MINUTES
TOWN OF AMHERST
AMHERST PLANNING BOARD MEETING
May 15, 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	Present	
John B. Davis	Town of Amherst	Board Member	Present	
Harbinder Gill	Town of Amherst	Board Member	Absent	
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	Present	
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	

Jacqualine Berger	Town of Amherst	Councilmember	Present	
Sebastine Odiata	Town of Amherst	Senior Deputy Attorney	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. SEQR FOR A PROPOSED 23-LOT SUBDIVISION OF A 22 TOWNHOMES WITH ATTACHED GARAGE DEVELOPMENT "PARK GARDENS", SP-2024-05_A (AKA SUB-2025-01_PP)
Property located at 4780 Sheridan Drive
4780 Sheridan Drive LLC, Petitioner

Proposed subdivision of 5.03 acres into 23 parcels comprised of eleven (11) 2-unit townhome buildings with attached garages and site, utility & lighting improvements. Number of units, and layout/location of buildings, drive and stormwater management practice remain the same as the previously-approved Site Plan (SP-2024-05.)

Subsequent to its SEQR determination, the Planning Board is being requested to address waivers to certain subdivision standards prior to taking action on the Preliminary Plat. The requested waivers to §204 of Town Code relate to design standards for the private street include:

- Sidewalks not provided on both sides of street.
- Planting strip not provided on both sides of street.
- Upright curbs not provided (and 204-3-2-4.G)
- No turnaround is provided at north end of private road.

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

In response to the Board's questions, Mr. Hopkins stated there is one continuous sidewalk throughout the site.

Alicia Schreier, 79 Tristan Lane, spoke regarding the landscape plan for the site and Dan Gagliardo, Steinway Court, asked for the explanation of the SEQR process/Negative Declaration.

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

Following discussion, Mr. O'Rourke moved to approve the Negative Declaration. The motion was seconded by Ms. Kahn carried. Ayes 6, Noes 0, Absent 1 (Gill).

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

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.

April 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).

May 15, 2025

Sean Hopkins, Esq., Hopkins Sorgi & McCarthy, represented the petitioner, explained the proposed project, including the headlight analysis and the open space landscape plan, 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 there will be a hybrid approach to the maintenance of the open space - the HOA homeowners will both take care of certain portions, the proposed trees on neighboring properties will reduce the lighting, typical local wildlife species are in this area, and there are no endangered species on the project site.

William Pitz, 1815 Dodge Road; Cheryl Anastasia, 1860 Dodge Road; and Nancy Fender, 101 Main Street; spoke in opposition to the proposal.

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

Following discussion, Mr. O'Rourke moved to approve the request based on the resolution. The motion was seconded by Ms. Kahn carried. Ayes 4, Noes 2 (Penberthy, Raffaele), Absent 1 (Gill).

RESULT:	**APPROVED [4 TO 2]**
MOVER:	Jonathan O'Rourke, Board Member
SECONDER:	Carrie H. Kahn, Board Member
AYES:	Chmiel, Davis, Kahn, O'Rourke
NAYS:	Penberthy, Raffaele Jr.
ABSENT:	Gill

REZONING & RELIEF FROM CONDITIONS OF REZONINGS

3. 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

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.

April 17, 2025

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).

May 15, 2025

Jeff Palumbo, Esq., 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, Mr. Palumbo stated the zoning request was amended from MFR-6 to MFR-5 after input from the Planning Department, the proposed project will consist of two buildings, the closest 16-unit building is one-quarter mile to the west, nothing adjacent to the project site is as dense as this proposal but there are similar buildings in the surrounding neighborhood which consists of OTB, businesses, apartments and single family homes, and a market analysis was done so the townhomes will be rented.

Steve Martin, 74 S. Harvest Road spoke in opposition of the proposal.

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

Following discussion, Mr. O'Rourke moved to approve the request without the conditions read by Scott Marshall. The motion failed due to lack of a second.

Following discussion, Mr. Davis moved to approve the request based on the resolution. The motion was seconded by Mr. O'Rourke carried. Ayes 5, Noes 1 (Penberthy), Absent 1 (Gill).

RESULT:	**APPROVED [5 TO 1]**
MOVER:	John B. Davis, Board Member
SECONDER:	Jonathan O'Rourke, Board Member
AYES:	Chmiel, Davis, Kahn, Raffaele Jr., O'Rourke
NAYS:	Penberthy
ABSENT:	Gill

MISCELLANEOUS

4. REQUEST TO AMEND FIGURE 6 OF THE TOWN OF AMHERST BICENTENNIAL COMPREHENSIVE PLAN FROM COMMERCIAL OFFICE TO MEDIUM RESIDENTIAL FOR 24.9± ACRES OF LAND, BCPA-2025-01
Property located at 2190-2220 Wehrle Drive
Young Development Inc., Petitioner

To amend the Bicentennial Comprehensive Plan to change the land use designation on Figure 6 from "Commercial Office" to "Medium Residential" (up to 60 units/acre) to allow for the potential future rezoning of the site to Multi-family Residential District-Six (MFR-6) and construction of a mixture of multifamily buildings containing 366 residential units, a large clubhouse building and all related site improvements including but not limited to vehicle use areas, recreation areas, stormwater management, landscaping, lighting, utility improvements and connections.

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

In response to the Board's questions, Mr. Hopkins stated the petitioner will look into the possibility of incorporation mixed-use/commercial as part of this proposal, they will work with the AIDA for workforce housing units, Supervisor Kulpa is interested in the proposed recreational facility on the site, there will be greenspace and townhomes along the property line shared with single-family homes, and there will be greenspace along Wehrle Drive.

Bruce Wisbaum, 60 Contessa Court; Ann Suchyna, 281 Bellingham Drive; Thomas Suchyna, 281 Bellingham Drive; Adam Karl, 305 Bellingham Drive; Susan Roman, 231 Bellingham Drive; Jillian Lenhard, 198 Bellingham Drive; and Margaret Drzewiecki, Rupp Pfalzgraf LLC, on behalf of Windsong Place Associates LP; spoke in opposition of the proposal.

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

Following discussion, Mr. Davis moved to approve the request based on the resolution. The motion was seconded by Mr. O'Rourke carried. Ayes 5, Noes 1 (Penberthy), Absent 1 (Gill).

RESULT:	**APPROVED [5 TO 1]**
MOVER:	John B. Davis, Board Member
SECONDER:	Jonathan O'Rourke, Board Member
AYES:	Chmiel, Davis, Kahn, Raffaele Jr., O'Rourke
NAYS:	Penberthy
ABSENT:	Gill

OTHER COMMUNICATIONS

None

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

UNFINISHED BUSINESS

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

SITE PLANS & RELIEF FROM CONDITIONS OF SITE PLANS

None

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS

None

REZONING & RELIEF FROM CONDITIONS OF REZONINGS

None

MISCELLANEOUS

None

OTHER COMMUNICATIONS

None

DIRECTOR'S REPORT

MINUTES APPROVAL

April 17, 2025
Ms. Penberthy moved to approve the minutes with a correction from Jennifer Early to Jennifer Hurley. The motion was seconded by Ms. Kahn and carried. Ayes 4, Noes 0, Abstain 2 (Chmiel, Raffaele), Absent 1 (Gill).

ADJOURNMENT

The Planning Board meeting of Thursday, May 15, 2025 was adjourned at 8:26 pm.

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

Meeting: 05/15/25 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: 30246 A

ADOPTED

PLANNING BOARD ITEM (ID # 30246)

SEQR for a Proposed 23-Lot Subdivision of a 22 Townhomes with Attached Garage Development "Park Gardens", SP-2024-05_A (Aka SUB-2025-01_PP)

Property located at 4780 Sheridan Drive
4780 Sheridan Drive LLC, Petitioner

Proposed subdivision of 5.03 acres into 23 parcels comprised of eleven (11) 2-unit townhome buildings with attached garages and site, utility & lighting improvements. Number of units, and layout/location of buildings, drive and stormwater management practice remain the same as the previously-approved Site Plan (SP-2024-05.)

Subsequent to its SEQR determination, the Planning Board is being requested to address waivers to certain subdivision standards prior to taking action on the Preliminary Plat. The requested waivers to §204 of Town Code relate to design standards for the private street include:

- Sidewalks not provided on both sides of street.
- Planting strip not provided on both sides of street.
- Upright curbs not provided (and 204-3-2-4.G)
- No turnaround is provided at north end of private road.

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

In response to the Board's questions, Mr. Hopkins stated there is one continuous sidewalk throughout the site.

Alicia Schreier, 79 Tristan Lane, spoke regarding the landscape plan for the site and Dan Gagliardo, Steinway Court, asked for the explanation of the SEQR process/Negative Declaration.

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

Following discussion, Mr. O'Rourke moved to approve the Negative Declaration. The motion was seconded by Ms. Kahn carried. Ayes 6, Noes 0, Absent 1 (Gill).

ATTACHMENTS:

- SP-2024-05_A application 051525 (PDF)
- SP-2024-05A_drawings_051525 (PDF)
- SP-2024-05A signed neg dec 051525 (PDF)

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

Preliminary Plat Application & Supporting Documentation
Address: 4780 Sheridan Drive
Applicant: 4780 Sheridan Drive LLC
Date: March 24, 2025

TOWN OF AMHERST PLANNING DEPARTMENT

Subdivision Application

For Official Use

File # _____ **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**	$3,250
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	_____
>10 Acres	$1,000.00	_____
Affidavit Fee for Public Hearing	**$ 15.00**	$15
Final Plat	**$ 450.00**	_____
	TOTAL FEE:	$ 4,515

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 Project Description that includes references to the supporting documentation attached to this Preliminary Plat Application is provided at Exhibit "1".

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

SUBDIVISION APPLICATION (con't)

To Be Completed By Applicant

Petitioner:

Name: 4780 Sheridan Drive LLC c/o Sean Hopkins, Esq.

Address: 35 California Road, Suite 100

Williamsville (city) NY (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 [Patrick Sheedy Jr, P.E.]

Address: 80 Silo City Row, Suite 100

Buffalo (city) NY (state) 14203 (zip code)

Phone: 716-842-3165 Fax:

E Mail: psheedy@carminawooddesign.com

Subdivision Location & Address: 4780 Sheridan Drive

Town of Amherst, Erie County, New York

Zoning District(s): R-4

Number of Proposed Sublots: 23

Proposed Subdivision Name: Park Gardens

Proposed Street Names:

Juniper Court	☐ Public	☑ Private
	☐ Public	☐ Private
	☐ Public	☐ Private
	☐ Public	☐ Private

Current Planning/Application Forms 2019/Subdivision Application Form 2019
REVISED February 2021

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

EXHIBIT 1

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

EXHIBIT 1 OF PRELIMINARY PLAT APPLICATION

4780 Sheridan Drive LLC (the "Project Sponsor") is seeking Preliminary Plat Approval in connection with its request to subdivide the parcel at 4780 Sheridan Drive (the "Project Site") into twenty-three (23) lot that will consist of twenty-two lots for residential units for sale utilizing the condominium form of ownership and one (1) lot that will consist of the Common Area. A reduced size copy of the Preliminary Plat Plan [Drawing P-100 – Date: 03/24/25] prepared by Carmina Wood Design depicting the layout of the residential project with the proposed parcels is provided at **Exhibit "2**"and a reduced size copy of the Topographic Survey of the Project Site is attached as **Exhibit "3"**. The condominium form of ownership is being utilized in connection with the project based on the requirements of the NYSDEC Brownfield Clean Up Program ("BCP"). The Project Site was accepted into the BCP on October 15, 2024. A copy of the letter issued by the NYSDEC on October 15, 2024 confirming acceptance of the Project Site into the BCP is provided at **Exhibit "4"**.

The proposed multifamily project has previously received Site Plan Approval from the Planning Board and the overall project layout remains unchanged since that time. A copy of the resolution adopted by the Planning Board on June 25, 2024 granting Site Plan Approval is provided **at Exhibit "5".** The proposed multifamily project has also been subject to two (2) environmental reviews pursuant to the State Environmental Quality Review Act ("SEQRA") conducted by the Planning Board and the Town Board.[1] A copy of the Negative Declaration issued by the Planning

[1] Pursuant to the discussion during a meeting held with the Planning Department on Friday, March 7th, the Planning Board does not need to conduct another environmental review of the previously approved project pursuant to SEQRA since the proposed subdivision will not result in any potential adverse environmental impacts that have not already been evaluated by the Planning Board.

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

Board on June 25, 2024 is provided at **Exhibit "6"** and a copy of the Negative Declaration issued by the Town Board pursuant to SEQRA on December 18, 2023 is provided at **Exhibit "7"**. A copy of the resolution adopted by the Town Board on February 5, 2024 approving the rezoning of the Project Site from R-3 to R-4 subject to six (6) conditions is provided at **Exhibit "8"**.[2]

A copy of the approval issued by the Zoning Enforcement Officer for the purpose of merging the parcels at 4774 and 4780 Sheridan Drive is provided at **Exhibit "10"**. The Project Site does not contain any wetlands subject to the jurisdiction of either the United States Army Corps of Engineers or the NYS Department of Environmental Conservation per the Wetland Investigation letter of Scott Livingstone of Earth Dimensions, Inc. dated December 4, 2025 provided at **Exhibit "11"**. A copy of the No Impact Determination letter issued by Josalyn Ferguson of the NYS Office of Parks, Recreation and Historic Preservation ("SHPO") dated December 14, 2018 is provided at **Exhibit "12"**.

[2] A copy of the Declaration of Restrictions recorded at the Erie County Clerk's Office pursuant to the zoning conditions imposed by the Town Board on December 18, 2023 is provided at **Exhibit "9"**.

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

EXHIBIT 2

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

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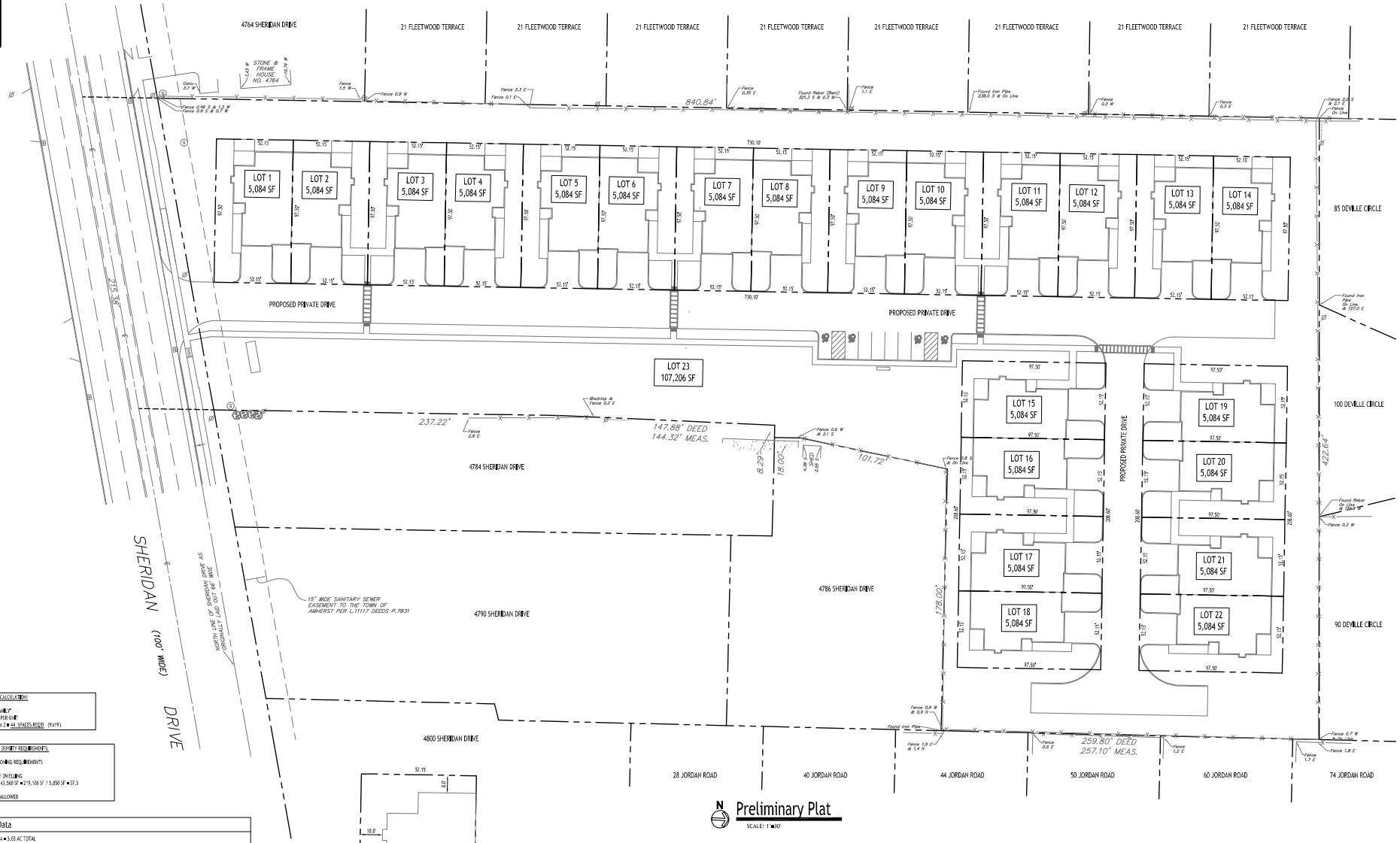


Preliminary Plat

SCALE: 1"=30'

PARKING CALCULATION:

"MULTI-FAMILY"
2 SPACES PER UNIT
22 UNITS x 2 = 44 SPACES REQD (9'x19')

BUILDING DENSITY REQUIREMENTS:

PER R-4 ZONING REQUIREMENTS

5,850 SF / DWELLING
5.03 AC * 43,560 SF = 219,106 SF / 5,850 SF = 37.5

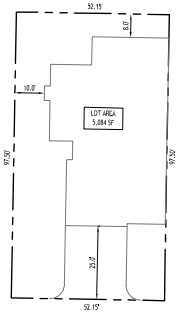
37 UNITS ALLOWED

Site Data

SITE AREA = 5.03 AC TOTAL
ZONED: R-4
PROPOSED USE: 2-UNIT RESIDENTIAL TOWNHOUSE BUILDINGS WITH ATTACHED GARAGES (22 UNITS TOTAL)

SETBACKS (BLDG)	REQUIRED	PROVIDED
FRONT	30 FT.	37.87 FT. MIN.
SIDE	8 FT. / 20 FT. (COMBINED)	17 FT. MIN. / > 20 FT. (COMBINED)
REAR	30 FT.	30 FT. MIN.
BUILDING DENSITY:	37	22
MIN. FLOOR AREA (2-BDRM):	760 SF	> 760 SF
MAX. BUILDING COVERAGE:	35% (1.76 AC)	1.14 AC (22.7%)
MAX. BUILDING HEIGHT:	30 FT. *	< 30 FT.
PARKING: (9'x19')	44	52 SURFACE + 44 GARAGE SPACES = 96 TOTAL
GREENSPACE		
OVERALL:	1.25 AC (25%)	2.77 AC (55.2%)

*PER TOWN BOARD APPROVAL CONDITION 3



Typical Lot Layout

SCALE: 1"=20'

Site Data

SITE AREA = 5.03 AC TOTAL
ZONED: R-4
PROPOSED USE: 2-UNIT RESIDENTIAL TOWNHOUSE BUILDINGS WITH ATTACHED GARAGES (22 UNITS TOTAL)

LOT SIZING	REQUIRED	PROVIDED
AREA (MIN.)	5,850 SF	5,084 SF *
WIDTH (MIN.)	90 FT. (TWO-FAM.)	52.15' *
YARDS		
FRONT (MIN.)	30 FT.	25.0 FT. *
SIDE (MIN.)	8 FT.	0.0 FT. *
SIDE - COMBINED (MIN.)	20 FT.	10 FT. *
REAR (MIN.)	30 FT.	8.0 FT. *
HEIGHT (MAX.)	30 FT.	17.0 FT.
BUILDING COVERAGE (MAX.)	35% (2,048 SF)	44.4% (2,260 SF) *
FLOOR AREA (MIN.)	760 SF (2-BDRM)	> 760 SF

*VARIANCE REQUIRED

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

30 0 30 60Ft.

CARMINAWOOD DESIGN
Buffalo | Utica

Packet Pg. 15

Proposed Multi-Family

4774 & 4780 Sheridan Drive
Amherst, NY

REVISIONS:

No.	Description	Date

DRAWING NAME:
Preliminary Plat

Date: 3/24/25
Drawn By: P. Sheedy
Scale: As Noted

DRAWING NO.
P-100

Project No: 23-4091

EXHIBIT 3

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

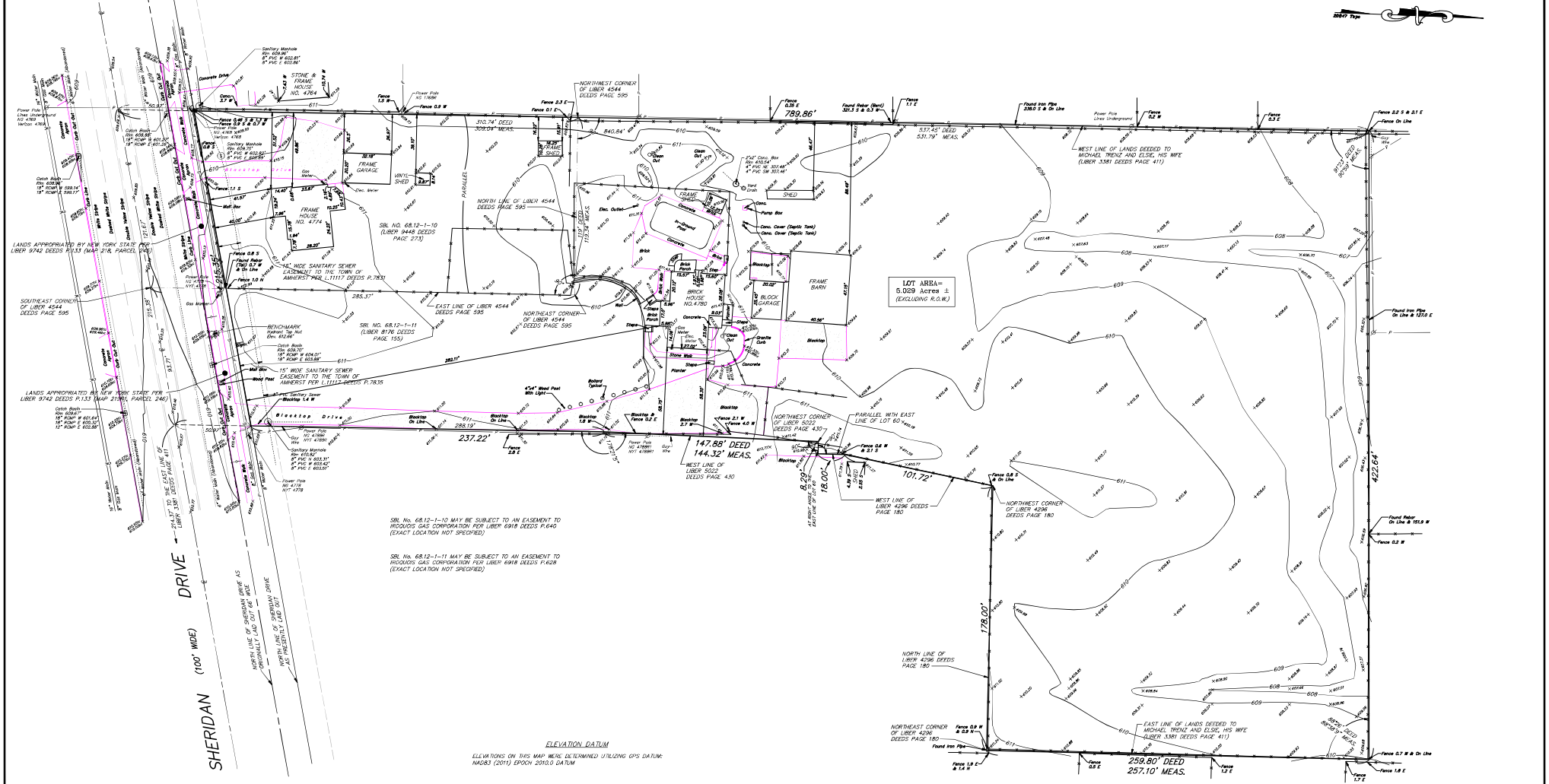

SHERIDAN DRIVE (100' WIDE)
LANDS APPROPRIATED BY NEW YORK STATE PER LIBER 9742 DEEDS P.133 (MAP 218, PARCEL 246)
SOUTHEAST CORNER OF LIBER 4544 DEEDS PAGE 595
LANDS APPROPRIATED BY NEW YORK STATE PER LIBER 9742 DEEDS P.133 (MAP 218, PARCEL 246)
STONE & FRAME HOUSE NO. 4764
FRAME HOUSE NO. 4774
FRAME GARAGE
VINYL SHED
SBL NO. 68.12-1-10 (LIBER 9448 DEEDS PAGE 271)
SBL NO. 68.12-1-11 (LIBER 8176 DEEDS PAGE 155)
NORTHWEST CORNER OF LIBER 4544 DEEDS PAGE 595
NORTH LINE OF LIBER 4544 DEEDS PAGE 595
EAST LINE OF LIBER 4544 DEEDS PAGE 595
NORTHEAST CORNER OF LIBER 4544 DEEDS PAGE 595
15' WIDE SANITARY SEWER EASEMENT TO THE TOWN OF AMHERST PER L.11117 DEEDS P.7835
BENCHMARK Hydrant Top Nut Elev. 612.46'
Blacktop Drive
237.22'
288.19'
147.88' DEED 144.32' MEAS.
WEST LINE OF LIBER 5022 DEEDS PAGE 430
NORTHWEST CORNER OF LIBER 5022 DEEDS PAGE 430
PARALLEL WITH EAST LINE OF LOT 60
WEST LINE OF LIBER 4296 DEEDS PAGE 180
NORTHWEST CORNER OF LIBER 4296 DEEDS PAGE 180
101.72'
18.00'
422.64'
178.00'
NORTH LINE OF LIBER 4296 DEEDS PAGE 180
NORTHEAST CORNER OF LIBER 4296 DEEDS PAGE 180
EAST LINE OF LANDS DEEDED TO MICHAEL TRENZ AND ELSIE, HIS WIFE (LIBER 3381 DEEDS PAGE 411)
259.80' DEED 257.10' MEAS.
789.86'
537.45' DEED 537.79' MEAS.
WEST LINE OF LANDS DEEDED TO MICHAEL TRENZ AND ELSIE, HIS WIFE (LIBER 3381 DEEDS PAGE 411)
312.74' DEED 309.04' MEAS.
214.37' TO THE EAST LINE OF LIBER 3381 DEEDS PAGE 411
NORTH LINE OF SHERIDAN DRIVE AS ORIGINALLY LAID OUT 66' WIDE
NORTH LINE OF SHERIDAN DRIVE AS NOT PRESENTLY LAID OUT
LOT AREA= 5.029 Acres ± (EXCLUDING R.O.W.)
BRICK HOUSE NO.4780
BLOCK GARAGE
FRAME BARN
SHED
FRAME SHED
Gazebo
Pump Box
Conc. Cover (Septic Tank)
Conc. Cover (Septic Tank)
Conc. Cover (Septic Tank)
Yard Drain
Elec. Outlet
Gas Meter
Elec. Meter
Gas Marker
Mail Box
Wood Post
Bollard Typical
4"x4" Wood Post With Light
Stone Wall
Planter
Granite Curb
Brick Porch
Steps
Concrete
Blacktop
Fence 0.8 S & On Line
Fence 0.7 W & On Line
Fence 1.9 E & 1.4 N
Fence 0.5 E
Fence 1.2 E
Fence 1.7 E
Fence 1.9 E
Found Iron Pipe
Found Rebar
Found Iron Pipe On Line @ 1213.0 E
Found Rebar On Line @ 1511.9 W
Fence 0.3 W
Fence 2.2 S & 2.1 E
Fence On Line
Fence 0.2 W
Fence 0.3 E
Fence 0.35 E
Fence 0.1 E
Fence 1.1 E
Fence 2.3 S
Fence 0.9 W
Fence 1.5 W
Fence 0.8 S
Fence 1.0 N
Fence 1.1 S
Fence 0.6 W & 2.1 S
Fence 2.1 W Fence 4.0 W
Fence 2.8 E
Fence 0.2 E
Fence 0.6 W & 2.1 S
Fence 0.8 S & On Line
Fence 0.9 W & 0.9 S
Fence 0.6 W & 2.1 S
Fence 0.8 S & On Line
Fence 0.9 W & 0.9 S
Fence 0.7 W & On Line
Fence 1.9 E
Power Pole Lines Underground
Power Pole NO 4760
Power Pole NO 4778
Power Pole NO 4778 NYT 4778
Power Pole NO 4778 NYT 4778
Power Pole NO 4778 NYT

EXHIBIT 4

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

New York State Department of Environmental Conservation
Division of Environmental Remediation, 12th Floor
625 Broadway, Albany, New York 12233-7011
Phone: (518) 402-9706
Website: www.dec.ny.gov

October 15, 2024

4780 Sheridan Drive LLC
Attn: Andrew Romanowski c/o Robert Savarino
4727 Camp Road
Hamburg, NY 14075

Re: Former Gleason's Nursery
Tax Map ID No.: 68.12-1-10, 68.12-1-11
Property County: Erie
Site No.: C915407

Dear Applicant:

Your application for the above-referenced Brownfield Cleanup Program ("BCP") project has been reviewed by the New York State Department of Environmental Conservation ("Department"). I am pleased to inform you that your request is accepted. The acceptance is based upon your participation as follows:

4780 Sheridan Drive LLC is a Volunteer as defined in ECL 27-1405(1)(b). Tangible Property Tax Credit Status is described in Section II of the attached Brownfield Cleanup Agreement (BCA).

Based upon the facts and information in the application, information contained in the Department's records, and a timely return of the signed BCA, the Department is prepared to execute a BCA for the above-described property. Attached is an electronic BCA. Please have an authorized representative sign where indicated and return via email to Andrew.Guglielmi@dec.ny.gov and copying David.Harrington@dec.ny.gov and Cassandra.VanDyke@dec.ny.gov. Please include up to date documentation from corporate organizational papers, a Corporate Resolution, or an Operating Agreement or Resolution for an LLC showing the authority to bind the corporation. The BCA shall not be effective until it is fully executed by the parties. A reassessment of eligibility may result in a denial of the application if there are any changes to material facts and information before the BCA is fully executed. **Please note, if the BCA is not signed and returned to the Department within 60 days, the Department will consider the Application withdrawn and the offer to enter the BCP will be deemed rescinded.**

Upon submission of an executed BCA to the Department, you are required to pay a non-refundable program fee of $50,000. A check must be made payable to the NYS Department of Environmental Conservation and mailed to the following:

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

NYS Department of Environmental Conservation
Division of Management & Budget, 10th Floor
625 Broadway
Albany New York 12233-4900

Please include a copy of this letter with the check, as well as the following in the memo field: BCP Application Fee Site No. C915407.

The Department will not execute the BCA until the program fee is paid. Questions regarding payment should be directed to the Bureau of Revenue Accounting at (518) 402-9362, or e-mailed to revenue@dec.ny.gov.

The Department looks forward to working with you on this project. The Department's project manager will assist you in completing your project. You can arrange a meeting to discuss the program's requirements and work plan. The work plan will determine the scope of work to be conducted and completed. You may contact the Department's project team as set forth in Section IV of the attached draft BCA to discuss the next steps.

Sincerely,

Andrew Guglielmi

Andrew O. Guglielmi, Director
Division of Environmental Remediation

Enclosures:

Department's Copies:
ec: David Harrington
Benjamin McPherson
Andrea Caprio
Jennifer Andaloro
Kelly Lewandowski
Nicole Morgan
Joshua Vaccaro
Gregory Scholand

Applicant's Copies:
ec: Andrew Romanowski c/o Robert Savarino (robert.savarino@ccim.net)
Michael J. Hecker (mhecker@hodgsonruss.com)
Mike Lesakowski (mlesakowski@rouxinc.com)

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM
ECL §27-1401 *et seq.*

In the Matter of a Remedial Program for

BROWNFIELD SITE CLEANUP AGREEMENT
Index No. C915407-10-24

Former Gleason's Nursery
DEC Site No: C915407
Located at: 4774 & 4780 Sheridan Drive
Erie County
Amherst, NY 14221

Hereinafter referred to as "Site"

by:

4780 Sheridan Drive LLC
4727 Camp Road, Hamburg, NY 14075

Hereinafter referred to as "Applicant"

WHEREAS, the Department of Environmental Conservation ("Department") is authorized to administer the Brownfield Cleanup Program ("BCP") set forth in Article 27, Title 14 of the Environmental Conservation Law ("ECL"); and

WHEREAS, the Applicant submitted an application received by the Department on June 21, 2024; and

WHEREAS, the Department has determined that the Site and Applicant are eligible to participate in the BCP.

NOW, THEREFORE, IN CONSIDERATION OF AND IN EXCHANGE FOR THE MUTUAL COVENANTS AND PROMISES, THE PARTIES AGREE TO THE FOLLOWING:

I. Applicant Status

The Applicant, 4780 Sheridan Drive LLC, is participating in the BCP as a Volunteer as defined in ECL 27-1405(1)(b).

II. Tangible Property Tax Credit Status

The Site is not located in a city having a population of one million or more. It is therefore presumed that the Site is eligible for tangible property tax credits.

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

III. Real Property

The Site subject to this Brownfield Cleanup Agreement (the "BCA" or "Agreement") consists of approximately 5.080 acres, a Map of which is attached as Exhibit "A", and is described as follows:

Tax Map/Parcel No.: 68.12-1-10
Street Address: 4774 Sheridan Drive, Amherst
Owner: Rudolph Gleason and Greta Gleason

Tax Map/Parcel No.: 68.12-1-11
Street Address: 4780 Sheridan Drive, Amherst
Owner: Rudolph Gleason and Greta Gleason

IV. Communications

A. All written communications required by this Agreement shall be transmitted by United States Postal Service, by private courier service, by hand delivery, or by electronic mail.

1. Communication from Applicant shall be sent to:

Joshua Vaccaro
New York State Department of Environmental Conservation
Division of Environmental Remediation
700 Delaware Ave
Buffalo, NY 14209-2202
joshua.vaccaro@dec.ny.gov

Note: one hard copy (unbound) of work plans and reports is required, as well as one electronic copy.

Christine Vooris (electronic copy only)
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
christine.vooris@health.ny.gov

Gregory Scholand, Esq. (correspondence only)
New York State Department of Environmental Conservation
Office of General Counsel
700 Delaware Ave
Buffalo, NY 14209
gregory.scholand@dec.ny.gov

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

2. Communication from the Department to Applicant shall be sent to:

4780 Sheridan Drive LLC
Attn: Andrew Romanowski c/o Robert Savarino
4727 Camp Road
Hamburg, NY 14075
robert.savarino@ccim.net

B. The Department and Applicant reserve the right to designate additional or different addressees for communication on written notice to the other. Additionally, the Department reserves the right to request that the Applicant provide more than one paper copy of any work plan or report.

C. Each party shall notify the other within ninety (90) days after any change in the addresses listed in this paragraph or in Paragraph III.

V. Miscellaneous

A. Applicant acknowledges that it has read, understands, and agrees to abide by all the terms set forth in Appendix A - "Standard Clauses for All New York State Brownfield Site Cleanup Agreements" which is attached to and hereby made a part of this Agreement as if set forth fully herein.

B. In the event of a conflict between the terms of this BCA (including any and all attachments thereto and amendments thereof) and the terms of Appendix A, the terms of this BCA shall control.

C. Applicant has indicated to the Department that the Site, which currently comprises two tax parcels, will be subdivided into 22 tax parcels so that each dwelling unit within the proposed residential development will be located on its own tax parcel containing one dwelling unit and typical single-family residential amenities (e.g., greenspace and driveway). As a result, the Department recommends that the Applicant remediate the Site to a BCP Track 1 standard due to the anticipated difficulties of administering institutional and/or engineering controls on the Site if it is divided into numerous tax parcels with different residential owners.

D. The effective date of this Agreement is the date it is signed by the Commissioner or the Commissioner's designee.

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

DATED:

THIS BROWNFIELD CLEANUP AGREEMENT IS HEREBY APPROVED, Acting by and through the Department of Environmental Conservation as Designee of the Commissioner,

By: _____

Andrew O. Guglielmi, Director
Division of Environmental Remediation

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

CONSENT BY APPLICANT

Applicant hereby consents to the issuing and entering of this Agreement, and agrees to be bound by this Agreement.

4780 Sheridan Drive LLC

By:_____

Title:_____

Date:_____

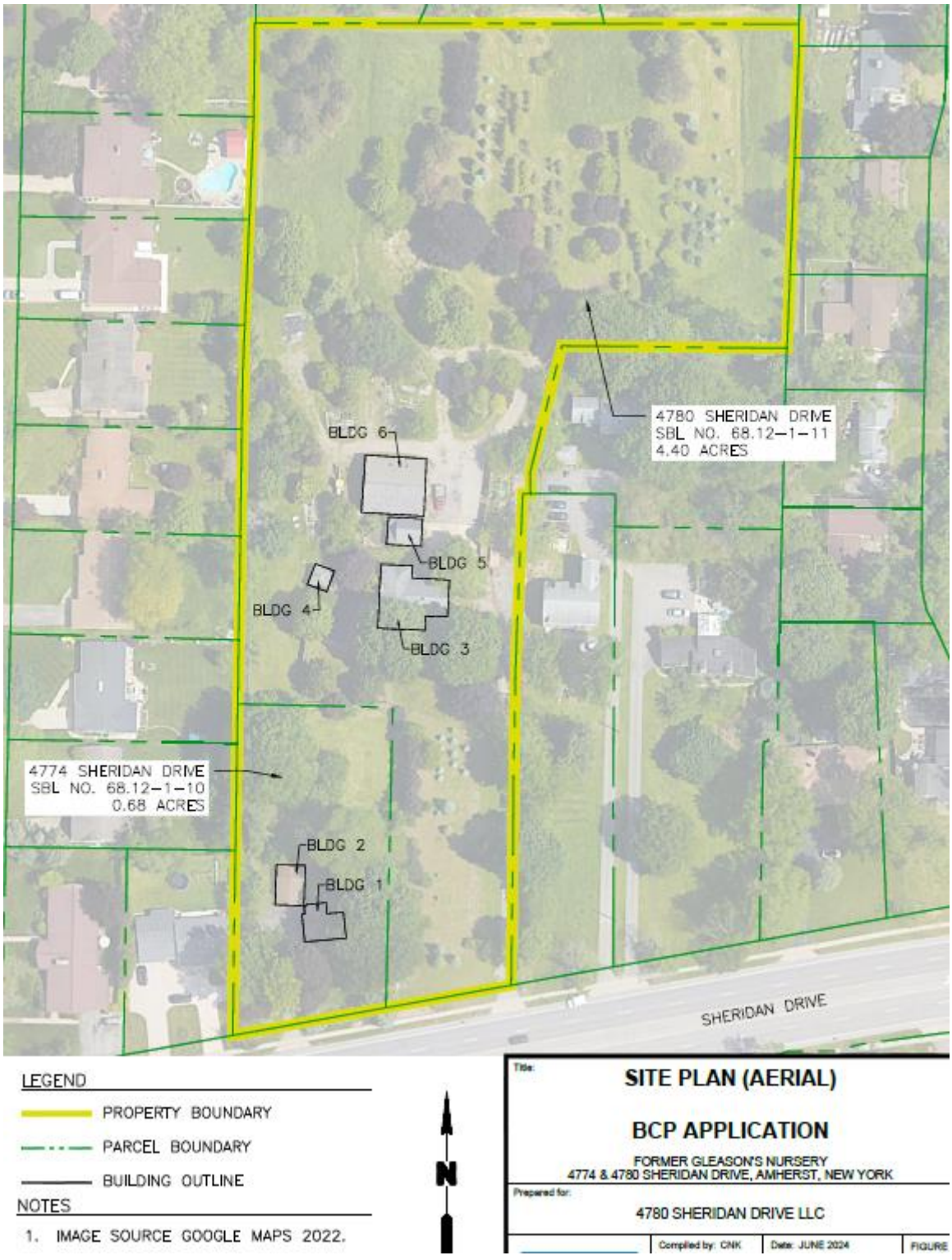
STATE OF NEW YORK)
) ss:
COUNTY OF)

On the _____ day of _____ in the year 20___, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____
Signature and Office of individual
taking acknowledgment

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

EXHIBIT A
SITE MAP



Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

APPENDIX A

STANDARD CLAUSES FOR ALL NEW YORK STATE BROWNFIELD SITE CLEANUP AGREEMENTS

The parties to the Brownfield Site Cleanup Agreement (hereinafter "BCA" or "Agreement") agree to be bound by the following clauses which are hereby made a part of the BCA. The word "Applicant" herein refers to any party to the Agreement, other than the New York State Department of Environmental Conservation (herein after "Department").

I. Citizen Participation Plan

Within twenty (20) days after the effective date of this Agreement, Applicant shall submit for review and approval a written citizen participation plan prepared in accordance with the requirements of Environmental Conservation Law (ECL) § 27-1417 and 6 NYCRR §§ 375-1.10 and 375-3.10. Upon approval, the Citizen Participation Plan shall be deemed to be incorporated into and made a part of this Agreement.

II. Development, Performance, and Reporting of Work Plans

A. Work Plan Requirements

The work plans ("Work Plan" or "Work Plans") under this Agreement shall be prepared and implemented in accordance with the requirements of ECL Article 27, Title 14, 6 NYCRR §§ 375-1.6(a) and 375-3.6, and all applicable laws, rules, regulations, and guidance documents. The Work Plans shall be captioned as follows:

1. "Remedial Investigation Work Plan" if the Work Plan provides for the investigation of the nature and extent of contamination within the boundaries of the Site and, if the Applicant is a "Participant", the extent of contamination emanating from such Site. If the Applicant is a "Volunteer" it shall perform a qualitative exposure assessment of the contamination emanating from the Site in accordance with ECL § 27-1415(2)(b) and Department guidance;

2. "Remedial Work Plan" if the Work Plan provides for the development and implementation of a Remedial Program for contamination within the boundaries of the Site and, if the Applicant is a "Participant", the contamination that has emanated from such Site;

3. "IRM Work Plan" if the Work Plan provides for an interim remedial measure; or

4. "Site Management Plan" if the Work Plan provides for the identification and implementation of institutional and/or engineering controls as well as any necessary monitoring and/or operation and maintenance of the remedy.

5. "Supplemental" if additional work plans other than those set forth in II.A.1-4 are required to be prepared and implemented.

B. Submission/Implementation of Work Plans

1. The first proposed Work Plan to be submitted under this Agreement shall be submitted no later than thirty (30) days after the effective date of this Agreement. Thereafter, the Applicant shall submit such other and additional work plans as determined in a schedule to be approved by the Department.

2. Any proposed Work Plan shall be submitted for the Department's review and approval and shall include, at a minimum, a chronological description of the anticipated activities to be conducted in accordance with current guidance, a schedule for performance of those activities, and sufficient detail to allow the Department to evaluate that Work Plan. The Department shall use best efforts in accordance with 6 NYCRR § 375-3.6(b) to approve, modify, or reject a proposed Work Plan within forty-five (45) days from its receipt or within fifteen (15) days from the close of the comment period, if applicable, whichever is later.

i. Upon the Department's written approval of a Work Plan, such Department-approved Work Plan shall be deemed to be incorporated into and made a part of this Agreement and shall be implemented in accordance with the schedule contained therein. All work undertaken as part of a remedial

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program for a Site must be detailed in a department-approved Work Plan or a submittal approved in form and content by the Department.

ii. If the Department requires modification of a Work Plan, the reason for such modification shall be provided in writing and the provisions of 6 NYCRR § 375-1.6(d)(3) shall apply.

iii. If the Department disapproves a Work Plan, the reason for such disapproval shall be provided in writing and the provisions of 6 NYCRR § 375-1.6(d)(4) shall apply.

3. A Site Management Plan, if necessary, shall be submitted in accordance with the schedule set forth in the IRM Work Plan or Remedial Work Plan.

C. Submission of Final Reports

1. In accordance with the schedule contained in an approved Work Plan, Applicant shall submit a Final Report for an Investigation Work Plan prepared in accordance with ECL § 27-1411(1) and 6 NYCRR § 375-1.6. If such Final Report concludes that no remediation is necessary, and the Site does not meet the requirements for Track 1, Applicant shall submit an Alternatives Analysis prepared in accordance with ECL § 27-1413 and 6 NYCRR § 375-3.8(f) that supports such determination.

2. In accordance with the schedule contained in an approved Work Plan, Applicant shall submit a Final Engineering Report certifying that remediation of the Site has been performed in accordance with the requirements of ECL §§ 27-1419(1) and (2) and 6 NYCRR § 375-1.6. The Department shall review such Report, the submittals made pursuant to this Agreement, and any other relevant information regarding the Site and make a determination as to whether the goals of the remedial program have been or will be achieved in accordance with established timeframes; if so, a written Certificate of Completion will be issued in accordance with ECL § 27-1419, 6 NYCRR §§ 375-1.9 and 375-3.9.

3. Within sixty (60) days of the Department's approval of a Final Report, Applicant shall submit such additional Work Plans as it proposes to implement.In addition, Applicant shall include with every report submitted to the Department a schedule for the submission of any subsequent work plan required to meet the requirements of ECL Article 27 Title 14. Failure to submit any additional Work Plans within such period shall, unless other Work Plans are under review by the Department or being implemented by Applicant, result in the termination of this Agreement pursuant to Paragraph XII.

D. Review of Submittals other than Work Plans

1. The Department shall timely notify Applicant in writing of its approval or disapproval of each submittal other than a Work Plan in accordance with 6 NYCRR § 375-1.6. All Department-approved submittals shall be incorporated into and become an enforceable part of this Agreement.

2. If the Department disapproves a submittal covered by this Subparagraph, it shall specify the reason for its disapproval and may request Applicant to modify or expand the submittal. Within fifteen (15) days after receiving written notice that Applicant's submittal has been disapproved, Applicant shall elect in writing to either (i) modify or expand it within thirty (30) days of receipt of the written notice of disapproval; (ii) complete any other Department-approved Work Plan(s); (iii) invoke dispute resolution pursuant to Paragraph XIII; or (iv) terminate this Agreement pursuant to Paragraph XII. If Applicant submits a revised submittal and it is disapproved, the Department and Applicant may pursue whatever remedies may be available under this Agreement or under law. All work undertaken as part of a remedial program, including work undertaken pursuant to submittals other than Work Plans, must be approved by the department prior to implementation by the Applicant.

E. Department's Determination of Need for Remediation

The Department shall determine upon its approval of each Final Report dealing with the investigation of the Site whether remediation, or additional remediation as the case may be, is needed for protection of public health and the environment.

1. If the Department makes a preliminary determination that remediation, or additional remediation, is not needed for protection of public health and the environment, the Department shall notify the public of such

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determination and seek public comment in accordance with ECL § 27-1417(3)(f). The Department shall provide timely notification to the Applicant of its final determination following the close of the public comment period.

2. If the Department determines that additional remediation is not needed and such determination is based upon use restrictions, Applicant shall cause to be recorded an Environmental Easement in accordance with 6 NYCRR § 375-1.8(h).

3. If the Department determines that remediation, or additional remediation, is needed, Applicant may elect to submit for review and approval a proposed Remedial Work Plan (or modify an existing Work Plan for the Site) for a remedy selected upon due consideration of the factors set forth in ECL § 27-1415(3) and 6 NYCRR § 375-1.8(f). A proposed Remedial Work Plan addressing the Site's remediation will be noticed for public comment in accordance with ECL § 27-1417(3)(f) and the Citizen Participation Plan developed pursuant to this Agreement. If the Department determines following the close of the public comment period that modifications to the proposed Remedial Work Plan are needed, Applicant agrees to negotiate appropriate modifications to such Work Plan. If Applicant elects not to develop a Work Plan under this Subparagraph then this Agreement shall terminate in accordance with Paragraph XII. If the Applicant elects to develop a Work Plan, then it will be reviewed in accordance with Paragraph II.D above.

F. Institutional/Engineering Control Certification

In the event that the remedy for the Site, if any, or any Work Plan for the Site, requires institutional or engineering controls, Applicant shall submit a written certification in accordance with 6 NYCRR §§ 375-1.8(h)(3) and 375-3.8(h)(2).

III. Enforcement

Except as provided in Paragraph V, this Agreement shall be enforceable as a contractual agreement under the laws of the State of New York. Applicant shall not suffer any penalty except as provided in Paragraph V, or be subject to any proceeding or action if it cannot comply with any requirement of this Agreement as a result of a Force Majeure Event as described at 6 NYCRR § 375-1.5(b)(4) provided Applicant complies with the requirements set forth therein.

IV. Entry upon Site

A. Applicant hereby agrees to provide access to the Site and to all relevant information regarding activities at the Site in accordance with the provisions of ECL § 27-1431. Applicant agrees to provide the Department upon request with proof of access if it is not the owner of the Site.

B. The Department shall have the right to periodically inspect the Site to ensure that the use of the property complies with the terms and conditions of this Agreement. The Department will generally conduct such inspections during business hours, but retains the right to inspect at any time.

C. Failure to provide access as provided for under this Paragraph may result in termination of this Agreement pursuant to Paragraph XII.

V. Payment of State Costs (Applicable only to Applicants with Participant Status)

A. Within forty-five (45) days after receipt of an itemized invoice from the Department, Applicant shall pay to the Department a sum of money which shall represent reimbursement for State Costs as provided by 6 NYCRR § 375-1.5 (b)(3)(i).

B. Costs shall be documented as provided by 6 NYCRR § 375-1.5(b)(3)(ii). The Department shall not be required to provide any other documentation of costs, provided however, that the Department's records shall be available consistent with, and in accordance with, Article 6 of the Public Officers Law.

C. Each such payment shall be made payable to the "Commissioner of NYSDEC" and shall be sent to:

Division of Management and Budget
New York State Department of Environmental Conservation
625 Broadway, 10th Floor
Albany, New York 12233-4900

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

D. Each party shall provide written notification to the other within ninety (90) days of any change in the foregoing addresses.

E. If Applicant objects to any invoiced costs under this Agreement, the provisions of 6 NYCRR §§ 375-1.5 (b)(3)(v) and (vi) shall apply. Objections shall be sent to the Department as provided under subparagraph V.C above.

F. In the event of non-payment of any invoice within the 45 days provided herein, the Department may seek enforcement of this provision pursuant to Paragraph III or the Department may commence an enforcement action for non-compliance with ECL § 27-1409(2) and ECL § 71-4003.

VI. Liability Limitation

Subsequent to the issuance of a Certificate of Completion pursuant to this Agreement, Applicant shall be entitled to the Liability Limitation set forth at ECL § 27-1421, subject to the terms and conditions stated therein and to the provisions of 6 NYCRR §§ 375-1.9 and 375-3.9.

VII. Reservation of Rights

A. Except as provided in Subparagraph VII.B, Applicant reserves all rights and defenses under applicable law to contest, defend against, dispute, or disprove any action, proceeding, allegation, assertion, determination, or order of the Department, including any assertion of remedial liability by the Department against Applicant, and further reserves all rights including the rights to notice, to be heard, to appeal, and to any other due process respecting any action or proceeding by the Department, including the enforcement of this Agreement. The existence of this Agreement or Applicant's compliance with it shall not be construed as an admission of any liability, fault, wrongdoing, or violation of law by Applicant, and shall not give rise to any presumption of law or finding of fact which shall inure to the benefit of any third party.

B. Notwithstanding the foregoing, Applicant hereby waives any right it may have to make a claim pursuant to Article 12 of the Navigation Law with respect to the Site and releases the State and the New York Environmental Protection and Spill Compensation Fund from any and all legal or equitable claims, suits, causes of action, or demands whatsoever with respect to the Site that Applicant may have as a result of Applicant's entering into or fulfilling the terms of this Agreement.

VIII. Indemnification

Applicant shall indemnify and hold the Department, the State of New York, and their representatives and employees harmless from any claim, suit, action, and cost of every name and description arising out of or resulting from the fulfillment or attempted fulfillment of this Agreement by Applicant prior to the Termination Date except for those claims, suits, actions, and costs arising from the State's gross negligence or willful or intentional misconduct by the Department, the State of New York, and/or their representatives and employees during the course of any activities conducted pursuant to this Agreement. In the event that the Applicant is a Participant, this provision shall also include the Trustee of the State's Natural Resources. The Department shall provide Applicant with written notice no less than thirty (30) days prior to commencing a lawsuit seeking indemnification pursuant to this Paragraph.

IX. Change of Use

Applicant shall notify the Department at least sixty (60) days in advance of any change of use, as defined in ECL § 27-1425, which is proposed for the Site, in accordance with the provisions of 6 NYCRR § 375-1.11(d). In the event the Department determines that the proposed change of use is prohibited, the Department shall notify Applicant of such determination within forty-five (45) days of receipt of such notice.

X. Environmental Easement

A. Within thirty (30) days after the Department's approval of a Remedial Work Plan which relies upon one or more institutional and/or engineering controls, or within sixty (60) days after the Department's determination pursuant to Subparagraph II.E.2 that additional remediation is not needed based upon use restrictions, Applicant shall submit to the Department for approval an Environmental Easement to run with the land in favor of the State which complies with the requirements of ECL Article 71, Title 36 and 6 NYCRR § 375-1.8(h)(2). Applicant shall cause such instrument to be recorded with the recording officer for the county in which the Site is located within thirty (30) days after the Department's

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approval of such instrument. Applicant shall provide the Department with a copy of such instrument certified by the recording officer to be a true and faithful copy within thirty (30) days of such recording (or such longer period of time as may be required to obtain a certified copy provided Applicant advises the Department of the status of its efforts to obtain same within such thirty (30) day period), which shall be deemed to be incorporated into this Agreement.

B. Applicant or the owner of the Site may petition the Department to modify or extinguish the Environmental Easement filed pursuant to this Agreement at such time as it can certify that the Site is protective of public health and the environment without reliance upon the restrictions set forth in such instrument. Such certification shall be made by a Professional Engineer or Qualified Environmental Professional as defined at 6 NYCRR § 375-1.2(ak) approved by the Department. The Department will not unreasonably withhold its consent.

XI. Progress Reports

Applicant shall submit a written progress report of its actions under this Agreement to the parties identified in Subparagraph III.A.1 of the Agreement by the 10th day of each month commencing with the month subsequent to the approval of the first Work Plan and ending with the Termination Date, unless a different frequency is set forth in a Work Plan. Such reports shall, at a minimum, include: all actions relative to the Site during the previous reporting period and those anticipated for the next reporting period; all approved activity modifications (changes of work scope and/or schedule); all results of sampling and tests and all other data received or generated by or on behalf of Applicant in connection with this Site, whether under this Agreement or otherwise, in the previous reporting period, including quality assurance/quality control information; information regarding percentage of completion; unresolved delays encountered or anticipated that may affect the future schedule and efforts made to mitigate such delays; and information regarding activities undertaken in support of the Citizen Participation Plan during the previous reporting period and those anticipated for the next reporting period.

XII. Termination of Agreement

Applicant or the Department may terminate this Agreement consistent with the provisions of 6 NYCRR §§ 375-3.5(b), (c), and (d) by providing written notification to the parties listed in Paragraph IV of the Agreement.

XIII. Dispute Resolution

A. In the event disputes arise under this Agreement, Applicant may, within fifteen (15) days after Applicant knew or should have known of the facts which are the basis of the dispute, initiate dispute resolution in accordance with the provisions of 6 NYCRR § 375-1.5(b)(2).

B. All cost incurred by the Department associated with dispute resolution are State costs subject to reimbursement pursuant to Paragraph V of Appendix A of this Agreement, if applicable.

C. Notwithstanding any other rights otherwise authorized in law or equity, any disputes pursuant to this Agreement shall be limited to Departmental decisions on remedial activities. In no event shall such dispute authorize a challenge to the applicable statute or regulation.

XIV. Miscellaneous

A. If the information provided and any certifications made by Applicant are not materially accurate and complete, this Agreement, except with respect to Applicant's obligations pursuant to Paragraphs V, if applicable, and VII.B, and VIII, shall be null and void ab initio fifteen (15) days after the Department's notification of such inaccuracy or incompleteness or fifteen (15) days after issuance of a final decision resolving a dispute pursuant to Paragraph XIII, whichever is later, unless Applicant submits information within that fifteen (15) day time period indicating that the information provided and the certifications made were materially accurate and complete. In the event this Agreement is rendered null and void, any Certificate of Completion and/or Liability Limitation that may have been issued or may have arisen under this Agreement shall also be null and void ab initio, and the Department shall reserve all rights that it may have under law.

B. By entering into this Agreement, Applicant agrees to comply with and be bound by the provisions of 6 NYCRR §§ 375-1, 375-3 and 375-6; the provisions of such subparts that are referenced herein are referenced for clarity and convenience only and the failure of this

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

Agreement to specifically reference any particular regulatory provision is not intended to imply that such provision is not applicable to activities performed under this Agreement.

C. The Department may exempt Applicant from the requirement to obtain any state or local permit or other authorization for any activity conducted pursuant to this Agreement in accordance with 6 NYCRR §§ 375-1.12(b), (c), and (d).

D. 1. Applicant shall use "best efforts" to obtain all Site access, permits, easements, approvals, institutional controls, and/or authorizations necessary to perform Applicant's obligations under this Agreement, including all Department-approved Work Plans and the schedules contained therein. If, despite Applicant's best efforts, any access, permits, easements, approvals, institutional controls, or authorizations cannot be obtained, Applicant shall promptly notify the Department and include a summary of the steps taken. The Department may, as it deems appropriate and within its authority, assist Applicant in obtaining same.

2. If an interest in property is needed to implement an institutional control required by a Work Plan and such interest cannot be obtained, the Department may require Applicant to modify the Work Plan pursuant to 6 NYCRR § 375-1.6(d)(3) to reflect changes necessitated by Applicant's inability to obtain such interest.

E. The paragraph headings set forth in this Agreement are included for convenience of reference only and shall be disregarded in the construction and interpretation of any provisions of this Agreement.

F. 1. The terms of this Agreement shall constitute the complete and entire agreement between the Department and Applicant concerning the implementation of the activities required by this Agreement. No term, condition, understanding, or agreement purporting to modify or vary any term of this Agreement shall be binding unless made in writing and subscribed by the party to be bound. No informal advice, guidance, suggestion, or comment by the Department shall be construed as relieving Applicant of its obligation to obtain such formal approvals as may be required by this Agreement. In the event of a conflict between the terms of this Agreement and any Work Plan submitted pursuant to this Agreement, the terms of this Agreement shall control over the terms of the Work Plan(s). Applicant consents to and agrees not to contest the authority and jurisdiction of the Department to enter into or enforce this Agreement.

2. i. Except as set forth herein, if Applicant desires that any provision of this Agreement be changed, Applicant shall make timely written application to the Commissioner with copies to the parties in Subparagraph IV.A.1 of the Agreement.

ii. If Applicant seeks to modify an approved Work Plan, a written request shall be made to the Department's project manager, with copies to the parties listed in Subparagraph IV.A.1 of the Agreement.

iii. Requests for a change to a time frame set forth in this Agreement shall be made in writing to the Department's project attorney and project manager; such requests shall not be unreasonably denied and a written response to such requests shall be sent to Applicant promptly.

G. 1. If there are multiple parties signing this Agreement, the term "Applicant" shall be read in the plural, the obligations of each such party under this Agreement are joint and several, and the insolvency of or failure by any Applicant to implement any obligations under this Agreement shall not affect the obligations of the remaining Applicant(s) under this Agreement.

2. If Applicant is a partnership, the obligations of all general partners (including limited partners who act as general partners) under this Agreement are joint and several and the insolvency or failure of any general partner to implement any obligations under this Agreement shall not affect the obligations of the remaining partner(s) under this Agreement.

3. Notwithstanding the foregoing Subparagraphs XIV.G.1 and 2, if multiple parties sign this Agreement as Applicants but not all of the signing parties elect to implement a Work Plan, all Applicants are jointly and severally liable for each and every obligation under this Agreement through the completion of activities in such Work Plan that all such parties consented to; thereafter, only those Applicants electing to perform additional work shall be jointly and severally liable under this Agreement for the

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

obligations and activities under such additional Work Plan(s). The parties electing not to implement the additional Work Plan(s) shall have no obligations under this Agreement relative to the activities set forth in such Work Plan(s). Further, only those Applicants electing to implement such additional Work Plan(s) shall be eligible to receive the Liability Limitation referenced in Paragraph VI.

4. Any change to parties pursuant to this Agreement, including successors and assigns through acquisition of title, is subject to approval by the Department, after submittal of an application acceptable to the Department.

H. Applicant shall be entitled to receive contribution protection and/or to seek contribution to the extent authorized by ECL § 27-1421(6) and 6 NYCRR § 375-1.5(b)(5).

I. Applicant shall not be considered an operator of the Site solely by virtue of having executed and/or implemented this Agreement.

J. Applicant and Applicant's agents, grantees, lessees, sublessees, successors, and assigns shall be bound by this Agreement. Any change in ownership of Applicant including, but not limited to, any transfer of assets or real or personal property, shall in no way alter Applicant's responsibilities under this Agreement.

K. Unless otherwise expressly provided herein, terms used in this Agreement which are defined in ECL Article 27 or in regulations promulgated thereunder shall have the meaning assigned to them under said statute or regulations.

L. Applicant's obligations under this Agreement shall not be deemed to constitute any type of fine or penalty.

M. In accordance with 6 NYCRR § 375-1.6(a)(4), the Department shall be notified at least 7 days in advance of, and be allowed to attend, any field activities to be conducted under a Department approved work plan, as well as any pre-bid meetings, job progress meetings, substantial completion meeting and inspection, and final inspection and meeting; provided, however that the Department may be excluded from portions of meetings where privileged matters are discussed.

N. In accordance with 6 NYCRR § 375-1.11(a), all work plans; reports, including all attachments and appendices, and certifications, submitted by a remedial party shall be submitted in print, as well as in an electronic format acceptable to the Department.

O. This Agreement may be executed for the convenience of the parties hereto, individually or in combination, in one or more counterparts, each of which shall be deemed to have the status of an executed original and all of which shall together constitute one and the same.

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

EXHIBIT 5

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2024-05

PETITIONER

4780 Sheridan Drive, LLC
c/o Sean Hopkins, Esq.
5500 Main Street, Suite 343
Williamsville, NY 14221

PROPERTY LOCATION

4774 & 4780 Sheridan Drive

JUN 28 2024 PM12

WHEREAS, the Town of Amherst Planning Board on Tuesday, June 25, 2024 held a public hearing on a Site Plan for a proposed residential development consisting of eleven 2-unit townhome buildings with attached garages, including site improvements, and

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

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

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

A. The site plan does not include usable space for active and passive recreation, including pedestrian connections.

B. The site plan does not include open space lands for public ownership and use offered for dedication or other disposition to the Town or other public entity.

C. School sites and facilities are adequate to accommodate the proposed site plan.

D. The site plan does not include the extension of roadways to adjacent property, 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.

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2024-05

PETITIONER

4780 Sheridan Drive, LLC

PROPERTY LOCATION

4774 & 4780 Sheridan Drive

JUN 28 2024 PM12

F. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act is not required 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 a separate review and approval by the Town.

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

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

4. That the parcels be merged.

5. That the conditions of the Planning Department letter dated June 14, 2024 are addressed to the satisfaction of the department.

6. That the comments of the Engineering Department letters dated June 25, 2024 (SWPPP), May 10, 2024 (Water & Storm) and June 24, 2024 (Sanitary) are addressed to the satisfaction of the department.

7. That the comments of the Building Department, Plumbing Division letter dated June 24, 2024 are addressed to the satisfaction of the department.

8. That the conditions of the Fire Chiefs' Association letter dated June 18, 2024 are addressed to the satisfaction of the group.

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TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2024-05

PETITIONER

4780 Sheridan Drive, LLC

PROPERTY LOCATION

4774 & 4780 Sheridan Drive

JUN 28 2024 PM12

The foregoing resolution was adopted by the Town of Amherst Planning Board, June 25, 2024; moved by Giuliani; seconded by Davis; ayes 4; noes 0; absent 3 (Chmiel, Penberthy, Raffaele).

for Michael J. Chmiel, Planning Board Chair

June 28, 2024
Date

GP/ac
X:\Current_Planning\Files\Site Plans\2024\SP-2024-05_(4774_&_4780_Sheridan_Dr)_2024\SP-2024-05_resolution_062524.doc

cc: Commissioner of Building
Town Engineer
Fire Chiefs
Traffic/Safety
Highway Superintendent
ECDEP
NYSDOT
NYSDEC
Sean Hopkins, 5500 Main Street, Suite 343, Williamsville, NY 14221
Patrick Sheedy, Jr., 487 Main Street, Suite 500, Buffalo, NY 14203

Approved Plan: Carmina Wood Design
Received: June 13, 2024

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

EXHIBIT 6

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

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

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

SEQR
Negative Declaration

JUN 28 2024 PM12

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency:	Town of Amherst Planning Board	**Project:**	SP-2024-05
Address:	5583 Main Street Williamsville, NY 14221 (716) 631-7051	**Date:**	June 25, 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: Site Plan Review

SEQR Status: Unlisted Action

Description of Action: Proposed townhomes (eleven 2-unit buildings) with attached garages. Work will include the site improvements not specifically stated above, including, stormwater, utilities, grading, lighting, paving, and landscaping.

Location: 4774 & 4780 Sheridan Drive, Amherst, Erie County

Petitioner: 4780 Sheridan Drive LLC

REASONS SUPPORTING THIS DETERMINATION

JUN 28 2024 PM12

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

1. The project is not expected to cause a substantial adverse change in existing air quality, ground or surface water quality or quantity, or noise levels; a substantial increase in solid waste production; or a substantial increase in the potential for erosion, flooding, leaching or drainage problems. The Engineering Department on June 24, 2024 reviewed the Grading, Drainage, Erosion Control Plan and Utility Plans submitted on June 6, 2024, and Engineer's Report submitted on June 13, 2024.

   The Stormwater Pollution Prevention Plan (SWPPP) submitted on June 13, 2024 was also reviewed. Based on its review of these documents, the Department has determined that the project has or will have met all applicable requirements.

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 June 13, 2024 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 June 14, 2024 and the Zoning Enforcement Officer in his review of June 14, 2024 and the Building Department in their review of June 18, 2024 have reviewed the application documents and determined that the subject project has or will have met all International Building Code – 2018 and Zoning Ordinance regulations.

4. The project is within an area identified by the State as potentially containing significant cultural or archeological resources. The NYS Office of Parks, Recreation and Historic Preservation has reviewed the project and, as stated in their letter of December 14, 2018 the NYS Office of Parks, Recreation, Historic Preservation stated it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

5. The project will not impair the character or quality of important aesthetic resources, or of existing community or neighborhood character. Neighboring uses are detached single-family residential to the north, south, east and west, zoned R-3; therefore, the project is generally consistent with surrounding residential land use.

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JUN 28 2024 PM12

6. The proposed subject development will include 22 residences consisting of 11 two-unit residential structures, 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 June 18, 2024 reviewed the project and had no objection to the approval of the site plan, as all requirements of that agency have or will have been met.

   A Focused Environmental Site Assessment, was prepared by Environmental Advantage Inc. on August 17, 2021. The results of the report describe that there is evidence of historical metal-based pesticides. The project will be remediated under the NYSDEC Brownfield Cleanup Program's "Track 1 Unrestricted Standards". Once remediated it is not anticipated that the project will create a hazard to human health. Further reporting to the NYSDEC will be required based on future potential field work at the subject site.

8. The subject site plan 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 proposed development of the subject site as attached (two-family) residential homes will be generally consistent with the scale of surrounding land uses.

9. The subject site plan for the proposed development of the subject site as attached (two-family) residential homes will not significantly increase the number of people using the site over its previous level of use.

10. Reviews by the Town Traffic/Safety Board dated June 18, 2024, and NYSDOT dated May 23, 2024 indicate 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 May 3, 2024, Assessor on April 30, 2024, Plumbing Division on June 24, 2024, and Right-of-Way Agent June 13, 2024 along with outside agencies including the New York State Department of Transportation on May 23, 2024, New York State Department of Environmental Conservation on May 3, 2024, and the New York State Office of Parks, Recreation and Historic Preservation on December 14, 2018. 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.

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

JUN 28 2024 PM12

Planning Board Approval
Moved by: Davis; Seconded by: Giuliani; Ayes 4; Noes 0; Absent 3 (Chmiel, Penberthy, Raffaele)

Gary Palumbo, Associate Planner — Date: 6.28.2024

for Michael J. Chmiel, Planning Board Chair — Date: June 28, 2024

GP/ac
X:\Current_Planning\Files\Site Plans\2024\SP-2024-05_(4774_&_4780_Sheridan_Dr)_2024\SP-2024-05_neg dec_062524.doc
cc: Commissioner of Building
Town Engineer
Fire Chiefs'
Highway
Traffic/Safety
ECDEP
NYSDEC (type 1's)
NYSDOT (if on state hwy.)
Sean Hopkins, 5500 Main Street, Suite 343, Williamsville, NY 14221
Patrick Sheedy, Jr., 487 Main Street, Suite 500, Buffalo, NY 14203

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

EXHIBIT 7

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

Amherst
Town of Amherst Planning Department
Erie County, New York

Brian J. Kulpa
Supervisor

Daniel C. Howard, Al
Planning Director

Daniel J. Ulatowski, Al
Assistant Planning Dire

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

SEQR

NEGATIVE DECLARATION

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency: Town of Amherst
Town Board

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

Project: Z-2023-07

Date: December 18, 2023

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: Unlisted Action

Description of Action: Rezoning of 5.03± acres of land from Residential District 3 (R-3) to Residential District 4 (R-4) to allow for a potential future development of the subject site as attached single-family residential homes

Location: 4774 & 4780 Sheridan Drive, Town of Amherst, Erie County, New York

Petitioner: RAS Development Company LLC

Reasons Supporting This Determination

Based on information submitted by the applicant, including a Full Environmental Assessment Form (EAF) - Part 1, a complete rezoning application, concept plan, and a Focused Environmental Analysis Summary prepared by Environmental Advantage, a preliminary staff analysis was undertaken. Based on the results of the EAF Part 2 and compared to the criteria listed in Section 617.7, all indications are that the proposed rezoning of 5.03 ± acres of land from Residential District 3 (R-3) to Residential District 4 (R-4) for the potential future development of the subject site as attached single-family residential homes 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 October 18, 2023 reviewed the application and EAF submitted on July 17, 2023, the Geotechnical Engineering Report prepared by Ray M. Teeter, P.E. and submitted on July 18, 2023 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. A Landscape/Tree preservation Plan shall be required of the applicant upon submittal of a site plan application for development of the site at which stage all landscape requirements of the Zoning Ordinance will be met.

3. The project is not expected to create any material conflict with the Town Comprehensive Plan. The project will comply with all regulations of the Town Zoning Ordinance before final site plan approval is granted. The Town Building Department on July 27, 2023 reviewed the application and EAF submitted on July 17, 2023, and has no objection or comments on the proposed rezoning.

4. The project is 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. In a letter dated December 14, 2018 the NYS Office of Parks, Recreation, Historic Preservation stated that no properties including archaeological and/or historical resources will be impacted by this project.

5. The project will not impair the character or quality of important aesthetic resources or of existing community or neighborhood character. The subject request is for rezoning from Residential District 3 (R-3) to Residential District 4 (R-4). Neighboring uses are detached single-family residential to the north, south, east and west, zoned R-3; therefore, the project is consistent with surrounding land use.

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6. The proposed rezoning to Residential District 4 (R-4) for a proposed potential future development of the subject site as attached single-family residential homes will not cause a major change in the use of either the quantity or type of energy.

7. The rezoning to Residential District 4 (R-4) for the proposed potential future development of the subject site as attached single-family residential homes will not create any hazard to human health based on the following.

   The Fire Chief's Association on August 18, 2023, has reviewed the rezoning request and supporting documentation and has no objection to or adverse comments on the proposed rezoning.

   A Focused Environmental Site Assessment, was prepared by Environmental Advantage Inc. on August 17, 2021. The results of the report describe that the evidence of historical metal-based pesticides was identified below NYSDEC/NYSDOH unrestricted site use levels in NYSDEC 6 NYCCR Subpart 375-6 with two exceptions. Once remediated to applicable NYDEC standards it is not anticipated that the project will create a hazard to human health. Further reporting to the NYSDEC may be required based on future potential field work at the subject site.

8. The rezoning to Residential District 4 (R-4) 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 proposed potential future development of the subject site as attached single-family residential homes will be consistent with the scale of surrounding land uses.

9. The rezoning to Residential District 4 (R-4) for the proposed potential future development of the subject site as attached single-family residential homes 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 on August 8, 2023 indicates that significant negative traffic impacts are not expected to result from the proposed project.

11. Coordinated reviews of the project have been undertaken by Town Departments including the Town Assessor on December 1, 2023, and Right-of-Way Agent on July 24, 2023 along with outside agencies including the Williamsville Central School District on July 25, 2023. 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 be causing significant negative environmental impacts.

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

Thomas J. Voigt, Assistant Planner — 12/19/23 date

Brian J. Kulpa, Supervisor — 12/20/23 date

TV/ac
X:\Current_Planning\Files\Rezonings\2023\Z-2023-07_(4774_&_4780_Sheridan_Dr)_2023\Z-2023-07_TB neg dec 121823.docx
cc: Amherst Town Clerk
Amherst Building Department
ECDEP
NYSDEC
NYSDOT
RAS Development Company LLC
Sean Hopkins

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

EXHIBIT 8

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

TOWN OF AMHERST

TOWN CLERK'S OFFICE

5583 MAIN STREET
WILLIAMSVILLE, NEW YORK 14221
(716) 631-7021
FAX (716) 631-7152
www.amherst.ny.us

Francina J. Spoth
Town Clerk

Timothy Koller
Deputy Town Clerk

CERTIFICATE OF TOWN CLERK

I, Francina J. Spoth, Town Clerk of the Town of Amherst, in the County of Erie, State of New York, HEREBY CERTIFY, as follows:

That the attached Resolution 2023-957 "Adoption of Local Law to Amend the Zoning Map (4774 & 4780 Sheridan Drive, Z-2023-07)" is a true and exact copy of the Resolution enacted by the Town Board at its meeting on February 5, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Town of Amherst this 9th day of February, 2024.

Fran J Spoth

Francina J. Spoth
Town Clerk
Town of Amherst, Erie County, NY

Sworn to before me
This 9th day of February, 2024

Notary Public

TIMOTHY J. KOLLER
No. 01KO6263885
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 06/11/2024

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

Amherst Town Board
5583 Main Street
Williamsville, NY 14221
www.amherst.ny.us

Francina J. Spoth
Town Clerk

Meeting: 02/05/24 07:00 PM
Department: Town Clerk
Initiated by: **Timothy Koller**
Co-Sponsored by:

DOC ID: 28261 **RESOLUTION 2023-957** **ADOPTED AS AMENDED**

Adoption of Local Law to Amend the Zoning Map (4774 & 4780 Sheridan Drive, Z-2023-07)

RESOLVED, that pursuant to 6NYCRR Part 617 (SEQR) and Town Code Section 104, as amended, that the requirements of SEQR are complete, and be it further

RESOLVED, that pursuant to NYS Town Law Sec.272-a, the Town Board concurs with the findings of the Planning Board as stated in their resolution of October 19, 2023 that the proposed Residential District 4 zoning at 4774 & 4780 Sheridan Drive is consistent with the adopted Bicentennial Comprehensive Plan, as amended, and be it further

RESOLVED, that in accordance with Section 203-8-3 of the Town Code (Zoning), the Town Board adopts Local Law (#_____) to amend the Town Zoning map subject to the following conditions as recommended by the Planning Board:

1. That the density of the project site shall not exceed 4.4 units per acre.
2. That the use of the project site to be rezoned from R-3 to R-4 shall be limited to two (2) unit-attached townhomes only.
3. That the maximum allowable height of any residential building on the project site as measured from finished grade shall be thirty (30) feet.
4. That the project site's contaminated soil be remediated to Track 1 Unrestricted standards under the purview of, and in accordance with the NYSDEC's Brownfield Cleanup Program.
5. That proposed buildings numbered 9 and 11 on the attached site concept plan prepared by CarminaWood Design dated 12/15/2023 shall not have any upper story windows along the north facing walls.
6. That the conditions stated above shall be memorialized via the recording of a Declaration of Restrictions at the Erie County Clerk's Office.

12/4/2023
A motion to open the public hearing was made by Supervisor Kulpa, seconded by Deputy Supervisor Bucki and unanimously approved 5-0. The public hearing was opened at 8:54 PM.

Sean Hopkins, Esq., presented.

The following speakers spoke in opposition:
Sharon Easterbrook, 80 Tristan Ln

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

Alicia Schreier, 79 Tristan Ln

There were no further speakers from the public, therefore Supervisor Kulpa moved to close the hearing and set a decision date for the December 18th Town Board meeting, seconded by Councilmember Lavin and unanimously approved 5-0. The public hearing was closed at 9:23 PM.

12/18/2023
Councilmember Berger made a motion to adjourn to the second Town Board meeting in January, seconded by Councilmember Szukala and unanimously approved 5-0.

1/22/2024
Supervisor Kulpa made a motion to adjourn, seconded by Councilmember Berger and unanimously approved 5-0.

2/5/2024
A motion to approve was made by Supervisor Kulpa and seconded by Councilmember Lavin. A motion to amend was made by Supervisor Kulpa, seconded by Councilmember Berger and unanimously approved 5-0. Amendment adds the underlined language. A motion to approve as amended was made by Supervisor Kulpa, seconded by Councilmember Berger and approved 4-1 (nay, Marinucci).

RESULT:	**ADOPTED AS AMENDED [4 TO 1]**
MOVER:	Brian J. Kulpa, Supervisor
SECONDER:	Jacqualine Berger, Councilmember
AYES:	Kulpa, Berger, Lavin, Szukala
NAYS:	Marinucci

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

EXHIBIT 9

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

Return Original to Box 460
Hopkins Sorgi & McCarthy PLLC
Attn: Sean W. Hopkins, Esq.

FILED
DEC 27 2024
ERIE COUNTY
CLERK'S OFFICE

DECLARATION OF RESTRICTIONS

THIS DECLARATION OF RESTRICTIONS ("***Declaration***") is made as of December 24th, 2024 by **4780 SHERIDAN DRIVE LLC** (hereinafter "***Declarant***") under facts and circumstances summarized by the following recitals:

WHEREAS, the Declarant is the owner of real property consisting of 4774 and 4780 Sheridan Drive in the Town of Amherst ("***Subject Parcel***") comprised of approximately 5.029 acres and as more particularly described in the metes and bounds legal description of the Subject Parcel attached hereto as **Schedule "A"** and as depicted on the survey of the Project Site attached hereto as **Schedule "B"**;

WHEREAS, on July 17, 2023, the Declarant submitted a Rezoning Application with the Town of Amherst requesting that the Town Board of the Town of Amherst ("***Town Board***") amend the zoning classifications of the Subject Parcel from Residential District Three ("***R-3***") to Residential District Four ("***R-4***");

WHEREAS, during its meeting held on February 5, 2024, the Town Board adopted Resolution No. 2023-957 for the purpose of approving an amendment of the zoning classification of the Subject Parcel from R-3 to R-4 subject to six (6) conditions;

WHEREAS, Resolution No. 2023-957 as adopted by the Town Board on February 5, 2024 approving an amendment of the zoning classification of the Subject Parcel from R-3 to R-4 contained the following six (6) conditions ("***Conditions***"):

1. That the density of the project site shall not exceed 4.4 units per acre.

2. That the use of the project site to be rezoned from R-3 to R-4 shall be limited to two (2) unit-attached townhomes only.

3. That the maximum allowable height of any residential building on the project site as measured from finished grade shall be thirty (30) feet.

4. That the project site's contaminated soil be remediated to Track 1 Unrestricted standards under the purview of, and in accordance with the NYSDEC's Brownfield Cleanup Program.

5. That proposed buildings numbered 9 and 11 on the attached site concept plan prepared by Carmina Wood Design dated 12/15/2023 shall not have any upper story windows along the north facing walls.

6. That the conditions stated above shall be memorialized via the recording of a Declaration of Restrictions at the Erie County Clerk's Office.

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

WHEREAS, a copy of the Concept Plan dated December 15, 2023 as prepared by Carmina Wood Design referenced in Condition No. 5 imposed by the Town Board on February 5, 2024 is attached as **Schedule "C"**.

NOW, THEREFORE, in exchange for good and valuable consideration the sufficiency of which is acknowledged, the Declarant agrees to restrict the use of the Subject Parcel in accordance with the zoning conditions imposed the Town Board on February 5, 2024 as set forth in Resolution No. 2023-957 as stated above.

The five (5) restrictions being established herein pursuant to Conditions Numbers 1 to 5 as set forth in Resolution No. 2023-957 as adopted by the Town Board on February 5, 2024 shall be binding on all parties claiming thereunder and shall run and touch the land except that the recorded restriction can be changed, modified or eliminated by a majority vote of the Town Board.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK
SIGNATURE(S) ON FOLLOWING PAGE]

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

IN WITNESS WHEREOF, the party hereto has the full legal authority to execute this Declaration of Restrictions.

4780 SHERIDAN DRIVE LLC

Signature:
Name: Andrew Romanowski
Title: Managing Member

STATE OF NEW YORK)
ss.:
COUNTY OF ERIE)

On this 24 day of December, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Andrew Romanowski, personally known to me or proved to me on the basis of satisfactory evidence to the be the individual whose name is subscribed to within this instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Darlene M. Rutkowski
Notary Public

DARLENE M. RUTKOWSKI
No. 01FO6148986
Notary Public, State of New York
Qualified in Erie County
My Commission Expires July 3, 2026

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

SCHEDULE A

METES AND BOUNDS LEGAL DESCRIPTION OF THE SUBJECT PARCEL

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Amherst, County of Erie, and State of New York, being part of Lot No, 60, Township 12, and Range 7 of the Holland Land Company's Survey, bounded and described as follows:

COMMENCING at a point in the center line of Sheridan Drive, distant 214.37 feet west of the east line of lands conveyed to Michael Trenz and Elsie Trenz, his wife by deed recorded in the Erie County Clerk's Office in Liber 3381 of Deeds at page 411;

thence northerly along the west line of lands per deed filed in the Erie County Clerk's Office in Liber 5022 Deeds page 430, at an interior angle of 101°11', a distance 50.97 feet to a point in the south line of said Sheridan Drive being the True Point and Place of Beginning;

thence westerly along the said south line of Sheridan Drive 215.35 feet to a point in the west line of said Michael Trenz and Elsie Trenz in Liber 3381 of Deeds at page 411;

thence northerly at an interior angle of 78°47' and along the west line of said Trenz, 789.86 feet to a point;

thence east at an interior angle of 90°59', a distance of 422.64 feet to a point in the east line of said Michael Trenz and Elsie Trenz in Liber 3381 of Deeds at page 411;

thence south at an interior angle of 88°38'9" and along the east line of said Trenz, 257.10 feet to a point, being the northeast corner of lands conveyed to Edward Roessel and Jennie Roessel, his wife by deed recorded in said Erie County Clerk's Office in Liber 4296 of Deeds at page 180;

thence westerly at right angles along said Roessel's north line, 178.00 feet to the northwest corner thereof;

thence southerly along said Roessel's west line, 101.72 feet to an angle point therein;

thence continuing along said Roessel's west line and parallel with the east line of Lot No. 60, 18.00 feet to a point;

thence westerly at right angles to the east line of said Lot No. 60, 8.29 feet to the northwest corner of lands conveyed to John J. Julian and Frances J. Julian, his wife by deed recorded in said Erie County Clerk's Office in Liber 5022 of Deeds at page 430;

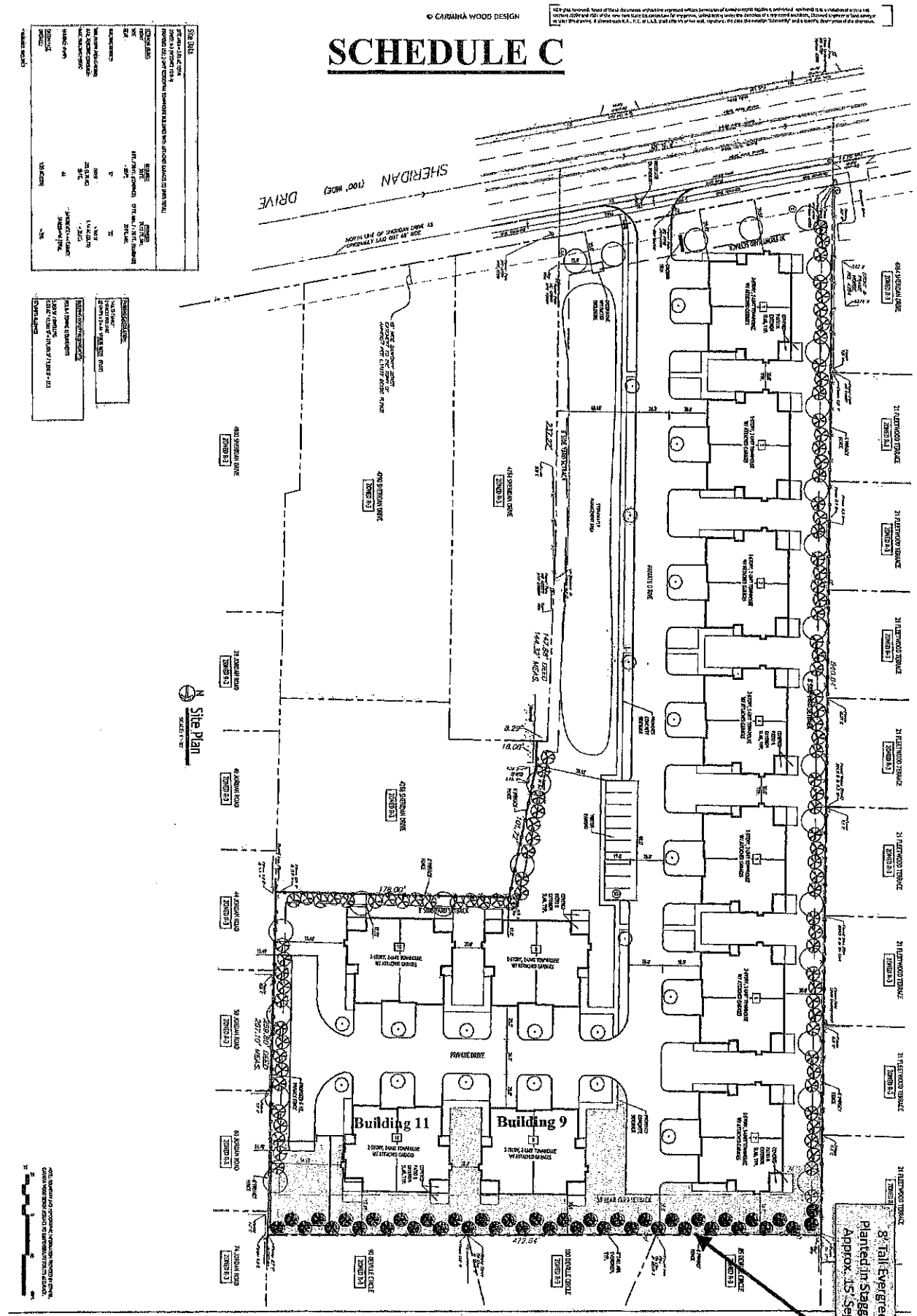
thence southerly at right angles and along the west line of said lands so conveyed to said John J. Julian and Frances J. Julian, 144.32 feet to an angle point therein;

thence continuing southerly at an exterior angle of 178°21'05", 237.22 feet to the True Point and Place of Beginning. This parcel containing 5.029 acres of land more or less.

