MINUTES
TOWN OF AMHERST
AMHERST PLANNING BOARD MEETING
November 18, 2021
6:30 PM

The Planning Board meeting on November 18, 2021 will be held via Zoom. **The public will have an opportunity to view and participate in the meeting live.**
The Public may view and participate via video or audio call in - Join the Zoom Meeting at 6:30 pm:

Zoom Meeting Computer/Visuals Link: <https://us02web.zoom.us/j/81567758775?pwd=aU92NnQyVXI2N3Vtb1BJVmdRSzNkZz09>

Call-In Instructions:
1-646-558-8656
Meeting ID: 815 6775 8775
Password: 850697

Note to Callers: Your phone number will display to the public, to conceal your number enter *67 before you enter the phone number above.

Participation Instructions: To comment during a public meeting, participants must "raise their hand" to be recognized for speaking. Call-in participants must dial *9 and participants using the Zoom application must click the "raise hand" button.

Residents and other members of the public are encouraged to provide comments or questions in writing, by email, or by telephone to the Planning Department prior to the meeting. Questions and comments must be received by November 17, 2021 to be forwarded to Planning Board members in time for the meeting. Comments and questions may be sent to:

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

OR

Email:
acarrato@amherst.ny.us
Phone:(716) 631-7051
Fax: (716) 631-7153

The Planning Board will hold a public work session at 6:00 PM via Zoom.

This meeting is being video recorded.

The plans and documents that are available below for each Planning Board hearing item were submitted by the project applicant and are intended to provide general information about the proposal.

The official, complete sets of submittal documents and materials that provide more detailed information about the projects are available in the Planning Department, which is located in Amherst Town Hall, 5583 Main Street, Williamsville, NY 14221. Hours are 9 am to 5 pm, Monday through Friday. If you have any questions, please contact the Planning Department at (716) 631-7051.
Revised plans are submitted on an ongoing basis throughout the review process to address comments on the project. Every effort will be made to post the most recent version of the plans and application materials in a timely manner.

ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Robert J. Gilmour	Town of Amherst	Chair	Remote	
Michael Chmiel	Town of Amherst	Board Member	Remote	
Stephanie S. Gelber	Town of Amherst	Board Member	Remote	
Harbinder Gill	Town of Amherst	Board Member	Remote	
Dal Giuliani	Town of Amherst	Board Member	Remote	
Brittany Lee Penberthy	Town of Amherst	Board Member	Remote	
Joseph P. Raffaele Jr.	Town of Amherst	Board Member	Remote	
Dan Howard	Town of Amherst	Planning Director	Remote	
Daniel J. Ulatowski	Town of Amherst	Assistant Planning Director/ZEO	Remote	
Scott Marshall	Town of Amherst	Principal Planner	Remote	
Thomas J. Voigt	Town of Amherst	Assistant Planner	Remote	
Amy Carrato	Town of Amherst	Sr. Clerk Typist	Remote	
Bryan Fadel	Town of Amherst	Sr. Clerk TYpist	Remote	
Jacqualine Berger	Town of Amherst	Councilmember	Remote	
Ann Demopoulos	Town of Amherst	Deputy Town Attorney	Remote	

Note: There will be no public hearing or opportunity to speak for the projects listed under the Unfinished Business section of this agenda.

Please note the following time limits for speakers at Planning Board hearings:

- **Presentation by Petitioner: 15 minutes**
- **Rebuttal by neighborhood/resident spokesperson: 15 minutes**
- **Individual speakers: 3 minutes**

PUBLIC HEARINGS

SITE PLANS & RELIEF FROM CONDITIONS OF SITE PLANS

1. PROPOSED MANUFACTURING AND WAREHOUSE FACILITY - BUILDING ADDITION; SP-1977-65_D
Property located at 60 John Glenn Drive
Amherst Stainless Fabrication LLC, Petitioner

Proposal for a building addition of 14,000 sq. ft. of manufacturing / warehouse space to the east side of the existing 31,140 sq. ft. office/manufacturing and warehouse building along with the addition of 15 parking spaces and vehicular circulation areas on the eastern portion of the subject site. Site work will also include improvements to stormwater, utilities, grading, lighting, paving, and landscaping.

Additionally, the petitioner is requesting a sidewalk waiver for the required sidewalk along John Glenn Drive as part of this application.

Tim Arlington, Apex Consulting Survey & Engineering Services, PC represented the petitioner, explained the proposal and was available to answer questions from the Board.

No comments were heard on this proposal. The hearing was closed.

Following discussion, Ms. Penberty moved to approve the Negative Declaration. The motion was seconded by Mr. Chmiel and carried. Ayes 7, Noes 0.

Following the approval of the Negative Declaration, Mr. Gill moved to approve the request based on the resolution. The motion was seconded by Ms. Penberthy and carried. Ayes 7, Noes 0.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Harbinder Gill, Board Member
SECONDER:	Brittany Lee Penberthy, Board Member
AYES:	Gilmour, Chmiel, Gelber, Gill, Giuliani, Penberthy, Raffaele Jr.

2. PROPOSED RETAIL/RESTAURANT BUILDING, SP-2019-16A
Property located at 3030 Niagara Falls Boulevard
Benderson Development Company LLC, Petitioner

Proposed 10, 624 ± sq. ft. retail/restaurant building with associated parking spaces. Approximately 5,872 sf of the 10,624 sq. ft. will be dedicated to retail space, and the remaining 4,752 sf will be dedicated to a restaurant use. The proposed building can be accessed directly by 2 curb cuts on Niagara Falls Boulevard, or by the curb cut located at the Delta Sonic site located at 3100 Niagara Falls Boulevard via a two-way, internal access roadway.

James A. Boglioli, Esq., Benderson Development Company LLC, represented the petitioner, explained the proposal and was available to answer questions from the Board.

In response to the Board's questions, Mr. Boglioli stated there is more than adequate stacking for the drive thru, stacking will happen on site, there will not be overflow onto Niagara Falls Blvd., and there is a small canopy at the drive thru window.

No further comments were heard on this proposal. The hearing was closed.

Following discussion, Mr. Giuliani moved to approve the Negative Declaration. The motion was seconded by Mr. Raffaele and carried. Ayes 6, Noes 0, Abstain 1 (Chmiel).

Following the approval of the Negative Declaration, Mr. Giuliani moved to approve the request based on the resolution. The motion was seconded by Mr. Raffaele and carried. Ayes 6, Noes 0, Abstain 1 (Chmiel).

RESULT:	**APPROVED [6 TO 0]**
MOVER:	Dal Giuliani, Board Member
SECONDER:	Joseph P. Raffaele Jr., Board Member
AYES:	Gilmour, Gelber, Gill, Giuliani, Penberthy, Raffaele Jr.
ABSTAIN:	Chmiel

3. PROPOSED TOWNHOME DEVELOPMENT, SP-2021-22
Property located at 39 & 41 Georgian Lane
Georgian Townhomes LLC, Petitioner

Proposed is the construction of seven (7) residential townhouse buildings (four buildings with six units and three buildings with four units) with attached garages for a total of 36, 2-bedroom units on the currently vacant 4.0 acre parcel. Included in the development will be a private drive lane with visitor parking, utility, lighting and landscape improvements.

No comments were heard on this proposal.

Mr. Chmiel moved to adjourn the proposal at the petitioners request. The motion was seconded by Mr. Giuliani and carried. Ayes 7, Noes 0.

Adjourned until a date to be determined

RESULT:	**ADJOURNED [UNANIMOUS]**
MOVER:	Michael Chmiel, Board Member
SECONDER:	Dal Giuliani, Board Member
AYES:	Gilmour, Chmiel, Gelber, Gill, Giuliani, Penberthy, Raffaele Jr.

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS

None

REZONING & RELIEF FROM CONDITIONS OF REZONINGS

4. REQUEST TO REZONE 17.78± ACRES OF LAND FROM GB & R-3 TO MFR-5 & R-3, Z-2021-08
Property located at 3275 & 3325 Millersport Highway (portion)
The Green Organization, Petitioner

The purpose of this rezoning request is to ultimately develop the parcel for a mix of residential housing types. The concept plan illustrates (3), three -story apartment buildings that front on North French Road, (2), three-story apartment buildings and (2), two-story townhome buildings that are all located in the interior of the site and (1) two-story townhome building that is adjacent to Millersport Highway. All the necessary stormwater management, parking, and landscaping are shown on the concept plan, with a curb cut proposed on both North French Road and Millersport Highway.

Sean Hopkins, Esq., Hopkins Sorgi & McCarthy, PLLC represented the petitioner, explained the proposal and was available to answer questions from the Board. Brain and Matt Green, The Green Organization, were also present.

In response to the Board's questions, Mr. Hopkins stated the request to rezone entire site was for consistency, less than half of the site will be developed, the green space will stay, and the site will be developed on the land that is already cleared.

No further comments were heard on this proposal. The hearing was closed.

Following discussion, Mr. Giuliani moved to approve the request based on the resolution. The motion was seconded by Mr. Gill and carried. Ayes 7, Noes 0.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dal Giuliani, Board Member
SECONDER:	Harbinder Gill, Board Member
AYES:	Gilmour, Chmiel, Gelber, Gill, Giuliani, Penberthy, Raffaele Jr.

5. REQUEST TO REZONE 13.94± ACRES OF LAND FROM CTR-5 TO DC-3, Z-2021-09
Property located at 1501-1551 Niagara Falls Boulevard
1551 Niagara Falls Boulevard LLC, Petitioner

The purpose of this rezoning request is to allow the petitioner to redevelop a portion of the existing plaza which will include:

- Partial demolition (90,000 sq. ft.) of the existing building located in the rear of the site and to construct 102,000 sq. ft. of new building.
- Enlarge the sidewalk depth and install required landscaping between the building and vehicle use area.
- Addition of landscape islands within the existing parking lot.
- Resurface the existing parking lot and new pavement within the parking field for the new building.
- Improvements to existing grading and site drainage infrastructures.

James Boglioli, Esq., Benderson Development Company LLC, represented the petitioner, explained the proposal and was available to answer questions from the Board.

There were no questions from the Board.

Gayle Ablove, 90 Old Lyme Road, asked how will the landscape islands be lit so they are able to be seen.

Mr. Boglioli stated the project will met Town requirements for lighting and the landscape islands will be at the end or middle of parking rows.

No further comments were heard on this proposal. The hearing was closed.

Following discussion, Ms. Gelber moved to approve the request based on the resolution. The motion was seconded by Mr. Giuliani and carried. Ayes 6, Noes 0, Abstain 1 (Chmiel).

RESULT:	**APPROVED [6 TO 0]**
MOVER:	Stephanie S. Gelber, Board Member
SECONDER:	Dal Giuliani, Board Member
AYES:	Gilmour, Gelber, Gill, Giuliani, Penberthy, Raffaele Jr.
ABSTAIN:	Chmiel

MISCELLANEOUS

None

OTHER COMMUNICATIONS

None

All public hearings are completed and closed at the termination of public discussion for each agenda item unless otherwise specified by the Chair.

UNFINISHED BUSINESS

Note: All public hearings have been completed. There will be no public hearings for items listed under this section.

SITE PLANS & RELIEF FROM CONDITIONS OF SITE PLANS

None

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS

None

REZONING & RELIEF FROM CONDITIONS OF REZONINGS

None

MISCELLANEOUS

None

OTHER COMMUNICATIONS

None

DIRECTOR'S REPORT

MINUTES APPROVAL

October 21, 2021
Mr. Gill moved to approve the minutes. The motion was seconded by Mr. Giuliani and carried. Ayes 5, Noes 0, Abstain 2 (Gelber, Penberthy).

ADJOURNMENT

The Planning Board meeting of November 18, 2021 was adjourned at 7:17 pm.

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

Meeting: 11/18/21 06:30 PM
Department: Planning
Category: Site Plan and Relief from Conditions of Site Plan
Prepared By: Amy Carrato
Initiator: Dan Howard
Sponsors:
DOC ID: 24695 D

ADOPTED

PLANNING BOARD ITEM (ID # 24695)

Proposed Manufacturing and Warehouse Facility - Building Addition; SP-1977-65_D

Property located at 60 John Glenn Drive
Amherst Stainless Fabrication LLC, Petitioner

Proposal for a building addition of 14,000 sq. ft. of manufacturing / warehouse space to the east side of the existing 31,140 sq. ft. office/manufacturing and warehouse building along with the addition of 15 parking spaces and vehicular circulation areas on the eastern portion of the subject site. Site work will also include improvements to stormwater, utilities, grading, lighting, paving, and landscaping.

Additionally, the petitioner is requesting a sidewalk waiver for the required sidewalk along John Glenn Drive as part of this application.

Tim Arlington, Apex Consulting Survey & Engineering Services, PC represented the petitioner, explained the proposal and was available to answer questions from the Board.

No comments were heard on this proposal. The hearing was closed.

Following discussion, Ms. Penberty moved to approve the Negative Declaration. The motion was seconded by Mr. Chmiel and carried. Ayes 7, Noes 0.

Following the approval of the Negative Declaration, Mr. Gill moved to approve the request based on the resolution. The motion was seconded by Ms. Penberthy and carried. Ayes 7, Noes 0.

ATTACHMENTS:

- SP-1977-65_D application 111821 (PDF)
- SP-1977-65_D drawings 111821 (PDF)
- SP-1977-65_D_draft neg dec_111821 (PDF)
- SP-1977-65_D_draft resolution_111821(PDF)
- SP-1977-65_D signed neg dec 111821 (PDF)
- SP-1977-65_D signed resolution 111821 (PDF)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Harbinder Gill, Board Member
SECONDER:	Brittany Lee Penberthy, Board Member
AYES:	Gilmour, Chmiel, Gelber, Gill, Giuliani, Penberthy, Raffaele Jr.

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Major Site Plan Review

For Official Use

File #: _____ **Acreage** _____ **Fee $** _____

Address Verified by Assessor's Office _____ VERIFIED BY DATE

Materials Received by Planning Department _____ RECEIVED BY DATE

Fee Paid to Town Clerk _____ RECEIVED BY DATE

Site Plan Review		**Fill In Applicable Fees**
1 acre or less	$1,250.00	
Each additional acre or fraction thereof	$ 650.00/acre	
Amendments to Site Plans	$1,200.00	1,200.00
Request for Relief of / Change to Conditions of Site Plan Approval	$1,200.00	
Request for Extension of Site Plan Approval	$ 450.00	
Stormwater Pollution Prevention Plan		
1 - 4.99 Acres	$ 500.00	
5 - 10 Acres	$ 750.00	
>10 Acres	$1,000.00	
Affidavit Fee for Public Hearing	$ 15.00	15.00
	TOTAL FEE:	$ 1215.00

To Be Completed By Applicant

Petitioner:

Name: A. J. Roth Construction for Amherst Stainless Fabric

Address: 32 Ferndale Dr.

Williamsville NY 14221
city state zip code

Phone: (716) 631-8605 Fax: _____

E Mail: ajrothinc@verizon.net

Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

MAJOR SITE PLAN APPLICATION (con't) ***Page 2***

Representative (Architect, Engineer, Landscape Architect, Surveyor, or Attorney):

Name: Apex Consulting Survey & Engineering Services PC

Address: 102 East Ave

Lockport NY 14094
city state zip code

Phone: (716) 439-0188 Fax: (716) 439-0189

E Mail: tarlington@apexconsulting pc.net

Project Location (must be verified by Town Assessor's Office):

Address: 60 John Glenn Drive

SBL No(s): 26.19-4-6,7 & Part of 26.19-4-5

Project Name: Amherst Stainless Fabrication LLC
14,000SF Addition

Project Description:

- Proposed 14,000SF addition for manufacturing and warehouse facility
- New stormwater detention pond
- Additional parking and pavement area for circulation

Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

If this petition is an amendment to a previously approved site plan, please describe the proposed changes (include type and size of existing structures and number of existing parking spaces):

1. Existing Building Masonry front area office administration. Preengineered steel building for manufacturing and warehouse.
Total existing SF 45,312SF
2. Existing 57 parking spaces

	existing	proposed	total
Gross Floor Area (non-residential):	45,312	14,000	59,312
Gross Floor Area Residential:			
Number of Residential Units:			
Number of Parking Spaces:	57		

Acreage of Parcel: 3.68 ac.

(list each parcel separately)

Frontage on Public Roads: 312.97

(list each road separately)

Existing Zoning District(s) RD Research & Development

Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Site Plan Submittal Requirements and Checklist

The following checklist outlines the information required by the Planning Department to accept a Site Plan application for review. ***It is strongly recommended that you make an appointment with Planning Staff to determine which items apply to your application.***

Item No.	Item	Submitted	Official use
I Basic Drawing Information			
1.0	**Drawing size not to exceed 24" x 36"**	✓	
2.0	**Title of Drawing**	✓	
3.0	**Name and address of Applicant**	✓	
4.0	**Name of person preparing drawing**	✓	
5.0	**Wet seal/raised seal and signature of NYS licensed architect, engineer, landscape architect, or surveyor (as applicable)**	✓	
6.0	**Project address**	✓	
7.0	**Zoning of subject property and adjacent parcels**	✓	
8.0	**North point, scale, date, and revision date(s)**	✓	
9.0	**4" x 6" reserved area in lower right hand corner for official Town use**		
II Structures, Paved Areas, & Open Space			
1.0	**Existing and Proposed Streets**		
1.1	Names of all existing and proposed streets	✓	
1.2	Width and radii of proposed curb-cuts	NA	
1.3	Existing curb-cuts on adjacent and opposite properties		
1.4	Show ROW width, pavement dimensions, lane widths, pavement markings, and proposed signage on proposed streets	✓	
1.5	Show proposed ROW consistent with planned NYSDOT, Erie County, or Town road projects (if applicable)	✓	
1.6	Show location of proposed cross access to adjacent parcels along with a draft easement		
1.7	Designation of Fire Lanes (if applicable)	NA	
1.8	Fire apparatus access roads	NA	
1.9	Label any proposed roads as public or private	NA	
1.10	Location and dimensions of sidewalks	✓	
1.11	Typical cross sections and profiles of proposed streets, pedestrian walkways, and bikeways	NA	
2.0	**Proposed Structures**		
2.1	Location and complete dimensions of proposed structures	✓	
2.2	Setback dimensions of structure(s) to all property lines	✓	
2.3	Proposed use of structures	✓	
2.4	Gross square feet area of each structure	✓	
2.5	Location of all building entrances		
2.6	Indicate type of roof construction/materials	✓	
2.7	Location, height, and design detail of existing and proposed fences and walls	✓	
2.8	Location of light standards and building mounted lights	✓	
2.9	Location of dumpster and detail of dumpster enclosure with gate		
2.10	Layout and dimensions of the lot(s) proposed for development	NA	

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Item No.	Item	Submitted	Official use
II Structures, Paved Areas, & Open Space (cont'd)			
3.0	**Floor Plans with individual rooms and spaces labeled** (fully dimensioned)		
4.0	**Building elevations with height dimensions from finished grade to the highest point of the roof and to midpoint of gable or hip of a pitched roof.** (fully dimensioned)		
4.1	Show screening of mechanical equipment	NA	
5.0	**Parking/Loading/Stacking Areas**		
5.1	Location and complete dimensions of all paved areas	✓	
5.2	Setback dimensions of all paved areas to property lines	✓	
5.3	Dimension of typical parking space and drive aisles	✓	
5.4	Location and layout of handicapped parking spaces & access aisles	✓	
5.5	Detail of vertical signage for handicapped parking and access aisles	✓	
5.6	Indicate minimum parking requirement & number of spaces provided	✓	
5.7	Proposed signage for directing and guiding traffic	NA	
5.8	Curb cut permits from NYS, Erie County, or Town (if applicable)	NA	
5.9	Pedestrian connections (from proposed structures to public sidewalk network)	NA	
6.0	**Location and proposed development of all open spaces, including parks, playgrounds, and open reservations**		
III Utilities and Drainage			
1.0	**Engineers Report** (bound separately from the Stormwater Pollution Prevention Plan [SWPPP])	✓	
1.1	Stamped/sealed and signed by NYS licensed architect or professional engineer	✓	
1.2	Proposed water service sizing, RPZ pressure and fire safety flow and pressure calculations	Existing to be extended	
1.3	Proposed sanitary sewer facility load calculations (avg. & peak flows) including calculation of the peaking factor	✓	
1.4	Proposed storm drainage facility calculations (see information included with this application)		
2.0	**Grading Plan**		
2.1	Existing and proposed grades indicated (proposed grades may not exceed 1 on 3)	✓	
3.0	**Water Service**		
3.1	Location, size and material of existing and proposed facilities	✓	
3.2	Location of existing and proposed fire hydrant location(s)	✓	
3.3	Indicate use of sprinklers, location of Fire Department connection, and proposed fire protection systems	✓	
3.4	Existing and proposed meter/RPZ size and location	✓	
3.5	Applicable construction details	✓	
4.0	**Sanitary Sewers**		
4.1	Locations, sizes, slopes, inverts, and materials of all existing and proposed facilities	✓	

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Item No.		Submitted	Official use
III Utilities and Drainage (cont'd)			
4.2	Applicable construction details		
4.3	Proposed water/oil/grease interceptor sizing calculations by a professional engineer (if applicable)	NA	
5.0	**Storm Drainage**		
5.1	Locations, sizes, slopes, inverts, and materials of existing and proposed storm drainage facilities	✓	
5.2	Connection of roof drains to proposed drainage system	✓	
5.3	Applicable Town Standard construction details	✓	
5.4	Existing and proposed swales and ditches	✓	
5.5	Detention area cross-section and high-level elevations	✓	
5.6	County and State approval for tie-in to existing sewers	NA	
6.0	**Stormwater Pollution Prevention Plan (SWPPP) as applicable** (bound separately from the Engineer's Report) **See attached checklist.**	NA	
7.0	**Natural Gas Service**	NA	
8.0	**Location of transformers, generators and other mechanical equipment; include detail drawings (if applicable)**	NA	
9.0	**Downstream Sanitary Capacity Analysis (DSCA) Report** (must be submitted if proposed average flows are greater than 2,500 gallons per day)	NA	
9.1	The DSCA Report must include a detailed downstream sewer capacity analysis and the calculations of and commitment to (via Developer commitment letter) the required financial contribution to the Town's I/I mitigation fund based on peak flow conditions. The contribution must be based on $250 per gallon per minute of mitigated flow	NA	
IV Lighting Plan			
1.0	**Photometric plan showing light spread in foot candles at property lines**	✓	
1.1	Detail of all light standards, including dimension of height from finished grade		
1.2	Detail of all exterior lighting fixtures	✓	
V Landscape Plan			
1.0	**Wet/raised seal and signature of a licensed Landscape Architect**		
2.0	**Provide a calculation of the total Parking area and a calculation of interior parking area in square feet and as a percentage**	✓	
3.0	**Indicate location, size, number and type of proposed landscape materials**	✓	
4.0	**Indicate location, type and size of <u>all</u> existing trees 4" caliper or larger and indicate which will be removed or retained**	✓	
VI Other Required Information/General Requirements			
1.0	**Complete boundary survey that includes all existing structures, acreage, legal description with reference to a property line, street, or other known feature, and easements plotted to scale by a NYS licensed land surveyor**	✓	

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Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Item No.		Submitted	Official Use
VI Other Required Information/General Requirements (cont'd)			
1.1	Copies of all easements, reciprocal access agreement or similar leag documents	NA	
2.0	**Topographic Survey with a 30 ft. buffer outside all property lines by a NYS licensed land surveyor**	✓	
3.0	**Draft of any deed restrictions, covenants, provisions for home associations and common ownership, and reciprocal easement agreements (as applicable).**	NA	
4.0	**For assessment purposes, state intent to apply for condominium status (if applicable).**	NA	
5.0	**Completed and signed Environmental Assessment Form**	✓	
5.1	Soil boring report and geotechnical report prepared by a qualified Professional Engineer (if applicable)		
5.2	Traffic Impact Study (if applicable)	NA	
5.3	Archaeological survey (if applicable	NA	
5.4	Wetland Delineation report (if applicable)	NA	
6.0	**Show existing zoning(s) of both the subject property and adjacent parcels on the Site Plan and the Landscape Plan**	✓	
7.0	**Location of NYSDEC wetlands (including buffer area) and/or federal wetlands; indicate jurisdictional status**	NA	
8.0	**Location of Floodway and floodplain** (if applicable)	NA	
9.0	**Documentation pertaining to any conditions of zonings, including copies of required deed restrictions; indicate date of rezoning and the parcel address under which it was rezoned (if applicable)**	NA	
10.0	**Documentation related to any required variances granted by the ZBA**	NA	
11.0	**For residential site plans, provide a statement from the appropriate school district that adequate school sites and facilities are available.**	NA	
12.0	**8 1/2" X 11" reduction of primary site plan drawing (see appendix "B" of application package for specifications)**	✓	
13.0	**A CD containing a PDF of all site plan drawings (Must also be provided with revised drawings)**	✓	
VII Additional Required Information for Projects in the Mixed Use Districts			
1.0	**Design Advisory Board Application**	NA	
1.1	Required for Major Site Plan	NA	
1.2	Required at the Planning Directors Discretion for Minor Site Plans	NA	
2.0	**Block & Street Network Plan**	NA	
2.1	Designation of Core, Local & Alley streets	NA	
2.2	Dimensions of Blocks	NA	
3.0	**Block Usage Plan (as applicable)**	NA	
3.1	Designation of site usage for each block including open space areas	NA	
4.0	**Phasing Plan**	NA	

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

For official use only:

_____
Approved/Date

X:\Current_Planning\Application Forms 2013 Working Doc\Major Site Plan\Site Plan Submittal Requirements and Checklist (3).doc

Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
Amherst Stainless Fabrication LLC Addition

Project Location (describe, and attach a location map):
60 John Glenn Drive Amherst, NY

Brief Description of Proposed Action:
1. Proposed 14,000 SF Addition for manufacturing and warehouse
2. New stormwater detention pond.
3. Additional parking and pavement circulation

Name of Applicant or Sponsor: A.J. Roth Construction Inc. and Apex Consulting Survey & Engineering Services PC	Telephone: 631-8605 439-0188
	E-Mail: ajrothinc@verizon.net barlington@apexconsultingpc.net
Address: 32 Ferndale Dr. 102 East Ave	
City/PO: Williamsville q Lockport	State: NY NY
	Zip Code: 14221 14094

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Amherst Site Plan approval and building permit	☐	☑

3. a. Total acreage of the site of the proposed action? 3.68 acres
   b. Total acreage to be physically disturbed? 0.95 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 3.68 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☑ Industrial ☑ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: New Addition complies with NYSECCC	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: Existing service(s) to be reused	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: Existing service to be reused	☑	☐

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: Surface Stormwater runoff collected by site stormwater receivers that outlet into stormwater detention pond that controls flow and outlets to John Glenn Dr.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: Grass lined detention pond 0.16 acres.	☐	☑
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☑	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Apex Consulting Survey & Engineering Services PC

Applicant/sponsor/name: Timothy W. Arlington, PE Date: August 3, 2021

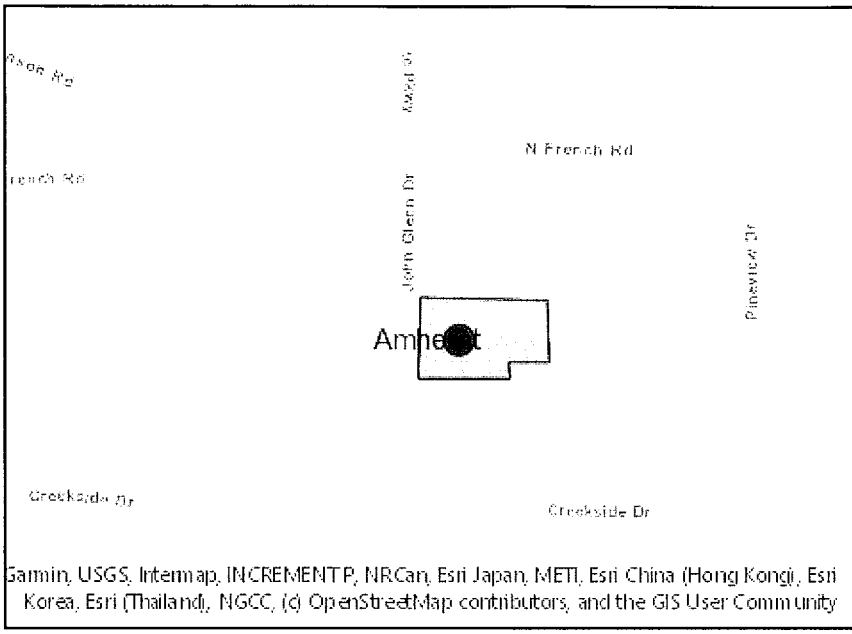
Signature: Timothy W. Arlington Title: Engineering Consultant

PRINT FORM

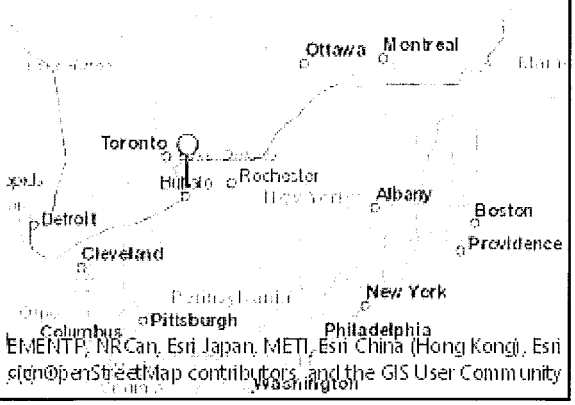
Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

EAF Mapper Summary Report

Tuesday, August 3, 2021 10:45 AM



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

APEX CONSULTING
SURVEY & ENGINEERING SERVICES, P.C.
SURVEYING • ENGINEERING • LANDSCAPE ARCHITECTURE
102 EAST AVENUE, LOCKPORT, NEW YORK 14094
PHONE: (716) 439-0188 FAX: (716) 439-0189

ENGINEERING REPORT

FOR

AMHERST STAINLESS FABRICATION LLC

60 JOHN GLENN DRIVE

TOWN OF AMHERST, ERIE COUNTY

AUGUST 2021

APEX JOB NO. 21-069

Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Introduction:

This project includes a 14,000 SF pre-engineered building addition, relocation and expansion of existing detention pond for both 2012 and new 2021 14,000 SF additions, pavement expansion for circulation and 14 new parking spaces and misc. landscaping, utility services remain the same.

Storm Drainage:

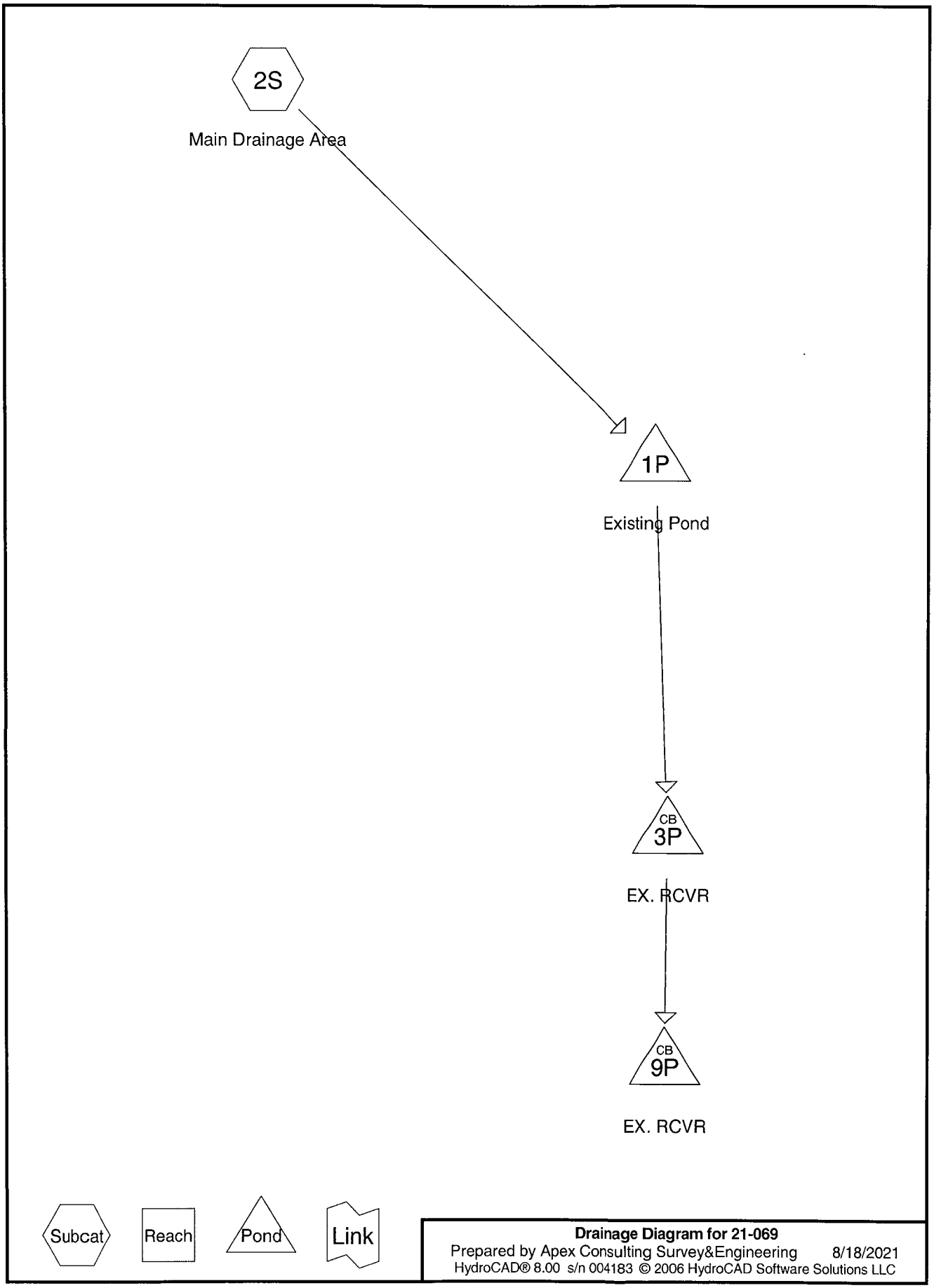
The original 2012 storm drainage design for the previous 2014 pre-engineered steel building addition included a storm receiver on the north parking area and the building addition (Main Drainage Area 2S) that collected the site surface runoff outletting into the existing storm detention pond (1P) which then outletted to two receivers flowing south (3P and 4P) to existing storm sewer piping directed to John Glenn Drive. That scenario comprises our Existing or Pre-development Conditions.

The inlet 10 Year Storm discharge was 3.74 CFS and the 25 Year Storm discharge was 4.67 CFS. The pond outlet discharges to pre 2012 conditions were 1.95 CFS and 2.17 CFS respectively. These values were taken from the 2012 C & S Engineers Engineering Report that was approved by the Town of Amherst Engineering Dept. They serve as our existing conditions.

The new detention pond is relocated and enlarged to control both the 2012 and 2021 14,000 SF additions with paved parking areas. The existing condition of the 2012 addition is listed as PDA-3 in the Post Development Storm Drainage Model. In addition, four other new drainage areas PDA-1, PD-2, PDA-4 and PDA-5 are also included. The total of all five areas for the 10 year inlet discharges is 7.02 CFs and for the 25 Year is 8.67 CFRS. The outflows from the new detention pond are 0.51/CFS and 0.57 CFS for the 10 Year and 25 Year discharges. Both are far below the original 10 Year discharges of 1.95 CFS for the 10 Year and 2.17 CFS for the 25 Year Storm Events from the existing retention pond that is to be relocated and enlarged as part of this project. The new outflow is an outlet control structure with a 4" orifice at 571.60 inlet and a 6" HPDE @ 0.25% 571.60 outletting to same catch basin 3P listed in Existing Conditions Model. It should be noted this new detention pond essentially corrects an existing problem of only 6" and 8" HDPE storm sewer piping in the two existing receivers 3P and 4P.

See attached HydroCAD Model for complete details.

Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Subcatchment 2S: Main Drainage Area

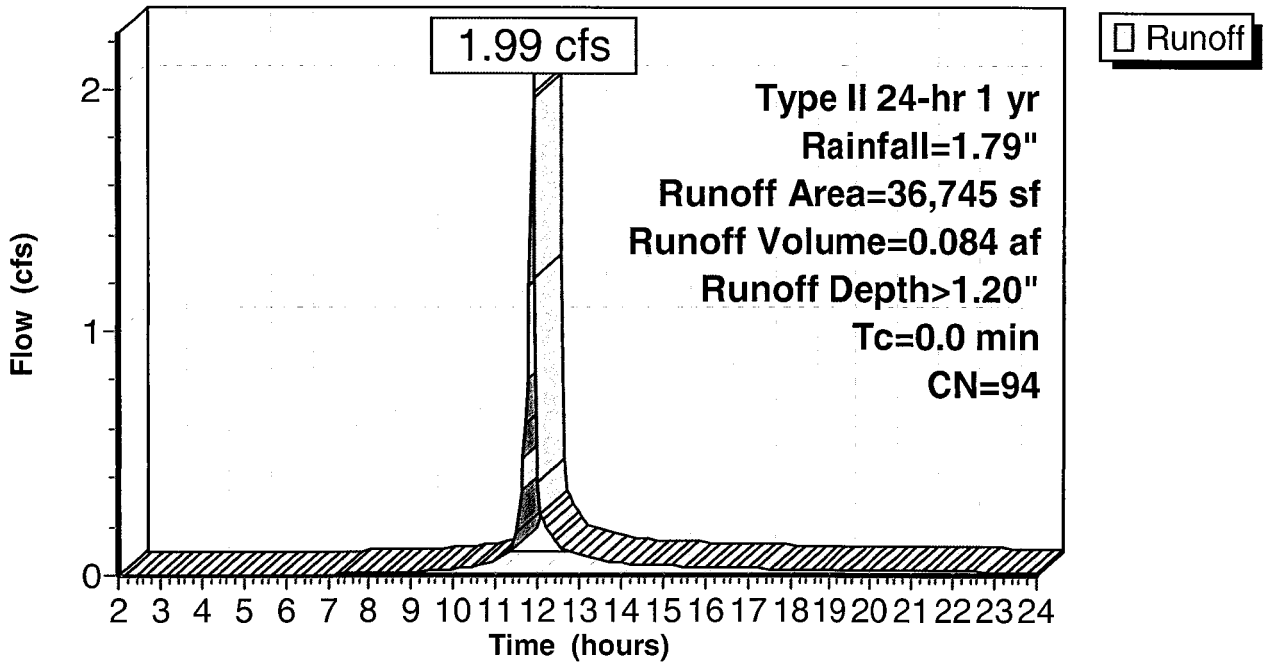
Runoff = 1.99 cfs @ 11.89 hrs, Volume= 0.084 af, Depth> 1.20"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 yr Rainfall=1.79"

Area (sf)	CN	Description
26,760	98	Paved parking & roofs
9,985	82	Woods/grass comb., Fair, HSG D
36,745	94	Weighted Average
9,985		Pervious Area
26,760		Impervious Area

Subcatchment 2S: Main Drainage Area

Hydrograph



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 1P: Existing Pond

Inflow Area = 0.844 ac, Inflow Depth > 1.20" for 1 yr event
Inflow = 1.99 cfs @ 11.89 hrs, Volume= 0.084 af
Outflow = 1.37 cfs @ 11.92 hrs, Volume= 0.084 af, Atten= 31%, Lag= 2.0 min
Primary = 1.37 cfs @ 11.92 hrs, Volume= 0.084 af

Routing by Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 572.71' @ 11.94 hrs Surf.Area= 702 sf Storage= 394 cf

Plug-Flow detention time= 3.2 min calculated for 0.084 af (100% of inflow)
Center-of-Mass det. time= 2.9 min (802.2 - 799.3)

Volume	Invert	Avail.Storage	Storage Description
#1	571.80'	3,579 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
571.80	0	0	0
572.00	315	32	32
573.00	858	587	618
574.00	1,466	1,162	1,780
575.00	2,132	1,799	3,579

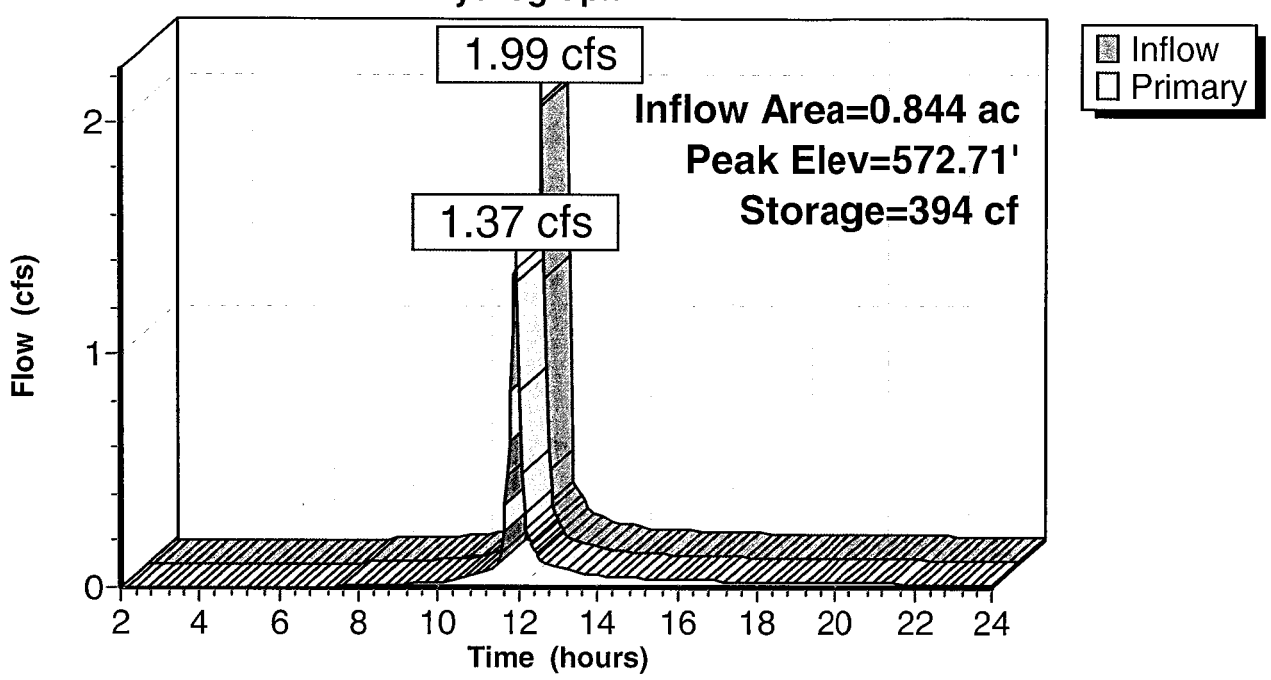
Device	Routing	Invert	Outlet Devices
#1	Primary	571.80'	**8.0" x 80.0' long Culvert** Ke= 0.600 Outlet Invert= 571.32' S= 0.0060 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior
#2	Primary	571.80'	**4.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=1.35 cfs @ 11.92 hrs HW=572.67' (Free Discharge)
↑—**1=Culvert** (Barrel Controls 1.00 cfs @ 2.87 fps)
└—**2=Orifice/Grate** (Orifice Controls 0.35 cfs @ 4.05 fps)

Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 1P: Existing Pond

Hydrograph



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 3P: EX. RCVR

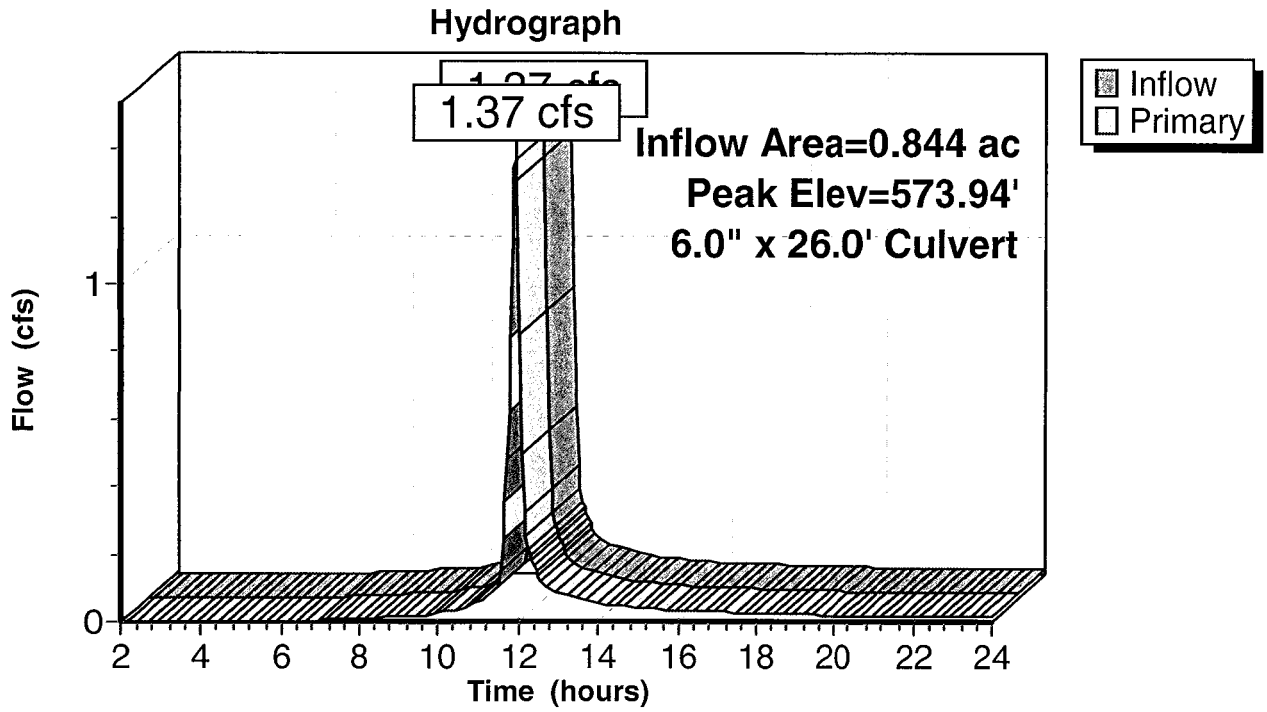
Inflow Area = 0.844 ac, Inflow Depth > 1.20" for 1 yr event
Inflow = 1.37 cfs @ 11.92 hrs, Volume= 0.084 af
Outflow = 1.37 cfs @ 11.92 hrs, Volume= 0.084 af, Atten= 0%, Lag= 0.0 min
Primary = 1.37 cfs @ 11.92 hrs, Volume= 0.084 af

Routing by Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 573.94' @ 11.92 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	571.31'	**6.0" x 26.0' long Culvert** Ke= 0.600 Outlet Invert= 571.01' S= 0.0115 '/' Cc= 0.900 n= 0.010 PVC, smooth interior

Primary OutFlow Max=1.34 cfs @ 11.92 hrs HW=573.86' (Free Discharge)
1=Culvert (Inlet Controls 1.34 cfs @ 6.84 fps)

Pond 3P: EX. RCVR



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 9P: EX. RCVR

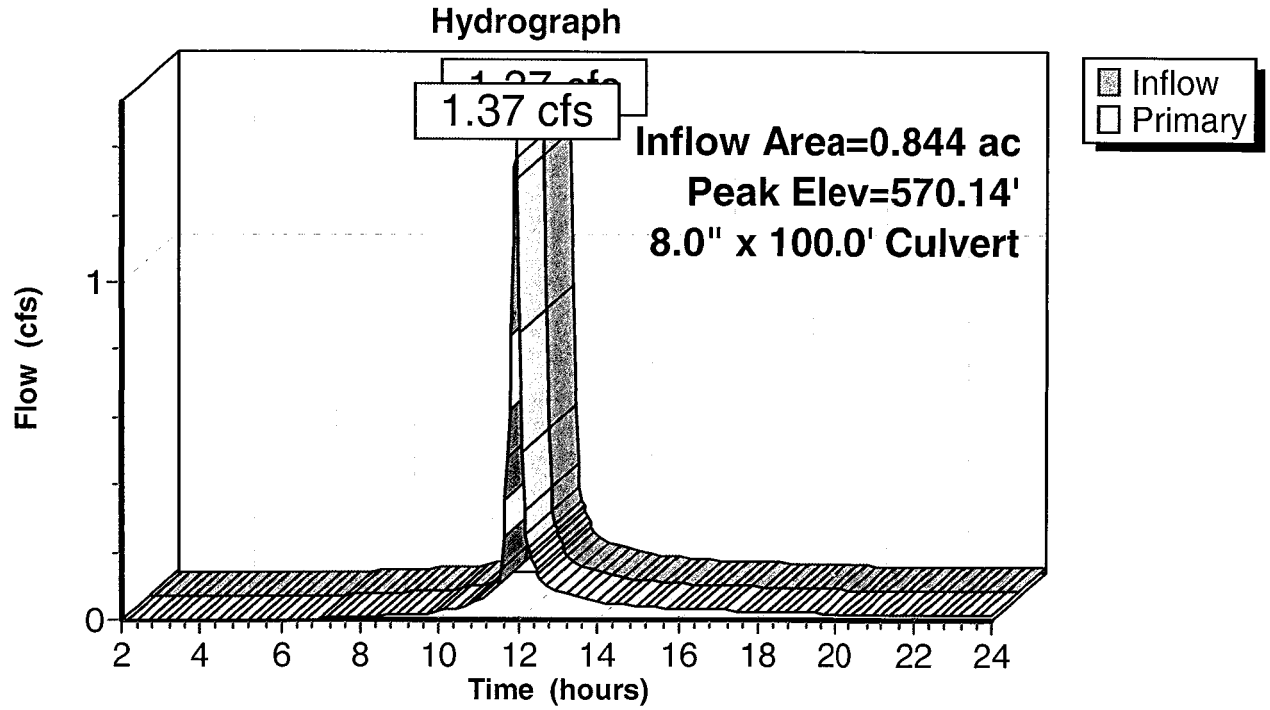
Inflow Area = 0.844 ac, Inflow Depth > 1.20" for 1 yr event
Inflow = 1.37 cfs @ 11.92 hrs, Volume= 0.084 af
Outflow = 1.37 cfs @ 11.92 hrs, Volume= 0.084 af, Atten= 0%, Lag= 0.0 min
Primary = 1.37 cfs @ 11.92 hrs, Volume= 0.084 af

Routing by Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 570.14' @ 11.92 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	569.05'	**8.0" x 100.0' long Culvert** Ke= 0.600 Outlet Invert= 568.11' S= 0.0094 '/' Cc= 0.900 n= 0.010 PVC, smooth interior

Primary OutFlow Max=1.34 cfs @ 11.92 hrs HW=570.11' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 1.34 cfs @ 3.85 fps)

Pond 9P: EX. RCVR



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Subcatchment 2S: Main Drainage Area

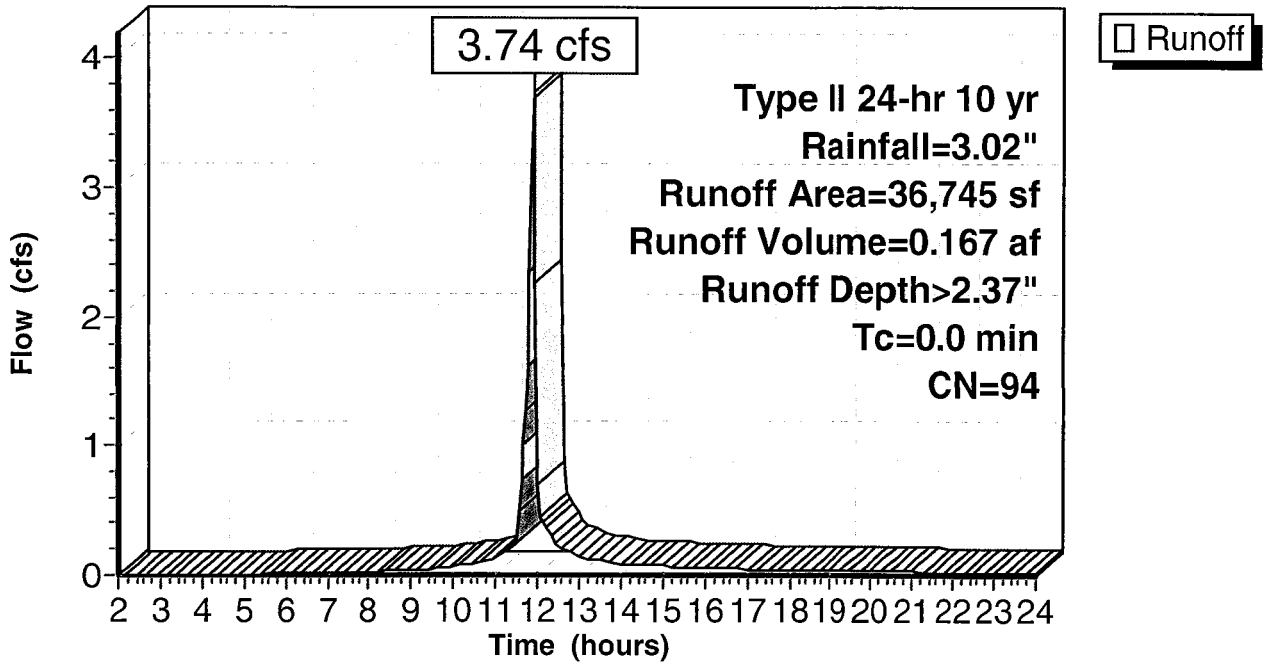
Runoff = 3.74 cfs @ 11.89 hrs, Volume= 0.167 af, Depth> 2.37"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=3.02"

Area (sf)	CN	Description
26,760	98	Paved parking & roofs
9,985	82	Woods/grass comb., Fair, HSG D
36,745	94	Weighted Average
9,985		Pervious Area
26,760		Impervious Area

Subcatchment 2S: Main Drainage Area

Hydrograph



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 1P: Existing Pond

Inflow Area = 0.844 ac, Inflow Depth > 2.37" for 10 yr event
Inflow = 3.74 cfs @ 11.89 hrs, Volume= 0.167 af
Outflow = 1.95 cfs @ 11.96 hrs, Volume= 0.166 af, Atten= 48%, Lag= 4.4 min
Primary = 1.95 cfs @ 11.96 hrs, Volume= 0.166 af

Routing by Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 573.51' @ 11.96 hrs Surf.Area= 1,169 sf Storage= 1,137 cf

Plug-Flow detention time= 4.4 min calculated for 0.166 af (100% of inflow)
Center-of-Mass det. time= 4.2 min (784.4 - 780.2)

Volume	Invert	Avail.Storage	Storage Description
#1	571.80'	3,579 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
571.80	0	0	0
572.00	315	32	32
573.00	858	587	618
574.00	1,466	1,162	1,780
575.00	2,132	1,799	3,579

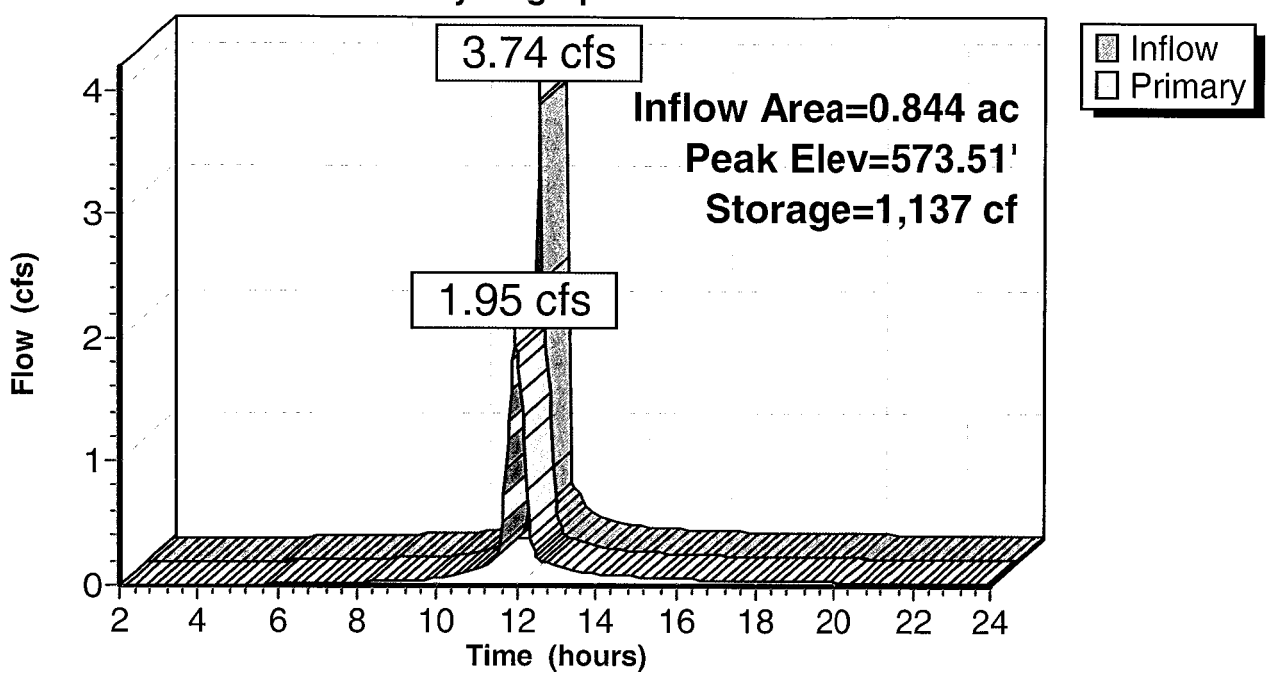
Device	Routing	Invert	Outlet Devices
#1	Primary	571.80'	**8.0" x 80.0' long Culvert** Ke= 0.600 Outlet Invert= 571.32' S= 0.0060 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior
#2	Primary	571.80'	**4.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=1.93 cfs @ 11.96 hrs HW=573.49' (Free Discharge)
↑—**1=Culvert** (Barrel Controls 1.41 cfs @ 4.05 fps)
└—**2=Orifice/Grate** (Orifice Controls 0.52 cfs @ 5.94 fps)

Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 1P: Existing Pond

Hydrograph



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 3P: EX. RCVR

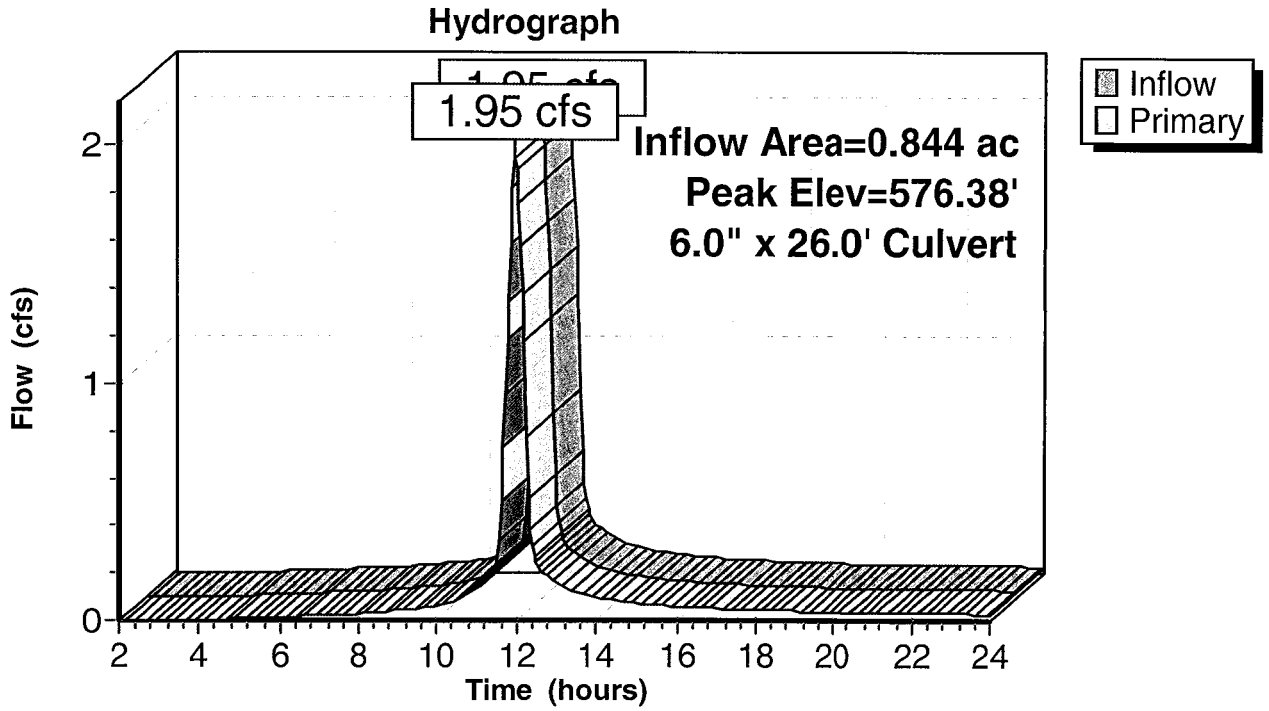
Inflow Area = 0.844 ac, Inflow Depth > 2.37" for 10 yr event
Inflow = 1.95 cfs @ 11.96 hrs, Volume= 0.166 af
Outflow = 1.95 cfs @ 11.96 hrs, Volume= 0.166 af, Atten= 0%, Lag= 0.0 min
Primary = 1.95 cfs @ 11.96 hrs, Volume= 0.166 af

Routing by Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 576.38' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	571.31'	**6.0" x 26.0' long Culvert** Ke= 0.600 Outlet Invert= 571.01' S= 0.0115 '/' Cc= 0.900 n= 0.010 PVC, smooth interior

Primary OutFlow Max=1.93 cfs @ 11.96 hrs HW=576.31' (Free Discharge)
↑**1=Culvert** (Inlet Controls 1.93 cfs @ 9.84 fps)

Pond 3P: EX. RCVR



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 9P: EX. RCVR

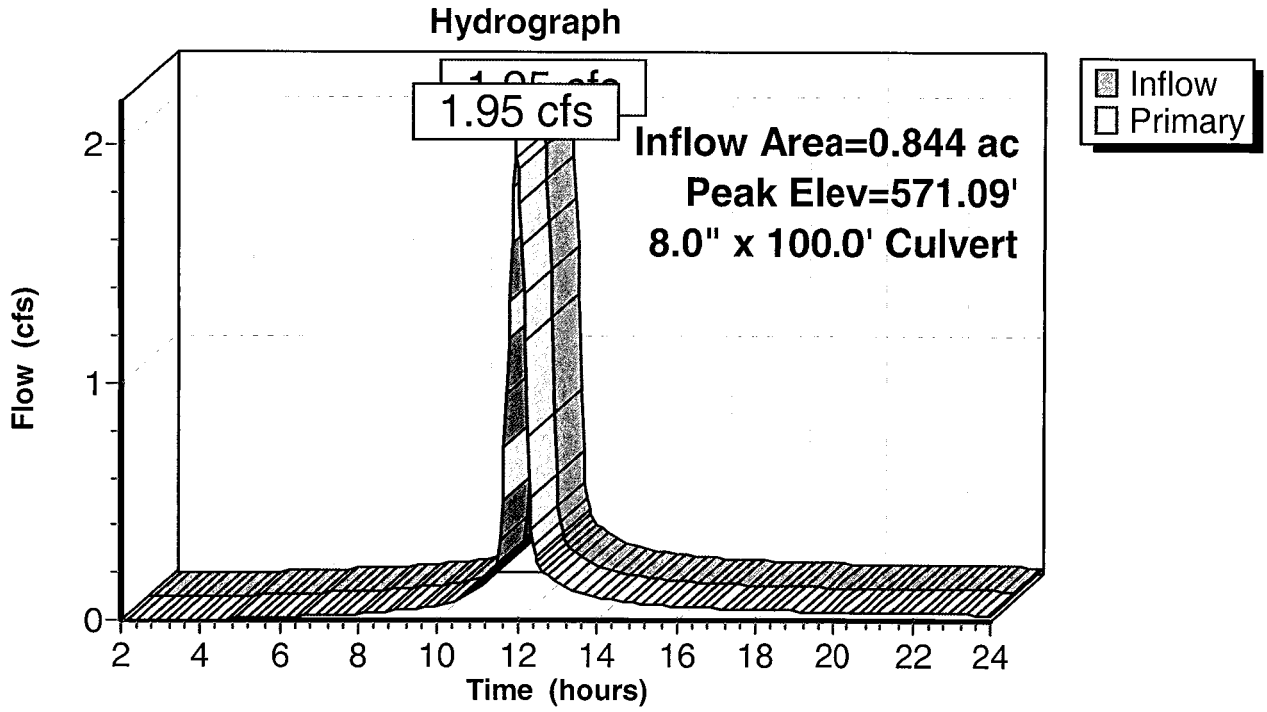
Inflow Area = 0.844 ac, Inflow Depth > 2.37" for 10 yr event
Inflow = 1.95 cfs @ 11.96 hrs, Volume= 0.166 af
Outflow = 1.95 cfs @ 11.96 hrs, Volume= 0.166 af, Atten= 0%, Lag= 0.0 min
Primary = 1.95 cfs @ 11.96 hrs, Volume= 0.166 af

Routing by Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 571.09' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	569.05'	**8.0" x 100.0' long Culvert** Ke= 0.600 Outlet Invert= 568.11' S= 0.0094 '/' Cc= 0.900 n= 0.010 PVC, smooth interior

Primary OutFlow Max=1.93 cfs @ 11.96 hrs HW=571.05' (Free Discharge)
↑—**1=Culvert** (Barrel Controls 1.93 cfs @ 5.53 fps)

Pond 9P: EX. RCVR



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Subcatchment 2S: Main Drainage Area

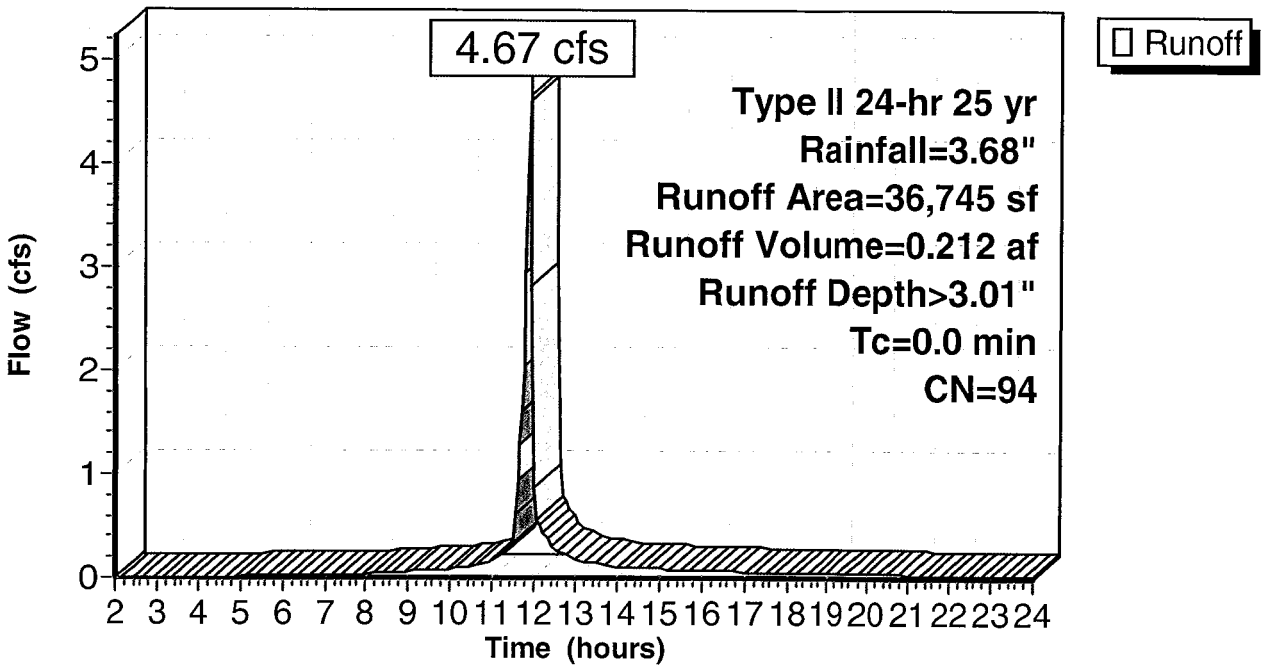
Runoff = 4.67 cfs @ 11.89 hrs, Volume= 0.212 af, Depth> 3.01"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 25 yr Rainfall=3.68"

Area (sf)	CN	Description
26,760	98	Paved parking & roofs
9,985	82	Woods/grass comb., Fair, HSG D
36,745	94	Weighted Average
9,985		Pervious Area
26,760		Impervious Area

Subcatchment 2S: Main Drainage Area

Hydrograph



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 1P: Existing Pond

Inflow Area = 0.844 ac, Inflow Depth > 3.01" for 25 yr event
Inflow = 4.67 cfs @ 11.89 hrs, Volume= 0.212 af
Outflow = 2.17 cfs @ 11.97 hrs, Volume= 0.212 af, Atten= 54%, Lag= 4.8 min
Primary = 2.17 cfs @ 11.97 hrs, Volume= 0.212 af

Routing by Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 573.89' @ 11.97 hrs Surf.Area= 1,398 sf Storage= 1,620 cf

Plug-Flow detention time= 5.2 min calculated for 0.212 af (100% of inflow)
Center-of-Mass det. time= 4.9 min (778.6 - 773.7)

Volume	Invert	Avail.Storage	Storage Description
#1	571.80'	3,579 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
571.80	0	0	0
572.00	315	32	32
573.00	858	587	618
574.00	1,466	1,162	1,780
575.00	2,132	1,799	3,579

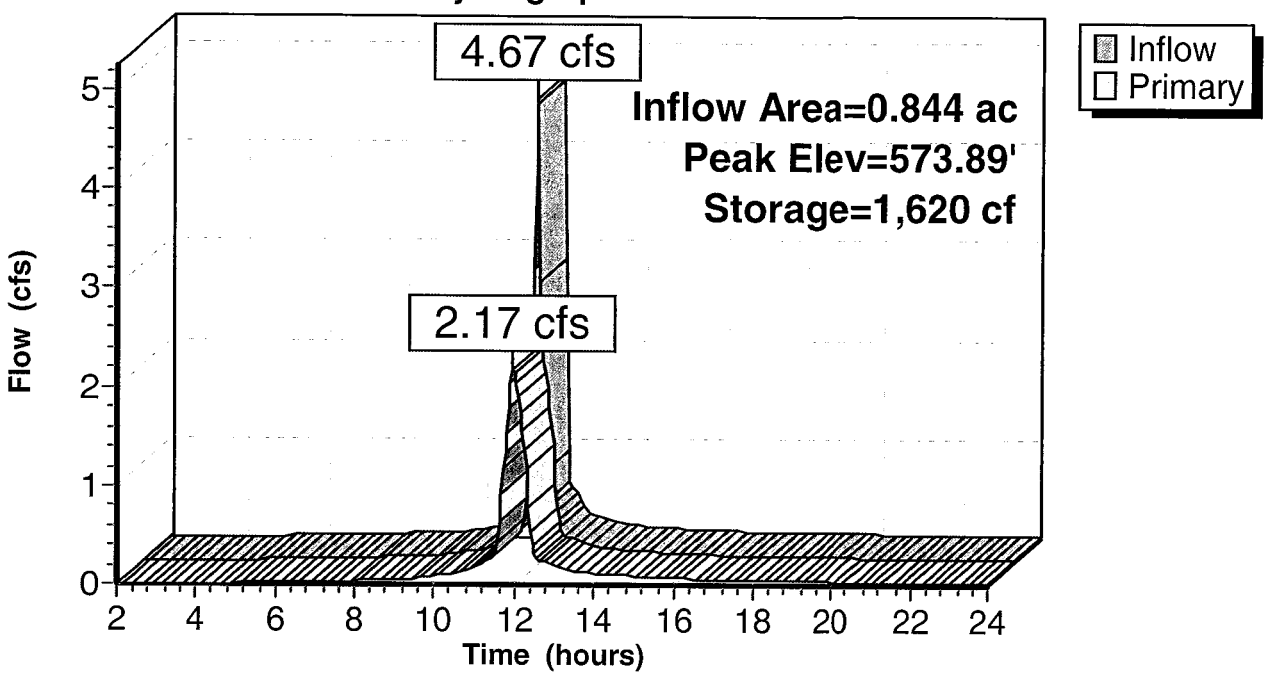
Device	Routing	Invert	Outlet Devices
#1	Primary	571.80'	**8.0" x 80.0' long Culvert** Ke= 0.600 Outlet Invert= 571.32' S= 0.0060 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior
#2	Primary	571.80'	**4.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=2.15 cfs @ 11.97 hrs HW=573.86' (Free Discharge)
↑—**1=Culvert** (Barrel Controls 1.58 cfs @ 4.52 fps)
└—**2=Orifice/Grate** (Orifice Controls 0.58 cfs @ 6.62 fps)

Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 1P: Existing Pond

Hydrograph



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 3P: EX. RCVR

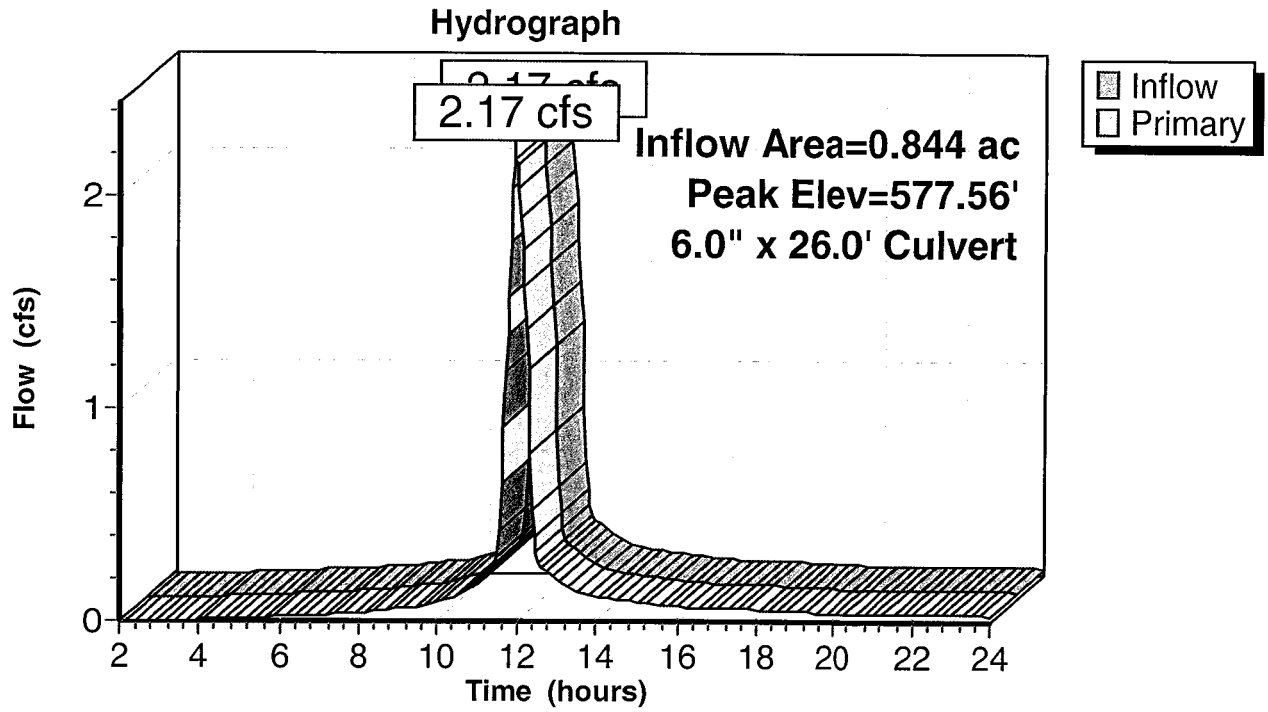
Inflow Area = 0.844 ac, Inflow Depth > 3.01" for 25 yr event
Inflow = 2.17 cfs @ 11.97 hrs, Volume= 0.212 af
Outflow = 2.17 cfs @ 11.97 hrs, Volume= 0.212 af, Atten= 0%, Lag= 0.0 min
Primary = 2.17 cfs @ 11.97 hrs, Volume= 0.212 af

Routing by Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 577.56' @ 11.97 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	571.31'	**6.0" x 26.0' long Culvert** Ke= 0.600 Outlet Invert= 571.01' S= 0.0115 '/' Cc= 0.900 n= 0.010 PVC, smooth interior

Primary OutFlow Max=2.15 cfs @ 11.97 hrs HW=577.47' (Free Discharge)
↳**1=Culvert** (Inlet Controls 2.15 cfs @ 10.97 fps)

Pond 3P: EX. RCVR



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 9P: EX. RCVR

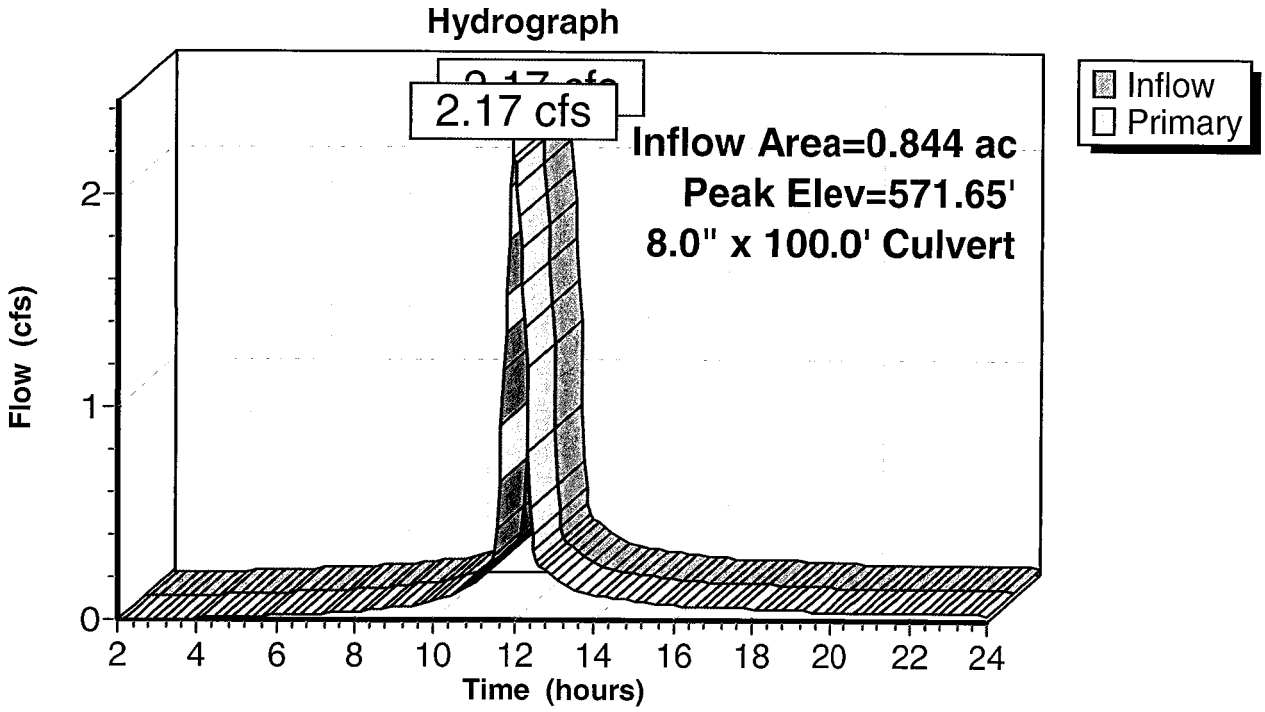
Inflow Area = 0.844 ac, Inflow Depth > 3.01" for 25 yr event
Inflow = 2.17 cfs @ 11.97 hrs, Volume= 0.212 af
Outflow = 2.17 cfs @ 11.97 hrs, Volume= 0.212 af, Atten= 0%, Lag= 0.0 min
Primary = 2.17 cfs @ 11.97 hrs, Volume= 0.212 af

Routing by Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 571.65' @ 11.97 hrs

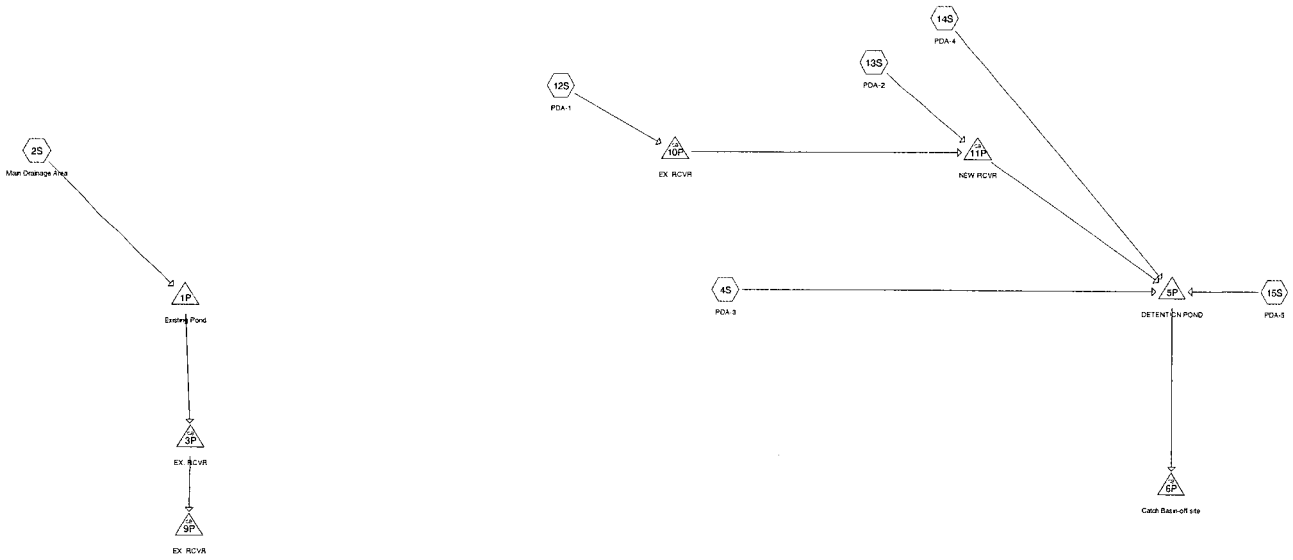
Device	Routing	Invert	Outlet Devices
#1	Primary	569.05'	**8.0" x 100.0' long Culvert** Ke= 0.600 Outlet Invert= 568.11' S= 0.0094 '/' Cc= 0.900 n= 0.010 PVC, smooth interior

Primary OutFlow Max=2.15 cfs @ 11.97 hrs HW=571.61' (Free Discharge)
↑—**1=Culvert** (Barrel Controls 2.15 cfs @ 6.17 fps)

Pond 9P: EX. RCVR



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)



Subcat Reach Pond Link

Drainage Diagram for 21-069

Prepared by Apex Consulting Survey&Engineering 8/18/2021

HydroCAD® 8.00 s/n 004183 © 2006 HydroCAD Software Solutions LLC

Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Area Listing (all nodes)

Area (acres)	CN	Description (subcats)
0.326	80	>75% Grass cover, Good, HSG D (14S,15S)
0.229	82	Woods/grass comb., Fair, HSG D (2S)
2.019	98	Paved parking & roofs (2S,4S,12S,13S)
2.574		

Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Time span=1.00-24.00 hrs, dt=0.05 hrs, 461 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 2S: Main Drainage Area Runoff Area=36,745 sf Runoff Depth>1.20"
Tc=0.0 min CN=94 Runoff=1.99 cfs 0.084 af

Subcatchment 4S: PDA-3 Runoff Area=33,227 sf Runoff Depth>1.57"
Flow Length=144' Slope=0.0500 '/' Tc=1.1 min CN=98 Runoff=2.08 cfs 0.100 af

Subcatchment 12S: PDA-1 Runoff Area=14,537 sf Runoff Depth>1.57"
Flow Length=144' Slope=0.0500 '/' Tc=1.1 min CN=98 Runoff=0.91 cfs 0.044 af

Subcatchment 13S: PDA-2 Runoff Area=13,415 sf Runoff Depth>1.57"
Flow Length=144' Slope=0.0500 '/' Tc=1.1 min CN=98 Runoff=0.84 cfs 0.040 af

Subcatchment 14S: PDA-4 Runoff Area=7,110 sf Runoff Depth>0.44"
Flow Length=245' Slope=0.0500 '/' Tc=19.1 min CN=80 Runoff=0.07 cfs 0.006 af

Subcatchment 15S: PDA-5 Runoff Area=7,110 sf Runoff Depth>0.44"
Flow Length=25' Slope=0.0500 '/' Tc=3.1 min CN=80 Runoff=0.13 cfs 0.006 af

Pond 1P: Existing Pond Peak Elev=572.71' Storage=394 cf Inflow=1.99 cfs 0.084 af
Outflow=1.37 cfs 0.084 af

Pond 3P: EX. RCVR Peak Elev=573.94' Inflow=1.37 cfs 0.084 af
6.0" x 26.0' Culvert Outflow=1.37 cfs 0.084 af

Pond 5P: DETENTION POND Peak Elev=572.50' Storage=3,636 cf Inflow=3.95 cfs 0.195 af
Outflow=0.36 cfs 0.193 af

Pond 6P: Catch Basin-off site Peak Elev=571.78' Inflow=0.36 cfs 0.193 af
6.0" x 45.0' Culvert Outflow=0.36 cfs 0.193 af

Pond 9P: EX. RCVR Peak Elev=570.14' Inflow=1.37 cfs 0.084 af
8.0" x 100.0' Culvert Outflow=1.37 cfs 0.084 af

Pond 10P: EX. RCVR Peak Elev=572.65' Inflow=0.91 cfs 0.044 af
12.0" x 124.0' Culvert Outflow=0.91 cfs 0.044 af

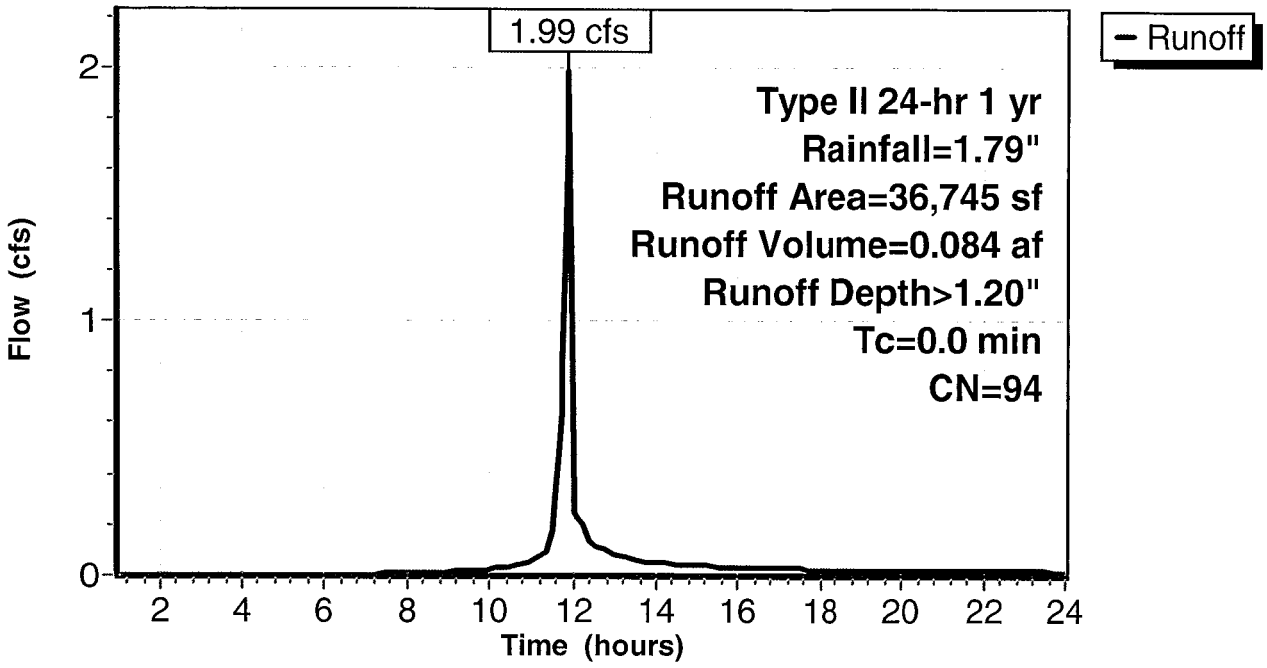
Pond 11P: NEW RCVR Peak Elev=572.34' Inflow=1.75 cfs 0.084 af
12.0" x 41.0' Culvert Outflow=1.75 cfs 0.084 af

Total Runoff Area = 2.574 ac Runoff Volume = 0.280 af Average Runoff Depth = 1.30"
21.58% Pervious Area = 0.556 ac 78.42% Impervious Area = 2.019 ac

Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

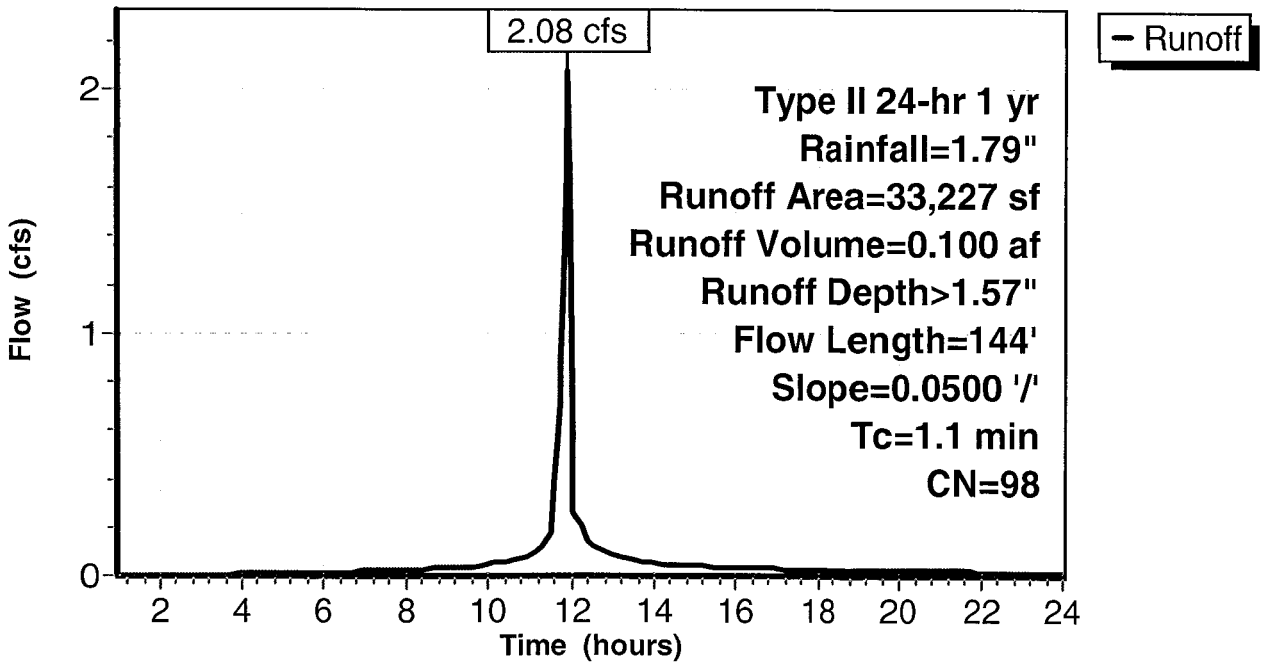
Subcatchment 2S: Main Drainage Area

Hydrograph



Subcatchment 4S: PDA-3

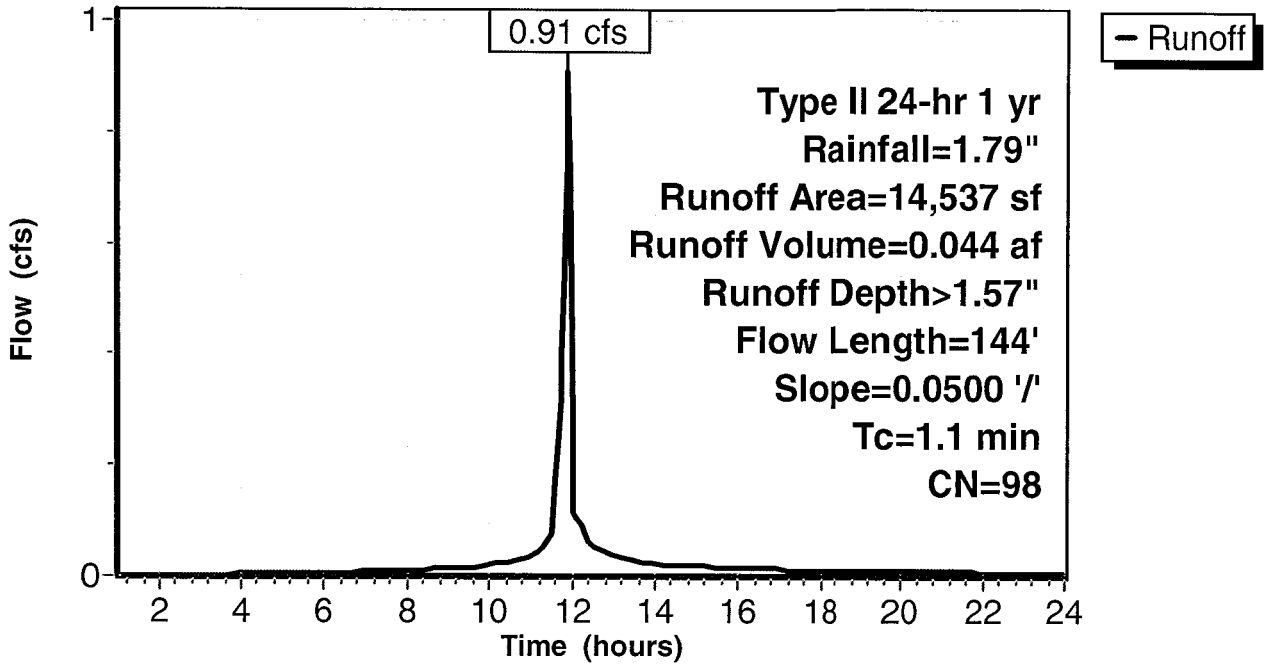
Hydrograph



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

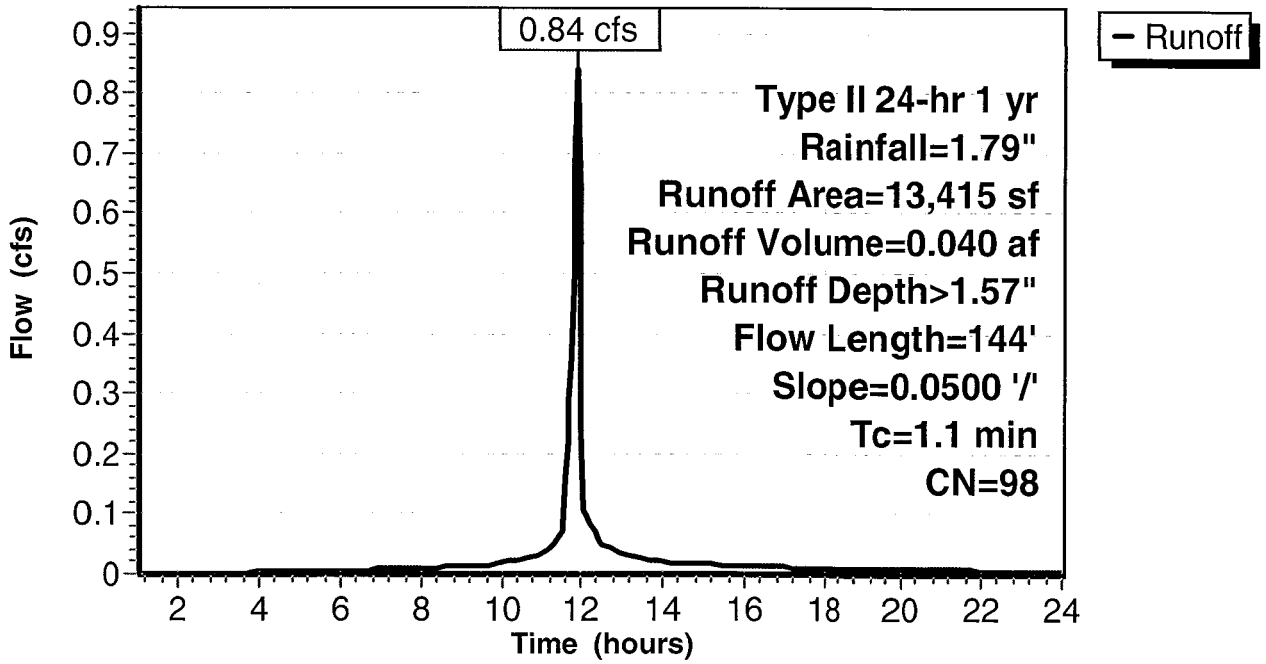
Subcatchment 12S: PDA-1

Hydrograph



Subcatchment 13S: PDA-2

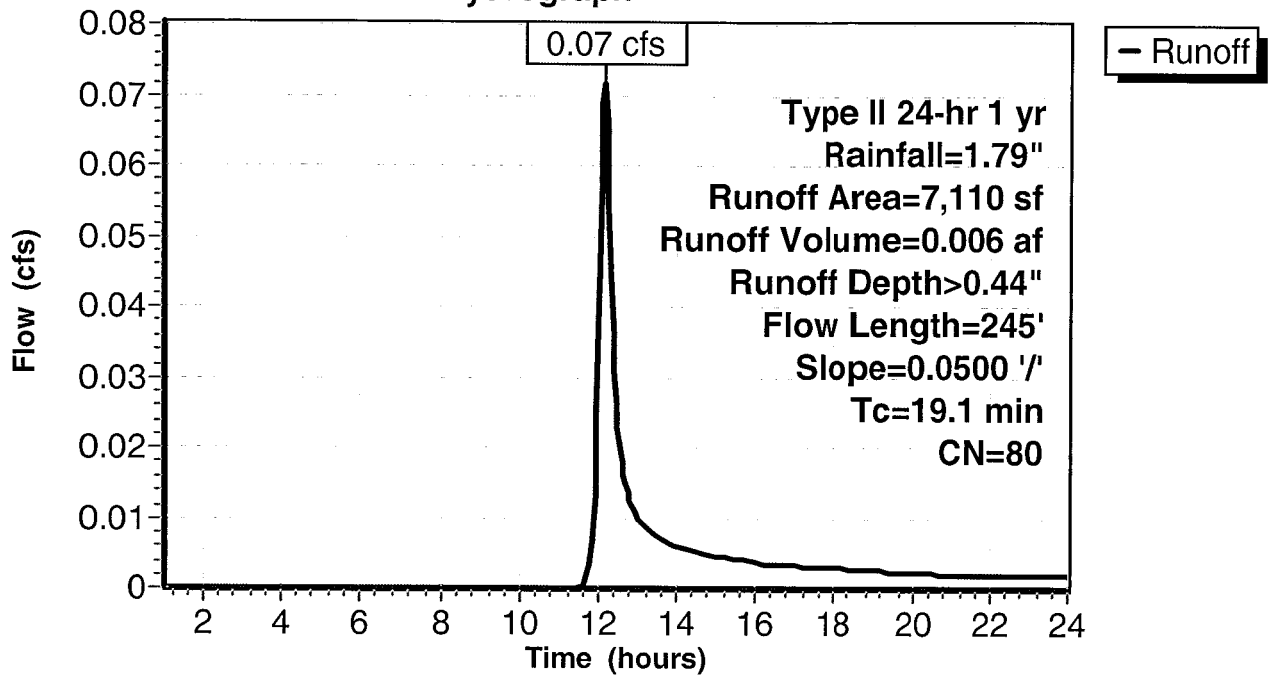
Hydrograph



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

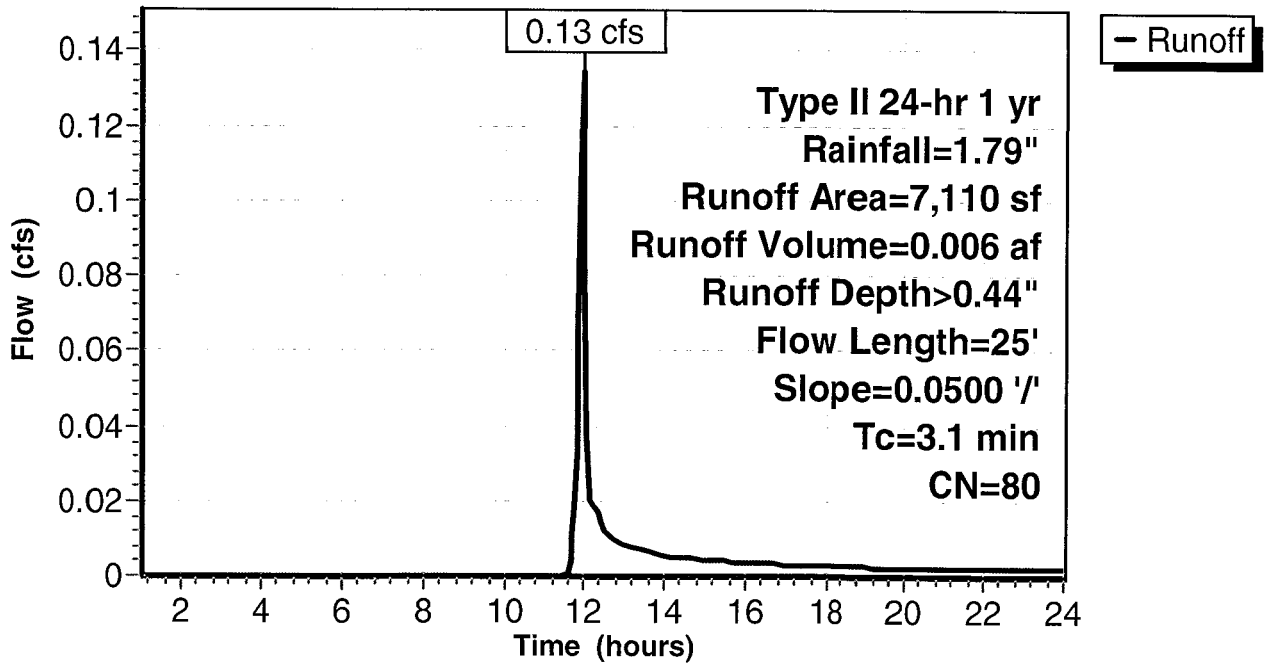
Subcatchment 14S: PDA-4

Hydrograph



Subcatchment 15S: PDA-5

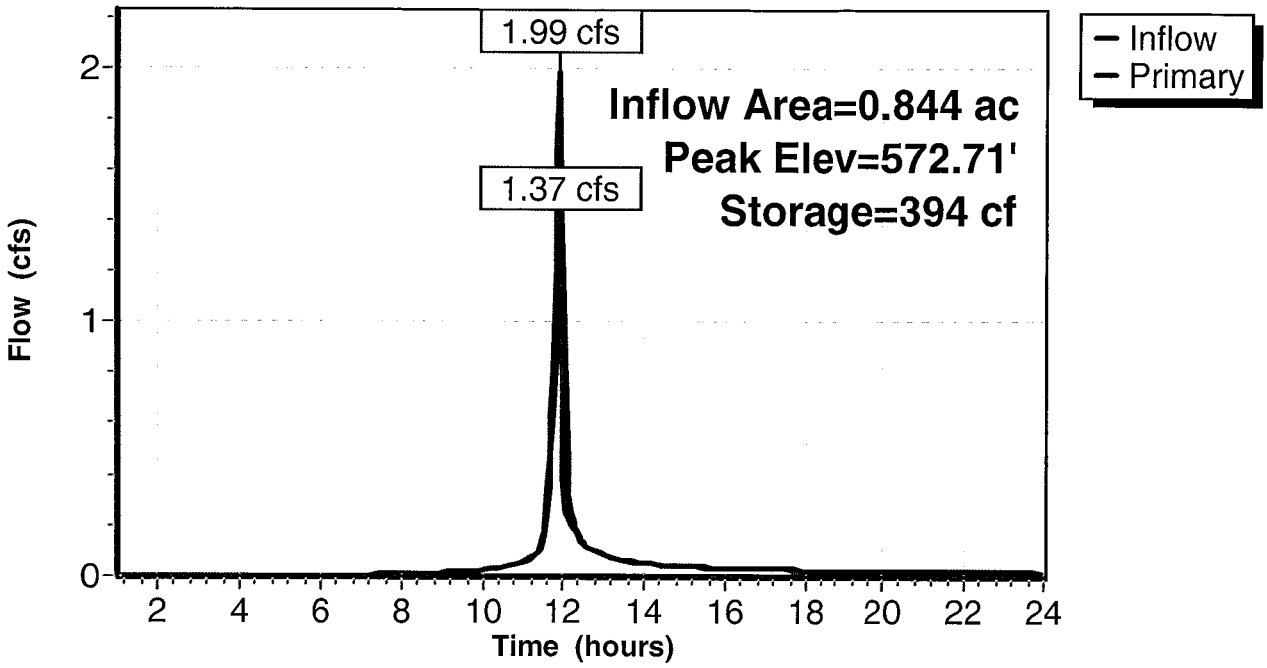
Hydrograph



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

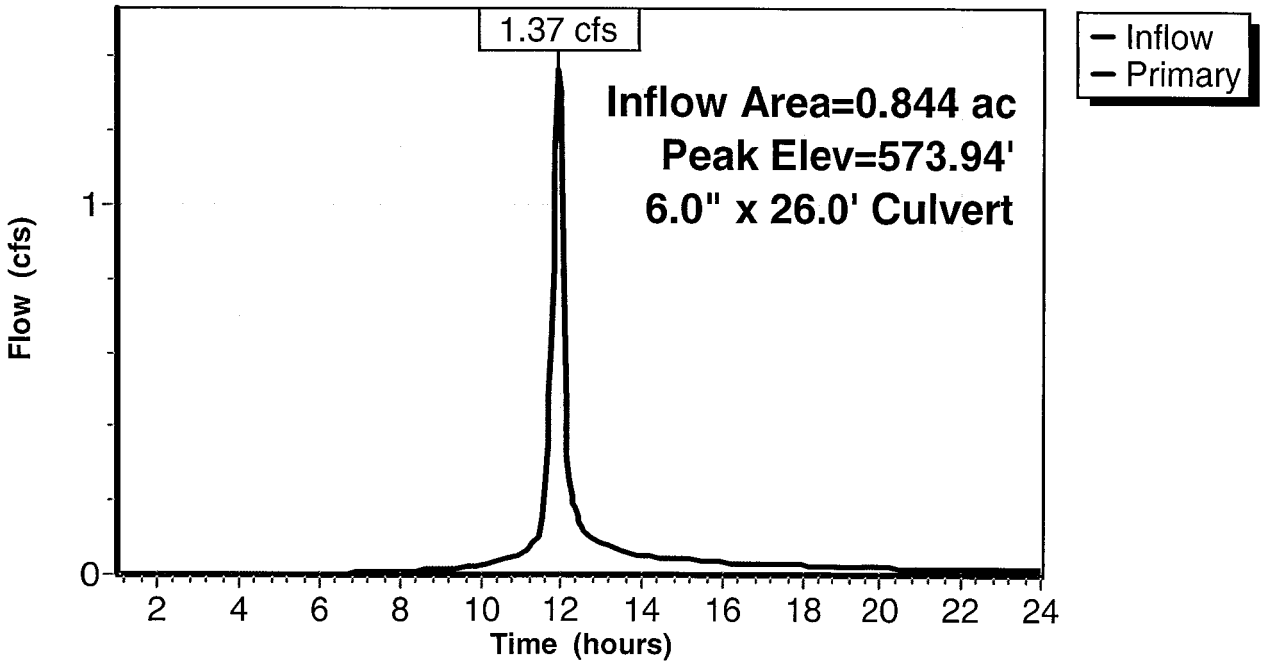
Pond 1P: Existing Pond

Hydrograph



Pond 3P: EX. RCVR

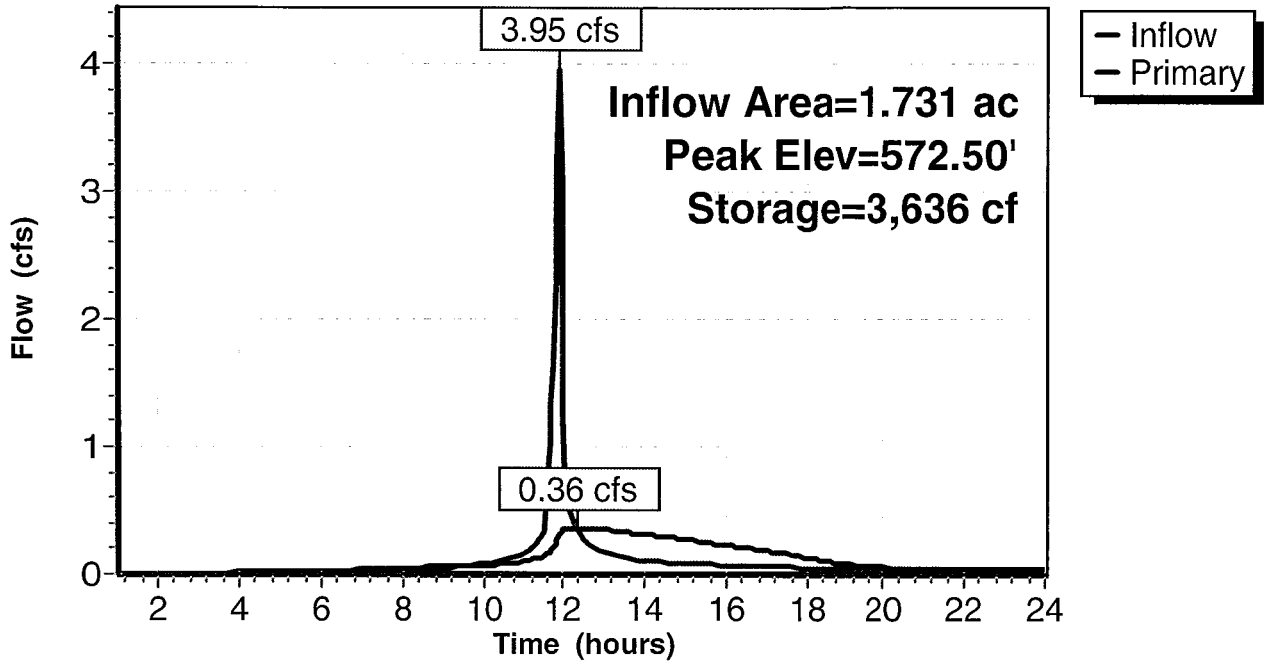
Hydrograph



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

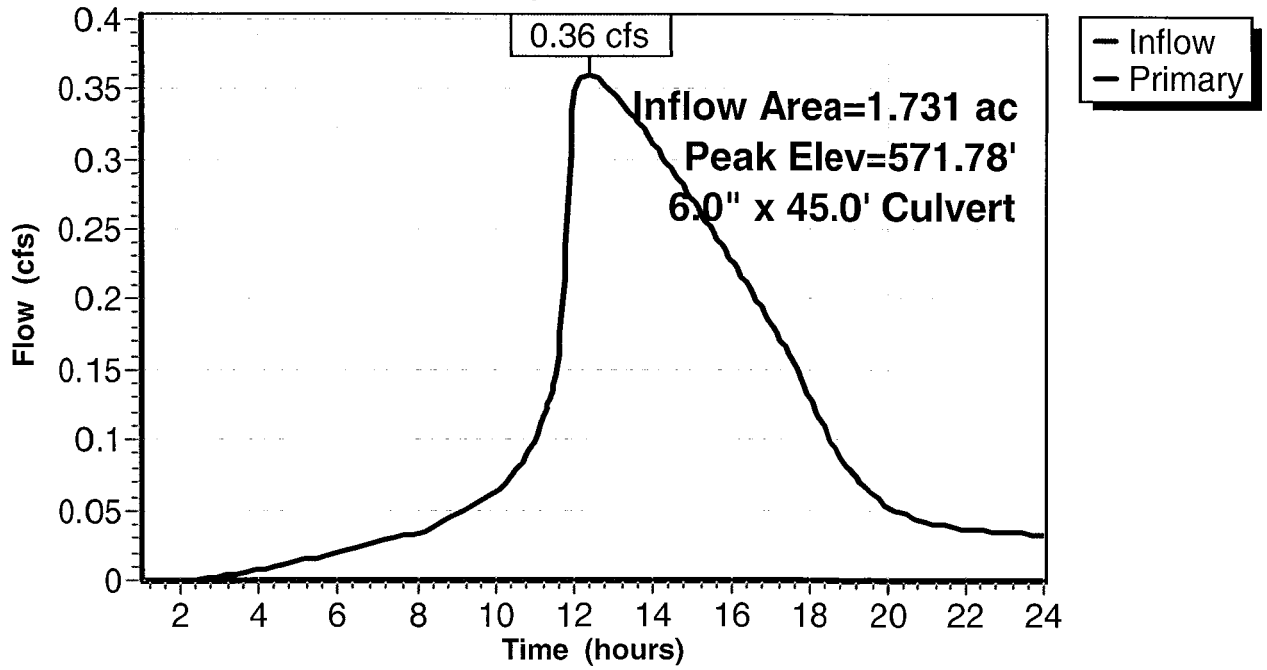
Pond 5P: DETENTION POND

Hydrograph



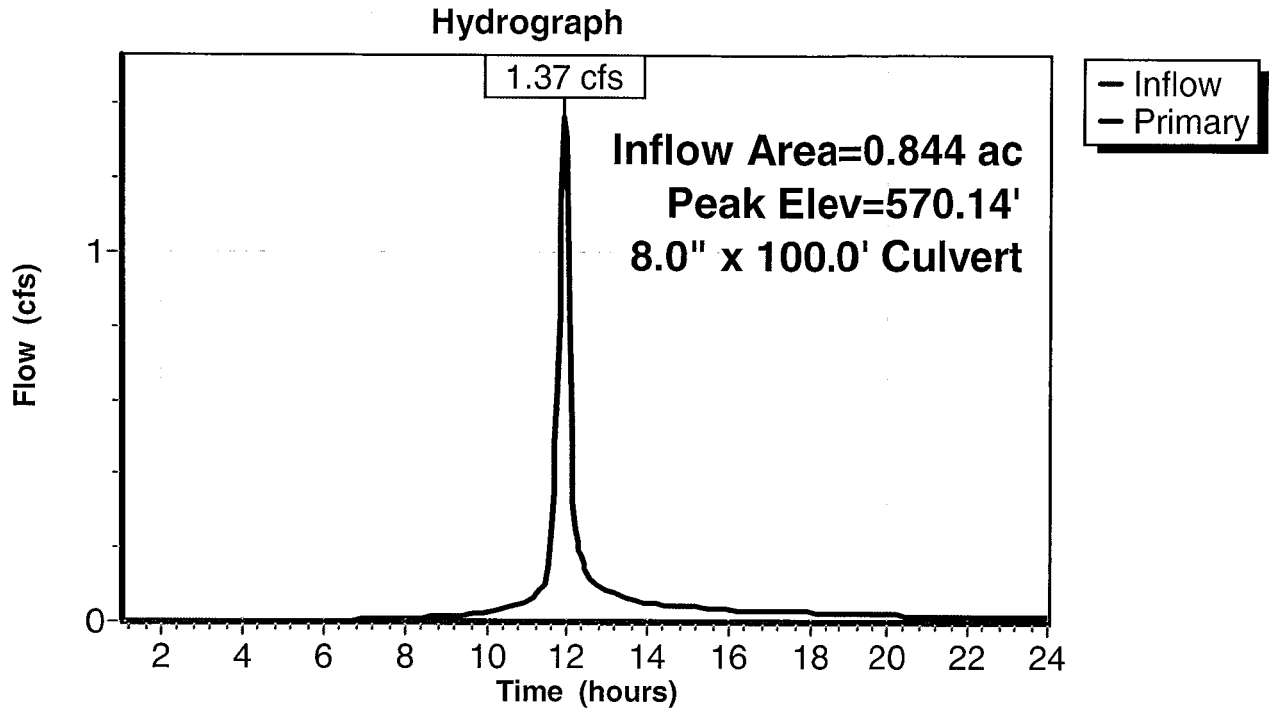
Pond 6P: Catch Basin-off site

Hydrograph

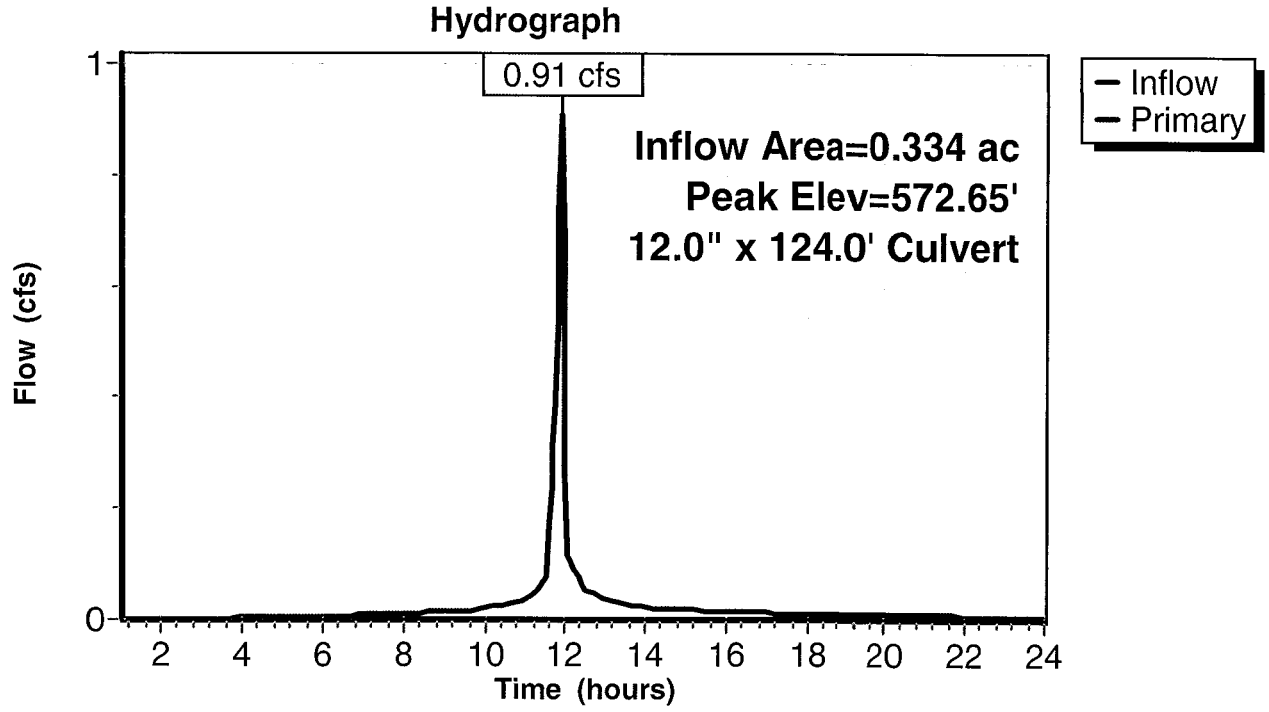


Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 9P: EX. RCVR



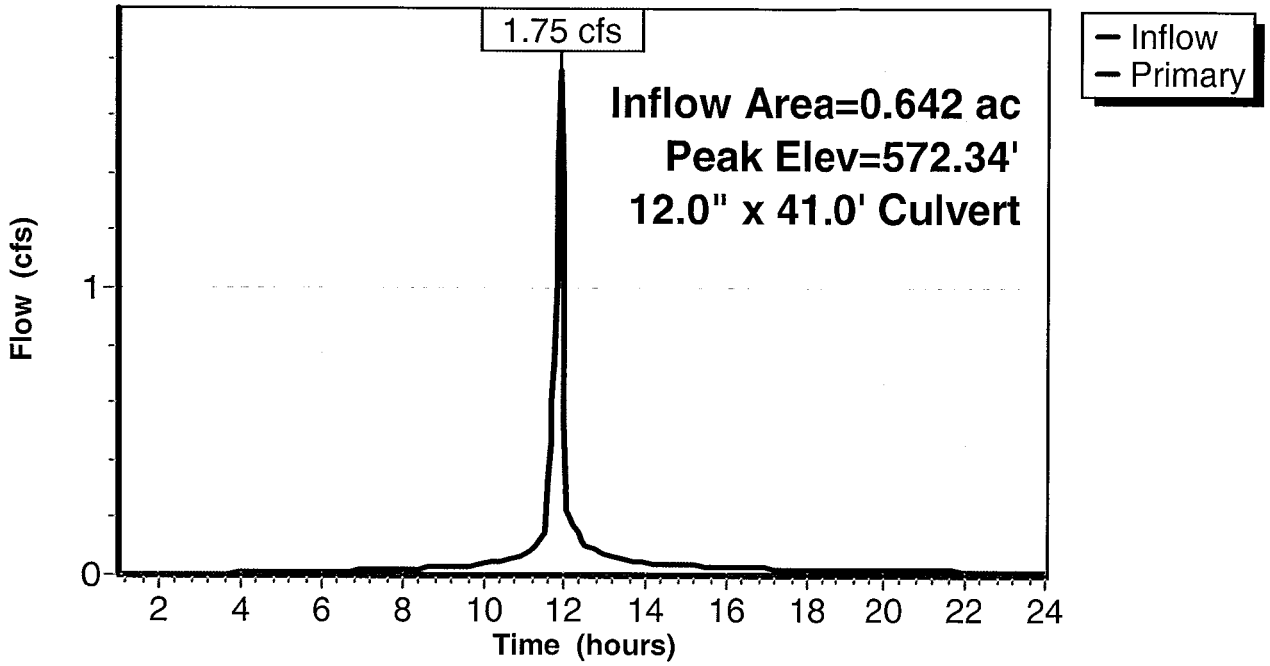
Pond 10P: EX. RCVR



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 11P: NEW RCVR

Hydrograph



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Time span=1.00-24.00 hrs, dt=0.05 hrs, 461 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 2S: Main Drainage Area Runoff Area=36,745 sf Runoff Depth>2.37"
Tc=0.0 min CN=94 Runoff=3.74 cfs 0.167 af

Subcatchment 4S: PDA-3 Runoff Area=33,227 sf Runoff Depth>2.79"
Flow Length=144' Slope=0.0500 '/' Tc=1.1 min CN=98 Runoff=3.59 cfs 0.177 af

Subcatchment 12S: PDA-1 Runoff Area=14,537 sf Runoff Depth>2.79"
Flow Length=144' Slope=0.0500 '/' Tc=1.1 min CN=98 Runoff=1.57 cfs 0.078 af

Subcatchment 13S: PDA-2 Runoff Area=13,415 sf Runoff Depth>2.79"
Flow Length=144' Slope=0.0500 '/' Tc=1.1 min CN=98 Runoff=1.45 cfs 0.072 af

Subcatchment 14S: PDA-4 Runoff Area=7,110 sf Runoff Depth>1.26"
Flow Length=245' Slope=0.0500 '/' Tc=19.1 min CN=80 Runoff=0.23 cfs 0.017 af

Subcatchment 15S: PDA-5 Runoff Area=7,110 sf Runoff Depth>1.26"
Flow Length=25' Slope=0.0500 '/' Tc=3.1 min CN=80 Runoff=0.40 cfs 0.017 af

Pond 1P: Existing Pond Peak Elev=573.51' Storage=1,137 cf Inflow=3.74 cfs 0.167 af
Outflow=1.95 cfs 0.166 af

Pond 3P: EX. RCVR Peak Elev=576.38' Inflow=1.95 cfs 0.166 af
6.0" x 26.0' Culvert Outflow=1.95 cfs 0.166 af

Pond 5P: DETENTION POND Peak Elev=573.16' Storage=7,193 cf Inflow=7.02 cfs 0.361 af
Outflow=0.50 cfs 0.356 af

Pond 6P: Catch Basin-off site Peak Elev=572.02' Inflow=0.50 cfs 0.356 af
6.0" x 45.0' Culvert Outflow=0.50 cfs 0.356 af

Pond 9P: EX. RCVR Peak Elev=571.09' Inflow=1.95 cfs 0.166 af
8.0" x 100.0' Culvert Outflow=1.95 cfs 0.166 af

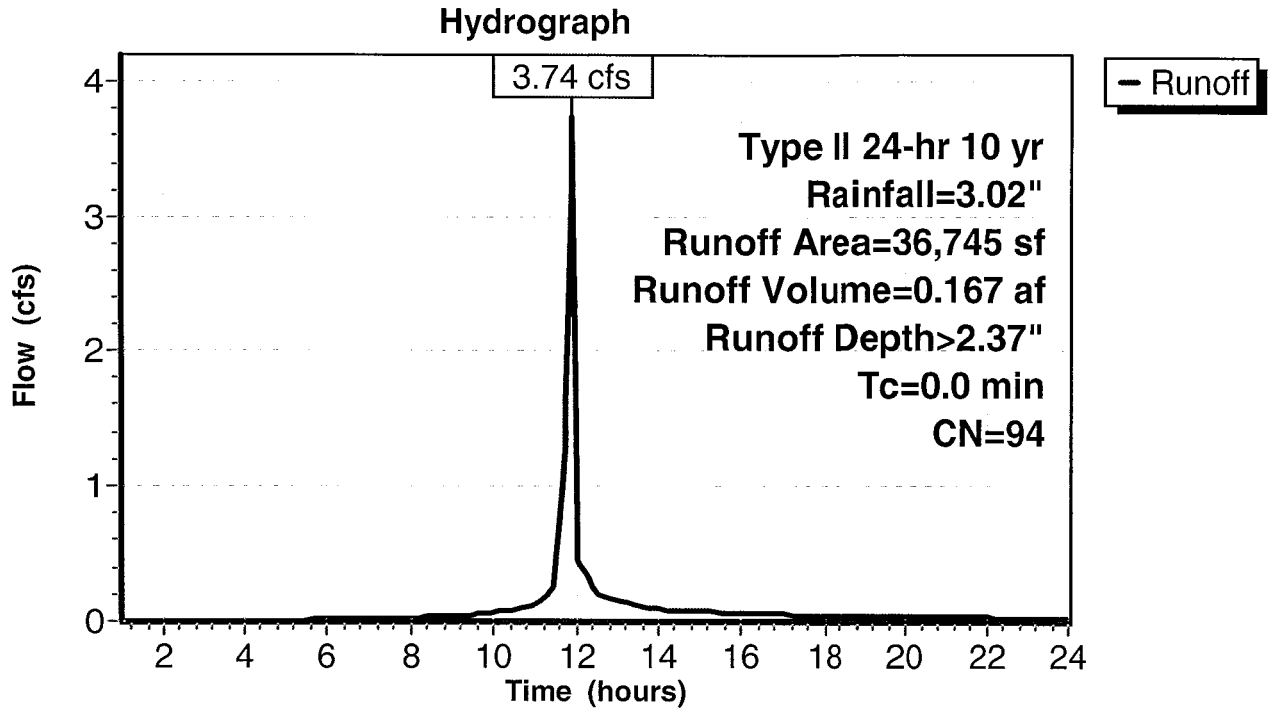
Pond 10P: EX. RCVR Peak Elev=572.85' Inflow=1.57 cfs 0.078 af
12.0" x 124.0' Culvert Outflow=1.57 cfs 0.078 af

Pond 11P: NEW RCVR Peak Elev=572.80' Inflow=3.02 cfs 0.149 af
12.0" x 41.0' Culvert Outflow=3.02 cfs 0.149 af

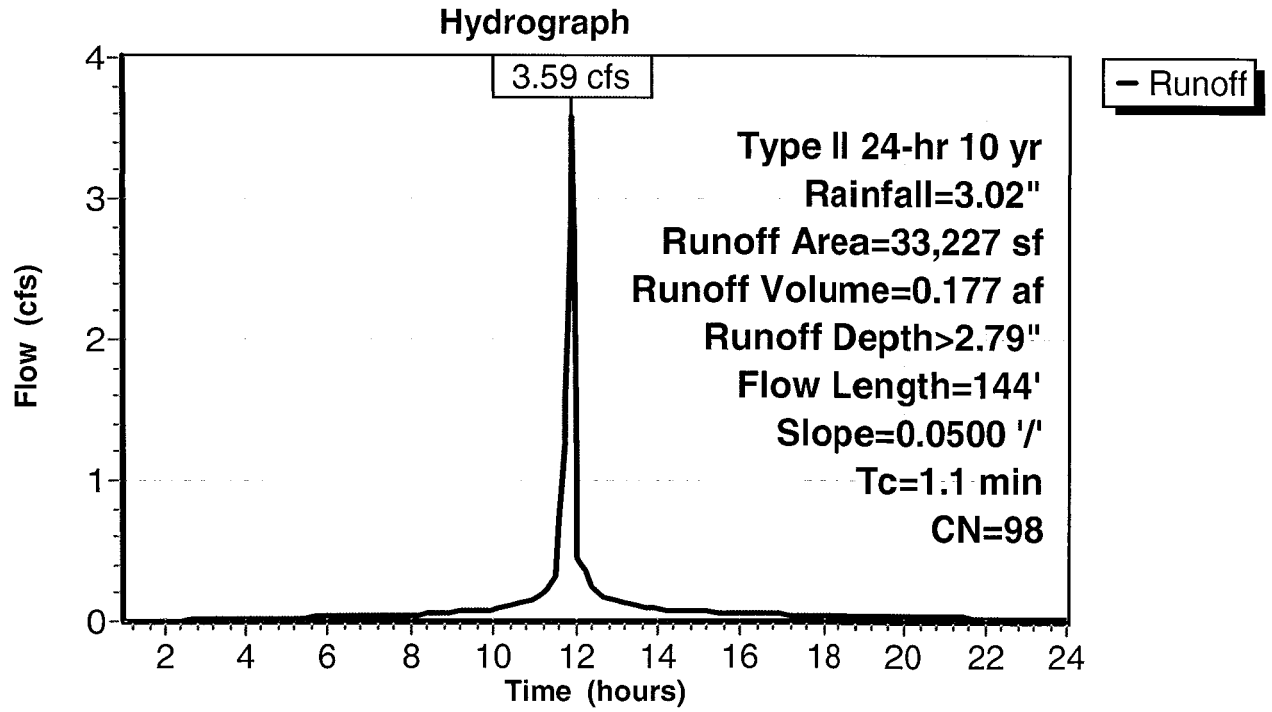
Total Runoff Area = 2.574 ac Runoff Volume = 0.527 af Average Runoff Depth = 2.46"
21.58% Pervious Area = 0.556 ac 78.42% Impervious Area = 2.019 ac

Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Subcatchment 2S: Main Drainage Area



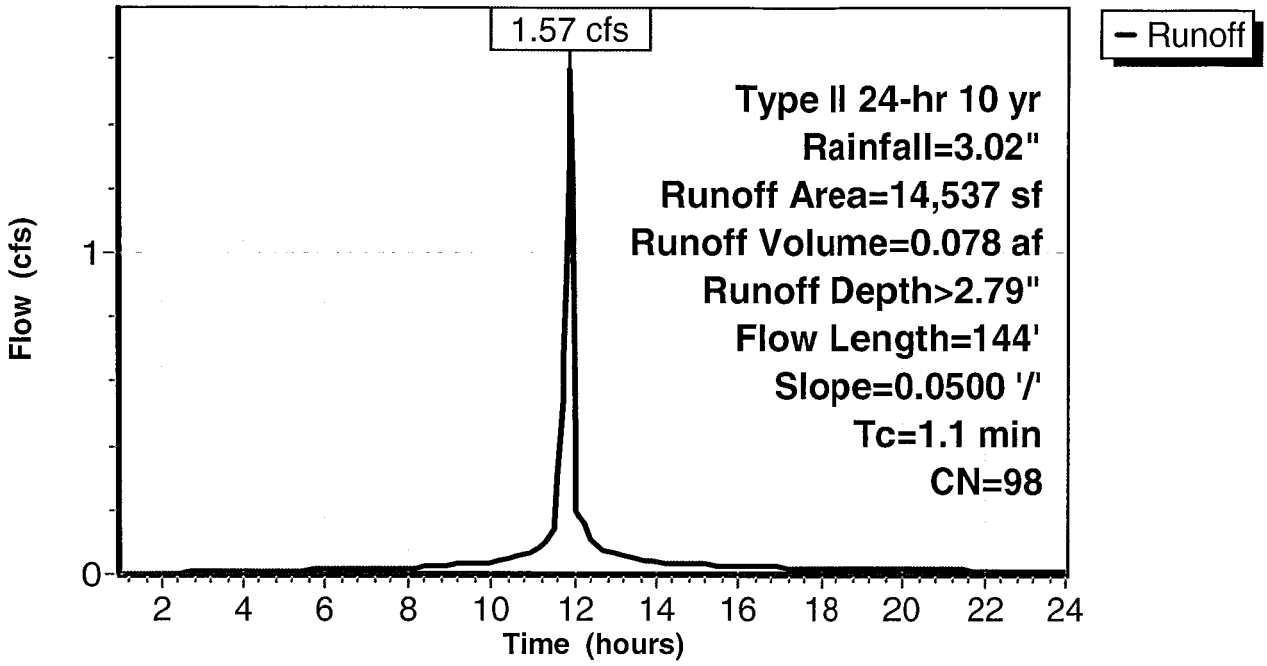
Subcatchment 4S: PDA-3



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

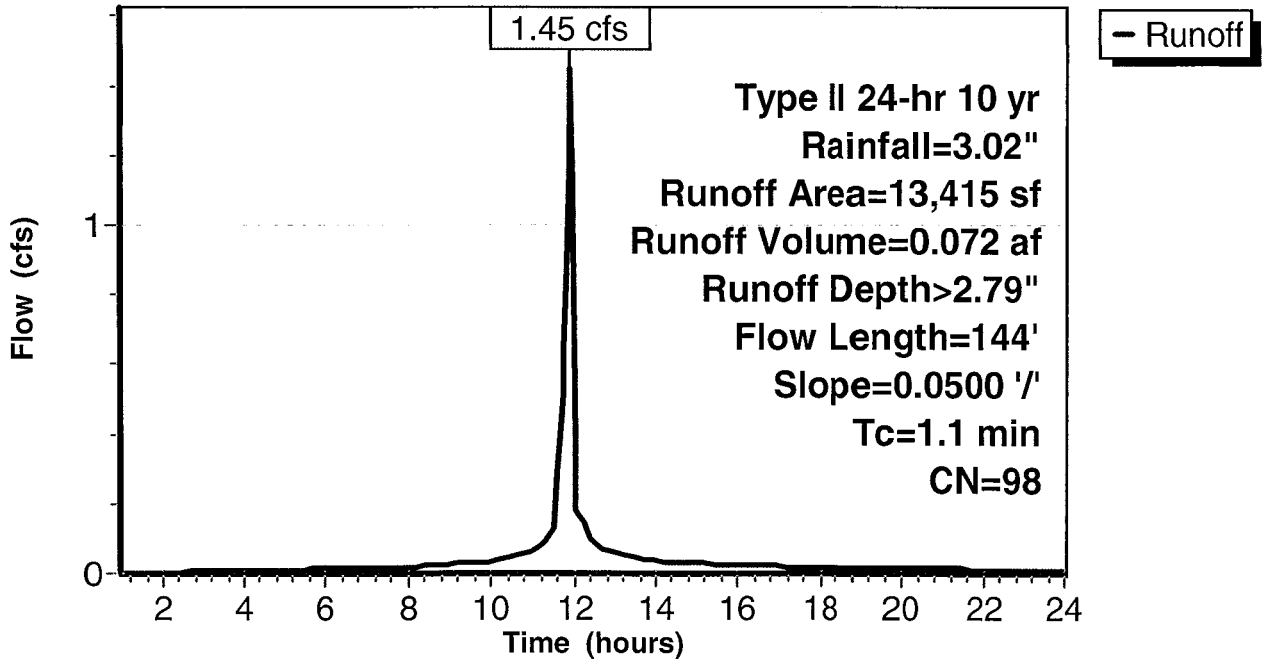
Subcatchment 12S: PDA-1

Hydrograph



Subcatchment 13S: PDA-2

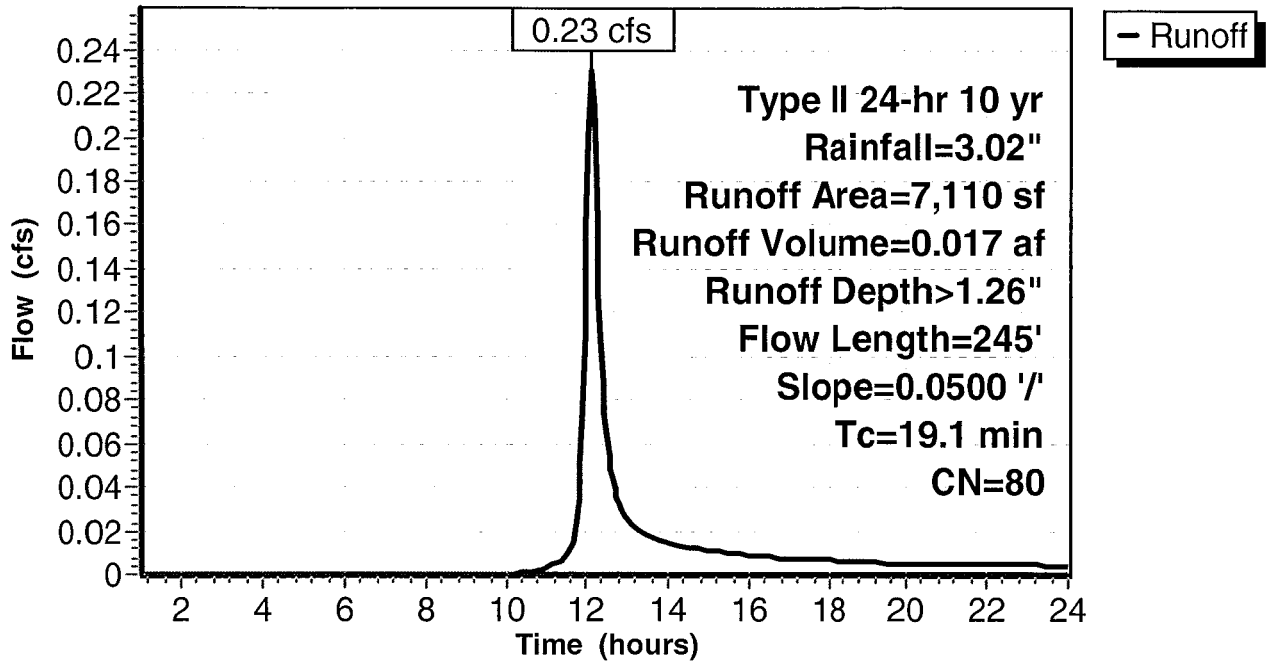
Hydrograph



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

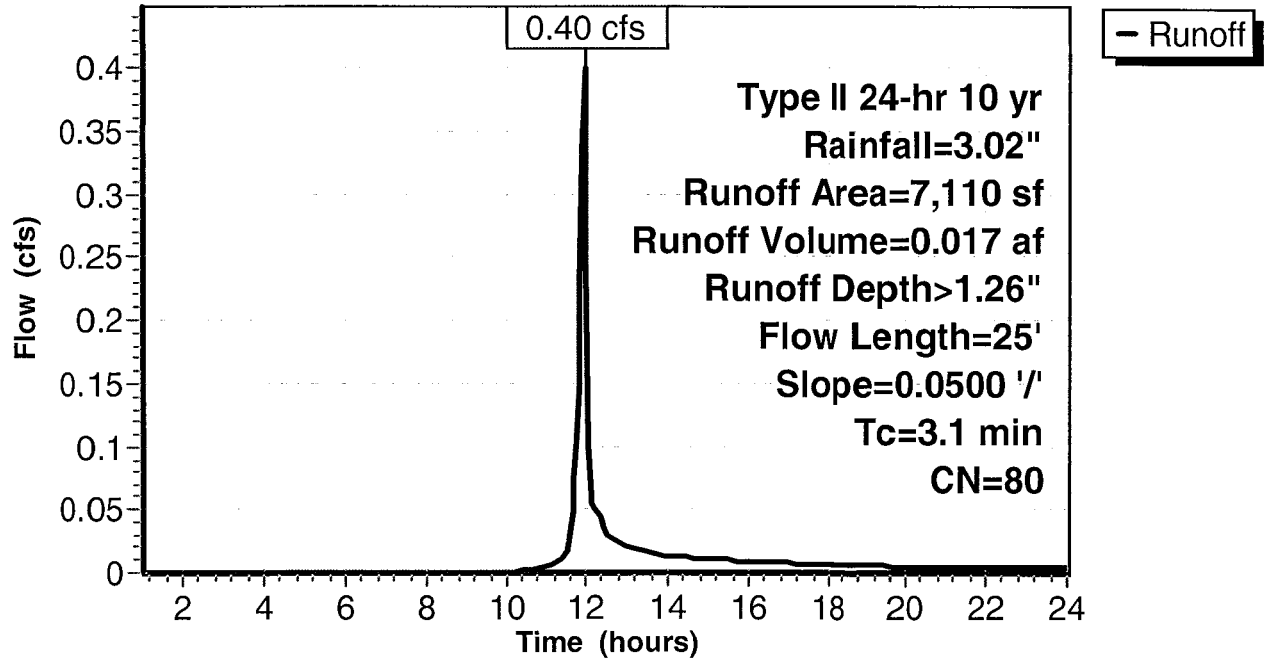
Subcatchment 14S: PDA-4

Hydrograph



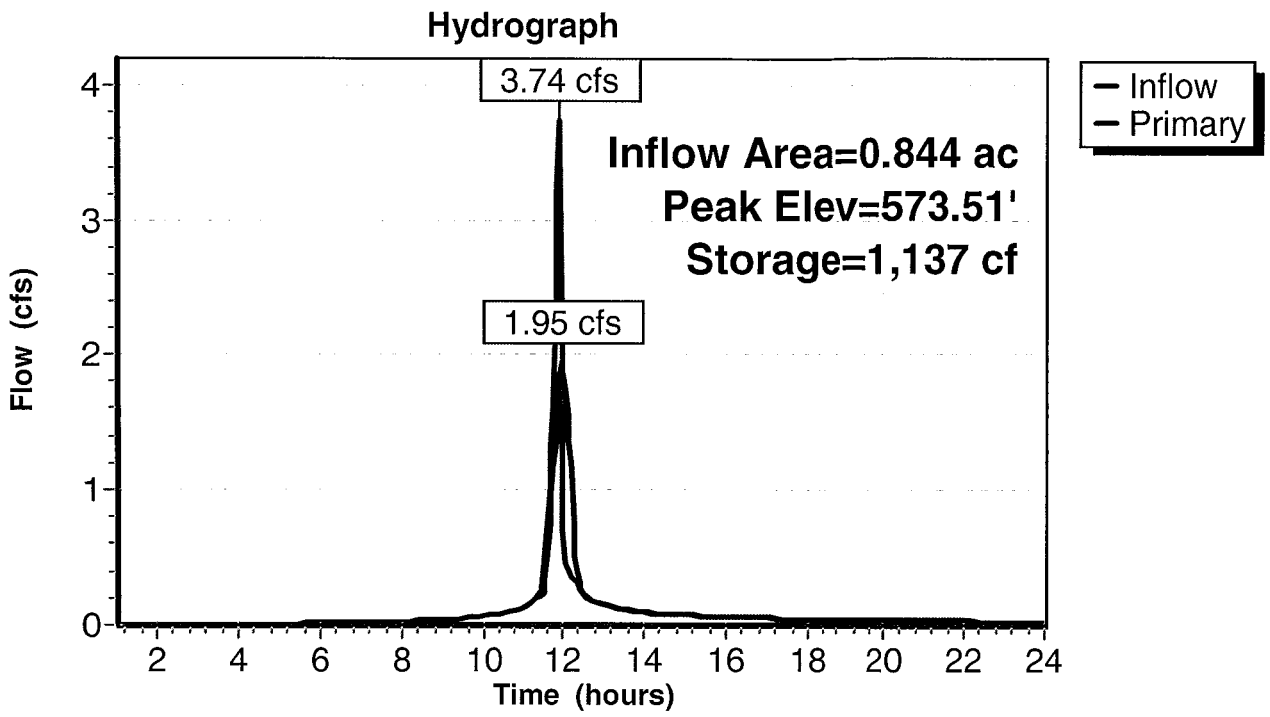
Subcatchment 15S: PDA-5

Hydrograph

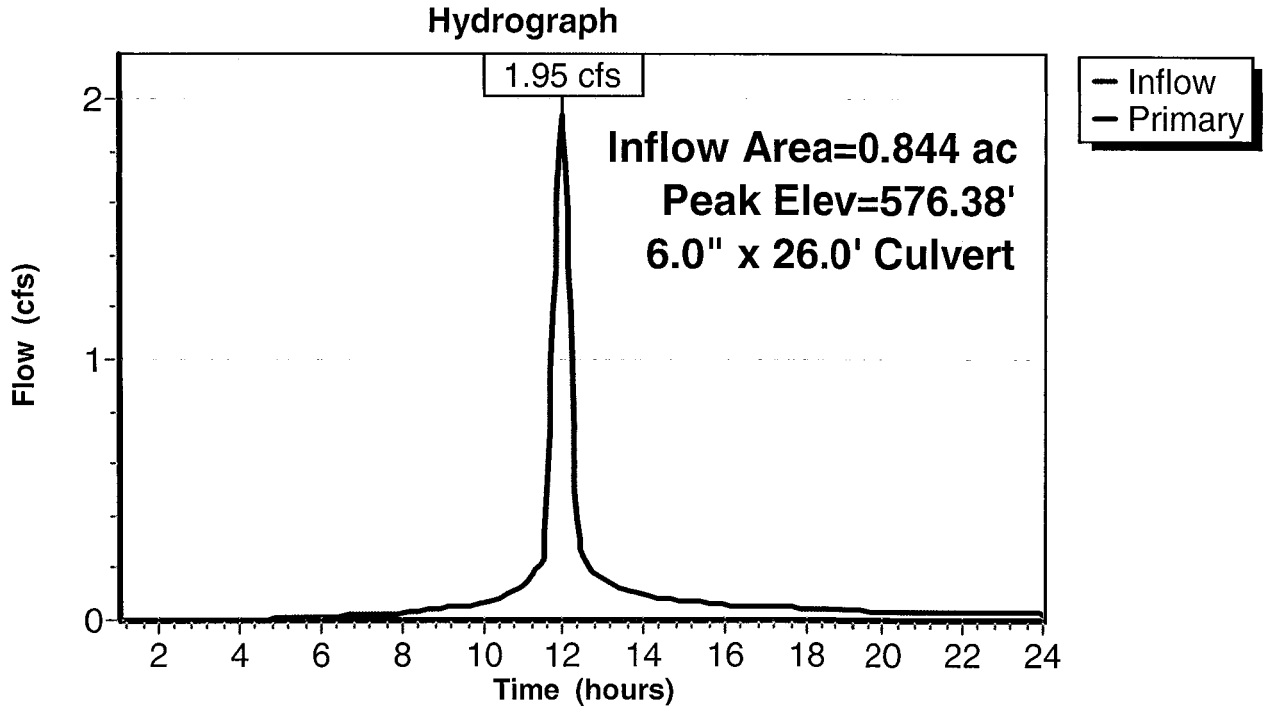


Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 1P: Existing Pond



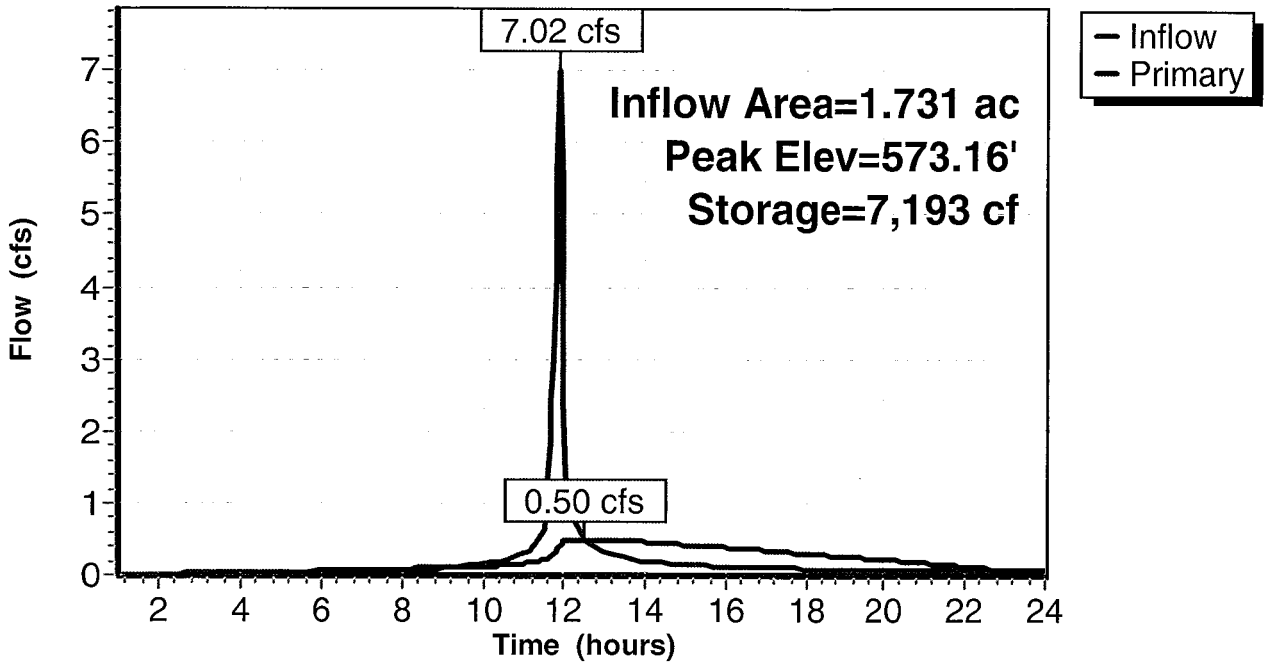
Pond 3P: EX. RCVR



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

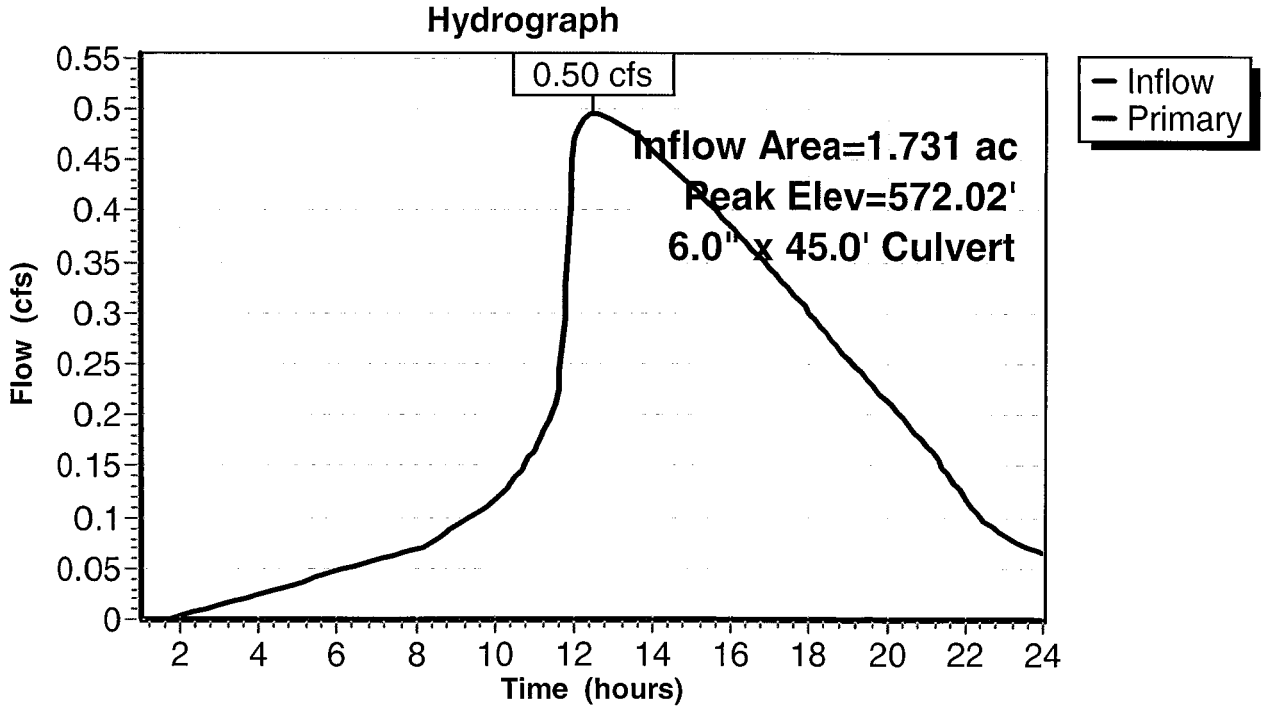
Pond 5P: DETENTION POND

Hydrograph



Pond 6P: Catch Basin-off site

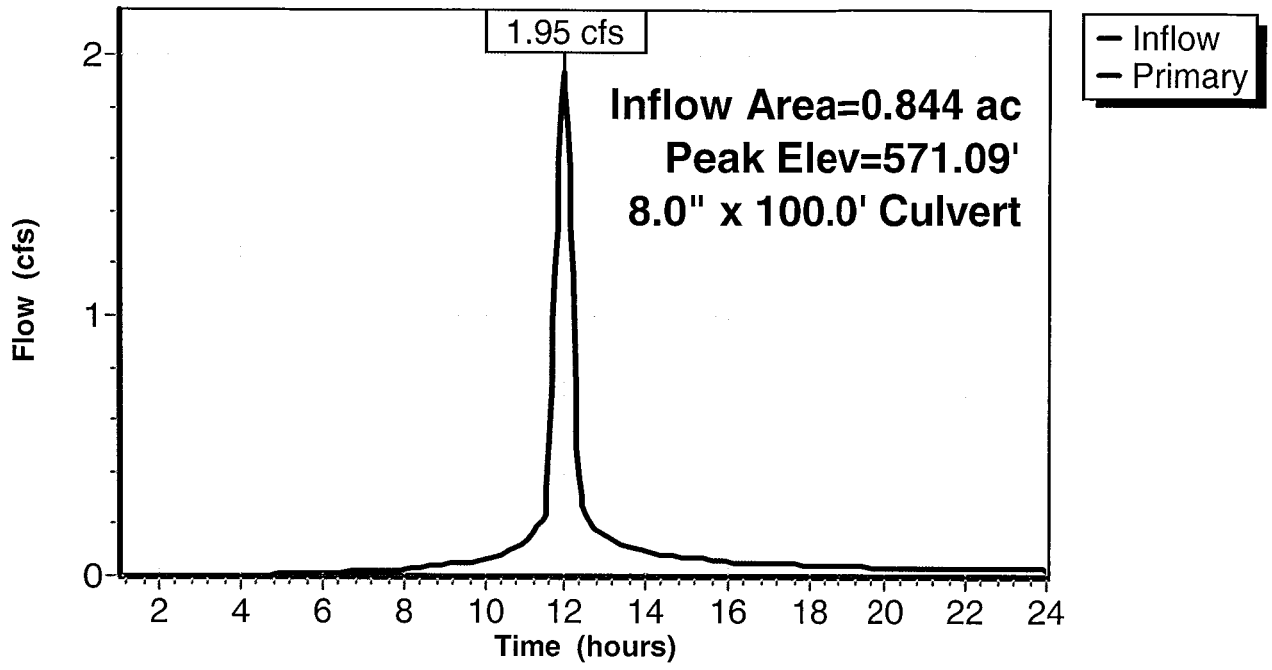
Hydrograph



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

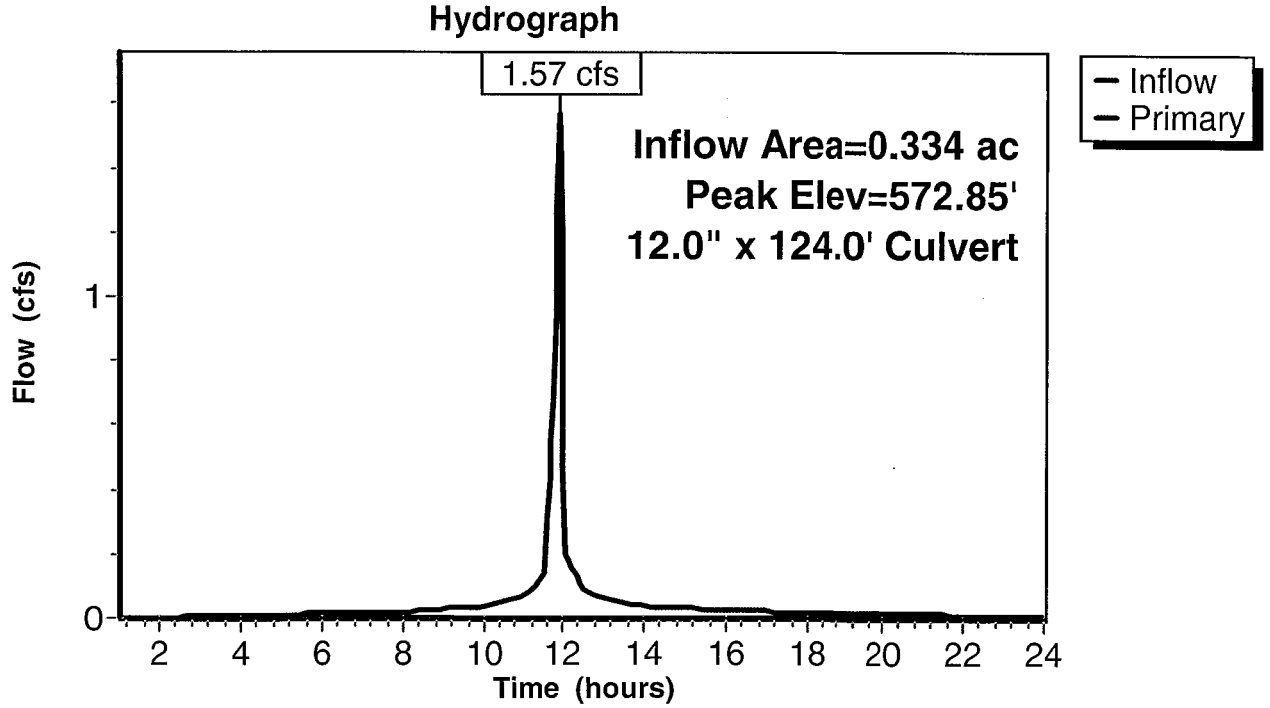
Pond 9P: EX. RCVR

Hydrograph



Pond 10P: EX. RCVR

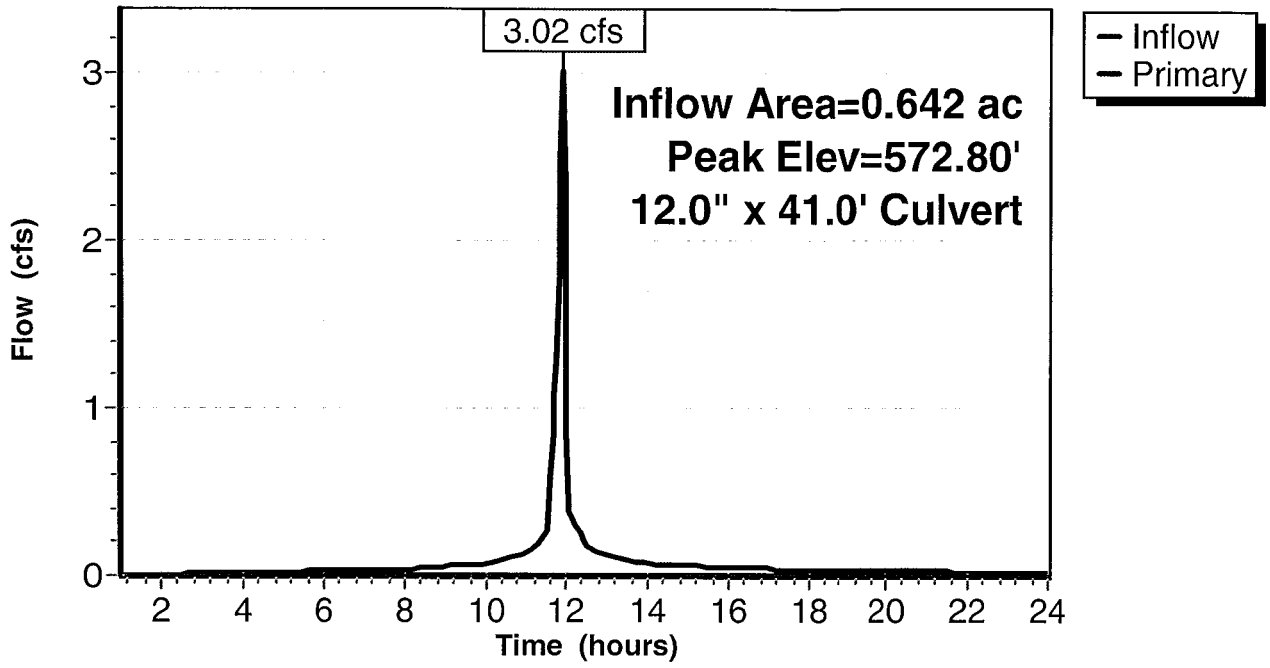
Hydrograph



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 11P: NEW RCVR

Hydrograph



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Time span=1.00-24.00 hrs, dt=0.05 hrs, 461 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 2S: Main Drainage Area Runoff Area=36,745 sf Runoff Depth>3.01"
Tc=0.0 min CN=94 Runoff=4.67 cfs 0.212 af

Subcatchment 4S: PDA-3 Runoff Area=33,227 sf Runoff Depth>3.45"
Flow Length=144' Slope=0.0500 '/' Tc=1.1 min CN=98 Runoff=4.39 cfs 0.219 af

Subcatchment 12S: PDA-1 Runoff Area=14,537 sf Runoff Depth>3.45"
Flow Length=144' Slope=0.0500 '/' Tc=1.1 min CN=98 Runoff=1.92 cfs 0.096 af

Subcatchment 13S: PDA-2 Runoff Area=13,415 sf Runoff Depth>3.45"
Flow Length=144' Slope=0.0500 '/' Tc=1.1 min CN=98 Runoff=1.77 cfs 0.088 af

Subcatchment 14S: PDA-4 Runoff Area=7,110 sf Runoff Depth>1.77"
Flow Length=245' Slope=0.0500 '/' Tc=19.1 min CN=80 Runoff=0.33 cfs 0.024 af

Subcatchment 15S: PDA-5 Runoff Area=7,110 sf Runoff Depth>1.78"
Flow Length=25' Slope=0.0500 '/' Tc=3.1 min CN=80 Runoff=0.56 cfs 0.024 af

Pond 1P: Existing Pond Peak Elev=573.89' Storage=1,620 cf Inflow=4.67 cfs 0.212 af
Outflow=2.17 cfs 0.212 af

Pond 3P: EX. RCVR Peak Elev=577.56' Inflow=2.17 cfs 0.212 af
6.0" x 26.0' Culvert Outflow=2.17 cfs 0.212 af

Pond 5P: DETENTION POND Peak Elev=573.52' Storage=9,256 cf Inflow=8.67 cfs 0.452 af
Outflow=0.56 cfs 0.443 af

Pond 6P: Catch Basin-off site Peak Elev=572.15' Inflow=0.56 cfs 0.443 af
6.0" x 45.0' Culvert Outflow=0.56 cfs 0.443 af

Pond 9P: EX. RCVR Peak Elev=571.65' Inflow=2.17 cfs 0.212 af
8.0" x 100.0' Culvert Outflow=2.17 cfs 0.212 af

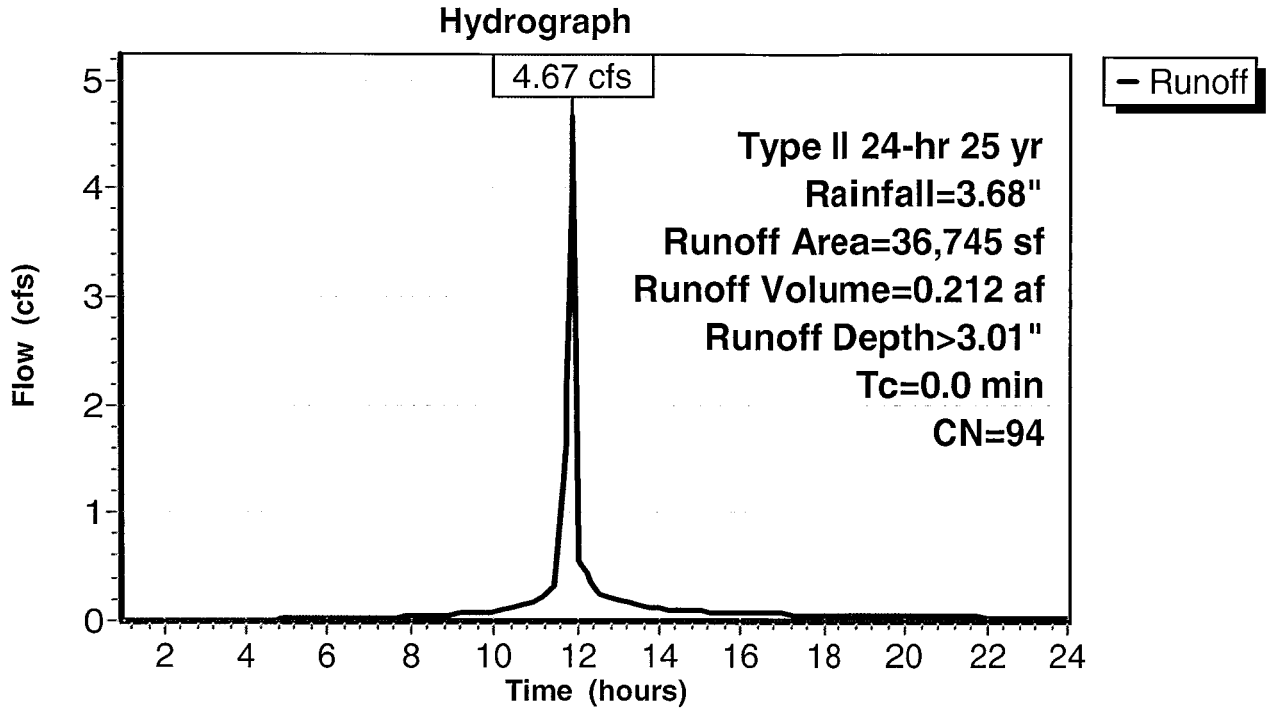
Pond 10P: EX. RCVR Peak Elev=572.95' Inflow=1.92 cfs 0.096 af
12.0" x 124.0' Culvert Outflow=1.92 cfs 0.096 af

Pond 11P: NEW RCVR Peak Elev=573.12' Inflow=3.69 cfs 0.184 af
12.0" x 41.0' Culvert Outflow=3.69 cfs 0.184 af

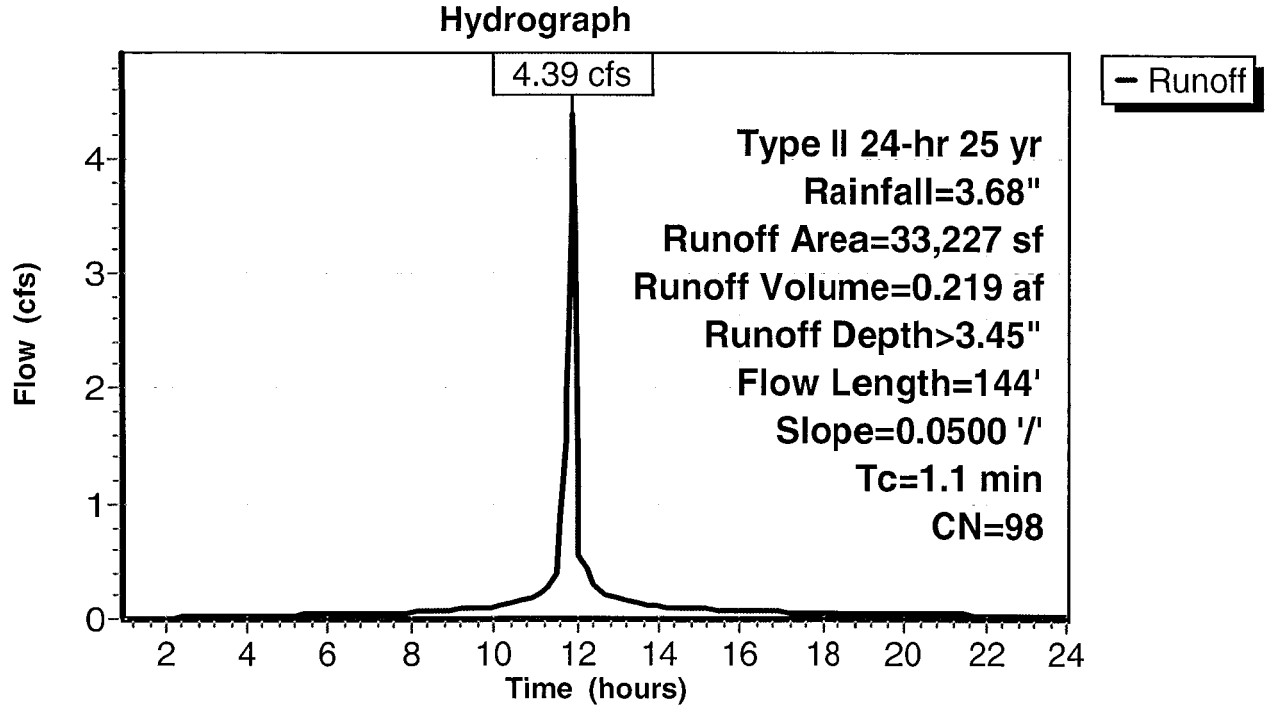
Total Runoff Area = 2.574 ac Runoff Volume = 0.663 af Average Runoff Depth = 3.09"
21.58% Pervious Area = 0.556 ac 78.42% Impervious Area = 2.019 ac

Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Subcatchment 2S: Main Drainage Area



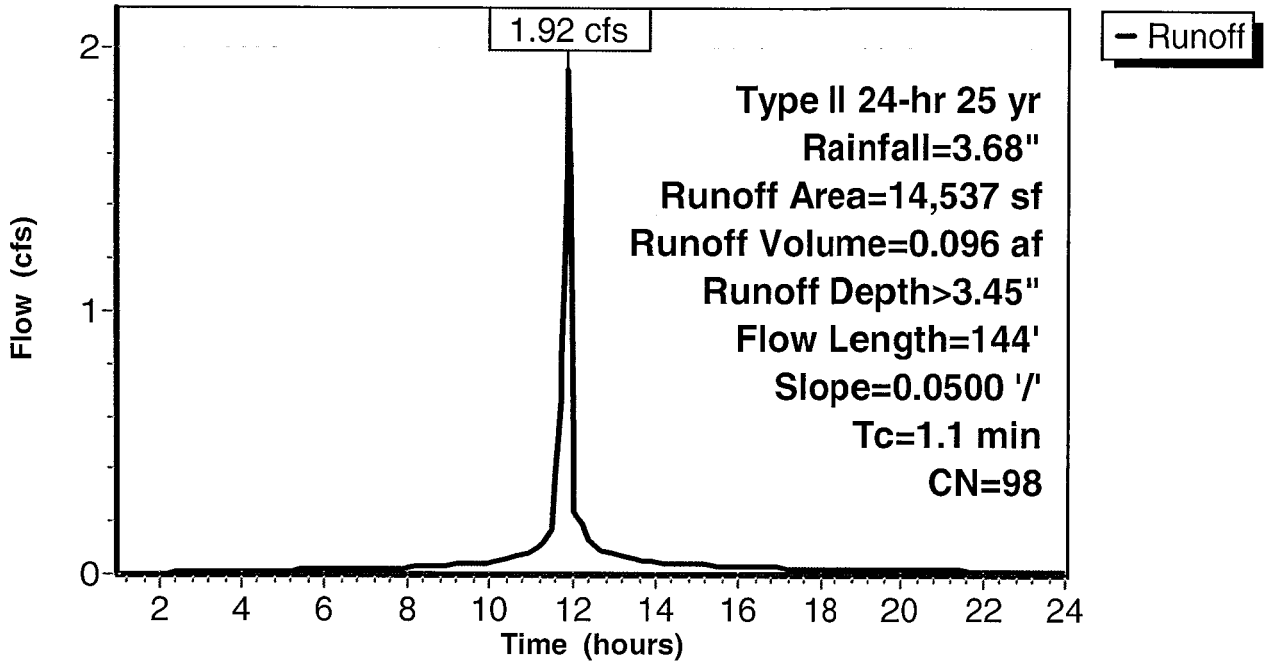
Subcatchment 4S: PDA-3



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

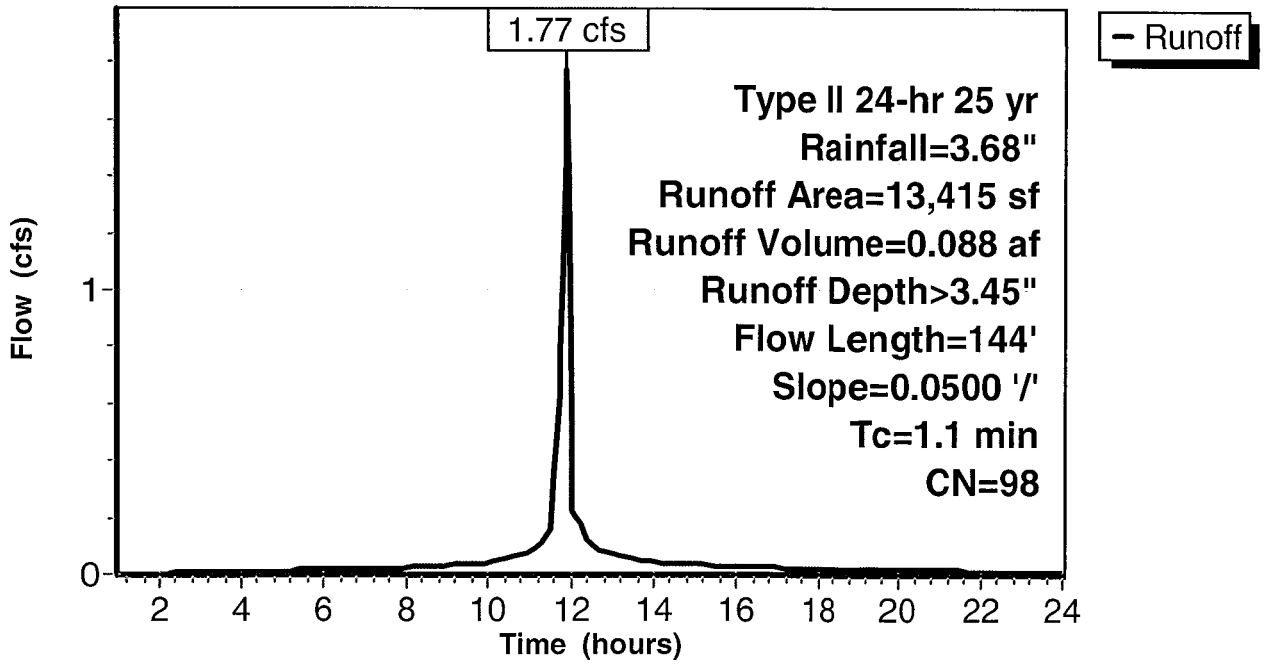
Subcatchment 12S: PDA-1

Hydrograph



Subcatchment 13S: PDA-2

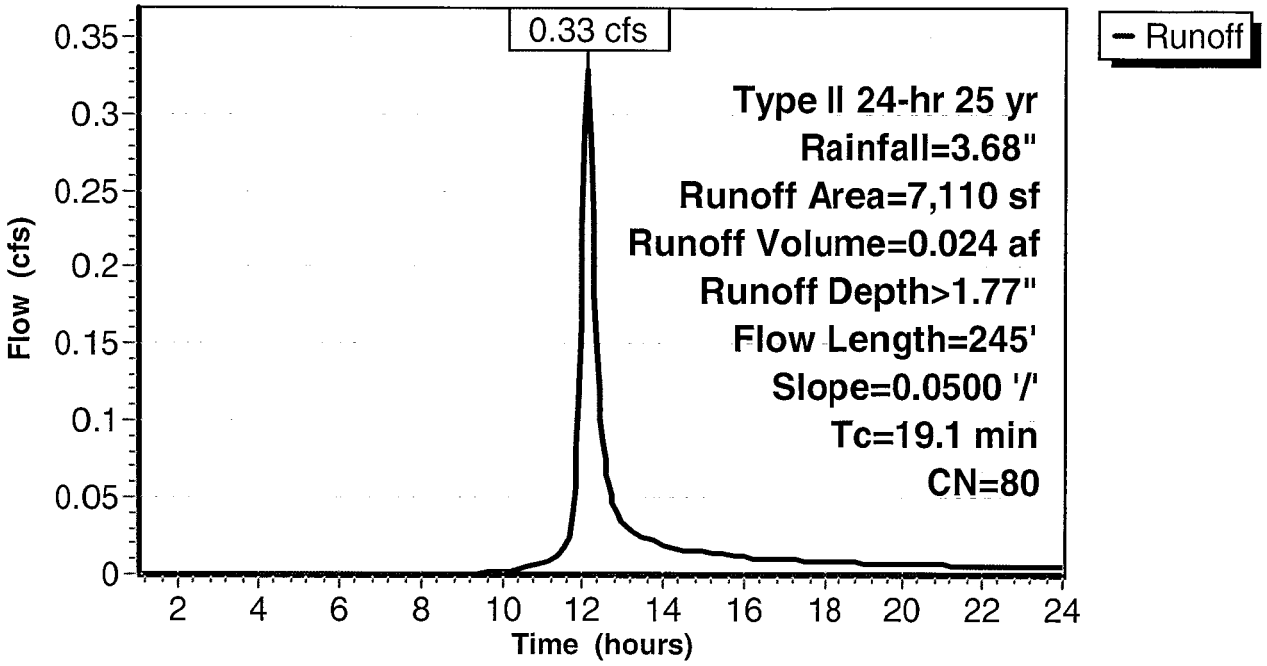
Hydrograph



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

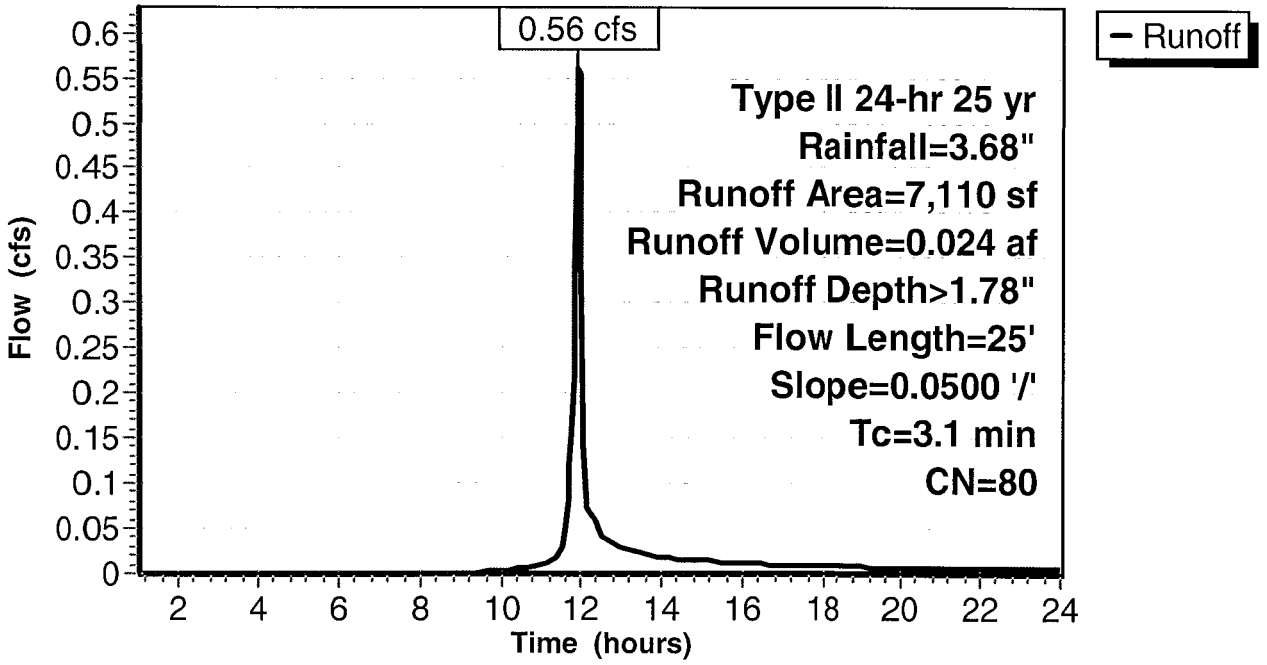
Subcatchment 14S: PDA-4

Hydrograph



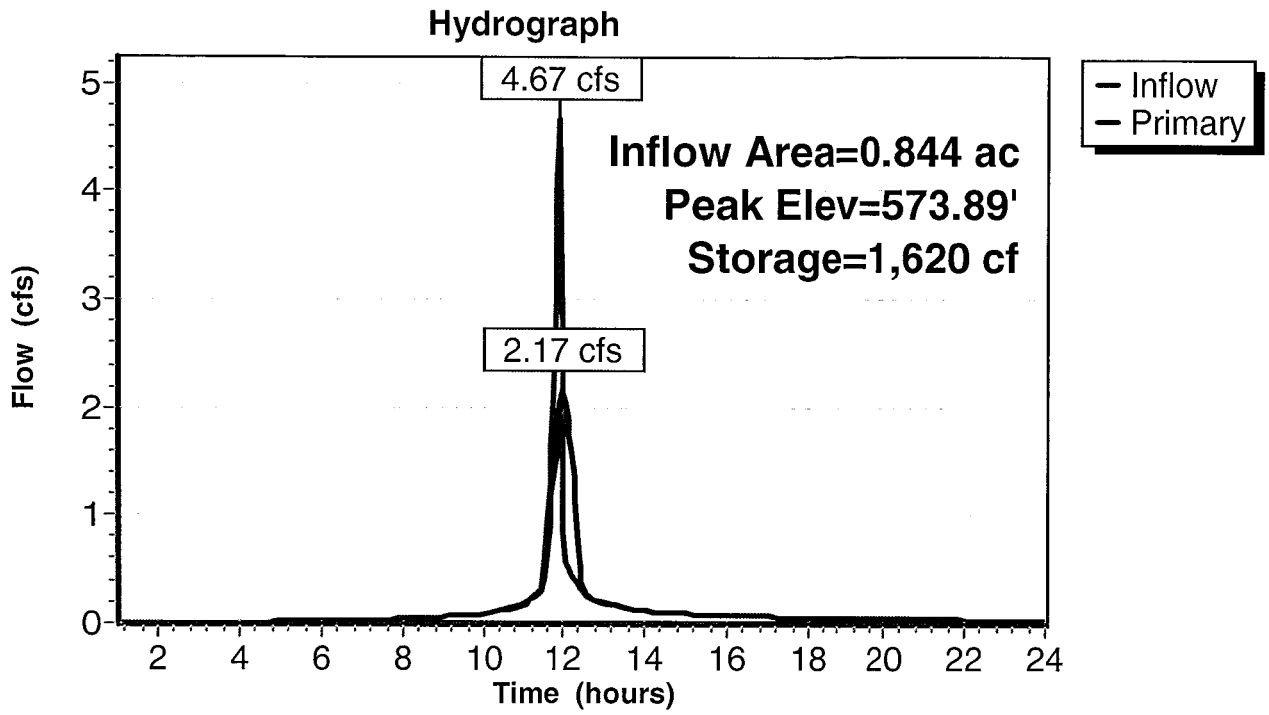
Subcatchment 15S: PDA-5

Hydrograph

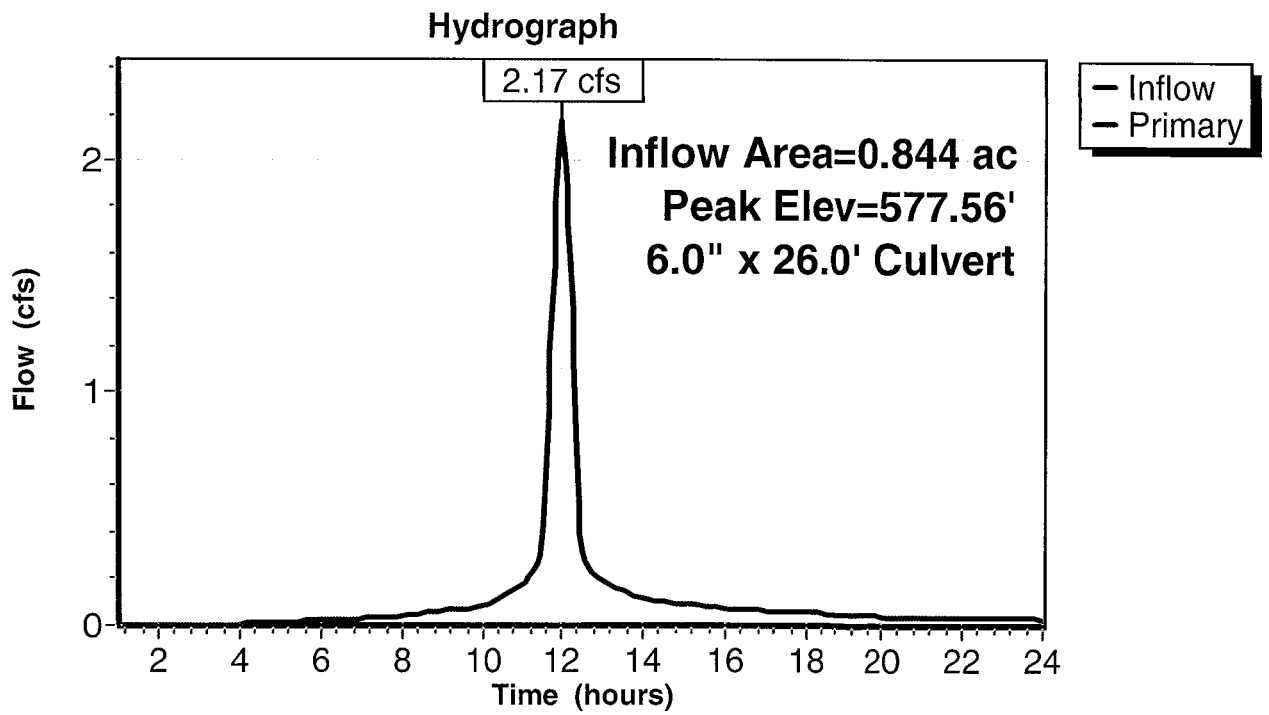


Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 1P: Existing Pond



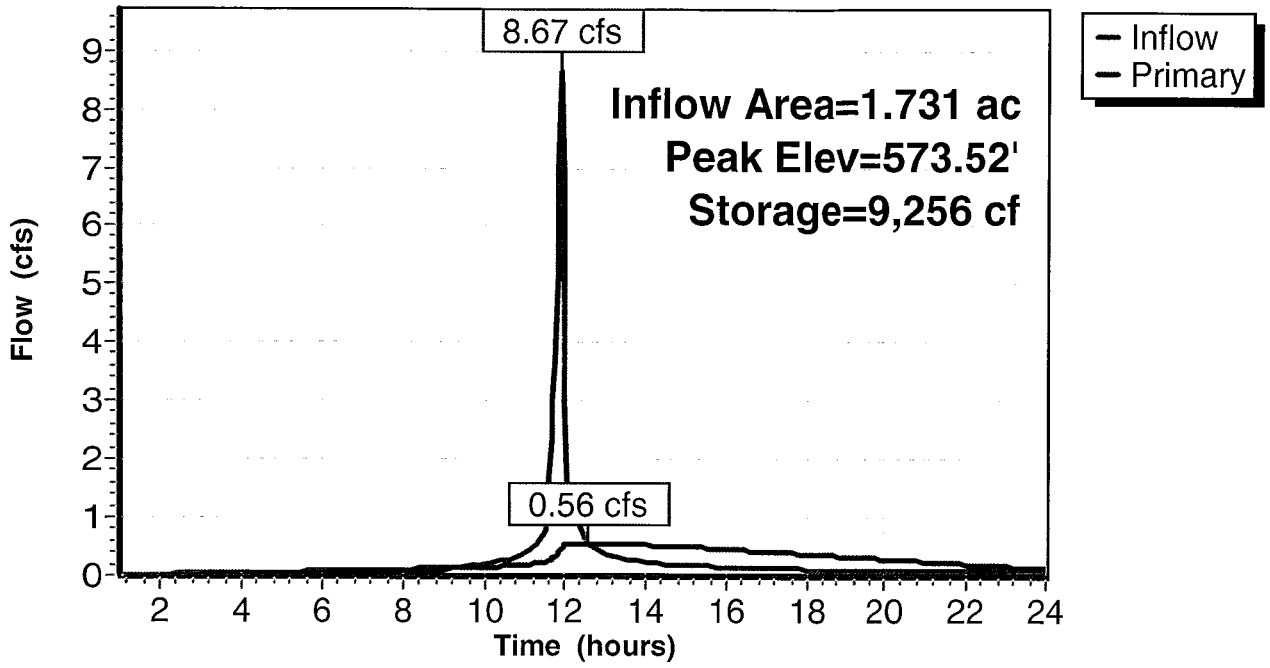
Pond 3P: EX. RCVR



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

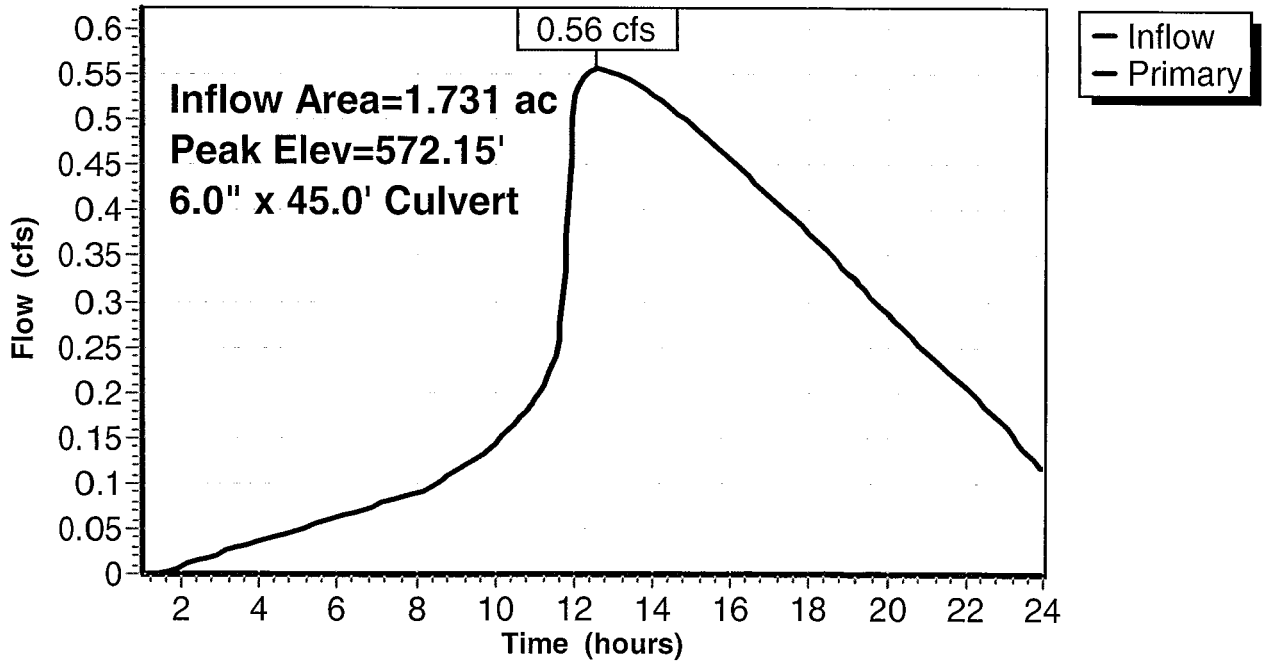
Pond 5P: DETENTION POND

Hydrograph



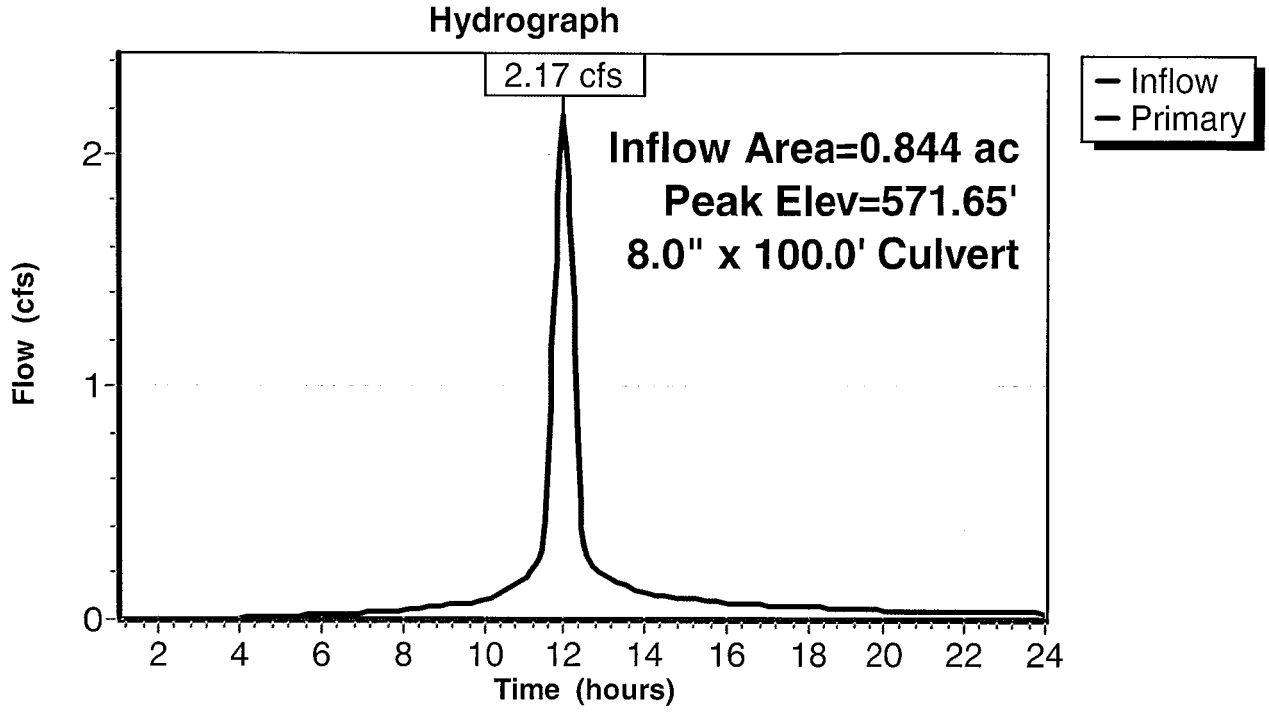
Pond 6P: Catch Basin-off site

Hydrograph

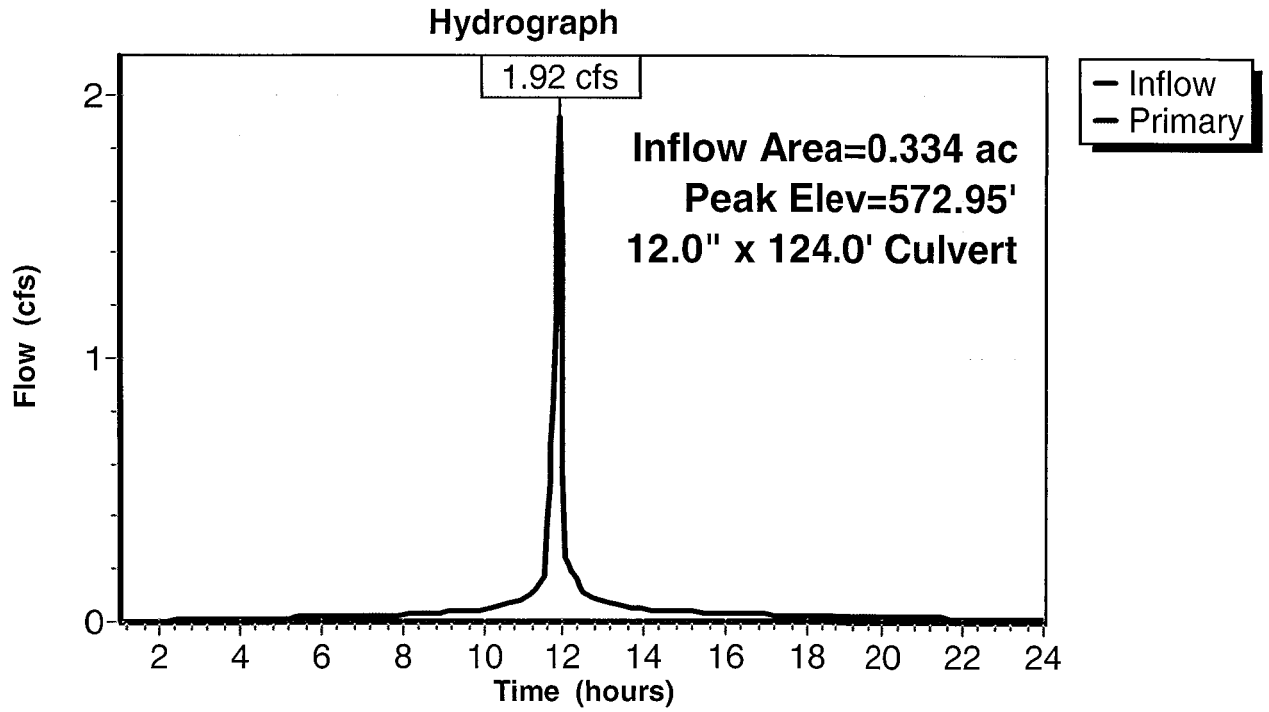


Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 9P: EX. RCVR



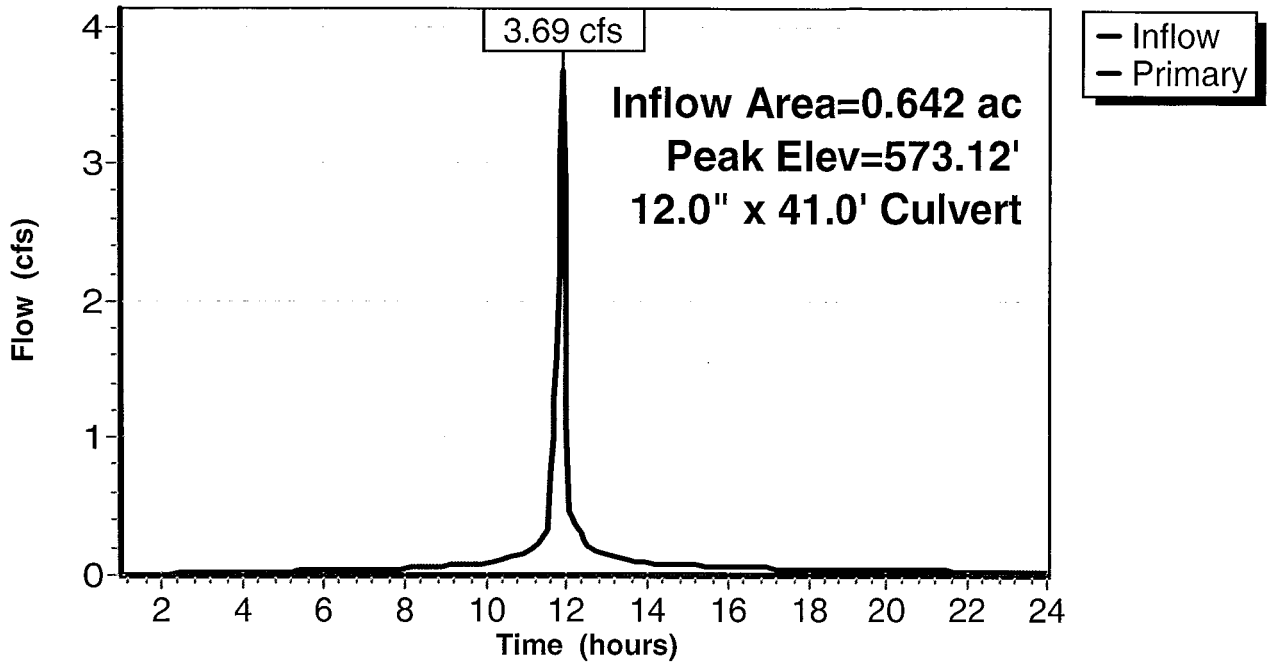
Pond 10P: EX. RCVR



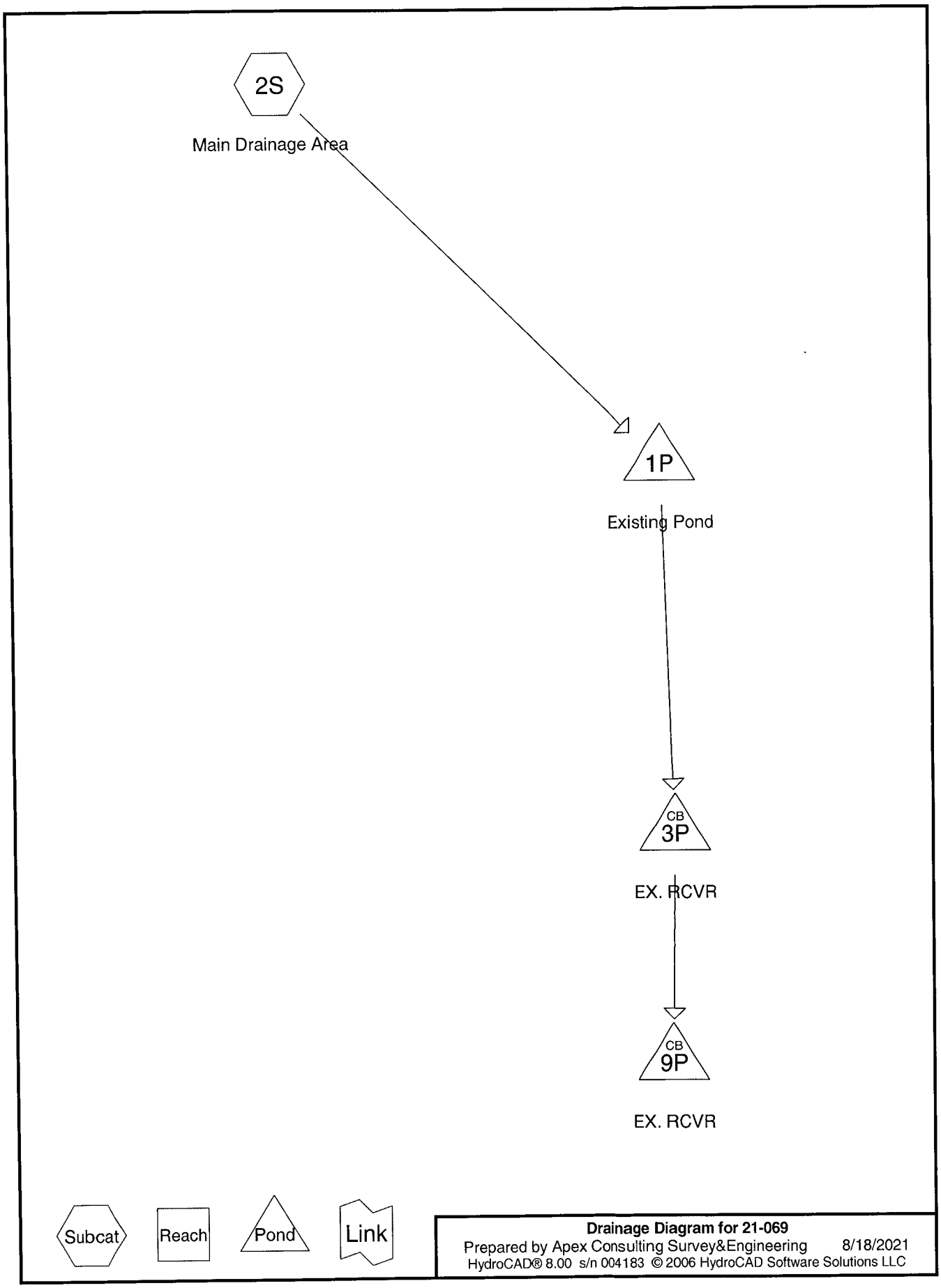
Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 11P: NEW RCVR

Hydrograph



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Subcatchment 2S: Main Drainage Area

