp Battery Backup -4°F (-20°C)
Ship with Accessories	
WPC1SWG [6]	Wire Guard (WPCS) Not available with Glare Shield
WPC2SWG [1]	Wire Guard (Not available with Glare Shield)
GSWPCS [6]	3-Sided Glare Shield (WPCS)
GSWPCM [7]	3-Sided Glare Shield (WPCM)

CONTROLS	
BASIC - Factory Installed	
FSP-311/LX [1,4]	Legrand FSP-311 120/277V Sensor (X = Mounting Height 2=9-8', 3=10-20')
ADVANCED - Factory Installed	
SYN [1]	Synapse Control System
SYNS/LX [1,8]	Synapse Control System w/ Sensor (X = Mounting Height 2 = +8', 3=10-20')
Ship with Accessories	
PCU [1]	Electronic UNIV Photocell (120-277V)

[1] Does not qualify for DLC
[2] Not available with HV option
[3] WPCM Only
[4] Not compatible with 3L Model
[5] SP1/SP2 specified in combination w/ battery backups, separate surge protectors are required per electrical line
[6] Requires Bluetooth enabled device for programming (provided by others)
[7] Not available with FSP-311 or ZLD1Z
[8] Contact Factory for more details
[9] Requires additional surge protection (SP1/SP2, SP480V2). For additional details see general terms and conditions
[10] WPCS Only

FULL CUTOFF WALL PACK
OUTDOOR WALL MOUNT

LED SYSTEMS INFO [1]		3000K		4000K		5000K			
Part Numbers	Distribution	Lumens	Efficacy	Lumens	Efficacy	Lumens	Efficacy	BUG Rating	Watts [2]
WPCS-3L	T2	3466	156	3282	149	3433	156	B1-U0-G1	22
	T3	3448	155	3263	148	3413	155	B1-U0-G1	
	T4	3322	149	3203	146	3350	152	B1-U0-G1	
WPCS-4L	T2	4521	146	4367	142	4566	149	B2-U0-G2	31
	T3	4494	145	4340	141	4537	148	B1-U0-G1	
	T4	4412	142	4261	139	4457	145	B1-U0-G1	
WPCS-6L	T2	6039	139	5890	131	6161	137	B2-U0-G2	45
	T3	6002	138	5855	130	6124	136	B2-U0-G2	
	T4	5893	135	5748	128	6012	134	B1-U0-G2	
WPCM-3L	T2	3557	167	3456	162	3615	169	B1-U0-G1	21
	T3	3536	166	3435	161	3593	168	B1-U0-G1	
	T4	3471	163	3373	158	3528	165	B1-U0-G1	
WPCM-4L	T2	4414	167	4148	159	4339	166	B1-U0-G1	26
	T3	4387	166	4123	158	4312	165	B1-U0-G1	
	T4	4307	163	4047	155	4234	162	B1-U0-G1	
WPCM-6L	T2	6018	153	5994	151	6270	158	B2-U0-G2	40
	T3	5981	152	5958	150	6232	157	B2-U0-G2	
	T4	5872	149	5849	148	6118	154	B1-U0-G2	
WPCM-8L	T2	8220	144	8166	143	8542	150	B2-U0-G2	57
	T3	8171	143	8117	142	8490	149	B2-U0-G2	
	T4	8021	141	7969	140	8335	146	B2-U0-G2	
WPCM-12L	T2	12554	144	11571	133	12103	139	B3-U0-G3	*87*
	T3	12478	143	11501	133	12030	139	B2-U0-G2	
	T4	12250	140	11291	130	11810	136	B2-U0-G2	

[1] LED Chips are frequently updated therefore values are nominal [2] Electrical data at 25C (77F), Actual wattage may differ by +/-10%

ELECTRICAL DATA (AMPS)*

Lumen Package	Wattage	120V	208V	240V	277V	347V	480V
WPCS-3L	22	0.18	0.11	0.09	0.08	N/A	N/A
WPCS-4L	31	0.26	0.15	0.13	0.11	0.09	0.06
WPCS-6L	45	0.38	0.22	0.19	0.16	0.13	0.09
WPCM-3L	21	0.18	0.10	0.09	0.08	N/A	N/A
WPCM-4L	26	0.22	0.13	0.11	0.09	0.07	0.05
WPCM-6L	40	0.33	0.19	0.17	0.14	0.12	0.08
WPCM-8L	57	0.48	0.27	0.24	0.21	0.16	0.12
WPCM-12L	*87*	0.73	0.42	0.36	0.31	0.25	0.18

*Electrical data at 25C (77F), Actual wattage may differ by +/-10%

FULL CUTOFF WALL PACK
OUTDOOR WALL MOUNT

SPECIFICATIONS

CONSTRUCTION
The Full Cutoff Wall Pack series features both a small and medium scale, manufactured in an architectural die-cast aluminum construction. The WPC is protected with a durable Bronze polyester powder coat finish to withstand extreme weather changes without cracking or peeling with optional wet paint Black, White, and Silver finishes (Consult factory for availability of alternate finishes). The recessed LED source allows for a full cutoff designation with no uplight and complies with IDA in 3000K CCT. The fully gasketed housing is wet location rated with the optical chamber meeting an IP66 rating for ingress protection against moisture and environmental contaminants. One-piece silicone gasket seals door and back box. Salt Spray tested for 500 hrs.

ELECTRICAL
High-performance driver features over-voltage, under-voltage, short circuit and over temperature protection. 0-10V dimming (10% - 100%) standard. Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac). L70 >100,000 hrs. in accordance of IESNA TM-21-11 Projected values at 25°C Ambient temperature. Total harmonic distortion: 0.90. Input power stays constant over life. Minimum 4kV surge rating, Additional protection is available in 10kV and 20kV options. Optional 120-277V battery backup & cold weather battery options provide 90 minutes of constant power to the LED system, ensuring code compliance. Select models CEC title 20 Compliant, see ordering guide.

INSTALLATION
The WPC Wall Pack is designed for effortless installation to standard 3-1/2" to 4" round/octagonal, 4" square, single gang, masonry junction boxes or vertical surface mounting (secured by lag bolts (supplied by others)). 1/2" NPT conduit entry points allow for surface conduit or thru-branch wiring. Back box is an authorized electrical wiring compartment.

OPTICS
The isolated IP66 rated silicone gasket sealed optical chamber utilizes impact resistant and UV stabilized polycarbonate optics to provide exceptional coverage in IES types T2, T3, T4 distributions. Available in 3000K, 4000K, & 5000K color temperatures per ANSI C78.377. Minimum CRI of 70. The WPC Series produces Zero uplight and is IDA listed in 3000K color temperature.

THERMAL
The WPC Series features an array of High-efficacy LED's mounted on a metal core circuit board. The LED boards are mounted directly to the cast aluminum housing with heat dissipating fins to provide excellent thermal performance extending the life of electronic components. Operating Ambient Temperature: -40°C to +50°C (-40°F to 122°F). Operating temperature for standard battery backup: 0°C to +45°C (+32°F to +113°F). EMCT10: -20°C to +45°C; EMCT8: -30°C to +40°C; EMCT6: -40°C to +35°C.

CONTROLS
Standalone Controls:
Three 1/2" NPT apertures allow for field or factory installed 120-277V universal electronic photocell. Optional PIR sensors available installed in the rear housing. Sensors provide optional on/off control, photocell capability, bi-level dimming, high-end trim, and bluetooth configuration allows for on-site modifications. See page x for more details.

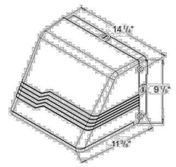
Wireless Control Systems:
The WPC Series is wireless mesh controls ready with Synapse wireless control platform. Available with and without PIR sensors. Inquire with factory for more information or for additional controls options, including customer supplied items.

CERTIFICATIONS
ETL Listed for wet locations. IP66 Rated Optical Chamber per IEC 60598. Tested in accordance with IESNA LM-79 and LM-80 standards. BAA compliant. RoHS Compliant. Title 24 Compliant; see local ordinance for qualification information.

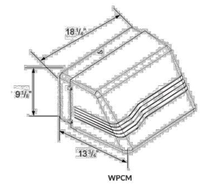
WARRANTY
5 Year Warranty Standard; 10 Year Warranty Optional (Terms and Conditions apply).

FULL CUTOFF WALL PACK
OUTDOOR WALL MOUNT

LINE DRAWING



WPCS



WPCM

SECURITY OPTIONS
WPCxxWG - Wire Guard,SS Construction



FULL CUTOFF WALL PACK
OUTDOOR WALL MOUNT

CONTROL OPTIONS
BASIC CONTROLS



*Housing shown without geometric lines that are not removable

FSP-311
Optional Bluetooth Programmable PIR sensor allows for Continuous Dimming, Motion and/ or daylight harvesting, Fully adjustable high/low dimmed light levels, and Adjustable time delay/ cutoff delay. The sensor is programmed via a free IOS® or Android® Sensor Configuration App (compatible device provided by others). Available in 8' or 20' mounting lenses. See coverage patterns below.

Default Settings:
- High Mode: 100% Output
- Low Mode: 10% Output
- Time Delay: 5 mins
- Cutoff: 1 hr
- Sensitivity: High
- Photocell: Disabled
- Continuous Dimming: Disabled



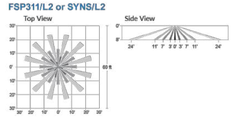
PCU
Three 1/2" aperatures allow for field or factory installed 120-277V universal electronic pencial photocell

ADVANCED CONTROLS

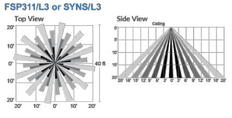
Synapse
Utilizing a robust 2.4 GHz Self-Healing Mesh Network, Synapse provides flexibility and scalability making it a perfect industrial solution for both new construction and retrofit projects. The easy-to-use web application is accessible on any device with an internet connection and allows for complete customization of the system and its features. Integral radio (SYN) includes (2) 24V inputs for a Wattstopper sensor. Available in 8' or 20' mounting lenses. Sensor mounted on hinged driver cover. Antenna exits side of luminaire for maximum connectivity.

COVERAGE PATTERNS

FSP311/L2 or SYNS/L2



FSP311/L3 or SYNS/L3



CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Commercial Development
James Ryan Pkwy @ County Rd
Clarence, New York

REVISIONS:

No.	Description	Date
1	Per Town Comments	03.20.2025

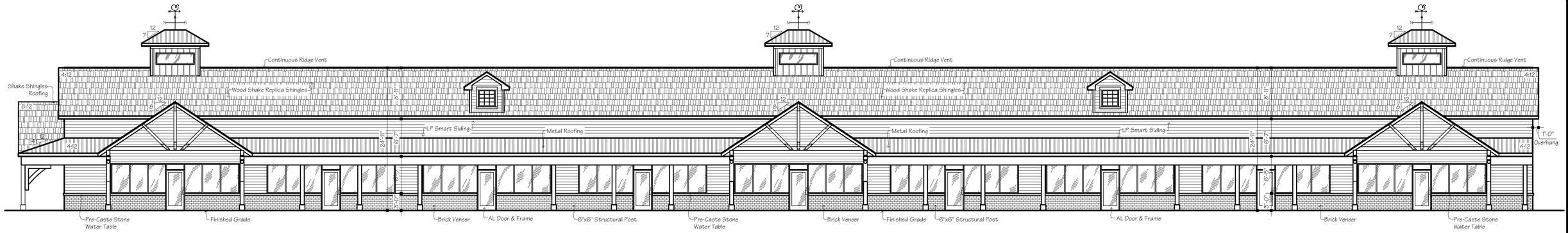


DRAWING NAME:
Lighting Details

Date: 07.08.24
Drawn By: C. Wood
Scale: As Noted

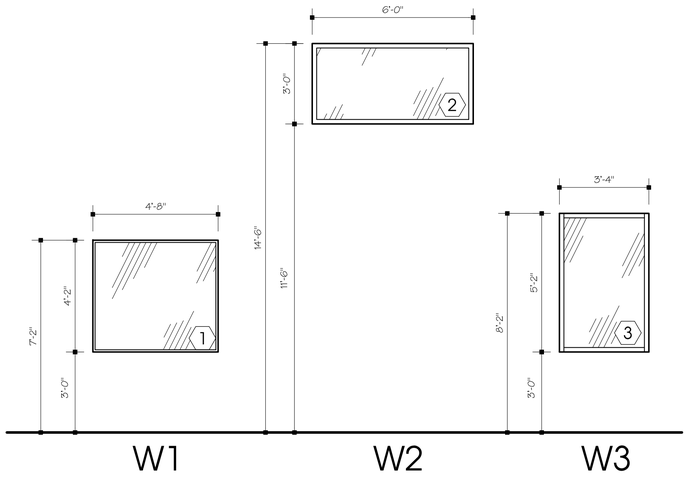
DRAWING NO.
LP-103

Project No: 23-4107



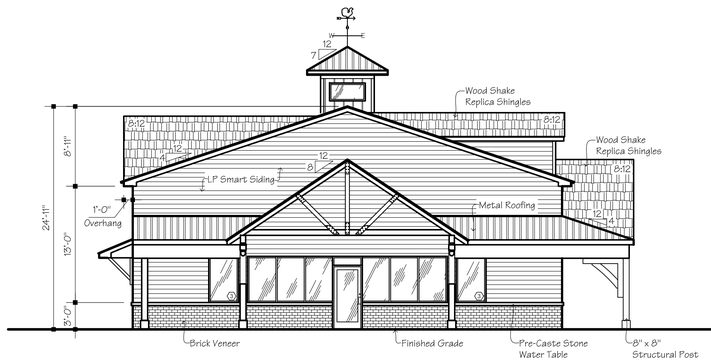
A3.1 Front Elevation

1/8" = 1'-0"



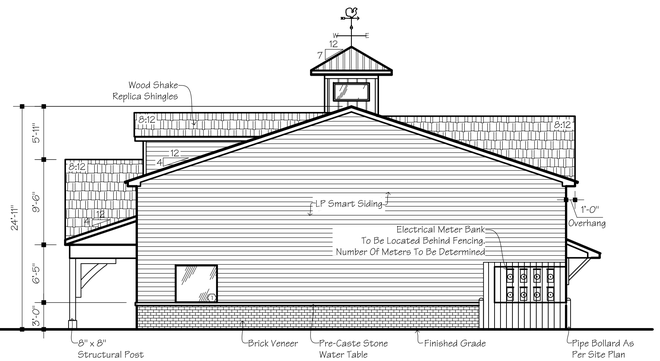
A3.5 Window Details

3/8" = 1'-0"



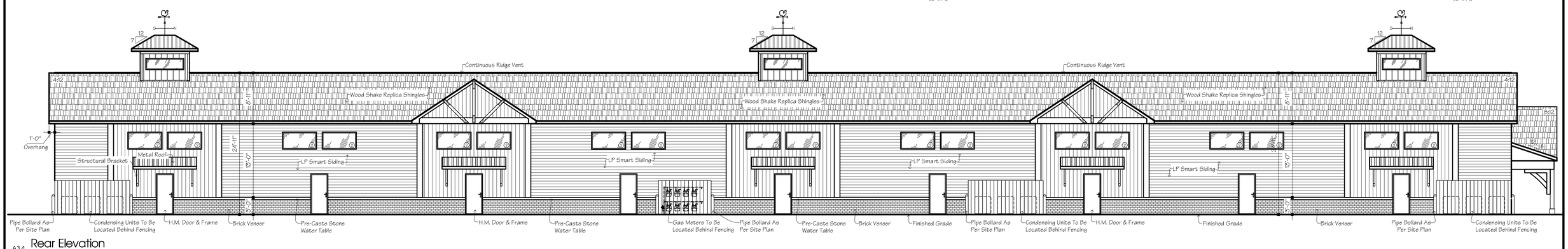
A3.2 Left Elevation

1/8" = 1'-0"



A3.3 Right Elevation

1/8" = 1'-0"



A3.4 Rear Elevation

1/8" = 1'-0"

No.	Description	Date	By

WARNING:
It is a violation of Article 147, Section 7303 of the New York State Education Law for any person to alter an item, in any way, on this document, unless under the direction of a licensed Architect.

Proposed Pole Barn For:

Mattina Development

County Rd
Clarence, NY 14032

Copyright Sutton Architecture© 2023

SUTTON architecture
"Design 2 Build"

Job Number: **23-216**

Title: Elevations

Drawn By: J. Privitera
Date: 7-17-2025
Checked By: D. Sutton
Scale: As Shown

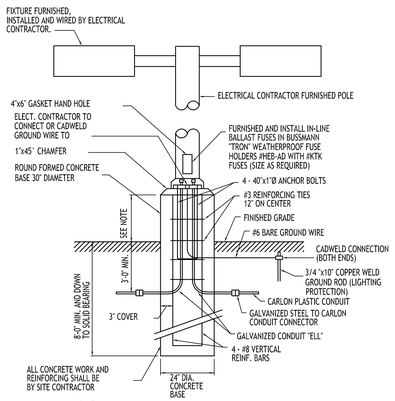
Sheet No.: **A-3**


lumion


lumion

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING! It is a violation of article 145 section 7209 sub 2 of the New York State Education Law for any person, unless acting under the direction of a licensed professional engineer or licensed architect, to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date,the notation 'Altered By' and a specific description of the alteration.

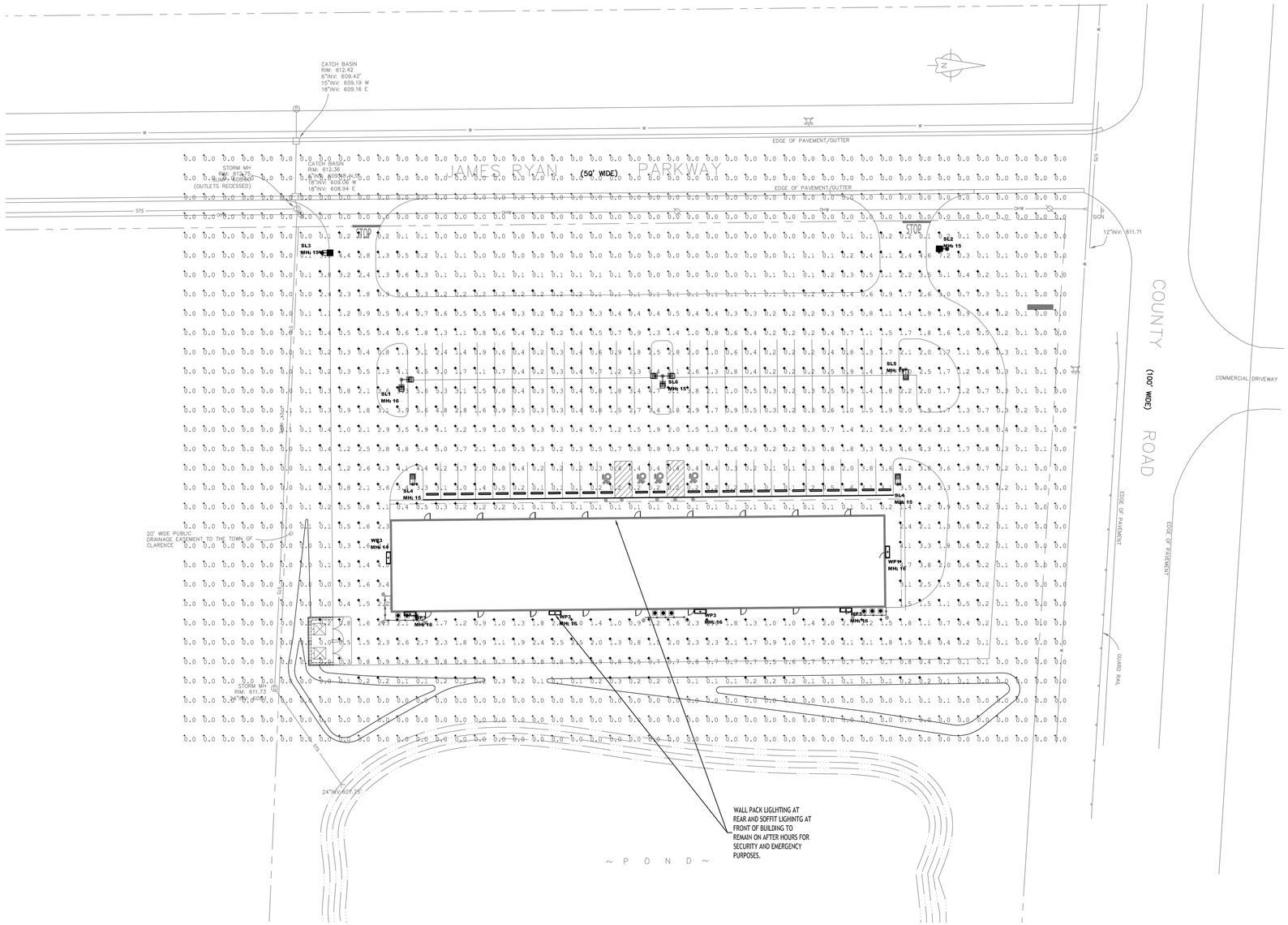
© CARMINA WOOD DESIGN



NOTES:

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

LIGHT POLE FOUNDATION



Site Plan

SCALE: 1"=30'

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height	BUG Rating
	1	SL1	2 @ 90 degrees	GALN-SA1D-740-U-T4FT	0.900	7810	65	130	16	B1-U0-G2
	1	SL2	Single	GALN-SA1B-740-U-SLL-HSS	0.900	4135	44	44	15	B1-U0-G1
	1	SL3	Single	GALN-SA1B-740-U-SLR-HSS	0.900	4135	44	44	15	B1-U0-G1
	2	SL4	Single	GALN-SA2B-740-U-T4W-HSS	0.900	8278	82	164	15	B1-U0-G2
	1	SL5	Single	GALN-SA2A-740-U-SWQ	0.900	9625	63	63	15	B4-U0-G2
	1	SL6	3 @ 90 Degrees	GALN-SA1A-740-U-T4FT	0.900	4617	33	99	15	B1-U0-G2
	1	WP1	Single	WPCM-8L-U-40-T4	0.900	7969	57	57	16	B2-U0-G2
	5	WP3	Single	WPCM-4L-U-40-T3	0.900	4123	26	130	14, 16	B1-U0-G1

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Object_2_Planar	Illuminance	Fc	0.60	7.2	0.0	N.A.	N.A.
PARKING LOT SURFACE	Illuminance	Fc	1.31	5.6	0.0	N.A.	N.A.