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

SCHEDULE B

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)



Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

MICHAEL P. KEARNS, ERIE COUNTY CLERK
REF:

DATE:12/27/2024
TIME:4:02:16 PM
RECEIPT: 24204642

HOPKINS SORGI & MCCARTHY PLLC- BOX 460
ACCOUNT #: 9074

ITEM - 01 7P
RECD: 12/27/2024 4:20:45 PM
FILE: 2024224571 BK/PG P 238/4363
GLEASON RUDOLPH L
GLEASON GRETA J

Recording Fees		115.00
Subtotal	115.00	

ITEM - 02 7P
RECD: 12/27/2024 4:20:45 PM
FILE: 2024224572 BK/PG P 238/4378
GLEASON GRETA J
GLEASON RUDOLPH L

Recording Fees		115.00
Subtotal	115.00	

ITEM - 03 703
RECD: 12/27/2024 4:20:45 PM
FILE: 2024224573 BK/PG D 11440/4827
GLEASON GRETA

Recording Fees		55.00
Subtotal	55.00	

ITEM - 04 DEED
RECD: 12/27/2024 4:20:45 PM
FILE: 2024224574 BK/PG D 11440/4830
Deed Sequence: TT2024010485
GLEASON GRETA
4780 SHERIDAN DRIVE LLC

Recording Fees		65.00
RP5217 CNTY $9		9.00
RP5217 ST-RES $116		116.00
TP584		10.00
TRANSFER		
MANSION TT		0.00
TT-STATE $2/500		2,900.00
Subtotal	3,100.00	

ITEM - 05 774
RECD: 12/27/2024 4:20:45 PM
FILE: 2024224575 BK/PG D 11440/4835
4780 SHERIDAN DRIVE LLC

Recording Fees		75.00
Subtotal	75.00	

TOTAL DUE	$3,460.00
PAID TOTAL	$3,460.00
PAID CHECK	$3,460.00
Check #1698:	265.00
Check #103248583-2:	3,195.00

REC BY: Melanie K
COUNTY RECORDER

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

EXHIBIT 10

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

SP-2024-05

1.a

Amherst

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

Brian
Supe

Daniel C. Howa
Planning Direc

Daniel J. Ulatowski,
Assistant Planning Di

REQUEST FOR PROPERTY SPLIT/PROPERTY MERGE

Date: February 19, 2025

***Applicant Information*:**

Name: 4780 Sheridan Drive LLC c/o Sean Hopkins, Esq. Email: shopkins@hsmlegal.com

Address: 35 California Drive, Suite 100 Phone: 716.510-4338

***Representative Information*:**

Name: _____ Email: _____

Address: _____ Phone: _____

***Merge*:** *(if request involves more than 2 parcels, please use the next page)*

1. Address: 4774 Sheridan Drive
   Owner of Record: 4780 Sheridan Drive LLC
   SBL: 68.12-1-10
   ☐ Owner Authorization Attached (if other than applicant) ☒ Survey Attached

2. Address: 4780 Sheridan Drive
   Owner of Record: 4780 Sheridan Drive LLC
   SBL: 68.12-1-11
   ☐ Owner Authorization Attached (if other than applicant) ☒ Survey Attached

***Split*:**

1. Address: _____
   Owner of Record: _____
   SBL: _____

☐ Owner Authorization Attached (if other than applicant) ☒ Survey Attached ☒ Deed Attached

Description of Proposed Action:

The Applicant is requesting the two parcels at 4774 & 4780 Sheridan Drive that were acquired via a Warranty Deed recorded at the Erie County Clerk's Office on December 27, 2024 at Liber 1440 of Deeds at 4830. A recorded copy of the Warranty Deed is provided at Exhibit "1" A reduced-size copy of the Survey of the Project Site is provided at Exhibit "2".

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

REQUEST FOR PROPERTY SPLIT/ PROPERTY MERGE

3. Address: _____
   Owner of Record: _____
   SBL: _____
   ☐ Owner Authorization Attached (if other than applicant) ☐ Survey Attached

4. Address: _____
   Owner of Record: _____
   SBL: _____
   ☐ Owner Authorization Attached (if other than applicant) ☐ Survey Attached

5. Address: _____
   Owner of Record: _____
   SBL: _____
   ☐ Owner Authorization Attached (if other than applicant) ☐ Survey Attached

OFFICIAL USE ONLY

Zoning Enforcement Officer: ☒ Approved ☐ Denied; Comments Below

Zoning District(s): Residential District Four (R-4)

Merge of SBL 68.12-1-10 and 68.12-1-11 approved in order to combine tax map parcels per condition of re-zoning approval Z-2023-07 + SP-2024-05

Signature: [signature] Date: 3/10/2025

Assessor's Office:

☐ Parcels are contiguous ☐ Parcels have the same owner

New parcel address: _____ New SBL: _____

New parcel address: _____ New SBL: _____

Signature: _____ Date: _____

DU/

"X:\Zoning_Officer\MergesSplits\Forms\Merge_Split_Application.docx"

cc. Scott Marshall, Principal Planner
Doug Gesel, Sup. Code Enforcement Officer
Emily Murphy, Town Assessor

5583 Main Street • Williamsville • New York • 14221 • (716) 631-7051 • Fax (716) 63

Packet Pg. 62

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

RECEIVED
DEC 30 2024
TOWN OF AMHERST
PLANNING DEPT.

WARRANTY DEED

FILED
DEC 27 2024
ERIE COUNTY
CLERK'S OFFICE

THIS INDENTURE

Made the 17th day of December, 2024

BETWEEN

Greta Gleason and Rudolph Gleason by Diane C. Wolf, as agent, residing at 5885 Kamner Drive, Clarence Center, NY 14032,

party of the first part, and

4780 Sheridan Drive, LLC, having an office at 4727 Camp Road, Hamburg NY 14075

party of the second part.

WITNESSETH, that the party of the first part, in consideration of **One and More Dollar ($1.00 and more)** lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, their survivors, beneficiaries, and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND, more particularly described on the attached "Schedule A"

Said premises being known as 4774 and 4780 Sheridan Drive, Williamsville, NY 14221,

SUBJECT to covenants, easements, restrictions, declarations and agreements of record.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, their survivors, beneficiaries, and assigns forever.

AND said party of the first part covenant as follows:

FIRST, that the party of the second part shall quietly enjoy the said premises;

SECOND, that said party of the first part will forever WARRANT the title to said premises.

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

THIRD, that in compliance with Section 13 of the Lien Law, covenants the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF

Greta Gleason by Diane C Wolf as agent L.S.

Greta Gleason by Diane C. Wolf, as agent

Rudolph Gleason by Diane C Wolf as agent L.S.

Rudolph Gleason by Diane C. Wolf, as agent

State of New York)
)
County of ERIE) ss:

On this 17th **day of** December **, 2024,** before me, the undersigned, personally appeared **Greta Gleason by Diane C. Wolf, as agent and Rudolph Gleason by Diane C. Wolf, as agent ,** personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

Francis R. Ciura
Notary Public, State of New York
Registration No. 01CI6062005
Qualified In Erie County
Commission Expires July 30, 2025

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

PARCEL A (4780 Sheridan Drive)

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Amherst, County of Erie, and State of New York, being part of Lot No. 60, Township 12, and Range 7 of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING at a point in the center line of Sheridan Drive, distant 214.37 feet west of the east line of lands conveyed to Michael Trenz and Elsie Trenz, his wife by deed recorded in the Erie County Clerk's Office in Liber 3381 of Deeds at page 411; thence westerly along the center line of Sheridan Drive 93.71 feet to a point, which point is also the southeasterly corner of land deeded to William J. Kraus and Emma A. Kraus, his wife by deed recorded in said Erie County Clerk's Office in Liber 4544 of Deeds at page 595; thence northerly along the east line of said Kraus lands, 285.37 feet to the northeast corner thereof; thence west at right angles and along the north line of said Kraus lands, 119 feet to the northwest corner thereof; thence north at right angles and along the west line of lands deeded to Michael Trenz and Elsie Trenz, his wife by deed hereinabove mentioned, 537.45 feet to a point; thence easterly at an interior angle of 91° 23', 422.64 feet to the east line of lands conveyed to said Michael Trenz and Elsie Trenz, his wife by deed aforesaid; thence south at an interior angle of 88° 26' and along the east line of said Trenz lands as conveyed by deed as aforesaid 259.80 feet to a point, which is also the northeast corner of lands conveyed to Edward Roessel and Jennie Roessel, his wife by deed recorded in said Erie County Clerk's Office in Liber 4296 of Deeds at page 180; thence westerly along said Roessel's north line 178 feet to the northwest corner thereof; thence southerly along said Roessel's west line 101.72 feet to a point; thence continuing along said Roessel's west line and parallel with the east line of Lot No. 60, 18 feet to a point; thence westerly at right angles to the east line of said Lot No. 60, 8.29 feet to the northwest corner of lands conveyed to John J. Julian and Frances J. Julian, his wife by deed recorded in said Erie County Clerk's Office in Liber 5022 of Deeds at page 430; thence southerly along the west line of said lands so conveyed to said John J. Julian and Frances J. Julian, his wife by deed aforesaid, 147.88 feet to a point therein; and thence southerly on a line deflecting to the east, 288.19 feet to the point or place of beginning.

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

PARCEL B (4774 Sheridan Drive)

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Amherst, County of Erie, and State of New York, being part of Lot No. 60, Township 12, and Range 7 of the Holland Land Company's Survey, bounded and described as follows;

COMMENCING at a point in the center line of Sheridan Drive at the intersection of the west line of premises deed to Michael Trenz and Elsie Trenz, his wife by deed recorded in the Erie County Clerk's Office in Liber 3381 of Deeds at page 411 with the center line of Sheridan Drive; running thence northeasterly along the center line of Sheridan Drive 121.67 feet to a point; running thence north and parallel with the west line of the said premises deeded to the said Michael Trenz and Elsie Trenz, his wife as aforesaid, by deed aforesaid, 285.37 feet to an iron post; running thence west at right angles with the west line of premises so deeded to the said Michael Trenz and Elsie Trenz, his wife by deed aforesaid, 119 feet to an iron post in the west line of said premises of said Michael Trenz and Elsie Trenz, his wife; running thence southerly along the west line of the said land of Michael Trenz and Elsie Trenz, his wife, by deed aforesaid, 310.72 feet in a straight line to the point or place of beginning in the center line of Sheridan Drive.

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

MICHAEL P. KEARNS, ERIE COUNTY CLERK
REF;

DATE:12/27/2024
TIME:4:02:16 PM
RECEIPT: 24204642

HOPKINS SORGI & MCCARTHY PLLC- BOX 460
ACCOUNT #: 9074

ITEM - 01 7P
RECD: 12/27/2024 4:20:45 PM
FILE: 2024224571 BK/PG P 238/4363
GLEASON RUDOLPH L
GLEASON GRETA J
Recording Fees 115.00
Subtotal 115.00

ITEM - 02 7P
RECD: 12/27/2024 4:20:45 PM
FILE: 2024224572 BK/PG P 238/4378
GLEASON GRETA J
GLEASON RUDOLPH L
Recording Fees 115.00
Subtotal 115.00

ITEM - 03 703
RECD: 12/27/2024 4:20:45 PM
FILE: 2024224573 BK/PG D 11440/4827
GLEASON GRETA
Recording Fees 55.00
Subtotal 55.00

ITEM - 04 DEED
RECD: 12/27/2024 4:20:45 PM
FILE: 2024224574 BK/PG D 11440/4830
Deed Sequence: TT2024010485
GLEASON GRETA
4780 SHERIDAN DRIVE LLC

Recording Fees	65.00
RP5217 CNTY $9	9.00
RP5217 ST-RES $116	116.00
TP584	10.00
TRANSFER	
MANSION TT	0.00
TT-STATE $2/500	2,900.00

Subtotal 3,100.00

ITEM - 05 774
RECD: 12/27/2024 4:20:45 PM
FILE: 2024224575 BK/PG D 11440/4835
4780 SHERIDAN DRIVE LLC
Recording Fees 75.00
Subtotal 75.00

TOTAL DUE	$3,460.00
PAID TOTAL	$3,460.00
PAID CHECK	$3,460.00
Check #1698:	265.00
Check #103248583-2:	3,195.00

REC BY: Melanie K
COUNTY RECORDER

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

EXHIBIT 11

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

EARTH DIMENSIONS, INC.
* Soil & Hydrogeologic Investigations * Wetland Delineations
1091 Jamison Road, Elma NY 14059
(716) 655-1717 * Fax (716) 655-2915 www.earthdimensions.com

December 4, 2024 W7J18b

Andrew Romanowski, Member
4780 Sheridan Drive, LLC
4727 Camp Road
Hamburg, New York 14075

Re: Preliminary Wetland Investigation – 5.08± acres
4774-4780 Sheridan Drive (SBL# 68.12-1-10 & 68.12-1-11)
Town of Amherst, Erie County, New York

Dear Mr. Romanowski:

Earth Dimensions, Inc. (EDI) has completed a preliminary wetland investigation at the above referenced site for the purpose of identifying potential regulated wetlands and waterways. The site investigation was conducted on December 4, 2024. The limits of the site investigation are highlighted on the attached location map from the Erie County On-Line Mapping Application. No wetlands were identified as defined by the U.S. Army Corps of Engineers (USACE) wetland delineation manuals.

The New York State Department of Environmental Conservation (NYSDEC) On-line Resource Mapper does not depict any state-regulated Freshwater Wetlands within or adjacent to the subject site. Therefore, NYSDEC has no jurisdiction over any wetlands within the project site.

Based on this site investigation, it is our professional opinion that there are no federal or state regulated wetlands within the investigation area. Therefore, it is our professional opinion that your project may proceed without the need for a Section 404 or Article 24 permit from USACE or NYSDEC, respectively.

If you have any questions, please contact our office at (716) 655-1717 or email slivingstone@earthdimensions.com.

Very truly yours,
Earth Dimensions, Inc.

Scott J. Livingstone
Wetlands Operations Manager

Encl.

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

Erie County On-Line Mapping Application





Legend

- Parcels

0 0.04 0.1 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: 2,257

Environmental Resource Mapper



December 4, 2024

1:4,514

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

Province of Ontario, Ontario MNR, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

NYS Department of Environmental Conservation
Not a legal document

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

EXHIBIT 12

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

NEW YORK STATE OF OPPORTUNITY. | Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

December 14, 2018

Dr. Doug Perrelli
Univ Buffalo Archaeological Survey
Anthropology 380 MFAC Ellicott
Buffalo, NY 14261

Re: DEC
Proposed Residential Development Project
4774 and 4780 Sheridan Drive, Amherst, Erie County, NY
18PR07939

Dear Dr. Perrelli:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the report prepared by the Archaeological Survey (University at Buffalo) entitled "Phase I Archaeological Reconnaissance Survey of a Proposed Residential Development at 4780 Sheridan Drive, Town of Amherst, Erie County, New York" (Hartner & Whalen December 2018), in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources.

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project. This recommendation pertains only to the Project Area examined during the above-referenced investigation. It is not applicable to any other portion of the project property. Should the project design be changed OPRHP recommends further consultation with this office.

If further correspondence is required regarding this project, please refer to the project number (PR) noted above. If you have any questions, I can be reached at 518-268-2218 or via email at Josalyn.Ferguson@parks.ny.gov.

Sincerely,

Josalyn Ferguson (B.A., M.A.)
Historic Preservation Specialist/Archaeology *via e-mail only*

c.c. Charles Vandrei, DEC

Attachment: SP-2024-05_A application 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

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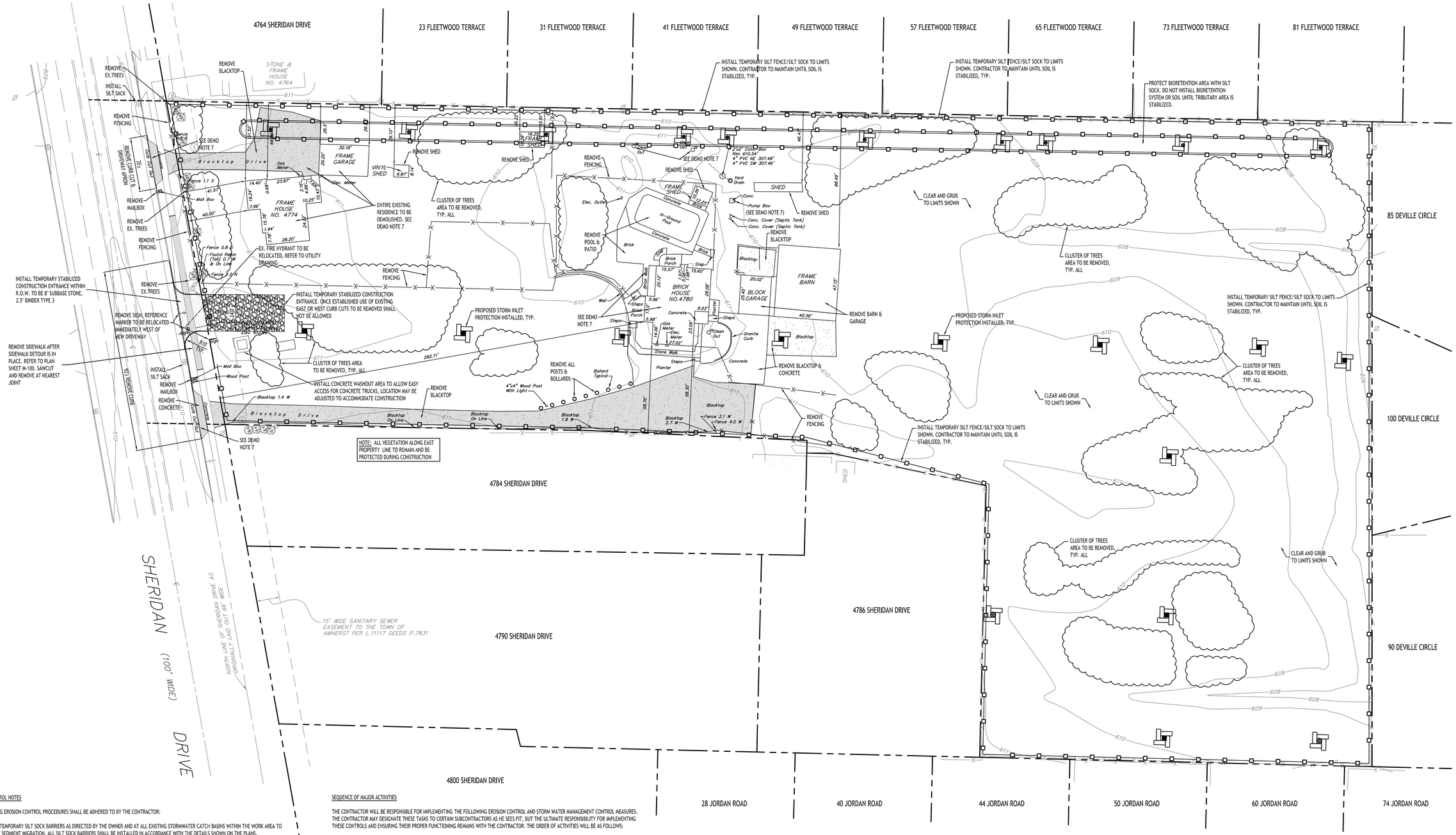

Demolition & Erosion Control Plan

SCALE: 1"=30'

EROSION CONTROL NOTES

THE FOLLOWING EROSION CONTROL PROCEDURES SHALL BE ADHERED TO BY THE CONTRACTOR:

1. INSTALL TEMPORARY SILT SOCK BARRIERS AS DIRECTED BY THE OWNER AND AT ALL EXISTING STORMWATER CATCH BASINS WITHIN THE WORK AREA TO PREVENT SEDIMENT MIGRATION. ALL SILT SOCK BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS.
2. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR RE-USE AS DIRECTED BY THE OWNER. ALL LOCAL ORDINANCES REGARDING THE SALE OF TOPSOIL MUST BE FOLLOWED. TOPSOIL MAY NOT BE REMOVED WITHOUT A PERMIT.
3. ALL SILT SOCK BARRIERS SHALL BE REPLACED WHEREVER THEY BECOME CLOGGED OR INOPERABLE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS.
5. THE CONTRACTOR MUST CONTROL DUST DURING CONSTRUCTION. DURING EARTHWORK OPERATIONS, WATER-SPREADING EQUIPMENT SHALL BE PROVIDED BY THE CONTRACTOR, AND SPREAD WATER AS NECESSARY AND AS DIRECTED BY THE OWNER IN ORDER TO CONTROL DUST.
6. DIRT OR DEBRIS LEFT ON LOCAL PUBLIC ROADS AS A RESULT OF THIS CONSTRUCTION PROJECT SHALL BE REMOVED AND ROAD SURFACES CLEANED BY THE CONTRACTOR ON A DAILY BASIS.
7. ALL DISTURBED AREAS (EXCEPT AREAS TO BE PAVED OR BUILT UPON) SHALL BE TOPSOILED TO A MINIMUM 4" DEPTH AND SEEDED IMMEDIATELY AFTER FINE GRADING TAKES PLACE AND AS SOON AS PHYSICALLY POSSIBLE.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF DOWNSTREAM STORM SEWERS, DITCHES, AND CULVERTS. SILT BUILDUP FOUND TO BE A RESULT OF THIS SITE CONSTRUCTION WORK SHALL BE REMOVED FROM DOWNSTREAM CULVERTS BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE TOWN/CITY.
9. ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES AND MATERIALS SHALL BE IN PLACE PRIOR TO BEGINNING EARTHWORK OPERATIONS AND SHALL BE MAINTAINED UNTIL THE NEW SLOPES ARE STABILIZED WITH SEEDING AND/OR SLOPE PROTECTION, AS DIRECTED BY THE ENGINEER.
10. INSTALL TEMPORARY SILT SOCK AROUND THE BASE OF STOCKPILES. STOCKPILES NOT BEING ACTIVELY USED FOR MORE THAN SEVEN (7) DAYS SHALL BE STABILIZED.
11. THE PROFESSIONAL CERTIFYING COMPLIANCE TO NYSDEC PHASE II STORMWATER REGULATION REQUIREMENTS MUST INSPECT AT A MINIMUM WEEKLY, AND WHEN DISTURBING MORE THAN 5 ACRES TWICE A WEEK, AND SHALL PROVIDE THESE INSPECTION REPORT WITH A WRITTEN CERTIFICATION OF CONSTRUCTION COMPLIANCE TO THE TOWN OF AMHERST (BI)WEEKLY.
12. THE ENGINEER OF RECORD FOR THIS PROJECT CERTIFIES THAT THESE DESIGN PLANS MEET THE REQUIREMENTS AND ARE IN COMPLIANCE WITH THE NEW YORK STORMWATER MANAGEMENT DESIGN MANUAL AND NYSDEC PHASE II STORMWATER REGULATION REQUIREMENTS.

SEQUENCE OF MAJOR ACTIVITIES

THE CONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING THE FOLLOWING EROSION CONTROL AND STORM WATER MANAGEMENT CONTROL MEASURES. THE CONTRACTOR MAY DESIGNATE THESE TASKS TO CERTAIN SUBCONTRACTORS AS HE SEES FIT, BUT THE ULTIMATE RESPONSIBILITY FOR IMPLEMENTING THESE CONTROLS AND ENSURING THEIR PROPER FUNCTIONING REMAINS WITH THE CONTRACTOR. THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

A. INSTALL STABILIZED CONSTRUCTION ENTRANCE
B. INSTALL PERIMETER SILT FENCES/SILT SOCK IN THE LOCATIONS SHOWN ON THE DEMOLITION AND EROSION CONTROL PLAN SHEET.
C. CLEAR & GRUB SITE.
D. INSTALLATION OF UNDERGROUND DETENTION BASIN.
E. COMMENCE SITE GRADING.
F. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED AND WATERED.
G. CONSTRUCTION OF BUILDINGS.
H. INSTALLATION OF PROPOSED UTILITIES.
I. FINALIZE PAVEMENT SUBGRADE PREPARATION.
J. CONSTRUCT ALL CURB, DRAINAGE INLETS, STORM SEWER PIPES AND STORM SEWER MANHOLES, AS SHOWN ON PLANS. INSTALL TEMPORARY INLET PROTECTION AT THE LOCATION OF ALL INLETS.
K. DUCT CONTROL.
L. REMOVE INLET PROTECTION AROUND INLETS AND MANHOLES NO MORE THAN 48 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
M. INSTALL BASE MATERIAL AS REQUIRED FOR PAVEMENT.
N. CARRY OUT FINAL GRADING AND SEEDING AND PLANTINGS.
O. CLEAN STORM SYSTEM FOLLOWING CONSTRUCTION, CLEAN UNDERGROUND DETENTION BASIN AS PER MANUFACTURER RECOMMENDATIONS.
P. REMOVE SILT FENCE/SILT SOCK ONLY AFTER ALL PAVING IS COMPLETE AND EXPOSED SURFACES ARE STABILIZED.
Q. REMOVE TEMPORARY CONSTRUCTION EXITS ONLY PRIOR TO PAVEMENT CONSTRUCTION IN THESE AREAS.

DEMOLITION NOTES:

1. ALL PERIMETER SILT SOCK TO BE INSTALLED PRIOR TO CONSTRUCTION ACTIVITY BEGINNING.
2. CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT THOSE ITEMS TO REMAIN, SUCH AS TREES, PROPERTY CORNER PINS, UTILITY POLES, VALVES, HYDRANTS, CURBS, MANHOLES AND CATCH BASINS.
3. TEMPORARY SILT SOCK TO BE INSTALLED AS DIRECTED BY THE OWNERS FIELD REPRESENTATIVE. MAINTAIN UNTIL VEGETATION IS ESTABLISHED AND PAVEMENT IS INSTALLED.
4. AS NECESSARY, COVERED DUMPSTERS SHALL BE PROVIDED ONSITE AS REQUIRED FOR CONSTRUCTION WASTE.
5. REMOVE ALL TREES AND STUMPS AS SHOWN AND DISPOSE OF OFF SITE. CONTRACTOR TO PROTECT ALL TREES/BRUSH NOT DISTURBED BY CONSTRUCTION ACTIVITY. LOCATIONS OF TREES SHOWN ON PLAN ARE APPROXIMATE, CONTRACTOR TO CONFIRM LOCATION PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO COORDINATE WITH TOWN LANDSCAPE ARCHITECT WHICH TREES SHALL BE REMOVED AND WHICH SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION.
7. EXISTING CURB AND REMOVAL OF EXISTING ENTRANCE 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 FORM FOR PLACING NEW CURB.
8. THE NORTHERN LONG-EARED BAT (NLEB) (MYOTIS SEPTENTRIONALIS) IS AN ENDANGERED SPECIES WHICH ENCOMPASSES ALL OF NEW YORK STATE AND IS REGULATED UNDER U.S. FISH AND WILDLIFE SERVICE (USFWS) AND NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC). PLEASE ADVISE THE PERMITTEE THAT SHOULD TREE REMOVALS BE NECESSARY IN THE NYSDOT RIGHT-OF-WAY (ROW), THE PERMITTEE IS RESPONSIBLE FOR COORDINATING AND OBTAINING ALL THE NECESSARY PERMITS AND APPROVALS WITH THE NYSDEC. FURTHERMORE, TREES WILL NOT BE PERMITTED TO BE CUT ON STATE RIGHT-OF-WAY (ROW) FROM MAY 1ST THROUGH JULY 31ST, TO PROTECT THE PUP SEASON FOR THE NLEB. THE PERMITTEE WILL BE REQUIRED TO PROVIDE PROOF OF COORDINATION PRIOR TO NYSDOT ISSUING THE HIGHWAY WORK PERMIT" TO THE PLAN SHEETS.

DEMOLITION & EROSION CONTROL LEGEND

- EXISTING PAVEMENT TO BE SAWCUT & REMOVED
- PROPOSED SILT SOCK
- EXISTING TREE TO BE REMOVED
- PROPOSED STORM INLET PROTECTION

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

30' 30 0 30 60Ft.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Proposed Multi-Family

4774 & 4780 Sheridan Drive
Amherst, NY

REVISIONS: No.	Description	Date
1	Rev. per Town comments	6/12/24
2	Rev. per DOT comments	11/1/24
3	Rev. per DOT comments	2/3/25
4	Clump tree areas added	2/18/25



DRAWING NAME:

Demolition & Erosion Control Plan

Date: 4/22
Drawn By: P. She
Scale: As No

DRAWING NO.

C-001

Project No: 23-4091

Attachment: SP-2024-05A_drawings_051525 [Revision 1] (30246 : SP-2024-05 - A Aka Sub-20205-01_ PP 4780 Sheridan Drive)

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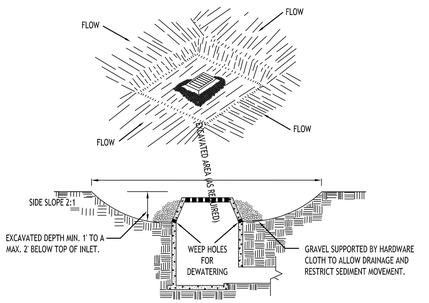


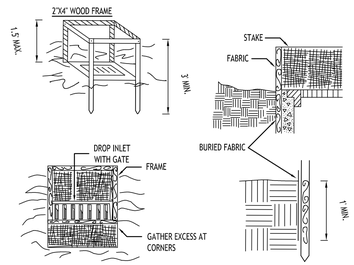
CONSTRUCTION SPECIFICATIONS

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



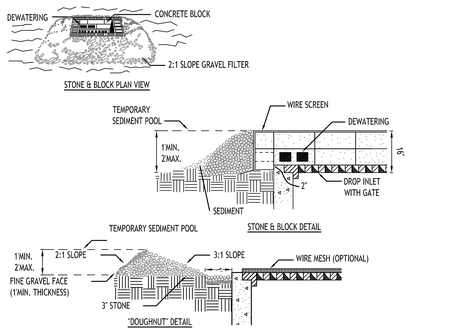
CONSTRUCTION SPECIFICATIONS

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



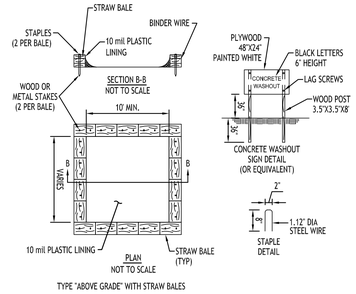
CONSTRUCTION SPECIFICATIONS

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

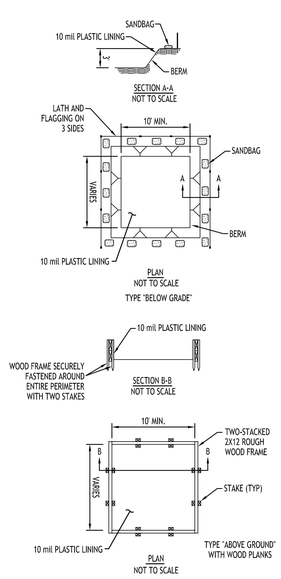
INLET PROTECTION DETAIL 3

NOT TO SCALE



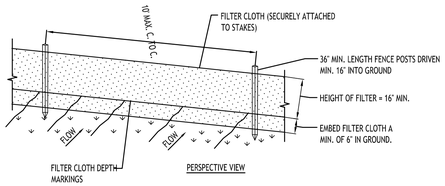
NOTES

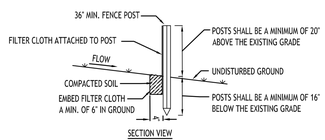
1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.



CONCRETE WASHOUT DETAIL

NOT TO SCALE



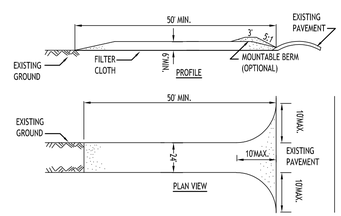


CONSTRUCTION SPECIFICATIONS

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

SILT FENCE DETAIL

NOT TO SCALE

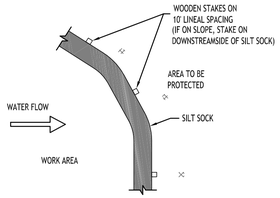


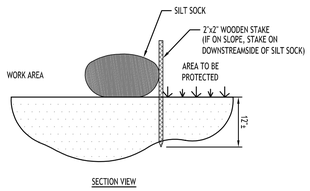
CONSTRUCTION SPECIFICATIONS

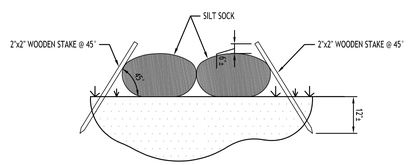
1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWENTY FOUR FEET PER NYSDOT.
5. FILTER CLOTH - WILL BE PLACED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

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE







NOTES:

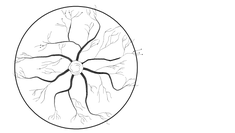
CONTRACTOR SHALL INSPECT AND MAINTAIN SILT SOCK AS NEEDED DURING THE DURATION OF CONSTRUCTION PROJECT.

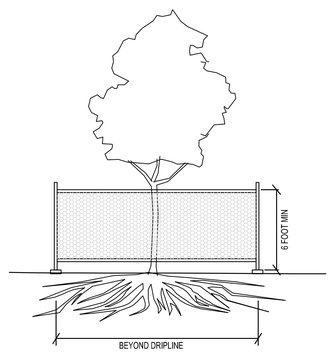
CONTRACTOR SHALL REMOVE SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK WHEN IT HAS REACHED $\frac{1}{2}$ OF THE EXPOSED HEIGHT OF THE SILT SOCK. ALTERNATIVELY, RATHER THAN CREATE A SOIL DISTURBING ACTIVITY, THE ENGINEER MAY CALL FOR ADDITIONAL SILT SOCK TO BE ADDED AT AREAS OF HIGH SEDIMENTATION, PLACED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

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

SILT SOCK DETAIL

NOT TO SCALE





EXISTING TREE PROTECTION FENCE

MATERIALS

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

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

DETAILS

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

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

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

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

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

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

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

TREE PROTECTION DETAIL

NOT TO SCALE

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Proposed Multi-Family

4774 & 4780 Sheridan Drive
Amherst, NY

REVISIONS:

No.	Description	Date
1	Rev. per DOT comments	11/1/24
2	Rev. per DOT comments	2/3/25

STATE OF NEW YORK
CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:

Demolition & Erosion Control Details

Date: 4/22
Drawn By: P. She
Scale: As No

DRAWING NO.

C-002

Project No: 23-4091

Attachment: SP-2024-05A_drawings_051525 [Revision 1] (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

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Preliminary Plat

SCALE: 1"=30'

PARKING CALCULATION:

"MULTI-FAMILY"
2 SPACES PER UNIT
22 UNITS x 2 = 44 SPACES REQ'D (9x19')

BUILDING DENSITY REQUIREMENTS:

PER R-4 ZONING REQUIREMENTS

5,850 SF / DWELLING
5.03 AC * 43,560 SF = 219,106 SF / 5,850 SF = 37.5

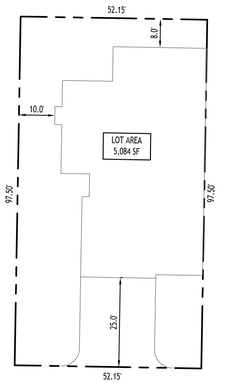
37 UNITS ALLOWED

Site Data

SITE AREA = 5.03 AC TOTAL
ZONED: R-4
PROPOSED USE: 2-UNIT RESIDENTIAL TOWNHOUSE BUILDINGS WITH ATTACHED GARAGES (22 UNITS TOTAL)

SETBACKS (BLDG)	REQUIRED	PROVIDED
FRONT	30 FT.	37.87 FT. MIN.
SIDE	8 FT. / 20 FT. (COMBINED)	17 FT. MIN. / > 20 FT. (COMBINED)
REAR	30 FT.	30 FT. MIN.
BUILDING DENSITY:	37	22
MIN. FLOOR AREA (2-BDRM):	760 SF	> 760 SF
MAX. BUILDING COVERAGE:	35% (1.76 AC)	1.14 AC (22.7%)
MAX. BUILDING HEIGHT:	30 FT. *	< 30 FT.
PARKING: (9'x19')	44	52 SURFACE + 44 GARAGE SPACES = 96 TOTAL
GREENSPACE		
OVERALL:	1.25 AC (25%)	2.77 AC (55.2%)

*PER TOWN BOARD APPROVAL CONDITION 3



Typical Lot Layout

SCALE: 1"=20'

Site Data

SITE AREA = 5.03 AC TOTAL
ZONED: R-4
PROPOSED USE: 2-UNIT RESIDENTIAL TOWNHOUSE BUILDINGS WITH ATTACHED GARAGES (22 UNITS TOTAL)

LOT SIZING	REQUIRED	PROVIDED
AREA (MIN.)	5,850 SF	5,084 SF *
WIDTH (MIN.)	90 FT. (TWO-FAM.)	52.15' *
YARDS		
FRONT (MIN.)	30 FT.	25.0 FT. *
SIDE (MIN.)	8 FT.	0.0 FT. *
SIDE - COMBINED (MIN.)	20 FT.	10 FT. *
REAR (MIN.)	30 FT.	8.0 FT. *
HEIGHT (MAX.)	35 FT.	17.0 FT.
BUILDING COVERAGE (MAX.)	35% (2,048 SF)	44.4% (2,260 SF) *
FLOOR AREA (MIN.)	760 SF (2-BDRM)	> 760 SF

*VARIANCE REQUIRED

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

30 0 30 60Ft.
30'

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Proposed Multi-Family

4774 & 4780 Sheridan Drive
Amherst, NY

REVISIONS:

No.	Description	Date
1	Rev. addresses, dim. added	4/17/25

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

DRAWING NAME:
Preliminary Plat

Date: 3/24
Drawn By: P. She
Scale: As No

DRAWING NO.
P-100

Project No: 23-4091

Attachment: SP-2024-05A_drawings_051525 [Revision 1] (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

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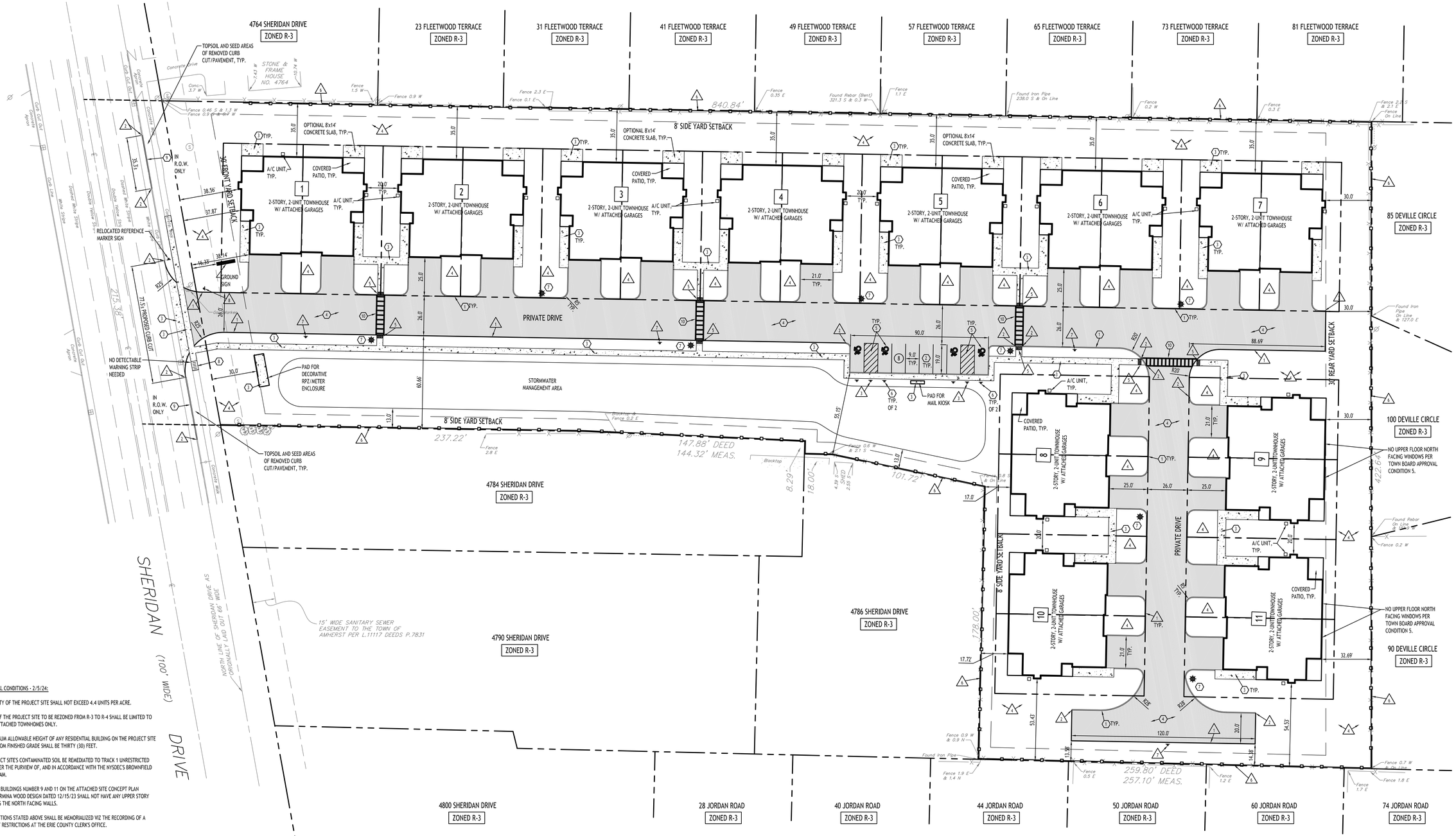

Site Plan

SCALE: 1"=30'

TOWN BOARD APPROVAL CONDITIONS - 2/5/24:

1. THAT THE DENSITY OF THE PROJECT SITE SHALL NOT EXCEED 4.4 UNITS PER ACRE.
2. THAT THE USE OF THE PROJECT SITE TO BE REZONED FROM R-3 TO R-4 SHALL BE LIMITED TO TWO (2) UNIT-ATTACHED TOWNHOMES ONLY.
3. THAT THE MAXIMUM ALLOWABLE HEIGHT OF ANY RESIDENTIAL BUILDING ON THE PROJECT SITE AS MEASURED FROM FINISHED GRADE SHALL BE THIRTY (30) FEET.
4. THAT THE PROJECT SITE'S CONTAMINATED SOIL BE REMEDIATED TO TRACK 1 UNRESTRICTED STANDARDS UNDER THE PURVIEW OF, AND IN ACCORDANCE WITH THE NYSDEC'S BROWNFIELD CLEANUP PROGRAM.
5. THAT PROPOSED BUILDINGS NUMBER 9 AND 11 ON THE ATTACHED SITE CONCEPT PLAN PREPARED BY CARMINA WOOD DESIGN DATED 12/15/23 SHALL NOT HAVE ANY UPPER STORY WINDOWS ALONG THE NORTH FACING WALLS.
6. THAT THE CONDITIONS STATED ABOVE SHALL BE MEMORIALIZED VIZ THE RECORDING OF A DECLARATION OF RESTRICTIONS AT THE ERIE COUNTY CLERK'S OFFICE.

Site Data

SITE AREA = 5.03 AC TOTAL
ZONED: R-4
PROPOSED USE: 2-UNIT RESIDENTIAL TOWNHOUSE BUILDINGS WITH ATTACHED GARAGES (22 UNITS TOTAL)

SETBACKS (BLDG)	REQUIRED	PROVIDED
FRONT	30 FT.	37.87 FT. MIN.
SIDE	8 FT. / 20 FT. (COMBINED)	17 FT. MIN. / > 20 FT. (COMBINED)
REAR	30 FT.	30 FT. MIN.
BUILDING DENSITY:	37	22
MIN. FLOOR AREA (2-BDRM):	760 SF	> 760 SF
MAX. BUILDING COVERAGE:	35% (1.76 AC)	1.14 AC (22.7%)
MAX. BUILDING HEIGHT:	30 FT. *	< 30 FT.
PARKING: (9'x19')	44	52 SURFACE + 44 GARAGE SPACES = 96 TOTAL
GREENSPACE		
OVERALL:	1.25 AC (25%)	2.77 AC (55.2%)

*PER TOWN BOARD APPROVAL CONDITION 3

PARKING CALCULATION:

"MULTI-FAMILY"
2 SPACES PER UNIT
22 UNITS x 2 = 44 SPACES REQD (9'x19')

BUILDING DENSITY REQUIREMENTS:

PER R-4 ZONING REQUIREMENTS

5,850 SF / DWELLING
5.03 AC * 43,560 SF = 219,106 SF / 5,850 SF = 37.5

37 UNITS ALLOWED

DETAIL LEGEND (SEE SITE DETAIL SHEET)

1. TYPE 'A' CONCRETE CURBING
2. 90° PARKING STALL
3. CONCRETE SIDEWALK, 5' WIDE UNLESS OTHERWISE NOTED
4. STANDARD DUTY ASPHALT
5. HANDICAP PAVEMENT MARKINGS
6. HANDICAPPED PARKING SIGN
7. LIGHT POLE FOUNDATION
8. SIDEWALK CURB RAMP
9. NYSDOT CONCRETE CURB
10. CROSSWALK STRIPING

NOTE LEGEND

1. EDGE OF PAVEMENT
2. RUNOUT CURB IN 2' OR MATCH EXISTING CURB
3. INSTALL 'NO PARKING' SIGN, M.U.T.C.D. SIGN NO. R7-1C
4. LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
5. DETECTABLE WARNING STRIP
6. 6' HT. ACTIVE YARDS 'DOGWOOD' VINYL FENCE - COLOR CYPRESS, OR APPROVED EQUAL
7. INSTALL 'NO PARKING FIRE LANE' SIGN
8. INSTALL 'STOP' SIGN, M.U.T.C.D. SIGN NO. R1-1

SITE NOTES:

1. ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
2. ALL DISTURBED AREAS: SHALL HAVE 4" MIN. OF TOPSOIL AND SEED.
3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
4. CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
5. BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
6. ALL HANDICAP RAMPS (NOT WITHIN THE NYSDOT R.O.W.) AND/OR SIDEWALKS FLUSH TO PAVEMENT SHALL HAVE ADA COMPLIANT TACTILE WARNING STRIPS WHERE ENTERING PARKING AREAS/DRIVEWAYS. SIDEWALKS FLUSH TO PAVEMENT WITHIN THE NYSDOT R.O.W. SHALL ADHERE TO THE NOTES AND DESIGN REGULATIONS AS STATED ON NYSDOT STANDARD SHEET 608-01.
7. EXISTING TREE LOCATIONS ARE APPROXIMATE, CONTRACTOR TO LOCATE LOCATIONS PRIOR TO CONSTRUCTION AND COORDINATE WITH TOWN LANDSCAPE ARCHITECT WHICH TREES SHALL BE REMOVED AND WHICH SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION.

GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. ALL OTHER PERMITS REQUIRED BY STATE OF NEW YORK, COUNTY OF ERIE, AND TOWN OF CLARENCE ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/OWNER.
9. EXISTING CURB AND REMOVAL OF EXISTING ENTRANCE 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 FORM FOR PLACING NEW CURB.

SITE LEGEND

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

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

30 0 30 60Ft.
30'

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Proposed Multi-Family

4774 & 4780 Sheridan Drive
Amherst, NY

REVISIONS:

No.	Description	Date
	Rev. per Town comments	6/3/24
	Rev. per Town comments	6/20/24
	Rev. per DOT comments	11/1/24
	Rev. per DOT comments	11/13/24
	Rev. per Town comments	2/3/25
	Rev. per Town comments	2/20/25
	Rev. per NYSDOT comments	3/5/25

STATE OF NEW YORK
CHRISTOPHER WOOD
079039
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Site Plan

Date: 4/22
Drawn By: P. She
Scale: As No

DRAWING NO.
C-100

Project No: 23-4091

Attachment: SP-2024-05A_drawings. 051525 [Revision 1] (30246 : SP-2024-05_A Aka Sub-20205-01_ PP 4780 Sheridan Drive)

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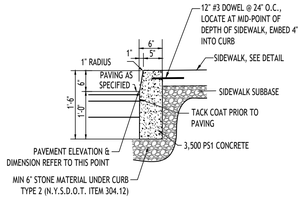
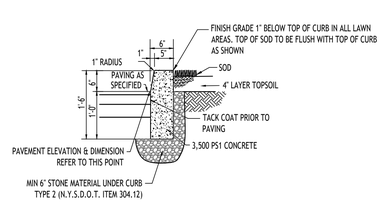


ABUTTING SIDEWALK

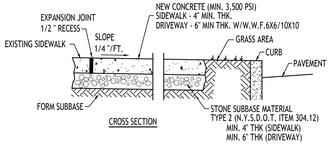


ABUTTING LANDSCAPE/GRASS

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

TYPE "A" CONCRETE CURB - 1

NOT TO SCALE

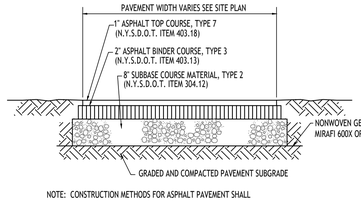


CROSS SECTION

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

CONCRETE SIDEWALK - 3

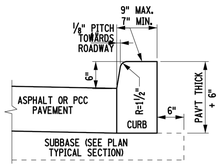
NOT TO SCALE



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

STANDARD DUTY ASPHALT SECTION - 4

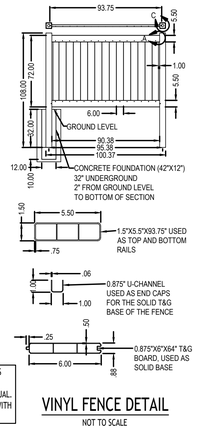
NOT TO SCALE



TYPE VF6
(VERTICAL FACED CURB WITHOUT CURB ANCHOR)
(SEE NOTE 4)

NYSDOT CONCRETE CURB - 9

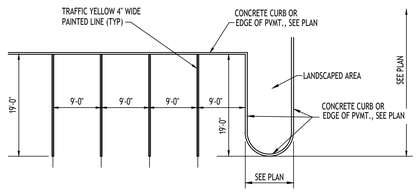
NOT TO SCALE



NOTE: BASIS OF DESIGN IS ILLUSIONS VINYL FENCE V-300, OR APPROVED EQUAL. COLOR TO BE NEUTRAL WITH WOOD GRAIN LOOK.

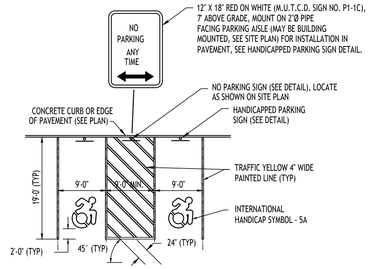
VINYL FENCE DETAIL

NOT TO SCALE



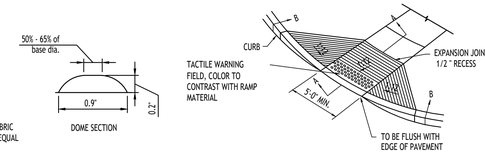
90° PARKING STALL LAYOUT - 2

NOT TO SCALE



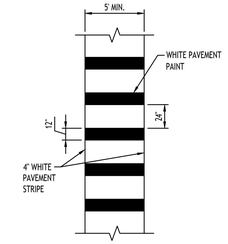
HANDICAPPED PAVEMENT MARKINGS & SIGNAGE - 5

NOT TO SCALE



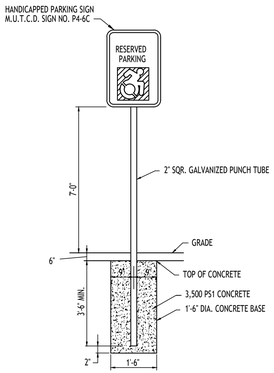
SIDEWALK CURB RAMP - 8

NOT TO SCALE



CROSSWALK STRIPING - 10

NOT TO SCALE

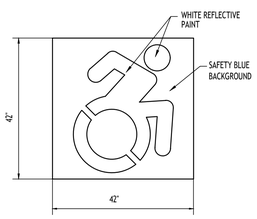


NOTES:
1. HANDICAPPED PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

GRASS/LAWN AREA

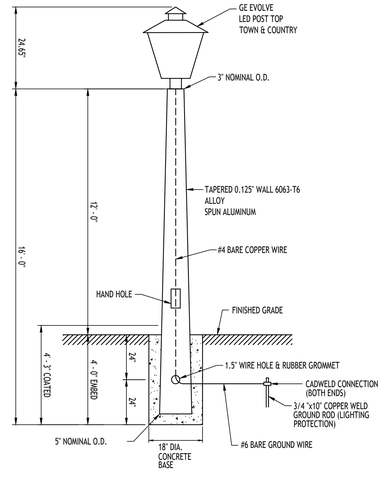
HANDICAPPED PARKING SIGN - 6

NOT TO SCALE



INTERNATIONAL HANDICAP SYMBOL - 5A

NOT TO SCALE

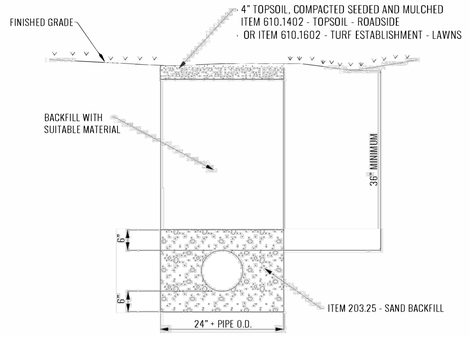


NOTES:
1. LIGHT FIXTURE, POLE & BASE ORDERING INFORMATION, VERIFY WITH OWNER & UTILITY COMPANY PRIOR TO ORDERING.

POST TOP LIGHT POLE & FOUNDATION - 7

NOT TO SCALE

HIGHWAY WORK PERMITS
EXCAVATION/RESTORATION DETAIL WITHIN NYS RIGHT-OF-WAY
OUTSIDE OF PAVEMENT AND SHOULDER
(N.T.S.)

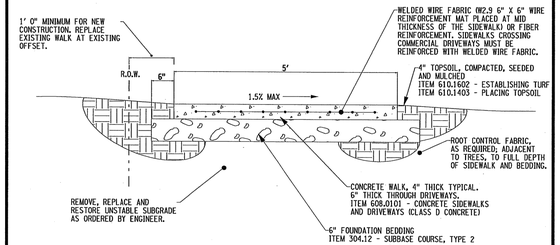


NOTES:
1) BACKFILL OF SUITABLE MATERIAL SHALL BE COMPACTED IN MAXIMUM 6" LIFTS.
2) ALL DISTURBED AREAS SHALL BE MULCHED OR HAVE TURF ESTABLISHED WITHIN 10 DAYS.
3) ALL WORK SHALL CONFORM TO NYSDOT SPECIFICATIONS.

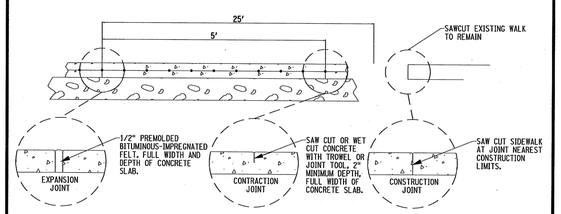
STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
04/07/21 | REGION 5

DATE/TIME = 07-APR-2016 09:07
USER = zstorks

HIGHWAY WORK PERMITS
SIDEWALK WITHIN NYS RIGHT-OF-WAY
(N.T.S.)



CROSS-SECTIONAL VIEW



PROFILE VIEW

NOTES:
1) THE GRAVEL OR STONE BASE SHALL BE PLACED ON A WELL GRADED AND COMPACTED SUBGRADE. THE GRAVEL OR STONE BASE SHALL BE THOROUGHLY COMPACTED.
2) ALL EXPOSED SURFACES SHALL BE BROOMED AND EDGES FINISHED WITH A 1/4" RADIUS EDGING TOOL. THE FINISHED CONCRETE SURFACE SHALL BE TREATED WITH A CLEAR, NON YELLOWING CURING COMPOUND.
3) NO CONCRETE SHALL BE PLACED BEFORE APRIL 20TH, OR AFTER OCTOBER 31ST. NO CONCRETE SHALL BE PLACED UNLESS THE AMBIENT AIR AND BASE MATERIAL SURFACE TEMPERATURE IS ABOVE 40 DEGREES.
4) ALL WORK SHALL CONFORM TO NYSDOT SPECIFICATIONS.
5) ALL WORK SHALL CONFORM TO ADA REQUIREMENTS.
6) CONTACT NYSDOT ENGINEER IF PROPOSED SIDEWALK IS LESS THAN 5' WIDE.
7) RUNNING SLOPE/GRADE WHERE HWY GRADE IS 5% OR LESS: 4.5% RUNNING SLOPE/GRADE WHERE HWY GRADE IS 5% OR MORE: HWY EDGE OF PVMT GRADE IS MAX

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
4/7/16 | REGION

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Proposed Multi-Family

4774 & 4780 Sheridan Drive
Amherst, NY

REVISIONS:

No.	Description	Date
1	Rev. per Town comments	6/3/24
2	Rev. per Town comments	6/20/24
3	Rev. per DOT comments	11/1/24

Attachment: SP-2024-05A_drawings_051525 [Revision 1] (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

STATE OF NEW YORK
CHRISTOPHER WOOD
LICENSED PROFESSIONAL ENGINEER
076394

DRAWING NAME:
Site Details

Date: 4/22
Drawn By: P. She
Scale: As No

DRAWING NO.
C-101

Project No: 23-4091

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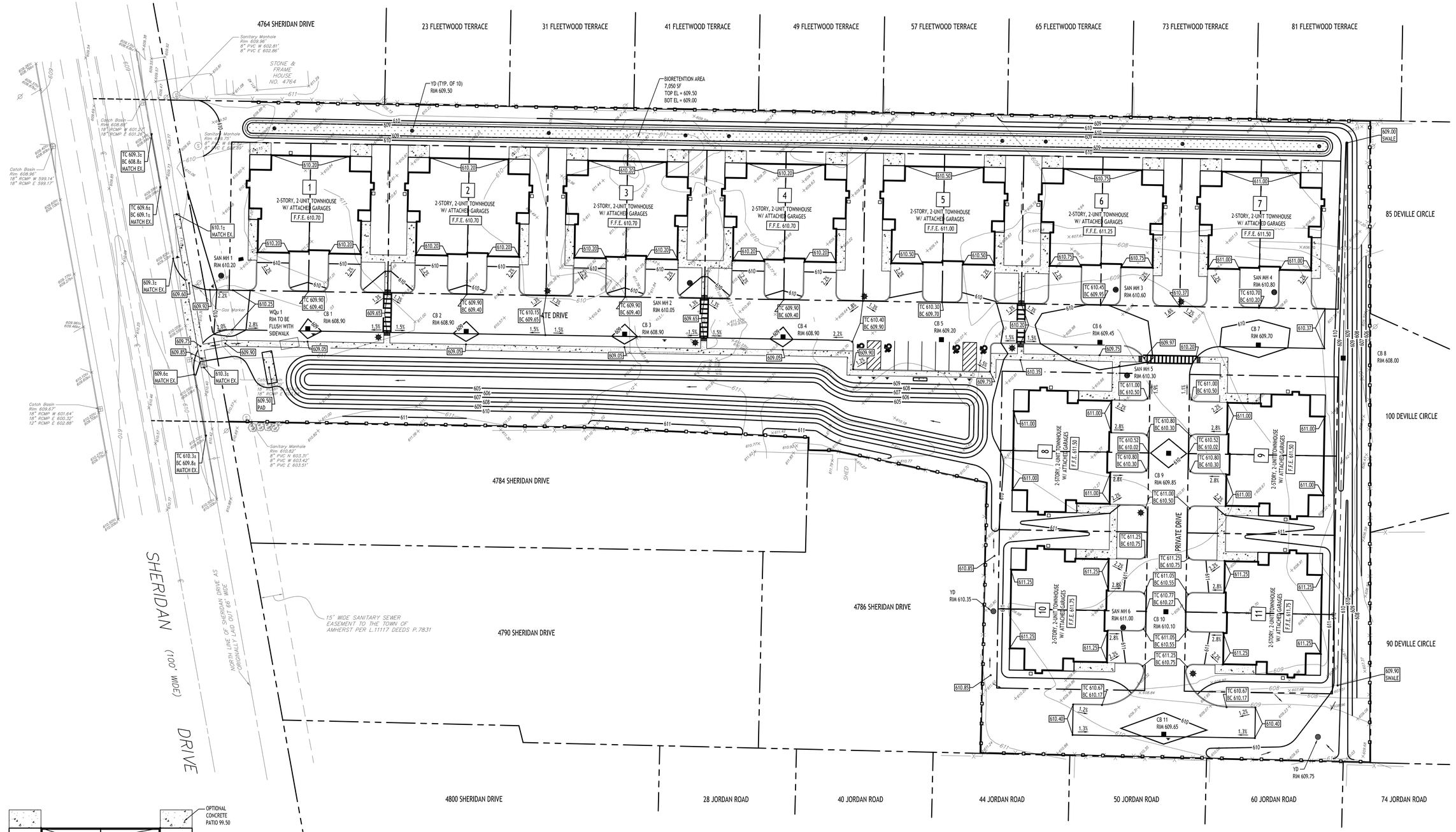

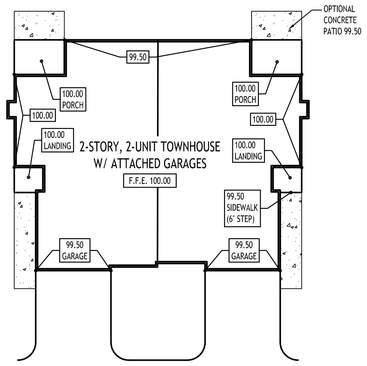

Typical Grading Plan

SCALE: 1"=20'

Grading Plan

SCALE: 1"=30'

PROPOSED GRADING LEGEND

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

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

30' 30 0 30 60Ft.

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4774 & 4780 Sheridan Drive

Amherst, NY

REVISIONS: No.	Description	Date
1	Rev. per Town comments	6/3/24
2	Rev. per Town comments	6/12/24
3	Rev. per DOT comments	11/1/24
4	Rev. per Town comments	11/13/24
5	Rev. per DOT comments	2/3/25

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

DRAWING NAME:

Grading Plan

Date: 4/22

Drawn By: P. She

Scale: As No

DRAWING NO.

C-200

Project No: 23-4091

Attachment: SP-2024-05A_drawings_051525 [Revision 1] (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive) [Revision 1]

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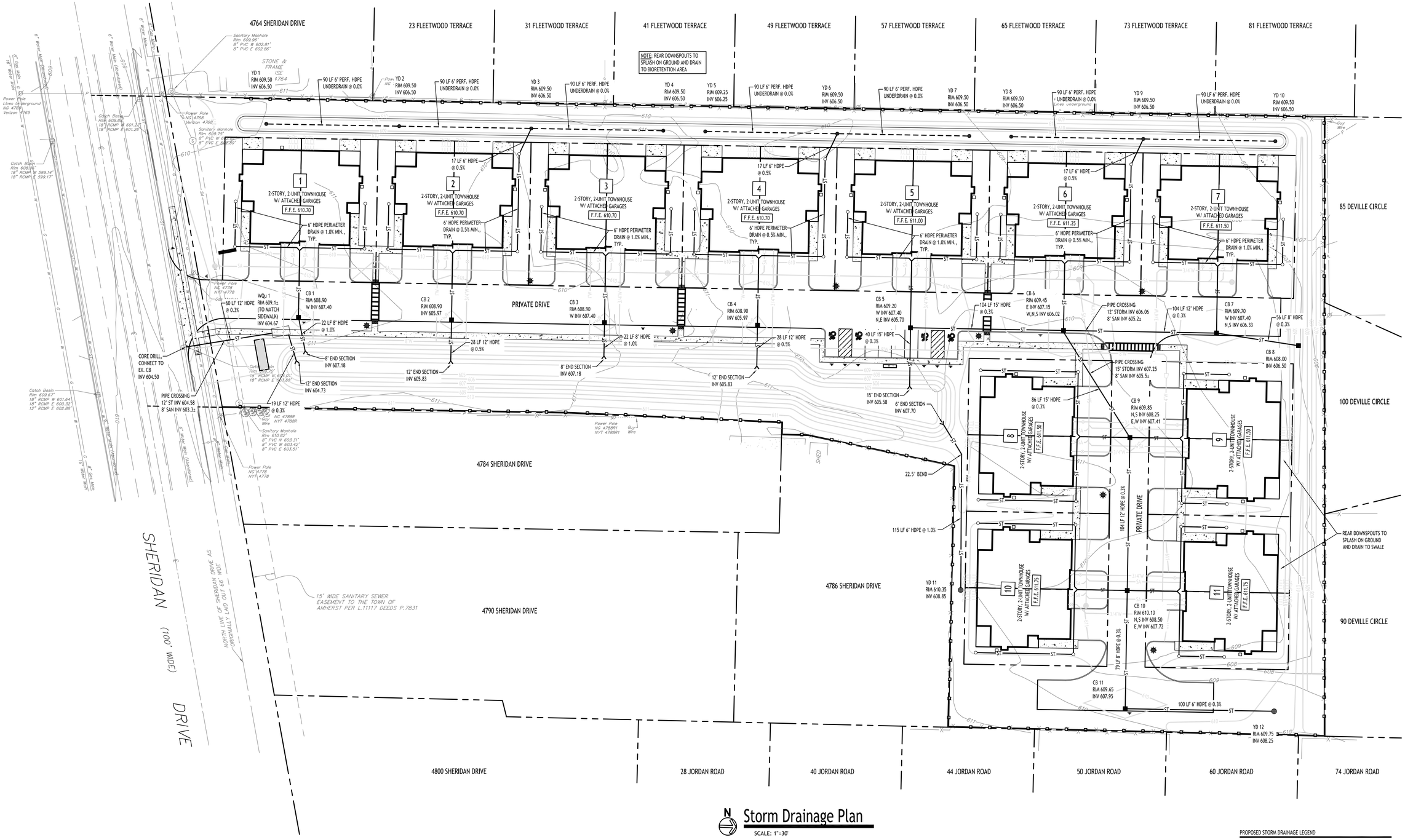

N

Storm Drainage Plan

SCALE: 1"=30'

PROPOSED STORM DRAINAGE LEGEND

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

CB: CATCH BASIN
MH: MANHOLE
OS: OUTLET STRUCTURE

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

30' 30 0 30 60Ft.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Proposed Multi-Family

4774 & 4780 Sheridan Drive
Amherst, NY

REVISIONS:

No.	Description	Date
1	Rev. per Town comments	6/12/24
2	Rev. per DOT comments	11/1/24
3	Rev. per DOT comments	11/13/24
4	Rev. per Town comments	2/20/25

STATE OF NEW YORK
CHRISTOPHER NOCE
07630A
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:

Storm Drainage Plan

Date: 4/22
Drawn By: P. She
Scale: As No

DRAWING NO.

C-300

Project No: 23-4091

Attachment: SP-2024-05A_drawings_051525 [Revision 1] (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

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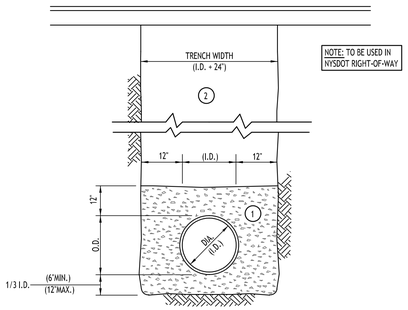


NOTES:

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.

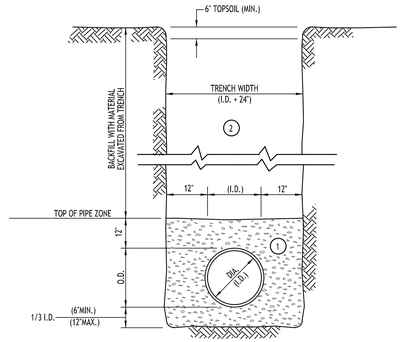
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(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



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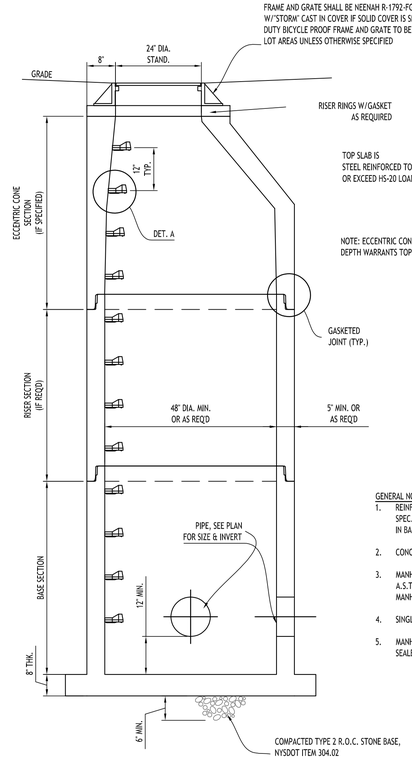
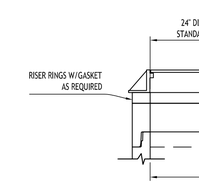
(2) BACKFILL MATERIAL SHALL BE NATIVE SOIL CONTAINING NO UNSUITABLE MATERIAL COMPACTED IN 6" LIFTS.

STORM SEWER TRENCH SECTION IN UNPAVED AREAS

NOT TO SCALE





DETAIL A

GENERAL NOTES:

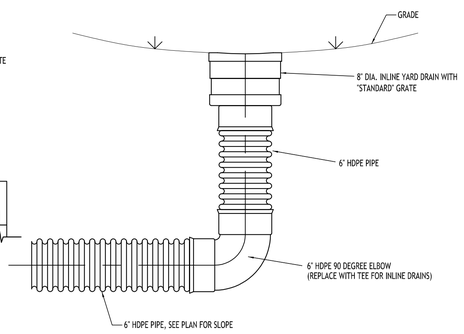
1. REINFORCED STEEL TO CONFORM TO LATEST A.S.T.M. A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) IN BASE SLAB.
2. CONCRETE COMPRESSIVE STRENGTH - 4000 PSI MINIMUM.
3. MANHOLE DESIGN SPECIFICATIONS TO CONFORM TO LATEST A.S.T.M. C478 SPEC. FOR PRE-CAST REINFORCED CON-CRETE MANHOLE SECTIONS.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

TYPICAL STORM MANHOLE DETAIL

NOT TO SCALE

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

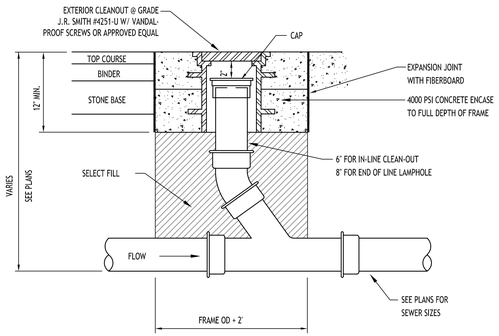
ALTERNATE TOP SLAB



NOTE:
SEE TYPICAL TRENCH SECTION FOR BEDDING REQUIREMENTS

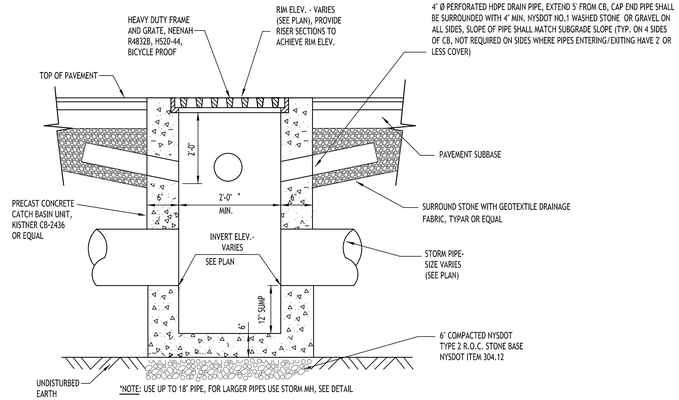
TYPICAL YARD DRAIN DETAIL

NOT TO SCALE



LAMPHOLE/CLEANOUT IN PAVEMENT/SIDEWALK

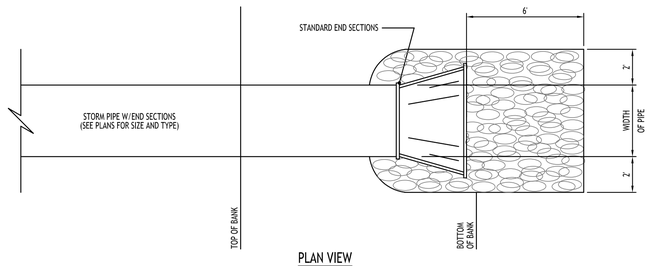
NOT TO SCALE



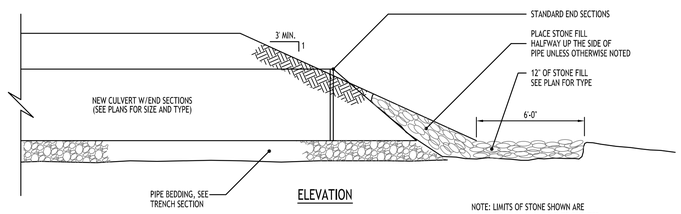
*NOTE: USE UP TO 18" PIPE, FOR LARGER PIPES USE STORM MH, SEE DETAIL

TYPICAL PRECAST CATCH BASIN

NOT TO SCALE



PLAN VIEW

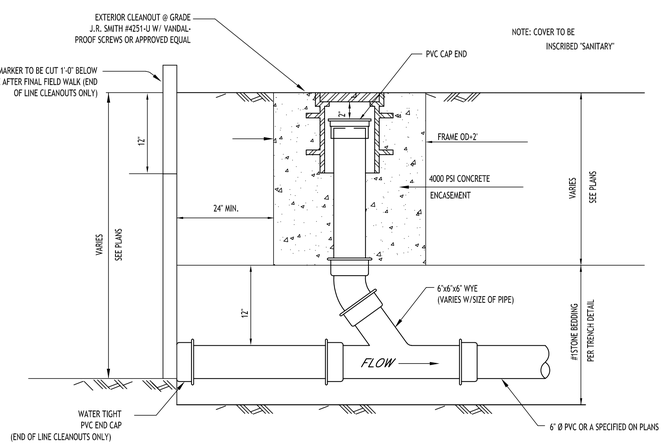


ELEVATION

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

TYPICAL PIPE OUTLET W/ END SECTION & RIP RAP

NOT TO SCALE



LAMPHOLE/CLEANOUT IN LAWN/FIELD AREAS

NOT TO SCALE

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Proposed Multi-Family

4774 & 4780 Sheridan Drive
Amherst, NY

REVISIONS:

No.	Description	Date
1	Rev. per DOT comments	11/1/24



DRAWING NAME:

Storm Drainage Details

Date: 4/22
Drawn By: P. She
Scale: As No

DRAWING NO.

C-301

Project No: 23-4091

Attachment: SP-2024-05A_drawings_051525 [Revision 1] (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

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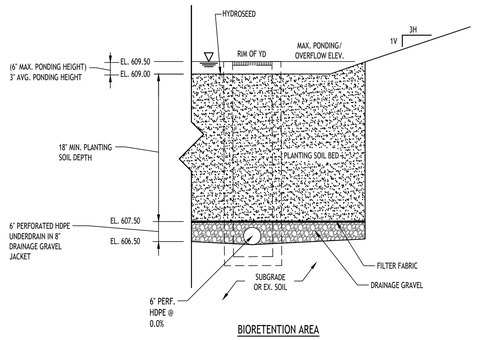


BIORETENTION AREA

BIORETENTION AREA - TYPICAL SECTION

NOT TO SCALE

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

NOTE: PLANTING SOIL SHALL BE LOAM/SAND MIX CONTAINING A MINIMUM OF 35 TO 60% SAND BY VOLUME AND LESS THAN 25% CLAY. SOIL SHOULD FALL WITHIN USCS TYPES SM OR ML WITH PERMEABILITY OF AT LEAST 0.5 FEET PER DAY. SOIL SHOULD BE FREE FROM STONES, STUMPS, ROOTS OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN LIFTS OF 12" TO 18", LOOSELY COMPACTED.

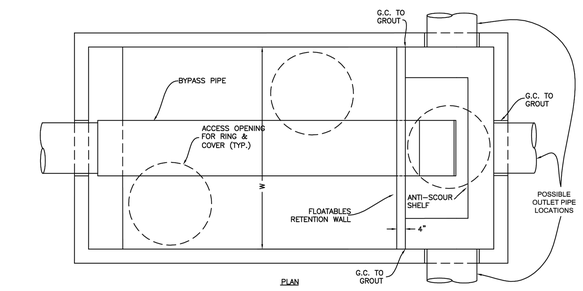
CHARACTERISTICS SHALL BE:
PH RANGE: 5.2 - 7.00
ORGANIC MATTER: 1.5 - 4.0%
MAGNESIUM: 35 LBS PER ACRE MIN.
PHOSPHORUS: 75 LBS PER ACRE MIN.
POTASSIUM: 85 LBS PER ACRE MIN.
SOLUBLE SALTS: 500 PPM
CLAY: 10 TO 25%
SILT: 30 TO 55%
SAND: 35 TO 60%

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

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

ENVIRONMENT21 STORMPRO V WATER QUALITY TREATMENT SYSTEM

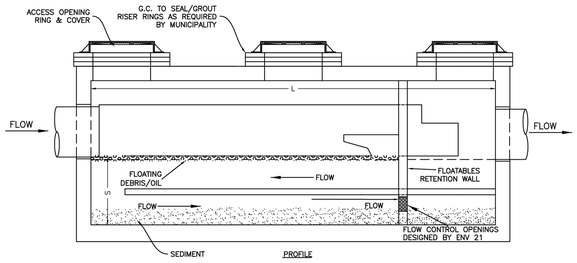
DATE: 04/25/2018
DWG. NO.:Detail - STORMPRO V



PLAN

ENV21 STORMPRO SIZING TABLE				
STORMPRO MODEL NUMBER	W (ft.)	L (ft.)	S (ft.)	NJDEP MTFR (cfs)
V37	3	7	1.5+	0.85
V48	4	8	2.0+	1.29
V510	5	10	2.5+	2.02
V612	6	12	3.0+	2.91
V714	7	14	3.5+	3.96
V816	8	16	4.0+	5.17
V1020	10	20	5.0+	8.08
V1224	12	24	6.0+	11.61

SITE SPECIFIC DATA REQUIREMENTS	
STRUCTURE ID:	
SITE WQFR (cfs)	
DESIGN STORM (yrs.)	
PEAK FLOW (cfs)	
RIM ELEVATION (ft.)	
INLET PIPE SIZE (in.)	
INLET PIPE ELEV. (ft.)	
OUTLET PIPE SIZE (in.)	
OUTLET PIPE ELEV. (ft.)	



PROFILE

NOTES:
1. MAXIMUM OPERATING LOSS APPROXIMATELY 0.5 FT.
2. DESIGN SPECIFICATIONS CONFORM TO LATEST A.S.T.M. C478
3. DESIGN LOADING: AASHTO HS20-44.
4. DESIGN OF FLOATABLES RETENTION WALL BASED ON ENVIRONMENT 21 ANALYSIS OF SITE-SPECIFIC STORM SEWER HYDRAULICS.

DESIGN LOADING: AASHTO HS20-44

PROPRIETARY INFORMATION: PATENTS PENDING - ALL RIGHTS TO ENVIRONMENT 21, LLC.

environment 21 Stormwater Solutions

PROJECT:

DRAWN BY: | DATE:
CK'D BY: | SCALE:

Formulas:

$$\frac{WQ_V = (P)(R_v)(A)}{12}$$

$R_v = (0.05+0.009(I)$

$CN = 1000/[10+5P+10Qa-10(Qa^2+1.25QaP)^{1/2}]$

$Qwq = (q_u)*(A)*(Qa)$

Structure:

P	1.00	in.	rainfall intensity (in.)
A	5.03	ac	project size (ac)
I	44.80	%	impervious area (%)
t_c	44.60	min.	time of concentration (min.)
t_c	0.743	hr.	time of concentration (hr.)
R_v	0.453		runoff coefficient
90% WQv	0.190	ac-ft	Water Quality Volume (ac-ft)
90% WQv	8274.93	ft^3	Water Quality Volume (ft^3)
S	1.364	in.	potential max retention after runoff begins
Qa	0.253	in.	
CN	88		curve number
I_a	0.273		initial abstraction
I_a/P	0.273		
qu	1000	(csm/in)	unit peak discharge (csm/in.)
A	0.00786	$miles^2$	area drainage (mi^2)
Qwq	1.99	cfs	

NOTE: CALCULATIONS TO BE VERIFIED BY MANUFACTURER, SUBMIT SITE SPECIFIC SHOP DRAWING TO ENGINEER FOR REVIEW PRIOR TO ORDERING.

1.b

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Proposed Multi-Family

4774 & 4780 Sheridan Drive
Amherst, NY

REVISIONS:

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3	Rev. per Town comments	3/5/25

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STATE OF NEW YORK
CHRISTOPHER WOOD
LICENSED PROFESSIONAL ENGINEER
07639A

DRAWING NAME:

Storm Drainage Details

Date: 4/22
Drawn By: P. She
Scale: As No

DRAWING NO.

C-302

Project No: 23-4091

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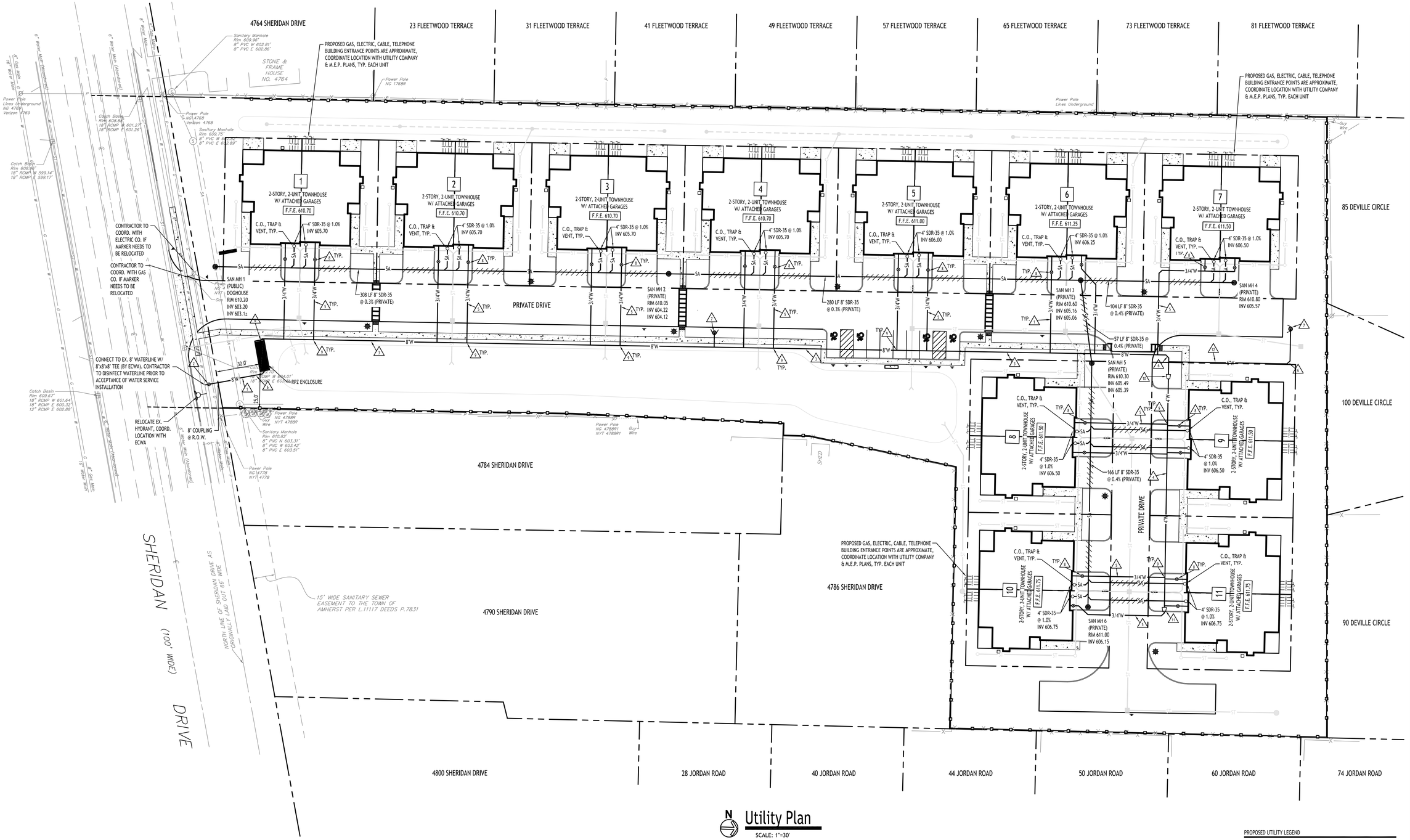

N

Utility Plan

SCALE: 1"=30'

WATER NOTE LEGEND

1. 8" CLASS 52 DUCTILE IRON
2. 8" VALVE AND BOX
3. 8" AWWA C-900 PVC COMBINED SERVICE
4. 4" AWWA C-900 PVC DOMESTIC SERVICE
5. 3/4" TYPE 'K' COPPER DOMESTIC SERVICE
6. PROVIDE BENDS AND BLOCKING AS NECESARY
7. HYDRANT ASSEMBLY
8. 3/4" VALVE AND BOX
9. 3/4" CORP. STOP
10. 8"x4" REDUCER
11. 4"x3/4" REDUCER
12. 6" AWWA C-900 PVC FIRE SERVICE

UTILITY NOTES:

1. FOR ALL SANITARY SEWERS, INSTALL SELECT FILL IN PAVED AREAS, EXTEND 5' MIN. BEYOND PAVEMENT LIMITS
2. BUILDINGS TO HAVE INVERT ELEVATION 5' MIN. BELOW F.F.E. OF THE BUILDING. PIPE TO BE 6' SDR-35 PVC @ 1.0% MIN. WITH MIN 4' OF COVER. ADD CLEANOUTS @ 90' MAX. SPACING FOR 6' LATERALS OVER 90' IN LENGTH.
3. COORDINATE GAS & ELEC. METER BANK LOCATIONS ON BUILDINGS WITH M.E.P. PLANS & UTILITY CO.'S.
4. COORDINATE LOCATION OF CTV & TELEPHONE SERVICE TO BUILDINGS WITH M.E.P. PLANS AND UTILITY CO.'S.
5. ANY EXISTING UTILITIES WHICH ARE TO BE ABANDONED AND FALL UNDER PAVEMENT OR BUILDINGS SHALL BE REMOVED VS. BEING ABANDONED UNLESS THOSE UTILITIES ARE FILLED WITH FLOWABLE FILL.
6. A MINIMUM OF 10 FEET HORIZONTAL AND 18 INCHES OF VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN ALL SANITARY SEWER AND WATER SERVICES.
7. SELECT BACKFILL IS REQUIRED FOR ALL UTILITIES (GAS, WATER, STORM, SANITARY) THAT CROSS THROUGH CONCRETE AND ASPHALT PAVEMENT AREAS.

PROPOSED UTILITY LEGEND

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

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30' 30 0 30 60Ft.