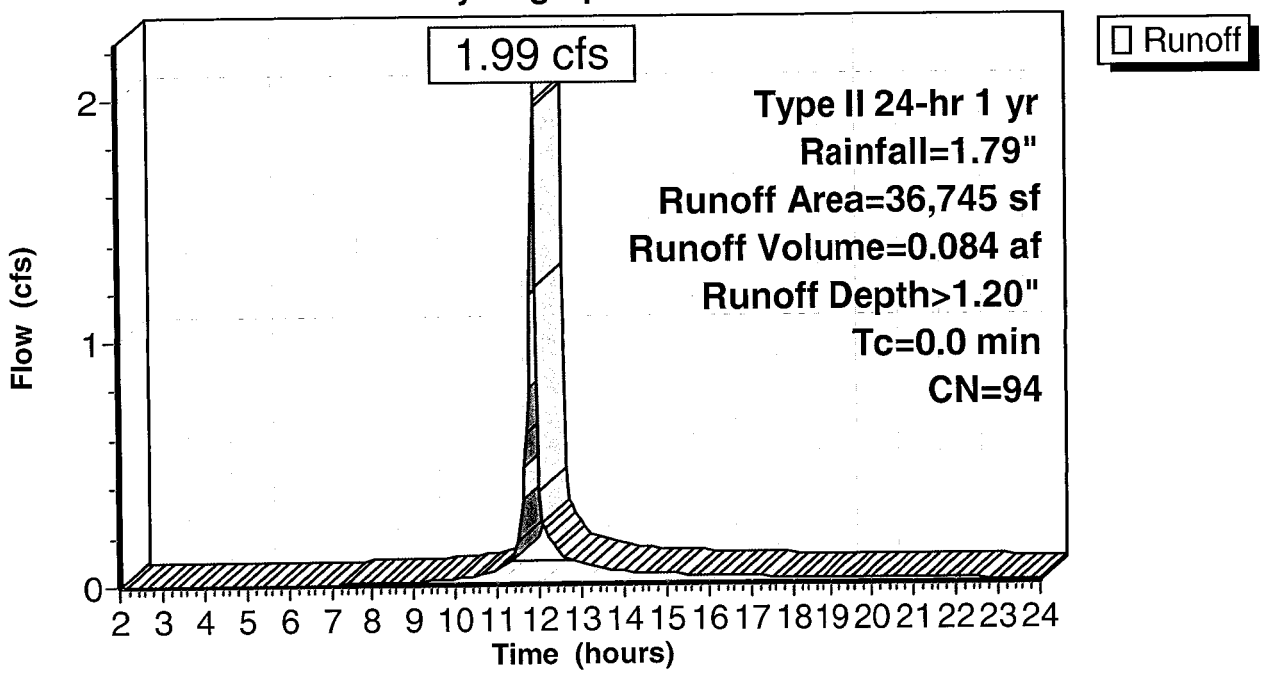
Runoff = 1.99 cfs @ 11.89 hrs, Volume= 0.084 af, Depth> 1.20"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 yr Rainfall=1.79"

Area (sf)	CN	Description
26,760	98	Paved parking & roofs
9,985	82	Woods/grass comb., Fair, HSG D
36,745	94	Weighted Average
9,985		Pervious Area
26,760		Impervious Area

Subcatchment 2S: Main Drainage Area

Hydrograph



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 1P: Existing Pond

Inflow Area = 0.844 ac, Inflow Depth > 1.20" for 1 yr event
Inflow = 1.99 cfs @ 11.89 hrs, Volume= 0.084 af
Outflow = 1.37 cfs @ 11.92 hrs, Volume= 0.084 af, Atten= 31%, Lag= 2.0 min
Primary = 1.37 cfs @ 11.92 hrs, Volume= 0.084 af

Routing by Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 572.71' @ 11.94 hrs Surf.Area= 702 sf Storage= 394 cf

Plug-Flow detention time= 3.2 min calculated for 0.084 af (100% of inflow)
Center-of-Mass det. time= 2.9 min (802.2 - 799.3)

Volume	Invert	Avail.Storage	Storage Description
#1	571.80'	3,579 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
571.80	0	0	0
572.00	315	32	32
573.00	858	587	618
574.00	1,466	1,162	1,780
575.00	2,132	1,799	3,579

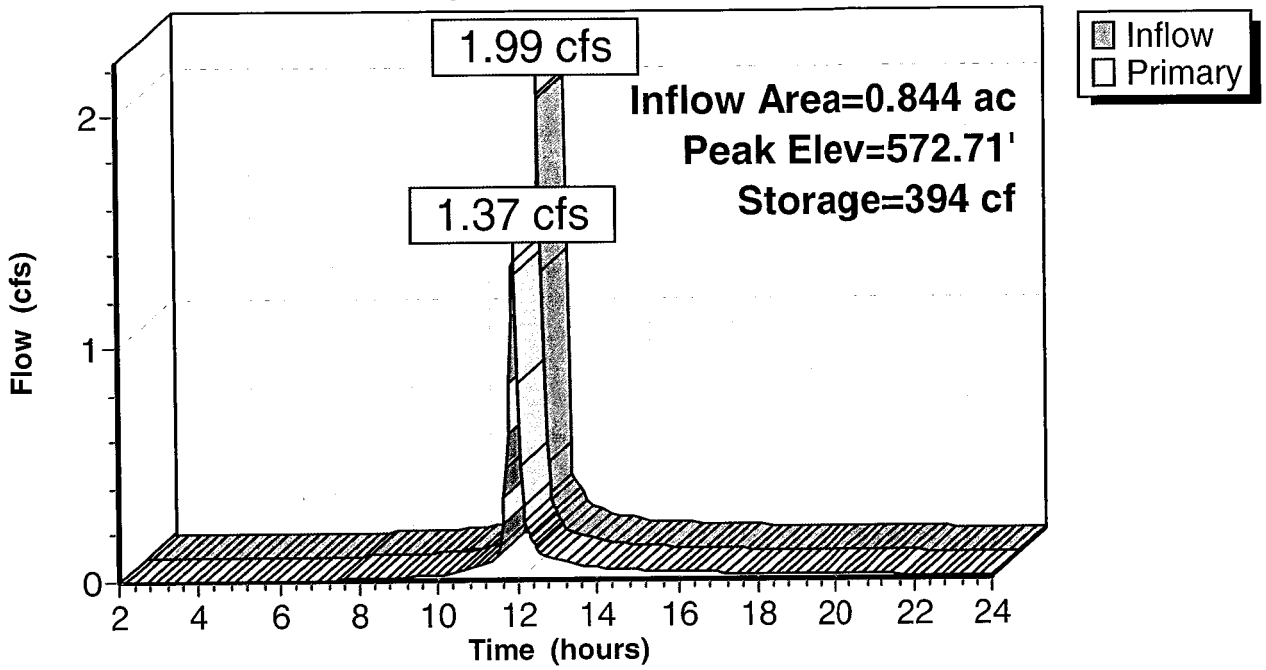
Device	Routing	Invert	Outlet Devices
#1	Primary	571.80'	**8.0" x 80.0' long Culvert** Ke= 0.600 Outlet Invert= 571.32' S= 0.0060 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior
#2	Primary	571.80'	**4.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=1.35 cfs @ 11.92 hrs HW=572.67' (Free Discharge)
↑—**1=Culvert** (Barrel Controls 1.00 cfs @ 2.87 fps)
└—**2=Orifice/Grate** (Orifice Controls 0.35 cfs @ 4.05 fps)

Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 1P: Existing Pond

Hydrograph



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 3P: EX. RCVR

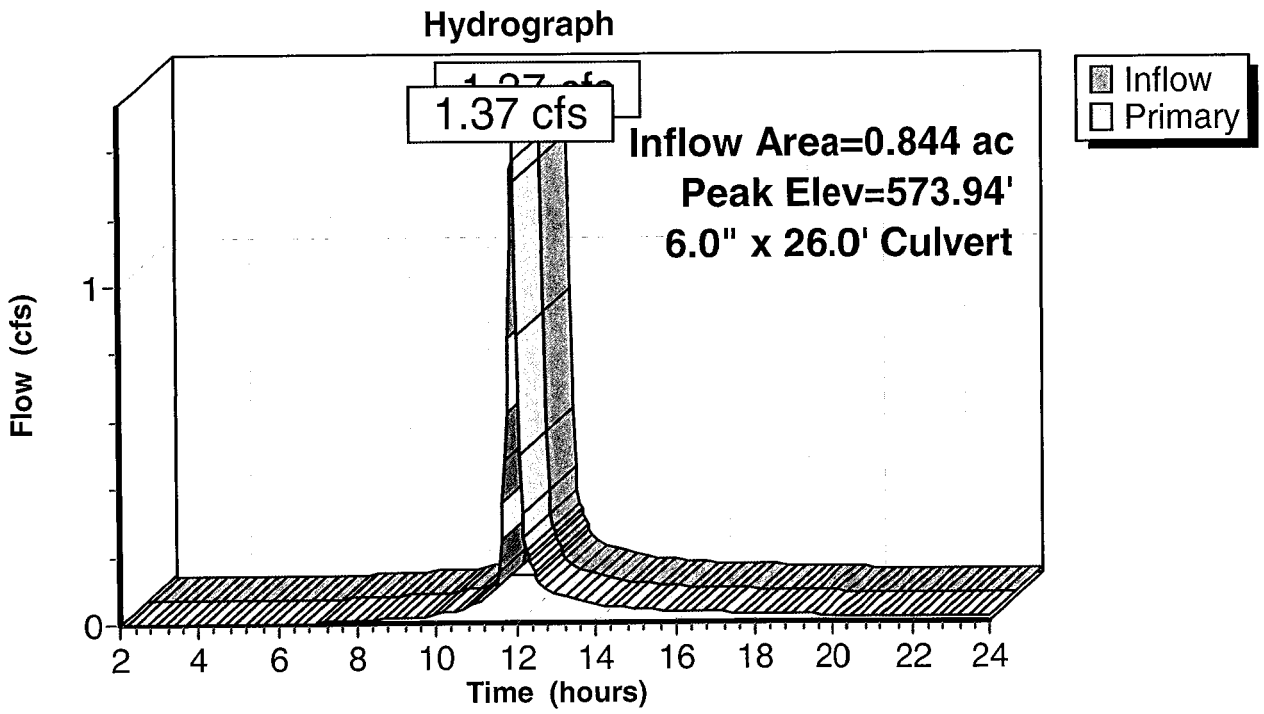
Inflow Area = 0.844 ac, Inflow Depth > 1.20" for 1 yr event
Inflow = 1.37 cfs @ 11.92 hrs, Volume= 0.084 af
Outflow = 1.37 cfs @ 11.92 hrs, Volume= 0.084 af, Atten= 0%, Lag= 0.0 min
Primary = 1.37 cfs @ 11.92 hrs, Volume= 0.084 af

Routing by Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 573.94' @ 11.92 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	571.31'	**6.0" x 26.0' long Culvert** Ke= 0.600 Outlet Invert= 571.01' S= 0.0115 '/' Cc= 0.900 n= 0.010 PVC, smooth interior

Primary OutFlow Max=1.34 cfs @ 11.92 hrs HW=573.86' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 1.34 cfs @ 6.84 fps)

Pond 3P: EX. RCVR



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 9P: EX. RCVR

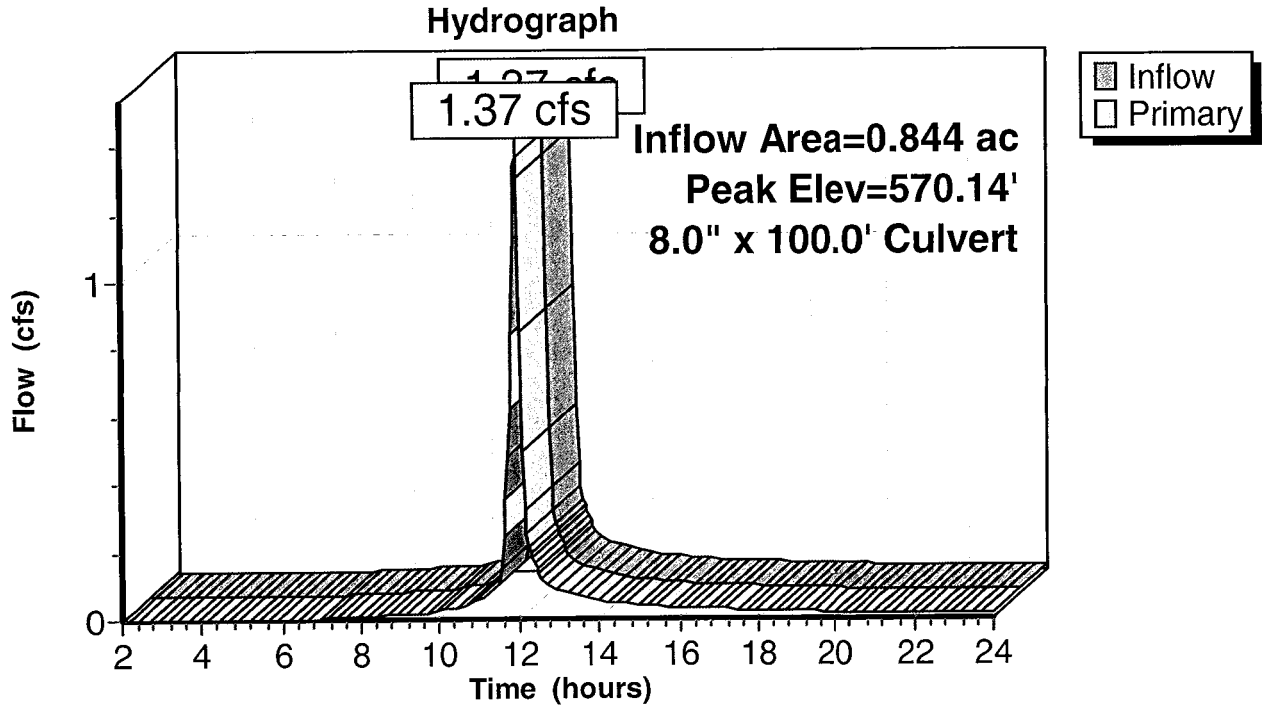
Inflow Area =	0.844 ac,	Inflow Depth >	1.20"	for	1 yr event
Inflow =	1.37 cfs @	11.92 hrs,	Volume=	0.084 af	
Outflow =	1.37 cfs @	11.92 hrs,	Volume=	0.084 af,	Atten= 0%, Lag= 0.0 min
Primary =	1.37 cfs @	11.92 hrs,	Volume=	0.084 af	

Routing by Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 570.14' @ 11.92 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	569.05'	**8.0" x 100.0' long Culvert** Ke= 0.600 Outlet Invert= 568.11' S= 0.0094 '/' Cc= 0.900 n= 0.010 PVC, smooth interior

Primary OutFlow Max=1.34 cfs @ 11.92 hrs HW=570.11' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 1.34 cfs @ 3.85 fps)

Pond 9P: EX. RCVR



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Subcatchment 2S: Main Drainage Area

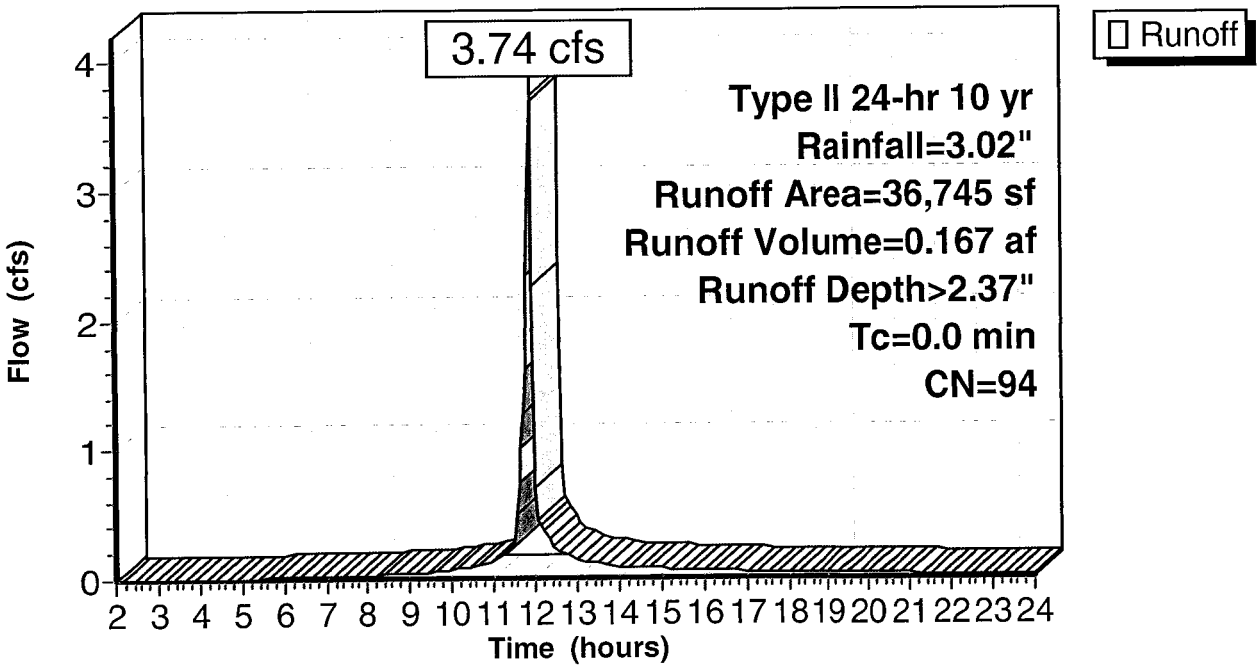
Runoff = 3.74 cfs @ 11.89 hrs, Volume= 0.167 af, Depth> 2.37"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=3.02"

Area (sf)	CN	Description
26,760	98	Paved parking & roofs
9,985	82	Woods/grass comb., Fair, HSG D
36,745	94	Weighted Average
9,985		Pervious Area
26,760		Impervious Area

Subcatchment 2S: Main Drainage Area

Hydrograph



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 1P: Existing Pond

Inflow Area = 0.844 ac, Inflow Depth > 2.37" for 10 yr event
Inflow = 3.74 cfs @ 11.89 hrs, Volume= 0.167 af
Outflow = 1.95 cfs @ 11.96 hrs, Volume= 0.166 af, Atten= 48%, Lag= 4.4 min
Primary = 1.95 cfs @ 11.96 hrs, Volume= 0.166 af

Routing by Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 573.51' @ 11.96 hrs Surf.Area= 1,169 sf Storage= 1,137 cf

Plug-Flow detention time= 4.4 min calculated for 0.166 af (100% of inflow)
Center-of-Mass det. time= 4.2 min (784.4 - 780.2)

Volume	Invert	Avail.Storage	Storage Description
#1	571.80'	3,579 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
571.80	0	0	0
572.00	315	32	32
573.00	858	587	618
574.00	1,466	1,162	1,780
575.00	2,132	1,799	3,579

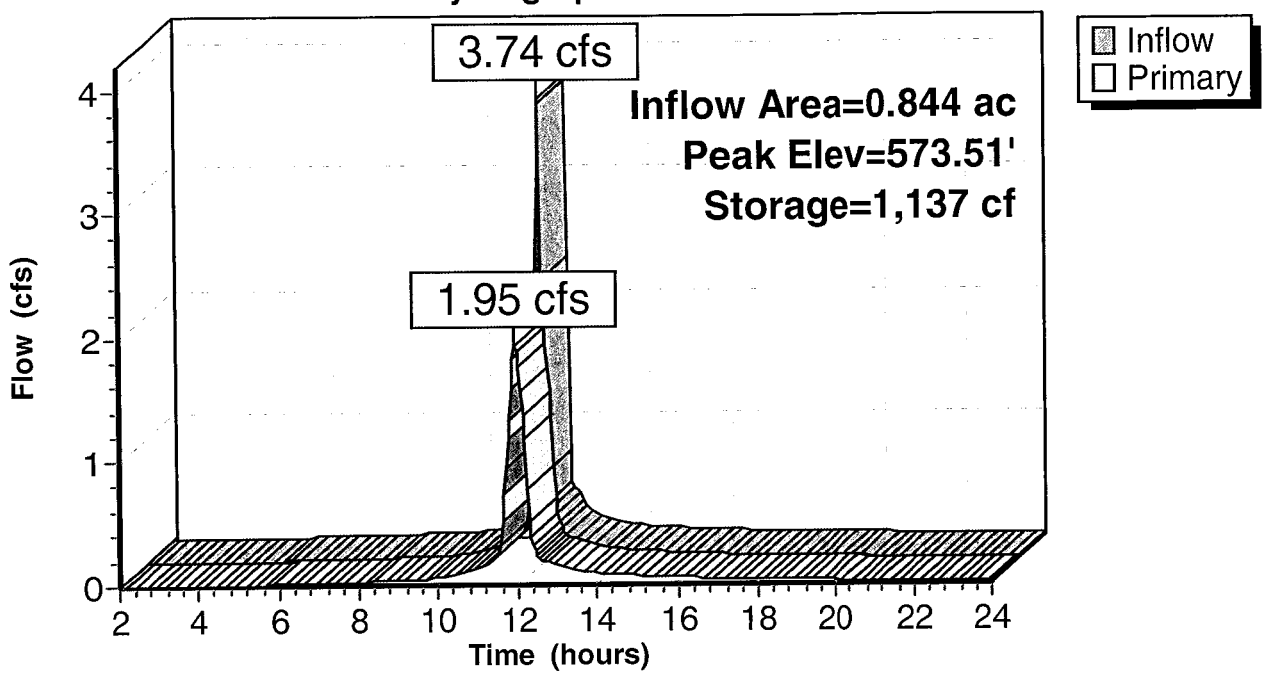
Device	Routing	Invert	Outlet Devices
#1	Primary	571.80'	**8.0" x 80.0' long Culvert** Ke= 0.600 Outlet Invert= 571.32' S= 0.0060 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior
#2	Primary	571.80'	**4.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=1.93 cfs @ 11.96 hrs HW=573.49' (Free Discharge)
↑—**1=Culvert** (Barrel Controls 1.41 cfs @ 4.05 fps)
└—**2=Orifice/Grate** (Orifice Controls 0.52 cfs @ 5.94 fps)

Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 1P: Existing Pond

Hydrograph



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 3P: EX. RCVR

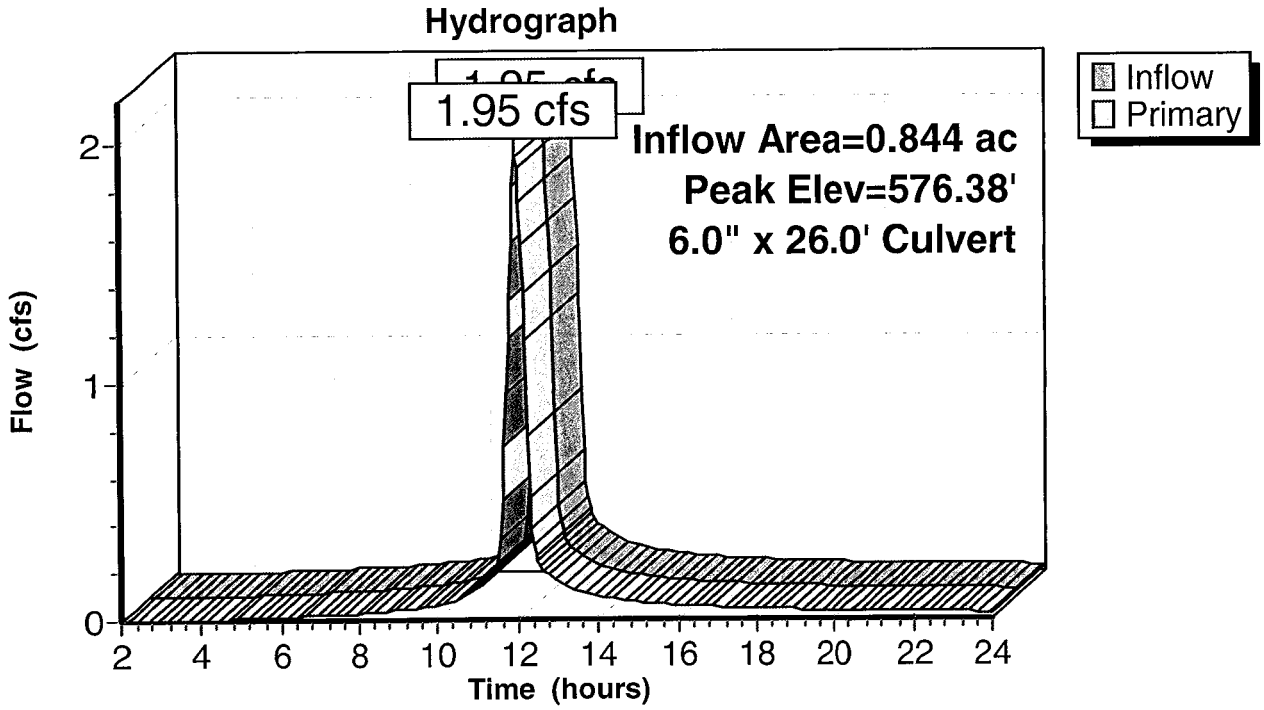
Inflow Area = 0.844 ac, Inflow Depth > 2.37" for 10 yr event
Inflow = 1.95 cfs @ 11.96 hrs, Volume= 0.166 af
Outflow = 1.95 cfs @ 11.96 hrs, Volume= 0.166 af, Atten= 0%, Lag= 0.0 min
Primary = 1.95 cfs @ 11.96 hrs, Volume= 0.166 af

Routing by Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 576.38' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	571.31'	**6.0" x 26.0' long Culvert** Ke= 0.600 Outlet Invert= 571.01' S= 0.0115 '/' Cc= 0.900 n= 0.010 PVC, smooth interior

Primary OutFlow Max=1.93 cfs @ 11.96 hrs HW=576.31' (Free Discharge)
↳**1=Culvert** (Inlet Controls 1.93 cfs @ 9.84 fps)

Pond 3P: EX. RCVR



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 9P: EX. RCVR

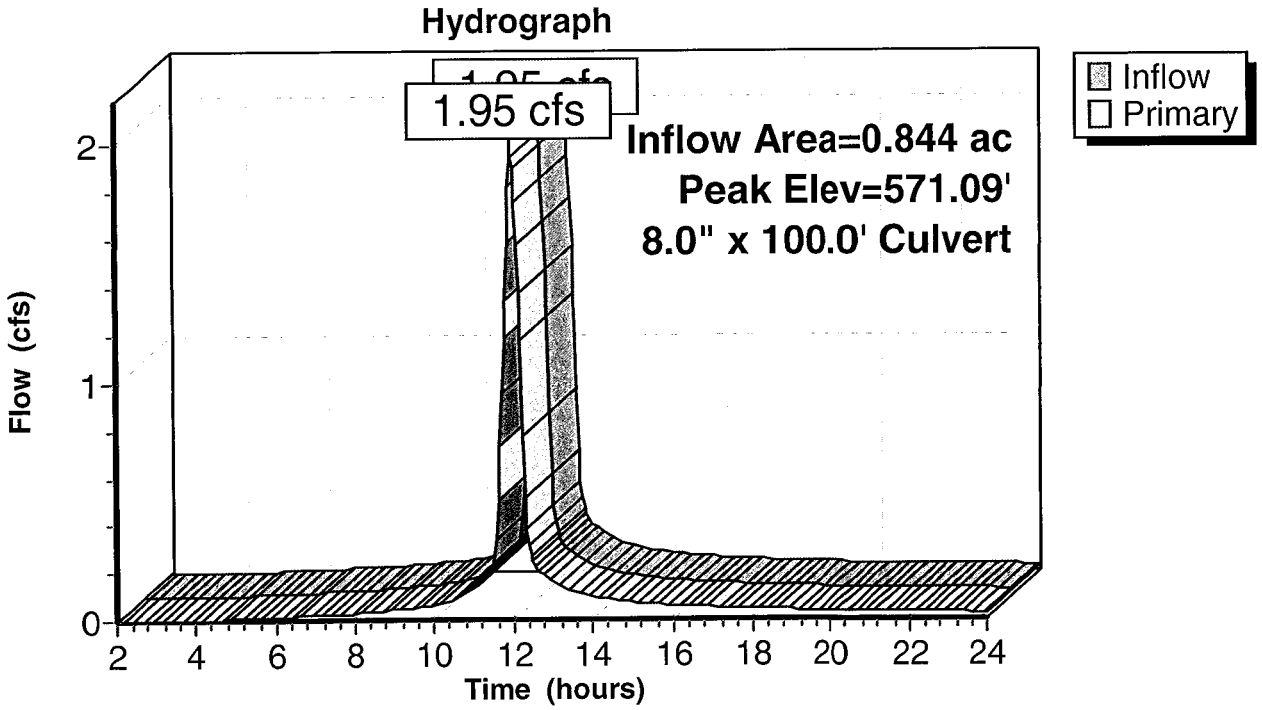
Inflow Area =	0.844 ac,	Inflow Depth >	2.37"	for 10 yr event	
Inflow =	1.95 cfs @	11.96 hrs,	Volume=	0.166 af	
Outflow =	1.95 cfs @	11.96 hrs,	Volume=	0.166 af,	Atten= 0%, Lag= 0.0 min
Primary =	1.95 cfs @	11.96 hrs,	Volume=	0.166 af	

Routing by Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 571.09' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	569.05'	**8.0" x 100.0' long Culvert** Ke= 0.600 Outlet Invert= 568.11' S= 0.0094 '/' Cc= 0.900 n= 0.010 PVC, smooth interior

Primary OutFlow Max=1.93 cfs @ 11.96 hrs HW=571.05' (Free Discharge)
↑—**1=Culvert** (Barrel Controls 1.93 cfs @ 5.53 fps)

Pond 9P: EX. RCVR



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Subcatchment 2S: Main Drainage Area

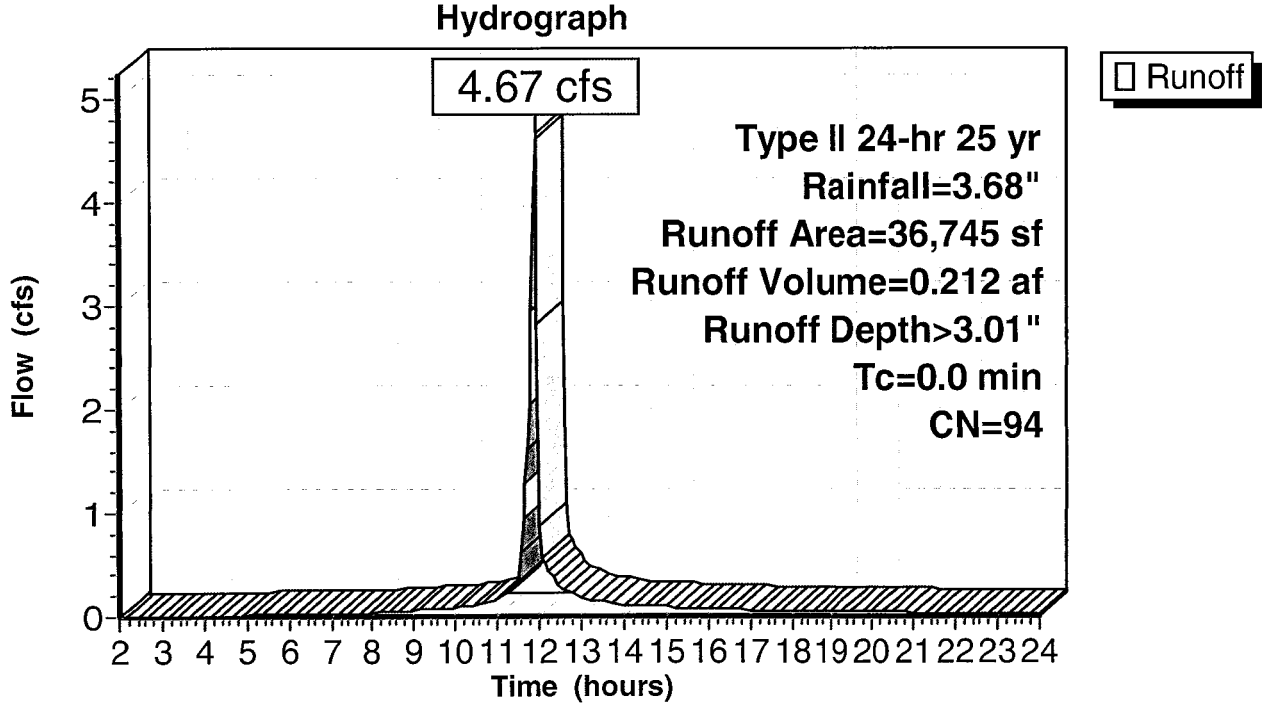
Runoff = 4.67 cfs @ 11.89 hrs, Volume= 0.212 af, Depth> 3.01"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 25 yr Rainfall=3.68"

Area (sf)	CN	Description
26,760	98	Paved parking & roofs
9,985	82	Woods/grass comb., Fair, HSG D
36,745	94	Weighted Average
9,985		Pervious Area
26,760		Impervious Area

Subcatchment 2S: Main Drainage Area

Hydrograph



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 1P: Existing Pond

Inflow Area = 0.844 ac, Inflow Depth > 3.01" for 25 yr event
Inflow = 4.67 cfs @ 11.89 hrs, Volume= 0.212 af
Outflow = 2.17 cfs @ 11.97 hrs, Volume= 0.212 af, Atten= 54%, Lag= 4.8 min
Primary = 2.17 cfs @ 11.97 hrs, Volume= 0.212 af

Routing by Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 573.89' @ 11.97 hrs Surf.Area= 1,398 sf Storage= 1,620 cf

Plug-Flow detention time= 5.2 min calculated for 0.212 af (100% of inflow)
Center-of-Mass det. time= 4.9 min (778.6 - 773.7)

Volume	Invert	Avail.Storage	Storage Description
#1	571.80'	3,579 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
571.80	0	0	0
572.00	315	32	32
573.00	858	587	618
574.00	1,466	1,162	1,780
575.00	2,132	1,799	3,579

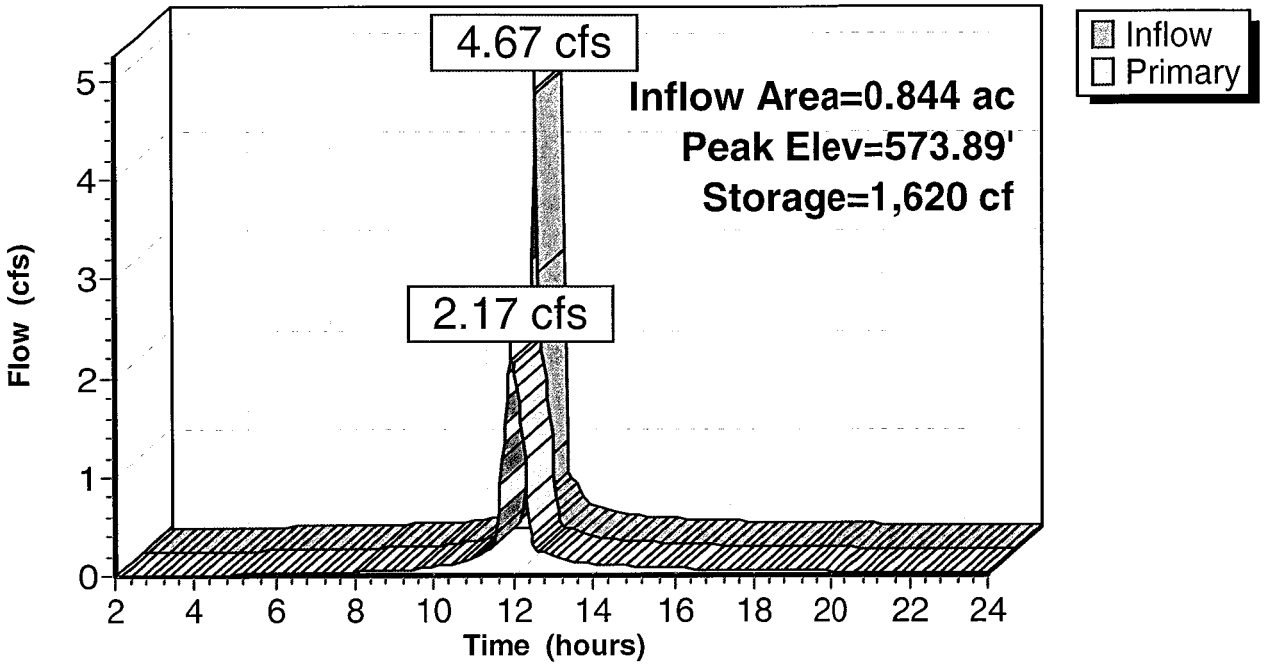
Device	Routing	Invert	Outlet Devices
#1	Primary	571.80'	**8.0" x 80.0' long Culvert** Ke= 0.600 Outlet Invert= 571.32' S= 0.0060 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior
#2	Primary	571.80'	**4.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=2.15 cfs @ 11.97 hrs HW=573.86' (Free Discharge)
↑—**1=Culvert** (Barrel Controls 1.58 cfs @ 4.52 fps)
└—**2=Orifice/Grate** (Orifice Controls 0.58 cfs @ 6.62 fps)

Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 1P: Existing Pond

Hydrograph



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 3P: EX. RCVR

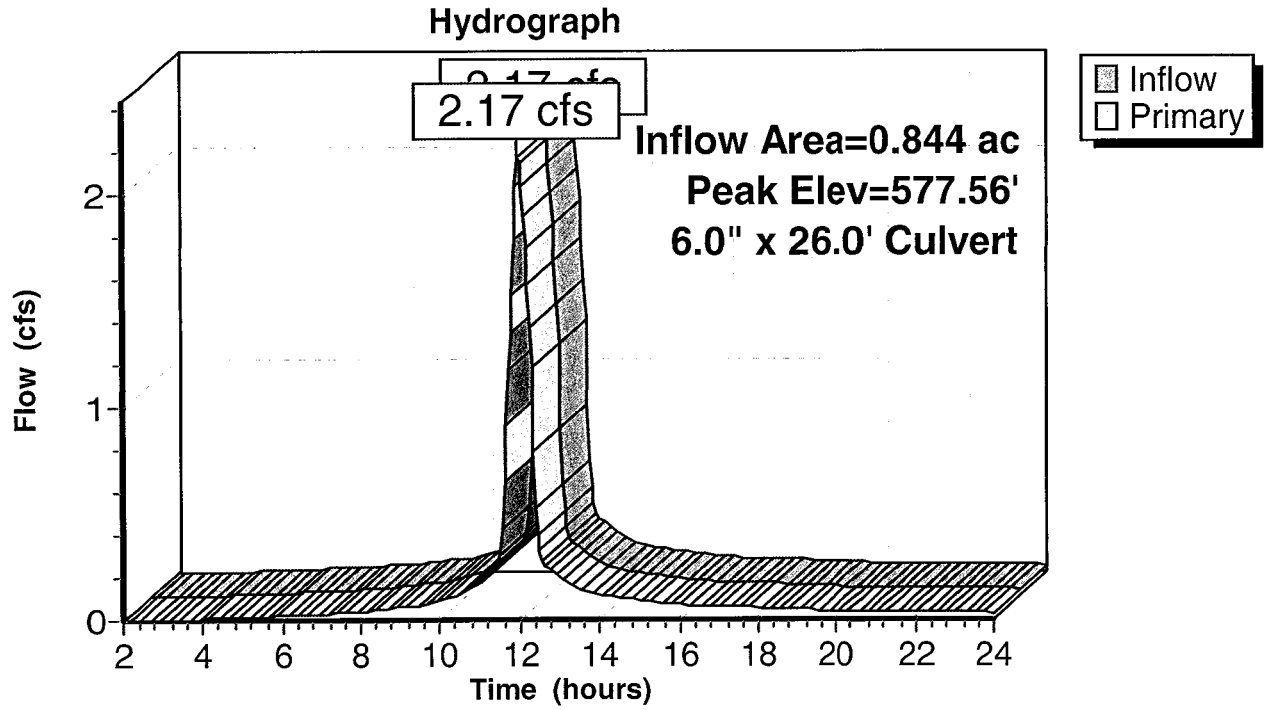
Inflow Area = 0.844 ac, Inflow Depth > 3.01" for 25 yr event
Inflow = 2.17 cfs @ 11.97 hrs, Volume= 0.212 af
Outflow = 2.17 cfs @ 11.97 hrs, Volume= 0.212 af, Atten= 0%, Lag= 0.0 min
Primary = 2.17 cfs @ 11.97 hrs, Volume= 0.212 af

Routing by Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 577.56' @ 11.97 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	571.31'	**6.0" x 26.0' long Culvert** Ke= 0.600 Outlet Invert= 571.01' S= 0.0115 '/' Cc= 0.900 n= 0.010 PVC, smooth interior

Primary OutFlow Max=2.15 cfs @ 11.97 hrs HW=577.47' (Free Discharge)
1=Culvert (Inlet Controls 2.15 cfs @ 10.97 fps)

Pond 3P: EX. RCVR



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 9P: EX. RCVR

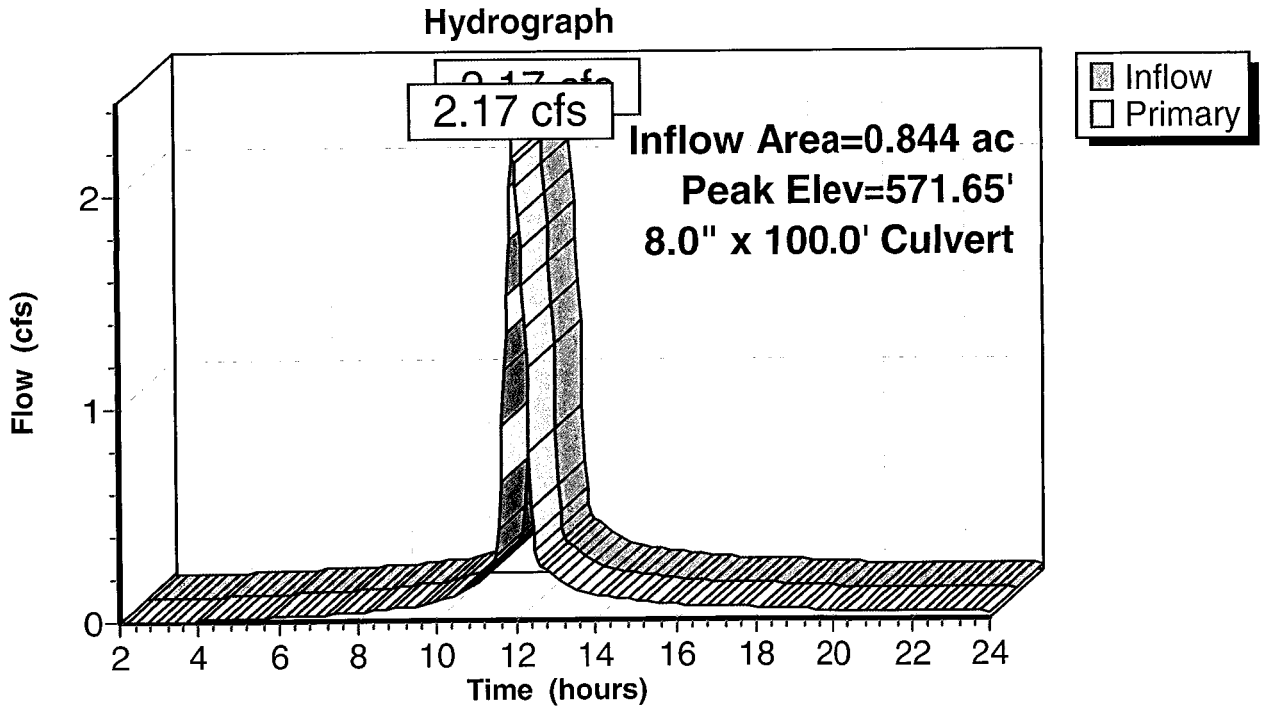
Inflow Area = 0.844 ac, Inflow Depth > 3.01" for 25 yr event
Inflow = 2.17 cfs @ 11.97 hrs, Volume= 0.212 af
Outflow = 2.17 cfs @ 11.97 hrs, Volume= 0.212 af, Atten= 0%, Lag= 0.0 min
Primary = 2.17 cfs @ 11.97 hrs, Volume= 0.212 af

Routing by Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 571.65' @ 11.97 hrs

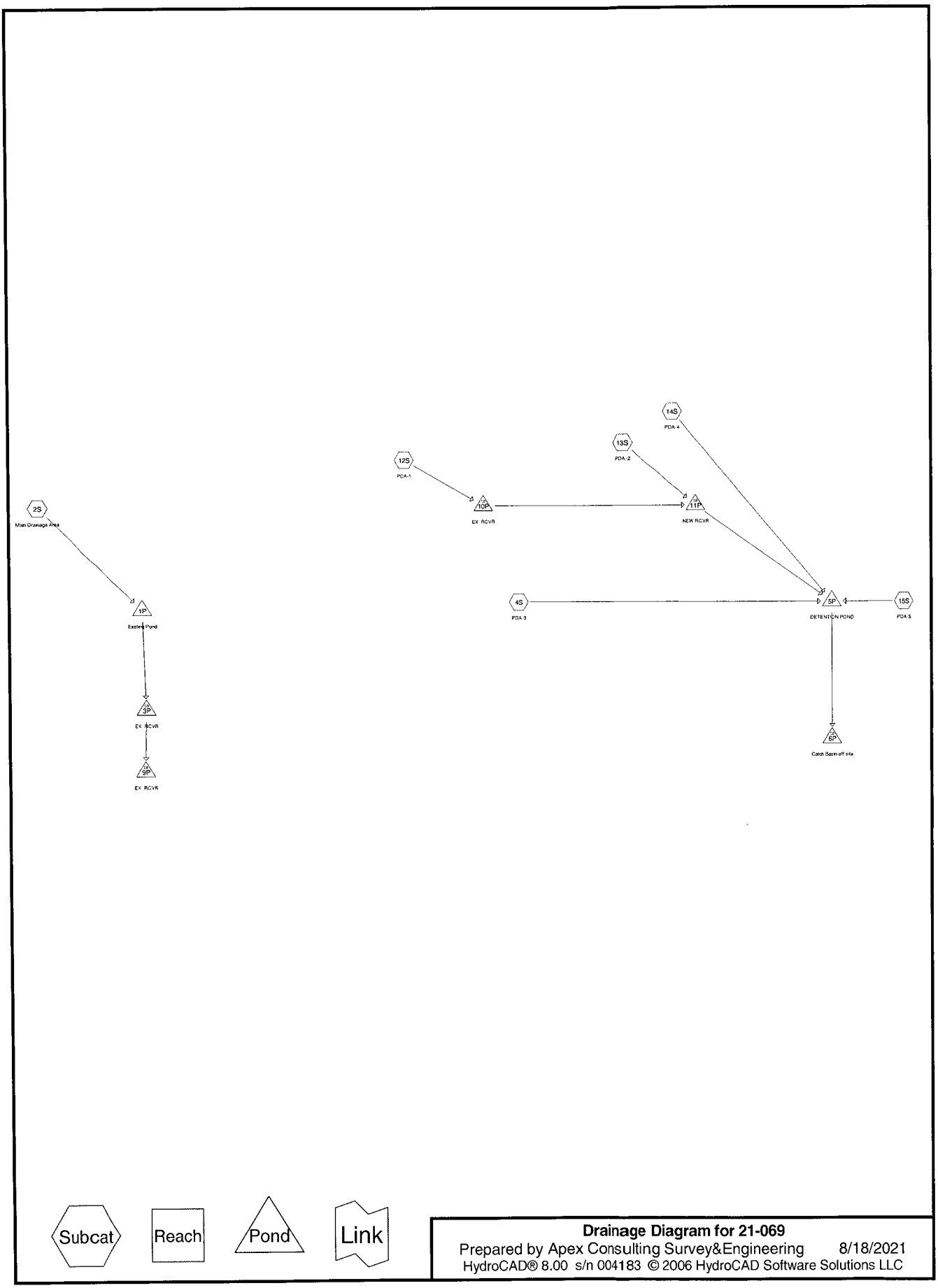
Device	Routing	Invert	Outlet Devices
#1	Primary	569.05'	**8.0" x 100.0' long Culvert** Ke= 0.600 Outlet Invert= 568.11' S= 0.0094 '/' Cc= 0.900 n= 0.010 PVC, smooth interior

Primary OutFlow Max=2.15 cfs @ 11.97 hrs HW=571.61' (Free Discharge)
↑**1=Culvert** (Barrel Controls 2.15 cfs @ 6.17 fps)

Pond 9P: EX. RCVR



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Area Listing (all nodes)

Area (acres)	CN	Description (subcats)
0.326	80	>75% Grass cover, Good, HSG D (14S,15S)
0.229	82	Woods/grass comb., Fair, HSG D (2S)
2.019	98	Paved parking & roofs (2S,4S,12S,13S)
2.574		

Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Time span=1.00-24.00 hrs, dt=0.05 hrs, 461 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 2S: Main Drainage Area Runoff Area=36,745 sf Runoff Depth>1.20"
Tc=0.0 min CN=94 Runoff=1.99 cfs 0.084 af

Subcatchment 4S: PDA-3 Runoff Area=33,227 sf Runoff Depth>1.57"
Flow Length=144' Slope=0.0500 '/' Tc=1.1 min CN=98 Runoff=2.08 cfs 0.100 af

Subcatchment 12S: PDA-1 Runoff Area=14,537 sf Runoff Depth>1.57"
Flow Length=144' Slope=0.0500 '/' Tc=1.1 min CN=98 Runoff=0.91 cfs 0.044 af

Subcatchment 13S: PDA-2 Runoff Area=13,415 sf Runoff Depth>1.57"
Flow Length=144' Slope=0.0500 '/' Tc=1.1 min CN=98 Runoff=0.84 cfs 0.040 af

Subcatchment 14S: PDA-4 Runoff Area=7,110 sf Runoff Depth>0.44"
Flow Length=245' Slope=0.0500 '/' Tc=19.1 min CN=80 Runoff=0.07 cfs 0.006 af

Subcatchment 15S: PDA-5 Runoff Area=7,110 sf Runoff Depth>0.44"
Flow Length=25' Slope=0.0500 '/' Tc=3.1 min CN=80 Runoff=0.13 cfs 0.006 af

Pond 1P: Existing Pond Peak Elev=572.71' Storage=394 cf Inflow=1.99 cfs 0.084 af
Outflow=1.37 cfs 0.084 af

Pond 3P: EX. RCVR Peak Elev=573.94' Inflow=1.37 cfs 0.084 af
6.0" x 26.0' Culvert Outflow=1.37 cfs 0.084 af

Pond 5P: DETENTION POND Peak Elev=572.50' Storage=3,636 cf Inflow=3.95 cfs 0.195 af
Outflow=0.36 cfs 0.193 af

Pond 6P: Catch Basin-off site Peak Elev=571.78' Inflow=0.36 cfs 0.193 af
6.0" x 45.0' Culvert Outflow=0.36 cfs 0.193 af

Pond 9P: EX. RCVR Peak Elev=570.14' Inflow=1.37 cfs 0.084 af
8.0" x 100.0' Culvert Outflow=1.37 cfs 0.084 af

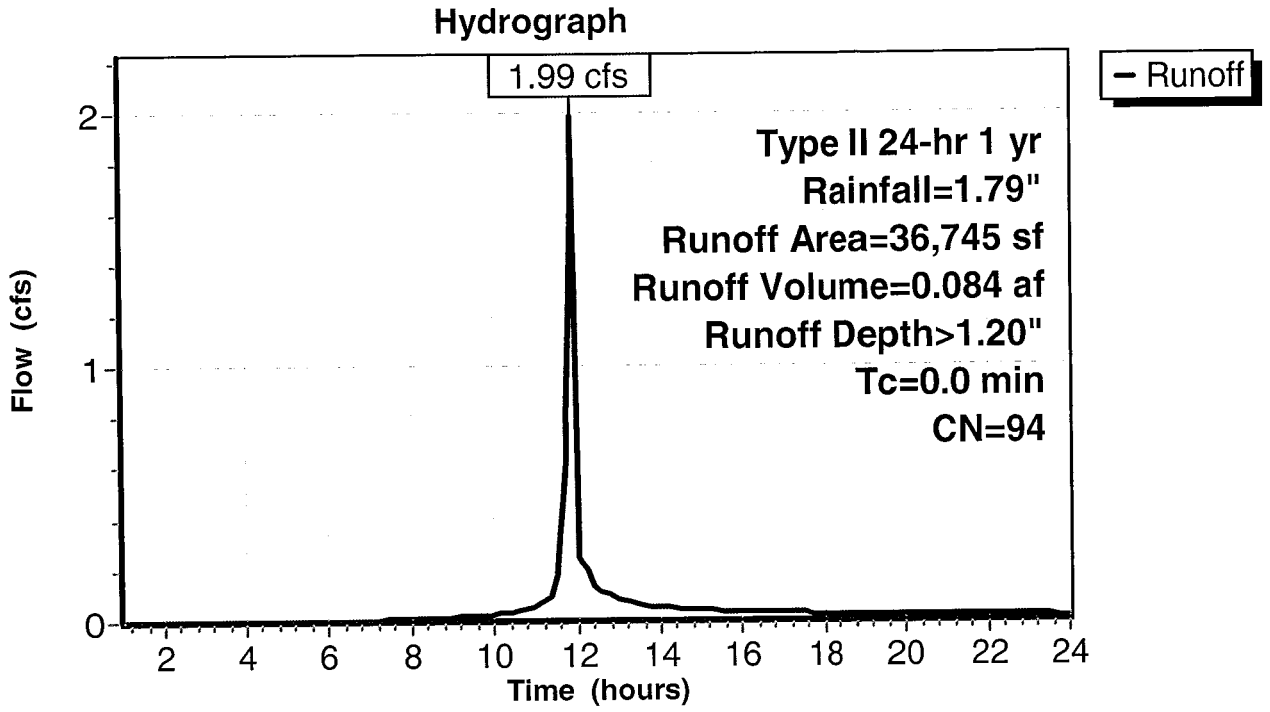
Pond 10P: EX. RCVR Peak Elev=572.65' Inflow=0.91 cfs 0.044 af
12.0" x 124.0' Culvert Outflow=0.91 cfs 0.044 af

Pond 11P: NEW RCVR Peak Elev=572.34' Inflow=1.75 cfs 0.084 af
12.0" x 41.0' Culvert Outflow=1.75 cfs 0.084 af

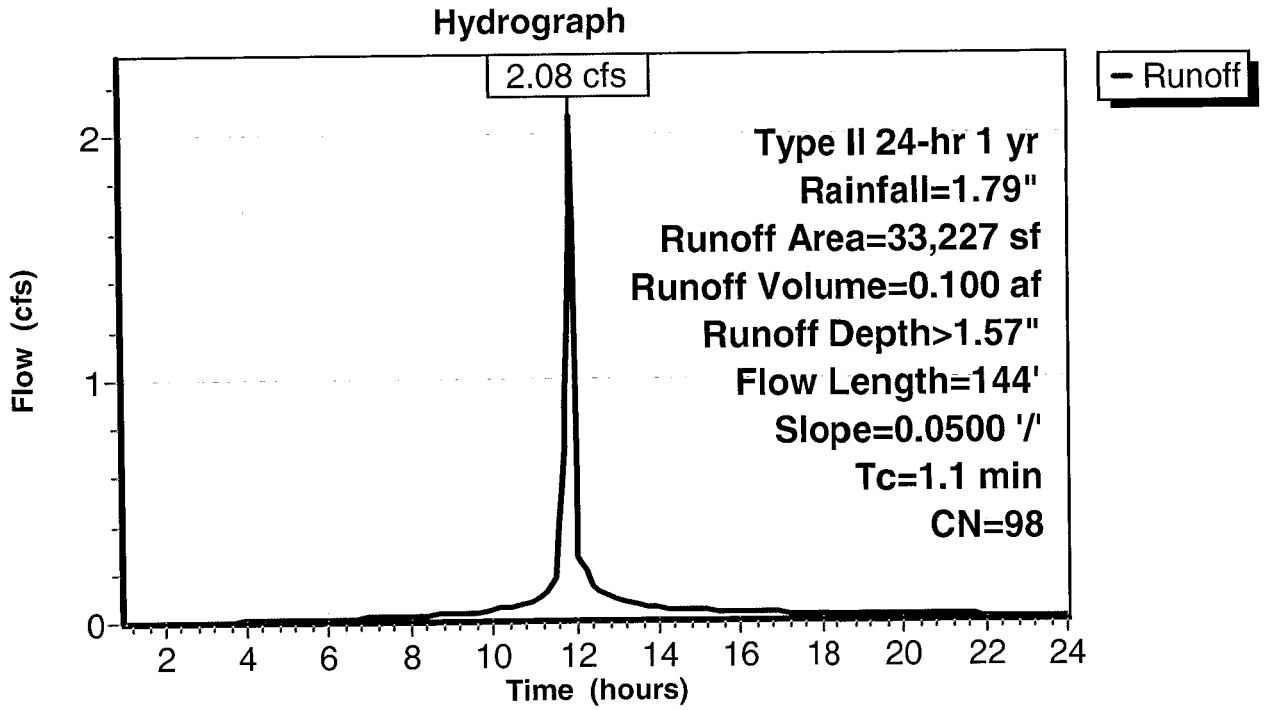
Total Runoff Area = 2.574 ac Runoff Volume = 0.280 af Average Runoff Depth = 1.30"
21.58% Pervious Area = 0.556 ac 78.42% Impervious Area = 2.019 ac

Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Subcatchment 2S: Main Drainage Area



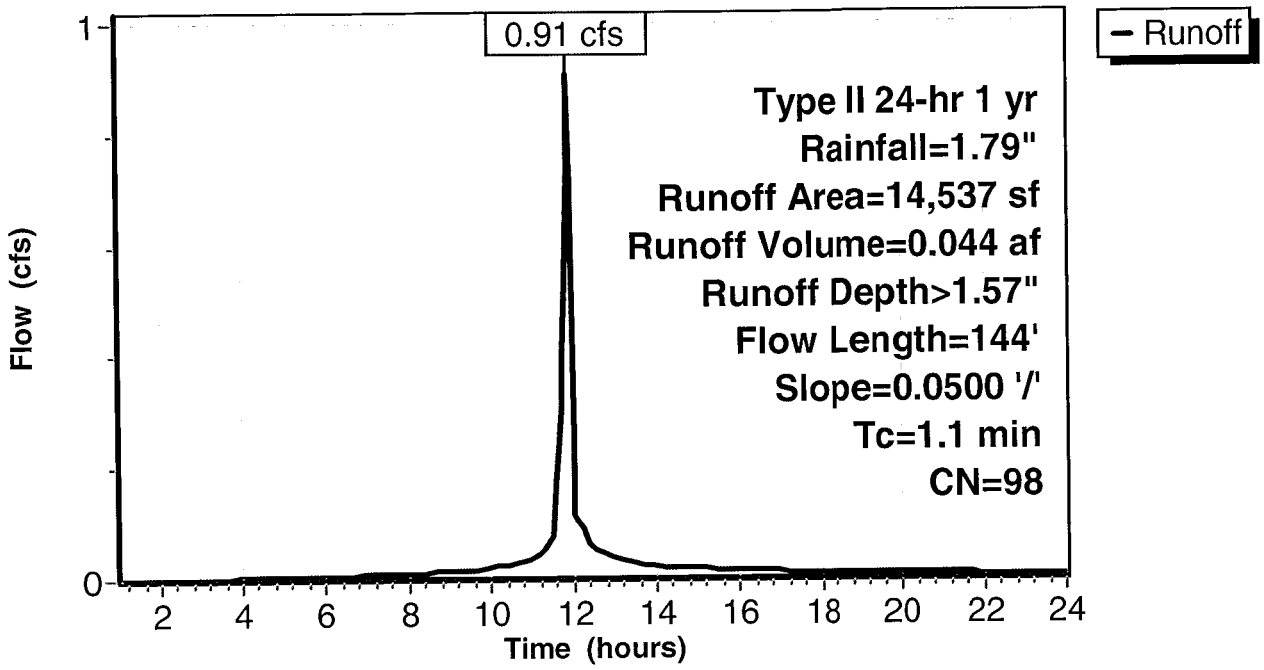
Subcatchment 4S: PDA-3



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

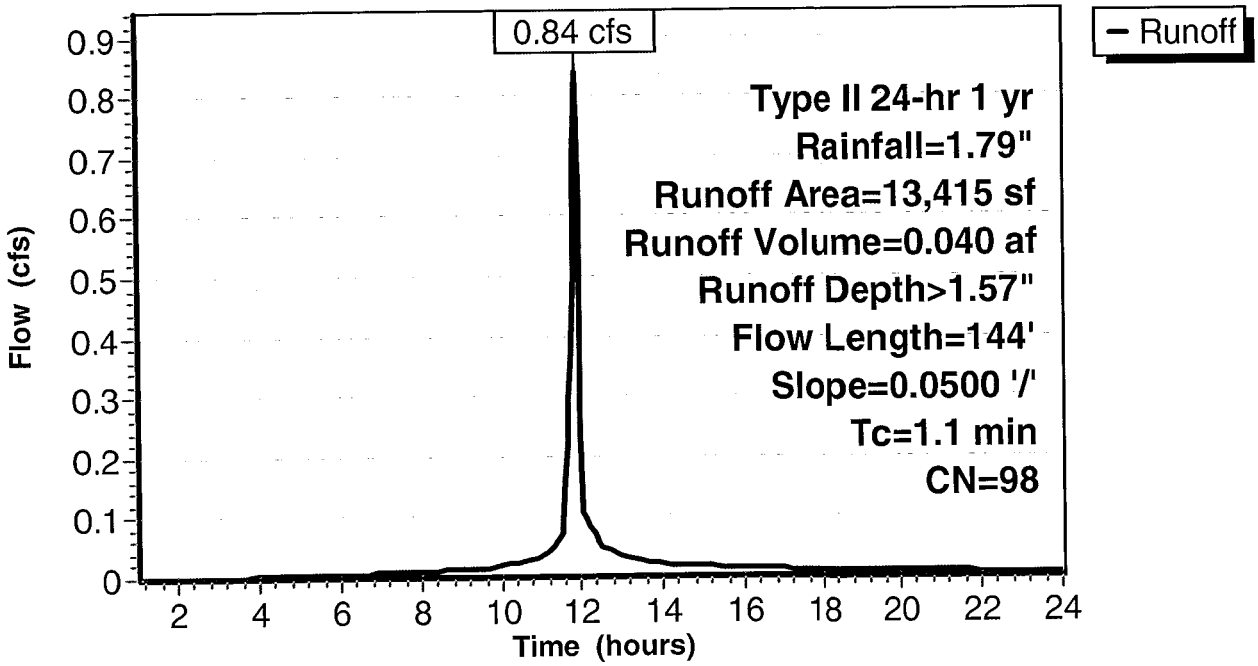
Subcatchment 12S: PDA-1

Hydrograph



Subcatchment 13S: PDA-2

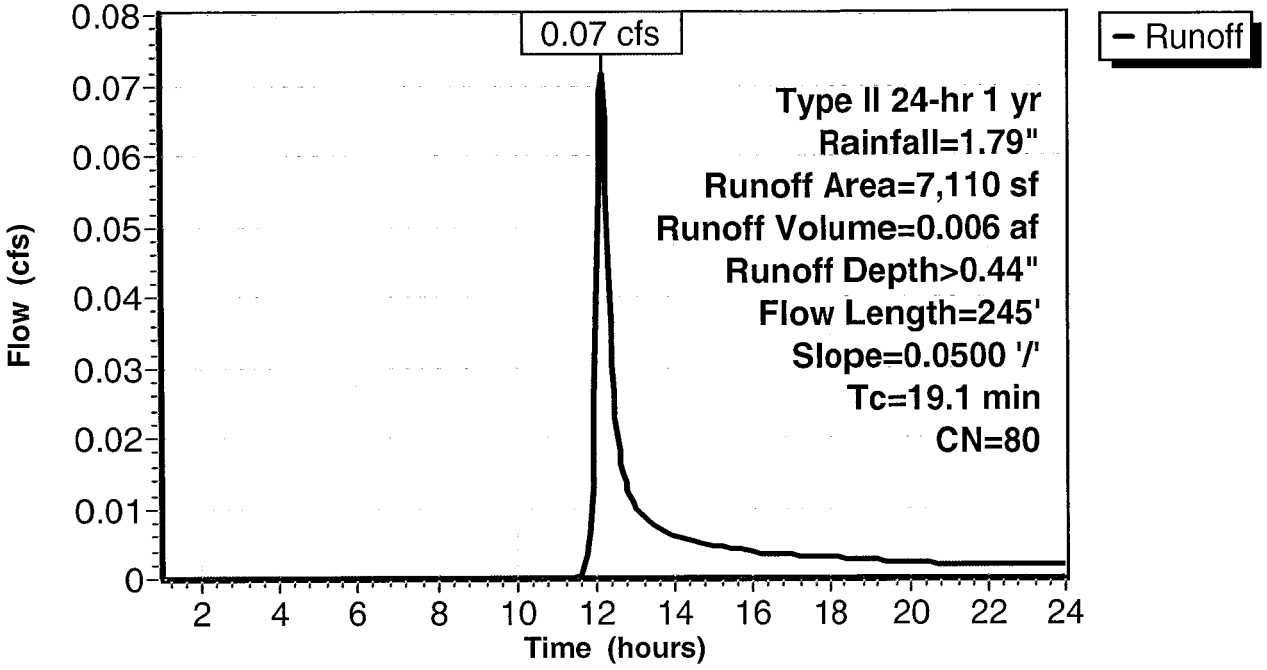
Hydrograph



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

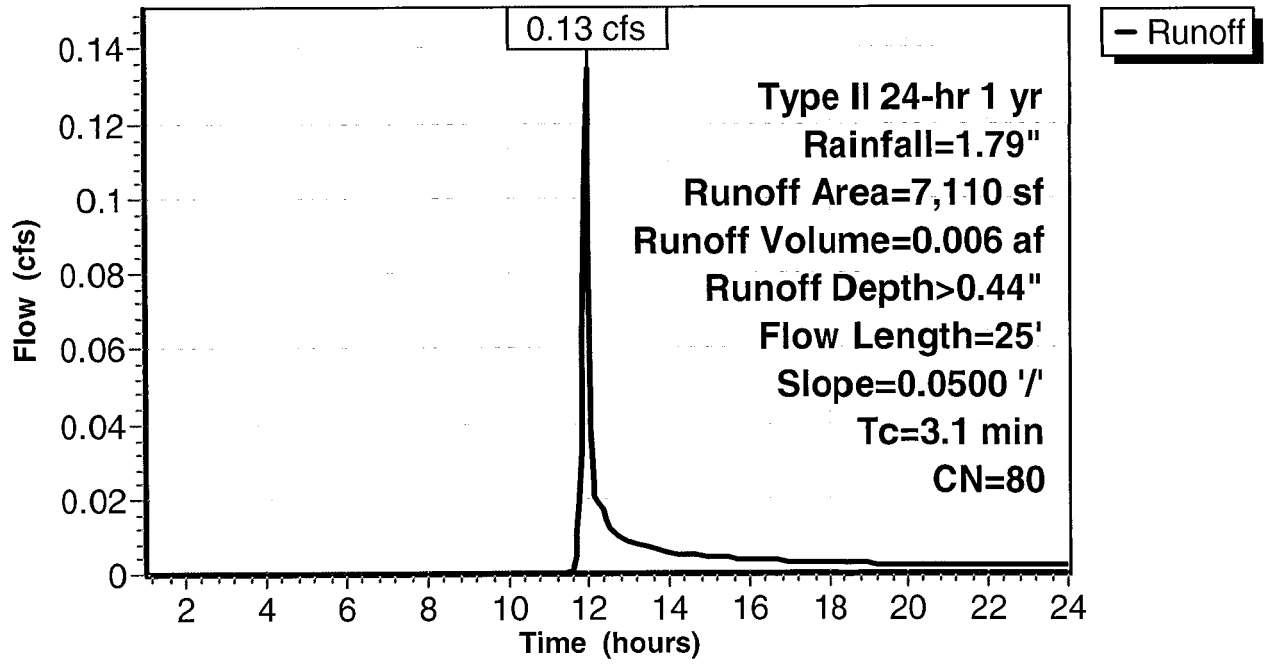
Subcatchment 14S: PDA-4

Hydrograph



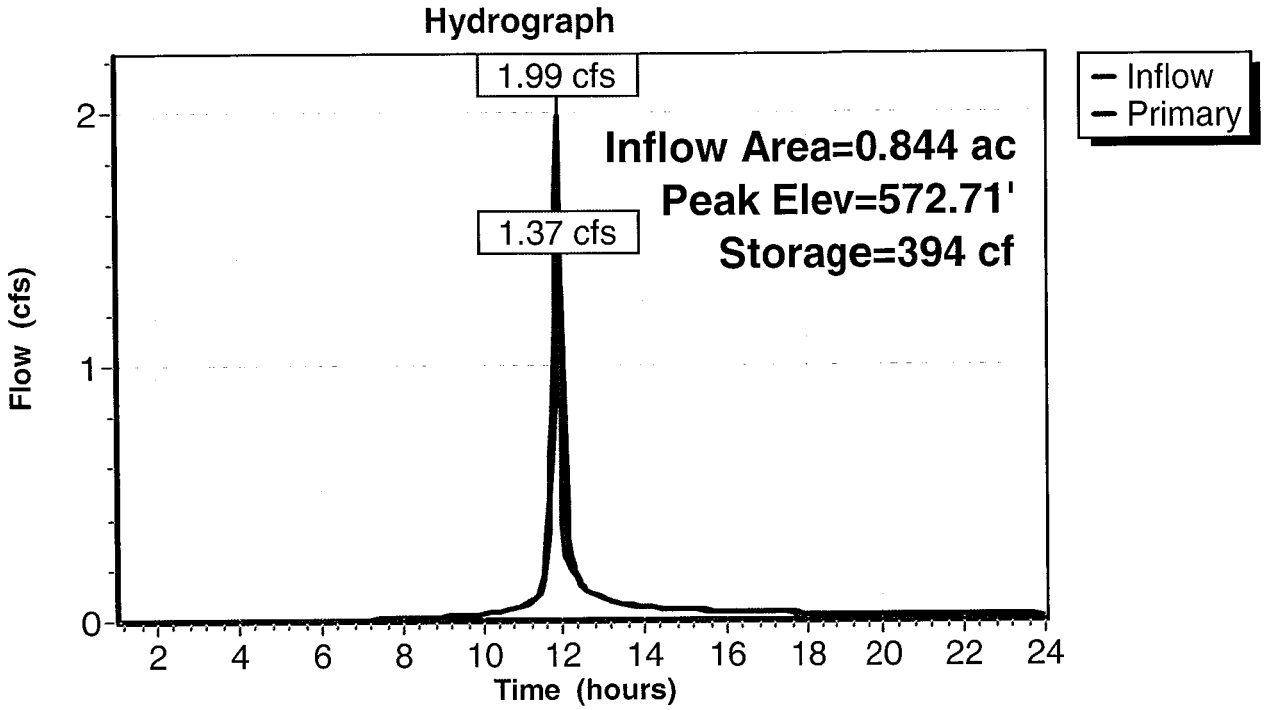
Subcatchment 15S: PDA-5

Hydrograph

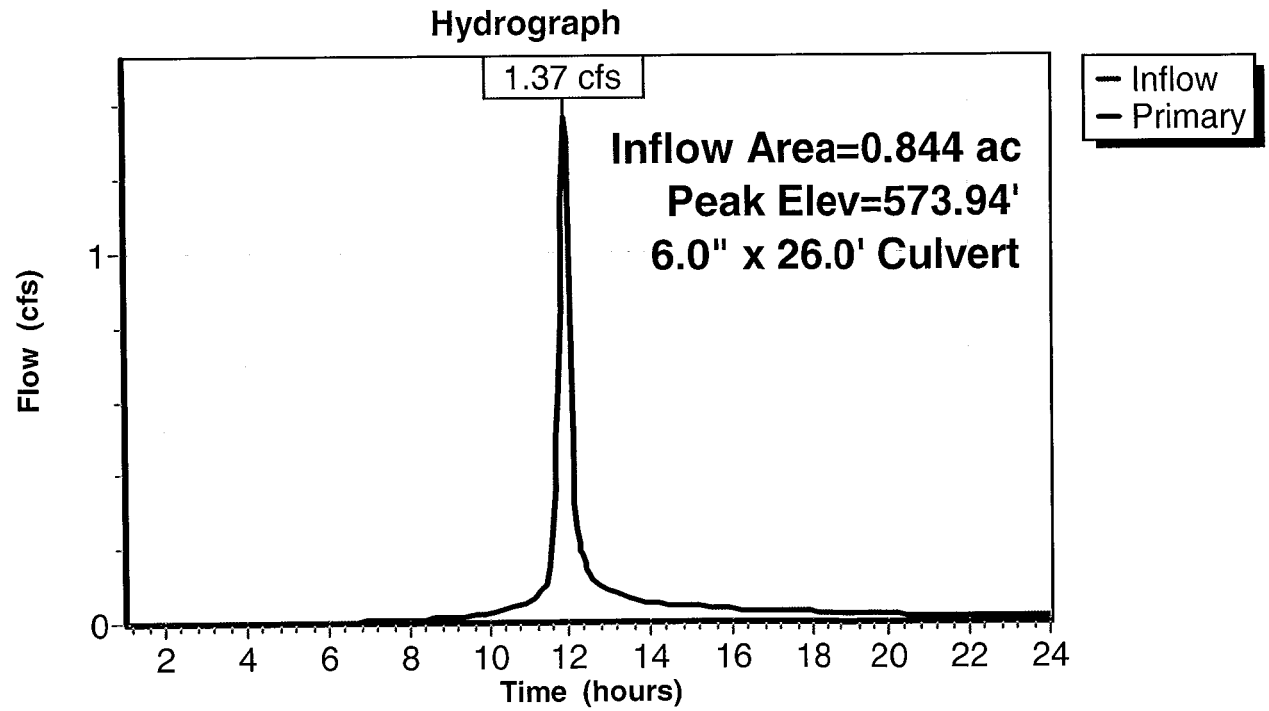


Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 1P: Existing Pond



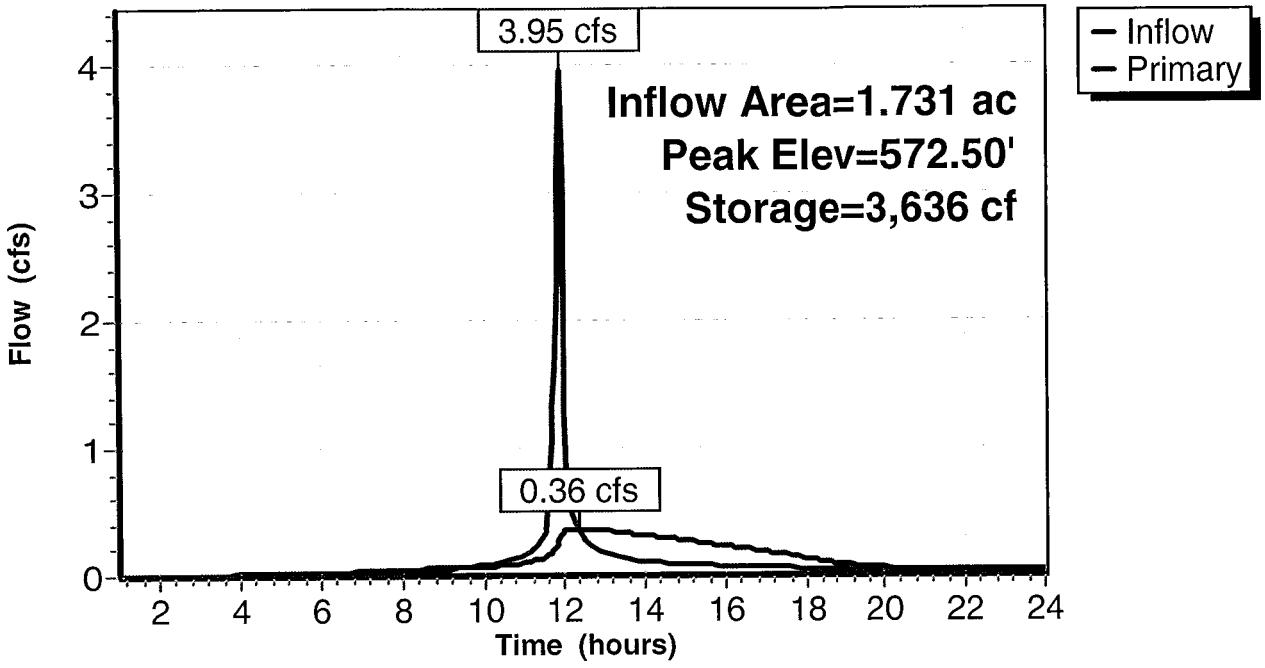
Pond 3P: EX. RCVR



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

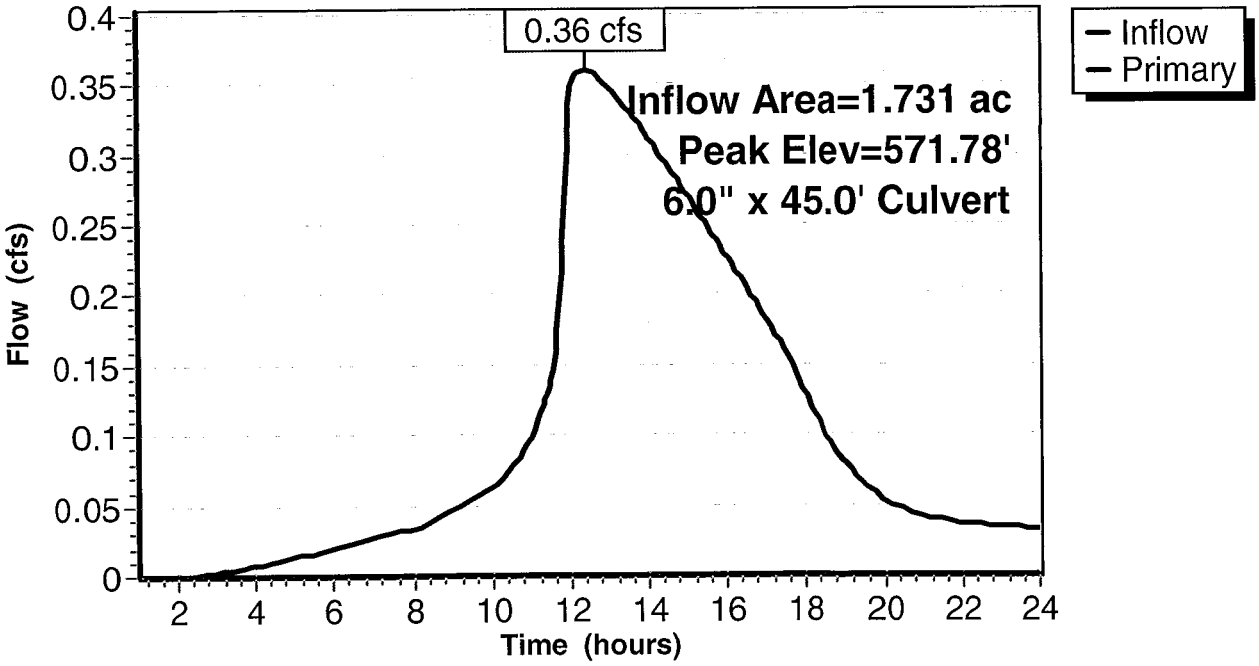
Pond 5P: DETENTION POND

Hydrograph



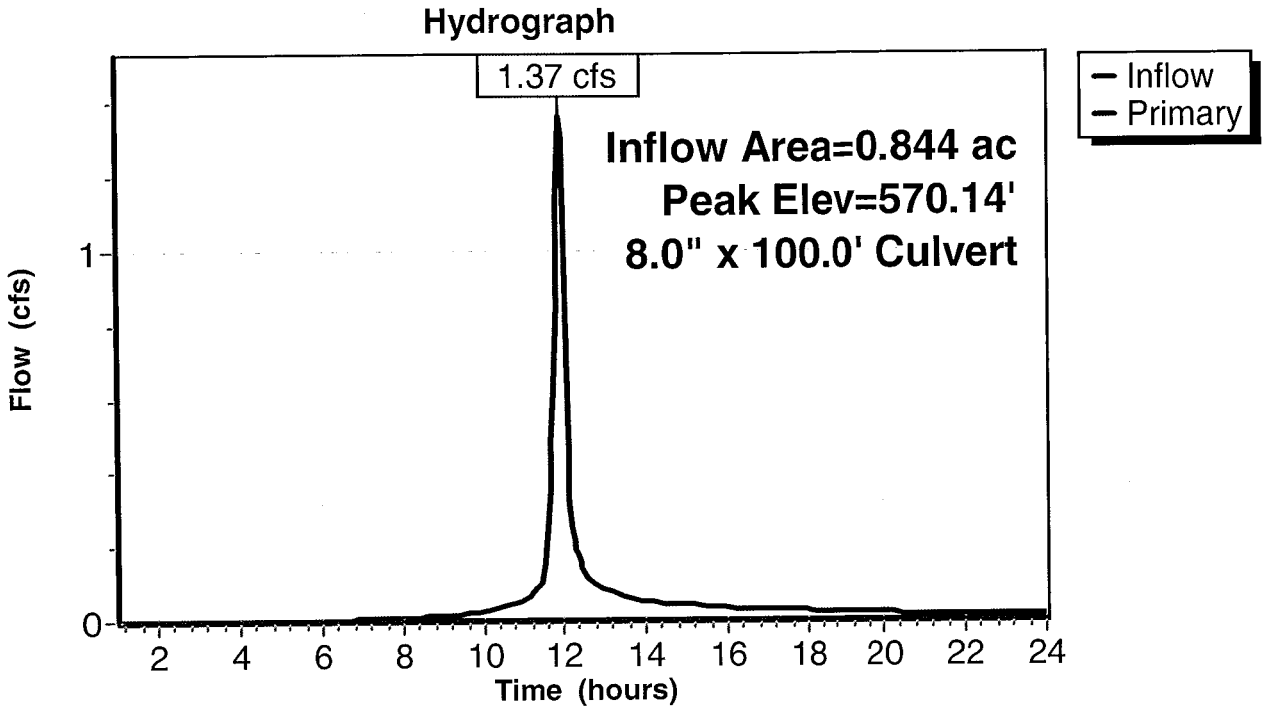
Pond 6P: Catch Basin-off site

Hydrograph

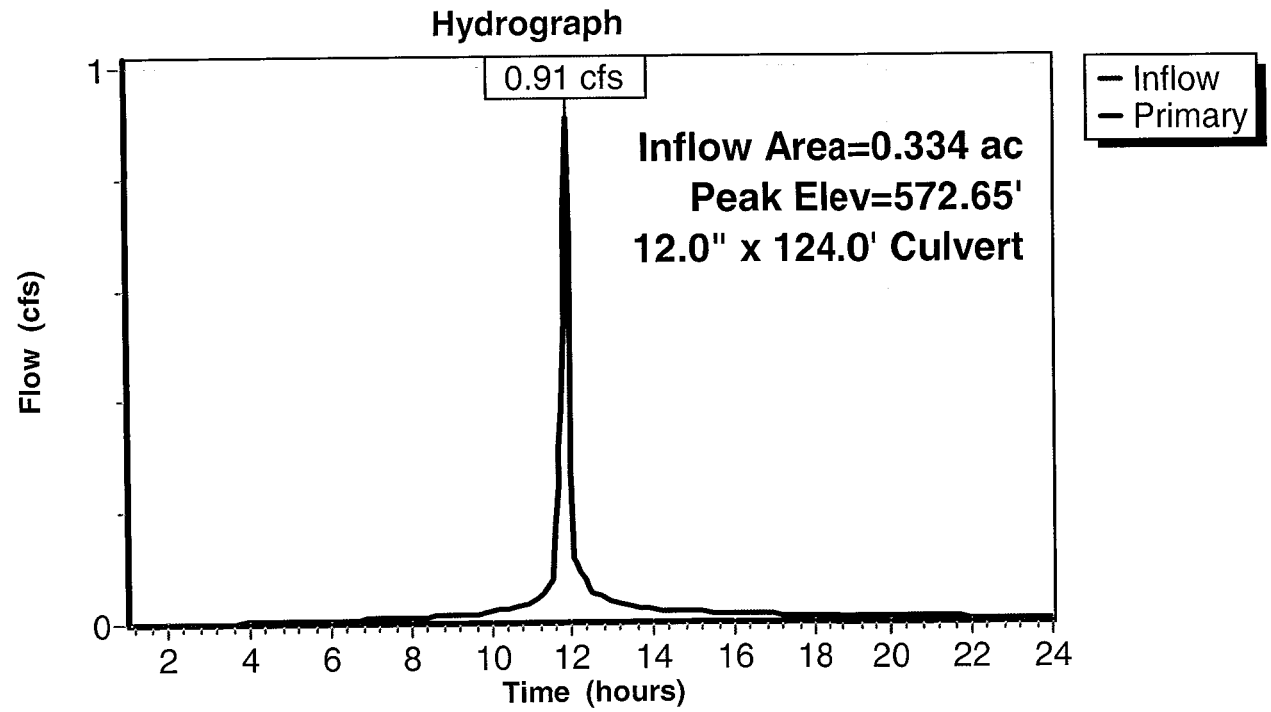


Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 9P: EX. RCVR



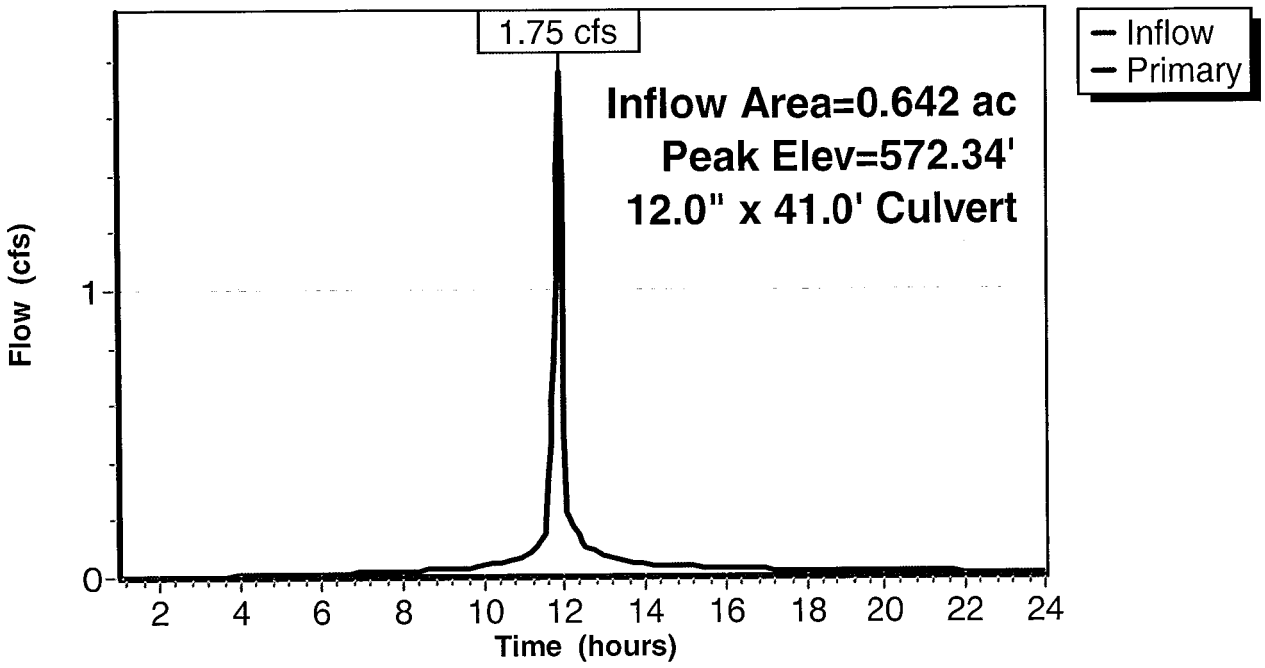
Pond 10P: EX. RCVR



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 11P: NEW RCVR

Hydrograph



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Time span=1.00-24.00 hrs, dt=0.05 hrs, 461 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 2S: Main Drainage Area Runoff Area=36,745 sf Runoff Depth>2.37"
Tc=0.0 min CN=94 Runoff=3.74 cfs 0.167 af

Subcatchment 4S: PDA-3 Runoff Area=33,227 sf Runoff Depth>2.79"
Flow Length=144' Slope=0.0500 '/' Tc=1.1 min CN=98 Runoff=3.59 cfs 0.177 af

Subcatchment 12S: PDA-1 Runoff Area=14,537 sf Runoff Depth>2.79"
Flow Length=144' Slope=0.0500 '/' Tc=1.1 min CN=98 Runoff=1.57 cfs 0.078 af

Subcatchment 13S: PDA-2 Runoff Area=13,415 sf Runoff Depth>2.79"
Flow Length=144' Slope=0.0500 '/' Tc=1.1 min CN=98 Runoff=1.45 cfs 0.072 af

Subcatchment 14S: PDA-4 Runoff Area=7,110 sf Runoff Depth>1.26"
Flow Length=245' Slope=0.0500 '/' Tc=19.1 min CN=80 Runoff=0.23 cfs 0.017 af

Subcatchment 15S: PDA-5 Runoff Area=7,110 sf Runoff Depth>1.26"
Flow Length=25' Slope=0.0500 '/' Tc=3.1 min CN=80 Runoff=0.40 cfs 0.017 af

Pond 1P: Existing Pond Peak Elev=573.51' Storage=1,137 cf Inflow=3.74 cfs 0.167 af
Outflow=1.95 cfs 0.166 af

Pond 3P: EX. RCVR Peak Elev=576.38' Inflow=1.95 cfs 0.166 af
6.0" x 26.0' Culvert Outflow=1.95 cfs 0.166 af

Pond 5P: DETENTION POND Peak Elev=573.16' Storage=7,193 cf Inflow=7.02 cfs 0.361 af
Outflow=0.50 cfs 0.356 af

Pond 6P: Catch Basin-off site Peak Elev=572.02' Inflow=0.50 cfs 0.356 af
6.0" x 45.0' Culvert Outflow=0.50 cfs 0.356 af

Pond 9P: EX. RCVR Peak Elev=571.09' Inflow=1.95 cfs 0.166 af
8.0" x 100.0' Culvert Outflow=1.95 cfs 0.166 af

Pond 10P: EX. RCVR Peak Elev=572.85' Inflow=1.57 cfs 0.078 af
12.0" x 124.0' Culvert Outflow=1.57 cfs 0.078 af

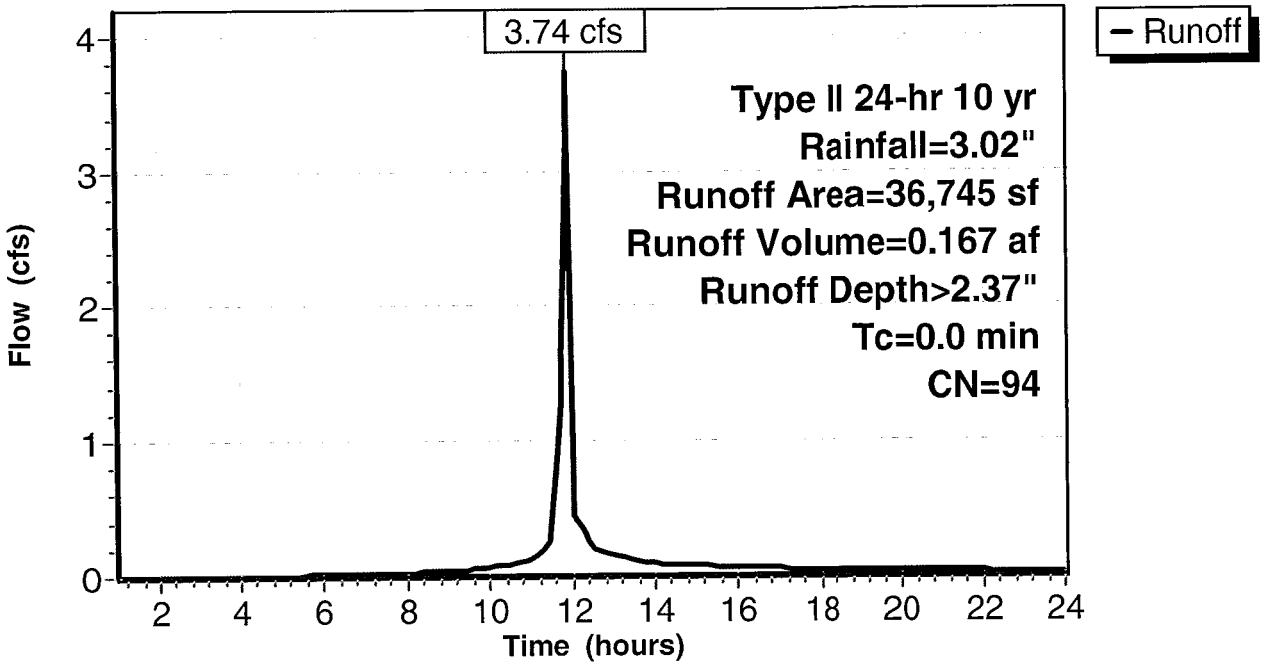
Pond 11P: NEW RCVR Peak Elev=572.80' Inflow=3.02 cfs 0.149 af
12.0" x 41.0' Culvert Outflow=3.02 cfs 0.149 af

Total Runoff Area = 2.574 ac Runoff Volume = 0.527 af Average Runoff Depth = 2.46"
21.58% Pervious Area = 0.556 ac 78.42% Impervious Area = 2.019 ac

Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

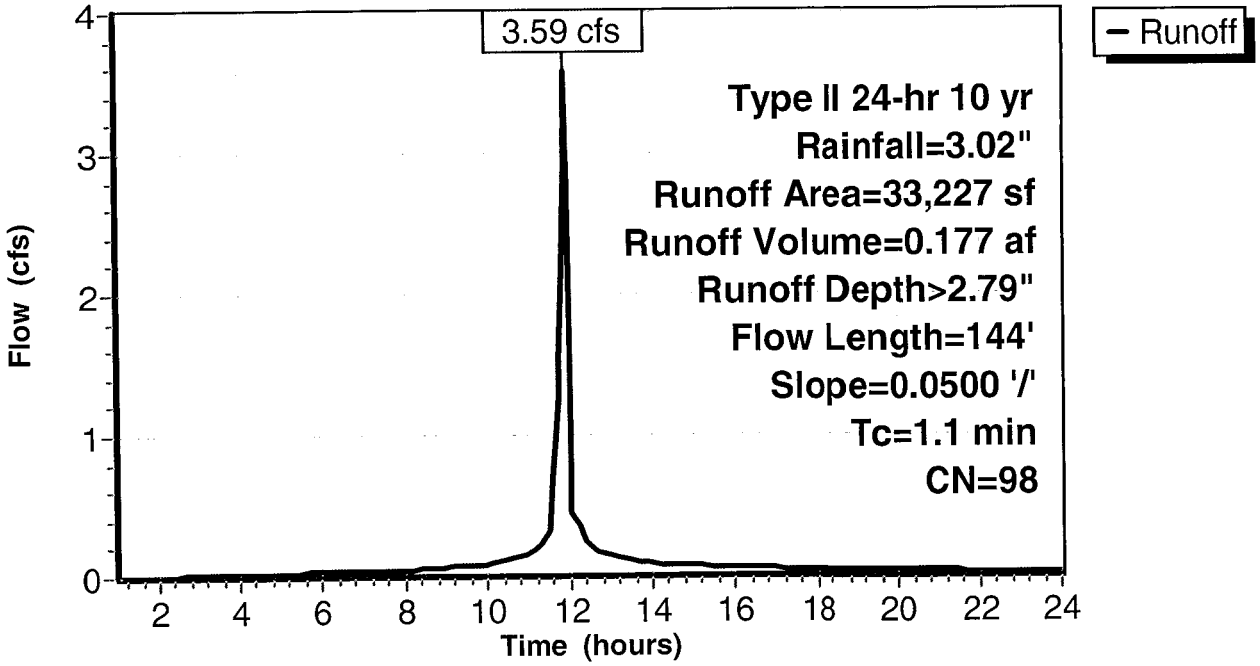
Subcatchment 2S: Main Drainage Area

Hydrograph



Subcatchment 4S: PDA-3

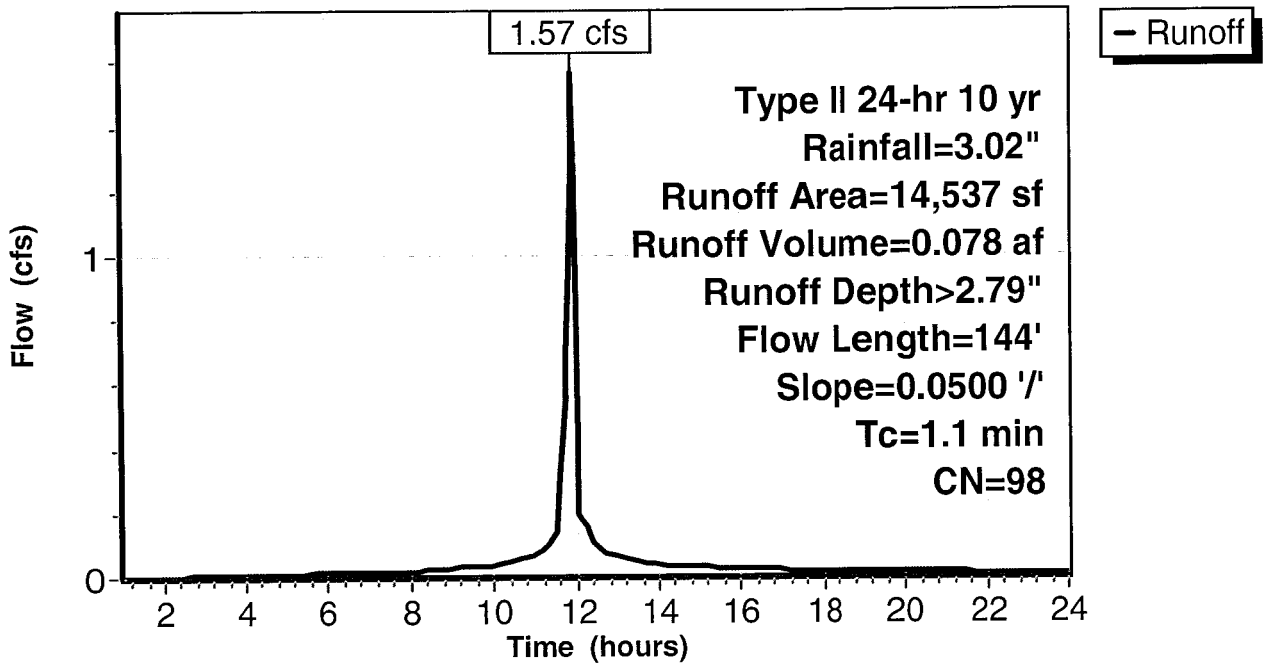
Hydrograph



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

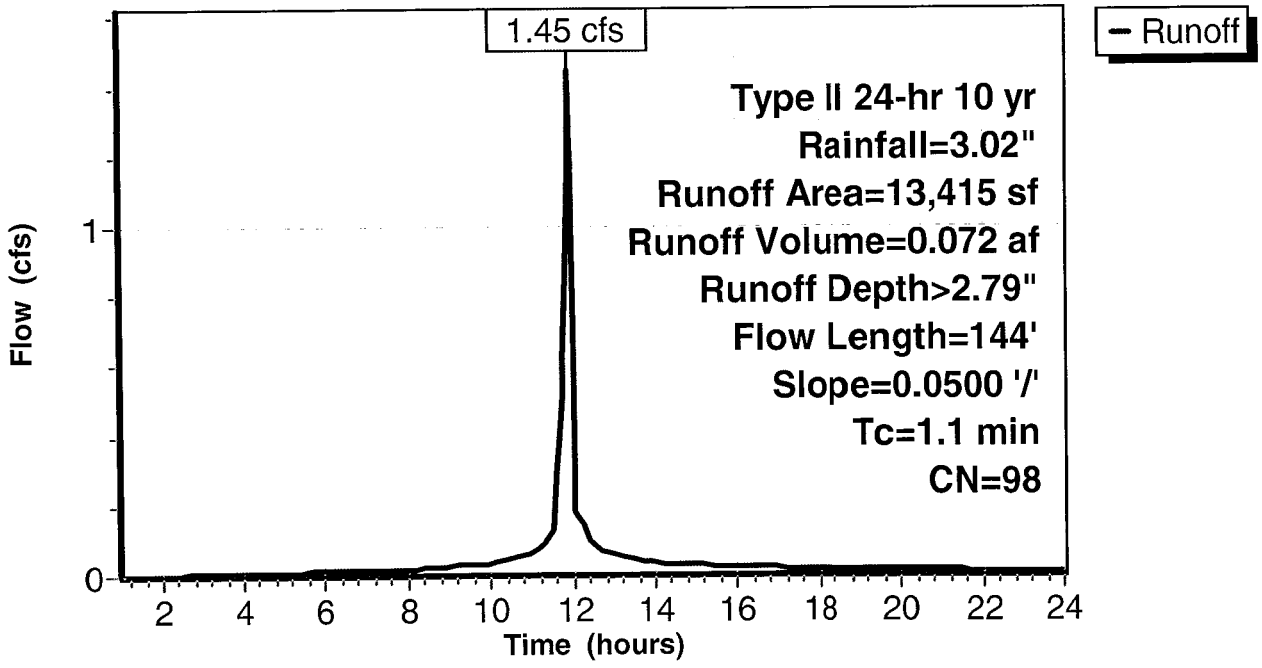
Subcatchment 12S: PDA-1

Hydrograph



Subcatchment 13S: PDA-2

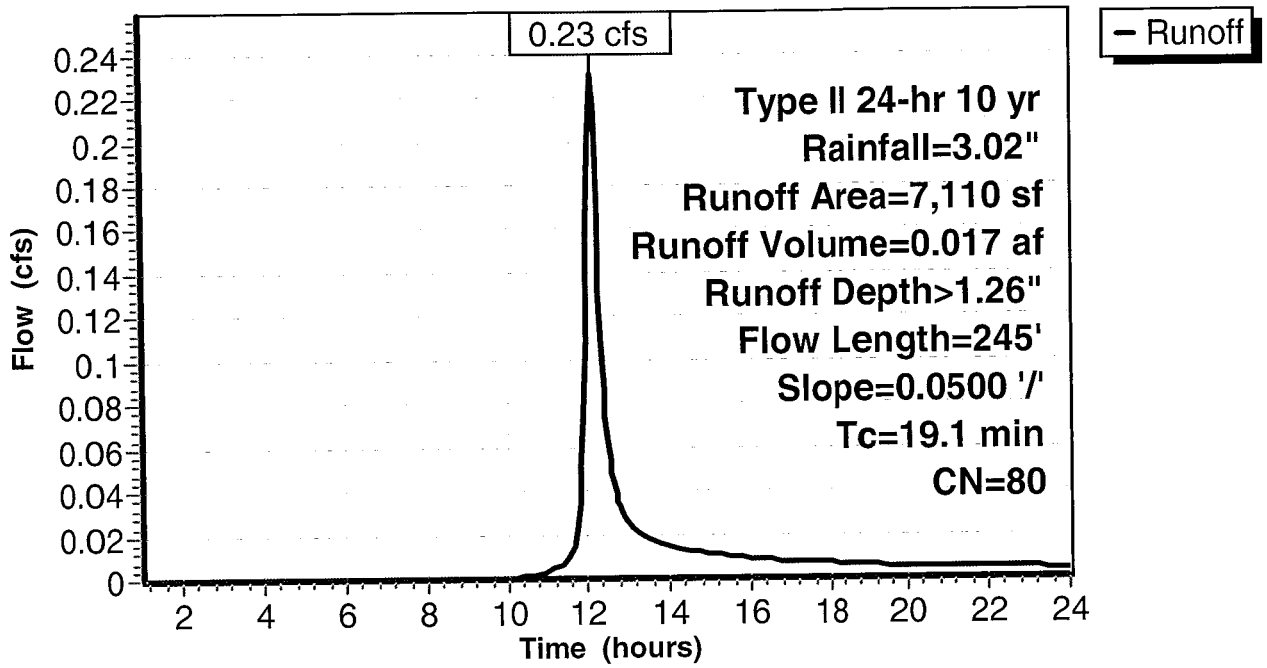
Hydrograph



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

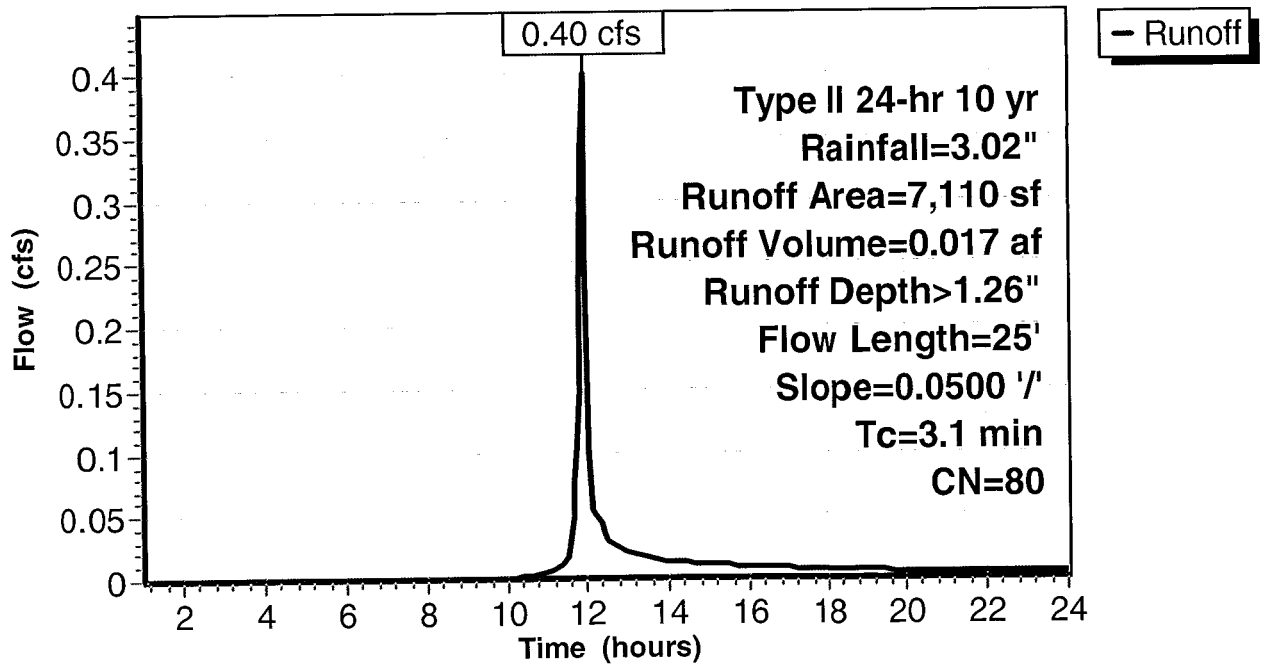
Subcatchment 14S: PDA-4

Hydrograph



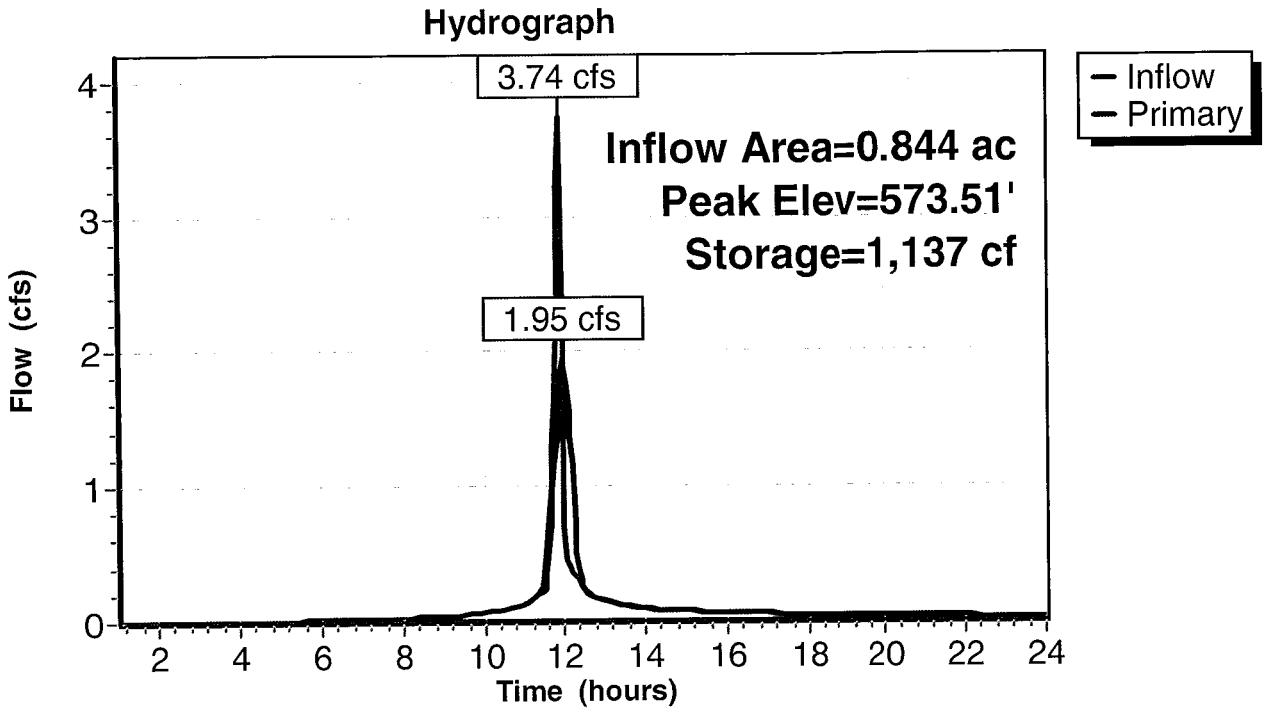
Subcatchment 15S: PDA-5

Hydrograph

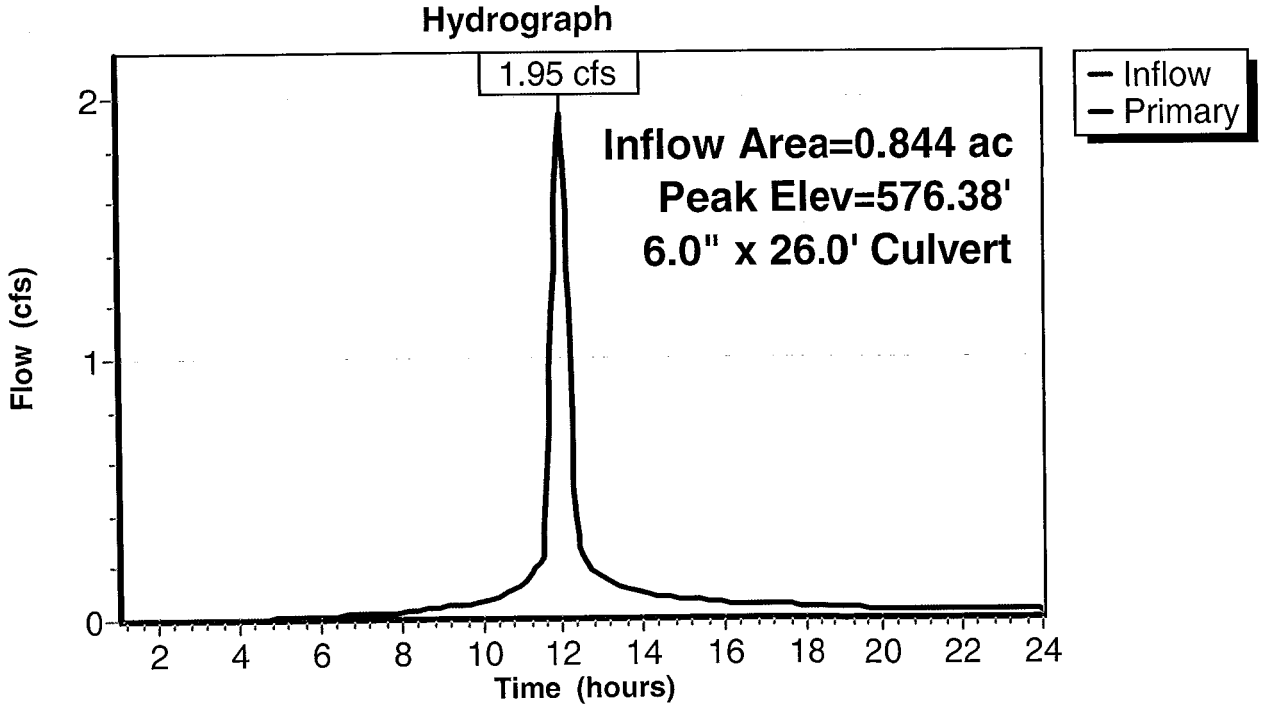


Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 1P: Existing Pond



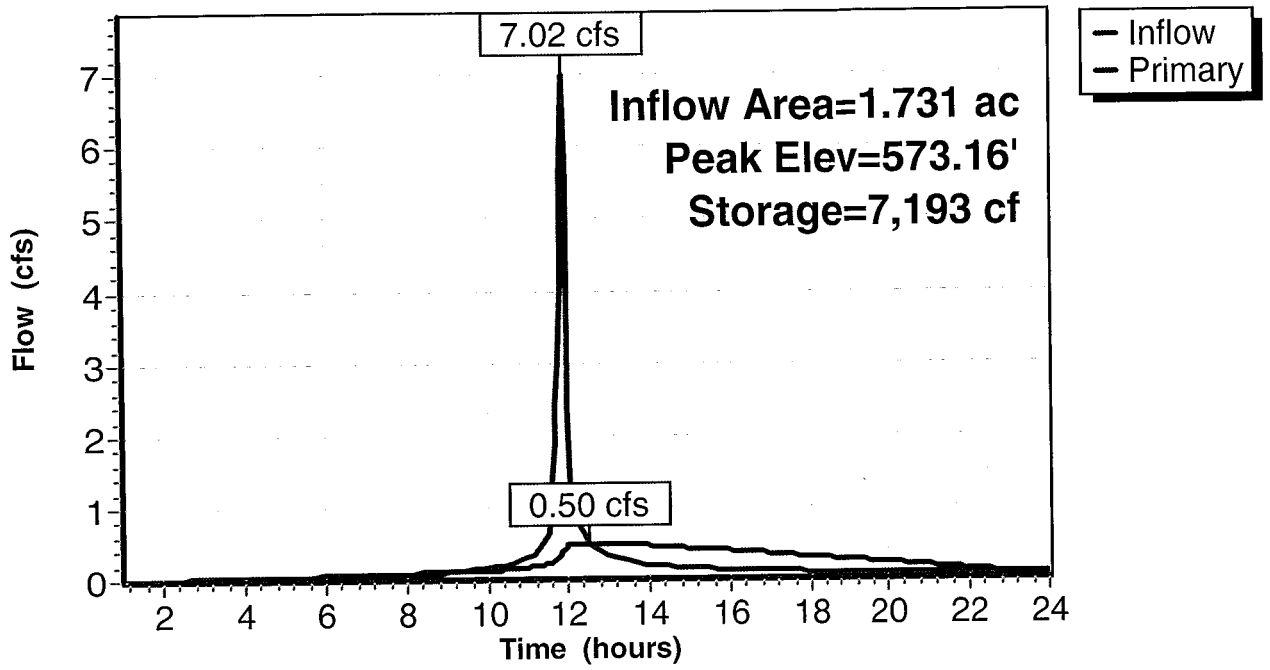
Pond 3P: EX. RCVR



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

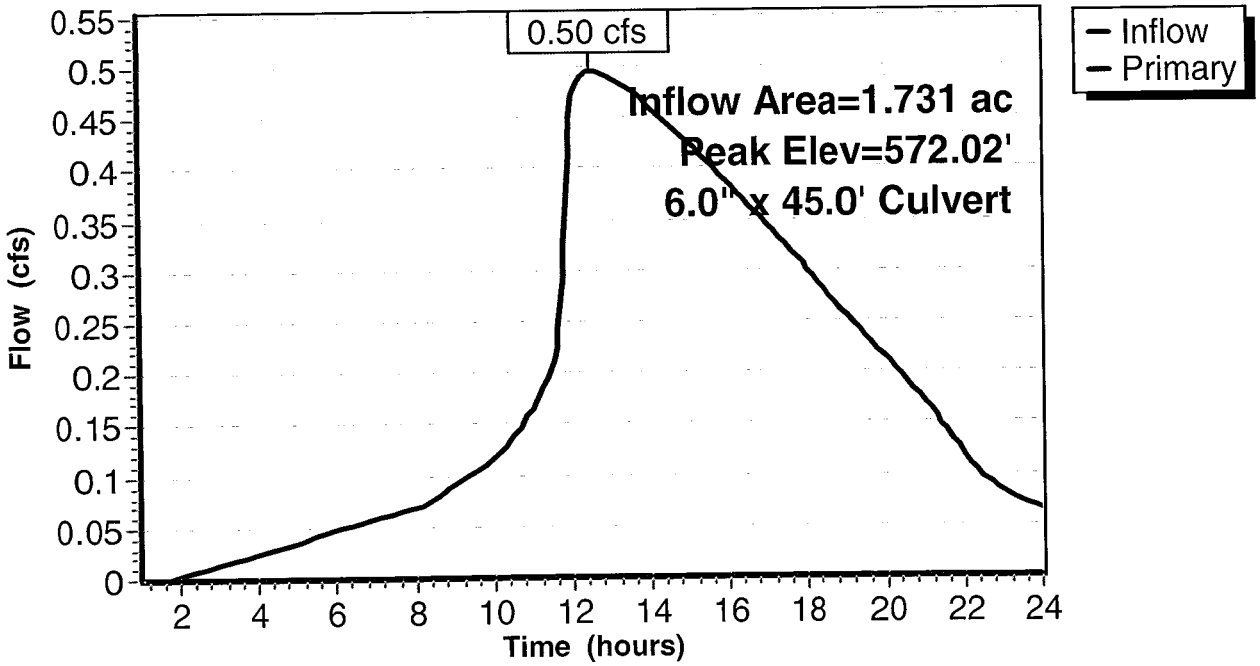
Pond 5P: DETENTION POND

Hydrograph



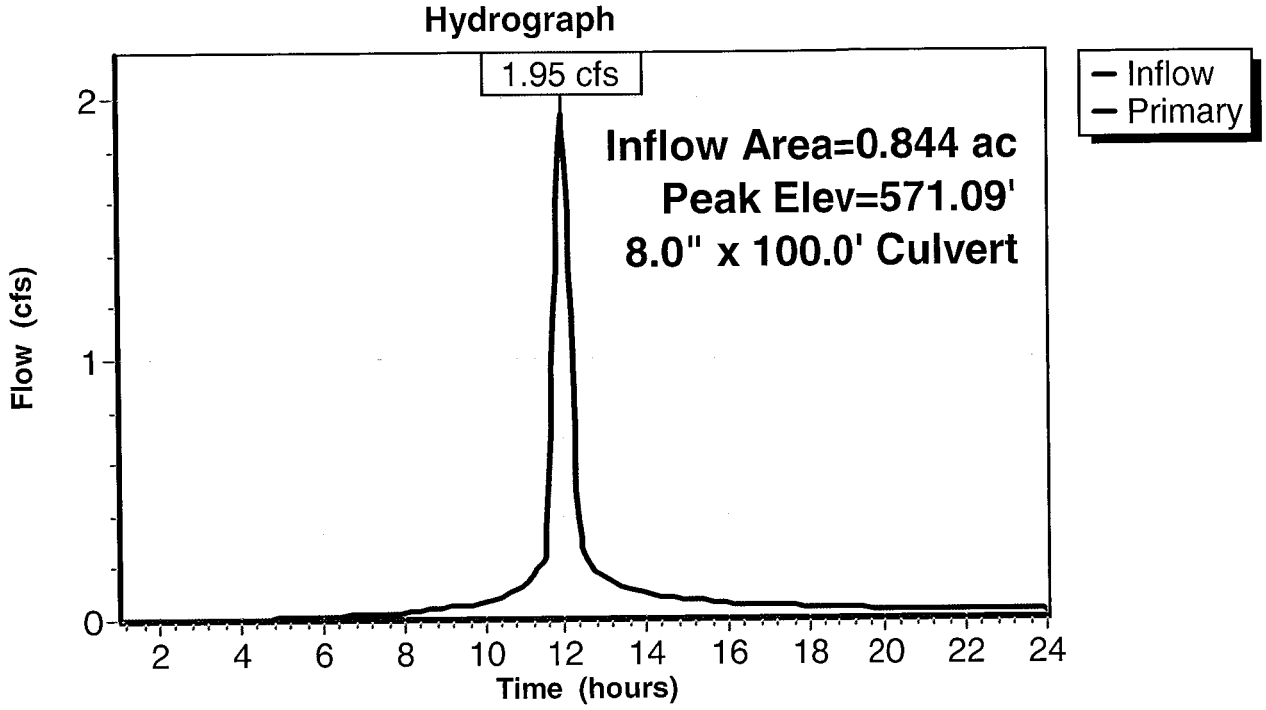
Pond 6P: Catch Basin-off site

Hydrograph

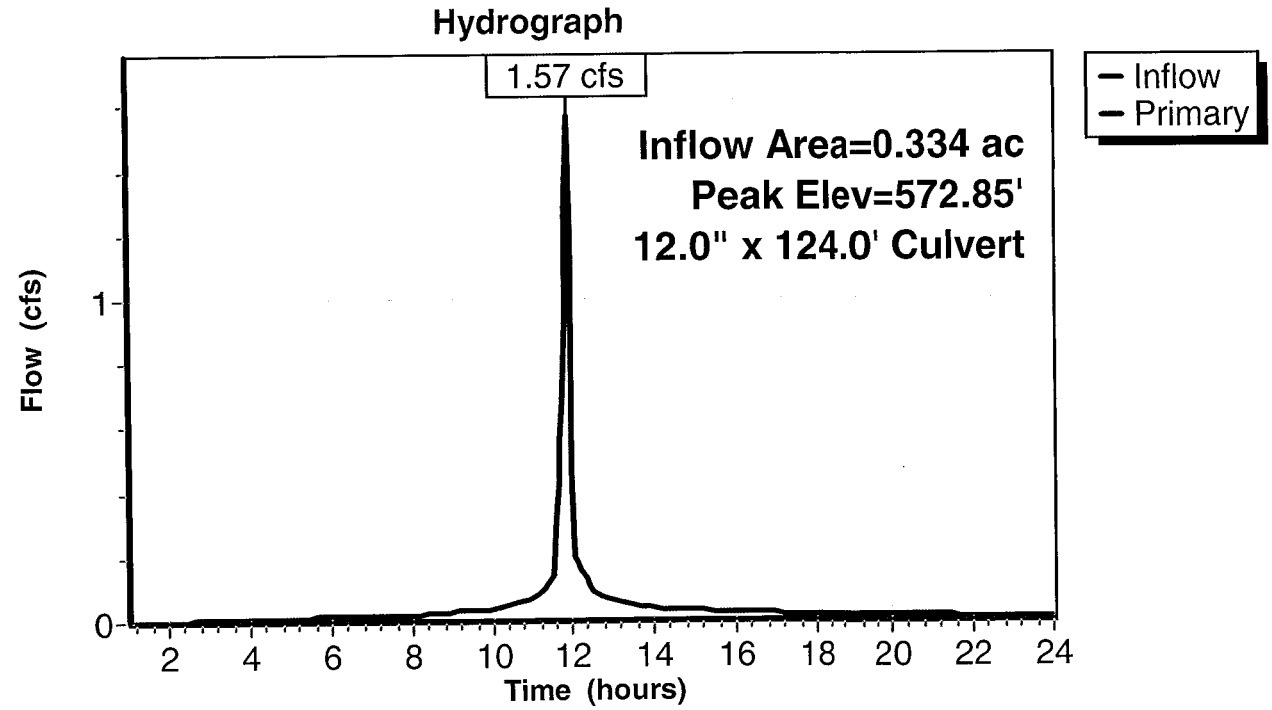


Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 9P: EX. RCVR



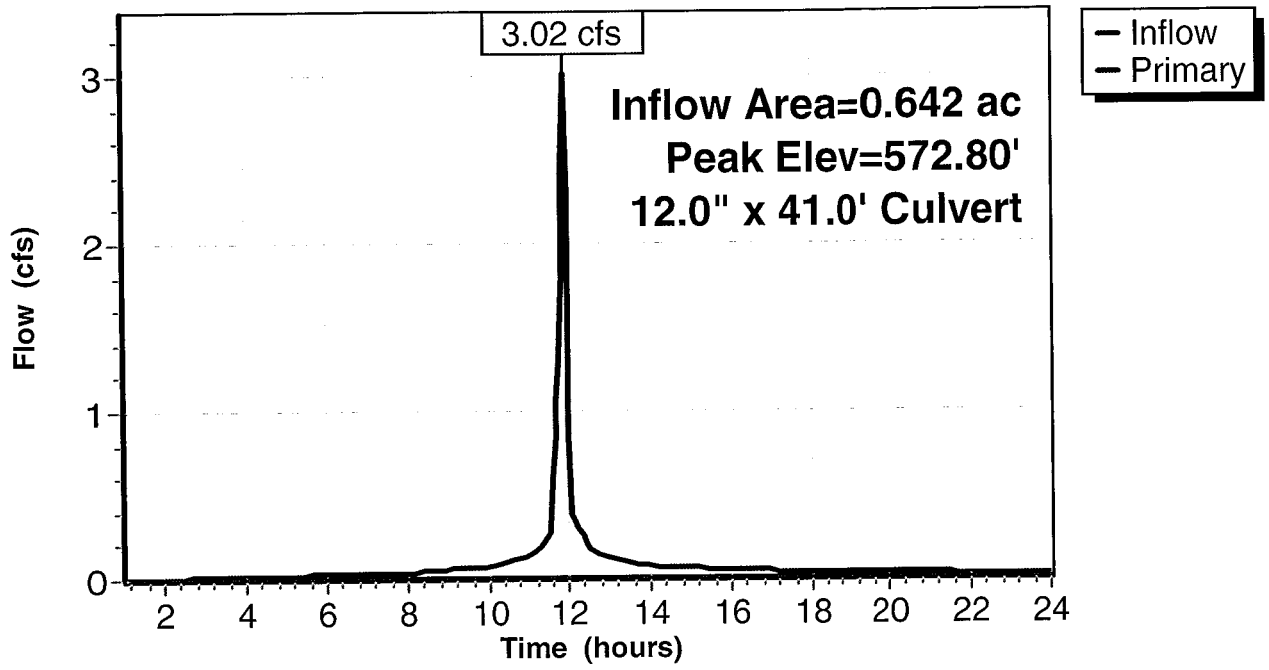
Pond 10P: EX. RCVR



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 11P: NEW RCVR

Hydrograph



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Time span=1.00-24.00 hrs, dt=0.05 hrs, 461 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 2S: Main Drainage Area Runoff Area=36,745 sf Runoff Depth>3.01"
Tc=0.0 min CN=94 Runoff=4.67 cfs 0.212 af

Subcatchment 4S: PDA-3 Runoff Area=33,227 sf Runoff Depth>3.45"
Flow Length=144' Slope=0.0500 '/' Tc=1.1 min CN=98 Runoff=4.39 cfs 0.219 af

Subcatchment 12S: PDA-1 Runoff Area=14,537 sf Runoff Depth>3.45"
Flow Length=144' Slope=0.0500 '/' Tc=1.1 min CN=98 Runoff=1.92 cfs 0.096 af

Subcatchment 13S: PDA-2 Runoff Area=13,415 sf Runoff Depth>3.45"
Flow Length=144' Slope=0.0500 '/' Tc=1.1 min CN=98 Runoff=1.77 cfs 0.088 af

Subcatchment 14S: PDA-4 Runoff Area=7,110 sf Runoff Depth>1.77"
Flow Length=245' Slope=0.0500 '/' Tc=19.1 min CN=80 Runoff=0.33 cfs 0.024 af

Subcatchment 15S: PDA-5 Runoff Area=7,110 sf Runoff Depth>1.78"
Flow Length=25' Slope=0.0500 '/' Tc=3.1 min CN=80 Runoff=0.56 cfs 0.024 af

Pond 1P: Existing Pond Peak Elev=573.89' Storage=1,620 cf Inflow=4.67 cfs 0.212 af
Outflow=2.17 cfs 0.212 af

Pond 3P: EX. RCVR Peak Elev=577.56' Inflow=2.17 cfs 0.212 af
6.0" x 26.0' Culvert Outflow=2.17 cfs 0.212 af

Pond 5P: DETENTION POND Peak Elev=573.52' Storage=9,256 cf Inflow=8.67 cfs 0.452 af
Outflow=0.56 cfs 0.443 af

Pond 6P: Catch Basin-off site Peak Elev=572.15' Inflow=0.56 cfs 0.443 af
6.0" x 45.0' Culvert Outflow=0.56 cfs 0.443 af

Pond 9P: EX. RCVR Peak Elev=571.65' Inflow=2.17 cfs 0.212 af
8.0" x 100.0' Culvert Outflow=2.17 cfs 0.212 af

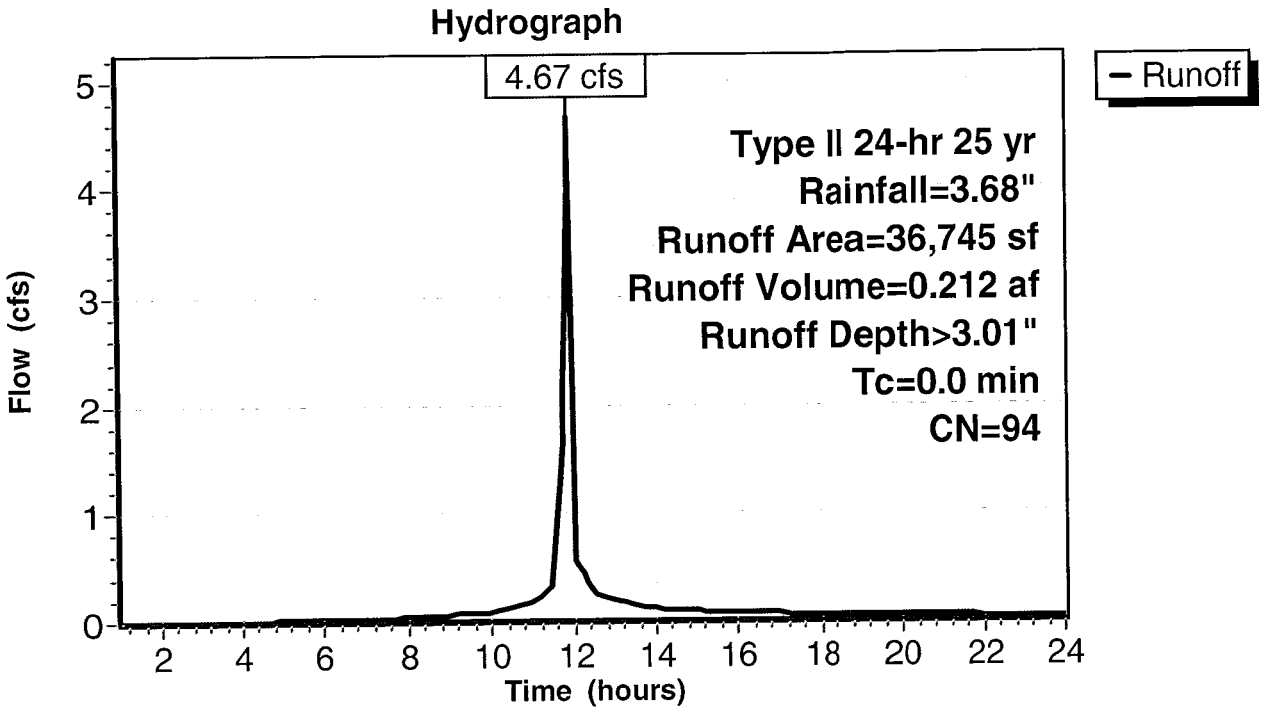
Pond 10P: EX. RCVR Peak Elev=572.95' Inflow=1.92 cfs 0.096 af
12.0" x 124.0' Culvert Outflow=1.92 cfs 0.096 af

Pond 11P: NEW RCVR Peak Elev=573.12' Inflow=3.69 cfs 0.184 af
12.0" x 41.0' Culvert Outflow=3.69 cfs 0.184 af

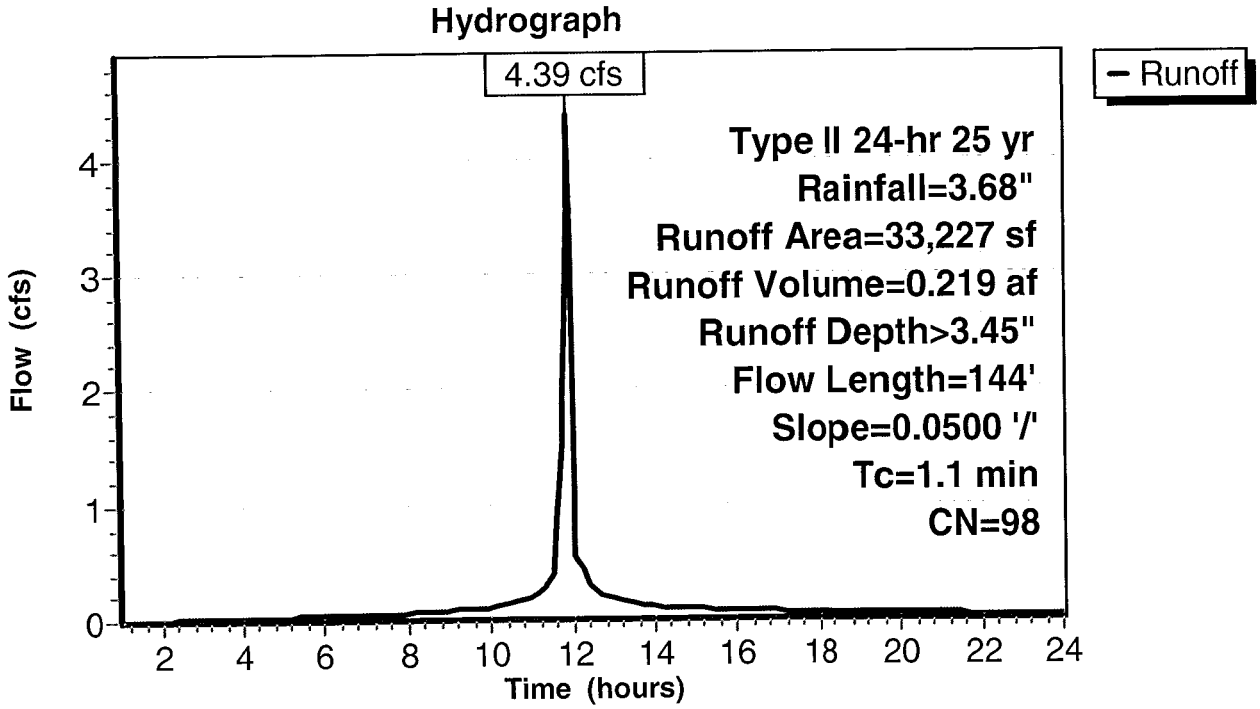
Total Runoff Area = 2.574 ac Runoff Volume = 0.663 af Average Runoff Depth = 3.09"
21.58% Pervious Area = 0.556 ac 78.42% Impervious Area = 2.019 ac

Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Subcatchment 2S: Main Drainage Area



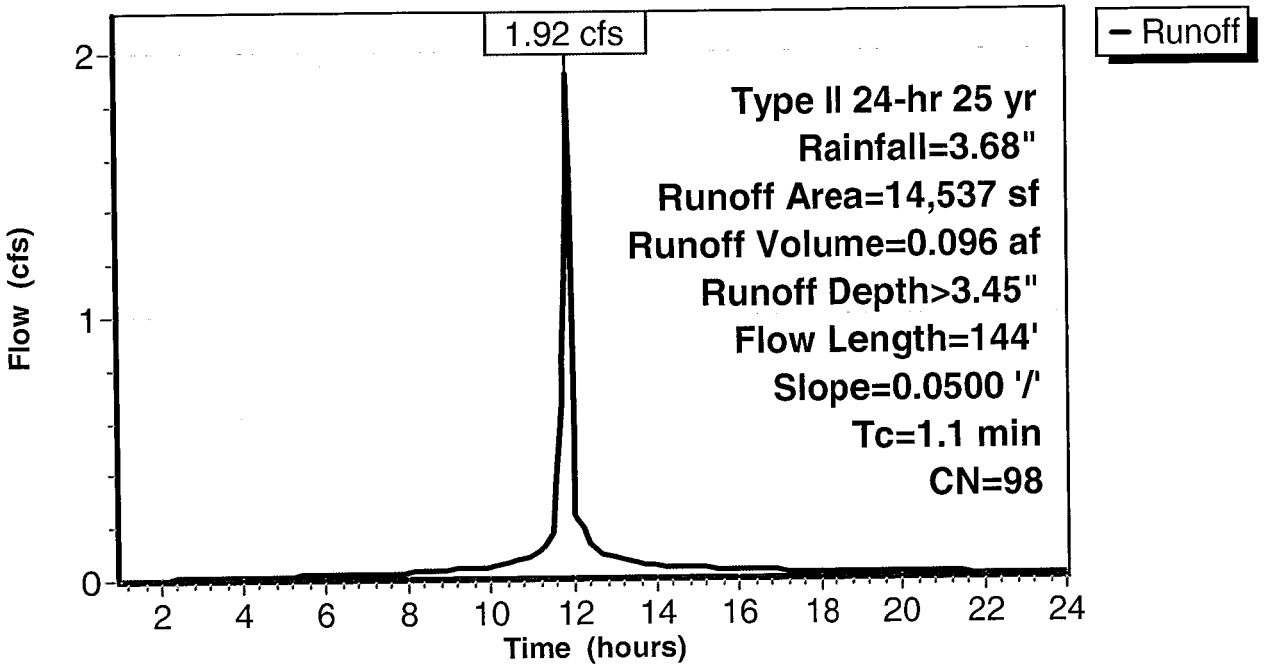
Subcatchment 4S: PDA-3



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

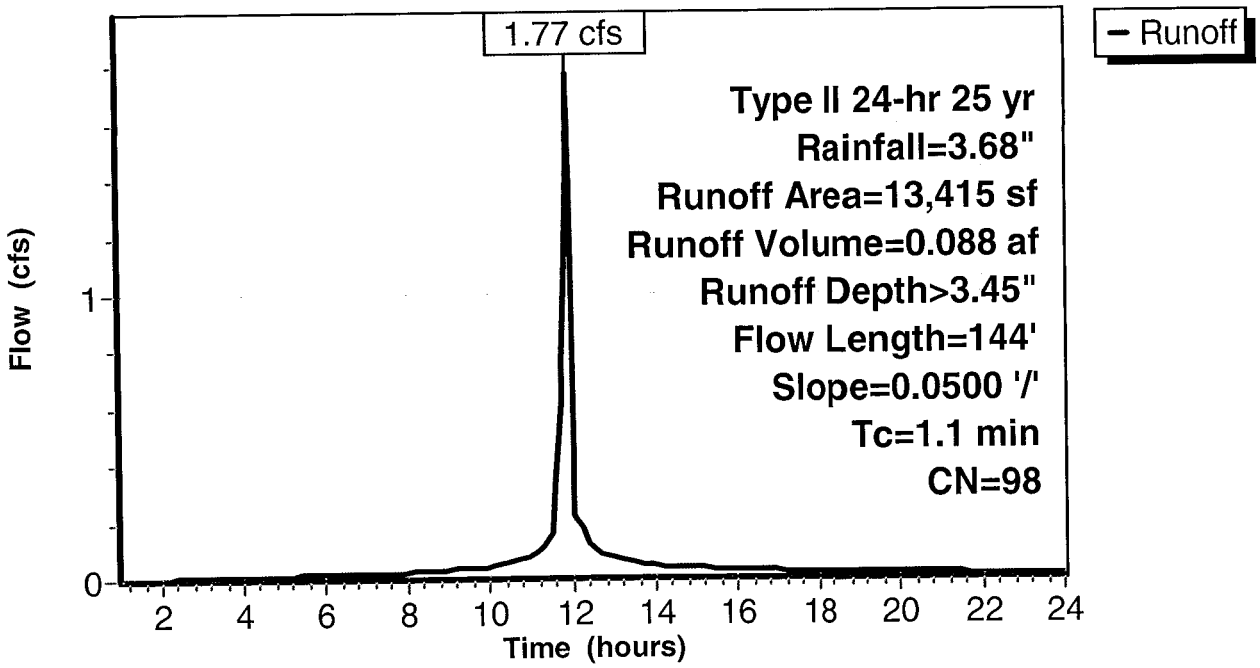
Subcatchment 12S: PDA-1

Hydrograph



Subcatchment 13S: PDA-2

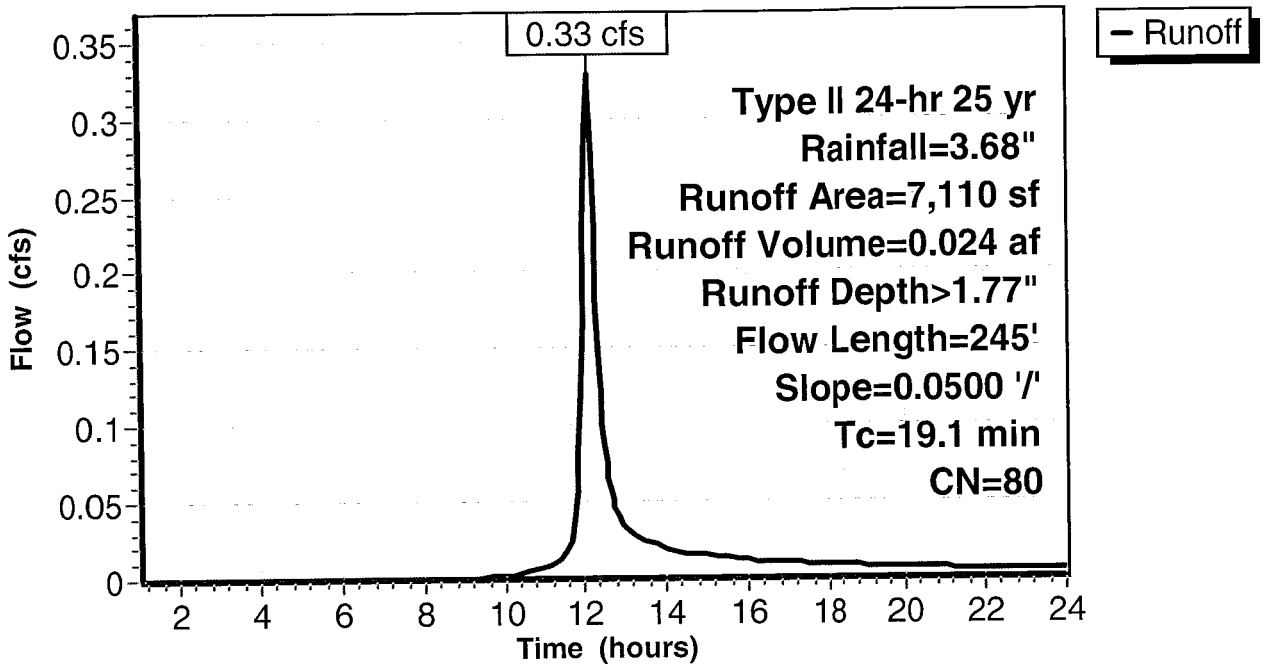
Hydrograph



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

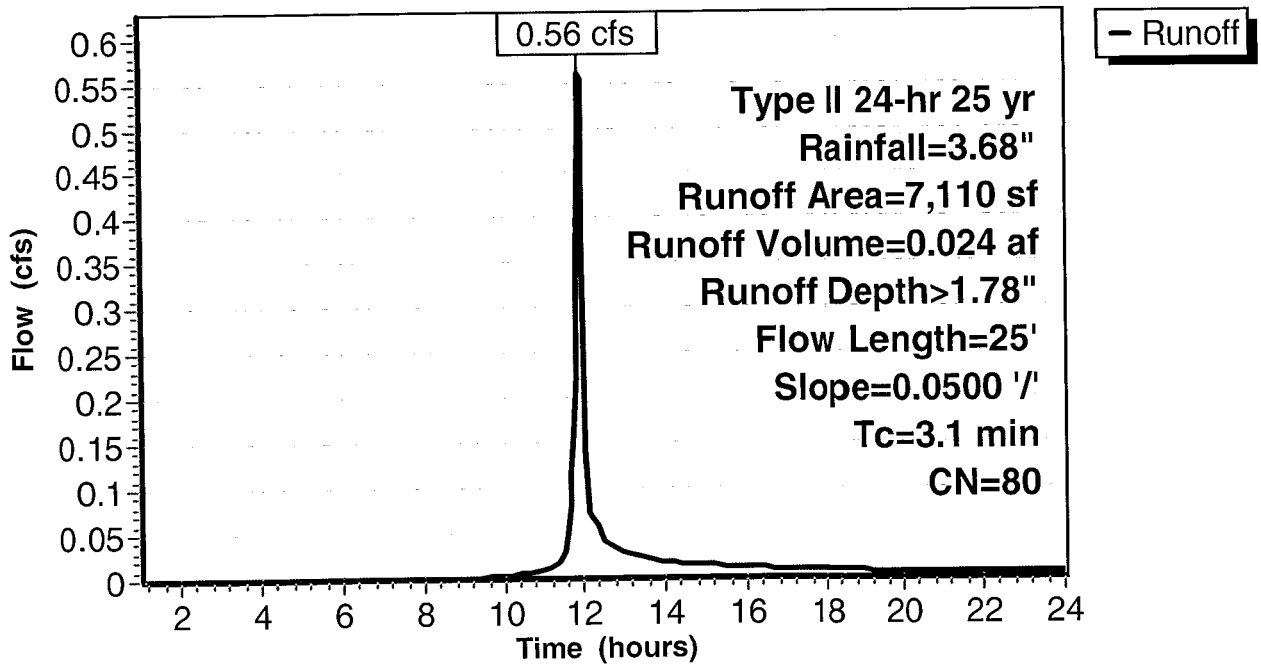
Subcatchment 14S: PDA-4

Hydrograph



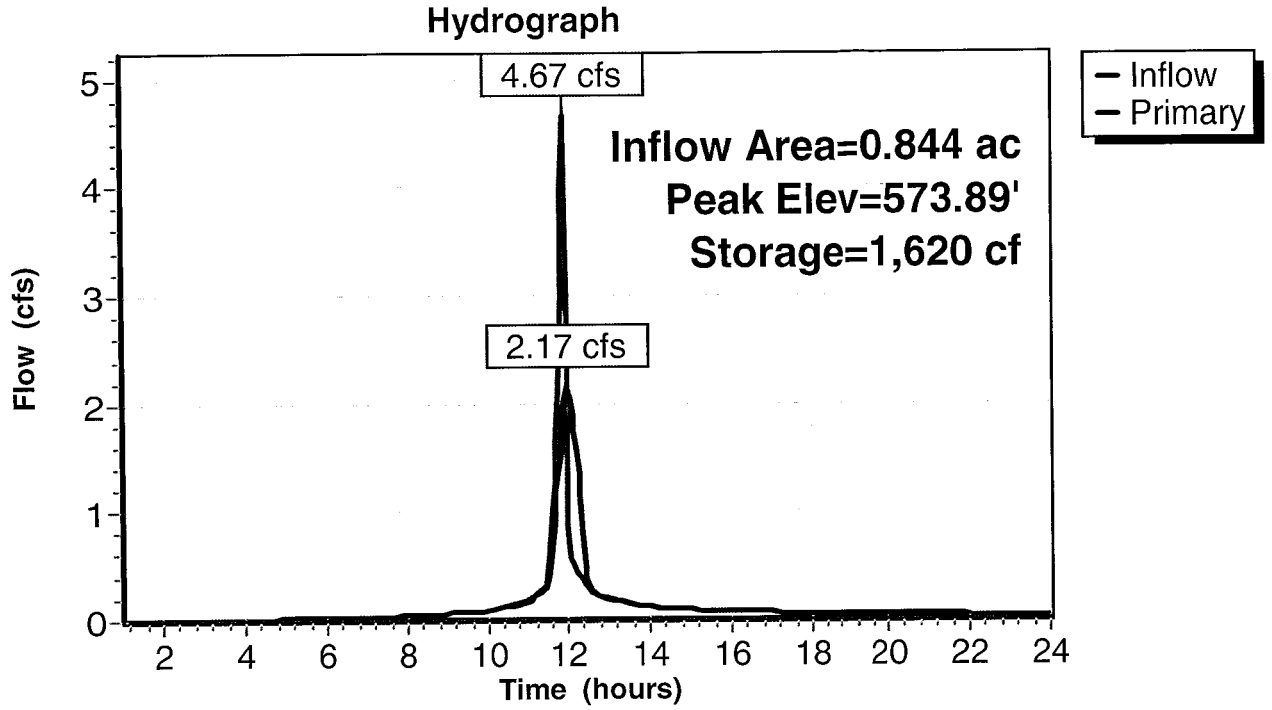
Subcatchment 15S: PDA-5

Hydrograph

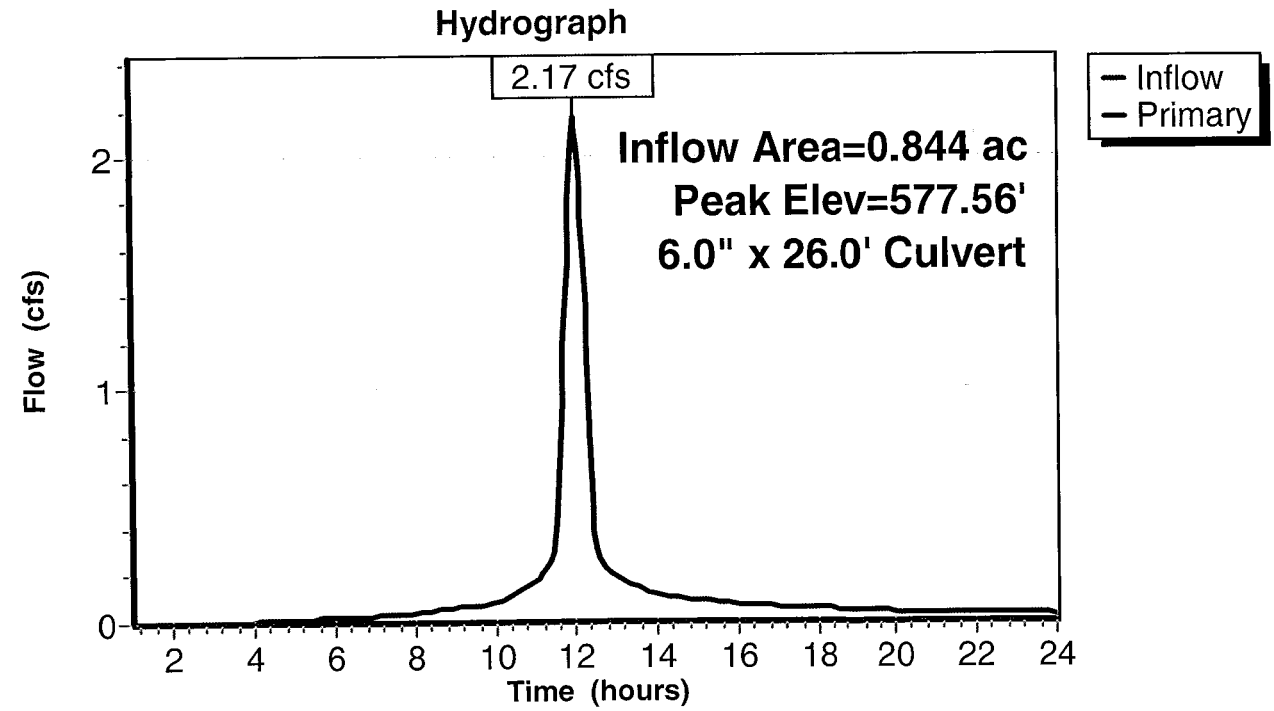


Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 1P: Existing Pond



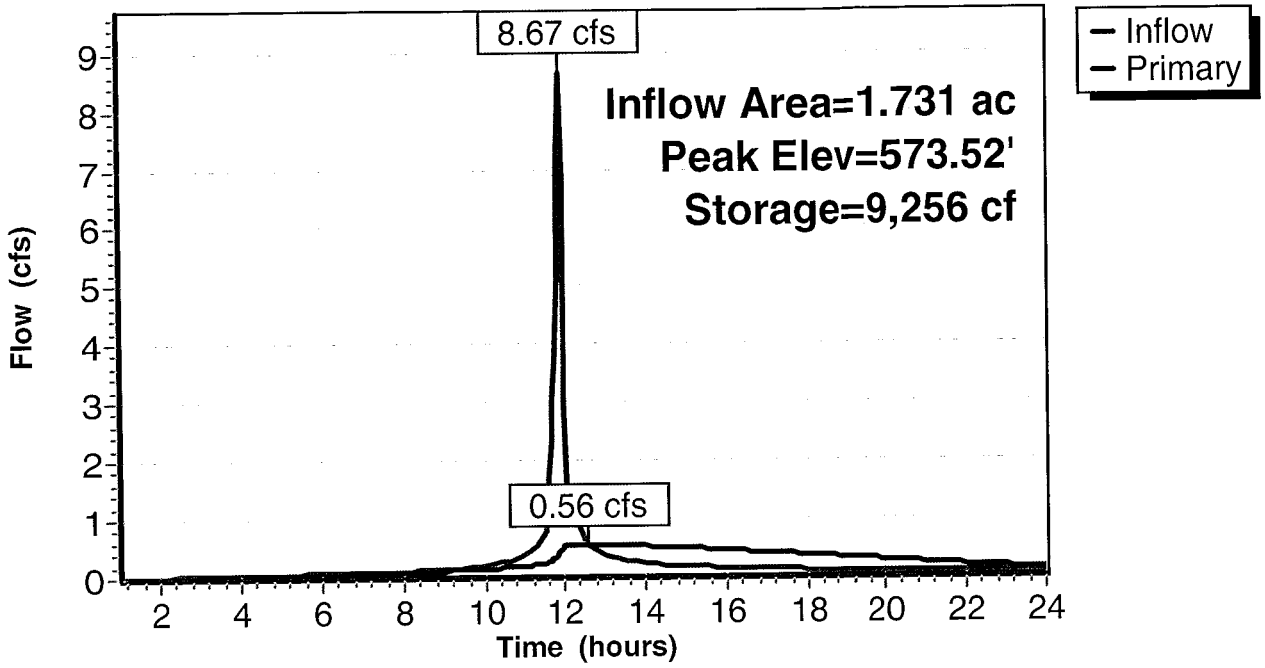
Pond 3P: EX. RCVR



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

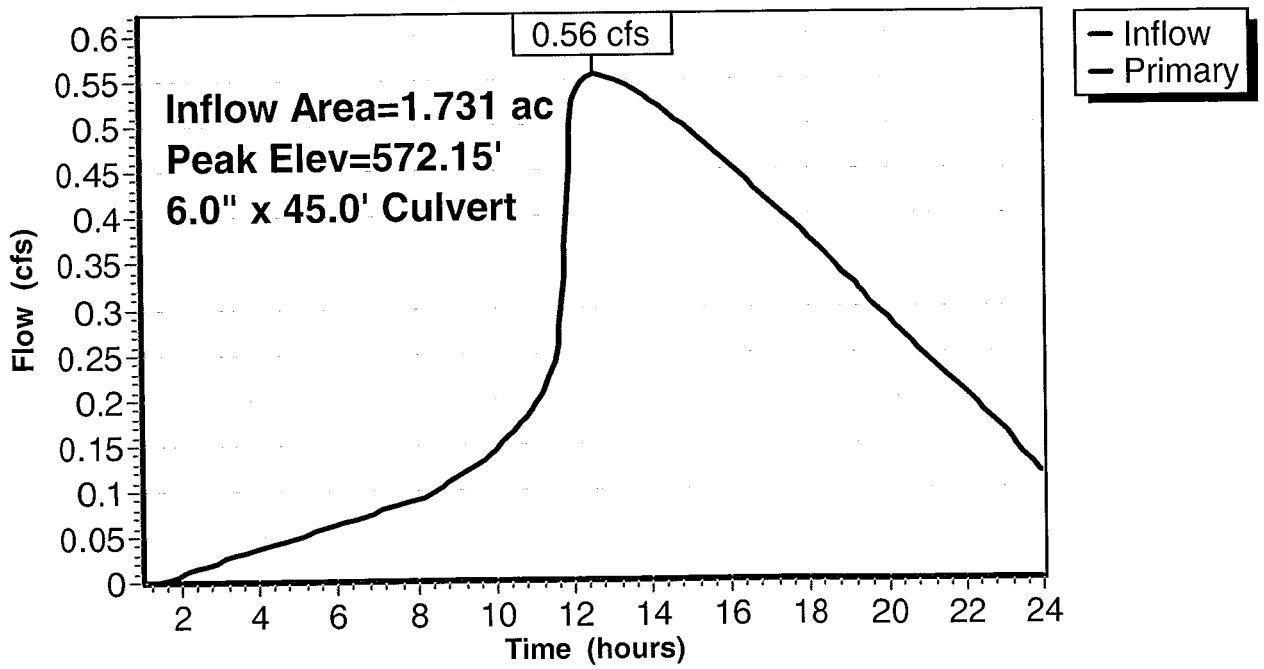
Pond 5P: DETENTION POND

Hydrograph



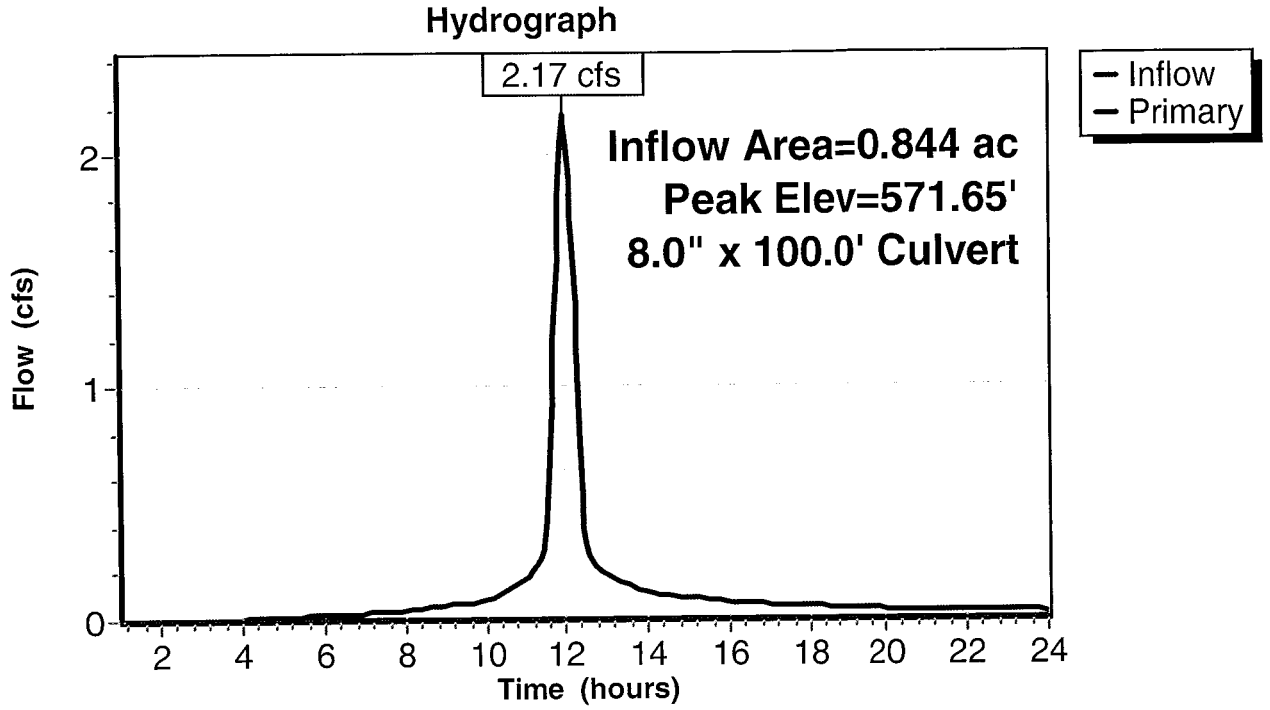
Pond 6P: Catch Basin-off site

Hydrograph

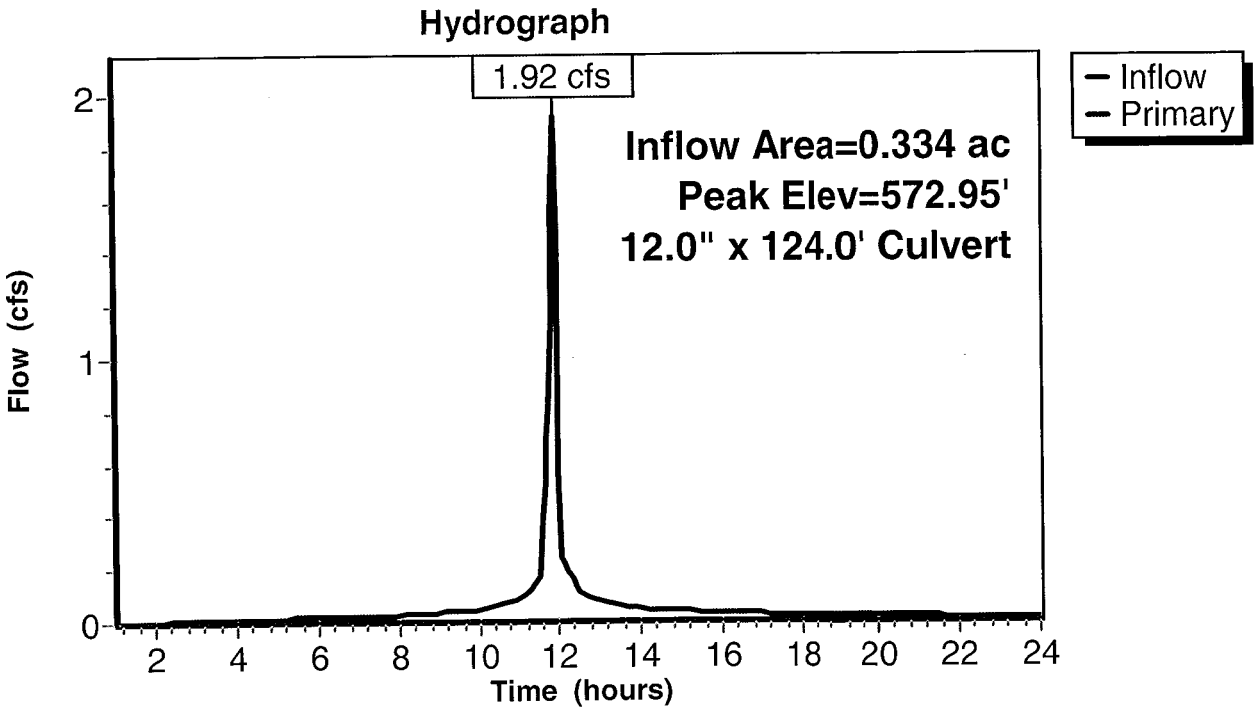


Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

Pond 9P: EX. RCVR



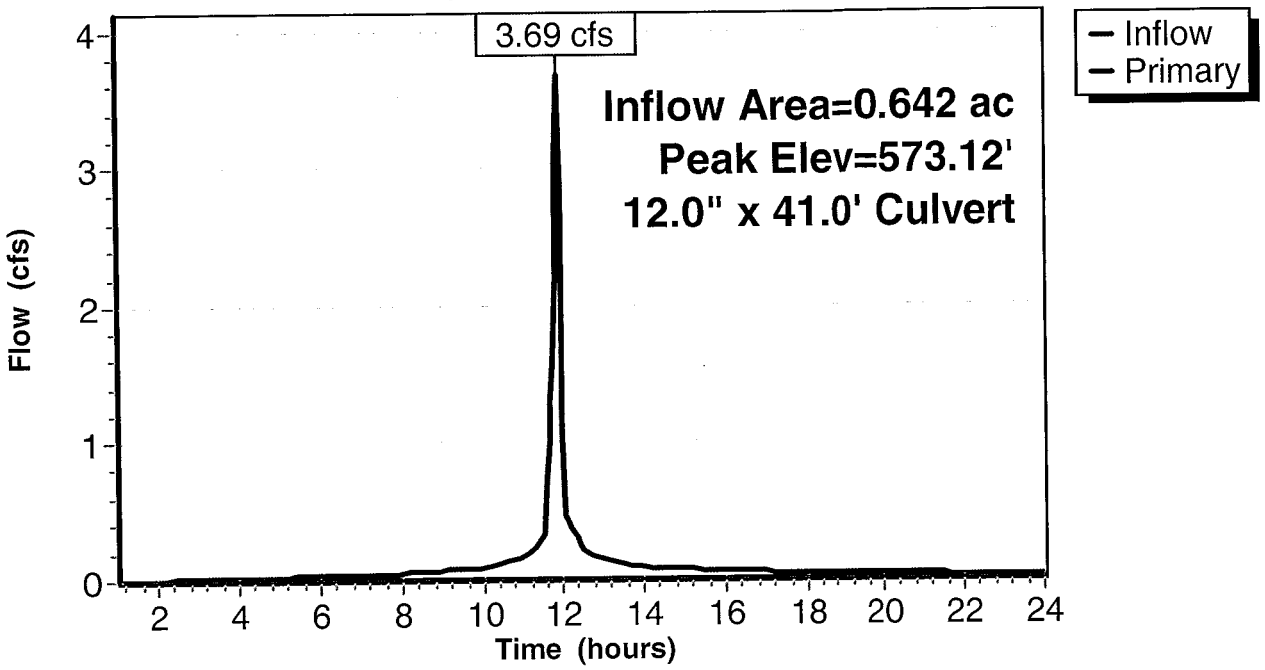
Pond 10P: EX. RCVR



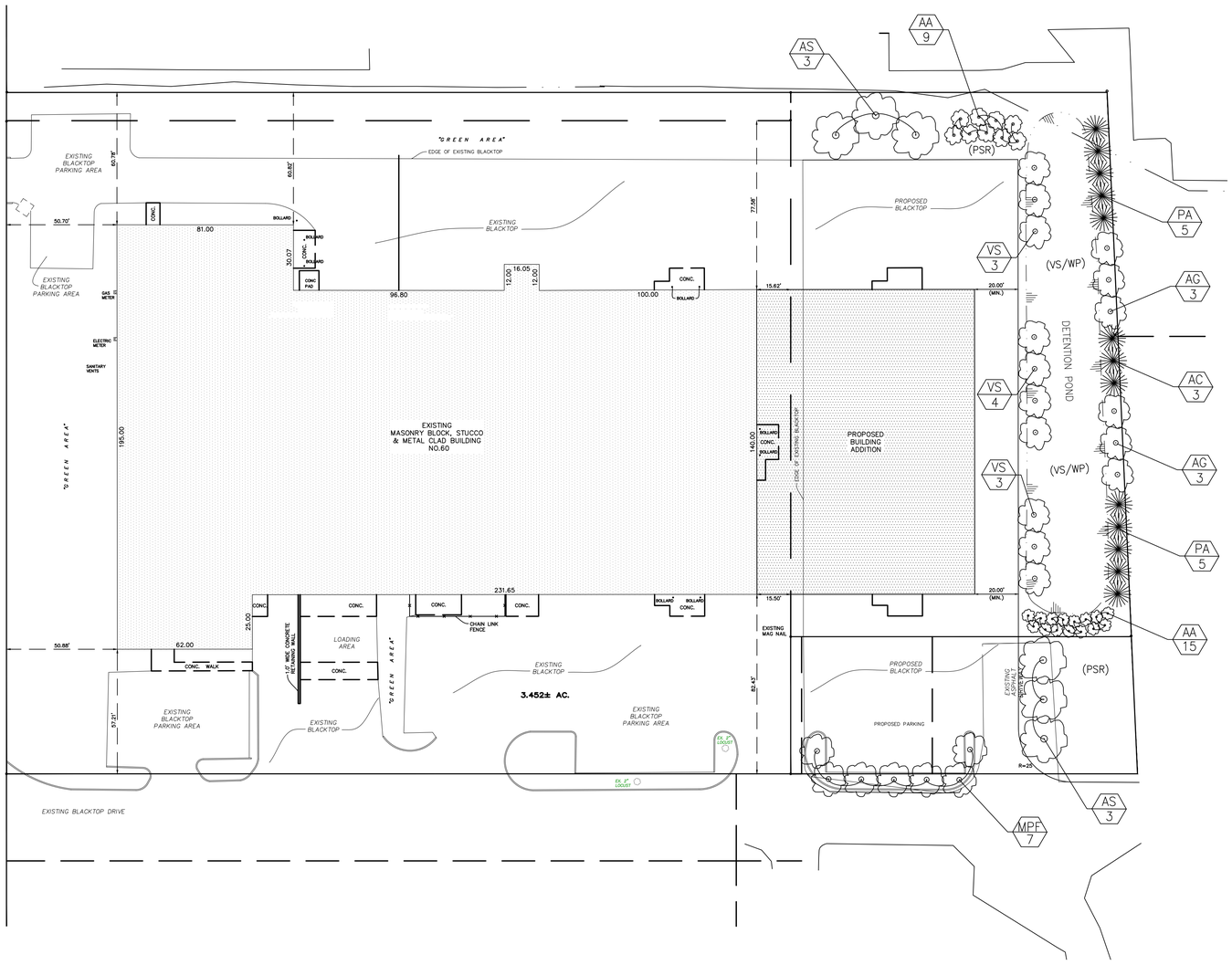
Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)

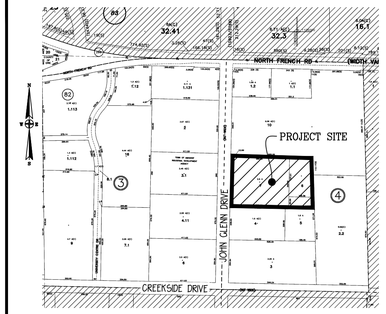
Pond 11P: NEW RCVR

Hydrograph



Attachment: SP-1977-65_D application 111821 (24695 : Sp-1977-65D)





SITE LOCATION
SCALE: NOT TO SCALE

PROJECT SITE DATA:

PARCEL DATA:
S.B.L. ID #: 26.19-4-5, 6, 7
SIZE: 3.6860± AC.

ZONING REGULATIONS:
CURRENT ZONING: RD, LIGHT INDUSTRY

MINIMUM LOT AREA: 1 ACRE
ACTUAL: 3.6860 ± AC.
MINIMUM LOT WIDTH: 35 FEET
ACTUAL: 300± FEET
MINIMUM FRONT YARD: 30 FEET
PROPOSED : 50± FEET
MINIMUM REAR YARD : 15 FEET
PROPOSED: 65± FEET
MINIMUM SIDE YARD : 10 FEET
PROPOSED: 57±/60± FEET
MAXIMUM HEIGHT: 65 FEET
PROPOSED: 28 FEET
MAXIMUM BUILDING COVERAGE: NONE

LAYOUT NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION PRIOR TO COMMENCING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF WORKERS AND OTHER PERSONS BY ANY MEASURES DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL KEEP THE JOB SITE CLEAN, ORDERLY, AND FREE OF DEBRIS ON A DAILY BASIS. FINAL CLEANUP SHALL BE TO THE OWNERS SATISFACTION.
4. REFER TO DWG. NO. DT1 FOR SITE CONSTRUCTION DETAILS.
5. EXISTING TELECOMMUNICATION UTILITIES THAT WILL BE DISTURBED ARE TO BE REROUTED BY CONTRACTOR.

GENERAL NOTES:

1. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATION (HORIZONTAL & VERTICAL) PRIOR TO CONSTRUCTION.
2. VERIFY ALL EXISTING CONDITIONS (I.E. AS-BUILT LOCATIONS, ELEVATIONS & DIMENSIONS) PRIOR TO BID PREPARATION AND CONSTRUCTION.
3. CONTRACTOR IS TO OBTAIN PERMISSION TO ACCESS UTILITIES WITHIN RIGHT-OF-WAY AND/OR UNDER THE AUTHORITY OF OTHERS.
4. CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL TYPES OF ROOT, TRUNK AND LIMB DAMAGE; INCLUDING BUT NOT LIMITED TO, RETAINING WALLS AND CONSTRUCTION FENCE WHICH PREVENT FILLING ON TOP, OR SOIL COMPACTION OVER ROOTS.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL CONSTRUCTION SPECIFICATIONS WHERE APPLICABLE AND/OR SUBJECT TO THE LATEST REVISION BY THE TOWN ENGINEER.
6. CONTRACTOR SHALL REPAIR ALL SIDEWALKS, PAVEMENTS AND LAWN AREAS DISTURBED BY SITE WORK.
7. ANY DAMAGE TO NYSDOT DRAINAGE SYSTEM SHALL BE REPLACED PER NYSDOT SPECIFICATIONS
8. JOINTS AROUND THE PARAMETER OF PAVEMENT RESTORATION SHALL BE HOT SEALED PER NYSDOT APPROVED MATERIAL LIST.

NOTE:
THESE PLANS DO NOT ASSURE THE PRESENCE OR LOCATION OF UTILITIES. THE CONTRACTOR SHALL NOTIFY "DIG SAFELY-NEW YORK" TOLL FREE AT 1-800-962-7962 TWO (2) FULL WORKING DAYS BEFORE THE START OF CONSTRUCTION, NOT COUNTING THE DAY OF YOUR CALL.

LEGEND:

Ø P.P.	UTILITY POLE
⊡	RECEIVER/CATCH BASIN/D.I
Ⓢ M.H.	MANHOLE
● W.V.	WATER VALVE
ST	STORM SEWER LINE
SA	SANITARY SEWER LINE
W	WATER LINE
G	GAS LINE
OE	OVERHEAD ELECTRIC WIRES
UE	UNDERGROUND ELECTRIC
UT	UNDERGROUND UTILITY
	(SILT) FENCE
TBR	TO BE REMOVED
FFE	FINISHED FLOOR ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR

PROJECT PLANT MATERIAL LEGEND:

— PROPOSED DECIDUOUS TREE
— PROPOSED DECIDUOUS SHRUB
— PROPOSED EVERGREEN TREE
PS 4 — PROPOSED PLANT SPECIES KEY SYMBOL / PROPOSED PLANT SPECIES QUANTITY

PROJECT PLANT MATERIAL SCHEDULE:

KEY SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
PA	Picea Abies	Norway Spruce	4'-6' hgt.	10	B&B
AC	Abies Concolor	White Fir Tree	4'-6' hgt.	3	B&B
AS	Acer Saccharum	Sugar Maple	1 1/2"cal.	6	B&B
AG	Acer Griseum	Paperbark Maple	1 1/2"cal.	6	B&B
MPF	Malus "Prairie Fire'	Prairie Fire Crabapple Tree	1 1/2"cal.	7	B&B
AA	Aronia arbutifolia'Brilliantisma	Red Chokeberry	12"-18"	19	#5 cont.
VS	Viburnum Sieboldii 'Seneca'	Seneca Viburnum	12"-18"	10	#5 cont.

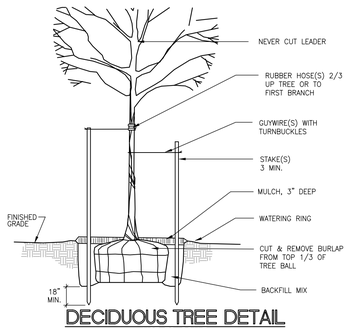
LANDSCAPING NOTES:

1. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS SUFFICIENT TO COMPLETE THE PLANTING QUANTITIES SHOWN ON THIS DRAWING.
2. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT.
3. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING.
4. ALL PLANTS SHALL BE SPRAYED WITH AN ANTIDESSICANT AT THE BEGINNING OF THEIR FIRST WINTER (IF OWNER REQUESTS).
5. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.
6. PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE.
7. ALL NEW PLANTING MATERIAL SHALL HAVE A TWO YEAR REPLACEMENT QUARANTEE STARTING FROM FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
8. ALL EXPOSED GRADED AREAS ARE TO RECEIVE 6" MINIMUM OF TOPSOIL FROM THE PROJECT SITE.

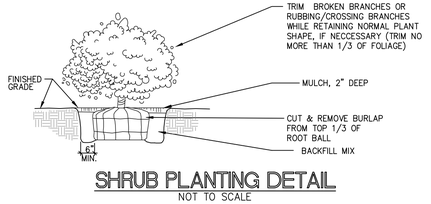
PERMANENT GROUND COVER SEED MIXES:

1. (VS/WP) FOR VEGETATED SWALES AND WET POND BASIN SIDESLOPES, SEED MIX AS FOLLOWS:
   PERENNIAL RYE GRASS: 0.68 LBS. PER 1,000 S.F.
   TALL FESCUE: 0.45 LBS. PER 1,000 S.F.
   REDTOP: 0.05 LBS. PER 1,000 S.F.
2. (PSL) FOR PERMANENT LAWNS AROUND BUILDINGS TO BE MOWED AS FOLLOWS:
   65% KENTUCKY BLUEGRASS @ 2.5 LBS. PER 1,000 S.F.
   20% PERENNIAL RYEGRASS @ 0.6 LBS. PER 1,000 S.F.
   15% FINE FESCUE @0.5 LBS. PER 1,000 S.F.
3. (PSR) FOR PERMANENT SEEDING FOR ROUGH AREAS TO BE UNMOWED AS FOLLOWS:
   COMMON WHITE CLOVER @0.20 LBS. PER 1,000 S.F.
   TALL FESCUE @ 0.45 LBS. PER 1,000 S.F.
   PERENNIAL RYE GRASS @ 0.10 LBS. PER 1,000 S.F.
4. (TR) FOR TEMPORARY GROUND SEEDING FOR EROSION CONTROL AS FOLLOWS:
   PERENNIAL RYE GRASS @ 0.7 LBS. PER 1,000 S.F.

NOTE: ALL NEWLY SEEDED GROUND TO BE COVERED WITH STRAW MULCH UPON APPLICATION TO GROUND.



DECIDUOUS TREE DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION	BY

PROJECT TITLE: SITE ENGINEERING PLANS FOR 14,000 SQFT ADDITION
60 JOHN GLENN DRIVE (T) AMHERST

CLIENT: A.J. ROTH CONSTRUCTION INC
32 FERNDALE ROAD
WILLIAMSVILLE, NY 14221

DRAWING TITLE: LANDSCAPING PLAN

APEX CONSULTING
SURVEY & ENGINEERING SERVICES, P.C.
SURVEYING • ENGINEERING • LANDSCAPE ARCHITECTURE
102 EAST AVENUE, LOCKPORT, NEW YORK 14094
Phone: (716) 439-0188 FAX: (716) 439-0189

ANY UNAUTHORIZED ALTERATION OR ADDITION OF THIS DRAWING / DOCUMENT IS A VOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW

DATE: 06/30/21
SCALE: 1"=20'
PROJECT NO.: 21-069
DRAWN BY: ACM
CHECKED BY: TWA
DWG. NO.: LA-1
SHEET __ OF __

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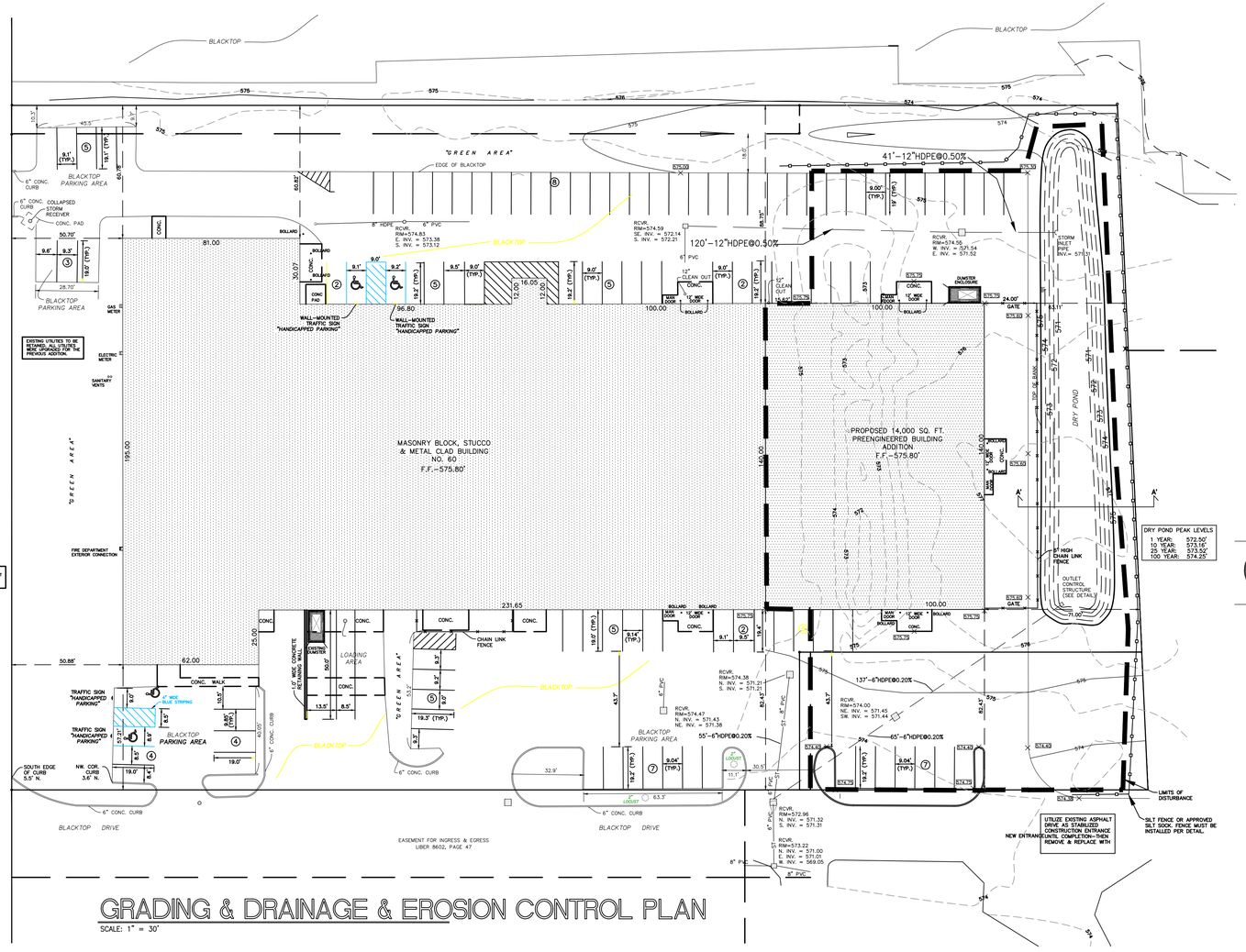
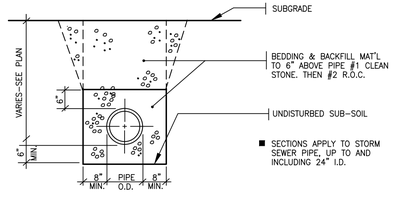
Attachment: SP-1977-65_D drawings 111821 (24695 : Sp-1977-65D)



GRADING & DRAINAGE & EROSION CONTROL PLAN

SCALE: 1" = 30'



PIPE BEDDING DETAIL

NOT TO SCALE

GENERAL NOTES:

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2. VERIFY ALL EXISTING CONDITIONS (I.E. AS-BUILT LOCATIONS, ELEVATIONS & DIMENSIONS) PRIOR TO BID PREPARATION AND CONSTRUCTION.
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6. CONTRACTOR SHALL REPAIR ALL SIDEWALKS, PAVEMENTS AND LAWN AREAS DISTURBED BY SITE WORK.
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8. JOINTS AROUND THE PARAMETER OF PAVEMENT RESTORATION SHALL BE HOT SEALED PER NYSDOT APPROVED MATERIAL LIST.

NOTE:
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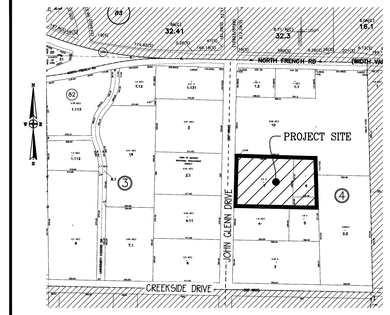


SITE LOCATION
SCALE: NOT TO SCALE

EROSION AND SEDIMENT CONTROL NOTES:

TEMPORARY GRAVEL STABILIZED CONSTRUCTION ENTRANCE:
1. CLEAR THE ENTRANCE/EXIT AREA OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL.
2. GRADE THE ROAD FOUNDATION SO THAT THE ENTRANCE/EXIT WILL HAVE A CROSS SLOPE SUCH THAT ALL RUNOFF WILL DRAIN AWAY FROM ANY ROADSIDE DITCHES.
3. PLACE STONE TO THE DIMENSIONS SHOWN ON PLAN (6" MIN. DEPTH).
4. USE WASHED STONE 2" TO 3" IN SIZE.

NOTE: MAINTAIN THE CONSTRUCTION ENTRANCE IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE. SHOULD MUD BE TRACKED OR WASHED ONTO ADJACENT ROADS, REMOVE IMMEDIATELY.

LAND GRADING:
1. SILT FENCE SHALL BE PLACED AS SHOWN ON PLAN.
2. ALL CUT SLOPES SHALL BE FINE GRADED IMMEDIATELY AFTER ROUGH GRADING: THE SURFACE SHALL BE VEGETATED IMMEDIATELY TO PREVENT SOIL EROSION.
3. FILL SLOPES SHALL BE PLACED IN LAYERS NOT TO EXCEED 9 INCHES IN DEPTH AND COMPACTED. (NOTE: COMPACTION SPECIFICATIONS ARE NOT PART OF THE EROSION CONTROL PLAN).
4. THE SITE SHALL AT TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUN-OFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL DEVICES.

SEDIMENT FENCE:
1. A SEDIMENT FENCE SHALL BE CONSTRUCTED AROUND THE TOPSOIL STOCKPILE AND OTHER AREAS NOTED ON PLAN AND HAVE A TEMPORARY VEGETATIVE COVER (SEE SILT FENCE DETAIL FOR SPECIFICATIONS).

TEMPORARILY GRADED AREA SEEDING:
1. RYE GRASS (ANNUAL OR PERENNIAL) @30 LBS. PER ACRE (0.7 LBS. PER 1,000 S.F. AND COVER WITH STRAW MULCH.

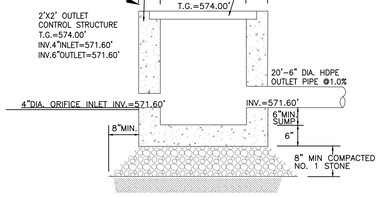
GENERAL:
1. REFER TO GRADING PLAN FOR LOT GRADING SPECIFICATIONS.
2. STORM WATER FROM DISTURBED AREAS MUST BE PASSED THROUGH A SEDIMENT TRAP, OR SILT FENCE BEFORE DISCHARGE BEYOND DISTURBED AREAS OR INTO INLETS OF OTHER DRAINAGE SYSTEMS.
3. DURING CONSTRUCTION, NO WET OR FRESH CONCRETE OR LEACHATE SHALL BE ALLOWED TO ESCAPE TO ANY WATERS INCLUDING ROADSIDE DITCHES NOR SHALL WASHINGS FROM CONCRETE TRUCKS, MIXERS, OR OTHER DEVICES BE ALLOWED TO ENTER ANY WATERS OR ROADSIDE DITCHES.
4. THE LOCATIONS OF EROSION AND SEDIMENT CONTROL MEASURES, AS INDICATED IN THE CONTRACT DOCUMENTS MAY REQUIRE FIELD ADJUSTMENT DEPENDING ON THE SEQUENCE OF CONSTRUCTION ACTIVITIES, CONSTRUCTION METHODS, AND/OR ACTUAL FIELD CONDITIONS.
5. ANY DISTURBED AREAS THAT ARE LEFT EXPOSED MORE THAN 7 DAYS AND ARE NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING.

SEQUENCE OF EROSION CONTROL:

PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL INSTALL THE FOLLOWING AS REQUIRED:
1. INSTALL SILT FENCE AS SHOWN ON PLAN.
2. INSTALL CONSTRUCTION ENTRANCE/EXIT AS PER PLAN.
3. CLEAR/REMOVE VEGETATION (IF NECESSARY).
4. STRIP TOPSOIL AND REMOVE EXCESS OFF SITE IMMEDIATELY, STOCK PILE REMAINING AS INDICATED AND STABILIZE TEMPORARILY WITH VEGETATION, EARTHWORK CAN BEGIN AT THIS TIME.
5. DIVERSION SWALES SHALL BE CONSTRUCTED IN CONJUNCTION WITH EARTHWORK (IF NEC.)
6. ALL EROSION & SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED WEEKLY, IMMEDIATELY REPAIR AS NEEDED.

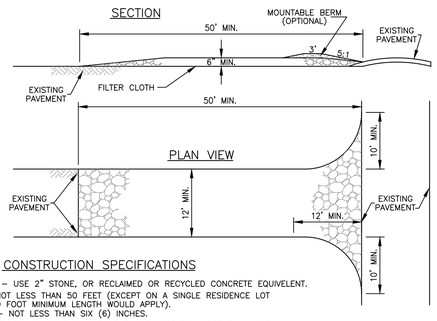
GRADING AND DRAINAGE NOTES:

1. COMPACTION REQUIREMENTS FOR ANY FILL MATERIALS PLACED ON SITE SHALL BE 95% OF THE MODIFIED PROCTOR DENSITY.
2. GRADING AND DRAINAGE SHALL CONFORM TO PLAN. BLEND ALL NEW WORK SMOOTHLY WITH EXISTING GRADES OF ADJACENT LOTS.
3. FINE GRADE AND SEED ALL AREAS DISTURBED BY CONSTRUCTION. MULCH SLOPES HEAVILY TO CONTROL SOIL EROSION.
4. MAINTAIN EROSION CONTROL MEASURE ON SITE THROUGHOUT THE CONSTRUCTION PROCESS.
5. ALL PAVING MATERIALS AND CONSTRUCTION SHALL CONFORM WITH N.Y.S.D.O.T. STANDARD SPECIFICATIONS.
6. SELECT FILL IS REQUIRED UNDER ALL PAVED AREAS.
7. ALL PROPOSED STORM SEWER PIPE SPECIFIED AS HDPE SHALL BE HI-Q PIPE AS MANUFACTURED BY HANCOR, INC. OR APPROVED EQUAL.
8. ALL EXISTING BUILDING ROOF DRAINAGE DOWNSPOUTS AND NETWORKS TO BE PRESERVED AND/OR TIED INTO NEW STORM SEWER PIPING SYSTEMS. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE LOCATION OF THE ROOFTOP DRAINAGE SYSTEM PRIOR TO CONSTRUCTION AND PROVIDING THIS INFORMATION TO THE ENGINEER.
9. REFER TO DETAIL ST/RD-10 ON DRAWING NO. DT-4 FOR THE USE OF LOT GRADING DETAIL "B."
10. ALL SLOPES GRADED STEEPER THAN 3 ON 1 ARE TO BE COVERED WITH JUTE MESH FOR EROSION CONTROL PROTECTION.



2'X2' OUTLET CONTROL STRUCTURE

NOT TO SCALE

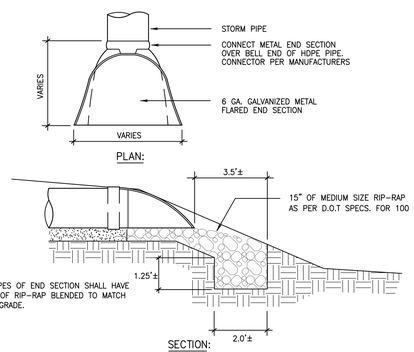


CONSTRUCTION SPECIFICATIONS

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVELENT.
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 PLACE OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPE 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 AN 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.

CONSTRUCTION ENTRANCE DETAIL

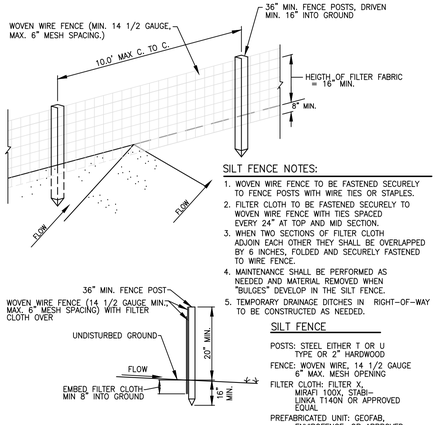
NOT TO SCALE



NOTE:
SIDE SLOPES OF END SECTION SHALL HAVE MIN. 12" OF RIP-RAP BLENDED TO MATCH EXISTING GRADE.

END SECTION DETAIL

NOT TO SCALE



SILT FENCE NOTES:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND SECURELY FASTENED TO WIRE FENCE.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. TEMPORARY DRAINAGE DITCHES IN RIGHT-OF-WAY TO BE CONSTRUCTED AS NEEDED.

SILT FENCE

POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD

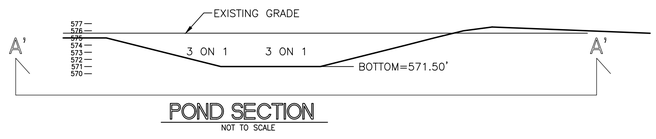
FENCE: WOVEN WIRE, 14 1/2 GAUGE 6" MAX. MESH OPENING

FILTER CLOTH: FILTER X, MIRAFI 100X, STABI-LINKA T140N OR APPROVED EQUAL

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.

SILT FENCE DETAIL

NOT TO SCALE



POND SECTION

NOT TO SCALE

LEGEND:

∅ P.P	UTILITY POLE
⊡	RECEIVER/CATCH BASIN/D.I
Ⓢ M.H.	MANHOLE
● W.V.	WATER VALVE
ST	STORM SEWER LINE
SA	SANITARY SEWER LINE
W	WATER LINE
G	GAS LINE
OE	OVERHEAD ELECTRIC WIRES
UE	UNDERGROUND ELECTRIC
UT	UNDERGROUND UTILITY
	(SILT) FENCE
TBR	TO BE REMOVED
FFE	FINISHED FLOOR ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR

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REVISIONS

DESCRIPTION	DATE	BY

PROJECT TITLE: SITE ENGINEERING PLANS FOR 14,000 SQFT ADDITION
60 JOHN GLENN DRIVE (T) AMHERST

CLIENT: A.J. ROTH CONSTRUCTION INC
32 FERNDALE ROAD
WILLIAMSVILLE, NY 14221

DRAWING TITLE: GRADING & EROSION CONTROL PLAN

APEX CONSULTING
SURVEY & ENGINEERING SERVICES, P.C.
SURVEYING • ENGINEERING • LANDSCAPE ARCHITECTURE
102 EAST AVENUE, LOCKPORT, NEW YORK 14094
Phone: (716) 439-0188 FAX: (716) 439-0189

STATE OF NEW YORK
TIMOTHY W. ARLINGHAUS
LICENSED PROFESSIONAL ENGINEER
NO. 063663

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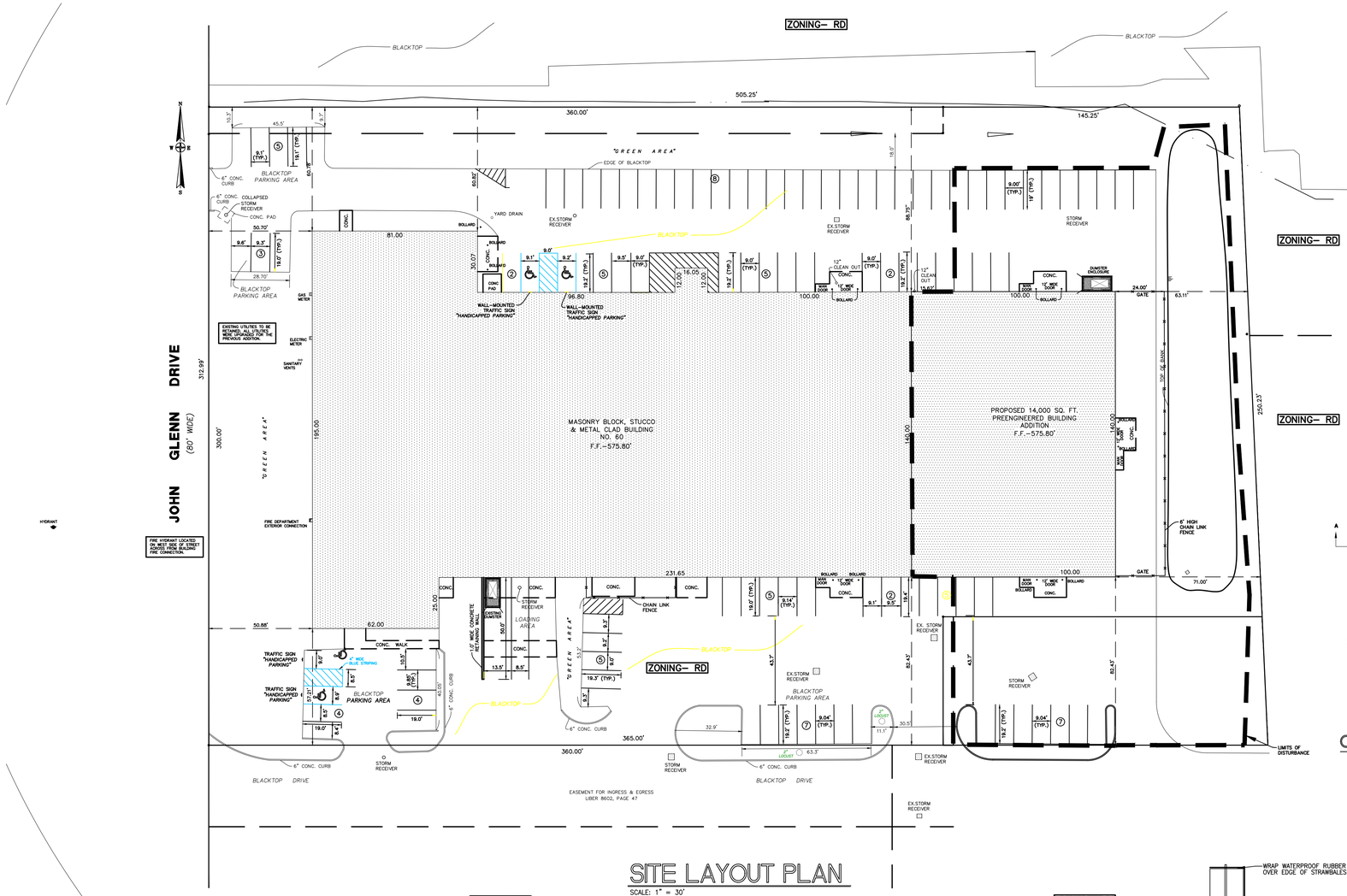
DATE: 06/30/21
SCALE: 1"=20'
DWG. NO.:
PROJECT NO.: 21-069
DRAWN BY: ACM
CHECKED BY: TWA

GDEC

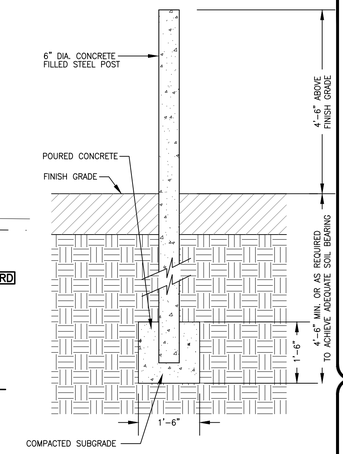
SHEET __ OF __

Attachment: SP-1977-65_D drawings 111821 (24695 : Sp-1977-65D)



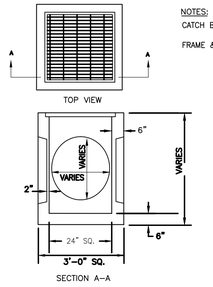
SITE LAYOUT PLAN

SCALE: 1" = 30'



PIPE BOLLARD DETAIL

NOT TO SCALE



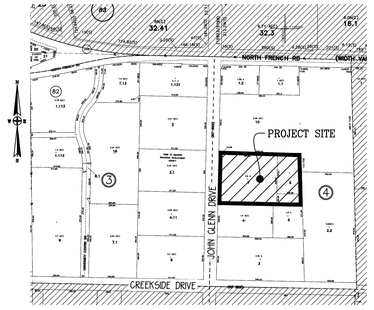
CATCH BASIN

NOT TO SCALE

NOTES:

CATCH BASIN: KISTNER PRECAST OR APPROVED EQUAL

FRAME & GRATE: KISTNER 24" SQ. OR APPROVED EQUAL



SITE LOCATION

SCALE: NOT TO SCALE

PROJECT SITE DATA:

PARCEL DATA:

S.B.L. ID #: 26.19–4–5, 6, 7
SIZE: 3.6860± AC.

ZONING REGULATIONS:

CURRENT ZONING: RD, LIGHT INDUSTRY

MINIMUM LOT AREA: 1 ACRE
ACTUAL: 3.6860 ± AC.
MINIMUM LOT WIDTH: 35 FEET
ACTUAL: 300± FEET
MINIMUM FRONT YARD: 30 FEET
PROPOSED : 50± FEET
MINIMUM REAR YARD : 15 FEET
PROPOSED: 65± FEET
MINIMUM SIDE YARD : 10 FEET
PROPOSED: 57±/60± FEET
MAXIMUM HEIGHT: 65 FEET
PROPOSED: 28 FEET
MAXIMUM BUILDING COVERAGE: NONE

STRUCTURE USE

MANUFACTURE AND TESTING OF STEEL VESSELS/PIPING

STRUCTURE COMPOSITION

STEEL BUILDING WITH MASONRY WALLS TO 7' AND STANDING SEAM METAL ROOF.

PARKING AREA & QUANTITY

MINIMUM PARKING REQUIRED: 58
PROPOSED: 72

EXISTING PARKING AREA	14023	SQ. FT.
ADDITIONAL PARKING AREA	4035	SQ. FT.
TOTAL PARKING AREA	18058	SQ. FT.
PERCENTAGE OF TOTAL AREA	11.26%	

LAYOUT NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION PRIOR TO COMMENCING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF WORKERS AND OTHER PERSONS BY ANY MEASURES DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL KEEP THE JOB SITE CLEAN, ORDERLY, AND FREE OF DEBRIS ON A DAILY BASIS. FINAL CLEANUP SHALL BE TO THE OWNERS SATISFACTION.
4. REFER TO DWG. NO. DT1 FOR SITE CONSTRUCTION DETAILS.
5. EXISTING TELECOMMUNICATION UTILITIES THAT WILL BE DISTURBED ARE TO BE REROUTED BY CONTRACTOR.

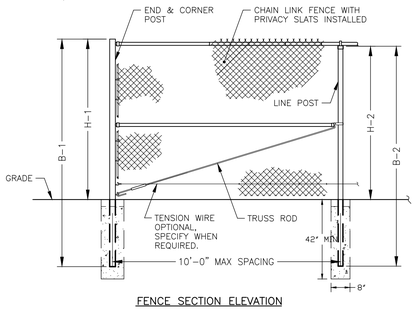
GENERAL NOTES:

1. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATION (HORIZONTAL & VERTICAL) PRIOR TO CONSTRUCTION.
2. VERIFY ALL EXISTING CONDITIONS (I.E. AS–BUILT LOCATIONS, ELEVATIONS & DIMENSIONS) PRIOR TO BID PREPARATION AND CONSTRUCTION.
3. CONTRACTOR IS TO OBTAIN PERMISSION TO ACCESS UTILITIES WITHIN RIGHT–OF–WAY AND/OR UNDER THE AUTHORITY OF OTHERS.
4. CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL TYPES OF ROOT, TRUNK AND LIMB DAMAGE; INCLUDING BUT NOT LIMITED TO, RETAINING WALLS AND CONSTRUCTION FENCE WHICH PREVENT FILLING ON TOP, OR SOIL COMPACTION OVER ROOTS.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL CONSTRUCTION SPECIFICATIONS WHERE APPLICABLE AND/OR SUBJECT TO THE LATEST REVISION BY THE TOWN ENGINEER.
6. CONTRACTOR SHALL REPAIR ALL SIDEWALKS, PAVEMENTS AND LAWN AREAS DISTURBED BY SITE WORK.
7. ANY DAMAGE TO NYSDOT DRAINAGE SYSTEM SHALL BE REPLACED PER NYSDOT SPECIFICATIONS
8. JOINTS AROUND THE PARAMETER OF PAVEMENT RESTORATION SHALL BE HOT SEALED PER NYSDOT APPROVED MATERIAL LIST.