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

30' 30 0 30 60Ft.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Commercial Development

James Ryan Pkwy @ County Rd
Clarence, New York

REVISIONS:		
No.	Description	Date
1	Per Town Comments	03.20.2025

STATE OF NEW YORK
R. CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:

Site Lighting Plan

Date: 07.08.24
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

LP-100

Project No: 23-4107

OFFICE/WAREHOUSE

8003 Transit Road
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: NUSSBAUMER & CLARKE, INC.

COMPANY/DEPT: 3556 LAKE SHORE ROAD, SUITE 500
ADDRESS: BUFFALO, NY 14219

TELEPHONE 716-827-8000

UTILITIES

NATURAL GAS
COMPANY/DEPT:. NATIONAL FUEL GAS CORP.
ADDRESS: 6363 MAIN STREET
WILLIAMSVILLE, NEW YORK 14221

TELEPHONE 716-857-7000

TELEPHONE COMPANY
COMPANY/DEPT: VERIZON
ADDRESS: 65 FRANKLIN STREET
BUFFALO, NEW YORK 14203

TELEPHONE 716-840-8748

CABLE COMPANY
COMPANY/DEPT: TIME WARNER
ADDRESS: 789 CHURCH ROAD
WEST SENECA, NEW YORK

TELEPHONE 716-558-8615

ELECTRIC COMPANY
COMPANY/DEPT: NATIONAL GRID
ADDRESS: 144 KENSINGTON AVENUE
BUFFALO, NEW YORK 14214

TELEPHONE 716-236-2738

WATER
COMPANY/DEPT: ERIE COUNTY WATER AUTHORITY
ADDRESS: 3030 UNION ROAD
CHEEKTOWAGA, NEW YORK 14227

TELEPHONE 716-684-1510

DIG SAFELY NEW YORK

TELEPHONE 1-800-962-7962

OWNER/DEVELOPER

NAME: CUSTOM CONTROLLERZZ
ADDRESS PO BOX 112
EAST AMHERST, NY 14051
CONTACT: COLLIN HAYES
TELEPHONE 716-866-9768

ENGINEER

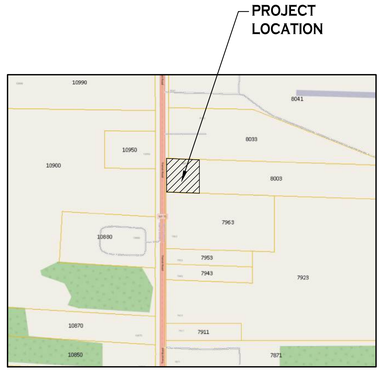
CARMINAWOOD DESIGN

80 Silo City Row, Suite 100
Buffalo, New York 14203
Phone: (716) 842-3165

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

SANITARY
COMPANY/DEPT: ERIE COUNTY DEPARTMENT OF HEALTH
ADDRESS: 503 KENSINGTON AVE
BUFFALO, NEW YORK 14214

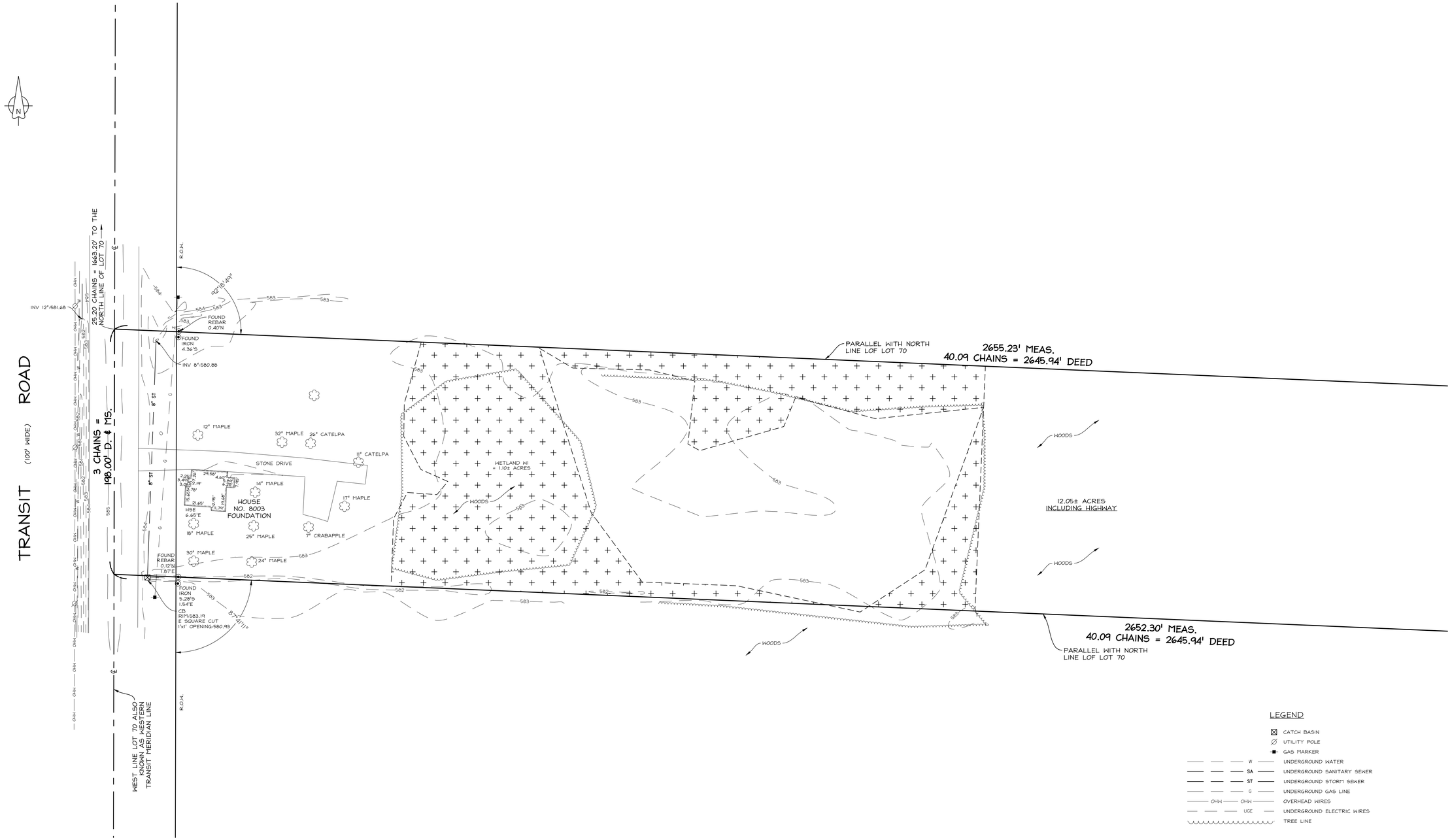
TELEPHONE 716-858-6864



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-200	GRADING PLAN
C-201	GRADING PLAN LOMR-F
C-300	STORM DRAINAGE & UTILITY PLAN
C-301	STORM DRAINAGE DETAILS
C-302	WATER DETAILS
C-303	WATER DETAILS
C-304	SEPTIC DETAILS
C-305	SEPTIC DETAILS
L-100	LANDSCAPE PLAN
L-101	LANDSCAPE DETAILS & PLANT SCHEDULE
LP-100	LIGHTING PLAN

MAY 2025
REV. JUNE 2025
REV. JULY 2025
REV. AUGUST 2025



LEGEND

- CATCH BASIN
- UTILITY POLE
- GAS MARKER
- W — UNDERGROUND WATER
- SA — UNDERGROUND SANITARY SEWER
- ST — UNDERGROUND STORM SEWER
- G — UNDERGROUND GAS LINE
- OHW — OVERHEAD WIRES
- UGE — UNDERGROUND ELECTRIC WIRES
- TREE LINE

THIS SURVEY IS NOT VALID WITH AN AFFIDAVIT OF NO CHANGE

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

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

This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.

TOPOGRAPHIC SURVEY
8003 Transit Road
Part of Lot 70, Township 13, Range 6
Holland Land Company's Survey
Town of Clarence
County of Erie, State of New York

Date of Survey: 11/27/2024

Scale : 1" = 40'

Project No. : 2232-1164A

NUSSBAUMER & CLARKE, INC. EST. 1923 ENGINEERS AND SURVEYORS

NIAGARA FRONTIER LAND SURVEYORS 1960 Association Inc. MEMBER

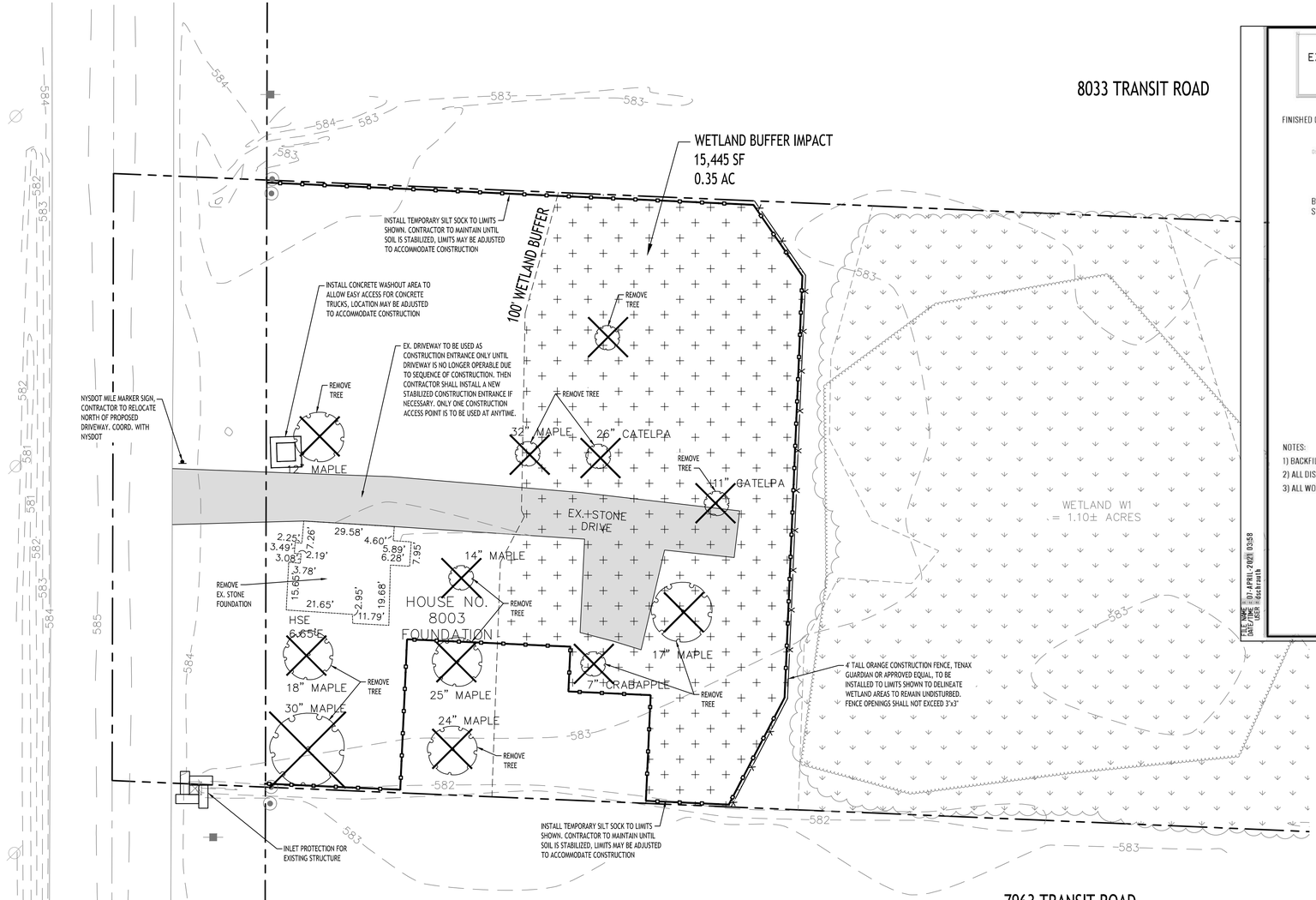
© CARMINA WOOD DESIGN

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINA WOOD DESIGN is prohibited. WARNING it is a violation of article 145 section 7209 sub 2 of the N.Y.S. Education Law for any person, unless acting under the direction of a licensed professional engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date,the notation 'Altered by' and a specific description of the alteration.

TRANSIT ROAD

(100' WIDE)
RT 78

8033 TRANSIT ROAD

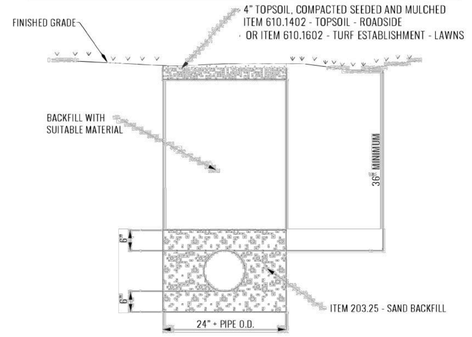


N

Demolition & Erosion Control Plan

SCALE: 1"=20'

HIGHWAY WORK PERMITS
EXCAVATION/RESTORATION DETAIL WITHIN NYS RIGHT-OF-WAY
OUTSIDE OF PAVEMENT AND SHOULDER
(N.T.S.)



NOTES:
1) BACKFILL OF SUITABLE MATERIAL SHALL BE COMPACTED IN MAXIMUM 6" LIFTS.
2) ALL DISTURBED AREAS SHALL BE MULCHED OR HAVE TURF ESTABLISHED WITHIN 10 DAYS.
3) ALL WORK SHALL CONFORM TO NYSDOT SPECIFICATIONS.

FILE NAME: 8033 TRANSIT RD APRIL 2021 03-58
SHEET NAME: dockmath

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
04/07/21 | REGION 5

7963 TRANSIT ROAD

DEMOLITION NOTES:

1. ALL PERIMETER 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 ONSITE 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.

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 WHEREVER 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. 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.
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.

TOTAL DISTURBED AREA = 0.74 AC

DEMOLITION & EROSION CONTROL LEGEND

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

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

20' 20 0 20 40Ft.

CARMINA WOOD DESIGN
Buffalo | Utica | Greensboro

Office/Warehouse
8003 Transit Rd
Clarence, New York

REVISIONS:

No.	Description	Date
1	Rev. per Town comments	6/6/25
2	Rev. per NYSDOT comments	7/24/25
3	Rev. per NYSDOT comments	8/5/25

STATE OF NEW YORK
R. CHRISTOPHER WOOD
070394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Demolition & Erosion Control Plan

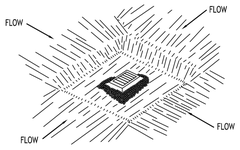
Date: 5/8/25
Drawn By: P. Sheedy
Scale: As Noted

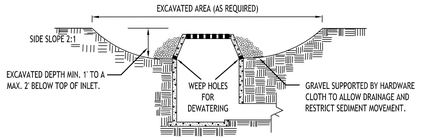
DRAWING NO.
C-001

Project No: 24-4145

© CARMINA WOOD DESIGN

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING it is a violation of article 145 section 7209 of the New York State Education Law for any person, unless acting under the direction of a licensed professional engineer or licensed architect, to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date,the notation 'Altered By' and a specific description of the alteration.



