MINUTES
TOWN OF AMHERST
AMHERST PLANNING BOARD MEETING
April 17, 2025
6:30 PM

The Planning Board will hold a public work session at 6:00PM in the Amherst Municipal Building, 5583 Main Street, Williamsville, NY 14221 on the same date.

This meeting is being video recorded.

ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Michael Chmiel	Town of Amherst	Chair	Absent	
John B. Davis	Town of Amherst	Board Member	Present	
Harbinder Gill	Town of Amherst	Board Member	Present	
Carrie H. Kahn	Town of Amherst	Board Member	Present	
Brittany Lee Penberthy	Town of Amherst	Board Member	Present	
Joseph P. Raffaele Jr.	Town of Amherst	Board Member	Absent	
Jonathan O'Rourke	Town of Amherst	Board Member	Present	
Dan Howard	Town of Amherst	Planning Director	Present	
Daniel J. Ulatowski	Town of Amherst	Assistant Planning Director/ZEO	Present	
Scott Marshall	Town of Amherst	Principal Planner	Present	
Gary Palumbo	Town of Amherst	Associate Planner	Present	
Amy Carrato	Town of Amherst	Community Development Assistant	Present	

Sebastine Odiata	Town of Amherst	Senior Deputy Attorney	Present	
Jacqualine Berger	Town of Amherst	Councilmember	Present	

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 public 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 DELLWOOD/SATLER PARK - INCLUSIVE BALL DIAMOND, RESTROOM BUILDING AND PARKING EXPANSION, SP-2011-06_B
Property located at 387 North Ivyhurst Road
Town of Amherst, Petitioner

Construction of an inclusive ball diamond with a 989 sq. ft. restroom building and a 19-stall parking expansion to serve the users of the ball diamond and park.

Michael Hitzel, Town of Amherst Engineering Department, represented the petitioner, explained the proposal and was available to answer questions from the Board.

In response to the Board's questions, Mr. Hitzel stated no changes are proposed between N. Ivyhurst Rd. and the plaza, there is an inclusive ball diamond in Grand Island, there is a need for an inclusive ball diamond in Amherst and the ZBA granted the needed variances.

Marilyn Schaefer, 135 Dellwood Rd.; Betsy Braun, 36 Dellwood Rd.; and Jim Braun, 36 Dellwood Rd. spoke in opposition to the project.

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

Following discussion, Ms. Penberthy moved to approve the Negative Declaration. The motion was seconded by Mr. O'Rourke and carried. Ayes 5, Noes 0, Absent 2 (Chmiel, Raffaele).

Following approval of the Negative Declaration, Ms. Penberthy moved to approve the request based on the resolution. The motion was seconded by Mr. O'Rourke and carried. Ayes 5, Noes 0, Absent 2 (Chmiel, Raffaele).

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Brittany Lee Penberthy, Board Member
SECONDER:	Jonathan O'Rourke, Board Member
AYES:	Davis, Gill, Kahn, Penberthy, O'Rourke
ABSENT:	Chmiel, Raffaele Jr.

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS

2. SEQR HEARING FOR A PROPOSED 14 BUILDING LOT SUBDIVISION, SUB-2024-02_PP
Property located at 1789 Dodge Road
Joseph Rubino, Petitioner

Preliminary Plat application for proposal to subdivide 6.7 acres on the south side of Dodge Road into 17 parcels for 14 single family building lots, 2 lots for open space and 1 lot for stormwater retention.

March 17, 2025

Sean Hopkins, Esq., Hopkins Sorgi & McCarthy, represented the petitioner, explained the proposal and was available to answer questions from the Board. Joseph Rubino, Petitioner, and Dan LaPierta, Carmina Wood Design, were also present.

In response to the Board's questions, Mr. Hopkins stated they would like to keep the public hearing open and will update the project status at the next Planning Board meeting.

Bill Pitz, 1815 Dodge Road; Sandy Mack, 1790 Dodge Road; and Cheryl Anastasia, 1860 Dodge Road, spoke in opposition to the project.

No further comments were heard on this proposal.

Following discussion, Ms. Penberthy moved to adjourn the request. The motion was seconded by Mr. O'Rourke and carried. Ayes 5, Noes 0, Absent 2 (Chmiel, Raffaele).

RESULT:	**ADJOURNED [UNANIMOUS]**	**Next: 5/15/2025 6:30 PM**
MOVER:	Brittany Lee Penberthy, Board Member	
SECONDER:	Jonathan O'Rourke, Board Member	
AYES:	Davis, Gill, Kahn, Penberthy, O'Rourke	
ABSENT:	Chmiel, Raffaele Jr.	

REZONING & RELIEF FROM CONDITIONS OF REZONINGS

3. REQUEST TO REZONE 0.861± ACRES OF LAND FROM R-3 TO MFR-4A, Z-2024-03
Property located at 3230 & 3238 Millersport Highway
Emilys Garden Estates Inc., Petitioner

To allow the petitioner to develop the two sites for use as a 3-story multifamily apartment dwelling consisting of 9 units.

Sean Hopkins, Esq., Hopkins Sorgi & McCarthy, represented the petitioner, explained the proposal and was available to answer questions from the Board.

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

Following discussion, Ms. Penberthy moved to approve the request based on the resolution. The motion was seconded by Mr. Davis and carried. Ayes 5, Noes 0, Absent 2 (Chmiel, Raffaele).

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Brittany Lee Penberthy, Board Member
SECONDER:	John B. Davis, Board Member
AYES:	Davis, Gill, Kahn, Penberthy, O'Rourke
ABSENT:	Chmiel, Raffaele Jr.

4. REQUEST TO REZONE 2.4± ACRES OF LAND FROM R-3 TO MFR-5, Z-2025-01
Property located at 46, 54, 60, 68, 74 & 84 South Linden St and Former South Linden St ROW

South Linden LLC, Petitioner

March 17, 2025

To allow the petitioner to develop the parcels for use as a two building 28-unit townhome development consisting of a 12-unit and a 16-unit building.

Jennifer Hurley, Block, Longo, LaMarcha & Brezinski, represented the petitioner, explained the proposal and was available to answer questions from the Board.

In response to the Board's questions, Ms. Early stated this would be a transition from single-family homes to the neighboring area and was not able to answer additional questions from the Board.

No further comments were heard on this proposal.

Following discussion, Ms. Kahn moved to adjourn the request. The motion was seconded by Ms. Penberthy and carried. Ayes 5, Noes 0, Absent 2 (Chmiel, Raffaele).

RESULT:	**ADJOURNED [UNANIMOUS]**	**Next: 5/15/2025 6:30 PM**
MOVER:	Carrie H. Kahn, Board Member	
SECONDER:	Brittany Lee Penberthy, Board Member	
AYES:	Davis, Gill, Kahn, Penberthy, O'Rourke	
ABSENT:	Chmiel, Raffaele Jr.	

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

5. REQUEST FOR EXTENSION OF SITE PLAN APPROVAL FOR A PROPOSED CROSSPOINT MULTI-FAMILY RESIDENTIAL DEVELOPMENT, SP-2022-07_A
Property located at 50 Crosspoint Parkway
Uniland Development Company, Petitioner

Request for a 2-year extension of site plan approval for the development of a residential project that will consist of three, 4-story buildings that will contain a total of 208± apartment units. The site plan also illustrates 5 garage buildings containing 62 parking spaces, a parking field of 208 spaces (30 of which are covered) and associated landscaping (original Site Plan resolution expired on February 16, 2025).

Following discussion, Ms. Penberthy moved to approve the request based on the resolution. The motion was seconded by Ms. Kahn and carried. Ayes 5, Noes 0, Absent 2 (Chmiel, Raffaele).

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Brittany Lee Penberthy, Board Member
SECONDER:	Carrie H. Kahn, Board Member
AYES:	Davis, Gill, Kahn, Penberthy, O'Rourke
ABSENT:	Chmiel, Raffaele Jr.

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS

None

REZONING & RELIEF FROM CONDITIONS OF REZONINGS

None

MISCELLANEOUS

None

OTHER COMMUNICATIONS

None

DIRECTOR'S REPORT

MINUTES APPROVAL

March 20, 2025
Mr. Davis moved to approve the minutes. The motion was seconded by Ms. Penberthy and carried. Ayes 4, Noes 0, Abstain 1 (O'Rourke), Absent 2 (Chmiel, Raffaele).

ADJOURNMENT

The Planning Board meeting of April 17, 2025 was adjourned at 8:07 pm.

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

Meeting: 04/17/25 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: 30133

ADOPTED

PLANNING BOARD ITEM (ID # 30133)

Proposed Dellwood/Satler Park - Inclusive Ball Diamond, Restroom Building and Parking Expansion, SP-2011-06_B

Property located at 387 North Ivyhurst Road
Town of Amherst, Petitioner

Construction of an inclusive ball diamond with a 989 sq. ft. restroom building and a 19-stall parking expansion to serve the users of the ball diamond and park.

Michael Hitzel, Town of Amherst Engineering Department, represented the petitioner, explained the proposal and was available to answer questions from the Board.

In response to the Board's questions, Mr. Hitzel stated no changes are proposed between N. Ivyhurst Rd. and the plaza, there is an inclusive ball diamond in Grand Island, there is a need for an inclusive ball diamond in Amherst and the ZBA granted the needed variances.

Marilyn Schaefer, 135 Dellwood Rd.; Betsy Braun, 36 Dellwood Rd.; and Jim Braun, 36 Dellwood Rd. spoke in opposition to the project.

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

Following discussion, Ms. Penberthy moved to approve the Negative Declaration. The motion was seconded by Mr. O'Rourke and carried. Ayes 5, Noes 0, Absent 2 (Chmiel, Raffaele).

Following approval of the Negative Declaration, Ms. Penberthy moved to approve the request based on the resolution. The motion was seconded by Mr. O'Rourke and carried. Ayes 5, Noes 0, Absent 2 (Chmiel, Raffaele).

ATTACHMENTS:

- SP-2011-16_B application (PDF)
- SP-2011-16_B drawings (PDF)
- SP-2011-06B signed neg dec 041725 (PDF)
- SP-2011-06B signed resolution 041725 (PDF)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Brittany Lee Penberthy, Board Member
SECONDER:	Jonathan O'Rourke, Board Member
AYES:	Davis, Gill, Kahn, Penberthy, O'Rourke
ABSENT:	Michael Chmiel, Joseph P. Raffaele Jr.

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TOWN OF AMHERST PLANNING DEPARTMENT

Application for Major Site Plan Review

For Official Use

File #: SP-2011-16 B **Acreage** 6.94± **Fee $** Ø
Town Project

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

Materials Received by Planning Department _____ RECEIVED BY 2/26/25 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:	$ NA

To Be Completed By Applicant

Petitioner:

Name: Town of Amherst Engineering Department

Address: 1100 North Forest Road

Williamsville (city) NY (state) 14221 (zip code)

Phone: 716-631-7154 Fax: 716-631-7222

E Mail: mhitzel@amherst.ny.us

Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)

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

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

Name: Michael Hitzel

Address: Town of Amherst Engineering Department

1100 North Forest Road

Williamsville (city) NY (state) 14221 (zip code)

Phone: 716-631-7154 x 7069 Fax: 716-631-7222

E Mail: mhitzel@amherst.ny.us

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

Address: 387 N. Ivyhurst Road

Buffalo, NY 14226

SBL No(s): 67.16-2-1

Project Name: Dellwood Park Inclusive field and Park Improvements

Project Description:

Construction of a male, female, and family restroom building with mechanical and storage spaces to support the existing park activities. Construction of an inclusive baseball diamond and surrounding landscape.

Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)

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):

N/A

	existing	proposed	total
Gross Floor Area (non-residential):	0	660 SF	660 SF
Gross Floor Area Residential:	N/A	N/A	N/A
Number of Residential Units:	N/A	N/A	N/A
Number of Parking Spaces:	10	19	29

Acreage of Parcel: 6.7 Acres

(list each parcel separately)

Frontage on Public Roads: 534 feet - Dellwood Road

(list each road separately)

Existing Zoning District(s) RC

Town of Amherst Planning Department, 5583 Main Street, Williamsville, NY 14221
(716) 631-7051; Fax: (716) 631-7153; Web: www.amherst.ny.us

Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)

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PLANNING DEPT.

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

Town of Amherst Engineering Department

Name of Action or Project:
Dellwood Park Park Inclusive Field

Project Location (describe, and attach a location map):
387 North Ivyhurst Road, Amherst, NY 14226

Brief Description of Proposed Action:
Construction of a new inclusive baseball field with dugouts and a turf playing surface. In addition to the project a new accessible restroom facility with storage and utility room will be constructed. The existing parking lot will be expanded to provide an increase in accessible parking spaces as well as on street parking will be provided to provide additional parking for the park.

Name of Applicant or Sponsor:	Telephone: 716-631-7154 ext 7069
Michael Hitzel	E-Mail: mhitzel@amherst.ny.us

Address:
1100 North Forest Road

City/PO:	State:	Zip Code:
Williamsville	NY	14221

	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: Funding from Dormitory Authority of New York State	☐	☑

3. a. Total acreage of the site of the proposed action? 6.7123 acres
   b. Total acreage to be physically disturbed? 0.63 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 6.7123 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-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)

	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: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

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

	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-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)

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: Gutters and downspouts will be connected to existing storm sewer system		
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:	☑	☐
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: Michael Hitzel, AIA - town of Amherst Engineering Department Date: 2/26/25

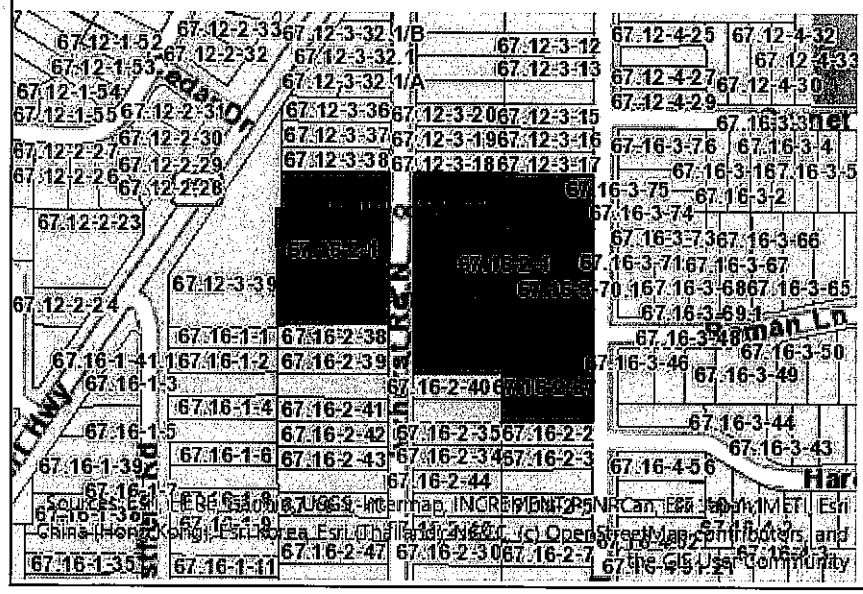
Signature: Michael Hitzel Title: Architect

Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)

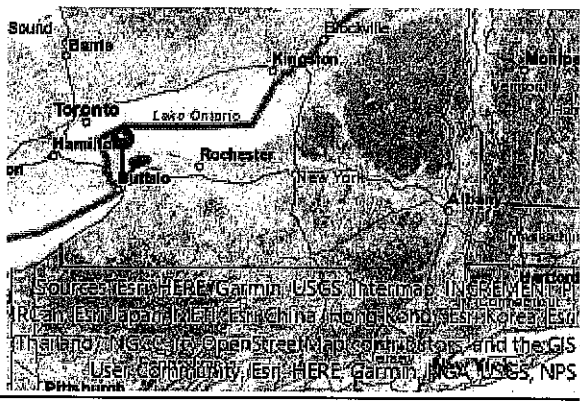
PRINT FORM

EAF Mapper Summary Report

Thursday, February 20, 2025 2:01 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]	No
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-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)

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TOWN OF AMHERST
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM
-- ADDENDUM --

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
Uh: Urban land-Churchville complex	Sever: wetness	Sever: wetness, frost action	Sever: wetness	Sever: wetness, frost action	Sever: frost action

2. 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.

3. Are there alternative locations on the site for this project? ☐ Yes ☒ No

4. Location and size of real property owned by petitioner within one (1) mile of subject proposal:
   387 North Ivyhurst Road, +/- 6.7 acres

5. 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.)

6. Maximum number of vehicular trips to be generated per peak hour upon completion of project to remain as is.
   Source: No increase as the new inclusive field will be replacing two existing base ball fields. Playground and Picnic shelter are existing and will remain.

7. Will blasting occur during construction? ☐ Yes ☒ No

8. Does the project propose to connect and be tributary to the public sanitary sewer system? ☒ Yes ☐ No

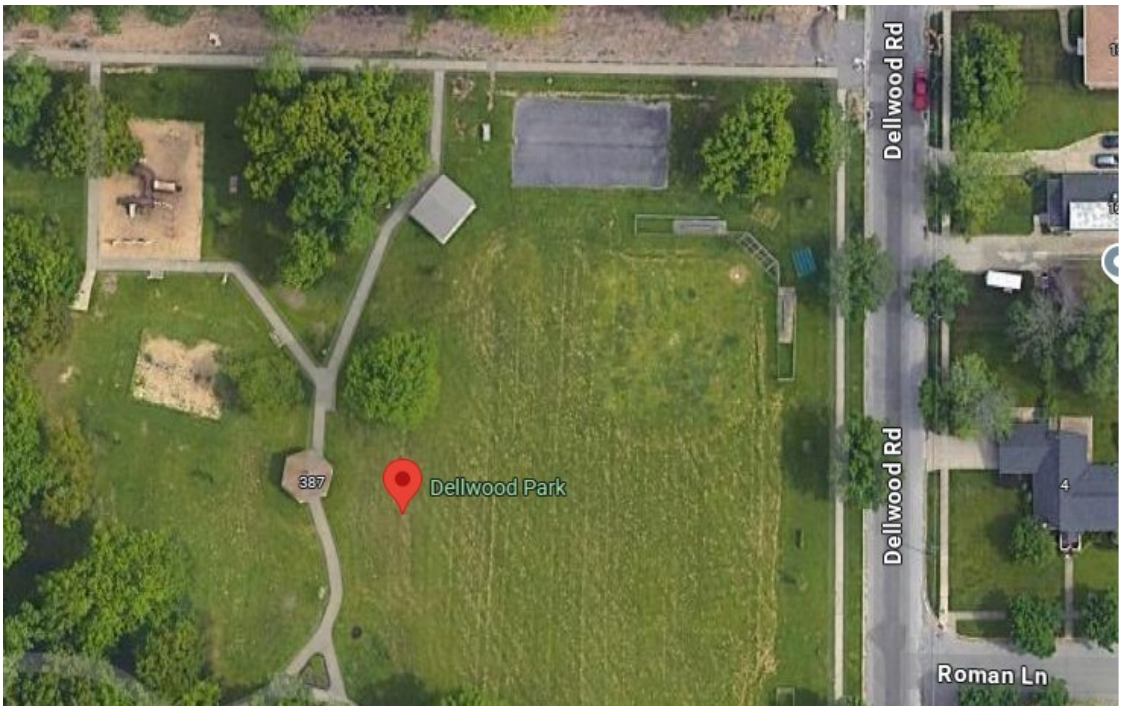
9. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:
   347.1 gpd average flow 1,545 gpd peak flow.

   (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.)

10. Based on the Town's *2011 Reconnaissance Level Survey of Historic Resources,* is your property 'blue-rated' for historic significance? ☐ Yes ☒ No

Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)

ENGINEERS REPORT
for
DELLWOOD PARK IMPROVEMENTS PROJECT
DELLWOOD ROAD
EAST AMHERST NY



Prepared for

TOWN OF AMHERST
ENGINEERING DEPARTMENT
1100 N. FOREST ROAD
WILLIAMSVILLE, NY 14221

Prepared by

DiDonato Associates
Engineering and Architecture, P.C.

689 Main Street, Buffalo, NY 14203
t 716.656.1900 | f 716.656.1987
didonatoassociates.com

PRELIMINARY REPORT
FEBRUARY 2025

Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)

ENGINEERS REPORT

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B. PROPOSED DRAINAGE CONDITIONS. 2

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WATERLINE DESIGN

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SEWER SYSTEM DESIGN

VI. SEWER SYSTEM DESIGN.....5

LIST OF APPENDICES

APPENDIX A: PROJECT LOCATION MAP, SOIL REPORT

APPENDIX B: DRAWINGS

APPENDIX C: HYDRAULIC ANALYSIS

Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)

I. INTRODUCTION

DiDonato Associates, P.E., P.C. has been retained by the Town of Amherst to perform the site design services for a restroom building for Dellwood Park located along 750 Dellwood Road in the Town of Amherst, Erie County, New York. The proposed improvements to the existing Ballpark will comprise of improvements to the existing field with a permeable asphalt field, a restroom facility and associated access concrete sidewalks, and a permeable pavement parking lot adjacent to the existing parking lot.

The following Engineers Report, which includes the preliminary drainage study, has been performed in accordance with the Town of Amherst requirements. The drainage study for the building site will address the existing site drainage and the proposed drainage measures related to the construction of the project.

II. ANALYSIS

A. *Methodology*:

The Natural Resources Conservation Service (NRCS), formerly the Soils Conservation Service (SCS) Technical Report 20 (TR-20) method utilizing HydroCAD 10.0 program by Applied Microcomputer Systems was used to analyze the runoff hydrograph and perform stormwater routing calculations.

As per the Town of Amherst's standards, the retention volume is based on the difference in runoff from the post-developed 25-year storm and the 10-year pre-developed storm.

The Time of Concentration was based on the methods described in the NRCS Technical Report 55 (TR-55). A storm recurrence of 10 years was used for the analysis of the existing watershed and a 25-year storm for analysis of proposed improvements for the watershed. The NRCS Soil Survey of Erie County was used to determine the existing soil classification and is attached in Appendix A. The hydrologic conditions used for the analysis were based primarily on topographic maps for the area along with limited topographic survey data and field investigations. Hydraulic calculations are contained in Appendix C of this report.

B. *Design Parameters*:

It is proposed that 0.88 acres of the park property will be disturbed for this project. The existing hydrology for the site will not be changed due to this construction. The watershed for this analysis was the area impacted by the construction and was used to determine the runoff coefficient for the area based on the watershed characteristics. The time of concentration was taken as the travel time from the most hydraulically distant point in the area to the upstream end of the receiving point.

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III. RESULTS

However, this report focuses on the detention of the 10-year design storm for the pre-developed conditions and 25-year design storm for the post-developed conditions as per the Town of Amherst requirements.

The minimal increase in runoff from the post-developed conditions as compared to the pre-developed conditions is due to the increase in the impervious areas for the proposed building and the small sidewalk area. The runoff from the existing conditions and the proposed conditions is as follows:

A. EXISTING DRAINAGE CONDITIONS

The existing Dellwood Park area consists of grass lined surface and a permeable parking lot to the north. Runoff from the area flows to the north over land and a section of the area drains to the closed roadway drainage system along Dellwood Road. Runoff from the existing parking lot that does not infiltrate is conveyed to the 36-inch storm sewer along the park which

Site soils as depicted in the Web Soil Survey and the Soil Survey of Erie County, New York consist of Urban land -Churchville Complex (100%), with 0 to 3% slopes, and cover the entire disturbed area and is characterized as somewhat poorly drained soil. This soil falls under the hydrologic group C/D. A Natural Resources Conservation Service (NRCS) custom soils report is attached in Appendix A.

The overall runoff from the 0.88± acre section of land is surfa Runoff calculations for the existing conditions are attached in Appendix C of this report.

B. PROPOSED DRAINAGE CONDITIONS

Approximately 0.88 acre site will be disturbed as part of the project. The proposed development will consist of a 1100 square feet restroom building with concrete sidewalks to access the restrooms for the ballpark patrons. A new parking lot with permeable pavement will be constructed to the north of the ballpark. The ballpark will have an artificial turf with a permeable base to drain the field faster. The new permeable asphalt paved parking lot will be connected to the existing permeable parking lot with underdrains that are connected to the existing drainage system. The permeable ballpark area underdrain will be connected to an existing 6-inch underdrain pipe stub that was installed for the ballpark drainage during a previous stormwater improvement project by the Town of Amherst. The proposed permeable areas will store runoff that does not infiltrate and convey the excess runoff to an existing 6-inch pipe. This 6-inch storm sewer stub was installed as part of the drainage improvement project for conveying this runoff from the ballpark area to the 36- inch storm sewer which drains the Dellwood Road watershed to the bioretention pond along N. Ivyhurst Road.

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SUMMARY AND CONCLUSIONS

The storm sewer system for the proposed improvements at Dellwood Park in Amherst is designed to meet the requirements of the Town of Amherst. The proposed development will result in 18% increase in the impervious cover within the 0.88 acre area for improvement with slight increase in the peak stormwater runoff from the developed site as compared to the pre-developed conditions on the outfall location. The majority of the existing area characteristics and the drainage pattern of the surrounding area will not change due to this development.

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IV. WATERLINE DESIGN / RPZ REPORT

A new 2-inch Domestic Water Service will be installed at Dellwood Park, and it is proposed that the proposed water services to the new restroom building will be connected to a new RPZ.

This new water service will be used for typical bathroom uses (including toilet flushing and hand washing). The design water usage for the proposed office building shall be 1550 gpd based on the peak water demand.

Waterline Chlorination and Testing

The newly installed water service shall be tested prior to being placed in service. Current Erie County Water Authority (ECWA) and Erie County Health Department (Erie County Department of Environment and Planning) standards will be utilized for these tests. All installed pipes will be new and in excellent condition and will be disinfected with a chlorine solution meeting the requirements of the ECWA and the American Water Works Association (AWWA).

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V. SANITARY SEWER DESIGN

Project Description

The Town of Amherst owns and maintains numerous parks that provide a variety of recreational activities and team sports opportunities for the community. Dellwood Park, located on Ivyhurst Road between Millersport Highway and Dellwood Road, features a baseball field along with passive amenities such as a playground and a picnic shelter.

To enhance the park, a new inclusive baseball field will be constructed, along with a single-story, ADA- compliant building that will include restrooms and storage facilities. This new building will be conveniently located near the inclusive field and accessible to all onsite recreational amenities. The seasonal restroom building will be operational from April through September each year.

Wastewater from the site will flow east from the new building (shown on the enclosed site plan) by a new six (6) inch sanitary service lateral and connecting into the existing manhole on the west side of Dellwood; thence north via existing 8-inch gravity sewer along Dellwood to the existing 36-inch gravity sewer on Sheridan Drive; thence easterly along the south side of Sheridan drive by 36 and 42-inch gravity sewers to the I-290 right-of- way; thence northerly and westerly by 54 and 60-inch trunk lines to the Peanut trunk line; thence northerly by 84-inch gravity trunk line to the Town of Amherst Wastewater Treatment Plant No. 16 on Tonawanda Creek Road.

Sanitary Flows (as per demand calculations provided):

Average Daily Flows: 0.0003 MGD (347.1 gpd)
[Seasonal flows from April through September]

Note: Average sanitary demand is well less than 2,500 gpd and therefore a Downstream Sewer Capacity Analysis (DSCA) and I/I mitigation is not required.

Find Peak Sanitary Demand:

Peaking factor based on population

Total Demand: 347.1 gpd / 100 gpcd = 3.471 per capita
say = 4 per capita

Population (P) = 4 people

Peaking Factor Demand Calcs: $(18 + \sqrt{P}) / (4 + \sqrt{P})$ [P is in thousands] Peaking Factor: $(18 + \sqrt{0.004}) / (4 + \sqrt{0.004}) = 4.45$

Peak Sanitary Demand = 347.1 gpd x 4.45 = 1,545 gpd
= 0.00154 mgd

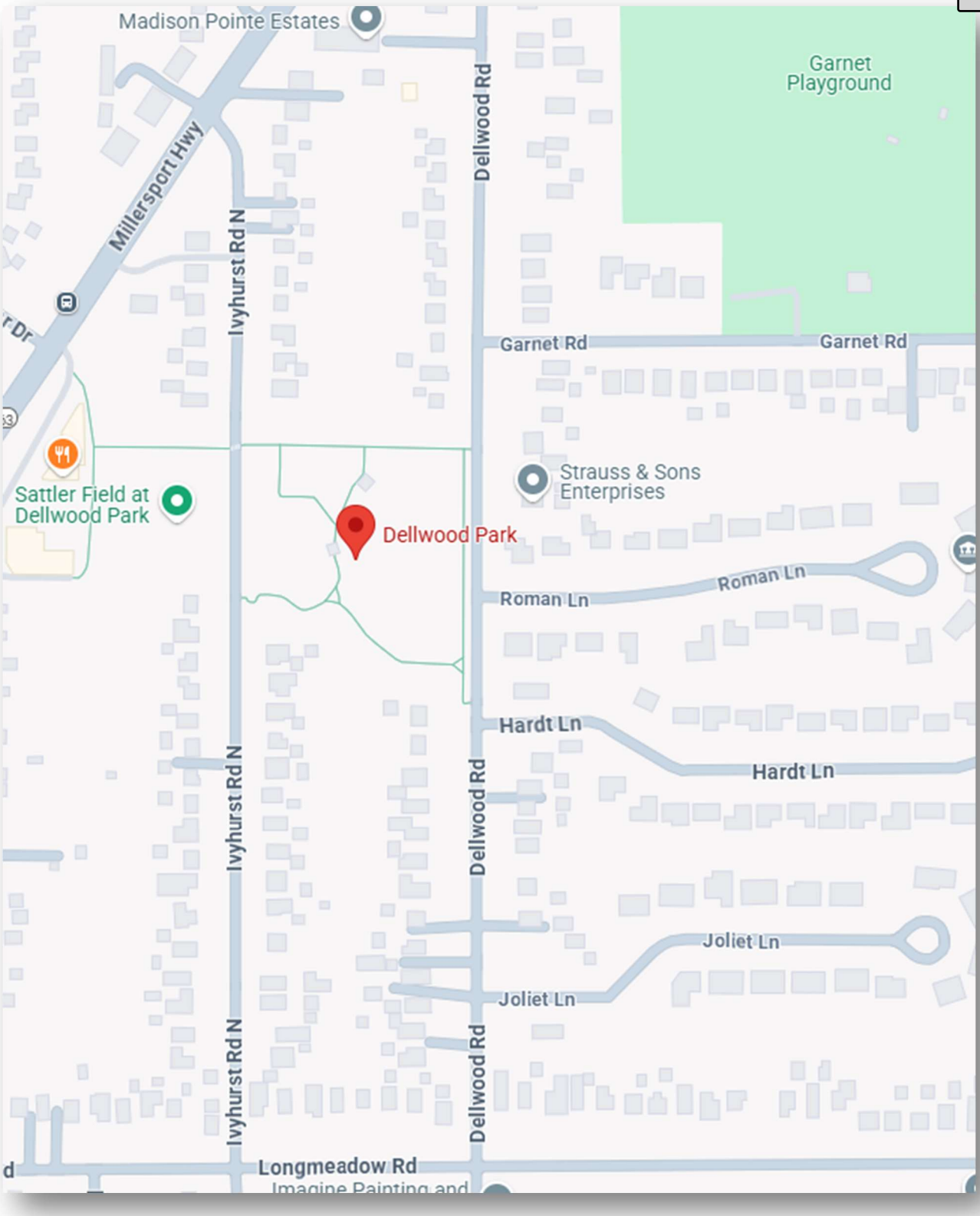
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DiDonato Associates

APPENDIX A

LOCATION & SOIL MAPS

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PROJECT LOCATION MAP

DELLWOOD PARK IMPROVEMENTS PROJECT
DELLWOOD ROAD.
AMHERST, NY

DiDonato Associates
Engineering and Architecture, P.C.

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United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Erie County, New York

Dellwood Park Improvements Project Amherst NY

Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

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Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

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Custom Soil Resource Report
Soil Map



Map Scale: 1:414 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 5 10 20 30

Feet: 0 20 40 80 120

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

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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 24, Aug 25, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 13, 2023—May 27, 2023

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.

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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Uh	Urban land-Churchville complex	0.9	100.0%
Totals for Area of Interest		**0.9**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

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An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

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Erie County, New York

Uh—Urban land-Churchville complex

Map Unit Setting

National map unit symbol: 9rq9
Elevation: 570 to 720 feet
Mean annual precipitation: 36 to 48 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 65 percent
Churchville and similar soils: 25 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Churchville

Setting

Landform: Lake plains, till plains
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope, tread
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Clayey glaciolacustrine deposits over loamy till

Typical profile

H1 - 0 to 11 inches: silt loam
H2 - 11 to 26 inches: silty clay
H3 - 26 to 60 inches: gravelly loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water supply, 0 to 60 inches: Moderate (about 8.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Ecological site: F101XY009NY - Moist Lake Plain
Hydric soil rating: No

Minor Components

Niagara

Percent of map unit: 3 percent

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Hydric soil rating: No

Ovid

Percent of map unit: 3 percent
Hydric soil rating: No

Udorthents

Percent of map unit: 2 percent
Hydric soil rating: No

Lakemont

Percent of map unit: 2 percent
Landform: Depressions
Hydric soil rating: Yes

Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)

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Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)

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United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

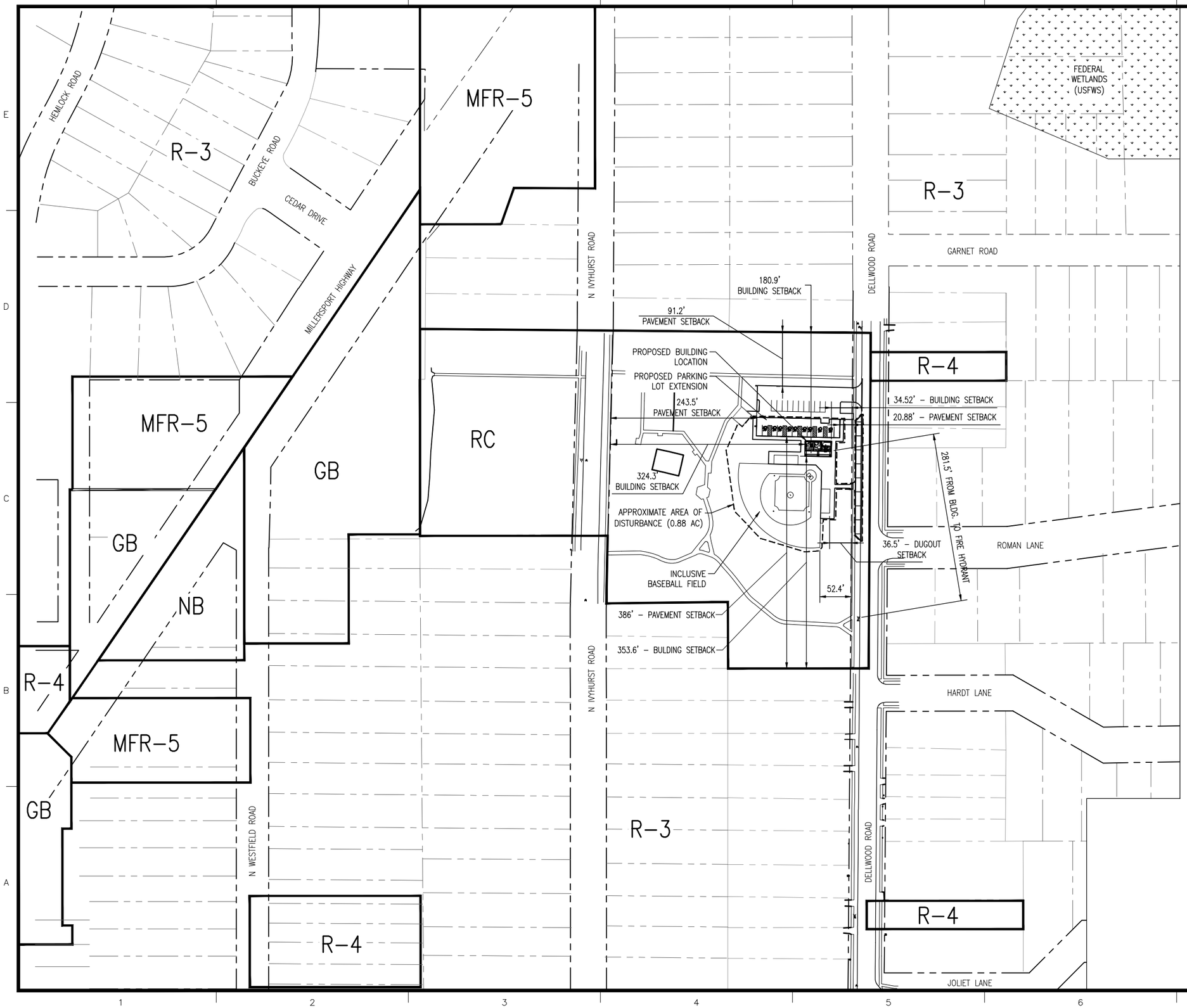
Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)

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APPENDIX B

PROJECT DRAWINGS

Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)



ZONING DISTRICTS

MFR-5 = MULTI-FAMILY RESIDENTS DISTRICT 5
R-3 = RESIDENTIAL DISTRICT 3
R-4 = RESIDENTIAL DISTRICT 4
RC = RECREATION CONSERVATION
GB = GENERAL BUSINESS
NB = NEIGHBORHOOD BUSINESS

NOTES:

1. SITE DOES NOT CONTAIN ANY STATE WETLANDS AND IS NOT LOCATED IN A FEMA FLOODPLAIN OR FLOODWAY. APPROXIMATE LOCATION OF FEDERAL WETLANDS (USFWS) IS SHOWN PER TOWN OF AMHERST GIS MAP.
2. 387 N. IVYHURST RAOD SBL 67.16-2-1 ACREAGE 6.7 ACRES
3. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY – PREPARED BY KHEOPS ARCHITECTURE, ENGINEERING & SURVEY DPC DATED 8/16/2019.

DiDonato Associates
Engineering and Architecture, P.C.
689 Main Street, Buffalo, NY 14203
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didonatoassociates.com

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STATE OF NEW YORK · WILLIAM F. KAUL · LICENSED PROFESSIONAL ENGINEER · 081988

TOWN OF AMHERST

DELLWOOD PARK INCLUSIVE FIELD & PARK IMPROVEMENTS

MARK	DATE	DESCRIPTION
	02/24/25	SITE PLAN APPROVAL
ISSUE:		

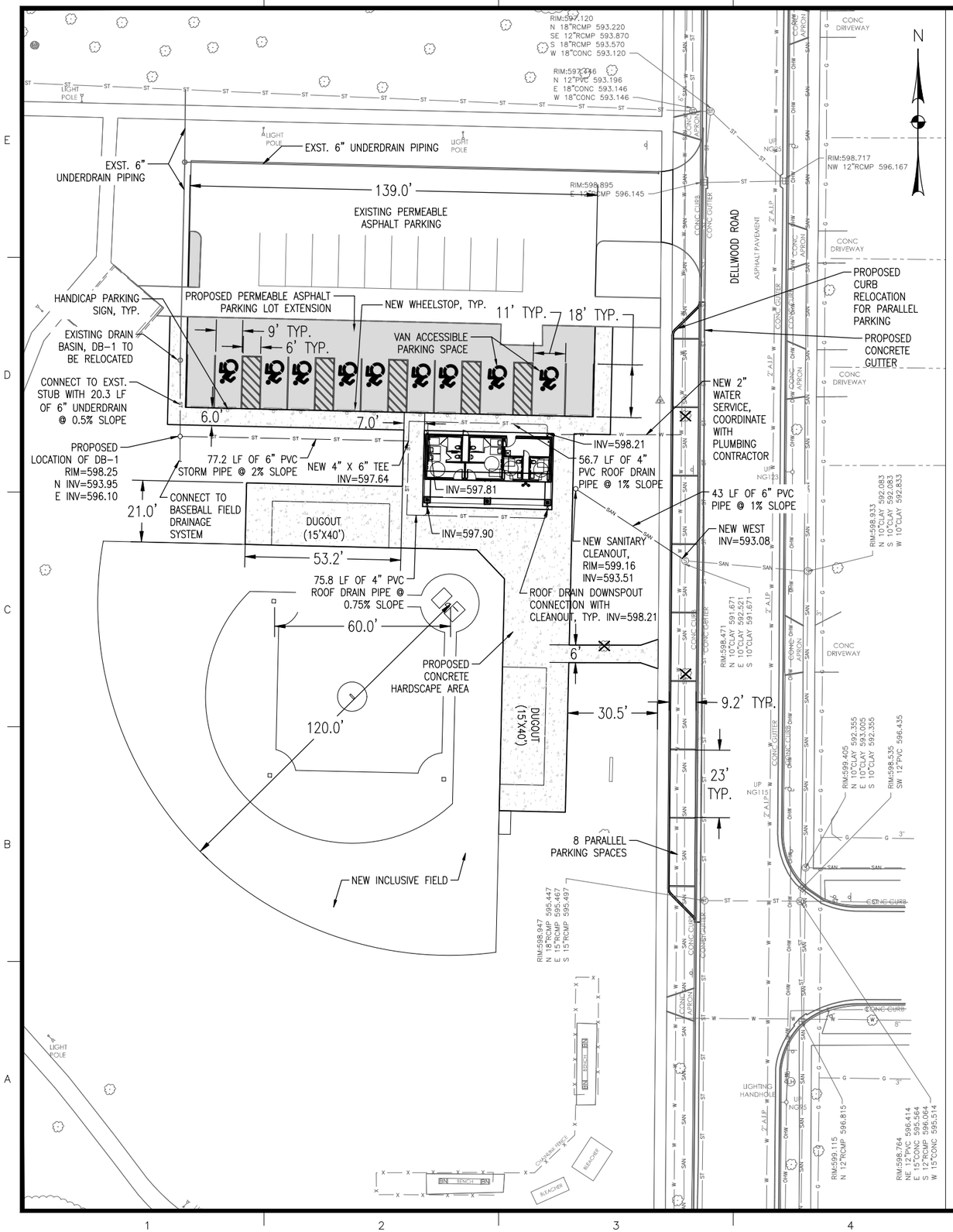
PROJECT NO:	2019.025E
DESIGNER PROJECT NO:	25-361(
CAD DWG FILE:	CP100.DW(
DRAWN BY:	CHE
CHECKED BY:	ADS
SCALE:	AS NOTEI
COPYRIGHT:	

SHEET TITLE

OVERALL SITE AND ZONING PLAN

DRAWING#
CP100

Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)



NOTES:

1. CONTRACTOR SHALL FIELD VERIFY SERVICE LOCATIONS AND DEPTHS AT START OF CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. CONNECT ROOF DRAINS INTO EXISTING DRAINAGE SYSTEM.
3. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PRESERVE THE INTEGRITY OF THE EXISTING UTILITIES TO REMAIN AND SHALL PROVIDE UNINTERRUPTED SERVICE TO ALL USERS OF THE EXISTING UTILITIES. INSTALLATION OF ALL UTILITIES, INCLUDING ANY REMOVAL OR RELOCATION, SHALL BE IN ACCORDANCE WITH THE TOWN OF AMHERST REQUIREMENTS.
4. EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS HAVE BEEN PLOTTED FROM FIELD SURVEYS AND RECORD MAPS AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTH OF ALL UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. NO EXTENSIONS OF CONTRACT TIME AND NO MONETARY DAMAGE CLAIMS SHALL BE ALLOWED AS A RESULT OF REVISED DESIGN LOCATIONS.
5. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AHEAD OF ALL PIPE LAYING OPERATIONS TO ALLOW FOR MINOR ADJUSTMENTS TO BE MADE IN ELEVATION AND/OR ALIGNMENT DUE TO INTERFERENCE FROM THESE UTILITIES, IF NECESSARY.
6. CONTRACTOR SHALL PROVIDE TOWN REPRESENTATIVES AND DESIGN TEAM INSPECTORS FREE ACCESS TO ALL PARTS OF THE SITE FOR PROPER INSPECTION.
7. CONTRACTOR SHALL PERFORM NO WORK OUTSIDE OF THE DESIGNATED WORK LIMITS WITHOUT APPROVAL FROM THE ENGINEER.
8. CONTRACTOR SHALL VERIFY LOCATION OF SANITARY BUILDING TRAP WITH PLUMBING CONTRACTOR, SEE DETAIL CP504.
9. CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AREAS IN-KIND USING A MINIMUM OF 4" OF TOPSOIL AND SEED.
10. CONTRACTOR SHALL TAKE CARE TO NOT DISTURB ADJACENT EXISTING PAVEMENT WHEN TRENCHING IN GRASS AREA.
11. IN AREAS WHERE PROPOSED UTILITIES CROSS EXISTING ASPHALT PAVEMENT, REFER TO DWG CP501 FOR EXISTING ASPHALT PAVEMENT SECTION AND DWG CP502 FOR TRENCH DETAILS.

0 10 20 40 60
SCALE (FEET)

LEGEND

- ASPHALT PARKING
- CONCRETE SIDEWALK
- TREE
- ST — STORM SEWER PIPE
- SAN — SANITARY SEWER PIPE
- W — WATER SERVICE PIPE
- EXISTING TREE TO BE REMOVED

SITE INFORMATION

SITE DATA:	SITE DATA:
CURRENT ZONING:	RECREATION CONSERVATION DISTRICT (RC)
387 N. IVYHURST	
TOTAL SITE AREA:	6.7 Ac
TOTAL PROJECT DISTURBANCE:	38,316 S.F.±
BUILDING DATA	
GROSS BUILDING AREA:	660 S.F.±
NET BUILDING AREA:	558 S.F.±
MAX. BUILDING HT.:	16'-0"±

RECREATION CONSERVATION (RC) – ZONING REQUIREMENTS

BUILDING SETBACKS:	REQUIRED:	PROVIDED:
NORTH	50'	181'
SOUTH	50'	354'
EAST	20'	35'
WEST	50'	324'

VEHICLE USE SETBACKS	REQUIRED:	PROVIDED:
NORTH	25'	91'
SOUTH	25'	386'
EAST	15'	21'
WEST	25'	244'

* NOTE SETBACKS BASED ON MAX. STRUCTURE HEIGHT < 65'

AVAILABLE PARKING DATA

EXISTING PARKING LOT	HANDICAP SPACES – 0 STANDARD SPACES – 10
PROPOSED PARKING	HANDICAP SPACES – 9 STANDARD SPACES – 2 PARALLEL SPACES – 8

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STATE OF NEW YORK · WILLIAM F. RAU · 081988 · LICENSED PROFESSIONAL ENGINEER

TOWN OF AMHERST

DELLWOOD PARK INCLUSIVE FIELD & PARK IMPROVEMENTS

MARK	DATE	DESCRIPTION
	02/24/25	SITE PLAN APPROVAL

ISSUE:

PROJECT NO:	2019.025E
DESIGNER PROJECT NO:	25-361(
CAD DWG FILE:	CP101.DWC
DRAWN BY:	CHE
CHECKED BY:	ADS
SCALE:	AS NOTEI
COPYRIGHT:	

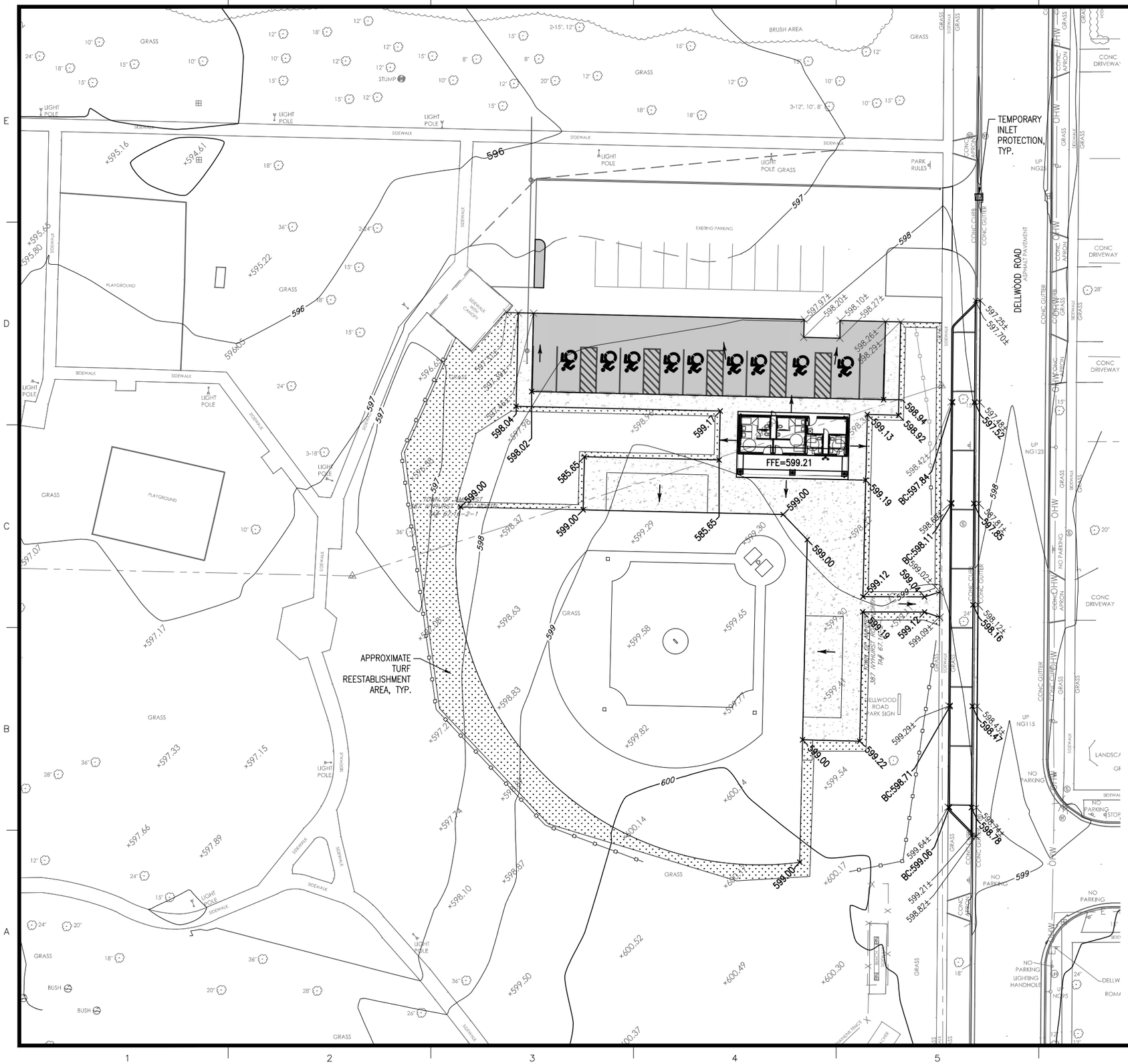
SHEET TITLE

SITE AND UTILITY PLAN

DRAWING#

CP101

Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)



NOTES:

1. CONTRACTOR SHALL FIELD VERIFY SERVICE LOCATIONS AND DEPTHS AT START OF CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. CONNECT ROOF DRAINS INTO EXISTING DRAINAGE SYSTEM.
3. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PRESERVE THE INTEGRITY OF THE EXISTING UTILITIES TO REMAIN AND SHALL PROVIDE UNINTERRUPTED SERVICE TO ALL USERS OF THE EXISTING UTILITIES. INSTALLATION OF ALL UTILITIES, INCLUDING ANY REMOVAL OR RELOCATION, SHALL BE IN ACCORDANCE WITH THE TOWN OF AMHERST REQUIREMENTS.
4. EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS HAVE BEEN PLOTTED FROM FIELD SURVEYS AND RECORD MAPS AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTH OF ALL UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. NO EXTENSIONS OF CONTRACT TIME AND NO MONETARY DAMAGE CLAIMS SHALL BE ALLOWED AS A RESULT OF REVISED DESIGN LOCATIONS.
5. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AHEAD OF ALL PIPE LAYING OPERATIONS TO ALLOW FOR MINOR ADJUSTMENTS TO BE MADE IN ELEVATION AND/OR ALIGNMENT DUE TO INTERFERENCE FROM THESE UTILITIES, IF NECESSARY.
6. CONTRACTOR SHALL PROVIDE TOWN REPRESENTATIVES AND DESIGN TEAM INSPECTORS FREE ACCESS TO ALL PARTS OF THE SITE FOR PROPER INSPECTION.
7. CONTRACTOR SHALL PERFORM NO WORK OUTSIDE OF THE DESIGNATED WORK LIMITS WITHOUT APPROVAL FROM THE ENGINEER.
8. ALL TURF DISTURBED BY REGRADING SHALL BE RESTORED WITH MIN. 4" OF TOPSOIL AND SEEDED.

LEGEND

- 588.0 — EXISTING CONTOUR
- GRADE BREAK
- 585.28 — PROPOSED SPOT GRADE
- 585.88 — EXISTING SPOT GRADE
- DIRECTION OF FLOW
- PROPOSED SILT FENCE

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STATE OF NEW YORK
WILLIAM F. RAPP
081988
LICENSED PROFESSIONAL ENGINEER

TOWN OF AMHERST

DELLWOOD PARK INCLUSIVE FIELD & PARK IMPROVEMENTS

MARK	DATE	DESCRIPTION
	02/24/25	SITE PLAN APPROVAL

ISSUE:	
PROJECT NO:	2019.025E
DESIGNER PROJECT NO:	25-361(
CAD DWG FILE:	GP101.DWG
DRAWN BY:	ADS
CHECKED BY:	JDM
SCALE:	AS NOTED
COPYRIGHT:	

SHEET TITLE

GRADING PLAN

DRAWING#

GP101

Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)

DiDonato Associates

APPENDIX C

HYDRAULIC ANALYSIS

Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)

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EXISTING CONDITIONS

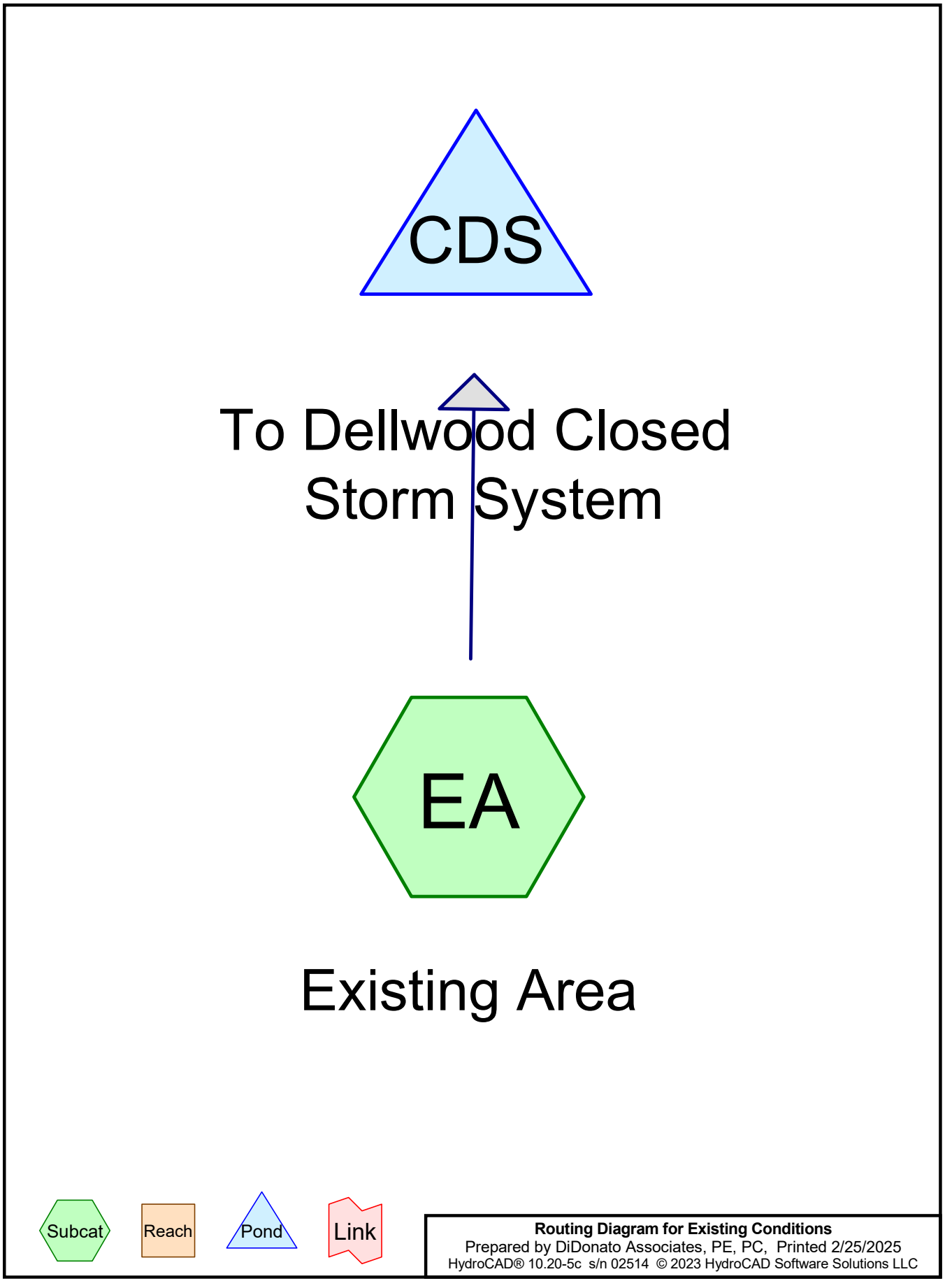
Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)

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10 YEAR STORM

EXISTING CONDITIONS

Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)



Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.895	80	>75% Grass cover, Good, HSG D (EA)
0.895	**80**	**TOTAL AREA**

Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
0.895	HSG D	EA
0.000	Other	
0.895		**TOTAL AREA**

Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.895	0.000	0.895	>75% Grass cover, Good	EA
0.000	**0.000**	**0.000**	**0.895**	**0.000**	**0.895**	**TOTAL AREA**	

Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)

Summary for Subcatchment EA: Existing Area

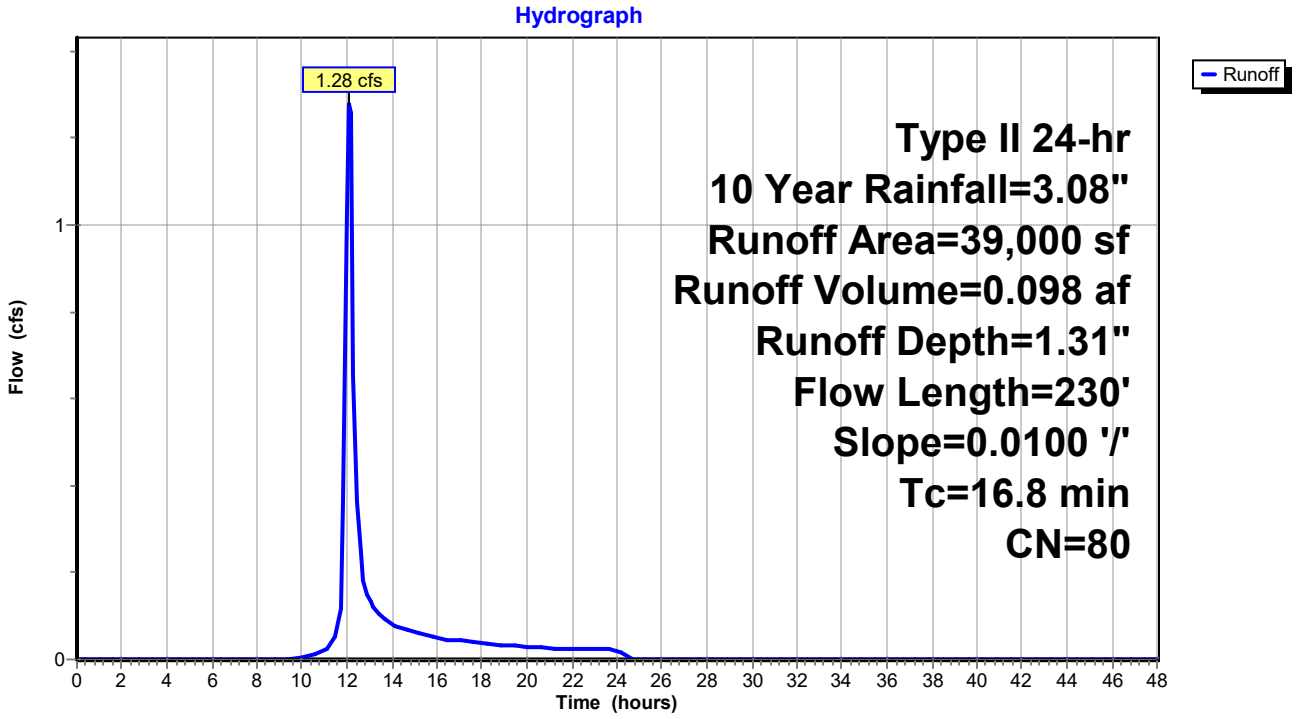
Runoff = 1.28 cfs @ 12.12 hrs, Volume= 0.098 af, Depth= 1.31"
Routed to Pond CDS : To Dellwood Closed Storm System

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.15 hrs
Type II 24-hr 10 Year Rainfall=3.08"

Area (sf)	CN	Description
39,000	80	>75% Grass cover, Good, HSG D
39,000		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.7	100	0.0100	0.11		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.17"
1.1	130	0.0100	2.03		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
16.8	230	Total			

Subcatchment EA: Existing Area



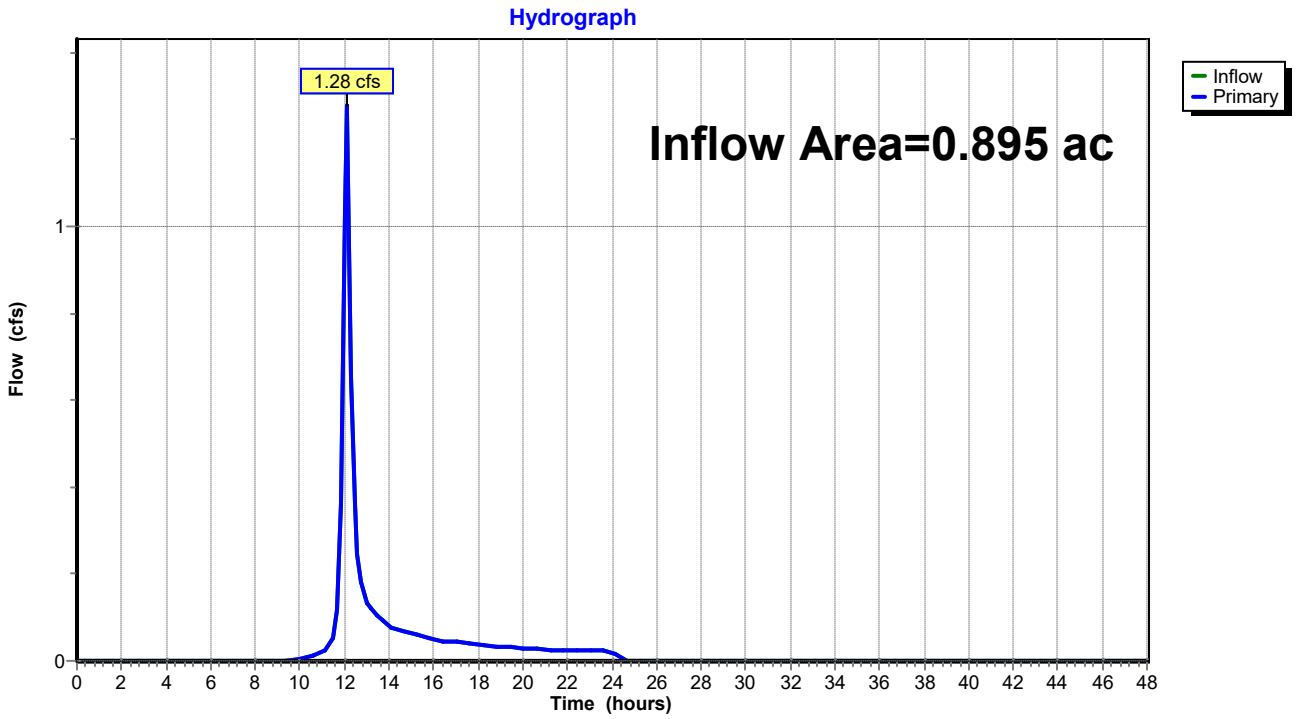
Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)

Summary for Pond CDS: To Dellwood Closed Storm System

Inflow Area = 0.895 ac, 0.00% Impervious, Inflow Depth = 1.31" for 10 Year event
Inflow = 1.28 cfs @ 12.12 hrs, Volume= 0.098 af
Primary = 1.28 cfs @ 12.12 hrs, Volume= 0.098 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.15 hrs

Pond CDS: To Dellwood Closed Storm System



Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)

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Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)

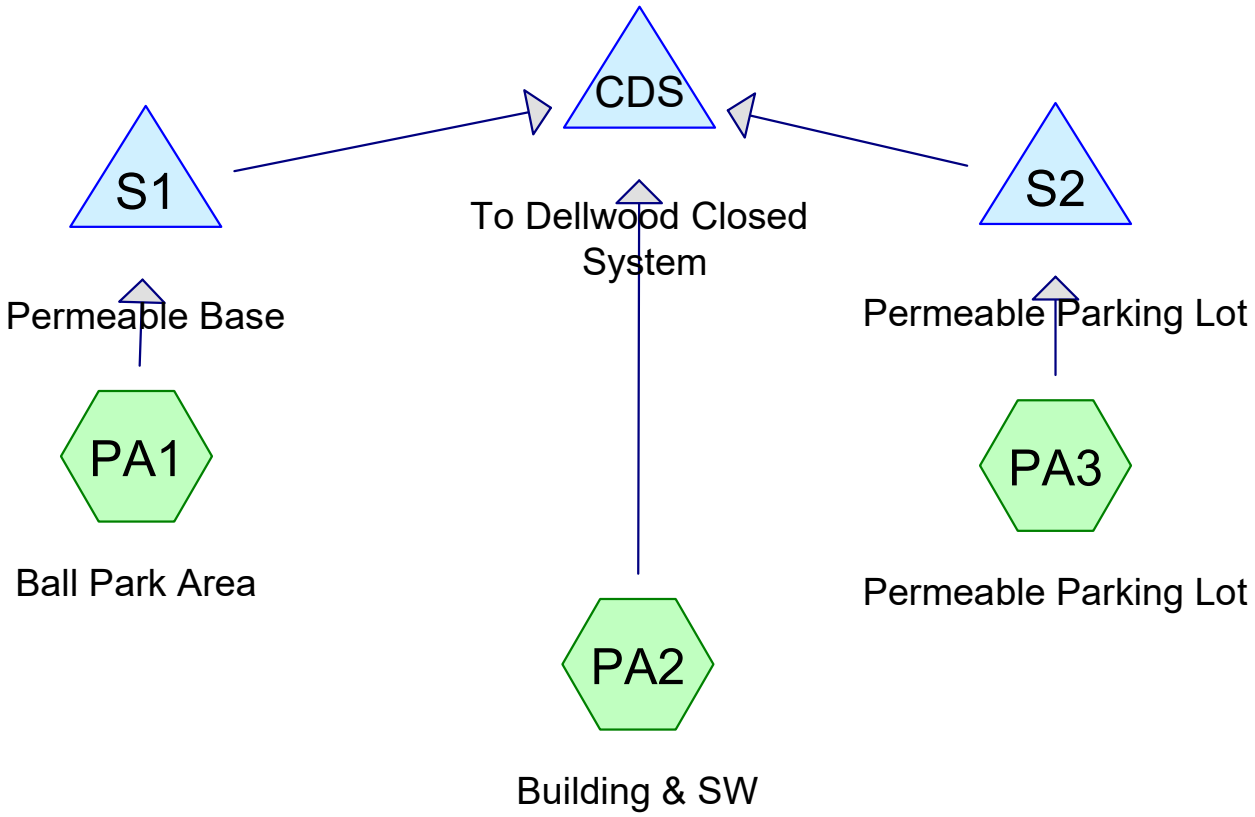
PROPOSED CONDITIONS

DiDonato Associates

25 YEAR STORM

PROPOSED CONDITIONS

Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)



Subcat Reach Pond Link

Routing Diagram for Proposed Conditions
Prepared by DiDonato Associates, PE, PC, Printed 2/25/2025
HydroCAD® 10.20-5c s/n 02514 © 2023 HydroCAD Software Solutions LLC

Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.333	80	>75% Grass cover, Good, HSG D (PA1, PA2, PA3)
0.096	98	Paved parking, HSG D (PA2)
0.370	55	Permeable Baseball Field (PA1)
0.096	55	Permeable Parking Lot (PA3)
0.895	**69**	**TOTAL AREA**

Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
0.429	HSG D	PA1, PA2, PA3
0.466	Other	PA1, PA3
0.895		**TOTAL AREA**

Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.333	0.000	0.333	>75% Grass cover, Good	PA1, PA2, PA3
0.000	0.000	0.000	0.096	0.000	0.096	Paved parking	PA2
0.000	0.000	0.000	0.000	0.370	0.370	Permeable Baseball Field	PA1
0.000	0.000	0.000	0.000	0.096	0.096	Permeable Parking Lot	PA3
0.000	**0.000**	**0.000**	**0.429**	**0.466**	**0.895**	**TOTAL AREA**	

Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)

Summary for Subcatchment PA1: Ball Park Area

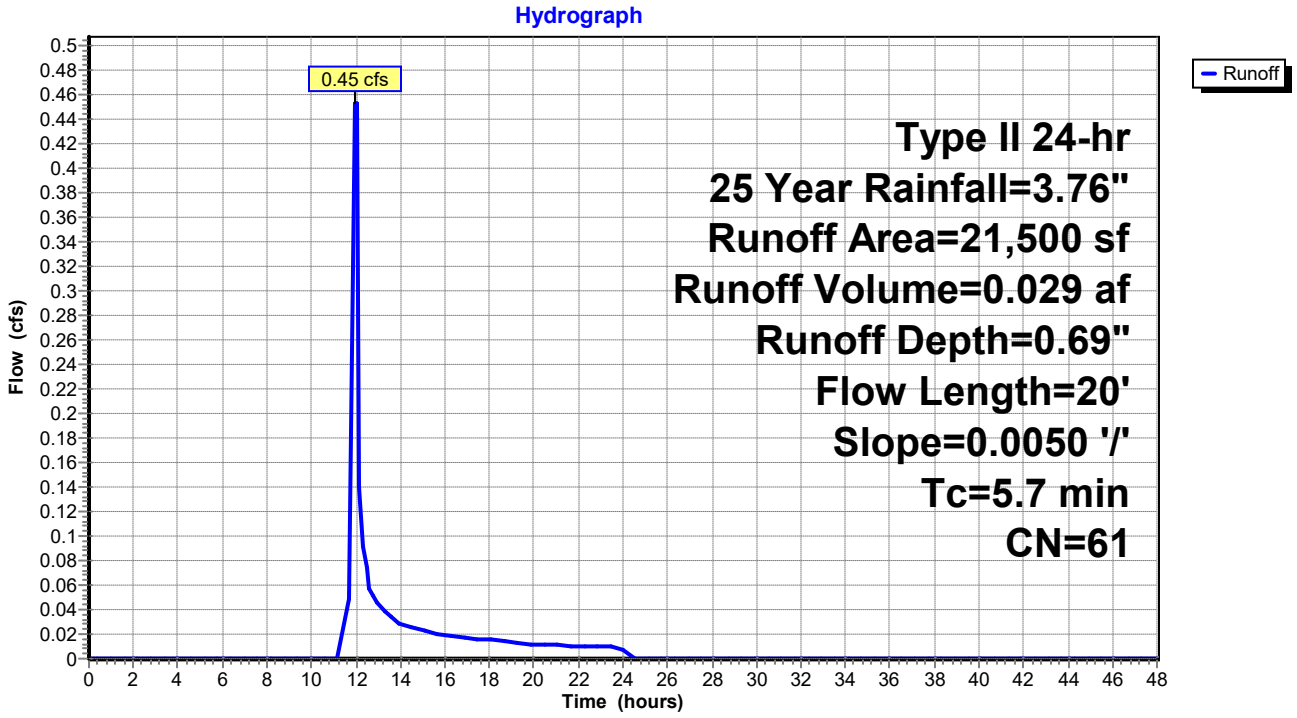
Runoff = 0.45 cfs @ 12.00 hrs, Volume= 0.029 af, Depth= 0.69"
Routed to Pond S1 : Permeable Base

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.15 hrs
Type II 24-hr 25 Year Rainfall=3.76"

	Area (sf)	CN	Description
*	16,100	55	Permeable Baseball Field
	5,400	80	>75% Grass cover, Good, HSG D
	21,500	61	Weighted Average
	21,500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.7	20	0.0050	0.06		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.17"

Subcatchment PA1: Ball Park Area



Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)

Summary for Subcatchment PA2: Building & SW

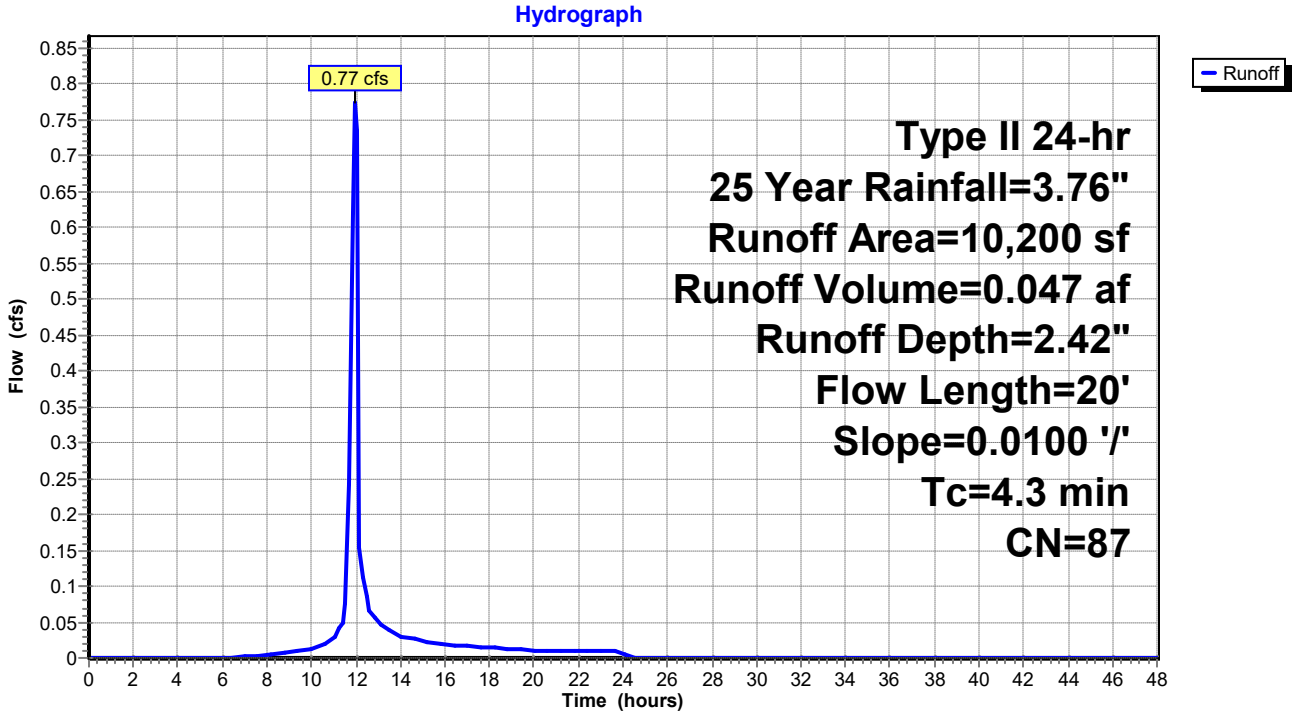
Runoff = 0.77 cfs @ 11.95 hrs, Volume= 0.047 af, Depth= 2.42"
Routed to Pond CDS : To Dellwood Closed System

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.15 hrs
Type II 24-hr 25 Year Rainfall=3.76"

Area (sf)	CN	Description
4,200	98	Paved parking, HSG D
6,000	80	>75% Grass cover, Good, HSG D
10,200	87	Weighted Average
6,000		58.82% Pervious Area
4,200		41.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.3	20	0.0100	0.08		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.17"

Subcatchment PA2: Building & SW



Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)

Summary for Subcatchment PA3: Permeable Parking Lot

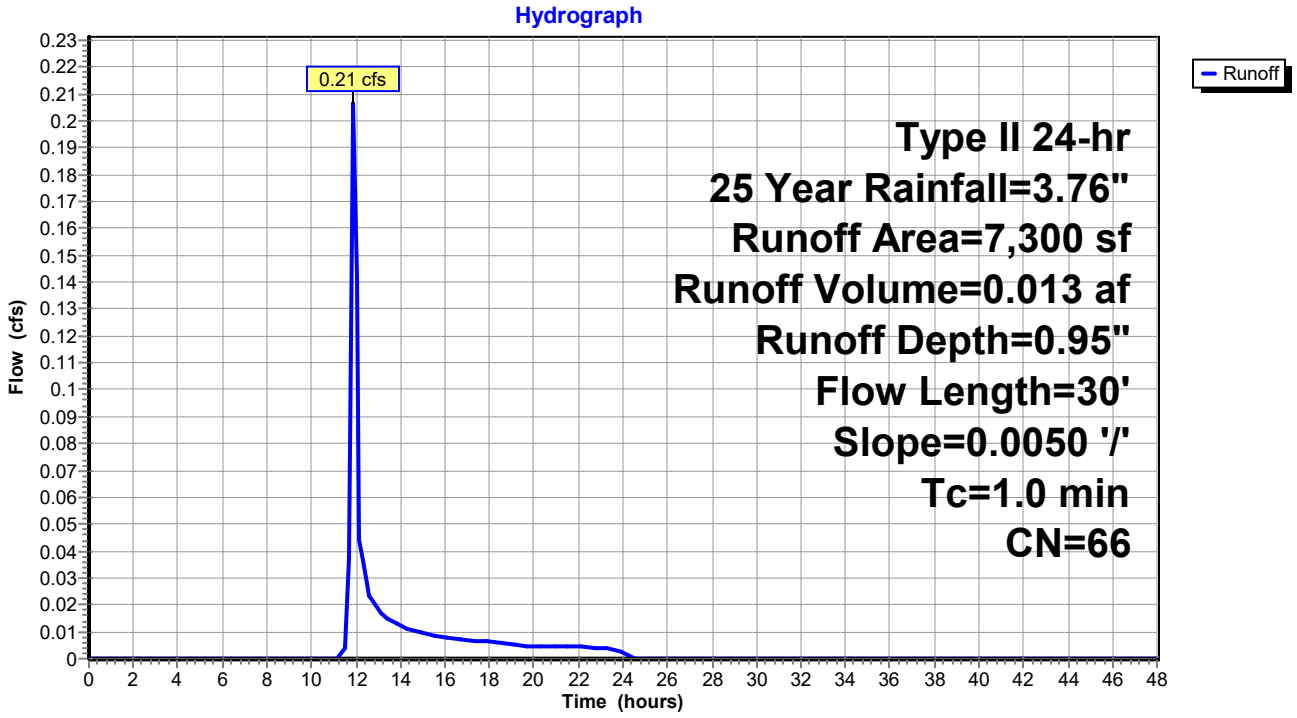
Runoff = 0.21 cfs @ 11.89 hrs, Volume= 0.013 af, Depth= 0.95"
Routed to Pond S2 : Permeable Parking Lot

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.15 hrs
Type II 24-hr 25 Year Rainfall=3.76"

	Area (sf)	CN	Description
*	4,200	55	Permeable Parking Lot
	3,100	80	>75% Grass cover, Good, HSG D
	7,300	66	Weighted Average
	7,300		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0	30	0.0050	0.51		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.17"

Subcatchment PA3: Permeable Parking Lot



Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)

Summary for Pond CDS: To Dellwood Closed System

Inflow Area = 0.895 ac, 10.77% Impervious, Inflow Depth = 1.19" for 25 Year event
Inflow = 1.02 cfs @ 11.97 hrs, Volume= 0.089 af
Outflow = 0.56 cfs @ 12.14 hrs, Volume= 0.090 af, Atten= 45%, Lag= 10.1 min
Primary = 0.56 cfs @ 12.14 hrs, Volume= 0.090 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.15 hrs
Peak Elev= 598.14' @ 12.14 hrs Surf.Area= 0.009 ac Storage= 0.008 af

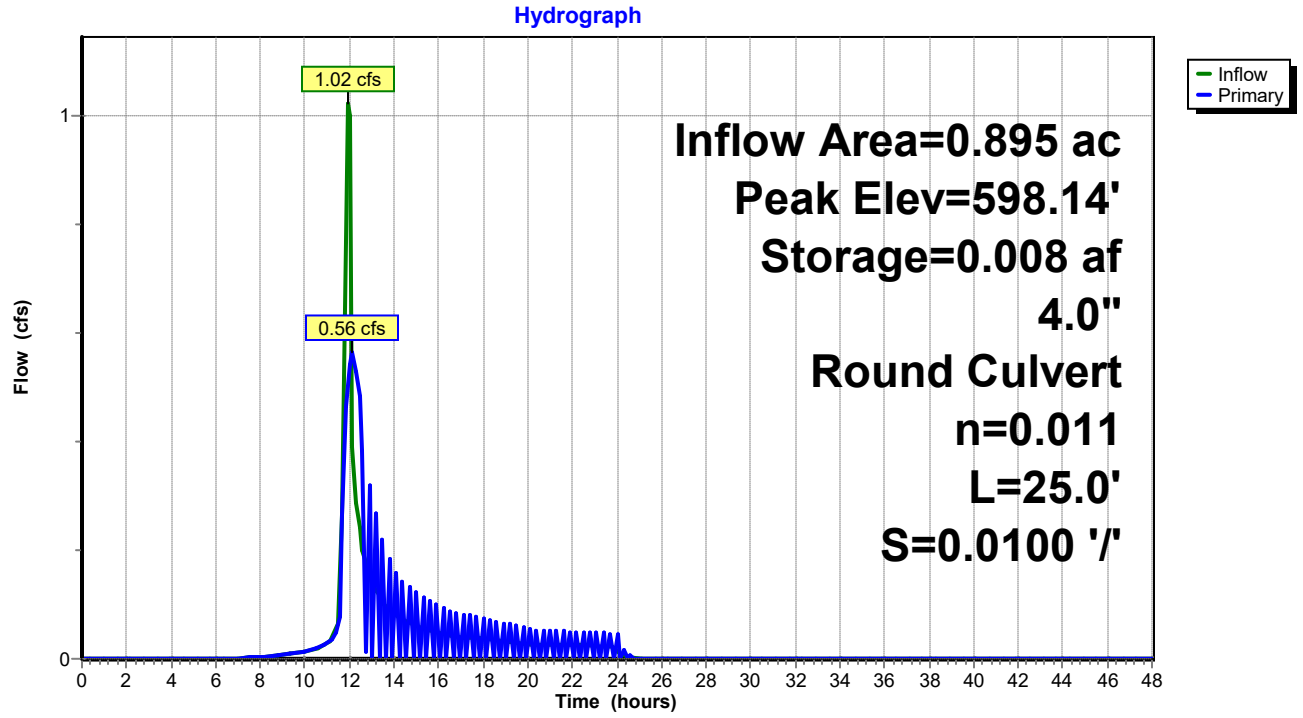
Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 3.7 min (857.6 - 853.8)

Volume	Invert	Avail.Storage	Storage Description
#1	596.50'	0.014 af	**24.0" Round Pipe Storage** L= 200.0' S= 0.0050 '/'

Device	Routing	Invert	Outlet Devices
#1	Primary	595.50'	**4.0" Round Culvert** L= 25.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 595.50' / 595.25' S= 0.0100 '/' Cc= 0.900 n= 0.011, Flow Area= 0.09 sf

Primary OutFlow Max=0.56 cfs @ 12.14 hrs HW=598.11' (Free Discharge)
1=Culvert (Barrel Controls 0.56 cfs @ 6.44 fps)

Pond CDS: To Dellwood Closed System



Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)

Summary for Pond S1: Permeable Base

Inflow Area = 0.494 ac, 0.00% Impervious, Inflow Depth = 0.69" for 25 Year event
Inflow = 0.45 cfs @ 12.00 hrs, Volume= 0.029 af
Outflow = 0.15 cfs @ 12.21 hrs, Volume= 0.029 af, Atten= 67%, Lag= 12.4 min
Primary = 0.15 cfs @ 12.21 hrs, Volume= 0.029 af
Routed to Pond CDS : To Dellwood Closed System

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.15 hrs
Peak Elev= 596.73' @ 12.21 hrs Surf.Area= 7,563 sf Storage= 266 cf

Plug-Flow detention time= 27.3 min calculated for 0.028 af (100% of inflow)
Center-of-Mass det. time= 27.5 min (921.2 - 893.8)

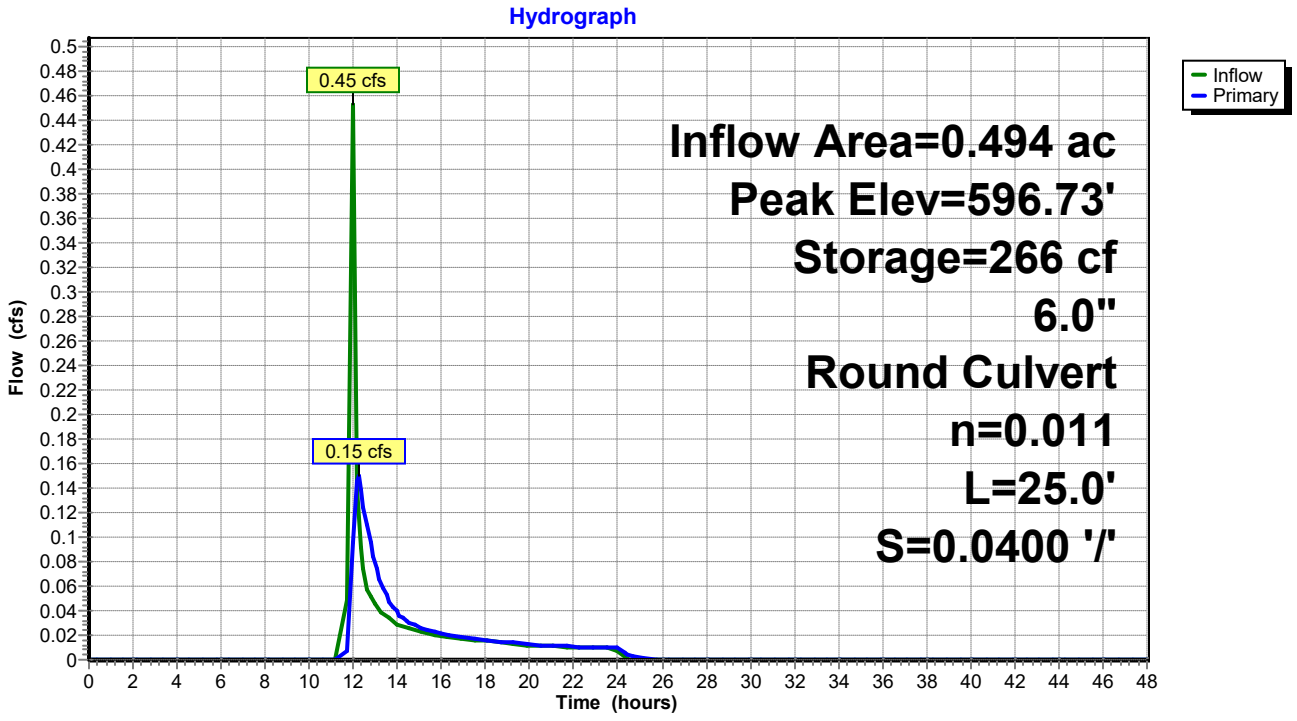
Volume	Invert	Avail.Storage	Storage Description
#1	596.50'	10,063 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
596.50	1	0.0	0	0
597.00	16,100	30.0	1,208	1,208
598.00	16,100	35.0	5,635	6,843
598.50	16,100	40.0	3,220	10,063

Device	Routing	Invert	Outlet Devices
#1	Primary	596.50'	**6.0" Round Culvert** L= 25.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 596.50' / 595.50' S= 0.0400 '/' Cc= 0.900 n= 0.011, Flow Area= 0.20 sf

Primary OutFlow Max=0.14 cfs @ 12.21 hrs HW=596.73' (Free Discharge)
1=Culvert (Inlet Controls 0.14 cfs @ 1.63 fps)

Pond S1: Permeable Base



Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)

Summary for Pond S2: Permeable Parking Lot

Inflow Area = 0.168 ac, 0.00% Impervious, Inflow Depth = 0.95" for 25 Year event
Inflow = 0.21 cfs @ 11.89 hrs, Volume= 0.013 af
Outflow = 0.17 cfs @ 11.98 hrs, Volume= 0.013 af, Atten= 16%, Lag= 5.6 min
Primary = 0.17 cfs @ 11.98 hrs, Volume= 0.013 af
Routed to Pond CDS : To Dellwood Closed System

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.15 hrs
Peak Elev= 595.26' @ 11.98 hrs Surf.Area= 1,073 sf Storage= 41 cf

Plug-Flow detention time= 3.6 min calculated for 0.013 af (100% of inflow)
Center-of-Mass det. time= 3.7 min (873.4 - 869.8)

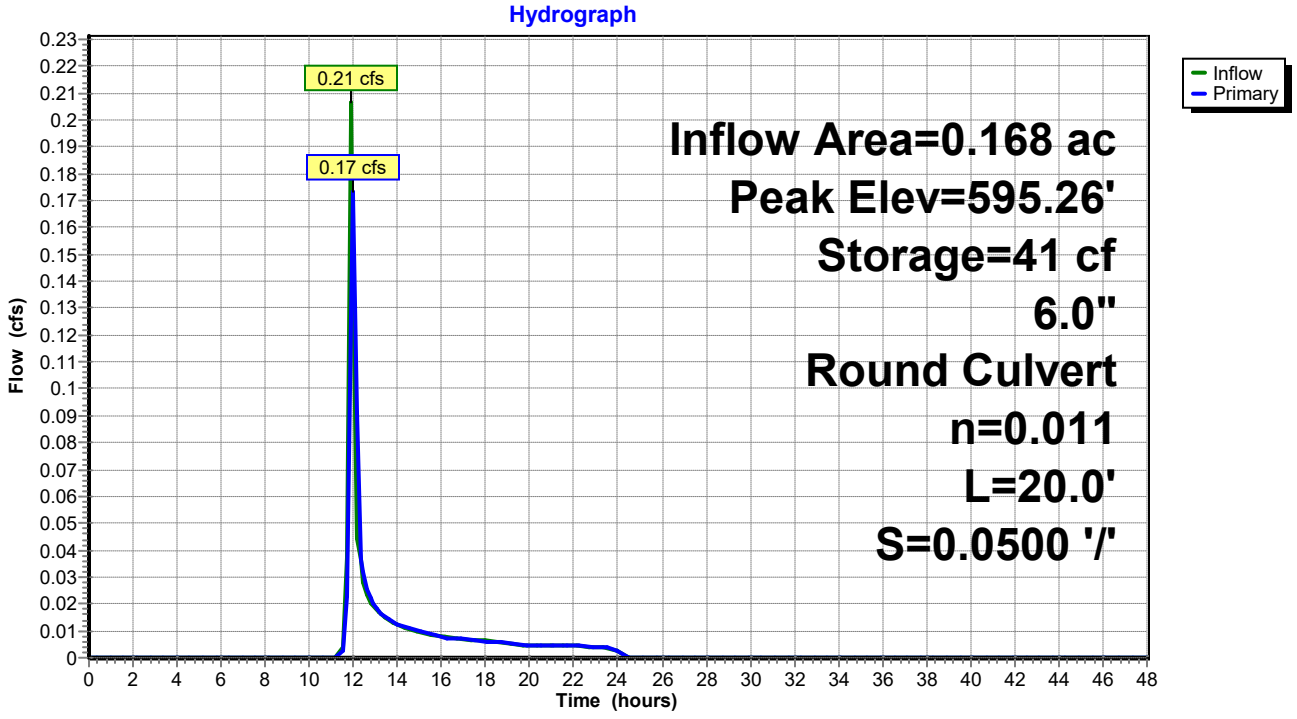
Volume	Invert	Avail.Storage	Storage Description
#1	595.00'	3,780 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
595.00	1	0.0	0	0
596.00	4,200	30.0	630	630
597.00	4,200	35.0	1,470	2,100
598.00	4,200	40.0	1,680	3,780

Device	Routing	Invert	Outlet Devices
#1	Primary	595.00'	**6.0" Round Culvert** L= 20.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 595.00' / 594.00' S= 0.0500 '/' Cc= 0.900 n= 0.011, Flow Area= 0.20 sf

Primary OutFlow Max=0.17 cfs @ 11.98 hrs HW=595.25' (Free Discharge)
1=Culvert (Inlet Controls 0.17 cfs @ 1.70 fps)

Pond S2: Permeable Parking Lot



Attachment: SP-2011-16_B application (30133 : SP-2011-06B, 287 North Ivyhurst)

TOWN OF AMHERST
DELLWOOD PARK INCLUSIVE FIELD & PARK IMPROVEMENTS

AMHERST ENGINEERING DEPT.
1100 N. FOREST RD.
WILLIAMSVILLE, NY 14221
PROJECT NO. 2019.025B

REGISTERED ARCHITECT
MICHAEL W. BANKS
037029
STATE OF NEW YORK

DiDonato Associates

DiDONATO Project No. 25-3610

CONSULTANTS

BUFFALO ENGINEERING, P.C.
Mechanical-Electrical Engineers

TOWN SUPERVISOR
BRIAN J. KULPA

TOWN COUNCILMEMBERS
SHAWN LAVIN
JACQUALINE G. BERGER
MICHAEL SZUKALA
ANGELA MARINUCCI

TOWN CLERK
FANCINA J. SPOTH

SITE PLAN APPROVAL

FEBRUARY 24, 2025

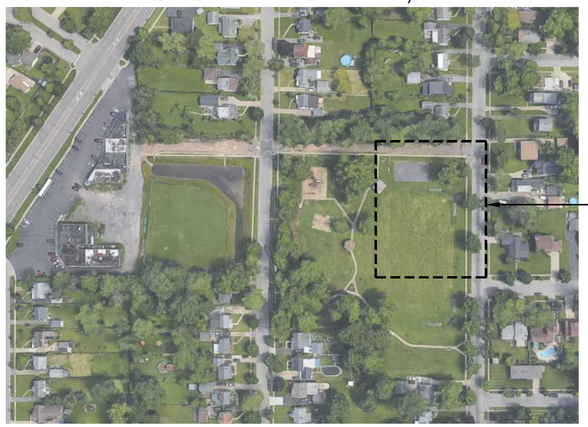
TOWN OF AMHERST EST. 1818 NEW YORK

INTERIM TOWN ATTORNEY
SAMUEL A. ALBA

DIRECTOR OF ENGINEERING SERVICES
BRIAN J. ARMSTRONG

SUPERINTENDENT OF HIGHWAYS
STEVEN FLOSS

DELLWOOD PARK
387 N. IVYHURST RD. BUFFALO, NY 14226



LOCATION MAP

PROJECT
NORTH

DRAWING INDEX

CIVIL

CP100	OVERALL SITE AND ZONING PLAN
CP101	SITE AND UTILITY PLAN
CP501	MISCELLANEOUS DETAILS
CP502	MISCELLANEOUS DETAILS
CP503	MISCELLANEOUS DETAILS
CP504	MISCELLANEOUS DETAILS
GP101	GRADING PLAN
LP101	LANDSCAPE PLAN

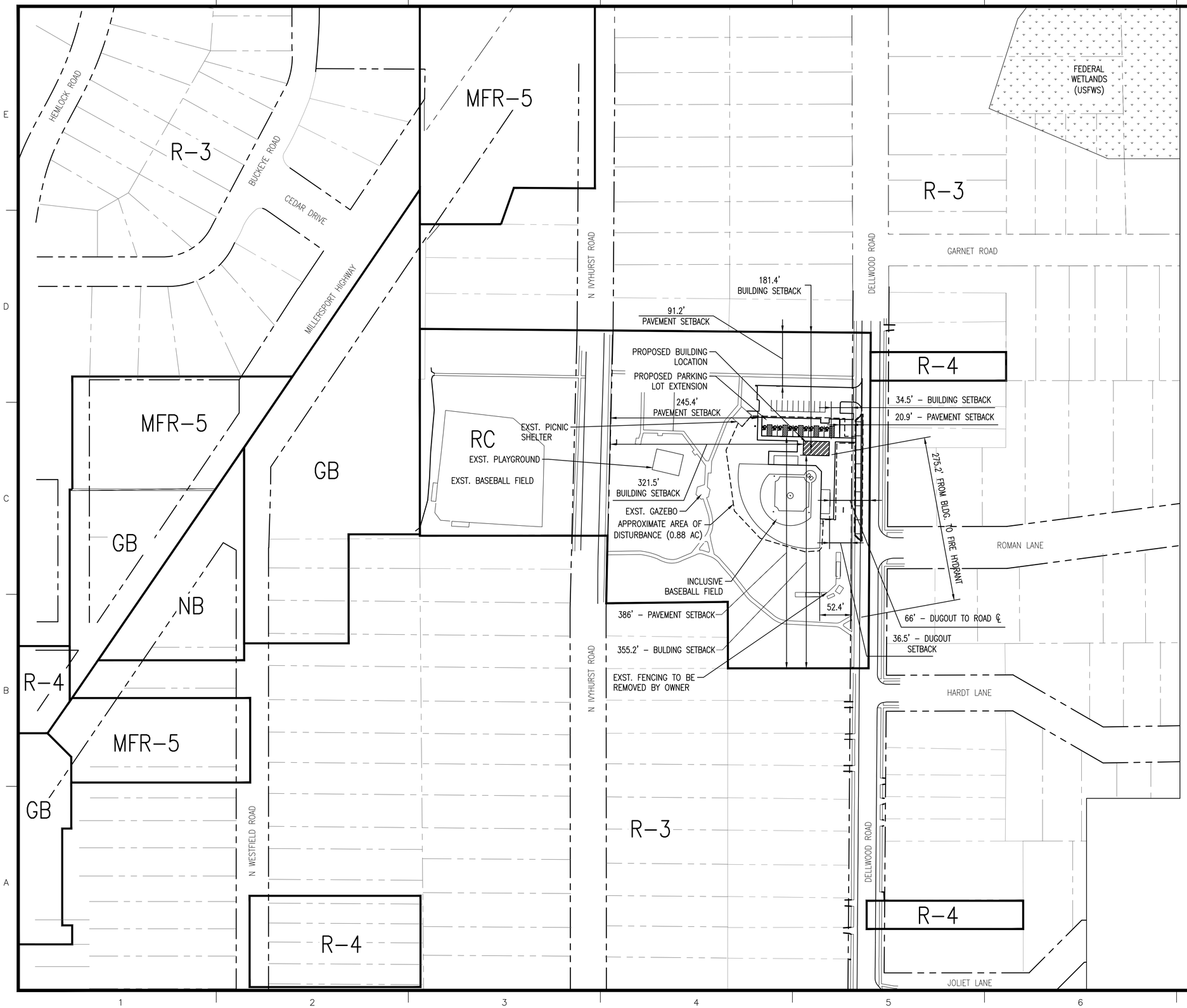
ARCHITECTURAL

A-101	FLOOR PLAN
A-201	EXTERIOR ELEVATIONS

ELECTRICAL

ES-100	ELECTRIC SITE PHOTOMETRIC PLAN

Attachment: SP-2011-16_B drawings (30133 : SP-2011-06B, 287 North Ivyhurst)



ZONING DISTRICTS

MFR-5 = MULTI-FAMILY RESIDENTS DISTRICT 5
R-3 = RESIDENTIAL DISTRICT 3
R-4 = RESIDENTIAL DISTRICT 4
RC = RECREATION CONSERVATION
GB = GENERAL BUSINESS
NB = NEIGHBORHOOD BUSINESS

NOTES:

1. SITE DOES NOT CONTAIN ANY STATE WETLANDS AND IS NOT LOCATED IN A FEMA FLOODPLAIN OR FLOODWAY. APPROXIMATE LOCATION OF FEDERAL WETLANDS (USFWS) IS SHOWN PER TOWN OF AMHERST GIS MAP.
2. 387 N. IVYHURST RAOD
   SBL 67.16-2-1 ACREAGE 6.7 ACRES
3. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY - PREPARED BY KHEOPS ARCHITECTURE, ENGINEERING & SURVEY DPC DATED 8/16/2019.

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STATE OF NEW YORK · WILLIAM F. RAU · 081988 · LICENSED PROFESSIONAL ENGINEER

TOWN OF AMHERST

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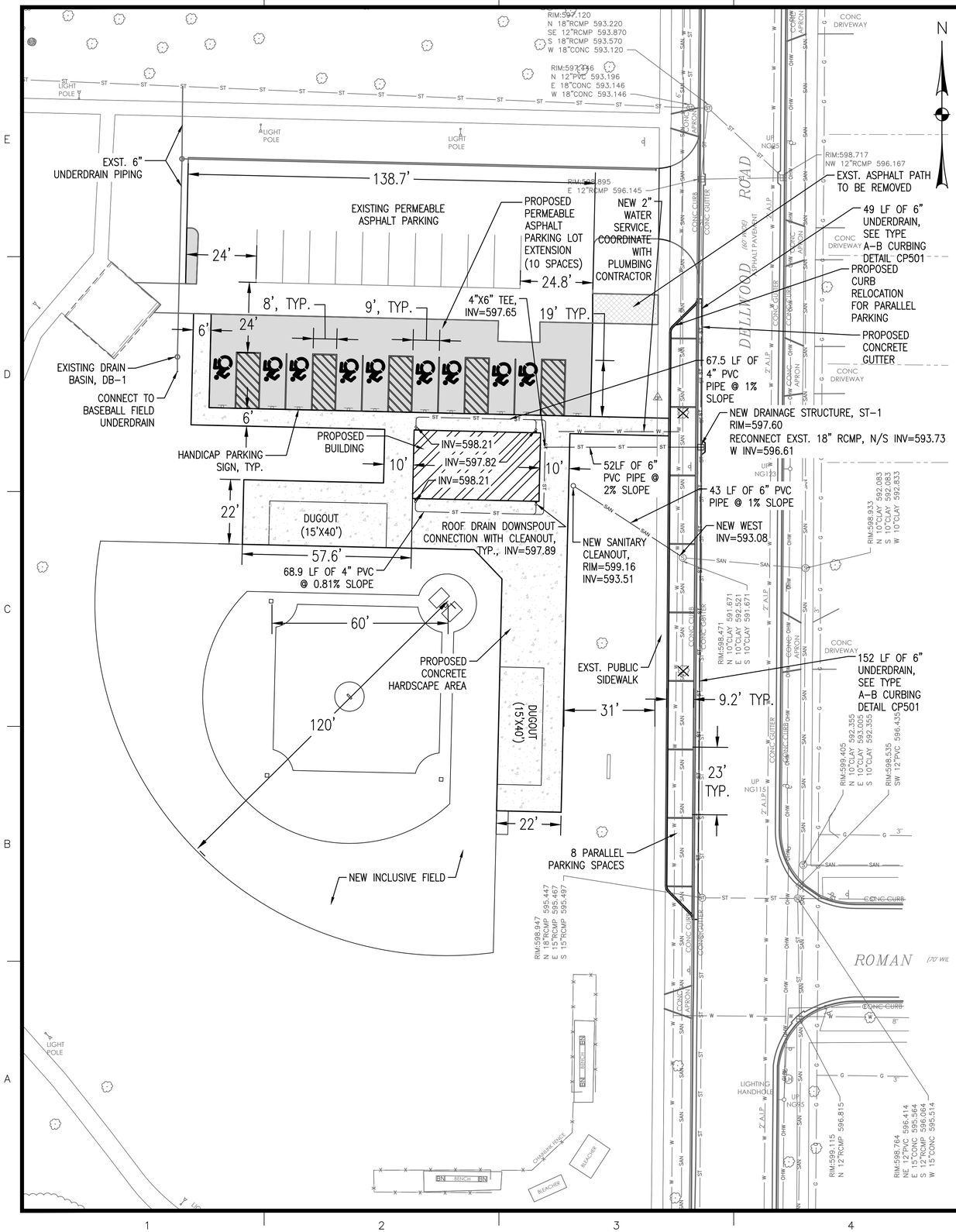
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DESIGNER PROJECT NO:	25-3610
CAD DWG FILE:	CP100.DWG
DRAWN BY:	CHB
CHECKED BY:	ADS
SCALE:	AS NOTED
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SHEET TITLE

OVERALL SITE AND ZONING PLAN

DRAWING#
CP100

Attachment: SP-2011-16_B drawings (30133 : SP-2011-06B, 287 North Ivyhurst)



NOTES:

1. CONTRACTOR SHALL FIELD VERIFY SERVICE LOCATIONS AND DEPTHS AT START OF CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. CONNECT ROOF DRAINS INTO EXISTING DRAINAGE SYSTEM.
3. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PRESERVE THE INTEGRITY OF THE EXISTING UTILITIES TO REMAIN AND SHALL PROVIDE UNINTERRUPTED SERVICE TO ALL USERS OF THE EXISTING UTILITIES. INSTALLATION OF ALL UTILITIES, INCLUDING ANY REMOVAL OR RELOCATION, SHALL BE IN ACCORDANCE WITH THE TOWN OF AMHERST REQUIREMENTS.
4. EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS HAVE BEEN PLOTTED FROM FIELD SURVEYS AND RECORD MAPS AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTH OF ALL UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. NO EXTENSIONS OF CONTRACT TIME AND NO MONETARY DAMAGE CLAIMS SHALL BE ALLOWED AS A RESULT OF REVISED DESIGN LOCATIONS.
5. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AHEAD OF ALL PIPE LAYING OPERATIONS TO ALLOW FOR MINOR ADJUSTMENTS TO BE MADE IN ELEVATION AND/OR ALIGNMENT DUE TO INTERFERENCE FROM THESE UTILITIES, IF NECESSARY.
6. CONTRACTOR SHALL PROVIDE TOWN REPRESENTATIVES AND DESIGN TEAM INSPECTORS FREE ACCESS TO ALL PARTS OF THE SITE FOR PROPER INSPECTION.
7. CONTRACTOR SHALL PERFORM NO WORK OUTSIDE OF THE DESIGNATED WORK LIMITS WITHOUT APPROVAL FROM THE ENGINEER.
8. CONTRACTOR SHALL VERIFY LOCATION OF SANITARY BUILDING TRAP WITH PLUMBING CONTRACTOR, SEE DETAIL CP504.
9. CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AREAS IN-KIND USING A MINIMUM OF 4" OF TOPSOIL AND SEED.
10. CONTRACTOR SHALL TAKE CARE TO NOT DISTURB ADJACENT EXISTING PAVEMENT WHEN TRENCHING IN GRASS AREA.
11. IN AREAS WHERE PROPOSED UTILITIES CROSS EXISTING ASPHALT PAVEMENT, REFER TO DWG CP501 FOR EXISTING ASPHALT PAVEMENT SECTION AND DWG CP502 FOR TRENCH DETAILS.

LEGEND

- ASPHALT PARKING
- CONCRETE SIDEWALK
- TREE
- ST — STORM SEWER PIPE
- SAN — SANITARY SEWER PIPE
- W — WATER SERVICE PIPE
- EXISTING TREE TO BE REMOVED

SITE INFORMATION

SITE DATA:	SITE DATA:
CURRENT ZONING:	RECREATION CONSERVATION DISTRICT (RC)
387 N. IVYHURST	
TOTAL SITE AREA:	6.7 Ac
TOTAL PROJECT DISTURBANCE:	38,316 S.F.±
BUILDING DATA	
GROSS BUILDING AREA:	660 S.F.±
NET BUILDING AREA:	558 S.F.±
MAX. BUILDING HT.:	16'-0"±

RECREATION CONSERVATION (RC) – ZONING REQUIREMENTS

BUILDING SETBACKS:	REQUIRED:	PROVIDED:
NORTH	50'	181'
SOUTH	50'	354'
EAST	20'	35'
WEST	50'	324'
VEHICLE USE SETBACKS	**REQUIRED:**	**PROVIDED:**
NORTH	25'	91'
SOUTH	25'	386'
EAST	15'	21'
WEST	25'	244'

* NOTE SETBACKS BASED ON MAX. STRUCTURE HEIGHT < 65'

AVAILABLE PARKING DATA

EXISTING PARKING LOT	HANDICAP SPACES – 0 STANDARD SPACES – 10
PROPOSED PARKING	HANDICAP SPACES – 9 STANDARD SPACES – 2 PARALLEL SPACES – 8

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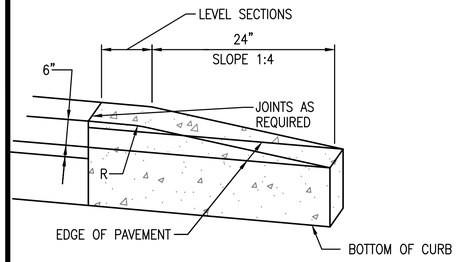
PROJECT NO:	2019.025B
DESIGNER PROJECT NO:	25-3610
CAD DWG FILE:	CP101.DWG
DRAWN BY:	CHB
CHECKED BY:	ADS
SCALE:	AS NOTED
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SHEET TITLE

SITE AND UTILITY PLAN

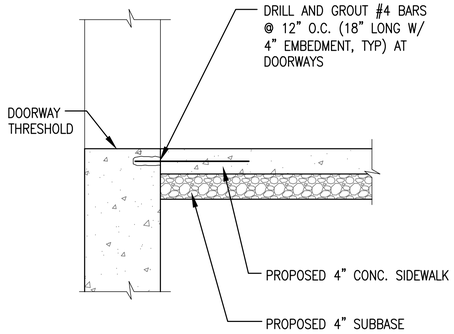
DRAWING# **CP101**

Attachment: SP-2011-16_B drawings (30133 : SP-2011-06B, 287 North Ivyhurst)



CAST IN PLACE CONCRETE CURB TRANSITION

NOT TO SCALE

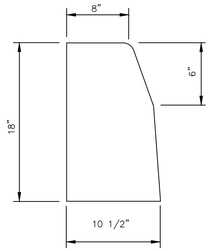


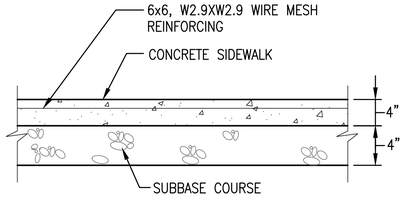
SIDEWALK DOWELING DETAIL AT DOORWAYS

NOT TO SCALE

TYPE "A" CURBING

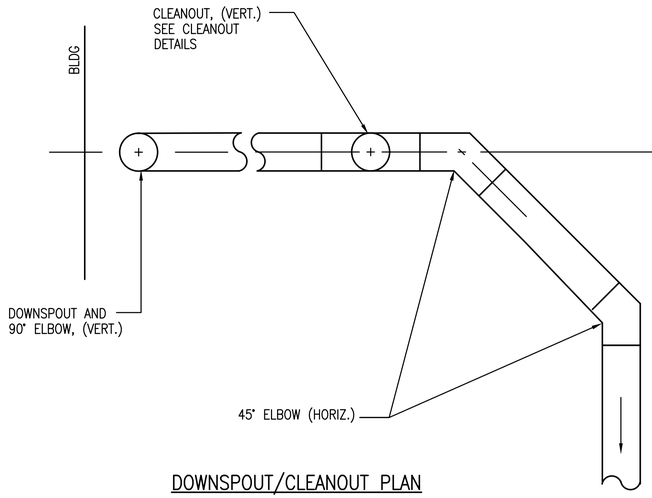
NEW YORK STATE DEPARTMENT OF TRANSPORTATION





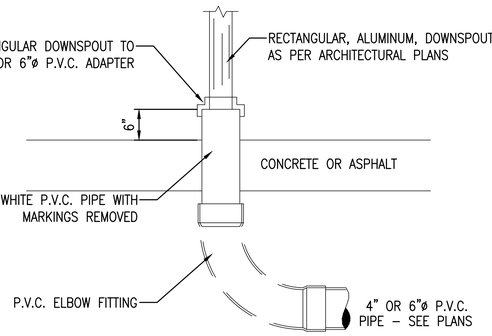
TYPICAL CONCRETE SIDEWALK SECTION

NOT TO SCALE



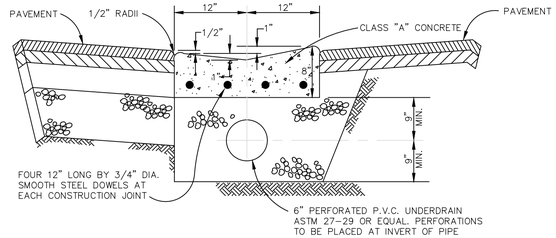
DOWNSPOUT/CLEANOUT PLAN

NOT TO SCALE



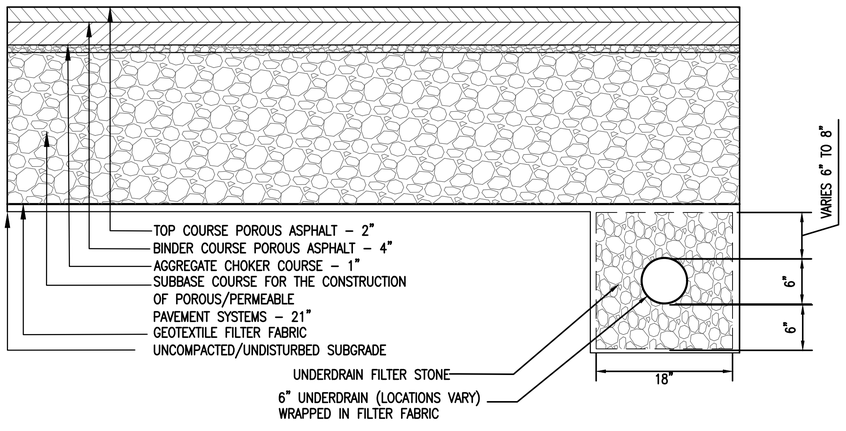
DOWNSPOUT DETAIL

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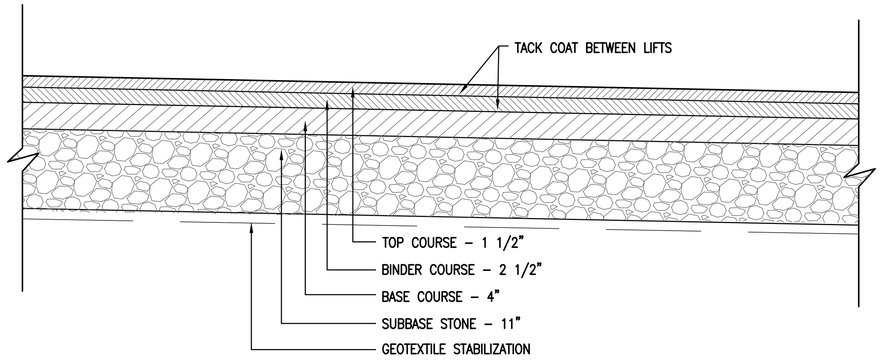
TYPE "A-B" CURBING

NOT TO SCALE



POROUS PAVEMENT UNDERDRAIN DETAIL

NOT TO SCALE



ASPHALT PAVEMENT REPLACEMENT DETAIL

NOT TO SCALE

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TOWN OF AMHERST

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	02/24/25	SITE PLAN APPROVAL

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CAD DWG FILE:	CP501.DWG
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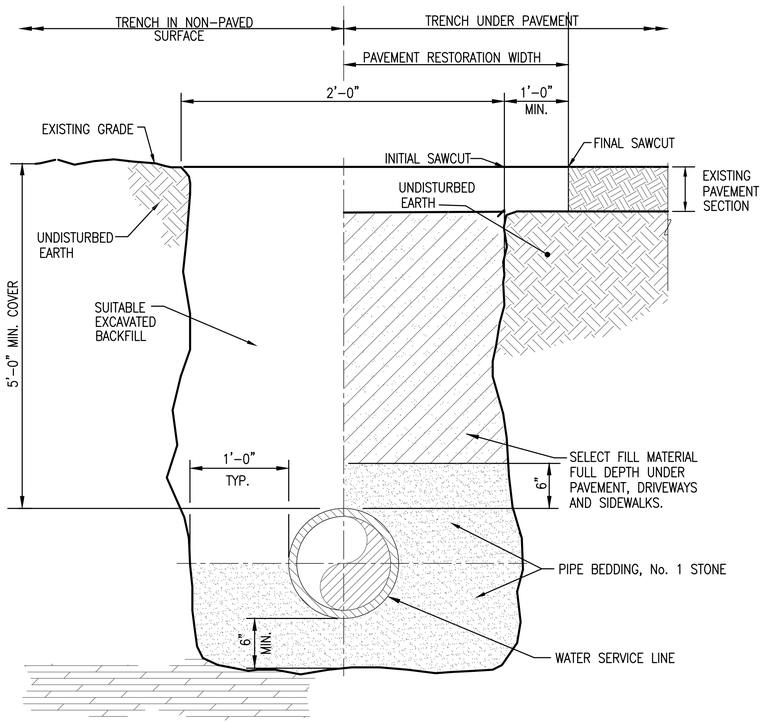
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MISCELLANEOUS DETAILS

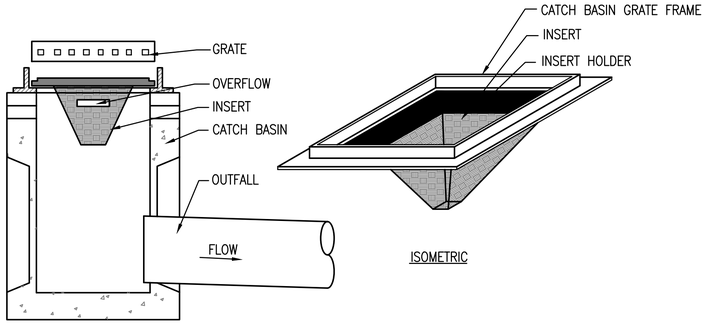
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CP501

Attachment: SP-2011-16_B drawings (30133 : SP-2011-06B, 287 North Ivyhurst)



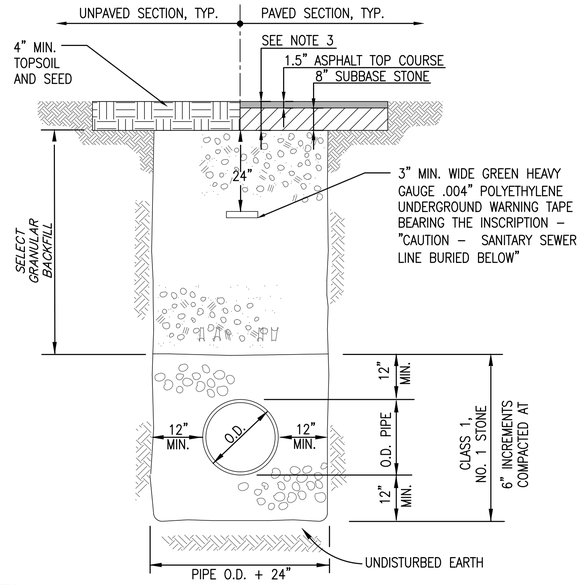
WATERLINE TRENCH
NOT TO SCALE



CATCH BASIN INSERT NOTES:

1. THE INSERT SHALL BE SECURELY ANCHORED IN PLACE WITH NO INSERT MATERIAL EXPOSED OUTSIDE OF THE CATCH BASIN FRAME.
2. INSERT SHALL FIT THE CATCH BASIN IN A MANNER THAT NO STORM WATER FLOW SHALL BYPASS THE INSERT FILTER MEDIUM.
3. CATCH BASIN INSERT SHALL BE ABLE TO INTERCEPT COARSE AND FINE SEDIMENT FROM INCOMING STORM WATER.
4. TEMPORARY CATCH BASIN INSERTS SHALL BE INSTALLED IN ALL CATCH BASINS WHICH WILL RECEIVE STORM RUNOFF FROM CONSTRUCTION OPERATIONS.
5. CONTRACTOR SHALL REPLACE TEMPORARY CATCH BASIN INSERTS WHEN THEY NO LONGER FUNCTION AS DESIGNED.

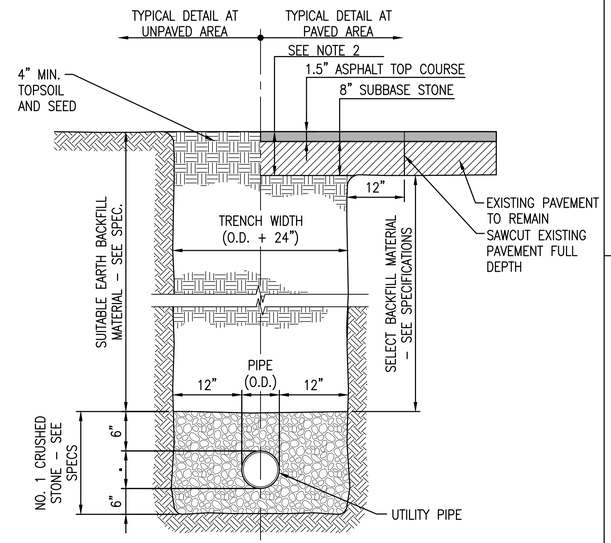
TEMPORARY CATCH BASIN INSERT
NOT TO SCALE



NOTES:

1. THE CONTRACTOR SHALL PLACE AND COMPACT SELECT FILL FOR TRENCH RESTORATION IN ALL PAVEMENT AREAS AND 5' MINIMUM BEYOND EDGES OF PAVEMENT.
2. IF CONCRETE ENCASEMENT IS REQUIRED, IT SHALL BE INSTALLED IN PLACE OF (AND TO THE DIMENSIONS OF) THE PIPE BEDDING AND COVER TO 12" MIN. ABOVE AND BELOW THE PIPE.
3. PROPOSED PAVEMENT SECTION BASED ON RECORD INFORMATION. CONTRACTOR TO FIELD VERIFY PRIOR TO INSTALLATION.

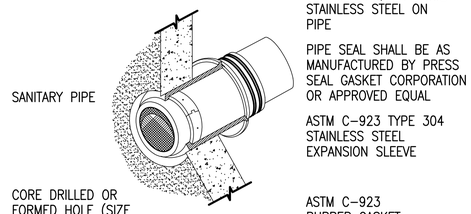
TYPICAL SANITARY SEWER TRENCH DETAIL
NOT TO SCALE



NOTES:

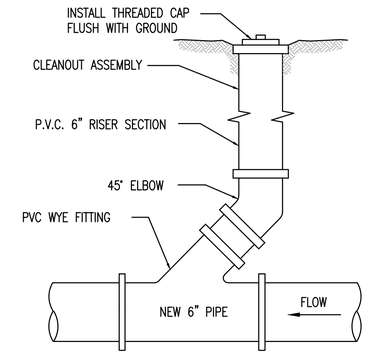
1. DETECTABLE WARNING TAPE SHALL BE BURIED 1'–6" BELOW GRADE AS REQUIRED.
2. PROPOSED PAVEMENT SECTION BASED ON RECORD INFORMATION. CONTRACTOR TO FIELD VERIFY PRIOR TO INSTALLATION.

TYPICAL STORM PIPE TRENCH DETAIL
NOT TO SCALE

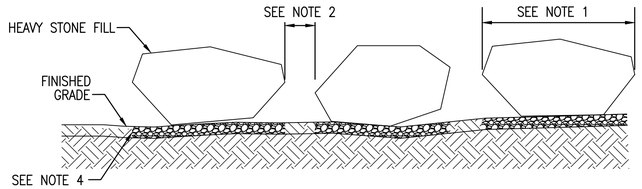


NOTE:
FOR RCP AND DUCTILE IRON PIPE, INSTALL NEOPRENE GASKET SYSTEM TO ACCEPT STAINLESS STEEL EXPANSION SLEEVE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION. INSTALL NON-SHRINK GROUT SET 45 OR APPROVED EQUAL ON INSIDE OF ALL STRUCTURES TO FORM A CONTINUOUS SMOOTH SURFACE ON THE INSIDE OF STRUCTURE.

CONNECTION TO EXISTING SANITARY STRUCTURE
NOT TO SCALE



TYPICAL CLEANOUT IN GRASS DETAIL
NOT TO SCALE



NOTES:

1. MINIMUM ACCEPTABLE STONE SIZE IS 3'x3'x3'.
2. SPACING BETWEEN STONES WILL BE 5'.
3. HEAVY STONE FILL SHALL MEET THE REQUIREMENTS OF NYSDOT STANDARD SPECIFICATION 620.
4. CONTRACTOR SHALL PLACE 3"–4" OF CRUSHED STONE BENEATH EACH STONE, COVERING THE STONE'S AREA AT MINIMUM.

HEAVY STONE FILL DETAIL
NOT TO SCALE

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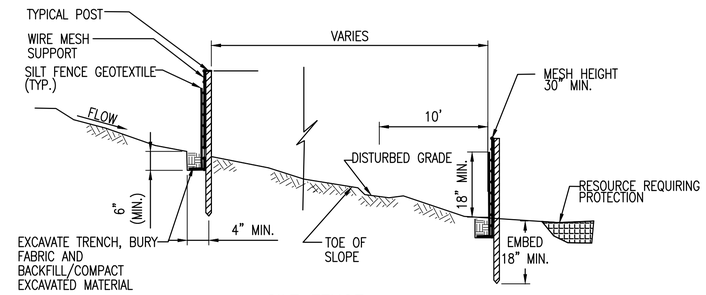
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DESIGNER PROJECT NO:	25-3610
CAD DWG FILE:	CP502.DWG
DRAWN BY:	CHB
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SCALE:	AS NOTED
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SHEET TITLE

MISCELLANEOUS DETAILS

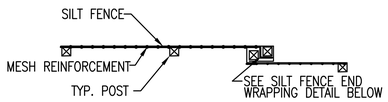
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Attachment: SP-2011-16_B drawings (30133 : SP-2011-06B, 287 North Ivyhurst)



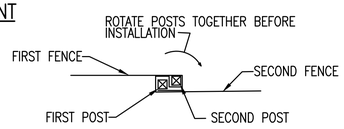
SILT FENCE

NOT TO SCALE



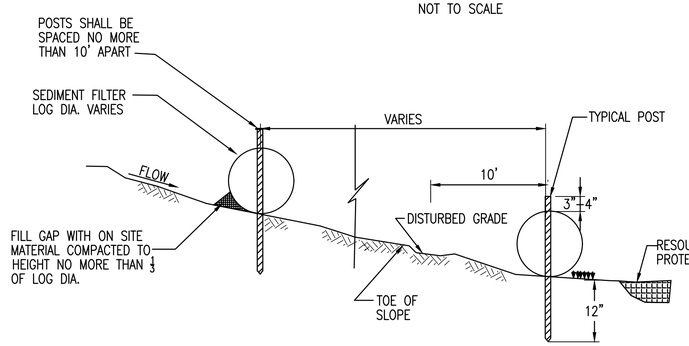
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NOT TO SCALE



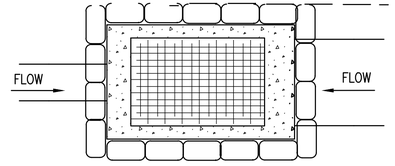
SILT FENCE END WRAPPING DETAIL

NOT TO SCALE

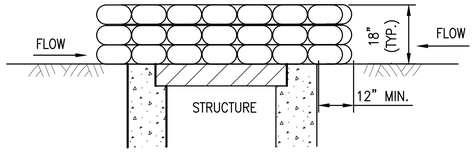


SEDIMENT FILTER LOG

NOT TO SCALE



PLAN



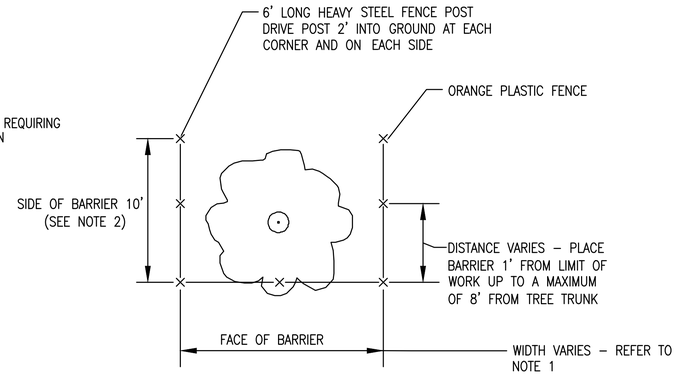
SECTION

NOTES:

1. GRAVEL BAGS ARE TO BE FILLED WITH CLEAN STONE RATHER THAN SAND TO PREVENT SEDIMENT FROM ENTERING A DRAINAGE SYSTEM IF BAGS ARE DAMAGED DURING USE.
2. GRAVEL BAGS SHALL BE INDIVIDUALLY TIED, DOUBLE BAGGED AND INVERSELY INSERTED. GRAVEL BAGS SHALL LAP THE JOINTS BETWEEN THE BAGS IN THE LAYER BELOW. COST OF EXCAVATION FOR INSTALLATION SHALL BE INCLUDED IN THE PRICE BID FOR ITEM.
3. MEASURES SHALL BE INSPECTED EVERY SEVEN (7) CALENDAR DAYS, AFTER EACH RAINFALL OF 12 mm OR MORE WITHIN A 12 HOUR PERIOD, OR DAILY DURING PROLONGED RAINFALL. MEASURES SHALL BE CLEANED AND REPAIRED AS REQUIRED.
4. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION REACHES ONE–HALF OF THE MEASURE HEIGHT, SEDIMENT SHALL BE DISPOSED OF AS UNSUITABLE MATERIAL.
5. STRAW BALES WILL NOT BE ALLOWED IN LIEU OF THE GRAVEL BAGS.

TEMPORARY INLET PROTECTION DETAIL (GRAVEL BAG)

NOT TO SCALE



1. FACE OF TREE PROTECTION BARRIER SHALL BE CENTERED ON THE TREE TRUNK AND SHALL EXTEND TO THE MAXIMUM DIMENSION STATED IN THE CARE OF TREES/TREE PROTECTION BARRIER TABLE UNLESS OBSTRUCTED.
2. THE SIDES OF THE BARRIER SHALL EXTEND 10' UNLESS OBSTRUCTED BY PAVEMENT.
3. POST SPACING SHALL NOT EXCEED 6' O.C.

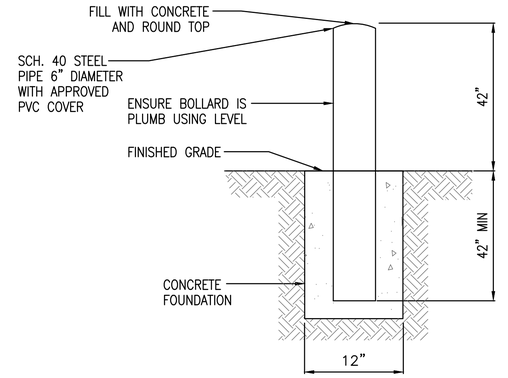
TREE/VEGETATION PROTECTION BARRIER DETAIL

NOT TO SCALE

APPLICATION NOTES – SILT FENCE AND SEDIMENT CONTROL LOGS:

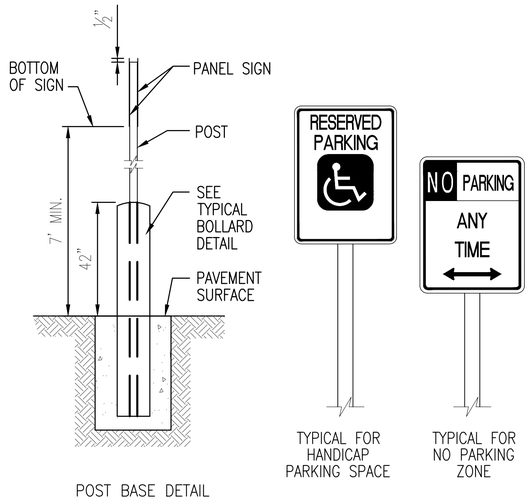
1. THE PRIMARY PURPOSE OF A SILT FENCE OR A SEDIMENT CONTROL LOG IS TO INTERCEPT SEDIMENT LADEN RUNOFF BY IMPOUNDING WATER BEHIND THE FENCE OR LOG SO THAT SEDIMENT FALLS OUT OF SUSPENSION.
2. IDENTIFY ONSITE AND OFFSITE RESOURCES THAT NEED TO BE PROTECTED USING THE SILT FENCE OR SEDIMENT CONTROL LOG (WETLANDS, WATERWAYS OR ENVIRONMENTALLY SENSITIVE AREAS). SILT FENCE OR SEDIMENT FILTER LOGS ARE TYPICALLY USED WITH EROSION OR SEDIMENT CONTROL MEASURES, SUCH AS MULCH AND/OR ROLLED EROSION CONTROL FABRIC.
3. SILT FENCE OR SEDIMENT FILTER LOGS SHALL SHALL NOT BE USED IN OR ACROSS A FLOWING CHANNEL, OR AREAS OF CONCENTRATED FLOW, DO NOT USE SILT FENCE OR SEDIMENT FILTER LOGS AS A PERIMETER CONTROL, TO DEFINE PROPERTY LINES, OR TO DELINEATE A RESOURCE.

REFER TO NYSDOT 209 SERIES STANDARD SHEETS FOR ADDITIONAL DETAILS AND NOTES FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES



TYPICAL BOLLARD DETAIL

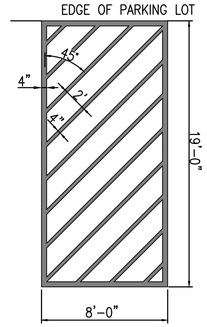
NOT TO SCALE



POST BASE DETAIL

ACCESSIBLE SIGNAGE DETAILS

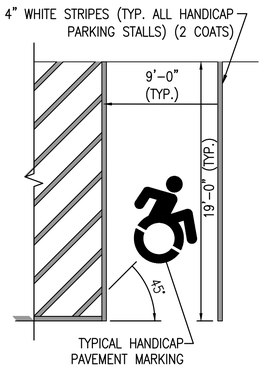
NOT TO SCALE



NOTE: WIDTH OF STRIPING SHALL BE 4" AS PER N.Y.S.D.O.T. SPECIFICATIONS (STRIPING TO BE WHITE)

NO PARKING ZONE (NPZ) STRIPING DETAIL

NOT TO SCALE



PLAN

HANDICAP PARKING

NOT TO SCALE

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TOWN OF AMHERST

DELLWOOD PARK INCLUSIVE FIELD & PARK IMPROVEMENTS

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	02/24/25	SITE PLAN APPROVAL

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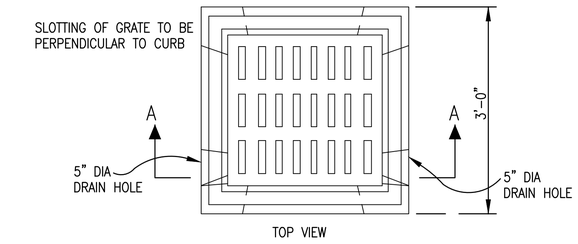
SHEET TITLE

MISCELLANEOUS DETAILS

DRAWING#

CP503

Attachment: SP-2011-16_B drawings (30133 : SP-2011-16B, 287 North Ivyhurst)

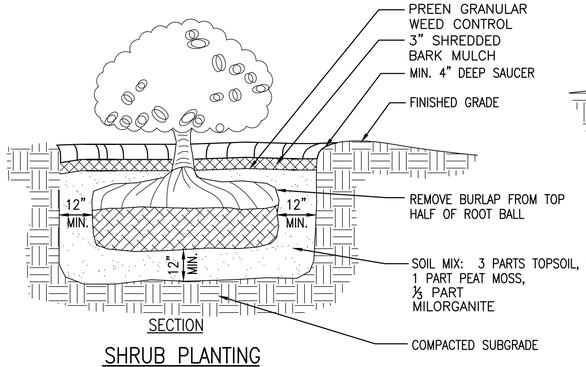


STANDARD PRECAST CONCRETE DROP INLET

NOT TO SCALE

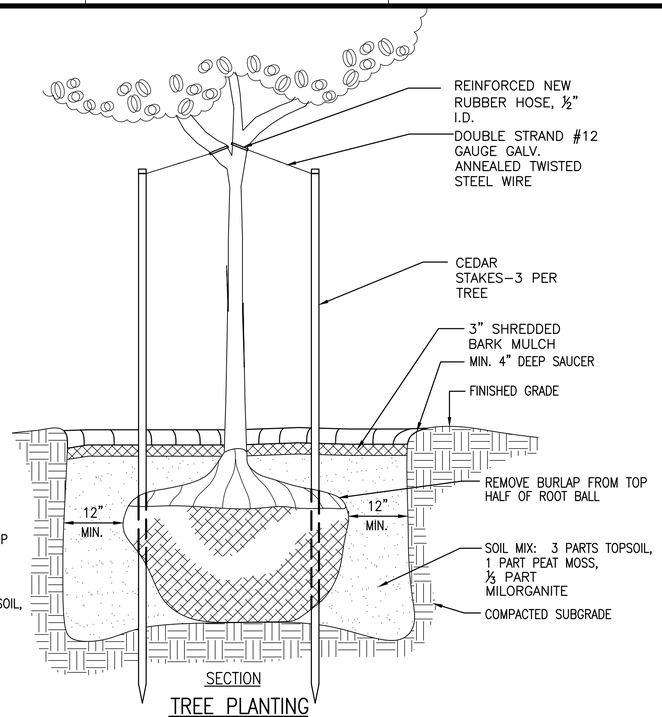
LANDSCAPING NOTES

1. ALL PLANTING BEDS AND TREES SHALL BE MULCHED WITH 3" OF CEDAR MULCH.
2. SEE SECTIONS BELOW FOR TREE AND SHRUB INSTALLATION DETAILS.
3. PROTECT TREES TO REMAIN. SEE DETAIL ON DRAWING MD-3.
4. TREES LOCATED IN PLANTING AISLE BENEATH POWER LINES SHALL BE 10'-0" IN HEIGHT @ TIME OF PLANTING AT INTERVAL NO GREATER THAN 20'.
5. REMOVE WIRE BASKET AND CUT BACK BURLAP AT ½ TO ⅔ OF THE WAY DOWN THE ROOT BALL.



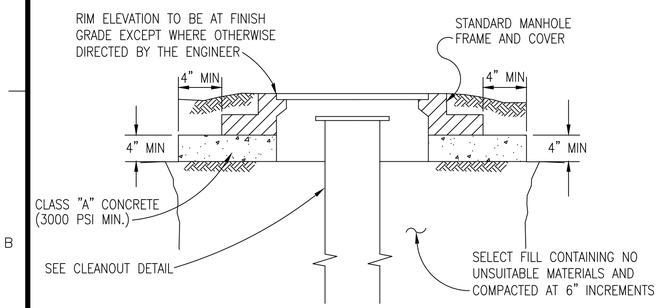
SHRUB PLANTING

NOT TO SCALE



TREE PLANTING

NOT TO SCALE

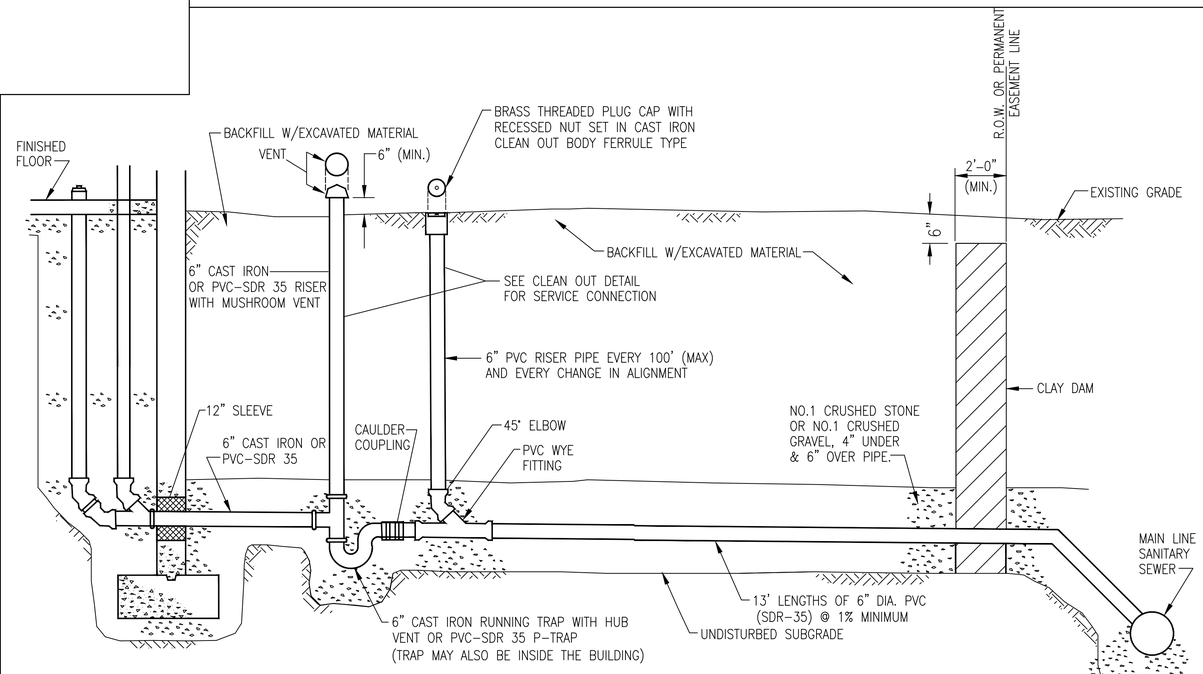


NOTES:

1. CLEANOUT NOT TO BE INSTALLED WHEN DISTANCE FROM M.H. EXCEEDS 150 LF.
2. FLOW CHANNELS MUST ALLOW PLACEMENT, REMOVAL AND PASSAGE OF T.V. CAMERAS. THE CAMERA DIMENSIONS ARE APPROXIMATELY 26" LONG x 6 1/2" SQUARE. A BLOCK OF WOOD OF THESE DIMENSIONS MAY BE USED TO SIMULATE THE SIZE OF THE CAMERA. THIS WILL SIMPLIFY THE FORMATION OF FLOW CHANNELS AND INVERTS.
3. DEPTH OF ALL CHANNELS TO BE 75% OF PIPE DIAMETER. FINISH ALL CHANNELS AT PROPER GRADE AS TO ALLOW SMOOTH & UN-OBSTRUCTED FLOW.
4. ALL INVERTS TO BE FLUSH WITH THE INSIDES.

CLEANOUT WITH STANDARD MANHOLE FRAME AND COVER

NOT TO SCALE



COMMERCIAL SERVICE WITHOUT BASEMENT DETAIL

NOT TO SCALE

DETAIL NOTES:

1. NO INSPECTION WILL BE PROVIDED WITHOUT A PERMIT. INSPECTIONS REQUIRE 24 HR. ADVANCE NOTICE FOR SCHEDULING.
2. ALL WORK MUST BE INSPECTED BY A COUNTY INSPECTOR
3. PVC PIPE MATERIAL SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST ASTM SPECIFICATION D-3033/D-3034. CAST IRON PIPE MATERIAL SHALL BE EXTRA HEAVY CAST IRON MEETING THE REQUIREMENTS OF ASTM A74-42.
4. VENTS AND CLEANOUTS MUST BE INSTALLED IN LAWN AREAS, NOT IN SIDEWALK OR DRIVEWAY AREAS, PREFERABLY BETWEEN THE CURB OR EDGE OF PAVEMENT AND THE SIDEWALK.
5. SELECT BACKFILL REQUIRED UNDER PAVED AREAS.
6. CONCRETE ENCASEMENT IF COVER DEPTH IS LESS THAN 4'-0" UNDER PAVED AREAS
7. MIN. DEPTH OF COVER 3'-0"
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. A 6" CLEAN OUT IS REQUIRED AT R.O.W. WHENEVER THE MAIN SEWER IS UNDER THE PAVEMENT LIMITS OR AT FAR SIDE OF OF PAVEMENT.
10. ANY SEWER LAID THROUGH OR OVER A SEPTIC TANK MUST BE CAST IRON (SEPTIC TANK MUST BE FILLED WITH BANK RUN GRAVEL).
11. ANY EXCAVATION TO BE LEFT OPEN OVERNIGHT SHALL BE COMPLETELY ENCLOSED IN FENCING, OR WHERE NECESSARY, COVERED WITH STEEL PLATES.
12. DOWN SPOUTS, SUMP PUMPS, AND FOOTING DRAINS ARE NOT PERMITTED TO BE CONNECTED TO THE LATERAL.
13. FOR NEW STRUCTURES, NO CONNECTION SHALL BE MADE UNTIL BUILDING ROOF IS ERECTED AND BASEMENT FLOOR IS POURED.