NOTE:
THESE PLANS DO NOT ASSURE THE PRESENCE OR LOCATION OF UTILITIES. THE CONTRACTOR SHALL NOTIFY "DIG SAFELY–NEW YORK" TOLL FREE AT 1–800–962–7962 TWO (2) FULL WORKING DAYS BEFORE THE START OF CONSTRUCTION, NOT COUNTING THE DAY OF YOUR CALL.

LEGEND:

Ø P.P.	—	UTILITY POLE
⊡	—	RECEIVER/CATCH BASIN/D.I
Ⓢ M.H.	—	MANHOLE
● W.V.	—	WATER VALVE
ST	—	STORM SEWER LINE
SA	—	SANITARY SEWER LINE
W	—	WATER LINE
G	—	GAS LINE
OE	—	OVERHEAD ELECTRIC WIRES
UE	—	UNDERGROUND ELECTRIC
UT	—	UNDERGROUND UTILITY
	—	(SILT) FENCE
TBR	—	TO BE REMOVED
FFE	—	FINISHED FLOOR ELEVATION
	—	EXISTING CONTOUR
	—	PROPOSED CONTOUR



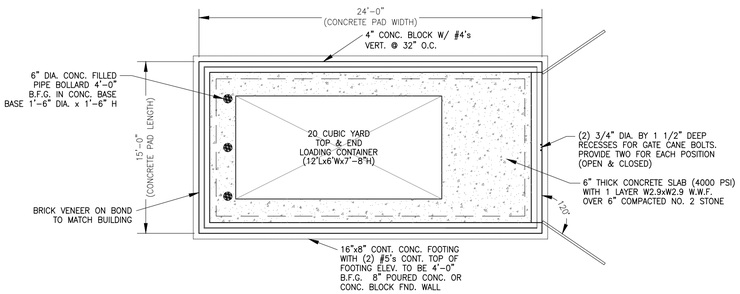
FENCE SECTION ELEVATION

WITH TOP RAIL & WITHOUT BARBED WIRE

FENCE HEIGHT	END & CORNER POSTS		LINE POSTS	
NOMINAL HEIGHT	B–1 BAR LENGTH	H–1 HEIGHT ABOVE GRADE	B–2 BAR LENGTH	H–2 HEIGHT ABOVE GRADE
6'–0"	9'–0"	6'–0 5/8"	8'–8"	5'–8 7/8"

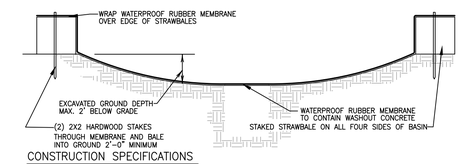
CHAIN LINK FENCE DETAIL

NOT TO SCALE



DUMPSTER ENCLOSURE

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. PREFERABLY ALL SURPLUS WET CONCRETE SHOULD BE RETAINED BY CONCRETE CONTRACTOR FOR RE–USE AT PLANT.
2. MANUFACTURED WOOD, METAL OR PLASTIC CONCRETE WASHOUT UNITS ARE ACCEPTABLE UPON SHOP DRAWING REVIEW AND APPROVAL BY PROJECT ENGINEER.
3. DISPOSE OF CONTAINED AND CURED CONCRETE WASHOUT, MEMBRANE AND STRAWBALES LEGALLY OFF–SITE.

CONCRETE TRUCK WASHOUT BASIN DETAIL

NOT TO SCALE

ZONING– RD

ZONING– RD

ZONING– RD

REVISIONS		
DESCRIPTION	DATE	BY

PROJECT TITLE: SITE ENGINEERING PLANS FOR 14,000 SQFT ADDITION 60 JOHN GLENN DRIVE (T) AMHERST

CLIENT: A.J. ROTH CONSTRUCTION INC 32 FERNDALE ROAD WILLIAMSVILLE, NY 14221

DRAWING TITLE: SITE PLAN

APEX CONSULTING
SURVEY & ENGINEERING SERVICES, P.C.
SURVEYING • ENGINEERING • LANDSCAPE ARCHITECTURE
102 EAST AVENUE, LOCKPORT, NEW YORK 14094
Phone: (716) 439–0188 FAX: (716) 439–0189

STATE OF NEW YORK — TIMOTHY W. ARLINGTON — No. 063663 — LICENSED PROFESSIONAL ENGINEER

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DATE: 06/30/21
SCALE: 1"=20'
PROJECT NO.: 21–069
DRAWN BY: ACM
CHECKED BY: TWA
DWG. NO.: SL1
SHEET __ OF __

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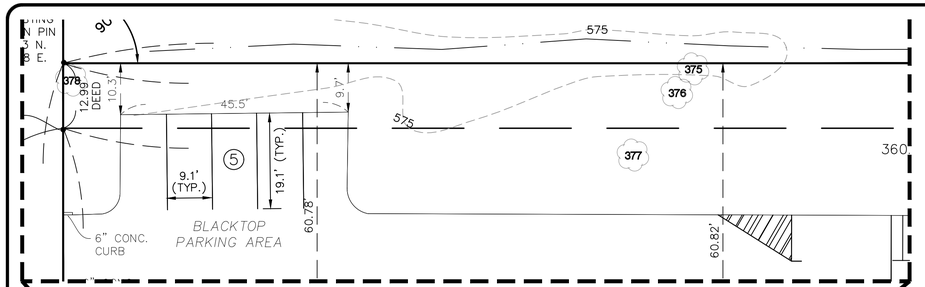
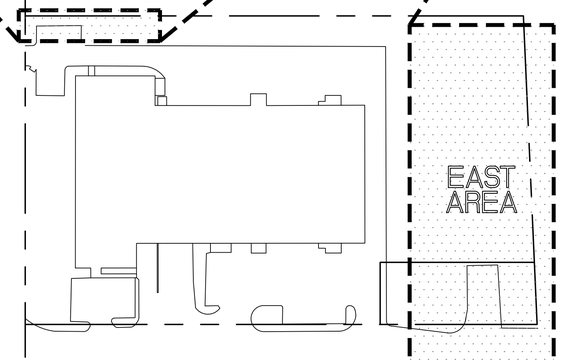
Attachment: SP-1977-65. D drawings 111821 (24695 : Sp-1977-65D)



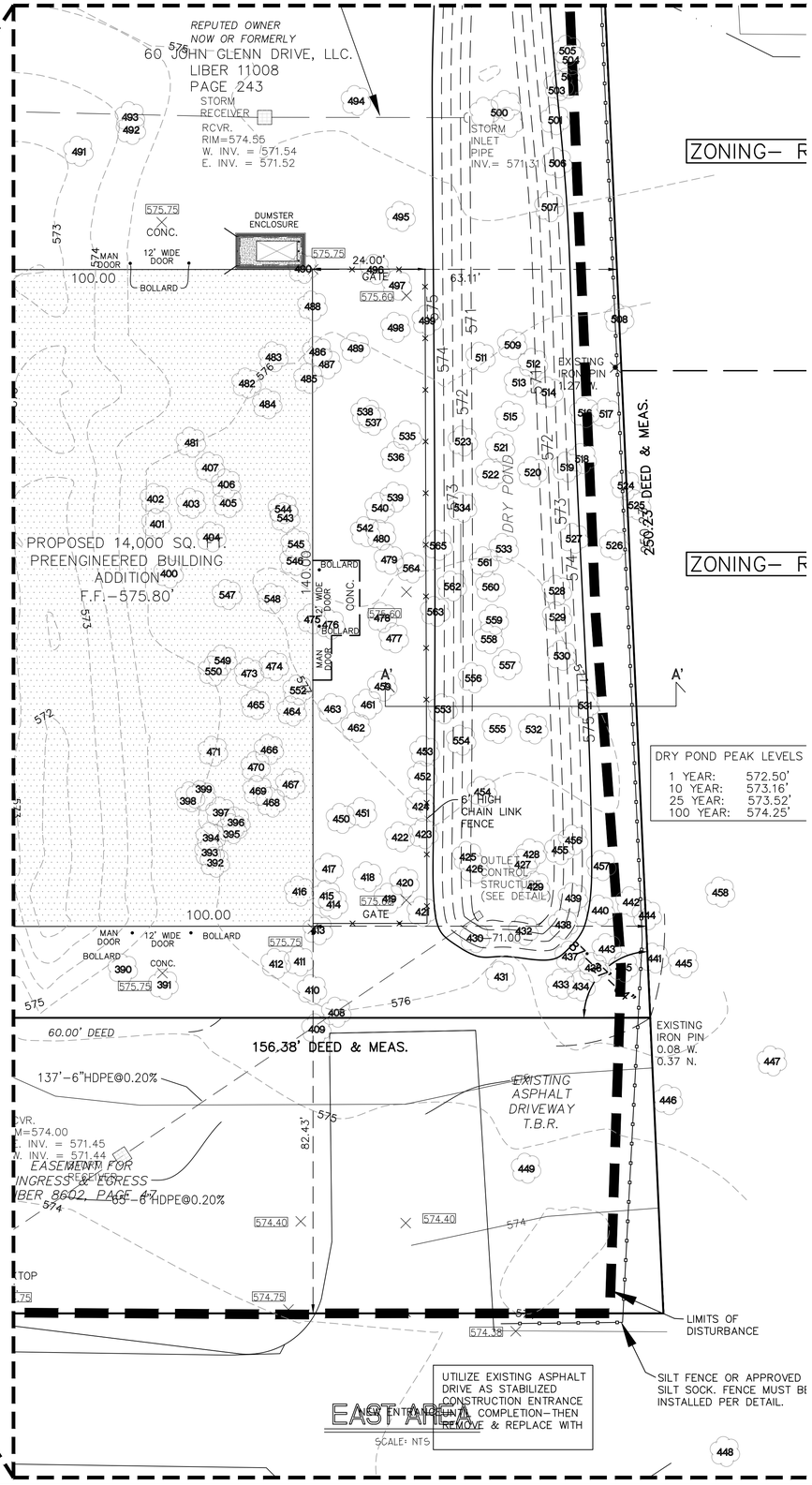
N.WEST AREA

SCALE: NTS



SITE OVERVIEW

SCALE: NTS



EAST AREA

SCALE: NTS

EXISTING TREE SCHEDULE

PT NUM	TYPE	DIA. (INCHES)	PT NUM	TYPE	DIA. (INCHES)
375	Ash	12	476	Poplar	4
376	Ash	12	477	Poplar	5
377	Maple	18	478	Poplar	5
378	Poplar	20	479	Poplar	4
390	Poplar	8	480	Poplar	5
391	Poplar	8	481	Poplar	6
392	Poplar	8	482	Poplar	10
393	Poplar	4	483	Poplar	10
394	Poplar	6	484	Poplar	6
395	Poplar	6	485	Poplar	7
396	Poplar	6	486	Poplar	5
397	Poplar	6	487	Poplar	4
398	Poplar	8	488	Poplar	6
399	Poplar	6	489	Poplar	7
400	Poplar	6	490	Cherry	4
401	Poplar	8	491	Ash	11
402	Poplar	9	492	Ash	8
403	Poplar	4	493	Poplar	4
404	Poplar	6	494	Poplar	14
405	Poplar	4	495	Poplar	5
406	Poplar	6	496	Poplar	7
407	Poplar	6	497	Birch	6
408	Poplar	6	498	Poplar	4
409	Poplar	10	499	Poplar	5
410	Poplar	8	500	Poplar	8
411	Poplar	6	501	Poplar	5
412	Poplar	6	502	Poplar	10
413	Poplar	9	503	Poplar	9
414	Poplar	4	504	Poplar	5
415	Poplar	4	505	Poplar	12
416	Poplar	6	506	Poplar	7
417	Poplar	10	507	Poplar	6
418	Poplar	6	508	Poplar	14
419	Poplar	6	509	Poplar	6
420	Poplar	6	510	Poplar	6
421	Catalpa?	4	511	Poplar	6
422	Catalpa?	6	512	Poplar	6
423	Poplar	6	513	Poplar	5
424	Poplar	6	514	Poplar	5
425	Poplar	6	515	Poplar	5
426	Poplar	5	516	Poplar	4
427	Poplar	4	517	Poplar	8
428	Poplar	6	518	Poplar	10
429	Poplar	5	519	Poplar	6
430	Poplar	6	520	Poplar	6
431	Poplar	4	521	Poplar	4
432	Poplar	4	522	Poplar	5
433	Poplar	5	523	Poplar	5
434	Poplar	8	524	Poplar	6
435	Poplar	6	525	Poplar	4
436	Poplar	4	526	Poplar	7
437	Poplar	5	527	Poplar	6&4
438	Poplar	5	528	Poplar	5
439	Poplar	5	529	Poplar	8
440	Poplar	6	530	Poplar	4
441	Poplar	5	531	Poplar	6
442	Poplar	6	532	Poplar	6
443	Poplar	5	533	Poplar	6
444	Poplar	4	534	Poplar	5
445	Poplar	6	535	Poplar	4
446	Poplar	11	536	Poplar	5
447	Maple	34	537	Poplar	7
448	Maple	20	538	Poplar	7
449	Mullberry?	18	539	Poplar	6
450	Poplar	6	540	Poplar	5
451	Poplar	10	541	Poplar	5
452	Poplar	4	542	Poplar	6
453	Poplar	5	543	Poplar	7
454	Poplar	9	544	Poplar	6
455	Poplar	6	545	Poplar	6
456	Poplar	6	546	Poplar	5
457	Poplar	6	548	Poplar	5
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461	Poplar	6	552	Poplar	6
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464	Poplar	7	555	Poplar	5
465	Poplar	6	556	Poplar	5
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467	Poplar	6	558	Poplar	4
468	Poplar	5	559	Poplar	6
469	Poplar	4	560	Poplar	6
470	Poplar	5	561	Poplar	5
471	Poplar	6	562	Poplar	5
472	Poplar	6	563	Poplar	6
473	Poplar	5	564	Poplar	6
474	Poplar	4	565	Poplar	6

REVISIONS

DATE	DESCRIPTION	BY

PROJECT TITLE: SITE ENGINEERING PLANS FOR 14,000 SQFT ADDITION
60 JOHN GLENN DRIVE (T) AMHERST

CLIENT: A.J. ROTH CONSTRUCTION INC
32 FERNDALE ROAD
WILLIAMSVILLE, NY 14221

DRAWING TITLE: TREE SURVEY

APEX CONSULTING
SURVEY & ENGINEERING SERVICES, P.C.
SURVEYING • ENGINEERING • LANDSCAPE ARCHITECTURE
102 EAST AVENUE, LOCKPORT, NEW YORK 14094
Phone: (716) 439-0188 FAX: (716) 439-0189

STATE OF NEW YORK
TIMOTHY W. ARLINGTON
No. 063663
LICENSED PROFESSIONAL ENGINEER

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DATE: 07/16/21
SCALE: AS NOTED
PROJECT NO.: 21–069
DRAWN BY: ACM
CHECKED BY: TWA

DWG. NO.: TR1
SHEET __ OF __

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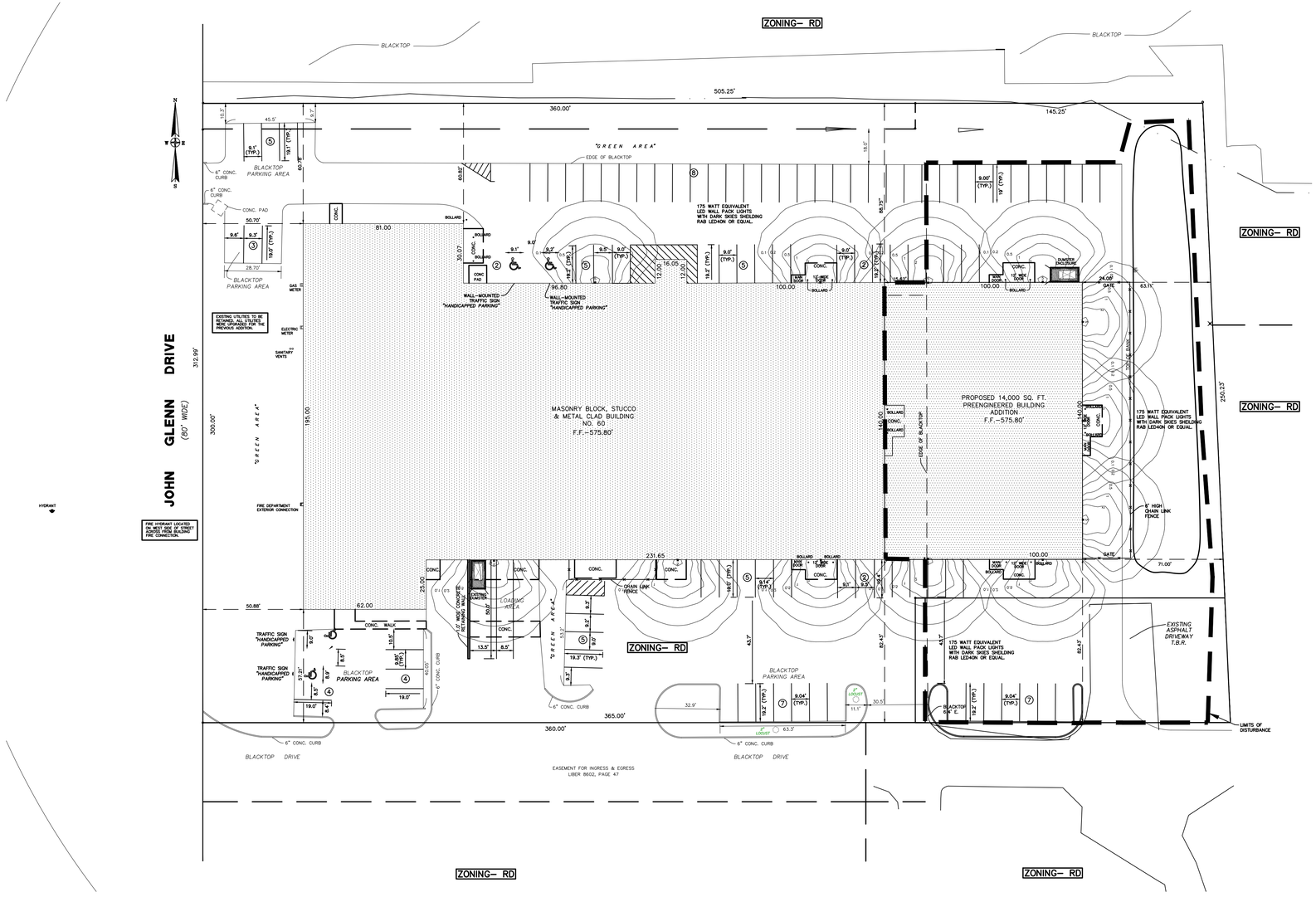
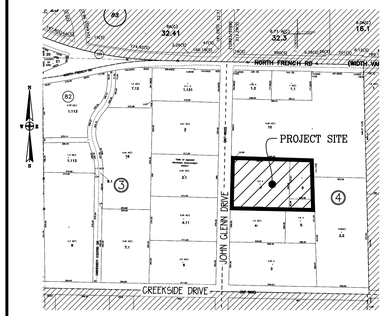
Attachment: SP-1977-65_D drawings 111821 (24695 : Sp-1977-65D)



UTILITY & LIGHTING PLAN

SCALE: 1" = 30'



SITE LOCATION
SCALE: NOT TO SCALE

PROJECT SITE DATA:

PARCEL DATA:
S.B.L. ID #: 26.19–4–5, 6, 7
SIZE: 3.6860± AC.

ZONING REGULATIONS:
CURRENT ZONING: RD, LIGHT INDUSTRY

MINIMUM LOT AREA: 1 ACRE
ACTUAL: 3.6860 ± AC.
MINIMUM LOT WIDTH: 35 FEET
ACTUAL: 300± FEET
MINIMUM FRONT YARD: 30 FEET
PROPOSED : 50± FEET
MINIMUM REAR YARD : 15 FEET
PROPOSED: 65± FEET
MINIMUM SIDE YARD : 10 FEET
PROPOSED: 57±/60± FEET
MAXIMUM HEIGHT: 65 FEET
PROPOSED: 28 FEET
MAXIMUM BUILDING COVERAGE: NONE

LAYOUT NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION PRIOR TO COMMENCING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF WORKERS AND OTHER PERSONS BY ANY MEASURES DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL KEEP THE JOB SITE CLEAN, ORDERLY, AND FREE OF DEBRIS ON A DAILY BASIS. FINAL CLEANUP SHALL BE TO THE OWNERS SATISFACTION.
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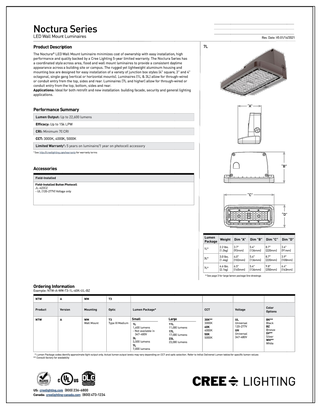
GENERAL NOTES:

1. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATION (HORIZONTAL & VERTICAL) PRIOR TO CONSTRUCTION.
2. VERIFY ALL EXISTING CONDITIONS (I.E. AS–BUILT LOCATIONS, ELEVATIONS & DIMENSIONS) PRIOR TO BID PREPARATION AND CONSTRUCTION.
3. CONTRACTOR IS TO OBTAIN PERMISSION TO ACCESS UTILITIES WITHIN RIGHT–OF–WAY AND/OR UNDER THE AUTHORITY OF OTHERS.
4. CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL TYPES OF ROOT, TRUNK AND LIMB DAMAGE; INCLUDING BUT NOT LIMITED TO, RETAINING WALLS AND CONSTRUCTION FENCE WHICH PREVENT FILLING ON TOP, OR SOIL COMPACTION OVER ROOTS.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL CONSTRUCTION SPECIFICATIONS WHERE APPLICABLE AND/OR SUBJECT TO THE LATEST REVISION BY THE TOWN ENGINEER.
6. CONTRACTOR SHALL REPAIR ALL SIDEWALKS, PAVEMENTS AND LAWN AREAS DISTURBED BY SITE WORK.
7. ANY DAMAGE TO NYSDOT DRAINAGE SYSTEM SHALL BE REPLACED PER NYSDOT SPECIFICATIONS.
8. JOINTS AROUND THE PARAMETER OF PAVEMENT RESTORATION SHALL BE HOT SEALED PER NYSDOT APPROVED MATERIAL LIST.

NOTE:
THESE PLANS DO NOT ASSURE THE PRESENCE OR LOCATION OF UTILITIES. THE CONTRACTOR SHALL NOTIFY "DIG SAFELY–NEW YORK" TOLL FREE AT 1–800–962–7962 TWO (2) FULL WORKING DAYS BEFORE THE START OF CONSTRUCTION, NOT COUNTING THE DAY OF YOUR CALL.

LEGEND:

∅ P.P.	UTILITY POLE
▨	RECEIVER/CATCH BASIN/D.I
Ⓜ M.H.	MANHOLE
● W.V.	WATER VALVE
ST	STORM SEWER LINE
SA	SANITARY SEWER LINE
W	WATER LINE
G	GAS LINE
OE	OVERHEAD ELECTRIC WIRES
UE	UNDERGROUND ELECTRIC
UT	UNDERGROUND UTILITY
	(SILT) FENCE
TBR	TO BE REMOVED
FFE	FINISHED FLOOR ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR



Noctura Series
LED Wall Mount Luminaires
Rev. Date: 05/07/2021

Product Description
The Noctura® (LED) Wall Mount Luminaire minimizes cost of ownership with easy installation, high performance and quality backed by a Cree Lighting 5 year limited warranty. The Noctura Series has been engineered to be the ideal choice for a wide range of applications requiring a consistent light appearance across a building site or campus. The rugged yet lightweight aluminum housing and mounting box are designed for easy installation of a variety of junction box styles 5" square, 3" and 4" octagonal and 4" round. The luminaire is available in two sizes, 11" and 14" wide, and can be ordered as an all-in-one or conduit entry from the top, sides and rear (Luminaires TS, and highest) allow for through-wired or conduit entry from the top, bottom, sides and rear.
Ideal solution for both retrofit and new installations: building facade, security and general lighting applications.

Performance Summary
Lumen Output: Up to 20,439 lumens
Efficacy: Up to 154 LPW
CRI: Minimum 70 CRI
CCT: 3000K, 4000K, 5000K
Limited Warranty: 5 years on luminaire/1 year on photocell accessory
* See www.creelighting.com/warranty for warranty terms.

Accessories
Field Installed
Field Installed Button Photocell
• NOCTPC-F1
• No FOR ATEX Analogy only

Ordering Information
Example: NOA-A-WM-T1-L-40K-UL-BZ

NOTE	A	WM	T1					
Product	Version	Mounting	Optic	Lumen Package*		CCT	Voltage	Color Options
NOA	A	WM Wall Mount	T1 Type IV Medium	Small L Two LED luminaire, high output (L) configuration S Two LED luminaire, low output (S) configuration Large T Two LED luminaire	1 Large T Two LED luminaire Extra Large XL Three LED luminaire	30K** 3000K 40K 4000K 50K** 5000K	UL 120-277VAC HV 347-480VAC	BZ** Bronze BK** Black WH** White SVG** Silver

* Lumen Package values denote approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values.
** Consult factory for availability

IES: creelighting.com 800.236.6800
Canada: creelighting.com/ca/en 800.473.1234

CREE LIGHTING

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REVISIONS

DATE	DESCRIPTION	BY

PROJECT TITLE: SITE ENGINEERING PLANS FOR 14,000 SQFT ADDITION
60 JOHN GLENN DRIVE (T) AMHERST

CLIENT: A.J. ROTH CONSTRUCTION INC
32 FERNDALE ROAD
WILLIAMSVILLE, NY 14221

DRAWING TITLE: LIGHTING & UTILITY PLAN

APEX CONSULTING
SURVEY & ENGINEERING SERVICES, P.C.
SURVEYING • ENGINEERING • LANDSCAPE ARCHITECTURE
102 EAST AVENUE, LOCKPORT, NEW YORK 14094
Phone: (716) 439–0188 FAX: (716) 439–0189

STATE OF NEW YORK
TIMOTHY W. ARLINGTON
LICENSED PROFESSIONAL ENGINEER
NO. 063665

ANY UNAUTHORIZED ALTERATION OR ADDITION OF THIS DRAWING / DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW

DATE: 06/30/21
SCALE: 1"=20'
PROJECT NO.: 21–069
DRAWN BY: ACM
CHECKED BY: TWA
DWG. NO.:
UL–1
SHEET __ OF __

Attachment: SP-1977-65. D drawings 111821 (24695 : Sp-1977-65D)

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N
W E
S

JOHN GLENN DRIVE
(80' WIDE)

312.89± DEED ADDITION = 312.97' MEAS.

300.00' DEED & MEAS.

"GREEN AREA"

195.00'

772.94' DEED & MEAS. TO THE NORTHERLY LINE OF CREEKSIDE DRIVE (80' WIDE)

EXISTING IRON PIN 0.13 N. 0.08 E.

EXISTING IRON PIN 0.27 S.

90°-00'

12.85' DEED

10.3'

45.5'

9.7'

9.1' (TYP.)

19.1' (TYP.)

60.78'

6" CONC. CURB

BLACKTOP PARKING AREA

6" CONC. CURB

STORM RECEIVER

CONC. PAD

50.70'

9.6'

9.3'

19.0' (TYP.)

28.70'

BLACKTOP PARKING AREA

CONC.

GAS METER

ELECTRIC METER

SANITARY VENTS

505.25' DEED & MEAS.

360.00' MEAS.

360.00' DEED & MEAS.

"GREEN AREA"

EDGE OF BLACKTOP

23.0' (TYP.)

9.0' (TYP.)

60.89'

18.0'

90°-00'

EXISTING IRON PIN 0.09 W. 0.24 N.

12.97' MEAS.

145.25' MEAS.

EXISTING IRON PIPE 0.62 N.

92°-32'-56"

77.58'

YARD DRAIN

STORM RECEIVER

BOLLARD

CONC.

BLACKTOP

STORM RECEIVER

81.00'

30.07'

9.0'

9.1'

9.2'

18.2' (TYP.)

9.5'

9.0' (TYP.)

16.05'

12.00'

12.00'

18.2' (TYP.)

9.0' (TYP.)

12" CLEAN OUT

9.0' (TYP.)

18.2' (TYP.)

12" CLEAN OUT

15.62'

GATE 21.3'

CONC. PAD

WALL-MOUNTED TRAFFIC SIGN "HANDICAPPED PARKING"

96.80'

WALL-MOUNTED TRAFFIC SIGN "HANDICAPPED PARKING"

100.00'

BOLLARD

PARALLEL WITH JOHN GLENN DRIVE

REPUTED OWNER NOW OR FORMERLY
60 JOHN GLENN DRIVE, LLC.
LIBER 11245
PAGE 8097

STORM INLET PIPE

"WOODED AREA"

EXISTING IRON PIN 1.27 W.

250.23' DEED & MEAS.

MASONRY BLOCK, STUCCO & METAL CLAD BUILDING NO. 60

140.00'

237.01' DEED & MEAS.

300.00' DEED & MEAS.

EDGE OF BLACKTOP

BOLLARD

CONC.

BOLLARD

TOP OF BANK

DETENTION POND

6' HIGH CHAIN LINK FENCE

STORM INLET PIPES

21.3' GATE 15.50'

LIBER 11008 PAGE 243

231.65'

CONC.

CONC.

CONC.

CONC.

CHAIN LINK FENCE

25.00'

50.88'

62.00'

CONC. WALK

TRAFFIC SIGN "HANDICAPPED PARKING"

3.0'

4" WIDE BLUE STRIPING

10.5'

8.5'

TRAFFIC SIGN "HANDICAPPED PARKING"

15'-7.21"

8.9'

8.5'

19.0'

8.4'

BLACKTOP PARKING AREA

9.85' (TYP.)

19.0'

40.05'

6" CONC. CURB

10' WIDE CONCRETE RETAINING WALL

50.0'

13.5'

8.5'

STORM RECEIVER

LOADING AREA

CONC.

"GREEN AREA"

53.2'

9.3'

9.2'

9.0'

19.3' (TYP.)

9.3'

6" CONC. CURB

BLACKTOP

3.452± AC.

REPUTED OWNER NOW OR FORMERLY
60 JOHN GLENN, INC.
LIBER 11060
PAGE 6302

STORM RECEIVER

BLACKTOP PARKING AREA

19.0' (TYP.)

9.14' (TYP.)

BOLLARD

BOLLARD

CONC.

9.1'

9.5'

19.4'

EXISTING MAG NAIL

STORM RECEIVER

82.43'

43.7'

BLACKTOP 5.8' E.

60.00' DEED

156.38' DEED & MEAS.

40.00' MEAS.

BLACKTOP 3.3' S.

87°-27'-04"

EXISTING IRON PIN 0.37 N. 0.08 W.

90°-00'

PROPOSED PARCEL TO BE ACQUIRED FROM S.B.L. #26.19-4-5 AREA = ±0.228 ACRES

EASEMENT FOR INGRESS & EGRESS LIBER 8602, PAGE 47

62.99' MEAS.

62.99' DEED

ASPHALT DRIVEWAY

BLACKTOP 2.7' S.

62.89' MEAS.

PROPOSED INGRESS & EGRESS EASEMENT

EXISTING IRON PIN 1.26 W.

63.05' MEAS.

SOUTH EDGE OF CURB 5.5' N.

NW. COR. CURB 3.6' N.

EXISTING MAG NAIL

90°-00'

40.00' DEED

BLACKTOP DRIVE

6" CONC. CURB

STORM RECEIVER

365.00' DEED

360.00' DEED & MEAS.

EASEMENT FOR INGRESS & EGRESS LIBER 8602, PAGE 47

32.9'

COR. CURB 0.4' N.

18.2' (TYP.)

7

9.04' (TYP.)

COR. CURB 0.8' N.

NEW 3" LOCUST

11.1'

30.5'

90°-00'

25.00' MEAS.

BLACKTOP 6.4' E.

83.59' MEAS.

EXISTING MAG NAIL

STORM RECEIVER

PROPOSED PARCEL TO BE ACQUIRED

SOUTHEAST CORNER LIBER 11060 PAGE 6302

90°

40.00' MEAS.

159.18' MEAS.

ASPHALT DRIVE

REPUTED OWNER NOW OR FORMERLY
DC HOLDINGS COMPANY
#78 JOHN GLENN DRIVE
LIBER 11314, PAGE 3803
S.B.L. #26.19-4-5

87°-27'-04"

SET IRON PIN

271.26' DEED TO THE CENTERLINE OF CREEK LIBER 11314, PAGE 3803

EASEMENT 40.04' DEED = 40.02' MEAS.

472.94' DEED & MEAS. TO THE NORTHERLY LINE OF CREEKSIDE DRIVE (80' WIDE)

CURB 9.6' S.

NEW 3" LOCUST 63.3'

6" CONC. CURB

CURB 8.0' S.

ASPHALT DRIVE

EASEMENT 520.97' DEED & MEAS.

NOTE: EASEMENT TO NIAGARA MOHAWK POWER CORPORATION LIBER 8698, PAGE 347 DOES NOT AFFECT PREMISES

REVISION(S):
-12/06/2019 ADDED NEW PARCEL & PROPOSED INGRESS & EGRESS EASEMENT.

SBL NUMBER: 26.19-4-6, 7 & part of 26.19-4-5

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY INFORMATION DERIVED BY AN EXAMINATION OF THE SAME.

NOTE: ONLY COPIES OF THIS SURVEY MADE FROM THE ORIGINAL AND EMBOSSED WITH THE SURVEYOR'S SEAL SHALL BE VALID COPIES.

NOTE: THIS SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

APEX CONSULTING
SURVEY & ENGINEERING SERVICES, P.C.

NIAGARA COUNTY
102 EAST AVENUE, LOCKPORT, NEW YORK 14094
Phone: (716) 439-0188 FAX: (716) 439-0189

NOTE: UNAUTHORIZED ALTERATIONS TO THIS MAP ARE IN VIOLATION OF SEC. 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

SURVEY OF PART OF LOT 82, TOWNSHIP 12, RANGE 7 OF THE HOLLAND LAND COMPANY'S SURVEY. SITUATE IN THE TOWN OF AMHERST, COUNTY OF ERIE AND THE STATE OF NEW YORK.

SCALE: 1" = 20'	JOB NO.: 131077
DATE: 5/29/13	RESURVEY: 8/26/13
DRAWN BY: CTA, CJR	DWG. FILE: 131077
REVISIONS: 8/27/13-ADD AS-BUILT PARKING, SIGNAGE 10/21/14-PARKING STRIPING CHANGES, FENCE	

STATE OF NEW YORK · CLIFFORD JAMES RIGERMAN · LICENSED LAND SURVEYOR · 050620

CLIFFORD JAMES RIGERMAN, L.S.
N.Y.S. LICENSE NO. 050620

Attachment: SP-1977-65_D drawings 111821 (24695 : Sp-1977-65D)

DRAFT

(11/18/21)

SEQR
Negative Declaration

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency: Town of Amherst
Planning Board

Project: SP-1977-65_D

Address: 5583 Main Street
Williamsville, NY 14221
(716) 631-7051

Date:

This notice is issued pursuant to Part 617 and Local Law #3-82, as amended, of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The Lead Agency has determined that the proposed action described below will not have a significant adverse effect on the environment.

Title of Action: Site Plan Review

SEQR Status: Unlisted Action

Description of Action: A 14,000± sq. ft. building addition to an existing 31,140± sq. ft. office/manufacturing and warehouse building along with the addition of 15 parking spaces and vehicular circulation areas on the eastern portion of the subject site. Work will include the site improvements specifically stated above, including, stormwater, utilities, grading, lighting, paving, and landscaping.

Location: 60 John Glenn Drive, Amherst, Erie County

Petitioner: Amherst Stainless Fabrication LLC

Attachment: SP-1977-65_D_draft neg dec_111821 (24695 : Sp-1977-65D)

Reasons Supporting This Determination

Based on information submitted by the applicant including a Full Environmental Assessment Form (EAF) - Part I, (as amended) and a complete site plan application, a preliminary staff analysis was undertaken. Compared to the criteria listed in Section 617.7, all indications are that this action will not have a significant impact on the environment, as follows:

1. The project is not expected to cause a substantial adverse change in existing air quality, ground or surface water quality or quantity, or noise levels; a substantial increase in solid waste production; or a substantial increase in the potential for erosion, flooding, leaching or drainage problems. The Engineering Department on October 10, 2021 reviewed the Grading, Erosion Control, Drainage and Utility Plans submitted on October 14, 2021, Engineer's Report submitted on October 14, 2021 and Geotechnical Report prepared by Ray M. Teeter, P.E. Consulting Geotechnical Engineer dated August 24, 2012.

   Based on its review of these documents, the Department has determined that the project has or will have met all applicable requirements and has no objection to its approval.

2. The project will not result in the removal or destruction of large quantities of vegetation or fauna; or in significant adverse impacts to fish or wildlife species, habitats or other natural resources. The Planning Department reviewed a Landscape Plan submitted on October 14, 2021 and determined that it meets or exceeds Zoning Ordinance requirements for greenspace. The Landscape Plan has or will have met all Zoning Ordinance and Town requirements for landscaping.

   Earth Dimensions, Inc. completed a preliminary wetland investigation of the project site and in their letter dated October 5, 2021 indicated that it is their professional opinion that no state of federally regulated wetland areas exist on the project site.

3. The project is not expected to create any material conflict with the Town Comprehensive Plan. The Building Department in their review of November 4, 2021 and the Planning Department in their review of November 3, 2021 has reviewed the application documents, along with the Geotechnical Report submitted on October 14, 2021 and determined in their reviews that the subject project has or will have met all International Building Code – 2018 and Zoning Ordinance regulations.

4. The project is within an area identified by the State as having potential archaeological or historical significance. The site is within an area identified by the State as having potential archaeological or historical significance. However, the site has been previously disturbed, therefore, the project will not impair the character or quality of important historical resources.

5. The project will not impair the character or quality of important aesthetic resources or of existing community or neighborhood character. The project is located in the Research and Development (RD) zoning district; neighboring uses are manufacturing, warehousing and office and zoned Research and Development (RD); therefore, the project is consistent with surrounding land use.

Attachment: SP-1977-65_D_draft neg dec_111821 (24695 : Sp-1977-65D)

6. The proposed subject development will include a 14,000± sq. ft. building addition to an existing 31,140± sq. ft. office/manufacturing and warehouse building with associated parking which will not cause a major change in the use of either the quantity or type of energy.

7. The project will not create any hazard to human health. The Amherst Fire Chief's Association on September 9, 2020 has reviewed the project and has no objection to the approval of the site plan, as all requirements of this agency has or will have been met.

8. The project will not cause a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses. The building expansion of 31 percent will be consistent with the scale of surrounding land uses.

9. The function of the proposed 14,000± sq. ft. building expansion will not significantly increase the number of people using the site over its previous level of use.

10. Review by the Town Traffic/Safety Board dated October 18, 2021 indicates that significant negative traffic impacts are not expected to result from the proposed project.

11. A coordinated review of the project has been undertaken by Town Departments including, in addition to those mentioned above, Highway on August 31, 2021, Assessor on August 26, 2021, Plumbing Division on October 18, 2021 and Right-of-Way Agent on August 23, 2021. These reviews did not identify any potential significant adverse environmental issues and indicated that the proposal will not have a significant damaging impact on the environment.

12. Issues not specifically mentioned above and/or those not specifically reviewed were not raised by Town departments, outside agencies or the public and are not determined to cause significant negative environmental impacts.

Planning Board Approval
Moved by: ; Seconded by: Ayes; Noes Absent

_____ _____
signature & title of preparer Date

_____ _____
Robert J. Gilmour, Planning Board Chair Date

SM/ac
X:\Current_Planning\Files\Site Plans\1977\SP-1977-65_D_(60_John_Glenn_Dr)_2021\SP-1977-65_D_draft neg dec_111821.doc
cc: Amherst Town Clerk
Building Department
Engineering
Fire Chiefs'
Highway
Traffic/Safety
ECDEP
AJ Roth Construction, 32 Ferndale Dr., Williamsville, NY 14221
Tim Arlington, Apex Consulting Survey & Engineering Services, PC, 102 East Ave., Lockport, NY 14094
American Stainless Fabrication LLC, 60 John Glenn Dr., Amherst, NY 14228

Attachment: SP-1977-65_D_draft neg dec_111821 (24695 : Sp-1977-65D)

DRAFT (11/18/21)
TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-1977-65_D

PETITIONER

Amherst Stainless Fabrication LLD
c/o AJ Roth Construction
32 Ferndale Drive
Williamsville, NY 14221

PROPERTY LOCATION

60 John Glenn Drive

WHEREAS, the Town of Amherst Planning Board on Thursday, November 18, 2021 held a public hearing on a Site Plan for a 14,000± sq. ft. building addition to an existing 31,140± sq. ft. office/manufacturing and warehouse building, and

WHEREAS, the Planning Board reviewed the plans and specifications for the proposed project, and

WHEREAS, the Site Plan was referred to the Town's various review agencies, and

WHEREAS, in accordance with Section 8-7-9 of the Zoning Ordinance, the Planning Board finds that:

A. The proposed site plan is consistent with the development plan if one is required.

B. The proposed site plan is consistent with the purpose and specific requirements of the Zoning Ordinance and generally consistent with the policies of the Comprehensive Plan.

C. Adequate services and utilities will be available prior to occupancy.

D. The site plan is consistent with all other applicable laws.

E. Pursuant to Local Law #3-82, as amended, the Planning Board has determined that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

F. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act is not required based on the of Earth Dimensions, Inc. wetland investigation of the project site and findings that no federally regulated wetland areas exist on the project site.

NOW THEREFORE BE IT RESOLVED that in accordance with 6 NYCRR, Part 617 and Local Law #3-82, as amended, the Planning Board has issued a Negative Declaration attached hereto, and

Attachment: SP-1977-65_D_draft resolution_111821 (24695 : Sp-1977-65D)

DRAFT (11/18/21)
TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-1977-65_D

PETITIONER	PROPERTY LOCATION
Amherst Stainless Fabrication LLD	60 John Glenn Drive

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Board, in accordance with Part II, Chapter 83, Part IX, Section 1-2 of Town Law waives sidewalks required along John Glenn Drive until required at some future time by the Town Board, and

BE IT FURTHER RESOLVED that the Planning Board, in accordance with Section 8-7 of the Zoning Ordinance **approves/denies** said Site Plan subject to the following conditions:

1. That the consideration of signs is specifically excluded from this approval as they require a separate review and approval by the Town.

2. That all dumpsters/trash containers and all mechanical equipment, utility structures, multiple meter boards, generators, and similar appurtenances, including those which are mounted on any part of a primary structure shall be appropriately screened with a fence, wall, and/or landscaping. Provide gate on dumpster enclosure that shall be closed whenever dumpster is not being serviced, enclosure shall be high enough to screen the dumpster(s) within.

3. That as-built record drawings, including location of utilities, be provided to the Engineering Department prior to issuance of a Certificate of Occupancy by the Building Department.

The foregoing resolution was adopted by the Town of Amherst Planning Board, _____; moved by - _____; seconded by - _____; ayes _, noes _; absent - ____.

_____ _____
Robert J. Gilmour, Chair Date

SM/ac
X:\Current_Planning\Files\Site Plans\1977\SP-1977-65_D_(60_John_Glenn_Dr)_2021\SP-1977-65_D_draft resolution_111821.doc

cc: Town Clerk
Commissioner of Building
Town Engineer
Fire Chiefs
Traffic/Safety
Highway Superintendent
ECDEP
NYSDOT
NYSDEC
AJ Roth Construction, 32 Ferndale Dr., Williamsville, NY 14221
Tim Arlington, Apex Consulting Survey & Engineering Services, PC, 102 East Ave., Lockport, NY 14094
American Stainless Fabrication LLC, 60 John Glenn Dr., Amherst, NY 14228

Approved Plan: _____
Received: _____

Attachment: SP-1977-65_D_draft resolution_111821 (24695 : Sp-1977-65D)

Amherst

Town of Amherst Planning Department *Erie County, New York*

Brian J. Kulpa
Supervisor

Daniel C. Howard, A
Planning Directo

Daniel J. Ulatowski, A
Assistant Planning Dir

NOV23'21 AM11:20 RCVD

SEQR
Negative Declaration

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency:	Town of Amherst Planning Board	**Project:**	SP-1977-65_D
Address:	5583 Main Street Williamsville, NY 14221 (716) 631-7051	**Date:**	November 18, 2021

This notice is issued pursuant to Part 617 and Local Law #3-82, as amended, of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The Lead Agency has determined that the proposed action described below will not have a significant adverse effect on the environment.

Title of Action: Site Plan Review

SEQR Status: Unlisted Action

Description of Action: A 14,000± sq. ft. building addition to an existing 31,140± sq. ft. office/manufacturing and warehouse building along with the addition of 15 parking spaces and vehicular circulation areas on the eastern portion of the subject site. Work will include the site improvements specifically stated above, including, stormwater, utilities, grading, lighting, paving, and landscaping.

Location: 60 John Glenn Drive, Amherst, Erie County

Petitioner: Amherst Stainless Fabrication LLC

Attachment: SP-1977-65_D signed neg dec 111821 (24695 : Sp-1977-65D)

REASONS SUPPORTING THIS DETERMINATION

NOV23'21 AM11:20 RCVD

Based on information submitted by the applicant including a Full Environmental Assessment Form (EAF) - Part I, (as amended) and a complete site plan application, a preliminary staff analysis was undertaken. Compared to the criteria listed in Section 617.7, all indications are that this action will not have a significant impact on the environment, as follows:

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Attachment: SP-1977-65_D signed neg dec 111821 (24695 : Sp-1977-65D)

NOV23'21 AM11:20 RCVD

6. The proposed subject development will include a 14,000± sq. ft. building addition to an existing 31,140± sq. ft. office/manufacturing and warehouse building with associated parking which will not cause a major change in the use of either the quantity or type of energy.

7. The project will not create any hazard to human health. The Amherst Fire Chief's Association on September 9, 2020 has reviewed the project and has no objection to the approval of the site plan, as all requirements of this agency has or will have been met.

8. The project will not cause a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses. The building expansion of 31 percent will be consistent with the scale of surrounding land uses.

9. The function of the proposed 14,000± sq. ft. building expansion will not significantly increase the number of people using the site over its previous level of use.

10. Review by the Town Traffic/Safety Board dated October 18, 2021 indicates that significant negative traffic impacts are not expected to result from the proposed project.

11. A coordinated review of the project has been undertaken by Town Departments including, in addition to those mentioned above, Highway on August 31, 2021, Assessor on August 26, 2021, Plumbing Division on October 18, 2021 and Right-of-Way Agent on August 23, 2021. These reviews did not identify any potential significant adverse environmental issues and indicated that the proposal will not have a significant damaging impact on the environment.

12. Issues not specifically mentioned above and/or those not specifically reviewed were not raised by Town departments, outside agencies or the public and are not determined to cause significant negative environmental impacts.

Planning Board Approval
Moved by Penberthy; Seconded by Chmiel Ayes 7; Noes 0

signature & title of preparer — Date: November 22, 2021

Robert J. Gilmour, Planning Board Chair — Date: 11-23-21

Attachment: SP-1977-65_D signed neg dec 111821 (24695 : Sp-1977-65D)

Negative Declaration SP-1977-65_D
November 18, 2021

NOV23'21 AM11:20 RCVD

SM/ac
X:\Current_Planning\Files\Site Plans\1977\SP-1977-65_D_(60_John_Glenn_Dr)_2021\SP-1977-65_D_neg dec_111821.docx
cc: Amherst Town Clerk
Building Department
Engineering
Fire Chiefs'
Highway
Traffic/Safety
ECDEP
AJ Roth Construction, 32 Ferndale Dr., Williamsville, NY 14221
Tim Arlington, Apex Consulting Survey & Engineering Services, PC, 102 East Ave., Lockport, NY 14094
American Stainless Fabrication LLC, 60 John Glenn Dr., Amherst, NY 14228

Attachment: SP-1977-65_D signed neg dec 111821 (24695 : Sp-1977-65D)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-1977-65_D

PETITIONER

Amherst Stainless Fabrication LLD
c/o AJ Roth Construction
32 Ferndale Drive
Williamsville, NY 14221

PROPERTY LOCATION

60 John Glenn Drive

NOV29'21 AM11:21 RCVD

WHEREAS, the Town of Amherst Planning Board on Thursday, November 18, 2021 held a public hearing on a Site Plan for a 14,000± sq. ft. building addition to an existing 31,140± sq. ft. office/manufacturing and warehouse building, and

WHEREAS, the Planning Board reviewed the plans and specifications for the proposed project, and

WHEREAS, the Site Plan was referred to the Town's various review agencies, and

WHEREAS, in accordance with Section 8-7-9 of the Zoning Ordinance, the Planning Board finds that:

A. The proposed site plan is consistent with the development plan if one is required.

B. The proposed site plan is consistent with the purpose and specific requirements of the Zoning Ordinance and generally consistent with the policies of the Comprehensive Plan.

C. Adequate services and utilities will be available prior to occupancy.

D. The site plan is consistent with all other applicable laws.

E. Pursuant to Local Law #3-82, as amended, the Planning Board has determined that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

F. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act is not required based on the of Earth Dimensions, Inc. wetland investigation of the project site and findings that no federally regulated wetland areas exist on the project site.

NOW THEREFORE BE IT RESOLVED that in accordance with 6 NYCRR, Part 617 and Local Law #3-82, as amended, the Planning Board has issued a Negative Declaration attached hereto, and

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Board, in accordance with Part II, Chapter 83, Part IX, Section 1-2 of Town Law waives sidewalks required along John Glenn Drive until required at some future time by the Town Board, and

BE IT FURTHER RESOLVED that the Planning Board, in accordance with Section 8-7 of the Zoning Ordinance approves said Site Plan subject to the following conditions:

Attachment: SP-1977-65_D signed resolution 111821 (24695 : Sp-1977-65D)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-1977-65_D

PETITIONER

Amherst Stainless Fabrication LLD

PROPERTY LOCATION

60 John Glenn Drive

NOV23'21 AM11:21 RCVD

1. That the landscape materials be specified on the plans to comply with the requirements of §203-7-2-3 A (1) (g) of Town Code.

2. That all existing trees to remain along the north property line be indicated on the landscape plan and that a legend be provided on the landscape plan that distinguishes between existing and proposed conifer and deciduous trees and shrubs to remain.

3. That the petitioner and or his/her contractor install the necessary erosion control measures to prevent any sediment run-off from the project site and that they install construction fence around the limits of disturbance as requested in the Stormwater Management Officer's letter dated October 20, 2021.

4. That the consideration of signs is specifically excluded from this approval as they require a separate review and approval by the Town.

5. That all dumpsters/trash containers and all mechanical equipment, utility structures, multiple meter boards, generators, and similar appurtenances, including those which are mounted on any part of a primary structure shall be appropriately screened with a fence, wall, and/or landscaping. Provide gate on dumpster enclosure that shall be closed whenever dumpster is not being serviced, enclosure shall be high enough to screen the dumpster(s) within.

6. That as-built record drawings, including location of utilities, be provided to the Engineering Department prior to issuance of a Certificate of Occupancy by the Building Department.

The foregoing resolution was adopted by the Town of Amherst Planning Board, November 18, 2021; moved by Gill; seconded by Penberthy; ayes 7, noes 0.

Robert J. Gilmour, Chair — Date 11-23-21

SM/ac
X:\Current_Planning\Files\Site Plans\1977\SP-1977-65_D_(60_John_Glenn_Dr)_2021\SP-1977-65_D_resolution_111821.doc

cc: Town Clerk
Commissioner of Building
Town Engineer
Fire Chiefs
Traffic/Safety
Highway Superintendent
ECDEP
AJ Roth Construction, 32 Ferndale Dr., Williamsville, NY 14221
Tim Arlington, Apex Consulting Survey & Engineering Services, PC, 102 East Ave., Lockport, NY 14094
American Stainless Fabrication LLC, 60 John Glenn Dr., Amherst, NY 14228

Approved Plan: September 24, 2021
Received: October 14, 2021

Attachment: SP-1977-65_D signed resolution 111821 (24695 : Sp-1977-65D)

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

Meeting: 11/18/21 06:30 PM
Department: Planning
Category: Site Plan and Relief from Conditions of Site Plan
Prepared By: Amy Carrato
Initiator: Dan Howard
Sponsors:
DOC ID: 24838

ADOPTED

PLANNING BOARD ITEM (ID # 24838)

Proposed Retail/Restaurant Building, SP-2019-16A

Property located at 3030 Niagara Falls Boulevard
Benderson Development Company LLC, Petitioner

Proposed 10, 624 ± sq. ft. retail/restaurant building with associated parking spaces. Approximately 5,872 sf of the 10,624 sq. ft. will be dedicated to retail space, and the remaining 4,752 sf will be dedicated to a restaurant use. The proposed building can be accessed directly by 2 curb cuts on Niagara Falls Boulevard, or by the curb cut located at the Delta Sonic site located at 3100 Niagara Falls Boulevard via a two-way, internal access roadway.

James A. Boglioli, Esq., Benderson Development Company LLC, represented the petitioner, explained the proposal and was available to answer questions from the Board.

In response to the Board's questions, Mr. Boglioli stated there is more than adequate stacking for the drive thru, stacking will happen on site, there will not be overflow onto Niagara Falls Blvd., and there is a small canopy at the drive thru window.

No further comments were heard on this proposal. The hearing was closed.

Following discussion, Mr. Giuliani moved to approve the Negative Declaration. The motion was seconded by Mr. Raffaele and carried. Ayes 6, Noes 0, Abstain 1 (Chmiel).

Following the approval of the Negative Declaration, Mr. Giuliani moved to approve the request based on the resolution. The motion was seconded by Mr. Raffaele and carried. Ayes 6, Noes 0, Abstain 1 (Chmiel).

ATTACHMENTS:

- SP-2019-16_A application 111821 (PDF)
- SP-2019-16_A drawings 111821 (PDF)
- SP-2019-16_A_draft neg dec_111821 (PDF)
- SP-2019-16_A_draft resolution_111821 (PDF)
- SP-2019-16_A signed neg dec 111821 (PDF)
- SP-2019-16_A signed resolution 111821 (PDF)

RESULT:	**APPROVED [6 TO 0]**
MOVER:	Dal Giuliani, Board Member
SECONDER:	Joseph P. Raffaele Jr., Board Member
AYES:	Gilmour, Gelber, Gill, Giuliani, Penberthy, Raffaele Jr.
ABSTAIN:	Michael Chmiel

TOWN OF AMHERST PLANNING BOARD
MAJOR SITE PLAN REVIEW AND APPROVAL PROCEDURE

This application package includes the following:

- Application Procedures
- Application Form & Checklist
- Stormwater Prevention Pollution Plan Checklist
- Full Environmental Assessment Form (EAF)
- Appendix A Engineering EAF Requirements
- Appendix B Criteria for Required 8½" x 11" Sketches
- Appendix C Erie Sewer District No. 5 – Commercial / Industrial New & Existing Buildings Requirements

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- IMPORTANT-

1. **A pre-submittal consultation with Planning Department staff is *strongly recommended* prior to submitting an application. The pre-submittal meeting gives the applicant an opportunity to discuss with staff such items as:**
   - **classifying the action as a major site plan, minor site plan, or minor adjustment**
   - **determining what specific information will be required to be submitted with the application**
   - **identifying and discussing issues that must be addressed as part of the SEQR review.**

   An appointment is required for all meetings with Staff.

2. **This site plan petition is subject to the requirements of 6 NYCRR Part 617, State Environmental Quality Review Act (SEQR) and Chapter 104 of the Town of Amherst Code, as amended. The Planning Board cannot make a SEQR determination unless a complete Full Environmental Assessment Form (EAF) is submitted. This includes completing Part 1-A.3.a on Page 5a and submittal of any required supplementary information, such as traffic impact studies, archaeological reports, wetland delineations or geotechnical reports. SEQR issues may be discussed with Planning Department staff at a recommended pre-submittal meeting.**

3. **The application shall be executed or consented to in writing by the owner of the property.**

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

4. **Any variances that must be approved by the Zoning Board of Appeals, or any decision that is required by the Town Board (e.g. removal of deed restrictions), must be obtained prior to action on a Site Plan application.**

5. **Submittal of an application grants permission to Town staff and the Planning Board to access the parcel(s) under consideration.**

6. **All site plan drawings must be prepared by a Registered Architect, Professional Engineer, Landscape Architect, or Land Surveyor (as applicable) licensed to practice in New York State.**

7. **If you wish to include a Coordinated Sign Plan application with the site plan petition, a separate application must be completed. Contact the Planning Department for a copy of a Coordinated Sign Plan application package.**

8. **All drawings should be no larger than 24 in. x 36 in. in size. If certain site characteristics warrant larger plan sheets, they may be accepted subject to Planning Department concurrence.**

APPLICATION PROCEDURES

1. Applicant secures application package from the Planning Department, 5583 Main Street, Williamsville, NY 14221. (716) 631-7051. Forms are also available online at: www.amherst.ny.us, keyword "Planning Department".

2. Applicant prepares information as required on the Site Plan Submittal Checklist, attached. NOTE: Some proposals may not require all items on the checklist; please verify with the Planning Department.

3. Applicant schedules an application review appointment with the Planning Department.

4. At the review appointment, the applicant submits the following:

   - one (1) complete set of plan drawings (no larger than 24" x 36" in size)
   - Full Environmental Assessment Form (EAF)
   - any supporting reports and materials
   - verification from the Town Assessor that the address is correct

5. Applicant schedules an application submittal appointment with the Planning Department. NO SITE PLAN WILL BE ACCEPTED FOR REVIEW WITHOUT A PRE-SET SUBMITTAL APPOINTMENT.

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

6. At the submittal appointment, the applicant must provide thirteen (13) complete and collated sets of drawings and application information to the Planning Department **(materials will not be accepted unless folded into 9" x 12" in size),** including**:**
   - application form
   - Full Environmental Assessment Form (EAF) and supporting materials
   - complete set of site plan drawings (**at least one (1) set of drawings must bear a raised or wet seal and signature of the design professional** that prepared the plans; the remaining review copies may be submitted with a facsimile of the seal and signature)

7. After approval for filing by the Planning Department, the applicant shall pay all necessary fees to the Town Clerk. **(See Schedule of Fees on first page of application and make checks payable to: Town of Amherst.)**

   The Planning Department transmits remaining twelve (12) copies of the application and data for a review by:
   - Assessor
   - Commissioner of Building
   - Town Engineer
   - Superintendent of Highways
   - Traffic/Safety Board
   - Fire Chiefs' Association
   - Plumbing Division
   - Right-of-Way Agent
   - Police Department (if applicable)
   - Other agencies, as applicable

   Within 30 days of its receipt of the complete application for Site Plan approval, each agency shall complete its review and notify the Planning Department in writing of its comments or recommendations as required by Ordinance.

8. The applicant may be required to submit revised plans, reports, or materials to address review agency comments. The procedures for submittal of revised plans are as follows:

   - A cover letter addressing all comments received to date is required.
   - "Highlight" the area of change on the drawings and provide a notation describing the change.
   - Ten (10) complete sets of the revised materials are required. Recommend that Planning staff be contacted to determine if fewer sets are needed.

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

9. The Planning Board reviews the environmental assessment to determine whether a Draft Environmental Impact Statement (EIS) is required. The petitioner will be advised in the event that a draft EIS is required and afforded the opportunity to prepare it. If the petitioner declines, the Planning Board will prepare the draft EIS at the petitioner's expense. The public hearing will be held on the EIS concurrently with the Planning Board hearing on the application.

10. Planning Board Meeting Procedures:

    The applicant or his / her representative must present the project at the public hearing before the Planning Board and be available to answer any questions at the meeting. The Planning Board may take any of the following actions:

    - Adjourn the hearing to a future Planning Board meeting.
    - Close the hearing and table action on the site plan to the next Planning Board meeting. (The Planning Board may remove the item from their agenda until such time as all required information is provided).
    - Close the public hearing and make a decision on the site plan.

    All determinations on matters before the Board are made after all public hearings on that meeting's agenda are completed.

11. A copy of the Planning Board's determination will be forwarded to the applicant, his / her representative, the Building Commissioner and the Town Clerk.

12. When the Planning Department has determined that all conditions of the Planning Board's approval have been satisfactorily addressed, **seven (7) additional copies** of all site plan drawings, including landscape, utility and grading and drainage plans must be submitted and folded into 9" x 12". These drawings will be stamped and signed "Approved" by the Planning Director and transmitted to Town Departments.

    An electronic copy of final plans must be sent to the Senior Fire Inspector at randrews@amherst.ny.us.

13. A building permit will not be issued prior to approval of the Site Plan by the Planning Board and issuance of approved site plan drawings by the Planning Director.

NOTE: The last day to file a Site Plan review submittal with the Town Clerk is approximately 30 days prior to the next Planning Board meeting. Please check with the Planning Department to determine the exact deadline date. Due to the public hearing notice requirements and department reviews, no site plan application will be placed on the Planning Board agenda after the deadline for filing has closed. Agenda scheduling may be delayed if an application is incomplete or due to the number of other matters previously scheduled for Board action.

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Major Site Plan Review

For Official Use

File #: _____ **Acreage** _____ **Fee $** _____

Address Verified by Assessor's Office _____ VERIFIED BY _____ DATE

Site Plan Review		**Fill In Applicable Fees**
1 acre or less	$1,250.00	_____
Each Additional acre or fraction thereof	$ 650.00/acre	_____
Amendments to Site Plans	$1,200.00	_____
Request for Relief of / or Change to Conditions of Site Plan Approval	$1,200.00	_____
Request for Extension of Site Plan Approval	$ 450.00	_____
Stormwater Pollution Prevention Plan		
1-4.99 Acres	$ 500.00	_____
5-10 Acres	$ 750.00	_____
>10 Acres	$1,000.00	_____
Affidavit Fee for Public Hearing	$ 15.00	_____
	TOTAL FEE:	$_____

Materials Received by Planning Department _____ RECEIVED BY _____ DATE

Materials Accepted by Town Clerk & Fee Paid _____ ACCEPTED BY _____ DATE

To Be Completed By Applicant

Petitioner: Name: Benderson Development Company, LLC

Address: 570 Delaware Avenue

Buffalo, New York 14202
city state zip code

Phone: 716-878-9362 Fax: 716-886-1026 E Mail: jmb@benderson.com

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

MAJOR SITE PLAN APPLICATION con't. PAGE 2

Representative (Architect, Engineer, Landscape Architect, Surveyor, or Attorney)**:**

Name: James A. Boglioli

Address: 570 Delaware Avenue

Buffalo, new York 14202
city state zip code

Phone: 716-878-9626 Fax: 716-886-1026

E Mail: jmb@benderson.com

Project Location (must be verified by Town Assessor's Office)**:**

Address: 3030 Niagara Falls Boulevard

SBL No(s):

Project Name: Proposed Retail/Restaurant Building

Project Description: Proposed Retail/Restaurant Building

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

MAJOR SITE PLAN APPLICATION con't. PAGE 3

If this petition is an amendment to a previously approved site plan, please describe the proposed changes (include type and size of existing structures and number of existing parking spaces):

See attached letter

Gross Floor Area (non-residential):	N/A existing	8,550sf proposed	10,622 sf total
Number of Residential Units:	N/A existing	N/A proposed	N/A total
Number of Parking Spaces:	N/A existing	66 proposed	66 total

Acreage of Parcel: 1.476+/-

Frontage on Public Roads: 272.9'+/-

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Site Plan Submittal Requirements and Checklist

The following checklist outlines the information required by the Planning Department to accept a Site Plan application for review. ***It is strongly recommended that you make an appointment with Planning Staff to determine which items apply to your application***.

Item No.	Item	Submitted	Official use
I Drawing Information			
1.0	**Drawing size not to exceed 24" x 36"**		
2.0	**Title of Drawing**		
3.0	**Name and address of Applicant**		
4.0	**Name of person preparing drawing**		
5.0	**Wet seal/raised seal and signature of NYS licensed architect, engineer, landscape architect, or surveyor (as applicable)**		
6.0	**Project address**		
7.0	**Zoning of subject property and adjacent parcels**		
8.0	**North point, scale, date, and revision date(s)**		
II Structures, Paved Areas, & Open Space			
1.0	**Existing and Proposed Streets**		
1.1	Names of all existing and proposed streets		
1.2	Width and radii of proposed curb-cuts		
1.3	Existing curb-cuts on adjacent and opposite properties		
1.4	Show ROW width, pavement dimensions, lane widths, pavement markings, and proposed signage on proposed streets		
1.5	Show proposed ROW consistent with planned NYSDOT, Erie County, or Town road projects (if applicable)		
1.6	Show location of proposed cross access to adjacent parcels along with a draft easement		
1.7	Designation of Fire Lanes (if applicable)		
1.8	Fire apparatus access roads		
1.9	Label any proposed roads as public or private		
1.10	Location and dimensions of sidewalks		
1.11	Typical cross sections and profiles of proposed streets, pedestrian walkways, and bikeways		
2.0	**Proposed Structures**		
2.1	Location and complete dimensions of proposed structures		
2.2	Setback dimensions of structure(s) to all property lines		
2.3	Proposed use of structures		
2.4	Gross square feet area of each structure		
2.5	Location of all building entrances		
2.6	Indicate type of roof construction/materials		
2.7	Location, height, and design detail of existing and proposed fences and walls		
2.8	Location of light standards and building mounted lights		
2.9	Location of dumpster and detail of dumpster enclosure with gate		
2.10	Layout and dimensions of the lot(s) proposed for development		

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Item No.	Item	Submitted	Official use
II Structures, Paved Areas, & Open Space (cont'd)			
3.0	**Floor Plans with individual rooms and spaces labeled** (fully dimensioned)		
4.0	**Building elevations with height dimensions from finished grade to the highest point of the roof and to midpoint of gable or hip of a pitched roof.** (fully dimensioned)		
4.1	Show screening of mechanical equipment		
5.0	**Parking/Loading/Stacking Areas**		
5.1	Location and complete dimensions of all paved areas		
5.2	Setback dimensions of all paved areas to property lines		
5.3	Dimension of typical parking space and drive aisles		
5.4	Location and layout of handicapped parking spaces & access aisles		
5.5	Detail of vertical signage for handicapped parking and access aisles		
5.6	Indicate minimum parking requirement & number of spaces provided		
5.7	Proposed signage for directing and guiding traffic		
5.8	Curb cut permits from NYS, Erie County, or Town (if applicable)		
6.0	**Location and proposed development of all open spaces, including parks, playgrounds, and open reservations**		
III Utilities and Drainage			
1.0	**Engineers Report**		
1.1	Stamped/sealed and signed by NYS licensed architect or professional engineer		
1.2	Proposed water service sizing calculations		
1.3	Proposed sanitary sewer facility load calculations (avg. & peak flows)		
1.4	Proposed storm drainage facility calculations (see information included with this application)		
2.0	**Grading Plan**		
2.1	Existing and proposed grades indicated		
3.0	**Water Service**		
3.1	Location, size and material of existing and proposed facilities		
3.2	Location of existing and proposed fire hydrant location(s)		
3.3	Indicate use of sprinklers, location of Fire Department connection, and proposed fire protection systems		
3.4	Existing and proposed meter/RPZ size and location		
3.5	Applicable construction details		
4.0	**Sanitary Sewers**		
4.1	Locations, sizes, slopes, inverts, and materials of all existing and proposed facilities		
4.2	Applicable construction details		
4.3	Proposed water/oil/grease interceptor sizing calculations by a professional engineer (if applicable)		
5.0	**Storm Drainage**		
5.1	Locations, sizes, slopes, inverts, and materials of existing and proposed storm drainage facilities		

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Item No.		Submitted	Official use
III Utilities and Drainage (cont'd)			
5.2	Connection of roof drains to proposed drainage system		
5.3	Applicable construction details		
5.4	Existing and proposed swales and ditches		
5.5	Detention area cross-section and high-level elevations		
5.6	County and State approval for tie-in to existing sewers		
6.0	**Stormwater Pollution Prevention Plan (SWPPP) as applicable. See attached checklist.**		
7.0	**Natural Gas Service**		
8.0	**Location of transformers, generators and other mechanical equipment; include detail drawings (if applicable)**		
IV Lighting Plan			
1.0	**Photometric plan showing light spread in foot candles at property lines**		
1.1	Detail of all light standards, including dimension of height from finished grade		
1.2	Detail of all exterior lighting fixtures		
V Landscape Plan			
1.0	**Wet/raised seal and signature of a licensed Landscape Architect**		
2.0	**Provide a calculation of the total Parking area and a calculation of interior parking area in square feet and as a percentage**		
3.0	**Indicate location, size, number and type of proposed landscape materials**		
4.0	**Indicate location, type and size of <u>all</u> existing trees 4" caliper or larger and indicate which will be removed or retained**		
VI Other Required Information/General Requirements			
1.0	**Complete boundary survey that includes all existing structures, acreage, legal description with reference to a property line, street, or other known feature, and easements plotted to scale by a NYS licensed land surveyor**		
2.0	**Topographic Survey with a 30 ft. buffer outside all property lines by a NYS licensed land surveyor**		
3.0	**Draft of any deed restrictions, covenants, provisions for home associations and common ownership, and reciprocal easement agreements (as applicable).**		
4.0	**For assessment purposes, state intent to apply for condominium status (if applicable).**		
5.0	**<u>Complete and signed</u> Long Environmental Assessment Form** (copy included with application materials)		
5.1	Soil boring report and geotechnical report prepared by a qualified Professional Engineer (if applicable)		
5.2	Traffic Impact Study (if applicable)		
5.3	Archaeological survey (if applicable		
5.4	Wetland Delineation report (if applicable)		

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Item No.		Submitted	Official use
VI Other Required Information/General Requirements (cont'd)			
6.0	**Show existing zoning(s) of both the subject property and adjacent parcels on the Site Plan and the Landscape Plan**		
7.0	**Location of NYSDEC wetlands (including buffer area) and/or federal wetlands; indicate jurisdictional status**		
8.0	**Location of Floodway and floodplain** (if applicable)		
9.0	**Documentation pertaining to any conditions of zonings, including copies of required deed restrictions; indicate date of rezoning and the parcel address under which it was rezoned (if applicable)**		
10.0	**Documentation related to any required variances granted by the ZBA**		
11.0	**For residential site plans, provide a statement from the appropriate school district that adequate school sites and facilities are available.**		
12.0	**8 1/2" X 11" reduction of primary site plan drawing (see appendix "B" of application package for specifications)**		
13.0	**A CD containing a PDF of all site plan drawings (Must also be provided with revised drawings)**		

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

Town of Amherst
SWPPP Review Checklist

Reviewed by: _____ Date: _____
Project Name: _____
TOA Job No.: _____ Applicant: _____
Project Address: _____

Required Documents and Notifications			
Acceptability			
Yes	No	N/A	
			Notice of Intent (filed with NYSDEC)
			Owner's contact information
			Contact information for co-permittees (operators or contractors)
			Owner certification and signature
			Anticipated date of construction commencement
SWPPP Contents			
Acceptability			
Yes	No	N/A	
			Identification of contractor
			Certification statement by contractor
			Requirement for all sub-contractors to sign certification statement
			Statement that SWPPP will be kept on site during all phases of construction
			"SWPPP Manager" identified by name, title, company (contact information)
			Legal description of site (including address)
			Description of on-site activities
			Total acreage of site identified
			Total acreage of are to be disturbed identified
			Runoff coefficient of site after construction completion
			Inspection and maintenance schedule identified, including responsible parties
			Existing soils data
			Receiving waters and ultimate receiving waters identified
			Quantitative stormwater discharge data
			SITE MAP
			Vicinity map and site map (includes North arrow)
			Existing and proposed topography (contours & critical spot elevations)
			Drainage pattern identified (temporary and permanent) (including off-site drainage)
			Approximate slopes after major grading activities
			Areas of soil disturbance identified & consistent with verbiage
			Locations of major structural and non-structural control plans
			Surface waters (including wetlands)
			Location of stormwater discharge to surface water
			Equipment and materials storage areas

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

Acceptability			
Yes	No	N/A	
			Upstream diversions, downslope and sideslope perimeter controls installed prior to land disturbing activities
			Description of intended sequence of activities (Phasing plan with 5 acre threshold limits shown)
			Street profiles, utility locations, property boundaries and easement delineations shown
			Construction site parking identified
			Stabilized construction entrance(s) include details
			Other traffic controls identified
			Construction materials storage
			Washout area controls (including specs)
			Equipment fueling areas identified (including specs)
			Cover or stabilize disturbed areas (methods & timing)
			Construction timing to limit impact on seasonal weather changes
			Infiltration/filtration methods used
			Statement of areas disturbed for more than 14 days to be stabilized
			Existing vegetation preserved where appropriate
			Description of stabilization methods (including quantities of materials and specs, seeding rates, mulch material rates, etc.)
			Soil stockpile stabilization methods and timing
			Description of construction site waste disposal methods
			Sanitary waste disposal methods
			Structural Controls (circle methods used)
			Silt fences, earth dikes, brush barriers, drainage swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforce soil retaining systems, gabions, temporary or permanent sediment basins, rolled erosion control products (RECP's)
			Detailed specifications provided for all above methods
			Max created slope no steeper than 2' horizontal to 1' vertical
			Sediment basins provide at least 3,600ft^3 of storage per acre
			Positive drainage maintained
			Flow grades stabilized
			Permanent Stormwater Management Controls
			Description of post-construction controls
			Retention ponds, detention ponds, infiltration measure, sequential systems, vegetated swales, natural depressions (including calcs)
			Velocity dissipation devices
			Other Comments

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

PART 1—PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effe on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considere as part of the application for approval and may be subject to further verification and public review. Provide any addition information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involv new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and speci each instance.

NAME OF ACTION		
LOCATION OF ACTION (Include Street Address, Municipality and County)		
NAME OF APPLICANT/SPONSOR	BUSINESS TELEPHONE ( )	
ADDRESS		
CITY/PO	STATE	ZIP CODE
NAME OF OWNER (If different)	BUSINESS TELEPHONE ( )	
ADDRESS		
CITY/PO	STATE	ZIP CODE
DESCRIPTION OF ACTION		

Please Complete Each Question—Indicate N.A. if not applicable

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: ☐Urban ☐Industrial ☐Commercial ☐Residential (suburban) ☐Rural (non-farm
☐Forest ☐Agriculture ☐Other _____

2. Total acreage of project area: _____ acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	_____ acres	_____ acres
Forested	_____ acres	_____ acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	_____ acres	_____ acres
Other (Indicate type)_____	_____ acres	_____ acres

3. What is predominant soil type(s) on project site? _____
   a. Soil drainage: ☐Well drained _____ % of site ☐Moderately well drained _____ % of site
   ☐Poorly drained _____ % of site
   b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? _____ acres. (See 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? ☐Yes ☐No
   a. What is depth to bedrock? _____ (in feet)

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

5. Approximate percentage of proposed project site with slopes: ☐0-10% _____ % ☐10-15% _____ %
   ☐15% or greater _____ %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the Nat l Registers of Historic Places? ☐Yes ☐No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐Yes o

8. What is the depth of the water table? _____ (in feet)

9. Is site located over a primary, principal, or sole source aquifer? ☐Yes ☐No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐Yes ☐No

11. Does project site contain any species of plant or animal life that is identified as threatened or endang ?
    ☐Yes ☐No According to _____
    Identify each species _____

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological format)
    ☐Yes ☐No Describe _____
    _____

13. Is the project site presently used by the community or neighborhood as an open space or recreation a
    ☐Yes ☐No If yes, explain _____

14. Does the present site include scenic views known to be important to the community?
    ☐Yes ☐No

15. Streams within or contiguous to project area: _____
    a. Name of Stream and name of River to which it is tributary _____
    _____

16. Lakes, ponds, wetland areas within or contiguous to project area:
    a. Name _____ b. Size (In acres) _____

17. Is the site served by existing public utilities? ☐Yes ☐No
    a) If Yes, does sufficient capacity exist to allow connection? ☐Yes ☐No
    b) If Yes, will improvements be necessary to allow connection? ☐Yes ☐No

18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25- Section 303 and 304? ☐Yes ☐No

19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Articl of the ECL, and 6 NYCRR 617? ☐Yes ☐No

20. Has the site ever been used for the disposal of solid or hazardous wastes? ☐Yes ☐No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
   a. Total contiguous acreage owned or controlled by project sponsor _____ acres.
   b. Project acreage to be developed: _____ acres initially; _____ acres ultimately.
   c. Project acreage to remain undeveloped _____ acres.
   d. Length of project, in miles: _____ (If appropriate)
   e. If the project is an expansion, indicate percent of expansion proposed _____ %;
   f. Number of off-street parking spaces existing _____; proposed _____.
   g. Maximum vehicular trips generated per hour _____ (upon completion of project)?
   h. If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially	_____	_____	_____	_____
Ultimately	_____	_____	_____	_____

   i. Dimensions (in feet) of largest proposed structure _____ height; _____ width; _____ length.
   j. Linear feet of frontage along a public thoroughfare project will occupy is? _____ ft.

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? _____ tons/cubic yar
3. Will disturbed areas be reclaimed? ☐Yes ☐No ☐N/A
   a. If yes, for what intended purpose is the site being reclaimed? _____
   b. Will topsoil be stockpiled for reclamation? ☐Yes ☐No
   c. Will upper subsoil be stockpiled for reclamation? ☐Yes ☐No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? _____ acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project? ☐Yes ☐No
6. If single phase project: Anticipated period of construction _____ months, (including demolition).
7. If multi-phased:
   a. Total number of phases anticipated _____ (number).
   b. Anticipated date of commencement phase 1 _____ month _____ year, (including demolitio
   c. Approximate completion date of final phase _____ month _____ year.
   d. Is phase 1 functionally dependent on subsequent phases? ☐Yes ☐No
8. Will blasting occur during construction? ☐Yes ☐No
9. Number of jobs generated: during construction _____; after project is complete _____.
10. Number of jobs eliminated by this project _____.
11. Will project require relocation of any projects or facilities? ☐Yes ☐No If yes, explain _____
12. Is surface liquid waste disposal involved? ☐Yes ☐No
    a. If yes, indicate type of waste (sewage, industrial, etc.) and amount _____
    b. Name of water body into which effluent will be discharged _____
13. Is subsurface liquid waste disposal involved? ☐Yes ☐No Type _____
14. Will surface area of an existing water body increase or decrease by proposal? ☐Yes ☐No
    Explain _____
15. Is project or any portion of project located in a 100 year flood plain? ☐Yes ☐No
16. Will the project generate solid waste? ☐Yes ☐No
    a. If yes, what is the amount per month _____ tons
    b. If yes, will an existing solid waste facility be used? ☐Yes ☐No
    c. If yes, give name _____; location _____
    d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ☐Yes ☐No
    e. If Yes, explain _____
17. Will the project involve the disposal of solid waste? ☐Yes ☐No
    a. If yes, what is the anticipated rate of disposal? _____ tons/month.
    b. If yes, what is the anticipated site life? _____ years.
18. Will project use herbicides or pesticides? ☐Yes ☐No
19. Will project routinely produce odors (more than one hour per day)? ☐Yes ☐No
20. Will project produce operating noise exceeding the local ambient noise levels? ☐Yes ☐No
21. Will project result in an increase in energy use? ☐Yes ☐No
    If yes , indicate type(s) _____
22. If water supply is from wells, indicate pumping capacity _____ gallons/minute.
23. Total anticipated water usage per day _____ gallons/day.
24. Does project involve Local, State or Federal funding? ☐Yes ☐No
    If Yes, explain _____

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

25. Approvals Required:

			Type	Subm Da
City, Town, Village Board	☐Yes	☐No		
City, Town, Village Planning Board	☐Yes	☐No		
City, Town Zoning Board	☐Yes	☐No		
City, County Health Department	☐Yes	☐No		
Other Local Agencies	☐Yes	☐No		
Other Regional Agencies	☐Yes	☐No		
State Agencies	☐Yes	☐No		
Federal Agencies	☐Yes	☐No		

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? ☐Yes ☐No
   If Yes, indicate decision required:
   ☐zoning amendment ☐zoning variance ☐special use permit ☐subdivision ☐site plan
   ☐new/revision of master plan ☐resource management plan ☐other _____
2. What is the zoning classification(s)of the site? _____
3. What is the maximum potential development of the site if developed as permitted by the present zoning?
   _____
4. What is the proposed zoning of the site? _____
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?
   _____
6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ☐Yes
7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?
   _____
8. Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile? ☐Yes
9. If the proposed action is the subdivision of land, how many lots are proposed? _____
   a. What is the minimum lot size proposed? _____
10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐Yes
11. Will the proposed action create a demand for any community provided services (recreation, education, pc fire protection)? ☐Yes ☐No
    a. If yes, is existing capacity sufficient to handle projected demand? ☐Yes ☐No
12. Will the proposed action result in the generation of traffic significantly above present levels? ☐Yes
    a. If yes, is the existing road network adequate to handle the additional traffic? ☐Yes ☐No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adv impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigat avoid them.

E. Verification

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

Applicant/Sponsor Name _____ Date _____

Signature _____ Title _____

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment For with this assessment.

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

TOWN OF AMHERST ATTACHMENT
State Environment Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Part I-A.3.a. For each applicable category of proposed new structures, including additions to existing structures, provide the following information for all soil types on the project site *(according to Soil Survey of Erie County, NY; Table 11, Building Site Development,pp.294-305)*:

Soil Name	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets

If the Soil Survey indicates either "severe" or "moderate" suitability for the proposed types of construction, a geotechnical and hydrological analysis based on one test per 3.5 acres of project area must be provided (per Town Board resolution, 3/17/03, amended 6/16/03).

___ Geotechnical report attached
___ Not applicable

Part I-A.17 Is your property located: On Youngs Road between Dodge and Klein Roads? ( ) Yes ( ) No
OR
On Wehrle Drive between Spindrift Drive and Oakwood Road? ( ) Yes ( ) No

If so, the property may be within an area of the Town that is affected by a moratorium on connections to the sanitary sewer system.

Part I-C.13 Are there alternative locations on the site for this project? ( ) Yes ( ) No

Part I-C.14 Location and size of real property owned by petitioner in the near vicinity of subject proposal.

_____

_____

Are you aware of current or future plans or intentions by others in the Town of Amherst to develop property within 1000± ft. of the present project request? ( ) Yes ( ) No

Describe _____

_____ *

* Potential environmental impacts from adjacent or nearby projects undergoing the approval process will receive a coordinated environmental review to determine cumulative effects on common receivers (e.g. traffic and drainage corridors) and other relevant environmental concerns.

E/Dianne/docs:site plan application
3/90, 6/01, 5/03, 7/03

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

TOWN OF AMHERST

ENGINEERING DEPARTMENT

ERIE COUNTY NEW YORK

PAUL M. BOWERS, P.E., TOWN ENGINEER

MEMORANDUM October 8, 1998

To: Charles O. Brown – Planning Director

From: Paul M. Bowers, P.E. – Town Engineer

Re: Site Plan / Subdivision Submittals
Environmental Assessment Forms

For submissions to the Engineering Department, Items 12, 12a, 12b of Part B of the EAF are required for proposed sanitary sewage usage amounts.

Please inform petitioners of this fact.

Thank you for your consideration.

WJC/jk

cc: Thomas C. Ketchum, PE. – Building Commissioner
James I. Johnson, P.E. – Assistant Town Engineer
Technical Staff

ENGINEERING OFFICE • SEWER MAINTENANCE
1100 N. FOREST ROAD
WILLIAMSVILLE, N.Y. 14221
(716) 631-7154 • FAX (716) 631-7222

WASTEWATER TREATMENT FACILITY • ENVIRONMENTAL CONTROL
455 TONAWANDA CREEK ROAD
AMHERST, N.Y. 14228
(716) 691-9771 • FAX (716) 691-4496

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

CRITERIA FOR THE REQUIRED 8½" X 11" REQUIRED DRAWING REDUCTIONS

Graphic Standards:

- This BLACK and WHITE drawing will be used as an overhead presentation displayed during the Planning Board's monthly meeting as well as copied for distribution to each Planning Board member, and filed for public review. Clarity and legibility of this graphic are essential.
- Two (2) copies of an 8½" x 11" Concept or Site Plan are required for **ALL** Site Plan, Subdivision, and Open Development Area submittals in addition to the standard size copies of plans required by the application.
- Site Plan submittals shall also include 8½" x 11" reductions of the Landscape Plan and building elevations.
- Each time a revision is made to standard size Concept or Site Plan drawings submitted for approval, two (2) revised 8½" x 11" graphics must also be submitted.
- Two (2) copies of an 8½" x 11" Concept Plan are required for Rezoning submittals which include standard size Concept Plans.
- The Town of Amherst Planning Department reserves the right to require additional information or modify the submitted drawing for presentation purposes.
- Each submitted drawing becomes the property of the Town of Amherst.
- Illegible 8½" x 11" graphics may result in rejection of the submittal by the Planning Department or may result in removal from the Planning Board agenda.

Information to be provided and clearly labeled:

- ALL labels, dimensions, and other notations must be clear and legible at 8 ½ x 11" size.
- ALL existing and proposed building footprints.
- Significant natural and man-made site and building features.
- ALL existing and proposed street names.
- Property lines.
- North arrow, date of preparation, and latest revision date for each sheet.
- Retention/Detention ponds.
- State and Federal wetlands.
- Berms

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

Additional information to be provided but not labeled:

- Parking, loading, and stacking layouts (directional arrows – optional).
- Curb cuts for developed properties on opposite sides of street.
- Landscaping should be included in a manner not to interfere with presentation clarity.
- ALL existing and proposed sidewalks, paths, and bikeways.

Information NOT to be provided on 8½" x 11" graphic unless specifically requested:

- Utility information/data.
- Contour lines/elevation data.
- Dimension lines.
- Shading for any site feature(s).
- Site data/calculations.
- Plant lists.
- Building elevations, drainage profiles, sign graphics, etc.

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

TOWN OF AMHERST
ENGINEERING DEPARTMENT
ERIE COUNTY, NEW YORK

PAUL M. BOWERS, P.E., TOWN ENGINEER

September 24, 1999

TO: TECHNICAL STAFF

FROM: Paul M. Bowers, P.E.

RE: ERIE SEWER DISTRICT NO. 5 – COMMERCIAL/INDUSTRIAL NEW AND EXISTING BUILDINGS

Attached is a copy of the letter from ECSD #5 regarding the above subject. This would apply to all site plan reviews and construction which might occur on the Amherst side of ECSD #5.

The essence of their request is to make sure that petitioners apply as early as possible (earliest rezoning stage), but certainly as early as the site plan review stage, to the Erie County's Division of Sewerage Management (DSM). By submitting building and plumbing plans early in the review process to the County (DSM), petitioners will not be denied nor delayed in seeking access while current reviews are being held.

If you review any rezonings and site plans for those areas along Transit Road within ECSD #5, petitioners should be advised that early submittal (of building and plumbing plans) to the DSM is necessary.

PMB:rb
Att.
Cc & Att: Thomas C. Ketchum, P.E., Building Commissioner
Richard Gillert, Planning Director

RECEIVED
SEP 28 1999
TOWN OF AMHERST
PLANNING DEPT.

ENGINEERING OFFICE · SEWER MAINTENANCE
110 N. FOREST ROAD
WILLIAMSVILLE, NY 14221

WASTEWATER TREATMENT FACILITY · ENVIRONMENTAL CONTROL
455 TONAWANDA CREEK ROAD
AMHERST, NY 14228

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

TOWN OF AMHERST
ENGINEERING
DEPARTMENT
JUL 12 2 04 PM '99

County of Erie

DENNIS T. GORSKI
COUNTY EXECUTIVE

DEPARTMENT OF ENVIRONMENT AND PLANNING

RICHARD M. TOBE
COMMISSIONER

CHARLES J. ALESSI, P.E.
DEPUTY COMMISSIONER
Sewerage Management

July 9, 1999

Amherst Town Board
5583 Main Street
Williamsville, New York 14221

RE: Erie County Sewer District No. 5
Commercial/Industrial New and Existing Building
Construction and Change in Existing Establishments

Honorable Town Board:

This letter is written to remind you that any new commercial and/or industrial buildings or a change in use of an existing building within your service area requires the submittal of an Industrial Waste Survey (IWS), complete with detailed plans, to Erie County's Division of Sewerage Management (DSM) for review and approval.

Your community, as a member of the Erie County Sewer District No. 5 (ECSD #5), is required to participate in the District's EPA Approved Pretreatment Program. This program, mandated under federal law, requires review and inventory of all new non-residential facilities in the service area to determine if they fall under the pretreatment program. This review will also determine if the new facilities require an Industrial Wastewater Discharge Permit. Furthermore, as part of ECSD #5, your community must comply with The Rules and Regulations for Erie County Sewer Districts. These Rules and Regulations include additional requirements for non-residential facilities connecting to the sanitary sewer within the service area. The review of the plans for new facilities will insure compliance.

While there has not been a problem with new buildings incorporating new sewer connections, it is becoming more of a problem with existing commercial establishments that have changed ownership, expanded, and/or been renovated for a different use, without any review by the DSM. This includes such projects as: (a) where a building is demolished and a new facility is built at

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

ERIE COUNTY OFFICE BUILDING, 95 FRANKLIN STREET, BUFFALO, NEW YORK 14202 (716) 858-8383

the same location; and (b) establishments that change their use such as a store turned into a bakery or a gas station turned into a restaurant.

A specific problem that tends to reoccur is the question of grease traps. The District requires all food serving establishments to have exterior grease traps installed. Some Towns only require the under the sink traps. However, the District has found them to be generally inadequate in most situations.

The District suggests that in the future, completion of the Industrial Waste Survey and review of plans be done by the DSM prior to approval and issuance of building permits for non-residential buildings. Currently, there is no fee required by the DSM for this review. The review is vital for the District's Industrial Waste section to maintain the proper inventory of non-residential facilities in the service area pursuant to federal regulations. Failure to do so could result in substantial costs to property owners to bring their facilities into compliance if construction occurs prior to plan approval.

In a related matter, it is extremely important that where existing sewer laterals are not being reused, they are properly capped and sealed. It has been our experience that if the old sewers are not properly capped, it allows excessive inflow and infiltration into the sewers and unwanted debris. This can cause problems such as unnecessary surcharging and/or plugging of sewers and flooded basements or the undermining of paved areas such as sidewalks, roads and parking areas. Proper capping of sanitary sewer laterals is also required under the District's Rules and Regulations. If the existing sewer laterals are to be reused by a new building, they need to be inspected and tested to see that they are still structurally sound.

It is the District's hope that by working in a cooperative manner, the integrity of the entire sewerage system will ultimately improve, thereby reducing inflow and infiltration, and thus saving money for both your community and the District.

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

If you have any questions, please feel free to contact me at 858-7537.

Very truly yours,

Charles J. Alessi, P.E.
Deputy Commissioner

CJA/ss
cc: ECSD #5 Board of Managers
Susan Grelick, Supervisor, Amherst
Paul Bower, Tn. Engineer, Amherst
Town of Amherst Building Inspector
L. Pohl
G. Absolom
G. Devlin/L. Sedita/File
SS006

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
Proposed Retail/Restaurant Building

Project Location (describe, and attach a location map):
3030 Niagara Falls Blvd., Town of Amherst, Erie County

Brief Description of Proposed Action:
The proposed action is a site plan amendment request to the previously approved site plan to modify the previously approved building size from 8,550 SF to 10,622 SF while maintaining the proposed drive thru along with shifting the building north to allow drive lane on the south side of the site with a bypass lane so there is full circulation around the building along with maintaining the two existing Niagara Falls Blvd curb cuts.

Name of Applicant or Sponsor:	Telephone: 716-878-9626
Benderson Development Company, LLC	E-Mail: jamesboglioli@benderson.com

Address:
570 Delaware Ave

City/PO:	State:	Zip Code:
Buffalo	New York	14202

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Amherst Planning Board	☐	☑

3.a. Total acreage of the site of the proposed action? 1.476 acres
b. Total acreage to be physically disturbed? 1.476 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 11.496 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☑
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☐	☑
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☑
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☑
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☐	☑
b. Is the proposed action located in an archeological sensitive area?	☑	☐
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☑	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☑ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100 year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☑ YES	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☑ YES		

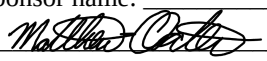
On-site storm management through a series of catch basins will discharge into the detention pond on the adjacent property that is also owned by the application and is covered under and existing easement agreement

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: The detention pond that is being used for the parcel is being built under a separate project and approval on the adjacent land that is also owned by the applicant	✔	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	✔	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	✔	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Matthew J. Oates, P.E. Date: 08/25/2021

Signature: 

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

Time Stem

THIS DOCUMENT PREPARED BY:
Kevin M. Kinney, Counsel
Benderson Development Company, LLC
7978 Cooper Creek Blvd.
University Park, FL 34201

FILED
NOV 22 2019
ERIE COUNTY
CLERK'S OFFICE
L11353 Dp2013

EASEMENT AGREEMENT

This Easement Agreement ("Agreement") is made this 13th day of November, 2019 by DSMENN, LLC, a New York limited liability company, having an office at 7978 Cooper Creek Blvd., University Park, Florida 34201 and 3030 NFB, LLC, a New York limited liability company, having an office at 7978 Cooper Creek Blvd., University Park, Florida 34201; and

WHEREAS, DSMENN, LLC is the owner of Parcel "A" and 3030 NFB, LLC is the owner of Parcel "B", which are both more fully described in Exhibit "A" attached hereto and made a part hereof; and

WHERAS, DSMENN, LLC and 3030 NFB, LLC are hereafter referred to individually as a "Party" and collectively as "Parties"; and

WHEREAS, Parcel A and Parcel B are sometimes individually referred to herein as a "Parcel" and collectively as "Parcels"; and

WHEREAS, the Parties intend to grant to each other certain rights of access over, to, from and across each Parcel for vehicular and pedestrian ingress and egress and for necessary utility and drainage services for the benefit of the owners of each Parcel and their respective tenants, subtenants, customers, patrons and employees.

NOW THEREFORE, in consideration of the covenants contained in this Agreement and other good and valuable consideration, receipt of which is acknowledged, the following grants, agreements, covenants and restrictions are made:

1. ACCESS EASEMENT

The Parties hereby grant to each other, their respective tenants, subtenants, employees, customers, patrons, successors and assigns a continuous non-exclusive easement over, through and across the driveways, entrances, exits, curb cuts and curbings, sidewalks and walkways, as currently constructed and hereafter constructed, installed, altered, moved or modified from time to time at the discretion of the owner of a Parcel in and upon Parcel A and Parcel B for the ingress and egress of vehicular and pedestrian traffic to and from the respective Parcels and the adjoining public highway.

2. UTILITY EASEMENT

The Parties do further grant to each other a non-exclusive utility easement on, over and under Parcel A and Parcel B for the purpose of installing, maintaining and/or repairing water, gas, electric, phone, fiber, underground storm and sanitary sewer lines or other such utility lines,

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

pipes, facilities and services together with all necessary appurtenances thereto to serve the buildings and improvements located thereon together with the right of ingress and egress on, over, under, through and across such portions of Parcel A and Parcel B as are reasonably necessary to access such utilities. All work done in connection the installation, maintenance and repair of such utilities shall be done in a good and workmanlike manner and completed expeditiously as possible so as to not interfere with or hinder the use and enjoyment of a Parcel by any person or entity having a right therein. Any area where work shall be performed shall be restored to a condition equal to its condition prior to the time said work was commenced.

3. STORMWATER DRAINAGE AND DETENTION

The parties do further grant to each other a non-exclusive easement over and under the Parcels for stormwater drainage, attenuation, storage and detention over and across the existing stormwater management system serving the Parcels consisting of drainage and detention facilities, (including inlets, ditches, swales, culverts, creek beds, streams, water control structures, retention and detention ponds, lakes, underground lines or pipes, manholes, headwalls or similar facilities) ("Stormwater System").

4. MAINTENANCE

The owner of each Parcel shall comply with all laws, rules, regulations and requirements of all public authorities and to maintain in good condition and repair, or cause to be maintained and kept in repair, the parking areas, driveways, sidewalks, utilities, Stormwater System and other common areas situated on its respective Parcel.

5. BARRIERS

No owner of a Parcel hereto shall detract from the access rights of any other owner hereto or prevent, hinder or interfere in any way with the free flow and passage of vehicular and pedestrian traffic over, to, from and between Parcel A and Parcel B.

6. INDEMNIFICATION

Except for injuries, deaths, losses, damages, or other matters resulting from the acts or omissions of each owner of a Parcel and/or their respective agents, employees, servants, contractors and licensees, each owner shall indemnify and save the other owner harmless from and against all loss, liability, damage, actions, causes of action, or claims for injury, death, loss or damage of whatever nature to any person, property or business interest caused by or resulting from an act or omission of said owner or their respective agents, employees, servants, contractors or licensees arising out of its entry upon, use or occupancy of the other owner's Parcel, and from and against any and all costs, expenses or liabilities (including reasonable fees of attorneys, paralegals, experts, court reporters and others) incurred by said owner in connection with any claim, action or proceeding in respect of any such loss, liability, damage or claim.

7. INSURANCE

The owner of each Parcel shall, at its own expense, obtain, carry and keep in force commercial general liability insurance against any liability or claim for personal injury, wrongful death or property damage for which the owner of a Parcel is responsible for under this

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

Agreement or by law, including any instance where this Agreement authorizes one owner to enter upon the Parcel of another owner, with financially responsible insurers authorized to transact insurance business in the State of New York, with a combined single limit of not less than $2,000,000.00 per occurrence. Such insurance shall include all of the coverage typically provided by the Broad Form Comprehensive General Liability Endorsement. Such insurance may be written by additional premises endorsement on any master policy of insurance which may cover other property in addition to the property which is the subject of this Agreement. Upon request, each owner shall provide to the other owner a certificate of insurance evidencing such coverage.

8. DEFAULT

If there is a failure by any owner to perform, fulfill or observe any agreement contained within this Agreement to be performed, fulfilled or observed by it and such failure shall continue for thirty (30) days after receipt of written notice from the other owner hereto, the other owner may, at its election, cure such failure or breach on behalf of the defaulting owner. Notwithstanding anything to the contrary in the prior sentence, if the failure to perform involves potential danger to the health and/or safety of persons in, on or about the Parcels or, if the failure to perform is likely to result in substantial deterioration of a Parcel, then the defaulting owner shall act as quickly as is possible to remedy the situation and, if such owner fails to so respond, the other owner may cure such failure or breach on behalf of the defaulting owner. Any amount which the owner so electing shall expend for such purpose, or which shall otherwise be due by either owner to the other, shall be paid to the owner to whom due on demand, without contest, upon delivery of its invoice, together with interest at the lower of (1) the rate of ten percent (10%) per annum, or (2) the maximum rate permissible from time to time under applicable law, from the date of the expenditure or the date when it shall have become due to the date of payment in full. The provisions of this paragraph shall be in all respects be subject and subordinate to the lien of any mortgages or deeds of trust at any time or from time to time on the land of the defaulting owner and the rights of the holder or holders of any mortgages or deeds of trust.

9. COVENANTS RUNNING WITH LAND

The rights contained within this Agreement shall run with the land and inure to and be for the benefit of the owners of a Parcel, their respective successors and assigns. Nothing contained in this Agreement shall be deemed to a gift or dedication to the general public or for any public use or purpose whatsoever.

10. TERMINATION OF LIABILITY

Whenever a transfer of the ownership of any Parcel takes place, the transferor will not be liable for a breach of this Agreement occurring after such transfer and the transferee will thereafter assume the obligations of the transferor.

11. CONSTRUCTION

The rule of strict construction does not apply to this Agreement. This Agreement shall be given a reasonable construction so that the intention to grant a commercially usable right of enjoyment to the owner of a Parcel is carried out.

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

12. GOVERNING LAW

This Agreement and the application, interpretation, construction and enforcement of all matters relating to, arising under or otherwise involving this Agreement shall be governed by the laws of the state of New York.

IN WITNESS WHEREOF, the undersigned have executed this Agreement under seal on the day and year set forth above.

DSMENN, LLC

By: _____
Name: Stephen C. Scalione
Title: Manager

STATE OF FLORIDA)
SS:
COUNTY OF MANATEE)

On this 13th day of November, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Stephen C. Scalione, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

_____
Notary Public: State of Florida

KEVIN M. KINNEY
MY COMMISSION #GG059951
EXPIRES: JAN 17, 2021
Bonded through 1st State Insurance

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

3030 NFB, LLC

By: _____
Name: Stephen C. Scalione
Title: Manager

STATE OF FLORIDA)
SS:
COUNTY OF MANATEE)

On this 13th day of November, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Stephen C. Scalione, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

_____
Notary Public: State of Florida

KEVIN M. KINNEY
MY COMMISSION #GG059961
EXPIRES: JAN 17, 2021
Bonded through 1st State Insurance

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

EXHIBIT "A"

PARCEL A

All that tract or parcel of land situate in part of Town Lots 4 and 15, Township 12, Range 8,Town of Amherst, County of Erie, State of New York, all as shown on a map entitled " - Menne Nursery – 3100 Niagara Falls Boulevard, Existing Features Plan ", prepared by Costich Engineering, P.C., having drawing number VA-100, dated 3/23/2017 and last revised 5/22/2017, and being more particularly bounded and described as follows:

Commencing at the point of intersection of the westerly bounds of Niagara Falls Boulevard - New York State Route 62 (100 feet wide right of way) , and the line separating Town Lot 4 and Town Lot 15; thence N09°48'43"W, and along said westerly bounds of Niagara Falls Boulevard, New York State Route 62, a distance of 53.28 feet to the true point and place of beginning; thence

1. S89°39'32"W, a distance of 150.13 feet to a point; thence
2. S49°42'21"W, a distance of 53.72 feet to a point; thence
3. S00°20'28"E, a distance of 155.75 feet to a point; thence
4. N89°35'49"E, a distance of 7.00 feet to a point; thence
5. S00°24'11"E, a distance of 121.66 feet to a point; thence
6. S89°35'49"W, a distance of 337.24 feet to a point on the easterly bounds of Old Niagara Falls Boulevard (49.50 feet wide right of way); thence
7. N07°48'28"W, along said easterly bounds of Old Niagara Falls Boulevard a distance of 258.09 feet to a point; thence
8. N06°26'27"W, continuing along said easterly bounds of Old Niagara Falls Boulevard, a distance of 491.27 feet to a point; thence
9. N07°53'23"W, continuing along said easterly bounds of Old Niagara Falls Boulevard, a distance of 43.75 feet to a point; thence
10. N14°46'41"W, continuing along said easterly bounds of Old Niagara Falls Boulevard, a distance of 378.78 feet to a point; thence
11. N88°50'16"E, a distance of 226.87 feet to a point; thence
12. S00°48'55"E, a distance of 11.69 feet to a point; thence
13. N89°11'05"E, a distance of 30.85 feet to a point; thence
14. S09°48'07"E, a distance of 297.53 feet to a point; thence
15. N89°16'19"E, a distance of 19.35 feet to a point; thence
16. S10°06'11"E, a distance of 150.00 feet to a point; thence
17. N89°16'19"E, a distance of 290.00 feet to a point on the said westerly bounds of Niagara Falls Boulevard, New York State Route 62; thence
18. S09°48'43"E, along said westerly bounds of Niagara Falls Boulevard, New York State Route 62, a distance of 400.38 feet to the point and place of beginning. Containing 10.023 acres of land, more or less.

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

PARCEL B

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Amherst, County of Erie and State of New York, being part of Lot 4, Township 12, Range 8 of the Holland Land Company's Survey and being more particularly bounded and described as follows:

COMMENCING at a point in the west line of the new Niagara Falls Boulevard which point is distant southerly 139.35 feet measured along said west line of said new Niagara Falls Boulevard from its intersection with the north line of said Lot 4 (which point is the northeast corner of premises conveyed to the party of the first part by deed recorded in Erie County Clerck's Office in Liber 3678 of Deeds at page 12 on the 26th day of March, 1945); thence southerly along (he said west line of said Niagara Falls Boulevard 272.91 feet to a point which is the southeasterly comer of premises conveyed to the party of the first part by deed, as aforesaid; thence westerly along a line which is parallel to the south line of said Lot 4 and which line is also the southerly line of premises conveyed to the party of the first part by deed, as aforesaid, 261.22 feet to a point; thence northerly at right angles to the last described boundary line 269.25 feet to a point in the north line of premises conveyed to the party of the first part by deed, as aforesaid; thence easterly along the north line of premises conveyed to the party of the first part, as aforesaid, which line Is parallel to the south line of Lot 4, 216.70 feet to the point or place of beginning. Including all of right, title and interest of the party of the first part in and to Niagara Falls Boulevard in front of and adjoining said premises and to the center line thereof.

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

Time Stamp
BK 11391 Pg 5786

FILED

DEC 2 2 2020

ERIE COUNTY
CLERK'S OFFICE

THIS DOCUMENT PREPARED BY:

Kevin M. Kinney, Counsel
Delta-Sonic Carwash Systems, Inc.
7978 Cooper Creek Blvd.
University Park, FL 34201

AMENDMENT TO EASEMENT AGREEMENT

This Amendment to Easement Agreement is made this 30th day of November, 2020 by Delta-Sonic Carwash Systems, Inc., a New York corporation, having an office at 570 Delaware Avenue, Buffalo, New York 14202 and 3030 NFB, LLC, a New York limited liability company, having an office at 7978 Cooper Creek Blvd., University Park, Florida 34201; and

WHEREAS, Delta-Sonic Carwash Systems, Inc. is the successor in interest to DSMENN, LLC and is the owner of Parcel "A" and 3030 NFB, LLC is the owner of Parcel "B", which are both more fully described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, DSMENN, LLC and 3030 NFB, LLC executed an Easement Agreement dated November 13, 2019 and recorded in the Erie County Clerk's Office on November 22, 2019 in Book 11353 of Deeds at Page 2013 (the "Easement Agreement"); and

WHEREAS, Delta-Sonic Carwash Systems, Inc. and 3030 NFB, LLC intend to amend said Easement Agreement to grant to each other an irrevocable license for the purpose of permitting lighting from one Parcel to shine on the other Parcel for the benefit of the owners of each Parcel and their respective tenants, subtenants, customers, patrons and employees.

NOW THEREFORE, in consideration of the covenants contained in this Agreement and other good and valuable consideration, receipt of which is acknowledged, the following grants, agreements, covenants and restrictions are made:

1. LIGHTING EASEMENT

Delta-Sonic Carwash Systems, Inc. and 3030 NFB, LLC hereby grant to each other, their respective tenants, subtenants, employees, customers, patrons, successors and assigns an irrevocable license for the purpose of permitting lighting from one Parcel to shine on the other Parcel for the benefit of the owners of each Parcel and their respective tenants, subtenants, customers, patrons and employees.

2. RATIFICATION OF EASEMENT AGREEMENT

Each and every term and provision of the Easement Agreement is hereby ratified and confirmed and is in full force and effect.

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

3. MODIFICATION

The Access Easement for vehicular and pedestrian ingress and egress over the Parcels as set forth in Paragraph No. 1 of the Easement Agreement and the Lighting Easement set forth in this Amendment shall not be modified or rescinded without the written consent of the Town of Amherst, New York.

4. GOVERNING LAW

This Amendment to Easement Agreement and the application, interpretation, construction and enforcement of all matters relating to, arising under or otherwise involving this Agreement shall be governed by the laws of the state of New York.

SIGNATURE PAGE FOLLOWS

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

IN WITNESS WHEREOF, the undersigned have executed this Agreement under seal on the day and year set forth above.

Delta-Sonic Carwash Systems, Inc.

By: _____
Name: Ronald Benderson
Title: President

STATE OF NEW YORK)
SS:
COUNTY OF ERIE)

On this ____ day of November, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Ronald Benderson, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

_____
Notary Public: State of New York

SHEILA M. HOCH
Notary Public, State of New York
Qualified in Erie County
Commission Expires May 28, 2022

3030 NFB, LLC

By: _____
Name: Stephen C. Scalione
Title: Manager

STATE OF FLORIDA)
SS:
COUNTY OF MANATEE)

On this 30th day of November, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Stephen C. Scalione, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

_____
Notary Public: State of Florida

KEVIN M. KINNEY
MY COMMISSION #GG059961
EXPIRES: JAN 17, 2021
Bonded through 1st State Insurance

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

EXHIBIT "A"

PARCEL A

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2. S49°42'21"W, a distance of 53.72 feet to a point; thence
3. S00°20'28"E, a distance of 155.75 feet to a point; thence
4. N89°35'49"E, a distance of 7.00 feet to a point; thence
5. S00°24'11"E, a distance of 121.66 feet to a point; thence
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9. N07°53'23"W, continuing along said easterly bounds of Old Niagara Falls Boulevard, a distance of 43.75 feet to a point; thence
10. N14°46'41"W, continuing along said easterly bounds of Old Niagara Falls Boulevard, a distance of 378.78 feet to a point; thence
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12. S00°48'55"E, a distance of 11.69 feet to a point; thence
13. N89°11'05"E, a distance of 30.85 feet to a point; thence
14. S09°48'07"E, a distance of 297.53 feet to a point; thence
15. N89°16'19"E, a distance of 19.35 feet to a point; thence
16. S10°06'11"E, a distance of 150.00 feet to a point; thence
17. N89°16'19"E, a distance of 290.00 feet to a point on the said westerly bounds of Niagara Falls Boulevard, New York State Route 62; thence
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Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

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Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

ENGINEER'S REPORT
FOR
PROPOSED RETAIL/RESTAURANT BUILDING
AND SITE IMPROVMENTS
3030 NIAGARA FALLS BOULIVARD
AMHERST, NEW YORK.
PROP # 5229

September 19, 2019
(Updated August 23, 2021)

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

GENERAL

This project is a redevelopment of a 1.48-acre parcel of land currently occupied with a vacant 1,750 S.F. building, associated axillary sheds, parking lot, utility and drainage infrastructure. It is located between Niagara Falls Boulevard and Old Niagara Falls Boulevard in the Town of Amherst. The boundary abuts general commercial properties to the North and South boundary. The existing 1,750 S.F. building will be demolished for the construction of this project.

Existing Conditions:

The site is currently occupied by a 1,750 S.F. vacant building, formally known as Classic Fence. The site currently sheet draining any runoff into nearby existing storm water infrastructure off-site that then discharges in to the NYSDOT storm sewer system along Niagara Falls Boulevard.

An existing Town of Amherst 8" Sanitary Sewer is located within an existing easement along East side of property that discharges in the Southern direction.

PROJECT OVERVIEW

The proposed project *(Figure 1)* consists of; the demolition of existing 1,750 S.F. building and associated sheds, pavement areas and the clearing of land; construction of a proposed 10,624 S.F. retail/restaurant building with associated parking lot, drive-thru with bypass lane, and site improvements to the sites existing grading, drainage and utility infrastructures.

PROPOSED FACILITIES

Storm Water

An updated SWPPP memorandum prepared by Costich Engineering dated June 3, 2021 addresses site changes from previously approved SWPPP report revised on December 24, 2019.(Figure 3)

Water System

Water service to the proposed building is to be tapped off the existing 8" ECWA water main within Niagara Falls Boulevard R.O.W. The proposed development will have a 4" combined service which will run through an RPZ within a proposed hot box enclosure and metered within building along the westside wall.

Disinfection of the water services following installation will be continuous feed, according to AWWA C-651, latest revision.

Summary: *(Refer to Figure 2)*

Proposed Building:	10,624 S.F.
Operating Demand:	6.42 gpm
Peak Demand:	11.55 gpm
Water Main:	8" on Niagara Falls Boulevard
Static Pressure:	100 psi *(Performed by ECWA on 12-3-2008-see Figure 4)*
Head Loss Friction:	1.5 psi
Loss through meter/RPZ:	13.0 psi
Elevation Loss:	0 psi
Bends Loss:	0.1 psi
Required Pressure after RPZ:	20 psi
Proposed Pressure after RPZ:	**85.4 psi**

Sanitary Sewer:

Sanitary services will be provided to the proposed retail/restaurant building, which will discharge into the proposed sanitary sewer lateral and connect to the existing 8" sanitary sewer line located along Niagara Falls Boulevard R.O.W. The proposed building will be provided with new 6" SDR-35 PVC sanitary and 2,000 gal grease trap.

Summary:

Proposed Retail/Restaurant Building:	10,624 S.F.
Fast Food Restaurant:	100 Seats x 25GPD/seat = 2,500 GPD
Drive-Thru Window:	500GPD/Pick-up Window = 500GPD
Retail	*10Employees/Shift x 15GPD = 150 GPD*
GPD =	3,150 GPD
Total Sanitary Flow:	**3,150 GPD**

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

FIGURES:

1 Site Location Plan & Engineering Plan

2 Sanitary & Water Calculations

3 SWPPP Memorandum

4 Hydrant Flow Test – ECWA

APPENDICES:

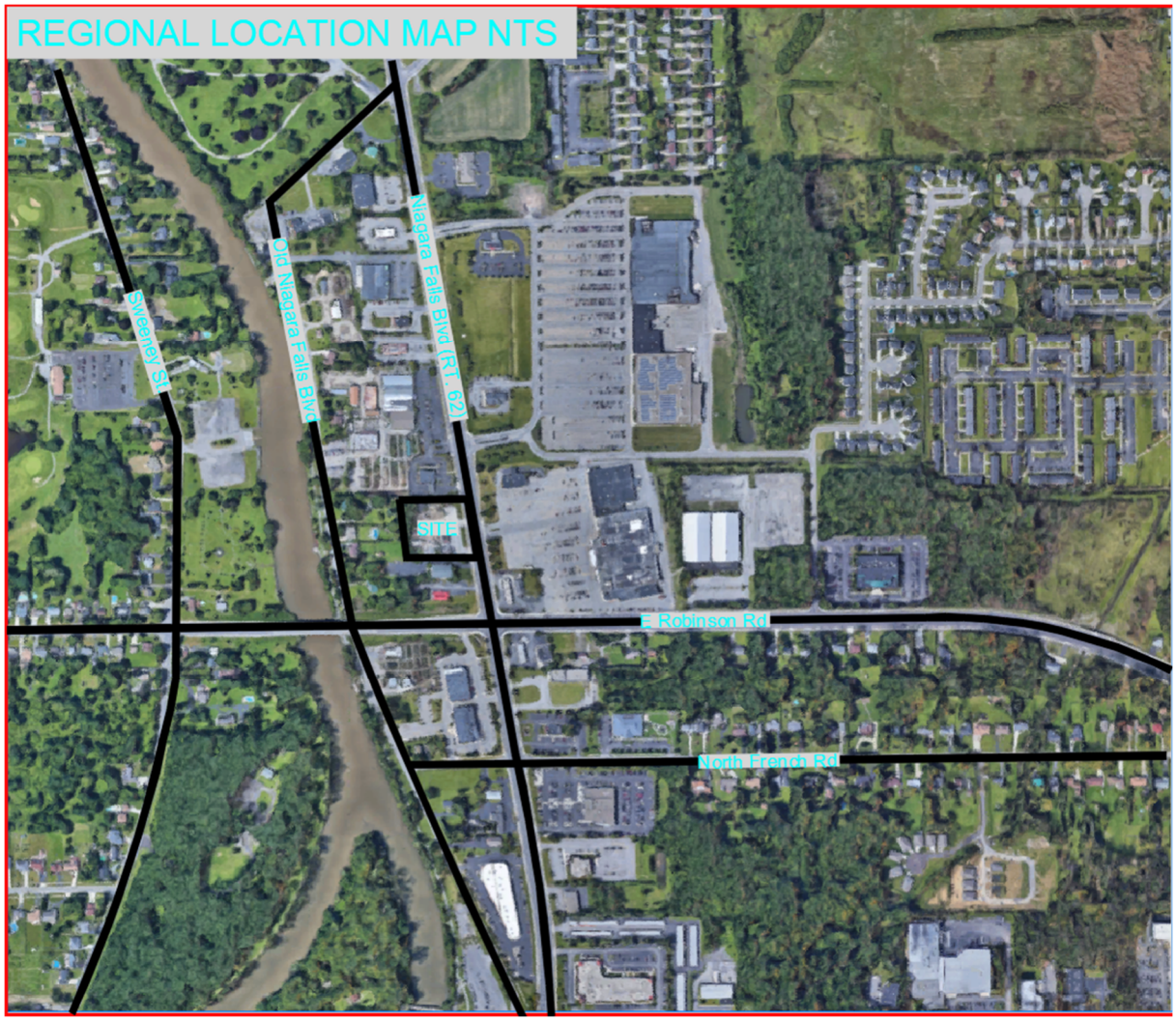
A FEMA Flood Areas

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

FIGURE 1

SITE LOCATION PLAN
ENGINEERING PLANS

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)



Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

FIGURE 2

SANITARY & WATER CALCULATIONS

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

BENDERSON DEVELOPMENT
570 DELAWARE AVENUE
BUFFALO, NEW YORK 14202
716.886.0211.P : : 716.886.1026.F

JOB NAME: Retail / Restaurant
DESCRIPTION: SANITARY & WATER CALCULATIONS
PROPERTY # 5229 DATE: August 23, 2021
CALCULATED BY: DMZ SHEET: 1 OF 2

SANITARY SEWER CALCULATIONS:

PROPOSED BUILDING:		**10,624 Total S.F.**
GPD:	=	Fast Food Restaurant - 100 Seats x 25GPD = 2,500 GPD
	=	Drive-Thru Window - 500GPD
	=	Retail - 10 Employees/Shift x 15GPD = 150GPD
SANITARY FLOW	=	**3,150 GPD**
PEAK SANITARY DEMAND		
Total Demand	=	3,150 GPD x 1.1 = 3,465 **GPD**
Per Population	=	35 Per Capita
Peak Factor: $(18+\sqrt{P}) / (4+\sqrt{P})$		P in Thousands
Peak Factor	=	4.35
Peak Sanitary Demand	=	3,465 x 4.35 = 15,073 gpd
		= 0.015 MGD
		= 0.023 cfs

WATER CALCULATIONS:

GPM:	=	GPD / 9hr / 60min
ASSUMED 9HR SHIFT	=	3465 / 9 / 60
	=	**6.42 GPM**
PEAK FACTOR:	=	GPM X 1.8
	=	6.42 X 1.8
	Q =	**11.55 GPM PEAK**
HEADLOSS FRICTION:	=	$\frac{(10.44) X (L) X (Q)^{1.85}}{(C)^{1.85} X (D)^{4.866}}$
Q = GPMin		
L = LENGTH OF PIPE	=	$\frac{(10.44) X (440) X (11.55)^{1.85}}{(140)^{1.85} X (2)^{4.866}}$
C = DESIGN COEF OF PIPE		
D = PIPE DIAMETER		
	=	**1.5 PSI**

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

BENDERSON DEVELOPMENT
570 DELAWARE AVENUE
BUFFALO, NEW YORK 14202
716.886.0211.P : : 716.886.1026.F

JOB NAME: Retail / Restaurant
DESCRIPTION: SANITARY & WATER CALCULATIONS
PROPERTY # 5229 DATE: August 23, 2021
CALCULATED BY: DMZ SHEET: 2 OF 2

ELEVATION LOSS: = (BUILDING INTAKE - HYDRANT HEIGHT) X 0.433
= (577.5-577.0) X 0.433 Δ0.5 ft
= **0.0 PSI (+)**

LOSS THROUGH RPZ & METER:

RPZ = 12 PSI (STANDARD)
METER = 1 PSI (STANDARD)
= **13 PSI**

LOSS DUE TO BENDS:
RESISTANCE EQUIVALENT LENGTH METHOD)

2" DIAMETER PIPE
4 X 45° ANGLE = 8.0 FT ADDITIONAL PIPE X 4

TOTAL = **24 FT ADDITIONAL PIPE**

$$= \frac{(10.44) \times (24) \times (11.55)^{1.85}}{(140)^{1.85} \times (2)^{4.866}}$$

= **0.1 PSI**

STATIC PRESSURE @ HYDRANT:
= **100 PSI** Per ECWA

PRESSURE AFTER RPZ / METER / BENDS / ELEVATION / HEADLOSS:

= 100 PSI - 12 PSI - 1 PSI - 1.6PSI
(HYD) (RPZ) (METER) (LOSS)
= **85.4 PSI**

REQUIRED RESIDUAL PRESSURE = 20 PSI

PROPOSED RESIDUAL PRESSURE = 85.4 PSI

THEREFORE PROPOSED > REQUIRED
85.4 PSI (GREATER) 20 PSI

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

FIGURE 3

SWPPP MEMORANDUM

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

COSTICH ENGINEERING

PROPOSED RETAIL / RESTAURANT BUILDING – 3030 NIAGARA FALLS BOULEVARD
TOWN OF AMHERST, ERIE COUNTY, STATE OF NEW YORK

OVERVIEW

Under the previously approved SWPPP the stormwater from the proposed site flowed from south to north to the existing stormwater facilities located in the Delta Sonic parcel. Under those calculations there was a proposed reduction of impervious cover with the existing impervious cover measuring 1.31 acres. Under previously proposed conditions the impervious cover was reduced to 1.10 acres. The developer has revised the site which has resulted in an increase of impervious cover of 0.04 acres bringing the total impervious cover to 1.14 acres which is still a reduction of impervious cover from existing conditions. With this increase, the curve number for the site was increased from CN of 93 to a CN of 94 resulting in a slight increase of runoff draining to the stormwater facilities located on the Delta Sonic parcel.

CONCLUSION

After the evaluation of the changes to the peak runoff, there is still a reduction of runoff from existing conditions. Also after the runoff is routed to the existing wet and dry ponds located at Delta Sonic, there is no measurable change to the peak discharge of the stormwater facilities. See tables below for the new peak discharges from the combined sites. In addition, the increase in WQv is 0.002 ac. ft. which is sufficiently addressed in the existing Delta Sonic Wet Pond.

TABLE 6 - EXISTING VS. DEVELOPED PEAK FLOW RATES
TO WEST DISCHARGE (TONAWANDA CREEK) WEST DISCHARGE POINT

Storm Frequency	$Q_{Existing}$ (cfs)	$Q_{Developed}$ Delta Sonic Only (cfs)	$Q_{Developed}$ Delta Sonic + Proposed Site (cfs)	% Reduction
1	16.11	2.68	2.91 2.92	81
2	20.52	3.16	3.37 3.37	83
10	32.75	4.34	6.86 6.86	79
25	37.19	4.73	7.47 7.47	80
100	47.13	7.35	9.22 9.61	80 79

TABLE 7 WATER QUALITY

Water Quality	
WQv Req'd	WQv Provided
(ac-ft)	*(ac-ft)*
0.630 0.632	0.878

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

FIGURE 4

HYDRANT FLOW TEST – ECWA

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

Hydrant FLow Test

Print Date: 9/[illegible]/2019

Residual Hydrant: H04B32 **Test Date/Time:** 12/03/2008 14:45

Location.....: OP 3070 NIAGARA FALLS BLVD 2ND HYD N/O EAST ROBINSON RD
TOWN OF AMHERST

Size of Main/Branch: 8"/6" Fire District: 22026 ELLICOTT CREEK FD 9 Water District: 315 AMHERST DISTRICT 15C

Performed By: RLS & BM

Comments: HYDRANT FLOW TEST REQUESTED BY MAXINE COWIE
DAVIS-ULMER SPRINKLER CO.
PHONE: 716-691-3200, FAX: 716-691-1230

Dischrge Coef: 090 Elvtn Usgs(ft):
Gallons Used..: 4,275

Static(psi): 100 Residual(psi): 90 Required Residual Pressure(psi): 20
Total Flow(gpm): 1,425 Flow at Reqd Resid Pressure: 4,3[illegible]

Flow Hydrants:

Flow Hyd	Location	Main/Brnch	Nzle	Size	Pitot	Flow	Comments
H04 B23	NIAGARA FALLS BLVD 3RD HYD N/O EAST ROBINSON RD	8"/6"	1: 2: 3:	2.50	72.0	1,425	

Total Flow: 1,425

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

APPENDIX A

FEMA Flood Areas

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

Attachment: SP-2019-16_A application 111821 (24838 : Sp-2019-16A)

NC...

...or use in adr... ...ly identify all ...nal size. The **community map repository** should be consulted for ...ated or additional flood hazard information.

...re detailed information in areas where **Base Flood Elevations** (BFEs) ...ways have been determined, users are encouraged to consult the Flood ...floodway Data and/or Summary of Stillwater Elevations tables contained ...od Insurance Study (FIS) Report that accompanies this FIRM. Users ...ware that BFEs shown on the FIRM represent rounded whole-foot ...These BFEs are intended for flood insurance rating purposes only and ...t used as the sole source of flood elevation information. Accordingly, ...n data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 18. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

Base map information shown on this FIRM was derived from multiple sources, including the New York State Office of Cyber Security & Critical Infrastructure Coordination, and the USDA's Farm Service Agency, Aerial Photography Field Office, dated 2015.

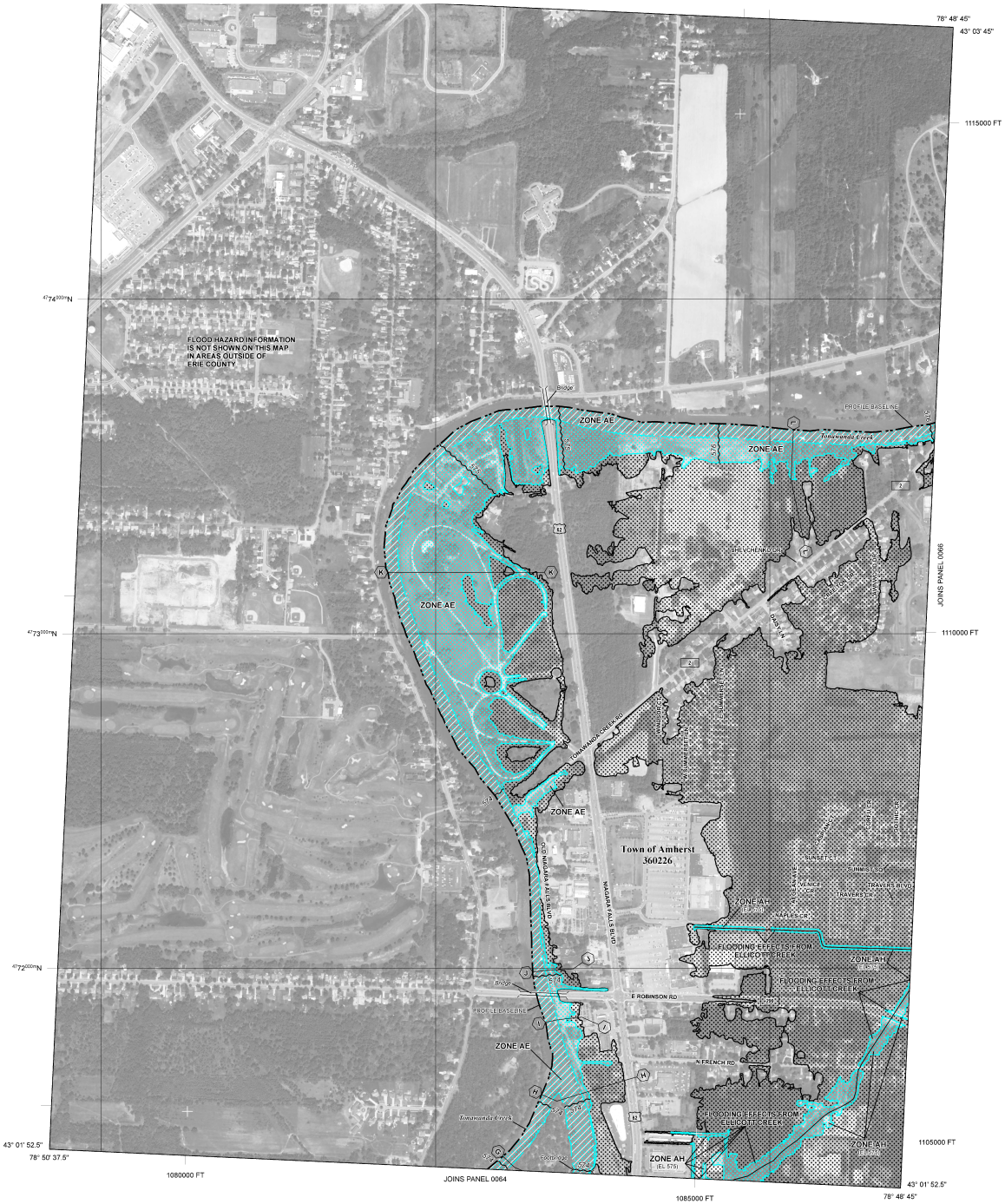
This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to confirm to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map,** how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.



SUBJECT TO ...
...NCE FLOOD...
...ise flood, is the ...

...a 1% chance of being equaled or exceeded in any given year. The Special Flood Ha... the area subject to flooding by the 1% annual chance flood. Areas of Special Flood H... include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the w... elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flo... determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain)... depths determined. For areas of alluvial fan flooding, velocities a...
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% ann... flood by a flood control system that was subsequently decertifie... AR indicates that the former flood control system is being restore... protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal ... protection system under construction; no Base Flood Elevations ...
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base F... determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Floo... determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% Annual Chance Floodplain Boundary
- 0.2% Annual Chance Floodplain Boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

- A — A — Cross section line
- 23 — 23 — Transect line
- Culvert
- Bridge
- 45° 02' 08", 93° 02' 12" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
- 3100000 FT — 5000-foot ticks: New York State Plane West Zone (FIPS Zone 3103), Transverse Mercator projection
- 4649000m N — 1000-meter Universal Transverse Mercator grid values, zone 18
- DX5510 — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
June 7, 2019

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0062H

FIRM

FLOOD INSURANCE RATE MAP

ERIE COUNTY, NEW YORK (ALL JURISDICTIONS)

PANEL 62 OF 807
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
AMHERST, TOWN OF	360226	0062	H

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
36029C0062H
EFFECTIVE DATE
JUNE 7, 2019

Federal Emergency Management Agency

PROPOSED RETAIL/ RESTAURANT MOD

3030 NIAGARA FALLS BLVD. AMHERST, NY 14228

BDC Property # 5229

SITE DEVELOPMENT DRAWINGS

INDEX OF DRAWINGS

DWG. #	DRAWING NAME	REVISION	DATE
C1.0	COVER SHEET		
C2.0	EXISTING SURVEY		
C3.0	DEMOLITION & EROSION CONTROL PLAN		
C3.1	DEMOLITION & EROSION CONTROL DETAILS		
C4.0	OVERALL SITE PLAN		
C4.1	DETAILED SITE PLAN		
C4.2	CONSTRUCTION DETAILS		
C5.0	GRADING PLAN		
C5.1	DRAINAGE PLAN		
C5.2	DRAINAGE DETAILS		
C6.0	SANITARY SEWER PLAN		
C6.1	WATER SERVICE PLAN		
C6.2	UTILITY DETAILS		
C7.0	LANDSCAPE PLAN		
C8.0	LIGHTING PLAN		

OWNER/DEVELOPER:

NAME: BENDERSON DEVELOPMENT COMPANY, LLC
ADDRESS: 570 DELAWARE AVENUE, BUFFALO, NY 14202
CONTACT: DAVID ZUPPELLI
PHONE: 716 - 878 - 9683

BENDERSON DEVELOPMENT COMPANY, LLC
570 Delaware Ave.
Buffalo, New York 14202

SURVEYOR

NAME: MILLARD, MACKAY & DELLES LAND SURVEYORS, LLP
ADDRESS: 150 AERO DRIVE, BUFFALO, NY 14225
CONTACT: FRANCIS C. DELLES
PHONE: 716-631-5140

UTILITIES:

NATURAL GAS
NAME/TITLE: WILLIAM SCHNEIDER
COMPANY/DEPT: NATURAL FUEL GAS
ADDRESS: -
PHONE: 716 - 857 - 7786

TELEPHONE COMPANY
NAME/TITLE: JOHN HECKMAN
COMPANY/DEPT: VERIZON
ADDRESS: -
PHONE: 716 - 840 - 8669

ELECTRIC
NAME/TITLE: BEN RUCHO
COMPANY/DEPT: NATIONAL GRID
ADDRESS: -
PHONE: 781 - 907 - 3620

WATER DEPARTMENT
NAME/TITLE: ADAM MASSARO
COMPANY/DEPT: ERIE COUNTY WATER AUTHORITY
ADDRESS: 3030 UNION RD, CHEEKTOWAGA, NY
PHONE: 716 - 685 - 8207

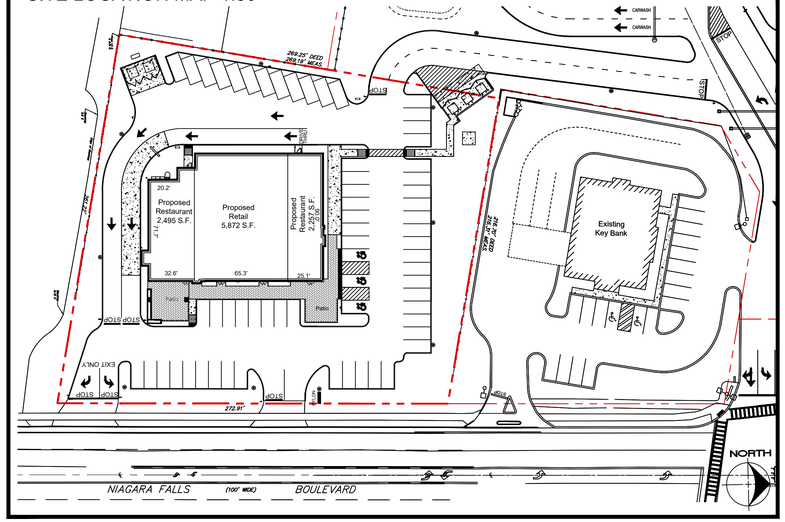
DIG SAFELY NEW YORK
PHONE: 1 - 800 - 962 - 7962 OR (811)

AGENCIES:

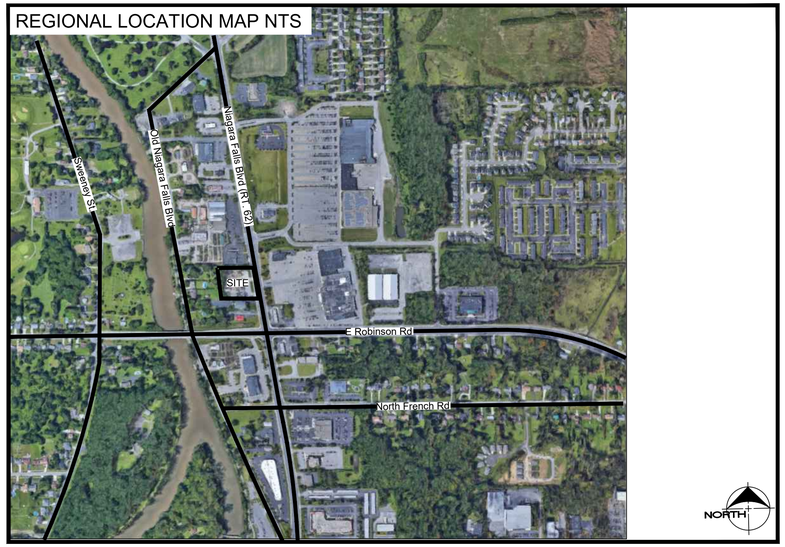
ENGINEERING DEPARTMENT
NAME/TITLE: JEFFREY BURROUGHS, TOWN ENGINEER
COMPANY/DEPT: TOWN OF AMHERST, ENGINEERING DEPT.
ADDRESS: 1100 NORTH FOREST ROAD, WILLIAMSVILLE, NY
PHONE: 716 - 631 - 7154 EXT. 7418

BUILDING & PLUMBING DEPARTMENT
NAME/TITLE: MARK BERKE, COMMISSIONER
COMPANY/DEPT: TOWN OF AMHERST, NY
ADDRESS: 5583 MAIN STREET, WILLIAMSVILLE, NY 14221
PHONE: 716 - 631 - 7080

SITE LOCATION MAP 1:50



REGIONAL LOCATION MAP NTS



DRAWING REVISIONS:

No.	DATE	BY	REMARKS

SPECIAL INFORMATION:

ALL CONTRACTORS SHALL GUARANTEE THEIR WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNERS ACCEPTANCE.

SHOP DRAWING SUBMITTALS ARE REQUIRED FOR ANY AND ALL STRUCTURES.

NOTICE

UNAUTHORIZED ALTERATIONS OF THIS DOCUMENT ARE IN VIOLATION OF SECTION #7209 OF THE STATE EDUCATION LAW.

811 Know what's below. Call before you dig.

PROPERTY NUMBER: # 5229
AREA: 1.48 AC

3030 NIAGARA FALLS BLVD.
AMHERST, NY 14228

PROPOSED RETAIL / RESTAURANT

CONSULTANT

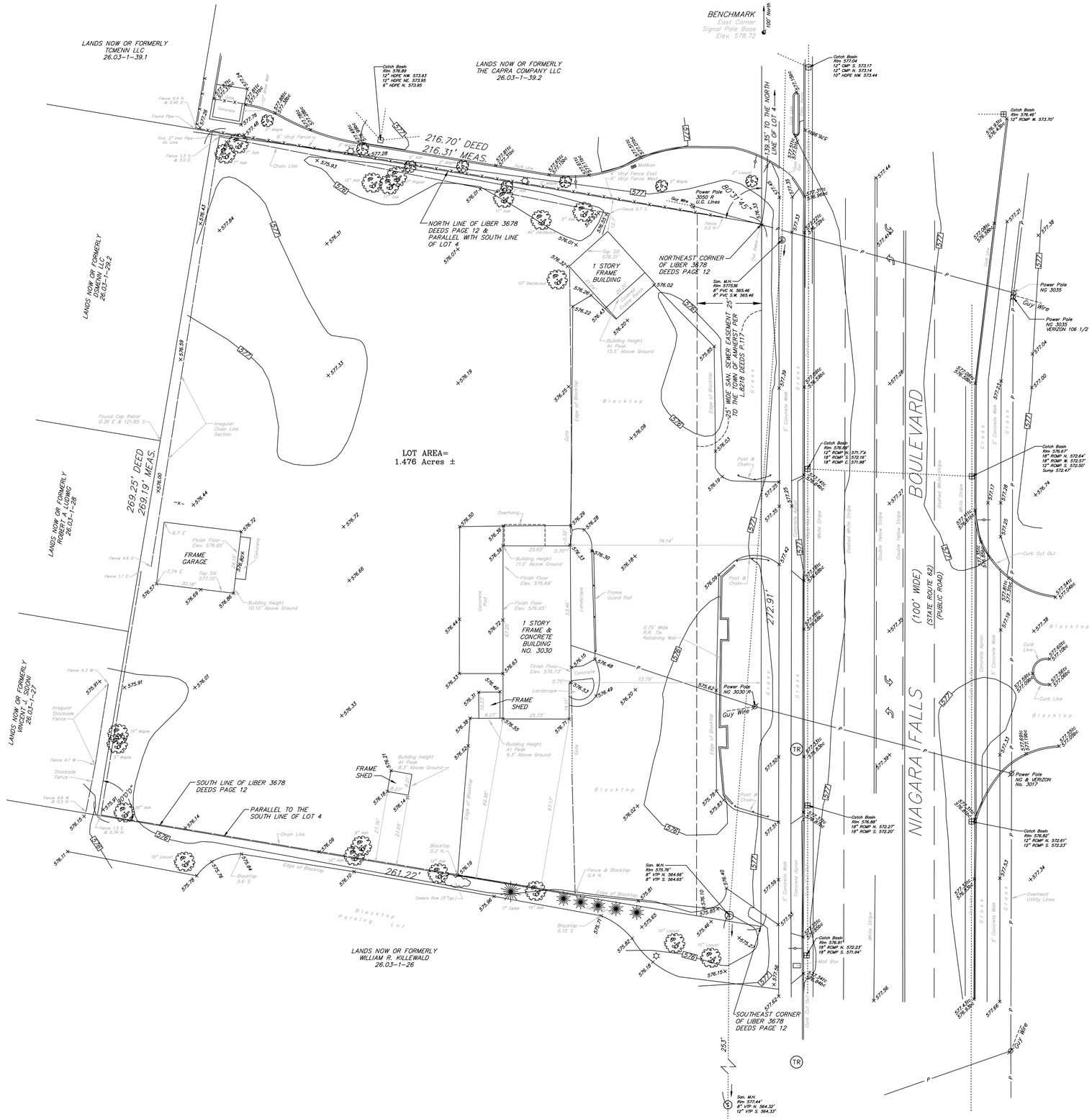
JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL

TITLE: Cover Sheet

SCALE: NTS
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 08.13.2021
DRAWING NO.: C1.0

Attachment: SP-2019-16_A drawings 111821 (24838 : Sp-2019-16A)


BENCHMARK
East Corner
Signal Pole Base
Elev. 578.72
100' North
LANDS NOW OR FORMERLY
TOMENN LLC
26.03-1-39.1
LANDS NOW OR FORMERLY
THE CAPRA COMPANY LLC
26.03-1-39.2
Catch Basin
Rim 576.89
12" HDPE NW. 573.93
12" HDPE NE. 573.93
6" HDPE N. 573.93
216.70' DEED
216.31' MEAS.
NORTH LINE OF LIBER 3678
DEEDS PAGE 12 &
PARALLEL WITH SOUTH LINE
OF LOT 4
139.35' TO THE NORTH
LINE OF LOT 4
Catch Basin
Rim 573.34
12" CMP S. 573.17
12" CMP N. 573.14
10" HDPE NW. 573.44
Catch Basin
Rim 576.46'
12" RCMP W. 573.70'
Power Pole
3050 R
U.G. Lines
Guy Wire
80°31'45"
1 STORY
FRAME &
CONCRETE
BUILDING
NO. 3030
1 STORY
FRAME
BUILDING
NORTHEAST CORNER
OF LIBER 3678
DEEDS PAGE 12
San. M.H.
Rim 577.56
8" PVC N. 565.46
8" PVC S.W. 565.46
25' WIDE SAN. SEWER EASEMENT
TO THE TOWN OF AMHERST PER
L.8218 DEEDS P.117
Power Pole
NG 3035
Guy Wire
Power Pole
NG 3035
VERIZON 106 1/2
BOULEVARD
(100' WIDE)
(STATE ROUTE 62)
(PUBLIC ROAD)
NIAGARA FALLS
Catch Basin
Rim 576.67'
18" RCMP N. 572.64'
18" RCMP W. 572.57'
12" RCMP S. 572.50'
Sump 572.41'
Catch Basin
Rim 576.67'
18" RCMP N. 571.73'
18" RCMP S. 572.16'
18" RCMP E. 571.98'
Catch Basin
Rim 576.88'
18" RCMP N. 572.27'
18" RCMP S. 572.20'
Catch Basin
Rim 576.91'
18" RCMP N. 572.23'
18" RCMP S. 571.94'
Mail Box
Power Pole
NG & VERIZON
No. 3017
Catch Basin
Rim 576.82'
12" RCMP N. 572.61'
12" RCMP S. 572.33'
Overhead
Utility Lines
Curb Cut Out
Curb Line
Blacktop
LOT AREA=
1.476 Acres ±
LANDS NOW OR FORMERLY
DOMENN LLC
26.03-1-29.2
LANDS NOW OR FORMERLY
ROBERT A LUDWIG
26.03-1-28
LANDS NOW OR FORMERLY
WILLIAM J. SIDOW
26.03-1-27
LANDS NOW OR FORMERLY
WILLIAM R. KILLEWALD
26.03-1-26
269.25' DEED
269.19' MEAS.
261.22'
SOUTH LINE OF LIBER 3678
DEEDS PAGE 12
PARALLEL TO THE
SOUTH LINE OF LOT 4
SOUTHEAST CORNER
OF LIBER 3678
DEEDS PAGE 12
FRAME
GARAGE
FRAME
SHED
FRAME
SHED
Building Height
At Peak
8.3' Above Ground
Building Height
At Peak
15.5' Above Ground
Building Height
11.0' Above Ground
Building Height
10.10' Above Ground
Finish Floor
Elev. 576.65'
Finish Floor
Elev. 576.69'
Finish Floor
Elev. 576.65'
Finish Floor
Elev. 576.73'
Top Sill
577.10'
Top Sill
576.31'
Overhang
Concrete Pad
Landscape
Concrete Apron
Concrete Walk
Frame
Guard Rail
0.75' Wide
R.R. Tie
Retaining Wall
Post & Chain
Edge of Blacktop
Blacktop
Blacktop
Parking
Lot
Irregular
Chain Link
Section
Irregular
Stockade
Fence
Stockade
Fence
Chain Link
Fence
Found Cap Rebar
0.36' E. & 121.85' S.
Found Pipe
Fnd. 2" Iron Pipe
On Line
Found Rebar
Found Rebar
& Cap
Fence 0.4 N.
& 0.45 E.
Fence 1.3 S.
& 3.0 E.
Fence 4.8 E.
Fence 1.1 E.
Fence 4.3 W.
Fence 4.1 W.
Fence 4.6 W.
& 0.5 N.
Fence 5.5 E.
& 0.34 N.
Fence 5.7 S.
Fence 5.2 N.
6" Vinyl Fence East
6" Vinyl Fence West
Mailbox
Utility Pole
Utility Pole
Guy Wire
Maple
Ash
Locust
Cedars Row (5"typ.)
Fence & Blacktop
0.4 N.
Blacktop
5.6 S
Blacktop
6.15 S
Blacktop
0.2 N.
San. M.H.
Rim 575.76'
8" VIP N. 564.66'
8" VIP S. 564.65'
San. M.H.
Rim 577.44'
8" VIP N. 564.35'
12" VIP S. 564.33'
Gate
Gate
Gate

GENERAL NOTES:

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    - 11.1. GREY CONCRETE SIDEWALKS SHALL HAVE CHEMMASTERS - SILENCURE WITHIN 2HRS AFTER FINAL FINISHING OF CONCRETE AND ALL BLEED WATER HAS DISSIPATED.
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12. LIGHTING FIXTURE ARROW SYMBOLS REFER TO THE DIRECTION THAT THE FIXTURES ARE REQUIRED TO FACE. SPECIFIC MOUNT BRACKETS WILL BE REQUIRED DEPENDING ON ORIENTATION AND FIXTURE COUNT.

DEMOLITION & EROSION NOTES:

1. USE ENTRANCE FROM NIAGARA FALLS BLVD. FOR CONSTRUCTION ENTRANCE
2. INSTALL TEMPORARY EROSION CONTROL DEVICES AS DIRECTED WITHIN THE WORKING AREA TO PREVENT SEDIMENT MIGRATION. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
3. ALL EROSION CONTROL DEVICES SHALL BE REPLACED WHEREVER THEY BECOME 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 WATER SPREAD AS NECESSARY AND AS DIRECTED 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 CONTRACTORS ON A DAILY BASIS, OR MORE FREQUENTLY IF DEEMED NECESSARY.
7. ALL DISTURBED AREAS (EXCEPT AREAS TO BE PAVED OR BUILT UPON) SHALL BE TOPSOILED TO A MINIMUM OF 4" DEPTH AND SEEDED IMMEDIATELY AFTER FINE GRADING TAKES PLACE AND AS SOON AS PHYSICALLY POSSIBLE.
8. THE CONTRACTOR IS RESPONSIBLY 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, DETENTION PONDS, BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR 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 ALL GRADING WORKS ARE COMPLETE.

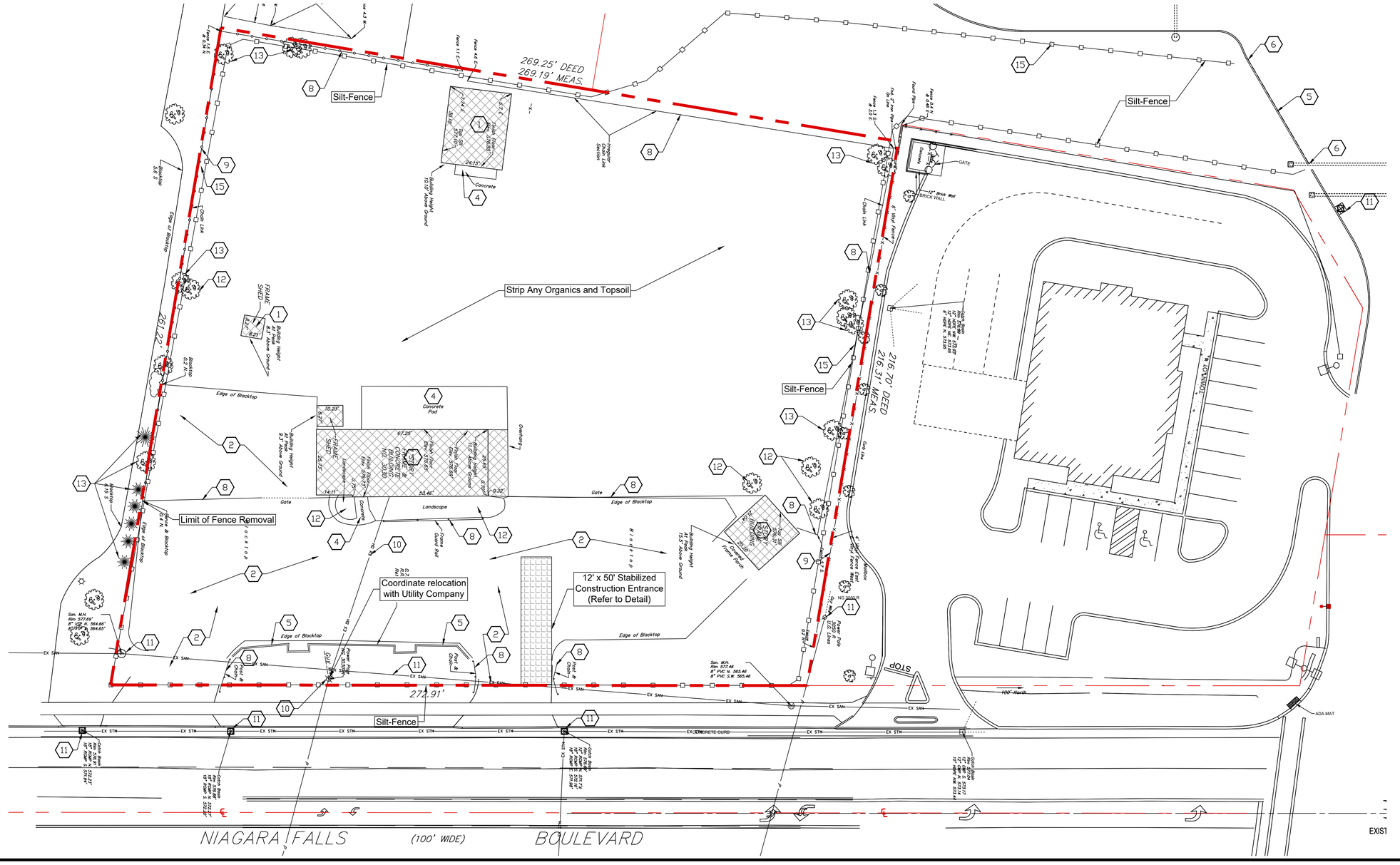
DEMOLITION LEGEND:

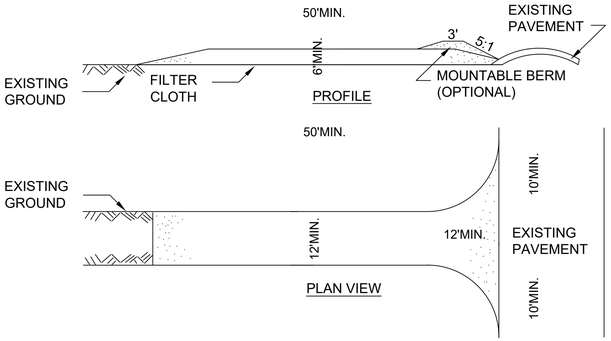
- Property Line
- EX ELEC — Existing Electric
- EX GAS — Existing Gas
- EX WTR — Existing Water
- EX OH — Existing Overhead Utility
- EX SAN — Existing Sanitary
- EX STM — Existing Storm
- EX TC — Existing Telecoms
- Limits of Disturbance /Saw-cut
- Silt Fence/Sock
- Inlet Protection
- Existing Building/Structure to be Removed.

DEMOLITION NOTES:

1. Existing Building/Sturcture to be Removed.
2. Existing Asphalt Pavement to be Removed.
3. Existing Asphalt Pavement to Remain.
4. Existing Concrete to be Removed.
5. Existing Curb to be Removed.
6. Limit of Curb Removal
7. Existing Concrete Sidewalk To Remain.
8. Existing Fence/ Gate to be Removed.
9. Existing Fence to Remain.
10. Existing Utility to be Removed.
11. Existing Utility to Remain and be protected during construction.
12. Existing Landscaping to be Removed.
13. Existing Landscaping to remain and be protected during construction.
14. Existing Lighting Column & Base to be removed.
15. Proposed Silt-Fence/Sock

N

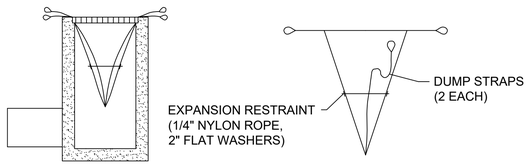

269.25' DEED
269.19' MEAS.
Silt-Fence
Strip Any Organics and Topsoil
Limit of Fence Removal
Coordinate relocation with Utility Company
12' x 50' Stabilized Construction Entrance (Refer to Detail)
Silt-Fence
Silt-Fence
272.91'
191.27'
216.47' MEAS.
216.70' DEED
Edge of Blacktop
Concrete Pad
Landscape
Gate
Concrete
Curbing
Frame Guard Rail
Bollard
Sign
Utility Pole
Guy Wire
Chain Link
Fence 0.6 E
Fence 0.5 E
Fence 0.6 W
Found Pipe
Inlet
Drainage Ditch
Driveway
GATE
12" Brick Wall
BRICK WALL
6' Vinyl Fence
Fence 0.6 W
Fence 0.5 W
Fence 0.6 E
Fence 1.1 E
Fence 0.6 E
Inlet
Found Pipe
Inlet
Found Pipe
Inlet
Found Pipe

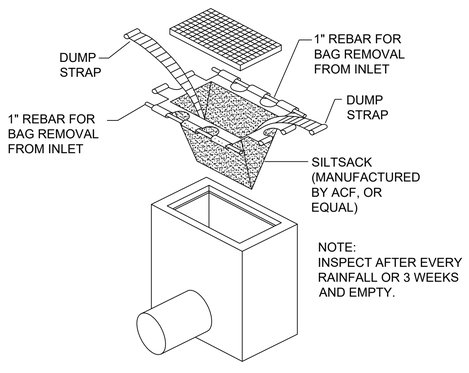


STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

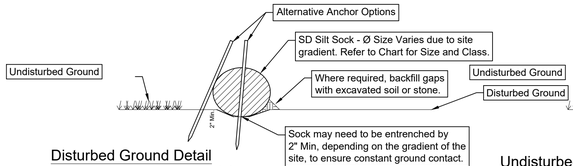
1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH 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.





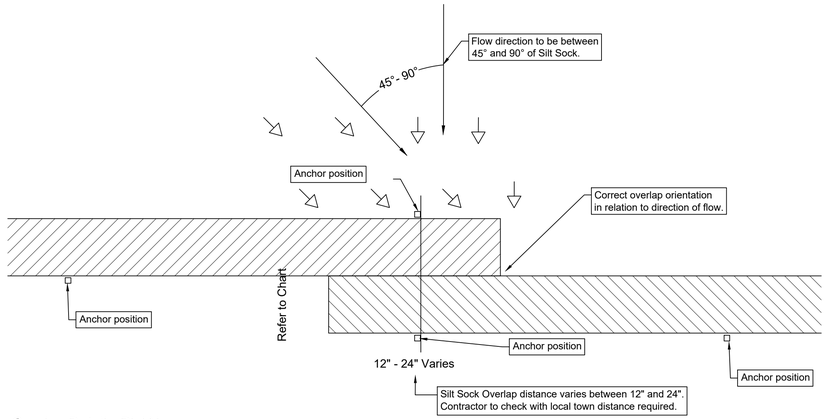
SILT SACK DETAIL

N.T.S.



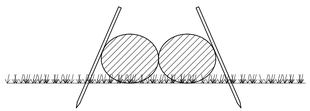
Disturbed Ground Detail
SD Silt Sock: Standard Duty Fabric

Undisturbed Ground Detail
SD Silt Sock: Standard Duty Fabric



Overlap Detail - PLAN

1) Anchors required at the overlap section are to stay outside the Silt Sock and not pierce through the material. See alternative anchor positons in details above.



Anchor at Overlaped Ends - SECTION

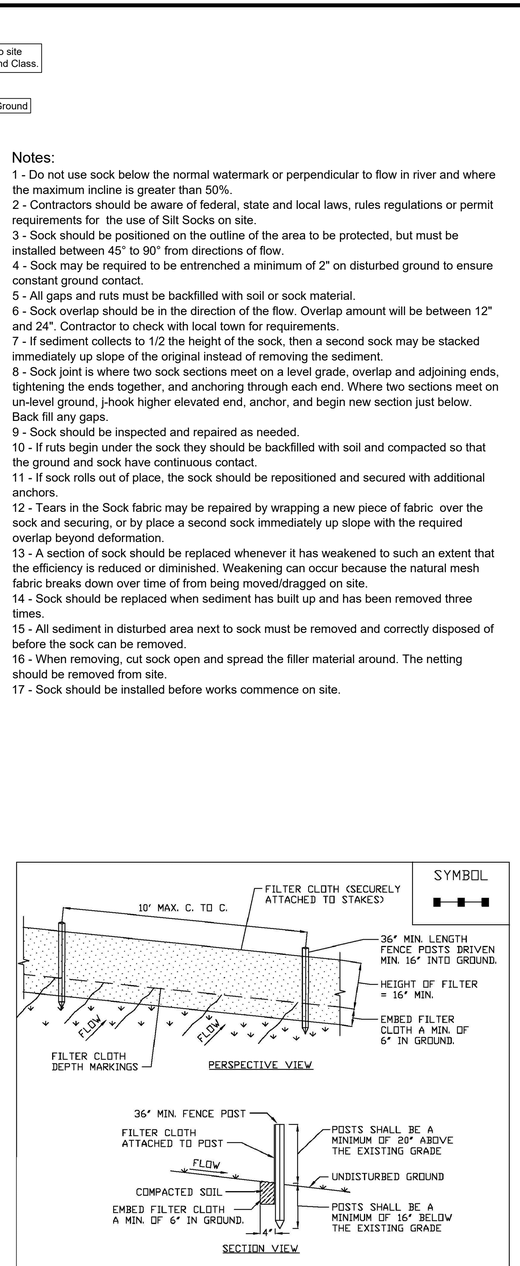
Size & Class Chart			
	Diameter		
Gradient	8"	12"	18"
0 - 2%	30	55	75
2.1 - 5%	25	40	55
5.1 - 10%	15	30	40
10.1 - 33%	10	15	20
> 33%	5	10	15

SD SILT SOCK DETAIL

SD Silt Sock: Standard Duty Fabric

Notes:

1 - Do not use sock below the normal watermark or perpendicular to flow in river and where the maximum incline is greater than 50%.
2 - Contractors should be aware of federal, state and local laws, rules regulations or permit requirements for the use of Silt Socks on site.
3 - Sock should be positioned on the outline of the area to be protected, but must be installed between 45° to 90° from directions of flow.
4 - Sock may be required to be entrenched a minimum of 2" on disturbed ground to ensure constant ground contact.
5 - All gaps and ruts must be backfilled with soil or sock material.
6 - Sock overlap should be in the direction of the flow. Overlap amount will be between 12" and 24". Contractor to check with local town for requirements.
7 - If sediment collects to 1/2 the height of the sock, then a second sock may be stacked immediately up slope of the original instead of removing the sediment.
8 - Sock joint is where two sock sections meet on a level grade, overlap and adjoining ends, tightening the ends together, and anchoring through each end. Where two sections meet on un-level ground, j-hook higher elevated end, anchor, and begin new section just below. Back fill any gaps.
9 - Sock should be inspected and repaired as needed.
10 - If ruts begin under the sock they should be backfilled with soil and compacted so that the ground and sock have continuous contact.
11 - If sock rolls out of place, the sock should be repositioned and secured with additional anchors.
12 - Tears in the Sock fabric may be repaired by wrapping a new piece of fabric over the sock and securing, or by place a second sock immediately up slope with the required overlap beyond deformation.
13 - A section of sock should be replaced whenever it has weakened to such an extent that the efficiency is reduced or diminished. Weakening can occur because the natural mesh fabric breaks down over time of from being moved/dragged on site.
14 - Sock should be replaced when sediment has built up and has been removed three times.
15 - All sediment in disturbed area next to sock must be removed and correctly disposed of before the sock can be removed.
16 - When removing, cut sock open and spread the filler material around. The netting should be removed from site.
17 - Sock should be installed before works commence on site.



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 (WITHOUT WIRE MESH BACKING)

DRAWING REVISIONS:

No.	DATE	BY	REMARKS

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AMHERST, NY 14228

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CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY 013173 STATE OF NEW YORK

TITLE: Demolition and Erosion Control Details

SCALE: NTS
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 08.13.2021
DRAWING NO.: C3.1

Attachment: SP-2019-16_A drawings 111821 (24838 : Sp-2019-16A)

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PROPOSED PARKING ANAYLSIS

USE	CODE	REQUIRED	PROVIDED
RETAIL	* 5.5/1000 SF	5,872 sqft x 85% / 1000 x 5.5 = 28 Spaces	
RESTAURANT (4,752 sqft)	1 Space / 3 Seats + 1/100 sqft Takeout Area	60 seats / 3 = 20 Spaces 200sqft / 100 = 2 Space	
PATIO	1 Space / 3 Seats	36 seats / 3 = 12 Spaces	
TOTAL		62 SPACES	63 SPACES
STALL SIZE		9'x19'	9'x19'

NB:
* Calculated using Net Floor Area (85% of Gross Floor Area)

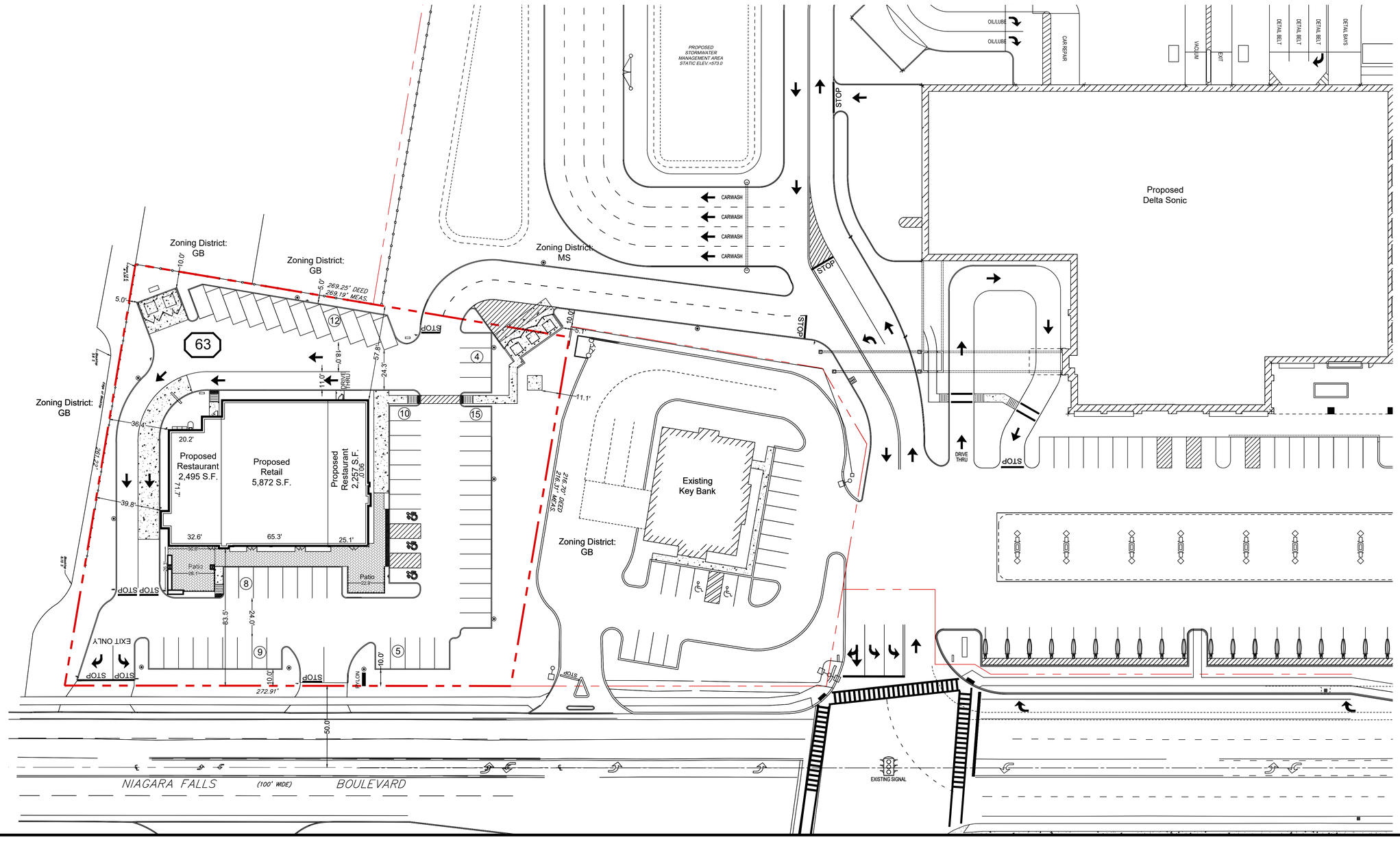
PATIO NOTES PER TOWN CODE §203-6-4-9
1. A MINIMUM OF FIVE FEET OF CLEAR WALKWAY ALONG THE CURB AND LEADING TO THE ENTRANCE OF THE ESTABLISHMENT SHALL BE FREE OF TABLES AND OTHER IMPEDIMENTS.
2. ADEQUATE TRASH RECEPTACLES SHALL BE PROVIDED IN THE OUTDOOR DINING AREA.
3. MORE THAN 24 SEATS ARE AVAILABLE WITHIN OUTDOOR DINING AREA. THEREFORE, SEATING IS PART OF THE MINIMUM PARKING REQUIREMENTS FOR THE RESTAURANTS.
4. OUTDOOR DINING SHALL BE PERMITTED BETWEEN THE HOURS OF:
4.1. 6 AM TO 10PM, SUNDAY THROUGH THURSDAY
4.2. 6AM TO 11PM, FRIDAY AND SATURDAY

TOWN OF AMHERST, NY ZONING ANALYSIS

	REQUIRED	PROVIDED
ZONED (GB)	GB	GB
SITE ACREAGE	-	1.476 AC
MAX. BUILDING HEIGHT	65'	29'-8"
BUILDING SETBACKS:		
FRONT - ℄ NF BLVD	115' ℄	133.5 ℄
FRONT - PL (<35' HEIGHT)	20'	83.5'
SIDE (NON-RES) (<30' HEIGHT)	10'	36.4'
AUX SIDE YARD (NON-RES)	10'	10.0'
REAR (NON-RES) (<30' HEIGHT)	15'	57.8'
DUMPSTER (RES/NON-RES)	10'/5'	10'/5'
PARKING / ROAD SETBACKS:		
FRONT - (<35' HEIGHT)	10'	10.0'
SIDE (NON-RES)	5'	5.0'
REAR (NON-RES)	5'	5.0'
LANDSCAPE:		
INTERIOR PARKING AREA	5%	5.8%
(29,200 S.F. Total Parking Area)	(1,460 S.F.)	(1,695 S.F.)

℄ = Measurement from Center Line of ROW
Curb Island Dimensions are measured from the inside of curb.

N



DRAWING REVISIONS:

No.	DATE	BY	REMARKS

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CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY STATE OF NEW YORK

TITLE:
Overall Site Plan

SCALE: 1"=20'
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 08.13.2021
DRAWING NO.: C4.0

Attachment: SP-2019-16_A drawings 111821 (24838 : Sp-2019-16A)

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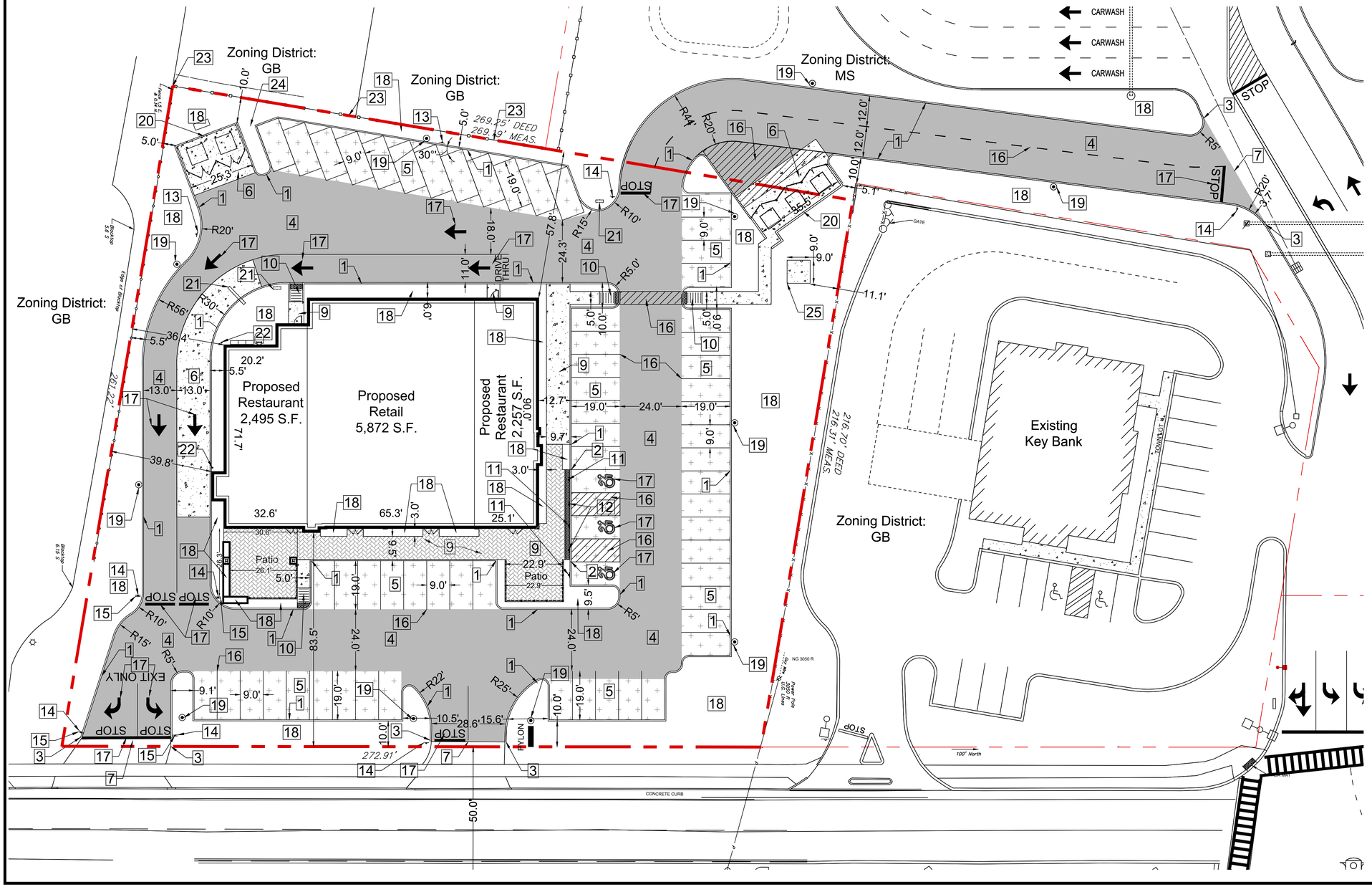

SITE LEGEND:
- Property line
- 6" Curb (typ).
- Proposed sign & pole
- Proposed Concrete Pavement/Sidewalk
- Proposed Standard-Duty Pavement
- Proposed Heavy Duty Pavement
- Proposed Patio Pavers

* All curb radii are 3ft unless noted.
* Refer to General Notes, Concstruction Details and Architectural Plans for Concrete Sealer information.

SITE NOTES: [#]
1. Proposed 6" Concrete Curb.
2. Proposed Flush Curb.
3. Match into Existing Curb or runout over 2'.
4. Proposed Heavy Duty Pavement.
5. Proposed Standard Duty Pavement
6. Proposed Concrete Pavement..
7. Match into Existing Pavement.
8. Proposed Concrete Sidewalk.
9. Proposed Building Sidewalk and Patio. (Refer to Architectural Plans)
10. Proposed ADA Curb Ramp
11. Proposed "Handicapped Parking Only" sign.
12. Proposed "No Parking" sign.
13. Proposed "One Way" Sign.
14. Proposed "STOP" Sign"
15. Proposed "Do Not Enter" Sign
16. 4" Yellow Pavement Stripe (at 2' c-c in no parking zones).
17. Proposed White Pavement symbol (stop bar, directional arrows, accessibility symbol, text)
18. Proposed Landscape Area.
19. Proposed Light Pole Base.
20. Proposed Dumpster Enclosure (Refer to Architectural Plans)
21. Proposed Drive Thru Equipment/Sign
22. Proposed 6" Bollard
23. Proposed 6" Board-on-Board Fence.
24. Proposed Hot Rock Enclosure Concrete Pad.
25. Proposed Concrete Generator Pad

NB: All curb Radii to be 3' unless otherwise noted.

DRAWING REVISIONS:

No.	DATE	BY	REMARKS

SPECIAL INFORMATION:

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PROPERTY NUMBER: # 5229
AREA: 1.49 AC

3030 NIAGARA FALLS BLVD.
AMHERST, NY 14228

PROPOSED RETAIL / RESTAURANT

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

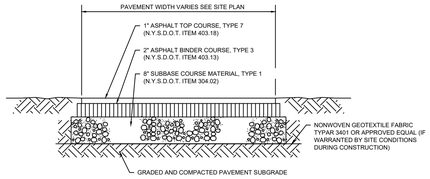
SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY STATE OF NEW YORK

TITLE:
Detailed Site Plan

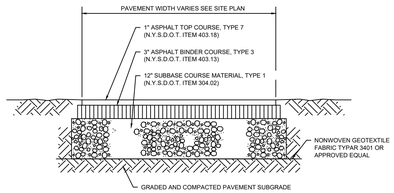
SCALE: 1:20
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 08.13.2021
DRAWING NO.: C4.1

Attachment: SP-2019-16_A drawings 111821 (24838 : Sp-2019-16A)



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



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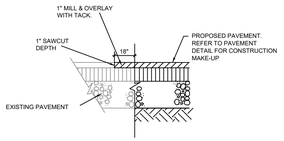
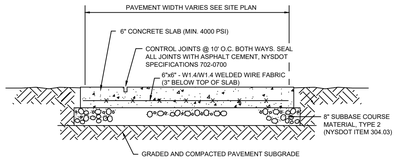
HEAVY DUTY ASPHALT SECTION



PAVEMENT TRANSITION DETAIL

(ASPHALT PAVEMENT)

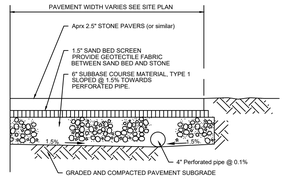


NOTE: CONCRETE PAVEMENT MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 502-3.

CONCRETE SIDEWALK SEALERS:
1. GREY CONCRETE PAVEMENTS SHALL HAVE CHEMMASTERS - POLYSEAL WB X2 COATS REQUIRED.
2. EXPOSED AGGREGATE/STAMPED CONCRETE PAVEMENTS SHALL HAVE CHEMMASTERS SAFE-CURE & SEAL 309 - X2 COATS REQUIRED.

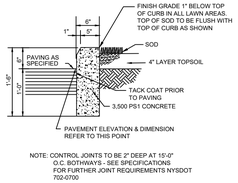
REFER TO ARCHITECTURAL PLANS FOR LOCATION OF CONCRETE TYPES FOR SIDEWALKS.

CONCRETE PAVEMENT



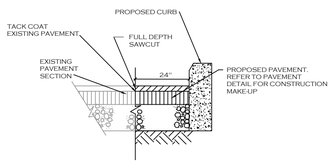
PATIO SECTION - UNDERDRAIN

TO BE READ IN CONJUNCTION WITH ARCHITECTURAL PLANS AND CIVIL ENGINEERING PLANS



NOTE: CONTROL JOINTS TO BE 2" DEEP AT 15'-0" O.C. BOTHWAYS - SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700

TYPE "A" CONCRETE CURB

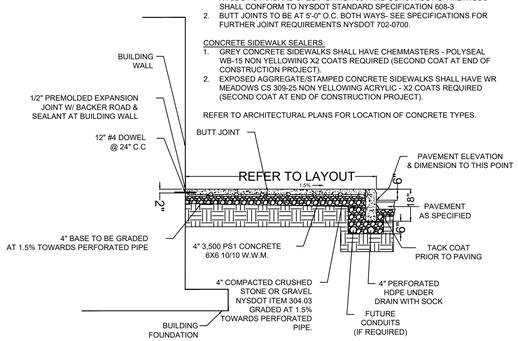


CURB AND PAVEMENT TRANISTION DETAIL

NOTES:
1. CONCRETE SIDEWALK AND DRIVEWAY MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 608-3
2. BUTT JOINTS TO BE AT 5'-0" O.C. BOTH WAYS- SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.

CONCRETE SIDEWALK SEALERS:
1. GREY CONCRETE SIDEWALKS SHALL HAVE CHEMMASTERS - POLYSEAL WB-15 NON YELLOWING X2 COATS REQUIRED (SECOND COAT AT END OF CONSTRUCTION PROJECT).
2. EXPOSED AGGREGATE/STAMPED CONCRETE SIDEWALKS SHALL HAVE WR MEADOWS CS 309-25 NON YELLOWING ACRYLIC - X2 COATS REQUIRED (SECOND COAT AT END OF CONSTRUCTION PROJECT).

REFER TO ARCHITECTURAL PLANS FOR LOCATION OF CONCRETE TYPES.



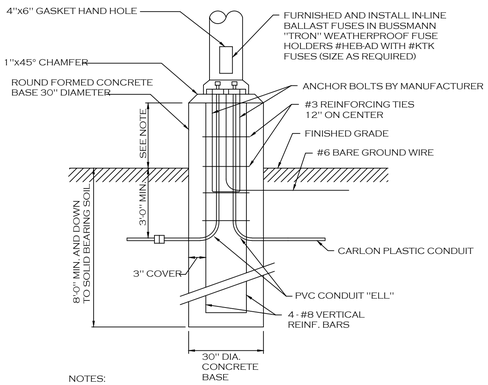
BUILDING SIDEWALK DETAIL

CONTRACTOR TO VERIFY WITH OWNER ON CURB DETAIL

CROSS SECTION

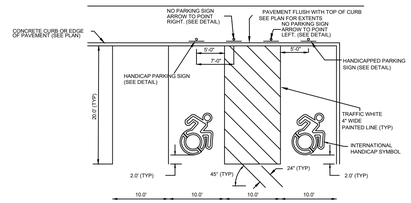
NOTES:
1. CONTROL JOINTS TO BE AT 5'-0" O.C. BOTHWAYS - SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
2. CONCRETE SIDEWALK MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 608-3.

STANDARD CONCRETE SIDEWALK



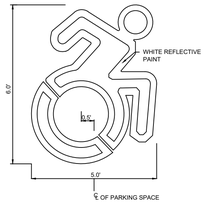
NOTES:
1. FOR LOCATIONS OF FOUNDATIONS SEE SITE PLAN
2. FOR LIGHT FIXTURE ORDERING INFORMATION SEE SITE LIGHTING PLAN
3. LIGHT POLE BASE EXPOSURE ABOVE GRADE SHALL BE:
   IN CURBED ISLANDS: 6" ABOVE TOP OF CURB ELEVATION
   IN PAVEMENT: 3" ABOVE GRADE
   IN NON-CURBED GRASS AREAS: 6" ABOVE GRADE

LIGHT POLE FOUNDATION

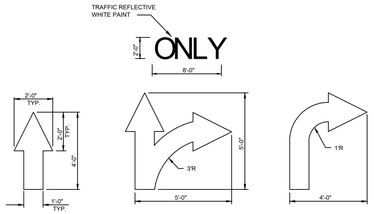


HANDICAPPED PAVEMENT MARKINGS & SIGNAGE

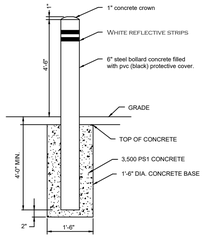
(FLUSH CURB)



INTERNATIONAL HANDICAP SYMBOL

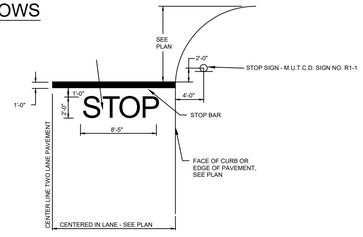


PAINTED TRAFFIC ARROWS

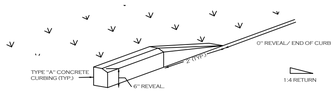


6" BOLLARD DETAIL

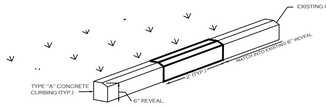
bollards typ. positioned at 6' O.C



STOP BAR DETAIL

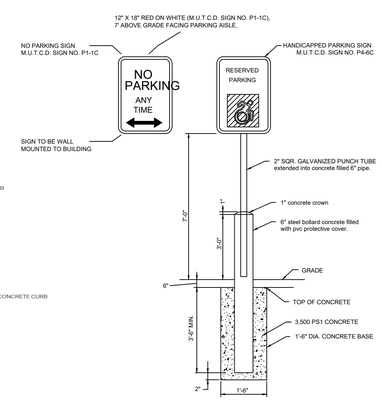


RUNOFF CURB

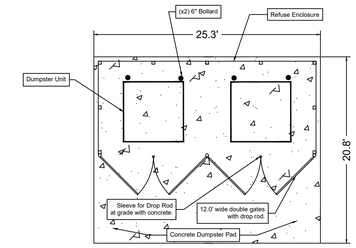


MATCH INTO EXISTING CURB

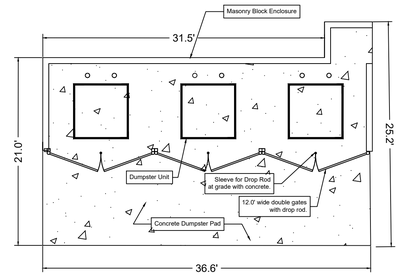
TRANSITIONAL CURBING



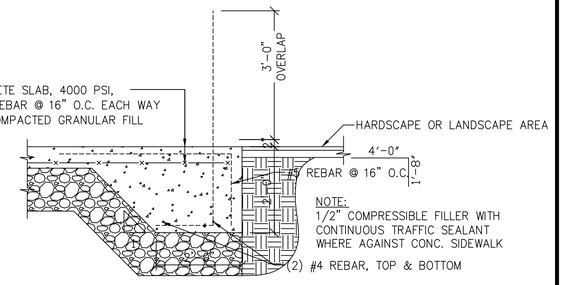
HANDICAP / NO PARKING SIGNS



DOUBLE DUMPSTER WITH CONCRETE PAD LAYOUT

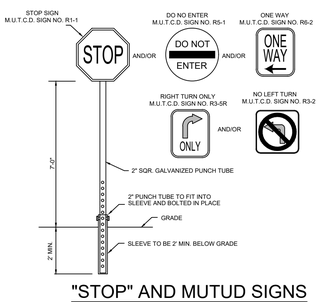


TRIPLE DUMPSTER WITH CONCRETE PAD LAYOUT



DUMPSTER HAUNCHED CONCRETE DETAIL

NOTES:
- TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DETAILS OF DUMPSTER ENCLOSURE
- SITE CONTRACTOR TO INSTALL TEMP FENCE AROUND DUMPSTER PAD, OUTSIDE OF REBAR
- AFTER PAD IS POURED (SAME DAY AS THE POUR)
- MASONRY ENCLOSURE TO HAVE ALUMINUM LOUVERED DOUBLE SWING GATES OR EQUIVALENT (REFER TO ARCHITECTURAL PLANS)



"STOP" AND MUTUD SIGNS

DRAWING REVISIONS:

No.	DATE	BY	REMARKS

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AREA: 1.49 AC

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AMHERST, NY 14228

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL

TITLE:

Construction Details

SCALE: NTS
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 08.13.2021
DRAWING NO.: C4.2

Attachment: SP-2019-16_A drawings 111821 (24838 : Sp-2019-16A)

GENERAL NOTES:

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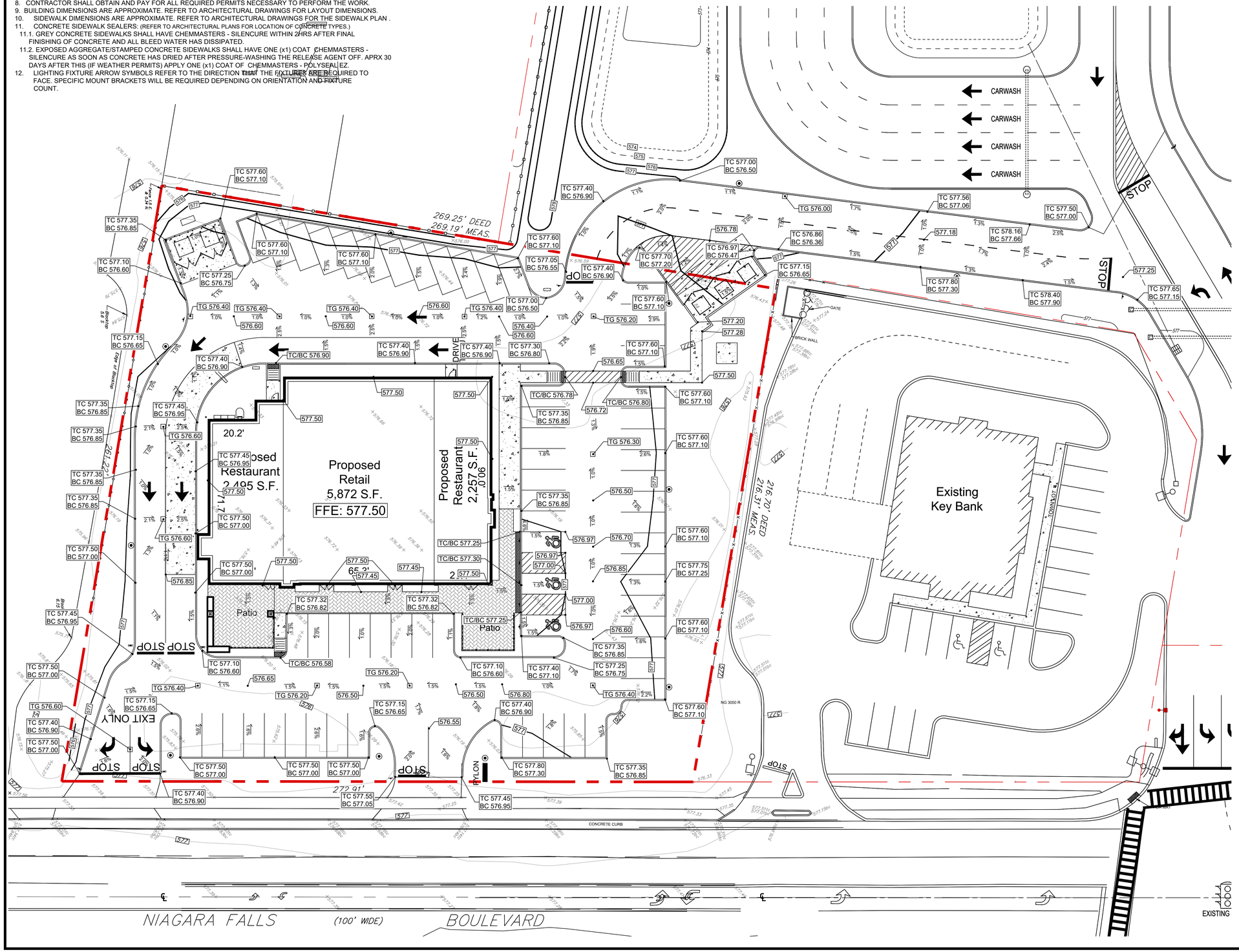
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR 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 THE 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 EXCEPT AS DETAILED ON THE PLANS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
9. BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
10. SIDEWALK DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR THE SIDEWALK PLAN .
11. CONCRETE SIDEWALK SEALERS: (REFER TO ARCHITECTURAL PLANS FOR LOCATION OF CONCRETE TYPES.)
    11.1. GREY CONCRETE SIDEWALKS SHALL HAVE CHEMMASTERS - SILENCURE WITHIN 24HRS AFTER FINAL FINISHING OF CONCRETE AND ALL BLEED WATER HAS DISSIPATED.
    11.2. EXPOSED AGGREGATE/STAMPED CONCRETE SIDEWALKS SHALL HAVE ONE (x1) COAT CHEMMASTERS - SILENCURE AS SOON AS CONCRETE HAS DRIED AFTER PRESSURE-WASHING THE RELEASE AGENT OFF. APRX 30 DAYS AFTER THIS (IF WEATHER PERMITS) APPLY ONE (x1) COAT OF CHEMMASTERS - POLYSEAL EZ.
12. LIGHTING FIXTURE ARROW SYMBOLS REFER TO THE DIRECTION THAT THE FIXTURES ARE REQUIRED TO FACE. SPECIFIC MOUNT BRACKETS WILL BE REQUIRED DEPENDING ON ORIENTATION AND FIXTURE COUNT.

GRADING LEGEND:

- Property Line
- 6" Curb (typ).
- Catch Basin - Top of Grade
- ### Proposed Contour Line
- #% Slope Direction

N



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BENDERSON DEVELOPMENT
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(716) 886-0211

SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY STATE OF NEW YORK

TITLE:

Grading Plan

SCALE: 1:20

DRAWN BY: DMZ

CHECKED BY: MAO

DATE: 08.13.2021

DRAWING NO. C5.0

Attachment: SP-2019-16 A drawings 111821 (24838 : Sp-2019-16A)

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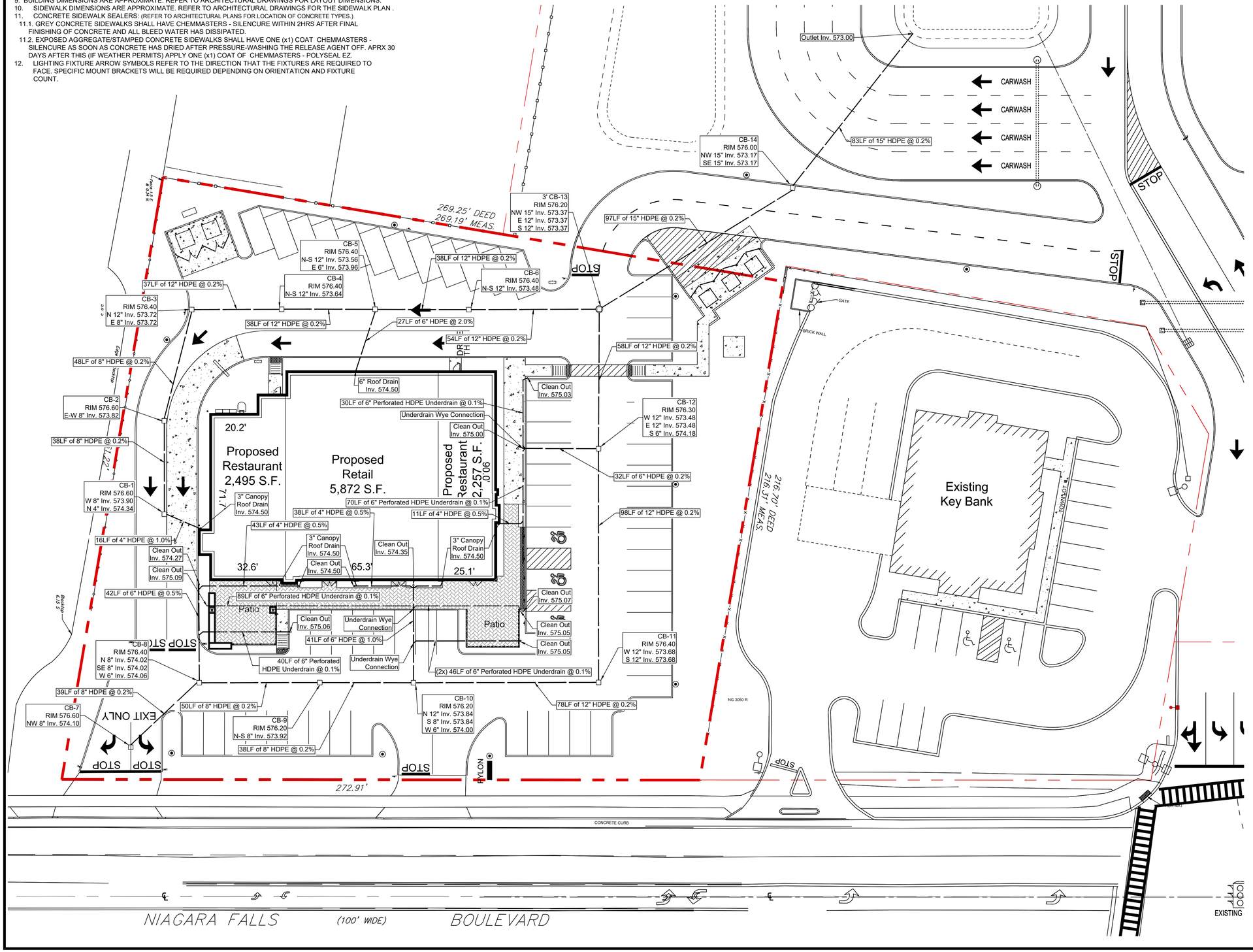
12. LIGHTING FIXTURE ARROW SYMBOLS REFER TO THE DIRECTION THAT THE FIXTURES ARE REQUIRED TO FACE. SPECIFIC MOUNT BRACKETS WILL BE REQUIRED DEPENDING ON ORIENTATION AND FIXTURE COUNT.

DRAINAGE LEGEND:
- PROPERTY LINE
- PROPOSED STORMWATER
- 6" CURB TYP.
- CO / WC — PROPOSED STORM CLEAN OUT / WYE CONNECTION
- CB - # — PROPOSED CATCH BASIN

N



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570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL

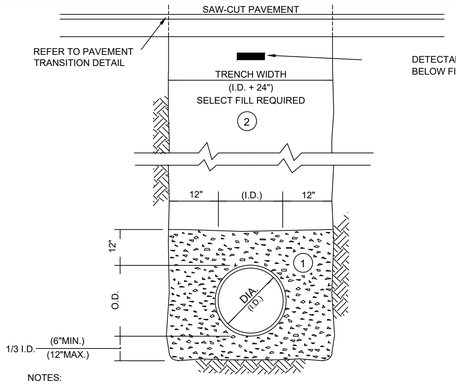
REGISTERED ARCHITECT JAMES ALLEN RUMSEY STATE OF NEW YORK

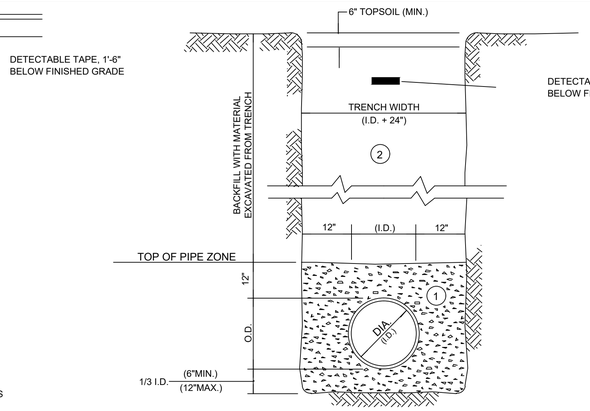
TITLE:

Drainage Plan

SCALE: 1:20
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 08.13.2021
DRAWING NO. C5.1

Attachment: SP-2019-16 A drawings 111821 (24838 : Sp-2019-16A)





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 MATERAIL 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)

TRENCH SECTION IN PAVED AREAS

NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

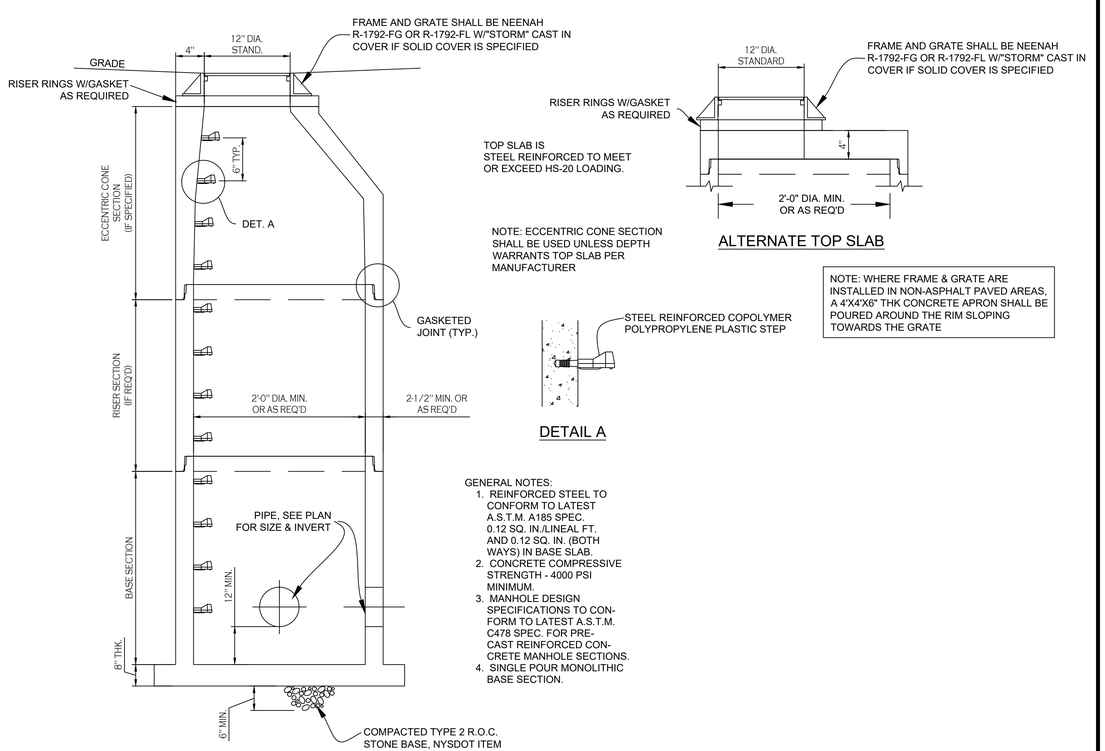
PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

(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.

TRENCH SECTION IN UNPAVED AREAS



TYPICAL STORM MANHOLE DETAIL

TOP SLAB IS STEEL REINFORCED TO MEET OR EXCEED HS-20 LOADING.

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

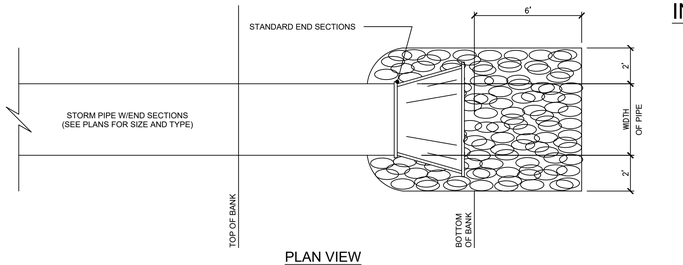
ALTERNATE TOP SLAB

DETAIL A

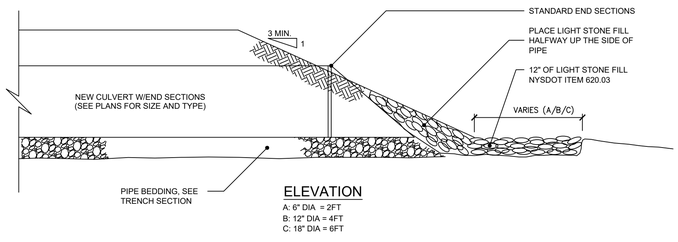
NOTE: WHERE FRAME & GRATE ARE INSTALLED IN NON-ASPHALT PAVED AREAS, A 4'X4'X6" THK CONCRETE APRON SHALL BE POURED AROUND THE RIM SLOPING TOWARDS THE GRATE

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 CONCRETE MANHOLE SECTIONS.
4. SINGLE POUR MONOLITHIC BASE SECTION.



PLAN VIEW

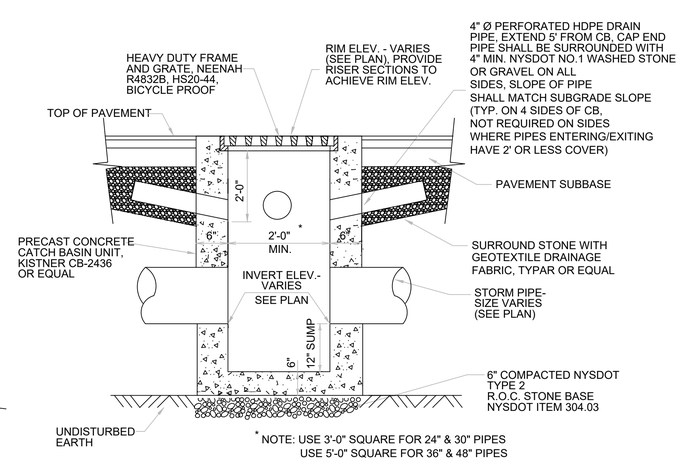


ELEVATION

A: 6" DIA = 2FT
B: 12" DIA = 4FT
C: 18" DIA = 6FT

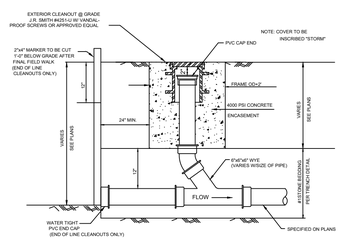
TYPICAL PIPE OUTLET W/END SECTION & RIP RAP

NOT TO SCALE



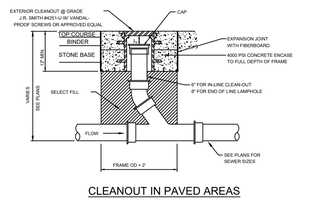
* NOTE: USE 3'-0" SQUARE FOR 24" & 30" PIPES
USE 5'-0" SQUARE FOR 36" & 48" PIPES

TYPICAL PRECAST CATCH BASIN



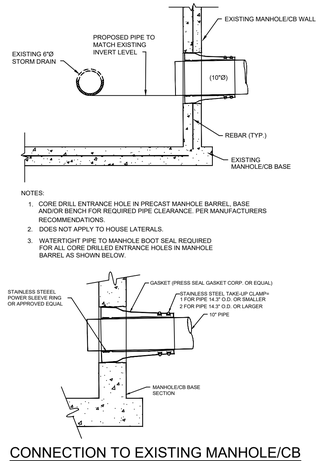
CLEANOUT IN LANDSCAPED AREAS

NOT TO SCALE



CLEANOUT IN PAVED AREAS

NOT TO SCALE



NOTES:

1. CORE DRILL ENTRANCE HOLE IN PRECAST MANHOLE BARREL, BASE AND/OR BENCH FOR REQUIRED PIPE CLEARANCE. PER MANUFACTURERS RECOMMENDATIONS.
2. DOES NOT APPLY TO HOUSE LATERALS.
3. WATERTIGHT PIPE TO MANHOLE BOOT SEAL REQUIRED FOR ALL CORE DRILLED ENTRANCE HOLES IN MANHOLE BARREL AS SHOWN BELOW.

CONNECTION TO EXISTING MANHOLE/CB

DRAWING REVISIONS:

No.	DATE	BY	REMARKS

SPECIAL INFORMATION:

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SHOP DRAWING SUBMITTALS ARE REQUIRED FOR ANY AND ALL STRUCTURES.

NOTICE

UNAUTHORIZED ALTERATIONS OF THIS DOCUMENT ARE IN VIOLATION OF SECTION #7209 OF THE STATE EDUCATION LAW.

811 Know what's below. Call before you dig.

PROPERTY NUMBER: # 5229

AREA: 1.49 AC

3030 NIAGARA FALLS BLVD.
AMHERST, NY 14228

PROPOSED RETAIL / RESTAURANT

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR

BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL

TITLE:

Drainage Details

SCALE: NTS

DRAWN BY: DMZ

CHECKED BY: MAO

DATE: 08.13.2021

DRAWING NO.

