The Samuel

8750 Main Street

Clarence, New York

SITE DEVELOPMENT DRAWINGS

AGENCIES

ENGINEERING DEPARTMENT
NAME/TITLE: TIMOTHY LAVOCAT P.E., TOWN ENGINEER
COMPANY/DEPT: TOWN OF CLARENCE ENGINEERING DEPARTMENT
ADDRESS: 6221 GOODRICH ROAD
CLARENCE CENTER, NEW YORK 14032
TELEPHONE 716-741-8952

PLANNING & ZONING DEPARTMENT
NAME/TITLE: JONATHAN BLEUER, DIRECTOR OF COMMUNITY DEVELOPMENT
COMPANY/DEPT: TOWN OF CLARENCE PLANNING DEPARTMENT
ADDRESS: ONE TOWN PLACE
CLARENCE, NEW YORK 14031
TELEPHONE 716-741-8933

LAND SURVEYOR
NAME/TITLE: X
COMPANY/DEPT: X
ADDRESS: X
TELEPHONE X

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: 8750 Main Street Associates, LLC
ADDRESS 8615 Roll Road
Clarence Center, NY 14032
CONTACT: Patrick McNamara
TELEPHONE 716-741-4819

ENGINEER

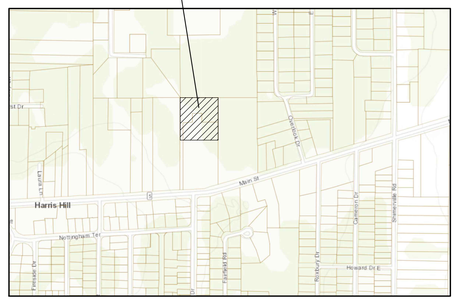
CARMINAWOOD DESIGN

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 716-858-6854

PROJECT LOCATION



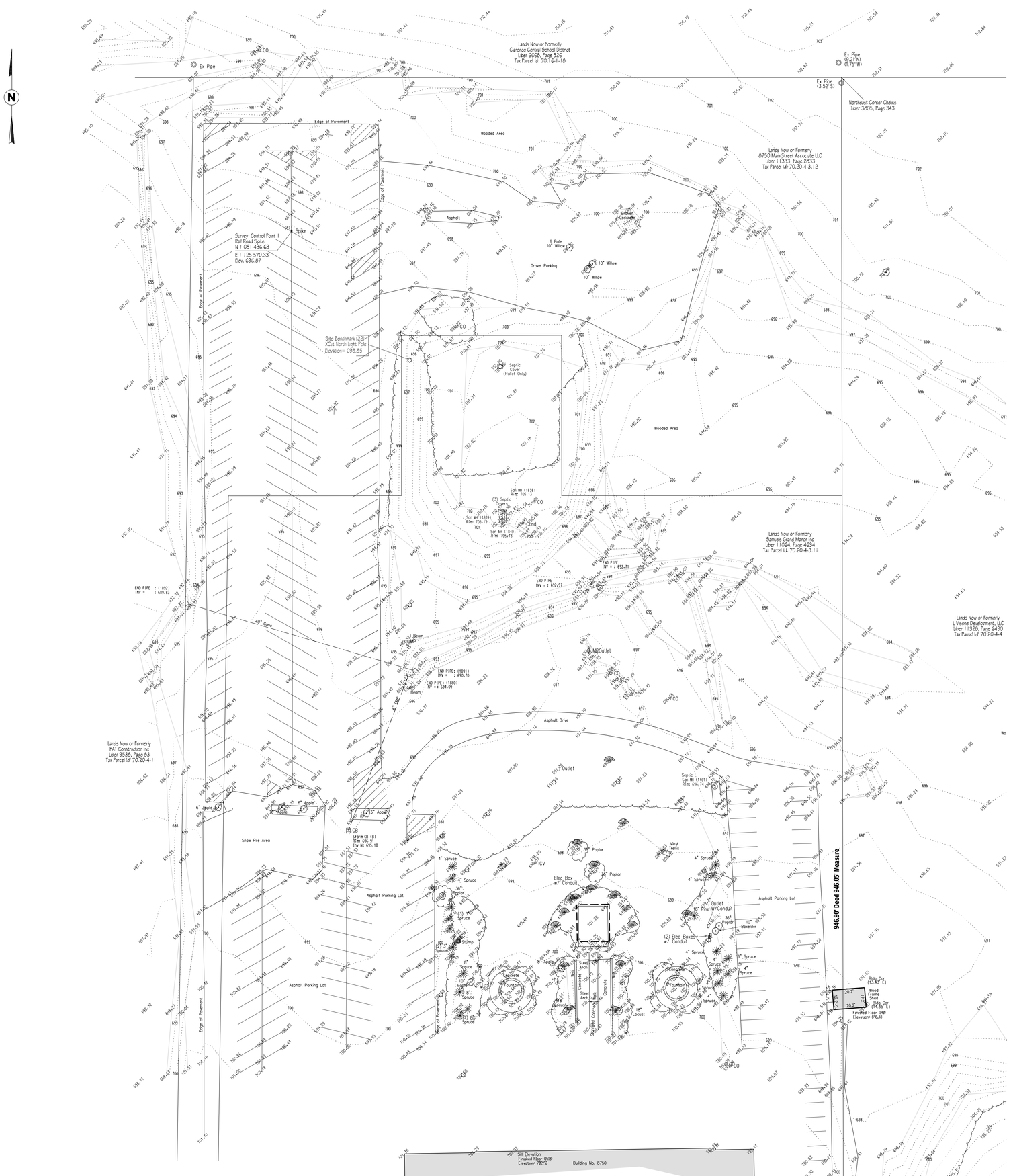
LOCATION MAP

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-300	STORM DRAINAGE PLAN
C-301	STORM DRAINAGE DETAILS
C-302	STORM DRAINAGE DETAILS
C-400	UTILITY PLAN
C-401	UTILITY DETAILS
C-402	SEPTIC DETAILS
C-403	SEPTIC DETAILS
L-100	LANDSCAPE PLAN
L-101	LANDSCAPE PLAN DETAILS PLANT SCHEDULE
LP-100	LIGHTING PLAN

APRIL 2026



©Copyright NIAGARA BOUNDARY AND MAPPING SERVICES L.S.P.C.



Legend

Abbreviations

Ex - Existing
E - East
N - North
W - West
S - South
R.O.W. - Right of Way
A.K.A. - also known as

- Electric Meter
- Well Monitoring Well
- ELHH Electric Hand Hole
- Deciduous Tree
- Bush
- Coniferous Tree
- Electric Manhole
- SignalPole
- Cable Manhole
- Water Manhole
- Traffic Manhole
- Large Rock
- Flood Light

Symbols

- Sanitary Manhole
- Cleanout
- Catch Basin
- Drain Inlet
- Storm Manhole
- Yard Drain
- Cable TV
- Electric Riser
- Power Pole
- Guy Wire Anchor
- Telephone Riser
- Fire Hydrant
- Water Valve
- Water Service Valve
- Gas Line Marker
- Gas Valve
- Gas Service Valve
- Sign
- Mailbox
- Metal Post
- Concrete R.O.W. Monument
- Light Standard
- Telephone Manhole
- Bollard
- Irrigation Control Valve
- Traffic ControlBox
- Conduit

Line Styles

- ST — Sanitary Sewer
- SA — Storm Sewer
- W — Water Line
- G — Gas Line
- T — Telephone Wires or Cables
- E — Electric Wires or Cables
- OH — Overhead Wires
- 100 — Contour Line
- Centerline of Ditch
- Crown of Pavement
- Centerline of Road
- Right of Way Line
- Building Setback Line
- Easement Line
- Property Line
- UE — Underground Electric
- Paint Stripe
- Former Boundary ParcelLine
- UFC — Underground Cable TV
- UFO — Underground Fiber Optic

NBMS ID 50349 — Cap Detail

Notes:

1) North as Shown on this Map is True North at 78°35' Meridian of West Longitude, as established by GPS Static Survey:

- Control Point 1 Rail Road Spike N. 1081436.63, E. 1125570.33
- Trimble R8 GPS Receiver Serial No. 8817
- Static GPS Observations March 1, 2022
- New York State Plane Coordinates West Zone (3103)
- NAD_83 (2011)(EPOCH:2010.0000)
- Post Processing Service Based on Trimble RTX Technology.

BASE STATIONS USED

PID	DESIGNATION	LATITUDE	LONGITUDE	DISTANCE(m)
DI0444	NYBT BATAVIA CORS ARP	N425917.960	W078D720.375	44587.5
DI0458	NYHB HAMBURG CORS ARP	N424302.663	W078D047.273	31425.2
DE7164	BFNY BUFFALO CORS ARP	N425239.173	W078D325.584	20741.4

Linear Unit - U.S. Survey Foot. Combined scale factor: 0.99991028. All dimensions shown are Ground.

2) Elevations as shown on this Map are based on NAVD88 Datum. Site Benchmark: as observed by static GPS observation on Rail Road Spike 1 is 696.87 (NAVD88 (Computed using Geoid12B)).

3) Utilities as shown on this map are plotted from field locations of visible structures and information provided by others. Niagara Boundary & Mapping Services, along with the undersigned Land Surveyor assumes no responsibility as to the accuracy of underground utilities. Contractor must call UFPO three working days prior to any excavation construction activities.

4) Contour interval is 1.0' Foot

5) The site was snow covered at time of field survey. Areas were obscured by snow piles.

SCALE BAR IN FEET
30' 0 30' 60'

Map Showing Topographic Survey of a Portion of Property

8750 Main Street Clarence, New Yoek

Tax ID: 70.20-4-3.11 & 70.20-4-3.12

Niagara Boundary
And Mapping Services
PO Box 1120
Lewiston, NY 14092
(716) 297-9584
E-Mail:
lee@niagaraboundary.com

LOT	SECTION	TOWNSHIP	RANGE
12	9	12	6

Town	Clarence
COUNTY	Erie
STATE	New York
DATE	March 9, 2022
SCALE	1" = 30'
JOB NO.	11475-22
REVISIONS	

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

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.

"ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."

THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PARTIES OR PURPOSE INDICATED IS EXPRESSLY FORBIDDEN WITHOUT WRITTEN RELEASE OR PERMISSION OF THE UNDERSIGNED.

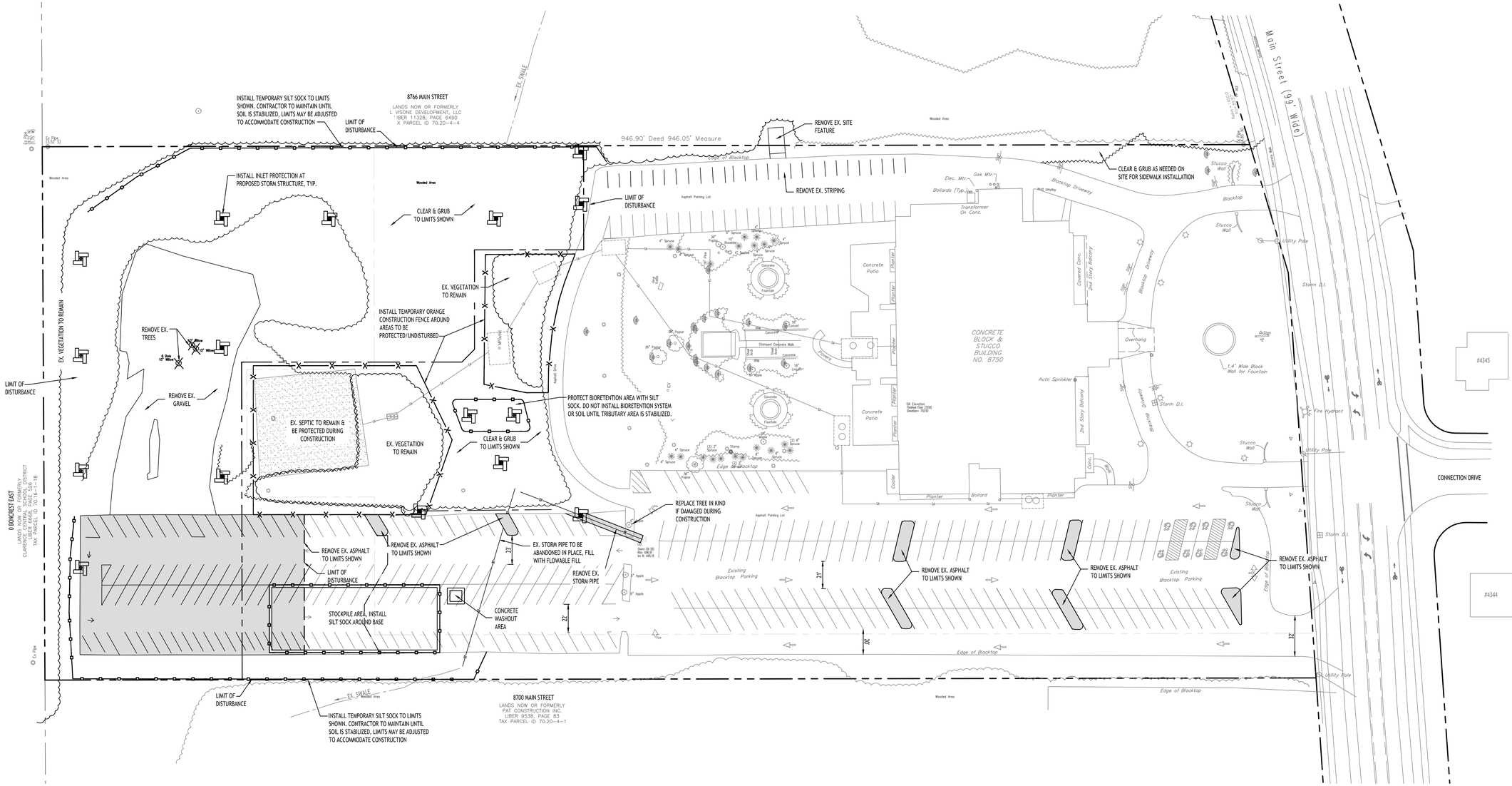
USE OF THIS SURVEY IN CONJUCTION WITH AN AFFIDAVIT OF NO CHANGE IS FORBIDDEN

Kenneth L. Slougenhoupt Lic. No. 50349

Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.

© 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 7209H 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.



Demolition & Erosion Control Plan

SCALE: 1"=40'

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.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF DOWNSTREAM STORM SEWERS, DITCHES, AND CULVERTS. SILT BUILDUP FOUND TO BE A RESULT OF THIS SITE CONSTRUCTION WORK SHALL BE REMOVED FROM DOWNSTREAM CULVERTS BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE TOWN/CITY.
9. ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES AND MATERIALS SHALL BE IN PLACE PRIOR TO BEGINNING EARTHWORK OPERATIONS AND SHALL BE MAINTAINED UNTIL THE NEW SLOPES ARE STABILIZED WITH SEEDING AND/OR SLOPE PROTECTION, AS DIRECTED BY THE ENGINEER.
10. INSTALL TEMPORARY SILT SOCK AROUND THE BASE OF STOCKPILES. STOCKPILES NOT BEING ACTIVELY USED FOR MORE THAN SEVEN (7) DAYS SHALL BE STABILIZED.
11. THE PROFESSIONAL CERTIFYING COMPLIANCE TO NYSDEC PHASE II STORMWATER REGULATION REQUIREMENTS MUST INSPECT AT A MINIMUM WEEKLY, AND WHEN DISTURBING MORE THAN 5 ACRES TWICE A WEEK, AND SHALL PROVIDE THESE INSPECTION REPORT WITH A WRITTEN CERTIFICATION OF CONSTRUCTION COMPLIANCE TO THE TOWN OF CLARENCE (BI)WEEKLY.
12. THE ENGINEER OF RECORD FOR THIS PROJECT CERTIFIES THAT THESE DESIGN PLANS MEET THE REQUIREMENTS AND ARE IN COMPLIANCE WITH THE NEW YORK STORMWATER MANAGEMENT DESIGN MANUAL AND NYSDEC PHASE II STORMWATER REGULATION REQUIREMENTS.

AREA OF DISTURBANCE = 2.3 AC±

DEMOLITION & EROSION CONTROL LEGEND

- EXISTING PAVEMENT TO BE SAWCUT & REMOVED
- PROPOSED SILT SOCK
- 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.