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TOWN OF AMHERST

DELLWOOD PARK INCLUSIVE FIELD & PARK IMPROVEMENTS

MARK	DATE	DESCRIPTION
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	02/24/25	SITE PLAN APPROVAL

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DESIGNER PROJECT NO:	25-3610
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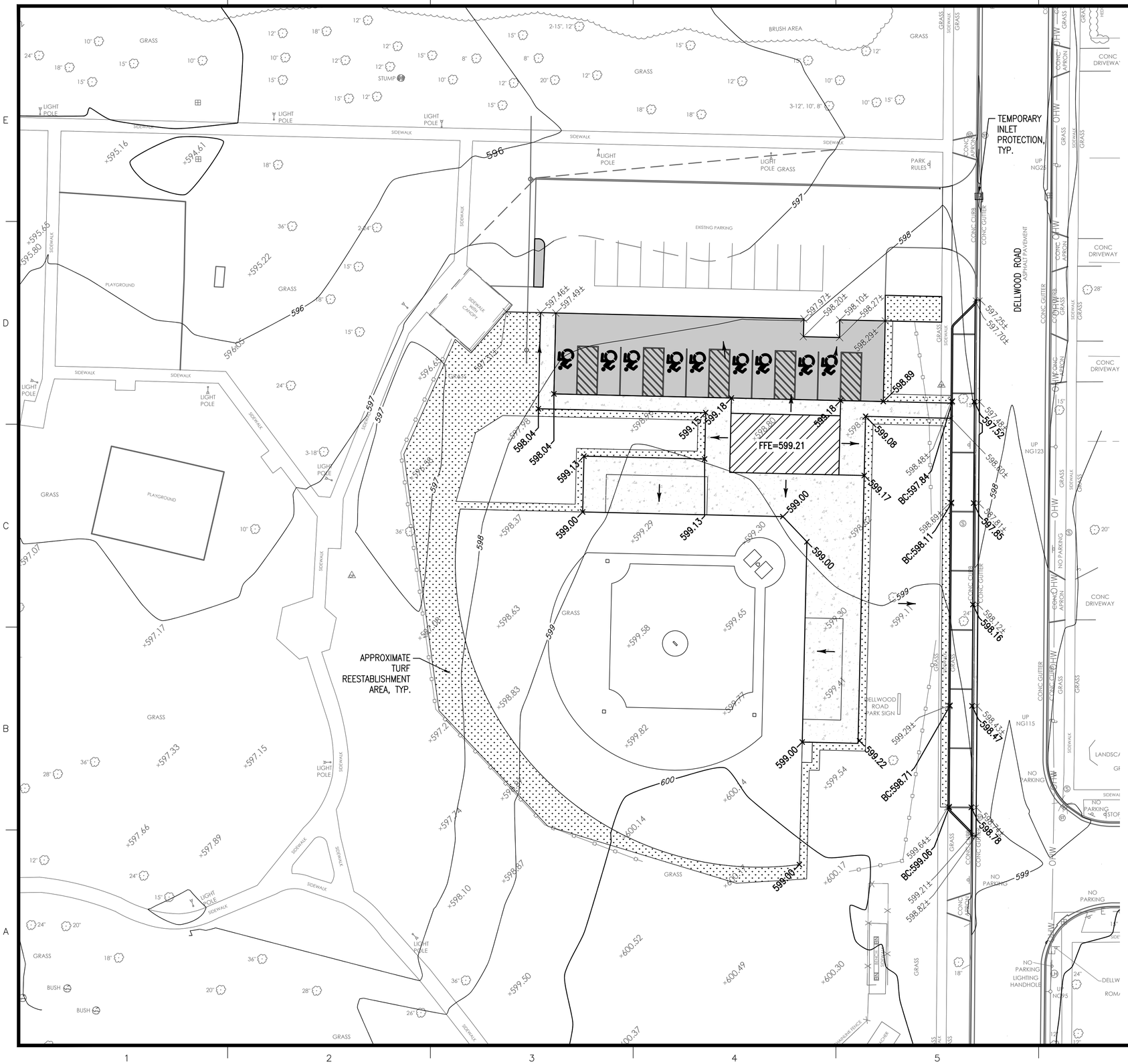
SHEET TITLE

MISCELLANEOUS DETAILS

DRAWING#

CP504

Attachment: SP-2011-16_B drawings (30133 : SP-2011-16, 287 North Ivyhurst)



NOTES:

1. CONTRACTOR SHALL FIELD VERIFY SERVICE LOCATIONS AND DEPTHS AT START OF CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. CONNECT ROOF DRAINS INTO EXISTING DRAINAGE SYSTEM.
3. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PRESERVE THE INTEGRITY OF THE EXISTING UTILITIES TO REMAIN AND SHALL PROVIDE UNINTERRUPTED SERVICE TO ALL USERS OF THE EXISTING UTILITIES. INSTALLATION OF ALL UTILITIES, INCLUDING ANY REMOVAL OR RELOCATION, SHALL BE IN ACCORDANCE WITH THE TOWN OF AMHERST REQUIREMENTS.
4. EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS HAVE BEEN PLOTTED FROM FIELD SURVEYS AND RECORD MAPS AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTH OF ALL UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. NO EXTENSIONS OF CONTRACT TIME AND NO MONETARY DAMAGE CLAIMS SHALL BE ALLOWED AS A RESULT OF REVISED DESIGN LOCATIONS.
5. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AHEAD OF ALL PIPE LAYING OPERATIONS TO ALLOW FOR MINOR ADJUSTMENTS TO BE MADE IN ELEVATION AND/OR ALIGNMENT DUE TO INTERFERENCE FROM THESE UTILITIES, IF NECESSARY.
6. CONTRACTOR SHALL PROVIDE TOWN REPRESENTATIVES AND DESIGN TEAM INSPECTORS FREE ACCESS TO ALL PARTS OF THE SITE FOR PROPER INSPECTION.
7. CONTRACTOR SHALL PERFORM NO WORK OUTSIDE OF THE DESIGNATED WORK LIMITS WITHOUT APPROVAL FROM THE ENGINEER.
8. ALL TURF DISTURBED BY REGRADING SHALL BE RESTORED WITH MIN. 4" OF TOPSOIL AND SEEDED.

LEGEND

- 588.0 — EXISTING CONTOUR
- GRADE BREAK
- 585.28 — PROPOSED SPOT GRADE
- 585.88 — EXISTING SPOT GRADE
- DIRECTION OF FLOW
- PROPOSED SILT FENCE

0 10 20 40 60
SCALE (FEET)

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ISSUE:		

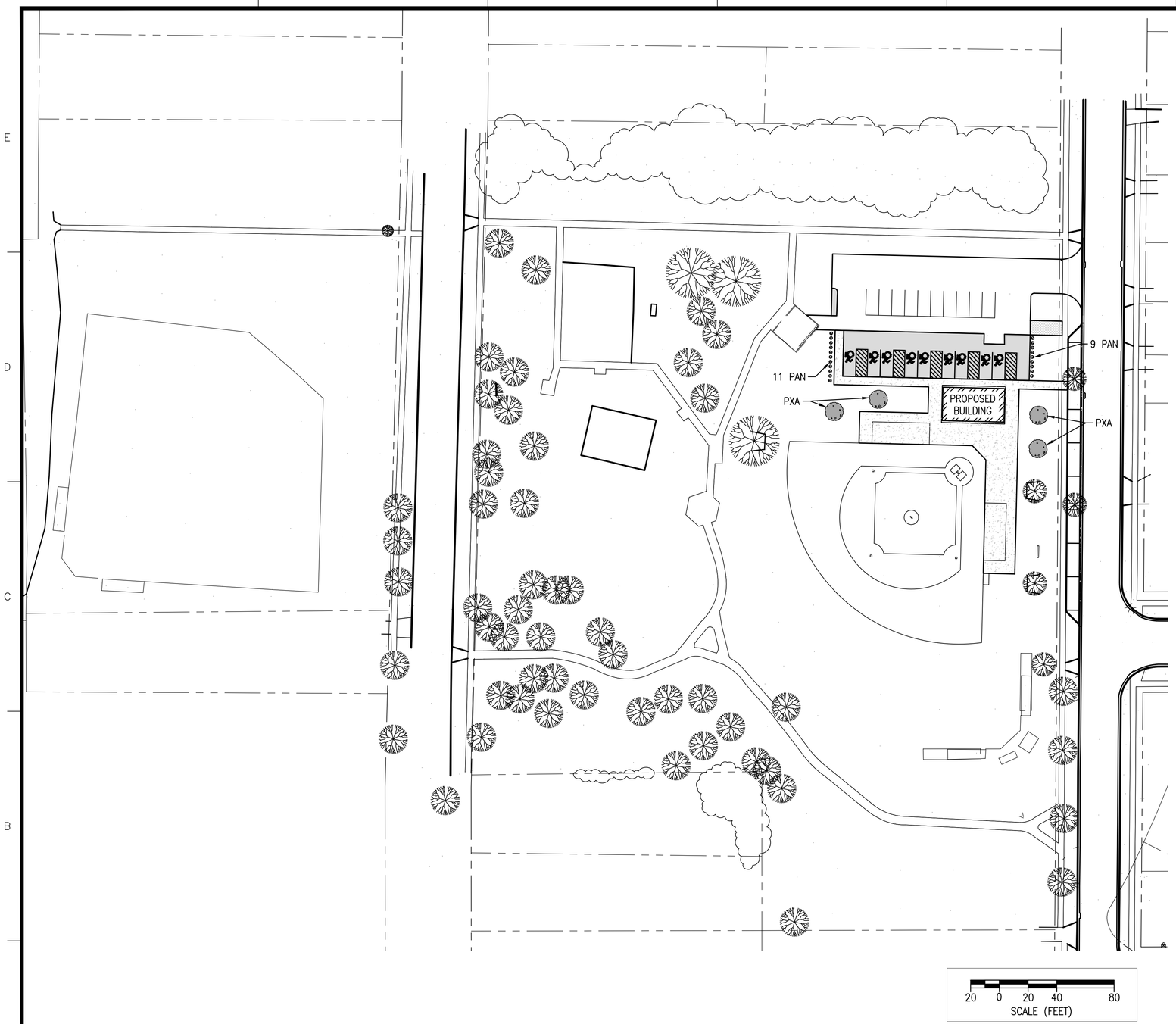
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SHEET TITLE

GRADING PLAN

DRAWING#
GP101

Attachment: SP-2011-16_B drawings (30133 : SP-2011-06B, 287 North Ivyhurst)



N

LEGEND	
	EXISTING TREE
	PROPOSED TREE
	EXISTING TREE TO BE REMOVED
	PROTECTION OF EXISTING TREE

PLANT LIST				
QTY	ITEM	BOTANICAL NAME	COMMON NAME	MIN. SIZE
20	PAN	PICEA ABIES 'NIDIFORMIS'	BIRD'S NEST SPRUCE	24" HT.
4	PXA	PLATANUS X ACERIFOLIA	LONDON PLANE SHADE TREE	2½" CALIPER

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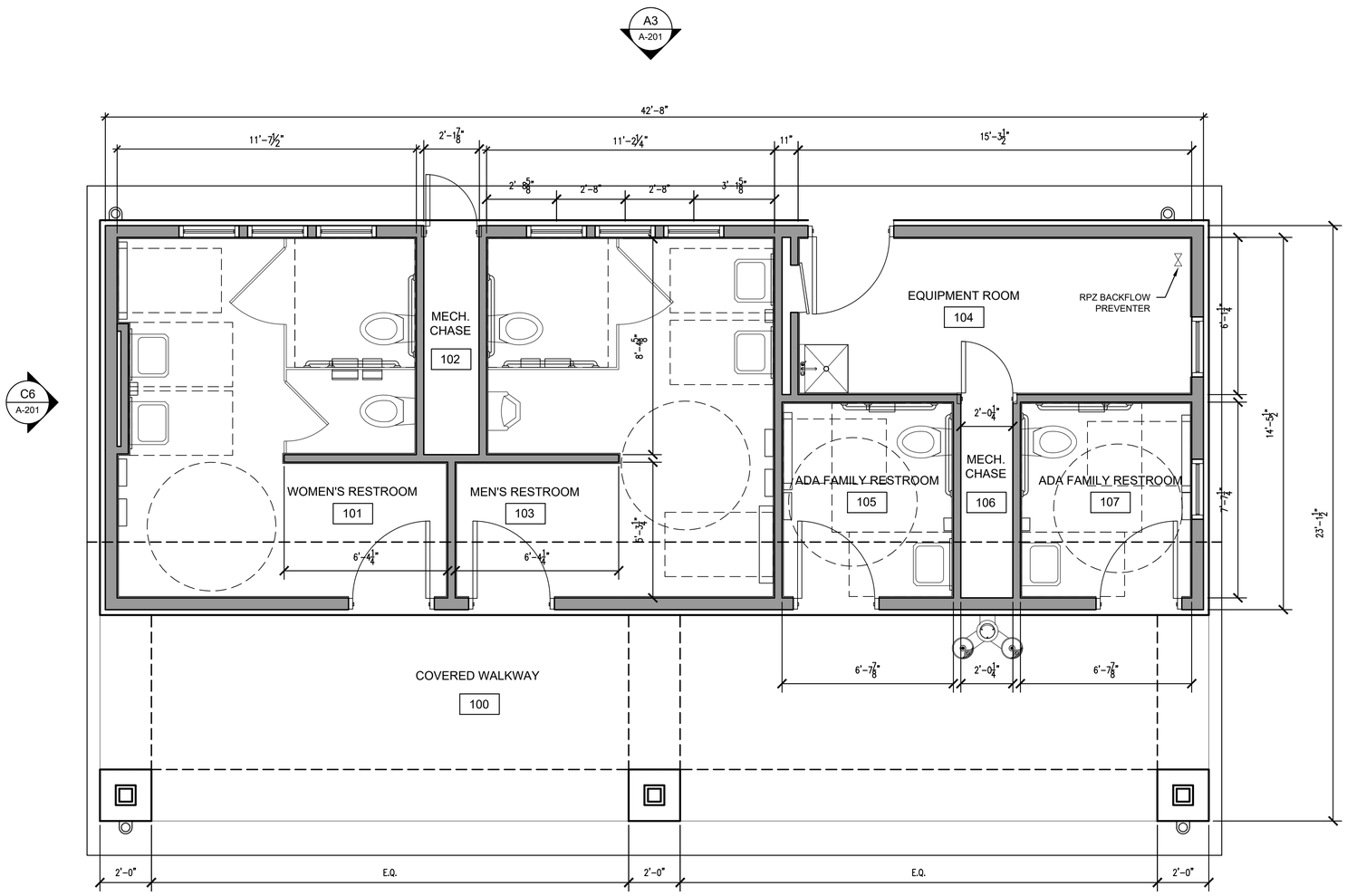
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CAD DWG FILE:	LP101.DWG
DRAWN BY:	CHB
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SHEET TITLE

LANDSCAPE PLAN

DRAWING#
LP101

Attachment: SP-2011-16_B drawings (30133 : SP-2011-06B, 287 North Ivyhurst)



B4 FLOOR PLAN

SCALE: 3/8" = 1'-0"

NORTH

OCCUPANCY USE: U - UTILITY STRUCTURE

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TOWN OF AMHERST

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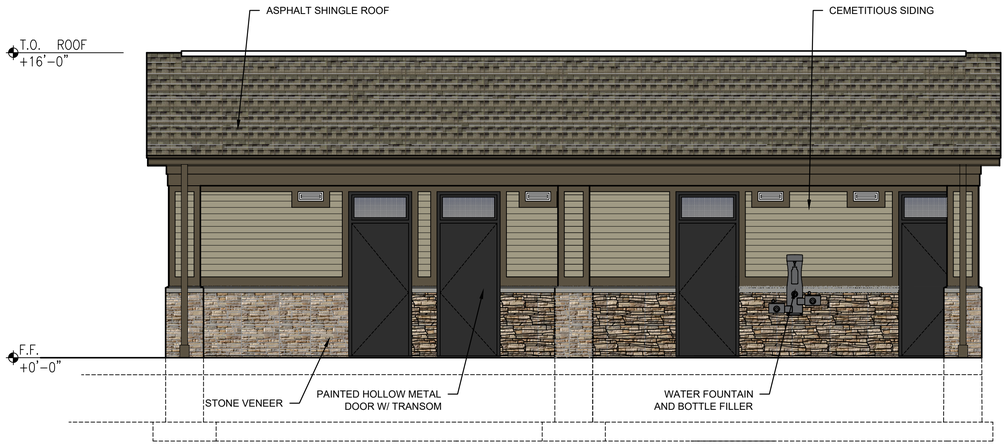
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FLOOR PLAN

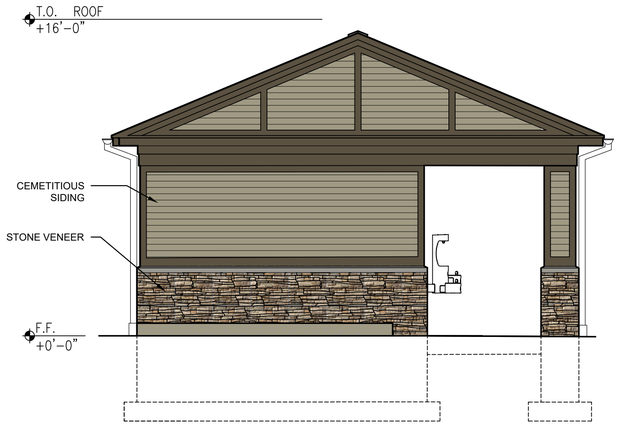
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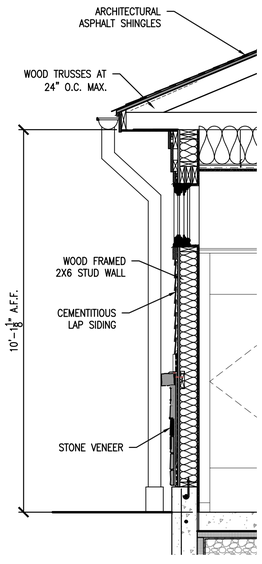
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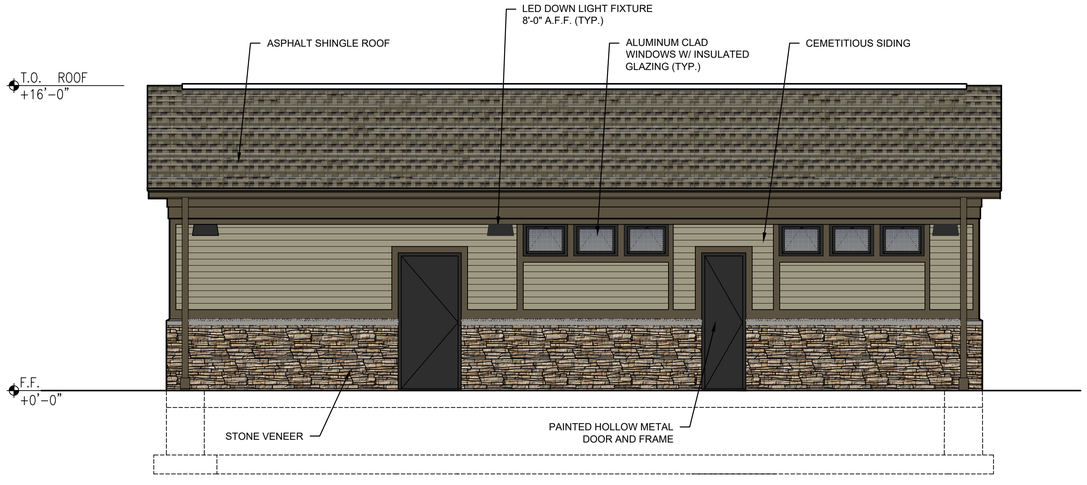
C3 ELEVATION
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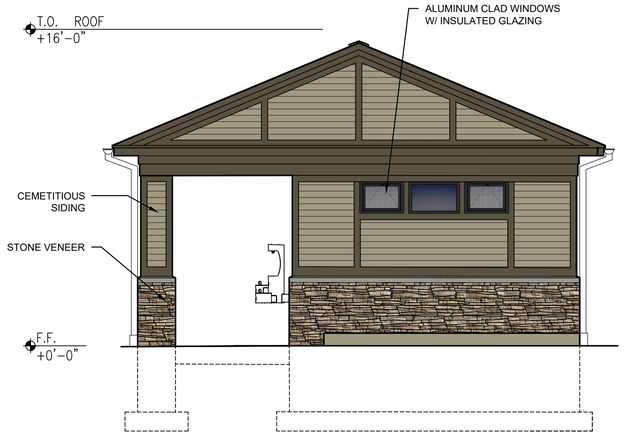
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SCALE: 1/4" = 1'-0"



A1 SECTION
SCALE: 1/2" = 1'-0"



A3 ELEVATION
SCALE: 1/4" = 1'-0"



A6 ELEVATION
SCALE: 1/4" = 1'-0"

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037029
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TOWN OF AMHERST

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	02/24/25	SITE PLAN APPROVAL

ISSUE:

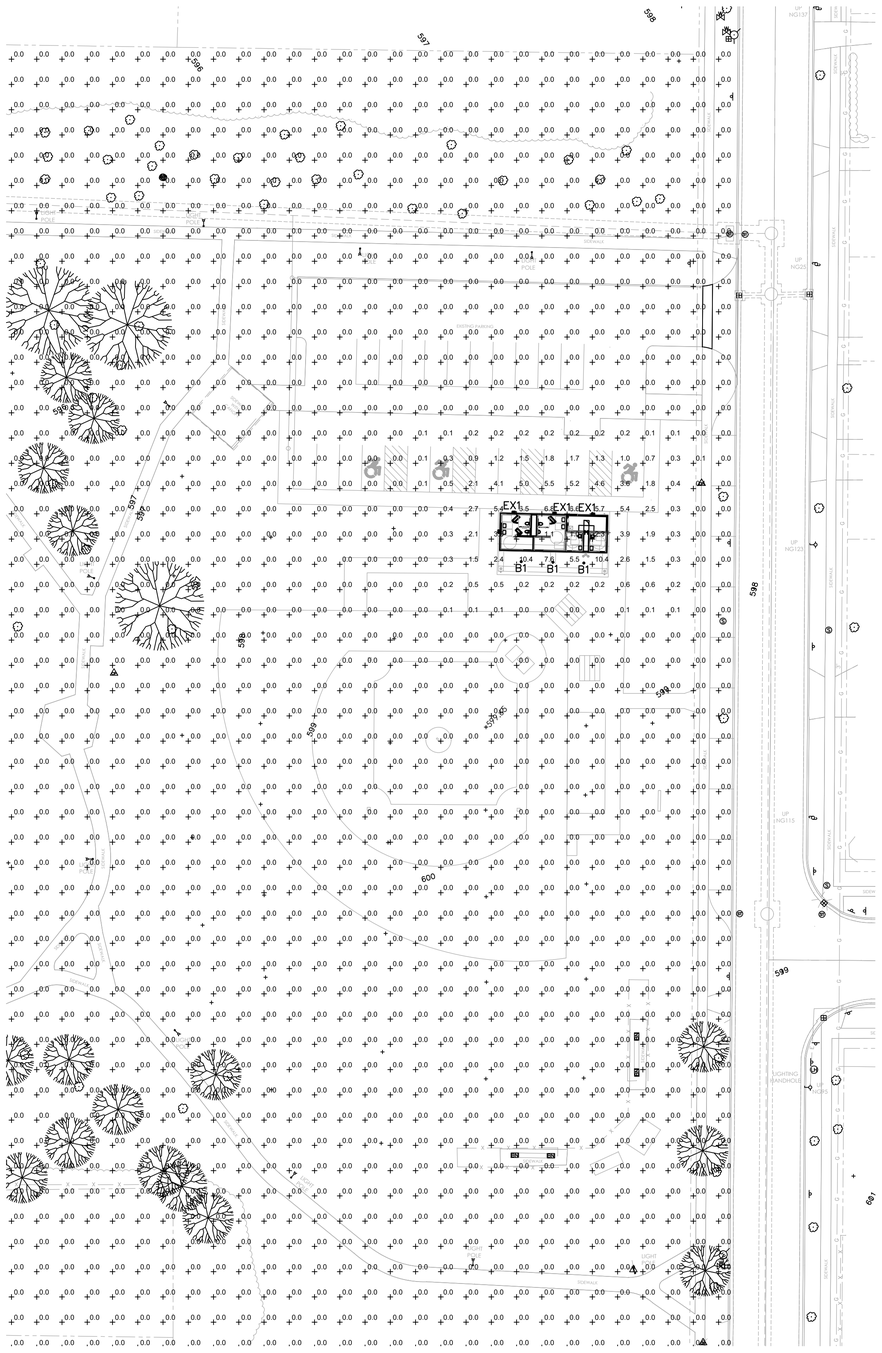
PROJECT NO:	2019.025B
DESIGNER PROJECT NO:	25-3610
CAD DWG FILE:	A-201.dwg
DRAWN BY:	CHB
CHECKED BY:	MWB
SCALE:	AS NOTED
COPYRIGHT:	

SHEET TITLE

EXTERIOR ELEVATIONS

DRAWING#
A-201

Attachment: SP-2011-16_B drawings (30133 : SP-2011-06B, 287 North Ivyhurst)



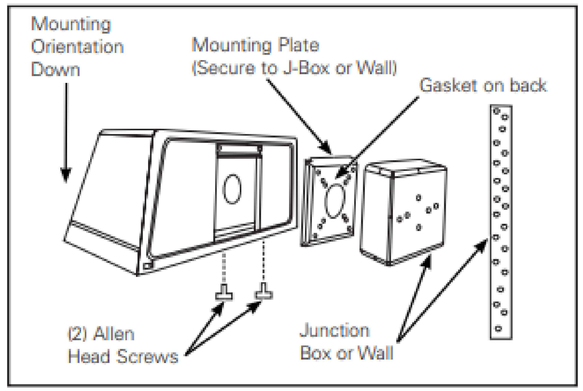
1 SITE PLAN - ELECTRICAL
SCALE: 1" = 30'-0"

LIGHT FIXTURE SCHEDULE

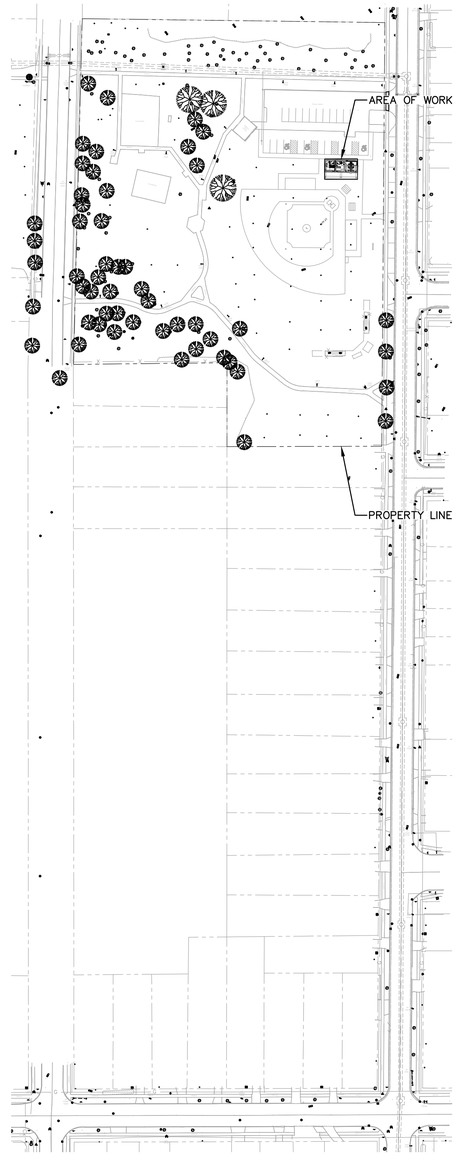
TYPE	DESCRIPTION	MOUNTING	LENS/DIFFUSER	VOLTAGE/BALLAST	LAMPS (QUANTITY & TYPE)	MANUFACTURER & SERIES	NOTES/REMARKS
B1	RECESSED 6" LED DOWNLIGHT, EXTERIOR, WET LOCATION RATED, AND ALUMINUM TRIM WITH BLACK FINISH. 10'-0" MOUNTING HEIGHT	RECESSED	FROSTED LENS	120-277V 0-10V DIMMABLE DRIVER	10W, 1000 LUMENS, 3500°K LED SYSTEM	COOPER LIGHTING MOUNTING FRAME: #HC6-10-D010 LED MODULE: #HM6-0525-835 TRIM: #61-MD-H	COORDINATE WITH ARCHITECTURAL REFLECTED CEILING PLAN AND PROVIDE TRIM KIT AS REQUIRED.
EX1	EXTERIOR WALL MOUNTED TRAPEZOIDAL LED LIGHT FIXTURE. 8'-0" MOUNTING HEIGHT	SURFACE WALL	TYPE IV WIDE DISTRIBUTION OPTICS	120-277V 0-10V DIMMABLE DRIVER	20.1W, 2739 LUMENS, 3500°K LED SYSTEM	COOPER LIGHTING #IST-SA1-A-735-U-T4W-BK	PROVIDE ALL MOUNTING HARDWARE AS REQUIRED

LIGHTING FIXTURE SCHEDULE NOTES

1. CONTRACTOR SHALL VERIFY ALL FINAL FIXTURE COLORS WITH ARCHITECT PRIOR TO PURCHASING FIXTURES.
2. CONTRACTOR SHALL PROVIDE LIGHTING FIXTURES THAT ARE LISTED, LABELED AND APPROVED BY UNDERWRITERS LABORATORIES INC. FOR USE WITH THE SPECIFIED CEILING TYPE AND RATING. COORDINATE WITH ARCHITECTURAL DRAWINGS, REFLECTED CEILING PLANS AND FILED VERIFICATION OF EXISTING CEILING TYPES AND CONDITIONS BY CONTRACTOR.
3. CONTRACTOR SHALL PROVIDE ALL REQUIRED MOUNTING HARDWARE FOR A COMPLETE INSTALLATION.
4. FOR ALL LIGHTING FIXTURES, PROVIDE TRIM KITS AS REQUIRED. COORDINATE EXACT REQUIREMENTS WITH ARCH. REFLECTED CEILING PLAN FOR GYP BOARD/GRID CEILING PLACEMENTS. FOR EXISTING CEILINGS FIELD VERIFY TYPES PRIOR TO PURCHASE.



2 TYPICAL WALL PACK INSTALLATION
SCALE: NONE



SITE PLAN - OVERALL
SCALE: 1" = 100'-0"

DiDonato Associates
Engineering and Architecture, P.C.
689 Main Street, Buffalo, NY 14203
t 716.656.1900 | f 716.656.1987
didonatoassociates.com

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

BUFFALO ENGINEERING, P.C.
Mechanical - Electrical - Energy Engineers
4245 Union Road, Suite 204|Buffalo, NY 14225|P 716-633-5300|F 716-633-5599
WWW.BUFFALOENGINEERING.COM

STATE OF NEW YORK
BRIAN P. ZINTEL
099870
LICENSED PROFESSIONAL ENGINEER

TOWN OF AMHERST

DELLWOOD PARK INCLUSIVE FIELD & PARK IMPROVEMENTS

MARK	DATE	DESCRIPTION
	02/24/25	SITE PLAN APPROVAL
ISSUE:		
PROJECT NO:		2019.025B
DESIGNER PROJECT NO:		25-3610
CAD DWG FILE:		ES-100.dwg
DRAWN BY:		EMW
CHECKED BY:		JEH
SCALE:		AS NOTED
COPYRIGHT:		

SHEET TITLE

ELECTRICAL SITE PHOTOMETRIC PLAN

DRAWING#
ES-100

Attachment: SP-2011-16_B drawings (30133 : SP-2011-06B, 287 North Ivyhurst)

Amherst
Town of Amherst Planning Department
Erie County, New York

Brian J. Kulpa
Supervisor

Daniel C. Howard,
Planning Direct

Daniel J. Ulatowski,
Assistant Planning D r

APR 24 2025 AM11 7

SEQR
Negative Declaration

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency: Town of Amherst Planning Board

Project: SP-2011-06_B

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

Date: April 17, 2025

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: Construction of an inclusive ball diamond with a 989± sq. ft. restroom building and a 19-stall parking expansion to serve the users of the ball diamond and park. Work will include the site improvements not specifically stated above, including, stormwater, utilities, grading, lighting, paving, and landscaping.

Location: 387 North Ivyhurst Road, Amherst, Erie County

Petitioner: Town of Amherst Engineering Department

Attachment: SP-2011-06B signed neg dec 041725 (30133 : SP-2011-06B, 287 North Ivyhurst)

Reasons Supporting This Determination

APR 24 2025 AM11:

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 Sanitary Division on March 6, 2025 reviewed the Grading, Drainage and Utility Plans submitted on March 27, 2025 and Engineer's Report submitted on February 26, 2025

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 March 27, 2025 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 substantive conflict with the Town Comprehensive Plan. The Planning Department in their review of April 2, 2025, the Zoning Enforcement Officer in his review of April 2, 2025 have reviewed the application documents and Building Department in their review of April 2, 2025 has reviewed the application documents, and determined that the subject project has or will have met all New York State Building Code – 2020 and Zoning Ordinance regulations.

4. The project is not within an area identified by the State as potentially containing significant cultural or archeological resources, nor will it 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 Recreation Conservation District (RC) zoning district; neighboring uses are single family residential uses and zoned Residential District Three (R-3); therefore, the project is consistent with surrounding land use.

6. The proposed subject development will include construction of an inclusive ball diamond with a 989± sq. ft. restroom building and a 19-stall parking expansion to serve the users of the ball diamond and park 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 March 24, 2025 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-2011-06B signed neg dec 041725 (30133 : SP-2011-06B, 287 North Ivyhurst)

APR 24 2025 AM 11:

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 inclusive ball diamond, 19-stall parking expansion, and 989 sq. ft. restroom building will be consistent with the scale of surrounding land uses.

9. The function of the proposed inclusive ball diamond and restroom building 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 April 2, 2025, 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, in addition to those mentioned above, Highway on April 10, 2025, Assessor on February 28, 2025, Plumbing Division on April 3, 2025, and Right-of-Way Agent on March 7, 2025 along with outside agencies including the Erie County Department of Environment and Planning on March 6, 2025. These reviews have not identified any significant environmental issues and indicate 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: O'Rourke; Ayes 5; Noes 0; Absent 2 (Chmiel, Raffaele)

James Quinn, Assistant Planner — Date: 4-23-25

Michael J. Chmiel, Planning Board Chair — Date: 4/24/2025

JQ/ac
X:\Current_Planning\Files\Site Plans\2011\SP-2011-06_B_(387_N_Ivyhurst_Rd)_2025\SP-2011-06_B_neg dec_041725.doc
cc: Commissioner of Building
Town Engineer
Fire Chiefs'
Highway
Traffic/Safety
ECDEP
Mary-Diana Pouli, Youth and Recreation
Sean Pellow, Building Maintenance
DiDonato Associates, 689 Main Street, Buffalo, NY 14203
Michael Hitzel, Town of Amherst Engineering Dept., 1100 N. Forest Rd., Amherst, NY 14221

Attachment: SP-2011-06B signed neg dec 041725 (30133 : SP-2011-06B, 287 North Ivyhurst)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2011-06_B

PETITIONER

Town of Amherst Engineering Department
1100 North Forest Road
Amherst, NY 14221

PROPERTY LOCATION

387 North Ivyhurst Road

APR 24 2025 AM11

WHEREAS, the Town of Amherst Planning Board on Thursday, April 17, 2025 held a public hearing on a Site Plan for an inclusive ball diamond and restroom building for Dellwood and Sattler Park, 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

NOW THEREFORE 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 petitioner addresses the concerns raised in the Planning Department letter dated April 3, 2025 by the Zoning Enforcement Officer to the satisfaction of the officer.

Attachment: SP-2011-06B signed resolution 041725 (30133 : SP-2011-06B, 287 North Ivyhurst)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2011-06_B

PETITIONER	PROPERTY LOCATION
Town of Amherst Engineering Department	387 North Ivyhurst Road

APR 24 2025 AM11

2. That the parking proposed within the Dellwood Road right of way is exempt from site plan approval is subject to the approval of the Town of Amherst Highway Superintendent.

3. That any concerns raised by the Town of Amherst Engineering Department – Engineering Services Division be addressed to the satisfaction of the division.

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.

7. That the Town of Amherst consider the addition of additional on-site parking with any future park projects and development for the subject park.

The foregoing resolution was adopted by the Town of Amherst Planning Board, April 17, 2025; moved by Penberthy; seconded by O'Rourke; ayes 5; noes 0; absent 2 (Chmiel, Raffaele).

Charlene A. Gill for
Michael J. Chmiel, Planning Board Chair

4/24/2025
Date

JQ/ac
X:\Current_Planning\Files\Site Plans\2011\SP-2011-06_B_(387_N_Ivyhurst_Rd)_2025\SP-2011-06_B_resolution_041725.doc

cc: Commissioner of Building
Town Engineer
Fire Chiefs
Traffic/Safety
Highway Superintendent
ECDEP
Mary-Diana Pouli, Youth and Recreation
Sean Pellow, Building Maintenance
DiDonato Associates, 689 Main Street, Buffalo, NY 14203
Michael Hitzel, Town of Amherst Engineering Dept., 1100 N. Forest Rd., Amherst, NY 14221

Approved Plan: DiDonato Associates
Received: March 27, 2025

Attachment: SP-2011-06B signed resolution 041725 (30133 : SP-2011-06B, 287 North Ivyhurst)

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

ADOPTED

Meeting: 04/17/25 06:30 PM
Department: Planning
Category: Subdivisions & Relief from Conditions
Prepared By: Amy Carrato
Initiator: Dan Howard
Sponsors:
DOC ID: 30123

PLANNING BOARD ITEM (ID # 30123)

SEQR Hearing for a Proposed 14 Building Lot Subdivision, SUB-2024-02_PP

Property located at 1789 Dodge Road
Joseph Rubino, Petitioner

Preliminary Plat application for proposal to subdivide 6.7 acres on the south side of Dodge Road into 17 parcels for 14 single family building lots, 2 lots for open space and 1 lot for stormwater retention.

March 17, 2025

Sean Hopkins, Esq., Hopkins Sorgi & McCarthy, represented the petitioner, explained the proposal and was available to answer questions from the Board. Joseph Rubino, Petitioner, and Dan LaPierta, Carmina Wood Design, were also present.

In response to the Board's questions, Mr. Hopkins stated they would like to keep the public hearing open and will update the project status at the next Planning Board meeting.

Bill Pitz, 1815 Dodge Road; Sandy Mack, 1790 Dodge Road; and Cheryl Anastasia, 1860 Dodge Road, spoke in opposition to the project.

No further comments were heard on this proposal.

Following discussion, Ms. Penberthy moved to adjourn the request. The motion was seconded by Mr. O'Rourke and carried. Ayes 5, Noes 0, Absent 2 (Chmiel, Raffaele).

ATTACHMENTS:

- SUB-2024-02_PP application 041725 (PDF)
- SUB-2024-02_PP drawings 041725 (PDF)
- Preliminary Plat Plan uploaded 4/17/25 (PDF)

RESULT:	**ADJOURNED [UNANIMOUS]**	**Next: 5/15/2025 6:30 PM**
MOVER:	Brittany Lee Penberthy, Board Member	
SECONDER:	Jonathan O'Rourke, Board Member	
AYES:	Davis, Gill, Kahn, Penberthy, O'Rourke	
ABSENT:	Michael Chmiel, Joseph P. Raffaele Jr.	

Preliminary Plat Application
Applicant: Joe Rubino
Location: 1789 Dodge Road

TOWN OF AMHERST PLANNING DEPARTMENT

Subdivision Application

For Official Use

File # 2024-02_PP _____ **Acreage** _____ **Fee $** _____

Type of Subdivision Application (check one):

Sketch Plan _____
Preliminary Plat _____
Final Plat _____

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)

		Fill In Applicable Fees
Sketch Plan	**$1,150.00**	
Preliminary Plat		
* 1 acre or less	**$1,250.00**	$1,250
* Each additional acre or fraction thereof *(fraction to be counted as 1 acre)*	**$ 650.00/acre**	$3,705
Amendments to Subdivisions	$1,150.00	
Request for Relief of / or Change to Conditions of Subdivision Approval	$1,150.00	
Request for Extension of Subdivision Approval	$ 450.00	
Minor Modification to a Subdivision Plat	$ 325.00	
Stormwater Pollution Prevention Plan		
1 - 4.99 Acres	$ 500.00	
5 - 10 Acres	$ 750.00	$750
>10 Acres	$1,000.00	
Affidavit Fee for Public Hearing	**$ 15.00**	$15
Final Plat	**$ 450.00**	
	TOTAL FEE:	$4,970

Town of Amherst Planning Department • 5583 Main Street • Williamsville • New York 14221
(716) 631-7051 • Fax: • (716) 631-7153 • Web: www.amherst.ny.us

A completed Part 1 of the Full Environmental Assessment Form with Attachments is provided at Exhibit "1"

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

SUBDIVISION APPLICATION (con't)

To Be Completed By Applicant

Petitioner:

Name: Joseph Rubino c/o Sean Hopkins, Esq.

Address: 35 California Drive, Suite 100

Williamsville (city) New York (state) 14221 (zip code)

Phone: 716.510-4338 Fax:

E Mail: shopkins@hsmlegal.com

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

Name: Carmina Wood Design

Address: 80 Silo City, Suite 100

Buffalo (city) New York (state) 14203 (zip code)

Phone: 716-842-3165 Fax:

E Mail: cwood @carminawooddesign.com

Subdivision Location & Address: 1789 Dodge Road

East Amherst, NY 14051

Town of Amherst, Erie County, New York

Zoning District(s): Residential District Three ("R-3")

Number of Proposed Sublots: 14 lots

Proposed Subdivision Name:

Proposed Street Names:

	☑ Public	☐ Private
	☐ Public	☐ Private
	☐ Public	☐ Private
	☐ Public	☐ Private

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Exhibit 1 - Part 1 of Full EAF with Page 5[a] and Attachments "A" and B

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Full Environmental Assessment Form
Part 1 - Project and Setting

Prepared By: Sean W. Hopkins, Esq.
Hopkins Sorgi & McCarthy PLLC
35 California Road, Suite 100
Williamsville, New York 14221
Tel: 716.510-4338
E-mail: shopkins@hsmlegal.com

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Proposed Residential Subdivision		
Project Location (describe, and attach a general location map): 1789 Dodge Road - Town of Amherst - Erie County		
Brief Description of Proposed Action (include purpose or need): The proposed project ("action") consists of a 14 lot residential subdivision for detached single-family homes to be located on approximately 6.7 acres of land located at 1789 Dodge Road ("Project Site") zoned Residential District Three ("R-3") along with all related site improvements. The frontage of the Project Site will consist of Permanent Open Space. The proposed action has been defined broadly to include all required discretionary approvals and permits as well as all proposed site improvements including proposed detached single family homes, a public roadway connecting onto Dodge Road, driveways, lighting, an on-site storm water management system, and all required utility improvements. The project purpose is to develop the Project Site for Single-Family Residential Use in accordance with the existing R-3 zoning classification. It is important to mention that the Town Board previously conducted a coordinated environmental review of the project that resulted in its issuance of a Negative Declaration on July 22, 2021. A copy of the Negative Declaration issued by the Town Board is provided at Attachment "A".		
Name of Applicant/Sponsor: Joe Rubino c/o Sean Hopkins, Esq., Hopkins Sorgi & McCarthy PLLC	Telephone: 716.510-4338 E-Mail: shopkins@hsmlegal.com	
Address: 35 California Drive, Suite 100		
City/PO: Williamsville	State: New York	Zip Code: 14221
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Same as Project Sponsor	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Dedication of Public Roadway & PIPs	To be Determined
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board - Preliminary Plat and Final Plat Approval	February 14, 2025
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Engineering Dept. - Stormwater Permit; Building Dept. - Demolition Permit and Building Permits	To be Determined
e. County agencies ☑Yes ☐No	ECDPW - Highway Work Permit; ECWA - Water; ECHD - Sewer and Water	To be Determined
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC - Wetland Permit, SPDES Permit and DSCA Approval	Wetland Permit Application is pending
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

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

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

iii. Is the project site within a Coastal Erosion Hazard Area? The Town has adopted a LWRP ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s): [Note: The proposed action will not have any adverse impacts on the West Erie Canal Corridor.]

NYS Heritage Areas:West Erie Canal Corridor

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

If Yes, identify the plan(s):

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Residential District Three ("R-3")

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

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

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
Town of Amherst Police Department

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

d. What parks serve the project site?
There are various Town parks that will be accessible to the future residents of the proposed residential subdivision.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential subdivision consisting of detached single-family homes on individual lots with public roadway.

b. a. Total acreage of the site of the proposed action? 6.7 acres
b. Total acreage to be physically disturbed? 5.61 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 6.7 acres

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

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 14
iv. Minimum and maximum proposed lot sizes? Minimum 8,450 sq. ft. Maximum 14,700

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

2.a

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	14			
At completion of all phases	14			

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

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

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

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑ Other specify:
Runoff from impervious surfaces on the Project Site including roof of homes, roadway and driveways.

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

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: .4 acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

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

D.2. Project Operations

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

If Yes:

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

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

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

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

_____

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

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

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

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

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

ix. Summarize site reclamation goals and plan: _____

_____

_____

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

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): There is a small wetland with a size of 0.054 acres on the eastern portion of the Project Site, and 436.3 linear feet of a jurisdictional ditch per the wetland delineation of the Project Site prepared by Earth Dimensions, Inc. dated December 21, 2020. The small wetland area is subject to the jurisdiction of the NYSDEC and USACE.

A copy of the wetland determination letter issued by the New York State Environment Environmental Conservation dated March 10, 2021 is provided at Attachment "B" . The Project Sponsor is proposing to impact 0.08 acres of impacts to the 100 ft. Adjacent Area of NYSDEC Freshwater Wetland CC-15.

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

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

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

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

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

i. Total anticipated water usage/demand per day: 6,160 gallons/day

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

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

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

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

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

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

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

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

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

i. Total anticipated liquid waste generation per day: 6,160 gallons/day

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

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

- Name of wastewater treatment plant to be used: Town of Amherst Waste Water Treatment Plant on Tonawanda Creek Road.
- Name of district: Town of Amherst Consolidated Sanitary Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No

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

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

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

If Yes:

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

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

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

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

If Yes:

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

_____ Square feet or 1.57 acres (impervious surface)

_____ Square feet or 6.7 acres (parcel size)

ii. Describe types of new point sources. Stormwater runoff from impervious surfaces on the Project Site.

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

On-site stormwater management system.

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

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

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

If Yes, identify:

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

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

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

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

If Yes:

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

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

_____

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

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

_____

_____

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

If Yes:

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

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

_____

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

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

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

_____

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

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

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

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

If Yes:

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

_____

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

_____

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

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

i. During Construction:

- Monday - Friday: 7:00 am to 7:00 pm
- Saturday: 7:00 am to 5:00 pm
- Sunday: As needed
- Holidays: Not Applicable

ii. During Operations:

- Monday - Friday: Not Applicable
- Saturday: _____
- Sunday: _____
- Holidays: _____

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

If yes:

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

Construction activities in furtherance of the construction of the proposed residential subdivision will result in temporary unavoidable adverse noise impacts during daytime hours. The project will not result in any long-term adverse noise impacts.

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

Describe: _____

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

If yes:

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

There will be lighting provided within the public right-of-way per Town's standards for a residential street.

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

Describe: _____

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

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

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

If Yes:

i. Product(s) to be stored _____

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

iii. Generally, describe the proposed storage facilities: _____

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

If Yes:

i. Describe proposed treatment(s):

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

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

If Yes:

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

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

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

- Construction: _____
- Operation: _____

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

- Construction: _____
- Operation: _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

ii. If mix of uses, generally describe:

The properties in the vicinity of the Project Site have various zoning classifications - The principal use of the nearby parcels consists of single-family homes on individual lots.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	.3	1.57	1.2
• Forested	1.9	1.60	(0.3)
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	3.45	0	(3.45)
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0.054	0.054	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Lawn/Permanent Open Space	1.0	2.7	1.7

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

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

_____
_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No
If Yes:
i. Dimensions of the dam and impoundment:

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

ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

_____
_____

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

- If yes, cite sources/documentation: _____

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

_____
_____

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

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____
_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____
☐ Neither database

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

_____
_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No
If yes, provide DEC ID number(s): _____

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

_____
_____

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v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐

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

E.2. Natural Resources On or Near Project Site

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

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

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

Elnora Loamy Fine Sand	53 %
Wayland Soils Complex	28 %
Cheektowaga Fine Sandy Loam	19 %

d. What is the average depth to the water table on the project site? Average: 5 feet

e. Drainage status of project site soils:
☐ Well Drained: _____% of site
☐ Moderately Well Drained: 53 % of site
☐ Poorly Drained 47 % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100 % of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

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

h. Surface water features.
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No
ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No
If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 837-47 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name NYS Wetland, Federal Waters, Federal Waters, Fe... Approximate Size NYS Wetland (in a...
- Wetland No. (if regulated by DEC) CC-15

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☑ Yes ☐ No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____
Name - Pollutants - Uses:Ransom Creek, Lower, and tribs – Pathogens;D.O./Oxygen Demand – Recreation;Aquatic Life

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

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

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

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

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

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

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

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

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

If Yes:
i. Species and listing: _____
_____

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

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

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

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

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

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

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

If Yes:

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

ii. Name: _____

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

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: _____

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

iii. Distance between project and resource: _____ miles.

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

If Yes:

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

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

F. Additional Information

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

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

G. Verification

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

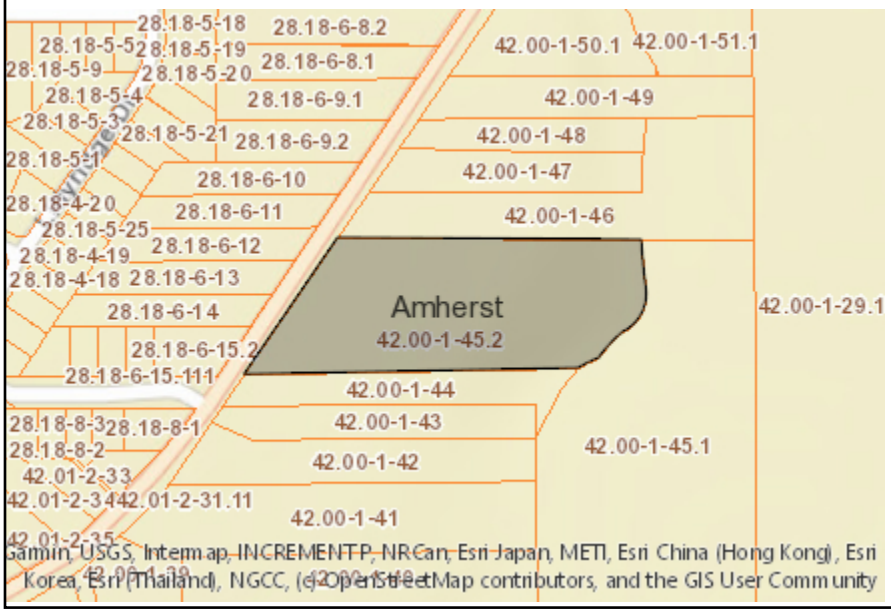
Applicant/Sponsor Name Joe Rubino Date February 13, 2025

Signature Sean Hopkins Title Counsel for Project Sponsor

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PRINT FORM

EAF Mapper Summary Report



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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	837-47
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	NYS Wetland, Federal Waters
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):182.9
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	CC-15

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Ransom Creek, Lower, and tribs – Pathogens;D.O./Oxygen Demand – Recreation;Aquatic Life
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

TOWN OF AMHERST
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM
-- ADDENDUM --

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
(ElB) Elorna loamy fine sand	cutbanks cave	moderate, wetness	severe: wetness	moderate, wetness	severe: wetness
(CH) Cheektowaga fine sandy loam	too clayey	severe: wetness	severe: wetness	severe: wetness	severe: wetness

2. 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.

3. Are there alternative locations on the site for this project? ☐ Yes ☑ No

4. Location and size of real property owned by petitioner within one (1) mile of subject proposal:
   N/A

5. 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 Future Youngs Road Extension by the Town of Amherst

   (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.)

6. Maximum number of vehicular trips to be generated per peak hour upon completion of project 14 (PM peak)
   Source: ITE Manual - Trip Generation

7. Will blasting occur during construction? ☐ Yes ☑ No

8. Does the project propose to connect and be tributary to the public sanitary sewer system? ☑ Yes ☐ No

9. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:
   6,160 GPD average flow 26,460 GPD peak flow.

   (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.)

10. Based on the Town's *2011 Reconnaissance Level Survey of Historic Resources,* is your property 'blue-rated' for historic significance? ☐ Yes ☑ No

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment A - Negative Declaration Issued by the Town Board pursuant to SEQRA on July 22, 2024

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Amherst

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

Brian J. Kul
Supervisor

Daniel C. Howard
Planning Dire

Daniel J. Ulatowsk
Assistant Planning

SEQR

NEGATIVE DECLARATION

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency:	Town of Amherst Town Board	**Project**:	Z-2020-15
Address:	5583 Main Street Williamsville, NY 14221 (716) 631-7051	**Date**:	July 22, 2024

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: Rezoning Request.

SEQR Status: Type I.

Description of Action: Rezoning of 6.7± acres of land from SA to R-3 to allow for a proposed 16-lot residential subdivision that will consist of 15 detached single-family home lots and a stormwater management lot located in the eastern most portion of the property. A public roadway and a single curb cut onto Dodge Road are proposed. Seventy-five feet of frontage along Dodge Road is proposed to remain as greenspace with the exception of the access roadway. Approximately 2.7± acres of the 6.7± acre site will remain as permanent open space along the north, south, eastern and western boundaries of the parcel.

Location: 1789 Dodge Road, Town of Amherst, Erie County, New York

Petitioner: Joe Rubino

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Reasons Supporting This Determination

Based on information submitted by the applicant, including a Full Environmental Assessment Form (EAF) - Part 1 and Part 2, a complete rezoning application, and concept plan, a preliminary staff analysis was undertaken. Compared to the criteria listed in Section 617.7, all indications are that the proposed rezoning of 6.7± acres of land from Suburban Agriculture (SA) to Residential District Three (R-3) for a proposed 16-lot residential subdivision (for 15 detached single-family homes) and related site improvements 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 Town Engineering Department on August 24, 2021 reviewed the application and EAF submitted on August 16, 2021 and had no objection or comments on the proposed rezoning.

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. Permanent open space buffers, including 75 feet along Dodge Road will preserve and enhance natural vegetation. A Landscape Plan shall be required of the applicant upon submittal of a subdivision application for development of the site at which stage all landscape requirements of the Zoning Ordinance will be met. This determination is also based on review of the NYSDEC Environmental Resource Mapper, which shows the site does not contain any significant natural communities, or habitat for rare, threatened or endangered plants or animal species[1].

3. The project is not expected to create any material conflict with the Town of Amherst Bicentennial Comprehensive Plan. The project will comply with all regulations of the Town Zoning Ordinance before the final subdivision plat is approved. The Town Building Department on August 26, 2021 reviewed the application and EAF submitted on August 16, 2021, and has no objection or comments on the proposed rezoning. As described in the Bicentennial Comprehensive Plan, the new development is generally consistent with section 3.3.1 of the Bicentennial Comprehensive Plan for Residential Uses, and in character with the surrounding single-family residential areas.

4. The project is not within an area identified by the State as potentially containing significant cultural or archeological resources, nor will it impair the character or quality of important historical resources.

[1] https://gisservices.dec.ny.gov/gis/erm/, last accessed January 14, 2022

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

5. The project will not impair the character or quality of important aesthetic resources or of existing community or neighborhood character because the proximate land uses within an approximately ¼ mile radius are also single-family detached homes located in the S-A District, R-3 District and CR-3A District; therefore, the project is compatible with surrounding land use.

6. The proposed rezoning to Residential District Three (R-3) for a proposed 16-lot residential subdivision will result in an increase in the use and type of energy. However, the required utilities will be in place to adequately handle the anticipated increase. In addition, development of new single-family dwellings, under either the existing or proposed zoning districts are required to meet the NYS Energy Code for new construction. Therefore, the proposed R-3 rezoning will not cause a significant adverse change in the use of either the quantity or type of energy.

7. A search of NYSDEC data bases (Spill Incidents Database, Remedial Site Database, Bulk Storage Database) did not result in evidence of any known contamination concerns, the rezoning to Residential District Three (R-3) for the proposed 16-lot residential subdivision will not create any hazard to human health.

8. The rezoning from S-A to Residential District Three (R-3) will increase the intensity of use from one single-family dwelling to a total of 15 dwellings. The proposed residential subdivision will be consistent with the scale of surrounding land uses and approximately 1.5 acres of the 6.7-acre site will remain as permanent open space. In addition, there will be no change to existing agricultural, public-open space or recreational resources, as the current land use is not agricultural, or publically-owned open space, or publically-owned recreation resources.

9. The rezoning to Residential District Three (R-3) for the proposed 16-lot residential subdivision will increase the number of people using the site over its previous level of use. However, based on inter-departmental reviews, the existing water, sewer, storm water and street infrastructure have or will have sufficient capacity to serve the proposed 15 single-family dwellings to adequately handle the anticipated increase without significant adverse impact to those existing systems.

10. The rezoning of the subject site will allow for the construction of approximately 15 single-family dwellings, contrasted with 4-6 single-family dwellings that could be allowed under the current S-A zoning designation.

11. Dodge Road is a County collector roadway as stated in the Town's Bicentennial Comprehensive Plan. The Town Traffic Safety Board on September 7, 2021 reviewed the application and EAF submitted on August 16, 2021, and concluded that significant negative traffic impacts are not expected to result from the proposed project.

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

12. Coordinated reviews of the project have been undertaken by Town Departments including Building on August 26, 2021, Engineering on August 24, 2021, Highway on May 11, 2021, Traffic/Safety Board on September 7, 2021, Assessor on August 19, 2021, Fire Chiefs' Council on September 10, 2021, and Right-of-Way Agent on August 19, 2021 along with outside agencies including Erie County Department of Environment & Planning on September 23, 2021. These reviews have not identified any significant environmental issues and indicate that the proposal will not have a significant damaging impact on the environment.

13. 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 be causing significant negative environmental impacts.

Gary Palumbo, Associate Planner — 7.23.2024 date

Brian J. Kulpa, Supervisor — 7/29/24 date

GP/ac
X:\Current_Planning\Files\Rezonings\2020\Z-2020-15_(1789_Dodge_Rd)_2020\Z-2020-15_TB Neg Dec__072224.docx
cc: Amherst Town Clerk
Amherst Building Department
ECDEP
NYSDEC
NYSDOT
Sean Hopkins, Esq., Hopkins Sorgi & McCarthy, 5500 Main St., Ste. 343, Williamsville, NY 14221
Joe Rubino, Hopkins Sorgi & McCarthy, PLLC, 5500 Main St., Ste. 343, Williamsville, NY 14221
Christopher Wood, P.E., Carmina Wood Morris, DPC, 487 Main St., Suite 600, Buffalo, NY 14202
Robert C. Walter, 2765 Dodge Rd., E. Amherst, NY 14051

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment B - Jurisdictional Determination issued by the NYSDEC dated March 10, 2021

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Fish and Wildlife, Region 9
270 Michigan Avenue, Buffalo, NY 14203-2915
P: (716) 851-7010 I F: (716) 851-7005
www.dec.ny.gov

March 10, 2021

Joe Rubino
Howard Hanna Office
4562 Sheridan Drive
Williamsville, New York 14221

Dear Joe Rubino:

Wetland CC-15
Boundary Delineation
1789 Dodge Road
Town of Amherst, Erie County

This letter serves as notification that I completed an office review of your property at 1789 Dodge Road, parcel #42.00-1-45.2, to determine whether wetlands present within and adjacent to the parcel meet New York State Department of Environmental Conservation (NYSDEC) criteria for state wetlands jurisdiction.

Based on our review, we verified the boundary, delineated by Earth Dimensions, Inc. (EDI), of Wetland CC-15, denoted as "Wetland 1" by EDI. The wetland boundary is identified with pink plastic flagging consecutively numbered from W1-1 through W1-7 and extends generally south to north across the eastern property boundary, as depicted in Figure 6 in EDI's December 2020 Wetland and Waterbodies Delineation Report.

In 1975, the New York State Legislature passed the Freshwater Wetlands Act to preserve and protect wetlands and their functions, such as flood protection and fish and wildlife habitat. Activities that may have a negative impact on the wetlands and their functions, such as construction, filling, draining, clearing vegetation, or polluting, are regulated. Landowners must first obtain permits in order to ensure that no problems result from their proposed activities in the wetland or the regulated 100-foot adjacent area. Contact our Division of Environmental Permits Office for information regarding permit requirements at:

New York State Department of Environmental Conservation
Division of Environmental Permits
270 Michigan Avenue
Buffalo, New York 14203-2915
Telephone: (716) 851-7165

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Locations of wetland flags were recorded with a hand-held Global Positioning System and, therefore, may not be survey-accurate. For precise locations of the boundaries, have the flags surveyed relative to the property boundary. Note that wetland boundaries may change over time and this map does not fix the wetland boundary indefinitely.

If you would like to document the precise boundary of the wetland relative to your property boundary, it is your responsibility to have the wetland boundary surveyed. If you choose to complete a survey, the wetland boundary survey map should be submitted to me for verification. A copy of this Department's Requirements for Wetland Survey and Mapping is enclosed. Please note that a surveyed wetland boundary that has been verified by this Department will be considered valid for **five** years.

Please note that, for the purpose of an Article 24 application, this Department will not require a surveyed wetland boundary map. Instead, you may submit a sketch of the planned work areas on the wetland delineation map and indicate distances between the work areas and the wetland boundary using on-the-ground measurements.

Be advised that the U.S. Army Corps of Engineers may also have wetland jurisdiction irrespective of the Department of Environmental Conservation. For more information, you may contact the Corps at:

United States Army Corps of Engineers Regulatory Branch
1776 Niagara Street
Buffalo, New York 14207
Telephone: (716) 879-4330

If you have any questions about this wetland delineation, please feel free to call me in the Buffalo office at (716) 851-7010.

Sincerely,

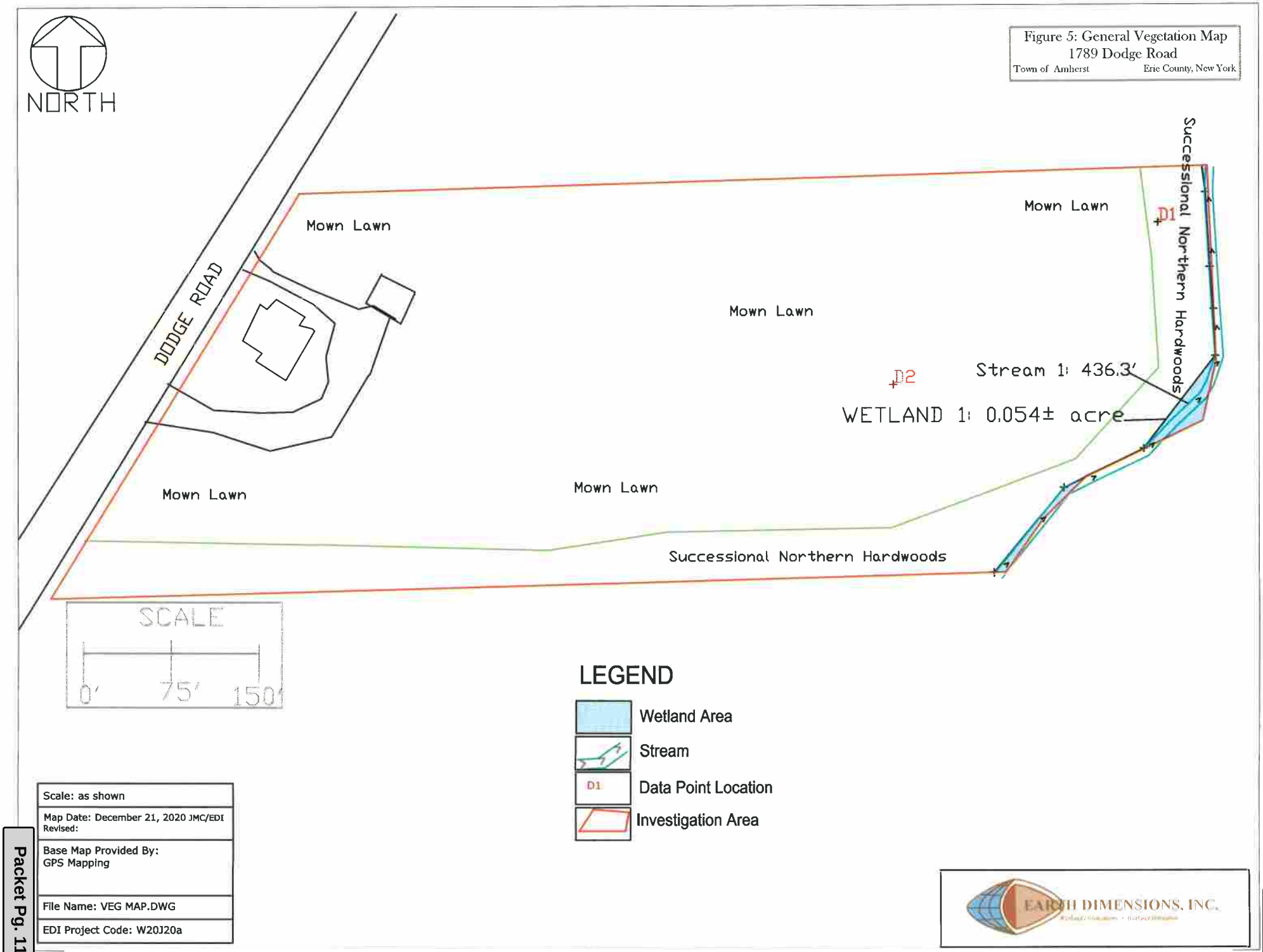
Angela G. Driscoll
Wetlands & Waters Ecologist
Region 9 - Buffalo

AGD:ef

Attach: Survey Requirements
Wetland Information Handout

cc: Ms. Jody Celeste, Earth Dimensions, Inc.
Wetland CC-15 file

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)



Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Full Environmental Assessment Form

Part 1 - Project and Setting

Prepared By: Sean W. Hopkins, Esq.
Hopkins Sorgi & McCarthy PLLC
35 California Road, Suite 100
Williamsville, New York 14221
Tel: 716.510-4338
E-mail: shopkins@hsmlegal.com

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Proposed Residential Subdivision		
Project Location (describe, and attach a general location map): 1789 Dodge Road - Town of Amherst - Erie County		
Brief Description of Proposed Action (include purpose or need): The proposed project ("action") consists of a 14 lot residential subdivision for detached single-family homes to be located on approximately 6.7 acres of land located at 1789 Dodge Road ("Project Site") zoned Residential District Three ("R-3") along with all related site improvements. The frontage of the Project Site will consist of Permanent Open Space. The proposed action has been defined broadly to include all required discretionary approvals and permits as well as all proposed site improvements including proposed detached single family homes, a public roadway connecting onto Dodge Road, driveways, lighting, an on-site storm water management system, and all required utility improvements. The project purpose is to develop the Project Site for Single-Family Residential Use in accordance with the existing R-3 zoning classification. It is important to mention that the Town Board previously conducted a coordinated environmental review of the project that resulted in its issuance of a Negative Declaration on July 22, 2021. A copy of the Negative Declaration issued by the Town Board is provided at Attachment "A".		
Name of Applicant/Sponsor: Joe Rubino c/o Sean Hopkins, Esq., Hopkins Sorgi & McCarthy PLLC	Telephone: 716.510-4338 E-Mail: shopkins@hsmlegal.com	
Address: 35 California Drive, Suite 100		
City/PO: Williamsville	State: New York	Zip Code: 14221
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Same as Project Sponsor	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Dedication of Public Roadway & PIPs	To be Determined
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board - Preliminary Plat and Final Plat Approval	February 14, 2025
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Engineering Dept. - Stormwater Permit; Building Dept. - Demolition Permit and Building Permits	To be Determined
e. County agencies ☑Yes ☐No	ECDPW - Highway Work Permit; ECWA - Water; ECHD - Sewer and Water	To be Determined
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC - Wetland Permit, SPDES Permit and DSCA Approval	Wetland Permit Application is pending
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

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

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

iii. Is the project site within a Coastal Erosion Hazard Area? The Town has adopted a LWRP ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s): [Note: The proposed action will not have any adverse impacts on the West Erie Canal Corridor.]

NYS Heritage Areas:West Erie Canal Corridor

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

If Yes, identify the plan(s):

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Residential District Three ("R-3")

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

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

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
Town of Amherst Police Department

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

d. What parks serve the project site?
There are various Town parks that will be accessible to the future residents of the proposed residential subdivision.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential subdivision consisting of detached single-family homes on individual lots with public roadway.

b. a. Total acreage of the site of the proposed action? 6.7 acres
b. Total acreage to be physically disturbed? 4.55 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 6.7 acres

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

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 17
iv. Minimum and maximum proposed lot sizes? Minimum 8,450 sq. ft. Maximum 14,700

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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

2.a

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	14			
At completion of all phases	14			

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

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

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

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑ Other specify:
Runoff from impervious surfaces on the Project Site including roof of homes, roadway and driveways.

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

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: .4 acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

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

D.2. Project Operations

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

If Yes:

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

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

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

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

_____

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

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

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

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

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

ix. Summarize site reclamation goals and plan: _____

_____

_____

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

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): There is a small wetland with a size of 0.054 acres on the eastern portion of the Project Site, and 436.3 linear feet of a jurisdictional ditch per the wetland delineation of the Project Site prepared by Earth Dimensions, Inc. dated December 21, 2020. The small wetland area is subject to the jurisdiction of the NYSDEC and USACE.

A copy of the wetland determination letter issued by the New York State Environment Environmental Conservation dated March 10, 2021 is provided at Attachment "B" . The Project Sponsor is proposing to impact 0.08 acres of impacts to the 100 ft. Adjacent Area of NYSDEC Freshwater Wetland CC-15.

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

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

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

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

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

i. Total anticipated water usage/demand per day: 6,160 gallons/day

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

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

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

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

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

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

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

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

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

i. Total anticipated liquid waste generation per day: 6,160 gallons/day

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

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

- Name of wastewater treatment plant to be used: Town of Amherst Waste Water Treatment Plant on Tonawanda Creek Road.
- Name of district: Town of Amherst Consolidated Sanitary Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No

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

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

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

If Yes:

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

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

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

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

If Yes:

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

_____ Square feet or 1.57 acres (impervious surface)

_____ Square feet or 6.7 acres (parcel size)

ii. Describe types of new point sources. Stormwater runoff from impervious surfaces on the Project Site.

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

On-site stormwater management system.

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

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

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

If Yes, identify:

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

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

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

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

If Yes:

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

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

_____

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

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

_____

_____

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

If Yes:

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

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

_____

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

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

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

_____

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

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

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

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

If Yes:

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

_____

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

_____

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

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

i. During Construction:

- Monday - Friday: 7:00 am to 7:00 pm
- Saturday: 7:00 am to 5:00 pm
- Sunday: As needed
- Holidays: Not Applicable

ii. During Operations:

- Monday - Friday: Not Applicable
- Saturday: _____
- Sunday: _____
- Holidays: _____

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

If yes:

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

Construction activities in furtherance of the construction of the proposed residential subdivision will result in temporary unavoidable adverse noise impacts during daytime hours. The project will not result in any long-term adverse noise impacts.

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

Describe: _____

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

If yes:

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

There will be lighting provided within the public right-of-way per Town's standards for a residential street.

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

Describe: _____

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

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

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

If Yes:

i. Product(s) to be stored _____

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

iii. Generally, describe the proposed storage facilities: _____

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

If Yes:

i. Describe proposed treatment(s):

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

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

If Yes:

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

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

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

- Construction: _____
- Operation: _____

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

- Construction: _____
- Operation: _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

ii. If mix of uses, generally describe:

The properties in the vicinity of the Project Site have various zoning classifications - The principal use of the nearby parcels consists of single-family homes on individual lots.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	.3	2.35	2.05
• Forested	1.9	1.60	(0.3)
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	3.45	0	(3.45)
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0.054	0.054	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Lawn/Permanent Open Space	1.0	2.7	1.7

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

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

_____
_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No
If Yes:
i. Dimensions of the dam and impoundment:

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

ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

_____
_____

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

- If yes, cite sources/documentation: _____

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

_____
_____

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

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____
_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____
☐ Neither database

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

_____
_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No
If yes, provide DEC ID number(s): _____

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

_____
_____

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v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐

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

E.2. Natural Resources On or Near Project Site

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

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

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

Elnora Loamy Fine Sand	53 %
Wayland Soils Complex	28 %
Cheektowaga Fine Sandy Loam	19 %

d. What is the average depth to the water table on the project site? Average: 5 feet

e. Drainage status of project site soils:

☐ Well Drained:	_____% of site
☐ Moderately Well Drained:	53 % of site
☐ Poorly Drained	47 % of site

f. Approximate proportion of proposed action site with slopes:

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

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

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No

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

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

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

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

- Streams: Name 837-47 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name NYS Wetland, Federal Waters, Federal Waters, Fe... Approximate Size NYS Wetland (in a...
- Wetland No. (if regulated by DEC) CC-15

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

If yes, name of impaired water body/bodies and basis for listing as impaired: _____
Name - Pollutants - Uses:Ransom Creek, Lower, and tribs – Pathogens;D.O./Oxygen Demand – Recreation;Aquatic Life

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

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

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

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

i. Name of aquifer: _____

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

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

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

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

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

If Yes:
i. Species and listing: _____
_____

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

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

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

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

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

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

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

If Yes:

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

ii. Name: _____

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

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: _____

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

iii. Distance between project and resource: _____ miles.

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

If Yes:

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

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

F. Additional Information

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

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

G. Verification

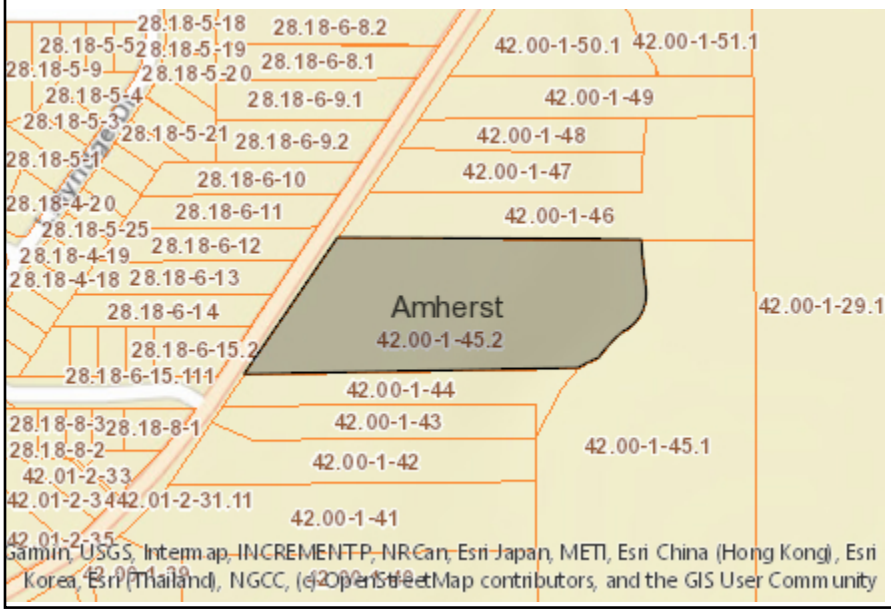
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Joe Rubino Date March 21, 2025

Signature _____ Title Counsel for Project Sponsor

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PRINT FORM



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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	837-47
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	NYS Wetland, Federal Waters
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):182.9
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	CC-15

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E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Ransom Creek, Lower, and tribs – Pathogens;D.O./Oxygen Demand – Recreation;Aquatic Life
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

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TOWN OF AMHERST
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM
-- ADDENDUM --

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
(ElB) Elorna loamy fine sand	cutbanks cave	moderate, wetness	severe: wetness	moderate, wetness	severe: wetness
(CH) Cheektowaga fine sandy loam	too clayey	severe: wetness	severe: wetness	severe: wetness	severe: wetness

2. 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.

3. Are there alternative locations on the site for this project? ☐ Yes ☑ No

4. Location and size of real property owned by petitioner within one (1) mile of subject proposal:
   N/A

5. 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 Future Youngs Road Extension by the Town of Amherst

   (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.)

6. Maximum number of vehicular trips to be generated per peak hour upon completion of project 14 (PM peak)
   Source: ITE Manual - Trip Generation

7. Will blasting occur during construction? ☐ Yes ☑ No

8. Does the project propose to connect and be tributary to the public sanitary sewer system? ☑ Yes ☐ No

9. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:
   6,160 GPD average flow 26,460 GPD peak flow.

   (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.)

10. Based on the Town's *2011 Reconnaissance Level Survey of Historic Resources,* is your property 'blue-rated' for historic significance? ☐ Yes ☑ No

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment A - Negative Declaration Issued by the Town Board pursuant to SEQRA on July 22, 2024

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Amherst
Town of Amherst Planning Department
Erie County, New York

Brian J. Kul
Supervisor

Daniel C. Howard
Planning Dire

Daniel J. Ulatowsk
Assistant Planning

SEQR

NEGATIVE DECLARATION

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency:	Town of Amherst Town Board	**Project**:	Z-2020-15
Address:	5583 Main Street Williamsville, NY 14221 (716) 631-7051	**Date**:	July 22, 2024

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: Rezoning Request.

SEQR Status: Type I.

Description of Action: Rezoning of 6.7± acres of land from SA to R-3 to allow for a proposed 16-lot residential subdivision that will consist of 15 detached single-family home lots and a stormwater management lot located in the eastern most portion of the property. A public roadway and a single curb cut onto Dodge Road are proposed. Seventy-five feet of frontage along Dodge Road is proposed to remain as greenspace with the exception of the access roadway. Approximately 2.7± acres of the 6.7± acre site will remain as permanent open space along the north, south, eastern and western boundaries of the parcel.

Location: 1789 Dodge Road, Town of Amherst, Erie County, New York

Petitioner: Joe Rubino

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Reasons Supporting This Determination

Based on information submitted by the applicant, including a Full Environmental Assessment Form (EAF) - Part 1 and Part 2, a complete rezoning application, and concept plan, a preliminary staff analysis was undertaken. Compared to the criteria listed in Section 617.7, all indications are that the proposed rezoning of 6.7± acres of land from Suburban Agriculture (SA) to Residential District Three (R-3) for a proposed 16-lot residential subdivision (for 15 detached single-family homes) and related site improvements 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 Town Engineering Department on August 24, 2021 reviewed the application and EAF submitted on August 16, 2021 and had no objection or comments on the proposed rezoning.

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. Permanent open space buffers, including 75 feet along Dodge Road will preserve and enhance natural vegetation. A Landscape Plan shall be required of the applicant upon submittal of a subdivision application for development of the site at which stage all landscape requirements of the Zoning Ordinance will be met. This determination is also based on review of the NYSDEC Environmental Resource Mapper, which shows the site does not contain any significant natural communities, or habitat for rare, threatened or endangered plants or animal species[1].

3. The project is not expected to create any material conflict with the Town of Amherst Bicentennial Comprehensive Plan. The project will comply with all regulations of the Town Zoning Ordinance before the final subdivision plat is approved. The Town Building Department on August 26, 2021 reviewed the application and EAF submitted on August 16, 2021, and has no objection or comments on the proposed rezoning. As described in the Bicentennial Comprehensive Plan, the new development is generally consistent with section 3.3.1 of the Bicentennial Comprehensive Plan for Residential Uses, and in character with the surrounding single-family residential areas.

4. The project is not within an area identified by the State as potentially containing significant cultural or archeological resources, nor will it impair the character or quality of important historical resources.

[1] https://gisservices.dec.ny.gov/gis/erm/, last accessed January 14, 2022

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

5. The project will not impair the character or quality of important aesthetic resources or of existing community or neighborhood character because the proximate land uses within an approximately ¼ mile radius are also single-family detached homes located in the S-A District, R-3 District and CR-3A District; therefore, the project is compatible with surrounding land use.

6. The proposed rezoning to Residential District Three (R-3) for a proposed 16-lot residential subdivision will result in an increase in the use and type of energy. However, the required utilities will be in place to adequately handle the anticipated increase. In addition, development of new single-family dwellings, under either the existing or proposed zoning districts are required to meet the NYS Energy Code for new construction. Therefore, the proposed R-3 rezoning will not cause a significant adverse change in the use of either the quantity or type of energy.

7. A search of NYSDEC data bases (Spill Incidents Database, Remedial Site Database, Bulk Storage Database) did not result in evidence of any known contamination concerns, the rezoning to Residential District Three (R-3) for the proposed 16-lot residential subdivision will not create any hazard to human health.

8. The rezoning from S-A to Residential District Three (R-3) will increase the intensity of use from one single-family dwelling to a total of 15 dwellings. The proposed residential subdivision will be consistent with the scale of surrounding land uses and approximately 1.5 acres of the 6.7-acre site will remain as permanent open space. In addition, there will be no change to existing agricultural, public-open space or recreational resources, as the current land use is not agricultural, or publically-owned open space, or publically-owned recreation resources.

9. The rezoning to Residential District Three (R-3) for the proposed 16-lot residential subdivision will increase the number of people using the site over its previous level of use. However, based on inter-departmental reviews, the existing water, sewer, storm water and street infrastructure have or will have sufficient capacity to serve the proposed 15 single-family dwellings to adequately handle the anticipated increase without significant adverse impact to those existing systems.

10. The rezoning of the subject site will allow for the construction of approximately 15 single-family dwellings, contrasted with 4-6 single-family dwellings that could be allowed under the current S-A zoning designation.

11. Dodge Road is a County collector roadway as stated in the Town's Bicentennial Comprehensive Plan. The Town Traffic Safety Board on September 7, 2021 reviewed the application and EAF submitted on August 16, 2021, and concluded that significant negative traffic impacts are not expected to result from the proposed project.

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

12. Coordinated reviews of the project have been undertaken by Town Departments including Building on August 26, 2021, Engineering on August 24, 2021, Highway on May 11, 2021, Traffic/Safety Board on September 7, 2021, Assessor on August 19, 2021, Fire Chiefs' Council on September 10, 2021, and Right-of-Way Agent on August 19, 2021 along with outside agencies including Erie County Department of Environment & Planning on September 23, 2021. These reviews have not identified any significant environmental issues and indicate that the proposal will not have a significant damaging impact on the environment.

13. 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 be causing significant negative environmental impacts.

Gary Palumbo, Associate Planner — 7.23.2024 date

Brian J. Kulpa, Supervisor — 7/29/24 date

GP/ac
X:\Current_Planning\Files\Rezonings\2020\Z-2020-15_(1789_Dodge_Rd)_2020\Z-2020-15_TB Neg Dec__072224.docx
cc: Amherst Town Clerk
Amherst Building Department
ECDEP
NYSDEC
NYSDOT
Sean Hopkins, Esq., Hopkins Sorgi & McCarthy, 5500 Main St., Ste. 343, Williamsville, NY 14221
Joe Rubino, Hopkins Sorgi & McCarthy, PLLC, 5500 Main St., Ste. 343, Williamsville, NY 14221
Christopher Wood, P.E., Carmina Wood Morris, DPC, 487 Main St., Suite 600, Buffalo, NY 14202
Robert C. Walter, 2765 Dodge Rd., E. Amherst, NY 14051

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment B - Jurisdictional Determination issued by the NYSDEC dated March 10, 2021

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Fish and Wildlife, Region 9
270 Michigan Avenue, Buffalo, NY 14203-2915
P: (716) 851-7010 I F: (716) 851-7005
www.dec.ny.gov

March 10, 2021

Joe Rubino
Howard Hanna Office
4562 Sheridan Drive
Williamsville, New York 14221

Dear Joe Rubino:

Wetland CC-15
Boundary Delineation
1789 Dodge Road
Town of Amherst, Erie County

This letter serves as notification that I completed an office review of your property at 1789 Dodge Road, parcel #42.00-1-45.2, to determine whether wetlands present within and adjacent to the parcel meet New York State Department of Environmental Conservation (NYSDEC) criteria for state wetlands jurisdiction.

Based on our review, we verified the boundary, delineated by Earth Dimensions, Inc. (EDI), of Wetland CC-15, denoted as "Wetland 1" by EDI. The wetland boundary is identified with pink plastic flagging consecutively numbered from W1-1 through W1-7 and extends generally south to north across the eastern property boundary, as depicted in Figure 6 in EDI's December 2020 Wetland and Waterbodies Delineation Report.

In 1975, the New York State Legislature passed the Freshwater Wetlands Act to preserve and protect wetlands and their functions, such as flood protection and fish and wildlife habitat. Activities that may have a negative impact on the wetlands and their functions, such as construction, filling, draining, clearing vegetation, or polluting, are regulated. Landowners must first obtain permits in order to ensure that no problems result from their proposed activities in the wetland or the regulated 100-foot adjacent area. Contact our Division of Environmental Permits Office for information regarding permit requirements at:

New York State Department of Environmental Conservation
Division of Environmental Permits
270 Michigan Avenue
Buffalo, New York 14203-2915
Telephone: (716) 851-7165

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Locations of wetland flags were recorded with a hand-held Global Positioning System and, therefore, may not be survey-accurate. For precise locations of the boundaries, have the flags surveyed relative to the property boundary. Note that wetland boundaries may change over time and this map does not fix the wetland boundary indefinitely.

If you would like to document the precise boundary of the wetland relative to your property boundary, it is your responsibility to have the wetland boundary surveyed. If you choose to complete a survey, the wetland boundary survey map should be submitted to me for verification. A copy of this Department's Requirements for Wetland Survey and Mapping is enclosed. Please note that a surveyed wetland boundary that has been verified by this Department will be considered valid for **five** years.

Please note that, for the purpose of an Article 24 application, this Department will not require a surveyed wetland boundary map. Instead, you may submit a sketch of the planned work areas on the wetland delineation map and indicate distances between the work areas and the wetland boundary using on-the-ground measurements.

Be advised that the U.S. Army Corps of Engineers may also have wetland jurisdiction irrespective of the Department of Environmental Conservation. For more information, you may contact the Corps at:

United States Army Corps of Engineers Regulatory Branch
1776 Niagara Street
Buffalo, New York 14207
Telephone: (716) 879-4330

If you have any questions about this wetland delineation, please feel free to call me in the Buffalo office at (716) 851-7010.

Sincerely,

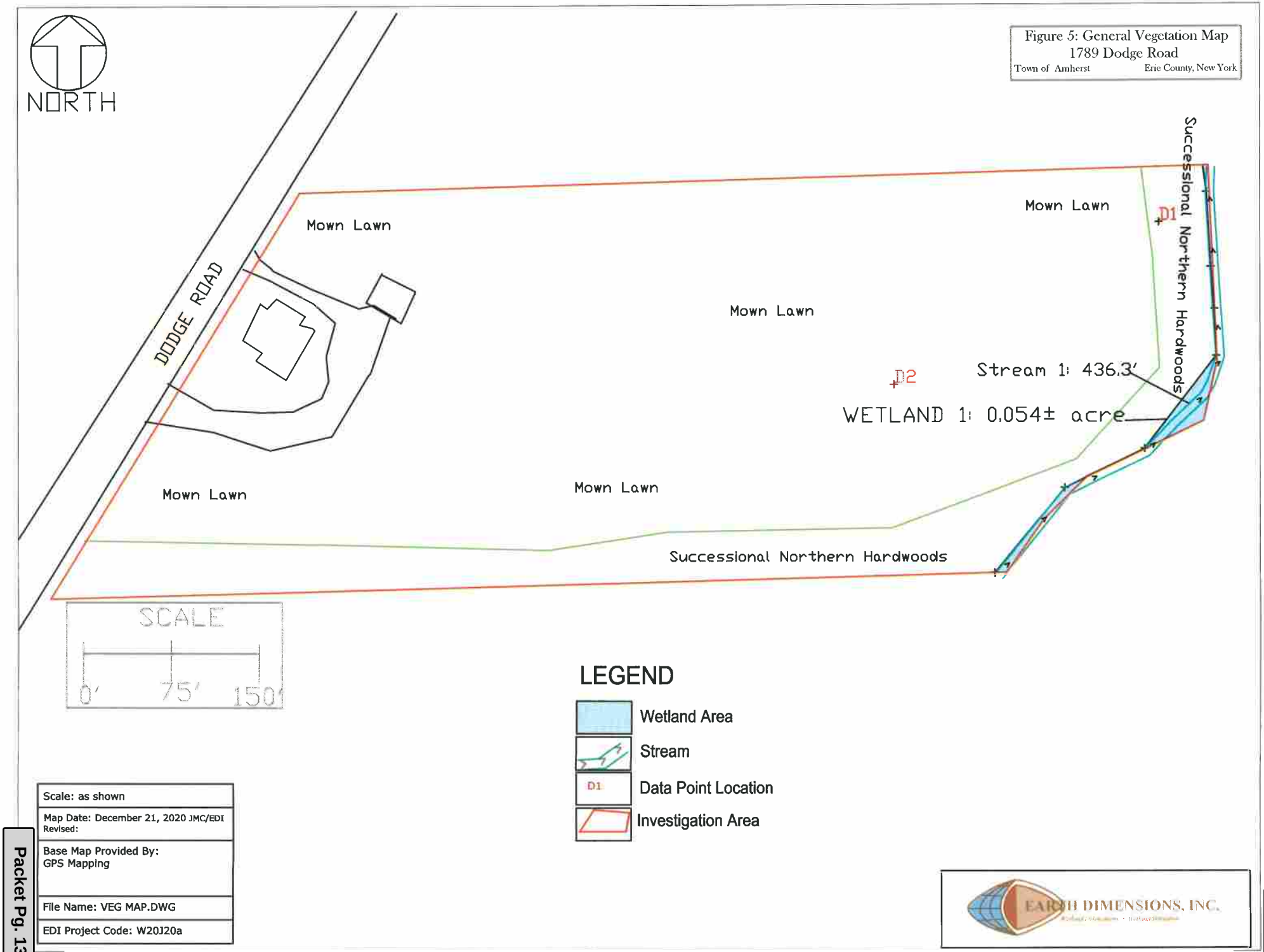
Angela G. Driscoll
Wetlands & Waters Ecologist
Region 9 - Buffalo

AGD:ef

Attach: Survey Requirements
Wetland Information Handout

cc: Ms. Jody Celeste, Earth Dimensions, Inc.
Wetland CC-15 file

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)



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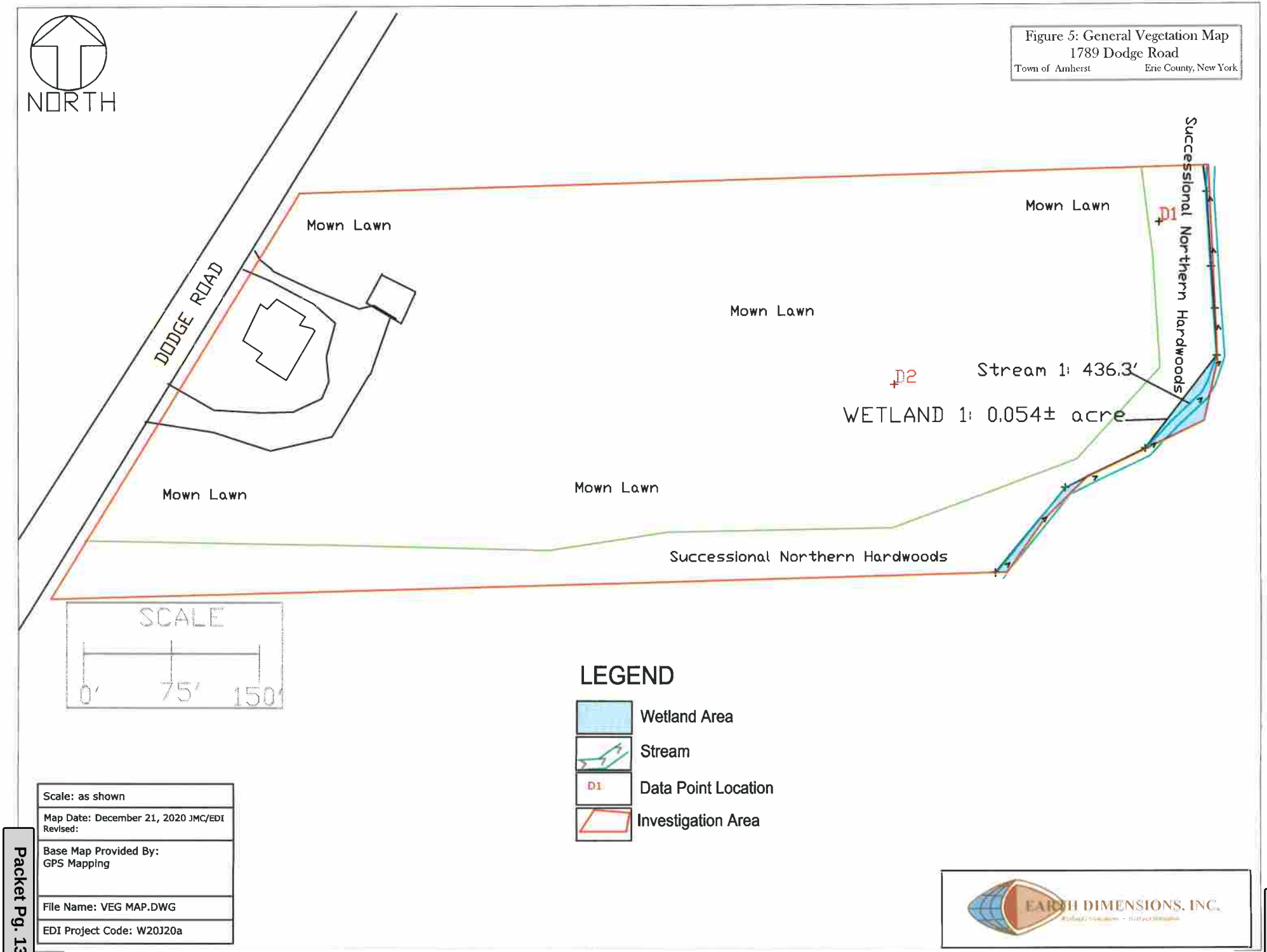
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Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

CARMINA WOOD DESIGN

ENGINEER'S REPORT

for

Single Family Subdivision

1789 Dodge Road
Town of Amherst, Erie County, New York State

Prepared for

Joesph Rubino

5500 Main Street, Suite 343
Williamsville, New York, 14221

Prepared by

Carmina Wood Design

80 Silo City Row, Suite 100
Buffalo, NY 14203

Telephone: (716) 842-3165
Fax: (716) 842-0263

February 2025



Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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

Attachments

Appendix A Sanitary Sewer and Water Demand Calculations

- Downstream Sewer Capacity Analysis
- Water Demand Calculations

Appendix B Storm System Drainage Calculations

- Existing Runoff
- Proposed Runoff
  - Green Infrastructure & Water Quality Calculations
- Storm Sewer Calculations

Appendix C Earthwork Calculations

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Section 1 - Location & Description

This project is a development of a 6.71 acre site located on the east side of Dodge Road in the Town of Amherst for a single family subdivision. Construction will consist of a proposed public roadway, public storm sewer, sanitary sewer and water mains, lighting and landscaping improvements. Seventeen (17) lots are proposed for the roadway extension, fourteen (14) of which will be building lots. One lot will be used for stormwater management areas and two lots will be permeant open space areas. Currently the site consists of a single-family house but the majority of the site is undeveloped woodlands, wetlands and open grass areas. Approximately 0.12 acres of the site are designated as Federal wetlands. The proposed site development area to be disturbed for this project is approximately 5.61 acres when construction is completed.

Section 2 - Water Service

An existing 8" public PVC water main is located along the west side of Dodge Road that will be the source of water for this project. Approximately 637 LF of new 8" AWWA C-900 PVC water main will be installed along the public road. New ¾" Type 'k" copper services will tap the new 8" main and be installed for building each lot. Two (2) new public fire hydrants will be installed with maximum spacing not to exceed 400 feet.

Pipe material for the new main, hydrant installation and all fittings, valves, etc. will be in accordance with Erie County Water Authority (ECWA) standards. Per hydrant flow test provided by ECWA, the existing static pressure in the 8" PVC water main on Dodge Road Road was approximately 96 psi and the residual pressure was 84 psi. The proposed main, hydrant branches and hydrants will be installed and tested in accordance with ECWA Standard Specifications. Inspection and certification of the installation and testing of the water samples will be done by the ECWA. There are no conflicts with existing utilities in the area, the land is currently vacant. The proposed water main will maintain physical separation from other utilities as specified per Ten States Standards.

Domestic Summary:

Peak Operating Demand:	51 gpm
Water Main:	8" PVC on Dodge Road
Static Pressure:	96 psi (per ECWA)

See attached water demand calculations in Appendix A for additional information.

Section 3 - Sanitary Sewer Service

Proposed is 557 lf of 8" SDR-35 PVC public sanitary sewer, connected to the existing 8" sanitary sewer main along the east side of Dodge Road. The proposed sewer extension will run along the south side of the proposed roadway extension. Each proposed building lot will wye connect to the proposed 8" sanitary sewer via a 6" SDR-35 PVC sanitary lateral at 2.0% minimum slope.

Design Parameters

4-bedroom house: 440 gal/day/house x 17 houses = 7,480 gpd

7,480 gpd * 4.28 = 31,985 gpd *use peaking factor of 4.28

The hydraulic loading rate is per "Design Standards for Intermediate Sized Wastewater Treatment Systems" 2014, NYSDEC.

Downstream sewer capacity analysis is included within the Appendix of this report.

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Section 4 - Storm Sewer Service

The site drains from the west to the east and south. A portion of the site drains to Dodge Road on the west side of the property. The rest of the site drains to the south side of the property or to an existing federal wetland on the east side of the property.

The proposed onsite storm sewer system for this development project consists of smooth interior and perforated HDPE pipes connected by a series of catch basins. The storm water management system for this project consists of one bioretention areas and one pond that has an outlet control structure prior to discharge. The ponds drain to the existing wetland. The bioretention areas proposed on site are designed to provide 100% of the required Runoff Reduction volume (RRv) for the site. 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 areas will consist of 8" perforated HDPE underdrains in 12" of drainage gravel, followed by filter fabric and then finally 30" minimum of planting soil. Overflow catch basins will be installed to allow 6" maximum temporary ponding for RRv treatment. The proposed detention pond outlet control pipe is designed to accommodate the 1-year through 100-year storm events controlling the offsite runoff rate to less than the existing runoff rates for pre-development drainage area which drains to the existing stream.

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 will be provided as a "green infrastructure" practice to provide runoff reduction 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 amount of impervious cover post-development is 1.57 acres. The proposed detention ponds are designed to accommodate the 1-year through 100-year storm events controlling the offsite runoff rate to less than the existing runoff rates.

Town of Amherst Requirement:
The Town of Amherst requires that the 25-year proposed storm event be attenuated with detention and that the outlet be restricted to the 10-year existing storm event. This volume of 16,041 cf is accommodated in the detention basin at elevation 583.35. At this elevation, the outlet discharge will be restricted to 6.29 cfs from the pond, which is less than the existing 10-year peak runoff outflow of 7.47 cfs of the overall site.

Detention Pond Summary:

Top of basin elevation = 585.00
Bottom of basin elevation = 578.50
Max. pond storage volume = 20,698 cf @ 583.86

Water Quality Summary:
WQv req'd = 7,594 cf (0.174 ac-ft)
RRv min. req'd = 4,182 cf (0.096 ac-ft)
RRv provided - bioretention area = 4,224 cf (0.097 ac-ft)
WQv provided – bioretention area = 3,370 cf (0.077 ac-ft)
Total RRv + WQv provided = 4,224 cf + 3,370 cf = 7,594 cf (0.174 ac-ft)

Bioretention: 100% of minimum post-development Runoff Reduction volume (RRv)
Area: 4,400 sf
Bottom Elevation: 582.50

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

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Comparison of the existing 100-year vs. the proposed 100-year runoff

Runoff Summary

Drainage Area

Event	Ex. Runoff (cfs)	Pro. Runoff (cfs)*	Result (cfs)
1-year	2.32	2.29	-0.03
10-year	7.47	3.99	-3.48
25-year	10.75	6.29	-4.46
100-year	17.66	13.15	-4.51

*See attached storm drainage calculations and drainage report in Appendix B for additional information.

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Appendix A

Sanitary Sewer and Water Demand Calculations

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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Downstream Sewer Capacity Analysis

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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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



Single Family Subdivision

1789 Dodge Road, Amherst New York

Downstream Sewer Capacity Analysis Report

Project Description

This project is a development of a 6.7 acre +/- site located at 1789 Dodge Road in the Town of Amherst. Construction will consist of extension and completion of a proposed local street. The property will be subdivided to accommodate for 17 single family home lots to be built at a later date. The site will also include the construction of on-site utility, lighting and landscaping improvements.

The proposed sewer for this project will tie into the existing 8" sewer main along Dodge Road. Sewage will then be conveyed northeast and then west through the 24" and 36" French Trunk Sewer. Flows are then ultimately conveyed north through the 48" Trunk Sewer to the Town of Amherst Wastewater Treatment Facility #16.

The sewer will be a minimum of 8" diameter in size, and will be publicly owned by the Town of Amherst.

Node 1 – 1875 Dodge Road (8"):

Existing Peak Flow measured (wet weather event)	=	0.013 cfs (.007 mgd)*
Proposed 1789 Dodge Rd Subdivision Peak Flow	=	0.049 cfs **
Proposed Peak Flow	=	0.062 cfs
Existing Peak Flow measured (dry weather event)	=	0.253 cfs (.136 mgd)*
Proposed 1789 Dodge Rd Peak Flow	=	0.049 cfs **
Proposed Peak Flow	=	0.302 cfs

Theoretical capacity of existing 8" VTP pipe @ 0.3% = 0.614 cfs

Conclusion: The proposed peak flow is less than the capacity of the 8" VTP pipe, therefore there is sufficient capacity. At no time during the monitoring did the flow depth exceed the pipe diameter at Node 1 of the downstream monitoring points during the rain events monitored

Notes:

Pipe slopes, sizes and materials provided by Town of Amherst Engineering Department Sewer Maintenance Division

* Converted from measurements in TECSmith report dated 4/20/21

** See Sanitary Sewage Demand Calculations

Architecture Engineering Interior Design

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Node 2 – North French Rd (24")

Existing Peak Flow measured (wet weather event)	=	9.582 cfs (5.155 mgd)*
Proposed 1789 Dodge Rd Subdivision Peak Flow	=	0.049 cfs **
Proposed Peak Flow	=	9.631 cfs

Capacity of existing 24" RCP pipe = 7.714 cfs (4.15 mgd)

Conclusion: Current flows the day following the 1.11" rainfall event exceeded the capacity of the existing 24" sewer pipe, but at no time during the monitoring period did the flow at any point slow or stall which would have caused a backup or flooding at the manhole. In addition, Sanitary Sewer Overflow (SSD) did not occur. I/I mitigation shall be required for the contribution proposed for this project.

Node 3 – North French near Millersport (24")

Existing Peak Flow measured (wet weather event)	=	9.439 cfs (5.078 mgd)*
Proposed 1789 Dodge Rd Subdivision Peak Flow	=	0.049 cfs **
Proposed Peak Flow	=	9.488 cfs

Capacity of existing 24" RCP pipe = 7.714 cfs (4.15 mgd)

Conclusion: Current flows the day following the 0.7" rainfall event exceeded the capacity of the existing 24" sewer pipe, but at no time during the monitoring period did the flow at any point slow or stall which would have caused a backup or flooding at the manhole. In addition, Sanitary Sewer Overflow (SSD) did not occur. I/I mitigation shall be required for the contribution proposed for this project.

Notes:

Pipe slopes, sizes and materials provided by Town of Amherst Engineering Department Sewer Maintenance Division

* Converted from measurements in TECSmith report dated 4/20/21

** See Sanitary Sewage Demand Calculations

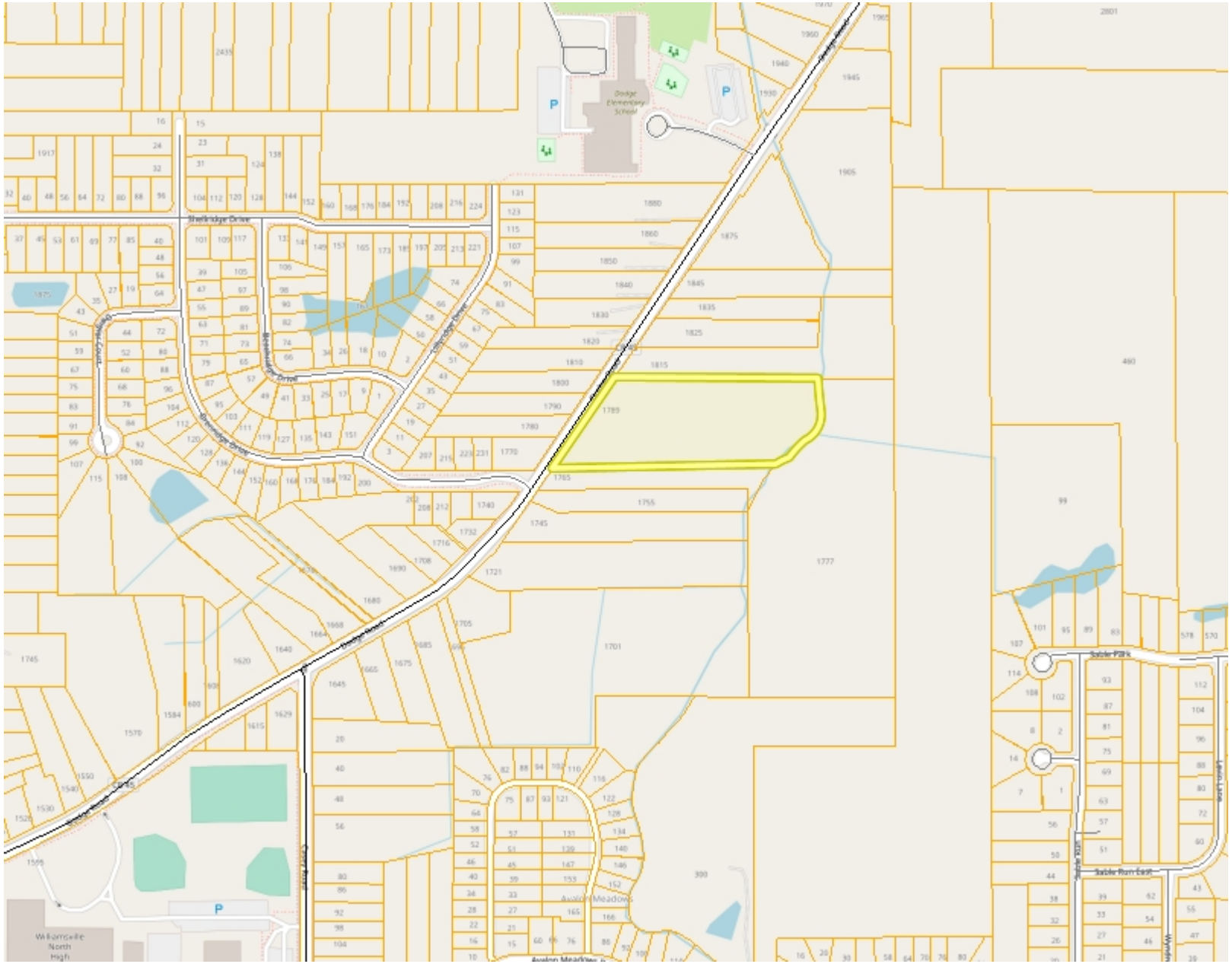
Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Location Map

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Erie County On-Line Mapping Application





Legend

- Parcels
- Streets and Highways
  - Interstate
  - Primary State Road
  - Secondary State Road
  - County Road
  - Local Road

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

0 0.14 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS 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: 9,028

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Sanitary Demand Calculations

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

CARMINA WOOD MORRIS, D.P.C.
487 MAIN STREET, SUITE 500
BUFFALO, NEW YORK, 14203
(716) 842-3165
FAX (716) 842-0263

Project No.: 20.247 Date: 4/21/2021
Project Name: Single Family Subdivision
Project Address: 1789 Dodge Road Amherst, NY
Subject: Sanitary Sewage Calculations
Sheet: 1 of 1

Sanitary Sewage Demand Calculations:

1789 Dodge Road

440 gal/d/unit x 17 unit = 7,480 gpd *use 440 gallons per day per 4-bedroom house

Total Site Sanitary Demand: = 7,480 gpd Average

* The hydraulic loading rate is per "Design Standards for Intermediate Sized Wastewater Treatment Systems" 2014, NYSDEC.

Find Peak Sanitary Demand:

Peaking Factor based on Population:
Total demand: 7,480 gpd / 100 gpcd = 75 per capita

Population (P) = 75 people

Peaking Factor : $(18 + \sqrt{P}) / (4 + \sqrt{P})$ where P is in thousands

Peaking Factor = 4.28

Peak Sanitary Demand = 7,480 x 4.28 = 31,985 gpd
= 0.032 MGD
= 0.049 cfs

Required Infiltration and Inflow Mitigation:

Peak Sanitary Flow = 31,985 gpd = 22.2 gpm

4:1 offset flow per NYSDEC requirements = 22.2 x 4 = 88.8 gpm req'd

Mitigation Credit = $250 / gpm

Mitigation Agreement Amount = $22,211.48

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

TECSmith Monitoring Report

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Date	Node 1			Node 2			Node 3			Rain₂
	1875 Dodge Rd (8")			North French 24" (24")			N French EO Millersport (25")			
	FLOW (GAL x 1,000)	PEAK FLOW (MGD)	PEAK LEVEL (IN)	FLOW (GAL x 1,000)	PEAK FLOW (MDG)	PEAK LEVEL (IN)	FLOW (GAL x 1,000)	PEAK FLOW (MDG)	PEAK LEVEL (IN)	(inches)
3/15/2021	1.558	0.007	1.021	901.924	2.509	13.017	2451.565	3.138	16.050	***0***
3/16/2021	5.814	0.136	1.429	1851.456	2.431	12.927	2362.168	2.987	15.828	***0***
3/17/2021	3.897	0.117	1.276	1833.935	2.354	12.793	2359.427	3.078	15.946	***0***
3/18/2021	3.526	0.007	0.965	1810.464	2.378	12.837	2259.529	3.071	15.681	***0***
3/19/2021	2.127	0.006	0.722	1777.378	2.272	12.485	2186.568	2.873	15.229	***0***
3/20/2021	2.908	0.006	0.733	1835.479	2.712	13.695	2278.543	3.111	16.386	***0***
3/21/2021	1.471	0.005	0.891	1782.700	2.522	13.292	2306.858	3.161	16.261	***0***
3/22/2021	2.153	0.010	0.804	1756.434	2.338	12.610	2220.316	3.332	15.590	***0***
3/23/2021	1.794	0.012	0.909	1750.216	2.354	12.508	2165.263	2.942	15.598	***0***
3/24/2021	1.334	0.010	0.803	1800.258	2.322	12.720	2209.647	2.930	15.544	***0.04***
3/25/2021	2.060	0.006	0.854	1818.708	2.327	12.425	2191.851	2.903	15.835	***0.1***
3/26/2021	3.490	0.007	0.854	3394.673	5.155	32.200	3430.052	4.993	21.358	***1.11***
3/27/2021	2.520	0.008	0.748	2789.517	3.572	15.870	3247.935	4.098	19.565	***0.01***
3/28/2021	2.553	0.008	0.911	3084.039	4.855	24.342	3297.641	4.788	20.613	***0.38***
3/29/2021	1.726	0.006	0.907	1755.045	3.449	16.146	3240.507	4.662	19.849	***0***
3/30/2021	2.827	0.008	0.856	---	---	---	2916.616	3.723	17.876	***0***
3/31/2021	2.680	0.005	0.742	---	---	---	2702.193	3.508	17.153	***0.15***
4/1/2021	2.651	0.005	0.843	---	---	---	2714.987	3.372	16.766	***0.01***
4/2/2021	2.859	0.005	0.796	---	---	---	2505.293	3.203	16.568	***0***
4/3/2021	2.990	0.007	0.938	---	---	---	2525.733	3.514	16.884	***0***
4/4/2021	2.417	0.009	1.135	---	---	---	2373.848	3.533	16.405	***0***
4/5/2021	2.483	0.007	0.912	---	---	---	2266.588	3.080	15.777	***0.03***
4/6/2021	2.944	0.006	0.910	825.215	2.343	12.291	2252.135	2.939	15.594	***0***
4/7/2021	2.503	0.007	0.950	1846.587	2.402	12.565	2309.849	3.101	15.697	***0.02***
4/8/2021	2.082	0.008	1.024	1828.950	2.483	12.622	2261.713	3.460	15.656	***0***
4/9/2021	2.374	0.010	1.239	1831.352	2.368	12.721	2193.455	3.117	15.464	***0.08***
4/10/2021	2.260	0.008	1.127	1858.770	2.612	13.316	2316.192	3.504	16.334	***0***
4/11/2021	2.859	0.007	1.008	3042.992	5.147	30.730	3249.342	5.078	22.008	***0.7***
4/12/2021	2.895	0.015	0.889	2708.829	3.298	15.235	3106.551	4.305	19.509	***0.05***
4/13/2021	2.801	0.012	0.802	2463.126	3.020	14.069	2867.249	4.024	17.279	***0***
4/14/2021	2.756	0.008	0.821	2271.773	2.756	13.315	2145.403	3.626	16.706	***0***
4/15/2021	3.060	0.013	1.094	2356.976	2.957	14.016	2774.988	3.769	17.125	***0.26***
4/16/2021	3.263	0.008	1.131	2855.766	3.437	15.096	3174.564	3.761	17.887	***0.11***
4/17/2021	2.860	0.007	1.015	2575.069	3.305	14.893	3010.105	3.907	17.949	***0***
4/18/2021	3.009	0.009	0.913	2359.773	3.104	14.318	2819.097	3.644	17.325	***0***
4/19/2021	2.925	0.008	0.910	2144.199	2.646	12.962	2572.211	3.217	16.430	***0.05***
4/20/2021	1.089	0.007	0.914	928.283	2.885	13.472	1081.133	3.048	15.628	***0.2***
---	---	---	---	---	---	---	---	---	---	***3.3***

Yellow Highlights are Wet Weather Days

	MGD	CFS
Wet	0.007	0.013
Dry	0.136	0.253

MGD	CFS
5.155	9.582

MGD	CFS
5.078	9.439

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

TECsmith

TECSMITH, Inc.
PO Box 383
Elma, New York 14059-0383
Tel: 716-462-0382
Fax: 716-687-1418

Date: April 20, 2021

SANITARY SEWER FLOW CAPACITY STUDY – Summary Review

Prepared For: 1789 Dodge Road Capacity Analysis

Christopher Wood
487 Main Street, Suite 600
Buffalo, New York 14203

Project Name: 1789 Dodge Road Capacity Analysis

Flow Monitoring Period: March 1, 2021 to April 13, 2021

Rain Events (> 0.5-inches) Monitored: March 26, (1.11”), and April 11 (0.70”)

Number of Monitoring Nodes: Three (3) downstream manholes

Node Locations and Descriptions:

- Node 1 1875 Dodge Rd (8")
- Node 2 North French 24" (24")
- Node 3 N French EO Millersport (25")

Summary Conclusion:

Based on the data presented in this report, specifically the flow depth measurements recorded (see graphs below)

- At no time did the flow depth exceed pipe diameter at Nodes 1 and 3 of the downstream monitoring points during the wet weather vents monitored.
- Three times the flow depth exceed pipe diameter at Node 2 of the downstream monitoring points during the wet weather vents monitored.

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Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

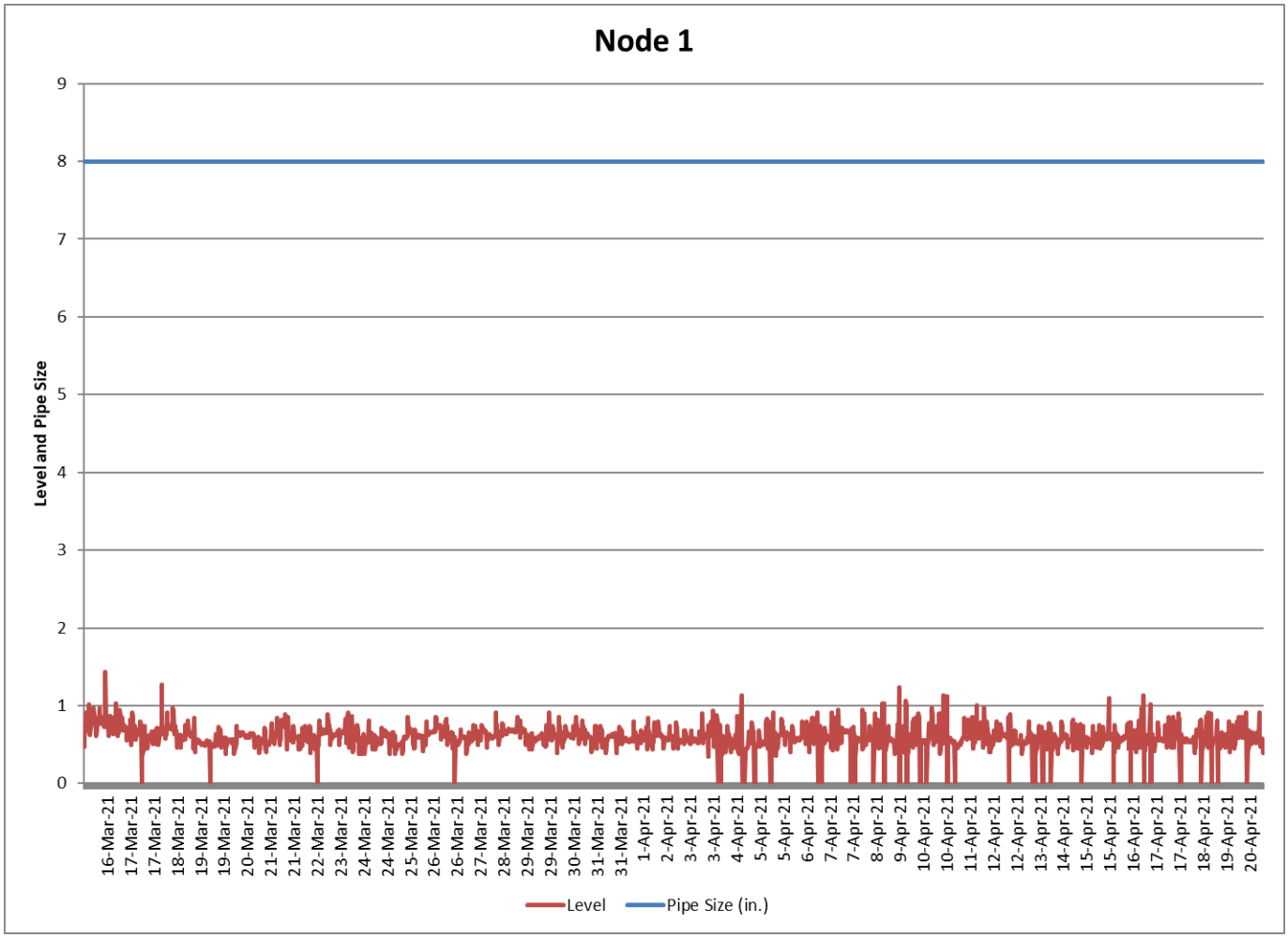
TECsmith

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Depth of Flow Capacity Summary:

Depth of flow capacity is based on diameter of pipe. See graphs below.

- At no time during the monitoring period did depth of flow exceed pipe diameter at Node 1.

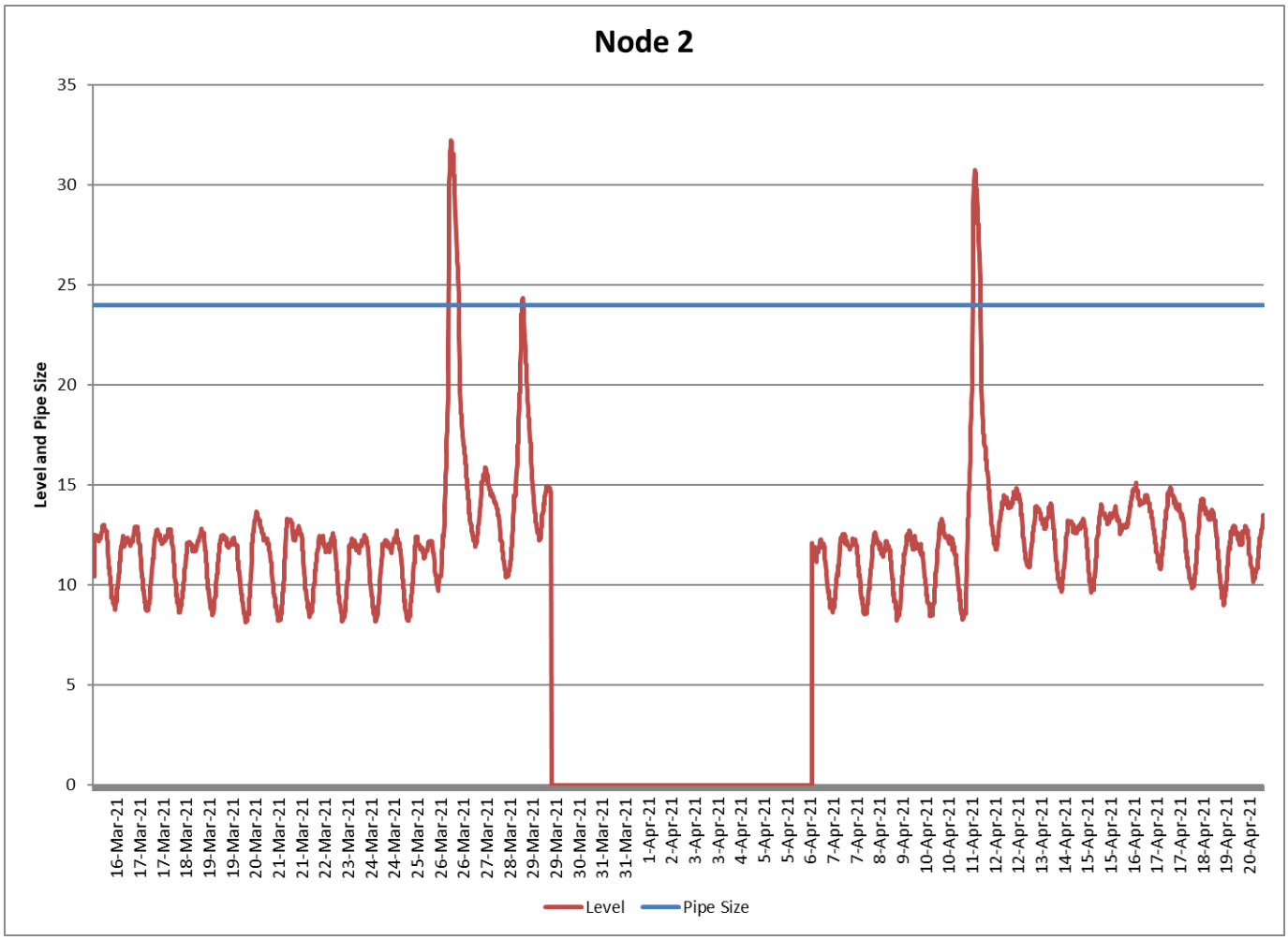


Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

TECsmith

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- Three times during the monitoring period did depth of flow exceed pipe diameter at Node 2.

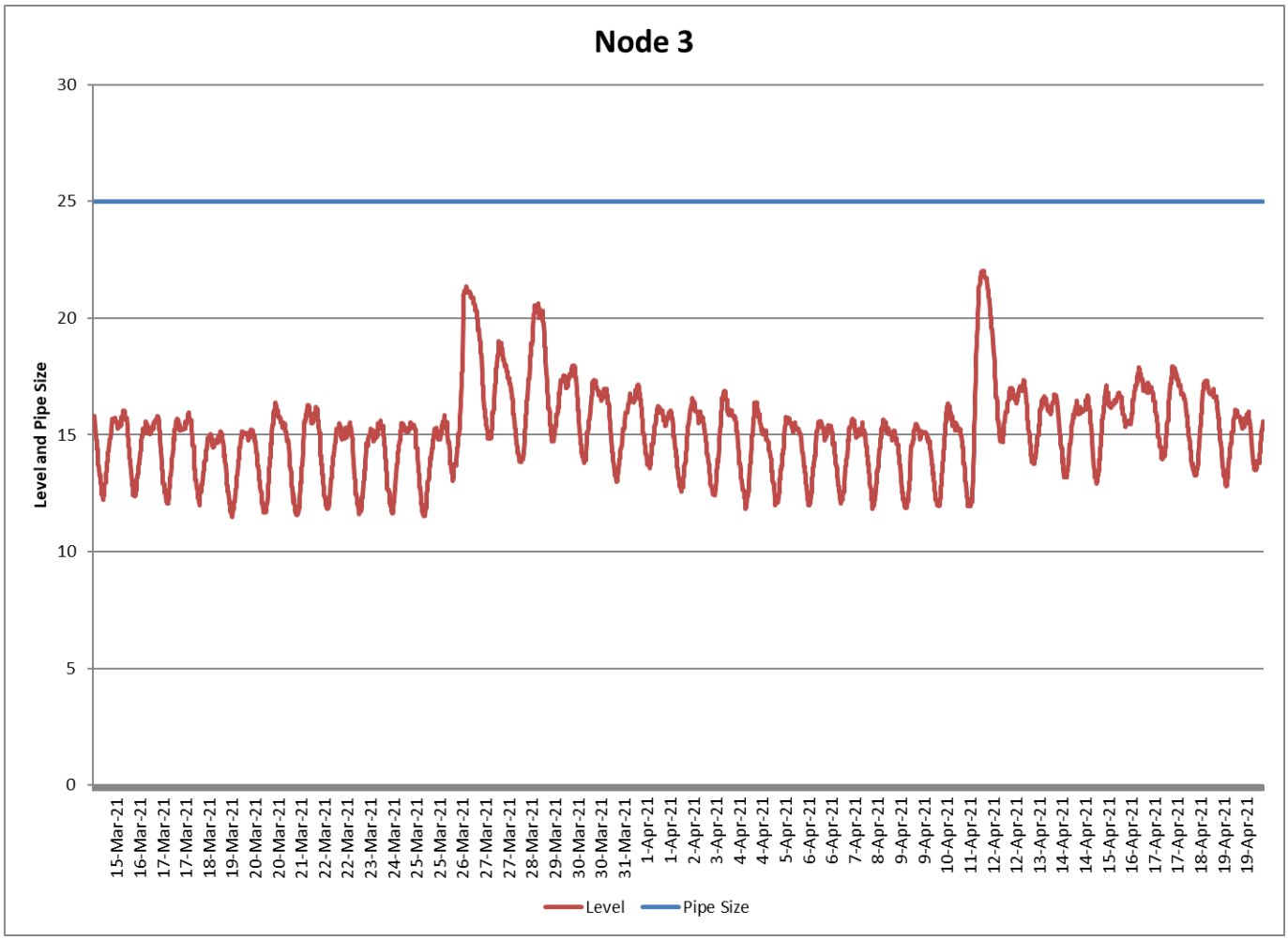


Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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- At no time during the monitoring period did depth of flow exceed pipe diameter at Node 3.



Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

(T) Amherst Engineering Department Sewer Maintenance Division Downstream Routing Map and Node Maps

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Town of Amherst Engineering Department
Sewer Maintenance Division

Main Sanitary Sewer Interceptors

DOWNSTREAM SEWER
FRENCH/DODGE TRUNK SEWER

TRANSIT ROAD TO PLANT #16

JANUARY 2021

* INCLUDES KLEIN RD DIVERSION & WOODLAND HILLS DEVELOPMENT JANUARY 2010

1789 DODGE ROAD - SUBDIVISION

AMHERST CONSOLIDATED SANITARY SEWER DISTRICT

Project Location

Sanitary Routing

Flows Updated April 2020

48-Inch Trunk Sewer
Capacity: 16.1 mgd
2.95 mgd Avg. Daily Flow
3.55 mgd Daily Peak Flow
6.45 mgd 2 yr.-6 hr. Flow
w/Klein Diversion

36-Inch French Trunk
Capacity: 9.66 mgd
2.20 mgd Avg. Daily Flow
2.75 mgd Daily Peak Flow
5.15 mgd 2 yr.-6 hr. Flow
w/Klein Diversion

24-Inch French Trunk
Capacity: 4.15 mgd
1.25 mgd Avg. Daily Flow
1.69 mgd Daily Peak Flow
2.65 mgd 2 yr.-6 hr. Flow
w/Klein Diversion

36-Inch FrenchTrunk Sewer
Capacity: 9.66 mgd
2.75 mgd Avg. Daily Flow
3.35 mgd Daily Peak Flow
5.85 mgd 2 yr.-6 hr. Flow
w/Klein Diversion

36-Inch Capacity 9.66 mgd
24-Inch Capacity 4.15 mgd

24-Inch French Trunk
Capacity: 4.15 mgd
1.80 mgd Avg. Daily Flow
2.35 mgd Daily Peak Flow
4.35 mgd 2 yr.-6 hr. Flow
w/Klein Diversion

PROJECT LOCATION

Paradise Road Sewer
15-Inch Capacity: 1.85 mgd
0.42 mgd Avg. Daily Flow
0.56 mgd Daily Peak Flow
1.55 mgd 2 yr.-6 hr. Flow
w Diversion

Klein Road Sewer
12-Inch Capacity: 1.12 mgd
0.11 mgd Avg. Daily Flow
0.25 mgd Daily Peak Flow
1.01 mgd 2 yr.-6 hr. Flow
w Diversion

Transit Rd N/O Klein Diversion
18-Inch Capacity: 3.19 mgd
0.52 mgd Avg. Daily Flow
0.88 mgd Daily Peak Flow
1.55 mgd 2 yr.-6 hr. Flow
w Diversion

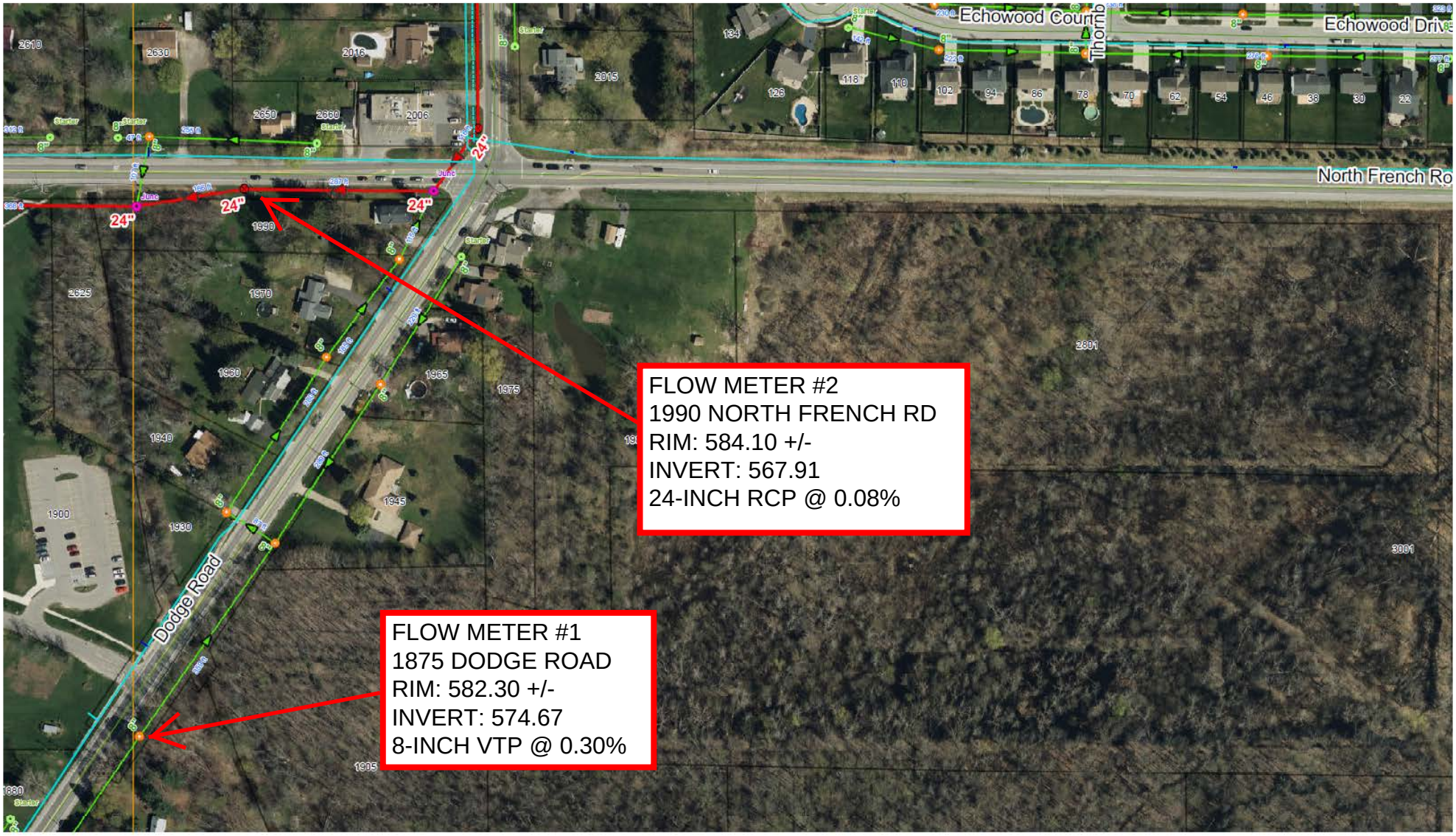
State University of New York at Buffalo

Village of Williamsville

Engineering Department
Highway Department - Plant 1

1 0 1 Miles

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)



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Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Water Demand Calculations

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

CARMINA WOOD DESIGN
80 Silo City Row, Suite 100
BUFFALO, NEW YORK, 14203
(716) 842-3165
FAX (716) 842-0263

Project No.: 20.247 Date: 2/10/2025
Project Name: Dodge Road Subdivision
Project Address: Amherst, New York
Subject: Domestic Water Demand Calculations
Sheet: 1 of 1

Domestic Water Demand Calculations:

Dodge Road Subdivision Typical Demand:

Q = 6,160 gpd * use 100% of Total Sanitary Average Daily Demand

Q = 4.28 gpm * assume 24 hour day

Dodge Road Subdivision Peak Demand:

Q_{peak} = 17 Units @ 3 gpm = 51 gpm Peak Demand
* use 3 gpm per unit (per ECDOH peak flow)

Headlosses:

Q_{peak} = 51 gpm
Pipe = 8 inch C-900 PVC C = 140
Length = 637 LF (approx. distance from HDY M04-G45 on Goodrich Rd to last prop. hydrant)

$$H_L = \frac{10.44\ L\ Q^{1.85}}{C^{1.85}\ D^{4.866}} = \frac{10.44(637)(51)^{1.85}}{(140)^{1.85}\ (8)^{4.866}} = 0.04 \text{ ft} = 0.02 \text{ psi}$$

Δ elev = -3 ft = -1.30 psi *approximate 6' elev. drop to north unit @ building 11
Total Losses = -1.3 psi
Static Pressure = 96 psi *per ECWA
Residual Pressure in main @ last prop. Hydrant = 84 - 3.2 = 97.3 psi

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

CARMINA WOOD DESIGN
80 Silo City Row, Suite 100
BUFFALO, NEW YORK, 14203
(716) 842-3165
FAX (716) 842-0263

Project No.: 20.247 Date: 2/10/2025
Project Name: Dodge Road Subdivision
Project Address: Amherst, New York
Subject: Fire Flow Demand Calculations
Sheet: 1 of 1

2.a

Peak Domestic Demand:

Dodge Road Subdivision

14	Units	@	3 gpm	=	42 gpm	Peak Domestic Demand

* use 3 gpm per unit (per ECDOH peak flow)

Water Demand Calculations (fire):

Fire Flow, Q	=	1000	gpm	* per ISO Guidelines	
Elev. @ ex. residual hyd. K04G12	=	590	ft		
Static pressure @ ex. hyd. K04G12	=	96	psi	* per ECWA	
Elev. @ connection:	=	589.00	ft		
Δ elev ex. hyd. K04G12 to connection	=	-1.00 = -0.43	psi	(positive is decrease in pressure from static)	
				(negative is increase in pressure from static)	
Static pressure @ connection	=	96.4	psi		
Elev. @ furthest pro. hydrant	=	586	ft		
Δ elev connection point to furthest hydrant	=	-3 = -1.3	psi	(positive is decrease in pressure from static)	
				(negative is increase in pressure from static)	

Find residual at furthest hydrant using fire flow:

Headlosses:

Q_{peak}	=	1000	gpm			
Pipe	=	8	inch	C-900 PVC	C	= 140
Length	=	637	LF	(approx. distance from connection to furthest pro. hydrant)		

$$H_L = \frac{10.44\ L\ Q^{1.85}}{C^{1.85}\ D^{4.866}} = \frac{10.44(637)(1000)^{1.85}}{(140)^{1.85}\ (8)^{4.866}} = 10.19 \text{ ft} = 4.4 \text{ psi}$$

Residual pressure at furthest pro. Hydrant = Static pressure at connection - headloss - Δ elev
= 96.4 - 4.4 - -1.3
= 93.3 psi

Find residual at furthest hydrant using total flow:

Total flow = Fire Flow + Peak Domestic Flow = 1042 gpm

Headlosses:

Q_{peak}	=	1042	gpm			
Pipe	=	8	inch	C-900 PVC	C	= 140
Length	=	637	LF	(approx. distance from connection to furthest pro. hydrant)		

$$H_L = \frac{10.44\ L\ Q^{1.85}}{C^{1.85}\ D^{4.866}} = \frac{10.44(1465)(1084)^{1.85}}{(140)^{1.85}\ (8)^{4.866}} = 10.99 \text{ ft} = 4.8 \text{ psi}$$

Residual pressure at furthest pro. Hydrant = Static pressure at connection - headloss - Δ elev
= 96.4 - 4.8 - -1.3
= 93.0 psi

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

CARMINA WOOD DESIGN
80 Silo City Row, Suite 100
BUFFALO, NEW YORK, 14203
(716) 842-3165
FAX (716) 842-0263

Project No.: 20.247 Date: 2/10/2025
Project Name: Dodge Road Subdivision
Project Address: Amherst, New York
Subject: Sanitary Sewage Demand Calcs
Sheet: 1 of 1

2.a

Sanitary Sewage Demand Calculations:

Proposed Subdivision:

14	Lots	4	bdrm	@	440	gpd	= 6,160 gpd

Total Average Daily Demand = 6,160 gpd

Find Peak Sanitary Demand:

Total demand: 6,160 gpd / 100 gpcd = 62 per capita

Population (P) = 62 people

Peaking Factor : $(18 + \sqrt{P}) / (4 + \sqrt{P})$ where P is in thousands

Peaking Factor = 4.30

Peak Sanitary Demand = 6,160 x 4.30 = 26,460 gpd
= 0.026 MGD
= 0.041 cfs

Required Infiltration and Inflow Mitigation:

Peak Sanitary Flow	=	26,460	gpd	=	18.4	gpm		
4:1 offset flow per NYSDEC requirements	=	18.4	x	4	=	73.5	gpm req'd	
Mitigation Credit	=	250	/gpm					
Mitigation Agreement Amount	=	**$18,375.27**						

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Appendix B

Storm System Drainage Calculations

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

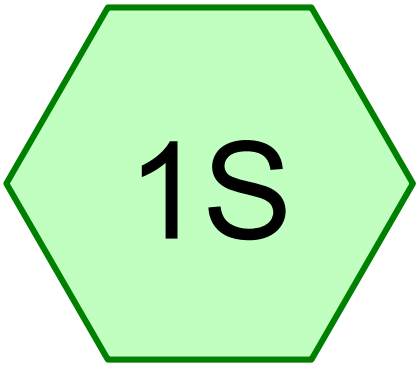
Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Existing Runoff

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

PRE-DEVELOPMENT



DA PRE DEV

Subcat Reach Pond Link

Routing Diagram for 20.247 - Dodge Road Hydrology
Prepared by Carmina Wood Morris, PC, Printed 2/11/2025
HydroCAD® 10.20-2h s/n 05019 © 2024 HydroCAD Software Solutions LLC

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Project Notes

Rainfall events imported from "NRCS-Rain.txt" for 7041 NY Erie

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-Year	NRCC 24-hr	A	Default	24.00	1	1.87	2
2	10-Year	NRCC 24-hr	A	Default	24.00	1	3.14	2
3	25-Year	NRCC 24-hr	A	Default	24.00	1	3.84	2
4	100-Year	NRCC 24-hr	A	Default	24.00	1	5.23	2

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.060	96	Gravel surface, HSG D (1S)
0.050	98	Paved parking, HSG D (1S)
0.070	98	Roofs, HSG D (1S)
6.530	79	Woods/grass comb., Good, HSG D (1S)
6.710	**79**	**TOTAL AREA**

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.060	0.000	0.060	Gravel surface	1S
0.000	0.000	0.000	0.050	0.000	0.050	Paved parking	1S
0.000	0.000	0.000	0.070	0.000	0.070	Roofs	1S
0.000	0.000	0.000	6.530	0.000	6.530	Woods/grass comb., Good	1S
0.000	**0.000**	**0.000**	**6.710**	**0.000**	**6.710**	**TOTAL AREA**	

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Summary for Subcatchment 1S: DA PRE DEV

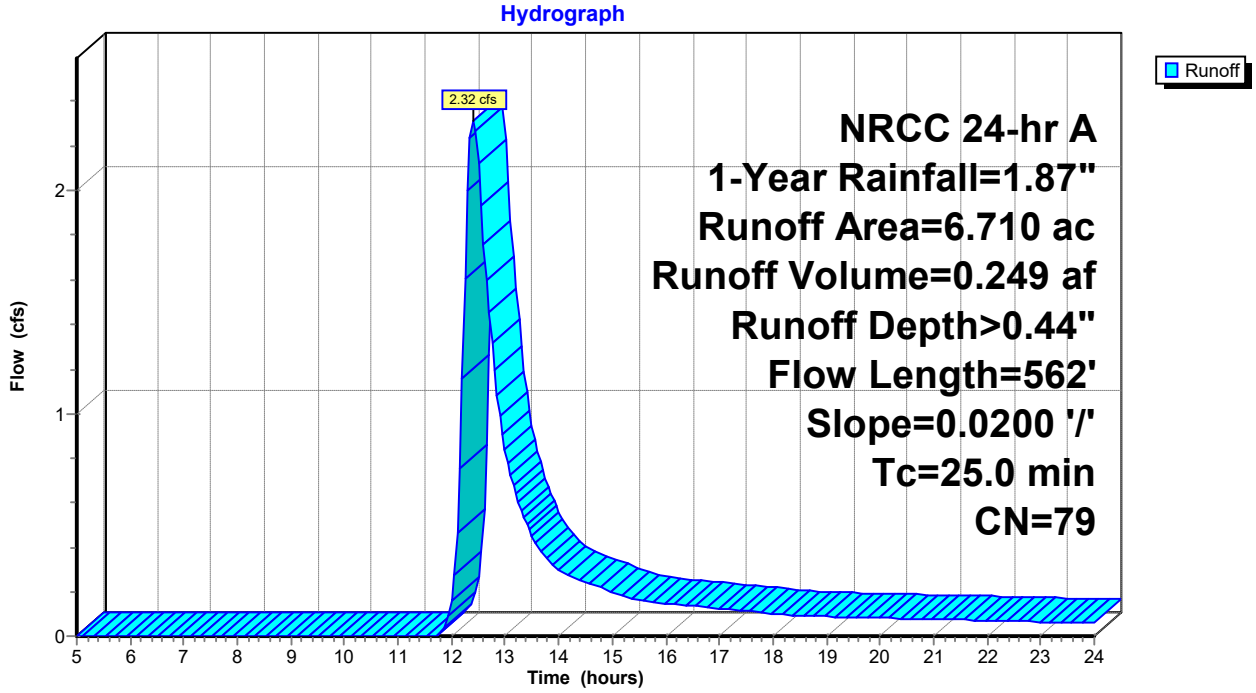
Runoff = 2.32 cfs @ 12.41 hrs, Volume= 0.249 af, Depth> 0.44"
Routed to nonexistent node 11L

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr A 1-Year Rainfall=1.87"

Area (ac)	CN	Description
6.530	79	Woods/grass comb., Good, HSG D
0.050	98	Paved parking, HSG D
0.060	96	Gravel surface, HSG D
0.070	98	Roofs, HSG D
6.710	79	Weighted Average
6.590		98.21% Pervious Area
0.120		1.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.2	100	0.0200	0.10		**Sheet Flow, WOODS** Grass: Dense n= 0.240 P2= 2.20"
7.8	462	0.0200	0.99		**Shallow Concentrated Flow, WOODS** Short Grass Pasture Kv= 7.0 fps
25.0	562	Total			

Subcatchment 1S: DA PRE DEV



Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Hydrograph for Subcatchment 1S: DA PRE DEV

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.10	0.00	0.00
5.25	0.10	0.00	0.00
5.50	0.11	0.00	0.00
5.75	0.11	0.00	0.00
6.00	0.12	0.00	0.00
6.25	0.13	0.00	0.00
6.50	0.13	0.00	0.00
6.75	0.14	0.00	0.00
7.00	0.15	0.00	0.00
7.25	0.16	0.00	0.00
7.50	0.17	0.00	0.00
7.75	0.18	0.00	0.00
8.00	0.19	0.00	0.00
8.25	0.20	0.00	0.00
8.50	0.21	0.00	0.00
8.75	0.22	0.00	0.00
9.00	0.23	0.00	0.00
9.25	0.24	0.00	0.00
9.50	0.26	0.00	0.00
9.75	0.27	0.00	0.00
10.00	0.29	0.00	0.00
10.25	0.31	0.00	0.00
10.50	0.33	0.00	0.00
10.75	0.36	0.00	0.00
11.00	0.39	0.00	0.00
11.25	0.44	0.00	0.00
11.50	0.50	0.00	0.00
11.75	0.62	0.00	0.00
12.00	0.88	0.04	0.16
12.25	1.25	0.15	**1.61**
12.50	1.37	0.20	**2.12**
12.75	1.43	0.23	1.32
13.00	1.48	0.25	0.83
13.25	1.51	0.26	0.60
13.50	1.54	0.28	0.45
13.75	1.56	0.29	0.36
14.00	1.58	0.30	0.30
14.25	1.60	0.30	0.27
14.50	1.61	0.31	0.24
14.75	1.63	0.32	0.22
15.00	1.64	0.33	0.20
15.25	1.65	0.33	0.18
15.50	1.66	0.34	0.16
15.75	1.67	0.34	0.15
16.00	1.68	0.35	0.15
16.25	1.69	0.35	0.14
16.50	1.70	0.36	0.14
16.75	1.71	0.36	0.13
17.00	1.72	0.37	0.12
17.25	1.73	0.37	0.12
17.50	1.74	0.38	0.11
17.75	1.74	0.38	0.11
18.00	1.75	0.38	0.10
18.25	1.76	0.39	0.09
18.50	1.76	0.39	0.09
18.75	1.77	0.39	0.09
19.00	1.77	0.40	0.09
19.25	1.78	0.40	0.09
19.50	1.79	0.40	0.08
19.75	1.79	0.41	0.08
20.00	1.80	0.41	0.08
20.25	1.80	0.41	0.08
20.50	1.81	0.41	0.08
20.75	1.81	0.42	0.08
21.00	1.82	0.42	0.08
21.25	1.82	0.42	0.07
21.50	1.83	0.42	0.07
21.75	1.83	0.43	0.07
22.00	1.84	0.43	0.07
22.25	1.84	0.43	0.07
22.50	1.85	0.43	0.07
22.75	1.85	0.44	0.07
23.00	1.85	0.44	0.06
23.25	1.86	0.44	0.06
23.50	1.86	0.44	0.06
23.75	1.87	0.45	0.06
24.00	**1.87**	**0.45**	0.06

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Summary for Subcatchment 1S: DA PRE DEV

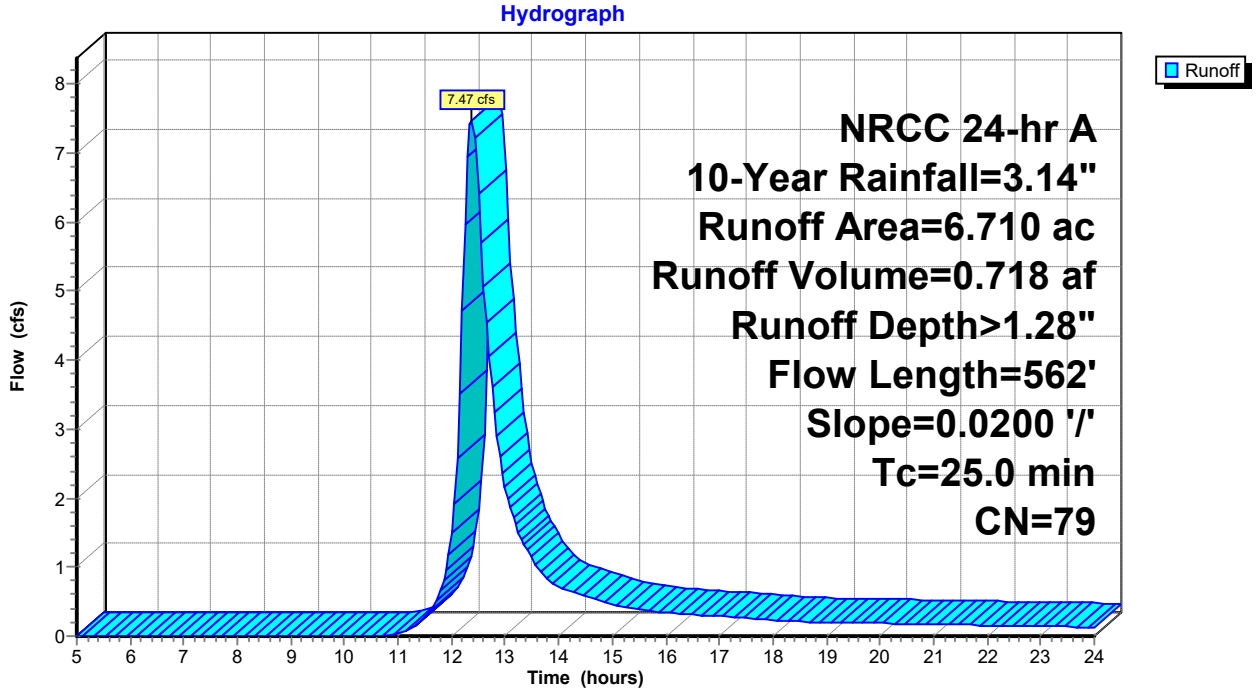
Runoff = 7.47 cfs @ 12.37 hrs, Volume= 0.718 af, Depth> 1.28"
Routed to nonexistent node 11L

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr A 10-Year Rainfall=3.14"

Area (ac)	CN	Description
6.530	79	Woods/grass comb., Good, HSG D
0.050	98	Paved parking, HSG D
0.060	96	Gravel surface, HSG D
0.070	98	Roofs, HSG D
6.710	79	Weighted Average
6.590		98.21% Pervious Area
0.120		1.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.2	100	0.0200	0.10		**Sheet Flow, WOODS** Grass: Dense n= 0.240 P2= 2.20"
7.8	462	0.0200	0.99		**Shallow Concentrated Flow, WOODS** Short Grass Pasture Kv= 7.0 fps
25.0	562	Total			

Subcatchment 1S: DA PRE DEV



Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Hydrograph for Subcatchment 1S: DA PRE DEV

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.16	0.00	0.00	19.25	2.99	1.18	0.20
5.25	0.17	0.00	0.00	19.50	3.00	1.19	0.19
5.50	0.18	0.00	0.00	19.75	3.01	1.19	0.19
5.75	0.19	0.00	0.00	20.00	3.02	1.20	0.19
6.00	0.20	0.00	0.00	20.25	3.03	1.21	0.18
6.25	0.21	0.00	0.00	20.50	3.04	1.21	0.18
6.50	0.22	0.00	0.00	20.75	3.04	1.22	0.18
6.75	0.24	0.00	0.00	21.00	3.05	1.23	0.17
7.00	0.25	0.00	0.00	21.25	3.06	1.23	0.17
7.25	0.26	0.00	0.00	21.50	3.07	1.24	0.16
7.50	0.28	0.00	0.00	21.75	3.08	1.24	0.16
7.75	0.29	0.00	0.00	22.00	3.08	1.25	0.16
8.00	0.31	0.00	0.00	22.25	3.09	1.26	0.15
8.25	0.33	0.00	0.00	22.50	3.10	1.26	0.15
8.50	0.35	0.00	0.00	22.75	3.11	1.27	0.15
8.75	0.36	0.00	0.00	23.00	3.11	1.27	0.14
9.00	0.38	0.00	0.00	23.25	3.12	1.28	0.14
9.25	0.41	0.00	0.00	23.50	3.13	1.28	0.14
9.50	0.43	0.00	0.00	23.75	3.13	1.29	0.13
9.75	0.46	0.00	0.00	24.00	**3.14**	**1.29**	0.13
10.00	0.49	0.00	0.00				
10.25	0.52	0.00	0.00				
10.50	0.56	0.00	0.00				
10.75	0.61	0.00	0.01				
11.00	0.66	0.01	0.05				
11.25	0.74	0.02	0.12				
11.50	0.84	0.03	0.26				
11.75	1.03	0.08	0.56				
12.00	1.48	0.25	1.49				
12.25	2.11	0.59	**5.96**				
12.50	2.30	0.70	**6.40**				
12.75	2.40	0.77	3.62				
13.00	2.48	0.82	2.16				
13.25	2.53	0.86	1.50				
13.50	2.58	0.89	1.11				
13.75	2.62	0.92	0.87				
14.00	2.65	0.94	0.71				
14.25	2.68	0.96	0.64				
14.50	2.71	0.98	0.58				
14.75	2.73	1.00	0.52				
15.00	2.76	1.01	0.47				
15.25	2.78	1.03	0.42				
15.50	2.79	1.04	0.38				
15.75	2.81	1.05	0.36				
16.00	2.83	1.07	0.34				
16.25	2.85	1.08	0.33				
16.50	2.86	1.09	0.32				
16.75	2.88	1.10	0.30				
17.00	2.89	1.11	0.29				
17.25	2.90	1.12	0.27				
17.50	2.92	1.13	0.26				
17.75	2.93	1.14	0.25				
18.00	2.94	1.14	0.23				
18.25	2.95	1.15	0.22				
18.50	2.96	1.16	0.21				
18.75	2.97	1.17	0.20				
19.00	2.98	1.17	0.20				

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Summary for Subcatchment 1S: DA PRE DEV

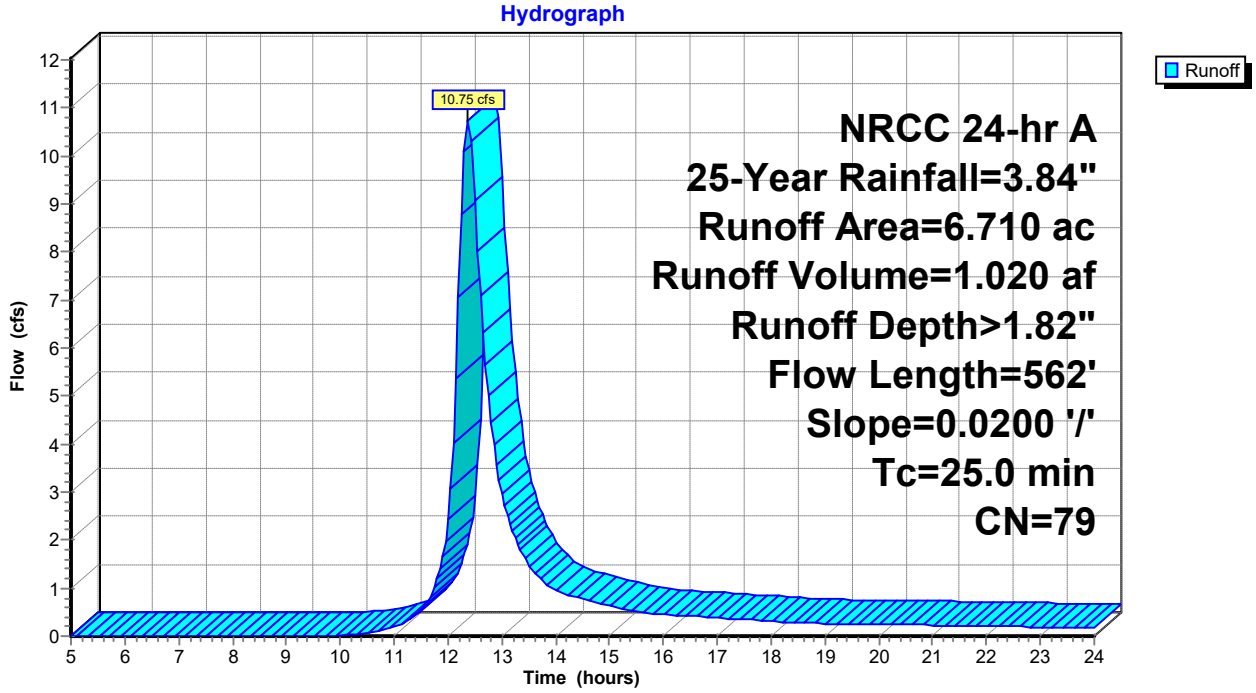
Runoff = 10.75 cfs @ 12.37 hrs, Volume= 1.020 af, Depth> 1.82"
Routed to nonexistent node 11L

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr A 25-Year Rainfall=3.84"

Area (ac)	CN	Description
6.530	79	Woods/grass comb., Good, HSG D
0.050	98	Paved parking, HSG D
0.060	96	Gravel surface, HSG D
0.070	98	Roofs, HSG D
6.710	79	Weighted Average
6.590		98.21% Pervious Area
0.120		1.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.2	100	0.0200	0.10		**Sheet Flow, WOODS** Grass: Dense n= 0.240 P2= 2.20"
7.8	462	0.0200	0.99		**Shallow Concentrated Flow, WOODS** Short Grass Pasture Kv= 7.0 fps
25.0	562	Total			

Subcatchment 1S: DA PRE DEV



Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Hydrograph for Subcatchment 1S: DA PRE DEV

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.20	0.00	0.00
5.25	0.21	0.00	0.00
5.50	0.22	0.00	0.00
5.75	0.23	0.00	0.00
6.00	0.25	0.00	0.00
6.25	0.26	0.00	0.00
6.50	0.27	0.00	0.00
6.75	0.29	0.00	0.00
7.00	0.31	0.00	0.00
7.25	0.32	0.00	0.00
7.50	0.34	0.00	0.00
7.75	0.36	0.00	0.00
8.00	0.38	0.00	0.00
8.25	0.40	0.00	0.00
8.50	0.42	0.00	0.00
8.75	0.45	0.00	0.00
9.00	0.47	0.00	0.00
9.25	0.50	0.00	0.00
9.50	0.53	0.00	0.00
9.75	0.56	0.00	0.00
10.00	0.60	0.00	0.01
10.25	0.64	0.00	0.04
10.50	0.68	0.01	0.07
10.75	0.74	0.02	0.11
11.00	0.81	0.03	0.19
11.25	0.91	0.05	0.32
11.50	1.03	0.08	0.55
11.75	1.26	0.16	1.02
12.00	1.81	0.41	2.45
12.25	2.58	0.89	**8.77**
12.50	2.81	1.05	**9.06**
12.75	2.93	1.14	5.01
13.00	3.03	1.21	2.96
13.25	3.10	1.26	2.04
13.50	3.16	1.30	1.50
13.75	3.20	1.34	1.16
14.00	3.24	1.37	0.96
14.25	3.28	1.40	0.85
14.50	3.31	1.42	0.77
14.75	3.34	1.45	0.70
15.00	3.37	1.47	0.63
15.25	3.39	1.48	0.55
15.50	3.42	1.50	0.50
15.75	3.44	1.52	0.48
16.00	3.46	1.53	0.46
16.25	3.48	1.55	0.44
16.50	3.50	1.57	0.42
16.75	3.52	1.58	0.40
17.00	3.53	1.59	0.38
17.25	3.55	1.61	0.36
17.50	3.57	1.62	0.35
17.75	3.58	1.63	0.33
18.00	3.59	1.64	0.31
18.25	3.61	1.65	0.29
18.50	3.62	1.66	0.28
18.75	3.63	1.67	0.27
19.00	3.64	1.68	0.26
19.25	3.66	1.69	0.26
19.50	3.67	1.70	0.25
19.75	3.68	1.71	0.25
20.00	3.69	1.72	0.25
20.25	3.70	1.72	0.24
20.50	3.71	1.73	0.24
20.75	3.72	1.74	0.23
21.00	3.73	1.75	0.23
21.25	3.74	1.76	0.22
21.50	3.75	1.77	0.22
21.75	3.76	1.77	0.21
22.00	3.77	1.78	0.21
22.25	3.78	1.79	0.20
22.50	3.79	1.79	0.20
22.75	3.80	1.80	0.19
23.00	3.81	1.81	0.19
23.25	3.82	1.82	0.18
23.50	3.82	1.82	0.18
23.75	3.83	1.83	0.17
24.00	**3.84**	**1.83**	0.17

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Summary for Subcatchment 1S: DA PRE DEV

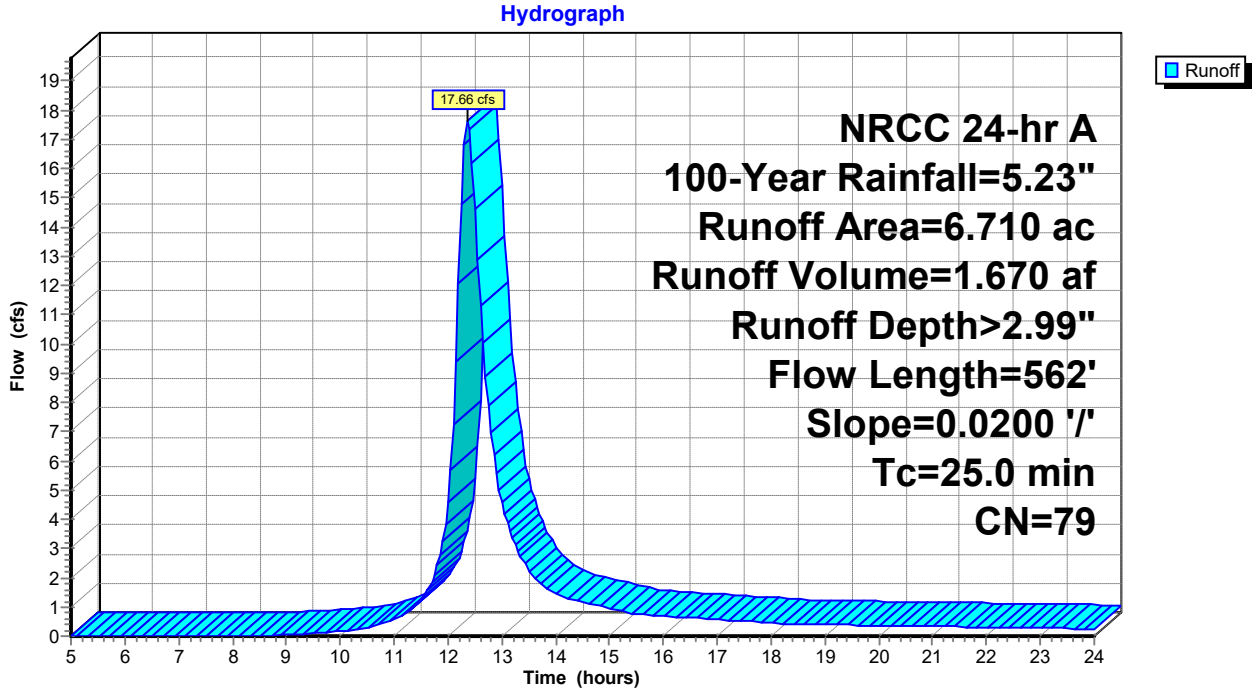
Runoff = 17.66 cfs @ 12.36 hrs, Volume= 1.670 af, Depth> 2.99"
Routed to nonexistent node 11L

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr A 100-Year Rainfall=5.23"

Area (ac)	CN	Description
6.530	79	Woods/grass comb., Good, HSG D
0.050	98	Paved parking, HSG D
0.060	96	Gravel surface, HSG D
0.070	98	Roofs, HSG D
6.710	79	Weighted Average
6.590		98.21% Pervious Area
0.120		1.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.2	100	0.0200	0.10		**Sheet Flow, WOODS** Grass: Dense n= 0.240 P2= 2.20"
7.8	462	0.0200	0.99		**Shallow Concentrated Flow, WOODS** Short Grass Pasture Kv= 7.0 fps
25.0	562	Total			

Subcatchment 1S: DA PRE DEV



Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Hydrograph for Subcatchment 1S: DA PRE DEV

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.27	0.00	0.00
5.25	0.28	0.00	0.00
5.50	0.30	0.00	0.00
5.75	0.32	0.00	0.00
6.00	0.33	0.00	0.00
6.25	0.35	0.00	0.00
6.50	0.37	0.00	0.00
6.75	0.39	0.00	0.00
7.00	0.42	0.00	0.00
7.25	0.44	0.00	0.00
7.50	0.46	0.00	0.00
7.75	0.49	0.00	0.00
8.00	0.52	0.00	0.00
8.25	0.55	0.00	0.00
8.50	0.58	0.00	0.00
8.75	0.61	0.00	0.02
9.00	0.64	0.00	0.04
9.25	0.68	0.01	0.06
9.50	0.72	0.01	0.09
9.75	0.76	0.02	0.13
10.00	0.81	0.03	0.17
10.25	0.87	0.04	0.23
10.50	0.93	0.05	0.30
10.75	1.01	0.07	0.39
11.00	1.10	0.10	0.56
11.25	1.24	0.15	0.81
11.50	1.40	0.22	1.26
11.75	1.72	0.37	2.12
12.00	2.46	0.81	4.59
12.25	3.51	1.57	**14.79**
12.50	3.83	1.82	**14.60**
12.75	3.99	1.96	7.87
13.00	4.13	2.07	4.57
13.25	4.22	2.15	3.11
13.50	4.30	2.21	2.27
13.75	4.36	2.26	1.76
14.00	4.42	2.31	1.44
14.25	4.47	2.35	1.28
14.50	4.51	2.39	1.16
14.75	4.55	2.42	1.05
15.00	4.59	2.45	0.94
15.25	4.62	2.48	0.83
15.50	4.65	2.51	0.75
15.75	4.68	2.53	0.71
16.00	4.71	2.56	0.68
16.25	4.74	2.58	0.66
16.50	4.77	2.60	0.63
16.75	4.79	2.62	0.60
17.00	4.81	2.64	0.57
17.25	4.84	2.66	0.54
17.50	4.86	2.68	0.51
17.75	4.88	2.70	0.49
18.00	4.90	2.71	0.46
18.25	4.91	2.73	0.43
18.50	4.93	2.74	0.41
18.75	4.95	2.76	0.40
19.00	4.96	2.77	0.39
19.25	4.98	2.78	0.39
19.50	5.00	2.80	0.38
19.75	5.01	2.81	0.37
20.00	5.03	2.82	0.36
20.25	5.04	2.84	0.36
20.50	5.06	2.85	0.35
20.75	5.07	2.86	0.34
21.00	5.08	2.87	0.34
21.25	5.10	2.89	0.33
21.50	5.11	2.90	0.32
21.75	5.12	2.91	0.32
22.00	5.14	2.92	0.31
22.25	5.15	2.93	0.30
22.50	5.16	2.94	0.29
22.75	5.17	2.95	0.29
23.00	5.19	2.96	0.28
23.25	5.20	2.97	0.27
23.50	5.21	2.98	0.26
23.75	5.22	2.99	0.26
24.00	**5.23**	**3.00**	0.25

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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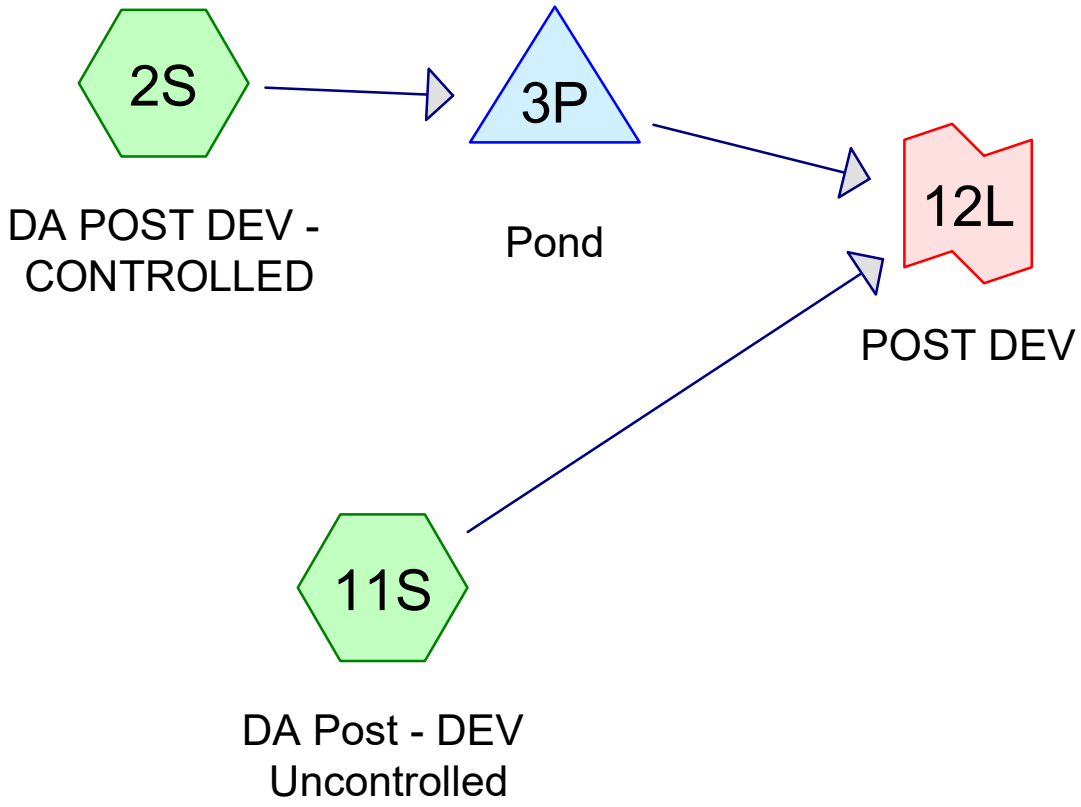
Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Proposed Runoff

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

POST-DEVELOPMENT



Subcat Reach Pond Link

Routing Diagram for 20.247 - Dodge Road Hydrology
Prepared by Carmina Wood Morris, PC, Printed 2/11/2025
HydroCAD® 10.20-2h s/n 05019 © 2024 HydroCAD Software Solutions LLC

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Project Notes

Rainfall events imported from "NRCS-Rain.txt" for 7041 NY Erie

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-Year	NRCC 24-hr	A	Default	24.00	1	1.87	2
2	10-Year	NRCC 24-hr	A	Default	24.00	1	3.14	2
3	25-Year	NRCC 24-hr	A	Default	24.00	1	3.84	2
4	100-Year	NRCC 24-hr	A	Default	24.00	1	5.23	2

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
3.270	87	1/4 acre lots, 38% imp, HSG D (2S)
2.470	80	>75% Grass cover, Good, HSG D (2S, 11S)
0.970	98	Paved parking, HSG D (2S)
6.710	**86**	**TOTAL AREA**

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
6.710	HSG D	2S, 11S
0.000	Other	
6.710		**TOTAL AREA**

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchn Numbers
0.000	0.000	0.000	3.270	0.000	3.270	1/4 acre lots, 38% imp	2S
0.000	0.000	0.000	2.470	0.000	2.470	>75% Grass cover, Good	2S, 11S
0.000	0.000	0.000	0.970	0.000	0.970	Paved parking	2S
0.000	**0.000**	**0.000**	**6.710**	**0.000**	**6.710**	**TOTAL AREA**	

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Pipe Listing (selected nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)
1	2S	0.00	0.00	740.0	0.0040	0.013	0.0	12.0	0.0
2	3P	578.51	578.45	16.0	0.0037	0.012	0.0	8.0	0.0
3	3P	578.34	578.21	34.0	0.0038	0.012	0.0	18.0	0.0

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Time span=5.00-24.00 hrs, dt=0.05 hrs, 381 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 2S: DA POST DEV - Runoff Area=5.610 ac 39.44% Impervious Runoff Depth>0.80"
Flow Length=860' Tc=27.1 min CN=87 Runoff=3.74 cfs 0.374 af

Subcatchment 11S: DA Post - DEV Runoff Area=1.100 ac 0.00% Impervious Runoff Depth>0.48"
Flow Length=370' Slope=0.0100 '/' Tc=22.0 min CN=80 Runoff=0.45 cfs 0.044 af

Pond 3P: Pond Peak Elev=580.32' Storage=3,985 cf Inflow=3.74 cfs 0.374 af
Outflow=2.05 cfs 0.367 af

Link 12L: POST DEV Inflow=2.29 cfs 0.411 af
Primary=2.29 cfs 0.411 af

Total Runoff Area = 6.710 ac Runoff Volume = 0.418 af Average Runoff Depth = 0.75"
67.03% Pervious = 4.497 ac 32.97% Impervious = 2.213 ac

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Summary for Subcatchment 2S: DA POST DEV - CONTROLLED

[47] Hint: Peak is 166% of capacity of segment #3

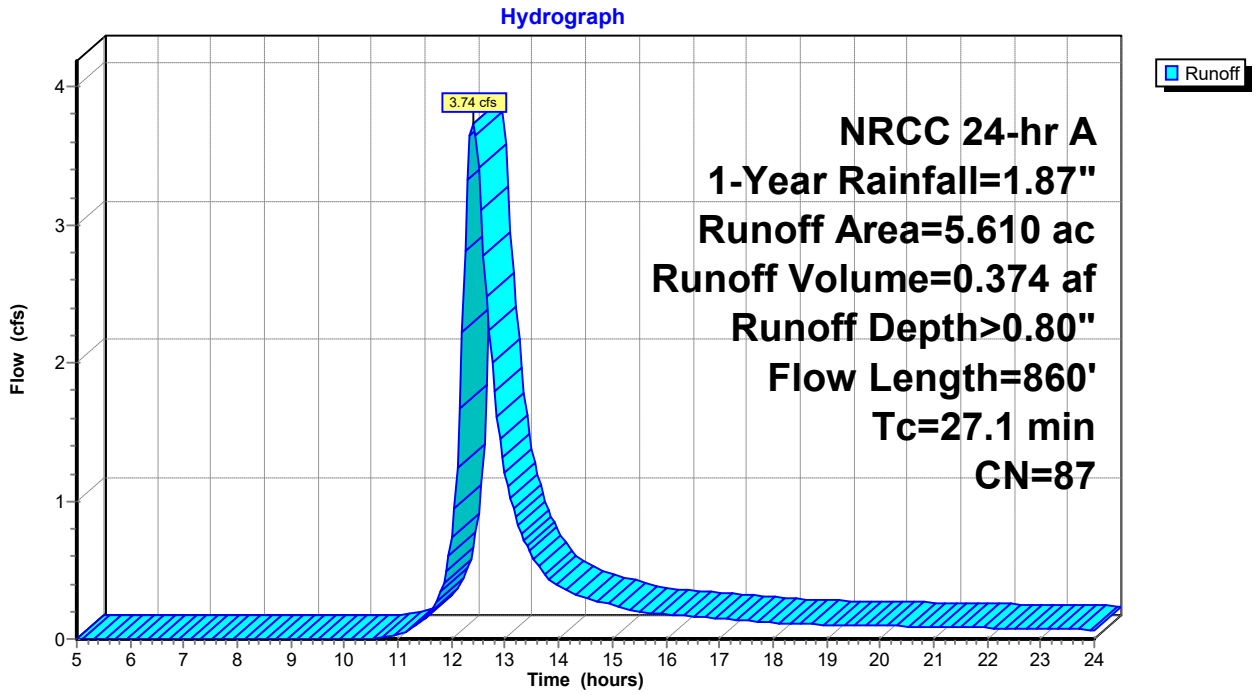
Runoff = 3.74 cfs @ 12.40 hrs, Volume= 0.374 af, Depth> 0.80"
Routed to Pond 3P : Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr A 1-Year Rainfall=1.87"

Area (ac)	CN	Description
0.970	98	Paved parking, HSG D
3.270	87	1/4 acre lots, 38% imp, HSG D
1.370	80	>75% Grass cover, Good, HSG D
5.610	87	Weighted Average
3.397		60.56% Pervious Area
2.213		39.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
22.7	100	0.0100	0.07		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.20"
0.1	20	0.0200	2.28		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
4.3	740	0.0040	2.87	2.25	**Pipe Channel,** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Concrete pipe, straight & clean
27.1	860	Total			

Subcatchment 2S: DA POST DEV - CONTROLLED



Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Hydrograph for Subcatchment 2S: DA POST DEV - CONTROLLED

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.10	0.00	0.00
5.25	0.10	0.00	0.00
5.50	0.11	0.00	0.00
5.75	0.11	0.00	0.00
6.00	0.12	0.00	0.00
6.25	0.13	0.00	0.00
6.50	0.13	0.00	0.00
6.75	0.14	0.00	0.00
7.00	0.15	0.00	0.00
7.25	0.16	0.00	0.00
7.50	0.17	0.00	0.00
7.75	0.18	0.00	0.00
8.00	0.19	0.00	0.00
8.25	0.20	0.00	0.00
8.50	0.21	0.00	0.00
8.75	0.22	0.00	0.00
9.00	0.23	0.00	0.00
9.25	0.24	0.00	0.00
9.50	0.26	0.00	0.00
9.75	0.27	0.00	0.00
10.00	0.29	0.00	0.00
10.25	0.31	0.00	0.00
10.50	0.33	0.00	0.00
10.75	0.36	0.00	0.01
11.00	0.39	0.01	0.04
11.25	0.44	0.01	0.07
11.50	0.50	0.02	0.15
11.75	0.62	0.06	0.29
12.00	0.88	0.16	0.74
12.25	1.25	0.37	**2.81**
12.50	1.37	0.45	**3.41**
12.75	1.43	0.49	2.00
13.00	1.48	0.52	1.20
13.25	1.51	0.54	0.82
13.50	1.54	0.56	0.60
13.75	1.56	0.58	0.46
14.00	1.58	0.59	0.38
14.25	1.60	0.60	0.33
14.50	1.61	0.62	0.30
14.75	1.63	0.63	0.27
15.00	1.64	0.64	0.24
15.25	1.65	0.64	0.22
15.50	1.66	0.65	0.20
15.75	1.67	0.66	0.18
16.00	1.68	0.67	0.18
16.25	1.69	0.67	0.17
16.50	1.70	0.68	0.16
16.75	1.71	0.69	0.16
17.00	1.72	0.69	0.15
17.25	1.73	0.70	0.14
17.50	1.74	0.71	0.13
17.75	1.74	0.71	0.13
18.00	1.75	0.72	0.12
18.25	1.76	0.72	0.11
18.50	1.76	0.72	0.11
18.75	1.77	0.73	0.10
19.00	1.77	0.73	0.10
19.25	1.78	0.74	0.10
19.50	1.79	0.74	0.10
19.75	1.79	0.75	0.10
20.00	1.80	0.75	0.10
20.25	1.80	0.75	0.09
20.50	1.81	0.76	0.09
20.75	1.81	0.76	0.09
21.00	1.82	0.77	0.09
21.25	1.82	0.77	0.09
21.50	1.83	0.77	0.08
21.75	1.83	0.78	0.08
22.00	1.84	0.78	0.08
22.25	1.84	0.78	0.08
22.50	1.85	0.79	0.08
22.75	1.85	0.79	0.08
23.00	1.85	0.79	0.07
23.25	1.86	0.80	0.07
23.50	1.86	0.80	0.07
23.75	1.87	0.80	0.07
24.00	**1.87**	**0.81**	0.07

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Summary for Subcatchment 11S: DA Post - DEV Uncontrolled

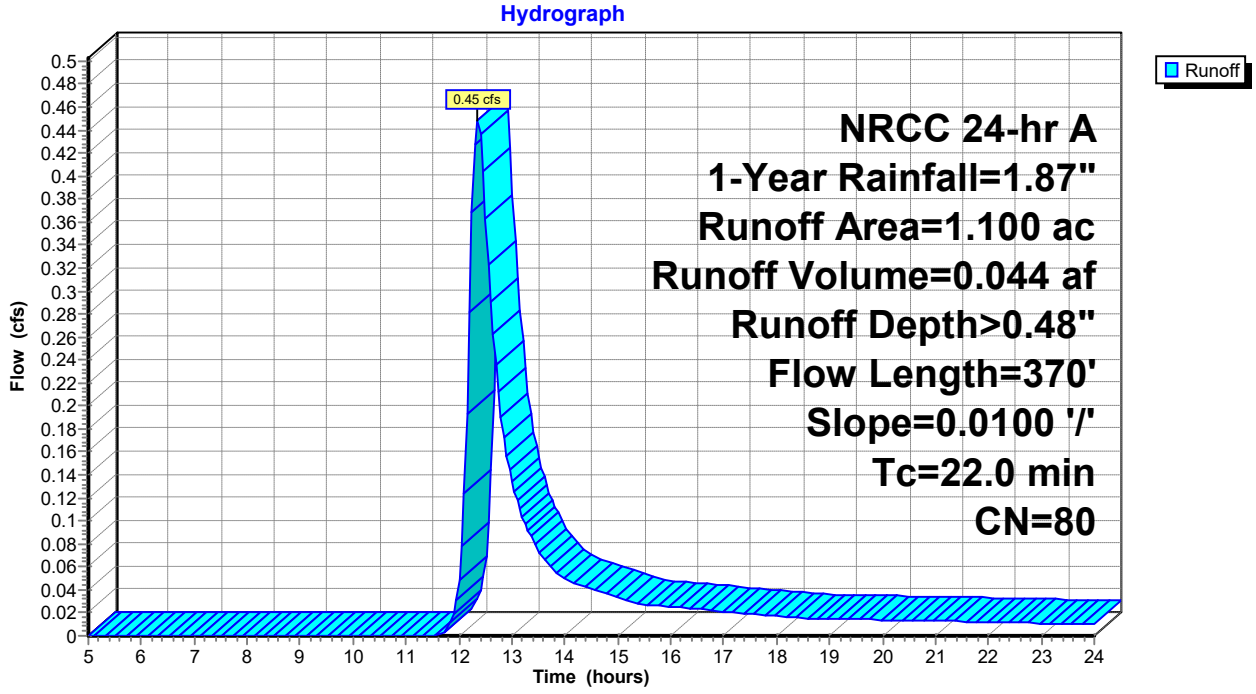
Runoff = 0.45 cfs @ 12.36 hrs, Volume= 0.044 af, Depth> 0.48"
Routed to Link 12L : POST DEV

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr A 1-Year Rainfall=1.87"

Area (ac)	CN	Description
1.100	80	>75% Grass cover, Good, HSG D
1.100		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.6	100	0.0100	0.11		**Sheet Flow, SF** Grass: Short n= 0.150 P2= 2.20"
6.4	270	0.0100	0.70		**Shallow Concentrated Flow, SCF** Short Grass Pasture Kv= 7.0 fps
22.0	370	Total			

Subcatchment 11S: DA Post - DEV Uncontrolled



Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Hydrograph for Subcatchment 11S: DA Post - DEV Uncontrolled

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.10	0.00	0.00
5.25	0.10	0.00	0.00
5.50	0.11	0.00	0.00
5.75	0.11	0.00	0.00
6.00	0.12	0.00	0.00
6.25	0.13	0.00	0.00
6.50	0.13	0.00	0.00
6.75	0.14	0.00	0.00
7.00	0.15	0.00	0.00
7.25	0.16	0.00	0.00
7.50	0.17	0.00	0.00
7.75	0.18	0.00	0.00
8.00	0.19	0.00	0.00
8.25	0.20	0.00	0.00
8.50	0.21	0.00	0.00
8.75	0.22	0.00	0.00
9.00	0.23	0.00	0.00
9.25	0.24	0.00	0.00
9.50	0.26	0.00	0.00
9.75	0.27	0.00	0.00
10.00	0.29	0.00	0.00
10.25	0.31	0.00	0.00
10.50	0.33	0.00	0.00
10.75	0.36	0.00	0.00
11.00	0.39	0.00	0.00
11.25	0.44	0.00	0.00
11.50	0.50	0.00	0.00
11.75	0.62	0.01	0.00
12.00	0.88	0.05	0.05
12.25	1.25	0.17	**0.37**
12.50	1.37	0.22	**0.36**
12.75	1.43	0.25	0.21
13.00	1.48	0.27	0.13
13.25	1.51	0.29	0.10
13.50	1.54	0.30	0.07
13.75	1.56	0.32	0.06
14.00	1.58	0.33	0.05
14.25	1.60	0.33	0.05
14.50	1.61	0.34	0.04
14.75	1.63	0.35	0.04
15.00	1.64	0.36	0.03
15.25	1.65	0.36	0.03
15.50	1.66	0.37	0.03
15.75	1.67	0.38	0.03
16.00	1.68	0.38	0.03
16.25	1.69	0.39	0.02
16.50	1.70	0.39	0.02
16.75	1.71	0.40	0.02
17.00	1.72	0.40	0.02
17.25	1.73	0.41	0.02
17.50	1.74	0.41	0.02
17.75	1.74	0.41	0.02
18.00	1.75	0.42	0.02
18.25	1.76	0.42	0.02
18.50	1.76	0.42	0.02
18.75	1.77	0.43	0.02
19.00	1.77	0.43	0.01
19.25	1.78	0.43	0.01
19.50	1.79	0.44	0.01
19.75	1.79	0.44	0.01
20.00	1.80	0.44	0.01
20.25	1.80	0.45	0.01
20.50	1.81	0.45	0.01
20.75	1.81	0.45	0.01
21.00	1.82	0.45	0.01
21.25	1.82	0.46	0.01
21.50	1.83	0.46	0.01
21.75	1.83	0.46	0.01
22.00	1.84	0.47	0.01
22.25	1.84	0.47	0.01
22.50	1.85	0.47	0.01
22.75	1.85	0.47	0.01
23.00	1.85	0.48	0.01
23.25	1.86	0.48	0.01
23.50	1.86	0.48	0.01
23.75	1.87	0.48	0.01
24.00	**1.87**	**0.48**	0.01

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Summary for Pond 3P: Pond

Inflow Area = 5.610 ac, 39.44% Impervious, Inflow Depth > 0.80" for 1-Year event
Inflow = 3.74 cfs @ 12.40 hrs, Volume= 0.374 af
Outflow = 2.05 cfs @ 12.74 hrs, Volume= 0.367 af, Atten= 45%, Lag= 20.5 min
Primary = 2.05 cfs @ 12.74 hrs, Volume= 0.367 af
Routed to Link 12L : POST DEV

Routing by Stor-Ind method, Time Span= 5.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 580.32' @ 12.74 hrs Surf.Area= 2,767 sf Storage= 3,985 cf

Plug-Flow detention time= 36.2 min calculated for 0.367 af (98% of inflow)
Center-of-Mass det. time= 25.4 min (871.8 - 846.4)

Volume	Invert	Avail.Storage	Storage Description
#1	578.50'	34,837 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

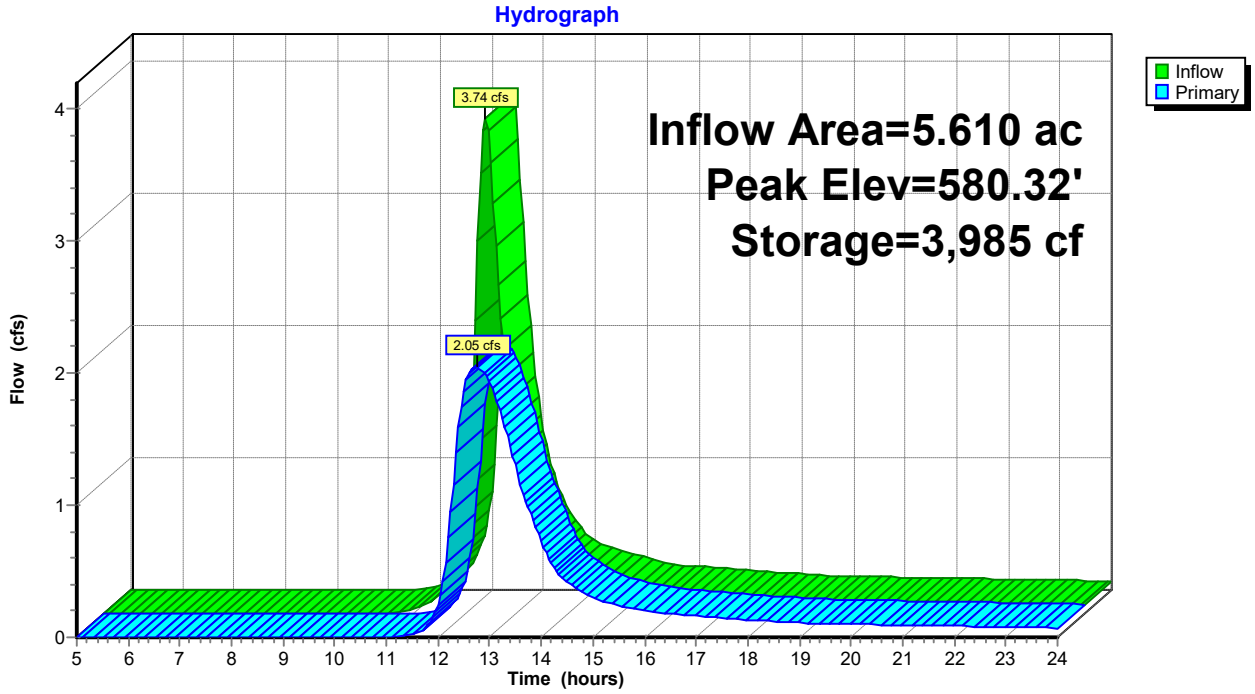
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
578.50	1,628	0	0
579.00	1,920	887	887
580.00	2,550	2,235	3,122
581.00	3,220	2,885	6,007
582.00	3,960	3,590	9,597
583.00	4,760	4,360	13,957
584.00	11,860	8,310	22,267
585.00	13,280	12,570	34,837

Device	Routing	Invert	Outlet Devices
#1	Device 4	578.51'	**8.0" Round Culvert** L= 16.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 578.51' / 578.45' S= 0.0037 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#2	Device 4	583.00'	**36.0" W x 36.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 4	584.00'	**36.0" W x 36.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Primary	578.34'	**18.0" Round Culvert** L= 34.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 578.34' / 578.21' S= 0.0038 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.77 sf

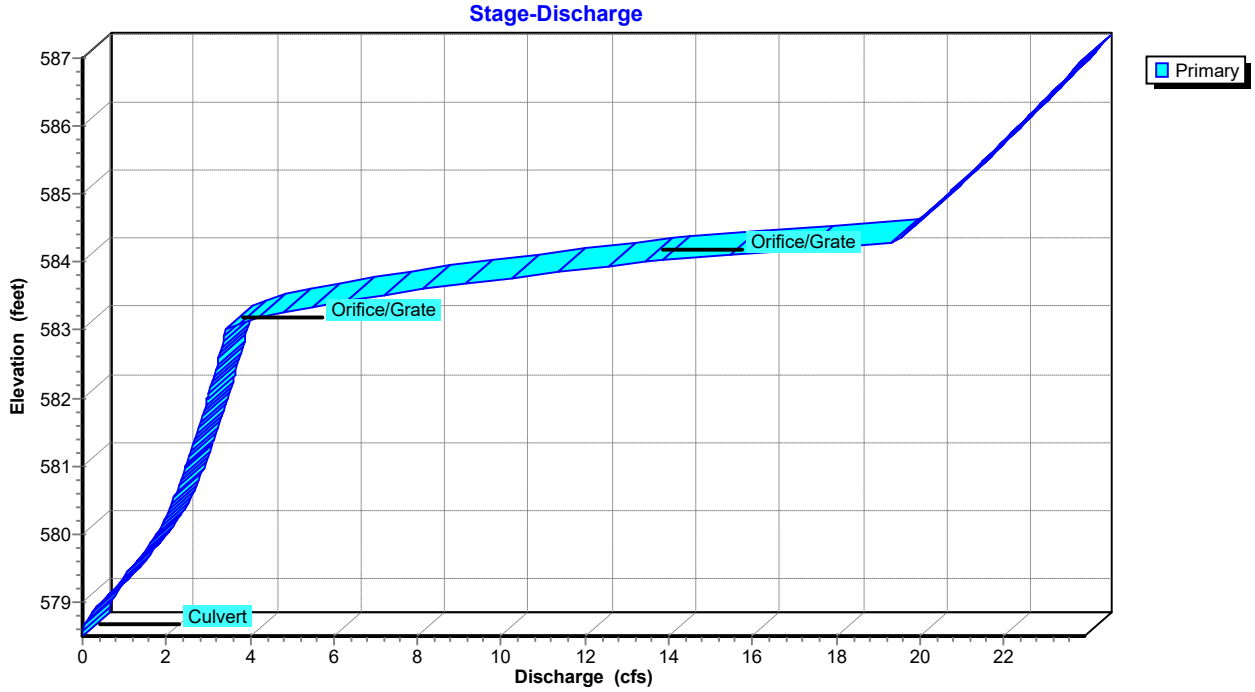
Primary OutFlow Max=2.04 cfs @ 12.74 hrs HW=580.32' (Free Discharge)
└**4=Culvert** (Passes 2.04 cfs of 7.94 cfs potential flow)
  └**1=Culvert** (Inlet Controls 2.04 cfs @ 5.86 fps)
  └**2=Orifice/Grate** (Controls 0.00 cfs)
  └**3=Orifice/Grate** (Controls 0.00 cfs)

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Pond 3P: Pond

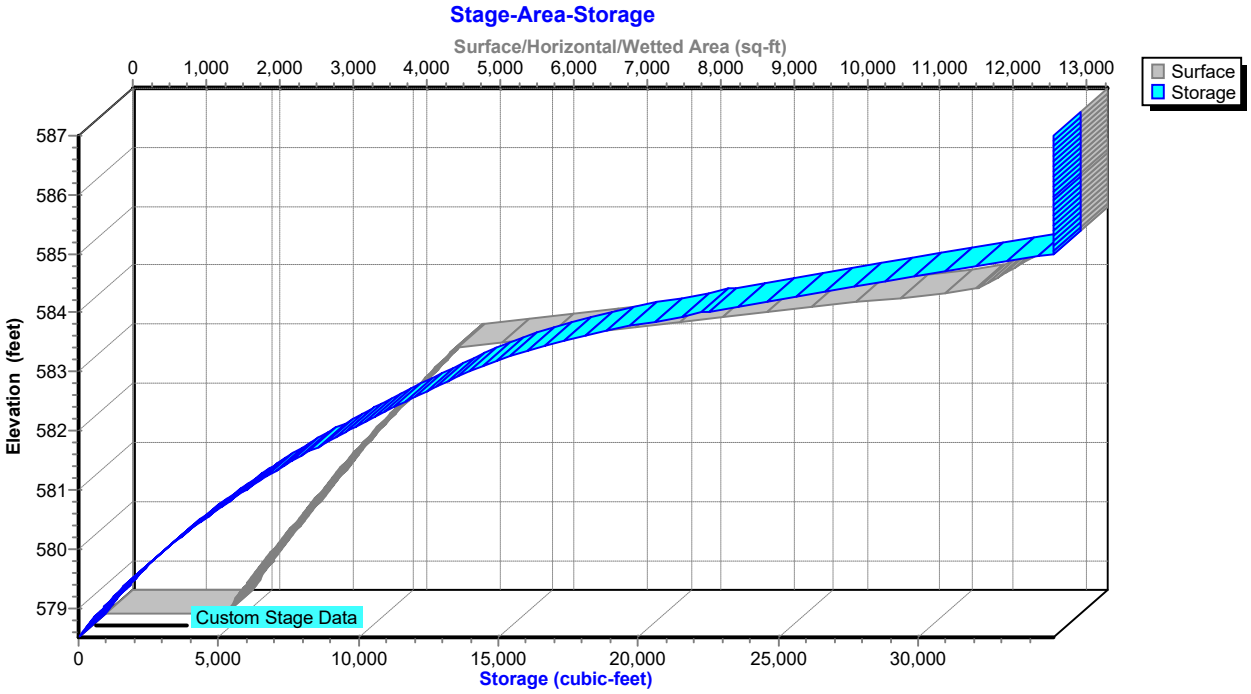


Pond 3P: Pond



Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Pond 3P: Pond



Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Hydrograph for Pond 3P: Pond

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Primary (cfs)
5.00	0.00	0	578.50	0.00
5.50	0.00	0	578.50	0.00
6.00	0.00	0	578.50	0.00
6.50	0.00	0	578.50	0.00
7.00	0.00	0	578.50	0.00
7.50	0.00	0	578.50	0.00
8.00	0.00	0	578.50	0.00
8.50	0.00	0	578.50	0.00
9.00	0.00	0	578.50	0.00
9.50	0.00	0	578.50	0.00
10.00	0.00	0	578.50	0.00
10.50	0.00	1	578.50	0.00
11.00	0.04	30	578.52	0.00
11.50	0.15	163	578.60	0.02
12.00	**0.74**	611	578.85	0.24
12.50	**3.41**	**3,384**	**580.10**	**1.86**
13.00	1.20	**3,583**	**580.18**	**1.93**
13.50	0.60	2,154	579.60	1.30
14.00	0.38	1,213	579.17	0.73
14.50	0.30	835	578.97	0.42
15.00	0.24	690	578.90	0.30
15.50	0.20	599	578.85	0.24
16.00	0.18	544	578.82	0.20
16.50	0.16	510	578.80	0.18
17.00	0.15	484	578.78	0.16
17.50	0.13	461	578.77	0.15
18.00	0.12	438	578.76	0.13
18.50	0.11	414	578.74	0.12
19.00	0.10	395	578.73	0.11
19.50	0.10	383	578.73	0.10
20.00	0.10	373	578.72	0.10
20.50	0.09	365	578.72	0.10
21.00	0.09	358	578.71	0.09
21.50	0.08	350	578.71	0.09
22.00	0.08	343	578.70	0.08
22.50	0.08	335	578.70	0.08
23.00	0.07	328	578.69	0.08
23.50	0.07	320	578.69	0.07
24.00	0.07	313	578.69	0.07

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Stage-Discharge for Pond 3P: Pond

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
578.50	0.00	581.35	2.66	584.20	17.41
578.55	0.00	581.40	2.69	584.25	18.57
578.60	0.02	581.45	2.71	584.30	19.42
578.65	0.04	581.50	2.74	584.35	19.51
578.70	0.08	581.55	2.77	584.40	19.61
578.75	0.12	581.60	2.79	584.45	19.70
578.80	0.18	581.65	2.82	584.50	19.79
578.85	0.24	581.70	2.84	584.55	19.88
578.90	0.31	581.75	2.87	584.60	19.97
578.95	0.38	581.80	2.89	584.65	20.06
579.00	0.46	581.85	2.91	584.70	20.15
579.05	0.54	581.90	2.94	584.75	20.24
579.10	0.62	581.95	2.96	584.80	20.33
579.15	0.70	582.00	2.99	584.85	20.42
579.20	0.78	582.05	3.01	584.90	20.51
579.25	0.86	582.10	3.03	584.95	20.60
579.30	0.93	582.15	3.06	585.00	20.69
579.35	0.98	582.20	3.08	585.05	20.77
579.40	1.00	582.25	3.10	585.10	20.86
579.45	1.08	582.30	3.12	585.15	20.95
579.50	1.16	582.35	3.15	585.20	21.03
579.55	1.23	582.40	3.17	585.25	21.12
579.60	1.30	582.45	3.19	585.30	21.20
579.65	1.37	582.50	3.21	585.35	21.29
579.70	1.43	582.55	3.24	585.40	21.37
579.75	1.49	582.60	3.26	585.45	21.46
579.80	1.55	582.65	3.28	585.50	21.54
579.85	1.60	582.70	3.30	585.55	21.63
579.90	1.66	582.75	3.32	585.60	21.71
579.95	1.71	582.80	3.34	585.65	21.79
580.00	1.76	582.85	3.36	585.70	21.88
580.05	1.81	582.90	3.39	585.75	21.96
580.10	1.86	582.95	3.41	585.80	22.04
580.15	1.90	583.00	3.43	585.85	22.12
580.20	1.95	583.05	3.55	585.90	22.20
580.25	1.99	583.10	3.77	585.95	22.29
580.30	2.03	583.15	4.05	586.00	22.37
580.35	2.06	583.20	4.37	586.05	22.45
580.40	2.10	583.25	4.73	586.10	22.53
580.45	2.13	583.30	5.13	586.15	22.61
580.50	2.16	583.35	5.56	586.20	22.69
580.55	2.20	583.40	6.02	586.25	22.77
580.60	2.23	583.45	6.51	586.30	22.85
580.65	2.26	583.50	7.03	586.35	22.93
580.70	2.29	583.55	7.57	586.40	23.01
580.75	2.32	583.60	8.14	586.45	23.08
580.80	2.35	583.65	8.73	586.50	23.16
580.85	2.38	583.70	9.34	586.55	23.24
580.90	2.41	583.75	9.98	586.60	23.32
580.95	2.44	583.80	10.63	586.65	23.40
581.00	2.47	583.85	11.31	586.70	23.47
581.05	2.50	583.90	12.00	586.75	23.55
581.10	2.52	583.95	12.71	586.80	23.63
581.15	2.55	584.00	13.45	586.85	23.70
581.20	2.58	584.05	14.30	586.90	23.78
581.25	2.61	584.10	15.27	586.95	23.85
581.30	2.63	584.15	16.31	587.00	**23.93**

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Stage-Area-Storage for Pond 3P: Pond

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
578.50	1,628	0
578.60	1,686	166
578.70	1,745	337
578.80	1,803	515
578.90	1,862	698
579.00	1,920	887
579.10	1,983	1,082
579.20	2,046	1,284
579.30	2,109	1,491
579.40	2,172	1,705
579.50	2,235	1,926
579.60	2,298	2,152
579.70	2,361	2,385
579.80	2,424	2,625
579.90	2,487	2,870
580.00	2,550	3,122
580.10	2,617	3,380
580.20	2,684	3,645
580.30	2,751	3,917
580.40	2,818	4,196
580.50	2,885	4,481
580.60	2,952	4,773
580.70	3,019	5,071
580.80	3,086	5,376
580.90	3,153	5,688
581.00	3,220	6,007
581.10	3,294	6,333
581.20	3,368	6,666
581.30	3,442	7,006
581.40	3,516	7,354
581.50	3,590	7,710
581.60	3,664	8,072
581.70	3,738	8,442
581.80	3,812	8,820
581.90	3,886	9,205
582.00	3,960	9,597
582.10	4,040	9,997
582.20	4,120	10,405
582.30	4,200	10,821
582.40	4,280	11,245
582.50	4,360	11,677
582.60	4,440	12,117
582.70	4,520	12,565
582.80	4,600	13,021
582.90	4,680	13,485
583.00	4,760	13,957
583.10	5,470	14,469
583.20	6,180	15,051
583.30	6,890	15,704
583.40	7,600	16,429
583.50	8,310	17,225
583.60	9,020	18,091
583.70	9,730	19,029
583.80	10,440	20,037
583.90	11,150	21,116
584.00	11,860	22,267
584.10	12,002	23,460
584.20	12,144	24,667
584.30	12,286	25,889
584.40	12,428	27,125
584.50	12,570	28,375
584.60	12,712	29,639
584.70	12,854	30,917
584.80	12,996	32,209
584.90	13,138	33,516
585.00	**13,280**	**34,837**
585.10	13,280	34,837
585.20	13,280	34,837
585.30	13,280	34,837
585.40	13,280	34,837
585.50	13,280	34,837
585.60	13,280	34,837
585.70	13,280	34,837
585.80	13,280	34,837
585.90	13,280	34,837
586.00	13,280	34,837
586.10	13,280	34,837
586.20	13,280	34,837
586.30	13,280	34,837
586.40	13,280	34,837
586.50	13,280	34,837
586.60	13,280	34,837
586.70	13,280	34,837
586.80	13,280	34,837
586.90	13,280	34,837
587.00	13,280	34,837

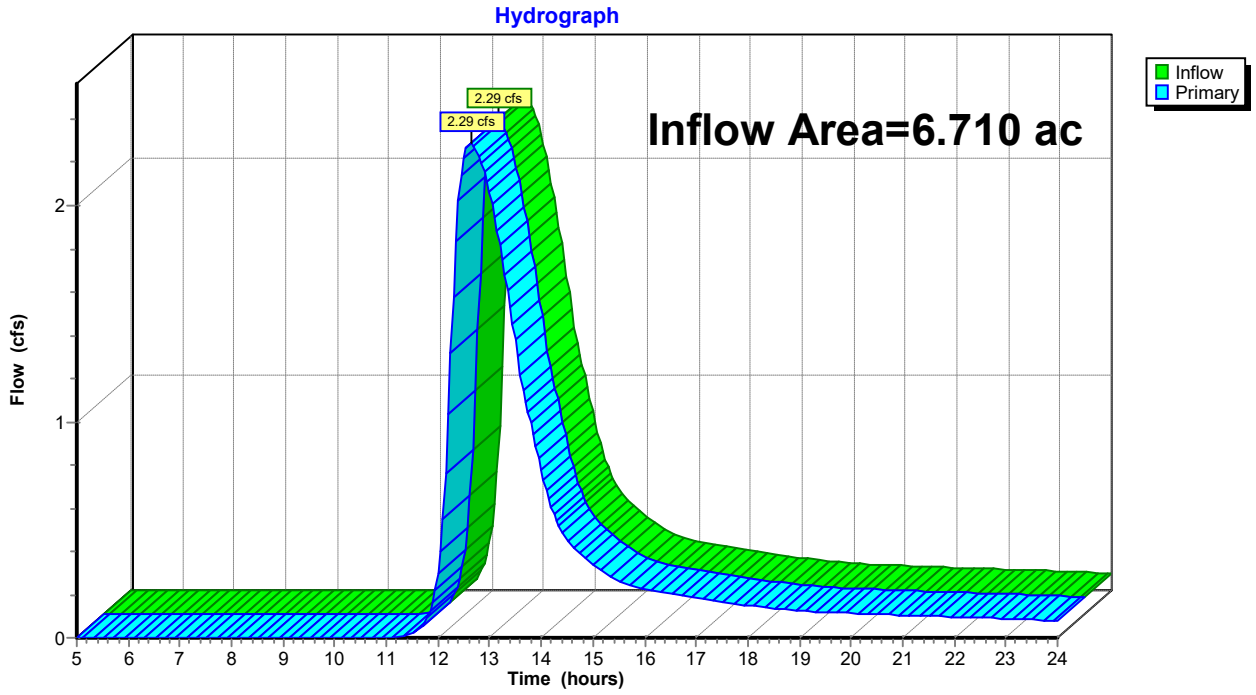
Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Summary for Link 12L: POST DEV

Inflow Area = 6.710 ac, 32.97% Impervious, Inflow Depth > 0.74" for 1-Year event
Inflow = 2.29 cfs @ 12.63 hrs, Volume= 0.411 af
Primary = 2.29 cfs @ 12.63 hrs, Volume= 0.411 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-24.00 hrs, dt= 0.05 hrs

Link 12L: POST DEV



Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Hydrograph for Link 12L: POST DEV

Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)	Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)
5.00	0.00	**0.00**	0.00	19.25	0.12	0.00	0.12
5.25	0.00	0.00	0.00	19.50	0.12	0.00	0.12
5.50	0.00	0.00	0.00	19.75	0.12	0.00	0.12
5.75	0.00	0.00	0.00	20.00	0.11	0.00	0.11
6.00	0.00	0.00	0.00	20.25	0.11	0.00	0.11
6.25	0.00	0.00	0.00	20.50	0.11	0.00	0.11
6.50	0.00	0.00	0.00	20.75	0.11	0.00	0.11
6.75	0.00	0.00	0.00	21.00	0.11	0.00	0.11
7.00	0.00	0.00	0.00	21.25	0.10	0.00	0.10
7.25	0.00	0.00	0.00	21.50	0.10	0.00	0.10
7.50	0.00	0.00	0.00	21.75	0.10	0.00	0.10
7.75	0.00	0.00	0.00	22.00	0.10	0.00	0.10
8.00	0.00	0.00	0.00	22.25	0.09	0.00	0.09
8.25	0.00	0.00	0.00	22.50	0.09	0.00	0.09
8.50	0.00	0.00	0.00	22.75	0.09	0.00	0.09
8.75	0.00	0.00	0.00	23.00	0.09	0.00	0.09
9.00	0.00	0.00	0.00	23.25	0.09	0.00	0.09
9.25	0.00	0.00	0.00	23.50	0.08	0.00	0.08
9.50	0.00	0.00	0.00	23.75	0.08	0.00	0.08
9.75	0.00	0.00	0.00	24.00	0.08	0.00	0.08
10.00	0.00	0.00	0.00				
10.25	0.00	0.00	0.00				
10.50	0.00	0.00	0.00				
10.75	0.00	0.00	0.00				
11.00	0.00	0.00	0.00				
11.25	0.01	0.00	0.01				
11.50	0.02	0.00	0.02				
11.75	0.07	0.00	0.07				
12.00	0.29	0.00	0.29				
12.25	1.32	0.00	1.32				
12.50	**2.22**	0.00	**2.22**				
12.75	**2.26**	0.00	**2.26**				
13.00	2.06	0.00	2.06				
13.25	1.75	0.00	1.75				
13.50	1.38	0.00	1.38				
13.75	1.05	0.00	1.05				
14.00	0.78	0.00	0.78				
14.25	0.57	0.00	0.57				
14.50	0.46	0.00	0.46				
14.75	0.39	0.00	0.39				
15.00	0.34	0.00	0.34				
15.25	0.30	0.00	0.30				
15.50	0.26	0.00	0.26				
15.75	0.24	0.00	0.24				
16.00	0.22	0.00	0.22				
16.25	0.21	0.00	0.21				
16.50	0.20	0.00	0.20				
16.75	0.19	0.00	0.19				
17.00	0.18	0.00	0.18				
17.25	0.17	0.00	0.17				
17.50	0.17	0.00	0.17				
17.75	0.16	0.00	0.16				
18.00	0.15	0.00	0.15				
18.25	0.14	0.00	0.14				
18.50	0.14	0.00	0.14				
18.75	0.13	0.00	0.13				
19.00	0.13	0.00	0.13				

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Time span=5.00-24.00 hrs, dt=0.05 hrs, 381 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 2S: DA POST DEV - Runoff Area=5.610 ac 39.44% Impervious Runoff Depth>1.85"
Flow Length=860' Tc=27.1 min CN=87 Runoff=8.76 cfs 0.866 af

Subcatchment 11S: DA Post - DEV Runoff Area=1.100 ac 0.00% Impervious Runoff Depth>1.35"
Flow Length=370' Slope=0.0100 '/' Tc=22.0 min CN=80 Runoff=1.37 cfs 0.124 af

Pond 3P: Pond Peak Elev=582.58' Storage=12,044 cf Inflow=8.76 cfs 0.866 af
Outflow=3.25 cfs 0.856 af

Link 12L: POST DEV Inflow=3.99 cfs 0.980 af
Primary=3.99 cfs 0.980 af

Total Runoff Area = 6.710 ac Runoff Volume = 0.990 af Average Runoff Depth = 1.77"
67.03% Pervious = 4.497 ac 32.97% Impervious = 2.213 ac

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Summary for Subcatchment 2S: DA POST DEV - CONTROLLED

[47] Hint: Peak is 389% of capacity of segment #3

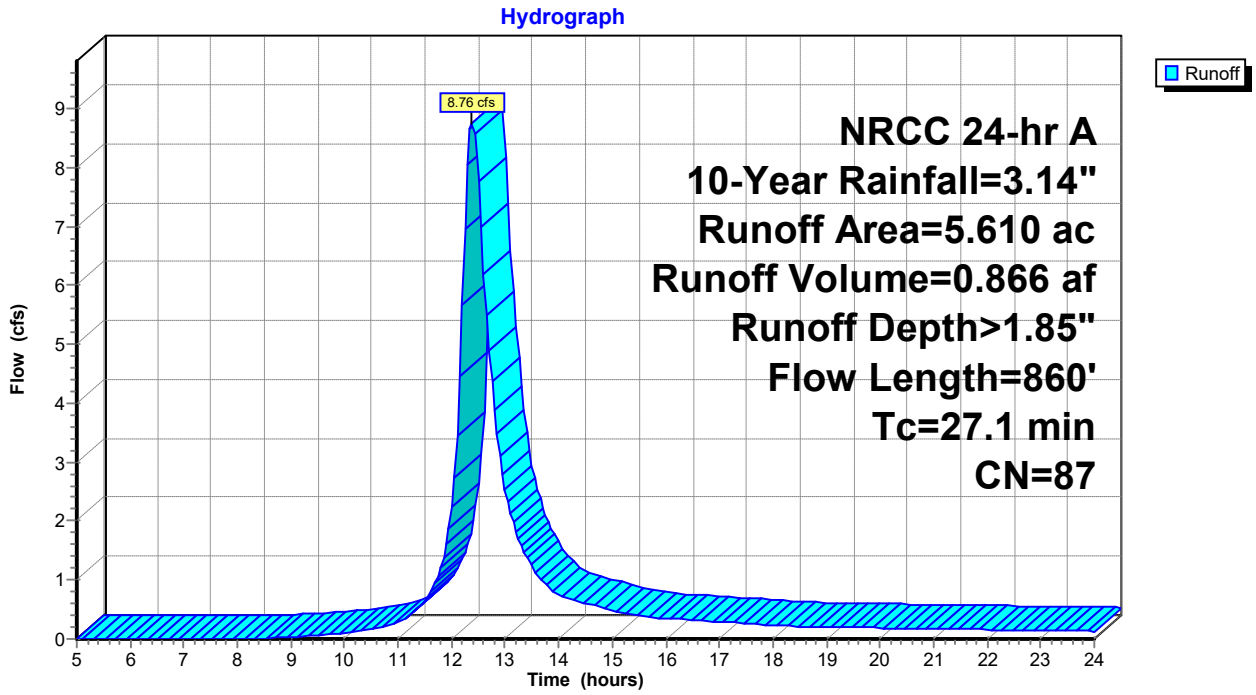
Runoff = 8.76 cfs @ 12.38 hrs, Volume= 0.866 af, Depth> 1.85"
Routed to Pond 3P : Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr A 10-Year Rainfall=3.14"

Area (ac)	CN	Description
0.970	98	Paved parking, HSG D
3.270	87	1/4 acre lots, 38% imp, HSG D
1.370	80	>75% Grass cover, Good, HSG D
5.610	87	Weighted Average
3.397		60.56% Pervious Area
2.213		39.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
22.7	100	0.0100	0.07		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.20"
0.1	20	0.0200	2.28		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
4.3	740	0.0040	2.87	2.25	**Pipe Channel,** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Concrete pipe, straight & clean
27.1	860	Total			

Subcatchment 2S: DA POST DEV - CONTROLLED



Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Hydrograph for Subcatchment 2S: DA POST DEV - CONTROLLED

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.16	0.00	0.00
5.25	0.17	0.00	0.00
5.50	0.18	0.00	0.00
5.75	0.19	0.00	0.00
6.00	0.20	0.00	0.00
6.25	0.21	0.00	0.00
6.50	0.22	0.00	0.00
6.75	0.24	0.00	0.00
7.00	0.25	0.00	0.00
7.25	0.26	0.00	0.00
7.50	0.28	0.00	0.00
7.75	0.29	0.00	0.00
8.00	0.31	0.00	0.00
8.25	0.33	0.00	0.00
8.50	0.35	0.00	0.01
8.75	0.36	0.00	0.02
9.00	0.38	0.00	0.03
9.25	0.41	0.01	0.04
9.50	0.43	0.01	0.06
9.75	0.46	0.02	0.08
10.00	0.49	0.02	0.10
10.25	0.52	0.03	0.13
10.50	0.56	0.04	0.17
10.75	0.61	0.05	0.21
11.00	0.66	0.07	0.30
11.25	0.74	0.10	0.43
11.50	0.84	0.15	0.65
11.75	1.03	0.24	1.07
12.00	1.48	0.52	2.24
12.25	2.11	0.99	**6.97**
12.50	2.30	1.14	**7.78**
12.75	2.40	1.23	4.36
13.00	2.48	1.29	2.54
13.25	2.53	1.34	1.70
13.50	2.58	1.38	1.22
13.75	2.62	1.41	0.93
14.00	2.65	1.44	0.76
14.25	2.68	1.46	0.67
14.50	2.71	1.49	0.60
14.75	2.73	1.51	0.54
15.00	2.76	1.53	0.49
15.25	2.78	1.54	0.43
15.50	2.79	1.56	0.39
15.75	2.81	1.58	0.37
16.00	2.83	1.59	0.35
16.25	2.85	1.60	0.34
16.50	2.86	1.62	0.32
16.75	2.88	1.63	0.31
17.00	2.89	1.64	0.29
17.25	2.90	1.66	0.28
17.50	2.92	1.67	0.26
17.75	2.93	1.68	0.25
18.00	2.94	1.69	0.24
18.25	2.95	1.70	0.22
18.50	2.96	1.70	0.21
18.75	2.97	1.71	0.20
19.00	2.98	1.72	0.20
19.25	2.99	1.73	0.20
19.50	3.00	1.74	0.19
19.75	3.01	1.75	0.19
20.00	3.02	1.75	0.19
20.25	3.03	1.76	0.18
20.50	3.04	1.77	0.18
20.75	3.04	1.78	0.18
21.00	3.05	1.79	0.17
21.25	3.06	1.79	0.17
21.50	3.07	1.80	0.16
21.75	3.08	1.81	0.16
22.00	3.08	1.81	0.16
22.25	3.09	1.82	0.15
22.50	3.10	1.83	0.15
22.75	3.11	1.83	0.15
23.00	3.11	1.84	0.14
23.25	3.12	1.84	0.14
23.50	3.13	1.85	0.14
23.75	3.13	1.86	0.13
24.00	**3.14**	**1.86**	0.13

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Summary for Subcatchment 11S: DA Post - DEV Uncontrolled

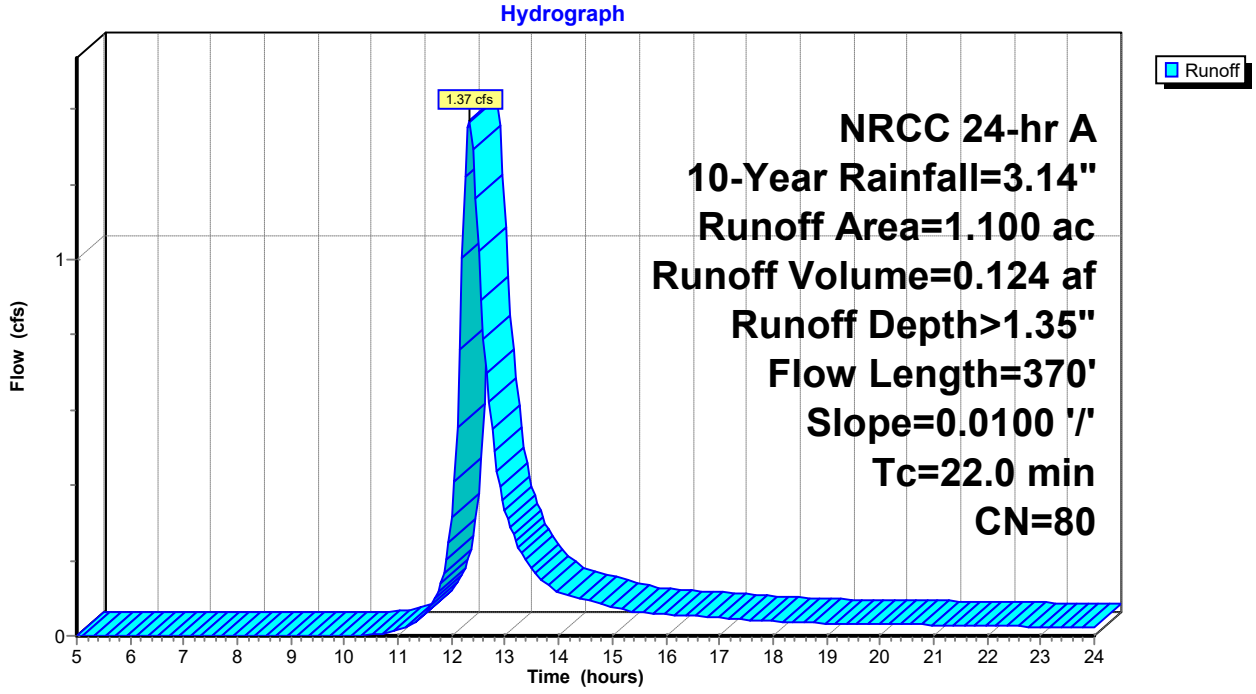
Runoff = 1.37 cfs @ 12.33 hrs, Volume= 0.124 af, Depth> 1.35"
Routed to Link 12L : POST DEV

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr A 10-Year Rainfall=3.14"

Area (ac)	CN	Description
1.100	80	>75% Grass cover, Good, HSG D
1.100		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.6	100	0.0100	0.11		**Sheet Flow, SF** Grass: Short n= 0.150 P2= 2.20"
6.4	270	0.0100	0.70		**Shallow Concentrated Flow, SCF** Short Grass Pasture Kv= 7.0 fps
22.0	370	Total			

Subcatchment 11S: DA Post - DEV Uncontrolled



Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Hydrograph for Subcatchment 11S: DA Post - DEV Uncontrolled

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.16	0.00	0.00	19.25	2.99	1.24	0.03
5.25	0.17	0.00	0.00	19.50	3.00	1.25	0.03
5.50	0.18	0.00	0.00	19.75	3.01	1.26	0.03
5.75	0.19	0.00	0.00	20.00	3.02	1.26	0.03
6.00	0.20	0.00	0.00	20.25	3.03	1.27	0.03
6.25	0.21	0.00	0.00	20.50	3.04	1.28	0.03
6.50	0.22	0.00	0.00	20.75	3.04	1.28	0.03
6.75	0.24	0.00	0.00	21.00	3.05	1.29	0.03
7.00	0.25	0.00	0.00	21.25	3.06	1.30	0.03
7.25	0.26	0.00	0.00	21.50	3.07	1.30	0.03
7.50	0.28	0.00	0.00	21.75	3.08	1.31	0.03
7.75	0.29	0.00	0.00	22.00	3.08	1.31	0.03
8.00	0.31	0.00	0.00	22.25	3.09	1.32	0.03
8.25	0.33	0.00	0.00	22.50	3.10	1.33	0.03
8.50	0.35	0.00	0.00	22.75	3.11	1.33	0.02
8.75	0.36	0.00	0.00	23.00	3.11	1.34	0.02
9.00	0.38	0.00	0.00	23.25	3.12	1.34	0.02
9.25	0.41	0.00	0.00	23.50	3.13	1.35	0.02
9.50	0.43	0.00	0.00	23.75	3.13	1.35	0.02
9.75	0.46	0.00	0.00	24.00	**3.14**	**1.36**	0.02
10.00	0.49	0.00	0.00				
10.25	0.52	0.00	0.00				
10.50	0.56	0.00	0.00				
10.75	0.61	0.00	0.01				
11.00	0.66	0.01	0.02				
11.25	0.74	0.02	0.03				
11.50	0.84	0.04	0.06				
11.75	1.03	0.09	0.12				
12.00	1.48	0.28	0.31				
12.25	2.11	0.63	**1.22**				
12.50	2.30	0.75	**1.02**				
12.75	2.40	0.82	0.55				
13.00	2.48	0.87	0.33				
13.25	2.53	0.91	0.23				
13.50	2.58	0.95	0.18				
13.75	2.62	0.97	0.14				
14.00	2.65	1.00	0.12				
14.25	2.68	1.02	0.11				
14.50	2.71	1.04	0.10				
14.75	2.73	1.05	0.09				
15.00	2.76	1.07	0.08				
15.25	2.78	1.08	0.07				
15.50	2.79	1.10	0.06				
15.75	2.81	1.11	0.06				
16.00	2.83	1.12	0.06				
16.25	2.85	1.14	0.06				
16.50	2.86	1.15	0.05				
16.75	2.88	1.16	0.05				
17.00	2.89	1.17	0.05				
17.25	2.90	1.18	0.05				
17.50	2.92	1.19	0.04				
17.75	2.93	1.20	0.04				
18.00	2.94	1.20	0.04				
18.25	2.95	1.21	0.04				
18.50	2.96	1.22	0.03				
18.75	2.97	1.23	0.03				
19.00	2.98	1.23	0.03				

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Summary for Pond 3P: Pond

Inflow Area = 5.610 ac, 39.44% Impervious, Inflow Depth > 1.85" for 10-Year event
Inflow = 8.76 cfs @ 12.38 hrs, Volume= 0.866 af
Outflow = 3.25 cfs @ 12.88 hrs, Volume= 0.856 af, Atten= 63%, Lag= 29.8 min
Primary = 3.25 cfs @ 12.88 hrs, Volume= 0.856 af
Routed to Link 12L : POST DEV

Routing by Stor-Ind method, Time Span= 5.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 582.58' @ 12.88 hrs Surf.Area= 4,427 sf Storage= 12,044 cf

Plug-Flow detention time= 44.7 min calculated for 0.854 af (99% of inflow)
Center-of-Mass det. time= 37.8 min (864.4 - 826.5)

Volume	Invert	Avail.Storage	Storage Description
#1	578.50'	34,837 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

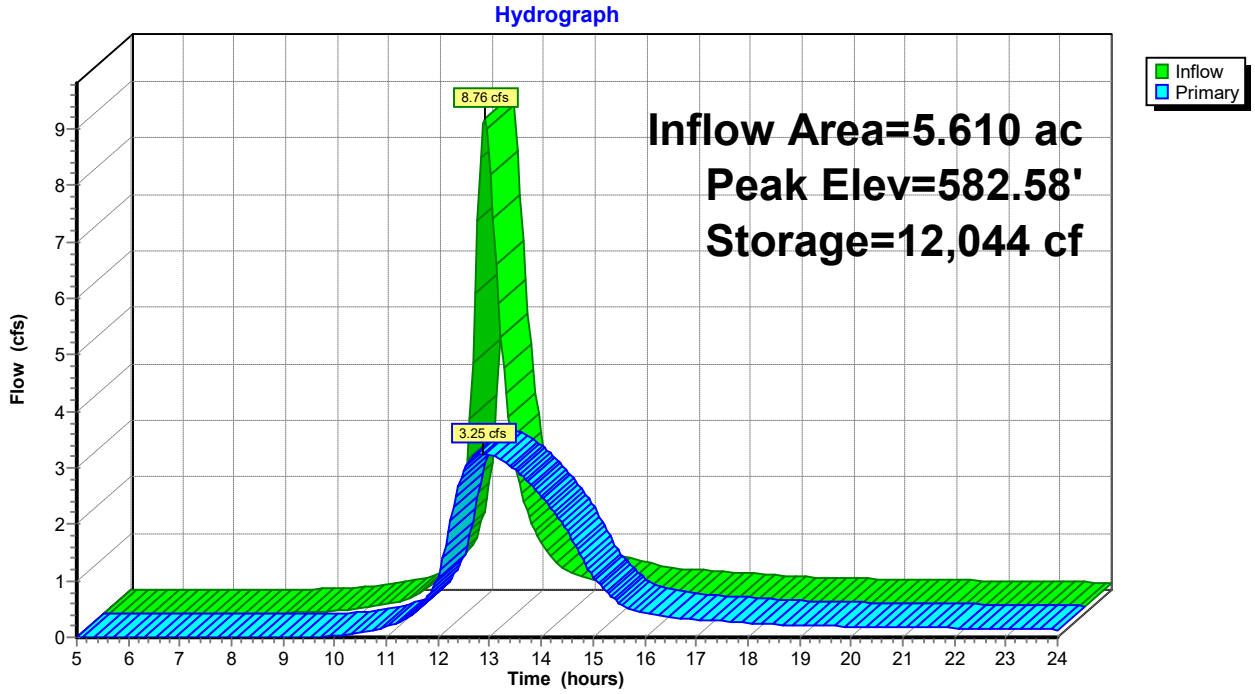
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
578.50	1,628	0	0
579.00	1,920	887	887
580.00	2,550	2,235	3,122
581.00	3,220	2,885	6,007
582.00	3,960	3,590	9,597
583.00	4,760	4,360	13,957
584.00	11,860	8,310	22,267
585.00	13,280	12,570	34,837

Device	Routing	Invert	Outlet Devices
#1	Device 4	578.51'	**8.0" Round Culvert** L= 16.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 578.51' / 578.45' S= 0.0037 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#2	Device 4	583.00'	**36.0" W x 36.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 4	584.00'	**36.0" W x 36.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Primary	578.34'	**18.0" Round Culvert** L= 34.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 578.34' / 578.21' S= 0.0038 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.77 sf

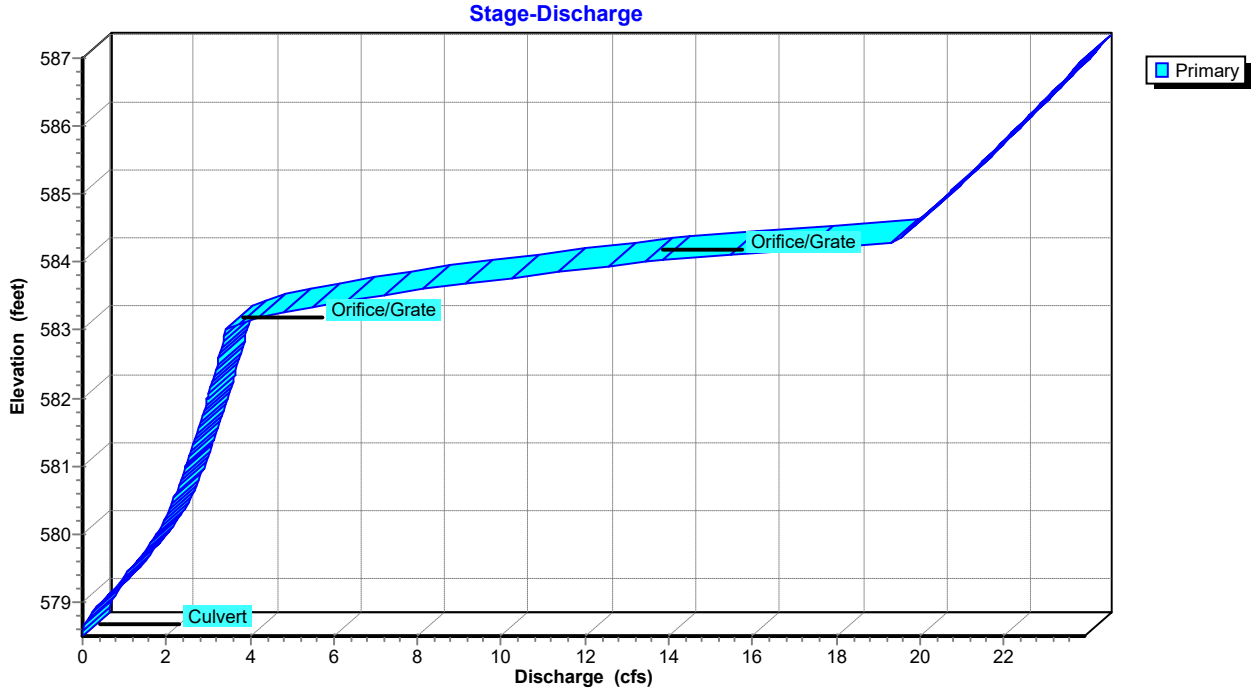
Primary OutFlow Max=3.25 cfs @ 12.88 hrs HW=582.58' (Free Discharge)
└**4=Culvert** (Passes 3.25 cfs of 15.90 cfs potential flow)
  └**1=Culvert** (Inlet Controls 3.25 cfs @ 9.31 fps)
  └**2=Orifice/Grate** (Controls 0.00 cfs)
  └**3=Orifice/Grate** (Controls 0.00 cfs)

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Pond 3P: Pond

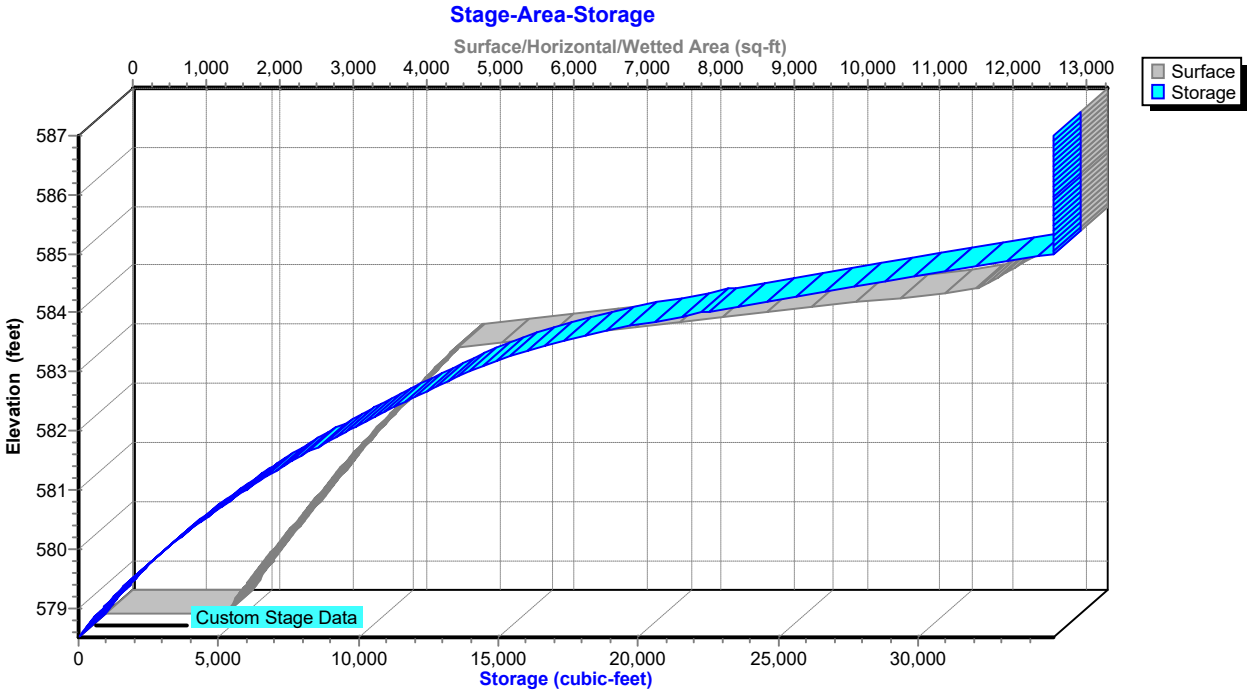


Pond 3P: Pond



Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Pond 3P: Pond



Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Hydrograph for Pond 3P: Pond

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Primary (cfs)
5.00	0.00	0	578.50	0.00
5.50	0.00	0	578.50	0.00
6.00	0.00	0	578.50	0.00
6.50	0.00	0	578.50	0.00
7.00	0.00	0	578.50	0.00
7.50	0.00	0	578.50	0.00
8.00	0.00	0	578.50	0.00
8.50	0.01	6	578.50	0.00
9.00	0.03	39	578.52	0.00
9.50	0.06	103	578.56	0.01
10.00	0.10	210	578.63	0.03
10.50	0.17	349	578.71	0.09
11.00	0.30	515	578.80	0.18
11.50	0.65	823	578.97	0.41
12.00	**2.24**	1,751	579.42	1.04
12.50	**7.78**	**9,263**	**581.91**	**2.95**
13.00	2.54	**11,884**	**582.55**	**3.23**
13.50	1.22	9,430	581.96	2.97
14.00	0.76	6,200	581.06	2.50
14.50	0.60	3,434	580.12	1.88
15.00	0.49	1,781	579.43	1.06
15.50	0.39	1,070	579.09	0.61
16.00	0.35	839	578.97	0.42
16.50	0.32	756	578.93	0.35
17.00	0.29	709	578.91	0.32
17.50	0.26	667	578.88	0.29
18.00	0.24	628	578.86	0.26
18.50	0.21	590	578.84	0.23
19.00	0.20	563	578.83	0.21
19.50	0.19	546	578.82	0.20
20.00	0.19	533	578.81	0.19
20.50	0.18	521	578.80	0.19
21.00	0.17	510	578.80	0.18
21.50	0.16	499	578.79	0.17
22.00	0.16	487	578.78	0.16
22.50	0.15	476	578.78	0.16
23.00	0.14	464	578.77	0.15
23.50	0.14	453	578.77	0.14
24.00	0.13	441	578.76	0.13

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Stage-Discharge for Pond 3P: Pond

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
578.50	0.00	581.35	2.66	584.20	17.41
578.55	0.00	581.40	2.69	584.25	18.57
578.60	0.02	581.45	2.71	584.30	19.42
578.65	0.04	581.50	2.74	584.35	19.51
578.70	0.08	581.55	2.77	584.40	19.61
578.75	0.12	581.60	2.79	584.45	19.70
578.80	0.18	581.65	2.82	584.50	19.79
578.85	0.24	581.70	2.84	584.55	19.88
578.90	0.31	581.75	2.87	584.60	19.97
578.95	0.38	581.80	2.89	584.65	20.06
579.00	0.46	581.85	2.91	584.70	20.15
579.05	0.54	581.90	2.94	584.75	20.24
579.10	0.62	581.95	2.96	584.80	20.33
579.15	0.70	582.00	2.99	584.85	20.42
579.20	0.78	582.05	3.01	584.90	20.51
579.25	0.86	582.10	3.03	584.95	20.60
579.30	0.93	582.15	3.06	585.00	20.69
579.35	0.98	582.20	3.08	585.05	20.77
579.40	1.00	582.25	3.10	585.10	20.86
579.45	1.08	582.30	3.12	585.15	20.95
579.50	1.16	582.35	3.15	585.20	21.03
579.55	1.23	582.40	3.17	585.25	21.12
579.60	1.30	582.45	3.19	585.30	21.20
579.65	1.37	582.50	3.21	585.35	21.29
579.70	1.43	582.55	3.24	585.40	21.37
579.75	1.49	582.60	3.26	585.45	21.46
579.80	1.55	582.65	3.28	585.50	21.54
579.85	1.60	582.70	3.30	585.55	21.63
579.90	1.66	582.75	3.32	585.60	21.71
579.95	1.71	582.80	3.34	585.65	21.79
580.00	1.76	582.85	3.36	585.70	21.88
580.05	1.81	582.90	3.39	585.75	21.96
580.10	1.86	582.95	3.41	585.80	22.04
580.15	1.90	583.00	3.43	585.85	22.12
580.20	1.95	583.05	3.55	585.90	22.20
580.25	1.99	583.10	3.77	585.95	22.29
580.30	2.03	583.15	4.05	586.00	22.37
580.35	2.06	583.20	4.37	586.05	22.45
580.40	2.10	583.25	4.73	586.10	22.53
580.45	2.13	583.30	5.13	586.15	22.61
580.50	2.16	583.35	5.56	586.20	22.69
580.55	2.20	583.40	6.02	586.25	22.77
580.60	2.23	583.45	6.51	586.30	22.85
580.65	2.26	583.50	7.03	586.35	22.93
580.70	2.29	583.55	7.57	586.40	23.01
580.75	2.32	583.60	8.14	586.45	23.08
580.80	2.35	583.65	8.73	586.50	23.16
580.85	2.38	583.70	9.34	586.55	23.24
580.90	2.41	583.75	9.98	586.60	23.32
580.95	2.44	583.80	10.63	586.65	23.40
581.00	2.47	583.85	11.31	586.70	23.47
581.05	2.50	583.90	12.00	586.75	23.55
581.10	2.52	583.95	12.71	586.80	23.63
581.15	2.55	584.00	13.45	586.85	23.70
581.20	2.58	584.05	14.30	586.90	23.78
581.25	2.61	584.10	15.27	586.95	23.85
581.30	2.63	584.15	16.31	587.00	**23.93**

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Stage-Area-Storage for Pond 3P: Pond

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
578.50	1,628	0
578.60	1,686	166
578.70	1,745	337
578.80	1,803	515
578.90	1,862	698
579.00	1,920	887
579.10	1,983	1,082
579.20	2,046	1,284
579.30	2,109	1,491
579.40	2,172	1,705
579.50	2,235	1,926
579.60	2,298	2,152
579.70	2,361	2,385
579.80	2,424	2,625
579.90	2,487	2,870
580.00	2,550	3,122
580.10	2,617	3,380
580.20	2,684	3,645
580.30	2,751	3,917
580.40	2,818	4,196
580.50	2,885	4,481
580.60	2,952	4,773
580.70	3,019	5,071
580.80	3,086	5,376
580.90	3,153	5,688
581.00	3,220	6,007
581.10	3,294	6,333
581.20	3,368	6,666
581.30	3,442	7,006
581.40	3,516	7,354
581.50	3,590	7,710
581.60	3,664	8,072
581.70	3,738	8,442
581.80	3,812	8,820
581.90	3,886	9,205
582.00	3,960	9,597
582.10	4,040	9,997
582.20	4,120	10,405
582.30	4,200	10,821
582.40	4,280	11,245
582.50	4,360	11,677
582.60	4,440	12,117
582.70	4,520	12,565
582.80	4,600	13,021
582.90	4,680	13,485
583.00	4,760	13,957
583.10	5,470	14,469
583.20	6,180	15,051
583.30	6,890	15,704
583.40	7,600	16,429
583.50	8,310	17,225
583.60	9,020	18,091
583.70	9,730	19,029
583.80	10,440	20,037
583.90	11,150	21,116
584.00	11,860	22,267
584.10	12,002	23,460
584.20	12,144	24,667
584.30	12,286	25,889
584.40	12,428	27,125
584.50	12,570	28,375
584.60	12,712	29,639
584.70	12,854	30,917
584.80	12,996	32,209
584.90	13,138	33,516
585.00	**13,280**	**34,837**
585.10	13,280	34,837
585.20	13,280	34,837
585.30	13,280	34,837
585.40	13,280	34,837
585.50	13,280	34,837
585.60	13,280	34,837
585.70	13,280	34,837
585.80	13,280	34,837
585.90	13,280	34,837
586.00	13,280	34,837
586.10	13,280	34,837
586.20	13,280	34,837
586.30	13,280	34,837
586.40	13,280	34,837
586.50	13,280	34,837
586.60	13,280	34,837
586.70	13,280	34,837
586.80	13,280	34,837
586.90	13,280	34,837
587.00	13,280	34,837

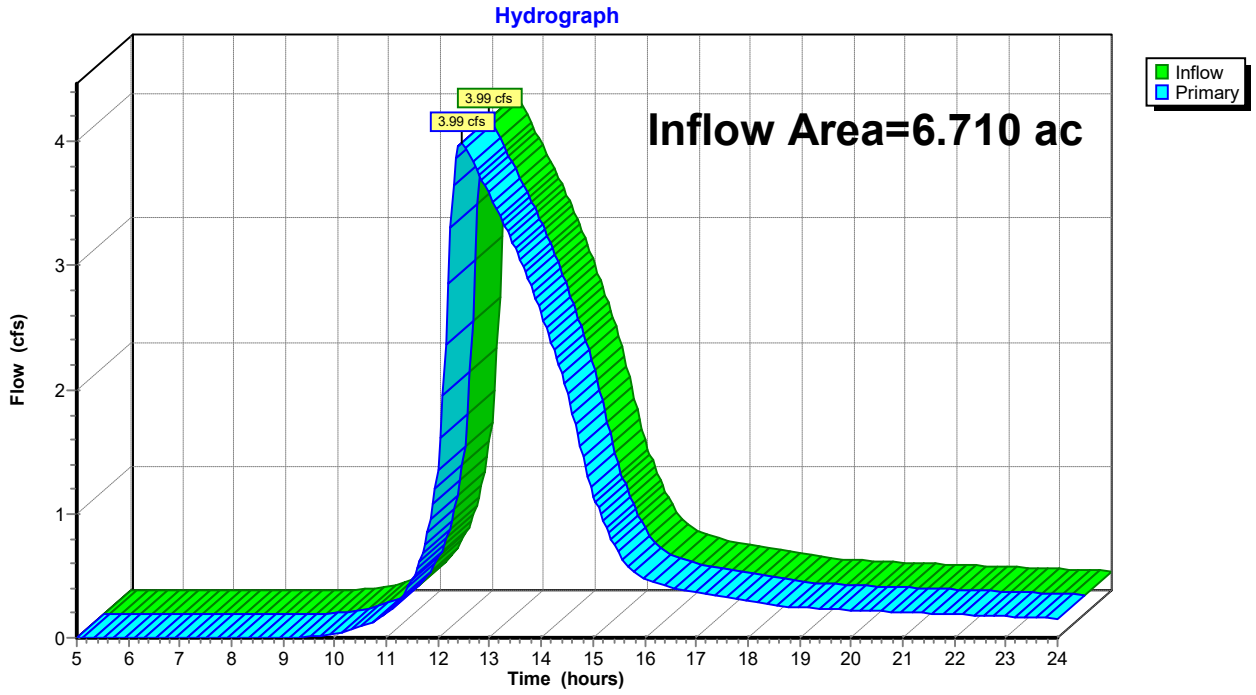
Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Summary for Link 12L: POST DEV

Inflow Area = 6.710 ac, 32.97% Impervious, Inflow Depth > 1.75" for 10-Year event
Inflow = 3.99 cfs @ 12.45 hrs, Volume= 0.980 af
Primary = 3.99 cfs @ 12.45 hrs, Volume= 0.980 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-24.00 hrs, dt= 0.05 hrs

Link 12L: POST DEV



Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Hydrograph for Link 12L: POST DEV

Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)	Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)
5.00	0.00	**0.00**	0.00	19.25	0.24	0.00	0.24
5.25	0.00	0.00	0.00	19.50	0.23	0.00	0.23
5.50	0.00	0.00	0.00	19.75	0.23	0.00	0.23
5.75	0.00	0.00	0.00	20.00	0.22	0.00	0.22
6.00	0.00	0.00	0.00	20.25	0.22	0.00	0.22
6.25	0.00	0.00	0.00	20.50	0.22	0.00	0.22
6.50	0.00	0.00	0.00	20.75	0.21	0.00	0.21
6.75	0.00	0.00	0.00	21.00	0.21	0.00	0.21
7.00	0.00	0.00	0.00	21.25	0.20	0.00	0.20
7.25	0.00	0.00	0.00	21.50	0.20	0.00	0.20
7.50	0.00	0.00	0.00	21.75	0.19	0.00	0.19
7.75	0.00	0.00	0.00	22.00	0.19	0.00	0.19
8.00	0.00	0.00	0.00	22.25	0.19	0.00	0.19
8.25	0.00	0.00	0.00	22.50	0.18	0.00	0.18
8.50	0.00	0.00	0.00	22.75	0.18	0.00	0.18
8.75	0.00	0.00	0.00	23.00	0.17	0.00	0.17
9.00	0.00	0.00	0.00	23.25	0.17	0.00	0.17
9.25	0.00	0.00	0.00	23.50	0.16	0.00	0.16
9.50	0.01	0.00	0.01	23.75	0.16	0.00	0.16
9.75	0.02	0.00	0.02	24.00	0.16	0.00	0.16
10.00	0.03	0.00	0.03				
10.25	0.05	0.00	0.05				
10.50	0.09	0.00	0.09				
10.75	0.13	0.00	0.13				
11.00	0.20	0.00	0.20				
11.25	0.30	0.00	0.30				
11.50	0.46	0.00	0.46				
11.75	0.76	0.00	0.76				
12.00	1.36	0.00	1.36				
12.25	**3.31**	0.00	**3.31**				
12.50	**3.97**	0.00	**3.97**				
12.75	3.78	0.00	3.78				
13.00	3.57	0.00	3.57				
13.25	3.37	0.00	3.37				
13.50	3.14	0.00	3.14				
13.75	2.89	0.00	2.89				
14.00	2.62	0.00	2.62				
14.25	2.32	0.00	2.32				
14.50	1.97	0.00	1.97				
14.75	1.55	0.00	1.55				
15.00	1.13	0.00	1.13				
15.25	0.89	0.00	0.89				
15.50	0.67	0.00	0.67				
15.75	0.55	0.00	0.55				
16.00	0.48	0.00	0.48				
16.25	0.43	0.00	0.43				
16.50	0.41	0.00	0.41				
16.75	0.38	0.00	0.38				
17.00	0.37	0.00	0.37				
17.25	0.35	0.00	0.35				
17.50	0.33	0.00	0.33				
17.75	0.31	0.00	0.31				
18.00	0.30	0.00	0.30				
18.25	0.28	0.00	0.28				
18.50	0.26	0.00	0.26				
18.75	0.25	0.00	0.25				
19.00	0.25	0.00	0.25				

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Time span=5.00-24.00 hrs, dt=0.05 hrs, 381 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 2S: DA POST DEV - Runoff Area=5.610 ac 39.44% Impervious Runoff Depth>2.48"
Flow Length=860' Tc=27.1 min CN=87 Runoff=11.67 cfs 1.159 af

Subcatchment 11S: DA Post - DEV Runoff Area=1.100 ac 0.00% Impervious Runoff Depth>1.90"
Flow Length=370' Slope=0.0100 '/' Tc=22.0 min CN=80 Runoff=1.95 cfs 0.174 af

Pond 3P: Pond Peak Elev=583.35' Storage=16,041 cf Inflow=11.67 cfs 1.159 af
Outflow=5.54 cfs 1.147 af

Link 12L: POST DEV Inflow=6.29 cfs 1.322 af
Primary=6.29 cfs 1.322 af

Total Runoff Area = 6.710 ac Runoff Volume = 1.333 af Average Runoff Depth = 2.38"
67.03% Pervious = 4.497 ac 32.97% Impervious = 2.213 ac

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Summary for Subcatchment 2S: DA POST DEV - CONTROLLED

[47] Hint: Peak is 518% of capacity of segment #3

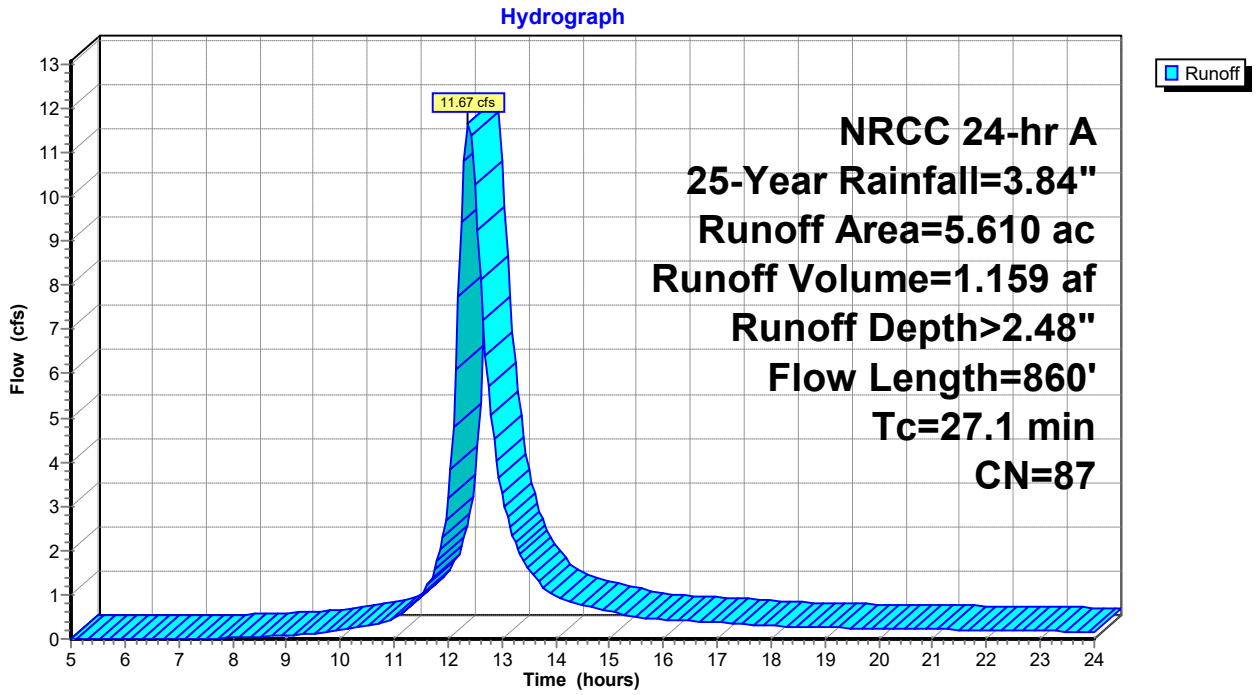
Runoff = 11.67 cfs @ 12.38 hrs, Volume= 1.159 af, Depth> 2.48"
Routed to Pond 3P : Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr A 25-Year Rainfall=3.84"

Area (ac)	CN	Description
0.970	98	Paved parking, HSG D
3.270	87	1/4 acre lots, 38% imp, HSG D
1.370	80	>75% Grass cover, Good, HSG D
5.610	87	Weighted Average
3.397		60.56% Pervious Area
2.213		39.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
22.7	100	0.0100	0.07		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.20"
0.1	20	0.0200	2.28		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
4.3	740	0.0040	2.87	2.25	**Pipe Channel,** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Concrete pipe, straight & clean
27.1	860	Total			

Subcatchment 2S: DA POST DEV - CONTROLLED



Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Hydrograph for Subcatchment 2S: DA POST DEV - CONTROLLED

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.20	0.00	0.00
5.25	0.21	0.00	0.00
5.50	0.22	0.00	0.00
5.75	0.23	0.00	0.00
6.00	0.25	0.00	0.00
6.25	0.26	0.00	0.00
6.50	0.27	0.00	0.00
6.75	0.29	0.00	0.00
7.00	0.31	0.00	0.00
7.25	0.32	0.00	0.00
7.50	0.34	0.00	0.01
7.75	0.36	0.00	0.02
8.00	0.38	0.00	0.03
8.25	0.40	0.01	0.04
8.50	0.42	0.01	0.05
8.75	0.45	0.01	0.06
9.00	0.47	0.02	0.08
9.25	0.50	0.02	0.10
9.50	0.53	0.03	0.12
9.75	0.56	0.04	0.15
10.00	0.60	0.05	0.19
10.25	0.64	0.06	0.24
10.50	0.68	0.08	0.29
10.75	0.74	0.10	0.36
11.00	0.81	0.13	0.48
11.25	0.91	0.18	0.67
11.50	1.03	0.24	0.99
11.75	1.26	0.38	1.57
12.00	1.81	0.76	3.17
12.25	2.58	1.38	**9.42**
12.50	2.81	1.57	**10.28**
12.75	2.93	1.68	5.70
13.00	3.03	1.76	3.29
13.25	3.10	1.83	2.18
13.50	3.16	1.88	1.57
13.75	3.20	1.92	1.20
14.00	3.24	1.95	0.97
14.25	3.28	1.99	0.85
14.50	3.31	2.02	0.77
14.75	3.34	2.04	0.69
15.00	3.37	2.07	0.62
15.25	3.39	2.09	0.55
15.50	3.42	2.11	0.50
15.75	3.44	2.13	0.47
16.00	3.46	2.15	0.45
16.25	3.48	2.16	0.43
16.50	3.50	2.18	0.41
16.75	3.52	2.20	0.39
17.00	3.53	2.21	0.37
17.25	3.55	2.23	0.35
17.50	3.57	2.24	0.34
17.75	3.58	2.25	0.32
18.00	3.59	2.27	0.30
18.25	3.61	2.28	0.28
18.50	3.62	2.29	0.27
18.75	3.63	2.30	0.26
19.00	3.64	2.31	0.25
19.25	3.66	2.32	0.25
19.50	3.67	2.33	0.25
19.75	3.68	2.34	0.24
20.00	3.69	2.35	0.24
20.25	3.70	2.36	0.23
20.50	3.71	2.37	0.23
20.75	3.72	2.38	0.22
21.00	3.73	2.39	0.22
21.25	3.74	2.40	0.21
21.50	3.75	2.41	0.21
21.75	3.76	2.42	0.20
22.00	3.77	2.43	0.20
22.25	3.78	2.44	0.19
22.50	3.79	2.45	0.19
22.75	3.80	2.45	0.19
23.00	3.81	2.46	0.18
23.25	3.82	2.47	0.18
23.50	3.82	2.48	0.17
23.75	3.83	2.48	0.17
24.00	**3.84**	**2.49**	0.16

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Summary for Subcatchment 11S: DA Post - DEV Uncontrolled

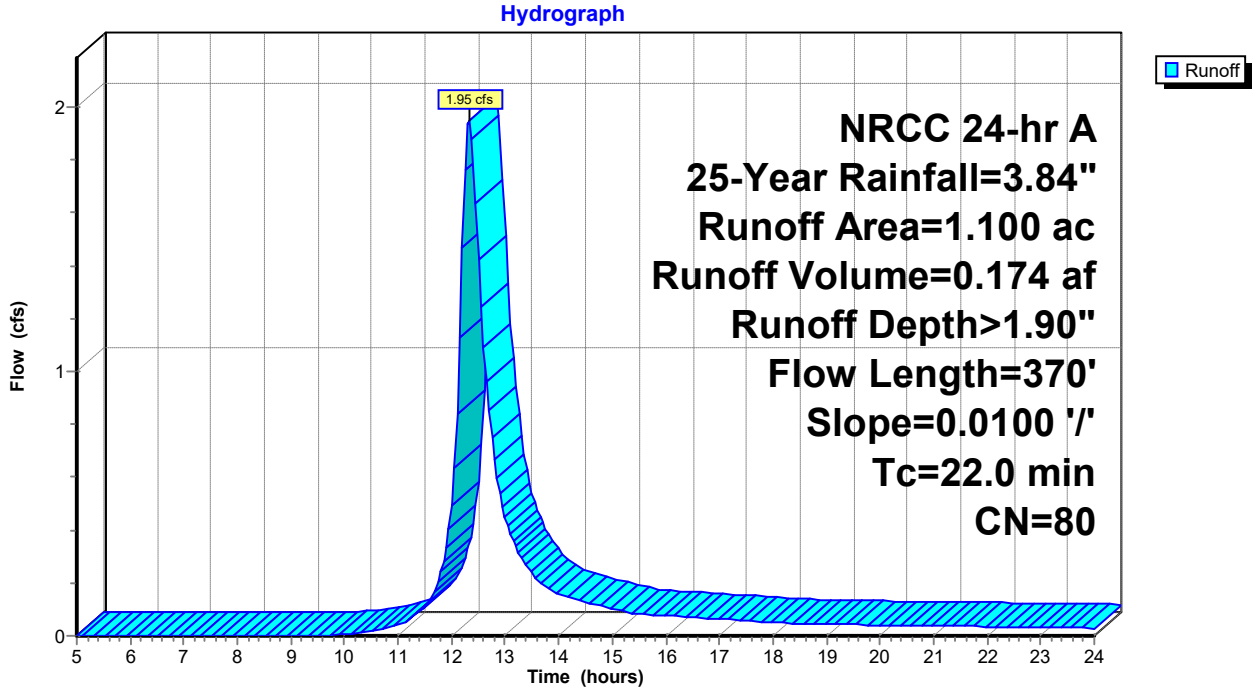
Runoff = 1.95 cfs @ 12.33 hrs, Volume= 0.174 af, Depth> 1.90"
Routed to Link 12L : POST DEV

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr A 25-Year Rainfall=3.84"

Area (ac)	CN	Description
1.100	80	>75% Grass cover, Good, HSG D
1.100		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.6	100	0.0100	0.11		**Sheet Flow, SF** Grass: Short n= 0.150 P2= 2.20"
6.4	270	0.0100	0.70		**Shallow Concentrated Flow, SCF** Short Grass Pasture Kv= 7.0 fps
22.0	370	Total			

Subcatchment 11S: DA Post - DEV Uncontrolled



Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Hydrograph for Subcatchment 11S: DA Post - DEV Uncontrolled

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.20	0.00	0.00
5.25	0.21	0.00	0.00
5.50	0.22	0.00	0.00
5.75	0.23	0.00	0.00
6.00	0.25	0.00	0.00
6.25	0.26	0.00	0.00
6.50	0.27	0.00	0.00
6.75	0.29	0.00	0.00
7.00	0.31	0.00	0.00
7.25	0.32	0.00	0.00
7.50	0.34	0.00	0.00
7.75	0.36	0.00	0.00
8.00	0.38	0.00	0.00
8.25	0.40	0.00	0.00
8.50	0.42	0.00	0.00
8.75	0.45	0.00	0.00
9.00	0.47	0.00	0.00
9.25	0.50	0.00	0.00
9.50	0.53	0.00	0.00
9.75	0.56	0.00	0.00
10.00	0.60	0.00	0.01
10.25	0.64	0.01	0.01
10.50	0.68	0.01	0.02
10.75	0.74	0.02	0.03
11.00	0.81	0.03	0.04
11.25	0.91	0.06	0.07
11.50	1.03	0.09	0.11
11.75	1.26	0.18	0.21
12.00	1.81	0.45	0.50
12.25	2.58	0.94	**1.76**
12.50	2.81	1.11	**1.42**
12.75	2.93	1.20	0.75
13.00	3.03	1.27	0.45
13.25	3.10	1.33	0.31
13.50	3.16	1.37	0.24
13.75	3.20	1.40	0.19
14.00	3.24	1.43	0.16
14.25	3.28	1.46	0.14
14.50	3.31	1.49	0.13
14.75	3.34	1.51	0.12
15.00	3.37	1.53	0.10
15.25	3.39	1.55	0.09
15.50	3.42	1.57	0.08
15.75	3.44	1.59	0.08
16.00	3.46	1.60	0.08
16.25	3.48	1.62	0.07
16.50	3.50	1.64	0.07
16.75	3.52	1.65	0.07
17.00	3.53	1.66	0.06
17.25	3.55	1.68	0.06
17.50	3.57	1.69	0.06
17.75	3.58	1.70	0.05
18.00	3.59	1.71	0.05
18.25	3.61	1.72	0.05
18.50	3.62	1.73	0.05
18.75	3.63	1.74	0.04
19.00	3.64	1.75	0.04
19.25	3.66	1.76	0.04
19.50	3.67	1.77	0.04
19.75	3.68	1.78	0.04
20.00	3.69	1.79	0.04
20.25	3.70	1.80	0.04
20.50	3.71	1.81	0.04
20.75	3.72	1.82	0.04
21.00	3.73	1.82	0.04
21.25	3.74	1.83	0.04
21.50	3.75	1.84	0.04
21.75	3.76	1.85	0.04
22.00	3.77	1.86	0.03
22.25	3.78	1.86	0.03
22.50	3.79	1.87	0.03
22.75	3.80	1.88	0.03
23.00	3.81	1.88	0.03
23.25	3.82	1.89	0.03
23.50	3.82	1.90	0.03
23.75	3.83	1.90	0.03
24.00	**3.84**	**1.91**	0.03

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Summary for Pond 3P: Pond

Inflow Area = 5.610 ac, 39.44% Impervious, Inflow Depth > 2.48" for 25-Year event
Inflow = 11.67 cfs @ 12.38 hrs, Volume= 1.159 af
Outflow = 5.54 cfs @ 12.77 hrs, Volume= 1.147 af, Atten= 53%, Lag= 23.1 min
Primary = 5.54 cfs @ 12.77 hrs, Volume= 1.147 af
Routed to Link 12L : POST DEV

Routing by Stor-Ind method, Time Span= 5.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 583.35' @ 12.77 hrs Surf.Area= 7,228 sf Storage= 16,041 cf

Plug-Flow detention time= 46.4 min calculated for 1.147 af (99% of inflow)
Center-of-Mass det. time= 40.6 min (860.3 - 819.7)

Volume	Invert	Avail.Storage	Storage Description
#1	578.50'	34,837 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

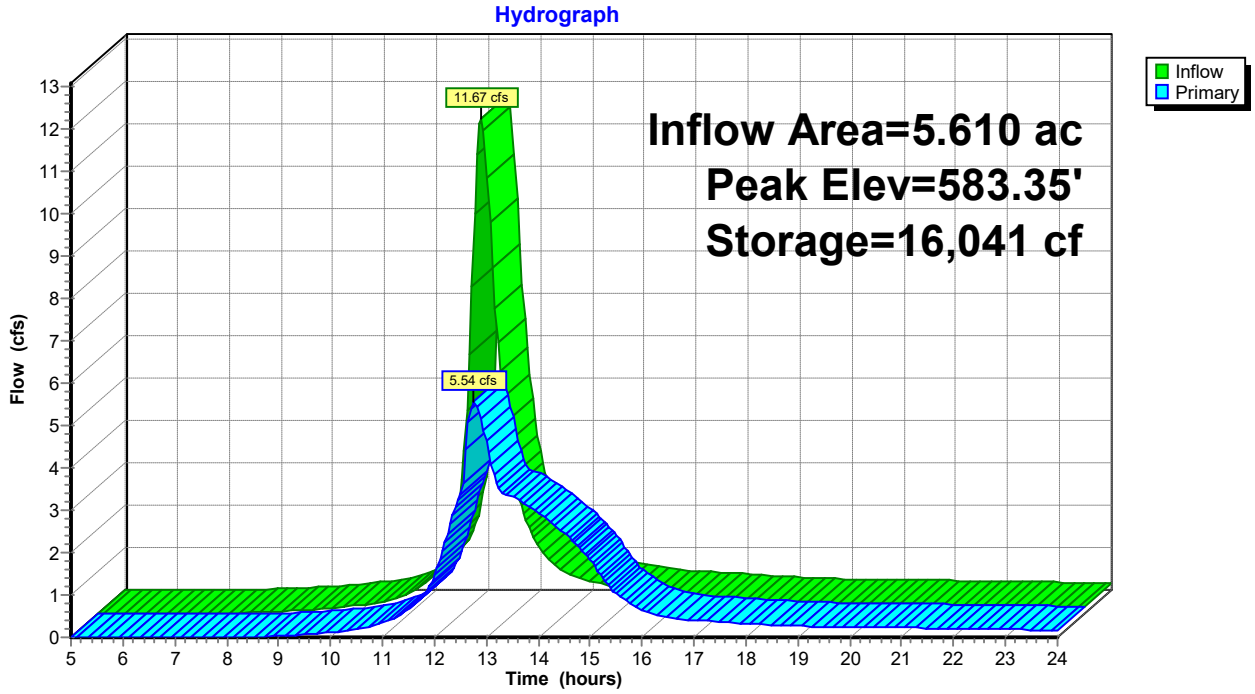
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
578.50	1,628	0	0
579.00	1,920	887	887
580.00	2,550	2,235	3,122
581.00	3,220	2,885	6,007
582.00	3,960	3,590	9,597
583.00	4,760	4,360	13,957
584.00	11,860	8,310	22,267
585.00	13,280	12,570	34,837

Device	Routing	Invert	Outlet Devices
#1	Device 4	578.51'	**8.0" Round Culvert** L= 16.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 578.51' / 578.45' S= 0.0037 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#2	Device 4	583.00'	**36.0" W x 36.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 4	584.00'	**36.0" W x 36.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Primary	578.34'	**18.0" Round Culvert** L= 34.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 578.34' / 578.21' S= 0.0038 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.77 sf

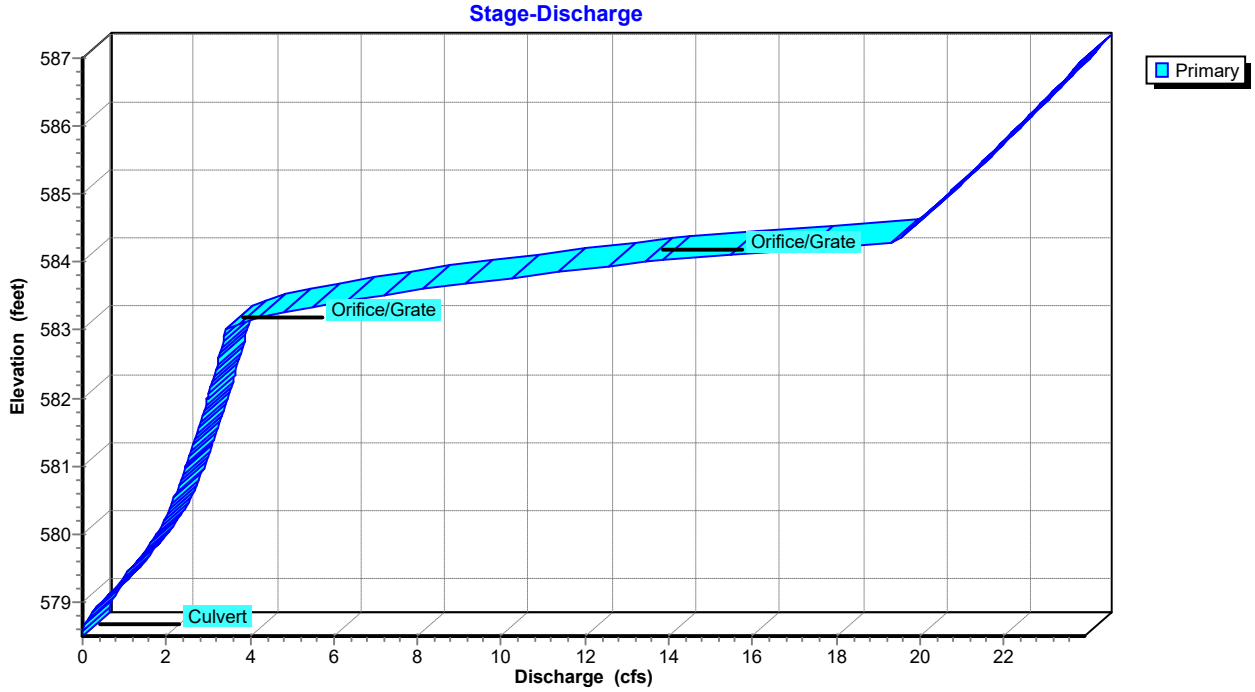
Primary OutFlow Max=5.52 cfs @ 12.77 hrs HW=583.35' (Free Discharge)
└**4=Culvert** (Passes 5.52 cfs of 17.55 cfs potential flow)
  ├**1=Culvert** (Inlet Controls 3.57 cfs @ 10.22 fps)
  ├**2=Orifice/Grate** (Orifice Controls 1.96 cfs @ 1.89 fps)
  └**3=Orifice/Grate** (Controls 0.00 cfs)

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Pond 3P: Pond

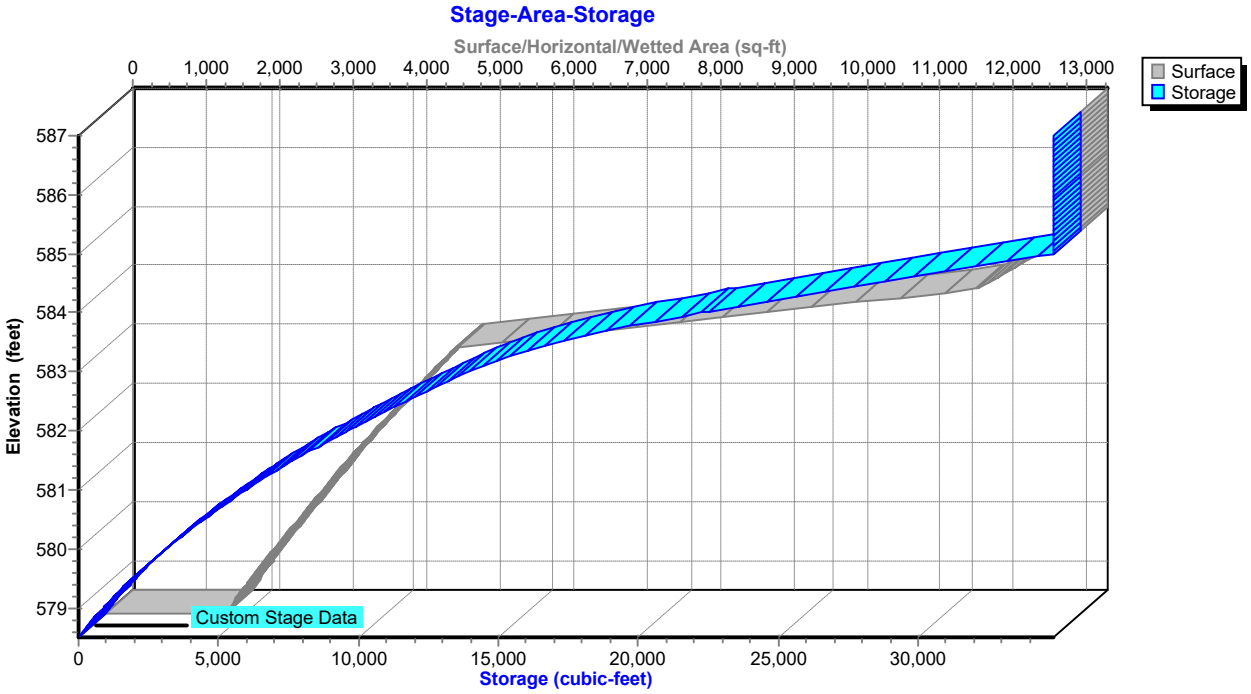


Pond 3P: Pond



Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Pond 3P: Pond



Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Hydrograph for Pond 3P: Pond

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Primary (cfs)
5.00	0.00	0	578.50	0.00
5.50	0.00	0	578.50	0.00
6.00	0.00	0	578.50	0.00
6.50	0.00	0	578.50	0.00
7.00	0.00	0	578.50	0.00
7.50	0.01	4	578.50	0.00
8.00	0.03	33	578.52	0.00
8.50	0.05	95	578.56	0.01
9.00	0.08	187	578.61	0.03
9.50	0.12	288	578.67	0.06
10.00	0.19	411	578.74	0.12
10.50	0.29	556	578.82	0.21
11.00	0.48	739	578.92	0.34
11.50	0.99	1,132	579.12	0.66
12.00	**3.17**	2,485	579.74	1.48
12.50	**10.28**	**13,162**	**582.83**	**3.36**
13.00	3.29	**15,270**	**583.23**	**4.62**
13.50	1.57	12,698	582.73	3.31
14.00	0.97	9,243	581.91	2.94
14.50	0.77	5,916	580.97	2.45
15.00	0.62	3,283	580.06	1.82
15.50	0.50	1,729	579.41	1.04
16.00	0.45	1,094	579.11	0.63
16.50	0.41	901	579.01	0.47
17.00	0.37	822	578.97	0.41
17.50	0.34	769	578.94	0.36
18.00	0.30	721	578.91	0.33
18.50	0.27	673	578.89	0.29
19.00	0.25	641	578.87	0.27
19.50	0.25	623	578.86	0.25
20.00	0.24	609	578.85	0.24
20.50	0.23	596	578.84	0.23
21.00	0.22	584	578.84	0.22
21.50	0.21	570	578.83	0.22
22.00	0.20	556	578.82	0.21
22.50	0.19	541	578.81	0.20
23.00	0.18	527	578.81	0.19
23.50	0.17	512	578.80	0.18
24.00	0.16	497	578.79	0.17

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Stage-Discharge for Pond 3P: Pond

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
578.50	0.00	581.35	2.66	584.20	17.41
578.55	0.00	581.40	2.69	584.25	18.57
578.60	0.02	581.45	2.71	584.30	19.42
578.65	0.04	581.50	2.74	584.35	19.51
578.70	0.08	581.55	2.77	584.40	19.61
578.75	0.12	581.60	2.79	584.45	19.70
578.80	0.18	581.65	2.82	584.50	19.79
578.85	0.24	581.70	2.84	584.55	19.88
578.90	0.31	581.75	2.87	584.60	19.97
578.95	0.38	581.80	2.89	584.65	20.06
579.00	0.46	581.85	2.91	584.70	20.15
579.05	0.54	581.90	2.94	584.75	20.24
579.10	0.62	581.95	2.96	584.80	20.33
579.15	0.70	582.00	2.99	584.85	20.42
579.20	0.78	582.05	3.01	584.90	20.51
579.25	0.86	582.10	3.03	584.95	20.60
579.30	0.93	582.15	3.06	585.00	20.69
579.35	0.98	582.20	3.08	585.05	20.77
579.40	1.00	582.25	3.10	585.10	20.86
579.45	1.08	582.30	3.12	585.15	20.95
579.50	1.16	582.35	3.15	585.20	21.03
579.55	1.23	582.40	3.17	585.25	21.12
579.60	1.30	582.45	3.19	585.30	21.20
579.65	1.37	582.50	3.21	585.35	21.29
579.70	1.43	582.55	3.24	585.40	21.37
579.75	1.49	582.60	3.26	585.45	21.46
579.80	1.55	582.65	3.28	585.50	21.54
579.85	1.60	582.70	3.30	585.55	21.63
579.90	1.66	582.75	3.32	585.60	21.71
579.95	1.71	582.80	3.34	585.65	21.79
580.00	1.76	582.85	3.36	585.70	21.88
580.05	1.81	582.90	3.39	585.75	21.96
580.10	1.86	582.95	3.41	585.80	22.04
580.15	1.90	583.00	3.43	585.85	22.12
580.20	1.95	583.05	3.55	585.90	22.20
580.25	1.99	583.10	3.77	585.95	22.29
580.30	2.03	583.15	4.05	586.00	22.37
580.35	2.06	583.20	4.37	586.05	22.45
580.40	2.10	583.25	4.73	586.10	22.53
580.45	2.13	583.30	5.13	586.15	22.61
580.50	2.16	583.35	5.56	586.20	22.69
580.55	2.20	583.40	6.02	586.25	22.77
580.60	2.23	583.45	6.51	586.30	22.85
580.65	2.26	583.50	7.03	586.35	22.93
580.70	2.29	583.55	7.57	586.40	23.01
580.75	2.32	583.60	8.14	586.45	23.08
580.80	2.35	583.65	8.73	586.50	23.16
580.85	2.38	583.70	9.34	586.55	23.24
580.90	2.41	583.75	9.98	586.60	23.32
580.95	2.44	583.80	10.63	586.65	23.40
581.00	2.47	583.85	11.31	586.70	23.47
581.05	2.50	583.90	12.00	586.75	23.55
581.10	2.52	583.95	12.71	586.80	23.63
581.15	2.55	584.00	13.45	586.85	23.70
581.20	2.58	584.05	14.30	586.90	23.78
581.25	2.61	584.10	15.27	586.95	23.85
581.30	2.63	584.15	16.31	587.00	**23.93**

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Stage-Area-Storage for Pond 3P: Pond

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
578.50	1,628	0
578.60	1,686	166
578.70	1,745	337
578.80	1,803	515
578.90	1,862	698
579.00	1,920	887
579.10	1,983	1,082
579.20	2,046	1,284
579.30	2,109	1,491
579.40	2,172	1,705
579.50	2,235	1,926
579.60	2,298	2,152
579.70	2,361	2,385
579.80	2,424	2,625
579.90	2,487	2,870
580.00	2,550	3,122
580.10	2,617	3,380
580.20	2,684	3,645
580.30	2,751	3,917
580.40	2,818	4,196
580.50	2,885	4,481
580.60	2,952	4,773
580.70	3,019	5,071
580.80	3,086	5,376
580.90	3,153	5,688
581.00	3,220	6,007
581.10	3,294	6,333
581.20	3,368	6,666
581.30	3,442	7,006
581.40	3,516	7,354
581.50	3,590	7,710
581.60	3,664	8,072
581.70	3,738	8,442
581.80	3,812	8,820
581.90	3,886	9,205
582.00	3,960	9,597
582.10	4,040	9,997
582.20	4,120	10,405
582.30	4,200	10,821
582.40	4,280	11,245
582.50	4,360	11,677
582.60	4,440	12,117
582.70	4,520	12,565
582.80	4,600	13,021
582.90	4,680	13,485
583.00	4,760	13,957
583.10	5,470	14,469
583.20	6,180	15,051
583.30	6,890	15,704
583.40	7,600	16,429
583.50	8,310	17,225
583.60	9,020	18,091
583.70	9,730	19,029
583.80	10,440	20,037
583.90	11,150	21,116
584.00	11,860	22,267
584.10	12,002	23,460
584.20	12,144	24,667
584.30	12,286	25,889
584.40	12,428	27,125
584.50	12,570	28,375
584.60	12,712	29,639
584.70	12,854	30,917
584.80	12,996	32,209
584.90	13,138	33,516
585.00	**13,280**	**34,837**
585.10	13,280	34,837
585.20	13,280	34,837
585.30	13,280	34,837
585.40	13,280	34,837
585.50	13,280	34,837
585.60	13,280	34,837
585.70	13,280	34,837
585.80	13,280	34,837
585.90	13,280	34,837
586.00	13,280	34,837
586.10	13,280	34,837
586.20	13,280	34,837
586.30	13,280	34,837
586.40	13,280	34,837
586.50	13,280	34,837
586.60	13,280	34,837
586.70	13,280	34,837
586.80	13,280	34,837
586.90	13,280	34,837
587.00	13,280	34,837

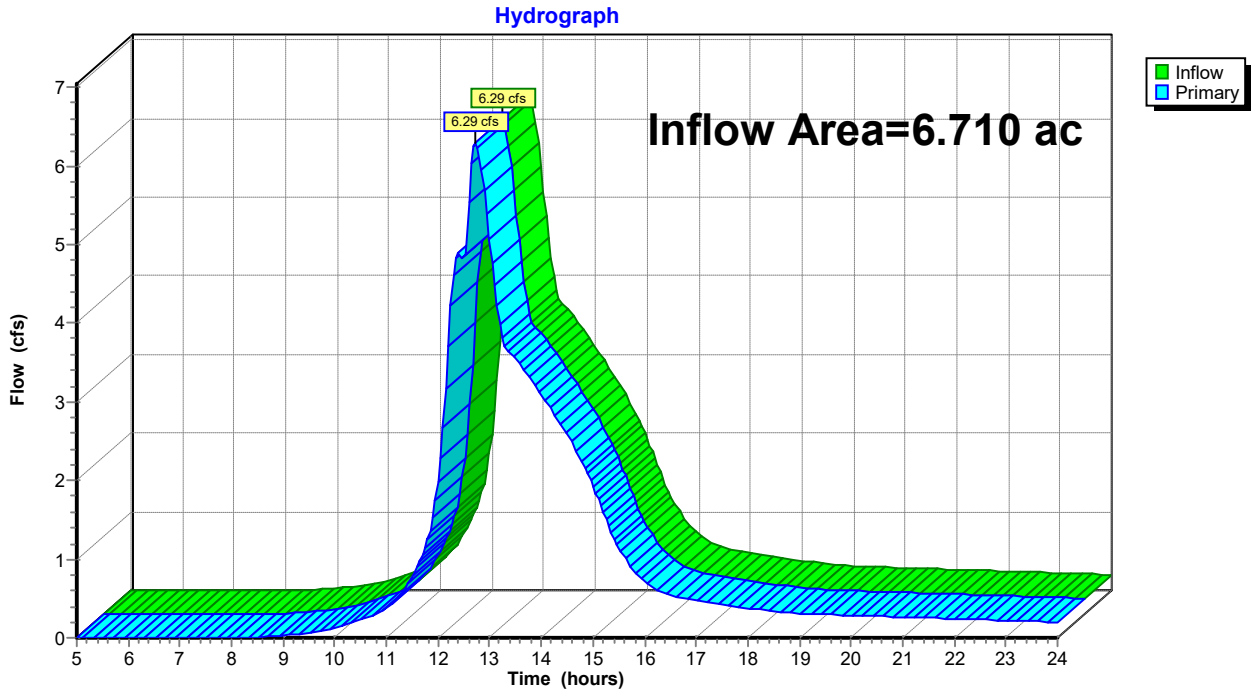
Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Summary for Link 12L: POST DEV

Inflow Area = 6.710 ac, 32.97% Impervious, Inflow Depth > 2.36" for 25-Year event
Inflow = 6.29 cfs @ 12.73 hrs, Volume= 1.322 af
Primary = 6.29 cfs @ 12.73 hrs, Volume= 1.322 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-24.00 hrs, dt= 0.05 hrs

Link 12L: POST DEV



Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Hydrograph for Link 12L: POST DEV

Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)	Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)
5.00	0.00	**0.00**	0.00	19.25	0.30	0.00	0.30
5.25	0.00	0.00	0.00	19.50	0.30	0.00	0.30
5.50	0.00	0.00	0.00	19.75	0.29	0.00	0.29
5.75	0.00	0.00	0.00	20.00	0.28	0.00	0.28
6.00	0.00	0.00	0.00	20.25	0.28	0.00	0.28
6.25	0.00	0.00	0.00	20.50	0.27	0.00	0.27
6.50	0.00	0.00	0.00	20.75	0.27	0.00	0.27
6.75	0.00	0.00	0.00	21.00	0.26	0.00	0.26
7.00	0.00	0.00	0.00	21.25	0.26	0.00	0.26
7.25	0.00	0.00	0.00	21.50	0.25	0.00	0.25
7.50	0.00	0.00	0.00	21.75	0.25	0.00	0.25
7.75	0.00	0.00	0.00	22.00	0.24	0.00	0.24
8.00	0.00	0.00	0.00	22.25	0.24	0.00	0.24
8.25	0.00	0.00	0.00	22.50	0.23	0.00	0.23
8.50	0.01	0.00	0.01	22.75	0.23	0.00	0.23
8.75	0.01	0.00	0.01	23.00	0.22	0.00	0.22
9.00	0.03	0.00	0.03	23.25	0.21	0.00	0.21
9.25	0.04	0.00	0.04	23.50	0.21	0.00	0.21
9.50	0.06	0.00	0.06	23.75	0.20	0.00	0.20
9.75	0.09	0.00	0.09	24.00	0.20	0.00	0.20
10.00	0.12	0.00	0.12				
10.25	0.17	0.00	0.17				
10.50	0.22	0.00	0.22				
10.75	0.29	0.00	0.29				
11.00	0.38	0.00	0.38				
11.25	0.53	0.00	0.53				
11.50	0.77	0.00	0.77				
11.75	1.15	0.00	1.15				
12.00	1.98	0.00	1.98				
12.25	4.22	0.00	4.22				
12.50	4.78	0.00	4.78				
12.75	**6.29**	0.00	**6.29**				
13.00	5.07	0.00	5.07				
13.25	3.81	0.00	3.81				
13.50	3.55	0.00	3.55				
13.75	3.33	0.00	3.33				
14.00	3.10	0.00	3.10				
14.25	2.85	0.00	2.85				
14.50	2.58	0.00	2.58				
14.75	2.28	0.00	2.28				
15.00	1.92	0.00	1.92				
15.25	1.50	0.00	1.50				
15.50	1.12	0.00	1.12				
15.75	0.89	0.00	0.89				
16.00	0.71	0.00	0.71				
16.25	0.60	0.00	0.60				
16.50	0.54	0.00	0.54				
16.75	0.50	0.00	0.50				
17.00	0.47	0.00	0.47				
17.25	0.44	0.00	0.44				
17.50	0.42	0.00	0.42				
17.75	0.40	0.00	0.40				
18.00	0.38	0.00	0.38				
18.25	0.36	0.00	0.36				
18.50	0.34	0.00	0.34				
18.75	0.32	0.00	0.32				
19.00	0.31	0.00	0.31				

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Time span=5.00-24.00 hrs, dt=0.05 hrs, 381 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 2S: DA POST DEV - Runoff Area=5.610 ac 39.44% Impervious Runoff Depth>3.77"
Flow Length=860' Tc=27.1 min CN=87 Runoff=17.52 cfs 1.761 af

Subcatchment 11S: DA Post - DEV Runoff Area=1.100 ac 0.00% Impervious Runoff Depth>3.08"
Flow Length=370' Slope=0.0100 '/' Tc=22.0 min CN=80 Runoff=3.17 cfs 0.283 af

Pond 3P: Pond Peak Elev=583.86' Storage=20,698 cf Inflow=17.52 cfs 1.761 af
Outflow=11.47 cfs 1.748 af

Link 12L: POST DEV Inflow=13.15 cfs 2.030 af
Primary=13.15 cfs 2.030 af

Total Runoff Area = 6.710 ac Runoff Volume = 2.044 af Average Runoff Depth = 3.66"
67.03% Pervious = 4.497 ac 32.97% Impervious = 2.213 ac

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Summary for Subcatchment 2S: DA POST DEV - CONTROLLED

[47] Hint: Peak is 777% of capacity of segment #3

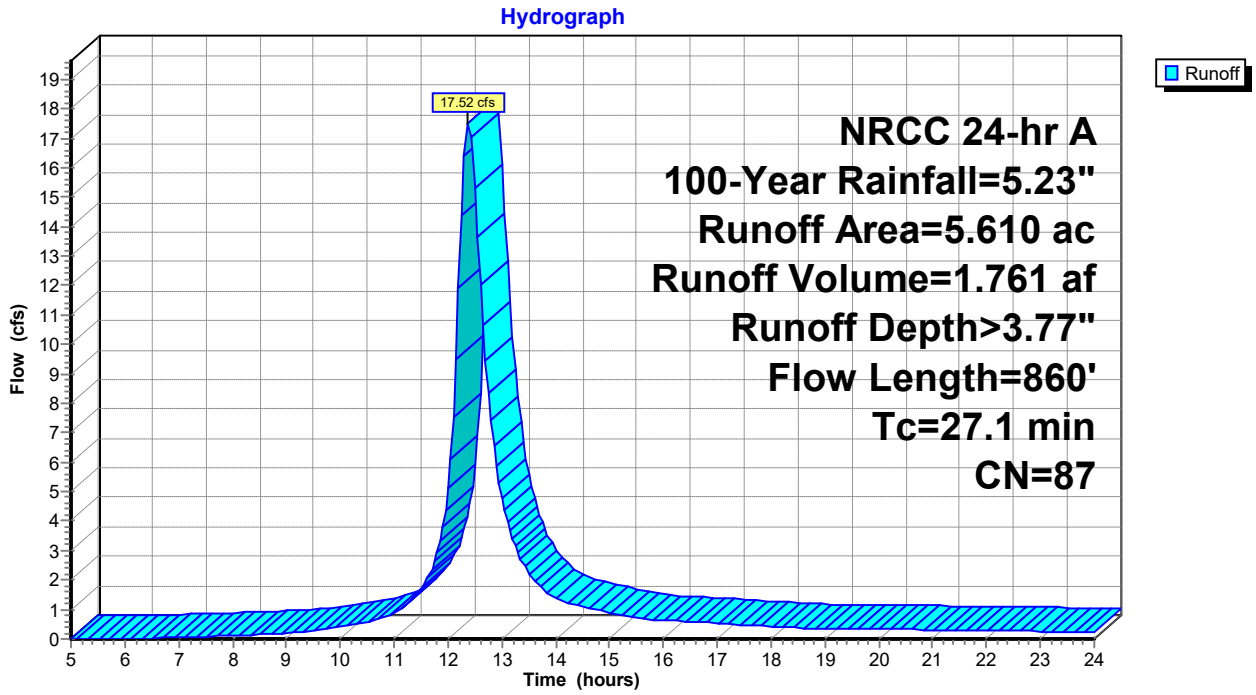
Runoff = 17.52 cfs @ 12.38 hrs, Volume= 1.761 af, Depth> 3.77"
Routed to Pond 3P : Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr A 100-Year Rainfall=5.23"