C5.2

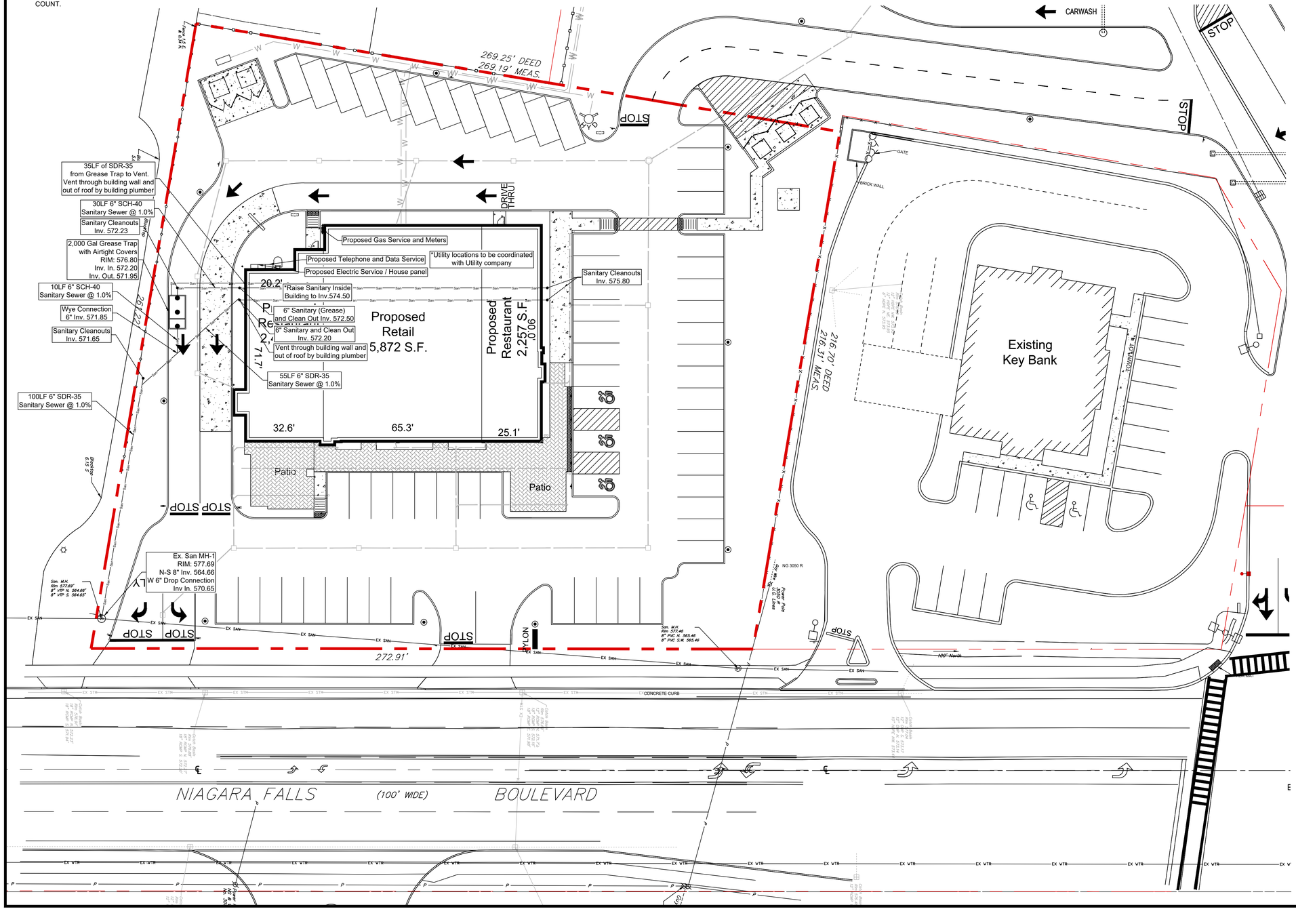
Attachment: SP-2019-16_A drawings 111821 (24838 : Sp-2019-16A)

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. CONTRACTOR SHALL 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 THE 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 EXCEPT AS DETAILED ON THE PLANS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
9. BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
10. SIDEWALK DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR THE SIDEWALK PLAN .
11. CONCRETE SIDEWALK SEALERS: (REFER TO ARCHITECTURAL PLANS FOR LOCATION OF CONCRETE TYPES.)
    - 11.1. GREY CONCRETE SIDEWALKS SHALL HAVE CHEMMASTERS - SILENCURE WITHIN 2HRS AFTER FINAL FINISHING OF CONCRETE AND ALL BLEED WATER HAS DISSIPATED.
    - 11.2. EXPOSED AGGREGATE/STAMPED CONCRETE SIDEWALKS SHALL HAVE ONE (x1) COAT CHEMMASTERS - SILENCURE AS SOON AS CONCRETE HAS DRIED AFTER PRESSURE-WASHING THE RELEASE AGENT OFF. APRX 30 DAYS AFTER THIS (IF WEATHER PERMITS) APPLY ONE (x1) COAT OF CHEMMASTERS - POLYSEAL EZ.
12. LIGHTING FIXTURE ARROW SYMBOLS REFER TO THE DIRECTION THAT THE FIXTURES ARE REQUIRED TO FACE. SPECIFIC MOUNT BRACKETS WILL BE REQUIRED DEPENDING ON ORIENTATION AND FIXTURE COUNT.

UTILITY LEGEND:

- PROPERTY LINE
- PROPOSED GAS
- PROPOSED WATER
- PROPOSED ELECTRIC/ CONDUIT
- PROPOSED SANITARY
- EXISTING ELECTRIC
- EXISTING GAS
- EXISTING WATER
- EXISTING OVERHEAD UTILITY
- EXISTING SANITARY
- EXISTING STORM
- EXISTING TELECOMS



DRAWING REVISIONS:

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CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR

BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL

TITLE:

Sanitary Sewer Plan

SCALE: 1:20

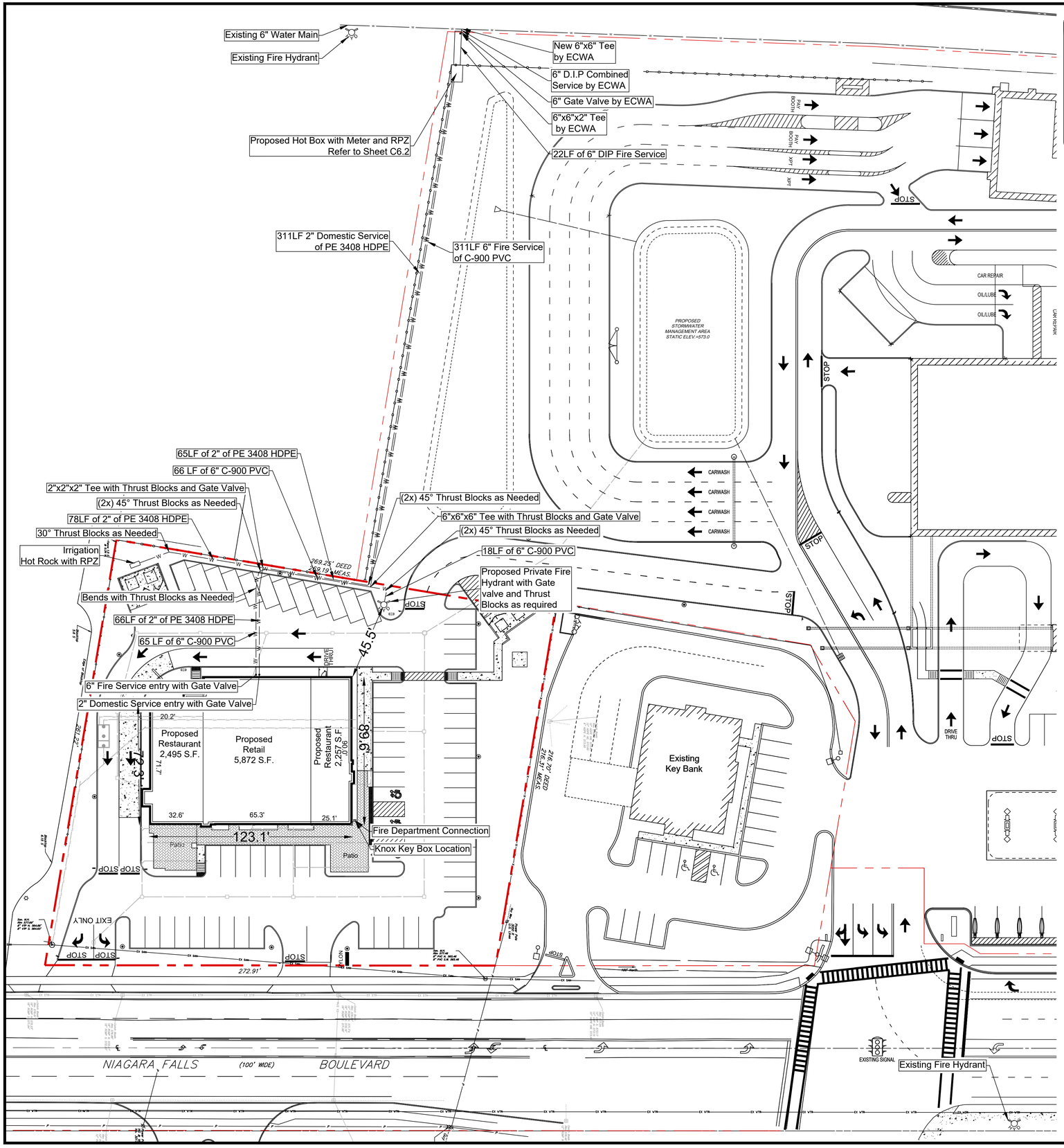
DRAWN BY: DMZ

CHECKED BY: MAO

DATE: 08.13.2021

DRAWING NO. C6.0

Attachment: SP-2019-16_A drawings 111821 (24838 : Sp-2019-16A)



UTILITY LEGEND:

	PROPERTY LINE
G G	PROPOSED GAS
W W	PROPOSED WATER
E E	PROPOSED ELECTRIC/ CONDUIT
San San	PROPOSED SANITARY
EX ELEC	EXISTING ELECTRIC
EX GAS	EXISTING GAS
EX WTR	EXISTING WATER
EX OH	EXISTING OVERHEAD UTILITY
EX SAN	EXISTING SANITARY
EX STM	EXISTING STORM
EX TC	EXISTING TELECOMS

GENERAL NOTES:

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UTILITY NOTES:

1. PROVIDE FITTINGS AND BLOCKING AS NECESSARY AT ALL BENDS IN WATER LINES.
2. WHERE UTILITIES ARE INSTALLED IN EXISTING PAVEMENT, LANDSCAPED AREA ETC. ANY ITEMS REMOVED/DAMAGED SHALL BE REPLACED IN KIND.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS NECESSARY: STATE, COUNTY, AND TOWN.
4. WATER MAINS TO HAVE MINIMUM 5FT COVER,

N

DRAWING REVISIONS:

No.	DATE	BY	REMARKS

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BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL

TITLE:

Water Serivce Plan

SCALE: 1:30

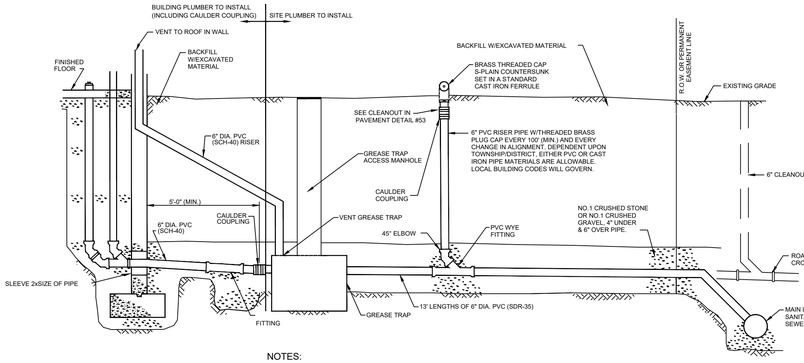
DRAWN BY: DMZ

CHECKED BY: MAO

DATE: 08.13.2021

DRAWING NO. C6.1

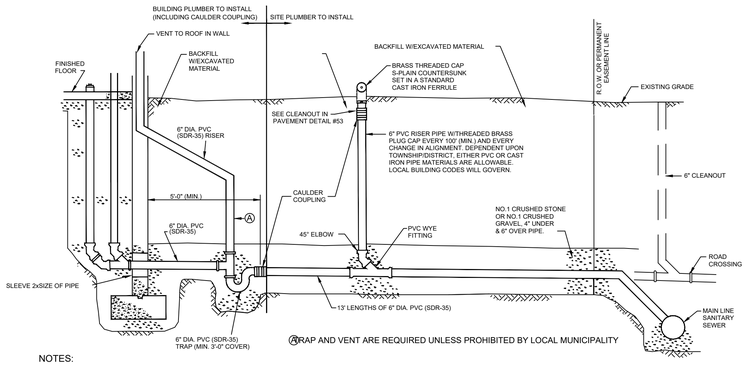
Attachment: SP-2019-16_A drawings 111821 (24838 : Sp-2019-16A)



NOTES:

1. PVC PIPE MATERIAL SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST ASTM SPECIFICATION D-3033/D-3034.
2. SELECT BACKFILL REQUIRED UNDER PAVED AREAS.
3. CONCRETE ENCASEMENT IF COVER DEPTH IS LESS THAN 4'-0" UNDER PAVED AREAS
4. MIN. DEPTH OF COVER 3'-0"
5. A GREASE SEPARATOR AND OIL SEPARATOR REQUIRED WHERE APPLICABLE.

TYPICAL COMMERCIAL SERVICE WITHOUT BASEMENT DETAIL (GREASE TRAP)



Ⓐ TRAP AND VENT ARE REQUIRED UNLESS PROHIBITED BY LOCAL MUNICIPALITY

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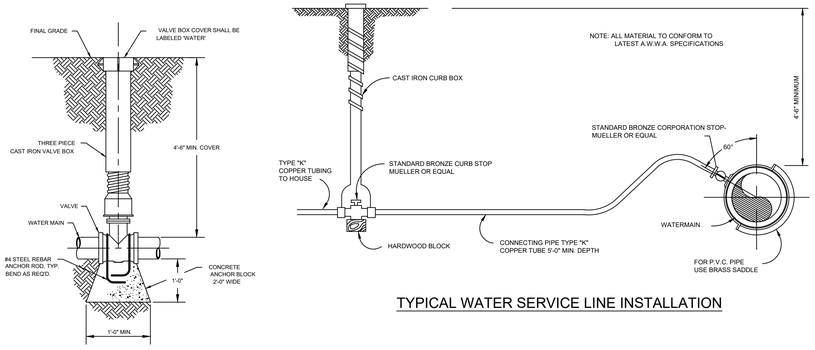
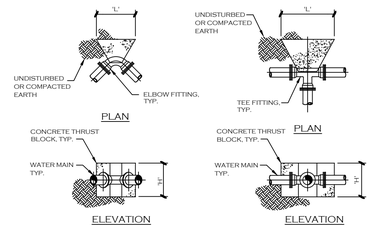
   SELECT BACKFILL REQUIRED UNDER PAVED AREAS.
4. MIN. DEPTH OF COVER 3'-0"
5. A GREASE TRAP AND OIL SEPARATOR REQUIRED WHERE APPLICABLE.
3. CONCRETE ENCASEMENT IF COVER DEPTH IS LESS THAN 4'-0" UNDER PAVED AREAS
6. NO INSPECTION WILL BE PROVIDED WITHOUT A PERMIT. INSPECTIONS REQUIRE 48HR. ADVANCE NOTICE FOR SCHEDULING
7. ALL WORK MUST BE INSPECTED BY A COUNTY INSPECTOR.
8. CLEAN OUT MEASUREMENTS SHALL START FROM CENTERLINE OF MAIN SEWER FOR NEARSIDE LATERALS AND FROM THE 6" CLEAN OUT FOR FAR SIDE CONNECTIONS. A CLEAN OUT MAY BE REQUIRED FOR ANY ABRUPT CHANGES IN LATERAL DIRECTION FLOW
9. ANY EXCAVATION TO BE LEFT OPEN OVERNIGHT SHALL BE COMPLETELY ENCLOSED IN FENCING OR WHERE NECESSARY, COVERED WITH STEEL PLATES.

TYPICAL COMMERCIAL SERVICE WITHOUT BASEMENT DETAIL (VENT THROUGH WALL)



TYPICAL GATE VALVE DETAIL

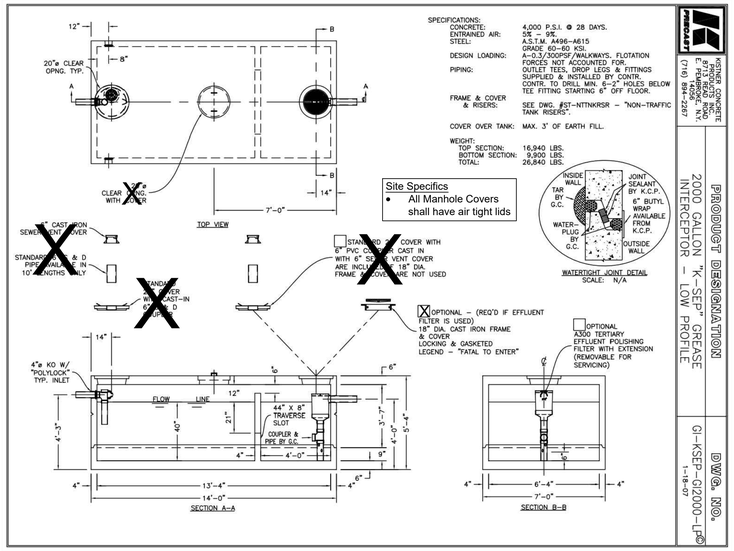
TYPICAL WATER SERVICE LINE INSTALLATION



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
WATER MAIN



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.
PIPING: OUTLET TEES, DROP LEGS & FITTINGS SUPPLIED & INSTALLED BY CONTR. CONTR. TO DRILL MIN. 6–2" HOLES BELOW TEE FITTING STARTING 6" OFF FLOOR.
FRAME & COVER & RISERS: SEE DWG. #ST–NTTNKRSR – "NON–TRAFFIC TANK RISERS".
COVER OVER TANK: MAX. 3' OF EARTH FILL.
WEIGHT: TOP SECTION: 16,940 LBS. BOTTOM SECTION: 9,900 LBS. TOTAL: 26,840 LBS.

Site Specifics
- All Manhole Covers shall have air tight lids

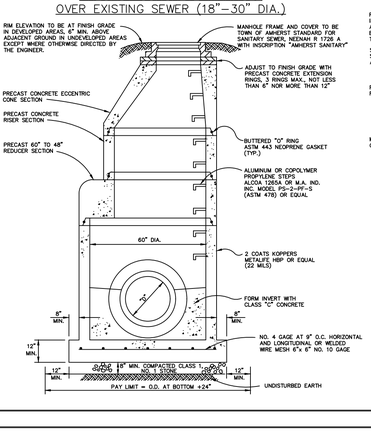
WATERTIGHT JOINT DETAIL
SCALE: N/A

PRECAST CONCRETE PRODUCTS, INC. E. PEMBROKE, N.Y. 14056 (716) storrs 594–2257

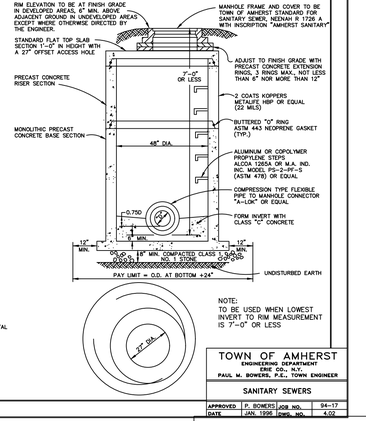
PRODUCT DESIGNATION
2000 GALLON "K–SEP" GREASE INTERCEPTOR – LOW PROFILE

DWG. NO. GI–KSP–G2000–LP 1–18–07

PRECAST CONCRETE MANHOLE OVER EXISTING SEWER (18"–30" DIA.)



FLAT TOP MANHOLE ASSEMBLY

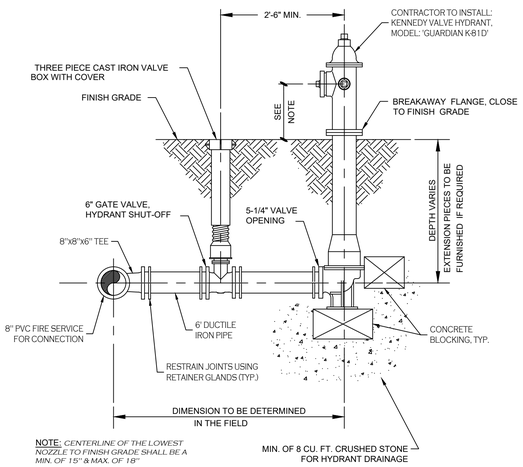


TOWN OF AMHERST
ENGINEERING DEPARTMENT
ERIE CO., N.Y.
PAUL M. BOWERS, P.E., TOWN ENGINEER

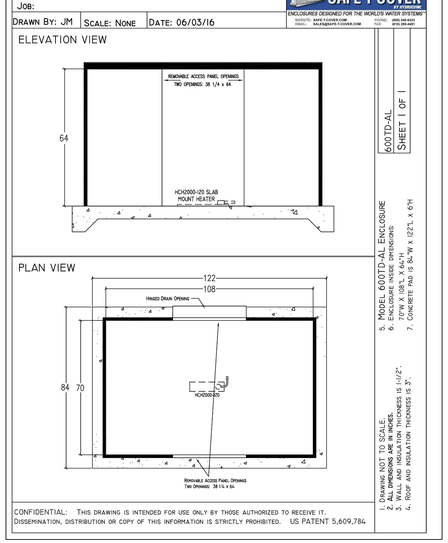
SANITARY SEWERS

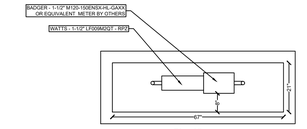
APPROVED	P. BOWERS	JOB NO.	94–17
DATE	JAN. 1995	DWG. NO.	4.02

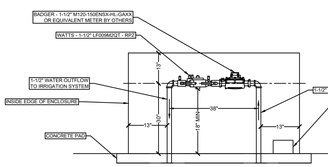
TYPICAL FIRE HYDRANT ASSEMBLY DETAIL



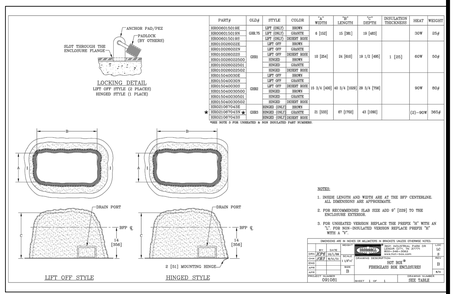
NOTE: *CENTERLINE OF THE LOWEST NOZZLE TO FINISH GRADE SHALL BE A MIN. OF 15" & MAX. OF 18"*







IRRIGATION METER/BACKFLOW LAYOUT WITHIN ENCLOSURE



PART#	QUAN	STYLE	COLOR	A "L" WIDTH	B "L" LENGTH	C "L" DEPTH	INSULATION THICKNESS	WEIGHT
S600060TAS1BE		LIFT OFF	BEIGE					
S600060TAS1BR	GBB,TS	LIFT OFF	BROWN	6 [152]	10 [381]	18 [460]	3x5W	95#
S600060TAS1GR		LIFT OFF	GREEN					
S600060TAS1GY		LIFT OFF	GRAY					
S600060TAS1SB		LIFT OFF	SANDSTONE					
S600060TAS2BE	GBB	LIFT OFF	BEIGE	6 [152]	10 [254]	24 [610]	3x5W	95#
S600060TAS2BR		LIFT OFF	BROWN					
S600060TAS2GR		LIFT OFF	GREEN					
S600060TAS2GY		LIFT OFF	GRAY					
S600060TAS2SB		LIFT OFF	SANDSTONE					
S600060TAH1BE		HINGED	BEIGE					
S600060TAH1BR	GBB	HINGED	BROWN	6 [152]	10 [254]	18 [460]	3x5W	95#
S600060TAH1GR		HINGED	GREEN					
S600060TAH1GY		HINGED	GRAY					
S600060TAH1SB		HINGED	SANDSTONE					
S600060TAH2BE		HINGED	BEIGE					
S600060TAH2BR	GBB	HINGED	BROWN	6 [152]	10 [254]	24 [610]	3x5W	95#
S600060TAH2GR		HINGED	GREEN					
S600060TAH2GY		HINGED	GRAY					
S600060TAH2SB		HINGED	SANDSTONE					

* ADD SUFFIX FOR STANDARD 4 INCH INSULATED FLAT BOTTOM

DIMENSIONS ARE IN INCHES [MILLIMETERS] UNLESS OTHERWISE NOTED				

PLANT SCHEDULE

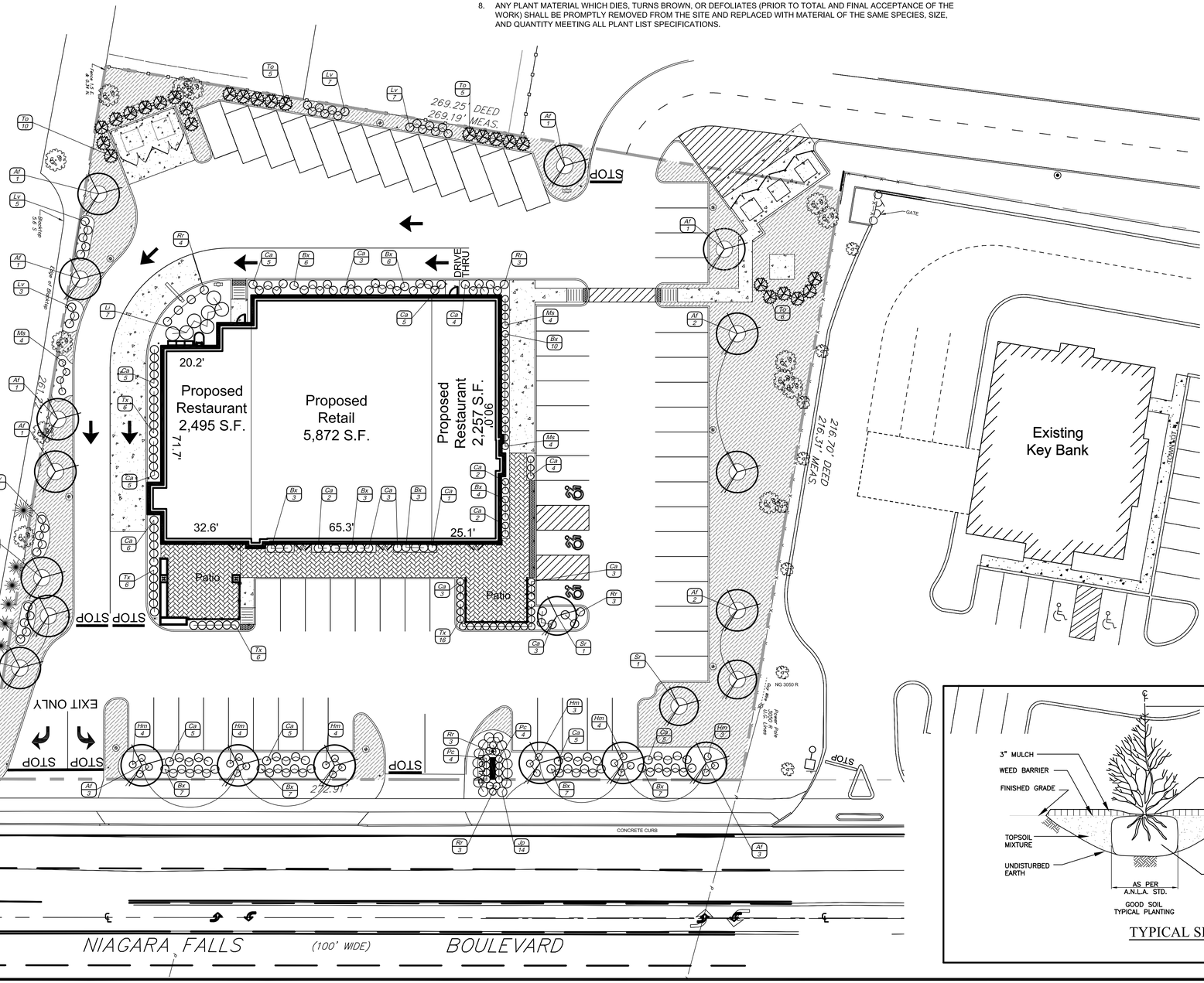
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT NOTE	MATURE SIZE
DECIDUOUS TREES					
19	Af	ACER × FREEMANII 'ARMSTRONG'	ARMSTRONG MAPLE	2.5-3" CAL.	BB	HT. 50-70', SP. 15'
2	Sr	SYRINGA RETICULATA 'LvORY SILK'	LvORY SILK JAPANESE TREE LILAC	1.75-2" CAL.	BB	HT, 20-25', SP, 15-20'
SHRUBS (ALL SHRUBS TO BE MINIMUM 24" HT. AT TIME OF PLANTING)						
63	Bx	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	24" HT. MIN.	CONT.	HT, 3-4', SP, 3-4'
22	Hm	HYDRANGEA MACROPHYLLA 'BAILMER'	ENDLESS SUMMER HYDRANGEA	24" HT. MIN.	CONT.	HT, 3-4', SP, 3-4'
14	Jp	JUNIPERUS X PFITZERIANA 'SEA GREEN'	SEA GREEN JUNIPER	24" HT. MIN.	CONT.	HT, 4-6', SP, 6-8'
7	Li	LIGUSTRUM AMURENSE	AMUR PRLvET	24" HT. MIN.	CONT.	HT, 12-15', SP, 8-15'
32	Lv	LIGUSTRUM X VICARYI	VICARY GOLDEN PRLvET	24" HT. MIN.	CONT.	HT, 8-10', SP, 8-10'
8	Pc	PRUNUS X CISTENA	PURPLELEAF SANDCHERRY	3-4' HT,	BB	HT, 6-10', SP, 5-8'
16	Rr	ROSA X 'RADTKO'	DOUBLE KNOCK OUT SHRUB ROSE	24" HT. MIN.	CONT.	HT, 3-4', SP, 3-4'
34	Tx	TAXUS X MEDIA 'HICKSII'	HICKS YEW	24" HT. MIN,	CONT.	HT, 3-4', SP, 3-4'
26	To	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6-8' HT,	BB	HT, 15', SP, 3-4'
GRASSES/PERENNIALS						
76	Ca	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	NO, 3	CONT.	HT, 1.5-2', SP, 2'
12	Ms	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	NO, 3	CONT.	HT, 4-5', SP, 3-4'

ABBREVIATIONS: BB = BALLED & BURLAPPED SP. = SPREAD NO.# = GALLON SIZE
BR. = BARE ROOT CAL. = CALIPER IN INCHES HT. = HEIGHT CONT. = CONTAINER

NOTE: CALIPER TO BE MEASURED SIX INCHES ABOVE GROUND

LANDSCAPE NOTES

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE, AND SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1.
2. THE CONTRACTOR SHALL SECURE THE MOST RECENT PLANS AND/OR SPECIFICATIONS FOR PROPER CONSTRUCTION METHODS AND MATERIAL OF ALL LANDSCAPE ELEMENTS, INCLUDING HARDSCAPE ITEMS, PRIOR TO COMMENCING WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO SUBMITTING A COST ESTIMATE.
4. LOCATIONS SHOWN ON THE PLANS CONVEY DESIGN INTENT. ACTUAL LOCATIONS MAY BE AS DIRECTED BY THE LANDSCAPE ARCHITECT AT THE TIME OF INSTALLATION, AND MAY REQUIRE THE CONTRACTOR TO PERFORM A ROUGH FIELD STAKEOUT OF ALL PLANT MATERIAL AND SHRUB BEDS.
5. LOCATIONS OF EXISTING BURIED UTILITIES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE WORK AREA. IF ANY TREE IS LOCATED CLOSER THAN 5' TO AN UNDERGROUND UTILITY, IT SHALL BE RELOCATED TO A LOCATION THAT IS A MINIMUM OF 5' AWAY AS MEASURED FROM THE ROOTBALL, NOTIFY LANDSCAPE ARCHITECT FOR REVISED LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, AND SITE APPURTENANCES, ETC., WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
6. SHOULD THE LOCATIONS OF TREES BE WITHIN 20' OF OVERHEAD WIRES, IMMEDIATELY NOTIFY THE OWNER/OWNERS REPRESENTATLvE TO AVOID AND /OR MINIMIZE POTENTIAL CONFLICTS.
7. A ONE YEAR GUARANTEE SHALL BE PROVIDED ON ALL PLANT MATERIALS FROM DATE OF PROVISIONAL ACCEPTANCE.
8. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL AND FINAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, SIZE, AND QUANTITY MEETING ALL PLANT LIST SPECIFICATIONS.
9. PLANTING BACKFILL MIXTURE SHALL CONSIST OF 3 PARTS TOPSOIL AND 1 PART COMPOST THOROUGHLY MIXED.
10. ALL INTERIOR LANDSCAPED AREA SHALL HAVE A MINIMUM PLANTING SOIL DEPTH OF THREE FEET AND BE FREE FROM ALL FORMS OF CONSTRUCTION DEBRIS AND FOREIGN MATERIAL.
11. ALL TREE AND SHRUB BEDS SHALL RECELvE A 3" LAYER OF DOUBLE GROUND, HARDWOOD MULCH, DYED/COATED WITH HEARTLAND ENRICHED COLORANTS, COLOR BLACK.
12. ALL TREES LOCATED OUTSIDE OF LANDSCAPE BEDS SHALL RECELvE A 4' DIAMETER MULCH RING WHICH HAS A 3" LAYER OF DOUBLE GROUND, HARDWOOD MULCH, DYED/COATED WITH HEARTLAND ENRICHED COLORANTS, COLOR BLACK.
13. STAKE TREES IMMEDIATELY AFTER PLANTING. REMOVE NO LESS THAN 1 YEAR AND NO GREATER THEN 18 MONTHS.
14. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE SEEDED.
15. ALL MULCH BEDS ARE TO RECEIVE A CLEAN EDGE PER THE PLANTING BED EDGE TREATMENT DETAIL

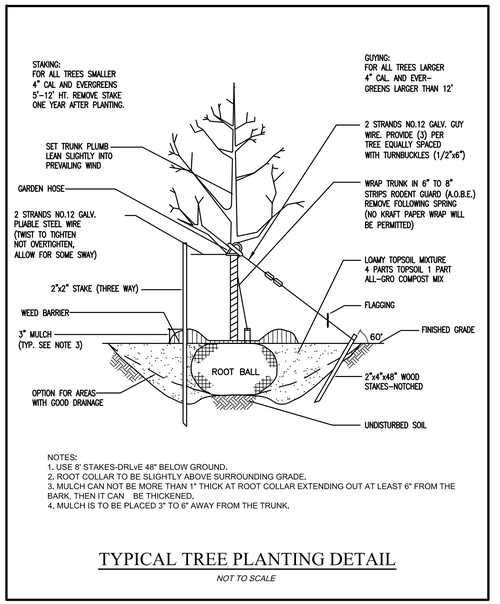


LEGEND

AREAS TO RECELvE 6" TOPSOIL AND PERMANENT LAWN HYDRO SEED MIX

LAWN SEED MIXTURE (APPLY TO ALL DISTURBED AREAS ON SITE), APPLY AT A RATE OF 5 LBS./1000 S.F., USING THE FOLLOWING PROPORTIONS BY WEIGHT: 50% PERENNIAL RYEGRASS, 30% RED FESCUE AND 20% KENTUCKY BLUEGRASS.

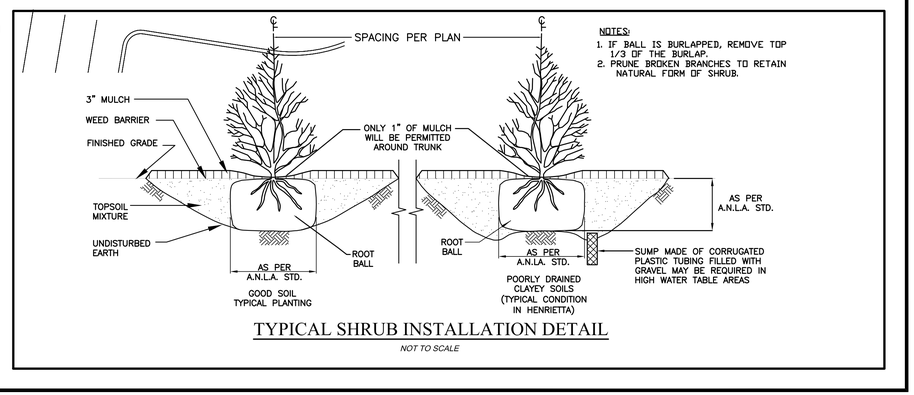
EXISTING TREES



NOTES:
1. USE 8' STAKES-DRLvE 48" BELOW GROUND.
2. ROOT COLLAR TO BE SLIGHTLY ABOVE SURROUNDING GRADE.
3. MULCH CAN NOT BE MORE THAN 1" THICK AT ROOT COLLAR EXTENDING OUT AT LEAST 6" FROM THE BARK, THEN IT CAN BE THICKENED.
4. MULCH IS TO BE PLACED 3" TO 6" AWAY FROM THE TRUNK.

TYPICAL TREE PLANTING DETAIL

NOT TO SCALE



TYPICAL SHRUB INSTALLATION DETAIL

NOT TO SCALE

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	10/23/2019	E.G.	PER CLIENT REQUEST
2	01/03/2020	E.G.	PER CLIENT REQUEST
3	03/02/2020	E.G.	PER CLIENT REQUEST
4	03/11/2021	E.G.	PER CLIENT REQUEST
5	05/11/2021	E.G.	PER CLIENT REQUEST
6	08/24/2021	E.G.	PER CLIENT REQUEST

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PROPERTY NUMBER: # 5229

AREA: 1.49 AC

3030 NIAGARA FALLS BLVD.
AMHERST, NY 14228

PROPOSED RETAIL / RESTAURANT

CONSULTANT

COSTICH ENGINEERING
217 Lake Avenue Rochester, NY 14608 (585) 458-3020
- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

JAMES ALLEN RUMSEY ARCHITECT
PREPARED FOR

BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL

REGISTERED LANDSCAPE ARCHITECT SARAH COSTICH LANDING 002574 STATE OF NEW YORK

TITLE:

Landscape Plan

SCALE: 1:20
DRAWN BY: DEL
CHECKED BY: EG
DATE: 09.18.19
DRAWING NO. C7.0

Attachment: SP-2019-16_A drawings 111821 (24838 : Sp-2019-16A)

SIMPLYLEDS
DESIGNED-FORGED-BUILT

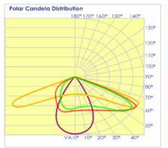
FLD-RS
spec-grade performance

Made in the USA

AREA, ROADWAY, & STREET LIGHTING

The FLD-RS is our second generation spec-grade luminaire in the FLD series. Redesigned with increased efficacy and distribution for projects requiring a sleek architectural profile and the high-performance of a SimplyLEDs luminaire. FLD-RS boasts an IP66-rated cast aluminum body with over 1,800 sq. in. of surface area & 40kV driver-attuned surge protection standard on every unit we manufacture. Each FLD-RS is equipped with a top-mounted NEMA 7-pin connector & shorting cap.

AVAILABLE IN 60W THRU 340W



T3
T4
T5
TF

Available Color Temps (K): 4000, & 5000

CRI: 72+

Lifetime (L70): >150,000

LED Source: Seoul Semi 5050

Power Supply: Inventronics 0-10V, 120-277VAC (480V optional). 50/60Hz dimming driver

Compliance: ETL, UL 1598, 1598B, 1598C Suitable for wet locations

Warranty: 10 years

CONTROLS

Install OCCSensorBLE™ the highly capable Bluetooth™ enabled occ sensor with:

- Profile Management
- Part Night Lighting
- Photocontrol
- Daylight Harvesting
- Min/Max Output Levels

right from your phone via the OCCSensorBLE mobile app for Android and iOS.

Google Play App Store

DIMS		
	60W - 110W	17"L x 12.5"W x 3.5"H
	160W - 340W	23"L x 14.75"W x 3.5"H

EPA		SHIP	
	060W - 110W: .23sq. ft. 160W - 340W: .33sq. ft.		060W - 110W: 16 lbs 160W - 340W: 22.5 lbs

10 YEAR · Intertek · DLC PREMIUM · Made in the USA

111 West 34th Street, Boise, ID 83714 sales@simplyleds.com

SIMPLYLEDS
DESIGNED-FORGED-BUILT

AWP
Architectural Wall Pack

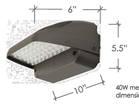
The sleek architectural styling of the AWP Series Wallpack is designed to complement the SimplyLEDs FLD-RS Area Light.

Designed and manufactured of powder-coated, die-cast aluminum, the AWP Series IP66 rated luminiare will provide superior performance for decades in many harsh outdoor environments.

Available in four wattages and three body sizes for 4000K & 5000K.

Model Number	Input	Delivered Lumens	Premium Listing
AWP-025W-LV-40K	24	108	2,640	✓
AWP-025W-LV-50K	24	112	2,640	✓
AWP-040W-LV-40K	42	110	4,300	✓
AWP-040W-LV-50K	42	114	4,300	✓
AWP-060W-LV-40K	60	113	6,600	✓
AWP-060W-LV-50K	60	115	6,600	✓
AWP-080W-LV-40K	80	120	9,200	✓
AWP-080W-LV-50K	80	119	9,200	✓

AWP wattages are DLC qualified in 120-277V, 4000K & 5000K only. See designlights.org for details.



40W medium body dimensions shown

LBS: 25W: 3.6 lbs; 40W: 6.75 lbs; 60W - 80W: 13.5 lbs

MNT: MOUNTING: Std. 3 & 4" j-box*

* knockouts also accommodate surface mount conduit

DIMS	
25W	5.25"L x 8.25"W x 4.75"H
40W	6"L x 10"W x 5.5"H
60W - 80W	10"L x 12.5"W x 7.5"H

5 YEAR · UL LISTED · DLC PREMIUM

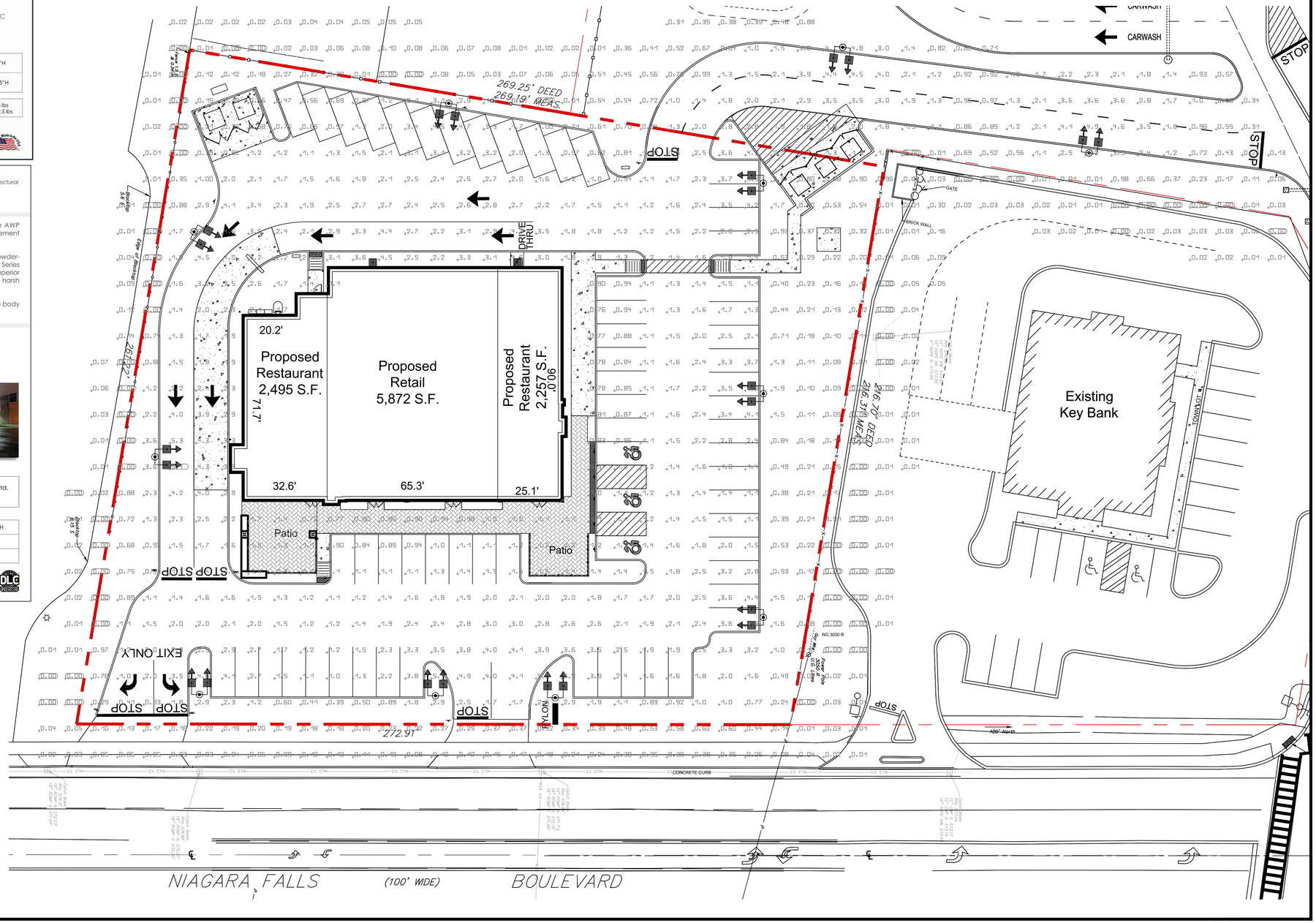
111 West 34th Street, Boise, ID 83714 sales@simplyleds.com

FOOTCANDLE LEVELS AT GRADE

#	Name	Parameter	Min	Max	Average
1	Parking / Pavement Areas	Site FC	0.34 fc	6.21 fc	1.46 fc

Luminaire Schedule

Index	Manufacturer	Luminaire type	Item number	Lumens per Fixture	Mounting Height	Fixture Watts	Quantity
1 2	SimplyLED	SimplyLEDs FLD-RS Series Area Luminaire, Type 4 with Rear Shield, 90W Input Power Designator, 4000K - Double Fixture Head	FLD-RS2- 90W-LV-40K-T4-B	10,480 lm	25 Ft	90 W	11
3	SimplyLED	SimplyLEDs AWP Architectural Wall Pack, 40W Input Power Designator, 4000K	AWP-040W-LV-40K	4,300 lm	15 Ft	40 W	2



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No.	DATE	BY	REMARKS

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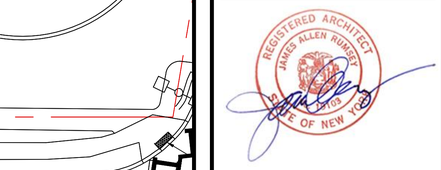
SEAL



TITLE:

Lighting Plan

SCALE: 1:20

DRAWN BY: DMZ

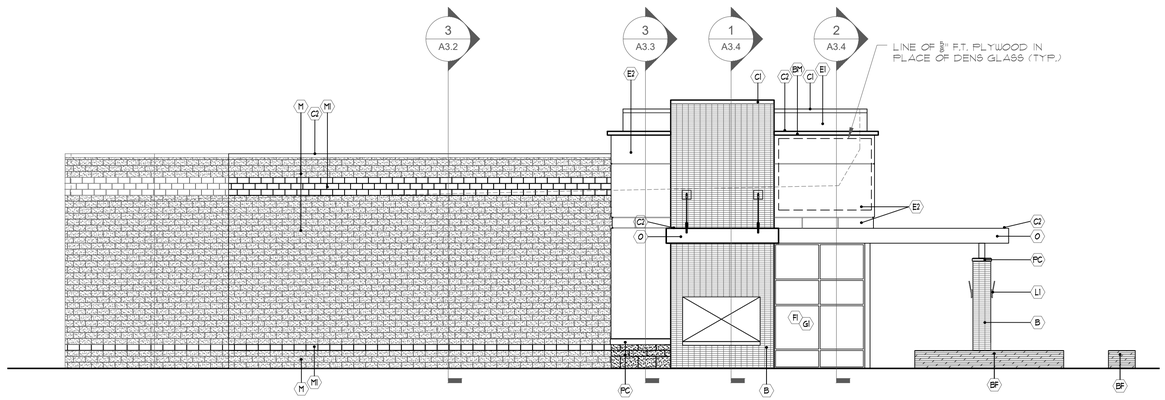
CHECKED BY: MAO

DATE: 08.13.2021

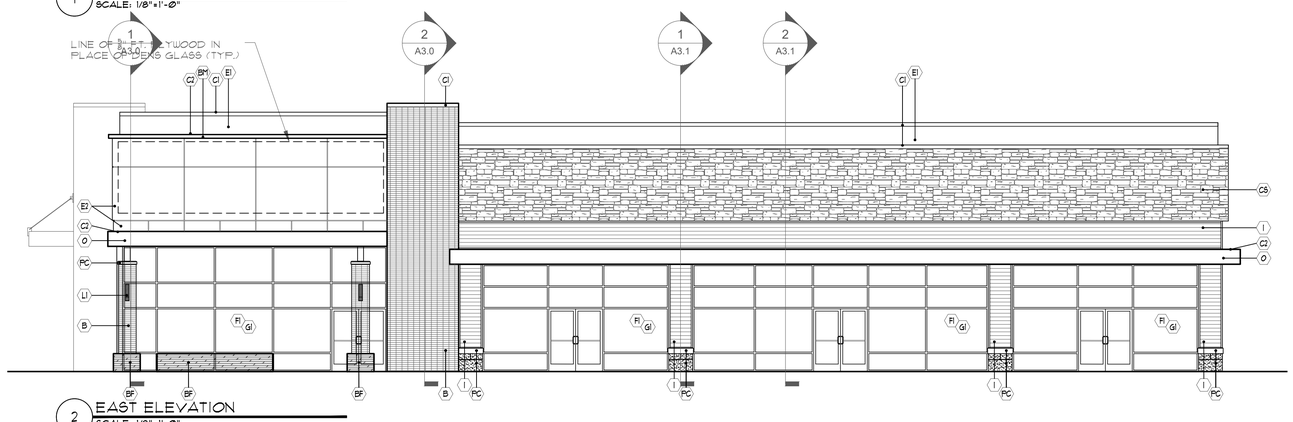
DRAWING NO.

C8.0

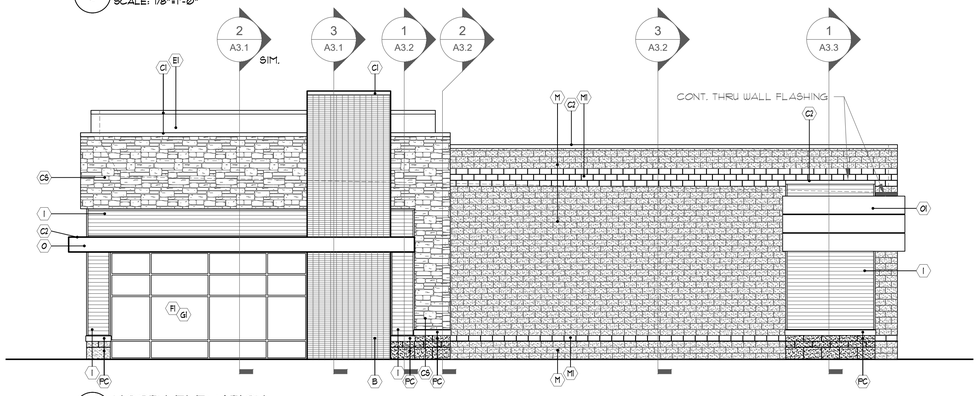
Attachment: SP-2019-16_A drawings 111821 (24838 : Sp-2019-16A)



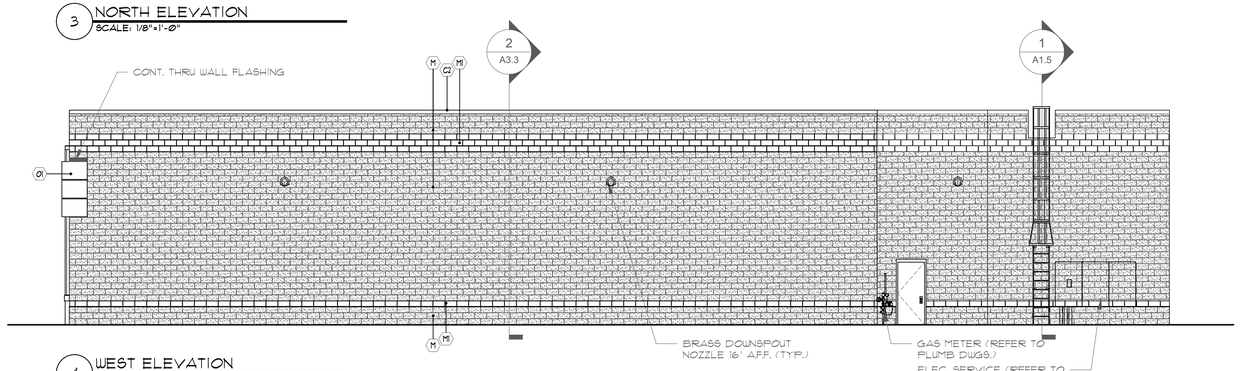
1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



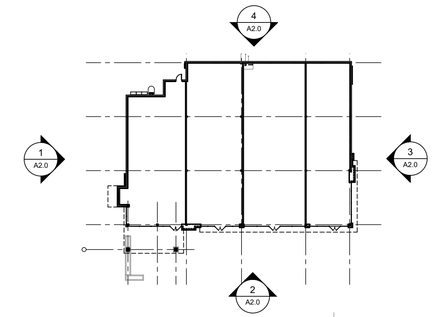
2 EAST ELEVATION
SCALE: 1/8"=1'-0"



3 NORTH ELEVATION
SCALE: 1/8"=1'-0"



4 WEST ELEVATION
SCALE: 1/8"=1'-0"



KEY PLAN
N.T.S.

ELEVATION KEY NOTES

COPING

C1 — PREFINISHED METAL DRIP EDGE / GRAVELSTOP, CLEAR ANODIZED ALUM.

C2 — PREFINISHED METAL DRIP EDGE / GRAVELSTOP , ATAS Ø3 MEDIUM BRONZE

ALUMINUM STOREFRONT FRAMING

FI — ALUMINUM FRAMING : COLOR: MEDIUM BRONZE

GLASS

GI — DOUBLE PANE 1" INSULATED GLASS -COLOR CLEAR

EIFS

E1 — EIFS COLOR: DRYVIT -612 MOONLIGHT- SANDPEBBLE FINISH DRYVIT OUTSULATION MD SYSTEM WITH BACKSTOP NT OR ARCHITECT APPROVED EQUAL

E2 — EIFS COLOR: DRYVIT -614 SMOKE SIGNAL - SANDBLAST FINISH - DRYVIT OUTSULATION MD SYSTEM WITH BACKSTOP NT OR ARCHITECT APPROVED EQUAL

CMU:

M — "BARNES & CONE" -8" GROUND FACE WITH INTEGRAL COLOR AND WATER REPELLANT COLOR: YUMA

M1 — "BARNES & CONE" -8" SPLIT FACE (INSET ¼") WITH INTEGRAL COLOR AND WATER REPELLANT COLOR: YUMA

BRICK

B — BRICK 1- "BELDEN" MODULAR COLOR #853I -STACKED BOND PATTERN (CONTRACTOR TO SEND SAMPLE FOR ARCHITECT APPROVAL PRIOR TO ORDERING)

CULTURED STONE

CS — CULTURED STONE - HEWN STONE COLOR FOUNDATION

OMEGA-LITE - 1 PIECE TIGHT FIT SYSTEM

O — OMEGA-LITE -1-PEICE TIGHT FIT H MOLDING SYSTEM WITH MITERED CORNERS COLOR: ATAS Ø3 MEDIUM BRONZE

O1 — OMEGA-LITE -1-PEICE TIGHT FIT H MOLDING SYSTEM WITH MITERED CORNERS COLOR: ASCOT WHITE

IPE WOOD RAINSCREEN

I — IPE BRAZILIAN WALNUT 1X6 (FINISHED 3/4" X 5½") PLUS WOOD RAINSCREEN SIDING WITH CONCEALED FASTENERS -STAINLESS STEEL SCREWS, IPE ALUM. TRIM / **ATAS MEDIUM BRONZE** / TO ALL OUTSIDE CORNERS/END TRIM. RUB WOOD WITH MEISTERS UV OIL PER IPE SPEC'S & WAX ALL CUTS PER MFG SPECIFICATIONS
CONTRACTOR TO PROVIDE RANDOM COLOR PATTERN THROUGHOUT FACADE DO NOT GROUP SAME COLORS OF IPE TOGETHER

PRE-CAST

PC — PRE-CAST - "ROCKCAST" COLOR: BUFFSTONE

CONCRETE

BF — CONCRETE PLANTER - BOARD FORMED PER SPECIFICATIONS ON A1.1

EXTERIOR LIGHT FIXTURE

LI — "MODERN FORMS" -BLADE , 22" COLOR BLACK LED SCONSE LIGHT

BREAK METAL

BM — Ø5Ø ALUMINUM BREAK METAL -COLOR: ATAS Ø3 MEDIUM BRONZE

METAL PAINT

MA — SHERWIN WILLIAMS - SHER-CRYL HIGH PERFORMANCE ACRYLIC, SEMI GLOSS FINISH - SURFACE PREPARATION:
ALUMINUM/GALVANIZED -SSPC-SP1
IRON/STEEL -SSPC-SP2

CP — CMU PAINT:

PRIMER: LOXON BLOCK SURFACER, 2nd COAT LOXON XP TINTED TO FINISH COLOR, FINAL COAT SHERWIN WILLIAMS SUPER PAINT COLOR:

GENERAL NOTES:

1. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL FINISH MATERIALS TO ARCHITECT'S OFFICE FOR APPROVALS, PRIOR TO CONSTRUCTION.

2. WITH OWNER'S APPROVAL, CONTRACTOR MAY SUBMIT TO ARCHITECT, ALTERNATE MANUFACTURER FINISH PRODUCTS FOR SUBMITTAL APPROVAL. OWNER/ARCHITECT RESERVE THE RIGHT TO REJECT ANY OR ALL ALTERNATES.

3. CONTRACTOR TO COORDINATE WITH ARCHITECT'S OFFICE AND LANDLORD, COLOR AND FINISH MATERIALS SPECIFICATIONS AND THEIR INTENDED LOCATIONS, PRIOR TO INSTALLATION AND CONSTRUCTION.

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
	,	,	
	,	,	

SPECIAL INFORMATION:
THIS DRAWING PREPARED FOR TENANT IMPROVEMENTS TO AN EXISTING BUILDING OR BUILDING CONSTRUCTED BY OTHERS I IS UNDERSTOOD THAT ANY WARRANTY INFORMATION CONCERNING EQUIPMENT INSTALLED MUST BE FORWARDED TO THE OWNER AND THAT ANY AND ALL CONTRACTORS SHALL GUARANTEE THEIR WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNERS ACCEPTANCE.

NOTICE
UNAUTHORIZED ALTERATIONS OF THIS DOCUMENT ARE IN VIOLATION OF SECTION #7209 OF THE STATE EDUCATION LAW.

JAMES ALLEN RUMSEY
ARCHITECT

PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE. BUFFALO, NY 142
BUFFALO, NY 14202
(716) 886-0211

PROPERTY NUMBER: 5229
ARI 10,624 GS

SHELL

PLAZA
3030 NIAGARA FALLS BLVD.
AMHERST, NY

SEAL:

TITL
EXTERIOR ELEVATION

DRAWN BY: CAR
CHECKED BY: JAR
DATE: 7.23.21

DRAWING N
A2.0

Attachment: SP-2019-16 A drawings 111821 (24838 : Sp-2019-16A)

M:\BENDERSON\5229 - FORMER CLASSIC FENCE\SHELL\CHIPOTLE SHELL\ARCH\5229 10.5K SHELL_SHEETS.DWG, LAYOUT: A2.0, 8/4/2021 4:58:58 PM

Attachment: SP-2019-16 A drawings 111821 (24838 : Sp-2019-16A)

Attachment: SP-2019-16 A drawings 111821 (24838 : Sp-2019-16A)

Attachment: SP-2019-16 A drawings 111821 (24838 : Sp-2019-16A)

Attachment: SP-2015-16_A drawings 111521 (2429 : Sp-2015-16A)

Attachment: SP-2015-14_A drawings 111821 (2483 : Sp-2015-14A)

Attachment: SP-2019-16_A drawings 111821 (2683 : Sp-2019-16A)

Attachment: SP-2015-16_Attorneys 113351 (24639 : Sp-2015-16A)

Attachment: SP-2019-16 A drawings 111521 (2483 : Sp-2019-14A)

DRAFT

(11/18/21)

SEQR
Negative Declaration

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency:	Town of Amherst Planning Board	**Project:**	SP-2019-19_A
Address:	5583 Main Street Williamsville, NY 14221 (716) 631-7051	**Date:**	November 18, 2021

This notice is issued pursuant to Part 617 and Local Law #3-82, as amended, of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The Lead Agency has determined that the proposed action described below will not have a significant adverse effect on the environment.

Title of Action: Site Plan Review

SEQR Status: EAF completed, unlisted action.

Description of Action: Proposed 10, 624 ± sq. ft. retail/restaurant building with associated parking spaces. Approximately 5,872 sf of the 10,624 sq. ft. will be dedicated to retail space, and the remaining 4,752 sf will be dedicated to a restaurant use. The proposed building can be accessed directly by a curb cut on Niagara Falls Boulevard, or by the curb cut located at the Delta Sonic entrance at 3100 Niagara Falls Boulevard. The project site is connected to the Delta Sonic development by a two-way, internal access roadway. Work will include the site improvements not specifically stated above, including, stormwater, utilities, grading, lighting, paving, and landscaping.

Location: 3030 Niagara Falls Boulevard, Amherst, Erie County

Petitioner: Benderson Development Company, LLC

Attachment: SP-2019-16_A_draft neg dec_111821 (24838 : Sp-2019-16A)

Reasons Supporting This Determination

Based on information submitted by the applicant including a Full Environmental Assessment Form (EAF) - Part I, (as amended) and a complete site plan application, a preliminary staff analysis was undertaken. Compared to the criteria listed in Section 617.7, all indications are that this action will not have a significant impact on the environment, as follows:

1. The project is not expected to cause a substantial adverse change in existing air quality, ground or surface water quality or quantity, or noise levels; a substantial increase in solid waste production; or a substantial increase in the potential for erosion, flooding, leaching or drainage problems. The Engineering Department on September 27, 2021 reviewed the Grading, Drainage and Utility Plans submitted on September 8, 2021, Engineer's Report submitted on September 8, 2021, and Erosion Control Plan submitted on September 8, 2021 and

   The Stormwater Pollution Prevention Plan (SWPPP) submitted on _____ was also reviewed. Based on its review of these documents, the Department has determined that the project has or will have met all applicable requirements and has no objection to its approval.

2. The project will not result in the removal or destruction of large quantities of vegetation or fauna; or in significant adverse impacts to fish or wildlife species, habitats or other natural resources. The Planning Department reviewed a Landscape Plan submitted on September 8, 2021 and determined that it meets or exceeds Zoning Ordinance requirements for greenspace. The Landscape Plan has or will have met all Zoning Ordinance and Town requirements for landscaping.

3. The project is not expected to create any material conflict with the Town Comprehensive Plan. The Building Department in their review of October 13, 2021 and the Planning Department in their review of October 1, 2021 has reviewed the application documents, and determined that the subject project has or will have met all International Building Code – 2015 and Zoning Ordinance regulations.

4. The project is within an area identified by the State as having potential archaeological or historical significance. However, the site has been previously disturbed, therefore, the project will not impair the character or quality of important historical resources.

5. The project will not impair the character or quality of important aesthetic resources or of existing community or neighborhood character. The project is located in the General Business (GB) zoning district; neighboring uses are a bank to the north, an animal hospital to the south, a commercial plaza to the east, and single family homes to the west and all zoned General Business (GB) ; therefore, the project is consistent with surrounding land use.

6. The proposed development will include approximately 11,000 square feet of gross commercial space for two restaurants and a retail business, which will not cause a major change in the use of either the quantity or type of energy.

Attachment: SP-2019-16_A_draft neg dec_111821 (24838 : Sp-2019-16A)

7. The project will not create any hazard to human health. The Fire Chief's Association on October 25, 2021, has reviewed the project and has no objection to the approval of the site plan, as all requirements of this agency has or will have been met.

8. The project will not cause a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses. A 10,624 square foot building with associated parking and landscape improvements will be consistent with the scale of surrounding land uses.

9. The function of the proposed 10,624 square foot building with associated parking and landscape improvements will not significantly increase the number of people using the site over its previous level of use.

10. Review by the Town Traffic/Safety Board dated October 1, 2021, and Erie County Dept. of Public Works indicates that significant negative traffic impacts are not expected to result from the proposed project.

11. A coordinated review of the project has been undertaken by Town Departments including, in addition to those mentioned above, Highway on October 14, 2021, Assessor on September 22, 2021, Plumbing Division on September 27, 2021, and Right-of-Way Agent on September 28, 2021. These reviews did not identify any potential significant adverse environmental issues and indicated that the proposal will not have a significant damaging impact on the environment.

12. Issues not specifically mentioned above and/or those not specifically reviewed were not raised by Town departments, outside agencies or the public and are not determined to cause significant negative environmental impacts.

Planning Board Approval
Moved by: ; Seconded by: Ayes; Noes Absent

_____ _____
signature & title of preparer Date

_____ _____
Robert J. Gilmour, Planning Board Chair Date

TV/ac
X:\Current_Planning\Files\Site Plans\2019\SP-2019-16_A_(3030_Niagra_Falls_Blvd)_2021\SP-2019-16_A_draft neg dec_111821.doc
cc: Amherst Town Clerk
Building Department
Engineering
Fire Chiefs'
Highway
Traffic/Safety
ECDEP
NYSDOT (if on state hwy.)
James Boglioli, Benderson Development Co., LLC, 570 Delaware Ave., Buffalo, NY 14202
James Rumsey, Benderson Development Co., LLC, 570 Delaware Ave., Buffalo, NY 14202

Attachment: SP-2019-16_A_draft neg dec_111821 (24838 : Sp-2019-16A)

DRAFT (11/18/21)
TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2019-16A

PETITIONER

Benderson Development Company, LLC
570 Delaware Avenue
Buffalo, New York 14202

PROPERTY LOCATION

3030 Niagara Falls Boulevard

WHEREAS, the Town of Amherst Planning Board on Thursday, November 18, 2021 held a remote public hearing on a Site Plan for a 10,624 square foot building with associated parking and landscape improvements, and

WHEREAS, the Planning Board reviewed the plans and specifications for the proposed project, and

WHEREAS, the Site Plan was referred to the Town's various review agencies, and

WHEREAS, in accordance with Section 8-7-9 of the Zoning Ordinance, the Planning Board finds that:

A. The proposed site plan is consistent with the development plan if one is required.

B. The proposed site plan is consistent with the purpose and specific requirements of the Zoning Ordinance and generally consistent with the policies of the Comprehensive Plan.

C. Adequate services and utilities will be available prior to occupancy.

D. The site plan is consistent with all other applicable laws.

E. Pursuant to Local Law #3-82, as amended, the Planning Board has determined that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

F. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act may be waived because the parcel is developed.

NOW THEREFORE BE IT RESOLVED that in accordance with 6 NYCRR, Part 617 and Local Law #3-82, as amended, the Planning Board has issued a Negative Declaration attached hereto, and

BE IT FURTHER RESOLVED that the Planning Board, in accordance with Section 8-7 of the Zoning Ordinance **approves/denies** said Site Plan subject to the following conditions:

Attachment: SP-2019-16_A_draft resolution_111821 (24838 : Sp-2019-16A)

DRAFT (11/18/21)
TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2019-16A

PETITIONER	PROPERTY LOCATION
Benderson Development Company, LLC	3030 Niagara Falls Boulevard

1. That the consideration of signs is specifically excluded from this approval as they require a separate review and approval by the Town.

2. That all dumpsters/trash containers and all mechanical equipment, utility structures, multiple meter boards, generators, and similar appurtenances, including those which are mounted on any part of a primary structure shall be appropriately screened with a fence, wall, and/or landscaping. Provide gate on dumpster enclosure that shall be closed whenever dumpster is not being serviced, enclosure shall be high enough to screen the dumpster(s) within.

3. That as-built record drawings, including location of utilities, be provided to the Engineering Department prior to issuance of a Certificate of Occupancy by the Building Department.

The foregoing resolution was adopted by the Town of Amherst Planning Board, _____; moved by - _____; seconded by - _____; ayes _, noes _; absent - ____.

_____ _____
Robert J. Gilmour, Chair Date

TV/ac
X:\Current_Planning\Files\Site Plans\2019\SP-2019-16_A_(3030_Niagra_Falls_Blvd)_2021\SP-2019-16_A_draft resolution_111821.doc_
cc: Town Clerk
Commissioner of Building
Town Engineer
Fire Chiefs
Traffic/Safety
Highway Superintendent
ECDEP
NYSDOT
NYSDEC
James Boglioli, Benderson Development Co., LLC, 570 Delaware Ave., Buffalo, NY 14202
James Rumsey, Benderson Development Co., LLC, 570 Delaware Ave., Buffalo, NY 14202

Approved Plan: _____
Received: _____

Attachment: SP-2019-16_A_draft resolution_111821 (24838 : Sp-2019-16A)

Amherst

Town of Amherst Planning Department *Erie County, New York*

Brian J. Kulpa
Supervisor

Daniel C. Howard, A
Planning Directo

Daniel J. Ulatowski, A
Assistant Planning Dir

NOV23'21 A11:21 RCVD

SEQR
Negative Declaration

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency:	Town of Amherst Planning Board	**Project:**	SP-2019-16_A
Address:	5583 Main Street Williamsville, NY 14221 (716) 631-7051	**Date:**	November 18, 2021

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Location: 3030 Niagara Falls Boulevard, Amherst, Erie County

Petitioner: Benderson Development Company, LLC

Attachment: SP-2019-16_A signed neg dec 111821 (24838 : Sp-2019-16A)

REASONS SUPPORTING THIS DETERMINATION

NOV29'21 AM11:21 RCVD

Based on information submitted by the applicant including a Full Environmental Assessment Form (EAF) - Part I, (as amended) and a complete site plan application, a preliminary staff analysis was undertaken. Compared to the criteria listed in Section 617.7, all indications are that this action will not have a significant impact on the environment, as follows:

1. The project is not expected to cause a substantial adverse change in existing air quality, ground or surface water quality or quantity, or noise levels; a substantial increase in solid waste production; or a substantial increase in the potential for erosion, flooding, leaching or drainage problems. The Engineering Department on September 27, 2021 reviewed the Grading, Drainage and Utility Plans submitted on September 8, 2021, Engineer's Report submitted on September 8, 2021, Erosion Control Plan submitted on September 8, 2021 and the Stormwater Pollution Prevention Plan (SWPPP) submitted on November 17, 2021. Based on its review of these documents, the Engineering Department has determined that the project has or will have met all applicable requirements and has no objection to its approval.

2. The project will not result in the removal or destruction of large quantities of vegetation or fauna; or in significant adverse impacts to fish or wildlife species, habitats or other natural resources. The Planning Department reviewed a Landscape Plan submitted on September 8, 2021 and determined that it meets or exceeds Zoning Ordinance requirements for greenspace. The Landscape Plan has or will have met all Zoning Ordinance and Town requirements for landscaping.

3. The project is not expected to create any material conflict with the Town Comprehensive Plan. The Building Department in their review of October 13, 2021 and the Planning Department in their review of October 1, 2021 has reviewed the application documents, and determined that the subject project has or will have met all International Building Code – 2015 and Zoning Ordinance regulations.

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5. The project will not impair the character or quality of important aesthetic resources or existing community or neighborhood character. The project is located in the General Business (GB) zoning district; neighboring uses are a bank to the north, an animal hospital to the south, a commercial plaza to the east, and single-family homes to the west and all zoned General Business (GB); therefore, the project is consistent with surrounding land use.

6. The proposed development will include approximately 11,000 square feet of gross commercial space for two restaurants and a retail business, which will not cause a major change in the use of either the quantity or type of energy.

7. The project will not create any hazard to human health. The Fire Chief's Association on October 25, 2021, has reviewed the project and has no objection to the approval of the site plan, as all requirements of this agency has or will have been met.

Attachment: SP-2019-16_A signed neg dec 111821 (24838 : Sp-2019-16A)

NOV29'21 AM11:21 RCVD

8. The project will not cause a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses. A 10,624 square foot commercial building with associated parking and landscape improvements will be consistent with the scale of surrounding land uses.

9. The function of the proposed 10,624 square foot building with associated parking and landscape improvements will not significantly increase the number of people using the site over its previous level of use.

10. Review by the Town Traffic/Safety Board dated October 1, 2021, and Erie County Dept. of Public Works indicates that significant negative traffic impacts are not expected to result from the proposed project.

11. A coordinated review of the project has been undertaken by Town Departments including, in addition to those mentioned above, Highway on October 14, 2021, Assessor on September 22, 2021, Plumbing Division on September 27, 2021, and Right-of-Way Agent on September 28, 2021. These reviews did not identify any potential significant adverse environmental issues and indicated that the proposal will not have a significant damaging impact on the environment.

12. Issues not specifically mentioned above and/or those not specifically reviewed were not raised by Town departments, outside agencies or the public and are not determined to cause significant negative environmental impacts.

Planning Board Approval
Moved by Giuliani; Seconded by Raffaele Ayes 6; Noes 0; Abstain 1 (Chmiel)

Thomas J. Voigt Assistant Planner — 11/22/21
signature & title of preparer — Date

Robert J. Gilmour, Planning Board Chair — 11-23-21
Date

TV/ac
X:\Current_Planning\Files\Site Plans\2019\SP-2019-16_A_(3030_Niagra_Falls_Blvd)_2021\SP-2019-16_A_neg dec_111821.docx
cc: Amherst Town Clerk
Building Department
Engineering
Fire Chiefs'
Highway
Traffic/Safety
ECDEP
NYSDOT
James Boglioli, Benderson Development Co., LLC, 570 Delaware Ave., Buffalo, NY 14202
James Rumsey, Benderson Development Co., LLC, 570 Delaware Ave., Buffalo, NY 14202

Attachment: SP-2019-16_A signed neg dec 111821 (24838 : Sp-2019-16A)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2019-16A

PETITIONER

Benderson Development Company, LLC
570 Delaware Avenue
Buffalo, New York 14202

PROPERTY LOCATION

3030 Niagara Falls Boulevard

NOV23'21 AM11:22 RCVD

WHEREAS, the Town of Amherst Planning Board on Thursday, November 18, 2021 held a remote public hearing on a Site Plan for a 10,624 square foot retail/restaurant building with associated vehicle use areas and landscape improvements, and

WHEREAS, the Planning Board reviewed the plans and specifications for the proposed project, and

WHEREAS, the Site Plan was referred to the Town's various review agencies, and

WHEREAS, in accordance with Section 8-7-9 of the Zoning Ordinance, the Planning Board finds that:

A. The proposed site plan is consistent with the development plan if one is required.

B. The proposed site plan is consistent with the purpose and specific requirements of the Zoning Ordinance and generally consistent with the policies of the Comprehensive Plan.

C. Adequate services and utilities will be available prior to occupancy.

D. The site plan is consistent with all other applicable laws.

E. Pursuant to Local Law #3-82, as amended, the Planning Board has determined that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

F. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act may be waived because the parcel is developed.

NOW THEREFORE BE IT RESOLVED that in accordance with 6 NYCRR, Part 617 and Local Law #3-82, as amended, the Planning Board has issued a Negative Declaration attached hereto, and

BE IT FURTHER RESOLVED that the Planning Board, in accordance with Section 8-7 of the Zoning Ordinance approves said Site Plan subject to the following conditions:

1. That the consideration of signs is specifically excluded from this approval as they require a separate review and approval by the Town.

Attachment: SP-2019-16_A signed resolution 111821 (24838 : Sp-2019-16A)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2019-16A

PETITIONER

Benderson Development Company, LLC

PROPERTY LOCATION

3030 Niagara Falls Boulevard

NOV23'21 AM11:22 RCVD

2. That all dumpsters/trash containers and all mechanical equipment, utility structures, multiple meter boards, generators, and similar appurtenances, including those which are mounted on any part of a primary structure shall be appropriately screened with a fence, wall, and/or landscaping. Provide gate on dumpster enclosure that shall be closed whenever dumpster is not being serviced, enclosure shall be high enough to screen the dumpster(s) within.

3. That as-built record drawings, including location of utilities, be provided to the Engineering Department prior to issuance of a Certificate of Occupancy by the Building Department.

4. That the petitioner address the comments in the Engineering Department letter dated November 15, 2021 to the satisfaction of that department.

5. That the petitioner address the comments from the Planning Department and Zoning Enforcement Officer, in the Planning Department letter dated November 17, 2021 to the satisfaction of the respective parties.

6. That the petitioner address the comments in the Stormwater Management Officer letter dated November 17, 2021 to the satisfaction of the Officer.

7. That any permits required for work within the Niagara Falls Boulevard right-of-way be obtained from the New York State Department of Transportation.

The foregoing resolution was adopted by the Town of Amherst Planning Board, November 18, 2021; moved by Giuliani; seconded by Raffaele; ayes 6, noes 0; abstain 1 (Chmiel).

Robert J. Gilmour, Chair — Date 11-23-21

TV/ac
X:\Current_Planning\Files\Site Plans\2019\SP-2019-16_A_(3030_Niagra_Falls_Blvd)_2021\SP-2019-16_A_resolution_111821.doc_

cc: Town Clerk
Commissioner of Building
Town Engineer
Fire Chiefs
Traffic/Safety
Highway Superintendent
ECDEP
NYSDOT
James Boglioli, Benderson Development Co., LLC, 570 Delaware Ave., Buffalo, NY 14202
James Rumsey, Benderson Development Co., LLC, 570 Delaware Ave., Buffalo, NY 14202

Approved Plan: October 21, 2021
Received: November 10, 2021

Attachment: SP-2019-16_A signed resolution 111821 (24838 : Sp-2019-16A)

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

Meeting: 11/18/21 06:30 PM
Department: Planning
Category: Site Plan and Relief from Conditions of Site Plan
Prepared By: Amy Carrato
Initiator: Dan Howard
Sponsors:
DOC ID: 24839 A

TABLED

PLANNING BOARD ITEM (ID # 24839)

Proposed Townhome Development, SP-2021-22

Property located at 39 & 41 Georgian Lane
Georgian Townhomes LLC, Petitioner

Proposed is the construction of seven (7) residential townhouse buildings (four buildings with six units and three buildings with four units) with attached garages for a total of 36, 2-bedroom units on the currently vacant 4.0 acre parcel. Included in the development will be a private drive lane with visitor parking, utility, lighting and landscape improvements.

No comments were heard on this proposal.

Mr. Chmiel moved to adjourn the proposal at the petitioners request. The motion was seconded by Mr. Giuliani and carried. Ayes 7, Noes 0.

COMMENTS - Current Meeting:

Adjourned until a date to be determined

ATTACHMENTS:

- SP-2021-22 application 111821 (PDF)
- SP-2021-22 drawings 111821 (PDF)
- SP-2021-22_draft neg dec_111821 (PDF)
- SP-2021-22_draft resolution_111821 (PDF)

RESULT:	**ADJOURNED [UNANIMOUS]**
MOVER:	Michael Chmiel, Board Member
SECONDER:	Dal Giuliani, Board Member
AYES:	Gilmour, Chmiel, Gelber, Gill, Giuliani, Penberthy, Raffaele Jr.

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Major Site Plan Review

For Official Use

File #: _____ **Acreage** _____ **Fee $** _____

Address Verified by Assessor's Office _____ VERIFIED BY DATE

Materials Received by Planning Department _____ RECEIVED BY DATE

Fee Paid to Town Clerk _____ RECEIVED BY DATE

Site Plan Review		**Fill In Applicable Fees**
1 acre or less	$1,250.00	_____
Each additional acre or fraction thereof	$ 650.00/acre	_____
Amendments to Site Plans	$1,200.00	_____
Request for Relief of / Change to Conditions of Site Plan Approval	$1,200.00	_____
Request for Extension of Site Plan Approval	$ 450.00	_____
Stormwater Pollution Prevention Plan		
1 - 4.99 Acres	$ 500.00	_____
5 - 10 Acres	$ 750.00	_____
>10 Acres	$1,000.00	_____
Affidavit Fee for Public Hearing	$ 15.00	_____
	TOTAL FEE:	**$**_____

To Be Completed By Applicant

Petitioner:

Name: Georgian Townhomes, LLC

Address: 2040 Military Road

Tonawanada, NY 14150

city state zip code

Phone: 716-551-0460 Fax: _____

E Mail: harry@hmpbuilders.com

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

MAJOR SITE PLAN APPLICATION (con't) ***Page 2***

Representative (Architect, Engineer, Landscape Architect, Surveyor, or Attorney)**:**

Name: Carmina Wood Morris, DPC

Address: 487 Main Street, Suite 500

Buffalo NY 14203
city state zip code

Phone: 716-842-3165 Fax:

E Mail: cwood@cwm-ae.com

Project Location (must be verified by Town Assessor's Office)**:**

Address: 41 Georgian Lane

Amherst, NY 14221

SBL No(s): 55.16-2-28.1

Project Name: Georgian Townhomes

Project Description: Proposed is the construction of seven (7) residential townhouse buildings with attached garages for a total of 36, 2-bedroom units. Included in the development will be a private drive lane with visitor parking, utility, lighting and landscape improvements.

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

If this petition is an amendment to a previously approved site plan, please describe the proposed changes (include type and size of existing structures and number of existing parking spaces):

	existing	proposed	total
Gross Floor Area (non-residential):			
Gross Floor Area Residential:	0	2,000 sf +/- per unit	72,000 sf +/-
Number of Residential Units:	0	36	36
Number of Parking Spaces:	0	62 (and 36 garages)	98

Acreage of Parcel: 3.84 ac

(list each parcel separately)

Frontage on Public Roads: 296.21 feet on Georgian Lane

(list each road separately)

Existing Zoning District(s) MFR-5

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
Georgian Townhomes

Project Location (describe, and attach a location map):
41 Georgian Lane Amherst, NY 14221 (SBL 55.16-2-28.1)

Brief Description of Proposed Action:
Proposed is the construction of seven (7) residential townhouse buildings with attached garages for a total of 36, 2-bedroom units on the currently vacant 4.0 acre parcel. Included in the development will be a private drive lane with visitor parking, utility, lighting and landscape improvements. The site is currently zoned MFR-5 which allows for this type of development.

Name of Applicant or Sponsor:	Telephone: 716-551-0460
Georgian Townhomes, LLC	E-Mail: harry@hmpbuilders.com

Address:
2040 Military Road

City/PO:	State:	Zip Code:
Tonawanda	New York	14150

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYSDEC SPDES, ECDOH approval, ECWA approval	☐	☑

3. a. Total acreage of the site of the proposed action? 3.8 acres
   b. Total acreage to be physically disturbed? 3.7 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 3.8 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	☐	☑
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	☐	☑
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☑
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ It was determined all wetlands delineated on site are non-jurisdiction by the USACOE. _____ _____		

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: Stormwater runoff from the project site will drain to the existing Town of Amherst storm sewer system along Georgian Lane.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☐	☑
If Yes, explain the purpose and size of the impoundment: Stormwater runoff will be collected and detained on site in a dry stormwater detention basin. Runoff discharge from the basin will be controlled to a rate at or below existing runoff flowrates.		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☑	☐
If Yes, describe:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Patrick Sheedy Jr, PE - Carmina Wood Morris, DPC Date: 9/20/21

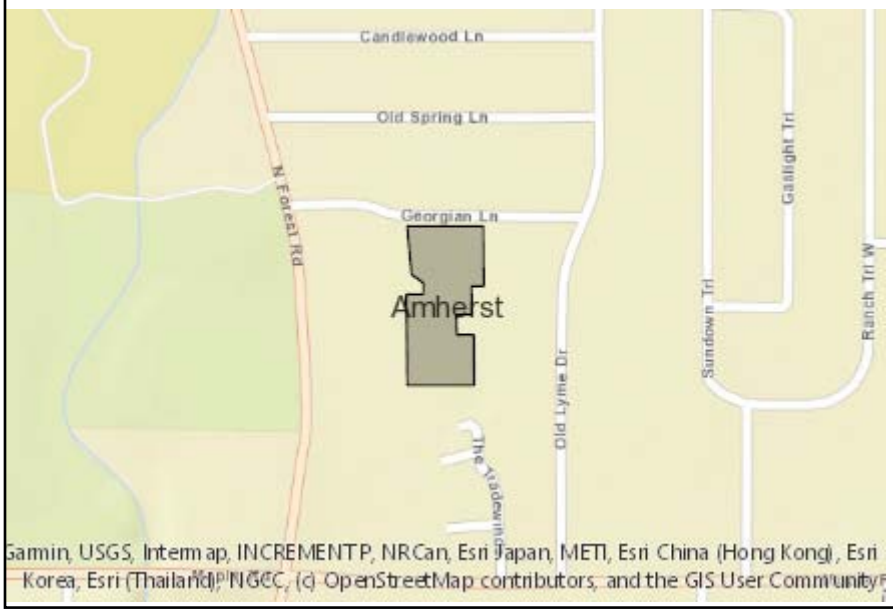
Signature: _____ Title: project civil engineer

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

PRINT FORM

EAF Mapper Summary Report

Saturday, September 11, 2021 5:27 PM



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

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

TOWN OF AMHERST ATTACHMENT
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM

1. For each applicable category of proposed new structures, including additions to existing structures, provide the following information for all soil types on the project site (*according to Soil Survey of Erie County, NY; Table 11, Building Site Development, pp 294-305):*

Soil Name	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets
Lakemont silt loam	✓	✓			✓
Urban Land Odessa	✓	✓			✓

2. If the Soil survey indicates either "severe" or "moderate" suitability for the proposed types of construction, a geotechnical and hydrological analysis based on one test per 3.5 acres of project area must be provided (per Town Board resolution, 3/17/03, amended 6/16/03).

_____ Geotechnical report attached ✓ Not applicable

3. Is your property located: On Youngs Road between Dodge and Klein Roads? ☐ Yes ☑ No
On Wehrle Dr. between Spindrift Dr. and Oakwood Rd? ☐ Yes ☑ No

If so, the property may be within an area of the Town that is affected by a moratorium on connections to the sanitary sewer system.

4. Are there alternative locations on the site for this project? ☐ Yes ☑ No

5. Location and size of real property owned by petitioner within one (1) mile of subject proposal:
41 Georgian Lane - 3.8 acres

6. Are you aware of current or future plans or intentions by others in the Town of Amherst to develop property within 1000± ft. of the present project request: ☐ Yes ☑ No

Describe_____

(Potential environmental impacts from adjacent or nearby projects undergoing the approval process will receive a coordinated environmental review to determine cumulative effects on common receivers (e.g. traffic and drainage corridors) and other relevant environmental concerns.)

7. Maximum number of vehicular trips to be generated per hour upon completion of project 26
Source: ITE Trip Generator

8. Will blasting occur during construction? ☐ Yes ☑ No

9. Does the project propose to connect and be tributary to the public sanitary sewer system? ☑ Yes ☐ No

10. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:

7,920 average flow 33,818 peak flow.

(Please note that average flows of 2,500 gpd or greater will require an Engineer's Report that includes a detailed downstream sewer capacity analysis and the identification of and commitment to required I/I offset work during peak wastewater flow conditions.)

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, BUFFALO DISTRICT
1776 NIAGARA STREET
BUFFALO, NEW YORK 14207-3199

August 16, 2021

Regulatory Branch

SUBJECT: Approved Jurisdictional Determination for Department of the Army Processing No. LRB-2021-00174

Erik Krull
Wetlands Investigation Co.
503 Maynard Drive
Buffalo, NY 14226

Dear Mr. Krull:

I have reviewed your request on behalf of Glendale Development for an approved jurisdictional determination (JD) for the 4-acre subject parcel located at 41 Georgian Lane, in the Town of Buffalo, Erie County, New York.

Enclosed is an approved JD which verifies the limits of waters of the U.S. within the subject parcel as depicted on Sheets 2 & 3 of 3. This approved JD will remain valid for a period of five (5) years from the date of this correspondence unless new information warrants revision of the approved JD before the expiration date. At the end of this period, a new aquatic resource delineation and JD will be required.

I have determined that the following aquatic resources are not waters of the U.S. as noted on the attached Interim Approved Jurisdictional Determination Form: LRB-2021-00174 Wetland A, LRB-2021-00174 Wetland B, and LRB-2021-00174 Wetland C. Therefore, these aquatic resources are not regulated under Section 404 of the Clean Water Act or Section 10 of the Rivers and Harbors Act of 1899. Department of the Army authorization is not required if you propose work or propose a discharge of dredged or fill material in these aquatic resources.

Further, this delineation/determination has been conducted to identify the limits of the Corps Clean Water Act jurisdiction for the particular site identified in your request. This delineation/determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985, as amended. If you or your tenant are United States Department of Agriculture (USDA) program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resource Conservation Service prior to starting work.

If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP)

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Regulatory Branch

SUBJECT: Approved Jurisdictional Determination for Department of the Army Processing No. LRB-2021-00174

fact sheet and Request for Appeal (RFA) form. If you request to appeal the above JD, you must submit a completed RFA form within 60 days of the date on this letter to the Great Lakes/Ohio River Division Office at the following address:

Suzanne Chubb
Regulatory Appeals Review Officer
US Army Corps of Engineers
Great Lakes and Ohio River Division
550 Main Street, Room 10-714
Cincinnati, Ohio 45202-3222
Phone: 513-684-7261 Fax: 513-684-2460

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete; that it meets the criteria for appeal under 33 C.F.R. part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by **October 16, 2021.**

It is not necessary to submit an RFA to the Division office if you do not object to the determination in this letter.

Questions pertaining to this matter should be directed to me at (716) 879-4240, by writing to the following address: U.S. Army Corps of Engineers, 1776 Niagara Street, Buffalo, New York 14207, or by e-mail at: Shaina.R.Souder@usace.army.mil

Sincerely,

Shaina Souder
Biologist

Enclosures

CC:
Glendale Development
2040 Military Road
Tonawanda, NY 14150

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE

I. ADMINISTRATIVE INFORMATION

Completion Date of Approved Jurisdictional Determination (AJD): August 16, 2021
ORM Number: LRB-2021-00174
Associated JDs: N/A.
Review Area Location[1]:
State/Territory: NY City: Buffalo County/Parish/Borough: Erie County
Center Coordinates of Review Area: Latitude 42.994076 Longitude -78.757488

II. FINDINGS

A. Summary: Check all that apply. At least one box from the following list MUST be selected. Complete the corresponding sections/tables and summarize data sources.

- ☐ The review area is comprised entirely of dry land (i.e., there are no waters or water features, including wetlands, of any kind in the entire review area). Rationale: N/A or describe rationale.
- ☐ There are "navigable waters of the United States" within Rivers and Harbors Act jurisdiction within the review area (complete table in section II.B).
- ☐ There are "waters of the United States" within Clean Water Act jurisdiction within the review area (complete appropriate tables in section II.C).
- ☒ There are waters or water features excluded from Clean Water Act jurisdiction within the review area (complete table in section II.D).

B. Rivers and Harbors Act of 1899 Section 10 (§ 10)[2]

§ 10 Name	§ 10 Size	§ 10 Criteria	Rationale for § 10 Determination
N/A	N/A	N/A	N/A

C. Clean Water Act Section 404

Territorial Seas and Traditional Navigable Waters ((a)(1) waters)[3]

(a)(1) Name	(a)(1) Size	(a)(1) Criteria	Rationale for (a)(1) Determination
N/A	N/A	N/A	N/A

Tributaries ((a)(2) waters):

(a)(2) Name	(a)(2) Size	(a)(2) Criteria	Rationale for (a)(2) Determination
N/A	N/A	N/A	N/A

Lakes and ponds, and impoundments of jurisdictional waters ((a)(3) waters):

(a)(3) Name	(a)(3) Size	(a)(3) Criteria	Rationale for (a)(3) Determination
N/A	N/A	N/A	N/A

Adjacent wetlands ((a)(4) waters):

(a)(4) Name	(a)(4) Size	(a)(4) Criteria	Rationale for (a)(4) Determination
N/A	N/A	N/A	N/A

[1] Map(s)/Figure(s) are attached to the AJD provided to the requestor.
[2] If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.
[3] A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where independent upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD form.
[4] Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps Districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.
[5] Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE

D. Excluded Waters or Features

Excluded waters ((b)(1) – (b)(12))[4]:

Exclusion Name	Exclusion Size	Exclusion[5]	Rationale for Exclusion Determination
LRB-2021-00174 Wetland A	0.102 acres	(b)(1) Non-adjacent wetland	Wetland A does not meet the definition of an (a)(1), (a)(2), (a)(3), or (a)(4) water. Wetland A does meet the definition of a wetland and the boundaries on the subject parcel are accurate as reported in the submitted report titled, "Wetland Delineation for 41 Georgian Lane, Amherst, NY, dated November 2020." As reported and observed during a Corps site inspection on June 15, 2021, the wetland is surrounded by uplands with no surface water connections observed. A stream is shown on some resources (NWI map and USGS topo maps), though upon further investigation of in-office resources, review during the site inspection, and as reported by the delineation report, the stream was re-routed into an underground stormwater system. It has been verified that there is no surface water connection allowing the water from the wetlands to connect to this underground storm system that was formerly a stream. The nearest (a)(2) water would be Ellicott Creek, which is approximately 1200 linear feet to the west of the site. Wetland A does not abut an (a)(1)-(a)(3) water, and is not separated from an (a)(1)-(a)(3) water by a natural berm or barrier. There is no mechanism for water exchange between the wetland and any other (a)(1)-(a)(3) water (inundation or flooding from typical storm events) in a

[1] Map(s)/Figure(s) are attached to the AJD provided to the requestor.
[2] If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.
[3] A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where independent upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD form.
[4] Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps Districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.
[5] Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE

			typical year. Based on the above discussion, a review of the submitted wetland delineation report, the Corps site visit on June 15, 2021, and an in-office resource review, it has been determined that Wetland A is a (b)(1) non-adjacent wetland.
LRB-2021-00174 Wetland B	0.513 acres	(b)(1) Non-adjacent wetland	Wetland B does not meet the definition of an (a)(1), (a)(2), (a)(3), or (a)(4) water. Wetland B does meet the definition of a wetland and the boundaries on the subject parcel are accurate as reported in the submitted report titled, "Wetland Delineation for 41 Georgian Lane, Amherst, NY, dated November 2020." As reported and observed during a Corps site inspection on June 15, 2021, the wetland is surrounded by uplands with no surface water connections observed. Since Wetland C is just south of Wetland B, the area was closely evaluated to determine whether Wetland B and C were connected or not. It was determined that Wetland B was completely separated by uplands with no flow to Wetland C. The nearest (a)(2) water would be Ellicott Creek, which is approximately 1200 linear feet to the west of the site. Wetland B does not abut an (a)(1)-(a)(3) water, and is not separated from an (a)(1)-(a)(3) water by a natural berm or barrier. There is no mechanism for water exchange between the wetland and any other (a)(1)-(a)(3) water (inundation or flooding from typical storm events) in a typical year. Based

[1] Map(s)/Figure(s) are attached to the AJD provided to the requestor.
[2] If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.
[3] A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where independent upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD form.
[4] Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps Districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.
[5] Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE

			on the above discussion, a review of the submitted wetland delineation report, the Corps site visit on June 15, 2021, and an in-office resource review, it has been determined that Wetland B is a (b)(1) non-adjacent wetland.
LRB-2021-00174 Wetland C	0.008 acres	(b)(1) Non-adjacent wetland	Wetland C does not meet the definition of an (a)(1), (a)(2), (a)(3), or (a)(4) water. Wetland C does meet the definition of a wetland and the boundaries on the subject parcel are accurate as reported in the submitted report titled, "Wetland Delineation for 41 Georgian Lane, Amherst, NY, dated November 2020." As reported and observed during a Corps site inspection on June 15, 2021, the wetland is surrounded by uplands with no surface water connections observed. The nearest (a)(2) water would be Ellicott Creek, which is approximately 1200 linear feet to the west of the site. Wetland C does not abut an (a)(1)-(a)(3) water, and is not separated from an (a)(1)-(a)(3) water by a natural berm or barrier. There is no mechanism for water exchange between the wetland and any other (a)(1)-(a)(3) water (inundation or flooding from typical storm events) in a typical year. Based on the above discussion, a review of the submitted wetland delineation report, the Corps site visit on June 15, 2021, and an in-office resource review, it has been determined that Wetland C is a (b)(1) non-adjacent wetland.

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

III. SUPPORTING INFORMATION

[1] Map(s)/Figure(s) are attached to the AJD provided to the requestor.
[2] If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.
[3] A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where independent upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD form.
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[5] Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.

U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE

A. Select/enter all resources that were used to aid in this determination and attach data/maps to this document and/or references/citations in the administrative record, as appropriate.

_X_ Information submitted by, or on behalf of, the applicant/consultant: "Wetland Delineation for 41 Georgian Lane, Amherst, NY, dated November 2020," submitted by Wetland Investigation Company.
This information *is* sufficient for purposes of this AJD.
Rationale: *N/A.*

___ Data sheets prepared by the Corps: *Title(s) and/or date(s).*

_X_ Photographs: *Oblique Imagery from Connect Explorer (https://explorer.pictometry.com/index.php) – dates: April 25, 2020 and May 6, 2002. Google Earth Aerials dated, September 22, 2018.*

_X_ Corps Site visit(s) conducted on: *June 15, 2021.*

___ Previous Jurisdictional Determinations (AJDs or PJDs): *ORM Number(s) and date(s).*

___ Antecedent Precipitation Tool: *provide detailed discussion in Section III.B.*

_X_ USDA NRCS Soil Survey: *https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx accessed and viewed study area on August 12, 2021.*

_X_ USFWS NWI maps: *https://fwsprimary.wim.usgs.gov/decoders/wetlands.aspx and https://www.fws.gov/wetlands/data/mapper.html, viewed study area on August 12, 2021.*

_X_ USGS topographic maps: *NY-Buffalo NE 1965, 2016, 2019, accessed on August 12, 2021 - https://ngmdb.usgs.gov/topoview/viewer/#15/43.0313/-78.7486.*

Other data sources used to aid in this determination:

Data Source (select)	Name and/or date and other relevant information
USGS Sources	N/A.
USDA Sources	N/A.
NOAA Sources	N/A.
USACE Sources	N/A.
State/Local/Tribal Sources	N/A.
Other Sources	N/A.

B. Typical year assessment(s): N/A – Since the wetlands were completely surrounded by uplands and there are no nearby (a)(1) to (a)(3) waters, no Antecedent Precipitation Tool report was needed to assess single-point time resources.

C. Additional comments to support AJD: Based on the above documentation and rationale, it has been determined that the study area includes three (3), (b)(1) non-adjacent wetlands – LRB-2021-00174 Wetland A, LRB-2021-00174 Wetland B, and LRB-2021-00174 Wetland C. All the above documentation supports these determinations.

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

[1] Map(s)/Figure(s) are attached to the AJD provided to the requestor.
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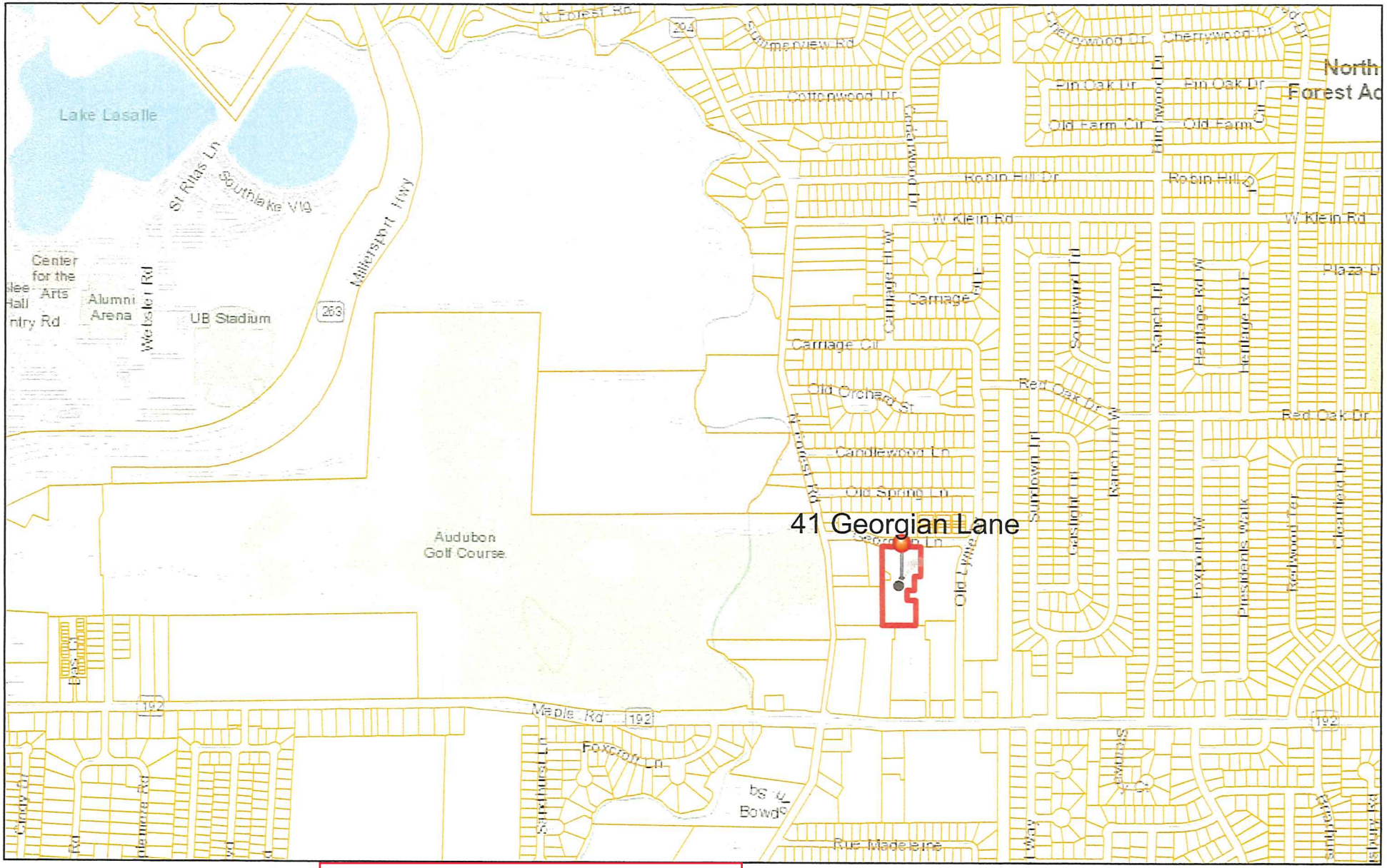
41 Georgian Lane - Location Map



Glendale Development
LRB-2021-00174
Erie County, New York
Quad: NY - Buffalo NE
Sheet 1 of 3

1/8/2021, 9:54:29 AM

Parcels

Municipal Boundaries

1:18,056

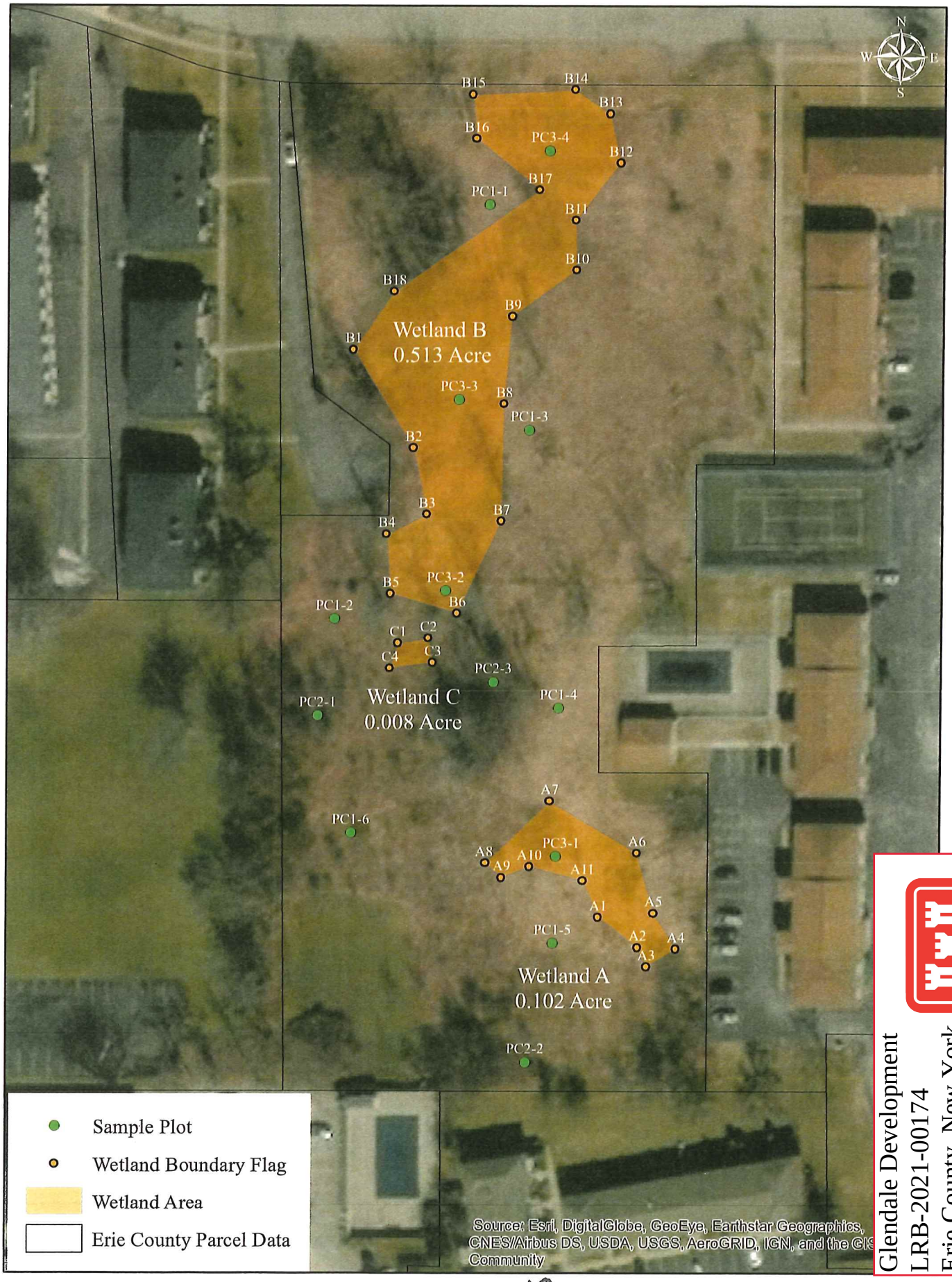
0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Province of Ontario, Ontario MNR, Esri Canada, Esri, HERE, Garmin, rcGIS y.gov

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

41 Georgian Lane Amherst NY - Wetland Boundary Map



0 37.5 75 150 225 300 Feet

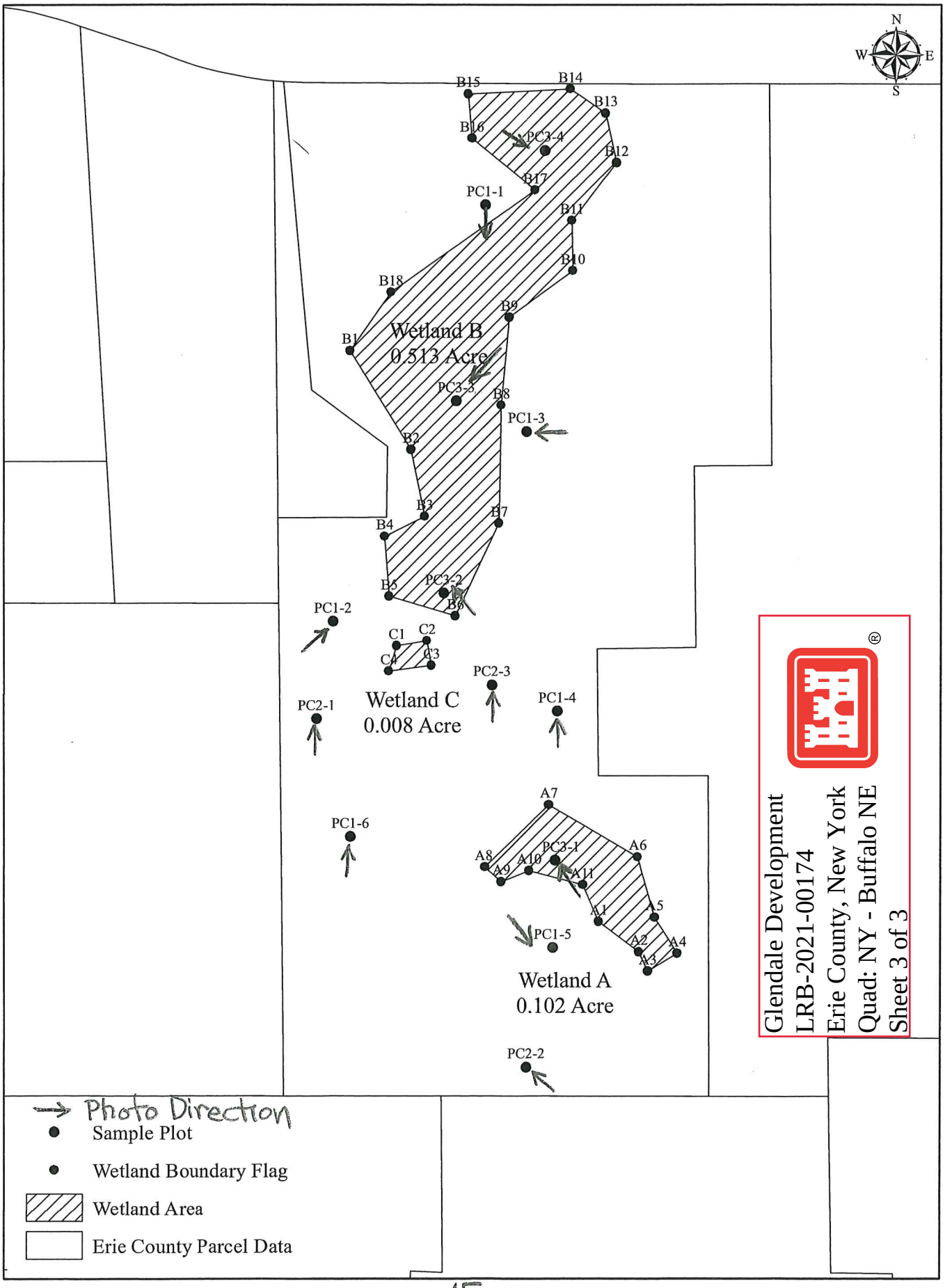
12

GPS points are approximate
Mapped by Dylan Krul

Glendale Development
LRB-2021-00174
Erie County, New York
Quad: NY - Buffalo NE
Sheet 2 of 3

nt: SP-2021-22 application 111821 (24839 : Sp-2021-22)

41 Georgian Lane Amherst NY - Wetland Boundary and Photo Directon Map



15

GPS points are approximate

Mapped by Dylan Krull

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Glendale Development	File Number: LRB-2021-00174	Date: 08/16/2021
Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
X	APPROVED JURISDICTIONAL DETERMINATION	D
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.

- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:	If you only have questions regarding the appeal process you may also contact:
Shaina R. Souder U.S. Army Corps of Engineers 1776 Niagara Street Buffalo, New York 14207 716-879-4240 Shaina.r.souder@usace.army.mil	Suzanne Chubb Regulatory Appeals Review Officer US Army Corps of Engineers Great Lakes and Ohio River Division 550 Main Street, Room 10-714 Cincinnati, Ohio 45202-3222 Phone: 513-684-7261 Fax: 513-684-2460

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

	Date:	Telephone number:
_____ Signature of appellant or agent.		

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Proposed Description
Vacant lot Georgian Lance
Amherst, New York
October 22, 2021
Job Number 8498

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Amherst, County of Erie and State of New York, being part of Lot 61, Township 12, Range 7 of the Holland Land Company's Survey, and further distinguished as part of Parcel 7 as shown on a Map filed in the Erie County Clerk's Office under Cover No. 2284, bounded and described as follows:

BEGINNING at a point in the south line of Georgian Lane, distant 442.56 east of the east line of North Forest Road, as measured along the south line Georgian Lane, said point also being the northwesterly corner of said Parcel 7, as shown on Map Cover 2284;

THENCE easterly along said south line of Georgian Lane on a curve to the 1eft having a radius of 335.00 feet, an arc distance of 16.08 feet to a point of tangency;

THENCE continuing along the south line of Georgian Lane, a distance of 296.21 feet to a point;

THENCE southerly at an interior angle of 89’ 43' 02”, a distance of
239.22 feet to a point;

THENCE westerly at right angles to the aforementioned line, a distance of 48.90 feet to a point;

THENCE southerly at right angles to the aforementioned line, a distance of 115.00 feet to a point;

THENCE westerly at right angles to the aforementioned line, a distance of 61.10 feet to a point;

THENCE southerly at right angles to the aforementioned line, a distance of 80.00 feet to a point;

THENCE easterly at right angles to the aforementioned line, a distance of 70.00 feet to a point;

THENCE southerly at right angles to the aforementioned line, a distance of 200.36 feet to a point on the southerly line of the aforesaid Parcel 7;

THENCE westerly at an interior angle of 90°30’30” along the southerly line of Parcel 7, a distance of 269.01 feet to the southwesterly corner thereof;

THENCE northerly along the westerly line of said Parcel 7, a distance of 634.84 feet more or less to the point of beginning.

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Carmina · Wood · Morris DPC

487 Main Street Suite 600 Buffalo, New York 14203 P: 716.842.3165 F: 716.842.0263 W: cwm-ae.com

ENGINEER'S REPORT
for

Georgian Townhomes
41 Georgian Lane

Town of Amherst, Erie County, New York

Prepared for

Georgian Townhomes, LLC

2040 Military Road
Tonawanda, NY 14150

Prepared by

Carmina Wood Morris, D.P.C.

487 Main Street, Suite 500
Buffalo, NY 14203

Telephone: (716) 842-3165
Fax: (716) 842-0263

September 2021
rev. October 2021

Architecture Engineering Interior Design

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

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Appendix B Storm Sewer System Drainage Calculations

- Existing Runoff
- Proposed Runoff
    - o Green Infrastructure & Water Quality Calculations

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Section 1 - Location & Description

This project is a development of a 3.8 acre site located on the south side of Georgian Lane in the Town of Amherst. Construction will consist of seven separate townhouse buildings consisting of either four or six townhouse units, all with attached garages connecting to an onsite private roadway, with associated utility, lighting and landscaping improvements. Currently the site is undeveloped consisting of mostly open grass areas. The proposed site development area to be disturbed for this project is approximately 3.7 acres when construction is completed.

Section 2 - Water Service

Water service for the townhouse buildings will be connected to the existing 6" stub piece to the site tapped off the existing 8" ECWA water main on the north side of Georgian Lane. The service will be a 6" Class 52 DI combined water service, then split into a 6" Class 52 DI fire service and a 2" type 'k' copper domestic service at the ROW line. Both DI services will continue into the proposed insulated enclosure. Inside the enclosure the 2" domestic service will have a meter and RPZ and the 6" fire service will have a RPDA. Heat will be provided in the enclosure to prevent freezing. Drainage due to testing or failure of the RPZ will be via gravity to the nearest drainage inlet. The owner will be responsible for keeping the drainage ports clear of snow and debris. Water inside the buildings will be used for typical domestic uses.

The buildings are not to be sprinklered. Two private hydrants will be installed on site to ensure fire hose coverage not exceeding 400'.

Domestic Summary:	
Peak Operating Demand:	21.78 gpm
Water Main:	8" on Georgian Lane
Static Pressure:	94 psi (ECWA)
Friction Loss:	0.0 psi
Loss through meter/RPZ:	13.3 psi
Elevation Loss:	0.0 psi
Pressure after RPZ:	80.7 psi

Repairs to all devices will be made during off hours, dual backflow preventers are not required. The site is not located in a 100-year flood plain. Disinfection of the water service following installation will be continuous feed, according to AWWA C-651, latest revision.

Section 3 - Sanitary Sewer Service

The proposed townhouse buildings will each have a 6" SDR-35 PVC sanitary lateral at 2.0% minimum slope. These laterals will connect to a private 8" sanitary sewer.

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

This private sewer line will tie into the existing 8" Town of Amherst sanitary sewer located on the south side of Georgian Lane.

Design Parameters
2-bedroom townhouse: 220 gal/day/house x 36 units = 7,920 gpd

7,920 gpd * 4.29 = 26,992 gpd *use peaking factor of 4.29

The hydraulic loading rate is per "Design Standards for Intermediate Sized Wastewater Treatment Systems" 2014, NYSDEC.

Downstream sewer capacity analysis monitoring is currently underway, a separate analysis report will be provided at a later date.

Section 4 - Storm Sewer Service

The existing site currently sheet drains in multiple directions, either west to existing onsite perimeter drains or north towards Georgian Lane. Ultimately all on site stormwater runoff flows into the Town of Amherst stormwater sewer along the south side of Georgian Lane.

Stormwater runoff collected onsite as a result of the proposed development will be routed through the proposed storm sewer system consisting of a bioretention area/dry detention basin connected by a series of catch basins and smooth interior HDPE stormwater pipe. Side yard swales between buildings are proposed to direct stormwater runoff away from the townhouse buildings and into the storm sewer system. The bioretention area on site is designed to provide 100% of the required runoff reduction volume (RRv) and water quality treatment (WQv) for the 4.0 acre tributary area (see below). The soils in the vicinity of the bioretention area are mainly USDA hydrologic group 'D' and therefore the system will be installed with underdrains per NYSDEC requirements. The bioretention area will consist of 8" perforated HDPE underdrains in 12" of drainage gravel, followed by filter fabric and then finally 18" minimum of planting soil. Overflow yard drains will be installed to allow 6" maximum ponding for RRv treatment. Stormwater detention is required per NYSDEC standards and specifications. An 8" outlet control pipe will be provided within the basin to attenuate proposed runoff to required existing conditions prior to discharge off site. Discharge from the detention pond will outlet to an existing Town of Amherst stormwater manhole along the south side of Georgian Lane.

Runoff reduction volume (RRv), water quality volume (WQv) and stormwater volume attenuation for the site is designed in accordance with Chapter 4 of the NYSDEC Stormwater design manual. The bioretention area is provided as a "green infrastructure" practice to provide runoff reduction and water quality treatment to meet the Chapter 4 requirements for the currently undeveloped areas. Runoff from the site was looked at as a whole for the calculation of volume attenuation requirements. The existing site has a pre-development total of 0.0 acres of impervious cover, however is can be assumed 0.2 acres of existing impervious area from the neighboring eastern property and a portion of the cell tower access drive

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

to the west sheet drain on site. The amount of impervious cover post-development is 2.10 acres, an increase of 2.10 acres in impervious area on site. The proposed dry detention pond is designed to accommodate the 1-year through 100-year storm events controlling the offsite runoff rate to less than the existing runoff rates, as well as the below stated Town stormwater runoff requirements.

Town of Amherst Requirement:
The Town of Amherst requires that the 25-year proposed storm event be attenuated with detention and that the outlet flowrate be restricted to the 10-year existing storm event. This volume of 11,602 cf is accommodated in the detention basin at elevation 588.71. At this elevation, the outlet discharge will be restricted to 2.90 cfs from the pond, which is less than the existing 10-year peak runoff outflow of 7.23 cfs of the overall site.

Detention Pond Summary:
Top of basin elevation = 590.00
Bottom of basin elevation = 587.00
100-year storm storage volume = 19,959 cf @ 589.69

Water Quality Summary:
WQv req'd = 7,587 cf (0.174 ac-ft)
RRv min. req'd = 1,448 cf (0.033 ac-ft)
RRv provided - bioretention area = 3,035 cf (0.070 ac-ft)
WQv provided – bioretention area = 4,552 cf (0.104 ac-ft)
Total RRv + WQv provided = 3,035 cf + 4,552 cf = 7,587 cf (0.174 ac-ft)

Bioretention: 100% of minimum post-development Runoff Reduction volume (RRv) & Water Quality Volume (WQv)
Area: 5,690 sf
Bottom Elevation: 587.00

Detention: Comparison of the existing 1-year vs. the proposed 1-year runoff
Comparison of the existing 10-year vs. the proposed 10-year runoff
Comparison of the existing 10-year vs. the proposed 25-year runoff
Comparison of the existing 100-year vs. the proposed 100-year runoff

Runoff Summary:

Event	Ex. Runoff (cfs)*	Pro. Runoff (cfs)**	Result (cfs)
1-year	2.40	2.39	-0.01
10-year	7.23	2.72	-4.51
25-year	10.23	2.90	-7.33
100-year	16.52	3.21	-13.31

* Existing runoff flowrate is the total of both the north and south subcatchments as shown Appendix B of this report.

** Proposed runoff flowrate is the rate controlled by the 8" outlet pipe from the detention pond which discharges to an existing manhole along Georgian Lane as shown Appendix B of this report.

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Appendix A

Sanitary Sewer and Water Demand Calculations

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

CARMINA WOOD MORRIS, D.P.C.
487 MAIN STREET, SUITE 500
BUFFALO, NEW YORK, 14203
(716) 842-3165
FAX (716) 842-0263

Project No.: 20.031 Date: 9/20/2021
Project Name: Proposed Townhouses
Project Address: 41 Georgian Lane Amherst, NY
Subject: Sanitary Sewer & Water Demand Calcs
Sheet: 1 of 2

3.a

Sanitary Sewage Demand Calculations:

Proposed Towhouses

220 gal/d/unit x 36 units = 7,920 gpd *use 220 gallons per unit per day (2-bdrm)

Total Site Sanitary Demand: = 7,920 gpd

Find Peak Sanitary Demand:

Peaking Factor based on Population:
Total demand: 7,920 gpd / 100 gpcd = 79 per capita

Population (P) = 79 people

Peaking Factor : $(18 + \sqrt{P}) / (4 + \sqrt{P})$ where P is in thousands

Peaking Factor = 4.27

Peak Sanitary Demand = 7,920 x 4.27 = 33,818 gpd
= 0.034 MGD
= 0.052 cfs

Required Infiltration and Inflow Mitigation:

Peak Sanitary Flow = 33,818 gpd = 23.48 gpm

4:1 offset flow per NYSDEC requirements = 23.48 x 4 = 93.94 gpm req'd

Mitigation Credit = $250 / gpm

Mitigation Agreement Amount = $23,484.67

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

CARMINA WOOD MORRIS, D.P.C.
487 MAIN STREET, SUITE 500
BUFFALO, NEW YORK, 14203
(716) 842-3165
FAX (716) 842-0263

Project No.: 20.031 Date: 9/20/2021
Project Name: Proposed Townhouses
Project Address: 41 Georgian Lane Amherst, NY
Subject: Sanitary Sewer & Water Demand Calcs
Sheet: 2 of 2

3.a

Water Demand Calculations (domestic):

Proposed Townhouses

7,920 gpd x 1.1 = 8,712 gpd *use 110% of sewage demand

*use 1.8 peaking factor and assume a 12 hour day

8,712 gpm x 1day/12hr x 1hr/60min = 12.10 gpm

12.10 gpm x 1.8 = 21.78 gpm Q_{peak}

Headlosses:

Q_{peak} = 21.78 gpm
Pipe = 2.00 inch Polyethylene C = 140
Length = 70 LF (approx. distance from tap to RPZ in hot box)

$$H_L = \frac{10.44\ L\ Q^{1.85}}{C^{1.85}\ D^{4.866}} = \frac{10.44(25)(19.09)^{1.85}}{(140)^{1.85}\ (2)^{4.866}} = 0.80 \text{ ft} = 0.35 \text{ psi}$$

Δ elev = 0 ft = 0.00 psi
Loss through meter = 1 psi
Loss through RPZ = 12 psi
Total Losses = 13.3 psi
Static Pressure = 94 psi (per ECWA)
Residual Pressure Following RPZ = 94 - 13.3 = 80.7 psi (available after rpz & meter)

Residual Pressure 30" above 2nd Floor
Δ elev = 11 ft = 4.76 psi
Residual Pressure 30" above 2nd Floor = 75.9 psi

Water Demand Calculations (fire):

Proposed Townhouses

Q = 1,000 gpd

Headlosses:

Q_{peak} = 1000 gpm
Pipe = 6 inch Ductile Iron C = 140
Length = 70 LF (approx. distance from tap to RPDA in hot box)

$$H_L = \frac{10.44\ L\ Q^{1.85}}{C^{1.85}\ D^{4.866}} = \frac{10.44(70)(1000)^{1.85}}{(140)^{1.85}\ (6)^{4.866}} = 4.54 \text{ ft} = 1.97 \text{ psi}$$

Δ elev = 0 ft = 0.00 psi
Loss Through RPZ = 12.0 psi
Total Losses = 14.0 psi
Static Pressure = 94.0 psi (per ECWA)
Residual Pressure after RPDA = 94 - 14.0 = 80.0 psi

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Appendix B

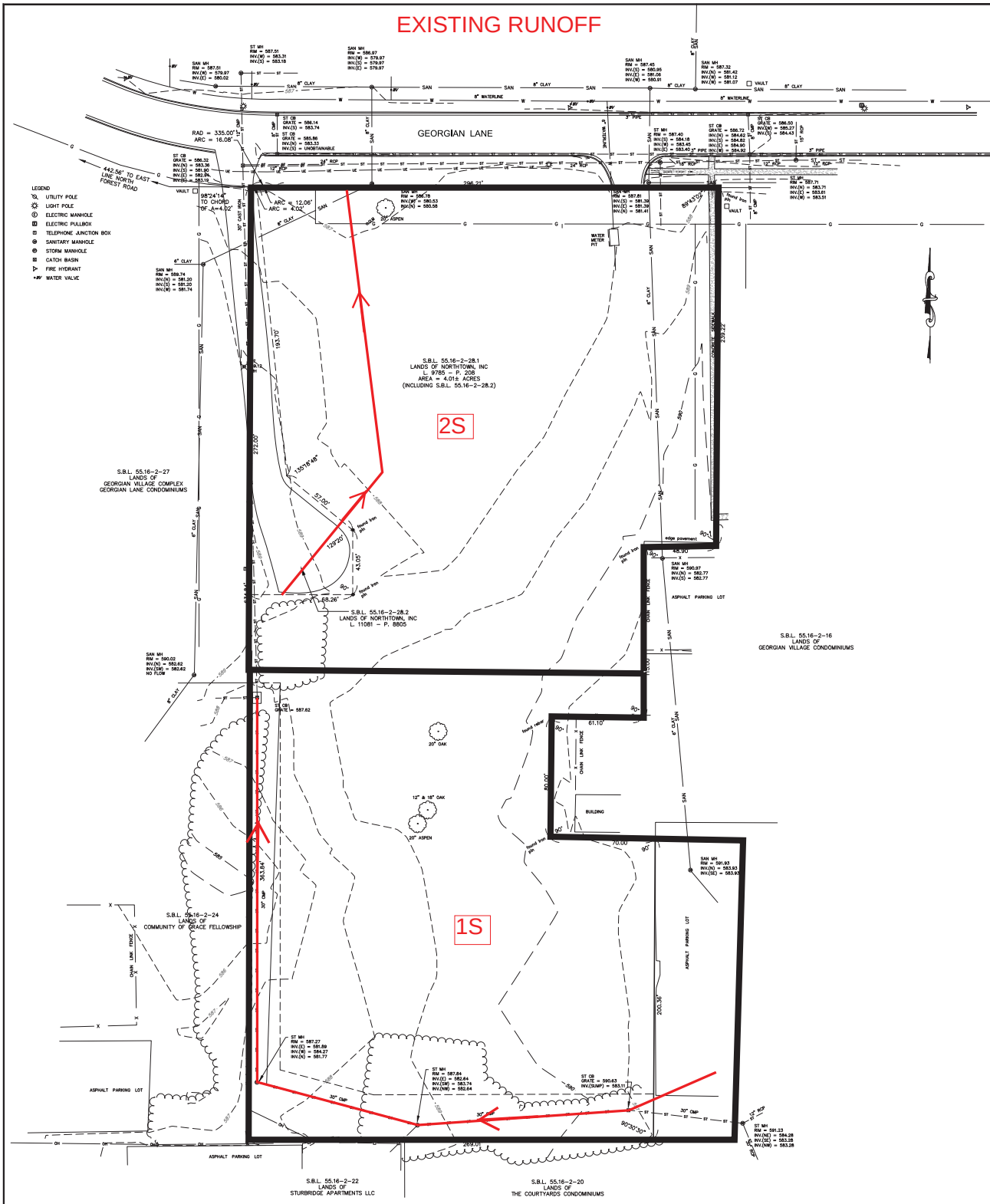
Storm Sewer System Drainage Calculations

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Existing Runoff

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

EXISTING RUNOFF



30 0 30 60 90

Scale: 1" = 30'

SHEET NO. 1 OF 1	BOUNDARY & TOPOGRAPHIC SURVEY OF LANDS OF: NORTHTOWN, INC. 39 & 41 GEORGIAN LANE TOWN OF AMHERST ERIE COUNTY – NEW YORK BEING PART OF LOT NO. 61, TOWNSHIP 12 AND RANGE 7 OF THE HOLLAND LAND COMPANY'S SURVEY	SCALE: 1" = 30' DATE: OCTOBER 30, 2020 DRAWING NO.: 8498	DRAWN BY: E. A. OLSON CHECKED BY: J. E. GOSSETT JOB NO.: 8498

NO.	REVISIONS:	BY	DATE

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

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

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Events for Subcatchment 1S: South

Event	Runoff (cfs)	Volume (cubic-feet)	Depth (inches)
1-Year	1.70	3,521	0.48
2-Year	2.46	4,996	0.69
5-Year	3.70	7,424	1.02
10-Year	4.92	9,844	1.36
25-Year	6.90	13,868	1.91
50-Year	8.78	17,747	2.44
100-Year	**11.02**	**22,466**	**3.09**

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Events for Subcatchment 2S: North

Event	Runoff (cfs)	Volume (cubic-feet)	Depth (inches)
1-Year	0.70	3,254	0.45
2-Year	1.07	4,671	0.64
5-Year	1.69	7,022	0.97
10-Year	2.31	9,379	1.29
25-Year	3.33	13,318	1.83
50-Year	4.31	17,131	2.36
100-Year	**5.50**	**21,785**	**3.00**

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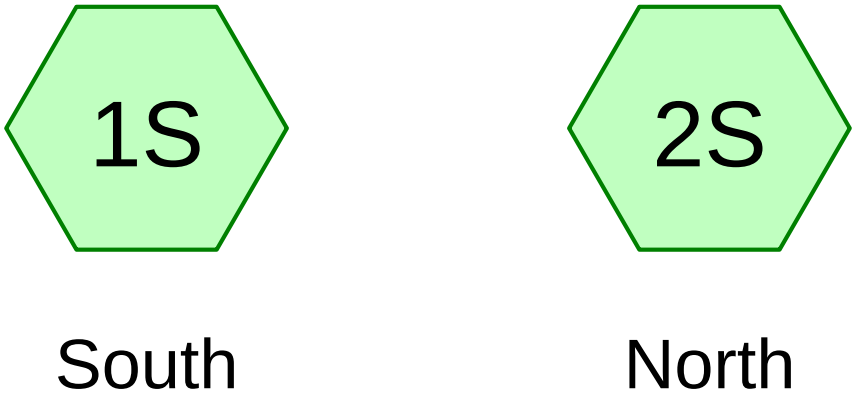


Subcat Reach Pond Link

Routing Diagram for 20.031 existing
Prepared by {enter your company name here}, Printed 10/25/2021
HydroCAD® 10.00-18 s/n 05021 © 2016 HydroCAD Software Solutions LLC

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
161,172	78	Meadow, non-grazed, HSG D (1S, 2S)
13,068	98	Paved parking, HSG D (1S, 2S)
174,240	**80**	**TOTAL AREA**

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
174,240	HSG D	1S, 2S
0	Other	
174,240		**TOTAL AREA**

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

20.031 existing
Prepared by {enter your company name here}
HydroCAD® 10.00-18 s/n 05021 © 2016 HydroCAD Software Solutions LLC

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	S N atc bers
0	0	0	161,172	0	161,172	Meadow, non-grazed	
0	0	0	13,068	0	13,068	Paved parking	
0	**0**	**0**	**174,240**	**0**	**174,240**	**TOTAL AREA**	

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	1S	0.00	0.00	510.0	0.0070	0.025	30.0	0.0	0.0

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: South Runoff Area=2.000 ac 10.00% Impervious Runoff Depth=0.48"
Flow Length=560' Tc=5.7 min CN=80 Runoff=1.70 cfs 3,521 cf

Subcatchment 2S: North Runoff Area=2.000 ac 5.00% Impervious Runoff Depth=0.45"
Flow Length=300' Tc=27.7 min CN=79 Runoff=0.70 cfs 3,254 cf

Total Runoff Area = 174,240 sf Runoff Volume = 6,775 cf Average Runoff Depth = 0.47"
92.50% Pervious = 161,172 sf 7.50% Impervious = 13,068 sf

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Summary for Subcatchment 1S: South

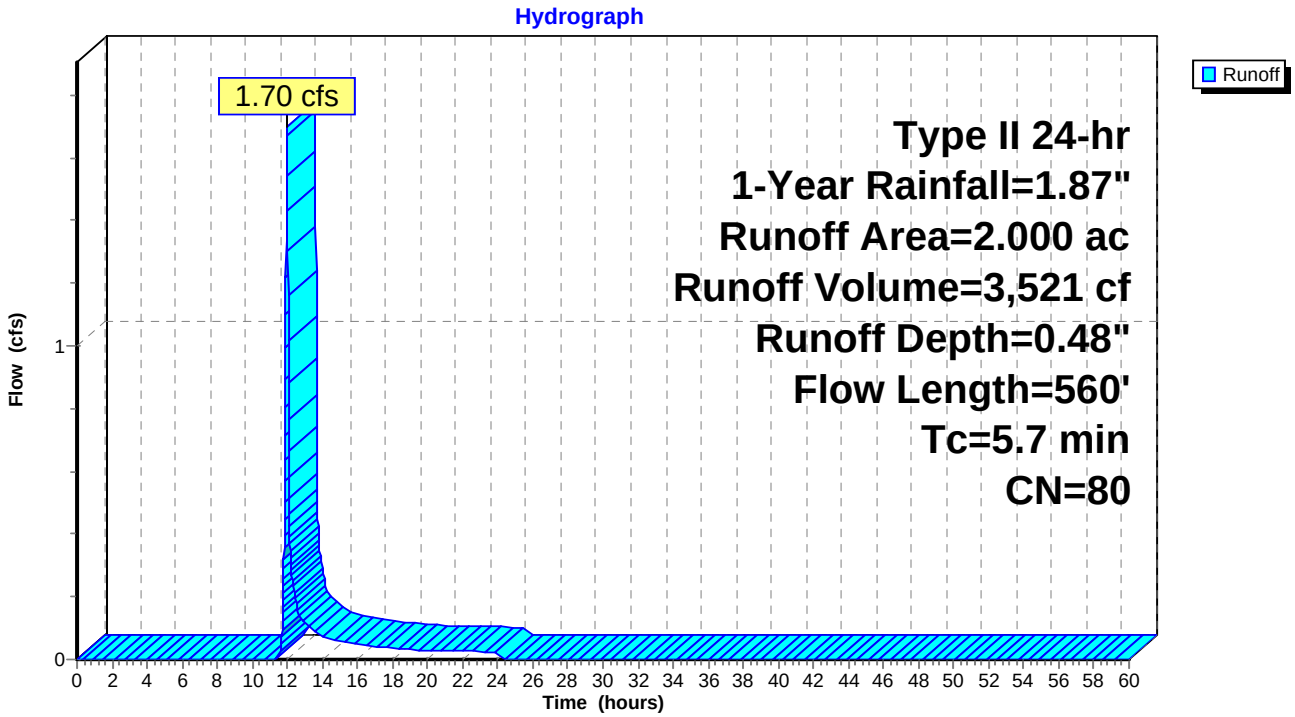
Runoff = 1.70 cfs @ 11.98 hrs, Volume= 3,521 cf, Depth= 0.48"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-Year Rainfall=1.87"

Area (ac)	CN	Description
1.800	78	Meadow, non-grazed, HSG D
0.200	98	Paved parking, HSG D
2.000	80	Weighted Average
1.800		90.00% Pervious Area
0.200		10.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	30	0.0230	1.01		**Sheet Flow, pavement** Smooth surfaces n= 0.011 P2= 2.50"
2.9	20	0.0230	0.12		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
2.3	510	0.0070	3.64	17.85	**Pipe Channel, 30" pipe** 30.0" Round Area= 4.9 sf Perim= 7.9' r= 0.63' n= 0.025 Corrugated metal
5.7	560	Total			

Subcatchment 1S: South



Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Summary for Subcatchment 2S: North

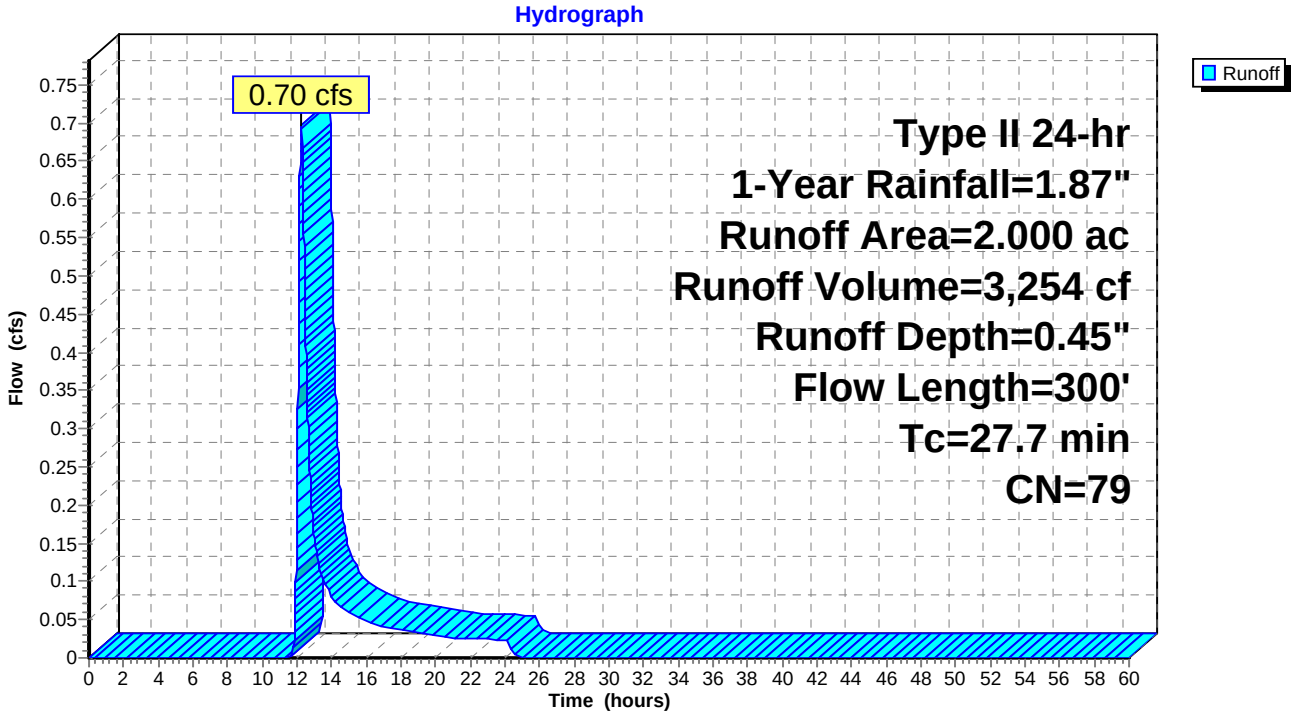
Runoff = 0.70 cfs @ 12.25 hrs, Volume= 3,254 cf, Depth= 0.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-Year Rainfall=1.87"

Area (ac)	CN	Description
1.900	78	Meadow, non-grazed, HSG D
0.100	98	Paved parking, HSG D
2.000	79	Weighted Average
1.900		95.00% Pervious Area
0.100		5.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	60	0.0100	0.83		**Sheet Flow, pavement** Smooth surfaces n= 0.011 P2= 2.50"
26.5	240	0.0130	0.15		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
27.7	300	Total			

Subcatchment 2S: North



Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: South Runoff Area=2.000 ac 10.00% Impervious Runoff Depth=1.36"
Flow Length=560' Tc=5.7 min CN=80 Runoff=4.92 cfs 9,844 cf

Subcatchment 2S: North Runoff Area=2.000 ac 5.00% Impervious Runoff Depth=1.29"
Flow Length=300' Tc=27.7 min CN=79 Runoff=2.31 cfs 9,379 cf

Total Runoff Area = 174,240 sf Runoff Volume = 19,223 cf Average Runoff Depth = 1.32"
92.50% Pervious = 161,172 sf 7.50% Impervious = 13,068 sf

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Summary for Subcatchment 1S: South

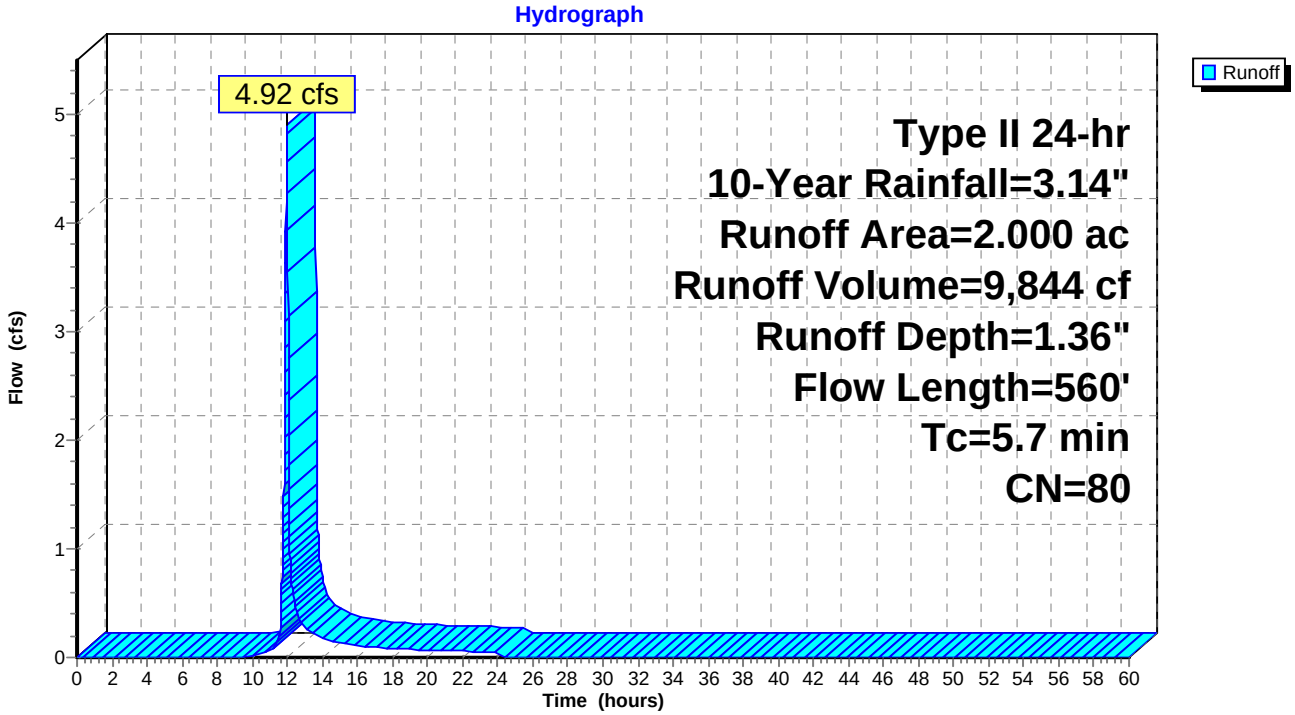
Runoff = 4.92 cfs @ 11.97 hrs, Volume= 9,844 cf, Depth= 1.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-Year Rainfall=3.14"

Area (ac)	CN	Description
1.800	78	Meadow, non-grazed, HSG D
0.200	98	Paved parking, HSG D
2.000	80	Weighted Average
1.800		90.00% Pervious Area
0.200		10.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	30	0.0230	1.01		**Sheet Flow, pavement** Smooth surfaces n= 0.011 P2= 2.50"
2.9	20	0.0230	0.12		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
2.3	510	0.0070	3.64	17.85	**Pipe Channel, 30" pipe** 30.0" Round Area= 4.9 sf Perim= 7.9' r= 0.63' n= 0.025 Corrugated metal
5.7	560	Total			

Subcatchment 1S: South



Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Summary for Subcatchment 2S: North

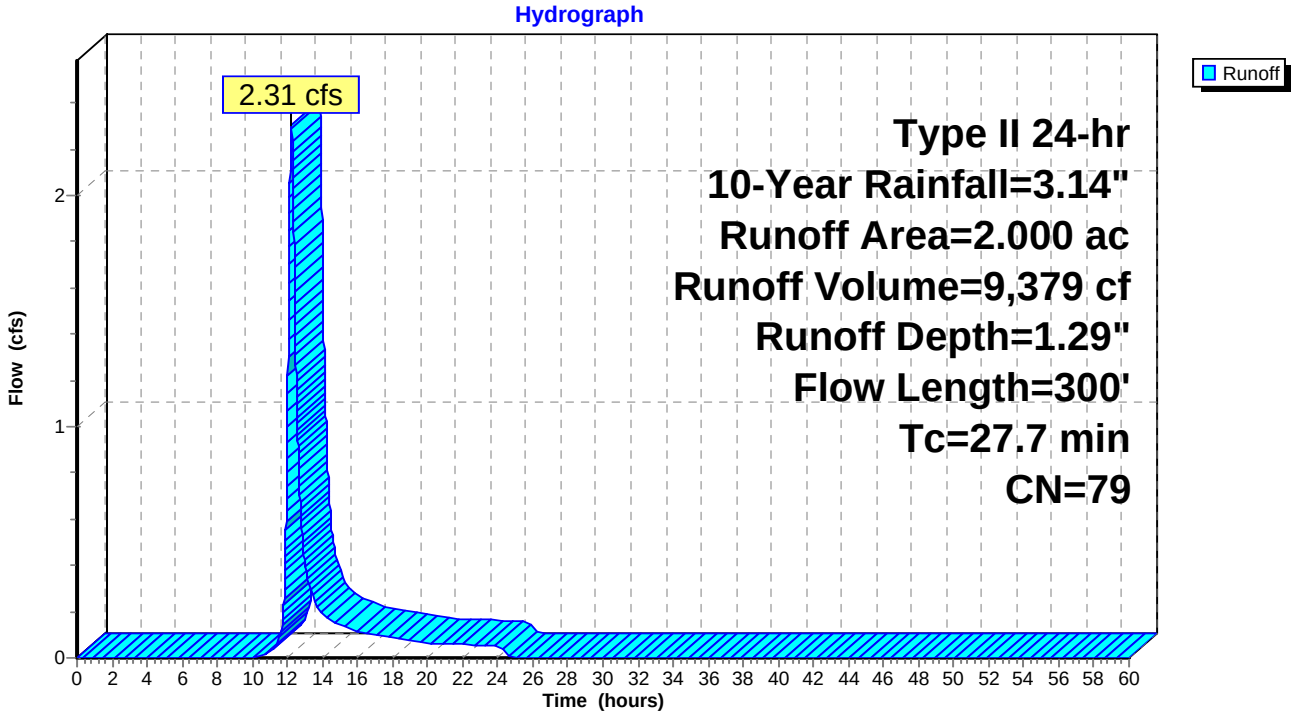
Runoff = 2.31 cfs @ 12.22 hrs, Volume= 9,379 cf, Depth= 1.29"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-Year Rainfall=3.14"

Area (ac)	CN	Description
1.900	78	Meadow, non-grazed, HSG D
0.100	98	Paved parking, HSG D
2.000	79	Weighted Average
1.900		95.00% Pervious Area
0.100		5.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	60	0.0100	0.83		**Sheet Flow, pavement** Smooth surfaces n= 0.011 P2= 2.50"
26.5	240	0.0130	0.15		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
27.7	300	Total			

Subcatchment 2S: North



Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: South Runoff Area=2.000 ac 10.00% Impervious Runoff Depth=1.91"
Flow Length=560' Tc=5.7 min CN=80 Runoff=6.90 cfs 13,868 cf

Subcatchment2S: North Runoff Area=2.000 ac 5.00% Impervious Runoff Depth=1.83"
Flow Length=300' Tc=27.7 min CN=79 Runoff=3.33 cfs 13,318 cf

Total Runoff Area = 174,240 sf Runoff Volume = 27,186 cf Average Runoff Depth = 1.87"
92.50% Pervious = 161,172 sf 7.50% Impervious = 13,068 sf

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Summary for Subcatchment 1S: South

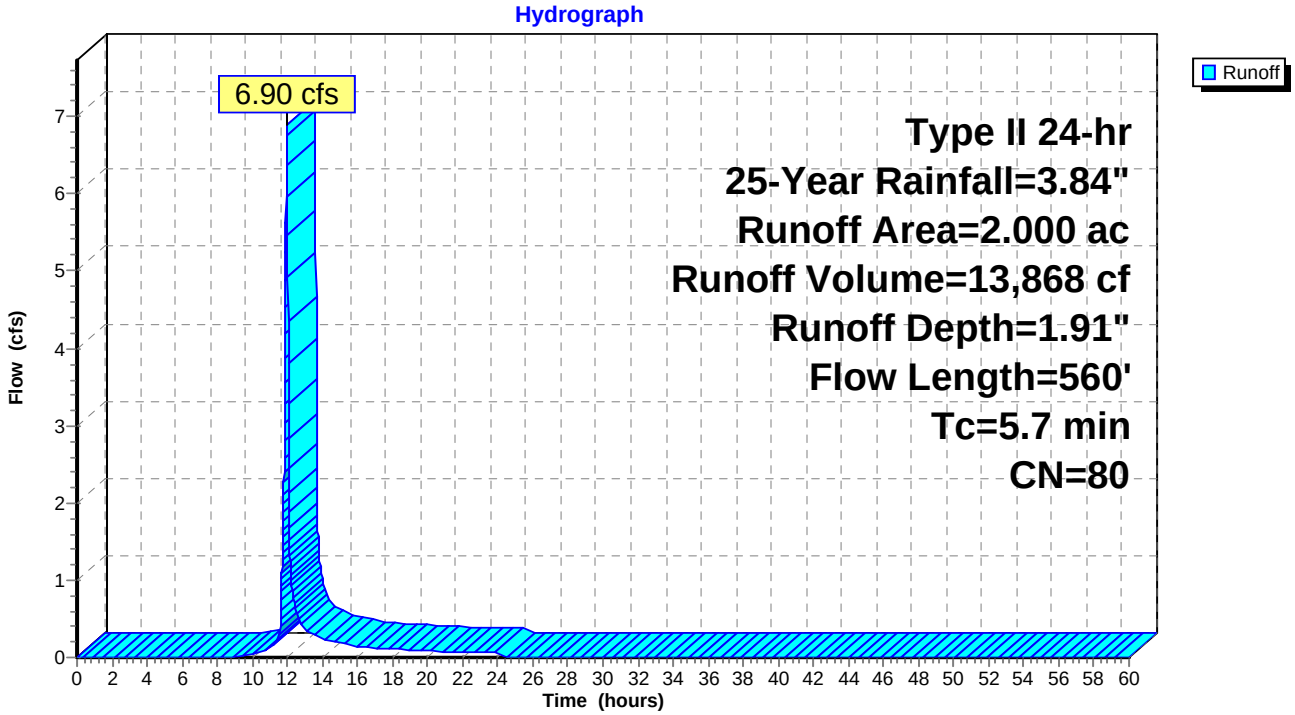
Runoff = 6.90 cfs @ 11.97 hrs, Volume= 13,868 cf, Depth= 1.91"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-Year Rainfall=3.84"

Area (ac)	CN	Description
1.800	78	Meadow, non-grazed, HSG D
0.200	98	Paved parking, HSG D
2.000	80	Weighted Average
1.800		90.00% Pervious Area
0.200		10.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	30	0.0230	1.01		**Sheet Flow, pavement** Smooth surfaces n= 0.011 P2= 2.50"
2.9	20	0.0230	0.12		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
2.3	510	0.0070	3.64	17.85	**Pipe Channel, 30" pipe** 30.0" Round Area= 4.9 sf Perim= 7.9' r= 0.63' n= 0.025 Corrugated metal
5.7	560	Total			

Subcatchment 1S: South



Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Summary for Subcatchment 2S: North

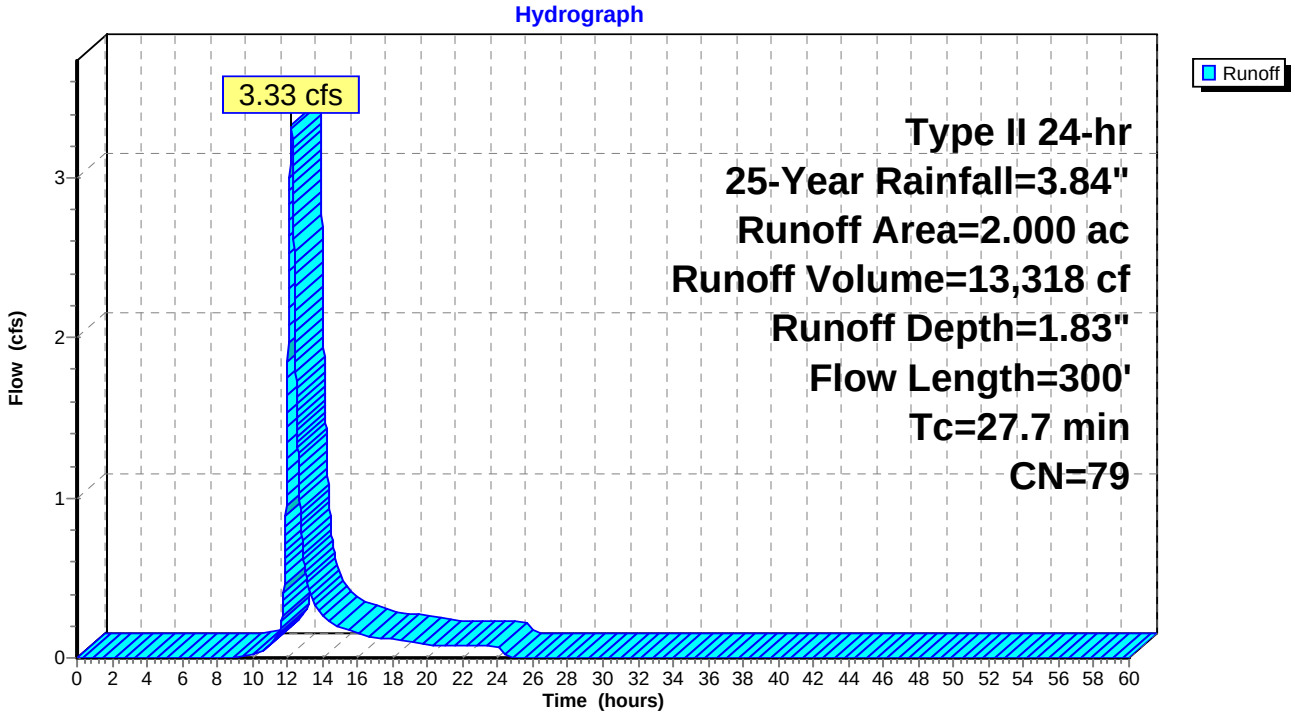
Runoff = 3.33 cfs @ 12.22 hrs, Volume= 13,318 cf, Depth= 1.83"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-Year Rainfall=3.84"

Area (ac)	CN	Description
1.900	78	Meadow, non-grazed, HSG D
0.100	98	Paved parking, HSG D
2.000	79	Weighted Average
1.900		95.00% Pervious Area
0.100		5.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	60	0.0100	0.83		**Sheet Flow, pavement** Smooth surfaces n= 0.011 P2= 2.50"
26.5	240	0.0130	0.15		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
27.7	300	Total			

Subcatchment 2S: North



Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: South Runoff Area=2.000 ac 10.00% Impervious Runoff Depth=3.09"
Flow Length=560' Tc=5.7 min CN=80 Runoff=11.02 cfs 22,466 cf

Subcatchment2S: North Runoff Area=2.000 ac 5.00% Impervious Runoff Depth=3.00"
Flow Length=300' Tc=27.7 min CN=79 Runoff=5.50 cfs 21,785 cf

Total Runoff Area = 174,240 sf Runoff Volume = 44,250 cf Average Runoff Depth = 3.05"
92.50% Pervious = 161,172 sf 7.50% Impervious = 13,068 sf

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Summary for Subcatchment 1S: South

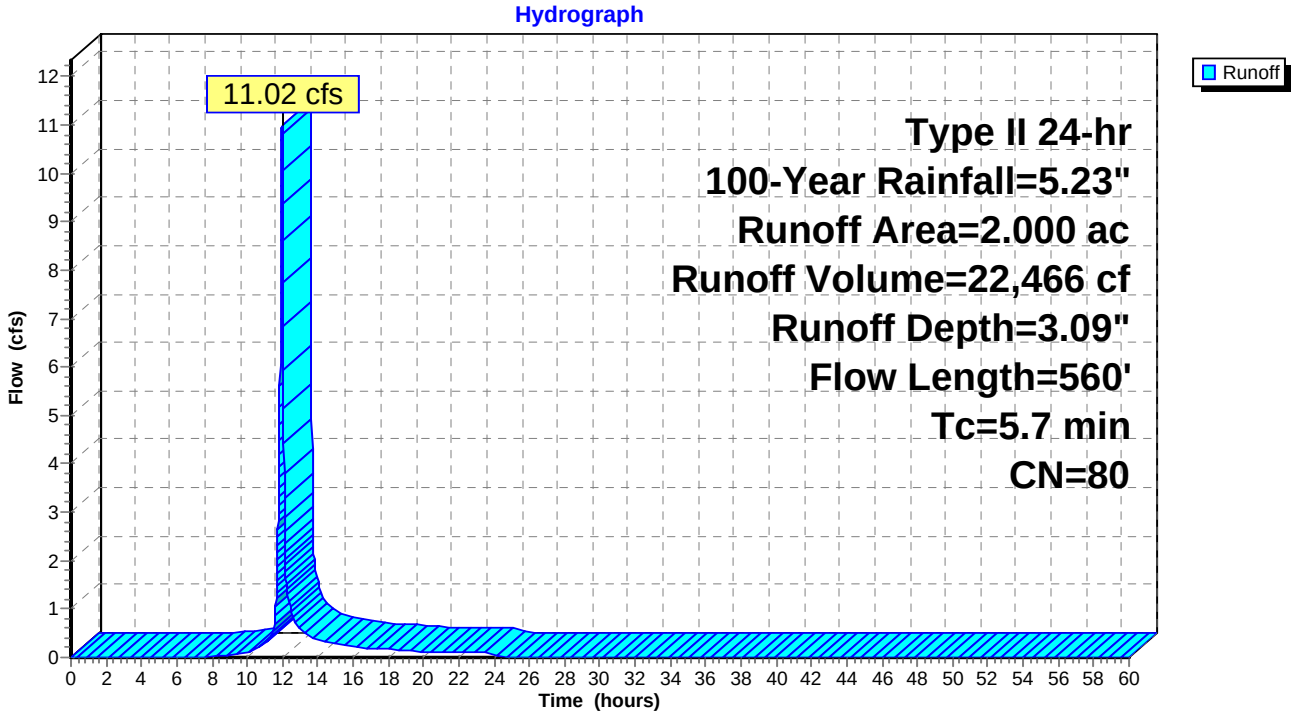
Runoff = 11.02 cfs @ 11.97 hrs, Volume= 22,466 cf, Depth= 3.09"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-Year Rainfall=5.23"

Area (ac)	CN	Description
1.800	78	Meadow, non-grazed, HSG D
0.200	98	Paved parking, HSG D
2.000	80	Weighted Average
1.800		90.00% Pervious Area
0.200		10.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	30	0.0230	1.01		**Sheet Flow, pavement** Smooth surfaces n= 0.011 P2= 2.50"
2.9	20	0.0230	0.12		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
2.3	510	0.0070	3.64	17.85	**Pipe Channel, 30" pipe** 30.0" Round Area= 4.9 sf Perim= 7.9' r= 0.63' n= 0.025 Corrugated metal
5.7	560	Total			

Subcatchment 1S: South



Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Summary for Subcatchment 2S: North

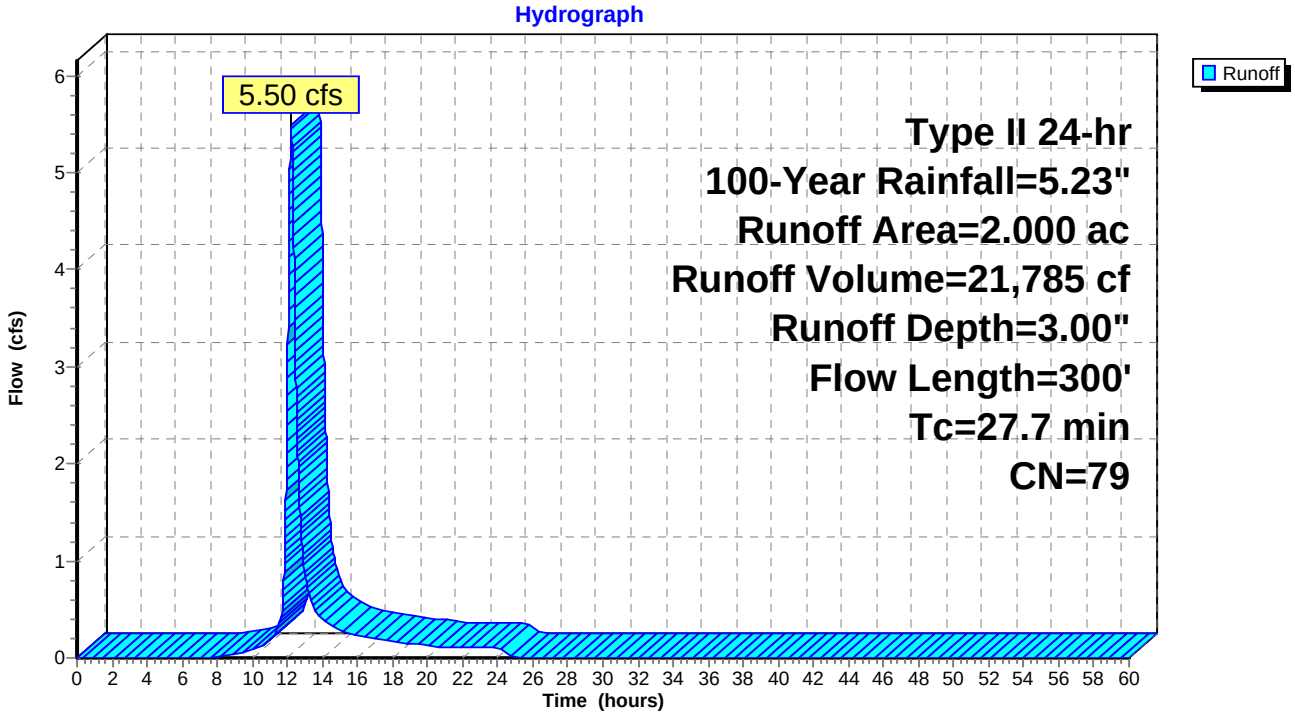
Runoff = 5.50 cfs @ 12.22 hrs, Volume= 21,785 cf, Depth= 3.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-Year Rainfall=5.23"

Area (ac)	CN	Description
1.900	78	Meadow, non-grazed, HSG D
0.100	98	Paved parking, HSG D
2.000	79	Weighted Average
1.900		95.00% Pervious Area
0.100		5.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	60	0.0100	0.83		**Sheet Flow, pavement** Smooth surfaces n= 0.011 P2= 2.50"
26.5	240	0.0130	0.15		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
27.7	300	Total			

Subcatchment 2S: North



Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Proposed Runoff

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

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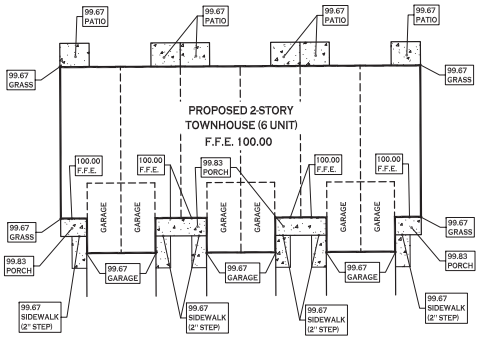
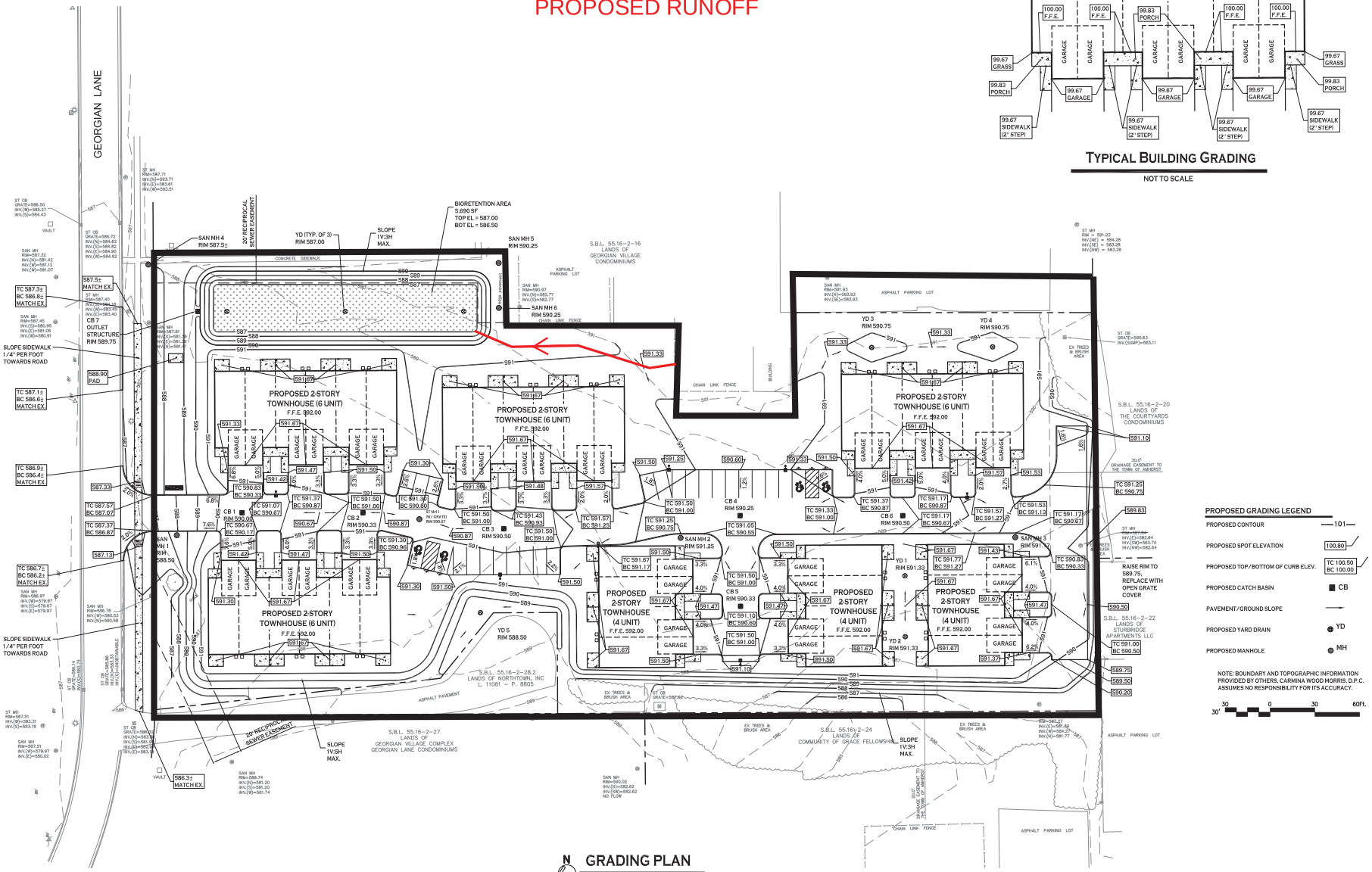
PROPOSED RUNOFF



TYPICAL BUILDING GRADING

NOT TO SCALE



GRADING PLAN

SCALE: 1"=30'

PROPOSED GRADING LEGEND

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

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

30' 30 0 30 60Ft.

Carmina Wood Morris DPC
487 Main Street Suite 600
Buffalo, New York 14203
P 716.842.3165
F 716.842.0263

REVISIONS:

No.	Description	Date
1	Rev. per Town comments	10/25/21

PROJECT NAME:
Site Development Plans for:
Georgian Townhomes
41 Georgian Lane
Town of Amherst, New York

Date: 9/20/21
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Grading Plan

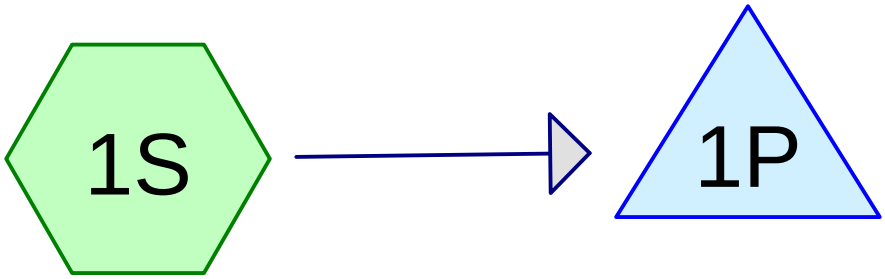
DRAWING NO.
C-200

Project no.: 20.031

Events for Pond 1P: Bioretention Area

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)	Storage (cubic-feet)
1-Year	3.82	2.39	587.33	1,926
2-Year	4.98	2.47	587.53	3,178
5-Year	6.75	2.60	587.87	5,412
10-Year	8.41	2.72	588.20	7,716
25-Year	11.02	2.90	588.71	11,602
50-Year	13.41	3.05	589.17	15,369
100-Year	**16.21**	**3.21**	**589.69**	**19,959**

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)



Proposed

Bioretention Area

Subcat Reach Pond Link

Routing Diagram for 20.031 proposed
Prepared by {enter your company name here}, Printed 10/25/2021
HydroCAD® 10.00-18 s/n 05021 © 2016 HydroCAD Software Solutions LLC

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
82,764	80	>75% Grass cover, Good, HSG D (1S)
91,476	98	Paved parking, HSG D (1S)
174,240	**89**	**TOTAL AREA**

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
174,240	HSG D	1S
0	Other	
174,240		**TOTAL AREA**

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Sub Num
0	0	0	82,764	0	82,764	>75% Grass cover, Good	
0	0	0	91,476	0	91,476	Paved parking	
0	**0**	**0**	**174,240**	**0**	**174,240**	**TOTAL AREA**	

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	1P	583.95	583.72	47.0	0.0049	0.013	8.0	0.0	0.0

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Proposed Runoff Area=4.000 ac 52.50% Impervious Runoff Depth=0.92"
Flow Length=170' Slope=0.0100 '/' Tc=22.4 min CN=89 Runoff=3.82 cfs 13,376 cf

Pond 1P: Bioretention Area Peak Elev=587.33' Storage=1,926 cf Inflow=3.82 cfs 13,376 cf
Outflow=2.39 cfs 13,376 cf

Total Runoff Area = 174,240 sf Runoff Volume = 13,376 cf Average Runoff Depth = 0.92"
47.50% Pervious = 82,764 sf 52.50% Impervious = 91,476 sf

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Summary for Subcatchment 1S: Proposed

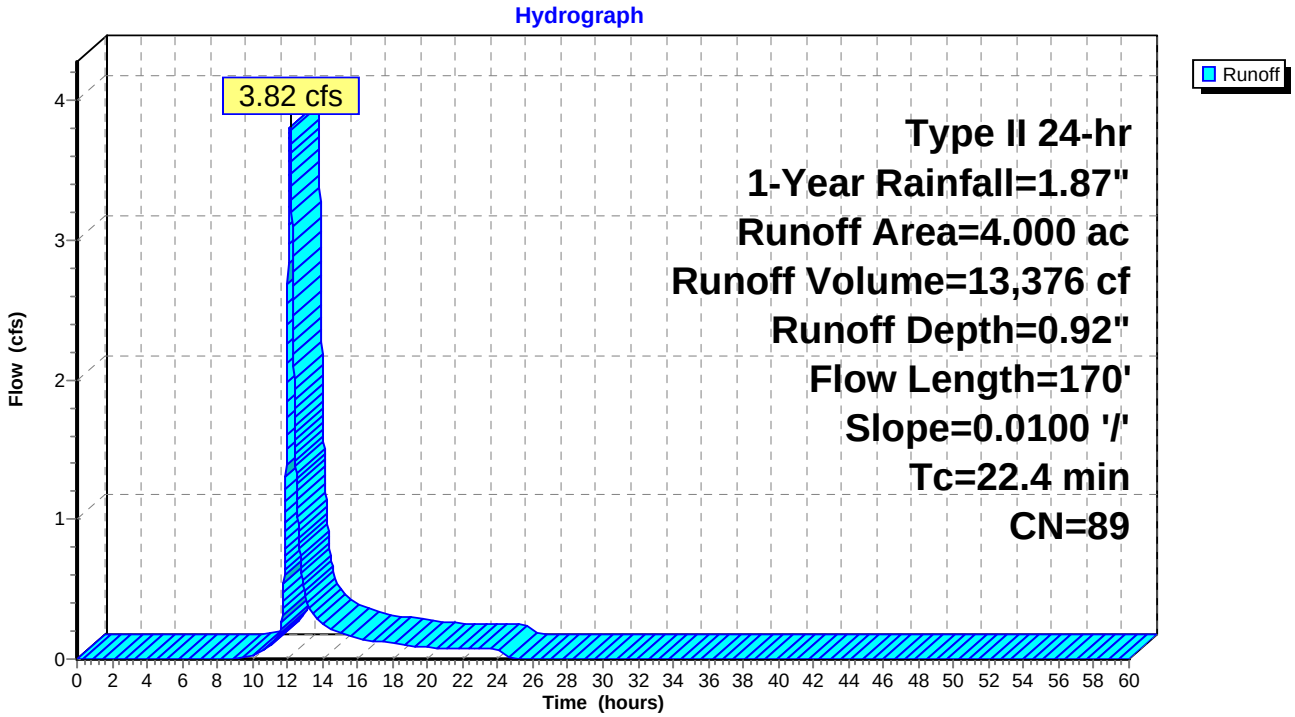
Runoff = 3.82 cfs @ 12.16 hrs, Volume= 13,376 cf, Depth= 0.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-Year Rainfall=1.87"

Area (ac)	CN	Description
1.900	80	>75% Grass cover, Good, HSG D
2.100	98	Paved parking, HSG D
4.000	89	Weighted Average
1.900		47.50% Pervious Area
2.100		52.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
22.4	170	0.0100	0.13		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"

Subcatchment 1S: Proposed



Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Summary for Pond 1P: Bioretention Area

Inflow Area = 174,240 sf, 52.50% Impervious, Inflow Depth = 0.92" for 1-Year event
Inflow = 3.82 cfs @ 12.16 hrs, Volume= 13,376 cf
Outflow = 2.39 cfs @ 12.34 hrs, Volume= 13,376 cf, Atten= 37%, Lag= 10.6 min
Primary = 2.39 cfs @ 12.34 hrs, Volume= 13,376 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 587.33' @ 12.34 hrs Surf.Area= 6,104 sf Storage= 1,926 cf

Plug-Flow detention time= 12.2 min calculated for 13,374 cf (100% of inflow)
Center-of-Mass det. time= 12.2 min (858.6 - 846.5)

Volume	Invert	Avail.Storage	Storage Description
#1	587.00'	22,933 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

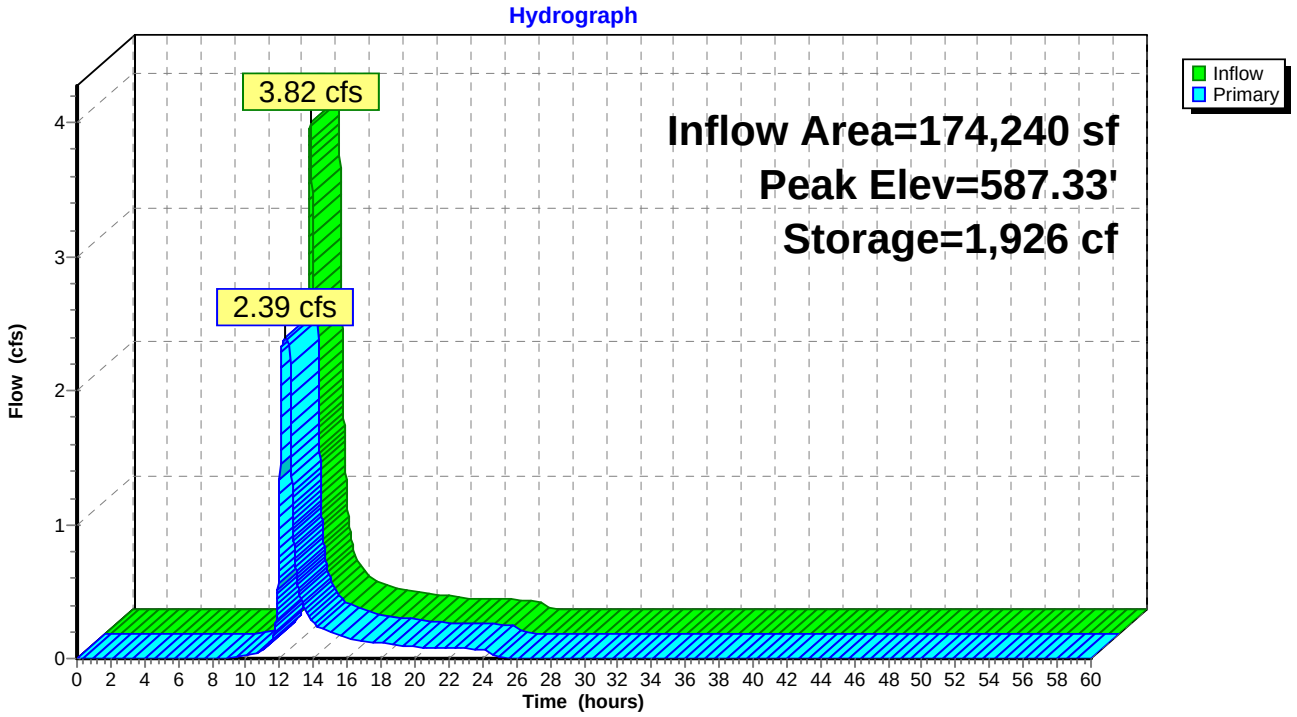
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
587.00	5,688	0	0
588.00	6,961	6,325	6,325
589.00	8,290	7,626	13,950
590.00	9,676	8,983	22,933

Device	Routing	Invert	Outlet Devices
#1	Primary	583.95'	**8.0" Round 8" pipe** L= 47.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 583.95' / 583.72' S= 0.0049 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf
#2	Device 1	587.00'	**12.0" Horiz. Grate X 3.00** C= 0.600 Limited to weir flow at low heads
#3	Device 1	587.00'	**0.250 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 575.00'
#4	Device 1	589.75'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=2.39 cfs @ 12.34 hrs HW=587.33' (Free Discharge)
└**1=8" pipe** (Barrel Controls 2.39 cfs @ 6.85 fps)
  └**2=Grate** (Passes < 5.75 cfs potential flow)
  └**3=Exfiltration** (Passes < 0.04 cfs potential flow)
  └**4=Orifice/Grate** (Controls 0.00 cfs)

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Pond 1P: Bioretention Area



Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Proposed Runoff Area=4.000 ac 52.50% Impervious Runoff Depth=2.03"
Flow Length=170' Slope=0.0100 '/' Tc=22.4 min CN=89 Runoff=8.41 cfs 29,430 cf

Pond 1P: Bioretention Area Peak Elev=588.20' Storage=7,716 cf Inflow=8.41 cfs 29,430 cf
Outflow=2.72 cfs 29,430 cf

Total Runoff Area = 174,240 sf Runoff Volume = 29,430 cf Average Runoff Depth = 2.03"
47.50% Pervious = 82,764 sf 52.50% Impervious = 91,476 sf

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Summary for Subcatchment 1S: Proposed

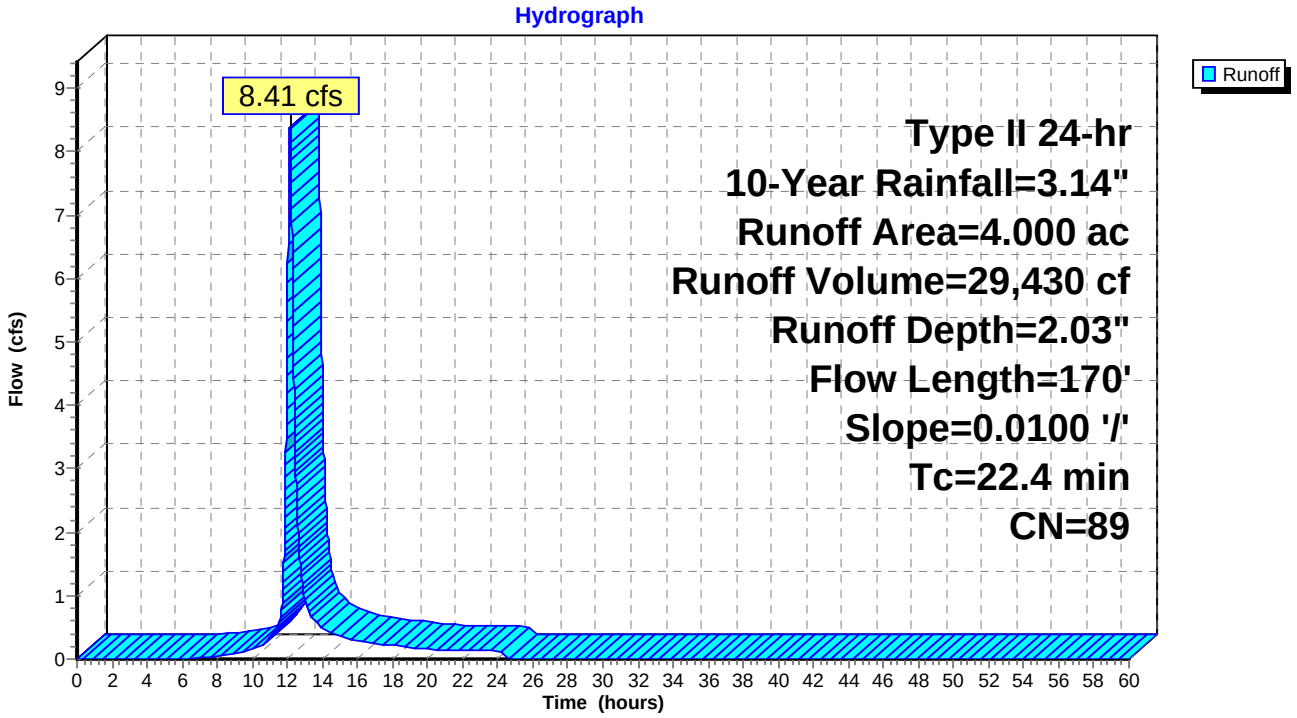
Runoff = 8.41 cfs @ 12.15 hrs, Volume= 29,430 cf, Depth= 2.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-Year Rainfall=3.14"

Area (ac)	CN	Description
1.900	80	>75% Grass cover, Good, HSG D
2.100	98	Paved parking, HSG D
4.000	89	Weighted Average
1.900		47.50% Pervious Area
2.100		52.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
22.4	170	0.0100	0.13		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"

Subcatchment 1S: Proposed



Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Summary for Pond 1P: Bioretention Area

Inflow Area = 174,240 sf, 52.50% Impervious, Inflow Depth = 2.03" for 10-Year event
Inflow = 8.41 cfs @ 12.15 hrs, Volume= 29,430 cf
Outflow = 2.72 cfs @ 12.51 hrs, Volume= 29,430 cf, Atten= 68%, Lag= 21.4 min
Primary = 2.72 cfs @ 12.51 hrs, Volume= 29,430 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 588.20' @ 12.51 hrs Surf.Area= 7,222 sf Storage= 7,716 cf

Plug-Flow detention time= 23.4 min calculated for 29,425 cf (100% of inflow)
Center-of-Mass det. time= 23.4 min (847.4 - 824.0)

Volume	Invert	Avail.Storage	Storage Description
#1	587.00'	22,933 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

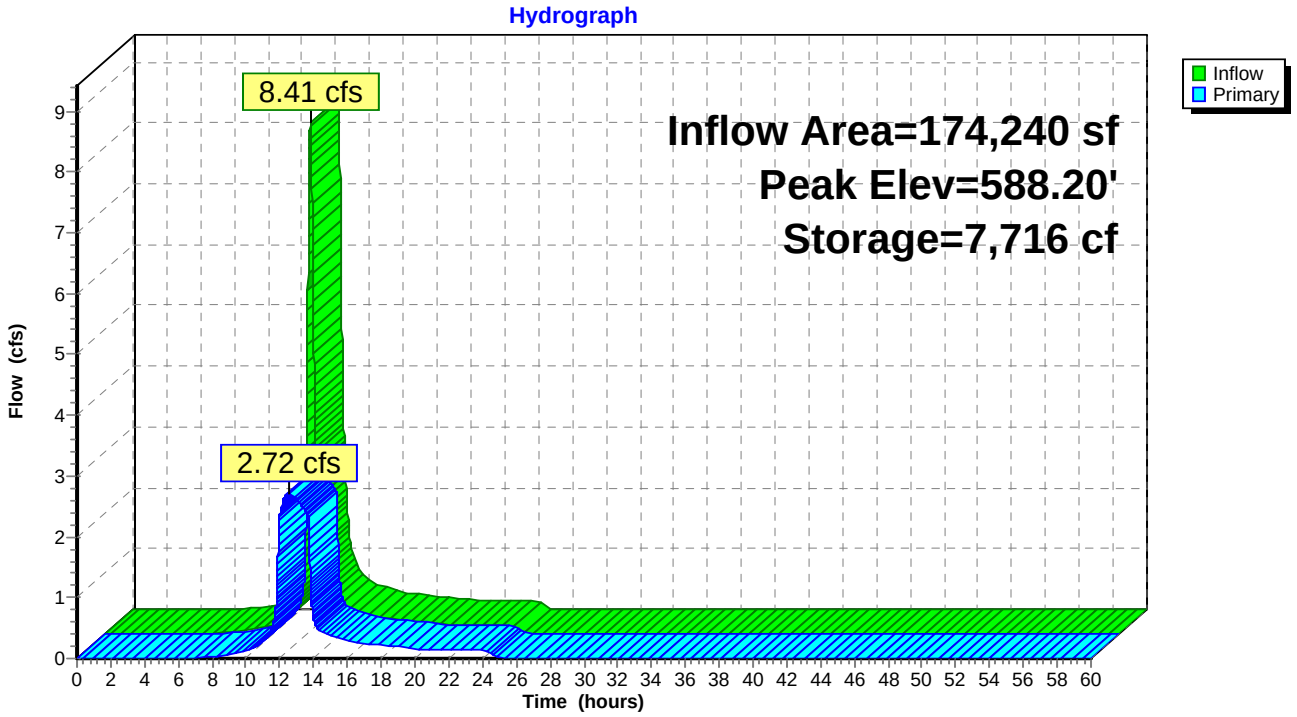
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
587.00	5,688	0	0
588.00	6,961	6,325	6,325
589.00	8,290	7,626	13,950
590.00	9,676	8,983	22,933

Device	Routing	Invert	Outlet Devices
#1	Primary	583.95'	**8.0" Round 8" pipe** L= 47.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 583.95' / 583.72' S= 0.0049 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf
#2	Device 1	587.00'	**12.0" Horiz. Grate X 3.00** C= 0.600 Limited to weir flow at low heads
#3	Device 1	587.00'	**0.250 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 575.00'
#4	Device 1	589.75'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=2.72 cfs @ 12.51 hrs HW=588.20' (Free Discharge)
└**1=8" pipe** (Barrel Controls 2.72 cfs @ 7.80 fps)
  ├**2=Grate** (Passes < 12.41 cfs potential flow)
  ├**3=Exfiltration** (Passes < 0.05 cfs potential flow)
  └**4=Orifice/Grate** (Controls 0.00 cfs)

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Pond 1P: Bioretention Area



Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Proposed Runoff Area=4.000 ac 52.50% Impervious Runoff Depth=2.67"
Flow Length=170' Slope=0.0100 '/' Tc=22.4 min CN=89 Runoff=11.02 cfs 38,815 cf

Pond 1P: Bioretention Area Peak Elev=588.71' Storage=11,602 cf Inflow=11.02 cfs 38,815 cf
Outflow=2.90 cfs 38,815 cf

Total Runoff Area = 174,240 sf Runoff Volume = 38,815 cf Average Runoff Depth = 2.67"
47.50% Pervious = 82,764 sf 52.50% Impervious = 91,476 sf

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Summary for Subcatchment 1S: Proposed

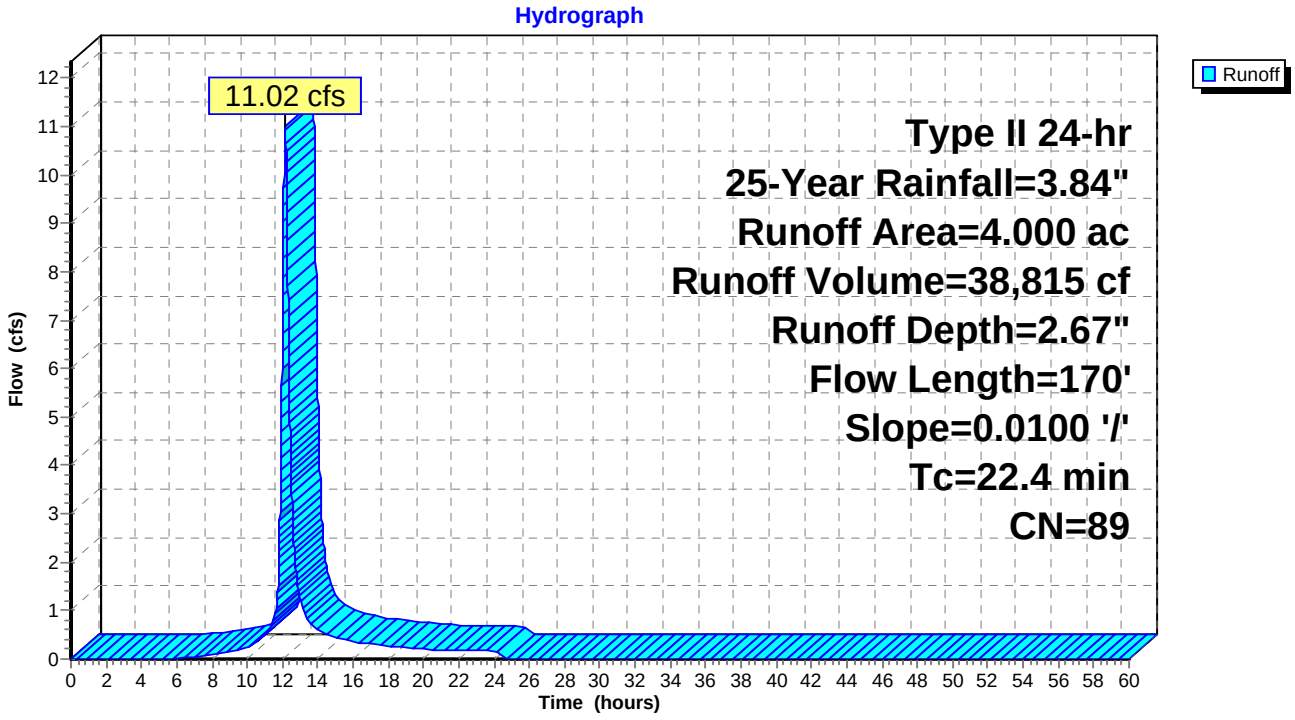
Runoff = 11.02 cfs @ 12.15 hrs, Volume= 38,815 cf, Depth= 2.67"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-Year Rainfall=3.84"

Area (ac)	CN	Description
1.900	80	>75% Grass cover, Good, HSG D
2.100	98	Paved parking, HSG D
4.000	89	Weighted Average
1.900		47.50% Pervious Area
2.100		52.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
22.4	170	0.0100	0.13		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"

Subcatchment 1S: Proposed



Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Summary for Pond 1P: Bioretention Area

Inflow Area = 174,240 sf, 52.50% Impervious, Inflow Depth = 2.67" for 25-Year event
Inflow = 11.02 cfs @ 12.15 hrs, Volume= 38,815 cf
Outflow = 2.90 cfs @ 12.57 hrs, Volume= 38,815 cf, Atten= 74%, Lag= 25.2 min
Primary = 2.90 cfs @ 12.57 hrs, Volume= 38,815 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 588.71' @ 12.57 hrs Surf.Area= 7,905 sf Storage= 11,602 cf

Plug-Flow detention time= 31.4 min calculated for 38,808 cf (100% of inflow)
Center-of-Mass det. time= 31.4 min (847.5 - 816.1)

Volume	Invert	Avail.Storage	Storage Description
#1	587.00'	22,933 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

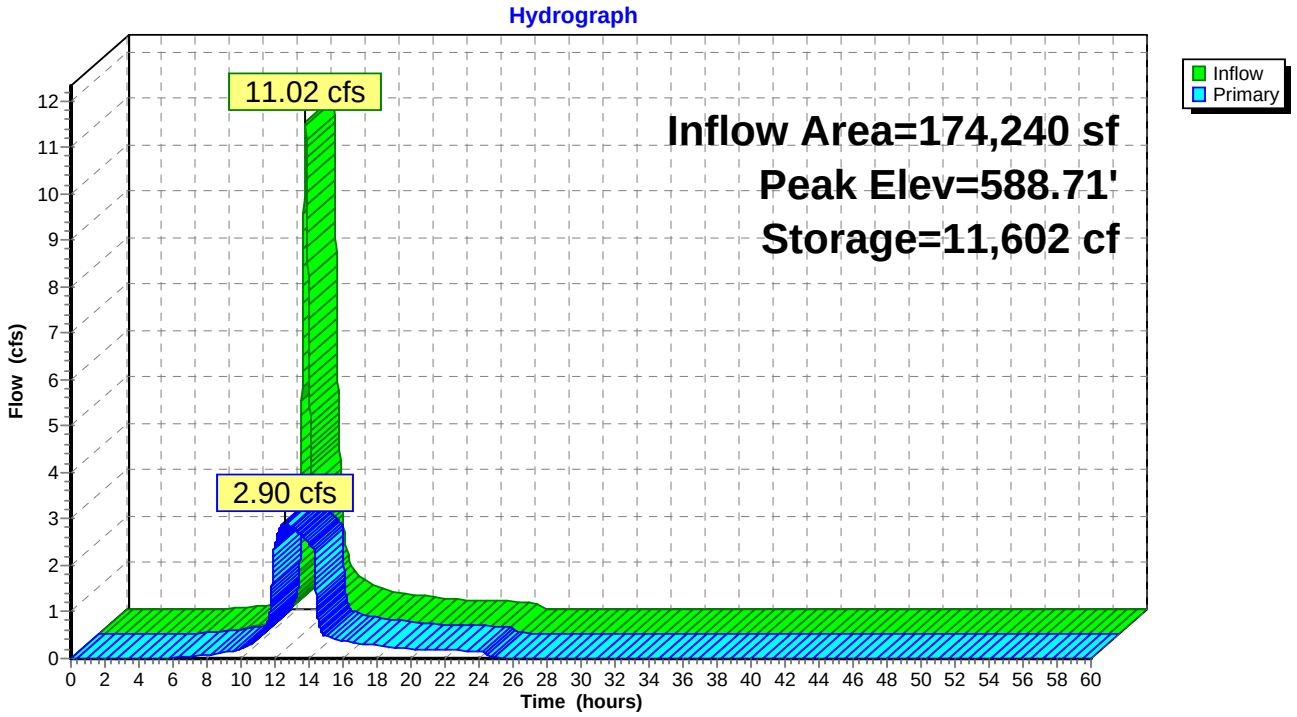
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
587.00	5,688	0	0
588.00	6,961	6,325	6,325
589.00	8,290	7,626	13,950
590.00	9,676	8,983	22,933

Device	Routing	Invert	Outlet Devices
#1	Primary	583.95'	**8.0" Round 8" pipe** L= 47.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 583.95' / 583.72' S= 0.0049 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf
#2	Device 1	587.00'	**12.0" Horiz. Grate X 3.00** C= 0.600 Limited to weir flow at low heads
#3	Device 1	587.00'	**0.250 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 575.00'
#4	Device 1	589.75'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=2.90 cfs @ 12.57 hrs HW=588.71' (Free Discharge)
└**1=8" pipe** (Barrel Controls 2.90 cfs @ 8.31 fps)
  └**2=Grate** (Passes < 14.84 cfs potential flow)
  └**3=Exfiltration** (Passes < 0.05 cfs potential flow)
  └**4=Orifice/Grate** (Controls 0.00 cfs)

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Pond 1P: Bioretention Area



Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Proposed Runoff Area=4.000 ac 52.50% Impervious Runoff Depth=3.99"
Flow Length=170' Slope=0.0100 '/' Tc=22.4 min CN=89 Runoff=16.21 cfs 57,971 cf

Pond 1P: Bioretention Area Peak Elev=589.69' Storage=19,959 cf Inflow=16.21 cfs 57,971 cf
Outflow=3.21 cfs 57,971 cf

Total Runoff Area = 174,240 sf Runoff Volume = 57,971 cf Average Runoff Depth = 3.99"
47.50% Pervious = 82,764 sf 52.50% Impervious = 91,476 sf

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Summary for Subcatchment 1S: Proposed

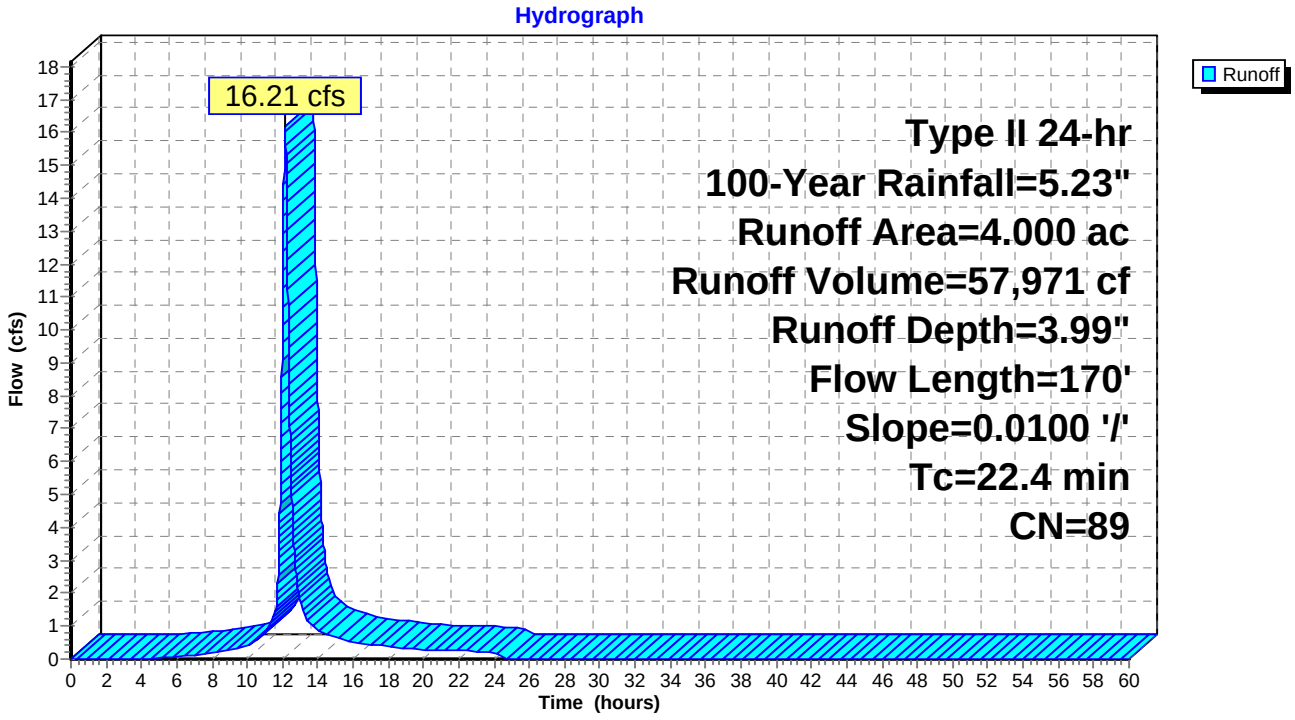
Runoff = 16.21 cfs @ 12.15 hrs, Volume= 57,971 cf, Depth= 3.99"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-Year Rainfall=5.23"

Area (ac)	CN	Description
1.900	80	>75% Grass cover, Good, HSG D
2.100	98	Paved parking, HSG D
4.000	89	Weighted Average
1.900		47.50% Pervious Area
2.100		52.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
22.4	170	0.0100	0.13		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"

Subcatchment 1S: Proposed



Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Summary for Pond 1P: Bioretention Area

Inflow Area = 174,240 sf, 52.50% Impervious, Inflow Depth = 3.99" for 100-Year event
Inflow = 16.21 cfs @ 12.15 hrs, Volume= 57,971 cf
Outflow = 3.21 cfs @ 12.66 hrs, Volume= 57,971 cf, Atten= 80%, Lag= 31.0 min
Primary = 3.21 cfs @ 12.66 hrs, Volume= 57,971 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 589.69' @ 12.66 hrs Surf.Area= 9,240 sf Storage= 19,959 cf

Plug-Flow detention time= 48.0 min calculated for 57,971 cf (100% of inflow)
Center-of-Mass det. time= 48.0 min (852.8 - 804.8)

Volume	Invert	Avail.Storage	Storage Description
#1	587.00'	22,933 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

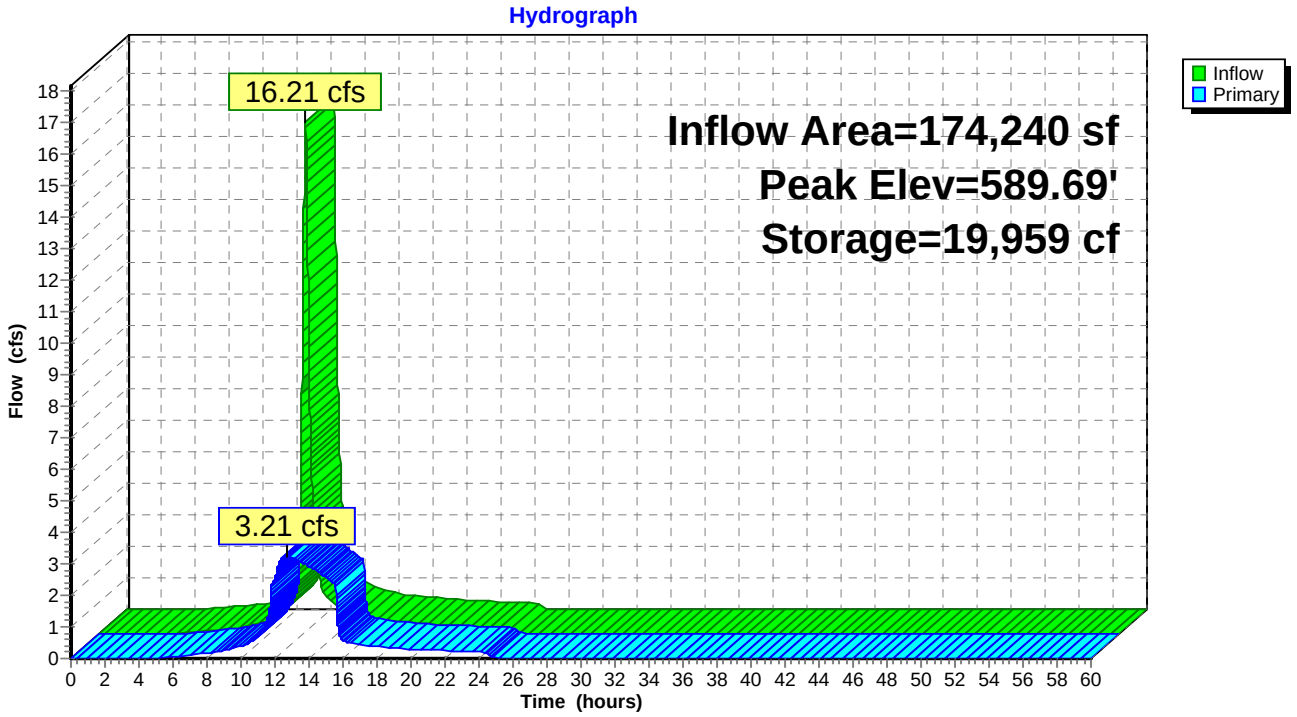
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
587.00	5,688	0	0
588.00	6,961	6,325	6,325
589.00	8,290	7,626	13,950
590.00	9,676	8,983	22,933

Device	Routing	Invert	Outlet Devices
#1	Primary	583.95'	**8.0" Round 8" pipe** L= 47.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 583.95' / 583.72' S= 0.0049 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf
#2	Device 1	587.00'	**12.0" Horiz. Grate X 3.00** C= 0.600 Limited to weir flow at low heads
#3	Device 1	587.00'	**0.250 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 575.00'
#4	Device 1	589.75'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=3.21 cfs @ 12.66 hrs HW=589.69' (Free Discharge)
└**1=8" pipe** (Barrel Controls 3.21 cfs @ 9.20 fps)
  ├**2=Grate** (Passes < 18.59 cfs potential flow)
  ├**3=Exfiltration** (Passes < 0.06 cfs potential flow)
  └**4=Orifice/Grate** (Controls 0.00 cfs)

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Pond 1P: Bioretention Area



Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Green Infrastructure & Water Quality Calculations

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Version 1.7
Last Updated: 10/02/2015

Total Water Quality Volume Calculation
WQv(acre-feet) = [(P)(Rv)(A)] /12

Is this project subject to Chapter 10 of the NYS Design Manual (i.e. WQv is equal to post-development 1 year runoff volume)?.....	