40 0 40 80Ft.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

The Samuel
8750 Main Street
Clarence, NY

REVISIONS:

No.	Description	Date
1	Revisions per Site/Utility Rev	7/09/26

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

DRAWING NAME:
Demolition & Erosion Control Plan

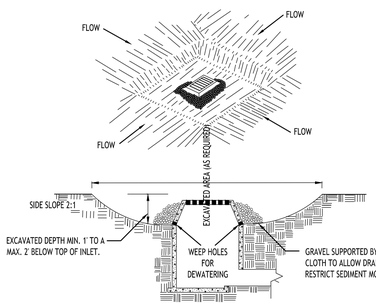
Date: 4/3/26
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-001

Project No: 25-4149

© 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 7209A and 7301 of the New York State Education Law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date,the notation 'Altered by' and a specific description of the alteration.



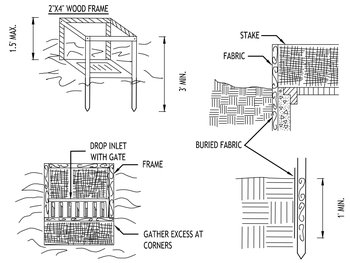
CONSTRUCTION SPECIFICATIONS

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



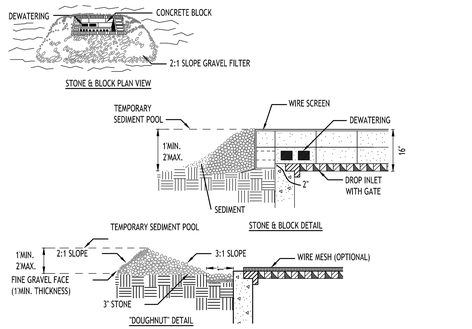
CONSTRUCTION SPECIFICATIONS

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



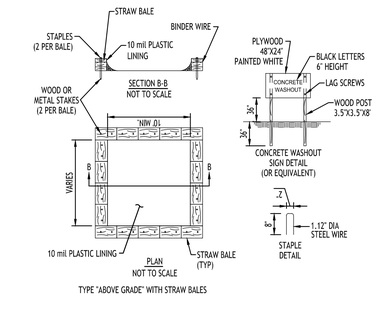
CONSTRUCTION SPECIFICATIONS

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

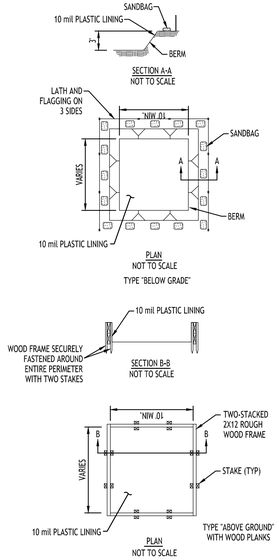
INLET PROTECTION DETAIL 3

NOT TO SCALE



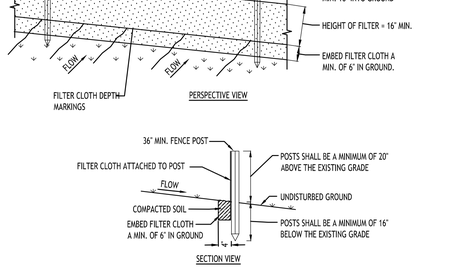
NOTES

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

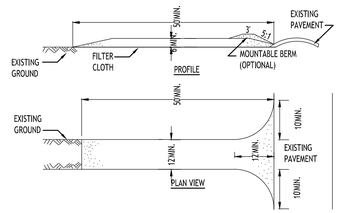


CONSTRUCTION SPECIFICATIONS

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

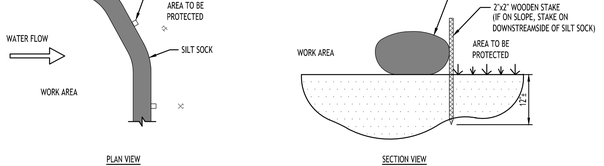


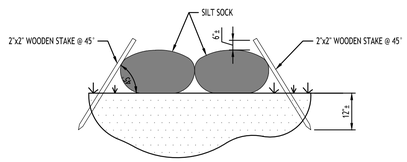
CONSTRUCTION SPECIFICATIONS

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 $\frac{1}{2}$ OF THE EXPOSED HEIGHT OF THE SILT SOCK. ALTERNATIVELY, RATHER THAN CREATE A SOIL DISTURBING ACTIVITY, THE ENGINEER MAY CALL FOR ADDITIONAL SILT SOCK TO BE ADDED AT AREAS OF HIGH SEDIMENTATION, PLACED IMMEDIATELY ON TOP OF THE EXISTING SEDIMENT LADEN SILT SOCK.

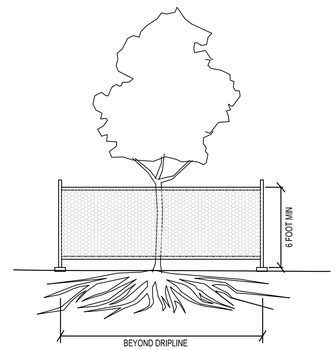
SILT SOCK SHALL BE OVERLAPPED 12" AT JOINTS AND STAKED ON EACH SIDE OF THE SOCK AT A 45° ANGLE

SILT SOCK DETAIL

NOT TO SCALE



PLAN VIEW OF ROOTS



EXISTING TREE PROTECTION FENCE

MATERIALS

MATERIALS FOR TEMPORARY PLASTIC BARRIER FENCES SHALL MEET THE FOLLOWING REQUIREMENTS:

- FENCE: HIGH-DENSITY POLYETHYLENE MESH, ULTRAVIOLET-STABILIZED MIN. 2 YEARS; MINIMUM HEIGHT 4.0 FEET. COLOR: HIGH-VISIBILITY ORANGE OR GREEN. WHEN USED TO PROTECT TREES OR OTHER VEGETATION, COLOR SHALL BE HIGH-VISIBILITY ORANGE.
- POSTS: RIGID METAL OR WOOD POSTS, MINIMUM LENGTH 6.0 FEET.
- TIES: STEEL WIRE, #14 GAUGE OR NYLON CABLE TIES.
- WARNING SIGNS: SHEET METAL, PLASTIC OR OTHER RIGID, WATERPROOF MATERIAL, 1.5 FEET BY 2.0 FEET WITH 4 INCH BLACK LETTERS ON A WHITE BACKGROUND. TEXT SHALL BE: "PROTECTED SITE - KEEP OUT" UNLESS OTHERWISE SPECIFIED.

DETAILS

FENCES SHALL BE ERECTED PRIOR TO MOVING CONSTRUCTION EQUIPMENT ONTO ANY AREA DESIGNATED FOR PROTECTION.

THE LINE OF FENCES SHALL BE STAKED OR MARKED OUT ON THE GROUND BY THE CONTRACTOR AND APPROVED BY THE ENGINEER/OWNER BEFORE ANY FENCE IS INSTALLED. WHERE USED FOR PROTECTION OF INDIVIDUAL TREES, FENCE SHALL BE PLACED AT THE DRIP LINE (EXTENT OF CANOPY). IF NOT POSSIBLE, PLACEMENT SHALL BE AS CLOSE TO THE DRIP LINE AS POSSIBLE AND IN NO CASE LESS THAN 5.0 FEET AWAY FROM THE TREE TRUNK.

ON APPROVAL OF THE STAKEOUT, POSTS SHALL BE SECURELY DRIVEN ON 6.0 FOOT-MAXIMUM CENTERS, NORMAL TO THE GROUND, TO A DEPTH 1/3 OF THE TOTAL POST LENGTH. PLASTIC BARRIER FENCE SHALL BE PLACED ALONG THE SIDE OF ALL POSTS. ENDS OF FENCING SEGMENTS SHALL OVERLAP A DISTANCE OF AT LEAST ONE HALF THE FENCE HEIGHT.

FENCING SHALL BE SECURED TO POSTS WITH WIRE OR CABLE TIES AT TOP, MIDDLE AND BOTTOM OF POST. FASTENER SHALL BE TIGHT ENOUGH TO PREVENT THE FENCING FROM SLIPPING DOWN. OVERLAPS SHALL ALSO BE SECURELY FASTENED.

BARRIER FENCE WHICH IS NOT ORANGE IN COLOR SHALL BE FLAGGED AT 6.0 FOOT INTERVALS WITH RED OR ORANGE FLORESCENT TAPE. WARNING SIGNS SHALL BE MOUNTED ON THE FENCE AT NO MORE THAN 100 FOOT INTERVALS.

MAINTENANCE SHALL COMMENCE IMMEDIATELY AFTER ERECTION OF THE FENCE AND CONTINUE UNTIL ONE WEEK PRIOR TO ACCEPTANCE OF THE CONTRACT, AND SHALL CONSIST OF: REPLACING DAMAGED POST(S) AND FENCING; RE-FASTENING AND TIGHTENING FENCING; AND RESTORING FENCE TO ITS INTENDED HEIGHT.

FENCING USED FOR TREE OR OTHER VEGETATION PROTECTION SHALL NOT BE TEMPORARILY REMOVED TO ALLOW EQUIPMENT ACCESS OVER A PROTECTED AREA, EXCEPT AS REQUIRED FOR ITEMS OF WORK SPECIFICALLY SHOWN ON THE PLANS AND APPROVED BY THE ENGINEER IN WRITING.

TREE PROTECTION DETAIL

NOT TO SCALE

CARMINAWOOD
DESIGN
Buffalo | Utica | Greensboro

The Samuel
8750 Main Street
Clarence, NY

REVISIONS:

No.	Description	Date

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

DRAWING NAME:

Demolition & Erosion Control Details

Date: 4/3/26
Drawn By: C. Wood
Scale: As Noted

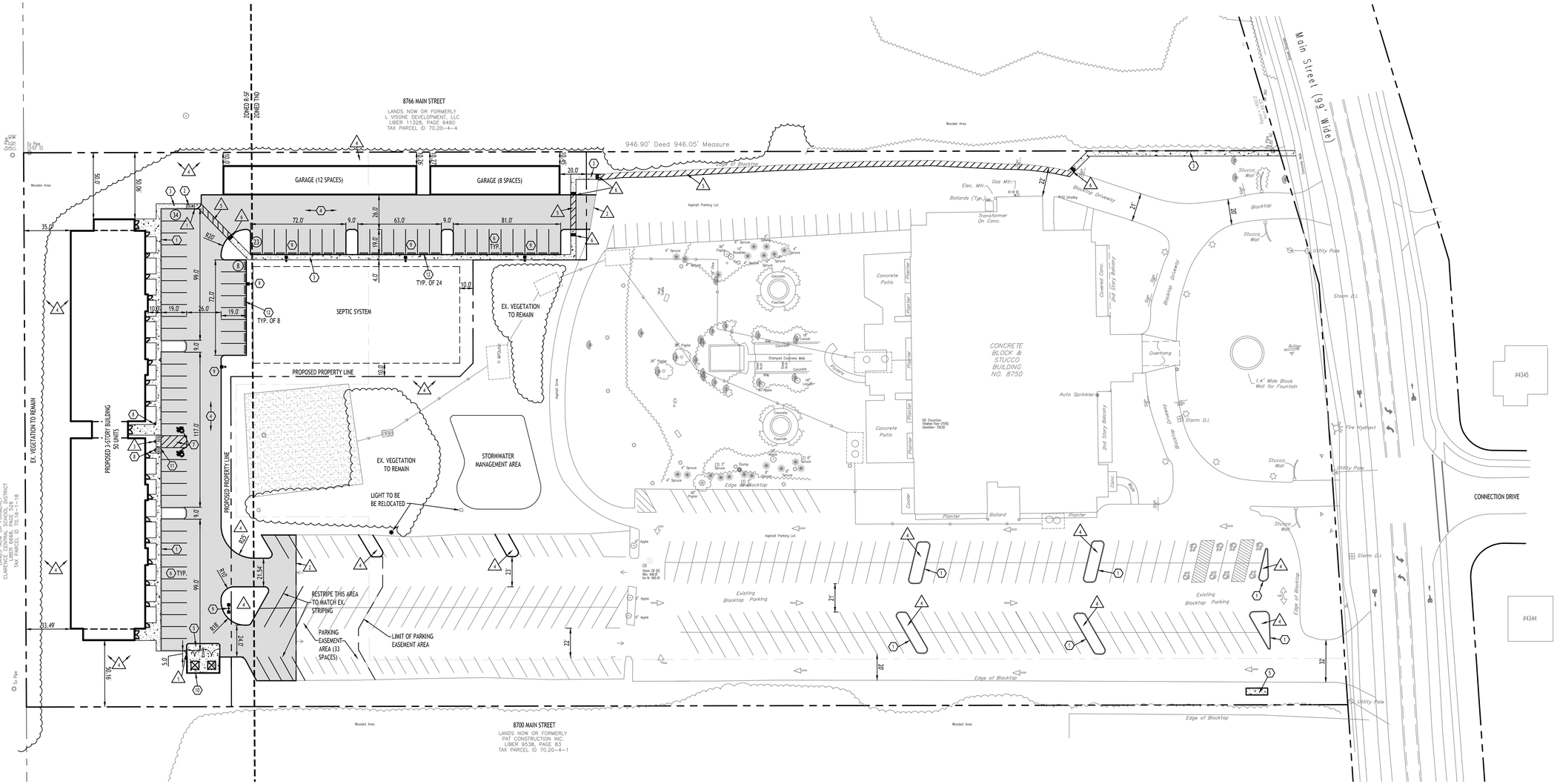
DRAWING NO.

C-002

Project No: 25-4149

© 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.S. shall affix his or her seal, signature, the date the notation 'Altered by' and a specific description of the alteration.



SITE DATA

SITE AREA = 9.42 AC± (2.36 ac APT PARCEL)
ZONED: TRADITIONAL NEIGHBORHOOD DISTRICT (1.66 AC± TO BE REZONED FROM R-SF TO TND)
DESCRIPTION: PROPOSED MULTI-FAMILY BUILDING (50 UNITS) AND GARAGES

	REQUIRED	PROVIDED
SETBACKS - BUILDING		
FRONT:	10 FT	104' (EX.)
SIDE:	10 FT	10 FT MIN.
REAR:	25 FT	33.49 FT MIN.
SETBACKS - PARKING		
FRONT:	*	N/A
SIDE:	NONE	37.0 FT MIN.
REAR:	NONE	N/A
GREENSPACE		
TOTAL SITE (40% MIN.):	3.77 AC	3.88 AC (41.1%)
PARKING		20 GARAGES
# OF SPACES - SEE CALCULATION BELOW	100 9'x19'	66 SPACES 86 SPACES TOTAL (PROP.)
MAX. BUILDING HEIGHT	40 FT	37 FT
MAX. BUILDING SIZE	30,000 GSF	52,185 GSF **
LOT COVERAGE (BLDG + IMPERVIOUS)	60% (5.65 AC)	58.9% (5.54 AC)
MULTI-FAMILY DENSITY (8 UNITS/AC)	75 UNITS	56 UNITS (50 PROP., 6 EX.)
REQUIRED COMMERCIAL (25% OF FLR. AREA)	26,230 SF	33% 35,000 SF (EX. BLDG)

* PARKING NOT ALLOWED IN FRONT YARD OF THE BUILDING
** VARIANCE GRATED BY ZBA ON MARCH 10, 2026

NOTE: SPECIAL EXCEPTION USE PERMIT REQUIRED FOR MULTI-FAMILY USE

PARKING CALCULATION:
"RESIDENTIAL"
REQ'D PARKING = 2 SPACES PER UNIT
= 50 UNITS x 2 = 100 SPACES

Site Plan

SCALE: 1"=40'

DETAIL LEGEND

SEE SITE DETAIL SHEET

1. TYPE 'A' CONCRETE CURB
2. SIDEWALK CURB RAMP
3. CONCRETE SIDEWALK
4. STANDARD DUTY ASPHALT
5. EXTERIOR CONCRETE SLAB ON GRADE
6. 90° PARKING STALL
7. HANDICAPPED PAVEMENT MARKINGS
8. HANDICAPPED PARKING SIGN
9. LIGHT POLE FOUNDATION
10. DUMPSTER ENCLOSURE
11. HANDICAPPED PAVEMENT RAMP
12. PRECAST PARKING BUMPER

NOTE LEGEND

1. RUNOUT CURB IN 2' OR MATCH EXISTING CURB
2. SAWCUT LINE, MATCH EXISTING EDGE OF PAVEMENT
3. INSTALL 'NO PARKING' SIGN, M.U.T.C.D. SIGN NO. P1-1C
4. LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
5. 4" WIDE YELLOW PAVEMENT STRIPES @ 2' O.C. & @ 45° TO PARKING LINES
6. DETECTABLE WARNING STRIP

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.
6. ALL HANDICAP RAMPS (NOT WITHIN THE NYSDOT R.O.W.) AND/OR SIDEWALKS FLUSH TO PAVEMENT SHALL HAVE ADA COMPLIANT TACTILE WARNING STRIPS WHERE ENTERING PARKING AREAS/DRIVEWAYS. SIDEWALKS FLUSH TO PAVEMENT WITHIN THE NYSDOT R.O.W. SHALL ADHERE TO THE NOTES AND DESIGN REGULATIONS AS STATED ON NYSDOT STANDARD SHEET 608-01.