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2	Rev. per Town & ECWA comments	2/20/25

STATE OF NEW YORK — C. CHRISTOPHER WOOD — 076394 — LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:

Utility Plan

Date: 4/22
Drawn By: P. She
Scale: As No

DRAWING NO.

C-400

Project No: 23-4091

Attachment: SP-2024-05A_drawings_051525 [Revision 1] (30246 : SP-2024-05_A Aka Sub-20205-01_ PP 4780 Sheridan Drive)

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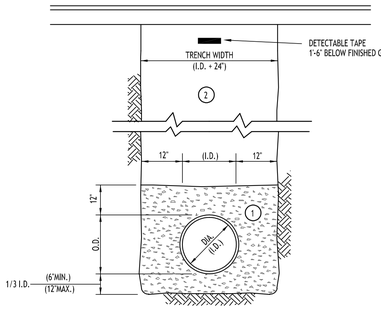

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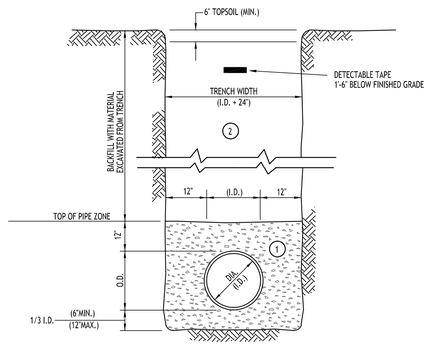
NO SLAG SHALL BE ALLOWED FOR MATERIAL (2)

SEWER/WATERLINE TRENCH SECTION IN PAVED AREAS

NOT TO SCALE



NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

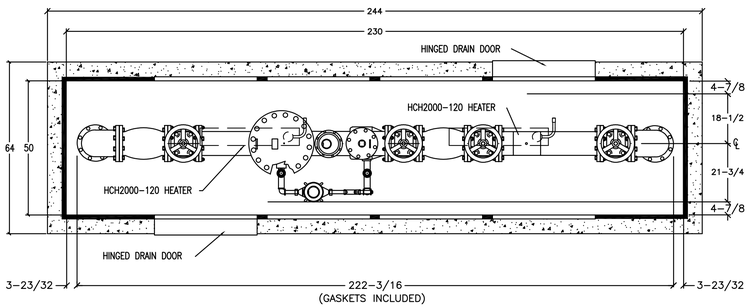
(1) NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH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

NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

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

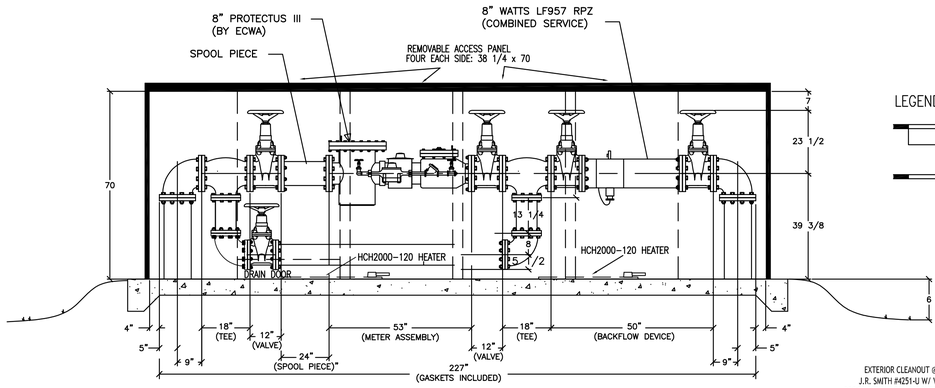
SEWER/WATERLINE TRENCH SECTION IN UNPAVED AREAS

NOT TO SCALE



NOTES:

1. BACKFLOW PREVENTER DIMENSIONS FURNISHED BY WATTS
2. ALL DIMENSIONS ARE IN INCHES
3. WALL & INSULATION THICKNESS IS 1-1/2"
4. ROOF & INSULATION THICKNESS IS 3"
5. ENCLOSURE SHOWN IS SAFE-T-COVER MODEL 1000D-ALC00-17
6. EXTERIOR ENCLOSURE DIMENSIONS: 53"W x 233"L x 73" H
7. CONCRETE PAD IS 64"W x 244"L x 6"THK W/W.W.F. 6X6/10X10
8. METER SHOWN: 8" PROTECTUS III, SPOOL PIECE & METER SUPPLIED BY ECWA. VERIFY DIMENSIONS PRIOR TO ORDERING
9. RPZ SHOWN: 8" WATTS LF957 RPZ
10. CONTRACTOR TO INSTALL ELECTRIC SERVICE TO ENCLOSURE, COORDINATE SOURCE WITH OWNER
11. INSTALL A 120V GFI OUTLET IN THE ENCLOSURE
12. HEATERS TO HAVE THERMOSTAT CONTROL
13. ALL 8" PIPING & FITTINGS WITHIN THE ENCLOSURE SHALL BE DUCTILE IRON
14. CONCRETE PAD TO BE 6" ABOVE ADJACENT GRADE

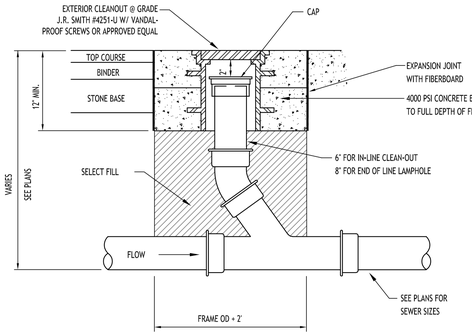


LEGEND:

REMOVABLE ACCESS PANEL 38 1/4"W x 70"H w/DRAIN DOOR

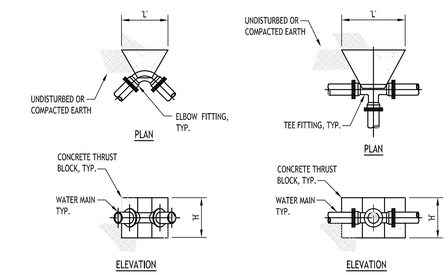
REMOVABLE ACCESS PANEL 38 1/4"W x 70"H

8"METER & RPZ INSULATED ENCLOSURE



LAMPHOLE/CLEANOUT IN PAVEMENT/SIDEWALK

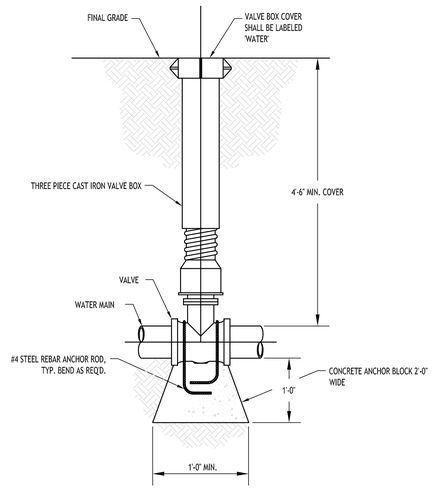
NOT TO SCALE



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

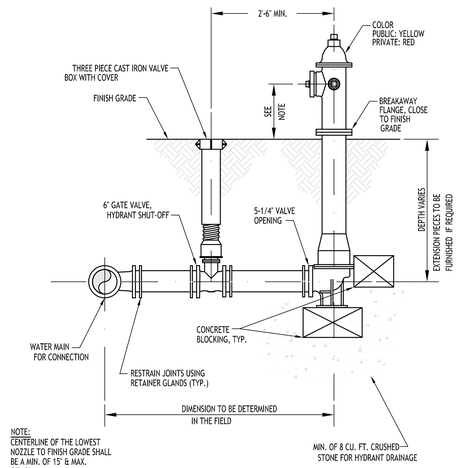
DIMENSION SCHEDULE		
PIPE SIZE	TEE OR TAP SLEEVE	
----	'H'	'L'
4"	1.5'	1.0'
6"	1.5'	2.5'
8"	1.5'	3.5'
10"	2.5'	3.5'
12"	3.5'	3.5'

THRUST BLOCK SCHEDULE



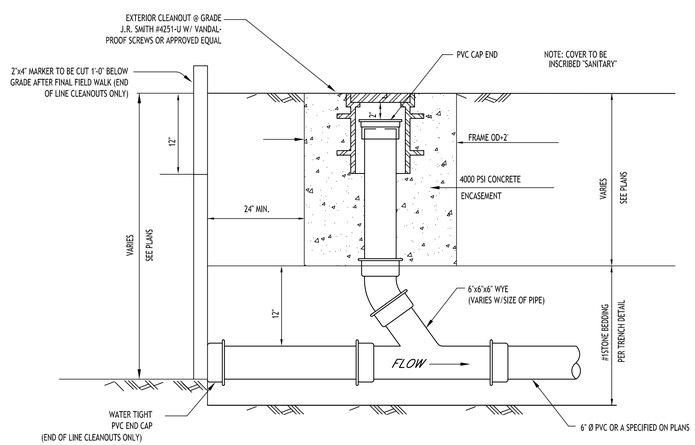
TYPICAL GATE VALVE DETAIL

NOT TO SCALE



TYPICAL FIRE HYDRANT ASSEMBLY DETAIL

NOT TO SCALE



LAMPHOLE/CLEANOUT IN LAWN/FIELD AREAS

NOT TO SCALE

CARMINAWOOD DESIGN

Buffalo | Utica | Greensboro

Proposed Multi-Family

4774 & 4780 Sheridan Drive

Amherst, NY

REVISIONS:		
No.	Description	Date
1	Rev. per Town comments	6/12/24
2	Rev. per ECWA comments	2/20/25
3	Rev. per ECWA comments	4/24/25

STATE OF NEW YORK
R. CHRISTOPHER HOOD
076394
PROFESSIONAL ENGINEER

DRAWING NAME:

Utility Details

Date: 4/22

Drawn By: P. She

Scale: As No

DRAWING NO.

C-401

Project No: 23-4091

Attachment: SP-2024-05A_drawings_051525 [Revision 1] (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

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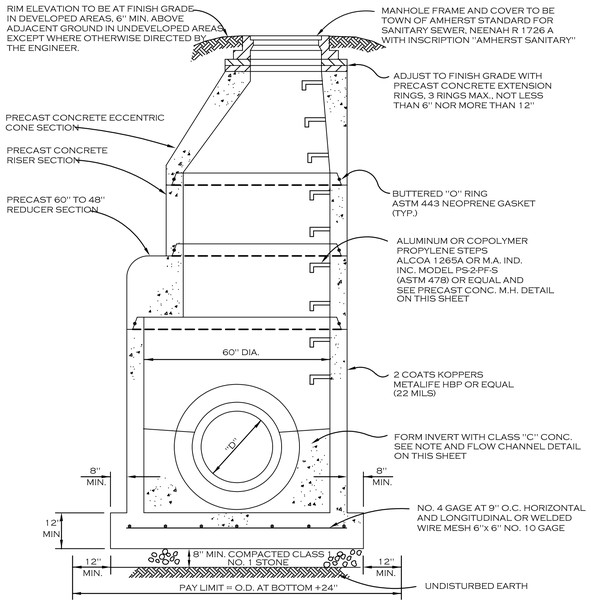
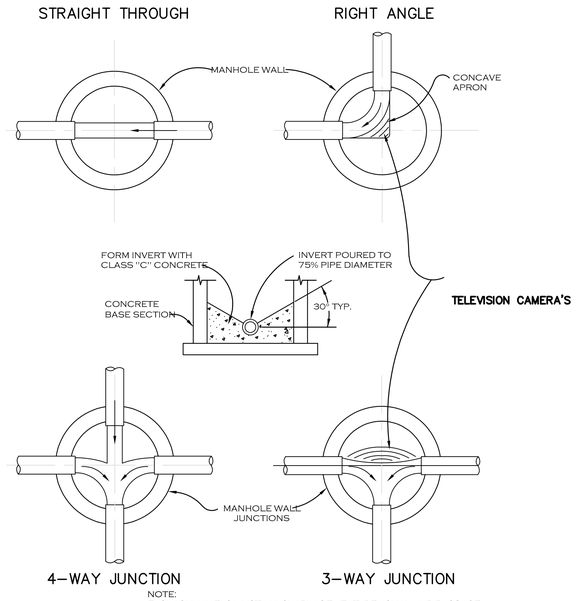
PRECAST CONCRETE MANHOLE OVER EXISTING SEWER (18"–30" DIA.)



FLOW CHANNEL DETAIL SANITARY SEWERS

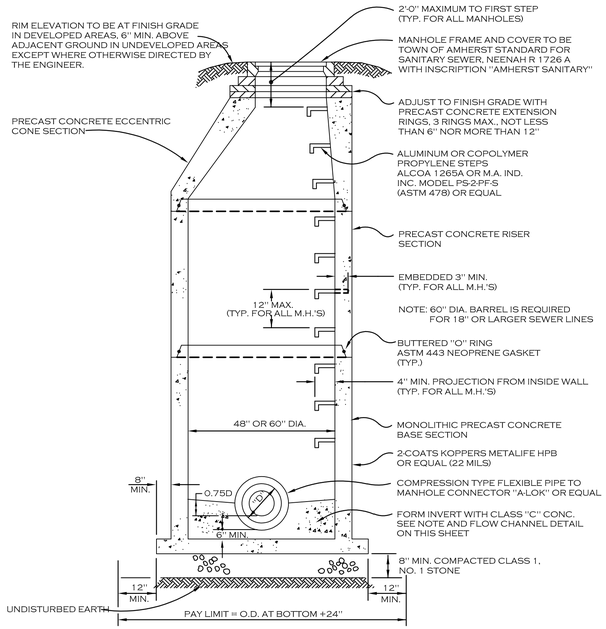


NOTE:
FLOW CHANNELS MUST ALLOW PLACEMENT, REMOVAL AND PASSAGE OF T.V. CAMERAS. THE CAMERA DIMENSIONS ARE APPROXIMATELY 26" LONG x 6 1/2" SQUARE. A BLOCK OF WOOD OF THESE DIMENSIONS MAY BE USED TO SIMULATE THE SIZE OF THE CAMERA. THIS WILL SIMPLIFY THE FORMATION OF FLOW CHANNELS AND INVERTS.

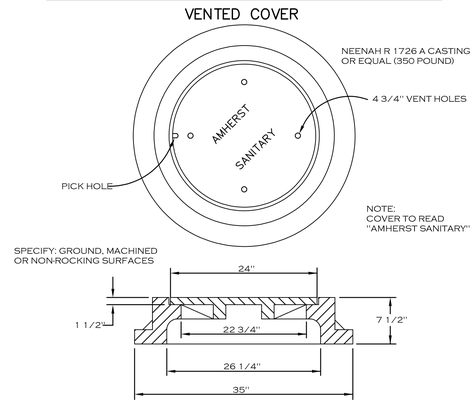
DEPTH OF ALL CHANNELS TO BE 75% OF PIPE DIAMETER.

FINISH ALL CHANNELS AT PROPER GRADE AS TO ALLOW SMOOTH & UN-OBSTRUCTED FLOW ALL INVERTS TO BE FLUSH WITH THE INSIDES.

PRECAST CONCRETE MANHOLE



STANDARD MANHOLE FRAME AND COVER



CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Proposed Multi-Family

4774 & 4780 Sheridan Drive
Amherst, NY

REVISIONS:

No.	Description	Date

Attachment: SP-2024-05A_drawings_051525 [Revision 1] (30246 : SP-2024-05_A Aka Sub-20205-01_ PP 4780 Sheridan Drive)



DRAWING NAME:
Sanitary Sewer Details

Date: 4/22
Drawn By: P. She
Scale: As No

DRAWING NO.
C-402

Project No: 23-4091

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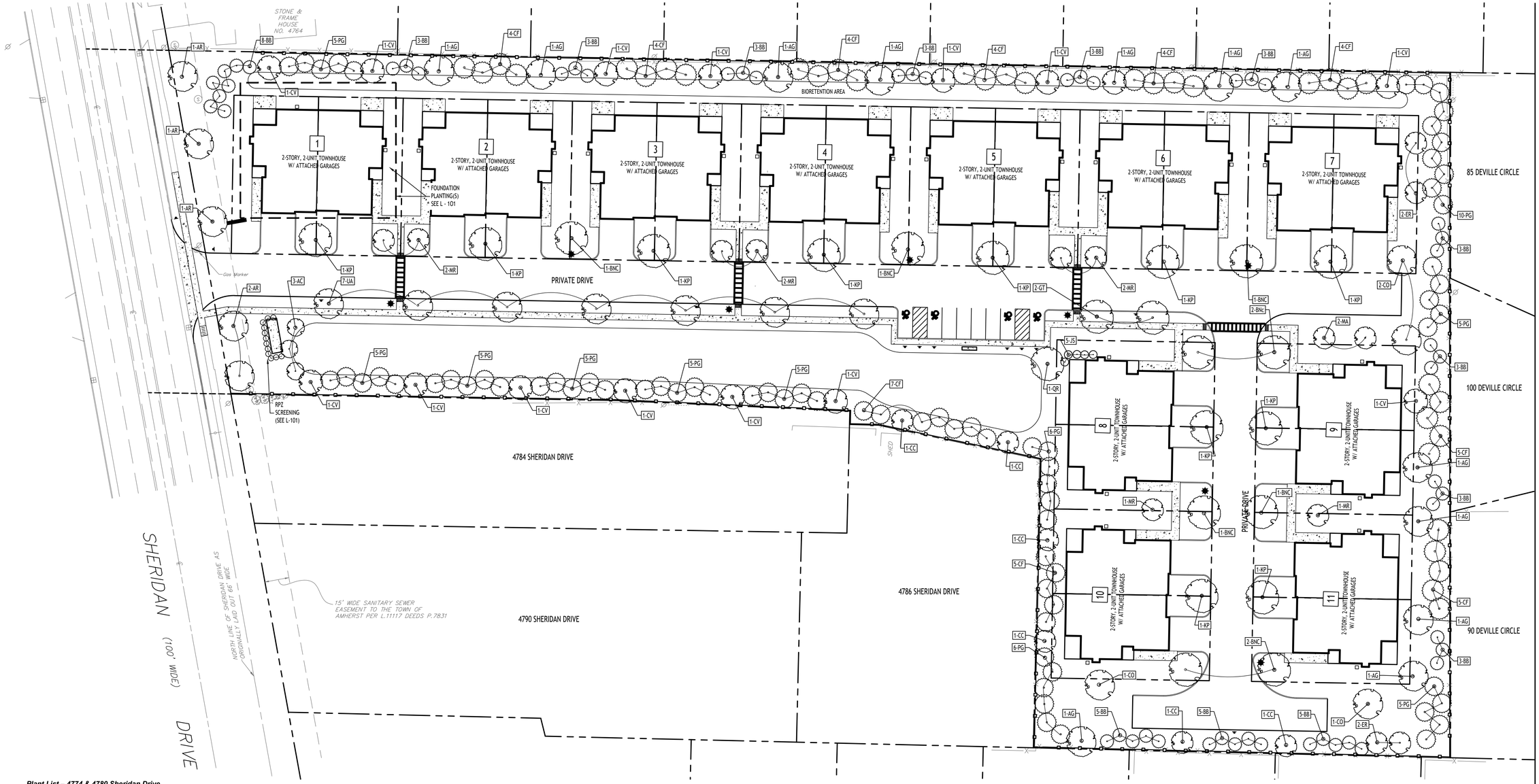

Plant List – 4774 & 4780 Sheridan Drive

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
AR	5	Acer rubrum 'Autumn Flame'	Autumn Flame Maple	2½"-3"Cal.	B&B; Grows to 40 ft, high, 35 ft. wide
BNC	9	Betula nigra 'Cully'	Heritage River Birch	12 ft. high min	B&B; Multi-stem, min. 3 major stems
CO	4	Celtis occidentalis 'Prairie Pride'	Prairie Pride Common Hackberry	2½"-3"Cal.	B&B; Grows to 40 ft, high, 35 ft. wide
GT	2	Gleditsia triacanthos inermis 'Suncole'	Skyline Honeylocust	2½"-3"Cal.	B&B; Grows to 45 ft, high, 35 ft. wide
KP	11	Koelreuteria paniculata	Goldenrain Tree	2½"-3"Cal.	B&B; Grows to 30-40 ft. high and wide
QR	1	Quercus rubra	Red Oak	2½"-3"Cal.	B&B; Grows to 75 ft, high, 60 ft. wide
UA	7	Ulmus americana 'Princeton'	Princeton Elm	2½"-3"Cal.	B&B; Grows to 65 ft, high, 45 ft. wide
SMALL/ORNAMENTAL TREES					
AC	3	Amelanchier canadensis	Shadblow Serviceberry	8' High Min.	B&B; Height to 20 ft., width to 20 ft.
AG	12	Amelancjier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' High Min.	B&B; Height to 20 ft., width to 20 ft.
CC	6	Crataegus crusgalli inermis 'Cruzam'	Crusader Hawthorn	1¾"-2" Cal.	B&B; Height to 15 ft., width to 15 ft.
CV	14	Chionanthus virginicus	White Fringe Tree	8' High Min.	B&B; Height to 18 ft., width to 20 ft.
ER	4	Cercis canadensis	Eastern Redbud	8' High Min.	B&B; Height to 18 ft., width to 20 ft.
MA	2	Malus 'Adirondack'	Adirondack Crabapple	1¾"-2" Cal.	B&B; Height to 18 ft., width to 10 ft.
MR	8	Malus 'JFS KWS'	Royal Raindrops Crabapple	1¾"-2" Cal.	B&B; Height to 20 ft., width to 15 ft.
EVERGREEN TREES					
CF	46	Abies concolor	White Fir	5' High min.*	B&B; Full to Ground
PG	62	Picea glauca	White Spruce	5' High min.*	B&B; Full to Ground
BB	53	Picea pungens 'Baby Blue Eyes'	Baby Blue Eyes Colorado Spruce	5' High min.*	B&B, Full to Ground; grows 15 to 30 ft. tall, 15 ft. wide.
				*Measured from bottom of leader	
SHRUBS					
CP	66	Chamaecyparis pisifera 'FARROWCGMS'	Soft Serve Gold False Cypress	36 " High Min.	No. 7 Cont.; Grows 6-10 ft. high, 5-6 ft. wide
DG	66	Diervilla 'G2X88544'	Kodiak Orange Diervilla	24" High Min.	Grows to 4 ft. high and wide
HS	66	Hydrangea serrata 'SMNMAKTSR'	Tuff Stuff Red Hydrangea	24" High Min.	No. 5 Cont.; grows 3-4 ft. high and wide
JS	17	Juniperus scopulorum 'Blue Moffat'	Blue Moffat Juniper	4' High Min.	B&B: Grows to 15 ft. tall, 6 ft. wide.
ORNAMENTAL GRASS/GROUND COVER					
AMU	77	Aronia melanocarpa 'UCONNAM165'	Low Scape Mound Aronia	12" High Min.	No. 2 Cont.; Grows 1-2 feet high and 2-3 ft. wide

NOTE: All planting beds and trees shall receive a minimum 3-inch depth of dark shredded hardwood bark mulch

Landscape Plan

SCALE: 1"=30'

LANDSCAPE NOTES:

1. ALL PLANTS INSTALLED SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED ON THE PLANS AND IN THE LATEST EDITION ON THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1

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

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

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

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

6. PLANTING BACKFILL MIXTURE SHALL CONSIST OF 3 PARTS TOPSOIL, 1 PART PEAT MOSS, ⅓ PART MILORGANITE.

7. STAKE TREES IMMEDIATELY FOLLOWING INSTALLATION.

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

9. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE SEEDED. ALL DISTURBED LAWN AREA WITHIN THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) ROW IS TO BE RESTORED USING ITEM 610.1402 TOPSOIL - ROADSIDE, AND ITEM 610.1602 TURF ESTABLISHMENT - LAWN (OR EQUAL) AND SHALL COMPLY WITH NYSDOT STANDARD SPECIFICATIONS SECTION 713-LANDSCAPE DEVELOPMENT MATERIALS.

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

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

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

13. EXISTING TREE LOCATIONS ARE APPROXIMATE, CONTRACTOR TO LOCATE LOCATIONS PRIOR TO CONSTRUCTION AND COORDINATE WITH TOWN LANDSCAPE ARCHITECT WHICH TREES SHALL BE REMOVED AND WHICH SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION.

PLANTING NOTES:

1. ALL INTERIOR LANDSCAPED AREAS SHALL HAVE A MINIMUM PLANTING SOIL DEPTH OF THREE (3) FEET AND BE FREE FROM ALL FORMS OF CONSTRUCTION DEBRIS AND FOREIGN MATERIAL.
2. ALL TREE PIT SAUCERS, SHRUB BEDS, ORNAMENTAL GRASS BEDS, AND PERENNIAL FLOWER BEDS SHALL RECEIVE 'PREEN' HERBICIDE AND THREE (3) INCHES DEPTH OF DARK SHREDDED HARDWOOD BARK MULCH.
3. ALL SEASONAL FLOWER BEDS SHALL BE A MINIMUM OF TWELVE (12) INCHES DEEP WITH A WELL-BLENDED MIXTURE OF 50% PEAT MOSS & 50% SCREENED TOPSOIL. SEASONAL FLOWER BEDS SHALL RECEIVE 'PREEN' HERBICIDE. NO MULCH SHALL BE INSTALLED IN THE SEASONAL FLOWER BEDS.
4. ALL DECIDUOUS AND EVERGREEN TREES SHALL BE STAKED WITH THREE (3) TREE STAKES AS PER TREE PLANTING DETAIL.

LANDSCAPE LEGEND

DECIDUOUS TREE

SMALL TREE

EVERGREEN TREE/SHRUB

SHRUB

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

30 0 30 60Ft.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Proposed Multi-Family

4774 & 4780 Sheridan Drive
Amherst, NY

REVISIONS:

No.	Description	Date
1	Rev. per Town comments	6/3/24
2	Rev. per Town comments	6/20/24
3	Rev. per DOT comments	11/1/24
4	Rev. per DOT comments	11/13/24

Robert C. Walter, RLA
Registered Landscape Architect
Member American Society of Landscape Architects
2765 Dodge Road, East Amherst, NY 14051-2113
Phone: 716-364-5564
RCWLandscapeArchitect@gmail.com

DRAWING NAME:

Landscape Plan

Date: 4/22
Drawn By: P. She
Scale: As No

DRAWING NO.

L-100

Project No: 23-4091

Attachment: SP-2024-05A_drawings_051525 [Revision 1] (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

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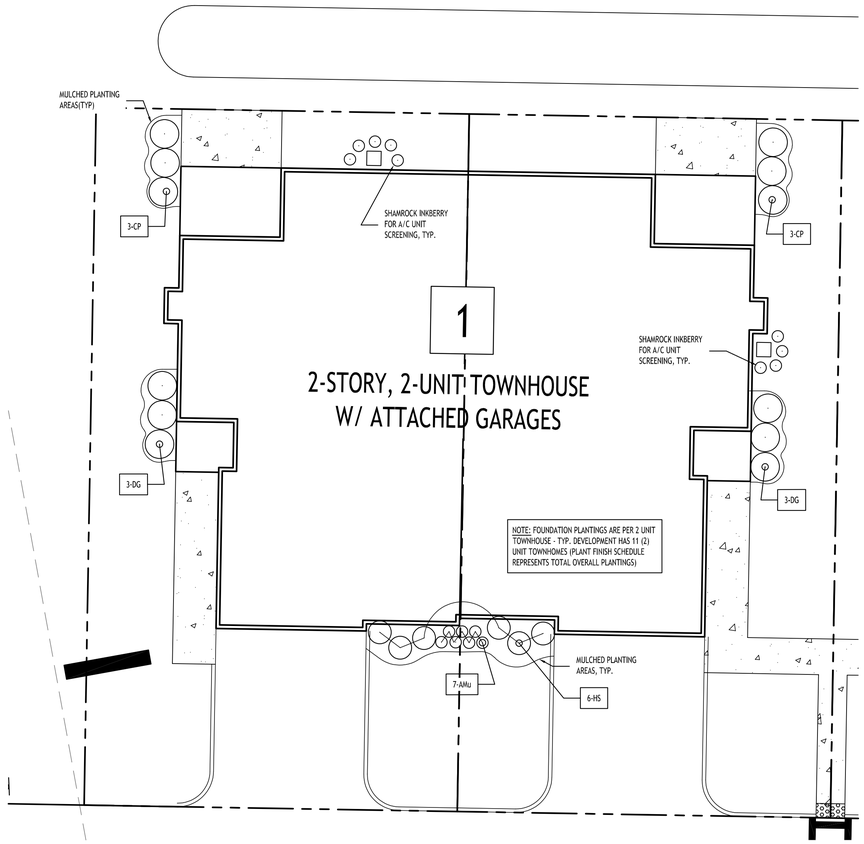
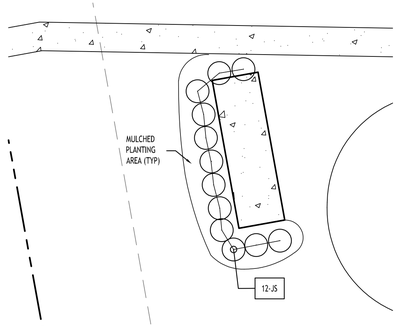


Landscape Foundation Planting

SCALE: 1"=10'



RPZ Screen Planting

SCALE: 1"=10'

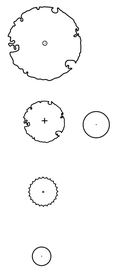
LANDSCAPE LEGEND

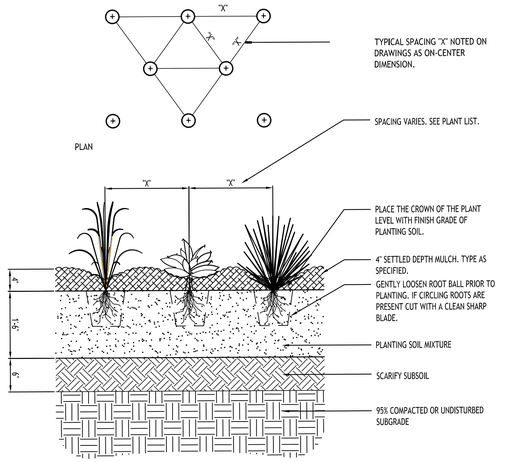
DECIDUOUS TREE

SMALL TREE

EVERGREEN TREE/SHRUB

SHRUB

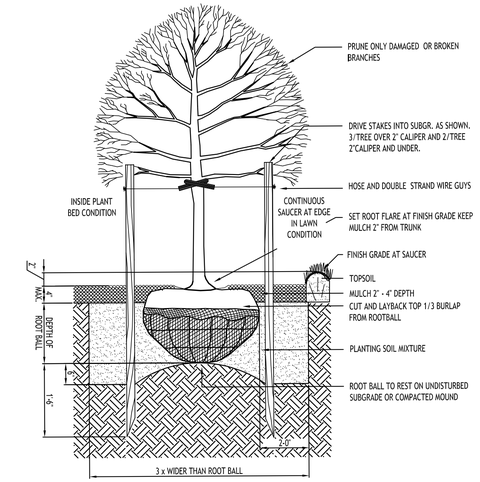




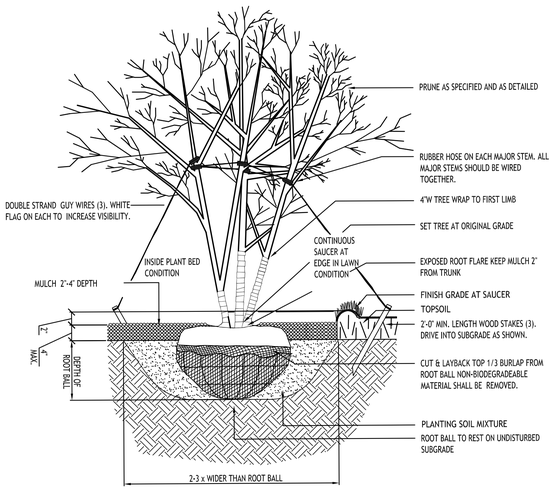
NOTE: PLANT BULBS IN TRENCHES AND BOUQUET PLANTING GROUPS.

GROUND COVER PLANT SPACING

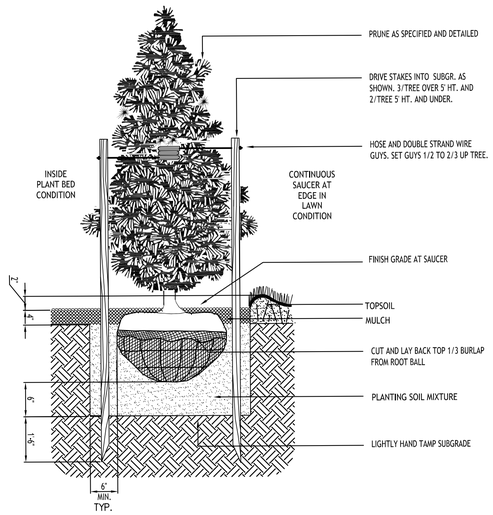
NO TO SCALE



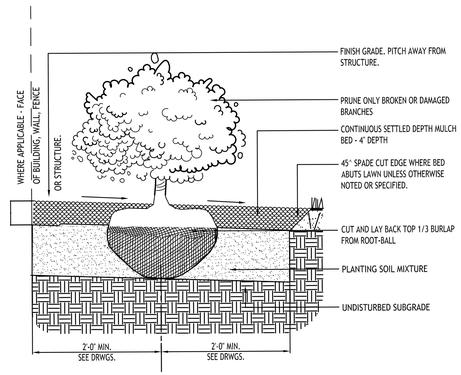
STD. DECIDUOUS TREET PLANTING



MULTI STEM - DECIDUOUS TREET PLANTING



STD. EVERGREEN PLANTING



STD. SHRUB PLANTING

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30' 30 0 30 60Ft.

CARMINAWOOD DESIGN

Buffalo | Utica | Greensboro

Proposed Multi-Family

4774 & 4780 Sheridan Drive

Amherst, NY

REVISIONS:

No.	Description	Date
1	Rev. per Town comments	6/3/24

Attachment: SP-2024-05A_drawings_051525 [Revision 1] (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

REGISTERED LANDSCAPE ARCHITECT ROBERT C. WALTER NO. 001178 STATE OF NEW YORK

Robert C. Walter, RLA

Registered Landscape Architect

Member American Society of Landscape Architects

2765 Dodge Road, East Amherst, NY 14051-2113

Phone: 716-364-5564

RCWLandscapeArchitect@gmail.com

DRAWING NAME:

Landscape Foundation Plans Details

Date: 4/22

Drawn By: P. She

Scale: As No

DRAWING NO.

L-101

Project No: 23-4091

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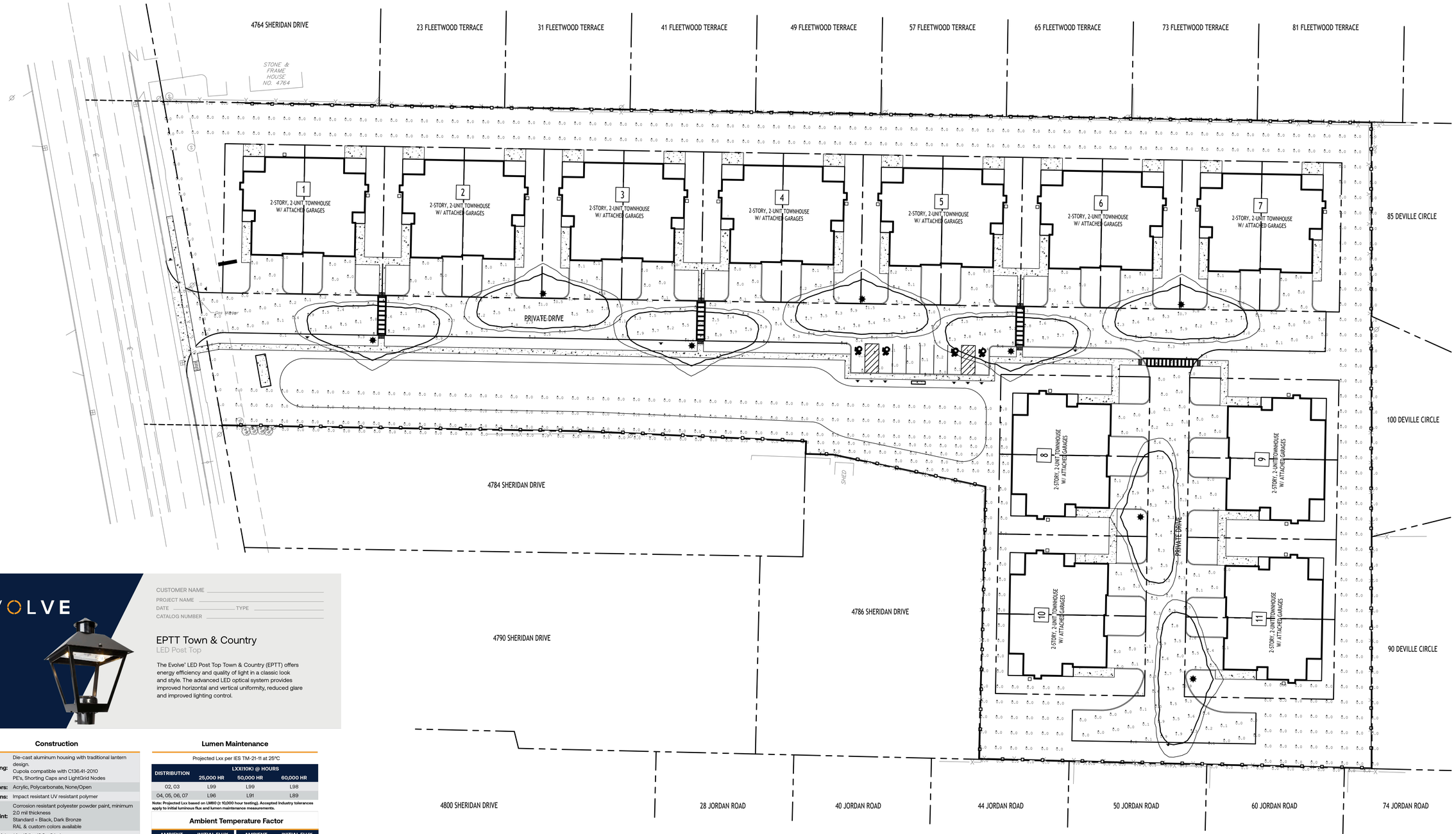

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Lighting Plan

SCALE: 1"=30'

Lighting Calculations Prepared by LightSpec, LLC
For pricing please contact David Suriani at dsuriani@lightspec.com

Luminaire Schedule

Symbol	Qty	Label	Description
✱	8	S1	Hadco TVLN-48-G1-7-2S-740

Calculation Summary

Label	CalcType	Units	Avg	Max	Min
Driveway Area	Illuminance	Fc	1.46	11.6	0.0
Property Line	Illuminance	Fc	0.00	0.3	0.0

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

30 0 30 60Ft.
30'

EVOLVE

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

EPTT Town & Country

LED Post Top

The Evolve® LED Post Top Town & Country (EPTT) offers energy efficiency and quality of light in a classic look and style. The advanced LED optical system provides improved horizontal and vertical uniformity, reduced glare and improved lighting control.

Construction

Housing:	Die-cast aluminum housing with traditional lantern design. Cupola compatible with C136.41-2010 PE's, Shorting Caps and LightGrid Nodes
Refractors:	Acrylic, Polycarbonate, None/Open
Lens:	Impact resistant UV resistant polymer
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Standard = Black, Dark Bronze RAL & custom colors available
Weight:	14 - 18 lbs (6.2 - 8 kg)

Optical System

Lumens:	2,070-7,970
Distribution:	Symmetric Asymmetric
Efficacy:	72-130
CCT:	2700K, 3000K, 4000K, 5000K
CRI (Min):	≥70

Electrical

Input Voltage:	120-277V
Input Frequency:	50/60Hz
Power Factor:	≥ 90% at rated watts
Total Harmonic Distortion:	≤ 20% at rated watts

Surge Protection*

STANDARD	OPTIONAL
☐ 10kV/5kA	☐ Secondary 10kV/5kA (R Option)

*Per ANSI C136.2-2015

Lumen Maintenance

Projected Lxx per IES TM-21-11 at 25ºC

DISTRIBUTION	LXX(10K) @ HOURS		
	25,000 HR	50,000 HR	60,000 HR
02, 03	L99	L99	L98
04, 05, 06, 07	L96	L91	L89

Note: Projected Lxx based on LM80 (± 10,000 hour testing). Accepted industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

Ratings

Operating Temperature:	-40°C to 50°C (Optical Code 02-06) -40°C to 40°C (Optical Code 07)
Vibration:	3G per ANSI C136.31-2010
LM-79:	Testing in accordance with IES Standards

Controls

Dimming:	Standard - 0-10V ☐ Optional - DALI (Option U) ☐
Sensors:	Photo Electric Sensors (PE) available LightGrid Compatible

Warranty

☐ 5 Year (Standard) ☐ 10 Year (Optional)

Not all product variations listed on this page are DLC qualified. Visit www.designlights.org/search to confirm qualifications.

Current

LED.com

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CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Proposed Multi-Family

4774 & 4780 Sheridan Drive
Amherst, NY

REVISIONS:

No.	Description	Date
1	Rev. per Town comments	6/12/24

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

DRAWING NAME:

Lighting Plan

Date: 4/22
Drawn By: P. She
Scale: As No

DRAWING NO.

LP-100

Project No: 23-4091

Attachment: SP-2024-05A_drawings_051525 [Revision 1] (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

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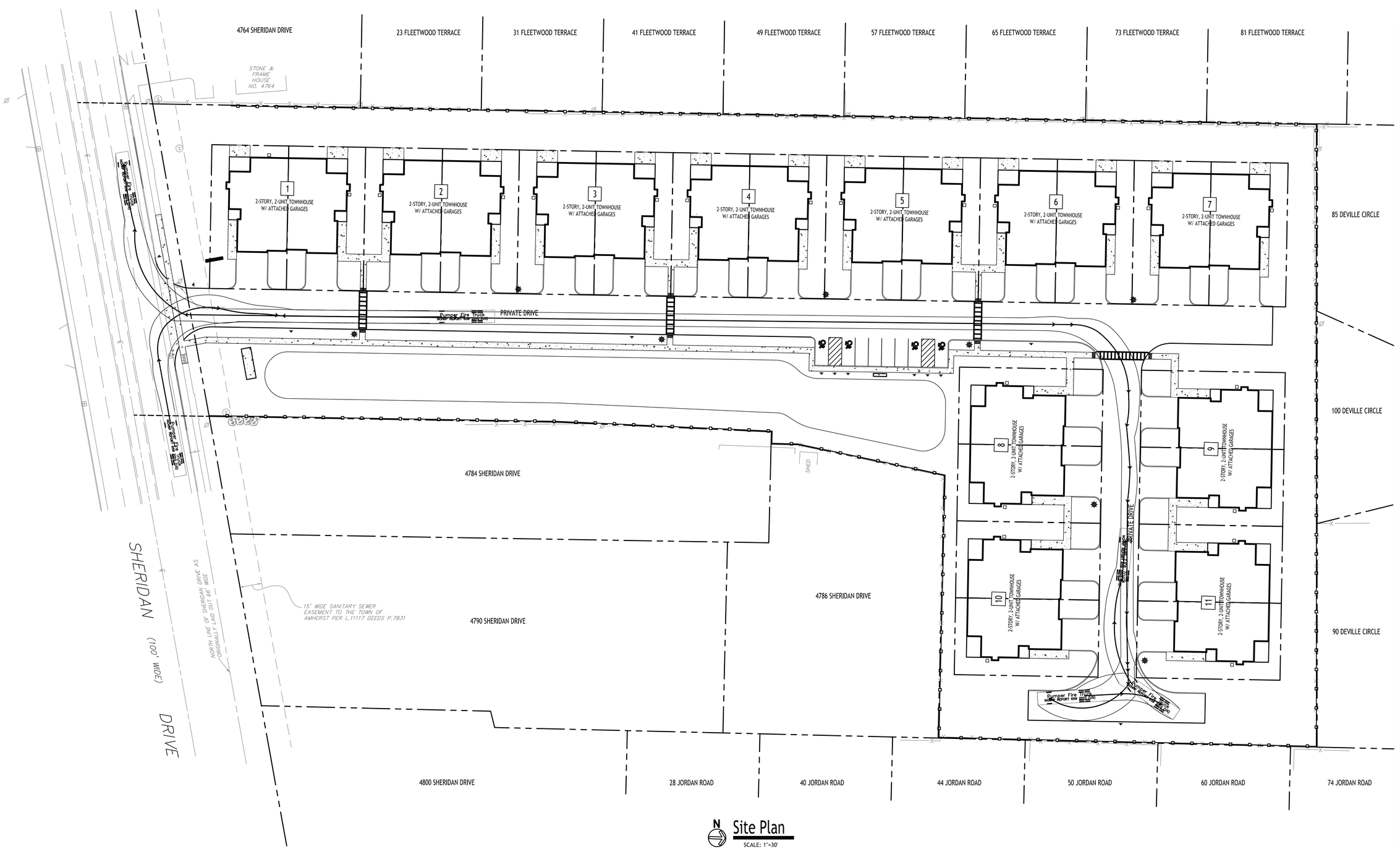

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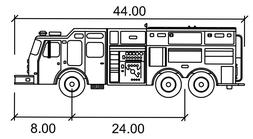
Site Plan

SCALE: 1"=30'



Pumper Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

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

30' 30 0 30 60Ft.

CARMINAWOOD DESIGN

Buffalo | Utica | Greensboro

Proposed Multi-Family

4774 & 4780 Sheridan Drive
Amherst, NY

REVISIONS:

No.	Description	Date

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

DRAWING NAME:

Truck Turn Plan

Date: 4/22
Drawn By: P. She
Scale: As No

DRAWING NO.

CT-10C

Project No: 23-4091

Attachment: SP-2024-05A_drawings. 051525 [Revision 1] (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

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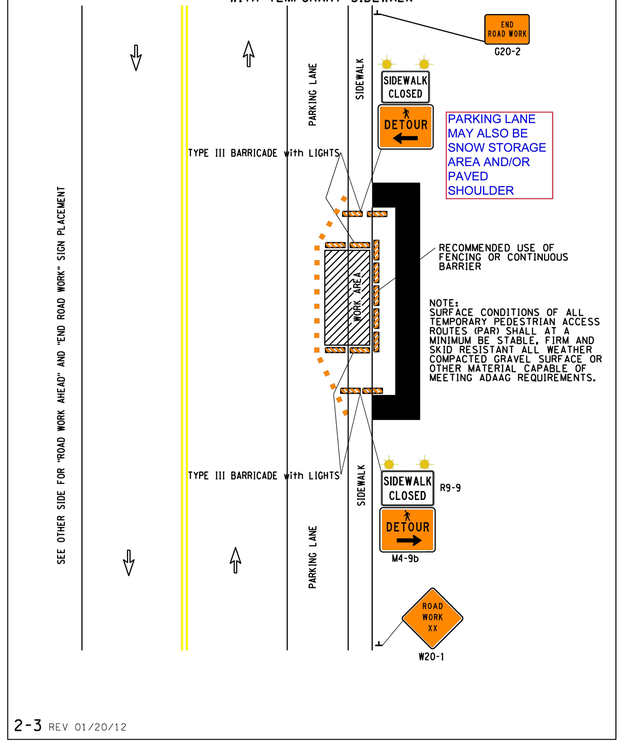
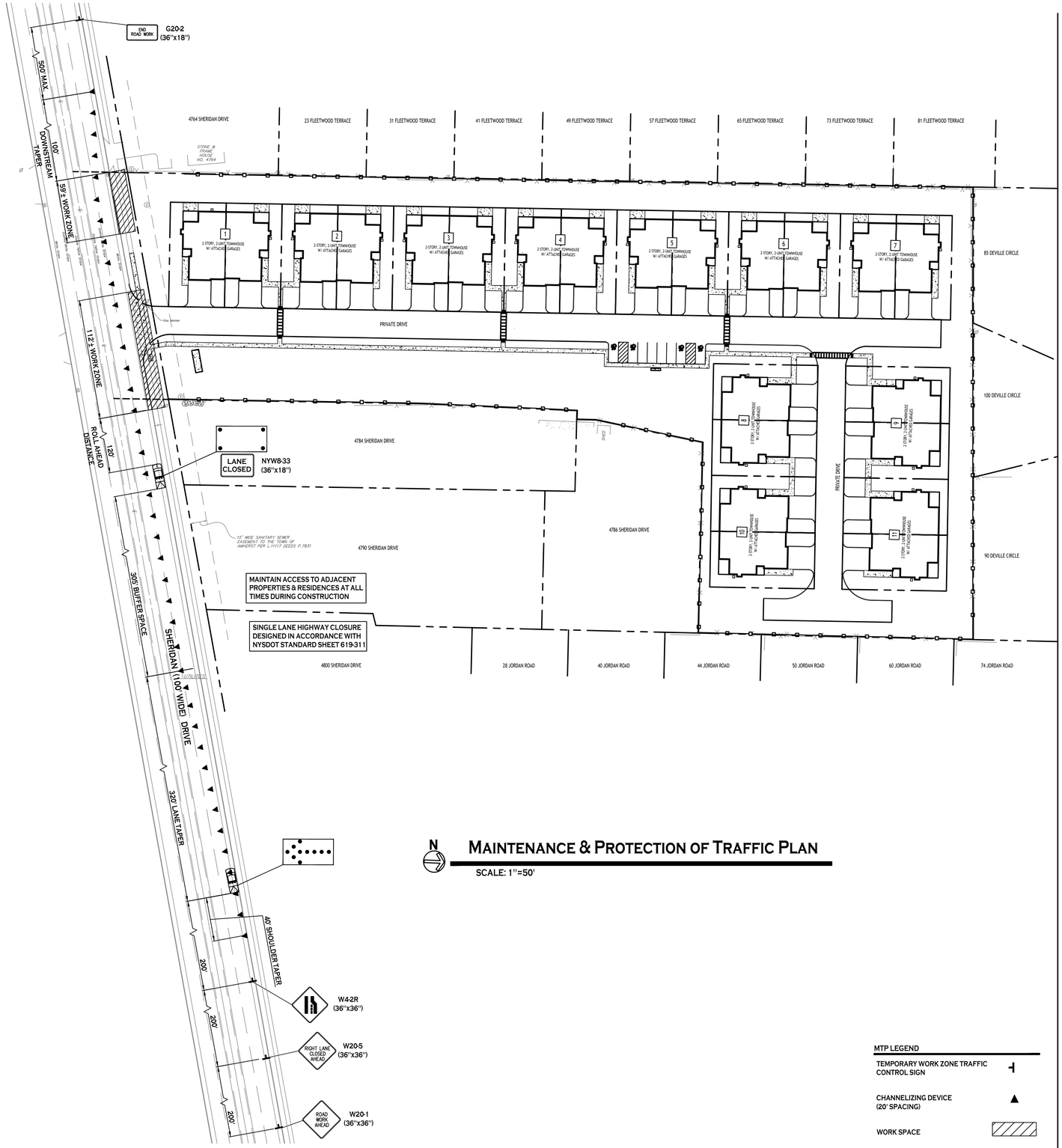
PEDESTRIAN TRAFFIC CONTROL FOR SIDEWALK CLOSURES IN THE VICINITY OF A WORK AREA WITH TEMPORARY SIDEWALK



2-3 REV 01/20/12



N

MAINTENANCE & PROTECTION OF TRAFFIC PLAN

SCALE: 1"=50'

MTP LEGEND

TEMPORARY WORK ZONE TRAFFIC CONTROL SIGN	⊣
CHANNELIZING DEVICE (20' SPACING)	▲
WORK SPACE	▨

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

50 0 50 100Ft.

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Buffalo | Utica | Greensboro

Proposed Multi-Family

4774 & 4780 Sheridan Drive
Amherst, NY

REVISIONS:		
No.	Description	Date
1	Rev. per DOT comments	11/1/24
2	Rev. per DOT comments	2/3/25

STATE OF NEW YORK
R. CHRISTOPHER WOOD
07639A
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Maintenance & Protection of Traffic Plan

Date: 4/22
Drawn By: P. She
Scale: As No

DRAWING NO.
M-100

Project No: 23-4091

Attachment: SP-2024-05A_drawings_051525 [Revision 1] (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

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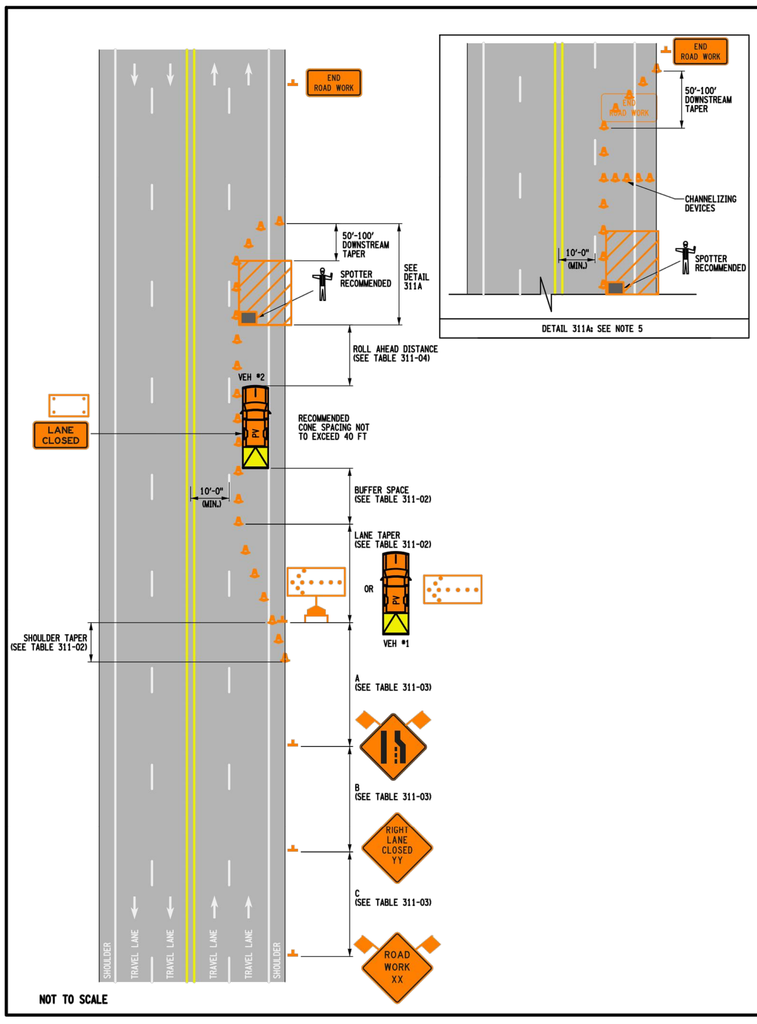
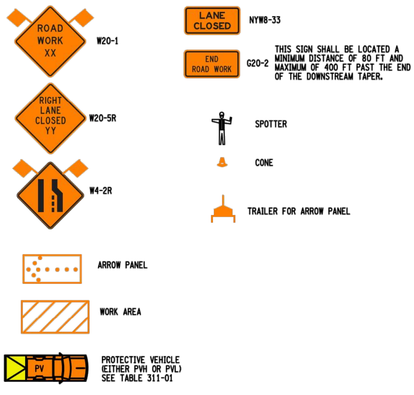


NOTES:

1. SHORT-TERM STATIONARY IS DAYTIME WORK THAT OCCUPIES A LOCATION FOR MORE THAN 1 HOUR WITHIN A SINGLE DAYLIGHT PERIOD.
2. IN URBAN CONDITIONS, ADVANCE WARNING SIGN SPACINGS MAY BE ADJUSTED IN ORDER TO ACCOMMODATE SIDE STREETS AND DRIVEWAYS. IF THERE IS A CONFLICT, MOVE THE SIGN UPSTREAM.
3. THE PROTECTIVE VEHICLE(S) SHALL MAINTAIN THE APPROPRIATE ROLL AHEAD DISTANCE, BE AN UNOCCUPIED TRUCK POSITIONED PARALLEL TO TRAFFIC, PARKING BRAKE SET, PLACED IN 2ND GEAR (MANUAL TRANSMISSIONS /ENGINE OFF) OR PARK / NEUTRAL (AUTOMATIC TRANSMISSIONS) AND HAVE THE FRONT WHEELS ALIGNED WITH THE LANE STRIPING.
4. THERE SHALL BE NO WORKERS, EQUIPMENT OR OTHER VEHICLES IN THE BUFFER SPACE OR THE ROLL AHEAD DISTANCE.
5. CHANNELIZING DEVICES SHALL BE PLACED TRANSVERSELY A MINIMUM OF EVERY 800' AS SHOWN WHEN A PAVED SHOULDER HAVING A WIDTH OF 8' OR GREATER IS CLOSED FOR A DISTANCE GREATER THAN 800'.



REFER TO SHEET 2 OF 2 FOR ALL TABLES

NEW YORK STATE OF OPPORTUNITY. Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL MULTILANE UNDIVIDED ROADWAY RIGHT LANE CLOSURE SHORT TERM OPERATION (SHEET 1 OF 2)

APPROVED DECEMBER 2, 2021	ISSUED UNDER EI 21-028
ROBERT LIMOGES, P.E. DIRECTOR, OTSM	619-311

ERRATA 2 EFF. 09/01/23 ISSUED WITH EB 23-016
ERRATA 1 EFF. 01/01/23 ISSUED WITH EB 22-050

FILE NAME = 619-311-1.dgn
DATE/TIME = 18-JAN-2023 12:13
USER = rfoote

TABLE 311-01: PROTECTIVE VEHICLE REQUIREMENTS

CLOSURE TYPE	ROAD TYPE & SPEED	NON-FREEWAY		
		≥ 45 MPH	35 - 40 MPH	≤ 30 MPH
	EXPOSURE CONDITIONS (SEE NOTE 1)			
LANE CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR WORK VEHICLE EXPOSED TO TRAFFIC	PVH+TMIA	PVL+TMIA	PVL
	-NO WORKERS ON FOOT -NO WORK VEHICLE EXPOSED TO TRAFFIC -OTHER HAZARDS EXPOSED (IE EQUIPMENT, MATERIALS)	PVH+TMIA	PVL	SEE NOTE 2
SHOULDER CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR WORK VEHICLE EXPOSED TO TRAFFIC	PVH+TMIA	PVL	PVL
	-NO WORKERS ON FOOT -NO WORK VEHICLE EXPOSED TO TRAFFIC -OTHER HAZARDS EXPOSED (IE EQUIPMENT, MATERIALS, EXCAVATION)	PVH+TMIA	PVL	SEE NOTE 2

LEGEND
PVL - PROTECTIVE VEHICLE LIGHT (MINIMUM GROSS WEIGHT 9,500 LBS. OR GREATER) (SEE NOTE 4)
PVH - PROTECTIVE VEHICLE HEAVY (MINIMUM GROSS WEIGHT 22,000 LBS. OR GREATER)
TMIA - TRUCK/TRAILER MOUNTED IMPACT ATTENUATOR

NOTES
1. THE EXPOSURE CONDITIONS ASSUME THERE IS NO POSITIVE PROTECTION PRESENT.
2. EITHER A PROTECTIVE LIGHT (PVL) OR THE STANDARD BUFFER SPACE (SEE TABLE 011-03 SHALL BE PROVIDED.
3. TRUCK/TRAILER MOUNTED IMPACT ATTENUATORS (TMIA) SHALL NOT BE MOUNTED/INSTALLED ON VEHICLES WITH A GROSS VEHICLE WEIGHT (GVW) LESS THAN WHAT IS MINIMALLY REQUIRED BY THE MANUFACTURER OF THE TMIA.
4. THE USE OF A PROTECTIVE VEHICLE LIGHT (PVL) AS A SHADOW VEHICLE IS LIMITED TO NON-FREEWAY ROADWAYS WHERE THE POSTED SPEED LIMITS IS ≤ 40 MPH UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.

TABLE 311-02: LONGITUDINAL BUFFER SPACE AND TAPER LENGTHS

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	LONGITUDINAL BUFFER SPACE DISTANCE (FT.)/ * OF SKIP LINES	TAPER LENGTH (FT.)/ * OF SKIP LINES/ * OF CHANNELIZING DEVICES			SHOULDER TAPER LENGTH (FT.)/ * OF SKIP LINES/ * OF CHANNELIZING DEVICES						
		LATERAL SHIFT OF TRAFFIC FLOW PATH (FT.)			FOR SHOULDER WIDTH						
		10	11	12	≤ 4 FT.	5 - 7 FT.	8 FT.	9 FT.	10 FT.	11 FT.	12 FT.
25	155 / 4	120/3/4	120/3/4	120/3/4	40/1/2	40/1/2	40/1/2	40/1/2	40/1/2	40/1/2	40/1/2
30	200 / 5	160/4/5	160/4/5	200/5/6	40/1/2	40/1/2	40/1/2	40/1/2	80/2/3	80/2/3	80/2/3
35	250 / 6	200/5/6	240/6/7	240/6/7	40/1/2	40/1/2	80/2/3	80/2/3	80/2/3	80/2/3	80/2/3
40	305 / 8	280/7/8	320/8/9	320/8/9	40/1/2	80/2/3	80/2/3	80/2/3	120/3/4	120/3/4	120/3/4
45	360 / 9	440/11/12	520/13/14	560/14/15	80/2/3	80/2/3	120/3/4	120/3/4	120/3/4	120/3/4	160/4/5
50	425 / 11	520/13/14	560/14/15	600/15/16	80/2/3	120/3/4	160/4/5	160/4/5	160/4/5	160/4/5	160/4/5
55	495 / 13	560/14/15	600/15/16	680/17/18	80/2/3	120/3/4	160/4/5	160/4/5	160/4/5	200/5/6	200/5/6

TABLE 311-03: ADVANCE WARNING SIGN SPACING

ROAD TYPE	DISTANCE BETWEEN SIGNS			SIGN LEGEND	
	A (FT.)	B (FT.)	C (FT.)	XX	YY
URBAN (≤ 30 MPH•)	100	100	100	AHEAD	AHEAD
URBAN (35-40 MPH•)	200	200	200	AHEAD	AHEAD
URBAN (≥ 45 MPH•)	350	350	350	1000 FT.	AHEAD
RURAL	500	500	500	1500 FT.	1000 FT.

• PRECONSTRUCTION POSTED SPEED LIMIT

TABLE 311-04: ROLL AHEAD DISTANCE FOR PROTECTIVE VEHICLES

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	ROLL AHEAD DISTANCE (FT.)/* OF SKIP LINES FOR VEHICLES	
	STATIONARY OPERATION	
	PROTECTIVE VEHICLES WEIGHING 9,500 TO 21,999 LBS. GVW	PROTECTIVE VEHICLES WEIGHING 22,000 LBS. OR GREATER GVW
≥ 60	200/5	160/4
45 - 55	160/4	120/3
≤ 40	120/3	80/2

TABLE 311-05: REQUIRED SIGN SIZES•

SIGN	NON-FREEWAY	FREEWAY
G20-2	36x18	48x24
NYW8-33	48x24	48x24
W4-2R	36x36	48x48
W20-1	36x36	48x48
W20-5R	36x36	48x48
WARNING FLAG	18x18	18x18

•FREEWAY SIZES MAY BE USED ON NON-FREEWAY, IF SPACE CONSTRAINTS DO NOT EXIST.

FILE NAME = 619-311-2.dgn
DATE/TIME = 18-JAN-2023 12:15
USER = rfoote

NEW YORK STATE OF OPPORTUNITY. Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL MULTILANE UNDIVIDED ROADWAY RIGHT LANE CLOSURE SHORT TERM OPERATION (SHEET 2 OF 2)

APPROVED DECEMBER 2, 2021	ISSUED UNDER EI 21-028
ROBERT LIMOGES, P.E. DIRECTOR, OTSM	619-311

Project No: 23-4091

DRAWING NO. M-101

DRAWING NAME: NYSDOT Standard Sheets

Date:
Submitted By:
Scale:
4/22
P.S. No
As No

REVISIONS:

No.	Description	Date
1	Added per DOT comments	11/1/24

Proposed Multi-Family

4774 & 4780 Sheridan Drive
Amherst, NY

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GENERAL NOTES

1. THE TYPICAL DETAILS DEPICTED ON THE STANDARD SHEETS AND IN THE MUTCD, REFLECT THE MINIMUM REQUIREMENTS.
2. PROPOSED REVISIONS TO THE TRAFFIC CONTROL PLAN SHALL BE PROVIDED, IN WRITING, TO THE DOT ENGINEER FOR REVIEW AND APPROVAL BY THE REGIONAL DIRECTOR OR HIS/HER DESIGNEE FIVE (5) WORK DAYS PRIOR TO THE PLANNED IMPLEMENTATION OF SUCH PROPOSED REVISIONS, EXCEPT FOR CHANGES THAT ALTER THE SCOPE OF THE TRAFFIC CONTROL PLAN. SUCH CHANGES IN SCOPE MUST BE SUBMITTED TO THE ENGINEER FOR APPROVAL BY THE REGIONAL DIRECTOR OR HIS/HER DESIGNEE THIRTY (30) WORK DAYS PRIOR TO IMPLEMENTATION OF SUCH REVISIONS.
3. THE NAMES, ADDRESSES, AND TELEPHONE NUMBERS OF STAFF WHO ARE AUTHORIZED TO SECURE LABOR, MATERIALS, AND EQUIPMENT FOR EMERGENCY REPAIRS OUTSIDE NORMAL WORKING HOURS SHALL BE PROVIDED, IN WRITING, TO THE NYSDOT ENGINEER. THE ENGINEER WILL PROVIDE THE SUBMITTED INFORMATION TO REGIONAL MANAGEMENT, THE NEW YORK STATE POLICE, THE RESIDENT ENGINEER, AND THE LOCAL POLICE.
4. STANDARD SHEET 619-503 MAY BE USED FOR AN OFFSITE DETOUR SETUP FOR BOTH LONG TERM AND SHORT TERM WORK DURATIONS.
5. REGIONAL HIGH-VOLUME RESTRICTIONS SHALL BE FOLLOWED. CONSULT WITH DOT ENGINEER IF EXCEPTION NEEDED.
6. PLAN AHEAD TO AVOID CONFLICTING WORK ZONES. CHECK FOR CONSTRUCTION PROJECTS, CLOSURES, & RESTRICTIONS AT WWW.511NY.ORG, WWW.DOT.NY.GOV/PROJECTS, AND WITH NYSDOT ENGINEER.
7. WORK ZONE INCIDENTS SHALL BE DOCUMENTED AND REPORTED USING EITHER THE DEPARTMENT'S WORK ZONE INCIDENT FORM, OR THE CONSTRUCTION INCIDENT REPORTING SYSTEM, AS APPROPRIATE.
8. CONSIDER CLOSURE WIDTH AND THE ABILITY TO ACCOMMODATE WIDE LOAD VEHICLES BEFORE ESTABLISHING WORK ZONES.
9. IF THE WORK ZONE AFFECTS AN EXISTING ACCESSIBLE AND DETECTABLE PEDESTRIAN FACILITY, ACCESSIBILITY AND DETECTABILITY SHALL BE PROVIDED ALONG THE ALTERNATE ROUTE.

ACTIVITY AREA

1. A 500' MINIMUM LONGITUDINAL DISTANCE SHALL BE MAINTAINED BETWEEN CONSTRUCTION OPERATIONS ON ALTERNATE SIDES OF THE ROADWAY, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
2. WHEN TWO OR MORE AREAS ARE ADJACENT, OVERLAP, OR ARE IN CLOSE PROXIMITY, THE CONTRACTOR SHALL ENSURE THERE ARE NO CONFLICTING SIGNS AND THAT LANE CONTINUITY IS MAINTAINED THROUGHOUT ALL WORK AREAS.

SIGNS

1. THE LOCATIONS OF THE SIGNS SHOWN ON THE WORK ZONE TRAFFIC CONTROL PLANS AND DETAILS MAY BE ADJUSTED BASED ON SIGHT DISTANCE AND OTHER CONSIDERATIONS. THE FINAL LOCATIONS OF SIGNS ARE SUBJECT TO APPROVAL OF THE ENGINEER.
2. FOR LONG TERM WORK DURATIONS, ANY EXISTING SIGNS, INCLUDING OVERHEAD SIGNS, WHICH CONFLICT WITH THE TEMPORARY TRAFFIC CONTROL SIGN LAYOUT SHALL BE COVERED, REMOVED, STORED OR RESET, AS APPROVED BY THE ENGINEER. ALL APPROPRIATE EXISTING SIGNS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND/OR LOCATION UNLESS OTHERWISE REPLACED IN THIS CONTRACT.
3. SIGNS AT OR NEAR INTERSECTIONS SHALL BE PLACED SO THAT THEY DO NOT OBSTRUCT A MOTORIST'S LINE OF SIGHT.
4. SIGNS MOUNTED ON THE MEDIAN OF DIVIDED HIGHWAYS WHERE MEDIAN BARRIER IS IN PLACE MAY BE MOUNTED ON THE BARRIER WITH A SADDLE TYPE BRACKET OR OMITTED WITH THE APPROVAL OF THE DOT ENGINEER. LAYING THE SIGN DOWN IN A HORIZONTAL POSITION IS NOT PERMITTED.
5. THE DIMENSIONS OF WORK ZONE TRAFFIC CONTROL SIGNS ARE DESCRIBED IN THE MUTCD. ANY CHANGES TO THE DIMENSIONS SHALL BE APPROVED BY THE REGIONAL DIRECTOR OR BY HIS/HER DESIGNEE.
6. NYR9-12 SHALL BE USED IN PLACE OF NYR9-11 WHEN A REDUCED REGULATORY SPEED LIMIT SIGN IS AUTHORIZED.
7. RIGID AND FLEXIBLE "ROLL-UP" SIGNS MAY BE USED FOR MOBILE, SHORT DURATION AND SHORT-TERM STATIONARY WORK. RIGID SIGNS MUST BE MOUNTED AT LEAST 5 FEET ABOVE GRADE (7 FEET WHERE THERE ARE PEDESTRIANS OR PARKED CARS). FLEXIBLE SIGNS SHALL BE MOUNTED AT LEAST ONE FOOT ABOVE GRADE. MESH SIGNS SHALL NOT BE USED. USE RETRO REFLECTORIZED RIGID SIGNS FOR NIGHTTIME WORK.

LANE WIDTHS

1. UNLESS AUTHORIZED BY THE ENGINEER, THE MINIMUM LANE WIDTHS FOR WORK ZONE TRAVEL LANES SHALL BE AS FOLLOWS: FREEWAYS AND/OR EXPRESSWAYS IS 11'. THE MINIMUM LANE WIDTH FOR ALL OTHER TYPES OF ROADWAYS IS 10'.
2. A WRITTEN NOTE SHALL BE PROVIDED TO THE ENGINEER, A MINIMUM OF 21 CALENDAR DAYS IN ADVANCE OF PERFORMING ANY WORK THAT RESULTS IN THE REDUCED WIDTH OF AN EXISTING ROADWAY, SO THAT THE ENGINEER MAY NOTIFY THE REGIONAL PERMIT ENGINEER IN A TIMELY MANNER.
3. IF THE WORK ZONE AFFECTS PEDESTRIANS, A MINIMUM PEDESTRIAN PATHWAY WIDTH OF 5 FEET SHALL BE MAINTAINED UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.
4. TEMPORARY BICYCLE ACCOMMODATIONS SHALL NOT BE LESS THAN WHAT CURRENTLY EXISTS UNLESS AUTHORIZED BY THE ENGINEER.

PROTECTIVE VEHICLES

1. PROTECTIVE VEHICLES ARE DIVIDED INTO 2 CATEGORIES BASED ON THE GROSS VEHICLE WEIGHT (GVW):

   - PROTECTIVE VEHICLE LIGHT (PVL) SHALL HAVE A MINIMUM GVW OF 9,500 LBS. OR GREATER.

   - PROTECTIVE VEHICLE HEAVY (PVH) SHALL HAVE A MINIMUM GVW OF 22,000 LBS. OR GREATER.

2. IF THE PROTECTIVE VEHICLE ENCROACHES INTO THE TRAVEL LANE, OR IF IT REMAINS ENTIRELY ON THE SHOULDER OF ANY HIGH SPEED ROAD (45 MPH), IT SHALL BE EQUIPPED WITH A DEPLOYED TRUCK/TRAILER MOUNTED IMPACT ATTENUATOR (TMIA, SEE TABLE 011-01 ON SHEET 619-011). BALLAST MAY BE USED TO BRING A LIGHTER VEHICLE UP TO THE INDICATED WEIGHT PROVIDED THE BALLAST IS SECURELY CONTAINED WITHIN AN ENCLOSED BODY OR OTHERWISE SECURELY FASTENED TO THE VEHICLE PURSUANT TO FEDERAL MOTOR CARRIER SAFETY ADMINISTRATION (FMCSA) CARGO SECUREMENT RULES, SUCH THAT:

   - THE BALLAST WILL NOT SEPARATE FROM THE VEHICLE UPON IMPACT AND

   - THE BALLAST WEIGHT WILL NOT EXCEED THE MANUFACTURER'S GROSS VEHICLE WEIGHT RATING (GVWR).

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

3. WHEN A PROTECTIVE VEHICLE(S) IS USED BETWEEN THE WORK VEHICLE (CREW) OR HAZARD AND THE TRAFFIC IN A MOVING OPERATION IT IS REFERRED TO AS A SHADOW VEHICLE(S).
4. WHEN A PROTECTIVE VEHICLE(S) IS USED BETWEEN THE WORK VEHICLE (CREW) OR HAZARD AND THE TRAFFIC IN A STATIONARY OPERATION IT IS REFERRED TO AS A BARRIER VEHICLE(S).
5. WHEN A PROTECTIVE VEHICLE IS USED IN ADVANCE OF EITHER MOVING OR STATIONARY OPERATIONS TO DISPLAY SIGN MESSAGES IT IS REFERRED TO AS AN ADVANCE WARNING VEHICLE. WHEN SIGNS ARE MOUNTED ON AN ADVANCED WARNING VEHICLE, THEY SHALL NOT OBSTRUCT VISIBILITY OF ANY LIGHTS (TAILLIGHTS OR WARNING LIGHTS), OR SIDE-VIEW MIRRORS ON THE VEHICLE, OR TRUCK MOUNTED ARROW BOARDS.
6. IN A MOVING OPERATION OR A STATIONARY OPERATION THAT OCCUPIES A LOCATION FOR UP TO 1 HOUR, THE OPERATOR SHALL REMAIN IN THE PROTECTIVE VEHICLE WITH THE SAFETY BELT AND HEADREST PROPERLY ADJUSTED, MAINTAIN VEHICLE SPACING, AND KEEP THE WHEELS ALIGNED WITH THE LANE STRIPING AND LANE TO MAINTAIN LANE DISCIPLINE AND TO STAY IN LANE IF STRUCK. THE PARKING BRAKE SHALL BE SET WHENEVER POSSIBLE. TWO-WAY RADIOS SHOULD BE USED TO COMMUNICATE BETWEEN THE OPERATOR AND THE WORK CREW.
7. IN A STATIONARY OPERATION THAT OCCUPIES A LOCATION FOR MORE THAN 1 HOUR, ONCE THE PROTECTIVE VEHICLE HAS BEEN APPROPRIATELY PLACED, IT SHOULD BE UNOCCUPIED. UNOCCUPIED VEHICLE SHALL BE POSITIONED PARALLEL TO TRAFFIC, PARKING BRAKE SET, PLACED IN 2ND GEAR (MANUAL TRANSMISSIONS /ENGINE OFF) OR PARK / NEUTRAL (AUTOMATIC TRANSMISSIONS). THE FRONT WHEELS SHALL BE ALIGNED WITH THE LANE STRIPING AND LANE TO MAINTAIN LANE DISCIPLINE AND TO STAY IN LANE IF STRUCK.
8. NO WORK ACTIVITY, EQUIPMENT, VEHICLES AND/OR MATERIALS SHALL BE LOCATED BETWEEN THE PROTECTIVE VEHICLE AND THE ACTIVE WORK AREA (ROLL AHEAD DISTANCE).
9. DIRECT VERBAL COMMUNICATION BETWEEN THE PROTECTIVE VEHICLES AND THE WORK VEHICLE(S) / EQUIPMENT SHALL BE UTILIZED WHERE AVAILABLE.

CHANNELIZING DEVICES

1. WHERE POSSIBLE ALL CHANNELIZING AND GUIDING DEVICES ARE TO BE PLACED SO AS TO PROVIDE A MINIMUM 2' LATERAL CLEARANCE TO THE TRAVELED WAY.
2. A DROP-OFF OF GREATER THAN 24 INCHES WITHIN 10 FEET FROM THE EDGE OF THE TRAVELED WAY TO REMAIN AT THE END OF THE WORK SHIFT SHALL BE SEPARATED FROM TRAFFIC WITH POSITIVE BARRIER. FOR POSTED SPEED LIMIT OF 45 MPH AND LESS, A DROP-OFF OF GREATER THAN 24 INCHES WITHIN 10 FEET FROM THE EDGE OF THE TRAVELED WAY THAT IS 100 FEET OR LESS IN LENGTH WILL BE ALLOWED WITH CHANNELIZING DEVICES CONSISTING OF DRUMS, EXTRA TALL CONES, OR OVERSIZED VERTICAL PANELS ONLY AT A MAXIMUM SPACING OF 20 FEET FOR SHORT DURATIONS NOR TO EXCEED ONE WORK SHIFT.
3. TEMPORARY POSITIVE BARRIER MAY BE SUBSTITUTED WITH DRUM CHANNELIZING DEVICES, IN SOME CIRCUMSTANCES, WITH APPROVAL OF THE REGIONAL TRAFFIC ENGINEER BASED ON GUIDANCE FOUND IN THE HIGHWAY DESIGN MANUAL AND ENGINEERING JUDGEMENT.

PUBLIC ACCESS

1. PROPERTY OWNERS WHOSE DRIVEWAYS WILL BE MADE INACCESSIBLE SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO RESTRICTING USE OF THE DRIVEWAY. FOR MULTIPLE ACCESS PROPERTIES, AT LEAST ONE DRIVEWAY SHALL BE OPEN AT ALL TIMES. ACCESS SHALL BE RESTORED TO ALL DRIVEWAYS AS SOON AS POSSIBLE.
2. SUITABLE RAMPS SHALL BE INSTALLED TO MAINTAIN SMOOTH TRANSITIONS FROM RESIDENTIAL AND COMMERCIAL DRIVEWAYS TO AND FROM THE WORK AREA.

LANE CLOSURES

1. LANE CLOSURES SHALL BE LOCATED TO PROVIDE OPTIMUM VISIBILITY, I.E. BEFORE CURVES AND CRESTS, TO THE EXTENT CONDITIONS PERMIT.
2. THE ENGINEER MAY REQUIRE THAT ALL LANES BE RE-OPENED AT ANY TIME IF THE ROUTE IS NEEDED FOR EMERGENCY PURPOSES. THIS COULD INCLUDE INCIDENTS AT LOCATIONS OUTSIDE THE CONTRACT LIMITS.
3. EACH ARROW PANEL SHALL BE VISIBLE 1500 FEET IN ADVANCE FROM ANY POINT WITHIN THE ROADWAY.

TOLERANCE NOTE

1. ALL DIMENSIONS ON ANY 619 STANDARD SHEET ARE NOMINAL.

   - WHEN A DECIMAL POINT WITH SIGNIFICANT DIGIT(S) TO THE RIGHT OF IT IS/ARE PRESENT-TOLERANCE FOR EACH DIMENSION IS ONE HALF OF THE LAST SIGNIFICANT DIGIT IN THE UNITS SHOWN. (e.g. 1.0' IS 0.05' & 1.00" IS 0.005").

   - OTHERWISE, TOLERANCE FOR EACH DIMENSION IS THE LESSER OF 10% OF THE NOMINAL DIMENSION SHOWN OR 6" (e.g. TOLERANCE FOR 3' IS 3.6" & TOLERANCE FOR 10' IS 6").

2. TOLERANCE ARE NOT CUMULATIVE. ABOVE DOES NOT APPLY WHEN ANY RANGE, MAXIMUM OR MINIMUM DIMENSION OR A CONTEXT SPECIFIC TOLERANCE IS SPECIFIED.

NEW YORK STATE OF OPPORTUNITY. | Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL
GENERAL NOTES
(SHEET 1 OF 2)

ERRATA 3 EFF. 05/01/24 ISSUED WITH EB 24-007	APPROVED DECEMBER 21, 2022	ISSUED UNDER EI 22-033
ERRATA 2 EFF. 09/01/23 ISSUED WITH EB 23-016	Robert Limoges	619-010
ERRATA 1 EFF. 05/01/23 ISSUED WITH EB 22-033	ROBERT LIMOGES, P.E. DIRECTOR, OTSM	

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WORK DURATION DEFINITIONS

1. THERE ARE MAINLY FIVE WORK DURATIONS:
   A. LONG-TERM IS STATIONARY WORK THAT OCCUPIES A LOCATION MORE THAN 3 CONSECUTIVE DAYS.
   B. INTERMEDIATE-TERM IS STATIONARY WORK THAT OCCUPIES A LOCATION MORE THAN ONE DAYLIGHT PERIOD UP TO 3 CONSECUTIVE DAYS, OR NIGHTTIME WORK LASTING MORE THAN 1 HOUR.
   C. SHORT-TERM IS STATIONARY DAYTIME WORK THAT OCCUPIES A LOCATION FOR MORE THAN 1 HOUR WITHIN A SINGLE DAYLIGHT PERIOD.
   D. SHORT DURATION IS WORK THAT OCCUPIES A LOCATION UP TO 1 HOUR. IT CAN BE PERFORMED DURING THE DAYTIME OR AT NIGHT IN ACCORDANCE WITH NOTES N1 TO N11 NOTES ON NIGHTTIME WORK.
   E. MOBILE IS WORK THAT MOVES INTERMITTENTLY OR CONTINUOUSLY WHERE THE WORK AT ANY SPECIFIC LOCATION COMPLETES WITHIN 15 MINUTES. IT IS USED FOR VEHICLE BASED OPERATIONS AND DOES NOT INVOLVE WORKERS ON FOOT. IT CAN BE PERFORMED DURING THE DAYTIME OR AT NIGHT IN ACCORDANCE WITH NOTES N1 TO N10 NOTES ON NIGHTTIME WORK.
2. SPECIAL OPERATIONS ARE WORK OPERATIONS THAT DO NOT FIT INTO ONE OF THE ABOVE FIVE CATEGORIES. SPECIAL OPERATIONS INCLUDE:
   A. STOP AND GO OPERATIONS - WORK THAT COMPLETES WITHIN 5 MINUTES AND ALLOWS WORKERS ON FOOT.
   B. OTHER OPERATIONS INCLUDING MOWING, MULCHING/HERBICIDE OPERATIONS, TEMPORARY ROAD/INTERSECTION CLOSURES, ETC.

ROADWAY TYPE DEFINITIONS

1. FREEWAY:
   A. INTERSTATE: INTERREGIONAL HIGH-SPEED, HIGH-VOLUME, DIVIDED FACILITIES WITH COMPLETE CONTROL OF ACCESS.
   B. PARKWAY: DIVIDED HIGHWAYS FOR NON-COMMERCIAL TRAFFIC WITH FULL CONTROL OF ACCESS, GRADE PARKWAY SEPARATIONS, INTERCHANGES, AND OCCASIONAL AT-GRADE INTERSECTIONS. PARKWAYS ARE DESIGNATED BY LAW.
2. EXPRESSWAY: DIVIDED HIGHWAYS FOR THROUGH TRAFFIC WITH FULL OR PARTIAL CONTROL OF ACCESS AND GENERALLY WITH GRADE SEPARATIONS AT MAJOR CROSSROADS. ALL FREEWAY STANDARD SHEETS ARE APPLICABLE TO EXPRESSWAY.
3. NON-FREEWAY:
   A. MULTILANE DIVIDED HIGHWAY
   B. MULTILANE UNDIVIDED HIGHWAY
   C. TWO-LANE TWO-WAY ROADWAY

ALL NON-FREEWAYS CAN BE EITHER URBAN OR RURAL:

URBAN: (MEETS MORE THAN 1 OF THE FOLLOWING CRITERIA)
- •HIGH DENSITY DEVELOPMENT
- •ON-STREET PARKING
- •VARIED BUILDING SETBACKS
- •MULTI-STORY AND LOW-TO MEDIUM-RISE STRUCTURES FOR RESIDENTIAL
- •COMMERCIAL, AND EDUCATIONAL USES, STRUCTURES THAT ACCOMMODATE MIXED USES: COMMERCIAL, RESIDENTIAL, AND PARKING
- •LIGHT INDUSTRIAL, AND SOMETIMES HEAVY INDUSTRIAL, LAND USE
- •PROMINENT DESTINATIONS WITH SPECIALIZED STRUCTURES, E.G., LARGE THEATERS, SPORTS FACILITIES OR CONFERENCE CENTERS
- •HIGH LEVELS OF PEDESTRIAN AND BICYCLIST ACTIVITY, WITH NEARLY CONTINUOUS SIDEWALKS AND MARKED CROSSWALKS
- •HIGHER DENSITY OF TRANSIT STOPS AND ROUTES
- •DRIVEWAY DENSITIES GREATER THAN 25 DRIVEWAYS/MILE ON EACH SIDE OF THE ROAD
- •MINOR COMMERCIAL DRIVEWAY DENSITIES OF 10 DRIVEWAYS/MILE OR GREATER
- •MAJOR COMMERCIAL DRIVEWAYS
- •HIGH DENSITY OF CROSS STREETS

RURAL: DOES NOT MEET MORE THAN ONE OF THE ABOVE CRITERIA.

NOTES FOR NIGHTTIME OPERATIONS:

N1. WORK OCCURRING AFTER SUNSET AND BEFORE SUNRISE WILL BE CONSIDERED NIGHTTIME OPERATIONS.
N2. ALL SIGNS, STOP/SLOW PADDLES AND RED FLAGS USED TO WARN/ALERT/CONTROL TRAFFIC SHALL BE RETROREFLECTIVE.
N3. ALL WORKERS INVOLVED SHALL WEAR PROTECTIVE HELMETS AND NIGHTTIME APPAREL IN ACCORDANCE WITH §107-05A. HIGH VISIBILITY APPAREL AT ALL TIMES.
N4. VEHICLES OPERATING ON THE PAVEMENT OF A CLOSED ROADWAY OR TRAVEL LANE SHALL DISPLAY ROTATING AMBER BEACONS OR FLASHING LED BEACONS AT ALL TIMES.
N5. LEVEL I ILLUMINATION SHALL BE PROVIDED NEAR THE BEGINNING OF LANE CLOSURE TAPERS AND AT ROAD CLOSURES, INCLUDING THE SETUP AND REMOVAL OF THE CLOSURE TAPERS.
N6. LEVEL II ILLUMINATION SHALL BE PROVIDED FOR FLAGGING STATIONS, ASPHALT PAVING, MILLING, AND CONCRETE PLACEMENT AND/OR REMOVAL OPERATIONS, INCLUDING BRIDGE DECKS, 50 FEET AHEAD OF AND 100 FEET BEHIND A PAVING OR MILLING MACHINE.
N7. LEVEL III ILLUMINATION SHALL BE PROVIDED FOR PAVEMENT OR STRUCTURAL CRACK FILLING, JOINT REPAIR, PAVEMENT PATCHING AND REPAIRS, INSTALLATION OF SIGNAL EQUIPMENT OR OTHER ELECTRICAL/MECHANICAL EQUIPMENT, AND OTHER TASKS INVOLVING FINE DETAILS OR INTRICATE PARTS AND EQUIPMENT.
N8. ALL LIGHTING SHALL BE DESIGNED, INSTALLED, AND OPERATED TO AVOID GLARE THAT AFFECTS TRAFFIC ON THE ROADWAY OR THAT CAUSES ANNOYANCE OR DISCOMFORT FOR RESIDENCES ADJOINING THE ROADWAY.
N9. PRIOR TO THE START OF NIGHTTIME OPERATIONS, A WRITTEN NIGHTTIME OPERATIONS AND LIGHTING PLAN IS REQUIRED FOR APPROVAL FROM THE DOT ENGINEER.
N10. SEE STANDARD SPECIFICATIONS §619 FOR ADDITIONAL REQUIREMENTS AND CONSIDERATIONS. REFER TO SECTION 619-3.19B FOR BALLOON LIGHTING REQUIREMENTS.
N11. FLAGGERS SHALL USE A FLASHLIGHT WITH RED GLOW CONE/RED LED BATON FOR FLAGGING IN NON-ILLUMINATED FLAGGER STATIONS DURING NIGHTTIME OPERATIONS.