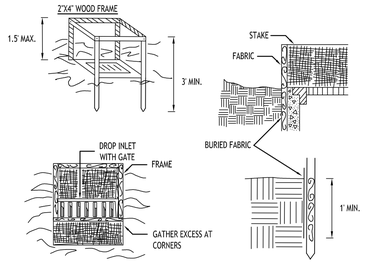


CONSTRUCTION SPECIFICATIONS

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

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 1
NOT TO SCALE



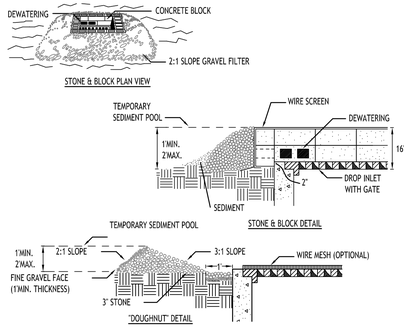
CONSTRUCTION SPECIFICATIONS

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

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 2
NOT TO SCALE

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

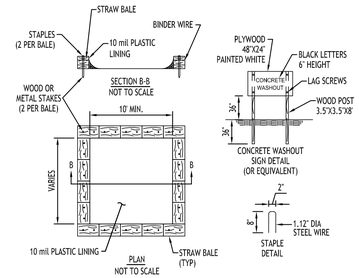


CONSTRUCTION SPECIFICATIONS

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

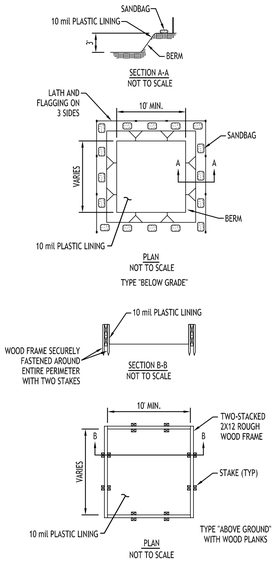
MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 3
NOT TO SCALE

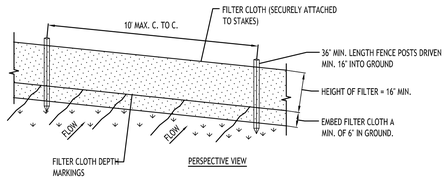


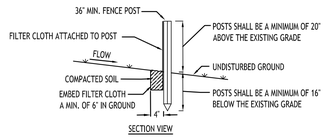
NOTES

1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. 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

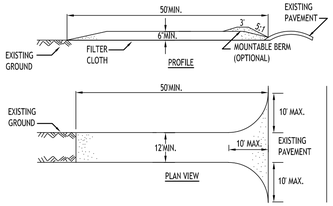




CONSTRUCTION SPECIFICATIONS

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

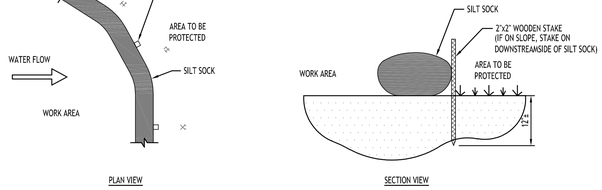
SILT FENCE DETAIL
NOT TO SCALE

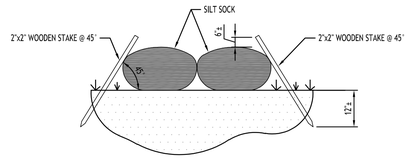


CONSTRUCTION SPECIFICATIONS

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

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE





NOTES:

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

CONTRACTOR SHALL REMOVE SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK WHEN IT HAS REACHED ½ 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

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Office/Warehouse
8003 Transit Rd
Clarence, New York

REVISIONS:

No.	Description	Date

STATE OF NEW YORK
CHRISTOPHER WOOD
LICENSED PROFESSIONAL ENGINEER
076394

DRAWING NAME:

Demolition & Erosion Control Details

Date: 5/8/25
Drawn By: P. Sheedy
Scale: As Noted

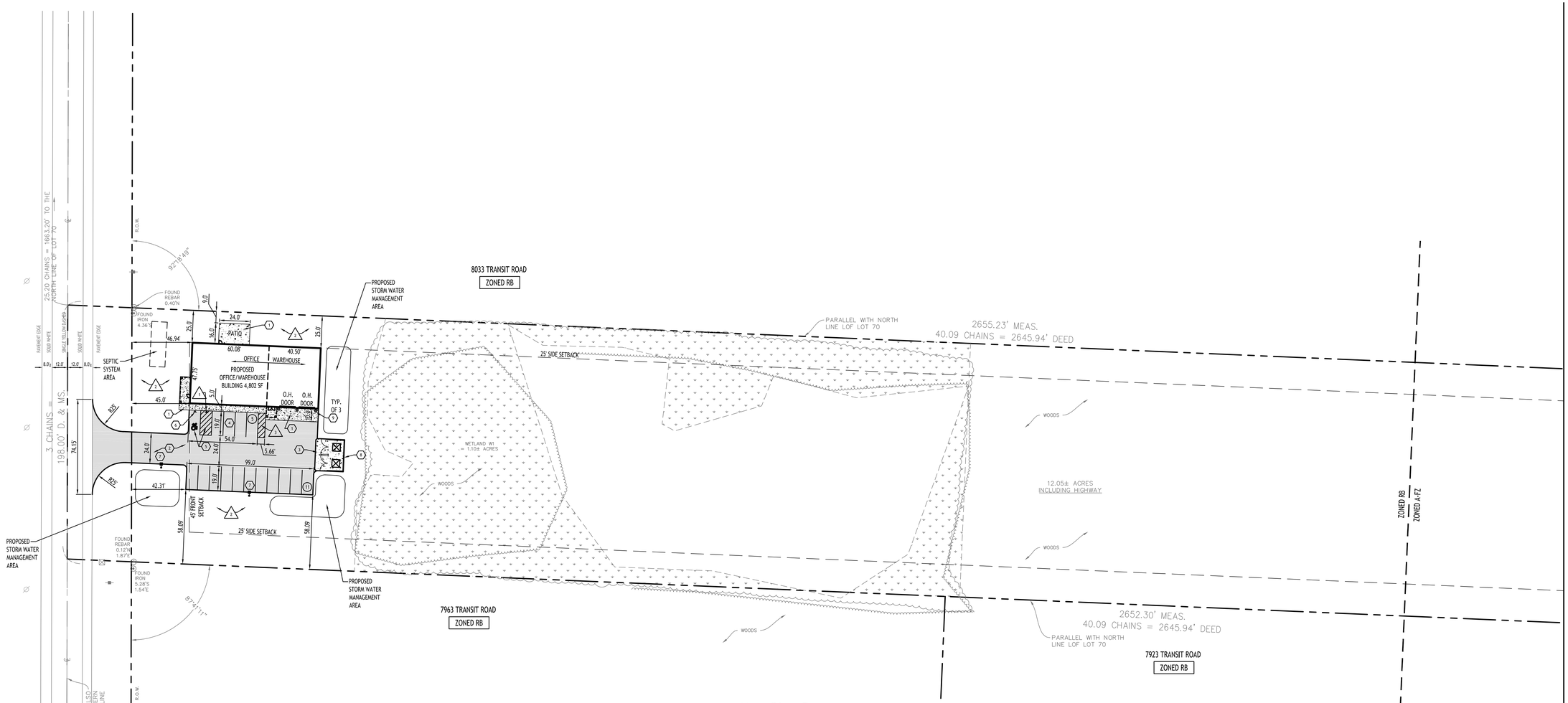
DRAWING NO.

C-002

Project No: 24-4145

© CARMINA WOOD DESIGN

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING it is a violation of article 145 section 7209 of the New York State Education Law for any person, unless acting under the direction of a licensed architect, to alter this drawing. If altered such R.A., P.E. or L.S. shall affix his or her seal, signature, the date,the notation 'Altered By' and a specific description of the alteration.



Site Plan

SCALE: 1"=40'

SITE NOTES:

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

GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. 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.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. 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.
8. ALL OTHER PERMITS REQUIRED BY STATE OF NEW YORK, COUNTY OF ERIE, AND TOWN OF CLARENCE ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/OWNER.
9. 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.
10. ANY NYS RIGHT OF WAY DAMAGES CAUSED BY OR DURING CONSTRUCTION TO FEATURES TO REMAIN SHALL BE REPAIRED OR REPLACED PER MOST CURRENT NYSDOT STANDARDS AND SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.

Site Data

SITE AREA = 12.0 AC
ZONED: RESTRICTED BUSINESS & AGRICULTURAL FLOOD ZONE
USE: 4,802 SF OFFICE/WAREHOUSE BUILDING (2,869 SF OFFICE, 1,933 SF WAREHOUSE)

	REQUIRED	PROVIDED
SETBACKS - BUILDING		
FRONT	80 FT MIN*	45 FT MIN.
SIDE (ABUTTING COM. / RES.)	25 FT / 45 FT	25 FT
REAR (ABUTTING COM. / RES.)	25 FT / 45 FT	> 25 FT
SETBACKS - PARKING		
FRONT	N/A	42.31 FT MIN.
SIDE	N/A	58.09 FT
REAR	N/A	N/A
PARKING STALLS		
STALL SIZE	9'x19'	9'x19'
REQUIRED SPACES	16	16
GREENSPACE		
OVERALL SITE GREENSPACE	30% (3.6 AC)	97.5% (11.7 AC)
INTERIOR GREENSPACE	8% (535 SF)	12% (840 SF)
MAX. BUILDING HEIGHT	35 FT	16 FT
MAX. BUILDING COVERAGE	70% MAX. (365,904 SF)	0.9% (4,802 SF)

* WHERE THERE IS AN ESTABLISHED FRONT SETBACK LINE BETWEEN ADJOINING PROPERTIES, THAT SETBACK LINE WOULD APPLY TO THE PROPERTY TO A MINIMUM OF 45 FEET.

DETAIL LEGEND

SEE SITE DETAIL SHEET

1. CONCRETE SIDEWALK
2. STANDARD DUTY ASPHALT
3. EXTERIOR CONCRETE SLAB ON GRADE
4. 90° PARKING STALL
5. HANDICAPPED PAVEMENT MARKINGS
6. HANDICAPPED PARKING SIGN
7. LIGHT POLE FOUNDATION
8. DUMPSTER ENCLOSURE
9. PIPE BOLLARD

NOTE LEGEND

1. INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. P1-1C
2. LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
3. 4" WIDE YELLOW PAVEMENT STRIPES @ 2' O.C. & @ 45° TO PARKING LINES

PARKING CALCULATION:

"OFFICE"
1 SPACE PER 200 GSF OF FLOOR AREA
2,869 GSF / 200 = 14.35 = 15 SPACES

"WAREHOUSE"
1 SPACE PER EMPLOYEE
1 EMPLOYEES / 1 = 1 SPACES

TOTAL SPACES REQUIRED = 16 SPACES

SITE LEGEND

- PROPERTY LINE
- PROPOSED SIDEWALK / CONCRETE PAD
- NUMBER OF PARKING SPACES (27)
- 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.

40 0 40 80Ft.
40'

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Office/Warehouse

8003 Transit Rd
Clarence, New York

REVISIONS:

No.	Description	Date
1	Rev. per NYSDOT comments	7/24/25

STATE OF NEW YORK — R. CHRISTOPHER HOOD — 076394 — LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:

Site Plan

Date: 5/8/25
Drawn By: P. Sheedy
Scale: As Noted

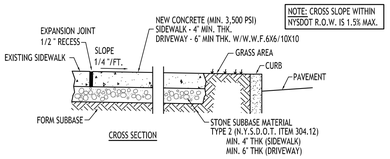
DRAWING NO.

C-100

Project No: 24-4145

© CARMINA WOOD DESIGN

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING it is a violation of article 145 section 7209 of the New York State Education Law for any person, unless acting under the direction of a licensed professional engineer or architect, to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date,the notation 'Altered By' and a specific description of the alteration.

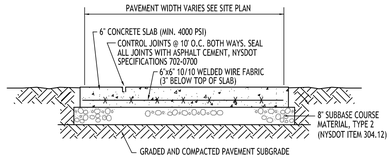


NOTES:

1. CONTROL JOINTS TO BE AT 5'-0" O.C., BOTH WAYS WHERE APPLICABLE. SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
2. CONCRETE SIDEWALK AND DRIVEWAY MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 608-3.
3. SUBBASE GRADE SHALL FOLLOW THE PROPOSED GRADE OF THE SIDEWALK AND SLOPE AWAY FROM BUILDING WHERE APPLICABLE, PROVIDE CONTINUOUS STONE PATH TO CURB UNDERDRAIN WHERE PROVIDED.
4. FULL DEPTH EXPANSION JOINTS SHALL BE INSTALLED EVERY 20' O.C., BOTHWAYS WHERE APPLICABLE. SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
5. SEE CURB DETAIL FOR DOWLING REQUIREMENTS WHERE ABUTTING CURB.
6. INSTALL 6" LONG #3 DOWELS @ 12" O.C. WHERE SIDEWALK ABUTS A BUILDING WALL AT AN ENTRANCE, THICKEN SIDEWALK TO 6' AT BUILDING WALL AND INSTALL DOWEL CENTERED IN THE 6" DEPTH. DOWELS AND THICKENING OF SIDEWALK SHALL EXTEND 18" EITHER SIDE OF ENTRANCE.
7. INSTALL 1/2" PREMOLDED EXPANSION JOINT WITH BACKER ROD & SEALANT WHERE SIDEWALK ABUTS BUILDING OR OTHER STRUCTURE.

CONCRETE SIDEWALK - 1

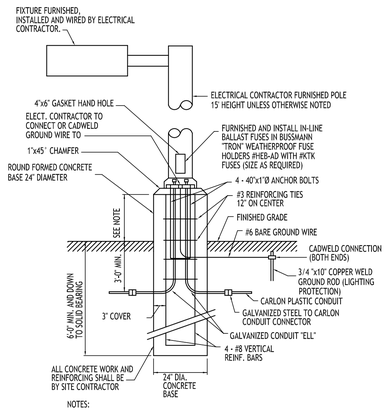
NOT TO SCALE



NOTE: CONCRETE PAVEMENT MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 502-3.

EXTERIOR CONCRETE SLAB-ON-GRADE SECTION - 3

NOT TO SCALE

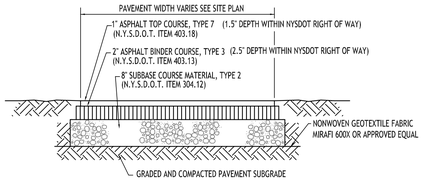


NOTES:

1. FOR LOCATIONS OF FOUNDATIONS SEE SITE PLAN
2. FOR LIGHT FIXTURE ORDERING INFORMATION SEE SITE LIGHTING PLAN
3. LIGHT POLE BASE EXPOSURE ABOVE GRADE SHALL BE:
   IN CURBED ISLANDS: 6" ABOVE TOP OF CURB ELEVATION
   IN PAVEMENT: 30" ABOVE GRADE
   IN NON-CURBED GRASS AREAS: 6" ABOVE GRADE

LIGHT POLE FOUNDATION - 8

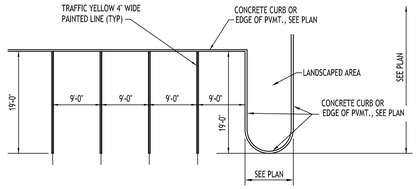
NOT TO SCALE



NOTE: CONSTRUCTION METHODS FOR ASPHALT PAVEMENT SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 401-3, WITH SUBBASE CONSTRUCTION METHODS CONFORMING TO NYSDOT STANDARD SPECIFICATION 304-3.

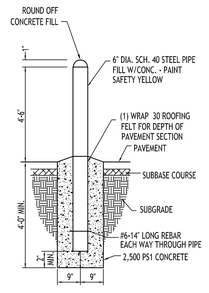
STANDARD DUTY ASPHALT SECTION - 2

NOT TO SCALE



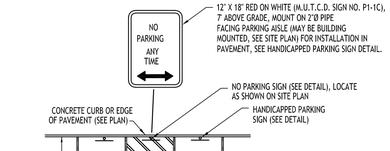
90° PARKING STALL LAYOUT - 4

NOT TO SCALE



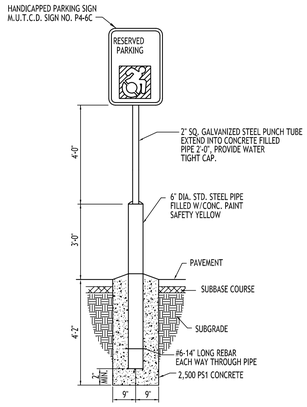
PIPE BOLLARD - 9

NOT TO SCALE



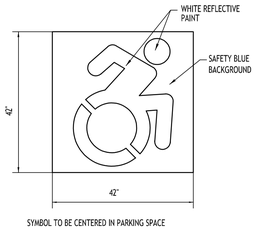
HANDICAPPED PAVEMENT MARKINGS & SIGNAGE - 5

NOT TO SCALE



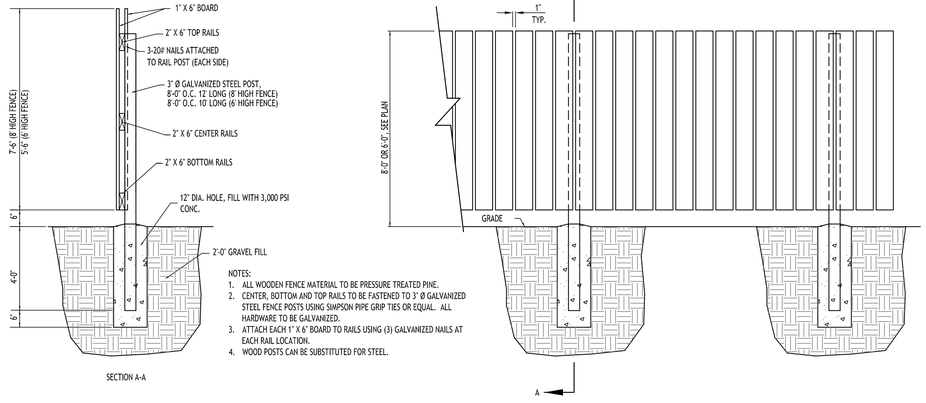
HANDICAPPED PARKING SIGN - 6

NOT TO SCALE



INTERNATIONAL HANDICAP SYMBOL - 5A

NOT TO SCALE

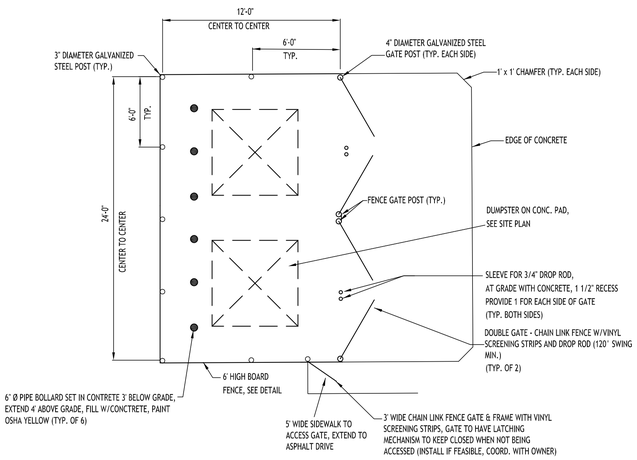


NOTES:

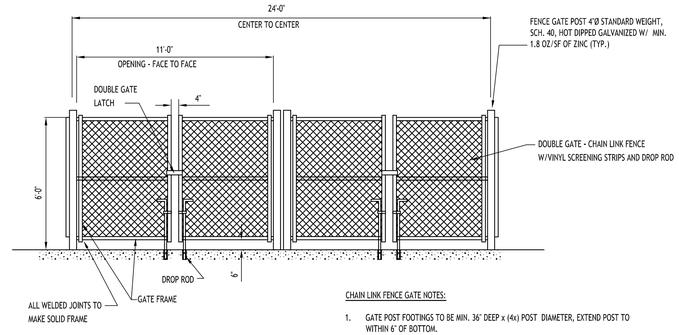
1. ALL WOODEN FENCE MATERIAL TO BE PRESSURE TREATED PINE.
2. CENTER, BOTTOM AND TOP RAILS TO BE FASTENED TO 3" Ø GALVANIZED STEEL FENCE POSTS USING SIMPSON PIPE GRIP TIES OR EQUAL. ALL HARDWARE TO BE GALVANIZED.
3. ATTACH EACH 1" X 6" BOARD TO RAILS USING (3) GALVANIZED NAILS AT EACH RAIL LOCATION.
4.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

6' BOARD ON BOARD FENCE FOR DUMPSTER ENCLOSURE

NOT TO SCALE



PLAN VIEW



FRONT VIEW

DUMPSTER ENCLOSURE - 11

NOT TO SCALE

CHAIN LINK FENCE GATE NOTES:

1. GATE POST FOOTINGS TO BE MIN. 36" DEEP x (4x) POST DIAMETER, EXTEND POST TO WITHIN 6" OF BOTTOM.
2. GATE FRAMES TO BE 2" SQ. GALVANIZED STEEL, WEIGHING 2.60 LB/FT IN ACCORDANCE WITH ASTM F 900.
3. 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.
4. 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.
5. ALL HARDWARE TO BE HOT DIPPED GALVANIZED STEEL TO SUIT GATE SIZE.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Office/Warehouse

8003 Transit Rd
Clarence, New York

REVISIONS:

No.	Description	Date
1	Rev. per NYSDOT comments	7/24/25

STATE OF NEW YORK
R. CHRISTOPHER WOOD
070394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:

Site Details

Date: 5/8/25
Drawn By: P. Sheedy
Scale: As Noted

DRAWING NO.