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.

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.

40 0 40 80Ft.

CARMINAWOOD
DESIGN
Buffalo | Utica | Greensboro

The Samuel

8750 Main Street
Clarence, NY

REVISIONS:

No.	Description	Date
1	Rev. per 4/30/26 Engr letter	6/17/26
2	Rev. septic, adjust building	7/9/26

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

DRAWING NAME:
Site Plan

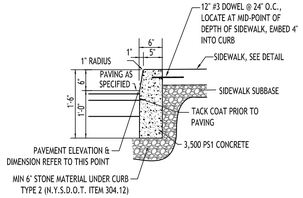
Date: 4/3/26
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-100

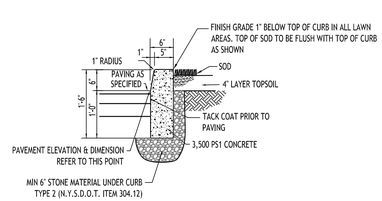
Project No: 25-4149

© 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 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.



ABUTTING SIDEWALK

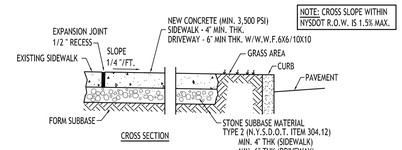


ABUTTING LANDSCAPE/GRASS

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

NOT TO SCALE

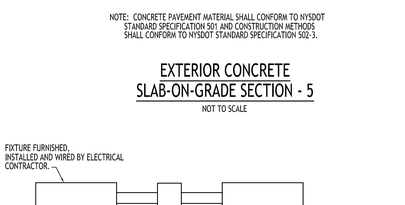


CROSS SECTION

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 - 3

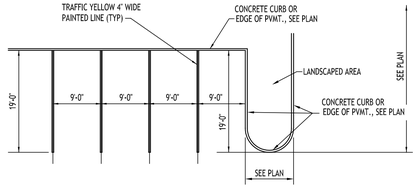
NOT TO SCALE



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

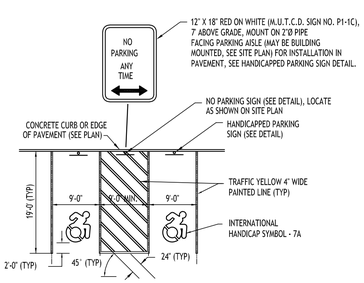
EXTERIOR CONCRETE SLAB-ON-GRADE SECTION - 5

NOT TO SCALE



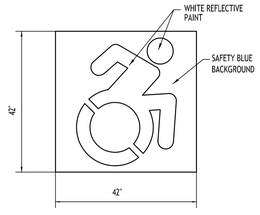
90° PARKING STALL LAYOUT - 6

NOT TO SCALE



HANDICAPPED PAVEMENT MARKINGS & SIGNAGE - 7

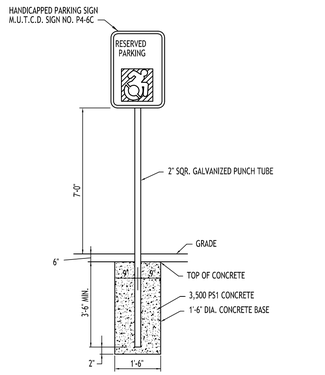
NOT TO SCALE



SYMBOL TO BE CENTERED IN PARKING SPACE

INTERNATIONAL HANDICAP SYMBOL - 7A

NOT TO SCALE

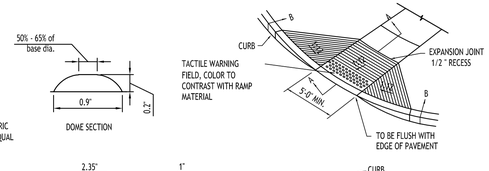


NOTES:
1. HANDICAPPED PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

GRASS/LAWN AREA

HANDICAPPED PARKING SIGN - 8

NOT TO SCALE



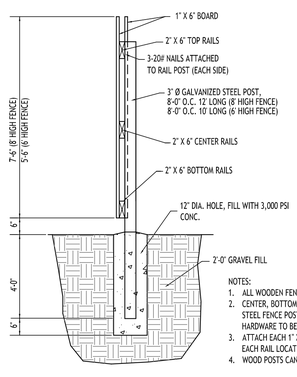
NOTE: CONSTRUCTION METHODS FOR ASPHALT PAVEMENT SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 401-3, WITH SUBBASE CONSTRUCTION METHODS CONFORMING TO NYSDOT STANDARD SPECIFICATION 304-3.

STANDARD DUTY ASPHALT SECTION - 4

NOT TO SCALE

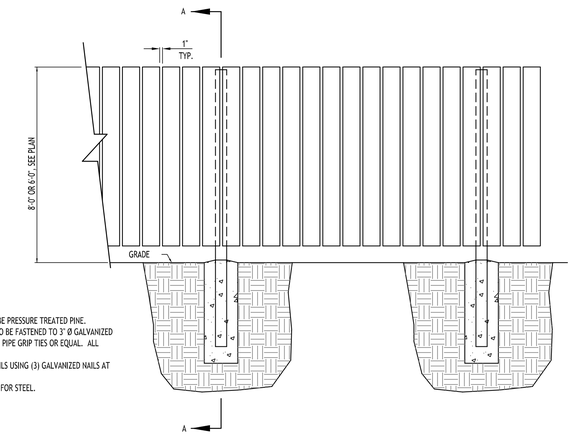
SIDEWALK CURB RAMP - 2

NOT TO SCALE



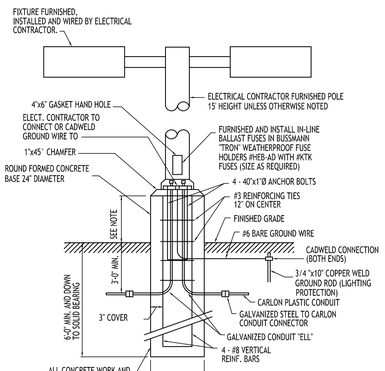
NOTES:
1. ALL WOODEN FENCE MATERIAL TO BE PRESSURE TREATED PINE.
2. CENTER, BOTTOM AND TOP RAILS TO BE FASTENED TO 3" Ø GALVANIZED STEEL FENCE POSTS USING SIMPSON PIPE GRIP TIES OR EQUAL. ALL HARDWARE TO BE GALVANIZED.
3. ATTACH EACH 1" X 6" BOARD TO RAILS USING (3) GALVANIZED NAILS AT EACH RAIL LOCATION.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

SECTION A-A



6' BOARD ON BOARD FENCE FOR DUMPSTER ENCLOSURE

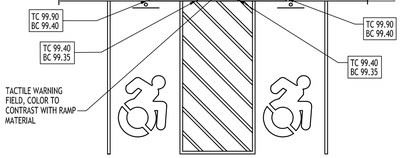
NOT TO SCALE



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

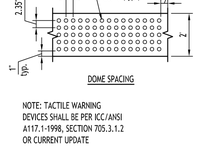
LIGHT POLE FOUNDATION - 9

NOT TO SCALE



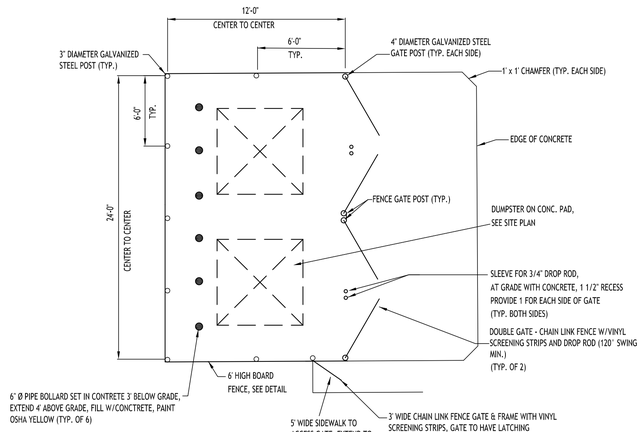
HANDICAPPED PAVEMENT RAMP - 11

NOT TO SCALE

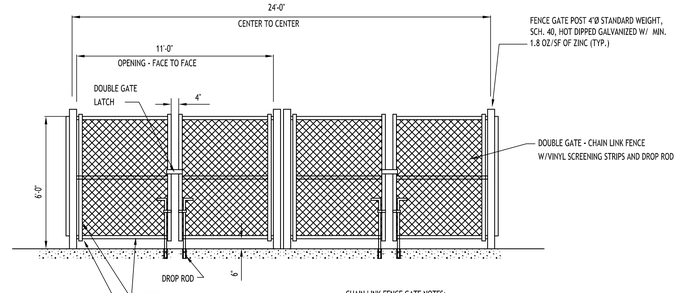


NOTE: TACTILE WARNING DEVICES SHALL BE PER ICC/ANSI A117.1-1998, SECTION 705.3.1.2 OR CURRENT UPDATE

NOTE: ELEVATIONS & DIMENSIONS SHOWN ARE TO ILLUSTRATE GRADE CHANGE ONLY, SEE SITE & GRADING PLAN FOR ACTUAL DATUM & DIMENSIONS



PLAN VIEW



FRONT VIEW

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 - 10

NOT TO SCALE

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

The Samuel
8750 Main Street
Clarence, NY

REVISIONS:

No.	Description	Date

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

DRAWING NAME:
Site Details

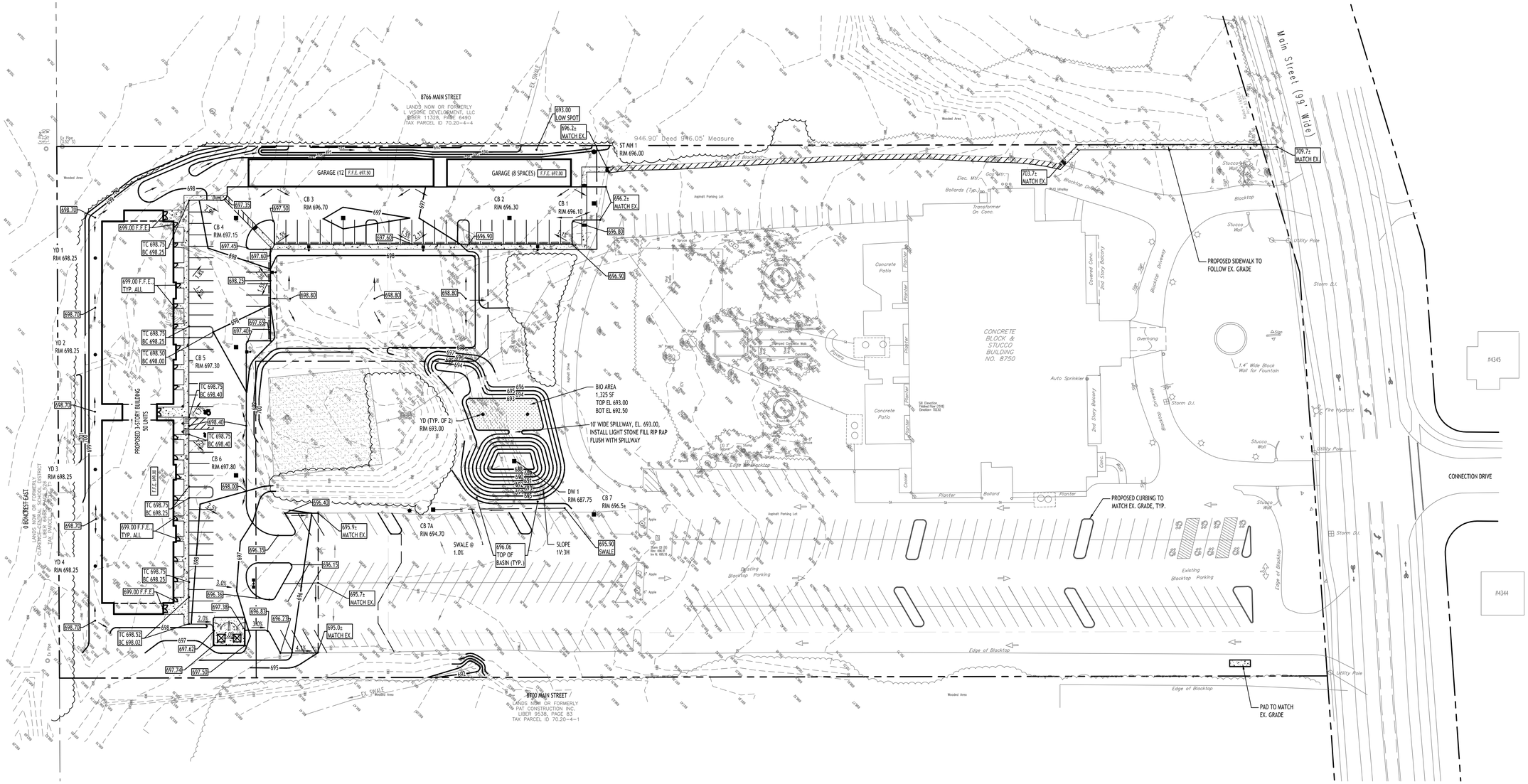
Date: 4/3/26
Drawn By: C. Wood
Scale: As Noted

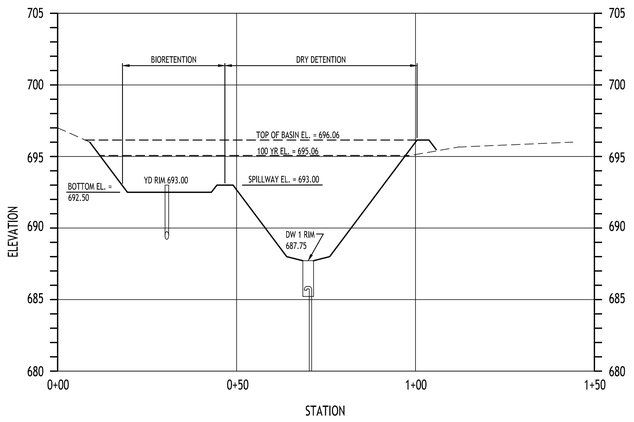
DRAWING NO.
C-101

Project No: 25-4149

© 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.S. shall affix his or her seal, signature, the date the notation 'Altered by' and a specific description of the alteration.





STORM WATER MANAGMENT AREA EAST-WEST SECTION

SCALE: HORIZ. 1"=20'
VERT. 1"=5'

Grading Plan

SCALE: 1"=40'

PRE DEVELOPMENT STORMWATER EVENT SUMMARIES			
Event	Runoff (cfs)	Volume (cubic-feet)	Depth (inches)
1-Year	2.51	6,869	0.81
10-Year	5.82	15,883	1.86
25-Year	7.73	21,244	2.49
100-Year	11.56	32,283	3.78

POST DEVELOPMENT STORMWATER EVENT SUMMARIES (WELL)			
Event	Runoff (cfs)	Volume (cubic-feet)	Elevation (ft)
1-Year	0.55	2,860	691.22
10-Year	0.55	7,673	693.20
25-Year	0.55	10,688	693.88
100-Year	0.55	17,359	695.06

PROPOSED GRADING LEGEND

PROPOSED CONTOUR	101
PROPOSED SPOT ELEVATION	100.00
PROPOSED TOP/BOTTOM OF CURB	TC 100.50 BC 100.00
PROPOSED CATCH BASIN	CB
PAVEMENT/GROUND SLOPE	
PROPOSED MANHOLE	MH
PROPOSED SWALE	

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

40' 40 0 40 80Ft.