NEW YORK STATE OF OPPORTUNITY. | Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL
GENERAL NOTES
(SHEET 2 OF 2)

ERRATA 1 eff. 09/01/23 ISSUED WITH EB 23-016	APPROVED DECEMBER 21, 2022	ISSUED UNDER EI 22-033
	Robert Limoges	619-010
	ROBERT LIMOGES, P.E. DIRECTOR, OTSM	

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CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Proposed Multi-Family
4774 & 4780 Sheridan Drive
Amherst, NY

REVISIONS:

No.	Description	Date
1	Added per DOT comments	11/1/24

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

DRAWING NAME:
NYSDOT Standard Sheets

Date: 4/22
Drawn By: P. She
Scale: As No

DRAWING NO.
M-102

Project No: 23-4091

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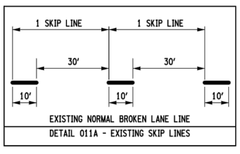
WORK ZONE TRAFFIC CONTROL LEGEND	
SYMBOL	DESCRIPTION
	ARROW PANEL
	ARROW PANEL, CAUTION MODE
	ARROW PANEL TRAILER OR SUPPORT
	CHANGEABLE MESSAGE SIGN (PVMS)
	CHANNELIZING DEVICE
	CONE
	CRASH CUSHION/TEMPORARY IMPACT ATTENUATOR
	DIRECTION OF TEMPORARY TRAFFIC DETOUR
	DIRECTION OF TRAFFIC
	AUTOMATED FLAGGER ASSISTANCE DEVICE WITH OPERATOR
	FLAGGER
	FLAG TREE
	LUMINAIRE
	MOWER
	PARKWAY GRASS SHOULDER
	PAVEMENT MARKINGS THAT SHALL BE REMOVED FOR A LONG TERM PROJECT
PVMS	PORTABLE VARIABLE MESSAGE SIGN
	ORANGE FLAGS (MIN. 18" X 18")
	TRAILER FOR ARROW PANEL OR PORTABLE VARIABLE MESSAGE SIGN (PVMS)

WORK ZONE TRAFFIC CONTROL LEGEND	
SYMBOL	DESCRIPTION
	SIGN, TEMPORARY
	SPOTTER
	TEMPORARY POSITIVE BARRIER
	TEMPORARY POSITIVE BARRIER WITH WARNING LIGHTS
	TEMPORARY TRAFFIC SIGNAL HEAD
	TYPE III BARRICADE
	WARNING LIGHTS
	WORK AREA
	WORK VEHICLE
	WORK VEHICLE (MULCHING/HERBICIDE OPERATION)
	WORK VEHICLE (PAVEMENT MARKING)
	WORK VEHICLE (SIGNAL WORK)
PV	PROTECTIVE VEHICLE
PVL	PROTECTIVE VEHICLE LIGHT
PVH	PROTECTIVE VEHICLE HEAVY
	TRUCK/TRAILER MOUNTED IMPACT ATTENUATOR (TMIA)



EXISTING NORMAL BROKEN LANE LINE

DETAIL 011A - EXISTING SKIP LINES

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NEW YORK STATE OF OPPORTUNITY. **Department of Transportation**

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL
GENERAL TABLES AND LEGEND
(SHEET 1 OF 2)

ERRATA 2 EFF. 09/01/23 ISSUED WITH EB 23-016	APPROVED DECEMBER 21, 2022	ISSUED UNDER EI 22-033
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TABLE 011-01: PROTECTIVE VEHICLE REQUIREMENTS [A,B]

CLOSURE TYPE	DURATION	MOBILE OPERATION AND STOP & GO				SHORT DURATION OPERATION				SHORT TERM OPERATION				INTERMEDIATE TERM OPERATION				LONG TERM OPERATION			
	ROAD TYPE & SPEED	FREEWAY	NON-FREEWAY			FREEWAY	NON-FREEWAY			FREEWAY	NON-FREEWAY			FREEWAY	NON-FREEWAY			FREEWAY	NON-FREEWAY		
			≥ 45 MPH	35 - 40 MPH	≤ 30 MPH		≥ 45 MPH	35 - 40 MPH	≤ 30 MPH		≥ 45 MPH	35 - 40 MPH	≤ 30 MPH		≥ 45 MPH	35 - 40 MPH	≤ 30 MPH		≥ 45 MPH	35 - 40 MPH	≤ 30 MPH
	EXPOSURE CONDITIONS (SEE NOTE 1)																				
LANE CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR WORK VEHICLE EXPOSED TO TRAFFIC	PVH+TMIA	PVH+TMIA	PVL+TMIA	PVL	PVH+TMIA	PVH+TMIA	PVL+TMIA	PVL	PVH+TMIA	PVH+TMIA	PVL+TMIA	PVL	PVH+TMIA	PVH+TMIA	PVL+TMIA	SEE NOTE 2	PVH+TMIA	PVH+TMIA	PVL+TMIA	SEE NOTE 2
	-NO WORKERS ON FOOT -NO WORK VEHICLE EXPOSED TO TRAFFIC -OTHER HAZARDS EXPOSED (IE EQUIPMENT, MATERIALS)					PVH+TMIA	PVH+TMIA	PVL	PVL	PVH+TMIA	PVH+TMIA	PVL	SEE NOTE 2	PVH+TMIA	PVH+TMIA	SEE NOTE 2	SEE NOTE 2	PVH+TMIA	PVH+TMIA	SEE NOTE 2	SEE NOTE 2
SHOULDER CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR WORK VEHICLE EXPOSED TO TRAFFIC	PVH+TMIA	PVH+TMIA	PVL+TMIA	PVL	PVH+TMIA	PVH+TMIA	PVL	PVL	PVH+TMIA	PVH+TMIA	PVL	PVL	PVH+TMIA	PVH+TMIA	SEE NOTE 2	SEE NOTE 2	PVH+TMIA	PVH+TMIA	SEE NOTE 2	SEE NOTE 2
	-NO WORKERS ON FOOT -NO WORK VEHICLE EXPOSED TO TRAFFIC -OTHER HAZARDS EXPOSED (IE EQUIPMENT, MATERIALS, EXCAVATION)					PVH+TMIA	PVH+TMIA	PVL	PVL	PVH+TMIA	PVH+TMIA	PVL	SEE NOTE 2	PVH+TMIA	SEE NOTE 3	SEE NOTE 2	SEE NOTE 2	PVH+TMIA	SEE NOTE 3	SEE NOTE 2	SEE NOTE 2

LEGEND
PVL - PROTECTIVE VEHICLE LIGHT (MINIMUM GROSS WEIGHT 9,500 LBS. OR GREATER) (SEE NOTE 5)
PVH - PROTECTIVE VEHICLE HEAVY (MINIMUM GROSS WEIGHT 22,000 LBS. OR GREATER)
TMIA - TRUCK/TRAILER MOUNTED IMPACT ATTENUATOR

A. THESE PROTECTIVE VEHICLE REQUIREMENTS ARE NOT APPLICABLE TO PAVING AND MILLING OPERATIONS. A STANDARD BUFFER SPACE SHALL BE PROVIDED FOR THESE OPERATIONS IN ACCORDANCE WITH TABLE 011-03.

B. THESE PROTECTIVE VEHICLE REQUIREMENTS ARE NOT APPLICABLE TO FLAGGING OPERATIONS. PROTECTIVE VEHICLES WITH APPROPRIATE ROLL AHEAD DISTANCE MAY BE USED IN ADVANCE OF THE WORK AREA IF DEEMED NECESSARY BY THE DOT ENGINEER AND THEIR DESIGNEE.

NOTES
1. THE EXPOSURE CONDITIONS ASSUME THERE IS NO POSITIVE PROTECTION PRESENT.
2. EITHER A PROTECTIVE LIGHT (PVL) OR THE STANDARD BUFFER SPACE (SEE TABLE 011-03) SHALL BE PROVIDED.
3. EITHER A PROTECTIVE VEHICLE HEAVY (PVH) OR THE STANDARD BUFFER SPACE (SEE TABLE 011-03) SHALL BE PROVIDED.
4. TRUCK/TRAILER MOUNTED IMPACT ATTENUATORS (TMIA) SHALL NOT BE MOUNTED/INSTALLED ON VEHICLES WITH A GROSS VEHICLE WEIGHT (GVW) LESS THAN WHAT IS MINIMALLY REQUIRED BY THE MANUFACTURER OF THE TMIA.
5. THE USE OF A PROTECTIVE VEHICLE LIGHT (PVL) AS A SHADOW VEHICLE IS LIMITED TO NON-FREEWAY ROADWAYS WHERE THE POSTED SPEED LIMITS IS ≤ 40 MPH UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.

TABLE 011-02: TAPER LENGTHS & NUMBER OF CONES CHART

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	TAPER LENGTH: (FT.)/ * OF SKIP LINES/ * OF CHANNELIZING DEVICES — LATERAL SHIFT OF TRAFFIC FLOW PATH (FT.)									SHOULDER TAPER LENGTH: (FT.)/ * OF SKIP LINES/ * OF CHANNELIZING DEVICES — FOR SHOULDER WIDTH						
	4	5	6	7	8	9	10	11	12	≤ 4 FT.	5 - 7 FT.	8 FT.	9 FT.	10 FT.	11 FT.	12 FT.
25	40/1/2	80/2/3	80/2/3	80/2/3	80/2/3	120/3/4	120/3/4	120/3/4	120/3/4	40/1/2	40/1/2	40/1/2	40/1/2	40/1/2	40/1/2	40/1/2
30	80/2/3	80/2/3	80/2/3	120/3/4	120/3/4	160/4/5	160/4/5	160/4/5	200/5/6	40/1/2	40/1/2	40/1/2	40/1/2	80/2/3	80/2/3	80/2/3
35	80/2/3	120/3/4	120/3/4	160/4/5	160/4/5	200/5/6	200/5/6	240/6/7	240/6/7	40/1/2	40/1/2	80/2/3	80/2/3	80/2/3	80/2/3	80/2/3
40	120/3/4	160/4/5	160/4/5	200/5/6	240/6/7	240/6/7	280/7/8	320/8/9	320/8/9	40/1/2	80/2/3	80/2/3	80/2/3	120/3/4	120/3/4	120/3/4
45	200/5/6	240/6/7	280/7/8	320/8/9	360/9/10	400/10/11	440/11/12	520/13/14	560/14/15	80/2/3	80/2/3	120/3/4	120/3/4	120/3/4	120/3/4	160/4/5
50	200/5/6	240/6/7	320/8/9	360/9/10	400/10/11	440/11/12	520/13/14	560/14/15	600/15/16	80/2/3	120/3/4	160/4/5	160/4/5	160/4/5	160/4/5	160/4/5
55	240/6/7	280/7/8	320/8/9	400/10/11	440/11/12	520/13/14	560/14/15	600/15/16	680/17/18	80/2/3	120/3/4	160/4/5	160/4/5	160/4/5	200/5/6	200/5/6
60	240/6/7	320/8/9	360/9/10	440/11/12	480/12/13	560/14/15	600/15/16	680/17/18	720/18/19	80/2/3	120/3/4	160/4/5	200/5/6	200/5/6	240/6/7	240/6/7
65	280/7/8	320/8/9	400/10/11	480/12/13	520/13/14	600/15/16	640/16/17	720/18/19	800/19/20	80/2/3	160/4/5	200/5/6	240/6/7	240/6/7	280/7/8	280/7/8

* THIS TABLE WAS CREATED WITH REFERENCE TO MUTCD TABLE 6H-4.
** THE NUMBER OF CHANNELIZING DEVICES SHOWN IS CALCULATED BASED ON A 40FT DEVICE SPACING. THE NUMBER OF CHANNELIZING DEVICES CAN BE ADJUSTED AS NECESSARY.

TABLE 011-03
LONGITUDINAL BUFFER SPACE

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	DISTANCE (FT.)/ * OF SKIP LINES
25	155 / 4
30	200 / 5
35	250 / 6
40	305 / 8
45	360 / 9
50	425 / 11
55	495 / 13
65	645 / 16

* THIS TABLE IS THE SAME AS MUTCD TABLE 6C-2.

TABLE 011-04: ROLL AHEAD DISTANCE FOR PROTECTIVE VEHICLES

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	ROLL AHEAD DISTANCE (FT.)/* OF SKIP LINES FOR VEHICLES			
	PROTECTIVE VEHICLES WEIGHING 9,500 TO 21,999 LBS. GVW		PROTECTIVE VEHICLES WEIGHING 22,000 LBS. OR GREATER GVW	
	STATIONARY OPERATION	MOVING OPERATION (15 MPH MAX.)	STATIONARY OPERATION	MOVING OPERATION (15 MPH MAX.)
≥ 60	200/5	240/6	160/4	200/5
45 - 55	160/4	200/5	120/3	160/4
≤ 40	120/3	120/3	80/2	120/3

TABLE 011-05
FLARE RATES FOR POSITIVE BARRIER

TYPE OF POSITIVE BARRIER	POSTED SPEED LIMIT				
	30 MPH	40 MPH	50 MPH	55 MPH	65 MPH
TEMPORARY POSITIVE BARRIER	8:1	11:1	14:1	16:1	20:1
BOX BEAM OR HEAVY POST CORRUGATED BEAM	7:1	9:1	11:1	12:1	15:1

TABLE 011-06
ADVANCE WARNING SIGN SPACING

ROAD TYPE	DISTANCE BETWEEN SIGNS			SIGN LEGEND	
	A (FT.)	B (FT.)	C (FT.)	XX	YY
URBAN (≤ 30 MPH*)	100	100	100	AHEAD	AHEAD
URBAN (35-40 MPH*)	200	200	200	AHEAD	AHEAD
URBAN (≥ 45 MPH*)	350	350	350	1000 FT.	AHEAD
RURAL	500	500	500	1500 FT.	1000 FT.
FREEWAY	1000	1500	2640	1 MILE	½ MILE

* PRECONSTRUCTION POSTED SPEED LIMIT.
** THIS TABLE IS THE SAME AS MUTCD TABLE NYGH-3.

TABLE 011-07
TAPER LENGTH FOR TEMPORARY TRAFFIC CONTROL ZONES

TYPE OF TAPER	TAPER LENGTH (L)
MERGING TAPER	L
SHIFTING TAPER	L/2
SHOULDER TAPER	L/3
ONE-LANE, TWO-WAY TRAFFIC TAPER	50 FT. MIN -100 FT. MAX
DOWNSTREAM TAPER	50 FT. MIN -100 FT. MAX

* THIS TABLE IS THE SAME AS MUTCD TABLE 6C-3.

FILE NAME = 619-011_2.dgn
DATE/TIME = 04-MAY-2023 10:57
USER = rfoote

NEW YORK STATE OF OPPORTUNITY. **Department of Transportation**

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL
GENERAL TABLES AND LEGEND
(SHEET 2 OF 2)

ERRATA 2 EFF. 09/01/23 ISSUED WITH EB 23-016	APPROVED DECEMBER 21, 2022	ISSUED UNDER EI 22-033
ERRATA 1 EFF. 05/01/2023 ISSUED WITH EB 22-033	ROBERT LIMOGES, P.E. DIRECTOR, OTSM	619-011

Project No: 23-4091

DRAWING NO. M-103

Date:
Issued By:
Scale: 4/22
P.S. No
As No

DRAWING NAME: NYSDOT Standard Sheets

REVISIONS:

No.	Description	Date
1	Added per DOT comments	11/1/24

Proposed Multi-Family

4774 & 4780 Sheridan Drive
Amherst, NY

CARMINAWOOD DESIGN
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WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
EXIT	E5-1	C	-------	72"X60"	72"X60"
ROAD WORK NEXT X MILES	G20-1	A	36"X18"	48"X24"	48"X24"
END ROAD WORK	G20-2	A	36"X18"	48"X24"	48"X24"
PILOT CAR FOLLOW ME	G20-4	A	36"X18"	-------	-------
WORK ZONE	G20-5aP	A	24"X18"	36"X24"	36"X24"
22	M1-1	G	1 OR 2 DIGITS 24"X24"	36"X36"	36"X36"
495	M1-1†	G	3 DIGITS 30"X24"	45"X36"	45"X36"
X / XX	M1-4	B	1 OR 2 DIGITS 24"X24"	36"X36"	36"X36"
XXX	M1-4†	B	3 DIGITS 30"X24"	45"X36"	45"X36"
NORTH	M3-1	SEE NOTE 3	24"X12"	36"X18"	36"X18"
EAST	M3-2				
SOUTH	M3-3				
WEST	M3-4				
DETOUR	M4-8	A	24"X12"	36"X18"	36"X18"
END DETOUR	M4-8a	A	24"X18"	24"X18"	24"X18"
DETOUR	M4-9 M4-9L M4-9R	A	30"X24"	48"X36"	48"X36"
DETOUR	M4-9a	A	30"X24"	30"X24"	-------
DETOUR	M4-9b	A	30"X24"	30"X24"	-------
DETOUR	M4-9c	A	30"X24"	30"X24"	-------
DETOUR	M4-10L	A	48"X18"	48"X18"	48"X18"
DETOUR	M4-10R				
	M5-1	SEE NOTE 3	21"X15"	30"X21"	30"X21"
	M5-2	SEE NOTE 3	21"X15"	30"X21"	30"X21"
	M6-1	SEE NOTE 3	21"X15"	30"X21"	30"X21"
	M6-2				
	M6-3				
	M6-4				
XX	NYM3-1	B	24"X24"	36"X36"	36"X36"
XXX	NYM3-2	B	30"X24"	45"X36"	45"X36"
XXXA	NYM3-3	B	30"X24"	45"X36"	45"X36"

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
STATE LAW LICENSE SUSPENDED AFTER TWO WORK ZONE SPEEDING TICKETS	NYR9-11	B	24"X42"	48"X84"	48"X84"
STATE LAW FINES DOUBLED FOR SPEEDING IN WORK ZONES	NYR9-12	B	24"X36"	36"X54"	48"X72"
RUMBLE STRIPS	NYW4-17	A	36"X36"	48"X48"	48"X48"
WET PAINT	NYW8-30	A	48"X24"	48"X24"	48"X24"
STAY IN LANE	NYW8-31	A	48"X24"	48"X24"	48"X24"
DO NOT PASS	NYW8-32	A	48"X24"	48"X24"	48"X24"
LANE CLOSED	NYW8-33	A	48"X24"	48"X24"	48"X24"
STOP	R1-1	D	36"X36"	36"X36"	48"X48"
YIELD	R1-2	E	36"X36"X36"	48"X48"X48"	60"X60"X60"
SPEED LIMIT XX	R2-1	B	24"X30" OR 30"X36" (SEE NOTE 5)	36"X48"	36"X48"
END HIGHER FINES ZONE	R2-11	B	24"X30"	36"X48"	36"X48"
END WORK ZONE SPEED LIMIT	R2-12	B	24"X36"	36"X54"	36"X54"
DO NOT PASS	R4-1	B	24"X30"	36"X48"	36"X48"
	R4-7	B	24"X30"	36"X48"	36"X48"
	R4-7c NARROW	B	18"X30"	-------	-------
	R4-8	B	24"X30"	36"X48"	36"X48"
	R4-8c NARROW	B	18"X30"	-------	-------
STAY IN LANE	R4-9	B	24"X30"	36"X48"	36"X48"
DO NOT ENTER	R5-1	E	36"X36"	36"X36"	48"X48"
	R8-3	E	24"X24"	36"X36"	48"X48"
PEDESTRIAN CROSSWALK	R9-8	B	36"X18"	36"X18"	-------
SIDEWALK CLOSED	R9-9	B	24"X12"	24"X12"	-------
SIDEWALK CLOSED USE OTHER SIDE	R9-10	B	24"X12"	24"X12"	-------
SIDEWALK CLOSED USE OTHER SIDE	R9-10L R9-10R	B	24"X12"	24"X12"	-------
SIDEWALK CLOSED AHEAD CROSS HERE	R9-11L R9-11R	B	24"X18"	24"X18"	-------
SIDEWALK CLOSED CROSS HERE	R9-11aL R9-11aR	B	24"X12"	24"X12"	-------
STOP HERE ON RED	R10-6	B	24"X36"	24"X36"	-------

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
ROAD CLOSED / BRIDGE CLOSED	R11-2	B	48"X30"	48"X30"	48"X30"
BRIDGE OUT	R11-2 (MOD.)				
ROAD CLOSED XX MILES AHEAD LOCAL TRAFFIC ONLY	R11-3a	B	60"X30"	60"X30"	-------
	W1-4L W1-4R	A	36"X36"	48"X48"	48"X48"
	W1-4bL W1-4bR	A	36"X36"	48"X48"	48"X48"
	W1-4cL W1-4cR	A	36"X36"	48"X48"	48"X48"
	W1-6L	A	48"X24"	60"X30"	60"X30"
	W1-6R	A			
	W1-8L	A (NO BORDER)	18"X24"	30"X36"	30"X36"
	W1-8R	A (NO BORDER)			
	W3-1	A[4]	36"X36"	48"X48"	48"X48"
	W3-2	A[4]	36"X36"	48"X48"	48"X48"
	W3-3	A[4]	36"X36"	48"X48"	48"X48"
BE PREPARED TO STOP	W3-4	A	36"X36"	48"X48"	48"X48"
SPEED LIMIT 55	W3-5	A[4]	36"X36"	48"X48"	48"X48"
	W4-1L W4-1R	A	36"X36"	48"X48"	48"X48"
	W4-2L W4-2R	A	36"X36"	48"X48"	48"X48"

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
SLOW TRAFFIC AHEAD	NYW23-1	A	36"X36"	48"X48"	48"X48"
WORK ZONE	G20-5aP	6F.12	24"X18"	36"X24"	36"X24"
EXIT OPEN	E5-2	6F.28	48"X36"	48"X36"	48"X36"
EXIT CLOSED	E5-2a	6F.28	48"X36"	48"X36"	48"X36"

COLOR CODE LEGEND

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

NOTES:

1. DIMENSIONS ARE SHOWN AS WIDTH X HEIGHT.
2. FOR SIGNAGE NOT SHOWN ON THESE TABLES REFER TO THE M.U.T.C.D.
3. COLORS FOR DIRECTION PLAQUES, ADVANCE TURN ARROWS, AND DIRECTIONAL ARROWS SHALL MATCH THE ROUTE OR INTERSTATE SIGN THAT THEY SUPPLEMENT AS PER THE M.U.T.C.D.
4. MULTICOLORED SYMBOL IMPOSED ON SIGN WITH BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND.
5. FOR R2-1 SIGN LARGER DIMENSIONS SHALL BE USED WHEN SIGN FACES MULTIPLE LANES ON A CONVENTIONAL ROAD.

NEW YORK STATE OF OPPORTUNITY. | Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL SIGN TABLE (SHEET 1 OF 3)

APPROVED DECEMBER 2, 2021
Robert Limoges
ROBERT LIMOGES, P.E.
DIRECTOR, OTSM

ISSUED UNDER EI 21-028

619-012

FILE NAME = 619-012-1.dgn
DATE/TIME = 15-APR-2024 13:51
USER = akirbyl

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
ROAD NARROWS	W5-1	A	36"X36"	48"X48"	48"X48"
RAMP NARROWS	W5-4	A	36"X36"	48"X48"	48"X48"
	W6-3	A	36"X36"	48"X48"	48"X48"
NEXT 7 MILES	W7-3aP	A	24"X18"	36"X30"	36"X30"
BUMP	W8-1	A	36"X36"	48"X48"	48"X48"
PAVEMENT ENDS	W8-3	A	36"X36"	48"X48"	48"X48"
LOOSE GRAVEL	W8-7	A	36"X36"	48"X48"	48"X48"
ROUGH ROAD	W8-8	A	36"X36"	48"X48"	48"X48"
LOW SHOULDER	W8-9	A	36"X36"	48"X48"	48"X48"
NO CENTER LINE	W8-12	A	36"X36"	-------	-------
FALLEN ROCKS	W8-14	A	36"X36"	48"X48"	48"X48"
GROOVED PAVEMENT	W8-15	A	36"X36"	48"X48"	48"X48"
	W8-17	A	36"X36"	48"X48"	48"X48"
SHOULDER DROP-OFF	W8-17p	A	24"X18"	30"X24"	30"X24"
NO SHOULDER	W8-23	A	36"X36"	48"X48"	48"X48"
STEEL PLATE ON PAVEMENT	W8-24	A	36"X36"	48"X48"	48"X48"
CENTER LANE CLOSED AHEAD	W9-3	A	36"X36"	48"X48"	48"X48"
	W11-1L• W11-1R	A OR F	36"X36"	36"X36"	-------
	W11-2L• W11-2R	F	36"X36"	36"X36"	-------
	W11-15L• W11-15R	F	36"X36"	36"X36"	-------
IN LANE	NYW5-32P•	A	24"X18"	24"X18"	-------

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
XX MPH	W13-1P	A	24"X24"	30"X30"	30"X30"
ON RAMP	W13-4	A	36"X36"	36"X36"	36"X36"
NO PASSING ZONE	W13-4P	A	48"X48"X36"	-------	-------
500 FEET	W16-2P	A	24"X18"	30"X24"	-------
NEXT 500 FT	W16-4P	SEE NOTE 3 A OR F	30"X24"	-------	-------
	W16-5PL W16-5PR	A	24"X18"	-------	-------
	W16-7PL W16-7PR	SEE NOTE 3 A OR F	24"X12"	30"X18"	-------
AHEAD	W16-9P	SEE NOTE 3 A OR F	24"X12"	30"X18"	-------
ROAD WORK AHEAD / ROAD WORK XXX FT / ROAD WORK X MILE	W20-1	A	36"X36"	48"X48"	48"X48"
DETOUR AHEAD / DETOUR XXX FT / DETOUR X MILE	W20-2	A	36"X36"	48"X48"	48"X48"
ROAD CLOSED AHEAD / ROAD CLOSED XXXX FT / ROAD CLOSED X MILE	W20-3	A	36"X36"	48"X48"	48"X48"
ONE LANE ROAD AHEAD / ONE LANE ROAD XXX FT / ONE LANE ROAD X MILE	W20-4	A	36"X36"	48"X48"	48"X48"
LEFT LANE CLOSED AHEAD / LEFT LANE CLOSED 1500 FT / LEFT LANE CLOSED 1 MILE / RIGHT LANE CLOSED AHEAD / RIGHT LANE CLOSED 1500 FT / RIGHT LANE CLOSED 1 MILE	W20-5	A	36"X36"	48"X48"	48"X48"
2 LEFT LANES CLOSED AHEAD / 2 LEFT LANES CLOSED 1500 FT / 2 LEFT LANES CLOSED 1 MILE / 2 RIGHT LANES CLOSED AHEAD / 2 RIGHT LANES CLOSED 1500 FEET / 2 RIGHT LANES CLOSED 1 MILE	W20-5a	A	36"X36"	48"X48"	48"X48"
	W20-7	A	36"X36"	48"X48"	48"X48"

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
	W21-1	A	36"X36"	48"X48"	48"X48"
SLOW MOVING VEHICLE	W21-4	A	36"X18"	48"X24"	48"X24"
SHOULDER WORK	W21-5	A	36"X36"	48"X48"	48"X48"
LEFT SHOULDER CLOSED / RIGHT SHOULDER CLOSED	W21-5aL W21-5aR	A	36"X36"	48"X48"	48"X48"
LEFT SHOULDER CLOSED AHEAD / XXX FT / X MILE; RIGHT SHOULDER CLOSED AHEAD / XXX FT / X MILE	W21-5bL W21-5bR	A	36"X36"	48"X48"	48"X48"
MOWING AHEAD	W21-8	A	36"X36"	48"X48"	48"X48"
BLASTING ZONE AHEAD / BLASTING ZONE XXX FT / BLASTING ZONE X MILE	W22-1	A	36"X36"	48"X48"	48"X48"
TURN OFF 2-WAY RADIO AND CELL PHONE	W22-2	A	42"X36"	42"X36"	42"X36"
END BLASTING ZONE	W22-3	A	42"X36"	42"X36"	42"X36"
SLOW TRAFFIC AHEAD	W23-1	A	48"X24"	48"X24"	48"X24"
NEW TRAFFIC PATTERN AHEAD	W23-2	A	36"X36"	48"X48"	48"X48"

COLOR CODE LEGEND

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

NOTES:

1. DIMENSIONS ARE SHOWN AS WIDTH X HEIGHT.
2. FOR SIGNAGE NOT SHOWN ON THESE TABLES REFER TO THE M.U.T.C.D.
3. WHEN USED IN CONJUNCTION WITH A BICYCLE SIGN (W11-1) OR PEDESTRIAN CROSSING (W11-2) COLOR CODE SHALL MATCH.

• A FLOURESCENT YELLOW-GREEN BACKGROUND COLOR SHALL BE USED FOR THIS SIGN PLAQUE.

NEW YORK STATE OF OPPORTUNITY. | Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL SIGN TABLE (SHEET 2 OF 3)

APPROVED DECEMBER 2, 2021
Robert Limoges
ROBERT LIMOGES, P.E.
DIRECTOR, OTSM

ISSUED UNDER EI 21-028

619-012

ERRATA 1 EFF. 05/01/24
ISSUED WITH EB 24-007

FILE NAME = 619-012-2_E1.dgn
DATE/TIME = 27-FEB-2024 13:31
USER = akirbyl

CARMINAWOOD DESIGN
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Proposed Multi-Family

4774 & 4780 Sheridan Drive
Amherst, NY

REVISIONS:

No.	Description	Date
1	Added per DOT comments	11/1/24

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

DRAWING NAME:
NYSDOT Standard Sheets

Date: 4/22
Drawn By: P. She
Scale: As No

DRAWING NO.
M-104

Project No: 23-4091

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WORK ZONE TRAFFIC CONTROL SIGN TABLE					
SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
	W24-1L W24-1R	A	36"X36"	48"X48"	48"X48"
	W24-1aL W24-1aR	A	36"X36"	48"X48"	48"X48"
	W24-1bL W24-1bR	A	36"X36"	48"X48"	48"X48"

WORK ZONE TRAFFIC CONTROL SIGN TABLE					
SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
SPEED LIMIT XX	R2-1	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"
STATE LIMIT 55	NYR2-2	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"
AREA LIMIT 45	NYR2-3	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"
CITY LIMIT 35	NYR2-4	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"
VILLAGE LIMIT 30	NYR2-5	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"
TOWN LIMIT 45	NYR2-6	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"

COLOR CODE LEGEND	
CODE	DESCRIPTION
A	BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND
B	BLACK LEGEND AND BORDER ON A WHITE BACKGROUND
C	WHITE LEGEND AND BORDER ON A GREEN BACKGROUND
D	WHITE LEGEND AND BORDER ON A RED BACKGROUND
E	RED LEGEND AND BORDER ON A WHITE BACKGROUND
F	BLACK LEGEND AND BORDER ON A FLOURESCENT YELLOW GREEN BACKGROUND
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NOTES:

1. DIMENSIONS ARE SHOWN AS WIDTH X HEIGHT.
2. FOR SIGNAGE NOT SHOWN ON THESE TABLES REFER TO THE M.U.T.C.D.
3. FOR R2-1 SIGN LARGER DIMENSIONS SHALL BE USED WHEN SIGN FACES MULTIPLE LANES ON A CONVENTIONAL ROAD.

FILE NAME = 619-012-3_EI.dgn
DATE/TIME = 27-FEB-2024 13:32
USER = akurbyl

ERRATA 1 EFF. 05/01/24
ISSUED WITH EB 24-007

NEW YORK STATE OF OPPORTUNITY. Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

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

APPROVED DECEMBER 2, 2021
Robert Limoges
ROBERT LIMOGES, P.E.
DIRECTOR, OTSM

ISSUED UNDER EI 21-028
619-012

DRAWING NAME:
NYSDOT
Standard Sheets

Date: 4/22
Drawn By: P. She
Scale: As No
DRAWING NO.
M-105
Project No: 23-4091

REVISIONS:

No.	Description	Date
1	Added per DOT comments	11/1/24

Proposed Multi-Family

4774 & 4780 Sheridan Drive
Amherst, NY

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Amherst
Town of Amherst Planning Department
Erie County, New York

Brian J. Kulp
Supervisor

Daniel C. Howard P
Planning Direc

Daniel J. Ulatowski P
Assistant Planning I or

MAY 23 2025 PM1

SEQR
Negative Declaration

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency:	Town of Amherst Planning Board	**Project:**	SP-2024-05_A (aka SUB-2025-01_PP)
Address:	5583 Main Street Williamsville, NY 14221 (716) 631-7051	**Date:**	May 15, 2025

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law and Chapter 104 of the Amherst Town Code, as amended.

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 and Preliminary Plat Approval

SEQR Status: Unlisted Action

Description of Action: Proposed Site Plan Review and Preliminary Plat Approval (including waiver to design standards for private street) for residential townhome development consisting of eleven (11) 2-unit residential buildings with attached garages. Work will include the site improvements including, stormwater, utilities, grading, lighting, paving, and landscaping.

Location: 4780 Sheridan Drive, Amherst, Erie County

Petitioner: 4780 Sheridan Drive LLC

Attachment: SP-2024-05A signed neg dec 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

MAY 23 2025 PM1

REASONS SUPPORTING THIS DETERMINATION

Based on information submitted by the applicant including a Full Environmental Assessment Form (EAF) - Part I (as amended), a complete Site Plan and Preliminary Plat applications, a preliminary staff analysis was undertaken. Based on the results of the EAF Part 2 and compared to the criteria listed in Section 617.7, all indications are that the proposed Site Plan and Preliminary Plat for the proposed development of the subject site for eleven 2-unit residential structures on 23 individual parcels will not have a significant impact on the environment, as follows:

1. The project is not expected to cause a substantial adverse change in existing air quality, ground or surface water quality or quantity, or noise levels; a substantial increase in solid waste production; or a substantial increase in the potential for erosion, flooding, leaching or drainage problems. The Engineering Department on May 6, 2025 (Sanitary), and May 6, 2025 (Engineering Services) reviewed the Preliminary Plat, Site Plan, Grading, Drainage, Erosion Control Plan and Utility Plans, and Engineer's Report submitted on March 25, 2025 and April 25, 2025.

   The Stormwater Pollution Prevention Plan (SWPPP) submitted on December 9, 2024 was also reviewed. Based on its review of these documents, the Department has determined that the project has or will have met all applicable requirements.

2. The project will not result in significant adverse impact due to 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 as the project site will be cleared in order to facilitate brownfield clean-up of the former nursery site. The Planning Department reviewed a Landscape Plan submitted on April 25, 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 will not create any substantive conflict with the Town Comprehensive Plan. The Planning Department and the Zoning Enforcement Officer in their reviews of April 23, 2025 and the Building Department in their review of April 2, 2024 have reviewed the application documents and determined that the subject project has or will have met all International Building Code – 2018, Zoning Ordinance regulations and Subdivision Regulations (including waivers).

4. The project is within an area identified by the State as potentially containing significant cultural or archeological resources. The NYS Office of Parks, Recreation and Historic Preservation has reviewed the project and, as stated in their letter of December 14, 2018 the NYS Office of Parks, Recreation, Historic Preservation stated it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

Attachment: SP-2024-05A signed neg dec 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

MAY 23 2025 PM1:

5. The project is will not result in a significant adverse impact on character or quality of important aesthetic resources, or of existing community or neighborhood character. Neighboring uses are detached single-family residential to the north, south, east and west, zoned R-3. The change in land use from nursery to residential and the difference in form (2-unit town homes for sale) although different from the surrounding single-family residential use will generally be consistent with surrounding residential land use.

6. The proposed subject development will include 22 residences consisting of 11 two-unit residential structures on individual parcels, which will not cause a major increase in the use of either the quantity or type of energy that cannot be accommodated by existing utilities.

7. The project will not create any hazard to human health. The Fire Chief's Association on May 5, 2025 reviewed the project and had no objection to the approval of the site plan, as all requirements of that agency have or will have been met.

   A Focused Environmental Site Assessment, was prepared by Environmental Advantage Inc. on August 17, 2021. The results of the report describe that there is evidence of historical metal-based pesticides. The project is currently being remediated under the NYSDEC Brownfield Cleanup Program to the Unrestricted Standards. Once remediated it is not anticipated that the project will create a hazard to human health. Further reporting to the NYSDEC will be required based on future potential field work at the subject site.

8. The subject site plan 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 proposed development of attached (two-unit) residences on individual parcels will be generally consistent with the scale of surrounding land uses.

9. The subject site plan for the proposed development of the subject site as attached (two-unit) residences will not significantly increase the number of people using the site over its previous level of use, or what is experienced in the surrounding residential community.

10. Reviews by the Town Traffic/Safety Board dated March 6, 2025, and NYSDOT dated April 7, 2025 indicate 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, Assessor on April 9, 2025, Plumbing Division on April 8, 2025, 2025, and Right-of-Way Agent April 7, 2025 along with outside agencies including the New York State Department of Transportation on May 23, 2024, New York State Department of Environmental Conservation on April 7, 2025, and the New York State Office of Parks, Recreation and Historic Preservation on December 14, 2018. These reviews have not identified any significant environmental issues and indicate that the proposal will not have a significant damaging impact on the environment.

Attachment: SP-2024-05A signed neg dec 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

MAY 23 2025 PM1:

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: O'Rourke; Seconded by: Kahn; Ayes 6; Noes 0; Absent 1 (Gill)

Gary Palumbo

Gary Palumbo, AICP, Associate Planner — Date: 5.21.25

Michael J. Chmiel, Planning Board Chair — Date: 5/22/25

GP/ac
X:\Current_Planning\Files\Site Plans\2024\SP-2024-05_A_(4780_Sheridan_Dr)_2025\SP-2024-05_A_neg dec_051525.docx
cc: Commissioner of Building
Town Engineer
Fire Chiefs'
Highway
Traffic/Safety
ECDEP
NYSDEC (type 1's)
NYSDOT (if on state hwy.)
Sean Hopkins, 35 California Drive, Suite 100, Williamsville, NY 14221
Patrick Sheedy, Jr., Carmina Wood Design, 80 Silo City Row, Buffalo, NY 14203

Attachment: SP-2024-05A signed neg dec 051525 (30246 : SP-2024-05_A Aka Sub-20205-01_PP 4780 Sheridan Drive)

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

ADOPTED

Meeting: 05/15/25 06:30 PM
Department: Planning
Category: Subdivisions & Relief from Conditions
Prepared By: Amy Carrato
Initiator: Dan Howard
Sponsors:
DOC ID: 30123 A

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.

April 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).

May 15, 2025

Sean Hopkins, Esq., Hopkins Sorgi & McCarthy, represented the petitioner, explained the proposed project, including the headlight analysis and the open space landscape plan, 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 there will be a hybrid approach to the maintenance of the open space - the HOA homeowners will both take care of certain portions, the proposed trees on neighboring properties will reduce the lighting, typical local wildlife species are in this area, and there are no endangered species on the project site.

William Pitz, 1815 Dodge Road; Cheryl Anastasia, 1860 Dodge Road; and Nancy Fender, 101 Main Street; spoke in opposition to the proposal.

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

Following discussion, Mr. O'Rourke moved to approve the request based on the resolution. The motion was seconded by Ms. Kahn carried. Ayes 4, Noes 2 (Penberthy, Raffaele), Absent 1 (Gill).

HISTORY:

04/17/25 Planning Board ADJOURNED Next: 05/15/25

ATTACHMENTS:

- SUB-2024-02_PP application 041725 (PDF)
- SUB-2024-02_PP drawings 041725 (PDF)
- Preliminary Plat Plan uploaded 4/17/25 (PDF)
- SUB-2024-02_PP application 051525 (PDF)
- SUB-2024-02_PP drawings 051525 (PDF)
- SUB-2024-02PP signed neg dec 051525 (PDF)

RESULT:	**APPROVED [4 TO 2]**
MOVER:	Jonathan O'Rourke, Board Member
SECONDER:	Carrie H. Kahn, Board Member
AYES:	Michael Chmiel, John B. Davis, Carrie H. Kahn, Jonathan O'Rourke
NAYS:	Brittany Lee Penberthy, Joseph P. Raffaele Jr.
ABSENT:	Harbinder Gill

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:

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

2.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	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.

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

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

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

- 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)

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

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: _____

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

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: _____

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

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

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

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):

_____
_____

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

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: _____

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

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: _____

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

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.

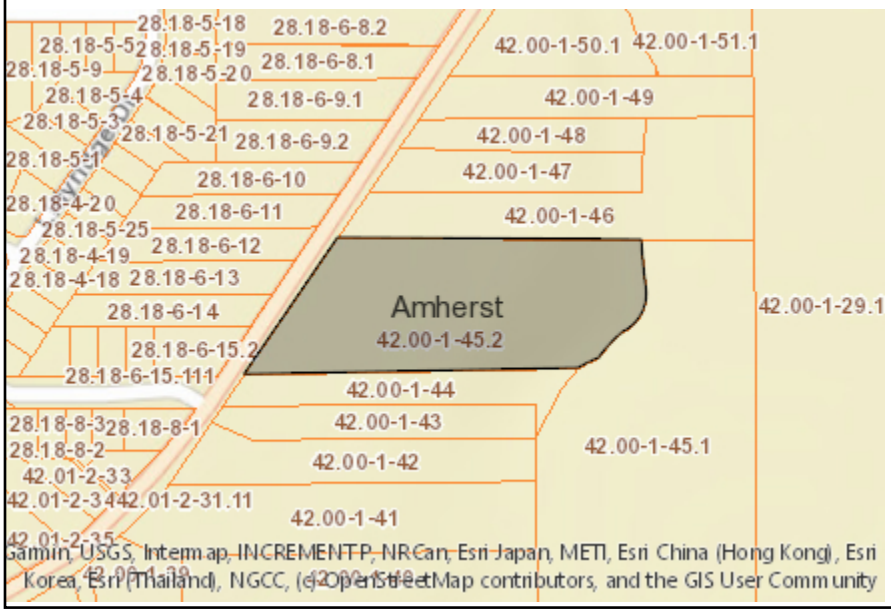
Applicant/Sponsor Name Joe Rubino Date February 13, 2025

Signature Sean Hopkins Title Counsel for Project Sponsor

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

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

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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.

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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

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

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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

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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,

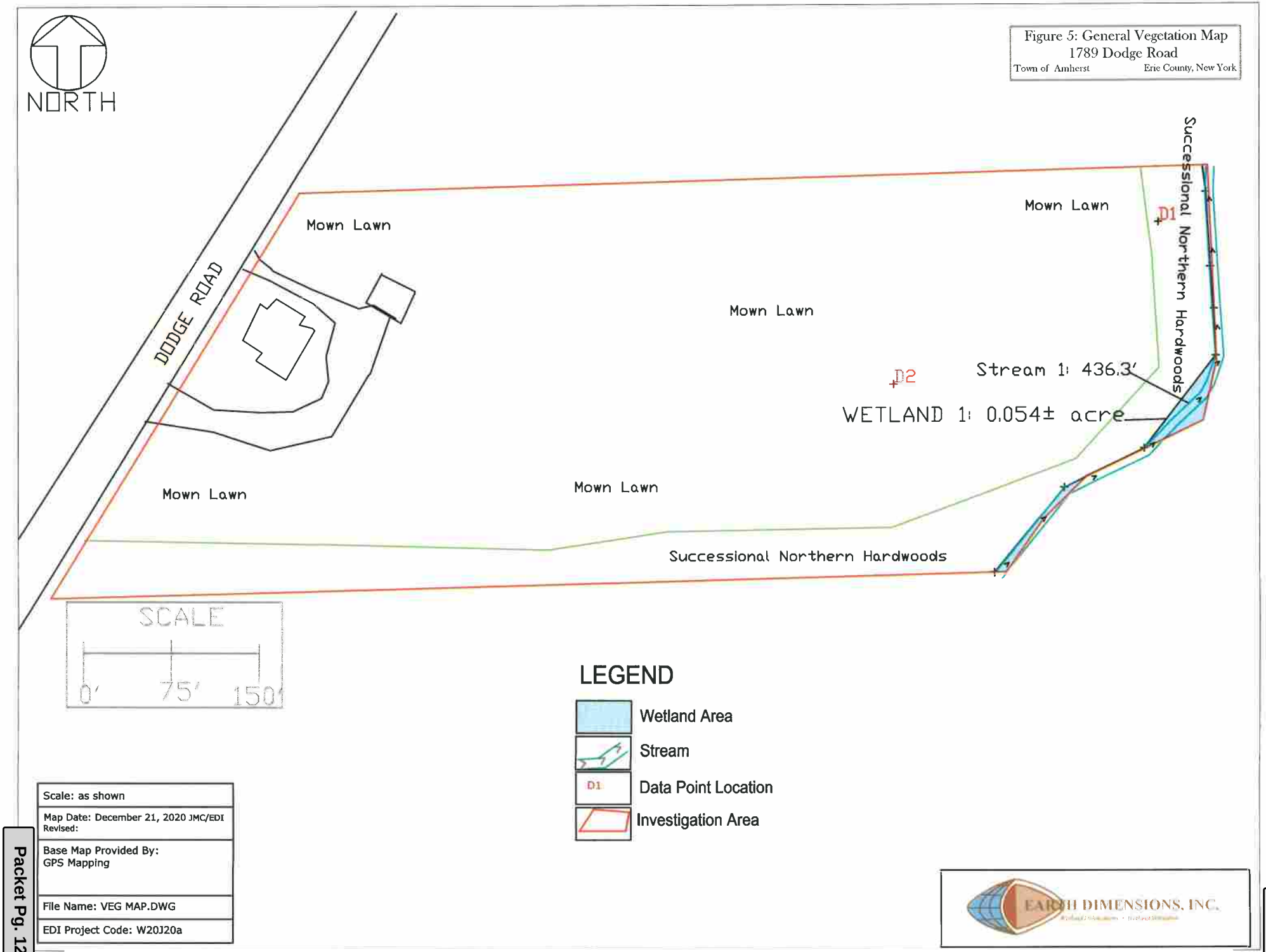
Angela G. Driscoll
Wetlands & Waters Ecologist
Region 9 - Buffalo

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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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):

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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?
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: _____

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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: _____

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

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

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

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):
_____
_____

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

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: _____

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

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: _____

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

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

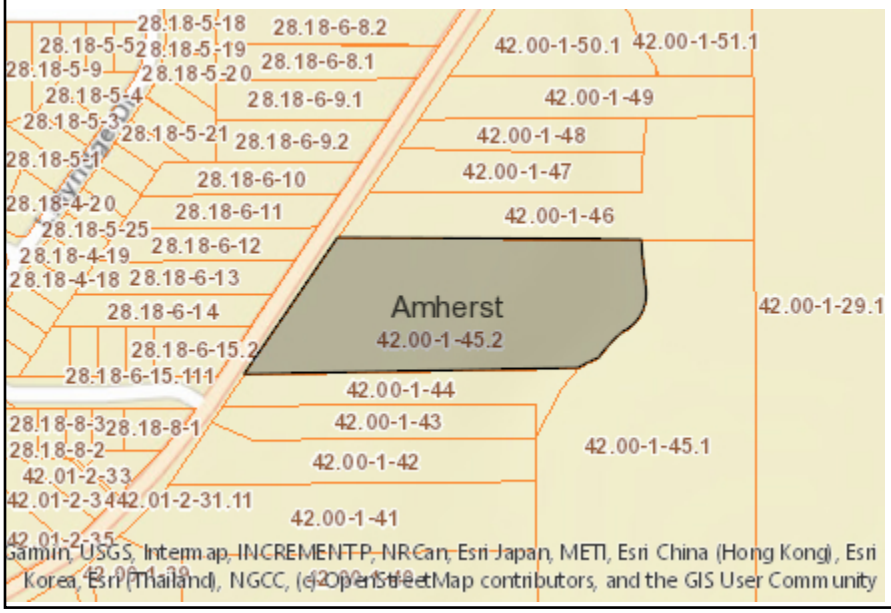
Signature _____ Title Counsel for Project Sponsor

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

PRINT FORM

EAF Mapper Summary Report

Monday, December 21, 2020 3:3[illegible] P.M.



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,

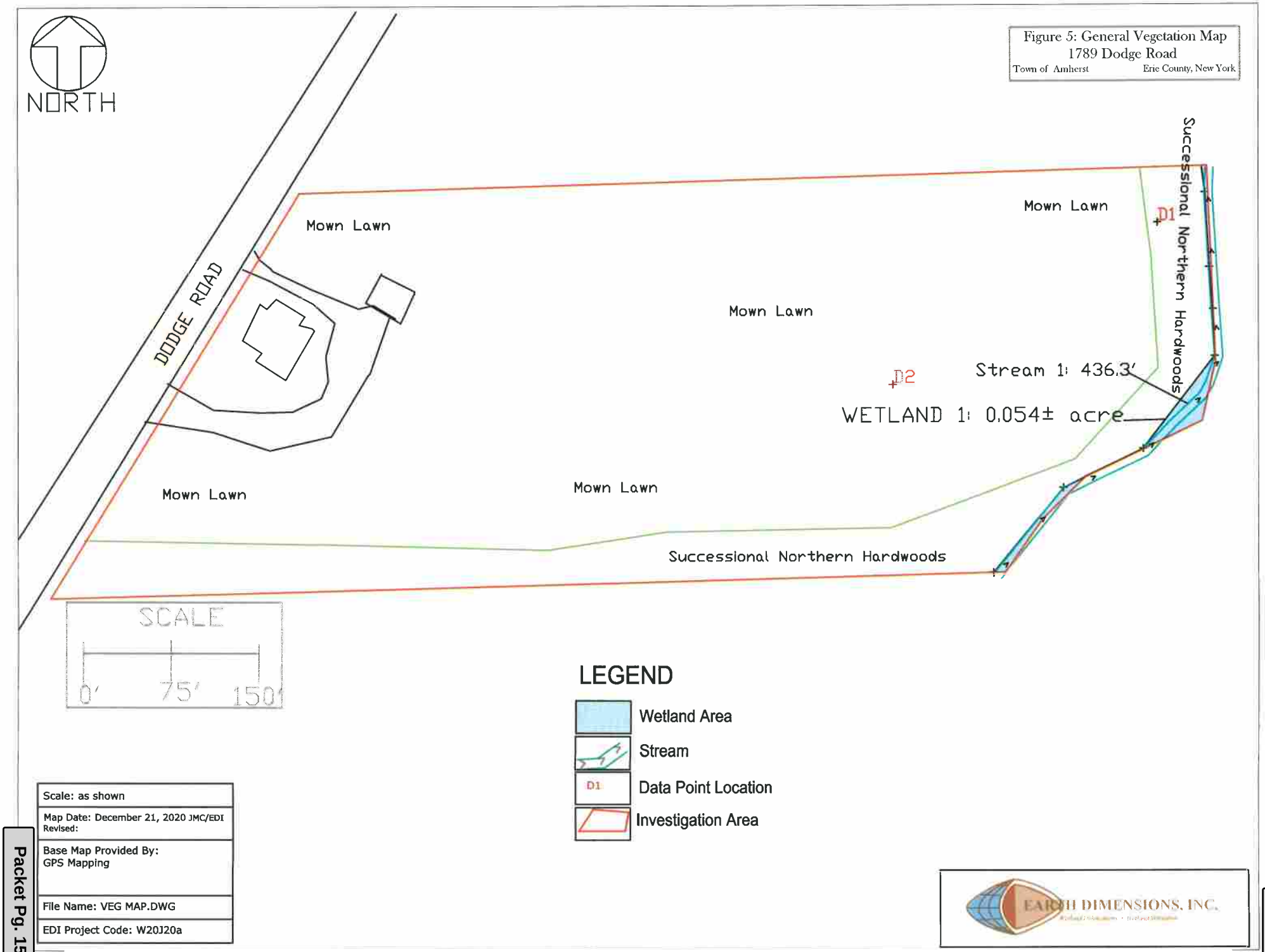
Angela G. Driscoll
Wetlands & Waters Ecologist
Region 9 - Buffalo

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)



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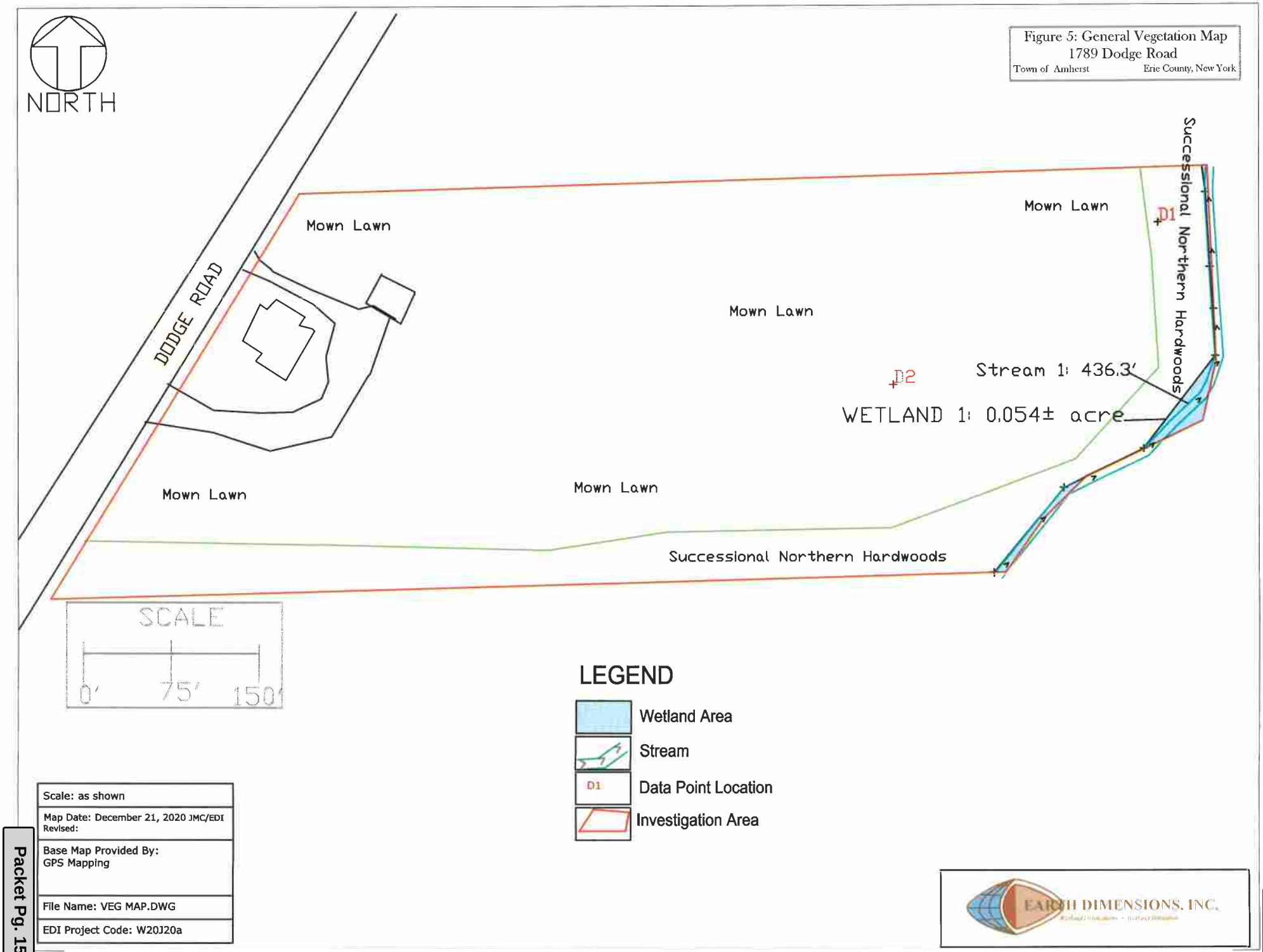

Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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)

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Section 2 - Water Service
Section 3 - Sanitary Sewer Service
Section 4 - Storm Sewer Service

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- 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

Architecture Engineering Interior Design
Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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

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)

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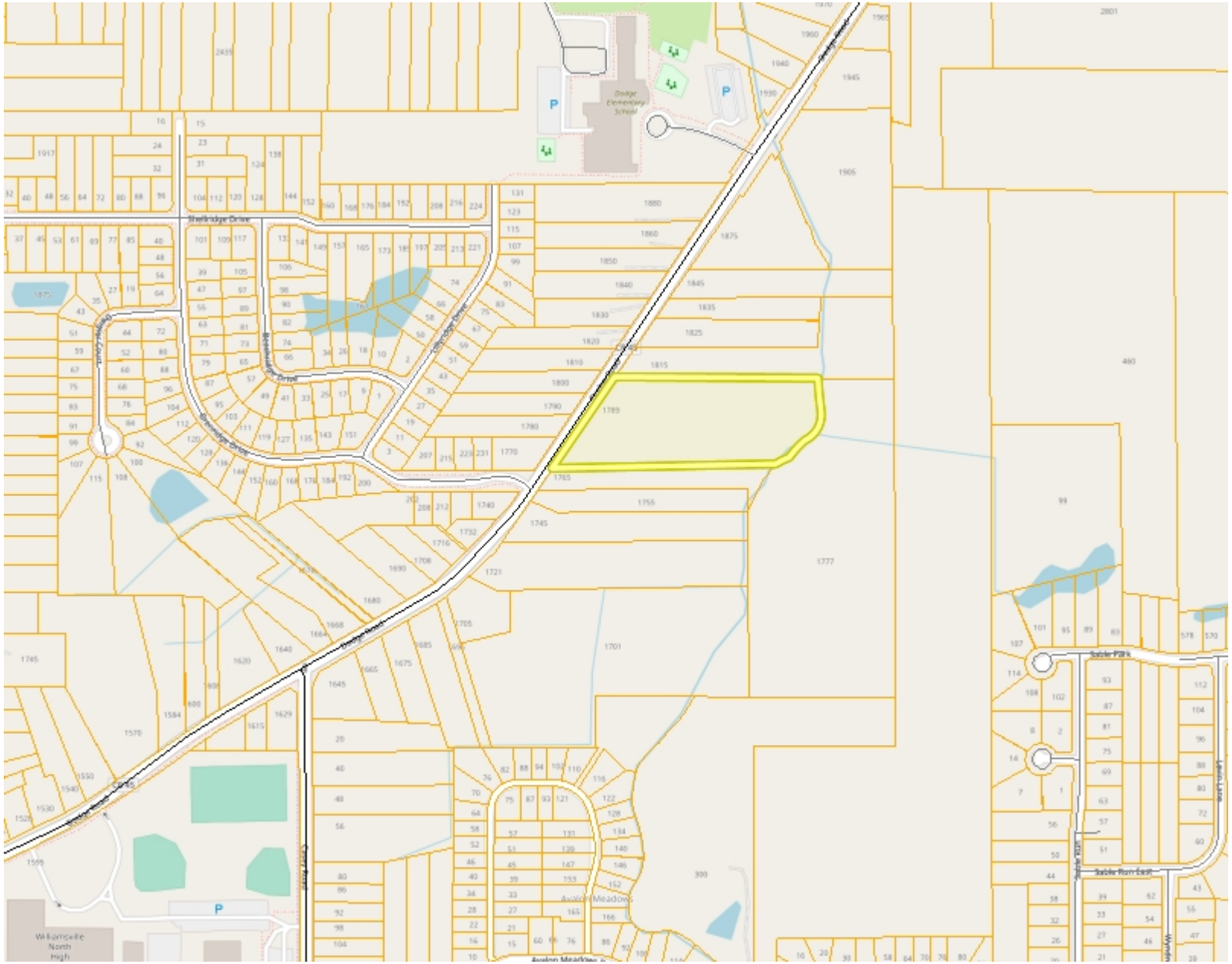
Erie County On-Line Mapping Application





Legend

- Parcels
- Streets and Highways
  - Interstate
  - Primary State Road
  - Secondary State Road
  - County Road
  - Local 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)

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Sanitary Demand Calculations

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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)

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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)

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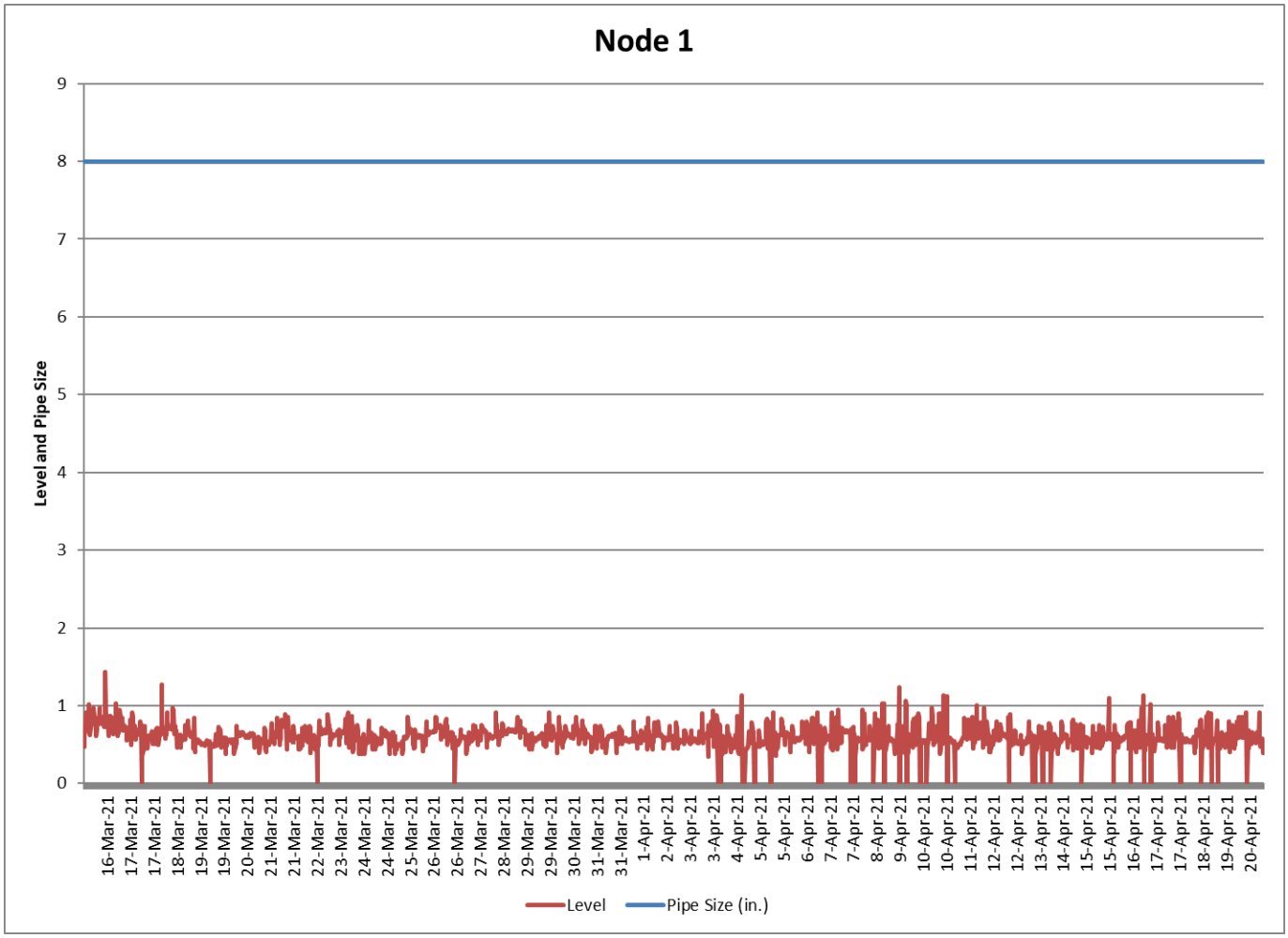
Depth of Flow Capacity Summary:

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)

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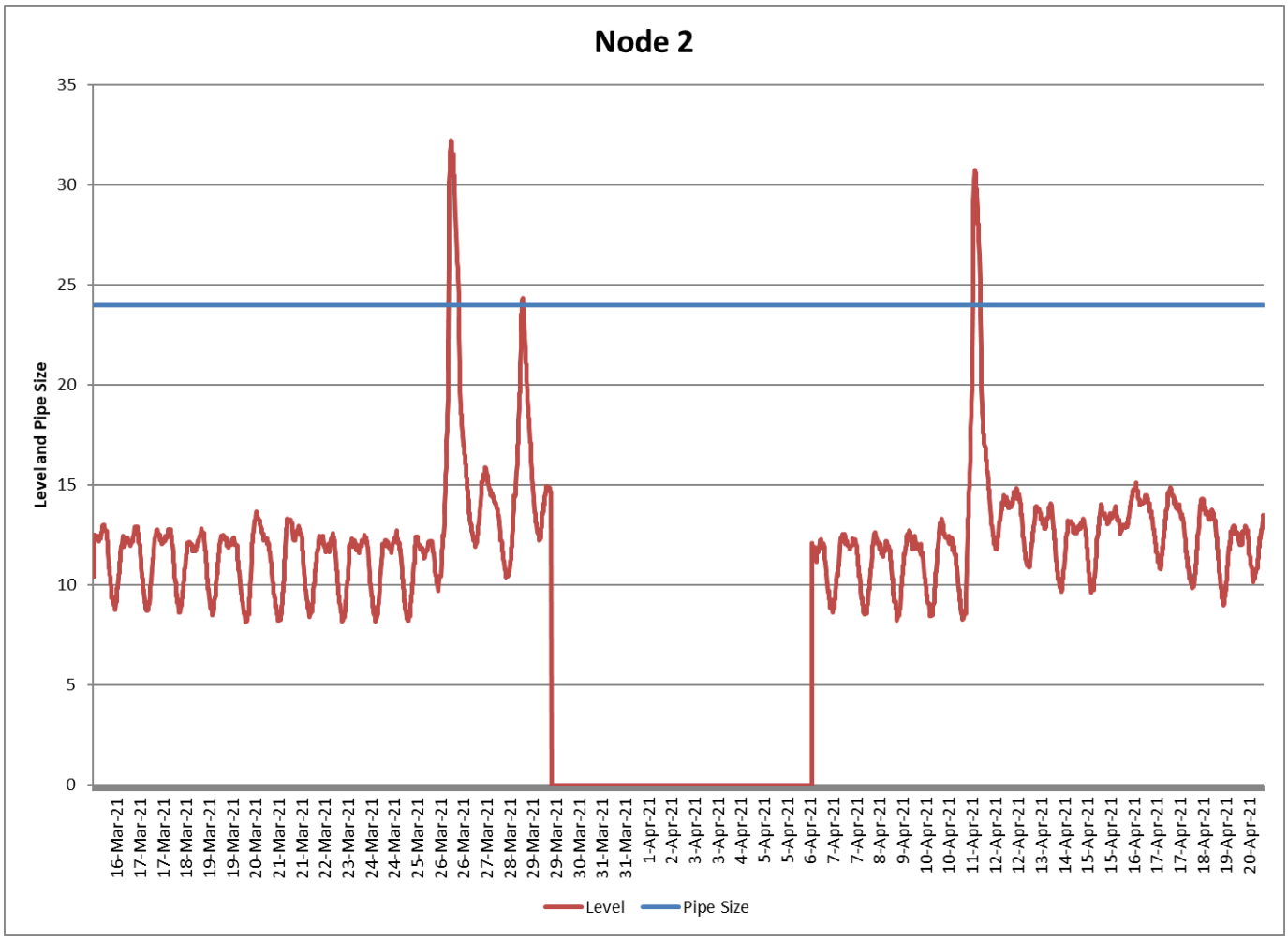
- Three times during the monitoring period did depth of flow exceed pipe diameter at Node 2.



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

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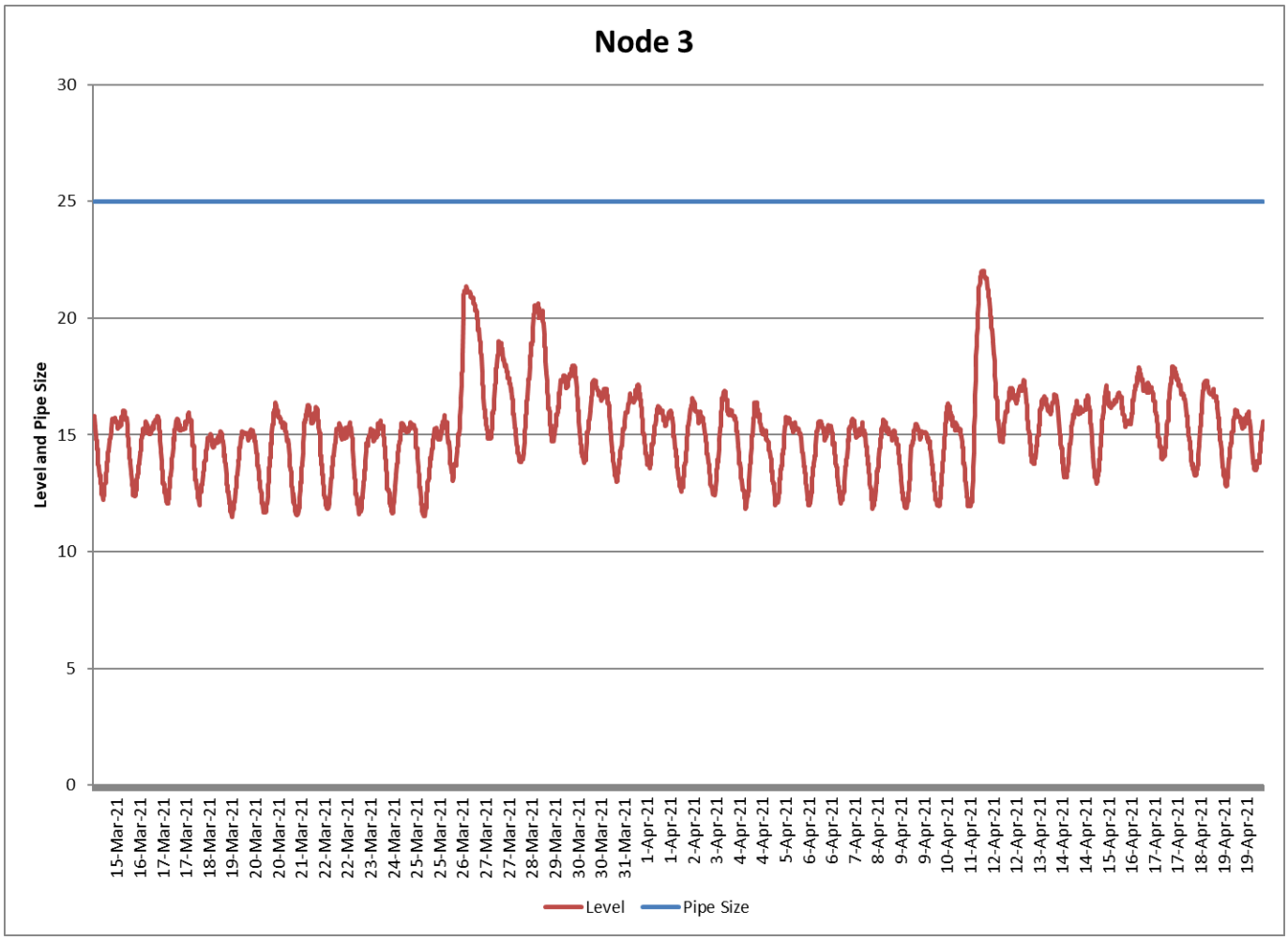
- At no time during the monitoring period did depth of flow exceed pipe diameter at Node 3.



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

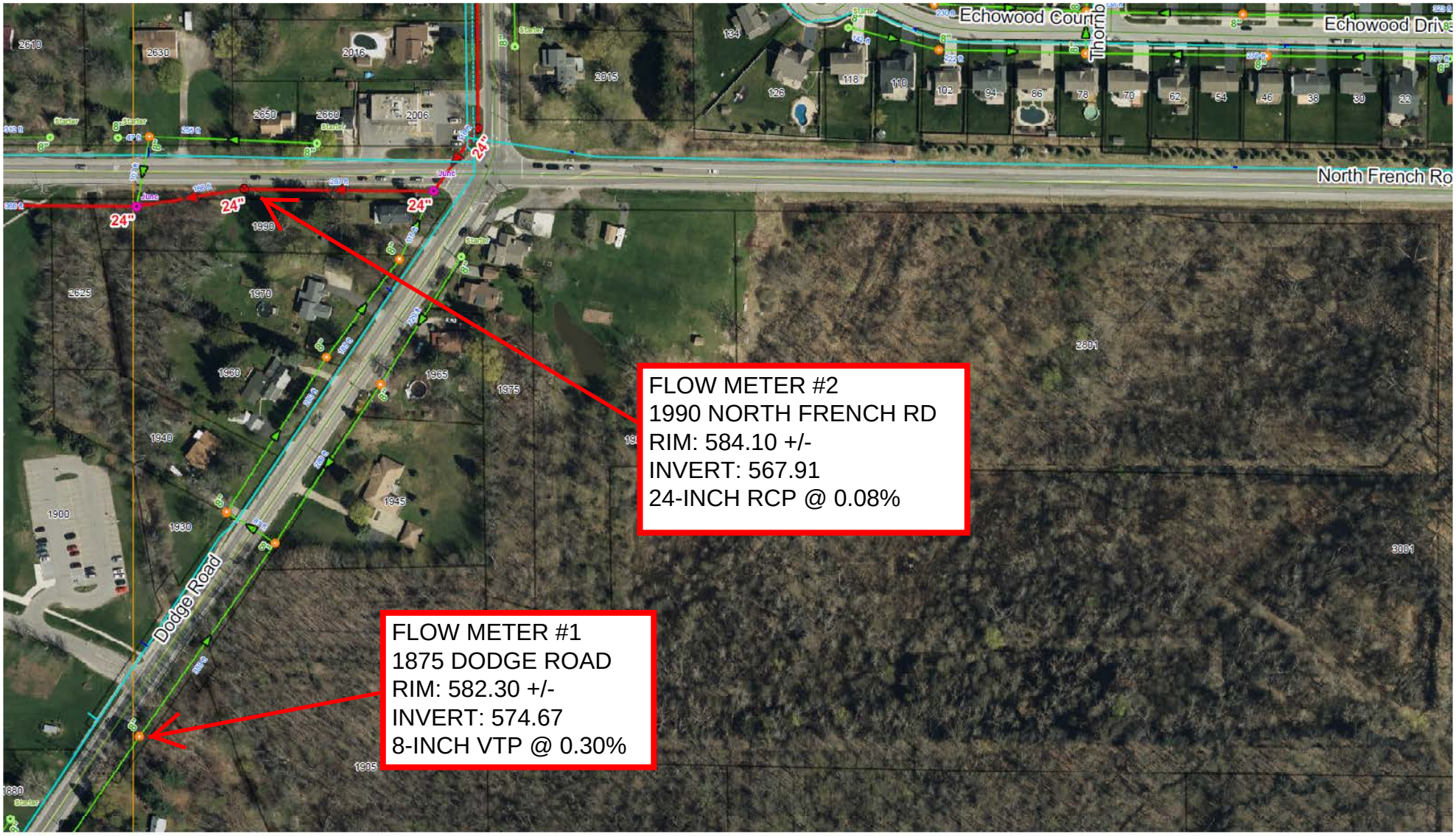
State University of New York at Buffalo

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)



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)

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)

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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

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)

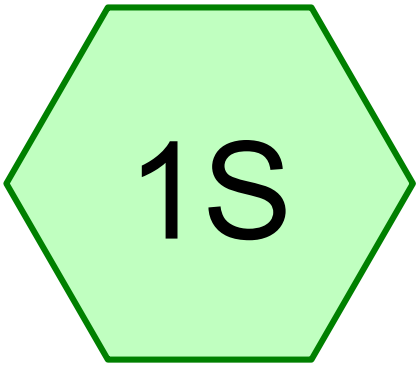
Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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

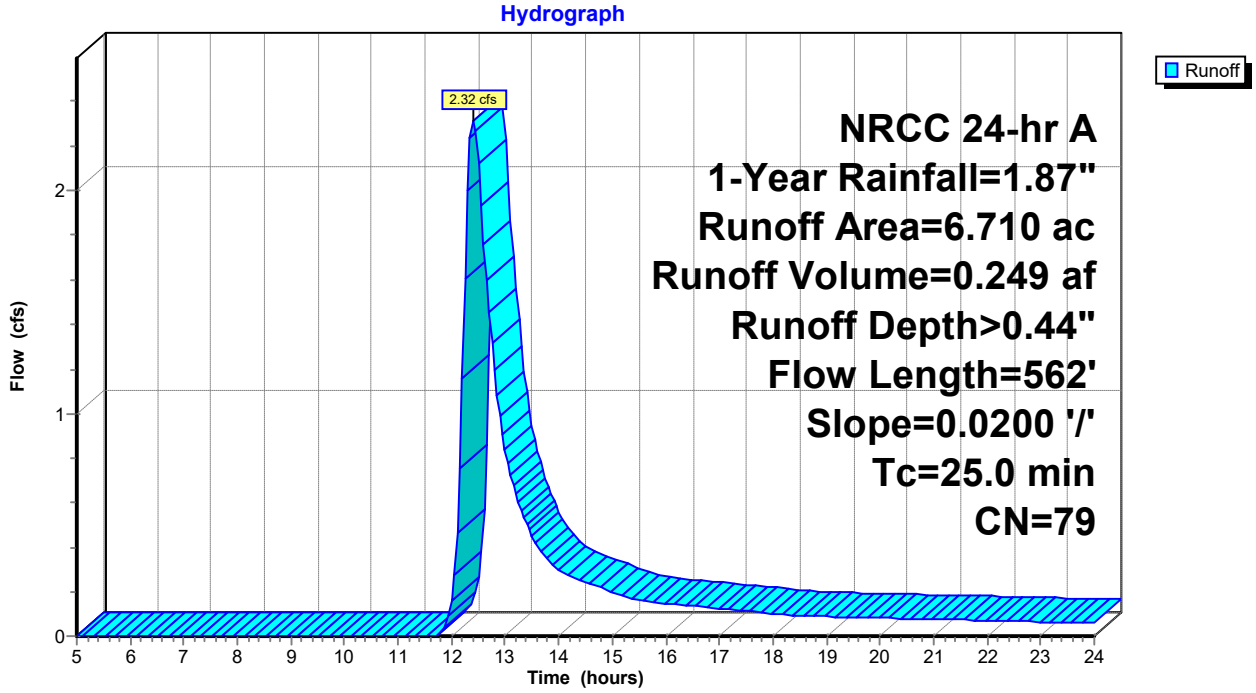
Runoff = 2.32 cfs @ 12.41 hrs, Volume= 0.249 af, Depth> 0.44"
Routed to nonexistent node 11L

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

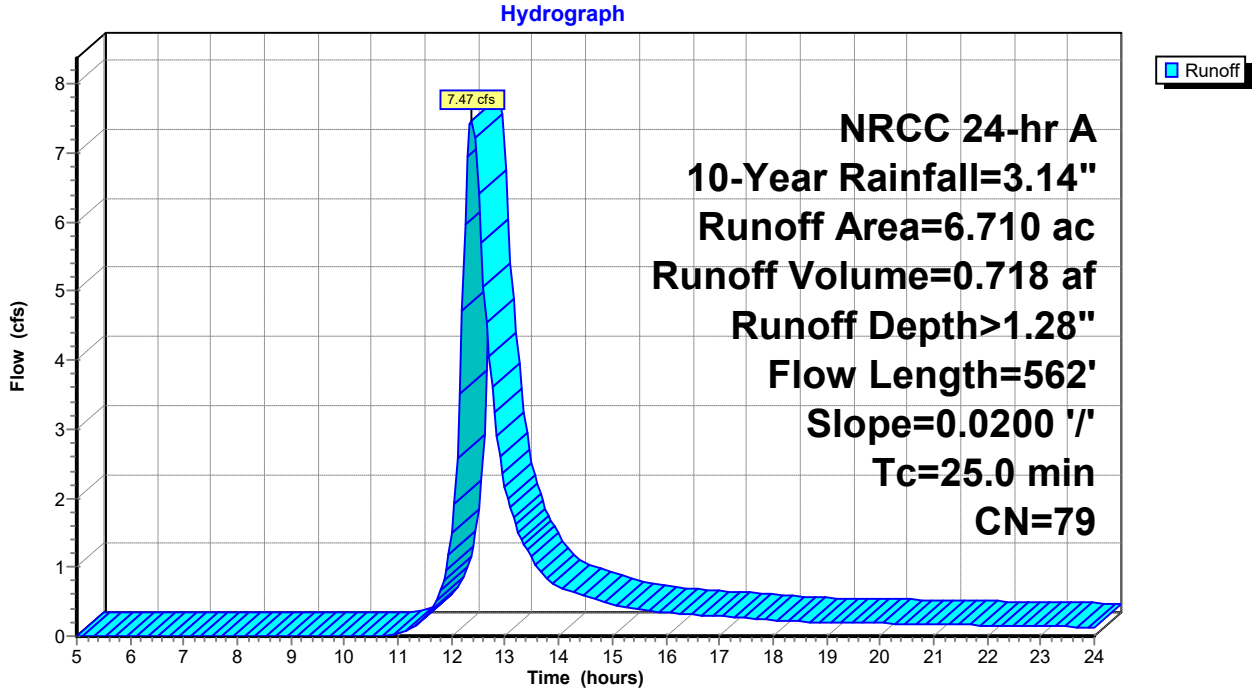
Runoff = 7.47 cfs @ 12.37 hrs, Volume= 0.718 af, Depth> 1.28"
Routed to nonexistent node 11L

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)
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	0.00
8.75	0.36	0.00	0.00
9.00	0.38	0.00	0.00
9.25	0.41	0.00	0.00
9.50	0.43	0.00	0.00
9.75	0.46	0.00	0.00
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
19.25	2.99	1.18	0.20
19.50	3.00	1.19	0.19
19.75	3.01	1.19	0.19
20.00	3.02	1.20	0.19
20.25	3.03	1.21	0.18
20.50	3.04	1.21	0.18
20.75	3.04	1.22	0.18
21.00	3.05	1.23	0.17
21.25	3.06	1.23	0.17
21.50	3.07	1.24	0.16
21.75	3.08	1.24	0.16
22.00	3.08	1.25	0.16
22.25	3.09	1.26	0.15
22.50	3.10	1.26	0.15
22.75	3.11	1.27	0.15
23.00	3.11	1.27	0.14
23.25	3.12	1.28	0.14
23.50	3.13	1.28	0.14
23.75	3.13	1.29	0.13
24.00	**3.14**	**1.29**	0.13

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

Summary for Subcatchment 1S: DA PRE DEV

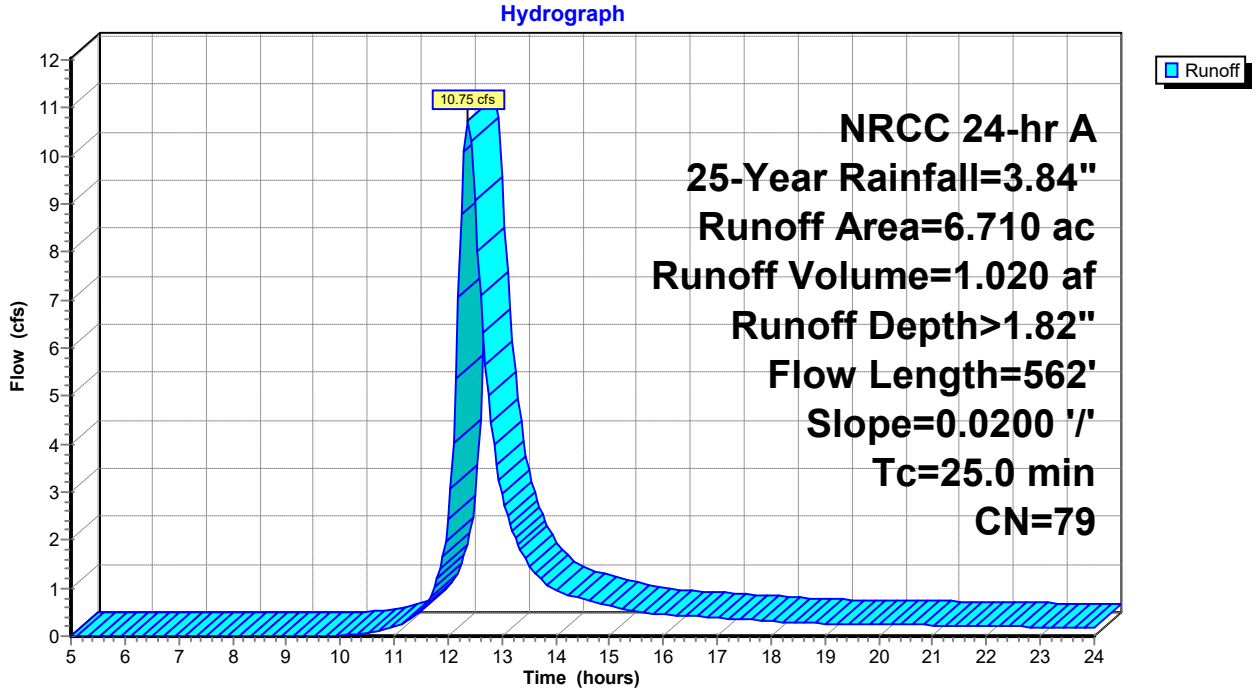
Runoff = 10.75 cfs @ 12.37 hrs, Volume= 1.020 af, Depth> 1.82"
Routed to nonexistent node 11L

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

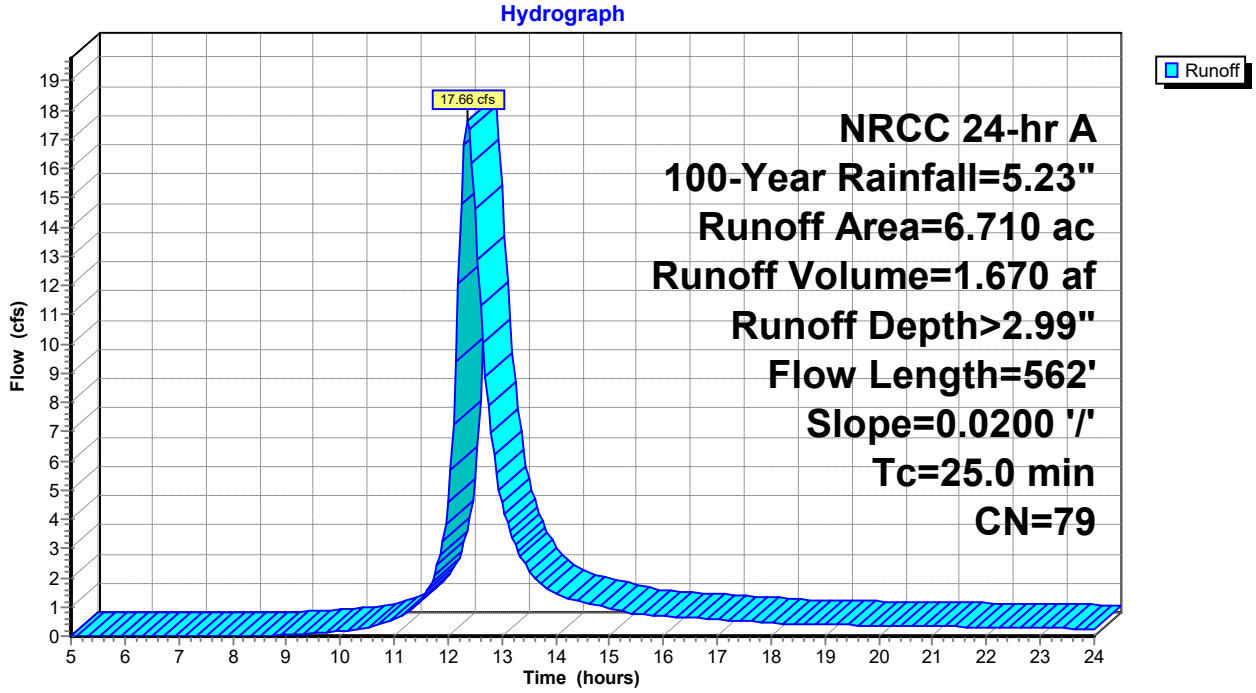
Runoff = 17.66 cfs @ 12.36 hrs, Volume= 1.670 af, Depth> 2.99"
Routed to nonexistent node 11L