C-101

Project No: 24-4145

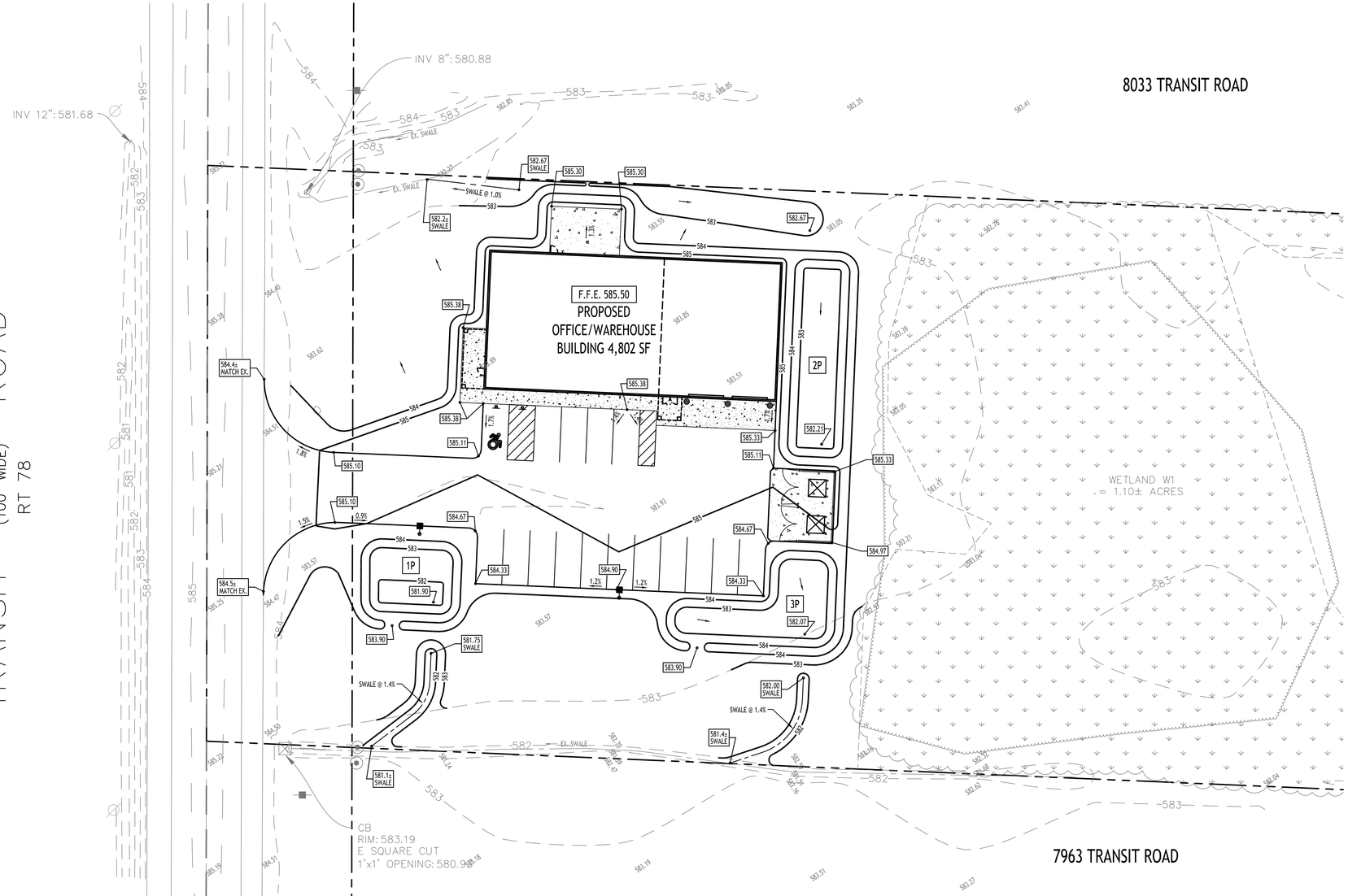
© CARMINA WOOD DESIGN

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING it is a violation of article 145 section 7209 sub 2 of the N.Y.S. education law for any person, unless acting under the direction of a licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date,the notation 'Altered By' and a specific description of the alteration.

TRANSIT ROAD (100' WIDE) RT 78

8033 TRANSIT ROAD

7963 TRANSIT ROAD



Grading Plan

SCALE: 1"=20'

POST DEVELOPMENT STORMWATER EVENT SUMMARIES - POND 1P			
Event	Runoff (cfs)	Volume (cubic-feet)	Elevation (ft)
10-Year	0.56	238	582.59
25-Year	0.70	349	582.78

POST DEVELOPMENT STORMWATER EVENT SUMMARIES - POND 2P			
Event	Runoff (cfs)	Volume (cubic-feet)	Elevation (ft)
10-Year	0.45	281	582.79
25-Year	0.59	352	582.89

POST DEVELOPMENT STORMWATER EVENT SUMMARIES - POND 3P			
Event	Runoff (cfs)	Volume (cubic-feet)	Elevation (ft)
10-Year	0.52	448	582.78
25-Year	0.66	610	582.94

FLOOD ELEVATION - ZONE AE
FEMA BASE FLOOD EL (BFE) = 585.00
MIN. F.F.E. REQD = 585.50

*BFE LINES ARE SHOWN TOPOGRAPHICALLY BASED ON FEMA NATIONAL FLOOD HAZARD LAYER FIRMette MAP

**FILL BUILDING PAD LOCATIONS WITHIN FLOOD PLAIN TO REQUIRED MINIMUM ELEVATION PRIOR TO CONSTRUCTION OF BUILDINGS, FILE LOMR-F TO REMOVE THESE AREAS FROM THE 100-YEAR FLOOD PLAIN.

PROPOSED GRADING LEGEND

PROPOSED CONTOUR — 101

PROPOSED SPOT ELEVATION 100.00

PAVEMENT/GROUND SLOPE →

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

20' 20 0 20 40Ft.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Office/Warehouse

8003 Transit Rd
Clarence, New York

REVISIONS:

No.	Description	Date
1	Rev. per Town comments	6/6/25

STATE OF NEW YORK
R. CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Grading Plan

Date: 5/8/25
Drawn By: P. Sheedy
Scale: As Noted

DRAWING NO.
C-200

Project No: 24-4145

© CARMINA WOOD DESIGN

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

FLOOD ELEVATION - ZONE AE
FEMA BASE FLOOD EL. (BFE)= 585.00
MIN. F.F.E. REQ'D = 585.50

*BFE LINES ARE SHOWN TOPOGRAPHICALLY BASED ON FEMA NATIONAL FLOOD HAZARD LAYER FIRMETTE MAP

**FILL BUILDING PAD LOCATIONS WITHIN FLOOD PLAIN TO REQUIRED MINIMUM ELEVATION PRIOR TO CONSTRUCTION OF BUILDING. FILE LOMR-F TO REMOVE THESE AREAS FROM THE 100-YEAR FLOOD PLAIN.

PROPOSED GRADING LEGEND

PROPOSED CONTOUR — 585 —

PROPOSED SPOT ELEVATION 585.00

PAVEMENT GRADING SLOPE —

0 20 40Ft.

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

Date: 5/8/25
Drawn By: S. Mendy
Scale: As Noted

DRAWING NO.
C-201
Project No: 24-4145

DRAWING NAME:
Grading Plan
LOMR-F

STATE OF NEW YORK — LICENSED PROFESSIONAL ENGINEER

REVISIONS:		
No.	Description	Date
1	Rev. per Town comments	6/6/25

Office/Warehouse

8003 Transit Rd
Clarence, New York

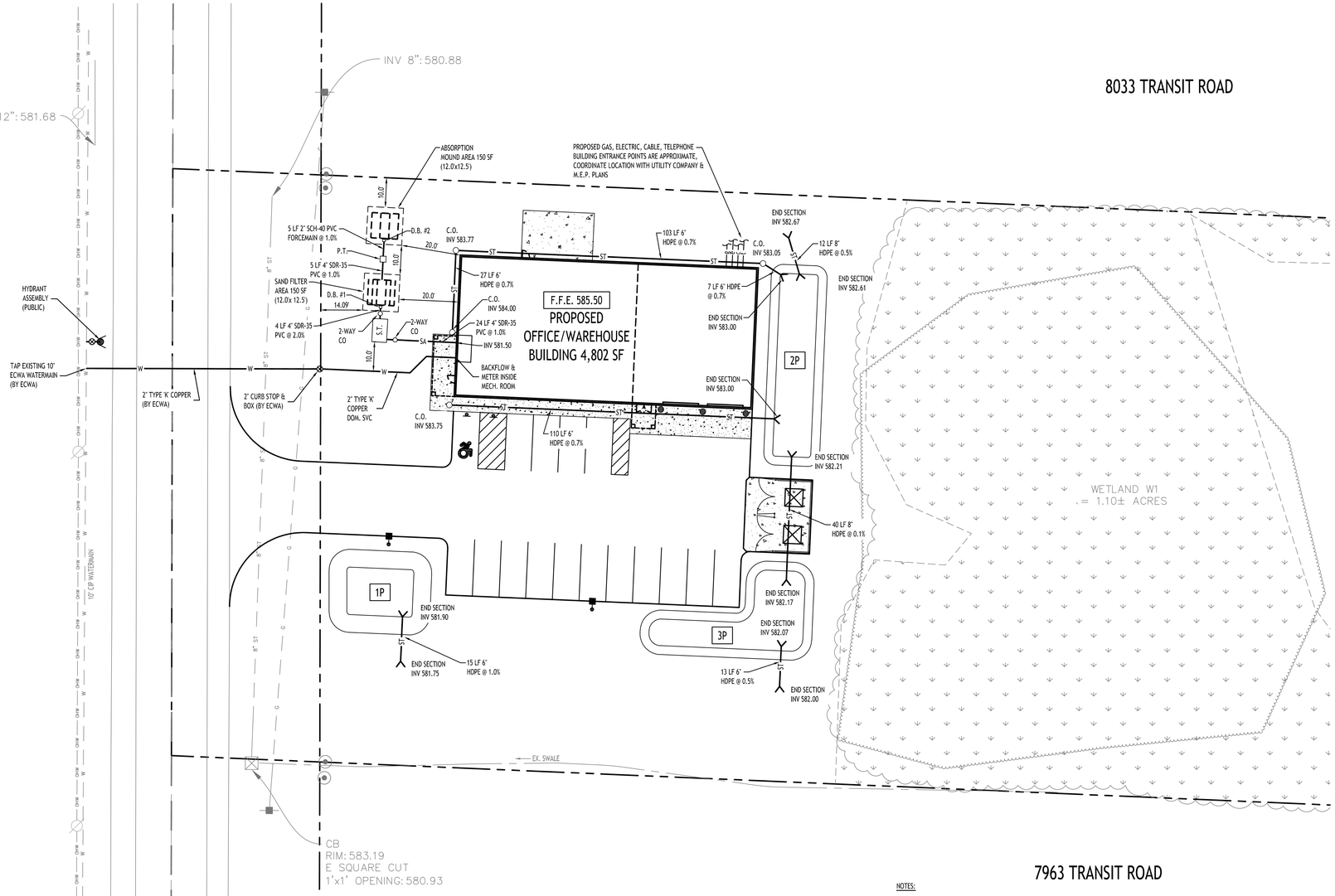
CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

© CARMINA WOOD DESIGN

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING it is a violation of article 145 section 7209 of the New York State Education Law for any person, unless acting under the direction of a licensed architect, to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date,the notation 'Altered By' and a specific description of the alteration.

TRANSIT ROAD (100' WIDE) RT 78

8033 TRANSIT ROAD



Storm Drainage & Utility Plan

SCALE: 1"=20'

SANITARY SEWER NOTES:

A. "THE CONTRACTOR IS ADVISED THAT A TRENCH SHIELD AND/OR SHORING DESIGNED IN ACCORDANCE WITH OSHA STANDARDS SHALL BE USED IN ALL OPEN TRENCH EXCAVATIONS."

B. "ANY CONTRACTOR AND/OR PLUMBER PERFORMING WORK IN A CONFINED SPACE (i.e. MANHOLES, WETWELLS, CHAMBERS) OWNED BY AN ERIE COUNTY SEWER DISTRICT, MUST CERTIFY TO THE COUNTY THAT THEY HAVE THEIR OWN CONFINED SPACE ENTRY PROGRAM THAT MEETS OR EXCEEDS OSHA'S REGULATIONS. CERTIFICATION MUST BE NOTARIZED BY A NOTARY PUBLIC."

C. "CONSTRUCTION SHALL CONFORM TO THE RULES AND REGULATIONS FOR ERIE COUNTY SEWER DISTRICTS."

D. IF ANY PROPOSED SEWER LATERAL RUNS UNDER PAVED AREA AND HAS LESS THAN FOUR (4) FEET OF COVER, THEN CONCRETE ENCASEMENT IS REQUIRED. IF MORE THAN FOUR (4) FEET OF COVER IS PROVIDED IN PAVED AREAS, SELECT FILL IS REQUIRED.

E. THE CONTRACTOR MUST NOTIFY THE DISTRICT OFFICE 48 HOURS IN ADVANCE OF CONSTRUCTION.

F. VENTS MUST BE INSTALLED SIX (6) INCHES ABOVE GRADE, IN A GRASSY AREA WITH A MUSHROOM CAP. IF THE VENT IS IN A SIDEWALK OR PAVED AREA, PROTECT WITH BOLLARDS (3 MINIMUM).

G. CLEANOUTS (C.O.) ARE REQUIRED EVERY ONE HUNDRED FEET (100') AND AT CHANGE IN DIRECTION.

H. ABANDONED SANITARY SEWER CONNECTIONS FROM THE SITE, IF ANY, REQUIRE PROOF OF A DISTRICT PERMIT FOR DISCONNECTION PRIOR TO THE NEW CONNECTION BEING MADE.

I. REUSE OF EXISTING BUILDING SEWERS SHALL CONFORM TO THE RULES AND REGULATIONS FOR ECSD, ARTICLE III, SECTION 304.

J. NEW YORK STATE EXCAVATOR LAW: ALL EXCAVATION PERFORMED ON OR AFTER MAY 4, 2019 SHALL BE CONDUCTED BY AN EXCAVATOR OPERATOR WHO HAS COMPLETED THE TRAINING AND EDUCATION PROGRAM PROVIDED BY THE ONE-CALL NOTIFICATION SYSTEM OR ANOTHER AUTHORIZED PROVIDER PURSUANT TO NEW YORK STATE SENATE BILL S.6756A. NO EXCAVATOR OPERATOR IS PERMITTED TO PERFORM ANY EXCAVATION ON OR AFTER MAY 4, 2019 WITHOUT RECEIVING THE PROPER TRAINING AND EDUCATION PROGRAM.

7963 TRANSIT ROAD

NOTES:

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

UTILITY NOTES:

1. FOR ALL SANITARY SEWERS, INSTALL SELECT FILL IN PAVED AREAS, EXTEND 5' MIN. BEYOND PAVEMENT LIMITS
2. BUILDINGS TO HAVE A 6' HOUSE TRAP, VENT AND CLEANOUT INSTALLED AT ENTRANCE POINT. INVERT ELEVATION TO BE 5' MIN. BELOW F.F.E. OF THE BUILDING. PIPE TO BE 6' SDR-35 PVC @ 1.0% MIN WITH MIN 4' OF COVER. ADD CLEANOUTS @ 90' MAX. SPACING FOR 6' LATERALS OVER 90' IN LENGTH.
3. COORDINATE GAS & ELEC. METER BANK LOCATIONS ON BUILDINGS WITH M.E.P. PLANS & UTILITY CO.'S.
4. COORDINATE LOCATION OF CTV & TELEPHONE SERVICE TO BUILDINGS WITH M.E.P. PLANS AND UTILITY CO.'S.
5. ANY EXISTING UTILITIES WHICH ARE TO BE ABANDONED AND FALL UNDER PAVEMENT OR BUILDINGS SHALL BE REMOVED VS. BEING ABANDONED UNLESS THOSE UTILITIES ARE FILLED WITH FLOWABLE FILL.
6. A MINIMUM OF 10 FEET HORIZONTAL AND 18 INCHES OF VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN ALL SANITARY SEWER AND WATER SERVICES.
7. SELECT BACKFILL IS REQUIRED FOR ALL UTILITIES (GAS, WATER, STORM, SANITARY) THAT CROSS THROUGH CONCRETE AND ASPHALT PAVEMENT AREAS.

MINIMUM CLEARANCE NOTES:

1. SEPTIC TANK - A MINIMUM OF 10' FROM THE BUILDING FOUNDATION, A MINIMUM OF 10' FROM ANY PROPERTY LINE, A MINIMUM OF 10' FROM ANY DRAINAGE DITCH, A MINIMUM OF 10' FROM ANY WATERLINE, A MINIMUM OF 50' FROM AND WATERBODY OR WETLAND AND A MINIMUM OF 50' FROM ANY WATER WELL

2. SAND FILTER - A MINIMUM OF 20' FROM THE HOUSE FOUNDATION, A MINIMUM OF 10' FROM ANY PROPERTY LINE, A MINIMUM OF 20' FROM ANY DRAINAGE DITCH, A MINIMUM OF 100' FROM AND WATERBODY OR WETLAND AND A MINIMUM OF 100' FROM ANY WATER WELL

3. RAISED SYSTEM OR MOUND - A MINIMUM OF 20' FROM THE HOUSE FOUNDATION, A MINIMUM OF 10' FROM ANY PROPERTY LINE, A MINIMUM OF 20' FROM ANY DRAINAGE DITCH, A MINIMUM OF 100' FROM AND WATERBODY OR WETLAND AND A MINIMUM OF 100' FROM ANY WATER WELL

4. ABSORPTION FIELD - A MINIMUM OF 20' FROM THE HOUSE FOUNDATION, A MINIMUM OF 10' FROM ANY PROPERTY LINE, A MINIMUM OF 20' FROM ANY DRAINAGE DITCH, A MINIMUM OF 100' FROM AND WATERBODY OR WETLAND AND A MINIMUM OF 100' FROM ANY WATER WELL

5. DISTRIBUTION BOX - A MINIMUM OF 20' FROM THE HOUSE FOUNDATION, A MINIMUM OF 10' FROM ANY PROPERTY LINE, A MINIMUM OF 20' FROM ANY DRAINAGE DITCH, A MINIMUM OF 100' FROM AND WATERBODY OR WETLAND AND A MINIMUM OF 100' FROM ANY WATER WELL

6. EFFLUENT LINE TO DISTRIBITION BOX - A MINIMUM OF 10' FROM THE HOUSE FOUNDATION, A MINIMUM OF 10' FROM ANY PROPERTY LINE, A MINIMUM OF 10' FROM ANY DRAINAGE DITCH, A MINIMUM OF 50' FROM AND WATERBODY OR WETLAND AND A MINIMUM OF 50' FROM ANY WATER WELL

SEPTIC SYSTEM DESIGN ELEVATIONS

S.T.	INVERT IN = 581.26
S.T.	INVERT OUT = 581.18
P.T.	INVERT IN = 577.98
P.T.	INVERT OUT = 580.00
D.B. #1	INVERT IN = 581.10
D.B. #1	INVERT OUT = 581.00
D.B. #2	INVERT IN = 579.95
D.B. #2	INVERT OUT = 579.85

SEPTIC SYSTEM LEGEND:

S.T. = SEPTIC TANK
P.T. = PUMP TANK
D.B. = DISTRIBUTION BOX
I.T. = INSPECTION TANK

P.S.D.S. DESIGN INFO:

1. DESIGN FLOW - 150 GPD
2. PRIMARY TREATMENT - 1,000 GAL. SEPTIC TANK
3. OUTFALL TREATMENT - O.S.I. OR ZABEL FILTER
4. SECONDARY TREATMENT - SAND FILTER
   12.0'x12.5' = 150 SF PROVIDED
   (150 GPD @ 1.0 GPD/SF = 150 SF REQ'D)
5. SUB-SURFACE TREATMENT - RAISED 'MOUND' W/ 150 SF BASAL AREA

SOILS ANALYSIS:

DATE OF EXCAVATION:	3/6/25
DEEP HOLES DEPTH:	6'
TOPSOIL THICKNESS:	6"-18"
DEPTH OF MOTTLING FROM SURFACE:	NOT PRESENT
DEPTH TO WATER:	NOT PRESENT
DEPTH TO BEDROCK:	NOT PRESENT

NOTES: STIFF CLAY BELOW TOPSOIL

POST DEVELOPMENT STORMWATER EVENT SUMMARIES - POND 1P

Event	Runoff (cfs)	Volume (cubic-feet)	Elevation (ft)
10-Year	0.56	238	582.59
25-Year	0.70	349	582.78

POST DEVELOPMENT STORMWATER EVENT SUMMARIES - POND 2P

Event	Runoff (cfs)	Volume (cubic-feet)	Elevation (ft)
10-Year	0.45	281	582.79
25-Year	0.59	352	582.89

POST DEVELOPMENT STORMWATER EVENT SUMMARIES - POND 3P

Event	Runoff (cfs)	Volume (cubic-feet)	Elevation (ft)
10-Year	0.52	448	582.78
25-Year	0.66	610	582.94

PROPOSED UTILITY LEGEND

- PROPOSED STORM LINE — ST
- PROPOSED WATER LINE — W
- PROPOSED SANITARY SEWER — SA
- PROPOSED UTILITY CONNECTIONS (GAS, ELEC., CABLE, TEL., ETC.) — G E C T
- PROPOSED GATE VALVE
- PROPOSED CLEANOUT
- PROPOSED HYDRANT

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

20' 20 0 20 40Ft.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Office/Warehouse

8003 Transit Rd
Clarence, New York

REVISIONS:

No.	Description	Date
1	Rev. per Town comments	6/6/25

STATE OF NEW YORK — R. CHRISTOPHER WOOD — 076394 — LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Storm Drainage & Utility Plan

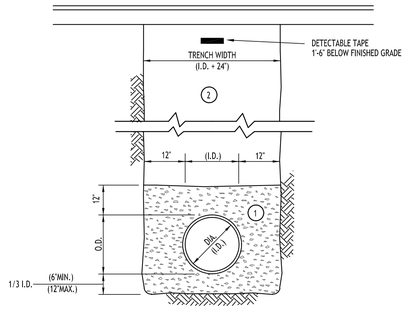
Date: 5/8/25
Drawn By: P. Sheedy
Scale: As Noted

DRAWING NO.
C-300

Project No: 24-4145

© CARMINA WOOD DESIGN

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING it is a violation of article 145 section 7209 of the NYS Education Law for any person, unless acting under the direction of a licensed architect, to alter this document in any way. If altered the alterer shall affix his or her seal, signature, the date,the notation 'Altered By' and a specific description of the alteration.