Design Point:	1	
P=	1.00	*inch*

Breakdown of Subcatchments

Catchment Number	Total Area *(Acres)*	Impervious Area *(Acres)*	Percent Impervious *%*	Rv	WQv *(ft^3)*	Description
1	4.00	2.10	53%	0.52	7,587	
2						
3						
4						
5						
6						
7						
8						
9						
10						
Subtotal (1-30)	4.00	2.10	53%	0.52	**7,587**	**Subtotal 1**
Total	4.00	2.10	53%	0.52	**7,587**	**Initial WQv**

Identify Runoff Reduction Techniques By Area

Technique	Total Contributing Area *(Acre)*	Contributing Impervious Area *(Acre)*	Notes
Conservation of Natural Areas	0.00	0.00	*minimum 10,000 sf*
Riparian Buffers	0.00	0.00	*maximum contributing length 75 feet to 150 feet*
Filter Strips	0.00	0.00	
Tree Planting	0.00	0.00	*Up to 100 sf directly connected impervious area may be subtracted per*
Total	**0.00**	**0.00**	

Recalculate WQv after application of Area Reduction Techniques

	Total Area *(Acres)*	Impervious Area *(Acres)*	Percent Impervious *%*	Runoff Coefficient Rv	WQv *(ft^3)*
"<<Initial WQv"	4.00	2.10	53%	0.52	7,587
Subtract Area	0.00	0.00			
WQv adjusted after Area Reductions	**4.00**	**2.10**	53%	0.52	7,587
Disconnection of Rooftops		0.00			
Adjusted WQv after Area Reduction and Rooftop Disconnect	4.00	2.10	53%	0.52	**7,587**
WQv reduced by Area Reduction techniques					0

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Minimum RRv

Enter the Soils Data for the site		
Soil Group	Acres	S
A		55%
B		40%
C		30%
D	**4.00**	20%
Total Area	4	
Calculate the Minimum RRv		
S =	**0.20**	
Impervious =	2.10	*acre*
Precipitation	1	*in*
Rv	0.95	
Minimum RRv	**1,448**	***ft3***
	0.03	af

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Bioretention Worksheet

(For use on HSG C or D Soils with underdrains)

Af=WQv*(df)/[k*(hf+df)(tf)]

Af	Required Surface Area (ft2)
WQv	Water Quality Volume (ft3)
df	Depth of the Soil Medium (feet)
hf	Average height of water above the planter bed
tf	Volume Through the Filter Media (days)

k — The hydraulic conductivity [ft/day], can be varied depending on the properties of the soil media. Some reported conductivity values are: ***Sand*** - 3.5 ft/day (City of Austin 1988); ***Peat*** - 2.0 ft/day (Galli 1990); ***Leaf Compost*** - 8.7 ft/day (Claytor and Schueler, 1996); ***Bioretention Soil*** (0.5 ft/day (Claytor &

Design Point:	1

Enter Site Data For Drainage Area to be Treated by Practice							
Catchment Number	**Total Area** *(Acres)*	**Impervious Area** *(Acres)*	**Percent Impervious** *%*	**Rv**	**WQv** *(ft^3)*	**Precipitation** *(in)*	**Description**
1	4.00	2.10	0.53	0.52	7586.70	1.00	
Enter Impervious Area Reduced by Disconnection of Rooftops			53%	0.52	7,587	<<WQv after adjusting for Disconnected Rooftops	
Enter the portion of the WQv that is not reduced for all practices routed to this practice.						*ft^3*	

Soil Information			
Soil Group	D		
Soil Infiltration Rate	0.00	*in/hour*	*Okay*
Using Underdrains?	Yes	*Okay*	

Calculate the Minimum Filter Area				
		Value	Units	Notes
WQv		7,587	*ft^3*	
Enter Depth of Soil Media	*df*	1.5	*ft*	*2.5-4 ft*
Enter Hydraulic Conductivity	*k*	0.5	*ft/day*	
Enter Average Height of Ponding	*hf*	0.5	*ft*	*6 inches max.*
Enter Filter Time	*tf*	2	*days*	
Required Filter Area	***Af***	**5690**	***ft^2***	

Determine Actual Bio-Retention Area			
Filter Width	75	*ft*	
Filter Length	75.868	*ft*	
Filter Area	5690.1	*ft^2*	
Actual Volume Provided	7587	*ft^3*	

Determine Runoff Reduction				
Is the Bioretention contributing flow to another practice?			Select Practice	
RRv	3,035			
RRv applied	**3,035**	***ft^3***	***This is 40% of the storage provided or WQv whichever is less.***	
Volume Treated	4,552	*ft^3*	*This is the portion of the WQv that is not reduced in the practice.*	
Volume Directed	0	*ft^3*	This volume is directed another practice	
Sizing √	OK		*Check to be sure Area provided ≥ Af*	

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Intertek-PSI
3784 Commerce Court
Suite 300
North Tonawanda, NY 14120

Tel +1 716 694 8657
Fax +1 716 694 8638
intertek.com/building

September 30, 2021

Mr. Harry Illenz
Principal
Glendale Development
2040 Military Road
Tonawanda, New York 14150
Email: harry@hmpbuilders.com

Subject: **Geotechnical Engineering Exploration Report**
Proposed Georgian Lane Townhomes Project
41 Georgian Lane
Town of Amherst, Erie County, New York 14221
PSI Project No.: 08061314

Dear Mr. Illenz:

Thank you for choosing Professional Service Industries Engineering, PLLC (PSIE, PLLC) as your consultant for the above referenced project.

Per your authorization, Professional Service Industries Engineering, PLLC has completed a Geotechnical Engineering Study for the above referenced project. The results of the study are discussed in the accompanying report. An electronic PDF copy has previously been emailed.

It is considered imperative that the geotechnical engineer and/or their representative be present during earthwork operations, foundation and floor slab installations to observe the field conditions with respect to the design assumptions and specifications. Professional Service Industries Engineering, PLLC will not be held responsible for interpretations and field quality control observations made by others.

Should there be any questions, please do not hesitate to contact our office at (716) 694-8657. Professional Service Industries Engineering, PLLC would be pleased to continue providing geotechnical services throughout the implementation of the project, and we look forward to working with you and your organization on this and future projects.

Respectfully submitted,
PROFESSIONAL SERVICE INDUSTRIES ENGINEERING, PLLC

Steven P. Pump
Branch Manager

David B. Sabol, PE
Vice President

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

GEOTECHNICAL ENGINEERING SERVICES REPORT

For the proposed

GEORGIAN LANE TOWNHOMES PROJECT
41 GEORGIAN LANE
TOWN OF AMHERST, ERIE COUNTY, NEW YORK 14221

Prepared for

Glendale Development
2040 Military Road
Tonawanda, New York 14150

Prepared by

Professional Service Industries
Engineering, PLLC
3784 Commerce Court, Suite 300
North Tonawanda, New York 14120
Telephone (716) 694-8657
Fax (716) 694-8638

PSI PROJECT NO. 08061314

September 30, 2021

Steven P. Pump
Branch Manager

STATE OF NEW YORK
DAVID BERNARD SABOL
073964
LICENSED PROFESSIONAL ENGINEER

David B. Sabol, P.E.
Vice President

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

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Boring Logs
General Notes
Unified Soil Classification System
Atterberg Limits Report

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

1 PROJECT INFORMATION

1.1 PROJECT AUTHORIZATION

Professional Service Industries Engineering, PLLC (PSIE, PLLC) has completed a geotechnical engineering exploration for the proposed Georgian Lane Townhomes Project located 41 Georgian Lane in Amherst, Erie County, New York. Written authorization to proceed with this geotechnical engineering evaluation and analysis was provided by Ms. Dawn Blickenstaff-Schwanz, Administrative Assistant of Silvestri Architects PC in the form of a copy of PSI Proposal No. 0806-348250 – Rev. 1 signed by Mr. Harry Illenz, Principal with Glendale Development on July 14, 2021. Professional Service Industries Engineering, PLLC's services for this project were performed in accordance with PSI Proposal No. 0806-348250 – Rev. 1, dated July 9, 2021 (revised July 12, 2021).

1.2 PROJECT DESCRIPTION

Project information was obtained from Ms. Dawn Blickenstaff-Schwanz, Administrative Assistant of Silvestri Architects PC. The following documents were provided to aid in preparing our geotechnical engineering services report:

- One (1) Carmina Wood Morris DPC project drawing dated March 2021, numbered C-100, and entitled "Concept Site Plan" containing the locations of the proposed building(s) footprint(s), proposed parking and drive lanes, locations of existing surrounding structures, existing property boundaries, and the proposed boring locations

It is understood that the project is going to consist of the construction of seven (7) two-story townhome buildings located at 41 Georgian Lane in Amherst, Erie County, New York. It is understood that the structures will each contain a basement and will be wood framed construction. Structural loadings were not provided. Therefore, this geotechnical engineering services report is based upon wall loadings of three (3) kips per lineal foot and column loads, if any, of up to fifty (50) kips. The floor slab design is based on a maximum floor load of one hundred (100) psf.

Asphaltic concrete parking and drive areas and Portland cement concrete sidewalks and/or drive areas are also planned. Vehicle and pavement loadings are indicated to be automobile traffic only; however, some truck traffic is expected to service the facility. Therefore, vehicle and pavement loadings and asphaltic concrete pavement criteria for this report are as follows:

Design Life (years):	20
Terminal Serviceability:	2.5
Reliability Level	75%
Initial Serviceability:	4.2
Terminal Serviceability:	2.0
Standard Deviation for	
Flexible Pavement:	0.45
Rigid Pavement:	0.35

In addition, this geotechnical engineering services report is based upon *light-duty* pavement having an Equivalent Single Axle Loading of 30,000 ESALs and *heavy-duty* pavement having an Equivalent Single Axle Loading of 100,000 ESALs, respectively.

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At this time, existing topographic information, the proposed Finished Floor Elevation (FFE) of each of the townhome structures and final grading plans were not provided. Therefore, this geotechnical engineering services report is based upon the proposed building(s) footprint(s) final subgrade elevation near the existing site grades, requiring earthwork operations consisting of less than two (2) feet of fill and between eight (8) and ten (10) feet of cut within the proposed basements to achieve final grades. Within the proposed parking and drive areas, it is estimated that earthwork operations consisting of up to two (2) feet of cut and fill would be required to achieve final grades after removal of the existing topsoil/vegetation/brush/trees. If the final grading plans are known, Professional Service Industries Engineering, PLLC requests to be retained to review the grading plans and submit supplemental recommendations based on these plans, if appropriate.

The geotechnical recommendations presented in this report are based on the available project information, proposed structure location, and the subsurface materials described in this report. If any of the noted information is incorrect, please inform Professional Service Industries Engineering, PLLC in writing so that we may amend the recommendations presented in this report if appropriate and if desired by the client. Professional Service Industries Engineering, PLLC will not be responsible for the implementation of its recommendations when it is not notified of changes in the project.

1.3 Purpose And Scope Of Work

1.3.1 Field Exploration

The purpose of this study was to evaluate the subsurface conditions at the site and to develop geotechnical related foundation, slab-on-grade, pavement, and fill recommendations. Professional Service Industries Engineering, PLLC's scope of services included site reconnaissance of the project area, a review of geologic maps of the area, and drilling eleven (11) test borings to approximate boring termination depths of twenty-five (25) feet below the existing ground surface. The test borings were conducted in accordance with ASTM D-1586 (Penetration Test and Split Barrel Sampling of Soils).

Silvestri Architects PC selected the borings' positions and Professional Service Industries Engineering, PLLC selected the borings' depths. Representatives of Professional Service Industries Engineering, PLLC located the borings in the field by measuring distances from known reference points. Top-of-hole elevations were not determined or provided for this report. Professional Service Industries Engineering, PLLC recommends that the boring positions be established by a licensed surveyor. Following completion of the field services, the recovered soil samples were returned to Professional Service Industries Engineering, PLLC's office for review, evaluation, and laboratory testing. The results of Professional Service Industries Engineering, PLLC's subsurface exploration and soil sample documentation and testing are presented herein together with geotechnical recommendations for site preparation.

As directed by the client, Professional Service Industries Engineering, PLLC did not provide any service to investigate or detect the presence of moisture, mold or other biological contaminants in or around any structure, or any service that was designed or intended to prevent or lower the risk of the occurrence of the amplification of the same. Client acknowledges that mold is ubiquitous to the environment with mold amplification occurring when building materials are impacted by moisture. Client further acknowledges that site conditions are outside of Professional Service Industries Engineering, PLLC's control, and that mold amplification will likely occur, or continue to occur, in the presence of moisture. As such, Professional Service Industries Engineering, PLLC cannot and shall not be held responsible for the occurrence or recurrence of mold amplification.

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The scope of services also does not include an environmental assessment for determining the presence or absence of wetlands, or hazardous or toxic materials in the soil, bedrock, surface water, groundwater, or air on or below, or around this site. Any statements in this report or on the boring logs regarding odors, colors, and unusual or suspicious items or conditions are strictly for informational purposes.

1.3.2 LABORATORY TESTING

The samples obtained during the drilling operation were placed in sealed and labeled containers and transported to our North Tonawanda, New York laboratory. Representative soil samples were selected for laboratory testing to determine their index properties. The laboratory-testing program included: Natural Moisture Content Determination tests (ASTM D2216), Atterberg Limits tests (ASTM D-4318), and Organic content – Loss of Ignition (ASTM D-2974). The laboratory test results are presented further within the report. Laboratory testing was performed in general accordance with ASTM procedures. Unless otherwise informed, the soil samples will be discarded ninety (90) days from the issuance of the report.

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2 SITE AND SUBSURFACE CONDITIONS

2.1 SITE LOCATIONS AND DESCRIPTIONS

The Proposed Georgian Lane Townhomes project is located at 41 Georgian Lane in Amherst, Erie County, New York. The Boring Location Plan in the Appendix indicates the location of the proposed project site with respect to Georgian Lane to the north. Surrounding properties consisted of Georgian Lane to the north, two-story apartment and/or condo structures with associated asphaltic concrete parking and drive areas to the south and east, and two-story apartments and/or condo structures with associated asphaltic concrete pavement areas to northwest, and a church with associated asphaltic concrete pavements to the southwest.

Image obtained from Bing Maps ™

At the time of the drilling operations, the site proposed for development was undeveloped and was surficially covered in overgrown grass and/or brush. Dense mature trees were also observed along the southwestern and southern property lines, as well as isolated mature tress within the northern portion of the site.

Based upon visiting the site by a Professional Service Industries Engineering, PLLC representative, the area of the proposed project site has elevational differences estimated at approximately four (4) to six (6) feet, generally sloping downward in the south to north direction and two (2) to five (5) feet downward in the east to west direction, respectively. At the time of drilling operations and boring layout, no catch basins, drainage ditches, nor ponded water surfaces were observed. During the field operations, the truck-mounted drill rig experienced some difficulty accessing and traversing the site surface and boring locations due to the wet/loose/soft surficial soils.

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2.2 SUBSURFACE CONDITIONS

2.2.1 LOCAL GEOLOGY

The project site in Amherst, Erie County New York area is located within the glaciated portion of the Erie-Ontario Lowlands physiographic province. As noted on the 1988 "Surficial Geologic Map of New York", surface soils in the area generally consist of Lacustrine silt and clay and/or Till Moraine. Bedrock in the general site area is part of the Paleozoic upper Silurian age Akron Dolostone and Salina Group, which consists of Camillus, Syracuse, and Vernon Formations (shale, dolostone, salt, gypsum). The major landscape features originated from the differential weathering and the long history of erosion. The main product of pre-glacial landscape development is predominantly through physiographic features (upland and lowland areas), partly buried stream networks and limestone escarpments.

2.2.2 TEST BORINGS

Professional Service Industries Engineering, PLLC's scope of services included eleven (11) soil borings drilled to approximate boring terminations twenty-five (25) feet each below existing site grades. The test borings were conducted in accordance with ASTM D-1586 (Penetration Test and Split Barrel Sampling of Soils). The borings were advanced with hollow stem augers in general conformance with ASTM standards. For each boring, Standard Penetration Tests (SPT) were performed and split spoon samples were obtained at regular intervals to the boring termination depth. The soil samples will be stored in our laboratory for further analysis, if requested. Unless notified otherwise, the samples will be disposed of after six (6) months.

These borings were drilled on July 27, July 28, July 30, and August 11, 2021. Silvestri Architects PC selected the borings' positions and Professional Service Industries Engineering, PLLC selected the borings' depths. Representatives of Professional Service Industries Engineering, PLLC located the borings in the field by measuring distances from known reference points. Professional Service Industries Engineering, PLLC notified Dig Safely New York for public utility clearance, prior to drilling the site.

The soil types encountered at the specific boring locations (see Boring Location Diagram) are presented in the form of individual soil profiles on the attached Boring Logs. The stratification presented is based on visual examination of the recovered soil samples and the interpretation of field logs by a geotechnical professional. Included on the profiles are the Standard Penetration Test values (N-values) for the borings. The N-values have been empirically correlated with various soil properties and are considered to be indicative of the relative density of cohesionless soils and the consistency of cohesive soils. A brief description of the soils encountered at this site is presented in this section.

The following subsurface description is of a generalized nature and intended to highlight the major subsurface stratification features and material characteristics. Professional Service Industries Engineering, PLLC was not provided with existing topographic information; therefore, ground surface elevations are not presented on the boring logs or referenced in this report. Professional Service Industries Engineering, PLLC recommends that the boring positions be established by a licensed surveyor. The Boring Logs illustrated in the Appendix should be reviewed for specific information at individual boring locations. These records include soil descriptions, stratifications, penetration resistances, locations of the samples and laboratory test data. The stratifications shown on the Boring Logs represent the conditions only at the actual boring locations. Variations may occur and should be

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expected between boring locations. The stratifications represent the approximate boundary between subsurface materials and the actual transition may be gradual.

TOPSOIL – At the surface at all of the boring locations, topsoil having a thickness ranging from approximately two (2) to eight (8) inches was encountered. Please note that the actual amount of topsoil may vary widely between boring locations. *The contractor should determine the depth of topsoil to quantify topsoil depths for removal purposes.*

OLD FILL – Underlying the topsoil at boring locations B-8, B-9, and B-10, undocumented man-placed fill materials consisting of silt/sand mixtures with clay and gravel and/or silt/clay mixtures with sand and gravel containing varying fractions of man-made materials such as organics, brick, concrete, and asphalt were encountered to approximate depths ranging from three and one-half (3-1/2) to eight and one-half (8-1/2) feet below existing site grades. Standard Penetration resistance ("N"-values) for the fill soils ranged from five (5) to eleven (11) blows per foot. In natural soils, these "N"-values would indicate very loose to medium dense relative densities in granular soils and/or soft to stiff consistencies in cohesive soils. However, in miscellaneous fill, the "N"-values can be erratic, reflecting the variable composition of the fill material. The presence of obstruction and/or cobbles within fill can result in locally high "N"-values, even in a very soft condition. Other obstructions may be present in a miscellaneous uncontrolled fill and may not be readily detectable with exploratory drill rig methods. Moisture contents of selected samples of the fill materials ranged from eleven (11) to thirty-three (33) percent.

CLAYEY SOILS – Below the topsoil at boring locations B-1, B-2, B-3, B-4, B-5, B-6, B-7 and B-11, and underlying the undocumented man-placed fill materials at boring locations B-8, B-9, and B-10, silt and clay soils consisting of LEAN CLAY (CL) and/or CLAYEY SILT (ML) containing varying fractions of sand and gravel, as well as isolated strata containing organic material, extended to approximate depths ranging from six and one-half (6-1/2) to twenty-five (25) feet below existing site grades. Boring locations B-6, B-7, B-10, and B-11 were terminated in the silt and clay soils. Organic soils were encountered within the clayey soils at boring location B-9 that extend to an approximate depth of thirteen and one-half (13-1/2) feet below existing site grades. One (1) loss of Ignition test was performed on a selected clayey silt sample within boring location B-9 resulting in a loss of five and one-tenth (5.1) percent. Organic soils that possess Loss of Ignition values greater than five (5) percent are considered to be highly compressible even when subjected to very small loadings and are **NOT** considered suitable for supporting any structural elements. The Standard Penetration resistance ("N"-values) for the silt and clay soils ranged from two (2) to thirty-two (32) blows per foot, indicating very soft to hard consistencies. Based on penetrometer measurements of the clayey soils, which are an approximate measure of soil strength, the soil unconfined compressive strength of selected samples ranged from 0.0 to 4.5 tsf. Moisture contents of selected samples from these soils ranged from ten (10) to thirty-nine (39) percent. Three (3) Atterberg limit tests were performed on selected samples of the cohesive soils and indicated liquid limits of twenty-three (23), forty (40), and forty-nine (49), and corresponding plasticity indexes of eleven (11), twenty-three (23), and twenty-six (26), respectively. Based on various correlations, the swell potential could be up to two (2) to six (6) percent.

GRANUALR SOILS – Underlying silt and clay soils at boring locations B-1, B-2, B-3, B-4, B-5, B-8, B-9, B-10, and B-11, granular soils of various textures extended to approximate depths ranging from twenty-three and one-half (23-1/2) to twenty-five (25) feet below existing grades. Boring locations B-1, B-2, B-3, B-4, B-5, B-8, and B-9 were terminated in the granular soils. The granular soils were generally classified as POORLY GRADED SAND (SP), SILTY SAND (SM), and/or SANDY SILT (ML). Organic soils were encountered within the granular soils at boring locations B-8, B-10, and B-11 that extend to approximate depths

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ranging from twelve (12) to thirteen and one-half (13-1/2) feet below existing site grades. Three (3) loss of Ignition tests were performed on selected granular soil samples within boring locations B-8, B-10, and B-11 resulting in losses ranging from two and six-tenths (2.6) to six (6) percent. Organic soils that possess Loss of Ignition values greater than five (5) percent are considered to be highly compressible even when subjected to very small loadings and are **NOT** considered suitable for supporting any structural elements. The Standard Penetration Test values ("N"-values) for the granular soils ranged from five (5) blows per foot to fifty (50) blows per four (4) inches, indicating very loose to dense relative densities. Moisture contents of selected samples from these soils ranged from two (2) to seventy-three (73) percent.

2.3 GROUNDWATER CONDITIONS

At the time of the site fieldwork on July 27, July 28, July 30, and August 11, 2021, the following table illustrates the infiltrating groundwater levels encountered at the test boring locations prior to auger removal during the field drilling operations:

Table 1: Groundwater Levels (As Measured Beneath the Existing Site Grade)

Boring Number	Groundwater Levels		Borehole Cave Depth
	During Drilling Activities	At Completion of Drilling Activities	
	(feet)	(feet)	(feet)
B-1	13.5	None	4.0
B-2	None	None	4.0
B-3	18.5	25.0	4.0
B-4	None	None	5.0
B-5	25.0	25.0	4.0
B-6	None	None	4.0
B-7	None	None	4.0
B-8	8.5	None	4.0
B-9	4.5	None	4.5
B-10	8.5	None	4.5
B-11	7.5	None	4.0

For safety purposes, all test borings were backfilled at the time of drilling completion.

These observations represent the groundwater conditions at the time of measurement and may not be indicative of other times. However, **discontinuous zones of perched water will exist within the shallower overburden materials** and the builder should anticipate surface and subsurface seepage into any subsurface excavations during high moisture periods of the year. Variations in groundwater levels should be expected seasonally, annually, and from location to location.

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3 OBSERVATIONS AND EVALUATIONS

3.1 GENERAL

The following geotechnical design recommendations have been developed on the basis of the previously described project characteristics and encountered subsurface conditions. If there are any changes in these project criteria, including structure locations on the site, a review should be made by Professional Service Industries Engineering, PLLC to determine if modifications to the recommendations are necessary.

Once final design plans and specifications are available, a general review by Professional Service Industries Engineering, PLLC is recommended as a means to check that the evaluations made in preparation of this report are consistent with final construction plans and that earthwork and foundation recommendations are properly interpreted and implemented.

Based on the results of Professional Service Industries Engineering, PLLC's fieldwork, laboratory testing, and engineering analyses, the site appear suitable for the proposed structure and associated improvements provided the following recommendations are incorporated into the design and construction of the project. The primary geotechnical considerations for the development of this site will be the presence of organic material encountered within the native soils at boring locations B-8, B-9, B-10, and B-11, the presence of undocumented man-placed fill materials at boring locations B-8, B-9, and B-10, the moisture susceptibility of the on-site soils, and the wet/soft surficial soils.

Native soils containing organic material were observed at boring locations B-8, B-9, B-10, and B-11. A representative of the geotechnical engineer should verify the depth of the organic material at the time of construction. Based on these borings, the existing native soils containing organic material encountered at boring locations B-8, B-9, B-10, and B-11 are **NOT** considered suitable for support of the structures foundations and floor slabs. Organic soils are considered to be highly compressible even when subjected to very small loadings and are NOT considered suitable for supporting any structural elements. Therefore, in the vicinity of boring locations B-8, B-9, B-10, and B-11, the footing excavations will be required to be undercut and/or choked with coarse aggregate such as NYSDOT No. 4 stone and/or NYSDOT 304 crushed stone prior to reinforcement and Portland cement concrete placement. The lateral limits of the undercut/over-excavation should be defined by a line drawn outward and downward at 1H:2V from the perimeter of the foundation bearing area.

Man-placed fill soils were observed at boring locations B-8, B-9, and B-10. Based on the material encountered at these boring locations, the existing man-placed fill in the vicinity of borings B-8, B-9, and B-10 are considered suitable for support of the proposed pavements, provided proofroll/compaction acceptance utilizing a minimum fifteen (15) ton smooth drum vibratory roller operating in the vibratory mode. The owner and contractor should anticipate localized over-excavation and replacement of unsuitable conditions during construction.

It must be recognized that soils that contain silt and clay are difficult to dry during wet or cool season. Careful attention to moisture content and compactive effort is important in dealing with such soils. The soils may need to be scarified and dried to a moisture content that will facilitate compaction in accordance with the structural fill requirements of this report. **Portland Cement stabilization for silty soils (a fly ash / lime / kilndust for cohesive soils) may be necessary in order to expedite the work and achieve the required level of soil compaction**.

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It is expected that excessively wet surficial soils within the upper eighteen (18) to twenty-four (24) inches may be encountered that will require scarification and aeration, removal and placement and/or choking with aggregate. It must be recognized that field conditions will dictate the extent of aeration and/or removal and replacement.

With the previous mentioned considerations in mind, it is Professional Service Industries Engineering, PLLC's opinion that the structure can be supported on shallow spread-type footings bearing on the existing natural soils, and/or engineered fill. The building interior floors can be constructed on properly prepared subgrades following proofroll/proof-compaction acceptance of existing natural soil subgrade and/or engineered fill. The proposed pavement can be constructed on properly prepared subgrades following proofroll/compaction acceptance of natural soil subgrade, qualified existing man-placed non-organic fill materials, and/or engineered fill.

3.2 SITE PREPARATION

Unless specifically indicated otherwise in the drawings and/or specifications, the limits of this subsurface preparation are considered to be that portion directly beneath and ten (10) feet beyond the building and appurtenances. Appurtenances are those items attached to the building and typically include, but are not limited to, the building sidewalks, porches, stoops, etc.

Site preparation should commence with the removal of the existing native soils containing organic material removed in their entirety below the foundation bearing elevations and/or bottom of floor slab in the vicinity of boring locations B-8, B-9, B-10, and B-11, vegetation/trees/grass/topsoil and any deleterious materials. The geotechnical engineer of record or his representative should determine the depth of removal at the time of construction. Underground storage tanks, abandoned utilities, old foundations or other features not evident at the time of Professional Service Industries Engineering, PLLC's investigation should also be removed. Professional Service Industries Engineering, PLLC recommends that all topsoil and loose and wet or deleterious soils in the construction areas be stripped from the site and either wasted or stockpiled for later use in landscaping. The geotechnical engineer of record or his representative should determine the depth of removal at the time of construction.

After removal of the existing native soils containing organics at boring locations B-8, B-9, B-10, and B-11 completely below the foundation bearing elevations and the bottom of floor slab, vegetation/trees/grass/topsoil and any deleterious materials, the exposed undercut areas should be brought back up to proposed grades with compacted engineered fill. Prior to placement of the engineered fill, the geotechnical engineer of record or his representative should observe the subgrade condition. Fill material and compaction requirements are discussed in more detail in the following paragraphs.

Professional Service Industries Engineering, PLLC has not been provided with any final grading plans and we do not know at this time how surface elevations will change at the time of construction. Additional site preparation will depend upon the proposed site grades and building features. Prior to the beginning of fill placement activities, Professional Service Industries Engineering, PLLC recommends that all areas receiving new fill be proof-compacted. Proof-compaction operations should be performed using a minimum fifteen (15) ton smooth drum vibratory roller, operating in the vibratory mode. Proof-compaction operations should be observed by the geotechnical engineer of record or his representative and should continue until a firm and unyielding condition exists (typically less than three-quarters inch ruts). Unstable soils which are

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revealed by proof-compaction and which cannot be adequately densified in place should be removed and replaced with crushed limestone (NYSDOT 304) or choked with coarse aggregate such as NYSDOT No. 4 stone under the recommendations of the geotechnical engineer of record or his representative. Additionally, depending on weather conditions and precipitation at the time of construction, the use of additional stabilization techniques such as choking the subgrade with coarse aggregate may be required in the upper eighteen (18) to twenty-four (24) inches of the exposed subgrade. Field conditions will dictate the extent of any undercuts.

During the site area grading, zones of perched groundwater most probably will be encountered. Local undercutting and pumping to remove water may be required when such zones are encountered, and provisions should be made in this regard by the builder.

After subgrade preparation and observation have been completed, fill placement may begin. The first layer of fill material should be placed in a relatively uniform horizontal lift and be adequately keyed into the stripped subgrade soils.

During site preparation, filled sidewalk vaults, burn pits, old foundations, trash pits or other isolated disposal areas may be encountered. All too frequently such buried material occurs in isolated areas outside boring locations. Any such material encountered during site work or foundation construction should be excavated and removed from the site.

3.3 Fill Material and Placement

After the performance of cutting to design subgrade, Professional Service Industries Engineering, PLLC recommends that proof-compaction operations should be performed using a 15-ton (static weight) smooth drum vibratory roller. Proof-compaction operations should be observed by a representative of Professional Service Industries Engineering, PLLC and should continue until a firm and unyielding condition exists (typically less than three-quarters inch ruts). Unstable soils which are revealed by proof-compaction and which cannot be adequately densified in-place should be removed and replaced with structural fill.

Materials placed as fill should meet the requirements of structural fill as provided in this section. It is also recommended that Professional Service Industries Engineering, PLLC be retained to perform field density testing during fill placement.

Excavations or depressions left from removal of trees should be backfilled with compacted structural fill. Subgrade areas should be kept properly drained and free of ponded water surfaces. This may be achieved by either sloping the site topography adjacent to the construction to direct the water away from the excavation or trenching and berming to collect the excess run-off. Final excavations to desired subgrades should be accomplished immediately prior to the placement of concrete. The contractor should not place concrete on disturbed subgrades. If the subgrade soils are wet, machine or foot traffic should be reduced or eliminated to lessen disturbance of the subgrade. If the site clearing is performed separate from the proposed building construction, restoration of the site to provide for positive drainage is recommended.

Based on the results of soil classifications, the existing on-site soils at the project site generally consists of native variable texture till soils and undocumented man-placed fill materials. The on-site undocumented man-placed fill materials at boring locations B-8, B-9, and B-10 containing non-soil material such as asphalt,

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brick, and concrete are **not suitable** for reuse as structural fill material. The native on-site soils at boring locations B-1, B-2, B-3, B-4, B-5, B-6, B-7 can be considered for reuse as structural fill, as long as the soils are placed within an acceptable moisture condition, and free of organic or other deleterious materials. The native soils containing organic material encountered at boring locations B-8, B-9, B-10, and B-11 are **not suitable** for reuse as structural fill. It must be recognized that soils that contain silt and clay are difficult to dry during wet or cool season. Careful attention to moisture content and compactive effort are important in dealing with such soils and it is typical for wet or cool season grading operations to be hindered by the continual need to dry back silty and clayey soils during placement. It is advantageous to place a working course of compacted graded aggregate base over building and roadway areas between the time of initial grading and final floor slab construction. The graded aggregate base may need periodic replenishment depending on weather and traffic conditions during construction.

The on-site soils will be sensitive to moisture content variations. This general sensitivity to water will influence construction, since subgrade support capacities may deteriorate when this soil type becomes wet and/or disturbed. It is not unusual for wet or cool season grading operations to be hindered by the continual need to dry back the on-site natural soils during placement. If fill placement must proceed during other than the summer months, the use of imported granular fill with less than ten (10) percent passing the No. 200 sieve may be necessary.

On-site or imported structural fill materials should be free of organic or other deleterious materials. If grading results in a need for additional fill materials, the imported structural fill should have a maximum particle size less than three (3) inches, a modified Proctor maximum dry density greater than one hundred ten (110) pounds per cubic foot (pcf) and less than twenty (20) percent passing the No. 200 sieve. Structural fill should consist of non-expansive materials and not contain more than three (3) percent (by weight) of organic matter or other detrimental material. Typically, the Plasticity Index (PI) for the material should not exceed fifteen (15), and the Liquid Limit (LL) for the material should not exceed forty (40) (Unified Soil Classifications of GW, GM, GC, GP, SW, SM, SP, SC), unless otherwise allowed by the geotechnical engineer.

It must be recognized that soils that contain silt and clay are difficult to dry during wet or cool season. Careful attention to moisture content and compactive effort is important in dealing with such soils. The soils may need to be scarified and dried to a moisture content that will facilitate compaction in accordance with the structural fill requirements of this report. **Portland cement stabilization for silty soils (a fly ash / lime / kilndust for cohesive soils) may be necessary in order to expedite the work and achieve the required level of soil compaction.**

If the structural fill for the site is imported, the geotechnical engineer should test and report on the proposed imported fill prior to purchase and delivery. Based upon the topography and location of the site, imported fill will probably be required. Fine-grained soils and the on-site soils used for fill require close moisture content control to achieve the recommended degree of compaction and are not recommended for use during wet weather construction. Structural fill soils should be moisture conditioned to between two (2) percent below and two (2) percent above optimum moisture content and placed in maximum eight (8)-inch lifts in the excavation. Structural fill should be compacted to at least ninety-five (95) percent of the maximum density as determined by the Modified Proctor Test (ASTM D-1557). Each lift of compacted fill should be tested for density by a representative of the geotechnical engineer prior to placement of subsequent lifts. If fill placement must proceed during other than the summer months, the use of imported granular fill with less than ten (10) percent passing the No.

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200 sieve may be necessary.

3.4 FOUNDATION RECOMMENDATIONS

Based on the findings at the boring locations during our geotechnical exploration, it is Professional Service Industries Engineering, PLLC's opinion that the proposed building addition can be supported on shallow spread-type footings bearing on the existing natural soils and/or engineered fill.

After the site has been prepared as described in "*Site Preparation*" Section above, the proposed building addition may be supported on shallow spread footings bearing on the natural soils and/or new, compacted structural fill. Spread footings for building columns and continuous footings for bearing walls can then be designed for a **maximum allowable soil bearing pressure of 2,000 pounds per square foot (psf)**. The allowable bearing pressure is based on a minimum safety factor of 3.0 and is intended for dead loads and sustained live loads. The bottom of the footing excavations should be observed and the surface compacted with either a vibratory or an impact compactor weighing at least two hundred (200) pounds and imparting a minimum of four (4) kips of force to the subgrade. However within the general vicinity of boring locations B-8, B-9, B-10, and B-11, the bottom of footing excavation will bear at the level of existing native soils containing organic material, which extend to approximate depths of twelve (12) and thirteen and one-half (13-1/2) feet below existing site grades. These native soils interbedded with organic material *must be removed entirely and replaced* with compacted and tested/documented crushed stone, such as NYSDOT 304. When the footing excavation is undercut, a line drawn outward and downward at 1H:2V, where H=Horizontal and V=Vertical, from the perimeter of the foundation bearing area should define the lateral limits of over-excavation. *Field conditions will dictate the extent of the undercut and replacement.*

In addition, if the bottom of footing excavation is found to be loose and/or wet, it would most probably be required to be choked with coarse aggregate such as a NYSDOT #4 stone and/or NYSDOT 304 crushed stone. Should the footing excavation need to be undercut, a line drawn outward and downward at 1H:2V, where H=Horizontal and V=Vertical, from the perimeter of the foundation bearing area should define the lateral limits of over-excavation.

Professional Service Industries Engineering, PLLC recommends that continuous wall and isolated column footings should be at least twenty-four (24) and thirty (30) inches in width, respectively. Column and wall footings should extend to a minimum depth of forty-eight (48) inches beneath the lowest adjacent exterior grade to provide adequate frost protection. In heated areas, interior footings can be located at a minimum depth of eighteen (18) inches below finished floor elevations.

The foundation walls may not be free standing in the overburden soils; therefore the sides of the cut excavation for the footings may need to be sloped and the footings formed and backfilled in order to maintain a vertical concrete face.

Footing soils need to be observed and documented and concrete placed as quickly as possible to avoid exposure of the bottom of footing soils to disturbance due to construction traffic, drying or water accumulation. If concrete will not be placed the same day a foundation excavation is cut to grade, the contractor should be required to place three (3) to five (5) inches of compacted crushed aggregate or a concrete "mud mat" within the footing excavation. The foundation excavations should be observed by a representative of Professional Service Industries Engineering, PLLC prior to steel or concrete placement to document that the foundation materials are consistent with the report.

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Once the footing concrete is placed, the foundations should be backfilled with structural fill as soon as it is safe to do so without causing damage to them. The backfill serves to protect the footing, is a component of overturning resistance and prevents accumulation of water around the foundations which can soften and weaken the bearing soils. The ground surface near the completed foundations should be sloped to drain away from the foundations throughout construction to avoid accumulation of moisture in the subgrade soils.

The foundation excavations should be observed by the geotechnical engineer of record or his representative prior to steel or concrete placement to document that the foundation materials are consistent with the report.

3.5 SETTLEMENT

The settlement of shallow foundations with the recommended improvements supported on the areas soil formations is anticipated to be measurable. Professional Service Industries Engineering, PLLC estimates that foundations designed and constructed in accordance with the above recommendations will experience estimated total settlements generally less than one (1)-inch with differential settlement generally less than a three-quarters (3/4)-inch. The structural engineer should confirm the tolerance of the proposed structure to the predicted total and differential settlements. The design of building walls must include provisions for additional reinforcing steel and liberally spaced vertical control joints to limit the effects of cosmetic cracking.

3.6 SEISMIC DESIGN

The 2020 New York State Building Code is an adaptation/incorporates the 2018 International Building Code (IBC). As part of this code, the design of structures must consider dynamic forces resulting from seismic events. These forces are dependent upon the magnitude of the earthquake event as well as the properties of the soils that underlie the site.

Part of the IBC code procedure to evaluate seismic forces, requires the evaluation of the Seismic Site Class, which categorizes the site based upon the characteristics of the subsurface profile within the upper one hundred (100) feet BGS. To define the Seismic Site Class for this project, Professional Service Industries Engineering, PLLC has interpreted the results of the soil test borings drilled within the project site and estimated appropriate soil properties below the base of the borings to a depth of one (100) feet. The estimated soil properties were based upon data available in published regional geologic reports as well as Professional Service Industries Engineering, PLLC's experience with subsurface conditions in the general site area. Professional Service Industries Engineering, PLLC anticipates that the subsurface conditions below the explored depth may generally consist of medium dense to very dense granular soils overlying bedrock (shale and/or dolostone). Based on the review of the available data, knowledge of regional geology and the Standard Penetration Test (SPT) N values, we have assigned a **Soil Site Class D** as defined in Table 20.3-1 of ASCE 7-16. The recommended seismic vales are presented in Table 2, Recommended Seismic Values.

The USGS-NEHRP probabilistic ground motion values for the site which were obtained from the USGS geohazards web page (http://eqdesign.cr.usgs.gov/html/design-lookup.html) and are as follows:

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Table 2: Recommended Seismic Values

Parameter	NY Building Code Reference	Value
Site Class	Table 20.3-1 of ASCE 7-16	D
Mapped spectral accelerations for short periods (S_S)	Figure 1613.2.1(1)	0.170 g
Mapped spectral accelerations for a 1-second period (S_1)	Figure 1613.2.1(2)	0.045 g
Site coefficient F_a	Table 1613.2.3(1)	1.6
Site coefficient F_V	Table 1613.2.3(2)	2.4
Maximum considered earthquake spectral response for short periods (S_{MS}) adjusted for site class effects	Equation 16-36	0.273 g
Maximum considered earthquake spectral response for 1-second period (S_{M1}), adjusted for site class effects	Equation 16-37	0.109 g
Design Spectral Response acceleration at short periods (S_{DS})	Equation 16-38	0.182 g
Design Spectral Response acceleration at 1-second periods (S_{D1})	Equation 16-39	0.073 g

NOTES: *Based upon a 2% Probability of Exceedence in 50 years
MCE = Maximum Considered Earthquake
g = acceleration due to gravity

The Site Coefficients, Fa and Fv presented in the above table were interpolated from IBC Tables 1613.5.3(1) and 1613.5.3(2) as a function of the site classification and mapped spectral response acceleration at the short (S_s) and 1 second (S_1) periods.

A **Seismic Design Category B** was assigned as determined for the intended building use (Type II) and the IBC Tables 1613.5.6(1) and 1613.5.6(2). For the assigned Design Category, Section 1802 of the Code does not require an assessment of slope stability, liquefaction potential, and surface rupture due to faulting or lateral spreading.

3.7 Floor Slab Recommendations

The proposed building slab-on-grade may be supported on natural soils and/or compacted engineered fill placed over a natural soil subgrade, provided the upper soils have been proof-compacted with a minimum fifteen (15) ton smooth drum, vibratory roller, operating in the vibratory mode in order to confirm their suitability. Any observed soft/loose or otherwise unsuitable areas should be over-excavated down to firm subgrade and replaced with compacted engineered fill.

For the subgrade prepared as recommended and properly compacted fill, a modulus of subgrade reaction, *k* value, of 105 pounds per cubic inch (pci) may be used in the grade slab design based on a one (1) foot by one (1) foot plate load test. However, depending on how the slab load is applied, the value will have to be geometrically modified. The value should be adjusted for larger areas using the following expression for cohesive and cohessionless soil:

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Modulus of Subgrade Reaction, $k_s = \frac{k}{B}$ for cohesive soil and

$$k_s = k\left(\frac{B+1}{2B}\right)^2 \text{ for cohessionless soil}$$

where: k_s = coefficient of vertical subgrade reaction for loaded area,
k = coefficient of vertical subgrade reaction for 1 x 1 square foot area,
B = width of area loaded, in feet.

In order to provide uniform subgrade reaction beneath any proposed floor slab-on-grade, we recommend that floor slabs be underlain by a minimum of six (6) inches of free-draining (a maximum particle size of three-quarters (¾) inch with less than five (5) percent material passing the no. 200 sieve), well-graded gravel or crushed rock base course. Base course material should be moisture conditioned to within +/- two (2) percent of optimum moisture content and compacted by mechanical means to a minimum of ninety-five (95) percent of the material's maximum dry density as determined in accordance with ASTM D 1557 (Modified Proctor).

The crushed stone should provide a capillary break to limit migration of moisture through the slab. If additional protection against moisture vapor is desired, a vapor retarding membrane may also be incorporated into the design. Factors such as cost, special considerations for construction, and the floor coverings suggest that the architect and owner make decisions on the use of vapor retarding membranes.

The precautions listed below should be followed for construction of slabs-on-grade pads. These details will not reduce the amount of movement but are intended to reduce potential damage should some settlement of the supporting subgrade take place. Some increase in moisture content is inevitable as a result of development and associated landscaping. However, extreme moisture content increases can be largely controlled by proper and responsible site drainage, building maintenance and irrigation practices.

- Cracking of slabs-on-grade is normal and should be expected. Cracking can occur not only as a result of heaving or compression of the supporting soil and/or bedrock material, but also as a result of concrete curing stresses. The occurrence of concrete shrinkage cracks, and problems associated with concrete curing may be reduced and/or controlled by limiting the slump of the concrete, proper concrete placement, finishing, and curing, and by the placement of crack control joints at frequent intervals, particularly, where re-entrant slab corners occur. The American Concrete Institute (ACI) recommends a maximum panel size (in feet) equal to approximately three times the thickness of the slab (in inches) in both directions. For example, joints are recommended at a maximum spacing of twelve (12) feet assuming a four-inch thick slab. PSIE, PLLC also recommends that the slab be independent of the foundation walls. Using fiber reinforcement in the concrete can also control shrinkage cracking.

- Areas supporting slabs should be properly moist-conditioned and compacted. Backfill in all interior and exterior water and sewer line trenches should be carefully compacted.

- Exterior slabs should be isolated from the building. These slabs should be reinforced to function as independent units. Movement of these slabs should not be transmitted to the building foundation or superstructure.

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3.8 UTILITIES TRENCHING

Excavation for utility trenches shall be performed in accordance with OSHA regulations as stated in 29 CFR Part 1926. It should be noted that utility trench excavations have the potential to degrade the properties of the adjacent fill materials. Utility trench walls that are allowed to move laterally can lead to reduced bearing capacity and increased settlement of adjacent structural elements and overlying slabs.

Backfill for utility trenches is as important as the original subgrade preparation or structural fill placed to support either a foundation or slab. Therefore, it is imperative that the backfill for utility trenches be placed to meet the project specifications for the structural fill of this project and/or any local municipality requirements for utility trench backfill. In areas that are not accessible to construction personnel and standard compaction equipment, Professional Service Industries Engineering, PLLC recommends that flowable fill or lean mix concrete be utilized for utility trench backfill. If on-site soils are placed as trench backfill, the backfill for the utility trenches should be placed in four (4) to six (6) inch loose lifts and compacted to a minimum of ninety-five (95) percent of the maximum dry density achieved by the modified Proctor test (ASTM D-1557).

The backfill soil should be moisture conditioned to be within two (2) of the optimum moisture content as determined by the modified Proctor test. Up to four (4) inches of bedding material placed directly under the pipes or conduits placed in the utility trench can be compacted to the ninety (90) percent compaction criteria with respect to the modified Proctor (ASTM D-1557). Compaction testing should be performed for every two hundred (200) cubic yards of backfill placed or each lift within two hundred (200) linear feet of trench, whichever is less. Backfill of utility trenches should not be performed with water standing in the trench. If granular material is used for the backfill of the utility trench, the granular material should have a gradation that will filter protect the backfill material from the adjacent soils.

If material having this gradation is not available, a geosynthetic non-woven filter fabric should be used to reduce the potential for the migration of fines into the backfill material. Granular backfill material shall be compacted to meet the above compaction criteria. The clean granular backfill material should be compacted to achieve a relative density greater than 75% or as specified by the geotechnical engineer for the specific material used.

Utility trenches should be connected to a suitably located outlet point with an invert elevation two (2) feet below the minimum elevation along the utility trenches. The purpose of this outlet is to allow removal of water which may accumulate in the six (6) inches of bedding material. The outlet points should preferably discharge by gravity to the storm sewer system, but may discharge to sumps equipped with pumps if necessary.

Bedding the utility lines in CLSM typically is not a practical option, due to constructibility problems with flotation of the conduit in the CLSM. We anticipate that the combination of bitumen coating, limiting the granular material to the bedding depth, and completing backfill with CLSM should be sufficient to limit the risk of differential heave of the floor slab along utility trenches.

3.9 RETAINING WALL STRUCTURE DESIGN AND CONSTRUCTION

Below-grade retaining walls should be designed to resist lateral earth pressures. Lateral earth pressure is developed from the soils present within a wedge formed by the vertical below-grade wall and an

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imaginary line extending up and away from the bottom of the wall at an approximate 45° angle. The lateral earth pressures are determined by multiplying the vertical applied pressure by the appropriate lateral earth pressure coefficient K. If the walls are rigidly attached to the structure and not free to rotate or deflect at the top, Professional Service Industries Engineering, PLLC recommends designing the walls for the "at-rest" lateral earth pressure condition using K_o. Walls that are permitted to rotate and deflect at the top can be designed for the active lateral earth pressure condition using K_a. Passive pressure can be determined using K_p, with a factor of safety of 2.0. Recommended parameters for use in below grade walls are as follows:

Table 3: Soil Parameters and Lateral Earth Pressures

Recommended Parameters for use in Retaining Wall Design					
Material Type	Angle of Internal Friction (ϕ)				
1) Lean Clay (in-situ)	20°				
2) Silty Sand (SM)	28°				
3) Silt (ML)	22°				
4) Poorly Graded Sand (SP)	32°				
5) Clean Crushed Limestone	35°				
Total Soil Density (pcf)	125				
Cohesion for Clay Soils (psf) (undrained, $\phi = 0$)	$\phi = 0$, C = 500 psf				
Groundwater Elevation	At bottom of the wall				
Parameters specific to soil type	**1***	**2***	**3***	**4***	**5***
Friction Factor for Base	0.30	0.27	0.25	0.32	0.47
Coefficient of Active Pressure (K_a) **	0.49	0.36	0.45	0.31	0.27
Coefficient of Passive Pressure (K_p) **	2.04	2.77	2.20	3.24	3.69
Coefficient of At-Rest Pressure (K_o) **	0.66	0.53	0.63	0.47	0.43

* These values may be used for design only if the crushed limestone backfill extends back from the wall certain distances. These are a horizontal distance approximately equal to or greater than the total height of the wall at the surface, and at least one-foot beyond the heel of the wall footing.
** Earth pressure coefficients valid for level backfill conditions with no surcharge.

The values presented above were calculated based on positive foundation drainage is provided to prevent the buildup of hydrostatic pressure. If surface loads are placed near the walls, such as traffic loads, they should be designed to resist an additional uniform lateral load of one-half of the vertical surface loads. An "equivalent fluid" pressure can be obtained from the above chart by multiplying the appropriate K-factor times the total unit weight of the soil. This applies to unsaturated conditions only. If a saturated "equivalent fluid" pressure is needed, the effective unit weight (total unit weight minus unit weight of water) should be multiplied times the appropriate K-factor and the unit weight of water added to that resultant. However, Professional Service Industries Engineering, PLLC does not recommend that earth retaining walls be designed with a hydrostatic load and that drainage should be provided to relieve the pressure.

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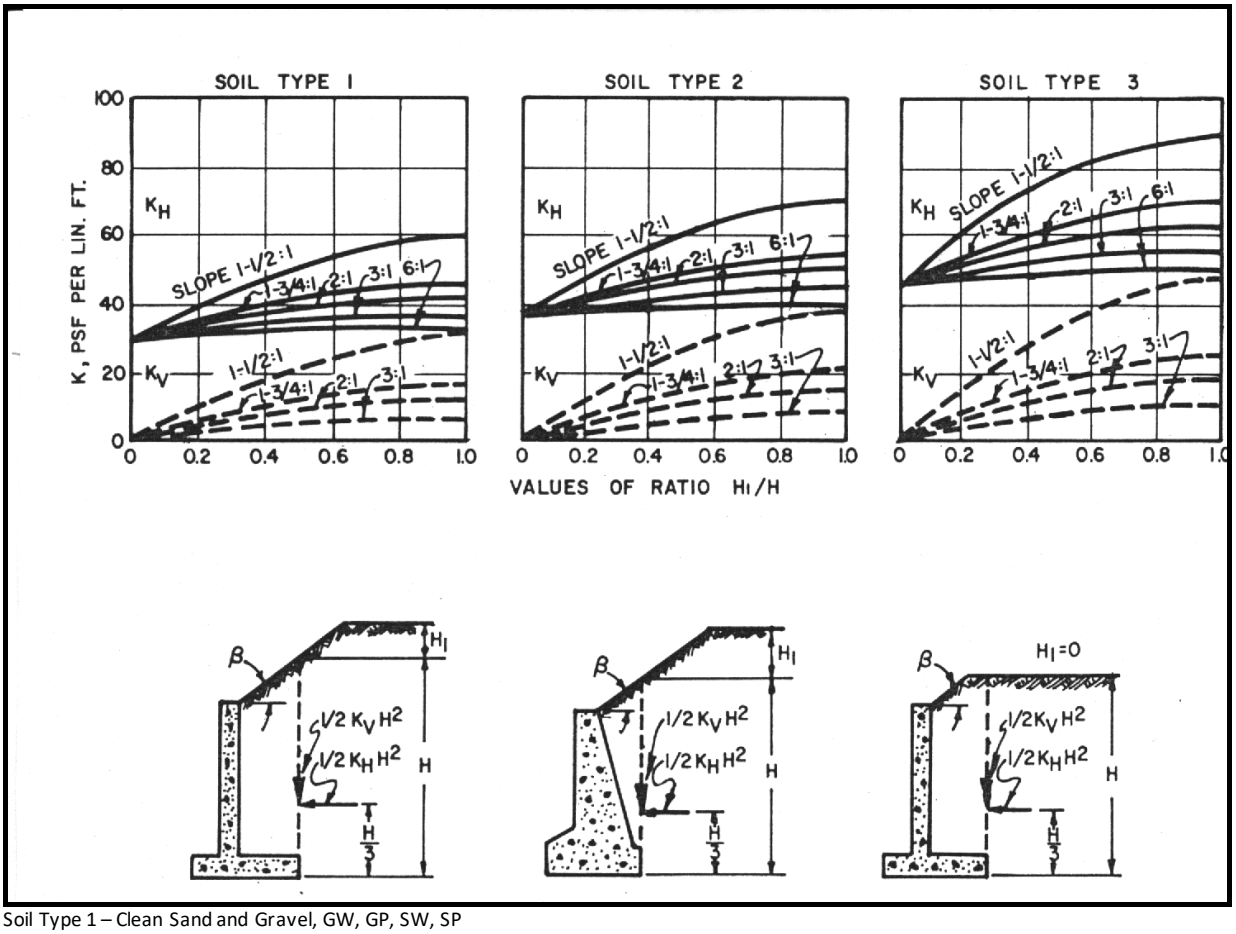
The designs of retaining walls need to take into account the effects of geometry and loading conditions. The following charts have been included from NAVFAC 7.02 concerning slopes in the grade at the top of below grade wall. Depending on the geometry of the site, the lateral loading on the below grade wall should be modified according to these charts.



Soil Type 1 – Clean Sand and Gravel, GW, GP, SW, SP
Soil Type 2 – Dirty Sand and Gravel of Restricted Permeability, GM, GM-GP, SM-SP, SM
Soil Type 3 – Stiff Residual Silts and Clays, Silty Fine Sands, Clayey Sands and Gravels: CL, ML, CH, MH, SM, SC, GC

Special consideration must also be given to the stability of the natural cut ground when supporting substantial fills, to structural fills themselves, and to cut surfaces in natural soil. The evaluation of slope stability aspects of this site and the proposed development is beyond the scope of this exploration. A global slope stability evaluation should be performed by qualified geotechnical engineering personnel for the proposed retaining wall. The design of the walls for internal and external stability is typically the contractor/manufacturer's responsibility.

3.10 Retaining Wall Back-Drain

Professional Service Industries Engineering, PLLC recommends that the retaining wall be adequately water-proofed and be provided with a wall back-drain system. One possible drainage system is shown in the sketch below and would include:

1) A four (4) or six (6) inch diameter perforated drain tile at the bottom of the backfill to collect seepage water with the tile connected to a suitable means of disposal.

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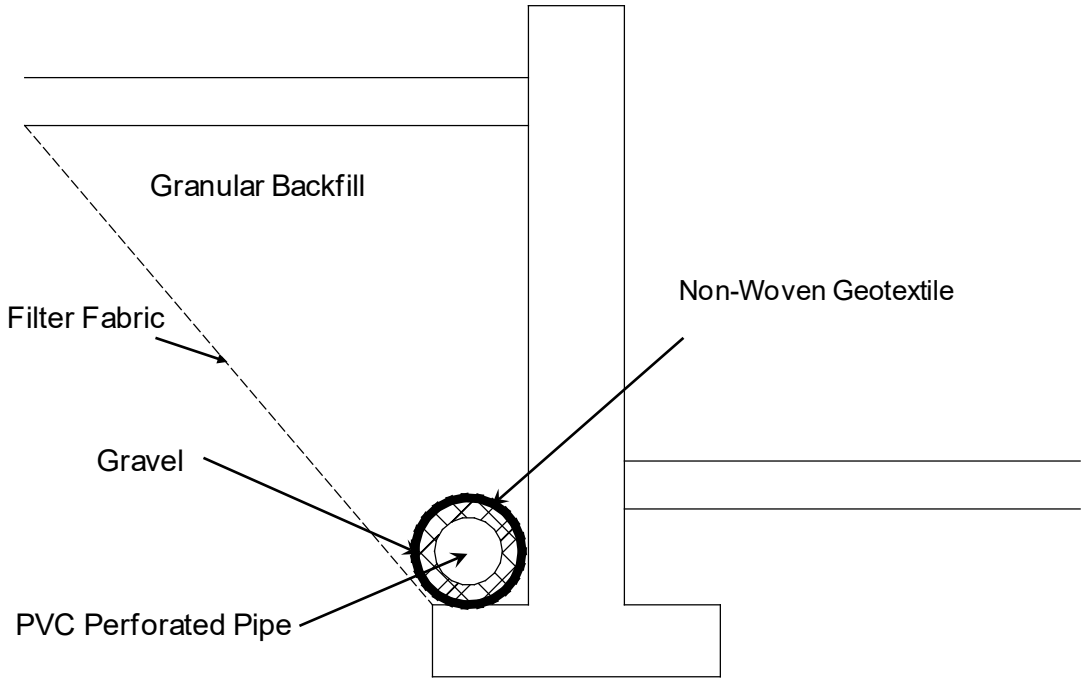
2) Clean one-half (½) inch or one (1) inch gravel classified as "GP" and containing less than five (5) percent passing a #200 sieve surrounding the drain-tile.

3) Non-woven four (4) ounce per square yard geotextile between the drainage material and the on-site soils to prevent infiltration of fine grained soils into the drain-tile, granular drainage blanket, or granular backfill.

The placement of a limited amount of granular material behind a retaining wall does not appreciably change the coefficient of lateral earth pressure acting on that wall. The lateral earth pressure acting on a below-grade structure is a function of the weight of the soil that exists above the theoretical plane projecting up from the base of the wall. The soil above this plane is held in place by two forces, the strength of the soil itself and the lateral resistance of the below-grade wall. Therefore, a thin layer of granular material behind the wall is of little consequence on the forces acting on the wall.



3.11 Below-Grade Wall Backfill and Compaction

Professional Service Industries Engineering, PLLC suggests using granular material to provide improved drainage and to reduce lateral pressures on the walls resulting from water pressure. The backfill materials should be placed in lifts that do not exceed eight (8)-inches loose. The lift thickness may need to be reduced to thinner lifts immediately behind the walls to achieve the desired about of compaction without overstressing the wall with the compaction process. Shale shall not be used for fill behind retaining walls.

Backfill should be placed in thin lifts and mechanically compacted to at least ninety-five (95) percent of the materials' maximum dry density and within two (2) percent of the optimum water content as determined by the modified Proctor test. Professional Service Industries Engineering, PLLC advises performing field density tests on the backfill to monitor compliance with the recommendations provided. Care should be exercised during the backfilling operation to prevent overstressing and damaging the walls.

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3.12 SILTATION CONTROL

The Clean Water Act implemented in 1990 includes a federal permit program called the National Pollutant Discharge Elimination System (NPDES). This program requires that projects sites in excess of one (1) acre or are part of a development which exceeds one (1) acre be covered under a permit. This typically includes the development of a storm water pollution prevention plan (SWPPP) as well as period inspections (typically once a week plus after significant rainfall). Professional Service Industries Engineering, PLLC is available to assist with these services.

3.13 PAVEMENT DESIGN

The existing subgrade soils and subbase material encountered at the soil boring locations are considered suitable for support of the proposed pavement provided the soils and subbase material have been proof-compacted with a minimum fifteen (15) ton smooth drum vibratory roller, operating in the vibratory mode making a minimum of four (4) passes, in order to confirm stability/suitability. Proof-compaction should also be performed immediately prior to the placement of any aggregate base stone. Unstable soils which are revealed by proof-compaction and which cannot be adequately densified in place should be removed and replaced with crushed limestone (NYSDOT 304) or similar material under the recommendations of the geotechnical engineer of record or his representative. Additionally, depending on weather conditions and precipitation at the time of construction, the use of additional stabilization techniques such as choking the subgrade with coarse aggregate may be required.

The following pavement recommendations are presented as preliminary for your consideration. The civil engineer for the project may have more traffic and project design data available than is presently known and may wish to modify and refine these pavement sections. Professional Service Industries Engineering, PLLC will, upon request, be pleased to provide detailed pavement design recommendations when definite traffic and building plans are available.

Prior to placing the base or leveling course, the subgrade should be proof-compacted with a smooth steel drum vibratory roller weighing at least fifteen (15) tons and operating in the vibratory mode, in order to detect areas or pockets of unusually soft material. These areas, if encountered, should be over-excavated and replaced with crushed limestone (NYSDOT 304) or similar material under the recommendations of the geotechnical engineer of record or his representative.

Should the subgrade be wet and/or earthwork is anticipated during the wet seasons, a woven geotextile such as a Mirafi 500x (Grab Tear Strength, 200-300 lbs; Trapezoid Tear Strength, 75-120 lbs; Apparent Opening Size, US Sieve size 40 to 50 or 0.30 to 0.45 mm) or equivalent can be placed upon all the approved pavement subgrades prior to placing the subbase course materials.

3.13.1 DRAINAGE OF PAVEMENT STRUCTURES

Design for drainage is of the utmost importance to minimize detrimental effects that may shorten the service life of the pavements. Inclusion of adequate surface and subsurface drainage systems within the pavement areas is considered imperative in order to maintain the compacted subgrades as close to optimum moisture conditions as possible. The pavement should be crowned or sloped in order to promote effective surface drainage and reduce the risk of water ponding. We recommend a minimum slope of one and one-half percent for the pavement surfaces. In addition, the subgrade should be similarly sloped to promote effective subgrade drainage. We recommend “stub” or “finger” drains be provided around catch basins, and in other low areas of the proposed pavements to limit the

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accumulation of water on the frost susceptible subgrade soils. Overall surface grades should be such that no pavement sectors are allowed to impound water. Surface water should be directed to a system of catch basins.

Subsurface drainage systems should be installed at least forty-two (42) inches below the design subgrade elevations at regular intervals including landscape areas, sidewalk areas and along the perimeter of the pavement areas. Subsurface drainage system consisting of perforated drainpipes bedded in and backfilled over with suitable filter materials (No. 57 coarse aggregate per AASHTO M-43) should be installed. The filter around the drainage members is to terminate in direct contact with the aggregate base course for the pavements. Also, all unpaved areas should be isolated from the paved sectors by including additional subsurface drainage lines following the above-outlined recommendations. Final grading plans should be reviewed to determine necessity and location of subsurface drains.

3.13.2 PAVEMENT DESIGN

AASHTO design methodology could be used to design the pavements. According to AASHTO design methodology, the pavement design thickness primarily depends on strength of the subgrade soils and type of traffic. Traffic includes several types of vehicles with various magnitudes of axle loads that may be subjected to the pavement during its service life. The design involves a traffic analyses that converts various types of vehicles with various magnitudes axle loads to a number of 18-kip equivalent single axle load repetitions.

Based on the anticipated traffic, the design engineer should perform the traffic analyses to compute the number of ESALs repetitions that would be subjected to the pavement during its service life or design life. Based on the computed ESALs, the pavements should be designed accordingly.

Based on previous experience, we have provided pavement thickness for both flexible pavement and rigid pavement systems in the tables below. The tables below include thickness design corresponding to two (2) levels of traffic (light and heavy). The life expectancy in ESALs for each design is also presented. We recommend that the pavement design thicknesses correspond to low or medium traffic condition be used for parking areas. We recommend that the thickness design corresponding to high traffic condition be used for driveways, exit and entry lanes and frequently used areas. Where repeated high axle loading and heavy traffic is anticipated, such as the drive lanes and loading dock area for the over the road semi-tractor trailer trucks, rigid pavement is recommended or the equivalent flexible pavement ESAL design capacity be provided.

Table 3: Pavement Design Traffic

Pavement Design Traffic	
Traffic Category	**Design ESALS**
Light Duty Section	30,000
Heavy Duty Section	100,000

In addition, specific design parameters considered in the pavement analysis are as follows:

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Table 4: Pavement Analysis Specific Design Parameters

CBR (Estimated)	3.0
Modulus of subgrade Reaction, K	105 psi/in
Soil Resilient Modulus	3,000 psi
Reliability	75%
Deviation	0.45 Asphalt
Deviation	0.35 Rigid
Combined Standard Error (S_0)	0.5
Initial Serviceability	4.2
Terminal Serviceability	2.0
Modulus of Rupture	650 psi
Load Transfer	3.2 Dowels or Keys
Drainage Coefficient	1.0
Layer Coefficients	0.44 Asphalt
	0.12 Crushed Aggregate Base

3.13.3 FLEXIBLE PAVEMENT SECTION

Based on a design California Bearing Ratio (CBR) value of three (3.0) for the subgrade soils, and design ESALs for the various traffic types, Table 5 presents required structural numbers and typical flexible pavement sections.

Table 5: Flexible Pavement Minimum Sections (20-Year Design Life)

Pavement Materials	Recommended Pavement Thickness (inches)	
	Light Duty Section	Heavy Duty Section
Required Structural Number, SN	2.55	3.05
Asphalt Top Course 9.5 mm F2 HMA	1.5	1.5
Asphalt Binder Course 19 mm F9 HMA	2.0	2.5
Aggregate Base Course (NYSDOT 304 Type 2)	9.0	11.0

A light-duty section is recommended in typical parking areas where cars and lightly loaded trucks are anticipated. A heavy-duty pavement section should be utilized in paved areas where traffic flow is channelized and/or refuse trucks will travel.

The following materials are recommended for the previously mentioned asphalt pavement structure components:

- Asphaltic Concrete Top Course-NYSDOT Standard Specification, Item No. 402.127202 – 12.5 mm F2 Hot Mix Asphalt.
- Asphaltic Concrete Binder Course-NYSDOT Standard Specification, Item No. 402.197902 – 19 mm F9 Hot Mix Asphalt.

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- Crushed Aggregate Base (Subbase) Course-NYSDOT Standard Specification, Item No. 304.12 – Crushed Aggregate Base, Type 2.

If the anticipated traffic exceeds these values, Professional Service Industries Engineering, PLLC should be informed so that a specific pavement design can be made for the project, or the site Civil Engineer can modify the design.

In general, pavement construction should be performed in accordance with the New York State Department of Transportation specifications unless otherwise noted.

Aggregate base course material should be moisture conditioned to within two (2) percent of optimum moisture content and compacted by mechanical means to a minimum of ninety-five (95) percent of the material's maximum dry density as determined in accordance with ASTM D 1557 (Modified Proctor). Fill materials should be placed in layers that, when compacted, do not exceed about eight (8) inches. The granular base course should be built at least two (2) feet wider than the pavement on each side to support the tracks of the slipform paver. This extra width is structurally beneficial for wheel loads applied at pavement edge. The asphaltic concrete material should be compacted to at least ninety-two (92) percent of the material's theoretical maximum density as determined in accordance ASTM D 2041 (Rice Specific Gravity).

Periodic maintenance of the pavement should be anticipated. This should include sealing of cracks and joints and by maintaining proper surface drainage to avoid ponding of water on or near the pavement area.

3.13.4 Rigid Concrete Pavement

Rigid concrete pavement is recommended where trash dumpsters are to be parked on the pavement or where a considerable load is transferred from relatively small steel wheels and for semi-tractor trailer traffic. This should provide better distribution of surface loads to subgrade without causing deformation of the surface.

Professional Service Industries Engineering, PLLC recommends that concrete pavement be designed for a modulus of subgrade reaction of 105 pci. A typical concrete pavement section would be:

Table 6: Typical Rigid Pavement Section

Rigid (Concrete) Pavement	Light-Duty	Heavy-Duty
Portland Cement Concrete (4,000 psi)	5 inches	8 inches
Aggregate Base Course (NYSDOT 304 Type 2) NYSDOT Item 304.11 or 304.12	6 inches	6 inches

The following materials are recommended for the previously mentioned rigid pavement structure components:

- Portland Cement Concrete Slabs - 4,000 psi minimum compressive strength and the Portland Cement Concrete meeting the requirements of NYSDOT Standard Specifications 501.

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- Crushed Aggregate Base (Subbase) Course-NYSDOT Standard Specification, Item No. 304.12 M – Crushed Aggregate Base, Type 2.

3.13.5 Civil Design Considerations Pavements

Related civil design factors such as drainage, cross-sectional configurations, surface elevations and environmental factors that will significantly affect the service life of the pavement must be included in the preparation of the construction drawings and specifications. Concrete pavement slabs should be provided with adequate steel reinforcement. Proper finishing of concrete pavements requires the use of sawed and sealed joints, which should be designed in accordance with current Portland Cement Association guidelines. Joint spacing intervals for plain concrete shall be in accordance with PCA guidelines according to pavement thickness. Dowel bars should be used to transfer loads at the transverse joints. Normal periodic maintenance will be required.

Surface water infiltration to the pavement subgrade layers may soften the subgrade soils. Considering several factors in the pavement design can reduce surface infiltration. To summarize, the following are some of the factors that need to be emphasized in order to maintain proper drainage.

1) Appropriate slopes should be provided.

2) Joints should be properly sealed and maintained.

3) Side drains or sub drains along a pavement section may be provided.

4) Proper pavement maintenance programs such as sealing surface cracks, and immediate repair of distressed pavement areas should be adopted.

5) During and after the construction, site grading should be kept in such a way that the water drains freely off the site and off any prepared or unprepared subgrade soils. Excavations should not be kept open for a long period of time.

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

4 CONSTRUCTION CONSIDERATIONS

4.1 GROUNDWATER CONTROL

Overall site drainage is to be arranged in a manner to direct surface water away from the construction area including the slab and pavement subgrades and foundation excavations. A gravity drainage system, sump pump(s), or other conventional dewatering procedures are anticipated to be adequate for groundwater control in shallow excavations. The contractor should be permitted to employ whatever commonly accepted means and practices are necessary to maintain the groundwater level below the excavation, and to maintain a dry excavation during wet weather. Groundwater should be maintained a minimum of two (2) feet below the design subgrade elevation.

Proper perimeter drainage mechanisms should be provided along all exterior foundation members. The elevation of the drainage lines should be adjusted to keep water a minimum of two (2) feet below the design subgrade elevation. A free-flowing granular drainage fill such as crushed stone is to be employed around all drainage lines with the granular drainage fill encased in a geotextile filter fabric. The perimeter drains should discharge to a storm sewer or drainage ditch by gravity.

4.2 SUBGRADE PREPARATION

The near surface soils present at this site are somewhat sensitive to softening due to rainfall and traffic. It is our experience that damp or wet soils tend to rut under rubber tire vehicle traffic. Maintenance of entrance roads and other areas subjected to construction traffic, such as floor slab areas, is typically required until floor slab construction is completed. If near surface soils become wet and disturbed, excavation and replacement with suitable compacted fill will be necessary. For this site during wet or cool seasons, it is advantageous to place a working course of compacted graded aggregate base over building and roadway areas between the time of initial grading and final floor slab construction. The graded aggregate base may need periodic replenishment depending on weather and traffic conditions during construction.

Professional Service Industries Engineering, PLLC recommends that immediately prior to placement of stone and the beginning of floor slab construction, a representative of the Geotechnical Engineer evaluate the floor slab subgrades. If low density or otherwise unsuitable soils are encountered which cannot be adequately densified in place, such soils should be removed and replaced with well-compacted fill material placed in accordance with a previous section of this report or with well-compacted crushed stone materials.

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5 EXCAVATIONS

In Federal Register, Volume 54, No. 209 (October 1989), the United States Department of Labor, Occupational Safety and Health Administration (OSHA) amended its "Construction Standards for Excavations, 29 CFR, Part 1926, Subpart P". This document was established to ensure the safety of workers entering trenches or excavations.

Federal regulation mandates that all excavations, whether they be utility trenches, basement or footing excavations or others (i.e. underground storage tanks), be constructed in accordance with the OSHA requirements. It is our understanding that these regulations are being strictly enforced and if they are not closely followed, the owner and the contractor could risk injury to workers and be liable for substantial financial penalties.

The contractor is solely responsible for designing and constructing stable, temporary excavations and should shore, slope, or bench the sides of the excavations as required to maintain stability of both the excavation sides and bottom. The contractor's responsible person, as defined in “29 CFR Part 1926”, should evaluate the soil exposed in the excavations as part of the contractor's safety procedures. In no case should slope height, slope inclination, or excavation depth, including utility trench excavation depth, exceed those specified in local, state, and federal safety regulations.

Professional Service Industries Engineering, PLLC is providing this information solely as a service to our client. Professional Service Industries Engineering, PLLC is not assuming responsibility for construction site safety or the contractor's activities; such responsibility is not being implied and should not be inferred.

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6 CONSTRUCTION CONSIDERATIONS

Professional Service Industries Engineering, PLLC should be retained to examine and identify soil exposures created during project excavations in order to verify that soil conditions are as anticipated. Professional Service Industries Engineering, PLLC further recommends that compacted engineered fill be continuously observed and tested during placement by our representative in order to document the compaction effort. Samples of fill materials should be submitted to Professional Service Industries Engineering, PLLC's laboratory for testing prior to placement of fills on site and should include a moisture-density relationship (Proctor) and sieve analysis including a minus 200 sieve test. Density testing should be performed at a rate of one per 2,500 square feet per six (6)-inch lift in building areas, one test per 10,000-square feet per six (6)-inch lift in pavement areas and one per one hundred linear feet per six (6)-inch lift in utility trench backfill.

Professional Service Industries Engineering, PLLC should also be retained to provide observation and testing of construction activities involved in the foundation, earthwork, and related vertical construction activities of this project. Professional Service Industries Engineering, PLLC cannot accept any responsibility for any conditions that deviated from those described in this report, nor for the performance of the foundation, if not engaged to also provide construction observation and testing for this project.

Costs for the recommended observations during construction are beyond the scope of this current consultation. Such future services would be at an additional charge.

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7 GEOTECHNICAL RISK

The concept of risk is an important aspect of the geotechnical evaluation. The primary reason for this is that the analytical methods used to develop geotechnical recommendations do not comprise an exact science. Site exploration identifies actual subsurface conditions only at those points where samples are taken. A geotechnical report is based on conditions that existed at the time of the subsurface exploration. The analytical tools which geotechnical engineers use are generally empirical and must be used in conjunction with engineering judgment and experience. Therefore, the solutions and recommendations presented in the geotechnical evaluation should not be considered risk-free and, more importantly, are not a guarantee that the interaction between the soils and the proposed structure will perform as planned. The engineering recommendations presented in the preceding sections constitute Professional Service Industries Engineering, PLLC's professional estimate of those measures that are necessary for the proposed structure to perform according to the proposed design based on the information generated and referenced during this evaluation, and Professional Service Industries Engineering, PLLC's experience in working with these conditions.

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

8 REPORT LIMITATIONS

Professional Service Industries Engineering, PLLC's professional services have been performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices. Professional Service Industries Engineering, PLLC is not responsible for the conclusions, opinions or recommendations made by others based on these data. No other warranties are implied or expressed.

The scope of investigation was intended to evaluate soil conditions within the influence of the proposed foundations. The analyses and recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated. If any subsoil variations become evident during the course of this project, a re-evaluation of the recommendations contained in this report will be necessary after we have had an opportunity to observe the characteristics of the conditions encountered. The applicability of the report should also be reviewed in the event significant changes occur in the design, nature or location of the proposed structure.

The scope of our services does not include any environmental assessment or investigation for the presence or absence of hazardous or toxic materials in the soil, groundwater, or surface water within or beyond the site studied. Any statements in this report regarding odors, staining of soils, or other unusual conditions observed are strictly for the information of our client.

Professional Service Industries Engineering, PLLC did not provide any service to investigate or detect the presence of moisture, mold or other biological contaminate in or around any structure, or any service that was designed or intended to prevent or lower the risk of the occurrence of the amplification of the same. Mold is ubiquitous to the environment with mold amplification occurring when building materials are impacted by moisture. Site conditions are outside of Professional Service Industries Engineering, PLLC's control, and mold amplification will likely occur, or continue to occur, in the presence of moisture. As such, Professional Service Industries Engineering, PLLC cannot and shall not be held responsible of the occurrence or recurrence of mold amplification.

This report has been prepared for the exclusive use of Glendale Development and their intermediaries, consultants for the specific application to this project at this site. Professional Service Industries Engineering, PLLC warrants that the evaluations and recommendations contained in this report are based on generally accepted professional engineering practices in the field of geotechnical engineering in the local area at the time of this report. No other warranties are implied or expressed.

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

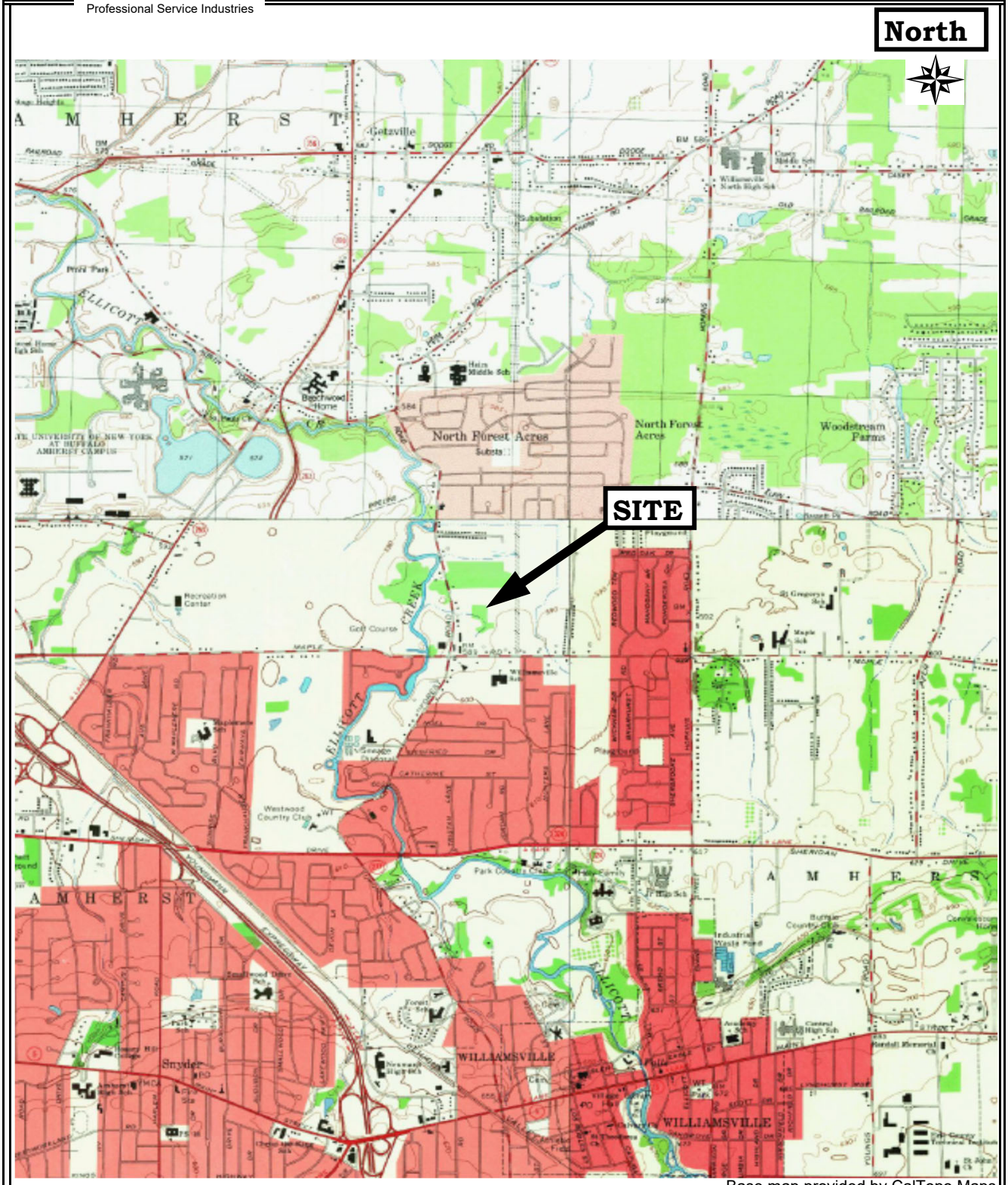
FIGURES

Figure 1: Site Location Plan

Figure 2: Boring Location Plan

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Professional Service Industries

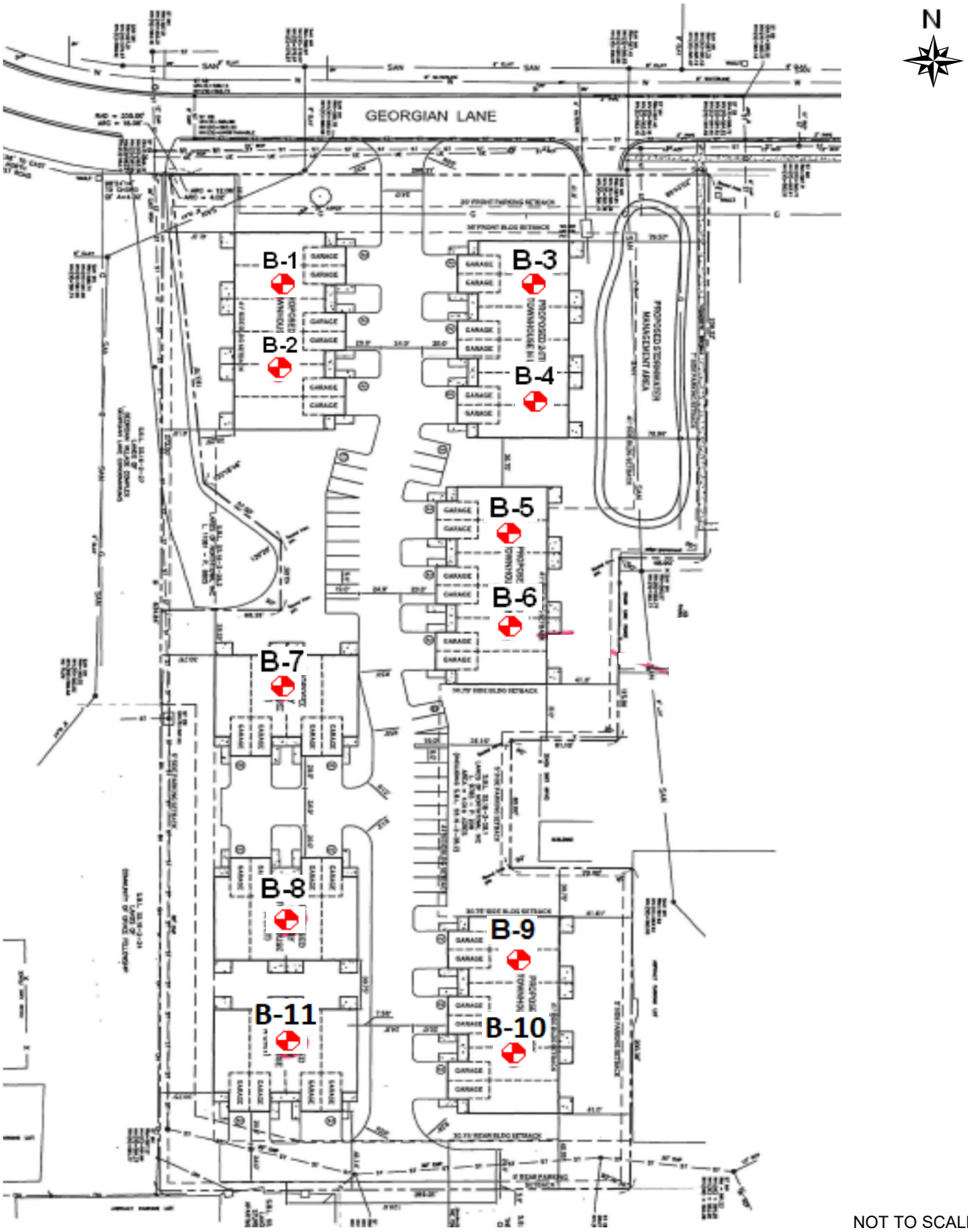


Base map provided by CalTopo Maps

Project Name: Proposed Georgian Lane Townhomes Project 41 Georgian Lane Town of Amherst, Erie County, New York 14221	**General Site Location Plan**	
	Project No.: 08061314	Date: September 30, 2021

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Professional Service Industries



NOT TO SCALE

Project Name: Proposed Georgian Lane Townhomes Project 41 Georgian Lane Town of Amherst, Erie County, New York 14221	**Boring Location Plan**	
	Project No.: 08061314	Date: September 30, 2021

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

APPENDIX A

Boring Logs

General Notes

Unified Soil Classification System

Atterberg Limits Report

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

BORING B-1

DATE STARTED:	7/27/21	**DRILL COMPANY:**	PSI, Inc.
DATE COMPLETED:	7/27/21	**DRILLER:** Carl Rengert	**LOGGED BY:** Steven Pump
COMPLETION DEPTH	25.0 ft	**DRILL RIG:**	Truck Mounted
BENCHMARK:	N/A	**DRILLING METHOD:**	Hollow Stem Auger
ELEVATION:	N/A	**SAMPLING METHOD:**	2-in SS
LATITUDE:		**HAMMER TYPE:**	Automatic
LONGITUDE:		**EFFICIENCY**	N/A
STATION: N/A	**OFFSET:** N/A	**REVIEWED BY:**	DBS

REMARKS: Hole Cave at 4'

Water

While Drilling	13.5	feet
Upon Completion	None	feet
Delay	N/A	

BORING LOCATION:
See Attached Boring Location Plan

Elevation (feet)	Depth, (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	MATERIAL DESCRIPTION	USCS Classification	SPT Blows per 6-inch (SS)	Moisture, %	STANDARD PENETRATION TEST DATA N in blows/ft ◎ × Moisture ◪ PL ✚ LL (0, 25, 50) STRENGTH, tsf ▲ Qu ✳ Qp (0, 2.0, 4.0)	Additional Remarks
	0			1	12	5" TOPSOIL LEAN CLAY (CL), little silt, trace fine sand, brown, soft, moist	CL	2-2-3 N=5	21		
	5			2	12	LEAN CLAY (CL), little silt, brown, very stiff to hard, moist	CL	5-8-10 N=18	22		
				3	18			14-14-18 N=32	26		
	10			4	18	LEAN CLAY (CL), trace silt, brown, stiff, moist	CL	5-6-5 N=11	32		
	15			5	18	SANDY SILT (ML), coarse to fine sand, little clay, trace fine gravel, reddish brown, loose, moist ** Cobbles noted	ML	4-4-4 N=8	12		
	20			6	18	SILTY SAND (SM), fine sand, trace clay and fine gravel, reddish brown, very dense, moist ** Cobbles noted	SM	21-28-37 N=65	8		
	25			7	0			25-42-50/4"			
						Boring Terminated at 25'					

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North Tonawanda, NY 14120
Telephone: (716) 694-8657

PROJECT NO.: 08061314
PROJECT: Georgian Lane Townhome Project
LOCATION: 41 Georgian Lane
Amherst, Erie County, NY

The stratification lines represent approximate boundaries. The transition may be gradual.

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

BORING B-2

DATE STARTED:	8/11/21	**DRILL COMPANY:**	PSI, Inc.
DATE COMPLETED:	8/11/21	**DRILLER:** Carl Rengert	**LOGGED BY:** Steven Pump
COMPLETION DEPTH	25.0 ft	**DRILL RIG:**	Truck Mounted
BENCHMARK:	N/A	**DRILLING METHOD:**	Hollow Stem Auger
ELEVATION:	N/A	**SAMPLING METHOD:**	2-in SS
LATITUDE:		**HAMMER TYPE:**	Automatic
LONGITUDE:		**EFFICIENCY**	N/A
STATION: N/A	**OFFSET:** N/A	**REVIEWED BY:**	DBS

REMARKS: Hole Cave at 4'

Water

While Drilling	None	feet
Upon Completion	None	feet
Delay	N/A	

BORING LOCATION:
See Attached Boring Location Plan

Elevation (feet)	Depth, (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	MATERIAL DESCRIPTION	USCS Classification	SPT Blows per 6-inch (SS)	Moisture, %	STANDARD PENETRATION TEST DATA N in blows/ft / Moisture / PL / LL / STRENGTH, tsf Qu / Qp	Additional Remarks
	0			1	12	8" TOPSOIL CLAYEY SILT (ML), little medium to fine sand, brown, very loose, moist	ML	2-2-3 N=5	24		
	5			2	18	SILTY CLAY (CL-ML), trace fine sand, brown, very stiff, moist	CL-ML	5-7-9 N=16	22		
				3	18	LEAN CLAY (CL), little silt, brown, very stiff, moist	CL	10-11-14 N=25	30	>>	
	10			4	24	LEAN CLAY (CL), trace silt, brown, soft, wet	CL	3-2-2 N=4	39	LL = 49 PL = 23	
	15			5	16	CLAYEY SILT (ML), little coarse to fine sand, trace fine gravel, reddish brown, loose, moist ** Cobbles noted	ML	2-3-4 N=7	12		
	20			6	18	LEAN CLAY (CL), little silt, trace fine sand, reddish brown, stiff, moist	CL	4-6-9 N=15	12	>>	
	25			7	18	SILTY SAND (SM), coarse to fine sand, little clay and medium to fine gravel, brown, dense, moist ** Cobbles noted Boring Terminated at 25'	SM	12-17-25 N=42	7		

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LOCATION: 41 Georgian Lane
Amherst, Erie County, NY

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Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

BORING B-3

DATE STARTED:	7/28/21
DATE COMPLETED:	7/28/21
COMPLETION DEPTH	25.0 ft
BENCHMARK:	N/A
ELEVATION:	N/A
LATITUDE:	
LONGITUDE:	
STATION:	N/A **OFFSET:** N/A
REMARKS:	Hole Cave at 4'
DRILL COMPANY:	PSI, Inc.
DRILLER:	Carl Rengert **LOGGED BY:** Steven Pump
DRILL RIG:	Truck Mounted
DRILLING METHOD:	Hollow Stem Auger
SAMPLING METHOD:	2-in SS
HAMMER TYPE:	Automatic
EFFICIENCY	N/A
REVIEWED BY:	DBS

Water

While Drilling	18.5	feet
Upon Completion	25	feet
Delay	N/A	

BORING LOCATION:
See Attached Boring Location Plan

Elevation (feet)	Depth, (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	MATERIAL DESCRIPTION	USCS Classification	SPT Blows per 6-inch (SS)	Moisture, %	STANDARD PENETRATION TEST DATA N in blows/ft ◎ / Moisture × / PL ◪ / LL ✚ (0, 25, 50) / STRENGTH, tsf ▲ Qu ✳ Qp (0, 2.0, 4.0)	Additional Remarks
	0			1	16	2" TOPSOIL SILTY CLAY (CL-ML), little silt, trace fine sand, brown, very stiff, moist	CL-ML	WH-2-4 N=6	23		
	5			2	18	LEAN CLAY (CL), little silt, trace fine sand, brown, very stiff, moist	CL	15-13-14 N=27	22		
				3	18	LEAN CLAY (CL), trace silt, brown, very stiff, moist	CL	12-13-15 N=28	33		
	10			4	18	SANDY SILT (ML), coarse to fine sand, little clay, trace fine gravel, brown, medium dense, moist	ML	5-6-6 N=12	10		
	15			5	18	SANDY SILT (ML), coarse to fine sand, little clay and fine gravel, brown, medium dense, moist	ML	4-6-15 N=21	10		
	20			6	12	SILTY SAND (SM), coarse to fine sand, trace fine gravel and clay, brown, dense, moist	SM	15-20-19 N=39	7		
	25			7	18	POORLY GRADED SAND (SP), medium to fine sand, little silt, brown, dense, wet	SP	12-15-35 N=50	16		
						Boring Terminated at 25'					

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LOCATION: 41 Georgian Lane
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Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

BORING B-4

DATE STARTED:	7/28/21	**DRILL COMPANY:**	PSI, Inc.
DATE COMPLETED:	7/28/21	**DRILLER:** Carl Rengert	**LOGGED BY:** Steven Pump
COMPLETION DEPTH	25.0 ft	**DRILL RIG:**	Truck Mounted
BENCHMARK:	N/A	**DRILLING METHOD:**	Hollow Stem Auger
ELEVATION:	N/A	**SAMPLING METHOD:**	2-in SS
LATITUDE:		**HAMMER TYPE:**	Automatic
LONGITUDE:		**EFFICIENCY**	N/A
STATION: N/A	**OFFSET:** N/A	**REVIEWED BY:**	DBS

REMARKS: Hole Cave at 5'

Water

While Drilling	None	feet
Upon Completion	None	feet
Delay	N/A	

BORING LOCATION:
See Attached Boring Location Plan

Elevation (feet)	Depth, (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	MATERIAL DESCRIPTION	USCS Classification	SPT Blows per 6-inch (SS)	Moisture, %	STANDARD PENETRATION TEST DATA N in blows/ft ◎ × Moisture ◪ PL ✚ LL (0, 25, 50) STRENGTH, tsf ▲ Qu ✳ Qp (0, 2.0, 4.0)	Additional Remarks
	0			1	12	5" TOPSOIL CLAYEY SILT (ML), little coarse to fine sand and medium to fine gravel, brown, loose, moist	ML	2-3-5 N=8	15		
	5			2	18	LEAN CLAY (CL), little silt, brown, stiff, moist	CL	4-5-8 N=13	28		
				3	18	SANDY SILT (ML), coarse to fine sand, little clay and medium to fine gravel, brown, dense, moist	ML	10-14-17 N=31	10		
	10			4	12	SANDY SILT (ML), coarse to fine sand, little clay, trace fine gravel, brown, medium dense, moist		15-13-10 N=23	11		
	15			5	18		ML	6-5-6 N=11	11		
	20			6	18			7-10-13 N=23	10		
	25			7	18	SANDY SILT (ML), coarse to fine sand, little clay and fine gravel, brown, dense, moist	ML	18-20-22 N=42	8		
						Boring Terminated at 25'					

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PROJECT NO.: 08061314
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LOCATION: 41 Georgian Lane
Amherst, Erie County, NY

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Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

BORING B-5

DATE STARTED:	7/28/21	**DRILL COMPANY:**	PSI, Inc.
DATE COMPLETED:	7/28/21	**DRILLER:** Carl Rengert	**LOGGED BY:** Steven Pump
COMPLETION DEPTH	25.0 ft	**DRILL RIG:**	Truck Mounted
BENCHMARK:	N/A	**DRILLING METHOD:**	Hollow Stem Auger
ELEVATION:	N/A	**SAMPLING METHOD:**	2-in SS
LATITUDE:		**HAMMER TYPE:**	Automatic
LONGITUDE:		**EFFICIENCY**	N/A
STATION: N/A	**OFFSET:** N/A	**REVIEWED BY:**	DBS

REMARKS: Hole Cave at 4'

Water

While Drilling	25	feet
Upon Completion	25	feet
Delay	N/A	

BORING LOCATION:
See Attached Boring Location Plan

Elevation (feet)	Depth, (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	MATERIAL DESCRIPTION	USCS Classification	SPT Blows per 6-inch (SS)	Moisture, %	STANDARD PENETRATION TEST DATA N in blows/ft ◎ × Moisture ◪ PL ✚ LL (0, 25, 50) STRENGTH, tsf ▲ Qu ✳ Qp (0, 2.0, 4.0)	Additional Remarks
	0					7" TOPSOIL					
				1	18	SILTY CLAY (CL-ML), little fine sand, trace fine gravel, brown, medium stiff, moist	CL-ML	2-3-5 N=8	19		
	5			2	18	SILTY CLAY (CL-ML), trace fine sand, brown, stiff, moist	CL-ML	5-6-8 N=14	23		
				3	18	LEAN CLAY (CL), trace silt, brown, very stiff, moist	CL	12-12-15 N=27	30		
	10			4	18	CLAYEY SILT (ML), little fine sand, brown, loose, moist	ML	4-4-4 N=8	15		
	15			5	10	SANDY SILT (ML), coarse to fine sand, little clay, trace fine gravel, brown, medium dense, moist	ML	8-10-13 N=23	12		
	20			6	18	SANDY SILT (ML), coarse to fine sand, little medium to fine gravel, trace clay, brown, medium dense to dense, moist	ML	7-10-10 N=20	12		
	25			7	18			13-15-19 N=34	12		
						Boring Terminated at 25'					

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Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

BORING B-6

DATE STARTED:	7/28/21	**DRILL COMPANY:**	PSI, Inc.
DATE COMPLETED:	7/28/21	**DRILLER:** Carl Rengert	**LOGGED BY:** Steven Pump
COMPLETION DEPTH	25.0 ft	**DRILL RIG:**	Truck Mounted
BENCHMARK:	N/A	**DRILLING METHOD:**	Hollow Stem Auger
ELEVATION:	N/A	**SAMPLING METHOD:**	2-in SS
LATITUDE:		**HAMMER TYPE:**	Automatic
LONGITUDE:		**EFFICIENCY**	N/A
STATION: N/A	**OFFSET:** N/A	**REVIEWED BY:**	DBS

REMARKS: Hole Cave at 4'

Water

While Drilling	None	feet
Upon Completion	None	feet
Delay	N/A	

BORING LOCATION:
See Attached Boring Location Plan

Elevation (feet)	Depth, (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	MATERIAL DESCRIPTION	USCS Classification	SPT Blows per 6-inch (SS)	Moisture, %	STANDARD PENETRATION TEST DATA N in blows/ft ◎ × Moisture ◪ PL ✚ LL (0, 25, 50) STRENGTH, tsf ▲ Qu ✳ Qp (0, 2.0, 4.0)	Additional Remarks
	0					7" TOPSOIL					
				1	18	SILTY CLAY (CL-ML), little fine sand, brown, medium stiff to very stiff, moist	CL-ML	3-4-5 N=9	19		
	5			2	18			7-10-11 N=21	23	>>✳	
				3	18	LEAN CLAY (CL), trace silt, brown, very stiff, moist	CL	8-10-14 N=24	29		
	10			4	18	SILTY CLAY (CL-ML), trace fine sand and fine gravel, reddish brown, medium stiff, moist	CL-ML	3-4-4 N=8	13		
	15			5	18	SILTY CLAY (CL-ML), little medium to fine gravel, trace fine sand, brown, stiff, moist ** Cobbles noted	CL-ML	4-6-9 N=15	11		
	20			6	18	SILTY CLAY (CL-ML), little coarse to fine sand, trace fine gravel, brown, very stiff, moist	CL-ML	5-7-12 N=19	11		
	25			7	18	LEAN CLAY (CL), trace silt and fine sand, brown, very stiff, moist	CL	7-12-14 N=26	15		
						Boring Terminated at 25'					

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PROJECT NO.: 08061314
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LOCATION: 41 Georgian Lane
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The stratification lines represent approximate boundaries. The transition may be gradual.

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

BORING B-7

DATE STARTED:	8/11/21	**DRILL COMPANY:**	PSI, Inc.
DATE COMPLETED:	8/11/21	**DRILLER:** Carl Rengert	**LOGGED BY:** Steven Pump
COMPLETION DEPTH	25.0 ft	**DRILL RIG:**	Truck Mounted
BENCHMARK:	N/A	**DRILLING METHOD:**	Hollow Stem Auger
ELEVATION:	N/A	**SAMPLING METHOD:**	2-in SS
LATITUDE:		**HAMMER TYPE:**	Automatic
LONGITUDE:		**EFFICIENCY**	N/A
STATION: N/A	**OFFSET:** N/A	**REVIEWED BY:**	DBS

REMARKS: Hole Cave at 4'

Water

While Drilling	None	feet
Upon Completion	None	feet
Delay	N/A	

BORING LOCATION:
See Attached Boring Location Plan

Elevation (feet)	Depth, (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	MATERIAL DESCRIPTION	USCS Classification	SPT Blows per 6-inch (SS)	Moisture, %	STANDARD PENETRATION TEST DATA N in blows/ft ◎ / Moisture × / PL ◪ / LL ✚ (0, 25, 50) / STRENGTH, tsf Qu ▲ Qp ✳ (0, 2.0, 4.0)	Additional Remarks
	0			1	18	8" TOPSOIL LEAN CLAY (CL), little silt, trace fine sand, brown, medium stiff, moist	CL	1-2-4 N=6	20		
	5			2	18	LEAN CLAY (CL), little silt, brown, stiff to very stiff, moist	CL	5-5-8 N=13	25		
				3	18			9-12-11 N=23	24		
	10			4	18	LEAN CLAY (CL), trace silt, brown, medium stiff, moist	CL	3-3-3 N=6	33		
	15			5	18	SILTY CLAY (CL-ML), little coarse to fine sand, trace fine gravel, brown, medium stiff to very stiff, moist		3-3-3 N=6	13		
	20			6	18		CL-ML	4-4-6 N=10	12		
	25			7	18			6-8-12 N=20	13		
						Boring Terminated at 25'					

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Telephone: (716) 694-8657

PROJECT NO.: 08061314
PROJECT: Georgian Lane Townhome Project
LOCATION: 41 Georgian Lane
Amherst, Erie County, NY

The stratification lines represent approximate boundaries. The transition may be gradual.

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

BORING B-8

DATE STARTED:	7/28/21	**DRILL COMPANY:**	PSI, Inc.
DATE COMPLETED:	7/28/21	**DRILLER:** Carl Rengert	**LOGGED BY:** Steven Pump
COMPLETION DEPTH	25.0 ft	**DRILL RIG:**	Truck Mounted
BENCHMARK:	N/A	**DRILLING METHOD:**	Hollow Stem Auger
ELEVATION:	N/A	**SAMPLING METHOD:**	2-in SS
LATITUDE:		**HAMMER TYPE:**	Automatic
LONGITUDE:		**EFFICIENCY**	N/A
STATION: N/A	**OFFSET:** N/A	**REVIEWED BY:**	DBS

REMARKS: Hole Cave at 4'

Water

While Drilling	8.5	feet
Upon Completion	None	feet
Delay	N/A	

BORING LOCATION:
See Attached Boring Location Plan

Elevation (feet)	Depth, (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	MATERIAL DESCRIPTION	USCS Classification	SPT Blows per 6-inch (SS)	Moisture, %	STANDARD PENETRATION TEST DATA N in blows/ft ◎ Moisture × PL ◪ LL ✚ (0 25 50) STRENGTH, tsf Qu ▲ Qp ✳ (0 2.0 4.0)	Additional Remarks
	0			1	15	5" TOPSOIL FILL, silty clay, little coarse to fine sand, trace fine gravel and concrete, brown, medium stiff, moist	FILL	3-4-5 N=9	17		
	5			2	15	CLAYEY SILT (ML), little fine sand and organics, black and gray, loose, moist	ML	4-4-5 N=9	37		
				3	18	CLAYEY SILT (ML), little fine sand, trace organics, gray, medium dense, moist	ML	8-7-9 N=16	29		
	10			4	18	POORLY GRADED SAND (SP), medium to fine sand, trace silt and organics, gray, very loose, saturated LOI = 2.6%	SP	2-2-3 N=5	31		
	15			5	18	LEAN CLAY (CH), trace silt, gray to brown, very soft, wet	CL	WH-0-2 N=2	39		LL = 40 PL = 17
	20			6	18	SANDY SILT (ML), coarse to fine sand, little clay and fine gravel, brown, medium dense, moist	ML	6-8-14 N=22	10		
	25			7	18	SILTY CLAY (CL-ML), little medium to fine gravel, trace coarse to fine sand, brown, very stiff, moist	CL-ML	12-15-15 N=30	13		
						Boring Terminated at 25'					

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PROJECT NO.: 08061314
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LOCATION: 41 Georgian Lane
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Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

BORING B-9

DATE STARTED:	7/28/21	**DRILL COMPANY:**	PSI, Inc.
DATE COMPLETED:	7/28/21	**DRILLER:** Carl Rengert	**LOGGED BY:** Steven Pump
COMPLETION DEPTH	25.0 ft	**DRILL RIG:**	Truck Mounted
BENCHMARK:	N/A	**DRILLING METHOD:**	Hollow Stem Auger
ELEVATION:	N/A	**SAMPLING METHOD:**	2-in SS
LATITUDE:		**HAMMER TYPE:**	Automatic
LONGITUDE:		**EFFICIENCY**	N/A
STATION: N/A	**OFFSET:** N/A	**REVIEWED BY:**	DBS

REMARKS: Hole Cave at 4.5'

Water

While Drilling	4.5	feet
Upon Completion	None	feet
Delay	N/A	

BORING LOCATION:
See Attached Boring Location Plan

Elevation (feet)	Depth, (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	MATERIAL DESCRIPTION	USCS Classification	SPT Blows per 6-inch (SS)	Moisture, %	STANDARD PENETRATION TEST DATA N in blows/ft ◎ / Moisture × / PL ◪ / LL ✚ (0, 25, 50) / STRENGTH, tsf ▲ Qu ✳ Qp (0, 2.0, 4.0)	Additional Remarks
	0			1	16	6" TOPSOIL FILL, sandy silt, coarse to fine sand, little clay, trace fine gravel and organics, brown, medium dense, moist	FILL	2-4-7 N=11	11		
	5			2	18	FILL, clay, little silt, trace fine sand, fine gravel, and organics, black and gray, medium stiff, moist	FILL	4-5-3 N=8	31		
				3	12	FILL, clayey silt, little organics, trace brick and fine sand, brown and black, very loose, wet	FILL	3-2-3 N=5	33		
	10			4	18	CLAYEY SILT (ML), little organics and fine sand, brown and black, very loose, wet LOI = 5.1%	ML	2-2-3 N=5	33		
	15			5	15	SANDY SILT (ML), coarse to fine sand, little clay and medium to fine gravel, brown, medium dense, moist		3-4-7 N=11	9		
	20			6	18		ML	4-6-8 N=14	10		
	25			7	18			10-12-13 N=25	2		
						Boring Terminated at 25'					

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PROJECT NO.: 08061314
PROJECT: Georgian Lane Townhome Project
LOCATION: 41 Georgian Lane
Amherst, Erie County, NY

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Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

BORING B-10

DATE STARTED:	7/28/21	**DRILL COMPANY:**	PSI, Inc.
DATE COMPLETED:	7/28/21	**DRILLER:** Carl Rengert	**LOGGED BY:** Steven Pump
COMPLETION DEPTH	25.0 ft	**DRILL RIG:**	Truck Mounted
BENCHMARK:	N/A	**DRILLING METHOD:**	Hollow Stem Auger
ELEVATION:	N/A	**SAMPLING METHOD:**	2-in SS
LATITUDE:		**HAMMER TYPE:**	Automatic
LONGITUDE:		**EFFICIENCY**	N/A
STATION: N/A	**OFFSET:** N/A	**REVIEWED BY:**	DBS

REMARKS: Hole Cave at 4.5'

Water		
	While Drilling	8.5 feet
	Upon Completion	None feet
	Delay	N/A

BORING LOCATION:
See Attached Boring Location Plan

Elevation (feet)	Depth, (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	MATERIAL DESCRIPTION	USCS Classification	SPT Blows per 6-inch (SS)	Moisture, %	STANDARD PENETRATION TEST DATA N in blows/ft ◎ / Moisture / PL / LL (0, 25, 50) / STRENGTH, tsf Qu / Qp (0, 2.0, 4.0)	Additional Remarks
	0			1	12	4" TOPSOIL FILL, clayey silt, little fine sand and asphalt, trace fine gravel, brown, medium dense, moist	FILL	3-4-7 N=11	15		
	5			2	12	SILTY CLAY (CL-ML), little coarse to fine sand, trace fine gravel, brown, stiff, moist	CL-ML	4-6-8 N=14	15		
				3	18	SILTY CLAY (CL-ML), trace fine sand, brown, very stiff, moist	CL-ML	6-8-10 N=18	19		
	10			4	18	POORLY GRADED SAND (SP), coarse to fine sand, little silt, trace clay and organics, gray, loose, saturated LOI = 6.0%	SP	3-3-3 N=6	73	>>	
	15			5	18	LEAN CLAY (CL), little silt, trace coarse to fine sand and fine gravel, brown, medium dense, moist	CL	3-3-3 N=6	13		
	20			6	18	SANDY SILT (ML), coarse to fine sand, little clay, trace fine gravel, brown, very stiff, moist	ML	6-7-10 N=17	12		
	25			7	18	CLAYEY SILT (ML), little coase to fine sand, trace fine gravel, brown, dense, moist	ML	9-15-20 N=35	12		
						Boring Terminated at 25'					

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PROJECT NO.: 08061314
PROJECT: Georgian Lane Townhome Project
LOCATION: 41 Georgian Lane
Amherst, Erie County, NY

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Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

BORING B-11

DATE STARTED:	7/30/21	**DRILL COMPANY:**	PSI, Inc.
DATE COMPLETED:	7/30/21	**DRILLER:** Carl Rengert	**LOGGED BY:** Steven Pump
COMPLETION DEPTH	25.0 ft	**DRILL RIG:**	Truck Mounted
BENCHMARK:	N/A	**DRILLING METHOD:**	Hollow Stem Auger
ELEVATION:	N/A	**SAMPLING METHOD:**	2-in SS
LATITUDE:		**HAMMER TYPE:**	Automatic
LONGITUDE:		**EFFICIENCY**	N/A
STATION: N/A	**OFFSET:** N/A	**REVIEWED BY:**	DBS

REMARKS: Hole Cave at 4'

Water

While Drilling	7.5	feet
Upon Completion	None	feet
Delay	N/A	

BORING LOCATION:
See Attached Boring Location Plan

Elevation (feet)	Depth, (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	MATERIAL DESCRIPTION	USCS Classification	SPT Blows per 6-inch (SS)	Moisture, %	STANDARD PENETRATION TEST DATA N in blows/ft ◎ Moisture × PL ◪ LL ✚ (0 / 25 / 50) STRENGTH, tsf Qu ▲ Qp ✳ (0 / 2.0 / 4.0)	Additional Remarks
	0			1	12	7" TOPSOIL CLAYEY SILT (ML), little fine sand, brown, loose, moist	ML	3-3-3 N=6	25		
	5			2	18	SILTY CLAY (CL-ML), trace fine sand, brown, stiff, moist	CL-ML	4-6-8 N=14	25		
				3	18	SILTY SAND (SM), fine sand, little clay, brown, medium dense, moist	SM	8-8-7 N=15	21		
	10			4	18	POORLY GRADED SAND (SP), coarse to fine sand, little silt, trace clay and organics, gray, loose, wet LOI = 3.4%	SP	3-4-4 N=8	42		
	15			5	18	LEAN CLAY (CL), little silt, trace coarse to fine sand, brown, medium stiff, moist	CL	3-4-6 N=10	13		LL = 23 PL = 12
	20			6	18	SANDY SILT (ML), coarse to fine sand, little clay and medium to fine gravel, brown, dense, moist	ML	12-13-23 N=36	9		
	25			7	18	CLAYEY SILT (ML), little coarse to fine sand, gray, dense, moist	ML	22-16-27 N=43	12		
						Boring Terminated at 25'					

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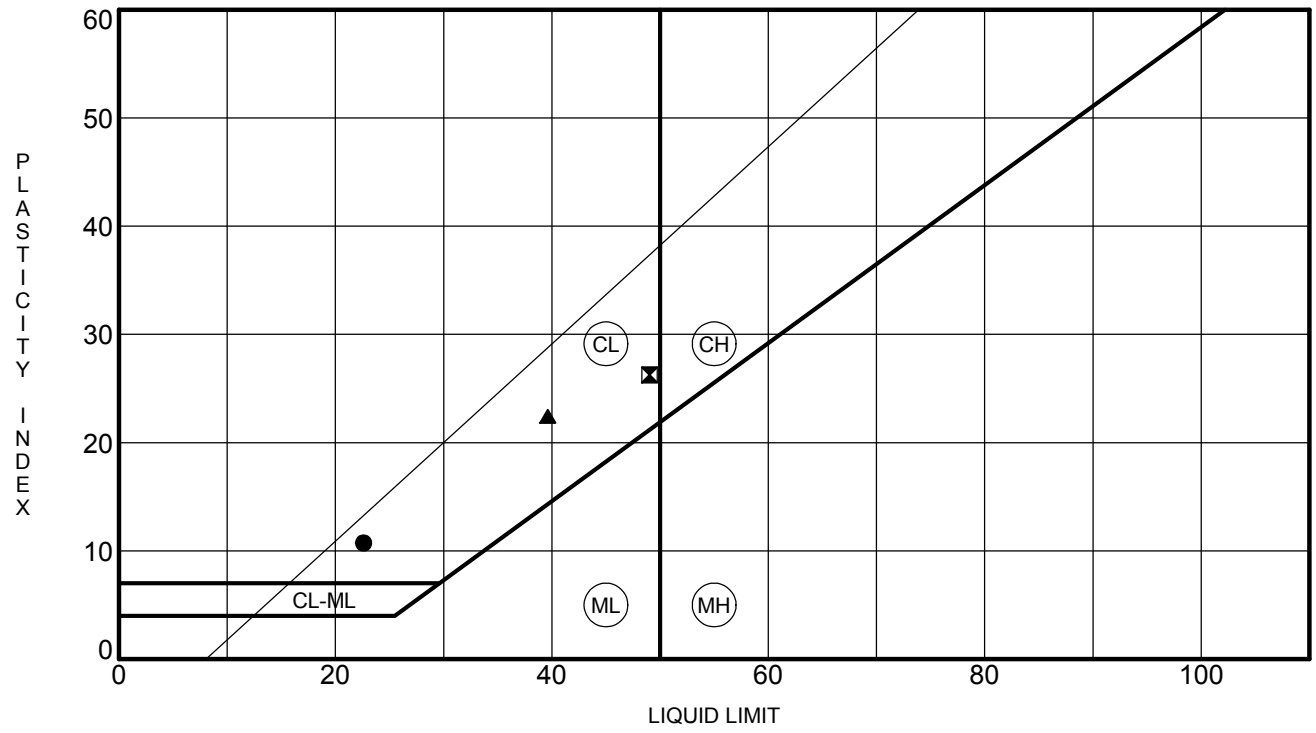
PROJECT NO.: 08061314
PROJECT: Georgian Lane Townhome Project
LOCATION: 41 Georgian Lane
Amherst, Erie County, NY

The stratification lines represent approximate boundaries. The transition may be gradual.

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)



	Boring	Depth (ft)	LL	PL	PI	Fines	Classification (*Visual)
●	**B-11**	**14.3**	**23**	**12**	**11**		**Lean Clay (CL), little silt, trace coarse to fine sand, brown**
⧓	**B-2**	**9.3**	**49**	**23**	**26**		**Lean Clay (CL), trace silt, brown**
▲	**B-8**	**14.3**	**40**	**17**	**23**		**Lean Clay (CL), trace silt, gray to brown**

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ATTERBERG LIMIT RESULTS

PSI Job No.: 08061314
Project: Georgian Lane Townhome Project
Location: 41 Georgian Lane
Amherst, Erie County, NY

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

GENERAL NOTES

SAMPLE IDENTIFICATION

The Unified Soil Classification System (USCS), AASHTO 1988 and ASTM designations D2487 and D-2488 are used to identify the encountered materials unless otherwise noted. Coarse-grained soils are defined as having more than 50% of their dry weight retained on a #200 sieve (0.075mm); they are described as: boulders, cobbles, gravel or sand. Fine-grained soils have less than 50% of their dry weight retained on a #200 sieve; they are defined as silts or clay depending on their Atterberg Limit attributes. Major constituents may be added as modifiers and minor constituents may be added according to the relative proportions based on grain size.

DRILLING AND SAMPLING SYMBOLS

SFA: Solid Flight Auger - typically 4" diameter flights, except where noted.
HSA: Hollow Stem Auger - typically 3¼" or 4¼ I.D. openings, except where noted.
M.R.: Mud Rotary - Uses a rotary head with Bentonite or Polymer Slurry
R.C.: Diamond Bit Core Sampler
H.A.: Hand Auger
P.A.: Power Auger - Handheld motorized auger

SS: Split-Spoon - 1 3/8" I.D., 2" O.D., except where noted.
ST: Shelby Tube - 3" O.D., except where noted.
RC: Rock Core
TC: Texas Cone
BS: Bulk Sample
PM: Pressuremeter
CPT-U: Cone Penetrometer Testing with Pore-Pressure Readings

SOIL PROPERTY SYMBOLS

N: Standard "N" penetration: Blows per foot of a 140 pound hammer falling 30 inches on a 2-inch O.D. Split-Spoon.
N_{60}: A "N" penetration value corrected to an equivalent 60% hammer energy transfer efficiency (ETR)
Q_u: Unconfined compressive strength, TSF
Q_p: Pocket penetrometer value, unconfined compressive strength, TSF
w%: Moisture/water content, %
LL: Liquid Limit, %
PL: Plastic Limit, %
PI: Plasticity Index = (LL-PL),%
DD: Dry unit weight, pcf
▼,▽,▼ Apparent groundwater level at time noted

RELATIVE DENSITY OF COARSE-GRAINED SOILS

Relative Density	N - Blows/foot
Very Loose	0 - 4
Loose	4 - 10
Medium Dense	10 - 30
Dense	30 - 50
Very Dense	50 - 80
Extremely Dense	80+

ANGULARITY OF COARSE-GRAINED PARTICLES

Description	Criteria
Angular:	Particles have sharp edges and relatively plane sides with unpolished surfaces
Subangular:	Particles are similar to angular description, but have rounded edges
Subrounded:	Particles have nearly plane sides, but have well-rounded corners and edges
Rounded:	Particles have smoothly curved sides and no edges

GRAIN-SIZE TERMINOLOGY

Component	Size Range
Boulders:	Over 300 mm (>12 in.)
Cobbles:	75 mm to 300 mm (3 in. to 12 in.)
Coarse-Grained Gravel:	19 mm to 75 mm (¾ in. to 3 in.)
Fine-Grained Gravel:	4.75 mm to 19 mm (No.4 to ¾ in.)
Coarse-Grained Sand:	2 mm to 4.75 mm (No.10 to No.4)
Medium-Grained Sand:	0.42 mm to 2 mm (No.40 to No.10)
Fine-Grained Sand:	0.075 mm to 0.42 mm (No. 200 to No.40)
Silt:	0.005 mm to 0.075 mm
Clay:	<0.005 mm

PARTICLE SHAPE

Description	Criteria
Flat:	Particles with width/thickness ratio > 3
Elongated:	Particles with length/width ratio > 3
Flat & Elongated:	Particles meet criteria for both flat and elongated

RELATIVE PROPORTIONS OF FINES

Descriptive Term	% Dry Weight
Trace:	< 5%
With:	5% to 12%
Modifier:	>12%

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

GENERAL NOTES

(Continued)

CONSISTENCY OF FINE-GRAINED SOILS

Q_U - TSF	N - Blows/foot	Consistency
0 - 0.25	0 - 2	Very Soft
0.25 - 0.50	2 - 4	Soft
0.50 - 1.00	4 - 8	Firm (Medium Stiff)
1.00 - 2.00	8 - 15	Stiff
2.00 - 4.00	15 - 30	Very Stiff
4.00 - 8.00	30 - 50	Hard
8.00+	50+	Very Hard

MOISTURE CONDITION DESCRIPTION

Description	Criteria
Dry:	Absence of moisture, dusty, dry to the touch
Moist:	Damp but no visible water
Wet:	Visible free water, usually soil is below water table

RELATIVE PROPORTIONS OF SAND AND GRAVEL

Descriptive Term	% Dry Weight
Trace:	< 15%
With:	15% to 30%
Modifier:	>30%

STRUCTURE DESCRIPTION

Description	Criteria
Stratified:	Alternating layers of varying material or color with layers at least ¼-inch (6 mm) thick
Laminated:	Alternating layers of varying material or color with layers less than ¼-inch (6 mm) thick
Fissured:	Breaks along definite planes of fracture with little resistance to fracturing
Slickensided:	Fracture planes appear polished or glossy, sometimes striated
Blocky:	Cohesive soil that can be broken down into small angular lumps which resist further breakdown
Lensed:	Inclusion of small pockets of different soils
Layer:	Inclusion greater than 3 inches thick (75 mm)
Seam:	Inclusion 1/8-inch to 3 inches (3 to 75 mm) thick extending through the sample
Parting:	Inclusion less than 1/8-inch (3 mm) thick

SCALE OF RELATIVE ROCK HARDNESS

Q_U - TSF	Consistency
2.5 - 10	Extremely Soft
10 - 50	Very Soft
50 - 250	Soft
250 - 525	Medium Hard
525 - 1,050	Moderately Hard
1,050 - 2,600	Hard
>2,600	Very Hard

ROCK BEDDING THICKNESSES

Description	Criteria
Very Thick Bedded	Greater than 3-foot (>1.0 m)
Thick Bedded	1-foot to 3-foot (0.3 m to 1.0 m)
Medium Bedded	4-inch to 1-foot (0.1 m to 0.3 m)
Thin Bedded	1¼-inch to 4-inch (30 mm to 100 mm)
Very Thin Bedded	½-inch to 1¼-inch (10 mm to 30 mm)
Thickly Laminated	1/8-inch to ½-inch (3 mm to 10 mm)
Thinly Laminated	1/8-inch or less "paper thin" (<3 mm)

ROCK VOIDS

Voids	Void Diameter
Pit	<6 mm (<0.25 in)
Vug	6 mm to 50 mm (0.25 in to 2 in)
Cavity	50 mm to 600 mm (2 in to 24 in)
Cave	>600 mm (>24 in)

GRAIN-SIZED TERMINOLOGY

(Typically Sedimentary Rock)

Component	Size Range
Very Coarse Grained	>4.76 mm
Coarse Grained	2.0 mm - 4.76 mm
Medium Grained	0.42 mm - 2.0 mm
Fine Grained	0.075 mm - 0.42 mm
Very Fine Grained	<0.075 mm

ROCK QUALITY DESCRIPTION

Rock Mass Description	RQD Value
Excellent	90 -100
Good	75 - 90
Fair	50 - 75
Poor	25 -50
Very Poor	Less than 25

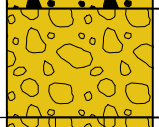
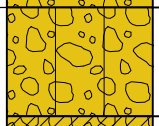
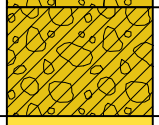
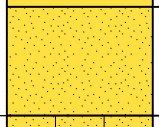
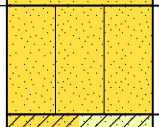
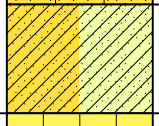
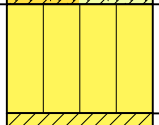
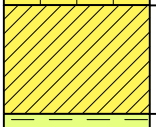
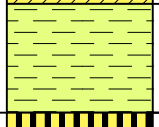
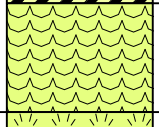
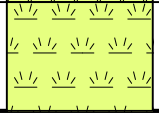
DEGREE OF WEATHERING

Slightly Weathered:	Rock generally fresh, joints stained and discoloration extends into rock up to 25 mm (1 in), open joints may contain clay, core rings under hammer impact.
Weathered:	Rock mass is decomposed 50% or less, significant portions of the rock show discoloration and weathering effects, cores cannot be broken by hand or scraped by knife.
Highly Weathered:	Rock mass is more than 50% decomposed, complete discoloration of rock fabric, core may be extremely broken and gives clunk sound when struck by hammer, may be shaved with a knife.

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

SOIL CLASSIFICATION CHART

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS

MAJOR DIVISIONS			SYMBOLS GRAPH	SYMBOLS LETTER	TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVEL AND GRAVELLY SOILS MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVELS (LITTLE OR NO FINES)		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
				GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
				GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES
	SAND AND SANDY SOILS MORE THAN 50% OF COARSE FRACTION PASSING ON NO. 4 SIEVE	CLEAN SANDS (LITTLE OR NO FINES)		SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
				SP	POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		SM	SILTY SANDS, SAND - SILT MIXTURES
				SC	CLAYEY SANDS, SAND - CLAY MIXTURES
FINE GRAINED SOILS MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS	LIQUID LIMIT GREATER THAN 50		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS
				CH	INORGANIC CLAYS OF HIGH PLASTICITY
				OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

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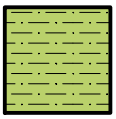
Graphic Symbols for Materials and Rock Deposits

CONCRETE
Portland Cement Concrete

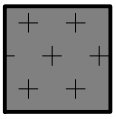
BITUMINOUS CONCRETE



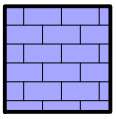
CLAYSTONE

COAL
Coal, Anthracite Coal

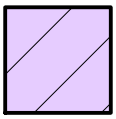
CONGLOMERATE/BRECCIA
Conglomerate, Breccia



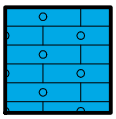
IGNEOUS ROCK
Anorthsite, Basalt, Metabasalt, Diabase (Gabbro), Gabbro, Granite/Granodionite, Homfels, Pegmatite, Rhyolite/Metarhyolite



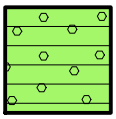
LIMESTONE
Limestone, Dolomite



METAMORPHIC ROCK
Amphibolite, Gneiss, Marble, Phyllite, Quartzite, Schist, Serpentinite, Slate

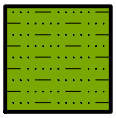


CHERT

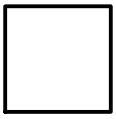


SANDSTONE
Sandstone, Orthoquarzite (Sandstone)

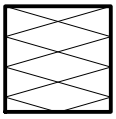
SHALE



SILTSTONE



NO RECOVERY



VOID

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Carmina · Wood · Morris DPC

487 Main Street Suite 600 Buffalo, New York 14203 P: 716.842.3165 F: 716.842.0263 W: cwm-ae.com

STORMWATER POLLUTION PREVENTION PLAN
for
CONSTRUCTION ACTIVITIES

At

Georgian Townhomes
41 Georgian Lane

Town of Amherst, Erie County, New York

Prepared for

Georgian Townhomes, LLC

2040 Military Road
Tonawanda, NY 14150

Prepared by

Carmina Wood Morris, D.P.C.

487 Main Street, Suite 500
Buffalo, NY 14203

Telephone: (716) 842-3165
Fax: (716) 842-0263

September 2021

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101 SCOPE

A. **PURPOSE:** Georgian Townhomes, LLC (GT) has placed an emphasis on following the New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit for Stormwater Discharges from Construction Activity governing storm water discharges during construction, and in accordance with erosion control practices. The Contractor's participation in this program is mandatory and its non-compliance is subject to various remedies, including without limitation, monetary set-offs, withholding payments; reimbursement for costs, expenses (including reasonable attorney's fees), fines and civil penalties incurred by GT; and/or liquidated damages. This section provides a descriptive explanation of GT's Storm Water Pollution Prevention Program and required Contractor participation.

The Engineer of record for this project certifies that this SWPPP meets the requirements and is in compliance with the New York State Stormwater Management Design Manual and latest NYSDEC Phase II stormwater regulation requirements.

B. **SPDES General Permit for Stormwater Discharges from Construction Activity:** Regulations promulgated by the NYSDEC to regulate the discharge of storm water from construction activities on sites where more than one (1) acre of soil is disturbed. One of the ways to comply with these regulations for affected sites is to request coverage under the General Permit for Construction Activities for New York State. In order to use the General Permit, a Notice of Intent (NOI) form must be completed and electronically submitted to the NYSDEC at least 5 business days prior to any earth-disturbing activities (this time frame may increase to 60 business days if a full review of the SWPPP is determined necessary by the NYSDEC) and a Storm Water Pollution Prevention Plan (SWPPP) for the site must be prepared and followed during the construction activities. Once a copy of the SPDES permit is received from NYSDEC after filing, it will be included in Appendix F of this report.

Approval from a regulated, traditional land use control MS4:

1. An **owner or operator** of a construction activity that is <u>not</u> subject to the requirements of a regulated, traditional land use control MS4 must first develop a SWPPP in accordance with all applicable requirements of this permit and then submit a completed NOI form to the NYSDEC.

2. An **owner or operator** of a construction activity that is subject to the requirements of a regulated, traditional land use control MS4 must first

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develop a SWPPP in accordance with all applicable requirements of this permit and then have its SWPPP reviewed and accepted by the MS4 prior to submitting the NOI to the NYSDEC. The **owner or operator** shall have the "MS4 SWPPP Acceptance" form signed by the principal executive officer or ranking elected official from the regulated, traditional land use control MS4, or by a duly authorized representative of that person, and then submit that form along with the NOI to the address referenced under "Notice of Intent (NOI) Submittal".

C. **RESPONSIBILITIES OF THE CONTRACTOR:** The Contractor shall manage the discharge of storm water from the site in accordance with the NYSDEC General Permit for Construction Activities conditions and the following provisions of this section. The Operator shall be responsible for conducting the storm water management practices in accordance with the permit. The Contractor shall be responsible for providing **qualified inspector**s to conduct the inspections required by the SWPPP. The Contractor shall be responsible for any enforcement action taken or imposed by federal, state, or local agencies, including the cost of fines, construction delays, and remedial actions resulting from the Contractor's failure to comply with the permit provisions. It shall be the responsibility of the Contractor to make any changes to the SWPPP necessary when the Contractor or any of his subcontractors elects to use borrow or fill or material storage sites, either contiguous to or remote from the construction site, when such sites are used solely for this construction site. Such sites are considered to be part of the construction site covered by the permit and this SWPPP. Off-site borrow, fill, or material storage sites which are used for multiple construction projects are not subject to this requirement, unless specifically required by state or local jurisdictional entity regulations. The Contractor should consider this requirement in negotiating with earthwork subcontractors, since the choice of an off-site borrow, fill, or material storage site may impact their duty to implement, make changes to, and perform inspections required by the SWPPP for the site.

D. **NOTICE OF INTENT:** The Operator has petitioned the NYSDEC for coverage under the storm water discharges during construction at this site to be covered by the SPDES General Permit for Construction Activity for the State of New York. A Notice of Intent (NOI) for coverage under this permit has been filed by the Operator. The SWPPP must be prepared prior to submittal of the NOI form. The Operator will require the Contractor to be a co-permittee with the Operator. The Contractor will be required to post the NOI at the construction site along with any building permits.

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E. **CONTRACTOR CERTIFICATION & TRAINING:** Proof of Training/Certification of the Contractor's designated individual shall be kept on site at all times.

F. **REQUIREMENTS FOR THE GENERAL CONTRACTOR AND SUBCONTRACTOR(S):** The General Contractor and Subcontractor(s) shall sign the "Contractor's Certification Statement" (located in the Appendix of this report) verifying they have been instructed on how to comply with and fully understand the requirements of the SPDES General Permit for Construction Activity for the State of New York and the SWPPP. These certifications must be signed, by a responsible corporate officer or other party meeting the "Signatory Requirements" of the SPDES General Permit, on behalf of each entity, prior to the beginning of any construction activities.

G. **STORM WATER POLLUTION PREVENTION PROGRAM LOCATION REQUIREMENTS:** The SWPPP is meant to be a working document that shall be maintained at the site of the Construction Activities at all times throughout the project, shall be readily available upon request by the Operator's personnel or NYSDEC or any other agency with regulatory authority over storm water issues, and shall be kept on-site until the site complies with the Final Stabilization section of this document. A sign or other notice must be posted near the main entrance of the construction site which contains a completed NOI, the location of the SWPPP and the name and phone number of a contact person responsible for scheduling SWPPP viewing times, and any other state specific requirements.

H. **INSPECTIONS AND RECORD-KEEPING:**

A. **General Construction Site Inspection and Maintenance Requirements**

1. The **owner or operator** must ensure that all erosion and sediment control practices and all post-construction stormwater management practices identified in the SWPPP are maintained in effective operating condition at all times.

2. The terms of this permit shall not be construed to prohibit the State of New York from exercising any authority pursuant to the ECL, common law or federal law, or prohibit New York State from taking any measures, whether civil or criminal, to prevent violations of the laws of the State of New York, or protect the public health and safety and/or the environment.

B. **Owner or operator Maintenance Inspection Requirements**

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1. The **owner or operator** shall inspect, in accordance with the requirements in the most current version of the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, the erosion and sediment controls identified in the SWPPP to ensure that they are being maintained in effective operating condition at all times.

2. For construction sites where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and temporary stabilization measures have been applied to all disturbed areas, the **owner or operator** can stop conducting the maintenance inspections. The **owner or operator** shall begin conducting the maintenance inspections in accordance with Part IV.B.1. of the General Permit as soon as soil disturbance activities resume.

3. For construction sites where soil disturbance activities have been shut down with partial project completion, the **owner or operator** can stop conducting the maintenance inspections if all areas disturbed as of the project shutdown date have achieved final stabilization and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational.

C. **Qualified inspector Inspection Requirements**

The **owner or operator** shall have a **qualified inspector** conduct site inspections in conformance with the following requirements:

Note: The **trained contractor** identified in Part III.A.6 of the General Permit **cannot** conduct the **qualified inspector** site inspections unless they meet the **qualified inspector** qualifications included in Appendix A of the General Permit. In order to perform these inspections, the trained contractor would have to be a:

- Licensed Professional Engineer,
- Certified Professional in Erosion and Sediment Control (CPESC),
- Registered Landscape Architect, or
- Someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape

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Architect, provided they have received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity.

1. A **qualified inspector** shall conduct site inspections for all construction activities identified in Tables 1 and 2 of Appendix B of the General Permit, with the exception of:

   a. The construction of a single family residential subdivision with 25% or less impervious cover at total site build-out that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres and is not located in one of the watersheds listed in Appendix C of the General Permit and not directly discharging to one of the 303(d) segments listed in Appendix E of the General Permit;

   b. The construction of a single family home that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres and is not located in one of the watersheds listed in Appendix C and not directly discharging to one of the 303(d) segments listed in Appendix E of the General Permit;

   c. Construction on agricultural property that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres; and

   d. Construction activities located in the watersheds identified in Appendix D of the General Permit that involve soil disturbances between five thousand (5000) square feet and one (1) acre of land.

2. Unless otherwise notified by the Department, the **qualified inspector** shall conduct site inspections in accordance with the following timetable:

   a. For construction sites where soil disturbance activities are on-going, the **qualified inspector** shall conduct a site inspection at least once every seven (7) calendar days.

   b. For construction sites where soil disturbance activities are on-going and the **owner or operator** has received authorization in accordance with Part II.C.3 of the General Permit to **disturb greater than five (5) acres** of soil at any one time, the **qualified inspector**

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shall conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.

c. For construction sites where soil disturbance activities have been **temporarily suspended (e.g. winter shutdown) and temporary stabilization measures have been applied to all disturbed areas**, the **qualified inspector** shall conduct a site inspection at least once every thirty (30) calendar days. The **owner or operator** shall notify the Regional Office stormwater contact person (see contact information in Appendix F of the General Permit) or, in areas under the jurisdiction of a regulated, traditional land use control MS4, the MS4 (provided the MS4 is not the **owner or operator** of the construction activity) in writing prior to reducing the frequency of inspections.

d. For construction sites where **soil disturbance activities have been shut down with partial project completion**, the **qualified inspector** can stop conducting inspections if all areas disturbed as of the project shutdown date have achieved final stabilization and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational. The **owner or operator** shall notify the Regional Office stormwater contact person or, in areas under the jurisdiction of a regulated, traditional land use control MS4, the MS4 (provided the MS4 is not the **owner or operator** of the construction activity). in writing prior to the shutdown. If soil disturbance activities are not resumed within 2 years from the date of shutdown, the **owner or operator** shall have the **qualified inspector** perform a final inspection and certify that all disturbed areas have achieved final stabilization, and all temporary, structural erosion and sediment control measures have been removed; and that all post-construction stormwater management practices have been constructed in conformance with the SWPPP by signing the "Final Stabilization" and "Post-Construction Stormwater Management Practice" certification statements on the NOT. The **owner or operator** shall then submit the completed NOT form to the address in Part II.A.1 of the General Permit.

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3. At a minimum, the **qualified inspector** shall inspect all erosion and sediment control practices to ensure integrity and effectiveness, all post-construction stormwater management practices under construction to ensure that they are constructed in conformance with the SWPPP, all areas of disturbance that have not achieved final stabilization, all points of discharge to natural surface waterbodies located within, or immediately adjacent to, the property boundaries of the construction site, and all points of discharge from the construction site.

4. The **qualified inspector** shall prepare an inspection report subsequent to each and every inspection. At a minimum, the inspection report shall include and/or address the following:

   a. Date and time of inspection;

   b. Name and title of person(s) performing inspection;

   c. A description of the weather and soil conditions (e.g. dry, wet, saturated) at the time of the inspection;

   d. A description of the condition of the runoff at all points of discharge from the construction site. This shall include identification of any discharges of sediment from the construction site. Include discharges from conveyance systems (i.e. pipes, culverts, ditches, etc.) and overland flow;

   e. A description of the condition of all natural surface waterbodies located within, or immediately adjacent to, the property boundaries of the construction site which receive runoff from disturbed areas. This shall include identification of any discharges of sediment to the surface waterbody;

   f. Identification of all erosion and sediment control practices that need repair or maintenance;

   g. Identification of all erosion and sediment control practices that were not installed properly or are not functioning as designed and need to be reinstalled or replaced;

   h. Description and sketch of areas that are disturbed at the time of the inspection and areas that have been stabilized (temporary and/or final) since the last inspection;

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i. Current phase of construction of all post-construction stormwater management practices and identification of all construction that is not in conformance with the SWPPP and technical standards;

j. Corrective action(s) that must be taken to install, repair, replace or maintain erosion and sediment control practices; and to correct deficiencies identified with the construction of the post-construction stormwater management practice(s); and

k. Digital photographs, with date stamp, that clearly show the condition of all practices that have been identified as needing corrective actions. The **qualified inspector** shall attach paper color copies of the digital photographs to the inspection report being maintained onsite within seven (7) calendar days of the date of the inspection. The **qualified inspector** shall also take digital photographs, with date stamp, that clearly show the condition of the practice(s) after the corrective action has been completed. The **qualified inspector** shall attach paper color copies of the digital photographs to the inspection report that documents the completion of the corrective action work within seven (7) calendar days of that inspection.

5. Within one business day of the completion of an inspection, the **qualified inspector** shall notify the **owner or operator** and appropriate contractor or subcontractor identified in Part III.A.6. of any corrective actions that need to be taken. The contractor or subcontractor shall begin implementing the corrective actions within one business day of this notification and shall complete the corrective actions in a reasonable time frame.

6. All inspection reports shall be signed by the **qualified inspector**. Pursuant to Part II.C.2 of the General Permit, the inspection reports shall be maintained on site with the SWPPP.

Record Retention - The **owner or operator** shall retain a copy of the NOI, NOI Acknowledgment Letter, SWPPP, MS4 SWPPP Acceptance form and any inspection reports that were prepared in conjunction with this permit for a period of at least five (5) years from the date that the site achieves final stabilization. This period may be extended by the Department, in its sole discretion, at any time upon written notification.

l. **SWPPP MODIFICATIONS:** The inspection report should also identify if any revisions to the SWPPP are warranted due to unexpected conditions. The SWPPP is meant

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to be a dynamic working guide that is to be kept current and amended whenever there is a change in design, construction, operation, or maintenance at the construction site that has or could have a significant effect on the discharge of pollutants or when the plan proves to be ineffective in eliminating or significantly minimizing pollutant discharges. The Contractor's failure to modify or report deficiencies to the Operator will result in the Contractor being liable for fines and construction delays resulting from any federal, state, or local agency enforcement action.

J. **FINAL STABILIZATION AND TERMINATION OF PERMIT COVERAGE:** A site can be considered finally stabilized when all soil disturbing activities have been completed and a uniform perennial vegetative cover with a density of **85%** for the unpaved areas and areas not covered by permanent structures has been established or equivalent permanent stabilization measures have been established and the facility no longer discharges storm water associated with construction activities and a Notice of Termination (NOT) form filed by the Operator(s) with the NYSDEC. The Operator's Project Manager must complete the NOT. The NOT must be signed by the signatory (or equivalent position) on the NOI and subsequently submitted to the appropriate agency. The Operator's Project Manager must provide a completed copy of the NOT to the Contractor for inclusion in the SWPPP, which will then be optically scanned into the final SWPPP document as required. This filing terminates coverage under the General Permit and terminates the Contractor's responsibility to implement the SWPPP, but the requirements of the SWPPP, including periodic inspections, must be continued until the NOT is filed. The **owner or operator** shall also have the **qualified inspector** perform a final site inspection prior to submitting the NOT to the Department. Final payment and/or the release of retainage will be withheld until all provisions of the SWPPP have been submitted, completed and accepted by the Operator.

102 PROJECT NAME AND LOCATION

Georgian Townhomes

41 Georgian Lane

Town of Amherst, County of Erie, New York

Easting: 193691

Northing: 4767090

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Estimated Area of Site ≈ 3.8 acres

Estimated Area to be disturbed by Construction Activities ≈ 3.70 acres

A general location map is included as Appendix A.

103 OPERATOR'S NAME AND ADDRESS

Georgian Townhomes, LLC

2040 Military Road

Tonawanda, NY 14150

Contact Person: Harry Illenz

Telephone: 716-551-0460

104 PROJECT DESCRIPTION

This project is a development of a 3.8 acre site located on the south side of Georgian Lane in the Town of Amherst. Construction will consist of seven separate townhouse buildings consisting of either four or six townhouse units, all with attached garages connecting to an onsite private roadway, with associated utility, lighting and landscaping improvements. Currently the site is undeveloped consisting of mostly open grass areas. The proposed site development area to be disturbed for this project is approximately 3.7 acres when construction is completed.

Soil disturbing activities will include:

A. Construction of temporary construction exit points

B. Clearing & grubbing of the site within disturbance limits

C. Installation of the detention basin & bioretention areas including topsoil & seed

D. Installation of storm sewer pipes and inlets

E. Construction of utilities

F. Construction of curb and parking lot

G. Final grading & landscaping

H. Construction of buildings

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This project is owned by Glendale Development and will be developed by the same. The work area consists of approximately 4.0 acres for which erosion and sediment controls have been developed and fully addressed in this written plan and the Erosion and Sediment Control Plans. See the construction documents for additional details.

105 RUNOFF COEFFICIENT, SOILS, AND RAINFALL INFORMATION

The initial runoff curve number for the pre-construction site is "CN" = 80. The post-construction runoff curve number for the site will be "CN" = 89. The site is 3.8 acres of which approximately 3.70 acres will be disturbed by construction activities.

See geotechnical information located in Appendix I.

The site is in Erie County, which receives an average of approximately 45 inches rainfall annually with the highest amounts of rainfall received in the months of May thru September. Annual snow for this area is approximately 120 inches.

106 WATERS

The runoff generated from this site will discharge into the Town's storm sewer system along Georgian Lane then ultimately the Ellicott Creek.

107 INDIAN COUNTRY LANDS

This project is not located on Indian Lands.

108 ENDANGERED AND THREATENED SPECIES

No endangered or threatened species have been determined to be on the site.

109 CRITICAL HABITAT

See section 108 above.

110 HISTORIC PLACES

The assessed property is shown on the NYSHPO map as an archeologically sensitive area.

111 WETLANDS AND/OR OTHER SURFACE WATERS

0.32 acres of non-jurisdictional wetlands are to be disturbed as part of this project. A USACOE jurisdictional determination is included in Appendix M of this report.

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112 EROSION AND SEDIMENT CONTROLS

112.1 STABILIZATION PRACTICES

Stabilization practices for this site include:

A. Land clearing activities shall be done only in areas where earthwork will be performed and shall progress as earthwork is needed.

B. Use of stabilization method for all slopes having a slope greater than 1V:3H.

C. Permanent seeding and planting of all unpaved areas using the hydromulching grass seeding technique.

D. Mulching exposed areas.

E. Vegetation preservation in undisturbed areas.

F. Frequent watering to minimize wind erosion during construction.

a. **For sites where 5 acres or more are disturbed at any one time**: In areas where soil disturbance activity has been temporarily or permanently ceased, temporary and/or permanent soil stabilization measures shall be installed and/or implemented within seven (7) days from the date the soil disturbance activity ceased. The soil stabilization measures selected shall be in conformance with the most current version of the New York Standards and Specifications for Erosion and Sediment Control.

b. The **owner or operator** shall prepare a phasing plan that defines maximum disturbed area per phase and shows required cuts and fills.

c. The **owner or operator** shall install any additional measures needed to protect water quality.

112.2 STRUCTURAL PRACTICES

Structural practices for this site include:

A. Inlet protection using a method detailed in the Construction Documents.

B. Perimeter protection using temporary silt fence/silt sock or silt sock.

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C. Outlet protection using rip-rap stone and end sections.

D. Stabilized Construction Entrance.

E. Temporary stone wash off areas.

F. Storm sewer, curb/gutter.

G. Sediment traps and basins.

112.3 SEQUENCE OF MAJOR ACTIVITIES

The Contractor will be responsible for implementing the following erosion control and storm water management control measures. The Contractor may designate these tasks to certain subcontractors as he sees fit, but the ultimate responsibility for implementing these controls and ensuring their proper functioning remains with the Contractor. The order of activities will be as follows:

A. Construct temporary construction exits at locations shown on the Demolition & Erosion Control Plan Sheet.

B. Install perimeter silt fence/silt socks/silt sock in the locations shown on the Demolition & Erosion Control Plan Sheet.

C. Clear & Grub site.

D. Installation of detention basins to act as sediment basins (do not install bioretention soil or underdrains until stabilized)

E. Commence site grading.

F. Disturbed areas of the site where construction activity has ceased for more than 14 days shall be temporarily seeded and watered.

G. Construction of buildings

H. Installation of proposed utilities

I. Finalize pavement subgrade preparation.

J. Construct all curb, drainage inlets, storm sewer pipes and storm sewer manholes, as shown on the plans. Install temporary inlet protection at the locations of all inlets.

K. Dust control.

L. Remove inlet protection around inlets and manholes no more than 48 hours prior to placing stabilized base course.

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M. Install base material as required for pavement.

N. Carry out final grading and seeding and planting.

O. Clean storm system following construction, clean detention basins of any silt and return to design grades.

P. Remove silt fencing/silt sock only after all paving is complete and exposed surfaces are stabilized.

Q. Remove temporary construction exits only prior to pavement construction in these areas.

Note: Sediment control storage during construction (traps & basins) during construction shall be 134 cy per acre of disturbance per NYSDEC requirements.

112.4 STORM WATER MANAGEMENT

The existing site currently sheet drains in multiple directions, either west to existing onsite perimeter drains or north towards Georgian Lane. Ultimately all on site stormwater runoff flows into the Town of Amherst stormwater sewer along the south side of Georgian Lane.

Stormwater runoff collected onsite as a result of the proposed development will be routed through the proposed storm sewer system consisting of a bioretention areas and a dry detention basin connected by a series of catch basins and smooth interior HDPE stormwater pipe. Side yard swales between buildings are proposed to direct stormwater runoff away from the townhouse buildings and into the storm sewer system. The bioretention areas on site are designed to provide 100% of the required runoff reduction volume (RRv) and water quality treatment (WQv) for the 4.0 acre tributary area (see below). The soils in the vicinity of the bioretention area are mainly USDA hydrologic group 'D' and therefore the system will be installed with underdrains per NYSDEC requirements. The bioretention area will consist of 6" perforated HDPE underdrains in 12" of drainage gravel, followed by filter fabric and then finally 18" minimum of planting soil. Overflow yard drains will be installed to allow 6" maximum ponding for RRv treatment. Stormwater detention is required per NYSDEC standards and specifications. A 10" outlet control pipe will be provided within the basin to attenuate proposed runoff to required existing conditions prior to discharge off site. Discharge from the detention pond will outlet to an existing Town of Amherst stormwater manhole along the south side of Georgian Lane.

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Runoff reduction volume (RRv), water quality volume (WQv) and stormwater volume attenuation for the site is designed in accordance with Chapter 4 of the NYSDEC Stormwater design manual. The bioretention areas are be provided as a "green infrastructure" practice to provide runoff reduction and water quality treatment to meet the Chapter 4 requirements for the currently undeveloped areas. Runoff from the site was looked at as a whole for the calculation of volume attenuation requirements. The existing site has a pre-development total of 0.0 acres of impervious cover, however is can be assumed 0.2 acres of existing impervious area from the neighboring eastern property and a portion of the cell tower access drive to the west sheet drain on site. The amount of impervious cover post-development is 2.10 acres, an increase of 2.10 acres in impervious area on site. The proposed dry detention pond is designed to accommodate the 1-year through 100-year storm events controlling the offsite runoff rate to less than the existing runoff rates, as well as the below stated Town stormwater runoff requirements.

The NYSDEC Stormwater Management Design Manual requires a five-step process for Stormwater Management Planning as outlined in Chapter 3. The five steps include:

1. Site planning to preserve natural features and reduce impervious cover.
    - The existing vegetation along the southern property line is to be preserved.
2. Calculation of Water Quality Volume (WQv=RRv) for site.
    - See Stormwater Drainage Calculations.
3. Incorporation of Green Infrastructure techniques and standard SMPs with Runoff Reduction Volume (RRv) capacity.
    - Bioretention areas were incorporated into the site design to provide required RRv for the entire development. See Stormwater Drainage Calculations.
4. Use of standard SMPs where applicable, to treat the portion of water quality volume not addressed by green infrastructure techniques and standard SMPs with RRv capacity.
    - Since the provided RRv and WQv is equal to the WQv required, use of standard SMPs is not applicable.
5. Design of volume and peak rate control practices where required.

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- See Stormwater Drainage Calculations.

The NYSDEC Stormwater Management Design Manual requires (5) five different criteria be considered when designing a stormwater management system. Those criteria are Water Quality, Runoff Reduction Volume, Channel Protection, Overbank Flooding and Extreme Storm Protection. Below is a summary of each item and how it is incorporated into this project.

Water Quality & Runoff Reduction Volume:

The NYSDEC requires reduction of the total water quality volume by green infrastructure techniques and SMP's to replicate pre-development hydrology. Bioretention areas were incorporated into the site layout to provide the required RRv for contributing WQv runoff area for the development. The bioretention areas will provide 3,045 cf RRv. The minimum RRv required is 1,448 cf. The bioretention areas will treat 4,542 cf of WQv. The required WQv = 7,587 cf. The RRv reduced and the WQv treated in the bioretention areas are equal to the requirements required WQv, therefore these practices are acceptable.

Channel Protection:

The NYSDEC requires that 24-Hour extended detention be provided for the proposed 1-year storm event. A volume of 2,807 cf is accommodated in the detention basin at elevation 585.47.

Overbank Flooding:

The NYSDEC requires that the 10-year proposed storm event be attenuated with detention and that the outlet be restricted to the 10-year existing storm event. A volume of 8,549 cf is accommodated in the detention basin at elevation 586.31.

Extreme Storm Protection:

The NYSDEC requires that the 100-year proposed storm event be attenuated with detention and that the outlet be restricted to the 100-year existing storm event. A volume of 20,015 cf is accommodated in the detention basin at elevation 587.70.

Refer to engineer's report for storm sewer design criteria, runoff summary table and stormwater drainage calculations.

113 OTHER CONTROLS

113.1 OFF-SITE VEHICLE TRACKING

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A stabilized construction exit will be provided to help reduce vehicle tracking of sediments. Existing paved areas will remain as long as possible and will be used for vehicle wash areas and to further aid in the reduction of vehicle tracking of sediments. The paved streets adjacent to the site entrance shall be inspected daily and swept as necessary to remove any excess mud, dirt, or rock tracked from the site. Dump trucks hauling material to/from the construction site will be covered with a tarpaulin. The job site superintendent will be responsible for seeing that these procedures are followed.

113.2 EXCAVATION SPOIL MATERIALS

Excavation spoil materials are generated during the excavation of the development's building and utilities installation. These materials must be properly managed to prevent them from contributing to storm water discharges. The materials generated from the development of this project will be hauled off-site or stockpiled for re-use in designated areas which will have temporary erosion & sediment control measures installed. Any removal from site will be done under the necessary permits required by the local governing agencies.

113.3 DUST CONTROL

Minimizing wind erosion and controlling dust will be accomplished by one or more of the following methods:

A. Frequent watering of excavation and fill areas.

B. Providing gravel or paving at entrance/exit drives, parking areas and transit paths.

113.4 WASTE DISPOSAL

If needed, all waste materials will be collected and stored in securely lidded metal dumpsters rented from an approved waste management company. The dumpster will comply with all local and state solid waste management regulations.

All trash and construction debris from the site will be deposited in the dumpsters. The dumpsters will be emptied when full and then hauled to a NYSDEC approved landfill for proper disposal. No construction waste will be buried on-site. All personnel will be instructed regarding the correct procedures for waste disposal.

113.5 SANITARY WASTE

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If needed, portable toilet units or field offices with toilet facilities connected to the municipal sanitary sewer will be used for sanitary purposes. All portable toilet units will be emptied a minimum of once per week by a licensed portable facility provided in compliance with local and state regulations.

113.6 CONCRETE WASTE FROM CONCRETE TRUCKS

A. Emptying of excess unhardened concrete and/or washout from concrete delivery trucks will be allowed on the job site, but in either (1) specifically designated diked areas which have been prepared to prevent contact between concrete and/or washout and storm water which will be discharged from the site or (2) in locations where waste concrete will be poured into forms to make rip-rap or other useful concrete products.

B. Hardened waste concrete from the designated diked areas described above will be disposed of in accordance with applicable local and state regulations with regards to disposal of construction debris.

113.7 HAZARDOUS SUBSTANCES & HAZARDOUS WASTE

A. All hazardous waste materials will be disposed of by the Contractor in the manner specified by local, state, and/or federal regulations and by the manufacturer of such products. Site personnel will be instructed in these practices by the job superintendent, who will also be responsible for seeing these practices are followed. Material Safety Data Sheets (MSDS's) for each substance with hazardous properties that is used on the job site will be obtained and used for the proper management of potential wastes that may result from these products. An MSDS will be posted in the immediate area where such products are stored and/or used and another copy of each MSDS will be maintained in the SWPPP file at the job site construction office. Each employee who must handle a substance with hazardous properties will be instructed on the use of MSDS sheets and the specific information in the applicable MSDS for the product he/she is using, particularly regarding spill control techniques.

B. The contractor will implement the Spill Prevention Control and Countermeasures (SPCC) Plan found within this SWPPP and will train all personnel in the proper cleanup and handling of spilled materials. No spilled hazardous materials of hazardous wastes will be allowed to come in contact with storm water discharges. If such contact occurs, the storm water discharge shall be contained on site until appropriate measures in compliance with state and federal regulations are taken to dispose of

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such contaminated storm water. It shall be the responsibility of the job superintendent to properly train all personnel in the use of the SPCC plan.

C. Any spills of hazardous materials which are in excess of the Reportable Quantities as defined by the EPA regulations shall be immediately reported to the EPA National Response Center at 1-100-424-1102. From SWPPP-9 "Reportable Quantity Release Form" must be filled out.

D. In order to minimize the potential for a spill of hazardous materials to come in contact with storm water, the following steps will be implemented:

1. All materials with hazardous properties (such as pesticides, petroleum products, fertilizers, detergents, construction chemicals, acids, paints, paint solvents, cleaning solvents, additives for soil stabilization, concrete curing compounds and additives, etc.) will be stored in a secure location, under cover, when not in use.

2. The minimum practical quantity of all such materials will be kept on the job site.

3. A spill control and containment kit (containing for example, absorbent such as kitty litter or sawdust, acid neutralizing powder, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be provided at the storage site.

4. All of the product in a container will be used before the container is disposed of. All such containers will be triple rinsed with water prior to disposal. The rinse water used in these containers will be disposed of in a manner in compliance with state and federal regulations and will not be allowed to mix with storm water discharges.

5. All products will be stored in and used from the original container with the original product label.

6. All products will be used in strict compliance with instructions on the product label.

7. The disposal of excess or used products will be in strict compliance with instructions on the product label.

113.8 CONTAMINATED SOILS

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A. Any contaminated soils (resulting from spills of materials with hazardous properties) which may result from construction activities will be contained and cleaned up immediately in accordance with the procedures given in the Spill Prevention Control and Countermeasures (SPCC) Plan and in accordance with applicable state and federal regulations.

B. The job site superintendent will be responsible for seeing that these procedures are followed.

114 COMPLIANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS

The Contractor will obtain copies of any and all local and state regulations which are applicable to storm water management, erosion control, and pollution minimization at this job site and will comply fully with such regulations. The Contractor will submit written evidence of such compliance if requested by the Operator or any agent of a regulatory body. The Contractor will comply with all conditions of the SPDES General Permit for Construction Activity for the State of New York, including the conditions related to maintaining the SWPPP and evidence of compliance with the SWPPP at the job site and allowing regulatory personnel access to the job site and to records in order to determine compliance.

The SWPPP for this site development project requires regulated MS4 approval from the Town of Amherst. All changes to the SWPPP must be approved by the Town of Amherst prior to applying changes to the SWPPP in the field.

115 INSPECTION AND MAINTENANCE PROCEDURES

The following inspection and maintenance practices will be used to maintain erosion and sediment controls and stabilization measures.

1. All control measures will be inspected by the owner/operator at least weekly and shall continue until the site complies with the Final Stabilization section of this document (See Section 116).

2. All control measures will be inspected by a Qualified Professional at least weekly and shall continue until the site complies with the Final Stabilization section of this document (See Section 116).

3. All measures will be maintained in good working order; if repairs or other measures are found to be necessary, they will be initiated within 24 hours of report.

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4. Built up sediment will be removed from silt fence/silt sock when it has reached one-third the height of the fence.

5. Silt fence/silt socks will be inspected for depth of sediment, tears, etc., to see if the fabric is securely attached to the fence posts, and to see that the fence posts are securely in the ground.

6. Temporary and permanent seeding and all other stabilization measures will be inspected for bare spots, washouts, and healthy growth.

7. A maintenance inspection report will be made after each inspection. Copies of the report forms to be completed by the inspector are included in this SWPPP.

8. The job site superintendent will be responsible for selecting and training the individuals who will be responsible for these inspections, maintenance and repair activities, and filling out inspection and maintenance reports.

9. Personnel selected for the inspection and maintenance responsibilities will receive training from the job site superintendent. They will be trained in all the inspection and maintenance practices necessary for keeping the erosion and sediment controls that are used onsite in good working order. They will also be trained in the completion of, initiation of actions required by, and the filing of the inspection forms. Documentation of this personnel training will be kept on site with the SWPPP.

10. Disturbed areas and materials storage areas will be inspected for evidence of or potential for pollutants entering stormwater systems.

11. Report to the NYSDEC within 24 hours any noncompliance with the SWPPP that will endanger public health or the environment. Follow up with a written report within 5 days of the noncompliance event. The following events require 24 hour reporting: a) any unanticipated bypass which exceeds any effluent limitation in the permit, b) any upset which exceeds any effluent limitation in the permit, and c) a violation of a maximum daily discharge limitation for any of the pollutants listed by the NYSDEC in the permit to be reported within 24 hours. The written submission must contain a description of the non-compliance and its cause; the period of non-compliance, including exact dates and times, and if the non-compliance has not been corrected, the anticipated time it is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the non-compliance.

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12. Releases of hazardous substances or oil in excess of reportable quantities (as established under 40 CFR 110, 40 CFR 117 or 40 CFR 302) must be reported.

Upon completion of construction, the property owner is responsible for ensuring that the stormwater facilities are regularly inspected and maintained. Maintenance and inspection procedures are as follows.

1. On a quarterly basis and following significant rainfall events or snow-melts, perform the following:

    - Inspect catch basins, storm manholes, treatment structures, storm piping and stormwater pond for debris and accumulation of sediment.
    - Remove and properly dispose of any collected debris and sediment in accordance with applicable state, federal and local regulations.
    - Flush piping with water if necessary to remove accumulated sediment.
    - Clean treatment structures per manufacturer's recommendations
    - Check all stone outfall structures for erosion and re-stone if necessary to prevent further erosion.
    - Inspect grassed/landscaped areas for un-vegetated areas or areas with less than 85% healthy stand of grass and reseed and mulch as necessary. Water daily if reseeded in July and August.
    - A record of all inspections should be kept.

2. Maintain all lawn areas by regular mowing, including the grassed slopes of the stormwater pond and any grass swales. Any eroded areas shall be regarded, seeded and mulched immediately.

3. The frequency of inspections for the stormwater pond shall match the frequencies listed on the "Stormwater Pond/Wetland Operation, Maintenance and Management Inspection Checklist" in Appendix N of the SWPPP.

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4. A sign shall be posted for each post-construction stormwater management practice (SMP) as stated in Section 3.5 of the New York State Stormwater Management Design Manual.

116 INSPECTION AND MAINTENANCE REPORT FORMS

Once installation of any required or optional erosion control device or measure has been implemented, inspections shall be performed by a Qualified Professional at least once every seven (7) calendar days. For construction sites where soil disturbance activities are on-going and the **owner or operator** has received authorization in accordance with Part II.C.3 of the General Permit to disturb greater than five (5) acres of soil at any one time, the **qualified inspector** shall conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections shall be separated by a minimum of two (2) full calendar days. The owner and contractor shall obtain from the MS4 an approval for disturbing more than five-acres at any given time. For construction sites where active construction has been suspended, inspection frequency under the general permit can be reduced to once every 30 days, provided temporary stabilization measures have been applied to all disturbed areas. The forms found in this SWPPP shall be used by the inspectors to inventory and report the condition of each measure to assist in maintaining the erosion and sediment control measures in good working order.

These report forms shall become an integral part of the SWPPP and shall be made readily accessible to governmental inspection officials, the Operator's Engineer, and the Operator for review upon request during visits to the project site. In addition, copies of the reports shall be provided to any of these persons, upon request, via mail or facsimile transmission. Inspection and maintenance report forms are to be maintained by the permittee for five years following the final stabilization of the site.

117 OTHER RECORD-KEEPING REQUIREMENTS

The Contractor shall keep the following records related to construction activities at the site:

- Dates when major grading activities occur and the areas which were graded
- Dates and details concerning the installation of structural controls
- Dates when construction activities cease in an area

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- Dates when an areas is stabilized, either temporarily or permanently
- Dates of rainfall and the amount of rainfall
- Dates and descriptions of the character and amount of any spills of hazardous materials
- Records of reports filed with regulatory agencies if reportable quantities of hazardous materials spilled

118 SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN

118.1 MATERIALS COVERED

The following materials or substances are expected to be present onsite during construction:

- Concrete/Additives/Wastes
- Cleaning solvents
- Sanitary wastes
- Detergents
- Petroleum based products
- Paints/Solvents
- Pesticides
- Solid and construction wastes
- Acids
- Fertilizers
- Soil stabilization additives

118.2 MATERIAL MANAGEMENT PRACTICES

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to stormwater runoff. The job site superintendent will be responsible for ensuring that these procedures are followed.

A. Good Housekeeping

The following good housekeeping practices will be followed onsite during the construction project.

1. An effort will be made to store only enough products required to do the job.

2. All materials stored onsite will be stored in a neat, orderly manner and, if possible, under a roof or in a containment area. At a

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minimum, all containers will be stored with their lids on when not in use. Drip pans shall be provided under all dispensers.

3. Products will be kept in their original containers with the original manufacturer's label in legible condition.

4. Substances will not be mixed with one another unless recommended by the manufacturer.

5. Whenever possible, all of a product will be used up before disposing of the container.

6. Manufacturer's recommendations for proper use and disposal will be followed.

7. The job site superintendent will be responsible for daily inspections to ensure proper use and disposal of materials.

B. Hazardous Products

These practices will be used to reduce the risks associated with hazardous materials. Material Safety Data Sheets (MSDS's) for each substance with hazardous properties that is used on the job site will be obtained and used for the proper management of potential wastes that may result from these products. An MSDS will be posted in the immediate area where such product is stored and/or used and another copy of each MSDS will be maintained in the SWPPP file at the job site construction trailer office. Each employee who must handle a substance with hazardous properties will be instructed on the use of MSDS sheets and the specific information in the applicable MSDS for the product he/she is using, particularly regarding spill control techniques.

1. Products will be kept in original containers with the original labels in legible condition.

2. Original labels and material safety data sheets (MSDS's) will be procured and used for each material.

3. If surplus product must be disposed of, manufacturer's or local/state/federal recommended methods for proper disposal will be followed.

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4. A spill control and containment kit (containing for example, absorbent such as kitty litter or sawdust, acid neutralizing powder, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be provided at the storage site.

5. All of the product in a container will be used before the container is disposed of. All such containers will be triple rinsed with water prior to disposal. The rinse water used in these containers will be disposed of in a manner in compliance with state and federal regulations and will not be allowed to mix with storm water discharges.

C. Hazardous Waste

All hazardous waste materials will be disposed of by the Contractor in the manner specified by local, state, and/or federal regulations and by the manufacturer of such products. Site personnel will be instructed in these practices by the job site superintendent, who will also be responsible for seeing that these practices are followed.

D. Product Specific Practices

The following product specific practices will be followed on the job site.

1. Petroleum Products

All onsite vehicles will be monitored for leaks and receive regular preventative maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any petroleum storage tanks stored onsite will be located within a containment area that is designed with an impervious surface between the tank and the ground. The secondary containment must be designed to provide a containment volume that is equal to 110% of the volume of the largest tank. Drip pans shall be provided for all dispensers. Any asphalt substances used onsite will be applied according to the manufacturer's recommendations. The location of any fuel tanks and/or equipment storage areas must be identified on a plan by the contractor once the locations have been determined.

2. Fertilizers

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Fertilizers will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked in the soil to limit exposure to stormwater. Storage will be in a covered shed. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

3. Paints, Paint Solvents, and Cleaning Solvents

All containers will be tightly sealed and stored when not in use. Excess paint and solvents will not be discharged to the storm sewer system but will be properly disposed of according to manufacturer's instructions or state and federal regulations.

4. Concrete Wastes

Concrete trucks will be allowed to wash out or discharge surplus concrete or drum wash water on the site, but only in either (1) specifically designated diked areas which have been prepared to prevent contact between the concrete and/or wash out and storm water which will be discharged from the site or (2) in locations where waste concrete can be poured into forms to make riprap or other useful concrete products.

The hardened residue from the concrete wash out diked areas will be disposed of in the same manner as other non-hazardous construction waste materials or may be broken up and used on site as deemed appropriate by the Contractor. The job site superintendent will be responsible for seeing that these procedures are followed.

All concrete wash out areas will be located in an area where the likelihood of the area contributing to storm water discharges is negligible. If required, additional BMPs must be implemented to prevent concrete wastes from contributing to storm water discharges. The location of concrete wash out area(s) must be identified on a plan by the contractor once the locations have been determined. In addition, a standard detail on the construction of the concrete wash out shall be included on this plan.

E. Solid and Construction Wastes

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All waste materials will be collected and stored in an appropriately covered container and/or securely lidded metal dumpster rented from a local waste management company which must be a solid waste management company licensed to do business in New York and the Town of Amherst. The dumpster will comply with all local and state solid waste management regulations.

All trash and construction debris from the site will be deposited in the dumpster. The dumpster will be emptied a minimum of twice per week or more often if necessary, and the trash will be hauled to a landfill approved by the NYSDEC. No construction waste materials will be buried on site. All personnel will be instructed regarding the correct procedures for waste disposal.

All waste dumpsters and roll-off containers will be located in an area where the likelihood of the containers contributing to storm water discharges is negligible. If required, additional BMPs must be implemented, such as sandbags around the base, to prevent wastes from contributing to storm water discharges. The location of waste dumpsters and roll-off containers must be identified on a plan by the contractor once the locations have been determined.

F. Sanitary Wastes

Portable toilet units or field offices with toilet facilities connected to the municipal sanitary sewer will be used for sanitary purposes. All portable toilet units will be emptied a minimum of once per week by a licensed portable facility provided in compliance with local and state regulations.

All sanitary waste units will be located in an area where the likelihood of the unit contributing to storm water discharges is negligible. If required, additional BMPs must be implemented, such as sandbags around the base, to prevent wastes from contributing to storm water discharges. The location of sanitary waste units must be identified on a plan by the contractor once the locations have been determined.

G. Contaminated Soils

Any contaminated soils (resulting from spills of materials with hazardous properties) which may result from construction activities will be contained and cleaned up immediately in accordance with the procedures given in

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

the Materials Management Plan and in accordance with applicable state and federal regulations.

118.3 SPILL PREVENTION AND RESPONSE PROCEDURES

The Contractor will train all personnel in the proper handling and cleanup of spilled materials. No spilled hazardous materials or hazardous wastes will be allowed to come in contact with storm water discharges. If such contact occurs, the storm water discharge will be contained on site until appropriate measures in compliance with state and federal regulations are taken to dispose of such contaminated storm water. It shall be the responsibility of the job site superintendent to properly train all personnel in spill prevention and clean up procedures.

A. In order to minimize the potential for a spill of hazardous materials to come into contact with storm water, the following steps will be implemented:

1. All materials with hazardous properties (such as pesticides, petroleum products, fertilizers, detergents, construction chemicals, acids, paints, paint solvents, cleaning solvents, additives for soil stabilization, concrete curing compounds and additives, etc.) will be stored in a secure location, with their lids on, preferably under cover, when not in use.

2. The minimum practical quantity of all such materials will be kept on the job site.

3. A spill control and containment kit (containing, for example, absorbent materials, acid neutralizing powder, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be provided at the storage site.

4. Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be trained regarding these procedures and the location of the information and cleanup supplies.

B. In the event of a spill, the following procedures should be followed

1. All spills will be cleaned up immediately after discovery.

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2. The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with the hazardous substances.

3. The project manager and the Engineer of Record will be notified immediately.

   Spills of toxic or hazardous materials will be reported to the appropriate federal, state, and/or local government agency, regardless of the size of the spill. Spills of amounts that exceed Reportable Quantities of certain substances specifically mentioned in federal regulations (40 CFR 110, 40 CFR 117, and 40 CFR 302) must be immediately reported to the EPA National Response Center, telephone 1-100-424-1102. From SWPPP-9 "Reportable Quantity Release Form" must be filled out.

4. If the spill exceeds a Reportable Quantity, the SWPPP must be modified within seven (7) calendar days of knowledge of the discharge to provide a description of the release, the circumstances leading to the release, and the date of the release. The plans must identify measures to prevent the recurrence of such releases and to respond to such releases.

C. The job site superintendent will be the spill prevention and response coordinator. He will designate the individuals who will receive spill prevention and response training. These individuals will each become responsible for a particular phase of prevention and response. The names of these personnel will be posted in the material storage area and in the office trailer onsite.

119 CONTROL OF NON-STORM WATER DISCHARGES

Certain types of discharges are allowable under the NYSDEC SPDES General Permit for Construction Activity for the State of New York, and it is the intent of this SWPPP to allow such discharges. These types of discharges will be allowed under the conditions that no pollutants will be allowed to come in contact with the water prior to or after its discharge. The control measures which have been outlined previously in this SWPPP will be strictly followed to ensure that no contamination of these non-storm water discharges takes place. The following allowable non-storm water discharges which may occur at the job site include:

A. Discharges from firefighting activities.

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B. Fire hydrant flushings (see note below)

C. Waters used to wash vehicles or control dust in order to minimize offsite sediment tracking.

D. Routine external building washdown which does not use detergents.

E. Pavement wash waters where spills or leaks of hazardous materials have not occurred or detergents have not been used.

F. Air conditioning condensate.

G. Springs or other uncontaminated groundwater, including dewatering ground water infiltration.

H. Foundation or footing drains where no contamination with process materials such as solvents is present.

Note: The Contractor shall discharge any super-chlorinated water from water distribution pipe disinfection activities into sanitary sewer system

120 STORM WATER CONTROL FACILITY MAINTENANCE

The frequency of inspections for the bioretention areas shall match the frequencies listed on the "Bioretention Operation, Maintenance and Management Inspection Checklist" in Appendix L of the SWPPP. The Operator/Developer, Georgian Townhomes, LLC shall provide a qualified inspector to inspect and maintain all post-construction stormwater management practices. The checklists provided in Appendix L shall be submitted to the Town of Amherst Stormwater Management Officer each time an inspection is conducted.

The proposed catch basins, as per section 115, shall be inspected 4 times per year for removal of floatable debris. Any silt buildup over 6" in depth shall be removed and disposed of properly off-site.

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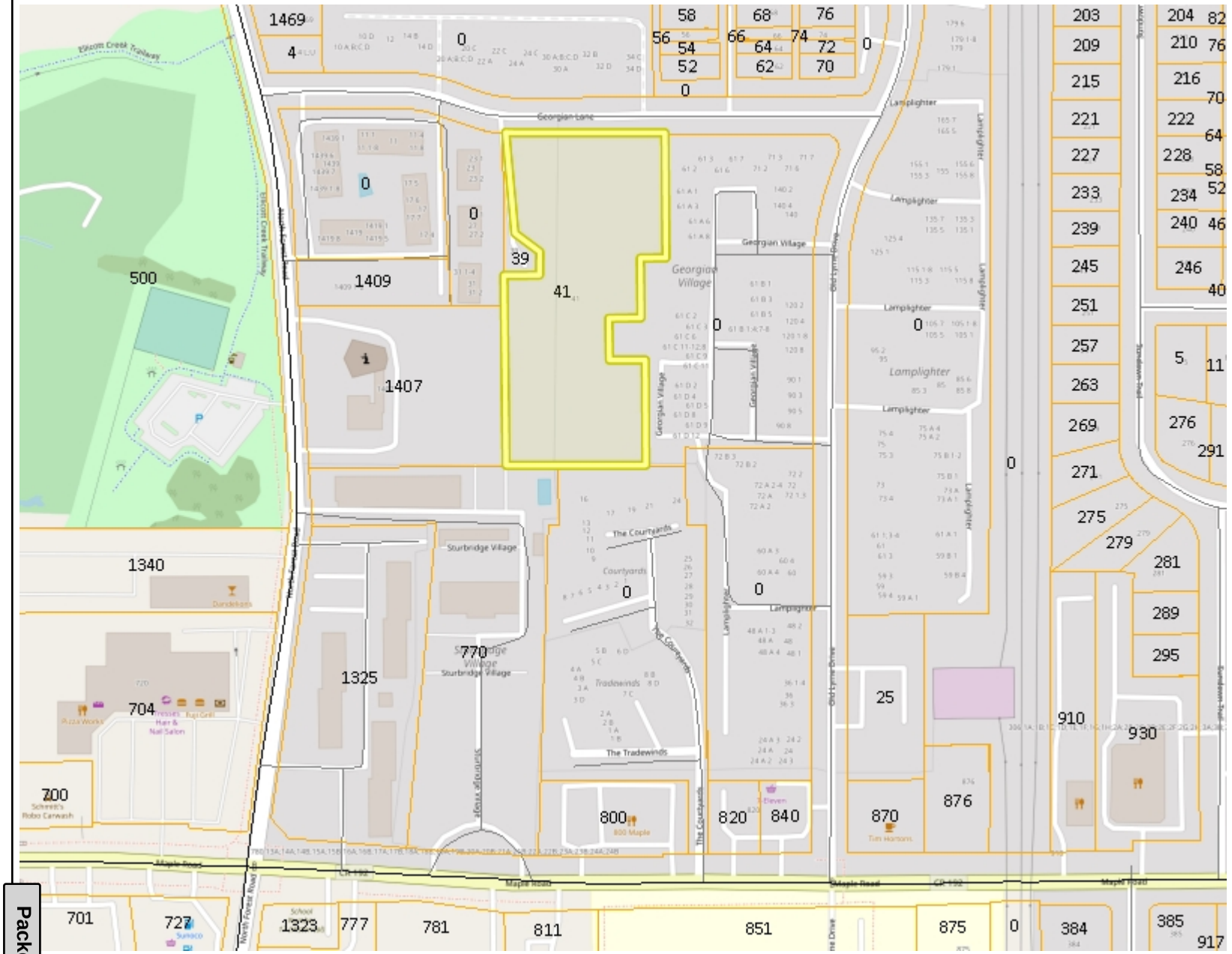
Appendix A

Site Location Map

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Erie County On-Line Mapping Application



Legend

- Parcels
- Streets and Highways
  - Interstate
  - Primary State Road
  - Secondary State Road
  - County Road
  - Local Road

0.07 0.1 Miles

VGS_1984_Web_Mercator_Auxiliary_Sphere

HIS MAP IS NOT TO BE USED FOR NAVIGATION

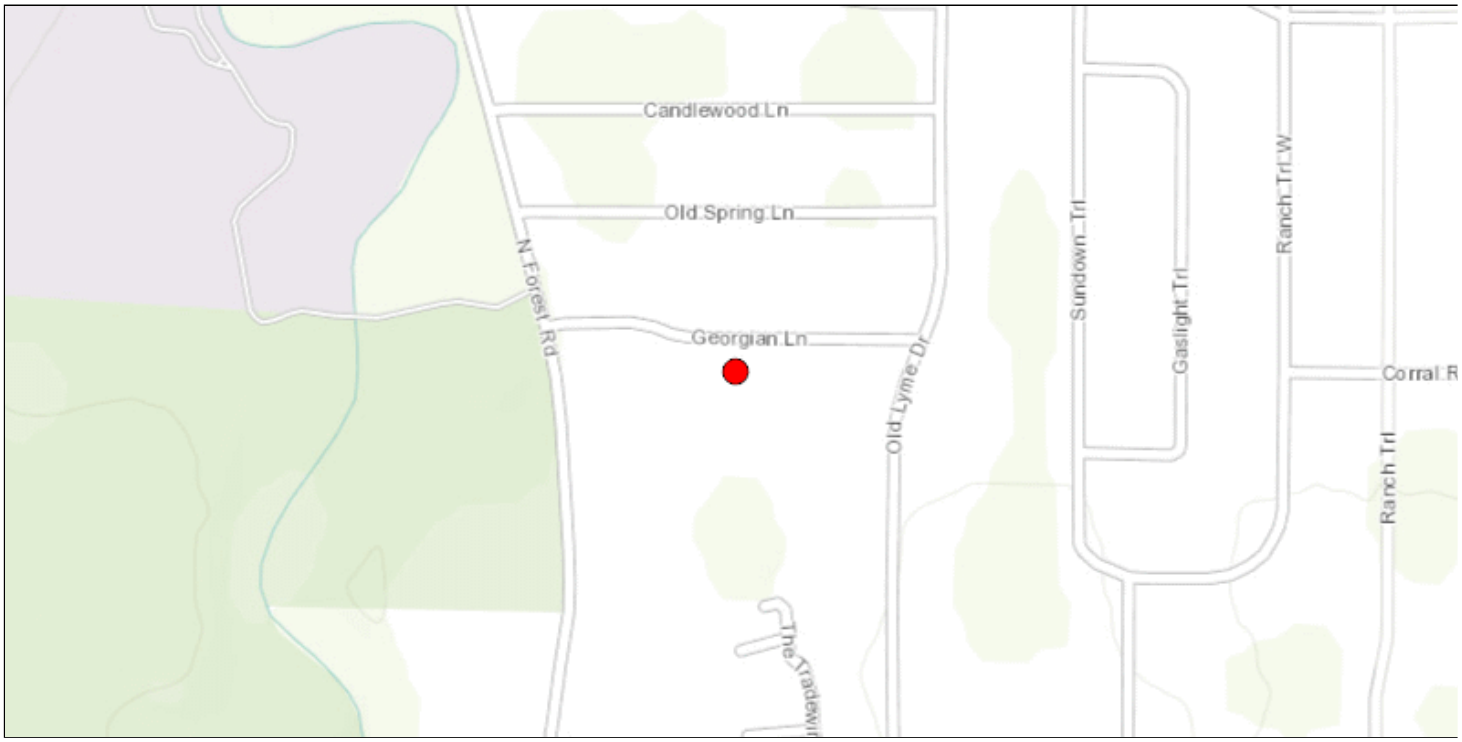
ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1: 4,514

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Stormwater Interactive Map



The coordinates of the point you clicked on are:

UTM 18	**Easting:**	193691.114	**Northing:**	4767090.826
Longitude/Latitude	**Longitude:**	-78.757	**Latitude:**	42.995

The approximate address of the point you clicked on is:
1-51 Georgian Ln, Buffalo, New York, 14221

County: Erie
Town: Amherst
USGS Quad: BUFFALO NE

DEC Administrative Boundaries

Region 9:
(Western New York) Allegany, Chautauqua, Cattaraugus, Erie, Niagara and Wyoming counties. For more information visit http://www.dec.ny.gov/about/617.html.

Regulated MS4s

UA 2000: 11350
Standard: Buffalo
Municipality: AMHERST
SWIS: 142200
Regulated: Automatic

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Appendix B

NYSDEC Notice of Intent (NOI)

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

NOTICE OF INTENT

New York State Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505

NYR ☐☐☐☐☐☐
(for DEC use only)

Stormwater Discharges Associated with Construction Activity Under State Pollutant Discharge Elimination System (SPDES) General Permit # GP-0-20-001

All sections must be completed unless otherwise noted. Failure to complete all items may result in this form being returned to you, thereby delaying your coverage under this General Permit. Applicants must read and understand the conditions of the permit and prepare a Stormwater Pollution Prevention Plan prior to submitting this NOI. Applicants are responsible for identifying and obtaining other DEC permits that may be required.

-IMPORTANT-
RETURN THIS FORM TO THE ADDRESS ABOVE

OWNER/OPERATOR MUST SIGN FORM

Owner/Operator Information

Owner/Operator (Company Name/Private Owner Name/Municipality Name)
Georgian Townhomes, LLC

Owner/Operator Contact Person Last Name (NOT CONSULTANT)
Illenz

Owner/Operator Contact Person First Name
Harry

Owner/Operator Mailing Address
2040 Military Road

City
Tonawanda

State
NY

Zip
14150-

Phone (Owner/Operator)
716-551-0460

Fax (Owner/Operator)

Email (Owner/Operator)
harry@hmpbuilders.com

FED TAX ID
--
(not required for individuals)

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Project Site Information

Project/Site Name

Georgian Townhomes

Street Address (NOT P.O. BOX)

41 Georgian Lane

Side of Street

○ **North** ● **South** ○ **East** ○ **West**

City/Town/Village (THAT ISSUES BUILDING PERMIT)

Amherst

State NY

Zip 14221 -

County Erie

DEC Region 9

Name of Nearest Cross Street

North Forest Road

Distance to Nearest Cross Street (Feet)

600

Project In Relation to Cross Street

○ **North** ○ **South** ● **East** ○ **West**

Tax Map Numbers
Section-Block-Parcel

55.16-2-28.1

Tax Map Numbers

1. Provide the Geographic Coordinates for the project site. To do this, go to the NYSDEC Stormwater Interactive Map on the DEC website at:

https://gisservices.dec.ny.gov/gis/stormwater/

Zoom into your Project Location such that you can accurately click on the centroid of your site. Once you have located the centroid of your project site, go to the bottom right hand corner of the map for the X, Y coordinates. Enter the coordinates into the boxes below. For problems with the interactive map use the help function.

X Coordinates (Easting)

-78.757

Ex. -73.749

Y Coordinates (Northing)

42.995

Ex. 42.652

2. What is the nature of this construction project?

● **New Construction**

○ **Redevelopment with increase in impervious area**

○ **Redevelopment with no increase in impervious area**

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3. Select the predominant land use for both pre and post development conditions.
SELECT ONLY ONE CHOICE FOR EACH

Pre-Development Existing Land Use

- ○ FOREST
- ○ PASTURE/OPEN LAND
- ○ CULTIVATED LAND
- ○ SINGLE FAMILY HOME
- ○ SINGLE FAMILY SUBDIVISION
- ○ TOWN HOME RESIDENTIAL
- ○ MULTIFAMILY RESIDENTIAL
- ○ INSTITUTIONAL/SCHOOL
- ○ INDUSTRIAL
- ○ COMMERCIAL
- ○ ROAD/HIGHWAY
- ○ RECREATIONAL/SPORTS FIELD
- ○ BIKE PATH/TRAIL
- ○ LINEAR UTILITY
- ○ PARKING LOT
- ● OTHER

  vacant

Post-Development Future Land Use

- ○ SINGLE FAMILY HOME
- ○ SINGLE FAMILY SUBDIVISION — Number of Lots
- ● TOWN HOME RESIDENTIAL
- ○ MULTIFAMILY RESIDENTIAL
- ○ INSTITUTIONAL/SCHOOL
- ○ INDUSTRIAL
- ○ COMMERCIAL
- ○ MUNICIPAL
- ○ ROAD/HIGHWAY
- ○ RECREATIONAL/SPORTS FIELD
- ○ BIKE PATH/TRAIL
- ○ LINEAR UTILITY (water, sewer, gas, etc.)
- ○ PARKING LOT
- ○ CLEARING/GRADING ONLY
- ○ DEMOLITION, NO REDEVELOPMENT
- ○ WELL DRILLING ACTIVITY *(Oil, Gas, etc.)
- ○ OTHER

***Note**: for gas well drilling, non-high volume hydraulic fractured wells only

4. In accordance with the larger common plan of development or sale, enter the total project site area; the total area to be disturbed; existing impervious area to be disturbed (for redevelopment activities); and the future impervious area constructed within the disturbed area. (Round to the nearest tenth of an acre.)

Total Site Area	Total Area To Be Disturbed	Existing Impervious Area To Be Disturbed	Future Impervious Area Within Disturbed Area
3.8	3.7	0.0	2.1

5. Do you plan to disturb more than 5 acres of soil at any one time? ○ **Yes** ● **No**

6. Indicate the percentage of each Hydrologic Soil Group(HSG) at the site.

A	B	C	D
%	%	%	100 %

7. Is this a phased project? ○ **Yes** ○ **No**

8. Enter the planned start and end dates of the disturbance activities.

Start Date	End Date
05/01/2022	05/01/2023

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9. Identify the nearest surface waterbody(ies) to which construction site runoff will discharge.

Name

Ellicott Creek

9a. Type of waterbody identified in Question 9?

- ○ Wetland / State Jurisdiction On Site (Answer 9b)
- ○ Wetland / State Jurisdiction Off Site
- ○ Wetland / Federal Jurisdiction On Site (Answer 9b)
- ○ Wetland / Federal Jurisdiction Off Site
- ○ Stream / Creek On Site
- ● Stream / Creek Off Site
- ○ River On Site
- ○ River Off Site
- ○ Lake On Site
- ○ Lake Off Site
- ○ Other Type On Site
- ○ Other Type Off Site

9b. How was the wetland identified?

- ○ Regulatory Map
- ○ Delineated by Consultant
- ○ Delineated by Army Corps of Engineers
- ○ Other (identify)

10. Has the surface waterbody(ies) in question 9 been identified as a 303(d) segment in Appendix E of GP-0-20-001? ○ **Yes** ● **No**

11. Is this project located in one of the Watersheds identified in Appendix C of GP-0-20-001? ○ **Yes** ● **No**

12. Is the project located in one of the watershed areas associated with AA and AA-S classified waters? ○ **Yes** ○ **No**
If no, skip question 13.

13. Does this construction activity disturb land with no existing impervious cover and where the Soil Slope Phase is identified as an E or F on the USDA Soil Survey? ○ **Yes** ● **No**
If Yes, what is the acreage to be disturbed?

14. Will the project disturb soils within a State regulated wetland or the protected 100 foot adjacent area? ○ **Yes** ● **No**

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15. Does the site runoff enter a separate storm sewer system (including roadside drains, swales, ditches, culverts, etc)? ◉ Yes ○ No ○ Unknown

16. What is the name of the municipality/entity that owns the separate storm sewer system?

Town of Amherst

17. Does any runoff from the site enter a sewer classified as a Combined Sewer? ○ Yes ◉ No ○ Unknown

18. Will future use of this site be an agricultural property as defined by the NYS Agriculture and Markets Law? ○ Yes ◉ No

19. Is this property owned by a state authority, state agency, federal government or local government? ○ Yes ◉ No

20. Is this a remediation project being done under a Department approved work plan? (i.e. CERCLA, RCRA, Voluntary Cleanup Agreement, etc.) ○ Yes ◉ No

21. Has the required Erosion and Sediment Control component of the SWPPP been developed in conformance with the current NYS Standards and Specifications for Erosion and Sediment Control (aka Blue Book)? ◉ Yes ○ No

22. Does this construction activity require the development of a SWPPP that includes the post-construction stormwater management practice component (i.e. Runoff Reduction, Water Quality and Quantity Control practices/techniques)? ◉ Yes ○ No
If No, skip questions 23 and 27-39.

23. Has the post-construction stormwater management practice component of the SWPPP been developed in conformance with the current NYS Stormwater Management Design Manual? ◉ Yes ○ No

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24. The Stormwater Pollution Prevention Plan (SWPPP) was prepared by:

- ● **Professional Engineer (P.E.)**
- ○ **Soil and Water Conservation District (SWCD)**
- ○ **Registered Landscape Architect (R.L.A)**
- ○ **Certified Professional in Erosion and Sediment Control (CPESC)**
- ○ **Owner/Operator**
- ○ **Other**

SWPPP Preparer
Carmina Wood Morris, DPC

Contact Name (Last, Space, First)
Wood Christopher

Mailing Address
487 Main Street, Suite 500

City
Buffalo

State Zip
NY 14203-

Phone
716-842-3165

Fax
- -

Email
cwood@cwm-ae.com

SWPPP Preparer Certification

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) for this project has been prepared in accordance with the terms and conditions of the GP-0-15-002. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of this permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

First Name
Christopher

MI

Last Name
Wood

Signature

Date
09/20/2021

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25. Has a construction sequence schedule for the planned management practices been prepared? ○ Yes ○ No

26. Select **all** of the erosion and sediment control practices that will be employed on the project site:

Temporary Structural

- ○ Check Dams
- ○ Construction Road Stabilization
- ○ Dust Control
- ○ Earth Dike
- ○ Level Spreader
- ○ Perimeter Dike/Swale
- ○ Pipe Slope Drain
- ○ Portable Sediment Tank
- ○ Rock Dam
- ○ Sediment Basin
- ○ Sediment Traps
- ● Silt Fence
- ● Stabilized Construction Entrance
- ○ Storm Drain Inlet Protection
- ○ Straw/Hay Bale Dike
- ○ Temporary Access Waterway Crossing
- ○ Temporary Stormdrain Diversion
- ○ Temporary Swale
- ○ Turbidity Curtain
- ○ Water bars

Biotechnical

- ○ Brush Matting
- ○ Wattling

Vegetative Measures

- ○ Brush Matting
- ○ Dune Stabilization
- ○ Grassed Waterway
- ○ Mulching
- ○ Protecting Vegetation
- ○ Recreation Area Improvement
- ● Seeding
- ○ Sodding
- ○ Straw/Hay Bale Dike
- ○ Streambank Protection
- ○ Temporary Swale
- ● Topsoiling
- ○ Vegetating Waterways

Permanent Structural

- ○ Debris Basin
- ○ Diversion
- ○ Grade Stabilization Structure
- ○ Land Grading
- ○ Lined Waterway (Rock)
- ○ Paved Channel (Concrete)
- ○ Paved Flume
- ○ Retaining Wall
- ○ Riprap Slope Protection
- ○ Rock Outlet Protection
- ○ Streambank Protection

Other

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Post-construction Stormwater Management Practice (SMP) Requirements

Important: Completion of Questions 27-39 is not required if response to Question 22 is No.

27. Identify all site planning practices that were used to prepare the final site plan/layout for the project.

- ○ **Preservation of Undisturbed Areas**
- ● **Preservation of Buffers**
- ○ **Reduction of Clearing and Grading**
- ○ **Locating Development in Less Sensitive Areas**
- ○ **Roadway Reduction**
- ○ **Sidewalk Reduction**
- ○ **Driveway Reduction**
- ○ **Cul-de-sac Reduction**
- ○ **Building Footprint Reduction**
- ○ **Parking Reduction**

27a. Indicate which of the following soil restoration criteria was used to address the requirements in Section 5.1.6("Soil Restoration") of the Design Manual (2010 version).

- ● All disturbed areas will be restored in accordance with the Soil Restoration requirements in Table 5.3 of the Design Manual (see page 5-22).
- ○ Compacted areas were considered as impervious cover when calculating the **WQv Required**, and the compacted areas were assigned a post-construction Hydrologic Soil Group (HSG) designation that is one level less permeable than existing conditions for the hydrology analysis.

28. Provide the total Water Quality Volume (WQv) required for this project (based on final site plan/layout).

Total WQv Required

0.174 **acre-feet**

29. Identify the RR techniques (Area Reduction), RR techniques(Volume Reduction) and Standard SMPs with RRv Capacity in Table 1 (See Page 9) that were used to reduce the Total WQv Required(#28).

Also, provide in Table 1 the total impervious area that contributes runoff to each technique/practice selected. For the Area Reduction Techniques, provide the total contributing area (includes pervious area) and, if applicable, the total impervious area that contributes runoff to the technique/practice.

Note: Redevelopment projects shall use Tables 1 and 2 to identify the SMPs used to treat and/or reduce the WQv required. If runoff reduction techniques will not be used to reduce the required WQv, skip to question 33a after identifying the SMPs.

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Table 1 - Runoff Reduction (RR) Techniques and Standard Stormwater Management Practices (SMPs)

	Total Contributing Area (acres)		Total Contributing Impervious Area(acres)	
RR Techniques (Area Reduction)				
○ Conservation of Natural Areas (RR-1)		and/or		
○ Sheetflow to Riparian Buffers/Filters Strips (RR-2)		and/or		
○ Tree Planting/Tree Pit (RR-3)		and/or		
○ Disconnection of Rooftop Runoff (RR-4)		and/or		
RR Techniques (Volume Reduction)				
○ Vegetated Swale (RR-5)				
○ Rain Garden (RR-6)				
○ Stormwater Planter (RR-7)				
○ Rain Barrel/Cistern (RR-8)				
○ Porous Pavement (RR-9)				
○ Green Roof (RR-10)				
Standard SMPs with RRv Capacity				
○ Infiltration Trench (I-1)				
○ Infiltration Basin (I-2)				
○ Dry Well (I-3)				
○ Underground Infiltration System (I-4)				
○ Bioretention (F-5)			0.45	
○ Dry Swale (O-1)				
Standard SMPs				
○ Micropool Extended Detention (P-1)				
○ Wet Pond (P-2)				
○ Wet Extended Detention (P-3)				
○ Multiple Pond System (P-4)				
○ Pocket Pond (P-5)				
○ Surface Sand Filter (F-1)				
○ Underground Sand Filter (F-2)				
○ Perimeter Sand Filter (F-3)				
○ Organic Filter (F-4)				
○ Shallow Wetland (W-1)				
○ Extended Detention Wetland (W-2)				
○ Pond/Wetland System (W-3)				
○ Pocket Wetland (W-4)				
○ Wet Swale (O-2)				

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Table 2 - Alternative SMPs (DO NOT INCLUDE PRACTICES BEING USED FOR PRETREATMENT ONLY)

Alternative SMP	Total Contributing Impervious Area(acres)
○ Hydrodynamic	
○ Wet Vault	
○ Media Filter	
○ Other	

Provide the name and manufacturer of the Alternative SMPs (i.e. proprietary practice(s)) being used for WQv treatment.

Name

Manufacturer

Note: Redevelopment projects which do not use RR techniques, shall use questions 28, 29, 33 and 33a to provide SMPs used, total WQv required and total WQv provided for the project.

30. Indicate the Total RRv provided by the RR techniques (Area/Volume Reduction) and Standard SMPs with RRv capacity identified in question 29.

Total RRv provided

0.070 **acre-feet**

31. Is the Total RRv provided (#30) greater than or equal to the total WQv required (#28).

○ **Yes** ● **No**

If Yes, go to question 36.
If No, go to question 32.

32. Provide the Minimum RRv required based on HSG.
[Minimum RRv Required = (P)(0.95)(Ai)/12, Ai=(S)(Aic)]

Minimum RRv Required

0.033 **acre-feet**

32a. Is the Total RRv provided (#30) greater than or equal to the Minimum RRv Required (#32)?

● **Yes** ○ **No**

If Yes, go to question 33.
Note: Use the space provided in question #39 to summarize the specific site limitations and justification for not reducing 100% of WQv required (#28). A detailed evaluation of the specific site limitations and justification for not reducing 100% of the WQv required (#28) must also be included in the SWPPP.
If No, sizing criteria has not been met, so NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

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33. Identify the Standard SMPs in Table 1 and, if applicable, the Alternative SMPs in Table 2 that were used to treat the remaining total WQv(=Total WQv Required in 28 - Total RRv Provided in 30).

Also, provide in Table 1 and 2 the total impervious area that contributes runoff to each practice selected.

Note: Use Tables 1 and 2 to identify the SMPs used on Redevelopment projects.

33a. Indicate the Total WQv provided (i.e. WQv treated) by the SMPs identified in question #33 and Standard SMPs with RRv Capacity identified in question 29.

WQv Provided

0.104 **acre-feet**

Note: For the standard SMPs with RRv capacity, the WQv provided by each practice = the WQv calculated using the contributing drainage area to the practice - RRv provided by the practice. (See Table 3.5 in Design Manual)

34. Provide the sum of the Total RRv provided (#30) and the WQv provided (#33a).

0.174

35. Is the sum of the RRv provided (#30) and the WQv provided (#33a) greater than or equal to the total WQv required (#28)? ● **Yes** ○ **No**

If Yes, go to question 36.
If No, sizing criteria has not been met, so NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

36. Provide the total Channel Protection Storage Volume (CPv) required and provided or select waiver (36a), if applicable.

CPv Required

0.155 **acre-feet**

CPv Provided

0.155 **acre-feet**

36a. The need to provide channel protection has been waived because:

○ Site discharges directly to tidal waters or a fifth order or larger stream.

○ Reduction of the total CPv is achieved on site through runoff reduction techniques or infiltration systems.

37. Provide the Overbank Flood (Qp) and Extreme Flood (Qf) control criteria or select waiver (37a), if applicable.

Total Overbank Flood Control Criteria (Qp)

Pre-Development

5.51 **CFS**

Post-development

2.67 **CFS**

Total Extreme Flood Control Criteria (Qf)

Pre-Development

12.87 **CFS**

Post-development

3.83 **CFS**

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37a. The need to meet the Qp and Qf criteria has been waived because:

- ○ Site discharges directly to tidal waters or a fifth order or larger stream.
- ○ Downstream analysis reveals that the Qp and Qf controls are not required

38. Has a long term Operation and Maintenance Plan for the post-construction stormwater management practice(s) been developed? ● Yes ○ No

If Yes, Identify the entity responsible for the long term Operation and Maintenance

Georgian Townhomes, LLC

39. Use this space to summarize the specific site limitations and justification for not reducing 100% of WQv required(#28). (See question 32a) This space can also be used for other pertinent project information.

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

40. Identify other DEC permits, existing and new, that are required for this project/facility.

- ○ Air Pollution Control
- ○ Coastal Erosion
- ○ Hazardous Waste
- ○ Long Island Wells
- ○ Mined Land Reclamation
- ○ Solid Waste
- ○ Navigable Waters Protection / Article 15
- ○ Water Quality Certificate
- ○ Dam Safety
- ○ Water Supply
- ○ Freshwater Wetlands/Article 24
- ○ Tidal Wetlands
- ○ Wild, Scenic and Recreational Rivers
- ○ Stream Bed or Bank Protection / Article 15
- ○ Endangered or Threatened Species(Incidental Take Permit)
- ○ Individual SPDES
- ○ SPDES Multi-Sector GP [N][Y][R][ ][ ][ ][ ][ ][ ]
- ○ Other [ ]
- ● None

41. Does this project require a US Army Corps of Engineers Wetland Permit? ○ **Yes** ● **No**
If Yes, Indicate Size of Impact. [ ][ ][ ][ ][ ][ ].[ ]

42. Is this project subject to the requirements of a regulated, traditional land use control MS4? ● **Yes** ○ **No**
(If No, skip question 43)

43. Has the "MS4 SWPPP Acceptance" form been signed by the principal executive officer or ranking elected official and submitted along with this NOI? ● **Yes** ○ **No**

44. If this NOI is being submitted for the purpose of continuing or transferring coverage under a general permit for stormwater runoff from construction activities, please indicate the former SPDES number assigned. [N][Y][R][ ][ ][ ][ ][ ][ ]

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Owner/Operator Certification

I have read or been advised of the permit conditions and believe that I understand them. I also understand that, under the terms of the permit, there may be reporting requirements. I hereby certify that this document and the corresponding documents were prepared under my direction or supervision. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. I further understand that coverage under the general permit will be identified in the acknowledgment that I will receive as a result of submitting this NOI and can be as long as sixty (60) business days as provided for in the general permit. I also understand that, by submitting this NOI, I am acknowledging that the SWPPP has been developed and will be implemented as the first element of construction, and agreeing to comply with all the terms and conditions of the general permit for which this NOI is being submitted.

Print First Name

Harry

MI

Print Last Name

Illenz

Owner/Operator Signature

Date

/ /

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Appendix C

MS4 SWPPP Acceptance Form

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

NYS Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505

MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance Form

for

Construction Activities Seeking Authorization Under SPDES General Permit

*(NOTE: Attach Completed Form to Notice Of Intent and Submit to Address Above)

I. Project Owner/Operator Information	
1. Owner/Operator Name:	Georgian Townhomes, LLC
2. Contact Person:	Harry Illenz
3. Street Address:	2040 Military Road
4. City/State/Zip:	Tonawanda, NY 14150
II. Project Site Information	
5. Project/Site Name:	Georgian Townhomes
6. Street Address:	41 Georgian Lane
7. City/State/Zip:	Amherst, NY 14221
III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information	
8. SWPPP Reviewed by:	
9. Title/Position:	
10. Date Final SWPPP Reviewed and Accepted:	
IV. Regulated MS4 Information	
11. Name of MS4:	
12. MS4 SPDES Permit Identification Number: NYR20A	
13. Contact Person:	
14. Street Address:	
15. City/State/Zip:	
16. Telephone Number:	

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

MS4 SWPPP Acceptance Form - continued

V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in question 5 has been reviewed and meets the substantive requirements in the SPDES General Permit For Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s). Note: The MS4, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name:

Title/Position:

Signature:

Date:

VI. Additional Information

(NYS DEC - MS4 SWPPP Acceptance Form - January 2015)

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Appendix D

Engineer's Report

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Carmina · Wood · Morris DPC

487 Main Street Suite 600 Buffalo, New York 14203 P: 716.842.3165 F: 716.842.0263 W: cwm-ae.com

ENGINEER'S REPORT
for

Georgian Townhomes
41 Georgian Lane

Town of Amherst, Erie County, New York

Prepared for

Georgian Townhomes, LLC

2040 Military Road
Tonawanda, NY 14150

Prepared by

Carmina Wood Morris, D.P.C.