CARMINAWOOD
DESIGN
Buffalo | Utica | Greensboro

The Samuel

8750 Main Street
Clarence, NY

REVISIONS:

No.	Description	Date
1	Rev. per 4/30/26 Engr letter	6/17/26
2	Rev. septic, adjust building	7/9/26

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

DRAWING NAME:
Grading Plan

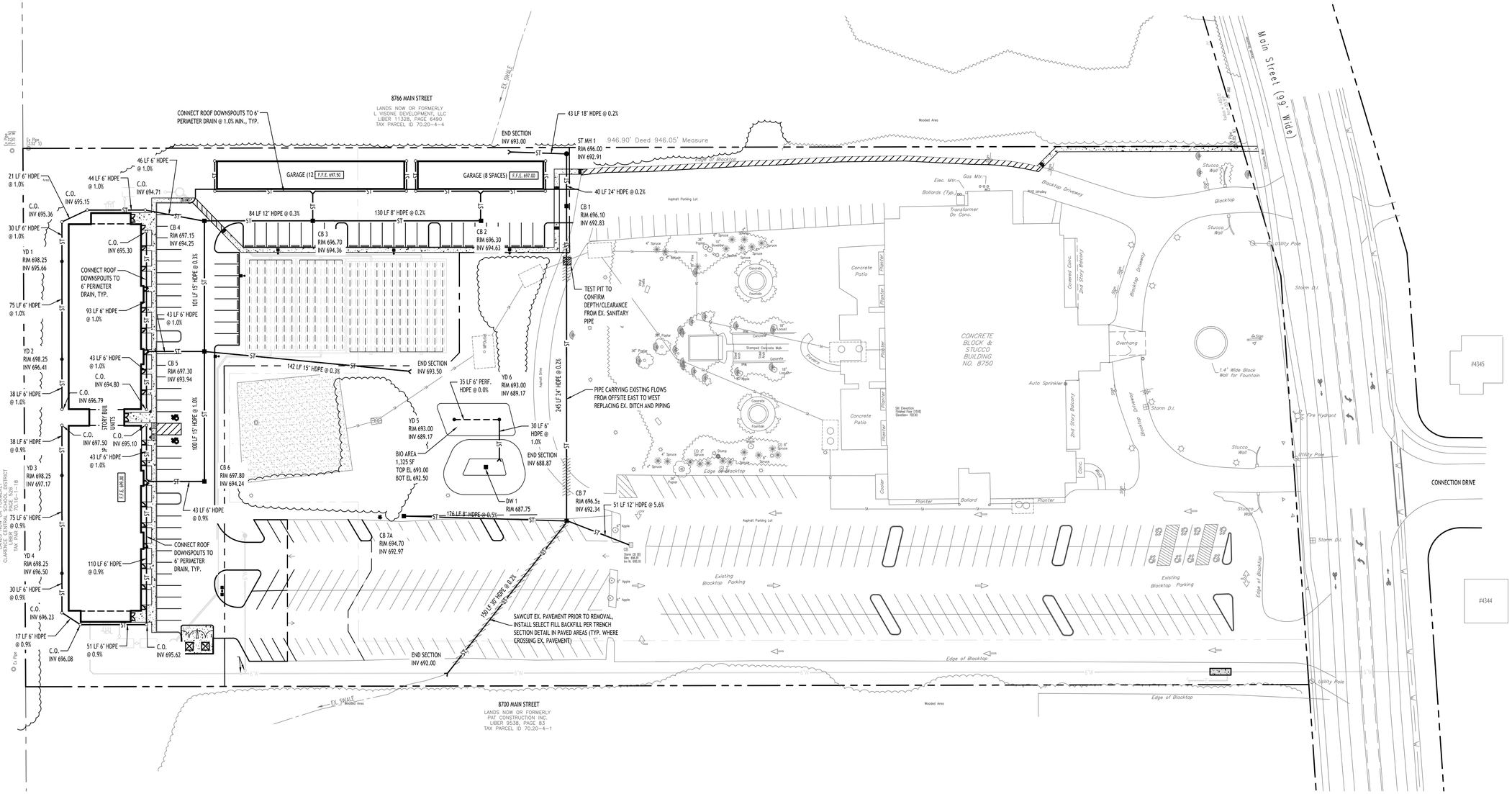
Date: 4/3/26
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-200

Project No: 25-4149

© 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.S. shall affix his or her seal, signature, the date the notation 'Altered by' and a specific description of the alteration.



Storm Drainage Plan

SCALE: 1"=40'

PRE DEVELOPMENT STORMWATER EVENT SUMMARIES			
Event	Runoff (cfs)	Volume (cubic-feet)	Depth (inches)
1-Year	2.51	6,869	0.81
10-Year	5.82	15,883	1.86
25-Year	7.73	21,244	2.49
100-Year	11.56	32,283	3.78

POST DEVELOPMENT STORMWATER EVENT SUMMARIES (WELL)			
Event	Runoff (cfs)	Volume (cubic-feet)	Elevation (ft)
1-Year	0.55	2,860	691.22
10-Year	0.55	7,673	693.20
25-Year	0.55	10,688	693.88
100-Year	0.55	17,359	695.06

PROPOSED STORM DRAINAGE LEGEND

- PROPOSED STORM PIPE — ST —
- PROPOSED PERFORATED STORM PIPE - - - - -
- PROPOSED CATCH BASIN ■
- PROPOSED MANHOLE ●
- PROPOSED CLEANOUT ○

CB: CATCH BASIN
MH: MANHOLE
DW: DRAINAGE WELL

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

40 0 40 80Ft.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

The Samuel
8750 Main Street
Clarence, NY

REVISIONS:

No.	Description	Date
1	Rev. per 4/30/26 Engr letter	6/17/26
2	Rev. septic, adjust building	7/9/26

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

DRAWING NAME:
Storm Drainage Plan

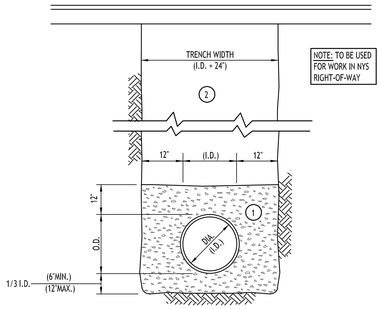
Date: 4/3/26
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-300

Project No: 25-4149

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, 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:

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.

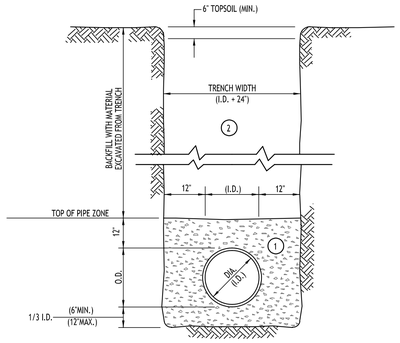
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(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



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)

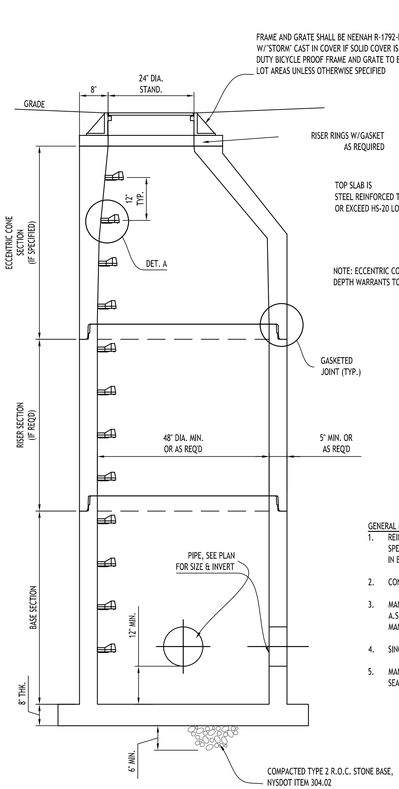
(1) NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH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

NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

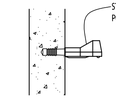
(2) BACKFILL MATERIAL SHALL BE NATIVE SOIL CONTAINING NO UNSUITABLE MATERIAL COMPACTED IN 6" LIFTS.

STORM SEWER TRENCH SECTION IN UNPAVED AREAS

NOT TO SCALE



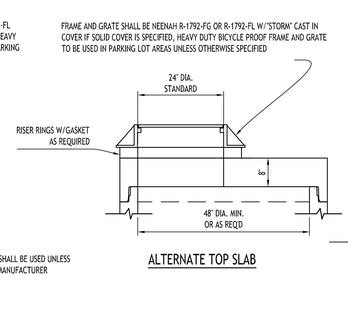
NOTE: ECCENTRIC CONE SECTION SHALL BE USED UNLESS DEPTH WARRANTS TOP SLAB PER MANUFACTURER



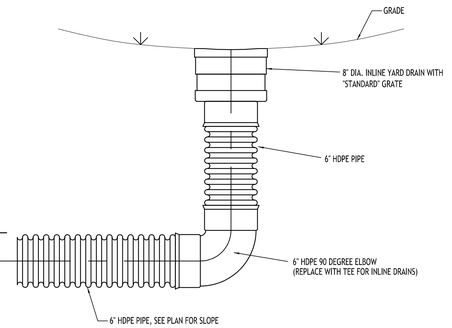
DETAIL A

GENERAL NOTES:

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



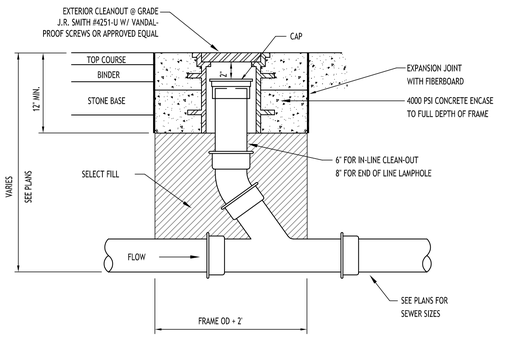
ALTERNATE TOP SLAB



NOTE:
SEE TYPICAL TRENCH SECTION FOR BEDDING REQUIREMENTS

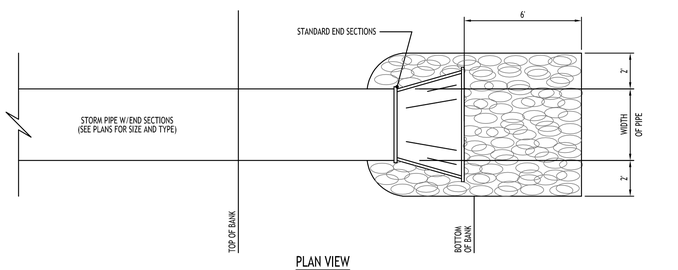
TYPICAL YARD DRAIN DETAIL

NOT TO SCALE

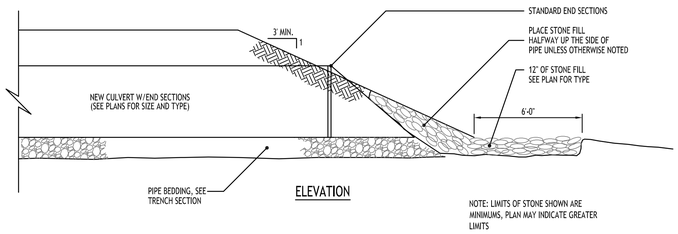


LAMPHOLE/CLEANOUT IN PAVEMENT/SIDEWALK

NOT TO SCALE



PLAN VIEW

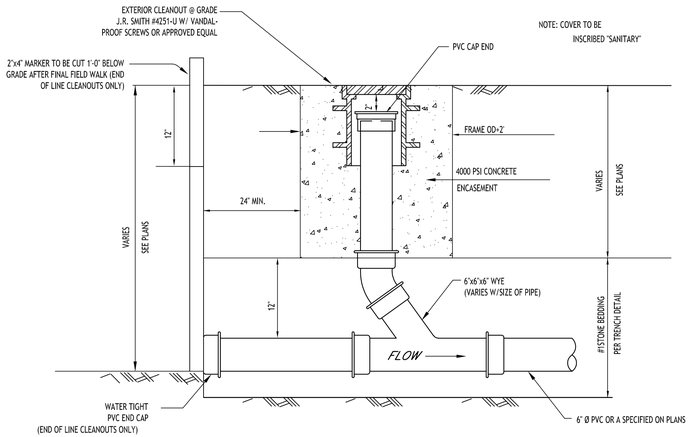


ELEVATION

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

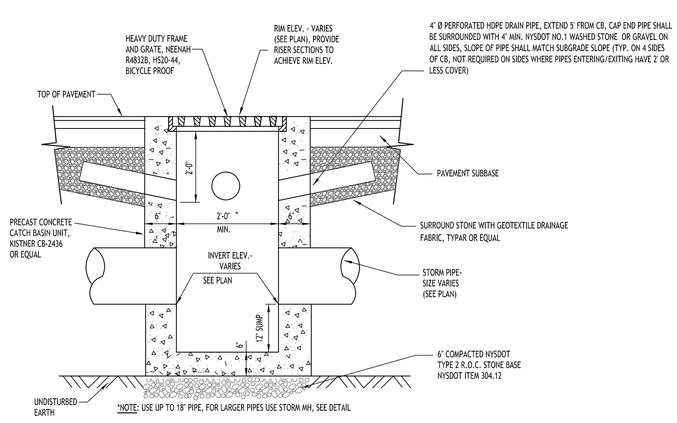
TYPICAL PIPE OUTLET W/ END SECTION & RIP RAP

NOT TO SCALE



LAMPHOLE/CLEANOUT IN LAWN/FIELD AREAS

NOT TO SCALE



TYPICAL PRECAST CATCH BASIN

NOT TO SCALE

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

The Samuel
8750 Main Street
Clarence, NY

REVISIONS:

No.	Description	Date

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

DRAWING NAME:
Storm Drainage Details

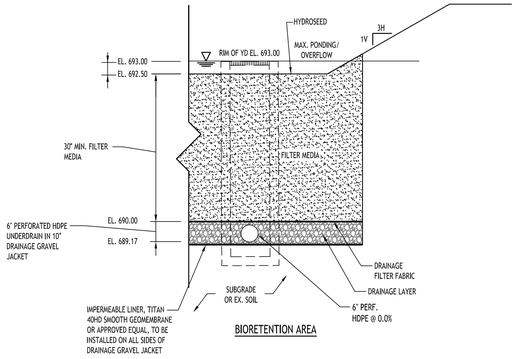
Date: 4/3/26
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-301

Project No: 25-4149

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



BIORETENTION AREA

BIORETENTION AREA - TYPICAL SECTION

NOT TO SCALE

NOTES:

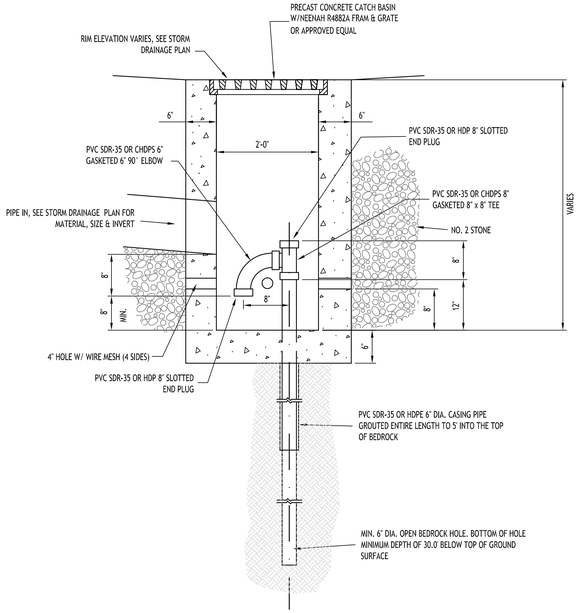
1. DRAINAGE FILTER FABRIC TO BE NON-WOVEN CLASS 'C', MIRAFI 180-N OR APPROVED EQUIVALENT. IMPERMEABLE FABRIC TO BE MIRAFI E-SERIES OF APPROVED EQUIVALENT.
2. DRAINAGE LAYER TO MEET AASHTO NO. 57 STONE, WASHED, NO FINES.
3. CONTRACTOR TO PROVIDE FILTER MEDIA SUBMITTAL SPECIFICATION FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

FILTER MEDIA CHARACTERISTICS SHALL BE:
ASTM C-33 SAND: 60% - 75%
TOPSOIL: 25% - 40%

NOTE: TOPSOIL SHALL CONFORM TO TO NYSDOT STANDARD SPECIFICATION 713-01 FOR ROADSIDE MIX OR SPECIALITY PLANTING MIX.