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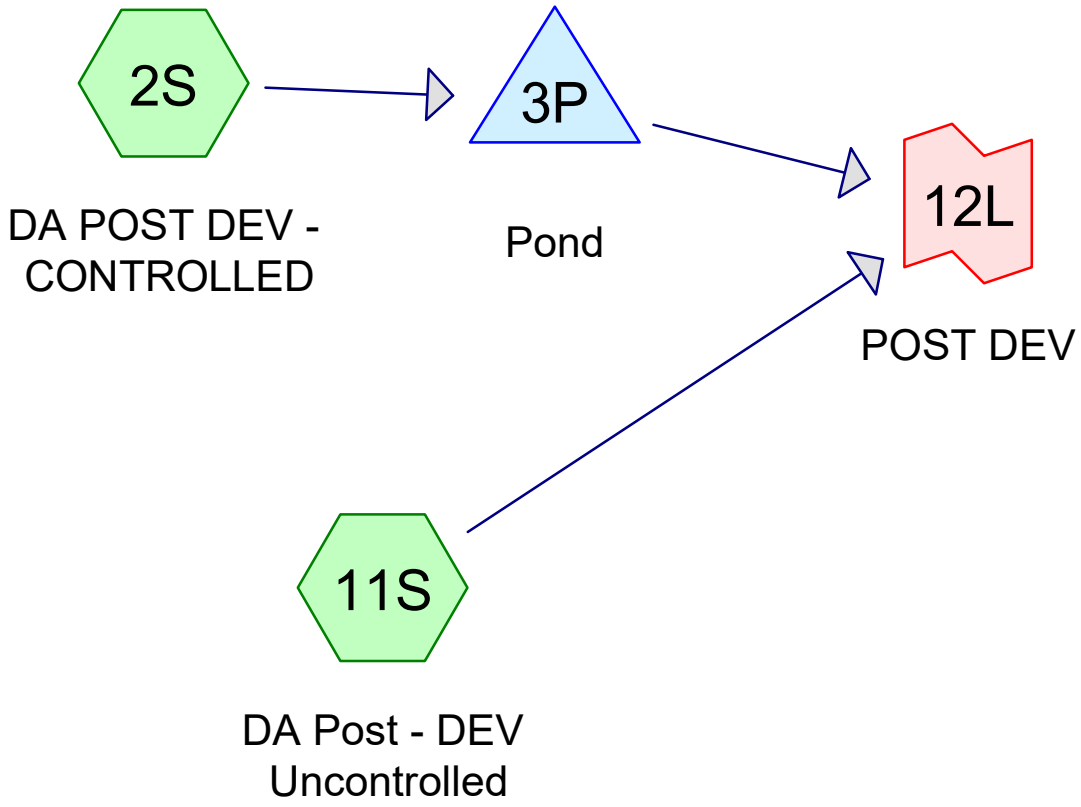
Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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

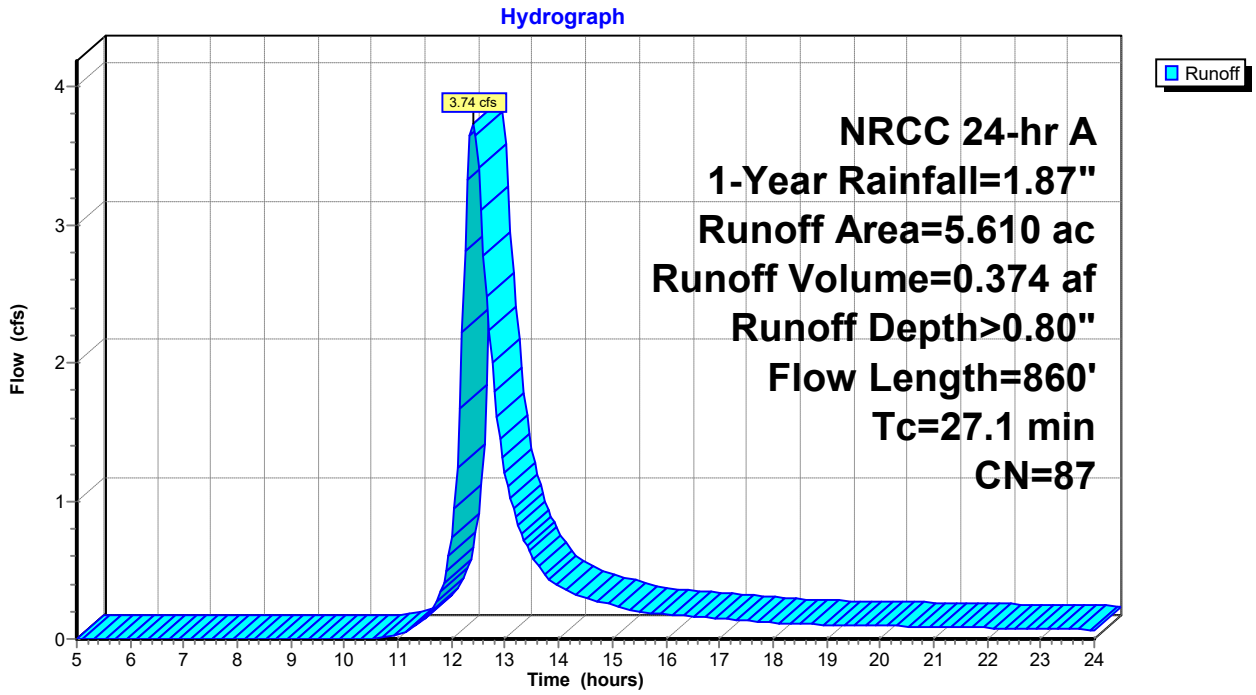
Runoff = 3.74 cfs @ 12.40 hrs, Volume= 0.374 af, Depth> 0.80"
Routed to Pond 3P : Pond

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

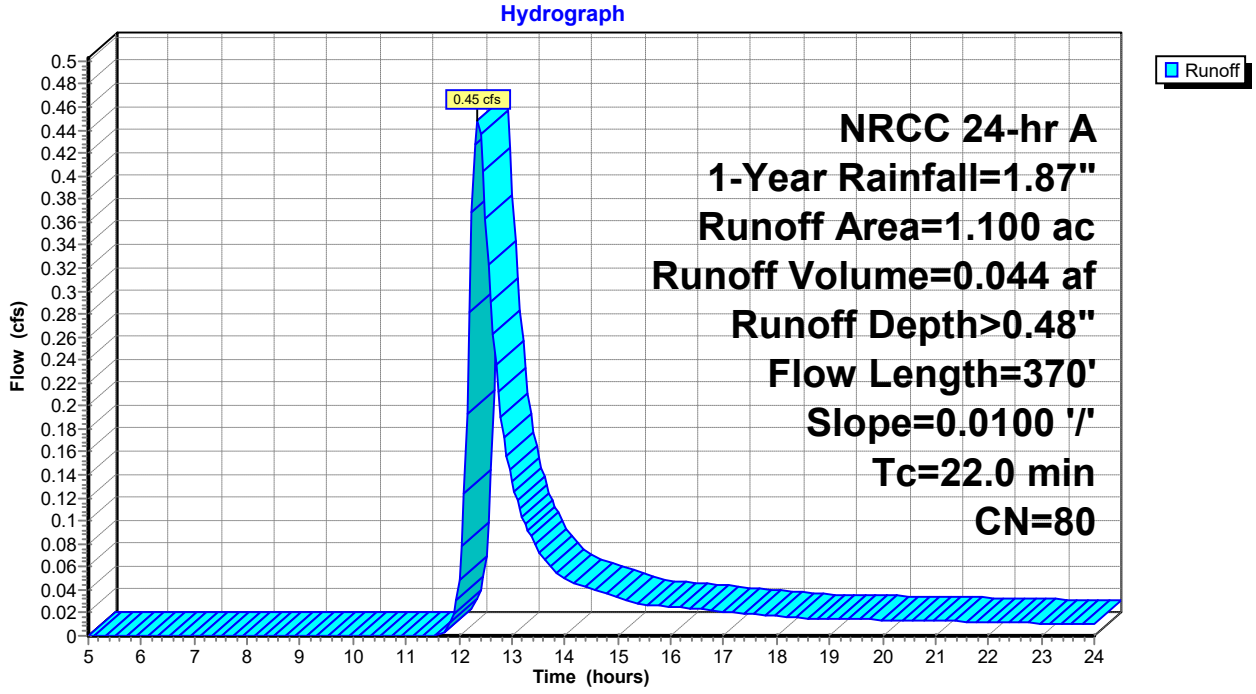
Runoff = 0.45 cfs @ 12.36 hrs, Volume= 0.044 af, Depth> 0.48"
Routed to Link 12L : POST DEV

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)

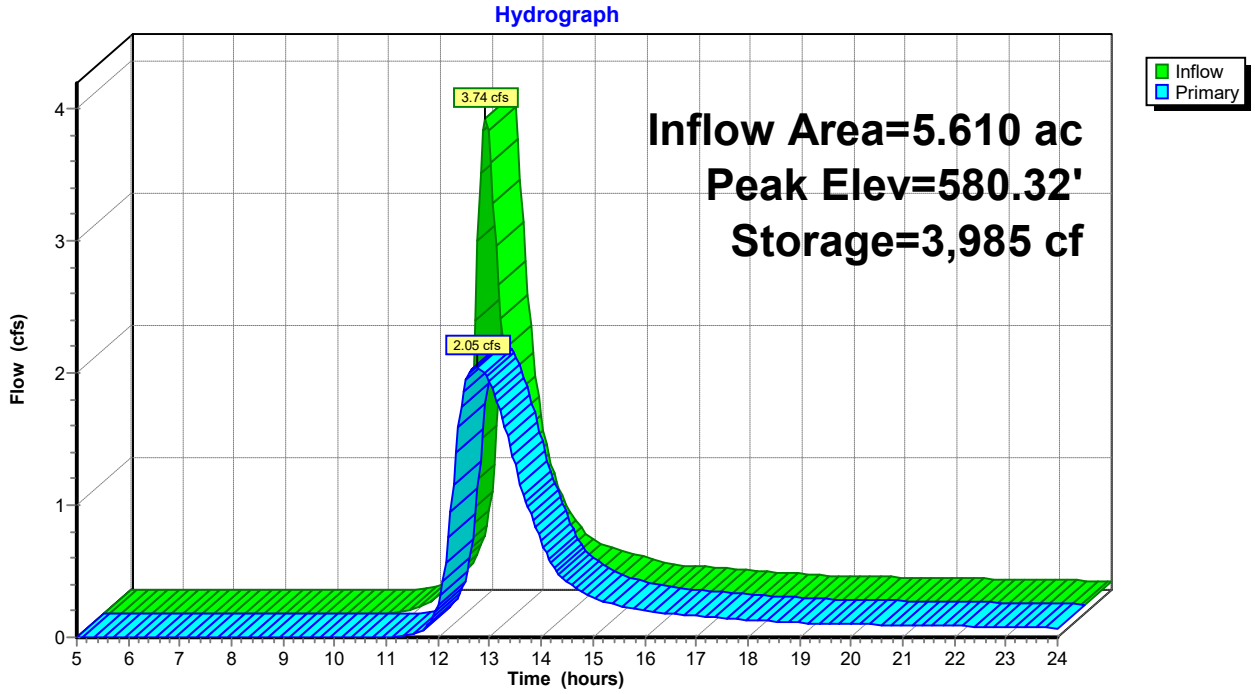
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
578.50	1,628	0	0
579.00	1,920	887	887
580.00	2,550	2,235	3,122
581.00	3,220	2,885	6,007
582.00	3,960	3,590	9,597
583.00	4,760	4,360	13,957
584.00	11,860	8,310	22,267
585.00	13,280	12,570	34,837

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

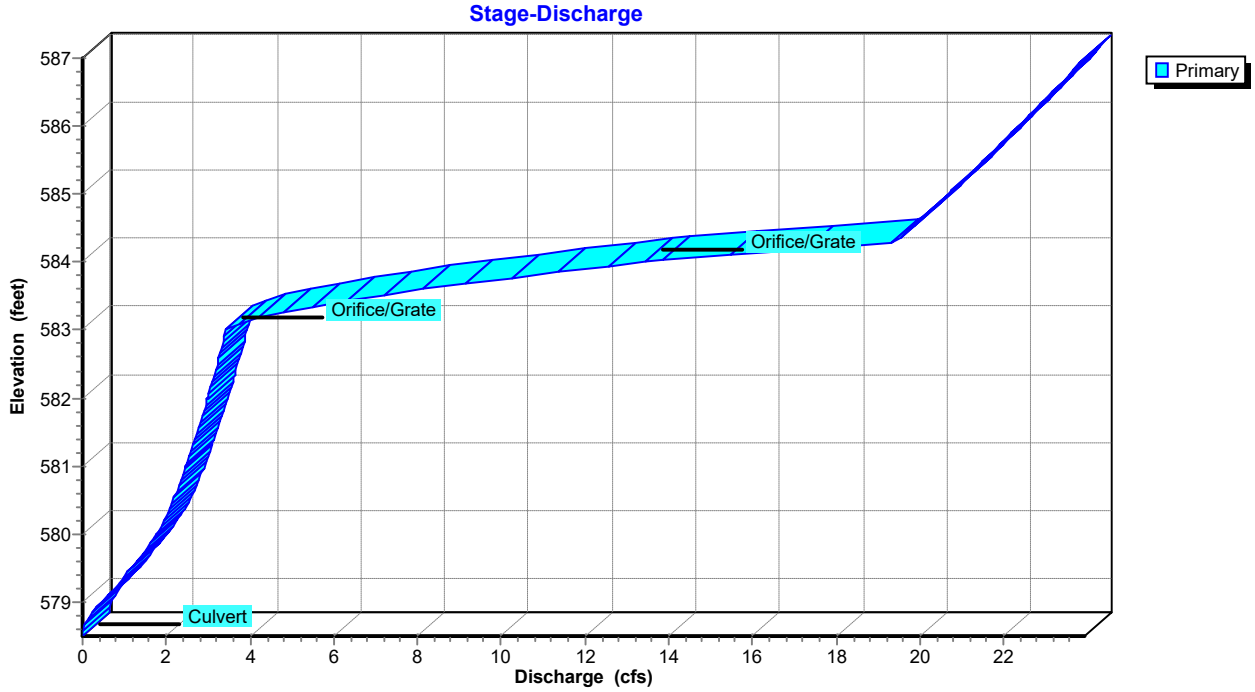
Primary OutFlow Max=2.04 cfs @ 12.74 hrs HW=580.32' (Free Discharge)
└**4=Culvert** (Passes 2.04 cfs of 7.94 cfs potential flow)
  └**1=Culvert** (Inlet Controls 2.04 cfs @ 5.86 fps)
  └**2=Orifice/Grate** (Controls 0.00 cfs)
  └**3=Orifice/Grate** (Controls 0.00 cfs)

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

Pond 3P: Pond

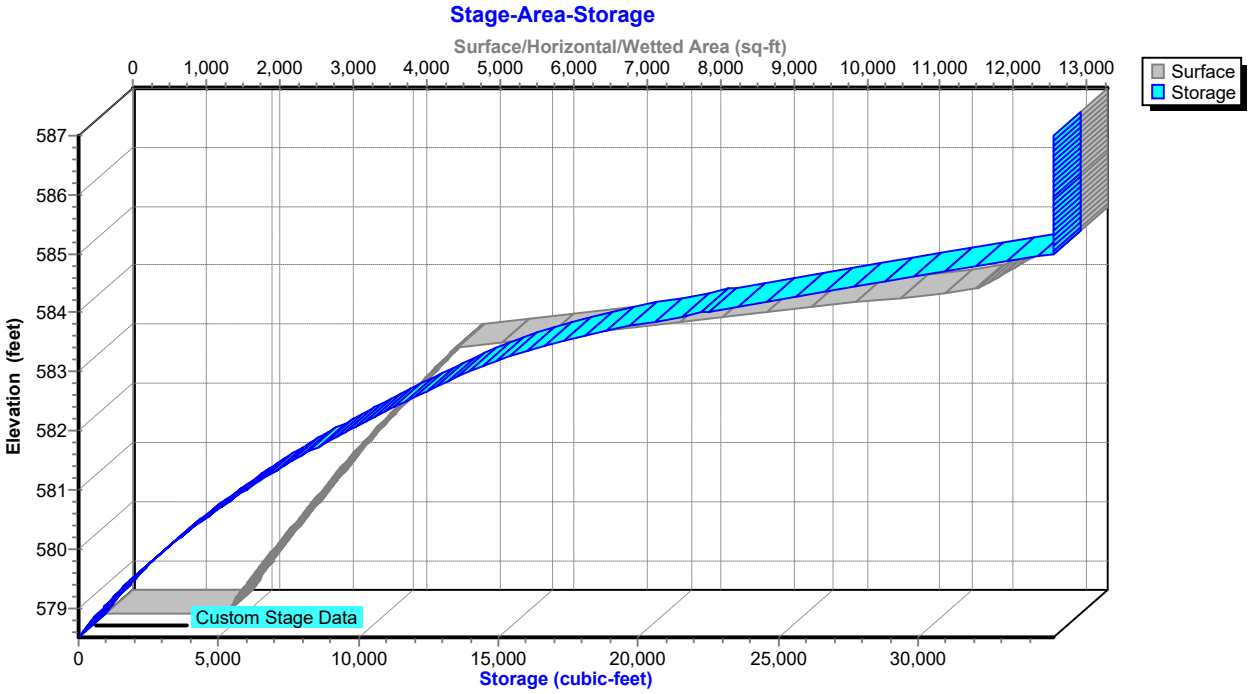


Pond 3P: Pond



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

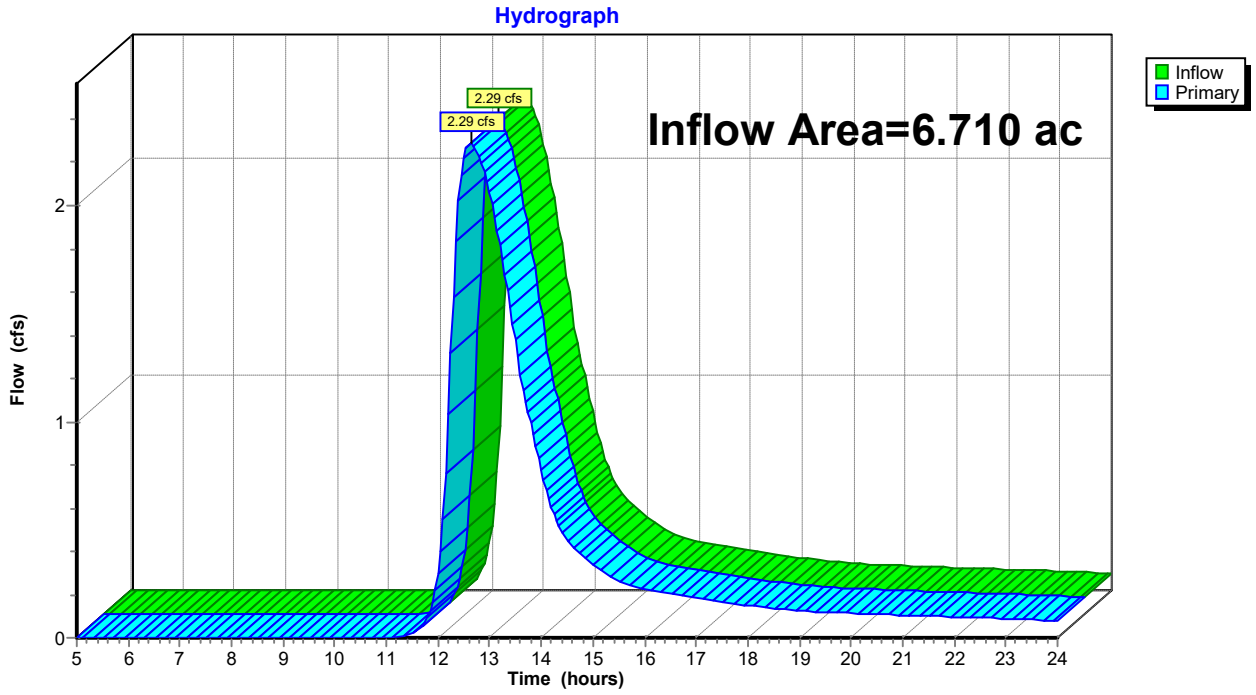
Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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

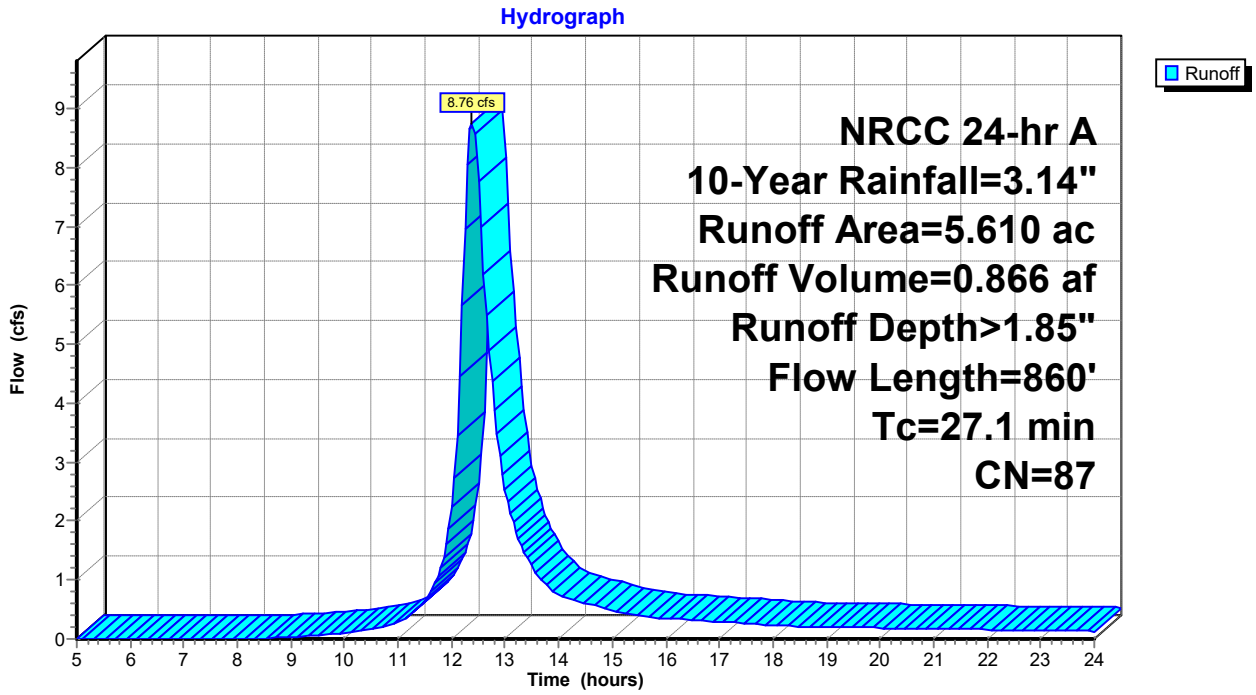
Runoff = 8.76 cfs @ 12.38 hrs, Volume= 0.866 af, Depth> 1.85"
Routed to Pond 3P : Pond

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

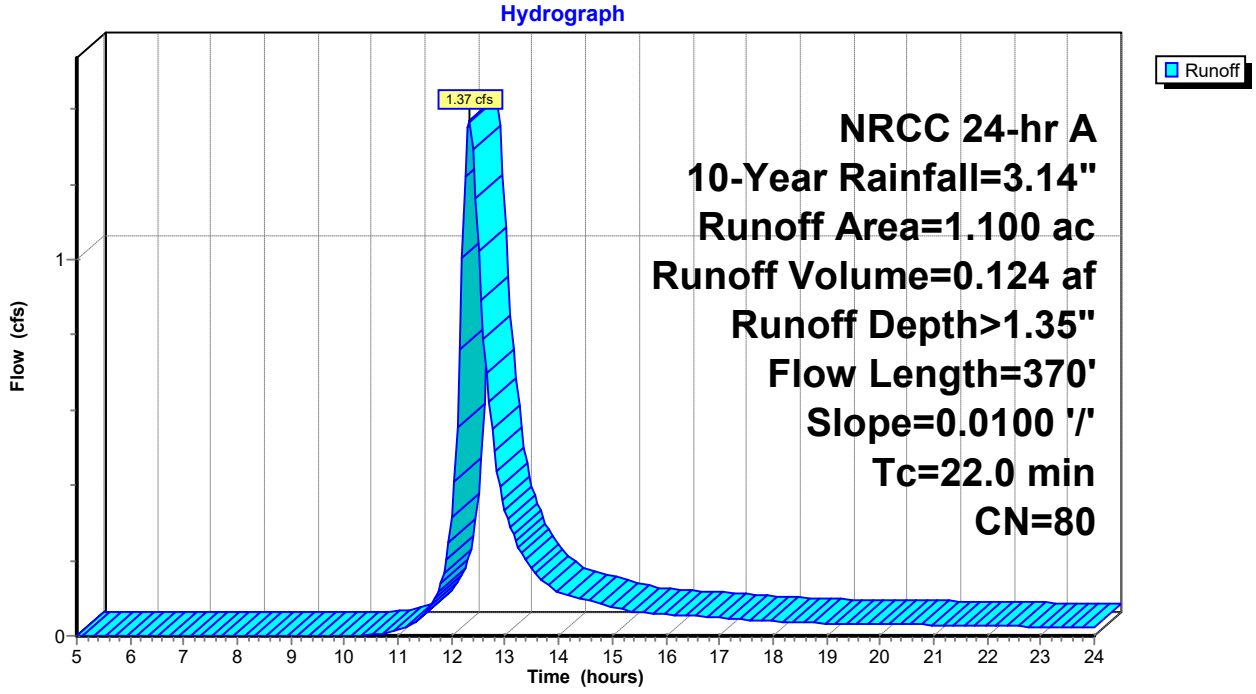
Runoff = 1.37 cfs @ 12.33 hrs, Volume= 0.124 af, Depth> 1.35"
Routed to Link 12L : POST DEV

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)
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	0.00
8.75	0.36	0.00	0.00
9.00	0.38	0.00	0.00
9.25	0.41	0.00	0.00
9.50	0.43	0.00	0.00
9.75	0.46	0.00	0.00
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
19.25	2.99	1.24	0.03
19.50	3.00	1.25	0.03
19.75	3.01	1.26	0.03
20.00	3.02	1.26	0.03
20.25	3.03	1.27	0.03
20.50	3.04	1.28	0.03
20.75	3.04	1.28	0.03
21.00	3.05	1.29	0.03
21.25	3.06	1.30	0.03
21.50	3.07	1.30	0.03
21.75	3.08	1.31	0.03
22.00	3.08	1.31	0.03
22.25	3.09	1.32	0.03
22.50	3.10	1.33	0.03
22.75	3.11	1.33	0.02
23.00	3.11	1.34	0.02
23.25	3.12	1.34	0.02
23.50	3.13	1.35	0.02
23.75	3.13	1.35	0.02
24.00	**3.14**	**1.36**	0.02

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)

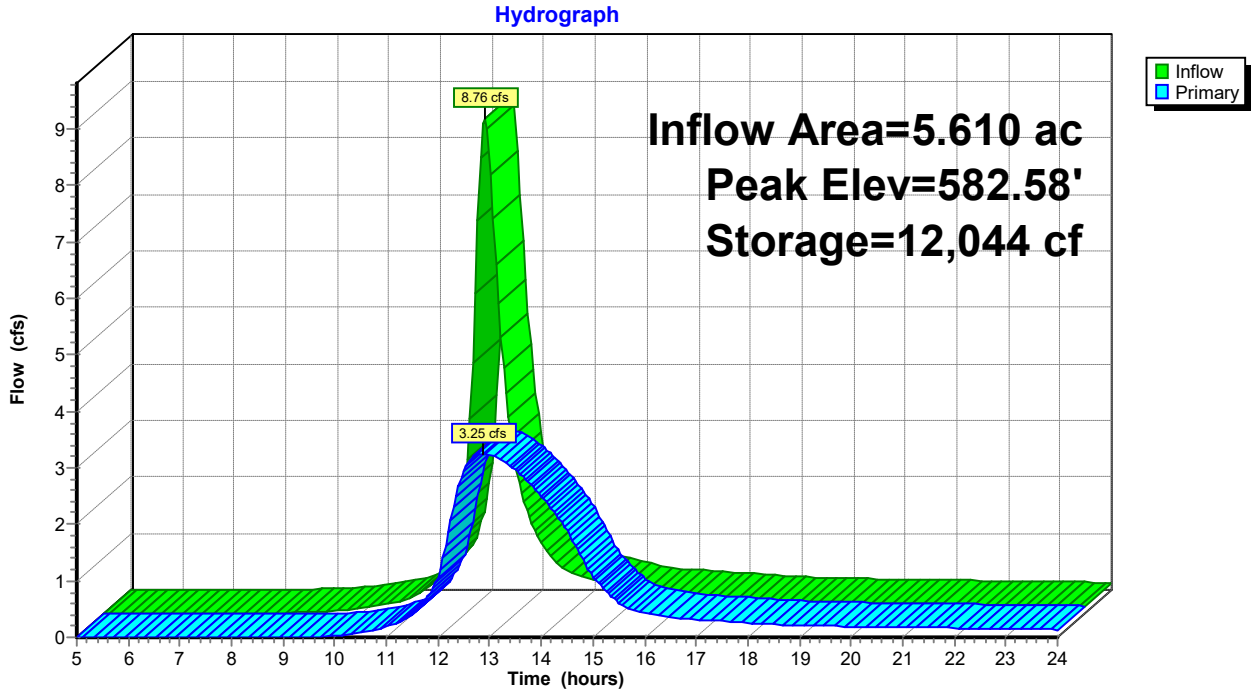
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
578.50	1,628	0	0
579.00	1,920	887	887
580.00	2,550	2,235	3,122
581.00	3,220	2,885	6,007
582.00	3,960	3,590	9,597
583.00	4,760	4,360	13,957
584.00	11,860	8,310	22,267
585.00	13,280	12,570	34,837

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

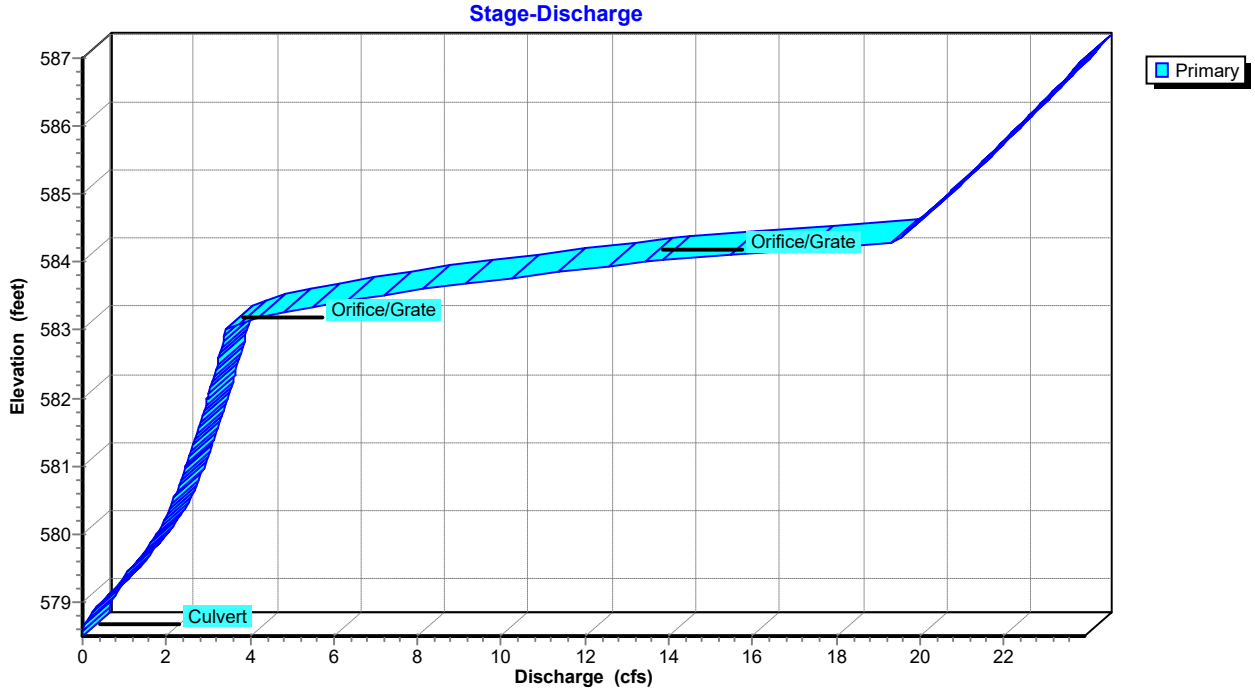
Primary OutFlow Max=3.25 cfs @ 12.88 hrs HW=582.58' (Free Discharge)
└**4=Culvert** (Passes 3.25 cfs of 15.90 cfs potential flow)
  └**1=Culvert** (Inlet Controls 3.25 cfs @ 9.31 fps)
  └**2=Orifice/Grate** (Controls 0.00 cfs)
  └**3=Orifice/Grate** (Controls 0.00 cfs)

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

Pond 3P: Pond

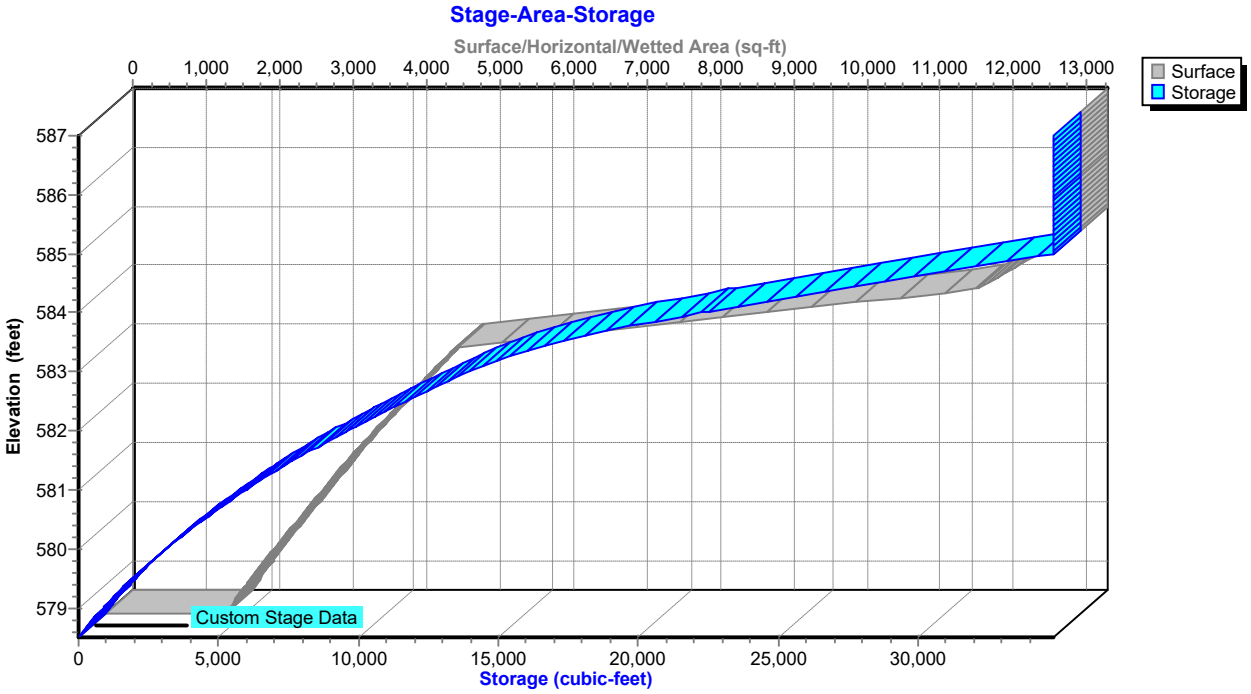


Pond 3P: Pond



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

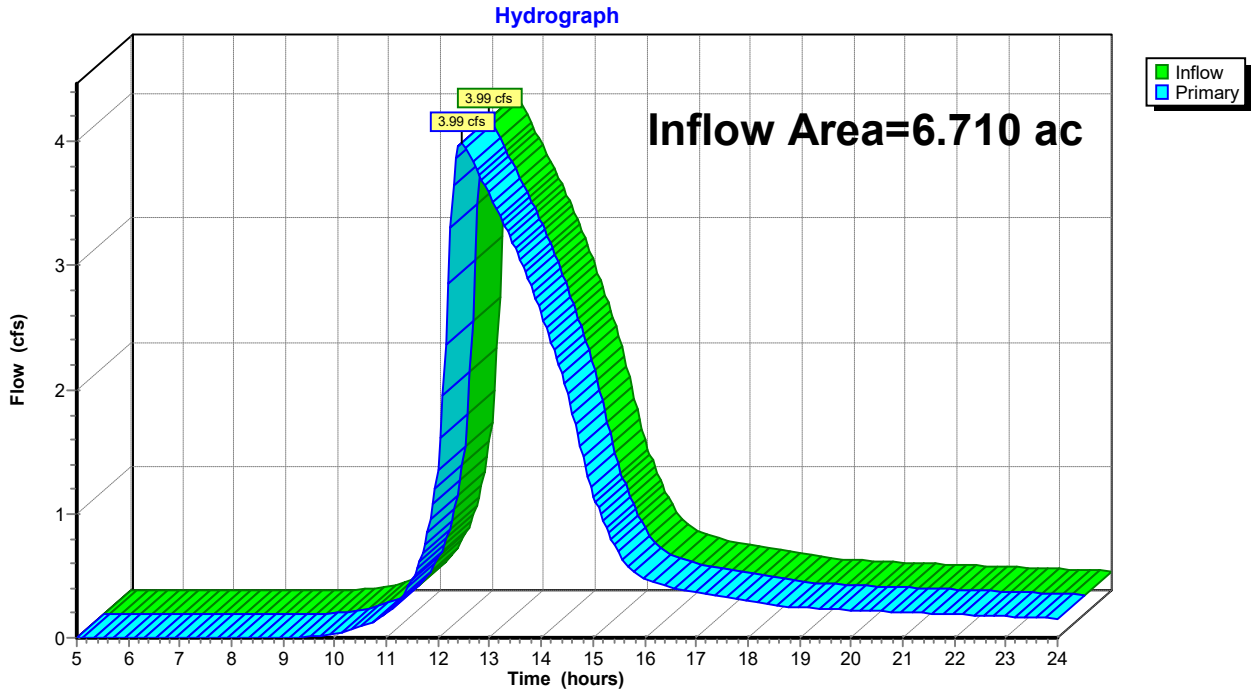
Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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

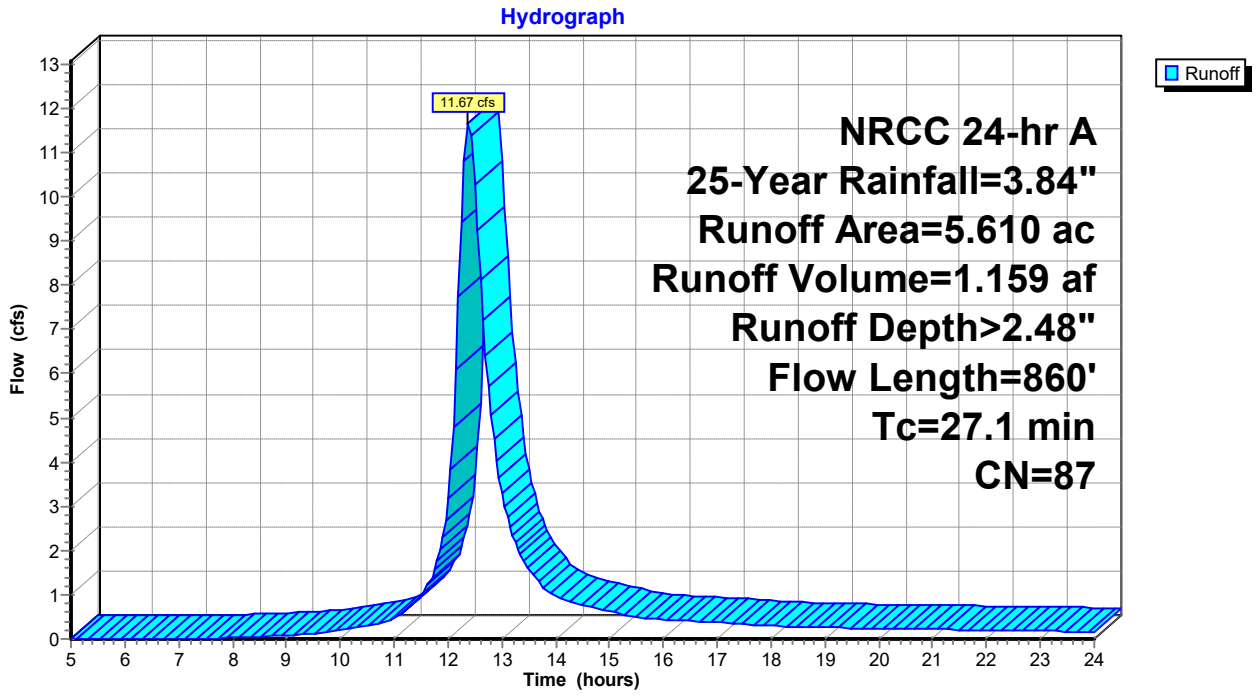
Runoff = 11.67 cfs @ 12.38 hrs, Volume= 1.159 af, Depth> 2.48"
Routed to Pond 3P : Pond

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

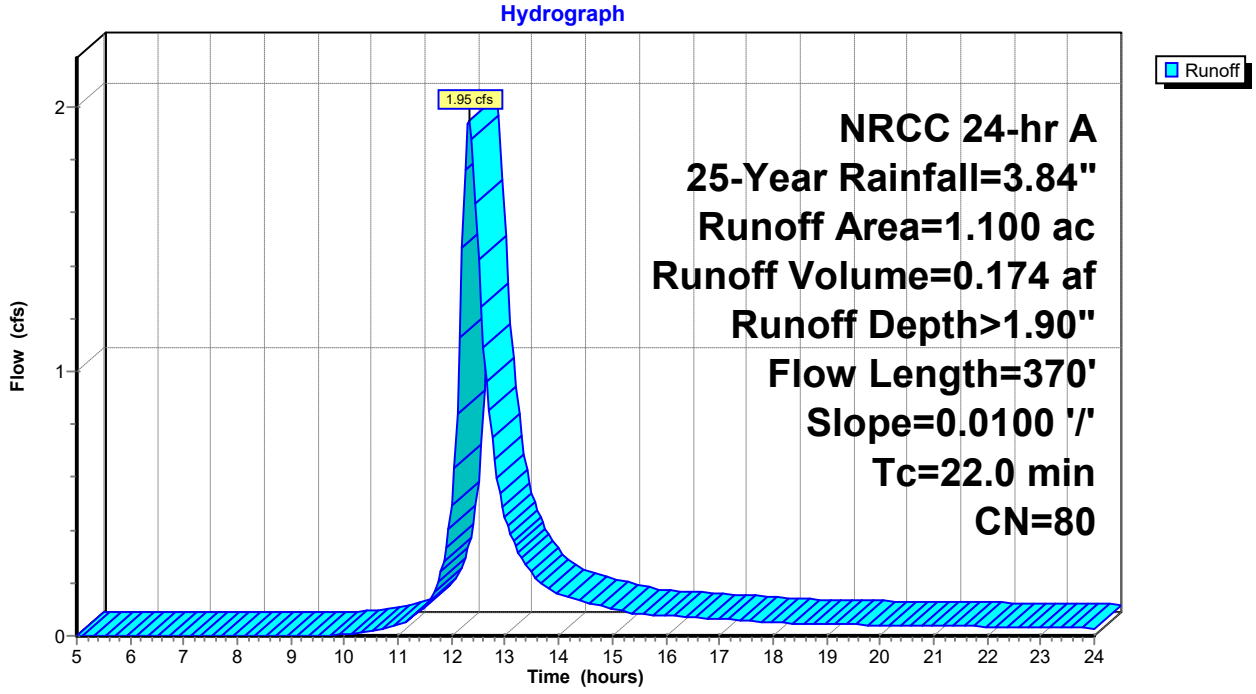
Runoff = 1.95 cfs @ 12.33 hrs, Volume= 0.174 af, Depth> 1.90"
Routed to Link 12L : POST DEV

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)

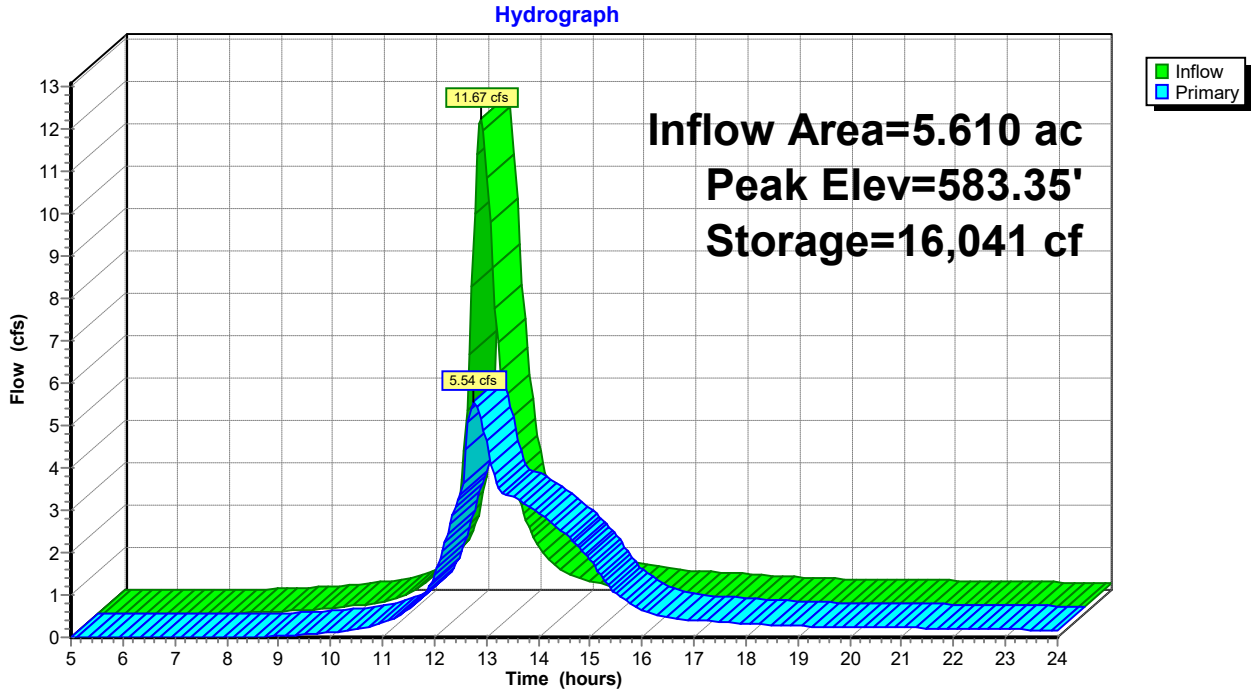
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
578.50	1,628	0	0
579.00	1,920	887	887
580.00	2,550	2,235	3,122
581.00	3,220	2,885	6,007
582.00	3,960	3,590	9,597
583.00	4,760	4,360	13,957
584.00	11,860	8,310	22,267
585.00	13,280	12,570	34,837

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

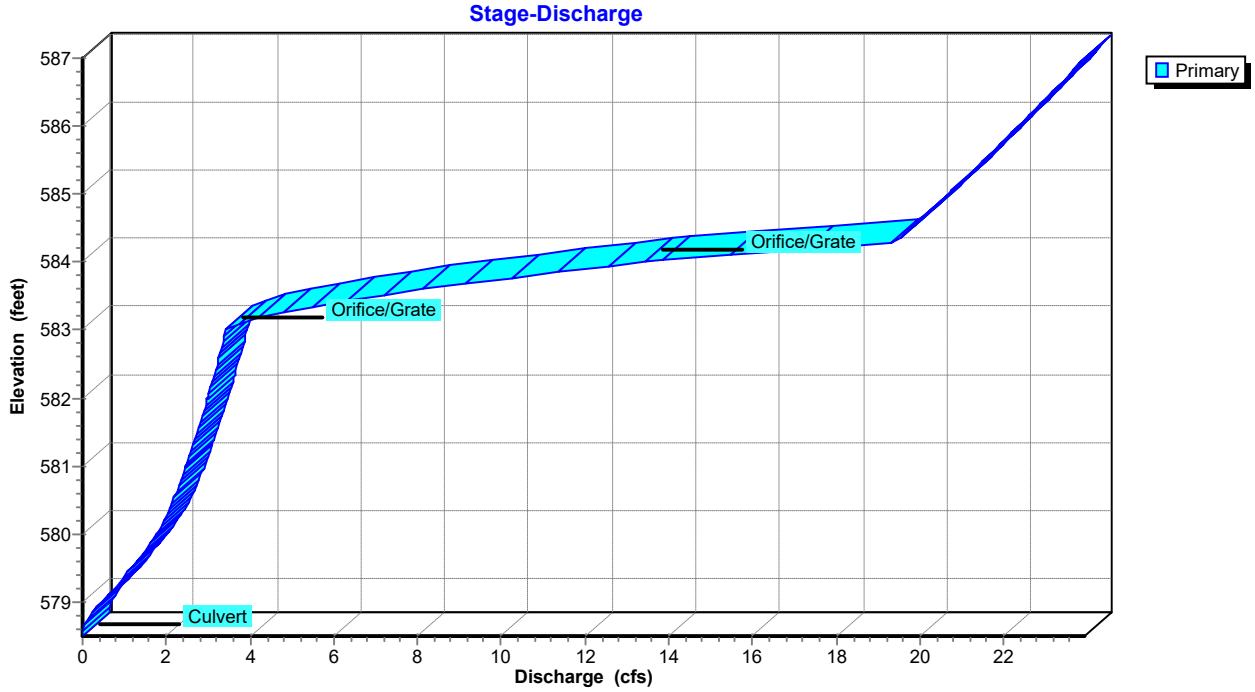
Primary OutFlow Max=5.52 cfs @ 12.77 hrs HW=583.35' (Free Discharge)
└**4=Culvert** (Passes 5.52 cfs of 17.55 cfs potential flow)
  ├**1=Culvert** (Inlet Controls 3.57 cfs @ 10.22 fps)
  ├**2=Orifice/Grate** (Orifice Controls 1.96 cfs @ 1.89 fps)
  └**3=Orifice/Grate** (Controls 0.00 cfs)

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

Pond 3P: Pond

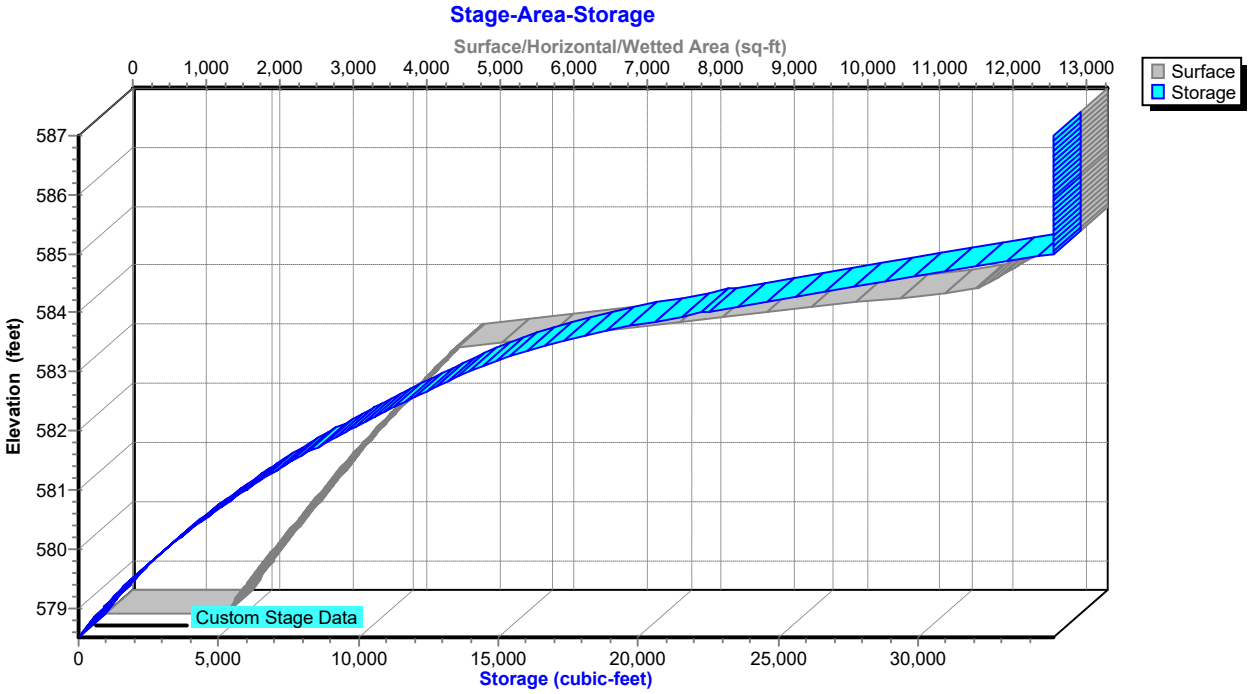


Pond 3P: Pond



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

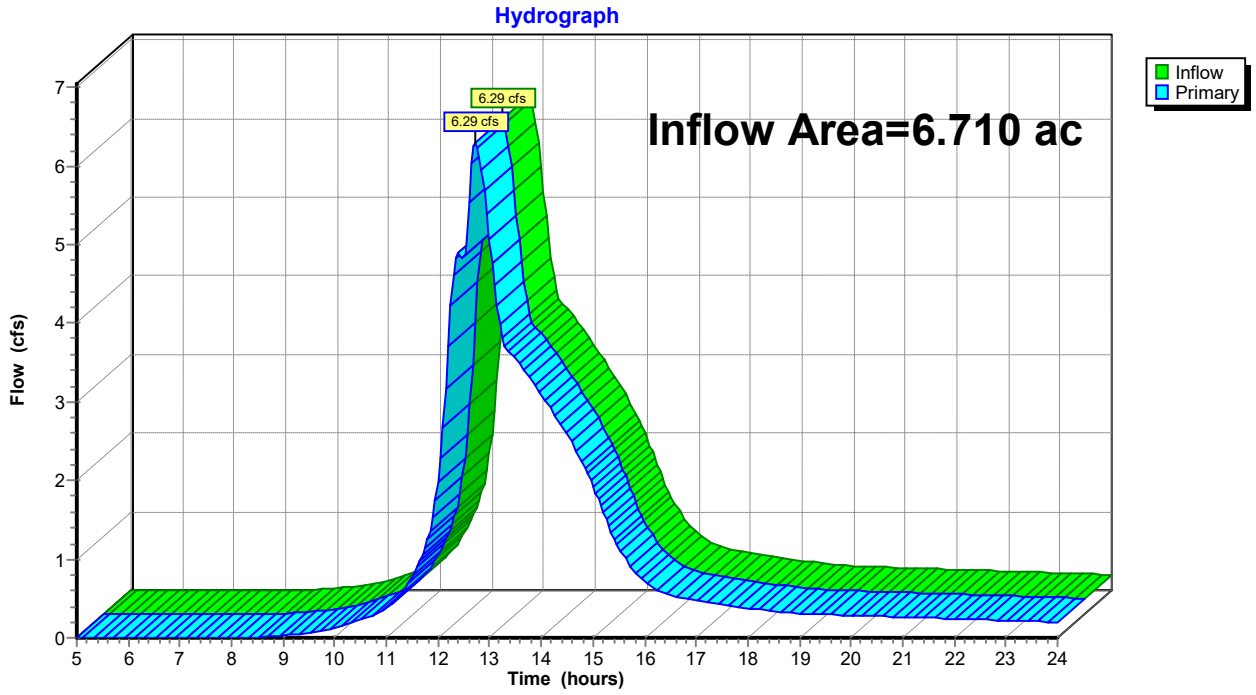
Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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

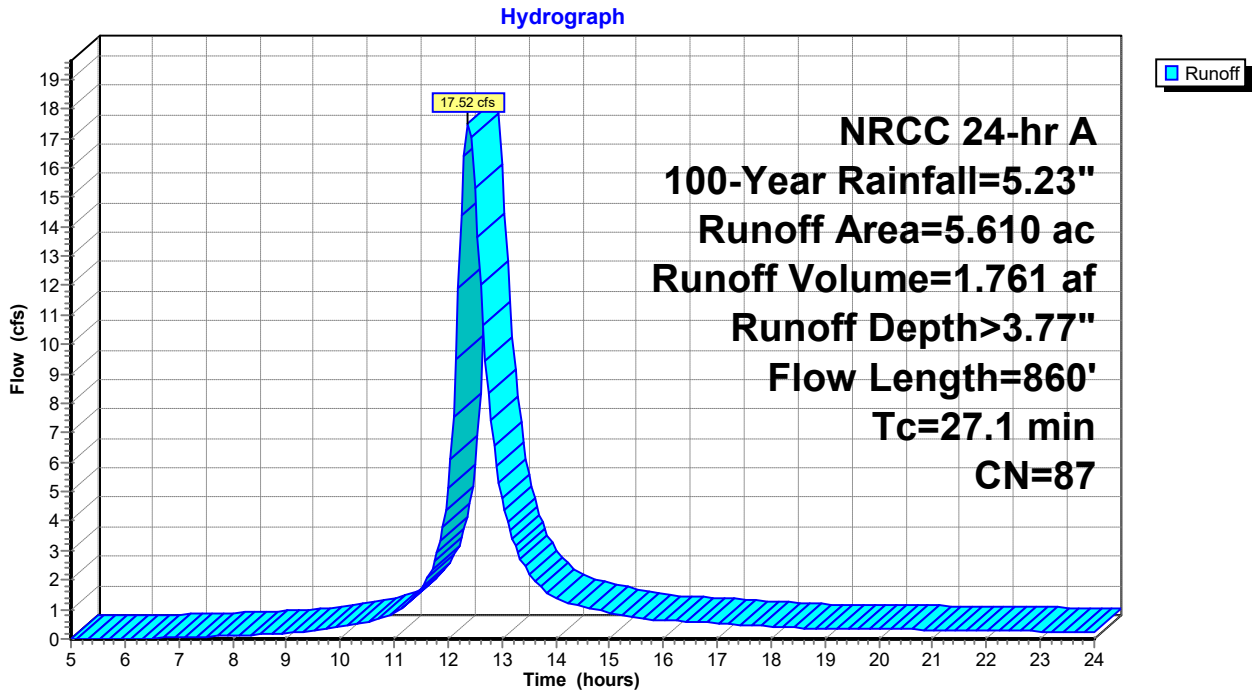
Runoff = 17.52 cfs @ 12.38 hrs, Volume= 1.761 af, Depth> 3.77"
Routed to Pond 3P : Pond

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

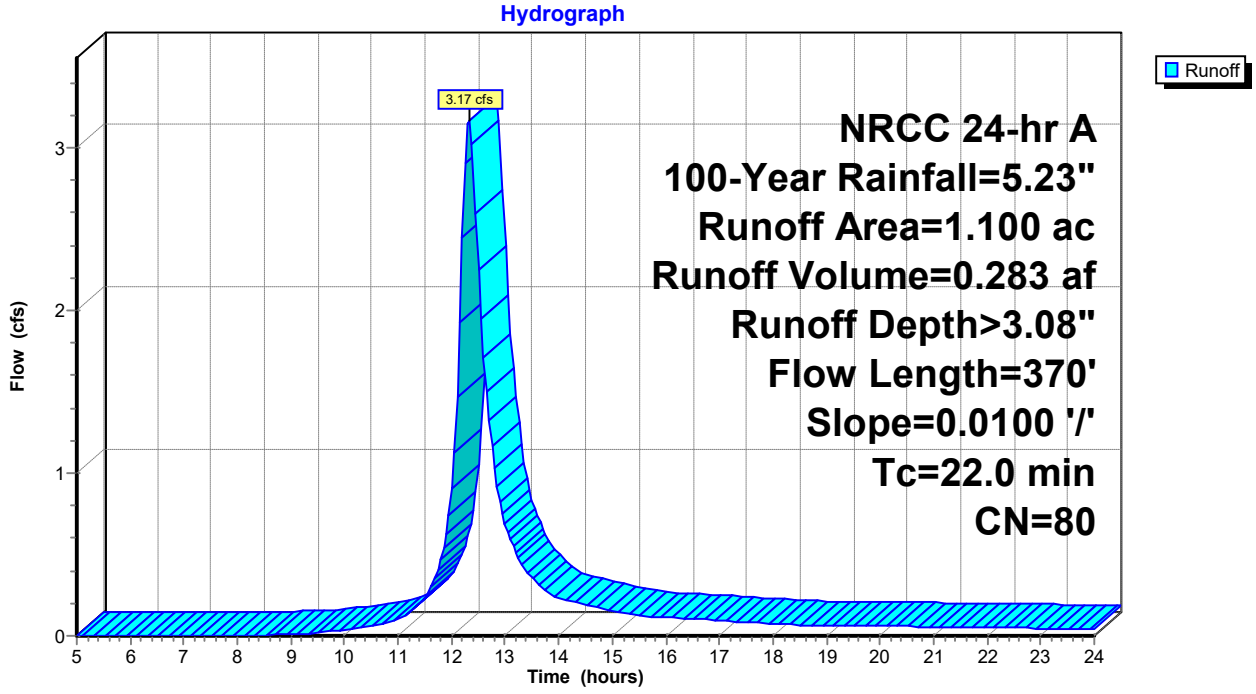
Runoff = 3.17 cfs @ 12.32 hrs, Volume= 0.283 af, Depth> 3.08"
Routed to Link 12L : POST DEV

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)

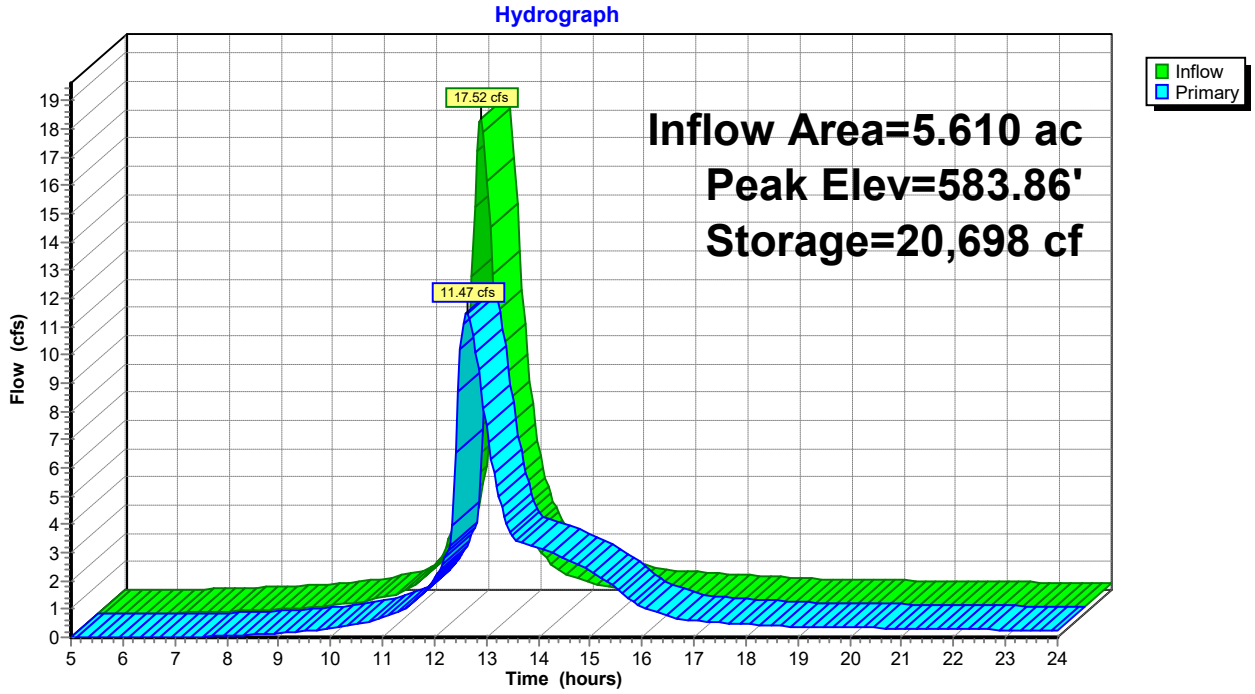
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
578.50	1,628	0	0
579.00	1,920	887	887
580.00	2,550	2,235	3,122
581.00	3,220	2,885	6,007
582.00	3,960	3,590	9,597
583.00	4,760	4,360	13,957
584.00	11,860	8,310	22,267
585.00	13,280	12,570	34,837

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

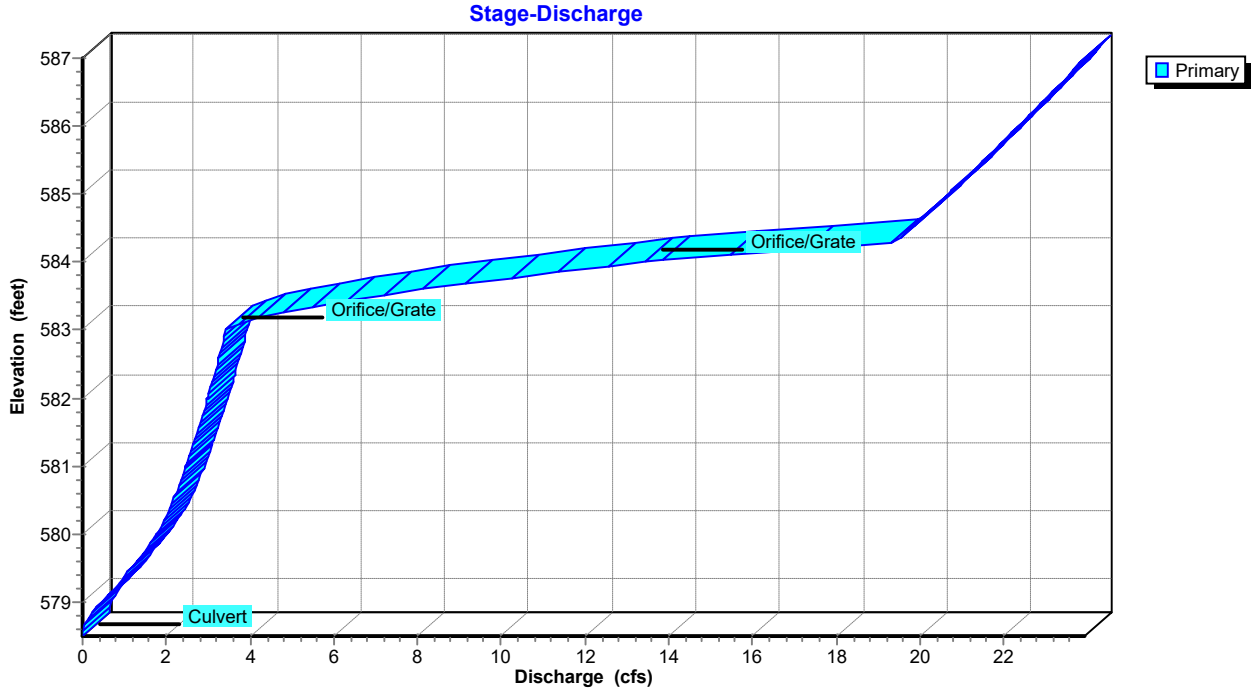
Primary OutFlow Max=11.42 cfs @ 12.62 hrs HW=583.86' (Free Discharge)
└**4=Culvert** (Passes 11.42 cfs of 18.58 cfs potential flow)
  └**1=Culvert** (Inlet Controls 3.76 cfs @ 10.78 fps)
  └**2=Orifice/Grate** (Orifice Controls 7.66 cfs @ 2.97 fps)
  └**3=Orifice/Grate** (Controls 0.00 cfs)

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

Pond 3P: Pond

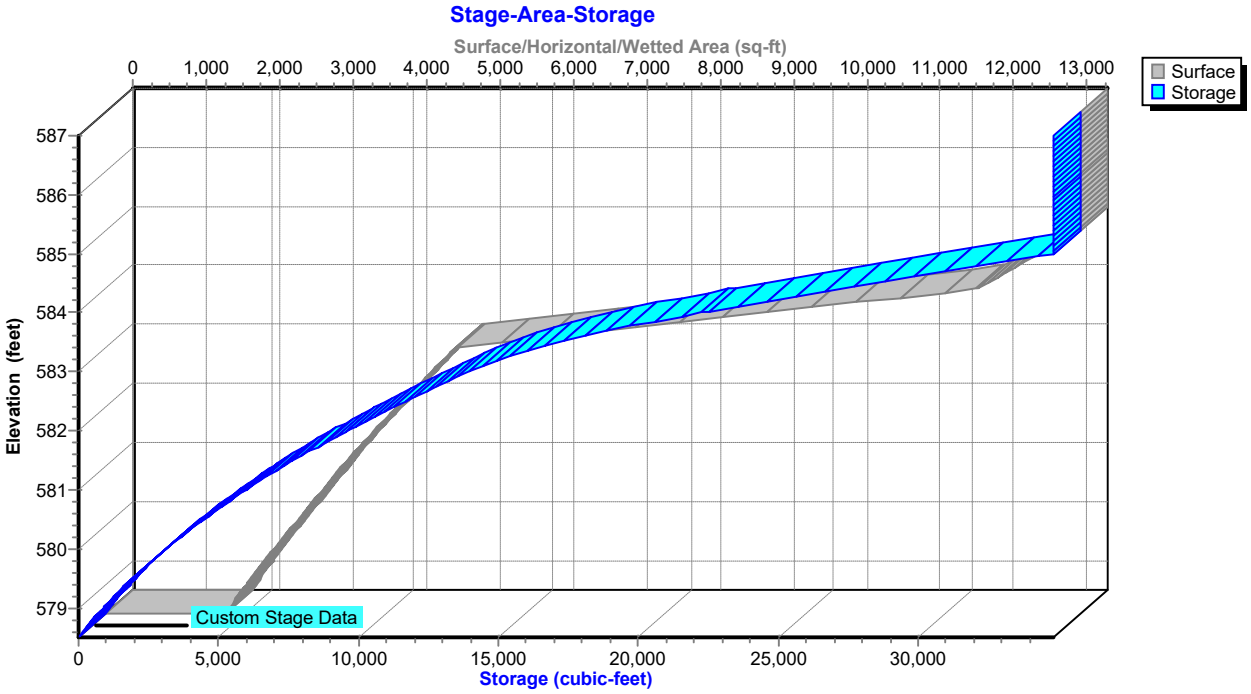


Pond 3P: Pond



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

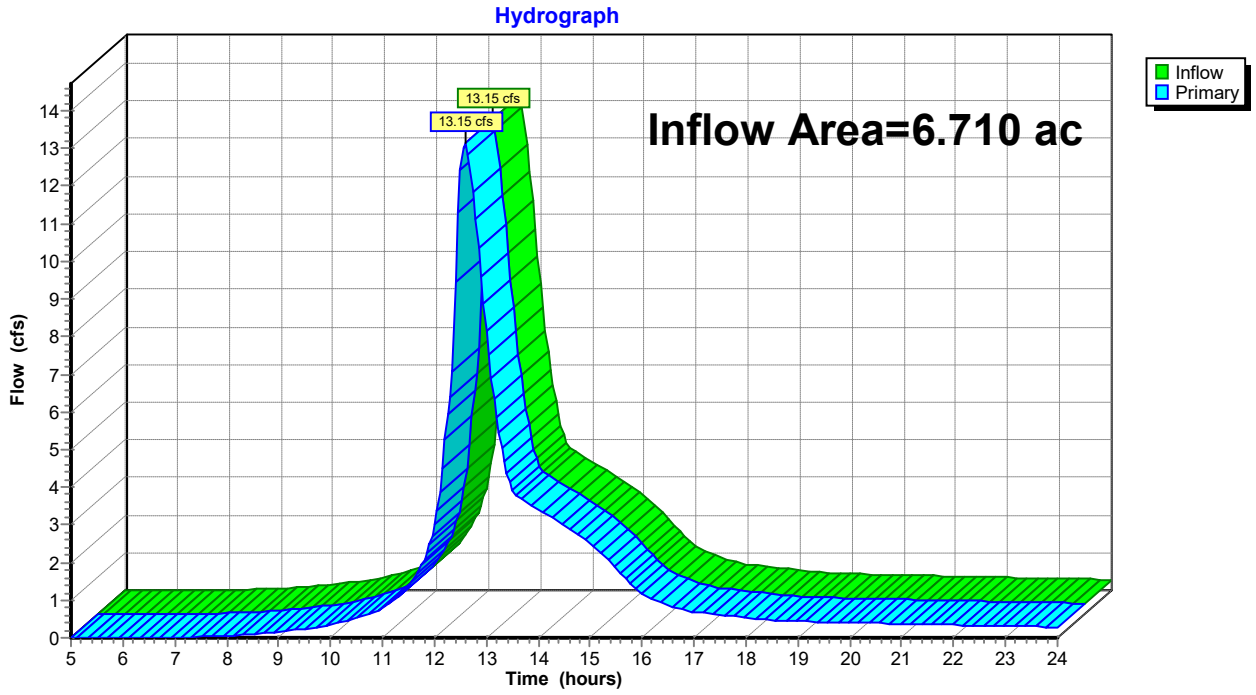
Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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)	Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)
5.00	0.00	**0.00**	0.00	19.25	0.43	0.00	0.43
5.25	0.00	0.00	0.00	19.50	0.42	0.00	0.42
5.50	0.00	0.00	0.00	19.75	0.41	0.00	0.41
5.75	0.00	0.00	0.00	20.00	0.40	0.00	0.40
6.00	0.00	0.00	0.00	20.25	0.40	0.00	0.40
6.25	0.00	0.00	0.00	20.50	0.39	0.00	0.39
6.50	0.00	0.00	0.00	20.75	0.38	0.00	0.38
6.75	0.00	0.00	0.00	21.00	0.37	0.00	0.37
7.00	0.01	0.00	0.01	21.25	0.37	0.00	0.37
7.25	0.01	0.00	0.01	21.50	0.36	0.00	0.36
7.50	0.02	0.00	0.02	21.75	0.35	0.00	0.35
7.75	0.04	0.00	0.04	22.00	0.34	0.00	0.34
8.00	0.05	0.00	0.05	22.25	0.33	0.00	0.33
8.25	0.08	0.00	0.08	22.50	0.33	0.00	0.33
8.50	0.11	0.00	0.11	22.75	0.32	0.00	0.32
8.75	0.13	0.00	0.13	23.00	0.31	0.00	0.31
9.00	0.17	0.00	0.17	23.25	0.30	0.00	0.30
9.25	0.20	0.00	0.20	23.50	0.30	0.00	0.30
9.50	0.24	0.00	0.24	23.75	0.29	0.00	0.29
9.75	0.29	0.00	0.29	24.00	0.28	0.00	0.28
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				

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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N

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

REVISIONS:

PRELIMINARY

DRAWING NAME:
Storm Dr
Area Map

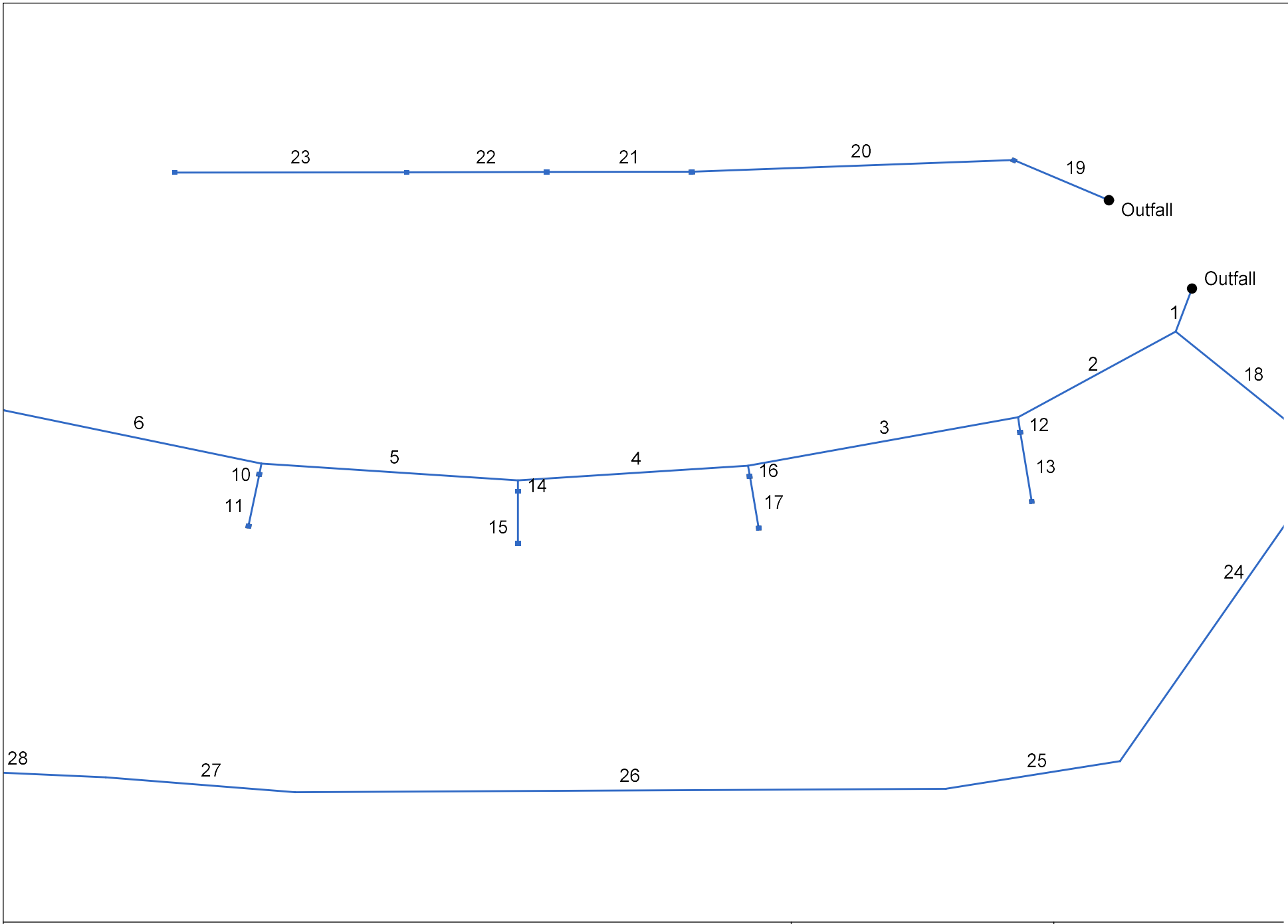
Date: /29/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

PROJECT NO. 20.247

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

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
			Invert elev	HGL elev	Depth	Area	Vel	Vel head	EGL elev	Sf		Invert elev	HGL elev	Depth	Area	Vel	Vel head	EGL elev	Sf	Ave Sf	Enrgy loss		
	(in)	(cfs)	(ft)	(ft)	(ft)	(sqft)	(ft/s)	(ft)	(ft)	(%)	(ft)	(ft)	(ft)	(ft)	(sqft)	(ft/s)	(ft)	(ft)	(%)	(%)	(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

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

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



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

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- Contractor's Certification
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Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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

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

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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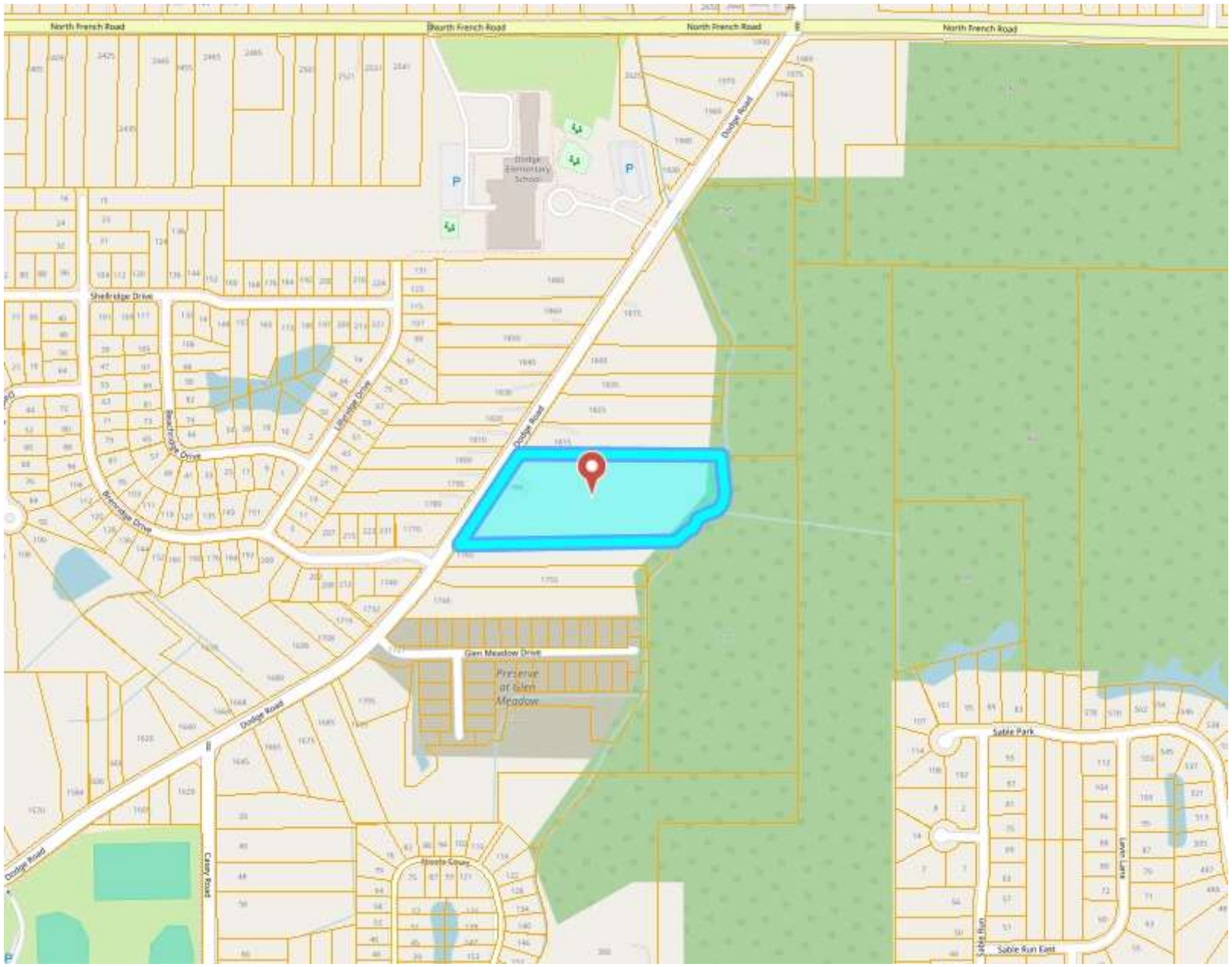
Appendix A

Site Location Map

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

Erie County On-Line Mapping Application





Legend

- Parcels

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

0 0.14 0.3 Miles

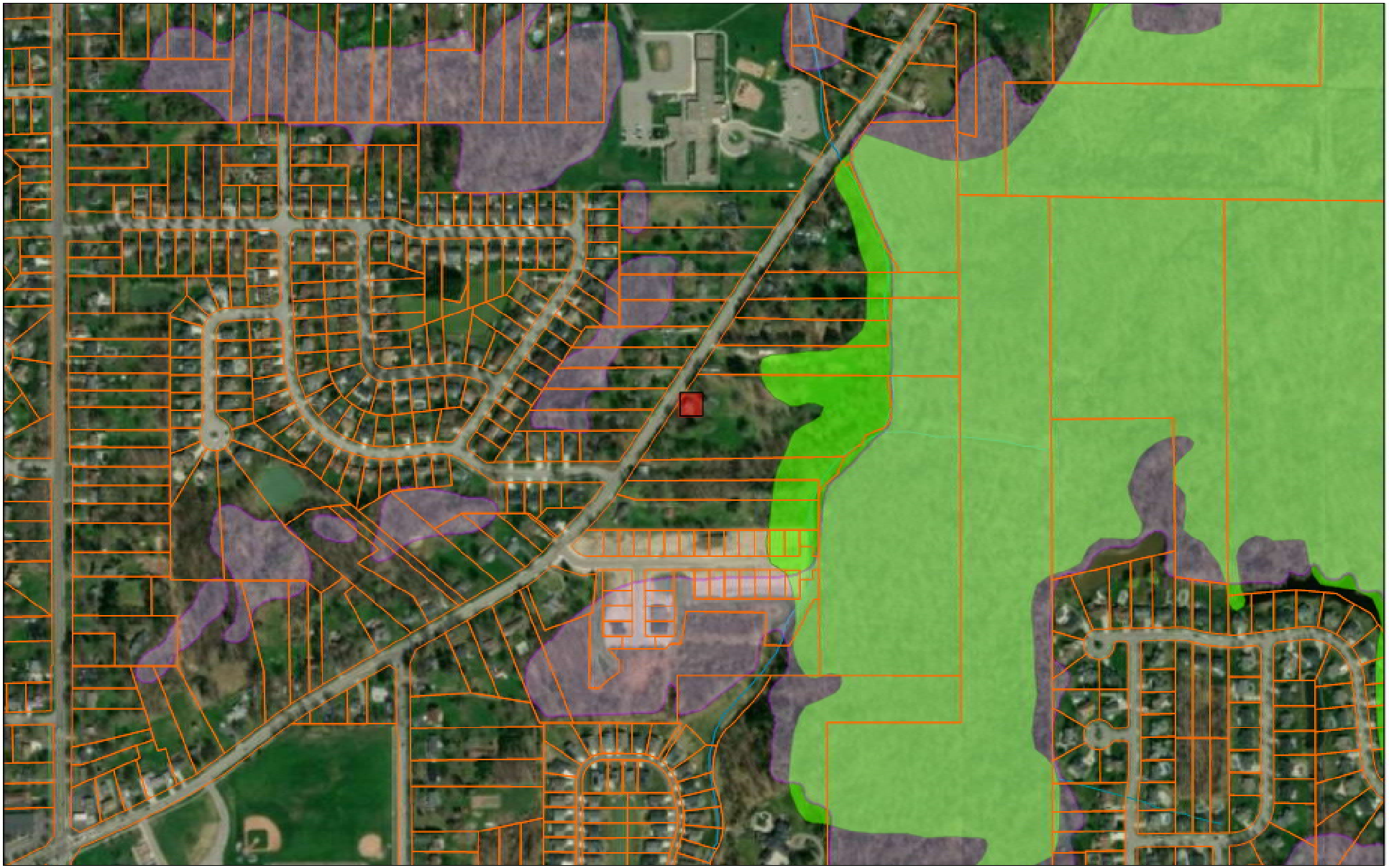
WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

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

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.