487 Main Street, Suite 500
Buffalo, NY 14203

Telephone: (716) 842-3165
Fax: (716) 842-0263

September 2021

Architecture Engineering Interior Design

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Table of Contents

Written Engineer's Report

Section 1 - Location & Description
Section 2 - Water Service
Section 3 - Sanitary Sewer Service
Section 4 - Storm Sewer Service

Appendices

Appendix A Sanitary Sewer and Water Demand Calculations

Appendix B Storm Sewer System Drainage Calculations

- Existing Runoff
- Proposed Runoff
    - o Green Infrastructure & Water Quality Calculations

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Section 1 - Location & Description

This project is a development of a 3.8 acre site located on the south side of Georgian Lane in the Town of Amherst. Construction will consist of seven separate townhouse buildings consisting of either four or six townhouse units, all with attached garages connecting to an onsite private roadway, with associated utility, lighting and landscaping improvements. Currently the site is undeveloped consisting of mostly open grass areas. The proposed site development area to be disturbed for this project is approximately 3.7 acres when construction is completed.

Section 2 - Water Service

Water service for the townhouse buildings will be connected to the existing 6" stub piece to the site tapped off the existing 8" ECWA water main on the north side of Georgian Lane. The service will be a 6" Class 52 DI combined water service, then split into a 6" Class 52 DI fire service and a 2" type 'k' copper domestic service at the ROW line. Both DI services will continue into the proposed insulated enclosure. Inside the enclosure the 2" domestic service will have a meter and RPZ and the 6" fire service will have a RPDA. Heat will be provided in the enclosure to prevent freezing. Drainage due to testing or failure of the RPZ will be via gravity to the nearest drainage inlet. The owner will be responsible for keeping the drainage ports clear of snow and debris. Water inside the buildings will be used for typical domestic uses.

The buildings are not to be sprinklered. Two private hydrants will be installed on site to ensure fire hose coverage not exceeding 400'.

Domestic Summary:

Peak Operating Demand:	21.78 gpm
Water Main:	8" on Georgian Lane
Static Pressure:	94 psi (ECWA)
Friction Loss:	0.0 psi
Loss through meter/RPZ:	13.3 psi
Elevation Loss:	0.0 psi
Pressure after RPZ:	80.7 psi

Repairs to all devices will be made during off hours, dual backflow preventers are not required. The site is not located in a 100-year flood plain. Disinfection of the water service following installation will be continuous feed, according to AWWA C-651, latest revision.

Section 3 - Sanitary Sewer Service

The proposed townhouse buildings will each have a 6" SDR-35 PVC sanitary lateral at 2.0% minimum slope. These laterals will connect to a private 8" sanitary sewer.

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

This private sewer line will tie into the existing 8" Town of Amherst sanitary sewer located on the south side of Georgian Lane.

Design Parameters
2-bedroom townhouse: 220 gal/day/house x 36 units = 7,920 gpd

7,920 gpd * 4.29 = 26,992 gpd *use peaking factor of 4.29

The hydraulic loading rate is per "Design Standards for Intermediate Sized Wastewater Treatment Systems" 2014, NYSDEC.

Downstream sewer capacity analysis monitoring is currently underway, a separate analysis report will be provided at a later date.

Section 4 - Storm Sewer Service

The existing site currently sheet drains in multiple directions, either west to existing onsite perimeter drains or north towards Georgian Lane. Ultimately all on site stormwater runoff flows into the Town of Amherst stormwater sewer along the south side of Georgian Lane.

Stormwater runoff collected onsite as a result of the proposed development will be routed through the proposed storm sewer system consisting of a bioretention areas and a dry detention basin connected by a series of catch basins and smooth interior HDPE stormwater pipe. Side yard swales between buildings are proposed to direct stormwater runoff away from the townhouse buildings and into the storm sewer system. The bioretention areas on site are designed to provide 100% of the required runoff reduction volume (RRv) and water quality treatment (WQv) for the 4.0 acre tributary area (see below). The soils in the vicinity of the bioretention area are mainly USDA hydrologic group 'D' and therefore the system will be installed with underdrains per NYSDEC requirements. The bioretention area will consist of 6" perforated HDPE underdrains in 12" of drainage gravel, followed by filter fabric and then finally 18" minimum of planting soil. Overflow yard drains will be installed to allow 6" maximum ponding for RRv treatment. Stormwater detention is required per NYSDEC standards and specifications. A 10" outlet control pipe will be provided within the basin to attenuate proposed runoff to required existing conditions prior to discharge off site. Discharge from the detention pond will outlet to an existing Town of Amherst stormwater manhole along the south side of Georgian Lane.

Runoff reduction volume (RRv), water quality volume (WQv) and stormwater volume attenuation for the site is designed in accordance with Chapter 4 of the NYSDEC Stormwater design manual. The bioretention areas are be provided as a "green infrastructure" practice to provide runoff reduction and water quality treatment to meet the Chapter 4 requirements for the currently undeveloped areas. Runoff from the site was looked at as a whole for the calculation of volume attenuation requirements. The existing site has a pre-development total of 0.0 acres of impervious cover, however is can be assumed 0.2 acres of existing impervious area from the neighboring eastern property and a portion of the cell tower access

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

drive to the west sheet drain on site. The amount of impervious cover post-development is 2.10 acres, an increase of 2.10 acres in impervious area on site. The proposed dry detention pond is designed to accommodate the 1-year through 100-year storm events controlling the offsite runoff rate to less than the existing runoff rates, as well as the below stated Town stormwater runoff requirements.

Town of Amherst Requirement:
The Town of Amherst requires that the 25-year proposed storm event be attenuated with detention and that the outlet flowrate be restricted to the 10-year existing storm event. This volume of 12,155 cf is accommodated in the detention basin at elevation 586.78. At this elevation, the outlet discharge will be restricted to 3.11 cfs from the pond, which is less than the existing 10-year peak runoff outflow of 5.51 cfs of the overall site.

Detention Pond Summary:
Top of basin elevation = 588.00
Bottom of basin elevation = 584.50
100-year storm storage volume = 20,015 cf @ 587.70

Water Quality Summary:
WQv req'd = 7,587 cf (0.174 ac-ft)
RRv min. req'd = 1,448 cf (0.033 ac-ft)
RRv provided - bioretention area = 3,045 cf (0.070 ac-ft)
WQv provided – bioretention area = 4,542 cf (0.104 ac-ft)
Total RRv + WQv provided = 3,045 cf + 4,542 cf = 7,587 cf (0.174 ac-ft)

Bioretention: 100% of minimum post-development Runoff Reduction volume (RRv)
Area: 5,710 sf
Bottom Elevation: 589.25 & 588.17

Detention: Comparison of the existing 1-year vs. the proposed 1-year runoff
Comparison of the existing 10-year vs. the proposed 10-year runoff
Comparison of the existing 10-year vs. the proposed 25-year runoff
Comparison of the existing 100-year vs. the proposed 100-year runoff

Runoff Summary:

Event	Ex. Runoff (cfs)*	Pro. Runoff (cfs)**	Result (cfs)
1-year	1.75	1.72	-0.03
10-year	5.51	2.67	-2.84
25-year	7.88	3.11	-4.77
100-year	12.87	3.83	-9.04

* Existing runoff flowrate is the total of both the north and south subcatchments as shown Appendix B of this report.

** Proposed runoff flowrate is the rate controlled by the 10" outlet pipe from the detention pond which discharges to an existing manhole along Georgian Lane as shown Appendix B of this report.

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Appendix A

Sanitary Sewer and Water Demand Calculations

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

CARMINA WOOD MORRIS, D.P.C.
487 MAIN STREET, SUITE 500
BUFFALO, NEW YORK, 14203
(716) 842-3165
FAX (716) 842-0263

Project No.: 20.031 Date: 9/20/2021
Project Name: Proposed Townhouses
Project Address: 41 Georgian Lane Amherst, NY
Subject: Sanitary Sewer & Water Demand Calcs
Sheet: 1 of 2

3.a

Sanitary Sewage Demand Calculations:

Proposed Towhouses

220 gal/d/unit x 36 units = 7,920 gpd *use 220 gallons per unit per day (2-bdrm)

Total Site Sanitary Demand: = 7,920 gpd

Find Peak Sanitary Demand:

Peaking Factor based on Population:
Total demand: 7,920 gpd / 100 gpcd = 79 per capita

Population (P) = 79 people

Peaking Factor : $(18 + \sqrt{P}) / (4 + \sqrt{P})$ where P is in thousands

Peaking Factor = 4.27

Peak Sanitary Demand = 7,920 x 4.27 = 33,818 gpd
= 0.034 MGD
= 0.052 cfs

Required Infiltration and Inflow Mitigation:

Peak Sanitary Flow = 33,818 gpd = 23.48 gpm

4:1 offset flow per NYSDEC requirements = 23.48 x 4 = 93.94 gpm req'd

Mitigation Credit = $250 / gpm

Mitigation Agreement Amount = $23,484.67

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

CARMINA WOOD MORRIS, D.P.C.
487 MAIN STREET, SUITE 500
BUFFALO, NEW YORK, 14203
(716) 842-3165
FAX (716) 842-0263

Project No.: 20.031 Date: 9/20/2021
Project Name: Proposed Townhouses
Project Address: 41 Georgian Lane Amherst, NY
Subject: Sanitary Sewer & Water Demand Calcs
Sheet: 2 of 2

3.a

Water Demand Calculations (domestic):

Proposed Townhouses

7,920 gpd x 1.1 = 8,712 gpd *use 110% of sewage demand

*use 1.8 peaking factor and assume a 12 hour day

8,712 gpm x 1day/12hr x 1hr/60min = 12.10 gpm

12.10 gpm x 1.8 = 21.78 gpm Q_{peak}

Headlosses:

Q_{peak} = 21.78 gpm
Pipe = 2.00 inch Polyethylene C = 140
Length = 70 LF (approx. distance from tap to RPZ in hot box)

$$H_L = \frac{10.44\ L\ Q^{1.85}}{C^{1.85}\ D^{4.866}} = \frac{10.44(25)(19.09)^{1.85}}{(140)^{1.85}\ (2)^{4.866}} = 0.80 \text{ ft} = 0.35 \text{ psi}$$

Δ elev = 0 ft = 0.00 psi
Loss through meter = 1 psi
Loss through RPZ = 12 psi
Total Losses = 13.3 psi
Static Pressure = 94 psi (per ECWA)
Residual Pressure Following RPZ = 94 - 13.3 = 80.7 psi (available after rpz & meter)

Residual Pressure 30" above 2nd Floor
Δ elev = 11 ft = 4.76 psi
Residual Pressure 30" above 2nd Floor = 75.9 psi

Water Demand Calculations (fire):

Proposed Townhouses

Q = 1,000 gpd

Headlosses:

Q_{peak} = 1000 gpm
Pipe = 6 inch Ductile Iron C = 140
Length = 70 LF (approx. distance from tap to RPDA in hot box)

$$H_L = \frac{10.44\ L\ Q^{1.85}}{C^{1.85}\ D^{4.866}} = \frac{10.44(70)(1000)^{1.85}}{(140)^{1.85}\ (6)^{4.866}} = 4.54 \text{ ft} = 1.97 \text{ psi}$$

Δ elev = 0 ft = 0.00 psi
Loss Through RPZ = 12.0 psi
Total Losses = 14.0 psi
Static Pressure = 94.0 psi (per ECWA)
Residual Pressure after RPDA = 94 - 14.0 = 80.0 psi

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

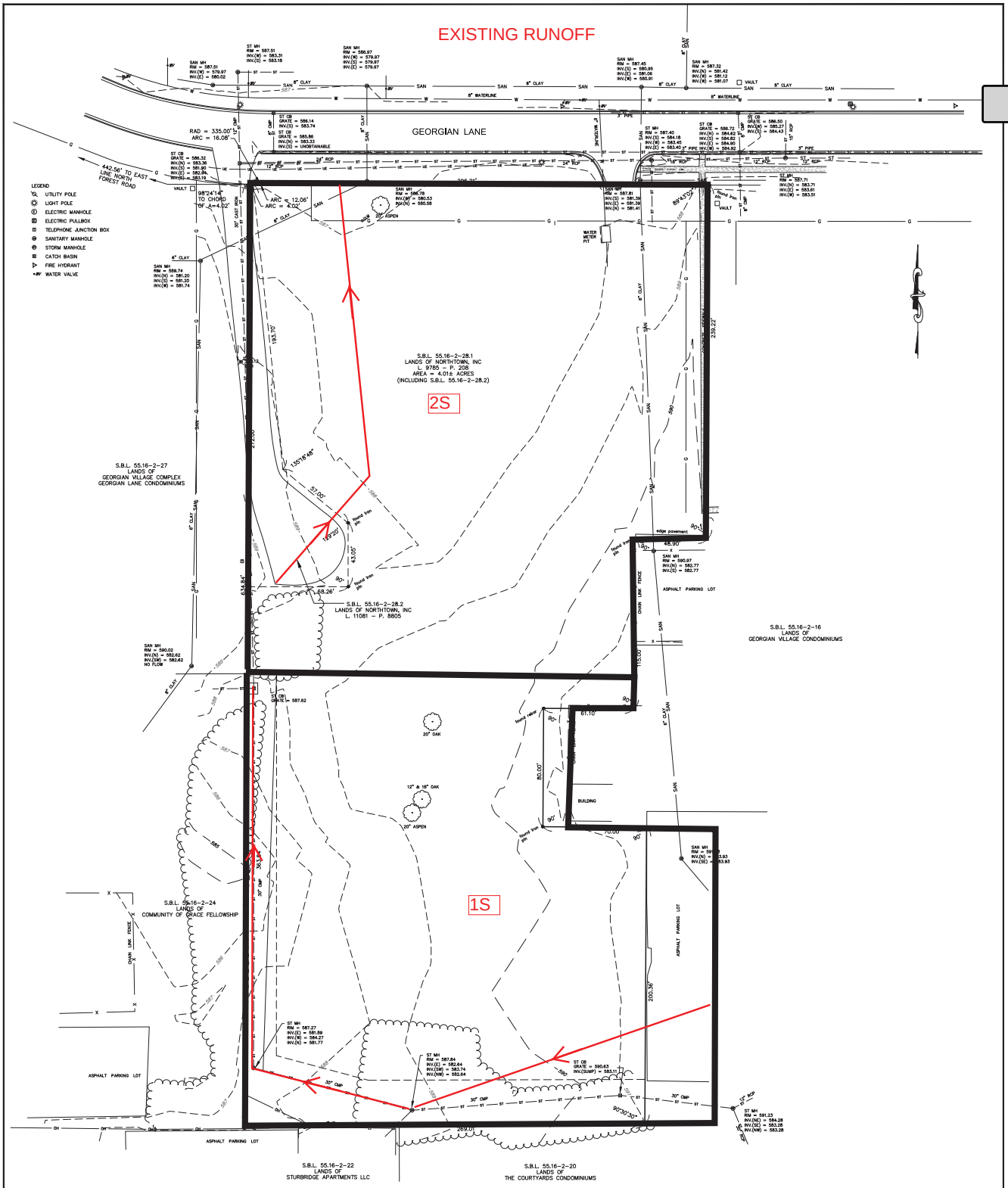
Appendix B

Storm Sewer System Drainage Calculations

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Existing Runoff

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)



30 0 30 60 90
Scale: 1" = 30'

SHEET NO. 1 OF 1	BOUNDARY & TOPOGRAPHIC SURVEY OF LANDS OF: NORTHTOWN, INC. 39 & 41 GEORGIAN LANE TOWN OF AMHERST ERIE COUNTY – NEW YORK BEING PART OF LOT NO. 61, TOWNSHIP 12 AND RANGE 7 OF THE HOLLAND LAND COMPANY'S SURVEY	SCALE: 1" = 30'	DRAWN BY: E. A. OLSON
		DATE: OCTOBER 30, 2020	CHECKED BY: J. E. GOSSETT
		DRAWING NO.: 8498	JOB NO.: 8498

NO.	REVISIONS:	BY	DATE

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

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

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Events for Subcatchment 1S: South

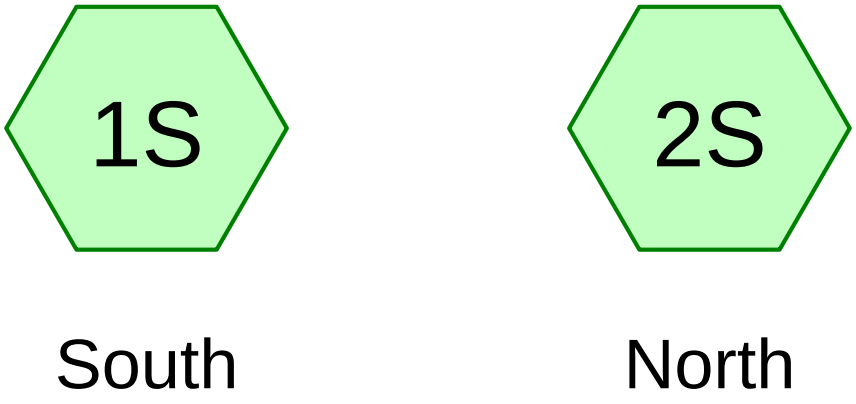
Event	Runoff (cfs)	Volume (cubic-feet)	Depth (inches)
1-Year	1.05	3,521	0.48
2-Year	1.55	4,996	0.69
5-Year	2.38	7,424	1.02
10-Year	3.20	9,844	1.36
25-Year	4.55	13,868	1.91
50-Year	5.83	17,747	2.44
100-Year	**7.37**	**22,466**	**3.09**

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Events for Subcatchment 2S: North

Event	Runoff (cfs)	Volume (cubic-feet)	Depth (inches)
1-Year	0.70	3,254	0.45
2-Year	1.07	4,671	0.64
5-Year	1.69	7,022	0.97
10-Year	2.31	9,379	1.29
25-Year	3.33	13,318	1.83
50-Year	4.31	17,131	2.36
100-Year	**5.50**	**21,785**	**3.00**

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)



Subcat Reach Pond Link

Routing Diagram for 20.031 existing
Prepared by {enter your company name here}, Printed 9/15/2021
HydroCAD® 10.00-18 s/n 05021 © 2016 HydroCAD Software Solutions LLC

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
161,172	78	Meadow, non-grazed, HSG D (1S, 2S)
13,068	98	Paved parking, HSG D (1S, 2S)
174,240	**80**	**TOTAL AREA**

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
174,240	HSG D	1S, 2S
0	Other	
174,240		**TOTAL AREA**

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	S N atc bers
0	0	0	161,172	0	161,172	Meadow, non-grazed	
0	0	0	13,068	0	13,068	Paved parking	
0	**0**	**0**	**174,240**	**0**	**174,240**	**TOTAL AREA**	

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	1S	0.00	0.00	370.0	0.0070	0.025	30.0	0.0	0.0

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: South Runoff Area=2.000 ac 10.00% Impervious Runoff Depth=0.48"
Flow Length=540' Tc=17.7 min CN=80 Runoff=1.05 cfs 3,521 cf

Subcatchment 2S: North Runoff Area=2.000 ac 5.00% Impervious Runoff Depth=0.45"
Flow Length=300' Tc=27.7 min CN=79 Runoff=0.70 cfs 3,254 cf

Total Runoff Area = 174,240 sf Runoff Volume = 6,775 cf Average Runoff Depth = 0.47"
92.50% Pervious = 161,172 sf 7.50% Impervious = 13,068 sf

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Summary for Subcatchment 1S: South

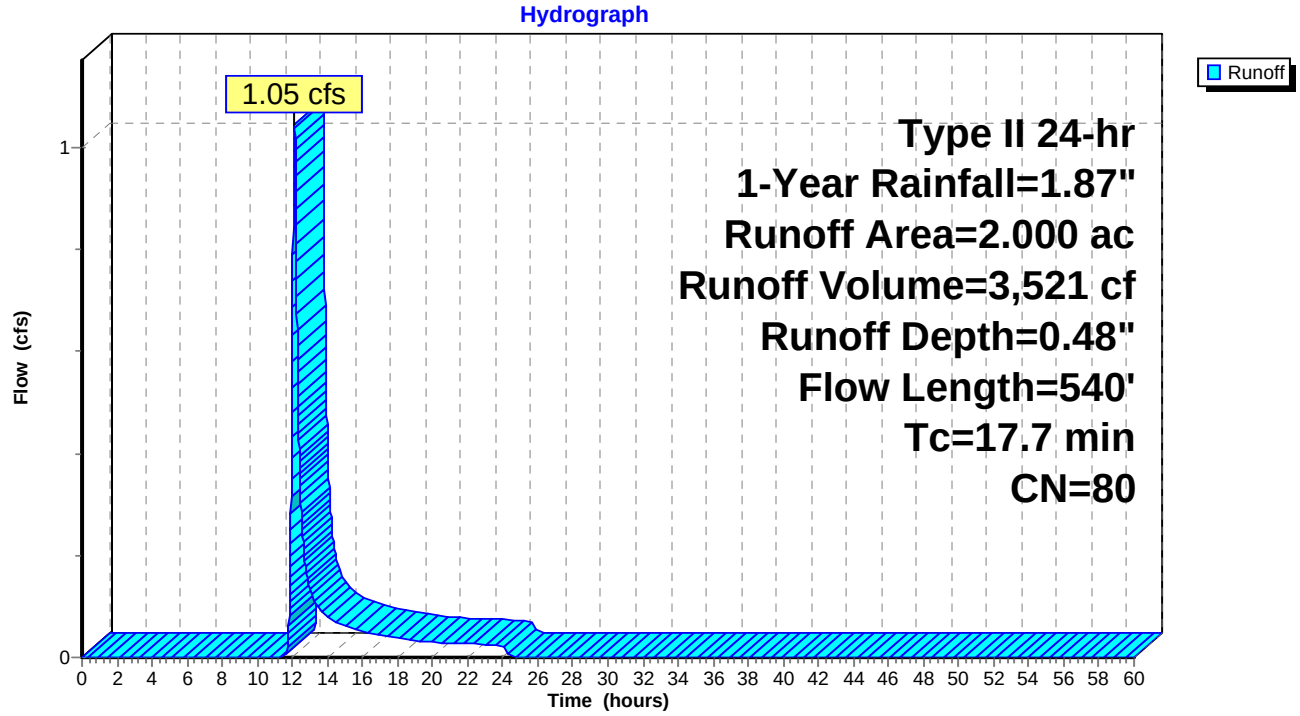
Runoff = 1.05 cfs @ 12.12 hrs, Volume= 3,521 cf, Depth= 0.48"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-Year Rainfall=1.87"

Area (ac)	CN	Description
1.800	78	Meadow, non-grazed, HSG D
0.200	98	Paved parking, HSG D
2.000	80	Weighted Average
1.800		90.00% Pervious Area
0.200		10.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.0	170	0.0230	0.18		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
1.7	370	0.0070	3.64	17.85	**Pipe Channel, 30" pipe** 30.0" Round Area= 4.9 sf Perim= 7.9' r= 0.63' n= 0.025 Corrugated metal
17.7	540	Total			

Subcatchment 1S: South



Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Summary for Subcatchment 2S: North

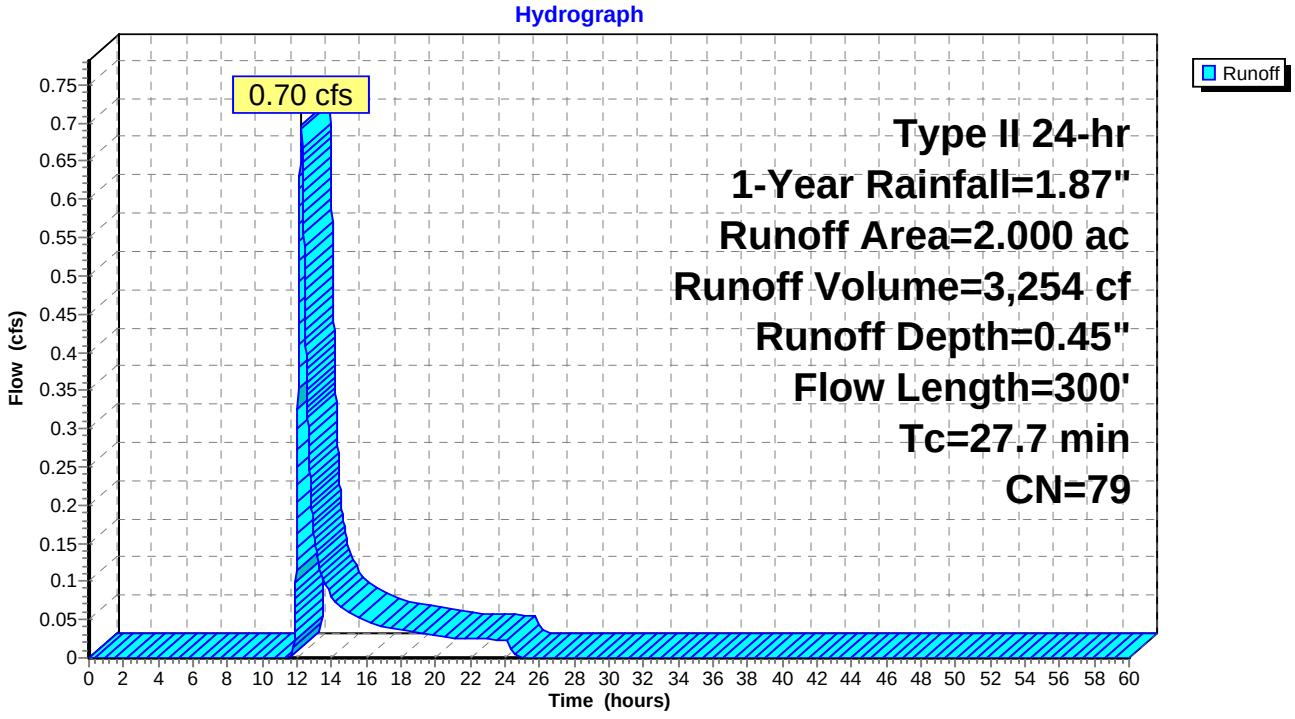
Runoff = 0.70 cfs @ 12.25 hrs, Volume= 3,254 cf, Depth= 0.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-Year Rainfall=1.87"

Area (ac)	CN	Description
1.900	78	Meadow, non-grazed, HSG D
0.100	98	Paved parking, HSG D
2.000	79	Weighted Average
1.900		95.00% Pervious Area
0.100		5.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	60	0.0100	0.83		**Sheet Flow, pavement** Smooth surfaces n= 0.011 P2= 2.50"
26.5	240	0.0130	0.15		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
27.7	300	Total			

Subcatchment 2S: North



Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: South Runoff Area=2.000 ac 10.00% Impervious Runoff Depth=1.36"
Flow Length=540' Tc=17.7 min CN=80 Runoff=3.20 cfs 9,844 cf

Subcatchment 2S: North Runoff Area=2.000 ac 5.00% Impervious Runoff Depth=1.29"
Flow Length=300' Tc=27.7 min CN=79 Runoff=2.31 cfs 9,379 cf

Total Runoff Area = 174,240 sf Runoff Volume = 19,223 cf Average Runoff Depth = 1.32"
92.50% Pervious = 161,172 sf 7.50% Impervious = 13,068 sf

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Summary for Subcatchment 1S: South

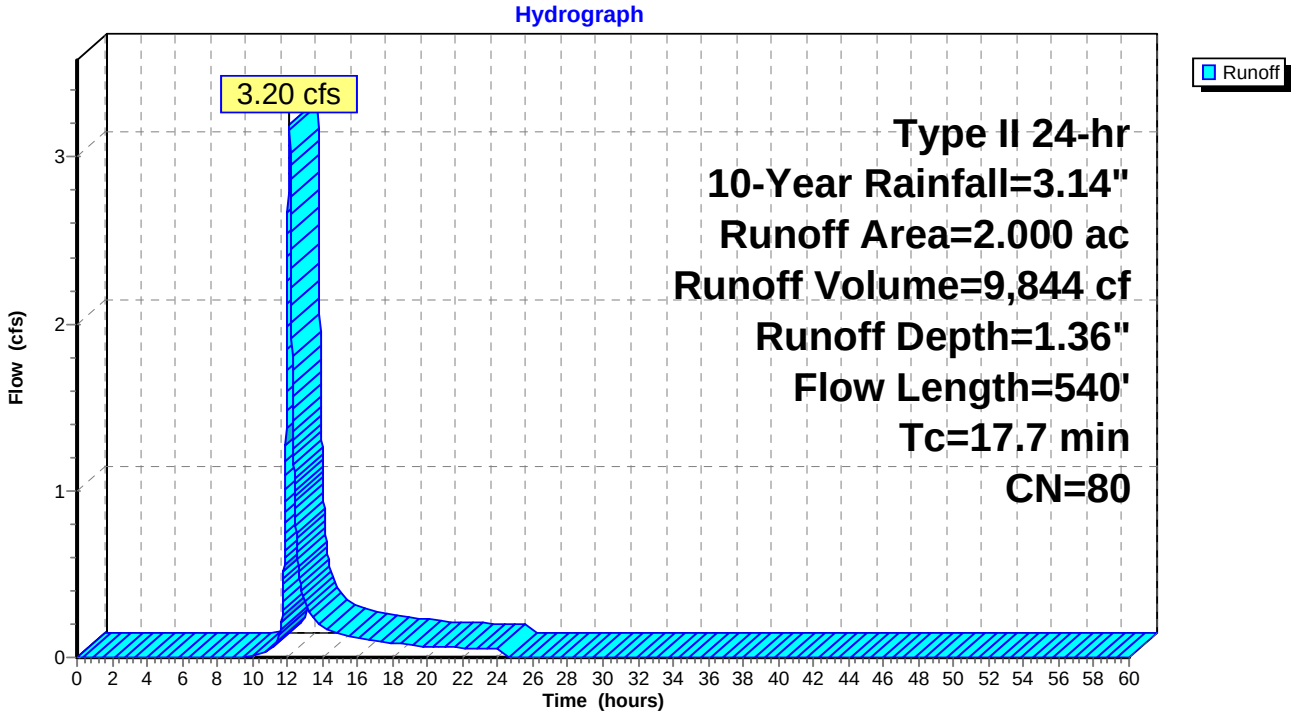
Runoff = 3.20 cfs @ 12.10 hrs, Volume= 9,844 cf, Depth= 1.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-Year Rainfall=3.14"

Area (ac)	CN	Description
1.800	78	Meadow, non-grazed, HSG D
0.200	98	Paved parking, HSG D
2.000	80	Weighted Average
1.800		90.00% Pervious Area
0.200		10.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.0	170	0.0230	0.18		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
1.7	370	0.0070	3.64	17.85	**Pipe Channel, 30" pipe** 30.0" Round Area= 4.9 sf Perim= 7.9' r= 0.63' n= 0.025 Corrugated metal
17.7	540	Total			

Subcatchment 1S: South



Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Summary for Subcatchment 2S: North

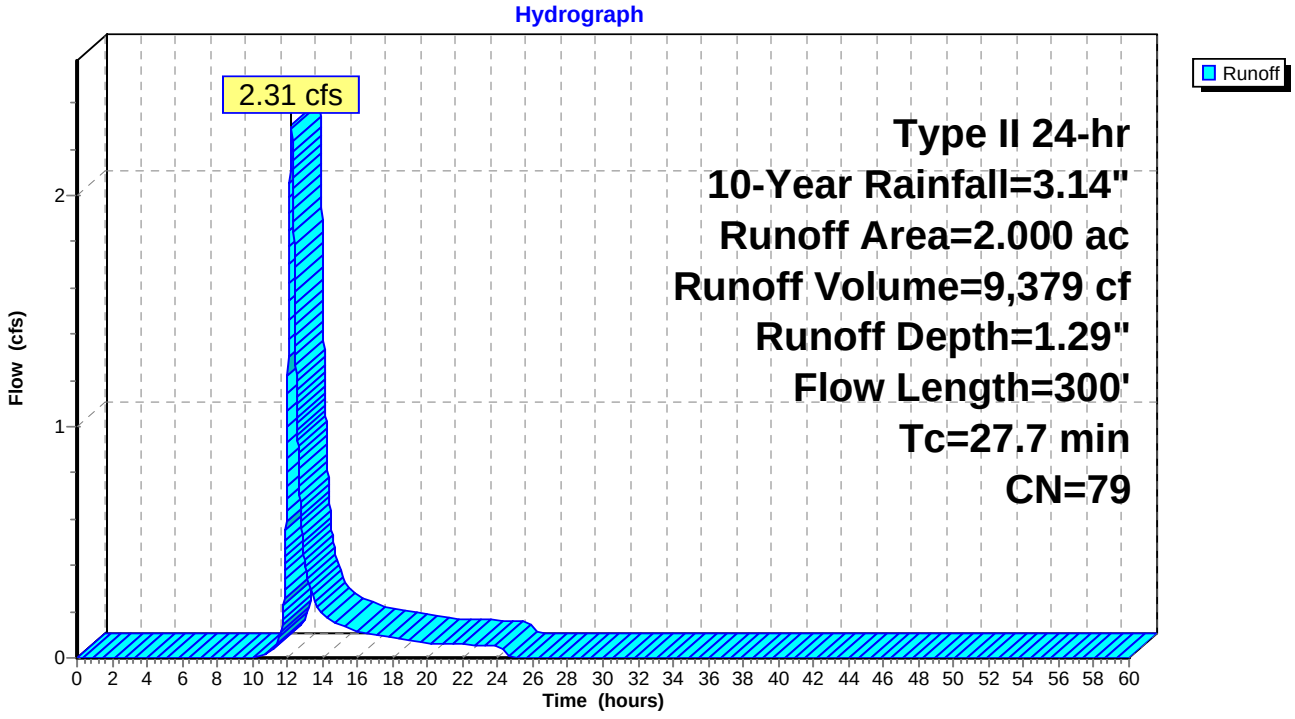
Runoff = 2.31 cfs @ 12.22 hrs, Volume= 9,379 cf, Depth= 1.29"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-Year Rainfall=3.14"

Area (ac)	CN	Description
1.900	78	Meadow, non-grazed, HSG D
0.100	98	Paved parking, HSG D
2.000	79	Weighted Average
1.900		95.00% Pervious Area
0.100		5.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	60	0.0100	0.83		**Sheet Flow, pavement** Smooth surfaces n= 0.011 P2= 2.50"
26.5	240	0.0130	0.15		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
27.7	300	Total			

Subcatchment 2S: North



Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: South Runoff Area=2.000 ac 10.00% Impervious Runoff Depth=1.91"
Flow Length=540' Tc=17.7 min CN=80 Runoff=4.55 cfs 13,868 cf

Subcatchment2S: North Runoff Area=2.000 ac 5.00% Impervious Runoff Depth=1.83"
Flow Length=300' Tc=27.7 min CN=79 Runoff=3.33 cfs 13,318 cf

Total Runoff Area = 174,240 sf Runoff Volume = 27,186 cf Average Runoff Depth = 1.87"
92.50% Pervious = 161,172 sf 7.50% Impervious = 13,068 sf

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Summary for Subcatchment 1S: South

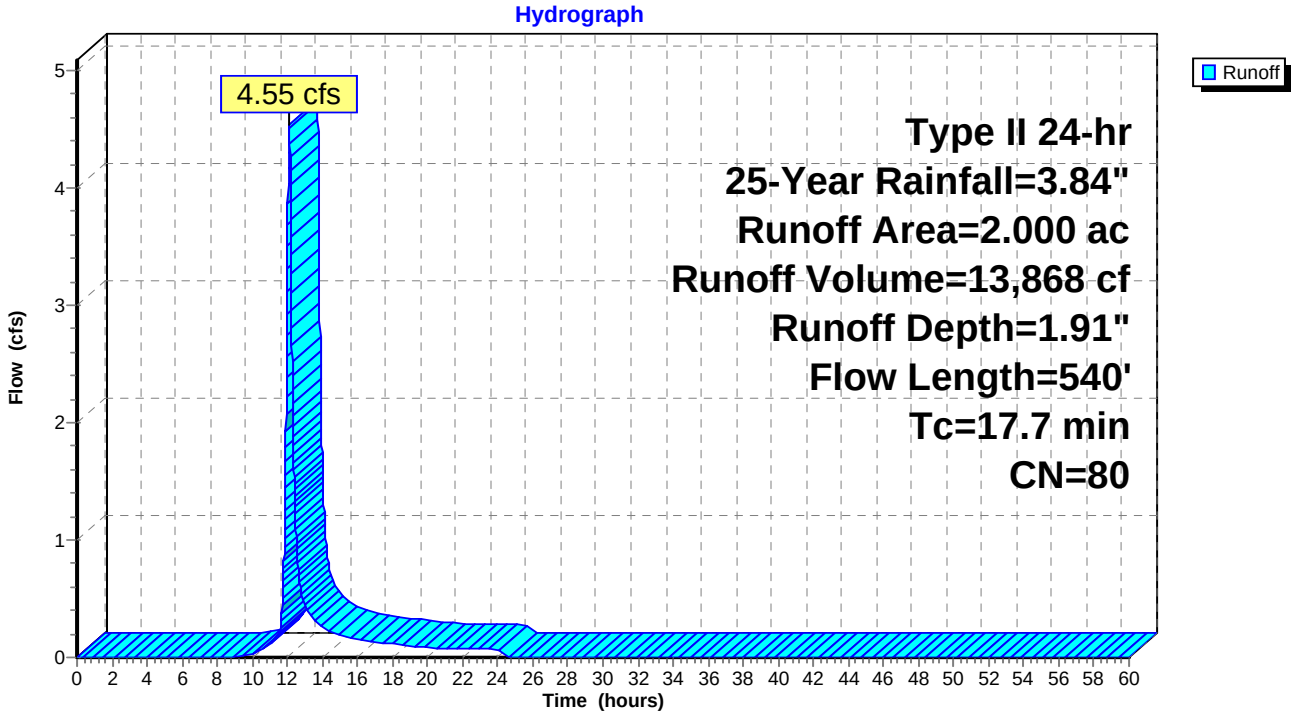
Runoff = 4.55 cfs @ 12.10 hrs, Volume= 13,868 cf, Depth= 1.91"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-Year Rainfall=3.84"

Area (ac)	CN	Description
1.800	78	Meadow, non-grazed, HSG D
0.200	98	Paved parking, HSG D
2.000	80	Weighted Average
1.800		90.00% Pervious Area
0.200		10.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.0	170	0.0230	0.18		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
1.7	370	0.0070	3.64	17.85	**Pipe Channel, 30" pipe** 30.0" Round Area= 4.9 sf Perim= 7.9' r= 0.63' n= 0.025 Corrugated metal
17.7	540	Total			

Subcatchment 1S: South



Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Summary for Subcatchment 2S: North

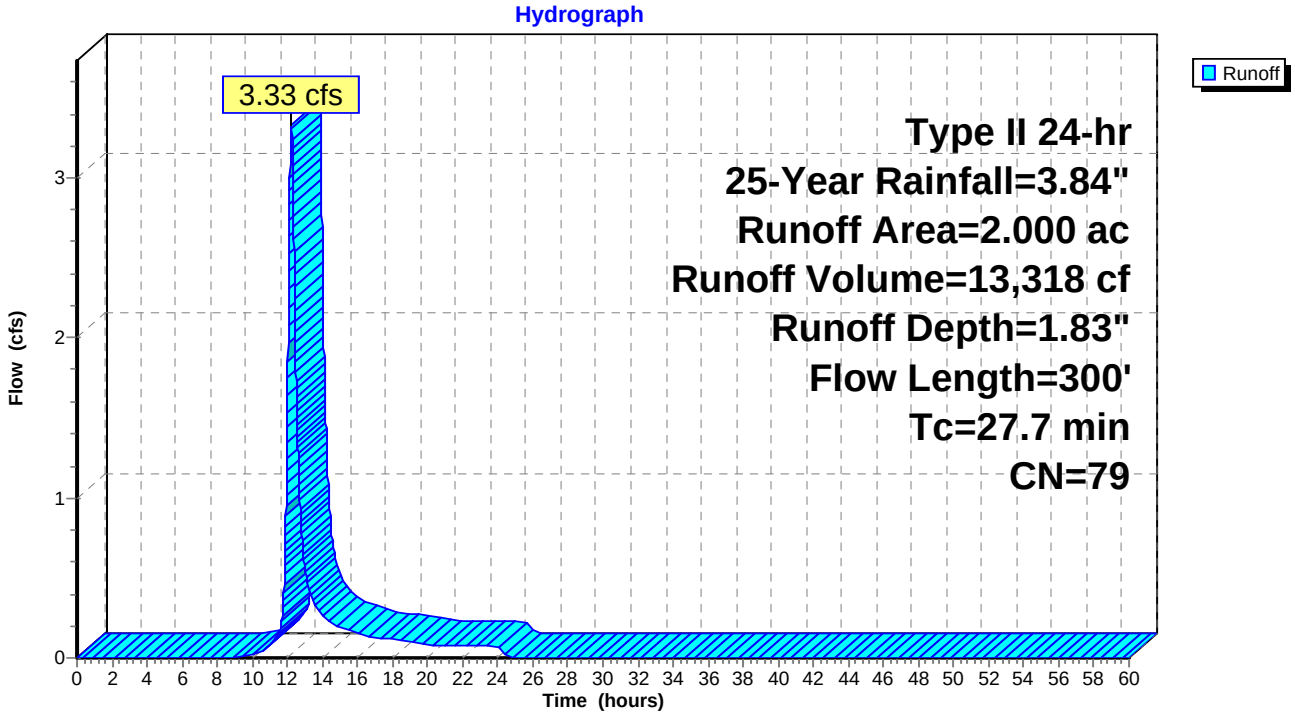
Runoff = 3.33 cfs @ 12.22 hrs, Volume= 13,318 cf, Depth= 1.83"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-Year Rainfall=3.84"

Area (ac)	CN	Description
1.900	78	Meadow, non-grazed, HSG D
0.100	98	Paved parking, HSG D
2.000	79	Weighted Average
1.900		95.00% Pervious Area
0.100		5.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	60	0.0100	0.83		**Sheet Flow, pavement** Smooth surfaces n= 0.011 P2= 2.50"
26.5	240	0.0130	0.15		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
27.7	300	Total			

Subcatchment 2S: North



Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: South Runoff Area=2.000 ac 10.00% Impervious Runoff Depth=3.09"
Flow Length=540' Tc=17.7 min CN=80 Runoff=7.37 cfs 22,466 cf

Subcatchment 2S: North Runoff Area=2.000 ac 5.00% Impervious Runoff Depth=3.00"
Flow Length=300' Tc=27.7 min CN=79 Runoff=5.50 cfs 21,785 cf

Total Runoff Area = 174,240 sf Runoff Volume = 44,250 cf Average Runoff Depth = 3.05"
92.50% Pervious = 161,172 sf 7.50% Impervious = 13,068 sf

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Summary for Subcatchment 1S: South

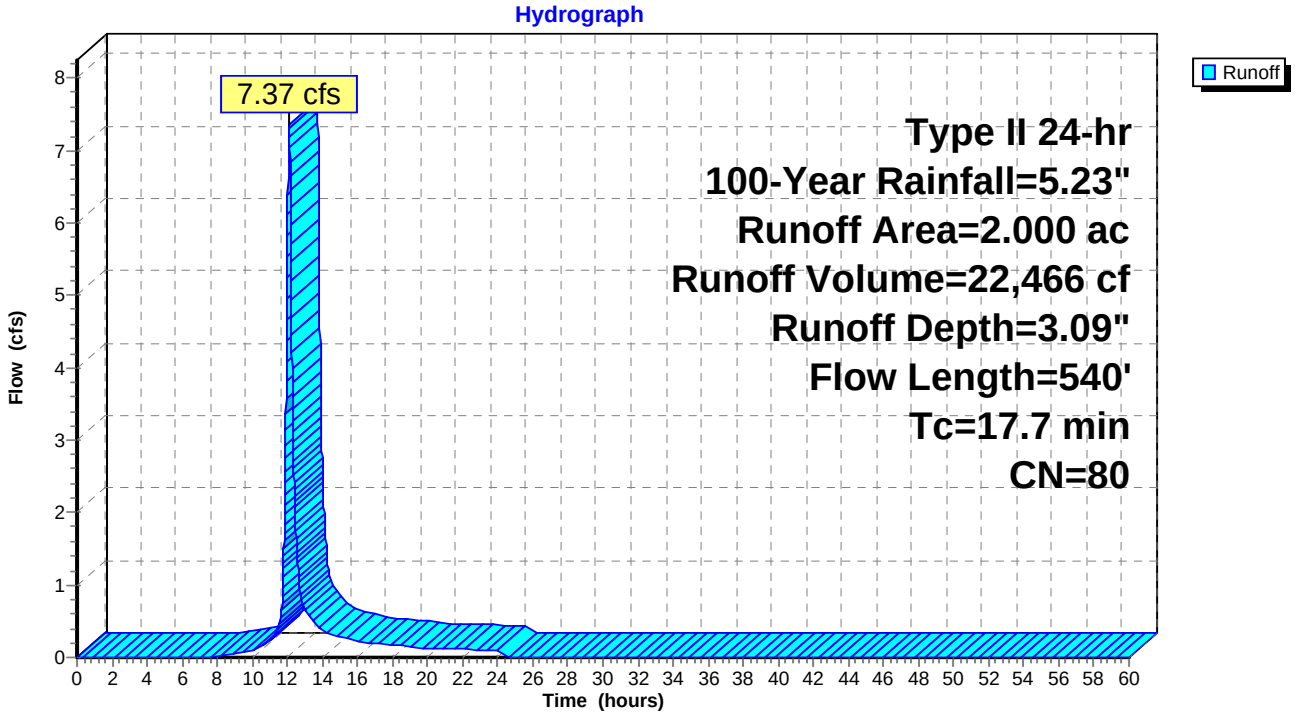
Runoff = 7.37 cfs @ 12.10 hrs, Volume= 22,466 cf, Depth= 3.09"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-Year Rainfall=5.23"

Area (ac)	CN	Description
1.800	78	Meadow, non-grazed, HSG D
0.200	98	Paved parking, HSG D
2.000	80	Weighted Average
1.800		90.00% Pervious Area
0.200		10.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.0	170	0.0230	0.18		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
1.7	370	0.0070	3.64	17.85	**Pipe Channel, 30" pipe** 30.0" Round Area= 4.9 sf Perim= 7.9' r= 0.63' n= 0.025 Corrugated metal
17.7	540	Total			

Subcatchment 1S: South



Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Summary for Subcatchment 2S: North

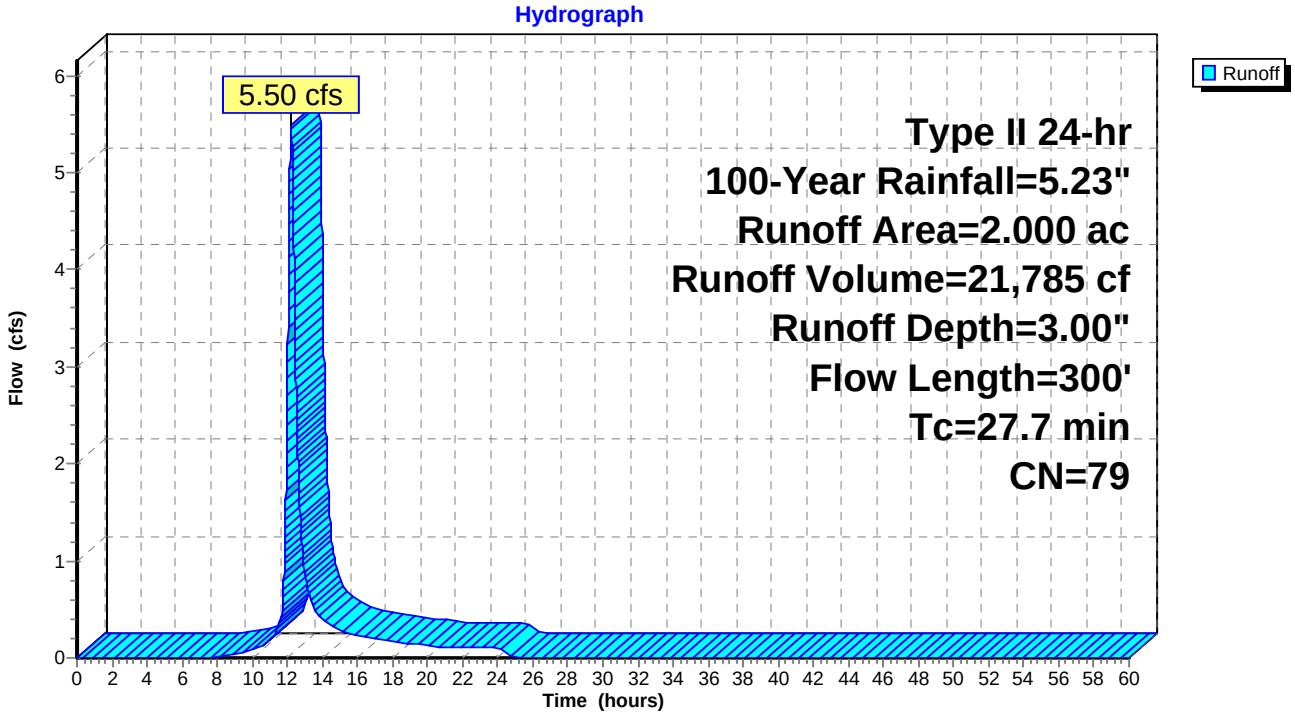
Runoff = 5.50 cfs @ 12.22 hrs, Volume= 21,785 cf, Depth= 3.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-Year Rainfall=5.23"

Area (ac)	CN	Description
1.900	78	Meadow, non-grazed, HSG D
0.100	98	Paved parking, HSG D
2.000	79	Weighted Average
1.900		95.00% Pervious Area
0.100		5.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	60	0.0100	0.83		**Sheet Flow, pavement** Smooth surfaces n= 0.011 P2= 2.50"
26.5	240	0.0130	0.15		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
27.7	300	Total			

Subcatchment 2S: North



Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Proposed Runoff

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

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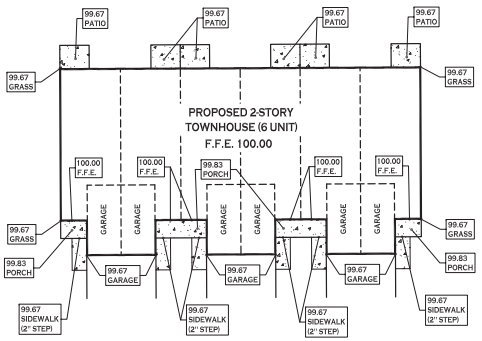
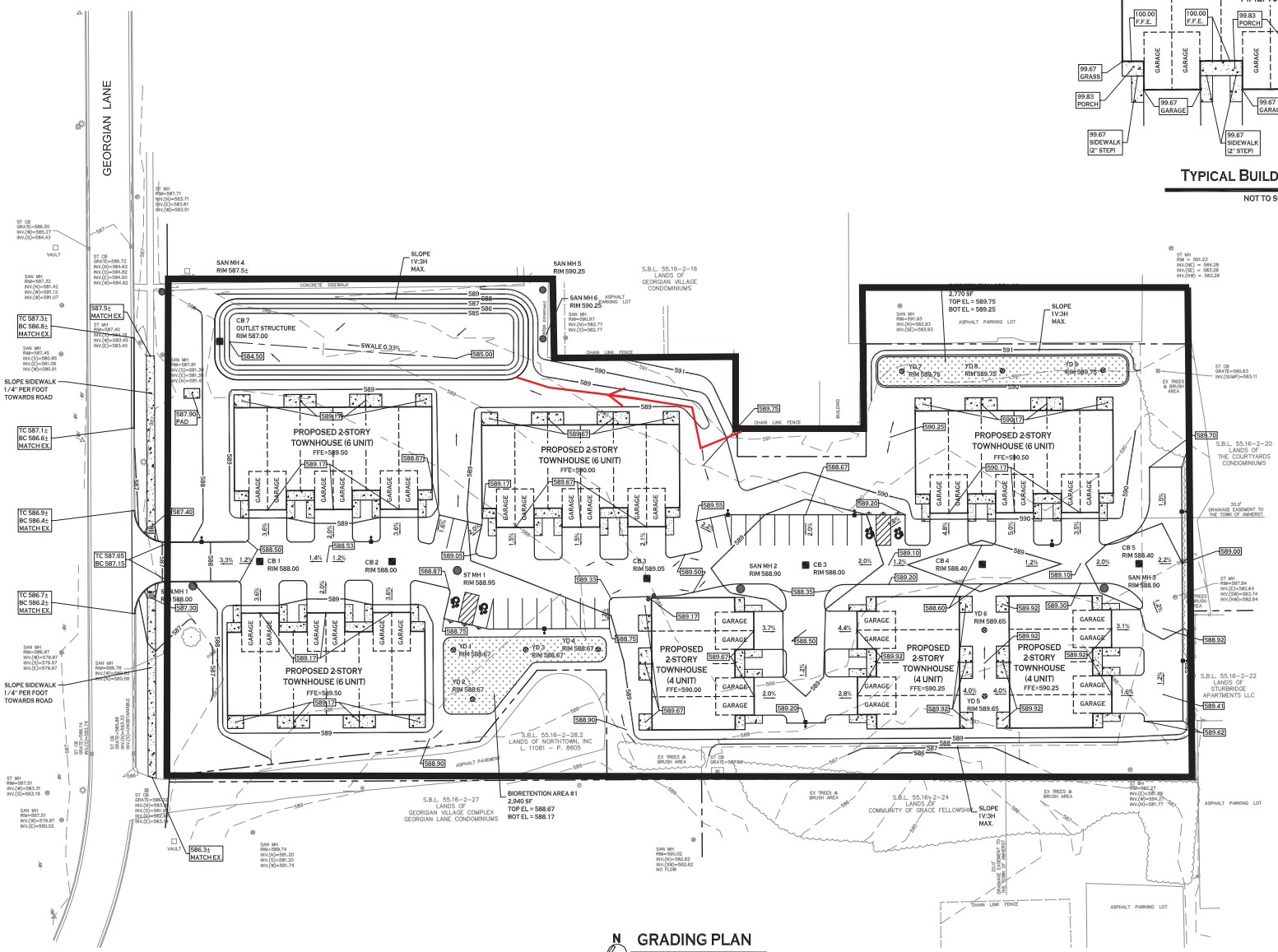
PROPOSED RUNOFF



TYPICAL BUILDING GRADING

NOT TO SCALE



GRADING PLAN

SCALE: 1"=30'

PROPOSED GRADING LEGEND

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

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

30' 0 30 60Ft.

Carmina Wood Morris DPC
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Buffalo, New York 14203
P 716.842.3165
F 716.842.0263

REVISIONS:

No.	Description	Date

PROJECT NAME:
Site Development Plans for:
Proposed Townhouses
41 Georgian Lane
Town of Amherst, New York

Date: 9/20/21
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Grading Plan

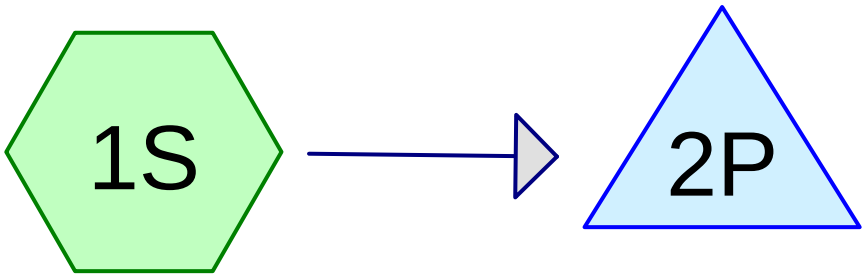
DRAWING NO.
C-200

Project no.: 20.031

Events for Pond 2P: (new Pond)

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)	Storage (cubic-feet)
1-Year	3.82	1.72	585.47	2,807
2-Year	4.98	1.92	585.69	4,205
5-Year	6.75	2.34	586.01	6,388
10-Year	8.41	2.67	586.31	8,549
25-Year	11.02	3.11	586.78	12,155
50-Year	13.41	3.47	587.21	15,678
100-Year	**16.21**	**3.83**	**587.70**	**20,015**

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)



Proposed (new Pond)

Subcat Reach Pond Link

Routing Diagram for 20.031 proposed
Prepared by {enter your company name here}, Printed 9/15/2021
HydroCAD® 10.00-18 s/n 05021 © 2016 HydroCAD Software Solutions LLC

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
82,764	80	>75% Grass cover, Good, HSG D (1S)
91,476	98	Paved parking, HSG D (1S)
174,240	**89**	**TOTAL AREA**

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
174,240	HSG D	1S
0	Other	
174,240		**TOTAL AREA**

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Sub Num
0	0	0	82,764	0	82,764	>75% Grass cover, Good	
0	0	0	91,476	0	91,476	Paved parking	
0	**0**	**0**	**174,240**	**0**	**174,240**	**TOTAL AREA**	

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	2P	584.44	584.18	50.0	0.0052	0.013	10.0	0.0	0.0

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Proposed Runoff Area=4.000 ac 52.50% Impervious Runoff Depth=0.92"
Flow Length=170' Slope=0.0100 '/' Tc=22.4 min CN=89 Runoff=3.82 cfs 13,376 cf

Pond 2P: (new Pond) Peak Elev=585.47' Storage=2,807 cf Inflow=3.82 cfs 13,376 cf
10.0" Round Culvert n=0.013 L=50.0' S=0.0052 '/' Outflow=1.72 cfs 13,376 cf

Total Runoff Area = 174,240 sf Runoff Volume = 13,376 cf Average Runoff Depth = 0.92"
47.50% Pervious = 82,764 sf 52.50% Impervious = 91,476 sf

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Summary for Subcatchment 1S: Proposed

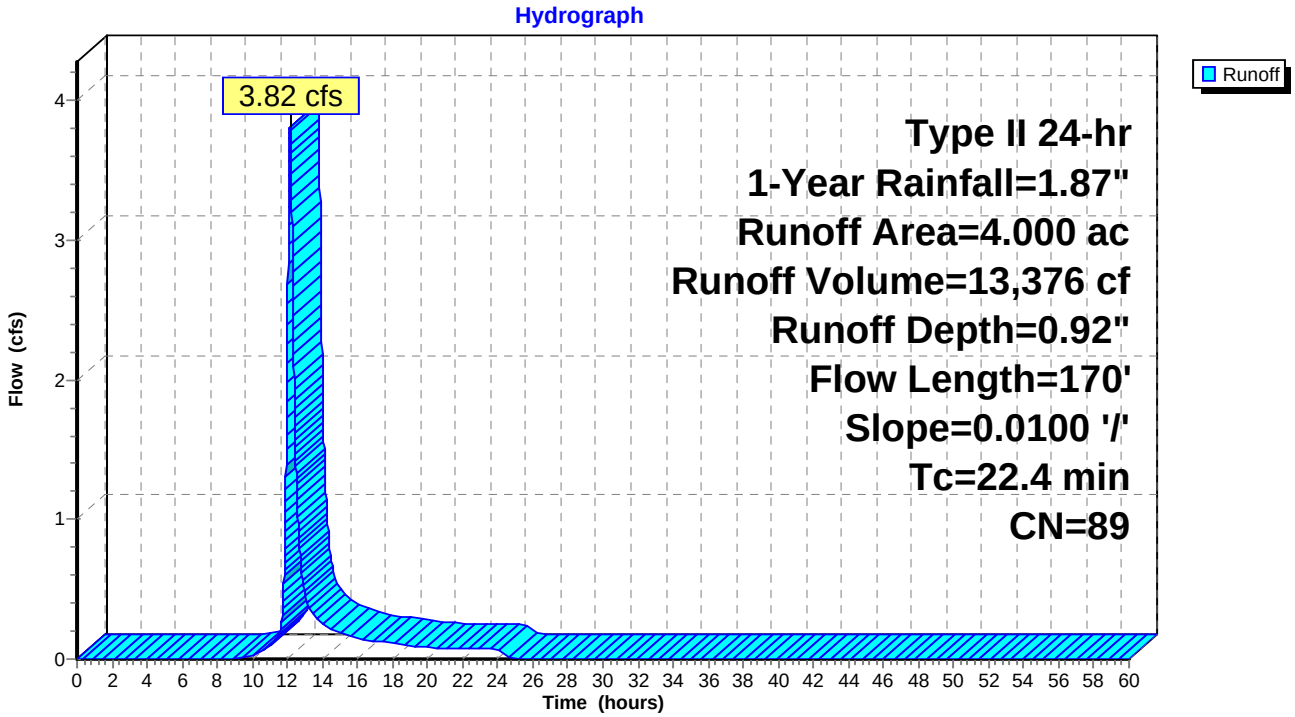
Runoff = 3.82 cfs @ 12.16 hrs, Volume= 13,376 cf, Depth= 0.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-Year Rainfall=1.87"

Area (ac)	CN	Description
1.900	80	>75% Grass cover, Good, HSG D
2.100	98	Paved parking, HSG D
4.000	89	Weighted Average
1.900		47.50% Pervious Area
2.100		52.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
22.4	170	0.0100	0.13		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"

Subcatchment 1S: Proposed



Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Summary for Pond 2P: (new Pond)

Inflow Area = 174,240 sf, 52.50% Impervious, Inflow Depth = 0.92" for 1-Year event
Inflow = 3.82 cfs @ 12.16 hrs, Volume= 13,376 cf
Outflow = 1.72 cfs @ 12.42 hrs, Volume= 13,376 cf, Atten= 55%, Lag= 15.6 min
Primary = 1.72 cfs @ 12.42 hrs, Volume= 13,376 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 585.47' @ 12.42 hrs Surf.Area= 6,275 sf Storage= 2,807 cf

Plug-Flow detention time= 12.5 min calculated for 13,374 cf (100% of inflow)
Center-of-Mass det. time= 12.5 min (859.0 - 846.5)

Volume	Invert	Avail.Storage	Storage Description
#1	585.00'	22,850 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

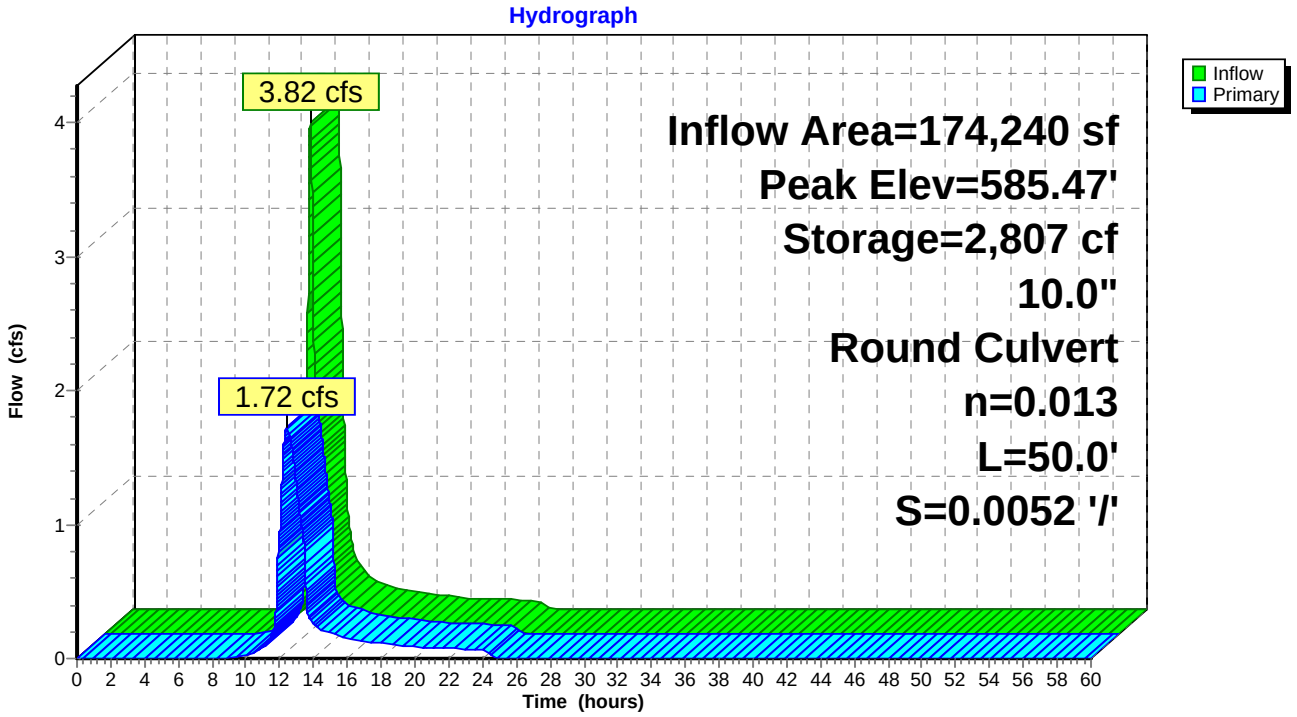
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
585.00	5,685	0	0
586.00	6,941	6,313	6,313
587.00	8,254	7,598	13,911
588.00	9,624	8,939	22,850

Device	Routing	Invert	Outlet Devices
#1	Primary	584.44'	**10.0" Round Culvert** L= 50.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 584.44' / 584.18' S= 0.0052 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf

Primary OutFlow Max=1.72 cfs @ 12.42 hrs HW=585.47' (Free Discharge)
↑—**1=Culvert** (Barrel Controls 1.72 cfs @ 3.27 fps)

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Pond 2P: (new Pond)



Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Proposed Runoff Area=4.000 ac 52.50% Impervious Runoff Depth=2.03"
Flow Length=170' Slope=0.0100 '/' Tc=22.4 min CN=89 Runoff=8.41 cfs 29,430 cf

Pond 2P: (new Pond) Peak Elev=586.31' Storage=8,548 cf Inflow=8.41 cfs 29,430 cf
10.0" Round Culvert n=0.013 L=50.0' S=0.0052 '/' Outflow=2.67 cfs 29,430 cf

Total Runoff Area = 174,240 sf Runoff Volume = 29,430 cf Average Runoff Depth = 2.03"
47.50% Pervious = 82,764 sf 52.50% Impervious = 91,476 sf

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Summary for Subcatchment 1S: Proposed

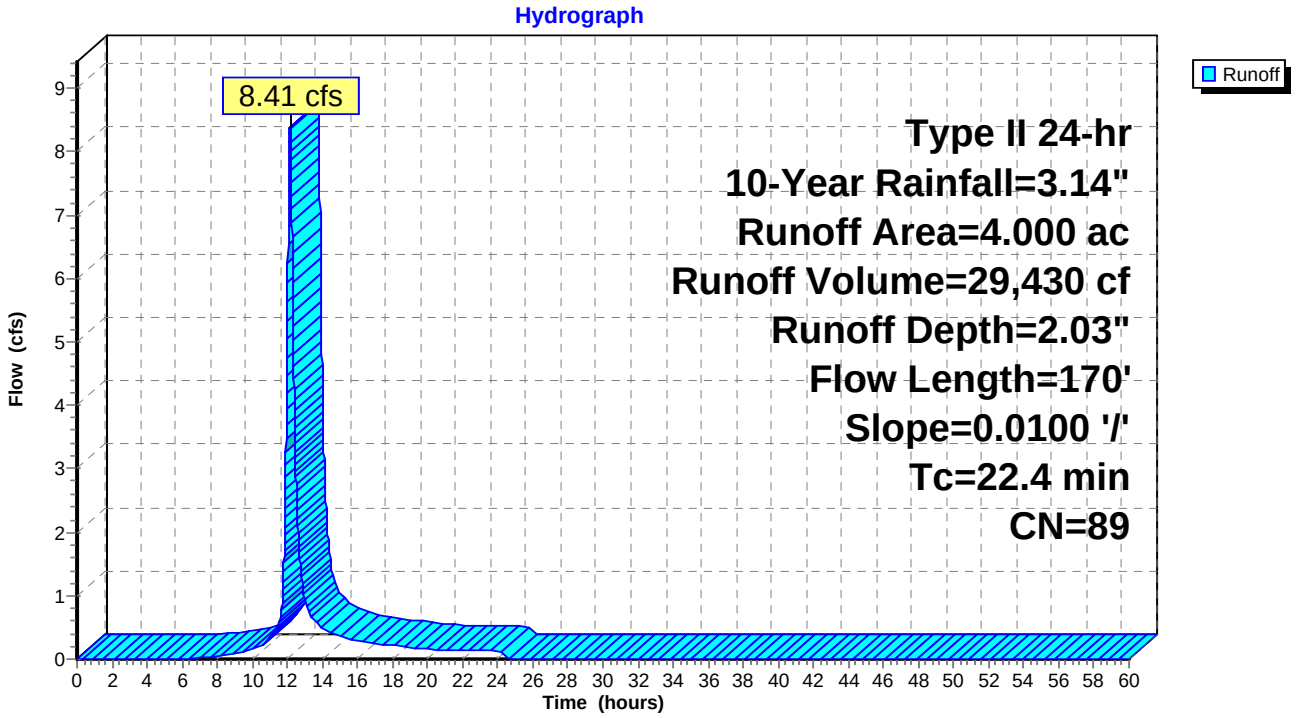
Runoff = 8.41 cfs @ 12.15 hrs, Volume= 29,430 cf, Depth= 2.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-Year Rainfall=3.14"

Area (ac)	CN	Description
1.900	80	>75% Grass cover, Good, HSG D
2.100	98	Paved parking, HSG D
4.000	89	Weighted Average
1.900		47.50% Pervious Area
2.100		52.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
22.4	170	0.0100	0.13		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"

Subcatchment 1S: Proposed



Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Summary for Pond 2P: (new Pond)

Inflow Area = 174,240 sf, 52.50% Impervious, Inflow Depth = 2.03" for 10-Year event
Inflow = 8.41 cfs @ 12.15 hrs, Volume= 29,430 cf
Outflow = 2.67 cfs @ 12.51 hrs, Volume= 29,430 cf, Atten= 68%, Lag= 21.8 min
Primary = 2.67 cfs @ 12.51 hrs, Volume= 29,430 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 586.31' @ 12.51 hrs Surf.Area= 7,352 sf Storage= 8,548 cf

Plug-Flow detention time= 25.9 min calculated for 29,425 cf (100% of inflow)
Center-of-Mass det. time= 25.9 min (849.9 - 824.0)

Volume	Invert	Avail.Storage	Storage Description
#1	585.00'	22,850 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

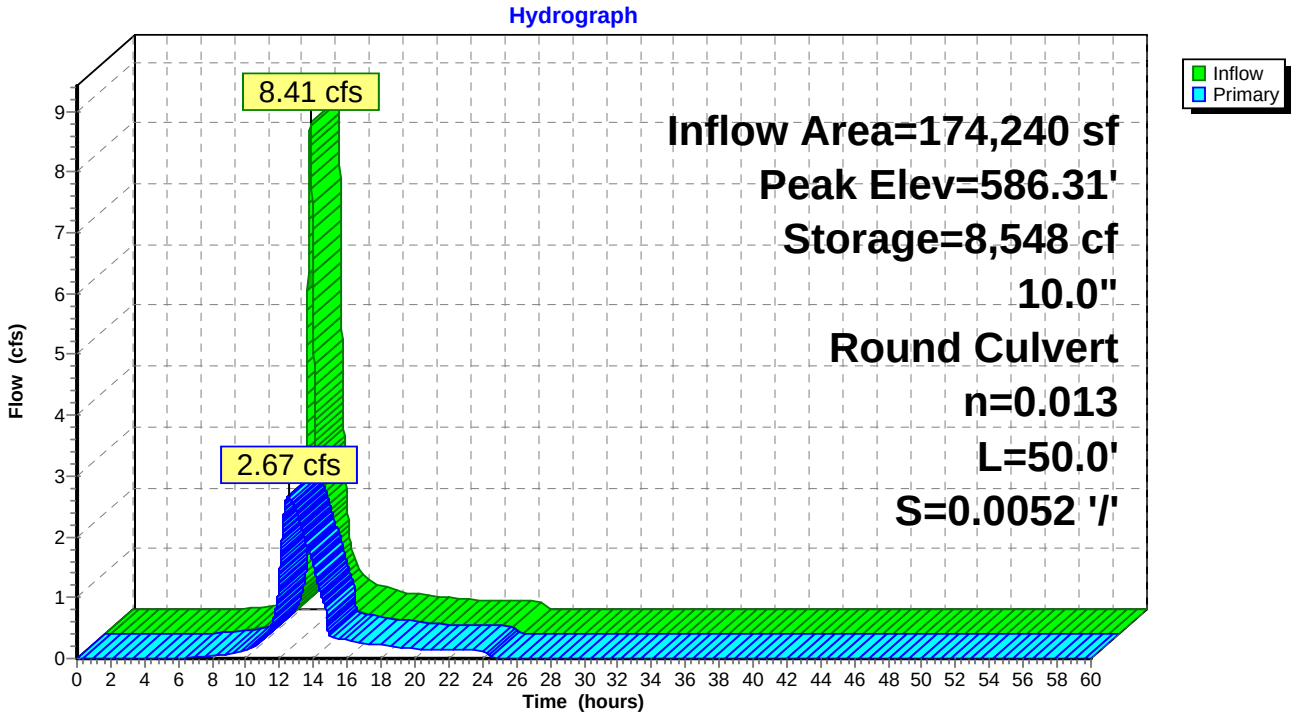
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
585.00	5,685	0	0
586.00	6,941	6,313	6,313
587.00	8,254	7,598	13,911
588.00	9,624	8,939	22,850

Device	Routing	Invert	Outlet Devices
#1	Primary	584.44'	**10.0" Round Culvert** L= 50.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 584.44' / 584.18' S= 0.0052 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf

Primary OutFlow Max=2.67 cfs @ 12.51 hrs HW=586.31' (Free Discharge)
↑—**1=Culvert** (Barrel Controls 2.67 cfs @ 4.89 fps)

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Pond 2P: (new Pond)



Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Proposed Runoff Area=4.000 ac 52.50% Impervious Runoff Depth=2.67"
Flow Length=170' Slope=0.0100 '/' Tc=22.4 min CN=89 Runoff=11.02 cfs 38,815 cf

Pond 2P: (new Pond) Peak Elev=586.78' Storage=12,155 cf Inflow=11.02 cfs 38,815 cf
10.0" Round Culvert n=0.013 L=50.0' S=0.0052 '/' Outflow=3.11 cfs 38,815 cf

Total Runoff Area = 174,240 sf Runoff Volume = 38,815 cf Average Runoff Depth = 2.67"
47.50% Pervious = 82,764 sf 52.50% Impervious = 91,476 sf

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Summary for Subcatchment 1S: Proposed

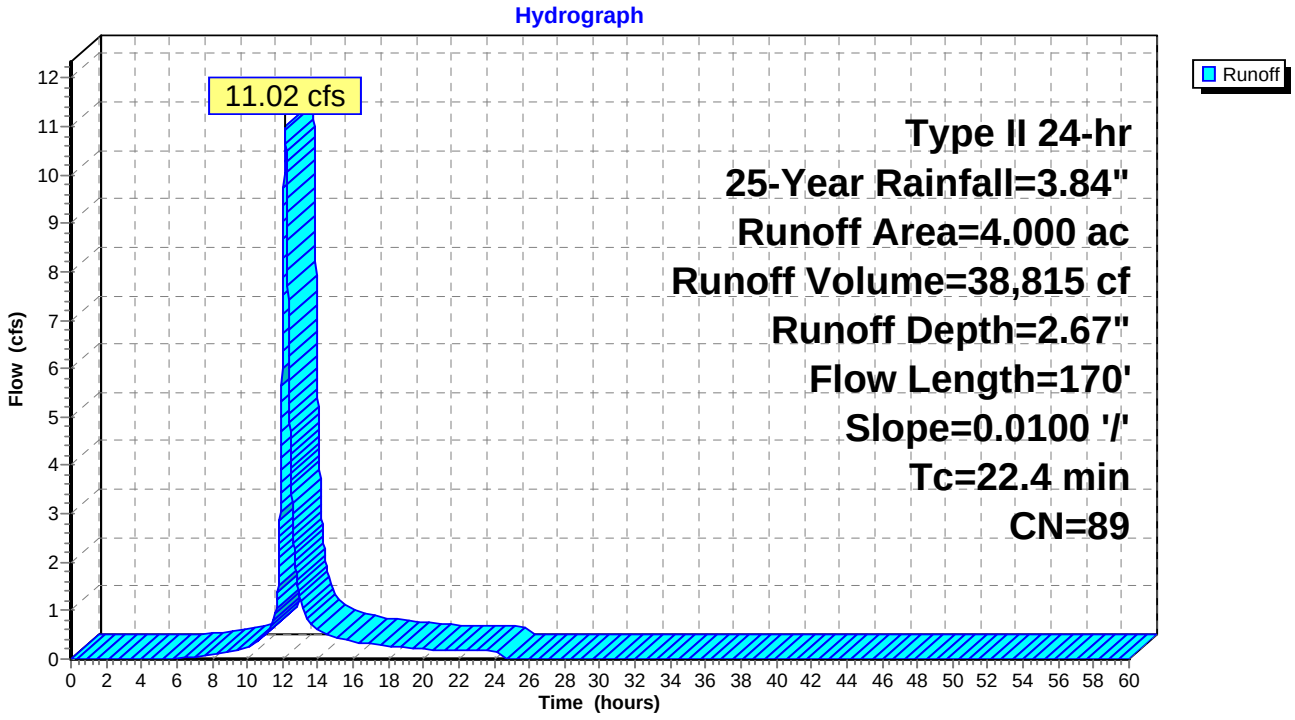
Runoff = 11.02 cfs @ 12.15 hrs, Volume= 38,815 cf, Depth= 2.67"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-Year Rainfall=3.84"

Area (ac)	CN	Description
1.900	80	>75% Grass cover, Good, HSG D
2.100	98	Paved parking, HSG D
4.000	89	Weighted Average
1.900		47.50% Pervious Area
2.100		52.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
22.4	170	0.0100	0.13		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"

Subcatchment 1S: Proposed



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Summary for Pond 2P: (new Pond)

Inflow Area = 174,240 sf, 52.50% Impervious, Inflow Depth = 2.67" for 25-Year event
Inflow = 11.02 cfs @ 12.15 hrs, Volume= 38,815 cf
Outflow = 3.11 cfs @ 12.54 hrs, Volume= 38,815 cf, Atten= 72%, Lag= 23.8 min
Primary = 3.11 cfs @ 12.54 hrs, Volume= 38,815 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 586.78' @ 12.54 hrs Surf.Area= 7,970 sf Storage= 12,155 cf

Plug-Flow detention time= 32.1 min calculated for 38,808 cf (100% of inflow)
Center-of-Mass det. time= 32.1 min (848.2 - 816.1)

Volume	Invert	Avail.Storage	Storage Description
#1	585.00'	22,850 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

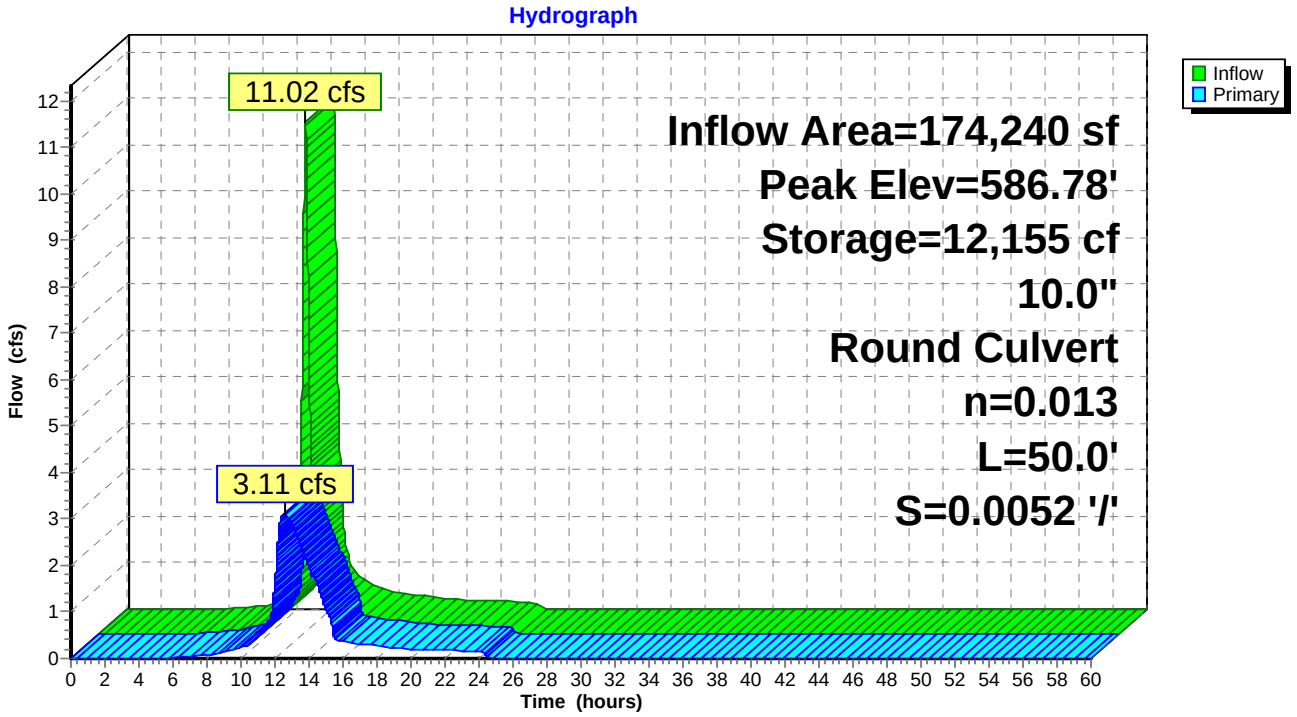
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
585.00	5,685	0	0
586.00	6,941	6,313	6,313
587.00	8,254	7,598	13,911
588.00	9,624	8,939	22,850

Device	Routing	Invert	Outlet Devices
#1	Primary	584.44'	**10.0" Round Culvert** L= 50.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 584.44' / 584.18' S= 0.0052 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf

Primary OutFlow Max=3.11 cfs @ 12.54 hrs HW=586.78' (Free Discharge)
↑—**1=Culvert** (Barrel Controls 3.11 cfs @ 5.71 fps)

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Pond 2P: (new Pond)



Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Proposed Runoff Area=4.000 ac 52.50% Impervious Runoff Depth=3.99"
Flow Length=170' Slope=0.0100 '/' Tc=22.4 min CN=89 Runoff=16.21 cfs 57,971 cf

Pond 2P: (new Pond) Peak Elev=587.70' Storage=20,015 cf Inflow=16.21 cfs 57,971 cf
10.0" Round Culvert n=0.013 L=50.0' S=0.0052 '/' Outflow=3.83 cfs 57,971 cf

Total Runoff Area = 174,240 sf Runoff Volume = 57,971 cf Average Runoff Depth = 3.99"
47.50% Pervious = 82,764 sf 52.50% Impervious = 91,476 sf

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Summary for Subcatchment 1S: Proposed

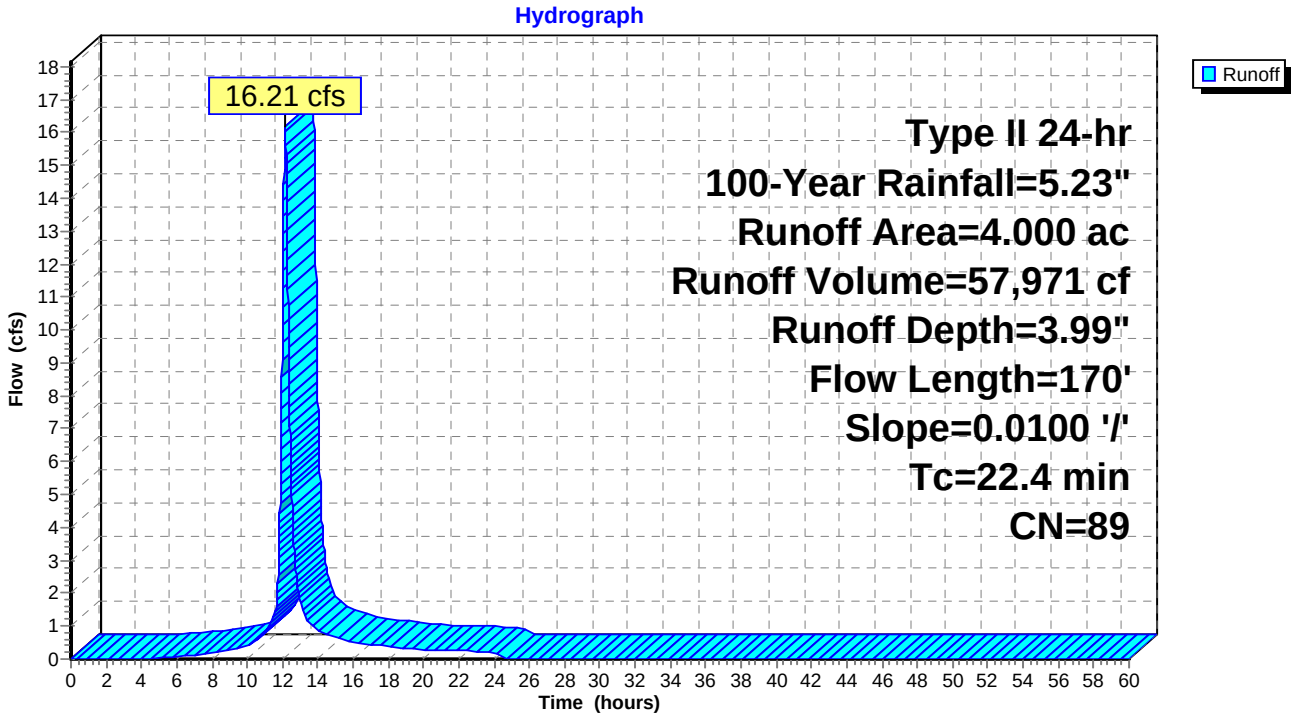
Runoff = 16.21 cfs @ 12.15 hrs, Volume= 57,971 cf, Depth= 3.99"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-Year Rainfall=5.23"

Area (ac)	CN	Description
1.900	80	>75% Grass cover, Good, HSG D
2.100	98	Paved parking, HSG D
4.000	89	Weighted Average
1.900		47.50% Pervious Area
2.100		52.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
22.4	170	0.0100	0.13		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"

Subcatchment 1S: Proposed



Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Summary for Pond 2P: (new Pond)

Inflow Area = 174,240 sf, 52.50% Impervious, Inflow Depth = 3.99" for 100-Year event
Inflow = 16.21 cfs @ 12.15 hrs, Volume= 57,971 cf
Outflow = 3.83 cfs @ 12.60 hrs, Volume= 57,971 cf, Atten= 76%, Lag= 27.1 min
Primary = 3.83 cfs @ 12.60 hrs, Volume= 57,971 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 587.70' @ 12.60 hrs Surf.Area= 9,212 sf Storage= 20,015 cf

Plug-Flow detention time= 43.9 min calculated for 57,961 cf (100% of inflow)
Center-of-Mass det. time= 43.9 min (848.7 - 804.8)

Volume	Invert	Avail.Storage	Storage Description
#1	585.00'	22,850 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
585.00	5,685	0	0
586.00	6,941	6,313	6,313
587.00	8,254	7,598	13,911
588.00	9,624	8,939	22,850

Device	Routing	Invert	Outlet Devices
#1	Primary	584.44'	**10.0" Round Culvert** L= 50.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 584.44' / 584.18' S= 0.0052 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf

Primary OutFlow Max=3.83 cfs @ 12.60 hrs HW=587.70' (Free Discharge)
↳**1=Culvert** (Barrel Controls 3.83 cfs @ 7.03 fps)

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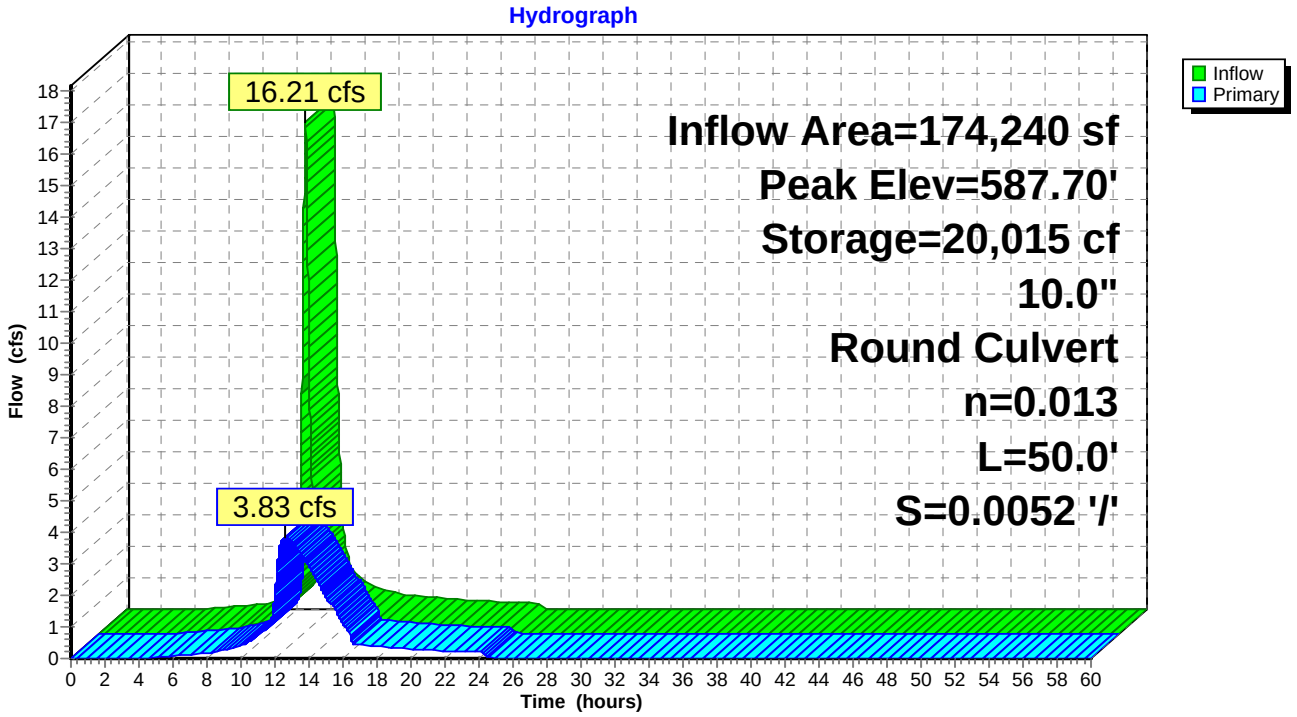
Pond 2P: (new Pond)



Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Green Infrastructure & Water Quality Calculations

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Version 1.7
Last Updated: 10/02/2015

Total Water Quality Volume Calculation
WQv(acre-feet) = [(P)(Rv)(A)] /12

Is this project subject to Chapter 10 of the NYS Design Manual (i.e. WQv is equal to post-development 1 year runoff volume)?.....	

Design Point:	1	
P=	1.00	*inch*

Breakdown of Subcatchments

Catchment Number	Total Area *(Acres)*	Impervious Area *(Acres)*	Percent Impervious *%*	Rv	WQv *(ft^3)*	Description
1	4.00	2.10	53%	0.52	7,587	
2						
3						
4						
5						
6						
7						
8						
9						
10						
Subtotal (1-30)	4.00	2.10	53%	0.52	**7,587**	**Subtotal 1**
Total	4.00	2.10	53%	0.52	**7,587**	**Initial WQv**

Identify Runoff Reduction Techniques By Area

Technique	Total Contributing Area *(Acre)*	Contributing Impervious Area *(Acre)*	Notes
Conservation of Natural Areas	0.00	0.00	*minimum 10,000 sf*
Riparian Buffers	0.00	0.00	*maximum contributing length 75 feet to 150 feet*
Filter Strips	0.00	0.00	
Tree Planting	0.00	0.00	*Up to 100 sf directly connected impervious area may be subtracted per*
Total	**0.00**	**0.00**	

Recalculate WQv after application of Area Reduction Techniques

	Total Area *(Acres)*	Impervious Area *(Acres)*	Percent Impervious *%*	Runoff Coefficient Rv	WQv *(ft^3)*
"<<Initial WQv"	4.00	2.10	53%	0.52	7,587
Subtract Area	0.00	0.00			
WQv adjusted after Area Reductions	**4.00**	**2.10**	53%	0.52	7,587
Disconnection of Rooftops		0.00			
Adjusted WQv after Area Reduction and Rooftop Disconnect	4.00	2.10	53%	0.52	**7,587**
WQv reduced by Area Reduction techniques					0

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Minimum RRv

Enter the Soils Data for the site		
Soil Group	Acres	S
A		55%
B		40%
C		30%
D	**4.00**	20%
Total Area	4	
Calculate the Minimum RRv		
S =	**0.20**	
Impervious =	2.10	*acre*
Precipitation	1	*in*
Rv	0.95	
Minimum RRv	**1,448**	***ft3***
	0.03	af

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Bioretention Worksheet

(For use on HSG C or D Soils with underdrains)

Af=WQv*(df)/[k*(hf+df)(tf)]

Af	Required Surface Area (ft2)
WQv	Water Quality Volume (ft3)
df	Depth of the Soil Medium (feet)
hf	Average height of water above the planter bed
tf	Volume Through the Filter Media (days)

k — The hydraulic conductivity [ft/day], can be varied depending on the properties of the soil media. Some reported conductivity values are: ***Sand*** - 3.5 ft/day (City of Austin 1988); ***Peat*** - 2.0 ft/day (Galli 1990); ***Leaf Compost*** - 8.7 ft/day (Claytor and Schueler, 1996); ***Bioretention Soil*** (0.5 ft/day (Claytor &

Design Point:	1

Enter Site Data For Drainage Area to be Treated by Practice							
Catchment Number	**Total Area** *(Acres)*	**Impervious Area** *(Acres)*	**Percent Impervious** *%*	**Rv**	**WQv** *(ft^3)*	**Precipitation** *(in)*	**Description**
1	4.00	2.10	0.53	0.52	7586.70	1.00	
Enter Impervious Area Reduced by Disconnection of Rooftops			53%	0.52	7,587	<<WQv after adjusting for Disconnected Rooftops	
Enter the portion of the WQv that is not reduced for all practices routed to this practice.						*ft^3*	

Soil Information			
Soil Group	D		
Soil Infiltration Rate	0.00	*in/hour*	*Okay*
Using Underdrains?	Yes	*Okay*	

Calculate the Minimum Filter Area				
		Value	Units	Notes
WQv		7,587	*ft^3*	
Enter Depth of Soil Media	*df*	1.5	*ft*	*2.5-4 ft*
Enter Hydraulic Conductivity	*k*	0.5	*ft/day*	
Enter Average Height of Ponding	*hf*	0.5	*ft*	*6 inches max.*
Enter Filter Time	*tf*	2	*days*	
Required Filter Area	***Af***	**5690**	***ft^2***	

Determine Actual Bio-Retention Area			
Filter Width	75	*ft*	
Filter Length	76.13	*ft*	
Filter Area	5709.75	*ft^2*	
Actual Volume Provided	7613	*ft^3*	

Determine Runoff Reduction				
Is the Bioretention contributing flow to another practice?			Select Practice	
RRv	3,045			
RRv applied	**3,045**	***ft^3***	***This is 40% of the storage provided or WQv whichever is less.***	
Volume Treated	4,542	*ft^3*	*This is the portion of the WQv that is not reduced in the practice.*	
Volume Directed	0	*ft^3*	This volume is directed another practice	
Sizing √	OK		*Check to be sure Area provided ≥ Af*	

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Appendix E

NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity Permit No. GP-0-20-001

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

SPDES GENERAL PERMIT
FOR STORMWATER DISCHARGES

From

CONSTRUCTION ACTIVITY

Permit No. GP- 0-20-001

Issued Pursuant to Article 17, Titles 7, 8 and Article 70

of the Environmental Conservation Law

Effective Date: January 29, 2020

Expiration Date: January 28, 2025

John J. Ferguson

Chief Permit Administrator

1-23-20

Authorized Signature

Date

Address: NYS DEC
Division of Environmental Permits
625 Broadway, 4th Floor
Albany, N.Y. 12233-1750

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

PREFACE

Pursuant to Section 402 of the Clean Water Act ("CWA"), stormwater *discharges* from certain *construction activities* are unlawful unless they are authorized by a *National Pollutant Discharge Elimination System ("NPDES")* permit or by a state permit program. New York administers the approved State Pollutant Discharge Elimination System (SPDES) program with permits issued in accordance with the New York State Environmental Conservation Law (ECL) Article 17, Titles 7, 8 and Article 70.

An *owner or operator* of a *construction activity* that is eligible for coverage under this permit must obtain coverage prior to the *commencement of construction activity*. Activities that fit the definition of "*construction activity*", as defined under 40 CFR 122.26(b)(14)(x), (15)(i), and (15)(ii), constitute construction of a *point source* and therefore, pursuant to ECL section 17-0505 and 17-0701, the *owner or operator* must have coverage under a SPDES permit prior to *commencing construction activity*. The *owner or operator* cannot wait until there is an actual *discharge* from the *construction site* to obtain permit coverage.

***Note: The italicized words/phrases within this permit are defined in Appendix A.**

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NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES

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Part 1. PERMIT COVERAGE AND LIMITATIONS

A. Permit Application

This permit authorizes stormwater *discharges* to *surface waters of the State* from the following *construction activities* identified within 40 CFR Parts 122.26(b)(14)(x), 122.26(b)(15)(i) and 122.26(b)(15)(ii), provided all of the eligibility provisions of this permit are met:

1. *Construction activities* involving soil disturbances of one (1) or more acres; including disturbances of less than one acre that are part of a *larger common plan of development or sale* that will ultimately disturb one or more acres of land; excluding *routine maintenance activity* that is performed to maintain the original line and grade, hydraulic capacity or original purpose of a facility;

2. *Construction activities* involving soil disturbances of less than one (1) acre where the Department has determined that a *SPDES* permit is required for stormwater *discharges* based on the potential for contribution to a violation of a *water quality standard* or for significant contribution of *pollutants* to *surface waters of the State.*

3. *Construction activities* located in the watershed(s) identified in Appendix D that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

B. Effluent Limitations Applicable to Discharges from Construction Activities

Discharges authorized by this permit must achieve, at a minimum, the effluent limitations in Part I.B.1. (a) – (f) of this permit. These limitations represent the degree of effluent reduction attainable by the application of best practicable technology currently available.

1. Erosion and Sediment Control Requirements - The *owner or operator* must select, design, install, implement and maintain control measures to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. The selection, design, installation, implementation, and maintenance of these control measures must meet the non-numeric effluent limitations in Part I.B.1.(a) – (f) of this permit and be in accordance with the New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016, using sound engineering judgment. Where control measures are not designed in conformance with the design criteria included in the technical standard, the *owner or operator* must include in the *Stormwater Pollution Prevention Plan* ("SWPPP") the reason(s) for the

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deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

a. **Erosion and Sediment Controls.** Design, install and maintain effective erosion and sediment controls to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. At a minimum, such controls must be designed, installed and maintained to:

   (i) *Minimize* soil erosion through application of runoff control and soil stabilization control measure to *minimize pollutant discharge*s;

   (ii) Control stormwater *discharge*s, including both peak flowrates and total stormwater volume, to *minimize* channel and *streambank* erosion and scour in the immediate vicinity of the *discharge* points;

   (iii) *Minimize* the amount of soil exposed during *construction activity*;

   (iv) *Minimize* the disturbance of *steep slopes*;

   (v) *Minimize* sediment *discharge*s from the site;

   (vi) Provide and maintain *natural buffer*s around surface waters, direct stormwater to vegetated areas and maximize stormwater infiltration to reduce *pollutant discharge*s, unless *infeasible*;

   (vii) *Minimize* soil compaction. Minimizing soil compaction is not required where the intended function of a specific area of the site dictates that it be compacted;

   (viii) Unless *infeasible*, preserve a sufficient amount of topsoil to complete soil restoration and establish a uniform, dense vegetative cover; and

   (ix) *Minimize* dust. On areas of exposed soil, *minimize* dust through the appropriate application of water or other dust suppression techniques to control the generation of pollutants that could be discharged from the site.

b. **Soil Stabilization**. In areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the current soil disturbance activity ceased. For construction sites that *directly discharge* to one of the 303(d) segments

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listed in Appendix E or is located in one of the watersheds listed in Appendix C, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased. See Appendix A for definition of *Temporarily Ceased*.

c. **Dewatering**. *Discharge*s from *dewatering* activities, including *discharge*s from *dewatering* of trenches and excavations, must be managed by appropriate control measures.

d. **Pollution Prevention Measures**. Design, install, implement, and maintain effective pollution prevention measures to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. At a minimum, such measures must be designed, installed, implemented and maintained to:

(i) *Minimize* the *discharge* of *pollutants* from equipment and vehicle washing, wheel wash water, and other wash waters. This applies to washing operations that use clean water only. Soaps, detergents and solvents cannot be used;

(ii) *Minimize* the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste, hazardous and toxic waste, and other materials present on the site to precipitation and to stormwater. Minimization of exposure is not required in cases where the exposure to precipitation and to stormwater will not result in a *discharge* of *pollutants*, or where exposure of a specific material or product poses little risk of stormwater contamination (such as final products and materials intended for outdoor use) ; and

(iii) Prevent the *discharge* of *pollutants* from spills and leaks and implement chemical spill and leak prevention and response procedures.

e. **Prohibited *Discharges*.** The following *discharge*s are prohibited:

(i) Wastewater from washout of concrete;

(ii) Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials;

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(iii) Fuels, oils, or other *pollutants* used in vehicle and equipment operation and maintenance;

(iv) Soaps or solvents used in vehicle and equipment washing; and

(v) Toxic or hazardous substances from a spill or other release.

f. Surface Outlets. When discharging from basins and impoundments, the outlets shall be designed, constructed and maintained in such a manner that sediment does not leave the basin or impoundment and that erosion at or below the outlet does not occur.

C. Post-construction Stormwater Management Practice Requirements

1. The *owner or operator* of a *construction activity* that requires post-construction stormwater management practices pursuant to Part III.C. of this permit must select, design, install, and maintain the practices to meet the *performance criteria* in the New York State Stormwater Management Design Manual ("Design Manual"), dated January 2015, using sound engineering judgment. Where post-construction stormwater management practices ("SMPs") are not designed in conformance with the *performance criteria* in the Design Manual, the *owner or operator* must include in the SWPPP the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

2. The *owner or operator* of a *construction activity* that requires post-construction stormwater management practices pursuant to Part III.C. of this permit must design the practices to meet the applicable *sizing criteria* in Part I.C.2.a., b., c. or d. of this permit.

a. Sizing Criteria for New Development

(i) Runoff Reduction Volume ("RRv"): Reduce the total Water Quality Volume ("WQv") by application of RR techniques and standard SMPs with RRv capacity. The total WQv shall be calculated in accordance with the criteria in Section 4.2 of the Design Manual.

(ii) Minimum RRv and Treatment of Remaining Total WQv: Construction activities that cannot meet the criteria in Part I.C.2.a.(i) of this permit due to site limitations shall direct runoff from all newly constructed impervious areas to a RR technique or standard SMP with RRv capacity unless infeasible. The specific site limitations that prevent the reduction of 100% of the WQv shall be documented in the SWPPP.

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For each impervious area that is not directed to a RR technique or standard SMP with RRv capacity, the SWPPP must include documentation which demonstrates that all options were considered and for each option explains why it is considered infeasible.

In no case shall the runoff reduction achieved from the newly constructed impervious areas be less than the Minimum RRv as calculated using the criteria in Section 4.3 of the Design Manual. The remaining portion of the total WQv that cannot be reduced shall be treated by application of standard SMPs.

(iii) Channel Protection Volume ("Cpv"): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event; remaining after runoff reduction. The Cpv requirement does not apply when:
(1) Reduction of the entire Cpv is achieved by application of runoff reduction techniques or infiltration systems, or
(2) The site discharges directly to tidal waters, or fifth order or larger streams.

(iv) *Overbank* Flood Control Criteria ("Qp"): Requires storage to attenuate the post-development 10-year, 24-hour peak discharge rate (Qp) to predevelopment rates. The Qp requirement does not apply when:
(1) the site discharges directly to tidal waters or fifth order or larger streams, or
(2) A downstream analysis reveals that *overbank* control is not required.

(v) Extreme Flood Control Criteria ("Qf"): Requires storage to attenuate the post-development 100-year, 24-hour peak discharge rate (Qf) to predevelopment rates. The Qf requirement does not apply when:
(1) the site discharges directly to tidal waters or fifth order or larger streams, or
(2) A downstream analysis reveals that *overbank* control is not required.

b. *Sizing Criteria* for *New Development* in Enhanced Phosphorus Removal Watershed

(i) Runoff Reduction Volume (RRv): Reduce the total Water Quality Volume (WQv) by application of RR techniques and standard SMPs with RRv capacity. The total WQv is the runoff volume from the 1-year, 24 hour design storm over the post-developed watershed and shall be

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calculated in accordance with the criteria in Section 10.3 of the Design Manual.

(ii) Minimum RRv and Treatment of Remaining Total WQv: *Construction activities* that cannot meet the criteria in Part I.C.2.b.(i) of this permit due to *site limitations* shall direct runoff from all newly constructed *impervious areas* to a RR technique or standard SMP with RRv capacity unless *infeasible*. The specific *site limitations* that prevent the reduction of 100% of the WQv shall be documented in the SWPPP. For each *impervious area* that is not directed to a RR technique or standard SMP with RRv capacity, the SWPPP must include documentation which demonstrates that all options were considered and for each option explains why it is considered *infeasible.*

In no case shall the runoff reduction achieved from the newly constructed *impervious areas* be less than the Minimum RRv as calculated using the criteria in Section 10.3 of the Design Manual. The remaining portion of the total WQv that cannot be reduced shall be treated by application of standard SMPs.

(iii) Channel Protection Volume (Cpv): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event; remaining after runoff reduction. The Cpv requirement does not apply when:
(1) Reduction of the entire Cpv is achieved by application of runoff reduction techniques or infiltration systems, or
(2) The site *discharge*s directly to tidal waters, or fifth order or larger streams.

(iv) *Overbank* Flood Control Criteria (Qp): Requires storage to attenuate the post-development 10-year, 24-hour peak *discharge* rate (Qp) to predevelopment rates. The Qp requirement does not apply when:
(1) the site *discharge*s directly to tidal waters or fifth order or larger streams, or
(2) A downstream analysis reveals that *overbank* control is not required.

(v) Extreme Flood Control Criteria (Qf): Requires storage to attenuate the post-development 100-year, 24-hour peak *discharge* rate (Qf) to predevelopment rates. The Qf requirement does not apply when:
(1) the site *discharge*s directly to tidal waters or fifth order or larger streams, or
(2) A downstream analysis reveals that *overbank* control is not required.

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c. Sizing Criteria for Redevelopment Activity

(i) Water Quality Volume (WQv): The WQv treatment objective for *redevelopment activity* shall be addressed by one of the following options. *Redevelopment activities* located in an Enhanced Phosphorus Removal Watershed (see Part III.B.3. and Appendix C of this permit) shall calculate the WQv in accordance with Section 10.3 of the Design Manual. All other *redevelopment activities* shall calculate the WQv in accordance with Section 4.2 of the Design Manual.

(1) Reduce the existing *impervious cover* by a minimum of 25% of the total disturbed, *impervious area*. The Soil Restoration criteria in Section 5.1.6 of the Design Manual must be applied to all newly created pervious areas, or

(2) Capture and treat a minimum of 25% of the WQv from the disturbed, *impervious area* by the application of standard SMPs; or reduce 25% of the WQv from the disturbed, *impervious area* by the application of RR techniques or standard SMPs with RRv capacity., or

(3) Capture and treat a minimum of 75% of the WQv from the disturbed, *impervious area* as well as any additional runoff from tributary areas by application of the alternative practices discussed in Sections 9.3 and 9.4 of the Design Manual., or

(4) Application of a combination of 1, 2 and 3 above that provide a weighted average of at least two of the above methods. Application of this method shall be in accordance with the criteria in Section 9.2.1(B) (IV) of the Design Manual.

If there is an existing post-construction stormwater management practice located on the site that captures and treats runoff from the *impervious area* that is being disturbed, the WQv treatment option selected must, at a minimum, provide treatment equal to the treatment that was being provided by the existing practice(s) if that treatment is greater than the treatment required by options 1 – 4 above.

(ii) Channel Protection Volume (Cpv): Not required if there are no changes to hydrology that increase the *discharge* rate from the project site.

(iii) *Overbank* Flood Control Criteria (Qp): Not required if there are no changes to hydrology that increase the *discharge* rate from the project site.

(iv) Extreme Flood Control Criteria (Qf): Not required if there are no changes to hydrology that increase the *discharge* rate from the project site

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d. Sizing Criteria for Combination of Redevelopment Activity and New Development

Construction projects that include both New Development and Redevelopment Activity shall provide post-construction stormwater management controls that meet the sizing criteria calculated as an aggregate of the Sizing Criteria in Part I.C.2.a. or b. of this permit for the New Development portion of the project and Part I.C.2.c of this permit for Redevelopment Activity portion of the project.

D. Maintaining Water Quality

The Department expects that compliance with the conditions of this permit will control *discharge*s necessary to meet applicable *water quality standards*. It shall be a violation of the *ECL* for any discharge to either cause or contribute to a violation of *water quality standards* as contained in Parts 700 through 705 of Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York, such as:

1. There shall be no increase in turbidity that will cause a substantial visible contrast to natural conditions;

2. There shall be no increase in suspended, colloidal or settleable solids that will cause deposition or impair the waters for their best usages; and

3. There shall be no residue from oil and floating substances, nor visible oil film, nor globules of grease.

If there is evidence indicating that the stormwater *discharge*s authorized by this permit are causing, have the reasonable potential to cause, or are contributing to a violation of the *water quality standards*; the *owner or operator* must take appropriate corrective action in accordance with Part IV.C.5. of this general permit and document in accordance with Part IV.C.4. of this general permit. To address the *water quality standard* violation the *owner or operator* may need to provide additional information, include and implement appropriate controls in the SWPPP to correct the problem, or obtain an individual SPDES permit.

If there is evidence indicating that despite compliance with the terms and conditions of this general permit it is demonstrated that the stormwater *discharge*s authorized by this permit are causing or contributing to a violation of *water quality standards*, or if the Department determines that a modification of the permit is necessary to prevent a violation of *water quality standards*, the authorized *discharge*s will no longer be eligible for coverage under this permit. The Department may require the *owner or operator* to obtain an individual SPDES permit to continue discharging.

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E. Eligibility Under This General Permit

1. This permit may authorize all *discharges* of stormwater from *construction activity* to *surface waters of the State* and *groundwaters* except for ineligible *discharges* identified under subparagraph F. of this Part.

2. Except for non-stormwater *discharges* explicitly listed in the next paragraph, this permit only authorizes stormwater *discharge*s; including stormwater runoff, snowmelt runoff, and surface runoff and drainage, from *construction activities*.

3. Notwithstanding paragraphs E.1 and E.2 above, the following non-stormwater discharges are authorized by this permit: those listed in 6 NYCRR 750-1.2(a)(29)(vi), with the following exception: "Discharges from firefighting activities are authorized only when the firefighting activities are emergencies/unplanned"; waters to which other components have not been added that are used to control dust in accordance with the SWPPP; and uncontaminated *discharge*s from *construction site* de-watering operations. All non-stormwater discharges must be identified in the SWPPP. Under all circumstances, the *owner or operator* must still comply with *water quality standards* in Part I.D of this permit.

4. The *owner or operator* must maintain permit eligibility to *discharge* under this permit. Any *discharges* that are not compliant with the eligibility conditions of this permit are not authorized by the permit and the *owner or operator* must either apply for a separate permit to cover those ineligible *discharges* or take steps necessary to make the *discharge* eligible for coverage.

F. Activities Which Are Ineligible for Coverage Under This General Permit

All of the following are **not** authorized by this permit:

1. *Discharge*s after *construction activities* have been completed and the site has undergone *final stabilization*;

2. *Discharges* that are mixed with sources of non-stormwater other than those expressly authorized under subsection E.3. of this Part and identified in the SWPPP required by this permit;

3. *Discharges* that are required to obtain an individual SPDES permit or another SPDES general permit pursuant to Part VII.K. of this permit;

4. *Construction activities* or *discharges* from *construction activities* that may adversely affect an *endangered or threatened species* unless the *owner or*

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operator has obtained a permit issued pursuant to 6 NYCRR Part 182 for the project or the Department has issued a letter of non-jurisdiction for the project. All documentation necessary to demonstrate eligibility shall be maintained on site in accordance with Part II.D.2 of this permit;

5. *Discharges* which either cause or contribute to a violation of *water quality standards* adopted pursuant to the *ECL* and its accompanying regulations;

6. *Construction activities* for residential, commercial and institutional projects:

   a. Where the *discharge*s from the *construction activities* are tributary to waters of the state classified as AA or AA-s; and

   b. Which are undertaken on land with no existing *impervious cover*; and

   c. Which disturb one (1) or more acres of land designated on the current United States Department of Agriculture ("USDA") Soil Survey as Soil Slope Phase "D", (provided the map unit name is inclusive of slopes greater than 25%), or Soil Slope Phase "E" or "F" (regardless of the map unit name), or a combination of the three designations.

7. *Construction activities* for linear transportation projects and linear utility projects:

   a. Where the *discharge*s from the *construction activities* are tributary to waters of the state classified as AA or AA-s; and

   b. Which are undertaken on land with no existing *impervious cover*; and

   c. Which disturb two (2) or more acres of land designated on the current USDA Soil Survey as Soil Slope Phase "D" (provided the map unit name is inclusive of slopes greater than 25%), or Soil Slope Phase "E" or "F" (regardless of the map unit name), or a combination of the three designations.

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8. *Construction activities* that have the potential to affect an *historic property*, unless there is documentation that such impacts have been resolved. The following documentation necessary to demonstrate eligibility with this requirement shall be maintained on site in accordance with Part II.D.2 of this permit and made available to the Department in accordance with Part VII.F of this permit:

   a. Documentation that the *construction activity* is not within an archeologically sensitive area indicated on the sensitivity map, and that the *construction activity* is not located on or immediately adjacent to a property listed or determined to be eligible for listing on the National or State Registers of Historic Places, and that there is no new permanent building on the *construction site* within the following distances from a building, structure, or object that is more than 50 years old, or if there is such a new permanent building on the *construction site* within those parameters that NYS Office of Parks, Recreation and Historic Preservation (OPRHP), a Historic Preservation Commission of a Certified Local Government, or a qualified preservation professional has determined that the building, structure, or object more than 50 years old is not historically/archeologically significant.

      - 1-5 acres of disturbance - 20 feet
      - 5-20 acres of disturbance - 50 feet
      - 20+ acres of disturbance - 100 feet, or

   b. DEC consultation form sent to OPRHP, and copied to the NYS DEC Agency Historic Preservation Officer (APO), and
      (i) the State Environmental Quality Review (SEQR) Environmental Assessment Form (EAF) with a negative declaration or the Findings Statement, with documentation of OPRHP's agreement with the resolution; or
      (ii) documentation from OPRHP that the *construction activity* will result in No Impact; or
      (iii) documentation from OPRHP providing a determination of No Adverse Impact; or
      (iv) a Letter of Resolution signed by the owner/operator, OPRHP and the DEC APO which allows for this *construction activity* to be eligible for coverage under the general permit in terms of the State Historic Preservation Act (SHPA); or

   c. Documentation of satisfactory compliance with Section 106 of the National Historic Preservation Act for a coterminous project area:

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(i) No Affect
(ii) No Adverse Affect
(iii) Executed Memorandum of Agreement, or

d. Documentation that:

(i) SHPA Section 14.09 has been completed by NYS DEC or another state agency.

9. *Discharge*s from *construction activities* that are subject to an existing SPDES individual or general permit where a SPDES permit for *construction activity* has been terminated or denied; or where the *owner or operator* has failed to renew an expired individual permit.

Part II. PERMIT COVERAGE

A. How to Obtain Coverage

1. An *owner or operator* of a *construction activity* that is not subject to the requirements of a regulated, traditional land use control MS4 must first prepare a SWPPP in accordance with all applicable requirements of this permit and then submit a completed Notice of Intent (NOI) to the Department to be authorized to discharge under this permit.

2. An *owner or operator* of a *construction activity* that is subject to the requirements of a *regulated, traditional land use control MS4* must first prepare a SWPPP in accordance with all applicable requirements of this permit and then have the SWPPP reviewed and accepted by the *regulated, traditional land use control MS4* prior to submitting the NOI to the Department. The *owner or operator* shall have the "MS4 SWPPP Acceptance" form signed in accordance with Part VII.H., and then submit that form along with a completed NOI to the Department.

3. The requirement for an *owner or operator* to have its SWPPP reviewed and accepted by the *regulated, traditional land use control MS4* prior to submitting the NOI to the Department does not apply to an *owner or operator* that is obtaining permit coverage in accordance with the requirements in Part II.F. (Change of *Owner or Operator*) or where the *owner or operator* of the *construction activity* is the *regulated, traditional land use control MS4* . This exemption does not apply to *construction activities* subject to the New York City Administrative Code.

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B. Notice of Intent (NOI) Submittal

1. Prior to December 21, 2020, an owner or operator shall use either the electronic (eNOI) or paper version of the NOI that the Department prepared. Both versions of the NOI are located on the Department's website (http://www.dec.ny.gov/). The paper version of the NOI shall be signed in accordance with Part VII.H. of this permit and submitted to the following address:

   NOTICE OF INTENT
   NYS DEC, Bureau of Water Permits
   625 Broadway, 4th Floor
   Albany, New York 12233-3505

2. Beginning December 21, 2020 and in accordance with EPA's 2015 NPDES Electronic Reporting Rule (40 CFR Part 127), the *owner or operator* must submit the NOI electronically using the *Department's* online NOI.

3. The *owner or operator* shall have the SWPPP preparer sign the "SWPPP Preparer Certification" statement on the NOI prior to submitting the form to the Department.

4. As of the date the NOI is submitted to the Department, the *owner or operator* shall make the NOI and SWPPP available for review and copying in accordance with the requirements in Part VII.F. of this permit.

C. Permit Authorization

1. An *owner or operator* shall not *commence construction activity* until their authorization to *discharge* under this permit goes into effect.

2. Authorization to *discharge* under this permit will be effective when the *owner or operator* has satisfied all of the following criteria:

   a. project review pursuant to the State Environmental Quality Review Act ("SEQRA") have been satisfied, when SEQRA is applicable. See the Department's website (http://www.dec.ny.gov/) for more information,

   b. where required, all necessary Department permits subject to the *Uniform Procedures Act ("UPA")* (see 6 NYCRR Part 621), or the equivalent from another New York State agency, have been obtained, unless otherwise notified by the Department pursuant to 6 NYCRR 621.3(a)(4). *Owners or operators* of *construction activities* that are required to obtain *UPA* permits

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must submit a preliminary SWPPP to the appropriate DEC Permit Administrator at the Regional Office listed in Appendix F at the time all other necessary *UPA* permit applications are submitted. The preliminary SWPPP must include sufficient information to demonstrate that the *construction activity* qualifies for authorization under this permit,

c. the final SWPPP has been prepared, and

d. a complete NOI has been submitted to the Department in accordance with the requirements of this permit.

3. An *owner or operator* that has satisfied the requirements of Part II.C.2 above will be authorized to *discharge* stormwater from their *construction activity* in accordance with the following schedule:

   a. For *construction activities* that are not subject to the requirements of a *regulated, traditional land use control MS4*:

      (i) Five (5) business days from the date the Department receives a complete electronic version of the NOI (eNOI) for *construction activities* with a SWPPP that has been prepared in conformance with the design criteria in the technical standard referenced in Part III.B.1 and the *performance criteria* in the technical standard referenced in Parts III.B., 2 or 3, for *construction activities* that require post-construction stormwater management practices pursuant to Part III.C.; or

      (ii) Sixty (60) business days from the date the Department receives a complete NOI (electronic or paper version) for *construction activities* with a SWPPP that has not been prepared in conformance with the design criteria in technical standard referenced in Part III.B.1. or, for *construction activities* that require post-construction stormwater management practices pursuant to Part III.C., the *performance criteria* in the technical standard referenced in Parts III.B., 2 or 3, or;

      (iii) Ten (10) business days from the date the Department receives a complete paper version of the NOI for *construction activities* with a SWPPP that has been prepared in conformance with the design criteria in the technical standard referenced in Part III.B.1 and the *performance criteria* in the technical standard referenced in Parts III.B., 2 or 3, for *construction activities* that require post-construction stormwater management practices pursuant to Part III.C.

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b. For *construction activities* that are subject to the requirements of a *regulated, traditional land use control MS4*:

(i) Five (5) business days from the date the Department receives both a complete electronic version of the NOI (eNOI) and signed "*MS4* SWPPP Acceptance" form, or

(ii) Ten (10) business days from the date the Department receives both a complete paper version of the NOI and signed "MS4 SWPPP Acceptance" form.

4. Coverage under this permit authorizes stormwater *discharges* from only those areas of disturbance that are identified in the NOI. If an *owner or operator* wishes to have stormwater *discharges* from future or additional areas of disturbance authorized, they must submit a new NOI that addresses that phase of the development, unless otherwise notified by the Department. The *owner or operator* shall not *commence construction activity* on the future or additional areas until their authorization to *discharge* under this permit goes into effect in accordance with Part II.C. of this permit.

D. General Requirements For Owners or Operators With Permit Coverage

1. The *owner or operator* shall ensure that the provisions of the SWPPP are implemented from the *commencement of construction activity* until all areas of disturbance have achieved *final stabilization* and the Notice of Termination ("NOT") has been submitted to the Department in accordance with Part V. of this permit. This includes any changes made to the SWPPP pursuant to Part III.A.4. of this permit.

2. The *owner or operator* shall maintain a copy of the General Permit (GP-0-20-001), NOI, *NOI Acknowledgment Letter*, SWPPP, MS4 SWPPP Acceptance form, inspection reports, responsible contractor's or subcontractor's certification statement (see Part III.A.6.), and all documentation necessary to demonstrate eligibility with this permit at the *construction site* until all disturbed areas have achieved *final stabilization* and the NOT has been submitted to the Department. The documents must be maintained in a secure location, such as a job trailer, on-site construction office, or mailbox with lock. The secure location must be accessible during normal business hours to an individual performing a compliance inspection.

3. The *owner or operator* of a *construction activity* shall not disturb greater than five (5) acres of soil at any one time without prior written authorization from the Department or, in areas under the jurisdiction of a *regulated, traditional land*

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use control MS4, the *regulated, traditional land use control MS4* (provided the *regulated, traditional land use control MS4* is not the *owner or operator* of the *construction activity*). At a minimum, the *owner or operator* must comply with the following requirements in order to be authorized to disturb greater than five (5) acres of soil at any one time:

a. The *owner or operator* shall have a *qualified inspector* conduct **at least** two (2) site inspections in accordance with Part IV.C. of this permit every seven (7) calendar days, for as long as greater than five (5) acres of soil remain disturbed. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.

b. In areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased. The soil stabilization measures selected shall be in conformance with the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016.

c. The *owner or operator* shall prepare a phasing plan that defines maximum disturbed area per phase and shows required cuts and fills.

d. The *owner or operator* shall install any additional site-specific practices needed to protect water quality.

e. The *owner or operator* shall include the requirements above in their SWPPP.

4. In accordance with statute, regulations, and the terms and conditions of this permit, the Department may suspend or revoke an *owner's or operator's* coverage under this permit at any time if the Department determines that the SWPPP does not meet the permit requirements or consistent with Part VII.K..

5. Upon a finding of significant non-compliance with the practices described in the SWPPP or violation of this permit, the Department may order an immediate stop to all activity at the site until the non-compliance is remedied. The stop work order shall be in writing, describe the non-compliance in detail, and be sent to the *owner or operator*.

6. For *construction activities* that are subject to the requirements of a *regulated, traditional land use control MS4*, the *owner or operator* shall notify the

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regulated, traditional land use control MS4 in writing of any planned amendments or modifications to the post-construction stormwater management practice component of the SWPPP required by Part III.A. 4. and 5. of this permit. Unless otherwise notified by the *regulated, traditional land use control MS4*, the *owner or operator* shall have the SWPPP amendments or modifications reviewed and accepted by the *regulated, traditional land use control MS4* prior to commencing construction of the post-construction stormwater management practice.

E. Permit Coverage for Discharges Authorized Under GP-0-15-002

1. Upon renewal of SPDES General Permit for Stormwater Discharges from *Construction Activity* (Permit No. GP-0-15-002), an *owner or operator* of *a construction activity* with coverage under GP-0-15-002, as of the effective date of GP- 0-20-001, shall be authorized to *discharge* in accordance with GP- 0-20-001, unless otherwise notified by the Department.

   An *owner or operator* may continue to implement the technical/design components of the post-construction stormwater management controls provided that such design was done in conformance with the technical standards in place at the time of initial project authorization. However, they must comply with the other, non-design provisions of GP-0-20-001.

F. Change of Owner or Operator

1. When property ownership changes or when there is a change in operational control over the construction plans and specifications, the original *owner or operator* must notify the new *owner or operator*, in writing, of the requirement to obtain permit coverage by submitting a NOI with the Department. For *construction activities* subject to the requirements of a *regulated, traditional land use control MS4,* the original *owner or operator* must also notify the MS4, in writing, of the change in ownership at least 30 calendar days prior to the change in ownership.

2. Once the new *owner or operator* obtains permit coverage, the original *owner or operator* shall then submit a completed NOT with the name and permit identification number of the new *owner or operator* to the Department at the address in Part II.B.1. of this permit. If the original *owner or operator* maintains ownership of a portion of the *construction activity* and will disturb soil, they must maintain their coverage under the permit.

3. Permit coverage for the new *owner or operator* will be effective as of the date the Department receives a complete NOI, provided the original *owner or*

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operator was not subject to a sixty (60) business day authorization period that has not expired as of the date the Department receives the NOI from the new *owner or operator*.

Part III. STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

A. General SWPPP Requirements

1. A SWPPP shall be prepared and implemented by the *owner or operator* of each *construction activity* covered by this permit. The SWPPP must document the selection, design, installation, implementation and maintenance of the control measures and practices that will be used to meet the effluent limitations in Part I.B. of this permit and where applicable, the post-construction stormwater management practice requirements in Part I.C. of this permit. The SWPPP shall be prepared prior to the submittal of the NOI. The NOI shall be submitted to the Department prior to the *commencement of construction activity*. A copy of the completed, final NOI shall be included in the SWPPP.

2. The SWPPP shall describe the erosion and sediment control practices and where required, post-construction stormwater management practices that will be used and/or constructed to reduce the *pollutants* in stormwater *discharges* and to assure compliance with the terms and conditions of this permit. In addition, the SWPPP shall identify potential sources of pollution which may reasonably be expected to affect the quality of stormwater *discharges*.

3. All SWPPPs that require the post-construction stormwater management practice component shall be prepared by a *qualified professional* that is knowledgeable in the principles and practices of stormwater management and treatment.

4. The *owner or operator* must keep the SWPPP current so that it at all times accurately documents the erosion and sediment controls practices that are being used or will be used during construction, and all post-construction stormwater management practices that will be constructed on the site. At a minimum, the *owner or operator* shall amend the SWPPP, including construction drawings:

    a. whenever the current provisions prove to be ineffective in minimizing *pollutants* in stormwater *discharges* from the site;

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b. whenever there is a change in design, construction, or operation at the *construction site* that has or could have an effect on the *discharge* of *pollutants*;

c. to address issues or deficiencies identified during an inspection by the *qualified inspector,* the Department or other regulatory authority; and

d. to document the final construction conditions.

5. The Department may notify the *owner or operator* at any time that the SWPPP does not meet one or more of the minimum requirements of this permit. The notification shall be in writing and identify the provisions of the SWPPP that require modification. Within fourteen (14) calendar days of such notification, or as otherwise indicated by the Department, the *owner or operator* shall make the required changes to the SWPPP and submit written notification to the Department that the changes have been made. If the *owner or operator* does not respond to the Department's comments in the specified time frame, the Department may suspend the *owner's or operator's* coverage under this permit or require the *owner or operator* to obtain coverage under an individual SPDES permit in accordance with Part II.D.4. of this permit.

6. Prior to the *commencement of construction activity*, the *owner or operator* must identify the contractor(s) and subcontractor(s) that will be responsible for installing, constructing, repairing, replacing, inspecting and maintaining the erosion and sediment control practices included in the SWPPP; and the contractor(s) and subcontractor(s) that will be responsible for constructing the post-construction stormwater management practices included in the SWPPP. The *owner or operator* shall have each of the contractors and subcontractors identify at least one person from their company that will be responsible for implementation of the SWPPP. This person shall be known as the *trained contractor.* The *owner or operator* shall ensure that at least one *trained contractor* is on site on a daily basis when soil disturbance activities are being performed.

   The *owner or operator* shall have each of the contractors and subcontractors identified above sign a copy of the following certification statement below before they commence any *construction activity*:

   "I hereby certify under penalty of law that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with

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the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater *discharge*s from *construction activities* and that it is unlawful for any person to cause or contribute to a violation of *water quality standards*. Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations"

In addition to providing the certification statement above, the certification page must also identify the specific elements of the SWPPP that each contractor and subcontractor will be responsible for and include the name and title of the person providing the signature; the name and title of the *trained contractor* responsible for SWPPP implementation; the name, address and telephone number of the contracting firm; the address (or other identifying description) of the site; and the date the certification statement is signed. The *owner or operator* shall attach the certification statement(s) to the copy of the SWPPP that is maintained at the *construction site*. If new or additional contractors are hired to implement measures identified in the SWPPP after construction has commenced, they must also sign the certification statement and provide the information listed above.

7. For projects where the Department requests a copy of the SWPPP or inspection reports, the *owner or operator* shall submit the documents in both electronic (PDF only) and paper format within five (5) business days, unless otherwise notified by the Department.

B. Required SWPPP Contents

1. Erosion and sediment control component - All SWPPPs prepared pursuant to this permit shall include erosion and sediment control practices designed in conformance with the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016. Where erosion and sediment control practices are not designed in conformance with the design criteria included in the technical standard, the *owner or operator* must demonstrate *equivalence* to the technical standard. At a minimum, the erosion and sediment control component of the SWPPP shall include the following:

    a. Background information about the scope of the project, including the location, type and size of project

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b. A site map/construction drawing(s) for the project, including a general location map. At a minimum, the site map shall show the total site area; all improvements; areas of disturbance; areas that will not be disturbed; existing vegetation; on-site and adjacent off-site surface water(s); floodplain/floodway boundaries; wetlands and drainage patterns that could be affected by the *construction activity*; existing and final contours ; locations of different soil types with boundaries; material, waste, borrow or equipment storage areas located on adjacent properties; and location(s) of the stormwater *discharge*(s);

c. A description of the soil(s) present at the site, including an identification of the Hydrologic Soil Group (HSG);

d. A construction phasing plan and sequence of operations describing the intended order of *construction activities*, including clearing and grubbing, excavation and grading, utility and infrastructure installation and any other activity at the site that results in soil disturbance;

e. A description of the minimum erosion and sediment control practices to be installed or implemented for each *construction activity* that will result in soil disturbance. Include a schedule that identifies the timing of initial placement or implementation of each erosion and sediment control practice and the minimum time frames that each practice should remain in place or be implemented;

f. A temporary and permanent soil stabilization plan that meets the requirements of this general permit and the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016, for each stage of the project, including initial land clearing and grubbing to project completion and achievement of *final stabilization*;

g. A site map/construction drawing(s) showing the specific location(s), size(s), and length(s) of each erosion and sediment control practice;

h. The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices. Include the location and sizing of any temporary sediment basins and structural practices that will be used to divert flows from exposed soils;

i. A maintenance inspection schedule for the contractor(s) identified in Part III.A.6. of this permit, to ensure continuous and effective operation of the erosion and sediment control practices. The maintenance inspection

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schedule shall be in accordance with the requirements in the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016;

j. A description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a *pollutant* source in the stormwater *discharges*;

k. A description and location of any stormwater *discharges* associated with industrial activity other than construction at the site, including, but not limited to, stormwater *discharges* from asphalt plants and concrete plants located on the *construction site*; and

l. Identification of any elements of the design that are not in conformance with the design criteria in the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016. Include the reason for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

2. Post-construction stormwater management practice component – The *owner or operator* of any construction project identified in Table 2 of Appendix B as needing post-construction stormwater management practices shall prepare a SWPPP that includes practices designed in conformance with the applicable *sizing criteria* in Part I.C.2.a., c. or d. of this permit and the *performance criteria* in the technical standard, New York State Stormwater Management Design Manual dated January 2015

   Where post-construction stormwater management practices are not designed in conformance with the *performance criteria* in the technical standard, the *owner or operator* must include in the SWPPP the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

   The post-construction stormwater management practice component of the SWPPP shall include the following:

   a. Identification of all post-construction stormwater management practices to be constructed as part of the project. Include the dimensions, material specifications and installation details for each post-construction stormwater management practice;

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b. A site map/construction drawing(s) showing the specific location and size of each post-construction stormwater management practice;

c. A Stormwater Modeling and Analysis Report that includes:
   (i) Map(s) showing pre-development conditions, including watershed/subcatchments boundaries, flow paths/routing, and design points;

   (ii) Map(s) showing post-development conditions, including watershed/subcatchments boundaries, flow paths/routing, design points and post-construction stormwater management practices;

   (iii) Results of stormwater modeling (i.e. hydrology and hydraulic analysis) for the required storm events. Include supporting calculations (model runs), methodology, and a summary table that compares pre and post-development runoff rates and volumes for the different storm events;

   (iv) Summary table, with supporting calculations, which demonstrates that each post-construction stormwater management practice has been designed in conformance with the *sizing criteria* included in the Design Manual;

   (v) Identification of any *sizing criteria* that is not required based on the requirements included in Part I.C. of this permit; and

   (vi) Identification of any elements of the design that are not in conformance with the *performance criteria* in the Design Manual. Include the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the Design Manual;

d. Soil testing results and locations (test pits, borings);

e. Infiltration test results, when required; and

f. An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each post-construction stormwater management practice. The plan shall identify the entity that will be responsible for the long term operation and maintenance of each practice.

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3. Enhanced Phosphorus Removal Standards - All construction projects identified in Table 2 of Appendix B that are located in the watersheds identified in Appendix C shall prepare a SWPPP that includes post-construction stormwater management practices designed in conformance with the applicable *sizing criteria* in Part I.C.2. b., c. or d. of this permit and the *performance criteria,* Enhanced Phosphorus Removal Standards included in the Design Manual. At a minimum, the post-construction stormwater management practice component of the SWPPP shall include items 2.a - 2.f. above.

C. Required SWPPP Components by Project Type

Unless otherwise notified by the Department, *owners or operators* of *construction activities* identified in Table 1 of Appendix B are required to prepare a SWPPP that only includes erosion and sediment control practices designed in conformance with Part III.B.1 of this permit. *Owners or operators* of the *construction activities* identified in Table 2 of Appendix B shall prepare a SWPPP that also includes post-construction stormwater management practices designed in conformance with Part III.B.2 or 3 of this permit.

Part IV. INSPECTION AND MAINTENANCE REQUIREMENTS

A. General Construction Site Inspection and Maintenance Requirements

1. The *owner or operator* must ensure that all erosion and sediment control practices (including pollution prevention measures) and all post-construction stormwater management practices identified in the SWPPP are inspected and maintained in accordance with Part IV.B. and C. of this permit.

2. The terms of this permit shall not be construed to prohibit the State of New York from exercising any authority pursuant to the ECL, common law or federal law, or prohibit New York State from taking any measures, whether civil or criminal, to prevent violations of the laws of the State of New York or protect the public health and safety and/or the environment.

B. Contractor Maintenance Inspection Requirements

1. The *owner or operator* of each *construction activity* identified in Tables 1 and 2 of Appendix B shall have a *trained contractor* inspect the erosion and sediment control practices and pollution prevention measures being implemented within the active work area daily to ensure that they are being maintained in effective operating condition at all times. If deficiencies are identified, the contractor shall

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begin implementing corrective actions within one business day and shall complete the corrective actions in a reasonable time frame.

2. For construction sites where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and *temporary stabilization* measures have been applied to all disturbed areas, the *trained contractor* can stop conducting the maintenance inspections. The *trained contractor* shall begin conducting the maintenance inspections in accordance with Part IV.B.1. of this permit as soon as soil disturbance activities resume.

3. For construction sites where soil disturbance activities have been shut down with partial project completion, the *trained contractor* can stop conducting the maintenance inspections if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational.

C. Qualified Inspector Inspection Requirements

The *owner or operator* shall have a *qualified inspector* conduct site inspections in conformance with the following requirements:

[Note: The *trained contractor* identified in Part III.A.6. and IV.B. of this permit **cannot** conduct the *qualified inspector* site inspections unless they meet the *qualified inspector* qualifications included in Appendix A. In order to perform these inspections, the *trained contractor* would have to be a:

- licensed Professional Engineer,
- Certified Professional in Erosion and Sediment Control (CPESC),
- New York State Erosion and Sediment Control Certificate Program holder
- Registered Landscape Architect, or
- someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided they have received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity].

1. A *qualified inspector* shall conduct site inspections for all *construction activities* identified in Tables 1 and 2 of Appendix B, with the exception of:

   a. the construction of a single family residential subdivision with 25% or less *impervious cover* at total site build-out that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres and is not located

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in one of the watersheds listed in Appendix C and not directly discharging to one of the 303(d) segments listed in Appendix E;

b. the construction of a single family home that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres and is not located in one of the watersheds listed in Appendix C and not directly discharging to one of the 303(d) segments listed in Appendix E;

c. construction on agricultural property that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres; and

d. *construction activities* located in the watersheds identified in Appendix D that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

2. Unless otherwise notified by the Department, the *qualified inspector* shall conduct site inspections in accordance with the following timetable:

a. For construction sites where soil disturbance activities are on-going, the *qualified inspector* shall conduct a site inspection at least once every seven (7) calendar days.

b. For construction sites where soil disturbance activities are on-going and the *owner or operator* has received authorization in accordance with Part II.D.3 to disturb greater than five (5) acres of soil at any one time, the *qualified inspector* shall conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.

c. For construction sites where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and *temporary stabilization* measures have been applied to all disturbed areas, the *qualified inspector* shall conduct a site inspection at least once every thirty (30) calendar days. The *owner or operator* shall notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix F) or, in areas under the jurisdiction of a *regulated, traditional land use control MS4,* the *regulated, traditional land use control MS4* (provided the *regulated, traditional land use control MS4* is not the *owner or operator* of the *construction activity*) in writing prior to reducing the frequency of inspections.

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d. For construction sites where soil disturbance activities have been shut down with partial project completion, the *qualified inspector* can stop conducting inspections if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational. The *owner or operator* shall notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix F) or, in areas under the jurisdiction of a *regulated, traditional land use control MS4,* the *regulated, traditional land use control MS4* (provided the *regulated, traditional land use control MS4* is not the *owner or operator* of the *construction activity*) in writing prior to the shutdown. If soil disturbance activities are not resumed within 2 years from the date of shutdown, the *owner or operator* shall have the *qualified inspector* perform a final inspection and certify that all disturbed areas have achieved *final stabilization,* and all temporary, structural erosion and sediment control measures have been removed*;* and that all post-construction stormwater management practices have been constructed in conformance with the SWPPP by signing the "*Final Stabilization*" and "Post-Construction Stormwater Management Practice" certification statements on the NOT. The *owner or operator* shall then submit the completed NOT form to the address in Part II.B.1 of this permit.

e. For construction sites that directly *discharge* to one of the 303(d) segments listed in Appendix E or is located in one of the watersheds listed in Appendix C, the *qualified inspector* shall conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.

3. At a minimum, the *qualified inspector* shall inspect all erosion and sediment control practices and pollution prevention measures to ensure integrity and effectiveness, all post-construction stormwater management practices under construction to ensure that they are constructed in conformance with the SWPPP, all areas of disturbance that have not achieved *final stabilization,* all points of *discharge* to natural surface waterbodies located within, or immediately adjacent to, the property boundaries of the *construction site*, and all points of *discharge* from the *construction site*.

4. The *qualified inspector* shall prepare an inspection report subsequent to each and every inspection. At a minimum, the inspection report shall include and/or address the following:

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a. Date and time of inspection;

b. Name and title of person(s) performing inspection;

c. A description of the weather and soil conditions (e.g. dry, wet, saturated) at the time of the inspection;

d. A description of the condition of the runoff at all points of *discharge* from the *construction site*. This shall include identification of any *discharges* of sediment from the *construction site*. Include *discharges* from conveyance systems (i.e. pipes, culverts, ditches, etc.) and overland flow;

e. A description of the condition of all natural surface waterbodies located within, or immediately adjacent to, the property boundaries of the *construction site* which receive runoff from disturbed areas. This shall include identification of any *discharges* of sediment to the surface waterbody;

f. Identification of all erosion and sediment control practices and pollution prevention measures that need repair or maintenance;

g. Identification of all erosion and sediment control practices and pollution prevention measures that were not installed properly or are not functioning as designed and need to be reinstalled or replaced;

h. Description and sketch of areas with active soil disturbance activity, areas that have been disturbed but are inactive at the time of the inspection, and areas that have been stabilized (temporary and/or final) since the last inspection;

i. Current phase of construction of all post-construction stormwater management practices and identification of all construction that is not in conformance with the SWPPP and technical standards;

j. Corrective action(s) that must be taken to install, repair, replace or maintain erosion and sediment control practices and pollution prevention measures; and to correct deficiencies identified with the construction of the post-construction stormwater management practice(s);

k. Identification and status of all corrective actions that were required by previous inspection; and

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l. Digital photographs, with date stamp, that clearly show the condition of all practices that have been identified as needing corrective actions. The *qualified inspector* shall attach paper color copies of the digital photographs to the inspection report being maintained onsite within seven (7) calendar days of the date of the inspection. The *qualified inspector* shall also take digital photographs, with date stamp, that clearly show the condition of the practice(s) after the corrective action has been completed. The *qualified inspector* shall attach paper color copies of the digital photographs to the inspection report that documents the completion of the corrective action work within seven (7) calendar days of that inspection.

5. Within one business day of the completion of an inspection, the *qualified inspector* shall notify the *owner or operator* and appropriate contractor or subcontractor identified in Part III.A.6. of this permit of any corrective actions that need to be taken. The contractor or subcontractor shall begin implementing the corrective actions within one business day of this notification and shall complete the corrective actions in a reasonable time frame.

6. All inspection reports shall be signed by the *qualified inspector.* Pursuant to Part II.D.2. of this permit, the inspection reports shall be maintained on site with the SWPPP.

Part V. TERMINATION OF PERMIT COVERAGE

A. Termination of Permit Coverage

1. An *owner or operator* that is eligible to terminate coverage under this permit must submit a completed NOT form to the address in Part II.B.1 of this permit. The NOT form shall be one which is associated with this permit, signed in accordance with Part VII.H of this permit.

2. An *owner or operator* may terminate coverage when one or more the following conditions have been met:

   a. Total project completion - All *construction activity* identified in the SWPPP has been completed; and all areas of disturbance have achieved *final stabilization*; and all temporary, structural erosion and sediment control measures have been removed; and all post-construction stormwater management practices have been constructed in conformance with the SWPPP and are operational;

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b. Planned shutdown with partial project completion - All soil disturbance activities have ceased; and all areas disturbed as of the project shutdown date have achieved *final stabilization*; and all temporary, structural erosion and sediment control measures have been removed; and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational;

c. A new *owner or operator* has obtained coverage under this permit in accordance with Part II.F. of this permit.

d. The *owner or operator* obtains coverage under an alternative SPDES general permit or an individual SPDES permit.

3. For *construction activities* meeting subdivision 2a. or 2b. of this Part, the *owner or operator* shall have the *qualified inspector* perform a final site inspection prior to submitting the NOT. The *qualified inspector* shall, by signing the "*Final Stabilization*" and "Post-Construction Stormwater Management Practice certification statements on the NOT, certify that all the requirements in Part V.A.2.a. or b. of this permit have been achieved.

4. For *construction activities* that are subject to the requirements of a *regulated, traditional land use control MS4* and meet subdivision 2a. or 2b. of this Part, the *owner or operator* shall have the *regulated, traditional land use control MS4* sign the "MS4 Acceptance" statement on the NOT in accordance with the requirements in Part VII.H. of this permit. The *regulated, traditional land use control MS4* official, by signing this statement, has determined that it is acceptable for the *owner or operator* to submit the NOT in accordance with the requirements of this Part. The *regulated, traditional land use control MS4* can make this determination by performing a final site inspection themselves or by accepting the *qualified inspector*'s final site inspection certification(s) required in Part V.A.3. of this permit.

5. For *construction activities* that require post-construction stormwater management practices and meet subdivision 2a. of this Part, the *owner or operator* must, prior to submitting the NOT, ensure one of the following:

a. the post-construction stormwater management practice(s) and any right-of-way(s) needed to maintain such practice(s) have been deeded to the municipality in which the practice(s) is located,

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b. an executed maintenance agreement is in place with the municipality that will maintain the post-construction stormwater management practice(s),

c. for post-construction stormwater management practices that are privately owned, the *owner or operator* has a mechanism in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the *owner or operator's* deed of record,

d. for post-construction stormwater management practices that are owned by a public or private institution (e.g. school, university, hospital), government agency or authority, or public utility; the *owner or operator* has policy and procedures in place that ensures operation and maintenance of the practices in accordance with the operation and maintenance plan.

Part VI. REPORTING AND RETENTION RECORDS

A. Record Retention

The *owner or operator* shall retain a copy of the NOI, NOI Acknowledgment Letter, SWPPP, MS4 SWPPP Acceptance form and any inspection reports that were prepared in conjunction with this permit for a period of at least five (5) years from the date that the Department receives a complete NOT submitted in accordance with Part V. of this general permit.

B. Addresses

With the exception of the NOI, NOT, and MS4 SWPPP Acceptance form (which must be submitted to the address referenced in Part II.B.1 of this permit), all written correspondence requested by the Department, including individual permit applications, shall be sent to the address of the appropriate DOW Water (SPDES) Program contact at the Regional Office listed in Appendix F.

Part VII. STANDARD PERMIT CONDITIONS

A. Duty to Comply

The *owner or operator* must comply with all conditions of this permit. All contractors and subcontractors associated with the project must comply with the terms of the SWPPP. Any non-compliance with this permit constitutes a violation of the Clean Water

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Act (CWA) and the ECL and is grounds for an enforcement action against the *owner or operator* and/or the contractor/subcontractor; permit revocation, suspension or modification; or denial of a permit renewal application. Upon a finding of significant non-compliance with this permit or the applicable SWPPP, the Department may order an immediate stop to all *construction activity* at the site until the non-compliance is remedied. The stop work order shall be in writing, shall describe the non-compliance in detail, and shall be sent to the *owner or operator*.

If any human remains or archaeological remains are encountered during excavation, the *owner or operator* must immediately cease, or cause to cease, all *construction activity* in the area of the remains and notify the appropriate Regional Water Engineer (RWE). *Construction activity* shall not resume until written permission to do so has been received from the RWE.

B. Continuation of the Expired General Permit

This permit expires five (5) years from the effective date. If a new general permit is not issued prior to the expiration of this general permit, an *owner or operator* with coverage under this permit may continue to operate and *discharge* in accordance with the terms and conditions of this general permit, if it is extended pursuant to the State Administrative Procedure Act and 6 NYCRR Part 621, until a new general permit is issued.

C. Enforcement

Failure of the *owner or operator,* its contractors, subcontractors, agents and/or assigns to strictly adhere to any of the permit requirements contained herein shall constitute a violation of this permit. There are substantial criminal, civil, and administrative penalties associated with violating the provisions of this permit. Fines of up to $37,500 per day for each violation and imprisonment for up to fifteen (15) years may be assessed depending upon the nature and degree of the offense.

D. Need to Halt or Reduce Activity Not a Defense

It shall not be a defense for an *owner or operator* in an enforcement action that it would have been necessary to halt or reduce the *construction activity* in order to maintain compliance with the conditions of this permit.

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E. Duty to Mitigate

The *owner or operator* and its contractors and subcontractors shall take all reasonable steps to *minimize* or prevent any *discharge* in violation of this permit which has a reasonable likelihood of adversely affecting human health or the environment.

F. Duty to Provide Information

The *owner or operator* shall furnish to the Department, within a reasonable specified time period of a written request, all documentation necessary to demonstrate eligibility and any information to determine compliance with this permit or to determine whether cause exists for modifying or revoking this permit, or suspending or denying coverage under this permit, in accordance with the terms and conditions of this permit. The NOI, SWPPP and inspection reports required by this permit are public documents that the *owner or operator* must make available for review and copying by any person within five (5) business days of the *owner or operator* receiving a written request by any such person to review these documents. Copying of documents will be done at the requester's expense.

G. Other Information

When the *owner or operator* becomes aware that they failed to submit any relevant facts, or submitted incorrect information in the NOI or in any of the documents required by this permit , or have made substantive revisions to the SWPPP (e.g. the scope of the project changes significantly, the type of post-construction stormwater management practice(s) changes, there is a reduction in the sizing of the post-construction stormwater management practice, or there is an increase in the disturbance area or *impervious area*), which were not reflected in the original NOI submitted to the Department, they shall promptly submit such facts or information to the Department using the contact information in Part II.A. of this permit. Failure of the *owner or operator* to correct or supplement any relevant facts within five (5) business days of becoming aware of the deficiency shall constitute a violation of this permit.

H. Signatory Requirements

1. All NOIs and NOTs shall be signed as follows:

    a. For a corporation these forms shall be signed by a responsible corporate officer. For the purpose of this section, a responsible corporate officer means:

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(i) a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation; or

(ii) the manager of one or more manufacturing, production or operating facilities, provided the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long term environmental compliance with environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for permit application requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures;

b. For a partnership or sole proprietorship these forms shall be signed by a general partner or the proprietor, respectively; or

c. For a municipality, State, Federal, or other public agency these forms shall be signed by either a principal executive officer or ranking elected official. For purposes of this section, a principal executive officer of a Federal agency includes:

(i) the chief executive officer of the agency, or

(ii) a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., Regional Administrators of EPA).

2. The SWPPP and other information requested by the Department shall be signed by a person described in Part VII.H.1. of this permit or by a duly authorized representative of that person. A person is a duly authorized representative only if:

a. The authorization is made in writing by a person described in Part VII.H.1. of this permit;

b. The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity, such as the position of plant manager, operator of a well or a well field,

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superintendent, position of *equivalent* responsibility, or an individual or position having overall responsibility for environmental matters for the company. (A duly authorized representative may thus be either a named individual or any individual occupying a named position) and,

c. The written authorization shall include the name, title and signature of the authorized representative and be attached to the SWPPP.

3. All inspection reports shall be signed by the *qualified inspector* that performs the inspection.

4. The MS4 SWPPP Acceptance form shall be signed by the principal executive officer or ranking elected official from the *regulated, traditional land use control MS4,* or by a duly authorized representative of that person.

   It shall constitute a permit violation if an incorrect and/or improper signatory authorizes any required forms, SWPPP and/or inspection reports.

I. Property Rights

The issuance of this permit does not convey any property rights of any sort, nor any exclusive privileges, nor does it authorize any injury to private property nor any invasion of personal rights, nor any infringement of Federal, State or local laws or regulations. *Owners or operators* must obtain any applicable conveyances, easements, licenses and/or access to real property prior to *commencing construction activity*.

J. Severability

The provisions of this permit are severable, and if any provision of this permit, or the application of any provision of this permit to any circumstance, is held invalid, the application of such provision to other circumstances, and the remainder of this permit shall not be affected thereby.

K. Requirement to Obtain Coverage Under an Alternative Permit

1. The Department may require any owner or operator authorized by this permit to apply for and/or obtain either an individual SPDES permit or another SPDES general permit. When the Department requires any discharger authorized by a general permit to apply for an individual SPDES permit, it shall notify the discharger in writing that a permit application is required. This notice shall

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include a brief statement of the reasons for this decision, an application form, a statement setting a time frame for the owner or operator to file the application for an individual SPDES permit, and a deadline, not sooner than 180 days from owner or operator receipt of the notification letter, whereby the authorization to discharge under this general permit shall be terminated. Applications must be submitted to the appropriate Permit Administrator at the Regional Office. The Department may grant additional time upon demonstration, to the satisfaction of the Department, that additional time to apply for an alternative authorization is necessary or where the Department has not provided a permit determination in accordance with Part 621 of this Title.

2. When an individual SPDES permit is issued to a discharger authorized to *discharge* under a general SPDES permit for the same *discharge*(s), the general permit authorization for outfalls authorized under the individual SPDES permit is automatically terminated on the effective date of the individual permit unless termination is earlier in accordance with 6 NYCRR Part 750.

L. Proper Operation and Maintenance

The *owner or operator* shall at all times properly operate and maintain all facilities and systems of treatment and control (and related appurtenances) which are installed or used by the *owner or operator* to achieve compliance with the conditions of this permit and with the requirements of the SWPPP.

M. Inspection and Entry

The *owner or operator* shall allow an authorized representative of the Department, EPA, applicable county health department, or, in the case of a *construction site* which *discharges* through an *MS4*, an authorized representative of the *MS4* receiving the discharge, upon the presentation of credentials and other documents as may be required by law, to:

1. Enter upon the owner’s or operator's premises where a regulated facility or activity is located or conducted or where records must be kept under the conditions of this permit;

2. Have access to and copy at reasonable times, any records that must be kept under the conditions of this permit; and

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3. Inspect at reasonable times any facilities or equipment (including monitoring and control equipment), practices or operations regulated or required by this permit.

4. Sample or monitor at reasonable times, for purposes of assuring permit compliance or as otherwise authorized by the Act or ECL, any substances or parameters at any location.

N. Permit Actions

This permit may, at any time, be modified, suspended, revoked, or renewed by the Department in accordance with 6 NYCRR Part 621. The filing of a request by the *owner or operator* for a permit modification, revocation and reissuance, termination, a notification of planned changes or anticipated noncompliance does not limit, diminish and/or stay compliance with any terms of this permit.

O. Definitions

Definitions of key terms are included in Appendix A of this permit.

P. Re-Opener Clause

1. If there is evidence indicating potential or realized impacts on water quality due to any stormwater discharge associated with construction activity covered by this permit, the owner or operator of such discharge may be required to obtain an individual permit or alternative general permit in accordance with Part VII.K. of this permit or the permit may be modified to include different limitations and/or requirements.

2. Any Department initiated permit modification, suspension or revocation will be conducted in accordance with 6 NYCRR Part 621, 6 NYCRR 750-1.18, and 6 NYCRR 750-1.20.

Q. Penalties for Falsification of Forms and Reports

In accordance with 6NYCRR Part 750-2.4 and 750-2.5, any person who knowingly makes any false material statement, representation, or certification in any application, record, report or other document filed or required to be maintained under this permit, including reports of compliance or noncompliance shall, upon conviction, be punished in accordance with ECL §71-1933 and or Articles 175 and 210 of the New York State Penal Law.

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R. Other Permits

Nothing in this permit relieves the *owner or operator* from a requirement to obtain any other permits required by law.

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APPENDIX A – Acronyms and Definitions

Acronyms

APO – Agency Preservation Officer
BMP – Best Management Practice
CPESC – Certified Professional in Erosion and Sediment Control
Cpv – Channel Protection Volume
CWA – Clean Water Act (or the Federal Water Pollution Control Act, 33 U.S.C. §1251 et seq)
DOW – Division of Water
EAF – Environmental Assessment Form
ECL - Environmental Conservation Law
EPA – U. S. Environmental Protection Agency
HSG – Hydrologic Soil Group
MS4 – Municipal Separate Storm Sewer System
NOI – Notice of Intent
NOT – Notice of Termination
NPDES – National Pollutant Discharge Elimination System
OPRHP – Office of Parks, Recreation and Historic Places
Qf – Extreme Flood
Qp – Overbank Flood
RRv – Runoff Reduction Volume
RWE – Regional Water Engineer
SEQR – State Environmental Quality Review
SEQRA - State Environmental Quality Review Act
SHPA – State Historic Preservation Act
SPDES – State Pollutant Discharge Elimination System
SWPPP – Stormwater Pollution Prevention Plan
TMDL – Total Maximum Daily Load
UPA – Uniform Procedures Act
USDA – United States Department of Agriculture
WQv – Water Quality Volume

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Definitions

All definitions in this section are solely for the purposes of this permit.

Agricultural Building – a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products; excluding any structure designed, constructed or used, in whole or in part, for human habitation, as a place of employment where agricultural products are processed, treated or packaged, or as a place used by the public.

Agricultural Property –means the land for construction of a barn, *agricultural building*, silo, stockyard, pen or other structural practices identified in Table II in the "Agricultural Management Practices Catalog for Nonpoint Source Pollution in New York State" prepared by the Department in cooperation with agencies of New York Nonpoint Source Coordinating Committee (dated June 2007).

Alter Hydrology from Pre to Post-Development Conditions - means the post-development peak flow rate(s) has increased by more than 5% of the pre-developed condition for the design storm of interest (e.g. 10 yr and 100 yr).

Combined Sewer - means a sewer that is designed to collect and convey both "sewage" and "stormwater".

Commence (Commencement of) Construction Activities - means the initial disturbance of soils associated with clearing, grading or excavation activities; or other construction related activities that disturb or expose soils such as demolition, stockpiling of fill material, and the initial installation of erosion and sediment control practices required in the SWPPP. See definition for "*Construction Activity(ies)*" also.

Construction Activity(ies) - means any clearing, grading, excavation, filling, demolition or stockpiling activities that result in soil disturbance. Clearing activities can include, but are not limited to, logging equipment operation, the cutting and skidding of trees, stump removal and/or brush root removal. Construction activity does not include routine maintenance that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of a facility.

Construction Site – means the land area where *construction activity(ies)* will occur. See definition for "*Commence (Commencement of) Construction Activities"* and "*Larger Common Plan of Development or Sale" also.*

Dewatering – means the act of draining rainwater and/or groundwater from building foundations, vaults or excavations/trenches.

Direct Discharge (to a specific surface waterbody) - means that runoff flows from a *construction site* by overland flow and the first point of discharge is the specific surface waterbody, or runoff flows from a *construction site* to a separate storm sewer system

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and the first point of discharge from the separate storm sewer system is the specific surface waterbody.

Discharge(s) - means any addition of any pollutant to waters of the State through an outlet or *point source*.

Embankment –means an earthen or rock slope that supports a road/highway.

Endangered or Threatened Species – see 6 NYCRR Part 182 of the Department's rules and regulations for definition of terms and requirements.

Environmental Conservation Law (ECL) - means chapter 43-B of the Consolidated Laws of the State of New York, entitled the Environmental Conservation Law.

Equivalent (Equivalence) – means that the practice or measure meets all the performance, longevity, maintenance, and safety objectives of the technical standard and will provide an equal or greater degree of water quality protection.

Final Stabilization - means that all soil disturbance activities have ceased and a uniform, perennial vegetative cover with a density of eighty (80) percent over the entire pervious surface has been established; or other equivalent stabilization measures, such as permanent landscape mulches, rock rip-rap or washed/crushed stone have been applied on all disturbed areas that are not covered by permanent structures, concrete or pavement.

General SPDES permit - means a SPDES permit issued pursuant to 6 NYCRR Part 750-1.21 and Section 70-0117 of the ECL authorizing a category of discharges.

Groundwater(s) - means waters in the saturated zone. The saturated zone is a subsurface zone in which all the interstices are filled with water under pressure greater than that of the atmosphere. Although the zone may contain gas-filled interstices or interstices filled with fluids other than water, it is still considered saturated.

Historic Property – means any building, structure, site, object or district that is listed on the State or National Registers of Historic Places or is determined to be eligible for listing on the State or National Registers of Historic Places.

Impervious Area (Cover) - means all impermeable surfaces that cannot effectively infiltrate rainfall. This includes paved, concrete and gravel surfaces (i.e. parking lots, driveways, roads, runways and sidewalks); building rooftops and miscellaneous impermeable structures such as patios, pools, and sheds.

Infeasible – means not technologically possible, or not economically practicable and achievable in light of best industry practices.

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Larger Common Plan of Development or Sale - means a contiguous area where multiple separate and distinct *construction activities* are occurring, or will occur, under one plan. The term "plan" in "larger common plan of development or sale" is broadly defined as any announcement or piece of documentation (including a sign, public notice or hearing, marketing plan, advertisement, drawing, permit application, State Environmental Quality Review Act (SEQRA) environmental assessment form or other documents, zoning request, computer design, etc.) or physical demarcation (including boundary signs, lot stakes, surveyor markings, etc.) indicating that *construction activities* may occur on a specific plot.

For discrete construction projects that are located within a larger common plan of development or sale that are at least 1/4 mile apart, each project can be treated as a separate plan of development or sale provided any interconnecting road, pipeline or utility project that is part of the same "common plan" is not concurrently being disturbed.

Minimize – means reduce and/or eliminate to the extent achievable using control measures (including best management practices) that are technologically available and economically practicable and achievable in light of best industry practices.

Municipal Separate Storm Sewer (MS4) - a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains):

(i) Owned or operated by a State, city, town, borough, county, parish, district, association, or other public body (created by or pursuant to State law) having jurisdiction over disposal of sewage, industrial wastes, stormwater, or other wastes, including special districts under State law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or a designated and approved management agency under section 208 of the CWA that discharges to surface waters of the State*;*
(ii) Designed or used for collecting or conveying stormwater;
(iii) Which is not a *combined sewer*; and
(iv) Which is not part of a Publicly Owned Treatment Works (POTW) as defined at 40 CFR 122.2.

National Pollutant Discharge Elimination System (NPDES) - means the national system for the issuance of wastewater and stormwater permits under the Federal Water Pollution Control Act (Clean Water Act).

Natural Buffer –means an undisturbed area with natural cover running along a surface water (e.g. wetland, stream, river, lake, etc.).

New Development – means any land disturbance that does not meet the definition of Redevelopment Activity included in this appendix.

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New York State Erosion and Sediment Control Certificate Program – a certificate program that establishes and maintains a process to identify and recognize individuals who are capable of developing, designing, inspecting and maintaining erosion and sediment control plans on projects that disturb soils in New York State. The certificate program is administered by the New York State Conservation District Employees Association.

NOI Acknowledgment Letter - means the letter that the Department sends to an owner or operator to acknowledge the Department's receipt and acceptance of a complete Notice of Intent. This letter documents the owner's or operator's authorization to discharge in accordance with the general permit for stormwater discharges from *construction activity*.

Nonpoint Source - means any source of water pollution or pollutants which is not a discrete conveyance or *point source* permitted pursuant to Title 7 or 8 of Article 17 of the Environmental Conservation Law (see ECL Section 17-1403).

Overbank –means flow events that exceed the capacity of the stream channel and spill out into the adjacent floodplain.

Owner or Operator - means the person, persons or legal entity which owns or leases the property on which the *construction activity* is occurring; an entity that has operational control over the construction plans and specifications, including the ability to make modifications to the plans and specifications; and/or an entity that has day-to-day operational control of those activities at a project that are necessary to ensure compliance with the permit conditions.

Performance Criteria – means the design criteria listed under the "Required Elements" sections in Chapters 5, 6 and 10 of the technical standard, New York State Stormwater Management Design Manual, dated January 2015. It does not include the Sizing Criteria (i.e. WQv, RRv, Cpv, Qp and Qf) in Part I.C.2. of the permit.

Point Source - means any discernible, confined and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, vessel or other floating craft, or landfill leachate collection system from which *pollutants* are or may be discharged.

Pollutant - means dredged spoil, filter backwash, solid waste, incinerator residue, sewage, garbage, sewage sludge, munitions, chemical wastes, biological materials, radioactive materials, heat, wrecked or discarded equipment, rock, sand and industrial, municipal, agricultural waste and ballast discharged into water; which may cause or might reasonably be expected to cause pollution of the waters of the state in contravention of the standards or guidance values adopted as provided in 6 NYCRR Parts 700 et seq .

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Qualified Inspector - means a person that is knowledgeable in the principles and practices of erosion and sediment control, such as a licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, New York State Erosion and Sediment Control Certificate Program holder or other Department endorsed individual(s).

It can also mean someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided that person has training in the principles and practices of erosion and sediment control. Training in the principles and practices of erosion and sediment control means that the individual working under the direct supervision of the licensed Professional Engineer or Registered Landscape Architect has received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity. After receiving the initial training, the individual working under the direct supervision of the licensed Professional Engineer or Registered Landscape Architect shall receive four (4) hours of training every three (3) years.

It can also mean a person that meets the *Qualified Professional* qualifications in addition to the *Qualified Inspector* qualifications.

Note: Inspections of any post-construction stormwater management practices that include structural components, such as a dam for an impoundment, shall be performed by a licensed Professional Engineer.

Qualified Professional - means a person that is knowledgeable in the principles and practices of stormwater management and treatment, such as a licensed Professional Engineer, Registered Landscape Architect or other Department endorsed individual(s). Individuals preparing SWPPPs that require the post-construction stormwater management practice component must have an understanding of the principles of hydrology, water quality management practice design, water quantity control design, and, in many cases, the principles of hydraulics. All components of the SWPPP that involve the practice of engineering, as defined by the NYS Education Law (see Article 145), shall be prepared by, or under the direct supervision of, a professional engineer licensed to practice in the State of New York.

Redevelopment Activity(ies) – means the disturbance and reconstruction of existing impervious area, including impervious areas that were removed from a project site within five (5) years of preliminary project plan submission to the local government (i.e. site plan, subdivision, etc.).

Regulated, Traditional Land Use Control MS4 - means a city, town or village with land use control authority that is authorized to discharge under New York State DEC's

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SPDES General Permit For Stormwater Discharges from Municipal Separate Stormwater Sewer Systems (MS4s) or the City of New York's Individual SPDES Permit for their Municipal Separate Storm Sewer Systems (NY-0287890).

Routine Maintenance Activity - means *construction activity* that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of a facility, including, but not limited to:

- Re-grading of gravel roads or parking lots,
- Cleaning and shaping of existing roadside ditches and culverts that maintains the approximate original line and grade, and hydraulic capacity of the ditch,
- Cleaning and shaping of existing roadside ditches that does not maintain the approximate original grade, hydraulic capacity and purpose of the ditch if the changes to the line and grade, hydraulic capacity or purpose of the ditch are installed to improve water quality and quantity controls (e.g. installing grass lined ditch),
- Placement of aggregate shoulder backing that stabilizes the transition between the road shoulder and the ditch or *embankment*,
- Full depth milling and filling of existing asphalt pavements, replacement of concrete pavement slabs, and similar work that does not expose soil or disturb the bottom six (6) inches of subbase material,
- Long-term use of equipment storage areas at or near highway maintenance facilities,
- Removal of sediment from the edge of the highway to restore a previously existing sheet-flow drainage connection from the highway surface to the highway ditch or *embankment*,
- Existing use of Canal Corp owned upland disposal sites for the canal, and
- Replacement of curbs, gutters, sidewalks and guide rail posts.

Site limitations – means site conditions that prevent the use of an infiltration technique and or infiltration of the total WQv. Typical site limitations include: seasonal high groundwater, shallow depth to bedrock, and soils with an infiltration rate less than 0.5 inches/hour. The existence of site limitations shall be confirmed and documented using actual field testing (i.e. test pits, soil borings, and infiltration test) or using information from the most current United States Department of Agriculture (USDA) Soil Survey for the County where the project is located.

Sizing Criteria – means the criteria included in Part I.C.2 of the permit that are used to size post-construction stormwater management control practices. The criteria include; Water Quality Volume (WQv), Runoff Reduction Volume (RRv), Channel Protection Volume (Cpv), *Overbank* Flood (Qp), and Extreme Flood (Qf).

State Pollutant Discharge Elimination System (SPDES) - means the system established pursuant to Article 17 of the ECL and 6 NYCRR Part 750 for issuance of permits authorizing discharges to the waters of the state.

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Steep Slope – means land area designated on the current United States Department of Agriculture ("USDA") Soil Survey as Soil Slope Phase "D", (provided the map unit name is inclusive of slopes greater than 25%) , or Soil Slope Phase E or F, (regardless of the map unit name), or a combination of the three designations.

Streambank – as used in this permit, means the terrain alongside the bed of a creek or stream. The bank consists of the sides of the channel, between which the flow is confined.

Stormwater Pollution Prevention Plan (SWPPP) – means a project specific report, including construction drawings, that among other things: describes the construction activity(ies), identifies the potential sources of pollution at the *construction site*; describes and shows the stormwater controls that will be used to control the pollutants (i.e. erosion and sediment controls; for many projects, includes post-construction stormwater management controls); and identifies procedures the *owner or operator* will implement to comply with the terms and conditions of the permit. See Part III of the permit for a complete description of the information that must be included in the SWPPP.

Surface Waters of the State - shall be construed to include lakes, bays, sounds, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Atlantic ocean within the territorial seas of the state of New York and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, public or private (except those private waters that do not combine or effect a junction with natural surface waters), which are wholly or partially within or bordering the state or within its jurisdiction. Waters of the state are further defined in 6 NYCRR Parts 800 to 941.

Temporarily Ceased – means that an existing disturbed area will not be disturbed again within 14 calendar days of the previous soil disturbance.

Temporary Stabilization - means that exposed soil has been covered with material(s) as set forth in the technical standard, New York Standards and Specifications for Erosion and Sediment Control, to prevent the exposed soil from eroding. The materials can include, but are not limited to, mulch, seed and mulch, and erosion control mats (e.g. jute twisted yarn, excelsior wood fiber mats).

Total Maximum Daily Loads (TMDLs) - A TMDL is the sum of the allowable loads of a single pollutant from all contributing point and *nonpoint source*s. It is a calculation of the maximum amount of a pollutant that a waterbody can receive on a daily basis and still meet *water quality standards*, and an allocation of that amount to the pollutant's sources. A TMDL stipulates wasteload allocations (WLAs) for *point source* discharges, load allocations (LAs) for *nonpoint source*s, and a margin of safety (MOS).

Trained Contractor - means an employee from the contracting (construction) company, identified in Part III.A.6., that has received four (4) hours of Department endorsed

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training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity. After receiving the initial training, the *trained contractor* shall receive four (4) hours of training every three (3) years.

It can also mean an employee from the contracting (construction) company, identified in Part III.A.6., that meets the *qualified inspector* qualifications (e.g. licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, New York State Erosion and Sediment Control Certificate Program holder, or someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided they have received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity).

The *trained contractor* is responsible for the day to day implementation of the SWPPP.

Uniform Procedures Act (UPA) Permit - means a permit required under 6 NYCRR Part 621 of the Environmental Conservation Law (ECL), Article 70.

Water Quality Standard - means such measures of purity or quality for any waters in relation to their reasonable and necessary use as promulgated in 6 NYCRR Part 700 et seq.

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APPENDIX B – Required SWPPP Components by Project Type

Table 1
Construction Activities that Require the Preparation of a SWPPP That Only Includes Erosion and Sediment Controls

The following construction activities that involve soil disturbances of one (1) or more acres of land, but less than five (5) acres:

- Single family home not located in one of the watersheds listed in Appendix C or not *directly discharging* to one of the 303(d) segments listed in Appendix E
- Single family residential subdivisions with 25% or less impervious cover at total site build-out and not located in one of the watersheds listed in Appendix C and not directly discharging to one of the 303(d) segments listed in Appendix E
- Construction of a barn or other *agricultural building*, silo, stock yard or pen.

The following construction activities that involve soil disturbances between five thousand (5000) square feet and one (1) acre of land:

All construction activities located in the watersheds identified in Appendix D that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

The following construction activities that involve soil disturbances of one (1) or more acres of land:

- Installation of underground, linear utilities; such as gas lines, fiber-optic cable, cable TV, electric, telephone, sewer mains, and water mains
- Environmental enhancement projects, such as wetland mitigation projects, stormwater retrofits and stream restoration projects
- Pond construction
- Linear bike paths running through areas with vegetative cover, including bike paths surfaced with an impervious cover
- Cross-country ski trails and walking/hiking trails
- Sidewalk, bike path or walking path projects, surfaced with an impervious cover, that are not part of residential, commercial or institutional development;
- Sidewalk, bike path or walking path projects, surfaced with an impervious cover, that include incidental shoulder or curb work along an existing highway to support construction of the sidewalk, bike path or walking path.
- Slope stabilization projects
- Slope flattening that changes the grade of the site, but does not significantly change the runoff characteristics

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Table 1 (Continued) Construction Activities that Require the Preparation of a SWPPP That Only Includes Erosion and Sediment Controls

The following construction activities that involve soil disturbances of one (1) or more acres of land:

- Spoil areas that will be covered with vegetation
- Vegetated open space projects (i.e. recreational parks, lawns, meadows, fields, downhill ski trails) excluding projects that *alter hydrology from pre to post development* conditions,
- Athletic fields (natural grass) that do not include the construction or reconstruction of *impervious area* and do not *alter hydrology from pre to post development* conditions
- Demolition project where vegetation will be established, and no redevelopment is planned
- Overhead electric transmission line project that does not include the construction of permanent access roads or parking areas surfaced with *impervious cover*
- Structural practices as identified in Table II in the "Agricultural Management Practices Catalog for Nonpoint Source Pollution in New York State", excluding projects that involve soil disturbances of greater than five acres and construction activities that include the construction or reconstruction of impervious area
- Temporary access roads, median crossovers, detour roads, lanes, or other temporary impervious areas that will be restored to pre-construction conditions once the construction activity is complete

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Table 2
CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A SWPPP THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES

The following construction activities that involve soil disturbances of one (1) or more acres of land:

- Single family home located in one of the watersheds listed in Appendix C or *directly discharging* to one of the 303(d) segments listed in Appendix E
- Single family home that disturbs five (5) or more acres of land
- Single family residential subdivisions located in one of the watersheds listed in Appendix C or *directly discharging* to one of the 303(d) segments listed in Appendix E
- Single family residential subdivisions that involve soil disturbances of between one (1) and five (5) acres of land with greater than 25% impervious cover at total site build-out
- Single family residential subdivisions that involve soil disturbances of five (5) or more acres of land, and single family residential subdivisions that involve soil disturbances of less than five (5) acres that are part of a larger common plan of development or sale that will ultimately disturb five or more acres of land
- Multi-family residential developments; includes duplexes, townhomes, condominiums, senior housing complexes, apartment complexes, and mobile home parks
- Airports
- Amusement parks
- Breweries, cideries, and wineries, including establishments constructed on agricultural land
- Campgrounds
- Cemeteries that include the construction or reconstruction of impervious area (>5% of disturbed area) or *alter the hydrology from pre to post development* conditions
- Commercial developments
- Churches and other places of worship
- Construction of a barn or other *agricultural building* (e.g. silo) and structural practices as identified in Table II in the "Agricultural Management Practices Catalog for Nonpoint Source Pollution in New York State" that include the construction or reconstruction of *impervious area*, excluding projects that involve soil disturbances of less than five acres.
- Golf courses
- Institutional development; includes hospitals, prisons, schools and colleges
- Industrial facilities; includes industrial parks
- Landfills
- Municipal facilities; includes highway garages, transfer stations, office buildings, POTW's, water treatment plants, and water storage tanks
- Office complexes
- Playgrounds that include the construction or reconstruction of impervious area
- Sports complexes
- Racetracks; includes racetracks with earthen (dirt) surface
- Road construction or reconstruction, including roads constructed as part of the construction activities listed in Table 1

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Table 2 (Continued)

CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A SWPPP THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES

The following construction activities that involve soil disturbances of one (1) or more acres of land:

- Parking lot construction or reconstruction, including parking lots constructed as part of the construction activities listed in Table 1
- Athletic fields (natural grass) that include the construction or reconstruction of impervious area (>5% of disturbed area) or *alter the hydrology from pre to post development* conditions
- Athletic fields with artificial turf
- Permanent access roads, parking areas, substations, compressor stations and well drilling pads, surfaced with *impervious cover,* and constructed as part of an over-head electric transmission line project, wind-power project, cell tower project, oil or gas well drilling project, sewer or water main project or other linear utility project
- Sidewalk, bike path or walking path projects, surfaced with an impervious cover, that are part of a residential, commercial or institutional development
- Sidewalk, bike path or walking path projects, surfaced with an impervious cover, that are part of a highway construction or reconstruction project
- All other construction activities that include the construction or reconstruction of *impervious area* or *alter the hydrology from pre to post development* conditions, and are not listed in Table 1

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APPENDIX C – Watersheds Requiring Enhanced Phosphorus Removal

Watersheds where *owners or operators* of construction activities identified in Table 2 of Appendix B must prepare a SWPPP that includes post-construction stormwater management practices designed in conformance with the Enhanced Phosphorus Removal Standards included in the technical standard, New York State Stormwater Management Design Manual ("Design Manual").

- Entire New York City Watershed located east of the Hudson River **-** Figure 1
- Onondaga Lake Watershed **-** Figure 2
- Greenwood Lake Watershed **-**Figure 3
- Oscawana Lake Watershed – Figure 4
- Kinderhook Lake Watershed – Figure 5

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Figure 1 - New York City Watershed East of the Hudson

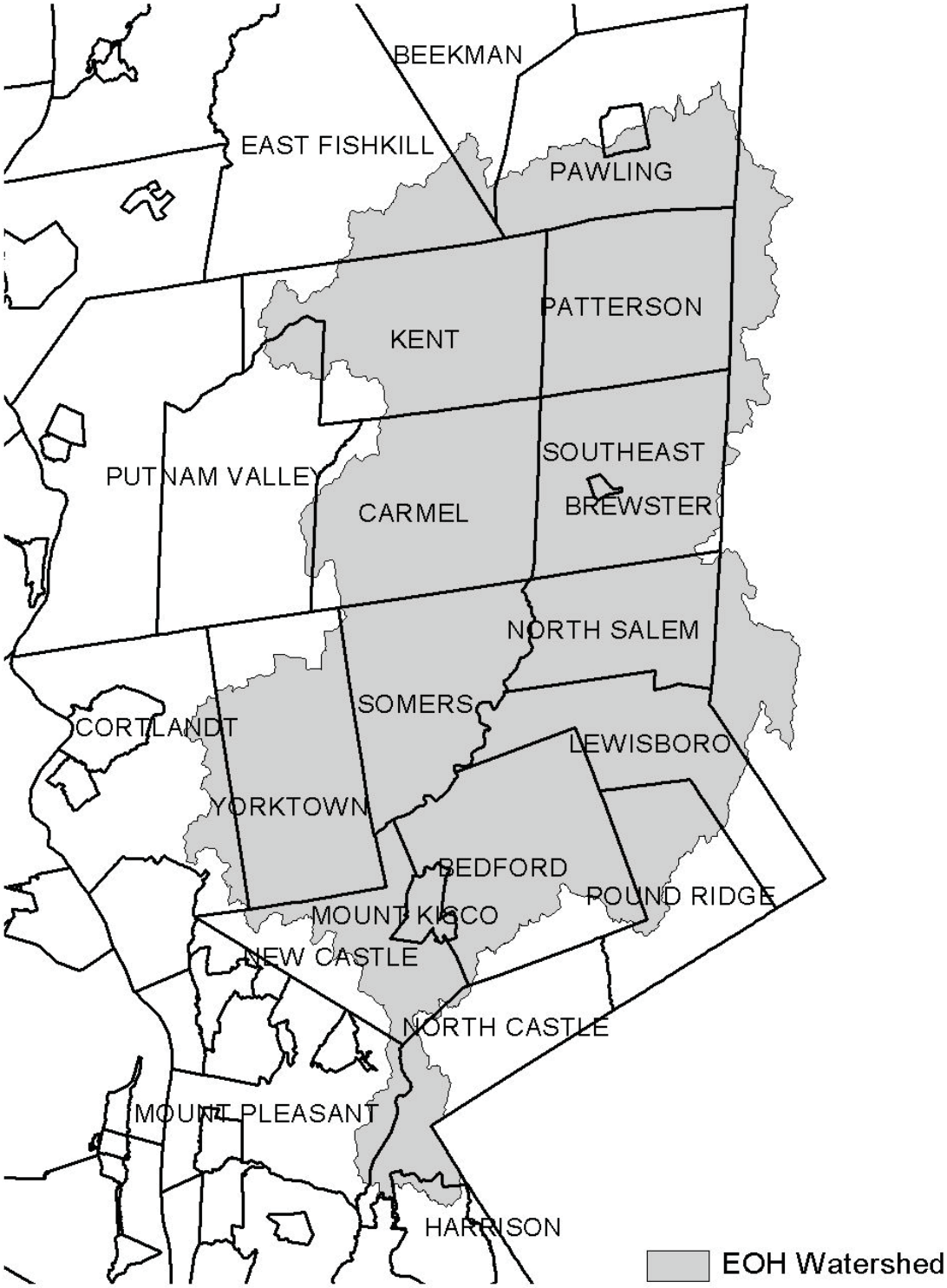

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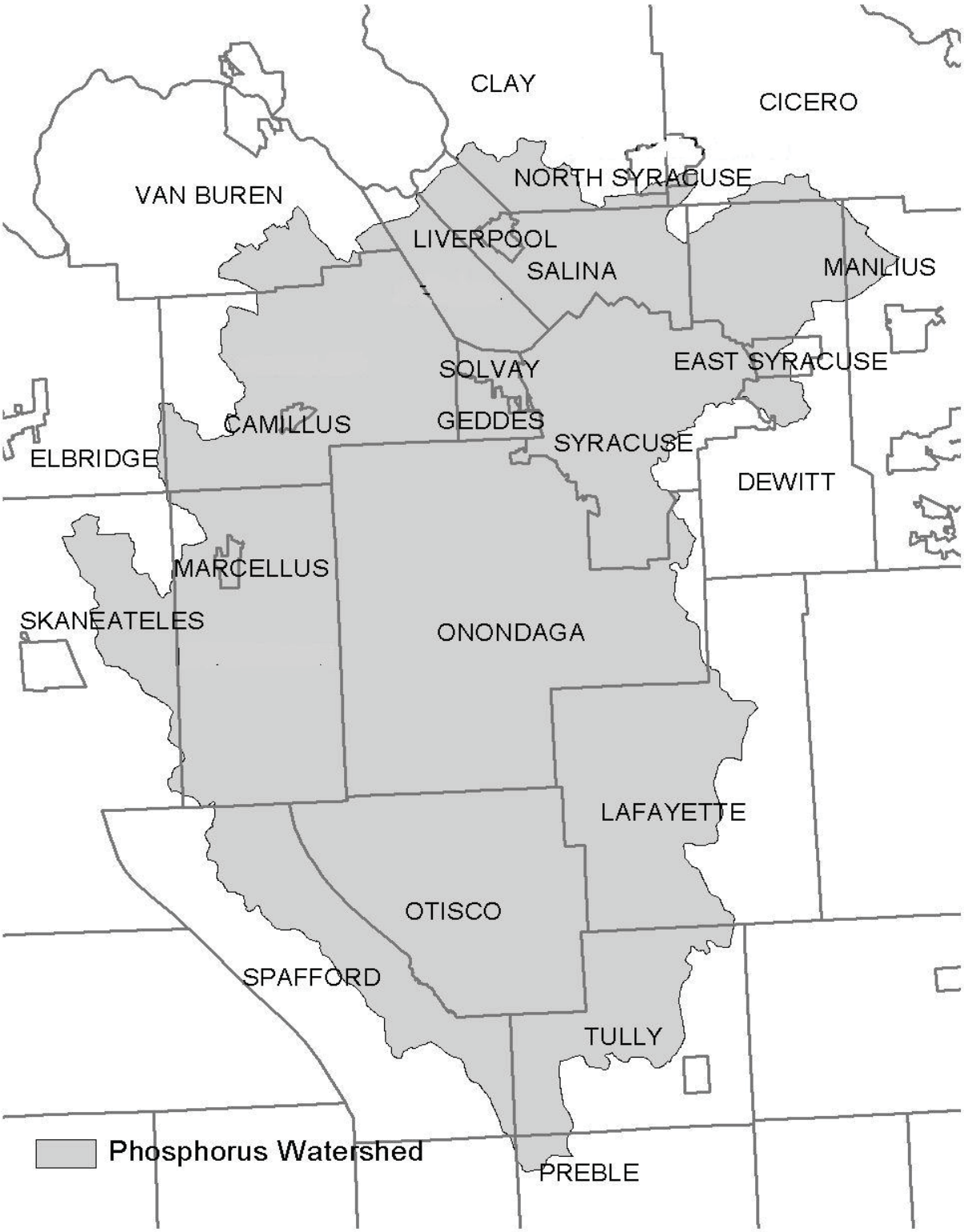
Figure 2 - Onondaga Lake Watershed



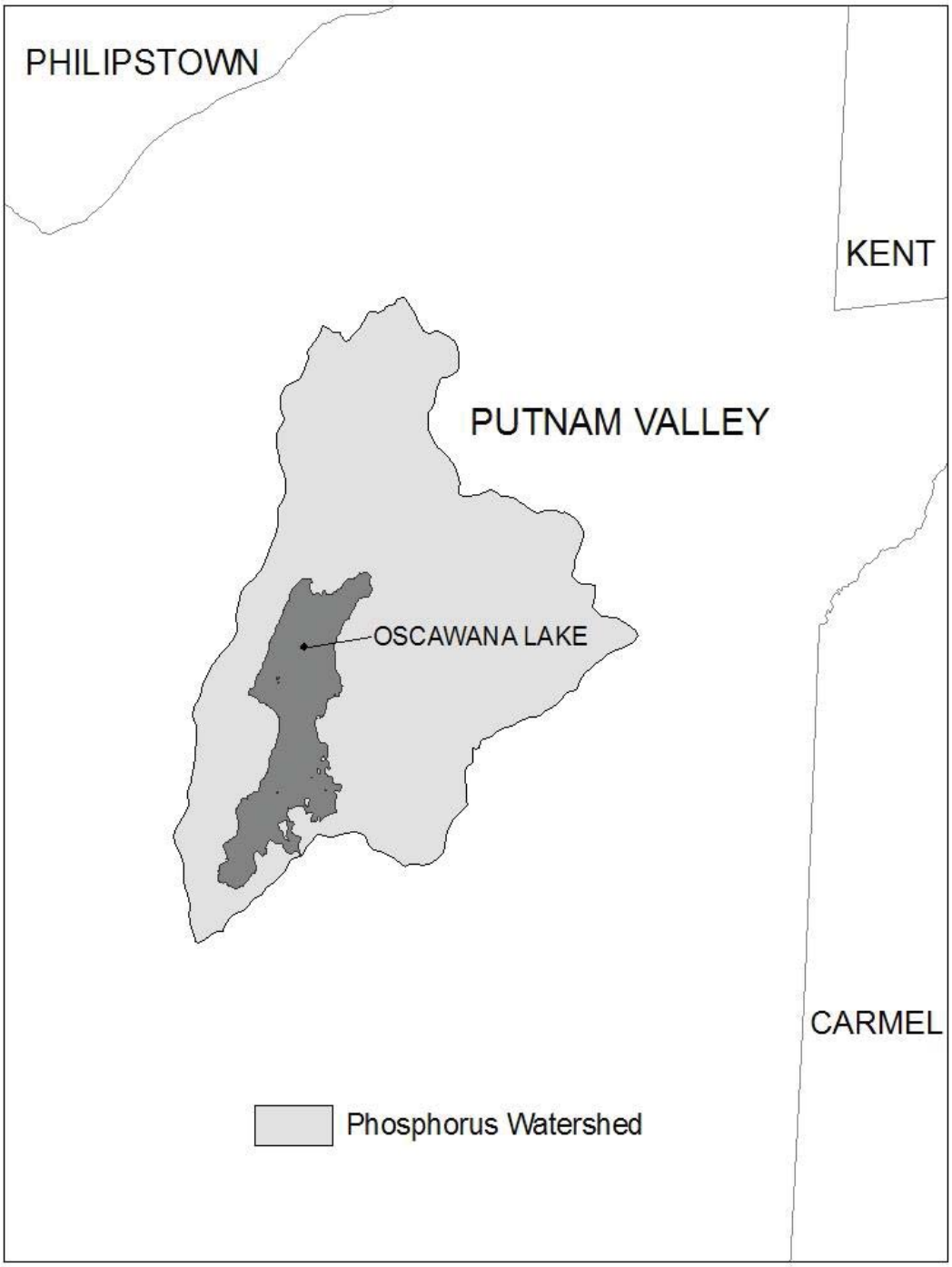
Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Appendix C

Figure 3 - Greenwood Lake Watershed

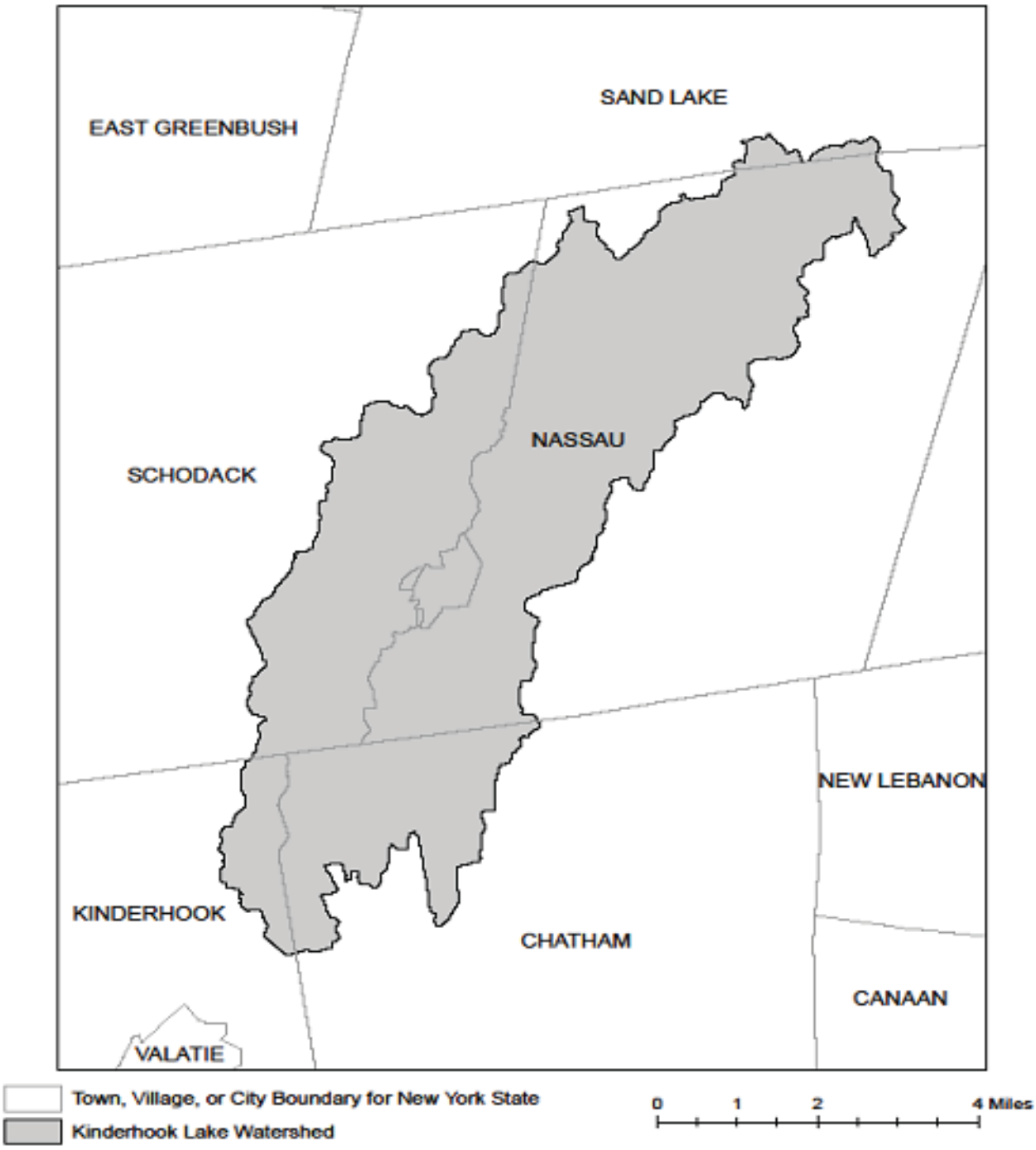
Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Figure 4 - Oscawana Lake Watershed



Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Figure 5 - Kinderhook Lake Watershed



Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

APPENDIX D – Watersheds with Lower Disturbance Threshold

Watersheds where *owners or operators* of construction activities that involve soil disturbances between five thousand (5000) square feet and one (1) acre of land must obtain coverage under this permit.

Entire New York City Watershed that is located east of the Hudson River **-** See Figure 1 in Appendix C

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

APPENDIX E – 303(d) Segments Impaired by Construction Related Pollutant(s)

List of 303(d) segments impaired by pollutants related to *construction activity* (e.g. silt, sediment or nutrients). The list was developed using "The Final New York State 2016 Section 303(d) List of Impaired Waters Requiring a TMDL/Other Strategy" dated November 2016. *Owners or operators* of single family home and single family residential subdivisions with 25% or less total impervious cover at total site build-out that involve soil disturbances of one or more acres of land, but less than 5 acres, and *directly discharge* to one of the listed segments below shall prepare a SWPPP that includes post-construction stormwater management practices designed in conformance with the New York State Stormwater Management Design Manual ("Design Manual"), dated January 2015.

COUNTY	WATERBODY	POLLUTANT
Albany	Ann Lee (Shakers) Pond, Stump Pond	Nutrients
Albany	Basic Creek Reservoir	Nutrients
Allegany	Amity Lake, Saunders Pond	Nutrients
Bronx	Long Island Sound, Bronx	Nutrients
Bronx	Van Cortlandt Lake	Nutrients
Broome	Fly Pond, Deer Lake, Sky Lake	Nutrients
Broome	Minor Tribs to Lower Susquehanna (north)	Nutrients
Broome	Whitney Point Lake/Reservoir	Nutrients
Cattaraugus	Allegheny River/Reservoir	Nutrients
Cattaraugus	Beaver (Alma) Lake	Nutrients
Cattaraugus	Case Lake	Nutrients
Cattaraugus	Linlyco/Club Pond	Nutrients
Cayuga	Duck Lake	Nutrients
Cayuga	Little Sodus Bay	Nutrients
Chautauqua	Bear Lake	Nutrients
Chautauqua	Chadakoin River and tribs	Nutrients
Chautauqua	Chautauqua Lake, North	Nutrients
Chautauqua	Chautauqua Lake, South	Nutrients
Chautauqua	Findley Lake	Nutrients
Chautauqua	Hulburt/Clymer Pond	Nutrients
Clinton	Great Chazy River, Lower, Main Stem	Silt/Sediment
Clinton	Lake Champlain, Main Lake, Middle	Nutrients
Clinton	Lake Champlain, Main Lake, North	Nutrients
Columbia	Kinderhook Lake	Nutrients
Columbia	Robinson Pond	Nutrients
Cortland	Dean Pond	Nutrients

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

303(d) Segments Impaired by Construction Related Pollutant(s)

Dutchess	Fall Kill and tribs	Nutrients
Dutchess	Hillside Lake	Nutrients
Dutchess	Wappingers Lake	Nutrients
Dutchess	Wappingers Lake	Silt/Sediment
Erie	Beeman Creek and tribs	Nutrients
Erie	Ellicott Creek, Lower, and tribs	Silt/Sediment
Erie	Ellicott Creek, Lower, and tribs	Nutrients
Erie	Green Lake	Nutrients
Erie	Little Sister Creek, Lower, and tribs	Nutrients
Erie	Murder Creek, Lower, and tribs	Nutrients
Erie	Rush Creek and tribs	Nutrients
Erie	Scajaquada Creek, Lower, and tribs	Nutrients
Erie	Scajaquada Creek, Middle, and tribs	Nutrients
Erie	Scajaquada Creek, Upper, and tribs	Nutrients
Erie	South Branch Smoke Cr, Lower, and tribs	Silt/Sediment
Erie	South Branch Smoke Cr, Lower, and tribs	Nutrients
Essex	Lake Champlain, Main Lake, South	Nutrients
Essex	Lake Champlain, South Lake	Nutrients
Essex	Willsboro Bay	Nutrients
Genesee	Bigelow Creek and tribs	Nutrients
Genesee	Black Creek, Middle, and minor tribs	Nutrients
Genesee	Black Creek, Upper, and minor tribs	Nutrients
Genesee	Bowen Brook and tribs	Nutrients
Genesee	LeRoy Reservoir	Nutrients
Genesee	Oak Orchard Cr, Upper, and tribs	Nutrients
Genesee	Tonawanda Creek, Middle, Main Stem	Nutrients
Greene	Schoharie Reservoir	Silt/Sediment
Greene	Sleepy Hollow Lake	Silt/Sediment
Herkimer	Steele Creek tribs	Silt/Sediment
Herkimer	Steele Creek tribs	Nutrients
Jefferson	Moon Lake	Nutrients
Kings	Hendrix Creek	Nutrients
Kings	Prospect Park Lake	Nutrients
Lewis	Mill Creek/South Branch, and tribs	Nutrients
Livingston	Christie Creek and tribs	Nutrients
Livingston	Conesus Lake	Nutrients
Livingston	Mill Creek and minor tribs	Silt/Sediment
Monroe	Black Creek, Lower, and minor tribs	Nutrients
Monroe	Buck Pond	Nutrients
Monroe	Cranberry Pond	Nutrients

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

303(d) Segments Impaired by Construction Related Pollutant(s)

Monroe	Lake Ontario Shoreline, Western	Nutrients
Monroe	Long Pond	Nutrients
Monroe	Mill Creek and tribs	Nutrients
Monroe	Mill Creek/Blue Pond Outlet and tribs	Nutrients
Monroe	Minor Tribs to Irondequoit Bay	Nutrients
Monroe	Rochester Embayment - East	Nutrients
Monroe	Rochester Embayment - West	Nutrients
Monroe	Shipbuilders Creek and tribs	Nutrients
Monroe	Thomas Creek/White Brook and tribs	Nutrients
Nassau	Beaver Lake	Nutrients
Nassau	Camaans Pond	Nutrients
Nassau	East Meadow Brook, Upper, and tribs	Silt/Sediment
Nassau	East Rockaway Channel	Nutrients
Nassau	Grant Park Pond	Nutrients
Nassau	Hempstead Bay	Nutrients
Nassau	Hempstead Lake	Nutrients
Nassau	Hewlett Bay	Nutrients
Nassau	Hog Island Channel	Nutrients
Nassau	Long Island Sound, Nassau County Waters	Nutrients
Nassau	Massapequa Creek and tribs	Nutrients
Nassau	Milburn/Parsonage Creeks, Upp, and tribs	Nutrients
Nassau	Reynolds Channel, west	Nutrients
Nassau	Tidal Tribs to Hempstead Bay	Nutrients
Nassau	Tribs (fresh) to East Bay	Nutrients
Nassau	Tribs (fresh) to East Bay	Silt/Sediment
Nassau	Tribs to Smith/Halls Ponds	Nutrients
Nassau	Woodmere Channel	Nutrients
New York	Harlem Meer	Nutrients
New York	The Lake in Central Park	Nutrients
Niagara	Bergholtz Creek and tribs	Nutrients
Niagara	Hyde Park Lake	Nutrients
Niagara	Lake Ontario Shoreline, Western	Nutrients
Niagara	Lake Ontario Shoreline, Western	Nutrients
Oneida	Ballou, Nail Creeks and tribs	Nutrients
Onondaga	Harbor Brook, Lower, and tribs	Nutrients
Onondaga	Ley Creek and tribs	Nutrients
Onondaga	Minor Tribs to Onondaga Lake	Nutrients
Onondaga	Ninemile Creek, Lower, and tribs	Nutrients
Onondaga	Onondaga Creek, Lower, and tribs	Nutrients
Onondaga	Onondaga Creek, Middle, and tribs	Nutrients

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

303(d) Segments Impaired by Construction Related Pollutant(s)

Onondaga	Onondaga Lake, northern end	Nutrients
Onondaga	Onondaga Lake, southern end	Nutrients
Ontario	Great Brook and minor tribs	Silt/Sediment
Ontario	Great Brook and minor tribs	Nutrients
Ontario	Hemlock Lake Outlet and minor tribs	Nutrients
Ontario	Honeoye Lake	Nutrients
Orange	Greenwood Lake	Nutrients
Orange	Monhagen Brook and tribs	Nutrients
Orange	Orange Lake	Nutrients
Orleans	Lake Ontario Shoreline, Western	Nutrients
Orleans	Lake Ontario Shoreline, Western	Nutrients
Oswego	Lake Neatahwanta	Nutrients
Oswego	Pleasant Lake	Nutrients
Putnam	Bog Brook Reservoir	Nutrients
Putnam	Boyd Corners Reservoir	Nutrients
Putnam	Croton Falls Reservoir	Nutrients
Putnam	Diverting Reservoir	Nutrients
Putnam	East Branch Reservoir	Nutrients
Putnam	Lake Carmel	Nutrients
Putnam	Middle Branch Reservoir	Nutrients
Putnam	Oscawana Lake	Nutrients
Putnam	Palmer Lake	Nutrients
Putnam	West Branch Reservoir	Nutrients
Queens	Bergen Basin	Nutrients
Queens	Flushing Creek/Bay	Nutrients
Queens	Jamaica Bay, Eastern, and tribs (Queens)	Nutrients
Queens	Kissena Lake	Nutrients
Queens	Meadow Lake	Nutrients
Queens	Willow Lake	Nutrients
Rensselaer	Nassau Lake	Nutrients
Rensselaer	Snyders Lake	Nutrients
Richmond	Grasmere Lake/Bradys Pond	Nutrients
Rockland	Congers Lake, Swartout Lake	Nutrients
Rockland	Rockland Lake	Nutrients
Saratoga	Ballston Lake	Nutrients
Saratoga	Dwaas Kill and tribs	Silt/Sediment
Saratoga	Dwaas Kill and tribs	Nutrients
Saratoga	Lake Lonely	Nutrients
Saratoga	Round Lake	Nutrients
Saratoga	Tribs to Lake Lonely	Nutrients

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

303(d) Segments Impaired by Construction Related Pollutant(s)

Schenectady	Collins Lake	Nutrients
Schenectady	Duane Lake	Nutrients
Schenectady	Mariaville Lake	Nutrients
Schoharie	Engleville Pond	Nutrients
Schoharie	Summit Lake	Nutrients
Seneca	Reeder Creek and tribs	Nutrients
St.Lawrence	Black Lake Outlet/Black Lake	Nutrients
St.Lawrence	Fish Creek and minor tribs	Nutrients
Steuben	Smith Pond	Nutrients
Suffolk	Agawam Lake	Nutrients
Suffolk	Big/Little Fresh Ponds	Nutrients
Suffolk	Canaan Lake	Silt/Sediment
Suffolk	Canaan Lake	Nutrients
Suffolk	Flanders Bay, West/Lower Sawmill Creek	Nutrients
Suffolk	Fresh Pond	Nutrients
Suffolk	Great South Bay, East	Nutrients
Suffolk	Great South Bay, Middle	Nutrients
Suffolk	Great South Bay, West	Nutrients
Suffolk	Lake Ronkonkoma	Nutrients
Suffolk	Long Island Sound, Suffolk County, West	Nutrients
Suffolk	Mattituck (Marratooka) Pond	Nutrients
Suffolk	Meetinghouse/Terrys Creeks and tribs	Nutrients
Suffolk	Mill and Seven Ponds	Nutrients
Suffolk	Millers Pond	Nutrients
Suffolk	Moriches Bay, East	Nutrients
Suffolk	Moriches Bay, West	Nutrients
Suffolk	Peconic River, Lower, and tidal tribs	Nutrients
Suffolk	Quantuck Bay	Nutrients
Suffolk	Shinnecock Bay and Inlet	Nutrients
Suffolk	Tidal tribs to West Moriches Bay	Nutrients
Sullivan	Bodine, Montgomery Lakes	Nutrients
Sullivan	Davies Lake	Nutrients
Sullivan	Evens Lake	Nutrients
Sullivan	Pleasure Lake	Nutrients
Tompkins	Cayuga Lake, Southern End	Nutrients
Tompkins	Cayuga Lake, Southern End	Silt/Sediment
Tompkins	Owasco Inlet, Upper, and tribs	Nutrients
Ulster	Ashokan Reservoir	Silt/Sediment
Ulster	Esopus Creek, Upper, and minor tribs	Silt/Sediment
Warren	Hague Brook and tribs	Silt/Sediment

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

303(d) Segments Impaired by Construction Related Pollutant(s)

Warren	Huddle/Finkle Brooks and tribs	Silt/Sediment
Warren	Indian Brook and tribs	Silt/Sediment
Warren	Lake George	Silt/Sediment
Warren	Tribs to L.George, Village of L George	Silt/Sediment
Washington	Cossayuna Lake	Nutrients
Washington	Lake Champlain, South Bay	Nutrients
Washington	Tribs to L.George, East Shore	Silt/Sediment
Washington	Wood Cr/Champlain Canal and minor tribs	Nutrients
Wayne	Port Bay	Nutrients
Westchester	Amawalk Reservoir	Nutrients
Westchester	Blind Brook, Upper, and tribs	Silt/Sediment
Westchester	Cross River Reservoir	Nutrients
Westchester	Lake Katonah	Nutrients
Westchester	Lake Lincolndale	Nutrients
Westchester	Lake Meahagh	Nutrients
Westchester	Lake Mohegan	Nutrients
Westchester	Lake Shenorock	Nutrients
Westchester	Long Island Sound, Westchester (East)	Nutrients
Westchester	Mamaroneck River, Lower	Silt/Sediment
Westchester	Mamaroneck River, Upper, and minor tribs	Silt/Sediment
Westchester	Muscoot/Upper New Croton Reservoir	Nutrients
Westchester	New Croton Reservoir	Nutrients
Westchester	Peach Lake	Nutrients
Westchester	Reservoir No.1 (Lake Isle)	Nutrients
Westchester	Saw Mill River, Lower, and tribs	Nutrients
Westchester	Saw Mill River, Middle, and tribs	Nutrients
Westchester	Sheldrake River and tribs	Silt/Sediment
Westchester	Sheldrake River and tribs	Nutrients
Westchester	Silver Lake	Nutrients
Westchester	Teatown Lake	Nutrients
Westchester	Titicus Reservoir	Nutrients
Westchester	Truesdale Lake	Nutrients
Westchester	Wallace Pond	Nutrients
Wyoming	Java Lake	Nutrients
Wyoming	Silver Lake	Nutrients

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

APPENDIX F – List of NYS DEC Regional Offices

Region	Covering the following counties:	DIVISION OF ENVIRONMENTAL PERMITS (DEP) Permit Administrators	DIVISION OF WATER (DOW) Water (SPDES) Program
1	Nassau and Suffolk	50 Circle Road Stony Brook, NY 11790 Tel. (631) 444-0365	50 Circle Road Stony Brook, NY 11790-3409 Tel. (631) 444-0405
2	Bronx, Kings, New York, Queens and Richmond	1 Hunters Point Plaza, 47-40 21st St. Long Island City, NY 11101-5407 Tel. (718) 482-4997	1 Hunters Point Plaza, 47-40 21st St. Long Island City, NY 11101-5407 Tel. (718) 482-4933
3	Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster and Westchester	21 South Putt Corners Road New Paltz, NY 12561-1696 Tel. (845) 256-3059	100 Hillside Avenue, Suite 1w White Plains, NY 10603 Tel. (914) 428 - 2505
4	Albany, Columbia, Delaware, Greene, Montgomery, Otsego, Rensselaer, Schenectady and Schoharie	1150 North Westcott Road Schenectady, NY 12306-2014 Tel. (518) 357-2069	1130 North Westcott Road Schenectady, NY 12306-2014 Tel. (518) 357-2045
5	Clinton, Essex, Franklin, Fulton, Hamilton, Saratoga, Warren and Washington	1115 State Route 86, Po Box 296 Ray Brook, NY 12977-0296 Tel. (518) 897-1234	232 Golf Course Road Warrensburg, NY 12885-1172 Tel. (518) 623-1200
6	HERKIMER, JEFFERSON, LEWIS, ONEIDA AND ST. LAWRENCE	STATE OFFICE BUILDING 317 WASHINGTON STREET WATERTOWN, NY 13601-3787 TEL. (315) 785-2245	STATE OFFICE BUILDING 207 GENESEE STREET UTICA, NY 13501-2885 TEL. (315) 793-2554
7	BROOME, CAYUGA, CHENANGO, CORTLAND, MADISON, ONONDAGA, OSWEGO, TIOGA AND TOMPKINS	615 ERIE BLVD. WEST SYRACUSE, NY 13204-2400 TEL. (315) 426-7438	615 ERIE BLVD. WEST SYRACUSE, NY 13204-2400 TEL. (315) 426-7500
8	CHEMUNG, GENESEE, LIVINGSTON, MONROE, ONTARIO, ORLEANS, SCHUYLER, SENECA, STEUBEN, WAYNE AND YATES	6274 EAST AVON-LIMA ROADAVON, NY 14414-9519 TEL. (585) 226-2466	6274 EAST AVON-LIMA RD. AVON, NY 14414-9519 TEL. (585) 226-2466
9	ALLEGANY, CATTARAUGUS, CHAUTAUQUA, ERIE, NIAGARA AND WYOMING	270 MICHIGAN AVENUE BUFFALO, NY 14203-2999 TEL. (716) 851-7165	270 MICHIGAN AVENUE BUFFALO, NY 14203-2999 TEL. (716) 851-7070

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Appendix F

Forms

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Owner/Operator Certification Form

SPDES General Permit For Stormwater Discharges From Construction Activity (GP-0-20-001)

Project/Site Name: Proposed Townhouses Georgian Townhomes

eNOI Submission Number: _____

eNOI Submitted by: ☐ Owner/Operator ☑ SWPPP Preparer ☐ Other

Certification Statement - Owner/Operator

I have read or been advised of the permit conditions and believe that I understand them. I also understand that, under the terms of the permit, there may be reporting requirements. I hereby certify that this document and the corresponding documents were prepared under my direction or supervision. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. I further understand that coverage under the general permit will be identified in the acknowledgment that I will receive as a result of submitting this NOI and can be as long as sixty (60) business days as provided for in the general permit. I also understand that, by submitting this NOI, I am acknowledging that the SWPPP has been developed and will be implemented as the first element of construction, and agreeing to comply with all the terms and conditions of the general permit for which this NOI is being submitted.