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 (NYSDOT 1985 EDITION)

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

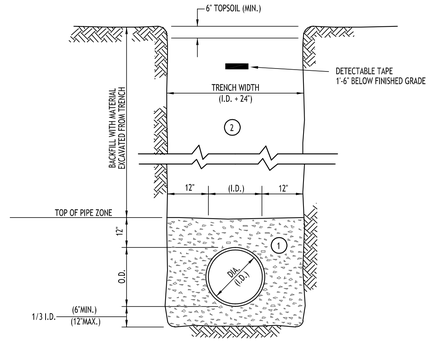
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(2) TYPE 2 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304-2.02 TYPE 2. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN TWO INCHES AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NO SLAG SHALL BE ALLOWED FOR MATERIAL (2)

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 (NYSDOT 1985 EDITION)

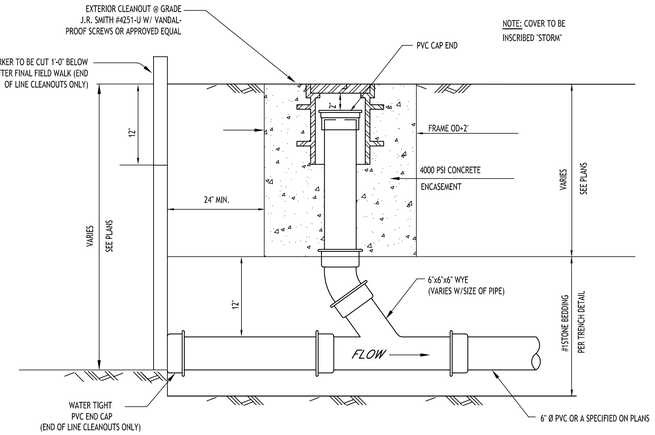
(1) NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH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

NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(2) BACKFILL MATERIAL SHALL BE NATIVE SOIL CONTAINING NO UNSUITABLE MATERIAL COMPACTED IN 6" LIFTS.

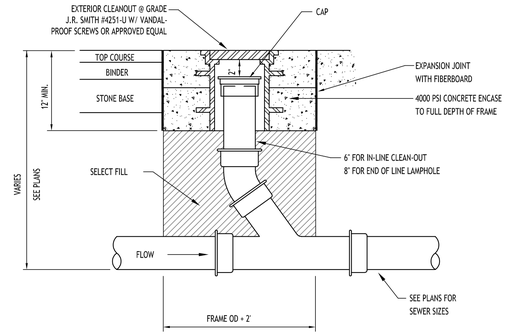
SEWER/WATERLINE TRENCH SECTION IN UNPAVED AREAS

NOT TO SCALE



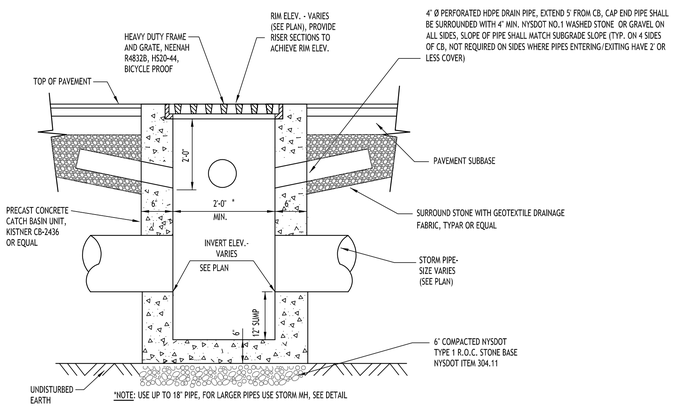
LAMPHOLE/CLEANOUT IN LAWN/FIELD AREAS

NOT TO SCALE



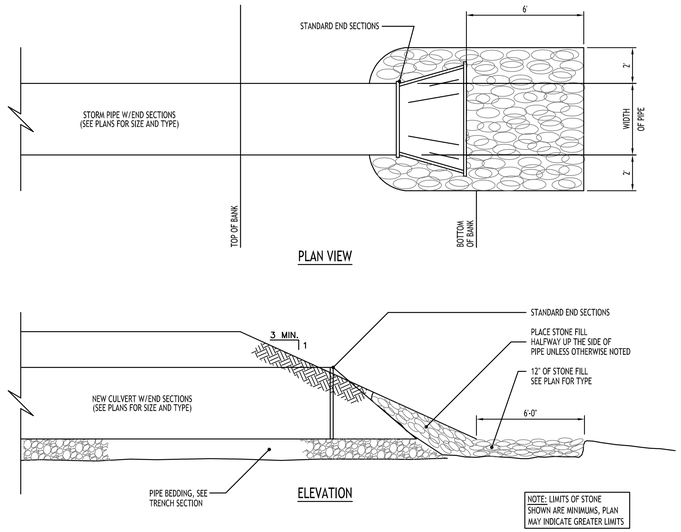
LAMPHOLE/CLEANOUT IN PAVEMENT/SIDEWALK

NOT TO SCALE



TYPICAL PRECAST CATCH BASIN

NOT TO SCALE



TYPICAL PIPE OUTLET W/ END SECTION & RIP RAP

NOT TO SCALE

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Office/Warehouse

8003 Transit Rd
Clarence, New York

REVISIONS:

No.	Description	Date



DRAWING NAME:

Stormwater Details

Date: 5/8/25
Drawn By: P. Sheedy
Scale: As Noted

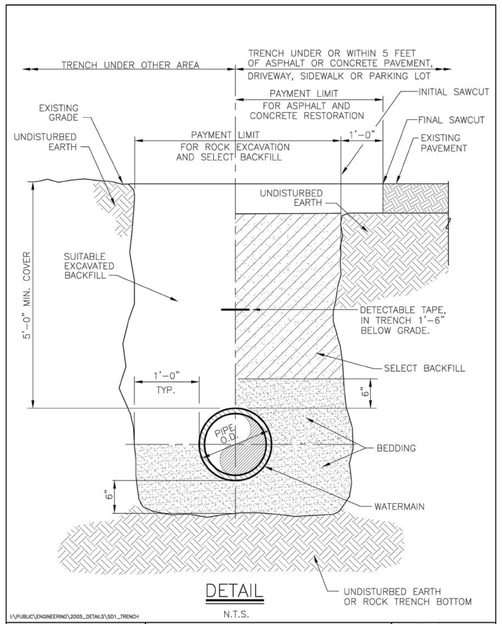
DRAWING NO.

C-301

Project No: 24-4145

© CARMINA WOOD DESIGN

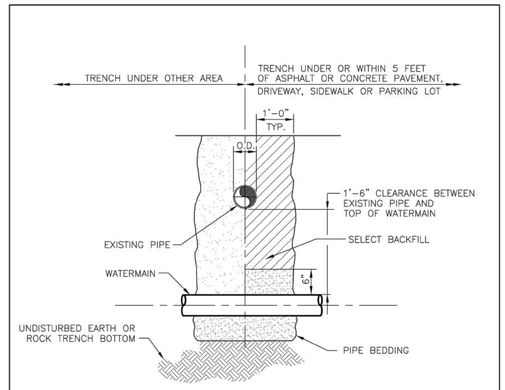
All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING it is a violation of article 145 section 7209 of the New York State Education Law for any person, unless acting under the direction of a licensed professional engineer or architect, to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date,the notation 'Altered by' and a specific description of the alteration.



DETAIL
N.T.S.

I:\PUBLIC\ENGINEERING\2005_DETAILS\SD1_TRENCH

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



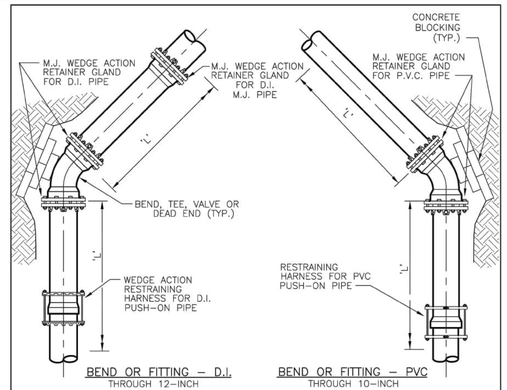
NOTES:

1. ALL EXISTING UTILITIES MUST BE SUPPORTED DURING CONSTRUCTION OF THE NEW WATERMAIN.
2. WHEN CROSSING A SEWERLINE WITH A NEW WATERMAIN, ONE FULL PIPE LENGTH (18 FT. MIN.) SHALL BE USED AT THE POINT OF CROSSING. THE WATERMAIN SHALL BE PLACED SO THAT BOTH JOINT ENDS ARE AS FAR AS POSSIBLE FROM THE EXISTING SEWERLINE.

SECTION
N.T.S.

I:\PUBLIC\ENGINEERING\2005_DETAILS\SD2_PIPE_CROSSING

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



RESTRAINED JOINT SCHEDULE					
PIPE SIZE	PIPE TYPE	11.25° ELBOW 'L'	22.5° ELBOW 'L'	45° ELBOW 'L'	TEE BRANCH, 90° BEND, VALVE OR DEAD END 'L'

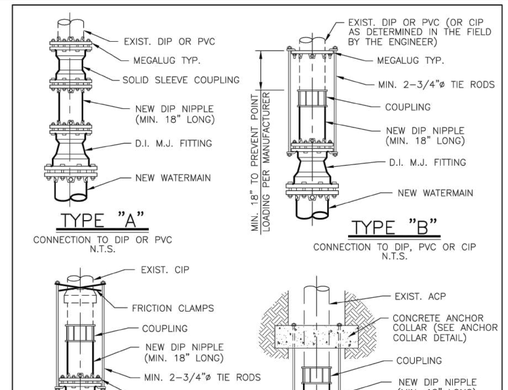
NOTES:

1. DIMENSION 'L' REPRESENTS THE LENGTH OF RESTRAINED PIPE REQUIRED IN FEET EACH SIDE OF THE PIPE FITTING.

PLAN
N.T.S.

I:\PUBLIC\ENGINEERING\2005_DETAILS\SD4_REST_JOINT_SCHED

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

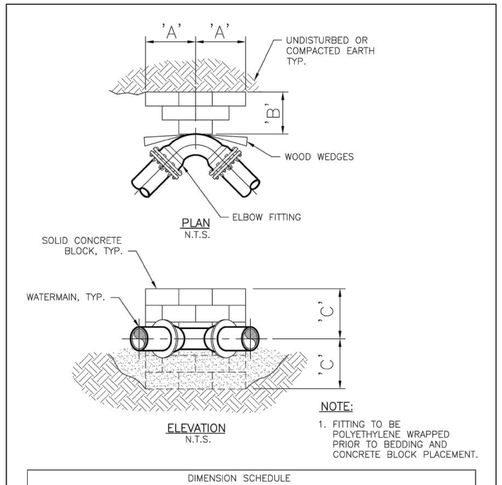


NOTES:

1. VALVES AND TEES MAY BE HARNESSED SIMILARLY.
2. HARNESSING IS FOR RESISTANCE TO INTERNAL PRESSURE–PIPE ITSELF MUST BE SUPPORTED ON FIRM BEDDING AND CAREFULLY BACKFILLED.
3. COAT ALL EXPOSED SURFACES OF HARNESS ASSEMBLY WITH BITUMINOUS COATING.
4. TIE RODS SHALL BE PLACED ON SIDES OF PIPE.

I:\PUBLIC\ENGINEERING\2005_DETAILS\SD5_CONN_EXIST_MAIN

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



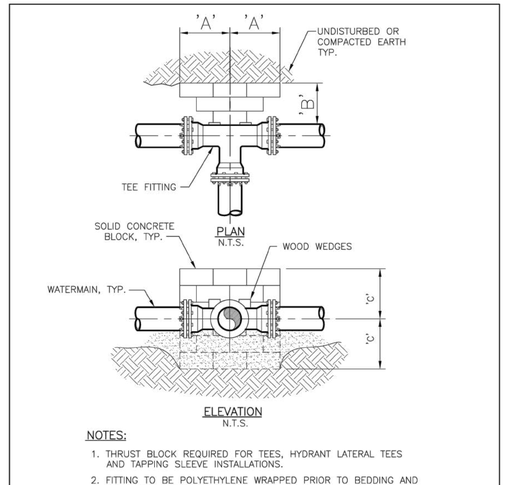
NOTE:

1. FITTING TO BE POLYETHYLENE WRAPPED PRIOR TO BEDDING AND CONCRETE BLOCK PLACEMENT.

DIMENSION SCHEDULE											
PIPE SIZE	11.25° ELBOW			22.5° ELBOW			45° ELBOW			90° ELBOW	
	'A'	'B'	'C'	'A'	'B'	'C'	'A'	'B'	'C'	'A'	'B'	'C'

I:\PUBLIC\ENGINEERING\2005_DETAILS\SD6_THRUST_BLOCKS_ELBOW

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



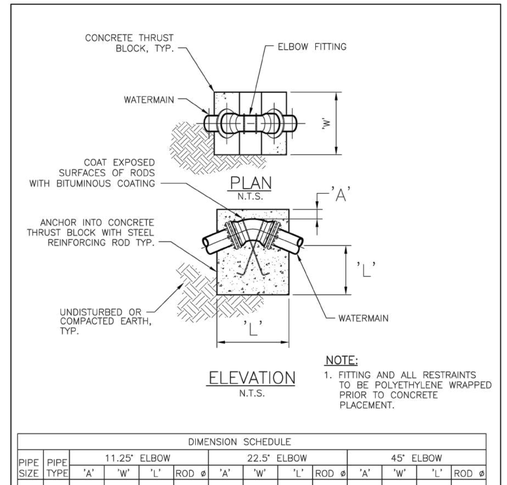
NOTES:

1. THRUST BLOCK REQUIRED FOR TEES, HYDRANT LATERAL TEES AND TAPPING SLEEVE INSTALLATIONS.
2. FITTING TO BE POLYETHYLENE WRAPPED PRIOR TO BEDDING AND CONCRETE BLOCK PLACEMENT.

BRANCH TEE SIZE	DIMENSION SCHEDULE 'A'	'B'	'C'

I:\PUBLIC\ENGINEERING\2005_DETAILS\SD7_THRUST_BLOCKS_TEE

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



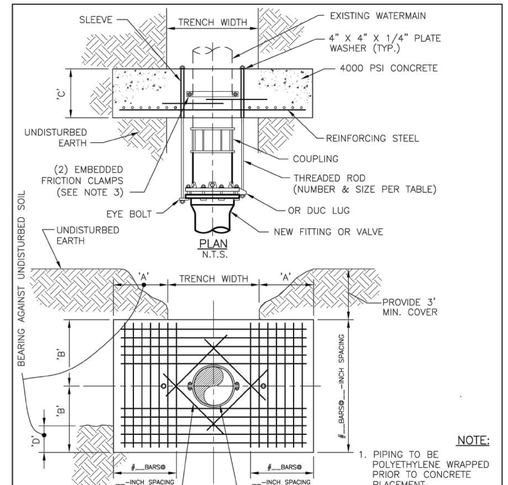
NOTE:

1. FITTING AND ALL RESTRAINTS TO BE POLYETHYLENE WRAPPED PRIOR TO CONCRETE PLACEMENT.

DIMENSION SCHEDULE													
PIPE SIZE	PIPE TYPE	11.25° ELBOW 'A'	'W'	'L'	ROD ø	22.5° ELBOW 'A'	'W'	'L'	ROD ø	45° ELBOW 'A'	'W'	'L'	ROD ø

I:\PUBLIC\ENGINEERING\2005_DETAILS\SD8_THRUST_BLOCKS_VBEND

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



NOTE:

1. PIPING TO BE POLYETHYLENE WRAPPED PRIOR TO CONCRETE PLACEMENT.
2. ALL EXPOSED CARBON STEEL TO BE COATED WITH BITUMASTIC.
3. EXISTING ACP PIPE TO BE ISOLATED FROM CONCRETE.
4. USE HIGH EARLY CEMENT AND ALLOW CONCRETE TO ACHIEVE 90% STRENGTH BEFORE PLACING WATER–MAIN INTO SERVICE.

PIPE SIZE	DIMENSION SCHEDULE 'A'	'B'	'C'	'D'	THRD. ROD #	ø

I:\PUBLIC\ENGINEERING\2005_DETAILS\SD9_ANCHOR_COLLAR

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL ANCHOR COLLAR	DWG. NO. SD9
		DATE 4/28/92 · REVISED 10/05

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Office/Warehouse
8003 Transit Rd
Clarence, New York

REVISIONS:

No.	Description	Date

STATE OF NEW YORK · CHRISTOPHER NOCE · LICENSED · 076394 · PROFESSIONAL ENGINEER

DRAWING NAME:
Water Details

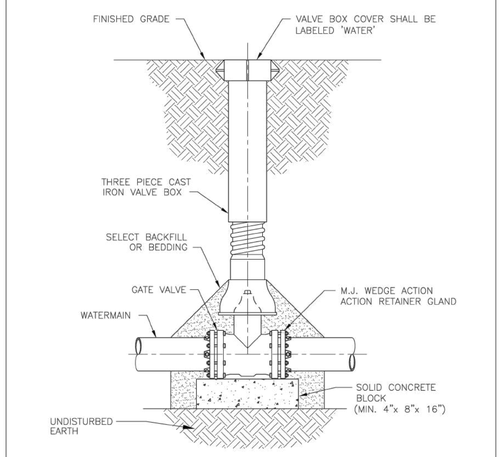
Date: 5/8/25
Drawn By: P. Sheedy
Scale: As Noted

DRAWING NO.
C-302

Project No: 24-4145

© CARMINA WOOD DESIGN

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING it is a violation of article 145 section 7209 of the New York State Education Law for any person, unless acting under the direction of a licensed professional engineer or licensed architect, to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date,the notation 'Altered By' and a specific description of the alteration.