Area (ac)	CN	Description
0.970	98	Paved parking, HSG D
3.270	87	1/4 acre lots, 38% imp, HSG D
1.370	80	>75% Grass cover, Good, HSG D
5.610	87	Weighted Average
3.397		60.56% Pervious Area
2.213		39.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
22.7	100	0.0100	0.07		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.20"
0.1	20	0.0200	2.28		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
4.3	740	0.0040	2.87	2.25	**Pipe Channel,** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Concrete pipe, straight & clean
27.1	860	Total			

Subcatchment 2S: DA POST DEV - CONTROLLED



Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Hydrograph for Subcatchment 2S: DA POST DEV - CONTROLLED

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.27	0.00	0.00
5.25	0.28	0.00	0.00
5.50	0.30	0.00	0.00
5.75	0.32	0.00	0.00
6.00	0.33	0.00	0.01
6.25	0.35	0.00	0.01
6.50	0.37	0.00	0.02
6.75	0.39	0.01	0.03
7.00	0.42	0.01	0.05
7.25	0.44	0.01	0.06
7.50	0.46	0.02	0.08
7.75	0.49	0.02	0.10
8.00	0.52	0.03	0.12
8.25	0.55	0.04	0.14
8.50	0.58	0.04	0.16
8.75	0.61	0.05	0.18
9.00	0.64	0.06	0.21
9.25	0.68	0.08	0.24
9.50	0.72	0.09	0.28
9.75	0.76	0.11	0.34
10.00	0.81	0.13	0.41
10.25	0.87	0.16	0.49
10.50	0.93	0.19	0.57
10.75	1.01	0.23	0.68
11.00	1.10	0.28	0.89
11.25	1.24	0.36	1.21
11.50	1.40	0.47	1.72
11.75	1.72	0.69	2.63
12.00	2.46	1.28	5.11
12.25	3.51	2.19	**14.37**
12.50	3.83	2.48	**15.28**
12.75	3.99	2.63	8.35
13.00	4.13	2.75	4.77
13.25	4.22	2.84	3.15
13.50	4.30	2.91	2.25
13.75	4.36	2.97	1.71
14.00	4.42	3.02	1.39
14.25	4.47	3.07	1.22
14.50	4.51	3.11	1.10
14.75	4.55	3.15	0.99
15.00	4.59	3.18	0.89
15.25	4.62	3.21	0.78
15.50	4.65	3.24	0.71
15.75	4.68	3.27	0.66
16.00	4.71	3.30	0.63
16.25	4.74	3.32	0.61
16.50	4.77	3.35	0.58
16.75	4.79	3.37	0.56
17.00	4.81	3.39	0.53
17.25	4.84	3.41	0.50
17.50	4.86	3.43	0.48
17.75	4.88	3.45	0.45
18.00	4.90	3.47	0.42
18.25	4.91	3.49	0.40
18.50	4.93	3.50	0.38
18.75	4.95	3.52	0.37
19.00	4.96	3.53	0.36
19.25	4.98	3.55	0.35
19.50	5.00	3.56	0.35
19.75	5.01	3.58	0.34
20.00	5.03	3.59	0.33
20.25	5.04	3.61	0.33
20.50	5.06	3.62	0.32
20.75	5.07	3.63	0.31
21.00	5.08	3.65	0.31
21.25	5.10	3.66	0.30
21.50	5.11	3.67	0.29
21.75	5.12	3.69	0.29
22.00	5.14	3.70	0.28
22.25	5.15	3.71	0.28
22.50	5.16	3.72	0.27
22.75	5.17	3.73	0.26
23.00	5.19	3.74	0.26
23.25	5.20	3.75	0.25
23.50	5.21	3.76	0.24
23.75	5.22	3.77	0.24
24.00	**5.23**	**3.78**	0.23

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Summary for Subcatchment 11S: DA Post - DEV Uncontrolled

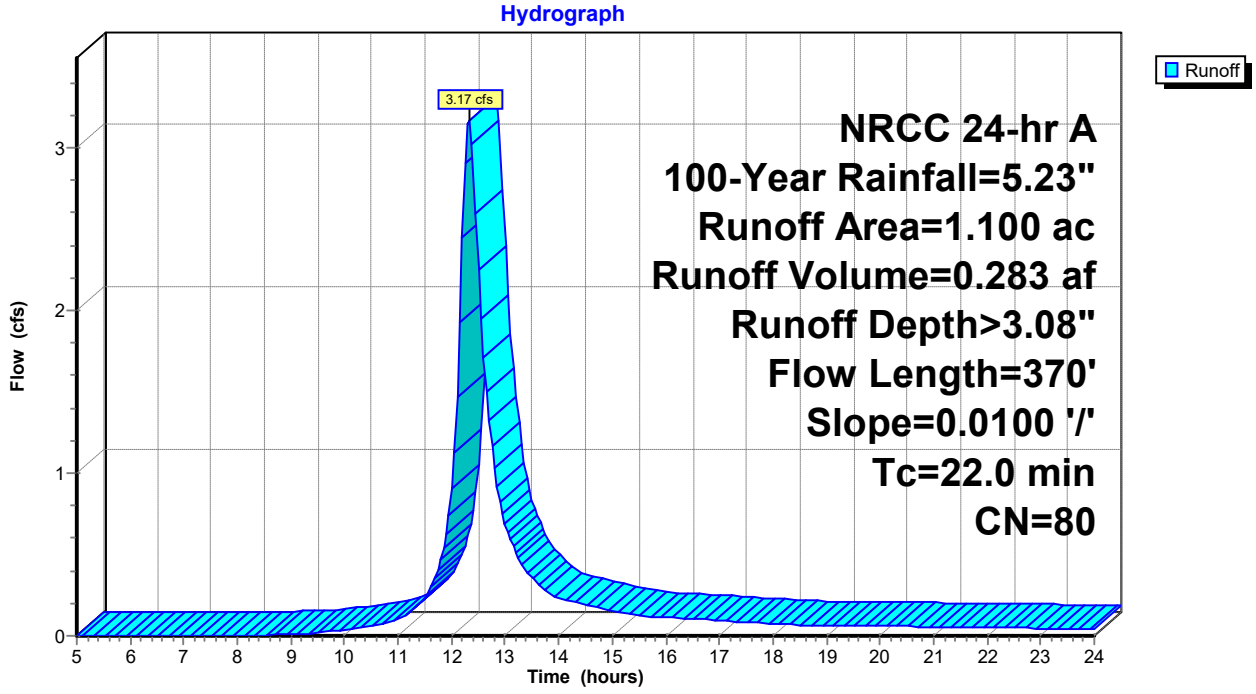
Runoff = 3.17 cfs @ 12.32 hrs, Volume= 0.283 af, Depth> 3.08"
Routed to Link 12L : POST DEV

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr A 100-Year Rainfall=5.23"

Area (ac)	CN	Description
1.100	80	>75% Grass cover, Good, HSG D
1.100		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.6	100	0.0100	0.11		**Sheet Flow, SF** Grass: Short n= 0.150 P2= 2.20"
6.4	270	0.0100	0.70		**Shallow Concentrated Flow, SCF** Short Grass Pasture Kv= 7.0 fps
22.0	370	Total			

Subcatchment 11S: DA Post - DEV Uncontrolled



Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Hydrograph for Subcatchment 11S: DA Post - DEV Uncontrolled

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.27	0.00	0.00
5.25	0.28	0.00	0.00
5.50	0.30	0.00	0.00
5.75	0.32	0.00	0.00
6.00	0.33	0.00	0.00
6.25	0.35	0.00	0.00
6.50	0.37	0.00	0.00
6.75	0.39	0.00	0.00
7.00	0.42	0.00	0.00
7.25	0.44	0.00	0.00
7.50	0.46	0.00	0.00
7.75	0.49	0.00	0.00
8.00	0.52	0.00	0.00
8.25	0.55	0.00	0.00
8.50	0.58	0.00	0.00
8.75	0.61	0.00	0.01
9.00	0.64	0.01	0.01
9.25	0.68	0.01	0.01
9.50	0.72	0.02	0.02
9.75	0.76	0.02	0.03
10.00	0.81	0.03	0.04
10.25	0.87	0.05	0.05
10.50	0.93	0.06	0.06
10.75	1.01	0.09	0.08
11.00	1.10	0.12	0.11
11.25	1.24	0.17	0.16
11.50	1.40	0.24	0.24
11.75	1.72	0.40	0.41
12.00	2.46	0.86	0.90
12.25	3.51	1.64	**2.91**
12.50	3.83	1.90	**2.25**
12.75	3.99	2.04	1.16
13.00	4.13	2.15	0.69
13.25	4.22	2.23	0.48
13.50	4.30	2.29	0.36
13.75	4.36	2.34	0.28
14.00	4.42	2.39	0.23
14.25	4.47	2.43	0.21
14.50	4.51	2.47	0.19
14.75	4.55	2.51	0.17
15.00	4.59	2.54	0.15
15.25	4.62	2.57	0.13
15.50	4.65	2.59	0.12
15.75	4.68	2.62	0.12
16.00	4.71	2.64	0.11
16.25	4.74	2.67	0.11
16.50	4.77	2.69	0.10
16.75	4.79	2.71	0.10
17.00	4.81	2.73	0.09
17.25	4.84	2.75	0.09
17.50	4.86	2.77	0.08
17.75	4.88	2.79	0.08
18.00	4.90	2.80	0.08
18.25	4.91	2.82	0.07
18.50	4.93	2.83	0.07
18.75	4.95	2.85	0.07
19.00	4.96	2.86	0.07
19.25	4.98	2.88	0.06
19.50	5.00	2.89	0.06
19.75	5.01	2.90	0.06
20.00	5.03	2.92	0.06
20.25	5.04	2.93	0.06
20.50	5.06	2.94	0.06
20.75	5.07	2.95	0.06
21.00	5.08	2.97	0.06
21.25	5.10	2.98	0.05
21.50	5.11	2.99	0.05
21.75	5.12	3.00	0.05
22.00	5.14	3.01	0.05
22.25	5.15	3.02	0.05
22.50	5.16	3.04	0.05
22.75	5.17	3.05	0.05
23.00	5.19	3.06	0.05
23.25	5.20	3.07	0.04
23.50	5.21	3.08	0.04
23.75	5.22	3.08	0.04
24.00	**5.23**	**3.09**	0.04

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Summary for Pond 3P: Pond

Inflow Area = 5.610 ac, 39.44% Impervious, Inflow Depth > 3.77" for 100-Year event
Inflow = 17.52 cfs @ 12.38 hrs, Volume= 1.761 af
Outflow = 11.47 cfs @ 12.62 hrs, Volume= 1.748 af, Atten= 35%, Lag= 14.8 min
Primary = 11.47 cfs @ 12.62 hrs, Volume= 1.748 af
Routed to Link 12L : POST DEV

Routing by Stor-Ind method, Time Span= 5.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 583.86' @ 12.62 hrs Surf.Area= 10,880 sf Storage= 20,698 cf

Plug-Flow detention time= 40.5 min calculated for 1.748 af (99% of inflow)
Center-of-Mass det. time= 35.7 min (845.6 - 809.9)

Volume	Invert	Avail.Storage	Storage Description
#1	578.50'	34,837 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

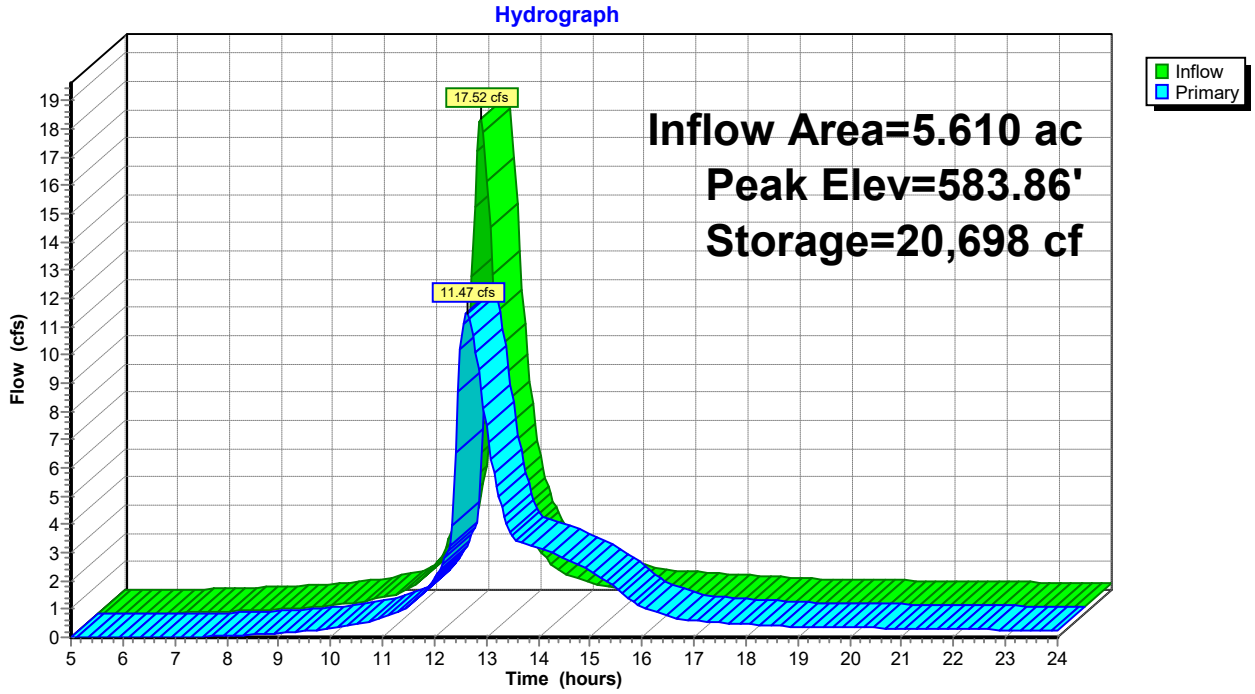
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
578.50	1,628	0	0
579.00	1,920	887	887
580.00	2,550	2,235	3,122
581.00	3,220	2,885	6,007
582.00	3,960	3,590	9,597
583.00	4,760	4,360	13,957
584.00	11,860	8,310	22,267
585.00	13,280	12,570	34,837

Device	Routing	Invert	Outlet Devices
#1	Device 4	578.51'	**8.0" Round Culvert** L= 16.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 578.51' / 578.45' S= 0.0037 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#2	Device 4	583.00'	**36.0" W x 36.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 4	584.00'	**36.0" W x 36.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Primary	578.34'	**18.0" Round Culvert** L= 34.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 578.34' / 578.21' S= 0.0038 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.77 sf

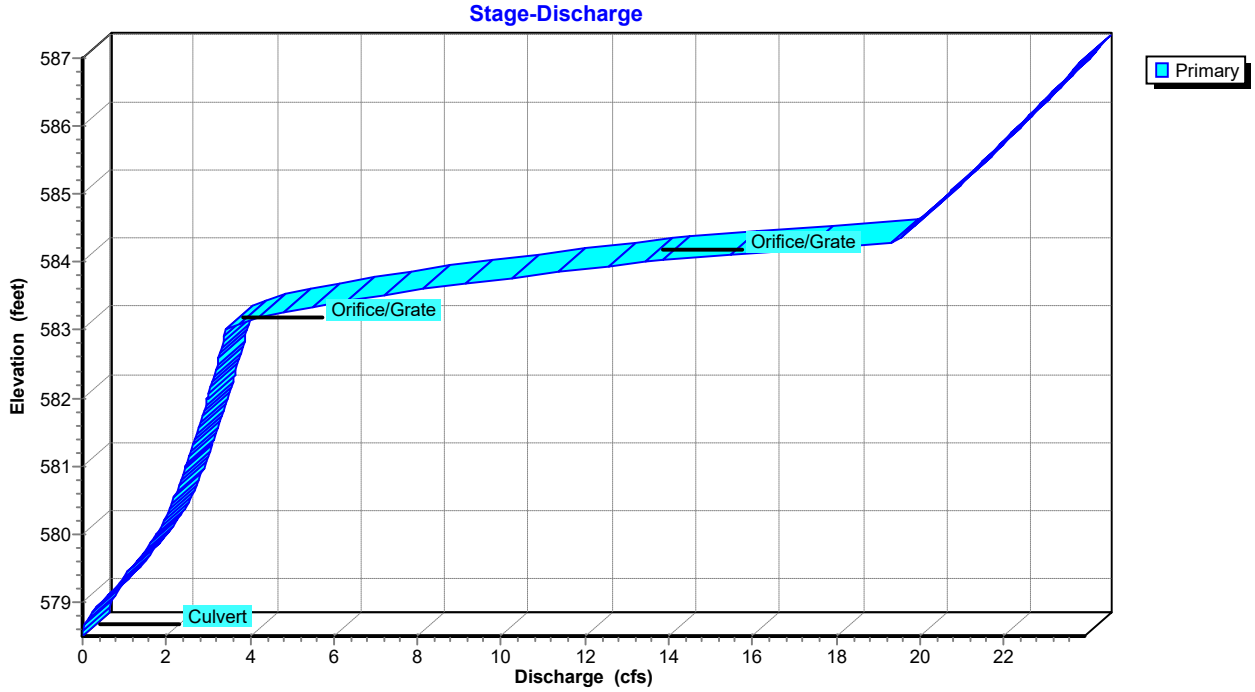
Primary OutFlow Max=11.42 cfs @ 12.62 hrs HW=583.86' (Free Discharge)
└**4=Culvert** (Passes 11.42 cfs of 18.58 cfs potential flow)
  └**1=Culvert** (Inlet Controls 3.76 cfs @ 10.78 fps)
  └**2=Orifice/Grate** (Orifice Controls 7.66 cfs @ 2.97 fps)
  └**3=Orifice/Grate** (Controls 0.00 cfs)

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Pond 3P: Pond

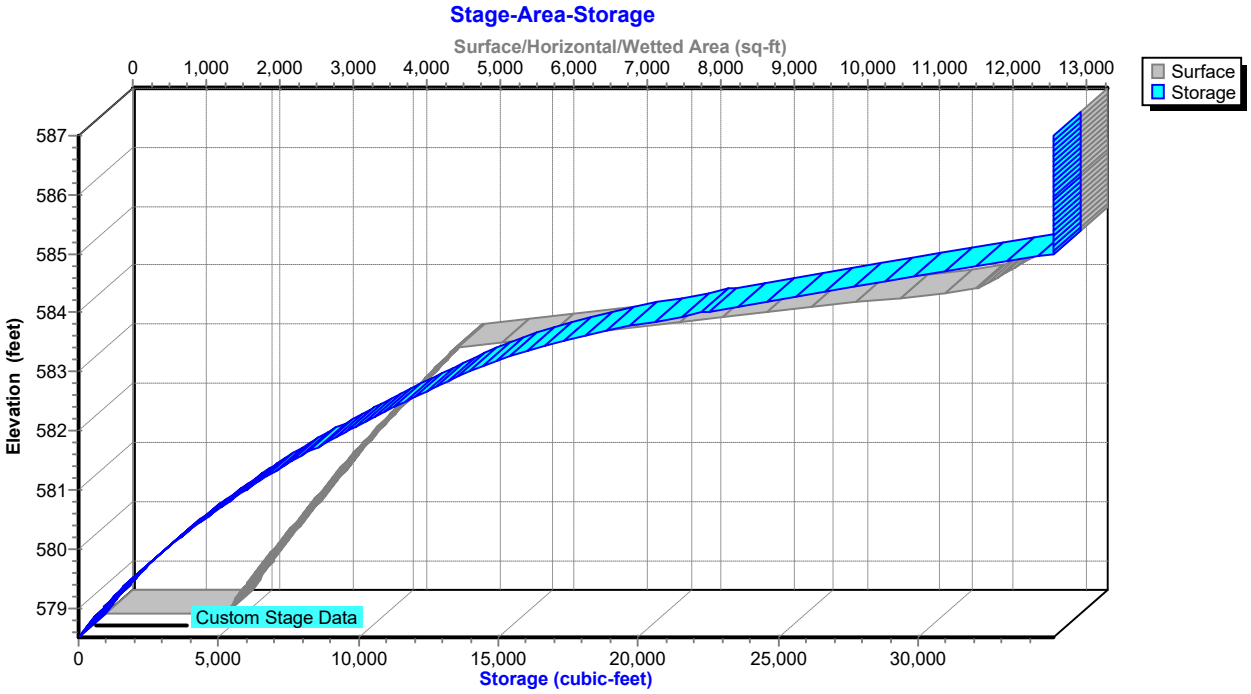


Pond 3P: Pond



Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Pond 3P: Pond



Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Hydrograph for Pond 3P: Pond

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Primary (cfs)
5.00	0.00	0	578.50	0.00
5.50	0.00	0	578.50	0.00
6.00	0.01	2	578.50	0.00
6.50	0.02	26	578.52	0.00
7.00	0.05	82	578.55	0.01
7.50	0.08	174	578.60	0.02
8.00	0.12	279	578.67	0.05
8.50	0.16	382	578.73	0.10
9.00	0.21	477	578.78	0.16
9.50	0.28	572	578.83	0.22
10.00	0.41	712	578.91	0.32
10.50	0.57	893	579.00	0.46
11.00	0.89	1,150	579.13	0.67
11.50	1.72	1,824	579.45	1.09
12.00	**5.11**	4,233	580.41	2.11
12.50	**15.28**	**19,692**	**583.77**	**10.19**
13.00	4.77	**17,576**	**583.54**	**7.48**
13.50	2.25	14,196	583.05	3.58
14.00	1.39	11,345	582.42	3.18
14.50	1.10	8,154	581.62	2.80
15.00	0.89	5,300	580.78	2.34
15.50	0.71	3,022	579.96	1.72
16.00	0.63	1,762	579.43	1.05
16.50	0.58	1,244	579.18	0.75
17.00	0.53	1,052	579.08	0.60
17.50	0.48	960	579.04	0.52
18.00	0.42	890	579.00	0.46
18.50	0.38	826	578.97	0.41
19.00	0.36	786	578.95	0.38
19.50	0.35	763	578.93	0.36
20.00	0.33	745	578.92	0.34
20.50	0.32	727	578.92	0.33
21.00	0.31	710	578.91	0.32
21.50	0.29	692	578.90	0.30
22.00	0.28	674	578.89	0.29
22.50	0.27	656	578.88	0.28
23.00	0.26	638	578.87	0.27
23.50	0.24	620	578.86	0.25
24.00	0.23	602	578.85	0.24

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Stage-Discharge for Pond 3P: Pond

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
578.50	0.00	581.35	2.66	584.20	17.41
578.55	0.00	581.40	2.69	584.25	18.57
578.60	0.02	581.45	2.71	584.30	19.42
578.65	0.04	581.50	2.74	584.35	19.51
578.70	0.08	581.55	2.77	584.40	19.61
578.75	0.12	581.60	2.79	584.45	19.70
578.80	0.18	581.65	2.82	584.50	19.79
578.85	0.24	581.70	2.84	584.55	19.88
578.90	0.31	581.75	2.87	584.60	19.97
578.95	0.38	581.80	2.89	584.65	20.06
579.00	0.46	581.85	2.91	584.70	20.15
579.05	0.54	581.90	2.94	584.75	20.24
579.10	0.62	581.95	2.96	584.80	20.33
579.15	0.70	582.00	2.99	584.85	20.42
579.20	0.78	582.05	3.01	584.90	20.51
579.25	0.86	582.10	3.03	584.95	20.60
579.30	0.93	582.15	3.06	585.00	20.69
579.35	0.98	582.20	3.08	585.05	20.77
579.40	1.00	582.25	3.10	585.10	20.86
579.45	1.08	582.30	3.12	585.15	20.95
579.50	1.16	582.35	3.15	585.20	21.03
579.55	1.23	582.40	3.17	585.25	21.12
579.60	1.30	582.45	3.19	585.30	21.20
579.65	1.37	582.50	3.21	585.35	21.29
579.70	1.43	582.55	3.24	585.40	21.37
579.75	1.49	582.60	3.26	585.45	21.46
579.80	1.55	582.65	3.28	585.50	21.54
579.85	1.60	582.70	3.30	585.55	21.63
579.90	1.66	582.75	3.32	585.60	21.71
579.95	1.71	582.80	3.34	585.65	21.79
580.00	1.76	582.85	3.36	585.70	21.88
580.05	1.81	582.90	3.39	585.75	21.96
580.10	1.86	582.95	3.41	585.80	22.04
580.15	1.90	583.00	3.43	585.85	22.12
580.20	1.95	583.05	3.55	585.90	22.20
580.25	1.99	583.10	3.77	585.95	22.29
580.30	2.03	583.15	4.05	586.00	22.37
580.35	2.06	583.20	4.37	586.05	22.45
580.40	2.10	583.25	4.73	586.10	22.53
580.45	2.13	583.30	5.13	586.15	22.61
580.50	2.16	583.35	5.56	586.20	22.69
580.55	2.20	583.40	6.02	586.25	22.77
580.60	2.23	583.45	6.51	586.30	22.85
580.65	2.26	583.50	7.03	586.35	22.93
580.70	2.29	583.55	7.57	586.40	23.01
580.75	2.32	583.60	8.14	586.45	23.08
580.80	2.35	583.65	8.73	586.50	23.16
580.85	2.38	583.70	9.34	586.55	23.24
580.90	2.41	583.75	9.98	586.60	23.32
580.95	2.44	583.80	10.63	586.65	23.40
581.00	2.47	583.85	11.31	586.70	23.47
581.05	2.50	583.90	12.00	586.75	23.55
581.10	2.52	583.95	12.71	586.80	23.63
581.15	2.55	584.00	13.45	586.85	23.70
581.20	2.58	584.05	14.30	586.90	23.78
581.25	2.61	584.10	15.27	586.95	23.85
581.30	2.63	584.15	16.31	587.00	**23.93**

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Stage-Area-Storage for Pond 3P: Pond

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
578.50	1,628	0
578.60	1,686	166
578.70	1,745	337
578.80	1,803	515
578.90	1,862	698
579.00	1,920	887
579.10	1,983	1,082
579.20	2,046	1,284
579.30	2,109	1,491
579.40	2,172	1,705
579.50	2,235	1,926
579.60	2,298	2,152
579.70	2,361	2,385
579.80	2,424	2,625
579.90	2,487	2,870
580.00	2,550	3,122
580.10	2,617	3,380
580.20	2,684	3,645
580.30	2,751	3,917
580.40	2,818	4,196
580.50	2,885	4,481
580.60	2,952	4,773
580.70	3,019	5,071
580.80	3,086	5,376
580.90	3,153	5,688
581.00	3,220	6,007
581.10	3,294	6,333
581.20	3,368	6,666
581.30	3,442	7,006
581.40	3,516	7,354
581.50	3,590	7,710
581.60	3,664	8,072
581.70	3,738	8,442
581.80	3,812	8,820
581.90	3,886	9,205
582.00	3,960	9,597
582.10	4,040	9,997
582.20	4,120	10,405
582.30	4,200	10,821
582.40	4,280	11,245
582.50	4,360	11,677
582.60	4,440	12,117
582.70	4,520	12,565
582.80	4,600	13,021
582.90	4,680	13,485
583.00	4,760	13,957
583.10	5,470	14,469
583.20	6,180	15,051
583.30	6,890	15,704
583.40	7,600	16,429
583.50	8,310	17,225
583.60	9,020	18,091
583.70	9,730	19,029
583.80	10,440	20,037
583.90	11,150	21,116
584.00	11,860	22,267
584.10	12,002	23,460
584.20	12,144	24,667
584.30	12,286	25,889
584.40	12,428	27,125
584.50	12,570	28,375
584.60	12,712	29,639
584.70	12,854	30,917
584.80	12,996	32,209
584.90	13,138	33,516
585.00	**13,280**	**34,837**
585.10	13,280	34,837
585.20	13,280	34,837
585.30	13,280	34,837
585.40	13,280	34,837
585.50	13,280	34,837
585.60	13,280	34,837
585.70	13,280	34,837
585.80	13,280	34,837
585.90	13,280	34,837
586.00	13,280	34,837
586.10	13,280	34,837
586.20	13,280	34,837
586.30	13,280	34,837
586.40	13,280	34,837
586.50	13,280	34,837
586.60	13,280	34,837
586.70	13,280	34,837
586.80	13,280	34,837
586.90	13,280	34,837
587.00	13,280	34,837

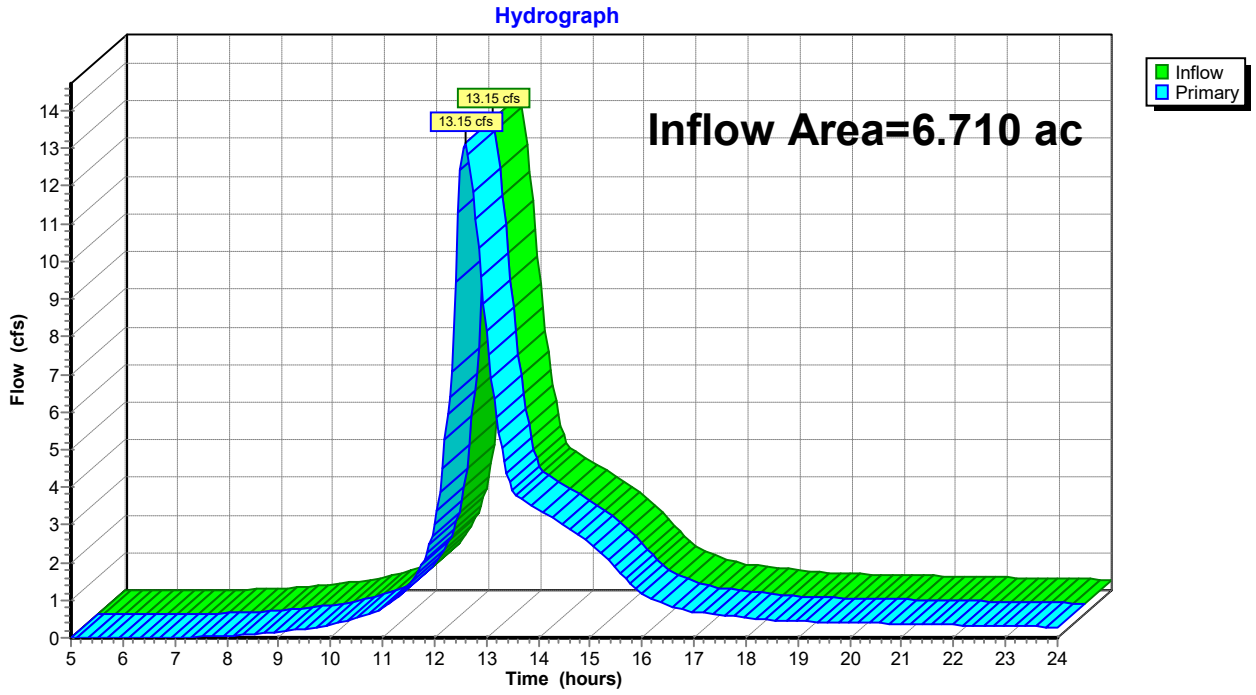
Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Summary for Link 12L: POST DEV

Inflow Area = 6.710 ac, 32.97% Impervious, Inflow Depth > 3.63" for 100-Year event
Inflow = 13.15 cfs @ 12.59 hrs, Volume= 2.030 af
Primary = 13.15 cfs @ 12.59 hrs, Volume= 2.030 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-24.00 hrs, dt= 0.05 hrs

Link 12L: POST DEV



Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Hydrograph for Link 12L: POST DEV

Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)
5.00	0.00	**0.00**	0.00
5.25	0.00	0.00	0.00
5.50	0.00	0.00	0.00
5.75	0.00	0.00	0.00
6.00	0.00	0.00	0.00
6.25	0.00	0.00	0.00
6.50	0.00	0.00	0.00
6.75	0.00	0.00	0.00
7.00	0.01	0.00	0.01
7.25	0.01	0.00	0.01
7.50	0.02	0.00	0.02
7.75	0.04	0.00	0.04
8.00	0.05	0.00	0.05
8.25	0.08	0.00	0.08
8.50	0.11	0.00	0.11
8.75	0.13	0.00	0.13
9.00	0.17	0.00	0.17
9.25	0.20	0.00	0.20
9.50	0.24	0.00	0.24
9.75	0.29	0.00	0.29
10.00	0.36	0.00	0.36
10.25	0.43	0.00	0.43
10.50	0.52	0.00	0.52
10.75	0.63	0.00	0.63
11.00	0.78	0.00	0.78
11.25	1.02	0.00	1.02
11.50	1.32	0.00	1.32
11.75	1.92	0.00	1.92
12.00	3.01	0.00	3.01
12.25	5.94	0.00	5.94
12.50	**12.44**	0.00	**12.44**
12.75	**11.83**	0.00	**11.83**
13.00	8.17	0.00	8.17
13.25	5.43	0.00	5.43
13.50	3.93	0.00	3.93
13.75	3.61	0.00	3.61
14.00	3.41	0.00	3.41
14.25	3.21	0.00	3.21
14.50	2.99	0.00	2.99
14.75	2.75	0.00	2.75
15.00	2.49	0.00	2.49
15.25	2.20	0.00	2.20
15.50	1.84	0.00	1.84
15.75	1.48	0.00	1.48
16.00	1.16	0.00	1.16
16.25	1.00	0.00	1.00
16.50	0.85	0.00	0.85
16.75	0.75	0.00	0.75
17.00	0.69	0.00	0.69
17.25	0.64	0.00	0.64
17.50	0.60	0.00	0.60
17.75	0.57	0.00	0.57
18.00	0.54	0.00	0.54
18.25	0.50	0.00	0.50
18.50	0.48	0.00	0.48
18.75	0.46	0.00	0.46
19.00	0.44	0.00	0.44
19.25	0.43	0.00	0.43
19.50	0.42	0.00	0.42
19.75	0.41	0.00	0.41
20.00	0.40	0.00	0.40
20.25	0.40	0.00	0.40
20.50	0.39	0.00	0.39
20.75	0.38	0.00	0.38
21.00	0.37	0.00	0.37
21.25	0.37	0.00	0.37
21.50	0.36	0.00	0.36
21.75	0.35	0.00	0.35
22.00	0.34	0.00	0.34
22.25	0.33	0.00	0.33
22.50	0.33	0.00	0.33
22.75	0.32	0.00	0.32
23.00	0.31	0.00	0.31
23.25	0.30	0.00	0.30
23.50	0.30	0.00	0.30
23.75	0.29	0.00	0.29
24.00	0.28	0.00	0.28

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Green Infrastructure & Water Quality Calculations

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Step 2 - Calculate Water Quality Volume

Is this project subject to Section 4.3 of the NYS Design Manual for Enhanced Phosphorus Removal?	No
What is the nature of this construction project?	New Construction

Design Point:	1	
P=	0.90	inches

Enter 90% Rainfall Event as P

Calculate Required WQv

Drainage Area Number	Contributing Area (Acres)	Impervious Area (Acres)	Percent Impervious %	Rv	WQv (cf)	SMP Description
1	5.00	1.65	33	0.35	5,668	
2	1.71	0.56	33	0.34	1,926	
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						
Total	6.71	2.21	33	0.35	**7594**	**Required WQv** **0.17** **af**

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Steps 3 and 5 - Apply RR Techniques and Standard SMPs

Runoff Reduction Volume and Treated Volumes						
	Runoff Reduction Techiques/Standard SMPs		Total Contributing Area	Total Contributing Impervious Area	WQv Reduced (RRv)	WQv Treated
			(acres)	(acres)	(cf)	(cf)
RR Techniques	Conservation of Natural Areas	RR-1	0.00		0	
	Sheet Flow to Riparian Buffer/Filter Strip	RR-2	0.00	0.00	0	
	Tree Planting/Tree Pit/Tree Trench	RR-3	0.00	0.00	0	
	Disconnection of Rooftop Runoff	RR-4		0.00	0	
	Vegetated Swale	RR-5	0.00	0.00	0	
	Rain Garden	RR-6	0.00	0.00	0	
	Stormwater Planter	RR-7	0.00	0.00	0	
	Rainwater Harvesting Systems	RR-8	0.00	0.00	0	
	Porous Pavement	RR-9	0.00	0.00	0	
	Green Roof (Extensive & Intensive)	RR-10	0.00	0.00	0	
	Stream Daylighting	RR-11				
Standard SMPs w/ RRv Capacity	Infiltration Trench	I-1	0.00	0.00	0	0
	Infiltration Basin	I-2	0.00	0.00	0	0
	Dry Well	I-3	0.00	0.00	0	0
	Underground Infiltration System	I-4	0.00	0.00	0	0
	Infiltration Bioretention	F-4	0.00	0.00	0	0
	Filtration Bioretention	F-5	6.71	2.21	4,224	3,370
	Bioslope	F-6	0.00	0.00	0	0
	Dry swale	O-1	0.00	0.00	0	0
Standard SMPs	Micropool Extended Detention	P-1	0.00	0.00		0
	Wet Pond	P-2	0.00	0.00		0
	Wet Extended Detention	P-3	0.00	0.00		0
	Multiple Pond System	P-4	0.00	0.00		0
	Shallow Wetland	W-1	0.00	0.00		0
	Extended Detention Shallow Wetland	W-2	0.00	0.00		0
	Pond/Wetland System	W-3	0.00	0.00		0
	Pocket Wetland	W-4	0.00	0.00		0
	Gravel Wetland	W-5	0.00	0.00		0
	Surface Sand Filter	F-1	0.00	0.00		0
	Underground Sand Filter	F-2	0.00	0.00		0
	Perimeter Sand Filter	F-3	0.00	0.00		0
	Wet Swale	O-2	0.00	0.00		0
Alt. SMPs	Flow Based Alternative Practice	-	0.00	0.00		0
	Volume Based Alternative Practice	-				
	Totals by RR Technique →		0.00	0.00	0	
	Totals by Standard SMP w/RRV →		6.71	2.21	4,224	3,370
	Totals by Standard SMP →		0.00	0.00		0
	Totals by Alternative SMP →		0.00	0.00		0
	Totals (RR Techniques + all SMPs) →		6.71	2.21	4,224	3,370

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Step 4 - Calcuate Minimum RRv Required

Enter the Soils Data for the site		
Hydrologic Soil Group	Acres	S
A		55%
B		40%
C		30%
D	6.71	20%
Total Area	6.71	

Calculate the Minimum RRv		
S =	**0.20**	
Impervious =	6.71	*acres*
Precipitation	0.90	*inches*
Rv	0.95	
Minimum RRv	**0.096**	***af***
	4182	cf

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Filtration Bioretention (F-5)

Design Point:	1

Enter Site Data For Drainage Area to be Treated by Practice							
Drainage Area Number	**Contributing Area** (Acres)	**Impervious Area** (Acres)	**Percent Impervious** %	**Rv**	**WQv** (cf)	**Precipitation** (in)	**Description**
1	5.00	1.65	33	0.35	5,668	0.90	0

Design Criteria		
Enter underlying soil infiltration rate (based on geotechnical testing, refer to Appendix D)	0	Underdrains required
Is the contributing area to the practice a stormwater hotspot?	No	
Is the practice the first in series for treatment of a Level 1 (Infiltration Restricted) hotspot?	No	
Is contributing area greater than max. contributing area?	No	
Enter depth to seasonal high water table (ft)	2	
Enter depth to bedrock (ft)	NA	
Is pretreatment provided, in conformance with Section 6.4.3.1	Yes	
Enter average height of ponding (ft)	0.5	
Enter depth of surface layer (inches)	3	
Enter depth of filter media (ft)	2.5	
Enter depth of drainage layer (inches)	12	
Enter slope of maintenance access (%)	5	
Enter width of maintenance access (ft)	12	

Sizing Criteria				
		Value	Units	Notes
Permeability Flow Rate	k	1	ft/day	
Filter Time	tf	2	days	
Required Filter Area	Af	2362	sf	
Enter Provided Filter Area	Af	2900	sf	
Recalculated Water Quality Volume (based on provided filter area)	WQv calc	6960	cf	

Calculate Runoff Reduction			
RRv Provided	**2,784**	***cf***	
WQv Treated	2884	cf	This is the portion of the WQv that is not reduced in the practice.

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Filtration Bioretention (F-5)

Design Point:	1

Enter Site Data For Drainage Area to be Treated by Practice							
Drainage Area Number	**Contributing Area** (Acres)	**Impervious Area** (Acres)	**Percent Impervious** %	**Rv**	**WQv** (cf)	**Precipitation** (in)	**Description**
2	1.71	0.56	33	0.34	1,926	0.90	0

Design Criteria		
Enter underlying soil infiltration rate (based on geotechnical testing, refer to Appendix D)	0	Underdrains required
Is the contributing area to the practice a stormwater hotspot?	No	
Is the practice the first in series for treatment of a Level 1 (Infiltration Restricted) hotspot?	No	
Is contributing area greater than max. contributing area?	No	
Enter depth to seasonal high water table (ft)	2	
Enter depth to bedrock (ft)	NA	
Is pretreatment provided, in conformance with Section 6.4.3.1		
Enter average height of ponding (ft)	0.5	
Enter depth of surface layer (inches)	3	
Enter depth of filter media (ft)	2.5	
Enter depth of drainage layer (inches)	12	
Enter slope of maintenance access (%)	5	
Enter width of maintenance access (ft)	12	

Sizing Criteria				
		Value	Units	Notes
Permeability Flow Rate	k	1	ft/day	
Filter Time	tf	2	days	
Required Filter Area	Af	803	sf	
Enter Provided Filter Area	Af	1500	sf	
Recalculated Water Quality Volume (based on provided filter area)	WQv calc	3600	cf	

Calculate Runoff Reduction			
RRv Provided	**1,440**	***cf***	
WQv Treated	486	cf	This is the portion of the WQv that is not reduced in the practice.

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Storm Sewer Calculations

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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© CARMINA WOOD DESIGN

POST DEVELOPMENT DRAINAGE MAP
SCALE: 1"=40'

TOWN OF AMHERST APPROVAL BOX:

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

40' 0 40

CARMINAWO

Single Family Subdivision

No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	10/24/2024

PRELIMINARY

DRAWING NAM
Storm Dr
Area Map

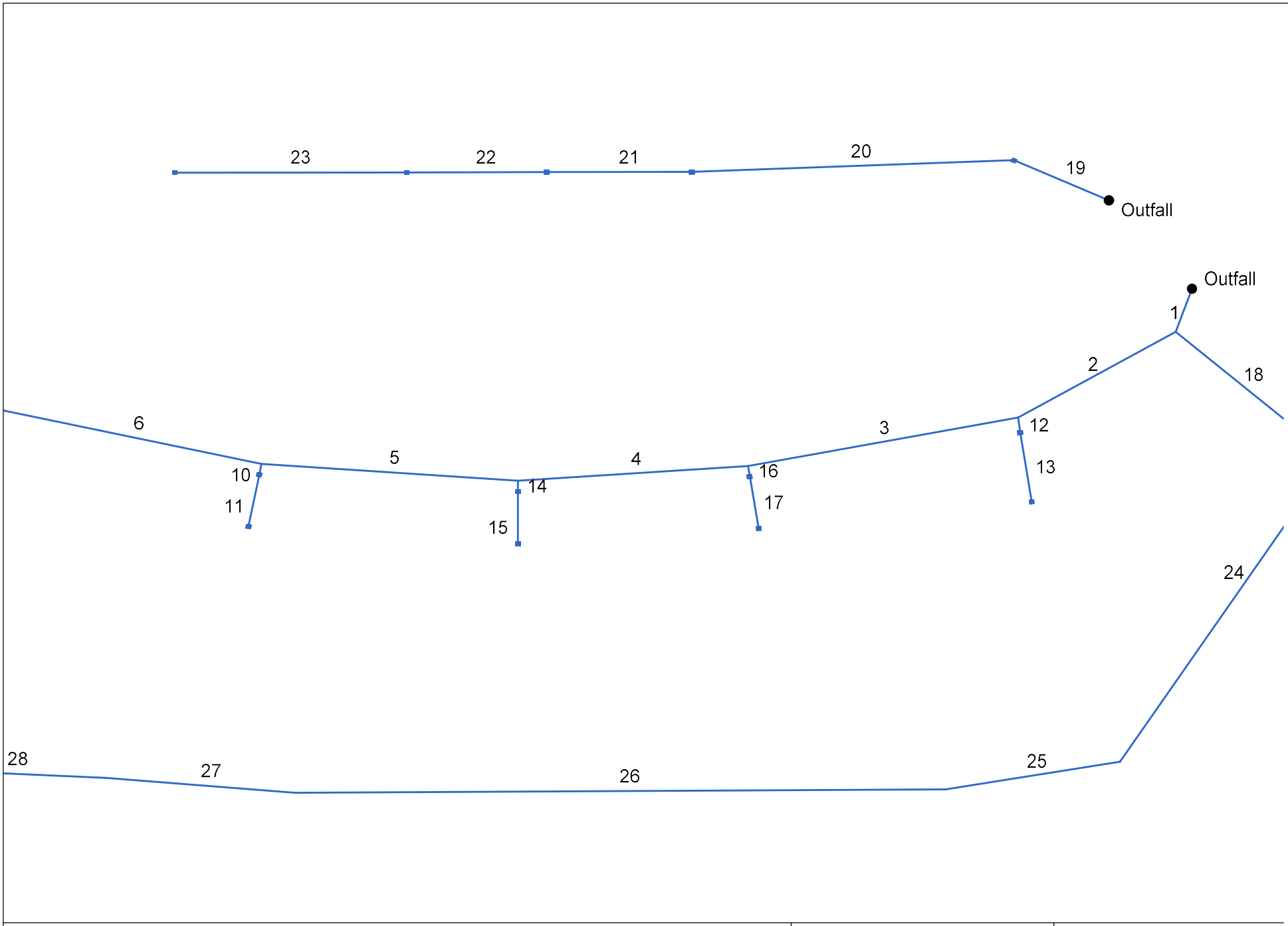
Date:
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

PROJECT NO.

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Project File: HydraFlow.stm	Number of lines: 29	Date: 2/11/2025

Storm Sewer Inventory Report

Line No.	Alignment				Flow Data				Physical Data								Line ID
	Dnstr Line No.	Line Length (ft)	Defl angle (deg)	Junc Type	Known Q (cfs)	Drng Area (ac)	Runoff Coeff (C)	Inlet Time (min)	Invert El Dn (ft)	Line Slope (%)	Invert El Up (ft)	Line Size (in)	Line Shape	N Value (n)	J-Loss Coeff (K)	Inlet/ Rim El (ft)	
29	28	77.093	5.132	Genr	0.00	0.08	0.35	5.0	581.18	0.40	581.49	12	Cir	0.012	1.00	585.26	YD 1 - YD 2
28	27	75.349	-2.440	Genr	0.00	0.13	0.35	5.0	580.88	0.40	581.18	12	Cir	0.012	0.50	584.06	YD 2 - YD 3
27	26	72.927	5.999	Genr	0.00	0.10	0.35	5.0	580.59	0.40	580.88	12	Cir	0.012	0.50	583.32	YD 3 - YD 4
26	25	249.680	10.862	Genr	0.00	0.24	0.35	8.0	579.59	0.40	580.59	12	Cir	0.012	0.50	582.62	YD 4 - YD 5
25	24	68.135	49.571	Genr	0.00	0.24	0.35	8.0	579.32	0.40	579.59	12	Cir	0.012	0.50	582.14	YD 5 - STM MH 8
24	End	205.342	119.188	Genr	0.00	0.00	0.00	0.0	578.60	0.35	579.32	12	Cir	0.012	1.20	583.01	MH 8 - ES
23	22	88.884	0.002	Genr	0.00	0.11	0.35	5.0	583.46	1.27	584.59	12	Cir	0.012	1.00	587.92	YD 10 - YD 9
22	21	53.658	0.000	Genr	0.00	0.08	0.35	5.0	583.25	0.39	583.46	12	Cir	0.012	0.50	586.71	YD 9 - YD 8
21	20	55.745	2.507	Genr	0.00	0.11	0.35	5.0	583.03	0.39	583.25	12	Cir	0.012	0.50	586.17	YD 8 - YD 7
20	19	123.646	-30.328	Genr	0.00	0.20	0.35	5.0	582.64	0.32	583.03	12	Cir	0.012	0.50	585.06	YD 7 - YD 6
19	End	41.197	-152.273	Genr	0.00	0.02	0.35	5.0	582.50	0.34	582.64	12	Cir	0.012	0.84	585.50	YD 6 - ES
18	1	63.113	-61.600	Genr	0.00	0.23	0.35	10.0	582.89	0.40	583.14	12	Cir	0.012	1.00	586.14	CB 11 - MH 7
17	16	25.000	0.693	Genr	0.00	0.30	0.30	14.0	583.35	0.32	583.43	12	Cir	0.012	1.00	586.43	CB 7 - CB 8
16	3	5.225	-85.817	Genr	0.00	0.30	0.30	14.0	583.33	0.38	583.35	12	Cir	0.012	0.50	586.43	CB 8 - MH 5
15	14	24.988	0.800	Genr	0.00	0.19	0.35	8.0	583.86	0.52	583.99	12	Cir	0.012	1.00	586.96	CB 5 - CB 6
14	4	5.265	-86.259	Genr	0.00	0.20	0.35	8.0	583.84	0.38	583.86	12	Cir	0.012	0.50	586.96	CB 6 - MH 4
13	12	33.529	0.000	Genr	0.00	0.12	0.45	5.0	584.25	0.39	584.38	12	Cir	0.012	1.00	587.38	CB 9 - CB 10
12	2	7.220	-63.196	Genr	0.00	0.13	0.35	5.0	584.22	0.42	584.25	12	Cir	0.012	0.50	587.41	CB 10 - MH 6
11	10	24.968	0.039	Genr	0.00	0.31	0.45	5.0	584.88	0.40	584.98	12	Cir	0.012	1.00	587.98	CB 3 - CB 4
10	5	5.280	-85.144	Genr	0.00	0.29	0.45	0.0	584.86	0.38	584.88	12	Cir	0.012	0.50	587.98	CB 4 - MH 3
9	8	24.937	0.235	Genr	0.00	0.21	0.45	5.0	585.45	0.40	585.55	12	Cir	0.012	1.00	588.55	CB 1 - CB 2
8	7	5.265	-85.303	Genr	0.00	0.14	0.35	5.0	585.43	0.38	585.45	12	Cir	0.012	0.50	588.51	CB 2 - MH 1
7	6	101.916	10.042	Genr	0.00	0.00	0.00	0.0	584.51	0.40	584.92	12	Cir	0.012	1.50	589.08	MH 1 - MH 2

Project File: HydraFlow.stm | Number of lines: 29 | Date: 2/11/2025

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Storm Sewer Inventory Report

Line No.	Alignment				Flow Data				Physical Data								Line ID
	Dnstr Line No.	Line Length (ft)	Defl angle (deg)	Junc Type	Known Q (cfs)	Drng Area (ac)	Runoff Coeff (C)	Inlet Time (min)	Invert El Dn (ft)	Line Slope (%)	Invert El Up (ft)	Line Size (in)	Line Shape	N Value (n)	J-Loss Coeff (K)	Inlet/ Rim El (ft)	
6	5	101.918	9.883	Genr	0.00	0.00	0.00	0.0	584.10	0.40	584.51	12	Cir	0.012	0.50	589.45	MH 2 - MH 3
5	4	98.692	9.151	Genr	0.00	0.00	0.00	0.0	583.71	0.40	584.10	18	Cir	0.012	1.50	588.52	MH 3 - MH 4
4	3	88.483	8.095	Genr	0.00	0.00	0.00	0.0	583.33	0.43	583.71	18	Cir	0.012	1.50	587.50	MH 4 - MH 5
3	2	106.221	21.577	Genr	0.00	0.00	0.00	0.0	582.91	0.40	583.33	18	Cir	0.012	1.50	586.96	MH 5 - MH 6
2	1	73.200	39.076	Genr	0.00	0.00	0.00	0.0	582.62	0.40	582.91	18	Cir	0.012	1.37	587.99	MH 6 - MH 7
1	End	21.560	106.728	Genr	0.00	0.00	0.00	0.0	582.50	0.56	582.62	18	Cir	0.012	1.35	587.75	MH 7 - ES

Project File: HydraFlow.stm | Number of lines: 29 | Date: 2/11/2025

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Storm Sewer Inlet Time Tabulation

Line No.	Line ID	Tc Method	Sheet Flow					Shallow Concentrated Flow					Channel Flow							Total Tr Ti (m
			n-Value	flow Length (ft)	2-yr 24h P (in)	Land Slope (%)	Travel Time (min)	flow Length (ft)	Water Slope (%)	Surf Descr	Ave Vel (ft/s)	Travel Time (min)	X-sec Area (sqft)	Wetted Perim (ft)	Chan Slope (%)	n-Value	Vel	flow Length (ft)	Travel Time (min)	
29	YD 1 - YD 2	User																		5
28	YD 2 - YD 3	User																		5
27	YD 3 - YD 4	User																		5
26	YD 4 - YD 5	User																		8
25	YD 5 - STM MH 8	User																		8
24	MH 8 - ES	User																		0
23	YD 10 - YD 9	User																		5
22	YD 9 - YD 8	User																		5
21	YD 8 - YD 7	User																		5
20	YD 7 - YD 6	User																		5
19	YD 6 - ES	User																		5
18	CB 11 - MH 7	User																		1
17	CB 7 - CB 8	User																		1
16	CB 8 - MH 5	User																		1
15	CB 5 - CB 6	User																		8
14	CB 6 - MH 4	User																		8
13	CB 9 - CB 10	User																		5
12	CB 10 - MH 6	User																		5
11	CB 3 - CB 4	User																		5
10	CB 4 - MH 3	User																		0
9	CB 1 - CB 2	User																		5
8	CB 2 - MH 1	User																		5
7	MH 1 - MH 2	User																		0
6	MH 2 - MH 3	User																		0

Project File: HydraFlow.stm | Min. Tc used for intensity calculations = 5 min | Number of lines: 29 | Date: 2/11/2025

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Storm Sewer Inlet Time Tabulation

Line No.	Line ID	Tc Method	Sheet Flow					Shallow Concentrated Flow					Channel Flow							Total Tra Tir (m
			n-Value	flow Length (ft)	2-yr 24h P (in)	Land Slope (%)	Travel Time (min)	flow Length (ft)	Water Slope (%)	Surf Descr	Ave Vel (ft/s)	Travel Time (min)	X-sec Area (sqft)	Wetted Perim (ft)	Chan Slope (%)	n-Value	Vel	flow Length (ft)	Travel Time (min)	
5	MH 3 - MH 4	User																		0
4	MH 4 - MH 5	User																		0
3	MH 5 - MH 6	User																		0
2	MH 6 - MH 7	User																		0
1	MH 7 - ES	User																		0

Project File: HydraFlow.stm | Min. Tc used for intensity calculations = 5 min | Number of lines: 29 | Date: 2/11/2025

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Hydraulic Grade Line Computations

Line	Size	Q	Downstream								Len	Upstream								Check		JL coeff	Minor l
	(in)	(cfs)	Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)	(ft)	Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)	Ave Sf (%)	Enrgy loss (ft)	(K)	(
29	12	0.20	581.18	581.51	0.33	0.10	0.91	0.01	581.52	0.052	77.093	581.49	581.68 j	0.19**	0.10	2.00	0.06	581.74	0.479	0.265	0.205	1.00	
28	12	0.44	580.88	581.27	0.39	0.18	1.58	0.04	581.31	0.131	75.349	581.18	581.46	0.28**	0.18	2.49	0.10	581.55	0.466	0.299	0.225	0.50	
27	12	0.62	580.59	581.02	0.43	0.22	1.90	0.06	581.08	0.171	72.927	580.88	581.21	0.33**	0.23	2.74	0.12	581.33	0.468	0.320	0.233	0.50	
26	12	1.06	579.59	580.25	0.66	0.32	1.91	0.06	580.31	0.124	249.680	580.59	581.02	0.43**	0.32	3.25	0.16	581.19	0.500	0.312	n/a	0.50	
25	12	1.41	579.32	580.09	0.77	0.65	2.17	0.07	580.16	0.151	68.135	579.59	580.19	0.60	0.49	2.87	0.13	580.32	0.298	0.224	0.153	0.50	
24	12	1.39	578.60	579.10	0.50	0.39	3.55	0.20	579.30	0.521	205.342	579.32	579.96	0.64	0.53	2.60	0.11	580.07	0.234	0.377	0.775	1.20	
23	12	0.28	583.46	583.87	0.41	0.13	0.93	0.08	583.94	0.000	88.884	584.59	584.81 j	0.22**	0.13	2.22	0.08	584.88	0.000	0.000	n/a	1.00	
22	12	0.41	583.25	583.83	0.58	0.48	0.87	0.01	583.84	0.028	53.658	583.46	583.85	0.39	0.28	1.46	0.03	583.88	0.111	0.070	0.037	0.50	
21	12	0.62	583.03	583.81	0.78	0.65	0.95	0.01	583.82	0.029	55.745	583.25	583.82	0.57	0.46	1.35	0.03	583.85	0.068	0.048	0.027	0.50	
20	12	1.00	582.64	583.71	1.00	0.79	1.28	0.03	583.73	0.068	123.646	583.03	583.79	0.76	0.64	1.57	0.04	583.83	0.080	0.074	0.091	0.50	
19	12	1.00	582.50	583.66	1.00	0.79	1.28	0.03	583.69	0.068	41.197	582.64	583.69	1.00	0.79	1.28	0.03	583.71	0.068	0.068	0.028	0.84	
18	12	0.49	582.89	583.44	0.55	0.45	1.09	0.02	583.46	0.045	63.113	583.14	583.49	0.35	0.24	1.99	0.06	583.55	0.231	0.138	0.087	1.00	
17	12	0.48	583.35	584.52	1.00	0.79	0.61	0.01	584.53	0.016	25.000	583.43	584.53	1.00	0.79	0.61	0.01	584.53	0.016	0.016	0.004	1.00	
16	12	0.95	583.33	584.51	1.00	0.79	1.20	0.02	584.53	0.060	5.225	583.35	584.51	1.00	0.79	1.20	0.02	584.53	0.060	0.060	0.003	0.50	
15	12	0.43	583.86	584.83	0.97	0.17	0.55	0.10	584.93	0.000	24.988	583.99	584.26	0.27**	0.17	2.50	0.10	584.36	0.000	0.000	n/a	1.00	
14	12	0.86	583.84	584.82	0.98	0.78	1.10	0.02	584.84	0.044	5.265	583.86	584.82	0.96	0.77	1.11	0.02	584.84	0.043	0.044	0.002	0.50	
13	12	0.39	584.25	584.67	0.42	0.31	1.26	0.02	584.69	0.078	33.529	584.38	584.69	0.31	0.21	1.88	0.06	584.75	0.236	0.157	0.053	1.00	
12	12	0.69	584.22	584.58	0.36*	0.25	2.71	0.11	584.69	0.415	7.220	584.25	584.61	0.36	0.25	2.70	0.11	584.72	0.414	0.415	0.030	0.50	
11	12	1.01	584.88	585.65	0.77	0.65	1.55	0.04	585.69	0.077	24.968	584.98	585.66	0.68	0.57	1.76	0.05	585.71	0.104	0.090	0.023	1.00	
10	12	1.93	584.86	585.54	0.68*	0.57	3.37	0.18	585.72	0.379	5.280	584.88	585.57	0.69	0.57	3.36	0.18	585.74	0.378	0.378	0.020	0.50	
9	12	0.68	585.45	585.97	0.52	0.42	1.65	0.04	586.01	0.108	24.937	585.55	585.99	0.44	0.33	2.07	0.07	586.05	0.201	0.155	0.039	1.00	
8	12	1.02	585.43	585.89	0.46*	0.35	2.91	0.13	586.02	0.380	5.265	585.45	585.91	0.46	0.35	2.92	0.13	586.04	0.383	0.382	0.020	0.50	

Project File: HydraFlow.stm | Number of lines: 29 | Run Date: 2/11/2025

Notes: * depth assumed; ** Critical depth.; j-Line contains hyd. jump ; c = cir e = ellip b = box

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Hydraulic Grade Line Computations

Line	Size	Q	Downstream								Len	Upstream								Check		JL coeff	Minor l
	(in)	(cfs)	Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)	(ft)	Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)	Ave Sf (%)	Enrgy loss (ft)	(K)	(
7	12	1.02	584.51	585.16	0.65	0.54	1.89	0.06	585.21	0.122	101.916	584.92	585.36	0.44	0.33	3.09	0.15	585.50	0.449	0.286	0.291	1.50	
6	12	0.97	584.10	585.07	0.97	0.78	1.24	0.02	585.09	0.055	101.918	584.51	585.13	0.62	0.51	1.89	0.06	585.19	0.126	0.090	0.092	0.50	
5	18	2.66	583.71	584.82	1.11	1.40	1.90	0.06	584.87	0.068	98.692	584.10	584.87	0.77	0.92	2.89	0.13	585.00	0.196	0.132	0.130	1.50	
4	18	3.41	583.33	584.51	1.18	1.49	2.29	0.08	584.59	0.098	88.483	583.71	584.57	0.86	1.05	3.25	0.16	584.74	0.229	0.163	0.144	1.50	
3	18	3.83	582.91	584.12	1.21	1.53	2.50	0.10	584.22	0.116	106.221	583.33	584.23	0.90	1.11	3.46	0.19	584.42	0.251	0.183	0.195	1.50	
2	18	4.26	582.62	583.45	0.83*	1.01	4.23	0.28	583.73	0.396	73.200	582.91	583.74	0.83	1.01	4.23	0.28	584.02	0.398	0.397	0.291	1.37	
1	18	4.61	582.50	583.39	0.89	0.99	4.22	0.33	583.72	0.000	21.560	582.62	583.44	0.82**	0.99	4.64	0.33	583.78	0.000	0.000	n/a	1.35	

Project File: HydraFlow.stm | Number of lines: 29 | Run Date: 2/11/2025

Notes: * depth assumed; ** Critical depth.; j-Line contains hyd. jump ; c = cir e = ellip b = box

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Appendix C

Earthwork Calculations

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Cut/Fill Report

Generated: 2025-02-11 14:39:10

By user: dlapietra

Drawing: K:\Civil\2020\20.247 1789 Dodge Road, Amherst\03 - CIVIL\DWG\K:\Civil\2020\20.247 1789 Dodge Road, Amherst\03 - CIVIL\DWG\20.247 C-200.dwg

Volume Summary

Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Cut & Fill Report	full	1.000	1.000	203694.40	7308.39	11743.90	4435.51<Fill>

Totals

	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total	203694.40	7308.39	11743.90	4435.51<Fill>

* Value adjusted by cut or fill factor other than 1.0

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CARMINA WOOD DESIGN

STORMWATER POLLUTION PREVENTION PLAN
for
CONSTRUCTION ACTIVITIES

At

Single Family Subdivision
1789 Dodge Road
Town of Amherst, Erie County, New York

Prepared for

Joesph Rubino

5500 Main Street, Suite 343
Williamsville, New York, 14221

Prepared by

Carmina Wood Design

80 Silo City Row, Suite 100
Buffalo, NY 14203

Telephone: (716) 842-3165
Fax: (716) 842-0263

March 2025



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101 SCOPE

A. **PURPOSE:** Joseph Rubino (JR) 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 JR; and/or liquidated damages. This section provides a descriptive explanation of JR'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 submitted to the NYSDEC and a Storm Water Pollution Prevention Plan (SWPPP) for the site must be prepared and followed during the construction activities.

Approval from a regulated, traditional land use control MS4:

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 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 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 inspectors** to conduct the inspections required by the SWPPP. The Contractor shall be responsible for any enforcement action taken

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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 maintain the NOI at the construction site along with any building permits. Construction work can begin 5 business days after the submittal of the eNOI. The MS4 SWPPP Acceptance Form must also be submitted along with the SWPPP.

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.

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H. **INSPECTIONS AND RECORD-KEEPING:**

A. <u>General Construction Site Inspection and Maintenance Requirements</u>

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. <u>Owner or operator Maintenance Inspection Requirements</u>

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. <u>Qualified inspector Inspection Requirements</u>

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,

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- 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 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** 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**

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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 NOT shall then be signed by the MS4 and the **owner or operator** shall then submit the completed NOT form to the address in Part II.A.1 of the General Permit.

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;

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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;

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.

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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. Copies of the inspection reports shall also be provided to the MS4 electronically.

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.

I. **SWPPP MODIFICATIONS:** The inspection report should also identify if any revisions to the SWPPP are warranted due to unexpected conditions. The SWPPP is meant 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 the qualified inspector, and must be submitted to the MS4 for signature. The MS4 may require a final inspection before signing the NOI. The owner must subsequently submit to DEC once the MS4 has signed NOI. 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 may be withheld until all provisions of the SWPPP have been submitted, completed and accepted by the Operator.

102 PROJECT NAME AND LOCATION

Dodge Road Single Family Subdivision

Dodge Road

Town of Amherst, County of Erie, New York

Easting: -78.7281

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Northing: 43.0301

Estimated Area of Site ≈ 6.7 acres

Estimated Area to be disturbed by Construction Activities ≈ 5.6 acres

A general location map is included as Appendix A.

103 OPERATOR'S NAME AND ADDRESS

Joseph Rubino

5500 Main Street, Suite 343

Williamsville, New York

Contact Person:

Telephone: 716-510-4338

104 PROJECT DESCRIPTION

This project is a development of a 6.71 acre site located on the east side of Dodge Road in the Town of Amherst for a single family subdivision. Construction will consist of a proposed public roadway, public storm sewer, sanitary sewer and water mains, lighting and landscaping improvements. Seventeen (17) lots are proposed for the roadway extension, fourteen (14) of which will be building lots. One lot will be used for stormwater management areas and two lots will be permeant open space areas. Currently the site consists of a single-family house, but the majority of the site is undeveloped woodlands, wetlands and open grass areas. Approximately 0.12 acres of the site are designated as Federal wetlands. The proposed site development area to be disturbed for this project is approximately 5.61 acres when construction is completed.

Soil disturbing activities will include:

A. Construction of temporary construction exit point

B. Clearing & grubbing of the site within disturbance limits

C. Installation of the detention basin, bioretention area including topsoil & seed

D. Installation of storm sewer pipes and inlets

E. Construction of utilities

F. Construction of curbing and pavement

G. Final grading & landscaping

H. Construction of buildings

The site is owned by Joeseph Rubino and will be developed by Joseph Rubino. The work area consists of approximately 5.6 acres for which erosion and sediment controls have been

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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 soils on the portion of the site in the project area consists of 100% “D” type soils per the Web Soil survey. The initial composite runoff curve number for the pre-construction site is "CN" = 79 (Wood/grass). The post-construction runoff curve number for the site will be "CN" = 87 (1/4 acre lots, 38% imp Use). The site is 6.7 acres of which approximately 5.6 acres will be disturbed by construction activities.

See soils information located in Appendix H.

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 the site will drain east via a storm sewer system, discharge into a bioretention basin, which outfall into a dry pond, which has a controlled discharge to a manmade drainage ditch, which then outfalls into the existing adjacent wetlands.

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 and proposed activity is not in an area of identifiable archaeological sensitivity and no known registered, eligible or inventoried archaeological sites of historic were identified.

111 WETLANDS AND/OR OTHER SURFACE WATERS

0.054 NYSDEC wetlands were delineated on site by Earth Dimensions Inc. The majority of these wetlands are east of the development area and only 0.08 acres of wetland buffer area will be disturbed. The Wetland Delineation Report is included in the Appendix 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. Seeding and planting of all disturbed areas

D. Vegetation preservation in undisturbed areas.

E. 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

A. Inlet protection using a method detailed in the Construction Documents.

B. Perimeter protection using temporary silt fence/silt sock or silt sock.

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

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and ensuring their proper functioning remains with the Contractor. The order of activities will be as follows:

Construct temporary construction exit at locations shown on the Demolition & Erosion Control Plans.

B. Install perimeter silt fence/silt socks in the locations shown on the Demolition & Erosion Control Plan Sheet.

C. Clear & Grub site.

D. Installation of detention basin to act as sediment basin (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. Installation of proposed utilities.

H. Finalize pavement subgrade preparation.

I. 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.

J. Dust control.

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, clean detention basins of any silt and return to design grades.

Construct buildings.

O. Remove silt fencing/silt sock only after all paving is complete and exposed surfaces are stabilized.

P. Remove temporary construction exits only prior to pavement construction in these areas.

Q. Sequent of Operation for Individual Lot Grading and Erosion Sediment Control

1. Notify sediment control inspector at least 24 hours prior to start of construction.

2. Survey and stakeout for clearing, stripping and erosion control activities.

3. Install erosion and sediment controls

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4. Perform the necessary work to ensure proper surface drainage while maintaining erosion and sediment control as defined by Town specification and design drawings.

5. When activities temporarily cease during construction, soil stockpiles and exposed soil should be stabilized by seed and mulch or other appropriate measure as soon as possible, but in no case more than 1 days after construction activity has ceased.

6. Notify sediment control inspector and obtain approval before proceeding further.

7. Site preparation and construction shall not adversely affect the free flow of storm runoff or water courses.

8. Upon completion of utility installation, restoration shall commence.

9. Erosion and sediment controls are to be removed as their usefulness diminish. At all instances, notify the sediment control inspector and obtain written approval before removal of any erosion and sediment control devices.

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 site drains from the west to the east and south. A portion of the site drains to Dodge Road on the west side of the property. The rest of the site drains to the south side of the property or to an existing federal wetland on the east side of the property.

The proposed onsite storm sewer system for this development project consists of smooth interior and perforated HDPE pipes connected by a series of catch basins. The storm water management system for this project consists of one bioretention areas and one pond that has an outlet control structure prior to discharge. The ponds drain to the existing wetland. The bioretention areas proposed on site are designed to provide 100% of the required Runoff Reduction volume (RRv) for the site. 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 areas will consist of 8" perforated HDPE underdrains in 12" of drainage gravel, followed by filter fabric and then finally 30" minimum of planting soil. Overflow catch basins will be installed to allow 6" maximum temporary ponding for RRv treatment. The proposed detention pond outlet control pipe is designed to accommodate the 1-year through 100-year storm events controlling the offsite runoff rate to less than the existing runoff rates for pre-development drainage area which drains to the existing stream.

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 will be provided as a "green infrastructure" practice to provide runoff reduction 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 amount of impervious cover post-development is 1.57 acres. The proposed

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detention ponds are designed to accommodate the 1-year through 100-year storm events controlling the offsite runoff rate to less than the existing runoff rates.

Town of Amherst Requirement:

The Town of Amherst requires that the 25-year proposed storm event be attenuated with detention and that the outlet be restricted to the 10-year existing storm event. This volume of 16,041 cf is accommodated in the detention basin at elevation 583.35. At this elevation, the outlet discharge will be restricted to 6.29 cfs from the pond, which is less than the existing 10-year peak runoff outflow of 7.47 cfs of the overall site.

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.
    - 2.7 acres of existing vegetation at east will remain and be protected, and rear of the subdivided lots north and south will remain as green space.
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.
    - A bioretention area was incorporated into the site design to provide required RRv for the 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 is less than the WQv required, use of standard SMPs to treat the remaining WQv is applicable.
5. Design of volume and peak rate control practices where required.
    - 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:

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The NYSDEC requires reduction of the total water quality volume by green infrastructure techniques and SMP's to replicate pre-development hydrology. A bioretention area was incorporated into the site layout to provide the minimum required RRv for contributing WQv runoff area for the development. The bioretention area will provide 4,224 cf RRv. The minimum RRv required is 4,182 cf. The bioretention will also treat 3,370 cf of WQv. The required WQv = 7,594 cf. The sum of the WQv treated and the RRv is equal to the required WQv, therefore the practice is acceptable.

Channel Protection:

The NYSDEC requires that 24-Hour extended detention be provided for the proposed 1-year storm event. A volume of 3,985 cf is accommodated in the detention basin at elevation 580.32.

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 12,044 cf is accommodated in the detention basin at elevation 582.58.

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 20,698 cf is accommodated in the detention basin at elevation 583.86.

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

A stabilized construction exit will be provided to help reduce vehicle tracking of sediments 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 potentially generated during grading operations for this project. 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.

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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

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

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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 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.

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.

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7. The disposal of excess or used products will be in strict compliance with instructions on the product label.

113.8 CONTAMINATED SOILS

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.

4. Built up sediment will be removed from silt fence/silt sock when it has reached one-third the height of the fence.

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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.

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.

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.

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 written authorization approval for disturbing more than

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five-acres at any given time. Written authorization shall be kept within the SWPPP once received. 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 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 email 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
- 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

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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 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.

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3. If surplus product must be disposed of, manufacturer's or local/state/federal recommended methods for proper disposal will be followed.

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

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

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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

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.

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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 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.

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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.

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.

B. Fire hydrant flushings (see note below).

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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

Upon completion of construction, the HOA assumes responsibility for ensuring that the stormwater facilities are regularly inspected and maintained. Maintenance and inspection procedures are as follows (for applicable items).

1. On a quarterly basis and following significant rainfall events or snow-melts, perform the following:

   - Remove and properly dispose of any collected debris and sediment in accordance with applicable state, federal and local regulations.
   - 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. Long term maintenance of the pond and bioretention facilities shall be performed by the HOA, and adhere to the Town of Amherst Stormwater Maintenance Agreement, as provided in Appendix L. 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 K of the SWPPP. The frequency of inspections for the bioretention areas shall match the frequencies listed on the “Bioretention Operation, Maintenance and Management Inspection Checklist” in Appendix K of the SWPPP. The HOA shall provide a qualified inspector to inspect and maintain all post-construction stormwater management practices. The checklists

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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 within public easements and right-of-way will be maintained by the Town of Amherst and shall be inspected and any silt buildup over 6" in depth shall be removed and disposed of properly off-site. The HOA and applicable lot owners are responsible for maintaining the public easement area.

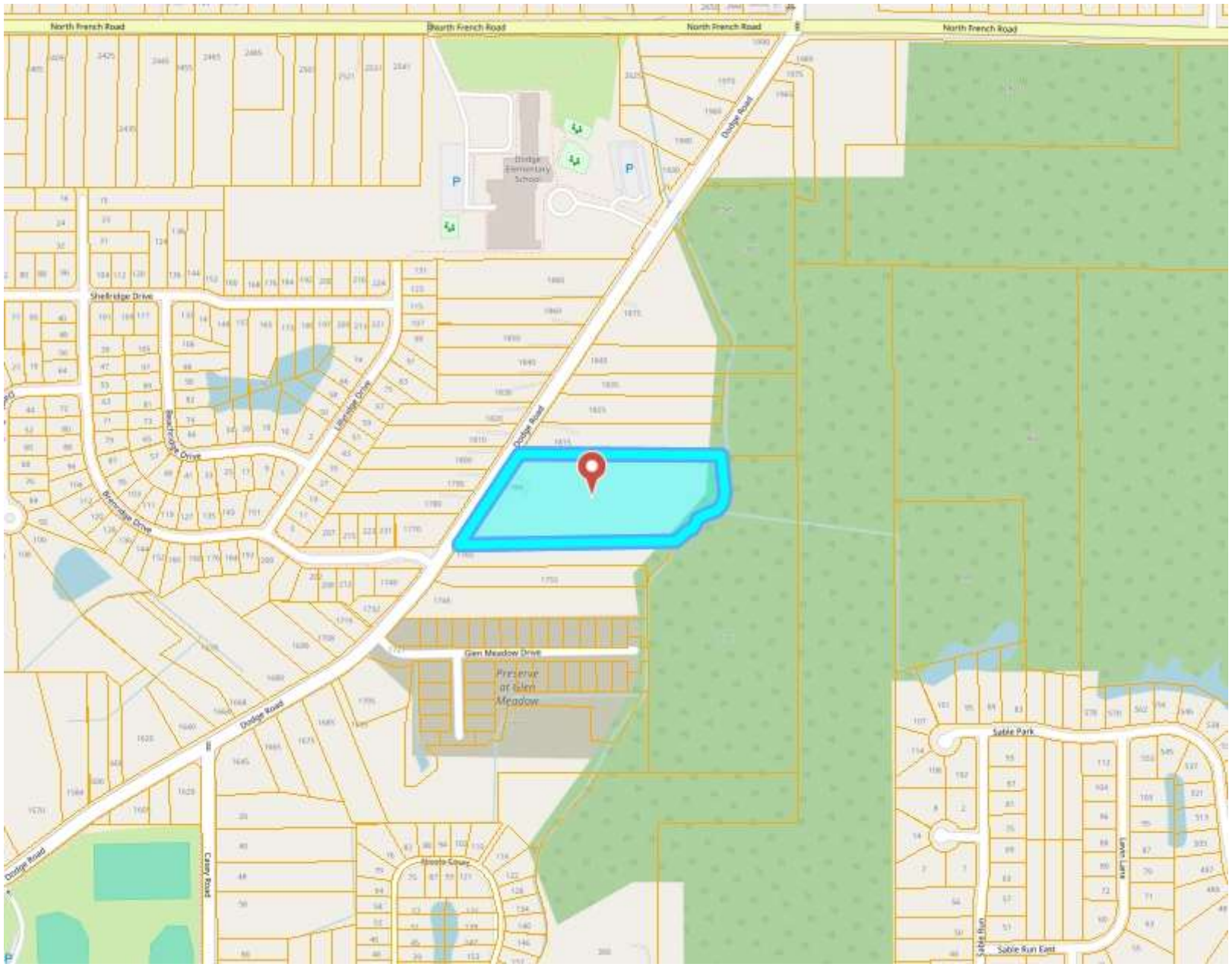
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Appendix A

Site Location Map

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Erie County On-Line Mapping Application





Legend

- Parcels

0 0.14 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

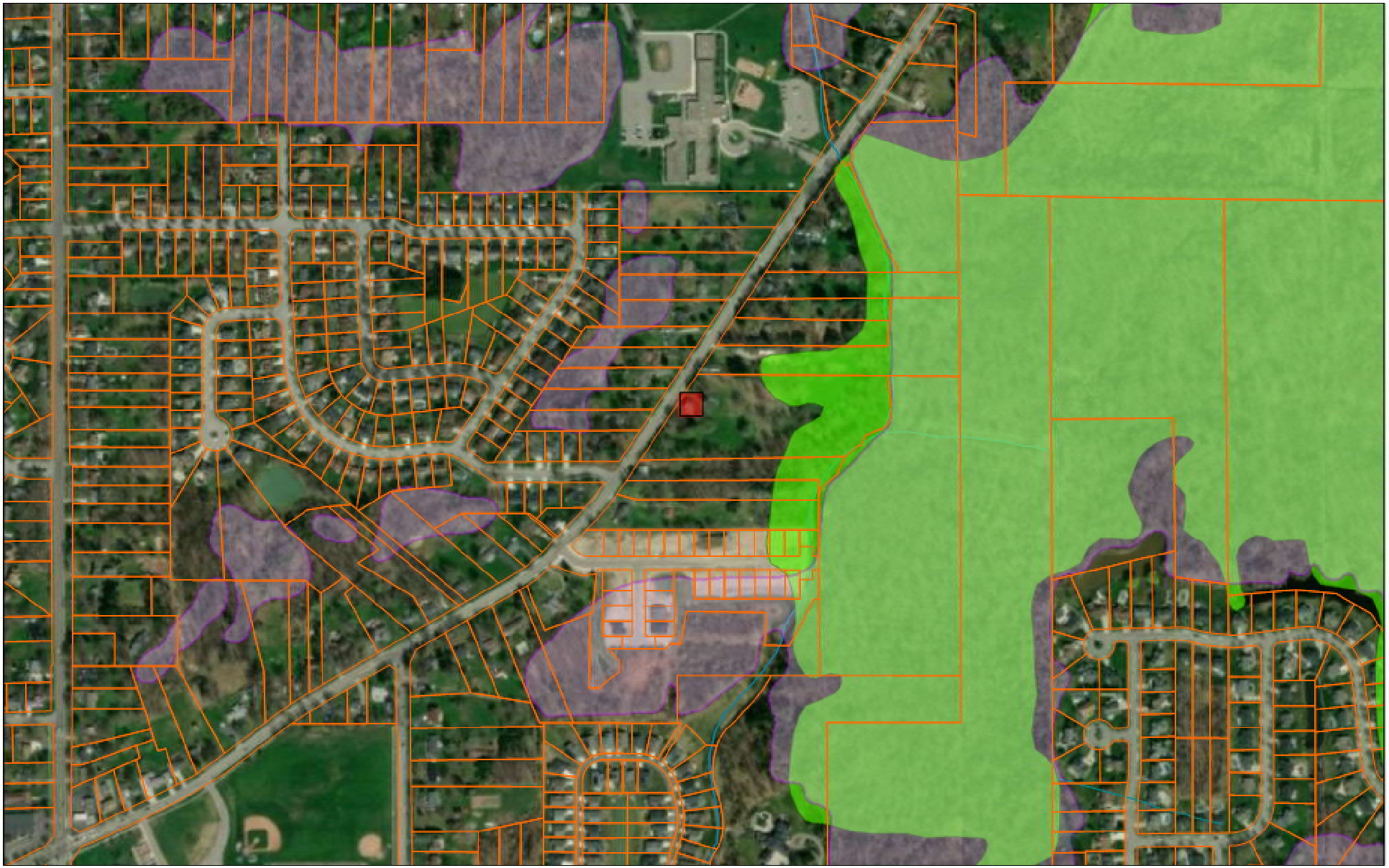
ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

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: 9,028

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1789 Dodge Road - Amherst, New York



February 10, 2025

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Esri, HERE, Garmin, iPC, Maxar

NYS Department of Env

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National Flood Hazard Layer FIRMette

FEMA

78°44'1"W 43°2'1"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

78°43'24"W 43°1'34"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BF Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH,
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazar of 1% annual chance flood with a depth less than one foot or with d areas of less than one square mil
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk du Levee. See Notes. Zone X
- Area with Flood Risk due to Leve

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zo
- Effective LOMRs
- Area of Undetermined Flood Haza

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Ch / Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an appro point selected by the user and does not r an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This ma was exported on 2/10/2025 at 1:41 PM and does not reflect changes or amendments subsequent to this date an time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following r elements do not appear: basemap imagery, flood zone labe legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized area regulatory purposes.

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Appendix B

NYSDEC Notice of Intent (NOI)

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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)

Owner/Operator Contact Person Last Name (NOT CONSULTANT)
Rubino

Owner/Operator Contact Person First Name
Joseph

Owner/Operator Mailing Address
5500 Main Street, Suite 343

City
Williamsville

State
NY

Zip
14221 -

Phone (Owner/Operator)
716 - 510 - 4338

Fax (Owner/Operator)
___ - ___ - ____

Email (Owner/Operator)

FED TAX ID
__ - _____ (not required for individuals)

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Project Site Information

Project/Site Name

Single Family Subdivision

Street Address (NOT P.O. BOX)

1789 Dodge Road

Side of Street

○ **North** ○ **South** ● **East** ○ **West**

City/Town/Village (THAT ISSUES BUILDING PERMIT)

Amherst

State: NY

Zip: 14051 -

County: Erie

DEC Region: 9

Name of Nearest Cross Street

Benridge Drive

Distance to Nearest Cross Street (Feet)

400

Project In Relation to Cross Street

○ **North** ○ **South** ○ **East** ● **West**

Tax Map Numbers
Section-Block-Parcel

4200-1-45.2

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)

-78.7281

Ex. -73.749

Y Coordinates (Northing)

43.0301

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**

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

3. Select the predominant land use for both pre and post development conditions.
SELECT ONLY ONE CHOICE FOR EACH

Pre-Development Existing Land Use	Post-Development Future Land Use
○ FOREST	○ SINGLE FAMILY HOME
○ PASTURE/OPEN LAND	● SINGLE FAMILY SUBDIVISION — Number of Lots: 17
○ CULTIVATED LAND	○ TOWN HOME RESIDENTIAL
● SINGLE FAMILY HOME	○ MULTIFAMILY RESIDENTIAL
○ SINGLE FAMILY SUBDIVISION	○ INSTITUTIONAL/SCHOOL
○ TOWN HOME RESIDENTIAL	○ INDUSTRIAL
○ MULTIFAMILY RESIDENTIAL	○ COMMERCIAL
○ INSTITUTIONAL/SCHOOL	○ MUNICIPAL
○ INDUSTRIAL	○ ROAD/HIGHWAY
○ COMMERCIAL	○ RECREATIONAL/SPORTS FIELD
○ ROAD/HIGHWAY	○ BIKE PATH/TRAIL
○ RECREATIONAL/SPORTS FIELD	○ LINEAR UTILITY (water, sewer, gas, etc.)
○ BIKE PATH/TRAIL	○ PARKING LOT
○ LINEAR UTILITY	○ CLEARING/GRADING ONLY
○ PARKING LOT	○ DEMOLITION, NO REDEVELOPMENT
○ OTHER	○ 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
6.1	5.6	0.2	2.2

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
04/01/2025	04/01/2027

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

9. Identify the nearest surface waterbody(ies) to which construction site runoff will discharge.

Name

NYSDEC wetlands

Ransom Creek, Lower, and Tributaries

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**

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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?

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

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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 Design DPC

Contact Name (Last, Space, First): Wood Christopher

Mailing Address: 80 Silo City Row, Ste 100

City: Buffalo

State: NY Zip: 14203-

Phone: 716-842-3165 Fax: 716-842-0263

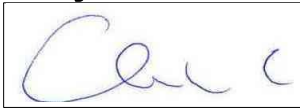
Email: cwood@carminawooddesign.com

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-0-20-001. 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.

First Name: Christopher **MI**:

Last Name: Wood

Signature: 

Date: 12/10/2025

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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	.	1	7	4	**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.

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

7738089822

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)			6.71	
○ 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)				

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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

0.097 **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

0.096 **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.

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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

0.077 **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

0.174 **acre-feet**

CPv Provided

0.174 **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

7.47 **CFS**

Post-development

3.99 **CFS**

Total Extreme Flood Control Criteria (Qf)

Pre-Development

17.66 **CFS**

Post-development

13.15 **CFS**

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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

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: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

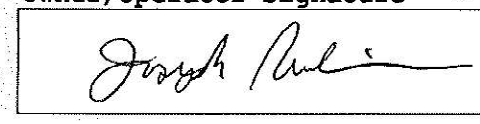
Owner/Operator Certification

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: JOSEPH

MI:

Print Last Name: RUBINO

Owner/Operator Signature: 

Date: 02/06/2025

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Appendix C

MS4 SWPPP Acceptance Form

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

NEW YORK STATE | Department of Environmental Conservation

MS4 SWPPP Acceptance Form

for construction activities seeking authorization under the

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

I. Project Owner/Operator Information	
1. Owner/Operator Name:	Joseph Rubino
2. Contact Person:	Joseph Rubino
3. Street Address:	5500 Main Street
4. City/State/Zip:	Williamsville, New York 14221
II. Project Site Information	
5. Project/Site Name:	Single Family Subdivision
6. Street Address:	1789 Dodge Road
7. City/State/Zip:	Amherst, New York 14051
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 Operator:	
12. MS4 SPDES Permit Identification Number: NYR20A	
13. Street Address:	
14. City/State/Zip:	
15. Telephone Number:	

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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 section II. of this form has been reviewed and meets the substantive requirements in the SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP). Note: The MS4 Operator, 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 Operator does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name[1]:

Title/Position:

Signature:

Date:

VI. Additional Information

[1] Printed name of the principal executive officer or ranking elected official for the MS4 Operator or their duly authorized representative in accordance with CGP Part VII.J.2.

(NYSDEC - MS4 SWPPP Acceptance Form - January 2025)

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Appendix D

NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity Permit No. GP-0-25-001

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL
CONSERVATION (NYSDEC)

SPDES GENERAL PERMIT
FOR STORMWATER DISCHARGES

From

CONSTRUCTION ACTIVITY

Permit No. GP-0-25-001

Construction General Permit (CGP)

Issued Pursuant to Article 17, Titles 7, 8 and Article 70

of the Environmental Conservation Law

Effective Date: January 29, 2025 Expiration Date: January 28, 2030

Scott E. Sheeley

Chief Permit Administrator

Scott E. Sheeley JAN. 29, 2025

Authorized Signature Date

Address: NYSDEC
Division of Environmental Permits
625 Broadway, 4th Floor
Albany, N.Y. 12233-1750

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PREFACE

Pursuant to Section 402 of the Clean Water Act (CWA), and 40 CFR 122.26(b)(14)(x), (15)(i), and (15)(ii), *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 State 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 and 8, and Article 70, as well as 6 NYCRR Parts 621 and 750.

C*onstruction activities* constitute construction of a *point source* and, therefore, pursuant to ECL sections 17-0505, 17-0701, and 17-0803, the *owner or operator* must have coverage under a SPDES permit prior to *commencement of construction activities*. 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 CONSTRUCTION GENERAL PERMIT (CGP) GP-0-25-001
FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES

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Part I. How to Obtain Coverage and General Requirements

To be covered under this permit, the *owner or operator* must meet all eligibility requirements in Part I.A. and follow the requirements for obtaining permit coverage in Part I.D., F., or G.

A. Eligibility Requirements

For a *common plan of development or sale*, the *phase(s)* that meet the eligibility requirements in Part I.A. may obtain coverage under this permit even if other *phase(s)* of the same *common plan of development or sale* do not meet the eligibility requirements and require an individual SPDES permit.

1. The *owner's or operator's construction activities* involve soil disturbances of:

    a. one or more acres; or

    b. less than one acre which are part of a *common plan of development or sale* that will ultimately disturb one or more acres; or

    c. less than one acre where NYSDEC 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*.

        i. 5,000 square feet or more, but less than one acre, and are in the New York City Watershed located east of the Hudson River, Appendix C Figure 1; or

        ii. 20,000 square feet or more, but less than one acre, within the municipal boundaries of the City of New York (NYC); or

        iii. less than 20,000 square feet which are part of a *common plan of development or sale* that will ultimately disturb 20,000 square feet or more, but less than one acre, within the municipal boundaries of NYC; or

        iv. that creates 5,000 square feet or more of *impervious area* within the municipal boundaries of NYC.

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2. *Discharges* from the *owner's or operator's construction activities* are/were not:

    a. already covered by a different SPDES permit; or

    b. covered under a different SPDES permit that was denied, terminated, or revoked; or

    c. identified in an expired individual SPDES permit that was not renewed; or

    d. required to obtain an individual SPDES permit or another general SPDES permit in accordance with Part VII.K.

3. If *construction activities* may adversely affect a species that is endangered or threatened, the *owner or operator* must obtain a:

    a. permit issued pursuant to 6 NYCRR Part 182 for the project; or

    b. letter issued by NYSDEC of non-jurisdiction pursuant to 6 NYCRR Part 182 for the project.

4. If *construction activities* have the potential to affect an *historic property*, the *owner or operator* must obtain one of the following:

    a. documentation that the *construction activity* is not within an archeological buffer 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:

        i. 1-5 acres of disturbance - 20 feet; or

        ii. 5-20 acres of disturbance - 50 feet; or

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iii. 20+ acres of disturbance - 100 feet.

b. NYSDEC consultation form sent to OPRHP,[1] and copied to NYSDEC's Agency Historic Preservation Officer (APO), and

   i. the State Environmental Quality Review Act (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 or 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).

c. documentation of satisfactory compliance with Section 106 of the National Historic Preservation Act for a coterminous project area:

   i. No Affect; or

   ii. No Adverse Affect; or

   iii. Executed Memorandum of Agreement.

d. documentation that SHPA Section 14.09 has been completed by NYSDEC or another state agency.

5. If *construction activities* are subject to SEQR, the *owner or operator* must obtain documentation that SEQR has been satisfied.

6. If *construction activities* are not subject to SEQR, but subject to the equivalent environmental review from another New York State or federal agency, the

[1] The consultation form can be submitted, along with other project information, through OPRHP's Cultural Resource Information System (CRIS) portal. If submitted through CRIS, paper copies of the consultation form need not be mailed.

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owner or operator must obtain documentation that project review, pursuant to a process equivalent to SEQR from another New York State or federal agency, has been satisfied.

7. If *construction activities* require Uniform Procedures Act (UPA) Permits (see 6 NYCRR Part 621) from NYSDEC, or the equivalent from another New York State or federal agency, the *owner or operator* must:

    a. obtain all such necessary permits; or

    b. receive notification from NYSDEC pursuant to 6 NYCRR 621.3(a)(4) excepting Part I.A.7.a.

8. *Construction activities* are not eligible if they meet the following criteria in Part I.A.8.a. or b.:

    a. For linear transportation and linear utility project types, the *construction activities*:

        i. are within the watershed of *surface waters of the State* classified as AA or AA-S identified utilizing the Stormwater Interactive Map on NYSDEC's website; and

        ii. are undertaken on land with no existing *impervious cover*; and

        iii. disturb two or more acres of *steep slope*.

    b. For all other project types, the *construction activities*:

        i. are within the watershed of *surface waters of the State* classified as AA or AA-S identified utilizing the Stormwater Interactive Map on NYSDEC's website; and

        ii. are undertaken on land with no existing *impervious cover*; and

        iii. disturb one or more acres of *steep slope*.

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B. Types of *Discharges* Authorized

1. The following *stormwater discharges* are authorized under this permit:

   a. *Stormwater discharges*, including *stormwater* runoff, snowmelt runoff, and surface runoff and drainage, associated with *construction activity*, are authorized under this permit provided that appropriate *stormwater* controls are designed, installed, and maintained in accordance with Part II. and Part III.

   b. *Stormwater discharges* from construction support activities at the *construction site* (including concrete or asphalt batch plants, equipment staging yards, material storage areas, excavated material disposal areas, and borrow areas) if the following requirements are met:

      i. The support activity is directly related to the *construction site* required to have permit coverage for *stormwater discharges*; and

      ii. The support activity is not a commercial operation, nor does it serve multiple unrelated *construction sites*; and

      iii. The support activity does not continue to operate beyond the completion of the *construction activity* at the site it supports; and

      iv. *Stormwater* controls are implemented in accordance with Part II. and Part III. for *discharges* from the support activity areas.

2. The following non-*stormwater discharges* associated with *construction activity* are authorized under this permit:

   a. Non-*stormwater discharges* 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"; and

   b. Non-*stormwater discharges* of waters to which other components have not been added that are used in accordance with the *SWPPP* to control dust or irrigate vegetation in stabilized areas; and

   c. Uncontaminated *discharges* from *dewatering* operations

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3. Authorized *discharges* of *stormwater* or authorized *discharges* of non-*stormwater*, commingled with a *discharge* authorized by a different SPDES permit and/or a *discharge* that does not require SPDES permit authorization, are also authorized under this permit.

C. Prohibited *Discharges*

1. Non-*stormwater discharges* prohibited under this permit include but are not limited to:

    a. Wastewater from washout of concrete; and

    b. Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds, and other construction materials; and

    c. Fuels, oils, or other *pollutants* used in vehicle and equipment operation and maintenance; and

    d. Soaps, solvents, or detergents used in vehicle and equipment washing or external building washdown; and

    e. Toxic or hazardous substances from a spill or other release.

D. Electronic Notice of Intent (eNOI) Submittal

To receive authorization in accordance with Part I.D.3.b., the *owner or operator* must submit a complete eNOI in accordance with the requirements in Part I.D. The eNOI contains questions to: ensure eligibility requirements in Part I.A. have been met; obtain *owner or operator* contact information; obtain the total area to be disturbed and the existing/future *impervious areas* (rounded to the nearest tenth of an acre); confirm *Traditional Land Use Control MS4 Operator* jurisdiction over construction projects; satisfy the EPA eRule requirements; confirm that the Water Quality-Based Effluent Limitations in Part II. have been met; demonstrate consideration of the future risks due to climate change in accordance with Part III.A.2.; and confirm that the other *Stormwater Pollution Prevention Plan (SWPPP)* requirements in Part III. have been met.

1. An eNOI may be submitted for:

    a. *construction activities* that are not part of a *common plan of development or sale*; or

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b. an entire *common plan of development or sale*; or

c. separate *phase(s)* of a *common plan of development or sale* if the following requirements are met:

   i. the *common plan of development or sale* meets the eligibility requirements of Part I.A.5. or 6.; and

   ii. the *phase(s)* meet(s) all other eligibility requirements of Part I.A.; and

   iii. Part III.C. Required *SWPPP* Components by Project Type is based on the *common plan of development or sale*, not the *phase(s)*; or

d. *tree clearing* that is associated with, or will support, a *renewable energy* generation, transmission, or storage project that meets Part I.A.5. and 6., if the *tree clearing*:

   i. meets all other eligibility requirements of Part I.A.; and

   ii. will occur in NYSDEC's Regions 3-9; and

   iii. is not within ¼ mile of a bat hibernaculum protected pursuant to 6 NYCRR Part 182; and

   iv. will occur between November 1st and March 31st.

2. As prerequisites for submitting an eNOI, the *owner or operator* must:

   a. prepare a *SWPPP* for Part I.D.1.a., b., c., or d. in accordance with Part III.; and

   b. based on the following criteria, upload the following signature forms signed in accordance with Part VII.J. to the eNOI prior to submission:

      i. for all eNOIs:

         1. the SWPPP Preparer Certification Form, Appendix F, signed by the *SWPPP* preparer; and

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2. the Owner/Operator Certification Form, Appendix J, signed by the *owner or operator*; and

ii. if an eNOI includes *construction activities* within the municipal boundary(ies) of *Traditional Land Use Control MS4 Operator(s)* that will *discharge* to the *MS4(s)*:

1. determine if the *Traditional Land Use Control MS4 Operator(s)* have review authority. A *Traditional Land Use Control MS4 Operator* does not have review authority where:

a. the *owner or operator* of the *construction activities* in Part I.D.2.b.ii. is the same entity as the *Traditional Land Use Control MS4 Operator* identified in Part I.D.2.b.ii.; or

b. there is a statute exempting the *owner or operator* from zoning review by the *Traditional Land Use Control MS4 Operator*; or

c. there is no such statute per Part I.D.2.b.ii.1.b., the *Traditional Land Use Control MS4 Operator* concludes, after public hearing, that it does not have zoning review authority in accordance with Legal Memorandum LU14 Updated January 2020 “Governmental Immunity from Zoning and Other Legislation”; and

2. if the *Traditional Land Use Control MS4 Operator(s)* have review authority, submit the *SWPPP* to the *Traditional Land Use Control MS4 Operator(s)* for review and have:

a. if outside the municipal boundaries of NYC: the MS4 SWPPP Acceptance Form, Appendix G, signed by the principal executive officer or ranking elected official from the *Traditional Land Use Control MS4 Operator,* or by a duly authorized representative of that person in accordance with Part VII.J.2.; or

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b. if within the municipal boundaries of NYC: The City of New York Department of Environmental Protection (NYCDEP) SWPPP Acceptance/Approval Form, Appendix H, signed by the principal executive officer or ranking elected official from the Traditional Land Use Control MS4 Operator, or by a duly authorized representative of that person in accordance with Part VII.J.2.; and

3. if the *Traditional Land Use Control MS4 Operator* does not have review authority, have the MS4 No Jurisdiction Form, Appendix I, signed by the principal executive officer or ranking elected official from the *Traditional Land Use Control MS4 Operator,* or by a duly authorized representative of that person in accordance with Part VII.J.2.

3. Submitting an eNOI:

a. The *owner or operator* must submit a complete Notice of Intent electronically using a NYSDEC approved form.[2]

b. The *owner or operator* is authorized to *commence construction activity* as of the authorization date indicated in the Letter of Authorization (LOA), which is sent by NYSDEC after a complete eNOI is submitted.

i. If an eNOI is received for a *SWPPP* that deviates from one of the technical standards but demonstrates *equivalence* in accordance with Part III.B.1.a.ii. or Part III.B.2.b.ii., if the *SWPPP* includes *construction activities* that are not within the municipal boundary(ies) of *Traditional Land Use Control MS4 Operator(s)*, and/or if the *SWPPP* includes *construction activities* within the municipal boundary(ies) of *Traditional Land Use Control MS4 Operator(s)* that do not have review authority in accordance with Part I.D.2.b.ii.1., the authorization date indicated in the LOA will be 60 business days after the eNOI submission date.

[2] Unless NYSDEC grants a waiver in accordance with 40 CFR 127.15(c) or (d). All waiver requests must be submitted to Stormwater_info@dec.ny.gov or NYSDEC, Bureau of Water Permits, 625 Broadway, 4th Floor, Albany, New York 12233-3505.

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c. If *Traditional Land Use Control MS4 Operator(s)* have review authority in accordance with Part I.D.2.b.ii.2., the *owner or operator* must, within five business days of receipt of the LOA, send an electronic copy of the LOA to the *Traditional Land Use Control MS4 Operator(s)* with review authority.

E. General Requirements for *Owners or Operators* with Permit Coverage

1. As of the date the LOA is received, the *owner or operator* must make the eNOI, *SWPPP*, and LOA available for review and copying in accordance with the requirements in Part VII.H. When applicable, as of the date an updated LOA is received, the *owner or operator* must make the updated LOA available for review and copying in accordance with the requirements in Part VII.H.

2. The *owner or operator* must ensure compliance with all requirements of this permit and that the provisions of the *SWPPP*, including any changes made to the *SWPPP* in accordance with Part III.A.5., are properly implemented and maintained from the *commencement of construction activity* until:

   a. all areas of disturbance have achieved *final stabilization;* and

   b. the owner's or operator's coverage under this permit is terminated in accordance with Part V.A.5.a.

3. As of the date of the *commencement of construction activities* until Part I.E.2.a. and b. have been met, the *owner or operator* must maintain at the *construction site*, a copy of:

   a. all documentation necessary to demonstrate eligibility with this permit; and

   b. this permit; and

   c. the *SWPPP*; and

   d. the signed SWPPP Preparer Certification Form; and

   e. the signed MS4 SWPPP Acceptance Form or signed NYCDEP SWPPP Acceptance/Approval Form or signed MS4 No Jurisdiction Form (when applicable); and

   f. the signed Owner/Operator Certification Form; and

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g. the eNOI; and

h. the LOA; and

i. the LOA transmittal to the Traditional Land Use Control MS4 Operator in accordance with Part I.D.3.c. (when applicable).

4. The *owner or operator* must maintain at the *construction site*, until Part I.E.2.a. and b. have been met, as of the date the documents become final or are received, a copy of the:

   a. responsible contractor's or subcontractor's certification statement(s) in accordance with Part III.A.7.; and

   b. inspection reports in accordance with Part IV.C.4. and 6.; and

   c. Request to Disturb Greater Than Five Acres and the Authorization Letter to Disturb Greater Than Five Acres in accordance with Part I.E.6. (when applicable); and

   d. Request to Continue Coverage and the Letter of Continued Coverage (LOCC) in accordance with Part I.F.2. and 4. (when applicable); and

   e. The updated LOA(s) in accordance with Part I.E.9. (when applicable).

5. The *owner or operator* must maintain the documents in Part I.E.3. and 4. 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. The documents must be paper documents unless electronic documents are accessible to the inspector during an inspection to the same extent as a paper copy stored at the site would be. If electronic documents are kept on site, the *owner or operator* must maintain functional equipment on site available to an inspector during normal hours of operation such that an inspector may view the electronic documents in a format that can be read in a similar manner as a paper record and in a legally dependable format with no less evidentiary value than their paper equivalent.

6. The *owner or operator* must meet the following requirements prior to disturbing greater than five acres of soil at any one time:

   a. The *owner or operator* must submit a written Request to Disturb Greater Than Five Acres to:

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i. NYSDEC's Regional Office Division of Water staff based on the project location, Appendix E, if a *Traditional Land Use Control MS4 Operator* does not have review authority in accordance with Part I.D.2.b.ii.1.; or

ii. the *Traditional Land Use Control MS4 Operator*, if a *Traditional Land Use Control MS4 Operator* has review authority in accordance with Part I.D.2.b.ii.1.; or

iii. NYSDEC's Regional Office Division of Water staff based on the project location, Appendix E, and each involved *Traditional Land Use Control MS4 Operator*, if the project spans multiple municipalities with more than one *Traditional Land Use Control MS4 Operator* involved with review authority in accordance with Part I.D.2.b.ii.1.

b. The written Request to Disturb Greater Than Five Acres must include:

i. The SPDES permit identification number (Permit ID); and

ii. Full technical justification demonstrating why alternative methods of construction that would result in five acres of soil disturbance or less at any one time are not feasible; and

iii. The phasing plan for the project and sequencing plans for all *phases* from the *SWPPP* in accordance with Part III.B.1.d.; and

iv. Plans with locations and details of erosion and sediment control practices such that the heightened concern for erosion when disturbing greater than five acres at one time has been addressed; and

v. Acknowledgment that "the *owner or operator* will comply with the requirements in Part IV.C.2.b."; and

vi. Acknowledgment that "the *owner or operator* will comply with the requirements in Part II.B.1.b."

c. The *owner or operator* must be in receipt of an Authorization Letter to Disturb Greater Than Five Acres, which will include when the

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authorization begins and ends and indicate a maximum area (acres) of soil disturbance allowed at any one time, from:

i. NYSDEC, if Part I.E.6.a.i. or iii. apply; or

ii. the *Traditional Land Use Control MS4 Operator*, if Part I.E.6.a.ii. applies.

7. Upon a finding of significant non-compliance with the practices described in the *SWPPP* or violation of this permit, NYSDEC may order an immediate stop to all *construction activity* at the site until the non-compliance is remedied. The stop work order must be in writing, describe the non-compliance in detail, and be sent to the *owner or operator*.

8. 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).[3] *Construction activity* shall not resume until written permission to do so has been received from the RWE.

9. To be authorized to implement modifications to the information previously submitted in the eNOI, the *owner or operator* must:

   a. notify NYSDEC via email at Stormwater_info@dec.ny.gov requesting access to update the eNOI; and

   b. update the eNOI to reflect the modifications and resubmit the eNOI in accordance with Part I.D.; and

   c. receive an updated LOA.

10. The eNOI, *SWPPP*, LOA, updated LOAs (when applicable), 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 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.

[3] The Regional Water Manager where a DEC Region does not have a RWE.

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F. Permit Coverage for *Discharges* Authorized Under GP-0-20-001

When applicable:

1. Upon the effective date of this permit, an *owner or operator* of *a construction activity*, with coverage under GP-0-20-001, will have interim coverage under GP-0-25-001 for 45 calendar days starting on the effective date of GP-0-25-001 so long as the *owner or operator* maintains compliance with all applicable requirements of this permit.

2. Within 30 calendar days of the effective date of this permit, the *owner or operator*, with coverage under GP-0-20-001, must submit a complete Request to Continue Coverage electronically using a NYSDEC approved form,[4] which contains the information identified in Part I.F.3. below, if:

   a. the *owner or operator* continues to implement the SMP component in conformance with the technical standards in place at the time of initial project authorization; and

   b. the *owner or operator* will comply with all non-design requirements of GP-0-25-001.

3. The Request to Continue Coverage form contains questions to: ensure eligibility requirements in Part I.A. have been met; verify *owner or operator* contact information; verify the permit identification number; verify the original eNOI submission ID, if applicable; verify Part I.F.2.a. and b.; verify the version of the Design Manual that the technical/design components conform to; and receive an updated Owner/Operator Certification Form, Appendix I.

4. The *owner or operator* has obtained continued coverage under GP-0-25-001 as of the date indicated in the LOCC, which is sent by NYSDEC after a complete Request to Continue Coverage form is submitted.

5. If the owner or operator does not submit the Request to Continue Coverage form in accordance with Part I.F.2. and 3., coverage under this permit is automatically terminated after interim coverage expires.

[4] Unless NYSDEC grants a waiver in accordance with 40 CFR 127.15(c) or (d). All waiver requests must be submitted to Stormwater_info@dec.ny.gov or NYSDEC, Bureau of Water Permits, 625 Broadway, 4th Floor, Albany, New York 12233-3505.

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G. Change of *Owner or Operator*

When applicable:

1. When property ownership changes, or when there is a change in operational control over the construction plans and specifications, the following process applies:

    a. The new *owner or operator* must meet the applicable prerequisites for submitting an eNOI in accordance with Part I.D.2.; and

    b. The new *owner or operator* must submit an eNOI in accordance with Part I.D.3.; and

    c. Permit coverage for the new *owner or operator* will be effective upon receipt of the LOA in accordance with Part I.D.3.b.; and

    d. The new *owner or operator*, upon receipt of their LOA, must provide their Permit ID to the original *owner or operator*; and

    e. If the original *owner or operator* will no longer be the *owner or operator* of the *construction activity* identified in the original *owner's or operator's* eNOI, the original *owner or operator*, upon receipt of the new *owner's or operator's* Permit ID in accordance with Part I.G.1.d., must submit to NYSDEC a completed eNOT in accordance with Part V. that includes the name and Permit ID of the new *owner or operator*; or

    f. If the original *owner or operator* maintains ownership of a portion of the *construction activity*, the original *owner or operator* must maintain their coverage under the permit by modifying their eNOI; modifications to the eNOI must include:

        i. the revised area of disturbance and/or *impervious area(s)*; and

        ii. the revised SMP information, if applicable; and

        iii. a narrative description of what has changed; and

        iv. the new *owner's or operator's* Permit ID for the portion of the project removed from the eNOI.

    Owners or operators must follow Part I.E.9. to modify the eNOI.

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Part II. Water Quality-Based Effluent Limitations

A. Maintaining Water Quality

NYSDEC expects that compliance with the requirements 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 the following *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:

1. There must be no increase in turbidity that will cause a substantial visible contrast to natural conditions; and

2. There must be no increase in suspended, colloidal or settleable solids that will cause deposition or impair the waters for their best usages; and

3. There must 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 standard,* the *owner or operator* must take appropriate corrective action in accordance with Part IV.C.5. of this permit and document in accordance with Part IV.C.4. of this permit. To address the *water quality standard* violation the *owner or operator* must include and implement appropriate controls in the *SWPPP* to correct the problem or obtain an individual SPDES permit.

If, despite compliance with the requirements of this 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 NYSDEC determines that a modification of this 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, and the *owner or operator* must obtain an individual SPDES permit prior to further *discharges* from the *construction site*.

B. Effluent Limitations Applicable to *Discharges* from *Construction Activities*

*Discharge*s authorized by this permit must achieve, at a minimum, the effluent limitations in Part II.B.1.a., b., c., d., and e. These limitations represent the

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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 II.B.1.a., b., c., d., and e. and be in accordance with the New York State Standards and Specifications for Erosion and Sediment Control (BB), 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 *SWPPP* the reason(s) for the deviation, or alternative design, and provide information in the *SWPPP* demonstrating that the deviation or alternative design is *equivalent* to the technical standard.

    a. **Erosion and Sediment Controls.** At a minimum, erosion and sediment controls must be selected, designed, installed, implemented, and maintained to:

        i. *Minimize* soil erosion through application of runoff control and soil stabilization control measure to *minimize pollutant discharge*s; and

        ii. Control *stormwater discharge*s, including both peak flow rates and total *stormwater* volume, to *minimize* channel and *streambank* erosion and scour in the immediate vicinity of the *discharge* points; and

        iii. *Minimize* the amount of soil exposed during *construction activity*; and

        iv. *Minimize* the disturbance of *steep slope*; and

        v. *Minimize* sediment *discharge*s from the site; and

        vi. Provide and maintain *natural buffers* around surface waters, direct *stormwater* to vegetated areas and maximize *stormwater* infiltration to reduce *pollutant discharge*s, unless *infeasible*; and

        vii. *Minimize* soil compaction. *Minimizing* soil compaction is not required

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where the intended function of a specific area of the site dictates that it be compacted; and

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 ceased, whether permanently or *temporarily ceased*, the application of soil stabilization measures must be initiated by the end of the next business day and completed within 14 calendar days from the date the current soil disturbance activity ceased. For *construction sites* that *directly discharge* to one of the 303(d) segments listed in Appendix D, or are located in one of the watersheds listed in Appendix C, or are authorized to disturb greater than five acres in accordance with Part I.E.5.a.viii., the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven calendar days from the date the soil disturbance activity 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**. Select, 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 selected, designed, installed, implemented, and maintained to:

i. *Minimize* the *discharge* of *pollutants* from equipment and vehicle washing, wheel wash water, and other wash waters. Soaps, detergents and solvents cannot be used; and

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

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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. **Surface Outlets.** When discharging from basins and impoundments, the surface outlets must 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 (SMP) Requirements

1. The *owner or operator* of a *construction activity* that requires post-construction SMPs, in accordance with Part III.C., must select, design, install, implement, and maintain the SMPs to meet the *performance criteria* in the New York State Stormwater Management Design Manual, dated July 31, 2024 (DM), using sound engineering judgment. Where SMPs are not designed in conformance with the *performance criteria* in the DM, 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 SMPs in accordance with Part III.C., must design the practices to meet the applicable *sizing criteria* in Part II.C.2.a., b., c., or d.

a. Sizing Criteria for *New Development*

i. Runoff Reduction Volume (RRv) and Water Quality Volume (WQv):

1. Reduce the total WQv by application of RR techniques and standard SMPs with RRv capacity. The total WQv must be calculated in accordance with the criteria in Section 4.2 of the DM; or

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2. Minimum RRv and Treatment of Remaining Total WQv: *Construction activities* that cannot meet the requirements in Part II.C.2.a.i.1. due to *site limitations* must 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 must 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 4.4 of the DM. The remaining portion of the total WQv that cannot be reduced must be treated by application of standard SMPs.

ii. Channel Protection Volume (CPv): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event, remaining after runoff reduction. Where a CPv control orifice is provided, the minimum orifice size must be 3 inches, with acceptable external trash rack or orifice protection. 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 1-year post-development peak *discharge* is less than or equal to 2.0 cfs without detention or velocity controls; or

   3. The site *directly discharges* into a fifth order or larger water body (stream, river, or lake), or tidal waters, where the increase in smaller flows will not impact the stream bank or channel integrity. However, the point of *discharge* must be adequately protected against scour and erosion by the increased peak *discharge*.

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iii. *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 *directly discharges* to tidal waters or fifth order or larger streams, or

2. A downstream analysis reveals that *overbank* control is not required.

iv. 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 *directly discharges* 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 Watersheds

i. Runoff Reduction Volume (RRv) and Water Quality Volume (WQv):

1. Reduce the 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 must be calculated in accordance with the criteria in Section 4.3 of the DM; or

2. Minimum RRv and Treatment of Remaining Total WQv: *Construction activities* that cannot meet the criteria in Part II.C.2.b.i.1. due to *site limitations* must 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 must 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

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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 4.5 of the DM. The remaining portion of the total WQv that cannot be reduced must be treated by application of standard SMPs.

ii. Channel Protection Volume (CPv): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event, remaining after runoff reduction. Where a CPv control orifice is provided, the minimum orifice size must be 3 inches, with acceptable external trash rack or orifice protection. 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 1-year post-development peak *discharge* is less than or equal to 2.0 cfs; or

3. The site *directly discharges* to tidal waters, or a fifth order or larger water body (stream, river, or lake) where the increase in smaller flows will not impact the stream bank or channel integrity. However, the point of *discharge* must be adequately protected against scour and erosion by the increased peak *discharge*.

iii. *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 *directly discharges* 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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iv. 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 *directly discharges* to tidal waters or fifth order or larger streams; or

2. A downstream analysis reveals that *overbank* control is not required.

c. *Sizing Criteria* for *Redevelopment Activity*

i. Water Quality Volume (WQv): The WQv treatment objective for *redevelopment activity* must be addressed by one of the following options, as outlined in Section 9.2.1. *Redevelopment activities* located in an Enhanced Phosphorus Removal Watershed (see Part III.B.3. and Appendix C) must calculate the WQv in accordance with Section 4.3 of the DM. All other *redevelopment activities* must calculate the WQv in accordance with Section 4.2 of the DM.

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 DM must be applied to all newly created pervious areas; or

2. Capture and treat 100% of the required WQv, for a minimum of 25% of the disturbed redevelopment *impervious area*, by implementation of standard SMPs or reduced by application of runoff reduction techniques; or

3. Capture and treat 100% of the required WQv, for a minimum of 75% of the disturbed redevelopment *impervious area*, by implementation of a volume-based alternative SMP, as defined in Section 9.4 of the DM; or

4. Capture and treat 100% of the required WQv, for a minimum of 75% of the disturbed redevelopment *impervious area*, by implementation of a flow-through alternative SMP sized to treat the peak rate of runoff from the WQv design storm; or

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5. Application of a combination of 1 through 4 above that provide a weighted average of at least two of the above methods. Application of this method must be in accordance with the criteria in Section 9.2.1(A)(V) of the DM; or

6. If there is an existing SMP 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 through 5 above.

ii. Channel Protection Volume (CPv) is not required if there is 0% change to hydrology that increases the *discharge* rate and volume from the project site.

iii. *Overbank* Flood Control (Qp) is not required if there is 0% change to hydrology that increases the *discharge* rate from the project site.

iv. Extreme Flood Control (Qf) is not required if there is 0% change to hydrology that increases the *discharge* rate from the project site.

d. *Sizing Criteria* for Combination of *Redevelopment Activity* and *New Development*

Construction projects, that include both *new development* and *redevelopment activity*, must use SMPs that meet the *sizing criteria* calculated as an aggregate of the *sizing criteria* in Part II.C.2.a. or b. for the *new development* portion of the project and Part II.C.2.c. for the *redevelopment activity* portion of the project.

Part III. Stormwater Pollution Prevention Plan (SWPPP)

A. General *SWPPP* Requirements

1. A *SWPPP* must be prepared and implemented by the *owner or operator* of all *construction activity* covered by this permit. All authorized *discharges* must be identified in the *SWPPP*. The *SWPPP* must document the selection, design, installation, implementation and maintenance of the control measures and

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practices that will be used to meet the effluent limitations in Part II.B. and, where applicable, the SMP requirements in Part II.C.

2. The *SWPPP* must demonstrate consideration in narrative format of the future physical risks due to climate change pursuant to the Community Risk and Resiliency Act (CRRA), 6 NYCRR Part 490, and associated guidance.

   a. The owner or operator must consider:

      i. the following physical risks due to climate change:

         (i) increasing temperature; and

         (ii) increasing precipitation; and

         (iii) increasing variability in precipitation, including chance of drought; and

         (iv) increasing frequency and severity of flooding; and

         (v) rising sea level; and

         (vi) increasing storm surge; and

         (vii) shifting ecology.

      ii. for each of the following:

         (i) overall site planning; and

         (ii) location, elevation, and sizing of:

            a. control measures and practices; and

            b. conveyance system(s); and

            c. detention system(s).

3. The *SWPPP* must describe the erosion and sediment control practices and where required, SMPs that will be used and/or constructed to reduce the *pollutants* in *stormwater discharges* and to assure compliance with the

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requirements of this permit. In addition, the *SWPPP* must identify potential sources of pollution which may reasonably be expected to affect the quality of *stormwater discharges*.

4. All *SWPPPs*, that require the SMP component in accordance with Part III.B.2., must be prepared by a *qualified professional*.

5. The *owner or operator* must keep the *SWPPP* current so that, at all times, it accurately documents the erosion and sediment control practices that are being used or will be used during construction, and all SMPs that will be constructed on the site. At a minimum, the *owner or operator* must modify the *SWPPP*, including construction drawings:

   a. whenever the current provisions prove to be ineffective in *minimizing pollutants* in *stormwater discharges* from the site; and

   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*; and

   c. to address issues or deficiencies identified during an inspection by the *qualified inspector,* NYSDEC, or other regulatory authority; and

   d. to document the final construction conditions in an as-built drawing.

6. NYSDEC 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 must 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 NYSDEC, the *owner or operator* must make the required changes to the *SWPPP* and submit written notification to NYSDEC that the changes have been made. If the *owner or operator* does not respond to NYSDEC's comments in the specified time frame, NYSDEC 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.

7. 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

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contractor(s) and subcontractor(s) that will be responsible for constructing the SMPs included in the *SWPPP*. The *owner or operator* must have each of the contractors and subcontractors identify at least one person from their company to be *trained contractor* that will be responsible for implementation of the *SWPPP*. The *owner or operator* must ensure that at least one *trained contractor* is on site daily when soil disturbance activities are being performed.

The *owner or operator* must have each of the contractors and subcontractors identified above sign a copy of the following certification statement below before the *commencement of construction activities*:

> "I hereby certify under penalty of law that I understand and agree to comply with the requirements 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 the requirements of the most current version of the New York State Pollutant Discharge Elimination System (SPDES) Construction General Permit (CGP) for Stormwater Discharges 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* must 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 the *commencement of construction activities*, they must also sign the certification statement and provide the information listed above prior to performing *construction activities*.

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B. Required *SWPPP* Contents

1. Erosion and sediment control component - The *owner or operator* must prepare a *SWPPP* that includes erosion and sediment control practices.

    a. Erosion and sediment control practices must be designed:

        i. in conformance with the BB; or

        ii. *equivalent* to the BB if deviating from Part III.B.1.a.i.

    b. If the erosion and sediment control practices are designed in conformance with Part III.B.1.a.ii., the *SWPPP* must include a demonstration of *equivalence* to the BB.

    c. At a minimum, the erosion and sediment control component of the *SWPPP* must include the following:

        i. Background information about the scope of the project, including the location, type and size of project; and

        ii. A site map/construction drawing(s) with north arrows for the project, including a general location map. At a minimum, the site map must 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) and receiving surface water(s); and

        iii. A description of the soil(s) present at the site, including an identification of the Hydrologic Soil Group (HSG); and

        iv. A phasing plan for the project and sequencing plans for all *phases*, both of which must address clearing and grubbing, excavation and grading, utility and infrastructure installation, *final stabilization*,

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and any other *construction activity* at the site that will result in soil disturbance.

1. The phasing plan must include:

    a. a map delineating and labeling the limits of soil disturbance for all *phases* of a project; and

    b. a table identifying the order and intended schedule of when each *phase* will begin and end its sequencing plan. The table must identify the total disturbed area for each *phase* at any one time and the total disturbed area for the overall project at any one time all on one timeline showing all overlapping quantities of disturbed area at any one time; and

2. A sequencing plan for a specific *phase* must include:

    a. a table indicating the order and intended schedule of *construction activities* within a *phase*, and corresponding construction drawings with a description of the work to be performed; and

    b. all permanent and *temporary stabilization* measures; and

v. 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; and

vi. A site map/construction drawing(s) showing the specific location(s), size(s), and length(s) of each erosion and sediment control practice; and

vii. 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

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temporary sediment basins and structural practices that will be used to divert flows from exposed soils; and

viii. A maintenance inspection schedule for the contractor(s) and subcontractor(s) identified in Part III.A.7. to ensure continuous and effective operation of the erosion and sediment control practices. The maintenance inspection schedule must be in accordance with the requirements in the BB technical standard; and

ix. 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*; and

x. 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

xi. Identification of any elements of the design that are not in conformance with the design criteria in the BB technical standard. 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. SMP component – The *owner or operator* of *construction activity* identified in Table 2 of Appendix B must prepare a *SWPPP* that includes SMPs.

   a. SMPs must be designed in conformance with the applicable *sizing criteria* in Part II.C.2.a., c., or d.; and

   b. SMPs must be designed in conformance with the *performance criteria*:

      i. in the DM; or

      ii. *equivalent* to the DM if deviating from Part III.B.2.b.i.; or

      iii. in the New York State Stormwater Management Design Manual, dated January 2015 (2015 Design Manual), or *equivalent* to it, if the following criteria are met:

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1. The eNOI is submitted in accordance with Part I.D. before January 29, 2027 for *construction activities* that are either:

    a. subject to governmental review and approval:

        i. where the *owner or operator* made any application to that governmental entity prior to the effective date of this permit; and

        ii. such application included a *SWPPP* developed using the 2015 Design Manual or *equivalent* to it; or

    b. not subject to governmental review and approval:

        i. where a fiscal allocation for the *construction activities* has been developed and approved by a governmental entity; and

        ii. the *SWPPP* was developed using the 2015 Design Manual or *equivalent* to it; and

c. If SMPs are designed in conformance with Part III.B.2.b.ii., the *SWPPP* must include the reason(s) for the deviation or alternative design and a demonstration of *equivalence* to the DM; and

d. If SMPs are designed in conformance with Part III.B.2.b.iii., the *SWPPP* must include supporting information or documentation demonstrating that Part III.B.2.b.iii.1.a. or b. apply; and

e. The SMP component of the *SWPPP* must include the following:

    i. Identification of all SMPs to be constructed as part of the project, including which option the SMP designs conform to, either Part III.B.2.b.i., ii., or iii. Include the dimensions, material specifications and installation details for each SMP; and

    ii. A site map/construction drawing(s) showing the specific location and size of each SMP; and

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iii. 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; and

(ii) Map(s) showing post-development conditions, including watershed/subcatchments boundaries, flow paths/routing, design points and SMPs; and

(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; and

(iv) Summary table, with supporting calculations, which demonstrates that each SMP has been designed in conformance with the *sizing criteria* included in the DM; and

(v) Identification of any *sizing criteria* that is not required based on the requirements included in Part II.C.; and

(vi) Identification of any elements of the design that are not in conformance with the *performance criteria* in the DM. 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 DM.

iv. Soil testing results and locations (test pits, borings); and

v. Infiltration test results, when required in accordance with Part III.B.2.a.; and

vi. An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each SMP. The plan must identify the entity

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that will be responsible for the long-term operation and maintenance of each practice; and

3. Enhanced Phosphorus Removal Standards - The *owner or operator* of *construction activity* identified in Table 2 of Appendix B that is located in a watershed identified in Appendix C must prepare a *SWPPP* that includes SMPs designed in conformance with the applicable *sizing criteria* in Part II.C.2.b., c., or d. and the *performance criteria* Enhanced Phosphorus Removal Standards included in the DM. At a minimum, the SMP component of the *SWPPP* must meet the requirements of Part III.B.2.

C. Required *SWPPP* Components by Project Type

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 accordance with Part III.B.1. *Owners or operators* of the *construction activities*, identified in Table 2 of Appendix B, must prepare a *SWPPP* that also includes SMPs designed in accordance with Part III.B.2 or 3.

For the entire area of disturbance, including the entire *common plan of development or sale* if applicable, the owner or operator must evaluate every bullet from Appendix B Table 1 and Table 2 separately. If bullets from both Table 1 and Table 2 apply, the *SWPPP* must include erosion and sediment control practices for all *construction activities* but SMPs for only those portions of the *construction activities* that fall under Table 2 bullet(s).

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 SMPs identified in the *SWPPP*, are inspected and maintained in accordance with Part IV.B. and C.

B. Contractor Maintenance Inspection Requirements

1. The *owner or operator* of each *construction activity*, identified in Tables 1 and 2 of Appendix B, must have a *trained contractor* inspect the erosion and sediment control practices and pollution prevention measures being

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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 must:

a. if the corrective action does not require engineering design:

    i. begin implementing corrective actions within one business day; and

    ii. complete the corrective actions within five business days; or

b. if the corrective action requires engineering design:

    i. begin the engineering design process within five business days; and

    ii. complete the corrective action in a reasonable time frame but no later than within 60 calendar days.

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 in accordance with Part IV.B.1. The *trained contractor* must begin conducting the maintenance inspections in accordance with Part IV.B.1. 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 in accordance with Part IV.B.1. if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all SMPs required for the completed portion of the project have been constructed in conformance with the *SWPPP* and are operational.

C. *Qualified Inspector* Inspection Requirements

1. With the exception of the following *construction activities* identified in Tables 1 and 2 of Appendix B, a *qualified inspector* must conduct site inspections for all other *construction activities* identified in Tables 1 and 2 of Appendix B:

    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 or equal to five (5) acres and is

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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 D; and

b. the construction of a single-family home that involves soil disturbances of one (1) or more acres but less than or equal to 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 D; and

c. construction on *agricultural property* that involves soil disturbances of one (1) or more acres but less than five (5) acres; and

d. *construction activities* located in the New York City Watershed located east of the Hudson River, see Appendix C Figure 1, that involve soil disturbances of 5,000 square feet or more, but less than one acre.

2. The *qualified inspector* must conduct site inspections in accordance with the following timetable:

a. For *construction sites* where soil disturbance activities are on-going, the *qualified inspector* must conduct a site inspection at least once every seven (7) calendar days; or

b. For *construction sites* where soil disturbance activities are on-going and the *owner or operator* has received authorization in accordance with Part I.E.6. to disturb greater than five (5) acres of soil at any one time, the *qualified inspector* must conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections must be separated by a minimum of two (2) full calendar days; or

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* must conduct a site inspection at least once every thirty (30) calendar days. The *owner or operator* must notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix E) or, in areas under the jurisdiction of a *Traditional Land Use Control MS4 Operator,* the *Traditional Land Use Control MS4 Operator* (provided the *Traditional Land Use Control MS4 Operator* is not the *owner or operator* of the *construction activity*) by hard copy or email prior to reducing the inspections to this frequency and again by hard copy or email prior to re-commencing construction; or

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d. For *construction sites* where soil disturbance activities have been shut down with partial project completion, the requirement to have the *qualified inspector* conduct inspections ceases if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all SMPs required for the completed portion of the project have been constructed in conformance with the *SWPPP* and are operational. The *owner or operator* must notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix E) or, in areas subject to the review authority of *Traditional Land Use Control MS4 Operator(s)* in accordance with Part I.D.2.b.ii.1., the *Traditional Land Use Control MS4 Operator(s)* (provided the *Traditional Land Use Control MS4 Operator(s)* are not the *owners or operators* of the *construction activity*) in writing prior to the shutdown and again in writing prior to resuming *construction activity*. If soil disturbance activities are not resumed within 2 years from the date of shutdown, the *owner or operator* must terminate coverage by meeting the requirements of Part V; or

e. For *construction sites* involving soil disturbance of one (1) or more acres that *directly discharge* to one of the 303(d) segments listed in Appendix D or is located in one of the watersheds listed in Appendix C, the *qualified inspector* must conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections must be separated by a minimum of two (2) full calendar days.

3. At a minimum, the *qualified inspector* must inspect:

   a. all erosion and sediment control practices and pollution prevention measures to ensure integrity and effectiveness; and

   b. all SMPs under construction to ensure that they are constructed in conformance with the *SWPPP*; and

   c. all areas of disturbance that have not achieved *final stabilization*; and

   d. all points of *discharge* to *surface waters of the State* located within, or immediately adjacent to, the property boundaries of the *construction site*; and

   e. all points of *discharge* from the *construction site*.

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4. The *qualified inspector* must prepare an inspection report subsequent to each and every inspection. At a minimum, the inspection report must include and/or address all of the following, for all *construction activities* except those listed in Part IV.C.1.:

   a. Permit identification number; and

   b. Date and time of inspection; and

   c. Name and title of person(s) performing inspection; and

   d. A description of the weather and soil conditions (e.g. dry, wet, saturated) at the time of the inspection, including the temperature at the time of the inspection; and

   e. A description of the condition of the runoff at all points of *discharge* from the *construction site*. This must 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; and

   f. A description of the condition of all *surface waters of the State* located within, or immediately adjacent to, the property boundaries of the *construction site* which receive runoff from disturbed areas. This must include identification of any *discharges* of sediment to the *surface waters of the State*; and

   g. Identification of all erosion and sediment control practices and pollution prevention measures that need repair or maintenance; and

   h. 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; and

   i. Description and sketch (map) 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; and

   j. Estimates, in square feet or acres, of the following areas:

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i. Total area with active soil disturbance (not requiring either *temporary stabilization* or *final stabilization*); and

ii. Total area with inactive soil disturbance (requiring either *temporary stabilization* or *final stabilization*); and

iii. Total area that has achieved *temporary stabilization*; and

iv. Total area that has achieved *final stabilization*; and

k. Current stage of construction of all SMPs and identification of all *construction activity* on site that is not in conformance with the *SWPPP* and technical standards; and

l. 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 SMP(s); and

m. Identification and status of all corrective actions that were required by previous inspection; and

n. Digital photographs, with date stamp, that clearly show the condition of all practices that have been identified as needing corrective actions. The *qualified inspector* must attach 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* must 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* must 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* must notify the *owner or operator*, and appropriate contractor or subcontractor identified in Part III.A.7., of any corrective actions that need to be taken. The contractor or subcontractor must:

a. if the corrective action does not require engineering design:

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i. begin implementing corrective actions within one business day; and

ii. complete the corrective actions within five business days; or

b. if the corrective action requires engineering design:

i. begin the engineering design process within five business days; and

ii. complete the corrective action in a reasonable time frame but no later than within 60 calendar days.

6. All inspection reports must be signed by the *qualified inspector.* In accordance with Part I.E.3., the inspection reports must be maintained on site with the *SWPPP*.

Part V. How to Terminate CGP Coverage

A. Electronic Notice of Termination (eNOT) Submittal

The eNOT contains questions to ensure requirements in Part V.A. have been met.

1. An *owner or operator* must terminate coverage when one or more of the following requirements have been met:

a. Total project completion:

i. all *construction activity* identified in the *SWPPP* has been completed; and

ii. all areas of disturbance have achieved *final stabilization*; and

iii. all temporary, structural erosion and sediment control measures have been removed; and

iv. all SMPs have been constructed in conformance with the *SWPPP* and are operational; and

v. an as-built drawing has been prepared; or

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b. Planned shutdown with partial project completion:

   i. all soil disturbance activities have ceased; and

   ii. all areas disturbed as of the project shutdown date have achieved *final stabilization*; and

   iii. all temporary, structural erosion and sediment control measures have been removed; and

   iv. all SMPs required for the completed portion of the project have been constructed in conformance with the *SWPPP* and are operational; and

   v. an as-built drawing has been prepared; or

c. In accordance with Part I.G. Change of Owner or Operator; or

d. The *owner or operator* has obtained coverage under an alternative general SPDES permit or an individual SPDES permit.

2. For *construction activities* that require *qualified inspector* inspections in accordance with Part IV.C.1. and have met Part V.A.1.a. or b., the *owner or operator* must have the *qualified inspector* perform a final site inspection prior to submitting the eNOT. The *qualified inspector* must, by signing the "Final Stabilization" and "Post-Construction Stormwater Management Practice(s)" certification statements on the eNOT, certify that all the requirements in Part V.A.1.a. or b. have been achieved.

3. For *construction activities* that are subject to the review authority of *Traditional Land Use Control MS4 Operator(s)* in accordance with Part I.D.2.b.ii.1. and meet Part V.A.1.a. or b., the *owner or operator* must have the *Traditional Land Use Control MS4 Operator(s)* sign the "MS4 Acceptance" statement on the eNOT in accordance with the requirements in Part VII.J. A *Traditional Land Use Control MS4 Operator* official, by signing this statement, determined that it is acceptable for the *owner or operator* to submit the eNOT in accordance with the requirements of this Part. A *Traditional Land Use Control MS4 Operator* can make this determination by performing a final site inspection themselves or by accepting the *qualified inspector*'s final site inspection certification(s) when required in Part V.A.2.

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4. For *construction activities* that require SMPs and meet Part V.A.1.a. or b., the *owner or operator* must, prior to submitting the eNOT, ensure one of the following:

    a. for SMP(s) that were constructed by a private entity, but will be owned, operated, and maintained by a public entity, the SMP(s) and any right-of-way(s) needed to operate and maintain such practice(s) have been deeded to the municipality in which the practice(s) is located; or

    b. for SMP(s) that are privately owned, but will be operated and maintained by a public entity, an executed operation and maintenance agreement is in place with the municipality that will operate and maintain the SMP(s); or

    c. for SMP(s) 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; or

    d. for SMP(s) 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 policies and procedures in place that ensure operation and maintenance of the practices in accordance with the operation and maintenance plan.

5. An *owner or operator* that has met the requirements of Part V.A.1., 2., 3., and 4. must request termination of coverage under this permit by submitting a complete Notice of Termination form electronically using a NYSDEC approved form.[5]

    a. The owner's or operator's coverage is terminated as of the termination date indicated in the Letter of Termination (LOT), which is sent by NYSDEC after a complete eNOT is submitted.

[5] Unless NYSDEC grants a waiver in accordance with 40 CFR 127.15(c) or (d). All waiver requests must be submitted to Stormwater_info@dec.ny.gov or NYSDEC, Bureau of Water Permits, 625 Broadway, 4th Floor, Albany, New York 12233-3505.

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Part VI. Record Retention and Reporting

A. Record Retention

The *owner or operator* must retain a copy of the documents listed in Part I.E.3. and a copy of the LOT for a period of at least five years from the date that NYSDEC accepts a complete NOT submitted in accordance with Part V.

B. Reporting

Except for the eNOI, the signature forms associated with the eNOI, and the eNOT, all other written correspondence requested by NYSDEC, including individual permit applications, must be sent to the address of the appropriate DOW (SPDES) Program contact at the Regional Office listed in Appendix E.

Part VII. Standard Permit Requirements

For the purposes of this permit, examples of contractors and subcontractors include: third-party maintenance and construction contractors.

A. Duty to Comply

The *owner or operator*, and all contractors or subcontractors, must comply with all requirements of this permit. Any non-compliance with the requirements of this permit constitutes a violation of the New York State Environmental Conservation Law (ECL), and its implementing regulations, and is grounds for enforcement action. Filing of a request for termination of coverage under this permit, or a notification of planned changes or anticipated non-compliance, does not limit, diminish or stay compliance with any requirements of this permit.

B. Need to Halt or Reduce Activity Not a Defense

The necessity to halt or reduce the *construction activity* regulated by this permit, in order to maintain compliance with the requirements of this permit, must not be a defense in an enforcement action.

C. Penalties

There are substantial criminal, civil, and administrative penalties associated with violating the requirements of this permit. Fines of up to $37,500 per day for each

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violation and imprisonment for up to 15 years may be assessed depending upon the nature and degree of the offense.

D. False Statements

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 monitoring reports or reports of compliance or noncompliance must, upon conviction, be punished in accordance with ECL §71-1933 and or New York State Penal Law Articles 175 and 210.

E. Re-Opener Clause

Upon issuance of this permit, a determination has been made on the basis of a submitted Notice of Intent, plans, or other available information, that compliance with the specified permit requirements will reasonably protect classified water use and assure compliance with applicable *water quality standards*. Satisfaction of the requirements of this permit notwithstanding, if operation pursuant to this permit causes or contributes to a condition in contravention of State *water quality standards* or guidance values, or if NYSDEC determines that a modification is necessary to prevent impairment of the best use of the waters or to assure maintenance of *water quality standards* or compliance with other provisions of ECL Article 17 or the Clean Water Act (CWA), or any regulations adopted pursuant thereto, NYSDEC may require such modification and the Commissioner may require abatement action to be taken by the *owner or operator* and may also prohibit such operation until the modification has been implemented.

F. Duty to Mitigate

The *owner or operator*, and its contractors and subcontractors, must 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.

G. Requiring Another General Permit or Individual SPDES Permit

NYSDEC may require any *owner or operator* authorized to *discharge* in accordance with this permit to apply for and obtain an individual SPDES permit or apply for authorization to *discharge* in accordance with another general SPDES permit.

1. Cases where an individual SPDES permit or authorization to discharge in accordance with another general SPDES permit may be required include, but is not limited to the following:

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a. the *owner or operator* is not in compliance with the conditions of this permit or does not meet the requirements for coverage under this permit; and

b. a change has occurred in the availability of demonstrated technology or practices for the control or abatement of *pollutants* applicable to the *point source*; and

c. new effluent limitation guidelines or new source performance standards are promulgated that are applicable to *point sources* authorized to *discharge* in accordance with this permit; and

d. existing effluent limitation guidelines or new source performance standards that are applicable to *point sources* authorized to *discharge* in accordance with this permit are modified; and

e. a water quality management plan containing requirements applicable to such *point sources* is approved by NYSDEC; and

f. circumstances have changed since the time of the request to be covered so that the *owner or operator* is no longer appropriately controlled under this permit, or either a temporary or permanent reduction or elimination of the authorized *discharge* is necessary; and

g. the *discharge* is in violation of section 17-0501 of the ECL; and

h. the *discharge(s)* is a significant contributor of *pollutants*. In making this determination, NYSDEC may consider the following factors:

    i. the location of the *discharge(s)* with respect to *surface waters of the State*; and

    ii. the size of the *discharge(s)*; and

    iii. the quantity and nature of the *pollutants discharged* to *surface waters of the State*; and

    iv. other relevant factors including compliance with other provisions of ECL Article 17, or the CWA.

2. When NYSDEC requires any *owner or operator* authorized by this permit to apply for an individual SPDES permit as provided for in this subdivision, it must notify the *owner or operator* in writing that a permit application is required. This notice must include a brief statement of the reasons for this decision, an application

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form, a statement setting a time for the *owner or operator* to file the application for an individual SPDES permit, and a deadline, not sooner than 180 days from the *owner's or operator's* receipt of the notification letter, whereby the authorization to *discharge* under this permit must be terminated. NYSDEC may grant additional time upon demonstration, to the satisfaction of the RWE,[6] that additional time to apply for an alternative authorization is necessary or where NYSDEC has not provided a permit determination in accordance with 6 NYCRR Part 621.

3. When an individual SPDES permit is issued to an *owner or operator* authorized to *discharge* under this permit for the same *discharge(s)*, this permit authorization for *construction activities* authorized under the individual SPDES permit is automatically terminated on the effective date of the individual SPDES permit unless termination is earlier in accordance with 6 NYCRR Part 750.

H. Duty to Provide Information

The *owner or operator* must furnish to NYSDEC, within five business days, unless otherwise set forth by NYSDEC, any information that NYSDEC may request to determine whether cause exists to determine compliance with this permit or to determine whether cause exists for requiring an individual SPDES permit in accordance with 6 NYCRR 750-1.21(e) (see Part VII.G. Requiring Another General Permit or Individual Permit).

The *owner or operator* must make available to NYSDEC, for inspection and copying, or furnish to NYSDEC within 25 business days of receipt of a NYSDEC request for such information, any information retained in accordance with this permit.

Except for Part I.D.4. and 5. and Part I.G., the following applies: where the *owner or operator* becomes aware that it failed to submit any relevant facts on the Notice of Intent, or submitted incorrect information in a Notice of Intent or in any report to NYSDEC, the *owner or operator* must submit such facts or corrected information to NYSDEC within five business days.

I. Extension

In the event a new permit is not issued and effective prior to the expiration of this permit, and this permit is extended pursuant to the State Administrative Procedure Act and 6 NYCRR Part 621, then the *owner or operator* with coverage under this permit may continue to operate and *discharge* in accordance with the requirements of this permit until a new permit is issued and effective.

[6] The Regional Water Manager where a DEC Region does not have a RWE.

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J. Signatories and Certification

The Notice of Intent, Notice of Termination, and reports required by this permit must be signed as provided in 40 CFR §122.22.

1. All Notices of Intent and Notices of Termination must be signed as follows:

   a. For a corporation. By a responsible corporate officer. For the purpose of this section, a responsible corporate officer means:

      (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 Notice of Intent or Notice of Termination requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.

      Note: NYSDEC does not require specific assignments or delegations of authority to responsible corporate officers identified in 40 CFR §122.22(a)(1)(i). NYSDEC will presume that these responsible corporate officers have the requisite authority to sign the Notice of Intent or Notice of Termination unless the corporation has notified NYSDEC to the contrary. Corporate procedures governing authority to sign a Notice of Intent or Notice of Termination may provide for assignment or delegation to applicable corporate positions under 40 CFR §122.22(a)(1)(ii) rather than to specific individuals.

   b. For a partnership or sole proprietorship. By a general partner or the proprietor, respectively.

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c. For a municipality, State, Federal, or other public agency. By either a principal executive officer or ranking elected official. For purposes of this section, a principal executive officer of a Federal agency includes:

   1. the chief executive officer of the agency; or

   2. 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. All reports required by this permit, and other information requested by NYSDEC, must be signed by a person described in Part VII.J.1., 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.J.1. or using the Duly Authorized Form, found on the DEC website; and

   b. The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity, 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 is submitted to NYSDEC.

3. Changes to authorization. If an authorization under Part VII.J.2. is no longer accurate because a different individual or position has responsibility for the overall operation of the *construction activity*, a new authorization satisfying the requirements of Part VII.J.2. must be submitted to NYSDEC prior to or together with any reports, information, or applications to be signed by an authorized representative.