Owner/Operator First Name Harry M.I. Last Name Flores

Signature

9/10/21

Date

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

SWPPP Preparer Certification Form

SPDES General Permit for Stormwater Discharges From Construction Activity (GP-0-20-001)

Project Site Information

Project/Site Name

Georgian Townhomes

Owner/Operator Information

Owner/Operator (Company Name/Private Owner/Municipality Name)

Georgian Townhomes, LLC

Certification Statement – SWPPP Preparer

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) for this project has been prepared in accordance with the terms and conditions of the GP-0-20-001. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of this permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Patrick		Sheedy Jr
First name	MI	Last Name

Signature

9/20/21

Date

Revised: January 2020

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

STORM WATER POLLUTION PREVENTION PLAN
CONTRACTOR'S CERTIFICATION STATEMENT

Georgian Townhomes

CONTRACTOR'S CERTIFICATION:

"I certify under penalty of law that I understand and agree to comply with the terms and conditions of the SWPPP for the construction site identified in such SWPPP as a condition of authorization to discharge storm water. I also understand that the operator must comply with the terms and conditions of the New York State Pollutant Discharge Elimination System (SPDES) general permit for storm water discharges from construction activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards."

Note: The contractor shall have at least one NYSDEC trained individual onsite at all times when earthwork and other SWPPP associated work is being performed from each contractor(s) and subcontractor(s). Each contractor(s) and subcontractor(s) shall provide copies of these individuals' certifications to the Town of Amherst.

Name: _____
(Print)

Signature: _____

Title: _____

Company Name: _____

Address: _____

Telephone Number: _____

Date: _____

Scope of Services: _____

Trained Individual(s) Responsible for Implementation: _____

This form must be signed by a responsible corporate officer or other party meeting the "Signatory Requirements" of the NYSDEC SPDES General Permit

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Appendix G

NYSDEC Notice of Termination (NOT)

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

New York State Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505
(NOTE: Submit completed form to address above)

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity

Please indicate your permit identification number: NYR ___ ___ ___ ___ ___ ___

I. Owner or Operator Information

1. Owner/Operator Name:

2. Street Address:

3. City/State/Zip:

4. Contact Person: | 4a.Telephone:

4b. Contact Person E-Mail:

II. Project Site Information

5. Project/Site Name:

6. Street Address:

7. City/Zip:

8. County:

III. Reason for Termination

9a. □ All disturbed areas have achieved final stabilization in accordance with the general permit and SWPPP. ***Date final stabilization completed** (month/year): _____

9b. □ Permit coverage has been transferred to new owner/operator. Indicate new owner/operator's permit identification number: NYR ___ ___ ___ ___ ___ ___
(Note: Permit coverage can not be terminated by owner identified in I.1. above until new owner/operator obtains coverage under the general permit)

9c. □ Other (Explain on Page 2)

IV. Final Site Information:

10a. Did this construction activity require the development of a SWPPP that includes post-construction stormwater management practices? □ yes □ no (If no, go to question 10f.)

10b. Have all post-construction stormwater management practices included in the final SWPPP been constructed? □ yes □ no (If no, explain on Page 2)

10c. Identify the entity responsible for long-term operation and maintenance of practice(s)?

_____

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

10d. Has the entity responsible for long-term operation and maintenance been given a copy of the operation and maintenance plan required by the general permit? □ yes □ no

10e. Indicate the method used to ensure long-term operation and maintenance of the post-construction stormwater management practice(s):

□ Post-construction stormwater management practice(s) and any right-of-way(s) needed to maintain practice(s) have been deeded to the municipality.

□ Executed maintenance agreement is in place with the municipality that will maintain the post-construction stormwater management practice(s).

□ For post-construction stormwater management practices that are privately owned, a mechanism is in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the owner or operator's deed of record.

□ For post-construction stormwater management practices that are owned by a public or private institution (e.g. school, university or hospital), government agency or authority, or public utility; policy and procedures are in place that ensures operation and maintenance of the practice(s) in accordance with the operation and maintenance plan.

10f. Provide the total area of impervious surface (i.e. roof, pavement, concrete, gravel, etc.) constructed within the disturbance area? _____ (acres)

11. Is this project subject to the requirements of a regulated, traditional land use control MS4? □ yes □ no

(If Yes, complete section VI - "MS4 Acceptance" statement

V. Additional Information/Explanation:

(Use this section to answer questions 9c. and 10b., if applicable)

VI. MS4 Acceptance - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative (Note: Not required when 9b. is checked -transfer of coverage)

I have determined that it is acceptable for the owner or operator of the construction project identified in question 5 to submit the Notice of Termination at this time.

Printed Name:	
Title/Position:	
Signature:	Date:

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

VII. Qualified Inspector Certification - Final Stabilization:

I hereby certify that all disturbed areas have achieved final stabilization as defined in the current version of the general permit, and that all temporary, structural erosion and sediment control measures have been removed. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

VIII. Qualified Inspector Certification - Post-construction Stormwater Management Practice(s):

I hereby certify that all post-construction stormwater management practices have been constructed in conformance with the SWPPP. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

IX. Owner or Operator Certification

I hereby certify that this document was prepared by me or under my direction or supervision. My determination, based upon my inquiry of the person(s) who managed the construction activity, or those persons directly responsible for gathering the information, is that the information provided in this document is true, accurate and complete. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

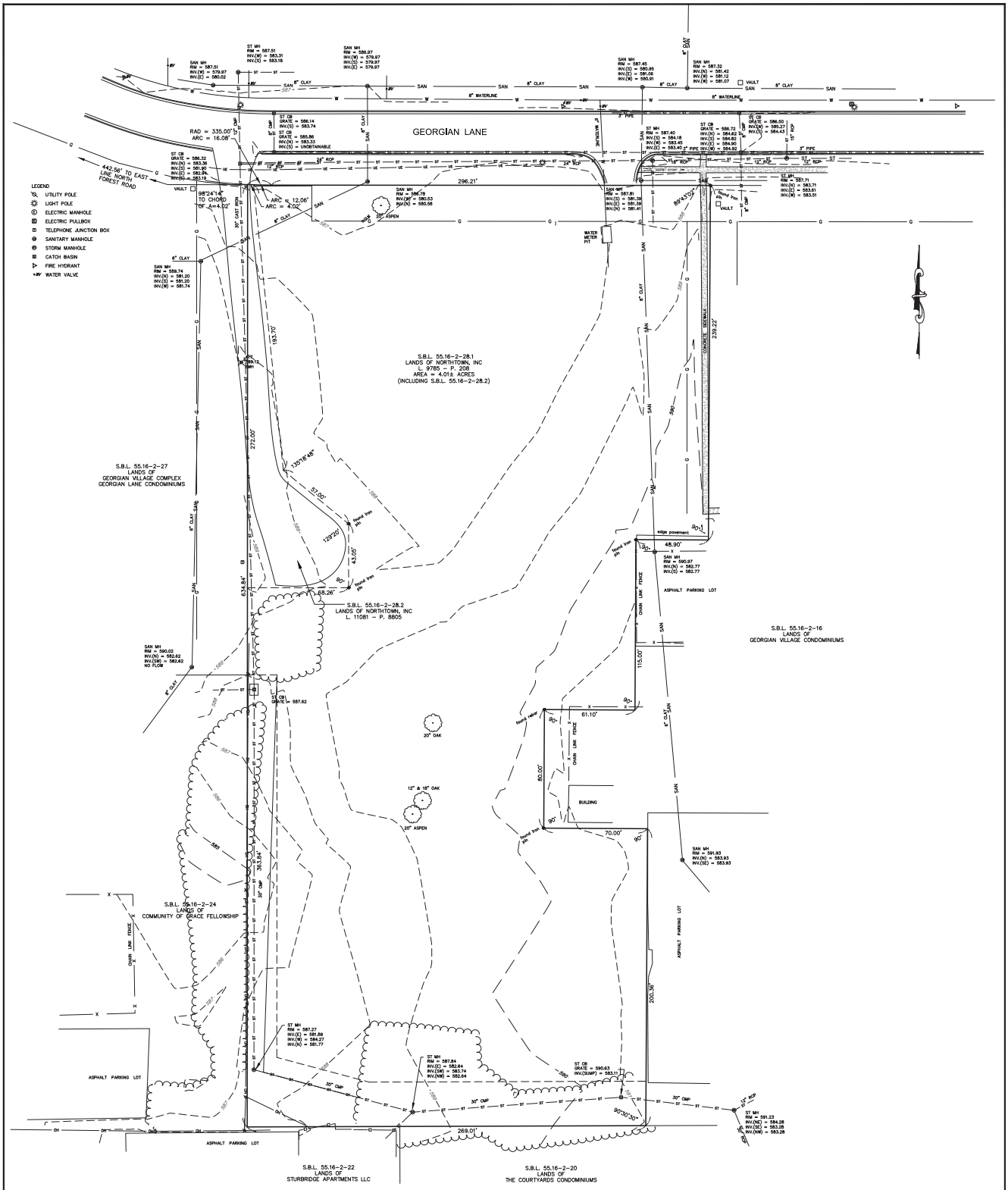
(NYS DEC Notice of Termination - January 2015)

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Appendix H

Construction Documents

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)



30 0 30 60 90

Scale: 1" = 30'

SHEET NO.

1 OF 1

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

BOUNDARY & TOPOGRAPHIC SURVEY OF LANDS OF:

NORTHTOWN, INC.

39 & 41 GEORGIAN LANE

TOWN OF AMHERST

ERIE COUNTY - NEW YORK

BEING PART OF LOT NO. 61, TOWNSHIP 12 AND RANGE 7

OF THE HOLLAND LAND COMPANY'S SURVEY

SCALE: 1" = 30'	DRAWN BY: E. A. OLSON
DATE: OCTOBER 30, 2020	CHECKED BY: J. E. GOSSETT
DRAWING NO.: 8498	JOB NO.: 8498

NO.	REVISIONS:	BY	DATE

GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP

ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE

4950 GENESEE STREET, SUITE 100

BUFFALO, NEW YORK 14225

(716) 633-4844 FAX 633-4940

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

3.a

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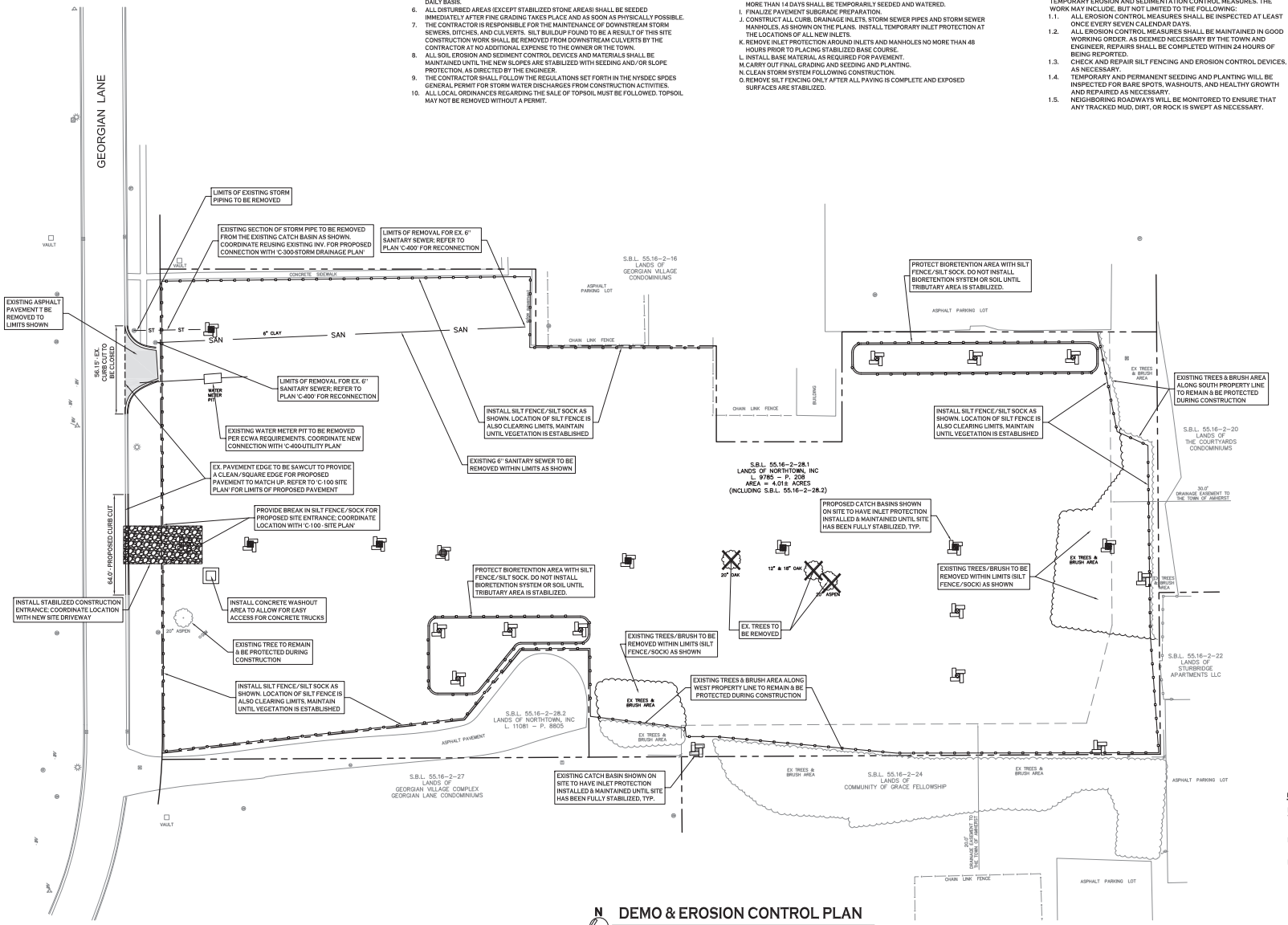
RESTORATION NOTES
1. THE ADJACENT AREAS DISTURBED OR DAMAGED DURING CONSTRUCTION MUST BE RESTORED IN KIND TO THE SATISFACTION OF THE OWNER.
2. WHEN RESTORING LAWN AREAS ADJACENT TO NEW CONSTRUCTION, ON-SITE MATERIAL MAY BE USED TO BACKFILL THE AREA WITHIN SIX INCHES OF THE FINISHED SURFACE. ON-SITE MATERIAL SHALL BE THOROUGHLY COMPACTED AND FREE OF GRASS CLUMPS, TREE ROOTS PIECES OF ASPHALT AND OTHER EXTRANEOUS MATERIALS, AND STONES LARGER THAN 1 INCH IN SIZE.
3. ALL DISTURBED UNSURFACED AREAS SHALL RECEIVE FOUR INCHES OF TOPSOIL, SEED AND MULCH AND SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
4. WHEN ADJACENT ASPHALT, CONCRETE OR PAVING STONE AREAS ARE DISTURBED AS PART OF THE CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO REPLACE THE DAMAGED OR EXCAVATED AREA. THE PERIMETER OF THE DISTURBED AREA SHALL BE SAW CUT FULL DEPTH, SO THAT ALL LINES ARE STRAIGHT AND TRUE. PAVING STONES SHALL BE REPLACED IN WHOLE UNITS ONLY, AND ALL REPLACEMENT PAVING STONES ARE TO MATCH THE EXISTING ONES IN SIZE, SHAPE AND COLOR. ASPHALT SHALL BE COMPACTED TO A SMOOTH FINISH AND SHALL BE FLUSH WITH THE EXISTING ADJACENT AREA THAT IS TO REMAIN.

EROSION CONTROL PLAN
THE FOLLOWING EROSION CONTROL PROCEDURE SHALL BE ADHERED TO BY THE CONTRACTOR:
1. INSTALL TEMPORARY SILT FENCE BARRIERS AS DIRECTED BY THE OWNER AND AS SHOWN ON THE EROSION CONTROL PLAN TO PREVENT SEDIMENT MIGRATION. ALL SILT FENCE BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS.
2. ALL SILT FENCE BARRIERS SHALL BE REPLACED WHEREVER THEY BECOME CLOGGED OR INOPERABLE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS.
4. THE CONTRACTOR MUST CONTROL DUST DURING CONSTRUCTION. DURING EARTHWORK OPERATIONS, WATER-SPREADING EQUIPMENT SHALL BE PROVIDED BY THE CONTRACTOR, AND WATER SPREAD AS NECESSARY AND AS DIRECTED BY THE OWNER IN ORDER TO CONTROL DUST.
5. 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.
6. ALL DISTURBED AREAS (EXCEPT STABILIZED STONE AREAS) SHALL BE SEEDED IMMEDIATELY AFTER FINE GRADING TAKES PLACE AND AS SOON AS PHYSICALLY POSSIBLE.
7. 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.
8. ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES AND MATERIALS SHALL BE MAINTAINED UNTIL THE NEW SLOPES ARE STABILIZED WITH SEEDING AND/OR SLOPE PROTECTION, AS DIRECTED BY THE ENGINEER.
9. THE CONTRACTOR SHALL FOLLOW THE REGULATIONS SET FORTH IN THE NYSDEC SPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES.
10. ALL LOCAL ORDINANCES REGARDING THE SALE OF TOPSOIL MUST BE FOLLOWED. TOPSOIL MAY NOT BE REMOVED WITHOUT A PERMIT.

SEQUENCE OF MAJOR ACTIVITIES
THE CONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING THE FOLLOWING EROSION CONTROL AND STORM WATER MANAGEMENT CONTROL MEASURES. THE CONTRACTOR MAY DESIGNATE THESE TASKS TO CERTAIN SUBCONTRACTORS AS HE SEES FIT, BUT THE ULTIMATE RESPONSIBILITY FOR IMPLEMENTING THESE CONTROLS AND ENSURING THEIR PROPER FUNCTIONING REMAINS WITH THE CONTRACTOR. THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:
A. COMMENCE REMEDIATION ACTIVITIES WHICH DISTURB UNDER 1 ACRE.
B. INSTALL STABILIZED CONSTRUCTION ENTRANCE
C. INSTALL PERIMETER SILT FENCES/SILT SOCK IN THE LOCATIONS SHOWN ON THE DEMOLITION AND EROSION CONTROL PLAN SHEET.
D. CLEAR & GRUB SITE.
E. ROUGH GRADING AND INSTALLATION OF STONE SUBBASE IN PAVED AREAS AND BUILDING PADS.
F. INSTALL STONE CHECK DAMS IN SWALES WHERE SHOWN.
G. COMMENCE OTHER SITE GRADING.
H. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED AND WATERED.
I. FINALIZE PAVEMENT SUBGRADE PREPARATION.
J. CONSTRUCT ALL CURB, DRAINAGE INLETS, STORM SEWER PIPES AND STORM SEWER MANHOLES, AS SHOWN ON THE PLANS. INSTALL TEMPORARY INLET PROTECTION AT THE LOCATIONS OF ALL NEW INLETS.
K. REMOVE INLET PROTECTION AROUND INLETS AND MANHOLES NO MORE THAN 48 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
L. INSTALL BASE MATERIAL AS REQUIRED FOR PAVEMENT.
M. CARRY OUT FINAL GRADING AND SEEDING AND PLANTING.
N. CLEAN STORM SYSTEM FOLLOWING CONSTRUCTION.
O. REMOVE SILT FENCING ONLY AFTER ALL PAVING IS COMPLETE AND EXPOSED SURFACES ARE STABILIZED.

NOTES:
1. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT THOSE ITEMS TO REMAIN, SUCH AS TREES, PROPERTY CORNER PINS, UTILITY POLES, VALVES, HYDRANTS, CURBS, MANHOLES, AND CATCH BASINS.
2. TEMPORARY SILT FENCE AND EROSION CONTROL DEVICES TO BE INSTALLED AS DIRECTED BY THE OWNERS FIELD REPRESENTATIVE. MAINTAIN UNTIL VEGETATION IS ESTABLISHED AND PAVEMENT IS INSTALLED.
3. THE CONTRACTOR SHALL INSTALL STABILIZED CONSTRUCTION ENTRANCES WHERE ACCESSING THE SITE FROM PAVED ROADWAYS.
4. THE CONTRACTOR SHALL INSTALL TEMPORARY TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH NEW YORK STATE M.U.T.C.D. STANDARDS PRIOR TO STARTING WORK.

INSPECTION AND MAINTENANCE PROCEDURES
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASSIGNING AN INDIVIDUAL TO BE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES. THE WORK MAY INCLUDE, BUT NOT LIMITED TO THE FOLLOWING:
   1.1. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
   1.2. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER. AS DEEMED NECESSARY BY THE TOWN AND ENGINEER, REPAIRS SHALL BE COMPLETED WITHIN 24 HOURS OF BEING REPORTED.
   1.3. CHECK AND REPAIR SILT FENCING AND EROSION CONTROL DEVICES, AS NECESSARY.
   1.4. TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH AND REPAIRED AS NECESSARY.
   1.5. NEIGHBORING ROADWAYS WILL BE MONITORED TO ENSURE THAT ANY TRACKED MUD, DIRT, OR ROCK IS SWEPT AS NECESSARY.



N
DEMO & EROSION CONTROL PLAN
SCALE: 1"=30'

DEMOLITION & EROSION CONTROL LEGEND
- EXISTING PAVEMENT/SIDEWALK/CURBING TO BE SAWCUT & REMOVED
- PROPOSED STORM INLET PROTECTION
- EXISTING TREES TO BE REMOVED

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

30' 30 0 30 60Ft.

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REVISIONS:
No. Description Date

PROJECT NAME:
Site Development Plans for:
Proposed Townhouses
41 Georgian Lane
Town of Amherst, New York

Date: 9/20/21
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Demolition & Erosion Control Plan

DRAWING NO.
C-001

Project no.: 20.031

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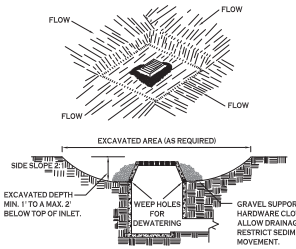
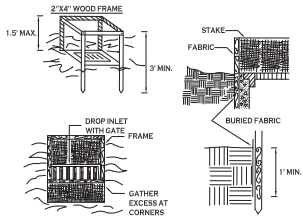


CONSTRUCTION SPECIFICATIONS

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

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 1
NOT TO SCALE

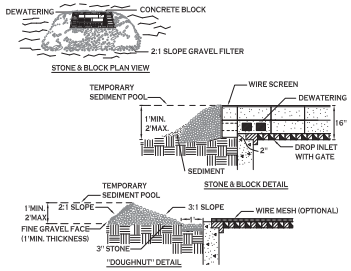


CONSTRUCTION SPECIFICATIONS

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

MAXIMUN DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 2
NOT TO SCALE



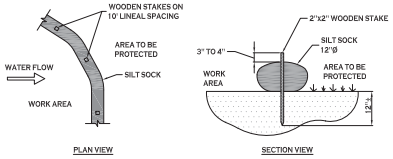
CONSTRUCTION SPECIFICATIONS

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

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 3
NOT TO SCALE

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

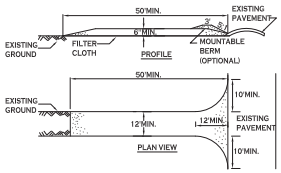


NOTES:

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

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

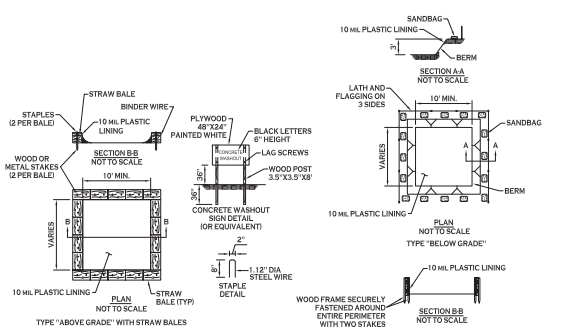
SILT SOCK DETAIL
NOT TO SCALE



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

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

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REVISIONS:
No. Description Date

PROJECT NAME:
Site Development Plans for:
Proposed Townhouses
41 Georgian Lane
Town of Amherst, New York

Date: 9/20/21
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Demolition & Erosion Control Details

DRAWING NO.
C-002

Project no.: 20.031

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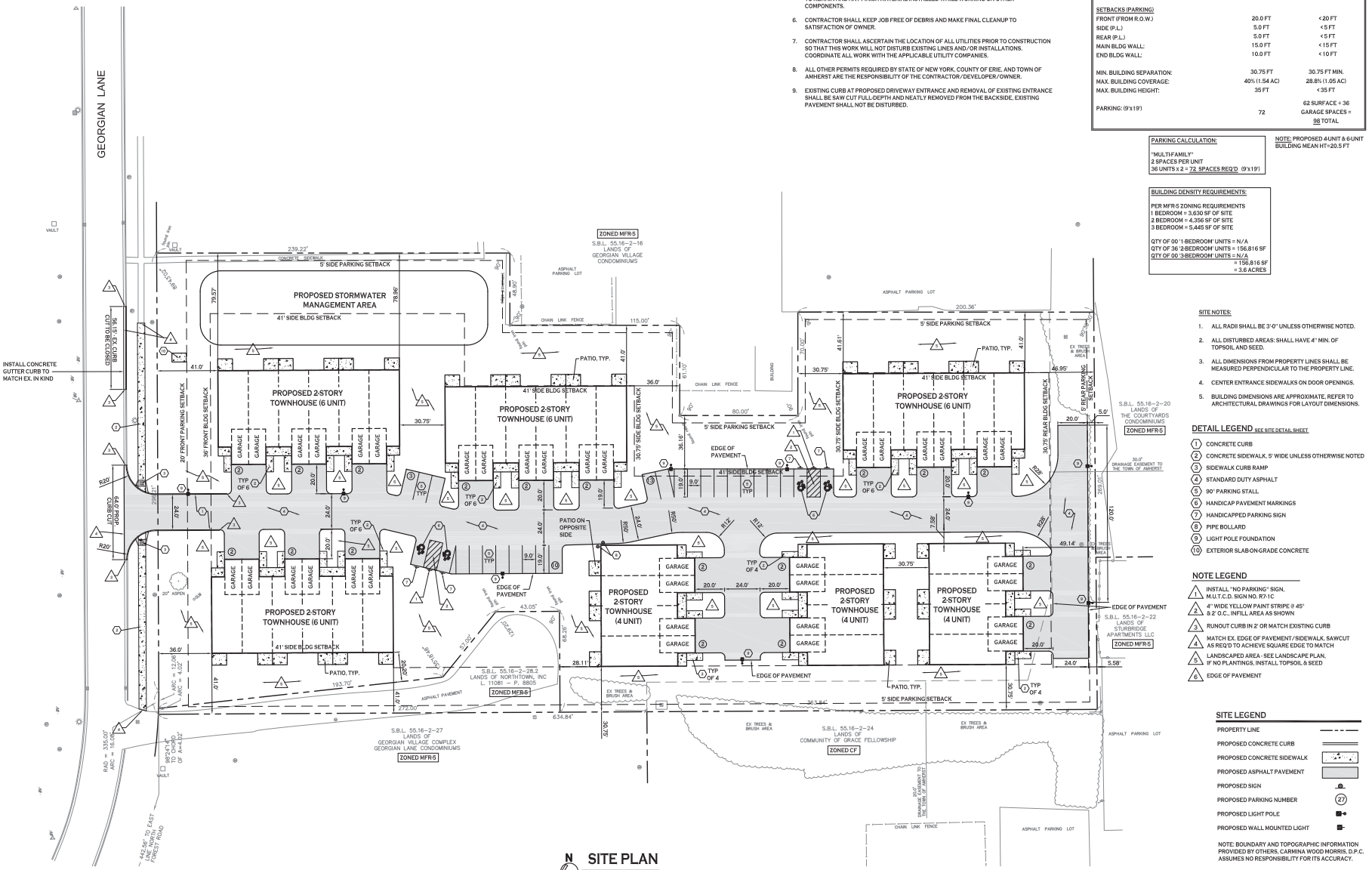

N

SITE PLAN

SCALE: 1"=30'

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 AMHERST ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/OWNER.
9. EXISTING CURB AT PROPOSED DRIVEWAY ENTRANCE AND REMOVAL OF EXISTING ENTRANCE SHALL BE SAW CUT FULL-DEPTH AND NEATLY REMOVED FROM THE BACKSIDE. EXISTING PAVEMENT SHALL NOT BE DISTURBED.

SITE DATA - MFR-5

SITE AREA = 4.01 AC OVERALL (INCLUDES SBL# 55.16-2-28.2 LOT), 3.84 AC TO BE DEVELOPED
ZONED: MFR-5
PROPOSED USE: QTY OF 3 (THREE) 2-STORY, 4 - UNIT RESIDENTIAL TOWNHOUSE BUILDINGS & QTY OF 4 (FOUR) 6 - UNIT RESIDENTIAL TOWNHOUSE BUILDINGS (36 UNITS TOTAL)

SETBACKS (BLDG)	REQUIRED	PROVIDED
FRONT (BLDG LONG WALL / BLDG SHORT WALL)	41.0 FT / 30.75 FT	41.0 FT / 30.75 FT
FRONT (BLD SHORT WALL' TO R.O.W.)	36 FT MIN.	36 FT MIN.
SIDE (BLDG LONG WALL / BLDG SHORT WALL)	41.0 FT / 30.75 FT	41.0 FT / 30.75 FT
REAR (BLDG LONG WALL / BLDG SHORT WALL)	41.0 FT / 30.75 FT	41.0 FT / 30.75 FT
SETBACKS (PARKING)		
FRONT (FROM R.O.W.)	20.0 FT	< 20 FT
SIDE (P.L.)	5.0 FT	< 5 FT
REAR (P.L.)	5.0 FT	< 5 FT
MAIN BLDG WALL:	15.0 FT	< 15 FT
END BLDG WALL:	10.0 FT	< 10 FT
MIN. BUILDING SEPARATION:	30.75 FT	30.75 FT MIN.
MAX. BUILDING COVERAGE:	40% (1.54 AC)	28.8% (1.05 AC)
MAX. BUILDING HEIGHT:	35 FT	< 35 FT
PARKING: (9'x19')	72	62 SURFACE + 36 GARAGE SPACES = 98 TOTAL

PARKING CALCULATION:

"MULTI-FAMILY"
2 SPACES PER UNIT
36 UNITS x 2 = 72 SPACES REQ'D (9'x19')

NOTE: PROPOSED 4-UNIT & 6-UNIT BUILDING MEAN HT=20.5 FT

BUILDING DENSITY REQUIREMENTS:

PER MFR-5 ZONING REQUIREMENTS
1 BEDROOM = 3,630 SF OF SITE
2 BEDROOM = 4,356 SF OF SITE
3 BEDROOM = 5,445 SF OF SITE

QTY OF 00 '1-BEDROOM' UNITS = N/A
QTY OF 36 '2-BEDROOM' UNITS = 156,816 SF
QTY OF 00 '3-BEDROOM' UNITS = N/A
= 156,816 SF
= 3.6 ACRES

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.

DETAIL LEGEND SEE SITE DETAIL SHEET

1. CONCRETE CURB
2. CONCRETE SIDEWALK, 5' WIDE UNLESS OTHERWISE NOTED
3. SIDEWALK CURB RAMP
4. STANDARD DUTY ASPHALT
5. 90° PARKING STALL
6. HANDICAP PAVEMENT MARKINGS
7. HANDICAPPED PARKING SIGN
8. PIPE BOLLARD
9. LIGHT POLE FOUNDATION
10. EXTERIOR SLAB-ON-GRADE CONCRETE

NOTE LEGEND

1. INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. R7-1C
2. 4" WIDE YELLOW PAINT STRIPE @ 45° & 2' O.C., INFILL AREA AS SHOWN
3. RUNOUT CURB IN 2' OR MATCH EXISTING CURB
4. MATCH EX. EDGE OF PAVEMENT/SIDEWALK, SAWCUT AS REQ'D TO ACHIEVE SQUARE EDGE TO MATCH
5. LANDSCAPED AREA - SEE LANDSCAPE PLAN. IF NO PLANTINGS, INSTALL TOPSOIL & SEED
6. EDGE OF PAVEMENT

SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SIGN
- PROPOSED PARKING NUMBER (27)
- PROPOSED LIGHT POLE
- PROPOSED WALL MOUNTED LIGHT

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

30' 30 0 30 60Ft.

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Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Site Plan

DRAWING NO.
C-100
Project no.: 20.031

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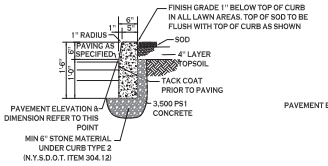
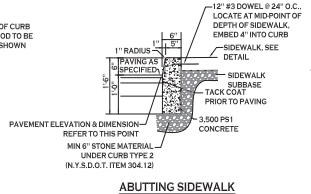


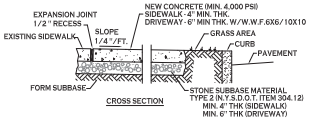
ABUTTING LANDSCAPE/GRASS



ABUTTING SIDEWALK

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.

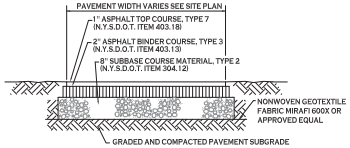
TYPE "A" CONCRETE CURB - 1
NOT TO SCALE



CROSS SECTION

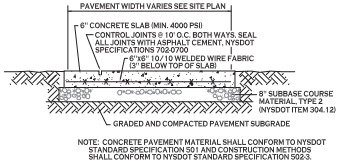
NOTES:
1. CONTROL JOINTS TO BE AT 5'-0" O.C., BOTH WAYS WHERE APPLICABLE. SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
2. CONCRETE SIDEWALK AND DRIVEWAY MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 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 - 2
NOT TO SCALE



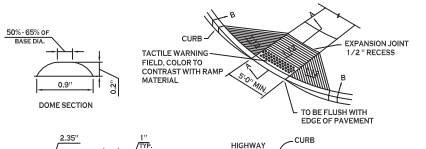
NOTE: CONSTRUCTION METHODS FOR ASPHALT PAVEMENT SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 401-3. WITH SUBBASE CONSTRUCTION METHODS CONFORMING TO NYSDOT STANDARD SPECIFICATION 304-3.

STANDARD DUTY ASPHALT SECTION - 4
NOT TO SCALE



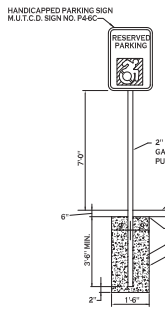
NOTE: CONCRETE PAVEMENT MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 502-3.

EXTERIOR CONCRETE SLAB-ON-GRADE SECTION - 10
NOT TO SCALE



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

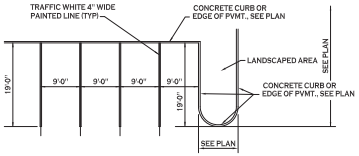
SIDEWALK CURB RAMP - 3
NOT TO SCALE



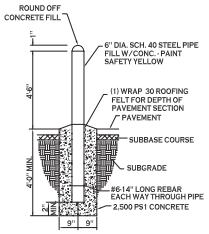
NOTES:
1. HANDICAPPED PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

GRASS/LAWN AREA

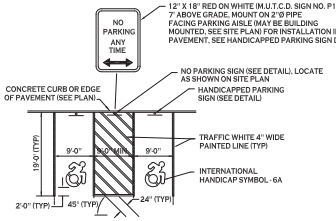
HANDICAPPED PARKING SIGN - 7
NOT TO SCALE



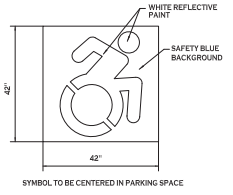
90° PARKING STALL LAYOUT - 5
NOT TO SCALE



PIPE BOLLARD - 8
NOT TO SCALE

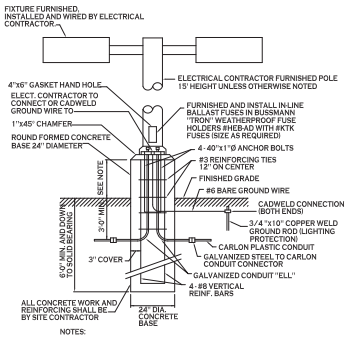


HANDICAPPED PAVEMENT MARKINGS & SIGNAGE - 6
NOT TO SCALE



SYMBOL TO BE CENTERED IN PARKING SPACE

INTERNATIONAL HANDICAP SYMBOL - 6A
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: 3" ABOVE GRADE
   IN NON-CURBED GRASS AREAS: 6" ABOVE GRADE

LIGHT POLE FOUNDATION - 9
NOT TO SCALE

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REVISIONS:
No. Description Date

PROJECT NAME:
Site Development Plans for:
Proposed Townhouses
41 Georgian Lane
Town of Amherst, New York

Date: 9/20/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Site Details

DRAWING NO.
C-101
Project no.: 20.031

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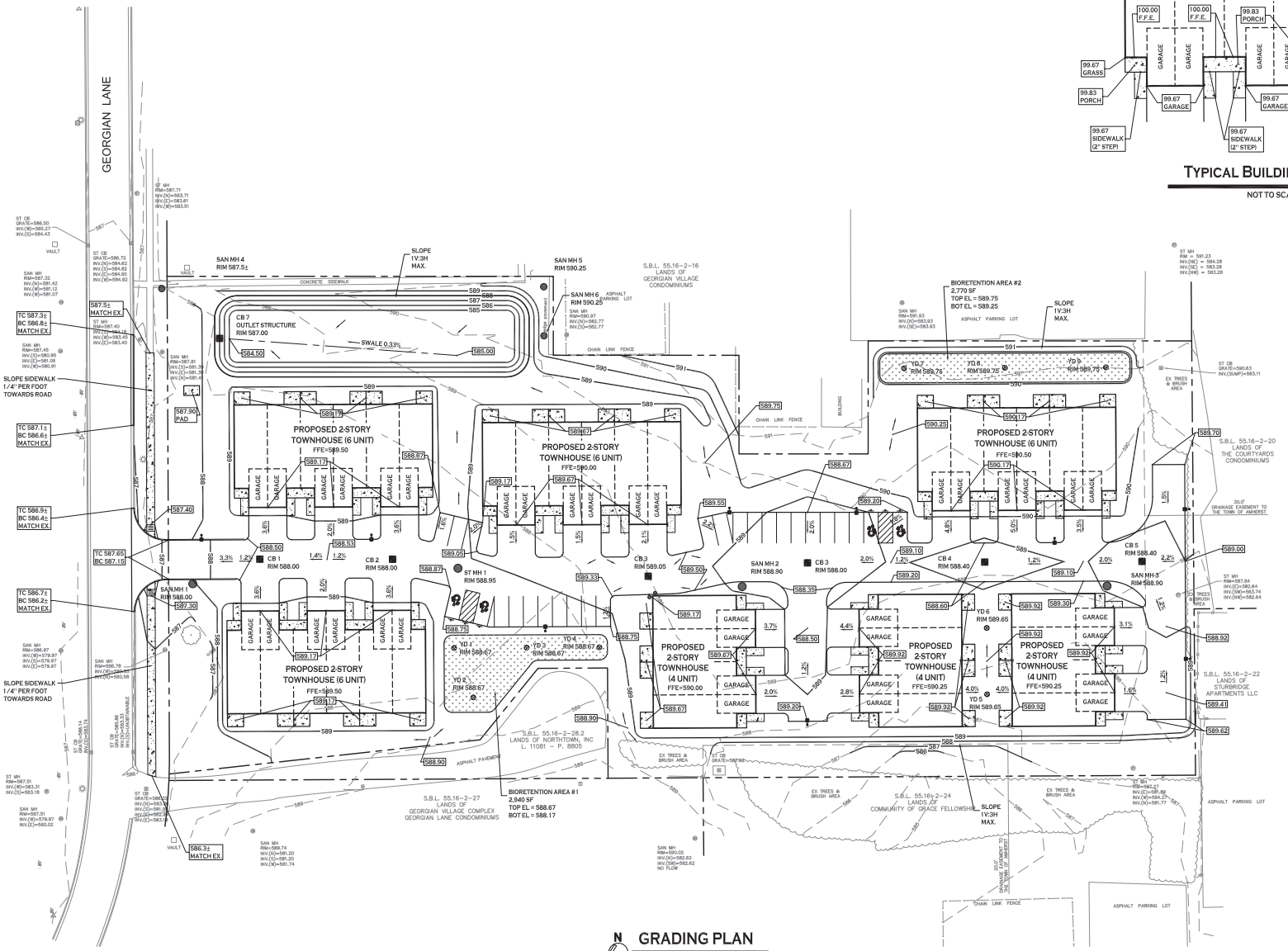
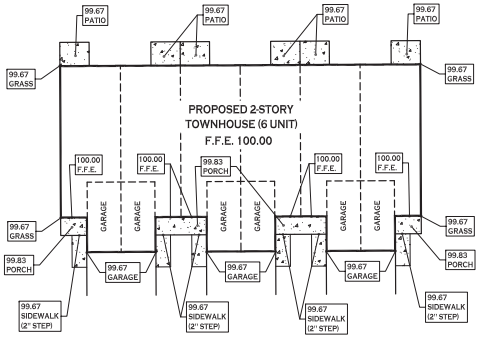


GRADING PLAN

SCALE: 1"=30'



TYPICAL BUILDING GRADING

NOT TO SCALE

PROPOSED GRADING LEGEND

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

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

30' 30 0 30 60Ft.

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REVISIONS:

No.	Description	Date

PROJECT NAME:
Site Development Plans for:
Proposed Townhouses
41 Georgian Lane
Town of Amherst, New York

Date: 9/20/21
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Grading Plan

DRAWING NO.
C-200

Project no.: 20.031

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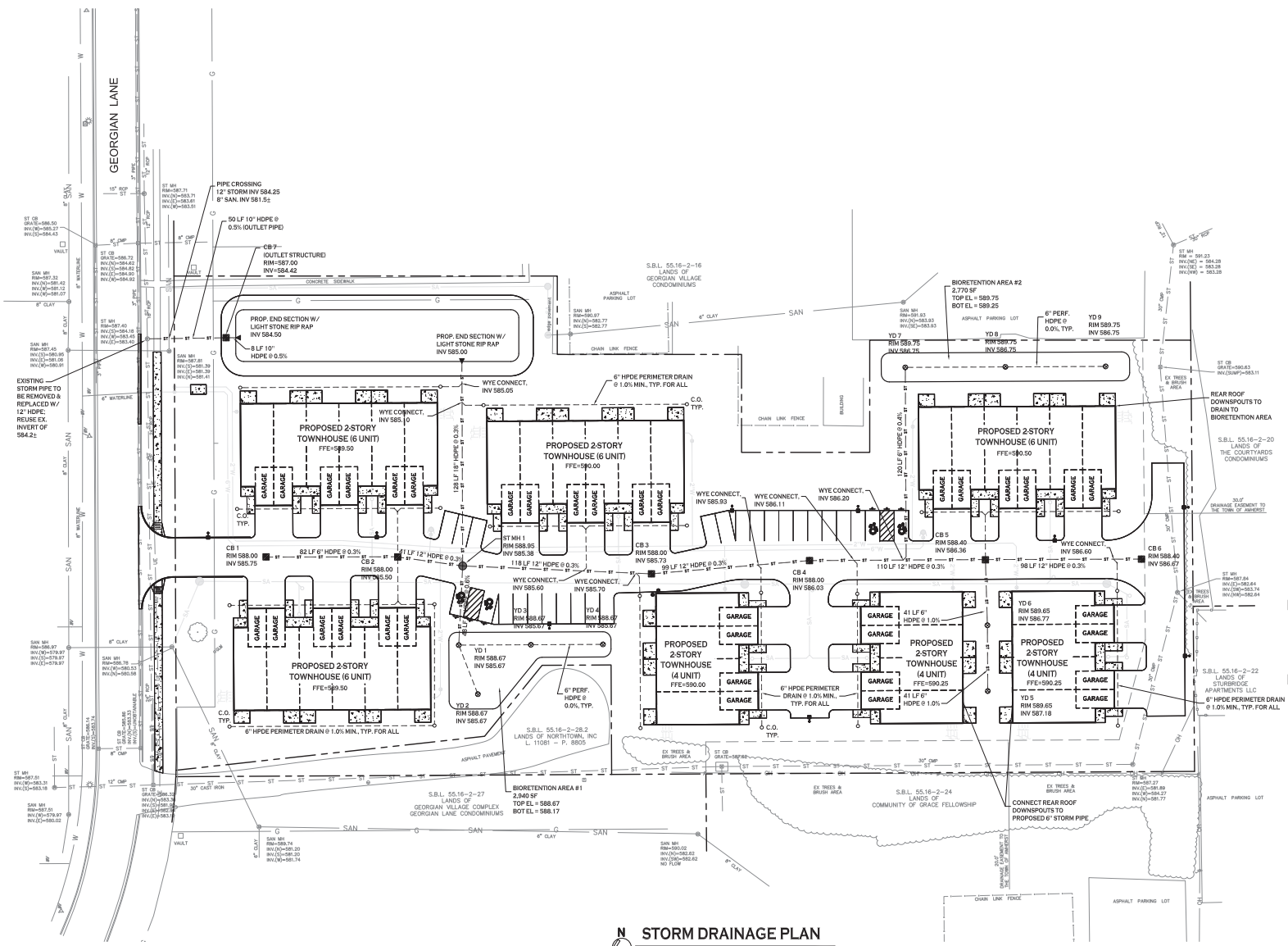

STORM DRAINAGE PLAN

SCALE: 1"=30'

POST DEVELOPMENT STORMWATER EVENT SUMMARY			
EVENT	RUNOFF (CFS)	VOLUME (AC-FT)	DEPTH (INCHES)
1-YEAR	1.75	0.155	0.93
10-YEAR	5.51	0.441	2.65
25-YEAR	7.88	0.624	3.74
100-YEAR	12.87	1.016	6.09

POST DEVELOPMENT STORMWATER EVENT SUMMARY				
EVENT	INFLOW (CFS)	OUTFLOW (CFS)	ELEVATION (FEET)	STORAGE (CUBIC-FEET)
1-YEAR	3.82	1.72	585.47	2,807
10-YEAR	8.41	2.67	586.31	8,549
25-YEAR	11.02	3.11	586.78	12,155
100-YEAR	16.21	3.83	587.76	20,015

STORM NOTES:

1. UTILITY CONTRACTOR TO INSTALL 6" PERIMETER DRAIN AND CLEANOUTS AS SHOWN. PLUMBING CONTRACTOR TO CONNECT DOWNSPOUTS TO 6" PERIMETER DRAIN USING 6" HDPE @ 1.0% MIN., COORDINATE DOWNSPOUT LOCATIONS & SIZES W/ ARCHITECTURAL PLANS.

PROPOSED STORM DRAINAGE LEGEND

- PROPOSED STORM SEWER — ST —
- PROPOSED CATCH BASIN ■ CB
- PROPOSED YARD DRAIN ● YD
- PROPOSED MANHOLE ● MH

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

30' 0 30 60Ft.

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REVISIONS:

No.	Description	Date

PROJECT NAME:
Site Development Plans for:
Proposed Townhouses
41 Georgian Lane
Town of Amherst, New York

Date: 9/20/21
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Storm Drainage Plan

DRAWING NO.
C-300

Project no.: 20.031

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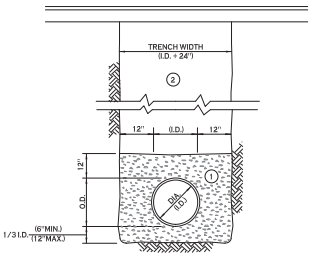


NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (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.

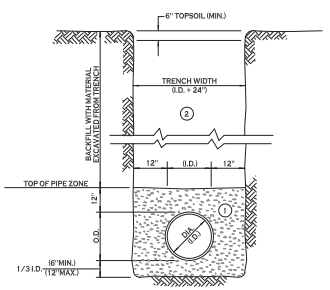
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(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.

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MATERIALS

PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

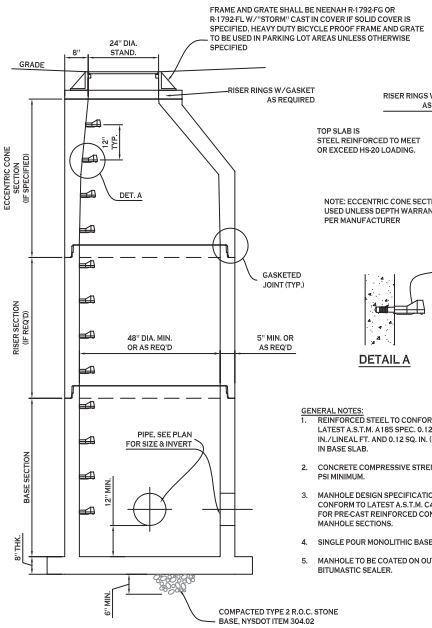
(1) NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH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

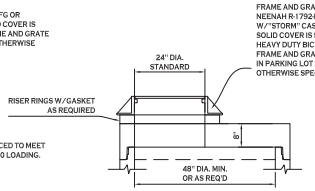
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(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

ALTERNATE TOP SLAB

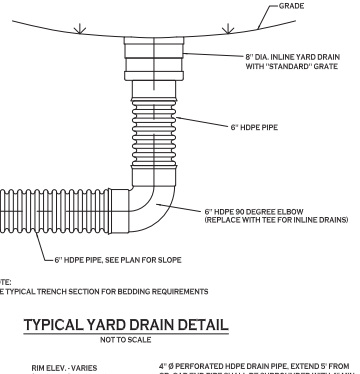
DETAIL A

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.

TYPICAL STORM MANHOLE DETAIL

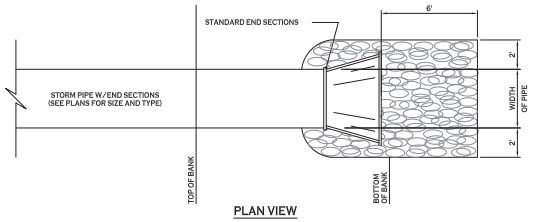
NOT TO SCALE



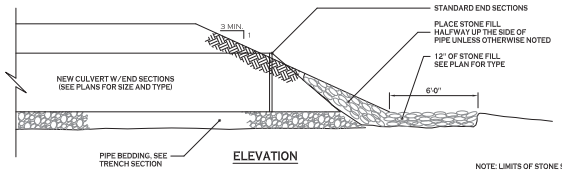
NOTE:
SEE TYPICAL TRENCH SECTION FOR BEDDING REQUIREMENTS

TYPICAL YARD DRAIN DETAIL

NOT TO SCALE



PLAN VIEW

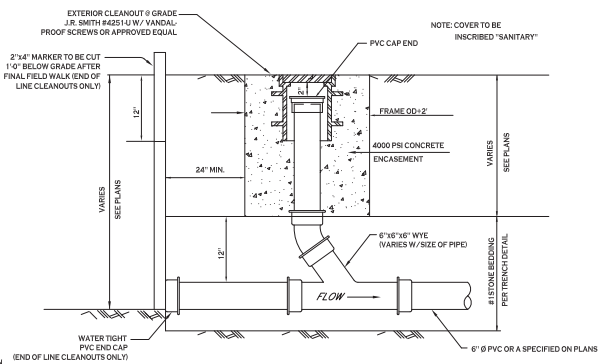


ELEVATION

TYPICAL PIPE OUTLET W/ END SECTION & RIP RAP

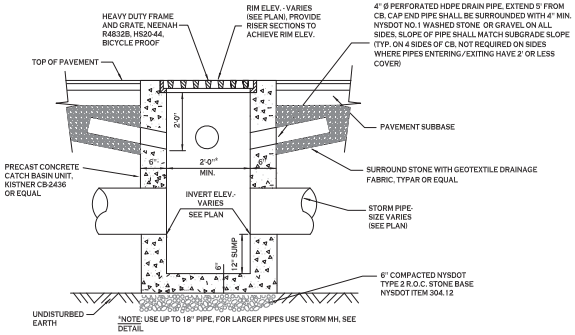
NOT TO SCALE

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



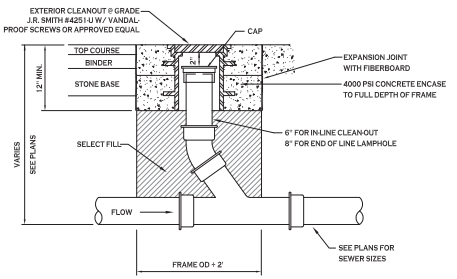
LAMPHOLE/CLEANOUT IN LAWN/FIELD AREAS

NOT TO SCALE



TYPICAL PRECAST CATCH BASIN

NOT TO SCALE



LAMPHOLE/CLEANOUT IN PAVEMENT/SIDEWALK

NOT TO SCALE

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REVISIONS:

No.	Description	Date

PROJECT NAME:

Site Development Plans for:

Proposed Townhouses

41 Georgian Lane
Town of Amherst, New York

Date: 9/20/21
Drawn by: P. Sheedy
Scale: As Noted

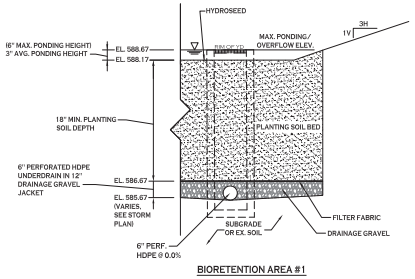
DRAWING NAME:

Storm Drainage Details

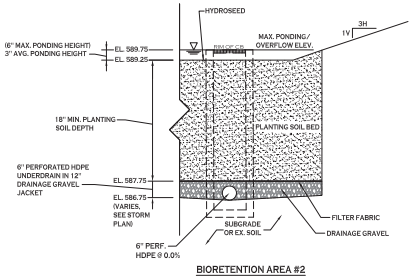
DRAWING NO.

C-301

Project no.: 20.031



BIORETENTION AREA #1



BIORETENTION AREA #2

BIORETENTION AREA - TYPICAL SECTIONS

NOT TO SCALE

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

NOTE: PLANTING SOIL SHALL BE LOAM/SAND MIX CONTAINING A MINIMUM OF 35 TO 60% SAND BY VOLUME AND LESS THAN 25% CLAY. SOIL SHOULD FALL WITHIN USCS TYPES SM OR ML WITH PERMEABILITY OF AT LEAST 0.5 FEET PER DAY. SOIL SHOULD BE FREE FROM STONES, STUMPS, ROOTS OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN LIFTS OF 12" TO 18", LOOSELY COMPACTED.

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

BIO-RETENTION AREA SEEDING SPEC (NORTHEAST WETLAND GRASS SEED MIX):

SEED MIXTURE	VARIETY	PERCENT BY NO. OF SEEDS
CREEPING BENTGRASS	AGROSTIS STOLONIFERA	63.0
ROUGH BLUEGRASS	POA TRIVIALIS	17.0
MEADOW FOXTAIL	ALOPECURUS ARUNDINACEUS	11.0
ANNUAL RYEGRASS	LOLIUM MULTIFLORUM	4.5
DEERTONGUE	PANICUM CLANDESTINUM	4.5

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REVISIONS:
No. Description Date

PROJECT NAME:
Site Development Plans for:
Proposed Townhouses
41 Georgian Lane
Town of Amherst, New York

Date: 9/20/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Storm Drainage Details

DRAWING NO.
C-302

Project no.: 20.031

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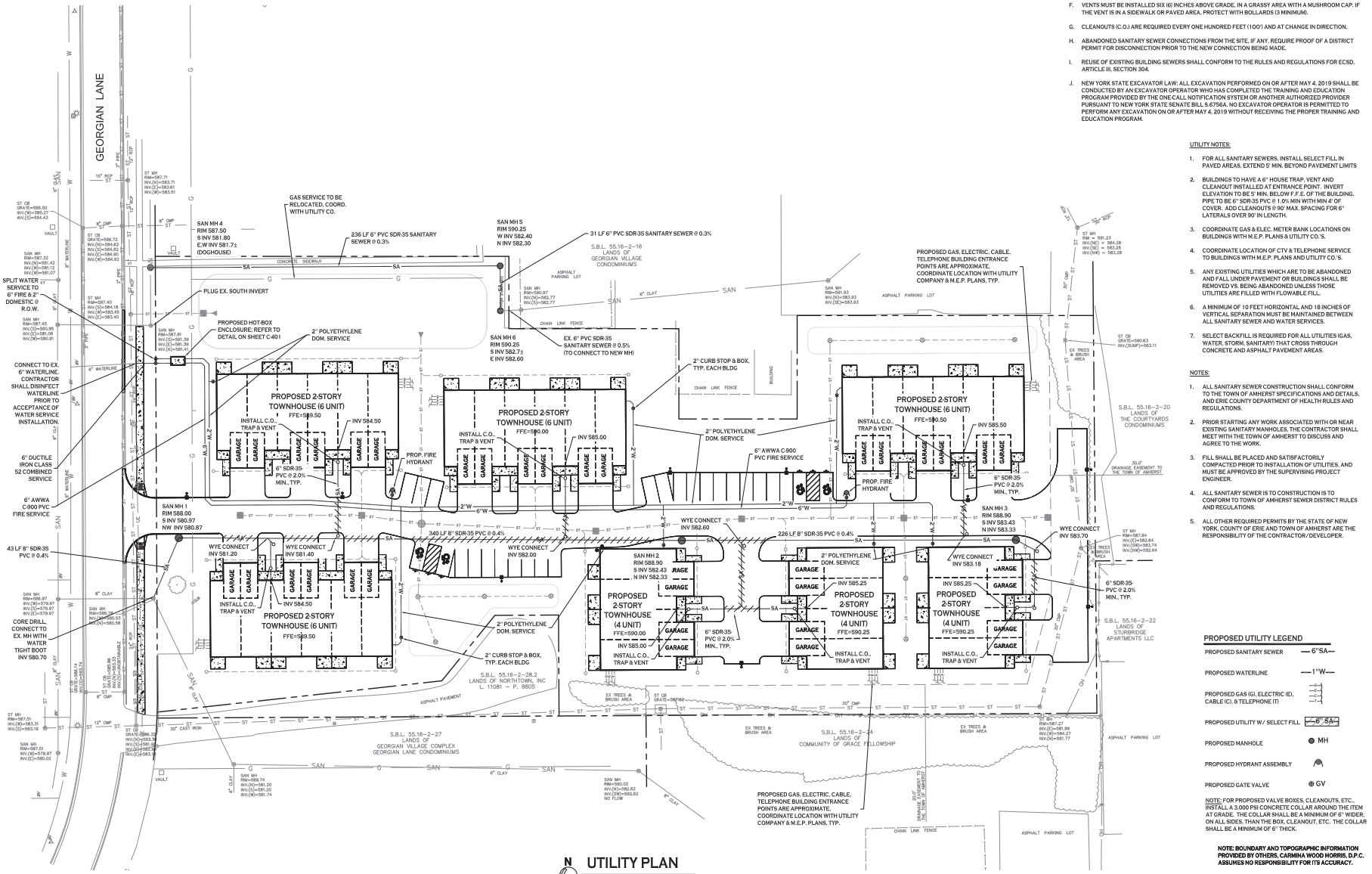

N

UTILITY PLAN

SCALE: 1"=30'

SANITARY SEWER NOTES:

A. THE CONTRACTOR IS ADVISED THAT A TRENCH SHIELD AND/OR SHORING DESIGNED IN ACCORDANCE WITH OSHA STANDARDS SHALL BE USED IN ALL OPEN TRENCH EXCAVATIONS.

B. ANY CONTRACTOR AND/OR PLUMBER PERFORMING WORK IN A CONFINED SPACE (i.e. MANHOLES, WETWELLS, CHAMBERS) OWNED BY AN ERIE COUNTY SEWER DISTRICT, MUST CERTIFY TO THE COUNTY THAT THEY HAVE THEIR OWN CONFINED SPACE ENTRY PROGRAM THAT MEETS OR EXCEEDS OSHA'S REGULATIONS. CERTIFICATION MUST BE NOTARIZED BY A NOTARY PUBLIC.

C. CONSTRUCTION SHALL CONFORM TO THE RULES AND REGULATIONS FOR ERIE COUNTY SEWER DISTRICTS.

D. IF ANY PROPOSED SEWER LATERAL RUNS UNDER PAVED AREA AND HAS LESS THAN FOUR (4) FEET OF COVER, THEN CONCRETE ENCASEMENT IS REQUIRED. IF MORE THAN FOUR (4) FEET OF COVER IS PROVIDED IN PAVED AREAS, SELECT FILL IS REQUIRED.

E. THE CONTRACTOR MUST NOTIFY THE DISTRICT OFFICE 48 HOURS IN ADVANCE OF CONSTRUCTION.

F. VENTS MUST BE INSTALLED SIX (6) INCHES ABOVE GRADE, IN A GRASSY AREA WITH A MUSHROOM CAP. IF THE VENT IS IN A SIDEWALK OR PAVED AREA, PROTECT WITH BOLLARDS (3 MINIMUM).

G. CLEANOUTS (C.O.) ARE REQUIRED EVERY ONE HUNDRED FEET (100') AND AT CHANGE IN DIRECTION.

H. ABANDONED SANITARY SEWER CONNECTIONS FROM THE SITE, IF ANY, REQUIRE PROOF OF A DISTRICT PERMIT FOR DISCONNECTION PRIOR TO THE NEW CONNECTION BEING MADE.

I. REUSE OF EXISTING BUILDING SEWERS SHALL CONFORM TO THE RULES AND REGULATIONS FOR ECSD, ARTICLE III, SECTION 304.

J. NEW YORK STATE EXCAVATOR LAW: ALL EXCAVATION PERFORMED ON OR AFTER MAY 4, 2019 SHALL BE CONDUCTED BY AN EXCAVATOR OPERATOR WHO HAS COMPLETED THE TRAINING AND EDUCATION PROGRAM PROVIDED BY THE ONE-CALL NOTIFICATION SYSTEM OR ANOTHER AUTHORIZED PROVIDER PURSUANT TO NEW YORK STATE SENATE BILL S.6756A. NO EXCAVATOR OPERATOR IS PERMITTED TO PERFORM ANY EXCAVATION ON OR AFTER MAY 4, 2019 WITHOUT RECEIVING THE PROPER TRAINING AND EDUCATION PROGRAM.

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 TOWN OF AMHERST SPECIFICATIONS AND DETAILS, AND ERIE COUNTY DEPARTMENT OF HEALTH RULES AND REGULATIONS.
2. PRIOR STARTING ANY WORK ASSOCIATED WITH OR NEAR EXISTING SANITARY MANHOLES, THE CONTRACTOR SHALL MEET WITH THE TOWN OF AMHERST 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 TOWN OF AMHERST SEWER DISTRICT RULES AND REGULATIONS.
5. ALL OTHER REQUIRED PERMITS BY THE STATE OF NEW YORK, COUNTY OF ERIE AND TOWN OF AMHERST ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER.

PROPOSED UTILITY LEGEND

PROPOSED SANITARY SEWER	6"SA
PROPOSED WATERLINE	1"W
PROPOSED GAS (G), ELECTRIC (E), CABLE (C), & TELEPHONE (T)	
PROPOSED UTILITY W/ SELECT FILL	6" SA
PROPOSED MANHOLE	MH
PROPOSED HYDRANT ASSEMBLY	
PROPOSED GATE VALVE	GV

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

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

30 0 30 60Ft.

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REVISIONS:
No. Description Date

PROJECT NAME:
Site Development Plans for:
Proposed Townhouses
41 Georgian Lane
Town of Amherst, New York

Date: 9/20/21
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Utility Plan

DRAWING NO.
C-400
Project no.: 20.031

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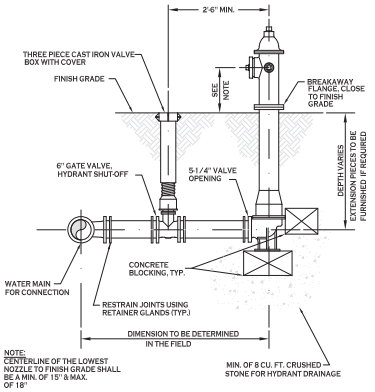
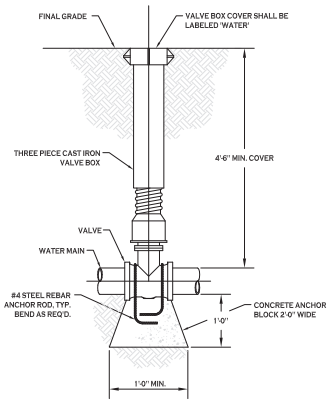
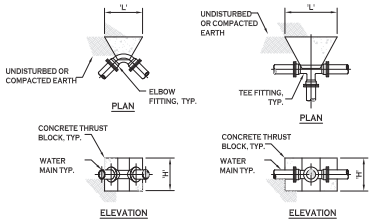


TYPICAL FIRE HYDRANT ASSEMBLY DETAIL
NOT TO SCALE



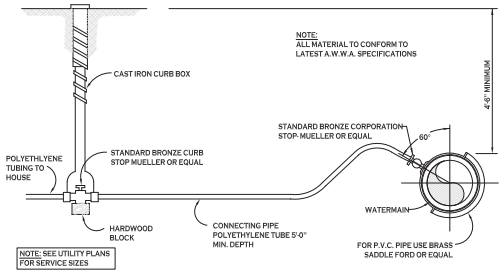
TYPICAL GATE VALVE DETAIL
NOT TO SCALE



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'

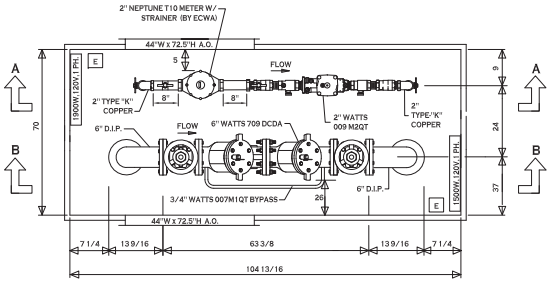
DIMENSION SCHEDULE		
PIPE SIZE	TEE OR TAP SLEEVE	
—	'H'	'L'
4"	1.5'	1.0'
6"	1.5'	2.5'
8"	1.5'	3.5'
10"	2.5'	3.5'
12"	3.5'	3.5'

THRUST BLOCK SCHEDULE

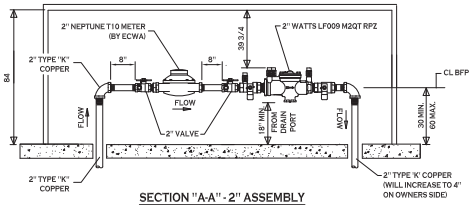


TYPICAL WATER SERVICE LINE INSTALLATION
NOT TO SCALE

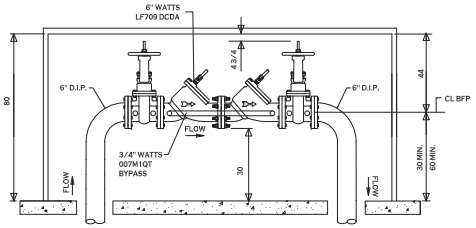
NOTES:
1. BACKFLOW PREVENTER DIMENSIONS FURNISHED BY WATTS.
2. ALL DIMENSIONS ARE IN INCHES.
3. WALL & INSULATION THICKNESS IS 1-1/2".
4. ROOF & INSULATION THICKNESS IS 3".
5. EXTERIOR ENCLOSURE DIMENSIONS: 73"W x 108"L x 83" H.
6. CONCRETE PAD IS 85"W x 120"L x 6"THK W/W.W.F. 6X6/10X10.
7. METER SHOWN: 2" NEPTUNE T10 W/ STRAINER & METER SUPPLIED BY ECWA, VERIFY DIM'S PRIOR TO ORDERING.
8. RPZ SHOWN: 6" WATTS 709 DCDA (FIRE SERVICE) & 2" WATTS LF009 M2QT RPZ (DOMESTIC SERVICE).
9. CONTRACTOR TO INSTALL ELECTRIC SERVICE TO ENCLOSURE. COORDINATE SOURCE WITH OWNER.
10. INSTALL A 120V GFI OUTLET IN THE ENCLOSURE.
11. HEATERS TO HAVE THERMOSTAT CONTROL.
12. INSTALL DRAIN ON WEST SIDE OF ENCLOSURE TO ENSURE POTENTIAL DISCHARGE IS DIRECTED TO THE PROPOSED BIORETENTION AREA.



PLAN



SECTION "A-A" - 2" ASSEMBLY



SECTION "B-B" - 6" ASSEMBLY

6" FIRE & 2" DOM RPZ BACKFLOW DEVICE & ENCLSOURE
NOT TO SCALE

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REVISIONS:
No. Description Date

PROJECT NAME:
Site Development Plans for:
Proposed Townhouses
41 Georgian Lane
Town of Amherst, New York

Date: 9/20/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Utility Details

DRAWING NO.
C-401
Project no.: 20.031

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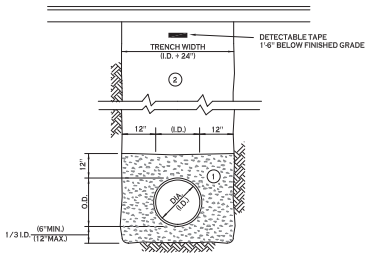


NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (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.

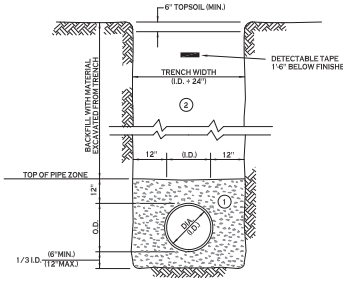
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(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.

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MATERIALS

PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

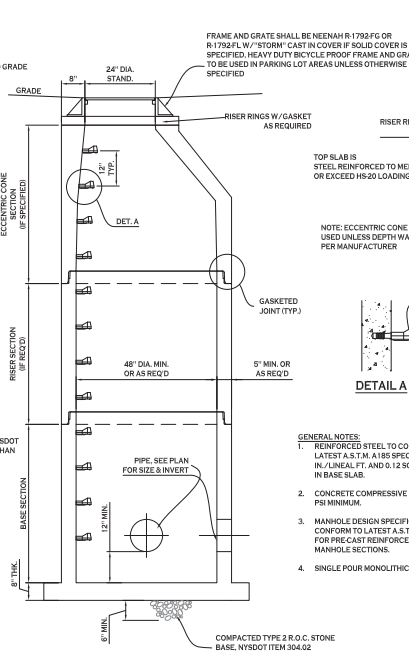
(1) NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH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

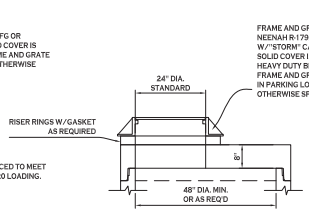
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(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

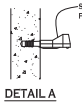




TOP SLAB IS STEEL REINFORCED TO MEET OR EXCEED HS-20 LOADING.

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

ALTERNATE TOP SLAB



DETAIL A

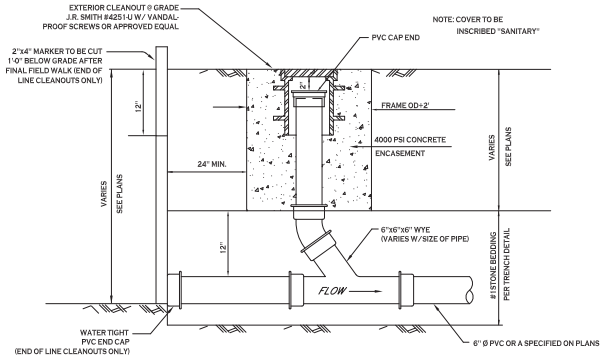
NOTE: MANHOLE TO BE COATED ON OUTSIDE WITH BITUMASTIC SEALER

GENERAL NOTES:

1. REINFORCED STEEL TO CONFORM TO LATEST A.S.T.M. A 185 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 CONCRETE MANHOLE SECTIONS.
4. SINGLE POUR MONOLITHIC BASE SECTION.

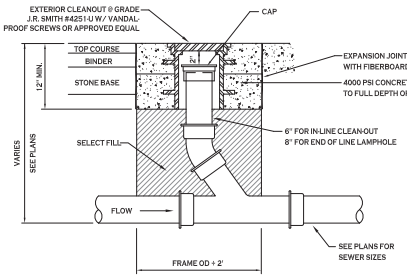
TYPICAL SANITARY MANHOLE DETAIL

NOT TO SCALE



LAMPHOLE/CLEANOUT IN LAWN/FIELD AREAS

NOT TO SCALE



LAMPHOLE/CLEANOUT IN PAVEMENT/SIDEWALK

NOT TO SCALE

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REVISIONS:

No.	Description	Date

PROJECT NAME:

Site Development Plans for:

Proposed Townhouses

41 Georgian Lane
Town of Amherst, New York

Date: 9/20/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:

Utility Details

DRAWING NO.

C-402

Project no.: 20.031

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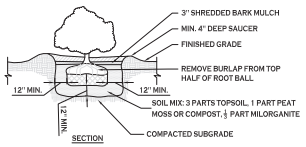
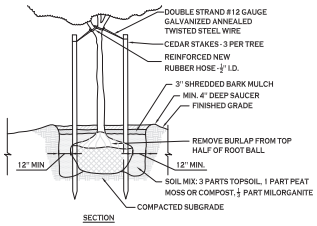


SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

PLANTING NOTES:

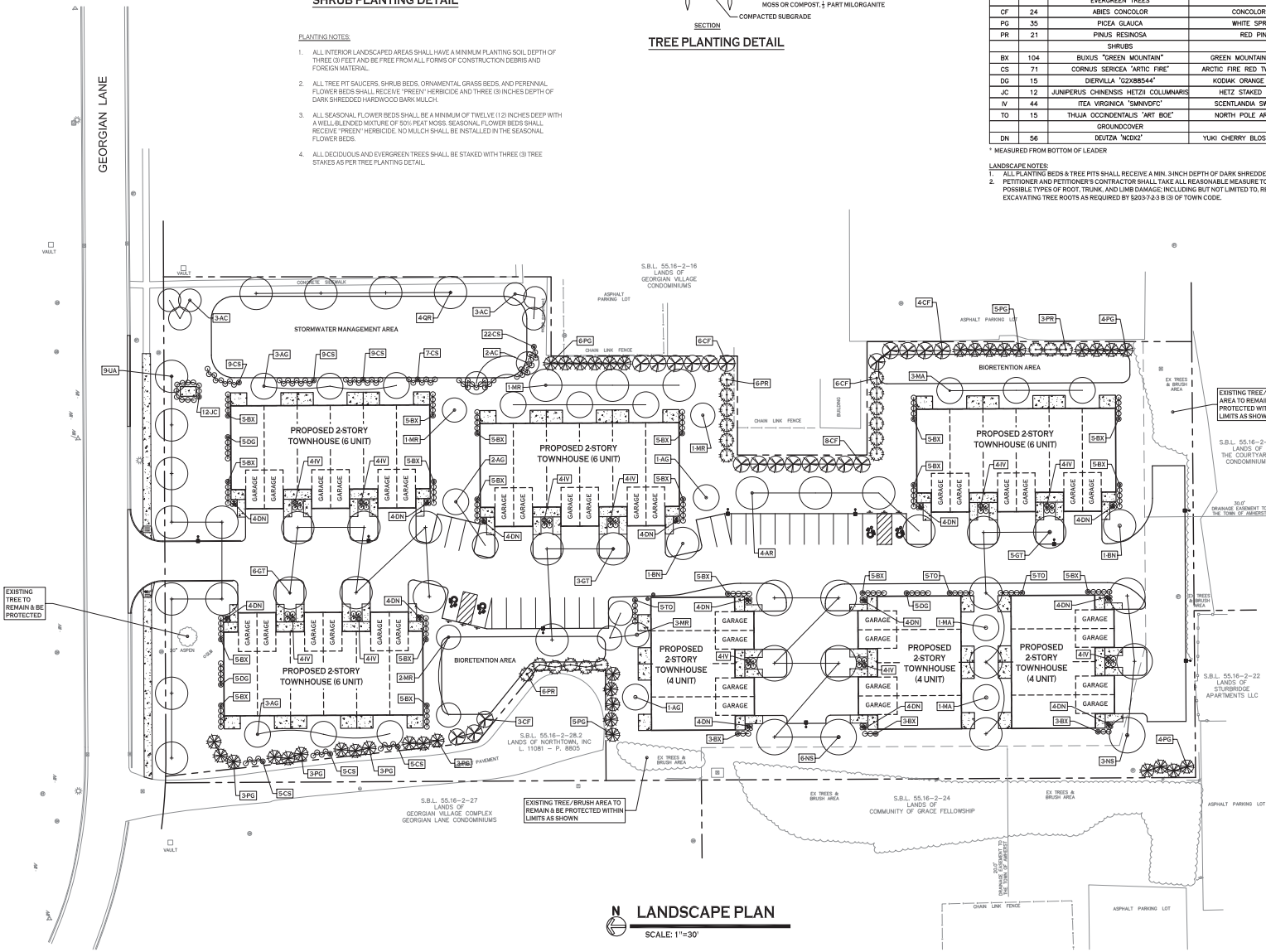
1. ALL INTERIOR LANDSCAPED AREAS SHALL HAVE A MINIMUM PLANTING SOIL DEPTH OF THREE (3) FEET AND BE FREE FROM ALL FORMS OF CONSTRUCTION DEBRIS AND FOREIGN MATERIAL.
2. ALL TREE PIT SAUCERS, SHRUB BEDS, ORNAMENTAL GRASS BEDS, AND PERENNIAL FLOWER BEDS SHALL RECEIVE "PREEN" HERBICIDE AND THREE (3) INCHES 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. 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.

PLANTING SCHEDULE - PROPOSED TOWNHOUSES, 41 GEORGIAN LANE, AMHERST NY

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
		DECIDUOUS TREES			
AR	4	ACER X RUBRUM 'SUN VALLEY'	SUN VALLEY RED MAPLE	3" – 2 1/2" CAL.	B&B, SEEDLESS
BN	5	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH	10'–12' HT.	B&B, MULTI-STEM (3-ROLE MIN)
GT	14	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	3" – 2 1/2" CAL.	B&B
NS	9	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE BLACK GUM	3" – 2 1/2" CAL.	B&B
QR	4	QUERCUS RUBRA	NORTHERN RED OAK	3" – 2 1/2" CAL.	B&B
UA	9	ULMUS AMERICANA 'JEFFERSON'	JEFFERSON ELM	3" – 2 1/2" CAL.	B&B
		SMALL/ORNAMENTAL TREES			
AC	8	AMELANCHIER CANADENSIS	DOWNY SERVICEBERRY	8' HT. MIN.	MIN. 3 MAJOR STEMS
AG	10	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1–3/4" – 2" CAL.	B&B, TREE FORM
MA	8	MALUS 'ADIRONDACK'	ADIRONDACK CRABAPPLE	1–3/4" – 2" CAL.	B&B
MR	7	MALUS "ROYAL RAINDROPS"	ROYAL RAINDROPS CRABAPPLE	1–3/4" – 2" CAL.	B&B
		EVERGREEN TREES			
CF	24	ABIES CONCOLOR	CONCOLOR FIR	5' MIN. HT. *	B&B, FULL TO GROUND
PG	35	PICEA GLAUCA	WHITE SPRUCE	5' MIN. HT. *	B&B, FULL TO GROUND
PR	21	PINUS RESINOSA	RED PINE	5' MIN. HT. *	B&B, FULL TO GROUND
		SHRUBS			
BX	104	BUXUS "GREEN MOUNTAIN"	GREEN MOUNTAIN BOXWOOD	NO. 3 CONT.	MIN. 24" HT. (3' O.C.)
CS	71	CORNUS SERICEA 'ARTIC FIRE'	ARCTIC FIRE RED TWIG DOGWOOD	NO. 3 CONT.	MIN. 24" HT. (3' O.C.)
DG	15	DIERVILLA 'G2X88544'	KODIAK ORANGE DIERVILLA	NO. 3 CONT.	MIN. 24" HT. (3' O.C.)
JC	12	JUNIPERUS CHINENSIS 'HETZII COLUMNARIS'	HETZ STAKED JUNIPER	4' HIGH	B&B; FULL TO GROUND
IV	44	ITEA VIRGINICA 'SMNVDFC'	SCENTLANDIA SWEETSPIRE	NO. 3 CONT.	MIN. 24" HT. (3' O.C.)
TO	15	THUJA OCCINDENTALIS 'ART BOE'	NORTH POLE ARBORVITAE	NO. 5 CONT.	MIN. 24" HT. (3' O.C.)
		GROUNDCOVER			
DN	56	DEUTZIA 'NCDX2'	YUKI CHERRY BLOSSOM DEUTZIA	NO. 2 CONT.	SPACE 1' TO 2' O.C.

* MEASURED FROM BOTTOM OF LEADER

LANDSCAPE NOTES:
1. ALL PLANTING BEDS & TREE PITS SHALL RECEIVE A MIN. 3-INCH DEPTH OF DARK SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE CALLED OUT ON PLANS.
2. PETITIONER AND PETITIONER'S CONTRACTOR SHALL TAKE ALL REASONABLE MEASURE TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE; INCLUDING BUT NOT LIMITED TO, RETAINING WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS AS REQUIRED BY §203-7-2.3 B (3) OF TOWN CODE.



N

LANDSCAPE PLAN

SCALE: 1"=30'

ROBERT C. WALTER
REGISTERED LANDSCAPE ARCHITECT
MEMBER AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS
2765 DODGE ROAD, EAST AMHERST N.Y. 14051-2113
PHONE: (716) 364-5564

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

30' 30 0 30 60Ft.

Carmina Wood Morris DPC
487 Main Street Suite 600
Buffalo, New York 14203
P 716.842.3165
F 716.842.0263

REVISIONS:
No. Description Date

PROJECT NAME:
Site Development Plans for:
Proposed Townhouses
41 Georgian Lane
Town of Amherst, New York

Date: 9/20/21
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Landscape Plan

DRAWING NO.
L-100

Project no.: 20.031

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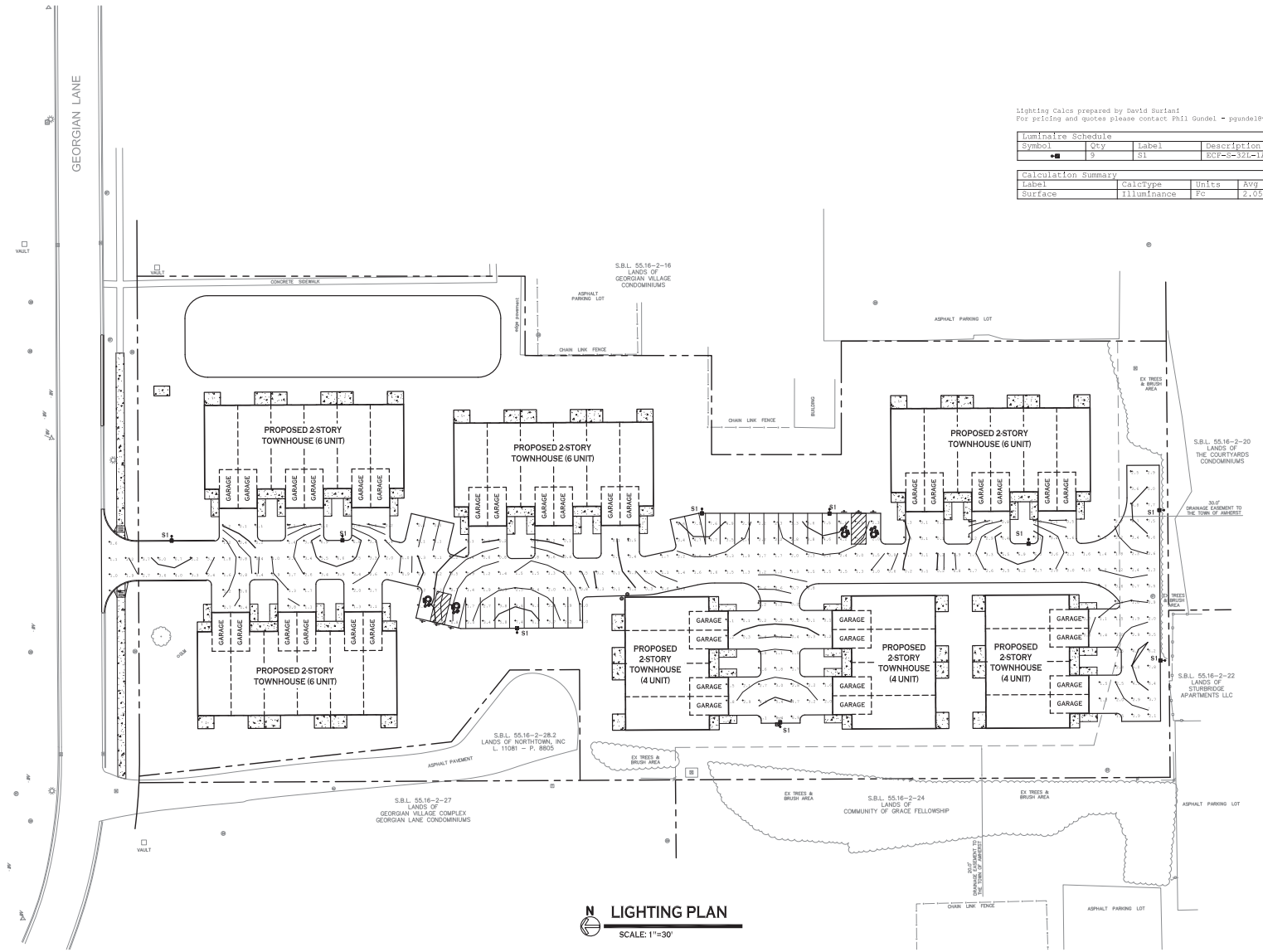
Lighting Calcs prepared by David Surian
For pricing and quotes please contact Phil Gundel - pgundel@vertex-ny.com

Luminaire Schedule			
Symbol	Qty	Label	Description
▪	9	S1	ECF-8-32L-1A-NW-G2-4 (mounted at 15ft)

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
Surface	Illuminance	Fc	2.05	8.4	0.0



N **LIGHTING PLAN**
SCALE: 1"=30'

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

30' 30 0 30 60Ft.

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F 716.842.0263

REVISIONS:
No. Description Date

PROJECT NAME:
Site Development Plans for:
Proposed Townhouses
41 Georgian Lane
Town of Amherst, New York

Date: 9/20/21
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Lighting Plan

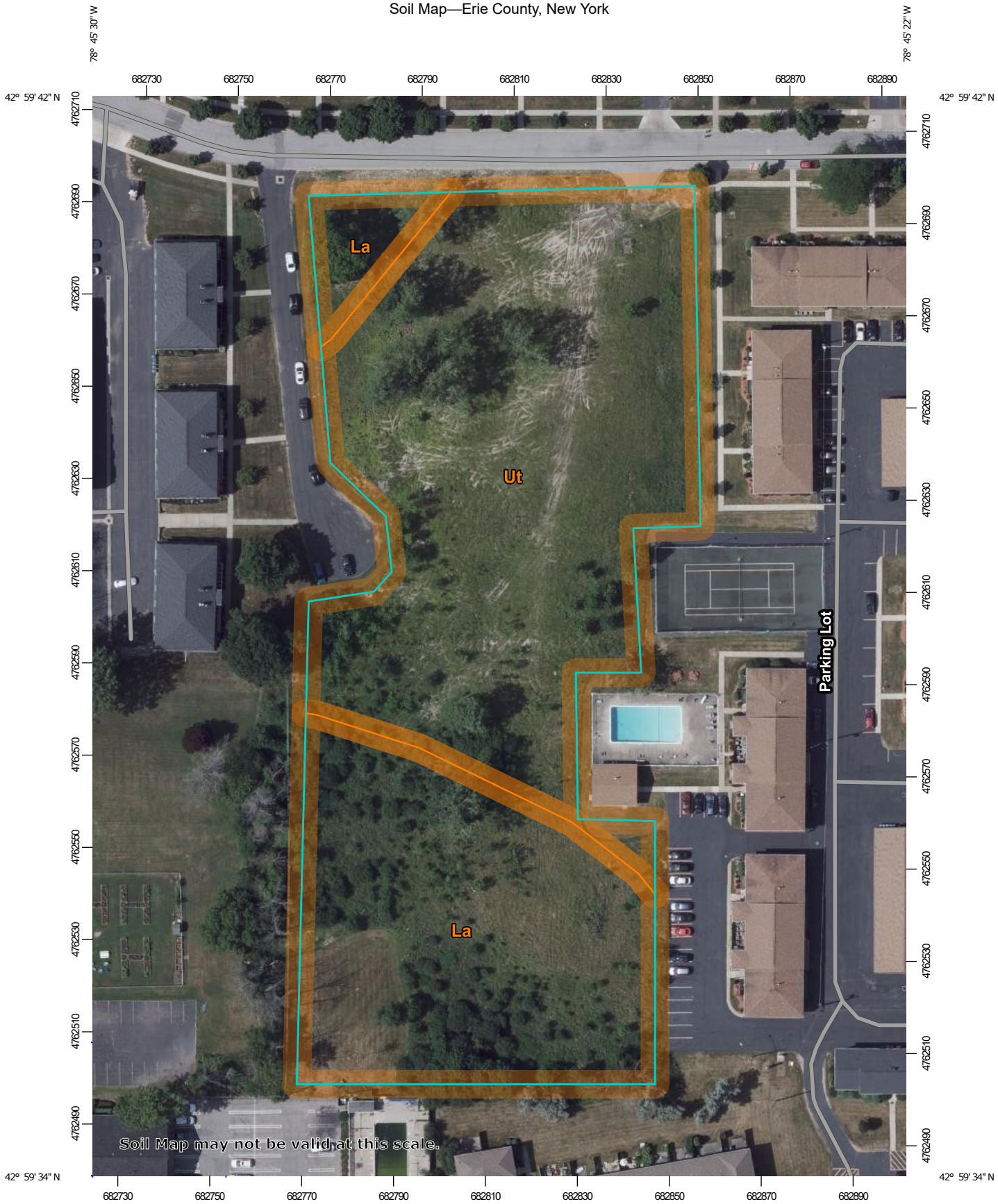
DRAWING NO.
LP-100
Project no.: 20.031

Appendix I

Soils Information

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Soil Map—Erie County, New York



Map Scale: 1:1,140 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Erie County, New York
Survey Area Data: Version 20, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 4, 2020—Jul 10, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Packet Pg. 553
3.a
Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
La	Lakemont silt loam, 0 to 3 percent slopes	1.4	39.1%
Ut	Urban land-Odessa complex, 0 to 3 percent slopes	2.1	60.9%
Totals for Area of Interest		**3.5**	**100.0%**

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Erie County, New York

Ut—Urban land-Odessa complex, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2wrdb
Elevation: 560 to 720 feet
Mean annual precipitation: 31 to 57 inches
Mean annual air temperature: 41 to 50 degrees F
Frost-free period: 100 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban: 60 percent
Odessa and similar soils: 25 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: Unranked

Description of Odessa

Setting

Landform: Lake terraces
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Red clayey glaciolacustrine deposits derived from calcareous shale

Typical profile

Ap - 0 to 8 inches: silt loam
Bt/E - 8 to 10 inches: silty clay loam
Bt1 - 10 to 15 inches: silty clay
Bt2 - 15 to 25 inches: silty clay
C - 25 to 79 inches: silty clay

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: About 6 to 18 inches

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 25 percent
Available water supply, 0 to 60 inches: High (about 9.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: D
Ecological site: F101XY009NY - Moist Lake Plain
Hydric soil rating: No

Minor Components

Lakemont

Percent of map unit: 5 percent
Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Schoharie

Percent of map unit: 5 percent
Landform: Lake plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Churchville

Percent of map unit: 3 percent
Landform: Drumlinoid ridges
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Rhinebeck

Percent of map unit: 2 percent
Landform: Lake plains
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Linear

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Hydric soil rating: No

Data Source Information

Soil Survey Area: Erie County, New York
Survey Area Data: Version 20, Jun 11, 2020

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Erie County, New York

La—Lakemont silt loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2spjx
Elevation: 260 to 1,210 feet
Mean annual precipitation: 31 to 57 inches
Mean annual air temperature: 41 to 50 degrees F
Frost-free period: 100 to 190 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Lakemont and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lakemont

Setting

Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Red clayey glaciolacustrine deposits derived from calcareous shale

Typical profile

Ap - 0 to 9 inches: silt loam
Eg - 9 to 13 inches: silty clay loam
Btg1 - 13 to 18 inches: silty clay
Btg2 - 18 to 29 inches: silty clay
C - 29 to 79 inches: silty clay loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 25 percent
Available water supply, 0 to 60 inches: High (about 10.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Hydrologic Soil Group: D
Ecological site: F101XY010NY - Wet Lake Plain Depression
Hydric soil rating: Yes

Minor Components

Odessa

Percent of map unit: 5 percent
Landform: Lake plains
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Fonda

Percent of map unit: 4 percent
Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Canandaigua

Percent of map unit: 3 percent
Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Barre

Percent of map unit: 2 percent
Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope, tread
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Cheektowaga

Percent of map unit: 1 percent
Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Hydric soil rating: Yes

Data Source Information

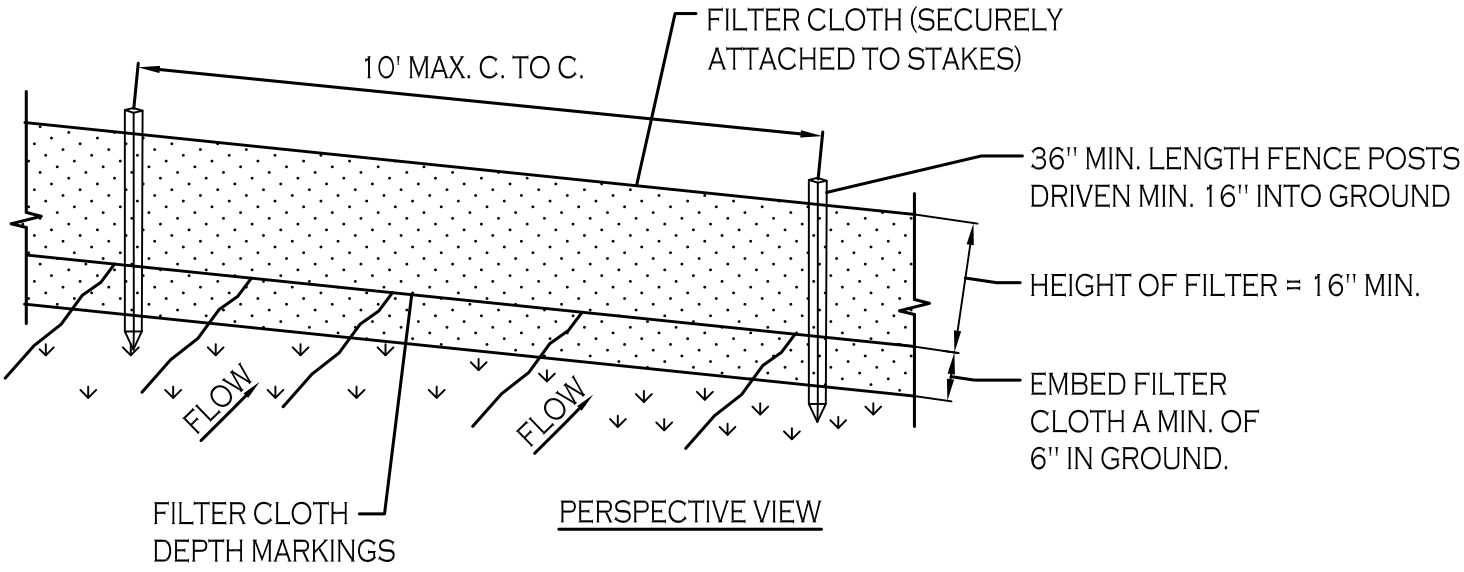
Soil Survey Area: Erie County, New York
Survey Area Data: Version 20, Jun 11, 2020

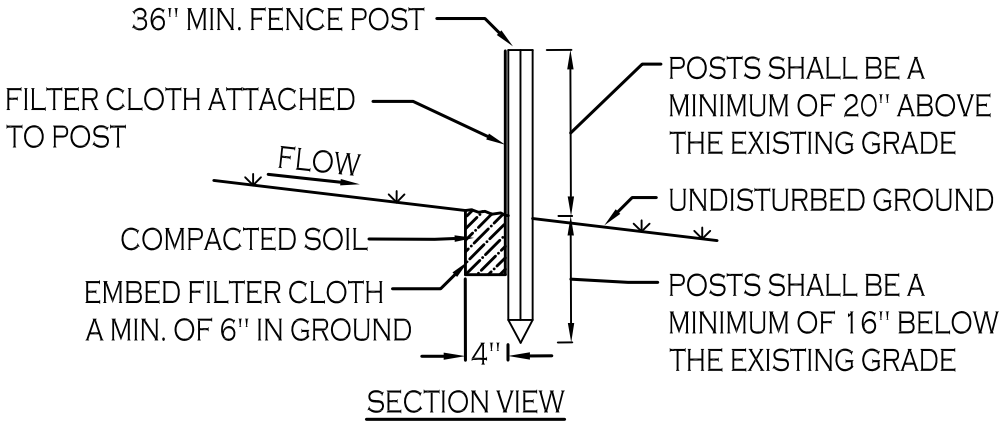
Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Appendix J

Standard Erosion Control Details

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)





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.

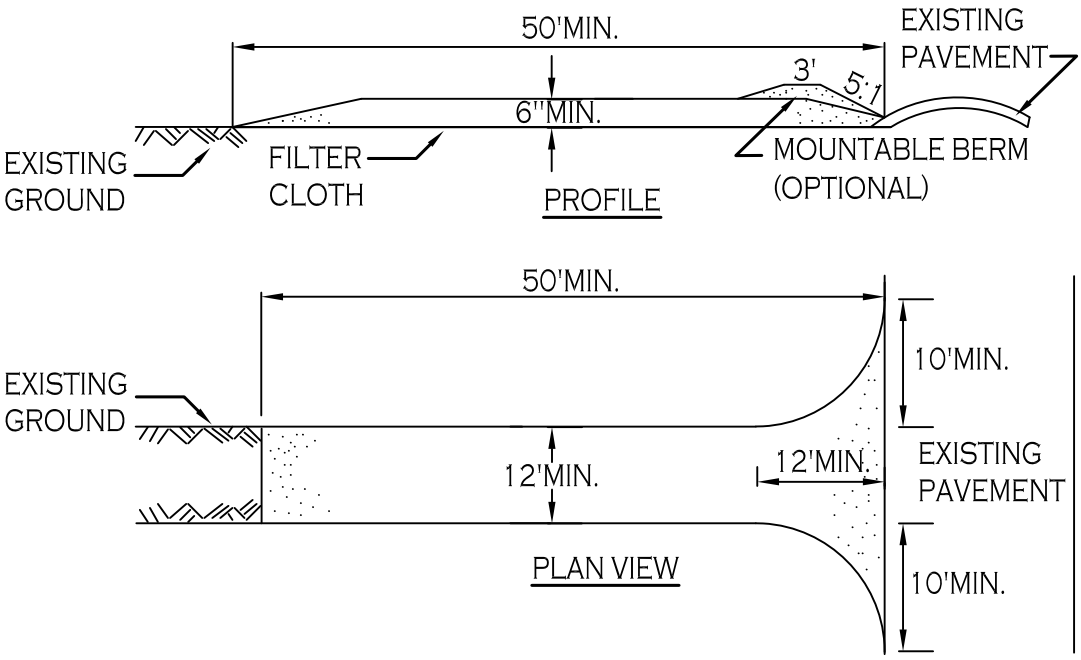
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.

3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL

NOT TO SCALE

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)



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.

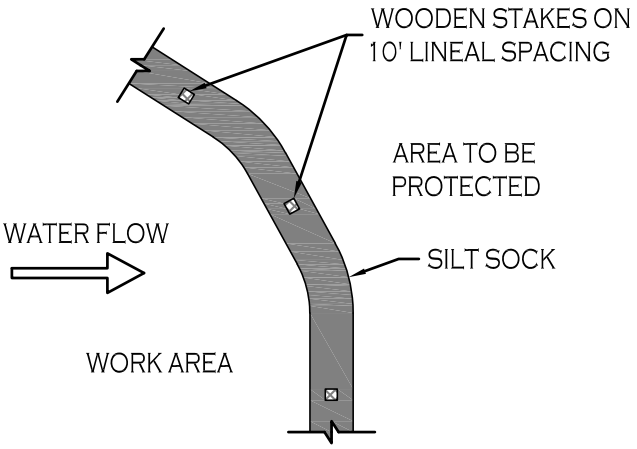
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

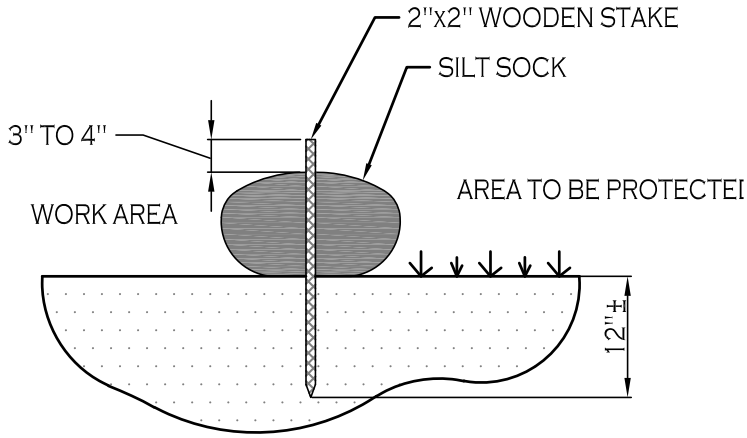
STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)



PLAN VIEW



SECTION VIEW

NOTES:

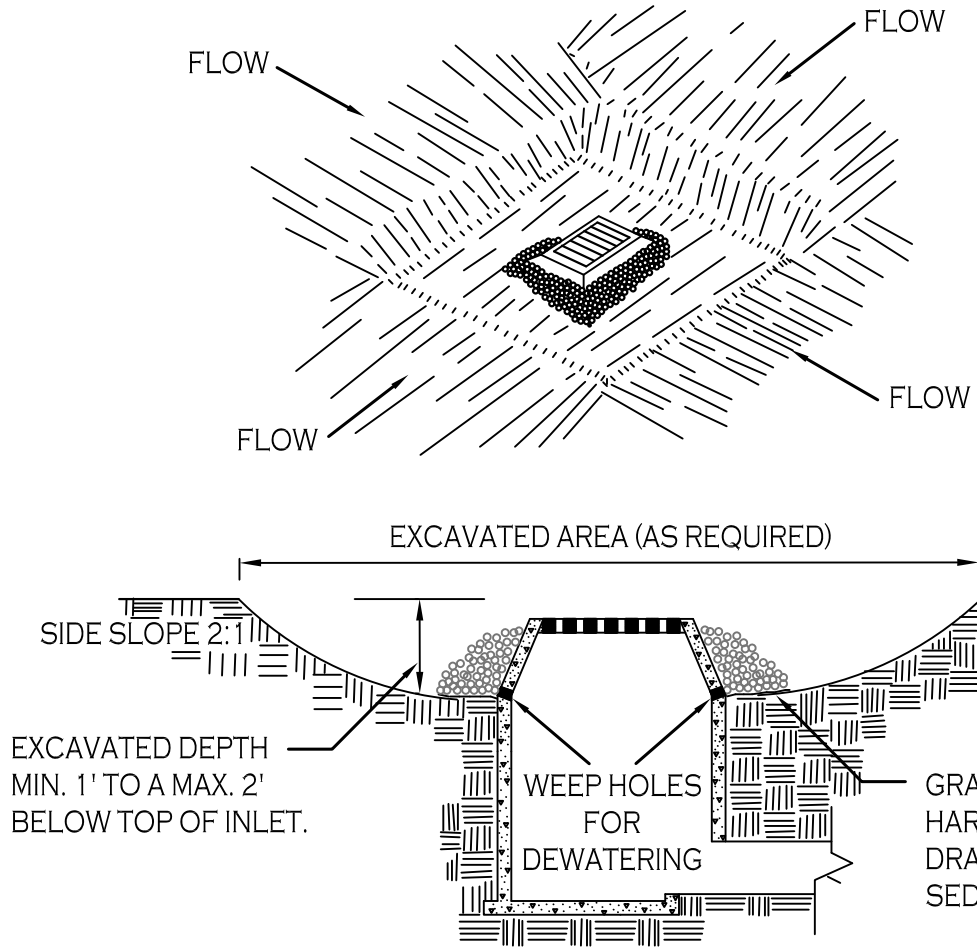
CONTRACTOR SHALL INSPECT AND MAINTAIN SILT SOCK AS NEEDED DURING THE DURATION OF CONSTRUCTION PROJECT.

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 DETAIL

NOT TO SCALE

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)



CONSTRUCTION SPECIFICATIONS

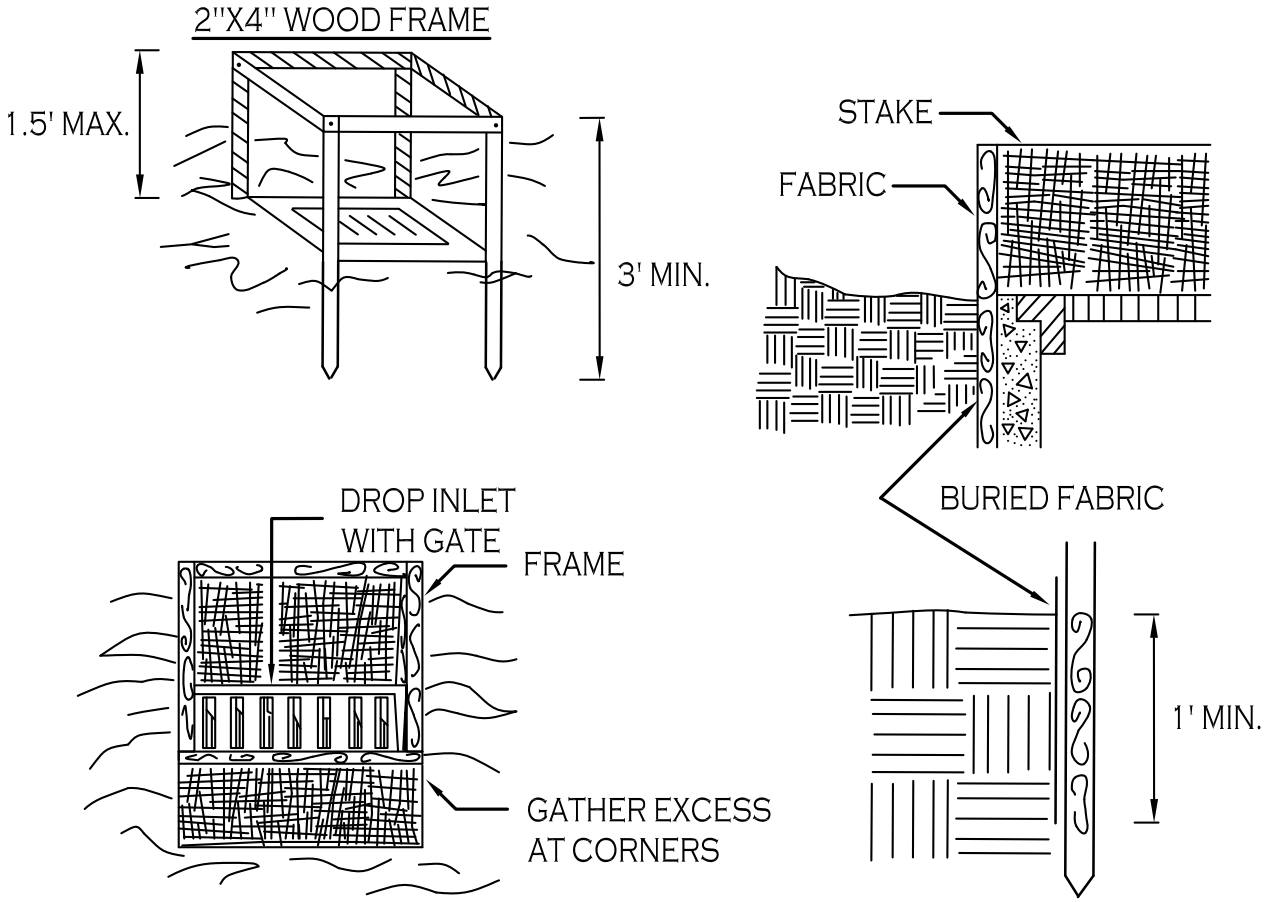
1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND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

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 1

NOT TO SCALE

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)



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.

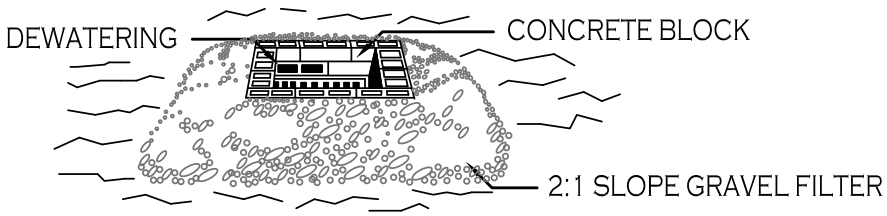
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUN DRAINAGE AREA 1 ACRE

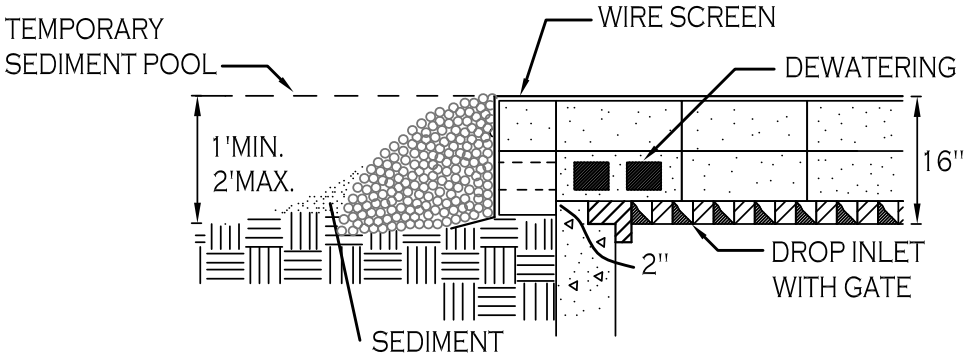
INLET PROTECTION DETAIL 2

NOT TO SCALE

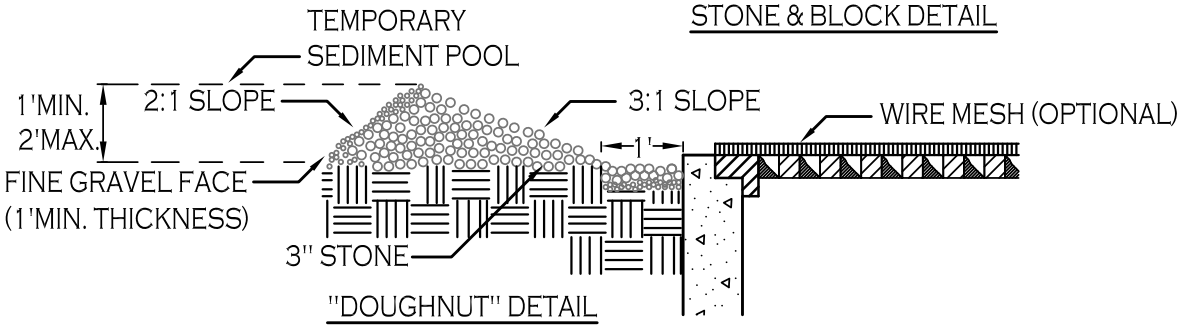
Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)



STONE & BLOCK PLAN VIEW



STONE & BLOCK DETAIL



"DOUGHNUT" DETAIL

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

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

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.

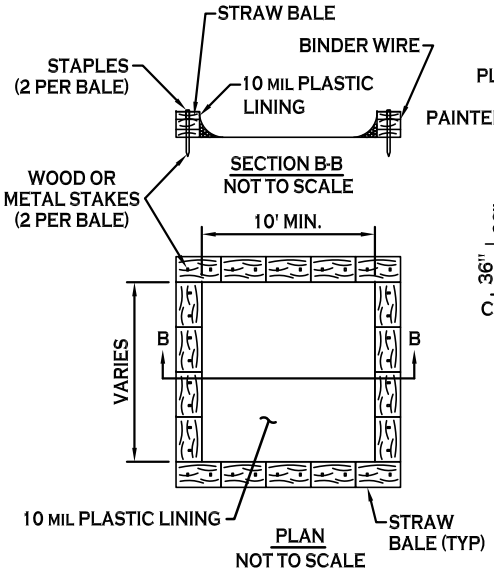
BARRIER FENCE WHICH IS NOT ORANGE IN COLOR SHALL BE FLAGGED AT 6.0 FOOT INTERVALS WITH RED OR ORANGE FLORESCENT TAPE. WARNING SIGNS SHALL BE MOUNTED ON THE FENCE AT NO MORE THAN 100 FOOT INTERVALS.

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.

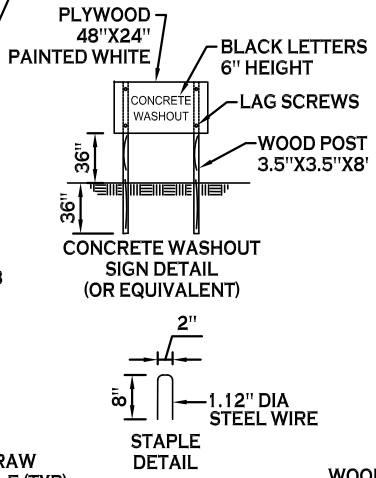
FENCING USED FOR TREE OR OTHER VEGETATION PROTECTION SHALL NOT BE TEMPORARILY REMOVED TO ALLOW EQUIPMENT ACCESS OVER A PROTECTED AREA, EXCEPT AS REQUIRED FOR ITEMS OF WORK SPECIFICALLY SHOWN ON THE PLANS AND APPROVED BY THE ENGINEER IN WRITING.

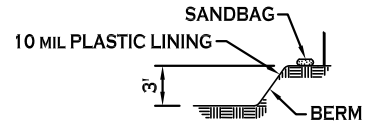
Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

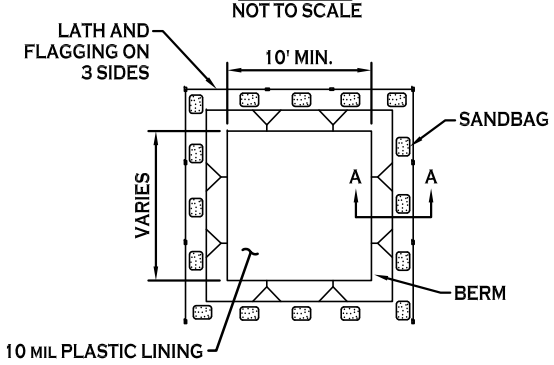
Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)



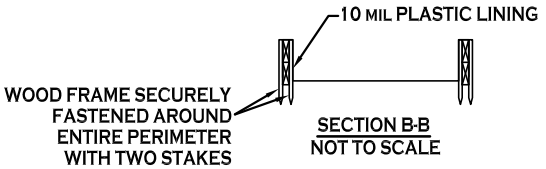
TYPE "ABOVE GRADE" WITH STRAW BALES

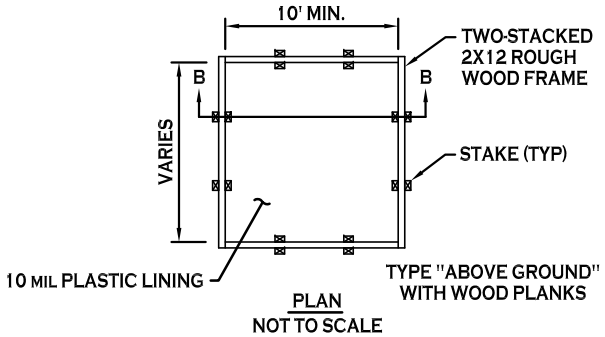






TYPE "BELOW GRADE"





TYPE "ABOVE GROUND"
WITH WOOD PLANKS

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

Appendix K

USACOE Wetland Jurisdictional Determination

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, BUFFALO DISTRICT
1776 NIAGARA STREET
BUFFALO, NEW YORK 14207-3199

August 16, 2021

Regulatory Branch

SUBJECT: Approved Jurisdictional Determination for Department of the Army Processing No. LRB-2021-00174

Erik Krull
Wetlands Investigation Co.
503 Maynard Drive
Buffalo, NY 14226

Dear Mr. Krull:

I have reviewed your request on behalf of Glendale Development for an approved jurisdictional determination (JD) for the 4-acre subject parcel located at 41 Georgian Lane, in the Town of Buffalo, Erie County, New York.

Enclosed is an approved JD which verifies the limits of waters of the U.S. within the subject parcel as depicted on Sheets 2 & 3 of 3. This approved JD will remain valid for a period of five (5) years from the date of this correspondence unless new information warrants revision of the approved JD before the expiration date. At the end of this period, a new aquatic resource delineation and JD will be required.

I have determined that the following aquatic resources are not waters of the U.S. as noted on the attached Interim Approved Jurisdictional Determination Form: LRB-2021-00174 Wetland A, LRB-2021-00174 Wetland B, and LRB-2021-00174 Wetland C. Therefore, these aquatic resources are not regulated under Section 404 of the Clean Water Act or Section 10 of the Rivers and Harbors Act of 1899. Department of the Army authorization is not required if you propose work or propose a discharge of dredged or fill material in these aquatic resources.

Further, this delineation/determination has been conducted to identify the limits of the Corps Clean Water Act jurisdiction for the particular site identified in your request. This delineation/determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985, as amended. If you or your tenant are United States Department of Agriculture (USDA) program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resource Conservation Service prior to starting work.

If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP)

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Regulatory Branch

SUBJECT: Approved Jurisdictional Determination for Department of the Army Processing No. LRB-2021-00174

fact sheet and Request for Appeal (RFA) form. If you request to appeal the above JD, you must submit a completed RFA form within 60 days of the date on this letter to the Great Lakes/Ohio River Division Office at the following address:

Suzanne Chubb
Regulatory Appeals Review Officer
US Army Corps of Engineers
Great Lakes and Ohio River Division
550 Main Street, Room 10-714
Cincinnati, Ohio 45202-3222
Phone: 513-684-7261 Fax: 513-684-2460

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete; that it meets the criteria for appeal under 33 C.F.R. part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by **October 16, 2021.**

It is not necessary to submit an RFA to the Division office if you do not object to the determination in this letter.

Questions pertaining to this matter should be directed to me at (716) 879-4240, by writing to the following address: U.S. Army Corps of Engineers, 1776 Niagara Street, Buffalo, New York 14207, or by e-mail at: Shaina.R.Souder@usace.army.mil

Sincerely,

Shaina Souder
Biologist

Enclosures

CC:
Glendale Development
2040 Military Road
Tonawanda, NY 14150

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE

I. ADMINISTRATIVE INFORMATION

Completion Date of Approved Jurisdictional Determination (AJD): August 16, 2021
ORM Number: LRB-2021-00174
Associated JDs: N/A.
Review Area Location[1]:
State/Territory: NY City: Buffalo County/Parish/Borough: Erie County
Center Coordinates of Review Area: Latitude 42.994076 Longitude -78.757488

II. FINDINGS

A. Summary: Check all that apply. At least one box from the following list MUST be selected. Complete the corresponding sections/tables and summarize data sources.

- ☐ The review area is comprised entirely of dry land (i.e., there are no waters or water features, including wetlands, of any kind in the entire review area). Rationale: N/A or describe rationale.
- ☐ There are "navigable waters of the United States" within Rivers and Harbors Act jurisdiction within the review area (complete table in section II.B).
- ☐ There are "waters of the United States" within Clean Water Act jurisdiction within the review area (complete appropriate tables in section II.C).
- ☒ There are waters or water features excluded from Clean Water Act jurisdiction within the review area (complete table in section II.D).

B. Rivers and Harbors Act of 1899 Section 10 (§ 10)[2]

§ 10 Name	§ 10 Size	§ 10 Criteria	Rationale for § 10 Determination
N/A	N/A	N/A	N/A

C. Clean Water Act Section 404

Territorial Seas and Traditional Navigable Waters ((a)(1) waters)[3]

(a)(1) Name	(a)(1) Size	(a)(1) Criteria	Rationale for (a)(1) Determination
N/A	N/A	N/A	N/A

Tributaries ((a)(2) waters):

(a)(2) Name	(a)(2) Size	(a)(2) Criteria	Rationale for (a)(2) Determination
N/A	N/A	N/A	N/A

Lakes and ponds, and impoundments of jurisdictional waters ((a)(3) waters):

(a)(3) Name	(a)(3) Size	(a)(3) Criteria	Rationale for (a)(3) Determination
N/A	N/A	N/A	N/A

Adjacent wetlands ((a)(4) waters):

(a)(4) Name	(a)(4) Size	(a)(4) Criteria	Rationale for (a)(4) Determination
N/A	N/A	N/A	N/A

[1] Map(s)/Figure(s) are attached to the AJD provided to the requestor.
[2] If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.
[3] A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where independent upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD form.
[4] Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps Districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.
[5] Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE

D. Excluded Waters or Features

Excluded waters ((b)(1) – (b)(12))[4]:

Exclusion Name	Exclusion Size	Exclusion[5]	Rationale for Exclusion Determination
LRB-2021-00174 Wetland A	0.102 acres	(b)(1) Non-adjacent wetland	Wetland A does not meet the definition of an (a)(1), (a)(2), (a)(3), or (a)(4) water. Wetland A does meet the definition of a wetland and the boundaries on the subject parcel are accurate as reported in the submitted report titled, "Wetland Delineation for 41 Georgian Lane, Amherst, NY, dated November 2020." As reported and observed during a Corps site inspection on June 15, 2021, the wetland is surrounded by uplands with no surface water connections observed. A stream is shown on some resources (NWI map and USGS topo maps), though upon further investigation of in-office resources, review during the site inspection, and as reported by the delineation report, the stream was re-routed into an underground stormwater system. It has been verified that there is no surface water connection allowing the water from the wetlands to connect to this underground storm system that was formerly a stream. The nearest (a)(2) water would be Ellicott Creek, which is approximately 1200 linear feet to the west of the site. Wetland A does not abut an (a)(1)-(a)(3) water, and is not separated from an (a)(1)-(a)(3) water by a natural berm or barrier. There is no mechanism for water exchange between the wetland and any other (a)(1)-(a)(3) water (inundation or flooding from typical storm events) in a

[1] Map(s)/Figure(s) are attached to the AJD provided to the requestor.
[2] If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.
[3] A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where independent upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD form.
[4] Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps Districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.
[5] Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE

			typical year. Based on the above discussion, a review of the submitted wetland delineation report, the Corps site visit on June 15, 2021, and an in-office resource review, it has been determined that Wetland A is a (b)(1) non-adjacent wetland.
LRB-2021-00174 Wetland B	0.513 acres	(b)(1) Non-adjacent wetland	Wetland B does not meet the definition of an (a)(1), (a)(2), (a)(3), or (a)(4) water. Wetland B does meet the definition of a wetland and the boundaries on the subject parcel are accurate as reported in the submitted report titled, "Wetland Delineation for 41 Georgian Lane, Amherst, NY, dated November 2020." As reported and observed during a Corps site inspection on June 15, 2021, the wetland is surrounded by uplands with no surface water connections observed. Since Wetland C is just south of Wetland B, the area was closely evaluated to determine whether Wetland B and C were connected or not. It was determined that Wetland B was completely separated by uplands with no flow to Wetland C. The nearest (a)(2) water would be Ellicott Creek, which is approximately 1200 linear feet to the west of the site. Wetland B does not abut an (a)(1)-(a)(3) water, and is not separated from an (a)(1)-(a)(3) water by a natural berm or barrier. There is no mechanism for water exchange between the wetland and any other (a)(1)-(a)(3) water (inundation or flooding from typical storm events) in a typical year. Based

[1] Map(s)/Figure(s) are attached to the AJD provided to the requestor.
[2] If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.
[3] A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where independent upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD form.
[4] Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps Districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.
[5] Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE

			on the above discussion, a review of the submitted wetland delineation report, the Corps site visit on June 15, 2021, and an in-office resource review, it has been determined that Wetland B is a (b)(1) non-adjacent wetland.
LRB-2021-00174 Wetland C	0.008 acres	(b)(1) Non-adjacent wetland	Wetland C does not meet the definition of an (a)(1), (a)(2), (a)(3), or (a)(4) water. Wetland C does meet the definition of a wetland and the boundaries on the subject parcel are accurate as reported in the submitted report titled, "Wetland Delineation for 41 Georgian Lane, Amherst, NY, dated November 2020." As reported and observed during a Corps site inspection on June 15, 2021, the wetland is surrounded by uplands with no surface water connections observed. The nearest (a)(2) water would be Ellicott Creek, which is approximately 1200 linear feet to the west of the site. Wetland C does not abut an (a)(1)-(a)(3) water, and is not separated from an (a)(1)-(a)(3) water by a natural berm or barrier. There is no mechanism for water exchange between the wetland and any other (a)(1)-(a)(3) water (inundation or flooding from typical storm events) in a typical year. Based on the above discussion, a review of the submitted wetland delineation report, the Corps site visit on June 15, 2021, and an in-office resource review, it has been determined that Wetland C is a (b)(1) non-adjacent wetland.

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

III. SUPPORTING INFORMATION

[1] Map(s)/Figure(s) are attached to the AJD provided to the requestor.
[2] If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.
[3] A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where independent upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD form.
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[5] Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.

U.S. ARMY CORPS OF ENGINEERS
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NAVIGABLE WATERS PROTECTION RULE

A. Select/enter all resources that were used to aid in this determination and attach data/maps to this document and/or references/citations in the administrative record, as appropriate.

_X_ Information submitted by, or on behalf of, the applicant/consultant: "Wetland Delineation for 41 Georgian Lane, Amherst, NY, dated November 2020," submitted by Wetland Investigation Company.
This information *is* sufficient for purposes of this AJD.
Rationale: *N/A.*

___ Data sheets prepared by the Corps: *Title(s) and/or date(s).*

_X_ Photographs: *Oblique Imagery from Connect Explorer (https://explorer.pictometry.com/index.php) – dates: April 25, 2020 and May 6, 2002. Google Earth Aerials dated, September 22, 2018.*

_X_ Corps Site visit(s) conducted on: *June 15, 2021.*

___ Previous Jurisdictional Determinations (AJDs or PJDs): *ORM Number(s) and date(s).*

___ Antecedent Precipitation Tool: *provide detailed discussion in Section III.B.*

_X_ USDA NRCS Soil Survey: *https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx accessed and viewed study area on August 12, 2021.*

_X_ USFWS NWI maps: *https://fwsprimary.wim.usgs.gov/decoders/wetlands.aspx and https://www.fws.gov/wetlands/data/mapper.html, viewed study area on August 12, 2021.*

_X_ USGS topographic maps: *NY-Buffalo NE 1965, 2016, 2019, accessed on August 12, 2021 - https://ngmdb.usgs.gov/topoview/viewer/#15/43.0313/-78.7486.*

Other data sources used to aid in this determination:

Data Source (select)	Name and/or date and other relevant information
USGS Sources	N/A.
USDA Sources	N/A.
NOAA Sources	N/A.
USACE Sources	N/A.
State/Local/Tribal Sources	N/A.
Other Sources	N/A.

B. Typical year assessment(s): N/A – Since the wetlands were completely surrounded by uplands and there are no nearby (a)(1) to (a)(3) waters, no Antecedent Precipitation Tool report was needed to assess single-point time resources.

C. Additional comments to support AJD: Based on the above documentation and rationale, it has been determined that the study area includes three (3), (b)(1) non-adjacent wetlands – LRB-2021-00174 Wetland A, LRB-2021-00174 Wetland B, and LRB-2021-00174 Wetland C. All the above documentation supports these determinations.

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

[1] Map(s)/Figure(s) are attached to the AJD provided to the requestor.
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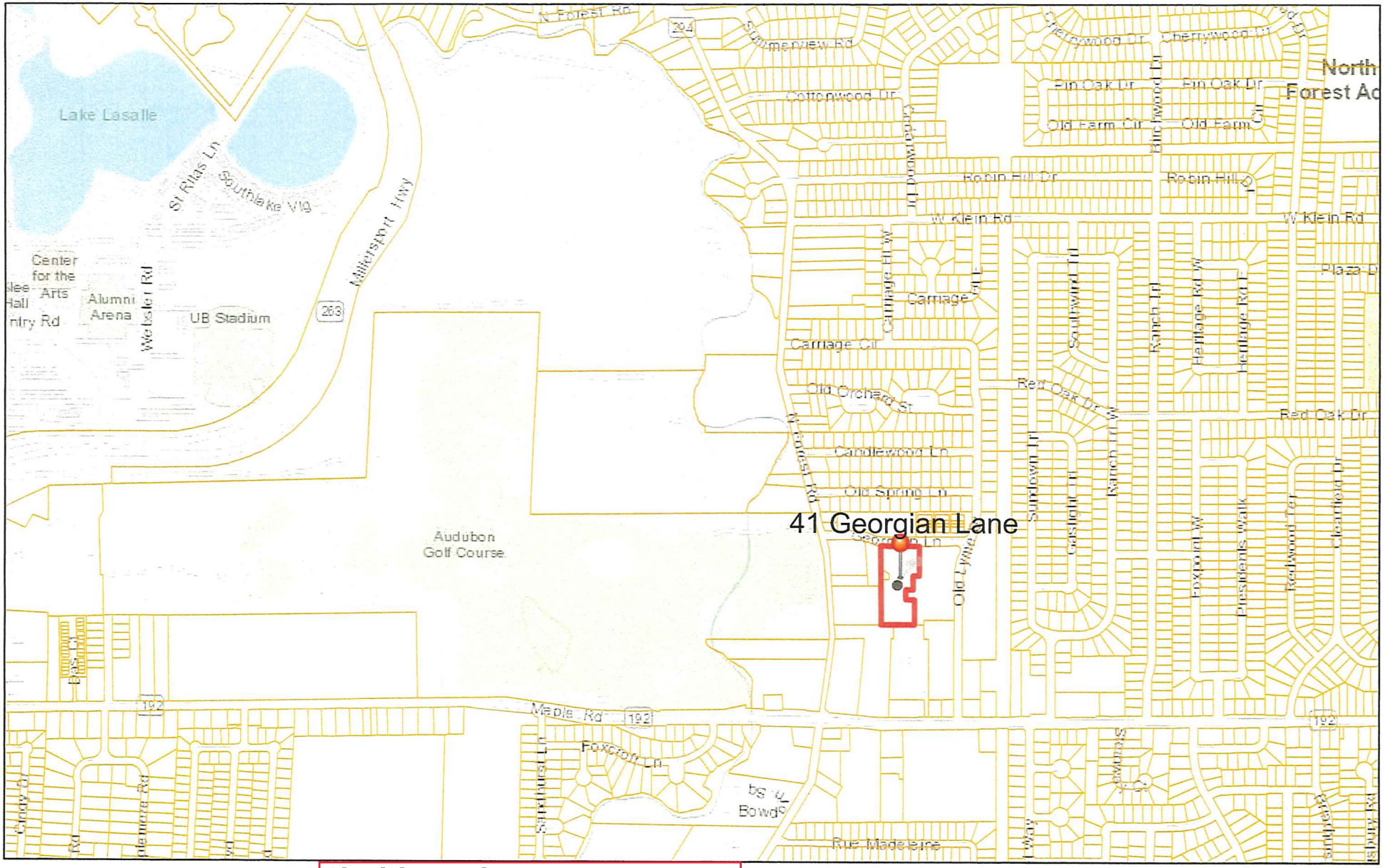
41 Georgian Lane - Location Map



9

1/8/2021, 9:54:29 AM

Parcels

Municipal Boundaries

Glendale Development
LRB-2021-00174
Erie County, New York
Quad: NY - Buffalo NE
Sheet 1 of 3

1:18,056

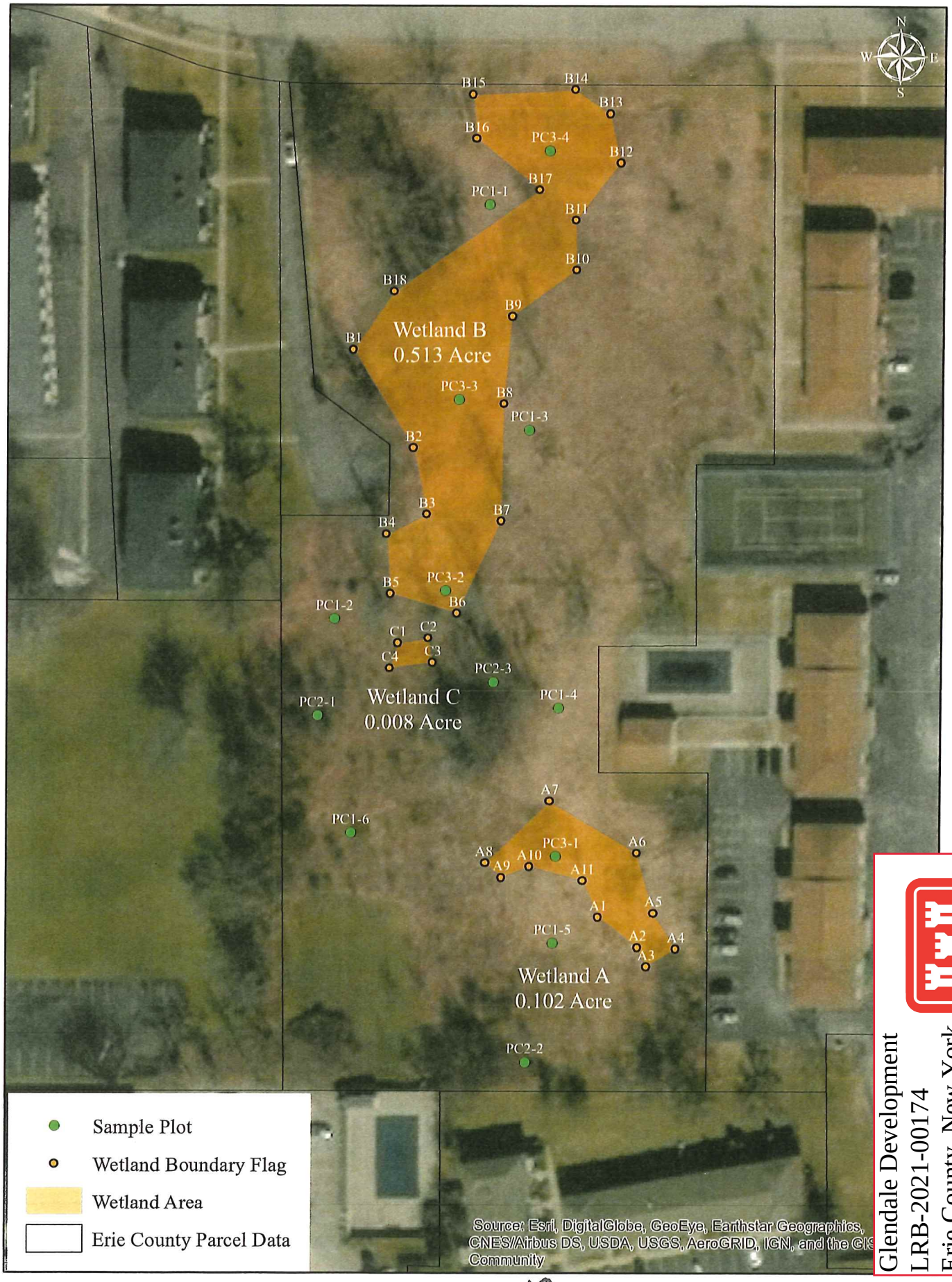
0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Province of Ontario, Ontario MNR, Esri Canada, Esri, HERE, Garmin, rcGIS y.gov

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

41 Georgian Lane Amherst NY - Wetland Boundary Map



0 37.5 75 150 225 300 Feet

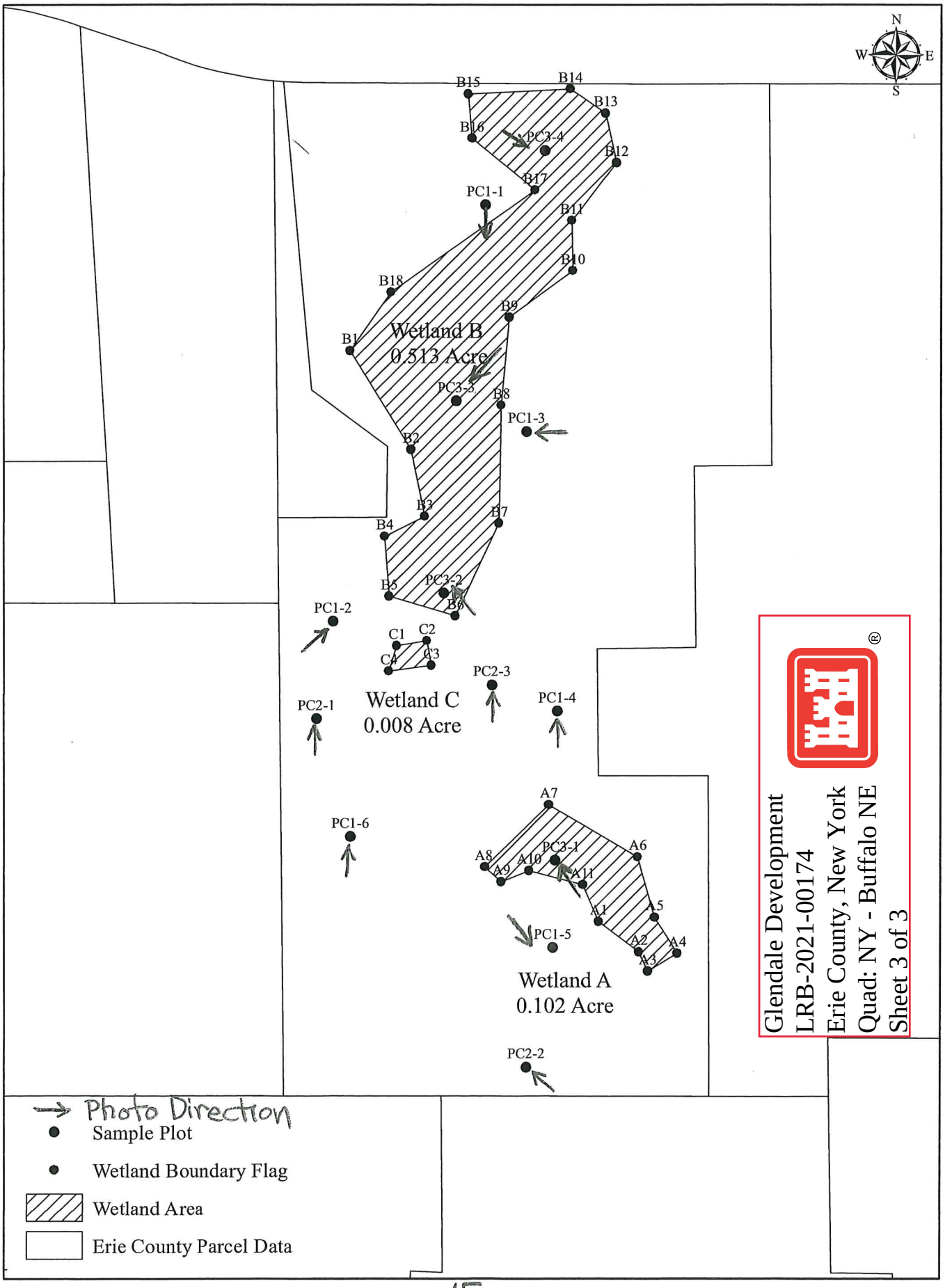
12

GPS points are approximate
Mapped by Dylan Krul

Glendale Development
LRB-2021-00174
Erie County, New York
Quad: NY - Buffalo NE
Sheet 2 of 3

nt: SP-2021-22 application 111821 (24839 : Sp-2021-22)

41 Georgian Lane Amherst NY - Wetland Boundary and Photo Directon Map



15

GPS points are approximate

Mapped by Dylan Krull

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Glendale Development	File Number: LRB-2021-00174	Date: 08/16/2021
Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
X	APPROVED JURISDICTIONAL DETERMINATION	D
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.

- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:	If you only have questions regarding the appeal process you may also contact:
Shaina R. Souder U.S. Army Corps of Engineers 1776 Niagara Street Buffalo, New York 14207 716-879-4240 Shaina.r.souder@usace.army.mil	Suzanne Chubb Regulatory Appeals Review Officer US Army Corps of Engineers Great Lakes and Ohio River Division 550 Main Street, Room 10-714 Cincinnati, Ohio 45202-3222 Phone: 513-684-7261 Fax: 513-684-2460

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

	Date:	Telephone number:
_____ Signature of appellant or agent.		

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Appendix L

NYSDEC Stormwater Management Inspection Lists

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Bioretetion Areas (F-5)

Description: Shallow stormwater basin or landscaped area which utilizes engineered soils and vegetation to capture and treat runoff. The practice is often located in parking lot islands, and can also be used to treat residential areas.

KEY CONSIDERATIONS

CONVEYANCE

- Provide overflow for the 10-year storm to the conveyance system.
- Conveyance to the system is typically overland flow delivered to the surface of the system, typically through curb cuts or over a concrete lip.

PRETREATMENT

- Pretreatment consists of a grass channel or grass filter strip, a gravel diaphragm, and a mulch layer, sized based on the methodologies described in Section 6.4.2.

TREATMENT

- Treatment area should have a four foot deep planting soil bed, a surface mulch layer, and a 6" ponding layer.
- Size the treatment area using equations provided in Chapter 6.

LANDSCAPING

- Detailed landscaping plan required.

MAINTENANCE

- Inspect and repair/replace treatment area components
- Stone drop (at least 6") provided at the inlet
- Remulch annually

STORMWATER MANAGEMENT SUITABILITY

- [X] Water Quality
- [ ] Channel Protection
- [ ] Overbank Flood Protection
- [ ] Extreme Flood Protection

Accepts Hotspot Runoff: *Yes*
(requires impermeable liner)

IMPLEMENTATION CONSIDERATIONS

- [M] Capital Cost
- [M] Maintenance Burden

Residential
Subdivision Use: *Yes*

High Density/Ultra-Urban: *Yes*

Drainage Area: *5 acres max.*

Soils: *Planting soils must meet specified criteria; No restrictions on surrounding soils*

Other Considerations:

- *Use of native plants is recommended*

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

	Key: L=Low **M**=Medium **H**=High **POLLUTANT REMOVAL** **G** Phosphorus **G** Nitrogen **G** Metals - Cadmium, Copper, Lead, and Zinc removal **F** Pathogens – Coliform, Streptococci, E.Coli removal **Key**: **G**=Good **F**=Fair **P**=Poor

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Bioretention Construction Inspection Checklist

Project:
Location:
Site Status:

Date:

Time:

Inspector:

CONSTRUCTION SEQUENCE	SATISFACTORY/ UNSATISFACTORY	COMMENTS
1. Pre-Construction		
Pre-construction meeting		
Runoff diverted		
Facility area cleared		
If designed as exfilter, soil testing for permeability		
Facility location staked out		
2. Excavation		
Size and location		
Lateral slopes completely level		
If designed as exfilter, ensure that excavation does not compact susoils.		
Longitudinal slopes within design range		

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

CONSTRUCTION SEQUENCE	SATISFACTORY / UNSATISFACTORY	COMMENTS
3. Structural Components		
Stone diaphragm installed correctly		
Outlets installed correctly		
Underdrain		
Pretreatment devices installed		
Soil bed composition and texture		
4. Vegetation		
Complies with planting specs		
Topsoil adequate in composition and placement		
Adequate erosion control measures in place		
5. Final Inspection		
Dimensions		
Proper stone diaphragm		
Proper outlet		
Soil/ filter bed permeability testing		
Effective stand of vegetation and stabilization		
Construction generated sediments removed		
Contributing watershed stabilized before flow is diverted to the practice		

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Comments:

Actions to be Taken:

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Bioretention Operation, Maintenance and Management Inspection Checklist

Project:
Location:
Site Status:

Date:

Time:

Inspector:

MAINTENANCE ITEM	SATISFACTORY / UNSATISFACTORY	COMMENTS
1. Debris Cleanout (Monthly)		
Bioretention and contributing areas clean of debris		
No dumping of yard wastes into practice		
Litter (branches, etc.) have been removed		
2. Vegetation (Monthly)		
Plant height not less than design water depth		
Fertilized per specifications		
Plant composition according to approved plans		
No placement of inappropriate plants		
Grass height not greater than 6 inches		
No evidence of erosion		
3. Check Dams/Energy Dissipaters/Sumps (Annual, After Major Storms)		
No evidence of sediment buildup		

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

MAINTENANCE ITEM	SATISFACTORY / UNSATISFACTORY	COMMENTS
Sumps should not be more than 50% full of sediment		
No evidence of erosion at downstream toe of drop structure		
4. Dewatering (Monthly)		
Dewaters between storms		
No evidence of standing water		
5. Sediment Deposition (Annual)		
Swale clean of sediments		
Sediments should not be > 20% of swale design depth		
6. Outlet/Overflow Spillway (Annual, After Major Storms)		
Good condition, no need for repair		
No evidence of erosion		
No evidence of any blockages		
7. Integrity of Filter Bed (Annual)		
Filter bed has not been blocked or filled inappropriately		

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

Comments:

Actions to be Taken:

Attachment: SP-2021-22 application 111821 (24839 : Sp-2021-22)

FLOOR PLAN SYMBOL LEGEND:

- X — = INDICATES PARTITION WALL TYPE ** (SEE SHEET A-001 FOR PARTITION DETAILS)
- XXX — = INDICATES DOOR NUMBER (SEE SHEET A-601 FOR DOOR SCHEDULE & DETAILS)
- X — = INDICATES WINDOW NUMBER (SEE SHEET A-601 FOR WINDOW DETAILS)
- FE — = INDICATES FIRE EXTINGUISHER CABINET
- EP — = INDICATES ELECTRICAL SERVICE PANEL
- FD — = INDICATES FLOOR DRAIN

GENERAL NOTES:

- MECHANICAL, PLUMBING OR ELECTRICAL CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING AND INSTALLING FIRE SAFING AND FIRE PROOFING MATERIALS AT ALL LOCATIONS WHERE THEIR INSTALLED WORK PENETRATES WALLS, FLOORS OR CEILINGS REQUIRING SAME BY LOCAL OR APPLICABLE BUILDING CODES. FIRE DAMPERS ARE REQUIRED AT ALL MECHANICAL DIFFUSER LOCATIONS WHICH ARE IN ONE-HOUR CEILING ASSEMBLIES. FIRE SAFING AND OR FIREPROOFING PRODUCT MATERIAL DATA SHALL BE SUBMITTED FOR APPROVAL FOR USAGE PRIOR TO INSTALLING SAME.
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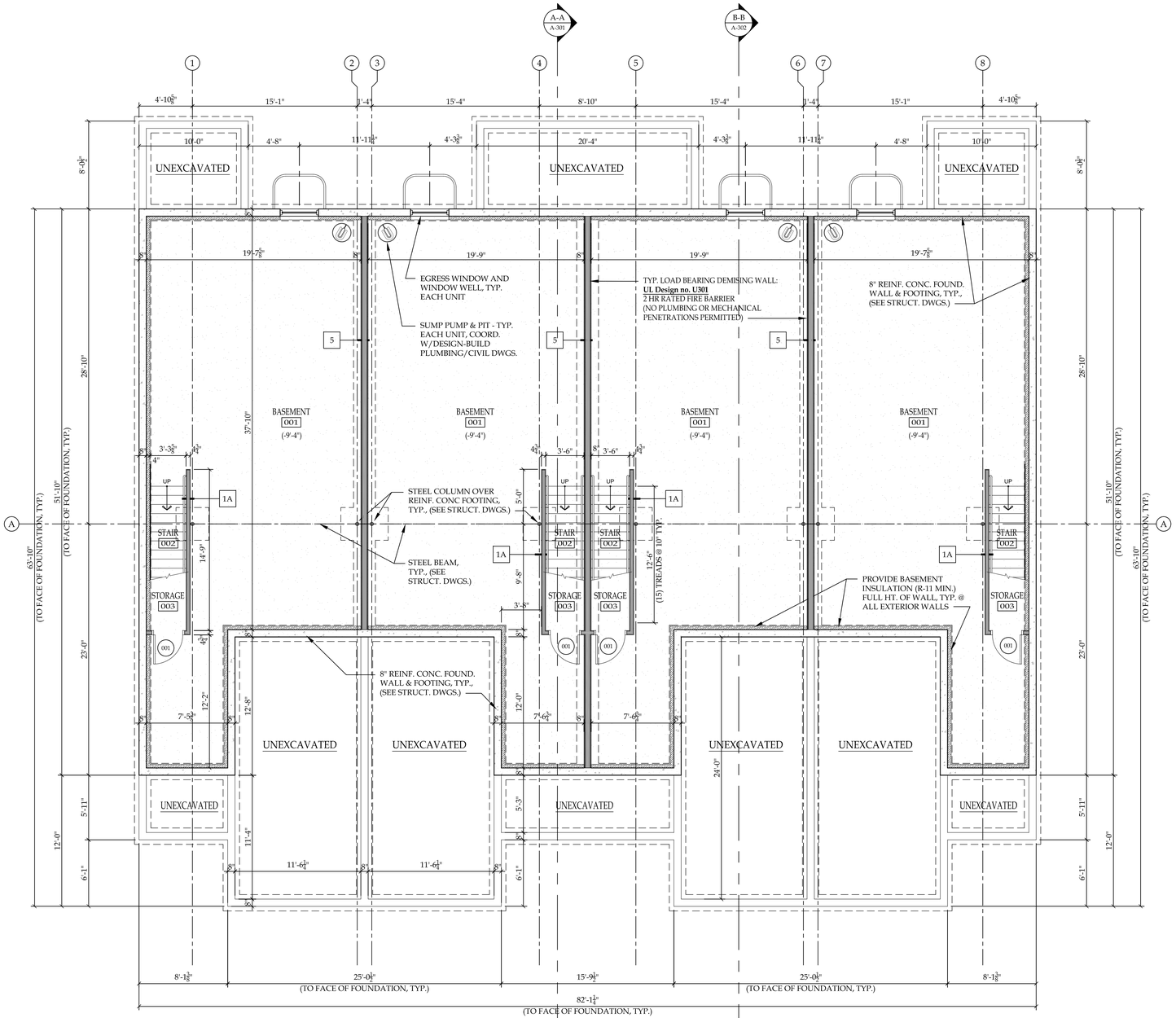

A1 FOUNDATION PLAN
SCALE: 3/16" = 1'-0"
BASEMENT

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Georgian Lane Townhomes

4 - UNIT
TOWNHOME

41 Georgian Lane,
Buffalo , NY 14221

ISSUE:

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

SEAL:

TITLE:

FLOOR PLAN
BASEMENT

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

SA JOB #: 21039-01
DATE: 07-02-2021

DRAWING #: A-100

Attachment: SP-2021-22 drawings 111821 (24839 : Sp-2021-22)

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** ***SEE SHEET A-104 FOR ENLARGED FLOOR PLANS INDICATING WALL TYPE DESIGNATIONS & LOCATIONS.***

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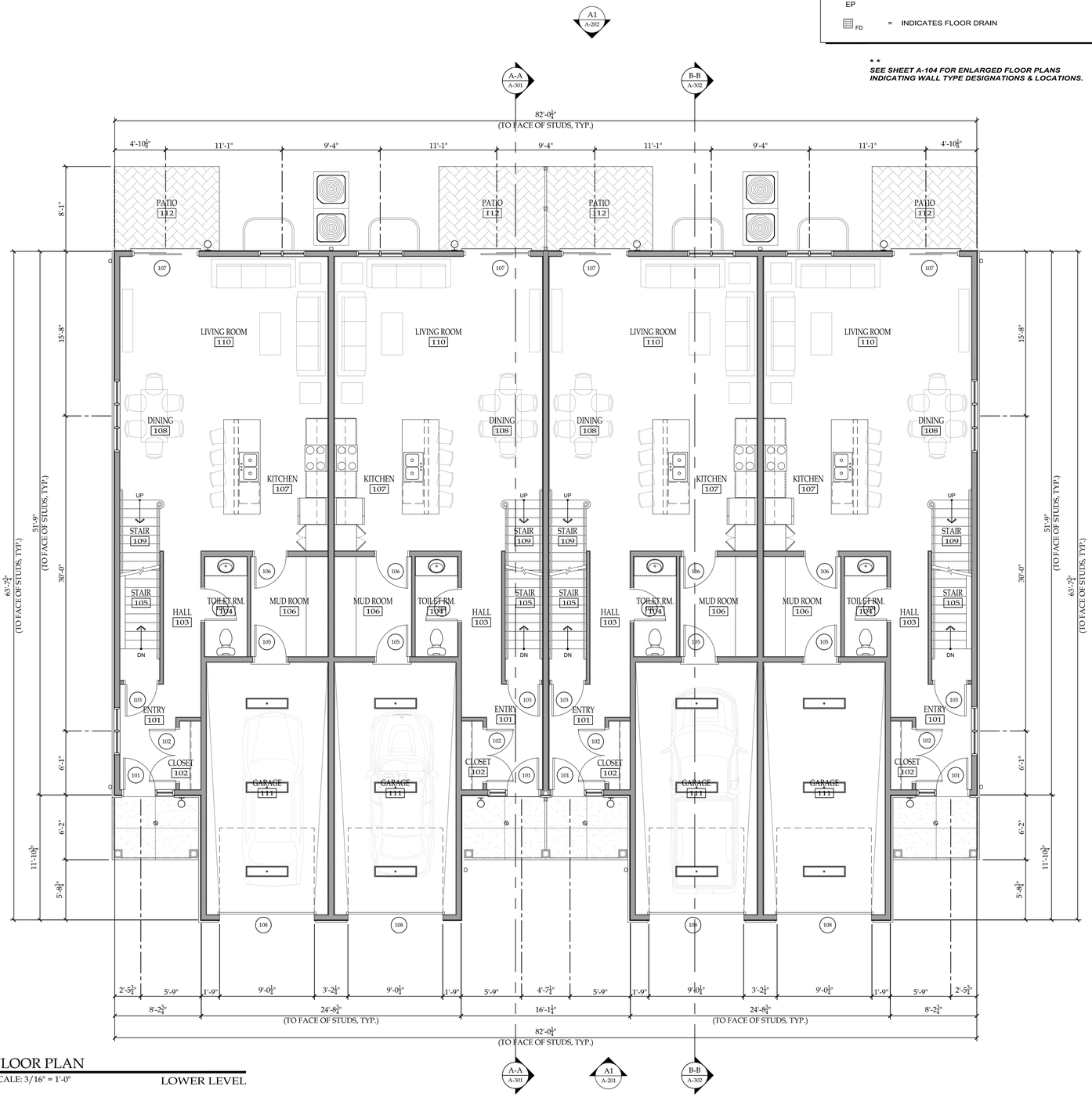

A1 FLOOR PLAN
SCALE: 3/16" = 1'-0"
LOWER LEVEL

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JOB CAPT. D. Garry INTERIORS _____

SEAL:

TITLE:

FLOOR PLAN
LOWER LEVEL

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

SA JOB #: 21039-01
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DRAWING #: A-101

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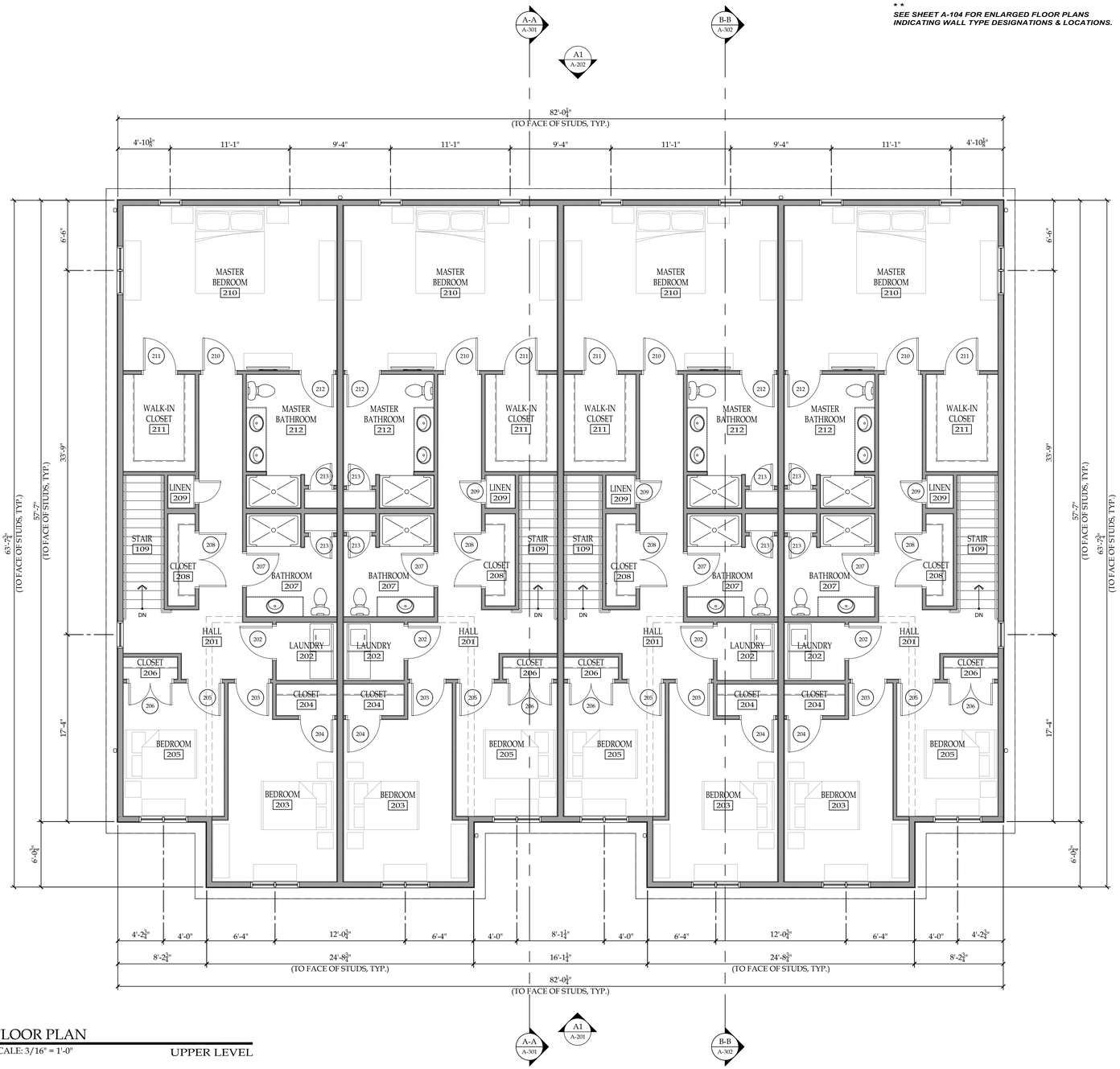

A1 FLOOR PLAN
SCALE: 3/16" = 1'-0"
UPPER LEVEL

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SA JOB #: 21039-01
DATE: 07-02-2021

DRAWING #: A-102

Attachment: SP-2021-22 drawings 111821 (24839 : Sp-2021-22)

REQUIRED ATTIC VENTILATION:

⬡ **AREAS 1 & 4:** **= 1,188 SQ. FT.**
REQ'D. VENTILATION = 1/150 x 1,188 = 7.92 SQ. FT.
SOFFIT AREA = 104 SQ. FT.
SOFFIT VENTILATION = 4 x 144/104 = 5.5 SQ. IN.
RIDGE AREA = 4 SQ. FT.
RIDGE VENTILATION = 4 x 144/60 = (10) BOX UNITS
CONTINUOUS VENTED SOFFIT = 5.9 SQ. IN. MIN. NET FREE

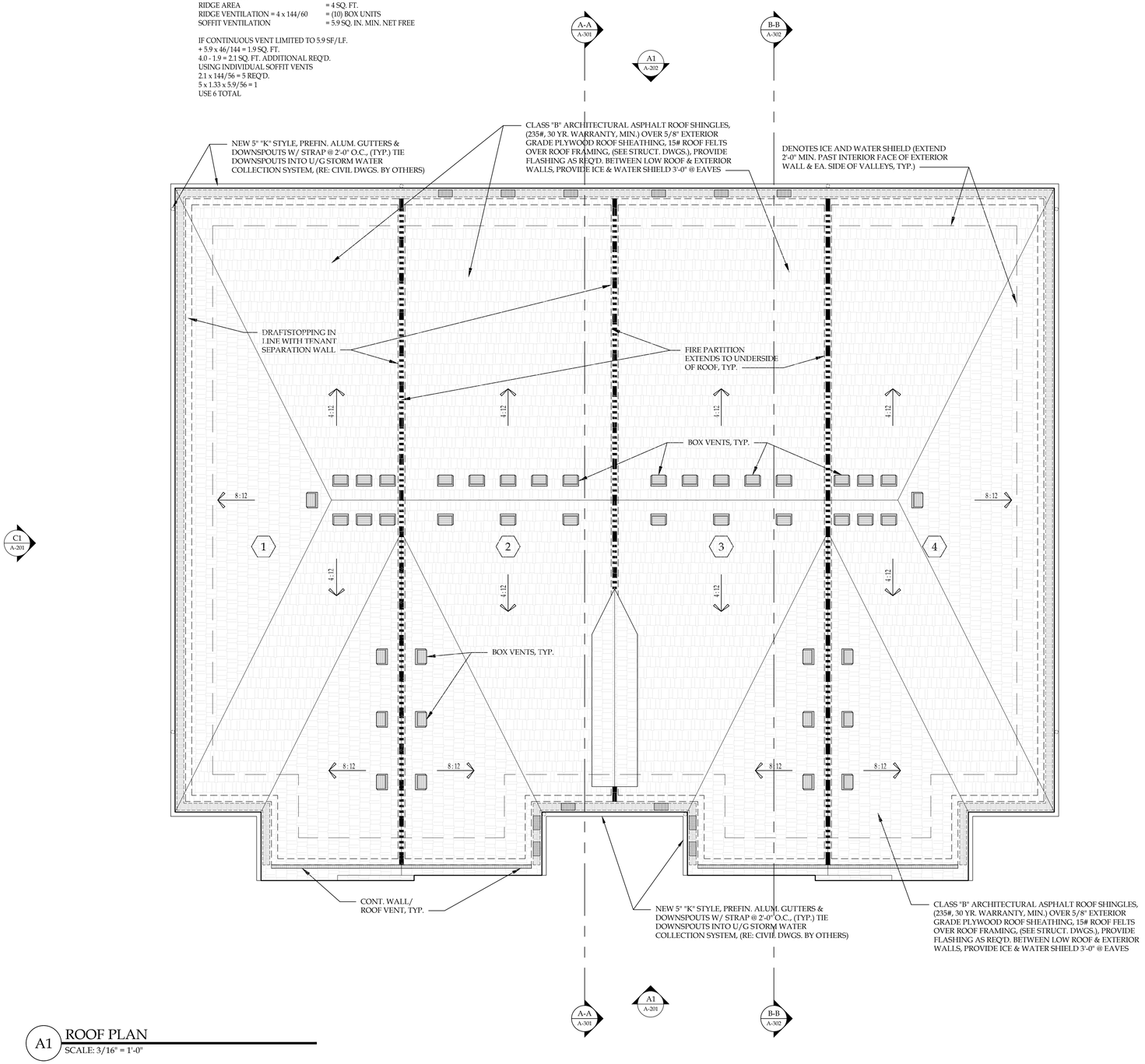
BOX VENTS 60 SQ. IN. NET FREE VENTILATION - (MASTER FLOW RT65)
INDIVIDUAL SOFFIT VENTS - 56 SQ. IN. NET FREE VENTILATION - (AIR VENT 16x8)

⬡ **AREAS 2 & 3:** **= 1,190 SQ. FT.**
REQ'D. VENTILATION = 1/150 x 1,190 = 7.93 SQ. FT.
SOFFIT LENGTH = 46 FT.
RIDGE AREA = 4 SQ. FT.
RIDGE VENTILATION = 4 x 144/60 = (10) BOX UNITS
SOFFIT VENTILATION = 5.9 SQ. IN. MIN. NET FREE

IF CONTINUOUS VENT LIMITED TO 5.9 SF/LF.
+ 5.9 x 46/144 = 1.9 SQ. FT.
4.0 - 1.9 = 2.1 SQ. FT. ADDITIONAL REQ'D.
USING INDIVIDUAL SOFFIT VENTS
2.1 x 144/56 = 5 REQ'D.
5 x 1.33 x 5.9/56 = 1
USE 6 TOTAL

ATTIC VENTILATION NOTES:

- BOX VENTS SHALL HAVE A MIN. 60 SQ. IN. NET FREE VENTILATION EACH.
- SOFFIT SHALL HAVE A MIN. 10 SQ. IN. / LF NET FREE VENTILATION - CONTINUOUS.
- WALL/ROOF VENTS SHALL HAVE A MIN. 9 SQ. IN. / LF NET FREE VENTILATION EACH.



A1 ROOF PLAN
SCALE: 3/16" = 1'-0"

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Georgian Lane Townhomes

4 - UNIT
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41 Georgian Lane,
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ISSUE:

SA PROJECT TEAM: PRINCIPAL P.Silvestri
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JOB CAPT. D. Garry INTERIORS _____

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ROOF PLAN

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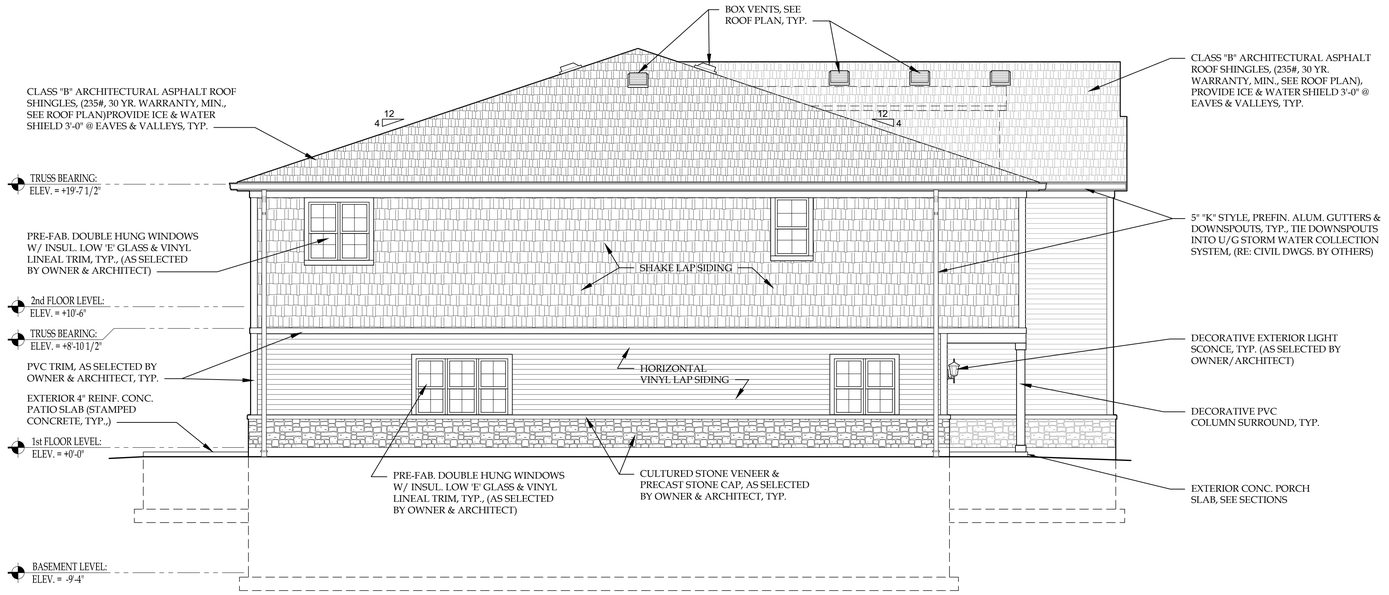
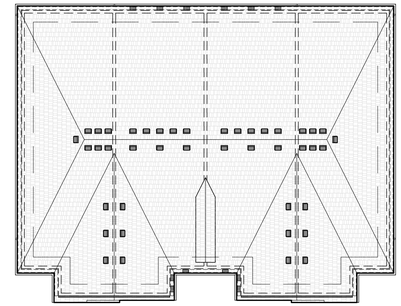
SA JOB #: 21039-01
DATE: 07-02-2021

DRAWING #: A-103

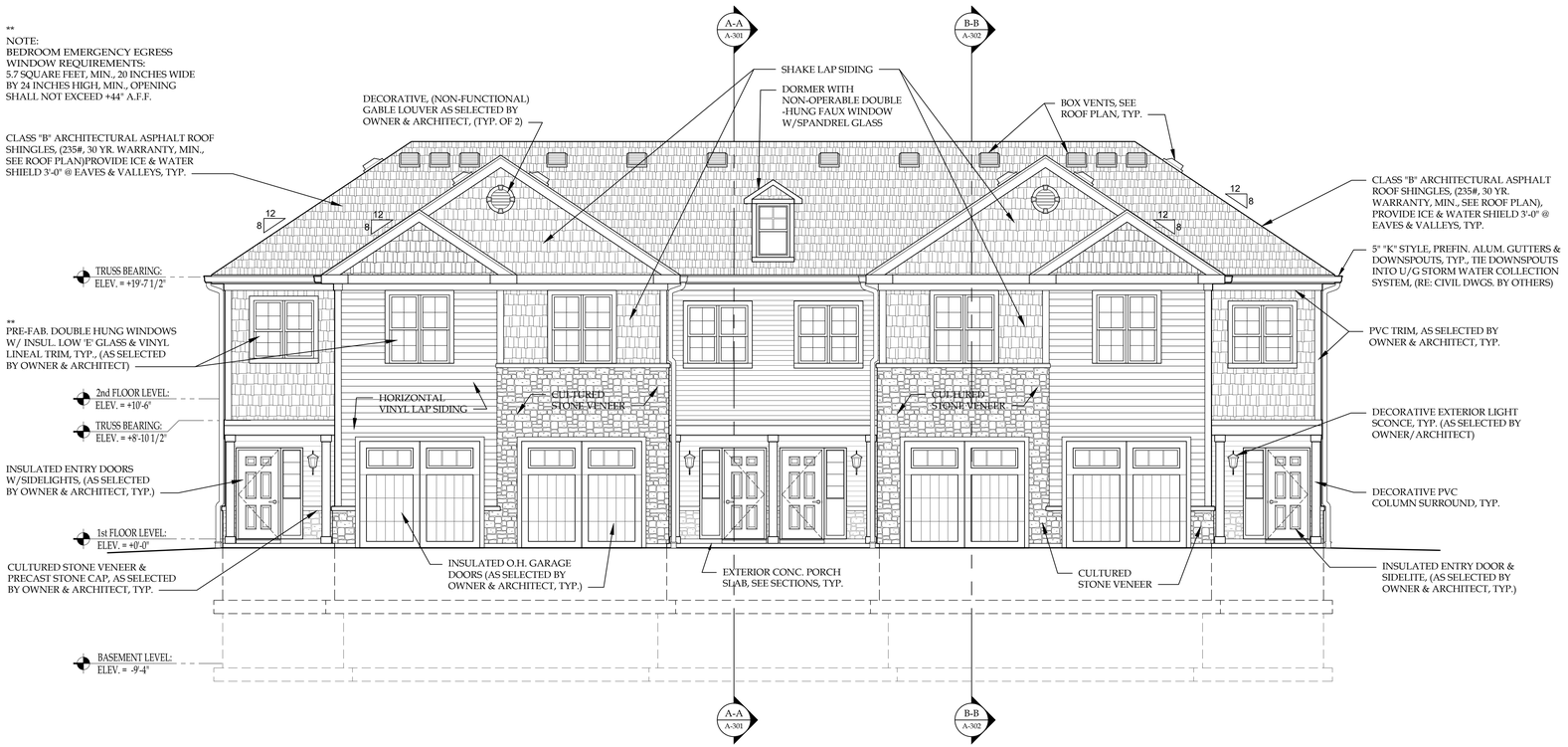
Attachment: SP-2021-22 drawings 111821 (24839 : Sp-2021-22)



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



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



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

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EXTERIOR ELEVATIONS

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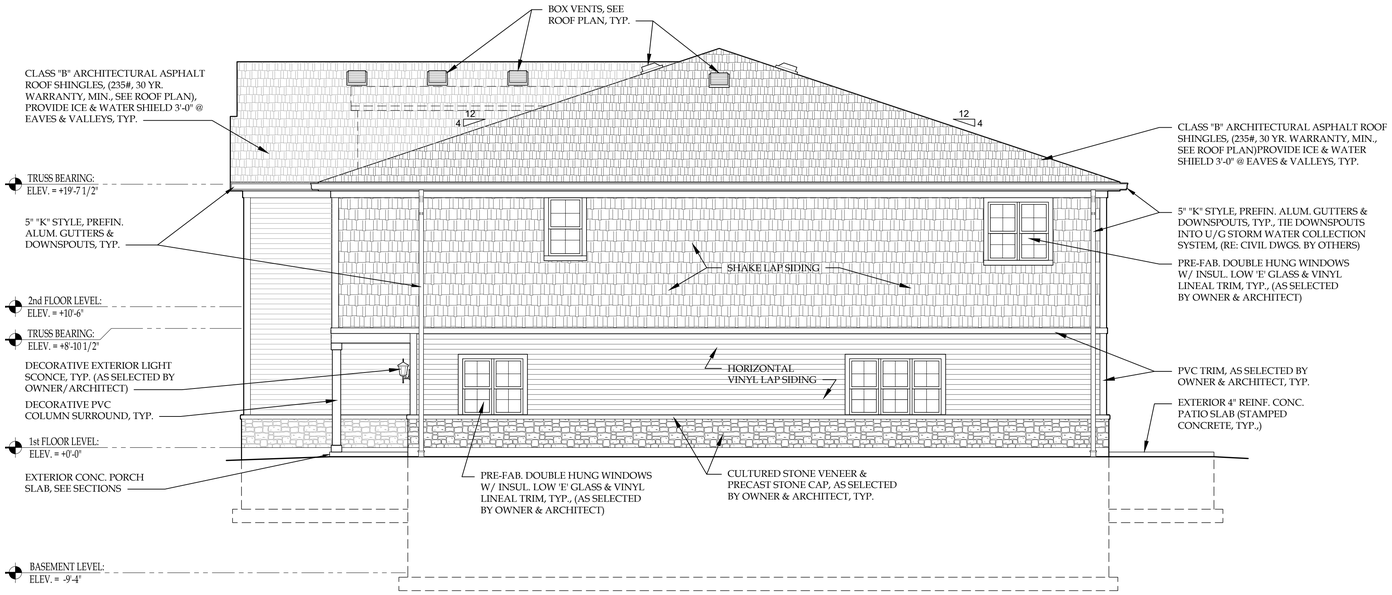
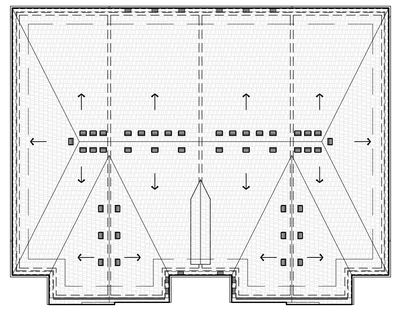
SA JOB #: 21039-01
DATE: 07-02-2021

DRAWING #: A-201

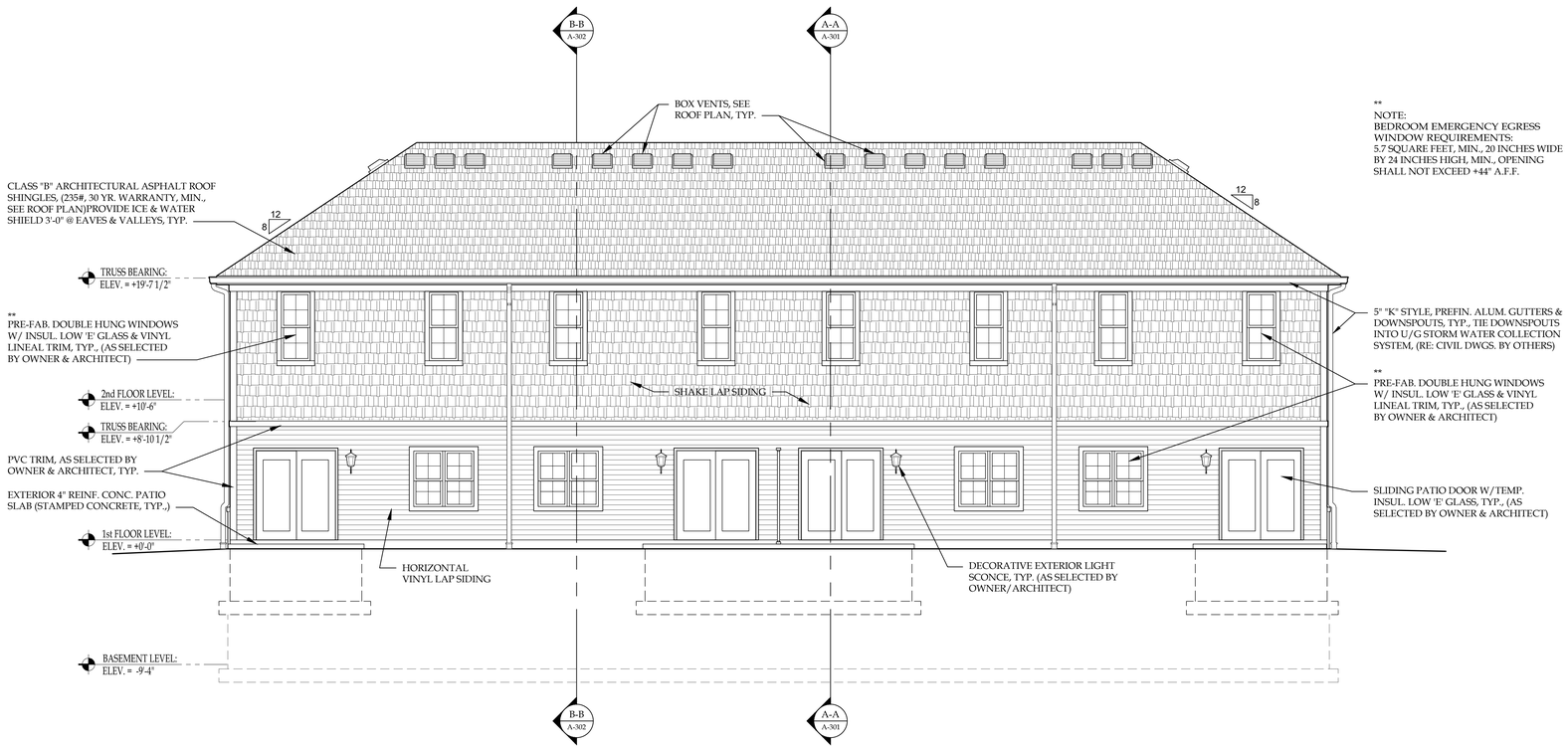
Attachment: SP-2021-22 drawings 111821 (24839 : Sp-2021-22)



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



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



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

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SA JOB #: 21039-01
DATE: 07-02-2021

DRAWING #: A-202

Attachment: SP-2021-22 drawings 111821 (24839 : Sp-2021-22)

FLOOR PLAN SYMBOL LEGEND:

- X — = INDICATES PARTITION WALL TYPE ** (SEE SHEET A-001 FOR PARTITION DETAILS)
- XXX = INDICATES DOOR NUMBER (SEE SHEET A-601 FOR DOOR SCHEDULE & DETAILS)
- X = INDICATES WINDOW NUMBER (SEE SHEET A-601 FOR WINDOW DETAILS)
- FE = INDICATES FIRE EXTINGUISHER CABINET
- EP = INDICATES ELECTRICAL SERVICE PANEL
- FD = INDICATES FLOOR DRAIN

GENERAL NOTES:

- MECHANICAL, PLUMBING OR ELECTRICAL CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING AND INSTALLING FIRE SAFING AND FIRE PROOFING MATERIALS AT ALL LOCATIONS WHERE THEIR INSTALLED WORK PENETRATES WALLS, FLOORS OR CEILINGS REQUIRING SAME BY LOCAL OR APPLICABLE BUILDING CODES. FIRE DAMPERS ARE REQUIRED AT ALL MECHANICAL DIFFUSER LOCATIONS WHICH ARE IN ONE-HOUR CEILING ASSEMBLIES. FIRE SAFING AND OR FIREPROOFING PRODUCT MATERIAL DATA SHALL BE SUBMITTED FOR APPROVAL FOR USAGE PRIOR TO INSTALLING SAME.
- G.C. SHALL ENSURE THAT ALL ELECTRICAL OUTLETS IN EXTERIOR & DEMISING WALLS ARE SEALED USING PUTTY PACKS AS REQUIRED. SEAL ALL DOORS & WINDOWS - UTILIZING EXPANDING SPRAY FOAM AS REQUIRED. ENSURE THAT ALL PENETRATIONS THROUGH FLOORS, WALLS, CEILINGS, (ROMEX CABLES, OUTLETS, DOORS, WINDOWS, ETC.) ARE PROPERLY SEALED TO SATISFY NYSERDA CERTIFICATION.
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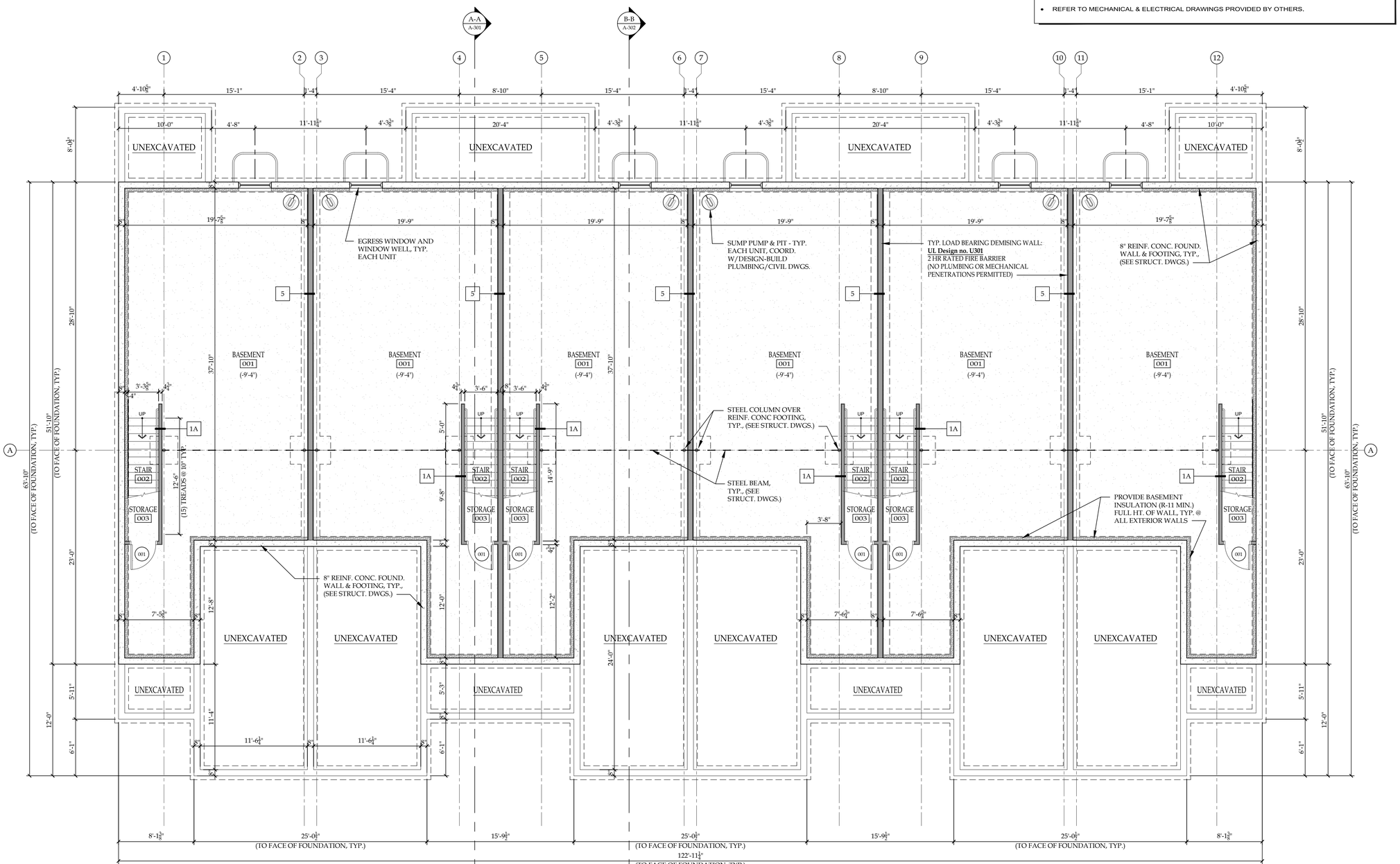

A1 FOUNDATION PLAN
SCALE: 3/16" = 1'-0" BASEMENT

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Georgian Lane Townhomes

6 - UNIT
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FLOOR PLAN
BASEMENT

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AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 21039-01
DATE: 07-02-2021
DRAWING #: A-100

Attachment: SP-2021-22 drawings 111821 (24839 : Sp-2021-22)

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- FD = INDICATES FLOOR DRAIN

** ***SEE SHEET A-104 FOR ENLARGED FLOOR PLANS INDICATING WALL TYPE DESIGNATIONS & LOCATIONS.***

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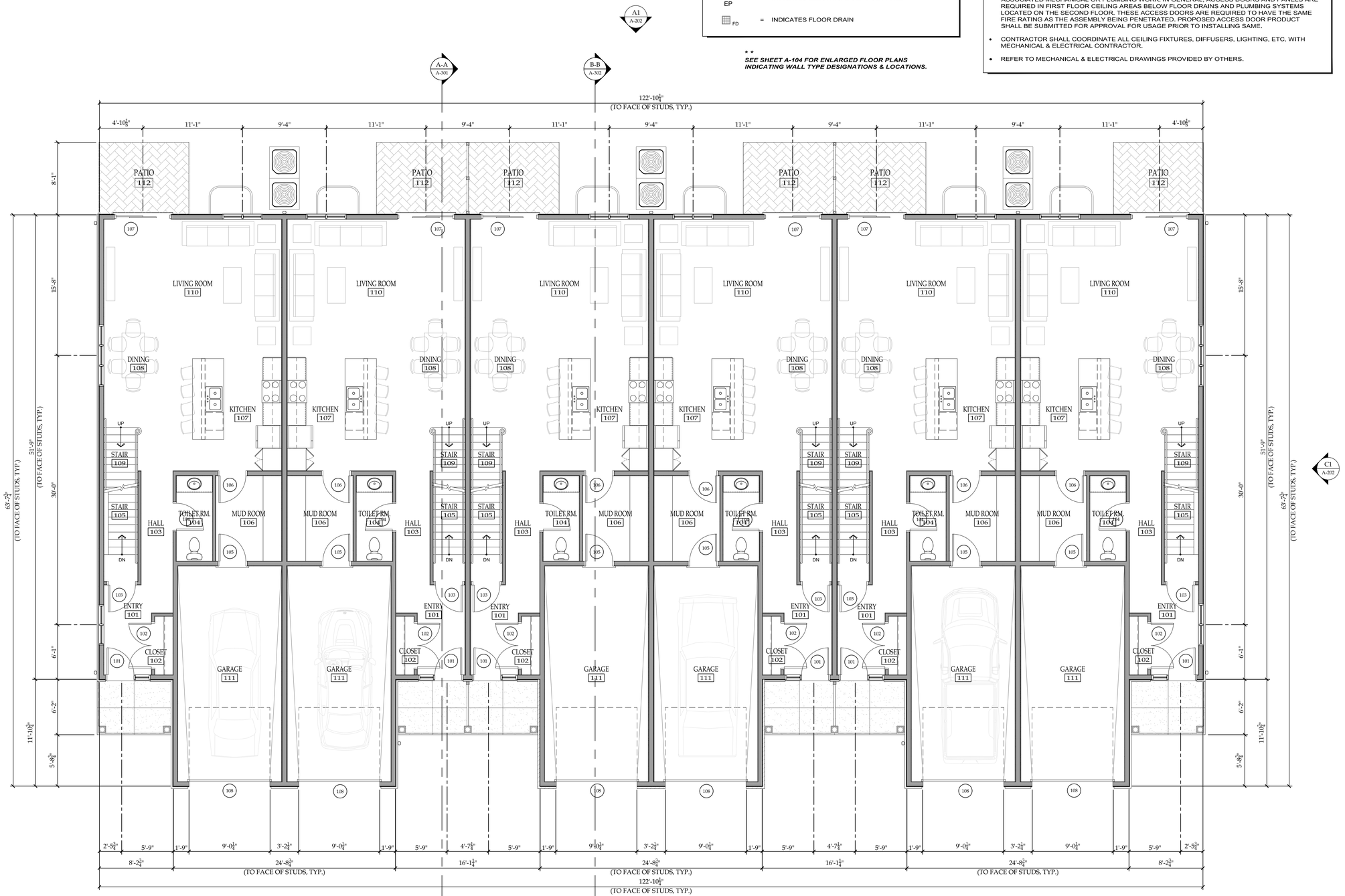

A1 FLOOR PLAN
SCALE: 3/16" = 1'-0" LOWER LEVEL

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Georgian Lane Townhomes

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ISSUE:

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FLOOR PLAN
LOWER LEVEL

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SA JOB #: 21039-01
DATE: 07-02-2021
DRAWING #: A-101

Attachment: SP-2021-22 drawings 111821 (24839 : Sp-2021-22)

FLOOR PLAN SYMBOL LEGEND:

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** ***SEE SHEET A-104 FOR ENLARGED FLOOR PLANS INDICATING WALL TYPE DESIGNATIONS & LOCATIONS.***

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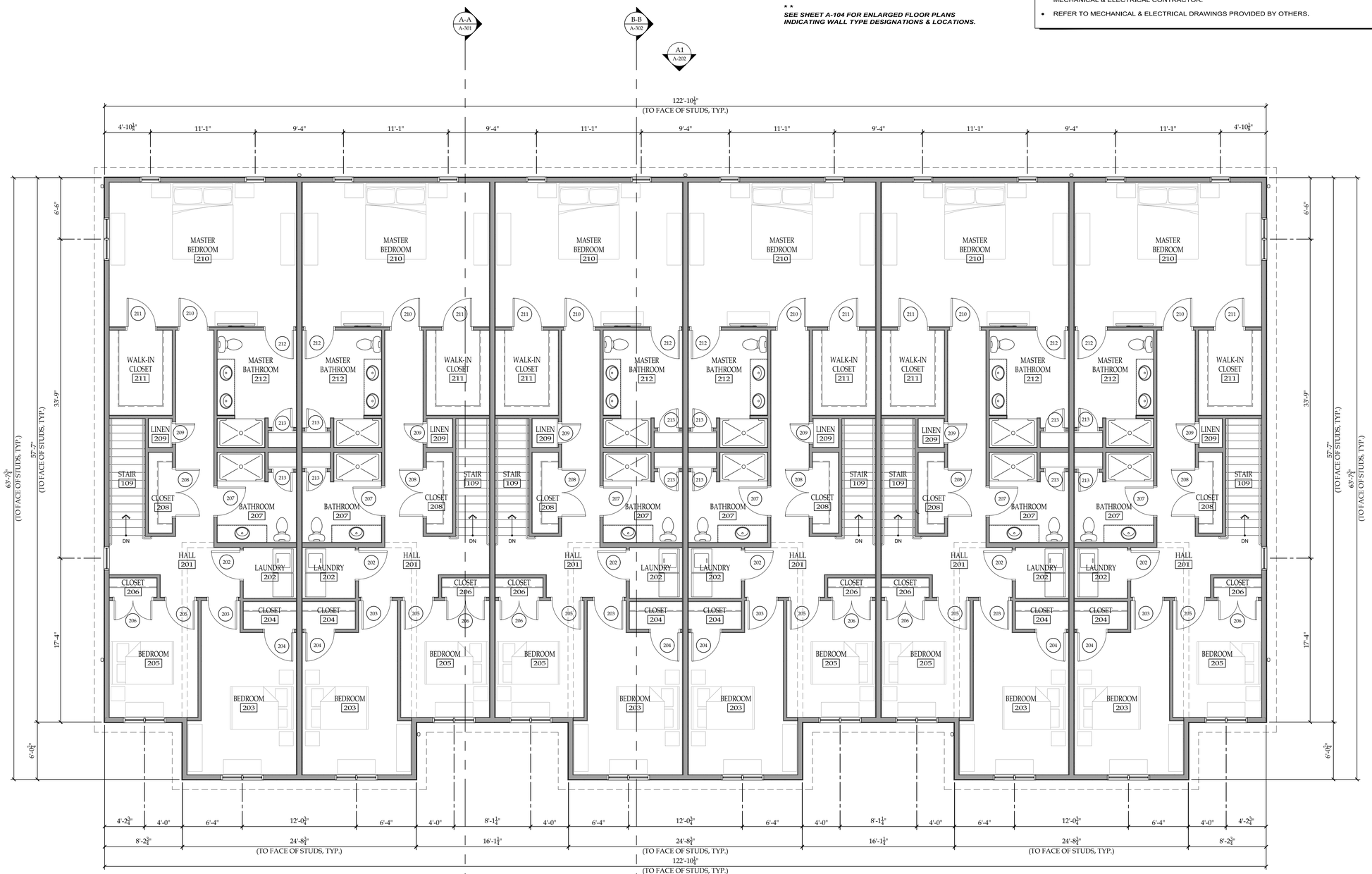

A1 FLOOR PLAN
SCALE: 3/16" = 1'-0"
UPPER LEVEL

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FLOOR PLAN
UPPER LEVEL

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SA JOB #: 21039-01
DATE: 07-02-2021
DRAWING #: A-102

Attachment: SP-2021-22 drawings 111821 (24839 : Sp-2021-22)

REQUIRED ATTIC VENTILATION:

AREAS 1 & 6: **= 1,188 SQ. FT.**
REQ'D. VENTILATION = 1/150 x 1,188 = 7.92 SQ. FT.
SOFFIT AREA = 104 SQ. FT.
SOFFIT VENTILATION = 4 x 144/104 = 5.5 SQ. IN.
RIDGE AREA = 4 SQ. FT.
RIDGE VENTILATION = 4 x 144/60 = (10) BOX UNITS
CONTINUOUS VENTED SOFFIT = 5.9 SQ. IN. MIN. NET FREE

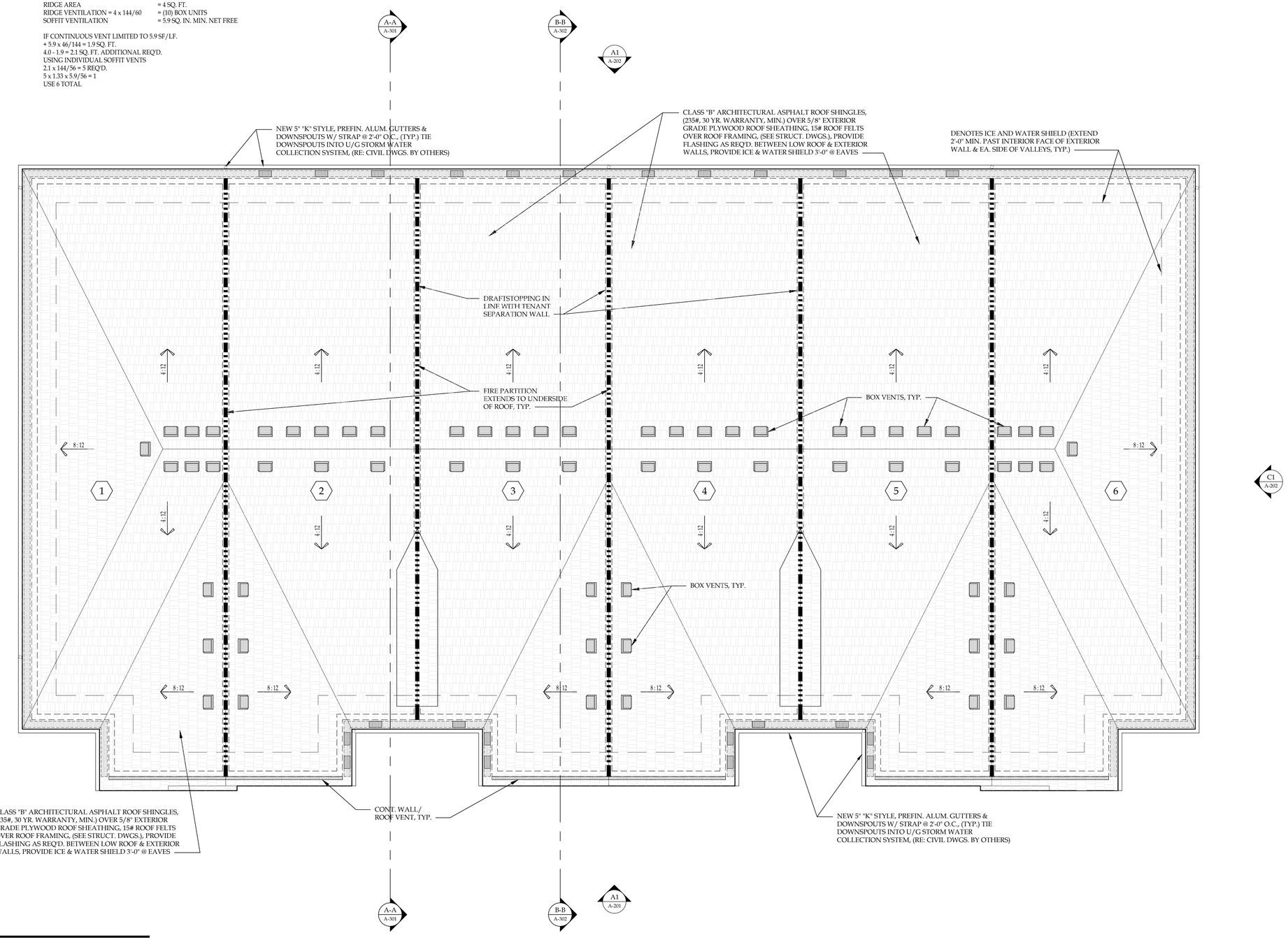
BOX VENTS 60 SQ. IN. NET FREE VENTILATION - (MASTER FLOW RT65)
INDIVIDUAL SOFFIT VENTS - 56 SQ. IN. NET FREE VENTILATION - (AIR VENT 16x8)

AREAS 2,3,4 & 5: **= 1,190 SQ. FT.**
REQ'D. VENTILATION = 1/150 x 1,190 = 7.93 SQ. FT.
SOFFIT LENGTH = 46 FT.
RIDGE AREA = 4 SQ. FT.
RIDGE VENTILATION = 4 x 144/60 = (10) BOX UNITS
SOFFIT VENTILATION = 5.9 SQ. IN. MIN. NET FREE

IF CONTINUOUS VENT LIMITED TO 5.9 SF/LF.
+ 5.9 x 46/144 = 1.9 SQ. FT.
4.0 - 1.9 = 2.1 SQ. FT. ADDITIONAL REQ'D.
USING INDIVIDUAL SOFFIT VENTS
2.1 x 144/56 = 5 REQ'D.
5 x 1.33 x 5.9/56 = 1
USE 6 TOTAL

ATTIC VENTILATION NOTES:

- BOX VENTS SHALL HAVE A MIN. 60 SQ. IN. NET FREE VENTILATION EACH.
- SOFFIT SHALL HAVE A MIN. 10 SQ. IN. / LF NET FREE VENTILATION - CONTINUOUS.
- WALL/ROOF VENTS SHALL HAVE A MIN. 9 SQ. IN. / LF NET FREE VENTILATION EACH.