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



TYPICAL DRAINAGE WELL

NOT TO SCALE

NOTES:

1. CONSTRUCTION OF STORM DRAINAGE WELLS TO BE IN ACCORDANCE WITH RECOMMENDATIONS OF BUFFALO DRILLING COMPANY, INC.
2. STORM DRAINAGE WELLS TO BE CONSTRUCTED AS MINIMUM 6" DIAMETER OPEN BEDROCK WELLS EXTENDING MINIMUM OF 30 FEET BELOW EXISTING GROUND SURFACE.
3. EACH STORM DRAINAGE WELL TO BE FIELD TESTED TO DETERMINE INTAKE VALUE, THIS VALUE TO BE APPROVED BY OWNER.
4. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL STATUTES REGARDING THE PREVENTION AND ABATEMENT OF SOIL EROSION, SEDIMENTATION, WATER POLLUTION AND PRESERVATION OF EXISTING AQUIFERS.
5. REGULAR PERIODIC INSPECTION AND MAINTENANCE OF STORM DRAINAGE WELLS IS RECOMMENDED. MAINTENANCE TO INCLUDE REMOVAL OF ACCUMULATED OILS AND SEDIMENT FROM SUMPS IN CURB INLETS AND STORM DRAINAGE WELLS AS WELL AS PERIODIC FLUSHING OF STORM DRAINAGE WELLS WITH WATER AND AIR.

CARMINAWOOD
DESIGN
Buffalo | Utica | Greensboro

The Samuel

8750 Main Street
Clarence, NY

REVISIONS:

No.	Description	Date



DRAWING NAME:

Storm Drainage Details

Date: 4/3/26
Drawn By: C. Wood
Scale: As Noted

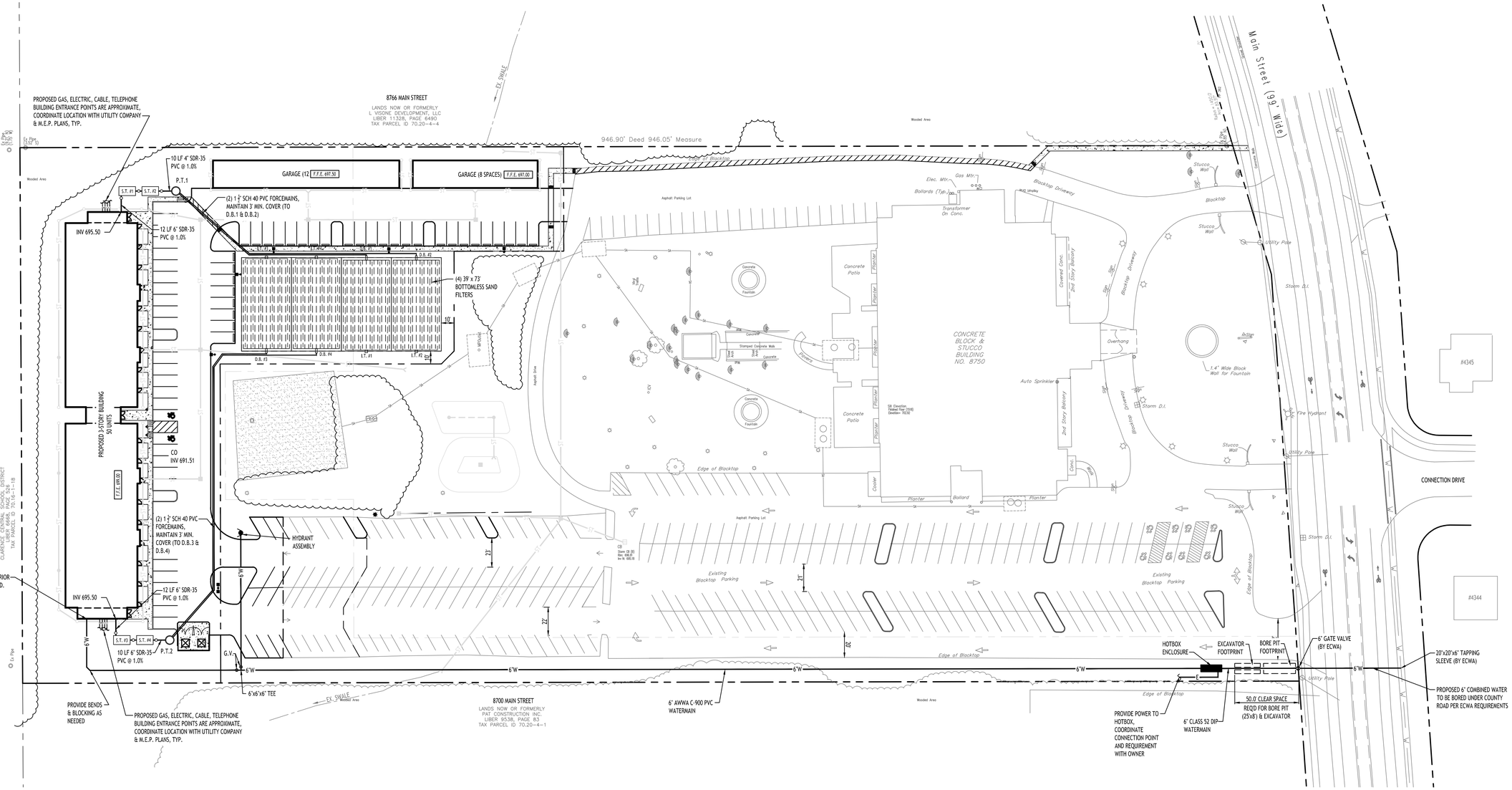
DRAWING NO.

C-302

Project No: 25-4149

© 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.S. shall affix his or her seal, signature, the date the notation 'Altered by' and a specific description of the alteration.



Utility Plan

SCALE: 1"=40'

SEPTIC SYSTEM DESIGN ELEVATIONS	
S.T. #1	INVERT IN = 695.38
S.T. #1	INVERT OUT = 695.13
S.T. #2	INVERT IN = 695.08
S.T. #2	INVERT OUT = 694.83
S.T. #3	INVERT IN = 695.38
S.T. #3	INVERT OUT = 695.13
S.T. #4	INVERT IN = 695.08
S.T. #4	INVERT OUT = 694.83
P.T. #1	INVERT IN = 694.73
P.T. #1	INVERT OUT = 694.00
P.T. #2	INVERT IN = 694.73
P.T. #2	INVERT OUT = 694.00
D.B. #1	INVERT IN = 696.50
D.B. #1	INVERT OUT = 696.40
D.B. #2	INVERT IN = 696.50
D.B. #2	INVERT OUT = 696.40
D.B. #3	INVERT IN = 696.50
D.B. #3	INVERT OUT = 696.40
D.B. #4	INVERT IN = 696.50
D.B. #4	INVERT OUT = 696.40
D.B. #5	INVERT IN = 696.50
D.B. #5	INVERT OUT = 696.40
I.T. #1	INVERT = 693.25 UPPER, 692.75 LOWER
I.T. #2	INVERT = 693.25 UPPER, 692.75 LOWER
I.T. #3	INVERT = 693.25 UPPER, 692.75 LOWER
I.T. #4	INVERT = 693.25 UPPER, 692.75 LOWER
I.T. #5	INVERT = 693.25 UPPER, 692.75 LOWER

P.S.D.S. DESIGN INFO:

1. DESIGN FLOW - 9,020 GPD
2. PRIMARY TREATMENT - 3,700 GAL. & 3,100 GAL. SEPTIC TANK
3. OUTFALL TREATMENT - O.S.I. OR ZABEL FILTER
4. SECONDARY TREATMENT - BOTTOMLESS SAND FILTER
   (4) 39'x73' = 11,388 SF PROVIDED
   (9,020 GPD @ 0.8 GPD/SF = 11,275 SF REQD)

SEPTIC SYSTEM LEGEND:

S.T. = SEPTIC TANK
P.T. = PUMP TANK
I.T. = INSPECTION TANK
D.B. = DISTRIBUTION BOX

SEPTIC NOTES:

1. THE CAPACITY OF THE ROCK TO ACCEPT WATER MUST BE EVALUATED PRIOR TO CONSTRUCTION AND THAT THE ECDOH MUST BE CONTACTED TO WITNESS THE CAPACITY TEST.
2. THE BOTTOMLESS SAND FILTER MUST BE CONSTRUCTED IN TWO SECTIONS TO REDUCE THE POTENTIAL FOR FULL SYSTEM FAILURE DUE TO FRACTURES BECOMING CONSTRUCTED DUE TO BIOFILM PRODUCTION OR FILL IN.
3. SNOW STORAGE IS NOT ALLOWED IN THE AREA OF THE SEPTIC SYSTEM.

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.

NOTES:

1. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE ERIE COUNTY DEPARTMENT OF HEALTH 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 DEPARTMENT OF HEALTH 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 DEPARTMENT OF HEALTH 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.

PROPOSED UTILITY LEGEND

- PROPOSED WATER LINE — W
- PROPOSED SANITARY SEWER — SA
- PROPOSED UTILITY CONNECTIONS (GAS, ELEC., CABLE, TEL., ETC.)
- PROPOSED GATE VALVE
- PROPOSED CLEANOUT

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

40 0 40 80Ft.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

The Samuel
8750 Main Street
Clarence, NY

REVISIONS:

No.	Description	Date
1	Rev. per 4/30/26 Engr letter	6/17/26
2	Rev. septic, adjust building	7/9/26

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

DRAWING NAME:
Utility Plan

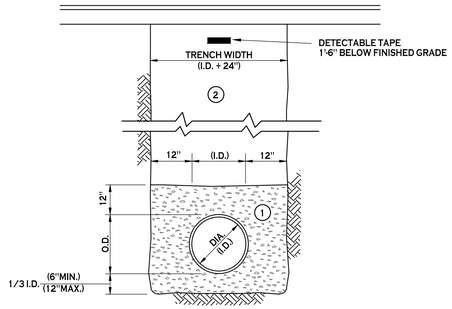
Date: 4/3/26
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-400

Project No: 25-4149

© 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.



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.

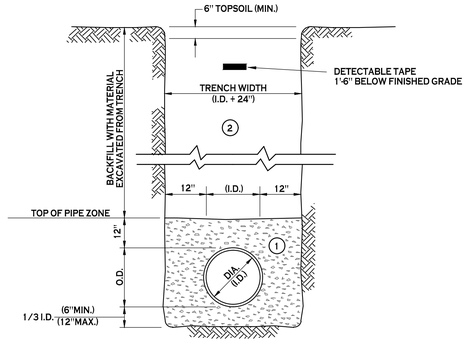
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(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)

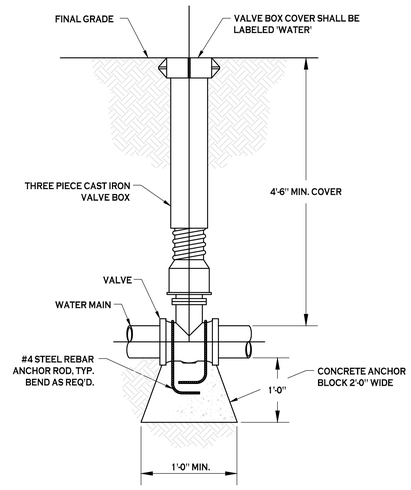
(1) NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH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

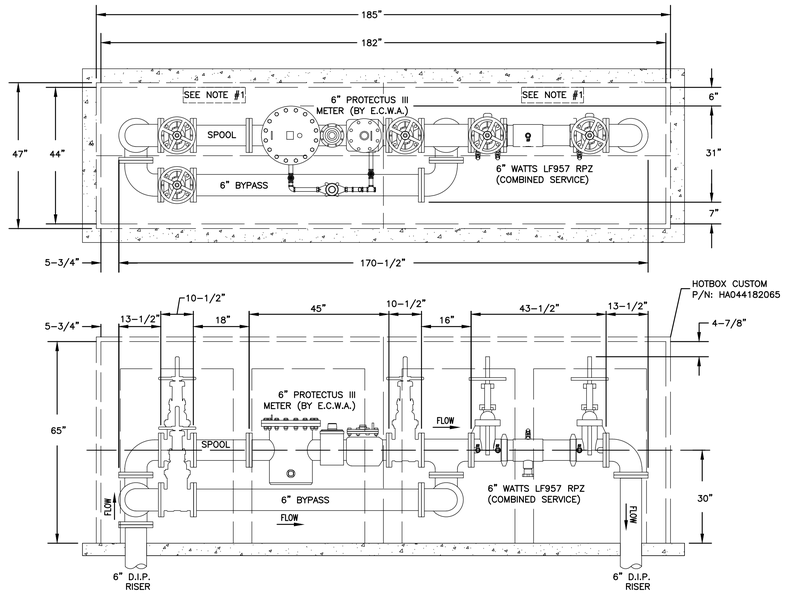
SEWER/WATERLINE TRENCH SECTION IN UNPAVED AREAS

NOT TO SCALE



TYPICAL GATE VALVE DETAIL

NOT TO SCALE

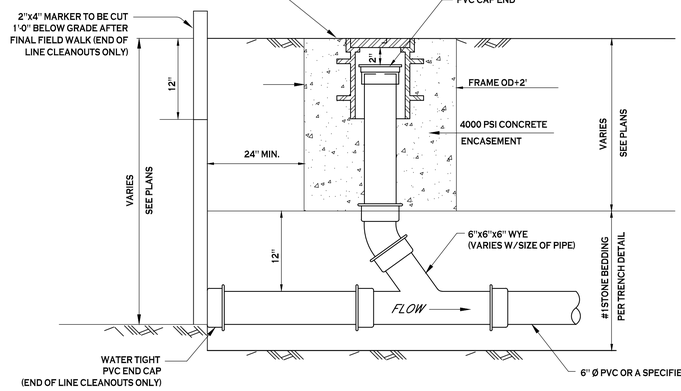


6"METER & RPZ INSULATED ENCLOSURE

N. T. S.

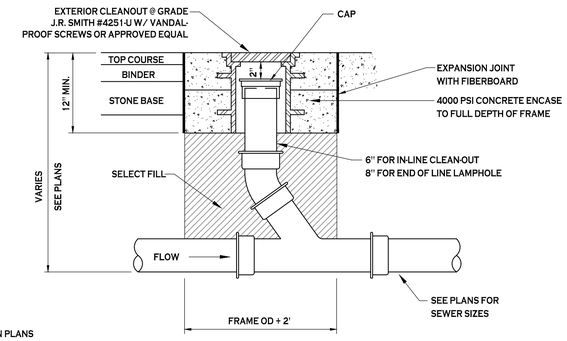
NOTES:

1. HEAT IS PROVIDED BY (2) 1,900W, 120V SINGLE PHASE HEATERS WITH THERMOSTATS & FANS.
2. BACKFLOW PREVENTER DIMENSIONS FURNISHED BY WATTS.
3. ALL DIMENSIONS ARE IN INCHES.
4. WALL & INSULATION THICKNESS IS 1-1/2".
5. ROOF & INSULATION THICKNESS IS 3".
6. ENCLOSURE SHOWN IS HUBBEL HOTBOX CUSTOM P/N: HA044182065.
7. EXTERIOR ENCLOSURE DIMENSIONS: 47"W x 185"L x 65"H.
8. CONCRETE PAD IS 59"W x 197"L x 6"THK W/W.W.F. 6X6/10X10.
9. METER SHOWN: 6" PROTECTUS III, SPOOL PIECE & METER SUPPLIED BY ERIE COUNTY WATER AUTHORITY, VERIFY DIMENSIONS PRIOR TO ORDERING.
10. RPZ SHOWN: 6" WATTS LF957 OS&Y RPZ (COMBINED SERVICE).
11. CONTRACTOR TO INSTALL ELECTRIC SERVICE TO ENCLOSURE, COORDINATE SOURCE WITH OWNER.
12. INSTALL A 120V GFI OUTLET IN THE ENCLOSURE.