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Appendix B

NYSDEC Notice of Intent (NOI)

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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)

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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**

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3. Select the predominant land use for both pre and post development conditions.
SELECT ONLY ONE CHOICE FOR EACH

Pre-Development Existing Land Use	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

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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

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24. The Stormwater Pollution Prevention Plan (SWPPP) was prepared by:

- ● **Professional Engineer (P.E.)**
- ○ **Soil and Water Conservation District (SWCD)**
- ○ **Registered Landscape Architect (R.L.A)**
- ○ **Certified Professional in Erosion and Sediment Control (CPESC)**
- ○ **Owner/Operator**
- ○ **Other**

SWPPP Preparer: Carmina Wood 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

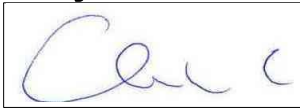
Email: cwood@carminawooddesign.com

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

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25. Has a construction sequence schedule for the planned management practices been prepared? ● Yes ○ No

26. Select **all** of the erosion and sediment control practices that will be employed on the project site:

Temporary Structural

- ○ Check Dams
- ○ Construction Road Stabilization
- ○ Dust Control
- ○ Earth Dike
- ○ Level Spreader
- ○ Perimeter Dike/Swale
- ○ Pipe Slope Drain
- ○ Portable Sediment Tank
- ○ Rock Dam
- ○ Sediment Basin
- ○ Sediment Traps
- ● Silt Fence
- ● Stabilized Construction Entrance
- ● Storm Drain Inlet Protection
- ○ Straw/Hay Bale Dike
- ○ Temporary Access Waterway Crossing
- ○ Temporary Stormdrain Diversion
- ○ Temporary Swale
- ○ Turbidity Curtain
- ○ Water bars

Biotechnical

- ○ Brush Matting
- ○ Wattling

Vegetative Measures

- ○ Brush Matting
- ○ Dune Stabilization
- ○ Grassed Waterway
- ● Mulching
- ● Protecting Vegetation
- ○ Recreation Area Improvement
- ● Seeding
- ○ Sodding
- ○ Straw/Hay Bale Dike
- ○ Streambank Protection
- ○ Temporary Swale
- ● Topsoiling
- ○ Vegetating Waterways

Permanent Structural

- ○ Debris Basin
- ○ Diversion
- ○ Grade Stabilization Structure
- ○ Land Grading
- ○ Lined Waterway (Rock)
- ○ Paved Channel (Concrete)
- ○ Paved Flume
- ○ Retaining Wall
- ○ Riprap Slope Protection
- ○ Rock Outlet Protection
- ○ Streambank Protection

Other

Attachment: 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)

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Table 1 - Runoff Reduction (RR) Techniques and Standard Stormwater Management Practices (SMPs)

	Total Contributing Area (acres)		Total Contributing Impervious Area (acres)	
RR Techniques (Area Reduction)				
● Conservation of Natural Areas (RR-1)		and/or		
○ Sheetflow to Riparian Buffers/Filters Strips (RR-2)		and/or		
○ Tree Planting/Tree Pit (RR-3)		and/or		
○ Disconnection of Rooftop Runoff (RR-4)		and/or		
RR Techniques (Volume Reduction)				
○ Vegetated Swale (RR-5)				
○ Rain Garden (RR-6)				
○ Stormwater Planter (RR-7)				
○ Rain Barrel/Cistern (RR-8)				
○ Porous Pavement (RR-9)				
○ Green Roof (RR-10)				
Standard SMPs with RRv Capacity				
○ Infiltration Trench (I-1)				
○ Infiltration Basin (I-2)				
○ Dry Well (I-3)				
○ Underground Infiltration System (I-4)				
● Bioretention (F-5)			6	7 1
○ Dry Swale (O-1)				
Standard SMPs				
○ Micropool Extended Detention (P-1)				
○ Wet Pond (P-2)				
○ Wet Extended Detention (P-3)				
○ Multiple Pond System (P-4)				
○ Pocket Pond (P-5)				
○ Surface Sand Filter (F-1)				
○ Underground Sand Filter (F-2)				
○ Perimeter Sand Filter (F-3)				
○ Organic Filter (F-4)				
○ Shallow Wetland (W-1)				
○ Extended Detention Wetland (W-2)				
○ Pond/Wetland System (W-3)				
○ Pocket Wetland (W-4)				
○ Wet Swale (O-2)				

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Table 2 - Alternative SMPs (DO NOT INCLUDE PRACTICES BEING USED FOR PRETREATMENT ONLY)

Alternative SMP	Total Contributing Impervious Area(acres)
○ Hydrodynamic	
○ Wet Vault	
○ Media Filter	
○ Other _____	

Provide the name and manufacturer of the Alternative SMPs (i.e. proprietary practice(s)) being used for WQv treatment.

Name

Manufacturer

Note: Redevelopment projects which do not use RR techniques, shall use questions 28, 29, 33 and 33a to provide SMPs used, total WQv required and total WQv provided for the project.

30. Indicate the Total RRv provided by the RR techniques (Area/Volume Reduction) and Standard SMPs with RRv capacity identified in question 29.

Total RRv provided

0.097 **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**

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37a. The need to meet the Qp and Qf criteria has been waived because:

- ○ Site discharges directly to tidal waters or a fifth order or larger stream.
- ○ Downstream analysis reveals that the Qp and Qf controls are not required

38. Has a long term Operation and Maintenance Plan for the post-construction stormwater management practice(s) been developed? ○ Yes ● No

If Yes, Identify the entity responsible for the long term Operation and Maintenance

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: Joseph Rubino

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

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

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.**

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

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**. *Discharges* from *dewatering* activities, including *discharges* 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

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APPENDIX C – Watersheds Requiring Enhanced Phosphorus Removal

Watersheds where *owners or operators* of *construction activities* identified in Table 2 of Appendix B must prepare a *SWPPP* that includes 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

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Appendix C

Figure 1 - New York City Watershed East of the Hudson

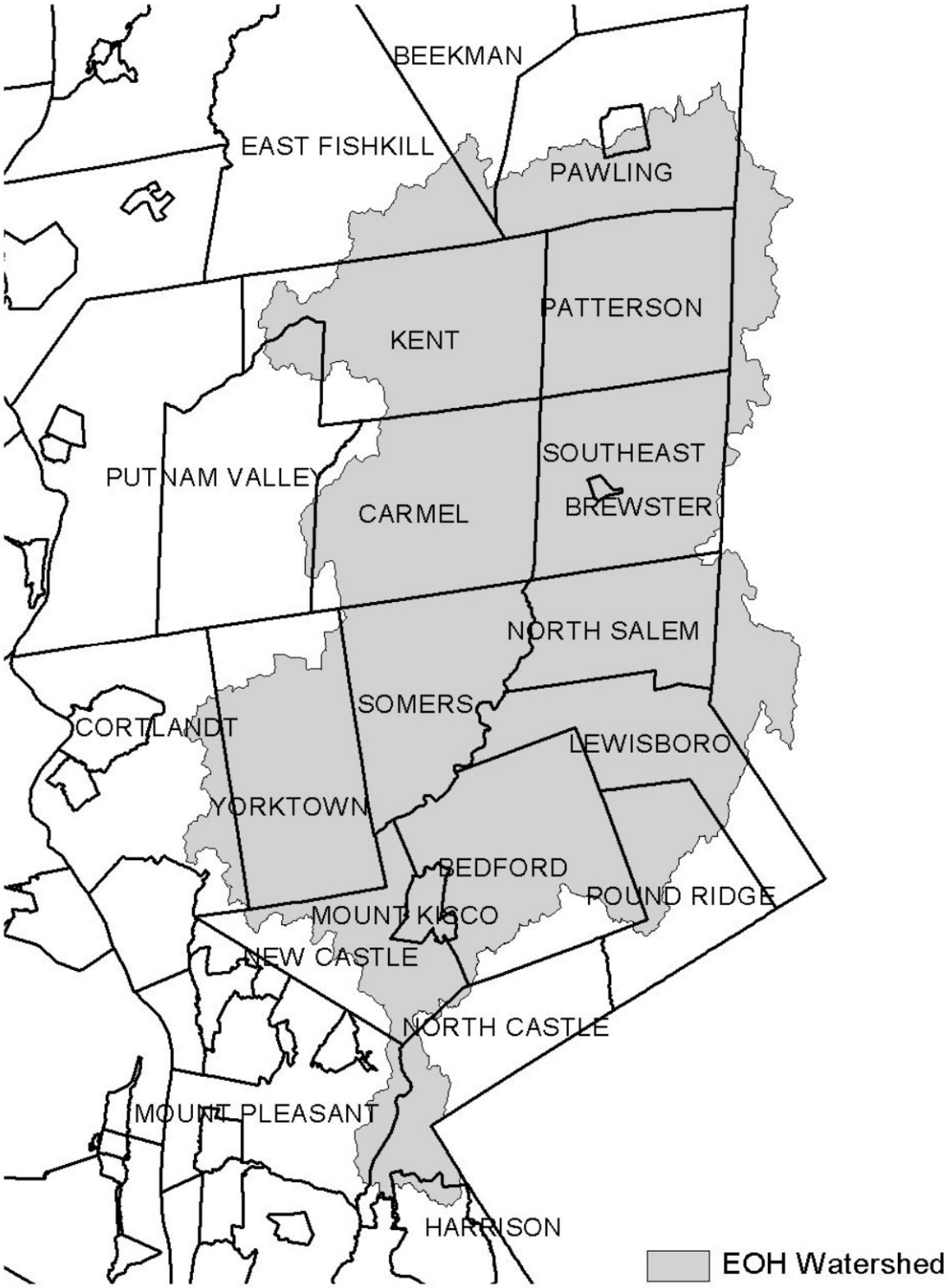

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Figure 2 - Onondaga Lake Watershed



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Figure 3 - Greenwood Lake Watershed

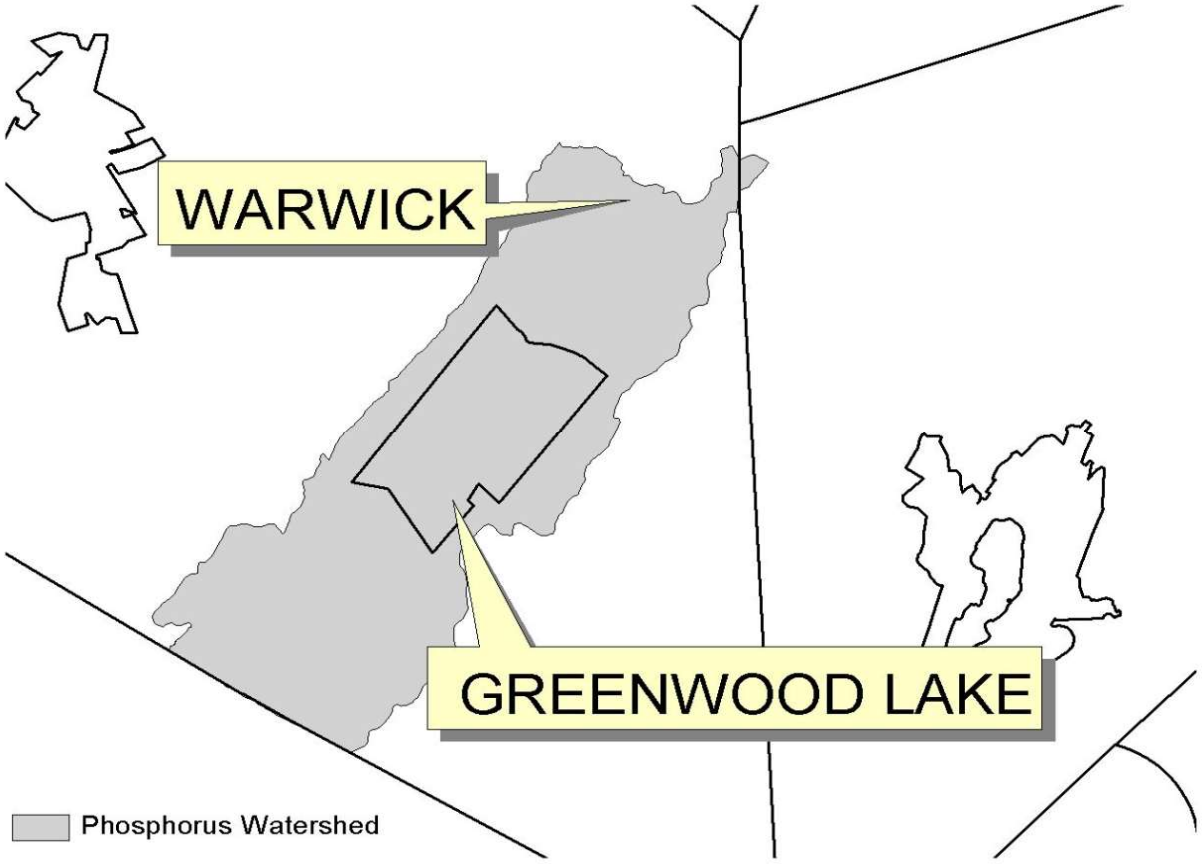

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Figure 4 - Oscawana Lake Watershed

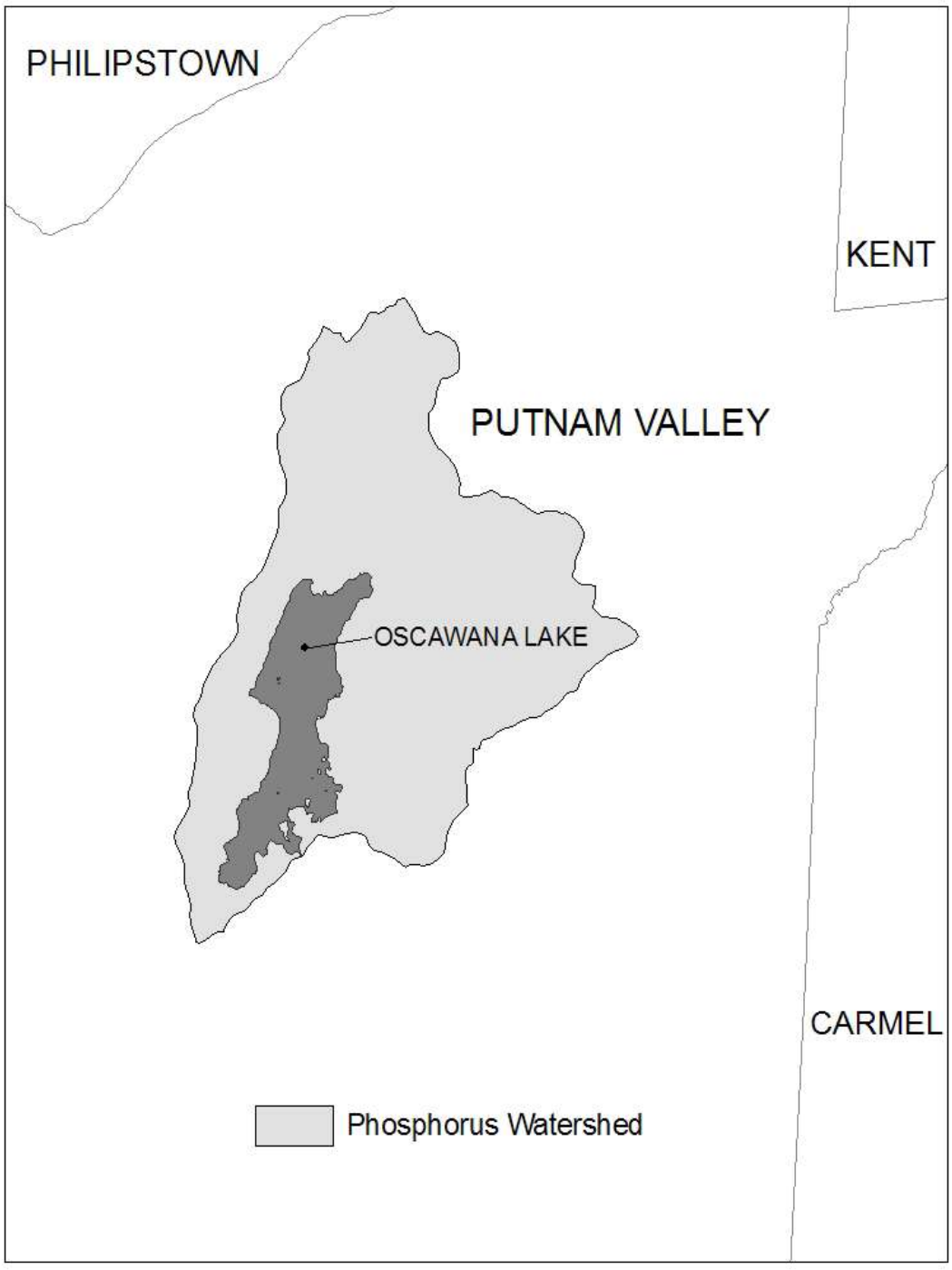

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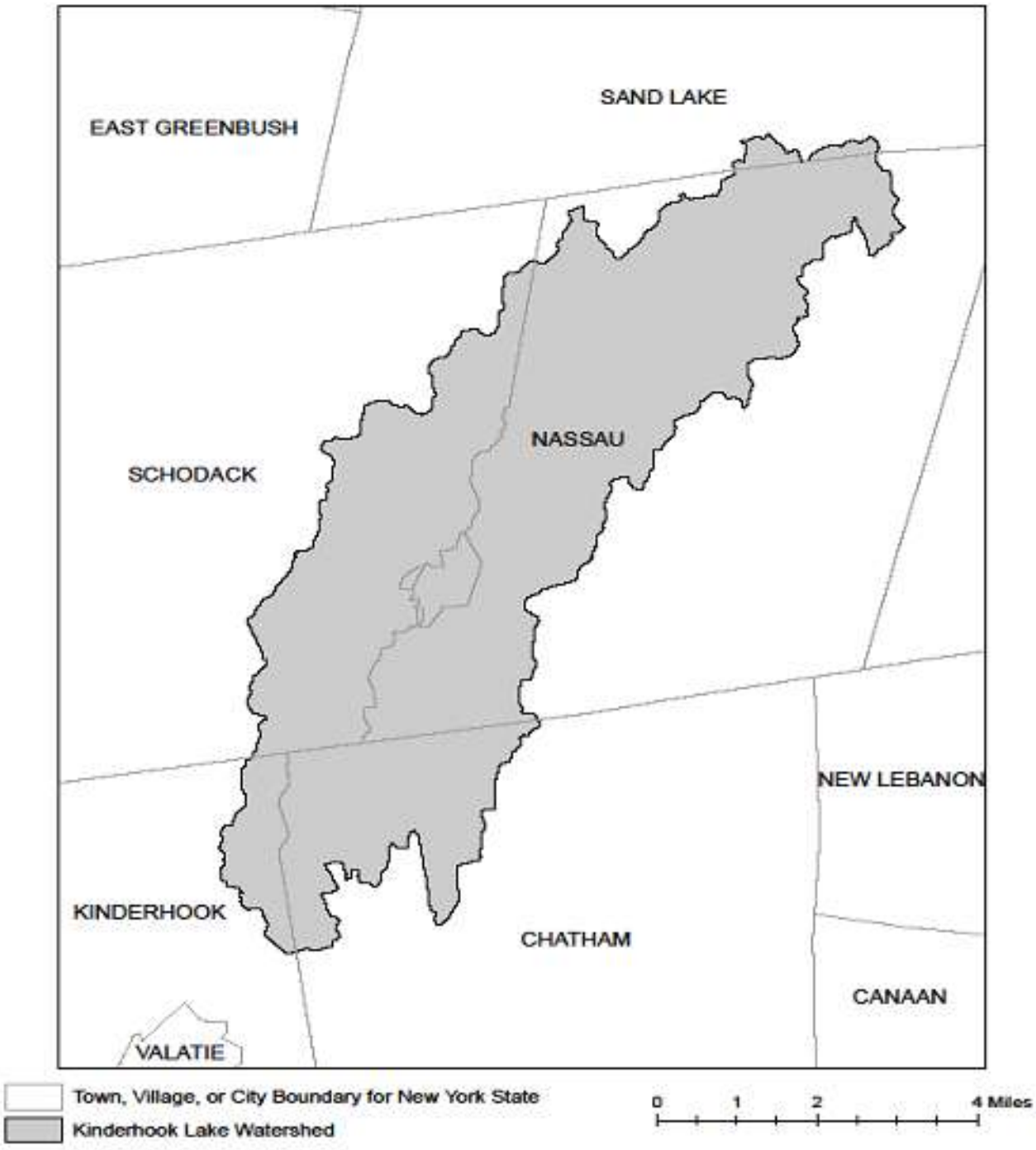
Figure 5 - Kinderhook Lake Watershed



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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

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

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

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

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

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

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

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

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

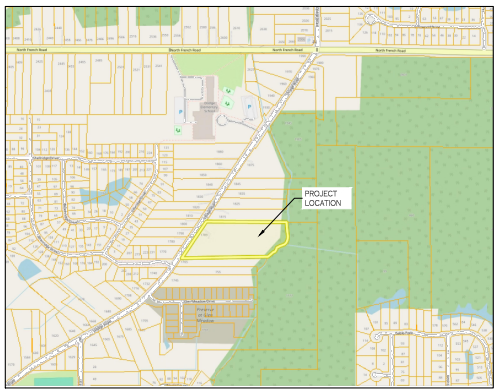
DIG SAFELY NEW YORK
TELEPHONE 1–800–962–7962

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

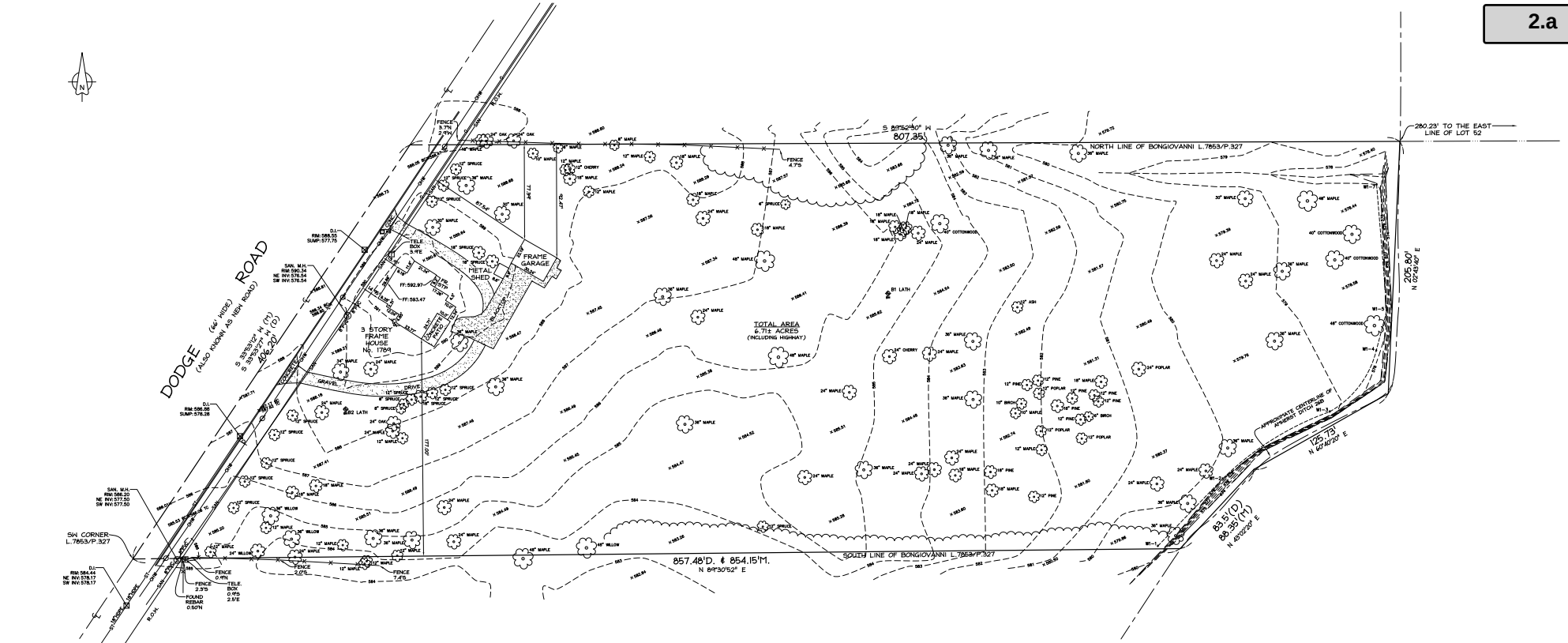
CARMINAWOOD DESIGN

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: NOT 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 will void the certification unless they bear the seal and signature of the surveyor and the date of such alteration or addition.

Reproductions of this survey are not valid unless they bear the original signature and seal of the surveyor.

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

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

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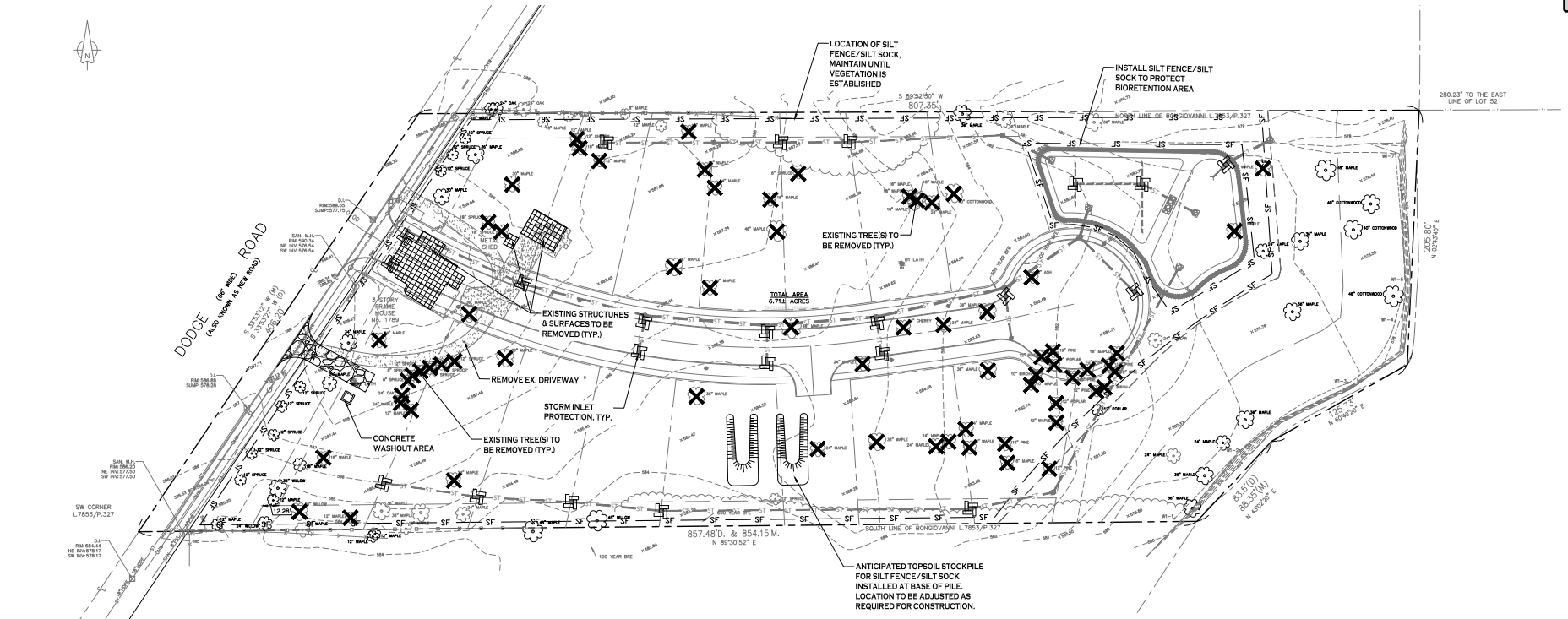

DEMOLITION & EROSION CONTROL PLAN

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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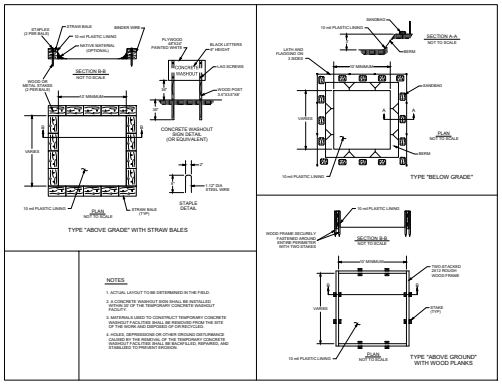
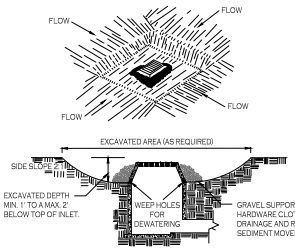


CONCRETE WASHOUT

NOT TO SCALE



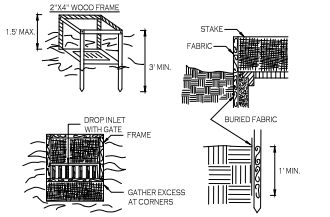
CONSTRUCTION SPECIFICATIONS

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



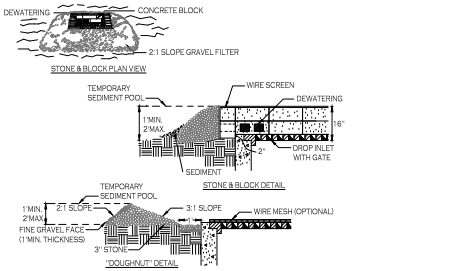
CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40#5. 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

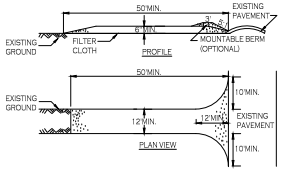
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 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

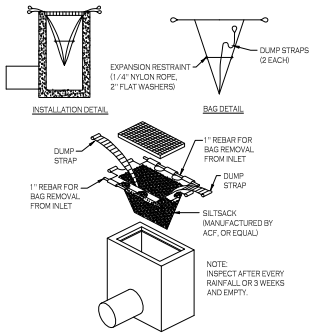


CONSTRUCTION SPECIFICATIONS

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.

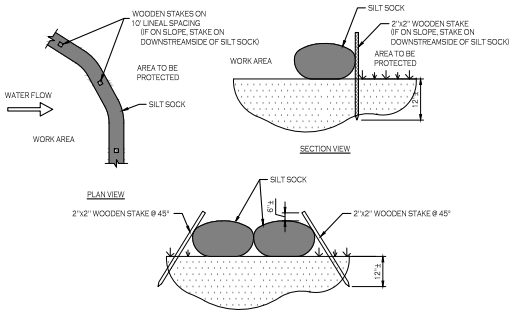
STABILIZED CONSTRUCTION ENTRANCE DETAIL

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

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: Demolitic Erosion C Details

Date: 10/24/24
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

Packet Pg. 441

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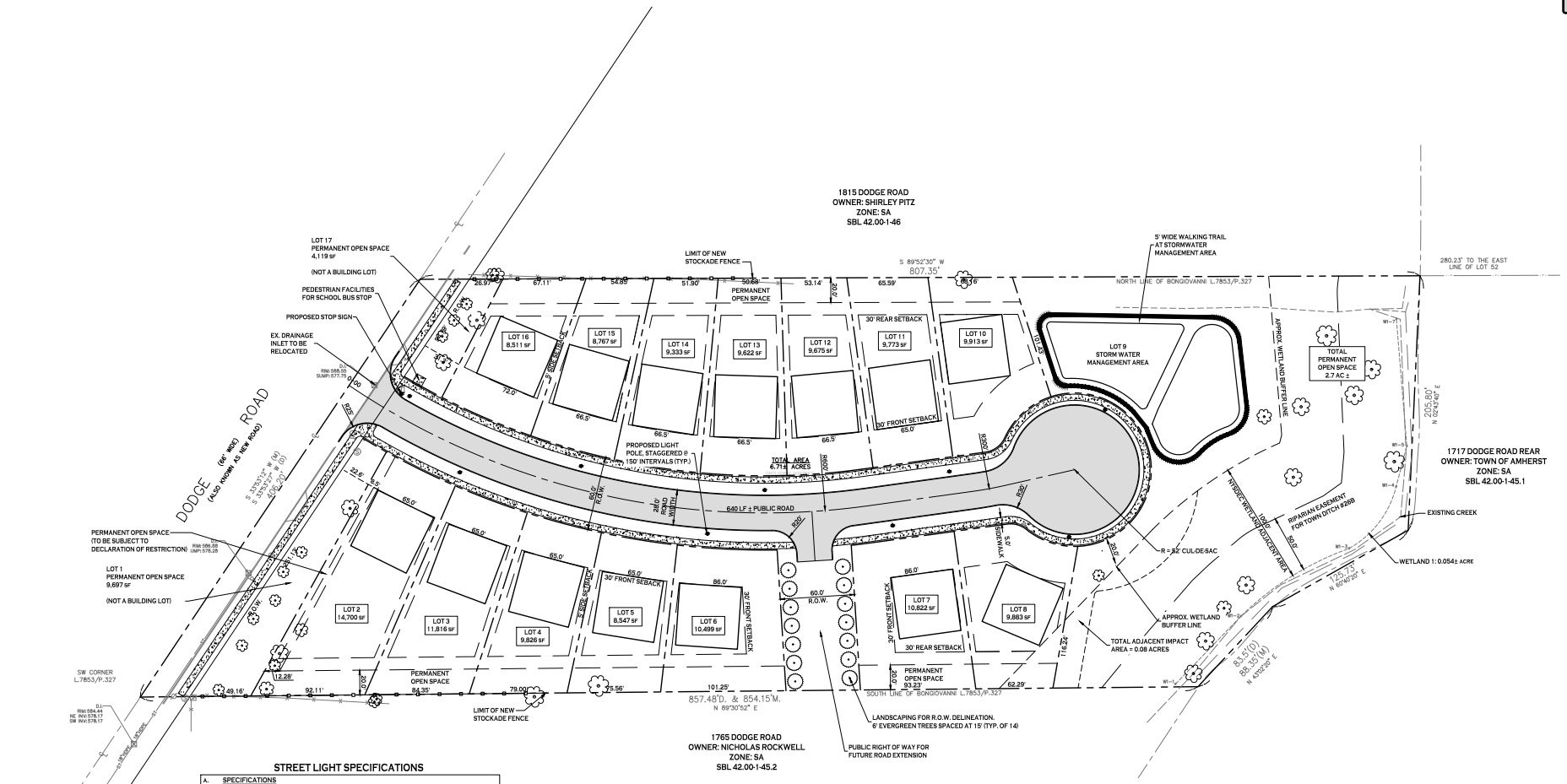

LAYOUT PLAN

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

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 Layo

Date: /29/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

PROJECT NO.

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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	10/14/2024

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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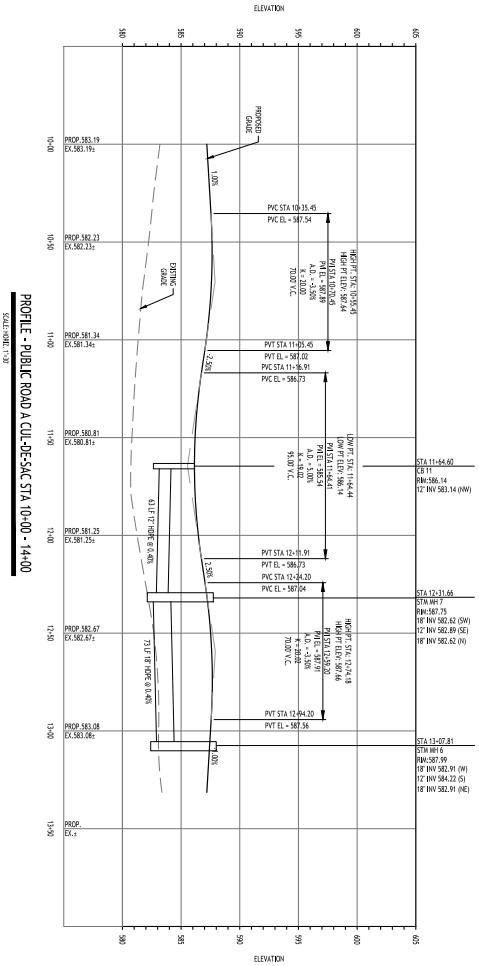
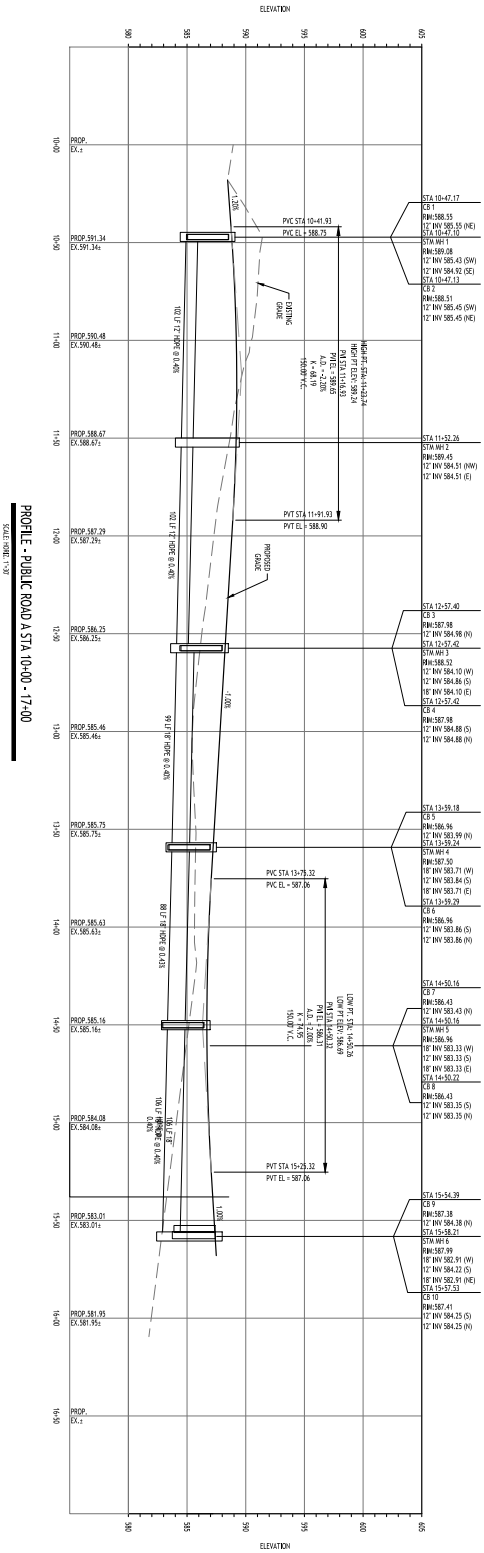


PROFILE - PUBLIC ROAD A CUL-DE-SAC STA 10+00 - 14+00

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



PROFILE - PUBLIC ROAD A STA 10+00 - 17+00

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



TOWN OF AMHERST APPROVAL BOX:

DRAWING NAME:
Road Pro

DRAWING NO.

Date:
Drawn By:
Scale:
As Noted

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	10/24/2024

Single Family Subdivision

CARMINAWO

Greensboro

PROJECT NO. 2024-21

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

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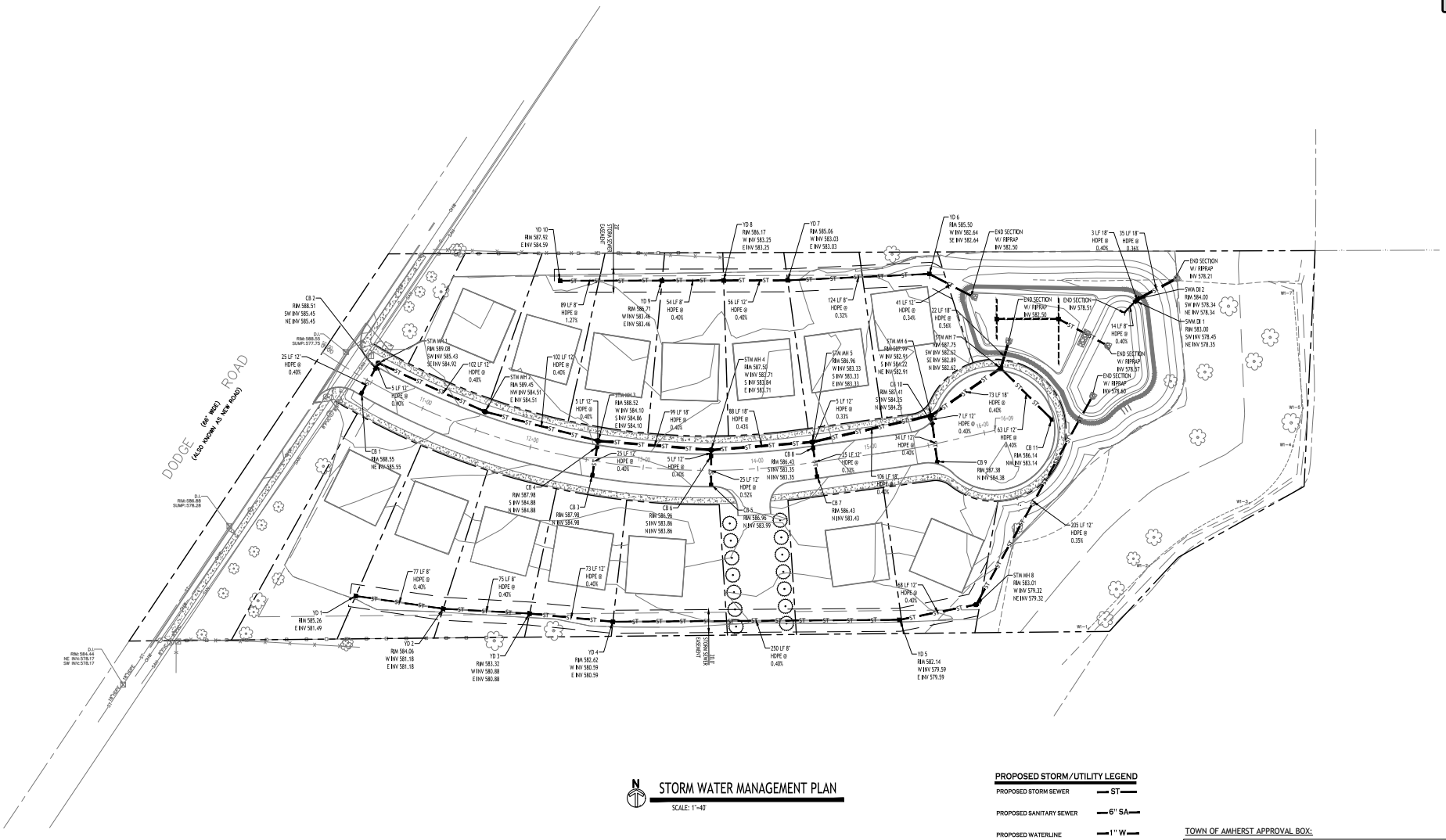

N

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.

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

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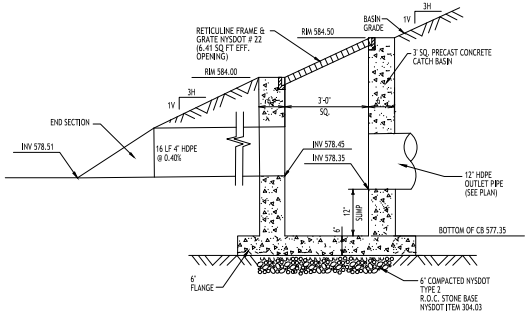
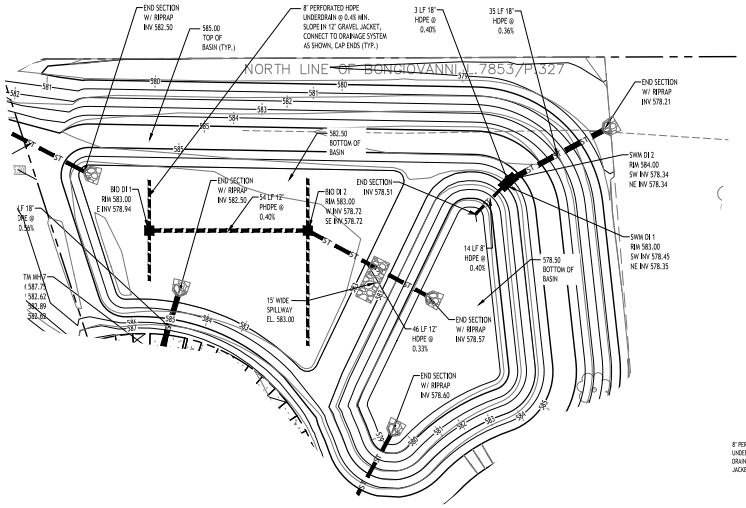


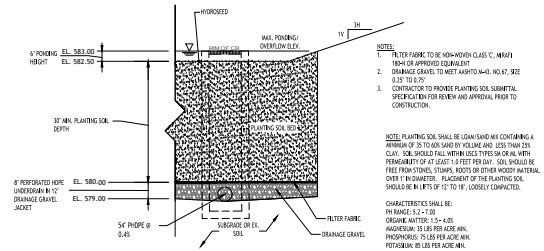
RETENTION BASIN OUTLET STRUCTURE - SWM DI 1

N.T.S.



Detention Basin Plan

SCALE: 1"=20'



BIORETENTION AREA - TYPICAL SECTION

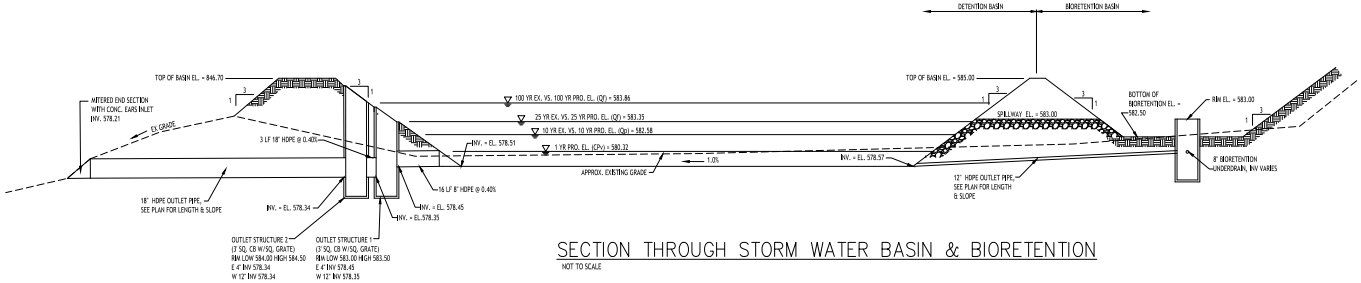
NOTES:
1. FILTER FABRIC TO BE NON-WOVEN CLASS 'C', MIRAFI 180-N OR APPROVED EQUIVALENT
2. DRAINAGE GRAVEL TO MEET AASHTO M-43, NO.67, SIZE 0.25" TO 0.75"
3. CONTRACTOR TO PROVIDE PLANTING SOIL SUBMITTAL SPECIFICATION FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

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 USES 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 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.: 20.147

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

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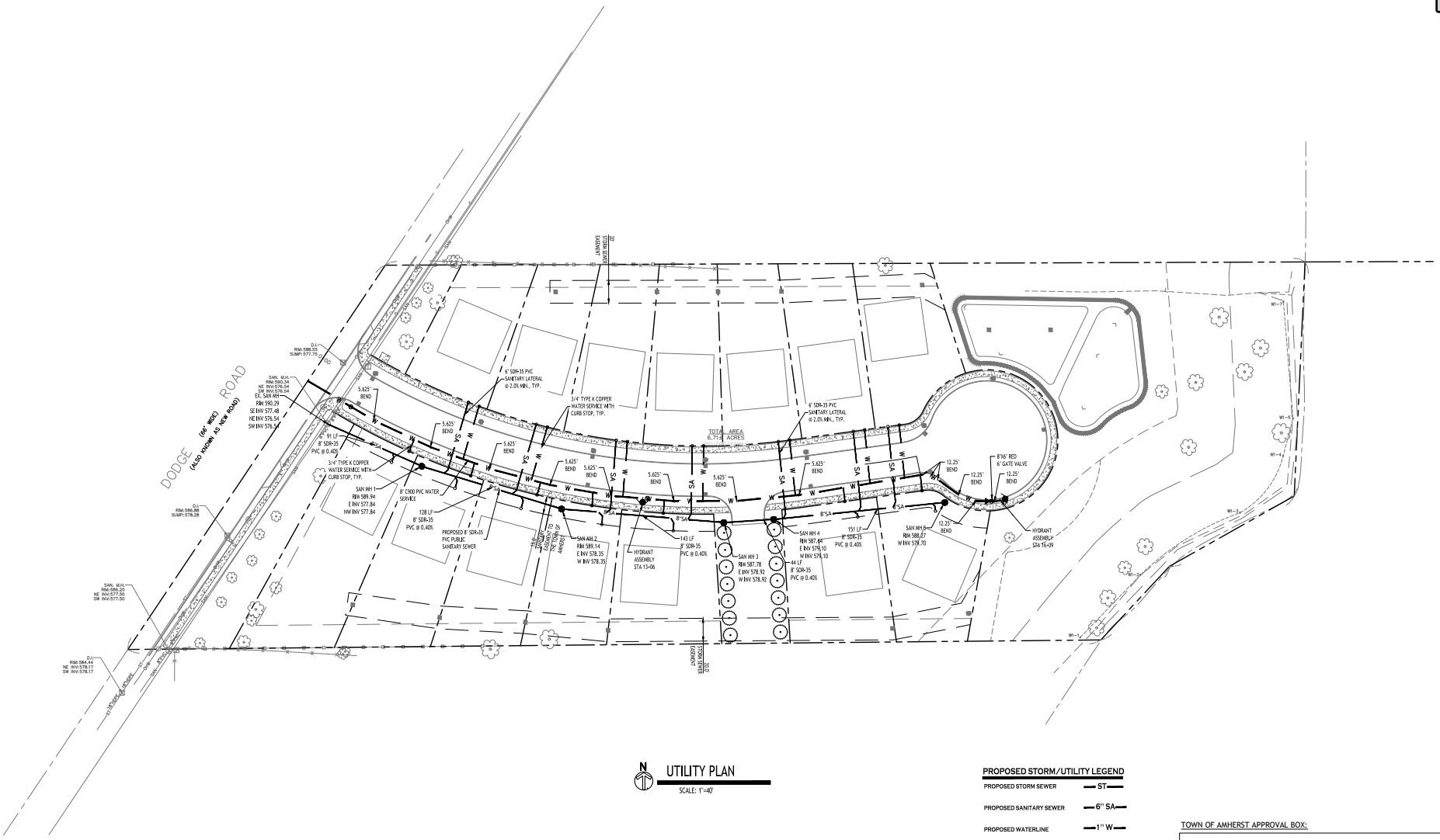

N

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

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	10/24/2024

DRAWING NAM

Utility Pl

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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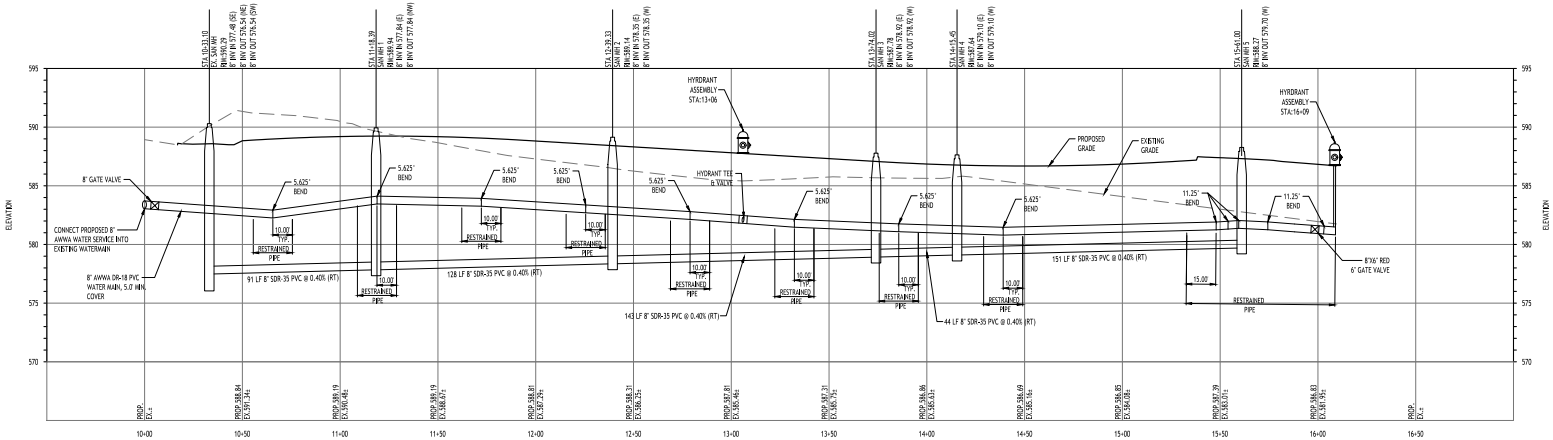

PROFILE - ROAD A

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

TOWN OF AMHERST APPROVAL BOX:

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.

CARMINAWOOD

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 Ro
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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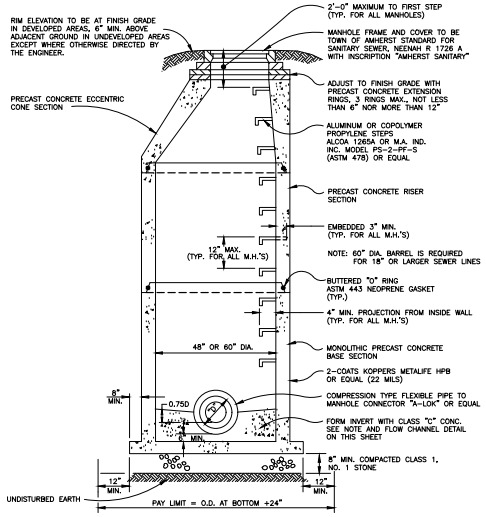
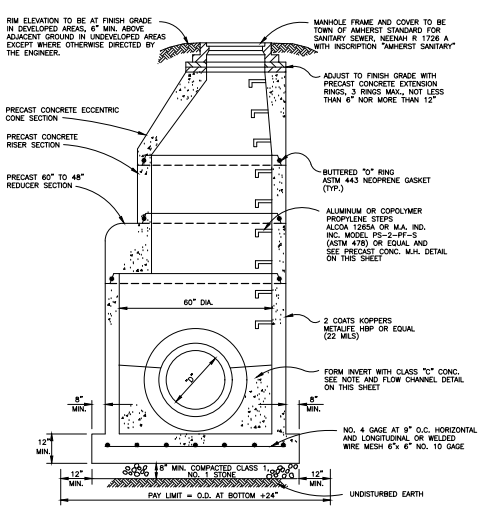


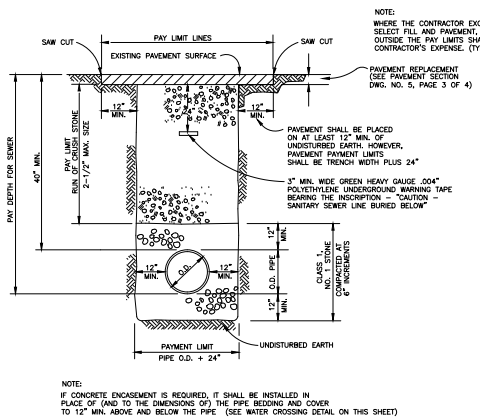
PRECAST CONCRETE MANHOLE

NOT TO SCALE



PRECAST CONCRETE MANHOLE
OVER EXISTING SEWER (18"–30" DIA.)

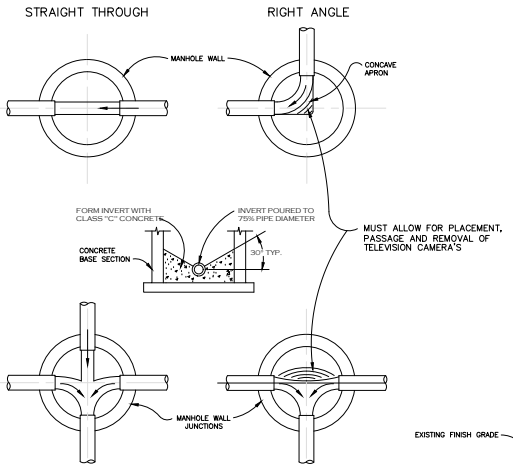
NOT TO SCALE



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



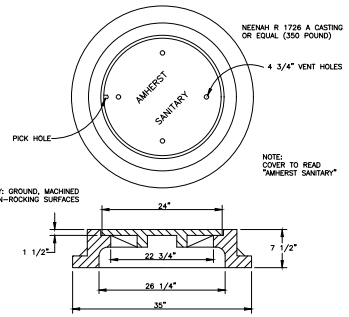
NOTE:
FLOW CHANNELS MUST ALLOW PLACEMENT, REMOVAL AND PASSAGE OF T.V. CAMERAS. THE CAMERA DIMENSIONS ARE APPROXIMATELY 26" LONG x 6 1/2" SQUARE. A BLOCK OF WOOD OF THESE DIMENSIONS MAY BE USED TO SIMULATE THE SIZE OF THE CAMERA. THIS WILL SIMPLIFY THE FORMATION OF FLOW CHANNELS AND INVERTS.

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.

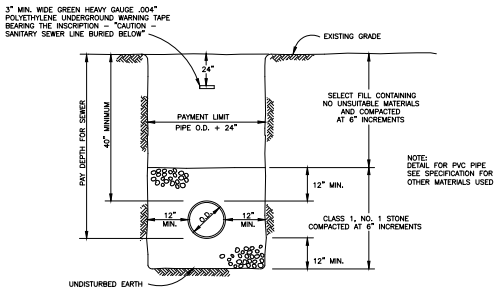
FLOW CHANNEL DETAIL
SANITARY SEWERS

NOT TO SCALE



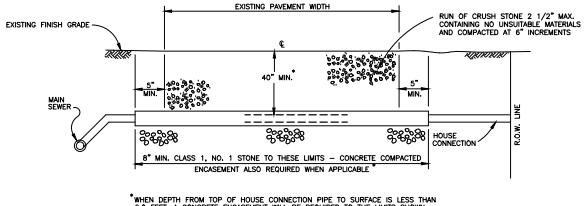
STANDARD MANHOLE FRAME AND COVER
VENTED COVER

NOT TO SCALE



TYPICAL EARTH TRENCH DETAIL
UNPAVED AND UNTRAVELED AREAS

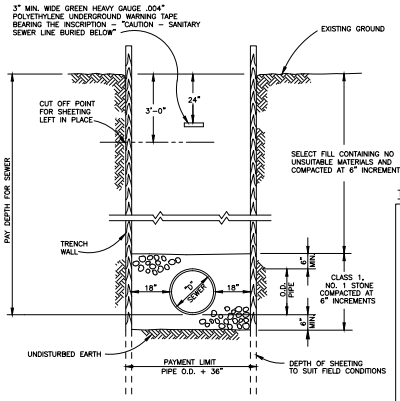
NOT TO SCALE



*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: 20.147

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

Packet Pg. 449

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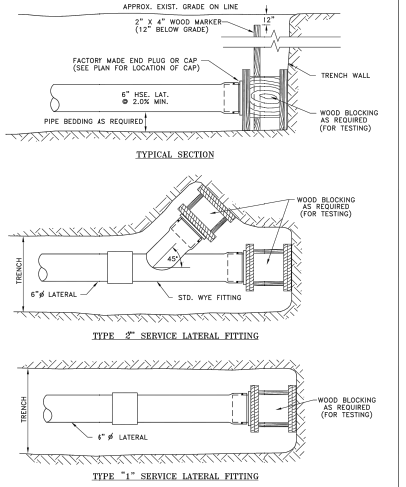
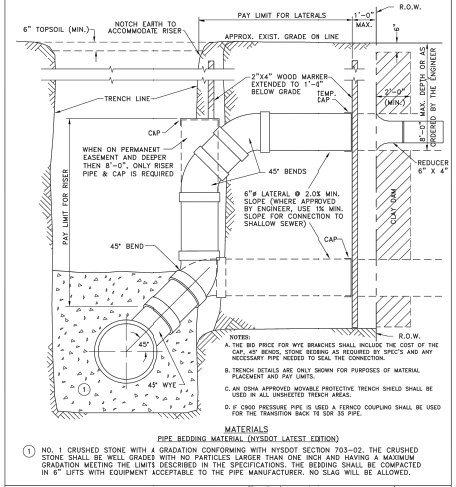
CAP & BLOCKING METHODS FOR AIR TESTING
(NOVEMBER 2023)



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)

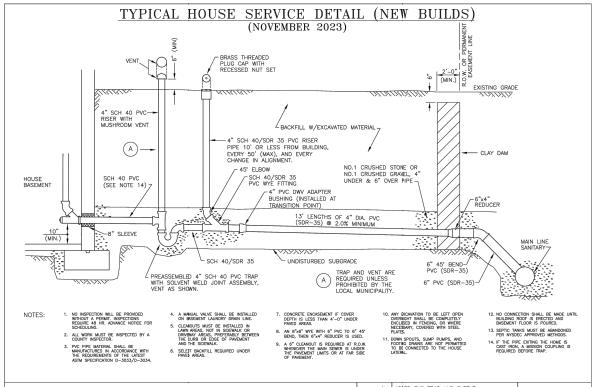


MATERIALS
PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)
① NO. 1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING 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 AS ADDED CAPS & CORRECTED PAY LIMITS	
File: D-27	Date: 3/1/91	

TYPICAL HOUSE SERVICE DETAIL (NEW BUILDS)
(NOVEMBER 2023)

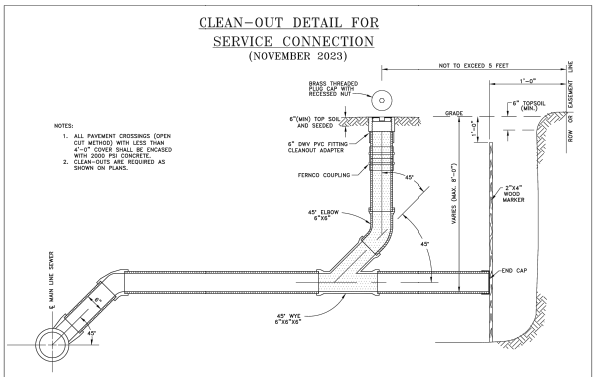


NOTES:
1. NO INSPECTION WILL BE PROVIDED WITHOUT A PERMIT. INSPECTIONS REQUIRE AN 8HR. ADVANCE NOTICE FOR SCHEDULING.
2. ALL WORK MUST BE INSPECTED BY A COUNTY INSPECTOR.
3. PVC PIPE MATERIAL SHALL BE MARKED WITH THE MANUFACTURER'S NAME AND RECOMMENDATION OF PVC COMPOUND ASTM SPECIFICATION D-3034/D-3034.
4. A MANUAL VALVE SHALL BE INSTALLED ON BASEMENT LAUNDRY SPANS LINE.
5. CLEANOUTS MUST BE INSTALLED IN LAWN AREAS, NOT IN DRIVEWAY OR SIDEWALK. CLEANOUTS MUST BE FLUSH WITH THE SURFACE OF PAVEMENT AND THE SIDEWALK.
6. SOLID BACKFILL REQUIRED UNDER PAVED AREAS.
7. CONCRETE ENCASEMENT 6" COVER. DEPTH IS LESS THAN 4'-0" UNDER PAVED AREAS.
8. AN 8"x8"x4" WYE WITH 8" PVC TO 8" 45° BEND, THEN 4"x4" REDUCER IS USED.
9. A 6" CLEANOUT IS REQUIRED AT R.O.W. OR PERMANENT EASEMENT LINE AND AT THE PAVEMENT LIMITS OR AT THE SIDE OF PAVEMENT.
10. ANY DEVIATION TO BE LEFT OPEN OVERNIGHT SHALL BE COMPLETELY BACKFILLED OR COVERED WITH SECURELY FASTENED STEEL PLATES.
11. SUMP 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 DIRECTED AND PAVEMENT FLOOR IS POURED.
13. SEPTIC TANKS MUST BE ABANDONED AT THE MAIN SEWER CONNECTION.
14. 6" SCH 40 PVC FITTING TO BEND IN THE VERTICAL DIRECTION FOR CLEANOUT 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 & ⑭	
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. 11/94	CHANGED DIM LINE FOR MAX. DEPTH	STD. DETAIL
Rev. 2/97	ADDED NOTE 7	28
Rev. 3/02	CHANGED C.L. CAP TO BRASS	
Rev. 4/5/05	1" MIN. FROM EDGE OF WALK NOTE	
Rev. 5/12	CHANGED C.L. TO BRASS NOTES 1 & 3	
Rev. 9/24	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	10/24/2024

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:

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

Sanitary
Notes

Date: ../29/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

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

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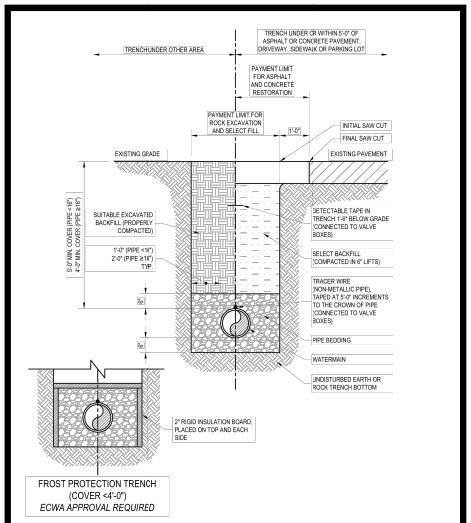
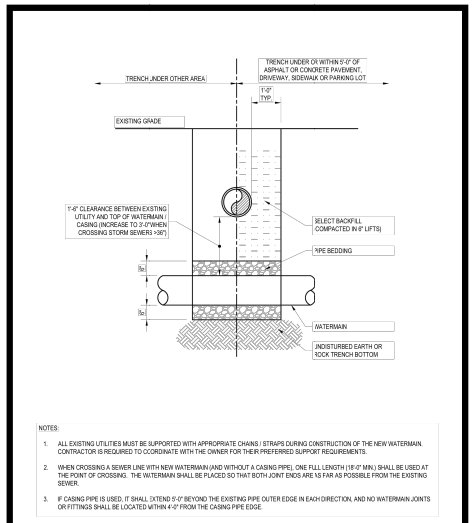


TYPICAL TRENCH DETAIL
SCALE: NTS

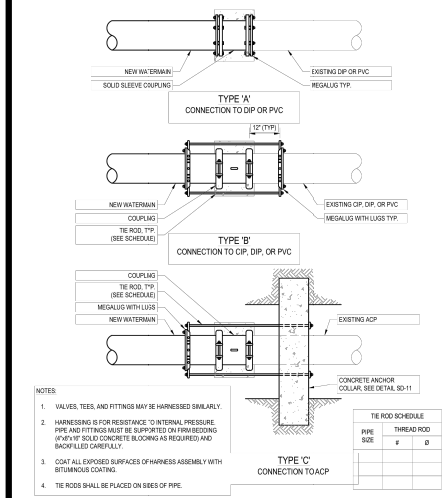
Revision: 2024-01
Detail: SD-01



NOTES:
1. ALL EXISTING UTILITIES MUST BE SUPPORTED WITH APPROPRIATE CHAINS / STRAPS DURING CONSTRUCTION OF THE NEW WATERMAIN. CONTRACTOR IS REQUIRED TO 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 ½ 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



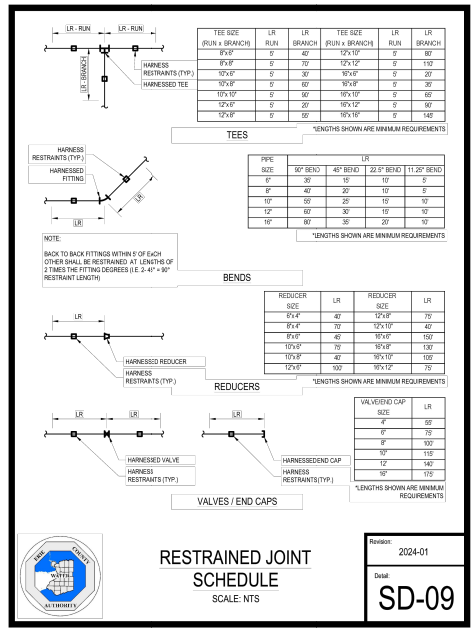
NOTES:
1. VALVES, TEES, AND FITTINGS MAY BE HARNESSED SIMILARLY.
2. HARNESSING IS FOR RESISTANCE TO INTERNAL PRESSURE. PIPE AND FITTINGS MUST BE SUPPORTED ON FIRM BEDDING (4'x8'x16" SOLID CONCRETE BLOCKING AS REQUIRED) AND BACKFILLED CAREFULLY.
3. COAT ALL EXPOSED SURFACES OF HARNESS ASSEMBLY WITH BITUMINOUS 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"x10"	5'	80'
8"x6"	5'	70'	12"x12"	5'	110'
10"x6"	5'	30'	16"x10"	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
8"x 4"	40'	12"x8"	75'
8"x4"	70'	12"x 10"	40'
8"x6"	40'	16"x6"	150'
10"x6"	75'	16"x8"	130'
10"x 8"	40'	16"x 10"	105'
12"x6"	100'	16"x 12"	75'

*LENGTHS SHOWN ARE MINIMUM REQUIREMENTS

REDUCERS

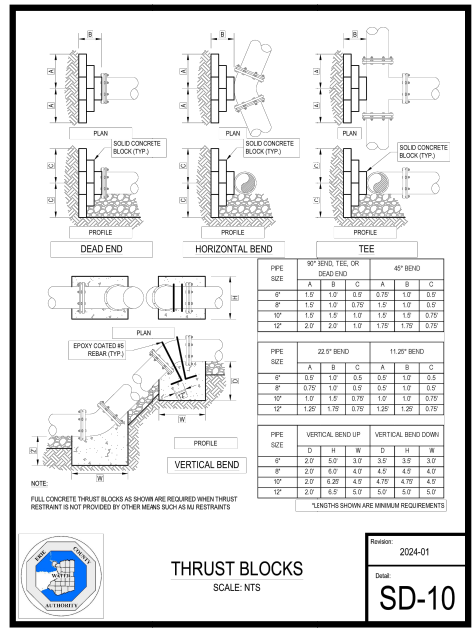
VALVE/END CAP SIZE	LR
4"	55'
6"	75'
8"	100'
10"	115'
12"	140'
16"	175'

*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'

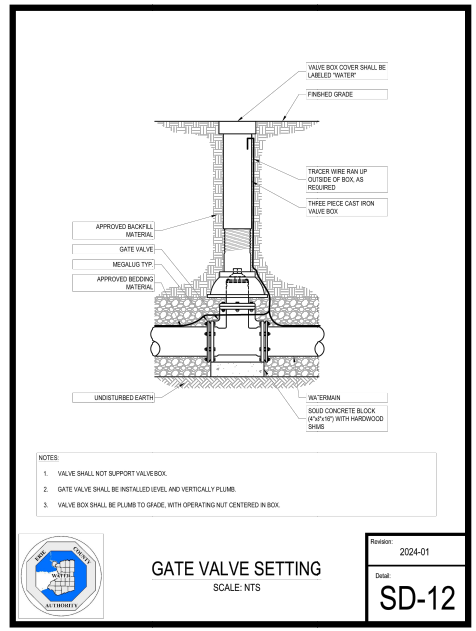
PIPE SIZE	VERTICAL BEND UP D	H	W	VERTICAL BEND DOWN D	H	W
6"	2.0'	5.0'	3.0'	3.5'	3.5'	3.0'
8"	2.0'	6.0'	4.0'	4.5'	4.5'	4.0'
10"	2.0'	6.25'	4.5'	4.75'	4.75'	4.5'
12"	2.0'	6.5'	5.0'	5.0'	5.0'	5.0'

*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:

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 NA
Water De

Date: /29/25
Drawn By: C. Wood
Scale: As Noted
DRAWING NO.

PROJECT NO.: 10.147

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

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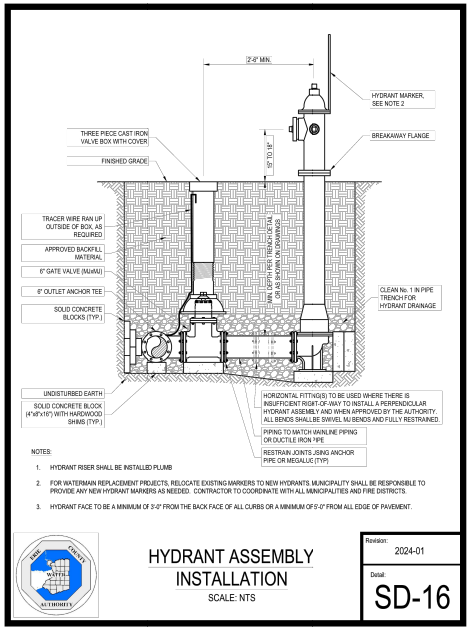
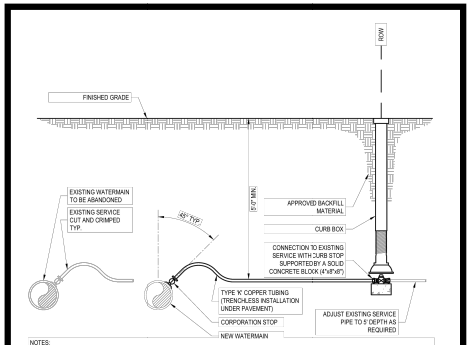


NOTES:

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

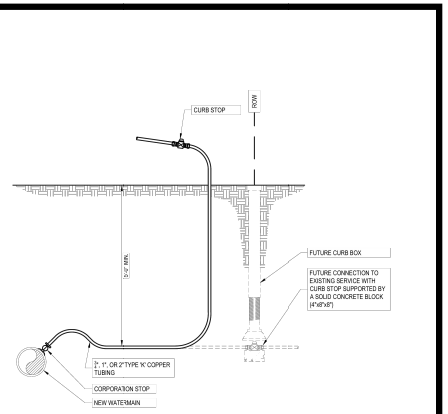


NOTES:

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:

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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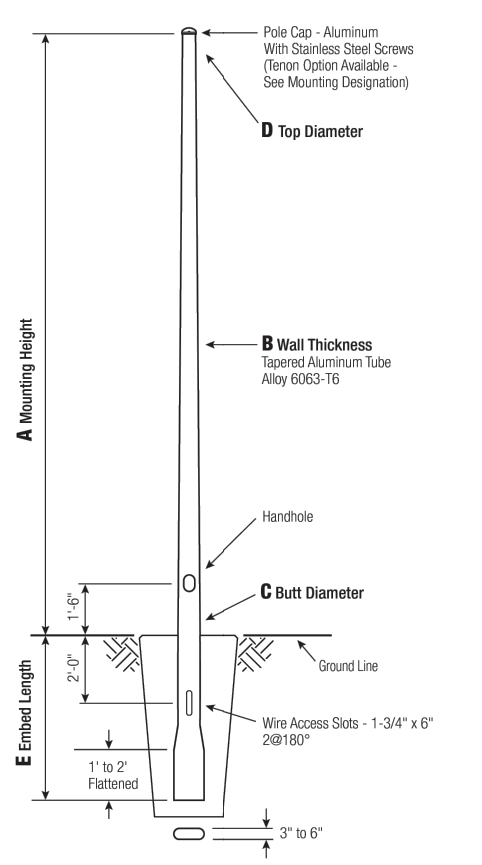
RTA

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 jobsite soil conditions.

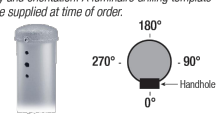


Vibration Damper

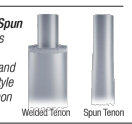
When determined necessary by Hapco, a Vibration Damper will be factory-installed inside the pole shaft. Customer specification of the damper is available.

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. Hgt.	B Wall Thickness	C Butt Diameter	Total Lum. 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	RTA30D1CE-**
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	RTA35D1CE-**
35	0.219"	10	100	33.6	26.6	24.8	20.4	17.0	50-200	RTA35E1CE-**
35	0.250"	10	100	39.0	31.2	29.0	24.0	20.0	50-201	RTA35F1CE-**
35	0.312"	10	100	49.2	39.8	37.0	30.8	25.8	50-202	RTA35G1CE-**
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	RTA40D1CE-**
40	0.219"	10	100	26.0	20.4	19.0	15.6	12.8	50-260	RTA40E1CE-**
40	0.250"	10	100	30.6	24.2	22.4	18.6	15.4	50-261	RTA40F1CE-**
40	0.312"	10	100	39.8	31.4	29.4	24.2	20.2	50-262	RTA40G1CE-**

Catalog Number System

The catalog number for Hapco poles utilizes the following identification system.

RTA _ _ _ _ E - _ _
(SHAFT ASSEMBLY / MOUNTING HEIGHT / WALL THICK. / BUTT DIA. / TOP DIA. / BASE STYLE / FINISH)

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"

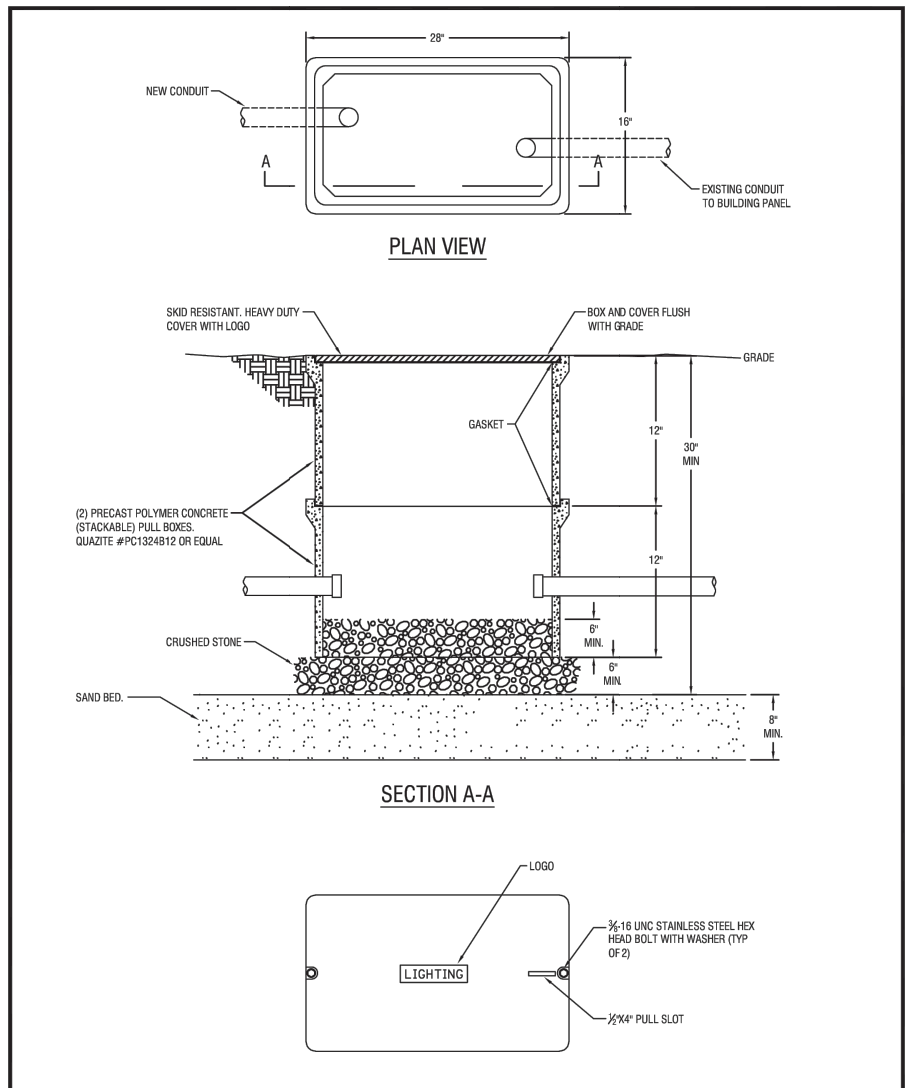
Butt Diameter
5 = 5"
6 = 6"
7 = 7"
8 = 8"
9 = 9"
1 = 10"

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 2009 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..



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.

Data sheet

Add smart, full-featured controls to your street lights.

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 Class 0.5 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

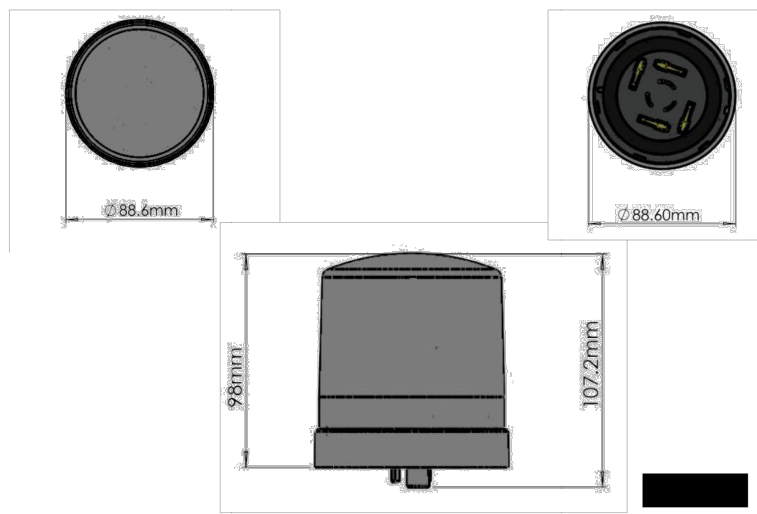
Ordercode	S80-000123
Communication	
Communication	Cellular (4G LTE) Lightweight machine-to-machine (LwM2M) protocol
LTE frequency bands	LTE band 4 and 13
Cellular data rate	LTE CAT-M
Security	
Encryption	DTLS1.2 PSK with 256-bit AES encryption
Power and electrical	
AC input voltage	120-277V/60Hz
Node 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	E-fBallast 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 16 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) 5-wire/7-wire receptacle
Weight	0.6 lbs
Color	Light gray
Dimensions	107.2mm height x 88.6mm 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 main AC entry SPD rated at ANSI C136.2-2018 20kV/10kA*

verizon

Data sheet

Mechanical dimensions



Ordering information

Ordercode	Description
S80-000123	Light Sense node, 4G LTE, 0-10V, NEMA, 120-277V

verizon

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 NAME
Lighting

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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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]
				G1					
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**[1] Curved Roof	**16** 16 LEDs	**G1** Gen 1	**5** 530 mA **7** 700 mA **9** 900 mA **1** 1050 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**[2] 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**[4,5] DALI (default: logarithmic) **SRD**[4,5] SR Driver **CLO**[5] Constant light output **AST**[5] Adjustable startup time **OTL**[5] Over the life (default: L70 hrs) **S**[10] FAWS Field adjustable wattage selector **SRD** Sensor ready driver (standard configuration) **SRD1** Sensor ready driver (alternative configuration) **N** None
			32 32 LEDs	**G1** Gen 1	**5** 530 mA **7** 700 mA **8** 800 mA **1** 1050 mA				
			48 48 LEDs	**G1** Gen 1	**5** 530 mA **7** 700 mA				

Ordering guide (continued)

Receptacle	Sensor Receptacle [8]	Surge Protection	Term Block	Decorative Option	Bird Guard	Finish [9]
	N				N	
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**[5] 7 Pin tooless rotatable standard - with long life photocell	**N** None	**SP1** Parallel 10kV standard **SP2** Parallel 20kV	**T** Terminal Block **N** None	**L**[6] 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 boards) and **SRD** Driver is required if you choose this receptacle

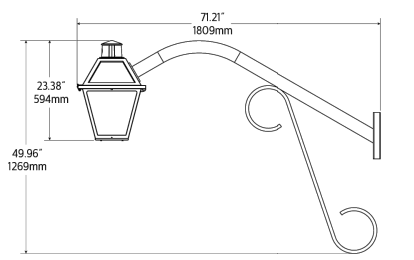
Dimensions: Arm mount

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.



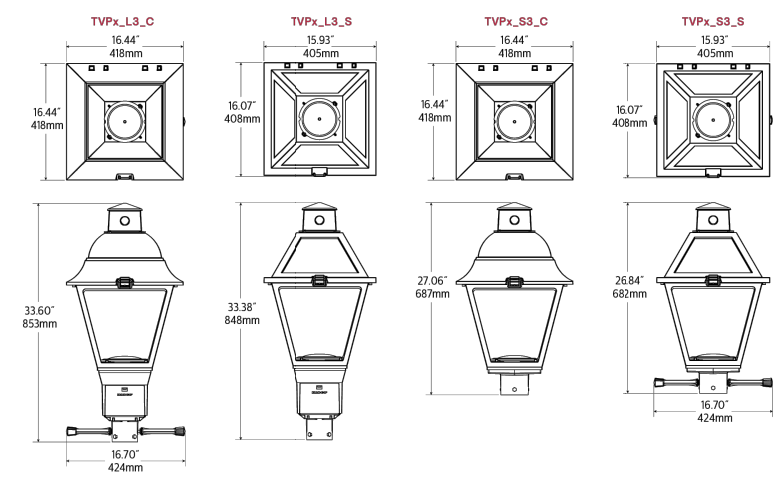
EPA Values

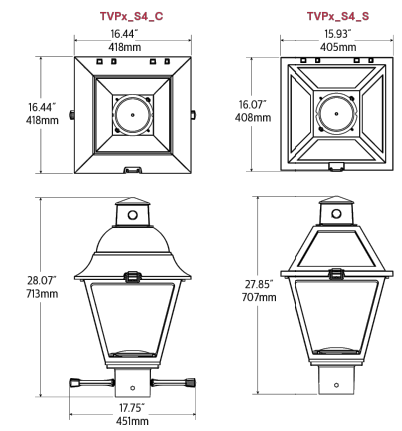
	Weight	EPA
TVPx-A-S	14 lbs	1.98 ft².

TVPC/TVPR TownView

Post top and arm mount luminaire

Dimensions: Luminaire





EPA Values

	Weight	EPA
TVPx-L3-C	24.75 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	3,316	87	B1-U2-G1	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	5,103	96	B1-U3-G1	5,342	100	B1-U3-G1	5,390	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	6,805	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	7,572	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	9,512	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-U2-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	8,251	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 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-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	3,251	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-U2-G1	3,770	66	B1-U2-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	70	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	800	3000	80	5,645	70	B1-U3-G1	6,128	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	8,211	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-G1	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	5,380	101	B1-U3-G1	5,602	105	B1-U3-G1	5,611	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-G1	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	B1-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	B1-U2-G1	4,089	106	B1-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	9,088	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 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-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	3,814	78	B1-U3-G1	3,516	72	B1-U3-G1
TVPR-16-G1-1-x-730	16	1050	3000	57	3,866	68	B1-U3-G1	4,299	76	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	5,651	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	2,701	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-G1
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 luminaires.

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 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
...ensboro

Single Family Subdivision
1789 D...

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	10/24/2024

DRAWING NAME:
Lighting ...