A1 ROOF PLAN
SCALE: 3/16" = 1'-0"

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TITLE:

ROOF PLAN

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ARCHITECTS · PC
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SA JOB #: 21039-01
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DRAWING #: A-103

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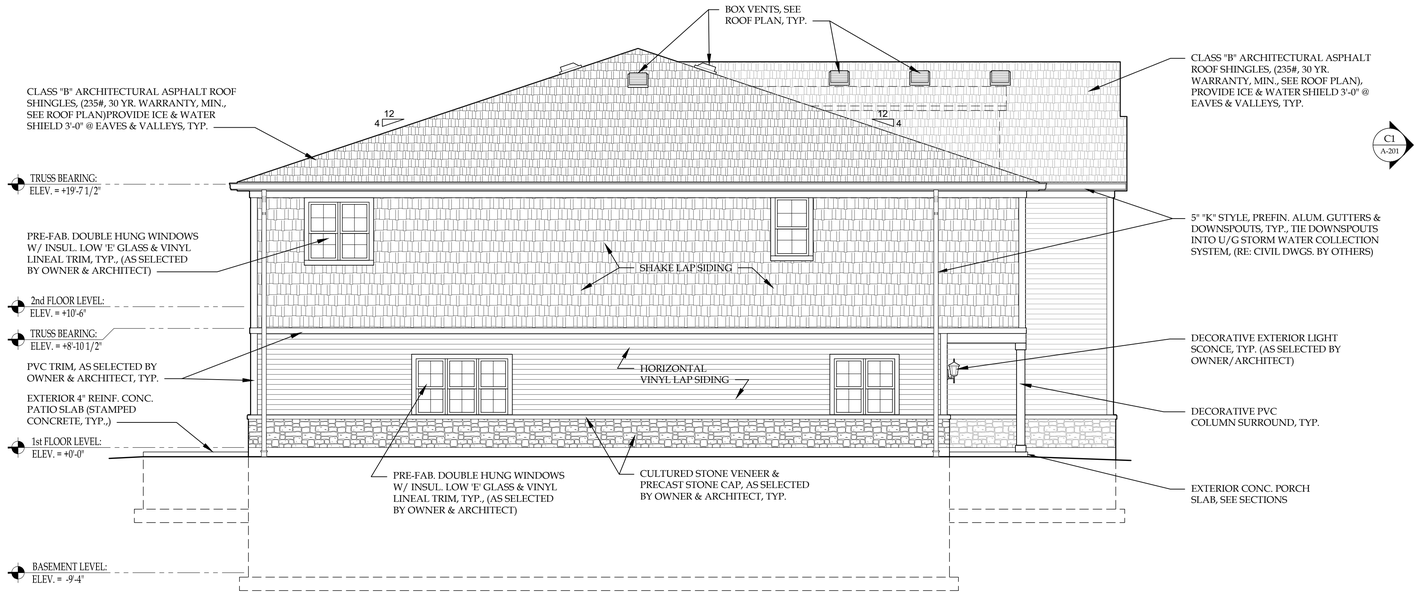
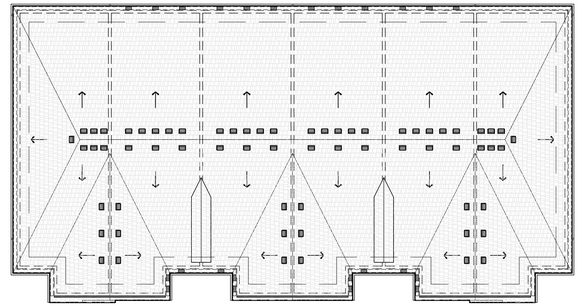


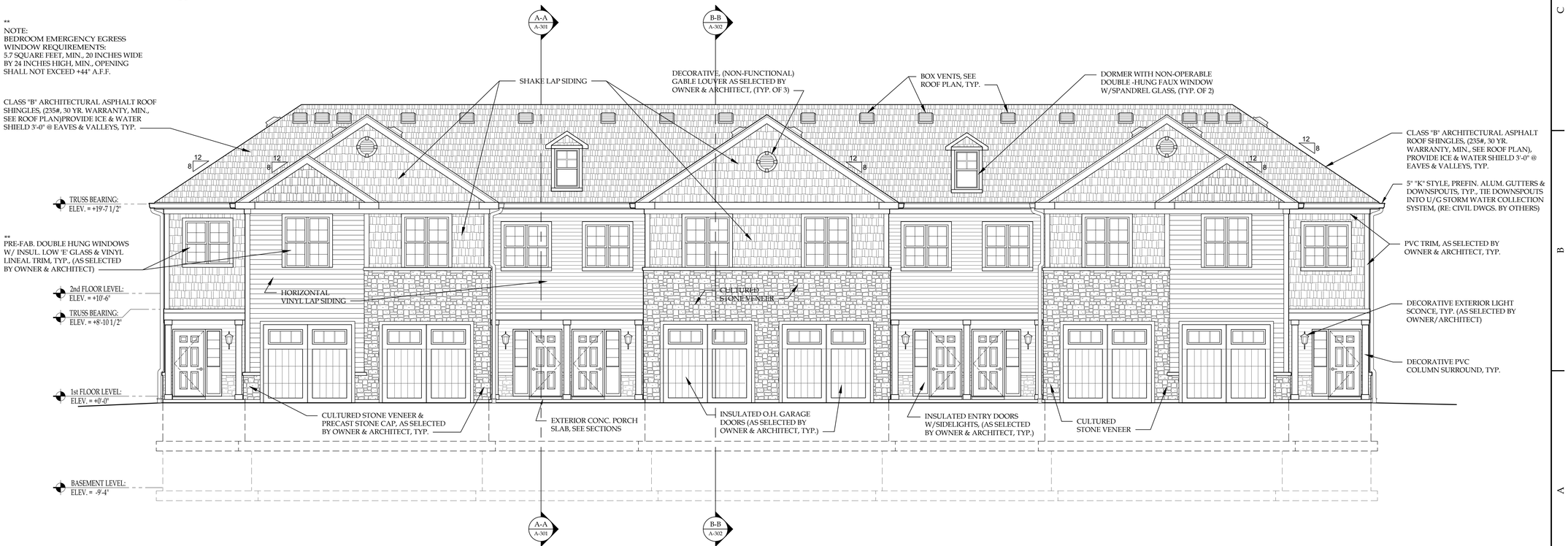
C1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



C1
A-201

A1
A-201

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



A1 FRONT ELEVATION
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EXTERIOR ELEVATIONS

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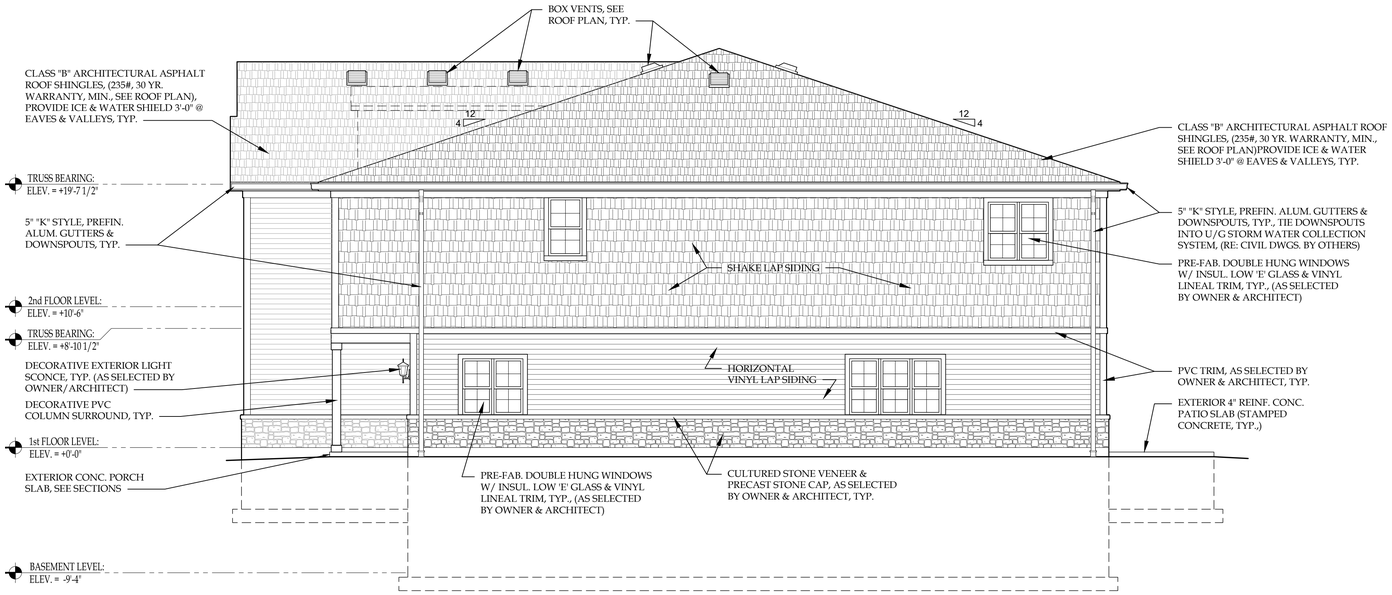
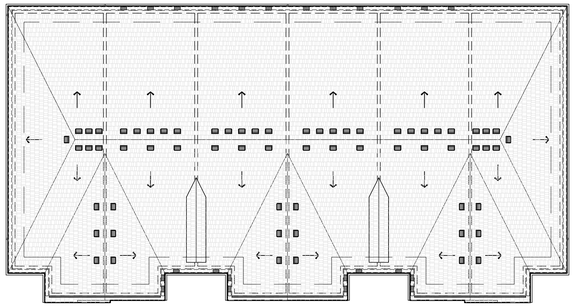
DRAWING #: A-201

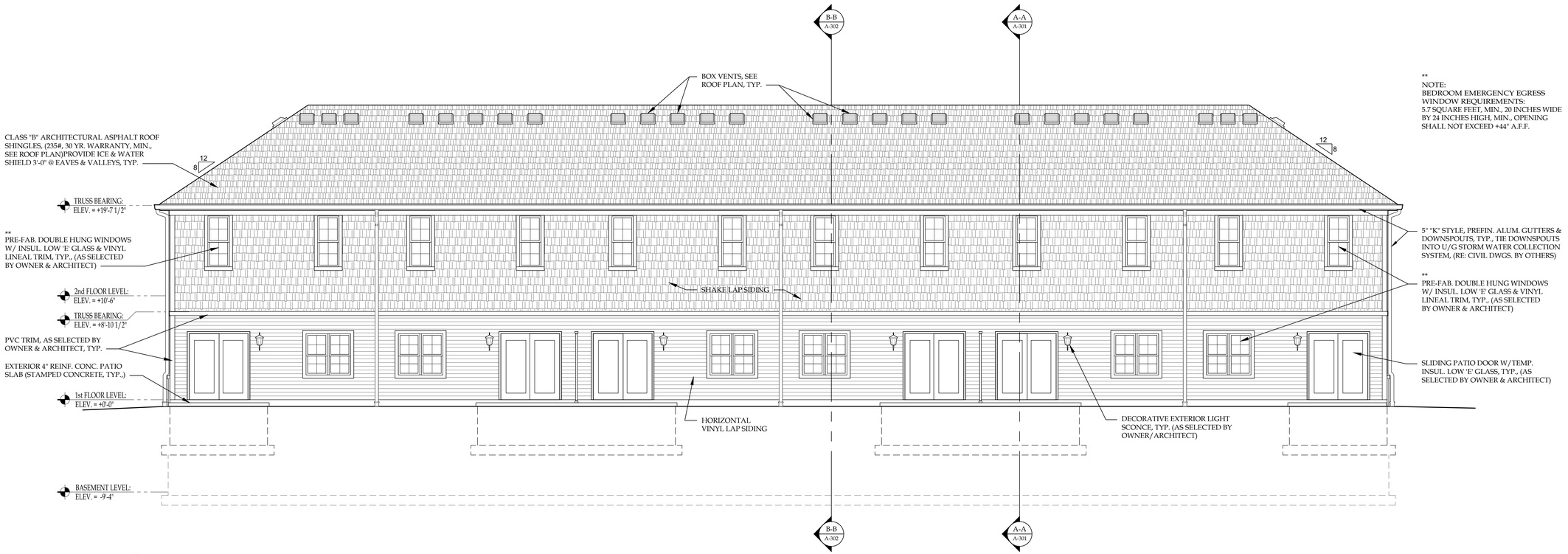
Attachment: SP-2021-22 drawings 111821 (24839 : Sp-2021-22)



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



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



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

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Georgian Lane Townhomes

6 - UNIT
TOWNHOME

41 Georgian Lane,
Buffalo , NY 14221

ISSUE:

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

SEAL:

TITLE:

EXTERIOR ELEVATIONS

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

SA JOB #: 21039-01
DATE: 07-02-2021
DRAWING #: A-202

Attachment: SP-2021-22 drawings 111821 (24839 : Sp-2021-22)

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SITE NOTES:

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

GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. ALL OTHER PERMITS REQUIRED BY STATE OF NEW YORK, COUNTY OF ERIE, AND TOWN OF AMHERST ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/OWNER.
9. EXISTING CURB AT PROPOSED DRIVEWAY ENTRANCE AND REMOVAL OF EXISTING ENTRANCE SHALL BE SAW CUT FULL DEPTH AND NEATLY REMOVED FROM THE BACKSIDE, EXISTING PAVEMENT SHALL NOT BE DISTURBED.

SITE DATA - MFR-5

SITE AREA = 4.01 AC OVERALL (INCLUDES SBL# 55.16-2-28.2 LOT), 3.84 AC TO BE DEVELOPED
ZONED: MFR-5
PROPOSED USE: QTY OF 3 (THREE) 2-STORY, 4 - UNIT RESIDENTIAL TOWNHOUSE BUILDINGS & QTY OF 4 (FOUR) 6 - UNIT RESIDENTIAL TOWNHOUSE BUILDINGS (36 UNITS TOTAL)

SETBACKS (BLDG)	REQUIRED	PROVIDED
FRONT (BLDG LONG WALL / BLDG SHORT WALL)	41.0 FT / 30.75 FT	41.0 FT / 30.75 FT
FRONT (BLD SHORT WALL' TO R.O.W.)	36 FT MIN.	36 FT MIN.
SIDE (BLDG LONG WALL / BLDG SHORT WALL)	41.0 FT / 30.75 FT	41.0 FT / 30.75 FT
REAR (BLDG LONG WALL / BLDG SHORT WALL)	41.0 FT / 30.75 FT	41.0 FT / 30.75 FT
SETBACKS (PARKING)		
FRONT (FROM R.O.W.)	20.0 FT	< 20 FT
SIDE (P.L.)	5.0 FT	< 5 FT
REAR (P.L.)	5.0 FT	< 5 FT
MAIN BLDG WALL:	15.0 FT	< 15 FT
END BLDG WALL:	10.0 FT	< 10 FT
MIN. BUILDING SEPARATION:	30.75 FT	30.75 FT MIN.
MAX. BUILDING COVERAGE:	40% (1.54 AC)	28.8% (1.05 AC)
MAX. BUILDING HEIGHT:	35 FT	< 35 FT
PARKING: (9'x19')	72	62 SURFACE + 36 GARAGE SPACES = 98 TOTAL
GREENSPACE INTERIOR PARKING AREA:	1,740 SF (5.0%)	7,650 SF (22.0%)

PARKING CALCULATION:

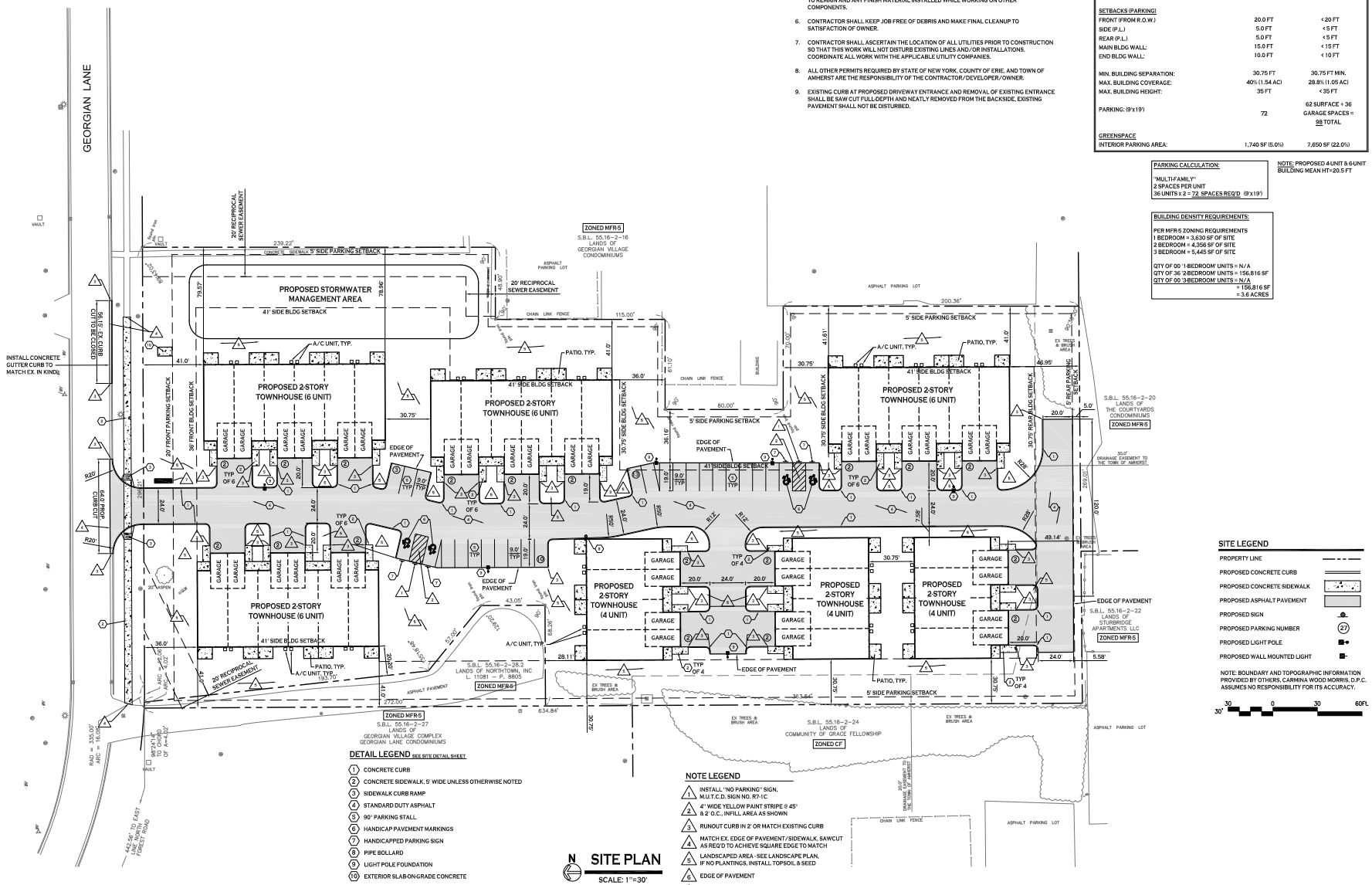
"MULTI-FAMILY"
2 SPACES PER UNIT
36 UNITS x 2 = 72 SPACES REQ'D (9'x19')

BUILDING DENSITY REQUIREMENTS:

PER MFR-5 ZONING REQUIREMENTS
1 BEDROOM = 3,630 SF OF SITE
2 BEDROOM = 4,356 SF OF SITE
3 BEDROOM = 5,445 SF OF SITE

QTY OF 00 '1-BEDROOM' UNITS = N/A
QTY OF 36 '2-BEDROOM' UNITS = 156,816 SF
QTY OF 00 '3-BEDROOM' UNITS = N/A
= 156,816 SF
= 3.6 ACRES

NOTE: PROPOSED 4-UNIT & 6-UNIT BUILDING MEAN HT=20.5 FT



SITE PLAN
SCALE: 1"=30'

DETAIL LEGEND SEE SITE DETAIL SHEET

1. CONCRETE CURB
2. CONCRETE SIDEWALK, 5' WIDE UNLESS OTHERWISE NOTED
3. SIDEWALK CURB RAMP
4. STANDARD DUTY ASPHALT
5. 90° PARKING STALL
6. HANDICAP PAVEMENT MARKINGS
7. HANDICAPPED PARKING SIGN
8. PIPE BOLLARD
9. LIGHT POLE FOUNDATION
10. EXTERIOR SLAB-ON-GRADE CONCRETE

NOTE LEGEND

1. INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. R7-1 C
2. 4" WIDE YELLOW PAINT STRIPE @ 45° & 2' O.C., INFILL AREA AS SHOWN
3. RUNOUT CURB IN 2' OR MATCH EXISTING CURB
4. MATCH EX. EDGE OF PAVEMENT/SIDEWALK, SAWCUT AS REQ'D TO ACHIEVE SQUARE EDGE TO MATCH
5. LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
6. EDGE OF PAVEMENT
7. MAIL KIOSK

SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SIGN
- PROPOSED PARKING NUMBER (27)
- PROPOSED LIGHT POLE
- PROPOSED WALL MOUNTED LIGHT

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

30 30 0 30 60Ft.

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REVISIONS:

No.	Description	Date
1	Rev. per Town review	10/25/21

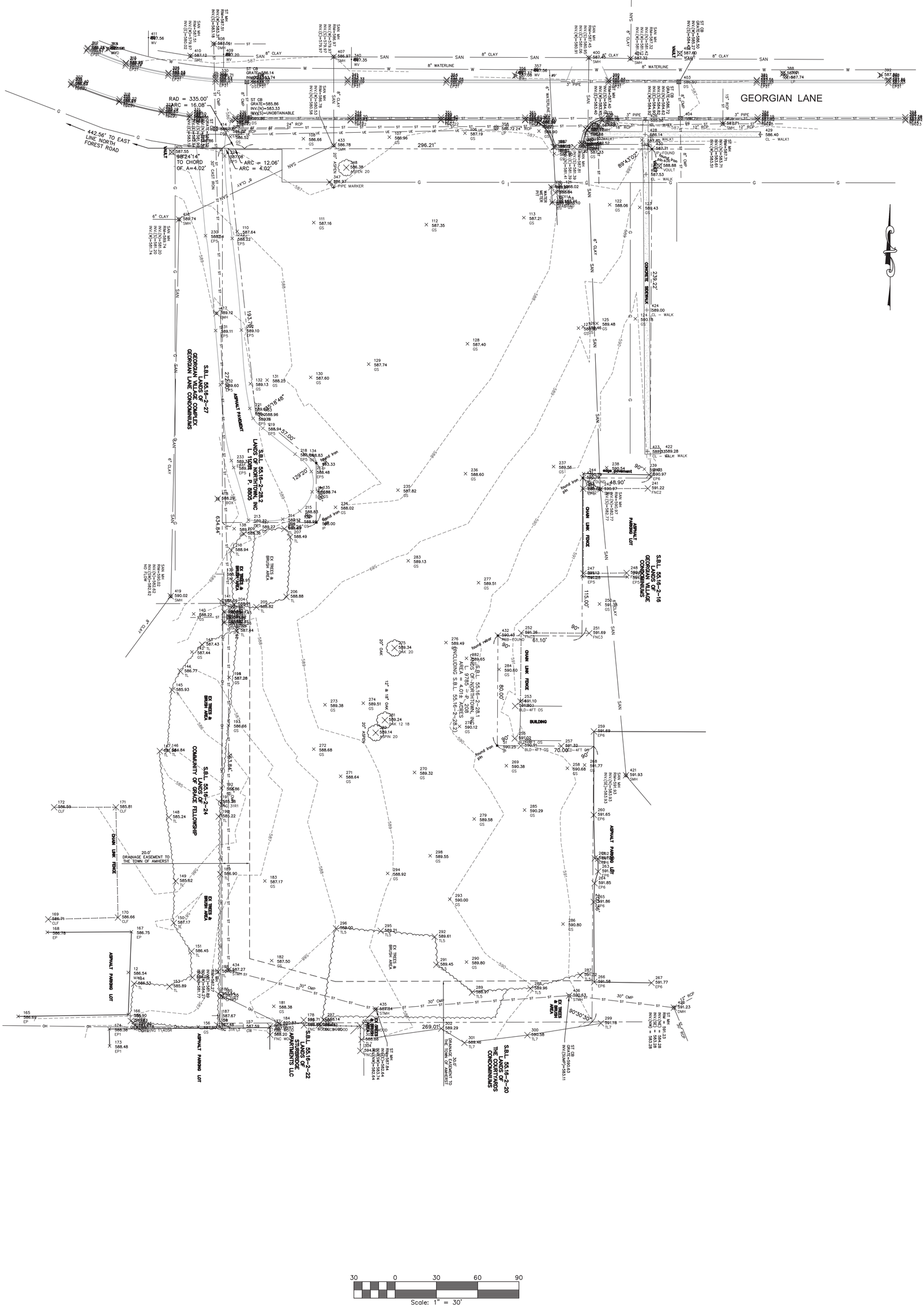
PROJECT NAME:
Site Development Plans for:
Georgian Townhomes
41 Georgian Lane

Date:
Drawn by:
Scale:

DRAWING NAME:
Site Plan

DRAWING NO.
C-10
Project no.: 20.03

Attachment: SP-2021-22 drawings 111821 (24839 : Sp-2021-22)


GEORGIAN LANE
RAD = 335.00'
ARC = 16.08'
442.56' TO EAST LINE NORTH FOREST ROAD
98°24'14" TO CHORD OF A=4.02'
ARC = 12.06'
ARC = 4.02'
296.21'
89°43'02"
239.22'
CONCRETE SIDEWALK
S.B.L. 55.16-2-27 LANDS OF GEORGIAN LANE CONDOMINIUMS
S.B.L. 55.16-2-28.2 LANDS OF NORTHTOWN, INC
ASPHALT PAVEMENT
S.B.L. 55.16-2-16 LANDS OF GEORGIAN LANE CONDOMINIUMS
ASPHALT PARKING LOT
CHAIN LINK FENCE
BUILDING
S.B.L. 55.16-2-24 LANDS OF COMMUNITY OF GRACE FELLOWSHIP
20.0' DRAINAGE EASEMENT TO THE TOWN OF AMHERST
S.B.L. 55.16-2-22 LANDS OF STURBRIDGE APARTMENTS LLC
S.B.L. 55.16-2-20 LANDS OF THE VILLAGE CONDOMINIUMS
30.0' DRAINAGE EASEMENT TO THE TOWN OF AMHERST
269.01'
634.84'
193.72'
129.20'
57.00'
115.00'
48.90'
81.10'
70.00'
80.00'
90°30'30"
EX. TREES & BRUSH AREA
EX. TREES & BRUSH AREA
EX. TREES & BRUSH AREA

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RESTORATION NOTES

1. THE ADJACENT AREAS DISTURBED OR DAMAGED DURING CONSTRUCTION MUST BE RESTORED IN KIND TO THE SATISFACTION OF THE OWNER.
2. WHEN RESTORING LAWN AREAS ADJACENT TO NEW CONSTRUCTION, ON-SITE MATERIAL MAY BE USED TO BACKFILL THE AREA WITHIN SIX INCHES OF THE FINISHED SURFACE. ON-SITE MATERIAL SHALL BE THOROUGHLY COMPACTED AND FREE OF GRASS CLUMPS, TREE ROOTS PIECES OF ASPHALT AND OTHER EXTRANEOUS MATERIALS, AND STONES LARGER THAN 1 INCH IN SIZE.
3. ALL DISTURBED UNSURFACED AREAS SHALL RECEIVE FOUR INCHES OF TOPSOIL, SEED AND MULCH AND SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
4. WHEN ADJACENT ASPHALT, CONCRETE OR PAVING STONE AREAS ARE DISTURBED AS PART OF THE CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO REPLACE THE DAMAGED OR EXCAVATED AREA. THE PERIMETER OF THE DISTURBED AREA SHALL BE SAW CUT FULL DEPTH, SO THAT ALL LINES ARE STRAIGHT AND TRUE. PAVING STONES SHALL BE REPLACED IN WHOLE UNITS ONLY, AND ALL REPLACEMENT PAVING STONES ARE TO MATCH THE EXISTING ONES IN SIZE, SHAPE AND COLOR. ASPHALT SHALL BE COMPACTED TO A SMOOTH FINISH AND SHALL BE FLUSH WITH THE EXISTING ADJACENT AREA THAT IS TO REMAIN.

EROSION CONTROL PLAN

THE FOLLOWING EROSION CONTROL PROCEDURE SHALL BE ADHERED TO BY THE CONTRACTOR:

1. INSTALL TEMPORARY SILT FENCE BARRIERS AS DIRECTED BY THE OWNER AND AS SHOWN ON THE EROSION CONTROL PLAN TO PREVENT SEDIMENT MIGRATION. ALL SILT FENCE BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS.
2. ALL SILT FENCE BARRIERS SHALL BE REPLACED WHEREVER THEY BECOME CLOGGED OR INOPERABLE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS.
4. THE CONTRACTOR MUST CONTROL DUST DURING CONSTRUCTION. DURING EARTHWORK OPERATIONS, WATER-SPREADING EQUIPMENT SHALL BE PROVIDED BY THE CONTRACTOR, AND WATER SPREAD AS NECESSARY AND AS DIRECTED BY THE OWNER IN ORDER TO CONTROL DUST.
5. 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.
6. ALL DISTURBED AREAS (EXCEPT STABILIZED STONE AREAS) SHALL BE SEEDED IMMEDIATELY AFTER FINE GRADING TAKES PLACE AND AS SOON AS PHYSICALLY POSSIBLE.
7. 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.
8. ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES AND MATERIALS SHALL BE MAINTAINED UNTIL THE NEW SLOPES ARE STABILIZED WITH SEEDING AND/OR SLOPE PROTECTION, AS DIRECTED BY THE ENGINEER.
9. THE CONTRACTOR SHALL FOLLOW THE REGULATIONS SET FORTH IN THE NYSDEC SPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES.
10. ALL LOCAL ORDINANCES REGARDING THE SALE OF TOPSOIL MUST BE FOLLOWED. TOPSOIL MAY NOT BE REMOVED WITHOUT A PERMIT.

SEQUENCE OF MAJOR ACTIVITIES

THE CONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING THE FOLLOWING EROSION CONTROL AND STORM WATER MANAGEMENT CONTROL MEASURES. THE CONTRACTOR MAY DESIGNATE THESE TASKS TO CERTAIN SUBCONTRACTORS AS HE SEES FIT, BUT THE ULTIMATE RESPONSIBILITY FOR IMPLEMENTING THESE CONTROLS AND ENSURING THEIR PROPER FUNCTIONING REMAINS WITH THE CONTRACTOR. THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

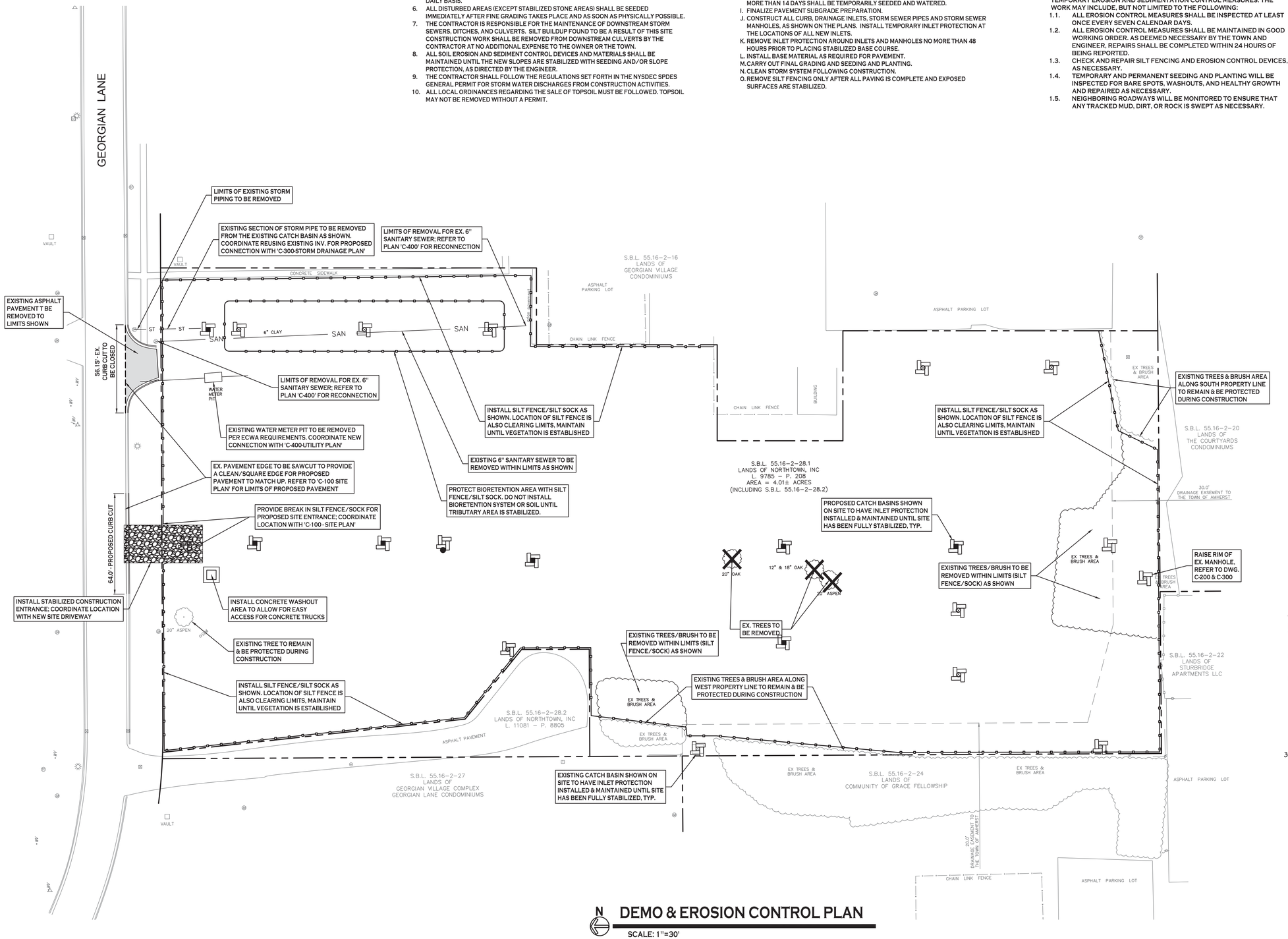
A. COMMENCE REMEDIATION ACTIVITIES WHICH DISTURB UNDER 1 ACRE.
B. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
C. INSTALL PERIMETER SILT FENCES/ SILT SOCK IN THE LOCATIONS SHOWN ON THE DEMOLITION AND EROSION CONTROL PLAN SHEET.
D. CLEAR & GRUB SITE.
E. ROUGH GRADING AND INSTALLATION OF STONE SUBBASE IN PAVED AREAS AND BUILDING PADS.
F. INSTALL STONE CHECK DAMS IN SWALES WHERE SHOWN.
G. COMMENCE OTHER SITE GRADING.
H. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED AND WATERED.
I. FINALIZE PAVEMENT SUBGRADE PREPARATION.
J. CONSTRUCT ALL CURB, DRAINAGE INLETS, STORM SEWER PIPES AND STORM SEWER MANHOLES. AS SHOWN ON THE PLANS. INSTALL TEMPORARY INLET PROTECTION AT THE LOCATIONS OF ALL NEW INLETS.
K. REMOVE INLET PROTECTION AROUND INLETS AND MANHOLES NO MORE THAN 48 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
L. INSTALL BASE MATERIAL AS REQUIRED FOR PAVEMENT.
M. CARRY OUT FINAL GRADING AND SEEDING AND PLANTING.
N. CLEAN STORM SYSTEM FOLLOWING CONSTRUCTION.
O. REMOVE SILT FENCING ONLY AFTER ALL PAVING IS COMPLETE AND EXPOSED SURFACES ARE STABILIZED.

NOTES:

1. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT THOSE ITEMS TO REMAIN, SUCH AS TREES, PROPERTY CORNER PINS, UTILITY POLES, VALVES, HYDRANTS, CURBS, MANHOLES, AND CATCH BASINS.
2. TEMPORARY SILT FENCE AND EROSION CONTROL DEVICES TO BE INSTALLED AS DIRECTED BY THE OWNERS FIELD REPRESENTATIVE. MAINTAIN UNTIL VEGETATION IS ESTABLISHED AND PAVEMENT IS INSTALLED.
3. THE CONTRACTOR SHALL INSTALL STABILIZED CONSTRUCTION ENTRANCES WHERE ACCESSING THE SITE FROM PAVED ROADWAYS.
4. THE CONTRACTOR SHALL INSTALL TEMPORARY TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH NEW YORK STATE M.U.T.C.D. STANDARDS PRIOR TO STARTING WORK.

INSPECTION AND MAINTENANCE PROCEDURES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASSIGNING AN INDIVIDUAL TO BE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES. THE WORK MAY INCLUDE, BUT NOT LIMITED TO THE FOLLOWING:
   - 1.1. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
   - 1.2. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER. AS DEEMED NECESSARY BY THE TOWN AND ENGINEER, REPAIRS SHALL BE COMPLETED WITHIN 24 HOURS OF BEING REPORTED.
   - 1.3. CHECK AND REPAIR SILT FENCING AND EROSION CONTROL DEVICES, AS NECESSARY.
   - 1.4. TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH AND REPAIRED AS NECESSARY.
   - 1.5. NEIGHBORING ROADWAYS WILL BE MONITORED TO ENSURE THAT ANY TRACKED MUD, DIRT, OR ROCK IS SWEPT AS NECESSARY.



DEMOLITION & EROSION CONTROL LEGEND

- EXISTING PAVEMENT/SIDEWALK/CURBING TO BE SAWCUT & REMOVED
- PROPOSED STORM INLET PROTECTION
- EXISTING TREES TO BE REMOVED

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

30' 0 30 60FT.

N DEMO & EROSION CONTROL PLAN

SCALE: 1"=30'

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STATE OF NEW YORK CHRISTOPHER WOOD 076394 LICENSED PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date
1	Rev. per Town comments	10/25/21

PROJECT NAME:
Site Development Plans for:
Georgian Townhomes
41 Georgian Lane
Town of Amherst, New York

Date: 9/20/21
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Demolition & Erosion Control Plan

DRAWING NO.
C-001

Project no.: 20.0

Attachment: SP-2021-22 drawings 111821 (24839 : Sp-2021-22)

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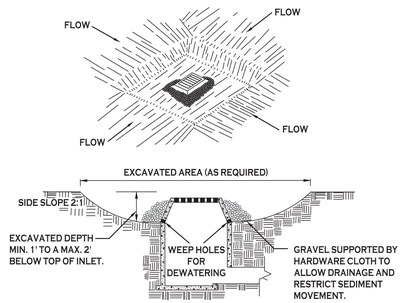


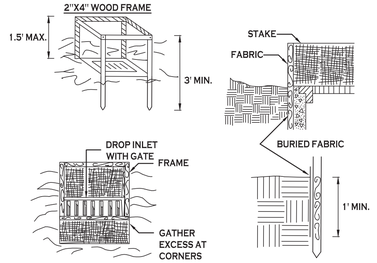
CONSTRUCTION SPECIFICATIONS

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

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 1

NOT TO SCALE



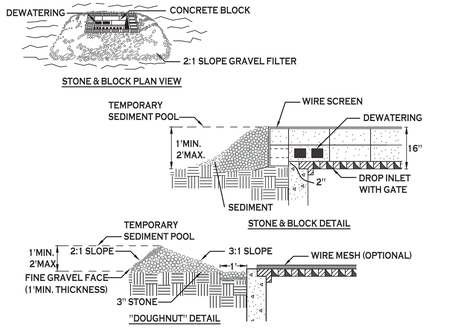
CONSTRUCTION SPECIFICATIONS

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

MAXIMUN DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 2

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

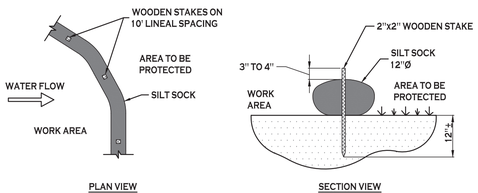
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL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

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 3

NOT TO SCALE

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



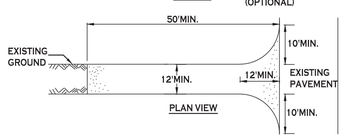
NOTES:

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

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

SILT SOCK DETAIL

NOT TO SCALE

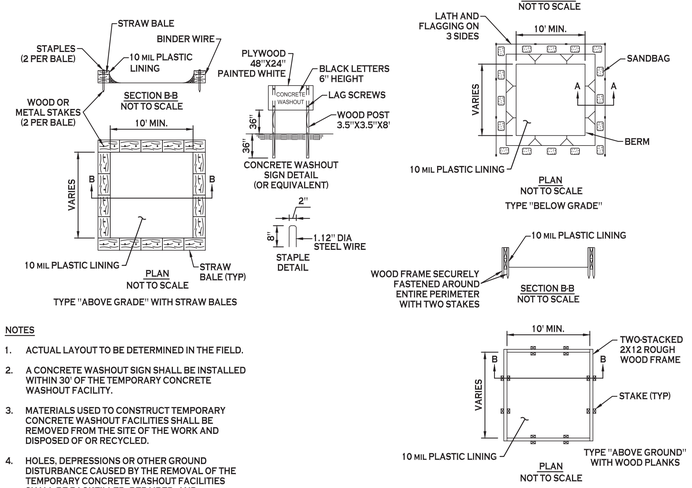


CONSTRUCTION SPECIFICATIONS

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

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

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STATE OF NEW YORK CHRISTOPHER WOOD 076394 LICENSED PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date

PROJECT NAME:

Site Development Plans for:

Georgian Townhomes

41 Georgian Lane
Town of Amherst, New York

Date: 9/20/21
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:

Demolition & Erosion Control Details

DRAWING NO.

C-002

Project no.: 20.

Attachment: SP-2021-22 drawings 111821 (24839 : Sp-2021-22)

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SITE NOTES:

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

GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. ALL OTHER PERMITS REQUIRED BY STATE OF NEW YORK, COUNTY OF ERIE, AND TOWN OF AMHERST ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/OWNER.
9. EXISTING CURB AT PROPOSED DRIVEWAY ENTRANCE AND REMOVAL OF EXISTING ENTRANCE SHALL BE SAW CUT FULL-DEPTH AND NEATLY REMOVED FROM THE BACKSIDE, EXISTING PAVEMENT SHALL NOT BE DISTURBED.

SITE DATA - MFR-5

SITE AREA = 4.01 AC OVERALL (INCLUDES SBL# 55.16-2-28.2 LOT), 3.84 AC TO BE DEVELOPED
ZONED: MFR-5
PROPOSED USE: QTY OF 3 (THREE) 2-STORY, 4 - UNIT RESIDENTIAL TOWNHOUSE BUILDINGS & QTY OF 4 (FOUR) 6 - UNIT RESIDENTIAL TOWNHOUSE BUILDINGS (36 UNITS TOTAL)

	REQUIRED	PROVIDED
SETBACKS (BLDG)		
FRONT (BLDG LONG WALL / BLDG SHORT WALL)	41.0 FT /30.75 FT	41.0 FT / 30.75 FT
FRONT (BLD SHORT WALL' TO R.O.W.)	36 FT MIN.	36 FT MIN.
SIDE (BLDG LONG WALL / BLDG SHORT WALL)	41.0 FT / 30.75 FT	41.0 FT / 30.75 FT
REAR (BLDG LONG WALL / BLDG SHORT WALL)	41.0 FT / 30.75 FT	41.0 FT / 30.75 FT
SETBACKS (PARKING)		
FRONT (FROM R.O.W.)	20.0 FT	< 20 FT
SIDE (P.L.)	5.0 FT	< 5 FT
REAR (P.L.)	5.0 FT	< 5 FT
MAIN BLDG WALL:	15.0 FT	< 15 FT
END BLDG WALL:	10.0 FT	< 10 FT
MIN. BUILDING SEPARATION:	30.75 FT	30.75 FT MIN.
MAX. BUILDING COVERAGE:	40% (1.54 AC)	28.8% (1.05 AC)
MAX. BUILDING HEIGHT:	35 FT	< 35 FT
PARKING: (9'x19')	72	62 SURFACE + 36 GARAGE SPACES = 98 TOTAL
GREENSPACE		
INTERIOR PARKING AREA:	1,740 SF (5.0%)	7,650 SF (22.0%)

PARKING CALCULATION:

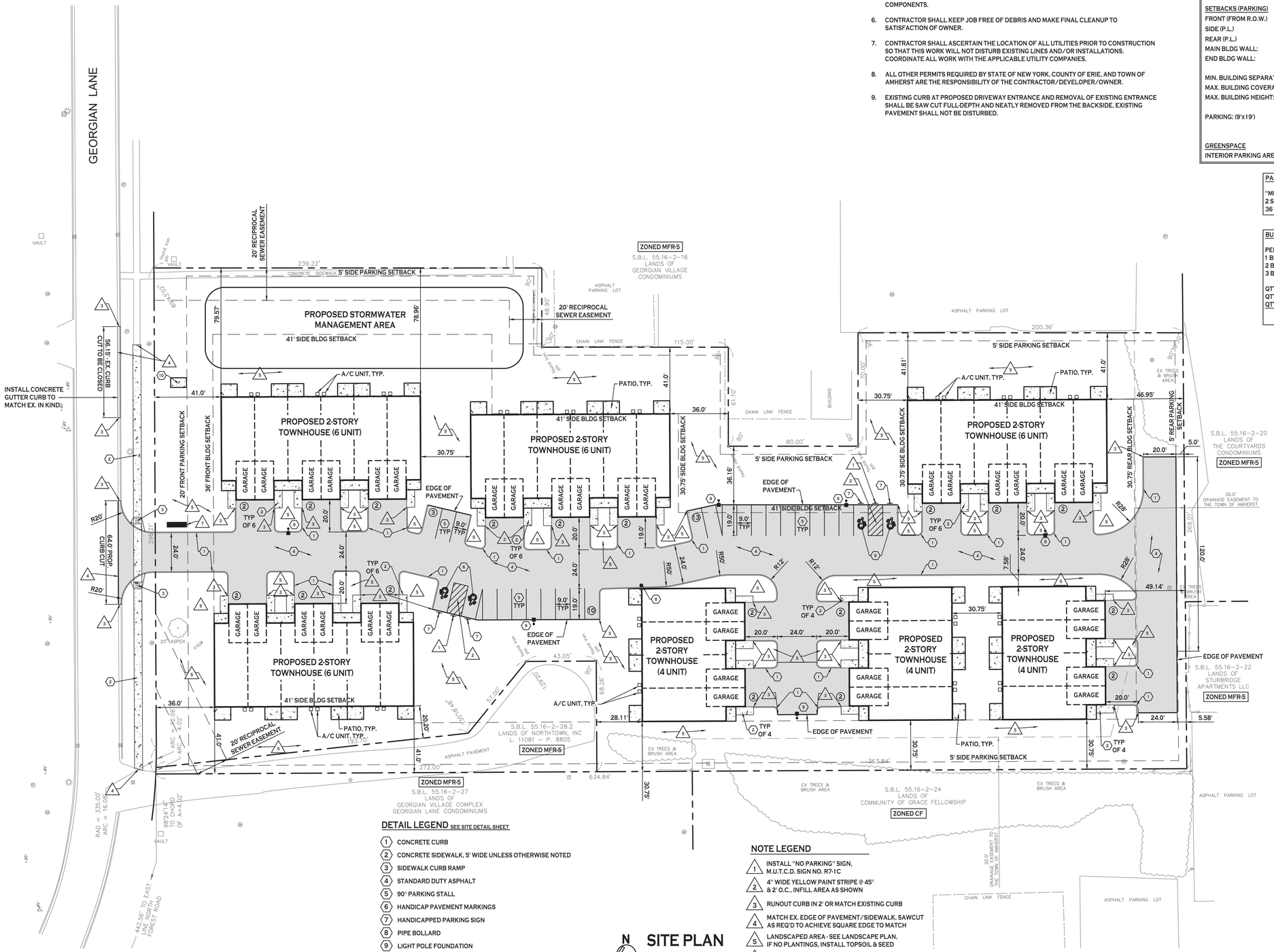
"MULTI-FAMILY"
2 SPACES PER UNIT
36 UNITS x 2 = 72 SPACES REQ'D (9'x19')

NOTE: PROPOSED 4-UNIT & 6-UNIT BUILDING MEAN HT=20.5 FT

BUILDING DENSITY REQUIREMENTS:

PER MFR-5 ZONING REQUIREMENTS
1 BEDROOM = 3,630 SF OF SITE
2 BEDROOM = 4,356 SF OF SITE
3 BEDROOM = 5,445 SF OF SITE

QTY OF 00 '1-BEDROOM' UNITS = N/A
QTY OF 36 '2-BEDROOM' UNITS = 156,816 SF
QTY OF 00 '3-BEDROOM' UNITS = N/A
= 156,816 SF
= 3.6 ACRES



SITE PLAN

SCALE: 1"=30'

DETAIL LEGEND SEE SITE DETAIL SHEET

1. CONCRETE CURB
2. CONCRETE SIDEWALK, 5' WIDE UNLESS OTHERWISE NOTED
3. SIDEWALK CURB RAMP
4. STANDARD DUTY ASPHALT
5. 90° PARKING STALL
6. HANDICAP PAVEMENT MARKINGS
7. HANDICAPPED PARKING SIGN
8. PIPE BOLLARD
9. LIGHT POLE FOUNDATION
10. EXTERIOR SLAB-ON-GRADE CONCRETE

NOTE LEGEND

1. INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. R7-1C
2. 4" WIDE YELLOW PAINT STRIPE @ 45° & 2' O.C., INFILL AREA AS SHOWN
3. RUNOUT CURB IN 2' OR MATCH EXISTING CURB
4. MATCH EX. EDGE OF PAVEMENT/SIDEWALK, SAWCUT AS REQ'D TO ACHIEVE SQUARE EDGE TO MATCH
5. LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
6. EDGE OF PAVEMENT
7. MAIL KIOSK

SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SIGN
- PROPOSED PARKING NUMBER (27)
- PROPOSED LIGHT POLE
- PROPOSED WALL MOUNTED LIGHT

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

30 0 30 60Ft.

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STATE OF NEW YORK CHRISTOPHER WOOD 076394 LICENSED PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date
1	Rev. per Town review	10/25/21

PROJECT NAME:

Site Development Plans for:

Georgian Townhomes

41 Georgian Lane
Town of Amherst, New York

Date: 9/20/21
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:

Site Plan

DRAWING NO.

C-100

Project no.: 20.

Attachment: SP-2021-22 drawings 111821 (24839 : Sp-2021-22)

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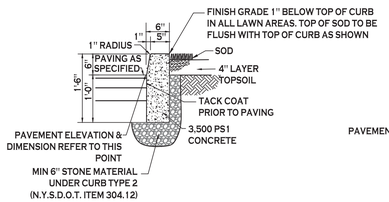
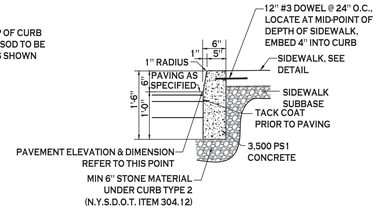


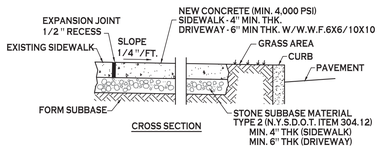
ABUTTING LANDSCAPE/GRASS



ABUTTING SIDEWALK

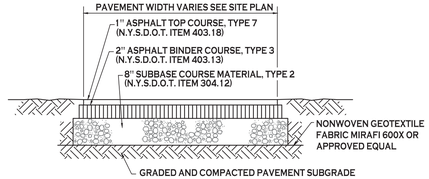
NOTES:
1. CONTROL JOINTS TO BE 2" DEEP AT 15'-0" O.C. - SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
2. WHERE THE CURB DROPS (IS FLUSH WITH ASPHALT) THE DEPTH OF CURB BELOW GRADE SHALL BE INCREASED TO 1'-6" AND OTHER DIMENSIONS ADJUSTED ACCORDINGLY.

TYPE "A" CONCRETE CURB - 1
NOT TO SCALE



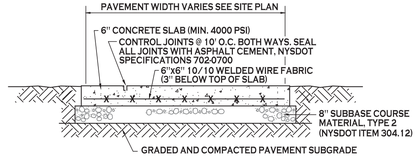
NOTES:
1. CONTROL JOINTS TO BE AT 5'-0" O.C., BOTH WAYS WHERE APPLICABLE. SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
2. CONCRETE SIDEWALK AND DRIVEWAY MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 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 - 2
NOT TO SCALE



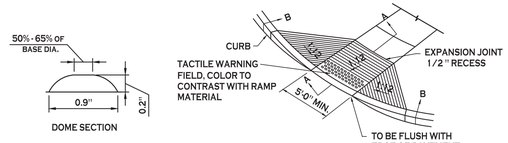
NOTE: CONSTRUCTION METHODS FOR ASPHALT PAVEMENT SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 401-3, WITH SUBBASE CONSTRUCTION METHODS CONFORMING TO NYSDOT STANDARD SPECIFICATION 304-3.

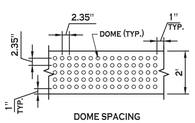
STANDARD DUTY ASPHALT SECTION - 4
NOT TO SCALE



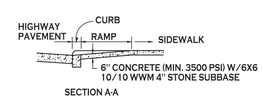
NOTE: CONCRETE PAVEMENT MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 502-3.

EXTERIOR CONCRETE SLAB-ON-GRADE SECTION - 10
NOT TO SCALE

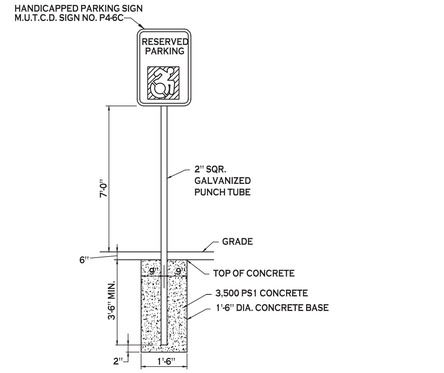




NOTE: TACTILE WARNING DEVICES SHALL BE PER ICC/ANSI A117.1-1998, SECTION 705.3.1.2 OR CURRENT UPDATE



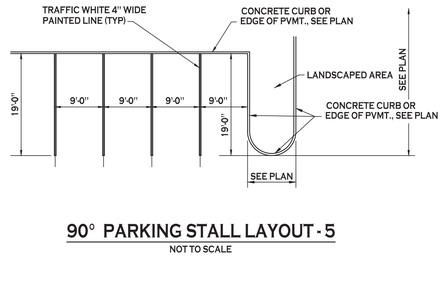
SIDEWALK CURB RAMP - 3
NOT TO SCALE



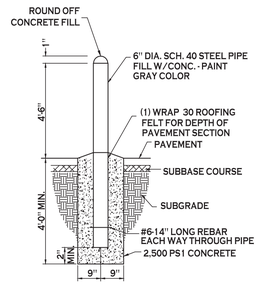
NOTES:
1. HANDICAPPED PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

GRASS/LAWN AREA

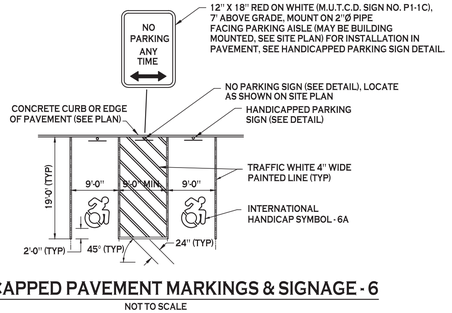
HANDICAPPED PARKING SIGN - 7
NOT TO SCALE



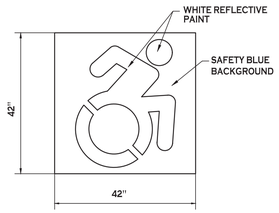
90° PARKING STALL LAYOUT - 5
NOT TO SCALE



PIPE BOLLARD - 8
NOT TO SCALE

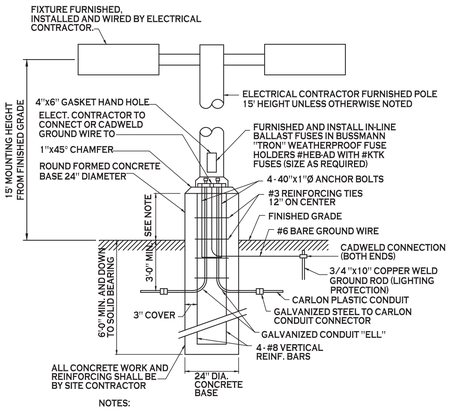


HANDICAPPED PAVEMENT MARKINGS & SIGNAGE - 6
NOT TO SCALE



SYMBOL TO BE CENTERED IN PARKING SPACE

INTERNATIONAL HANDICAP SYMBOL - 6A
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: 3" ABOVE GRADE
   IN NON-CURBED GRASS AREAS: 6" ABOVE GRADE

LIGHT POLE FOUNDATION - 9
NOT TO SCALE

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STATE OF NEW YORK CHRISTOPHER WOOD 076394 PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date
1	Rev. per Town comments	10/25/21

PROJECT NAME:
Site Development Plans for:
Georgian Townhomes
41 Georgian Lane
Town of Amherst, New York

Date: 9/20/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Site Details

DRAWING NO.
C-101

Project no.: 20-031

Attachment: SP-2021-22 drawings 111821 (24839 : Sp-2021-22)

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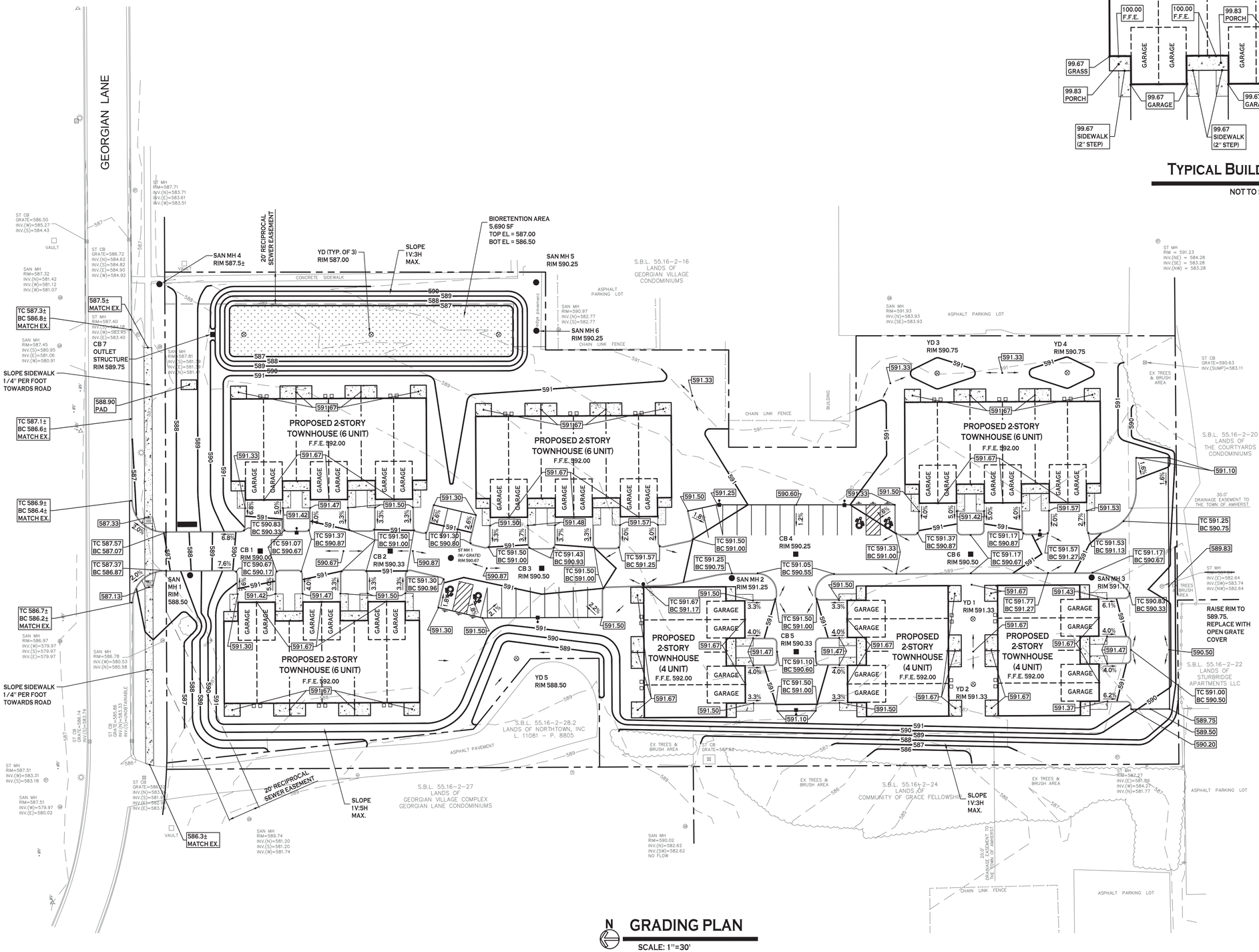
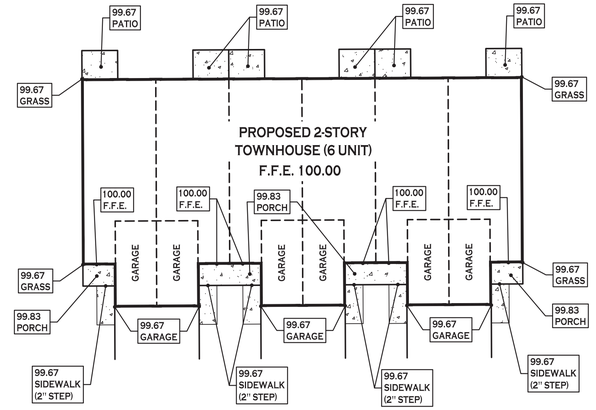


GRADING PLAN

SCALE: 1"=30'



TYPICAL BUILDING GRADING

NOT TO SCALE

PROPOSED GRADING LEGEND

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

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

30' 30 0 30 60Ft.

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STATE OF NEW YORK CHRISTOPHER WOOD 076364 LICENSED PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date
1	Rev. per Town comments	10/25/21

PROJECT NAME:

Site Development Plans for:

Georgian Townhomes

41 Georgian Lane
Town of Amherst, New York

Date: 9/20/21
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:

Grading Plan

DRAWING NO.

C-200

Project no.: 20.

Attachment: SP-2021-22 drawings 111821 (24839 : Sp-2021-22)

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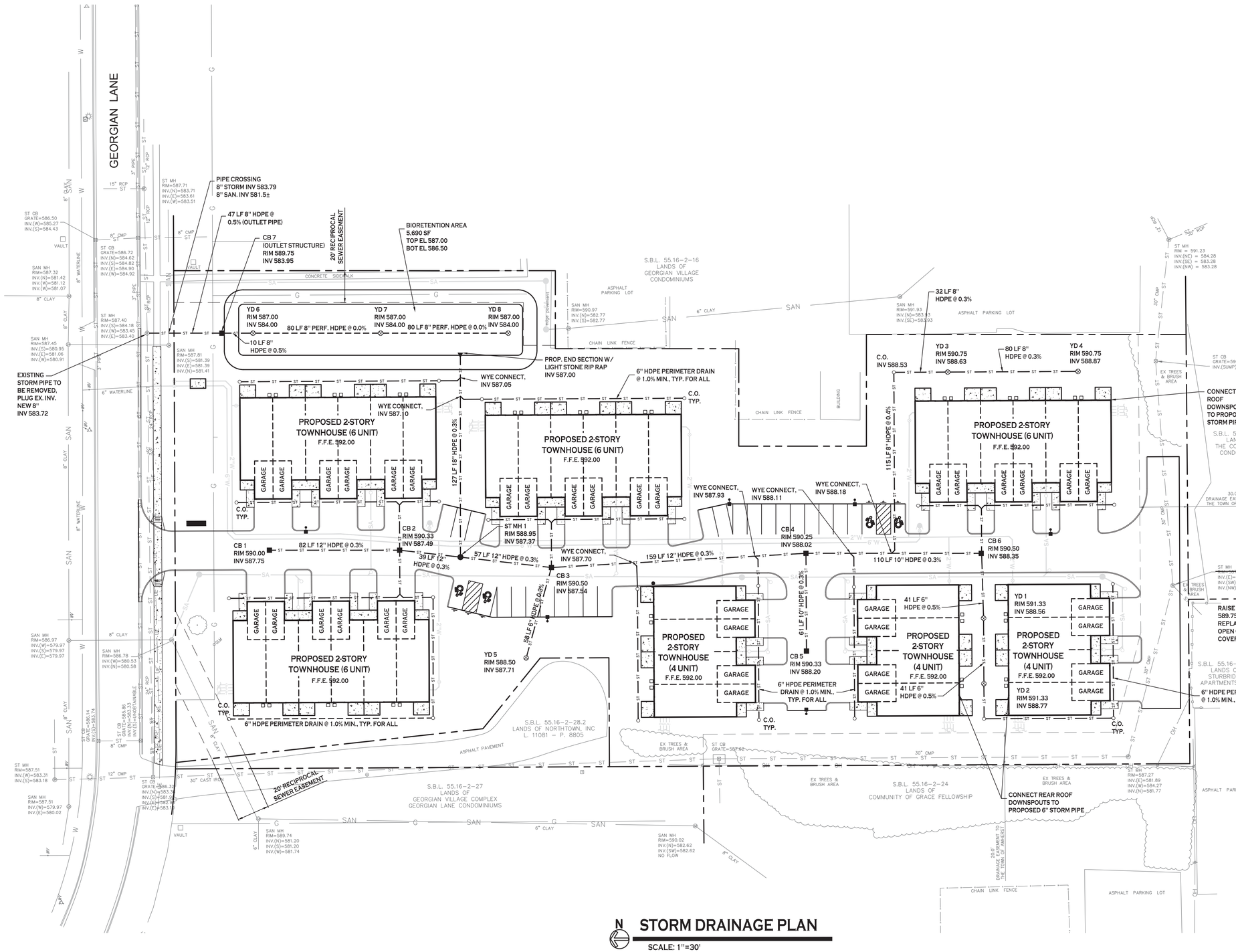

STORM DRAINAGE PLAN

SCALE: 1"=30'

POST DEVELOPMENT STORMWATER EVENT SUMMARY

Event	Runoff (cfs)	Volume (ac-ft)	Depth (inches)
1-Year	2.40	0.155	0.93
10-Year	7.23	0.441	2.65
25-Year	10.23	0.624	3.74
100-Year	16.52	1.016	6.09

POST DEVELOPMENT STORMWATER EVENT SUMMARY

Event	Inflow (cfs)	Outflow (cfs)	Elevation (feet)	Storage (cubic-feet)
1-Year	3.82	2.39	587.33	1,926
10-Year	8.41	2.72	588.20	7,716
25-Year	11.02	2.90	588.71	11,602
100-Year	16.21	3.21	589.69	19,959

STORM NOTES:

1. UTILITY CONTRACTOR TO INSTALL 6" PERIMETER DRAIN AND CLEANOUTS AS SHOWN. PLUMBING CONTRACTOR TO CONNECT DOWNSPOUTS TO 6" PERIMETER DRAIN USING 6" HDPE @ 1.0% MIN., COORDINATE DOWNSPOUT LOCATIONS & SIZES W/ ARCHITECTURAL PLANS.

PROPOSED STORM DRAINAGE LEGEND

PROPOSED STORM SEWER	ST
PROPOSED CATCH BASIN	CB
PROPOSED YARD DRAIN	YD
PROPOSED MANHOLE	MH

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

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STATE OF NEW YORK CHRISTOPHER WOOD 076394 LICENSED PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date
1	Rev. per Town comments	10/25/21

PROJECT NAME:

Site Development Plans for:
Georgian Townhomes
41 Georgian Lane
Town of Amherst, New York

Date: 9/20/21
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:

Storm Drainage Plan

DRAWING NO.

C-300

Project no.: 20.

Attachment: SP-2021-22 drawings 111821 (24839 : Sp-2021-22)

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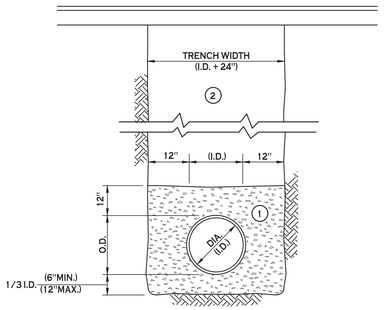


NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (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.

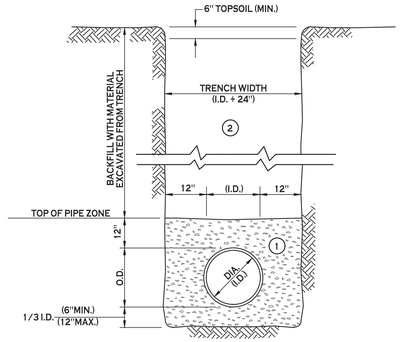
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(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)

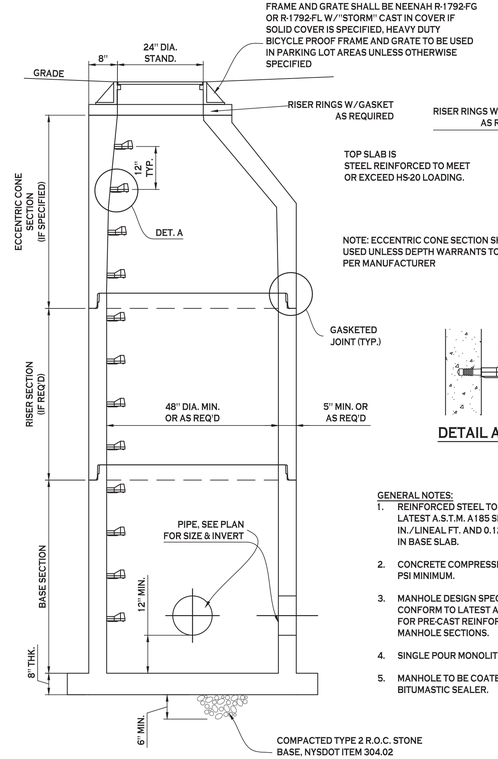
(1) NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH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

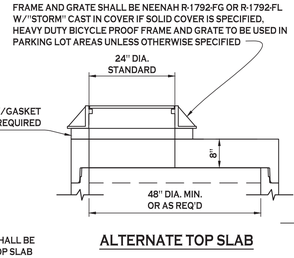
STORM SEWER TRENCH SECTION IN UNPAVED AREAS

NOT TO SCALE

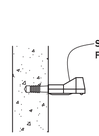


TYPICAL STORM MANHOLE DETAIL

NOT TO SCALE



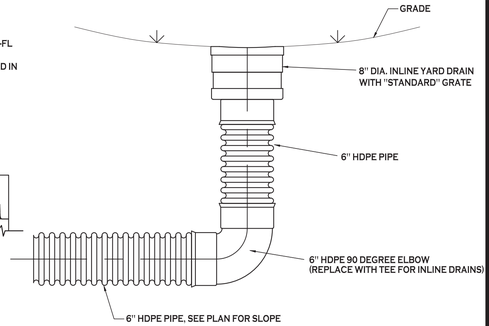
ALTERNATE TOP SLAB



DETAIL A

GENERAL NOTES:

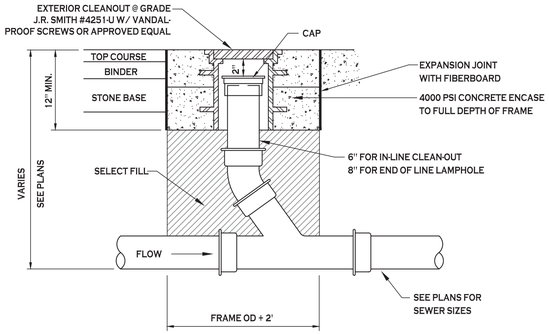
1. REINFORCED STEEL TO CONFORM TO LATEST A.S.T.M. A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) IN BASE SLAB.
2. CONCRETE COMPRESSIVE STRENGTH - 4000 PSI MINIMUM.
3. MANHOLE DESIGN SPECIFICATIONS TO CONFORM TO LATEST A.S.T.M. C478 SPEC. FOR PRE-CAST REINFORCED CON-CRETE MANHOLE SECTIONS.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



NOTE:
SEE TYPICAL TRENCH SECTION FOR BEDDING REQUIREMENTS

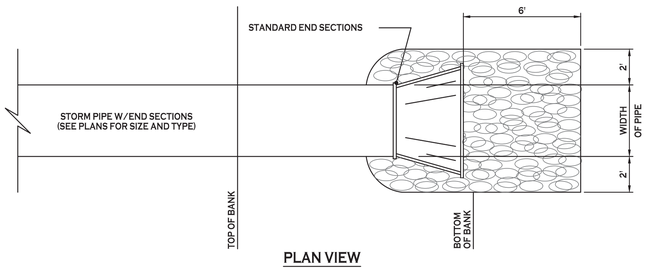
TYPICAL YARD DRAIN DETAIL

NOT TO SCALE

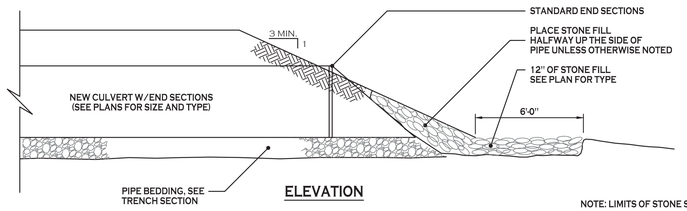


LAMPHOLE/CLEANOUT IN PAVEMENT/SIDEWALK

NOT TO SCALE



PLAN VIEW

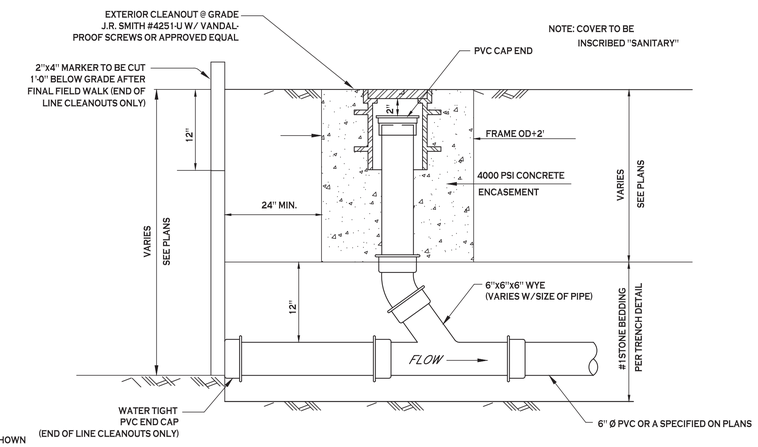


ELEVATION

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

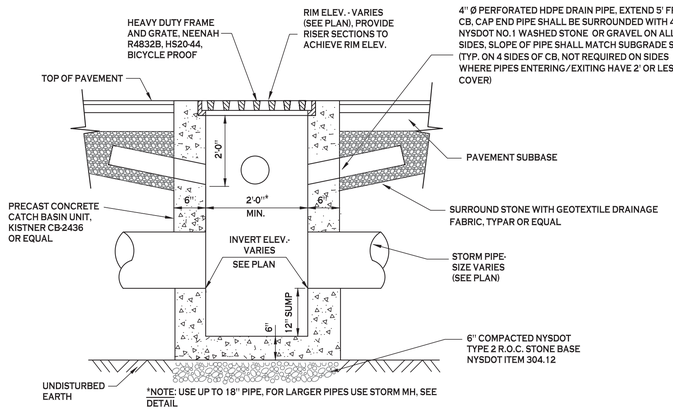
TYPICAL PIPE OUTLET W/ END SECTION & RIP RAP

NOT TO SCALE



LAMPHOLE/CLEANOUT IN LAWN/FIELD AREAS

NOT TO SCALE



TYPICAL PRECAST CATCH BASIN

NOT TO SCALE

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REVISIONS:

No.	Description	Date

PROJECT NAME:

Site Development Plans for:

Georgian Townhomes

41 Georgian Lane
Town of Amherst, New York

Date: 9/20/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:

Storm Drainage Details

DRAWING NO.

C-301

Project no.: 20-031

Attachment: SP-2021-22 drawings 111821 (24839 : Sp-2021-22)

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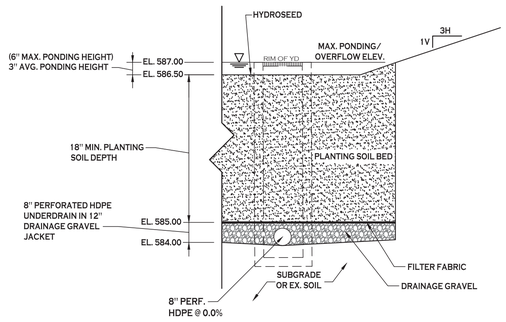

BIORETENTION AREA - TYPICAL SECTION

NOT TO SCALE

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

NOTE: PLANTING SOIL SHALL BE LOAM/SAND MIX CONTAINING A MINIMUM OF 35 TO 60% SAND BY VOLUME AND LESS THAN 25% CLAY. SOIL SHOULD FALL WITHIN USCS TYPES SM OR ML WITH PERMEABILITY OF AT LEAST 0.5 FEET PER DAY. SOIL SHOULD BE FREE FROM STONES, STUMPS, ROOTS OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN LIFTS OF 12" TO 18", LOOSELY COMPACTED.

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

BIO-RETENTION AREA SEEDING SPEC (NORTHEAST WETLAND GRASS SEED MIX):

SEED MIXTURE	VARIETY	PERCENT BY NO. OF SEEDS
CREEPING BENTGRASS	AGROSTIS STOLONIFERA	63.0
ROUGH BLUEGRASS	POA TRIVIALIS	17.0
MEADOW FOXTAIL	ALOPECURUS ARUNDINACEUS	11.0
ANNUAL RYEGRASS	LOLIUM MULTIFLORUM	4.5
DEERTONGUE	PANICUM CLANDESTINUM	4.5

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STATE OF NEW YORK
CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date
1	Rev. per Town comments	10/25/21

PROJECT NAME:
Site Development Plans for:
Georgian Townhomes
41 Georgian Lane
Town of Amherst, New York

Date: 9/20/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Storm Drainage Details

DRAWING NO.
C-302

Project no.: 20-031

Attachment: SP-2021-22 drawing 111821 (24839 : Sp-2021-22)

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SANITARY SEWER NOTES:

A. THE CONTRACTOR IS ADVISED THAT A TRENCH SHIELD AND/OR SHORING DESIGNED IN ACCORDANCE WITH OSHA STANDARDS SHALL BE USED IN ALL OPEN TRENCH EXCAVATIONS.

B. ANY CONTRACTOR AND/OR PLUMBER PERFORMING WORK IN A CONFINED SPACE (i.e. MANHOLES, WETWELLS, CHAMBERS) OWNED BY AN ERIE COUNTY SEWER DISTRICT, MUST CERTIFY TO THE COUNTY THAT THEY HAVE THEIR OWN CONFINED SPACE ENTRY PROGRAM THAT MEETS OR EXCEEDS OSHA'S REGULATIONS. CERTIFICATION MUST BE NOTARIZED BY A NOTARY PUBLIC.

C. CONSTRUCTION SHALL CONFORM TO THE RULES AND REGULATIONS FOR ERIE COUNTY SEWER DISTRICTS.

D. IF ANY PROPOSED SEWER LATERAL RUNS UNDER PAVED AREA AND HAS LESS THAN FOUR (4) FEET OF COVER, THEN CONCRETE ENCASEMENT IS REQUIRED. IF MORE THAN FOUR (4) FEET OF COVER IS PROVIDED IN PAVED AREAS, SELECT FILL IS REQUIRED.

E. THE CONTRACTOR MUST NOTIFY THE DISTRICT OFFICE 48 HOURS IN ADVANCE OF CONSTRUCTION.

F. VENTS MUST BE INSTALLED SIX (6) INCHES ABOVE GRADE, IN A GRASSY AREA WITH A MUSHROOM CAP. IF THE VENT IS IN A SIDEWALK OR PAVED AREA, PROTECT WITH BOLLARDS (3 MINIMUM).

G. CLEANOUTS (C.O.) ARE REQUIRED EVERY ONE HUNDRED FEET (100') AND AT CHANGE IN DIRECTION.

H. ABANDONED SANITARY SEWER CONNECTIONS FROM THE SITE, IF ANY, REQUIRE PROOF OF A DISTRICT PERMIT FOR DISCONNECTION PRIOR TO THE NEW CONNECTION BEING MADE.

I. REUSE OF EXISTING BUILDING SEWERS SHALL CONFORM TO THE RULES AND REGULATIONS FOR ECSD, ARTICLE III, SECTION 304.

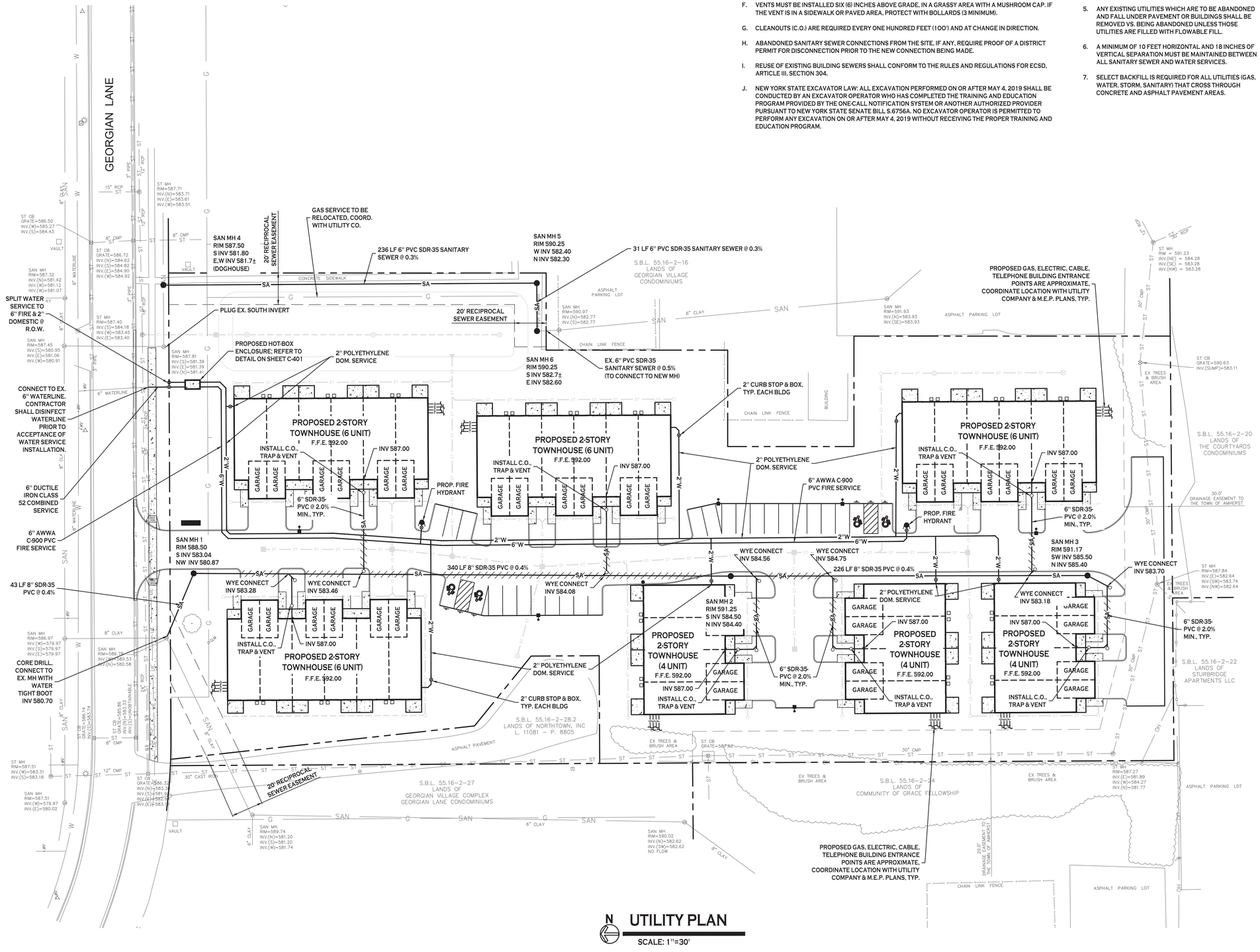
J. NEW YORK STATE EXCAVATOR LAW: ALL EXCAVATION PERFORMED ON OR AFTER MAY 4, 2019 SHALL BE CONDUCTED BY AN EXCAVATOR OPERATOR WHO HAS COMPLETED THE TRAINING AND EDUCATION PROGRAM PROVIDED BY THE ONE-CALL NOTIFICATION SYSTEM OR ANOTHER AUTHORIZED PROVIDER PURSUANT TO NEW YORK STATE SENATE BILL S.6756A. NO EXCAVATOR OPERATOR IS PERMITTED TO PERFORM ANY EXCAVATION ON OR AFTER MAY 4, 2019 WITHOUT RECEIVING THE PROPER TRAINING AND EDUCATION PROGRAM.

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 TOWN OF AMHERST SPECIFICATIONS AND DETAILS, AND ERIE COUNTY DEPARTMENT OF HEALTH RULES AND REGULATIONS.
2. PRIOR STARTING ANY WORK ASSOCIATED WITH OR NEAR EXISTING SANITARY MANHOLES, THE CONTRACTOR SHALL MEET WITH THE TOWN OF AMHERST 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 TOWN OF AMHERST SEWER DISTRICT RULES AND REGULATIONS.
5. ALL OTHER REQUIRED PERMITS BY THE STATE OF NEW YORK, COUNTY OF ERIE AND TOWN OF AMHERST ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER.



N **UTILITY PLAN**
SCALE: 1"=30'

PROPOSED UTILITY LEGEND

PROPOSED SANITARY SEWER	6"SA
PROPOSED WATERLINE	1"W
PROPOSED GAS (G), ELECTRIC (E), CABLE (C), & TELEPHONE (T)	G E C T
PROPOSED UTILITY W/ SELECT FILL	6"SA
PROPOSED MANHOLE	MH
PROPOSED HYDRANT ASSEMBLY	
PROPOSED GATE VALVE	GV

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

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

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STATE OF NEW YORK CHRISTOPHER WOOD 076364 LICENSED PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date
1	Rev. per Town comments	10/25/21

PROJECT NAME:
Site Development Plans for:
Georgian Townhomes
41 Georgian Lane
Town of Amherst, New York

Date: 9/20/21
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Utility Plan

DRAWING NO.
C-400

Project no.: 20.

Attachment: SP-2021-22 drawings 111821 (24839 : Sp-2021-22)

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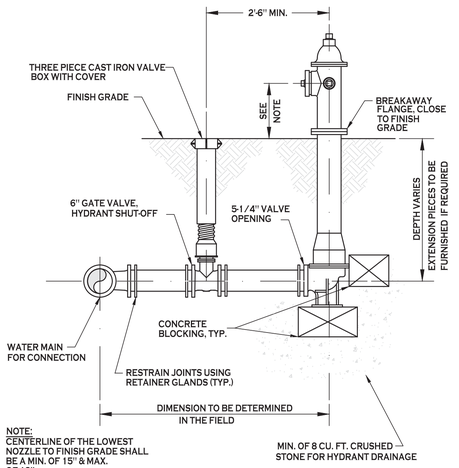
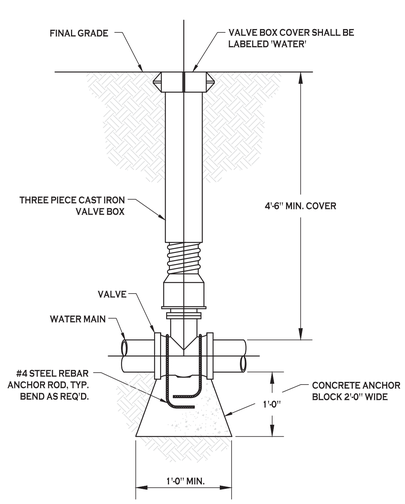
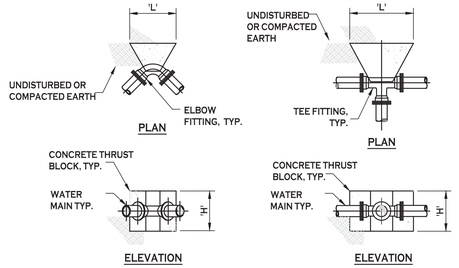


NOTE:
CENTERLINE OF THE LOWEST NOZZLE TO FINISH GRADE SHALL BE A MIN. OF 15" & MAX. OF 18"

TYPICAL FIRE HYDRANT ASSEMBLY DETAIL
NOT TO SCALE



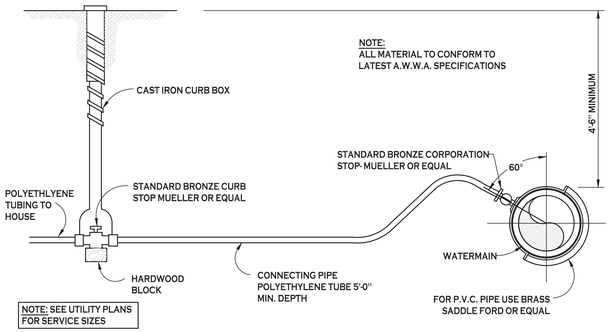
TYPICAL GATE VALVE DETAIL
NOT TO SCALE



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

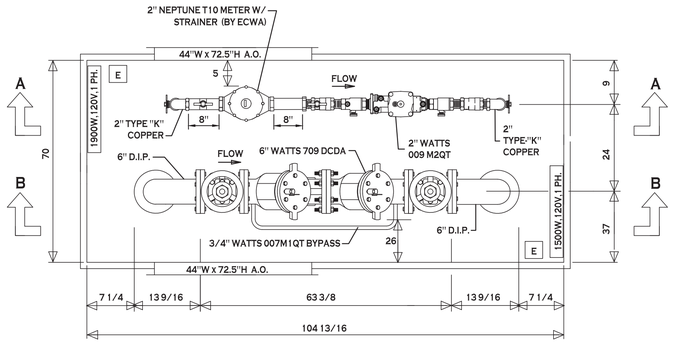


NOTE: SEE UTILITY PLANS FOR SERVICE SIZES

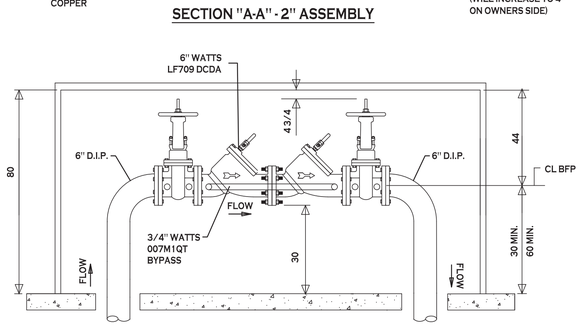
TYPICAL WATER SERVICE LINE INSTALLATION
NOT TO SCALE

NOTES:

1. BACKFLOW PREVENTER DIMENSIONS FURNISHED BY WATTS.
2. ALL DIMENSIONS ARE IN INCHES.
3. WALL & INSULATION THICKNESS IS 1-1/2".
4. ROOF & INSULATION THICKNESS IS 3".
5. EXTERIOR ENCLOSURE DIMENSIONS: 73"W x 108"L x 83" H.
6. CONCRETE PAD IS 85"W x 120"L x 6"THK W/W.W.F. 6X6/10X10.
7. METER SHOWN: 2" NEPTUNE T10 W/ STRAINER & METER SUPPLIED BY ECWA, VERIFY DIM'S PRIOR TO ORDERING.
8. RPZ SHOWN: 6" WATTS 709 DCDA (FIRE SERVICE) & 2" WATTS LF009 M2QT RPZ (DOMESTIC SERVICE).
9. CONTRACTOR TO INSTALL ELECTRIC SERVICE TO ENCLOSURE, COORDINATE SOURCE WITH OWNER.
10. INSTALL A 120V GFI OUTLET IN THE ENCLOSURE.
11. HEATERS TO HAVE THERMOSTAT CONTROL.
12. INSTALL DRAIN ON WEST SIDE OF ENCLOSURE TO ENSURE POTENTIAL DISCHARGE IS DIRECTED TO THE PROPOSED BIORETENTION AREA.



PLAN



SECTION "A-A" - 2" ASSEMBLY

SECTION "B-B" - 6" ASSEMBLY

6" FIRE & 2" DOM RPZ BACKFLOW DEVICE & ENCLSOURE
NOT TO SCALE

Carmina Wood Morris DPC
487 Main Street Suite 600
Buffalo, New York 14203
P 716.842.3165
F 716.842.0263

STATE OF NEW YORK CHRISTOPHER WOOD 076394 LICENSED PROFESSIONAL ENGINEER

REVISIONS:
No. Description Date

PROJECT NAME:
Site Development Plans for:
Georgian Townhomes
41 Georgian Lane
Town of Amherst, New York

Date: 9/20/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Utility Details

DRAWING NO.
C-401

Project no.: 20-031

Attachment: SP-2021-22 drawings 111821 (24839 : Sp-2021-22)

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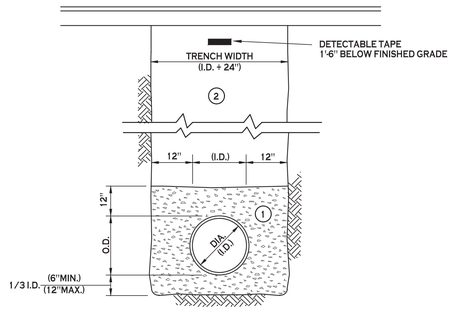


NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (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.

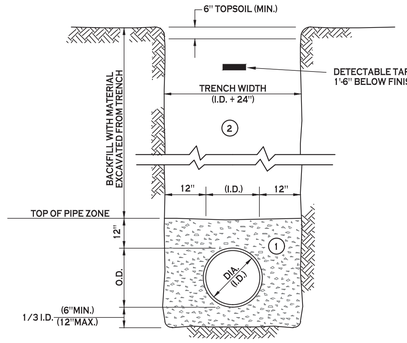
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(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.

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PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

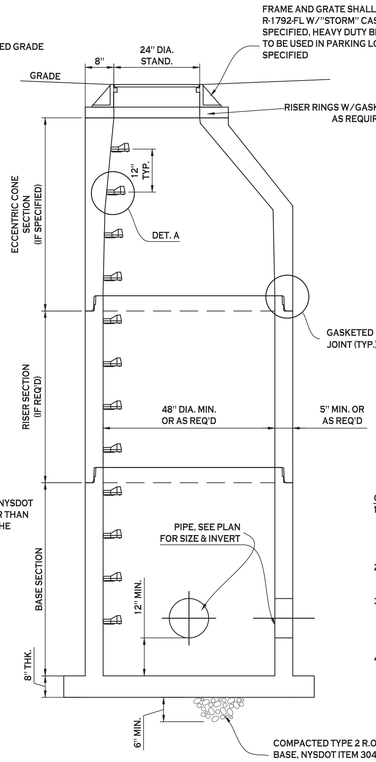
(1) NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH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

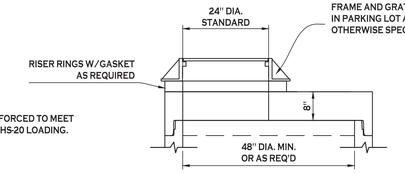
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

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

SEWER/WATERLINE TRENCH SECTION IN UNPAVED AREAS

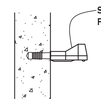
NOT TO SCALE





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

ALTERNATE TOP SLAB



DETAIL A

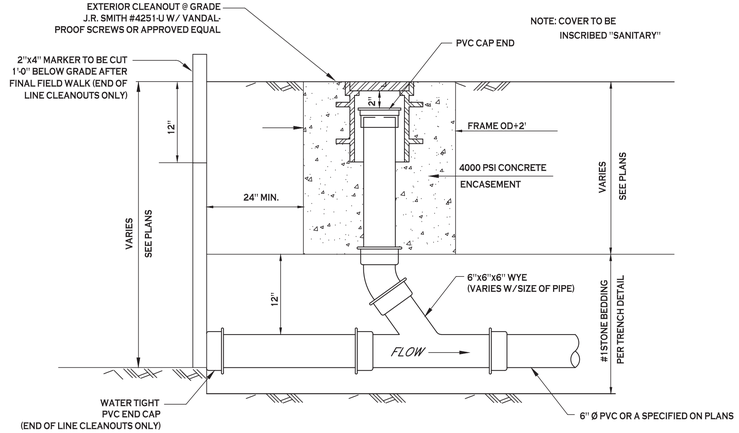
NOTE: MANHOLE TO BE COATED ON OUTSIDE WITH BITUMASTIC SEALER

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.

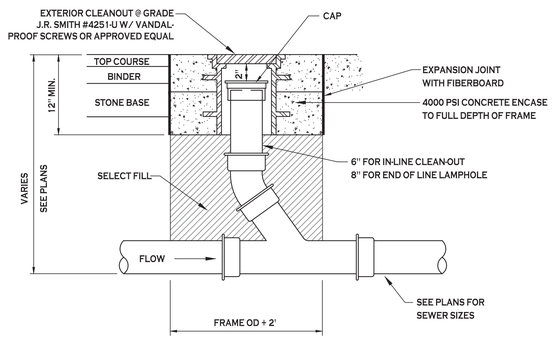
TYPICAL SANITARY MANHOLE DETAIL

NOT TO SCALE



LAMPHOLE/CLEANOUT IN LAWN/FIELD AREAS

NOT TO SCALE



LAMPHOLE/CLEANOUT IN PAVEMENT/SIDEWALK

NOT TO SCALE

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STATE OF NEW YORK
CHRISTOPHER WOOD
079394
PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date

PROJECT NAME:

Site Development Plans for:

Georgian Townhomes

41 Georgian Lane
Town of Amherst, New York

Date: 9/20/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:

Utility Details

DRAWING NO.

C-402

Project no.: 20-031

Attachment: SP-2021-22 drawings 111821 (24839 : Sp-2021-22)

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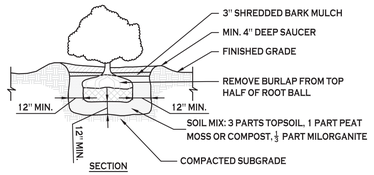
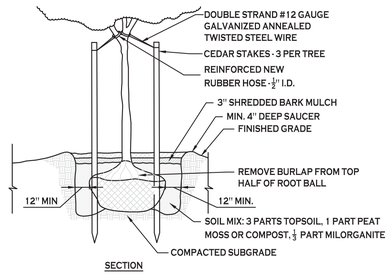


SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

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. 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.
5. VEGETATION ALONG THE PROPERTY BOUNDARY SHALL BE PRESERVED AS MUCH AS POSSIBLE TO PREVENT UNNECESSARY CLEARING AS PER §203-7-2-3 B (3) OF TOWN CODE AND CHAPTER 179 TREES ARTICLE I. GENERAL PROVISIONS §179-1. PURPOSE AND INTENT.

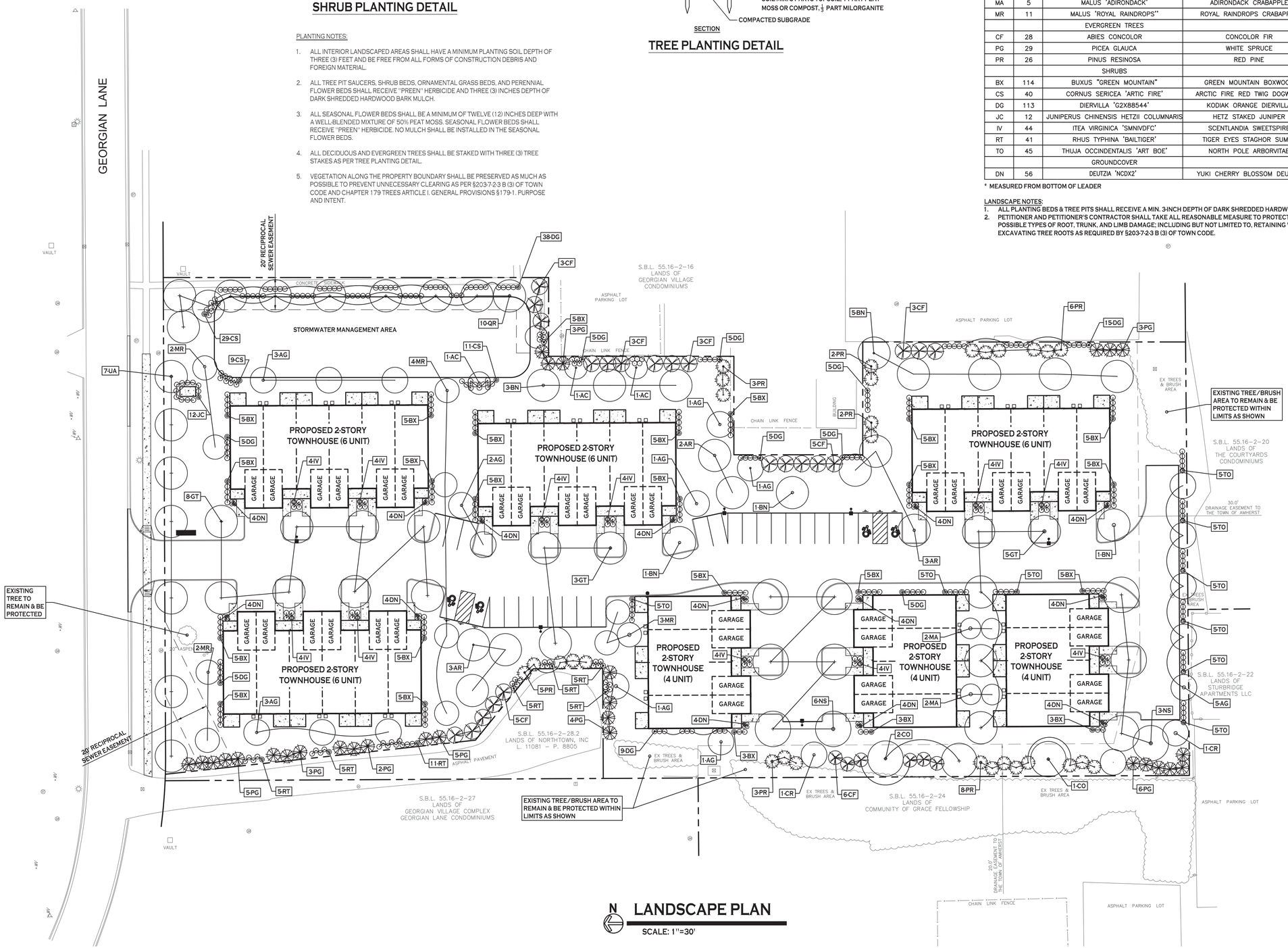
PLANTING SCHEDULE - PROPOSED TOWNHOUSES, 41 GEORGIAN LANE, AMHERST NY

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
		DECIDUOUS TREES			
AR	8	ACER X RUBRUM 'SUN VALLEY'	SUN VALLEY RED MAPLE	3" – 2 1/2" CAL.	B&B, SEEDLESS
BN	11	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH	10'–12' HT.	B&B; MULTI-STEM (3-BOLE MIN)
CO	3	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE	PRAIRIE PRIDE HACKBERRY	3" – 2 1/2" CAL.	B&B
GT	16	GLEDITSIA TRIACANTHOS INERMIS "SKYCOLE"	SKYLINE HONEYLOCUST	3" – 2 1/2" CAL.	B&B
NS	10	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE BLACK GUM	3" – 2 1/2" CAL.	B&B
QR	10	QUERCUS RUBRA	NORTHERN RED OAK	3" – 2 1/2" CAL.	B&B
UA	7	ULMUS AMERICANA 'JEFFERSON'	JEFFERSON ELM	3" – 2 1/2" CAL.	B&B
		SMALL/ORNAMENTAL TREES			
AC	4	AMELANCHIER CANADENSIS	DOWNY SERVICEBERRY	8' HT. MIN.	MIN. 3 MAJOR STEMS
AG	18	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1–3/4" – 2" CAL.	B&B, TREE FORM
CR	7	CRATAEGUS CRUS–GALLI 'CRUZAM'	CRUSADER HAWTHORN	1–3/4" – 2" CAL.	B&B, THORNLESS
MA	5	MALUS 'ADIRONDACK'	ADIRONDACK CRABAPPLE	1–3/4" – 2" CAL.	B&B
MR	11	MALUS 'ROYAL RAINDROPS''	ROYAL RAINDROPS CRABAPPLE	1–3/4" – 2" CAL.	B&B
		EVERGREEN TREES			
CF	28	ABIES CONCOLOR	CONCOLOR FIR	5' MIN. HT. *	B&B, FULL TO GROUND
PG	29	PICEA GLAUCA	WHITE SPRUCE	5' MIN. HT. *	B&B, FULL TO GROUND
PR	26	PINUS RESINOSA	RED PINE	5' MIN. HT. *	B&B, FULL TO GROUND
		SHRUBS			
BX	114	BUXUS "GREEN MOUNTAIN"	GREEN MOUNTAIN BOXWOOD	NO. 3 CONT.	MIN. 24" HT. (3' O.C.)
CS	40	CORNUS SERICEA 'ARTIC FIRE'	ARCTIC FIRE RED TWIG DOGWOOD	NO. 3 CONT.	MIN. 24" HT. (3' O.C.)
DG	113	DIERVILLA 'G2X88544'	KODIAK ORANGE DIERVILLA	NO. 3 CONT.	MIN. 24" HT. (3' O.C.)
JC	12	JUNIPERUS CHINENSIS HETZII COLUMNARIS	HETZ STAKED JUNIPER	4' HIGH	B&B; FULL TO GROUND
IV	44	ITEA VIRGINICA 'SMNIVDFC'	SCENTLANDIA SWEETSPIRE	NO. 3 CONT.	MIN. 24" HT. (3' O.C.)
RT	41	RHUS TYPHINA 'BAILTIGER'	TIGER EYES STAGHOR SUMAC	NO. 3 CONT.	MIN. 24" HT. (3' O.C.)
TO	45	THUJA OCCINDENTALIS 'ART BOE'	NORTH POLE ARBORVITAE	NO. 5 CONT.	MIN. 24" HT. (3' O.C.)
		GROUNDCOVER			
DN	56	DEUTZIA 'NCDX2'	YUKI CHERRY BLOSSOM DEUTZIA	NO. 2 CONT.	SPACE 1' TO 2' O.C.

* MEASURED FROM BOTTOM OF LEADER

LANDSCAPE NOTES:

1. ALL PLANTING BEDS & TREE PITS SHALL RECEIVE A MIN. 3-INCH DEPTH OF DARK SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE CALLED OUT ON PLANS.
2. PETITIONER AND PETITIONER'S CONTRACTOR SHALL TAKE ALL REASONABLE MEASURE TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE; INCLUDING BUT NOT LIMITED TO, RETAINING WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS AS REQUIRED BY §203-7-2-3 B (3) OF TOWN CODE.



N

LANDSCAPE PLAN

SCALE: 1"=30'

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

30' 0 30 60Ft.

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ROBERT C. WALTER
REGISTERED LANDSCAPE ARCHITECT
MEMBER AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS
2765 DODGE ROAD, EAST AMHERST N.Y. 14051-2113
PHONE: (716) 364-5564

REVISIONS:

No.	Description	Date
1	Rev. per Town comments	10/25/21

PROJECT NAME:

Site Development Plans for:

Georgian Townhomes

41 Georgian Lane
Town of Amherst, New York

Date: 9/20/21
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:

Landscape Plan

DRAWING NO.

L-100

Project no.: 20.0

Attachment: SP-2021-22 drawings 111821 (24839 : Sp-2021-22)

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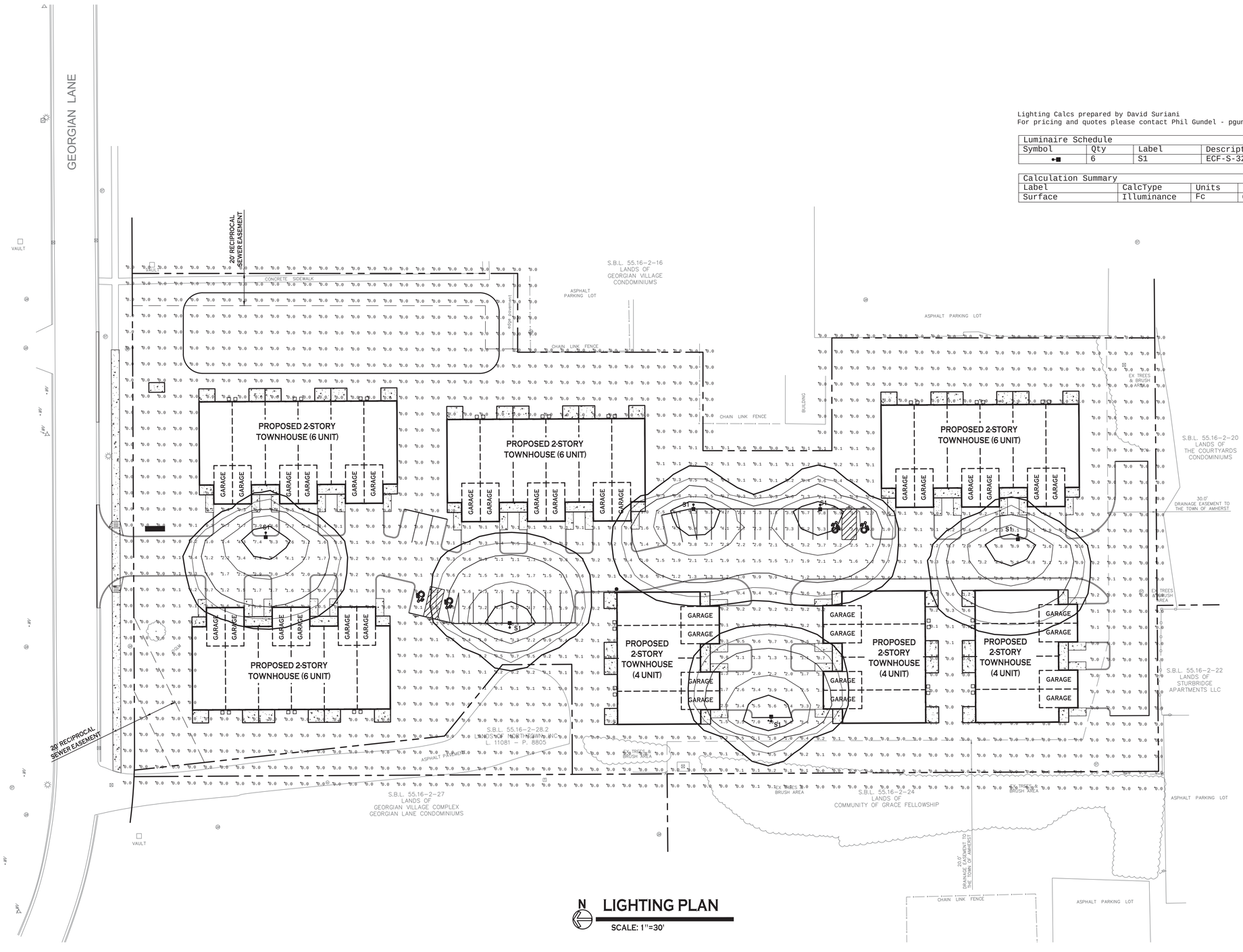

N

LIGHTING PLAN

SCALE: 1"=30'

Lighting Calcs prepared by David Suriani
For pricing and quotes please contact Phil Gundel - pgundel@vertex-ny.com

Luminaire Schedule			
Symbol	Qty	Label	Description
▪■	6	S1	ECF-S-32L-1A-NW-G2-4 (mounted at 15ft)

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
Surface	Illuminance	FC	0.19	10.1	0.0

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

30' 30 0 30 60Ft.

Carmina Wood Morris DPC
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STATE OF NEW YORK CHRISTOPHER WOOD 072394 LICENSED PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date
1	Rev. per Town comments	10/25/21

PROJECT NAME:
Site Development Plans for:
Georgian Townhomes
41 Georgian Lane
Town of Amherst, New York

Date: 9/20/21
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Lighting Plan

DRAWING NO.
LP-100

Project no.: 20.

Attachment: SP-2021-22 drawings 111821 (24839 : Sp-2021-22)

DRAFT

(11/18/21)

SEQR
Negative Declaration

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency: Town of Amherst
Planning Board

Project: SP-2021-22

Address: 5583 Main Street
Williamsville, NY 14221
(716) 631-7051

Date:

This notice is issued pursuant to Part 617 and Local Law #3-82, as amended, of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The Lead Agency has determined that the proposed action described below will not have a significant adverse effect on the environment.

Title of Action: Site Plan Review

SEQR Status: Unlisted Action.

Description of Action: Proposed is the construction of seven (7) residential townhouse buildings with attached garages for a total of 36, 2-bedroom units on the currently vacant 4.0 acre parcel. Included in the development will be a private drive lane with visitor parking, utility, lighting and landscape improvements. Work will include the site improvements not specifically stated above, including, stormwater, utilities, grading, lighting, paving, and landscaping.

Location: 39 & 41 Georgian Lane, Amherst, Erie County

Petitioner: Georgian Townhomes, LLC

Attachment: SP-2021-22_draft neg dec_111821 (24839 : Sp-2021-22)

Reasons Supporting This Determination

Based on information submitted by the applicant including a Short Environmental Assessment Form (EAF) - Part I, (as amended) and a complete site plan application, a preliminary staff analysis was undertaken. Compared to the criteria listed in Section 617.7, all indications are that this action will not have a significant impact on the environment, as follows:

1. The project is not expected to cause a substantial adverse change in existing air quality, ground or surface water quality or quantity, or noise levels; a substantial increase in solid waste production; or a substantial increase in the potential for erosion, flooding, leaching or drainage problems. The Engineering Department on October 28, 2021 reviewed the Grading, Drainage and Utility Plans and Erosion Control Plan submitted on October 28, 2021 and Engineer's Report submitted on October 25, 2021 and Geotechnical Report prepared by Intertek PSI.

   The Stormwater Pollution Prevention Plan (SWPPP) submitted on September 20, 2021 was also reviewed. Based on its review of these documents, the Department has determined that the project has or will have met all applicable requirements and has no objection to its approval.

2. The project will not result in the removal or destruction of large quantities of vegetation or fauna; or in significant adverse impacts to fish or wildlife species, habitats or other natural resources. The Planning Department reviewed a Landscape Plan submitted on October 28, 2021 and determined that it meets or exceeds Zoning Ordinance requirements for greenspace. The Landscape Plan has or will have met all Zoning Ordinance and Town requirements for landscaping.

3. The project is not expected to create any material conflict with the Town Comprehensive Plan. The Building Department in their review of October 13, 2021 and the Planning Department in their review of November 1, 2021 has reviewed the application documents, along with the Geotechnical Report submitted on October 12, 2021, and determined that the subject project has or will have met all International Building Code – 2015 and Zoning Ordinance regulations.

4. The project is within an area identified by the State as having potential archaeological or historical significance. The NYSHPO has been contacted and must make a determination that there will be no impact on archaeological or historical resources prior to issuance of approved site plans.

5. The project will not impair the character or quality of important aesthetic resources or of existing community or neighborhood character. The project is located in the Multi-Family Residential – Five (MFR-5) zoning district; neighboring uses are townhomes and apartments zoned Multi-Family Residential-5; therefore, the project is consistent with surrounding land use.

Attachment: SP-2021-22_draft neg dec_111821 (24839 : Sp-2021-22)

6. The proposed subject development will include 7 townhouse buildings consisting of 36, 2-bedroom units with garages and parking which will cause an increase in the use of either the quantity or type of energy. All required utility infrastructure is or will be in place to accommodate the anticipated increase.

7. The project will not create any hazard to human health. The Fire Chief's Association on October 5, 2021 has reviewed the project and has no objection to the approval of the site plan, as all requirements of this agency has or will have been met.

8. The project will result in a change in the use, or intensity of use of land that currently is vacant. The construction of seven townhouse buildings containing 36, 2-bedroom units with garages and parking will be consistent with the scale of surrounding land uses.

9. The function of the proposed construction and occupation of seven townhouse buildings consisting of 36, 2-bedroom units with garages and parking will significantly increase the number of people using the site over its previous level of use. The Town will ensure that all required road and utility infrastructure to support the increase are in place prior to final approval.

10. Review by the Town Traffic/Safety Board dated September 30, 2021 indicates that significant negative traffic impacts are not expected to result from the proposed project.

11. A coordinated review of the project has been undertaken by Town Departments including, in addition to those mentioned above, Highway on September 30, 2021, Assessor on October 4, 2021, Plumbing Division on September 28, 2021, and Right-of-Way Agent on September 23, 2021. These reviews did not identify any potential significant adverse environmental issues and indicated that the proposal will not have a significant damaging impact on the environment.

12. Issues not specifically mentioned above and/or those not specifically reviewed were not raised by Town departments, outside agencies or the public and are not determined to cause significant negative environmental impacts.

Planning Board Approval
Moved by: ; Seconded by: Ayes; Noes Absent

_____ _____
signature & title of preparer Date

_____ _____
Robert J. Gilmour, Planning Board Chair Date

RR/ac
X:\Current_Planning\Files\Site Plans\2021\SP-2021-22_(41_Georgian_Lane)_2021\SP-2021-22_draft neg dec_111821.doc
cc: Amherst Town Clerk
Building Department
Engineering
Fire Chiefs'
Highway
Traffic/Safety
ECDEP
Harry Illenz, Georgian Townhomes, LLC, 2040 Military Road, Tonawanda, NY 14150
Christopher Wood, Carmina Wood Morris, 487 Main Street, Suite 500, Buffalo, NY 14203

Attachment: SP-2021-22_draft neg dec_111821 (24839 : Sp-2021-22)

DRAFT (11/18/21)
TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP -2021-22

PETITIONER

Georgian Townhomes, LLC
2040 Military Rd.
Tonawanda, NY 14150

PROPERTY LOCATION

39 & 41 Georgian Lane

WHEREAS, the Town of Amherst Planning Board on Thursday, November 18, 2021 held a remote public hearing on a Site Plan for a 36 unit Townhome development, and

WHEREAS, the Planning Board reviewed the plans and specifications for the proposed project, and

WHEREAS, the Site Plan was referred to the Town's various review agencies, and

WHEREAS, in accordance with Section 8-7-8 of the Zoning Ordinance, the Planning Board finds that:

A. The site plan **does not include** usable space for active and passive recreation, including pedestrian connections.

B. The site plan **does not include** open space lands for public ownership and use offered for dedication or other disposition to the Town or other public entity.

C. School sites and facilities are **adequate** to accommodate the proposed site plan.

D. The site plan **does not include** the extension of roadways to adjacent property.

WHEREAS, in accordance with Section 8-7-9 of the Zoning Ordinance, the Planning Board finds that:

A. The proposed site plan is consistent with the development plan if one is required.

B. The proposed site plan is consistent with the purpose and specific requirements of the Zoning Ordinance and generally consistent with the policies of the Comprehensive Plan.

C. Adequate services and utilities will be available prior to occupancy.

D. The site plan is consistent with all other applicable laws.

Attachment: SP-2021-22_draft resolution_111821 (24839 : Sp-2021-22)

DRAFT (11/18/21)
TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP -2021-22

PETITIONER	PROPERTY LOCATION
Georgian Townhomes, LLC	39 & 41 Georgian Lane

E. Pursuant to Local Law #3-82, as amended, the Planning Board has determined that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

F. Under Section 404 of the Clean Water Act, the US Army Corps of Engineers has determined that it has no jurisdiction.

NOW THEREFORE BE IT RESOLVED that in accordance with 6 NYCRR, Part 617 and Local Law #3-82, as amended, the Planning Board has issued a Negative Declaration attached hereto, and

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Board, in accordance with Section 8-7 of the Zoning Ordinance **approves/denies** said Site Plan subject to the following conditions:

1. That the consideration of signs is specifically excluded from this approval as they require a separate review and approval by the Town.

2. That any lights used to illuminate the property be equipped with adjustable hoods to control light spread and direction so as not to create any nuisance to nearby properties, and that lights not exceed 25 feet in total height from finished grade.

3. That all dumpsters/trash containers and all mechanical equipment, utility structures, multiple meter boards, generators, and similar appurtenances, including those which are mounted on any part of a primary structure shall be appropriately screened with a fence, wall, and/or landscaping. Provide gate on dumpster enclosure that shall be closed whenever dumpster is not being serviced, enclosure shall be high enough to screen the dumpster(s) within.

4. That as-built record drawings, including location of utilities, be provided to the Engineering Department prior to issuance of a Certificate of Occupancy by the Building Department.

5. That the Town is in receipt of a NYSOPRHP letter determining that the project will have no impact on potentially archaeological or historical significant resources.

Attachment: SP-2021-22_draft resolution_111821 (24839 : Sp-2021-22)

DRAFT (11/18/21)
TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP -2021-22

PETITIONER	PROPERTY LOCATION
Georgian Townhomes, LLC	39 & 41 Georgian Lane

The foregoing resolution was adopted by the Town of Amherst Planning Board, _____; moved by - _____; seconded by - _____; ayes _, noes _; absent - ____.

_____ _____
Robert J. Gilmour, Chair Date

RR/ac
X:\Current_Planning\Files\Site Plans\2021\SP-2021-22_(41_Georgian_Lane)_2021\SP-2021-22_draft resolution_111821.doc_
cc: Town Clerk
Commissioner of Building
Town Engineer
Fire Chiefs
Traffic/Safety
Highway Superintendent
ECDEP
NYSDOT
NYSDEC
Harry Illenz, Georgian Townhomes, LLC, 2040 Military Road, Tonawanda, NY 14150
Christopher Wood, Carmina Wood Morris, 487 Main Street, Suite 500, Buffalo, NY 14203

Approved Plan: _____
Received: _____

Attachment: SP-2021-22_draft resolution_111821 (24839 : Sp-2021-22)

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

Meeting: 11/18/21 06:30 PM
Department: Planning
Category: Rezoning and Relief from Conditions of Rezoning
Prepared By: Amy Carrato
Initiator: Dan Howard
Sponsors:
DOC ID: 24841 A

ADOPTED

PLANNING BOARD ITEM (ID # 24841)

Request to Rezone 17.78± Acres of Land from GB & R-3 to MFR-5 & R-3, Z-2021-08

Property located at 3275 & 3325 Millersport Highway (portion)
The Green Organization, Petitioner

The purpose of this rezoning request is to ultimately develop the parcel for a mix of residential housing types. The concept plan illustrates (3), three -story apartment buildings that front on North French Road, (2), three-story apartment buildings and (2), two-story townhome buildings that are all located in the interior of the site and (1) two-story townhome building that is adjacent to Millersport Highway. All the necessary stormwater management, parking, and landscaping are shown on the concept plan, with a curb cut proposed on both North French Road and Millersport Highway.

Sean Hopkins, Esq., Hopkins Sorgi & McCarthy, PLLC represented the petitioner, explained the proposal and was available to answer questions from the Board. Brain and Matt Green, The Green Organization, were also present.

In response to the Board's questions, Mr. Hopkins stated the request to rezone entire site was for consistency, less than half of the site will be developed, the green space will stay, and the site will be developed on the land that is already cleared.

No further comments were heard on this proposal. The hearing was closed.

Following discussion, Mr. Giuliani moved to approve the request based on the resolution. The motion was seconded by Mr. Gill and carried. Ayes 7, Noes 0.

ATTACHMENTS:

- Z-2021-08 application 111821 (PDF)
- Z-2021-08 drawings 111821 (PDF)
- Z-2021-08_draft resolution_111821 (PDF)
- Z-2021-08 signed resolution 111821 (PDF)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dal Giuliani, Board Member
SECONDER:	Harbinder Gill, Board Member
AYES:	Gilmour, Chmiel, Gelber, Gill, Giuliani, Penberthy, Raffaele Jr.

Rezoning Application & Supporting Documentation - Rezoning of 3325 Millersport Highway from GB to MFR-5 and R-3 and Portion of 3275 Millersport Highway from GB to R-3
Date: September 20, 2021

Applicant: The Green Organization
c/o Sean Hopkins, Esq.,
5500 Main Street, Suite 343
Williamsville, NY 14221
Tel: 716.510-4338
E-mail: shopkins@hsmlegal.com

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Rezoning Review and, if required Comprehensive Plan Amendment

For Official Use

File #: Z-2021-08 **Acreage** 17.78± **Fee $** 5265.00

Address Verified by Assessor's Office _____ VERIFIED BY DATE

Materials Accepted by Town Clerk & Fee Paid _____ ACCEPTED BY DATE

Materials Checked by Building Dept. _____ RECEIVED BY DATE

Materials Received by Planning Dept. 9/20/21 RECEIVED BY DATE

		Fill In Applicable Fees
2 ACRES OR LESS	**$1,250**	$1,250.00
2 – 20 ACRES **$1,250 + $250/acres or fraction thereof over 2 acres**		$4,000.00
20 – 30 ACRES **$5,700 + $150/acre or fraction thereof over 20 acres**		_____
OVER 30 ACRES **$6,900 +$75/acre or fraction thereof over 30 acres**		_____
Request for Relief of/Change to Conditions of Zoning Approval	**$ 1,200**	_____
AFFIDAVIT FEE FOR PUBLIC HEARING	**$ 15.00**	$15.00
	TOTAL FEE:	$ 5,265.00

RECEIVED SEP 20 2021 TOWN OF AMHERST PLANNING DEPT.

[Note: A completed Part 1 of the Full Environmental Assessment Form along with Page 5[a] is attached as Exhibit "2".]

Attachment: Z-2021-08 application 111821 (24841 : Z-2021-08)

TO BE COMPLETED BY APPLICANT

1. **Petitioner:** Name: The Green Organization

Address: c/o Sean Hopkins, Esq.
5500 Main Street, Suite 343
Williamsville, New York 14221
City State Zip Code

Phone: 510-4338 Fax:

E Mail shopkins@hsmlegal.com

2. **The undersigned hereby petitions the Honorable Town Board to rezone the following described property**

From: GB and R-3 District

To: MFR-5 and R-3 District

Rezoning of 3325 Millersport Highway from GB to MFR-5 and R-3 and Portion of 3275 Millersport Highway from GB to R-3

3. **Street address of land to be rezoned:** (must be verified by Town Assessor's Office)

3275 and 3325 Millersport Highway

SBL #: 42.00-1-45.2

4. **Area of land to be rezoned** (in acres): 17.78 acres

5. **Owner of Land**:

Name: The Green Organization

Address: 6465 Transit Road, East Amherst, NY 14051

Telephone: 716.402-2004

6. **Representative** (Architect, Engineer, Landscape Architect, Surveyor or Attorney):

Other Representative:
Christopher Wood, P.E.
Carmina Wood Morris DPC
487 Main Street, Suite 600
Buffalo, New York 14202
Tel: 842-3165 [Ext. 103]
E-mail: cwood@cwm-ae.com

Name: Sean W. Hopkins, Esq.

Address: 5500 Main Street, Suite 343

Williamsville, New York 14221

Tel: 716.510-4338 - E-mail: shopkins@hsr-legal.com

City State Zip Code

Attachment: Z-2021-08 application 111821 (24841 : Z-2021-08)

7. Petitioner's interest in property [Note: Authorization Letter of the Property Owner signed attached as Exhibit "1" of this Rezoning Application.]

_____ Option to purchase

_____ Owner

X Other (explain) The Applicant has entered into a contract to purchase the Project Site.

8. The following are all others having an interest in this application and join herein with the petitioner named above: (describe extent of interest; attach sheets as needed)

Not Applicable.

9. Attach Survey and Legal description of land to be rezoned. The Survey must be prepared by a New York State Licensed Land Surveyor. Legal descriptions of property to be rezoned GB to MFR-5, R-3 to GB and GB to R-3 attached as Exhibit "3" and copy of the Survey prepared by Mark Andrews of GPI is attached as Exhibit "4".

10. Said property has the following deed restrictions or Covenants: (attach copy) [Note: A full size copy of the Survey is also attached.]

Liber 11362 Page 6516

A copy of the Declaration of Restrictive Covenants recorded on July 9, 2020 is provided at Exhibit "7".

11. Information on proposed project:

A. Description of the character of the proposed development:

See Exhibit 5.

B. Rationale for rezoning request:

1. Why was this site chosen?

See Exhibit 5.

Attachment: Z-2021-08 application 111821 (24841 : Z-2021-08)

2. Why cannot land be used with the existing zoning?

See Exhibit 5.

3. How will this rezoning impact surrounding properties?

See Exhibit 5.

4. How will this rezoning impact the school system?

See Exhibit 5.

12. Quantitative Data:

A. Total # of dwelling units 162

B. Distribution of dwelling units by type The attached dwelling units will consist exclusively of attached residential units for lease.

C. Gross Residential Density per acre 6.95 units per acre.

D. Total amount of Open Space 12 acres of Permanent Open Space

E. Proposed Non-Residential Floor Area 4,200 sq. ft. - Proposed Clubhouse

[Note: A reduced size copy of the Concept Site Plan [Drawing C-100] prepared by Carmina Wood Morris DPC is provided at Exhibit "7" and a full size copy is also attached.]

13. Development Schedule:

Start 2022

Finish 2023

Stages (# of) 1

14. If any portion of the proposed development is planned to be sold or leased, please describe:

The proposed multifamily units will be leased.

Attachment: Z-2021-08 application 111821 (24841 : Z-2021-08)

15. Open Space ownership and maintenance provisions (if applicable):

Greenspace and landscaping will be privately owned and maintained.

16. Basis for Findings (Sec. 8-3-5 of the Town Zoning Code) (Attach sheets and supplemental materials as necessary.)

A. <u>The proposed zoning and development plan must be generally consistent with the policies of the Comprehensive Plan and the Town Zoning Ordinance.</u>

1. State in detail why the proposed zoning is consistent with the adopted Town of Amherst Bicentennial Comprehensive Plan. Cite specific sections, maps, and/or figures in the plan that support the proposed zoning at this location (The Comprehensive Plan document is available at the Planning Department, Town Clerk's Office, Amherst libraries, or at www.amherst.ny.us). Add sheets as needed.

See Exhibit 6.

2. Pursuant to NYS Town Law Section 272a(11), "all Town land use regulations must be in accordance with a comprehensive plan adopted pursuant to this Section." The Town Board adopted the Comprehensive Plan pursuant to NYS Town Law 272 on January 2, 2007. If the rezoning is approved, the Town Board may require the Plan to be amended, as applicable.

Cite all text, map, and / or figures that must be amended to support the proposed zoning at this location (attach pages as necessary) and provide detailed suggested amendments.

See Exhibit 6.

Attachment: Z-2021-08 application 111821 (24841 : Z-2021-08)

3. State why the proposed zoning is consistent with intent and objectives (Sec. 1-2-2) of the Zoning Ordinance:

See Exhibit 6.

B. Adequate Services and Utilities are available or are proposed to be made available with the construction of the development:

1. Sanitary Sewer
   Yes.
2. Storm Sewer/Drainage
   Yes.
3. Water
   Yes.
4. Other Yes.

C. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:

See Exhibit 6.

D. Suitability of the subject property for uses permitted by the current versus the proposed district:

See Exhibit 6.

Attachment: Z-2021-08 application 111821 (24841 : Z-2021-08)

E. Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the Town:

See Exhibit 6.

17. The petitioner encloses herewith the sum of $5,265.00 to pay the fee, and consents to the placement of a sign(s) at the described location identifying this request for a period of time to be determined by the Town Clerk.

18. The undersigned certifies that all information required to be disclosed pursuant to Section 809 of the General Municipal Law (see below) is as follows:

The undersigned swears or affirms that all statements made herein are true, that all drawings submitted correctly show the situation involved in this petition.

[Note: Authorization Letter of Property Owner signed attached as Exhibit "1".]

Counsel for Petitioner

Signature of Petitioner

Subscribed and sworn to before me this 20th day of September, 2021

Notary Public, Erie County, New York

MARIANNE BRAUTLACHT
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 01/14/2022

N.Y.S. General Municipal Law - Section 809 Disclosure in certain applications:

1. Every application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provision of any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state office or any office or employee of such municipality or of a municipality of which such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.

Attachment: Z-2021-08 application 111821 (24841 : Z-2021-08)

2. For the purpose of this section an officer or employee shall be deemed to have an interest in the applicant when he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them

   (a) is the applicant, or
   (b) is an officer, director, partner or employee of the applicant, or
   (c) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
   (d) is a party to an agreement with such an applicant, express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such applicant, petition or request.

3. In the county of Nassau the provisions of subdivisions one and two of this section shall also apply to a party officer. "Party Officer" shall mean any person holding any position or office, whether by election, appointment or otherwise, in any party as defined by subdivision four or section two of the election law.

4. Ownership of less than five per cent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.

5. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

P/CurrPlan/Applications2007/Rezoning & Comp Plan Amend App.
10/08

Attachment: Z-2021-08 application 111821 (24841 : Z-2021-08)

AUTHORIZATION FORM

Levin Inc., as the owner of two contiguous parcels of real property located at 3275 and 3325 Millersport Highway in the Town of Amherst (collectively the "Project Site") hereby authorizes The Green Organization, the law firm of Hopkins Sorgi & McCarthy PLLC and the engineering firm of Carmina Wood Morris DPC to seek required approvals and permits from the municipal boards of the Town of Amherst and involved agencies including but not limited to a rezoning, area variances and site plan approval in connection with the proposed development of the Project Site as a multifamily project.

LEVIN INC.

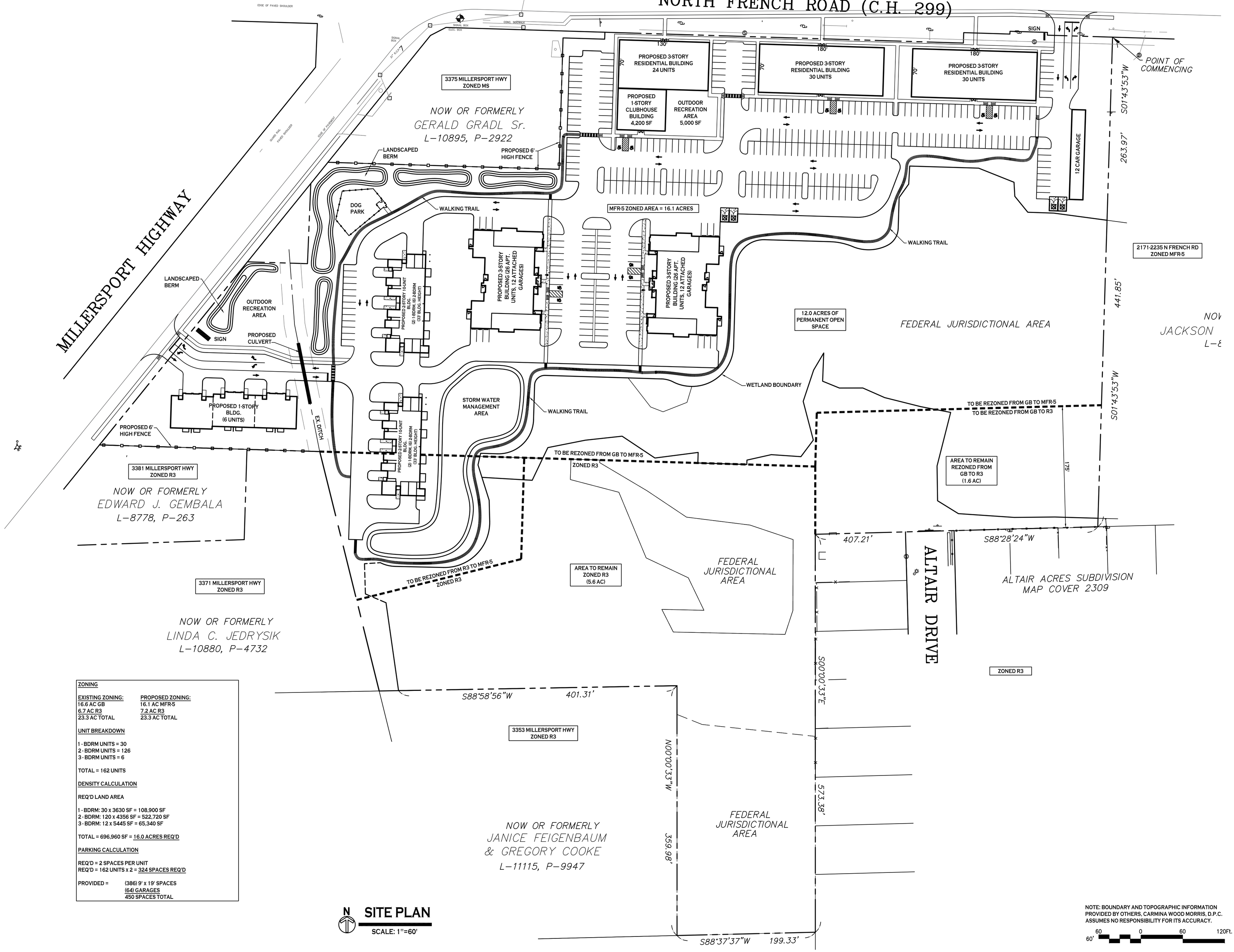
Signature:

Print Name: Olivia T. Paulo-Lee, Esq.,
Attorney and Authorized Person for
Levin, Inc.

Attachment: Z-2021-08 application 111821 (24841 : Z-2021-08)

Attachment: Z-2021-08 drawings 111821 (2484 : Z-2021-08)

© Carmina Wood Morris DPC All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris PC is prohibited. WARNING: It is 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.



ZONING

EXISTING ZONING:	PROPOSED ZONING:
16.6 AC GB	16.1 AC MFR-5
6.7 AC R3	7.2 AC R3
23.3 AC TOTAL	23.3 AC TOTAL

UNIT BREAKDOWN

1 - BDRM UNITS = 30
2 - BDRM UNITS = 126
3 - BDRM UNITS = 6

TOTAL = 162 UNITS

DENSITY CALCULATION

REQ'D LAND AREA

1 - BDRM: 30 x 3630 SF = 108,900 SF
2 - BDRM: 120 x 4356 SF = 522,720 SF
3 - BDRM: 12 x 5445 SF = 65,340 SF

TOTAL = 696,960 SF = 16.0 ACRES REQ'D

PARKING CALCULATION

REQ'D = 2 SPACES PER UNIT
REQ'D = 162 UNITS x 2 = 324 SPACES REQ'D

PROVIDED = (386) 9' x 19' SPACES
(64) GARAGES
450 SPACES TOTAL

SITE PLAN

SCALE: 1"=60'

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

60' 60 0 60 120Ft.

Carmina Wood Morris DPC
487 Main Street Suite 600
Buffalo, New York 14203
P 716.842.3165
F 716.842.0263

REVISIONS:

No.	Description	Date

PROJECT NAME:

Site Development Plans for:

Multi-family Development

3325 & 3275 Millersport Highway
Amherst, NY

Date: 9/17/21
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:

Site Plan

DRAWING NO.

C-100

Project no.: 21.xxx

DRAFT (11/18/21)

TOWN OF AMHERST
PLANNING BOARD
ZONING RESOLUTION
Z-2021-08

PETITIONER

The Green Organization
Matt Green
6465 Transit Road
East Amherst, NY 14051

PROPERTY LOCATION

3275 (portion) & 3325 Millersport Highway

WHEREAS the Town of Amherst Planning Board on Thursday, November 18, 2021 held a public hearing on the proposed rezoning of land from GB to MFR-5 & R-3 and

WHEREAS the Planning Board has reviewed plans and other materials regarding the rezoning proposal, and

WHEREAS the materials and plans have been referred to the Town's various review agencies, and

WHEREAS in accordance with Section 8-3-5 of the Zoning Ordinance the Planning Board finds that:

A. The proposed zoning and development plan is generally consistent with the policies of the Comprehensive Plan and the Zoning Ordinance.

The proposal is consistent with the Conceptual Land Use Plan which shows 'mixed residential' use in this area of the Town.

The proposal is consistent with Section 3.6.2 and 3.11.2, "Residential District Three (R-3) and Multi-Family Residential District Five (MFR-5)." This proposal seeks to provide medium density multi-family development which meets the intent of the MFR-5 district. The intent of the R-3 zoning district is not met because there are no single-family homes proposed, however the proposed R-3 district is left as permanent open space in the plan, which is a permitted use in the R-3 district.

B. There are adequate services and utilities available or proposed to be made available in the construction of the development.

C. The proposal is not compatible with the present zoning. The proposal is compatible with the conforming uses of nearby property and with the character of the neighborhood.

D. The subject property is not suitable for uses permitted by the current versus the proposed district.

Attachment: Z-2021-08_draft resolution_111821 (24841 : Z-2021-08)

DRAFT (11/18/21)

TOWN OF AMHERST
PLANNING BOARD
ZONING RESOLUTION
Z-2021-08

PETITIONER	PROPERTY LOCATION
The Green Organization	3275 (portion) & 3325 Millersport Highway

E. The proposed change does tend to improve the balance of uses, or meets a specific demand in the Town.

F. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act is required since hydric/potentially hydric soils have been identified on the parcel.

WHEREAS pursuant to Local Law #3-82, as amended, the Planning Board recommends that the Town Board determine that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

NOW THEREFORE BE IT RESOLVED that the Planning Board recommends to the Town Board in accordance with Section 8-3-4 of the Zoning Ordinance, that the rezoning request be **approved/denied** subject to the following conditions:

1. That the petitioner comply with the requirements of New York State Department of Environmental Conservation, New York State Department of Transportation, and the Erie County Department of Environment and Planning, during the site plan review process.

The foregoing resolution was adopted by the Town of Amherst Planning Board, _____; moved by - _____; seconded by - _____; ayes _, noes _; absent - ____.

_____ _____
Robert J. Gilmour, Chair Date

TV/ac
X:\Current_Planning\Files\Rezonings\2021\Z-2021-08_(3275_&_3325_Millersport_Hwy)_2021\Z-2021-08_draft resolution_111821.doc
cc: Town Clerk
Commissioner of Building
Highway Superintendent
Town Engineer
Traffic/Safety Coordinator
Christopher Wood, Carmina Wood Morris, 487 Main St., Suite 600, Buffalo, NY 14203
Sean Hopkins, Hopkins Sorgi & McCarthy, PLLC, 5500 Main St., Ste. 343, Williamsville, NY 14221
Matt Green, The Green Organization, 6465 Transit Rd., E. Amherst, NY 14051

Attachment: Z-2021-08_draft resolution_111821 (24841 : Z-2021-08)

TOWN OF AMHERST
PLANNING BOARD
ZONING RESOLUTION
Z-2021-08

PETITIONER

The Green Organization
Matt Green
6465 Transit Road
East Amherst, NY 14051

PROPERTY LOCATION

3275 (portion) & 3325 Millersport Highway

NOV23'21 AM11:22 TOWN

WHEREAS the Town of Amherst Planning Board on Thursday, November 18, 2021 held a public hearing on the proposed rezoning of land from GB to MFR-5 & R-3 and

WHEREAS the Planning Board has reviewed plans and other materials regarding the rezoning proposal, and

WHEREAS the materials and plans have been referred to the Town's various review agencies, and

WHEREAS in accordance with Section 8-3-5 of the Zoning Ordinance the Planning Board finds that:

A. The proposed zoning and development plan is generally consistent with the policies of the Comprehensive Plan and the Zoning Ordinance.

B. The proposal is consistent with the Bicentennial Comprehensive Plan-Conceptual Land Use Plan (Figure 6) which shows 'mixed residential' use in this area of the Town.

C. The proposal is consistent with Section 3.6.2 and Section 3.11.2 of the Bicentennial Comprehensive Plan, "Residential District Three (R-3) and Multi-Family Residential District Five (MFR-5)." This proposal seeks to provide medium density multi-family development which meets the intent of the MFR-5 district. The intent of the R-3 zoning district is not met because there are no single-family homes proposed, however the proposed R-3 district is left as permanent open space in the plan, which is a permitted use in the R-3 district.

D. There are adequate services and utilities available or proposed to be made available in the construction of the development.

E. The proposal is not compatible with the present zoning. The proposal is compatible with the conforming uses of nearby property and with the character of the neighborhood.

F. The subject property is not suitable for uses permitted by the current versus the proposed district.

Attachment: Z-2021-08 signed resolution 111821 (24841 : Z-2021-08)

TOWN OF AMHERST
PLANNING BOARD
ZONING RESOLUTION
Z-2021-08

PETITIONER

The Green Organization

PROPERTY LOCATION

3275 (portion) & 3325 Millersport Highway

G. The proposed change does tend to improve the balance of uses, or meets a specific demand in the Town.

H. A Wetland and Waterbodies Delineation Report, prepared by Earth Dimensions, Inc., has identified potential jurisdictional wetlands on the subject property. Review and issuance of a determination letter will be conducted by the United States Army Corps of Engineers.

WHEREAS pursuant to Local Law #3-82, as amended, the Planning Board recommends that the Town Board determine that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

NOW THEREFORE BE IT RESOLVED that the Planning Board recommends to the Town Board in accordance with Section 8-3-4 of the Zoning Ordinance, that the rezoning request be approved subject to the following conditions:

1. That the petitioner address the requirements or concerns raised in the correspondence from the New York State Department of Environmental Conservation, the New York State Department of Transportation, Erie County Department of Environment and Planning, and Erie County Department of Public Works, during the site plan review process.

The foregoing resolution was adopted by the Town of Amherst Planning Board, November 18, 2021; moved by Giuliani; seconded by Gill; ayes 7, noes 0.

Robert J. Gilmour, Chair

11-23-21.
Date

TV/ac
X:\Current_Planning\Files\Rezonings\2021\Z-2021-08_(3275_&_3325_Millersport_Hwy)_2021\Z-2021-08_resolution_111821.doc
cc: Town Clerk
Commissioner of Building
Highway Superintendent
Town Engineer
Traffic/Safety Coordinator
Christopher Wood, Carmina Wood Morris, 487 Main St., Suite 600, Buffalo, NY 14203
Sean Hopkins, Hopkins Sorgi & McCarthy, PLLC, 5500 Main St., Ste. 343, Williamsville, NY 14221
Matt Green, The Green Organization, 6465 Transit Rd., E. Amherst, NY 14051

Attachment: Z-2021-08 signed resolution 111821 (24841 : Z-2021-08)

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

Meeting: 11/18/21 06:30 PM
Department: Planning
Category: Rezoning and Relief from Conditions of Rezoning
Prepared By: Amy Carrato
Initiator: Dan Howard
Sponsors:
DOC ID: 24840 A

ADOPTED

PLANNING BOARD ITEM (ID # 24840)

Request to Rezone 13.94± Acres of Land from CTR-5 to DC-3, Z-2021-09

Property located at 1501-1551 Niagara Falls Boulevard
1551 Niagara Falls Boulevard LLC, Petitioner

The purpose of this rezoning request is to allow the petitioner to redevelop a portion of the existing plaza which will include:

- Partial demolition (90,000 sq. ft.) of the existing building located in the rear of the site and to construct 102,000 sq. ft. of new building.
- Enlarge the sidewalk depth and install required landscaping between the building and vehicle use area.
- Addition of landscape islands within the existing parking lot.
- Resurface the existing parking lot and new pavement within the parking field for the new building.
- Improvements to existing grading and site drainage infrastructures.

James Boglioli, Esq., Benderson Development Company LLC, represented the petitioner, explained the proposal and was available to answer questions from the Board.

There were no questions from the Board.

Gayle Ablove, 90 Old Lyme Road, asked how will the landscape islands be lit so they are able to be seen.

Mr. Boglioli stated the project will met Town requirements for lighting and the landscape islands will be at the end or middle of parking rows.

No further comments were heard on this proposal. The hearing was closed.

Following discussion, Ms. Gelber moved to approve the request based on the resolution. The motion was seconded by Mr. Giuliani and carried. Ayes 6, Noes 0, Abstain 1 (Chmiel).

ATTACHMENTS:

- Z-2021-09 application 111821 (PDF)
- Z-2021-09 drawings 111821 (PDF)
- Z-2021-09_draft resolution_111821 (PDF)
- Z-2021-09 signed resolution 111821 (PDF)

RESULT:	**APPROVED [6 TO 0]**
MOVER:	Stephanie S. Gelber, Board Member
SECONDER:	Dal Giuliani, Board Member
AYES:	Gilmour, Gelber, Gill, Giuliani, Penberthy, Raffaele Jr.
ABSTAIN:	Michael Chmiel

BENDERSON DEVELOPMENT COMPANY, LLC. • 570 Delaware Ave., Buffalo, NY 14202 • 716/886-0211• FAX 716/886-2269 • www.benderson.com

October 27, 2021

VIA HAND DELIVERY
Brian J. Kulpa, Town Supervisor
Town of Amherst
5583 Main Street
Williamsville, NY 14221

RE: Proposed Rezoning of 1051-1551 Niagara Falls Blvd
BDP# 5256

Dear Mr. Kulpa and Members of the Town Board:

In connection with the above-referenced property, please accept this letter and the enclosed application materials in support of our request to rezone the parcel located at 1501-1551 Niagara Falls Blvd from Center 5 District ("CTR-5") to Deep Corridor 3 ("DC-3").

Information on the Project:

A. Description of the Character of the Proposed Development

The Project Site is an existing shopping center located on the southeast corner of Niagara Falls Boulevard and Romney Road. It is improved with a 160,700 s.f. "L" shaped building located at the rear of the site, a +/- 26,854 s.f. building located at the front of the site along Romney Road and a 3,658 s.f. Northwest Savings Bank located along Niagara Falls Blvd. The site maintains four driveways on Niagara Falls Blvd. and three on Romney Road. The proposed project will consist of the following:

- The partial demolition of existing building located in the rear of the site (90K removed) and to construct 102K square footage with associated loading docks;
- Increase the building sidewalk depth and install the code required landscaping between the building and main drive lane;
- Add additional landscaping islands within the existing parking lot to bring it into compliance with the code required landscaping;
- Resurface the existing asphalt parking lot and new pavement within the main parking field of the new building; and
- Make improvements to the existing grading and site drainage infrastructures.

Attachment: Z-2021-09 application 111821 (24840 : Z-2021-09)

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B. Rationale for the Rezoning Request

1. Why was the site chosen?

The Project Site is an existing shopping center and Benderson is seeking to redevelop the shopping center with buildings that meet current standards within the retail industry and the existing building is outdated and no longer meets the requirements for national retailers.

2. Why cannot land be used with the existing zoning?

Rebuilding the building in the same location as proposed is not consistent with the existing zoning. In addition, there will be no functional second story.

3. How will this rezoning impact the surrounding properties?

The proposed rezoning will not have a negative impact on the surrounding properties as it is an existing shopping center and is surrounded by similar uses. The Project Site is located on Niagara Falls Blvd and abuts Blvd Consumer Square to the north, Amherst Development Park to the east and another shopping center to the south. Rezoning the Project Site will not have a negative impact for any of the surrounding properties.

4. How will this rezoning impact the school system?

This rezoning will have a positive impact on the school system. It will increase school taxes while not imposing any burden on the school system.

Basis for Findings (Sec. 8-3-5 of the Town Code).

A. The proposed zoning and development plan must be generally consistent with the policies of the Comprehensive Plan and the Town Zoning Ordinance.

1. State in detail why the proposed zoning is consistent with the adopted Town of Amherst Bicentennial Comprehensive Plan.

The proposed project meets Economic Development goals, policies and objectives as identified in the Comprehensive Plan. As noted in the introduction of Comprehensive Plan Section 5.0 "*since the Town's industrial and retail sectors are expected to grow more modestly… steps must be taken in the coming years to ensure these sectors remain stable*." That section continues that this process should include "the *construction of new space that allows for flexibility for tenants.*"

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Comprehensive Plan Section 5.2 *provides "A Town with a strong tax base and ample economic opportunities for a diverse base of employers and employees, housed in attractive, state of the art commercial developments in convenient and accessible locations*." The project as proposed will improve the tax base in Amherst. Further it will bring a number of employees to the area and is conveniently located in proximity to the I-290, I-990 and Niagara Falls Blvd. As noted on page 5-3 of the Comprehensive Plan "studies have shown that …. Industrial development partially subsidize(s) the cost of providing high quality facilities and services. Without such development, the burden on the residential taxpayers would be significantly higher."

2. Pursuant to NYS Town Law section 212a(11), "all Town land use regulations must be in accordance with a comprehensive plan adopted pursuant to this section." The Town Board adopted the Comprehensive Plan pursuant to NYS Town law 272 on January 2, 2007. If the rezoning is approved, the Town Board may require the Plan to be amended as applicable. Cite all text, map, and/or figures that must be amended to support the proposed zoning at this location and provide detailed suggested amendments.

    - No changes to the Comprehensive Plan are proposed.

3. State why the proposed zoning is consistent with intent and objectives (Sec. 1-2-2) of the Zoning Ordinance.

    The ordinance is intended to achieve, among others, the following objectives:

    a) To protect the character and values of residential, institutional and public uses, business, commercial and manufacturing uses and to insure their orderly and beneficial development

        The proposed project maintains the current character of the commercial development in the area.

    b) To prevent overcrowding of the land.

        The project does not result in the overcrowding of land. The Project is simply the replacement of an existing commercial building with new commercial building.

    c) To prevent excessive concentration of population and to prevent sparse and uncoordinated development.

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The project will not result in an excessive concentration of population and the development is being coordinated and laid out in conjunction with the existing development.

d) To regulate and control the location and spacing of buildings on the lot and in relation to the surrounding property generally consistent with the policies of the Comprehensive Plan.

The project, through its design will maintain appropriate location and spacing of the buildings so that it is generally consistent with the policies of the Comprehensive Plan.

e) To protect persons and property from damage and injury due to fire or flood.

The project will not result in any risks of injury due to flood and fire and infact will be decreasing the risk of flood as a new detention system that will recue the storm water outflow rate below existing conditions will be constructed as part of this project.

f) To assure that structure and land use arrangements are aesthetically harmonious with nearby areas and structures.

The proposed project has been designed to be aesthetically harmonious with nearby areas and structures.

g) To regulate the location of buildings and intensity of uses in relation to streets according to plans so as to cause the least interference with and be damaged least by traffic movements and hence result in lessened street congestion and improved public safety.

The proposed project utilizes the existing roadway system and will not result in any increased congestion.

h) To establish zoning patterns that insure economical extensions for sewers, water supply, waste disposal and other public utilities, as well as development of recreation, schools and other public facilities.

Utilities exist and are currently available at the project site

Attachment: Z-2021-09 application 111821 (24840 : Z-2021-09)

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B. Adequate Services and Utilities are available or are proposed to be made available with the construction of the development:

1. Sanitary Sewer: Sanitary sewer currently exists on-site and facilities will be upgraded as needed for the project.
2. Storm Sewer/Drainage: Storm Sewer/Drainage facilities exist on -site and facilities will be upgraded as needed for the project.
3. Water: Water currently exists at the project site and facilities will be upgraded as needed for the project.
4. Other: Gas, Electric and internet also currently exist at the project site.

C. Compatibility with the present zoning and conforming uses of nearby property and the character of the neighborhood.

The surrounding area is developed with several commercial uses, including restaurant, retail, warehouse and manufacturing. The project and its zoning are compatible with the surrounding zoning. The design of the project is compatible with the surrounding zoning and uses. Further, the project will provide employment opportunities which will bring people to the area to support the abutting commercial uses.

D. Suitability of the subject property for the uses permitted by the current versus the proposed district.

The proposed uses are consistent between the existing and proposed zoning.

E. Whether the proposed change tends to improve the balance of uses or meets a specific Town demand.

As noted above, maintains the balance of uses in the Town while redeveloping a tired retail shopping center.

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Conclusion

We look forward to working with the Town on this project. We believe this project represents a great redevelopment opportunity for this area that is consistent with the previous development of the property. If there are any questions regarding this letter or the enclosed documentation, please feel free to contact me at (716) 878-9626 or jamesboglioli@benderson.com.

Thank you,
BENDERSON DEVELOPMENT COMPANY, LLC

James A. Boglioli

James A. Boglioli, Esq.
Director, Right to Build – Northeast US

Attachment: Z-2021-09 application 111821 (24840 : Z-2021-09)

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Rezoning

For Official Use

File #: _____ **Acreage** _____ **Fee $** _____

Address Verified by Assessor's Office _____ VERIFIED BY DATE

Application Received by Planning Department _____ ACCEPTED BY DATE

Materials Checked by Zoning Enforcement Officer _____ CHECKED BY DATE

Materials & Fee Paid to Town Clerk _____ ACCEPTED BY DATE

		Fill In Applicable Fees
2 ACRES OR LESS	**$1,250.**	_____
2 – 20 ACRES **$1,250 + $250/acre or fraction thereof over 2 acres** (fractions of an acre to be counted as 1 acre)		_____
21 – 30 ACRES **$5,700 + $150/acre or fraction thereof over 21 acres** (fractions of an acre to be counted as 1 acre)		_____
OVER 30 ACRES **$6,900 +$75/acre or fraction thereof over 30 acres** (fractions of an acre to be counted as 1 acre)		_____
Request for Relief of / Change to Conditions of Zoning Approval	**$1,200.**	_____
AFFIDAVIT FEE FOR PUBLIC HEARING	**$15.**	_____
TOTAL FEE:		**$**_____

Town of Amherst Planning Department 5583 Main Street Williamsville New York 14221
(716) 631-7051 Fax (716) 631-7153 Web www.amherst.ny.us

Attachment: Z-2021-09 application 111821 (24840 : Z-2021-09)

TO BE COMPLETED BY APPLICANT

1. **Petitioner:**

Name: 1551 NFB, LLC

Address: 570 Delaware Avenue

Buffalo, New York 14202
City State Zip Code

Phone: 716-878-9626 Fax 716-886-1026

E Mail: jmb@benderson.com

2. **The undersigned hereby petitions the Honorable Town Board to rezone the following described property:**

From: CTR-5 District

To: DC-3 District

3. **Street address of land to be rezoned:** (must be verified by Town Assessor's Office)

1501 - 1551 Niagara Falls Boulevard

SBL #: 54.14-1-1.1

4. **Area of land to be rezoned** (in acres): 13.9+/-

5. **Owner of Land:**

Name: 1551 NFB, LLC

Address: 570 Delaware Avenue

Buffalo, New York 14202
City State Zip Code

Phone: 716-878-9626

6. **Representative** (Architect, Engineer, Landscape Architect, Surveyor or Attorney):

Name: James A. Boglioli

Address: 570 Delaware Avenue

Buffalo, New York 14202
City State Zip Code

Phone: 716-878-9626 Fax 716-886-1026

E Mail: jmb@benderson.com

Attachment: Z-2021-09 application 111821 (24840 : Z-2021-09)

7. **Petitioner's interest in property**

_____Option to purchase
__X__Owner
_____Other (explain) _____

8. **The following are all others having an interest in this application and join herein with the petitioner named above:** (describe extent of interest; attach sheets as needed)

N/A

9. **Attach Survey and Legal description of land to be rezoned. The Survey must be prepared by a New York State Licensed Land Surveyor.**

10. **Said property has the following deed restrictions or covenants:** (attach copy)

Liber N/A Page N/A

11. **Information on proposed project:**

A. Description of the character of the proposed development:

Please see the attached Letter of Intent

B. Rationale for rezoning request:

1. Why was this site chosen? *Please see the attached Letter of Intent*

2. Why cannot land be used with the existing zoning?

Please see the attached Letter of Intent

3. How will this rezoning impact surrounding properties?

Please see the attached Letter of Intent

4. How will this rezoning impact the school system?

Please see the attached Letter of Intent

Attachment: Z-2021-09 application 111821 (24840 : Z-2021-09)

12. Quantitative Data:

A. Total # of dwelling units N/A

B. Distribution of dwelling units by type N/A

C. Gross Residential Density per acre N/A

D. Total amount of Open Space N/A

E. Proposed Non-Residential Floor Area

13. Development Schedule:

Start January 2022

Finish June 2022

Stages (# of) One

14. If any portion of the proposed development is planned to be sold or leased, please describe:

Please see the attached Letter of Intent

15. Open Space ownership and maintenance provisions (if applicable):

N/A

16. Basis for Findings (Sec. 8-3-5 of the Town Zoning Code) (Attach sheets and supplemental materials as necessary.)

A. <u>The proposed zoning and development plan must be generally consistent with the policies of the Comprehensive Plan and the Town Zoning Ordinance.</u>

1. State in detail why the proposed zoning is consistent with the adopted Town of Amherst Bicentennial Comprehensive Plan. Cite specific sections, maps, and/or figures in the Plan that support the proposed zoning at this location (The Comprehensive Plan document is available at the Planning Department, Town Clerk's Office, Amherst libraries, or at www.amherst.ny.us). Add sheets as needed.

Please see the attached Letter of Intent

Attachment: Z-2021-09 application 111821 (24840 : Z-2021-09)

2. Pursuant to NYS Town Law Section 272a(11), "All Town land use regulations must be in accordance with a comprehensive plan adopted pursuant to this Section." The Amherst Town Board adopted the Bicentennial Comprehensive Plan pursuant to NYS Town Law 272 on January 2, 2007. If the rezoning is approved, the Town Board may require the Plan to be amended, as applicable.

   Cite all text, maps, or figures that must be amended to support the proposed zoning at this location (attach pages as necessary) and provide detailed suggested amendments.

   Please see the attached Letter of Intent

3. State why the proposed zoning is consistent with intent and objectives (Sec. 1-2-2) of the Zoning Ordinance:

   Please see the attached Letter of Intent

B. Adequate Services and Utilities are available or are proposed to be made available with the construction of the development:

1. Sanitary Sewer *Yes*
2. Storm Sewer/Drainage *Yes*
3. Water *Yes*
4. Other

C. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:

Please see the attached Letter of Intent

D. Suitability of the subject property for uses permitted by the current versus the proposed district: *Please see the attached Letter of Intent*

E. Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the Town:

Please see the attached Letter of Intent

Attachment: Z-2021-09 application 111821 (24840 : Z-2021-09)

17. The petitioner encloses herewith the sum of $ 4,256 to pay the fee, and consents to the placement of a sign(s) at the described location identifying this request for a period of time to be determined by the Town Clerk.

18. The undersigned certifies that all information required to be disclosed pursuant to Section 809 of the General Municipal Law (see below) is as follows:

The undersigned swears or affirms that all statements made herein are true, that all drawings submitted correctly show the situation involved in this petition.

COURTNEY LADAMO
Notary Public-State of New York
No. 01AD6413282
Qualified in Niagara County
Commission Expires January 25, 2025

Signature of Petitioner

Subscribed and sworn to before me this 28 *day of* October, 20 21

Notary Public, Erie County, New York Courtney Ladamo

N.Y.S. General Municipal Law - Section 809 Disclosure in certain applications:

1. Every application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provision of any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state office or any office or employee of such municipality or of a municipality of which such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.

2. For the purpose of this section an officer or employee shall be deemed to have an interest in the applicant when he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them

(a) is the applicant, or
(b) is an officer, director, partner or employee of the applicant, or
(c) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
(d) is a party to an agreement with such an applicant, express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such applicant, petition or request.

3. In the county of Nassau the provisions of subdivisions one and two of this section shall also apply to a party officer. "Party Officer" shall mean any person holding any position or office, whether by election, appointment or otherwise, in any party as defined by subdivision four or section two of the election law.

4. Ownership of less than five per cent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.

5. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

Attachment: Z-2021-09 application 111821 (24840 : Z-2021-09)

Rezoning Application Requirements and Checklist

The following checklist outlines the information required by the Town of Amherst to accept a Rezoning application. ***It is strongly recommended that you make an appointment with Planning Staff to discuss what information will be needed to address the items shown on the checklist.***

Item No.	Item	Submitted	Official use
I Application Information			
1.0	**Town of Amherst Rezoning / Comprehensive Plan Amendment Application Form (available from Planning Department)**	*X*	
1.1	Name, address, and contact information of the petitioner	*X*	
1.2	Name and address of property owners(s) – if different than petitioner	*N/A*	
1.3	If petitioner is different than property owner, provide statement describing interest in property and a letter from the property owner authorizing the application	*N/A*	
1.4	Identify existing and proposed zoning and acreage of area proposed to be rezoned	*X*	
1.5	Parcel addresses and Section, Block, and Lot (SBL) numbers of all properties proposed to be rezoned. Indicate if a portion of any parcel is involved, if applicable	*X*	
1.6	Statement of planning objectives to be achieved by the proposed rezoning, including the following: • How the proposed zoning and development plan meets the objectives of the Comprehensive Plan • A description of the character of the proposed development • The rationale behind the assumptions that are presented	*X*	
1.7	Cite specific maps and / or figures in the Comprehensive Plan that must be amended to support the proposed zoning and provide suggested amendments.	*X*	
1.8	A general statement about how any proposed open space will be maintained (if applicable)	*N/A*	
1.9	A development schedule indicating the approximate date when construction is expected to begin and be completed. Identify schedule of any proposed phasing of the development (attach pages as necessary)	*X*	
1.10	A statement of the petitioner's intentions regarding future sale or leasing of all or portions of the proposed development	*N/A*	
II Survey and Legal Description			
1.0	**Complete boundary survey that includes all existing structures, acreage, legal description, and easements plotted to scale by a NYS licensed land surveyor**	*X*	
1.1	Raised/wet seal and signature of licensed surveyor	*X*	
1.2	Clear delineation and acreage of area to be rezoned if different than property boundary	*X*	
2.0	**Legal Description of the total area proposed to be rezoned. (must be consistent with area shown to be rezoned on boundary survey)**	*X*	

Attachment: Z-2021-09 application 111821 (24840 : Z-2021-09)

Item No.	Item	Submitted	Official use
III Concept Plan (if required by the Planning Board)			
1.0	**Conceptual development plan drawn to scale (no larger than 24" x36" format and folded into 8 ½" x 11" size)**	X	
1.1	North arrow	X	
1.2	Scale of drawing	X	
1.3	Property lines (existing and proposed)	X	
1.4	Unique natural features and tree cover	N/A	
1.5	Information on land controlled by the applicant located within 500 feet of the perimeter of the area proposed to be rezoned	X	
1.6	Location of all proposed structures and other improvements	X	
1.7	Number and type of dwelling units (if applicable)	N/A	
1.8	Gross square feet of commercial space (if applicable)	X	
1.9	Maximum structure heights	X	
1.10	Architectural sketches	X	
1.11	Existing and proposed contours	X	
1.12	Existing utility systems (sanitary sewers, water, storm drainage)	X	
1.13	Location of proposed storm water detention or retention facilities	X	
1.14	Proposed land use arrangement	N/A	
1.15	Location of all parking, loading, stacking and interior circulation drives	X	
1.16	Location of proposed curb cuts	X	
1.17	Location of cross access drives to adjacent parcels	X	
1.18	Pedestrian circulation system	X	
1.19	Location of NYSDEC wetlands (including buffer area) and/or federal wetlands; indicate jurisdictional status	N/A	
1.20	Location of floodway and 100-year floodplain (if applicable)	N/A	
1.21	Location and purpose of any proposed easements	X	
1.22	Location and proposed development of all open spaces, including parks, playgrounds, conservation areas, and dedicated open space; indicate intended ownership of such areas	N/A	
1.23	Additional data as required by the Planning Board	X	
V Other Required Information			
1.0	**Completed and signed Environmental Assessment Form**	X	
11	Soil boring report and geotechnical report prepared by a qualified Professional Engineer (if applicable)	In progress	
1.2	Traffic impact study (if applicable)	X	
1.3	Archaeological assessment (if applicable)	N/A	
1,4	Wetland Delineation report (if applicable)	N/A	
2.0	**8 1/2" X 11" reduction of concept plan drawing (see appendix B)**	X	
3.0	**A CD containing a PDF of the complete submittal package, including all drawings.**	X	

For official use only:

_____

Approved/Date

Attachment: Z-2021-09 application 111821 (24840 : Z-2021-09)

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
Proposed Site Redevelopment

Project Location (describe, and attach a location map):
1501 - 1551 Niagara Falls Blvd, Town of Amherst, Erie County

Brief Description of Proposed Action:
The proposed project is as follows:

1) Request to rezone 13.93 acres of land from the CTR-5 District to the DC-3 Deep Corridor along with multiple variance requests
2) Site Plan Approval to allow for demolition of a 90,439 SF of existing retail buildings and replace them with a new 102,087 SF retail building with associated loading docks, new utilities and drainage, new building sidewalks and landscaping within the existing parking lot.

Name of Applicant or Sponsor:	Telephone: 716-878-9626
Benderson Development Company, LLC	E-Mail: jamesboglioli@benderson.com

Address:
570 Delaware Ave

City/PO:	State:	Zip Code:
Buffalo	NY	14202

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYSDEC - Stormwater Permit; Town of Amherst - Building Permit	☐	☑

3. a. Total acreage of the site of the proposed action? 13.93 acres
   b. Total acreage to be physically disturbed? 3.94 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 31.36 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

Attachment: Z-2021-09 application 111821 (24840 : Z-2021-09)

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES
If Yes, identify: _____	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES
	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑
10. Will the proposed action connect to an existing public/private water supply?	NO	YES
If No, describe method for providing potable water: _____ _____	☐	☑
11. Will the proposed action connect to existing wastewater utilities?	NO	YES
If No, describe method for providing wastewater treatment: _____ _____	☐	☑
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES
	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES
	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		

Attachment: Z-2021-09 application 111821 (24840 : Z-2021-09)

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☐	☑
If Yes, explain the purpose and size of the impoundment: Underground Stormwater Detention Field (18,729 cubic feet)		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe: _____		
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☑	☐
If Yes, describe: _____		

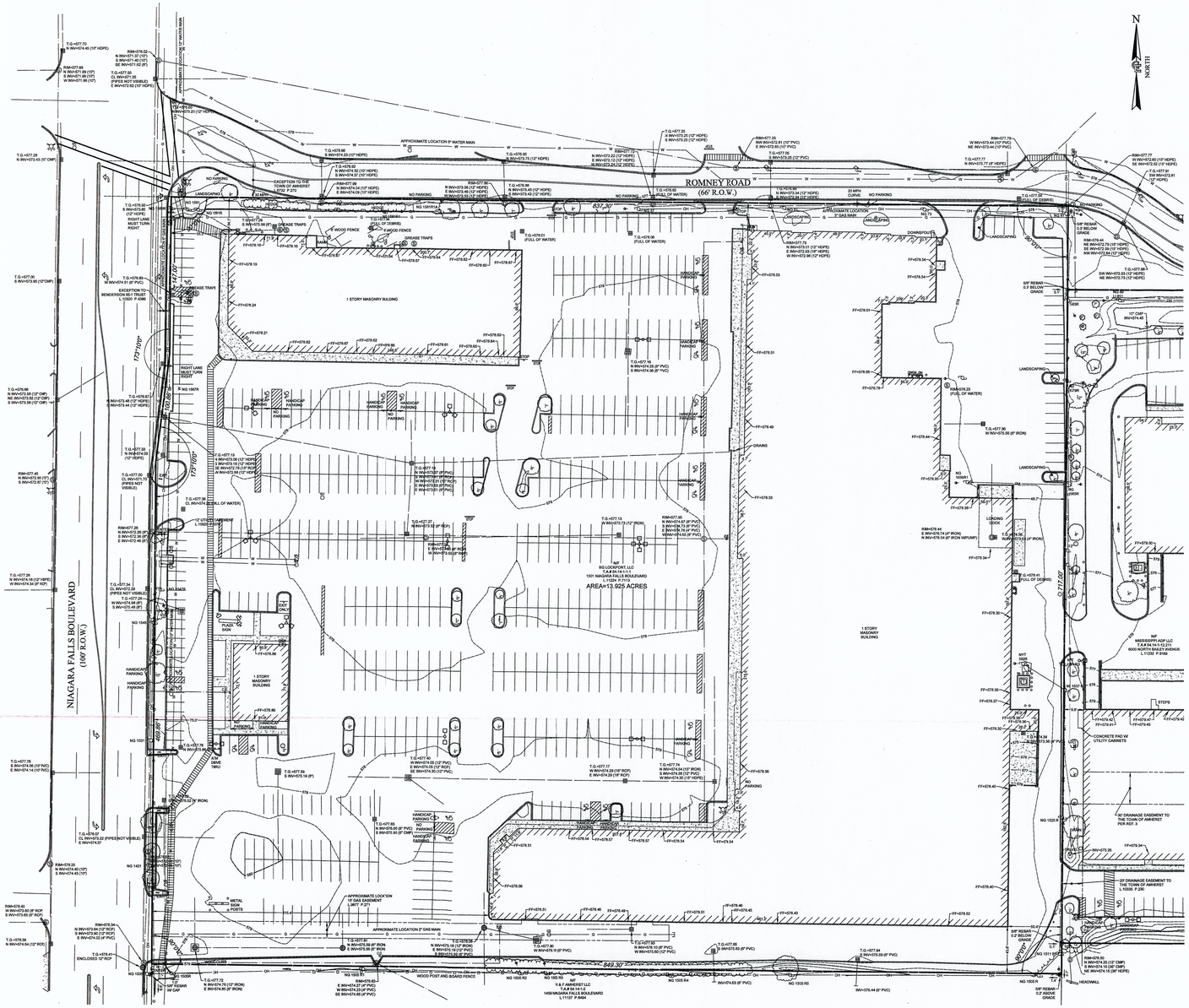
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Matthew J. Oates, P.E. Date: 09/16/2021

Signature: _____ Title: Director, Engineering

Attachment: Z-2021-09 application 111821 (24840 : Z-2021-09)

PRINT FORM

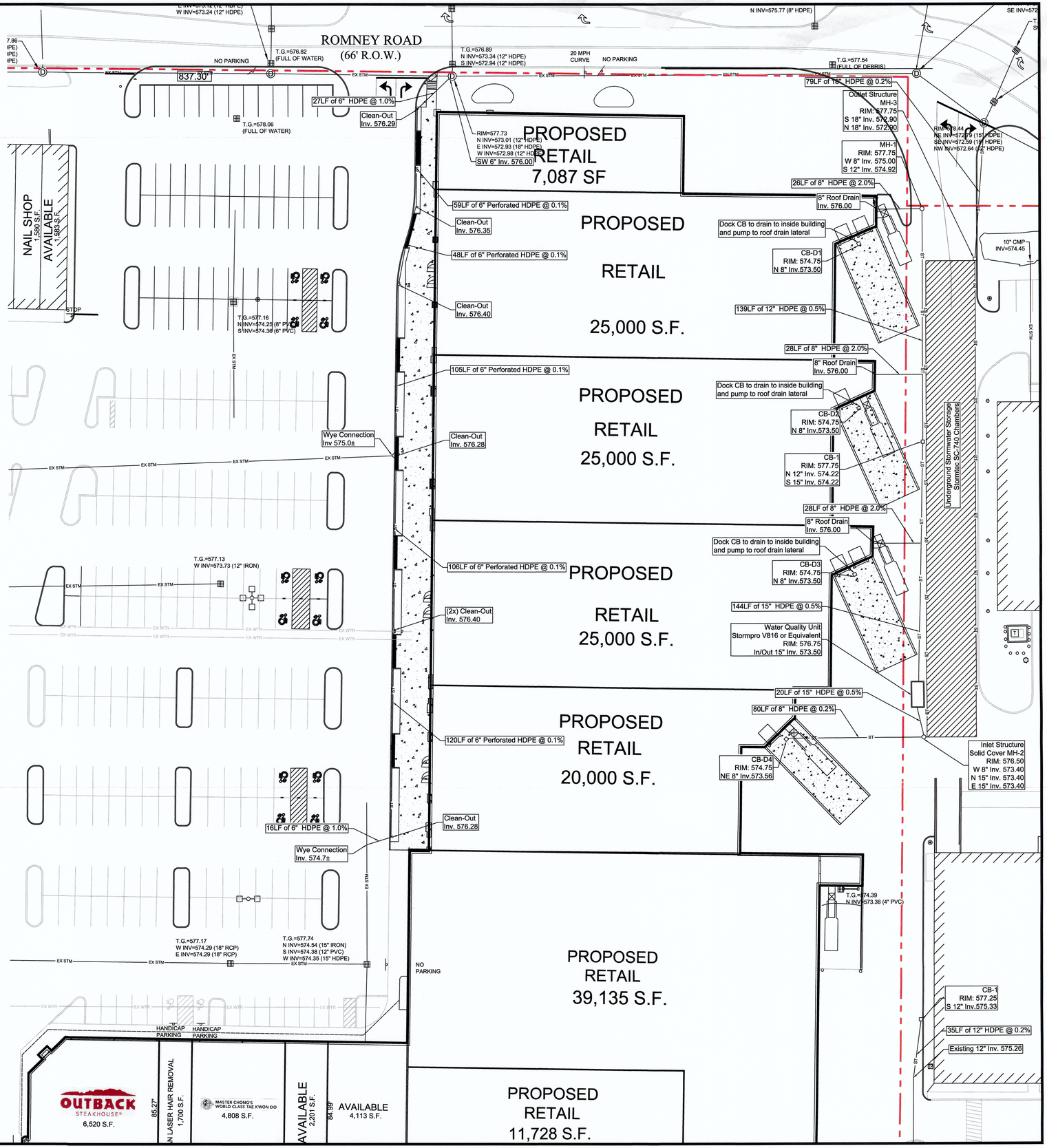

ROMNEY ROAD
(66' R.O.W.)
NIAGARA FALLS BOULEVARD
(100' R.O.W.)
APPROXIMATE LOCATION 8" WATER MAIN
APPROXIMATE LOCATION 8" WATER MAIN
1 STORY MASONRY BUILDING
1 STORY MASONRY BUILDING
1 STORY MASONRY BUILDING
AREA=13.925 ACRES
NF
RG LONGPOINT, LLC
T.A.# 54.14-1-2.1
1501 NIAGARA FALLS BOULEVARD
L.11024 P.7113
NF
I & F AMHERST LLC
T.A.# 54.14-1-2
1459 NIAGARA FALLS BOULEVARD
L.11107 P.5004
NF
MISSISSIPPI ADF LLC
T.A.# 54.14-1-3.211
6500 NORTH BAILEY AVENUE
L.11250 P.9164
NF
BG BCF, LLC
T.A.# 54.14-1-3.221
6500 NORTH BAILEY AVENUE
L.11250 P.9164
NF
BENDERSON 65-1 TRUST
L.10900 P.4366
NF
BENDERSON 65-1 TRUST
L.10900 P.4366
NF
BENDERSON 65-1 TRUST
L.10900 P.4366
EXCEPTION TO THE TOWN OF AMHERST 0.232' P.270
EXCEPTION TO BENDERSON 65-1 TRUST L.10900 P.4366

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. CONTRACTOR SHALL 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 THE 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 EXCEPT AS DETAILED ON THE PLANS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
9. BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
10. SIDEWALK DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR THE SIDEWALK PLAN .
11. CONCRETE SIDEWALK SEALERS: (REFER TO ARCHITECTURAL PLANS FOR LOCATION OF CONCRETE TYPES.)
    - 11.1. GREY CONCRETE SIDEWALKS SHALL HAVE CHEMMASTERS - SILENCURE WITHIN 2HRS AFTER FINAL FINISHING OF CONCRETE AND ALL BLEED WATER HAS DISSIPATED.
    - 11.2. EXPOSED AGGREGATE/STAMPED CONCRETE SIDEWALKS SHALL HAVE ONE (x1) COAT CHEMMASTERS - SILENCURE AS SOON AS CONCRETE HAS DRIED AFTER PRESSURE-WASHING THE RELEASE AGENT OFF. APRX 30 DAYS AFTER THIS (IF WEATHER PERMITS) APPLY ONE (x1) COAT OF CHEMMASTERS - POLYSEAL EZ.
12. LIGHTING FIXTURE ARROW SYMBOLS REFER TO THE DIRECTION THAT THE FIXTURES ARE REQUIRED TO FACE. SPECIFIC MOUNT BRACKETS WILL BE REQUIRED DEPENDING ON ORIENTATION AND FIXTURE COUNT.
13. CURB ISLAND DIMENSIONS ARE FROM INSIDE OF CURB TO INSIDE OF CURB.

DRAINAGE LEGEND:

- PROPERTY LINE
- ST — PROPOSED STORMWATER
- 6" CURB TYP.
- CO / WC — PROPOSED STORM CLEAN OUT / WYE CONNECTION
- CB - # — PROPOSED CATCH BASIN



DRAWING REVISIONS:

No.	DATE	BY	REMARKS

SPECIAL INFORMATION:

ALL CONTRACTORS SHALL GUARANTEE THEIR WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNERS ACCEPTANCE.

SHOP DRAWING SUBMITTALS ARE REQUIRED FOR ANY AND ALL STRUCTURES.

NOTICE

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NORTH

811 Know what's below. Call before you dig.

PROPERTY NUMBER: #5256

AREA: -

1501-1551 Niagara Falls Blvd.
Amherst, NY 14228

PROPOSED SITE REDEVELOPMENT

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR

BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY STATE OF NEW YORK 19143

TITLE:

Drainage Plan

SCALE: 1" = 30'

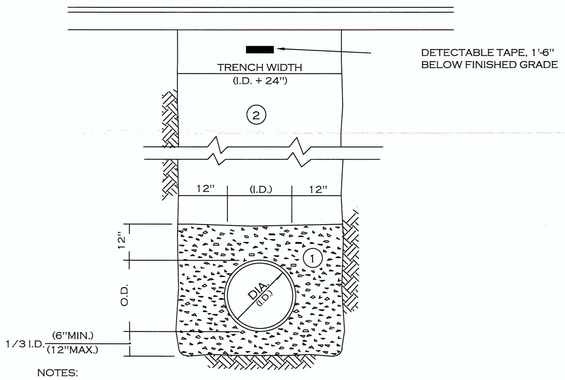
DRAWN BY: DMZ

CHECKED BY: MAO

DATE: 09.13.2021

DRAWING NO. C5.1

Attachment: Z-2021-09 drawings 111821 (24840 : Z-2021-09)



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)

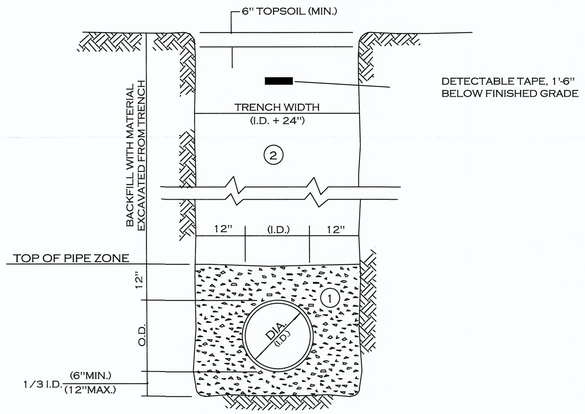
(1) NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH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

TRENCH SECTION IN PAVED AREAS



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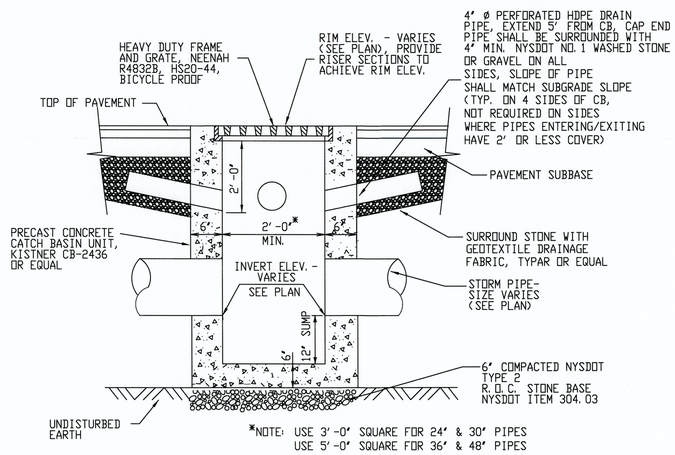
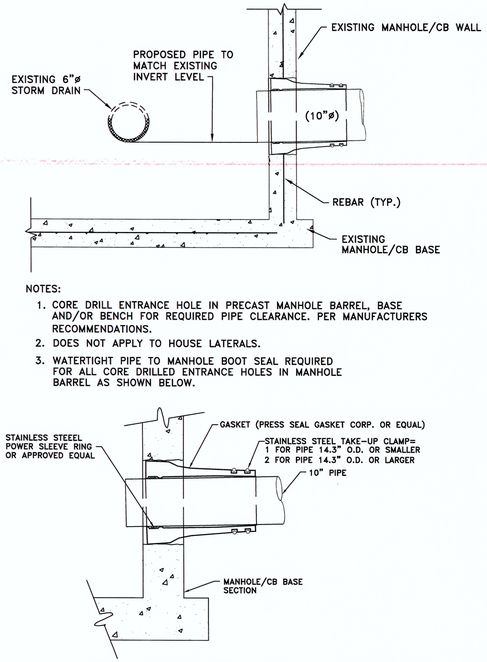
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

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

TRENCH SECTION IN UNPAVED AREAS



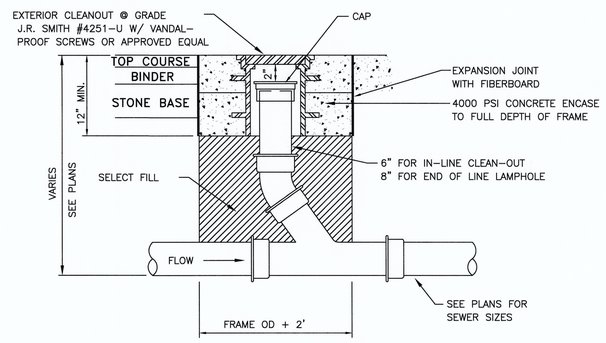
TYPICAL PRECAST CATCH BASIN



NOTES:

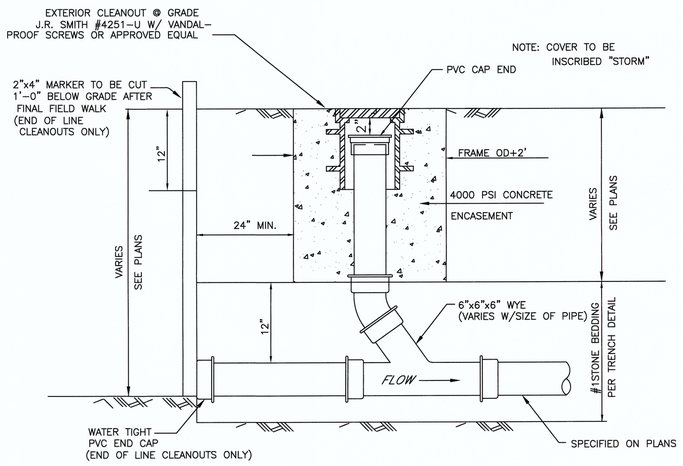
1. CORE DRILL ENTRANCE HOLE IN PRECAST MANHOLE BARREL, BASE AND/OR BENCH FOR REQUIRED PIPE CLEARANCE. PER MANUFACTURERS RECOMMENDATIONS.
2. DOES NOT APPLY TO HOUSE LATERALS.
3. WATERTIGHT PIPE TO MANHOLE BOOT SEAL REQUIRED FOR ALL CORE DRILLED ENTRANCE HOLES IN MANHOLE BARREL AS SHOWN BELOW.

CONNECTION TO EXISTING MANHOLE/CB



CLEANOUT IN PAVED AREAS

NOT TO SCALE



CLEANOUT IN LANDSCAPED AREAS

NOT TO SCALE

DRAWING REVISIONS:

No.	DATE	BY	REMARKS

SPECIAL INFORMATION:

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NORTH

811 Know what's below. Call before you dig.

PROPERTY NUMBER: #5256

AREA: -

1501-1551 Niagara Falls Blvd.
Amherst, NY 14228

PROPOSED SITE REDEVELOPMENT

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR

BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY STATE OF NEW YORK

TITLE:

Drainage Details

SCALE: NTS

DRAWN BY: DMZ

CHECKED BY: MAO

DATE: 09.13.2021

DRAWING NO. C5.2

Attachment: Z-2021-09 drawings 111821 (24840 : Z-2021-09)

1 WEST ELEVATION
SCALE: 1/8"=1'-0"

2 NORTH ELEVATION
SCALE: 1/8"=1'-0"

3 PARTIAL EAST ELEVATION
SCALE: 1/8"=1'-0"

4 RENDERING VIEW 1
SCALE: NTS

5 RENDERING VIEW 1
SCALE: NTS

6 RENDERING VIEW 1
SCALE: NTS

7 RENDERING VIEW 1
SCALE: NTS

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	9-20-21	JM	TOWN SUBMISSION

SPECIAL INFORMATION:

THIS DRAWING PREPARED FOR TENANT IMPROVEMENTS TO AN EXISTING BUILDING OR BUILDING CONSTRUCTED BY OTHERS IT IS UNDERSTOOD THAT ANY WARRANTY INFORMATION CONCERNING EQUIPMENT INSTALLED MUST BE FORWARDED TO THE OWNER AND THAT ANY AND ALL CONTRACTORS SHALL GUARANTEE THEIR WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNERS ACCEPTANCE.

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PROPERTY NUMBER: 5256
AREA: -

1551 NIAGARA FALLS BLVD.
AMHERST, NY 14226

PROPOSED

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE. BUFFALO, N.Y. 14202
(716) 886-0211

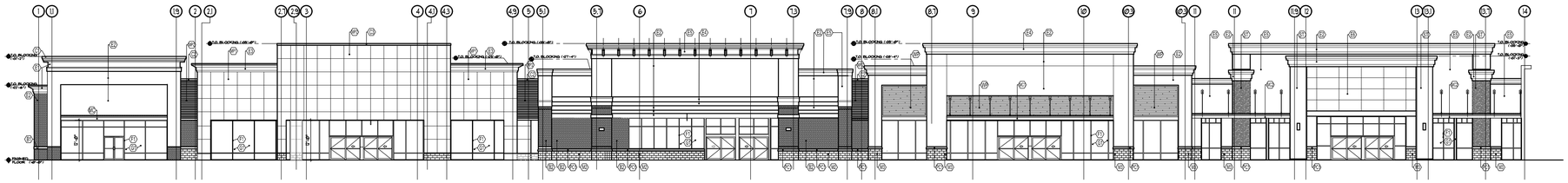
SEAL

TITLE:
COLORED ELEVATIONS
RENDERINGS

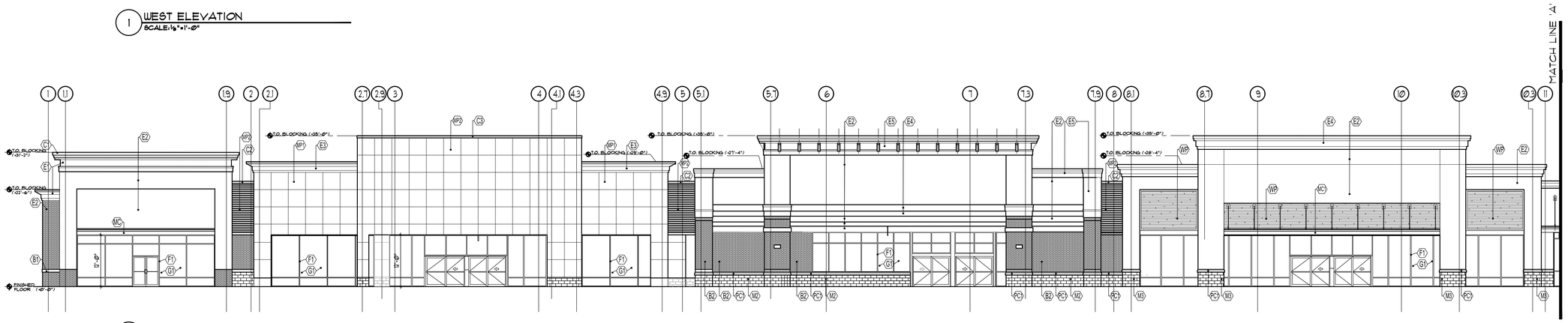
DRAWN BY: JM
CHECKED BY: JAR
DATE: 9-20-21

DRAWING NO.
A2.1

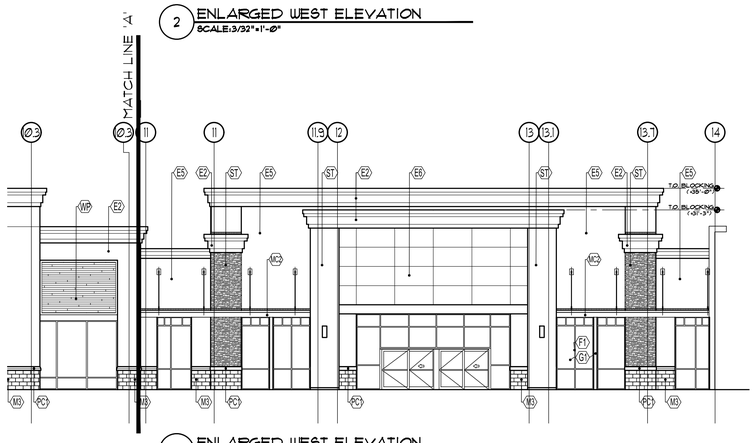
Attachment: Z-2021-09 drawings 111321 (2894 : Z-2021-09)



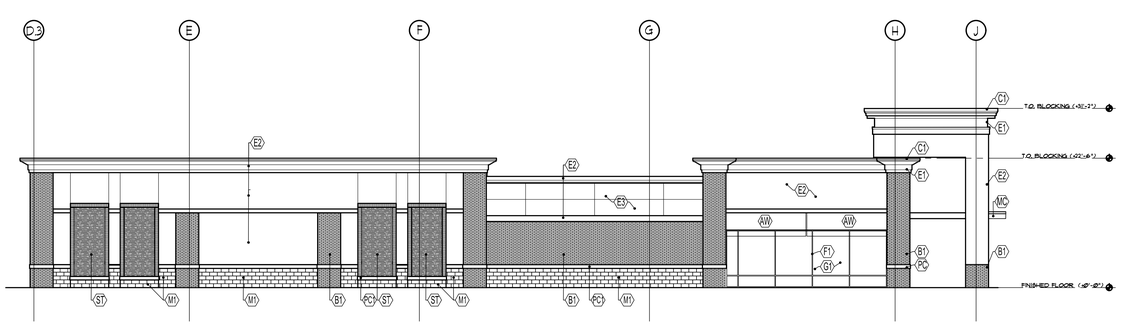
1 WEST ELEVATION
SCALE: 1/8"=1'-0"



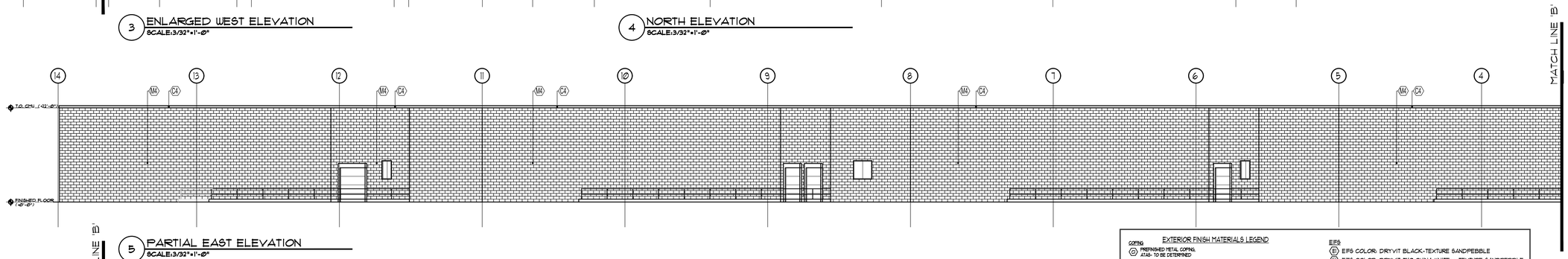
2 ENLARGED WEST ELEVATION
SCALE: 3/32"=1'-0"



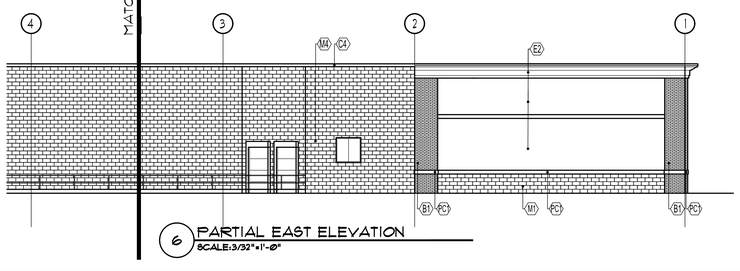
3 ENLARGED WEST ELEVATION
SCALE: 3/32"=1'-0"



4 NORTH ELEVATION
SCALE: 3/32"=1'-0"



5 PARTIAL EAST ELEVATION
SCALE: 3/32"=1'-0"



6 PARTIAL EAST ELEVATION
SCALE: 3/32"=1'-0"

EXTERIOR FINISH MATERIALS LEGEND

COPING
- C1 PREFINISHED METAL COPING, ATAS- TO BE DETERMINED
- C2 PREFINISHED METAL COPING, ATAS- TO BE DETERMINED
- C3 PREFINISHED METAL COPING, ATAS- TO BE DETERMINED
- C4 PREFINISHED METAL COPING, ATAS- TO BE DETERMINED

ALUMINUM STOREFRONT FRAMING
- F1 ALUMINUM FRAMING - CLEAR ANODIZED

GLASS
- G1 DOUBLE PANE 1" INSULATED GLASS COLOR CLEAR

BRICK
- B1 MODULAR BRICK -COLOR TBD
- B2 MODULAR BRICK -COLOR TBD

MASONRY
- M1 ARCHITECTURAL SPLIT FACE MASONRY -COLOR TBD
- M2 ARCHITECTURAL SPLIT FACE MASONRY -COLOR TBD
- M3 ARCHITECTURAL SPLIT FACE MASONRY -COLOR TBD
- M4 8" ARCHITECTURAL SPLIT FACE MASONRY -COLOR TBD

STONE
- ST CULTURED STONE -COLOR AND STYLE TBD

PRECAST SILLS
- PC1 PRE-CAST CONC SILL
- PC2 PRE-CAST CONC UNIT

EIFS
- E1 EIFS COLOR: DRYVIT BLACK-TEXTURE SANDPEBBLE
- E2 EIFS COLOR: DRYVIT #340 CHINA WHITE---TEXTURE SANDPEBBLE
- E3 EIFS COLOR: DRYVIT GRAY-TEXTURE SANDPEBBLE
- E4 EIFS COLOR: DRYVIT RED-TEXTURE SANDPEBBLE
- E5 EIFS COLOR: DRYVIT BEIGE-TEXTURE SANDPEBBLE
- E6 EIFS COLOR: DRYVIT TBD-TEXTURE SANDPEBBLE

METAL CANOPY
- MC1 METAL CANOPY -BLACK
- MC2 METAL CANOPY -RED
- MC3 METAL CANOPY -BEIGE

METAL PANEL
- MP1 METAL PANEL -WHITE
- MP2 METAL PANEL -GRAY
- MP3 RIBBED METAL PANEL -GRAY

BREAK METAL
- BM ATAS- TO BE DETERMINED

EXTERIOR LIGHTS
- EL1 EXTERIOR WALL LIGHT, STYLE: SHAPER 6.74 UP, SIZE: 43", FINISH: ALP.

FABRIC AWNING
- AW1 FABRIC AWNING- BY LANDLORD

WOOD RAINSCREEN
- WP WOOD PANEL - COLOR TBD

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	9-20-21	JM	TOWN SUBMISSION

SPECIAL INFORMATION:

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PROPERTY NUMBER: 5256
AREA: -

1551 NIAGARA FALLS BLVD.
AMHERST, NY 14226

PROPOSED

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE. BUFFALO, N.Y. 14202
(716) 886-0211

SEAL

TITLE:
ELEVATIONS
COLOR SCHEDULE

DRAWN BY: JM
CHECKED BY: JAR
9-20-21

DRAWING NO.
A2.0

Attachment: Z-2021-09 drawings 111821 (2840 : Z-2021-09)

DRAFT (11/18/21)

TOWN OF AMHERST
PLANNING BOARD
ZONING RESOLUTION
Z-2021-09

PETITIONER

1551 NFB LLC
570 Delaware Avenue
Buffalo, NY 14202

PROPERTY LOCATION

1501-1551 Niagara Falls Boulevard

WHEREAS the Town of Amherst Planning Board on Thursday, November 18, 2021 held a public hearing on the proposed rezoning of land from the Center 5 (CTR-5) zoning district to the Deep Corridor 3 (DC-3) zoning district, and

WHEREAS the Planning Board has reviewed plans and other materials regarding the rezoning proposal, and

WHEREAS the materials and plans have been referred to the Town's various review agencies, and

WHEREAS in accordance with Section 8-3-5 of the Zoning Ordinance the Planning Board finds that:

A. The proposed zoning and development plan **is** generally consistent with the policies of the Comprehensive Plan and the Zoning Ordinance and the proposal **is** consistent with the Conceptual Land Use Plan which shows commercial/mixed use land uses in this area of the Town.

B. There are adequate services and utilities available or proposed to be made available in the construction of the development.

C. The proposal is compatible with the present zoning and conforming uses of nearby property and to the character of the neighborhood.

D. The subject property is suitable for uses permitted by the current and the proposed district.

E. The proposed change does tend to improve the balance of uses, or meets a specific demand in the Town.

F. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act may be waived because the parcel is developed.

WHEREAS pursuant to Local Law #3-82, as amended, the Planning Board recommends that the Town Board determine that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

Attachment: Z-2021-09_draft resolution_111821 (24840 : Z-2021-09)

DRAFT (11/18/21)

TOWN OF AMHERST
PLANNING BOARD
ZONING RESOLUTION
Z-2021-09

PETITIONER	PROPERTY LOCATION
1551 NFB LLC	1501-1551 Niagara Falls Boulevard

NOW THEREFORE BE IT RESOLVED that the Planning Board recommends to the Town Board in accordance with Section 8-3-4 of the Zoning Ordinance, that the rezoning request be approved subject to the following conditions:

1.

The foregoing resolution was adopted by the Town of Amherst Planning Board, _____; moved by - _____; seconded by - _____; ayes _, noes _; absent - ____.

_____ _____
Robert J. Gilmour, Chair Date

SM/ac
X:\Current_Planning\Files\Rezonings\2021\Z-2021-09_(1501-1551_Niagara_Falls_Blvd)_2021\Z-2021-09_draft resolution_111821.doc
cc: Town Clerk
Commissioner of Building
Highway Superintendent
Town Engineer
Traffic/Safety Coordinator
James Boglioli, Benderson Development Co., 570 Delaware Ave., Buffalo, NY 14202

Attachment: Z-2021-09_draft resolution_111821 (24840 : Z-2021-09)

TOWN OF AMHERST
PLANNING BOARD
ZONING RESOLUTION
Z-2021-09

PETITIONER

1551 NFB LLC
570 Delaware Avenue
Buffalo, NY 14202

PROPERTY LOCATION

1501-1551 Niagara Falls Boulevard

NOV23'21 AM11:22 RCVD

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Attachment: Z-2021-09 signed resolution 111821 (24840 : Z-2021-09)

TOWN OF AMHERST
PLANNING BOARD
ZONING RESOLUTION
Z-2021-09

PETITIONER

1551 NFB LLC

PROPERTY LOCATION

1501-1551 Niagara Falls Boulevard

NOV23'21 AM11:22 RCVD

NOW THEREFORE BE IT RESOLVED that the Planning Board recommends to the Town Board in accordance with Section 8-3-4 of the Zoning Ordinance, that the rezoning request be approved.

The foregoing resolution was adopted by the Town of Amherst Planning Board, November 18, 2021; moved by Gelber; seconded by Giuliani; ayes 6, noes 0; abstain 1 (Chmiel).

Robert J. Gilmour, Chair

11-23-21
Date

SM/ac
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cc: Town Clerk
Commissioner of Building
Highway Superintendent
Town Engineer
Traffic/Safety Coordinator
James Boglioli, Benderson Development Co., 570 Delaware Ave., Buffalo, NY 14202

Attachment: Z-2021-09 signed resolution 111821 (24840 : Z-2021-09)