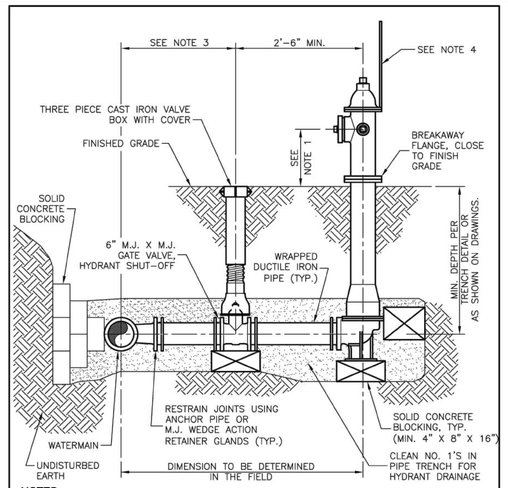


NOTES:
1. VALVE SHALL NOT SUPPORT VALVE BOX.
2. GATE VALVE SHALL BE INSTALLED LEVEL.
3. VALVE BOX SHALL BE PLUMB TO GRADE, WITH OPERATING NUT CENTERED IN BOX.

SECTION
N.T.S.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD11_GATE_VALVE_SET

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL GATE VALVE SETTING	DWG. NO. SD11
		DATE 4/28/92 · REVISED 02/17

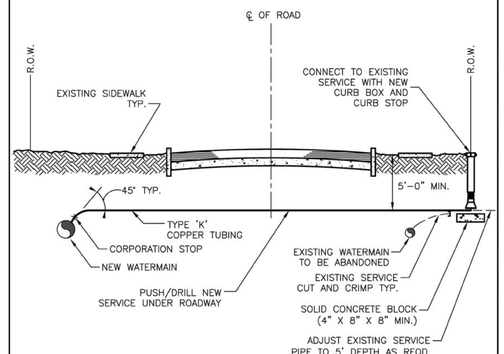


NOTES:
1. CENTERLINE OF THE LOWEST NOZZLE TO FINISHED GRADE SHALL BE A MIN. OF 15" & MAX. OF 18".
2. HYDRANT RISER SHALL BE INSTALLED PLUMB.
3. VALVE BOX SHALL NOT BE PLACED IN PAVEMENT.
4. RELOCATE HYDRANT MARKER (IF PRESENT), FOR WATERLINE REPLACEMENT PROJECTS ONLY.
5. HYDRANT FACE TO BE A MINIMUM OF 3' FROM THE BACK FACE OF ALL CURBS OR A MINIMUM OF 5' FROM ALL EDGES OF PAVEMENT (IF NO CURB).

SECTION
N.T.S.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD13_HYD_INST

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL FIRE HYDRANT INSTALLATION	DWG. NO. SD13
		DATE 6/00 · REVISED 11/16



NOTES:
1. EXISTING SERVICES SHALL BE CRIMPED AND ABANDONED IN PLACE.
2. SERVICE SADDLES SHALL BE USED UNDER THE FOLLOWING CONDITIONS:
   A. WHEN SERVICES AND PLACED ON 4" OR SMALLER PIPES.
   B. WHEN SERVICES LARGER THAN 1" ARE PLACED ON A 6" PIPE.
   C. WHEN SERVICES LARGER THAN 1 1/2" ARE PLACED ON AN 8" PIPE.
   D. WHEN SERVICES LARGER THAN 1 1/2" ARE PLACED ON DUCTILE IRON PIPE.
   E. WHEN TAPPING ALL PLASTIC (PVC) PIPE.
   F. WHEN TAPPING ALL ASBESTOS-CEMENT PIPE.
3. CURB BOXES SHALL NOT BE PLACED IN SIDEWALKS, DRIVEWAYS, OR CURB RAMPS.
4. USE POLYETHYLENE FOR 3/4" AND 1" SERVICES GREATER THAN 100 FEET IN LENGTH, AND FOR 1-1/2" AND 2" SERVICES GREATER THAN 60 FEET IN LENGTH. ALL POLYETHYLENE SERVICES SHALL INCLUDE A TRACER WIRE FOR DETECTION BY ECWA FORCES.
5. UNIONS ON COPPER TUBING ARE NOT ALLOWED UNLESS APPROVED BY ECWA PRIOR TO INSTALLATION.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD16_FS_SERV_REPLACE

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL FAR SIDE SERVICE REPLACEMENT/INSTALLATION	DWG. NO. SD16
		DATE 4/92 · REVISED 09/16

NOTES

1. All elevations refer to USGS NAVD83 datum.
2. The CONTRACTOR shall obtain necessary permits and furnish copies to the ENGINEER prior to commencing work.
3. The CONTRACTOR'S work area shall be confined to the limits of the right-of-ways and easements. The CONTRACTOR shall obtain any additional easements or work releases should the CONTRACTOR require additional area to accommodate his operations.
4. The CONTRACTOR shall provide maintenance and protection of traffic in accordance with the Erie County Highway Department standards and the NYSDOT Manual of Uniform Traffic Control Devices.
5. The locations and depths of existing underground utilities as shown on the plans and profiles are approximate. Other underground utilities not shown may be encountered. The CONTRACTOR shall perform test pits to verify the location and elevation of utilities at interconnections and crossings as shown, directed, or required. The CONTRACTOR shall excavate in advance of the pipe laying operation and expose all existing underground utilities to prevent damage during construction and to determine required changes in grade necessary to install the watermain to avoid conflicts.
6. The CONTRACTOR shall install those measures required to limit erosion of areas disturbed by the work. Clearing shall be performed on an as-needed basis, phased to reduce erosion and visual impact.
7. Blasting will not be permitted.
8. No more than one connection may be made to any existing watermain prior to testing, disinfection, and approval of the Waterline Installation Completed Works Approval Report(s) by the Erie County Water Authority and the Erie County Health Department.
9. The Erie County Water Authority shall only operate existing valves and fire hydrants, including newly installed valves and fire hydrants that have been placed into service. The CONTRACTOR is advised that watertight conditions may not exist when existing valves are closed.
10. The CONTRACTOR shall have all equipment, manpower, and materials required on site and ready for use prior to commencing any shut-down or removing any existing facilities from service. The CONTRACTOR shall notify all affected customers in writing of any shut-down at least 48 hours in advance. The CONTRACTOR shall notify the appropriate fire stations 48 hours in advance prior to taking any fire hydrants out of service. Any fire hydrants not in service shall be bagged in burlap or plastic. Any shut-down shall be limited to 4 consecutive hours. It may be necessary to schedule shut-downs at night, weekends, or other off hours so as to not affect schools, businesses or other customers, as determined by the ENGINEER. Shut-down requests shall be submitted to the Erie County Water Authority a minimum of 5 business days in advance of the requested shut-down date.

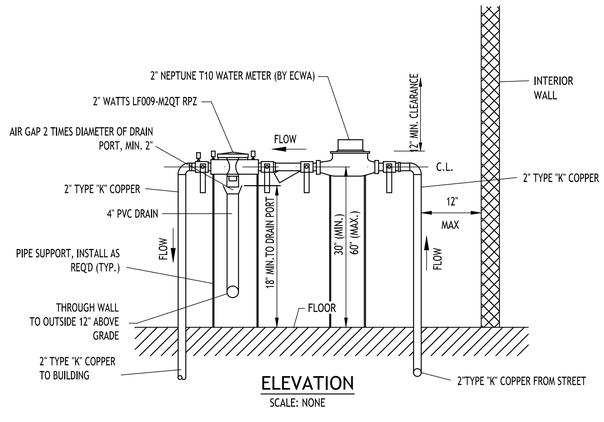
I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD29_GENERAL_NOTES

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL GENERAL NOTES	DWG. NO. SD29
		DATE 3/05 · REVISED 7/17

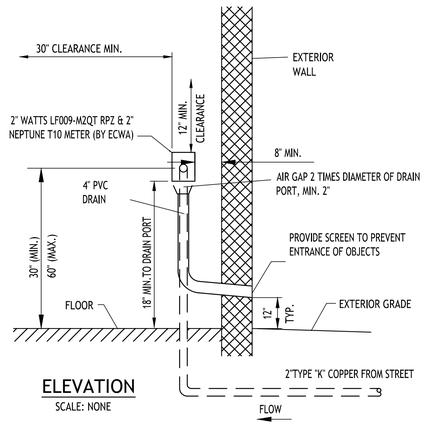
11. All watermain piping shall be installed with a minimum of 5'-0" of cover.
12. All watermain piping shall be installed with a minimum of 1'-6" of vertical clearance and 10'-0" of horizontal clearance from sanitary and storm piping, measured from the outside of the pipes at the point of crossing.
13. If the material at the design grade is unsuitable as determined by the ENGINEER, the CONTRACTOR, when ordered in writing, shall excavate additional material to the depth necessary and shall backfill to the proposed grade with the select granular material.
14. The installation of 90 degree bends in the watermain is not allowed, unless approved by the Erie County Water Authority.
15. Thrust restraint for watermain piping through 12-inch diameter shall consist of thrust blocks and pipe joint restraint.
16. The CONTRACTOR shall notify the owner of any utility pole in advance of any excavation work that will take place within 5'-0" of the utility pole. The CONTRACTOR shall include the cost of temporary pole support in the appropriate bid item.Where utility poles are required to be supported during construction, the CONTRACTOR shall make all necessary arrangements with the utility company.
17. If materials are encountered during the construction that are suspected of being contaminated, the CONTRACTOR shall immediately notify the NYSDEC for direction regarding testing, separation, containment, and disposal procedures.
18. Existing fire hydrants removed during construction and not reinstalled as part of the work shall be scheduled and returned to the Erie County Water Authority Service Center, 3030 Union Road, Cheektowaga, New York 14227.
19. The CONTRACTOR shall cold patch all trench excavations in traveled areas including roads, driveways, sidewalks, and parking areas.
20. The CONTRACTOR shall not restrict access for school buses or any emergency vehicles.
21. The use of existing fire hydrants for any reason is prohibited without prior approval of the Erie County Water Authority. This includes newly installed fire hydrants that have been placed into service.
22. The CONTRACTOR shall submit procedures for testing and disinfection of the watermain to the ENGINEER for review prior to the start of testing.
23. The CONTRACTOR shall be present and assist in the Final Walk inspection. The CONTRACTOR shall provide sufficient personnel and equipment to demonstrate to the ENGINEER that all valves, fire hydrants, and curb stops operate as required.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD30_GENERAL_NOTES

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL GENERAL NOTES	DWG. NO. SD30
		DATE 3/05 · REVISED 7/17



ELEVATION
SCALE: NONE



ELEVATION
SCALE: NONE

2" DOMESTIC SERVICE BACKFLOW PREVENTER INSTALLATION

SCALE: NONE

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

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Office/Warehouse

8003 Transit Rd
Clarence, New York

REVISIONS:
No. Description Date

STATE OF NEW YORK · P. CHRISTOPHER WOOD · 076394 · LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Water Details

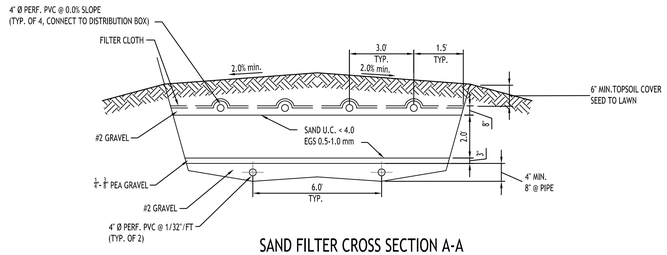
Date: 5/8/25
Drawn By: P. Sheedy
Scale: As Noted

DRAWING NO.
C-303

Project No: 24-4145

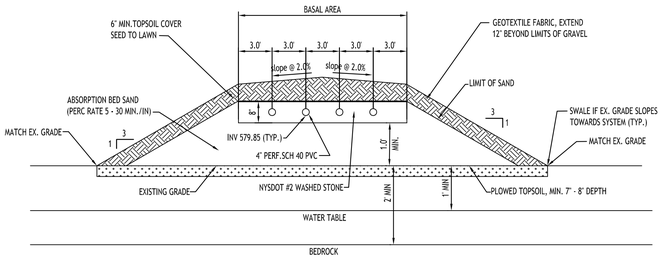
© CARMINA WOOD DESIGN

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING It is a violation of article 145 section 7209 of the New York State Education Law for any person, unless acting under the direction of a licensed professional engineer, architect, landscape architect or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date,the notation 'Altered By' and a specific description of the alteration.



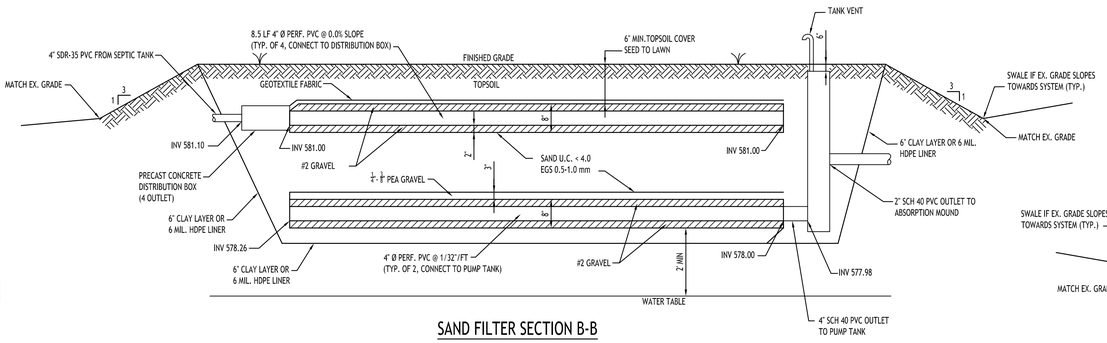
SAND FILTER CROSS SECTION A-A

SCALE: N.T.S.



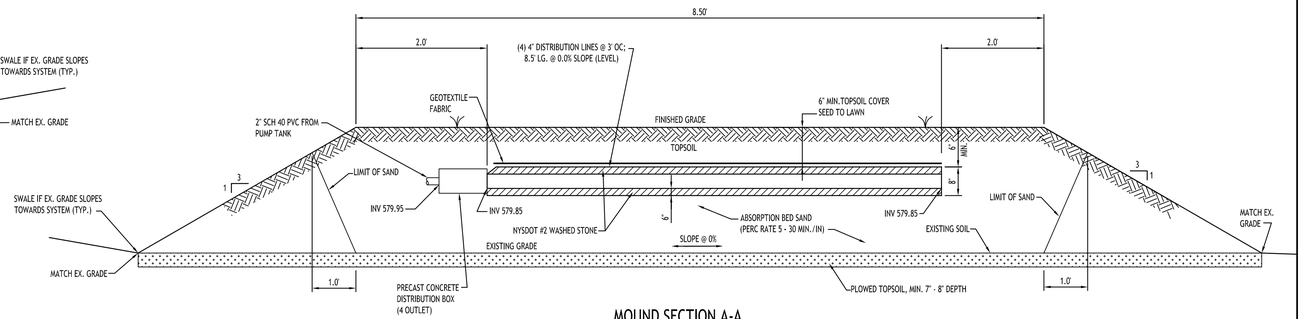
MOUND SECTION B-B

SCALE: N.T.S.



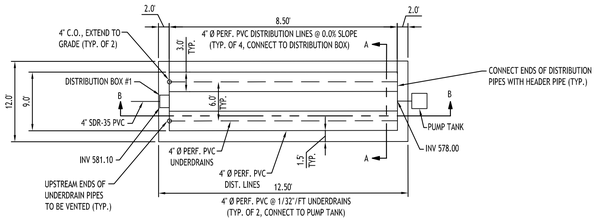
SAND FILTER SECTION B-B

SCALE: N.T.S.



MOUND SECTION A-A

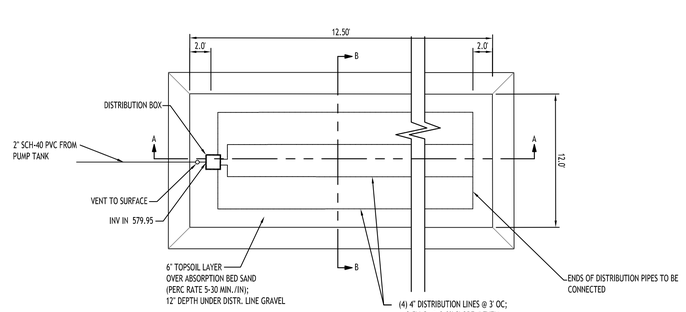
SCALE: N.T.S.



NOTE: SAND FILTER TO BE CONSTRUCTED INSIDE 6 MIL. HOPE LINER, SEAL PENATRATIONS AND SEAMS WATER TIGHT

SAND FILTER PLAN

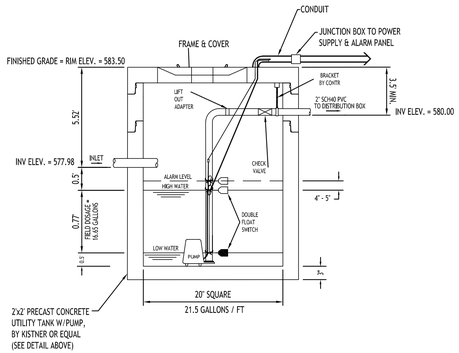
SCALE: NTS



MOUND PLAN

SCALE: NTS

MOUND SIZING CALCULATION:
DAILY FLOW = 150 GPD
PERC RATE OF EX. UNDERLYING SOIL : > 60 MIN.
APPLICATION RATE BASED ON PERC. RATE = 1.0 GPD/SF
BASAL AREA REQ'D = 150 GPD / 1.0 GPD/SF = 150 SF
BASAL AREA PROVIDED = 150 SF



PUMP TANK

NOT TO SCALE

NOTES:

1. ALL PUMP SYSTEMS SHALL BE SUPPLIED & INSTALLED COMPLETE WITH ALL NECESSARY ELECTRICAL DEVICES, CONTROLS AND AUDIO/VISUAL ALARMS.
2. 2. TANKS SHALL HAVE EXTERIOR BITUMASTIC COATING.
3. INSTALL OSHA APPROVED STAIRS IN TANK IN LOCATION THAT DOES NOT INTERFERE WITH PUMP OPERATION.
4. PUMP CONTROL PANEL TO BE INSTALLED ON PRESSURE TREATED POST OR IN OTHER LOCATION WHERE VISIBLE, COORDINATE WITH OWNER.
5. THE PUMP SHALL BE INSTALLED IN A 2' x 2' 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

1. 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.
2. SAND FILTER TO BE SIZED AS NORMAL EXCEPT THAT 0.8 GPD/SF APPLICATION RATE SHALL BE USED.
3. THE DOWNSTREAM ABSORPTION SYSTEM (DISCHARGE LINES) WILL BE CONSTRUCTED BENEATH THE SAND FILTER AS SHOWN IN THE SECTION.
4. 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.
5. 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
6. SLOPE LINER AT OUTSIDE EDGES TOWARDS THE COLLECTION LINES TO CHANNEL WATER TO COLLECTORS.
7. PIPE INTRUSIONS - USE FERNCO COUPLINGS OR APPROVED EQUAL.
8. 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 ¾" ABOVE THE GROUND SURFACE.
9. 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.