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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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 (72W/3LED and 108W/4BLED at 700mA) or 94,500 hours (108W/3LED and 162W/4BLED 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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Signify Canada Ltd
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www.hadco.com

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

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



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)

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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

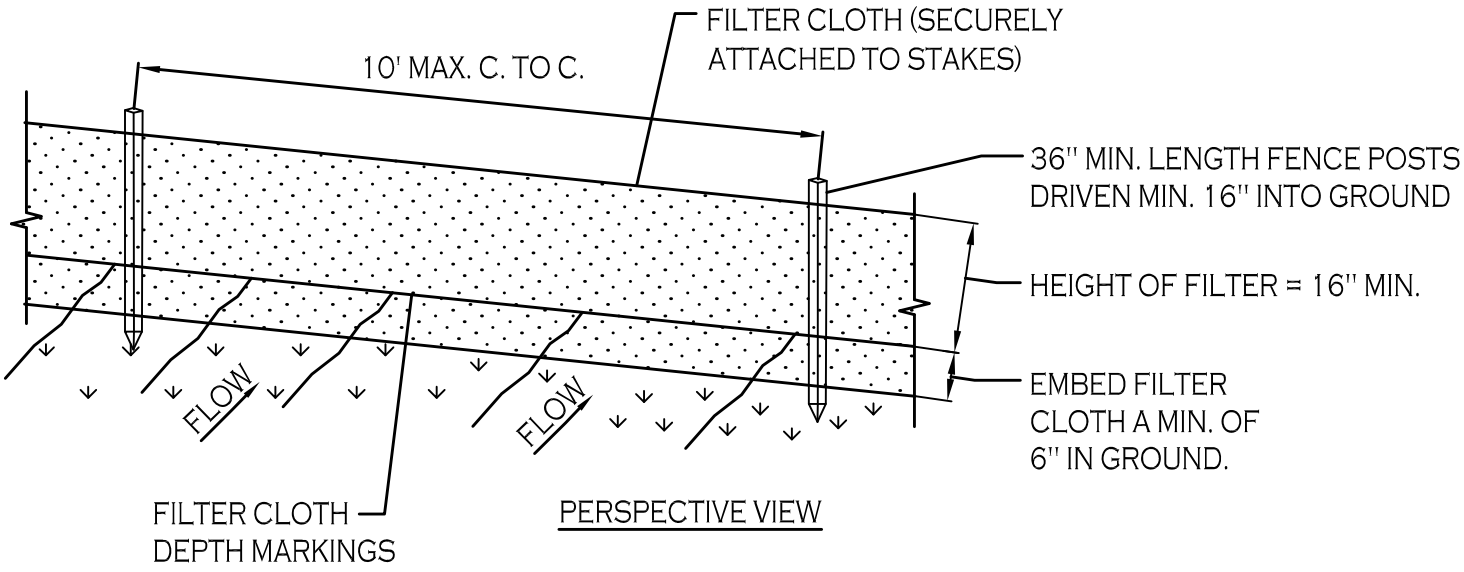
Tie-break Rule: Higher

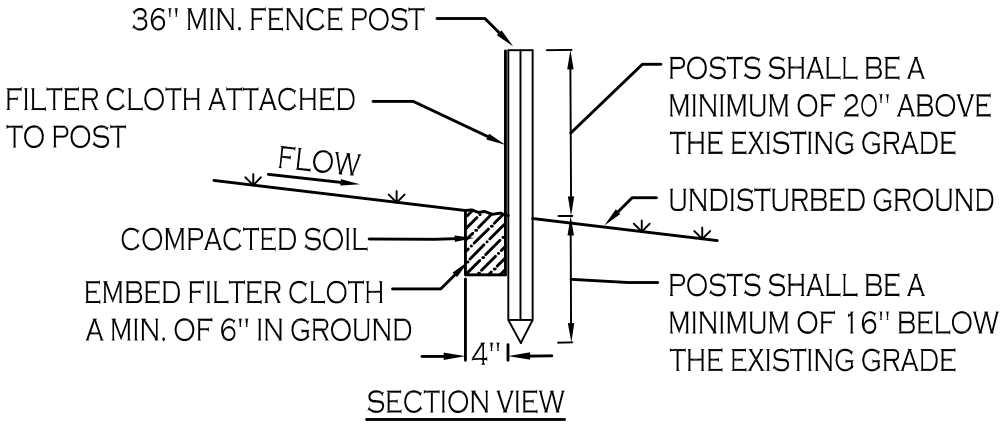
Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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.

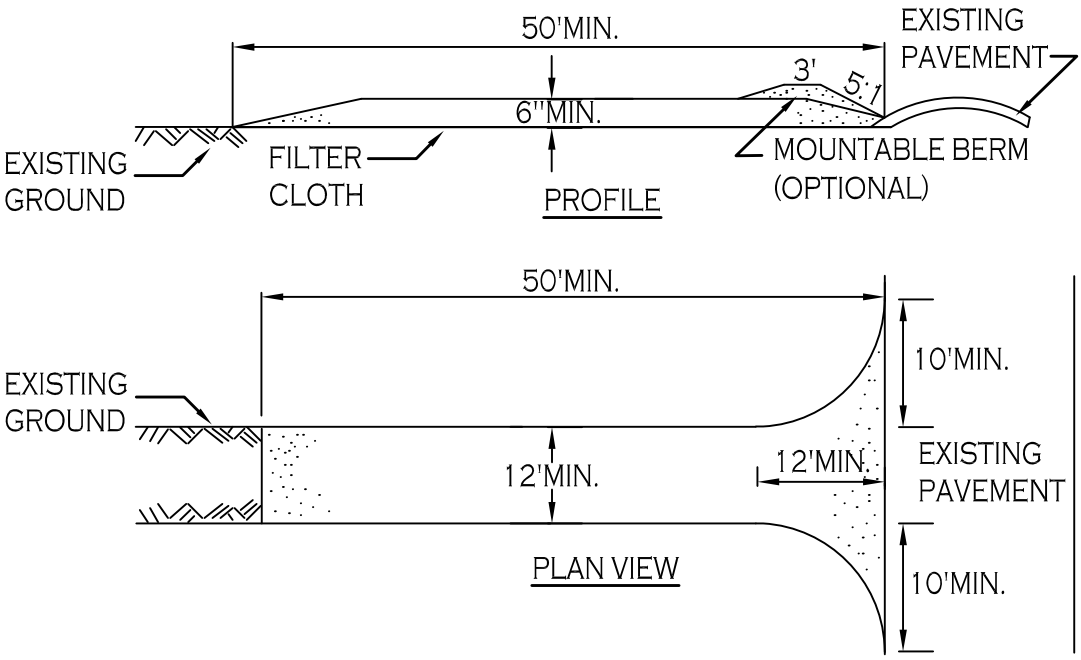
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.

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.

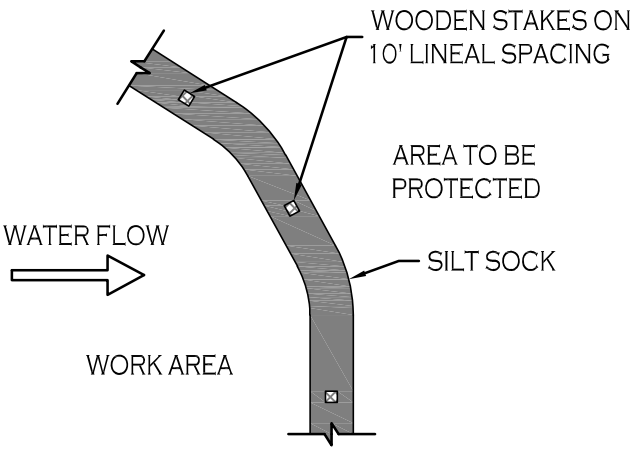
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

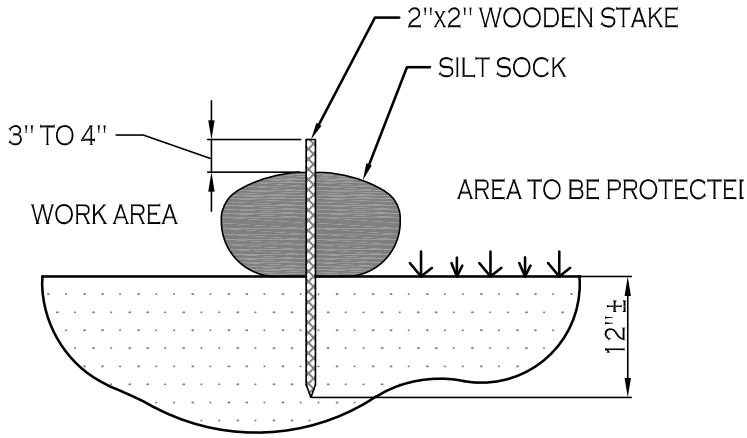
STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

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



PLAN VIEW



SECTION VIEW

NOTES:

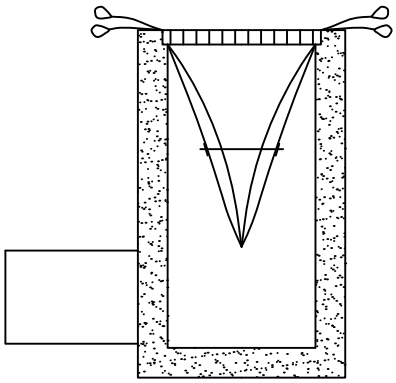
CONTRACTOR SHALL INSPECT AND MAINTAIN SILT SOCK AS NEEDED DURING THE DURATION OF CONSTRUCTION PROJECT.

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

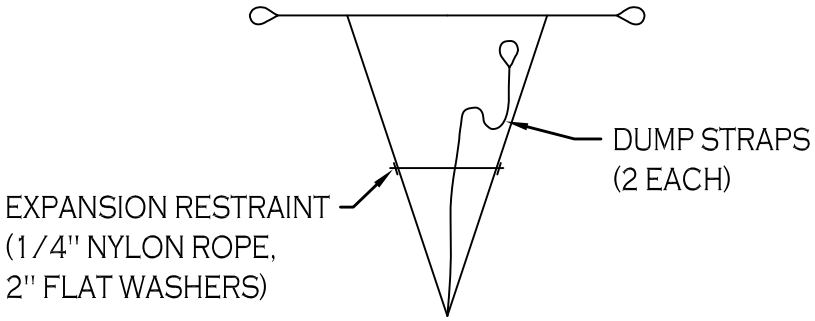
SILT SOCK DETAIL

NOT TO SCALE

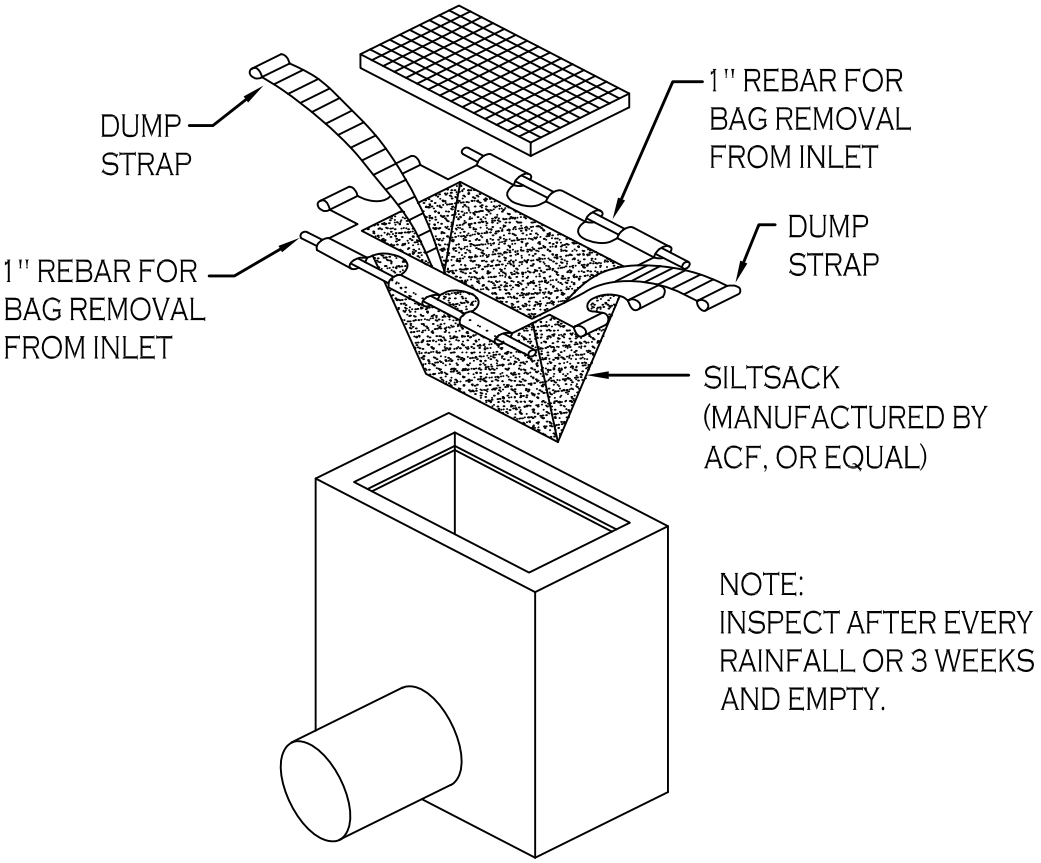
Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)



INSTALLATION DETAIL



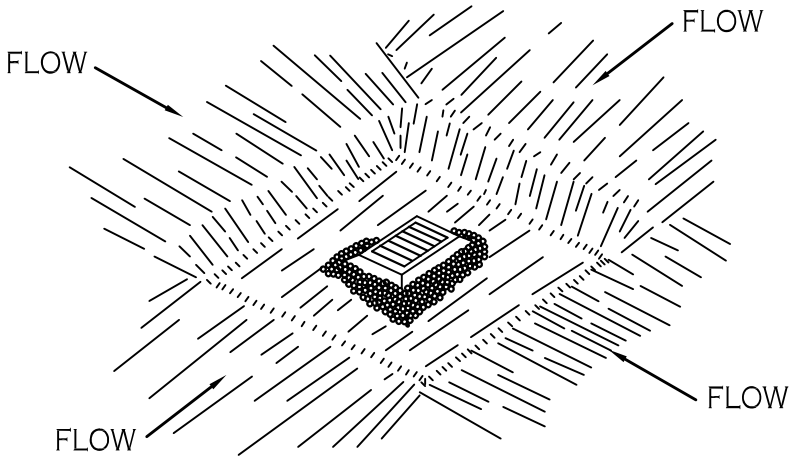
BAG DETAIL

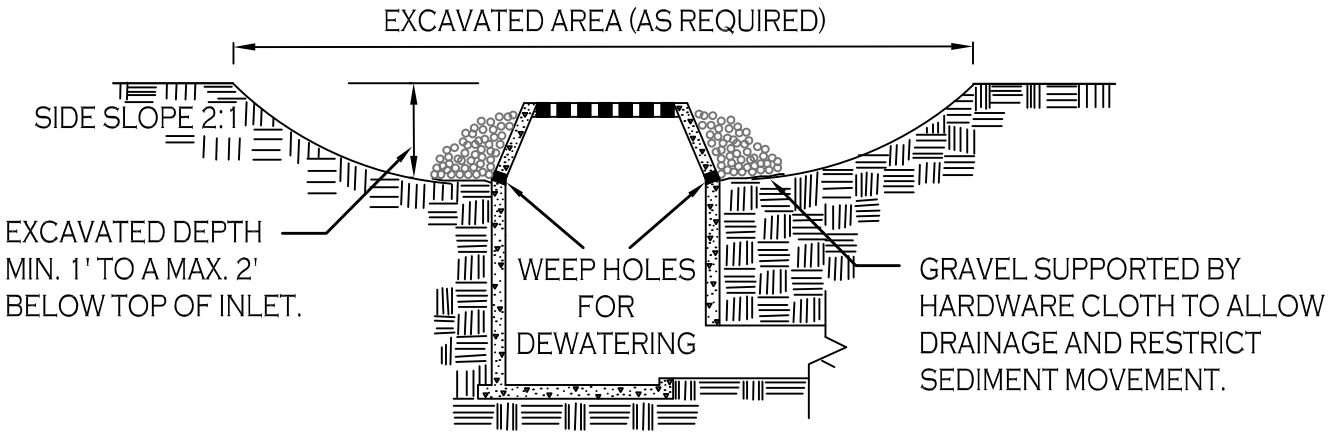


SILT SACK DETAIL

NOT TO SCALE

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





CONSTRUCTION SPECIFICATIONS

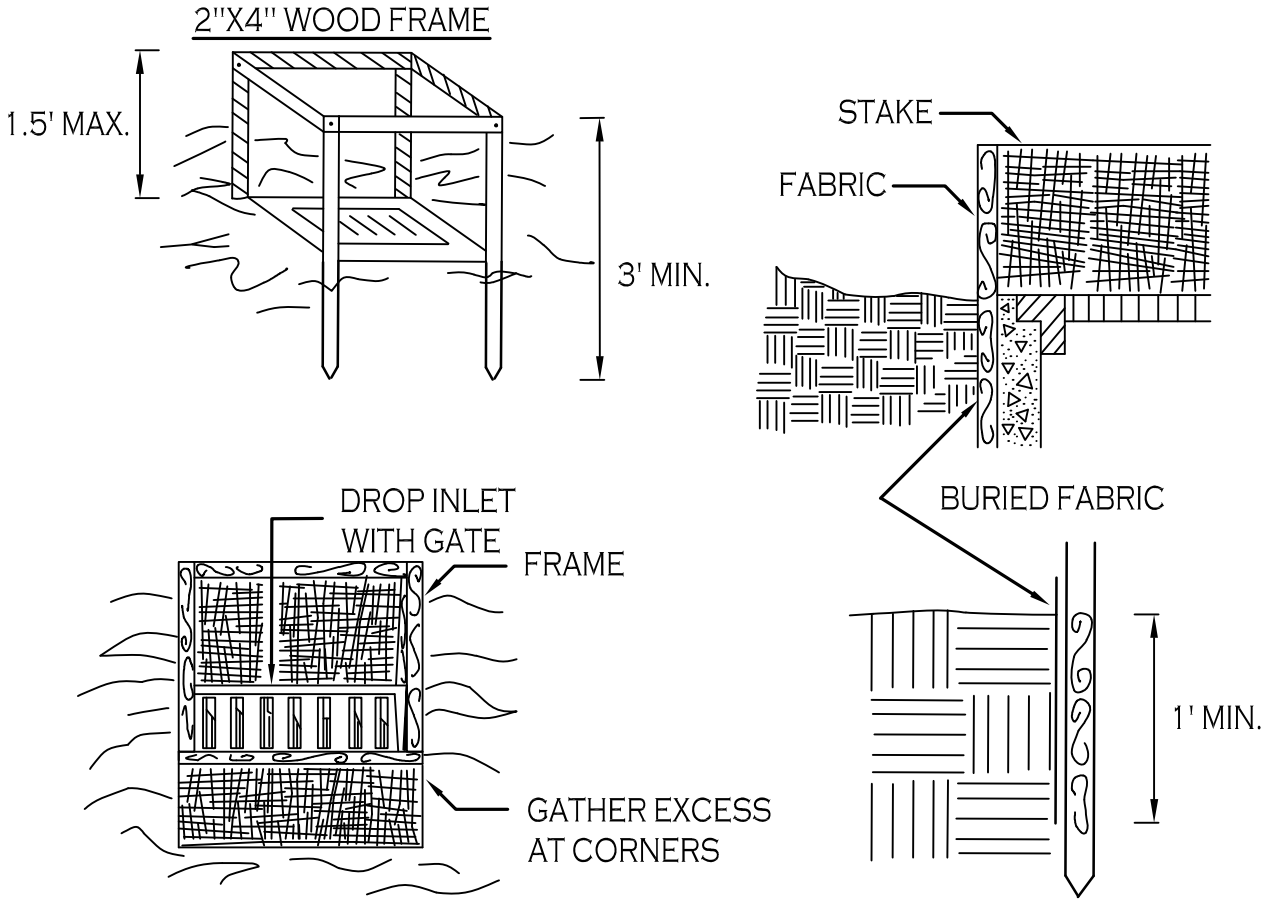
1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND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

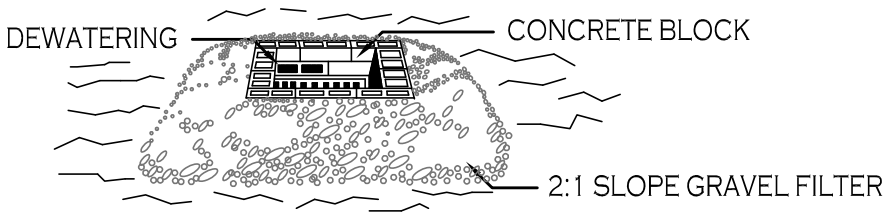
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUN DRAINAGE AREA 1 ACRE

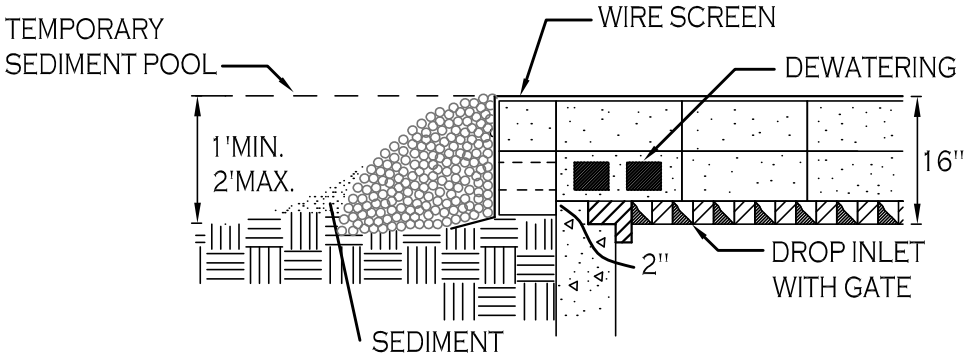
INLET PROTECTION DETAIL 2

NOT TO SCALE

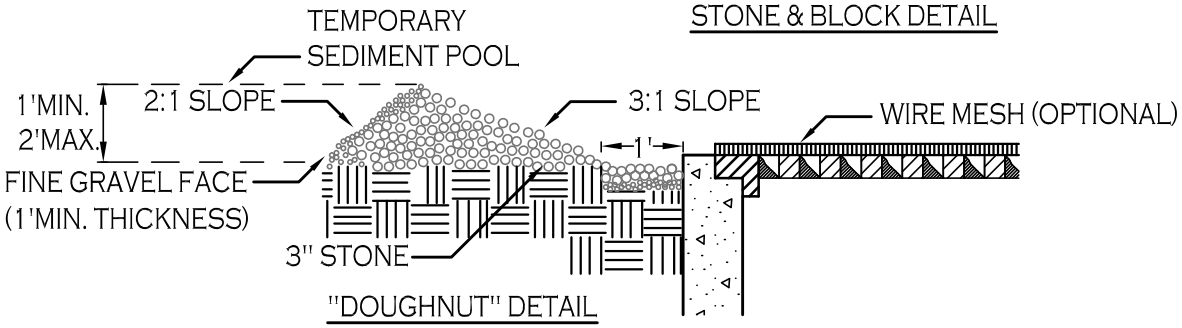
Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)



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.

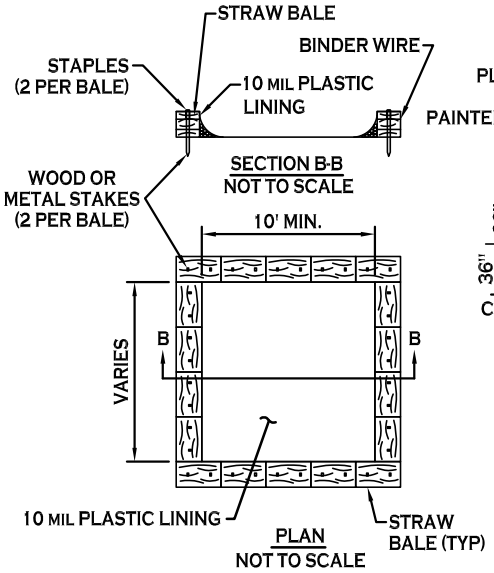
BARRIER FENCE WHICH IS NOT ORANGE IN COLOR SHALL BE FLAGGED AT 6.0 FOOT INTERVALS WITH RED OR ORANGE FLORESCENT TAPE. WARNING SIGNS SHALL BE MOUNTED ON THE FENCE AT NO MORE THAN 100 FOOT INTERVALS.

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.

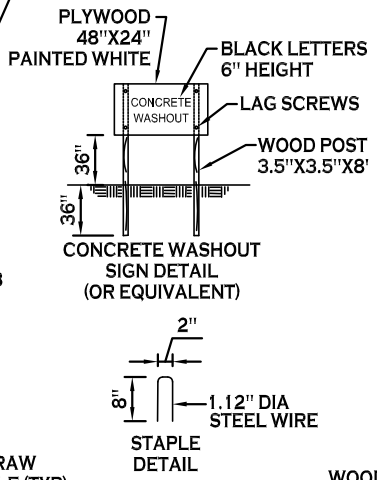
FENCING USED FOR TREE OR OTHER VEGETATION PROTECTION SHALL NOT BE TEMPORARILY REMOVED TO ALLOW EQUIPMENT ACCESS OVER A PROTECTED AREA, EXCEPT AS REQUIRED FOR ITEMS OF WORK SPECIFICALLY SHOWN ON THE PLANS AND APPROVED BY THE ENGINEER IN WRITING.

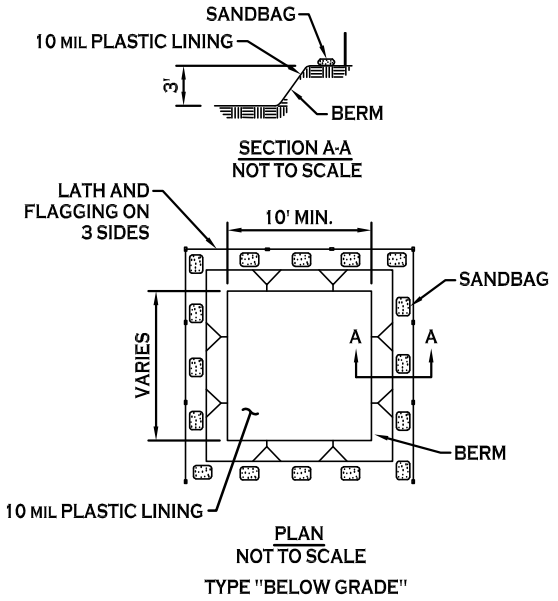
Attachment: SUB-2024-02_PP application 041725 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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

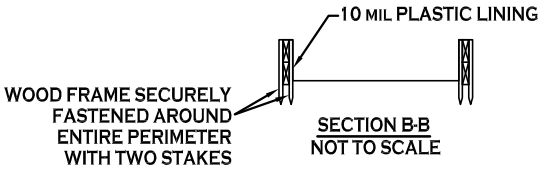


TYPE "ABOVE GRADE" WITH STRAW BALES



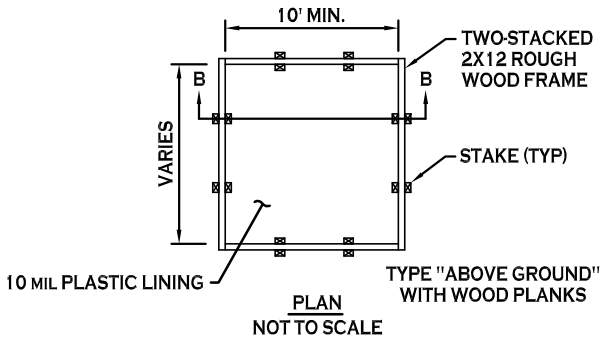


TYPE "BELOW GRADE"



NOTES

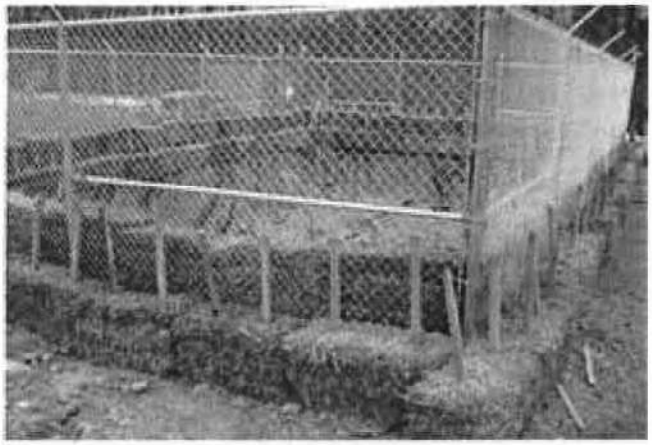
1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. HOLES, DEPRESSIONS 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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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.

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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

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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

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

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.

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

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

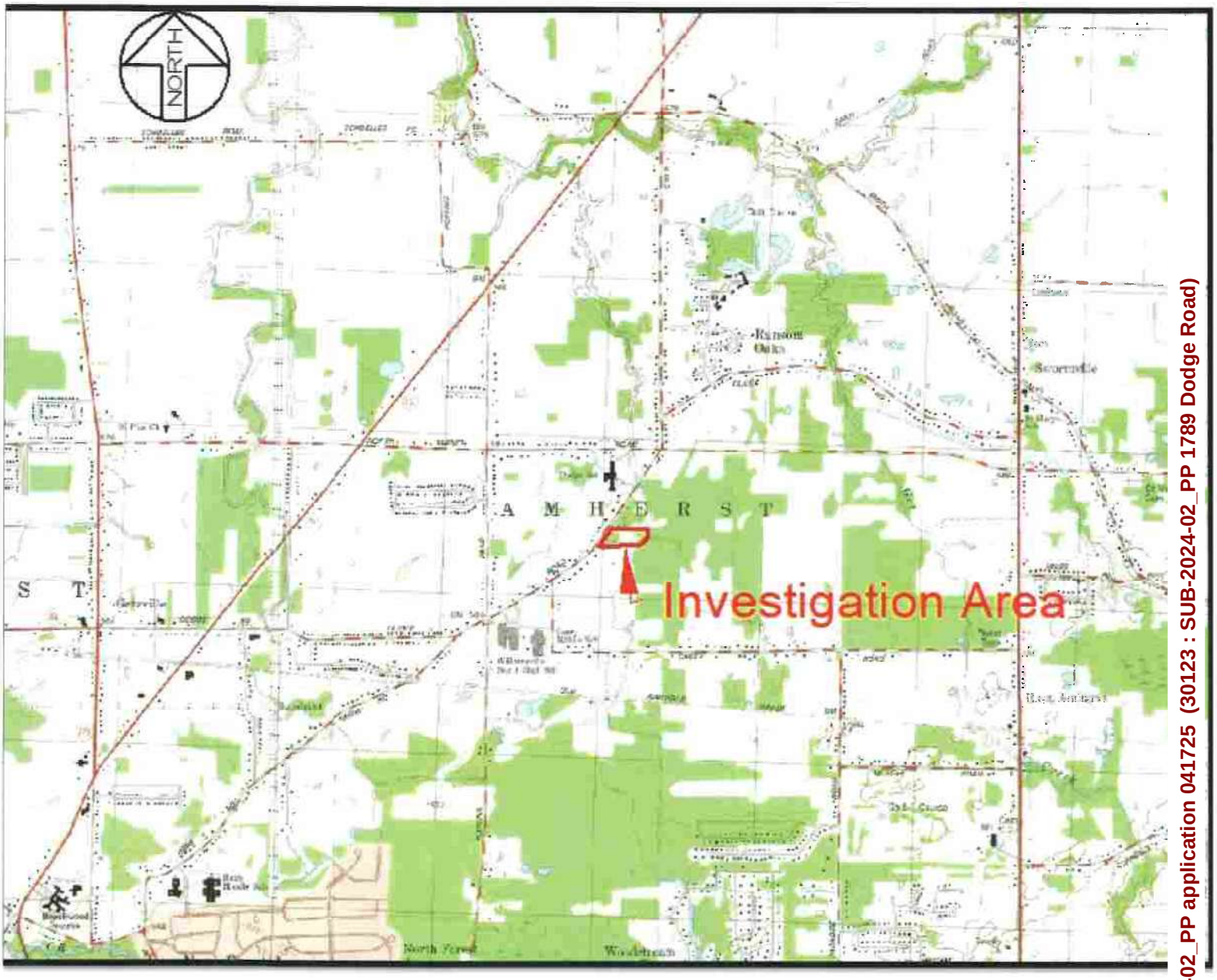


FIGURE 1: USGS 7.5 MINUTE TOPOGRAPHICAL MAP

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)

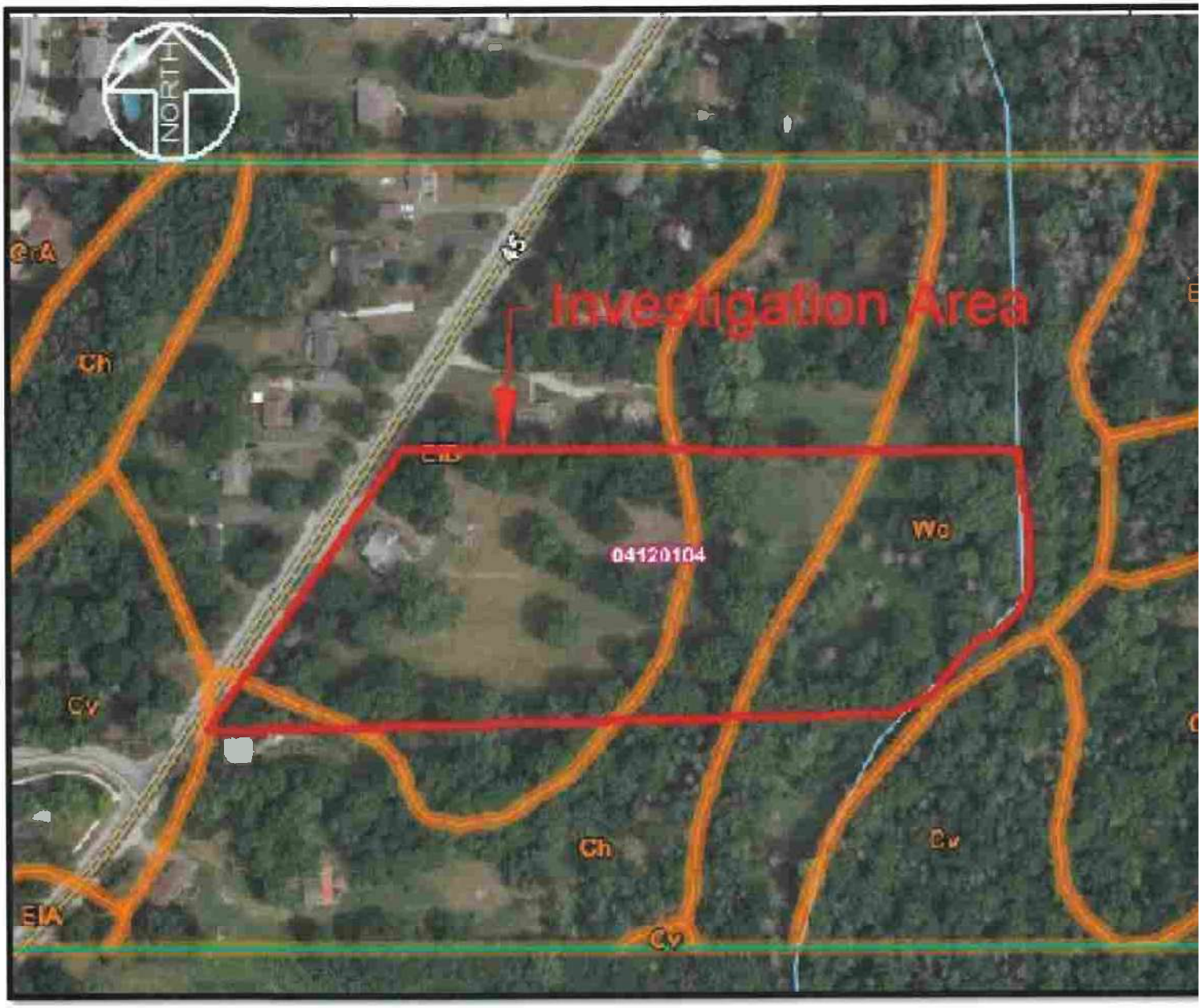


FIGURE 3: NRCS ERIE COUNTY SOIL SURVEY MAP

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)

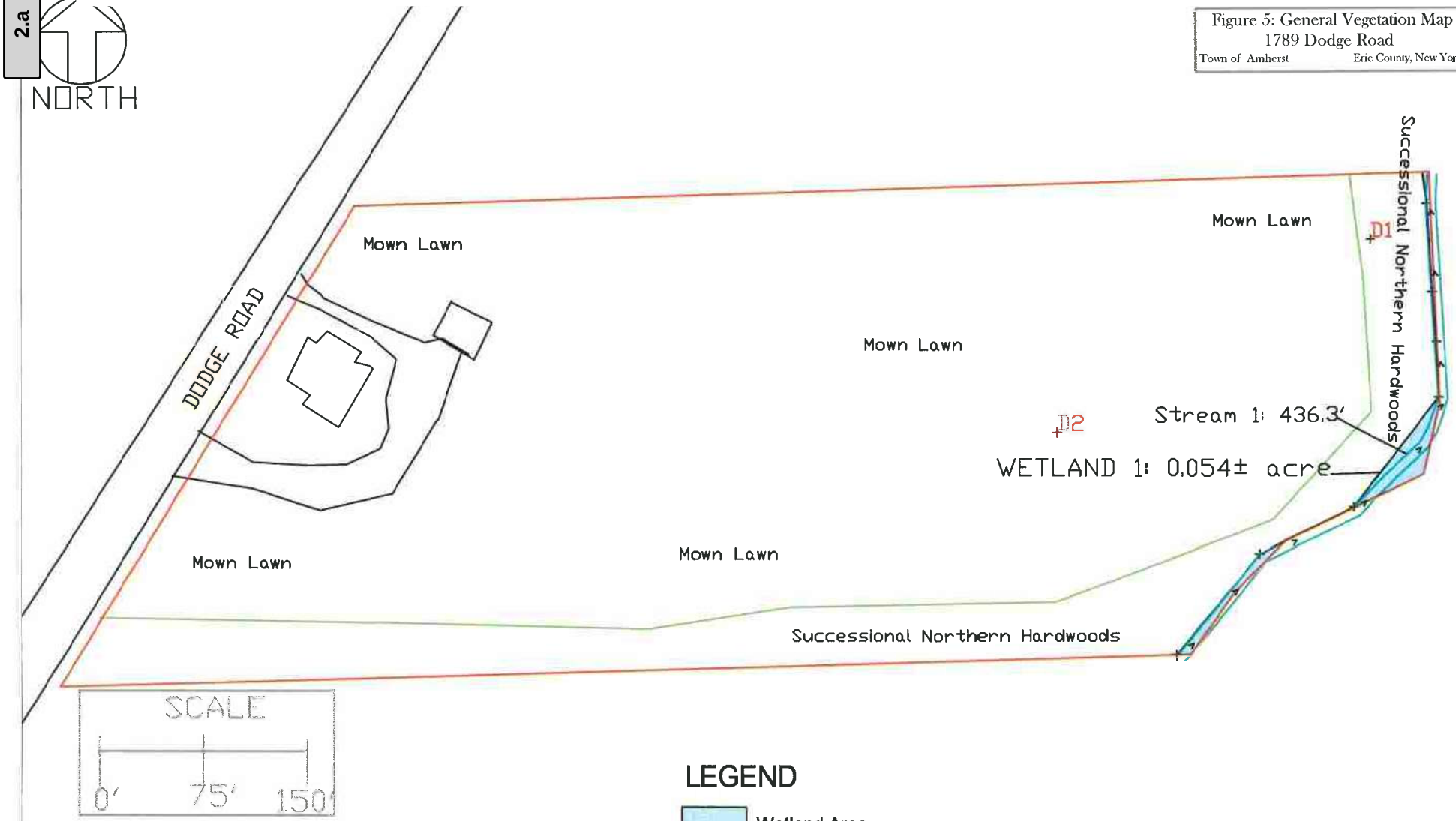


FIGURE 4: NYSDEC ENVIRONMENTAL RESOURCE MAPPER
http://www.dec.ny.gov/imsmaps/ERM/viewer.htm (Visited 12/21/20)
1789 Dodge Road
Town of Amherst, Erie County, New York

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



LEGEND

- Wetland Area
- Stream
- D1 Data Point Location
- Investigation Area

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)

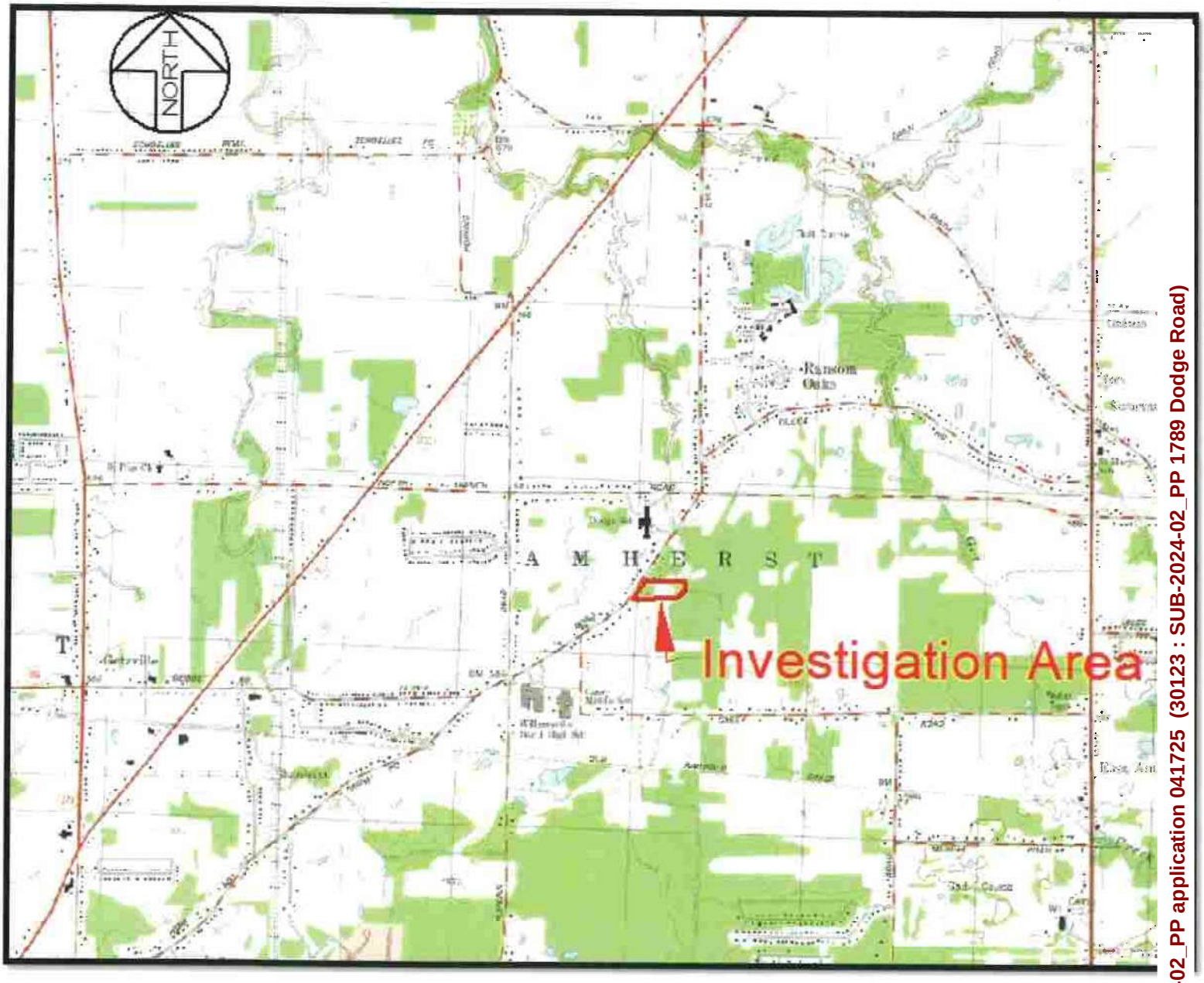


FIGURE 7: DRAINAGE MAP

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					SiL	

[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:

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: 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:

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

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

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

Appendix D - References

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Appendix E - Wetland Investigation Personnel

Soils and Hydrology Sampling
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Vegetation Sampling
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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		

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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		

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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		

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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		

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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		

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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		

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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

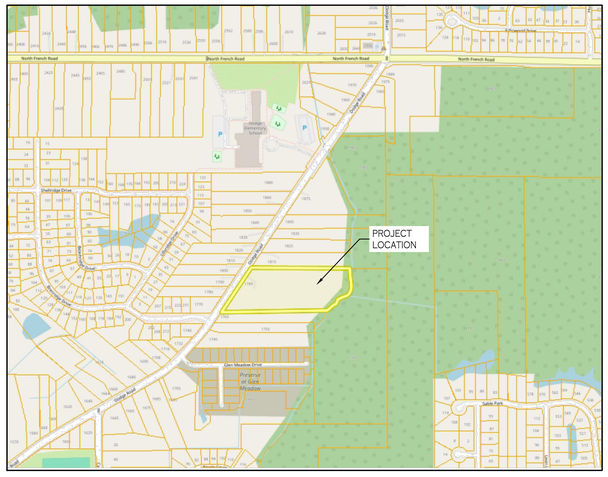
DIG SAFELY NEW YORK
TELEPHONE 1–800–962–7962

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

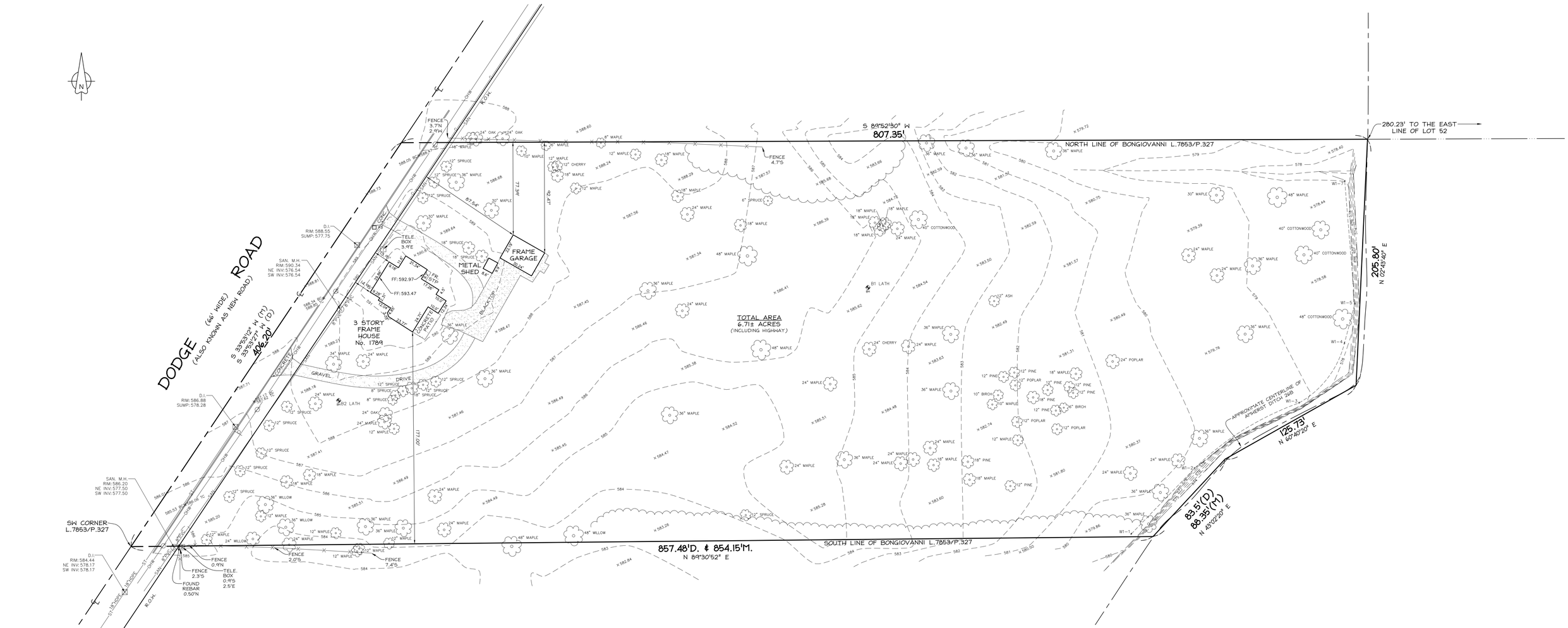
CARMINAWOOD DESIGN

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.00.00
- ELEVATION– BOTTOM OF CURB x.00.00 BC
- ELEVATION– TOP OF CURB x.00.00 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)

NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS 1960 Association Inc. 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.

NUSSBAUMER & CLARKE, INC. EST. 1933 ENGINEERS AND SURVEYORS

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'

D:\Users\nennis\Documents\MJE_SIG.tif

Project No. : 2032-1527A

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

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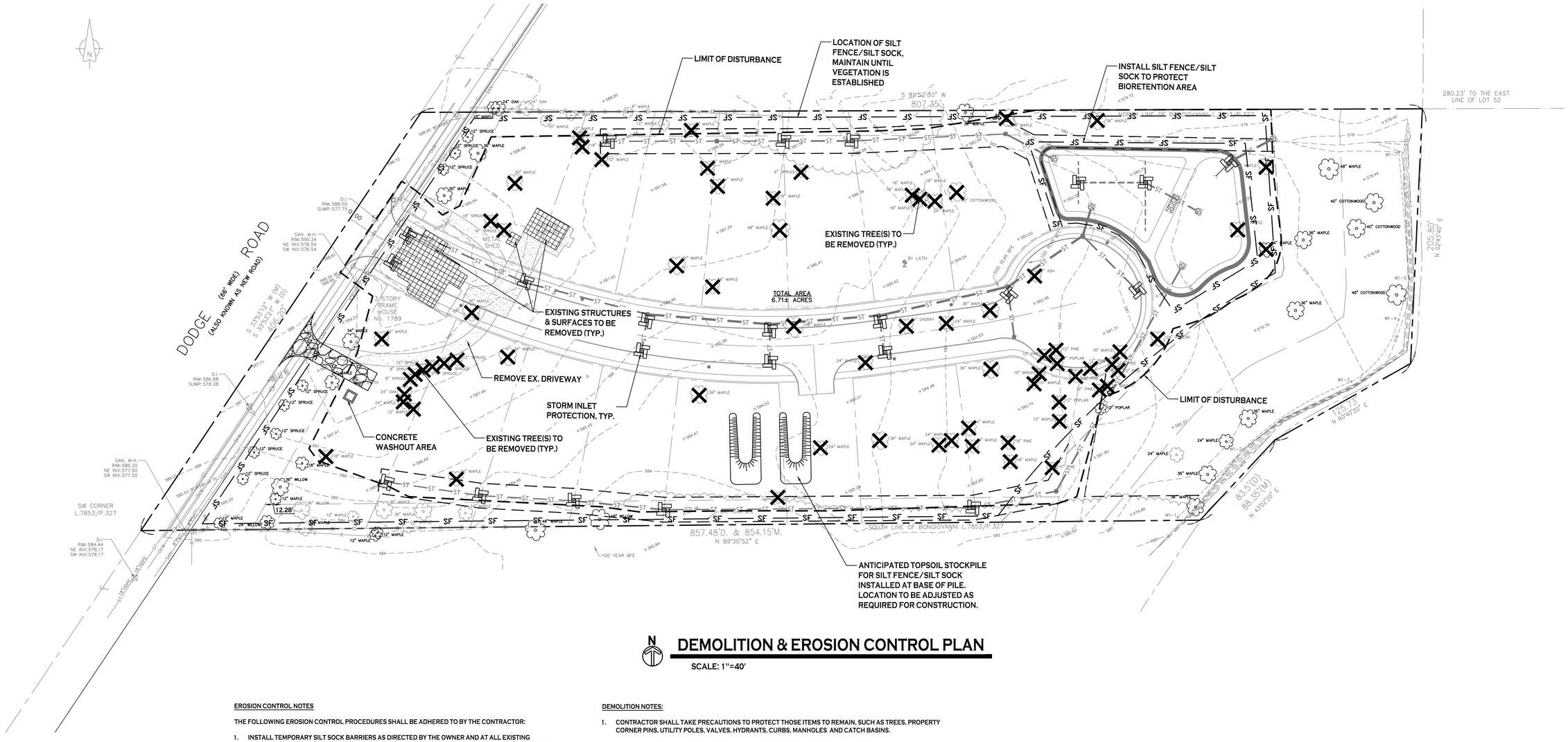

DEMOLITION & EROSION CONTROL PLAN

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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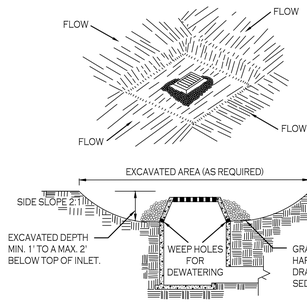


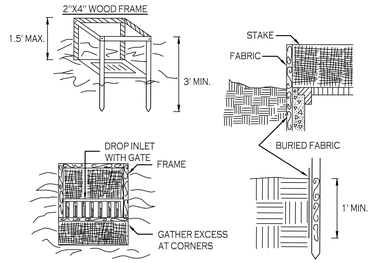
CONSTRUCTION SPECIFICATIONS

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



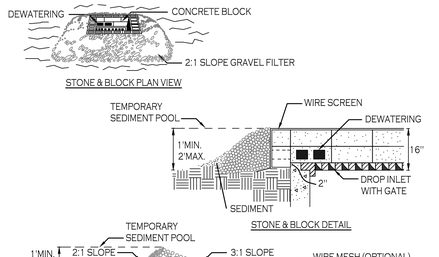
CONSTRUCTION SPECIFICATIONS

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

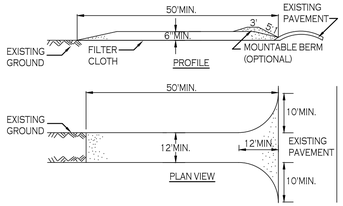
NOTE: INSTALL ONE OF THE INLET PROTECTION OPTIONS SHOWN PRIOR TO CONSTRUCTION

NOTES

1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 50' 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

NOT TO SCALE

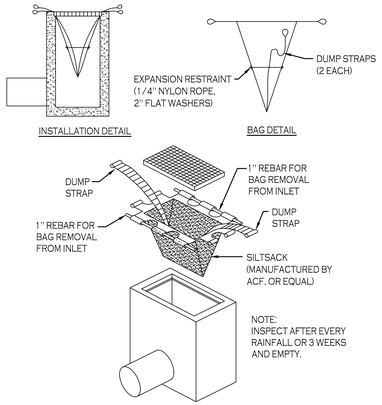


CONSTRUCTION SPECIFICATIONS

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.

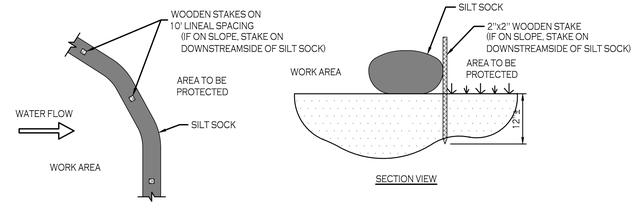
STABILIZED CONSTRUCTION ENTRANCE DETAIL

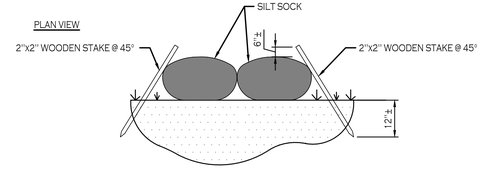
NOT TO SCALE



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
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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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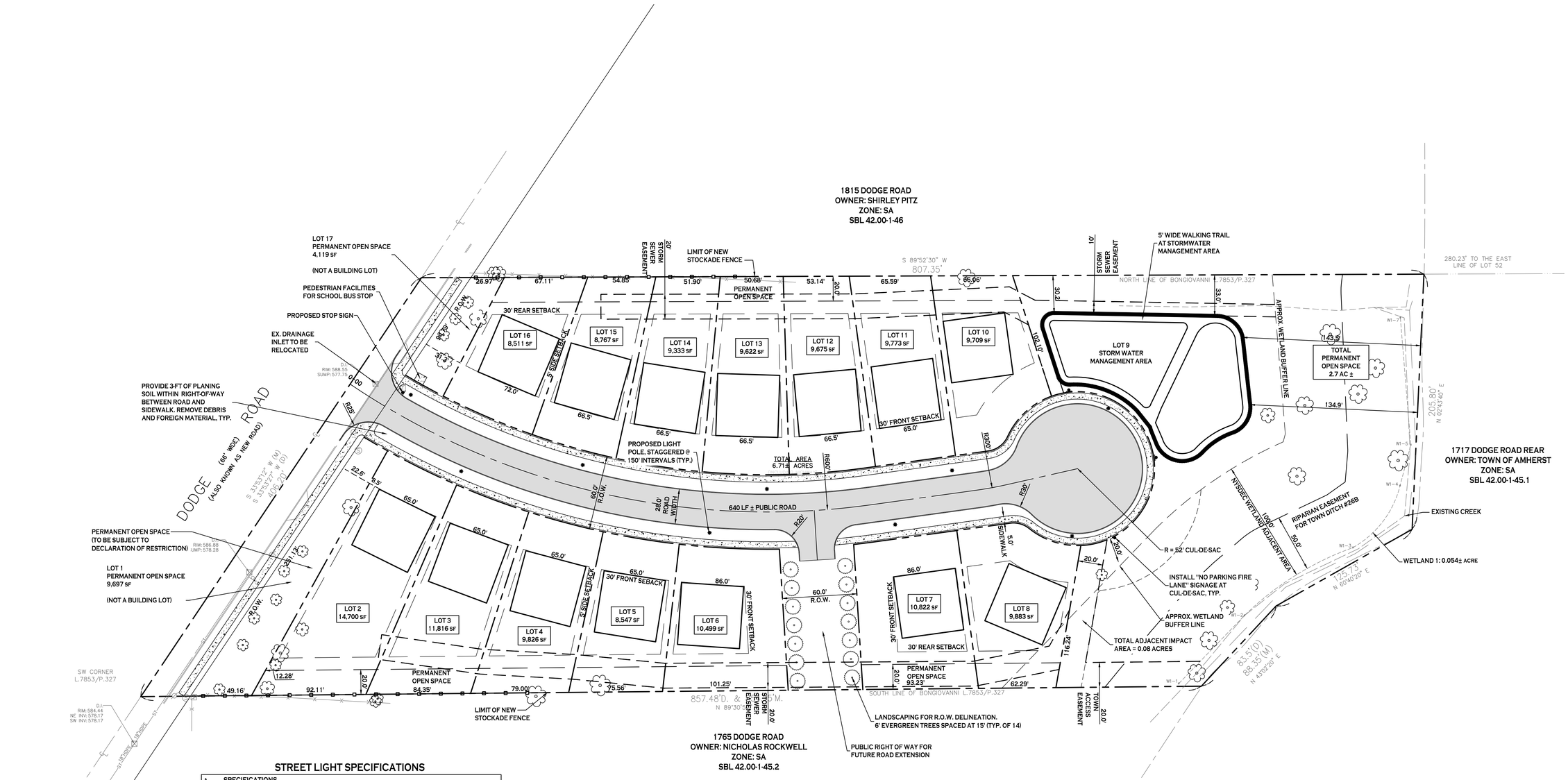

STREET LIGHT SPECIFICATIONS

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.

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CARMINAWOOD DESIGN
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Single Family Subdivision

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STATE OF NEW YORK — CHRISTOPHER ROCKWELL — 076394 — LICENSED PROFESSIONAL ENGINEER

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

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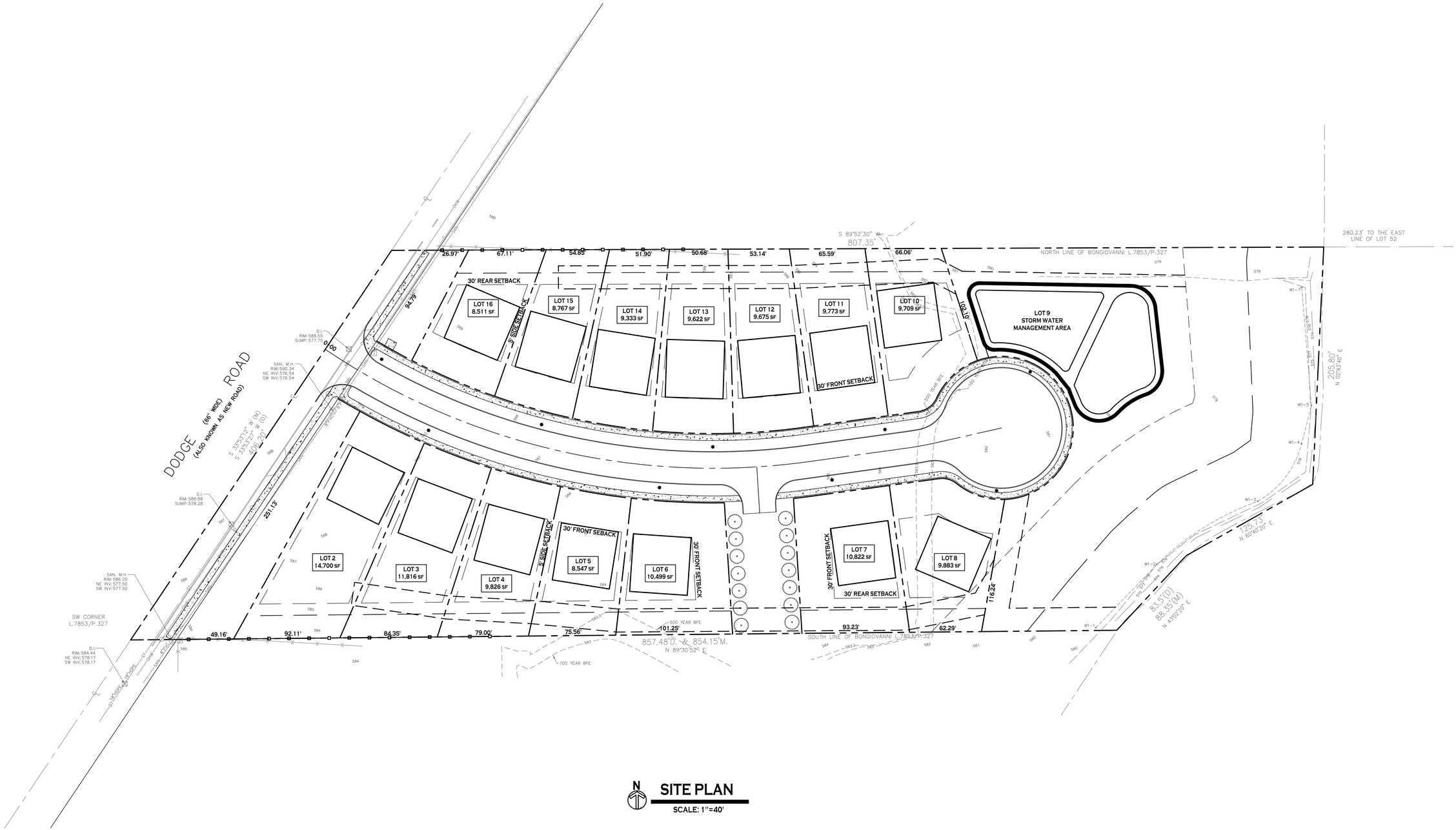

SITE PLAN

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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Buffalo | Utica | Greensboro

Single Family Subdivision

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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:

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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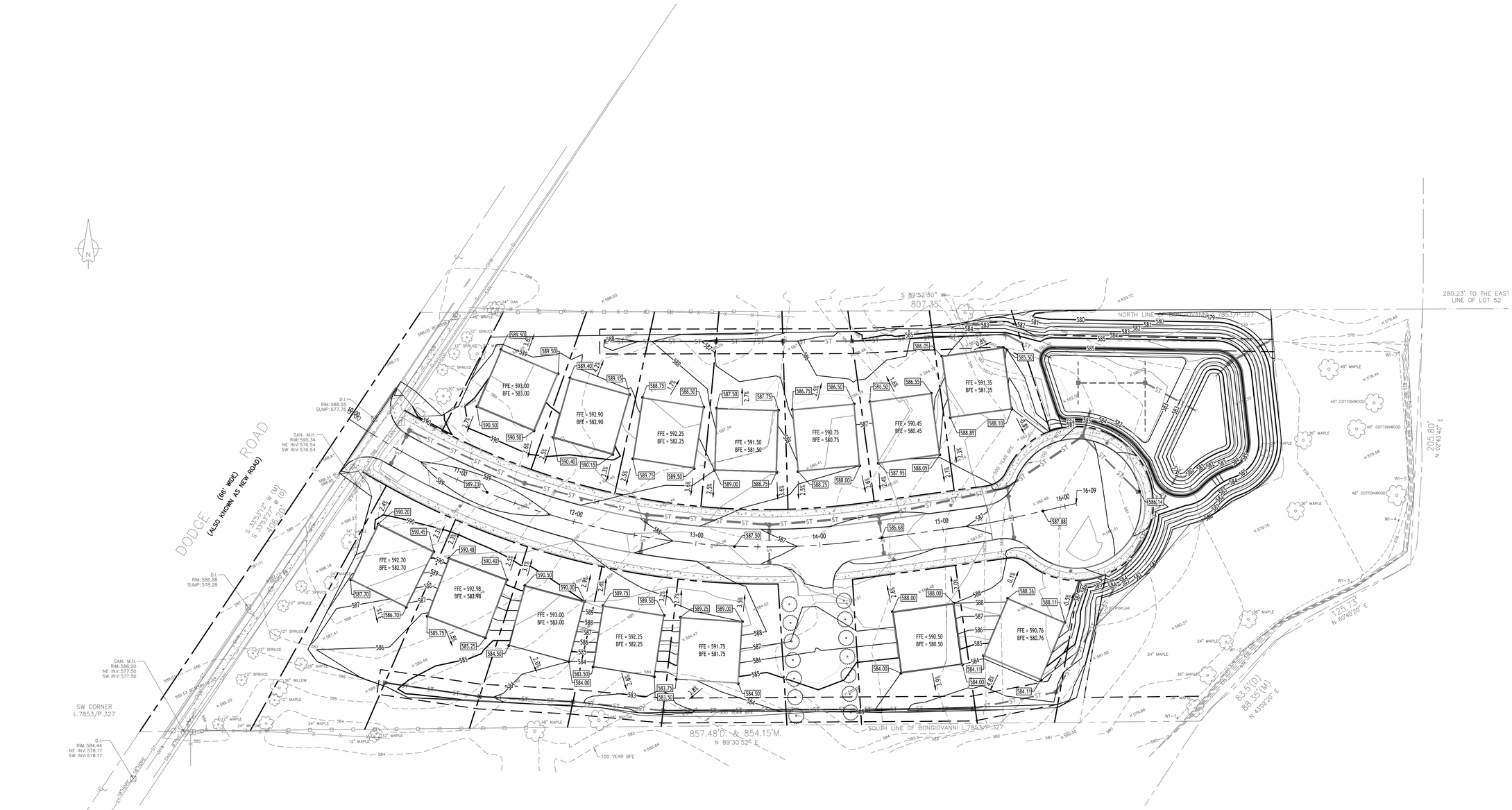

GRADING PLAN

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:

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Single Family Subdivision

1789 Dodge Road
Amherst, New York

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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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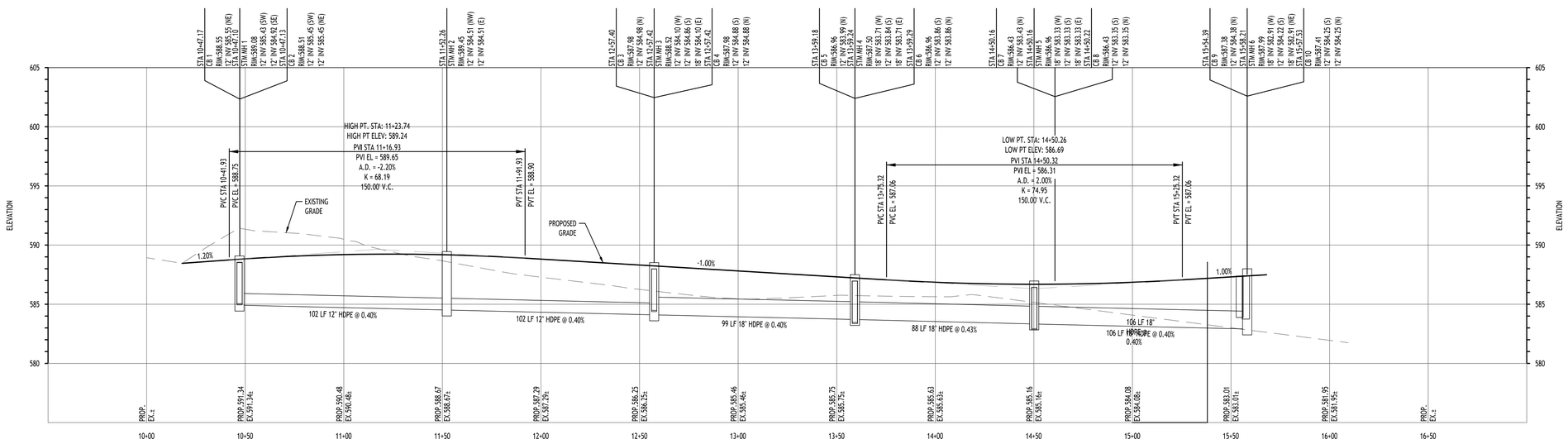
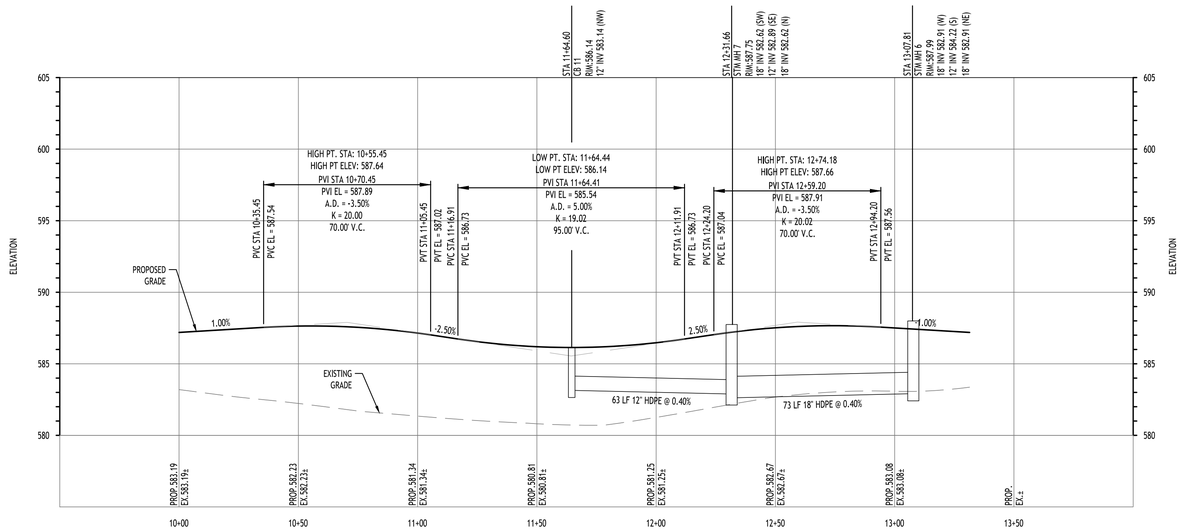


PROFILE - PUBLIC ROAD A STA 10+00 - 17+00

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:

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STATE OF NEW YORK
CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

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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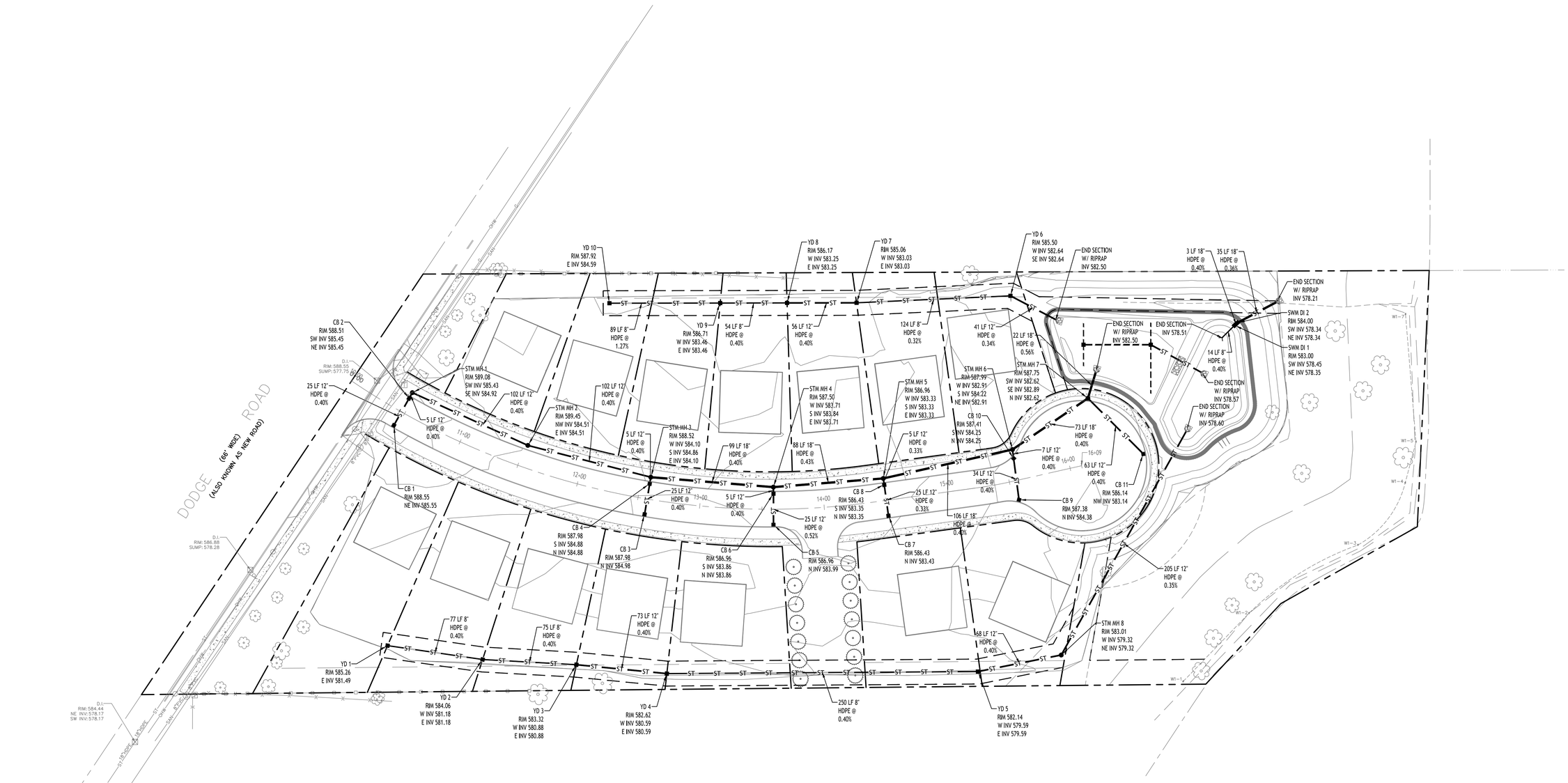

STORM WATER MANAGEMENT PLAN

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

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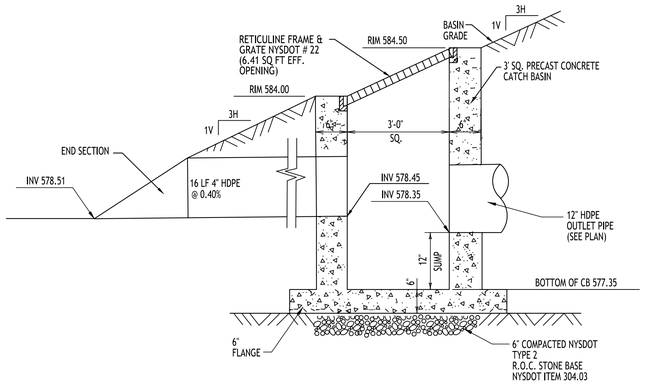
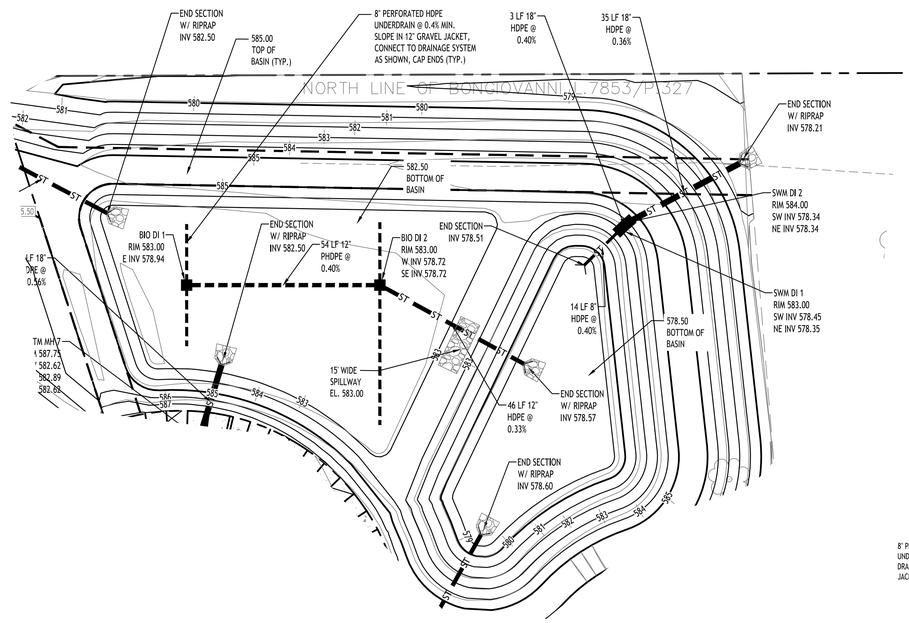


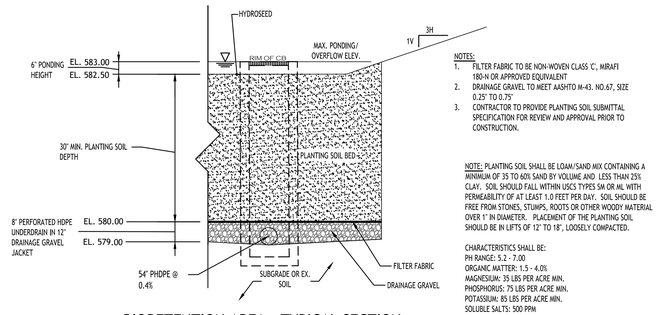
RETENTION BASIN OUTLET STRUCTURE - SWM DI 1

N.T.S.



Detention Basin Plan

SCALE: 1"=20'



BIORETENTION AREA - TYPICAL SECTION

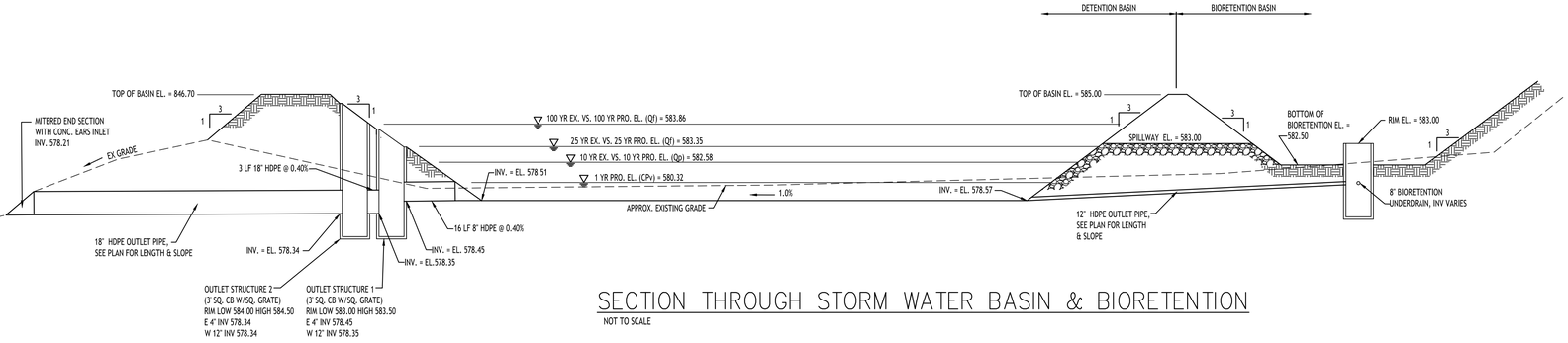
NOTES:
1. FILTER FABRIC TO BE NON-WOVEN CLASS 'C', MIRAFI 180-N OR APPROVED EQUIVALENT
2. DRAINAGE GRAVEL TO MEET AASHTO M-43. NO.67, SIZE 0.25" TO 0.75"
3. CONTRACTOR TO PROVIDE PLANTING SOIL SUBMITTAL SPECIFICATION FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

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
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:
Detention Basin Plan

Date: 01/29
Drawn By: C. W
Scale: As No

DRAWING NO.
C-301

Project No: 20.247

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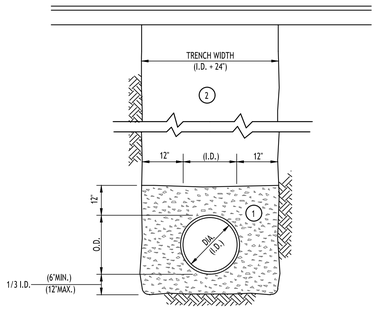


NOTES:

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.

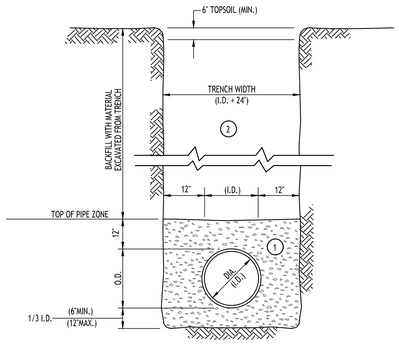
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(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)

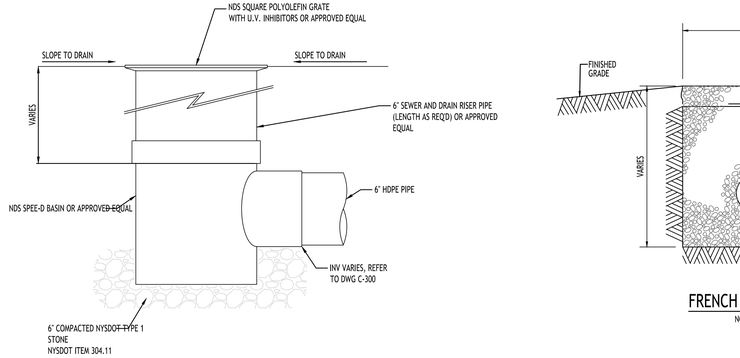
(1) NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH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

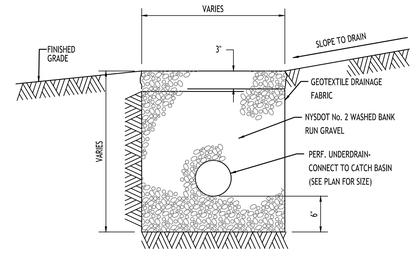
STORM SEWER TRENCH SECTION IN UNPAVED AREAS

NOT TO SCALE



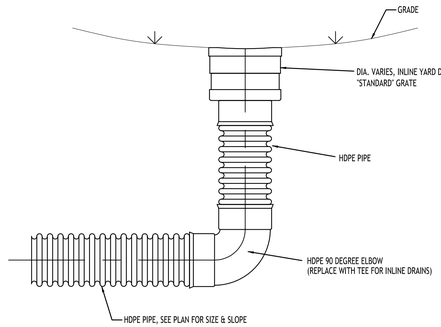
TYPICAL AREA DRAIN DETAIL

NOT TO SCALE



FRENCH DRAIN DETAIL

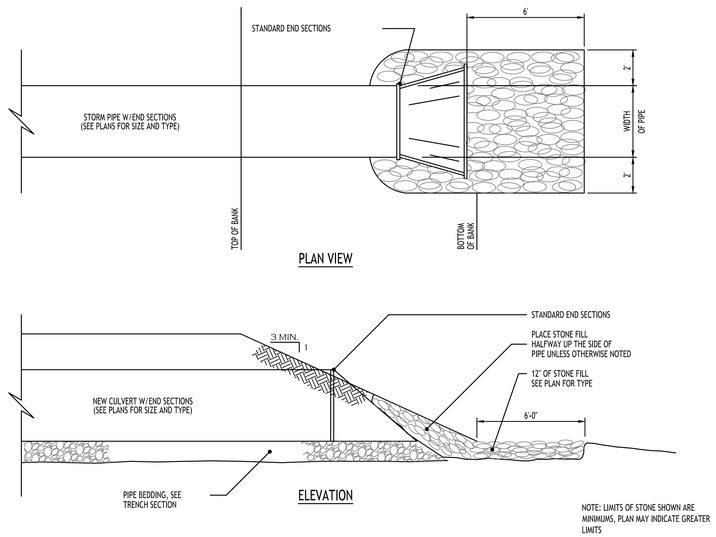
NOT TO SCALE



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

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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:

Storm Drainage Details

Date: 01/29
Drawn By: C. W
Scale: As No

DRAWING NO.