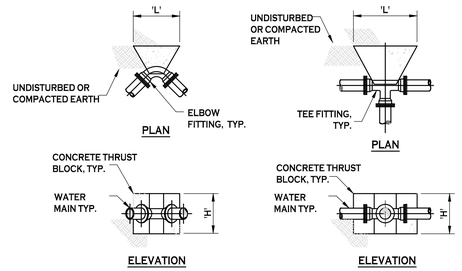
LAMPHOLE/CLEANOUT IN LAWN/FIELD AREAS

NOT TO SCALE



LAMPHOLE/CLEANOUT IN PAVEMENT/SIDEWALK

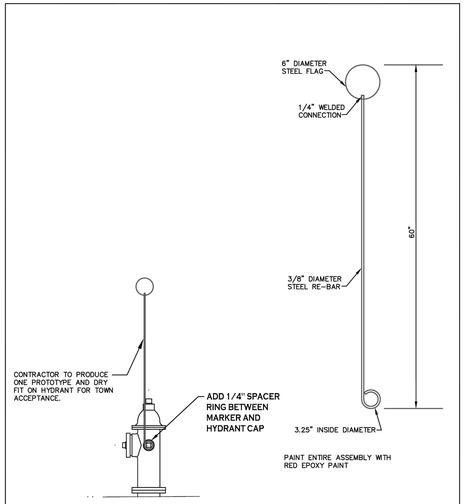
NOT TO SCALE



DIMENSION SCHEDULE								
PIPE SIZE	90° ELBOW		45° ELBOW		22.5° ELBOW		11.25° ELBOW	
	'H'	'L'	'H'	'L'	'H'	'L'	'H'	'L'
4"	1.5'	2.0'	1.0'	2.0'	1.0'	1.0'	1.0'	1.0'
6"	2.0'	2.5'	1.5'	2.0'	1.0'	1.5'	1.0'	1.5'
8"	2.5'	3.5'	2.0'	2.5'	1.5'	1.5'	1.0'	2.0'
10"	3.0'	4.5'	2.5'	3.0'	1.5'	3.0'	1.0'	2.5'
12"	3.5'	5.0'	3.0'	3.5'	2.5'	2.5'	1.5'	2.5'

DIMENSION SCHEDULE		
PIPE SIZE	TEE OR TAP SLEEVE	
—	'H'	'L'
4"	1.5'	1.0'
6"	1.5'	2.5'
8"	1.5'	3.5'
10"	2.5'	3.5'
12"	3.5'	3.5'

THRUST BLOCK SCHEDULE



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

HYDRANT MARKER

DATE ISSUED: AUGUST, 2015
DRAWING SCALE: NTS
REVISION | DATE
DETAIL NO.: 51

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

The Samuel
8750 Main Street
Clarence, NY

REVISIONS:
No. Description Date

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

DRAWING NAME:
Utility Details

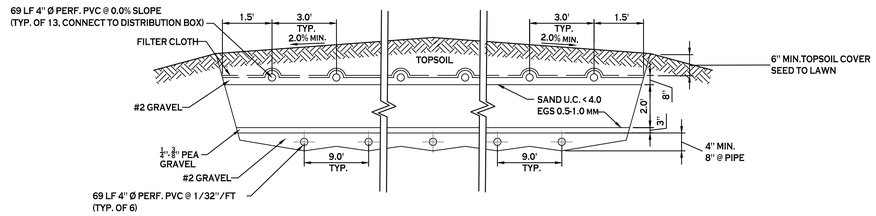
Date: 4/3/26
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-401

Project No: 25-4149

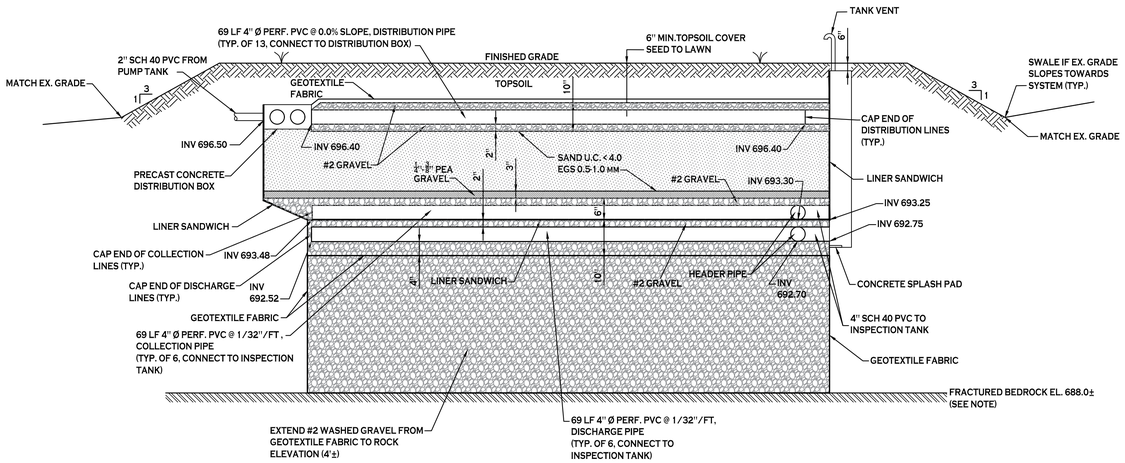
© CARMINA WOOD DESIGN

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.



SAND FILTER CROSS SECTION A-A

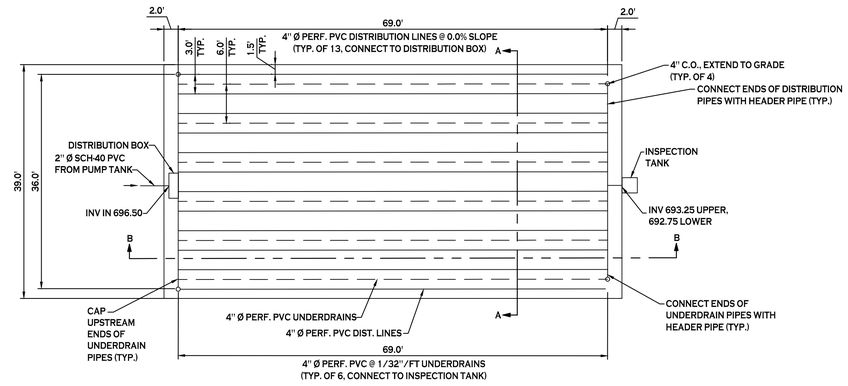
SCALE: N.T.S.



SAND FILTER SECTION B-B

SCALE: N.T.S.

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

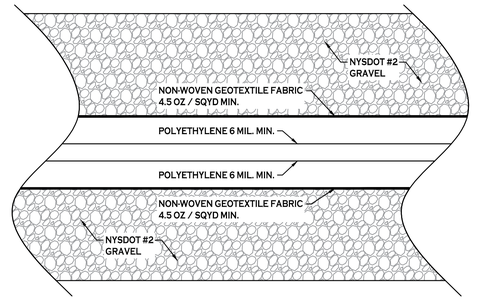


SAND FILTER PLAN

SCALE: NTS
(TYP. OF 4 BEDS)

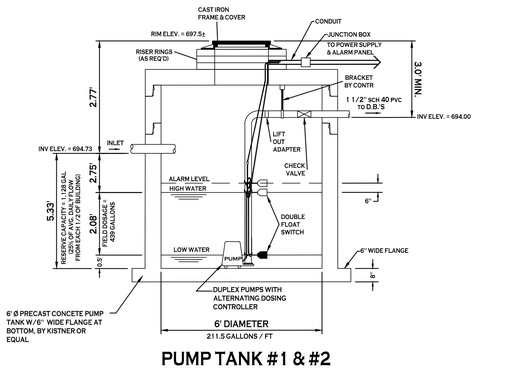
ERIE COUNTY HEALTH DEPARTMENT NOTES

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 3/4" 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.



LINER SANDWICH DETAIL

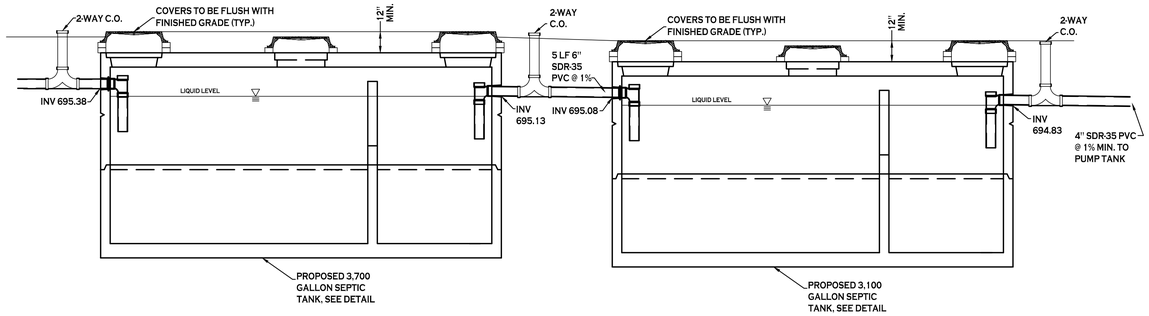
NOTE: LINER SANDWICH EXPLODED VIEW FOR CLARITY. NO VOID SPACE SHALL BE PERMITTED BETWEEN LAYERS



PUMP TANK #1 & #2

NOT TO SCALE

NOTES:
1. ALL PUMP SYSTEMS SHALL BE SUPPLIED & INSTALLED COMPLETE WITH ALL NECESSARY ELECTRICAL DEVICES, CONTROLS AND AUDIO/VISUAL ALARMS. COORDINATE LOCATION OF CONTROLLERS WITH OWNER.
2. TANKS SHALL HAVE EXTERIOR BITUMASTIC COATING.
3. INSTALL OSHA APPROVED STAIRS IN TANK IN LOCATION THAT DOES NOT INTERFERE WITH PUMP OPERATION IF REQUIRED.
4. THE ACCESS HATCH SHALL BE EXTENDED TO BE FLUSH WITH FINISHED GRADE.



SEPTIC TANKS IN SERIES DETAIL

SCALE: NTS

CARMINAWOOD
DESIGN
Buffalo | Utica | Greensboro

The Samuel
8750 Main Street
Clarence, NY

REVISIONS:

No.	Description	Date
1	Rev. septic	7/9/26

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

DRAWING NAME:
Septic Details

Date: 4/3/26
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-402

Project No: 25-4149

© 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.S. shall affix his or her seal, signature, the date the notation 'Altered by' and a specific description of the alteration.

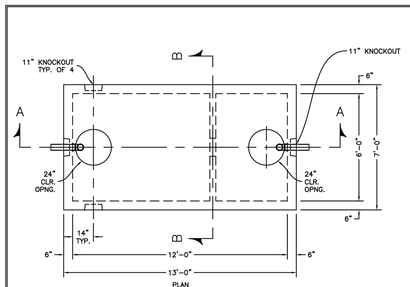
O:\Drawings\0New Stuff after 2-26-10\Product Workbooks\024-SquareRectangular-06x12-72X144\ST3100T.dwg

KISTNER CONCRETE PRODUCTS INC. 8713 READ ROAD E. PEMBROKE, N.Y. 14056 (716) 894-2267

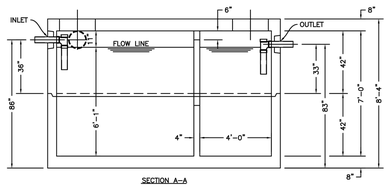
PRODUCT DESIGNATION

3100 GAL. SEPTIC TANK/TRAFFIC

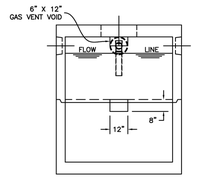
DWG. NO. ST-ST3100T 9/7/12 ©



PLAN



SECTION A–A



SECTION B–B

SP-7A

SPECIFICATIONS:
CONCRETE: 5,000 P.S.I. @ 28 DAYS.
ENTRAINED AIR: 5% – 8%.
STEEL: A.S.T.M. A496–A615 GRADE 60–80 KSI.

DESIGN LOADING: ACI 318–99 TRAFFIC. USE ACI LOAD FACTORS. A.A.S.H.T.O. METHOD OF DESIGN. EQUIVALENT SOIL PRESSURE OF 40 (PCF).

LIVE LOAD: H20.
EARTH FILL: 0 TO 6'.
WATER TABLE: 3' BELOW GRADE.

WEIGHT:
TOP SECTION: 20,704 LBS.
BOTTOM SECTION: 22,000 LBS.
TOTAL: 42,704 LBS.

BAFFLE: 4" BY KISTNER. LARGER BY CONTRACTOR.

WATERTIGHT ASSEMBLY IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR. ASK FOR KISTNER "WATERTIGHT JOINT INSTALLATION" DETAIL.

PIPE OPENINGS STOCK:

- ☐ PIPE SEALS REQUIRED
  - ☐ 4" PVC – OPENING WITH SEAL – STOCK
  - ☐ 6" PVC – OPENING STOCK – SEAL TO BE INSTALLED
  - ☐ 8" PVC – OPENING STOCK – SEAL TO BE INSTALLED
- ☐ GROUTED OPENINGS ONLY – REQUIRED
  - ☐ 4" PVC – OPENING WITH SEAL – STOCK
  - ☐ 6" PVC – STOCK KNOCKOUT TO BE BROKEN OUT BY CONTRACTOR
  - ☐ 8" PVC – STOCK KNOCKOUT TO BE BROKEN OUT BY CONTRACTOR

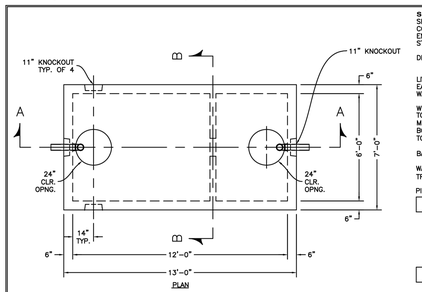
O:\Drawings\0New Stuff after 2-26-10\Product Workbooks\024-SquareRectangular-06x12-72X144\ST3700T.dwg

KISTNER CONCRETE PRODUCTS INC. 8713 READ ROAD E. PEMBROKE, N.Y. 14056 (716) 894-2267

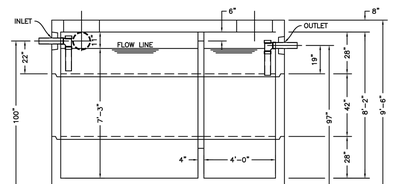
PRODUCT DESIGNATION

3700 GAL. SEPTIC TANK/TRAFFIC

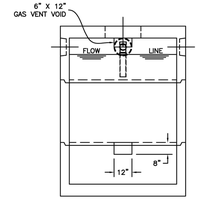
DWG. NO. ST-ST3700T 9/7/12 ©



PLAN



SECTION A–A



SECTION B–B

SP-7A

SPECIFICATIONS:
CONCRETE: 5,000 P.S.I. @ 28 DAYS.
ENTRAINED AIR: 5% – 8%.
STEEL: A.S.T.M. A496–A615 GRADE 60–80 KSI.

DESIGN LOADING: ACI 318–99 TRAFFIC. USE ACI LOAD FACTORS. A.A.S.H.T.O. METHOD OF DESIGN. EQUIVALENT SOIL PRESSURE OF 40 (PCF).

LIVE LOAD: H20.
EARTH FILL: 0 TO 6'.
WATER TABLE: 3' BELOW GRADE.

WEIGHT:
TOP SECTION: 16,712 LBS.
MID–SECTION: 11,935 LBS.
BOTTOM SECTION: 18,007 LBS.
TOTAL: 46,654 LBS.

BAFFLE: 4" BY KISTNER. LARGER BY CONTRACTOR.

WATERTIGHT ASSEMBLY IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR. ASK FOR KISTNER "WATERTIGHT JOINT INSTALLATION" DETAIL.

PIPE OPENINGS STOCK:

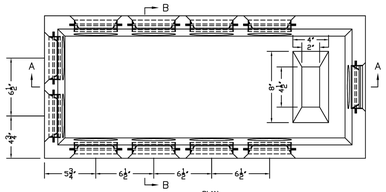
- ☐ PIPE SEALS REQUIRED
  - ☐ 4" PVC – OPENING WITH SEAL – STOCK
  - ☐ 6" PVC – OPENING STOCK – SEAL TO BE INSTALLED
  - ☐ 8" PVC – OPENING STOCK – SEAL TO BE INSTALLED
- ☐ GROUTED OPENINGS ONLY – REQUIRED
  - ☐ 4" PVC – OPENING WITH SEAL – STOCK
  - ☐ 6" PVC – STOCK KNOCKOUT TO BE BROKEN OUT BY CONTRACTOR
  - ☐ 8" PVC – STOCK KNOCKOUT TO BE BROKEN OUT BY CONTRACTOR

KISTNER CONCRETE PRODUCTS INC. 8713 READ ROAD E. PEMBROKE, N.Y. 14056 (716) 894-2267

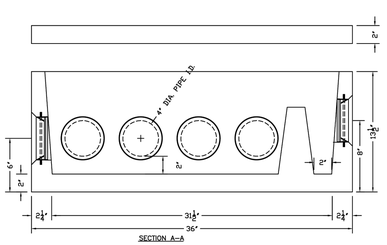
PRODUCT DESIGNATION

10 OUTLET DISTRIBUTION BOX

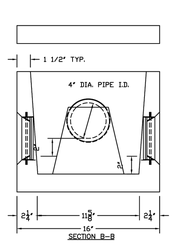
DWG. NO. DB–DB10 ©



PLAN



SECTION A–A



SECTION B–B

SPECIFICATIONS:
CONCRETE: 4,000 P.S.I. @ 28 DAYS.
ENTRAINED AIR: 5% – 9%
STEEL: A.S.T.M. A496–A615 GRADE 60–60 KSI.