4. Certification. Any person signing a document under Part VII.J.1. or 2. must make the following certification:

   I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who

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manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

5. Electronic reporting. If documents described in Part VII.J.1. or 2. are submitted electronically by or on behalf of the *construction activity* with coverage under this permit, any person providing the electronic signature for such documents must meet all relevant requirements of this section, and must ensure that all of the relevant requirements of 40 CFR Part 3 (including, in all cases, subpart D to Part 3) (Cross-Media Electronic Reporting) and 40 CFR Part 127 (NPDES Electronic Reporting Requirements) are met for that submission.

K. Inspection and Entry

The *owner or operator* must allow NYSDEC, the USEPA Regional Administrator, the applicable county health department, or any authorized representatives of those entities, 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 requirements of this permit; and

2. have access to and copy at reasonable times, any records that must be kept under the requirements of this permit, including records required to be maintained for purposes of operation and maintenance; and

3. inspect at reasonable times any facilities, equipment (including monitoring and control equipment), practices or operations regulated or required under this permit; and

4. sample or monitor at reasonable times, for the purposes of assuring general SPDES permit compliance or as otherwise authorized by the CWA or ECL, any substances or parameters at any location; and

5. enter upon the property of any contributor to the regulated facility or activity under authority of the *owner or operator*.

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L. Confidentiality of Information

The following must not be held confidential: this permit, the fact sheet for this permit, the name and address of any *owner or operator*, effluent data, the Notice of Intent, and information regarding the need to obtain an individual permit or an alternative general SPDES permit. This includes information submitted on forms themselves and any attachments used to supply information required by the forms (except information submitted on usage of substances). Upon the request of the *owner or operator*, NYSDEC must make determinations of confidentiality in accordance with 6 NYCRR Part 616, except as set forth in the previous sentence. Any information accorded confidential status must be disclosed to the Regional Administrator upon his or her written request. Prior to disclosing such information to the Regional Administrator, NYSDEC will notify the Regional Administrator of the confidential status of such information.

M. Other Permits May Be Required

Nothing in this permit relieves the *owner or operator* from a requirement to obtain any other permits required by law.

N. NYSDEC Orders or Civil Decrees/Judgments

The issuance of this permit by the NYSDEC, and the coverage under this permit by the *owner or operator*, does not supersede, revoke, or rescind any existing order on consent or civil Decree/Judgment, or modification to any such documents or to any order issued by the Commissioner, or any of the terms, conditions, or requirements contained in such order or modification therefore, unless expressly noted.

O. Property Rights

Coverage under this permit does not convey any property rights in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of Federal, State, or local laws or regulations, nor does it obviate the necessity of obtaining the assent of any other jurisdiction as required by law for the *discharge* authorized.

P. Compliance with Interstate Standards

If the *construction activity* covered by this permit originates within the jurisdiction of an interstate water pollution control agency, then the *construction activity* must also comply with any applicable effluent standards or *water quality standards* promulgated by that interstate agency and as set forth in this permit for such *construction activities*.

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Q. Oil and Hazardous Substance Liability

Coverage under this permit does not affect the imposition of responsibilities upon, or the institution of any legal action against, the *owner or operator* under section 311 of the CWA, which must be in conformance with regulations promulgated pursuant to section 311 governing the applicability of section 311 of the CWA to *discharges* from facilities with *NPDES* permits, nor must such issuance preclude the institution of any legal action or relieve the *owner or operator* from any responsibilities, liabilities, or penalties to which the *owner or operator* is or may be subject pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. section 9601 et seq. (CERCLA).

R. 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, must not be affected thereby.

S. NYSDEC Approved Forms

The *owner or operator* must provide all relevant information that is requested by NYSDEC, and required by this permit, on all NYSDEC approved forms.

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APPENDIX A – Abbreviations and Definitions

Abbreviations

APO – Agency Preservation Officer
BB – New York State Standards and Specifications for Erosion and Sediment Control (Blue Book), dated November 2016
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)
DM – New York State Stormwater Management Design Manual (Design Manual), dated July 31, 2024
DOW – Division of Water
EAF – Environmental Assessment Form
ECL – chapter 43-B of the Consolidated Laws of the State of New York, entitled the 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
NYC – The City of New York
NYCDEP – The City of New York Department of Environmental Protection
NYSDEC – The New York State Department of Environmental Conservation
OPRHP – Office of Parks, Recreation and Historic Places
Qf – Extreme Flood
Qp – Overbank Flood
RR – Runoff Reduction
RRv – Runoff Reduction Volume
RWE – Regional Water Engineer
SEQR – State Environmental Quality Review Act
SHPA – State Historic Preservation Act
SMP – Post-Construction Stormwater Management Practice
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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Appendix A

Definitions

All definitions in this section are solely for the purposes of this permit. If a word is not italicized in the permit, use its common definition.

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 – the land for construction of a barn, *agricultural building*, silo, stockyard, pen or other structural practices identified in Table II in the "Agricultural Best Management Practice Systems Catalogue" (dated June 2023).

Alter Hydrology from Pre- to Post-Development Conditions – 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 System – a sewer system which conveys sewage and *stormwater* through a single pipe system to a publicly owned treatment works.

Commence (Commencement of) Construction Activities – 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.

Common Plan of Development or Sale – a contiguous area where multiple separate and distinct *construction activities* are occurring, or may occur, under one plan. The "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 (SEQR) environmental assessment form or other documents, zoning request, computer design, etc.) or physical demarcation (including boundary signs, lot stakes, surveyor markings, etc.) indicating *construction activities* may occur on a specific plot. A *common plan of development or sale* is comprised of two or more *phases*.

Common plan of development or sale does not include separate and distinct *construction activities* that are occurring, or may occur, under one plan that are at least 1/4 mile apart provided any interconnecting road, pipeline or utility project that is part of the same "common plan" is not concurrently being disturbed.

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Construction Activity(ies) – identified within 40 CFR 122.26(b)(14)(x), 122.26(b)(15)(i), and 122.26(b)(15)(ii), any clearing, grading, excavation, filling, demolition or stockpiling activities that result in soil disturbance. Clearing activities can include, but are not limited to, mechanized 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, which is excluded from the calculation of the soil disturbance for a project. Routine maintenance includes, but is not limited to:

- Re-grading of gravel roads or parking lots; and
- Cleaning and shaping of existing roadside ditches and culverts that maintains the approximate original line and grade, and maintains or improves the hydraulic capacity of the ditch; and
- Replacement of existing culverts that maintains the approximate original line and grade, and maintains or improves the hydraulic capacity of a ditch; and
- Replacement of existing bridges that maintains the approximate original line and grade, and maintains or improves the hydraulic capacity beneath the bridges; and
- 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); and
- Placement of aggregate shoulder backing that stabilizes the transition between the road shoulder and the ditch or *embankment*; and
- 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; and
- Long-term use of equipment storage areas at or near highway maintenance facilities; and
- 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*; and
- Existing use of Canal Corp owned upland disposal sites for the canal, and
- Replacement of curbs, gutters, sidewalks and guide rail posts; and
- Maintenance of ski trails including brush hog use and mowing; and
- Above ground snowmaking pipe replacement; and
- Replacement of existing utility poles; etc.

Construction Site – the land area where *construction activity(ies)* will occur. See also the definitions for "*Commence (Commencement of) Construction Activities"* and "*Common Plan of Development or Sale."*

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Dewatering – the act of draining rainwater and/or groundwater from building foundations, vaults or excavations/trenches.

Directly Discharge(s)(ing) (to a specific surface waterbody) – 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 and the first point of *discharge* from the separate storm sewer system is the specific surface waterbody.

Discharge(s)(d) – any addition of any *pollutant* to waters of the State through an outlet or *point source*.

Embankment – an earthen or rock slope that supports a road/highway.

Equivalent (Equivalence) – 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 – 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.

Historic Property – 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) – all impermeable surfaces that cannot effectively infiltrate rainfall. This includes paved, concrete and compacted gravel surfaces (i.e. parking lots, driveways, roads, runways and sidewalks); building rooftops and miscellaneous impermeable structures such as patios, pools, and sheds.

Infeasible – not technologically possible, or not economically practicable and achievable considering best industry practices.

Minimize(ing)(ation) – 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 System (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):

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1. owned or operated by a State, city, town, village, 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*; and

2. designed or used for collecting or conveying *stormwater*; and

3. which is not a *combined sewer system*; and

4. which is not part of a Publicly Owned Treatment Works (POTW) as defined at 40 CFR 122.2.

Natural Buffer(s) – an undisturbed area with natural cover running along a surface water (e.g. wetland, stream, river, lake, etc.).

New Development – any land disturbance that does not meet the definition of *Redevelopment Activity* included in this appendix.

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.

Nonpoint Source(s) – 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 – flow events that exceed the capacity of the stream channel and spill out into the adjacent floodplain.

Owner or Operator – 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 requirements.

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Performance Criteria – the six performance criteria for each group of SMPs in Chapters 5 and 6 of the technical standard, New York State Stormwater Management Design Manual (DM), dated July 31, 2024. These include feasibility, conveyance, pretreatment, treatment, landscaping, and maintenance. It does not include the *Sizing Criteria* (i.e. WQv, RRv, CPv, Qp and Qf) in Part I.C.2. of the permit.

Phase – a defined area in which *construction activities* are occurring or will occur separate from other defined area(s).

Point Source – 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(s) – 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.

Qualified Inspector – 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 NYSDEC 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 NYSDEC endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other NYSDEC 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 SMPs that include structural components, such as a dam for an impoundment, shall be performed by a licensed Professional Engineer.

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Qualified Professional – 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 NYSDEC endorsed individual(s). Individuals preparing *SWPPPs* that require the SMP 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) – 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.).

Renewable Energy – electricity or thermal energy generated by renewable energy systems through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.

Site Limitations – 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 – the criteria included in Part I.C.2 of the permit that are used to size SMPs. The criteria include; Water Quality Volume (WQv), Runoff Reduction Volume (RRv), Channel Protection Volume (Cpv), *Overbank* Flood (Qp), and Extreme Flood (Qf).

Steep Slope – land area designated on the current United States Department of Agriculture (USDA) Soil Survey as Soil Slope Phase D, (provided the map unit name or description 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.

Stormwater – that portion of precipitation that, once having fallen to the ground, is in excess of the evaporative or infiltrative capacity of soils, or the retentive capacity of surface features, which flows or will flow off the land by surface runoff to waters of the State.

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Streambank – 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) – 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 SMPs); and identifies procedures the *owner or operator* will implement to comply with the requirements 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 – an existing disturbed area will not be disturbed again within 14 calendar days of the previous soil disturbance.

Temporary Stabilization – 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 Load (TMDL) **–** 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 and still meet *water quality standards*, and an allocation of that amount to the *pollutant's* sources. A TMDL stipulates Waste Load Allocations (WLA) for *point source discharges*, Load Allocations (LA) for *nonpoint source*s, and a margin of safety (MOS).

Traditional Land Use Control MS4 Operator – a city, town, or village with land use control authority that is authorized to *discharge* under New York State DEC's 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).

Trained Contractor – an employee from the contracting (construction) company, identified in Part III.A.7., that has received four (4) hours of NYSDEC endorsed training

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in proper erosion and sediment control principles from a Soil and Water Conservation District, or other NYSDEC 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.7., 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 NYSDEC endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other NYSDEC endorsed entity).

The *trained contractor* is responsible for the day-to-day implementation of the *SWPPP*.

Tree Clearing – *construction activities* limited to felling and removal of trees.

Tree clearing does not include hand felling and leaving the trees in place with no support from mechanized equipment, which is not considered *construction activity* requiring coverage under this permit.

Water Quality Standard – 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 and not *directly discharging* to one of the 303(d) segments listed in Appendix D
- 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 D
- Construction of a barn or other *agricultural building*, silo, stock yard or pen.
- Structural agricultural conservation practices as identified in Table II in the "Agricultural Best Management Practice Systems Catalogue" (dated June 2023) that include construction or reconstruction of *impervious area* or *alter hydrology from pre- to post-development* conditions.

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 New York City Watershed located east of the Hudson River, see Appendix C Figure 1, that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

Within the municipal boundaries of NYC:

- Stand-alone road reconstruction, where the total soil disturbance from only that road construction, is less than one (1) acre of land.

The following *construction activities*:

- 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, *stormwater* retrofits, stream restoration, and resiliency projects that reconstruct shoreline areas to address sea level rise
- Pond construction
- Linear bike paths running through areas with vegetative cover, including bike paths surfaced with an *impervious cover*
- Cross-country ski trails, walking/hiking trails, and mountain biking trails, including a de minimis parking lot (maximum 10 spaces total, sized for passenger cars) with 35 feet minimum preservation of undisturbed area downgradient from the parking lot
- Dam rehabilitation (the structure of the dam itself)
- Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that are not part of residential, commercial, or institutional development;
- Sidewalks, bike paths, or walking paths, 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.

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Appendix B

Table 1 (Continued)
CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT ONLY INCLUDES EROSION AND SEDIMENT CONTROLS

The following *construction activities*:

- Slope stabilization
- Slope flattening that changes the grade of the site, but does not significantly change the runoff characteristics
- Spoil areas that will be covered with vegetation
- Vegetated open space (i.e. recreational parks, lawns, meadows, fields, downhill ski trails) that do not *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 where vegetation will be established, and no *redevelopment activity* is planned[1]
- Installation or replacement of either an overhead electric transmission line or a ski lift tower that does not include the construction of permanent access roads or parking areas surfaced with *impervious cover*.
- Solar array field areas that have tables elevated off the ground, spaced one table width apart, do not *alter hydrology from pre- to post-development conditions*, and address water quality volume and runoff reduction volume by maintaining sheet flow on slopes less than 8%.
- Structural agricultural conservation practices as identified in Table II in the "Agricultural Best Management Practice Systems Catalogue" (dated June 2023) that do not include construction or reconstruction of *impervious area* and do not *alter hydrology from pre- to post-development* conditions.
- 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 (in this context, "temporary" means the *impervious area* will be in place for two years or less)
- Other *construction activities* that do not include the construction or reconstruction of *impervious area*, and do not *alter hydrology from pre- to post-development* conditions, and are not listed in Table 2.

1. If the site is redeveloped in the future, a new eNOI must be submitted.

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Appendix B

Table 2
CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES (SMPS)

The following *construction activities*:

- 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 D
- 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 D
- 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 between 20,000 square feet and one (1) acre of land within the municipal boundaries of NYC 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 *common plan of development or sale* that will ultimately disturb five (5) or more acres of land
- Multi-family residential developments; includes duplexes, townhomes, condominiums, senior housing complexes, apartment complexes, and mobile home parks
- Creation of 5,000 square feet or more of *impervious area* in the municipal boundaries of NYC
- 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) that involves soil disturbance greater than five acres.
- Structural agricultural conservation practices as identified in Table II in the “Agricultural Best Management Practice Systems Catalogue” (dated June 2023) that involves soil disturbance greater than five acres and include the construction or reconstruction of *impervious area* or *alter hydrology from pre- to post-development* conditions.
- Facility buildings, including ski lodges, restroom buildings, pumphouses, ski lift terminals, and maintenance and groomer garages
- Institutional development; includes hospitals, prisons, schools and colleges
- Industrial facilities; includes industrial parks
- Landfills; including creation of landfills or capping landfills.
- Municipal facilities; includes highway garages, transfer stations, office buildings, POTWs, water treatment plants, and water storage tanks
- Golf courses
- Office complexes

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Table 2 (Continued)

CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES (SMPS)

The following *construction activities*:

- Permanent laydown yards and equipment storage lots
- Playgrounds that include the construction or reconstruction of *impervious area*
- Sports complexes
- Racetracks; includes racetracks with earthen (dirt) surfaces
- Road construction or reconstruction, outside the municipal boundaries of NYC
- Road construction within the municipal boundaries of NYC
- Stand-alone road reconstruction, within the municipal boundaries of NYC where the total soil disturbance from that road reconstruction involves soil disturbance of one (1) acre or more of land
- Parking lot construction or reconstruction (as with all Table 2 bullets, this includes parking lots constructed as part of the *construction activities* listed in Table 1, unless a Table 1 bullet specifies otherwise)
- 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 overhead electric transmission line, wind-power, cell tower, oil or gas well drilling, sewer or water main, ski lift, or other linear utility project
- Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that are part of a residential, commercial or institutional development
- Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that are part of highway construction or reconstruction
- Solar array field areas on slopes greater than 8% that cannot maintain sheet flow using management practices identified in the BB or the DM
- Solar array field areas on slopes less than 8% that will *alter the hydrology from pre- to post-development* conditions
- Solar array field areas with tables that are not elevated high enough to achieve *final stabilization* beneath the tables
- Traditional *impervious areas* associated with solar development (e.g. roads, buildings, transformers)
- Utility pads surfaced with *impervious cover*, including electric vehicle charging stations
- 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

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

APPENDIX C – Watersheds Requiring Enhanced Phosphorus Removal

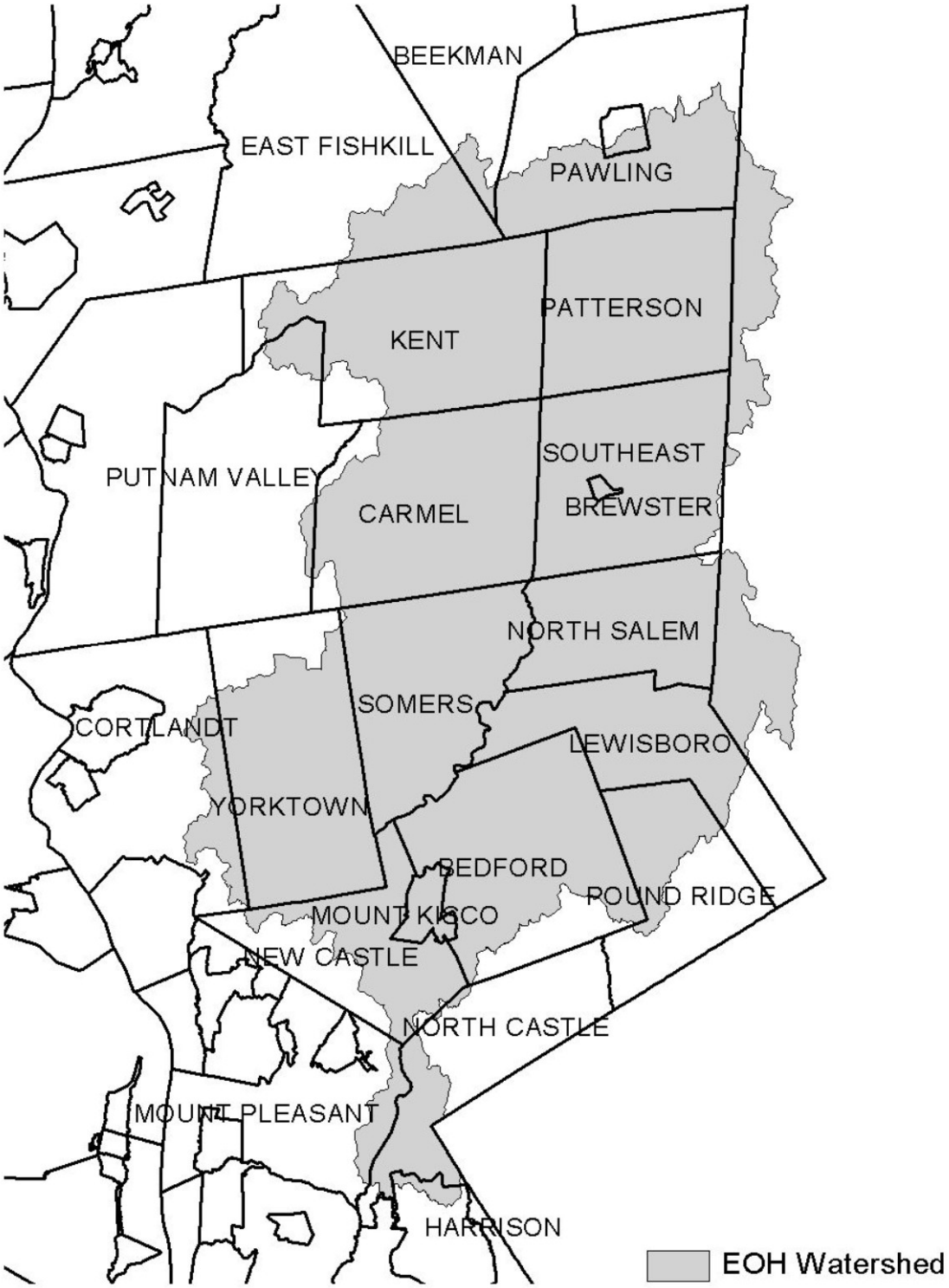
Watersheds where *owners or operators* of *construction activities* identified in Table 2 of Appendix B must prepare a *SWPPP* that includes SMPs designed in conformance with the Enhanced Phosphorus Removal Standards included in the DM technical standard.

- 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

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Appendix C

Figure 1 - New York City Watershed East of the Hudson



Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Appendix C

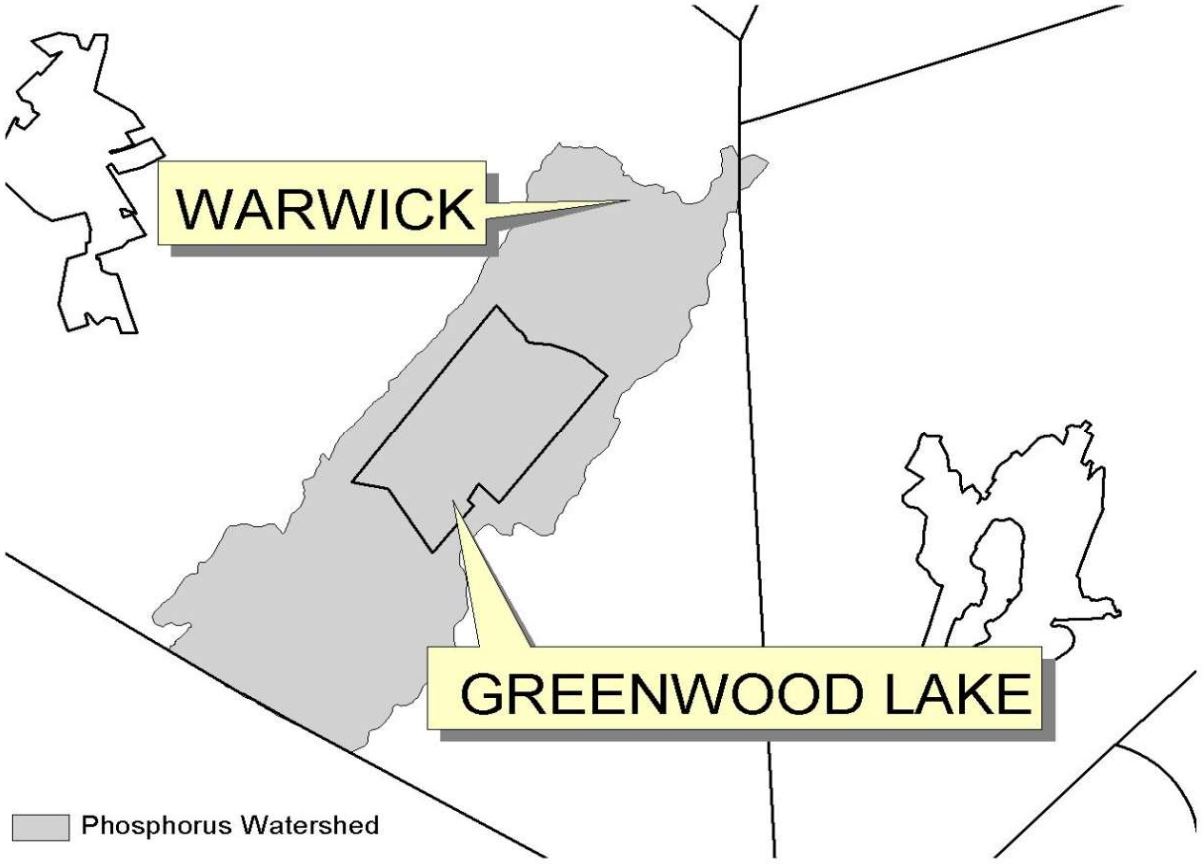
Figure 2 - Onondaga Lake Watershed



Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Appendix C

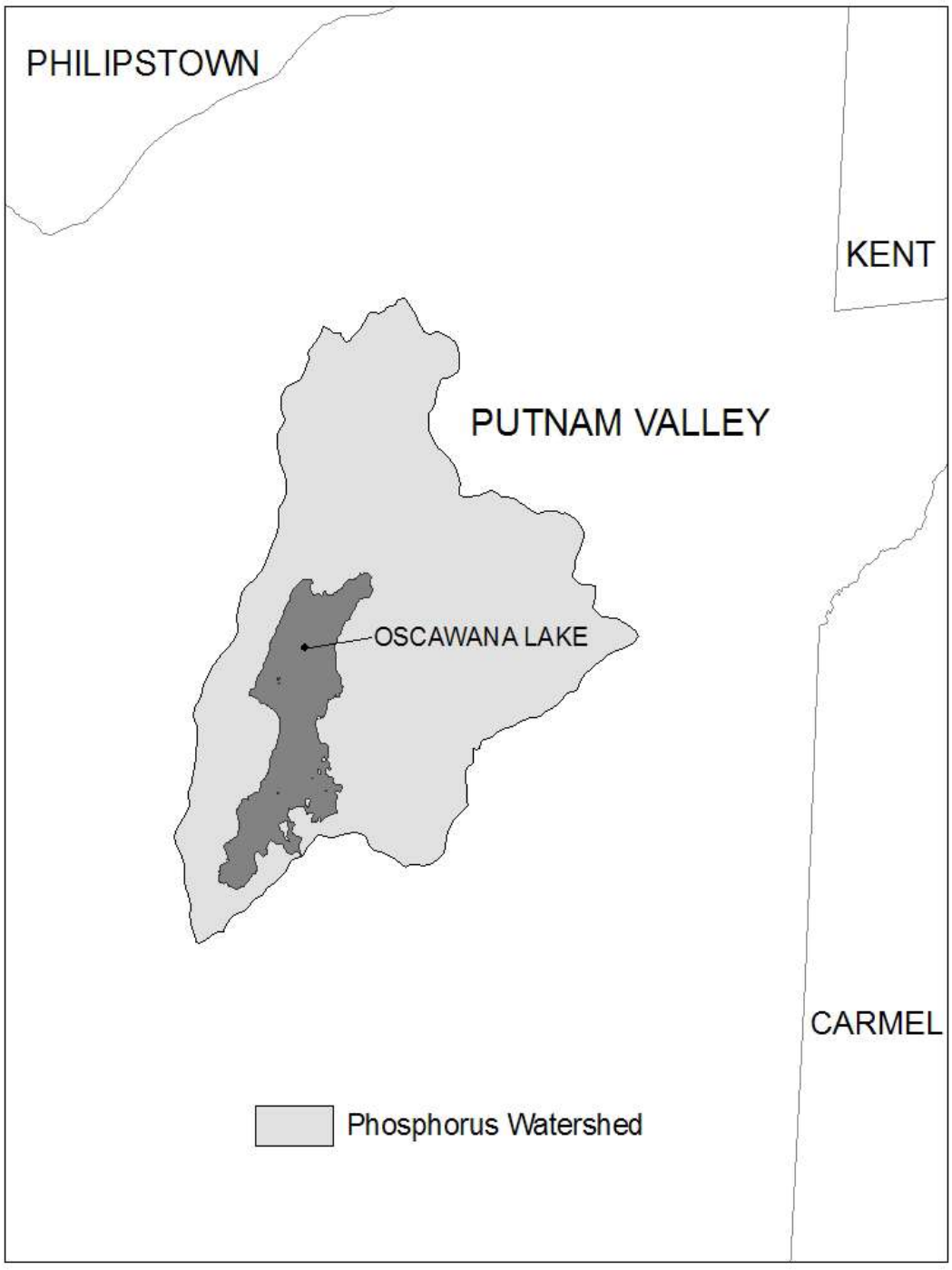
Figure 3 - Greenwood Lake Watershed



Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Appendix C

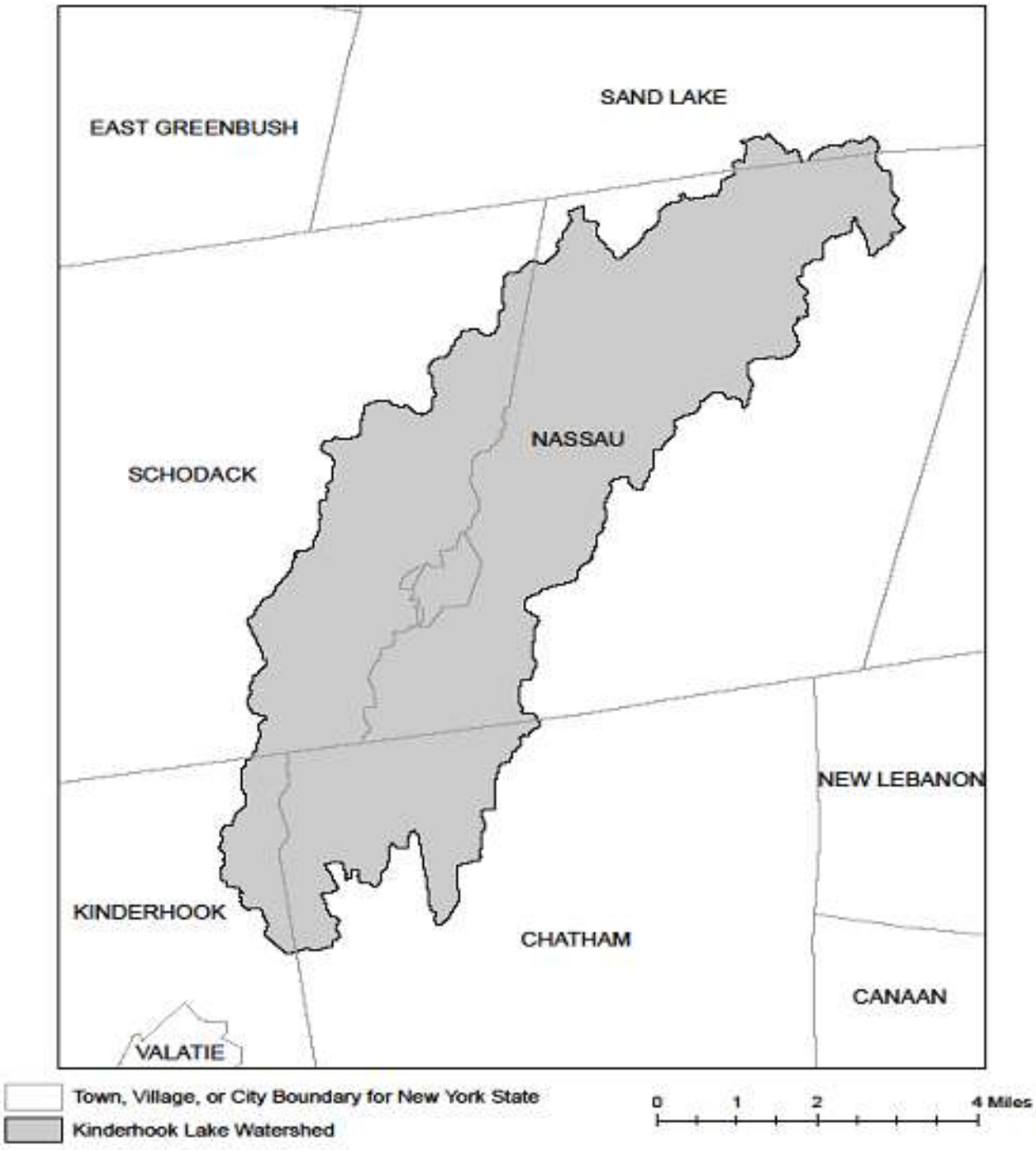
Figure 4 - Oscawana Lake Watershed



Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Appendix C

Figure 5 - Kinderhook Lake Watershed



Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

APPENDIX D – Impaired Waterbodies (by Construction Related Pollutants)

List of waterbodies impaired by *pollutants* related to *construction activity*, including turbidity, silt/sediment, and nutrients (e.g. nitrogen, phosphorus). This list is a subset of "The Final New York State 2018 Section 303(d) List of Impaired Waters Requiring a TMDL" dated June 2020.

County	Waterbody	Pollutant
Albany	Ann Lee (Shakers) Pond, Stump Pond (1201-0096)	Phosphorus
Albany	Lawsons Lake (1301-0235)	Phosphorus
Allegany	Amity Lake, Saunders Pond (0403-0054)	Phosphorus
Allegany	Andover Pond (0403-0056)	Phosphorus
Bronx	Reservoir No.1/Lake Isle (1702-0075)	Phosphorus
Bronx	Van Cortlandt Lake (1702-0008)	Phosphorus
Broome	Blueberry, Laurel Lakes (1404-0033)	Phosphorus
Broome	Fly Pond, Deer Lake (1404-0038)	Phosphorus
Broome	Minor Tribs to Lower Susquehanna (0603-0044)	Phosphorus
Broome	Whitney Point Lake/Reservoir (0602-0004)	Phosphorus
Cattaraugus	Allegheny River/Reservoir (0201-0023)	Phosphorus
Cattaraugus	Beaver Lake/Alma Pond (0201-0073)	Phosphorus
Cattaraugus	Case Lake (0201-0020)	Phosphorus
Cattaraugus	Linlyco/Club Pond (0201-0035)	Phosphorus
Cayuga	Duck Lake (0704-0025)	Phosphorus
Cayuga	Owasco Inlet, Upper, and tribs (0706-0014)	Nutrients
Chautauqua	Chadakoin River and tribs (0202-0018)	Phosphorus
Chautauqua	Hulburt/Clymer Pond (0202-0079)	Phosphorus
Chautauqua	Middle Cassadaga Lake (0202-0002)	Phosphorus
Clinton	Great Chazy River, Lower, Main Stem (1002-0001)	Silt/Sediment
Columbia	Robinson Pond (1308-0003)	Phosphorus
Cortland	Dean Pond (0602-0077)	Phosphorus
Dutchess	Fallkill Creek (1301-0087)	Phosphorus
Dutchess	Hillside Lake (1304-0001)	Phosphorus
Dutchess	Wappingers Lake (1305-0001)	Phosphorus
Dutchess	Wappingers Lake (1305-0001)	Silt/Sediment
Erie	Beeman Creek and tribs (0102-0030)	Phosphorus
Erie	Delaware Park Pond (0101-0026)	Phosphorus
Erie	Ellicott Creek, Lower, and tribs (0102-0018)	Phosphorus
Erie	Ellicott Creek, Lower, and tribs (0102-0018)	Silt/Sediment
Erie	Green Lake (0101-0038)	Phosphorus
Erie	Little Sister Creek, Lower, and tribs (0104-0045)	Phosphorus
Erie	Murder Creek, Lower, and tribs (0102-0031)	Phosphorus

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Erie	Rush Creek and tribs (0104-0018)	Phosphorus
Erie	Scajaquada Creek, Lower, and tribs (0101-0023)	Phosphorus
Erie	Scajaquada Creek, Middle, and tribs (0101-0033)	Phosphorus
Erie	Scajaquada Creek, Upper, and tribs (0101-0034)	Phosphorus
Erie	South Branch Smoke Cr, Lower, and tribs (0101-0036)	Phosphorus
Erie	South Branch Smoke Cr, Lower, and tribs (0101-0036)	Silt/Sediment
Genesee	Bigelow Creek and tribs (0402-0016)	Phosphorus
Genesee	Black Creek, Middle, and minor tribs (0402 0028)	Phosphorus
Genesee	Black Creek, Upper, and minor tribs (0402-0048)	Phosphorus
Genesee	Bowen Brook and tribs (0102-0036)	Phosphorus
Genesee	LeRoy Reservoir (0402-0003)	Phosphorus
Genesee	Mill Pond (0402-0050)	Phosphorus
Genesee	Oak Orchard Cr, Upper, and tribs (0301-0014)	Phosphorus
Genesee	Oatka Creek, Middle, and minor tribs (0402-0031)	Phosphorus
Genessee	Tonawanda Cr, Middle, Main Stem (0102-0002)	Phosphorus
Greene	Schoharie Reservoir (1202-0012)	Silt/Sediment
Greene	Sleepy Hollow Lake (1301-0059)	Silt/Sediment
Herkimer	Steele Creek tribs (1201-0197)	Phosphorus
Herkimer	Steele Creek tribs (1201-0197)	Silt/Sediment
Kings	Hendrix Creek (1701-0006) 18	Nitrogen
Kings	Prospect Park Lake (1701-0196)	Phosphorus
Lewis	Mill Creek/South Branch, and tribs (0801-0200)	Nutrients
Livingston	Christie Creek and tribs (0402-0060)	Phosphorus
Livingston	Conesus Lake (0402-0004)	Phosphorus
Livingston	Mill Creek and minor tribs (0404-0011)	Silt/Sediment
Monroe	Black Creek, Lower, and minor tribs (0402-0033)	Phosphorus
Monroe	Buck Pond (0301-0017)	Phosphorus
Monroe	Cranberry Pond (0301-0016)	Phosphorus
Monroe	Durand, Eastman Lakes (0302-0037)	Phosphorus
Monroe	Lake Ontario Shoreline, Western (0301-0069) 9	Phosphorus
Monroe	Long Pond (0301-0015)	Phosphorus
Monroe	Mill Creek and tribs (0302-0025)	Phosphorus 2
Monroe	Mill Creek/Blue Pond Outlet and tribs (0402-0049)	Phosphorus
Monroe	Minor Tribs to Irondequoit Bay (0302-0038)	Phosphorus
Monroe	Rochester Embayment - East (0302-0002) [9]	Phosphorus
Monroe	Rochester Embayment - West (0301-0068) 9	Phosphorus
Monroe	Shipbuilders Creek and tribs (0302-0026)	Phosphorus 2
Monroe	Thomas Creek/White Brook and tribs (0302-0023)	Phosphorus

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Nassau	Bannister Creek/Bay (1701-0380)	Nitrogen
Nassau	Beaver Lake (1702-0152)	Phosphorus
Nassau	Browswere Bay (1701-0383)	Nitrogen
Nassau	Camaans Pond (1701-0052)	Phosphorus
Nassau	East Meadow Brook, Upper, and tribs (1701-0211)	Silt/Sediment
Nassau	East Rockaway Channel (1701-0381)	Nitrogen
Nassau	Glen Cove Creek, Lower, and tribs (1702-0146)	Silt/Sediment
Nassau	Grant Park Pond (1701-0054)	Phosphorus
Nassau	Hempstead Bay, Broad Channel (1701-0032)	Nitrogen
Nassau	Hempstead Lake (1701-0015)	Phosphorus
Nassau	Hewlett Bay (1701-0382)	Nitrogen
Nassau	Hog Island Channel (1701-0220)	Nitrogen
Nassau	Massapequa Creek, Upper, and tribs (1701-0174)	Phosphorus
Nassau	Milburn/Parsonage Creeks, Upp, and tribs (1701-0212)	Phosphorus
Nassau	Reynolds Channel, East (1701-0215) [12]	Nitrogen
Nassau	Reynolds Channel, West (1701-0216) 12	Nitrogen
Nassau	Tidal Tribs to Hempstead Bay (1701-0218)	Nitrogen
Nassau	Tribs (fresh) to East Bay (1701-0204)	Silt/Sediment
Nassau	Tribs (fresh) to East Bay (1701-0204)	Phosphorus
Nassau	Tribs to Smith Pond/Halls Pond (1701-0221)	Phosphorus
Nassau	Woodmere Channel (1701-0219)	Nitrogen
New York	Harlem Meer (1702-0103)	Phosphorus
New York	The Lake in Central Park (1702-0105)	Phosphorus
Niagara	Bergholtz Creek and tribs (0101-0004)	Phosphorus
Niagara	Hyde Park Lake (0101-0030)	Phosphorus
Niagara	Lake Ontario Shoreline, Western (0301-0053) 9	Phosphorus
Niagara	Lake Ontario Shoreline, Western (0301-0072) 9	Phosphorus
Oneida	Ballou, Nail Creeks (1201-0203)	Phosphorus
Onondaga	Ley Creek and tribs (0702-0001) 10	Nutrients (phosphorus)
Onondaga	Minor Tribs to Onondaga Lake (0702-0022) 10	Nutrients (phosphorus)
Onondaga	Minor Tribs to Onondaga Lake (0702-0022) 10	Nitrogen (NH3, NO2)
Onondaga	Onondaga Creek, Lower (0702-0023) 10	Nutrients (phosphorus)
Onondaga	Onondaga Creek, Lower, and tribs (0702-0023)	Turbidity
Onondaga	Onondaga Creek, Middle, and tribs (0702-0004)	Turbidity
Onondaga	Onondaga Creek, Upper, and tribs (0702-0024)	Turbidity
Ontario	Great Brook and minor tribs (0704-0034)	Phosphorus 2
Ontario	Great Brook and minor tribs (0704-0034)	Silt/Sediment

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Ontario	Hemlock Lake Outlet and minor tribs (0402-0013)	Phosphorus
Ontario	Honeoye Lake (0402-0032)	Phosphorus
Orange	Brown Pond Reservoir (1303-0013)	Phosphorus
Orange	Lake Washington (1303-0012)	Phosphorus
Orange	Minor Tribs to Middle Wallkill (1306-0061)	Phosphorus
Orange	Monhagen Brook and tribs (1306-0074)	Phosphorus
Orange	Orange Lake (1301-0008) [16]	Phosphorus
Orange	Quaker Creek and tribs (1306-0025)	Phosphorus
Orange	Wallkill River, Middle, Main Stem (1306-0038)	Phosphorus
Orange	Wallkill River, Upper, and Minor tribs (1306-0017)	Phosphorus
Orleans	Glenvwood Lake (0301-0041)	Phosphorus
Orleans	Lake Ontario Shoreline, Western (0301-0070) 9	Phosphorus
Orleans	Lake Ontario Shoreline, Western (0301-0071) 9	Phosphorus
Oswego	Lake Neatahwanta (0701-0018)	Nutrients (phosphorus)
Oswego	Pleasant Lake (0703-0047)	Phosphorus
Putnam	Lost Lake, Putnam Lake (1302-0053)	Phosphorus
Putnam	Minor Tribs to Croton Falls Reservoir (1302-0001)	Phosphorus
Queens	Bergen Basin (1701-0009) 18	Nitrogen
Queens	Jamaica Bay, Eastern, and tribs, Queens (1701-0005) 18	Nitrogen
Queens	Kissena Lake (1702-0258)	Phosphorus
Queens	Meadow Lake (1702-0030)	Phosphorus
Queens	Shellbank Basin (1701-0001) 18	Nitrogen
Queens	Willow Lake (1702-0031)	Phosphorus
Rensselaer	Nassau Lake (1310-0001)	Phosphorus
Rensselaer	Snyders Lake (1301-0043)	Phosphorus
Richmond	Grassmere Lake/Bradys Pond (1701-0357)	Phosphorus
Rockland	Congers Lake, Swartout Lake (1501-0019)	Phosphorus
Rockland	Rockland Lake (1501-0021)	Phosphorus
Saratoga	Ballston Lake (1101-0036)	Phosphorus
Saratoga	Dwaas Kill and tribs (1101-0007)	Phosphorus
Saratoga	Dwaas Kill and tribs (1101-0007)	Silt/Sediment
Saratoga	Lake Lonely (1101-0034)	Phosphorus
Saratoga	Round Lake (1101-0060)	Phosphorus
Saratoga	Tribs to Lake Lonely (1101-0001)	Phosphorus
Schenectady	Collins Lake (1201-0077)	Phosphorus
Schenectady	Duane Lake (1311-0006)	Phosphorus
Schenectady Lake	Mariaville Lake (1201-0113)	Phosphorus
Schuyler	Cayuta Lake (0603-0005)	Phosphorus

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Seneca	Reeder Creek and tribs (0705-0074)	Phosphorus
St.Lawrence	Black Lake Outlet, Black Lake (0906-0001)	Phosphorus
St.Lawrence	Fish Creek and minor tribs (0906-0026)	Phosphorus
Steuben	Smith Pond (0502-0012)	Phosphorus
Suffolk	Agawam Lake (1701-0117)	Phosphorus
Suffolk	Big/Little Fresh Ponds (1701-0125)	Phosphorus
Suffolk	Canaan Lake (1701-0018)	Phosphorus
Suffolk	Canaan Lake (1701-0018)	Silt/Sediment
Suffolk	Fresh Pond (1701-0241)	Phosphorus
Suffolk	Great South Bay, East (1701-0039)	Nitrogen
Suffolk	Great South Bay, Middle (1701-0040)	Nitrogen
Suffolk	Great South Bay, West (1701-0173)	Nitrogen
Suffolk	Lake Ronkonkoma (1701-0020)	Phosphorus
Suffolk	Mattituck/Marratooka Pond (1701-0129)	Phosphorus
Suffolk	Mill and Seven Ponds (1701-0113)	Phosphorus
Suffolk	Millers Pond (1702-0013)	Phosphorus
Suffolk	Moriches Bay, East (1701-0305)	Nitrogen
Suffolk	Moriches Bay, West (1701-0038)	Nitrogen
Suffolk	Quantuck Bay (1701-0042)	Nitrogen
Suffolk	Shinnecock Bay and Inlet (1701-0033)	Nitrogen
Suffolk	Tidal Tribs to West Moriches Bay (1701-0312)	Nitrogen
Sullivan	Bodine, Mongomery Lakes (1401-0091)	Phosphorus
Sullivan	Davies Lake (1402-0047)	Phosphorus
Sullivan	Evens Lake (1402-0004)	Phosphorus
Sullivan	Pleasure Lake (1402-0055)	Phosphorus
Sullivan	Swan Lake (1401-0063)	Phosphorus
Tompkins	Cayuga Lake, Southern End (0705-0040)	Phosphorus
Tompkins	Cayuga Lake, Southern End (0705-0040)	Silt/Sediment
Ulster	Ashokan Reservoir (1307-0004)	Silt/Sediment
Ulster	Esopus Creek, Lower, Main Stem (1307-0010) [17]	Turbidity
Ulster	Esopus Creek, Middle, Main Stem (1307-0003) 17	Turbidity
Ulster	Esopus Creek, Upper, and minor tribs (1307-0007)[3]	Silt/Sediment
Ulster	Wallkill River, Lower, Main Stem (1306-0027)	Phosphorus
Warren	Hague Brook and tribs (1006-0006)	Silt/Sediment
Warren	Huddle/Finkle Brooks and tribs (1006-0003)	Silt/Sediment
Warren	Indian Brook and tribs (1006-0002)	Silt/Sediment
Warren	Lake George (1006-0016) and tribs	Silt/Sediment
Warren	Tribs to Lake George, East Shore (1006-0020)	Silt/Sediment
Warren	Tribs to Lake George, Lk.George Village (1006-0008)	Silt/Sediment

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Washington	Wood Cr/Champlain Canal and tribs (1005-0036)	Phosphorus
Westchester	Lake Katonah (1302-0136)	Phosphorus
Westchester	Lake Lincolndale (1302-0089)	Phosphorus
Westchester	Lake Meahagh (1301-0053)	Phosphorus
Westchester	Lake Mohegan (1301-0149)	Phosphorus
Westchester	Lake Shenorock (1302-0083)	Phosphorus
Westchester	Mamaroneck River, Lower (1702-0071)	Silt/Sediment
Westchester	Mamaroneck River, Upp, & minor tribs (1702-0123)	Silt/Sediment
Westchester	Saw Mill River (1301-0007)	Phosphorus
Westchester	Saw Mill River, Middle, and tribs (1301-0100)	Phosphorus
Westchester	Sheldrake River (1702-0069)	Phosphorus
Westchester	Sheldrake River (1702-0069)	Silt/Sedimnt
Westchester	Silver Lake (1702-0040)	Phosphorus
Westchester	Teatown Lake (1302-0150)	Phosphorus
Westchester	Truesdale Lake (1302-0054)	Phosphorus
Westchester	Wallace Pond (1301-0140)	Phosphorus

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APPENDIX E – List of NYSDEC 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	220 White Plains Road, Suite 110 Tel. (914) 428 - 2505
4	Albany, Columbia, Delaware, Greene, Montgomery, Otsego, Rensselaer, Schenectady and Schoharie	1130 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	5786 WIDEWATERS PARKWAY SYRACUSE, NY 13214-1867 TEL. (315) 426-7438	5786 WIDEWATERS PARKWAY SYRACUSE, NY 13214-1867 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	700 DELAWARE AVENUE BUFFALO, NY 14209-2999 TEL. (716) 851-7165	700 DELAWARE AVENUE BUFFALO, NY 14209-2999 TEL. (716) 851-7070

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Appendix E

Forms

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

NEW YORK STATE | Department of Environmental Conservation

Owner/Operator Certification Form

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b. or Part I.F.2. and 3., the completed form must be attached to the eNOI or the Request to Continue Coverage, and submitted to NYSDEC electronically.

Project/Site Name: Dodge Road Single-Family Subdivision

eNOI Submission ID: _____

eNOI Submitted by: ☐ **Owner/Operator** ☑ **SWPPP Preparer** ☐ **Other**

Certification Statement - Owner/Operator

I hereby certify that I read, and will comply with, the GP-0-25-001 permit requirements. I understand that authorization to discharge under the permit for the project/site named above is dependent on receipt of a Letter of Authorization (LOA) or a Letter of Continued Coverage (LOCC) from the New York State Department of Environmental Conservation (NYSDEC) in accordance with CGP Part I.D.3.b. or Part I.F.4. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Joseph		Rubino
Owner/Operator First Name	MI	Owner/Operator Last Name

Signature

2/6/25
Date

Revised: January 2025

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

NEW YORK STATE | Department of Environmental Conservation

SWPPP Preparer Certification Form

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

Project/Site Name:	Dodge Road Single-Family Subdivision
eNOI Submission ID:	
Owner/Operator Name:	Joseph Rubino

Certification Statement – SWPPP Preparer

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) has been prepared in accordance with the requirements of GP-0-25-001. I certify under penalty of law that the SWPPP and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Christopher		Wood
SWPPP Preparer First Name	MI	SWPPP Preparer Last Name



Signature

02/05/25

Date

Revised: January 2025

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

STORM WATER POLLUTION PREVENTION PLAN
CONTRACTOR'S CERTIFICATION STATEMENT

Pleasant Woods Land Clearing and Grading and all subsequent activities covered under SPDES Permit

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 Hamburg.

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: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Appendix F

NYSDEC Notice of Termination (NOT)

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Appendix G

Construction Documents

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Single Family Subdivision

Amherst, New York

AGENCIES

ENGINEERING DEPARTMENT
NAME/TITLE: JEFFERY BURROUGHS, P.E. – TOWN ENGINEER
COMPANY/DEPT: TOWN OF AMHERST ENGINEERING DEPARTMENT
ADDRESS: 1100 NORTH FOREST ROAD
WILLIAMSVILLE, NEW YORK 14221
TELEPHONE 716–631–7154

PLANNING & ZONING DEPARTMENT
NAME/TITLE: DANIEL HOWARD – PLANNING DIRECTOR
COMPANY/DEPT: TOWN OF AMHERST PLANNING DEPARTMENT
ADDRESS: 5583 MAIN STREET
WILLIAMSVILLE, NEW YORK 14221
TELEPHONE 716–631–7051

BUILDING DEPT.
NAME/TITLE: BERKE, MARK S. – COMMISSIONER OF BUILDING
COMPANY/DEPT.: TOWN OF AMHERST BUILDING DEPT.
ADDRESS: 5583 MAIN ST.
AMHERST, NEW YORK 14221
TELEPHONE 716–631–7080

ECDOH
NAME/TITLE:
COMPANY/DEPT:. ERIE COUNTY DEPARTMENT OF HEALTH
ADDRESS: 503 KENSINGTON AVE
BUFFALO, NEW YORK 14214
TELEPHONE 716–961–6854

NYSDEC
NAME/TITLE:
COMPANY/DEPT: NEW YORK STATE DEPT. OF ENVIRONMENTAL CONSERVATION
ADDRESS: 700 DELAWARE AVE.
BUFFALO, NEW YORK 14209
TELEPHONE 716–851–7070

UTILITIES

NATURAL GAS
COMPANY/DEPT:. NATIONAL FUEL GAS CORP.
ADDRESS: 6363 MAIN STREET
WILLIAMSVILLE, NEW YORK 14221
TELEPHONE 716–857–7000

TELEPHONE COMPANY
COMPANY/DEPT: VERIZON
ADDRESS: 65 FRANKLIN STREET
BUFFALO, NEW YORK 14203
TELEPHONE 716–840–8748

CABLE COMPANY
COMPANY/DEPT: TIME WARNER
ADDRESS: 789 CHURCH ROAD
WEST SENECA, NEW YORK
TELEPHONE 716–558–8615

ELECTRIC COMPANY
COMPANY/DEPT: NATIONAL GRID
ADDRESS: 144 KENSINGTON AVENUE
BUFFALO, NEW YORK 14214
TELEPHONE 716–236–2738

WATER
COMPANY/DEPT:. ERIE COUNTY WATER AUTHORITY
ADDRESS: 3030 UNION ROAD
CHEEKTOWAGA, NEW YORK 14227
TELEPHONE 716–684–1510

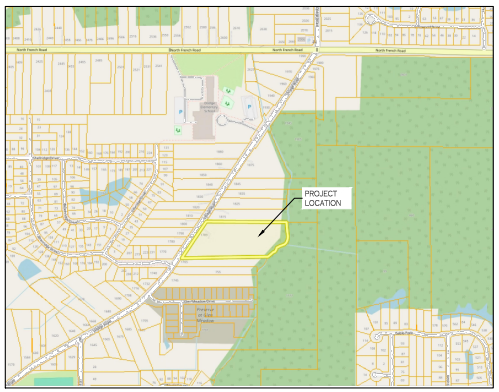
DIG SAFELY NEW YORK
TELEPHONE 1–800–962–7962

DESIGN CONSULTANTS

PROJECT SURVEYOR
COMPANY/DEPT: NUSSBAUMER & CLARKE, INC.
ADDRESS: 3556 LAKESHORE ROAD, SUITE 500
BUFFALO, NEW YORK 14219
TELEPHONE 716–827–8000

OWNER/DEVELOPER

NAME: JOE RUBINO
ADDRESS 5500 MAIN STREET, SUITE 343
WILLIAMSVILLE, NY 14221
CONTACT: JOE RUBINO
TELEPHONE 716-510-4338



LOCATION MAP
NOT TO SCALE

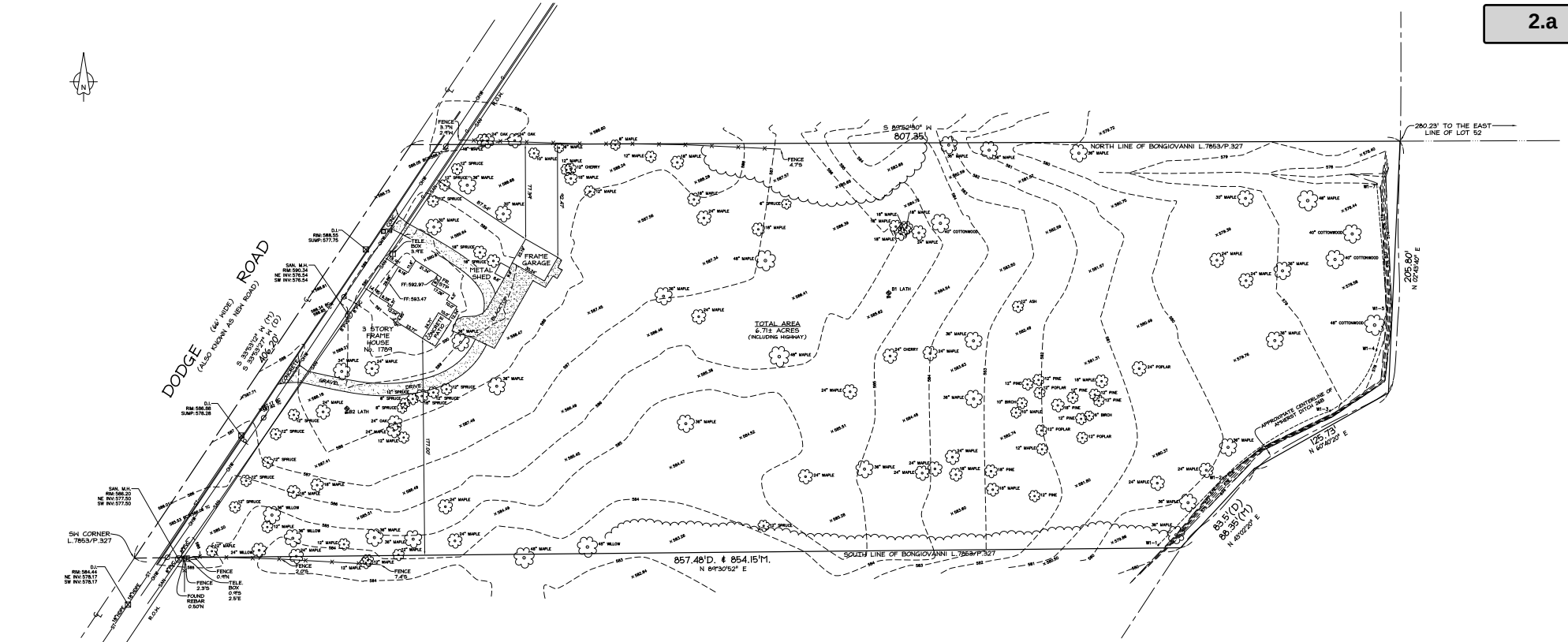
CARMINAWOOD DESIGN

FEBRUARY 2025

DRAWING NO.	DRAWING TITLE
–	COVER SHEET
–	LAND SURVEY (PREPARED BY NUSSBAUMER & CLARKE
C–001	DEMOLITION & EROSION CONTROL PLAN
C–002	DEMOLITION & EROSION CONTROL DETAILS
C–100	LAYOUT PLAN
C–200	GRADING PLAN
C–201	ROAD PROFILE
C–300	STORM WATER MANAGEMENT PLAN
C–301	BASIN DETAILS
C–302	STORM DRAINAGE DETAILS
C–303	STORM DRAINAGE DETAILS
C–400	UTILITY PLAN
C–401	UTILITY PROFILES
C–402	SANITARY SEWER DETAILS
C–403	SANITARY SEWER DETAILS
C–404	SANITARY SEWER NOTES
C–405	WATER DETAILS
C–406	WATER DETAILS
C–407	LIGHTING DETAILS
C–408	LIGHTING DETAILS
C–409	LIGHTING DETAILS

Single Family Subdivision
1789 Dodge Road
Amherst, New York

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge



UTILITY NOTE

UTILITY COMPANIES CONTACTED:

CHARTER COMMUNICATIONS BUFFALO – HAS RESPONDED – DOES NOT HAVE UNDERGROUND UTILITIES ON THIS PROPERTY.

ERIE COUNTY WATER AUTHORITY – HAS RESPONDED – DOES NOT HAVE UNDERGROUND UTILITIES ON THIS PROPERTY.

NATIONAL FUEL GAS – HAS RESPONDED – APPROXIMATE LOCATION OF UNDERGROUND GAS LINES ARE PLOTTED HEREON.

NATIONAL GRID – HAS RESPONDED – DOES NOT HAVE UNDERGROUND UTILITIES ON THIS PROPERTY.

TOWN OF AMHERST – HAS RESPONDED – APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINES ARE PLOTTED HEREON.

VERIZON – HAS RESPONDED – HAS NOT PROVIDED DESIGN PLANS.

SOURCE: DIG SAFELY NY

HORIZONTAL DATUM & COORDINATE SYSTEM

DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) (1996 ADJUSTMENT)
COORDINATE SYSTEM: UNITED STATES STATE PLANE SYSTEM FOR NEW YORK STATE, WEST ZONE

VERTICAL DATUM

ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CONTOURS ARE AT 1' INTERVALS

LEGEND

- SANITARY MANHOLE
- DRAINAGE INLET
- POWER UTILITY POLE
- GUY ANCHOR
- TELEPHONE BOX
- SPEED SIGN
- SOIL BORINGS
- WETLAND FLAG
- TREE AS NOTED
- MAILBOX
- SPOT ELEVATION
- ELEVATION– BOTTOM OF CURB
- ELEVATION– TOP OF CURB
- OHW — POWER OVERHEAD WIRES
- CURB
- G — UNDERGROUND GAS LINE
- SAN — SANITARY SEWER
- ST — STORM SEWER
- CENTERLINE SWALE
- CENTERLINE DITCH
- TOP OF SLOPE
- BOTTOM OF SLOPE
- WETLAND LINE
- TREE LINE

SCALE

0' 40' 80' 120'

1" = 40'
(IN FEET)

NOTICE! SET OR FOUND AT PROPERTY CORNERS

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

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

Unauthorized alterations or additions to this survey map or report design, specification, plan or report as per 7209, para Mod 2 of the New York

NUSSBAUMER & CLARKE, INC. ENGINEERS AND SURVEYORS EST. 1972

TOPOGRAPHIC SURVEY
1789 Dodge Road
Part of Lot 52, Township 12, Range 7
Holland Land Company's Survey
Town of Amherst
County of Erie, State of New York
Date of Survey: 12/30/2020

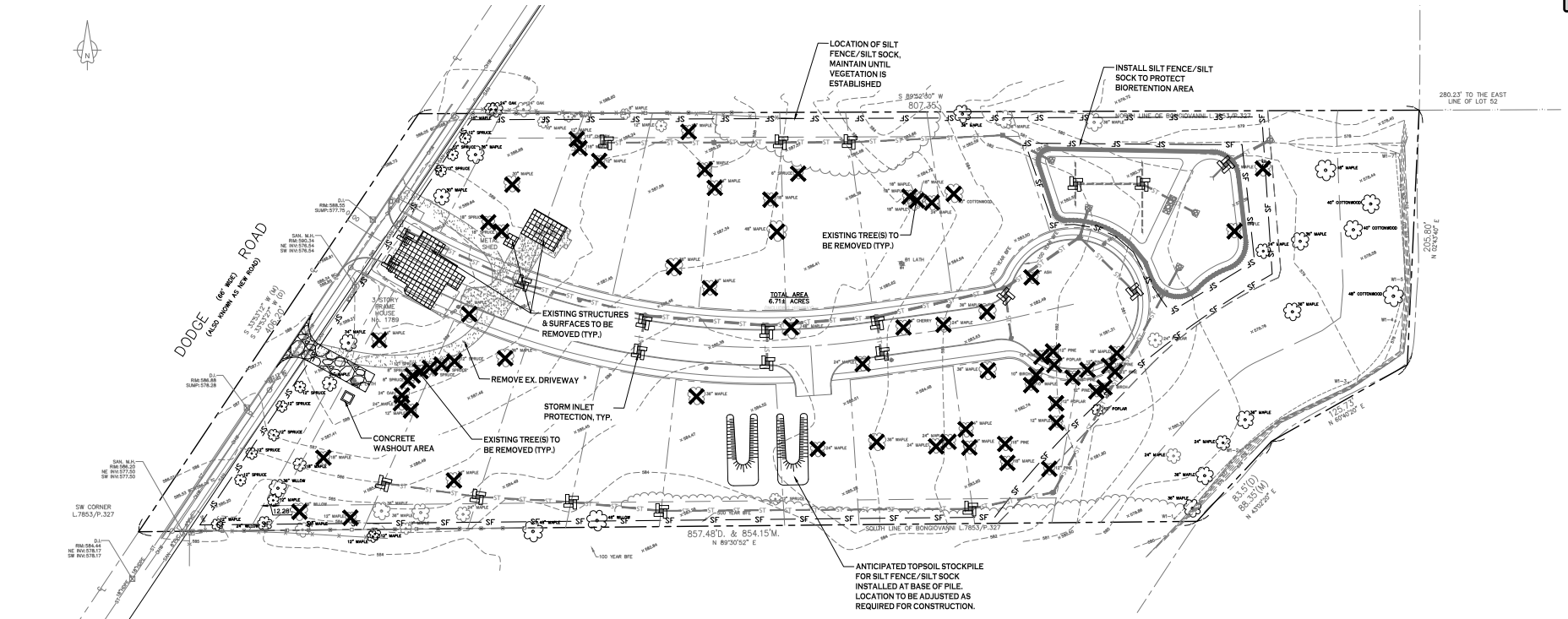
Project No. 2012-1527A

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Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge

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DEMOLITION & EROSION CONTROL PLAN

SCALE: 1"=40'

EROSION CONTROL NOTES

THE FOLLOWING EROSION CONTROL PROCEDURES SHALL BE ADHERED TO BY THE CONTRACTOR:

1. INSTALL TEMPORARY SILT SOCK BARRIERS AS DIRECTED BY THE OWNER AND AT ALL EXISTING STORMWATER CATCH BASINS WITHIN THE WORK AREA TO PREVENT SEDIMENT MIGRATION. ALL SILT SOCK BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS.
2. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR RE-USE AS DIRECTED BY THE OWNER. ALL LOCAL ORDINANCES REGARDING THE SALE OF TOPSOIL MUST BE FOLLOWED. TOPSOIL MAY NOT BE REMOVED WITHOUT A PERMIT.
3. ALL SILT SOCK BARRIERS SHALL BE REPLACED WHEREVER THEY BECOME CLOGGED OR INOPERABLE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS.
5. THE CONTRACTOR MUST CONTROL DUST DURING CONSTRUCTION. DURING EARTHWORK OPERATIONS, WATER-SPREADING EQUIPMENT SHALL BE PROVIDED BY THE CONTRACTOR, AND SPREAD WATER AS NECESSARY AND AS DIRECTED BY THE OWNER IN ORDER TO CONTROL DUST.
6. DIRT OR DEBRIS LEFT ON LOCAL PUBLIC ROADS AS A RESULT OF THIS CONSTRUCTION PROJECT SHALL BE REMOVED AND ROAD SURFACES CLEANED BY THE CONTRACTOR ON A DAILY BASIS.
7. ALL DISTURBED AREAS (EXCEPT AREAS TO BE PAVED OR BUILT UPON) SHALL BE TOPSOILED TO A MINIMUM 4" DEPTH AND SEEDED IMMEDIATELY AFTER FINE GRADING TAKES PLACE AND AS SOON AS PHYSICALLY POSSIBLE.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF DOWNSTREAM STORM SEWERS, DITCHES, AND CULVERTS. SILT BUILDUP FOUND TO BE A RESULT OF THIS SITE CONSTRUCTION WORK SHALL BE REMOVED FROM DOWNSTREAM CULVERTS BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE TOWN/CITY.
9. ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES AND MATERIALS SHALL BE IN PLACE PRIOR TO BEGINNING EARTHWORK OPERATIONS AND SHALL BE MAINTAINED UNTIL THE NEW SLOPES ARE STABILIZED WITH SEEDING AND/OR SLOPE PROTECTION, AS DIRECTED BY THE ENGINEER.
10. INSTALL TEMPORARY SILT SOCK AROUND THE BASE OF STOCKPILES.

DEMOLITION NOTES:

1. 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 SOCK AND STRAW BALES TO BE INSTALLED AS DIRECTED BY THE OWNERS FIELD REPRESENTATIVE. MAINTAIN UNTIL VEGETATION IS ESTABLISHED AND PAVEMENT IS INSTALLED.
3. CONTRACTOR SHALL INSTALL STABILIZED CONSTRUCTION ENTRANCES WHERE ACCESSING THE SITE FROM PAVED ROADWAYS. STORM DRAINAGE INLETS THAT INTERFERE WITH CONSTRUCTION ENTRANCE TO BE PROTECTED WITH SILT SACK AND OTHER PROPER TEMPORARY INLET PROTECTION MEASURES.
4. CONTRACTOR SHALL INSTALL TEMPORARY TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH NYS M.U.T.C.D. STANDARDS PRIOR TO STARTING WORK.
5. COVERED DUMPSTERS SHALL BE PROVIDED ONSITE AS REQUIRED FOR CONSTRUCTION WASTE.
6. CONTRACTOR TO PROTECT ALL TREES/BRUSH NOT DISTURBED BY CONSTRUCTION ACTIVITY.
7. REMOVE EXISTING HOUSE TO INCLUDE ALL FOUNDATIONS, PORCHES, STEPS, ETC. ALL UTILITY CONNECTIONS TO BE ABANDONED AND/OR REMOVED PER COUNTY, TOWN, AND UTILITY COMPANY REQUIREMENTS.
8. EXISTING CURB AT DRIVEWAY ENTRANCE TO BE REMOVED SHALL BE SAW CUT FULL-DEPTH AND NEATLY REMOVED FROM THE BACKSIDE, EXISTING PAVEMENT SHALL NOT BE DISTURBED AND THE PAVEMENT EDGE SHALL BE USED AS FOR FOR PLACING NEW CURB.

CONSTRUCTION SEQUENCE OF MAJOR ACTIVITIES:

1. CONSTRUCT TEMPORARY CONSTRUCTION EXIT, INSTALL PERIMETER SILT SOCK AND DRAINAGE INLET PROTECTION.
2. CLEAR AND GRUB SITE.
3. COMMENCE SITE GRADING.
4. INSTALL PROPOSED UTILITIES. PROVIDE EROSION AND SEDIMENT CONTROL DURING UTILITY CONSTRUCTION.
5. CONSTRUCTION OF HOME, DRIVEWAY, GRADING OF THE REMAINING SITE. PROTECT DRAINAGE SWALES DURING HOME CONSTRUCTION.
6. REPLACE TOPSOIL WHERE NEEDED AND SEED ALL DISTURBED AREA.
7. AFTER SITE STABILIZATION REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.

NOTE: SWALE PROTECTION AND EROSION AND SEDIMENT CONTROLS FOR THIS PROJECT ARE ALSO REQUIRED DURING HOME CONSTRUCTION.

DEMOLITION & EROSION CONTROL LEGEND

- PROPOSED SILT FENCE — SF
- EXISTING TREE TO BE REMOVED
- PROPOSED STORM INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- APPROXIMATE LIMITS OF EXISTING BUILDING FOUNDATION, WALL, SLAB, SUPERSTRUCTURE, ETC. TO BE REMOVED
- EXISTING TREE TO BE REMOVED

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

40' 0 40 80Ft.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD

Single Family Subdivision

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	9/24/2024

DRAWING NAME: Site Layout

Date: /29/25
Drawn By: C. Wood
Scale: As Noted

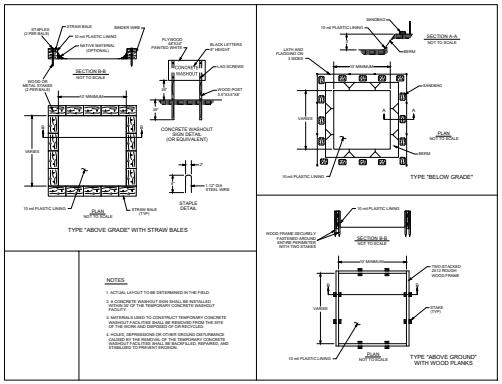
DRAWING NO.

PROJECT NO.

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge

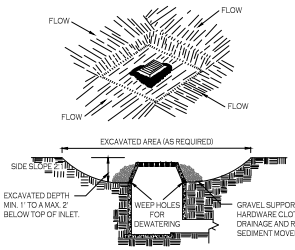
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CONCRETE WASHOUT

NOT TO SCALE



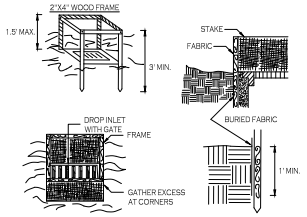
CONSTRUCTION SPECIFICATIONS

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



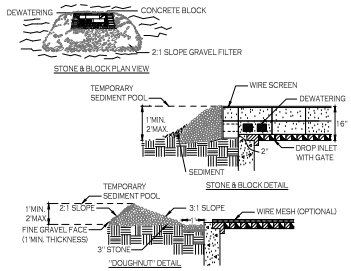
CONSTRUCTION SPECIFICATIONS

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

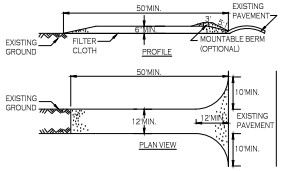
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 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

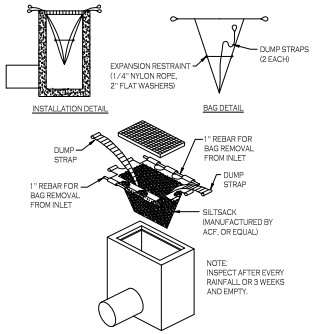


CONSTRUCTION SPECIFICATIONS

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.

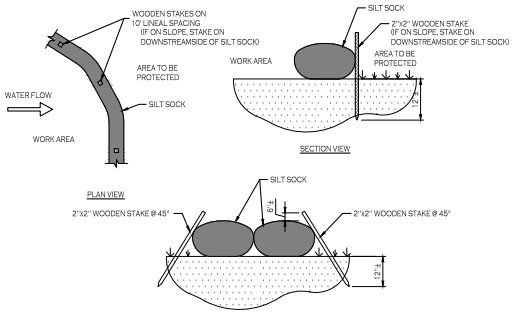
STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



SILT SACK DETAIL

NOT TO SCALE



NOTES:

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

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

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

SILT SOCK DETAIL

N.T.S.

TOWN OF AMHERST APPROVAL BOX:

2.a

CARMINAWO

Single Family Subdivision

REVISIONS:

No.	Description	Date
	Rev. Per Town Comments	9/19/2024
	Rev. Per Town Comments	10/14/2024

DRAWING NA

Demolitic
Erosion C
Details

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

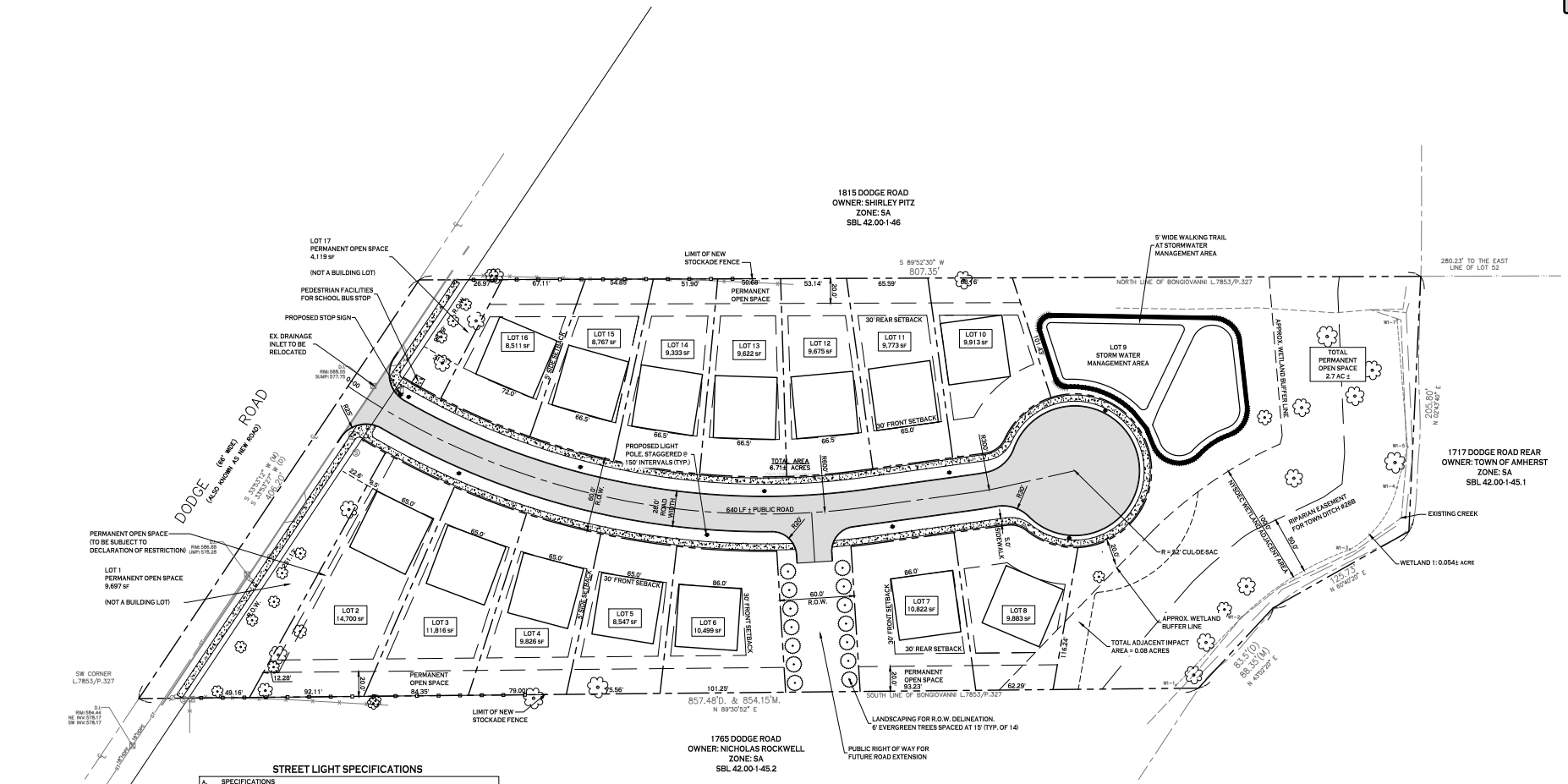
DRAWING NO.

PROJECT NO.

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge

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LAYOUT PLAN

SCALE: 1"=40'

STREET LIGHT SPECIFICATIONS

A. SPECIFICATIONS
I. FIXTURE (LUMINAIRE): TOWN STANDARD TRADITIONAL POST TOP - SIGNIFY LED TOWNVIEW
A.A. MODEL NUMBER : TVPR-S3-S-16-G1-7-3W-730-A-N-R7-N-SP1-N-N-N-BKS
II. CORRELATED COLOR TEMPERATURE (CCT): 3,000K
I. FIXTURE HEIGHT: 16'
IV. DISTRIBUTION TYPE: 3 UNLESS LIGHT IS IN MEDIAN OR HAS SIMILAR APPLICATION MAY REQUIRE IN WHICH CASE 5. IF DISTRIBUTION OTHER THAN TYPE 3 IS USED, ADJUSTMENT TO MODEL NUMBER WILL BE REQUIRED.
V. WATTAGE: 35W
VI. NODE TYPE: WIRELESS LIGHTING CONTROL NODE COMPATIBLE WITH TOWN'S SYSTEM (VENDOR - VERIZON), INCLUDING INTEGRATION INTO EXISTING ASSET MANAGEMENT SYSTEM.
VII. POLES LABELED ACCORDING TO NGRID REQUIREMENTS.
VIII. SPACING: TYPICALLY, 150 FEET SPACING STAGGERED, UNLESS ROADWAY ARRANGEMENTS REQUIRE OTHERWISE, SUCH AS INTERSECTIONS OR COL-DES-SACS. POLES SHOULD BE LOCATED CENTERED BETWEEN EDGE OF ROAD AND SIDEWALK OR NO MORE THAN 3FT FROM THE EDGE OF THE ROAD. POLES SHOULD BE NO LESS THAN 10FT AWAY FROM TREES, 5 FT FROM MAILBOXES, AND 3FT FROM THE EDGE OF DRIVEWAYS.
IX. POLE TYPE: 16' NEW DIRECT BURIED TAPERED ALUMINUM POLE WITH ACCESS DOOR IN BASE OF POLE
A.A. MANUFACTURER: HAPCO (RTA16BS) (OR APPROVED EQUAL)

B. ILLUMINATION LEVEL:
I. ALL STREET LIGHTING SHALL BE DESIGNED SO THAT THE LEVEL OF ILLUMINATION, AS MEASURED IN FOOTCANDLES AT ANY ONE POINT, MEETS THE STANDARDS SET BY THE LATEST VERSION OF AMERICAN NATIONAL STANDARD'S ROADWAY LIGHTING ANSI APPROVED SPECIFICATION.
II. MINIMUM AND MAXIMUM LEVELS ARE MEASURED ON THE PAVEMENT WITHIN THE LIGHTED AREA. AVERAGE LEVEL IS THE OVERALL, GENERALIZED AMBIENT LIGHT LEVEL, AND IS MEASURED AS A NOT-TO-EXCEED VALUE. THE AVERAGE LEVEL SHALL BE CALCULATED USING ONLY THE AREA OF THE SITE INTENDED TO RECEIVE ILLUMINATION.
III. STREET LIGHTING SHALL NOT BE ORIENTED SO AS TO DIRECT GLARE OR EXCESSIVE ILLUMINATION ONTO PRIVATE PROPERTY.
IV. SUBMIT PHOTOMETRIC MODELS TO THE TOWN FOR REVIEW AND APPROVAL..

C. REQUIREMENTS:
I. REFER TO NATIONAL GRID UNDERGROUND REQUIREMENTS
II. REFER TO OTHER APPLICABLE TOWN CODES

TOWN OF AMHERST ZONING CONDITIONS

THE SIX ZONING CONDITIONS IMPOSED BY THE TOWN BOARD ON JULY 22, 2024 IN CONNECTION WITH THE REZONING FROM 'SA' TO 'R-3' WERE AS FOLLOWS

1. THAT FUTURE DEVELOPMENT OF THE SITE SHALL BE LIMITED TO SINGLE FAMILY DETACHED RESIDENTIAL USES WITH A MAXIMUM YIELD OF FIFTEEN (15) HOMES.
2. THAT ANY FUTURE DEVELOPMENT OF A PRINCIPAL OR ACCESSORY STRUCTURE OR USES IN THE 2.7 ACRES OF PERMANENT OPEN SPACE SHALL BE PROHIBITED. THE ONLY PROPOSED DEVELOPMENT OF THE PORTION OF HE PERMANENT OPEN SPACE IS LIMITED TO REQUIRED STORMWATER MANAGEMENT SYSTEM IMPROVEMENTS AND UTILITY INFRASTRUCTURE.
3. THAT A PROTECTIVE COVENANT/CONSERVATION EASEMENT SHALL BE PLACED ON ALL PROPOSED OPEN SPACE AND CONFIRM TOTAL ACREAGE TO BE UNDERTHE CONTROL OF A HOMEOWNERS ASSOCIATION.
4. THAT THE FINAL PLAT DESIGN SHALL INCLUDE A RIGHT-OF-WAY ACCESS TO A POTENTIAL FUTURE YOUNGS ROAD EXTENSION.
5. THAT THE LANDSCAPING AND SCREENING TO BE PROVIDED IN THE PERMANENT OPEN SPACE ALONG THE DODGE ROAD FRONTAGE OF THE PROJECT SITE SHALL REQUIRE THE APPROVAL OF THE PLANNING BOARD AT THE PRELIMINARY PLAT APPLICATION STAGE OF THE SUBDIVISION REVIEW PROCESS.
6. ANY FUTURE PRELIMINARY PLAT THAT SHALL BE SUBMITTED TO THE PLANNING BOARD SHALL CONSIDER PROVISIONS FOR FUTURE ACCESS TO THE NORTH AND SOUTH OF THE SUBJECT PROPERTY.

SITE DATA (REZONED FROM SA TO R-3 ZONING)

AREA = 6.7 ACRES ±

MIN. LOT WIDTH = 65 FT INTERIOR LOTS
MIN. LOT WIDTH = 75 FT CORNER LOTS

MIN. LOT AREA = 8,450 SF INTERIOR LOTS
MIN. LOT AREA = 9,750 SF CORNER LOTS

FRONT SETBACK = 30 FT (OFF EDGE OF PVMT)
SIDE SETBACK = 5 FT
REAR SETBACK = 30 FT

MAXIMUM LOT COVERAGE = 35%
MAXIMUM BUILDING HEIGHT = 35 FT

MINIMUM FLOOR AREA = 1,000 SF (1 STORY)
MINIMUM FLOOR AREA = 1,200 SF (2 STORIES)

SITE LEGEND

PROPERTY LINE
PROPOSED CONCRETE CURB
PROPOSED SIDEWALK / CONCRETE PAD
PROPOSED SIGN
PROPOSED STANDARD DUTY ASPHALT PAVEMENT
PROPOSED LIGHT POLE

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

40' 0 40 80Ft.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN — Single Family Subdivision

REVISIONS:	No.	Description	Date
	1	Rev. Per Town Comments	9/19/2024
	2	Rev. Per Town Comments	10/24/2024

DRAWING NAME: Site Layout

Date: /29/25
Drawn By: C. Wood
Scale: As Noted

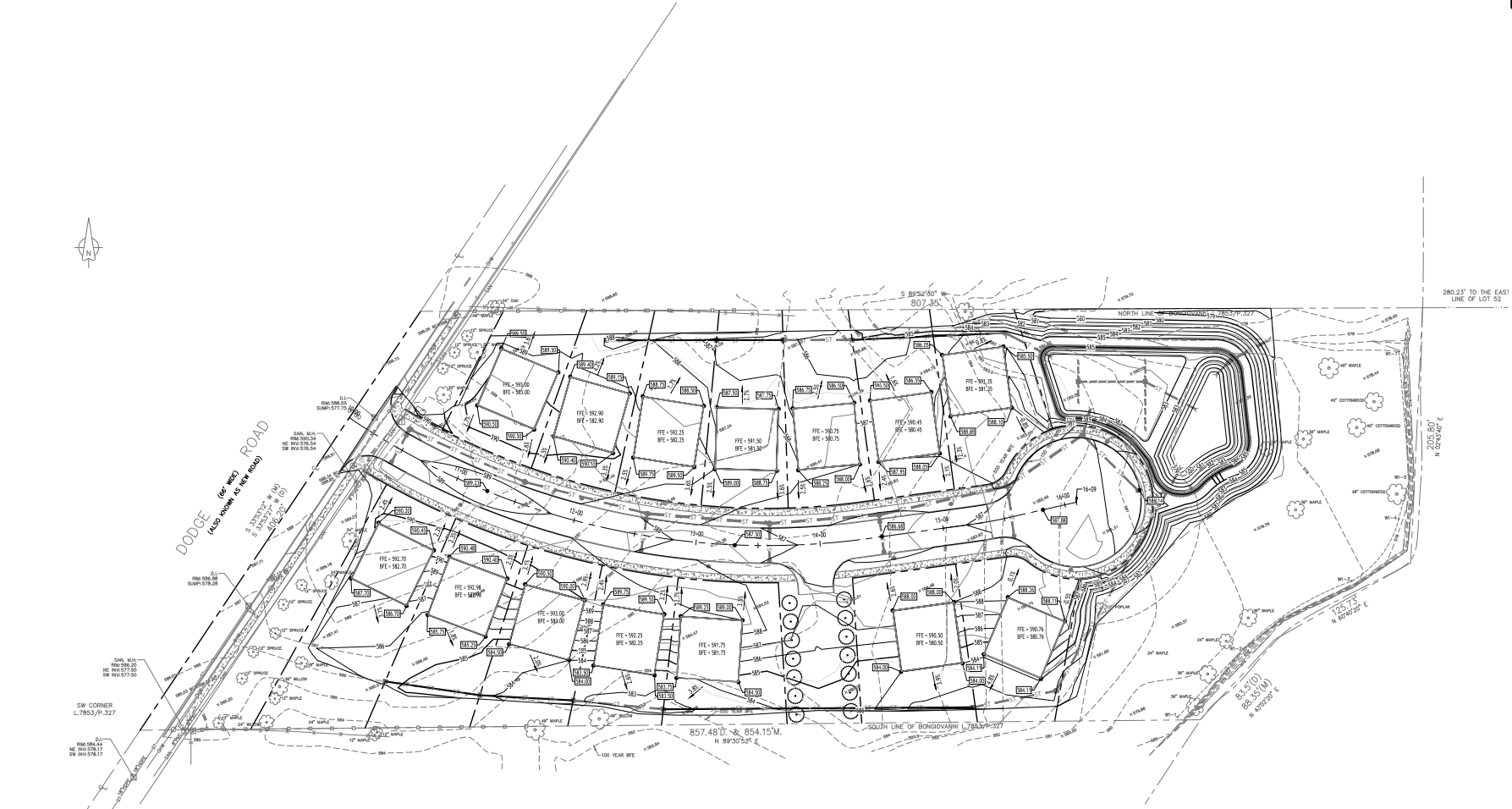
DRAWING NO.

PROJECT NO.

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge

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GRADING PLAN

SCALE: 1"=40'

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
- PROPOSED MANHOLE — MH
- PAVEMENT/GROUND SLOPE

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

40 0 40 80FT.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWO

Single Family Subdivision

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	10/24/2024

DRAWING NA
Grading P

Date: /29/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

PROJECT NO.

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge

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PROFILE - PUBLIC ROAD A STA 10+00 - 17+00

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

PROFILE - PUBLIC ROAD A CUL-DE-SAC STA 10+00 - 14+00

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

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

HORIZ. 30 15 0 30 60ft.
VERT. 5 0 5 10ft.

TOWN OF AMHERST APPROVAL BOX:

2.a

CARMINA WOOD DESIGN

Single Family Subdivision

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	10/24/2024

DRAWING NAME: Road Pro

Date: /29/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

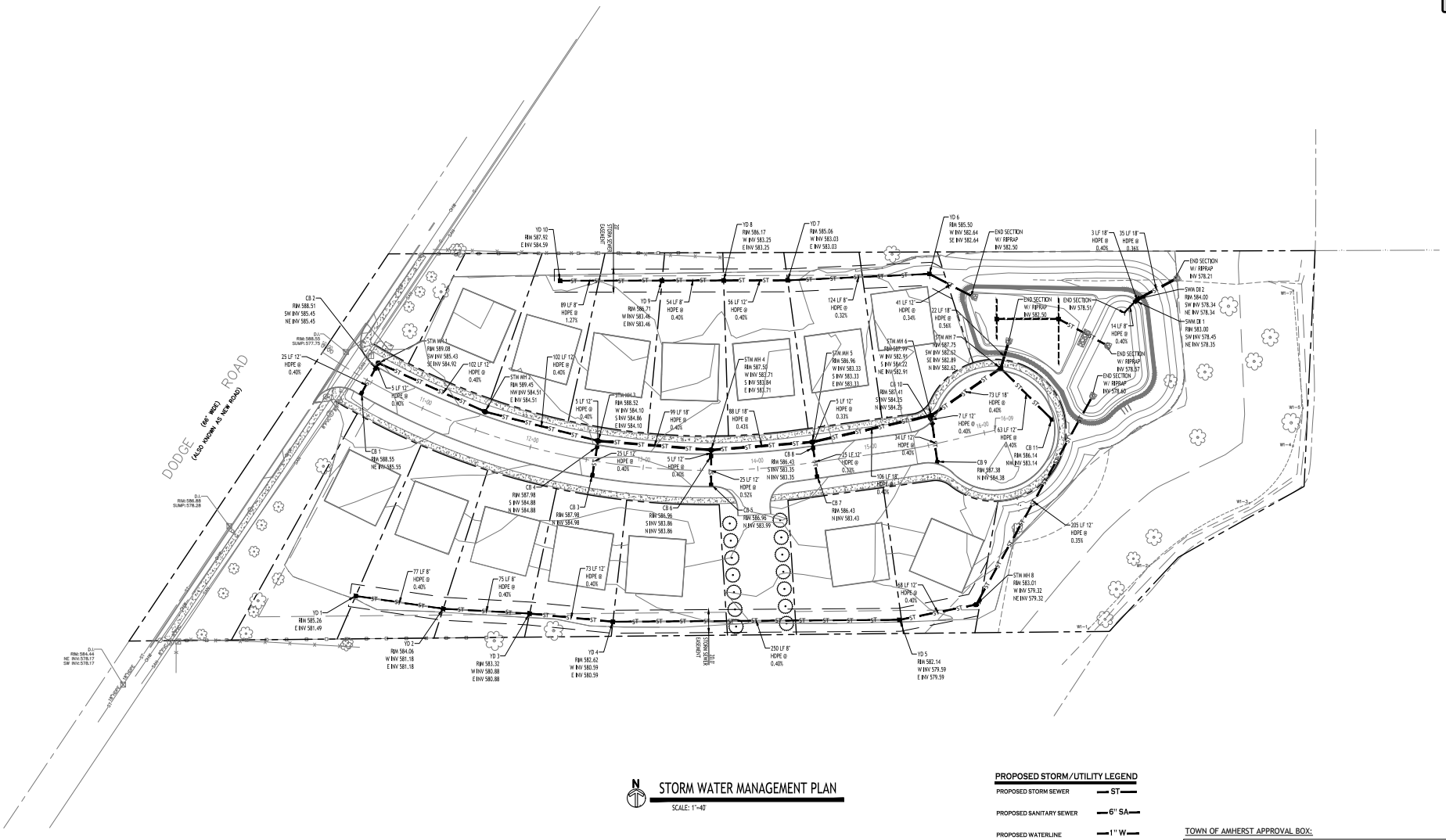
PROJECT NO.: 20.147

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge

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Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge



N

STORM WATER MANAGEMENT PLAN

SCALE: 1"=40'

PROPOSED STORM/UTILITY LEGEND

PROPOSED STORM SEWER	ST
PROPOSED SANITARY SEWER	6" SA
PROPOSED WATERLINE	1" W
PROPOSED CATCH BASIN	CB
PROPOSED MANHOLE	MH
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 DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

40' 40 0 40 80FT.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWO

Single Family Subdivision

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	10/24/2024

DRAWING NA
Storm Wa
Managem

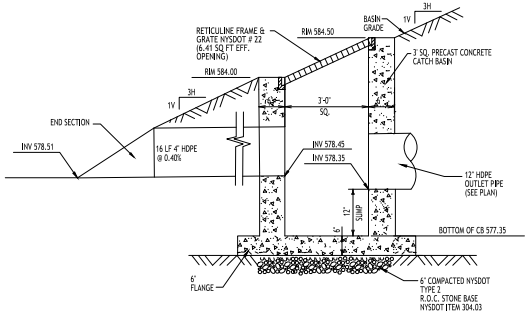
Date: /29/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

PROJECT NO.

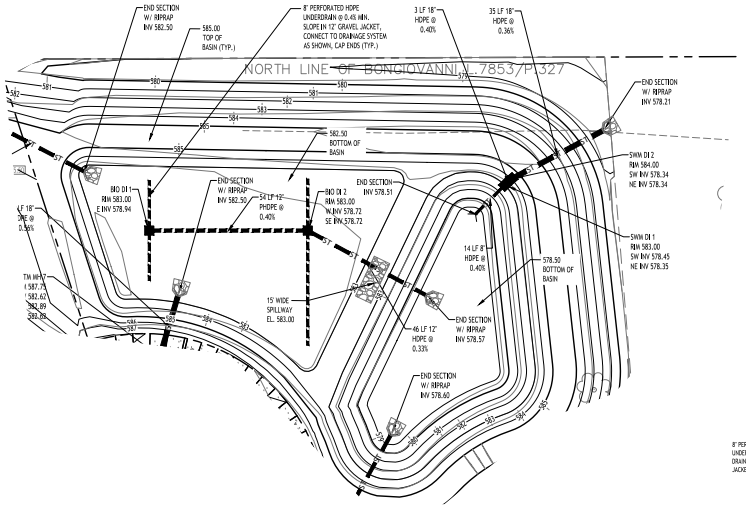
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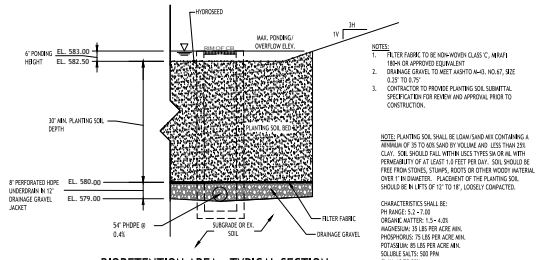
RETENTION BASIN OUTLET STRUCTURE - SWM DI 1

N.T.S.



Detention Basin Plan

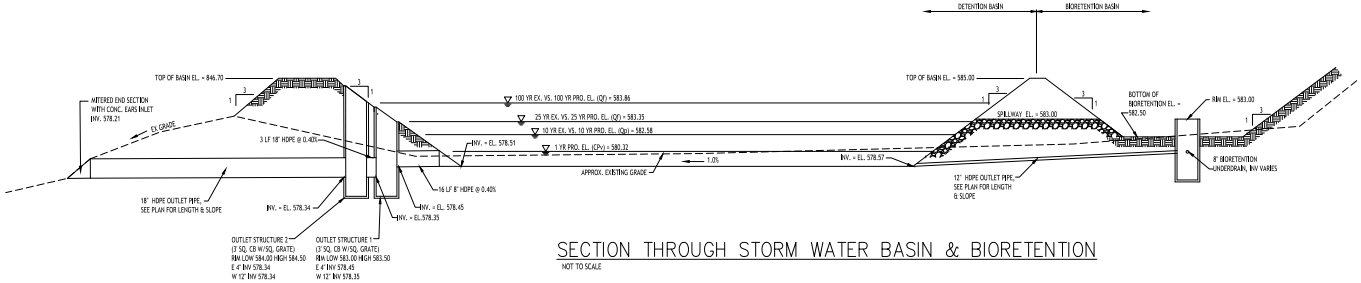
SCALE: 1"=20'



BIORETENTION AREA - TYPICAL SECTION

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 aranditaceus	11.0
Annual Ryegrass	Lolium multiflorum	4.5
Deertongue	Panicum clandestinum	4.5



SECTION THROUGH STORM WATER BASIN & BIORETENTION

NOT TO SCALE

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

20' 20 0 20 40FL.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWO

Single Family Subdivision

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	10/14/2024

DRAWING NAME: Detention Plan

Date: /29/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

PROJECT NO.: 20.247

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge

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N

UTILITY PLAN

SCALE: 1"=40'

PROPOSED STORM/UTILITY LEGEND

PROPOSED STORM SEWER	ST
PROPOSED SANITARY SEWER	6" SA
PROPOSED WATERLINE	1" W
PROPOSED CATCH BASIN	CB
PROPOSED MANHOLE	MH
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 DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

40' 40 0 40 80Ft.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWO

Single Family Subdivision

No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	10/24/2024

REVISIONS:

DRAWING NA

Utility Pl

Date: /29/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

PROJECT NO.

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge

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PROFILE - ROAD A

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

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

HORIZ. 30' 30 0 30 60Ft.

VERT. 5' 5 0 5 10Ft.

TOWN OF AMHERST APPROVAL BOX:

2.a

CARMINAWO

Single Family Subdivision

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	10/24/2024

DRAWING NAM
Utility Rc
Profile

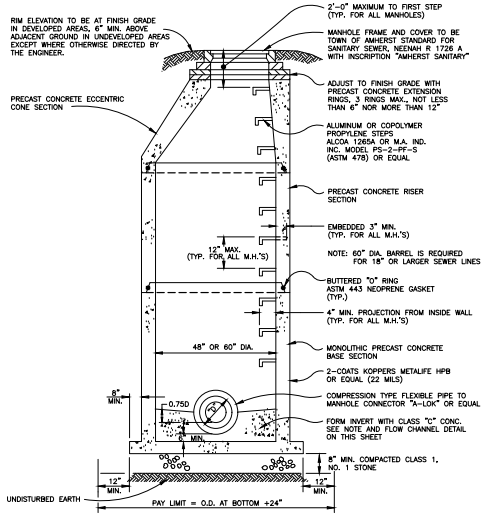
Date: /29/25
Drawn By: C. Wood
Scale: As Noted
DRAWING NO.

PROJECT NO: 20.247

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge

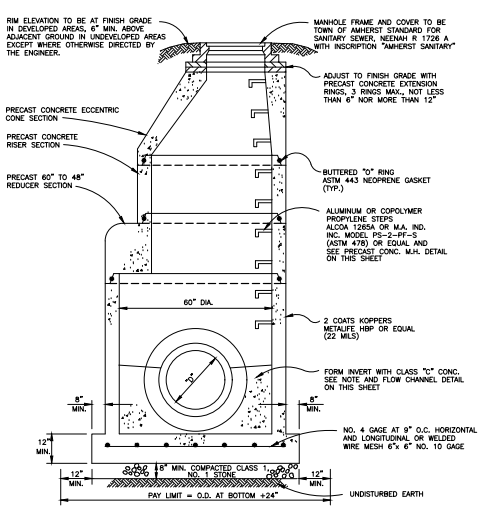
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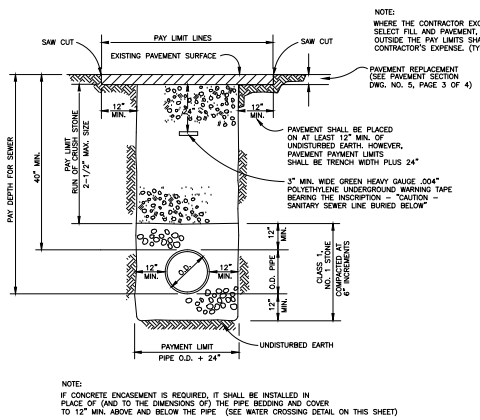
PRECAST CONCRETE MANHOLE

NOT TO SCALE



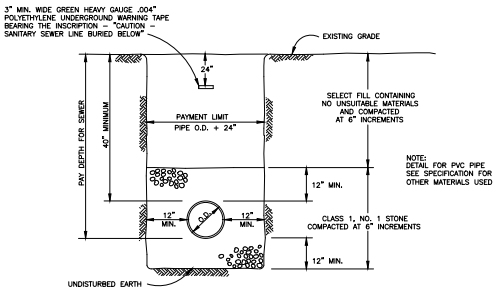
PRECAST CONCRETE MANHOLE
OVER EXISTING SEWER (18"–30" DIA.)

NOT TO SCALE



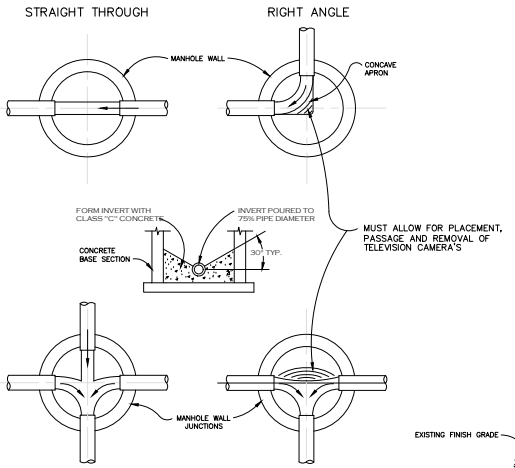
TYPICAL TRENCH DETAIL – TOWN ROAD CROSSING
FOR MAIN SEWERS
& HOUSE AND BUILDING CONNECTIONS

NOT TO SCALE



TYPICAL EARTH TRENCH DETAIL
UNPAVED AND UNTRAVELED AREAS

NOT TO SCALE



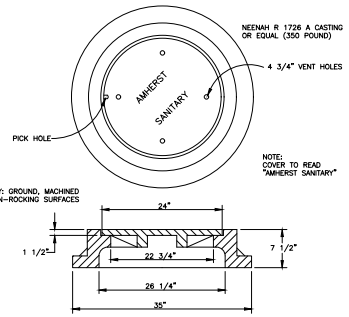
NOTE:
FLOW CHANNELS MUST ALLOW PLACEMENT, REMOVAL AND PASSAGE OF T.V. CAMERAS. THE CAMERA DIMENSIONS ARE APPROXIMATELY 26" LONG x 6 1/2" SQUARE. A BLOCK OF WOOD OF THESE DIMENSIONS MAY BE USED TO SIMULATE THE SIZE OF THE CAMERA. THIS WILL SIMPLIFY THE FORMATION OF FLOW CHANNELS AND INVERTS.

DEPTH OF ALL CHANNELS TO BE 75% OF PIPE DIAMETER.

FINISH ALL CHANNELS AT PROPER GRADE AS TO ALLOW SMOOTH & UN-OBSTRUCTED FLOW ALL INVERTS TO BE FLUSH WITH THE INSIDES.

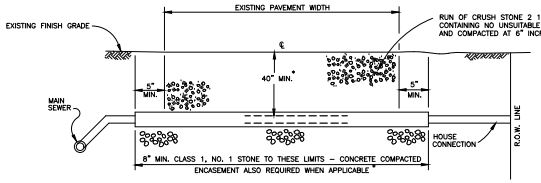
FLOW CHANNEL DETAIL
SANITARY SEWERS

NOT TO SCALE



STANDARD MANHOLE FRAME AND COVER
VENTED COVER

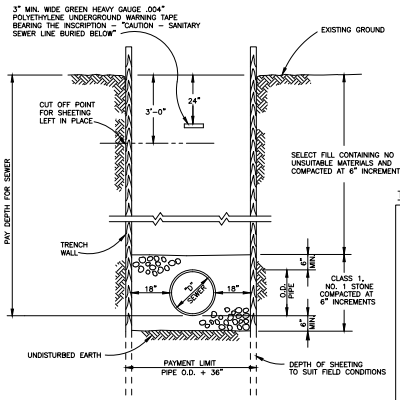
NOT TO SCALE



*WHEN DEPTH FROM TOP OF HOUSE CONNECTION PIPE TO SURFACE IS LESS THAN 6.0 FEET, A CONCRETE ENCASEMENT WILL BE REQUIRED TO THE LIMITS SHOWN (SEE WATER CROSSING DETAIL SAN. SEWERS DWG. #4 – PG. #2 OF 4)

SANITARY
TYPICAL PAVEMENT CROSSING
FOR HOUSE CONNECTION

NOT TO SCALE



SHEETED TRENCH DETAIL

NOT TO SCALE

TOWN OF AMHERST APPROVAL BOX:

2.a

CARMINAWO

Single Family Subdivision

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	10/24/2024

DRAWING NAME
Sanitary Details

Date: /29/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

PROJECT NO.

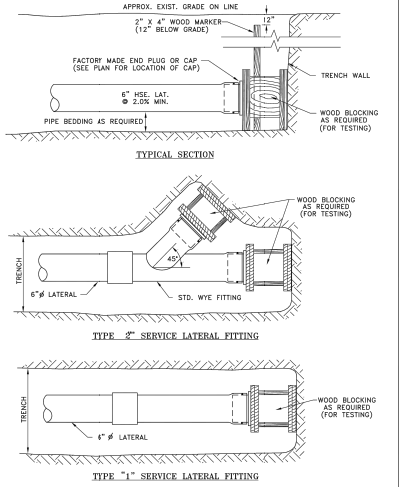
Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge

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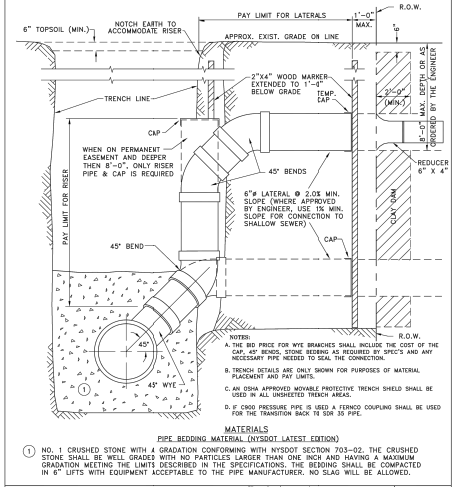
CAP & BLOCKING METHODS FOR AIR TESTING
(NOVEMBER 2023)



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

Rev. 1		STD.DETAIL
Rev. 2		26
File: D-26	Date: 3/1/91	

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

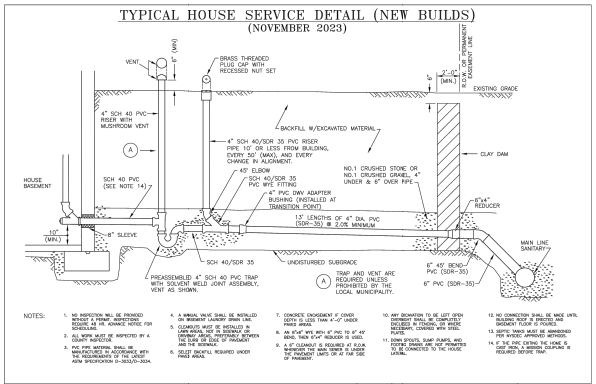


MATERIALS
PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)
1 NO. 1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING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

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

Rev. 2 1/97	ADDED 1/8 BELL & SPIGOT LONG SWEEP BEND	STD.DETAIL
Rev. 3 12/01	ADDED NOTE 5 REGARDING LOCATION OF VENTS AND CLEAN OUTS	27
Rev. 4 5/02	CHANGED LONG SWEEP TO NORMAL 45° ADDED CAPS & CORRECTED PAY LIMITS	
File: D-27	Date: 3/1/91	

TYPICAL HOUSE SERVICE DETAIL (NEW BUILDS)
(NOVEMBER 2023)

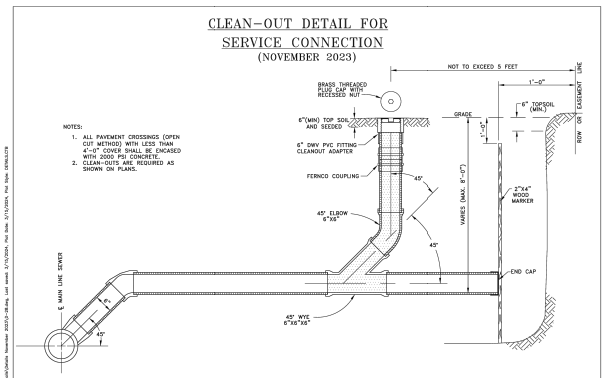


NOTES:
1. NO INSPECTION WILL BE PROVIDED WITHOUT A PERMIT. INSPECTIONS REQUIRE AN 8HR. ADVANCE NOTICE FOR SCHEDULING.
2. ALL WORK MUST BE INSPECTED BY A COUNTY INSPECTOR.
3. PVC PIPE MATERIAL SHALL BE SCHEDULE 40 OR SDR 35 AND MEET THE REQUIREMENTS OF THE LATEST ASTM SPECIFICATION D-3033/D-3034.
4. A MANUAL VALVE SHALL BE INSTALLED ON BASEMENT LAUNDRY SPANN LINE.
5. CLEANOUTS MUST BE INSTALLED @ LAWN AREAS, NOT IN DRIVEWAY OR SIDEWALK. CLEANOUTS MUST BE WITHIN THE R.O.W OR EASE OF PAVEMENT AND THE SIDEWALK.
6. SELECT BACKFILL REQUIRED UNDER PAVED AREAS.
7. CONCRETE ENCASEMENT 6" COVER DEPTS IS LESS THAN 4'-0" UNDER PAVED AREAS.
8. AN 8"x4" WYE WITH 6" PVC TO 4" 45° BEND, THEN 6"x4" REDUCER IS USED.
9. A 6" CLEANOUT IS REQUIRED AT R.O.W. OR EASE LINE AND AT EVERY CHANGE IN DIRECTION EXCEPT 135° OR AT THE END OF PAVEMENT.
10. ANY DEVIATION TO BE LEFT OPEN OVERNIGHT SHALL BE COMPLETELY BACKFILLED OR COVERED WITH STEEL PLATES.
11. SUMP PUMPS, SUMP PUMPS, AND FOOTING DRAINS ARE NOT PERMITTED TO BE CONNECTED TO THE HOUSE LATERAL.
12. NO CONNECTION SHALL BE MADE UNTIL BUILDING ROOF IS DIRECTED AND SHINGLED FLOOR IS POURED.
13. SEPTIC TANKS MUST BE ABANDONED BY PUMPING AND FILLING.
14. 4" SCH 40 PVC FITTING TO BEND, IF 6" SCH 40 PVC FITTING IS REQUIRED BEFORE TRAP.

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

Rev. 11/08	ADDED PVC TRAP AND SLEEVE	STD. DETAIL
Rev. 01/12	REVISED 4" CAST IRON TRAP	21
Rev. 10/21	REMOVED VENT, RISER, AND TRAP ASSEMBLY	
Rev. 11/23	ADDED VENT, RISER, TRAP ASSEMBLY & Ⓐ	
Rev. 3/24	CHANGED VENT, RISER, TRAP TO SCH 40	
File: d-21	Date: 3/1/91	

CLEAN-OUT DETAIL FOR SERVICE CONNECTION
(NOVEMBER 2023)



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

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

Rev. 11/84	CHANGED DIM LINE FOR MAX. DEPTH	STD. DETAIL
Rev. 2/5/97	ADDED NOTE 7	28
Rev. 3/5/02	CHANGED C.I. CAP TO BRASS	
Rev. 4/5/05	1" MIN. FROM EDGE OF WALK NOTE	
Rev. 5/1/12	CHANGED C.I. TO BRASS NOTES 1 & 3	
Rev. 9/5/24	REVISED NOTES & REMOVED CAST IRON	
File: D-28	Date: 3/1/91	

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Single Family Subdivision

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	10/14/2024

DRAWING NAME
Sanitary Details

Date: /29/25
Drawn By: C. Wood
Scale: As Noted
DRAWING NO.

PROJECT NO: 20.147

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge

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SANITARY SEWER TESTING METHOD NOTES

(A) LEAKAGE TESTS

01. THE TEST PERIOD WHEREIN THE MEASUREMENTS ARE TAKEN SHALL NOT BE LESS THAN 24 HOURS, REGARDLESS OF THE TEST METHOD USED.

02. THE TOTAL LEAKAGE OF ANY SECTION TESTED BY ANY TEST METHOD SHALL NOT EXCEED THE RATE OF 200 GALLONS PER MILE OF PIPE PER 24 HOURS PER INCH OF NOMINAL PIPE DIAMETER.

03. MANHOLES SHALL BE CONSIDERED AS SECTIONS OF 48" DIAMETER PIPE AND THE EQUIVALENT LEAKAGE ALLOWANCE SHALL BE COMPUTED PER NOTE 02 USING THE SUBMERGED HEIGHT OF MANHOLE AS THE LENGTH.

04. WHEN MANHOLES ARE TESTED SEPARATELY, ALL PIPE OPENINGS SHALL BE PLUGGED AND THE TEST PROCEDURES AND CRITERIA SHALL BE APPLIED IN THE SAME MANNER AS FOR TESTS INVOLVING ONLY THE PIPE OR A COMBINATION OF PIPE AND MANHOLES.

(B) INFILTRATION TEST CRITERIA FOR USE

01. THIS TEST METHOD MAY ONLY BE USED WHEN GROUND WATER LEVELS ARE AT LEAST TWO (2) FEET ABOVE THE TOP OF THE PIPE FOR THE ENTIRE LENGTH OF THE SECTION TO BE TESTED DURING THE ENTIRE PERIOD OF THE TESTS.

02. GROUND WATER LEVELS MAY BE MEASURED IN AN OPEN TRENCH OR IN STANDPIPES PREVIOUSLY PLACED IN BACKFILLED TRENCHES DURING BACKFILLING.

03. THE NUMBER OF STANDPIPES REQUIRED AND LOCATION OF THE SAME ARE TO BE AS ORDERED BY THE ENGINEER. STANDPIPES MAY BE OF ANY PIPE MATERIAL BUT MUST BE OF SUCH DIAMETER (2-1/2" MINIMUM) AS TO PERMIT THE INSERTION OF A RULE OR LEVEL ROD. CRUSHED STONE SHALL BE PLACED AROUND THE LOWER OPEN ENDS OF THE STANDPIPES.

04. STANDPIPES ARE TO BE REMOVED AT THE SATISFACTORY COMPLETION OF THE TESTS.

05. IF IN LIEU OF STANDPIPES, THE TRENCH IS TO BE LEFT OPEN FOR GROUND WATER OBSERVATION, THE LENGTH OF UNBACKFILLED TRENCH AT ANY ONE TIME MAY HAVE TO BE LIMITED FOR REASONS OF SAFETY.

(C) EXFILTRATION TEST CRITERIA FOR USE

01. THIS TEST CONSISTS OF FILLING THE PIPE WITH WATER TO PROVIDE A HEAD OF AT LEAST TWO (2) FEET ABOVE THE TOP OF THE PIPE OR ABOVE GROUND WATER WHICHEVER IS HIGHER AT THE HIGHEST POINT OF THE PIPE LINE UNDER TEST, AND THEN MEASURING THE LOSS OF WATER TO MAINTAIN THE ORIGINAL LEVEL.

02. IN THIS TEST THE PIPE LINE MUST BE FILLED WITH WATER AND ALLOWED TO REMAIN SO FILLED FOR AT LEAST 24 HOURS PRIOR TO TAKING MEASUREMENTS.

03. REGARDING GROUND WATER MEASUREMENTS: SEE NOTES 02 THROUGH 05 ABOVE.

04. REGARDING THE TEST STANDPIPE: THERE MUST BE SOME POSITIVE METHOD OF RELEASING ENTRAPPED AIR IN THE SEWER PRIOR TO TAKING MEASUREMENTS.

(D) DEFLECTION TEST FOR PVC SEWER PIPE

01. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE GRAVITY SEWER PIPE. TESTS SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE FOR AT LEAST 30 DAYS.

02. NO PIPE SHALL EXCEED DEFLECTION OF 5%. DEFLECTION GAGE MAY BE BORROWED FROM THE TOWN ENGINEER FOR 8" AND 10" PIPE. THE DEFLECTION TEST MUST BE EXECUTED AFTER 30 DAYS OF PLACEMENT OF FINAL BACKFILL. THE TEST WILL ALSO BE DONE WITHOUT MECHANICAL PULLING DEVICES.

MANHOLE PLACEMENT AND MAINTENANCE
DURING CONSTRUCTION AND DEVELOPMENT

CONTRACTOR AND/OR DEVELOPERS SHALL CONSTRUCT ALL MANHOLE STRUCTURES IN ACCORDANCE WITH THE TOWN OF AMHERST STANDARD SPECIFICATIONS OR THE SPECIFICATIONS OF THE DESIGN ENGINEER WHEN REQUIRED BY THE TOWN.

ALL MANHOLES ARE TO BE DESIGNED AND FURNISHED WITH RIM ELEVATIONS AT FINAL FINISHED GRADES. THE CONTRACTOR, DEVELOPER, OR HOME BUILDER SHALL BE RESPONSIBLE FOR ALL CORRECTIONS, ADJUSTMENTS, AND MODIFICATIONS NEEDED FOR RAISING, LOWERING, OR REPLACING ANY AND ALL MANHOLES AS PROPOSED FOR THE FACILITY.

ALL AS-BUILT STATIONING, LINE AND GRADE IMPROVEMENTS, INVERT AND RIM ELEVATIONS, "Y" LOCATIONS, INSPECTION REPORTS, ROADWAY OR STREET NAMES, RIGHT-OF-WAY WIDTHS, AND EASEMENT LINES SHALL BE FURNISHED TO THE TOWN ON A SET OF MYLAR DRAWINGS PRIOR TO TAP-IN APPROVAL, PIP ACCEPTANCE, AND/OR RELEASE OF FINAL PAYMENT.

ALL MANHOLE STRUCTURES SHALL BE MADE ACCESSIBLE TO THE TOWN OF AMHERST TELEVISION/MAINTENANCE CREWS. THE CONTRACTOR AND/OR DEVELOPER SHALL PROVIDE A DRY, WELL COMPACTED, STABLE SURFACE FREE FROM SHOW AND OBSTRUCTIONS FOR SAFE AND OPEN ACCESS WITH TOWN VEHICLES. SHOULD THE CONTRACTOR AND/OR DEVELOPER WISH TV INSPECTIONS DURING WET WEATHER/WET SOFT SOIL CONDITIONS, HE SHALL PROVIDE ALL NECESSARY GRANULAR BACKFILL, DISTRIBUTED AND COMPACTED TO SUPPLY ACCESS TO EACH MANHOLE. THE CONTRACTOR AND/OR DEVELOPER SHALL BEAR ALL COSTS OF TOWING, DOWN TIME, CREW TIME, AND DAMAGE ALONG WITH RESTORATION, SHOULD SUCH ACCESSWAYS FAIL.

SANITARY SEWER NOTES:

01. THE CONTRACTOR SHALL COMPLY WITH THE TOWN OF AMHERST STANDARD DRAWINGS AND SPECIFICATIONS.

02. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER AND THE TOWN OF AMHERST ENG. DEPT. OF ANY HAZARDOUS SUBSTANCE ENCOUNTERED DURING THE CONSTRUCTION OF THE WORK. HE SHALL AT HIS EXPENSE, CONFORM TO ALL LAWS, RULES, REGULATIONS AND DIRECTIONS AS PROMULGATED BY THE UNITED STATES DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION, THE NEW YORK STATE DEPARTMENT OF HEALTH AND ANY SUCH LOCAL RULES, ORDINANCES AND LAWS WHEN ENCOUNTERING OR WORKING WITH ANY SUCH HAZARDOUS SUBSTANCE.

03. THE CONTRACTOR SHALL COMPLY IN ALL RESPECTS TO THE INDUSTRIAL CODE PART (RULE NO.) 53 RELATING TO CONSTRUCTION, EXCAVATION AND DEMOLITION OPERATIONS AT OR NEAR UNDERGROUND FACILITIES, AS ISSUED BY THE STATE OF NEW YORK DEPARTMENT OF LABOR, BOARD OF STANDARD AND APPEALS.

04. SINCE THE ERIE COUNTY WATER AUTHORITY OPERATES AND MAINTAINS THE EXISTING WATER LINES, THEY ARE TO BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF THE START OF CONSTRUCTION. ALL EXISTING VALVES ARE TO BE OPERATED BY THE ERIE COUNTY WATER AUTHORITY PERSONNEL.

05. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AHEAD OF THE PIPE LAYING OPERATION, SO THAT, IF MINOR ADJUSTMENTS MUST BE MADE IN ELEVATION AND/OR ALIGNMENT DUE TO INTERFERENCE FROM THESE UTILITIES, SAID CHANGES CAN BE MADE IN ADVANCE OF THE WORK.

06. WHERE SUCH FACILITIES ARE UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER, HE SHALL CERTIFY TO THE ENGINEERING DEPARTMENT OF THE TOWN OF AMHERST THAT SAID FACILITIES AS CONSTRUCTED WERE SUPERVISED BY HIMSELF (HERSELF) AND THAT THE WORKS HAVE BEEN FULLY COMPLETED IN ACCORDANCE WITH THE APPROVED ENGINEERING REPORTS, PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS AND ANY AND ALL ADDENDA TO SAME.

07. THE CONSTRUCTION OF THE FACILITIES SHALL BE UNDER THE SUPERVISION OF A PERSON OR FIRM QUALIFIED TO PRACTICE PROFESSIONAL ENGINEERING IN NEW YORK STATE UNDER THE EDUCATION LAW OF THE STATE, WHENEVER ENGINEERING SERVICES ARE REQUIRED BY SUCH LAW FOR SUCH PURPOSES.

08. A WRITTEN CERTIFICATE OF CONSTRUCTION COMPLIANCE, INCLUDING THE RESULTS OF HYDROSTATIC LEAKAGE TESTS, MADE BY THE PROFESSIONAL ENGINEER SUPERVISING THE CONSTRUCTION, SHALL BE SUBMITTED TO THE ERIE COUNTY DEPART. OF ENVIRONMENT PLANNING AND NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION WITHIN THIRTY (30) DAYS AFTER CONSTRUCTION COMPLETION.

09. UNSUITABLE MATERIALS SUCH AS FROZEN ORGANIC AND/OR VEGETABLE MATERIAL, DEBRIS, TREES, LUMBER, LARGE STONES OR CLODS (6.0" OR LARGER), MUCK, PEAT, ORGANIC SILT WILL NOT BE ACCEPTABLE FILL AND CERTAIN MAN-MADE DEPOSITS OF INDUSTRIAL WASTE, SLUDGE OR LANDFILL MAY ALSO BE DETERMINED AS UNSUITABLE HAZARDOUS MATERIAL.

10. THE COMPACTION OF ALL MATERIALS WILL OCCUR AT 6" INCREMENTS.

11. VERIFICATION OF ALL EXISTING EASEMENTS IS THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THEY MUST BE SHOWN ALONG WITH ALL PROPOSED EASEMENTS ON PLAN DRAWINGS.

12. SHOULD A FLUID CONDITION BE ENCOUNTERED AT THE TRENCH BOTTOM, THE CONTRACTOR IS TO INSTALL ADDITIONAL STONE CRADLE AS ORDERED BY THE ENGINEER.

13. ALL PIPE CROSSING UNDER PAVED AREAS ARE TO BE BACKFILLED TO SUBGRADE WITH COMPACTED SELECT MATERIAL TO FIVE (5) FEET OUTSIDE THE PAVEMENT EDGES.

14. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A QUALIFIED TREE EXPERT TO REMOVE, WHERE NECESSARY, BRANCHES WHICH INTERFERE WITH THE CONSTRUCTION OPERATION, OR REPAIR TREES HAVING SUFFERED DAMAGE BY CONSTRUCTION ACTIVITIES. THE COST INVOLVED IN THE ABOVE IS TO BE INCLUDED IN THE VARIOUS ITEMS OF THE CONTRACT.

15. SEWERS SHALL BE LAID AT LEAST TEN (10) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATERMAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A TEN FOOT SEPARATION, THE APPROPRIATE REVIEWING AGENCY MAY ALLOW DEVIATION ON A CASE-BY-CASE BASIS, IF SUPPORTED BY DATA FROM THE DESIGN ENGINEER. SUCH DEVIATION MAY ALLOW INSTALLATION OF THE SEWER CLOSER TO A WATERMAIN, PROVIDED THAT THE WATERMAIN IS IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AND AT AN ELEVATION SO THE BOTTOM OF THE WATERMAIN IS AT LEAST 18" (46CM) ABOVE THE TOP OF THE SEWER.

16. SEWERS CROSSING WATERMAINS SHALL BE LAID TO PROVIDE MINIMUM VERTICAL DISTANCE OF 18" (46CM) BETWEEN THE OUTSIDE OF A WATERMAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATERMAIN IS EITHER ABOVE OR BELOW THE SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATERMAIN JOINTS. WHERE A WATERMAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER, TO PREVENT DAMAGE TO THE WATERMAIN.

17. WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO WATER PIPE AND SHALL BE PRESSURE TESTED AS TO ASSURE WATERTIGHTNESS PRIOR TO BACKFILLING.

18. THE PIPE SHALL BE P.V.C. SEWER PIPE CONFORMING TO THE LATEST REVISIONS OF ASTM DESIGNATION D-3034, SDR-35, INSTALLED IN ACCORDANCE WITH ASTM.

19. THE MANHOLE COVERS ARE TO BEAR THE INSCRIPTION "AMHERST SANITARY".

TOWN OF AMHERST APPROVAL BOX:

2.a

CARMINA WO

Single Family Subdivision

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	10/24/2024

DRAWING NAME

Sanitary Notes

Date: /29/25
Drawn By: C. Wood
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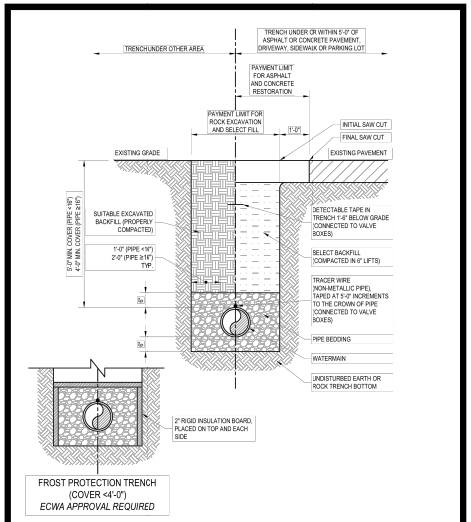
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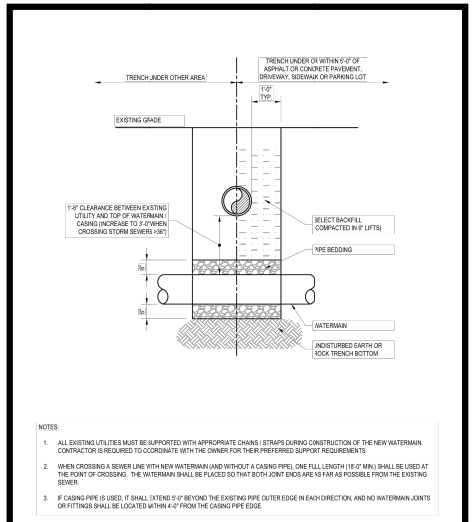
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TYPICAL TRENCH DETAIL
SCALE: NTS

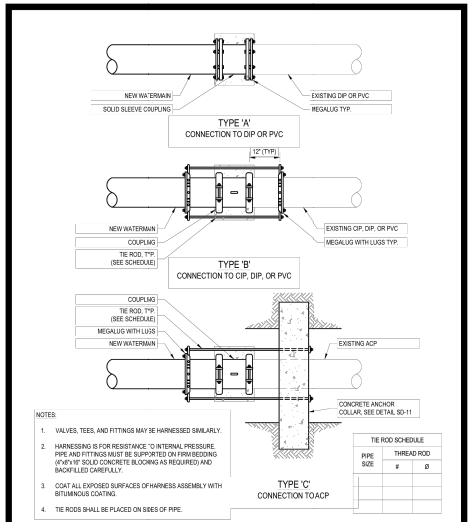
Revision: 2024-01
Detail: SD-01



NOTES:
1. ALL EXISTING UTILITIES MUST BE SUPPORTED WITH APPROPRIATE CHAINS / STRAPS DURING CONSTRUCTION OF THE NEW WATERMAIN. CONTRACTOR IS REQUIRED TO CCORDINATE WITH THE OWNER FOR THEIR PREFERRED SUPPORT REQUIREMENTS.
2. WHEN CROSSING A SEWER LINE WITH NEW WATERMAIN (AND WITHOUT A CASING PIPE), ONE FULL LENGTH (18'-0" MIN.) SHALL BE USED AT THE POINT OF CROSSING. THE WATERMAIN SHALL BE PLACED SO THAT BOTH JOINT ENDS ARE AS FAR AS POSSIBLE FROM THE EXISTING SEWER.
3. IF CASING PIPE IS USED, IT SHALL EXTEND 5'-0" BEYOND THE EXISTING PIPE OUTER EDGE IN EACH DIRECTION, AND NO WATERMAIN JOINTS OR FITTINGS SHALL BE LOCATED WITHIN 4'-0" FROM THE CASING PIPE EDGE

PIPE CROSSING DETAIL
SCALE: NTS

Revision: 2024-01
Detail: SD-02



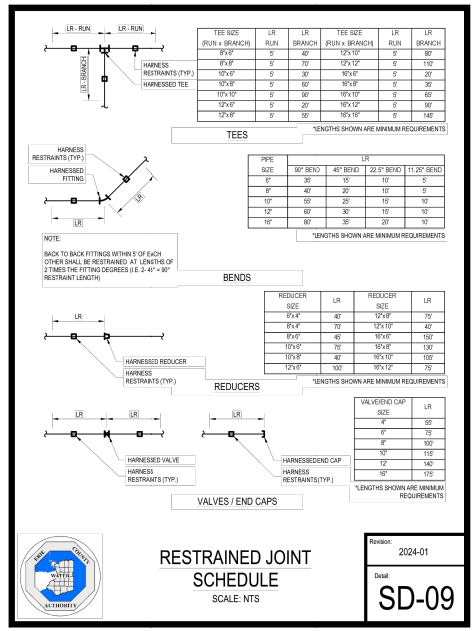
NOTES:
1. VALVES, TEES, AND FITTINGS MAY BE HARNESSED SIMILARLY.
2. HARNESSING IS FOR RESISTANCE TO INTERNAL PRESSURE. PIPE AND FITTINGS MUST BE SUPPORTED ON FIRM BEDDING (4'x8'x16" SOLID CONCRETE BLOCKING AS REQUIRED) AND BACKFILLED CAREFULLY.
3. COAT ALL EXPOSED SURFACES OF HARNESS ASSEMBLY WITH BITUMINOUS COATING.
4. TIE RODS SHALL BE PLACED ON SIDES OF PIPE.

TIE ROD SCHEDULE

PIPE SIZE	THREAD ROD	
	#	Ø

TYPICAL CONNECTION TO EXISTING WATERMAIN
SCALE: NTS

Revision: 2024-01
Detail: SD-08



TEE SIZE (RUN x BRANCH)	LR RUN	LR BRANCH	TEE SIZE (RUN x BRANCH)	LR RUN	LR BRANCH
8"x8"	5'	40'	12"x12"	5'	80'
8"x6"	5'	70'	12"x12"	5'	110'
10"x6"	5'	30'	16"x16"	5'	20'
10"x8"	5'	60'	16"x8"	5'	35'
10"x10"	5'	90'	16"x10"	5'	65'
12"x6"	5'	20'	16"x12"	5'	90'
12"x8"	5'	55'	16"x16"	5'	145'

*LENGTHS SHOWN ARE MINIMUM REQUIREMENTS

TEES

PIPE SIZE	LR 90° BEND	45° BEND	22.5° BEND	11.25° BEND
6"	30'	15'	10'	5'
8"	40'	20'	10'	5'
10"	50'	25'	15'	10'
12"	60'	30'	15'	10'
16"	80'	35'	20'	10'

*LENGTHS SHOWN ARE MINIMUM REQUIREMENTS

NOTE:
BACK TO BACK FITTINGS WITHIN 5' OF EACH OTHER SHALL BE RESTRAINED AT LENGTHS OF 2 TIMES THE FITTING DEGREES (I.E. 2x 45° = 90° RESTRAINT LENGTH)

BENDS

REDUCER SIZE	LR	REDUCER SIZE	LR
6"x 4"	40'	12"x8"	75'
8"x4"	70'	12"x10"	40'
8"x6"	40'	16"x6"	150'
10"x6"	75'	16"x8"	130'
10"x8"	40'	16"x10"	105'
12"x6"	100'	16"x12"	75'

*LENGTHS SHOWN ARE MINIMUM REQUIREMENTS

REDUCERS

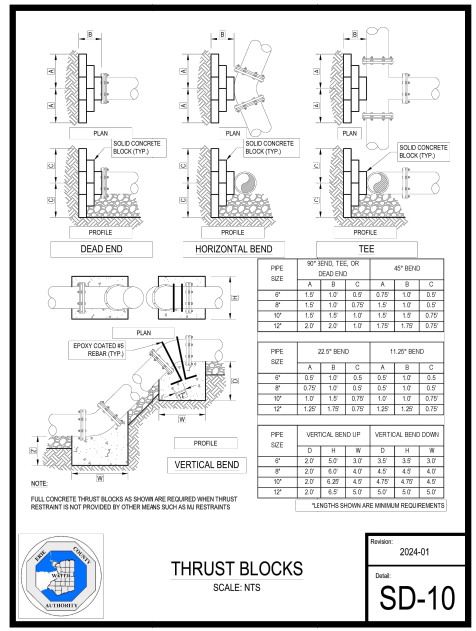
VALVE/END CAP SIZE	LR
4"	55'
6"	75'
8"	100'
10"	115'
12"	140'
16"	175'

*LENGTHS SHOWN ARE MINIMUM REQUIREMENTS

VALVES / END CAPS

RESTRAINED JOINT SCHEDULE
SCALE: NTS

Revision: 2024-01
Detail: SD-09



PIPE SIZE	90° BEND, TEE, OR DEAD END A	B	C	45° BEND A	B	C
6"	1.5'	1.0'	0.9'	0.75'	1.0'	0.5'
8"	1.5'	1.0'	0.75'	1.5'	1.0'	0.5'
10"	1.5'	1.5'	1.0'	1.5'	1.5'	0.75'
12"	2.0'	2.0'	1.0'	1.75'	1.75'	0.75'

PIPE SIZE	22.5° BEND A	B	C	11.25° BEND A	B	C
6"	0.5'	1.0'	0.5	0.5'	1.0'	0.5
8"	0.75'	1.0'	0.5'	0.5'	1.0'	0.5'
10"	1.0'	1.5'	0.75'	1.0'	1.0'	0.75'
12"	1.25'	1.75'	0.75'	1.25'	1.25'	0.75'

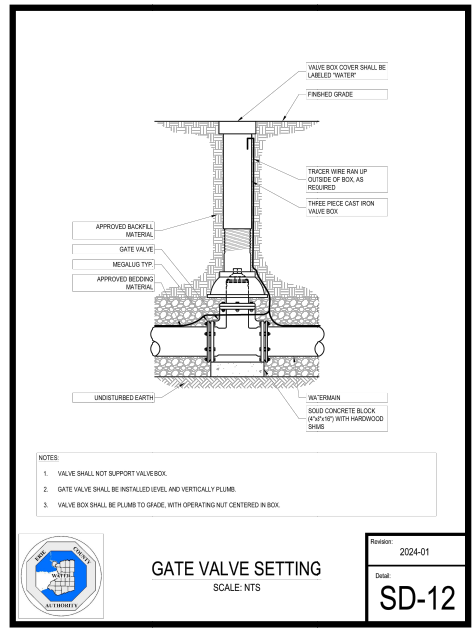
PIPE SIZE	VERTICAL BEND UP D	H	W	VERTICAL BEND DOWN D	H	W
6"	2.0'	5.0'	3.0'	3.5'	3.5'	3.0'
8"	2.0'	6.0'	4.0'	4.5'	4.5'	4.0'
10"	2.0'	6.25'	4.5'	4.75'	4.75'	4.5'
12"	2.0'	6.5'	5.0'	5.0'	5.0'	5.0'

*LENGTHS SHOWN ARE MINIMUM REQUIREMENTS

NOTE:
FULL CONCRETE THRUST BLOCKS AS SHOWN ARE REQUIRED WHEN THRUST RESTRAINT IS NOT PROVIDED BY OTHER MEANS SUCH AS MJ RESTRAINTS

THRUST BLOCKS
SCALE: NTS

Revision: 2024-01
Detail: SD-10



NOTES:
1. VALVE SHALL NOT SUPPORT VALVE BOX.
2. GATE VALVE SHALL BE INSTALLED LEVEL AND VERTICALLY PLUMB.
3. VALVE BOX SHALL BE PLUMB TO GRADE, WITH OPERATING NUT CENTERED IN BOX.

GATE VALVE SETTING
SCALE: NTS

Revision: 2024-01
Detail: SD-12

TOWN OF AMHERST APPROVAL BOX:

CARMINAWO

Single Family Subdivision

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	10/24/2024

DRAWING NA
Water De

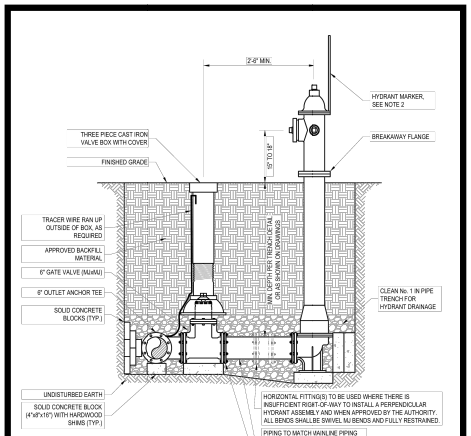
Date: /29/25
Drawn By: C. Wood
Scale: As Noted
DRAWING NO.

PROJECT NO.: 16.147

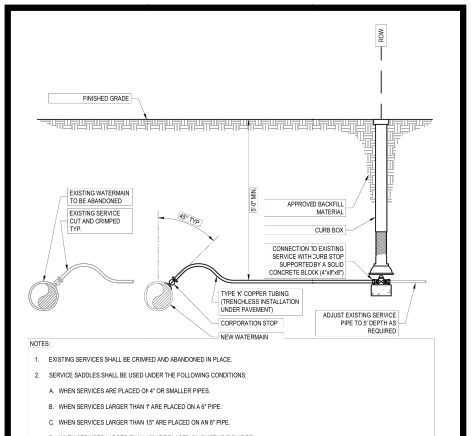
Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge

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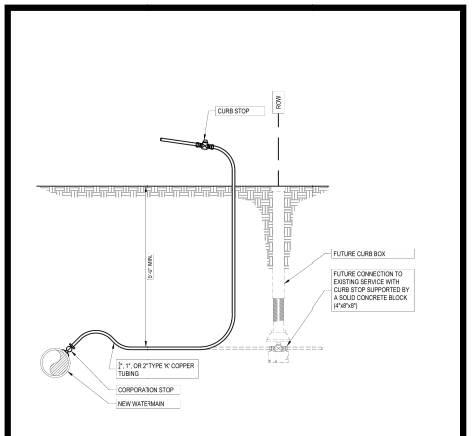
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HYDRANT ASSEMBLY INSTALLATION
SCALE: NTS
Revision: 2024-01
Detail: SD-16



SERVICE REPLACEMENT / INSTALLATION
SCALE: NTS
Revision: 2024-01
Detail: SD-20



TEMPORARY BLOW-OFF / SAMPLING POINT
SCALE: NTS
Revision: 2024-01
Detail: SD-30

TOWN OF AMHERST APPROVAL BOX:

CARMINAWO

Single Family Subdivision

REVISIONS:
No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	10/24/2024

DRAWING NA
Water De

Date: /29/25
Drawn By: C. Wood
Scale: As Noted
DRAWING NO.

PROJECT NO. 20.147

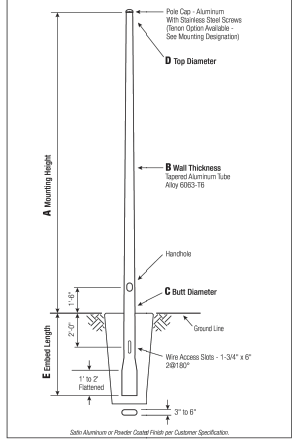
Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge

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RTA

Round Tapered Aluminum Pole
No Arm — Direct Buried



Satin Aluminum or Powder Coated Finish per Customer Specification.

C Butt Dia.	D Top Dia.	E Embed
5	3	3'
6	4.5	4'
7	4.5	5'
8	4.5	5'
9	4.5	6'
10	6	6'

C and D Dimensions in Inches

Pole

The pole shaft will be constructed of seamless extruded tube of 6063 Aluminum Alloy per the requirements of ASTM B221. The shaft assembly shall be full-length heat treated to produce a T6 temper.

Handhole

5" Butt Diameter – 2-1/2" x 5" Handhole with curved Lap Style Aluminum Door and two (2) SS Self-Tapping Attaching Screws. A Grounding Provision is provided as part of the handhole.

6" Butt Diameter – Reinforced, 3" x 5" curved Cast Aluminum Frame (Alloy 356-T6) with Aluminum Door and two (2) SS Hex Head Screws. A Grounding Provision incorporating a 3/8" diameter hole is provided opposite the Handhole.

7"+ Butt Diameters – Reinforced, 4" x 6" curved Cast Aluminum Frame (Alloy 356-T6) with Aluminum Door and two (2) SS Hex Head Screws. Reinforced Frame will contain a tapped 3/8"- 16NC Grounding Provision.

Embed Detail

Direct Buried Pole
bottom section on
6"+ butt diameter
poles will be partially
flattened into an anti-
rotational, oval cross
section. Wire access
will be provided 24"
below ground line.
Soil conditions vary
by site. Foundation
requirements should
be determined by a
qualified Structural
Engineer with
knowledge of site/
soil conditions.



Vibration Damper

When determined necessary by Hapco, a Vibration Damper will be factory-installed inside the pole shaft. Customer specification of the damper is available.

Mounting Designation

Side Drill Mount
For Side Drill Mount applications specify luminaire type, quantity and orientation. A luminaire drilling template must be supplied at time of order.