MOUND NOTES:

1. TOP OF MOUND SHALL BE SLOPED TO DRAIN, AREAS AROUND THE BASE OF THE MOUND SHALL BE GRADED TO DIVERT WATER AWAY FROM THE MOUND.
2. SLOPE UNDER MOUND SHALL FOLLOW SLOPE OF EXISTING GRADE, EITHER SIDE TO SIDE OR LONGITUDINAL TO FACILITATE DRAINAGE (SHOWN AS SIDE TO SIDE FOR ILLUSTRATION PURPOSES).
3. ALL HEAVY EQUIPMENT SHALL BE KEPT OFF THE MOUND AREA FOLLOWING CONSTRUCTION. IN ADDITION, NO EQUIPMENT SHALL BE ALLOWED IN THE MOUND AREA FOLLOWING PLOWING OF THE EXISTING SOIL.
4. MOUND SHALL BE ELEVATED AS REQUIRED TO PROVIDE A MINIMUM OF 2' OF NATURAL SOIL ABOVE BEDROCK AND A MINIMUM OF 1' ABOVE THE HIGH GROUND WATER ELEVATION.
5. THE SLOPE OF THE ORIGINAL GROUND SURFACE IN THE LOCATION OF THE MOUND SHALL NOT EXCEED 12%. THE SYSTEM SHALL BE ORIENTED TO RUN PARALLEL WITH THE NATURAL SITE CONTOURS.
6. THE ABSORPTION BED SAND SHALL MEET THE FOLLOWING CRITERIA:
   - A. < 10% passing #200 sieve
   - B. => 25% passing #35 sieve to #10 sieve
   - C. < 15% passing 1/2 sieve
   - D. Percolation rate of between 5 - 30 min/inch
   - E. E.G.S. between 0.15 - 0.30 mm
   - F. U.C. between 4 - 6
   - G. Test results to be submitted to engineer for approval

NOTE: ASTM C33 WASHED CONCRETE SAND WILL TYPICALLY MEET THE ABOVE SUGGESTED MOUND SAND CRITERIA AND WILL TYPICALLY BE AVAILABLE AT MOST SAND AND GRAVEL DISTRIBUTORS; HOWEVER, THIS MATERIAL WILL OFTEN HAVE A PERC RATE FASTER THAN THE MINIMUM OF 5 MINUTES PER INCH. THE PERCOLATION RATE SHALL BE VERIFIED AND TAKE PRECEDENCE TO THE FILL GRADATION REQUIREMENTS WHEN A MOUND IS PLACED OVER VERY SLOW PERCOLATING SOIL TO AVOID RAPID WEEPING OF FLUIDS AT THE GROUND SURFACE.

7. THE NATURAL VEGETATION SHALL NOT BE SCRAPED AWAY WITH THE EXCEPTION OF TREES, STUMPS AND EXCESSIVE VEGETATION. THE PROPOSED MOUND AREA SHALL BE PLOWED TO A DEPTH OF 7' - 8' PREFERABLY WITH A DOUBLE-BOTTOM BLADE/FURROW PLOW WITH TURNED UPSLOPE OR A BACKHOE EQUIPPED WITH PLOWING BLADES. ALL TRAFFIC SHALL BE EXCLUDED FROM THE MOUND AREA FOLLOWING PLOWING.

8. DEPENDING ON DEPTH OF HIGH WATER MARK OR BEDROCK, THE ENTIRE MOUND MAY BE ADJUSTED UP OR DOWN. ALL REQUIRED CLEARANCES AND MINIMUM SLOPES MUST BE MAINTAINED. IF ADJUSTMENTS ARE MADE TO THE MOUND, THE ENGINEER SHALL BE NOTIFIED PRIOR TO START OF INSTALLATION.

CARMINAWOOD
DESIGN
Buffalo | Utica | Greensboro

Office/Warehouse

8003 Transit Rd
Clarence, New York

REVISIONS:

No.	Description	Date

STATE OF NEW YORK
CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:

Septic Details

Date: 5/8/25
Drawn By: P. Sheedy
Scale: As Noted

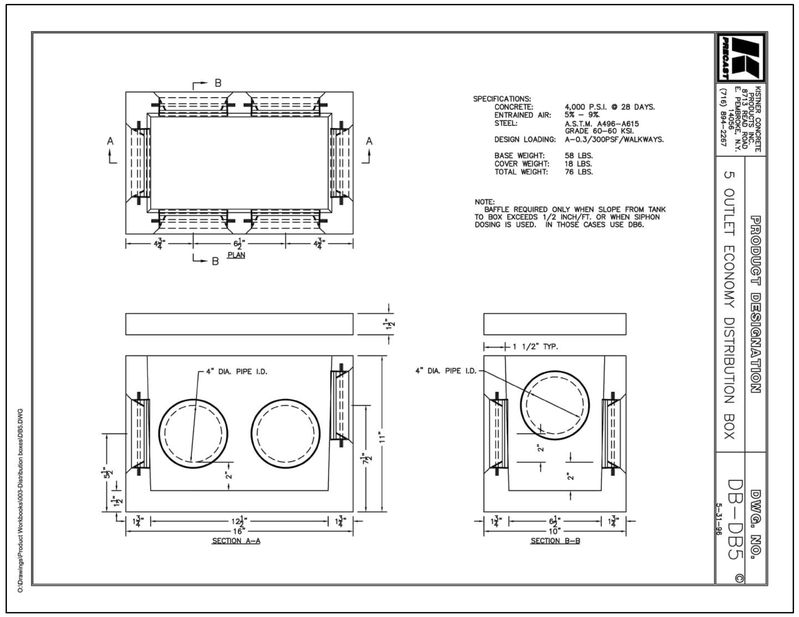
DRAWING NO.

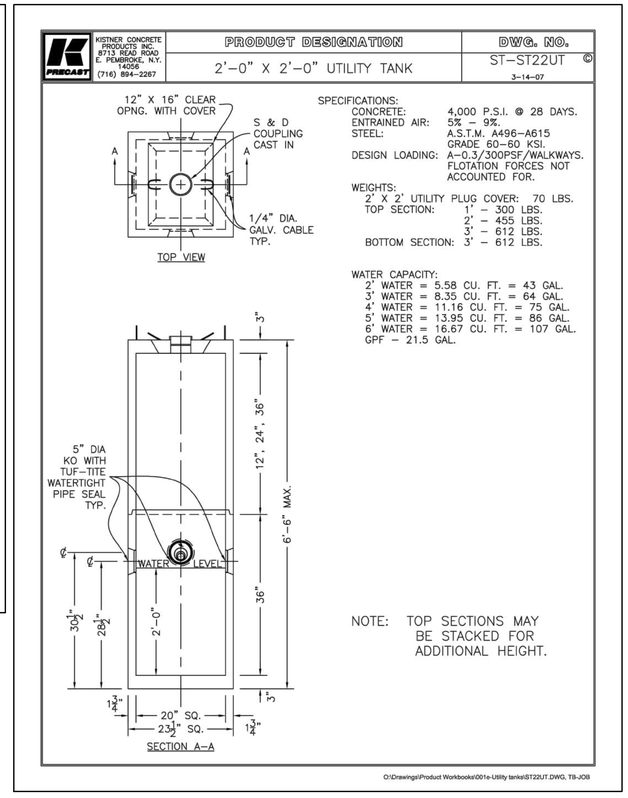
C-304

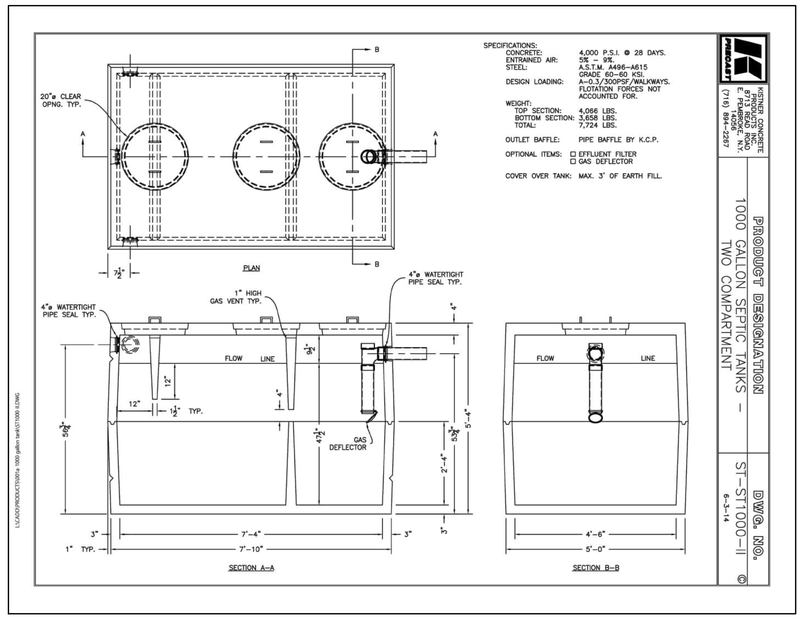
Project No: 24-4145

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING it is a violation of article 145 section 7209 sub 2 of the New York State Education Law for any person, unless acting under the direction of a licensed professional engineer or architect, to alter this drawing. If altered such arch, his or her seal, signature, the date,the notation 'Altered By' and a specific description of the alteration.

© CARMINAWOOD DESIGN







CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Office/Warehouse
8003 Transit Rd
Clarence, New York

REVISIONS:

No.	Description	Date

STATE OF NEW YORK
CHRISTOPHER WOOD
LICENSED PROFESSIONAL ENGINEER
076364

DRAWING NAME:
Septic Details

Date: 5/8/25
Drawn By: P. Sheedy
Scale: As Noted

DRAWING NO.
C-305

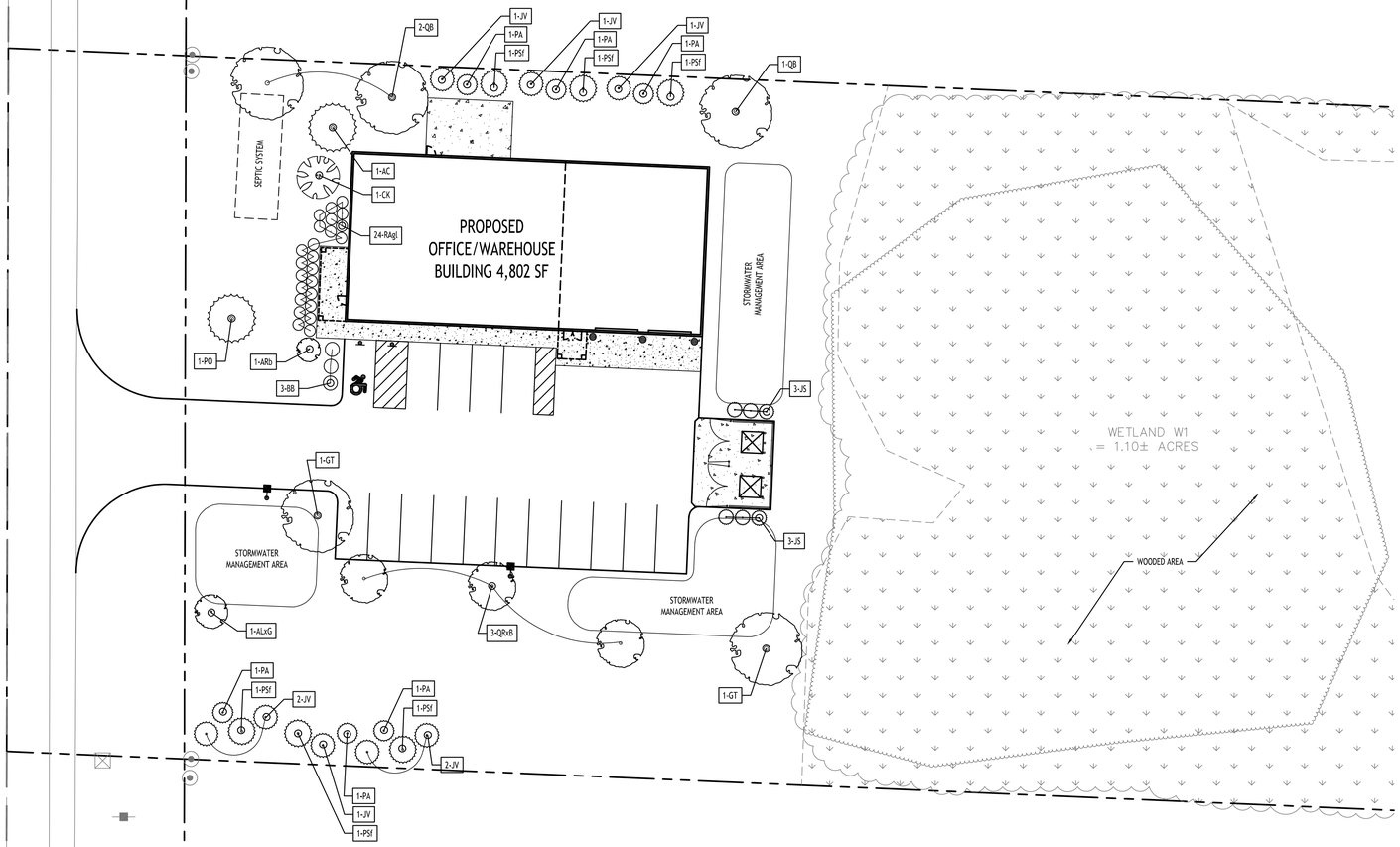
Project No: 24-4145

© CARMINA WOOD DESIGN

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING It is a violation of article 145 section 7209 sub 2 of the New York State Education Law for any person, unless acting under the direction of a licensed architect, professional engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date,the notation 'Altered By' and a specific description of the alteration.

TRANSIT (100' WIDE) ROAD
RT 78

8033 TRANSIT ROAD



7963 TRANSIT ROAD

N

Landscape Plan

SCALE: 1"=20'

LANDSCAPE NOTES:

1. ALL PLANTS INSTALLED SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED ON THE PLANS AND IN THE LATEST EDITION ON THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI 260.1
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF, THE QUANTITIES SHOWN ARE A MINIMUM AND ARE FOR REFERENCE ONLY.
3. THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKEOUT OF ALL PLANTING MATERIAL LOCATIONS AND CONTACT THE OWNERS FIELD REPRESENTATIVE PRIOR TO ACTUALL INSTALLING. THE PLANTING MATERIAL LOCATIONS SHOWN ON THE PLANS ARE TO CONVEY THE DESIGN INTENT ONLY, ACTUAL LOCATIONS WILL BE FINALIZED BY THE OWNERS FIELD REPRESENTATIVE AT THE TIME OF INSTALLATION.
4. THE CONTRACTOR IS HEREBY NOTIFIED THAT IF UNDERGROUND UTILITIES EXIST IN THE VICINITY OF THE PLANTINGS, ALL PROPOSED PLANTINGS SHALL BE INSTALLED A MINIMUM OF 5' FROM ANY UNDERGROUND UTILITY, CONTACT THE OWNERS FIELD REPRESENTATIVE IF PLANTINGS SHOWN ON THE PLANS VIOLATE THIS SITUATION.
5. ALL TREES SHALL BE INSTALLED A MINIMUM OF 20' FROM ANY OVERHEAD ELECTRIC LINES.
6. PLANTING BACKFILL MIXTURE SHALL CONSIST OF 4 PARTS TOPSOIL, 1 PART PEAT MOSS, & PART WELL ROTTED MANURE, 10 LBS 5-10-5 PLANTING FERTILIZER THOROUGHLY MIXED PER CUBIC YARD.
7. STAKE AND WRAP TREES IMMEDIATELY FOLLOWING INSTALLATION.
8. ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED PINE BARK MULCH OVER 10 MIL. WEED MAT EQUAL TO "WEEDBLOCK" BY EASY GARDENER OR DEWITT WEED BARRIER.
9. THE AREAS ON THE PLAN TO BE SEEDED SHALL HAVE 4" MINIMUM OF TOPSOIL, DISK PLOWED, LEVELED AND HAND RAKED SMOOTH. SURFACE SHALL BE ROLLED TO REMOVE LUMPS.
10. ALL SEEDED AREAS SHALL BE HYDROSEEDED IN ACCORDANCE WITH THE SPECIFICATION INDICATED. WHERE REQUIRED BY CLIMATIC CONDITIONS, SLOPE OR SEASON OF PLANTING, SOD MAY BE SUBSTITUTED FOR SEEDING IN ORDER TO ACHIEVE THE REQUIRED COVERAGE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MOWING AND OTHER MAINTENANCE TO SEEDED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER, THIS SHALL INCLUDE WATERING DAILY FOR 15 DAYS OR AS REQUIRED BY WEATHER CONDITIONS AND RE-SEEDING OF THIN SPOTS FOLLOWING THE GERMINATION OF THE SEEDS.

PLANTING NOTES:

1. 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.
2. ALL TREE PIT SAUCERS, SHRUB BEDS, ORNAMENTAL GRASS BEDS, AND PERENNIAL FLOWER BEDS SHALL RECEIVE 'PREEN' HERBICIDE AND THREE (3) INCHES DEPTH OF DARK SHREDDED HARDWOOD BARK MULCH.
3. 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. SEASONAL FLOWER BEDS SHALL RECEIVE 'PREEN' HERBICIDE. NO MULCH SHALL BE INSTALLED IN THE SEASONAL FLOWER BEDS.
4. ALL DECIDUOUS AND EVERGREEN TREES SHALL BE STAKED WITH THREE (3) TREE STAKES AS PER TREE PLANTING DETAIL.

LEGEND

DECIDUOUS TREE

SMALL TREE

EVERGREEN TREE/SHRUB

BUSH/ORNAMENTAL GRASS

PERENNIAL

EXISTING/PRESERVED TREELINE

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

20' 20 0 20 40Ft.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Office/Warehouse

8003 Transit Rd
Clarence, New York

REVISIONS:

No.	Description	Date

LICENSED LANDSCAPE ARCHITECT ROBERT C. WALTER NO. 001790 STATE OF NEW YORK

Robert C. Walter, RLA
Registered Landscape Architect
Member American Society of Landscape Architects
2765 Dodge Road , East Amherst, NY 14051-2113
Phone: 716-364-5564
RCWLandscapeArchitect@gmail.com

DRAWING NAME:

Landscape Plan

Date: 5/8/25
Drawn By: P. Sheedy
Scale: As Noted

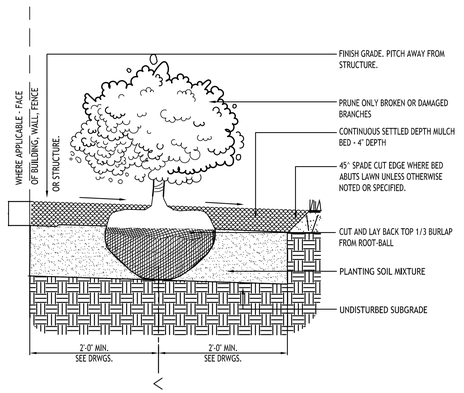
DRAWING NO.

L-100

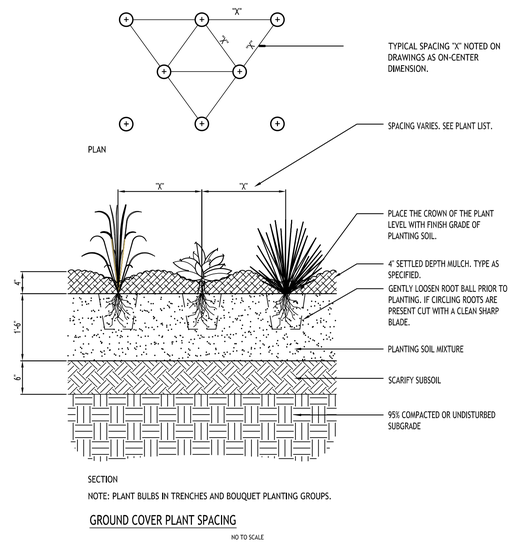
Project No: 24-4145

© CARMINA WOOD DESIGN

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING it is a violation of article 145 section 7209 of the New York State Education Law for any person, unless acting under the direction of a licensed architect, professional engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date,the notation 'Altered By' and a specific description of the alteration.