DESIGN LOADING: A–0.3/300PSF/WALKWAYS.

BASE WEIGHT: 292.5 LBS.
TOP WEIGHT: 98.8 LBS.
TOTAL WEIGHT: 391.3 LBS.

INLET/OUTLETS: LOW PRESSURE POLYETHYLENE WATERTIGHT PIPE TO BOX CONNECTION.

LOCATION:\DOCUTOR Distribution Boxes\DB10.DWG

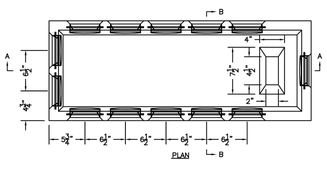
O:\Drawings\Product Workbooks\003-Distribution boxes\DB12.dwg

KISTNER CONCRETE PRODUCTS INC. 8713 READ ROAD E. PEMBROKE, N.Y. 14056 (716) 894-2267

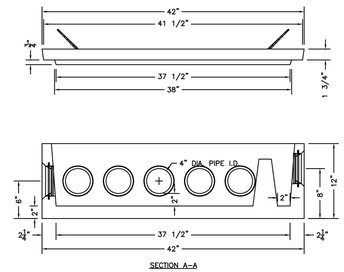
PRODUCT DESIGNATION

12 OUTLET DISTRIBUTION BOX

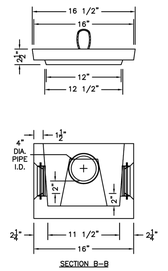
DWG. NO. DB–DB12 ©



PLAN



SECTION A–A



SECTION B–B

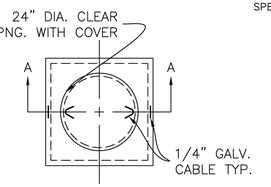
KISTNER CONCRETE PRODUCTS INC. 8713 READ ROAD E. PEMBROKE, N.Y. 14056 (716) 894-2267

PRODUCT DESIGNATION

3'–0" X 3'–0" UTILITY TANK

DWG. NO. ST–ST33UT ©

3–14–07

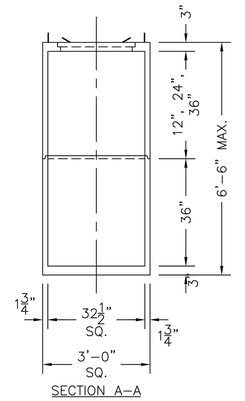


TOP VIEW

SPECIFICATIONS:
CONCRETE: 4,000 P.S.I. @ 28 DAYS.
ENTRAINED AIR: 5% – 9%.
STEEL: A.S.T.M. A496–A615 GRADE 60–60 KSI.
DESIGN LOADING: A–0.3/300PSF/WALKWAYS. FLOTATION FORCES NOT ACCOUNTED FOR.

WEIGHTS:
3' X 3' UTILITY PLUG COVER: 128 LBS.
TOP SECTION: 1' – 577 LBS.
2' – 823 LBS.
3' – 1,069 LBS.
BOTTOM SECTION: 3' – 1,069 LBS.

WATER CAPACITY:
3' WATER = 22 CU. FT. = 162 GAL.
4' WATER = 30 CU. FT. = 189 GAL.
5' WATER = 37 CU. FT. = 216 GAL.
6' WATER = 44 CU. FT. = 270 GAL.
GPF – 54 GAL.



SECTION A–A

NOTE: TOP SECTIONS MAY BE STACKED FOR ADDITIONAL HEIGHT.

O:\Drawings\Product Workbooks\001e-Utility tanks\ST33UT.DWG, TB-JOB

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

The Samuel
8750 Main Street
Clarence, NY

REVISIONS:

No.	Description	Date

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

DRAWING NAME:
Septic Details

Date: 4/3/26
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-403

Project No: 25-4149

© 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.

8766 MAIN STREET
LANDS NOW OR FORMERLY
L VISONE DEVELOPMENT, LLC
LIBER 11328, PAGE 6490
TAX PARCEL ID 70.20-4-4

8700 MAIN STREET
LANDS NOW OR FORMERLY
PAT CONSTRUCTION INC.
LIBER 9538, PAGE 83
TAX PARCEL ID 70.20-4-1

946.90' Deed 946.05' Measure

LIMIT OF EXISTING VEGETATION - NATURAL SCREENING

GARAGE (12 SPACES)

GARAGE (8 SPACES)

PROPOSED 3-STORY BUILDING
50 UNITS

FOUNDATION PLANTINGS REF. L-101

EX. VEGETATION TO REMAIN

Asphalt Parking Lot

Asphalt Drive

Edge of Blacktop

Blacktop Driveway

Concrete Patio

Planter

Bollard

Cooler

Transformer On Conc.

Elec. Mtr.

Gas Mtr.

Bollards (Typ.)

CONCRETE BLOCK & STUCCO BUILDING NO. 8750

Covered Conc. 2nd Story Balcony

Overhang

Auto Sprinkler

Sill Elevation
Finished Floor (1918)
Elevation= 702.92

Stucco Wall

1.4' Wide Block Wall for Fountain

Storm D.I.

Concrete Fountain

Stamped Concrete Walk

Existing Blacktop Parking

Wooded Area

CB
Storm CB (S)
Rim: 696.91
Inv N: 695.18

23'

21'

22'

20'

Landscape Plan

SCALE: 1"=30'

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 Z60.1
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, X 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.

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.

ADDITIONAL PLANTING NOTES(TOWN OF CLARENCE):

ALL PLANTS INSTALLED SHALL HAVE THE NURSERY TAG(SHOWING PLANT TYPE & SPECIES) TO ENABLE IDENTIFICATION AND CONFIRMATION OF PLANT AT TIME OF LANDSCAPE INSPECTION

ALL LANDSCAPING TO BE MAINTAINED IN PERPETUITY, AND ANY LANDSCAPING TO BE REPLACED IN KIND UPON DEATH OR DISEASE

IN THE EVENT THAT A SPECIFIED PLANT AND/OR THE SPECIED SIZE AT PLANTING IS NOT AVAILABLE AND AN ALTERNATIVE PLANT AND/OR AN ALTERNATE SIZE OF SPECIFIED PLANT HAS BEEN CHOSEN, TOWN MUST BE NOTIFIED OF SUBSTITUTION AND SUBSEQUENT APPROVAL BY TOWN MUST BE GRANTED BEFORE INSTALLATION.

ANY CHANGE IN THE APPROVED PLANTING PLAN LAYOUT WILL BE SUBMITTED TO TOWN FOR REVIEW AND APPROVAL.

LEGEND

DECIDUOUS TREE

SMALL TREE

EVERGREEN TREE/SHRUB

BUSH/ORNAMENTAL GRASS

PERENNIAL

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

30 0 30 60Ft.
30'

CARMINAWOOD
DESIGN
Buffalo | Utica | Greensboro

The Samuel

8750 Main Street
Clarence, NY

REVISIONS:

No.	Description	Date
1	Rev. per Town comments	6/26/26
2	Revisions Landscape per Site/Utility Rev	7/09/26



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:
Drawn By: C. Wood
Scale: As Noted

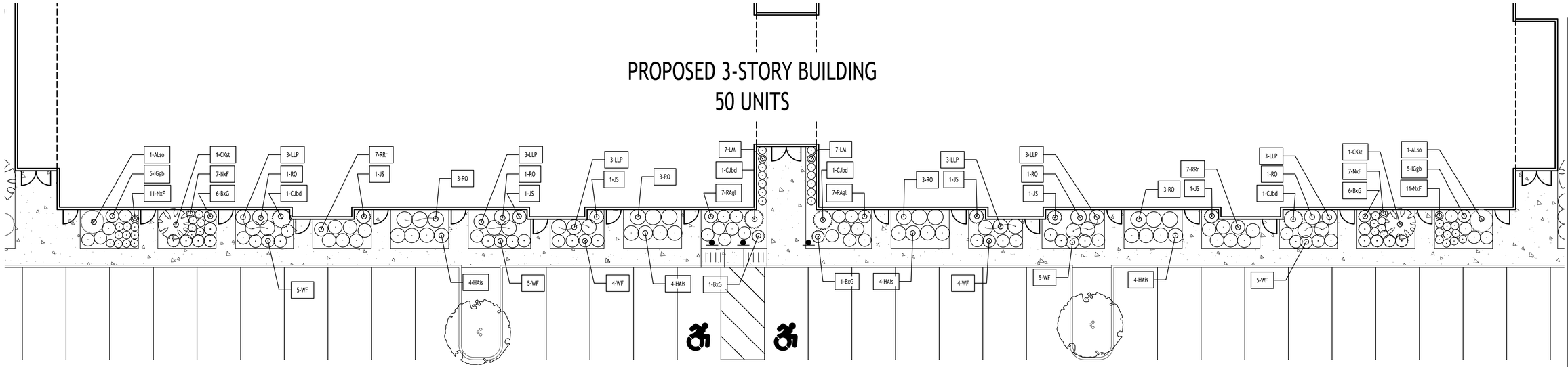
DRAWING NO.

L-100

Project No: 25-4149

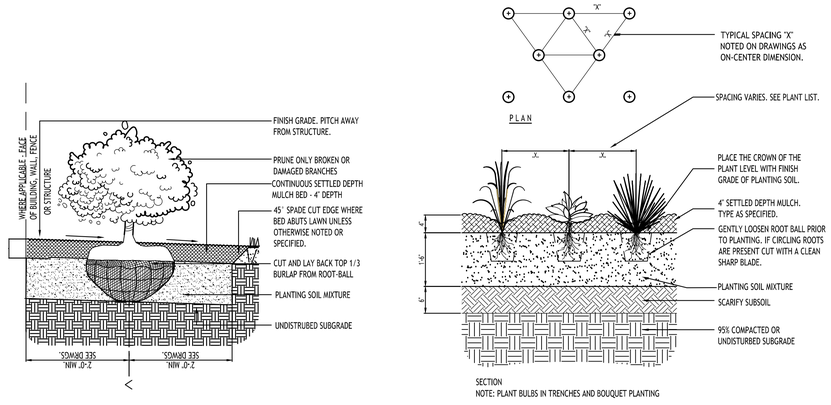
© CARMINA WOOD DESIGN

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 7209A 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.



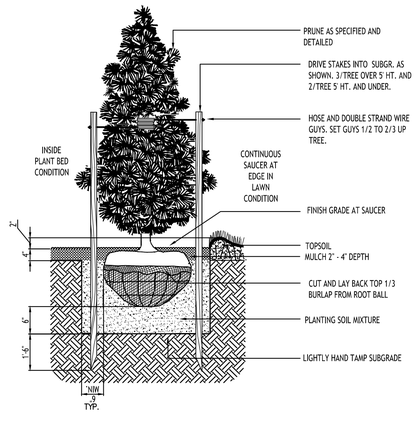
Landscape Plan - Foundation Plantings

SCALE: 1"=10'

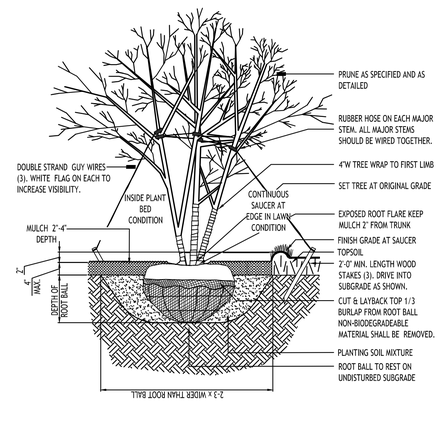


STD. SHRUB PLANTING — NOT TO SCALE

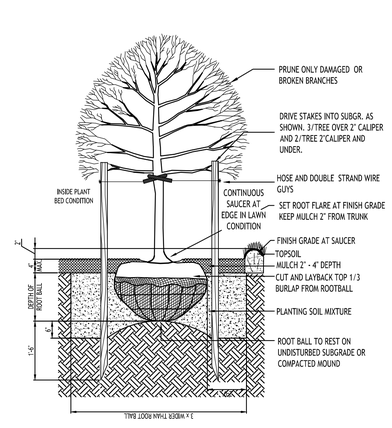
GROUND COVER PLANT SPACING — NO TO SCALE



STD. EVERGREEN PLANTING — NOT TO SCALE



DECIDUOUS TREE PLANTING - MULTI - STEM — NO TO SCALE



STD. DECIDUOUS TREET PLANTING — NOT TO SCALE

Plant Schedule - The Samuel - 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	4	Quercus bicolor	Swamp White Oak	2 1/2" - 3" CAL.	B&B, HT. 60', W 40'
QRxB	4	Quercus robur x bicolor 'Long'	Regal Prince Oak	2 1/2" - 3" CAL.	B&B, HT. 45', W 18'
GT	12	Gleditsia triacanthos "Draves"	Street Keeper Honey Locust	2 1/2" - 3" CAL.	B&B, HT. 40', W 35'
AxC	4	Aesculus x carnea 'Briotii'	Red Horse Chestnut	2 1/2" - 3" CAL.	B&B, HT. 60', W 40'
ARr-MS	9	Acer rubrum 'Redpointe'	Sun Valley Red Maple	Multi-Stem, 12' Tall Min.	B&B, HT. 40', W 35'
CBl	3	Carpinus betulus 'Lucas'	Lucas Columnar Hornbeam	2 1/2" - 3" CAL.	B&B, HT. 30', W 10'
		S M A L L / O R N A M E N T A L T R E E S			
CKst	2	Cornus kousa 'Snow Tower'	Snow Tower Kousa Dogwood	Multi-stem, 10' Tall Min.	B&B, HT. 20', W 12'
CC	4	Cercis canadensis	Redbud	2 1/2" - 3" CAL.	B&B, HT.20', W 25'
ALso	32	Amelanchier alnifolia 'Standing Ovation'	Standing Ovation Serviceberry	Multi-stem, 12' tall min.	B&B, HT. 12", W 4'
		E V E R G R E E N T R E E S			
JS	16	Juniperus scopolarum 'Skyrocket'	Skyrocket Juniper	6-8' Tall	B&B, HT. 16', W 4'
PAcu	16	Picea abies 'Cupressinat'	Norway Spruce - Columnar	6-8' Tall	B&B, HT. 20', W 8'
AC	6	Abies concolor	White Fir	6-8' Tall	B&B, HT. 60', W 20'
CNp	2	Chamaecyparis nootkatensis 'Pendula'	Weeping Nootka Cypress	6-8' Tall	B&B, HT. 20', W 8'
CJbd	5	Cryptomeria Japonica 'Black Dragon'	Back Dragon Japanese cedar	6-8' Tall	B&B, HT. 20', W 8'
JCgp	12	Juniperus chinensis 'Greenpoint'	Greenpoint Juniper	6-8' Tall	B&B, HT. 20', W 10'
JCp	6	Juniperus chinensis 'Perfecta'	Perfecta Juniper	6-8' Tall	B&B, HT. 16', W 7'
		S H R U B S			
RAgl	16	Rhus aromatica 'Gro-low'	Fragrant Sumac	18-24" Tall	Cont. #3, HT. 2-3, W 6'
RRr	14	Rosa radrazz	Knockout Rose	18-24" Tall	Cont. no.3 - 3'Tall, 3'Wide
LLP	18	Hydrangea paniculata 'Little Lime Punch'	Little Lime Punch Hydragea	24-36" Tall	B&B, HT. 4', W 4'
HAis	16	Hydrangea aborescens 'Invincibelle Spirit II'	Hydrangea Invincibelle Spirit II	24-36" Tall	B&B, HT. 4', W 4'
IGgb	10	Ilex glabra 'Gem Box.	Gem Box Inkberry Holly	24-36" Tall	B&B, HT. 7', W 5'
BxG	14	Buxus x 'Green Velvet'	Green Velvet Boxwood	24-36" Tall	B&B, HT. 4', W 4'
WF	28	Weigela florida 'Midnight Wine Shine'	Weigela Midnight Wine Shine	12-18" Tall	B&B, HT. 2', W 2'
AFR	18	Cornus stolonifera	Arctic Fire Red Twig Dogwood	24-36" Tall	B&B, HT. 4', W 4'
IV	14	Ilex verticillata 'Nana Red Sprite'	Winterberry Holly	24-36" Tall	B&B, HT. 5', W 4'
VC	16	Viburnum carlesii	Korean Spice Viburnum	24-36" Tall	B&B, HT. 4', W 4'
SC	12	Sambucus canadensis	American Eldeberry	24-36" Tall	B&B, HT. 8', W 6'
		G R A S S E S / P E R E N N I A L S / G R O U N D C O V E R S			
RO	19	Andropogon Gerardii 'Red October'	Red October Big Blue Stem Andropogon	18-24" Tall	Cont. #3, HT. 4', W 6'
LM	14	Liriope muscari	Big Blue Lilyturf	12-16" Tall	Cont. no.3 - 3'Tall, 3'Wide
NxF	36	Nepeta x faassenii	Nepeta - Walkers Low Catmint	6-12" Tall	Cont. no.3 - 18" Tall, 1-4'Wide