Tenon Mount – Welded or Spun
For Tenon Mount applications specify both Tenon diameter (O.D.[1] *2.875", 3.5", etc.) and height (7", 4", etc.). Tenon style is factory option. Welded Tenon can be specified.*



WARNING: *Do not install light pole without luminaire.*

A Rta. No.	B Wall Thickness	C Butt Diameter	Total Load Weight	Maximum EPA 90	100	110	120	Qty. Gal. Washers	Catalog Number
10	0.125"	5	100	16.6	13.0	12.2	10.0	8.2	RTA10B5AE-**
12	0.125"	5	100	12.6	10.0	9.2	7.4	6.0	RTA12B5AE-**
14	0.125"	5	90	10.0	7.6	7.0	5.6	4.4	RTA14B5AE-**
16	0.125"	5	60	8.0	6.0	5.6	4.2	3.2	RTA16B5AE-**
18	0.125"	5	35	6.4	4.6	4.2	3.0	2.2	RTA18B5AE-**
18	0.156"	5	60	8.2	6.2	5.8	4.2	3.2	RTA18C5AE-**
20	0.125"	5	30	4.8	3.4	3.0	2.0	1.4	RTA20B5AE-**
20	0.125"	6	100	12.0	9.2	8.4	6.8	5.6	RTA20B6BE-**
20	0.156"	6	100	16.0	12.2	11.2	9.2	7.6	50-003 RTA20C6BE-**
20	0.188"	6	100	20.0	15.4	14.2	11.6	9.6	50-003 RTA20D6BE-**
20	0.156"	7	100	24.0	18.8	17.4	14.2	12.0	50-004 RTA20C7BE-**
20	0.188"	7	100	29.4	22.2	21.4	17.8	15.0	50-005 RTA20D7BE-**
20	0.190"	8	100	30.0	26.2	24.2	20.2	17.0	50-006 RTA20D8BE-**
20	0.188"	8	100	40.4	32.0	29.8	24.8	21.0	50-007 RTA20E8BE-**
22	0.125"	5	25	3.6	2.4	2.0	1.2	-	RTA22B5AE-**
22	0.156"	6	80	10.0	7.2	6.6	5.2	4.2	50-002 RTA22C6BE-**
25	0.188"	6	100	12.8	9.6	8.8	7.0	5.8	50-063 RTA25D6BE-**
25	0.156"	7	100	16.0	11.2	11.2	9.0	7.4	50-064 RTA25C7BE-**
25	0.188"	7	100	20.2	13.6	14.2	11.6	9.6	50-065 RTA25D7BE-**
25	0.156"	8	100	22.8	11.8	16.4	13.4	11.2	50-066 RTA25C8BE-**
25	0.188"	8	100	28.4	23.4	20.6	17.0	14.2	50-067 RTA25D8BE-**
25	0.218"	8	100	33.6	30.6	24.6	20.4	17.2	50-068 RTA25E8BE-**
25	0.250"	8	100	38.8	36.8	28.4	23.6	19.8	50-069 RTA25F8BE-**
30	0.156"	7	85	10.6	7.6	6.8	5.2	4.2	50-124 RTA30C7BE-**
30	0.188"	7	100	13.8	10.2	9.2	7.4	6.0	50-125 RTA30D7BE-**
30	0.156"	8	100	16.0	12.0	11.0	8.8	7.2	50-126 RTA30C8BE-**
30	0.188"	8	100	20.4	15.8	14.4	11.6	9.6	50-127 RTA30D8BE-**
30	0.218"	8	100	24.6	19.6	17.6	14.4	12.0	50-128 RTA30E8BE-**
30	0.250"	8	100	28.6	23.4	20.6	17.0	14.2	50-129 RTA30F8BE-**
30	0.188"	9	100	28.0	27.8	20.4	16.8	14.0	50-131 RTA30D9BE-**
30	0.250"	9	100	38.8	36.6	28.4	23.6	19.8	50-133 RTA30F9BE-**
30	0.188"	10	100	36.6	29.2	27.2	22.6	19.0	50-135 RTA30D10BE-**
35	0.156"	8	85	11.0	7.8	7.0	5.4	4.4	50-186 RTA35C8BE-**
35	0.188"	8	100	14.6	10.8	9.8	7.8	6.2	50-187 RTA35D8BE-**
35	0.219"	8	100	18.0	13.6	12.4	10.0	8.2	50-188 RTA35E8BE-**
35	0.250"	8	100	21.4	16.4	15.0	12.0	10.0	50-189 RTA35F8BE-**
35	0.188"	9	100	20.8	15.8	14.6	11.8	9.8	50-191 RTA35D9BE-**
35	0.250"	9	100	29.6	22.2	21.4	17.0	14.6	50-193 RTA35F9BE-**
35	0.188"	10	100	28.0	21.0	20.6	16.8	14.0	50-199 RTA35D10E-**
35	0.218"	10	100	33.6	29.6	24.8	20.4	17.0	50-200 RTA35E10E-**
35	0.250"	10	100	39.0	31.2	29.0	24.0	20.0	50-201 RTA35F10E-**
35	0.312"	10	100	49.2	39.8	37.0	30.8	25.6	50-202 RTA35H10E-**
40	0.188"	8	70	10.2	7.0	6.4	4.8	3.6	50-247 RTA40D8BE-**
40	0.219"	8	100	12.8	9.2	8.4	6.4	5.2	50-248 RTA40E8BE-**
40	0.250"	8	100	15.8	11.6	10.4	8.2	6.6	50-249 RTA40F8BE-**
40	0.188"	9	100	15.0	11.2	10.2	8.2	6.6	50-251 RTA40D9BE-**
40	0.250"	9	100	22.6	17.4	16.0	13.0	10.6	50-253 RTA40F9BE-**
40	0.188"	10	100	21.2	16.6	15.4	12.6	10.2	50-255 RTA40D10E-**
40	0.219"	10	100	26.0	20.4	19.0	15.6	12.8	50-256 RTA40E10E-**
40	0.250"	10	100	30.6	31.2	22.4	18.6	15.4	50-257 RTA40F10E-**
40	0.312"	10	100	39.8	31.4	29.4	24.2	20.2	50-262 RTA40H10E-**

Catalog Number System

The catalog number for Hapco poles utilizes the following identification system.

MOUNTING HEIGHT | BUTT DIA. | BASE STYLE | FINISH

RTA | | | | | |

SHAFT ASSEMBLY | WALL THICK. | TOP DIA.

Catalog Number Example -

RTA 30 D 8 B E – 01

Round Tapered Aluminum, 30' Mounting Height, .188" Wall Thickness, 8" Butt Diameter, 4.5" Top Diameter, Direct Buried, Satin Aluminum Finish.

Wall Thickness
B = .125"
C = .156"
D = .188"
E = .219"
F = .250"
G = .312"

Butt Diameter
5 = 5"
6 = 6"
7 = 7"
8 = 8"
9 = 9"
1 = 10"

Top Diameter
A = 3"
B = 4.5"
C = 6"

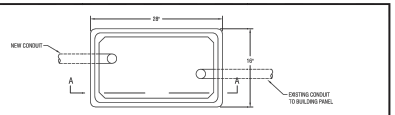
Base Style
E = Direct Buried

Finish
01 = Satin Aluminum
BA = Black Powder Coat
BH = White Powder Coat
BM = Dark Bronze Powder Coat
BV = Dark Green Powder Coat
GC = Gray Powder Coat
★★ = Specify Finish

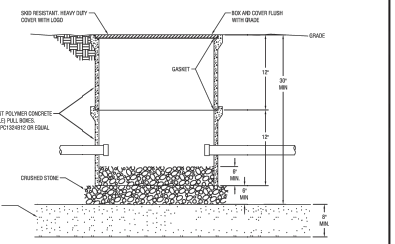
EPA Notes:

Effective Projected Area (EPA) in square feet. EPA's calculated using wind velocity (mph) indicated in accordance with 2006 AASHTO LTS-5 using a 25 year design life. Maximum EPA is based on the luminaire weight shown. Increased luminaire weight may reduce the maximum EPA. If weight is exceeded, or if other design life or code is required, please consult the factory.

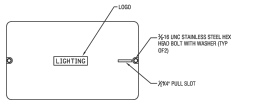
RTA – Round Tapered Aluminum Pole | Ni-Arm | Direct Buried



PLAN VIEW



SECTION A-A



wendel
www.wendelcompanies.com

Town of Amherst LED Street Lighting Retrofit

Underground Pull Box Detail

Proj. No.: 261343
Date: 04.20.2021
Ref. Dwg.
No.

Add smart, full-featured controls to your street lights.

Data sheet

Light Sense node for Intelligent Lighting

Light Sense node is designed to convert LED fixtures into intelligent focal centers, providing actionable insights that go far beyond illumination and mere granular lighting control. Our Smart Communities solutions and cloud-based IoT services are now at your fingertips.



Main features.

- Cellular connectivity enables gateway-free installation
- Advanced 4G LTE CAT-M IoT technology
- Auto-commissioning with integrated GPS
- Simple plug-and-twist mounting to luminaires via existing National Electrical Manufacturers Association (NEMA) 5- or 7-pin photo-control socket in accordance with American National Standards Institute (ANSI) C136.41
- Advanced lighting control with on-board photocell and (voltage) 0-10V dimming
- Utility-grade energy measurement with metering Class0.5 accuracy
- Measures and reports electrical and sensor data to NetSense® Lighting Application

Advanced 4G LTE IoT CAT-M IoT connectivity
No additional networking equipment is needed to deploy with 4G LTE connectivity. Fast, reliable, and nationwide 4G LTE connectivity from Verizon Wireless allows for gateway-free deployment.

Lighting control
Light Sense node is connected to incoming AC mains and the LED driver/standard ballast. This direct connection provides on/off control and performance monitoring of the luminaire. Luminaire dimming control follows the 0-10VDC dimming standard.

Onboard sensors
Light Sense node sensors include: GPS, photocell, utility-grade power metering and temperature.

Security
Light Sense node connects to the network using highly secure, certificate-based authentication and encryption for each device.

Certifications
Underwriters Laboratories (UL), Federal Communications Commission (FCC)

verizon

Data sheet

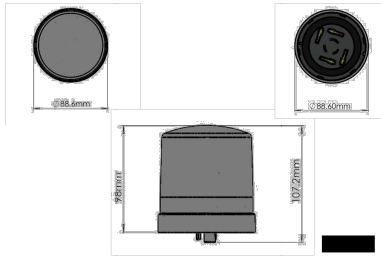
Product specifi ations

Ordercode	S80-000123
Communication	
Communication	Cellular (4G-LTE) Lightweight machine-to-machine (LwM2M) protocol
LTE frequency bands	LTE Band 4 and 13
Cellular data rate	LTE CAT-M
Security	
Encryption	DTLS1.2 PSK with 256-bit AES encryption
Power and electrical	
AC input voltage	120-277V/60Hz
Node power consumption	1.0W typical (1.2W max)
Surge rating	6KV/3KA ANSI C136.2
Energy measurement	Metering accuracy ANSI C12.20 Class 0.5 (relevant sections), IR Pulse LED support for energy measurement
On-board sensors	Photocell, GPS, power metering, temperature
GPS accuracy	3m (clear open sky)
LED Luminaire Control	
Ballast rating	If Ballast and Standard/HID Ballast* rating of 5A max at 120V/277V 60Hz
Dimming control output	0-10 VDC
Photocell	
Operating levels	ANSI C136.10 Turn-on typical at 1e Lux, turn-off typical at 24 Lux, (On/Off ratio of 1:1.5)
Physical	
Mounting	Twist-lock National Electrical Manufacturers Association (NEMA) photo-receptacle (ANSI C136.41) 3-wire/7-wire receptacle
Weight	0.4 lbs
Color	Light gray
Dimensions	107.2mm height x 88.4mm diameter
Environmental and compliance	
Water ingress	IP66, UL773 wet rated
Vibration	3G vibration per ANSI C136.31 2010
Operating temperature	-40C to 55C
Relative humidity operating range	5% to 95% non-condensing
Certifications	UL, FCC
Region of certification and LTE operation	USA

** For Standard/HID Luminaires support the luminaire must have modn AC entry SPD rated at ANSI C136.2-2018 20kV/10kA*

Data sheet

Mechanical dimensions



Ordering information

Ordercode	Description
S80-000123	Light Sense node, 4G LTE, 0-10V, NEMA, 120-277V

TOWN OF AMHERST APPROVAL BOX:

2.a

CARMINAWOOD DESIGN

Single Family Subdivision

REVISIONS: No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	10/24/2024

DRAWING NAME: Lighting Details

Date: /29/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

PROJECT NO.: 20.147

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge

Packet Pg. 435

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HADCO by ⓒsignify

Urban

TownView

TVPC/TVPR

Post-top & pole-top arm mounted luminaire



The Hadco **TownView LED post top luminaires** were designed to eliminate the compromises of performance, comfort, style options and value when choosing the right lighting solution for residential street and pedestrian area. The horizontal lens option reduces glare to enhance a sense of security with increased visual comfort. TownView offers design flexibility with a variety of style options, lumen packages, a range of control options and more at exceptional value.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide: Luminaire

example: TVPC-S3-3-33-G1-7-30-T30-A-N-B7-N-SP1-T-N-N-BK6

Series	Mounting	Roof option	LED module	Generation	Drive current	Distribution	Color temp.	Voltage	Integral Controls [1]
TVPC Townview with visual comfort panels TVPR Townview with vertical ribbed panels	A Arm Mt L4 Large Post Top Fitter 4" (cast lens entry) L3 Large Post Top Fitter 3" (cast lens entry) S3 Small Post Fitter 3 1/8" S4 Small Post Fitter 4"	S Square Roof C Curved Roof	15 16 LEDs 32 32 LEDs 48 48 LEDs	G1 Gen 1 G5 Gen 1 G5 Gen 1	5 530 mA 7 700 mA 9 900 mA 1 1050 mA 5 530 mA 7 700 mA 7 700 mA	25 Type 2 Short 3S Type 3 Short 3W Type 3 Wide 5 Type 5 2H Type 2 House-side shield 3SH Type 3 Short House-side shield 3WH Type 3 Wide House-side shield	730 3000K (70 CRI) 740 4000K (70 CRI) 827* 2700K (80 CRI)	A 120-277 Volt J 480V K 347V	DA* 4 Hrs 25% Reduction DB* 4 Hrs 50% Reduction DC* 4 Hrs 75% Reduction DD* 6 Hrs 25% Reduction DE* 6 Hrs 50% Reduction DF* 6 Hrs 75% Reduction DG* 8 Hrs 25% Reduction DH* 8 Hrs 50% Reduction DI* 8 Hrs 75% Reduction DL* DALI (default: logarithmic) SRD* SR Driver CLO* Constant light output AST* Adjustable startup time OTL* Over the life (default: L70 hrs) FAWS Field adjustable wattage selector SRD Sensor ready driver (standard configuration) SRDI Sensor ready driver (alternative configuration) N None

Ordering guide (continued)

Receptacle	Sensor Receptacle *	Surface Protection	Term Block	Decorative Option	Bird Guard	Finish *
B7 7 Pin locking - rotatable-standard - no photocell PH6 * 7 Pin locking - rotatable-standard - with photocell PH0 7 Pin locking - rotatable-standard - with shorting cap PH4 * 7 Pin locking - rotatable-standard - with long life photocell	N None	SP1 Parallel (1kV) standard SP2 Parallel 20kV	T Terminal Block N None	L* Ladder Rail N None	N None	BK6 Black Smooth WH6 White Smooth BZ6 Bronze Smooth GN6 Green Smooth BK Black Texture WH White Texture BZ Bronze Texture GN Green Texture

Footnotes see page 2.

TVPC/TVPR TownView

Post top and arm mount luminaire

Ordering Guide: Arm mount

Must be ordered as a separate line item (if Arm Mount option is chosen for fixture).

Code	Mount	Width	Options	Finish
TV TownView	A Arm Mount	SS 55.5" wide	S Decorative Scroll	BK6 Black Smooth WH6 White Smooth BZ6 Bronze Smooth GN6 Green Smooth BK Black Texture WH White Texture BZ Bronze Texture GN Green Texture

Only available with Square roof

Footnotes

1. Only 6 Square roof available with A Arm Mount
2. Consult factory for information and lead time
3. Only pick one option from the Control list - for multiple control options consult the factory
4. This option requires more information contact factory
5. Only available with 120-277 V
6. Ladder rest option not available with Arm Mount
7. Not available with 347V
8. Order a TVLN (no panel version if you want the SR Receptacle option) Or consult factory to review sensor compatibility with panels.
9. When any finish other than BK6 or BK is selected cupola will be metal and painted to match finish. Cupola supplied with BK6 or BK finish option may be used with Intersect City Astro-Clock node. If using Intersect City with other finishes, cupola must be removed and Astro-Clock node is not required.
10. Position 10 is open for receptacle control, must use one or the other not BOTH.
11. SR Receptacle only available with 32 LED (receptacle is mounted in the middle of the board) and SRD Driver is required if you choose this receptacle

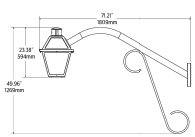
Dimensions: Arm mount

TVPx-A-S

Arm: Made of aluminum tubing

Decorative Element: Bent aluminum decorative channel scroll mechanically assembled.

Mounting Plate: Made of aluminum, mechanically fastened to the pole.



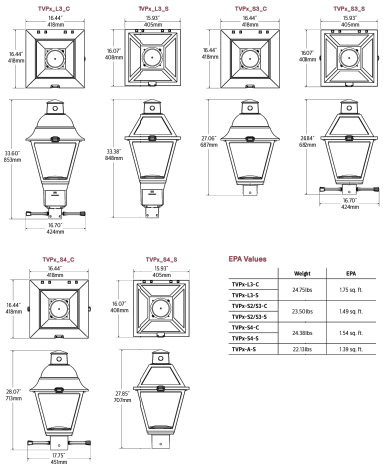
EPA Values

	Weight	EPA
TVPx-A-S	14 lbs	1.98 ft²

TVPC/TVPR TownView

Post top and arm mount luminaire

Dimensions: Luminaire



EPA Values

	Weight	EPA
TVPx-L3-C	24.75lbs	1.75 sq. ft.
TVPx-L3-S TVPx-S2/S3-C	23.50lbs	1.69 sq. ft.
TVPx-S4-C	24.38lbs	1.54 sq. ft.
TVPx-S4-S	22.13lbs	1.38 sq. ft.

TVPC/TVPR TownView

Post top and arm mount luminaire

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated LED test hours - Published L_{70} hours limited to 6 times each LED test hours.

Ambient Temperature °C	Driver mA	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1050 mA	>100,000 hours	>54,000 hours	>96%

Field Adjustable Wattage (FAWS) Multiplier Chart

FAWS Position	Typical Delivered Lumens Multiplier	Typical System wattage
1	0.31	0.28
2	0.53	0.50
3	0.62	0.58
4	0.70	0.67
5	0.78	0.75
6	0.83	0.81
7	0.89	0.87
8	0.92	0.91
9	0.96	0.95
10	1.00	1.00

Note: Typical value accuracy +/- 15%

LED Lumen values – TVPC (Visual Comfort Panels)

Ordering Code	LED qty.	System Current (mA)	Color Temp.	Avg. System Wattage (W)	Type 2S Lumen Output	Type 2S Efficacy (LPW)	Type 2S BUG Rating	Type 3S Lumen Output	Type 3S Efficacy (LPW)	Type 3S BUG Rating	Type 3W Lumen Output	Type 3W Efficacy (LPW)	Type 3W BUG Rating	Type 5 Lumen Output	Type 5 Efficacy (LPW)	Type 5 BUG Rating
TVPC-16-G1-5-730	16	530	3000	29	2,784	96	B1-U2-G1	2,898	98	B1-U2-G1	3,179	96	B1-U2-G1	2,910	101	B2-U2-G1
TVPC-16-G1-7-730	16	700	3000	38	3,116	87	B1-U2-G1	3,527	90	B1-U3-G1	3,116	92	B1-U3-G1	3,707	97	B1-U3-G2
TVPC-16-G1-9-730	16	900	3000	49	4,069	83	B1-U2-G1	4,328	88	B2-U3-G1	4,134	85	B2-U3-G1	4,546	93	B2-U3-G1
TVPC-16-G1-1-730	16	1050	3000	57	4,366	81	B2-U2-G1	4,676	86	B2-U3-G1	4,842	85	B1-U3-G1	5,326	93	B2-U3-G2
TVPC-32-G1-5-730	32	530	3000	53	5,193	96	B1-U2-G1	5,340	100	B1-U3-G2	5,390	101	B2-U3-G2	5,617	105	B1-U3-G2
TVPC-32-G1-7-730	32	700	3000	70	6,443	92	B2-U3-G2	6,744	96	B2-U3-G2	6,905	97	B2-U3-G2	7,095	101	B3-U3-G2
TVPC-32-G1-9-730	32	900	3000	90	7,713	89	B1-U3-G2	7,505	90	B1-U3-G2	7,972	94	B1-U3-G2	7,892	88	B1-U3-G2
TVPC-32-G1-1-730	32	1050	3000	108	9,006	85	B2-U3-G2	9,427	87	B2-U3-G2	9,112	86	B2-U3-G2	9,183	91	B1-U3-G2
TVPC-48-G1-5-730	48	530	3000	81	7,780	96	B2-U3-G2	8,144	101	B1-U3-G2	9,217	102	B2-U3-G2	8,564	106	B1-U3-G2
TVPC-48-G1-7-730	48	700	3000	105	9,766	93	B2-U3-G2	10,223	98	B2-U3-G2	10,105	98	B2-U3-G2	10,750	103	B2-U3-G2
TVPC-16-G1-5-740	16	530	4000	29	2,852	99	B1-U2-G1	3,066	105	B1-U2-G1	3,856	105	B1-U2-G1	3,221	110	B1-U2-G1
TVPC-16-G1-7-740	16	700	4000	39	3,648	91	B1-U2-G1	3,878	101	B1-U3-G1	3,885	100	B1-U3-G1	4,075	106	B1-U3-G1
TVPC-16-G1-9-740	16	900	4000	49	4,473	90	B1-U2-G1	4,758	96	B1-U3-G1	4,363	96	B1-U3-G1	5,001	101	B1-U3-G1
TVPC-16-G1-1-740	16	1050	4000	58	5,042	86	B1-U2-G1	5,363	92	B1-U3-G1	5,141	91	B1-U3-G1	5,636	98	B1-U3-G1
TVPC-32-G1-5-740	32	530	4000	54	5,811	104	B1-U3-G1	5,973	109	B1-U3-G1	5,826	110	B2-U3-G2	6,196	114	B1-U3-G2
TVPC-32-G1-7-740	32	700	4000	71	7,080	100	B2-U3-G2	7,661	104	B2-U3-G2	7,138	105	B2-U3-G2	7,797	110	B1-U3-G2
TVPC-32-G1-9-740	32	900	4000	91	7,983	87	B1-U3-G2	8,293	92	B1-U3-G2	8,326	92	B1-U3-G2	8,677	97	B1-U3-G2
TVPC-32-G1-1-740	32	1050	4000	110	9,902	90	B2-U3-G2	10,365	95	B2-U3-G2	10,126	96	B2-U3-G2	10,898	99	B1-U3-G2
TVPC-48-G1-5-740	48	530	4000	82	8,554	105	B2-U3-G2	8,956	110	B1-U3-G2	9,834	111	B2-U3-G2	9,415	115	B1-U3-G2
TVPC-48-G1-7-740	48	700	4000	108	10,738	101	B2-U3-G2	11,240	106	B2-U3-G2	11,117	107	B2-U3-G2	11,918	112	B2-U3-G2

Actual performance may vary due to installation variables including optics, mounting/ceiling height, dirt depreciation, light loss factor, etc.; Highly recommended to confirm performance with a layout - contact Applications at outdoorlighting.applications@signify.com. Consult DLC QPL to confirm your specific fixture selection is DLC approved.
Note: Some data may be scaled based on tests of similar but not identical luminaires.

TVPC/TVPR TownView

Post top and arm mount luminaire

LED Lumen values – TVPC (Visual Comfort Panels and House-side shield)

Ordering Code	LED qty.	System Current (mA)	Color Temp.	Avg. System Wattage (W)	Type 2SH Lumen Output	Type 2SH Efficacy (LPW)	Type 2SH BUG Rating	Type 3SH Lumen Output	Type 3SH Efficacy (LPW)	Type 3SH BUG Rating	Type 3WSH Lumen Output	Type 3WSH Efficacy (LPW)	Type 3WSH BUG Rating
TVPC-16-G1-5-730	16	530	3000	29	2,084	72	B0-U2-G1	2,322	80	B0-U2-G1	2,255	75	B1-U2-G1
TVPC-16-G1-7-730	16	700	3000	38	2,440	70	B1-U2-G1	2,934	77	B1-U2-G1	2,725	72	B1-U3-G1
TVPC-16-G1-9-730	16	900	3000	49	3,251	68	B1-U2-G1	3,805	74	B1-U3-G1	3,345	68	B1-U3-G1
TVPC-16-G1-1-730	16	1050	3000	57	3,664	64	B1-U2-G1	4,063	71	B1-U2-G1	3,730	66	B1-U3-G1
TVPC-32-G1-5-730	32	530	3000	53	4,018	75	B1-U3-G1	4,362	82	B1-U3-G1	4,228	80	B1-U3-G1
TVPC-32-G1-7-730	32	700	3000	71	5,013	72	B1-U3-G1	5,307	76	B1-U3-G1	5,147	72	B1-U3-G2
TVPC-32-G1-9-730	32	900	3000	90	5,945	70	B1-U3-G1	6,128	76	B1-U3-G1	6,028	75	B1-U3-G1
TVPC-32-G1-1-730	32	1050	3000	108	7,091	65	B1-U3-G1	7,098	71	B1-U3-G1	7,572	70	B1-U3-G2
TVPC-48-G1-5-730	48	530	3000	81	6,026	74	B1-U3-G1	6,850	82	B1-U3-G2	6,545	81	B1-U3-G2
TVPC-48-G1-7-730	48	700	3000	113	7,690	73	B1-U3-G2	8,348	80	B1-U3-G2	8,211	73	B1-U3-G2
TVPC-16-G1-5-740	16	530	4000	29	2,302	79	B0-U2-G1	2,553	87	B0-U2-G1	2,569	81	B1-U2-G1
TVPC-16-G1-7-740	16	700	4000	37	2,813	76	B1-U2-G1	3,230	84	B1-U2-G1	2,997	78	B1-U3-G1
TVPC-16-G1-9-740	16	900	4000	48	3,574	72	B1-U2-G1	3,963	80	B1-U3-G1	3,678	74	B1-U3-G1
TVPC-16-G1-1-740	16	1050	4000	57	4,026	70	B1-U2-G1	4,468	78	B1-U2-G1	4,145	72	B1-U3-G1
TVPC-32-G1-5-740	32	530	4000	54	4,418	82	B1-U3-G1	4,798	89	B1-U3-G1	4,718	87	B1-U3-G1
TVPC-32-G1-7-740	32	700	4000	71	5,517	79	B1-U3-G1	6,055	85	B1-U3-G2	5,665	84	B1-U3-G2
TVPC-32-G1-9-740	32	900	4000	91	6,537	76	B1-U3-G2	6,738	83	B1-U3-G2	6,628	82	B1-U3-G1
TVPC-32-G1-1-740	32	1050	4000	110	7,796	71	B1-U3-G1	8,464	77	B1-U3-G2	8,325	76	B1-U3-G2
TVPC-48-G1-5-740	48	530	4000	82	6,735	82	B1-U3-G1	7,312	89	B1-U3-G2	7,192	88	B1-U3-G2
TVPC-48-G1-7-740	48	700	4000	116	8,454	80	B1-U3-G2	9,176	87	B1-U3-G2	9,028	85	B1-U3-G2

LED Lumen values – TVPR (Vertical Ribbed Panels)

Ordering Code	LED qty.	System Current (mA)	Color Temp.	Avg. System Wattage (W)	Type 2S Lumen Output	Type 2S Efficacy (LPW)	Type 2S BUG Rating	Type 3S Lumen Output	Type 3S Efficacy (LPW)	Type 3S BUG Rating	Type 3W Lumen Output	Type 3W Efficacy (LPW)	Type 3W BUG Rating	Type 5 Lumen Output	Type 5 Efficacy (LPW)	Type 5 BUG Rating
TVPR-16-G1-5-730	16	530	3000	29	2,751	95	B1-U2-G1	2,940	102	B1-U2-G1	2,921	101	B1-U3-G1	3,056	107	B2-U3-G1
TVPR-16-G1-7-730	16	700	3000	38	3,679	91	B1-U2-G1	3,719	98	B1-U2-G1	3,814	97	B1-U3-G1	3,957	103	B2-U3-G1
TVPR-16-G1-9-730	16	900	3000	49	4,269	87	B1-U3-G1	4,564	93	B1-U3-G1	4,833	93	B1-U3-G1	4,806	98	B3-U3-G1
TVPR-16-G1-1-730	16	1050	3000	57	4,811	84	B1-U3-G1	5,146	90	B1-U3-G1	5,196	90	B1-U3-G1	5,187	95	B3-U3-G1
TVPR-32-G1-5-730	32	530	3000	53	5,380	101	B1-U3-G1	5,602	105	B1-U3-G1	5,811	105	B1-U3-G1	5,804	110	B3-U3-G2
TVPR-32-G1-7-730	32	700	3000	70	6,792	97	B2-U3-G2	7,015	101	B2-U3-G2	7,183	101	B2-U3-G2	7,428	106	B3-U3-G2
TVPR-32-G1-9-730	32	900	3000	90	7,558	94	B2-U3-G2	7,869	98	B2-U3-G2	7,982	98	B2-U3-G2	8,268	103	B3-U3-G2
TVPR-32-G1-1-730	32	1050	3000	108	9,494	88	B2-U3-G2	9,885	91	B2-U3-G2	9,931	91	B2-U3-G2	10,393	96	B4-U3-G2
TVPR-48-G1-5-730	48	530	3000	81	8,202	102	B2-U3-G2	8,539	106	B2-U3-G2	8,853	106	B2-U3-G2	8,893	111	B3-U3-G2
TVPR-48-G1-7-730	48	700	3000	105	10,296	98	B2-U3-G2	10,720	102	B2-U3-G2	10,737	102	B2-U3-G2	11,260	107	B4-U3-G2
TVPR-16-G1-5-740	16	530	4000	29	3,023	103	B1-U2-G1	3,232	111	B1-U2-G1	3,210	110	B1-U2-G1	3,404	116	B2-U2-G1
TVPR-16-G1-7-740	16	700	4000	39	3,825	98	B1-U2-G1	4,089	106	B1-U2-G1	4,052	105	B1-U3-G1	4,306	112	B2-U3-G1
TVPR-16-G1-9-740	16	900	4000	49	4,693	95	B1-U3-G1	5,018	101	B1-U3-G1	4,984	101	B1-U3-G1	5,284	107	B3-U3-G1
TVPR-16-G1-1-740	16	1050	4000	58	5,290	92	B1-U3-G1	5,655	98	B1-U3-G1	5,617	98	B1-U3-G1	5,815	104	B3-U3-G1
TVPR-32-G1-5-740	32	530	4000	54	5,915	110	B1-U3-G1	6,159	114	B1-U3-G1	6,018	114	B1-U3-G1	6,469	120	B3-U3-G2
TVPR-32-G1-7-740	32	700	4000	71	7,467	105	B2-U3-G2	7,775	110	B2-U3-G2	7,787	110	B2-U3-G2	8,196	115	B3-U3-G2
TVPR-32-G1-9-740	32	900	4000	91	8,310	103	B2-U3-G2	8,652	106	B2-U3-G2	8,686	107	B2-U3-G2	9,088	112	B3-U3-G2
TVPR-32-G1-1-740	32	1050	4000	110	10,438	95	B2-U3-G2	10,868	99	B2-U3-G2	10,816	99	B2-U3-G2	11,416	104	B4-U3-G2
TVPR-48-G1-5-740	48	530	4000	82	9,017	112	B2-U3-G2	9,388	115	B2-U3-G2	9,454	115	B2-U3-G2	9,862	121	B4-U3-G2
TVPR-48-G1-7-740	48	700	4000	106	11,319	107	B2-U3-G2	11,766	111	B2-U3-G2	11,615	111	B2-U3-G2	12,379	117	B4-U3-G2

Actual performance may vary due to installation variables including optics, mounting/ceiling height, dirt depreciation, light loss factor, etc.; highly recommended to confirm performance with a layout - contact Applications at outdoorlighting.applications@signify.com.
Note: Some data may be scaled based on tests of similar but not identical luminaires.

TVPC/TVPR TownView

Post top and arm mount luminaire

LED Lumen values – TVPR (Vertical Ribbed Panels and House-side shield)

Ordering Code	LED qty.	System Current (mA)	Color Temp.	Avg. System Wattage (W)	Type 2SH Lumen Output	Type 2SH Efficacy (LPW)	Type 2SH BUG Rating	Type 3SH Lumen Output	Type 3SH Efficacy (LPW)	Type 3SH BUG Rating	Type 3WSH Lumen Output	Type 3WSH Efficacy (LPW)	Type 3WSH BUG Rating
TVPR-16-G1-5-730	16	530	3000	29	2,261	78	B1-U2-G1	2,457	85	B2-U2-G1	2,265	78	B1-U3-G1
TVPR-16-G1-7-730	16	700	3000	38	2,794	73	B1-U2-G1	3,108	82	B1-U2-G1	2,965	78	B1-U3-G1
TVPR-16-G1-9-730	16	900	3000	49	3,431	70	B1-U3-G1	3,884	78	B1-U3-G1	3,516	72	B1-U3-G2
TVPR-16-G1-1-730	16	1050	3000	57	3,906	68	B1-U3-G1	4,228	75	B1-U3-G1	3,903	70	B2-U3-G2
TVPR-32-G1-5-730	32	530	3000	53	4,260	80	B1-U3-G1	4,610	86	B1-U3-G1	4,476	84	B1-U3-G2
TVPR-32-G1-7-730	32	700	3000	70	5,391	77	B1-U3-G1	5,820	83	B1-U3-G2	5,651	80	B1-U3-G2
TVPR-32-G1-9-730	32	900	3000	90	5,992	75	B1-U3-G1	6,476	81	B1-U3-G2	6,268	76	B1-U3-G2
TVPR-32-G1-1-730	32	1050	3000	108	7,527	69	B2-U3-G2	8,135	71	B2-U3-G2	7,599	73	B2-U3-G2
TVPR-48-G1-5-730	48	530	3000	81	6,502	80	B1-U3-G2	7,028	87	B1-U3-G2	6,824	84	B1-U3-G2
TVPR-48-G1-7-730	48	700	3000	105	8,162	78	B2-U3-G2	8,822	84	B2-U3-G2	8,548	82	B2-U3-G2
TVPR-16-G1-5-740	16	530	4000	29	2,430	83	B1-U2-G1	2,701	92	B1-U2-G1	2,490	85	B1-U3-G1
TVPR-16-G1-7-740	16	700	4000	38	3,005	80	B1-U2-G1	3,416	90	B1-U3-G1	3,262	85	B2-U3-G1
TVPR-16-G1-9-740	16	900	4000	49	3,772	76	B1-U3-G1	4,183	85	B1-U3-G1	3,868	78	B2-U3-G1
TVPR-16-G1-1-740	16	1050	4000	58	4,251	74	B1-U3-G1	4,723	81	B1-U3-G1	4,317	76	B3-U3-G1
TVPR-32-G1-5-740	32	530	4000	54	4,690	87	B1-U3-G1	5,068	94	B1-U3-G1	4,921	92	B1-U3-G2
TVPR-32-G1-7-740	32	700	4000	71	5,931	83	B1-U3-G1	6,398	90	B1-U3-G1	6,211	88	B1-U3-G2
TVPR-32-G1-9-740	32	900	4000	91	6,588	81	B1-U3-G1	7,120	88	B1-U3-G1	6,894	85	B1-U3-G2
TVPR-32-G1-1-740	32	1050	4000	110	8,278	75	B2-U3-G2	8,944	81	B2-U3-G2	8,685	79	B2-U3-G2
TVPR-48-G1-5-740	48	530	4000	82	7,149	88	B1-U3-G2	7,727	96	B1-U3-G2	7,502	92	B1-U3-G2
TVPR-48-G1-7-740	48	700	4000	106	8,974	85	B2-U3-G2	9,698	92	B2-U3-G2	9,418	89	B2-U3-G2

Actual performance may vary due to installation variables including optics, mounting/ceiling height, dirt depreciation, light loss factor, etc.; highly recommended to confirm performance with a layout - contact Applications at outdoorlighting.applications@signify.com. Consult DLC QPL to confirm your specific fixture selection is DLC approved.
Note: Some data may be scaled based on tests of similar but not identical luminaires.

TVPC/TVPR TownView

Post top and arm mount luminaire

Specifications

Housing

Roof and Cage: Two Style options

C: Curved Roof and **S:** Square Roof. Tool-less latch made of stainless steel allows for quick access inside of the hinged roof to locate the driver, surge protector and optional FAWs (field adjustable wattage solution). Roof and Cage made of 360 low-copper die-cast, aluminum alloy. Decorative Cupola on top of roof covers the 7 pin NEMA socket.

Panels: Two panel options made of UV. Stabilized Acrylic.

C: Visual Comfort panels help to eliminate glare and pixelization and give a soft glow at night

R: Vertical Ribbed panels, for a clear look during the day and performance at night

All panels have tool-less removal for ease of cleaning or replacement. (exception for arm mount)

Fitter: Two fitter options. **L:** Large Utility Fitter with tool-less door to access the terminal block and wiring. Available in 2" or 4"

Or **S:** Small Fitter. Small fitter available in 2" 3/8, 3" or 4". Large 4" fitter uses a secondary adaptor to achieve 4" opening.

Light Engine

Composed of 4 main components: **LED Module / Optical System / Heat Sink / Driver.**

Electrical components are RoHS compliant, IP66 sealed light engine LEDs tested by ISO 17025-2005 accredited lab in accordance with IESNA LM-80 guidelines, extrapolations in accordance with IESNA TM-21. Metal core board ensures greater heat transfer and longer lifespan.

LED Module

Composed of high-performance white LEDs. Color temperature as per ANSI/NEMA bin 2700 Kelvin nominal (2725 +145K) CRI 80 min, 3000 Kelvin nominal (3045K +/- 175K) or 4000 Kelvin nominal (3985K +/- 275K). CRI 70 Min. 75 Typical. Other CCT/CRI also available, consult factory.

Heat Sink

Made of die cast aluminum optimizing the LEDs efficiency and life. Product does not use any cooling device with moving parts (only passive cooling device). Entire luminaire is rated for operation in ambient temperature of -40°C / -40°F up to +40°C / +104°F.

Optical System

Composed of high performance UV stabilized optical grade polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. System is rated IP66. Performance shall be tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance. Type **2S, 3S, 3W** and **Type 5** Street side indicated. House side shield optional (can be field installed) **2SH**: Type 2 with House Side Shield, **3SH:** Type 3 short with house side shield, **3WH:** Type 3 Wide with House side shield

2.a

CARMINAWO

Single Family Subdivision

TOWN OF AMHERST APPROVAL BOX:

DRAWING NAME: Lighting

Date: /29/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

PROJECT NO.: 20.247

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	10/24/2024

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge

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TVPC/TVPR TownView

Post top and arm mount luminaire

Specifications (continued)

Driver:

Driver comes standard with 0-10V dimming capability. High power factor of 95%. Electronic driver, operating range 50/60 Hz. Auto adjusting universal voltage input from 120 to 277, 347 and 480 VAC rated for both application line to line or line to neutral, Class1, THD of 20% max. Maximum ambient operating temperature from 40°F (4°C) to 130°F (55°C). Certified in compliance to UL1310 cULus requirement (dry and damp location) | The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built in driver surge protection of 2.5kV (min).

Integrated Features

R7*: Tool less rotatable receptacle with 7 pins enabling dimming and additional functionality (to be determined), can be used with a twist lock Interact City node or photoelectric cell or a shorting cap.

SP1: Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level. 10kV/10kA.

SP2: Optional 20kV / 10kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level.

NEMA Labels: Installed NEMA label, ANSI C136.15-2015 compliant. Consult factory for other labeling needs.

Please note that these integrated features always come with the luminaire.

** Use of photoelectric cell or shorting cap is required to ensure proper illumination.*

Driver and Luminaire Options

Dimming Options:

DA: 4 Hrs 25% reduction
DB: 4 Hrs 50% reduction
DC: 4 Hrs 75% reduction
DD: 6 Hrs 25% reduction
DE: 6 Hrs 50% reduction
DF: 6 Hrs 75% reduction
DG: 8 Hrs 25% reduction
DH: 8 Hrs 50% reduction
DJ: 8 Hrs 75% reduction
DL: Pre-set driver compatible with the DALI control system. Logarithmic standard
SRD: Sensor Ready Driver including SR communication (used for dimming and other functionalities), 24V auxiliary supply and a logical signal input (LSI) connected to the top NEMA twist lock receptacle and bottom **TL-RSR** receptacle, if this option included/ chosen. This configuration is compatible with Interact City controllers.
AST: Pre-set driver for progressive start-up of the LED module(s) to optimize energy management and enhance visual comfort at start-up.
CLO: Pre-set driver to manage the lumen depreciation by adjusting the power given to the LEDs offering the same lighting intensity during the entire lifespan of the LED module.
OTL: Pre-set driver to signal end of life of the LED module(s) for better fixture management.
FAWS: Field Adjustable Wattage Selector, pre-set to the highest position, can be easily switched in the field to the required position. This reduces total luminaire wattage consumption and reduces the light level – see the FAWS multiplier chart for more details. Note: it is not recommended to use FAWS with other dimming or controls; if you do, set the switch to position 10 (maximum output) to enable the other dimming or controls. Switching FAWS to any position other than 10 will disable the other dimming or controls.
DALI: Pre-set driver compatible with DALI control system.
SRD: Sensor Ready Driver including SR communication (used for dimming and other functionalities), 24V auxiliary supply and a logical signal input (LSI) connected to the top NEMA twist lock receptacle. SRD1: Sensor Ready Driver including SR communication (used for dimming and other functionalities) but with 24V auxiliary supply and a logical signal input (LSI) not connected to the top NEMA twist lock.

PH8: 7 Pin Tooless rotatable standard – with photocell. Photocell has dimensional limits: 3" dia x 2" tall (for non black finishes only)



PH9: 7 Pin Tooless rotatable standard – with shorting cap



PH1: 7 Pin Tooless rotatable standard – with long life photocell. Photocell has dimensional limits: 3" dia x 2" tall (for non black finishes only)



SR: Sensor ready receptacle located on the heat sink between two LED boards. Cannot be combined With 16 or 48 LED's or horizontal lens. Contact factory for use with panel **TVP** options.



L: Decorative Ladder Rest. Ships in the box, install on site.



2H, 3SH, 3WH: House side shield option



TVPC/TVPR TownView

Post top and arm mount luminaire

Specifications (continued)

Luminaire Useful Life

Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT in situ thermal testing in accordance with UL1598 and UL8750. System Reliability Tool, Philips Advance data and LED manufacturer LM-80/TM-21 data, expected to reach 100,000 + hours (72W3LED and 108W4BLED at 700mA) or 94,500 hours (108W3SLED and 162W4BLED at 1050mA) with >L70 lumen maintenance @ 25°C. Luminaire Useful Life accounts for LED lumen maintenance AND all of these additional factors including: LED life, driver life, PCB substrate, solder joints, on/off cycles, burning hours and corrosion.

Wiring

18AWG wire, 6" (15mm) minimum extending from luminaire.

Optional Terminal block

Terminal block connector 600V, 85A for use with #14-2 AWG wires from the primary circuit, located inside the housing. Due to the inrush current that occurs with electronic drivers, recommend using a 10Amp time-delay fuse to avoid unwanted fuse blowing (false tripping) that can occur with normal or fast acting fuses. Fuses and holders by others or consult factory

Hardware

All non-ferrous fasteners prevent corrosion and ensure longer life. All seals and sealing devices are made and/or lined with EPDM silicone rubber.

Finish

Color in accordance with the AAMA 2603 standard. Application of polyester powder coat paint (4 mils/100 microns) with 1 mils,/ 24 microns of tolerance. The Thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard. The surface treatment achieves a minimum of 2000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard.

BKS: Black Smooth
WHS: White Smooth
BZS: Bronze Smooth
GNS: Green Smooth
BK: Black Texture
WH: White Texture
BZ: Bronze Texture
GN: Green Texture

LED products manufacturing standard

The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with IEC61340-5-1 and ANSI/ESD S20.20 standards to eliminate ESD events that could decrease the useful life of the product.

Vibration Resistance

S2, S3, S4 Fitter and A Arm Mount Meets the ANSI C136.31, American National Standard for Roadway Luminaire Vibration specifications for Bridge/overpass applications (Tested for 3G over 100,000 cycles).

Certifications and Compliance

cETL listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2008 Standards. UL8750 and UL1598 compliant, ETL listed to U.S. safety standards for wet locations. cETL listed to Canadian safety standards for wet locations. LM80 & LM79 tested. Listed on the DesignLights TM Consortium (DLC) Qualified Products List (QPL),ANSI C136 standards: 2, 3, 10, 14, 15, 22, 25, 31, 37, 41.

Service Tag

Each individual Luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away.
For more details visit: **philips.com/servicetag**

Limited Warranty

5 year standard warranty. Options available for extended warranties – contact factory.
See **signify.com/warranties** for details and restrictions.

Brackets and Poles

Visit the website for pole and post top bracket options.

signify

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TVP_TownView-spec-sheet 12/20 page 8 of 8

2.a

TOWN OF AMHERST APPROVAL BOX:

CARMINAWO

Single Family Subdivision

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	10/24/2024

DRAWING NAM

Lighting

Date: /29/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

PROJECT NO: 16.147

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge

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Appendix H

Soils Information

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Hydrologic Soil Group—Erie County, New York



Map Scale: 1:1,710 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

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.

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ch	Cheektowaga fine sandy loam	C/D	1.3	19.7%
ElB	Elnora loamy fine sand, 3 to 8 percent slopes	A/D	3.4	52.7%
Wd	Wayland soils complex, 0 to 3 percent slopes, frequently flooded	B/D	1.8	27.6%
Totals for Area of Interest			**6.4**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Soil Map—Erie County, New York



Map Scale: 1:1,710 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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.

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ch	Cheektowaga fine sandy loam	1.3	19.7%
ElB	Elnora loamy fine sand, 3 to 8 percent slopes	3.4	52.7%
Wd	Wayland soils complex, 0 to 3 percent slopes, frequently flooded	1.8	27.6%
Totals for Area of Interest		**6.4**	**100.0%**

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Drainage Class—Erie County, New York



Map Scale: 1:1,710 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- Excessively drained
- Somewhat excessively drained
- Well drained
- Moderately well drained
- Somewhat poorly drained
- Poorly drained
- Very poorly drained
- Subaqueous
- Not rated or not available

Soil Rating Lines

- Excessively drained
- Somewhat excessively drained
- Well drained
- Moderately well drained
- Somewhat poorly drained
- Poorly drained
- Very poorly drained
- Subaqueous
- Not rated or not available

Soil Rating Points

- Excessively drained
- Somewhat excessively drained
- Well drained
- Moderately well drained
- Somewhat poorly drained
- Poorly drained
- Very poorly drained
- Subaqueous
- Not rated or not available

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.

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Drainage Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ch	Cheektowaga fine sandy loam	Very poorly drained	1.3	19.7%
ElB	Elnora loamy fine sand, 3 to 8 percent slopes	Moderately well drained	3.4	52.7%
Wd	Wayland soils complex, 0 to 3 percent slopes, frequently flooded	Poorly drained	1.8	27.6%
Totals for Area of Interest			**6.4**	**100.0%**

Description

"Drainage class (natural)" refers to the frequency and duration of wet periods under conditions similar to those under which the soil formed. Alterations of the water regime by human activities, either through drainage or irrigation, are not a consideration unless they have significantly changed the morphology of the soil. Seven classes of natural soil drainage are recognized-excessively drained, somewhat excessively drained, well drained, moderately well drained, somewhat poorly drained, poorly drained, and very poorly drained. These classes are defined in the "Soil Survey Manual."

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

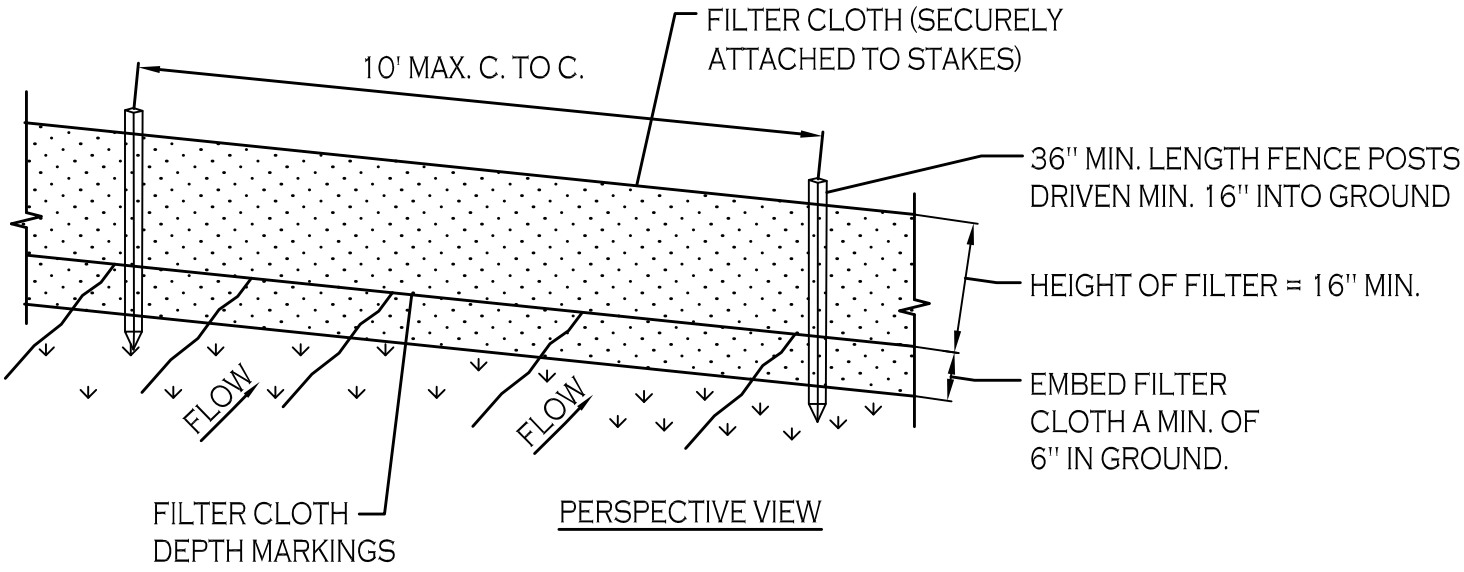
Tie-break Rule: Higher

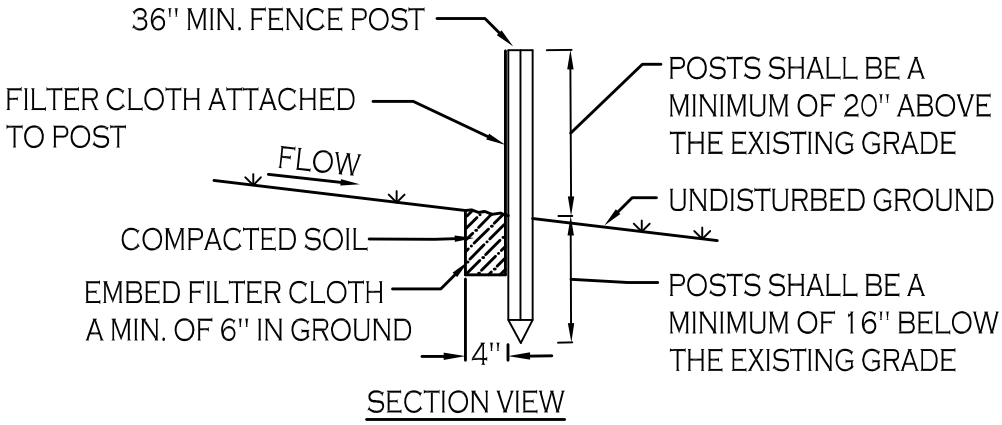
Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Appendix J

Standard Erosion Control Details

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)





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.

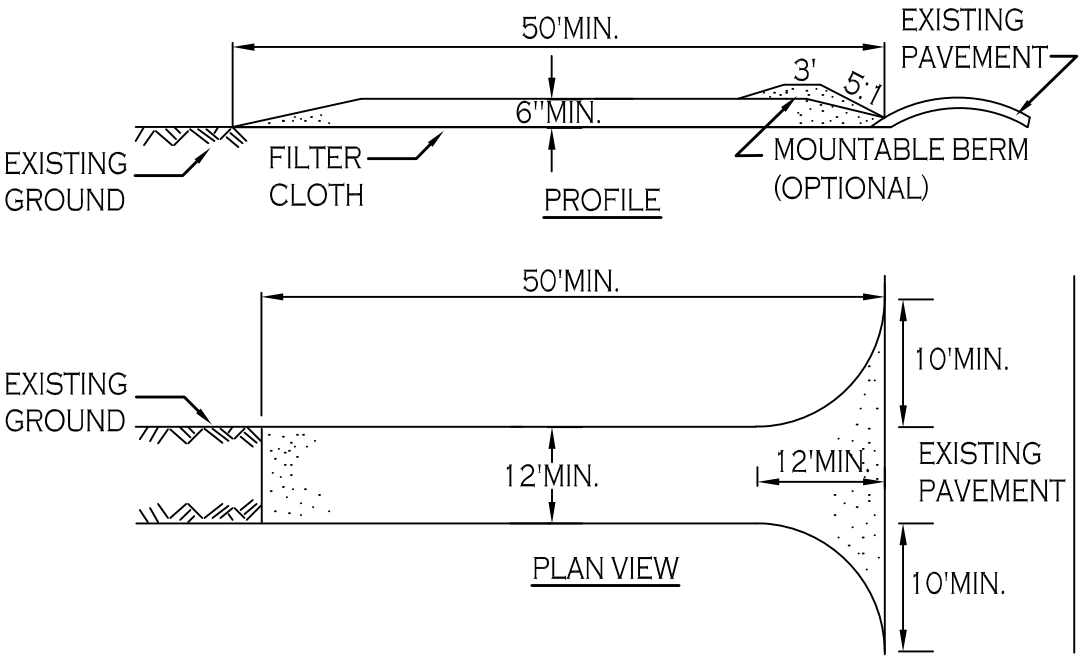
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.

3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL

NOT TO SCALE

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)



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.

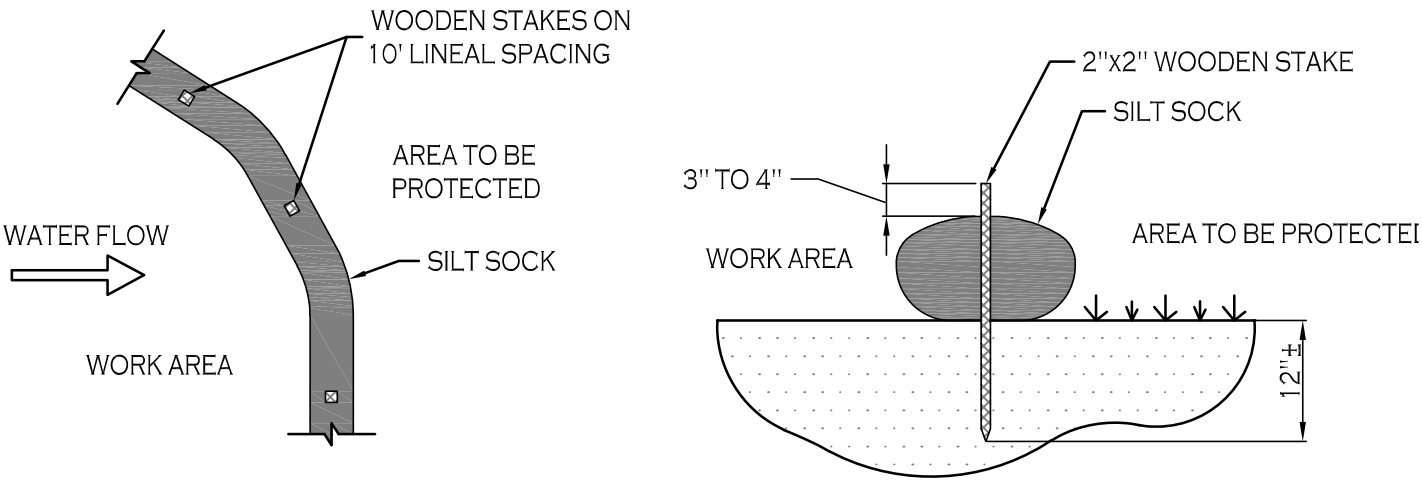
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)



NOTES:

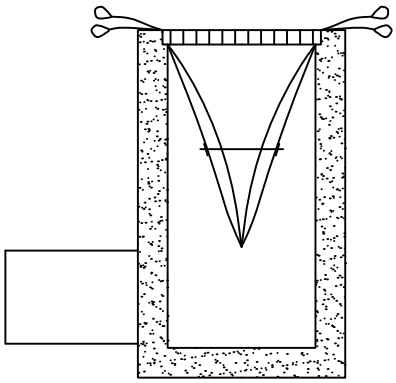
CONTRACTOR SHALL INSPECT AND MAINTAIN SILT SOCK AS NEEDED DURING THE DURATION OF CONSTRUCTION PROJECT.

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.

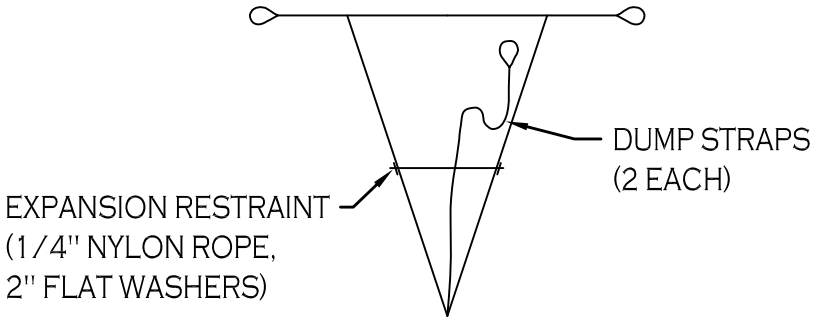
SILT SOCK DETAIL

NOT TO SCALE

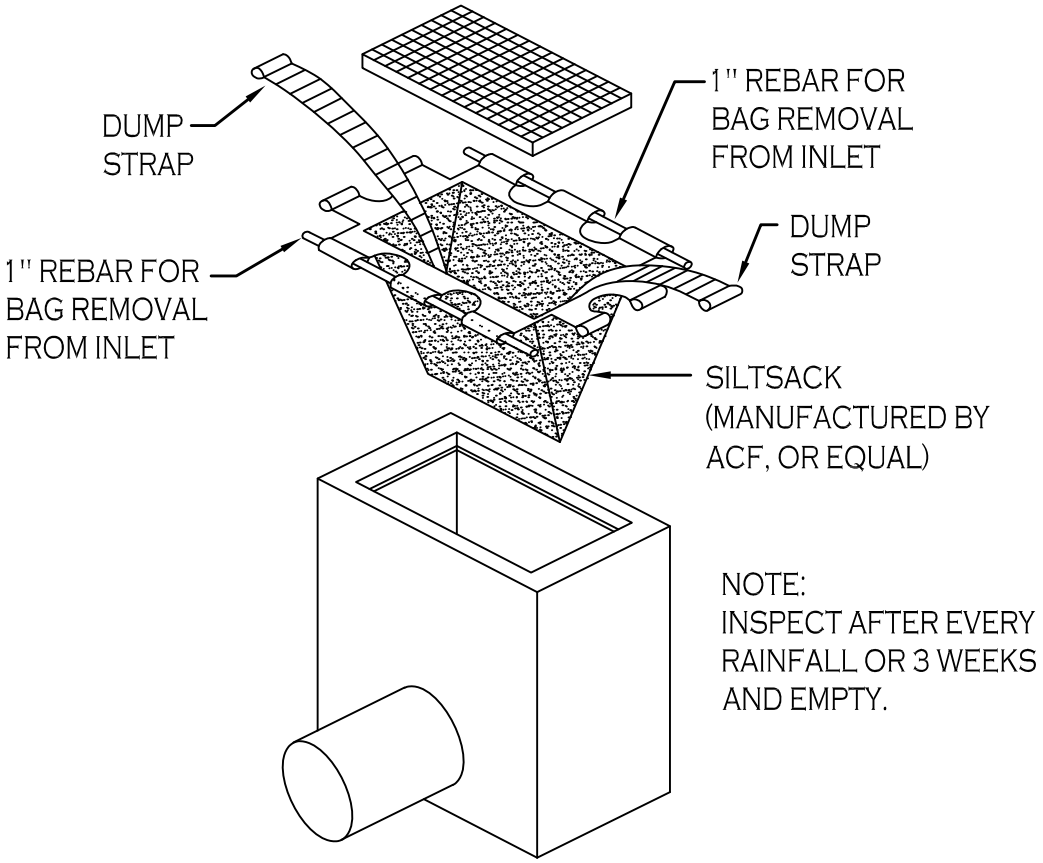
Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)



INSTALLATION DETAIL



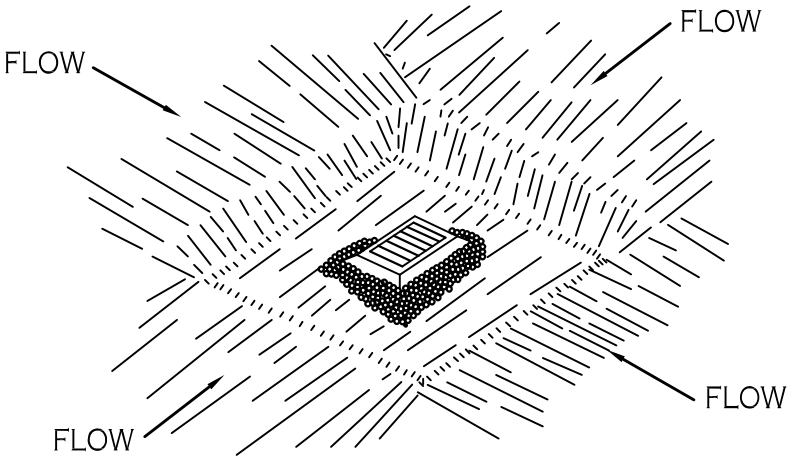
BAG DETAIL

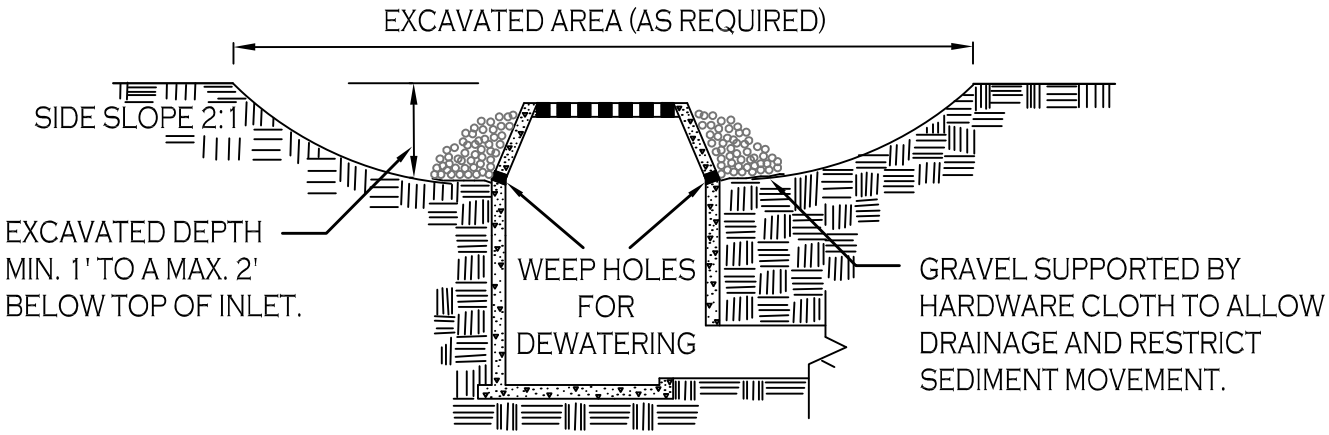


SILT SACK DETAIL

NOT TO SCALE

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)





CONSTRUCTION SPECIFICATIONS

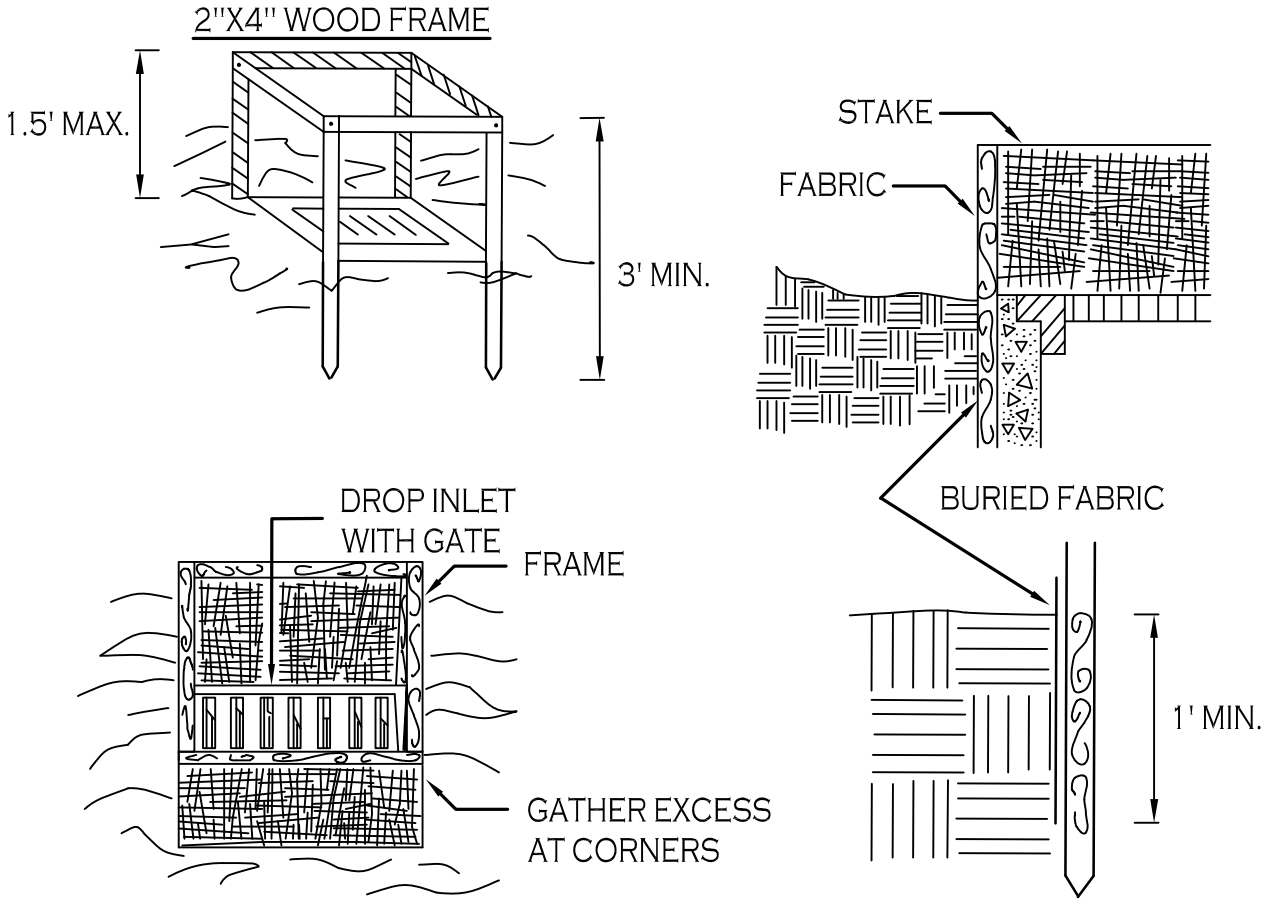
1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND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

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 1

NOT TO SCALE

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)



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.

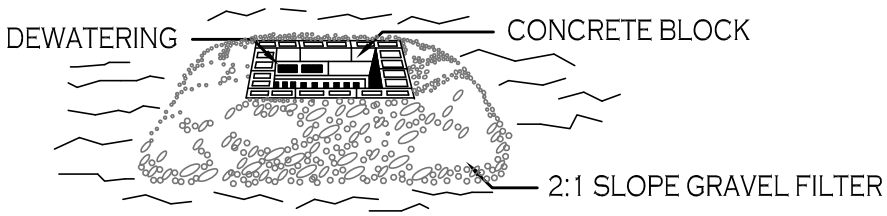
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUN DRAINAGE AREA 1 ACRE

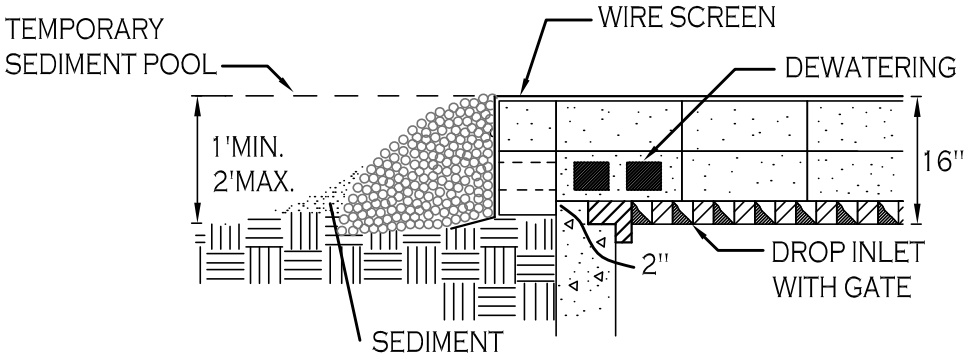
INLET PROTECTION DETAIL 2

NOT TO SCALE

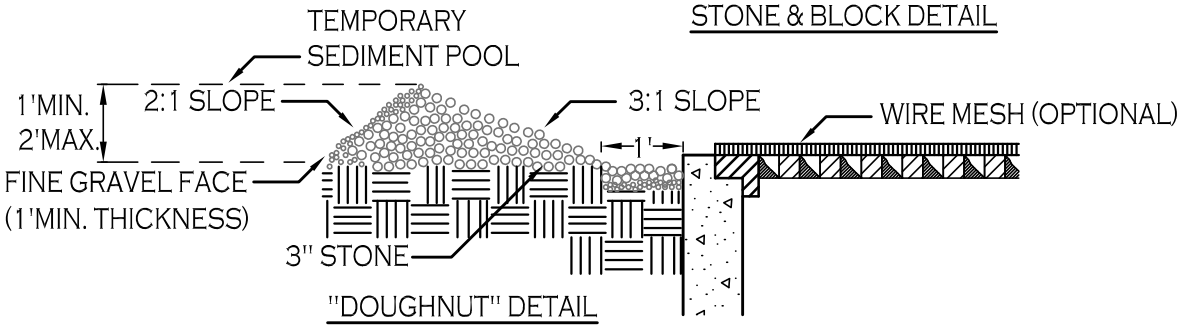
Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)



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: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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.

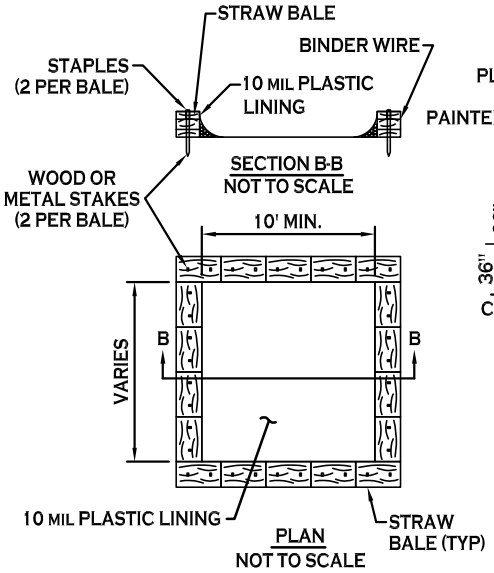
BARRIER FENCE WHICH IS NOT ORANGE IN COLOR SHALL BE FLAGGED AT 6.0 FOOT INTERVALS WITH RED OR ORANGE FLORESCENT TAPE. WARNING SIGNS SHALL BE MOUNTED ON THE FENCE AT NO MORE THAN 100 FOOT INTERVALS.

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.

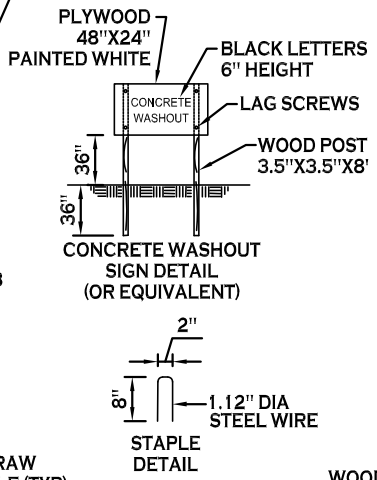
FENCING USED FOR TREE OR OTHER VEGETATION PROTECTION SHALL NOT BE TEMPORARILY REMOVED TO ALLOW EQUIPMENT ACCESS OVER A PROTECTED AREA, EXCEPT AS REQUIRED FOR ITEMS OF WORK SPECIFICALLY SHOWN ON THE PLANS AND APPROVED BY THE ENGINEER IN WRITING.

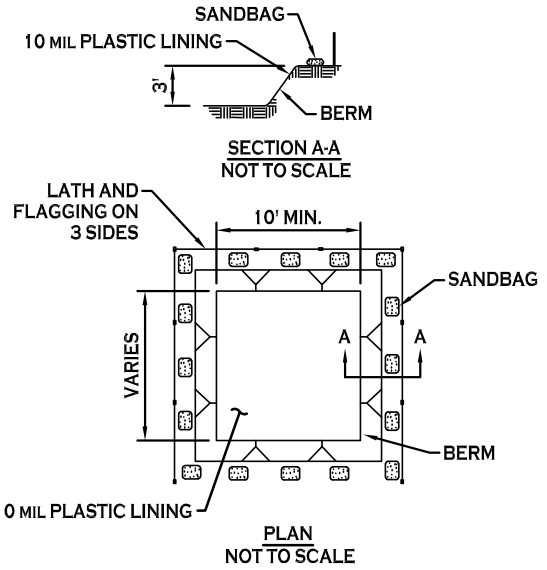
Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

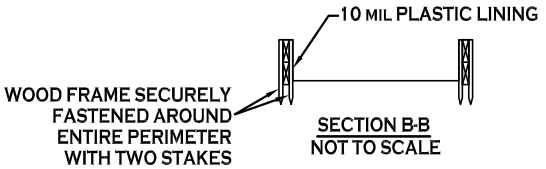


TYPE "ABOVE GRADE" WITH STRAW BALES



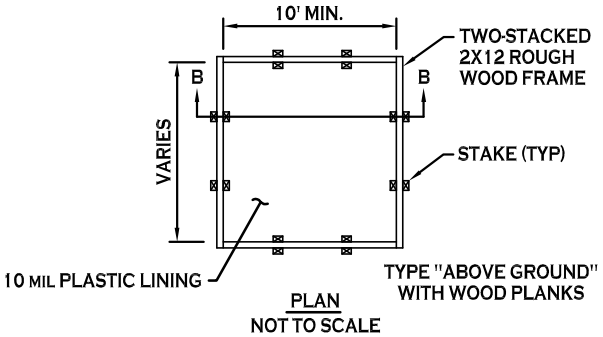


TYPE "BELOW GRADE"



NOTES

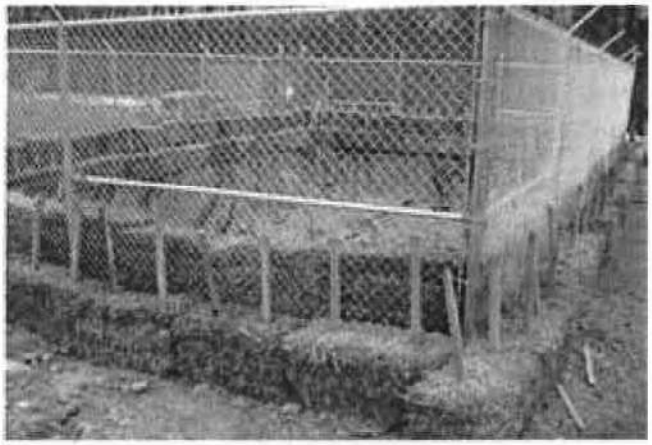
1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. HOLES, DEPRESSIONS 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

STANDARD AND SPECIFICATIONS FOR CONCRETE TRUCK WASHOUT



Definition & Scope

A temporary excavated or above ground lined constructed pit where concrete truck mixers and equipment can be washed after their loads have been discharged, to prevent highly alkaline runoff from entering storm drainage systems or leaching into soil.

Conditions Where Practice Applies

Washout facilities shall be provided for every project where concrete will be poured or otherwise formed on the site. This facility will receive highly alkaline wash water from the cleaning of chutes, mixers, hoppers, vibrators, placing equipment, trowels, and screeds. Under no circumstances will wash water from these operations be allowed to infiltrate into the soil or enter surface waters.

Design Criteria

Capacity: The washout facility should be sized to contain solids, wash water, and rainfall and sized to allow for the evaporation of the wash water and rainfall. Wash water shall be estimated at 7 gallons per chute and 50 gallons per hopper of the concrete pump truck and/or discharging drum. The minimum size shall be 8 feet by 8 feet at the bottom and 2 feet deep. If excavated, the side slopes shall be 2 horizontal to 1 vertical.

Location: Locate the facility a minimum of 100 feet from drainage swales, storm drain inlets, wetlands, streams and other surface waters. Prevent surface water from entering the structure except for the access road. Provide appropriate access with a gravel access road sloped down to the structure. Signs shall be placed to direct drivers to the facility after their load is discharged.

Liner: All washout facilities will be lined to prevent leaching of liquids into the ground. The liner shall be plastic sheeting with a minimum thickness of 10 mils with no holes or tears, and anchored beyond the top of the pit with an earthen berm, sand bags, stone, or other structural appurtenance except at the access point.

If pre-fabricated washouts are used they must ensure the capture and containment of the concrete wash and be sized based on the expected frequency of concrete pours. They shall be sited as noted in the location criteria.

Maintenance

- All concrete washout facilities shall be inspected daily. Damaged or leaking facilities shall be deactivated and repaired or replaced immediately. Excess rainwater that has accumulated over hardened concrete should be pumped to a stabilized area, such as a grass filter strip.
- Accumulated hardened material shall be removed when 75% of the storage capacity of the structure is filled. Any excess wash water shall be pumped into a containment vessel and properly disposed of off site.
- Dispose of the hardened material off-site in a construction/demolition landfill. On-site disposal may be allowed if this has been approved and accepted as part of the projects SWPPP. In that case, the material should be recycled as specified, or buried and covered with a minimum of 2 feet of clean compacted earthfill that is permanently stabilized to prevent erosion.
- The plastic liner shall be replaced with each cleaning of the washout facility.
- Inspect the project site frequently to ensure that no concrete discharges are taking place in non-designated areas.

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Appendix K

Wetland Delineation Report

by Earth Dimensions Inc. Dated 12/21/2020

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Wetland and Waterbodies Delineation Report

for

1789 DODGE ROAD

Town of Amherst

Erie County, New York

for

Joe Rubino



December 21, 2020
EDI Project Code: **W20J20a**

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

REPORT SUMMARIZING THE RESULTS OF A WETLAND DELINEATION SURVEY OF

1789 DODGE ROAD

Prepared for Submission to:

U.S. ARMY CORPS OF ENGINEERS
1776 NIAGARA STREET
BUFFALO, NEW YORK 14207

AND

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
270 MICHIGAN AVENUE
BUFFALO, NEW YORK 14203

Prepared By:

EARTH DIMENSIONS, INC.
1091 JAMISON ROAD
ELMA, NEW YORK 14059

Prepared For:

JOE RUBINO
HOWARD HANNA OFFICE
4562 SHERIDAN DRIVE
WILLIAMSVILLE, NEW YORK 14221

REPORT DATE: December 21, 2020

EDI PROJECT CODE: W20J20a

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

PROJECT INFORMATION

Project Name	1789 Dodge Road
Street Address	1789 Dodge Road
SBL Number	42.00-1-45.2
Town	Clarence Center
County	Erie
State	New York
Latitude/Longitude (NAD83)	43.02971°N, 78.72732°W
Investigation Area	6.71± Acres
USGS 7.5 Minute Topographical Map	Clarence Center Quadrangle
Waterway	tributary to Ransom Creek
Hydrologic Unit Code	04120104
Date of Delineation	November 23, 2020
Consultant	Earth Dimensions, Inc. 1091 Jamison Road Elma, New York 14059
Point of Contact	Scott Livingstone (716) 655-1717 slivingstone@earthdimensions.com
Engineer	NA
Property Owner	Joe Rubino
Authority	Section 404, Article 24
Permit/Letter Being Requested	Jurisdictional Determination

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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Appendix A - Figures

Figure 1: USGS 7.5 Minute Topographical Map

Figure 2: National Wetlands Inventory Map

Figure 3: NRCS Erie County Soil Survey Map

Figure 4: NYSDEC Environmental Resource Mapper

Figure 5: General Vegetation Map

Figure 6: Wetland Delineation Map

Figure 7: Drainage Map

Figure 8: Site Aerial Photograph

Appendix B – Data Sheets

Appendix C - Site Photographs

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Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

EXECUTIVE SUMMARY

Joe Rubino has proposed the development of a 6.71± acre parcel located along the east side of Dodge Road in the Town of Amherst, County of Erie, and State of New York. Joe Rubino has retained Earth Dimensions, Inc. (EDI) to complete a wetland delineation report that would allow the U.S. Army Corps of Engineers (USACE) and New York State Department of Environmental Conservation (NYSDEC) to determine their jurisdictional authority over the investigation area, pursuant to Section 404 of the Clean Water Act and Articles 15 (Protection of Waters) and 24 (Freshwater Wetlands) of the New York State Environmental Conservation Law.

A preliminary review of available information pertaining to vegetation, soils, and hydrology in the project area was implemented prior to conducting a field investigation at the site. Sources of information included the United States Geological Survey (USGS), Natural Resources Conservation Service (NRCS), National Wetland Inventory (NWI), and NYSDEC Freshwater Wetland maps. The USGS, NRCS and NWI maps indicate the potential for wetlands under federal jurisdiction. The NYSDEC map indicates the potential for wetland under state jurisdiction.

EDI applied methodology specified by the Corps of Engineers Wetlands Delineation Manual (January 1987) and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region Version 2.0 (January 2012) to perform a delineation of Federal jurisdictional wetlands within the site. EDI identified one (1) wetland area totaling 0.054± acre within the investigation area. A tributary to Ransom Creek flows along the eastern limits of the investigation area. The identification number of the wetland, its acreage and boundary flags are as follows:

TABLE 1: WETLAND SUMMARY

Wetland Identification #	Geographic Center (NAD83)		Boundary Flag #	Total Acreage On-site	Wetland Type (Cowardin)	Wetland Type (Reschke)	Jurisdictional Determination
	Latitude	Longitude					
Wetland 1	43.02960	78.72558	W1-1 through W1-7	0.054±	R4SBC	Riverine	Jurisdictional
Total Wetland Acreage:				0.054±			

TABLE 2: STREAM & DRAINAGE SUMMARY

Stream Identification #	Waterway	DEC Class	Linear Feet On-site	Highwater Width (Ft)	Flow Regime	Substrate	Classification (Cowardin)	Jurisdictiona Determinatio
Stream 1	UNT to Ransom Creek/ Town of Amherst Ditch 26B	C	436.3 feet	20 to 25	Intermittent	Organic, silt	R4SB6	Jurisdictiona

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

SECTION I: INTRODUCTION

Joe Rubino has proposed the development of a 6.71± acre parcel on the east side of Dodge Road in the Town of Amherst, County of Erie, and State of New York. The project has been given the name 1789 Dodge Road and is located on USGS 7.5 minute quadrangle map indexed as Clarence Center/2002 DeLorme (Figure 1). The field work was completed on November 23, 2020 using a hand held Garmin GPSmap 62s to locate wetland and drainage boundaries.

Howard Hanna has retained Earth Dimensions, Inc. (EDI) to complete a wetland delineation study at this site. The investigation was designed to facilitate a determination of the extent of USACE and NYSDEC jurisdiction over the project area pursuant to Section 404 of the Clean Water Act and Articles 15 (Protection of Waters) and 24 (Freshwater Wetlands) of the New York State Environmental Conservation Law.

EDI has performed a wetland delineation study at the site under guidelines specified by the *Corps of Engineers Wetlands Delineation Manual*, dated January 1987 (referred to hereafter as the Corps Manual) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region version 2.0* (January 2012) (referred to hereafter as the Northcentral and Northeast Regional Supplement). The purpose of this report is to present EDI's methods, results, conclusions and recommendations with respect to the 1789 Dodge Road project site.

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

SECTION II: SITE DESCRIPTION

The 1789 Dodge Road project area is comprised of a 6.71± acre irregular shaped investigation area on the east side of Dodge Road which is outlined on Figure 1 and depicted on the Wetland Delineation Map included in Appendix A (Figure 6).

The natural topography of the 1789 Dodge Road site is flat to gently sloping. The uplands within the investigation area consisted of successional northern hardwoods and mown lawn communities. The wetland area was found to consist of a shallow emergent marsh community. The vegetative communities of the investigation area are described according to *Ecological Communities of New York State* (Edinger et al. 2014).

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

SECTION III: PRELIMINARY DATA REVIEW

A. SUMMARY OF FINDINGS

Several sources of information may be reviewed to facilitate the completion of a wetland delineation study. In some cases it is even possible to make a preliminary office wetland determination based upon available vegetation, soils, and hydrologic information for a project area. EDI completed a preliminary review of several data sources at the onset of this study. The results of the review are summarized as follows:

1. USGS 7.5 MINUTE TOPOGRAPHICAL MAP

Figure 1 depicts the 1789 Dodge Road project site on the Clarence Center/2002 DeLorme quadrangle map. The figure depicts the flat to gently sloping topography of the site. A tributary to Ransom Creek is depicted along the eastern limits of the investigation area.

2. USFWS NATIONAL WETLANDS INVENTORY MAP

The National Wetlands Inventory (NWI) map obtained from the USFWS Wetland Mapper http://www.fws.gov/wetlands/Data/Mapper.html displays two (2) streams, R4SBCx and R4SBC within the investigation area. The streams can be decoded as:

[R] Riverine, [4] Intermittent, [SB] Stream Bed, [C] Seasonally flooded, [x] excavated; and

[R] Riverine, [4] Intermittent, [SB] Stream Bed, [C] Seasonally flooded

3. NATURAL RESOURCES CONSERVATION SERVICE SOILS MAP

Figure 3 presents the project area outlined on a copy of the Erie County Soil Survey map from the National Cooperative Soil Survey. As shown on that figure, the site has the following soil types:

Soil Conservation Service Legend

Map Unit Symbol	Map Unit Name	Hydric Soil/Inclusions?
Ch	Cheektowaga fine sandy loam	Hydric Soil
ElB	Elnora loamy fine sand, 3 to 8 percent slopes	Inclusions Unlikely
Wd	Wayland soils complex, 0 to 3 percent slopes	Hydric Soil

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Cheektowaga: The Cheektowaga series consists of very deep, poorly drained and very poorly drained soils formed in sandy deposits overlying clayey lacustrine sediments. They are nearly level soils on lake plains. Permeability is rapid in the surface and sandy subsoil, and slow or very slow in the substratum. Mean annual temperature is 48 degrees F., and mean annual precipitation is 40 inches.

Elnora: The Elnora series consists of very deep, moderately well drained soils formed in sandy glacial lake, eolian, and deltaic sediments. They are primarily on beach ridges and relict longshore bars on lake plains. Permeability is rapid. Slopes range from 0 to 8 percent. The mean annual temperature is 49 degrees F, and mean annual precipitation is 37 inches.

Wayland: The Wayland series consists of very deep, poorly drained and very poorly drained, nearly level soils formed in recent alluvium. These soils are in low areas or slackwater areas on flood plains. Saturated hydraulic conductivity is moderately high or high in the mineral soil. Slope ranges from 0 through 3 percent. Mean annual temperature is about 8 degrees C (46 degrees F) and mean annual precipitation is about 1080 mm (42.5 in).

The U.S. Department of Agriculture's National Technical Committee for Hydric Soils Criteria has developed a list of soils that often display hydric soil characteristics. Hydric soil typically forms in places of the landscape where surface water periodically collects for some time and/or where groundwater discharges sufficient to create waterlogged or anaerobic soils. Such anaerobic soils can support the growth and survival of hydrophytic vegetation that is tolerant of such conditions. Wayland and Cheektowaga are hydric soils and therefore may support wetland vegetation. Wetland hydrologic conditions, hydric soils, and hydrophytic vegetation are the three criteria of a wetland.

4. NYSDEC Freshwater Wetlands Map

The NYSDEC Freshwater Wetlands map obtained from the online NYSDEC Environmental Resource Mapper displays state jurisdictional Freshwater Wetland CC-15 within and adjacent to the investigation area pertaining primarily to the Ransom Creek floodplain.

B. RESULTS OF AGENCY INFORMATION REVIEW

The preliminary data review revealed that the Corps may have jurisdiction over wetlands at the project location. The evidence consisted of potential federally regulated wetlands on the NWI map (Figure 2) and hydric soils and soils with possible inclusions depicted within the project area as shown on the NRCS map (Figure 3). The preliminary data review indicated that NYSDEC may have jurisdiction

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SECTION IV: FIELD INVESTIGATION PROCEDURES

WETLANDS:

Step 1

EDI applied methodology specified by the 1987 Corps of Engineers Wetlands Delineation Manual and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region to perform a delineation of Federal jurisdictional wetlands within the site. EDI used the Level 2 Routine Determination method (on-site inspection necessary) since insufficient information was available for making a determination for the entire project area. This methodology is consistent with Part IV, Section D of the Corps Manual.

Step 2

EDI's initial evaluation of the project area revealed that no atypical situations existed. If an atypical situation had existed, EDI would have used methodology outlined in Part IV, Section F of the Corps manual and/or Section 5 of the Northcentral and Northeast Supplement.

Step 3

EDI made the determination that normal environmental conditions were present, as the area was not lacking hydrophytic vegetation or hydrologic indicators due to annual, seasonal or long-term fluctuations in precipitation, surface water, or groundwater levels. The Northcentral and Northeast Supplement defines the growing season as beginning when one of the following indicators of biological activity are evident in a given year: (1) above-ground growth and development of vascular plants and/or (2) soil temperature measured at 12" below ground surface reaches 41°F. The end of the growing season is defined as the point at which deciduous species lose their leaves or the last herbaceous plants cease flowering and their leaves become dry or brown, whichever comes latest.

Step 4

In order to accurately identify the limits of various vegetative communities and extent of wetlands on-site, a routine determination method was used. As depicted in Appendix A and included in Appendix B, two (2) data points were used to characterize the site.

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Step 5

The plant community inhabiting each observation point was characterized in accordance with methods specified in the Northcentral and Northeast Regional Supplement. Dominant plant species were identified within four vegetative strata (i.e. herb, sapling/shrub, tree and liana (woody vines) at each sampling point. The Northcentral and Northeast Regional Supplement defines the vegetative strata in the following manner:

Herb – A non-woody individual of a macrophytic species. Seedlings of woody plants (including vines) that are less than 3.28 feet in height are considered to be herbs.

Sapling/Shrub – A layer of vegetation composed of woody plants < 3.0 inches in diameter at breast height but greater than 3.28 feet in height, exclusive of woody vines.

Tree – A woody plant > 3.0 inches in diameter at breast height, regardless of height (exclusive of woody vines)

Liana – A layer of vegetation in forested plant communities that consist of woody vines greater than 3.28 feet in height.

As outlined in the manual, the quadrant sizes used for the vegetative strata were (i) a 3.28-foot radius for herbs; (ii) a ten-foot radius for saplings/shrubs and woody vines; and (iii) a 30-foot radius for trees. Dominant plant species were estimated using aerial coverage methods. Dominant species are defined in the Corps Manual as the most abundant plant species that when ranked in descending order of abundance and cumulatively totaled immediately exceed 50 percent of the total dominance measure for the stratum, plus any additional species comprising 20 percent or more of the total dominance measure.

The wetland indicator status (OBL, FACW, FAC, FACU, or UPL) listed for each identified species by the U.S. Fish and Wildlife Service in the National List of Plant Species that Occur in Wetlands: Northeast (Region 1) was recorded. The U.S. Fish and Wildlife wetland indicator status listings are defined as follows:

OBL – Plants that occur almost always (estimated probability >99 percent) in wetlands under natural conditions, but which may also occur rarely (estimated probability < 1 percent) in nonwetlands.

FACW – Plants that occur usually (estimated probability >67 percent to 99 percent) in wetlands, but also occur (estimated probability 1 percent to 33 percent) in nonwetlands.

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FAC – Plants with a similar likelihood (estimated probability 33 percent to 67 percent) of occurring in both wetlands and nonwetlands.

FACU – Plants that occur sometimes (estimated probability 1 percent to <33 percent) in wetlands, but occur more often (estimated probability >67 percent to 99 percent) in nonwetlands.

UPL – Plants that occur rarely (estimated probability < 1 percent) in wetlands, but occur almost always (estimated probability >99 percent) in nonwetlands under natural conditions.

The plant community data was summarized on the data forms provided in the Northcentral and Northeast Regional Supplement included in this report as Appendix B.

Step 6

Plant data from each observation point were tested against the hydrophytic vegetation criterion specified in the Corps Manual and Northcentral and Northeast Regional Supplement. The Northcentral and Northeast Regional Supplement identifies a four-tiered approach for making a determination of whether or not the hydrophytic vegetation criteria is met for a sample plot. Indicator 1 (Rapid Test for Hydrophytic Vegetation) was first applied to determine if all dominant species across all strata are rated OBL and/or FACW. If Indicator 1 did not meet the hydrophytic vegetation criteria, Indicator 2 was then applied (dominance test); if greater than 50% of all plant species across all strata were rated OBL, FACW, or FAC, the hydrophytic vegetation criteria was considered met. In rare cases, when Indicators 1 and 2 did not meet the hydrophytic vegetation criteria but soils and hydrology criteria were met, Indicators 3 (Prevalence Index) and 4 (Morphological Adaptations) were used to make a final determination. All observation points that met the hydrophytic vegetation criterion were considered potential wetlands. Soils were then characterized.

Step 7

The Corps Manual specifies that soils need not be characterized (and are assumed hydric soils) at sampling points meeting the hydrophytic vegetation criterion if: (i) all dominant plant species have an indicator status of OBL, or (ii) all dominant species have an indicator status of OBL and/or FACW, and the wetland boundary is abrupt (at least one dominant OBL species must be present). All observation points sampled during this field investigation were examined directly for soil and hydrologic characteristics.

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Step 8

At observation points requiring a soil evaluation, soil borings were performed by an EDI Soil Scientist using methods specified in the Northcentral and Northeast Regional Supplement. Soil pits were dug using a tile spade. Testpits were generally dug to a depth of 20 inches below ground surface. Soils were examined for any of the hydric soil indicators, as outlined in the Field Indicators of Hydric Soils in the United States. A determination was made as to whether or not the hydric soil criterion was met. Soils data was recorded on the data forms included in Appendix B of this report.

Step 9

EDI's Soil Scientist examined hydrologic indicators using methods specified by the Northcentral and Northeast Regional Supplement at each observation point. The wetland hydrology criterion was met if: (i) one or more primary field indicators was materially present, (ii) available hydrologic records provided necessary evidence, or (iii) two or more secondary indicators were present. Results were recorded on data forms taken from the Corps Manual and are included in this report as Appendix B.

Step 10

A wetland determination was made for every observation point. If a sample plot met the hydrophytic vegetation, hydric soil, and wetland hydrology criteria, the area was considered to be wetland.

Step 11

Based on the results of the transected data, wetland boundaries were established for each identified wetland using survey ribbon labeled "wetland delineation" and numbered consecutively along each wetland boundary. As outlined in the Corps Manual, the placement of flags was based on the limits of areas where all three parameters were met. Wetland flags were labeled W1-1 through W1-7.

STREAMS & DRAINAGES:

The federally regulated Ordinary High Water (OHW) mark of streams within the Project area were delineated utilizing the definitional criteria as presented in Title 33, Code of Federal Regulations, Part 328, and the USACE Regulatory Guidance Letter 05-05 – Guidance on Ordinary

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High Water Mark Identification. Each stream is categorized in regard to its flow regime as perennial, intermittent, or ephemeral, as defined by the USACE. The Ordinary High Water (OHW) mark for each stream is surveyed using the handheld Garmin GPSmap 62s. Each stream is assigned a letter designation, and survey points are numbered consecutively. Substrate characteristics and water depth are noted. Streams classified as AA, A, B, C, C(t), C(ts) and D in the State of New York are regulated by NYSDEC under Article 15 Use and Protection of Waters. Streams are given classifications which designate the level of protection afforded to each waterbody. Class AA and A are assigned to sources of drinking water. Class B streams are best suited for swimming and other contact recreation, but not drinking water. Class C streams identify waters that support fishing and non-contact activities. A classification with (t) designated a stream with the potential to support trout populations. A classification of (ts) identifies waters that may support trout spawning. Class D waters are the lowest classification, and are often highly imperiled.

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SECTION V: RESULTS AND CONCLUSIONS

Earth Dimensions, Inc. (EDI) has completed a wetland delineation study at the 1789 Dodge Road site located in the Town of Amherst, County of Erie, and State of New York. A field investigation was conducted by a Soil Scientist and a Wetland Ecologist from EDI. The wetland delineation study identified one (1) wetland totaling 0.054 ± acre present within the 1789 Dodge Road site. In addition, a 436.3 foot portion of a tributary to Ransom Creek/ Town of Amherst Ditch 26B, a Class C stream, was identified. No waterbodies were identified within the investigation area.

Figure 5 depicts the vegetative communities as they existed at the time of the investigation. The uplands within the investigation area were comprised of successional northern hardwoods and mown lawn communities. The wetland area was found to consist of a shallow emergent marsh community. The vegetative communities of the investigation area are described according to Ecological Communities of New York State (Edinger et al. 2014).

The successional northern hardwood community was dominated by the following species: box elder (*Acer negundo),* black willow (*Salix nigra),* common red raspberry (*Rubus idaeus),* multiflora rose (*Rosa multiflora),* dame's rocket (*Hesperis matronalis),* garlic mustard (*Aliaria petiolata),* white snake root (*Ageratina altissima),* orchard grass (*Dactylis glomerata),* enchanter's nightshade (*Circea lutetiana)* and sticky willy (*Galium aparine).*

The mown lawn (with some trees) community was dominated by the following species: red pine (*Pinus resinosa),* quaking aspen (*Populus tremuloides),* Kentucky bluegrass (*Poa pratensis*), pussy willow (*Salix discolor),* common dandelion (*Taraxacum officinale*), heal all (*Prunella vulgaris*), spreading bentgrass (*Agrostis stolonifera),* tall buttercup (*Ranunculus acris),* tatarian honeysuckle (*Lonicera tatarica*), red clover (*Trifolium pratensis),* ground ivy (*Glechoma hederacea)* and orchard grass (*Dactylis glomerata).*

Wetland W1 is a 0.054± acre shallow emergent marsh. No data was collected. It is EDI's professional opinion that Wetland W1/Stream 1 is Federally jurisdictional under the Navigable Waters Protection Rule since it is a perennial stream.

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Stream 1 is identified as a Tributary to Ransom Creek/ Town of Amherst Ditch 26B and flows north along the eastern limits of the site and ultimately empties into Ransom Creek. This intermittent channel is identified as a Class C stream by NYSDEC standards. The substrate consists of silt and gravel, with emergent vegetation along the banks. Within the project area, stream 1 is approximately 20-25 feet wide (30 feet at top of bank) with an average water depth of 6-24 inches.

A map which depicts the site boundaries and the location of all observation points established during the field survey is included as Figure 6 in Appendix A of this report. Data forms are included as Appendix B. Appendix C includes representative photographs of the project area. Appendix D notes the references used during the preparation of this report and during the field investigation. Appendix E provides the names, addresses and phone numbers of the survey personnel involved in the wetland delineation study.

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SECTION VI: RECOMMENDATIONS

One (1) wetland area and one (1) stream were identified during the course of a field investigation based upon the three parameter technique (vegetation, soils, and hydrology) outlined in the Corps Manual and Northcentral and Northeast Regional Supplement. It is EDI's professional opinion that wetland W1 is regulated by the USACE under Section 404 of the Clean Water Act. It is also EDI's opinion that wetland W1 is part of Freshwater Wetland CC-15 and would be regulated by NYSDEC under Article 24 of the New York Conservation Law. Stream 1 is regulated under both Section 404 and Article 15. USACE and NYSDEC approach their regulatory analyses by first considering avoidance of wetlands and minimization of wetland losses. EDI recommends the following:

(1) Submit this report to USACE and NYSDEC with a request for a wetland boundary confirmation and jurisdictional determination.

(2) If no impacts are proposed to federal or state regulated wetlands, state regulated 100-foot adjacent area or streams based on the outcome of the jurisdictional determination, it is the professional opinion of EDI that the project may proceed without the need for Section 404, Article 15 or Article 24 Permits.

(3) If any NYSDEC regulated upland adjacent area or federal or state jurisdictional wetland impacts are proposed, it is EDI's recommendation that a Joint Application for Permit and supporting documentation be submitted to the USACE and NYSDEC with a request for a Section 404 Permit, Section 401 Water Quality Certification, Article 15 Permit and/or an Article 24 Permit.

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1789 DODGE ROAD

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

APPENDIX A - FIGURES

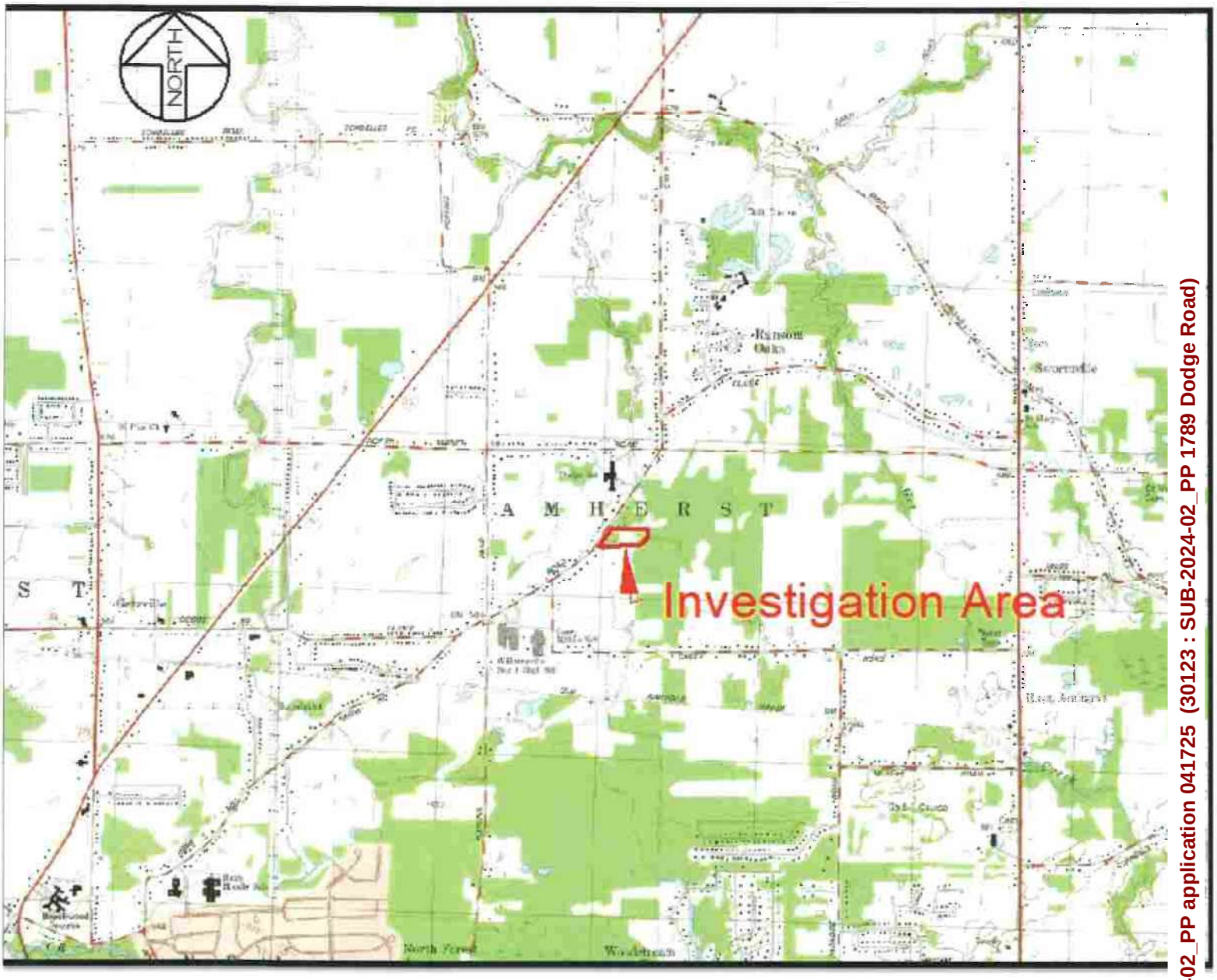


FIGURE 1: USGS 7.5 MINUTE TOPOGRAPHICAL MAP

Clarence Center Quadrangle / 2002 DeLorme

1789 Dodge Road

Town of Amherst, Erie County, New York

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)



FIGURE 2: NATIONAL WETLANDS INVENTORY MAP

http://www.fws.gov/wetlands/data/mapper.HTML (Visited 12/21/20)

1789 Dodge Road

Town of Amherst, Erie County, New York

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

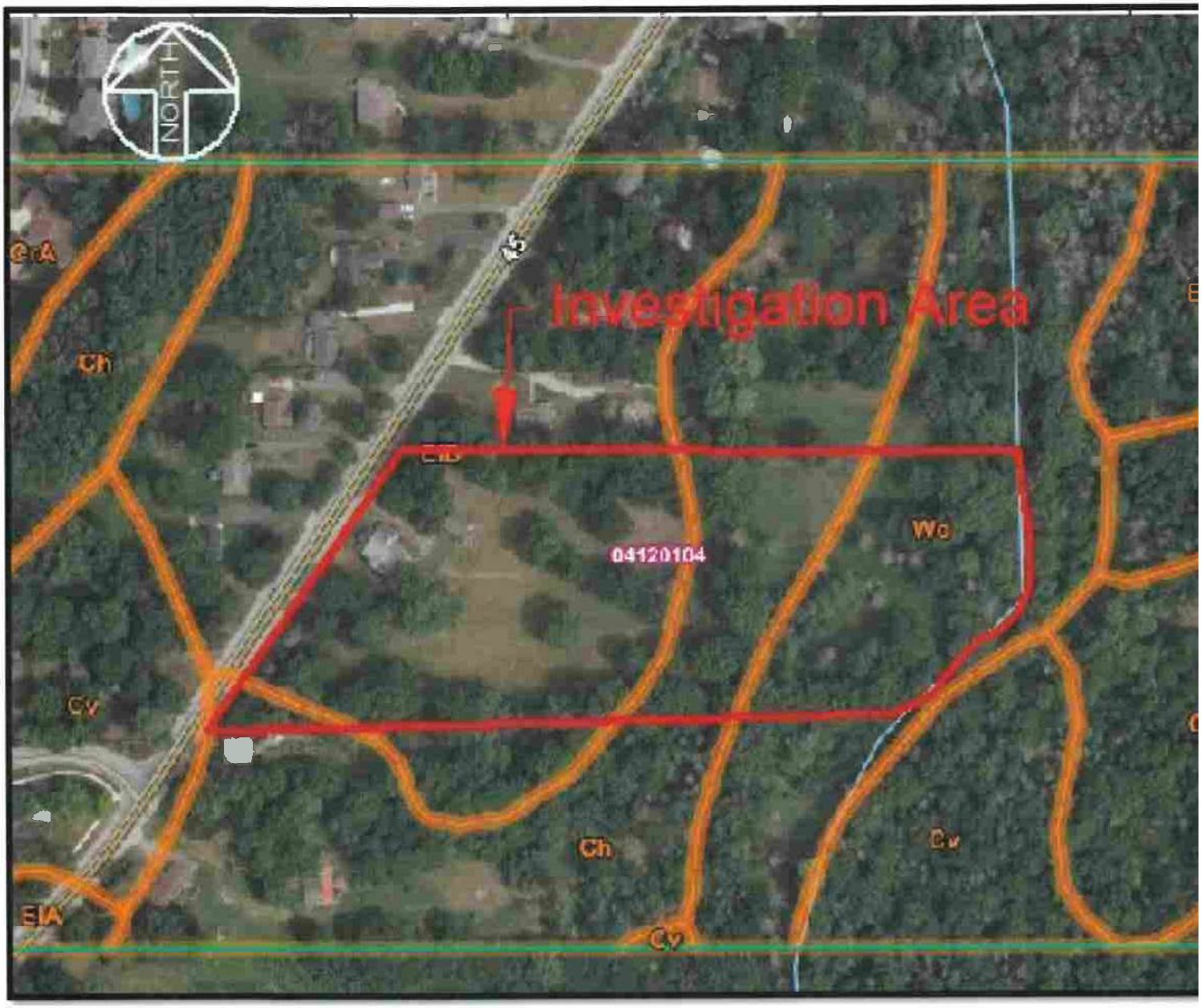


FIGURE 3: NRCS ERIE COUNTY SOIL SURVEY MAP

http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx (Visited 12/21/20)

1789 Dodge Road

Town of Amherst, Erie County, New York

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

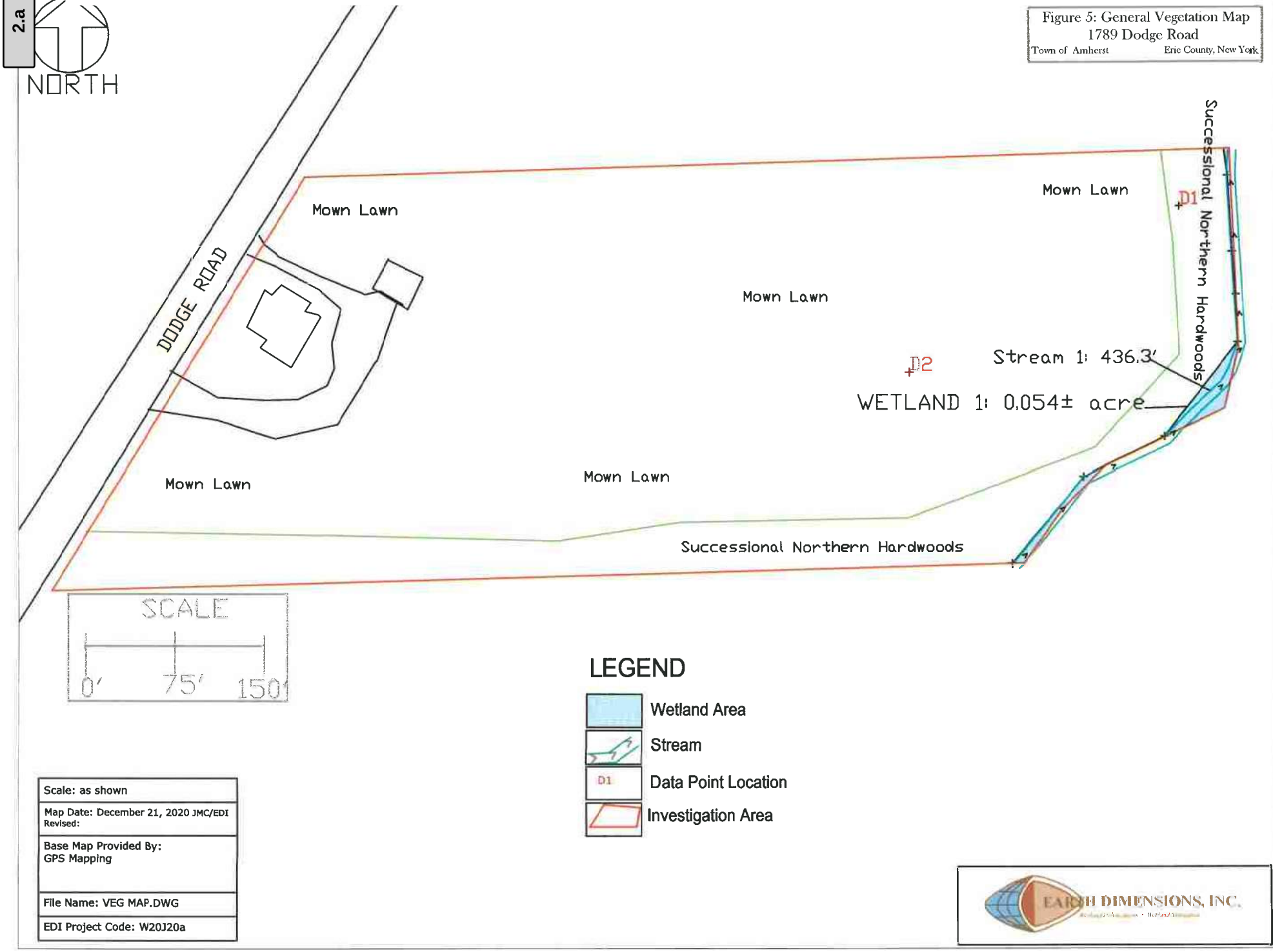


FIGURE 4: NYSDEC ENVIRONMENTAL RESOURCE MAPPER
http://www.dec.ny.gov/imsmaps/ERM/viewer.htm (Visited 12/21/20)
1789 Dodge Road
Town of Amherst, Erie County, New York

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Figure 5: General Vegetation Map
1789 Dodge Road
Town of Amherst Erie County, New York



Scale: as shown
Map Date: December 21, 2020 JMC/EDI Revised:
Base Map Provided By: GPS Mapping
File Name: VEG MAP.DWG
EDI Project Code: W20J20a

EARTH DIMENSIONS, INC.

Figure 6: Wetland Delineation Map
1789 Dodge Road
Town of Amherst Erie County, New York

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

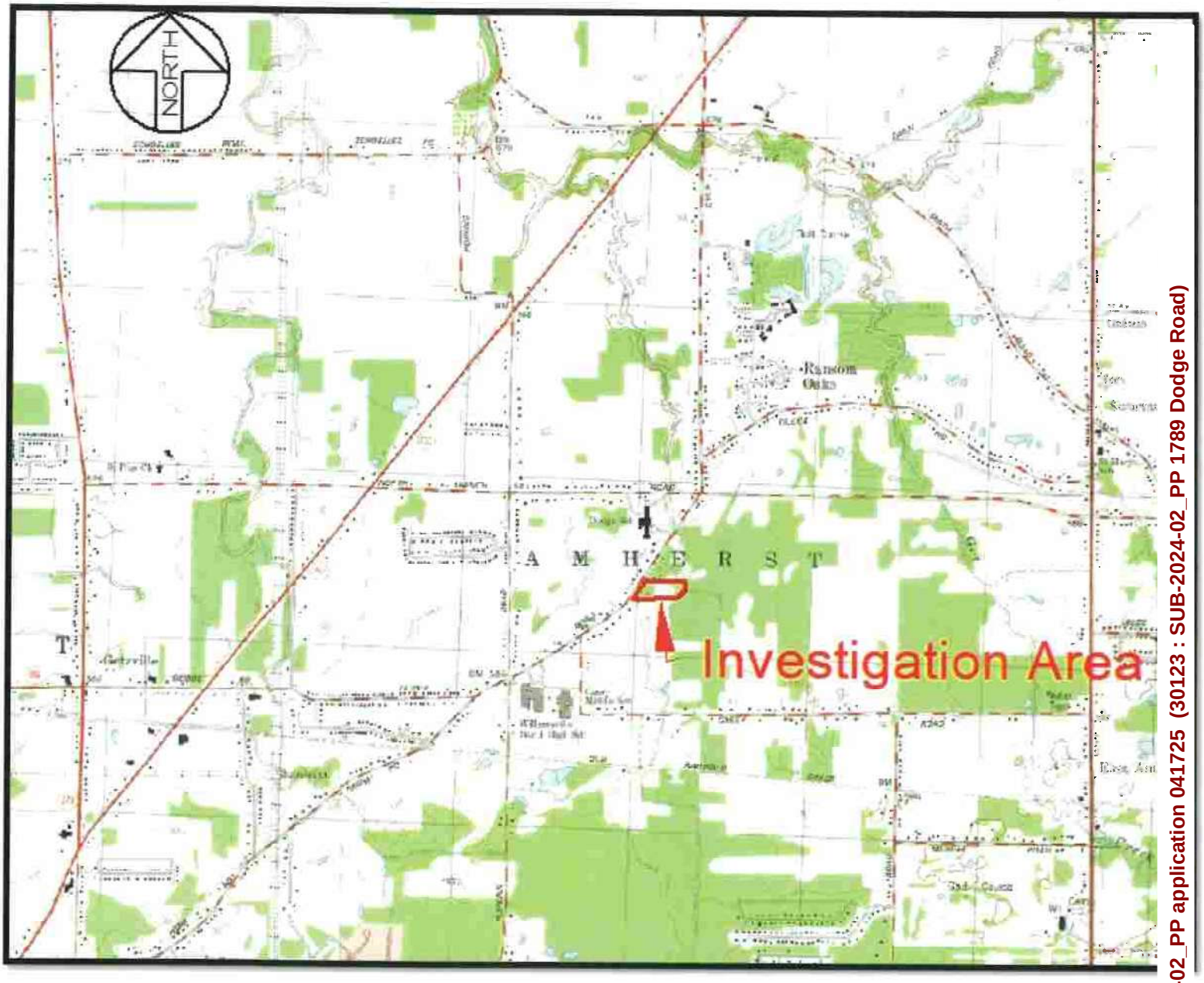


FIGURE 7: DRAINAGE MAP

Clarence Center Quadrangle / 2002 DeLorme

1789 Dodge Road

Town of Amherst, Erie County, New York

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)



Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

FIGURE 8: SITE AERIAL PHOTOGRAPH

http://gis2.erie.gov/HTML5/ErieCountyNY/PublicLaunchPage.aspx (Visited 12/21/2020)

1789 Dodge Road

Town of Amherst, Erie County, New York

1789 Dodge Road

Appendix B – Data Sheets

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: 1789 Dodge Road Town/County: Amherst/Erie County Sampling Date: November 23, 2020

Applicant/Owner: Joe Rubino State: New York Sampling Point: DP1

Investigator(s): Scott Livingstone & Jody Celeste Section, Township, Range: 42.00-1-45.2

Landform (hillslope, terrace, etc.): TERRACE Local relief (concave, convex, none): CONVEX Slope (%): 3

Subregion (LRR or MLRA) LRRL Lat: 43.02999 Long: 78.72573 Datum: NAD83

Soil Map Unit Name: WAYLAND SOILS COMPLEX, 0-3% NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS : Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____ No _____	**Is the Sampled Area within a Wetland?**	Yes _____ No X
Hydric Soil Present?	Yes _____ No _____		
Wetland Hydrology Present?	Yes _____ No _____	If yes, optional Wetland Site ID:	N/A

Remarks: (Explain alternative procedures here or in a separate report.)

UPLAND SUCCESSIONAL WOODS

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No X	Depth (inches): N/A
Water Table Present?	Yes _____	No X	Depth (inches): N/A
Saturation Present? (includes capillary fringe)	Yes _____	No X	Depth (inches): N/A

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Project Code: W20J20a

VEGETATION : Use scientific names of plants.

Sampling Point: D1

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. Salix nigra	10	Y	FACW
2. Acer negundo	5	Y	FAC
3.			
4.			
5.			
6.			
7.			
	15 = Total Cover		

Sapling/Shrub Stratum (Plot size: 15')			
1. Rubus idaeus	10	Y	FACW
2. Rosa multiflora	5	Y	↓
3.			
4.			
5.			
6.			
7.			
	15 = Total Cover		

Herb Stratum (Plot size: 5')			
1. Hesperis matronalis	45	Y	FACU
2. Alliaria petiolata	35	Y	FACU
3. Galium aparine	5	N	FACU
4. Circaea lutetiana	5	N	NI
5. Dactylis glomerata	5	N	FACU
6. Ageratina altissima	5	N	NI
7.			
8.			
9.			
10.			
11.			
12.			
	100 = Total Cover		

Woody Vine Stratum (Plot size: 30')			
1. NA			
2.			
3.			
4.			
	0 = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	10	x 2 =	20
FAC species	5	x 3 =	15
FACU species	105	x 4 =	420
UPL species	0	x 5 =	0
Column Totals:	120 (A)		455 (B)

Prevalence Index = B/A = 3.79

Hydrophytic Vegetation Indicators:

__ 1 - Rapid Test for Hydrophytic Vegetation

__ 2 - Dominance Test is >50%

__ 3 - Prevalence Index is < 3.0[1]

__ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

__ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Community Type: SUCCESSIONAL NORTHERN HARDWOODS

Hydrophytic Vegetation Present? Yes ____ No X

Remarks: (Include photo numbers here or on a separate sheet.)

Photo # 2 Direction of Photo NORTH

MANY DEAD ASH

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SOIL

Sampling Point: D1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR 4/2	100					S:L	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L, M**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: NONE

Depth (inches): N/A

Hydric Soil Present? Yes _____ No X

Remarks:

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WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: 1789 Dodge Road Town/County: Amherst/Erie County Sampling Date: November 23, 2020

Applicant/Owner: Joe Rubino State: New York Sampling Point: AZ

Investigator(s): Scott Livingstone & Jody Celeste Section, Township, Range: 42.00-1-45.2

Landform (hillslope, terrace, etc.): LAKE Plain Local relief (concave, convex, none): CONVEX Slope (%): 2

Subregion (LRR or MLRA) LRRL Lat: 43.02962 Long: 78.72659 Datum: NAD83

Soil Map Unit Name: CHEEKTOWAGA FINE SANDY LOAM NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS : Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No X	**Is the Sampled Area within a Wetland?** Yes _____ No X
Hydric Soil Present?	Yes _____	No X	
Wetland Hydrology Present?	Yes _____	No X	If yes, optional Wetland Site ID: N/A

Remarks: (Explain alternative procedures here or in a separate report.)

UPLAND LAWN WITH TREES

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required: check all that apply)

- __ Surface Water (A1)
- __ High Water Table (A2)
- __ Saturation (A3)
- __ Water Marks (B1)
- __ Sediment Deposits (B2)
- __ Drift Deposits (B3)
- __ Algal Mat or Crust (B4)
- __ Iron Deposits (B5)
- __ Inundation Visible on Aerial Imagery (B7)
- __ Sparsely Vegetated Concave Surface (B8)
- __ Water-Stained Leaves (B9)
- __ Aquatic Fauna (B13)
- __ Marl Deposits (B15)
- __ Hydrogen Sulfide Odor (C1)
- __ Oxidized Rhizospheres on Living Roots (C3)
- __ Presence of Reduced Iron (C4)
- __ Recent Iron Reduction in Tilled Soils (C6)
- __ Thin Muck Surface (C7)
- __ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- __ Surface Soil Cracks (B6)
- __ Drainage Patterns (B10)
- __ Moss Trim Lines (B16)
- __ Dry-Season W ater Table (C2)
- __ Crayfish Burrows (C8)
- __ Saturation Visible on Aerial Imagery (C9)
- __ Stunted or Stressed Plants (D1)
- __ Geomorphic Position (D2)
- __ Shallow Aquitard (D3)
- __ Microtopographic Relief (D4)
- __ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No X	Depth (inches): N/A
Water Table Present?	Yes _____	No X	Depth (inches): N/A
Saturation Present? (includes capillary fringe)	Yes _____	No X	Depth (inches): N/A

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

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VEGETATION : Use scientific names of plants.

Sampling Point: D2

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. Pinus resinosa	20	Y	FACU
2. Populus tremuloides	5	Y	↓
3.			
4.			
5.			
6.			
7.			
	25	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15')			
1. Lonicera tatarica	10	Y	FACU
2. Salix discolor	5	Y	FACW
3.			
4.			
5.			
6.			
7.			
	15	= Total Cover	

Herb Stratum (Plot size: 5')			
1. Prunella vulgaris	15	Y	FACU
2. Agrostis stolonifera	15	Y	FACW
3. Poa pratensis	45	Y	FACU
4. Ranunculus acris	5	N	FAC
5. Trifolium pratense	5	N	FACU
6. Taraxacum officinale	5	N	↓
7. Glechoma hederacea	5	N	
8. Dactylis glomerata	5	N	
9.			
10.			
11.			
12.			
	100	= Total Cover	

Woody Vine Stratum (Plot size: 30')			
1. NA			
2. ↓			
3.			
4.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 29 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	20	x 2 =	40
FAC species	5	x 3 =	15
FACU species	115	x 4 =	460
UPL species	0	x 5 =	0
Column Totals:	140 (A)		515 (B)

Prevalence Index = B/A = 3.67

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is < 3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

MOWN LAWN

Community Type: _____

Hydrophytic Vegetation Present? Yes ____ No X

Remarks: (Include photo numbers here or on a separate sheet.)

Photo # 3 Direction of Photo NORTH

MANY DEAD ASH NEAR BY

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SOIL

Sampling Point: D2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-7	10YR4/3	100					L	
7-16	10YR5/6	100					FSL	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L, M**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: NONE

Depth (inches): N/A

Hydric Soil Present? Yes _____ No X

Remarks:

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Appendix C - Site Photographs

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)



Photo 1: Facing south. Depicts wetland W1/Stream W1 from the northeastern corner of the investigation area.



Photo 2: Facing north from data point D1. Depicts the successional northern hardwood community of data point D1.



Photo 3: Facing west from data point D2. Depicts the mown lawn community of data point D2.

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1789 Dodge Road

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Appendix D - References

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Appendix E - Wetland Investigation Personnel

Soils and Hydrology Sampling
Scott Livingstone, Senior Soil Scientist
Earth Dimensions, Inc.
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Elma, New York 14059
(716) 655-1717

Vegetation Sampling
Jody Celeste, Ecologist
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Report Preparation
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Appendix L

Town of Amherst Stormwater Maintenance Agreement

Checklists

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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*

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	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: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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		

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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: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Comments:

Actions to be Taken:

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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		

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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: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Comments:

Actions to be Taken:

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Stormwater Ponds



Description: Constructed stormwater retention basin that has a permanent pool (or micropool). Runoff from each rain event is detained and treated in the pool through settling and biological uptake mechanisms.

Design Options: Micropool Extended Detention (P-1), Wet Pond (P-2), Wet Extended Detention (P-3), Multiple Pond (P-4), Pocket Pond (P-5)

KEY CONSIDERATIONS

FEASIBILITY

- Contributing drainage area greater than 10 acres for P-1, 25 acres for P-2 to P-4.
- Follow DEC Guidelines for Design of Dams.
- Provide a minimum 2' separation from the groundwater in sole source aquifers.
- Do not locate ponds in jurisdictional wetlands.
- Avoid directing hotspot runoff to design P-5.

CONVEYANCE

- Forebay at each inlet, unless the inlet contributes less than 10% of the total inflow, 4' to 6' deep.
- Stabilize the channel below the pond to prevent erosion.
- Stilling basin at the outlet to reduce velocities.

PREATREATMENT

- Forebay volume at least 10% of the WQ_v
- Forebay shall be designed with non-erosive outlet conditions.
- Provide direct access to the forebay for maintenance equipment
- In sole source aquifers, provide 100% pretreatment for hotspot runoff.

TREATMENT

- Provide the water quality volume in a combination of permanent pool and extended detention (Table 6.1 in manual provides limitations on storage breakdown)
- Minimum length to width ratio of 1.5:1
- Minimum surface area to drainage area ratio of 1:100

LANDSCAPING

STORMWATER MANAGEMENT SUITABILITY

X	Water Quality
X	Channel Protection
X	Overbank Flood Protection
X	Extreme Flood Protection

Accepts Hotspot Runoff: *Yes*

(2 feet minimum separation distance required to water table)

FEASIBILITY CONSIDERATIONS

L	Cost
L	Maintenance Burden

Key: L=Low **M**=Moderate **H**=High

Residential Subdivision Use: Yes

High Density/Ultra-Urban: *No*

Soils: *Hydrologic group 'A' soils may require pond liner*

Hydrologic group 'D' soils may have compaction constraints

Other Considerations:

- *Thermal effects*

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- Provide a minimum 10' and preferably 15' safety bench extending from the high water mark, with a maximum slope of 6%.
- Provide an aquatic bench extending 15 feet outward from the shoreline, and a maximum depth of 18" below normal water elevation.
- Develop a landscaping plan.
- Provide a 25'pond buffer.
- No woody vegetation within 15 feet of the toe of the embankment, or 25 feet from the principal spillway.

MAINTENANCE REQUIREMENTS

- Legally binding maintenance agreement
- Sediment removal from forebay every five to six years or when 50% full.
- Provide a maintenance easement and right-of-way.
- Removable trash rack on the principal spillway.
- Non-clogging low flow orifice
- Riser in the embankment.
- Pond drain required, capable of drawing down the pond in 24 hours.
- Notification required for pond drainage.
- Provide an adjustable gate valve on both the WQ_v-ED pipe, and the pond drain.
- Side Slopes less than 3:1, and terminate at a safety bench.
- Principal spillway shall not permit access by small children, and endwalls above pipes greater than 48" in diameter shall be fenced.

- *Outlet clogging*
- *Safety bench*

POLLUTANT REMOVAL

G	Phosphorus
G	Nitrogen
G	Metals - Cadmium, Copper,Lead, and Zinc removal
G	Pathogens Coliform, E.Coli, Streptococci removal

Key: G=Good **F**=Fair **P**=Poor

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Stormwater/Wetland Pond Construction Inspection Checklist

Project:
Location:
Site Status:

Date:

Time:

Inspector:

CONSTRUCTION SEQUENCE	SATISFACTORY/ UNSATISFACTORY	COMMENTS
Pre-Construction/Materials and Equipment		
Pre-construction meeting		
Pipe and appurtenances on-site prior to construction and dimensions checked		
1. Material (including protective coating, if specified)		
2. Diameter		
3. Dimensions of metal riser or pre-cast concrete outlet structure		
4. Required dimensions between water control structures (orifices, weirs, etc.) are in accordance with approved plans		
5. Barrel stub for prefabricated pipe structures at proper angle for design barrel slope		
6. Number and dimensions of prefabricated anti-seep collars		
7. Watertight connectors and gaskets		
8. Outlet drain valve		
Project benchmark near pond site		
Equipment for temporary de-watering		

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

CONSTRUCTION SEQUENCE	SATISFACTORY/ UNSATISFACTORY	COMMENTS
2. Subgrade Preparation		
Area beneath embankment stripped of all vegetation, topsoil, and organic matter		
3. Pipe Spillway Installation		
Method of installation detailed on plans		
A. Bed preparation		
Installation trench excavated with specified side slopes		
Stable, uniform, dry subgrade of relatively impervious material (If subgrade is wet, contractor shall have defined steps before proceeding with installation)		
Invert at proper elevation and grade		
B. Pipe placement		
Metal / plastic pipe		
1. Watertight connectors and gaskets properly installed		
2. Anti-seep collars properly spaced and having watertight connections to pipe		
3. Backfill placed and tamped by hand under “haunches” of pipe		
4. Remaining backfill placed in max. 8 inch lifts using small power tamping equipment until 2 feet cover over pipe is reached		

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

CONSTRUCTION SEQUENCE	SATISFACTORY/ UNSATISFACTORY	COMMENTS
3. Pipe Spillway Installation		
Concrete pipe		
1. Pipe set on blocks or concrete slab for pouring of low cradle		
2. Pipe installed with rubber gasket joints with no spalling in gasket interface area		
3. Excavation for lower half of anti-seep collar(s) with reinforcing steel set		
4. Entire area where anti-seep collar(s) will come in contact with pipe coated with mastic or other approved waterproof sealant		
5. Low cradle and bottom half of anti-seep collar installed as monolithic pour and of an approved mix		
6. Upper half of anti-seep collar(s) formed with reinforcing steel set		
7. Concrete for collar of an approved mix and vibrated into place (protected from freezing while curing, if necessary)		
8. Forms stripped and collar inspected for honeycomb prior to backfilling. Parge if necessary.		
C. Backfilling		
Fill placed in maximum 8 inch lifts		
Backfill taken minimum 2 feet above top of anti-seep collar elevation before traversing with heavy equipment		

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

CONSTRUCTION SEQUENCE	SATISFACTORY/ UNSATISFACTORY	COMMENTS
4. Riser / Outlet Structure Installation		
Riser located within embankment		
A. Metal riser		
Riser base excavated or formed on stable subgrade to design dimensions		
Set on blocks to design elevations and plumbed		
Reinforcing bars placed at right angles and projecting into sides of riser		
Concrete poured so as to fill inside of riser to invert of barrel		
B. Pre-cast concrete structure		
Dry and stable subgrade		
Riser base set to design elevation		
If more than one section, no spalling in gasket interface area; gasket or approved caulking material placed securely		
Watertight and structurally sound collar or gasket joint where structure connects to pipe spillway		
C. Poured concrete structure		
Footing excavated or formed on stable subgrade, to design dimensions with reinforcing steel set		
Structure formed to design dimensions, with reinforcing steel set as per plan		
Concrete of an approved mix and vibrated into place (protected from freezing while curing, if necessary)		
Forms stripped & inspected for “honeycomb” prior to backfilling; parge if necessary		

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

CONSTRUCTION SEQUENCE	SATISFACTORY/ UNSATISFACTORY	COMMENTS
5. Embankment Construction		
Fill material		
Compaction		
Embankment		
1. Fill placed in specified lifts and compacted with appropriate equipment		
2. Constructed to design cross-section, side slopes and top width		
3. Constructed to design elevation plus allowance for settlement		
6. Impounded Area Construction		
Excavated / graded to design contours and side slopes		
Inlet pipes have adequate outfall protection		
Forebay(s)		
Pond benches		
7. Earth Emergency Spillway Construction		
Spillway located in cut or structurally stabilized with riprap, gabions, concrete, etc.		
Excavated to proper cross-section, side slopes and bottom width		
Entrance channel, crest, and exit channel constructed to design grades and elevations		

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

CONSTRUCTION SEQUENCE	SATISFACTORY / UNSATISFACTORY	COMMENTS
8. Outlet Protection		
A. End section		
Securely in place and properly backfilled		
B. Endwall		
Footing excavated or formed on stable subgrade, to design dimensions and reinforcing steel set, if specified		
Endwall formed to design dimensions with reinforcing steel set as per plan		
Concrete of an approved mix and vibrated into place (protected from freezing, if necessary)		
Forms stripped and structure inspected for "honeycomb" prior to backfilling; parge if necessary		
C. Riprap apron / channel		
Apron / channel excavated to design cross-section with proper transition to existing ground		
Filter fabric in place		
Stone sized as per plan and uniformly place at the thickness specified		
9. Vegetative Stabilization		
Approved seed mixture or sod		
Proper surface preparation and required soil amendments		
Excelsior mat or other stabilization, as per plan		

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

CONSTRUCTION SEQUENCE	SATISFACTORY/ UNSATISFACTORY	COMMENTS
10. Miscellaneous		
Drain for ponds having a permanent pool		
Trash rack / anti-vortex device secured to outlet structure		
Trash protection for low flow pipes, orifices, etc.		
Fencing (when required)		
Access road		
Set aside for clean-out maintenance		
11. Stormwater Wetlands		
Adequate water balance		
Variety of depth zones present		
Approved pondscaping plan in place Reinforcement budget for additional plantings		
Plants and materials ordered 6 months prior to construction		
Construction planned to allow for adequate planting and establishment of plant community (April-June planting window)		
Wetland buffer area preserved to maximum extent possible		

Comments:

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Actions to be Taken:

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Stormwater Pond/Wetland Operation, Maintenance and Management Inspection Checklist

Project _____
Location: _____
Site Status: _____

Date: _____
Time: _____

Inspector: _____

Maintenance Item	Satisfactory/ Unsatisfactory	Comments
1. Embankment and emergency spillway (Annual, After Major Storms)		
1. Vegetation and ground cover adequate		
2. Embankment erosion		
3. Animal burrows		
4. Unauthorized planting		
5. Cracking, bulging, or sliding of dam		
a. Upstream face		
b. Downstream face		
c. At or beyond toe		
downstream		
upstream		
d. Emergency spillway		
6.Pond, toe & chimney drains clear and functioning		
7.Seeps/leaks on downstream face		
8.Slope protection or riprap failure		
9. Vertical/horizontal alignment of top of dam "As-Built"		

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Maintenance Item	Satisfactory/ Unsatisfactory	Comments
10. Emergency spillway clear of obstructions and debris		
11. Other (specify)		
2. Riser and principal spillway (Annual)		
Type: Reinforced concrete _____ Corrugated pipe _____ Masonry _____ 1. Low flow orifice obstructed		
2. Low flow trash rack. a. Debris removal necessary		
b. Corrosion control		
3. Weir trash rack maintenance a. Debris removal necessary		
b. corrosion control		
4. Excessive sediment accumulation insider riser		
5. Concrete/masonry condition riser and barrels a. cracks or displacement		
b. Minor spalling (<1")		
c. Major spalling (rebars exposed)		
d. Joint failures		
e. Water tightness		
6. Metal pipe condition		
7. Control valve a. Operational/exercised		
b. Chained and locked		
8. Pond drain valve a. Operational/exercised		
b. Chained and locked		
9. Outfall channels functioning		
10. Other (specify)		

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Maintenance Item	Satisfactory/ Unsatisfactory	Comments
3. Permanent Pool (Wet Ponds) (monthly)		
1. Undesirable vegetative growth		
2. Floating or floatable debris removal required		
3. Visible pollution		
4. Shoreline problem		
5. Other (specify)		
4. Sediment Forebays		
1.Sedimentation noted		
2. Sediment cleanout when depth < 50% design depth		
5. Dry Pond Areas		
1. Vegetation adequate		
2. Undesirable vegetative growth		
3. Undesirable woody vegetation		
4. Low flow channels clear of obstructions		
5. Standing water or wet spots		
6. Sediment and / or trash accumulation		
7. Other (specify)		
6. Condition of Outfalls (Annual , After Major Storms)		
1. Riprap failures		
2. Slope erosion		
3. Storm drain pipes		
4.Endwalls / Headwalls		
5. Other (specify)		
7. Other (Monthly)		
1. Encroachment on pond, wetland or easement area		

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Maintenance Item	Satisfactory/ Unsatisfactory	Comments
2. Complaints from residents		
3.Aesthetics a. Grass growing required		
b. Graffiti removal needed		
c. Other (specify)		
4. Conditions of maintenance access routes.		
5. Signs of hydrocarbon build-up		
6. Any public hazards (specify)		
8. Wetland Vegetation (Annual)		
1. Vegetation healthy and growing Wetland maintaining 50% surface area coverage of wetland plants after the second growing season. (If unsatisfactory, reinforcement plantings needed)		
2. Dominant wetland plants: Survival of desired wetland plant species Distribution according to landscaping plan?		
3. Evidence of invasive species		
4. Maintenance of adequate water depths for desired wetland plant species		
5. Harvesting of emergent plantings needed		
6. Have sediment accumulations reduced pool volume significantly or are plants “choked” with sediment		
7. Eutrophication level of the wetland.		
8. Other (specify)		

Comments:

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Actions to be Taken:

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

STORMWATER CONTROL FACILITY
MAINTENANCE AGREEMENT

Stormwater Management Facility Inspection Procedures

Post Construction Operation & Maintenance:

1. On a quarterly basis, perform the following:
   a. Inspect catch basins, manholes and storm piping for debris and accumulation of sediment.
   b. Remove and properly dispose of any collected debris from structures.
   c. Flush storm sewers with water, if necessary, to remove accumulated sediment.
   d. Check all rip rap stone for erosion and re-stone, if necessary, to prevent further erosion.
   e. Inspect grass and landscaped areas for un-vegetated areas or areas with less than 80% healthy stand of grass and reseed and mulch as necessary. Water areas daily if reseeded between July and August.

2. Maintain all lawn areas by regular mowing, including the grass slopes of the detention basins. Any eroded areas shall be re-graded, seeded and mulched immediately.

3. Inspect detention basins for debris and sediment accumulation two times per year (spring and fall). Debris and sediment accumulation should be removed from the basin every five to six years or with sediment buildup over 6" in depth. Remove and properly dispose of any collected debris and sediment.

4. The bioretention area shall be maintained as required in the NYSDEC Stormwater Management Design Manual and as a component of the property landscaping and shall be maintained on a regular basis. Sediment must be removed when accumulation depth exceeds on inch. Any erosion of the bioretention berm must be repaired as soon as possible to prevent diversion around the bioretention area.

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Appendix M

NYDEC Letter

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Single Family Subdivision

Amherst, New York

AGENCIES

ENGINEERING DEPARTMENT
NAME/TITLE: JEFFERY BURROUGHS, P.E. – TOWN ENGINEER
COMPANY/DEPT: TOWN OF AMHERST ENGINEERING DEPARTMENT
ADDRESS: 1100 NORTH FOREST ROAD
WILLIAMSVILLE, NEW YORK 14221
TELEPHONE 716–631–7154

PLANNING & ZONING DEPARTMENT
NAME/TITLE: DANIEL HOWARD – PLANNING DIRECTOR
COMPANY/DEPT: TOWN OF AMHERST PLANNING DEPARTMENT
ADDRESS: 5583 MAIN STREET
WILLIAMSVILLE, NEW YORK 14221
TELEPHONE 716–631–7051

BUILDING DEPT.
NAME/TITLE: BERKE, MARK S. – COMMISSIONER OF BUILDING
COMPANY/DEPT.: TOWN OF AMHERST BUILDING DEPT.
5583 MAIN ST.
ADDRESS: AMHERST, NEW YORK 14221
TELEPHONE 716–631–7080

ECDOH
NAME/TITLE:
COMPANY/DEPT:. ERIE COUNTY DEPARTMENT OF HEALTH
ADDRESS: 503 KENSINGTON AVE
BUFFALO, NEW YORK 14214
TELEPHONE 716–961–6854

NYSDEC
NAME/TITLE:
COMPANY/DEPT: NEW YORK STATE DEPT. OF ENVIRONMENTAL CONSERVATION
ADDRESS: 700 DELAWARE AVE.
BUFFALO, NEW YORK 14209
TELEPHONE 716–851–7070

UTILITIES

NATURAL GAS
COMPANY/DEPT:. NATIONAL FUEL GAS CORP.
ADDRESS: 6363 MAIN STREET
WILLIAMSVILLE, NEW YORK 14221
TELEPHONE 716–857–7000

TELEPHONE COMPANY
COMPANY/DEPT: VERIZON
ADDRESS: 65 FRANKLIN STREET
BUFFALO, NEW YORK 14203
TELEPHONE 716–840–8748

CABLE COMPANY
COMPANY/DEPT: TIME WARNER
ADDRESS: 789 CHURCH ROAD
WEST SENECA, NEW YORK
TELEPHONE 716–558–8615

ELECTRIC COMPANY
COMPANY/DEPT: NATIONAL GRID
ADDRESS: 144 KENSINGTON AVENUE
BUFFALO, NEW YORK 14214
TELEPHONE 716–236–2738

WATER
COMPANY/DEPT:. ERIE COUNTY WATER AUTHORITY
ADDRESS: 3030 UNION ROAD
CHEEKTOWAGA, NEW YORK 14227
TELEPHONE 716–684–1510

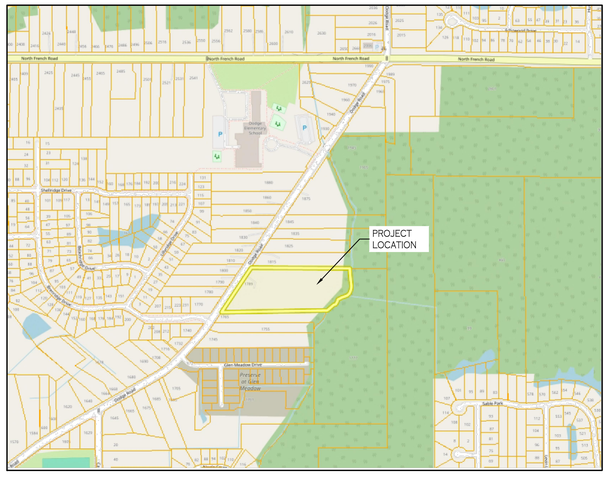
DIG SAFELY NEW YORK
TELEPHONE 1–800–962–7962

DESIGN CONSULTANTS

PROJECT SURVEYOR
COMPANY/DEPT: NUSSBAUMER & CLARKE, INC.
ADDRESS: 3556 LAKESHORE ROAD, SUITE 500
BUFFALO, NEW YORK 14219
TELEPHONE 716–827–8000

OWNER/DEVELOPER

NAME: JOE RUBINO
ADDRESS 5500 MAIN STREET, SUITE 343
WILLIAMSVILLE, NY 14221
CONTACT: JOE RUBINO
TELEPHONE 716-510-4338



LOCATION MAP
NOT TO SCALE

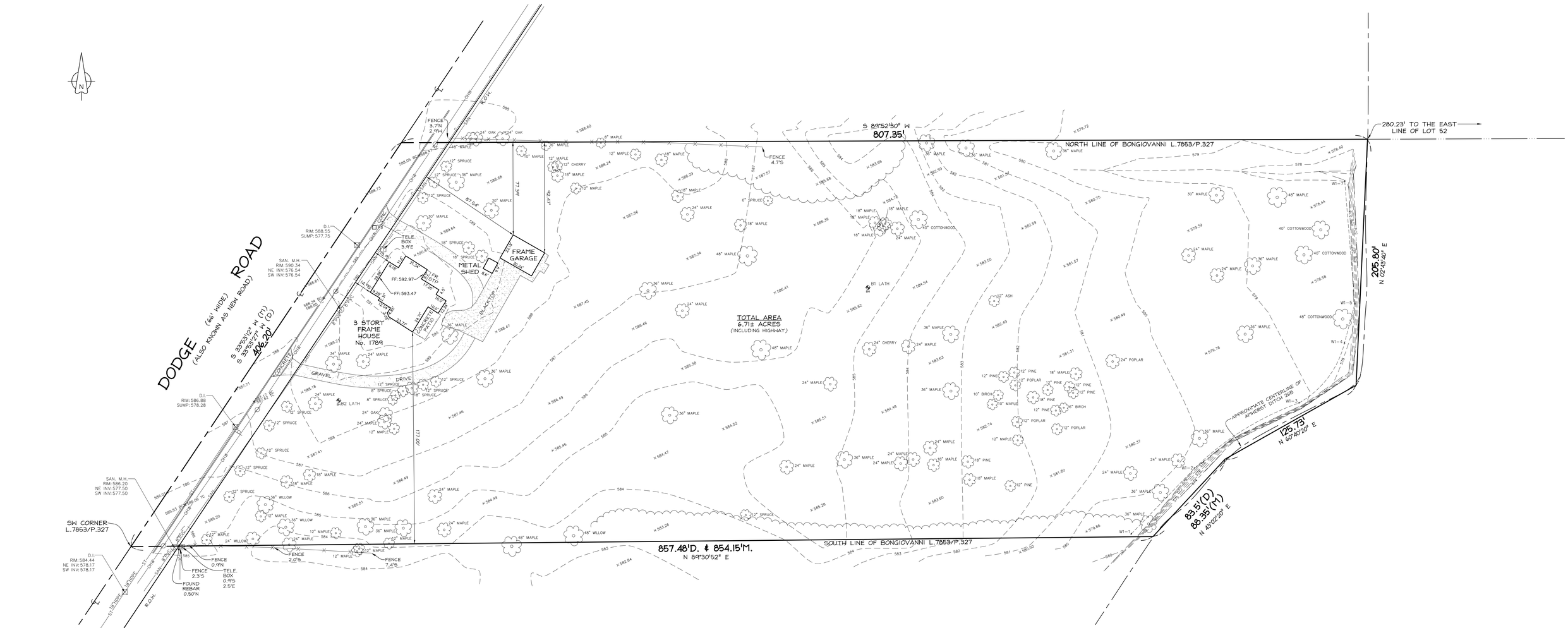
CARMINAWOOD DESIGN

FEBRUARY 2025
REV. MARCH 2025

DRAWING NO.	DRAWING TITLE
–	COVER SHEET
–	LAND SURVEY (PREPARED BY NUSSBAUMER & CLARKE)
C–001	DEMOLITION & EROSION CONTROL PLAN
C–002	DEMOLITION & EROSION CONTROL DETAILS
C–100	LAYOUT PLAN
C–200	GRADING PLAN
C–201	ROAD PROFILE
C–300	STORM WATER MANAGEMENT PLAN
C–301	BASIN DETAILS
C–302	STORM DRAINAGE DETAILS
C–303	STORM DRAINAGE DETAILS
C–400	UTILITY PLAN
C–401	UTILITY PROFILES
C–402	SANITARY SEWER DETAILS
C–403	SANITARY SEWER DETAILS
C–404	SANITARY SEWER NOTES
C–405	WATER DETAILS
C–406	WATER DETAILS
C–407	LIGHTING DETAILS
C–408	LIGHTING DETAILS
C–409	LIGHTING DETAILS

Single Family Subdivision
1789 Dodge Road
Amherst, New York

Attachment: SUB-2024-02_PP drawings 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)



UTILITY NOTE

UTILITY COMPANIES CONTACTED:

CHARTER COMMUNICATIONS BUFFALO – HAS RESPONDED – DOES NOT HAVE UNDERGROUND UTILITIES ON THIS PROPERTY.