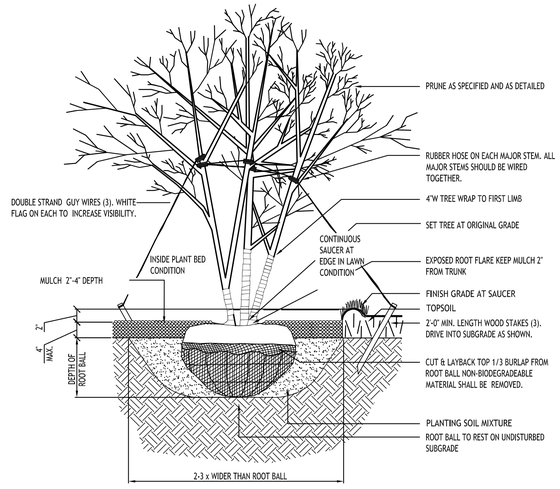
STD. SHRUB PLANTING



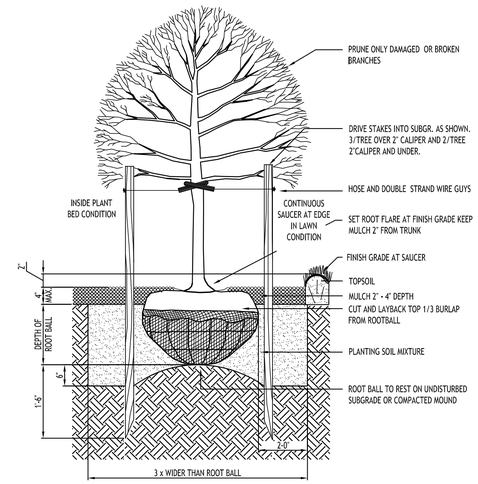
NOTE: PLANT BULBS IN TRENCHES AND BOUQUET PLANTING GROUPS.

GROUND COVER PLANT SPACING

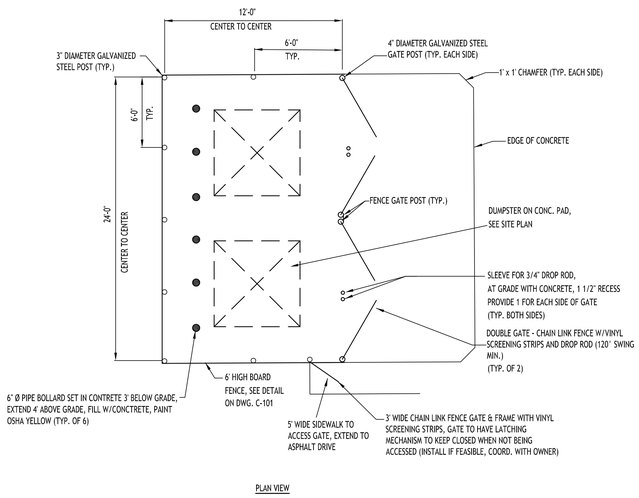
NO TO SCALE



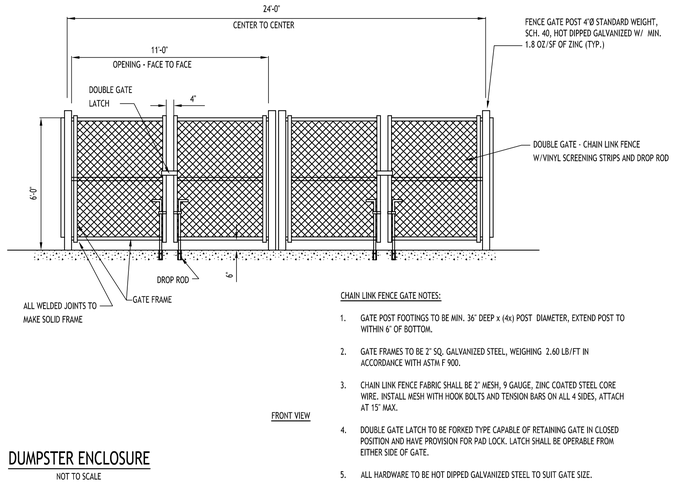
STD. MULTI STEM DECIDUOUS TREE PLANTING



STD. DECIDUOUS TREET PLANTING



PLAN VIEW



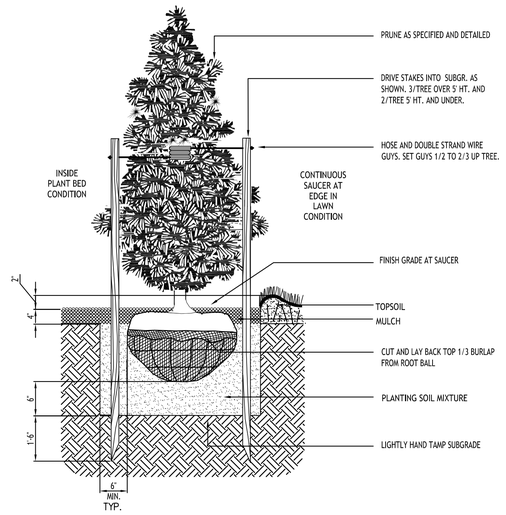
FRONT VIEW

DUMPSTER ENCLOSURE

NOT TO SCALE

CHAIN LINK FENCE GATE NOTES:

1. GATE POST FOOTINGS TO BE MIN. 36" DEEP x (4x) POST DIAMETER, EXTEND POST TO WITHIN 6" OF BOTTOM.
2. GATE FRAMES TO BE 2" SQ. GALVANIZED STEEL, WEIGHING 2.60 LB/FT IN ACCORDANCE WITH ASTM F 900.
3. 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.
4. 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.
5. ALL HARDWARE TO BE HOT DIPPED GALVANIZED STEEL TO SUIT GATE SIZE.



STD. EVERGREEN PLANTING

Plant Finish Schedule - 8003 Transit Road -Clarence, New York

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
		D E C I D U O U S T R E E S			
QB	3	Quercus bicolor	Swamp White Oak	2 1/2" - 3" CAL.	B&B, HT. 60', W 40'
GT	2	Gleditsia triacanthos 'Inermis'	Honey locust - Skyline	2 1/2" - 3" CAL.	B&B, HT. 40', W 35'
ARb	1	Acer rubrum 'Bowhall'	Bowhall Maple	2 1/2" - 3" CAL.	B&B, HT. 40', W 35'
QRxB	3	Quercus robur x bicolor	Long Regal Prince Oak	2 1/2" - 3" CAL.	B&B, HT. 60', W 40'
		S M A L L / O R N A M E N T A L T R E E S			
ALxG	1	Amelanchier laevis 'JFS-ARB'	Spring Flurry Serviceberry	Multi-stem	B&B, HT. 20', W 10'
CK	1	Cornus kousa	Kousa Dogwood	1 1/2" x 2 1/2" CAL.	B&B, HT. 20', W 20'
		E V E R G R E E N T R E E S			
JS	6	Juniperus scopolarum 'Skyrocket'	Skyrocket Juniper	6-8' Tall	B&B, HT. 16', W 4'
PA	6	Picea abies 'Hillside upright'	Norway Spruce - Upright	6-8' Tall	B&B, HT. 20', W 8'
AC	1	Abies concolor	White Fir	6-8' Tall	B&B, HT. 60', W 20'
JV	8	Juniperus virginiana 'Emerald Sentinel'	Eastern Red Cedar	6-8' Tall	B&B, HT. 20', W 8'
PSf	6	Pinus strobus 'fastigiata'	Fastigiate Eastern White Pine	6" Tall	B&B, HT 20', W 8'
		S H R U B S / P E R E N N I A L S / G R A S S E S			
RAgl	24	Rhus aromatica 'Gro-low'	Fragrant Sumac	18-24" Tall	Cont. #3, HT. 2-3, W 6'
BB	3	Andropogon Gerardii	Big Blue Stem Andropogon	18-24" Tall	Cont. #3, HT. 3-4', W 3'

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Office/Warehouse
8003 Transit Rd
Clarence, New York

REVISIONS:
No. Description Date



Robert C. Walter, RLA
Registered Landscape Architect
Member American Society of Landscape Architects
2765 Dodge Road , East Amherst, NY 14051-2113
Phone: 716-364-5564
RCWLandscapeArchitect@gmail.com

DRAWING NAME:

Landscape Details & Plant Schedule

Date: 5/8/25
Drawn By: P. Sheedy
Scale: As Noted

DRAWING NO.

L-101

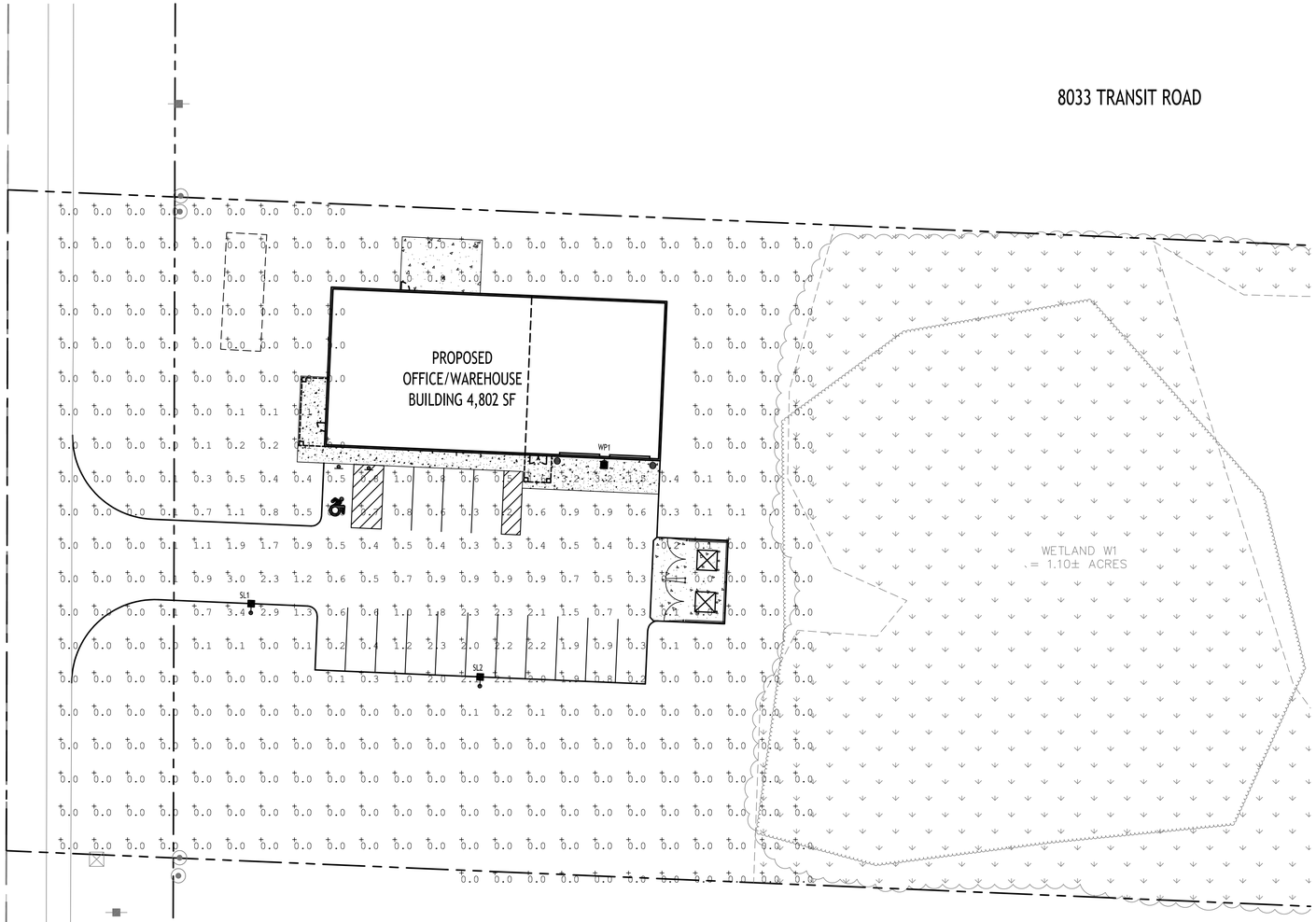
Project No: 24-4145

© CARMINA WOOD DESIGN

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING it is a violation of article 145 section 7209 sub 2 of the New York State Education Law for any person, unless acting under the direction of a licensed professional engineer or licensed architect, to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date,the notation 'Altered By' and a specific description of the alteration.

TRANSIT ROAD (100' WIDE) RT 78

8033 TRANSIT ROAD



7963 TRANSIT ROAD

N

Lighting Plan

SCALE: 1"=20'

Lighting Calculations Prepared by Quality Lighting Systems
For pricing please contact Paul Speicher at pspeicher@qlsny.com

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Object_9_Planar	Illuminance	Fc	0.26	3.4	0.0	N.A.	N.A.
PARKING LOT SURFACE	Illuminance	Fc	1.08	3.0	0.2	5.40	15.00

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height	BUG Rating
	1	SL1	Single	GALN-SA1A-740-U-SLR-HSS	0.900	3323	33	33	15	B1-U0-G1
	1	SL2	Single	GALN-SA1C-740-U-T4W-HSS	0.900	5146	57	57	15	B1-U0-G2
	1	WP1	Single	LDWP-FC-3B-ED	0.900	1911	27.1	54.2	15	B1-U0-G1

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

20' 20 0 20 40Ft.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Office/Warehouse

8003 Transit Rd
Clarence, New York

REVISIONS:

No.	Description	Date

STATE OF NEW YORK
R. CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Lighting Plan

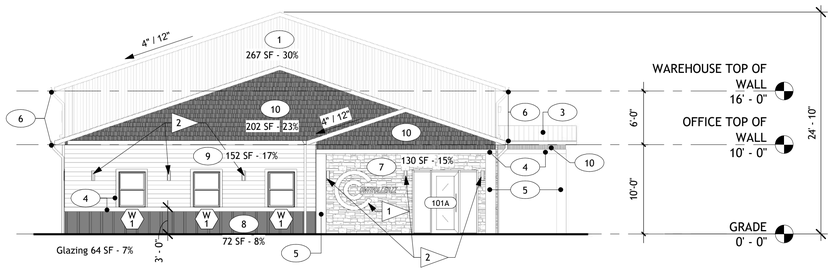
Date: 5/8/25
Drawn By: P. Sheedy
Scale: As Noted

DRAWING NO.

LP-100

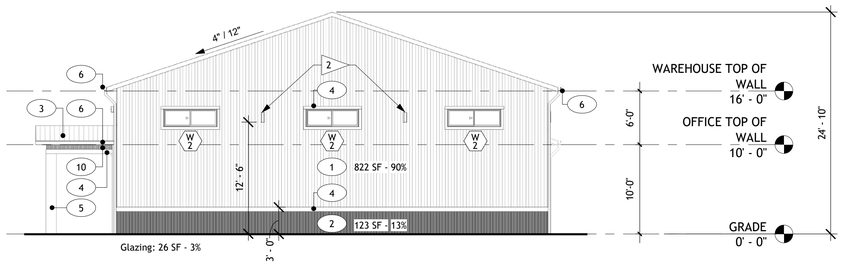
Project No: 24-4145

All Rights Reserved. Reuse of these documents without the expressed written permission of Carmina Wood Design is prohibited. WARNING it is a violation of article 145 section 7209 sub 2 of the New York State Education Law for any person, unless acting under the direction of a licensed engineer or licensed architect, to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date the notation 'Altered By' and a specific description of the alteration.



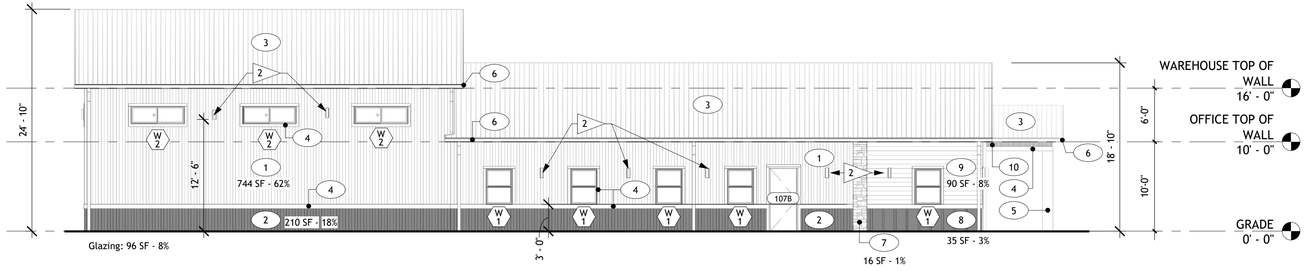
1 A-500 West Elevation (Front)

1/8" = 1'-0"



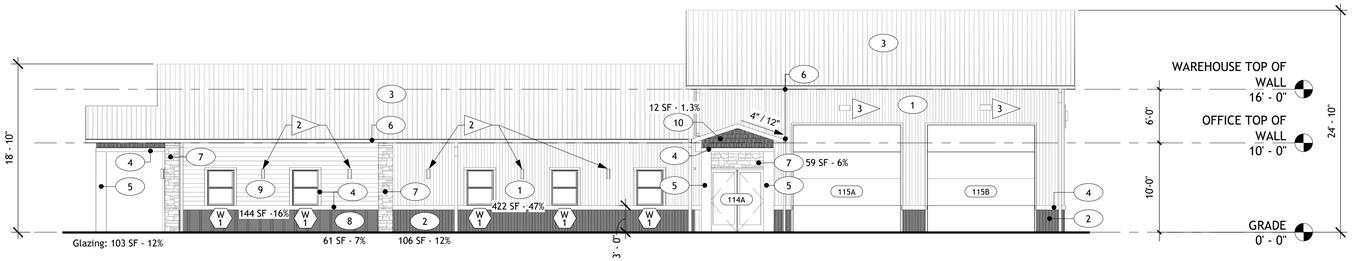
2 A-500 East Elevation (Rear)

1/8" = 1'-0"



3 A-500 North Elevation

1/8" = 1'-0"



4 A-500 South Elevation (Parking lot Side)

1/8" = 1'-0"

Exterior Finish Schedule

Callout	Pattern	Material	Description
1 — 2,255 SF - 55%		Metal Panel	Corrugated Metal Panel Texture: Selected By Owner Color: Selected By Owner
2 — 569 SF - 14%		Metal Panel	Corrugated Metal Panel Texture: Selected By Owner Color: Selected By Owner
3		Metal Roof	Corrugated Metal Roof Manuf: Selected By Owner Color: Selected By Owner
4		PVC Trim Board	PVC Trim Board Manuf: Azek Color: Selected By Owner
5		PVC Column Wrap	PVC Column Wrap Manuf: Azek Color: Selected By Owner
6		Gutter/ Downspout	Gutter/Downspout Manuf: Selected By Owner Color: Selected By Owner
7 — 205 SF - 5%		Stone	Stone Manuf: Selected By Owner Color: Selected By Owner
8 — 168 SF - 4%		Board & Batton	Board & Batton Manuf: LP Smartside Color: Selected By Owner
9 — 386 SF - 9%		Lap Siding	Fiber Cement Lap Siding Manuf: LP Smartside Color: Selected By Owner
10 — 202 SF - 5%		Shake Siding	Shake Siding Manuf: LP Smartside Color: Selected By Owner

Glazing: 289 SF - 7%
Total Material SF - 4,074

NOTES:

A. **IMPORTANT!** Before final ordering of materials, coordinate color schemes with architect via use of exterior elevations in color.

B. ALL exterior dis-similar materials shall be caulked weather tight with silicone caulk, color to match adjacent materials. Contractor shall coordinate all colors selection of caulk to be used on the job with the Architect using elevations for location and application.

Elevation Keynotes

1. Custom illuminated signage provided by owner.
2. Exterior Wall Sconce - All Exterior sconces shall be 6'-0" above finish floor unless otherwise noted.
3. Exterior wall pack centered above garage door.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Bid Set

Custom Controllerzz - Office and Warehouse

8003 Transit Road,
East Amherst, NY 14051

REVISIONS:

No.	Description	Date

Sealed: 02/24/2025

DRAWING NAME:

Exterior Elevations

Date: 02/24/2025
Drawn By: AJF
Checked By: JD

DRAWING NO.

A-500

Project No: 24.1112

© Carmina Wood Design

Autodesk Docs://24.1112 Custom Controllerzz/24.1112 Custom Controllerzz.rvt
3/31/2025 4:45:20 PM


CONTROLLERZZ






78
= 8ft Fence
Employee Parking
80'
Equipment / Vehicle Parking
200'
Dumpsite for debris to be hauled offsite for disposal
60x50'
40ft
Conex
Gate
Covered Winter Salt Storage / Summer Equipment Storage
Dumpster
Conex
Storage
Landscape Material Bin's
50x100'