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

10 0 10 20Ft.
10'

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

The Samuel

8750 Main Street
Clarence, NY

REVISIONS:

No.	Description	Date
1	Rev. per Town comments	6/26/26
2	Revisions Landscape per Site/Utility Rev	7/09/26

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
Plant Schedule
Details

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

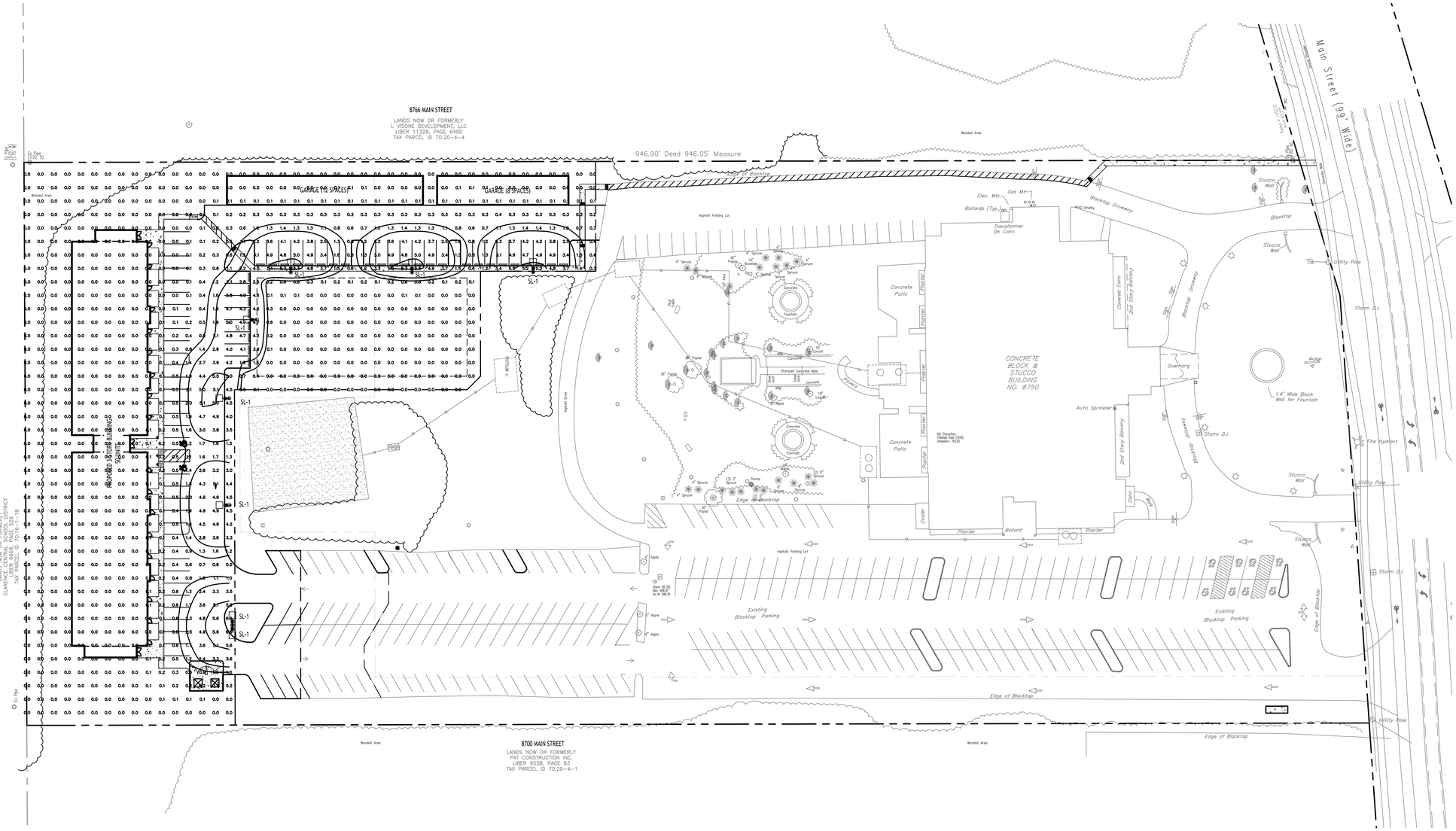
DRAWING NO.

L-101

Project No: 25-4149

© 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.



Lighting Plan

SCALE: 1"=40'

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1	NOTE 2	QUANTITY	LUMENS / LAMP
SL-1	○—□	(32)	GALLEON AREA AND ROADWAY LUMINAIRE(2) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV WIDE OPTICS WITH HOUSE SIDE SHIELD	ELECTRONIC	POLE	COOPER LIGHTING SOLUTIONS – McGRAW-EDISON (FORMERLY EATON), GALN-SA2C-740-U-T4W-HSS	120V 1P 2W	BUG Rating: B1 U0 G2	Mounting Height: 15.0'	8	10227

LIGHTING NOTES:

1. ALL LIGHTING SHALL BE DARK SKY COMPLIANT AND SHIELDED TO PREVENT SPILLAGE ONTO ADJOINING PROPERTIES, ALL FIXTURES TO BE DIRECTED DOWN.
2. ALL LIGHTING SHALL BE TURNED OFF NO LATER THAN ONE HOUR AFTER NORMAL BUSINESS HOURS EXCEPT FOR NECESSARY SECURITY LIGHTING.

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

40' 40 0 40 80Ft.

CARMINAWOOD
DESIGN
Buffalo | Utica | Greensboro

The Samuel

8750 Main Street
Clarence, NY

REVISIONS:

No.	Description	Date
1	Rev. per 4/30/26 Engr letter	6/17/26
2	Revisions Lighting Plan per Site Rev	7/09/26



DRAWING NAME:

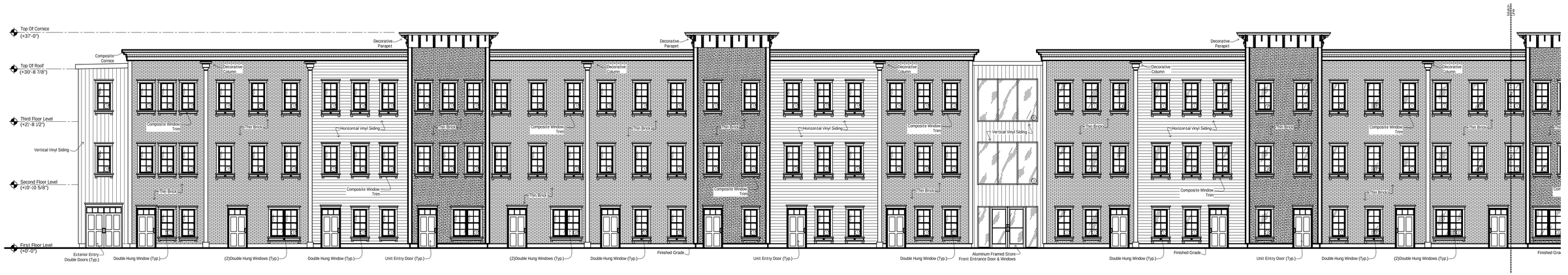
Lighting Plan

Date: 4/3/26
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

LP-100

Project No: 25-4149



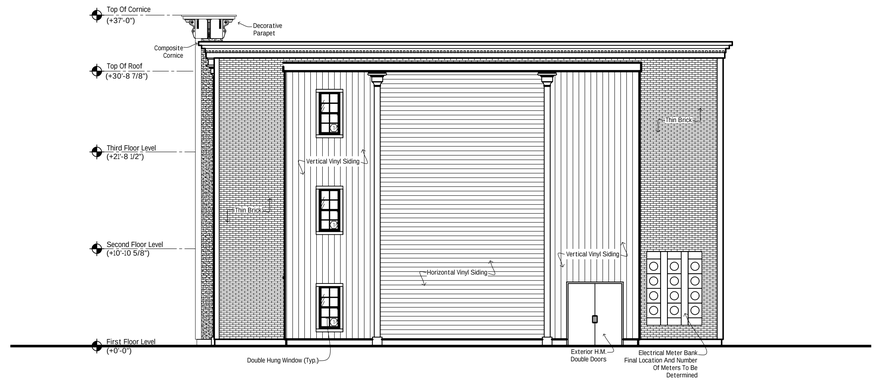
A10.1 East Elevation

1/8" = 1'-0"



A10.2 East Elevation

1/8" = 1'-0"



A10.3 North 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 New
Multi-Family Build For:

Samuels Apartments

8750 Main Street
Clarence, NY 14221

Copyright Sutton Architecture©2026

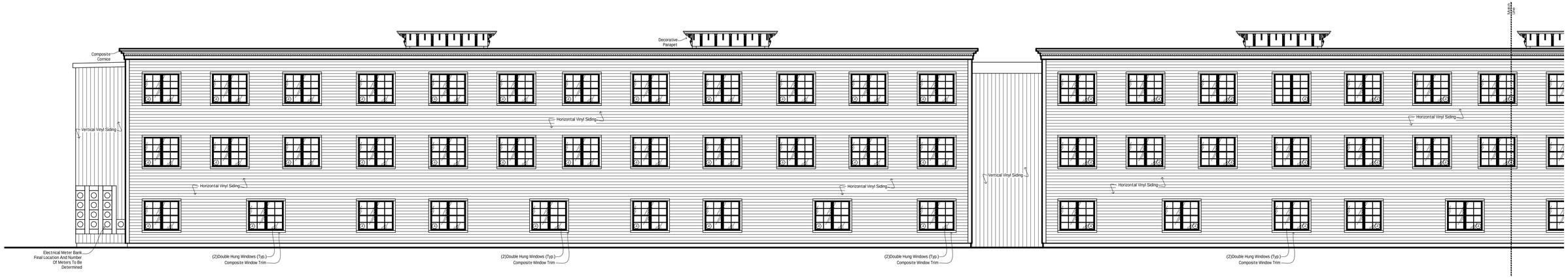
SUTTON architecture
"Design 2 Build"

Job Number: **24-409**

Title: Elevations

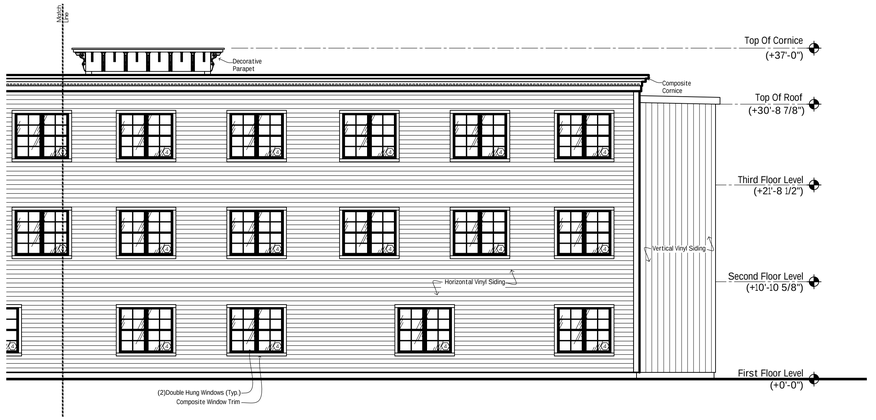
Drawn By: C.Guyther
Date: 6/4/2026
Checked By: D. Sutton
Scale: As Shown

Sheet No.: **A-10**



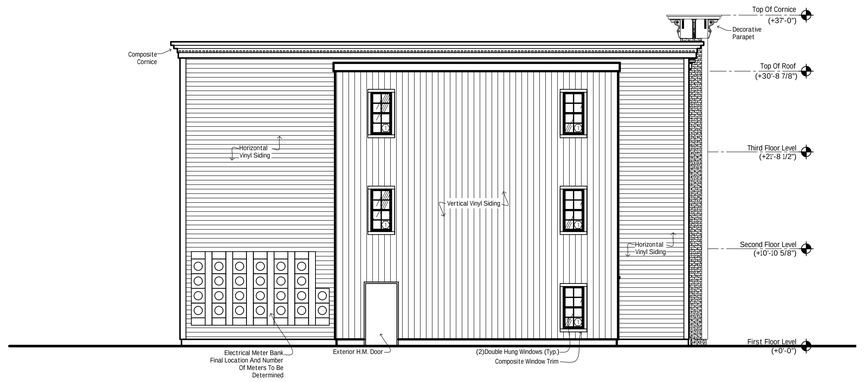
A11.1 West Elevation

1/8" = 1'-0"



A11.2 West Elevation

1/8" = 1'-0"



A11.3 South 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 New
Multi-Family Build For:

Samuels Apartments

8750 Main Street
Clarence, NY 14221

Copyright Sutton Architecture©2026

SUTTON architecture
"Design 2 Build"

Job Number: 24-409

Title: Elevations

Drawn By: C.Guyther
Date: 6/4/2026
Checked By: D. Sutton
Scale: As Shown

Sheet No.: A-11

TOWN OF CLARENCE

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

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

November 2, 2026

Chris Wood, P.E.
Carmina Wood Design
487 Main Street, Suite 500
Buffalo, NY 14203

Re: ***The Samuel***
8750 Main Street
Development Plan Review #3

Dear Mr. Wood:

The Town of Clarence Engineering Department has performed a review of the development plan information for the above referenced project dated July 14, 2026 and received by this department October 29, 2026. **The Development Plan meets the technical requirements of the Engineering Department and is subject to the conditions below. Additional Town Committee/Board approvals are required for final Development Plan approval.**

1. Private Improvement Permits (PIP's) are required for pavement and curbing, storm drainage and grading and fire protection main prior to any site work.
2. All sheets of the PIP plans are to be wet stamped and signed. Four (4) sets of plans are required to be submitted with the PIP applications to the Engineering Department. Other departments may require additional plans.
3. All conditions of approval by the Engineering Department and the Planning Board Resolution for Development Plan approval shall be clearly presented on the cover sheet of the PIP Plans.
4. Only approved plan sets bearing the signature of the Town Engineer shall be considered valid plans to be used on site. All sheets of PIP plans to be clearly labeled "ISSUED FOR CONSTRUCTION".
5. Provide a PDF PIP plan set, SWPPP & Engineer's Report to the Engineering Department.
6. As-Builts must be provided for all storm drainage and grading prior to issuance of Notice of Termination.
7. Full compliance with and all signatory requirements of GP-0-25-001 are required.
8. The Owner/Operator, qualified inspector and contractor certifications, as part of the SWPPP must be signed prior to issuance of PIP's.
9. Please be advised that SWPPP site inspections are required under permit GP-0-25-001 and are the responsibility of the owner/operator to ensure continued maintenance of the stormwater management system. The maintenance agreement required under permit GP-0-25-001 is required prior to the Notice of Termination.
10. A preconstruction meeting is required prior to issuance of PIP's.

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

Very truly yours,

Joseph Lancellotti
Asst. Municipal Engineer

Cc: Timothy Lavocat, P.E., Town Engineer
Jonathan Bleuer, Director of Community Development
Paul Gross, Code Enforcement Officer
8750 Main Street, LLC, 8615 Roll Road, Clarence Center, NY 14032
File

Main-8750-The Samuel-Review #3-11-02-26.docx