ERIE COUNTY WATER AUTHORITY – HAS RESPONDED – DOES NOT HAVE UNDERGROUND UTILITIES ON THIS PROPERTY.

NATIONAL FUEL GAS – HAS RESPONDED – APPROXIMATE LOCATION OF UNDERGROUND GAS LINES ARE PLOTTED HEREON.

NATIONAL GRID – HAS RESPONDED – DOES NOT HAVE UNDERGROUND UTILITIES ON THIS PROPERTY.

TOWN OF AMHERST – HAS RESPONDED – APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINES ARE PLOTTED HEREON.

VERIZON – HAS RESPONDED – HAS NOT PROVIDED DESIGN PLANS.

SOURCE: DIG SAFELY NY

HORIZONTAL DATUM & COORDINATE SYSTEM

DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) (1996 ADJUSTMENT)
COORDINATE SYSTEM: UNITED STATES STATE PLANE SYSTEM FOR NEW YORK STATE, WEST ZONE

VERTICAL DATUM

ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CONTOURS ARE AT 1' INTERVALS

LEGEND

- SANITARY MANHOLE
- DRAINAGE INLET
- POWER UTILITY POLE
- GUY ANCHOR
- TELEPHONE BOX
- SPEED SIGN
- SOIL BORINGS
- WETLAND FLAG
- TREE AS NOTED
- MAILBOX
- SPOT ELEVATION x.00
- ELEVATION– BOTTOM OF CURB x.00 BC
- ELEVATION– TOP OF CURB x.00 TC
- OHW — POWER OVERHEAD WIRES
- CURB
- G — UNDERGROUND GAS LINE
- SAN — SANITARY SEWER
- ST — STORM SEWER
- CENTERLINE SWALE
- CENTERLINE DITCH
- TOP OF SLOPE
- BOTTOM OF SLOPE
- WETLAND LINE
- TREE LINE

SCALE

0' 40' 80' 120'

1" = 40'
(IN FEET)

NSPS MEMBER

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON

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

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

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

TOPOGRAPHIC SURVEY

1789 Dodge Road

Part of Lot 52, Township 12, Range 7
Holland Land Company's Survey
Town of Amherst
County of Erie, State of New York

Date of Survey: 12/30/2020 Scale : 1" = 40'

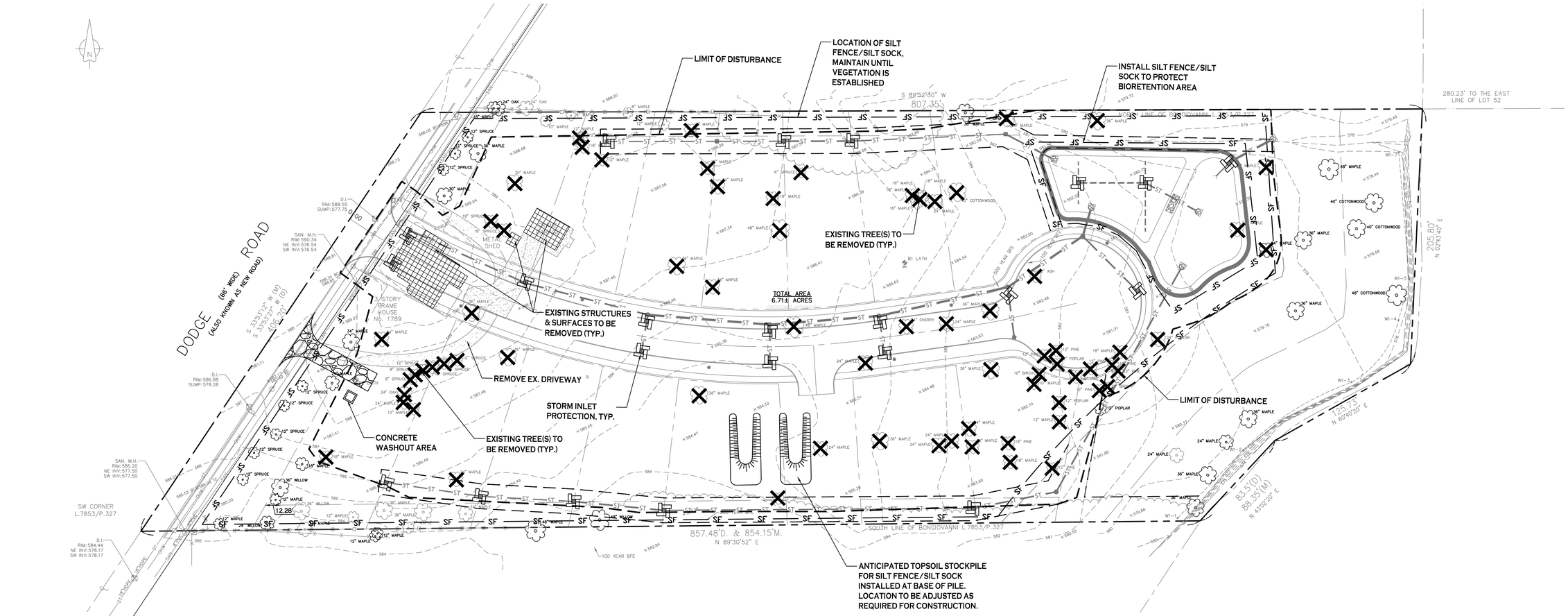
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Project No. : 2032-1527A

Attachment: SUB-2024-02_PP drawings 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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DEMOLITION & EROSION CONTROL PLAN

SCALE: 1"=40'

EROSION CONTROL NOTES

THE FOLLOWING EROSION CONTROL PROCEDURES SHALL BE ADHERED TO BY THE CONTRACTOR:

1. INSTALL TEMPORARY SILT SOCK BARRIERS AS DIRECTED BY THE OWNER AND AT ALL EXISTING STORMWATER CATCH BASINS WITHIN THE WORK AREA TO PREVENT SEDIMENT MIGRATION. ALL SILT SOCK BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS.
2. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR REUSE AS DIRECTED BY THE OWNER. ALL LOCAL ORDINANCES REGARDING THE SALE OF TOPSOIL MUST BE FOLLOWED. TOPSOIL MAY NOT BE REMOVED WITHOUT A PERMIT.
3. ALL SILT SOCK BARRIERS SHALL BE REPLACED WHEREVER THEY BECOME CLOGGED OR INOPERABLE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS.
5. THE CONTRACTOR MUST CONTROL DUST DURING CONSTRUCTION. DURING EARTHWORK OPERATIONS, WATER-SPREADING EQUIPMENT SHALL BE PROVIDED BY THE CONTRACTOR, AND SPREAD WATER AS NECESSARY AND AS DIRECTED BY THE OWNER IN ORDER TO CONTROL DUST.
6. DIRT OR DEBRIS LEFT ON LOCAL PUBLIC ROADS AS A RESULT OF THIS CONSTRUCTION PROJECT SHALL BE REMOVED AND ROAD SURFACES CLEANED BY THE CONTRACTOR ON A DAILY BASIS.
7. ALL DISTURBED AREAS (EXCEPT AREAS TO BE PAVED OR BUILT UPON) SHALL BE TOPSOILED TO A MINIMUM 4" DEPTH AND SEEDED IMMEDIATELY AFTER FINE GRADING TAKES PLACE AND AS SOON AS PHYSICALLY POSSIBLE.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF DOWNSTREAM STORM SEWERS, DITCHES, AND CULVERTS. SILT BUILDUP FOUND TO BE A RESULT OF THIS SITE CONSTRUCTION WORK SHALL BE REMOVED FROM DOWNSTREAM CULVERTS BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE TOWN/CITY.
9. ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES AND MATERIALS SHALL BE IN PLACE PRIOR TO BEGINNING EARTHWORK OPERATIONS AND SHALL BE MAINTAINED UNTIL THE NEW SLOPES ARE STABILIZED WITH SEEDING AND/OR SLOPE PROTECTION, AS DIRECTED BY THE ENGINEER.
10. INSTALL TEMPORARY SILT SOCK AROUND THE BASE OF STOCKPILES.

DEMOLITION NOTES:

1. 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 SOCK AND STRAW BALES TO BE INSTALLED AS DIRECTED BY THE OWNERS FIELD REPRESENTATIVE. MAINTAIN UNTIL VEGETATION IS ESTABLISHED AND PAVEMENT IS INSTALLED.
3. CONTRACTOR SHALL INSTALL STABILIZED CONSTRUCTION ENTRANCES WHERE ACCESSING THE SITE FROM PAVED ROADWAYS. STORM DRAINAGE INLETS THAT INTERFERE WITH CONSTRUCTION ENTRANCE TO BE PROTECTED WITH SILT SACK AND OTHER PROPER TEMPORARY INLET PROTECTION MEASURES.
4. CONTRACTOR SHALL INSTALL TEMPORARY TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH NYS M.U.T.C.D. STANDARDS PRIOR TO STARTING WORK.
5. COVERED DUMPSTERS SHALL BE PROVIDED ONSITE AS REQUIRED FOR CONSTRUCTION WASTE.
6. CONTRACTOR TO PROTECT ALL TREES/BRUSH NOT DISTURBED BY CONSTRUCTION ACTIVITY.
7. REMOVE EXISTING HOUSE TO INCLUDE ALL FOUNDATIONS, PORCHES, STEPS, ETC. ALL UTILITY CONNECTIONS TO BE ABANDONED AND/OR REMOVED PER COUNTY, TOWN, AND UTILITY COMPANY REQUIREMENTS.
8. EXISTING CURB AT DRIVEWAY ENTRANCE TO BE REMOVED SHALL BE SAW CUT FULL-DEPTH AND NEATLY REMOVED FROM THE BACKSIDE. EXISTING PAVEMENT SHALL NOT BE DISTURBED AND THE PAVEMENT EDGE SHALL BE USED AS FOR FOR PLACING NEW CURB.

CONSTRUCTION SEQUENCE OF MAJOR ACTIVITIES:

1. CONSTRUCT TEMPORARY CONSTRUCTION EXIT, INSTALL PERIMETER SILT SOCK AND DRAINAGE INLET PROTECTION.
2. CLEAR AND GRUB SITE.
3. COMMENCE SITE GRADING.
4. INSTALL PROPOSED UTILITIES. PROVIDE EROSION AND SEDIMENT CONTROL DURING UTILITY CONSTRUCTION.
5. CONSTRUCTION OF HOME, DRIVEWAY, GRADING OF THE REMAINING SITE. PROTECT DRAINAGE SWALES DURING HOME CONSTRUCTION.
6. REPLACE TOPSOIL WHERE NEEDED AND SEED ALL DISTURBED AREA.
7. AFTER SITE STABILIZATION REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.

NOTE: SWALE PROTECTION AND EROSION AND SEDIMENT CONTROLS FOR THIS PROJECT ARE ALSO REQURED DURING HOME CONSTRUCTION.

DEMOLITION & EROSION CONTROL LEGEND

- PROPOSED SILT FENCE — SF —
- EXISTING TREE TO BE REMOVED
- PROPOSED STORM INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- APPROXIMATE LIMITS OF EXISTING BUILDING FOUNDATION, WALL, SLAB, SUPERSTRUCTURE, ETC. TO BE REMOVED
- EXISTING TREE TO BE REMOVED

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

40' 40 0 40 80Ft.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Single Family Subdivision

1789 Dodge Road
Amherst, New York

REVISIONS: No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	10/24/2024
3	Rev. Per Town Comments	11/11/2024
4	Rev. Per Town Comments	3/20/2025

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

DRAWING NAME:

Demolition & Erosion Control Plan

Date: 01/29
Drawn By: C. W.
Scale: As No

DRAWING NO.

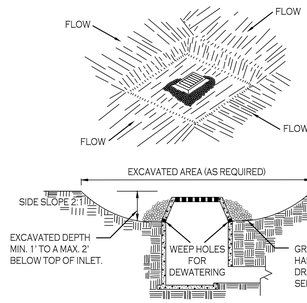
C-001

Project No: 20.247

Attachment: SUB-2024-02_PP drawings 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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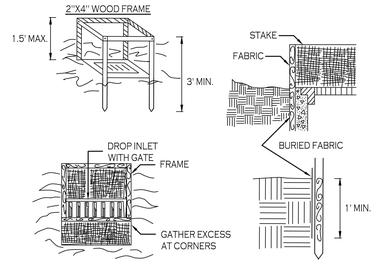
CONSTRUCTION SPECIFICATIONS

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



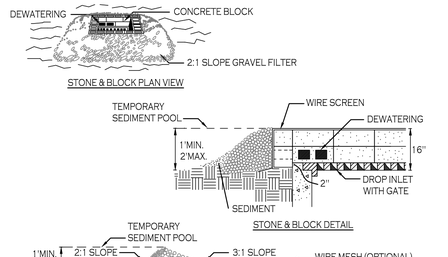
CONSTRUCTION SPECIFICATIONS

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.

MAXIMUM 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

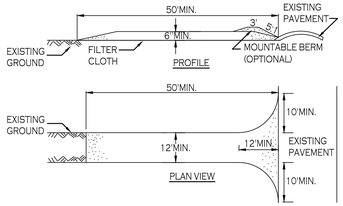
INLET PROTECTION DETAIL 3

NOT TO SCALE

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

CONCRETE WASHOUT

NOT TO SCALE

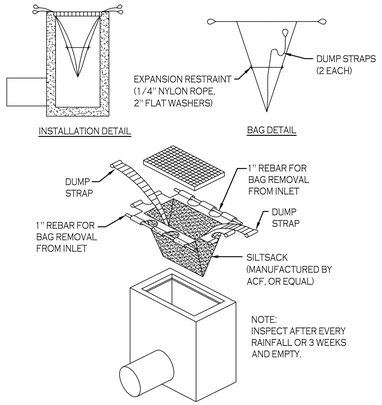


CONSTRUCTION SPECIFICATIONS

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.

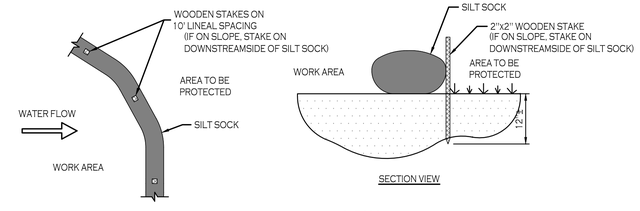
STABILIZED CONSTRUCTION ENTRANCE DETAIL

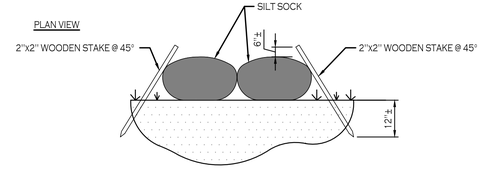
NOT TO SCALE



SILT SACK DETAIL

NOT TO SCALE





SECTION VIEW @ JOINT OVERLAP

NOTES:

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

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

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

SILT SOCK DETAIL

N.T.S.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Single Family Subdivision

1789 Dodge Road
Amherst, New York

REVISIONS: No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	10/24/2024
3	Rev. Per Town Comments	11/11/2024
4	Rev. Per Town Comments	3/20/2025

Attachment: SUB-2024-02_PP drawings 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)



DRAWING NAME:

Demolition & Erosion Control Details

Date: 9/19/24
Drawn By: C. W
Scale: As No

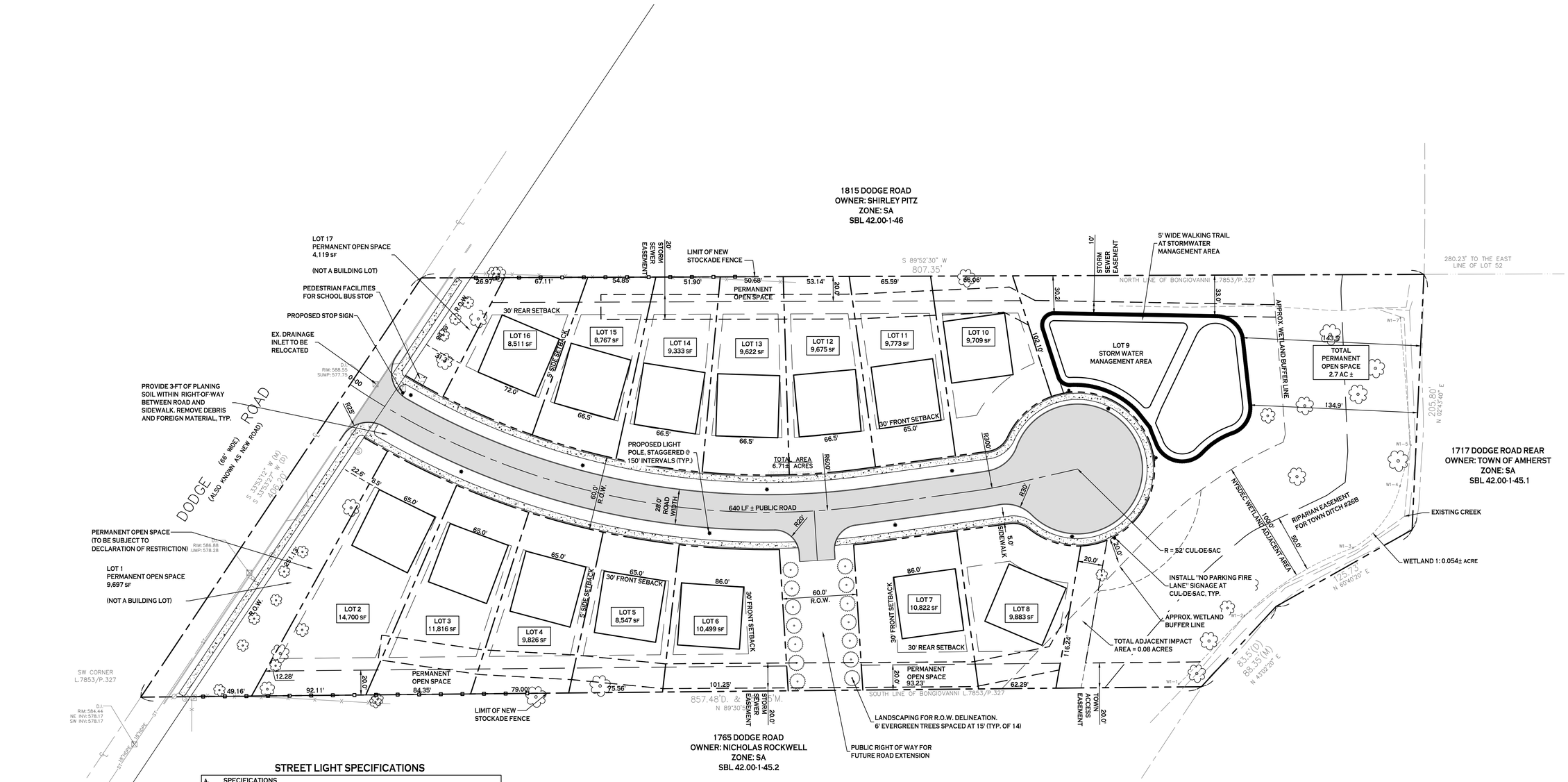
DRAWING NO.

C-002

Project No: 20.247

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STREET LIGHT SPECIFICATIONS

A. SPECIFICATIONS
I. FIXTURE (LUMINAIRE): TOWN STANDARD TRADITIONAL POST TOP - SIGNIFY LED TOWNVIEW
A.A. MODEL NUMBER : TVPR-S3-S-16-G1-7-3W-730-A-N-R7-N-SP1-N-N-N-BKS
II. CORRELATED COLOR TEMPERATURE (CCT): 3,000K
I. FIXTURE HEIGHT: 16'
IV. DISTRIBUTION TYPE: 3 UNLESS LIGHT IS IN MEDIAN OR HAS SIMILAR APPLICATION MAY REQUIRE IN WHICH CASE 5. IF DISTRIBUTION OTHER THAN TYPE 3 IS USED, ADJUSTMENT TO MODEL NUMBER WILL BE REQUIRED.
V. WATTAGE: 35W
VI. NODE TYPE: WIRELESS LIGHTING CONTROL NODE COMPATIBLE WITH TOWN'S SYSTEM (VENDOR - VERIZON). INCLUDING INTEGRATION INTO EXISTING ASSET MANAGEMENT SYSTEM.
VII. POLES LABELED ACCORDING TO NGRID REQUIREMENTS.
VIII. SPACING: TYPICALLY, 150 FEET SPACING STAGGERED, UNLESS ROADWAY ARRANGEMENTS REQUIRE OTHERWISE, SUCH AS INTERSECTIONS OR COL-DES-SACS. POLES SHOULD BE LOCATED CENTERED BETWEEN EDGE OF ROAD AND SIDEWALK OR NO MORE THAN 3FT FROM THE EDGE OF THE ROAD. POLES SHOULD BE NO LESS THAN 10FT AWAY FROM TREES, 5 FT FROM MAILBOXES, AND 3FT FROM THE EDGE OF DRIVEWAYS.
IX. POLE TYPE: 16' NEW DIRECT BURIED TAPERED ALUMINUM POLE WITH ACCESS DOOR IN BASE OF POLE
A.A. MANUFACTURER: HAPCO (RTA16B5) (OR APPROVED EQUAL)

B. ILLUMINATION LEVEL:
I. ALL STREET LIGHTING SHALL BE DESIGNED SO THAT THE LEVEL OF ILLUMINATION, AS MEASURED IN FOOTCANDLES AT ANY ONE POINT, MEETS THE STANDARDS SET BY THE LATEST VERSION OF AMERICAN NATIONAL STANDARD'S ROADWAY LIGHTING ANSI APPROVED SPECIFICATION.
II. MINIMUM AND MAXIMUM LEVELS ARE MEASURED ON THE PAVEMENT WITHIN THE LIGHTED AREA. AVERAGE LEVEL IS THE OVERALL, GENERALIZED AMBIENT LIGHT LEVEL, AND IS MEASURED AS A NOT-TO-EXCEED VALUE. THE AVERAGE LEVEL SHALL BE CALCULATED USING ONLY THE AREA OF THE SITE INTENDED TO RECEIVE ILLUMINATION.
III. STREET LIGHTING SHALL NOT BE ORIENTED SO AS TO DIRECT GLARE OR EXCESSIVE ILLUMINATION ONTO PRIVATE PROPERTY.
IV. SUBMIT PHOTOMETRIC MODELS TO THE TOWN FOR REVIEW AND APPROVAL.

C. REQUIREMENTS:
I. REFER TO NATIONAL GRID UNDERGROUND REQUIREMENTS
II. REFER TO OTHER APPLICABLE TOWN CODES

LAYOUT PLAN

SCALE: 1"=40'

TOWN OF AMHERST ZONING CONDITIONS

THE SIX ZONING CONDITIONS IMPOSED BY THE TOWN BOARD ON JULY 22, 2024 IN CONNECTION WITH THE REZONING FROM 'SA' TO 'R-3' WERE AS FOLLOWS

1. THAT FUTURE DEVELOPMENT OF THE SITE SHALL BE LIMITED TO SINGLE FAMILY DETACHED RESIDENTIAL USES WITH A MAXIMUM YIELD OF FIFTEEN (15) HOMES.
2. THAT ANY FUTURE DEVELOPMENT OF A PRINCIPAL OR ACCESSORY STRUCTURE OR USES IN THE 2.7 ACRES OF PERMANENT OPEN SPACE SHALL BE PROHIBITED. THE ONLY PROPOSED DEVELOPMENT OF THE PORTION OF THE PERMANENT OPEN SPACE IS LIMITED TO REQUIRED STORMWATER MANAGEMENT SYSTEM IMPROVEMENTS AND UTILITY INFRASTRUCTURE.
3. THAT A PROTECTIVE COVENANT/CONSERVATION EASEMENT SHALL BE PLACED ON ALL PROPOSED OPEN SPACE AND CONFIRM TOTAL ACREAGE TO BE UNDERTHE CONTROL OF A HOMEOWNERS ASSOCIATION.
4. THAT THE FINAL PLAT DESIGN SHALL INCLUDE A RIGHT-OF-WAY ACCESS TO A POTENTIAL FUTURE YOUNGS ROAD EXTENSION.
5. THAT THE LANDSCAPING AND SCREENING TO BE PROVIDED IN THE PERMANENT OPEN SPACE ALONG THE DODGE ROAD FRONTAGE OF THE PROJECT SITE SHALL REQUIRE THE APPROVAL OF THE PLANNING BOARD AT THE PRELIMINARY PLAT APPLICATION STAGE OF THE SUBDIVISION REVIEW PROCESS.
6. ANY FUTURE PRELIMINARY PLAT THAT SHALL BE SUBMITTED TO THE PLANNING BOARD SHALL CONSIDER PROVISIONS FOR FUTURE ACCESS TO THE NORTH AND SOUTH OF THE SUBJECT PROPERTY.

SITE DATA (REZONED FROM SA TO R-3 ZONING)

AREA = 6.7 ACRES ±

MIN. LOT WIDTH = 65 FT INTERIOR LOTS
MIN. LOT WIDTH = 75 FT CORNER LOTS

MIN. LOT AREA = 8,450 SF INTERIOR LOTS
MIN. LOT AREA = 9,750 SF CORNER LOTS

FRONT SETBACK = 30 FT (OFF EDGE OF R.O.W.)
SIDE SETBACK = 5 FT
REAR SETBACK = 30 FT

MAXIMUM LOT COVERAGE = 35%
MAXIMUM BUILDING HEIGHT = 35 FT

MINIMUM FLOOR AREA = 1,000 SF (1 STORY)
MINIMUM FLOOR AREA = 1,200 SF (2 STORIES)

SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED SIDEWALK / CONCRETE PAD
- PROPOSED SIGN
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT POLE

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

40' 40 0 40 80Ft.

TOWN OF AMHERST APPROVAL BOX:

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Single Family Subdivision

1789 Dodge Road
Amherst, New York

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3	Rev. Per Town Comments	11/11/2024
4	Rev. Per Town Comments	3/20/2025

STATE OF NEW YORK
CHRISTOPHER ROCKWELL
LICENSED PROFESSIONAL ENGINEER
076394

DRAWING NAME:
Site Layout Plan

Date: 01/29
Drawn By: C. W.
Scale: As No

DRAWING NO.
C-100

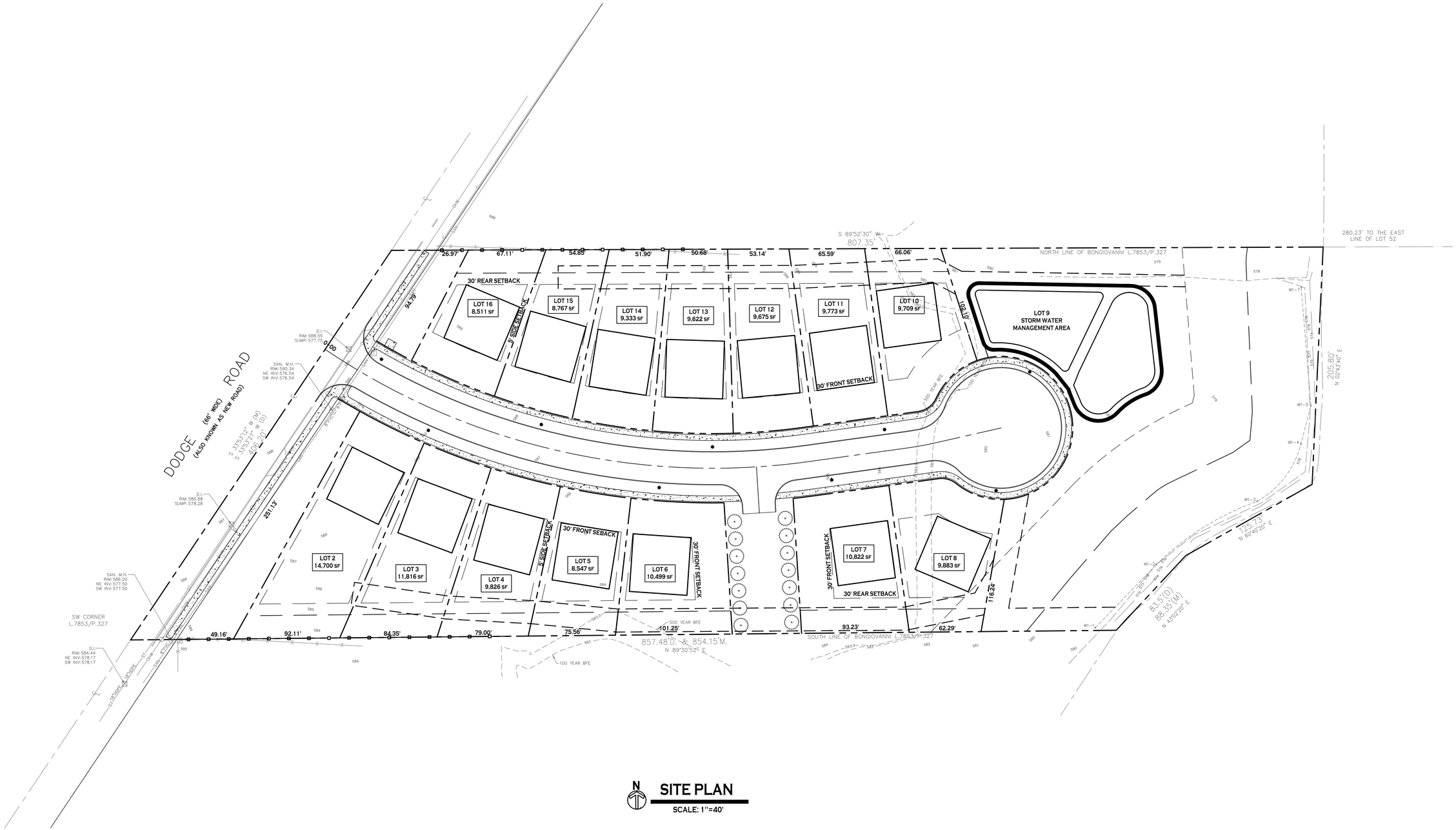
Project No: 20.247

Attachment: SUB-2024-02_PP 1789 Dodge Road) 041725 (30123 : Drawings

Packet Pg. 532

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SITE PLAN

SCALE: 1"=40'

TOWN OF AMHERST APPROVAL BOX:

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

40' 40 0 40 80Ft.

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Single Family Subdivision

1789 Dodge Road
Amherst, New York

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4	Rev. Per Town Comments	3/20/2025

Attachment: SUB-2024-02_PP drawings 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)



DRAWING NAME:

Concept Utility Plan

Date: 9/19/24
Drawn By: C. W.
Scale: As No

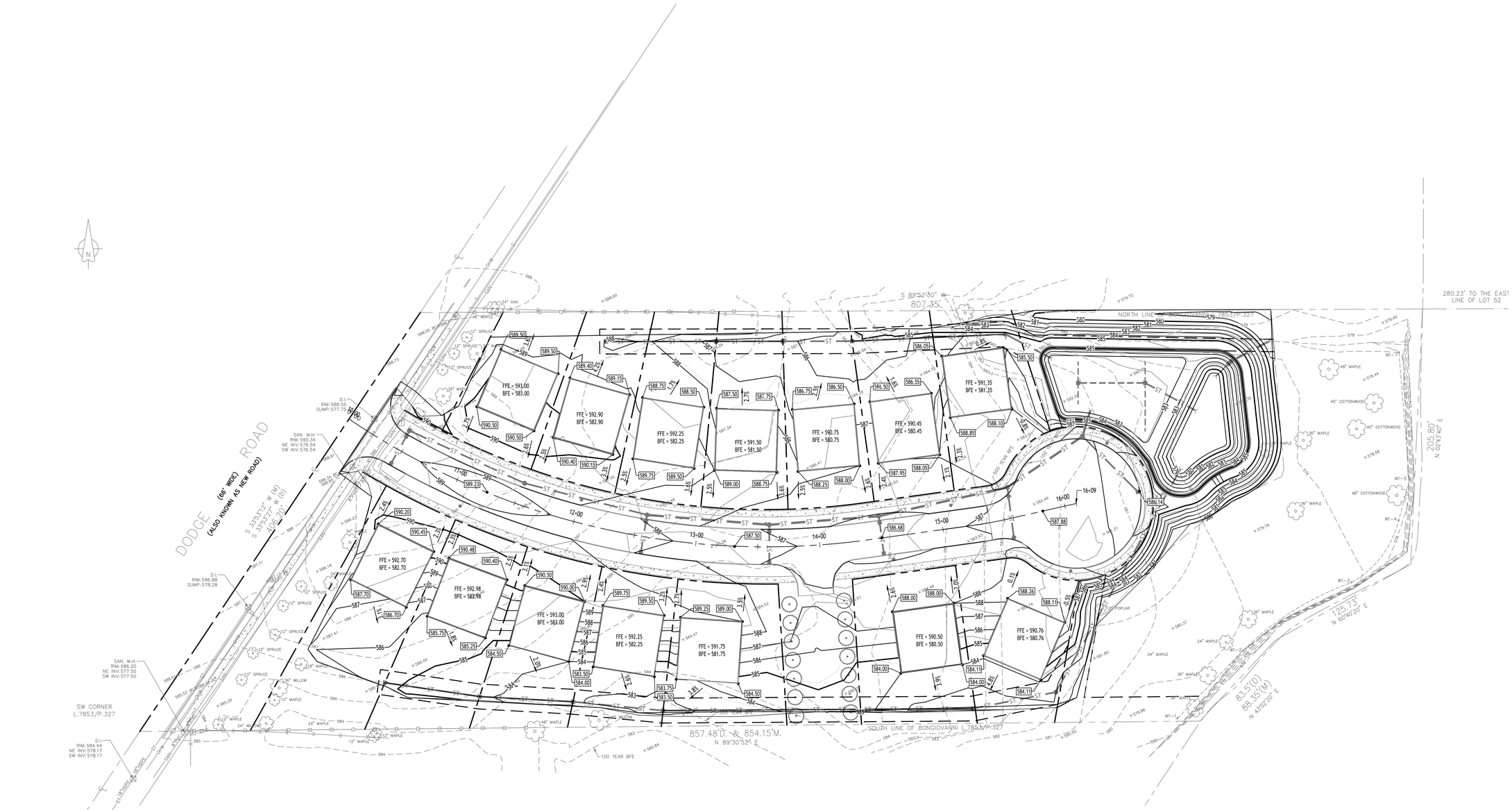
DRAWING NO.

C-101

Project No: 20.247

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GRADING PLAN

SCALE: 1"=40'

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
PROPOSED MANHOLE	MH
PAVEMENT/GROUND SLOPE	

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

40' 40 0 40 80Ft.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
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Single Family Subdivision

1789 Dodge Road
Amherst, New York

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Attachment: SUB-2024-02_PP drawings 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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

DRAWING NAME:
Grading Plan

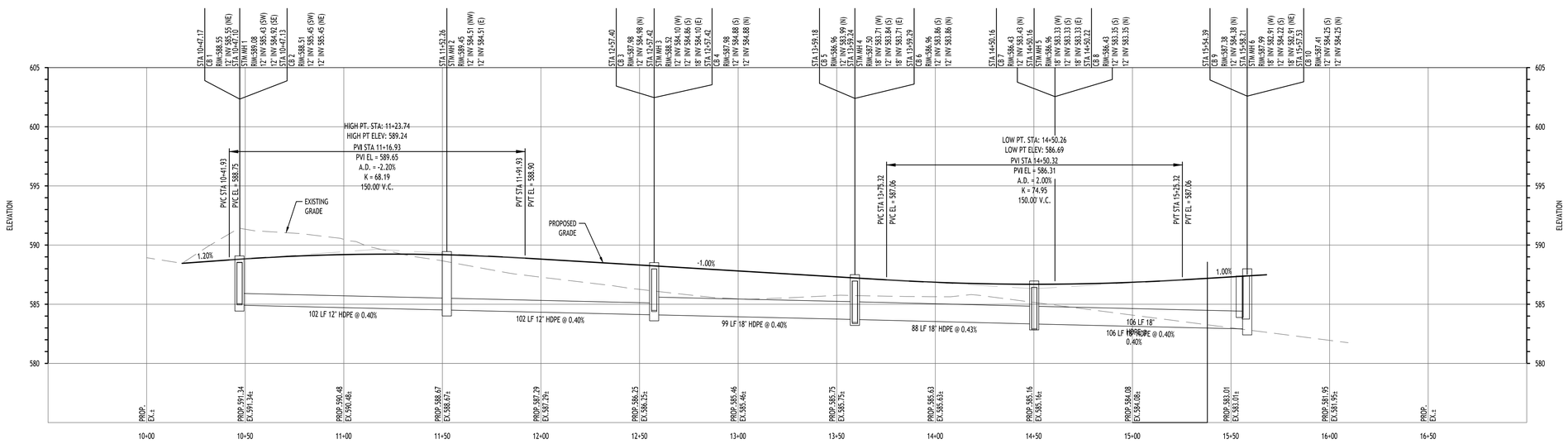
Date: 01/29
Drawn By: C. W.
Scale: As No

DRAWING NO.
C-200

Project No: 20.247

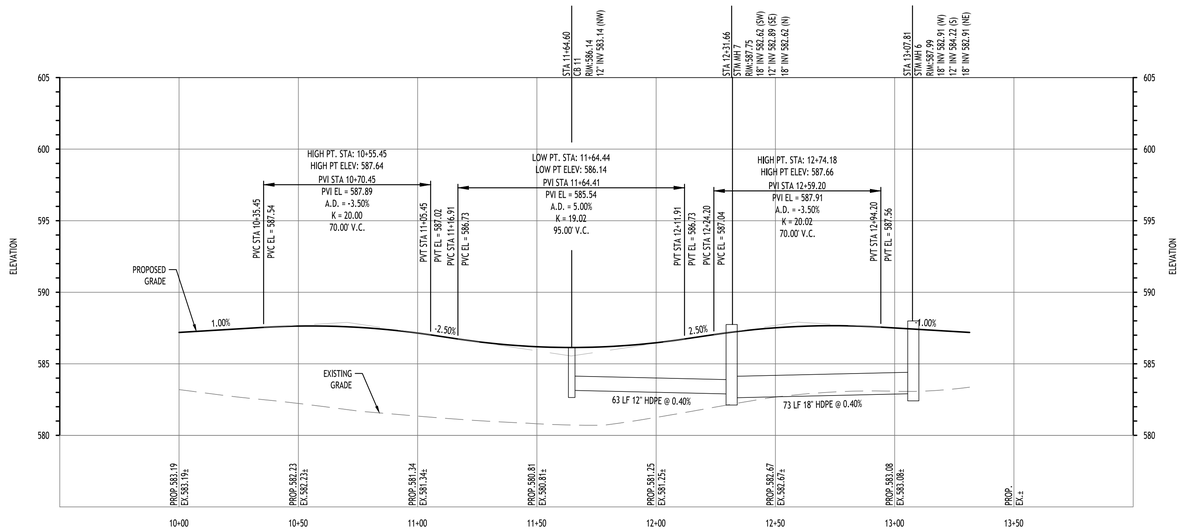
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PROFILE - PUBLIC ROAD A STA 10+00 - 17+00

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



PROFILE - PUBLIC ROAD A CUL-DE-SAC STA 10+00 - 14+00

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

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

HORIZ. 30' 30 0 30 60Ft.
VERT. 5' 5 0 5 10Ft.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
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Single Family Subdivision

1789 Dodge Road
Amherst, New York

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3	Rev. Per Town Comments	11/11/2024
4	Rev. Per Town Comments	3/20/2025

STATE OF NEW YORK
CHRISTOPHER WOOD
LICENSED PROFESSIONAL ENGINEER
076394

DRAWING NAME:
Road Profile

Date: 01/29
Drawn By: C. W
Scale: As No

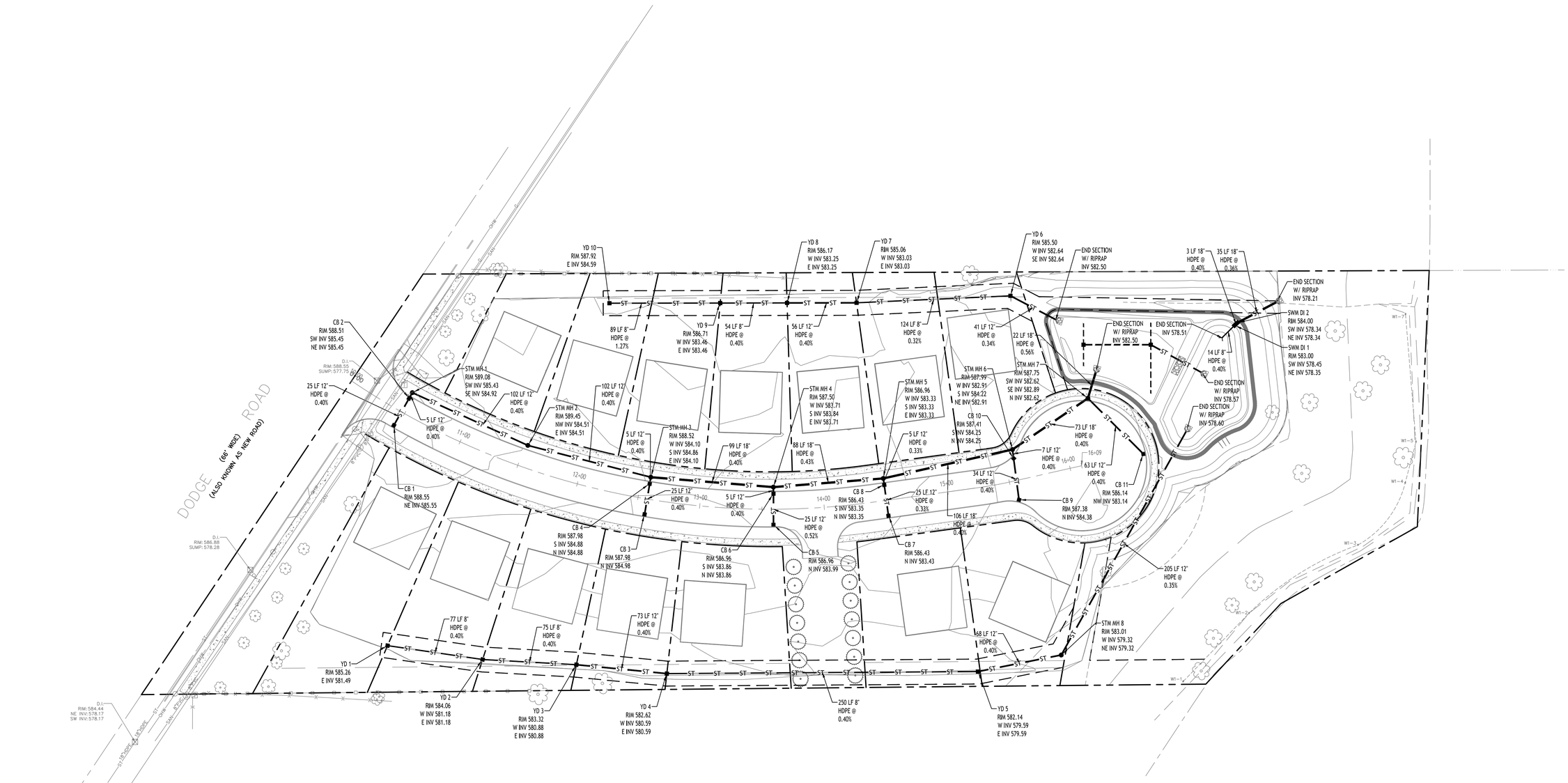
DRAWING NO.
C-201

Project No: 20.247

Attachment: SUB-2024-02_PP drawings 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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STORM WATER MANAGEMENT PLAN

SCALE: 1"=40'

PROPOSED STORM/UTILITY LEGEND

PROPOSED STORM SEWER	— ST —
PROPOSED SANITARY SEWER	— 6" SA —
PROPOSED WATERLINE	— 1" W —
PROPOSED CATCH BASIN	■ CB
PROPOSED MANHOLE	● MH
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 DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

40 0 40 80Ft.
40'

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STATE OF NEW YORK
CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Storm Water Management Plan

Date: 01/29
Drawn By: C. W.
Scale: As No

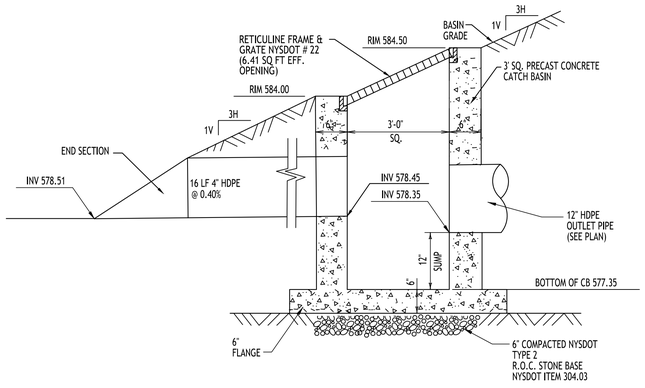
DRAWING NO.
C-300

Project No: 20.247

Attachment: SUB-2024-02_PP drawings 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

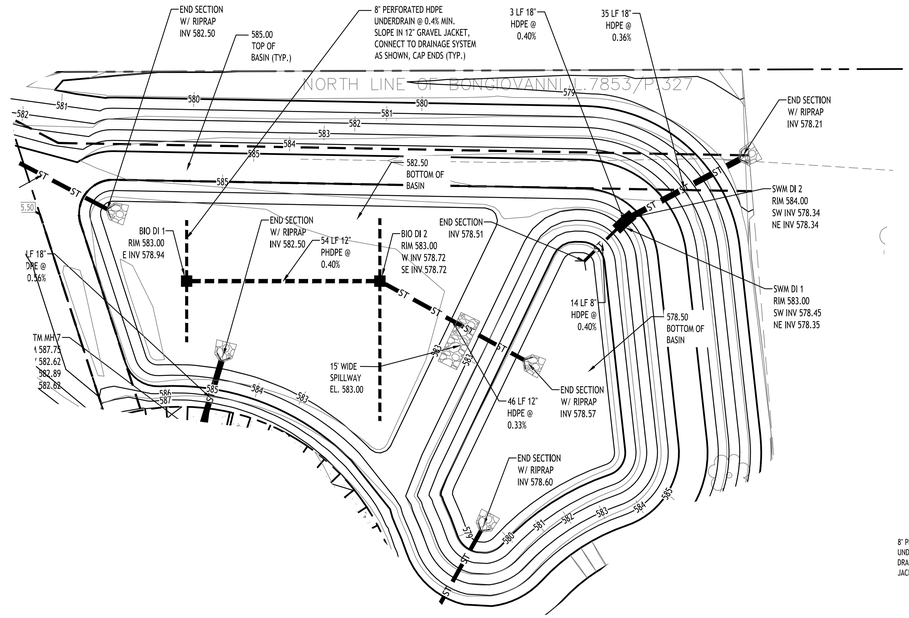
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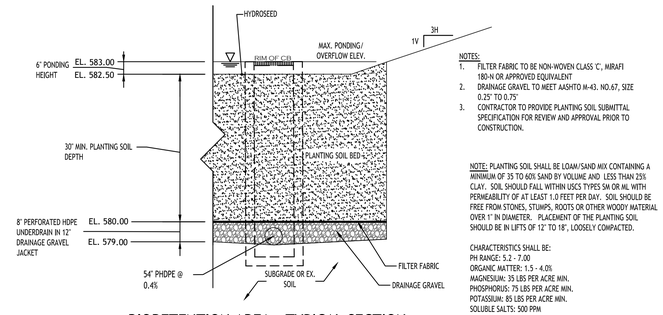
RETENTION BASIN OUTLET STRUCTURE - SWM DI 1

N.T.S.



Detention Basin Plan

SCALE: 1"=20'



BIORETENTION AREA - TYPICAL SECTION

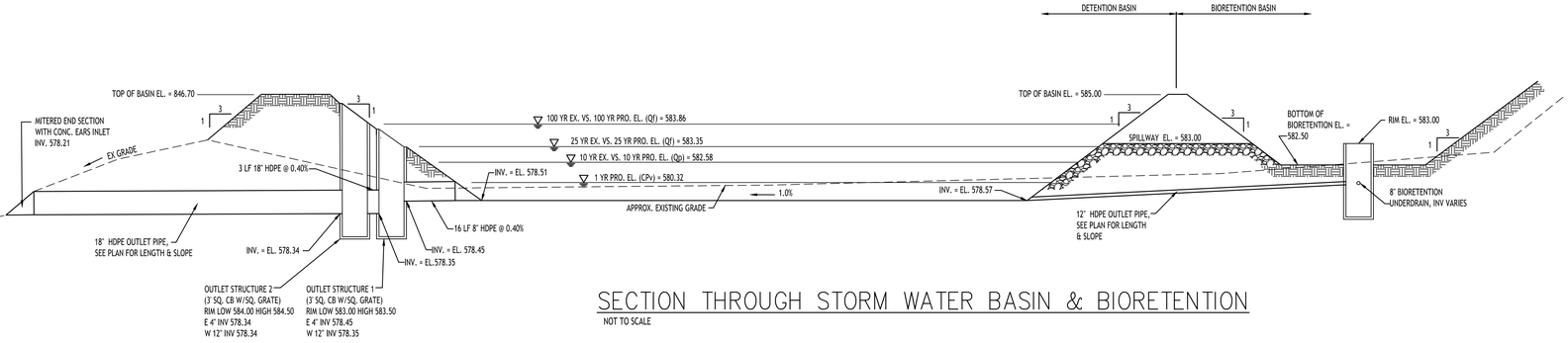
NOTES:
1. FILTER FABRIC TO BE NON-WOVEN CLASS 'C', MIRAFI 180-N OR APPROVED EQUIVALENT
2. DRAINAGE GRAVEL TO MEET AASHTO M-43. NO.67, SIZE 0.25" TO 0.75"
3. CONTRACTOR TO PROVIDE PLANTING SOIL SUBMITTAL SPECIFICATION FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

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 1.0 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



SECTION THROUGH STORM WATER BASIN & BIORETENTION

NOT TO SCALE

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

20' 20 0 20 40Ft.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Single Family Subdivision

1789 Dodge Road
Amherst, New York

REVISIONS: No.	Description	Date
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3	Rev. Per Town Comments	11/11/2024
4	Rev. Per Town Comments	3/20/2025

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

DRAWING NAME:
Detention Basin Plan

Date: 01/29
Drawn By: C. W
Scale: As No

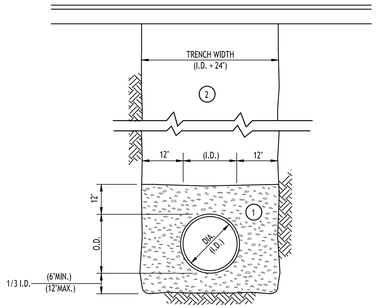
DRAWING NO.
C-301

Project No: 20.247

Attachment: SUB-2024-02_PP drawings 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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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.

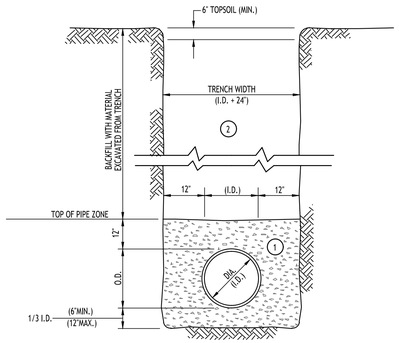
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(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)

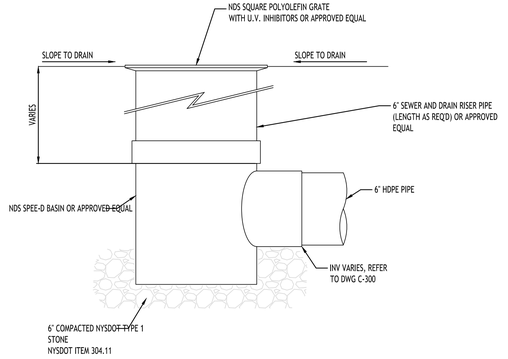
(1) NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH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

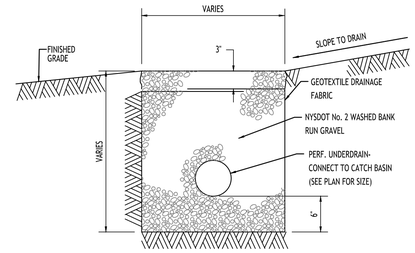
STORM SEWER TRENCH SECTION IN UNPAVED AREAS

NOT TO SCALE



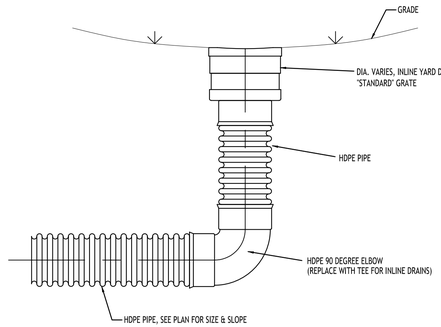
TYPICAL AREA DRAIN DETAIL

NOT TO SCALE



FRENCH DRAIN DETAIL

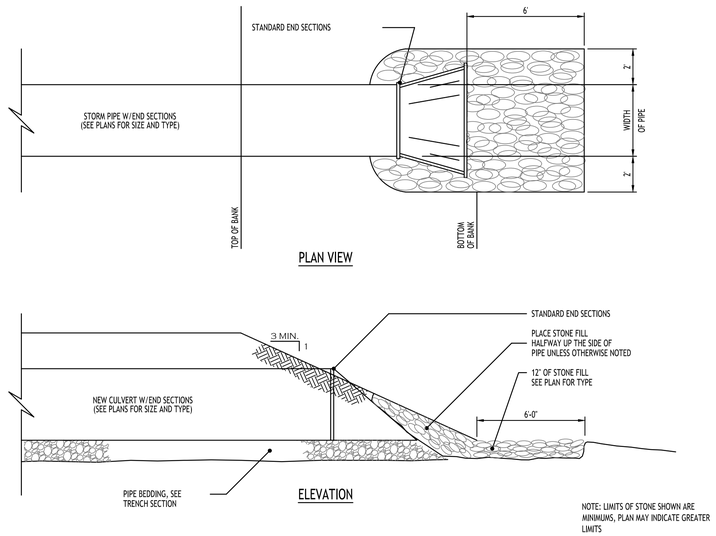
NOT TO SCALE



NOTE:
SEE TYPICAL TRENCH SECTION FOR BEDDING REQUIREMENTS

TYPICAL YARD DRAIN DETAIL

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

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Single Family Subdivision

1789 Dodge Road
Amherst, New York

REVISIONS:		
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4	Rev. Per Town Comments	3/20/2025

STATE OF NEW YORK
CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Storm Drainage Details

Date: 01/29
Drawn By: C. W
Scale: As No

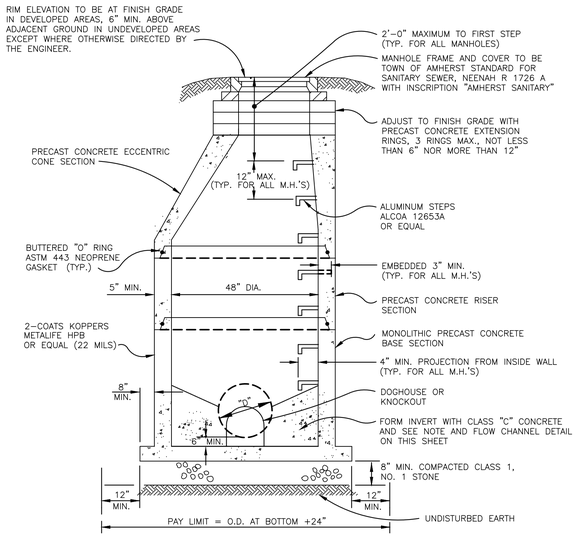
DRAWING NO.
C-302

Project No: 20.247

Attachment: SUB-2024-02_PP drawings 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

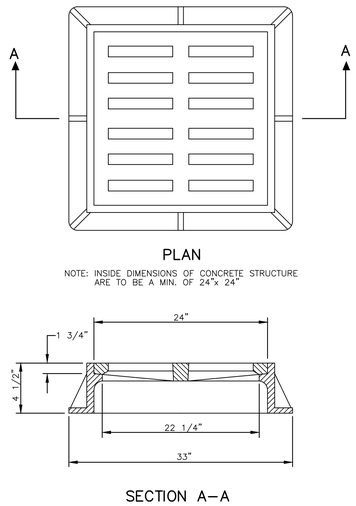
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STANDARD STORM MANHOLE

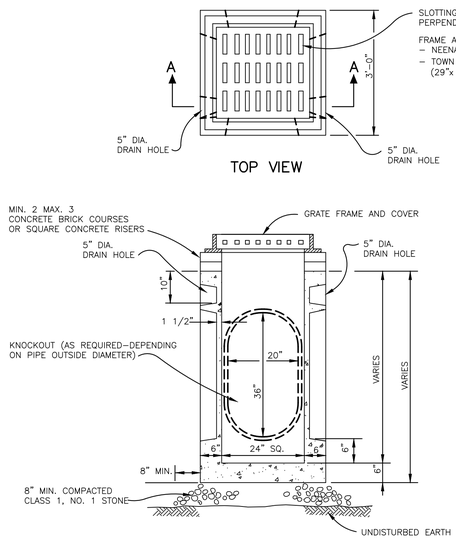
NOT TO SCALE



CAST IRON FRAME AND GRATE

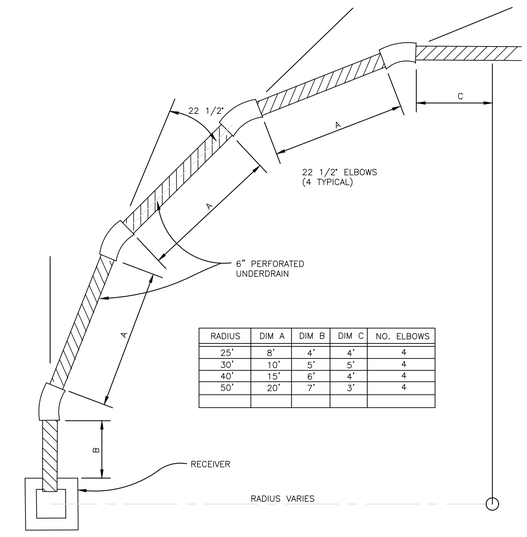
B (NEENAH R3433 OR EQUAL)

NOT TO SCALE



STANDARD PRECAST CONCRETE DROP INLET

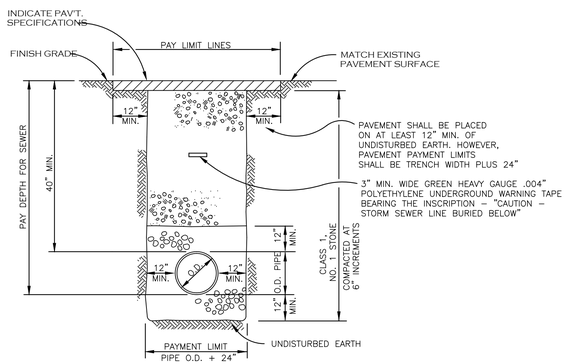
NOT TO SCALE



RADIUS	DIM A	DIM B	DIM C	NO. ELBOWS
25'	8'	4'	4'	4
30'	10'	5'	5'	4
40'	15'	6'	4'	4
50'	20'	7'	3'	4

TYPICAL UNDERDRAIN INSTALLED AROUND CURVE

NOT TO SCALE

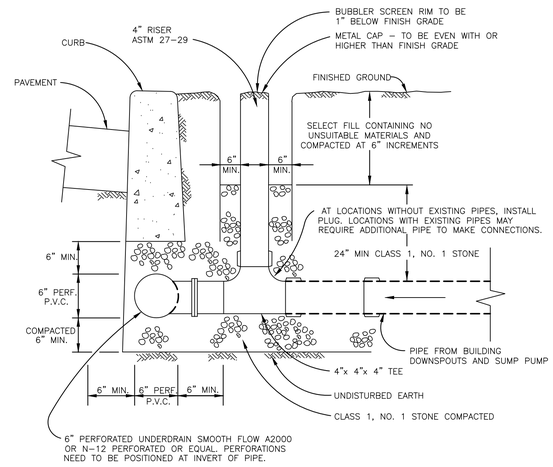


NOTE:

WHERE THE CONTRACTOR EXCAVATES BEYOND THE PAY LIMITS SHOWN : SELECT FILL AND PAVEMENT, SIDEWALK & DRIVEWAY REPLACEMENT OUTSIDE THE PAY LIMITS SHALL BE FURNISHED AND PLACED AT THE CONTRACTOR'S EXPENSE (TYP.)

TYPICAL TRENCH DETAIL TOWN ROAD CROSSING

NOT TO SCALE



CURB BUBBLER DETAIL

NOT TO SCALE

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN

Buffalo | Utica | Greensboro

Single Family Subdivision

1789 Dodge Road

Amherst, New York

REVISIONS: No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
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4	Rev. Per Town Comments	3/20/2025

Attachment: SUB-2024-02_PP drawings 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)



DRAWING NAME:

Storm Drainage Details

Date: 01/29

Drawn By: C. W

Scale: As No

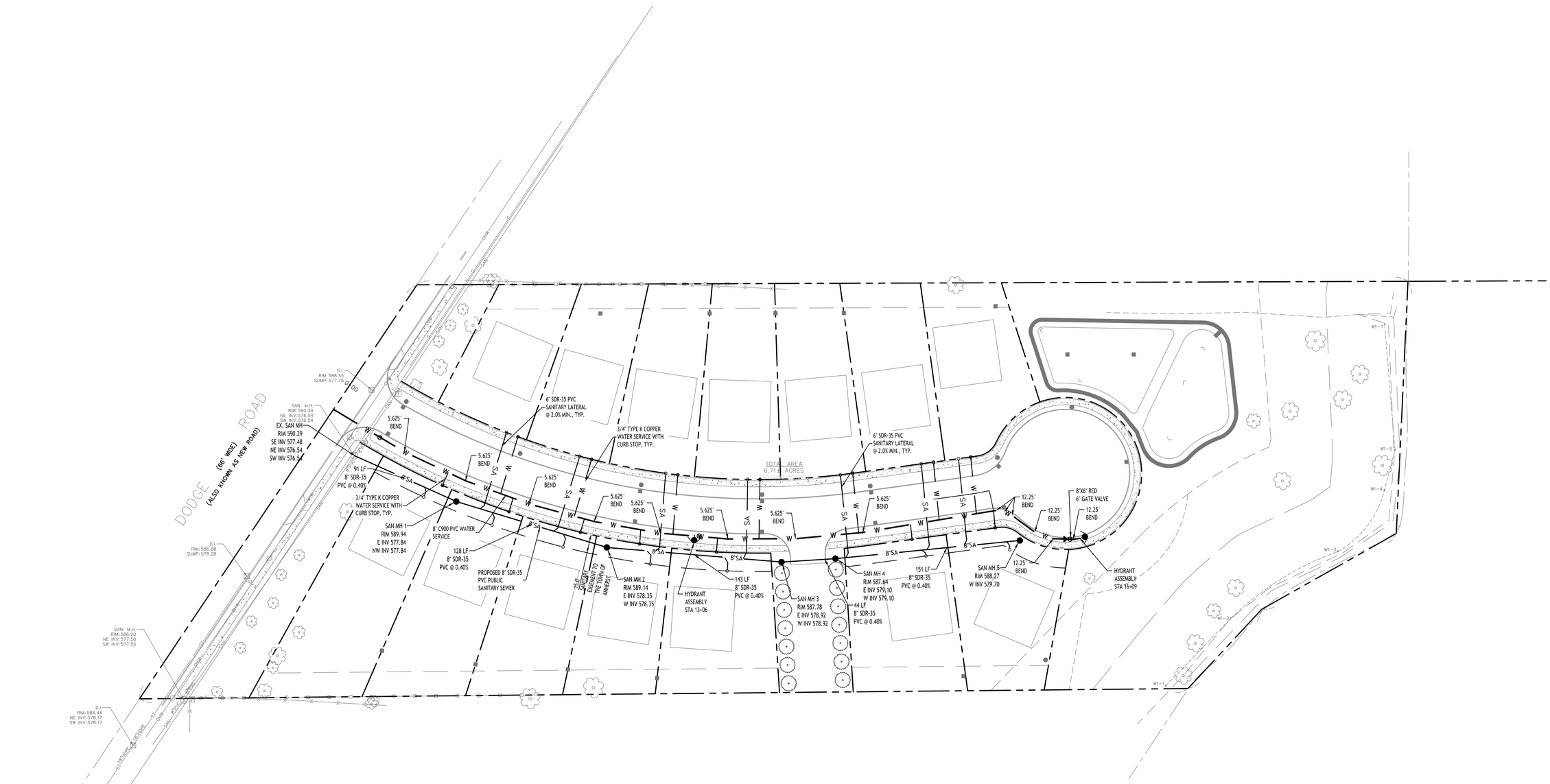
DRAWING NO.

C-303

Project No: 20.247

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UTILITY PLAN

SCALE: 1"=40'

PROPOSED STORM/UTILITY LEGEND

PROPOSED STORM SEWER	— ST —
PROPOSED SANITARY SEWER	— 6" SA —
PROPOSED WATERLINE	— 1" W —
PROPOSED CATCH BASIN	■ CB
PROPOSED MANHOLE	● MH
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 DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

40' 40 0 40 80Ft.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Single Family Subdivision

1789 Dodge Road
Amherst, New York

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4	Rev. Per Town Comments	3/20/2025

STATE OF NEW YORK — CHRISTOPHER WOOD — 087394 — LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Utility Plan

Date: 01/29
Drawn By: C. W.
Scale: As No

DRAWING NO.
C-400

Project No: 20.247

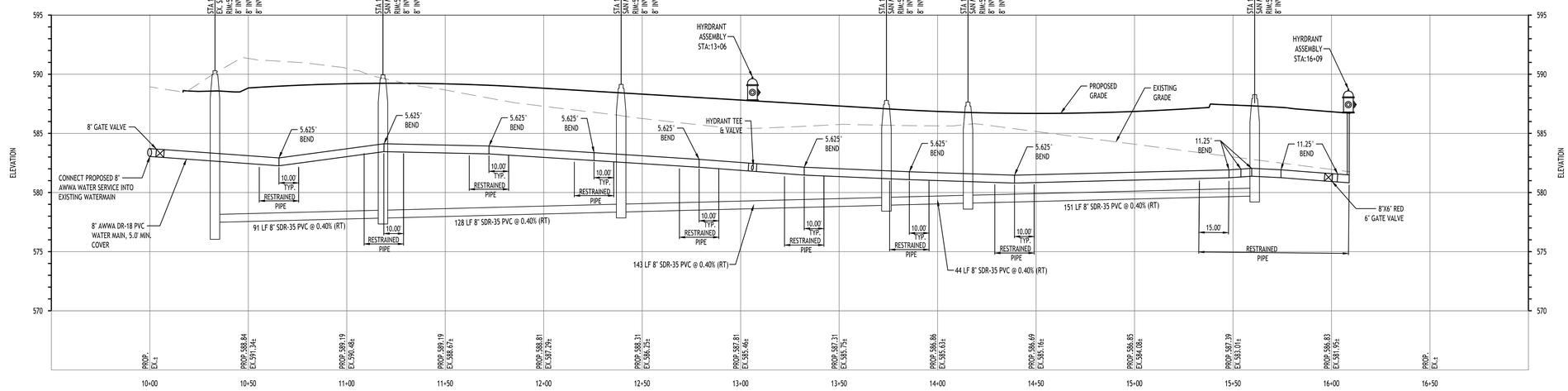
Attachment: SUB-2024-02_PP drawings 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

2.b

Packet Pg. 540

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PROFILE - ROAD A

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

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

HORIZ. 30' 30 0 30 60Ft.

VERT. 5' 5 0 5 10Ft.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Single Family Subdivision

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4	Rev. Per Town Comments	3/20/2025

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

DRAWING NAME:
Utility Road Profile

Date: 01/29
Drawn By: C. W.
Scale: As No

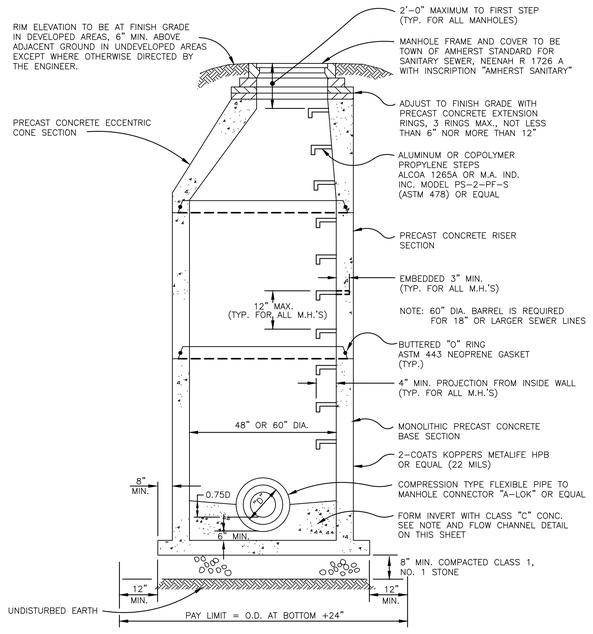
DRAWING NO.
C-401

Project No: 20.247

Attachment: SUB-2024-02_PP drawings 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

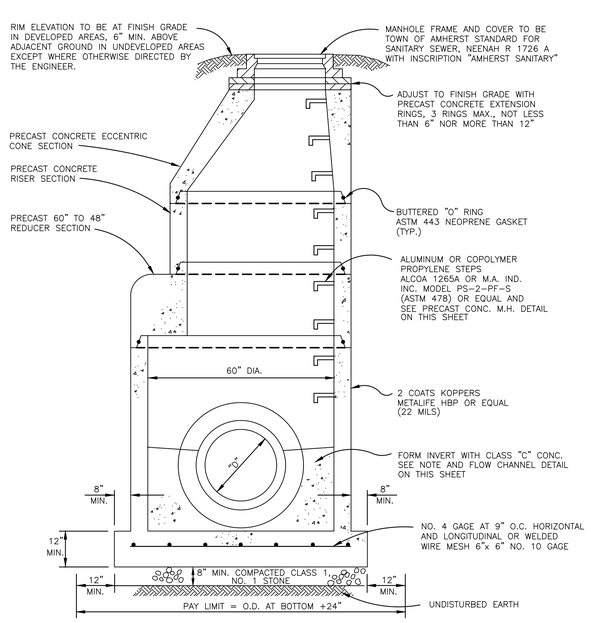
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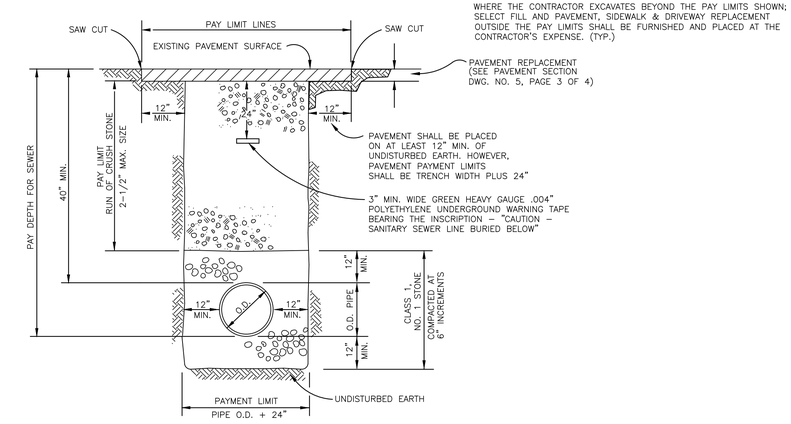
PRECAST CONCRETE MANHOLE

NOT TO SCALE



PRECAST CONCRETE MANHOLE OVER EXISTING SEWER (18"–30" DIA.)

NOT TO SCALE

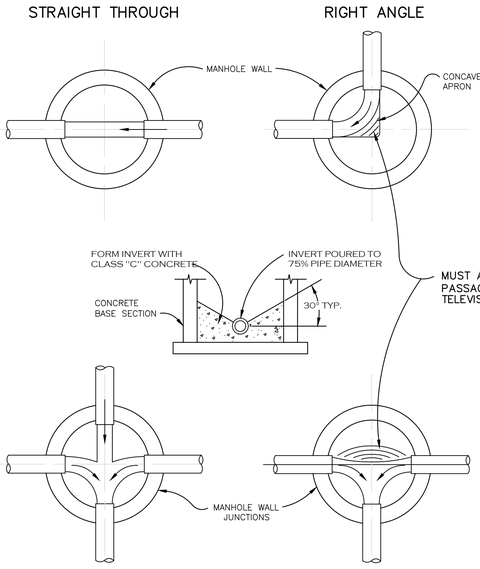


NOTE:
WHERE THE CONTRACTOR EXCAVATES BEYOND THE PAY LIMITS SHOWN; SELECT FILL AND PAVEMENT, SIDEWALK & DRIVEWAY REPLACEMENT OUTSIDE THE PAY LIMITS SHALL BE FURNISHED AND PLACED AT THE CONTRACTOR'S EXPENSE. (TYP.)

NOTE:
IF CONCRETE ENCASEMENT IS REQUIRED, IT SHALL BE INSTALLED IN PLACE OF (AND TO THE DIMENSIONS OF) THE PIPE BEDDING AND COVER TO 12" MIN. ABOVE AND BELOW THE PIPE (SEE WATER CROSSING DETAIL ON THIS SHEET)

TYPICAL TRENCH DETAIL – TOWN ROAD CROSSING FOR MAIN SEWERS & HOUSE AND BUILDING CONNECTIONS

NOT TO SCALE



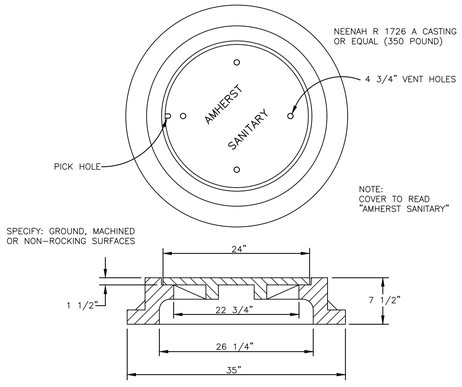
NOTE:
FLOW CHANNELS MUST ALLOW PLACEMENT, REMOVAL AND PASSAGE OF T.V. CAMERAS. THE CAMERA DIMENSIONS ARE APPROXIMATELY 26" LONG x 6 1/2" SQUARE. A BLOCK OF WOOD OF THESE DIMENSIONS MAY BE USED TO SIMULATE THE SIZE OF THE CAMERA. THIS WILL SIMPLIFY THE FORMATION OF FLOW CHANNELS AND INVERTS.

DEPTH OF ALL CHANNELS TO BE 75% OF PIPE DIAMETER.

FINISH ALL CHANNELS AT PROPER GRADE AS TO ALLOW SMOOTH & UN-OBSTRUCTED FLOW ALL INVERTS TO BE FLUSH WITH THE INSIDES.

FLOW CHANNEL DETAIL SANITARY SEWERS

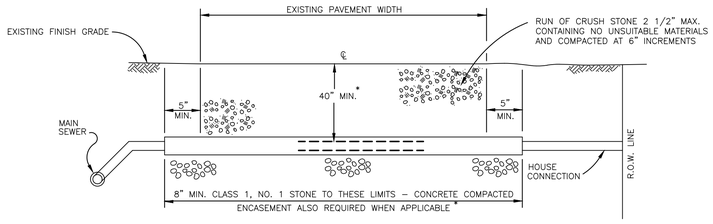
NOT TO SCALE



STANDARD MANHOLE FRAME AND COVER

VENTED COVER

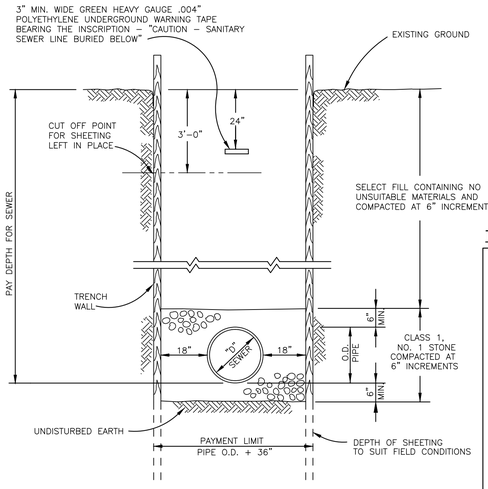
NOT TO SCALE



*WHEN DEPTH FROM TOP OF HOUSE CONNECTION PIPE TO SURFACE IS LESS THAN 6.0 FEET, A CONCRETE ENCASEMENT WILL BE REQUIRED TO THE LIMITS SHOWN (SEE WATER CROSSING DETAIL SAN. SEWERS DWG. #4 – PG. #2 OF 4)

SANITARY TYPICAL PAVEMENT CROSSING FOR HOUSE CONNECTION

NOT TO SCALE



NOTE:
DETAIL FOR PVC PIPE SEE SPECIFICATION FOR OTHER MATERIALS USED

TYPICAL EARTH TRENCH DETAIL UNPAVED AND UNTRAVELED AREAS

NOT TO SCALE

SHEETED TRENCH DETAIL

NOT TO SCALE

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Single Family Subdivision

1789 Dodge Road
Amherst, New York

REVISIONS: No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	10/24/2024
3	Rev. Per Town Comments	11/11/2024
4	Rev. Per Town Comments	3/20/2025

Attachment: SUB-2024-02_PP drawings 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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

DRAWING NAME:
Sanitary Sewer Details

Date: 01/29
Drawn By: C. W
Scale: As No

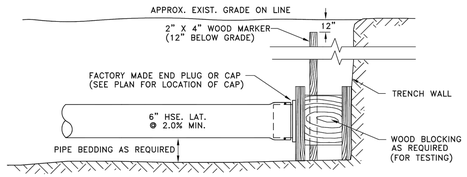
DRAWING NO.
C-402

Project No: 20.247

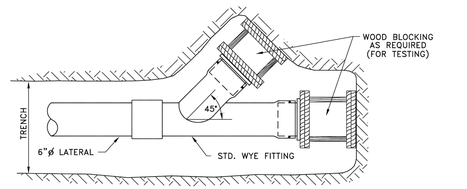
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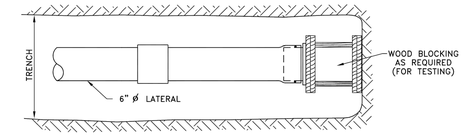
CAP & BLOCKING METHODS FOR AIR TESTING
(NOVEMBER 2023)



TYPICAL SECTION



TYPE "2" SERVICE LATERAL FITTING

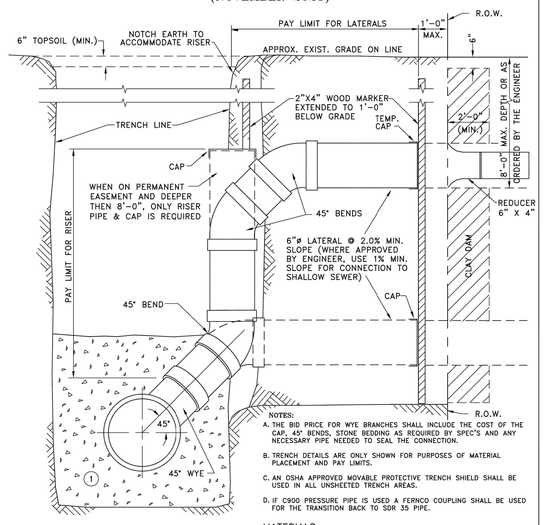


TYPE "1" SERVICE LATERAL FITTING

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	Rev. 1	STD.DETAIL
	Rev. 2	26
	File: D-26	Date: 3/1/91

File: V:\DWK\Engineering\CAD\Details\Details November 2023\D-26.dwg, Last saved: 12/12/2023, Plot Date: 12/12/2023, Plot Style: DETAILS.CTB

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



NOTES:
A. THE BID PRICE FOR WYE BRANCHES SHALL INCLUDE THE COST OF THE CAP, 45° BENDS, STONE BEDDING AS REQUIRED BY SPEC'S AND ANY NECESSARY PIPE NEEDED TO SEAL THE CONNECTION.
B. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND PAY LIMITS.
C. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.
D. IF C900 PRESSURE PIPE IS USED A FERNCO COUPLING SHALL BE USED FOR THE TRANSITION BACK TO SDR 35 PIPE.

MATERIALS

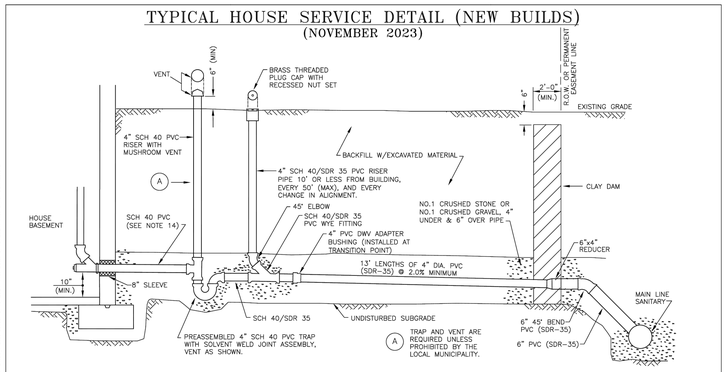
PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

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

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	Rev. 2 1/97	ADDED 1/8 BELL & SPIGOT LONG SWEEP BEND
	Rev. 3 12/01	ADDED NOTE D REGARDING LOCATION OF VENTS AND CLEAN OUTS
	Rev. 4 5/02	CHANGED LONG SWEEP TO NORMAL 45° ADDED CAPS & CORRECTED PAY LIMITS
	File: D-27	Date: 3/1/91
		STD.DETAIL 27

File: V:\DWK\Engineering\CAD\Details\Details November 2023\D-27.dwg, Last saved: 12/6/2023, Plot Date: 12/13/2023, Plot Style: DETAILS.CTB

TYPICAL HOUSE SERVICE DETAIL (NEW BUILDS)
(NOVEMBER 2023)

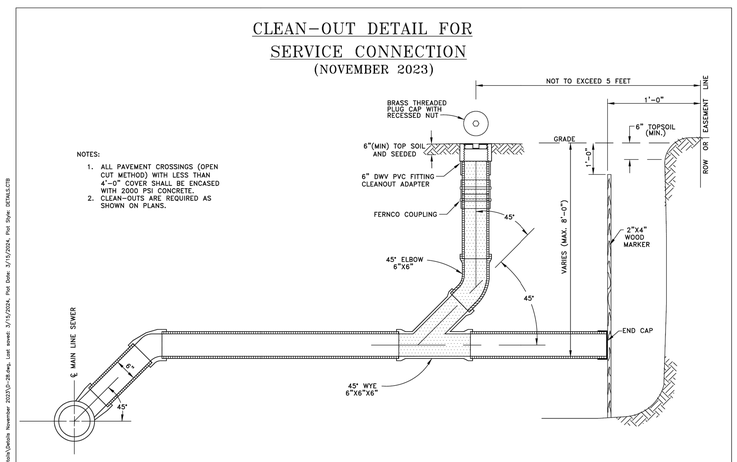


NOTES:
1. NO INSPECTION WILL BE PROVIDED WITHOUT A PERMIT. INSPECTIONS REQUIRE 48 HR. ADVANCE NOTICE FOR SCHEDULING.
2. ALL WORK MUST BE INSPECTED BY A COUNTY INSPECTOR.
3. PVC PIPE MATERIAL SHALL BE ENGINEERED, ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST ASTM SPECIFICATION D-3033/D-3034.
4. A MANUAL VALVE SHALL BE INSTALLED ON BASEMENT LAUNDRY DRAIN LINE.
5. CLEANOUTS MUST BE INSTALLED IN LAWN AREAS, NOT IN SIDEWALK OR DRIVEWAY AREAS, PREFERABLY BETWEEN THE CURB OR EDGE OF PAVEMENT AND THE SIDEWALK.
6. SELECT BACKFILL REQUIRED UNDER PAVED AREAS.
7. CONCRETE ENCASEMENT IF COVER DEPTH IS LESS THAN 4'-0" UNDER PAVED AREAS.
8. AN 8"x8" WYE WITH 6" PVC TO 6" 45° BEND, THEN 6"x4" REDUCER IS USED.
9. A 6" CLEANOUT IS REQUIRED AT R.O.W. WHENEVER THE MAIN SEWER IS UNDER THE PAVEMENT LIMITS OR AT FAR SIDE OF PAVEMENT.
10. ANY EXCAVATION TO BE LEFT OPEN OVERNIGHT SHALL BE COMPLETELY ENCLOSED IN FENCING, OR WHERE NECESSARY, COVERED WITH STEEL PLATES.
11. DOWN SPOUTS, SUMP PUMPS, AND FOOTING DRAINS ARE NOT PERMITTED TO BE CONNECTED TO THE HOUSE LATERAL.
12. NO CONNECTION SHALL BE MADE UNTIL BUILDING ROOF IS ERECTED AND BASEMENT FLOOR IS POURED.
13. SEPTIC TANKS MUST BE ABANDONED PER NYSDEC APPROVED METHODS.
14. IF THE PIPE EXITING THE HOME IS CAST IRON, A MISSION COUPLING IS REQUIRED BEFORE TRAP.

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	Rev. 11/08	ADDED PVC TRAP AND SLEEVE
	Rev. 01/12	REVISED 4" CAST IRON TRAP
	Rev. 10/21	REMOVED VENT, RISER, AND TRAP ASSEMBLY
	Rev. 11/23	ADDED VENT, RISER, TRAP ASSEMBLY & (A)
	Rev. 3/24	CHANGED VENT, RISER, TRAP TO SCH 40
	File: d-21	Date: 3/1/91
		STD. DETAIL 21

File: V:\DWK\Engineering\CAD\Details\Details November 2023\D-21.dwg, Last saved: 3/15/2024, Plot Date: 3/15/2024, Plot Style: DETAILS.CTB

CLEAN-OUT DETAIL FOR SERVICE CONNECTION
(NOVEMBER 2023)



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

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

File: V:\DWK\Engineering\CAD\Details\Details November 2023\D-28.dwg, Last saved: 3/15/2024, Plot Date: 3/15/2024, Plot Style: DETAILS.CTB

TOWN OF AMHERST APPROVAL BOX:

2.b

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Single Family Subdivision
1789 Dodge Road
Amherst, New York

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
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3	Rev. Per Town Comments	11/11/2024
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Attachment: SUB-2024-02_PP drawings 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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

DRAWING NAME:
Sanitary Sewer Details

Date: 01/29
Drawn By: C. W.
Scale: As No

DRAWING NO.
C-403

Project No: 20.247

Packet Pg. 543

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SANITARY SEWER TESTING METHOD NOTES

(A) LEAKAGE TESTS

01. THE TEST PERIOD WHEREIN THE MEASUREMENTS ARE TAKEN SHALL NOT BE LESS THAN 24 HOURS, REGARDLESS OF THE TEST METHOD USED.

02. THE TOTAL LEAKAGE OF ANY SECTION TESTED BY ANY TEST METHOD SHALL NOT EXCEED THE RATE OF 200 GALLONS PER MILE OF PIPE PER 24 HOURS PER INCH OF NOMINAL PIPE DIAMETER.

03. MANHOLES SHALL BE CONSIDERED AS SECTIONS OF 48" DIAMETER PIPE AND THE EQUIVALENT LEAKAGE ALLOWANCE SHALL BE COMPUTED PER NOTE 02 USING THE SUBMERGED HEIGHT OF MANHOLE AS THE LENGTH.

04. WHEN MANHOLES ARE TESTED SEPARATELY, ALL PIPE OPENINGS SHALL BE PLUGGED AND THE TEST PROCEDURES AND CRITERIA SHALL BE APPLIED IN THE SAME MANNER AS FOR TESTS INVOLVING ONLY THE PIPE OR A COMBINATION OF PIPE AND MANHOLES.

(B) INFILTRATION TEST CRITERIA FOR USE

01. THIS TEST METHOD MAY ONLY BE USED WHEN GROUND WATER LEVELS ARE AT LEAST TWO (2) FEET ABOVE THE TOP OF THE PIPE FOR THE ENTIRE LENGTH OF THE SECTION TO BE TESTED DURING THE ENTIRE PERIOD OF THE TESTS.

02. GROUND WATER LEVELS MAY BE MEASURED IN AN OPEN TRENCH OR IN STANDPIPES PREVIOUSLY PLACED IN BACKFILLED TRENCHES DURING BACKFILLING.

03. THE NUMBER OF STANDPIPES REQUIRED AND LOCATION OF THE SAME ARE TO BE AS ORDERED BY THE ENGINEER. STANDPIPES MAY BE OF ANY PIPE MATERIAL BUT MUST BE OF SUCH DIAMETER (2–1/2" MINIMUM) AS TO PERMIT THE INSERTION OF A RULE OR LEVEL ROD. CRUSHED STONE SHALL BE PLACED AROUND THE LOWER OPEN ENDS OF THE STANDPIPES.

04. STANDPIPES ARE TO BE REMOVED AT THE SATISFACTORY COMPLETION OF THE TESTS.

05. IF IN LIEU OF STANDPIPES, THE TRENCH IS TO BE LEFT OPEN FOR GROUND WATER OBSERVATION, THE LENGTH OF UNBACKFILLED TRENCH AT ANY ONE TIME MAY HAVE TO BE LIMITED FOR REASONS OF SAFETY.

(C) EXFILTRATION TEST CRITERIA FOR USE

01. THIS TEST CONSISTS OF FILLING THE PIPE WITH WATER TO PROVIDE A HEAD OF AT LEAST TWO (2) FEET ABOVE THE TOP OF THE PIPE OR ABOVE GROUND WATER WHICHEVER IS HIGHER AT THE HIGHEST POINT OF THE PIPE LINE UNDER TEST, AND THEN MEASURING THE LOSS OF WATER TO MAINTAIN THE ORIGINAL LEVEL.

02. IN THIS TEST THE PIPE LINE MUST BE FILLED WITH WATER AND ALLOWED TO REMAIN SO FILLED FOR AT LEAST 24 HOURS PRIOR TO TAKING MEASUREMENTS.

03. REGARDING GROUND WATER MEASUREMENTS: SEE NOTES 02 THROUGH 05 ABOVE.

04. REGARDING THE TEST STANDPIPE: THERE MUST BE SOME POSITIVE METHOD OF RELEASING ENTRAPPED AIR IN THE SEWER PRIOR TO TAKING MEASUREMENTS.

(D) DEFLECTION TEST FOR PVC SEWER PIPE

01. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE GRAVITY SEWER PIPE. TESTS SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE FOR AT LEAST 30 DAYS.

02. NO PIPE SHALL EXCEED DEFLECTION OF 5%. DEFLECTION GAGE MAY BE BORROWED FROM THE TOWN ENGINEER FOR 8" AND 10" PIPE. THE DEFLECTION TEST MUST BE EXECUTED AFTER 30 DAYS OF PLACEMENT OF FINAL BACKFILL. THE TEST WILL ALSO BE DONE WITHOUT MECHANICAL PULLING DEVICES.

MANHOLE PLACEMENT AND MAINTENANCE
DURING CONSTRUCTION AND DEVELOPMENT

CONTRACTOR AND/OR DEVELOPERS SHALL CONSTRUCT ALL MANHOLE STRUCTURES IN ACCORDANCE WITH THE TOWN OF AMHERST STANDARD SPECIFICATIONS OR THE SPECIFICATIONS OF THE DESIGN ENGINEER WHEN REQUIRED BY THE TOWN.

ALL MANHOLES ARE TO BE DESIGNED AND FURNISHED WITH RIM ELEVATIONS AT FINAL FINISHED GRADES. THE CONTRACTOR, DEVELOPER, OR HOME BUILDER SHALL BE RESPONSIBLE FOR ALL CORRECTIONS, ADJUSTMENTS, AND MODIFICATIONS NEEDED FOR RAISING, LOWERING, OR REPLACING ANY AND ALL MANHOLES AS PROPOSED FOR THE FACILITY.

ALL AS–BUILT STATIONING, LINE AND GRADE IMPROVEMENTS, INVERT AND RIM ELEVATIONS, "Y" LOCATIONS, INSPECTION REPORTS, ROADWAY OR STREET NAMES, RIGHT–OF–WAY WIDTHS, AND EASEMENT LINES SHALL BE FURNISHED TO THE TOWN ON A SET OF MYLAR DRAWINGS PRIOR TO TAP–IN APPROVAL, PIP ACCEPTANCE, AND/OR RELEASE OF FINAL PAYMENT.

ALL MANHOLE STRUCTURES SHALL BE MADE ACCESSIBLE TO THE TOWN OF AMHERST TELEVISION/MAINTENANCE CREWS. THE CONTRACTOR AND/OR DEVELOPER SHALL PROVIDE A DRY, WELL COMPACTED, STABLE SURFACE FREE FROM SHOW AND OBSTRUCTIONS FOR SAFE AND OPEN ACCESS WITH TOWN VEHICLES. SHOULD THE CONTRACTOR AND/OR DEVELOPER WISH TV INSPECTIONS DURING WET WEATHER/WET SOFT SOIL CONDITIONS, HE SHALL PROVIDE ALL NECESSARY GRANULAR BACKFILL, DISTRIBUTED AND COMPACTED TO SUPPLY ACCESS TO EACH MANHOLE. THE CONTRACTOR AND/OR DEVELOPER SHALL BEAR ALL COSTS OF TOWING, DOWN TIME, CREW TIME, AND DAMAGE ALONG WITH RESTORATION, SHOULD SUCH ACCESSWAYS FAIL.

SANITARY SEWER NOTES:

01. THE CONTRACTOR SHALL COMPLY WITH THE TOWN OF AMHERST STANDARD DRAWINGS AND SPECIFICATIONS.

02. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER AND THE TOWN OF AMHERST ENG. DEPT. OF ANY HAZARDOUS SUBSTANCE ENCOUNTERED DURING THE CONSTRUCTION OF THE WORK. HE SHALL AT HIS EXPENSE, CONFORM TO ALL LAWS, RULES, REGULATIONS AND DIRECTIONS AS PROMULGATED BY THE UNITED STATES DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION, THE NEW YORK STATE DEPARTMENT OF HEALTH AND ANY SUCH LOCAL RULES, ORDINANCES AND LAWS WHEN ENCOUNTERING OR WORKING WITH ANY SUCH HAZARDOUS SUBSTANCE.

03. THE CONTRACTOR SHALL COMPLY IN ALL RESPECTS TO THE INDUSTRIAL CODE PART (RULE NO.) 53 RELATING TO CONSTRUCTION, EXCAVATION AND DEMOLITION OPERATIONS AT OR NEAR UNDERGROUND FACILITIES, AS ISSUED BY THE STATE OF NEW YORK DEPARTMENT OF LABOR, BOARD OF STANDARD AND APPEALS.

04. SINCE THE ERIE COUNTY WATER AUTHORITY OPERATES AND MAINTAINS THE EXISTING WATER LINES, THEY ARE TO BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF THE START OF CONSTRUCTION. ALL EXISTING VALVES ARE TO BE OPERATED BY THE ERIE COUNTY WATER AUTHORITY PERSONNEL.

05. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AHEAD OF THE PIPE LAYING OPERATION, SO THAT, IF MINOR ADJUSTMENTS MUST BE MADE IN ELEVATION AND/OR ALIGNMENT DUE TO INTERFERENCE FROM THESE UTILITIES, SAID CHANGES CAN BE MADE IN ADVANCE OF THE WORK.

06. WHERE SUCH FACILITIES ARE UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER, HE SHALL CERTIFY TO THE ENGINEERING DEPARTMENT OF THE TOWN OF AMHERST THAT SAID FACILITIES AS CONSTRUCTED WERE SUPERVISED BY HIMSELF (HERSELF) AND THAT THE WORKS HAVE BEEN FULLY COMPLETED IN ACCORDANCE WITH THE APPROVED ENGINEERING REPORTS, PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS AND ANY AND ALL ADDENDA TO SAME.

07. THE CONSTRUCTION OF THE FACILITIES SHALL BE UNDER THE SUPERVISION OF A PERSON OR FIRM QUALIFIED TO PRACTICE PROFESSIONAL ENGINEERING IN NEW YORK STATE UNDER THE EDUCATION LAW OF THE STATE, WHENEVER ENGINEERING SERVICES ARE REQUIRED BY SUCH LAW FOR SUCH PURPOSES.

08. A WRITTEN CERTIFICATE OF CONSTRUCTION COMPLIANCE, INCLUDING THE RESULTS OF HYDROSTATIC LEAKAGE TESTS, MADE BY THE PROFESSIONAL ENGINEER SUPERVISING THE CONSTRUCTION, SHALL BE SUBMITTED TO THE ERIE COUNTY DEPART. OF ENVIRONMENT PLANNING AND NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION WITHIN THIRTY (30) DAYS AFTER CONSTRUCTION COMPLETION.

09. UNSUITABLE MATERIALS SUCH AS FROZEN ORGANIC AND/OR VEGETABLE MATERIAL, DEBRIS, TREES, LUMBER, LARGE STONES OR CLODS (6.0" OR LARGER), MUCK, PEAT, ORGANIC SILT WILL NOT BE ACCEPTABLE FILL AND CERTAIN MAN–MADE DEPOSITS OF INDUSTRIAL WASTE, SLUDGE OR LANDFILL MAY ALSO BE DETERMINED AS UNSUITABLE HAZARDOUS MATERIAL.

10. THE COMPACTION OF ALL MATERIALS WILL OCCUR AT 6" INCREMENTS.

11. VERIFICATION OF ALL EXISTING EASEMENTS IS THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THEY MUST BE SHOWN ALONG WITH ALL PROPOSED EASEMENTS ON PLAN DRAWINGS.

12. SHOULD A FLUID CONDITION BE ENCOUNTERED AT THE TRENCH BOTTOM, THE CONTRACTOR IS TO INSTALL ADDITIONAL STONE CRADLE AS ORDERED BY THE ENGINEER.

13. ALL PIPE CROSSING UNDER PAVED AREAS ARE TO BE BACKFILLED TO SUBGRADE WITH COMPACTED SELECT MATERIAL TO FIVE (5) FEET OUTSIDE THE PAVEMENT EDGES.

14. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A QUALIFIED TREE EXPERT TO REMOVE, WHERE NECESSARY, BRANCHES WHICH INTERFERE WITH THE CONSTRUCTION OPERATION, OR REPAIR TREES HAVING SUFFERED DAMAGE BY CONSTRUCTION ACTIVITIES. THE COST INVOLVED IN THE ABOVE IS TO BE INCLUDED IN THE VARIOUS ITEMS OF THE CONTRACT.

15. SEWERS SHALL BE LAID AT LEAST TEN (10) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATERMAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A TEN FOOT SEPARATION, THE APPROPRIATE REVIEWING AGENCY MAY ALLOW DEVIATION ON A CASE–BY–CASE BASIS, IF SUPPORTED BY DATA FROM THE DESIGN ENGINEER. SUCH DEVIATION MAY ALLOW INSTALLATION OF THE SEWER CLOSER TO A WATERMAIN, PROVIDED THAT THE WATERMAIN IS IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AND AT AN ELEVATION SO THE BOTTOM OF THE WATERMAIN IS AT LEAST 18" (46CM) ABOVE THE TOP OF THE SEWER.

16. SEWERS CROSSING WATERMAINS SHALL BE LAID TO PROVIDE MINIMUM VERTICAL DISTANCE OF 18" (46CM) BETWEEN THE OUTSIDE OF A WATERMAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATERMAIN IS EITHER ABOVE OR BELOW THE SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATERMAIN JOINTS. WHERE A WATERMAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER, TO PREVENT DAMAGE TO THE WATERMAIN.

17. WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO WATER PIPE AND SHALL BE PRESSURE TESTED AS TO ASSURE WATERTIGHTNESS PRIOR TO BACKFILLING.

18. THE PIPE SHALL BE P.V.C. SEWER PIPE CONFORMING TO THE LATEST REVISIONS OF ASTM DESIGNATION D–3034, SDR–35, INSTALLED IN ACCORDANCE WITH ASTM.

19. THE MANHOLE COVERS ARE TO BEAR THE INSCRIPTION "AMHERST SANITARY".

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD
DESIGN
Buffalo | Utica | Greensboro

Single Family Subdivision

1789 Dodge Road
Amherst, New York

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	10/24/2024
3	Rev. Per Town Comments	11/11/2024
4	Rev. Per Town Comments	3/20/2025

Attachment: SUB-2024-02_PP drawings 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)



DRAWING NAME:

Sanitary Sewer Notes

Date: 01/29
Drawn By: C. W
Scale: As No

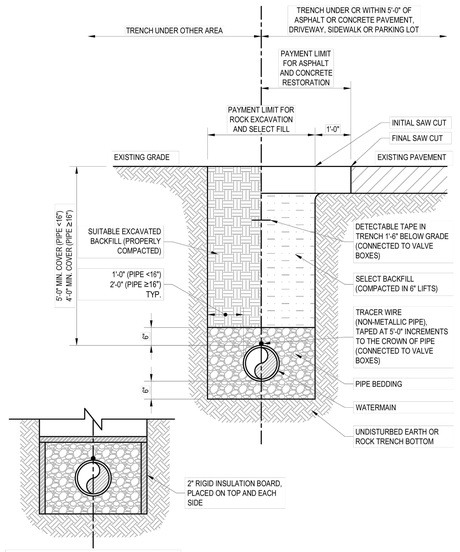
DRAWING NO.

C-404

Project No: 20.247

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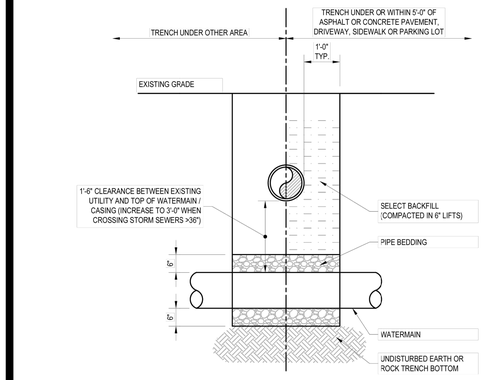
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FROST PROTECTION TRENCH
(COVER <4'-0")
ECWA APPROVAL REQUIRED

TYPICAL TRENCH DETAIL
SCALE: NTS

Revision: 2024-01
Detail: SD-01

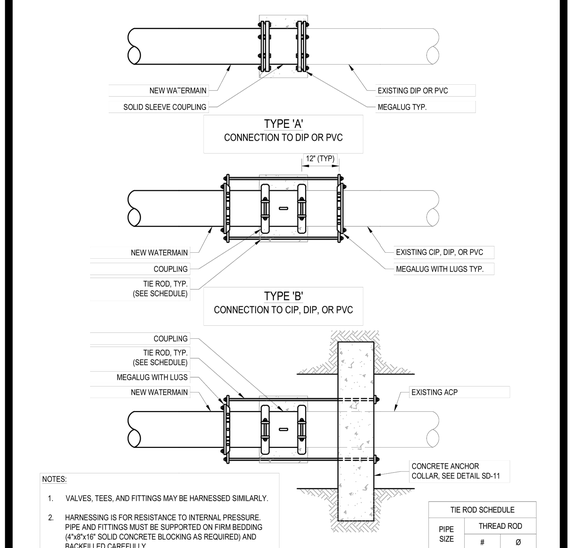


NOTES:

1. ALL EXISTING UTILITIES MUST BE SUPPORTED WITH APPROPRIATE CHAINS / STRAPS DURING CONSTRUCTION OF THE NEW WATERMAIN. CONTRACTOR IS REQUIRED TO COORDINATE WITH THE OWNER FOR THEIR PREFERRED SUPPORT REQUIREMENTS.
2. WHEN CROSSING A SEWER LINE WITH NEW WATERMAIN (AND WITHOUT A CASING PIPE), ONE FULL LENGTH (18'-0" MIN.) SHALL BE USED AT THE POINT OF CROSSING. THE WATERMAIN SHALL BE PLACED SO THAT BOTH JOINT ENDS ARE AS FAR AS POSSIBLE FROM THE EXISTING SEWER.
3. IF CASING PIPE IS USED, IT SHALL EXTEND 5'-0" BEYOND THE EXISTING PIPE OUTER EDGE IN EACH DIRECTION, AND NO WATERMAIN JOINTS OR FITTINGS SHALL BE LOCATED WITHIN 4'-0" FROM THE CASING PIPE EDGE.

PIPE CROSSING DETAIL
SCALE: NTS

Revision: 2024-01
Detail: SD-02



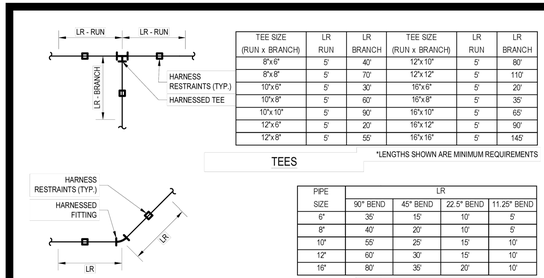
NOTES:

1. VALVES, TEES, AND FITTINGS MAY BE HARNESSED SIMILARLY.
2. HARNESSING IS FOR RESISTANCE TO INTERNAL PRESSURE. PIPE AND FITTINGS MUST BE SUPPORTED ON FIRM BEDDING (4'x8'x16" SOLID CONCRETE BLOCKING AS REQUIRED) AND BACKFILLED CAREFULLY.
3. COAT ALL EXPOSED SURFACES OF HARNESS ASSEMBLY WITH BITUMINOUS COATING.
4. TIE RODS SHALL BE PLACED ON SIDES OF PIPE.

TIE ROD SCHEDULE		
PIPE SIZE	THREAD ROD	
	#	Ø

TYPICAL CONNECTION TO EXISTING WATERMAIN
SCALE: NTS

Revision: 2024-01
Detail: SD-08



TEE SIZE (RUN x BRANCH)	LR RUN	LR BRANCH	TEE SIZE (RUN x BRANCH)	LR RUN	LR BRANCH
8"x6"	5'	40'	12"x10"	5'	80'
8"x8"	5'	70'	12"x12"	5'	110'
10"x6"	5'	30'	16"x6"	5'	20'
10"x8"	5'	60'	16"x8"	5'	35'
10"x10"	5'	90'	16"x10"	5'	65'
12"x6"	5'	20'	16"x12"	5'	90'
12"x8"	5'	55'	16"x16"	5'	145'

TEES

*LENGTHS SHOWN ARE MINIMUM REQUIREMENTS

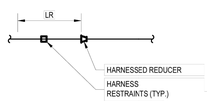
PIPE SIZE	LR 90° BEND	LR 45° BEND	LR 22.5° BEND	LR 11.25° BEND
6"	35'	15'	10'	5'
8"	40'	20'	10'	5'
10"	55'	25'	15'	10'
12"	60'	30'	15'	10'
16"	80'	35'	20'	10'

*LENGTHS SHOWN ARE MINIMUM REQUIREMENTS

NOTE:

BACK TO BACK FITTINGS WITHIN 5' OF EACH OTHER SHALL BE RESTRAINED AT LENGTHS OF 2 TIMES THE FITTING DEGREES (I.E. 2- 45° = 90° RESTRAINT LENGTH)

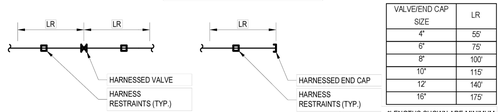
BENDS



REDUCER SIZE	LR	REDUCER SIZE	LR
6"x4"	40'	12"x8"	75'
8"x4"	70'	12"x10"	40'
8"x6"	45'	16"x6"	150'
10"x6"	75'	16"x8"	130'
10"x8"	40'	16"x10"	105'
12"x6"	100'	16"x12"	75'

REDUCERS

*LENGTHS SHOWN ARE MINIMUM REQUIREMENTS



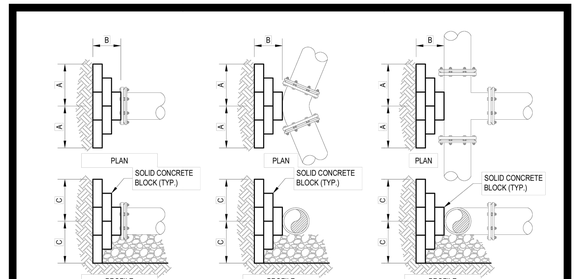
VALVE/END CAP SIZE	LR
4"	55'
6"	75'
8"	100'
10"	115'
12"	140'
16"	175'

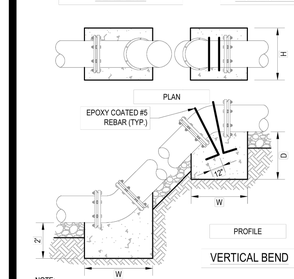
*LENGTHS SHOWN ARE MINIMUM REQUIREMENTS

VALVES / END CAPS

RESTRAINED JOINT SCHEDULE
SCALE: NTS

Revision: 2024-01
Detail: SD-09





PIPE SIZE	90° BEND, TEE, OR DEAD END A	B	C	45° BEND A	B	C
6"	1.5'	1.0'	0.5'	0.75'	1.0'	0.5'
8"	1.5'	1.0'	0.75'	1.5'	1.0'	0.5'
10"	1.5'	1.5'	1.0'	1.5'	1.5'	0.75'
12"	2.0'	2.0'	1.0'	1.75'	1.75'	0.75'

PIPE SIZE	22.5° BEND A	B	C	11.25° BEND A	B	C
6"	0.5'	1.0'	0.5	0.5'	1.0'	0.5
8"	0.75'	1.0'	0.5'	0.5'	1.0'	0.5'
10"	1.0'	1.5'	0.75'	1.0'	1.0'	0.75'
12"	1.25'	1.75'	0.75'	1.25'	1.25'	0.75'

PIPE SIZE	VERTICAL BEND UP D	H	W	VERTICAL BEND DOWN D	H	W
6"	2.0'	5.0'	3.0'	3.5'	3.5'	3.0'
8"	2.0'	6.0'	4.0'	4.5'	4.5'	4.0'
10"	2.0'	6.25'	4.5'	4.75'	4.75'	4.5'
12"	2.0'	6.5'	5.0'	5.0'	5.0'	5.0'

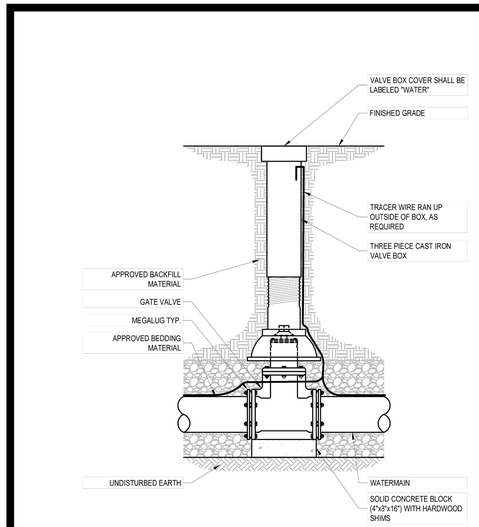
*LENGTHS SHOWN ARE MINIMUM REQUIREMENTS

NOTE:

FULL CONCRETE THRUST BLOCKS AS SHOWN ARE REQUIRED WHEN THRUST RESTRAINT IS NOT PROVIDED BY OTHER MEANS SUCH AS MJ RESTRAINTS

THRUST BLOCKS
SCALE: NTS

Revision: 2024-01
Detail: SD-10



NOTES:

1. VALVE SHALL NOT SUPPORT VALVE BOX.
2. GATE VALVE SHALL BE INSTALLED LEVEL AND VERTICALLY PLUMB.
3. VALVE BOX SHALL BE PLUMB TO GRADE, WITH OPERATING NUT CENTERED IN BOX.

GATE VALVE SETTING
SCALE: NTS

Revision: 2024-01
Detail: SD-12

TOWN OF AMHERST APPROVAL BOX:

2.b

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Single Family Subdivision

1789 Dodge Road
Amherst, New York

REVISIONS: No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	10/24/2024
3	Rev. Per Town Comments	11/11/2024
4	Rev. Per Town Comments	3/20/2025

Attachment: SUB-2024-02_PP drawings 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

STATE OF NEW YORK
CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Water Details

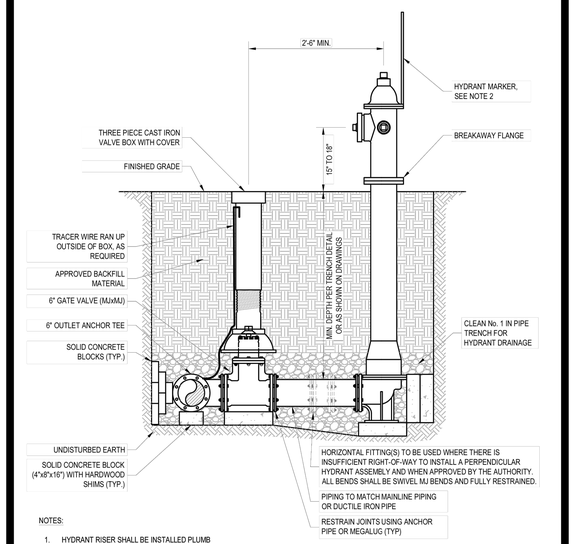
Date: 01/29
Drawn By: C. W
Scale: As No

DRAWING NO.
C-405

Project No: 20.247

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NOTES:

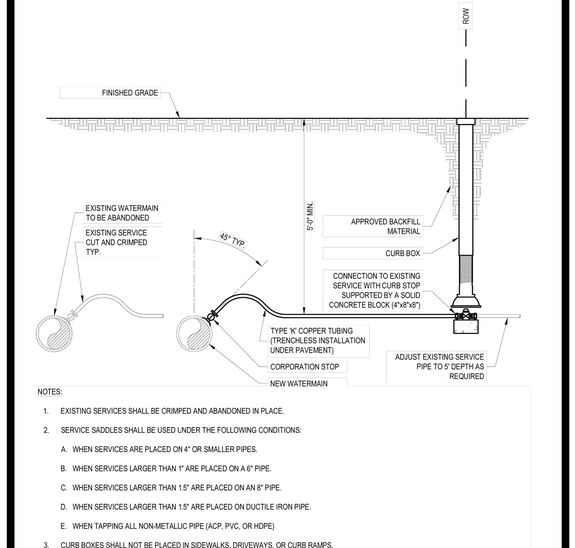
1. HYDRANT RISER SHALL BE INSTALLED PLUMB
2. FOR WATERMAIN REPLACEMENT PROJECTS, RELOCATE EXISTING MARKERS TO NEW HYDRANTS. MUNICIPALITY SHALL BE RESPONSIBLE TO PROVIDE ANY NEW HYDRANT MARKERS AS NEEDED. CONTRACTOR TO COORDINATE WITH ALL MUNICIPALITIES AND FIRE DISTRICTS.
3. HYDRANT FACE TO BE A MINIMUM OF 3'-0" FROM THE BACK FACE OF ALL CURBS OR A MINIMUM OF 5'-0" FROM ALL EDGE OF PAVEMENT.

HYDRANT ASSEMBLY INSTALLATION

SCALE: NTS

Revision: 2024-01

Detail: SD-16



NOTES:

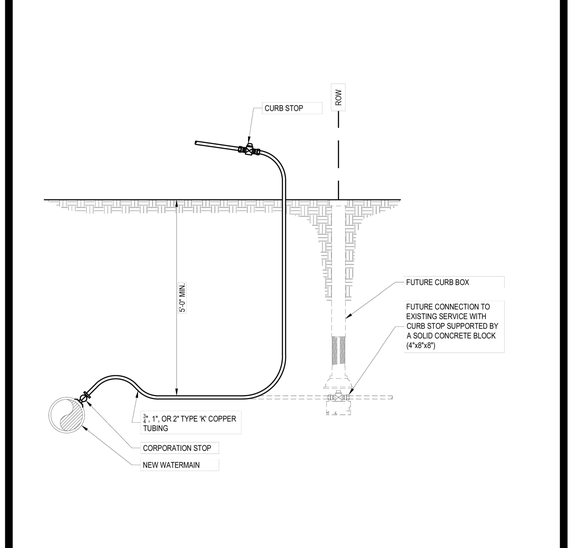
1. EXISTING SERVICES SHALL BE CRIMPED AND ABANDONED IN PLACE.
2. SERVICE SADDLES SHALL BE USED UNDER THE FOLLOWING CONDITIONS:
   A. WHEN SERVICES ARE PLACED ON 4" OR SMALLER PIPES.
   B. WHEN SERVICES LARGER THAN 1" ARE PLACED ON A 6" PIPE.
   C. WHEN SERVICES LARGER THAN 1.5" ARE PLACED ON AN 8" PIPE.
   D. WHEN SERVICES LARGER THAN 1.5" ARE PLACED ON DUCTILE IRON PIPE.
   E. WHEN TAPPING ALL NON-METALLIC PIPE (ACP, PVC, OR HDPE)
3. CURB BOXES SHALL NOT BE PLACED IN SIDEWALKS, DRIVEWAYS, OR CURB RAMPS.
4. USE POLYETHYLENE TUBING FOR ¾" AND 1" SERVICES GREATER THAN 100' IN LENGTH AND FOR 1.5" AND 2" SERVICES GREATER THAN 60' IN LENGTH. ALL POLYETHYLENE SERVICES SHALL INCLUDE A TRACER WIRE FOR DETECTION BY ECWA FORCES.
5. UNIONS ON COPPER TUBING ARE NOT ALLOWED UNLESS APPROVED BY ECWA PRIOR TO INSTALLATION.

SERVICE REPLACEMENT / INSTALLATION

SCALE: NTS

Revision: 2024-01

Detail: SD-20



NOTES:

1. AFTER COMPLETION OF TESTING, THE SAMPLE POINT SHALL BE UTILIZED FOR A SERVICE CONNECTION. IF UNABLE TO UTILIZE FOR A SERVICE REPLACE THE CORPORATION STOP IN PIPE WITH A THREADED BRASS PLUG.

TEMPORARY BLOW-OFF / SAMPLING POINT

SCALE: NTS

Revision: 2024-01

Detail: SD-30

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Single Family Subdivision

1789 Dodge Road
Amherst, New York

REVISIONS: No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	10/24/2024
3	Rev. Per Town Comments	11/11/2024
4	Rev. Per Town Comments	3/20/2025

STATE OF NEW YORK
CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Water Details

Date: 01/29
Drawn By: C. W
Scale: As No

DRAWING NO.
C-406

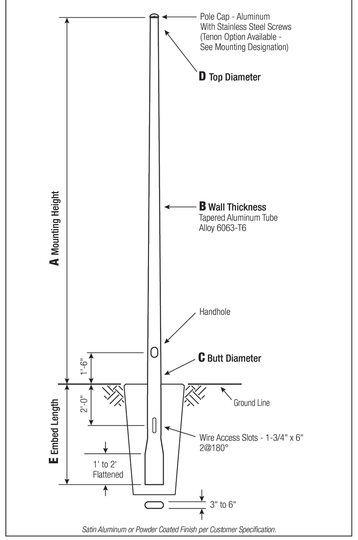
Project No: 20.247

Attachment: SUB-2024-02_PP drawings 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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RTA — Round Tapered Aluminum Pole No Arm — Direct Buried



Satin Aluminum or Powder Coated Finish per Customer Specification.

C Butt Dia.	D Top Dia.	E Embed
5	3	3'
6	4.5	4'
7	4.5	5'
8	4.5	5'
9	4.5	6'
10	6	6'

C and D Dimensions in Inches

Pole

The pole shaft will be constructed of seamless extruded tube of 6063 Aluminum Alloy per the requirements of ASTM B221. The shaft assembly shall be full-length heat treated to produce a T6 temper.

Handhole

5" Butt Diameter - *2-1/2" x 5" Handhole with curved Lap Style Aluminum Door and two (2) SS Self-Tapping Attaching Screws. A Grounding Provision is provided as part of the handhole.*

6" Butt Diameter - *Reinforced, 3" x 5" curved Cast Aluminum Frame (Alloy 356-T6) with Aluminum Door and two (2) SS Hex Head Screws. A Grounding Provision incorporating a 3/8" diameter hole is provided opposite the Handhole.*

7"+ Butt Diameters - *Reinforced, 4" x 6" curved Cast Aluminum Frame (Alloy 356-T6) with Aluminum Door and two (2) SS Hex Head Screws. Reinforced Frame will contain a tapped 3/8"-16NC Grounding Provision.*

Embed Detail

Direct Buried Pole bottom section on 6"+ butt diameter poles will be partially flattened into an anti-rotational, oval cross section. Wire access will be provided 24" below ground line. Soil conditions vary by site. Foundation requirements should be determined by a qualified Structural Engineer with knowledge of jobsite soil conditions.



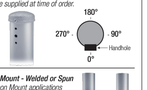
Vibration Damper

When determined necessary by Hapco, a Vibration Damper will be factory-installed inside the pole shaft. Customer specification of the damper is available.

Mounting Designation

Side Drill Mount

For Side Drill Mount applications specify luminaire type, quantity and orientation. A luminaire drilling template must be supplied at time of order.



Tenon Mount - Welded or Spun

For Tenon Mount applications specify both Tenon diameter (2.375", 2.875", 3.5", etc.) and length (3", 4", etc.). Tenon style is factory option. Welded Tenon can be specified.



WARNING: *Do not install light pole without luminaire.*

A Mtg. No.	B Wall Thickness	C Butt Diameter	Total Load Weight	Maximum EPA 90	100	110	120	130	Old Cat. Number	Catalog Number
10	0.125"	5	100	16.6	13.0	12.2	10.0	8.2	87907-0310X	RTA10B5AE-**
12	0.125"	5	100	12.6	10.0	9.2	7.4	6.0	87907-0312X	RTA12B5AE-**
14	0.125"	5	90	10.0	7.6	7.0	5.6	4.4	87907-0314X	RTA14B5AE-**
16	0.125"	5	60	8.0	6.0	5.4	4.2	3.2	87907-0316X	RTA16B5AE-**
18	0.125"	5	35	6.4	4.6	4.2	3.0	2.2	87907-0318X	RTA18B5AE-**
18	0.156"	5	60	8.2	6.2	5.6	4.2	3.2		RTA18C5AE-**
20	0.125"	5	30	4.8	3.4	3.0	2.0	1.4		RTA20B5AE-**
20	0.125"	6	100	12.0	9.2	8.4	6.8	5.6	50-001	RTA20B6BE-**
20	0.156"	6	100	16.0	12.2	11.2	9.2	7.6	50-002	RTA20C6BE-**
20	0.188"	6	100	20.0	15.4	14.2	11.6	9.8	50-003	RTA20D6BE-**
20	0.156"	7	100	24.0	18.8	17.4	14.2	12.0	50-004	RTA20C7BE-**
20	0.188"	7	100	29.4	23.2	21.4	17.8	15.0	50-005	RTA20D7BE-**
20	0.156"	8	100	33.0	26.2	24.2	20.2	17.0	50-006	RTA20C8BE-**
20	0.188"	8	100	40.4	32.0	29.8	24.8	21.0	50-007	RTA20D8BE-**
22	0.125"	5	25	3.6	2.4	2.0	1.2	-		RTA22B5AE-**
25	0.156"	6	80	10.0	7.2	6.6	5.2	4.2	50-062	RTA25C6BE-**
25	0.188"	6	100	12.8	9.6	8.8	7.0	5.8	50-063	RTA25D6BE-**
25	0.156"	7	100	16.0	12.2	11.2	9.0	7.4	50-064	RTA25C7BE-**
25	0.188"	7	100	20.2	15.6	14.2	11.6	9.6	50-065	RTA25D7BE-**
25	0.156"	8	100	22.8	17.8	16.4	13.4	11.2	50-066	RTA25C8BE-**
25	0.188"	8	100	28.4	22.4	20.6	17.0	14.2	50-067	RTA25D8BE-**
25	0.219"	8	100	33.6	26.6	24.6	20.4	17.2	50-068	RTA25E8BE-**
25	0.250"	8	100	38.8	30.8	28.4	23.6	19.8	50-069	RTA25F8BE-**
30	0.156"	7	85	10.6	7.6	6.8	5.2	4.2	50-124	RTA30C7BE-**
30	0.188"	7	100	13.8	10.2	9.2	7.4	6.0	50-125	RTA30D7BE-**
30	0.156"	8	100	16.0	12.0	11.0	8.8	7.2	50-126	RTA30C8BE-**
30	0.188"	8	100	20.4	15.8	14.4	11.6	9.6	50-127	RTA30D8BE-**
30	0.219"	8	100	24.6	19.0	17.6	14.4	12.0	50-128	RTA30E8BE-**
30	0.250"	8	100	28.6	22.4	20.6	17.0	14.2	50-129	RTA30F8BE-**
30	0.188"	9	100	28.0	21.8	20.4	16.6	14.0	50-131	RTA30D9BE-**
30	0.250"	9	100	38.8	30.6	28.4	23.6	19.8	50-133	RTA30F9BE-**
30	0.188"	10	100	36.6	29.2	27.2	22.6	19.0	50-139	RTA30D10E-**
35	0.156"	8	85	11.0	7.8	7.0	5.4	4.4	50-186	RTA35C8BE-**
35	0.188"	8	100	14.6	10.8	9.8	7.8	6.2	50-187	RTA35D8BE-**
35	0.219"	8	100	18.0	13.6	12.4	10.0	8.2	50-188	RTA35E8BE-**
35	0.250"	8	100	21.4	16.4	15.0	12.0	10.0	50-189	RTA35F8BE-**
35	0.188"	9	100	20.8	15.8	14.6	11.8	9.8	50-191	RTA35D9BE-**
35	0.250"	9	100	29.6	23.2	21.4	17.6	14.6	50-193	RTA35F9BE-**
35	0.188"	10	100	28.0	22.0	20.6	16.8	14.0	50-199	RTA35D10E-**
35	0.219"	10	100	33.6	26.6	24.8	20.4	17.0	50-200	RTA35E10E-**
35	0.250"	10	100	39.0	31.2	29.0	24.0	20.0	50-201	RTA35F10E-**
35	0.312"	10	100	49.2	39.8	37.0	30.8	25.8	50-202	RTA35G10E-**
40	0.188"	8	70	10.2	7.0	6.4	4.8	3.6	50-247	RTA40D8BE-**
40	0.219"	8	100	12.8	9.2	8.4	6.4	5.2	50-248	RTA40E8BE-**
40	0.250"	8	100	15.8	11.6	10.4	8.2	6.6	50-249	RTA40F8BE-**
40	0.188"	9	100	15.0	11.2	10.2	8.2	6.6	50-251	RTA40D9BE-**
40	0.250"	9	100	22.6	17.4	16.0	13.0	10.6	50-253	RTA40F9BE-**
40	0.188"	10	100	21.2	16.6	15.4	12.6	10.2	50-259	RTA40D10E-**
40	0.219"	10	100	26.0	20.4	19.0	15.6	12.8	50-260	RTA40E10E-**
40	0.250"	10	100	30.6	24.2	22.4	18.6	15.4	50-261	RTA40F10E-**
40	0.312"	10	100	39.8	31.4	29.4	24.2	20.2	50-262	RTA40G10E-**

Catalog Number System

The catalog number for Hapco poles utilizes the following identification system.

RTA | | |

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HADCO
by signify

Urban

TownView

TVPC/TVPR
Post top and arm mount luminaire



The Hadco **TownView LED post top luminaires** were designed to eliminate the compromises of performance, comfort, style options and value when choosing the right lighting solution for residential street and pedestrian area. The horizontal lens option reduces glare to enhance a sense of security with increased visual comfort. TownView offers design flexibility with a variety of style options, lumen packages, a range of control options and more at exceptional value.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide: Luminaire

example: TVPC-S3-S-32-G1-7-3S-730-A-N-R7-N-SP1-T-N-N-BKS

Series	Mounting	Roof option	LED module	Generation	Drive current	Distribution	Color temp.	Voltage	Integral Controls [3]
TVPC TownView with visual comfort panels **TVPR** TownView with vertical ribbed panels	**A**[1] Arm Mt **L4** Large Post Top Fitter 4" (tool less entry) **L3** Large Post Top Fitter 3" (tool less entry) **S2** Small Post Fitter 2-3/8" **S3** Small Post Fitter 3" **S4** Small Post Fitter 4"	**S** Square Roof **C**[2] Curved Roof	**16** 16 LEDs **32** 32 LEDs **48** 48 LEDs	**G1** Gen 1	**5** 530 mA **7** 700 mA **9** 900 mA **1** 1050 mA **5** 530 mA **7** 700 mA **8** 800 mA **1** 1050 mA **5** 530 mA **7** 700 mA	**2S** Type 2 Short **3S** Type 3 Short **3W** Type 3 Wide **5** Type 5 **2H** Type 2 House-side shield **3SH** Type 3 Short House-side shield **3WH** Type 3 Wide House-side shield	**730** 3000K (70 CRI) **740** 4000K (70 CRI) **827**[4] 2700K (80 CRI)	**A** 120-277 Volt **J** 480V **K** 347V	**DA**[5] 4 Hrs 25% Reduction **DB**[5] 4 Hrs 50% Reduction **DC**[5] 4 Hrs 75% Reduction **DD**[5] 6 Hrs 25% Reduction **DE**[5] 6 Hrs 50% Reduction **DF**[5] 6 Hrs 75% Reduction **DG**[5] 8 Hrs 25% Reduction **DH**[5] 8 Hrs 50% Reduction **DJ**[5] 8 Hrs 75% Reduction **DL**[5,6] DALI (default: logarithmic) **SRD**[6,7] SR Driver **CLO**[8] Constant light output **AST**[9] Adjustable startup time **OTL**[9] Over the life (default: L70 hrs) **5**[10] FAWS Field adjustable wattage selector **SRD** Sensor ready driver (standard configuration) **SRDI** Sensor ready driver (alternative configuration) **N** None

Ordering guide (continued)

Receptacle	Sensor Receptacle [4]	Surge Protection	Term Block	Decorative Option	Bird Guard	Finish [11]
R7 7 Pin tooless rotatable standard - no photocell **PH8**[7] 7 Pin tooless rotatable standard - with photocell **PH9** 7 Pin tooless rotatable standard - with shorting cap **PHX**[7] 7 Pin tooless rotatable standard - with long life photocell	**N** None	**SP1** Parallel 10kV standard **SP2** Parallel 20kV	**T** Terminal Block **N** None	**L**[9] Ladder Rest **N** None	**N** None	**BKS** Black Smooth **WHS** White Smooth **BZS** Bronze Smooth **GNS** Green Smooth **BK** Black Texture **WH** White Texture **BZ** Bronze Texture **GN** Green Texture

Footnotes see page 2.

TVPC/TVPR TownView

Post top and arm mount luminaire

Ordering Guide: Arm mount

Must be ordered as a separate line item (if Arm Mount option is chosen for fixture).

Code	Mount	Width	Options	Finish
TV	**A**	**55**	**S**	
TV TownView	**A** Arm Mount	**55** 55.5" wide	**S** Decorative Scroll	**BKS** Black Smooth **WHS** White Smooth **BZS** Bronze Smooth **GNS** Green Smooth **BK** Black Texture **WH** White Texture **BZ** Bronze Texture **GN** Green Texture

Only available with Square roof

Footnotes

1. Only **S** Square roof available with **A** Arm Mount.
2. Consult factory for information and lead time
3. Only pick one option from the Control list - for multiple control options consult the factory
4. This option requires more information contact factory
5. Only available with **120-277 V**
6. Ladder rest option not available with Arm Mount
7. Not available with **347V**
8. Order a **TVLN** (no panel version if you want the SR Receptacle option) Or consult factory to review sensor compatibility with panels.
9. When any finish other than **BKS** or **BK** is selected cupola will be metal and painted to match finish. Cupola supplied with **BKS** or **BK** finish option may be used with Interact City Astro-Clock node. If using Interact City with other finishes, cupola must be removed and Astro-Clock node is not required.
10. Position 10 is open for receptacle control, must use one or the other not BOTH.
11. **SR** Receptacle only available with 32 LED (receptacle is mounted in the middle of the board) and **SRD** Driver is required if you choose this receptacle

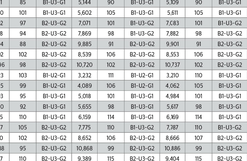
Dimensions: Arm mount

TVPx-A-S

Arm: Made of aluminum tubing

Decorative Element: Bent aluminum decorative channel scroll mechanically assembled.

Mounting Plate: Made of aluminum, mechanically fastened to the pole.



EPA Values

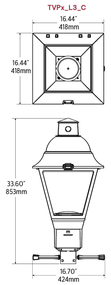
	Weight	EPA
TVPx-A-S	14 lbs	1.98 ft².

TVPC/TVPR TownView

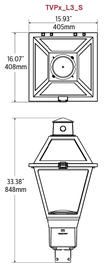
Post top and arm mount luminaire

Dimensions: Luminaire

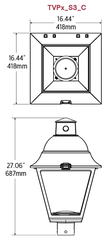
TVPx_L3_C



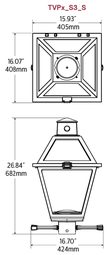
TVPx_L3_S



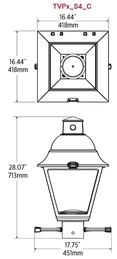
TVPx_S3_C



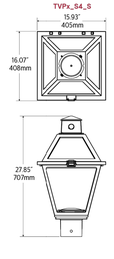
TVPx_S3_S



TVPx_S4_C



TVPx_S4_S



EPA Values

	Weight	EPA
TVPx-L3-C	24.75 lbs	1.75 sq. ft.
TVPx-L3-S		
TVPx-S2/S3-C	23.50 lbs	1.49 sq. ft.
TVPx-S2/S3-S		
TVPx-S4-C	24.38 lbs	1.54 sq. ft.
TVPx-S4-S		
TVPx-A-S	22.13 lbs	1.39 sq. ft.

TVPC/TVPR TownView

Post top and arm mount luminaire

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology.
Actual experience may vary due to field application conditions. L_{70} is the predicted time when LED performance depreciates to 70% of Initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours.

Ambient Temperature °C	Driver mA	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1050 mA	>100,000 hours	>54,000 hours	>96%

Field Adjustable Wattage (FAWS) Multiplier Chart

FAWS Position	Typical Delivered Lumens Multiplier	Typical System wattage
1	0.31	0.28
2	0.53	0.50
3	0.62	0.58
4	0.70	0.67
5	0.78	0.75
6	0.83	0.81
7	0.89	0.87
8	0.92	0.91
9	0.96	0.95
10	1.00	1.00

Note: Typical value accuracy +/- 15%

LED Lumen values - TVPC (Visual Comfort Panels)

Ordering Code	LED qty.	System Current (mA).	Color Temp.	Avg. System Wattage (W)	Type 2S Lumen Output	Type 2S Efficacy (LPW)	Type 2S BUG Rating	Type 3S Lumen Output	Type 3S Efficacy (LPW)	Type 3S BUG Rating	Type 3W Lumen Output	Type 3W Efficacy (LPW)	Type 3W BUG Rating	Type 5 Lumen Output	Type 5 Efficacy (LPW)	Type 5 BUG Rating
TVPC-16-G1-5-x-730	16	530	3000	29	2,621	91	B1-U2-G1	2,788	96	B1-U2-G1	2,779	96	B1-U2-G1	2,930	101	B1-U2-G1
TVPC-16-G1-7-x-730	16	700	3000	38	3,196	87	B1-U2-G2	3,527	93	B1-U3-G1	3,516	92	B1-U3-G1	3,707	97	B1-U3-G1
TVPC-16-G1-9-x-730	16	900	3000	49	4,069	83	B1-U3-G1	4,328	89	B1-U3-G1	4,314	88	B1-U3-G2	4,548	93	B1-U3-G1
TVPC-16-G1-1-x-730	16	1050	3000	57	4,586	81	B1-U2-G1	4,878	86	B1-U3-G1	4,862	85	B1-U3-G1	5,126	90	B1-U3-G1
TVPC-32-G1-5-x-730	32	530	3000	53	5,303	96	B1-U3-G1	5,342	100	B1-U3-G1	5,190	101	B2-U3-G2	5,617	105	B1-U3-G2
TVPC-32-G1-7-x-730	32	700	3000	70	6,443	92	B2-U3-G2	6,744	96	B2-U3-G2	6,605	97	B2-U3-G2	7,091	101	B1-U3-G2
TVPC-32-G1-8-x-730	32	800	3000	80	7,170	89	B1-U3-G1	7,505	93	B1-U3-G1	7,372	94	B1-U3-G2	7,892	98	B1-U3-G2
TVPC-32-G1-1-x-730	32	1050	3000	108	9,006	83	B2-U3-G2	9,427	87	B2-U3-G2	9,312	88	B2-U3-G2	9,913	91	B1-U3-G2
TVPC-48-G1-5-x-730	48	530	3000	81	7,780	96	B2-U3-G2	8,144	101	B1-U3-G2	8,217	102	B2-U3-G2	8,564	106	B1-U3-G2
TVPC-48-G1-7-x-730	48	700	3000	105	9,766	93	B2-U3-G2	10,223	98	B2-U3-G2	10,315	98	B2-U3-G2	10,750	103	B2-U3-G2
TVPC-16-G1-5-x-740	16	530	4000	29	2,882	99	B1-U2-G1	3,065	105	B1-U2-G1	3,055	105	B1-U2-G1	3,221	110	B1-U2-G1
TVPC-16-G1-7-x-740	16	700	4000	39	3,646	95	B1-U2-G1	3,878	101	B1-U3-G1	3,865	100	B1-U3-G1	4,075	106	B1-U3-G1
TVPC-16-G1-9-x-740	16	900	4000	49	4,473	90	B1-U3-G1	4,758	96	B1-U3-G1	4,743	96	B1-U3-G2	5,001	101	B1-U3-G1
TVPC-16-G1-1-x-740	16	1050	4000	58	5,042	88	B1-U3-G1	5,363	93	B1-U3-G1	5,345	93	B1-U3-G1	5,636	98	B1-U3-G1
TVPC-32-G1-5-x-740	32	530	4000	54	5,611	104	B1-U3-G1	5,873	109	B1-U3-G1	5,926	110	B2-U3-G2	6,176	114	B1-U3-G2
TVPC-32-G1-7-x-740	32	700	4000	71	7,083	100	B2-U3-G2	7,414	104	B2-U3-G2	7,481	105	B2-U3-G2	7,797	110	B1-U3-G2
TVPC-32-G1-8-x-740	32	800	4000	81	7,883	97	B1-U3-G1	8,231	102	B1-U3-G1	8,326	102	B1-U3-G2	8,677	107	B1-U3-G2
TVPC-32-G1-1-x-740	32	1050	4000	110	9,902	90	B2-U3-G2	10,365	95	B2-U3-G2	10,458	95	B2-U3-G2	10,899	99	B1-U3-G2
TVPC-48-G1-5-x-740	48	530	4000	82	8,554	105	B2-U3-G2	8,954	110	B1-U3-G2	9,034	111	B2-U3-G2	9,415	115	B1-U3-G2
TVPC-48-G1-7-x-740	48	700	4000	106	10,738	101	B2-U3-G2	11,240	106	B2-U3-G2	11,341	107	B2-U3-G2	11,819	112	B2-U3-G2

Actual performance may vary due to installation variables including optics, mounting/ceiling height, dirt depreciation, light loss factor, etc.; highly recommended to confirm performance with a layout - contact Applications at outdoorlighting.applications@philips.com. Consult DLC QPL to confirm your specific fixture selection is DLC approved.

Note: Some data may be scaled based on tests of similar but not identical luminaries.

TVPC/TVPR TownView

Post top and arm mount luminaire

LED Lumen values - TVPC (Visual Comfort Panels and House-side shield)

Ordering Code	LED qty.	System Current (mA).	Color Temp.	Avg. System Wattage (W)	Type 2SH Lumen Output	Type 2SH Efficacy (LPW)	Type 2SH BUG Rating	Type 3SH Lumen Output	Type 3SH Efficacy (LPW)	Type 3SH BUG Rating	Type 3WSH Lumen Output	Type 3WSH Efficacy (LPW)	Type 3WSH BUG Rating
TVPC-16-G1-5-x-730	16	530	3000	29	2,094	72	B0-U2-G1	2,322	80	B0-U2-G1	2,155	75	B1-U2-G1
TVPC-16-G1-7-x-730	16	700	3000	38	2,649	70	B1-U2-G1	2,938	77	B1-U2-G1	2,726	72	B1-U3-G1
TVPC-16-G1-9-x-730	16	900	3000	49	3,233	66	B1-U2-G1	3,605	74	B1-U3-G1	3,345	68	B1-U3-G1
TVPC-16-G1-1-x-730	16	1050	3000	57	3,664	64	B1-U2-G1	4,062	71	B1-U3-G1	3,770	66	B1-U3-G1
TVPC-32-G1-5-x-730	32	530	3000	53	4,018	75	B1-U3-G1	4,362	82	B1-U3-G1	4,291	80	B1-U3-G1
TVPC-32-G1-7-x-730	32	700	3000	73	5,073	72	B1-U3-G1	5,507	78	B1-U3-G1	5,417	77	B1-U3-G2
TVPC-32-G1-8-x-730	32	530	4000	54	5,645	70	B1-U3-G1	6,028	76	B1-U3-G1	6,028	75	B1-U3-G1
TVPC-32-G1-1-x-730	32	1050	3000	108	7,091	65	B1-U3-G1	7,698	71	B1-U3-G2	7,572	70	B1-U3-G2
TVPC-48-G1-5-x-730	48	530	3000	81	6,126	76	B1-U3-G1	6,650	82	B1-U3-G1	6,541	81	B1-U3-G2
TVPC-48-G1-7-x-730	48	700	3000	105	7,690	73	B1-U3-G2	8,348	80	B1-U3-G2	8,231	78	B1-U3-G2
TVPC-16-G1-5-x-740	16	530	4000	29	2,302	79	B0-U2-G1	2,553	87	B0-U2-G1	2,369	81	B1-U2-G1
TVPC-16-G1-7-x-740	16	700	4000	39	2,913	76	B1-U2-G1	3,230	84	B1-U2-G1	2,997	78	B1-U3-G1
TVPC-16-G1-9-x-740	16	900	4000	49	3,574	72	B1-U2-G1	3,963	80	B1-U3-G1	3,678	74	B1-U3-G1
TVPC-16-G1-1-x-740	16	1050	4000	58	4,028	70	B1-U2-G1	4,466	78	B1-U2-G1	4,145	72	B1-U3-G1
TVPC-32-G1-5-x-740	32	530	4000	54	4,418	82	B1-U3-G1	4,796	89	B1-U3-G1	4,718	87	B1-U3-G1
TVPC-32-G1-7-x-740	32	700	4000	71	5,577	79	B1-U3-G1	6,055	85	B1-U3-G1	5,955	84	B1-U3-G2
TVPC-32-G1-8-x-740	32	800	4000	81	6,207	76	B1-U3-G1	6,738	83	B1-U3-G1	6,628	82	B1-U3-G1
TVPC-32-G1-1-x-740	32	1050	4000	110	7,796	71	B1-U3-G1	8,464	77	B1-U3-G2	8,325	76	B1-U3-G2
TVPC-48-G1-5-x-740	48	530	4000	82	6,735	82	B1-U3-G1	7,312	89	B1-U3-G2	7,192	88	B1-U3-G2
TVPC-48-G1-7-x-740	48	700	4000	106	8,454	80	B1-U3-G2	9,178	87	B1-U3-G2	9,028	85	B1-U3-G2

LED Lumen values - TVPR (Vertical Ribbed Panels)

Ordering Code	LED qty.	System Current (mA).	Color Temp.	Avg. System Wattage (W)	Type 2S Lumen Output	Type 2S Efficacy (LPW)	Type 2S BUG Rating	Type 3S Lumen Output	Type 3S Efficacy (LPW)	Type 3S BUG Rating	Type 3W Lumen Output	Type 3W Efficacy (LPW)	Type 3W BUG Rating	Type 5 Lumen Output	Type 5 Efficacy (LPW)	Type 5 BUG Rating
TVPR-16-G1-5-x-730	16	530	3000	29	2,750	95	B1-U2-G1	2,940	102	B1-U2-G1	2,920	101	B1-U3-G1	3,096	107	B2-U3-G1
TVPR-16-G1-7-x-730	16	700	3000	38	3,479	91	B1-U2-G1	3,719	98	B1-U2-G1	3,694	97	B1-U3-G1	3,917	103	B2-U3-G1
TVPR-16-G1-9-x-730	16	900	3000	49	4,269	87	B1-U3-G1	4,564	93	B1-U3-G1	4,533	93	B1-U3-G1	4,806	98	B3-U3-G1
TVPR-16-G1-1-x-730	16	1050	3000	57	4,811	85	B1-U3-G1	5,144	90	B1-U3-G1	5,109	90	B1-U3-G1	5,417	95	B3-U3-G1
TVPR-32-G1-5-x-730	32	530	3000	53	5,580	105	B2-U3-G1	5,601	105	B1-U3-G1	5,815	105	B1-U3-G1	5,884	110	B3-U3-G2
TVPR-32-G1-7-x-730	32	700	3000	70	6,792	97	B2-U3-G2	7,071	101	B1-U3-G2	7,083	101	B1-U3-G2	7,428	106	B3-U3-G2
TVPR-32-G1-8-x-730	32	800	3000	80	7,558	94	B2-U3-G2	7,869	98	B2-U3-G2	7,882	98	B2-U3-G2	8,266	103	B3-U3-G2
TVPR-32-G1-1-x-730	32	1050	3000	108	9,494	88	B2-U3-G2	9,885	91	B2-U3-G2	9,901	91	B2-U3-G2	10,383	96	B4-U3-G2
TVPR-48-G1-5-x-730	48	530	3000	81	8,202	102	B2-U3-G2	8,539	106	B2-U3-G2	8,553	106	B2-U3-G2	8,970	111	B4-U3-G2
TVPR-48-G1-7-x-730	48	700	3000	105	10,296	98	B2-U3-G2	10,720	102	B2-U3-G2	10,737	102	B2-U3-G2	11,260	107	B4-U3-G2
TVPR-16-G1-5-x-740	16	530	4000	29	3,023	103	B1-U2-G1	3,232	111	B1-U2-G1	3,210	110	B1-U3-G1	3,404	116	B2-U3-G1
TVPR-16-G1-7-x-740	16	700	4000	39	3,825	99	B2-U2-G1	4,089	106	B2-U2-G1	4,062	105	B1-U3-G1	4,306	112	B2-U3-G1
TVPR-16-G1-9-x-740	16	900	4000	49	4,693	95	B1-U3-G1	5,018	101	B1-U3-G1	4,984	101	B1-U3-G1	5,284	107	B3-U3-G1
TVPR-16-G1-1-x-740	16	1050	4000	58	5,290	92	B1-U3-G1	5,655	98	B1-U3-G1	5,617	98	B1-U3-G1	5,955	104	B3-U3-G1
TVPR-32-G1-5-x-740	32	530	4000	54	5,915	110	B1-U3-G1	6,159	114	B1-U3-G1	6,169	114	B1-U3-G1	6,469	120	B3-U3-G2
TVPR-32-G1-7-x-740	32	700	4000	71	7,467	105	B2-U3-G2	7,775	110	B1-U3-G2	7,787	110	B1-U3-G2	8,166	115	B3-U3-G2
TVPR-32-G1-8-x-740	32	800	4000	81	8,310	102	B2-U3-G2	8,652	106	B2-U3-G2	8,666	107	B2-U3-G2	9,068	112	B3-U3-G2
TVPR-32-G1-1-x-740	32	1050	4000	110	10,438	95	B2-U3-G2	10,868	99	B2-U3-G2	10,886	99	B2-U3-G2	11,416	104	B4-U3-G2
TVPR-48-G1-5-x-740	48	530	4000	82	9,017	110	B2-U3-G2	9,389	115	B2-U3-G2	9,404	115	B2-U3-G2	9,862	121	B4-U3-G2
TVPR-48-G1-7-x-740	48	700	4000	106	11,319	107	B2-U3-G2	11,786	111	B2-U3-G2	11,805	111	B2-U3-G2	12,379	117	B4-U3-G2

Actual performance may vary due to installation variables including optics, mounting/ceiling height, dirt depreciation, light loss factor, etc.; highly recommended to confirm performance with a layout - contact Applications at outdoorlighting.applications@philips.com. Consult DLC QPL to confirm your specific fixture selection is DLC approved.

Note: Some data may be scaled based on tests of similar but not identical luminaries.

TVPC/TVPR TownView

Post top and arm mount luminaire

LED Lumen values - TVPR (Vertical Ribbed Panels and House-side shield)

Ordering Code	LED qty.	System Current (mA).	Color Temp.	Avg. System Wattage (W)	Type 2SH Lumen Output	Type 2SH Efficacy (LPW)	Type 2SH BUG Rating	Type 3SH Lumen Output	Type 3SH Efficacy (LPW)	Type 3SH BUG Rating	Type 3WSH Lumen Output	Type 3WSH Efficacy (LPW)	Type 3WSH BUG Rating
TVPR-16-G1-5-x-730	16	530	3000	29	2,210	76	B1-U2-G1	2,457	85	B1-U2-G1	2,265	78	B1-U3-G1
TVPR-16-G1-7-x-730	16	700	3000	38	2,796	73	B1-U2-G1	3,108	82	B1-U2-G1	2,865	75	B1-U3-G1
TVPR-16-G1-9-x-730	16	900	3000	49	3,431	70	B1-U3-G1	3,854	78	B1-U3-G1	3,596	72	B1-U3-G1
TVPR-16-G1-1-x-730	16	1050	3000	57	3,866	68	B1-U3-G1	4,299	75	B1-U3-G1	3,963	70	B1-U3-G1
TVPR-32-G1-5-x-730	32	530	3000	53	4,265	80	B1-U3-G1	4,610	86	B1-U3-G1	4,476	84	B1-U3-G1
TVPR-32-G1-7-x-730	32	700	3000	70	5,385	77	B1-U3-G1	5,820	83	B1-U3-G1	5,601	80	B1-U3-G2
TVPR-32-G1-8-x-730	32	800	3000	80	5,992	75	B1-U3-G1	6,476	81	B1-U3-G1	6,288	78	B1-U3-G2
TVPR-32-G1-1-x-730	32	1050	3000	108	7,527	69	B2-U3-G2	8,135	75	B2-U3-G2	7,899	73	B2-U3-G2
TVPR-48-G1-5-x-730	48	530	3000	81	6,502	80	B1-U3-G2	7,028	87	B1-U3-G2	6,824	84	B1-U3-G2
TVPR-48-G1-7-x-730	48	700	3000	105	8,162	78	B2-U3-G2	8,822	84	B2-U3-G2	8,566	82	B2-U3-G2
TVPR-16-G1-5-x-740	16	530	4000	29	2,430	83	B1-U2-G1	2,702	92	B1-U2-G1	2,490	85	B1-U3-G1
TVPR-16-G1-7-x-740	16	700	4000	39	3,074	80	B1-U2-G1	3,418	89	B1-U2-G1	3,150	82	B1-U3-G1
TVPR-16-G1-9-x-740	16	900	4000	49	3,772	76	B1-U3-G1	4,193	85	B1-U3-G1	3,866	78	B1-U3-G1
TVPR-16-G1-1-x-740	16	1050	4000	58	4,251	74	B1-U3-G1	4,726	82	B1-U3-G1	4,357	76	B1-U3-G1
TVPR-32-G1-5-x-740	32	530	4000	54	4,690	87	B1-U3-G1	5,068	94	B1-U3-G1	4,921	91	B1-U3-G2
TVPR-32-G1-7-x-740	32	700	4000	71	5,920	83	B1-U3-G1	6,398	90	B1-U3-G1	6,213	88	B1-U3-G2
TVPR-32-G1-8-x-740	32	800	4000	81	6,588	81	B1-U3-G1	7,120	88	B1-U3-G1	6,914	85	B1-U3-G2
TVPR-32-G1-1-x-740	32	1050	4000	110	8,276	76	B2-U3-G2	8,944	82	B2-U3-G2	8,685	79	B2-U3-G2
TVPR-48-G1-5-x-740	48	530	4000	82	7,149	88	B1-U3-G2	7,727	95	B1-U3-G2	7,502	92	B1-U3-G2
TVPR-48-G1-7-x-740	48	700	4000	106	8,974	85	B2-U3-G2	9,699	92	B2-U3-G2	9,418	89	B2-U3-G2

Actual performance may vary due to installation variables including optics, mounting/ceiling height, dirt depreciation, light loss factor, etc.; highly recommended to confirm performance with a layout - contact Applications at outdoorlighting.applications@philips.com. Consult DLC QPL to confirm your specific fixture selection is DLC approved.

Note: Some data may be scaled based on tests of similar but not identical luminaries.

Specifications

Housing

Roof and Cage: Two Style options
C: Curved Roof and **S:** Square Roof. Tool-less latch made of stainless steel allows for quick access inside of the hinged roof to locate the driver, surge protector and optional FAWs (field adjustable wattage solution). Roof and Cage made of 360 low-copper die-cast. aluminum alloy. Decorative Cupola on top of roof covers the 7 pin NEMA socket.
Panels: Two panel options made of U.V. Stabilized Acrylic
C: Visual Comfort panels help to eliminate glare and pixelization and give a soft glow at night
R: Vertical Ribbed panels, for a clear look during the day and performance at night
All panels have tool-less removal for ease of cleaning or replacement. (exception for arm mount)
Fitter: Two fitter options. **L:** Large Utility Fitter with tool-less door to access the terminal block and wiring. Available in 3" or 4"
Or **S:** Small Fitter. Small fitter available in 2" 3/8, 3" or 4". Large 4" fitter uses a secondary adaptor to achieve 4" opening.

Light Engine

Composed of 4 main components: **LED Module / Optical System / Heat Sink / Driver.**
Electrical components are RoHS compliant, IP66 sealed light engine LEDs tested by ISO 17025-2005 accredited lab in accordance with IESNA LM-80 guidelines, extrapolations in accordance with IESNA TM-21. Metal core board ensures greater heat transfer and longer lifespan.

LED Module

Composed of high-performance white LEDs. Color temperature as per ANSI/NEMA bin 2700 Kelvin nominal (2725 ±145K) CRI 80 min, 3000 Kelvin nominal (3045K +/- 175K) or 4000 Kelvin nominal (3985K +/- 275K), CRI 70 Min. 75 Typical. Other CCT/CRI also available, consult factory.

Heat Sink

Made of die cast aluminum optimizing the LEDs efficiency and life. Product does not use any cooling device with moving parts (only passive cooling device). Entire luminaire is rated for operation in an ambient temperature of -40°C / -40°F up to +40°C / +104°F.

Optical System

Composed of high performance UV stabilized optical grade polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. System is rated IP66. Performance shall be tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance. Type **2S**, **3S**, **3W** and **Type 5** Street side indicated. House side shield optional (can be field installed) **2SH**: Type 2 with House Side Shield, **3SH:** Type 3 short with house side shield, **3WH**: Type 3 Wide with House side shield

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Single Family Subdivision

1789 Dodge Road
Amherst, New York

REVISIONS: No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	10/24/2024
3	Rev. Per Town Comments	11/11/2024
4	Rev. Per Town Comments	3/20/2025

Attachment: SUB-2024-02_PP drawings 041725 (30123 : Single Family Subdivision - 1789 Dodge Road) (30123 : SUB-2024-02_PP 1789 Dodge Road)


STATE OF NEW YORK

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TVPC/TVPR TownView

Post top and arm mount luminaire

Specifications (continued)

Driver:

Driver comes standard with 0-10V dimming capability. High power factor of 95%. Electronic driver, operating range 50/60 Hz. Auto adjusting universal voltage input from 120 to 277, 347 and 480 VAC rated for both application line to line or line to neutral, Class I, THD of 20% max. Maximum ambient operating temperature from 40°F (4°C) to 130°F (55°C). Certified in compliance to UL1310 cULus requirement (dry and damp location).] The current supplying the LEDs will be reduced by the driver if the driver experiences Internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built in driver surge protection of 2.5kV (min).

Integrated Features

R7*: Tool less rotatable receptacle with 7 pins enabling dimming and additional functionality (to be determined), can be used with a twist lock Interact City node or photoelectric cell or a shorting cap.
SP1: Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA.
SP2: Optional 20kV / 10kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level.
NEMA Labels: Installed NEMA label, ANSI C136.15-2015 compliant. Consult factory for other labeling needs.
Please note that these integrated features always come with the luminaire.
** Use of photoelectric cell or shorting cap is required to ensure proper illumination.*

Driver and Luminaire Options

Dimming Options:
DA: 4 Hrs 25% reduction
DB: 4 Hrs 50% reduction
DC: 4 Hrs 75% reduction
DD: 6 Hrs 25% reduction
DE: 6 Hrs 50% reduction
DF: 6 Hrs 75% reduction
DG: 8 Hrs 25% reduction
DH: 8 Hrs 50% reduction
DJ: 8 Hrs 75% reduction
DL: Pre-set driver compatible with the DALI control system. Logarithmic standard
SRD: Sensor Ready Driver including SR communication (used for dimming and other functionalities), 24V auxiliary supply and a logical signal input (LSI) connected to the top NEMA twist lock receptacle and bottom **TLRSR** receptacle, if this option included/ chosen. This configuration is compatible with Interact City controllers.
AST: Pre-set driver for progressive start-up of the LED module(s) to optimize energy management and enhance visual comfort at start-up.
CLO: Pre-set driver to manage the lumen depreciation by adjusting the power given to the LEDs offering the same lighting intensity during the entire lifespan of the LED module.
OTL: Pre-set driver to signal end of life of the LED module(s) for better fixture management.
FAWS: Field Adjustable Wattage Selector, pre-set to the highest position, can be easily switched in the field to the required position. This reduces total luminaire wattage consumption and reduces the light level – see the FAWS multiplier chart for more details.
Note: It is not recommended to use FAWS with other dimming or controls, if you do, set the switch to position 10 (maximum output) to enable the other dimming or controls. Switching FAWS to any position other than 10 will disable the other dimming or controls.
DALI: Pre-set driver compatible with DALI contort system.
SRD: Sensor Ready Driver including SR communication (used for dimming and other functionalities), 24V auxiliary supply and a logical signal input (LSI) connected to the top NEMA twist lock receptacle. SRD1: Sensor Ready Driver including SR communication (used for dimming and other functionalities) but with 24V auxiliary supply and a logical signal input (LSI) not connected to the top NEMA twist lock.

PH8: 7 Pin Tooless rotatable standard – with photocell. Photocell has dimensional limits: 3" dia x 2" tall (for non black finishes only)



PH9: 7 Pin Tooless rotatable standard – with shorting cap



PHX: 7 Pin Tooless rotatable standard – with long life photocell. Photocell has dimensional limits: 3" dia x 2" tall (for non black finishes only)



SR: Sensor ready receptacle located on the heat sink between two LED boards. Cannot be combined With 16 or 48 LED's or horizontal lens. Contact factory for use with panel **TVP** options.



L: Decorative Ladder Rest. Ships In the box, Install on site



2H, 3SH, 3WH: House side shield option



TVPC/TVPR TownView

Post top and arm mount luminaire

Specifications (continued)

Luminaire Useful Life

Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT in situ thermal testing in accordance with UL1598 and UL8750. System Reliability Tool, Philips Advance data and LED manufacturer LM-80/TM-21 data, expected to reach 100,000 + hours (72W32LED and 108W48LED at 700mA) or 94,500 hours (108W32LED and 160W48LED at 1050mA) with >L70 lumen maintenance @ 25°C. Luminaire Useful Life accounts for LED lumen maintenance AND all of these additional factors including: LED life, driver life, PCB substrate, solder joints, on/off cycles, burning hours and corrosion.

Wiring

18AWG wire, 6" (15mm) minimum extending from luminaire.

Optional Terminal block

Terminal block connector 600V, 85A for use with #14-2 AWG wires from the primary circuit, located inside the housing. Due to the inrush current that occurs with electronic drivers, recommend using a 10Amp time-delay fuse to avoid unwanted fuse blowing (false tripping) that can occur with normal or fast acting fuses. Fuses and holders by others or consult factory

Hardware

All non-ferrous fasteners prevent corrosion and ensure longer life. All seals and sealing devices are made and/or lined with EPDM silicone rubber.

Finish

Color in accordance with the AAMA 2603 standard. Application of polyester powder coat paint (4 mils/100 microns) with 1 mils / 24 microns of tolerance. The Thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard. The surface treatment achieves a minimum of 2000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard.

BKS: Black Smooth
WHS: White Smooth
BZS: Bronze Smooth
GNS: Green Smooth
BK: Black Texture
WH: White Texture
BZ: Bronze Texture
GN: Green Texture

LED products manufacturing standard

The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with IEC61340-5-1 and ANSI/ESD S20.20 standards to eliminate ESD events that could decrease the useful life of the product.

Vibration Resistance

S2, S3, S4 Fitter and A Arm Mount Meets the ANSI C136.31, American National Standard for Roadway Luminaire Vibration specifications for Bridge/overpass applications (Tested for 3G over 100,000 cycles).

Certifications and Compliance

cETL listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2008 Standards. UL8750 and UL1598 compliant. ETL listed to U.S. safety standards for wet locations. cETL listed to Canadian safety standards for wet locations. LM80 & LM79 tested. Listed on the DesignLights TM Consortium (DLC) Qualified Products List (QPL) ANSI C136 standards: .2, .3, .10, .14, .15, .22, .25, .31, .37, .41.

Service Tag

Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away.
For more details visit: **philips.com/servicetag**

Limited Warranty

5 year standard warranty. Options available for extended warranties – contact factory.
See **signify.com/warranties** for details and restrictions.

Brackets and Poles

Visit the website for pole and post top bracket options.

signify

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TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Single Family Subdivision

1789 Dodge Road
Amherst, New York

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	10/24/2024
3	Rev. Per Town Comments	11/11/2024
4	Rev. Per Town Comments	3/20/2025

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

DRAWING NAME:
Lighting Details

Date: 01/29
Drawn By: C. W
Scale: As No

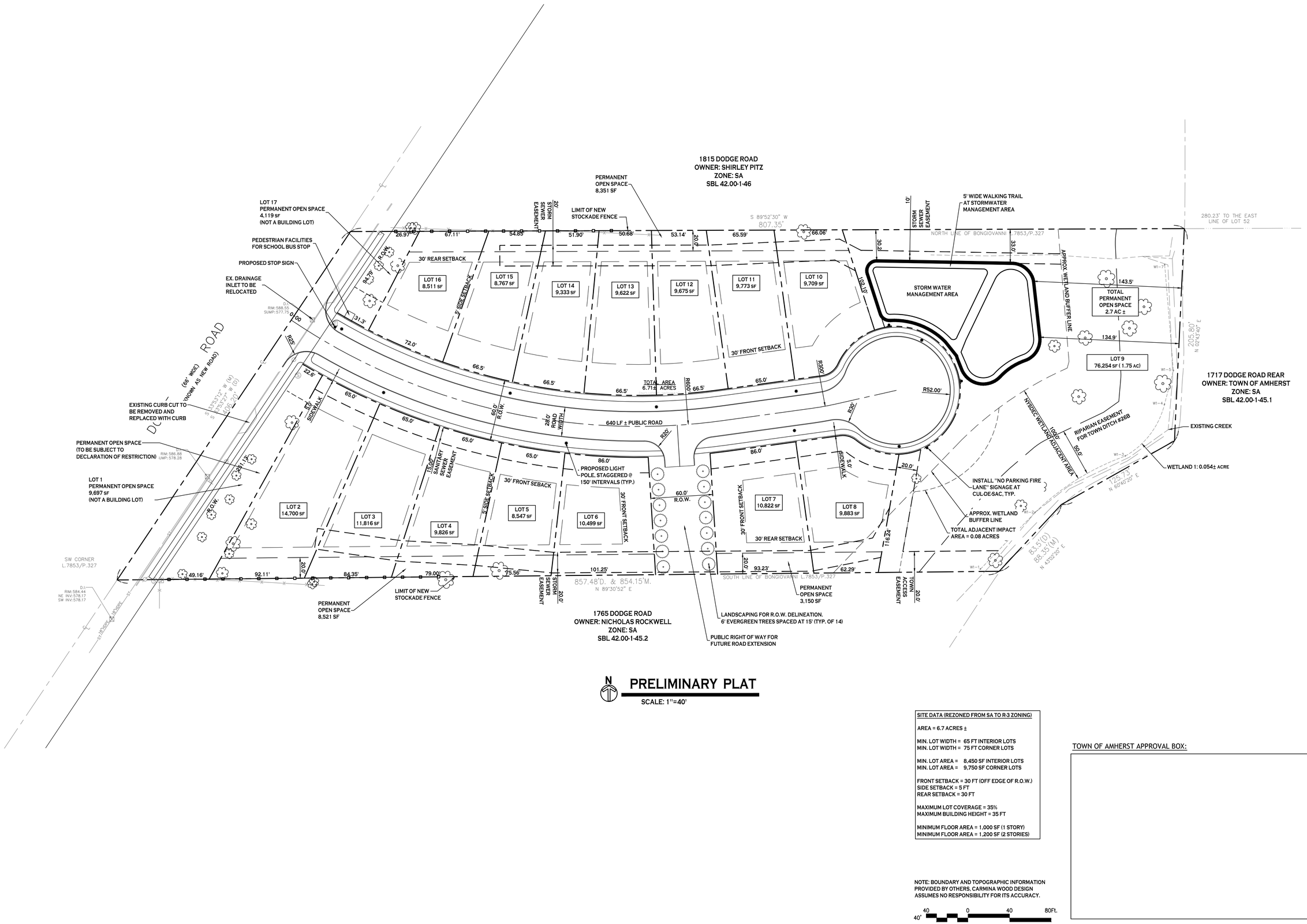
DRAWING NO.
C-409

Project No: 20.247

Attachment: SUB-2024-02_PP drawings 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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PRELIMINARY PLAT

SCALE: 1"=40'

SITE DATA (REZONED FROM SA TO R-3 ZONING)
AREA = 6.7 ACRES ±
MIN. LOT WIDTH = 65 FT INTERIOR LOTS MIN. LOT WIDTH = 75 FT CORNER LOTS
MIN. LOT AREA = 8,450 SF INTERIOR LOTS MIN. LOT AREA = 9,750 SF CORNER LOTS
FRONT SETBACK = 30 FT (OFF EDGE OF R.O.W.) SIDE SETBACK = 5 FT REAR SETBACK = 30 FT
MAXIMUM LOT COVERAGE = 35% MAXIMUM BUILDING HEIGHT = 35 FT
MINIMUM FLOOR AREA = 1,000 SF (1 STORY) MINIMUM FLOOR AREA = 1,200 SF (2 STORIES)

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

40' 40 0 40 80Ft.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Single Family Subdivision

1789 Dodge Road
Amherst, New York

REVISIONS: No.	Description	Date
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2	Rev. Per Town Comments	10/24/2024
3	Rev. Per Town Comments	11/11/2024
4	Rev. Per Town Comments	3/20/2025
5	Rev. Per Town Comments	4/15/2025

Attachment: Preliminary Plat Plan uploaded 417/25 (30123 : SUB-2024-02_PP 1789 Dodge Road)



DRAWING NAME:

Preliminary Plat

Date: 01/29
Drawn By: C. W.
Scale: As No

DRAWING NO.

P-100

Project No: 20.247

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

Meeting: 04/17/25 06:30 PM
Department: Planning
Category: Rezoning and Relief from Conditions of Rezoning
Prepared By: Amy Carrato
Initiator: Dan Howard
Sponsors:
DOC ID: 29735

ADOPTED

PLANNING BOARD ITEM (ID # 29735)

Request to Rezone 0.861± Acres of Land from R-3 to MFR-4A, Z-2024-03

Property located at 3230 & 3238 Millersport Highway
Emilys Garden Estates Inc., Petitioner

To allow the petitioner to develop the two sites for use as a 3-story multifamily apartment dwelling consisting of 9 units.

Sean Hopkins, Esq., Hopkins Sorgi & McCarthy, represented the petitioner, explained the proposal and was available to answer questions from the Board.

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

Following discussion, Ms. Penberthy moved to approve the request based on the resolution. The motion was seconded by Mr. Davis and carried. Ayes 5, Noes 0, Absent 2 (Chmiel, Raffaele).

ATTACHMENTS:

- Z-2024-03 application 041725 (PDF)
- Z-2024-03 drawings 041725 (PDF)
- Z-2024-03 signed resolution 041725 (PDF)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Brittany Lee Penberthy, Board Member
SECONDER:	John B. Davis, Board Member
AYES:	Davis, Gill, Kahn, Penberthy, O'Rourke
ABSENT:	Michael Chmiel, Joseph P. Raffaele Jr.

Rezoning Application & Supporting Documentation
3230 & 3238 Millersport Highway from
R-3 to MFR-4A
Applicant: Emily's Gardens Estates Inc.
c/o Sean Hopkins, Esq.
Date: November 25, 2024

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.**	$1,250.00
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.**	$15.00
	TOTAL FEE:	**$** $1,265.00

Town of Amherst Planning Department 5583 Main Street Williamsville New York 14221
(716) 631-7051 Fax (716) 631-7153 Web www.amherst.ny.us

[Note: A completed Part 1 of the Full Environmental Assessment Form with Page 5[a] is attached as Exhibit "1".] Reduced-size copies of the Concept Plan and color Concept Plan are attached as Exhibits "5" and "6". A color aerial photograph of the Project Site and surrounding area is provided at Exhibit "7". A marked-up copy of Figure "8" of the Comprehensive Plan is provided Exhibit "9".

Attachment: Z-2024-03 application 041725 (29735 : Z-2024-03, 3230 & 3238 Millersport Hwy)

TO BE COMPLETED BY APPLICANT

1. **Petitioner:**

Name: Emily's Garden Estates, Inc.

Address: 2217 Sweet Home Road

Amherst (City) NY (State) 14228 (Zip Code)

Phone: 716.688.2526 Fax 888.636.4409

E Mail: kjwyse58@gmail.com

2. **The undersigned hereby petitions the Honorable Town Board to rezone the following described property:**

From: R-3 District

To: MFR-4A District

3. **Street address of land to be rezoned:** (must be verified by Town Assessor's Office)

3230 Millersport Highway & 3238 Millersport Highway

SBL #: 27.20-2-41 & 27.20-2-40

4. **Area of land to be rezoned** (in acres): 0.861 acres

5. **Owner of Land**:

Name: Emily's Garden Estates, Inc.

Address: 2217 Sweet Home Road

Amherst (City) NY (State) 14228 (Zip Code)

Phone: 716.688.2526

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

Name: Sean Hopkins, Esq., Hopkins, Sorgi & McCarthy PLLC

Address: 35 California Drive - Suite 100

Williamsville (City) NY (State) 14221 (Zip Code)

Phone: 716.510-4338 Fax

E Mail: shopkins@hsmlegal.com

Attachment: Z-2024-03 application 041725 (29735 : Z-2024-03, 3230 & 3238 Millersport Hwy)

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)

None

9. Attach Survey and Legal description of land to be rezoned. The Survey must be prepared by a New York State Licensed Land Surveyor. Surveys of the property to be rezoned from R-3 to MFR-4A are attached as Exhibit "2" and legal description rezoned from R-3 to MFR-4A attached as Exhibit "3".

10. Said property has the following deed restrictions or covenants: (attach copy) Not Applicable

Liber _____ Page _____

11. Information on proposed project:

A. Description of the character of the proposed development: The proposed development will consist of a 3-story multi-family residential dwelling consisting of nine upscale units for lease..

B. Rationale for rezoning request:

1. Why was this site chosen? The owner owns three contiguous parcels addressed at 3260, 3238 & 3230 Millersport Highway. The parcel at 3260 Millersport Highway consists 2 multifamily buildings. The proposed project at 3238 & 3230 Millersport Highway will expand upon the existing multifamily development at 3260 Millersport Highway. It should be noted the property at 3260 Millersport Highway is zoned as MFR-4A.

2. Why cannot land be used with the existing zoning? The proposed MFR-4A zoning is suitable for the Project Site. structure or use". Multi-family residential uses are not allowed in the R-3 zoning district.

3. How will this rezoning impact surrounding properties? The surrounding properties consist of multifamily dwelling units, small commercial businesses and single family dwellings. The proposed rezoning to accommodate the project is consistent with the surrounding area.

4. How will this rezoning impact the school system? The project will generate annual school taxes for the school district without creating a substantial demand for educational services.

Attachment: Z-2024-03 application 041725 (29735 : Z-2024-03, 3230 & 3238 Millersport Hwy)

12. Quantitative Data:

A. Total # of dwelling units: 9 dwelling units.

B. Distribution of dwelling units by type: Apartments for lease

C. Gross Residential Density per acre: 1 dwelling unit per 4,300 sq. ft.

D. Total amount of Open Space: .25 acres

E. Proposed Non-Residential Floor Area: None

13. Development Schedule:

Start: Spring 2025

Finish: Fall 2025

Stages (# of): 1

14. If any portion of the proposed development is planned to be sold or leased, please describe:

The current owner will own manage the project. The apartments will be leased to residential tenants.

15. Open Space ownership and maintenance provisions (if applicable):

Landscaping will be owned by the Applicant and privately 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 <u>Town of Amherst Bicentennial Comprehensive Plan.</u> 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 <u>www.amherst.ny.us).</u> Add sheets as needed.

See Exhibit "4".

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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.

   See Exhibit "4"

3. State why the proposed zoning is consistent with intent and objectives (Sec. 1-2-2) of the Zoning Ordinance:

   See Exhibit "4"

B. Adequate Services and Utilities are available or are proposed to be made available with the construction of the development:

1. Sanitary Sewer Property is within the Consolidated Sanitary Sewer District of Amherst
2. Storm Sewer/Drainage Open drainage ditches located adjacent to property along Millersport Hwy.
3. Water Property is within ECWA Lease-Managed district
4. Other Gas, electric and telecommunication utilities are all available along Millersport Hwy.

C. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:

See Exhibit "4"

D. Suitability of the subject property for uses permitted by the current versus the proposed district: See Exhibit "4"

E. Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the Town:

See Exhibit "4"

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17. The petitioner encloses herewith the sum of $1,265.00 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.

_____
Signature of Petitioner

Subscribed and sworn to before me this 25th day of _____, *20*_____

Notary Public, Erie County, New York _____

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.

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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	x	
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)	x	
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	x	
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		
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	

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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	x	
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)	x	
1.8	Gross square feet of commercial space (if applicable)	n/a	
1.9	Maximum structure heights	x	
1.10	Architectural sketches	n/a	
1.11	Existing and proposed contours	n/a	
1.12	Existing utility systems (sanitary sewers, water, storm drainage)	n/a	
1.13	Location of proposed storm water detention or retention facilities	x	
1.14	Proposed land use arrangement	x	
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	n/a	
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	n/a	
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	n/a	
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)	n/a	
1.2	Traffic impact study (if applicable)	n/a	
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.**	emailed	

For official use only:

_____
Approved/Date

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EXHIBIT 1

Attachment: Z-2024-03 application 041725 (29735 : Z-2024-03, 3230 & 3238 Millersport Hwy)

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Emily's Garden Estates, Inc.		
Project Location (describe, and attach a general location map): 3230 & 3238 Millersport Highway (SBL No. 27.20-2-41 & 27.20-2-40) - Town of Amherst - Erie County		
Brief Description of Proposed Action (include purpose or need): The proposed project ("action") consists of the development of the .086 Project Site at 3230-3238 Millersport Highway ("Project Site") as a three-story multifamily building with nine apartments for lease along with all proposed site improvements. The proposed action has been defined broadly to include all required discretionary approvals and permits required from the Town's municipals boards including a rezoning of the Project Site from R-3 to MFR-4A by the Town Board, access aisles and parking spaces, lighting, storm water management improvements and all required utility improvements. The project will not result in any potentially significant adverse environmental impacts and that the issuance of a negative declaration is both appropriate and justified.		
Name of Applicant/Sponsor: Emily's Garden Estates, Inc.	Telephone: 716.688.2526 E-Mail: kjwyse58@gmail.com	
Address: 2217 Sweet Home Road		
City/PO: Amherst	State: NY	Zip Code: 14228
Project Contact (if not same as sponsor; give name and title/role): Sean Hopkins, Esq., Hopkins, Sorgi & McCarthy, PLLC	Telephone: 716.427.6501 E-Mail: shopkins@hsmlegal.com	
Address: 35 California Drive - Suite 100		
City/PO: Williamsville	State: NY	Zip Code: 14221
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

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B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Town Board - Rezoning	November 24, 2024
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board - Major Site Plan Approval	To be Determined
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Building Department - Building Permits	To be Determined
e. County agencies ☑Yes ☐No	ECWA - RPZ Approval; NYSDEC - DSCA Approval	December 2024
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDOT - Highway Work Permit	December 2024
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No
[Note: The Town has an adopted Waterfront Revitalization Program.]

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

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

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

NYS Heritage Areas:West Erie Canal Corridor

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

If Yes, identify the plan(s):

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C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
R-3

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

c. Is a zoning change requested as part of the proposed action? ☑ Yes ☐ No
If Yes,
i. What is the proposed new zoning for the site? MFR-4A

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
Town of Amherst Police Department

c. Which fire protection and emergency medical services serve the project site?
Getzville Fire District

d. What parks serve the project site?
Billy Wilson Park and Town Parks

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Multifamily Residential

b. a. Total acreage of the site of the proposed action? 0.86 acres
b. Total acreage to be physically disturbed? 0.75 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.51 acres

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

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

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 8 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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3.a

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

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				9
At completion of all phases				9

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

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

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

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

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

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

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

_____

D.2. Project Operations

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

If Yes:

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

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

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

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

_____

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

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

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

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

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

ix. Summarize site reclamation goals and plan: _____

_____

_____

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

If Yes:

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

_____

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

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

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

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

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

i. Total anticipated water usage/demand per day: 3,630 gallons/day

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

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

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

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

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

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

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

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

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

i. Total anticipated liquid waste generation per day: 3,300 gallons/day

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

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

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

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

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

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

If Yes:

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

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

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

None

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

If Yes:

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

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

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

_____

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

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

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

If Yes, identify:

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

_____

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

_____

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

_____

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

If Yes:

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

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

_____

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

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

_____

_____

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

If Yes:

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

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

_____

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

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

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

_____

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

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

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

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

If Yes:

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

_____

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

_____

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

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

i. During Construction:

- Monday - Friday: 7:00 am - 6:00 pm
- Saturday: 7:00 am - 6:00 pm
- Sunday: 7:00 am - 6:00 pm
- Holidays: Not Applicable

ii. During Operations:

- Monday - Friday: Not Applicable
- Saturday: Not Applicable
- Sunday: Not Applicable
- Holidays: Not Applicable

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

If yes:

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

Typical construction noises during business hours only, which is a temporary unavoidable adverse impact.

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

Describe: _____

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

If yes:

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

Low-level dark sky compliant lights will be placed on the exterior of the building for safety purposes per the requirements in the Town of Amherst Zoning Code.

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

Describe: _____

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

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

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

If Yes:

i. Product(s) to be stored _____

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

iii. Generally, describe the proposed storage facilities: _____

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

If Yes:

i. Describe proposed treatment(s):

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

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

If Yes:

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

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

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

- Construction: _____
- Operation: _____

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

- Construction: _____
- Operation: _____

Attachment: Z-2024-03 application 041725 (29735 : Z-2024-03, 3230 & 3238 Millersport Hwy)

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.15	0.46	+0.31
• Forested	-	-	-
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.27	0.14	-0.13
• Agricultural (includes active orchards, field, greenhouse etc.)	-	-	-
• Surface water features (lakes, ponds, streams, rivers, etc.)	-	-	-
• Wetlands (freshwater or tidal)	-	-	-
• Non-vegetated (bare rock, earth or fill)	-	-	-
• Other Describe: Lawn / Landscaping	0.44	0.26	-0.18

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

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

e. Does the project site contain an existing dam? ☐ Yes ☑ No
If Yes:
i. Dimensions of the dam and impoundment:
- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:
_____
_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:
_____
_____
iii. Describe any development constraints due to the prior solid waste activities: _____
_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:
_____
_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____
☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____
_____
_____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
_____
_____

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

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

E.2. Natural Resources On or Near Project Site

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

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

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

Niagara Silt Loam	75 %
Cosad loamy fine sand	25 %
	%

d. What is the average depth to the water table on the project site? Average: 0.5-1.5 feet

e. Drainage status of project site soils:
☐ Well Drained: _____% of site
☐ Moderately Well Drained: _____% of site
☑ Poorly Drained 100 % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100 % of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

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

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

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

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

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

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

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

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

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

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

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

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

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

i. Name of aquifer: _____

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

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

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

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

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

If Yes:
i. Species and listing:

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

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

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

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

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

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

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

If Yes:

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

ii. Name: _____

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

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: _____

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

iii. Distance between project and resource: _____ miles.

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

If Yes:

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

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

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name Emily's Garden Estates, Inc. Date November 24, 2024

Sean Hopkins

Signature _____ Title Counsel for Project Sponsor

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PRINT FORM

EAF Mapper Summary Report



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



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

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E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

Attachment: Z-2024-03 application 041725 (29735 : Z-2024-03, 3230 & 3238 Millersport Hwy)

TOWN OF AMHERST
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM
-- ADDENDUM --

1. For each applicable category of proposed <u>new</u> 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
Niagara silt loam (NfA)	Severe	Severe	Severe	Severe	Severe
Cosad (Cv)	Severe	Severe	Severe	Severe	Moderate

2. 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.

3. Are there alternative locations on the site for this project? □ Yes ☒ No

4. Location and size of real property owned by petitioner within one (1) mile of subject proposal:
   3160 Millersport Highway - 0.66 acres
   240 Miller Road - 0.65 acres

5. 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.)

6. Maximum number of vehicular trips to be generated per peak hour upon completion of project 7
   Source: Trip Generation Rates - Federal Highway Administration

7. Will blasting occur during construction? □ Yes ☒ No

8. Does the project propose to connect and be tributary to the public sanitary sewer system? ☒ Yes □ No

9. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:
   3,300 average flow 13,200 peak flow.

   (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.)

10. Based on the Town's *2011 Reconnaissance Level Survey of Historic Resources,* is your property 'blue-rated' for historic significance? □ Yes ☒ No

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EXHIBIT 2

Attachment: Z-2024-03 application 041725 (29735 : Z-2024-03, 3230 & 3238 Millersport Hwy)

EXHIBIT 2 OF REZONING APPLICATION

LEGAL DESCRIPTION OF PROPERTY TO BE REZONED FROM R-3 TO MFR-4A

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Amherst, County of Erie, State and New York, and being part of Lot 58, Township 12, Range 7 of the Holland Land Company's Survey (so- called), bounded and described as follows:

BEGINNING AT A POINT on the northwest line of Millersport Highway, distant 347.43 feet northeasterly from the point of intersection of the northwest line of Millersport Highway with the south line of lands conveyed by a certain deed recorded in the Erie County Clerk's Office in Liber 2661 of Deeds at Page 341;

RUNNING THENCE: Westerly, parallel with the north line of Lot 58, a distance of 204.14 feet to a point;

RUNNING THENCE: Northeasterly, parallel with the northwest line of Millersport Highway, a distance of 229.67 feet to a point;

RUNNING THENCE: Easterly, parallel with the north line of Lot 58, a distance of 204.14 feet to a point on the northwest line of Millersport Highway;

RUNNING THENCE: Southwesterly, along the northwest line of Millersport Highway, a distance of 229.67 feet to the POINT OR PLACE OF BEGINNING, be the same, more or less. SUBJECT to easements, rights of way and restrictions of record.

BEING AND INTENDED TO BE lands conveyed to Emily's Garden Estates, Inc. by deeds recorded in the Erie County Clerk's Office in Liber 11212 of Deeds at Page 4724 and Liber 11259 of Deeds at Page 611.

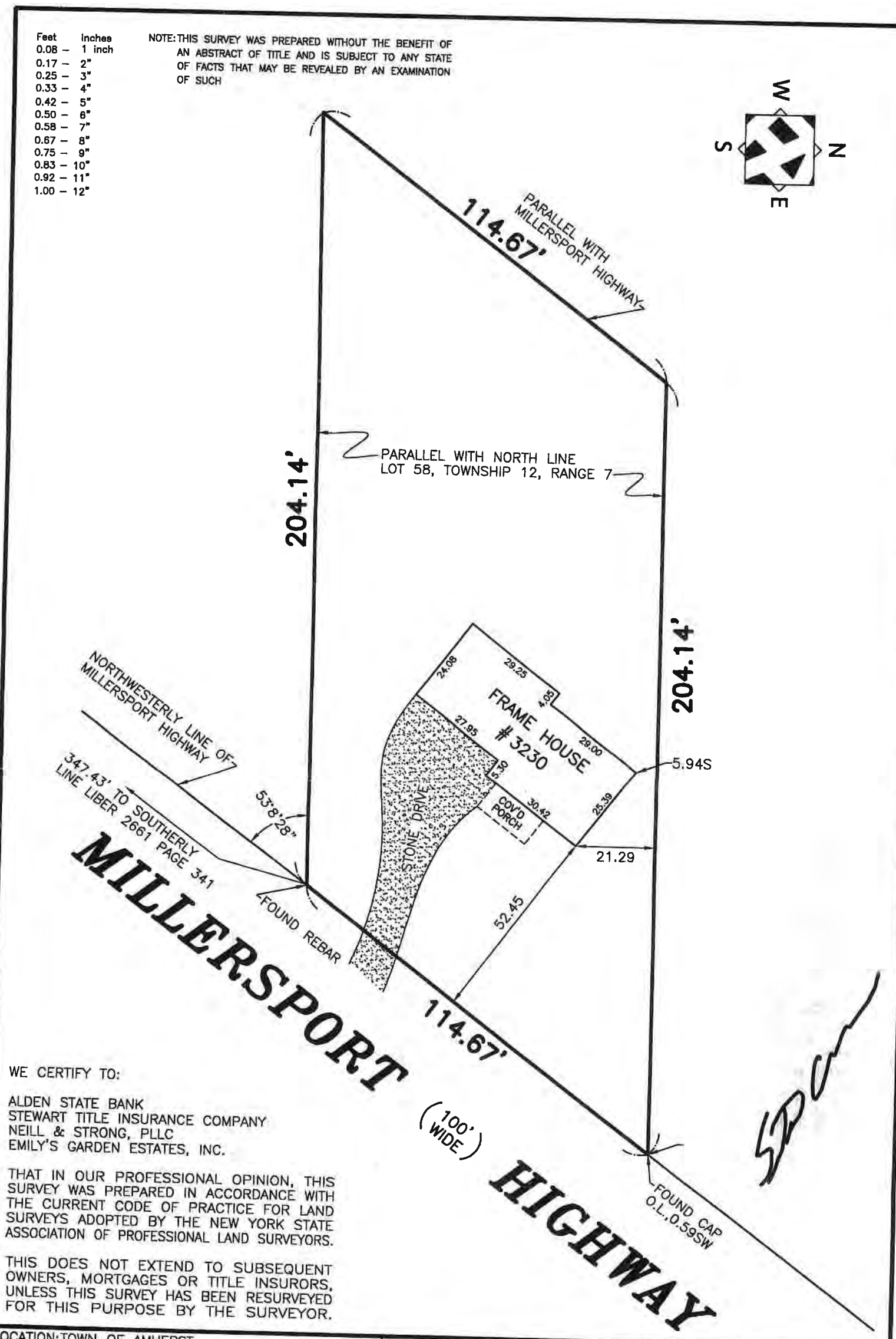
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EXHIBIT 3

Attachment: Z-2024-03 application 041725 (29735 : Z-2024-03, 3230 & 3238 Millersport Hwy)

Feet	Inches
0.08 –	1 inch
0.17 –	2"
0.25 –	3"
0.33 –	4"
0.42 –	5"
0.50 –	6"
0.58 –	7"
0.67 –	8"
0.75 –	9"
0.83 –	10"
0.92 –	11"
1.00 –	12"

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH



WE CERTIFY TO:

ALDEN STATE BANK
STEWART TITLE INSURANCE COMPANY
NEILL & STRONG, PLLC
EMILY'S GARDEN ESTATES, INC.

THAT IN OUR PROFESSIONAL OPINION, THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CURRENT CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

THIS DOES NOT EXTEND TO SUBSEQUENT OWNERS, MORTGAGES OR TITLE INSURORS, UNLESS THIS SURVEY HAS BEEN RESURVEYED FOR THIS PURPOSE BY THE SURVEYOR.

LOCATION: TOWN OF AMHERST	SCALE: 1"=30'
COUNTY OF ERIE, STATE OF NEW YORK	
PART OF LOT 58, TOWNSHIP 12, RANGE 7	DRAWN BY: S. CARVER
OF THE HOLLAND LAND COMPANY'S SURVEY	
MAP COVER:	CHECKED BY: S. CARVER
SUBLOT(S):	
REVISIONS:	RESURVEY:
ADDED CERTIFICATION 11/25/13	
DATE: NOVEMBER 14, 2013 — JOB No.: 13-37367	NO COR. MON. SET

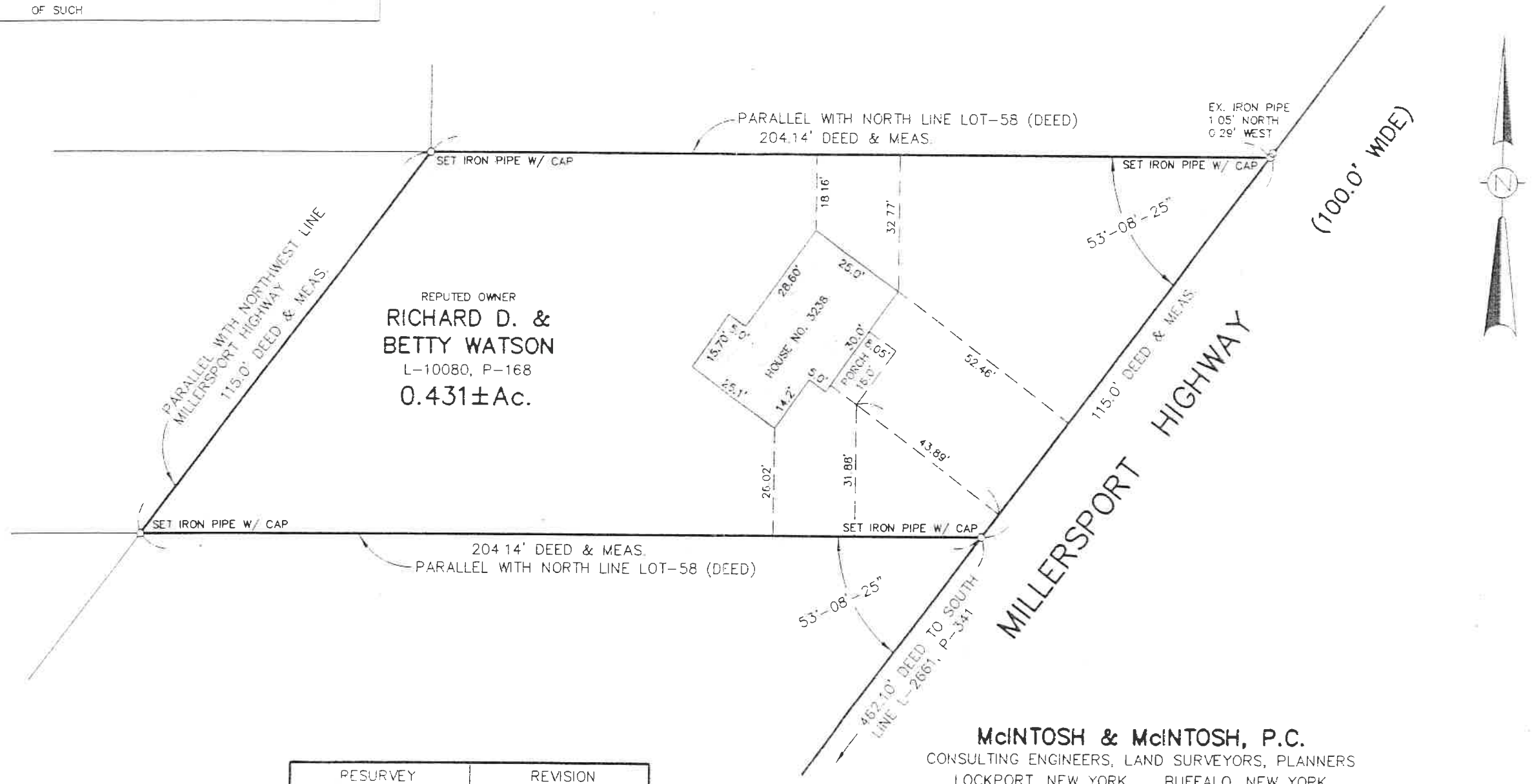
FoitAlbert ASSOCIATES
Architecture, Engineering, Surveying
763 Main Street Buffalo, New York 14203
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SUCCESSOR TO THE RECORDS OF CHARLES E. DENVER

Unauthorized alteration or addition to any survey, drawing, design, specification, plan or report is a violation of Section 7209, Provision 2 of the New York State Education Law. Only copies from the original of this survey map marked with an original of the land surveyor's embossed seal and signature shall be considered to be valid true copies.

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NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH



McINTOSH & McINTOSH, P.C.
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS
LOCKPORT, NEW YORK PHONE 434-9138
BUFFALO, NEW YORK PHONE 625-8360

RESURVEY	REVISION

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

SURVEY OF PART OF LOT-58, TWP.-12, R.-7, HOLLAND PURCHASE

LOCATION: TOWN OF AMHERST, ERIE COUNTY, NEW YORK

JOB No. 7411 | SCALE: 1"= 30' | DATE: AUGUST 21, 2006

DRAWN: M.A.S.
COMP.: GNZ
DESC.:
FILE: 7411.DWG

Attachment: Z-2024-03 application 041725 (29735 : Z-2024-03, 3230 & 3238 Millersport Hwy)

EXHIBIT 4

Attachment: Z-2024-03 application 041725 (29735 : Z-2024-03, 3230 & 3238 Millersport Hwy)

EXHIBIT 4

RESPONSES TO QUESTIONS 16 OF REZONING APPLICATION

REZONING OF 3230 MILLERSPORT HIGHWAY & 3238 MILLERSPORT HIGHWAY FROM R-3 TO MFR-4A

Question 16(A)(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.**

Response to Question 16(A)(1): The Town of Amherst adopted the Bicentennial Comprehensive Plan in January of 2007 after completing a lengthy planning process that included numerous public meetings and public hearings involving the Comprehensive Plan Advisory Committee, the Planning Board and the Town Board.[1] On December 14, 2020, the Town Board most recently adopted amendments to the Bicentennial Comprehensive Plan. The proposed residential project consisting of nine multifamily units for lease is consistent with the adopted Comprehensive Plan and the land uses in the vicinity of multiple parcels zoned for multifamily purposes along Millersport Highway.

Question 16(A)(2): **Cite all text, map, and/or figures that must be amended to support the proposed zoning at this location and provide detailed suggested amendments.**

Response to Question 16(A)(2): The proposed project is consistent with the Comprehensive Plan and as such there is not a need to amend the Comprehensive Plan to accommodate the proposed multifamily project consisting of nine residential units for lease.

---

[1] A copy of the resolution adopted by the Town Board for the purpose of adopting the Bicentennial Comprehensive Plan pursuant to Town Law Section 272-a is included at the beginning of the Comprehensive Plan. This resolution recites the lengthy planning history that incorporated numerous opportunities for public input as well as a coordinated environmental review pursuant to SEQRA that involved the preparation a Generic EIS and the issuance of a Findings Statement.

Attachment: Z-2024-03 application 041725 (29735 : Z-2024-03, 3230 & 3238 Millersport Hwy)

Question 16(A)(3): State why the proposed zoning is consistent with intent and objectives (Sec. 1-2-2) of the Zoning Ordinance:

Response to Question 16(A)(3): Section 1-2-1 of the Zoning Code is titled "Purpose" and it states as follows:

> *"The purpose of this Zoning Ordinance and the intent of the legislative authority in its adoption is to promote the environment of the town and its public health, safety, convenience, comfort, prosperity and the general welfare by regulating the use of buildings, other structures and land for residences, open space, public facilities, business, services, industry or other purposes; by regulating and restricting the bulk, height, design, building coverage and location of structures; by regulating and limiting population density; and for the aforesaid purposes, to divide the land within the limits of the town into districts of such number and dimensions generally consistent with the policies of the Comprehensive Plan and to provide procedures for the administration and amendment of said Zoning Ordinance."*

The requested rezoning of the Project Site from R-3 to MFR-4A to accommodate the proposed multifamily project on the Project Site is consistent with the "Purpose" of the Zoning Code. Section 1-2-2 of the Zoning Code sets forth the objectives of the Zoning Code. This section of the Zoning Code lists thirteen objectives that are discussed below as follows:

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;

Response: The proposed rezoning of the Project Site will be consistent with the objective of protecting the character and value of existing land uses and represents orderly and beneficial development.

B. To provide adequate open spaces for light, air and outdoor uses to include public, common and private open space areas;

Response: The proposed rezoning of the Project Site from R-3 to MFR-4A will not be inconsistent with this objective.

C. To prevent overcrowding of land;

Response: The proposed project will not result in the overcrowding of land.

Attachment: Z-2024-03 application 041725 (29735 : Z-2024-03, 3230 & 3238 Millersport Hwy)

D. To prevent excessive concentration of population and to prevent spare and uncoordinated development;

Response: The proposed rezoning of the Project Site will not result in excessive concentration of population and the residential project represents an example of coordinated development.

E. 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.

Response: The responses above set forth the reasons the proposed rezoning is consistent with the policies of the Comprehensive Plan.

F. To protect persons and property from damage and injury due to fire or flood;

Response: The Project Site is not located in a regulated floodway or 100 yr. floodplain. The Site Plan Application review process will trigger the need for an Engineer's Report to be prepared by a licensed engineer to be prepared for review and approval by the Town's Engineering Department. The project will not increase the likelihood of damage and injury due to fire and flood. The proposed multifamily building will be constructed per the stringent requirements of the NYS Building Code including the fire safety standards contained therein.

G. To preserve and protect significant natural features and vegetation, thereby preventing ecological damage and visual blight which occur when those features or vegetation are eliminated or substantially altered to serve development purposes only.

Response: The proposed rezoning and the proposed project will not be inconsistent with this objective. There are not significant natural features located on the Project Site.

Attachment: Z-2024-03 application 041725 (29735 : Z-2024-03, 3230 & 3238 Millersport Hwy)

H. To assure that structure and land use arrangements are aesthetically harmonious with nearby areas and structures.

Response: The development of the Project Site in a manner consistent with the Concept Site Plan prepared by Metzger Civil Engineering PLLC submitted with this Rezoning Application will be aesthetically harmonious with nearby areas and structures.[2]

I. 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.

Response: The proposed project will have a driveway connection to Millersport Highway.

J. 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;

Response: The Project Site has access to sanitary sewer and water lines as well as necessary public utilities to service the proposed multifamily project.

K. To guide the future development of the town so as to being the gradual conformity of land, structures and uses generally consistent with the policies of the Comprehensive Plan.

Response: The proposed rezoning of the Project Site is consistent with this objective since the proposed use is consistent with the policies contained in the Comprehensive Plan.

L. To accomplish the specific intents and goals set forth in the introduction to the respective sections.

Response: The proposed rezoning of the Project Site is consistent with this objective.

M. To protect the community from visual pollution resulting from the unregulated use of signs and other advertising devices.

Response: The proposed rezoning and the proposed project will not be inconsistent with this objective.

---

[2] A reduced-size copy of the Concept Site Plan is attached as Exhibit "6".

Attachment: Z-2024-03 application 041725 (29735 : Z-2024-03, 3230 & 3238 Millersport Hwy)

Question 16(C): **Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:**

Response to Question 16(C): The proposed rezoning of the Project Site is compatible with the present zoning and conforming uses of nearby properties and the character of the neighborhood which includes numerous multifamily projects on parcels zoned for multifamily uses.

Question 16(D): **Suitability of the subject property for uses permitted by the current versus the proposed district:**

Response to Question 16(D): The proposed project to be developed in accordance with the MFR-4A zoning classification represents a suitable use of the Project Site.

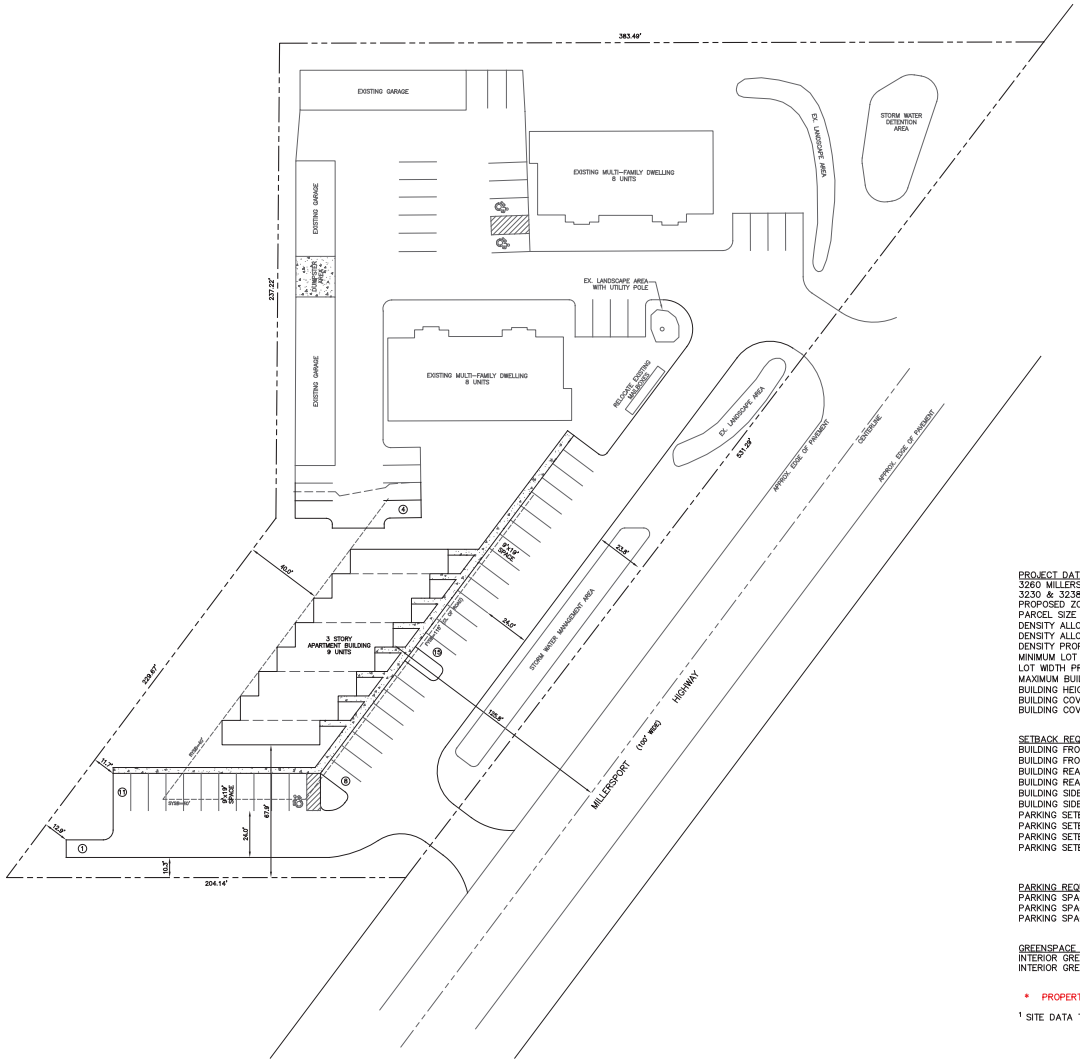
Question 16(E): **Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the Town:**

Response to Question 16(D): The proposed change in the zoning classification of the Project Site from R-R-3 to MFR-4A to accommodate the proposed project will have positive impacts on the balance of uses in the Town by providing new apartments at a suitable location which will be attractive to young professionals, empty nesters and seniors. The Comprehensive Plan recognizes the need for a diverse range of residential housing choices including those that are attractive to seniors.

Attachment: Z-2024-03 application 041725 (29735 : Z-2024-03, 3230 & 3238 Millersport Hwy)

EXHIBIT 5

Attachment: Z-2024-03 application 041725 (29735 : Z-2024-03, 3230 & 3238 Millersport Hwy)



PROJECT DATA[1]

3260 MILLERSPORT ZONING:	MFR-4A
3230 & 3238 MILLERSPORT ZONING:	R-3
PROPOSED ZONING:	MFR-4A*
PARCEL SIZE (3 PARCELS COMBINED) =	109,131 SF (2.51 ACRES)
DENSITY ALLOWED =	1 DU / 4,300 SF
DENSITY ALLOWED =	25 UNITS
DENSITY PROPOSED =	25 UNITS (16 EXISTING & 9 PROPOSED)
MINIMUM LOT WIDTH ALLOWED =	120.0'
LOT WIDTH PROVIDED =	537'± (PARCELS TO BE COMBINED)
MAXIMUM BUILDING HEIGHT ALLOWED =	35'
BUILDING HEIGHT PROVIDED =	< 35'
BUILDING COVERAGE ALLOWED =	35%
BUILDING COVERAGE PROVIDED =	17%

SETBACK REQUIREMENTS:

BUILDING FRONT YARD SETBACK REQUIRED =	115.0' FROM CL OF MILLERSPORT HWY
BUILDING FRONT YARD SETBACK PROVIDED =	125.8'
BUILDING REAR YARD SETBACK REQUIRED =	40.0'
BUILDING REAR YARD SETBACK PROVIDED =	40.0'
BUILDING SIDE LOT SETBACK REQUIRED =	40.0'
BUILDING SIDE LOT SETBACK PROVIDED =	67.9'
PARKING SETBACK REQUIRED TO ROW =	20.0'
PARKING SETBACK PROVIDED TO ROW =	23.8'
PARKING SETBACK REQUIRED TO SF PROP. =	10.0'
PARKING SETBACK PROVIDED TO SF PROP. =	11.7'

PARKING REQUIREMENTS:

PARKING SPACES REQUIRED =	2 SPACES / DU
PARKING SPACES REQUIRED =	50 SPACES
PARKING SPACES PROVIDED =	62 SPACES (23 EXISTING & 39 PROPOSED)

GREENSPACE REQUIREMENTS*:
INTERIOR GREENSPACE REQUIRED = 5%
INTERIOR GREENSPACE PROVIDED = 7%

* PROPERTY TO BE REZONED

[1] SITE DATA TABLE IS BASED ON 3 PARCELS COMBINED (3230, 3238 & 3260 MILLERSPORT)

NOTES:
1) BASED ON BOUNDARY SURVEYS BY McINTOSH & McINTOSH, P.C. DATED AUGUST 21, 2006 (3238 MILLERSPORT) AND FOIT-ALBERT ASSOCIATES DATED NOVEMBER 14, 2013 (3230 MILLERSPORT). THIS IS NOT A PROPERTY SURVEY.

DESIGNED BY:	JCM
DRAWN BY:	JCM
CHECKED BY:	MJM
CAD FILE:	M2011

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

REVISIONS	DATE	BY/CHK
CLIENT REVISIONS	06.27.24	JCM/MJM
PARCELS COMBINED	06.11.24	JCM/MJM

METZGER CIVIL ENGINEERING, PLLC
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WILLIAMSVILLE, NY 14221
PH: 716-633-2601
FAX: 716-633-2704
CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

MULTI-FAMILY HOUSING DEVELOPMENT
3230-3238 MILLERSPORT HIGHWAY
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

CONCEPT PLAN

SCALE:	1" = 20'
DATE:	FEBRUARY 2, 2024
JOB NO:	M-2011
DRAWING NO:	CP-1

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EXHIBIT 6

Attachment: Z-2024-03 application 041725 (29735 : Z-2024-03, 3230 & 3238 Millersport Hwy)



PROJECT DATA[1]

3260 MILLERSPORT ZONING:	MFR-4A
3230 & 3238 MILLERSPORT ZONING:	R-3
PROPOSED ZONING:	MFR-4A*
PARCEL SIZE (3 PARCELS COMBINED) =	109,131 SF (2.51 ACRES)
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DRAWN BY:	JCM
CHECKED BY:	MJM
CAD FILE:	M2011

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REVISIONS	DATE	BY/CHK
ADD PROPERTY LINES	10.18.24	JCM
CLIENT REVISIONS	06.27.24	JCM/MJM
PARCELS COMBINED	06.11.24	JCM/MJM

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TOWN OF AMHERST, ERIE COUNTY, NEW YORK

CONCEPT PLAN

SCALE:	1" = 20'
DATE:	FEBRUARY 2, 2024
JOB NO:	M-2011
DRAWING NO:	CP-1

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EXHIBIT 7

Attachment: Z-2024-03 application 041725 (29735 : Z-2024-03, 3230 & 3238 Millersport Hwy)



PROJECT DATA[1]

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REVISIONS	DATE	BY/CHK

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MULTI-FAMILY HOUSING DEVELOPMENT
3230-3238 MILLERSPORT HIGHWAY
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

AERIAL DISPLAY

SCALE:	1" = 100'
DATE:	OCTOBER 18, 2024
JOB NO:	M-2011
DRAWING NO:	AD-1

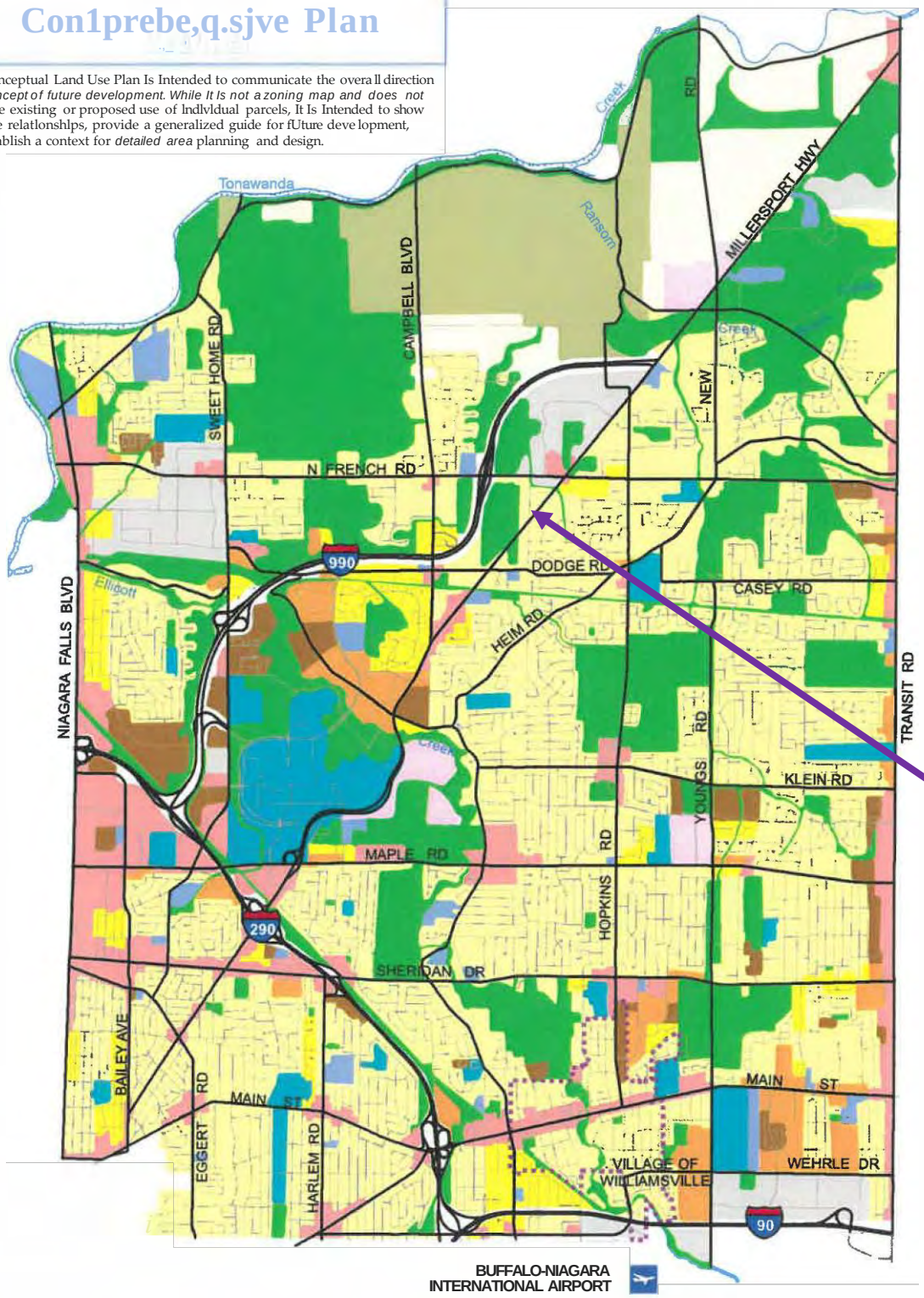
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EXHIBIT 8

Attachment: Z-2024-03 application 041725 (29735 : Z-2024-03, 3230 & 3238 Millersport Hwy)

Town of Amherst Bicentennial Con1prebe,q.sjve Plan

The Conceptual Land Use Plan Is Intended to communicate the overa ll direction *and concept of future development. While It Is not a zoning map and does not* show the existing or proposed use of Indlvldual parcels, It Is Intended to show land use relatlonshlps, provide a generalized guide for fUture deve lopment, and establish a context for *detailed area* planning and design.



Project Site Location

Conceptual Land Use Plan

- Rural Rasldenllal
- Single Family Residential
- *Mixed* Residential
- Medium Residential
- Commerdal/ Mixed Use'
- Special Use Cenler
- Commerdal - Office
- Industrial - Office
- Community FacRlties
- Educational Campus
- **Recreation, Open Space & Greenways**
- Ag◆cunure
- Transportallon
- [IT]J *surface Water*
- • • • Village of WilUamsville Bounda,y

• See Map **Figure** 6-A for Additional Designations

SOURCE NOTES:

Original **Source** Data Pruvided by **Iha Town of** Amherst Information Technology Department, URS Corporation and Wallace Roberts & Todd, LLC

Map Compiled by Iha Town of Amherst **Planning** Department

Dale: Deceni>er 2020

N

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Miles

FIGURE 6

Attachment: Z-2024-03 application 041725 (29735 : Z-2024-03, 3230 & 3238 Millersport Hwy)

Attachment: Z-2024-03 drawings 041725 (29735 : Z-2024-03, 3230 & 3238 Millersport Hwy)



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DESIGNED BY:	JCM
DRAWN BY:	JCM
CHECKED BY:	MJM
CAD FILE:	M2011

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ADD PROPERTY LINES	10.18.24	JCM
CLIENT REVISIONS	06.27.24	JCM/MJM
PARCELS COMBINED	06.11.24	JCM/MJM
REVISIONS	DATE	BY/CHK

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TOWN OF AMHERST, ERIE COUNTY, NEW YORK

CONCEPT PLAN

SCALE:	1" = 20'
DATE:	FEBRUARY 2, 2024
JOB NO:	M-2011
DRAWING NO:	CP-1

I:\STATION 20\Documents\DataRead\M2011 3230 Millersport Hwy\CP-1.dwg, 10/18/2024 9:03:03 PM, Adobe PDF

TOWN OF AMHERST
PLANNING BOARD
ZONING RESOLUTION
Z-2024-03

PETITIONER

Emily's Garden Estates Inc.
2217 Sweet Home Road, Suite 50
Amherst, New York 14228

PROPERTY LOCATION

3230 & 3238 Millersport Highway

APR 24 2025 AM11

WHEREAS the Town of Amherst Planning Board on Thursday, April 17, 2025 held a public hearing on the proposed rezoning of land from Residential District Three (R-3) to Multi-family Residential District Four A (MFR-4A), 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 this area of Town continuing to transition over time to mixed density housing along high access corridors which is supported in Chapter 3 of the Comprehensive Plan.

C. There are adequate services and utilities available or proposed to be made available in the construction of the development.

D. The proposal is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.

E. The subject property is suitable for uses permitted by the current versus the proposed district.

F. The proposed change does tend to improve the balance of uses, or meets a specific demand in the Town.

G. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act may be waived because the parcels are developed.

Attachment: Z-2024-03 signed resolution 041725 (29735 : Z-2024-03, 3230 & 3238 Millersport Hwy)

TOWN OF AMHERST
PLANNING BOARD
ZONING RESOLUTION
Z-2024-03

PETITIONER

Emily's Garden Estates Inc.

PROPERTY LOCATION

3230 & 3238 Millersport Highway

APR 24 2025 AM11

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:

The foregoing resolution was adopted by the Town of Amherst Planning Board, April 17, 2025; moved by Kahn; seconded by Davis; ayes 5; noes 0; absent 2 (Chmiel, Raffaele).

Michael J. Chmiel, Planning Board Chair

4/24/2025
Date

SM/ac
X:\Current_Planning\Files\Rezonings\2024\Z-2024-03_(3230_&_3238_Millersport_Hwy)_2024\Z-2024-03_resolution_041725.doc

Cc: Town Clerk
Commissioner of Building
Highway Superintendent
Town Engineer
Traffic/Safety Coordinator
Emily Garden Estates, Inc., 2217 Sweet Home Road, Amherst, NY 14228
Sean Hopkins, Hopkins Sorgi & McCarthy, 35 California Drive, Suite 100, Williamsville, NY 14221
Jake Metzger, Metzger Civil Engineering, 8245 Sheridan Drive, Williamsville, NY 14221

Attachment: Z-2024-03 signed resolution 041725 (29735 : Z-2024-03, 3230 & 3238 Millersport Hwy)

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

ADOPTED

Meeting: 04/17/25 06:30 PM
Department: Planning
Category: Miscellaneous
Prepared By: Amy Carrato
Initiator: Dan Howard
Sponsors:
DOC ID: 30122

PLANNING BOARD ITEM (ID # 30122)

Request to Rezone 2.4± Acres of Land from R-3 to MFR-5, Z-2025-01

Property located at 46, 54, 60, 68, 74 & 84 South Linden St and Former South Linden St ROW
South Linden LLC, Petitioner

March 17, 2025

To allow the petitioner to develop the parcels for use as a two building 28-unit townhome development consisting of a 12-unit and a 16-unit building.

Jennifer Hurley, Block, Longo, LaMarcha & Brezinski, represented the petitioner, explained the proposal and was available to answer questions from the Board.

In response to the Board's questions, Ms. Early stated this would be a transition from single-family homes to the neighboring area and was not able to answer additional questions from the Board.

No further comments were heard on this proposal.

Following discussion, Ms. Kahn moved to adjourn the request. The motion was seconded by Ms. Penberthy and carried. Ayes 5, Noes 0, Absent 2 (Chmiel, Raffaele).

ATTACHMENTS:

- z-2025-01_application_041725 (PDF)
- z-2025-01_drawings_041725 (PDF)
- Amended Rezoning Application uploaded 4/7/25 (PDF)

RESULT:	**ADJOURNED [UNANIMOUS]**	**Next: 5/15/2025 6:30 PM**
MOVER:	Carrie H. Kahn, Board Member	
SECONDER:	Brittany Lee Penberthy, Board Member	
AYES:	Davis, Gill, Kahn, Penberthy, O'Rourke	
ABSENT:	Michael Chmiel, Joseph P. Raffaele Jr.	

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Rezoning

For Official Use

File #: _____ **Acreage** 2.4 **Fee $** 1,515.00

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)		$1,500
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.**	$15
	TOTAL FEE:	**$** 1,515.00

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-2025-01_application_041725 (30122 : Z-2025-01 Soth Linden St)

TO BE COMPLETED BY APPLICANT

1. **Petitioner:**

Name: South Linden, LLC

Address: 493 Kennedy Rd

Cheektowaga (City) NY (State) 14227 (Zip Code)

Phone: (716) 432-6947 Fax

E Mail: john@kimilco.com

2. **The undersigned hereby petitions the Honorable Town Board to rezone the following described property:**

From: R-3 District

To: MFR-6 District

3. **Street address of land to be rezoned:** (must be verified by Town Assessor's Office)

46, 54, 60, 68, 74 & 84 South Linden Street

SBL #: 80-16-4-7, 80-16-4-6, 80-16-4-5, 80-16-4-4, 80-16-4-3, 80-16-4-2

4. **Area of land to be rezoned** (in acres): 2.4

5. **Owner of Land:**

Name: South Linden, LLC

Address: See above

City State Zip Code

Phone: See above

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

Name: Jeffery D. Palumbo

Address: 9276 Main St.

Clarence (City) NY (State) 14031 (Zip Code)

Phone: (716) 308-7211 Fax

E Mail: jpalumbo@blockandlongo.com

Attachment: z-2025-01_application_041725 (30122 : Z-2025-01 Soth Linden St)

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 _____

11. **Information on proposed project:**

A. Description of the character of the proposed development:
2 separate buildings, one containing 16 townhomes and one containing 12 townhomes

B. Rationale for rezoning request:

1. Why was this site chosen? Provides a transition from single family homes to the adjacent George F. Lamm American Legion Post 622

2. Why cannot land be used with the existing zoning? Existing residential, single family zoning is not conducive to the area given the immediately adjacent Youngman Highway

3. How will this rezoning impact surrounding properties? Positively, as it adds new upscale housing.

4. How will this rezoning impact the school system? Increase in tax revenue, and minor impact, if any, as townhomes typically attract empty nesters and young professionals without children.

Attachment: z-2025-01_application_041725 (30122 : Z-2025-01 Soth Linden St)

12. Quantitative Data:

A. Total # of dwelling units 28 units

B. Distribution of dwelling units by type Townhomes

C. Gross Residential Density per acre 11 2/3 units per acre

D. Total amount of Open Space 1 acre +/-

E. Proposed Non-Residential Floor Area 0 sq. ft.

13. Development Schedule:

Start Summer 2025

Finish Spring 2026

Stages (# of) 1

14. If any portion of the proposed development is planned to be sold or leased, please describe:

Townhouse units may be sold or leased.

15. Open Space ownership and maintenance provisions (if applicable):

Potential homeowners association.

16. Basis for Findings (Sec. 8-3-5 of the Town Zoning Code) (Attach sheets and supplemental materials as necessary.)

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. 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.

The Town Board, on November 12, 2024, determined the proposed land use is consistent with the Comprehensive Plan.

Attachment: z-2025-01_application_041725 (30122 : Z-2025-01 Soth Linden St)

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.
   The Town Board has determined the land use meets the intent and objective of the comprehensive plan.

3. State why the proposed zoning is consistent with intent and objectives (Sec. 1-2-2) of the Zoning Ordinance:
   See relevant sections of the comprehensive plan amendment application attached hereto as Exhibit A.

B. Adequate Services and Utilities are available or are proposed to be made available with the construction of the development:

1. Sanitary Sewer Available on site.
2. Storm Sewer/Drainage ""
3. Water ""
4. Other

C. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:
Yes, this provides a diversity of residential uses.

D. Suitability of the subject property for uses permitted by the current versus the proposed district: Rezoning to Multi-Family is a more natural transition than single family, given the location of the property.

E. Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the Town:
Yes, as it fulfills the need for diversity of housing options.

Attachment: z-2025-01_application_041725 (30122 : Z-2025-01 Soth Linden St)

17. The petitioner encloses herewith the sum of $1,515.00 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.

Signature of Petitioner

Subscribed and sworn to before me this 3rd *day of* Feb. 2025 20

Notary Public, Erie County, New York

SUZANNE M GASKILL
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01GA4844709
Qualified in Erie County
Commission Expires March 30, 2027

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.

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-2025-01_application_041725 (30122 : Z-2025-01 Soth Linden St)

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:
South Linden Townhomes

Project Location (describe, and attach a location map):
South Linden Street, a paper street

Brief Description of Proposed Action:
Rezoning to MFR-6 to allow the development of 28 townhome units

Name of Applicant or Sponsor:	Telephone: 716-308-7211
South Linden, LLC	E-Mail:

Address:
c/o Jeffery D. Palumbo, 9276 Main St.

City/PO:	State:	Zip Code:
Clarence	NY	14031

	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: Site plan approval - Amherst Planning Board	☐	☑

3. a. Total acreage of the site of the proposed action? 2.4 acres
   b. Total acreage to be physically disturbed? 2.0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.4 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: z-2025-01_application_041725 (30122 : Z-2025-01 Soth Linden St)

	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: _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑

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

	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: z-2025-01_application_041725 (30122 : Z-2025-01 Soth Linden St)

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 management system will discharge to the Town of Amherst system on McIntire Road		
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 management, size TBD		
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:		

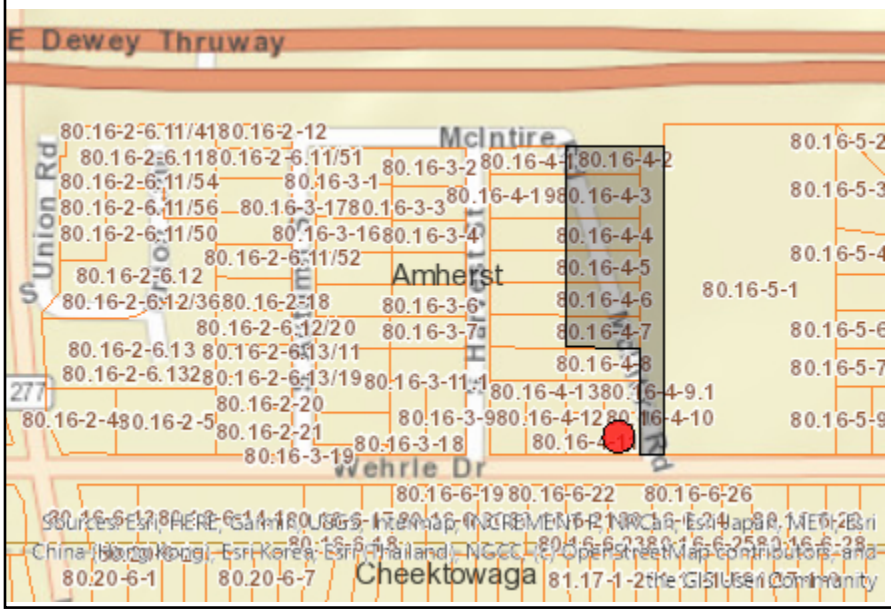
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Jeffery D. Palumbo as attorney Date: 2-3-25

Signature: _____ Title: Attorney

Attachment: z-2025-01_application_041725 (30122 : Z-2025-01 Soth Linden St)

PRINT FORM



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]	No
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: z-2025-01_application_041725 (30122 : Z-2025-01 Soth Linden St)

TOWN OF AMHERST
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM
-- ADDENDUM --

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
URBAN LAND - CHEEKTOWAGA COMPLEX	N/R	→	→	→	→
URBAN LAND - LIMA COMPLEX	N/R	→	→	→	→

N/R - NOT RATED

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 X 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:
2.4 AC +/-

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 peak hour upon completion of project 17 PM PEAK
Source: ITE

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:
6,160 GPD average flow 24,640 GPD peak flow.

(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.)

11. Based on the Town's *2011 Reconnaissance Level Survey of Historic Resources,* is your property 'blue-rated' for historic significance? ☐ Yes ☒ No

Attachment: z-2025-01_application_041725 (30122 : Z-2025-01 Soth Linden St)

LOCAL LAW NO. _____-201_

TOWN OF AMHERST
COUNTY OF ERIE, STATE OF NEW YORK

A LOCAL LAW AMENDING CHAPTER 203 OF THE TOWN OF AMHERST CODE, KNOWN AS THE ZONING ORDINANCE, TO REZONE 46, 54, 60, 68, 74 & 84 South Linden Street **FROM** R-3 **TO** MFR-6 **AND TO** (address) **AMEND THE ZONING MAP ACCORDINGLY.**

Be it enacted by the Town Board of the Town of Amherst as follows:

Section 1. Title.

This Local Law shall be referred to as, "A Local Law Amending Chapter 203 of Town of Amherst Code, Known As The Zoning Ordinance, to Rezone 46, 54, 60, 68, 74 & 84 South Linden Street from R-3 to MFR-6 and to Amend The Zoning Map Accordingly."

Section 2. Legislative Findings and Intent.

The Town Board of the Town of Amherst finds that an application to rezone 46, 54, 60, 68, 74 & 84 South Linden St. from R-3 to (address) MFR-6 zoning has been filed and is in proper order. The Town Board further finds that the rezoning is consistent with the Comprehensive Plan.

Section 3. Amherst Zoning Map.

The Town Board hereby amends its zoning map which is incorporated by reference in the Town zoning code by amending from R-3 to MFR-6 the zoning of 46, 54, 60, 68, 74 & 84 South Linden St, **subject to any conditions imposed by the authorizing resolution**; legally described as follows:

Section 4. Validity.

This Local Law is adopted under the authority granted to the Town Board of the Town of Amherst pursuant to §§10(1)(ii)(a)(12), 20 and 27 of the Municipal Home Rule Law and §265 of the Town Law of the State of New York.

Attachment: z-2025-01_application_041725 (30122 : Z-2025-01 Soth Linden St)

The invalidity of any provision of this Local Law shall not affect the validity of any other provision of this Local Law that can be given effect without such invalid provision.

Section 5. Effective Date.

This Local Law shall take effect immediately when it is filed in the Office of the Secretary of State in accordance with Section 27 of the Municipal Home Rule Law and published pursuant to Sections 130 & 133 of the Town Law and Chapter 28 of the Code of the Town of Amherst.

Francina Spoth
Town Clerk
Town of Amherst
County of Erie, State of New York

X:\Current_Planning\Files\Rezonings\Forms\Local Law (Master).doc

Attachment: z-2025-01_application_041725 (30122 : Z-2025-01 Soth Linden St)

Attachment: z-2025-01_application_041725 (30122 : Z-2025-01 Soth Linden St)

EXHIBIT A

Comprehensive Plan Amendment Analysis

As set forth in the Town of Amherst Bicentennial Comprehensive Plan ("Plan") amendment application form, Petitioner must provide information on the prospective action in relation to the plan. The application form questions are outlined below in bold with Petitioner's response noted.

A. Description of Prospective Actions:

Petitioner's Response: Petitioner is proposing to build four (4) buildings, each containing seven (7) two (2) story townhomes, for a total of 28 townhome units.

B. Rationale for Request of Amendment:

1. How will the requested amendment be consistent with Section 22 (Vision Statement)

Petitioner's Response: The requested amendment will enhance the livability of the area in offering a lifestyle option not readily available in the immediate area. In addition, it will serve to enhance community character by investing in and revitalizing older neighborhoods. Further, the requested amendment and subsequent development will present a very high standard for quality development while respecting appropriate buffers in existing neighborhoods. Finally, this is consistent with the Shared Direction as set forth in the plan as it enhances the diverse economy of the Town, strengthening the tax base and attraction to the community by carefully using vacant land with an infill development.

2. How will the requested amendment be consistent with Section 2.3 (Key Initiatives)

Petitioner's Response: Regarding "Aesthetic/Community Character" as set forth in the plan, the amendment will only add to the renowned beauty, character and environmental quality of the Town. A first-class townhome community seeks to "raise the bar" by adding a new lifestyle choice in an underserved area.

Regarding the "Revitalization" initiative in the plan, again, this proposal injects new life and new investment into an older area of the Town, by providing a diverse choice of living for empty nesters, young professionals, or others seeking limited maintenance obligations.

Finally, the amendment is consistent with the "Governance" initiative as the proposed townhomes do not introduce inconsistency or unfairness in zoning and land use.

C. How is the requested amendment aligned with the defined policies in sections:

1. 3.0. Land Use and Development?

Petitioner's Response: The requested amendment adds new diverse housing and an investment to the established community and does so with a context-sensitive architectural and site design. Ultimately, the Properties call for residential dwellings and the requested

Attachment: z-2025-01_application_041725 (30122 : Z-2025-01 Soth Linden St)

amendment and development result in residential dwellings. Specifically, the requested amendment seeks to have the Properties classified as "Mixed Residential." Mixed Residential is appropriate for residences along roads like Wehrle Drive and as a buffer to more traditional single-family neighborhoods. The Properties and Development perfectly capture Mixed Residential as set forth in the Comprehensive Plan.

2. ***4.0 Natural and Cultural Resources:***

Petitioner's Response: As set forth in the Plan, "best management practices" will be employed to retain stormwater on site, thus reducing downstream flooding and allowing pollutants to filter out over time. Additionally, silt fences and various other techniques will be employed to prevent sediment from leaving this site during construction.

3. ***5.0 Economic Development:***

Petitioner's Response: As stated in the Plan, "A healthy tax and employment base are essential not only to Amherst's economy, but also the Town's quality of life." Further, the amendment, by introducing new housing, meets the town's objective of maintaining Amherst's strong tax base. Additionally, the proposed townhomes will respect the character and quality of life in the area.

4. ***6.0 Transportation:***

Petitioner's Response: The plan defines the area as "Traditional Character" which describes a corridor located within higher intensity centers and other neighborhoods. Traffic from the proposed townhome will not significantly alter any traffic patterns in the area.

5. ***7.0 Infrastructure:***

Petitioner's Response: The proposed amendment will not stress existing storm or waste water service. Other utilities such as water, electric and gas are available on site.

6. ***8.0 Housing and Neighborhoods:***

Petitioner's Response: The proposed amendment furthers the Comprehensive Plan objective to achieve a diversity of housing options. The Petitioner will ensure that the diverse housing option will be well managed and contribute to the surrounding neighborhood's health and stability. While the proposed amendment changes the Comprehensive Plan conceptual land use plan, Figure 6, by making the Properties mixed residential, the change allows Amherst residents to remain in Amherst by downsizing into a maintenance free environment.

7. ***9.0 Community Facilities & Services:***

Petitioner's Response: The proposed townhomes are not far from the Main Street corridors. This will allow the residents to visit nearby businesses, restaurants, movie theaters, etc.

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Survey and Legal Description

Attachment: z-2025-01_application_041725 (30122 : Z-2025-01 Soth Linden St)

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2

● SET OR EX. 5/8" REBAR

McINTIRE (50.0' WIDE) ROAD

SOUTH LINE McINTIRE ROAD

SOUTH LINE LANDS APPROPRIATED BY THE NYS THRUWAY L-5292, P-169

NOW OR FORMERLY
SOUTH LINDEN, LLC
L-11186, P-8858
SBL: 80.16-4-2

61.80

FENTON (50.0' WIDE) STREET ABANDONED
SEE RESOLUTION L-6053, P-41

NOW OR FORMERLY
SOUTH LINDEN, LLC
L-11186, P-8871
SBL: 80.16-4-3

95.00

NOW OR FORMERLY
SOUTH LINDEN, LLC
L-11186, P-8871
SBL: 80.16-4-4

70.00

NOW OR FORMERLY
SOUTH LINDEN, LLC
L-11186, P-8871
SBL: 80.16-4-5

70.00

NOW OR FORMERLY
SOUTH LINDEN, LLC
L-11186, P-8871
SBL: 80.16-4-6

70.00

668.50'

NOW OR FORMERLY
JOSEPH P MARASCO
& VANDINA MARASCO
SBL: 80.16-4-7

70.00

NOW OR FORMERLY
MICHELE R. HOOD
L-11061, P-4876
SBL: 80.16-4-8

70.00

NOW OR FORMERLY
DAVID DI MINNI
L-10952, P-6438
SBL: 80.16-4-9.2

70.00

NOW OR FORMERLY
SUFIAN B. ALMASHHADANY
L-11084, P-2333
SBL: 80.16-4-10

91.70

50.00'

AREA: 0.767± ACRE

(UNIMPROVED)

SOUTH LINDEN (50.0' WIDE) STREET

668.64'

SOUTH HARVEST (50.0' WIDE) STREET

WEHRLE (WIDTH VARIES) DRIVE

SURVEY OF
PART OF LOT 22, TOWNSHIP 11, RANGE 7
HOLLAND LAND SURVEY
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

DATE	REVISION/TYPE

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

Job No. 9394
Scale 1" = 50'
Date: JULY 14, 2021
Tax No.

Attachment: z-2025-01_application_041725 (30122 : Z-2025-01 Soth Linden St)

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND ALL THAT TRACT OR PARCEL OF LAND, situated in the Town of Amherst, County of Erie and State of New York, being part of Lot 22, Township 11 and Range 7 of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING at the intersection of the west line of Linden Street (AKA South Linden Street) (50.0 feet wide) as shown on a subdivision map of Cayuga Heights filed in the Erie County Clerk's Office under Map Cover 898 and the north line of Wehrle Drive (width varies), said point being the southeast corner of lands conveyed to Sufian B. Almashhadany by deed recorded in the Erie County Clerk's Office in Liber 11084 of Deeds at Page 2333:

THENCE: Northerly, along the west line of Linden Street, a distance of 668.50 feet to the south line of McIntire Road (50.0 feet wide) as appropriated by the NYS Thruway and recorded in the Erie County Clerk's Office in Liber 5292 of Deeds at Page 169;

THENCE: Easterly, along the said south line of McIntire Road, a distance of 50.00 feet to the east line of Linden Street;

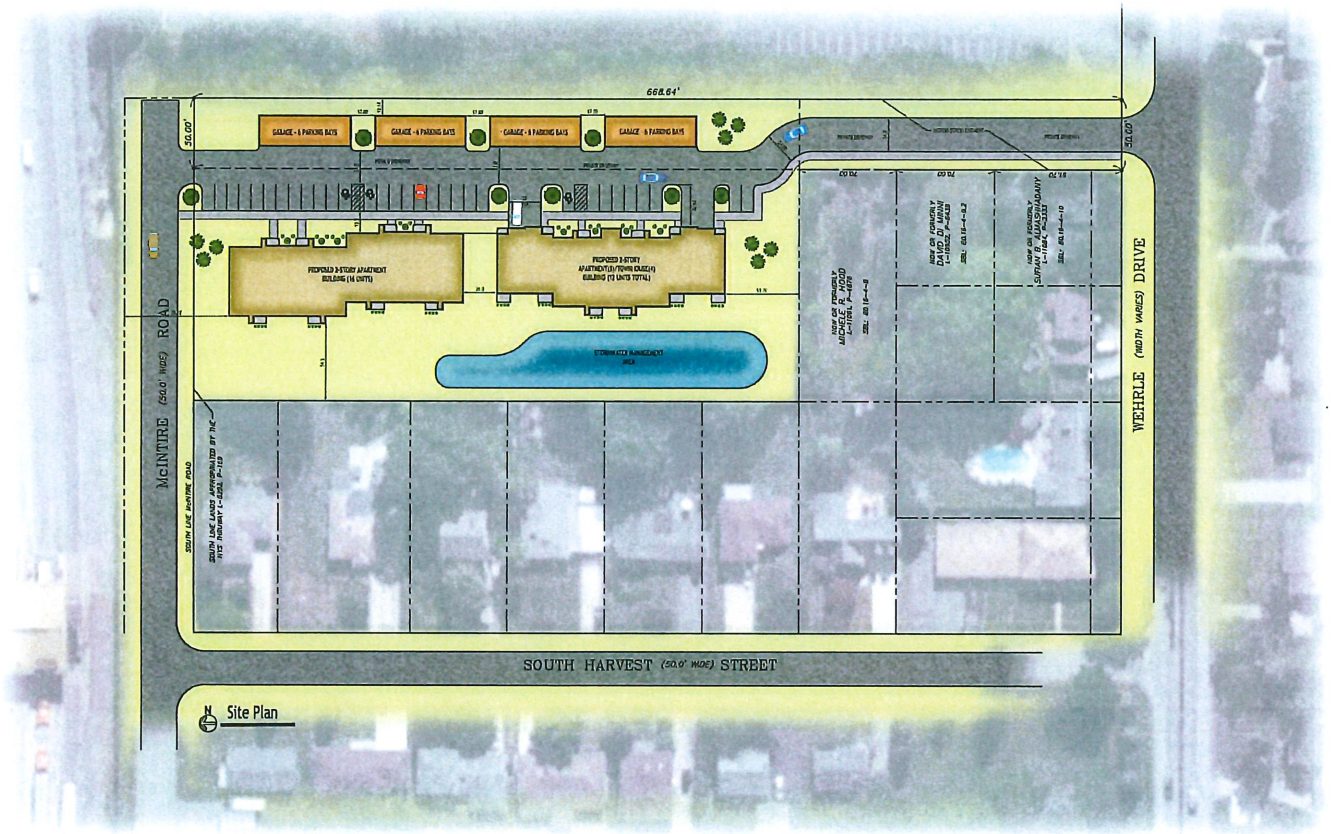
THENCE: Southerly, along the said east line of Linden Street, a distance of 668.64 feet to the aforementioned north line of Wehrle Drive;

THENCE: Westerly, along the said north line of Wehrle Drive, a distance of 50.00 feet to the POINT OF BEGINNING containing 0.767 acre be the same more or less.

Attachment: z-2025-01_application_041725 (30122 : Z-2025-01 Soth Linden St)

Preliminary Site Plan

Attachment: z-2025-01_application_041725 (30122 : Z-2025-01 Soth Linden St)



CARMINA WOOD DESIGN

Multi-Family Development
Site Plan Concept
S Linden Street | Amherst, NY
January 2024

Attachment: z-2025-01_application_041725 (30122 : Z-2025-01 Soth Linden St)

Owner Authorization

Attachment: z-2025-01_application_041725 (30122 : Z-2025-01 Soth Linden St)

AUTHORIZATION

John Militello, as Member of South Linden LLC, record property owner of property located at South Linden Street, a paper street in the Town of Clarence, New York (SBL No. TBD), hereby authorize Block, Longo, LaMarca & Brzezinski, P.C. to file any and all applications along with any necessary supporting documentation, with the Town of Amherst in connection with the approvals sought for the properties referenced above.

SOUTH LINDEN LLC

By: Militello, John
John Militello, Member
Dated: 08 / 21 / 2023

Attachment: z-2025-01_application_041725 (30122 : Z-2025-01 Soth Linden St)

Renderings

Attachment: z-2025-01_application_041725 (30122 : Z-2025-01 Soth Linden St)



Attachment: z-2025-01_application_041725 (30122 : Z-2025-01 Soth Linden St)



Attachment: z-2025-01_application_041725 (30122 : Z-2025-01 Soth Linden St)

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2

● SET OR EX. 5/8" REBAR

McINTIRE (50.0' WIDE) ROAD

SOUTH LINE McINTIRE ROAD

SOUTH LINE LANDS APPROPRIATED BY THE NYS THRUWAY L-5292, P-169

50.00'

NOW OR FORMERLY
SOUTH LINDEN, LLC
L-11186, P-8858
SBL: 80.16-4-2

61.80

FENTON (50.0' WIDE) STREET ABANDONED
SEE RESOLUTION L-6053, P-41

NOW OR FORMERLY
SOUTH LINDEN, LLC
L-11186, P-8871
SBL: 80.16-4-3

95.00

NOW OR FORMERLY
SOUTH LINDEN, LLC
L-11186, P-8871
SBL: 80.16-4-4

70.00

NOW OR FORMERLY
SOUTH LINDEN, LLC
L-11186, P-8871
SBL: 80.16-4-5

70.00

NOW OR FORMERLY
SOUTH LINDEN, LLC
L-11186, P-8871
SBL: 80.16-4-6

70.00

668.50'

NOW OR FORMERLY
JOSEPH P MARASCO
& VANDINA MARASCO
SBL: 80.16-4-7

70.00

NOW OR FORMERLY
MICHELE R. HOOD
L-11061, P-4876
SBL: 80.16-4-8

70.00

NOW OR FORMERLY
DAVID DI MINNI
L-10952, P-6438
SBL: 80.16-4-9.2

70.00

NOW OR FORMERLY
SUFIAN B. ALMASHHADANY
L-11084, P-2333
SBL: 80.16-4-10

91.70

AREA: 0.767± ACRE

(UNIMPROVED)

SOUTH HARVEST (50.0' WIDE) STREET

SOUTH LINDEN (50.0' WIDE) STREET

668.64'

50.00'

WEHRLE (WIDTH VARIES) DRIVE

DATE	REVISION/TYPE

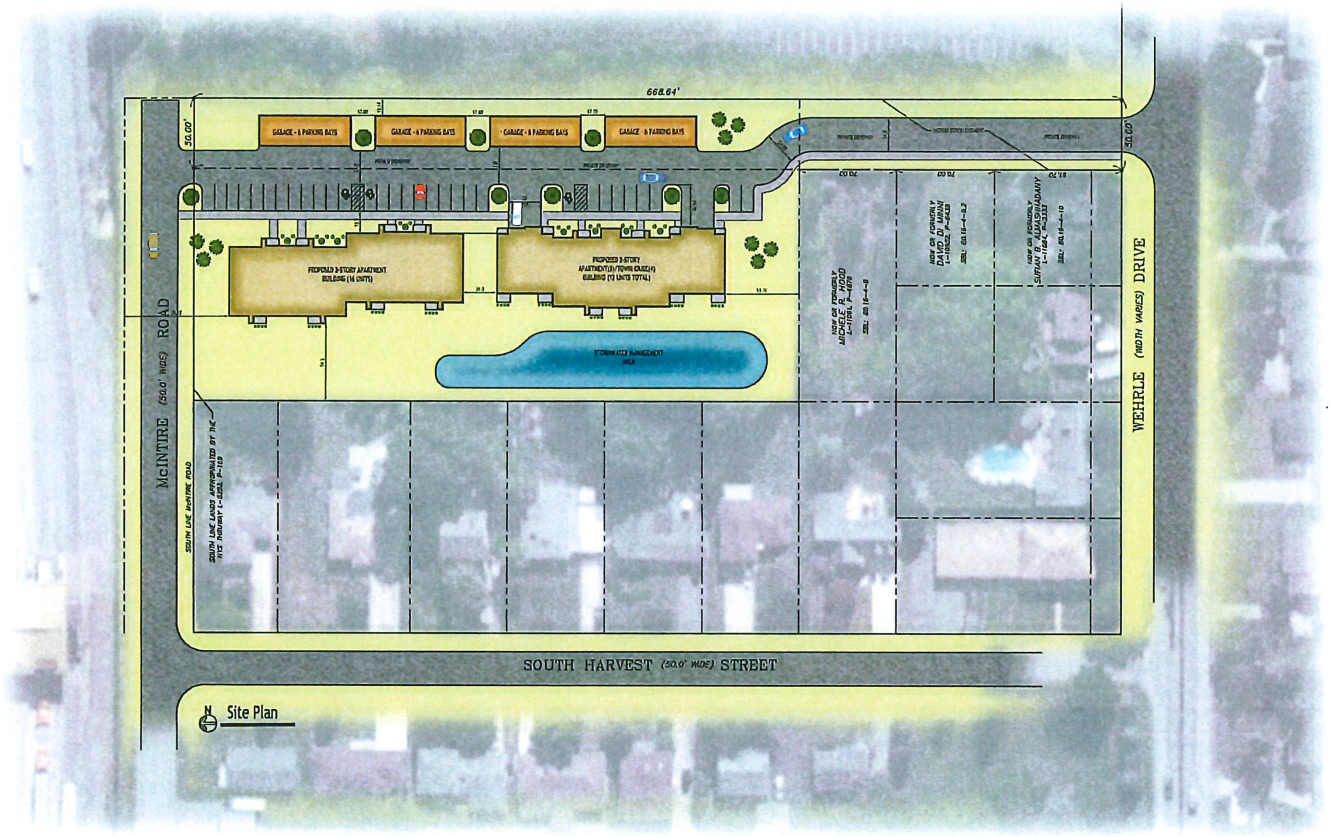
SURVEY OF
PART OF LOT 22, TOWNSHIP 11, RANGE 7
HOLLAND LAND SURVEY
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

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

Job No. 9394
Scale 1" = 50'

Date: JULY 14, 2021
Tax No.

Attachment: z-2025-01_drawings_041725 (30122 : Z-2025-01 Soth Linden St)



CARMINA WOOD DESIGN

Multi-Family Development
Site Plan Concept
S Linden Street | Amherst, NY
January 2024

Attachment: z-2025-01_drawings_041725 (30122 : Z-2025-01 Soth Linden St)



Attachment: z-2025-01_drawings_041725 (30122 : Z-2025-01 Soth Linden St)



Attachment: z-2025-01_drawings_041725 (30122 : Z-2025-01 Soth Linden St)

AMENDED APPLICATION
APRIL 4 2025

RECEIVED
FEB 05 2025
TOWN OF AMHERST
PLANNING DEPT.

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Rezoning

For Official Use

File #: Z-2025-01 **Acreage** 2.4 **Fee $** 1,515.00

Address Verified by Assessor's Office _____ VERIFIED BY DATE

Application Received by Planning Department 2/5/2025 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)		$1,500
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.**	$15
	TOTAL FEE:	**$** 1,515.00

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: Amended Rezoning Application uploaded 4/7/25 (30122 : Z-2025-01 Soth Linden St)

TO BE COMPLETED BY APPLICANT

1. **Petitioner:**

Name: South Linden, LLC

Address: 493 Kennedy Rd

Cheektowaga (City) NY (State) 14227 (Zip Code)

Phone: (716) 432-6947 Fax

E Mail: john@kimilco.com

2. **The undersigned hereby petitions the Honorable Town Board to rezone the following described property:**

From: R-3 District

To: MFR-5 District

3. **Street address of land to be rezoned:** (must be verified by Town Assessor's Office)

46, 54, 60, 68, 74 & 84 South Linden Street

SBL #: 80-16-4-7, 80-16-4-6, 80-16-4-5, 80-16-4-4, 80-16-4-3, 80-16-4-2

4. **Area of land to be rezoned** (in acres): 2.4

5. **Owner of Land:**

Name: South Linden, LLC

Address: See above

City State Zip Code

Phone: See above

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

Name: Jeffery D. Palumbo

Address: 9276 Main St.

Clarence (City) NY (State) 14031 (Zip Code)

Phone: (716) 308-7211 Fax

E Mail: jpalumbo@blockandlongo.com

Attachment: Amended Rezoning Application uploaded 4/7/25 (30122 : Z-2025-01 Soth Linden St)

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 _____

11. **Information on proposed project:**

A. Description of the character of the proposed development: 2 separate buildings, one containing 16 townhomes and one containing 12 townhomes

B. Rationale for rezoning request:

1. Why was this site chosen? Provides a transition from single family homes to the adjacent George F. Lamm American Legion Post 622

2. Why cannot land be used with the existing zoning? Existing residential, single family zoning is not conducive to the area given the immediately adjacent Youngman Highway

3. How will this rezoning impact surrounding properties? Positively, as it adds new upscale housing.

4. How will this rezoning impact the school system? Increase in tax revenue, and minor impact, if any, as townhomes typically attract empty nesters and young professionals without children.

Attachment: Amended Rezoning Application uploaded 4/7/25 (30122 : Z-2025-01 Soth Linden St)

12. Quantitative Data:

A. Total # of dwelling units 28 units

B. Distribution of dwelling units by type Townhomes

C. Gross Residential Density per acre 11 2/3 units per acre

D. Total amount of Open Space 1 acre +/-

E. Proposed Non-Residential Floor Area 0 sq. ft.

13. Development Schedule:

Start Summer 2025

Finish Spring 2026

Stages (# of) 1

14. If any portion of the proposed development is planned to be sold or leased, please describe:

Townhouse units may be sold or leased.

15. Open Space ownership and maintenance provisions (if applicable):

Potential homeowners association.

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.

The Town Board, on November 12, 2024, determined the proposed land use is consistent with the Comprehensive Plan.

Attachment: Amended Rezoning Application uploaded 4/7/25 (30122 : Z-2025-01 Soth Linden St)

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.
   The Town Board has determined the land use meets the intent and objective of the comprehensive plan.

3. State why the proposed zoning is consistent with intent and objectives (Sec. 1-2-2) of the Zoning Ordinance:
   See relevant sections of the comprehensive plan amendment application attached hereto as Exhibit A.

B. Adequate Services and Utilities are available or are proposed to be made available with the construction of the development:

1. Sanitary Sewer Available on site.
2. Storm Sewer/Drainage ""
3. Water ""
4. Other

C. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:
Yes, this provides a diversity of residential uses.

D. Suitability of the subject property for uses permitted by the current versus the proposed district: Rezoning to Multi-Family is a more natural transition than single family, given the location of the property.

E. Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the Town:
Yes, as it fulfills the need for diversity of housing options.

Attachment: Amended Rezoning Application uploaded 4/7/25 (30122 : Z-2025-01 Soth Linden St)

17. The petitioner encloses herewith the sum of $1,515.00 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.

Signature of Petitioner

Subscribed and sworn to before me this 3rd *day of* Feb. 2025 *20*

SUZANNE M GASKILL
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01GA4844709
Qualified in Erie County
Commission Expires March 30, 2027

Notary Public, Erie County, New York

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.

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: Amended Rezoning Application uploaded 4/7/25 (30122 : Z-2025-01 Soth Linden St)

Rezoning Petition and Environmental Assessment Form

Attachment: Amended Rezoning Application uploaded 4/7/25 (30122 : Z-2025-01 Soth Linden St)

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:
South Linden Townhomes

Project Location (describe, and attach a location map):
South Linden Street, a paper street

Brief Description of Proposed Action:
Rezoning to MFR-6 to allow the development of 28 townhome units

Name of Applicant or Sponsor:	Telephone: 716-308-7211
South Linden, LLC	E-Mail:

Address:
c/o Jeffery D. Palumbo, 9276 Main St.

City/PO:	State:	Zip Code:
Clarence	NY	14031

	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: Site plan approval - Amherst Planning Board	☐	☑

3. a. Total acreage of the site of the proposed action? 2.4 acres
   b. Total acreage to be physically disturbed? 2.0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.4 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: Amended Rezoning Application uploaded 4/7/25 (30122 : Z-2025-01 Soth Linden St)

	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: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

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

	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: Amended Rezoning Application uploaded 4/7/25 (30122 : Z-2025-01 Soth Linden St)

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 management system will discharge to the Town of Amherst system on McIntire Road		
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 management, size TBD		
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: Jeffery D. Palumbo as attorney Date: 2-3-25

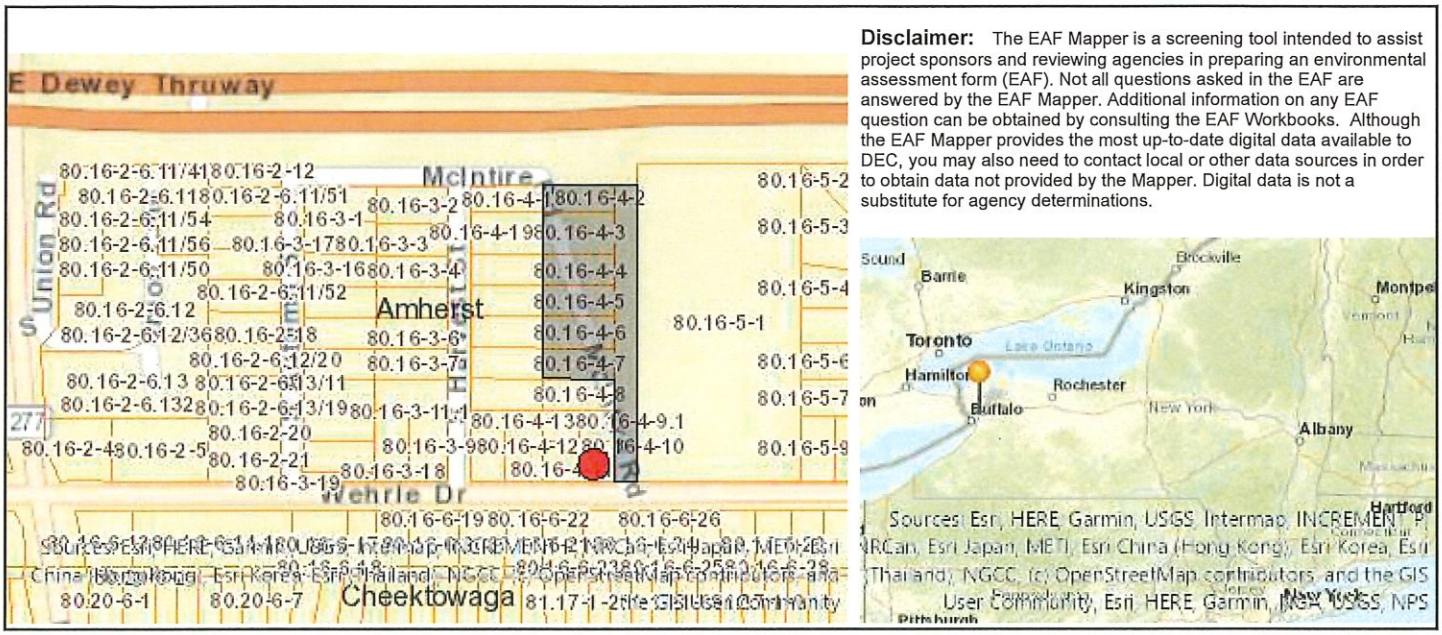
Signature: _____ Title: Attorney

PRINT FORM

Attachment: Amended Rezoning Application uploaded 4/7/25 (30122 : Z-2025-01 Soth Linden St)

EAF Mapper Summary Report

Monday, February 3, 2025 3:12 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]	No
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: Amended Rezoning Application uploaded 4/7/25 (30122 : Z-2025-01 Soth Linden St)

TOWN OF AMHERST
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM
-- ADDENDUM --

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
URBAN LAND - CHEEKTOWAGA COMPLEX	N/R	—	—	—	→
URBAN LAND - LIMA COMPLEX	N/R	—	—	—	→

N/R - NOT RATED

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 X 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:
2.4 AC +/-

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 peak hour upon completion of project 17 pm peak
Source: ITE

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:
6,160 GPD average flow 24,640 GPD peak flow.

(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.)

11. Based on the Town's *2011 Reconnaissance Level Survey of Historic Resources,* is your property 'blue-rated' for historic significance? ☐ Yes ☒ No

Attachment: Amended Rezoning Application uploaded 4/7/25 (30122 : Z-2025-01 Soth Linden St)

LOCAL LAW NO. _____-201_

TOWN OF AMHERST
COUNTY OF ERIE, STATE OF NEW YORK

A LOCAL LAW AMENDING CHAPTER 203 OF THE TOWN OF AMHERST CODE, KNOWN AS THE ZONING ORDINANCE, TO REZONE 46, 54, 60, 68, 74 & 84 South Linden Street **(address) FROM** R-3 **TO** MFR-5 **AND TO AMEND THE ZONING MAP ACCORDINGLY.**

Be it enacted by the Town Board of the Town of Amherst as follows:

Section 1. Title.

This Local Law shall be referred to as, "A Local Law Amending Chapter 203 of Town of Amherst Code, Known As The Zoning Ordinance, to Rezone 46, 54, 60, 68, 74 & 84 South Linden Street from R-3 to MFR-5 and to Amend The Zoning Map Accordingly."

Section 2. Legislative Findings and Intent.

The Town Board of the Town of Amherst finds that an application to rezone 46, 54, 60, 68, 74 & 84 South Linden St. (address) from R-3 to MFR-5 zoning has been filed and is in proper order. The Town Board further finds that the rezoning is consistent with the Comprehensive Plan.

Section 3. Amherst Zoning Map.

The Town Board hereby amends its zoning map which is incorporated by reference in the Town zoning code by amending from R-3 to MFR-5 the zoning of 46, 54, 60, 68, 74 & 84 South Linden St, **subject to any conditions imposed by the authorizing resolution**; legally described as follows:

Section 4. Validity.

This Local Law is adopted under the authority granted to the Town Board of the Town of Amherst pursuant to §§10(1)(ii)(a)(12), 20 and 27 of the Municipal Home Rule Law and §265 of the Town Law of the State of New York.

Attachment: Amended Rezoning Application uploaded 4/7/25 (30122 : Z-2025-01 Soth Linden St)

The invalidity of any provision of this Local Law shall not affect the validity of any other provision of this Local Law that can be given effect without such invalid provision.

Section 5. Effective Date.

This Local Law shall take effect immediately when it is filed in the Office of the Secretary of State in accordance with Section 27 of the Municipal Home Rule Law and published pursuant to Sections 130 & 133 of the Town Law and Chapter 28 of the Code of the Town of Amherst.

Francina Spoth
Town Clerk
Town of Amherst
County of Erie, State of New York

X:\Current_Planning\Files\Rezonings\Forms\Local Law (Master).doc

Attachment: Amended Rezoning Application uploaded 4/7/25 (30122 : Z-2025-01 Soth Linden St)

Attachment: Amended Rezoning Application uploaded 4/7/25 (30122 : Z-2025-01 Soth Linden St)

EXHIBIT A

Comprehensive Plan Amendment Analysis

As set forth in the Town of Amherst Bicentennial Comprehensive Plan ("Plan") amendment application form, Petitioner must provide information on the prospective action in relation to the plan. The application form questions are outlined below in bold with Petitioner's response noted.

A. Description of Prospective Actions:

Petitioner's Response: Petitioner is proposing to build four (4) buildings, each containing seven (7) two (2) story townhomes, for a total of 28 townhome units.

B. Rationale for Request of Amendment:

1. How will the requested amendment be consistent with Section 22 (Vision Statement)

Petitioner's Response: The requested amendment will enhance the livability of the area in offering a lifestyle option not readily available in the immediate area. In addition, it will serve to enhance community character by investing in and revitalizing older neighborhoods. Further, the requested amendment and subsequent development will present a very high standard for quality development while respecting appropriate buffers in existing neighborhoods. Finally, this is consistent with the Shared Direction as set forth in the plan as it enhances the diverse economy of the Town, strengthening the tax base and attraction to the community by carefully using vacant land with an infill development.

2. How will the requested amendment be consistent with Section 2.3 (Key Initiatives)

Petitioner's Response: Regarding "Aesthetic/Community Character" as set forth in the plan, the amendment will only add to the renowned beauty, character and environmental quality of the Town. A first-class townhome community seeks to "raise the bar" by adding a new lifestyle choice in an underserved area.

Regarding the "Revitalization" initiative in the plan, again, this proposal injects new life and new investment into an older area of the Town, by providing a diverse choice of living for empty nesters, young professionals, or others seeking limited maintenance obligations.

Finally, the amendment is consistent with the "Governance" initiative as the proposed townhomes do not introduce inconsistency or unfairness in zoning and land use.

C. How is the requested amendment aligned with the defined policies in sections:

1. 3.0. Land Use and Development?

Petitioner's Response: The requested amendment adds new diverse housing and an investment to the established community and does so with a context-sensitive architectural and site design. Ultimately, the Properties call for residential dwellings and the requested

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amendment and development result in residential dwellings. Specifically, the requested amendment seeks to have the Properties classified as "Mixed Residential." Mixed Residential is appropriate for residences along roads like Wehrle Drive and as a buffer to more traditional single-family neighborhoods. The Properties and Development perfectly capture Mixed Residential as set forth in the Comprehensive Plan.

2. ***4.0 Natural and Cultural Resources:***

Petitioner's Response: As set forth in the Plan, "best management practices" will be employed to retain stormwater on site, thus reducing downstream flooding and allowing pollutants to filter out over time. Additionally, silt fences and various other techniques will be employed to prevent sediment from leaving this site during construction.

3. ***5.0 Economic Development:***

Petitioner's Response: As stated in the Plan, "A healthy tax and employment base are essential not only to Amherst's economy, but also the Town's quality of life." Further, the amendment, by introducing new housing, meets the town's objective of maintaining Amherst's strong tax base. Additionally, the proposed townhomes will respect the character and quality of life in the area.

4. ***6.0 Transportation:***

Petitioner's Response: The plan defines the area as "Traditional Character" which describes a corridor located within higher intensity centers and other neighborhoods. Traffic from the proposed townhome will not significantly alter any traffic patterns in the area.

5. ***7.0 Infrastructure:***

Petitioner's Response: The proposed amendment will not stress existing storm or waste water service. Other utilities such as water, electric and gas are available on site.

6. ***8.0 Housing and Neighborhoods:***

Petitioner's Response: The proposed amendment furthers the Comprehensive Plan objective to achieve a diversity of housing options. The Petitioner will ensure that the diverse housing option will be well managed and contribute to the surrounding neighborhood's health and stability. While the proposed amendment changes the Comprehensive Plan conceptual land use plan, Figure 6, by making the Properties mixed residential, the change allows Amherst residents to remain in Amherst by downsizing into a maintenance free environment.

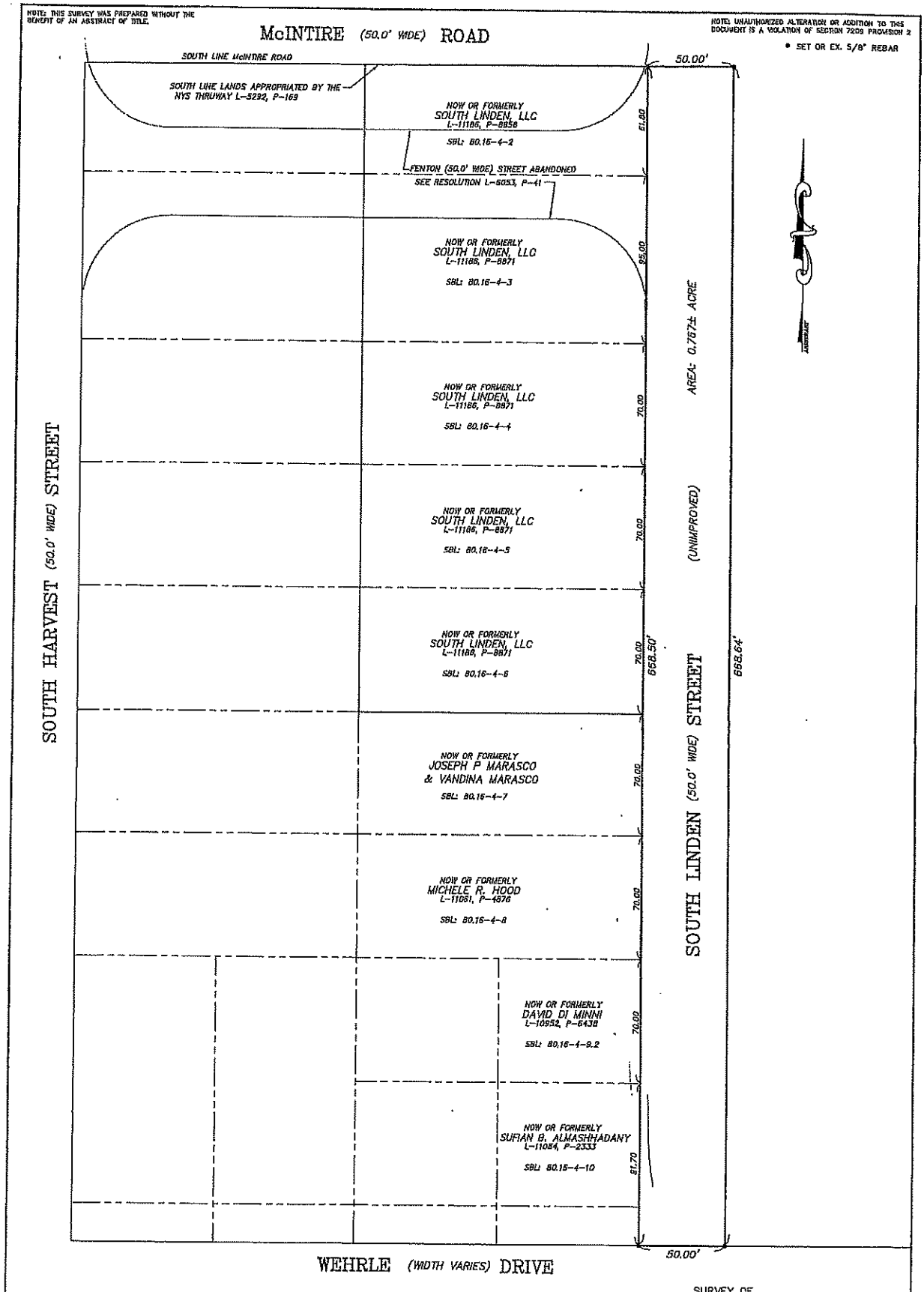
7. ***9.0 Community Facilities & Services:***

Petitioner's Response: The proposed townhomes are not far from the Main Street corridors. This will allow the residents to visit nearby businesses, restaurants, movie theaters, etc.

Attachment: Amended Rezoning Application uploaded 4/7/25 (30122 : Z-2025-01 Soth Linden St)

Survey and Legal Description

Attachment: Amended Rezoning Application uploaded 4/7/25 (30122 : Z-2025-01 Soth Linden St)



DATE	REVISION/TYPE

SURVEY OF
PART OF LOT 22, TOWNSHIP 11, RANGE 7
HOLLAND LAND SURVEY
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
4950 IDLESIDE STREET, SUITE 100
BUFFALO, NEW YORK 14225
(716) 833-4844 FAX 833-4940

Job No. 9394
Scale 1" = 50'
Date: JULY 14, 2021
Tax No.

Attachment: Amended Rezoning Application uploaded 4/7/25 (30122 : Z-2025-01 Soth Linden St)

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND ALL THAT TRACT OR PARCEL OF LAND, situated in the Town of Amherst, County of Erie and State of New York, being part of Lot 22, Township 11 and Range 7 of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING at the intersection of the west line of Linden Street (AKA South Linden Street) (50.0 feet wide) as shown on a subdivision map of Cayuga Heights filed in the Erie County Clerk's Office under Map Cover 898 and the north line of Wehrle Drive (width varies), said point being the southeast corner of lands conveyed to Sufian B. Almashhadany by deed recorded in the Erie County Clerk's Office in Liber 11084 of Deeds at Page 2333:

THENCE: Northerly, along the west line of Linden Street, a distance of 668.50 feet to the south line of McIntire Road (50.0 feet wide) as appropriated by the NYS Thruway and recorded in the Erie County Clerk's Office in Liber 5292 of Deeds at Page 169;

THENCE: Easterly, along the said south line of McIntire Road, a distance of 50.00 feet to the east line of Linden Street;

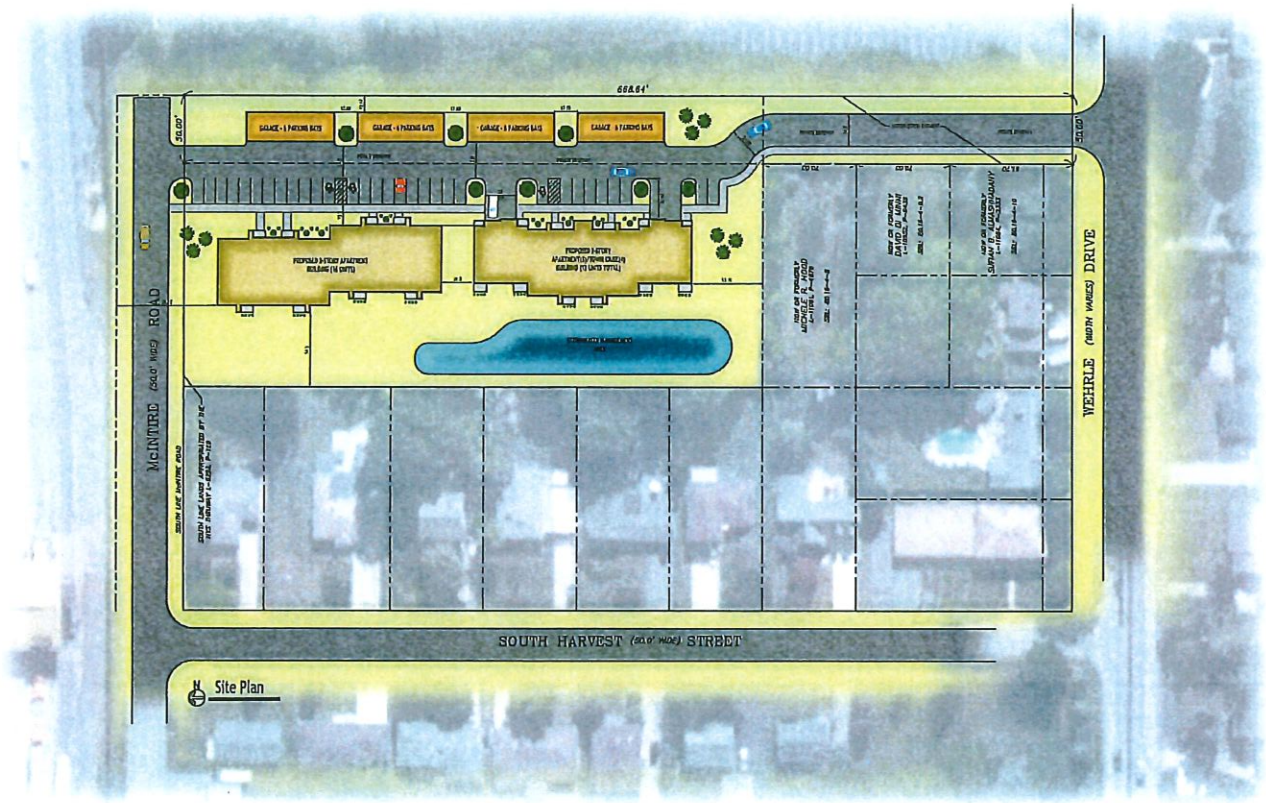
THENCE: Southerly, along the said east line of Linden Street, a distance of 668.64 feet to the aforementioned north line of Wehrle Drive;

THENCE: Westerly, along the said north line of Wehrle Drive, a distance of 50.00 feet to the POINT OF BEGINNING containing 0.767 acre be the same more or less.

Attachment: Amended Rezoning Application uploaded 4/7/25 (30122 : Z-2025-01 Soth Linden St)

Preliminary Site Plan

Attachment: Amended Rezoning Application uploaded 4/7/25 (30122 : Z-2025-01 Soth Linden St)



CARMINA WOOD DESIGN

Multi-Family Development
Site Plan Concept
S Linden Street | Amherst, NY
January 2024

Attachment: Amended Rezoning Application uploaded 4/7/25 (30122 : Z-2025-01 Soth Linden St)

Owner Authorization

Attachment: Amended Rezoning Application uploaded 4/7/25 (30122 : Z-2025-01 Soth Linden St)

AUTHORIZATION

John Militello, as Member of South Linden LLC, record property owner of property located at South Linden Street, a paper street in the Town of Clarence, New York (SBL No. TBD), hereby authorize Block, Longo, LaMarca & Brzezinski, P.C. to file any and all applications along with any necessary supporting documentation, with the Town of Amherst in connection with the approvals sought for the properties referenced above.

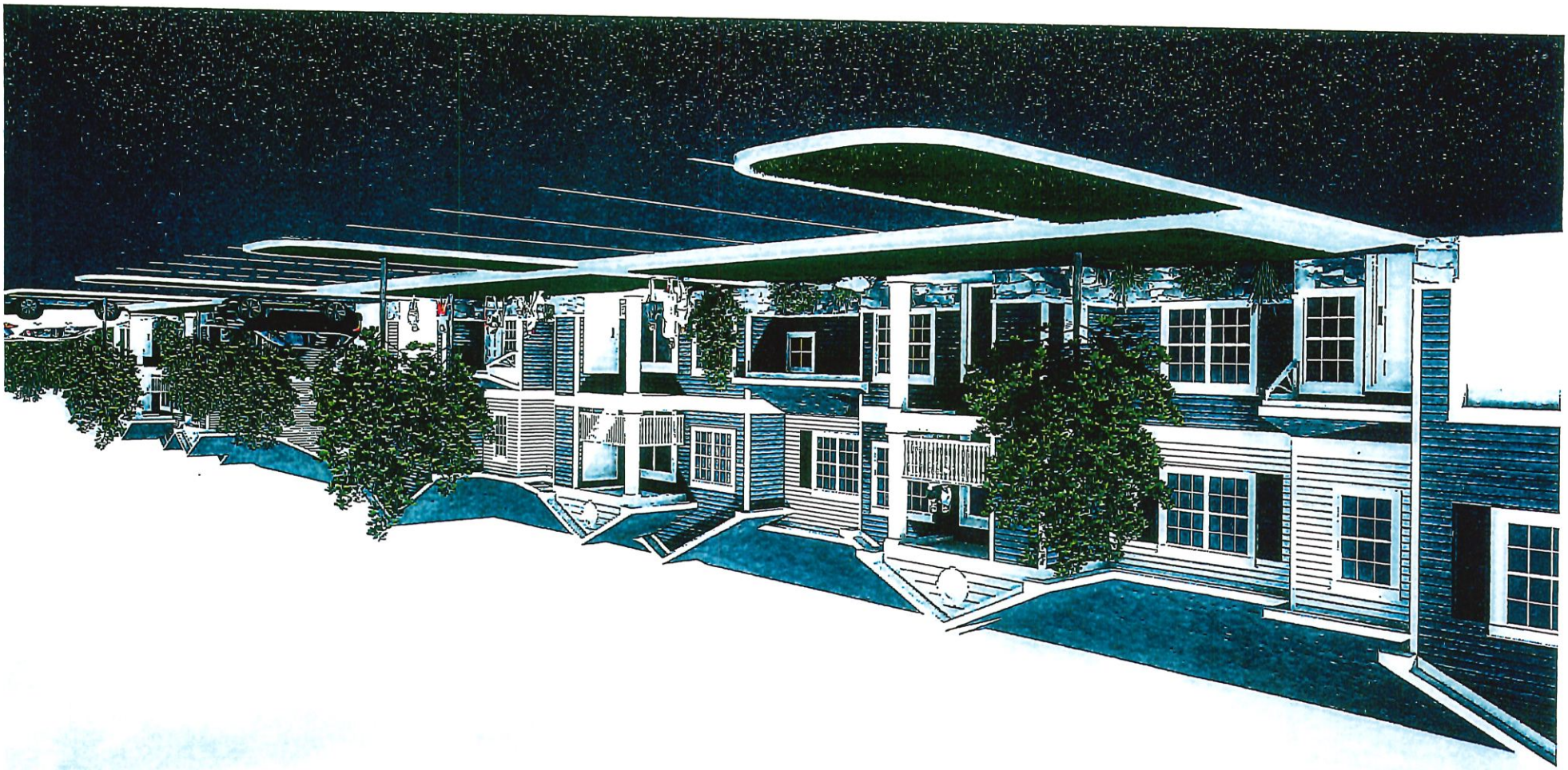
SOUTH LINDEN LLC

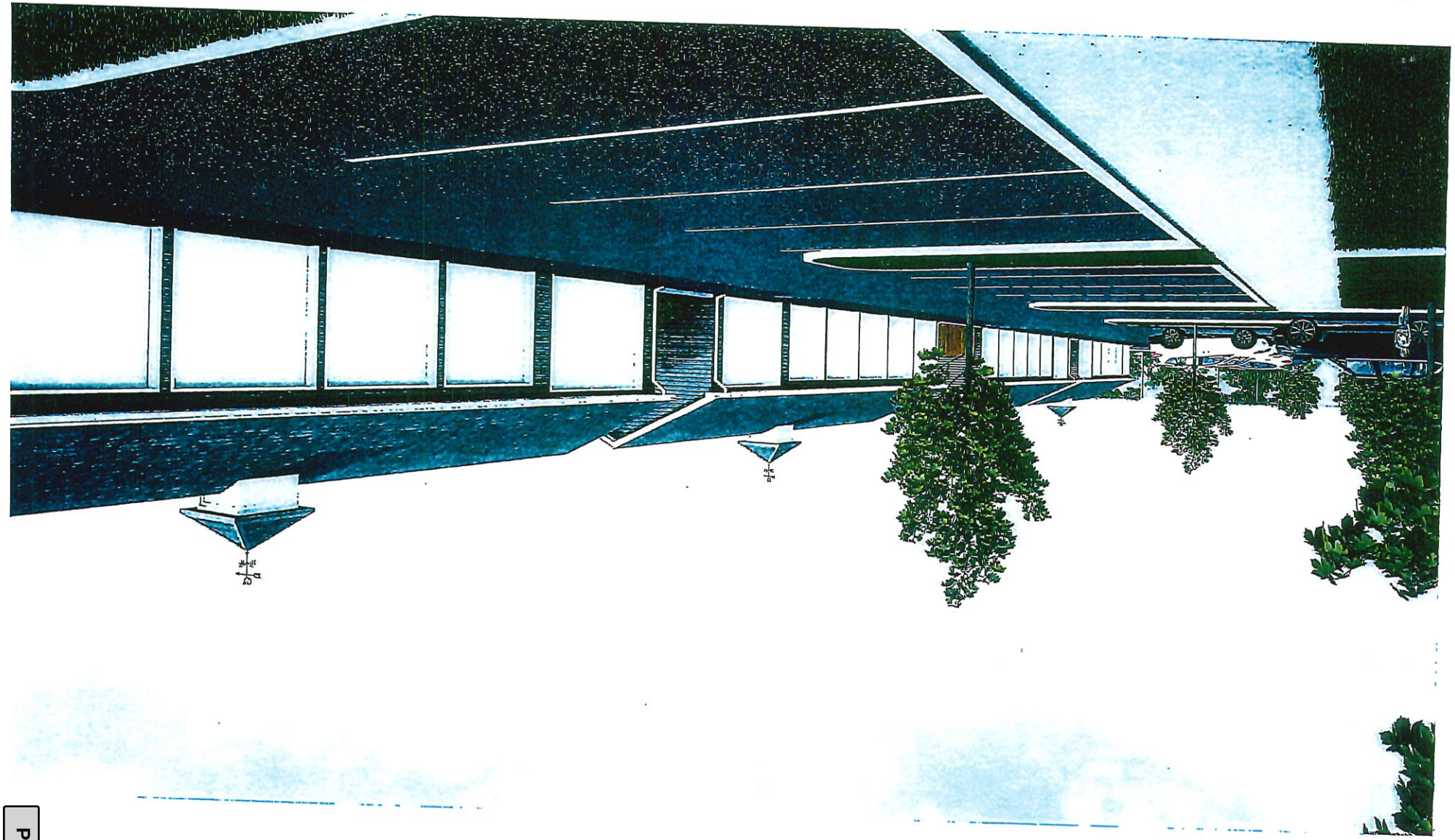
By: Militello, John
John Militello, Member
Dated: 08 / 21 / 2023

Attachment: Amended Rezoning Application uploaded 4/7/25 (30122 : Z-2025-01 Soth Linden St)

Renderings

Attachment: Amended Rezoning Application uploaded 4/7/25 (30122 : Z-2025-01 Soth Linden St)





Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

Meeting: 04/17/25 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: 30178

ADOPTED

PLANNING BOARD ITEM (ID # 30178)

Request for Extension of Site Plan Approval for a Proposed Crosspoint Multi-Family Residential Development, SP-2022-07_A

Property located at 50 Crosspoint Parkway
Uniland Development Company, Petitioner

Request for a 2-year extension of site plan approval for the development of a residential project that will consist of three, 4-story buildings that will contain a total of 208± apartment units. The site plan also illustrates 5 garage buildings containing 62 parking spaces, a parking field of 208 spaces (30 of which are covered) and associated landscaping (original Site Plan resolution expired on February 16, 2025).

Following discussion, Ms. Penberthy moved to approve the request based on the resolution. The motion was seconded by Ms. Kahn and carried. Ayes 5, Noes 0, Absent 2 (Chmiel, Raffaele).

ATTACHMENTS:

- SP-2022-07A signed resoltion 041725 (PDF)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Brittany Lee Penberthy, Board Member
SECONDER:	Carrie H. Kahn, Board Member
AYES:	Davis, Gill, Kahn, Penberthy, O'Rourke
ABSENT:	Michael Chmiel, Joseph P. Raffaele Jr.

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2022-07

PETITIONER

Uniland Development
100 Corporate Parkway, Suite 500
Amherst, NY 14226

PROPERTY LOCATION

50 Crosspoint Parkway

APR 24 2025 AM11

WHEREAS, the Town of Amherst Planning Board on Thursday, February 16, 2023 held a public hearing on a Site Plan for the proposed development of a residential project that will consist of three, 4-story buildings that will contain a total of 208± units, 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, the site and building plans were reviewed by the Town's Design Advisory Board and their recommendations were provided, and

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

A. The site plan includes 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 includes 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.

'23 FEB 24 AM9:36

Attachment: SP-2022-07A signed resoltion 041725 (30178 : Sp-2022-07A, 50 Crosspoint Parkway)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2022-07

PETITIONER

Uniland Development

PROPERTY LOCATION

50 Crosspoint Parkway

APR 24 2025 AM11

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 since hydric/ potentially hydric soils have not been identified on the parcel.

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 said Site Plan subject to the following conditions:

1. That the consideration of signs is specifically excluded from this approval as they require 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.

4. That the petitioner incorporate the recommendations of the Design Advisory Board dated December 8, 2022 into the site plan drawings and elevations, and that the Building Elevations be provided along with the site drawings for final approval.

5. That the petitioner address the comments of the Zoning Enforcement Officer in the Planning Department letter dated January 20, 2023 to the satisfaction of the officer.

6. That the petitioner address the comments of the Planning Department in their letter dated January 20, 2023 to the satisfaction of the department.

7. That the petitioner address the comments of the Fire Chief's Association in their letter dated February 6, 2023 to the satisfaction of the Association.

'23 FEB 24 AM9:36

Attachment: SP-2022-07A signed resoltion 041725 (30178 : Sp-2022-07A, 50 Crosspoint Parkway)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2022-07

PETITIONER

Uniland Development

PROPERTY LOCATION

50 Crosspoint Parkway

APR 24 2025 AM11

8. That the petitioner or petitioner's contractor obtain any and all required permits from the Erie County Department of Public Works (ECDPW) for work within the North French Road right-of-way as stipulated in the ECDPW letter dated October 27, 2022.

The foregoing resolution was adopted by the Town of Amherst Planning Board, February 16, 2023; moved by Giuliani; seconded by Chmiel; ayes 7, noes 0.

Robert J. Gilmour, Planning Board Chair

2-23-23.
Date

TV/ac
X:\Current_Planning\Files\Site Plans\2022\SP-2022-07_(50_Crosspoint_Pkwy)_2022\SP-2022-07_resolution_021623.doc

cc: Commissioner of Building
Town Engineer
Fire Chiefs
Traffic/Safety
Highway Superintendent
ECDEP
NYSDOT
NYSDEC
Uniland Development, 100 Corporate Pkwy., Suite 500, Amherst, NY 14226
Patrick Sheedy Jr., Carmina Wood Design, 487 Main St., Ste. 500, Buffalo, NY 14203

Approved Plan: Carmina Wood Design
Received: January 13, 2023

'23 FEB 24 AM9:3E

Attachment: SP-2022-07A signed resoltion 041725 (30178 : Sp-2022-07A, 50 Crosspoint Parkway)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2022-07_A

PETITIONER

Uniland Development

PROPERTY LOCATION

50 Crosspoint Parkway

APR 24 2025 AM11

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Board has granted an extension to its Site Plan approval of February 16, 2023 with the conditions stated therein retroactive to February 16, 2025 for a period of two years.

The foregoing resolution was adopted by the Town of Amherst Planning Board, April 17, 2025; moved by Penberthy; seconded by Kahn; ayes 5; noes 0; absent 2 (Chmiel, Raffaele).

Michael J. Chmiel, Planning Board Chair

4/24/2025
Date

SM/ac
X:\Current_Planning\Files\Site Plans\2022\SP-2022-07_A_(50_Crosspoint_Pkwy)_2025\SP-2022-07_A_resolution_041725.doc

cc: Commissioner of Building
Town Engineer
Fire Chiefs
Traffic/Safety
Highway Superintendent
ECDEP
NYSDOT
NYSDEC
Kevin Kirk, Uniland Development, 100 Corporate Parkway, Suite 500, Amherst, NY 14226
Pat Sheedy Jr., Carmina Wood Design, 80 Silo City Row, Buffalo, NY 14203

Approved Plan: Carmina Wood Design
Received: January 13, 2023

Attachment: SP-2022-07A signed resoltion 041725 (30178 : Sp-2022-07A, 50 Crosspoint Parkway)