C-302

Project No: 20.247

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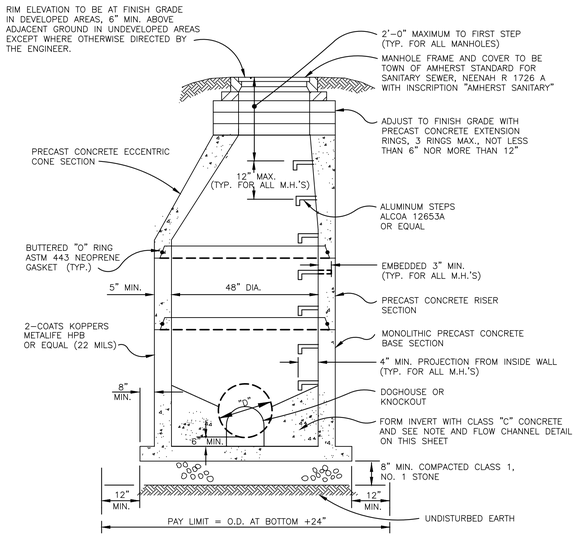
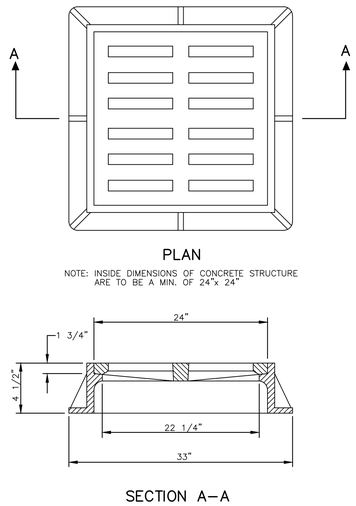


STANDARD STORM MANHOLE

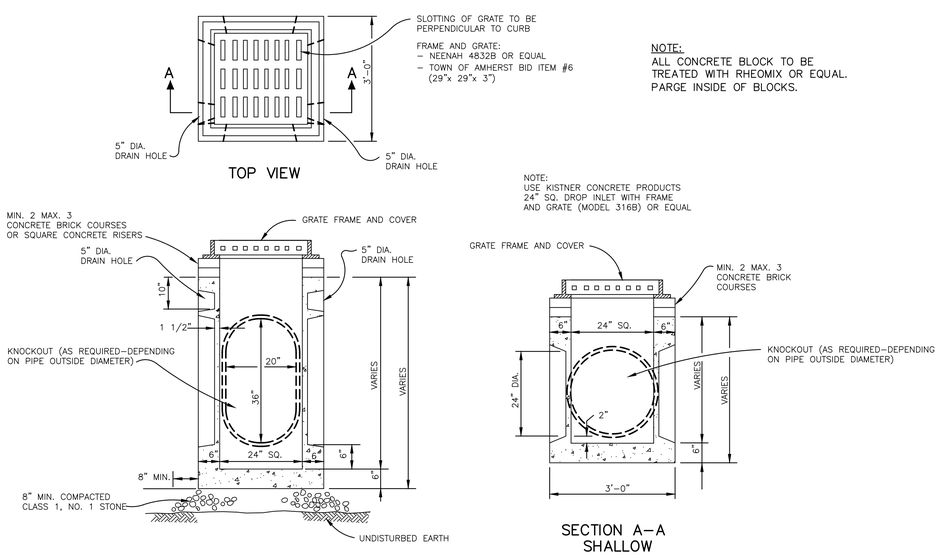
NOT TO SCALE



CAST IRON FRAME AND GRATE

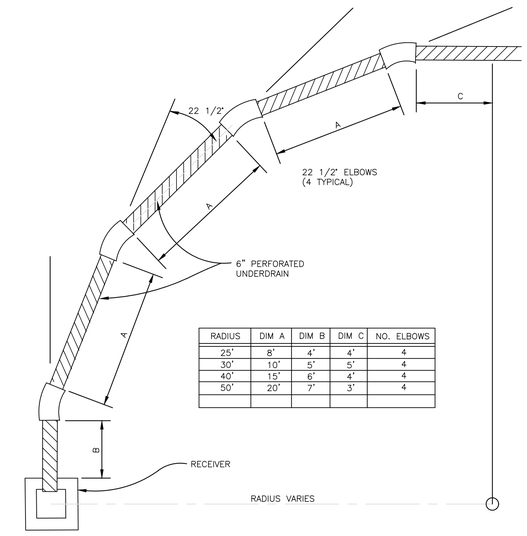
B (NEENAH R3433 OR EQUAL)

NOT TO SCALE



STANDARD PRECAST CONCRETE DROP INLET

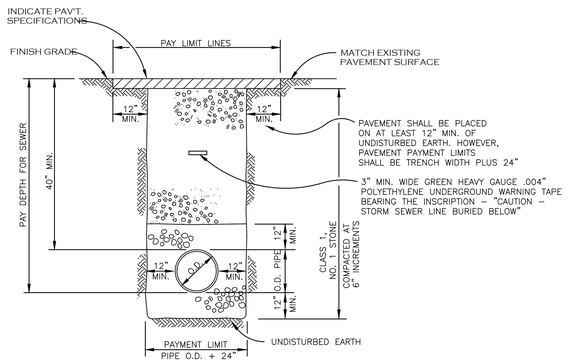
NOT TO SCALE



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

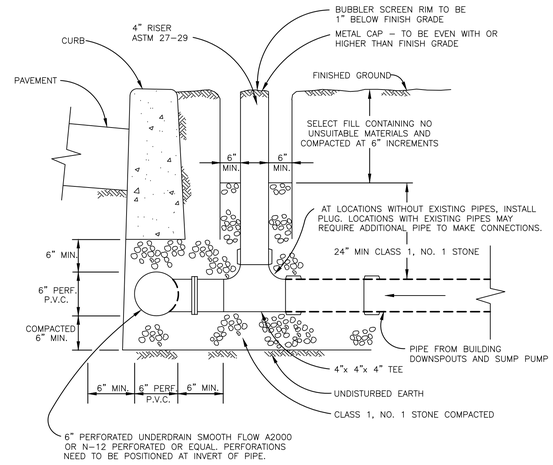


NOTE:

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

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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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STATE OF NEW YORK — CHRISTOPHER WOOD — LICENSED — 076396 — 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)

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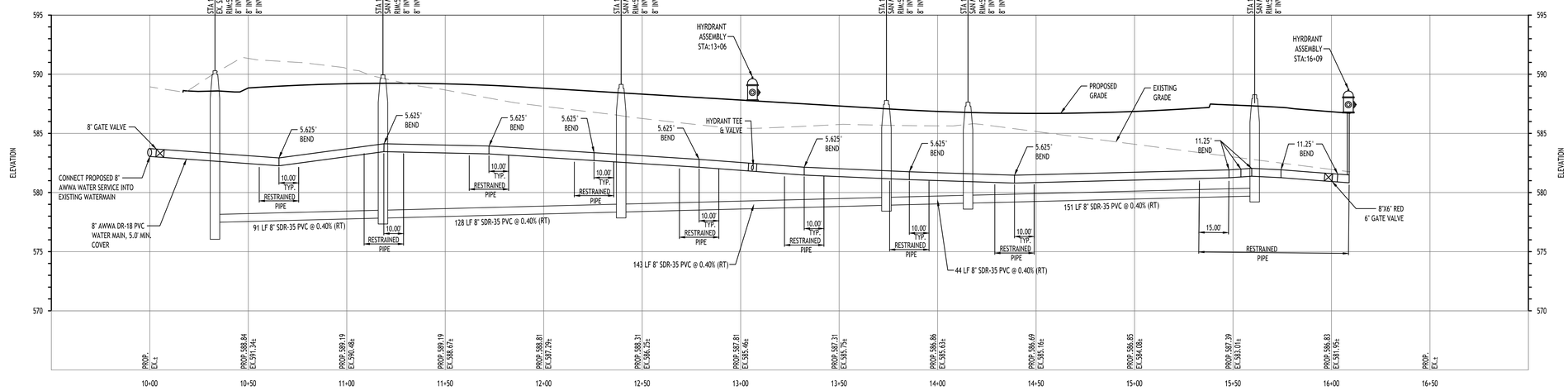

PROFILE - ROAD A

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:

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4	Rev. Per Town Comments	3/20/2025	

STATE OF NEW YORK
R. CHRISTOPHER WOOD
076394
LICENSED 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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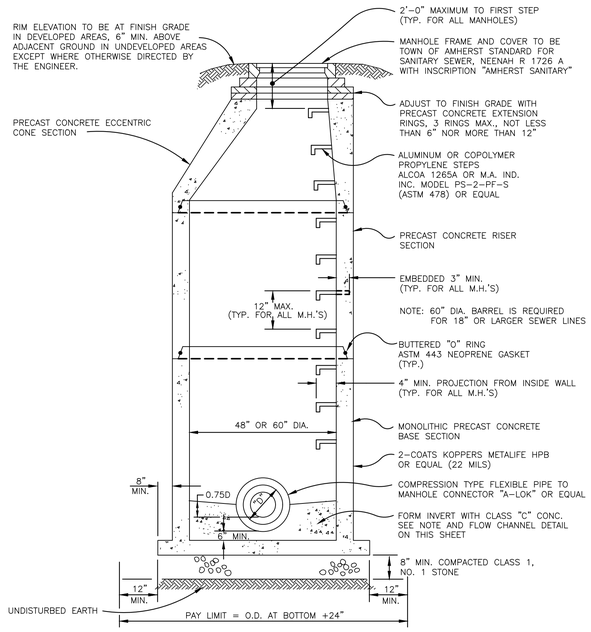
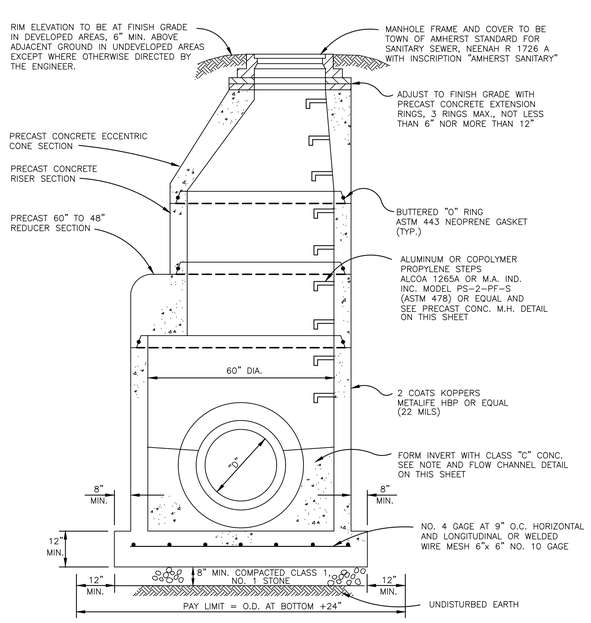


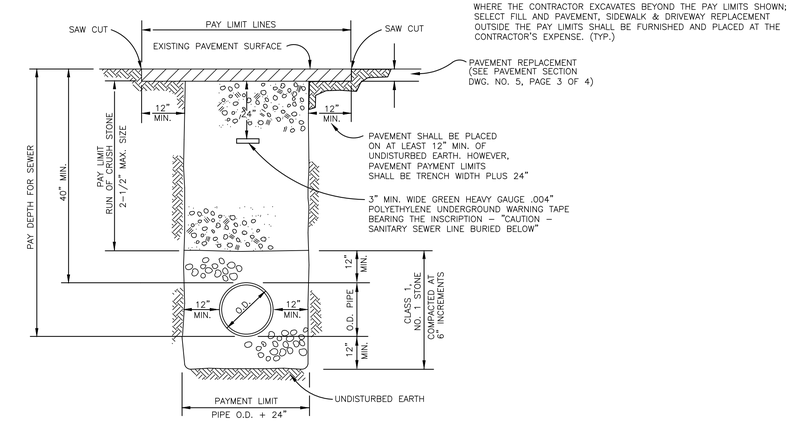
PRECAST CONCRETE MANHOLE

NOT TO SCALE



PRECAST CONCRETE MANHOLE OVER EXISTING SEWER (18"–30" DIA.)

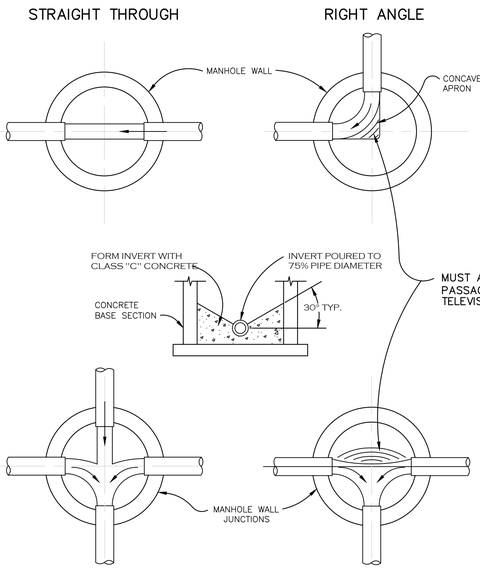
NOT TO SCALE



NOTE:
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



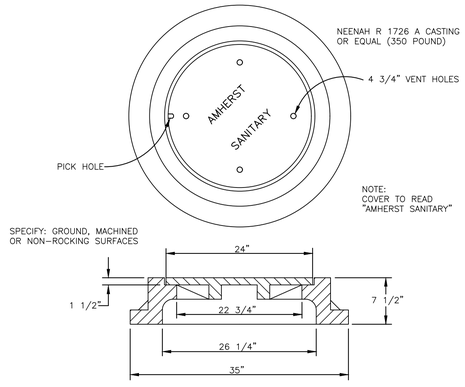
NOTE:
FLOW CHANNELS MUST ALLOW PLACEMENT, REMOVAL AND PASSAGE OF T.V. CAMERAS. THE CAMERA DIMENSIONS ARE APPROXIMATELY 26" LONG x 6 1/2" SQUARE. A BLOCK OF WOOD OF THESE DIMENSIONS MAY BE USED TO SIMULATE THE SIZE OF THE CAMERA. THIS WILL SIMPLIFY THE FORMATION OF FLOW CHANNELS AND INVERTS.

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

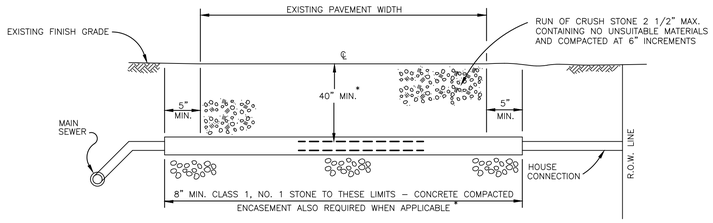
NOT TO SCALE



STANDARD MANHOLE FRAME AND COVER

VENTED COVER

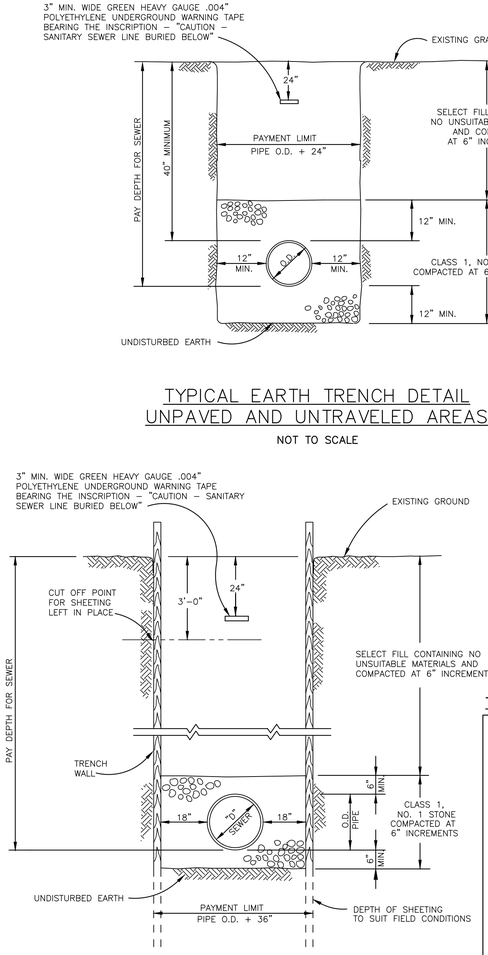
NOT TO SCALE



*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



TYPICAL EARTH TRENCH DETAIL UNPAVED AND UNTRAVELED AREAS

NOT TO SCALE

SHEETED TRENCH DETAIL

NOT TO SCALE

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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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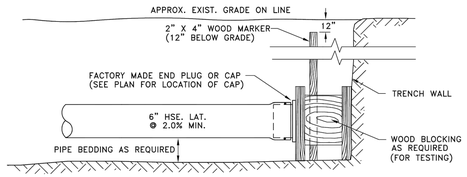
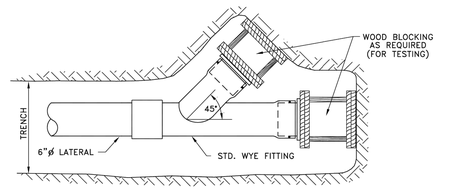
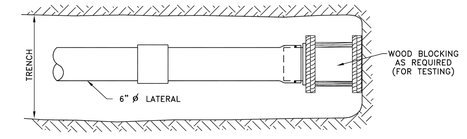
CAP & BLOCKING METHODS FOR AIR TESTING
(NOVEMBER 2023)



TYPICAL SECTION



TYPE "2" SERVICE LATERAL FITTING

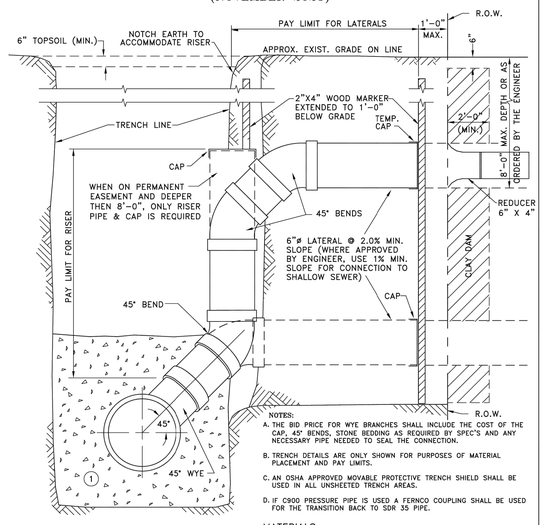


TYPE "1" SERVICE LATERAL FITTING

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:\DSM\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

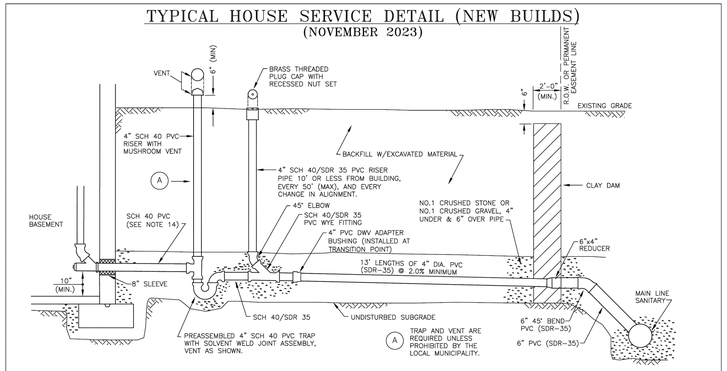
PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

(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	STD.DETAIL
	Rev. 3 12/01	ADDED NOTE D 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	

File: V:\DSM\Engineering\CAD\Details\Details November 2023\D-27.dwg, Last saved: 12/6/2023, Plot Date: 12/12/2023, 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 ENDS, PLASTIC MATERIAL 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	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 & (A)	
	Rev. 3/24	CHANGED VENT, RISER, TRAP TO SCH 40	
	File: d-21	Date: 3/1/91	

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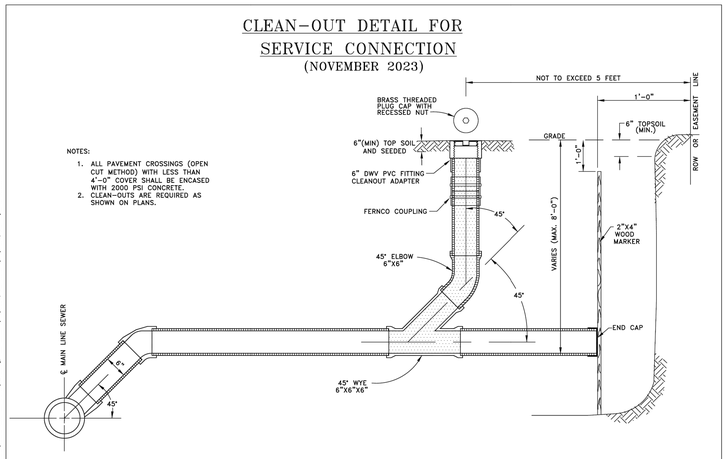
CLEAN-OUT DETAIL FOR SERVICE CONNECTION
(NOVEMBER 2023)



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

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	Rev. 1	2/94 CHANGED DIM LINE FOR MAX. DEPTH	STD. DETAIL
	Rev. 2	12/01 ADDED NOTE 7	28
	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	

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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

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

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

Packet Pg. 562

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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 ENCOUN–TERED 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:

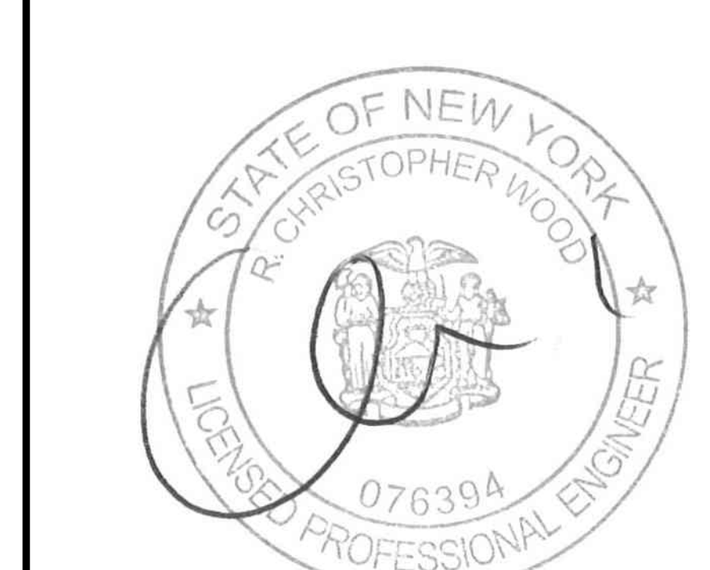
CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

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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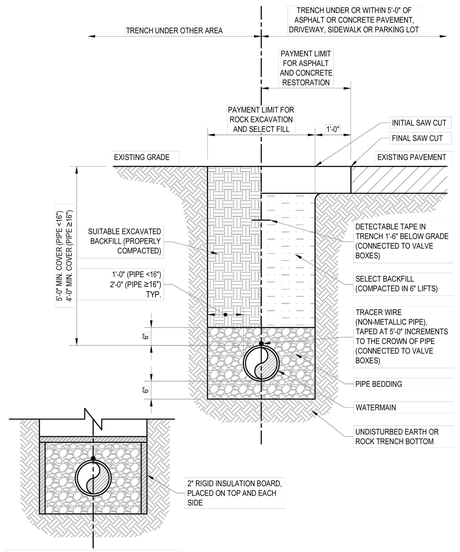


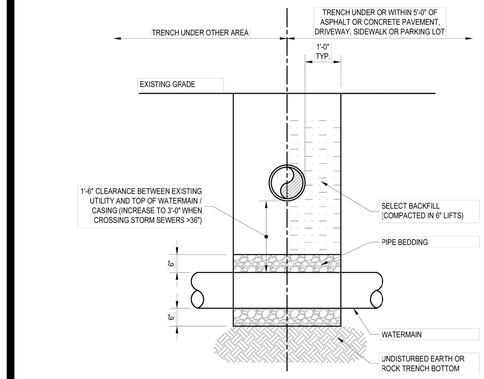
FROST PROTECTION TRENCH
(COVER <4'-0")
ECWA APPROVAL REQUIRED

TYPICAL TRENCH DETAIL

SCALE: NTS

Revision: 2024-01

Detail: SD-01



NOTES:

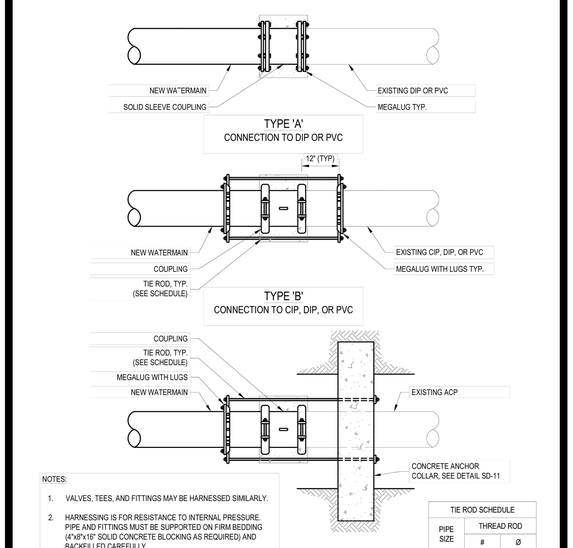
1. ALL EXISTING UTILITIES MUST BE SUPPORTED WITH APPROPRIATE CHAINS / STRAPS DURING CONSTRUCTION OF THE NEW WATERMAIN. CONTRACTOR IS REQUIRED TO COORDINATE WITH THE OWNER FOR THEIR PREFERRED SUPPORT REQUIREMENTS.
2. WHEN CROSSING A SEWER LINE WITH NEW WATERMAIN (AND WITHOUT A CASING PIPE), ONE FULL LENGTH (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.

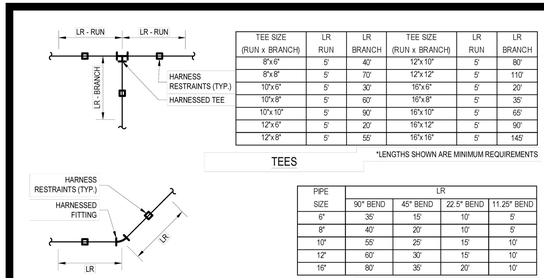
TIE ROD SCHEDULE		
PIPE SIZE	THREAD ROD	
	#	Ø

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'

*LENGTHS SHOWN ARE MINIMUM REQUIREMENTS

TEES

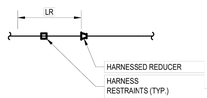
PIPE SIZE	LR 90° BEND	45° BEND	22.5° BEND	11.25° BEND
6"	35'	15'	10'	5'
8"	40'	20'	10'	5'
10"	55'	25'	15'	10'
12"	60'	30'	15'	10'
16"	80'	35'	20'	10'

*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)

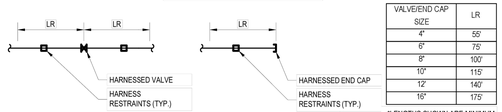
BENDS



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'

*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

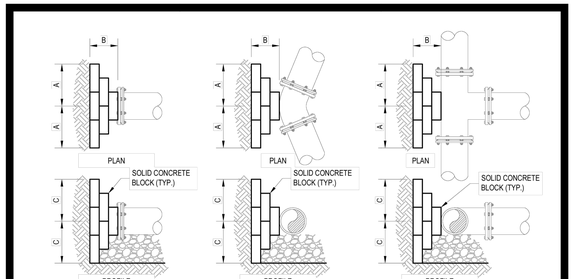
VALVES / END CAPS

RESTRAINED JOINT SCHEDULE

SCALE: NTS

Revision: 2024-01

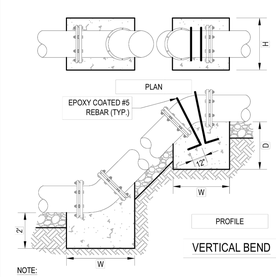
Detail: SD-09



DEAD END

HORIZONTAL BEND

TEE



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

VERTICAL BEND

NOTE:

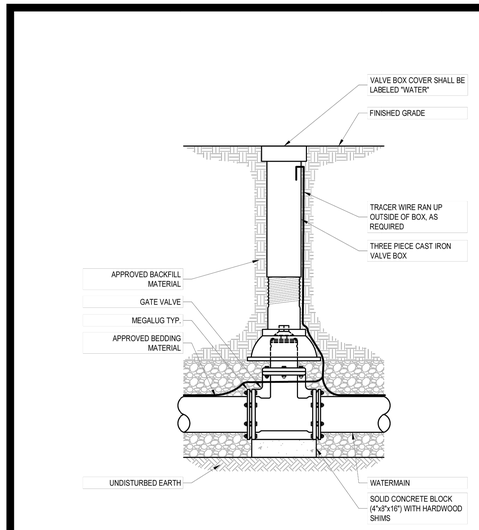
FULL CONCRETE THRUST BLOCKS AS SHOWN ARE REQUIRED WHEN THRUST RESTRAINT IS NOT PROVIDED BY OTHER MEANS SUCH AS MJ RESTRAINTS

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:

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-405

Project No: 20.247

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

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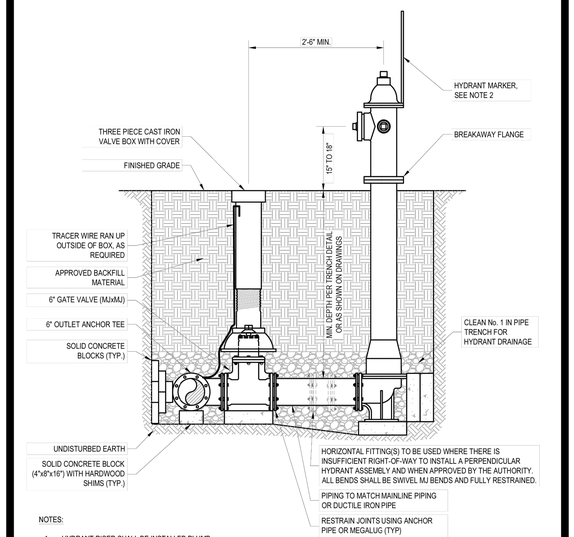


NOTES:

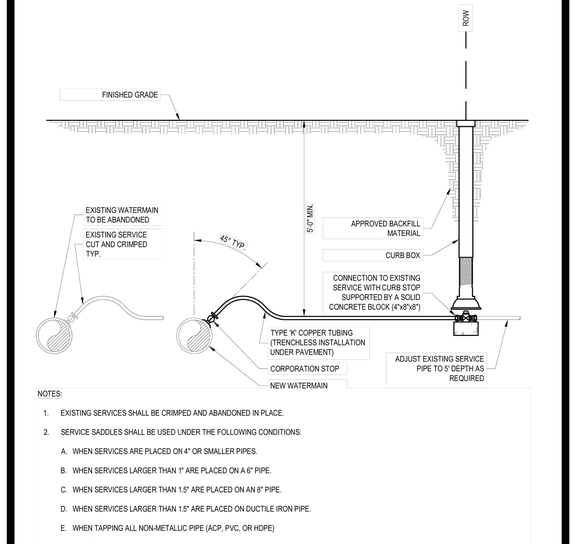
1. HYDRANT RISER SHALL BE INSTALLED PLUMB
2. FOR WATERMAIN REPLACEMENT PROJECTS, RELOCATE EXISTING MARKERS TO NEW HYDRANTS. MUNICIPALITY SHALL BE RESPONSIBLE TO PROVIDE ANY NEW HYDRANT MARKERS AS NEEDED. CONTRACTOR TO COORDINATE WITH ALL MUNICIPALITIES AND FIRE DISTRICTS.
3. HYDRANT FACE TO BE A MINIMUM 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:

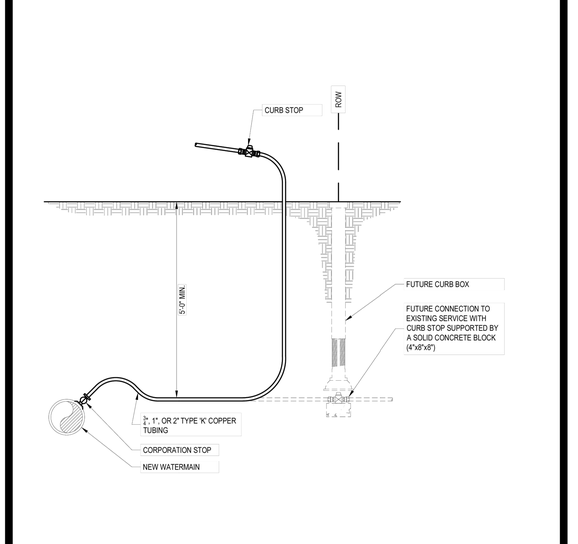
1. EXISTING SERVICES SHALL BE CRIMPED AND ABANDONED IN PLACE.
2. SERVICE SADDLES SHALL BE USED UNDER THE FOLLOWING CONDITIONS:
   A. WHEN SERVICES ARE PLACED ON 4" OR SMALLER PIPES.
   B. WHEN SERVICES LARGER THAN 1" ARE PLACED ON A 6" PIPE.
   C. WHEN SERVICES LARGER THAN 1.5" ARE PLACED ON AN 8" PIPE.
   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
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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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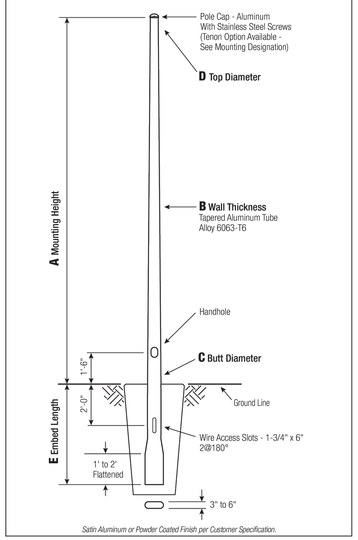
RTA

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	5'
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.

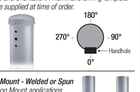


Vibration Damper

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**[8] 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

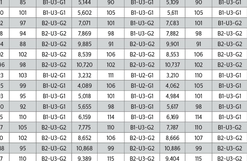
Dimensions: Arm mount

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

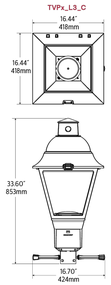
	Weight	EPA
TVPx-A-S	14 lbs	1.98 ft².

TVPC/TVPR TownView

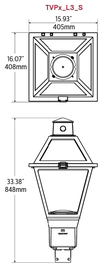
Post top and arm mount luminaire

Dimensions: Luminaire

TVPx_L3_C



TVPx_L3_S



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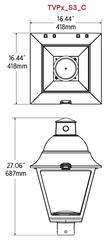

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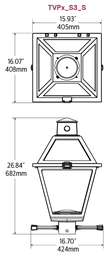
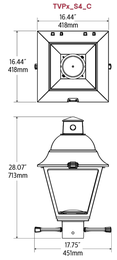
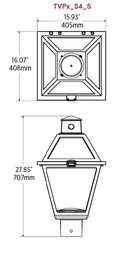


TVPx_S4_C



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	5,390	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	6,805	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	7,572	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	9,512	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-G2	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-U2-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	B1-U3-G1	5,811	109	B1-U3-G1	5,811	105	B1-U3-G2	5,884	110	B2-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	B1-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	B1-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

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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-G2
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	8,362	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	2,701	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 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:

CARMINA WOOD 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



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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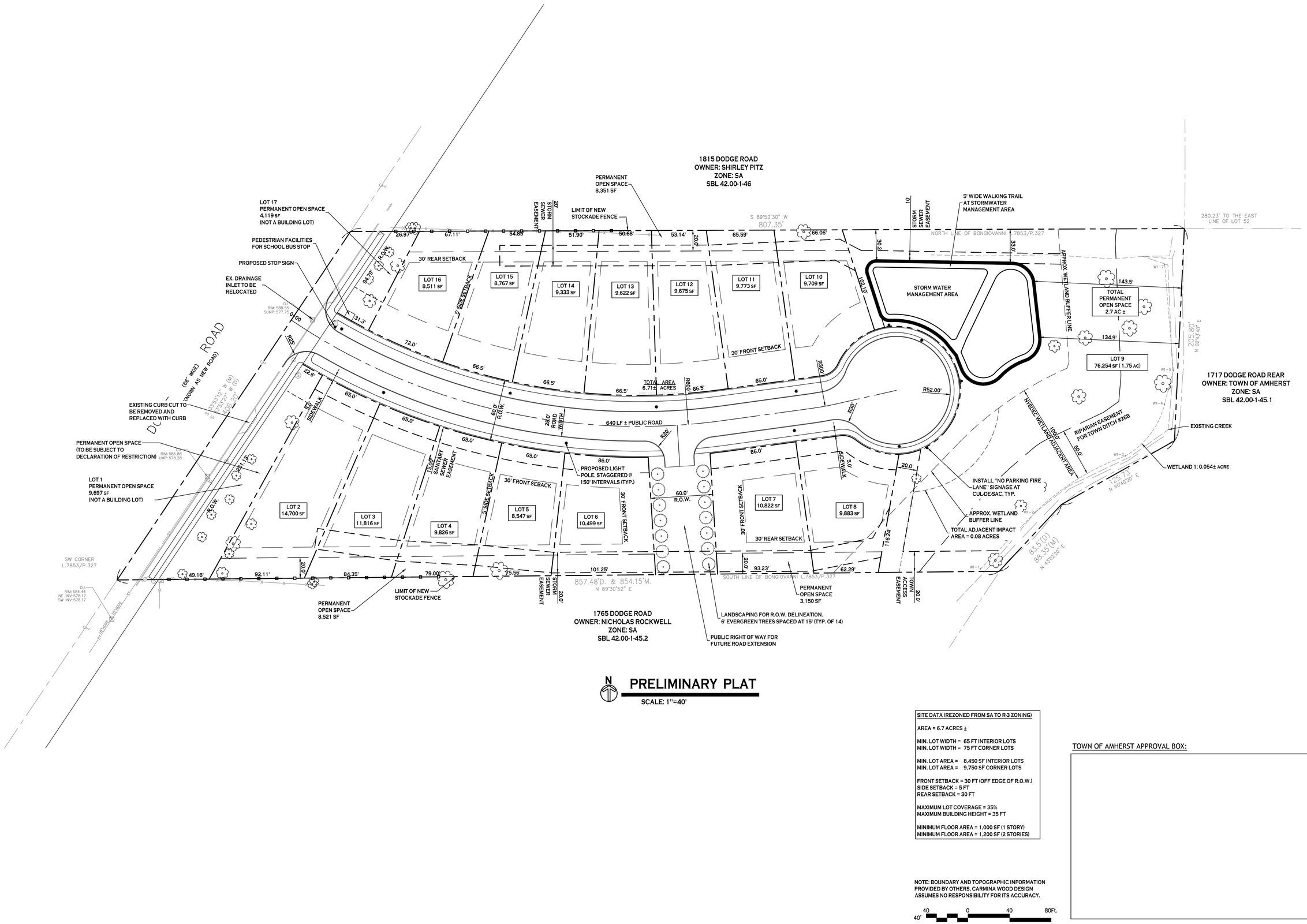

PRELIMINARY PLAT

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
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
5	Rev. Per Town Comments	4/15/2025

Attachment: Preliminary Plat Plan uploaded 417/25 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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

DRAWING NAME:
Preliminary Plat

Date: 01/29
Drawn By: C. W.
Scale: As No

DRAWING NO.
P-100

Project No: 20.247

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 051525 (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 051525 (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 051525 (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 051525 (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 051525 (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: _____

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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	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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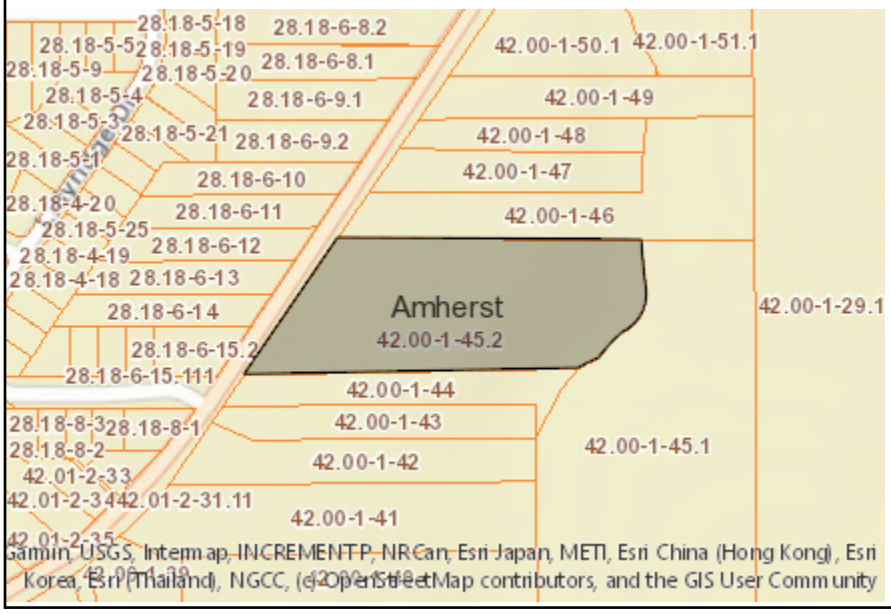
PRINT FORM

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

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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

Attachment: SUB-2024-02_PP application 051525 (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 051525 (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 051525 (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 051525 (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 051525 (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 051525 (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 051525 (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 051525 (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 051525 (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,

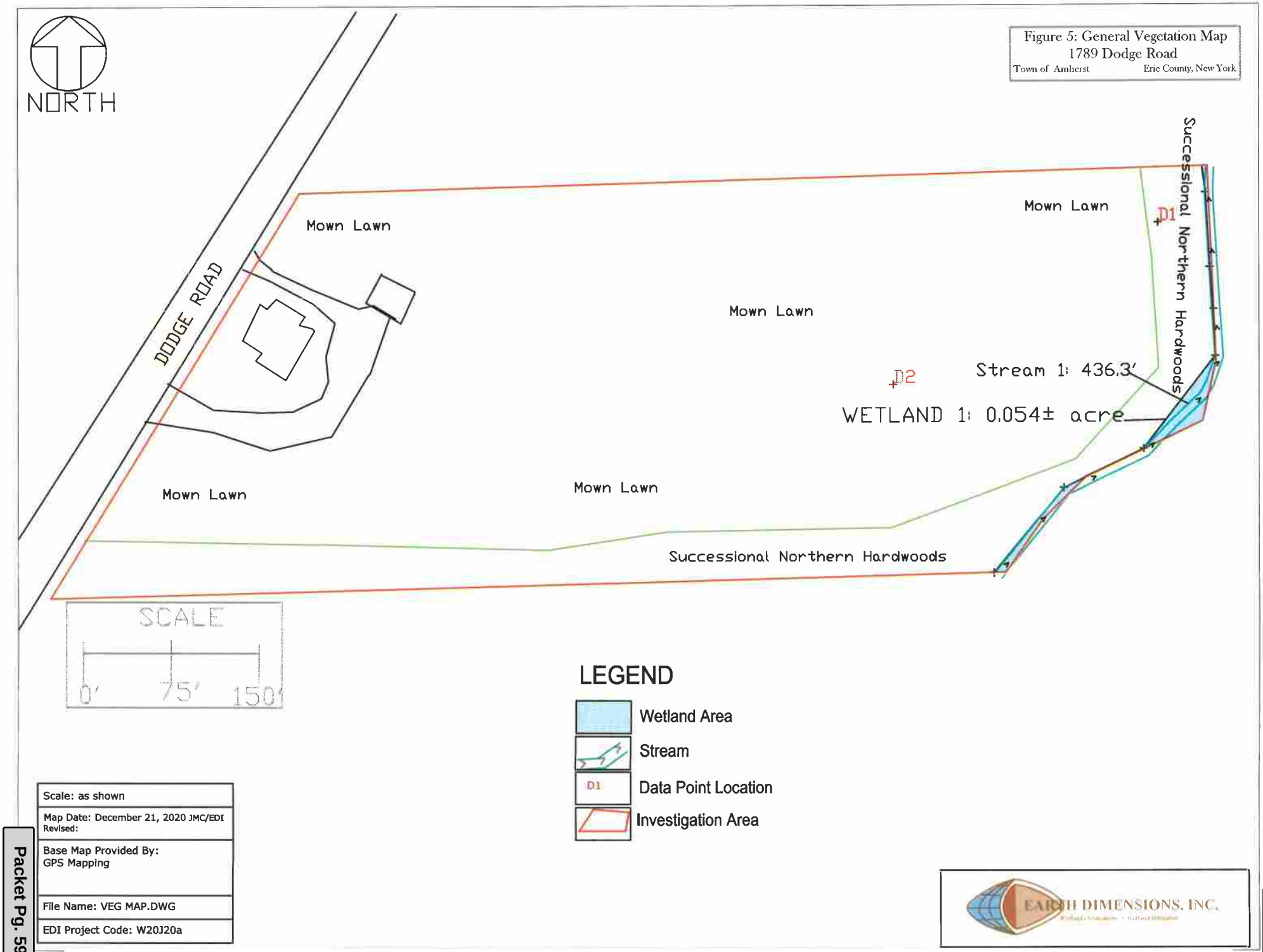
Angela G. Driscoll
Wetlands & Waters Ecologist
Region 9 - Buffalo

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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)



Attachment: SUB-2024-02_PP application 051525 (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 051525 (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 051525 (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: _____

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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	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.

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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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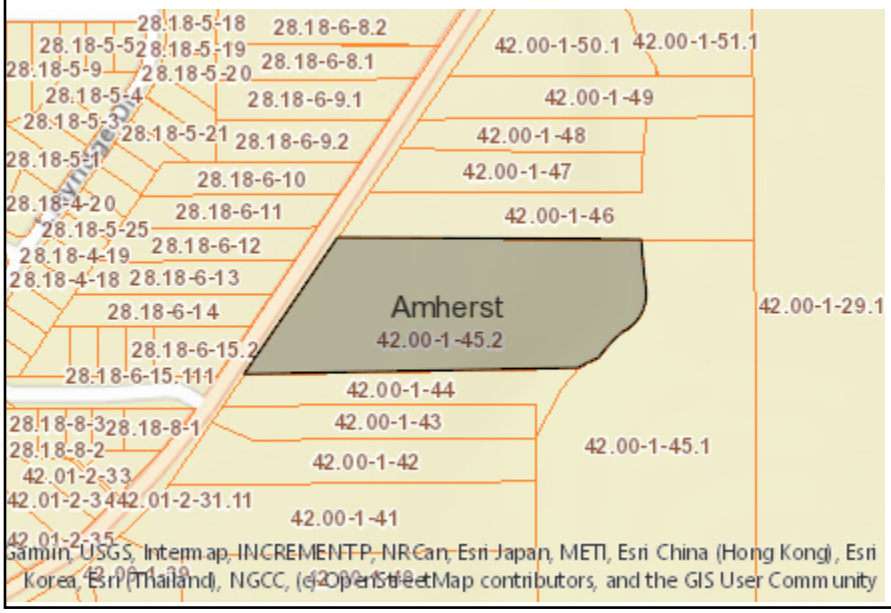
PRINT FORM

EAF Mapper Summary Report

Monday, December 21, 2020 3:3[illegible] P.M.



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 051525 (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 051525 (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 051525 (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 051525 (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 051525 (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 051525 (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 051525 (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 051525 (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,

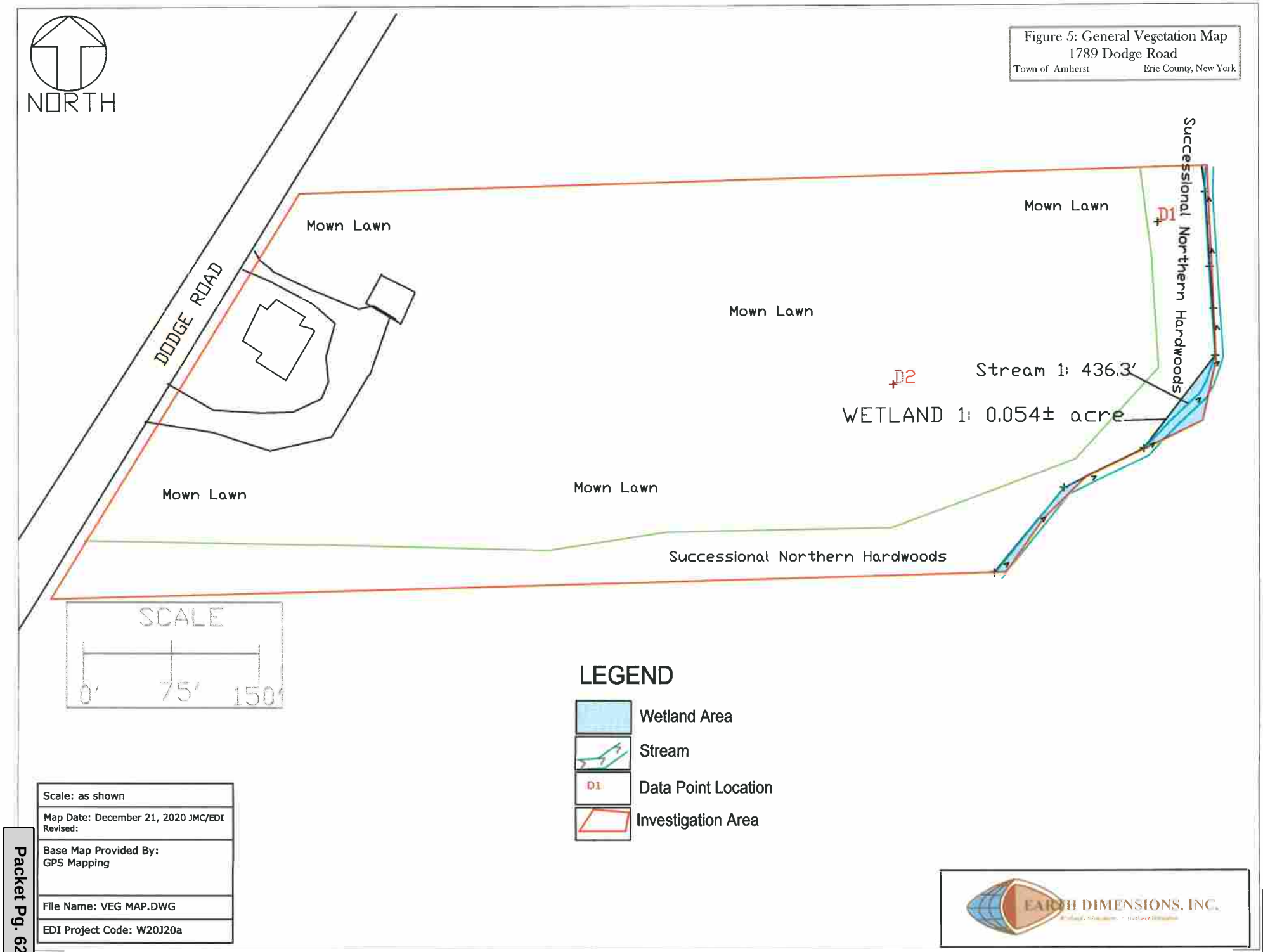
Angela G. Driscoll
Wetlands & Waters Ecologist
Region 9 - Buffalo

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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)



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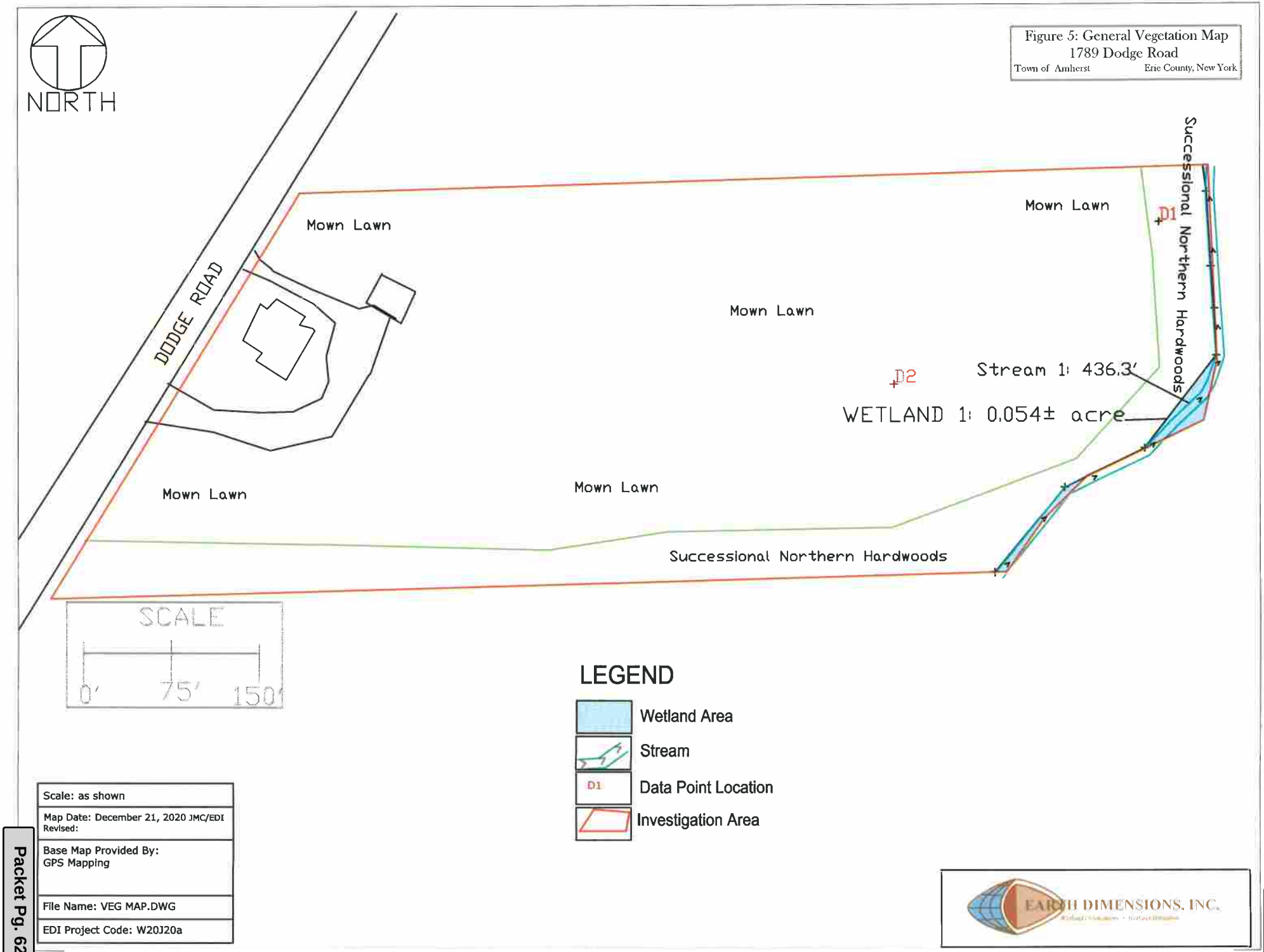

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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



Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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Section 101 - Scope

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Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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- Contractor's Certification
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- Town of Amherst Stormwater Maintenance Agreement
- Checklists

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Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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.

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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,

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

- 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

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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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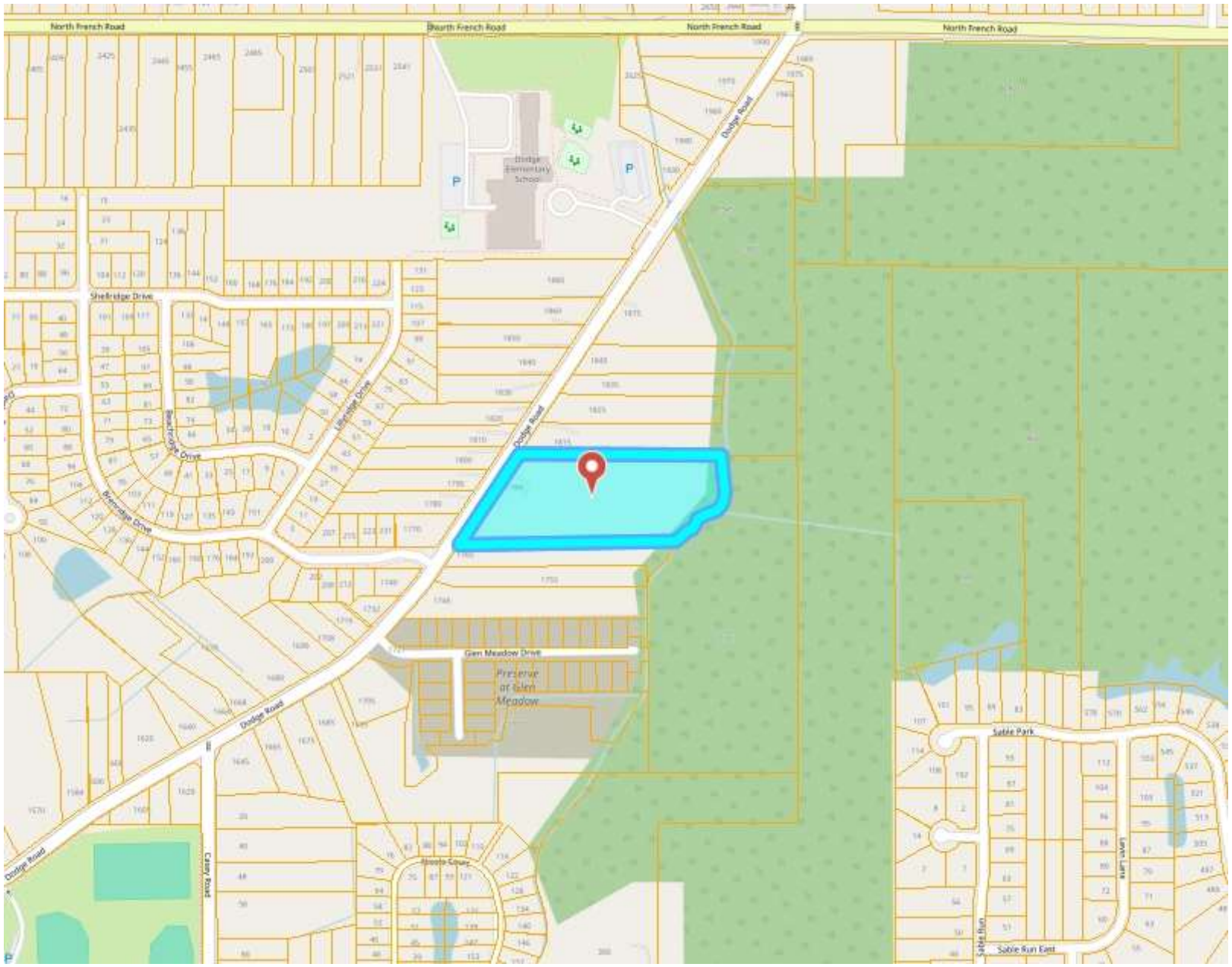
Appendix A

Site Location Map

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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

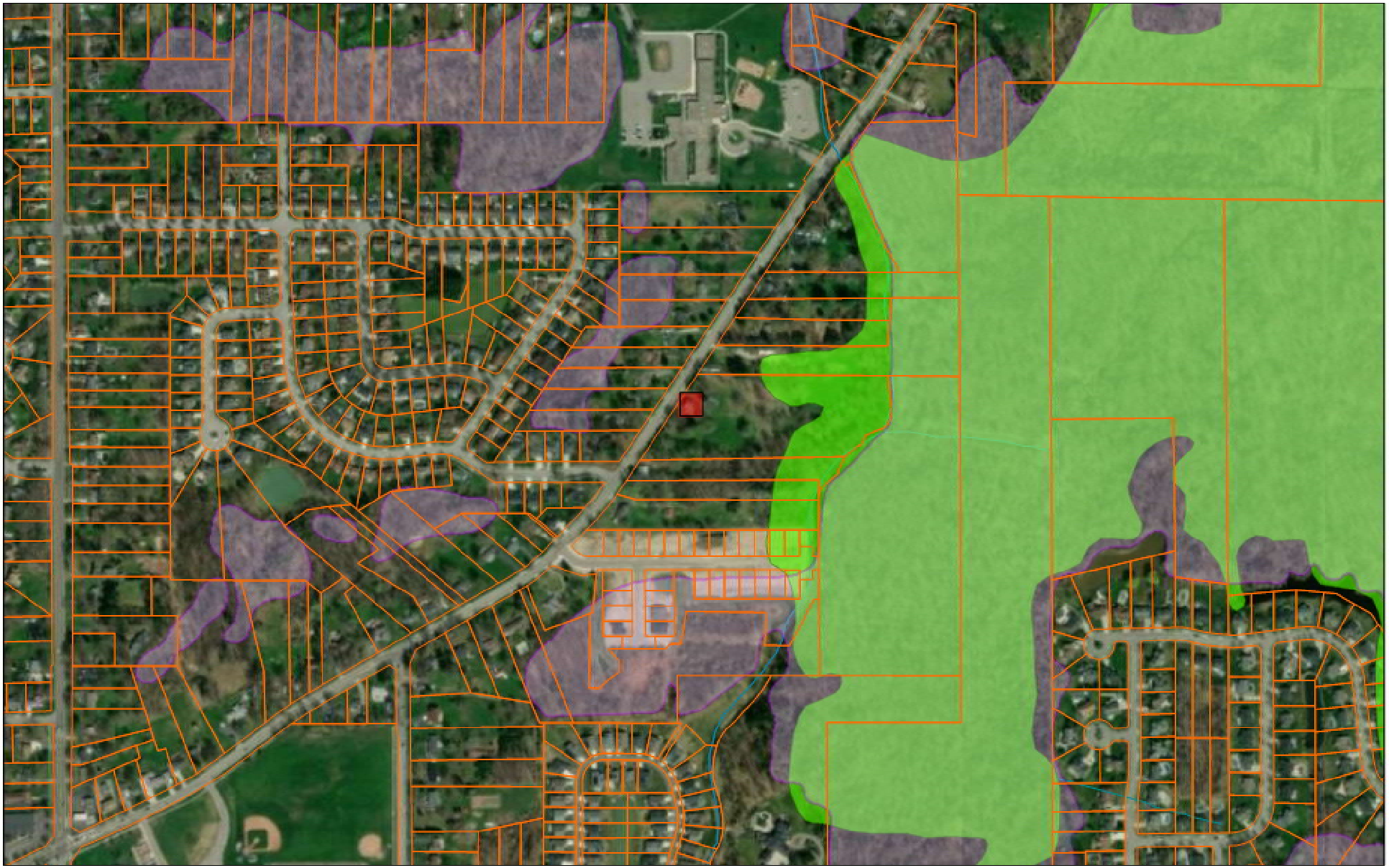
ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

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

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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 c 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.

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Appendix B

NYSDEC Notice of Intent (NOI)

Attachment: SUB-2024-02_PP application 051525 (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 051525 (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**

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3. Select the predominant land use for both pre and post development conditions.
SELECT ONLY ONE CHOICE FOR EACH

Pre-Development Existing Land Use

- ○ FOREST
- ○ PASTURE/OPEN LAND
- ○ CULTIVATED LAND
- ● SINGLE FAMILY HOME
- ○ SINGLE FAMILY SUBDIVISION
- ○ TOWN HOME RESIDENTIAL
- ○ MULTIFAMILY RESIDENTIAL
- ○ INSTITUTIONAL/SCHOOL
- ○ INDUSTRIAL
- ○ COMMERCIAL
- ○ ROAD/HIGHWAY
- ○ RECREATIONAL/SPORTS FIELD
- ○ BIKE PATH/TRAIL
- ○ LINEAR UTILITY
- ○ PARKING LOT
- ○ OTHER

Post-Development Future Land Use

- ○ SINGLE FAMILY HOME
- ● SINGLE FAMILY SUBDIVISION — Number of Lots: 17
- ○ TOWN HOME RESIDENTIAL
- ○ MULTIFAMILY RESIDENTIAL
- ○ INSTITUTIONAL/SCHOOL
- ○ INDUSTRIAL
- ○ COMMERCIAL
- ○ MUNICIPAL
- ○ ROAD/HIGHWAY
- ○ RECREATIONAL/SPORTS FIELD
- ○ BIKE PATH/TRAIL
- ○ LINEAR UTILITY (water, sewer, gas, etc.)
- ○ PARKING LOT
- ○ CLEARING/GRADING ONLY
- ○ DEMOLITION, NO REDEVELOPMENT
- ○ WELL DRILLING ACTIVITY *(Oil, Gas, etc.)
- ○ OTHER

***Note**: for gas well drilling, non-high volume hydraulic fractured wells only

4. In accordance with the larger common plan of development or sale, enter the total project site area; the total area to be disturbed; existing impervious area to be disturbed (for redevelopment activities); and the future impervious area constructed within the disturbed area. (Round to the nearest tenth of an acre.)

Total Site Area	Total Area To Be Disturbed	Existing Impervious Area To Be Disturbed	Future Impervious Area Within Disturbed Area
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

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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**

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15. Does the site runoff enter a separate storm sewer system (including roadside drains, swales, ditches, culverts, etc)? ○ Yes ● No ○ Unknown

16. What is the name of the municipality/entity that owns the separate storm sewer system?

17. Does any runoff from the site enter a sewer classified as a Combined Sewer? ○ Yes ● No ○ Unknown

18. Will future use of this site be an agricultural property as defined by the NYS Agriculture and Markets Law? ○ Yes ● No

19. Is this property owned by a state authority, state agency, federal government or local government? ○ Yes ● No

20. Is this a remediation project being done under a Department approved work plan? (i.e. CERCLA, RCRA, Voluntary Cleanup Agreement, etc.) ○ Yes ● No

21. Has the required Erosion and Sediment Control component of the SWPPP been developed in conformance with the current NYS Standards and Specifications for Erosion and Sediment Control (aka Blue Book)? ● Yes ○ No

22. Does this construction activity require the development of a SWPPP that includes the post-construction stormwater management practice component (i.e. Runoff Reduction, Water Quality and Quantity Control practices/techniques)? ● Yes ○ No
If No, skip questions 23 and 27-39.

23. Has the post-construction stormwater management practice component of the SWPPP been developed in conformance with the current NYS Stormwater Management Design Manual? ● Yes ○ No

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24. The Stormwater Pollution Prevention Plan (SWPPP) was prepared by:

- ● **Professional Engineer (P.E.)**
- ○ **Soil and Water Conservation District (SWCD)**
- ○ **Registered Landscape Architect (R.L.A)**
- ○ **Certified Professional in Erosion and Sediment Control (CPESC)**
- ○ **Owner/Operator**
- ○ **Other**

SWPPP Preparer: Carmina Wood 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

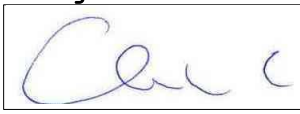
Email: cwood@carminawooddesign.com

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 051525 (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 051525 (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.

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Table 1 - Runoff Reduction (RR) Techniques and Standard Stormwater Management Practices (SMPs)

	Total Contributing Area (acres)		Total Contributing Impervious Area (acres)	
RR Techniques (Area Reduction)				
● Conservation of Natural Areas (RR-1)		and/or		
○ Sheetflow to Riparian Buffers/Filters Strips (RR-2)		and/or		
○ Tree Planting/Tree Pit (RR-3)		and/or		
○ Disconnection of Rooftop Runoff (RR-4)		and/or		
RR Techniques (Volume Reduction)				
○ Vegetated Swale (RR-5)				
○ Rain Garden (RR-6)				
○ Stormwater Planter (RR-7)				
○ Rain Barrel/Cistern (RR-8)				
○ Porous Pavement (RR-9)				
○ Green Roof (RR-10)				
Standard SMPs with RRv Capacity				
○ Infiltration Trench (I-1)				
○ Infiltration Basin (I-2)				
○ Dry Well (I-3)				
○ Underground Infiltration System (I-4)				
● Bioretention (F-5)			6	7 1
○ Dry Swale (O-1)				
Standard SMPs				
○ Micropool Extended Detention (P-1)				
○ Wet Pond (P-2)				
○ Wet Extended Detention (P-3)				
○ Multiple Pond System (P-4)				
○ Pocket Pond (P-5)				
○ Surface Sand Filter (F-1)				
○ Underground Sand Filter (F-2)				
○ Perimeter Sand Filter (F-3)				
○ Organic Filter (F-4)				
○ Shallow Wetland (W-1)				
○ Extended Detention Wetland (W-2)				
○ Pond/Wetland System (W-3)				
○ Pocket Wetland (W-4)				
○ Wet Swale (O-2)				

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Table 2 - Alternative SMPs (DO NOT INCLUDE PRACTICES BEING USED FOR PRETREATMENT ONLY)

Alternative SMP	Total Contributing Impervious Area(acres)
○ Hydrodynamic	
○ Wet Vault	
○ Media Filter	
○ Other _____	

Provide the name and manufacturer of the Alternative SMPs (i.e. proprietary practice(s)) being used for WQv treatment.

Name

Manufacturer

Note: Redevelopment projects which do not use RR techniques, shall use questions 28, 29, 33 and 33a to provide SMPs used, total WQv required and total WQv provided for the project.

30. Indicate the Total RRv provided by the RR techniques (Area/Volume Reduction) and Standard SMPs with RRv capacity identified in question 29.

Total RRv provided

0.097 **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.

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33. Identify the Standard SMPs in Table 1 and, if applicable, the Alternative SMPs in Table 2 that were used to treat the remaining total WQv(=Total WQv Required in 28 - Total RRv Provided in 30).

Also, provide in Table 1 and 2 the total impervious area that contributes runoff to each practice selected.

Note: Use Tables 1 and 2 to identify the SMPs used on Redevelopment projects.

33a. Indicate the Total WQv provided (i.e. WQv treated) by the SMPs identified in question #33 and Standard SMPs with RRv Capacity identified in question 29.

WQv Provided

0.077 **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**

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37a. The need to meet the Qp and Qf criteria has been waived because:

- ○ Site discharges directly to tidal waters or a fifth order or larger stream.
- ○ Downstream analysis reveals that the Qp and Qf controls are not required

38. Has a long term Operation and Maintenance Plan for the post-construction stormwater management practice(s) been developed? ○ **Yes** ● **No**

If Yes, Identify the entity responsible for the long term Operation and Maintenance

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.

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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][ ][ ][ ][ ][ ][ ]

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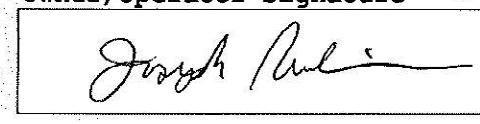
Owner/Operator Certification

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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Appendix C

MS4 SWPPP Acceptance Form

Attachment: SUB-2024-02_PP application 051525 (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 051525 (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 051525 (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 051525 (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

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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.**

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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

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APPENDIX C – Watersheds Requiring Enhanced Phosphorus Removal

Watersheds where *owners or operators* of *construction activities* identified in Table 2 of Appendix B must prepare a *SWPPP* that includes 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

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Appendix C

Figure 1 - New York City Watershed East of the Hudson

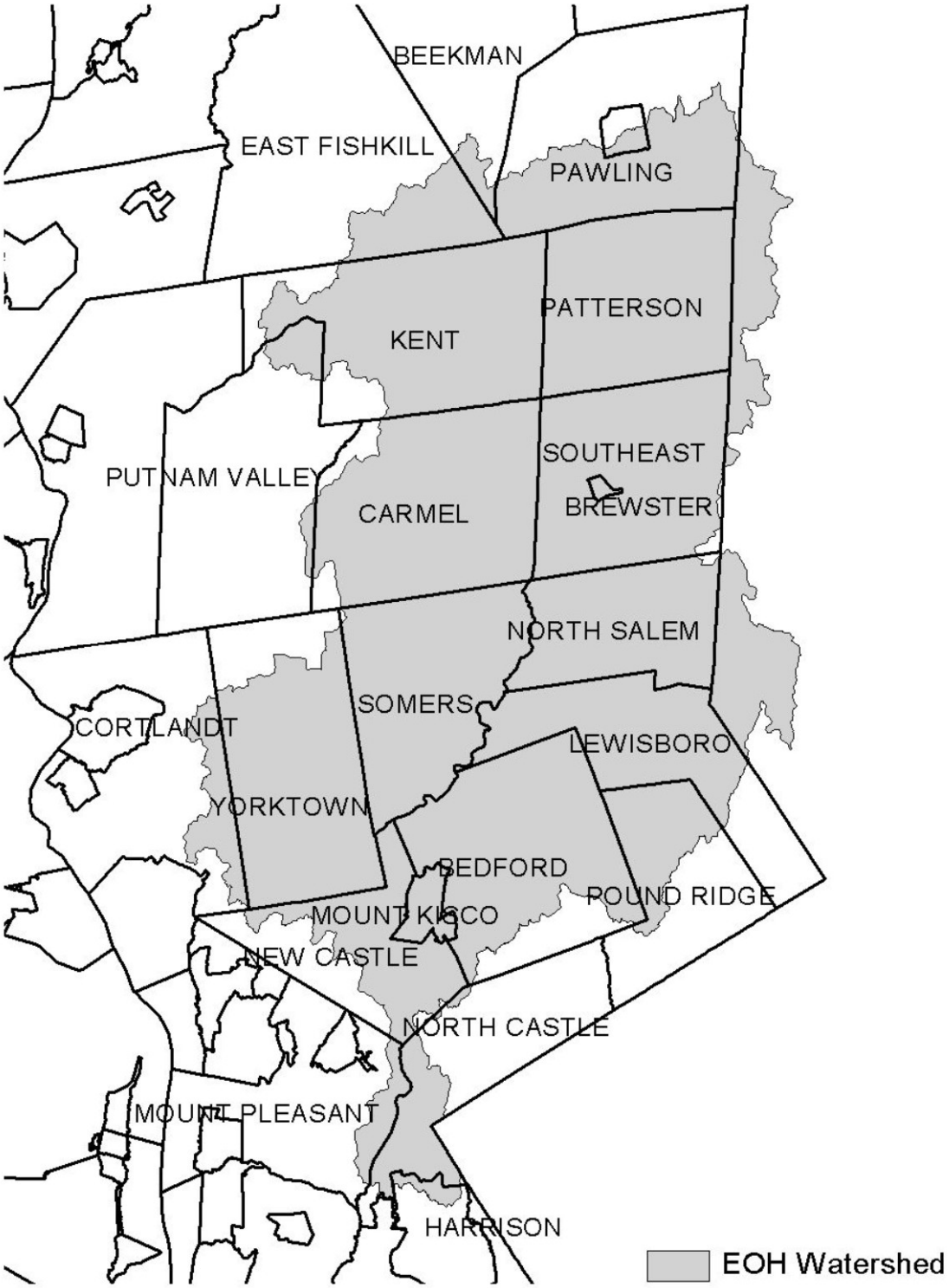

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Figure 2 - Onondaga Lake Watershed



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Figure 3 - Greenwood Lake Watershed

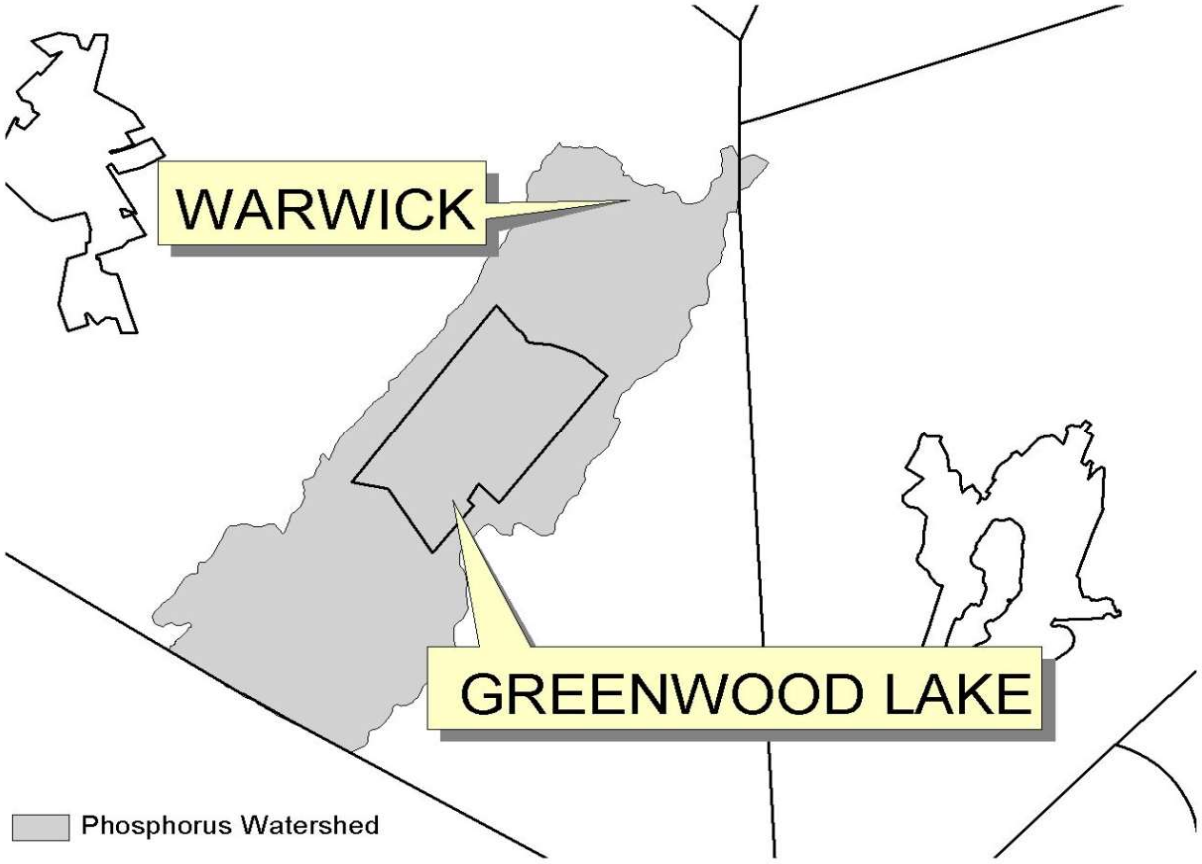

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Figure 4 - Oscawana Lake Watershed

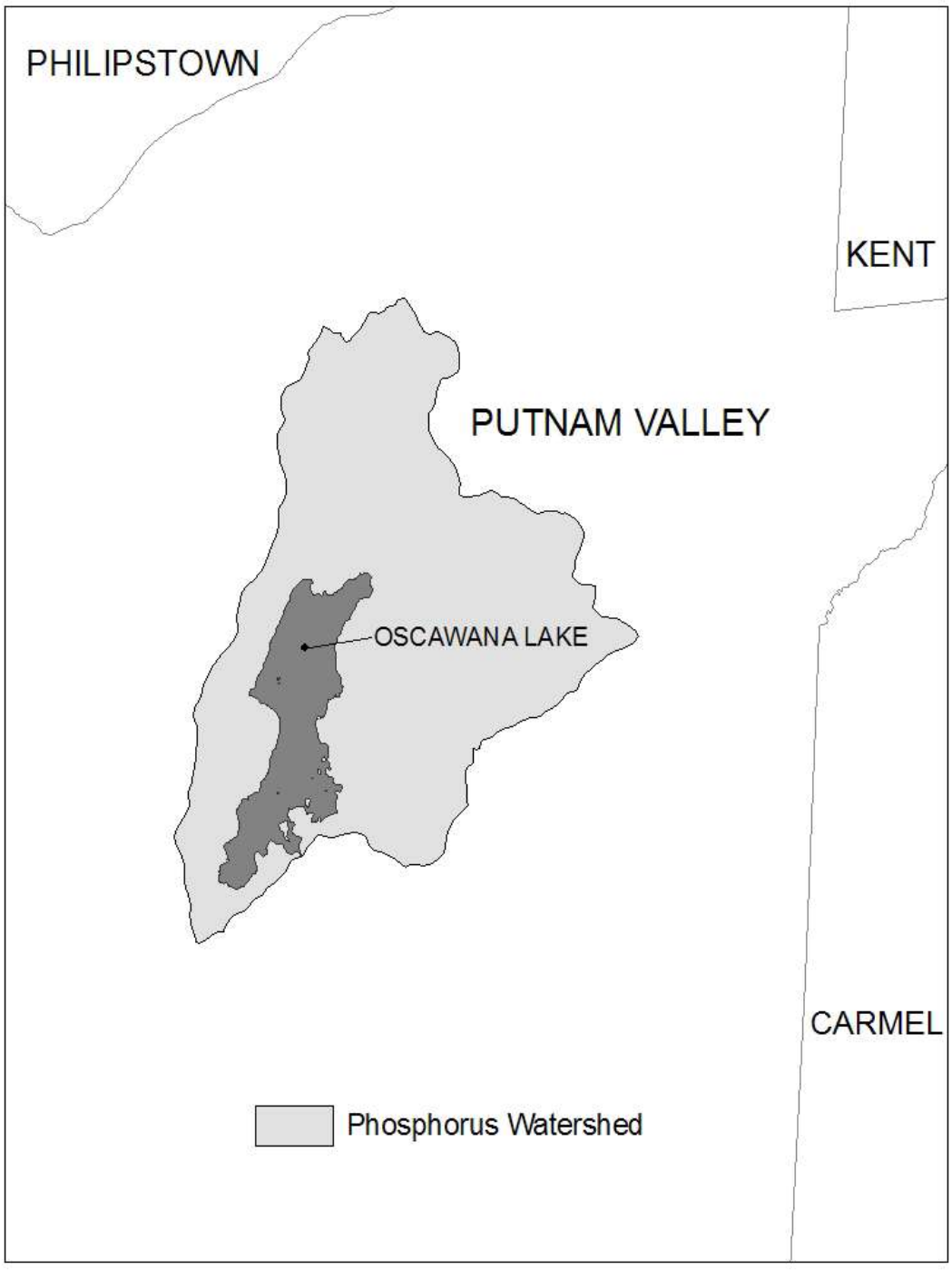

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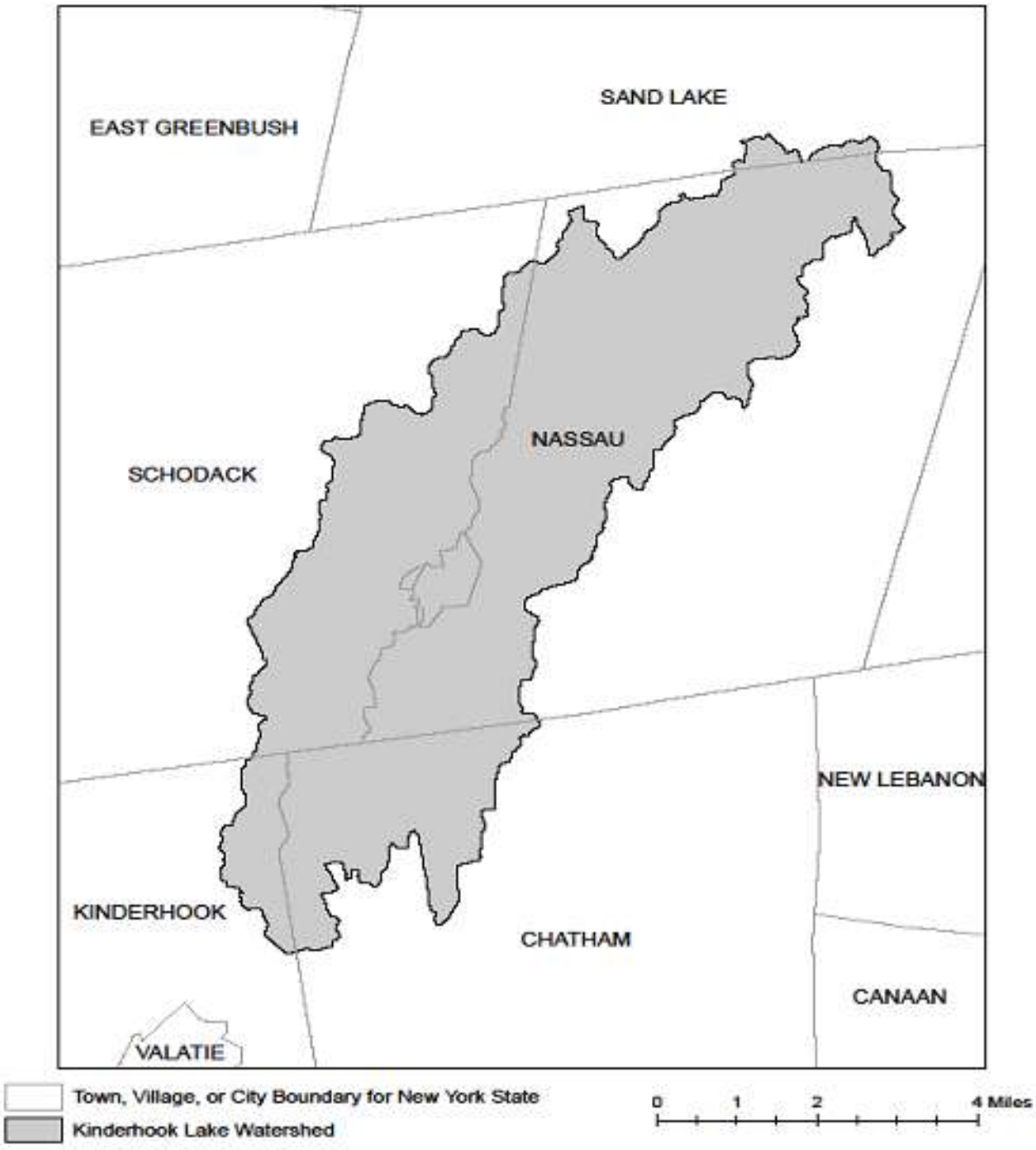
Figure 5 - Kinderhook Lake Watershed



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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

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Appendix E

Forms

Attachment: SUB-2024-02_PP application 051525 (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 051525 (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 051525 (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 051525 (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 051525 (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 051525 (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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Appendix F

NYSDEC Notice of Termination (NOT)

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Appendix G

Construction Documents

Attachment: SUB-2024-02_PP application 051525 (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

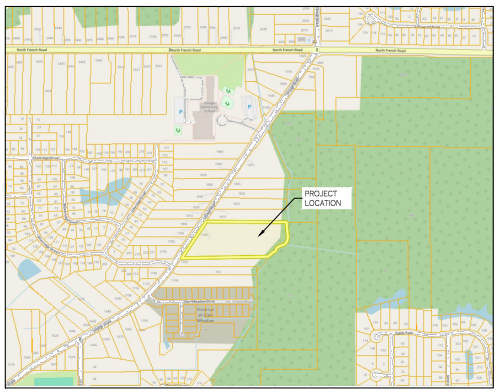
DIG SAFELY NEW YORK
TELEPHONE 1–800–962–7962

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

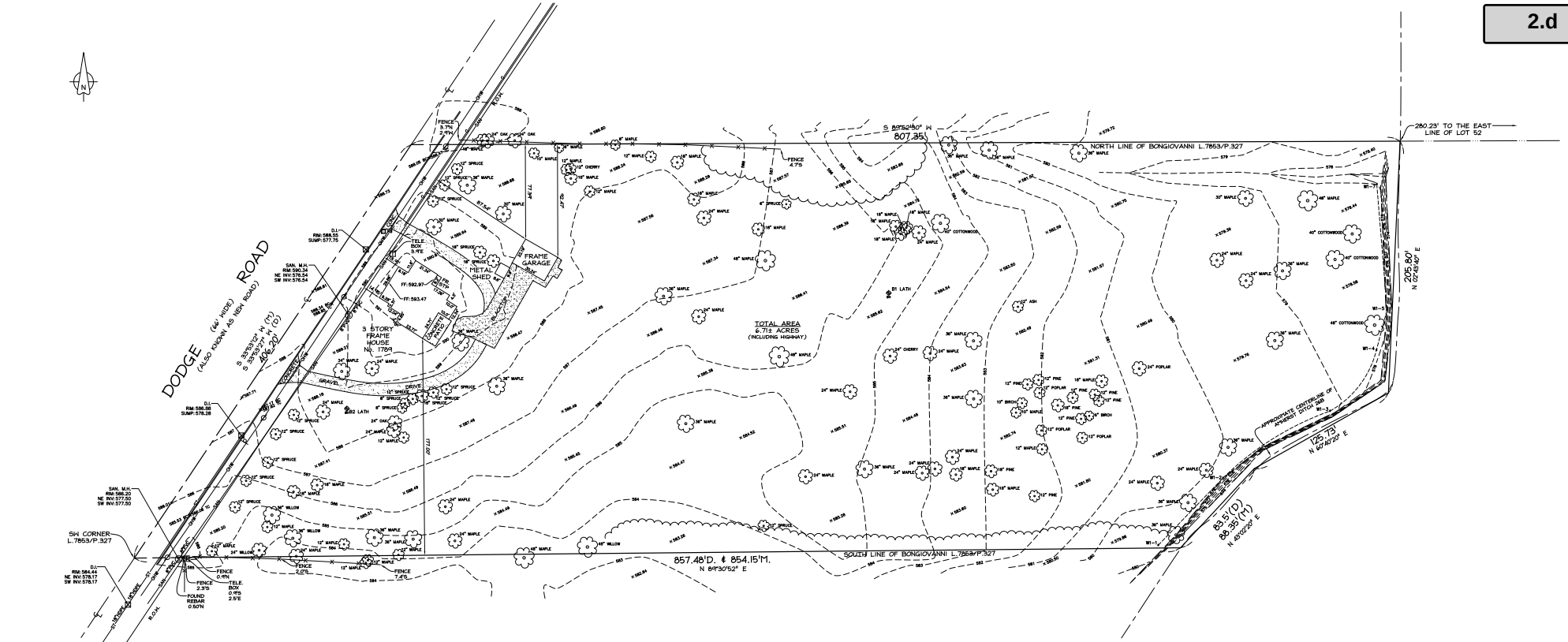
CARMINAWOOD DESIGN

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 051525 (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

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Unauthorized alterations or additions to this survey design, specification, plan or report are in violation of Section 7209, paragraph 2 of the New York State Education Law.

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

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge

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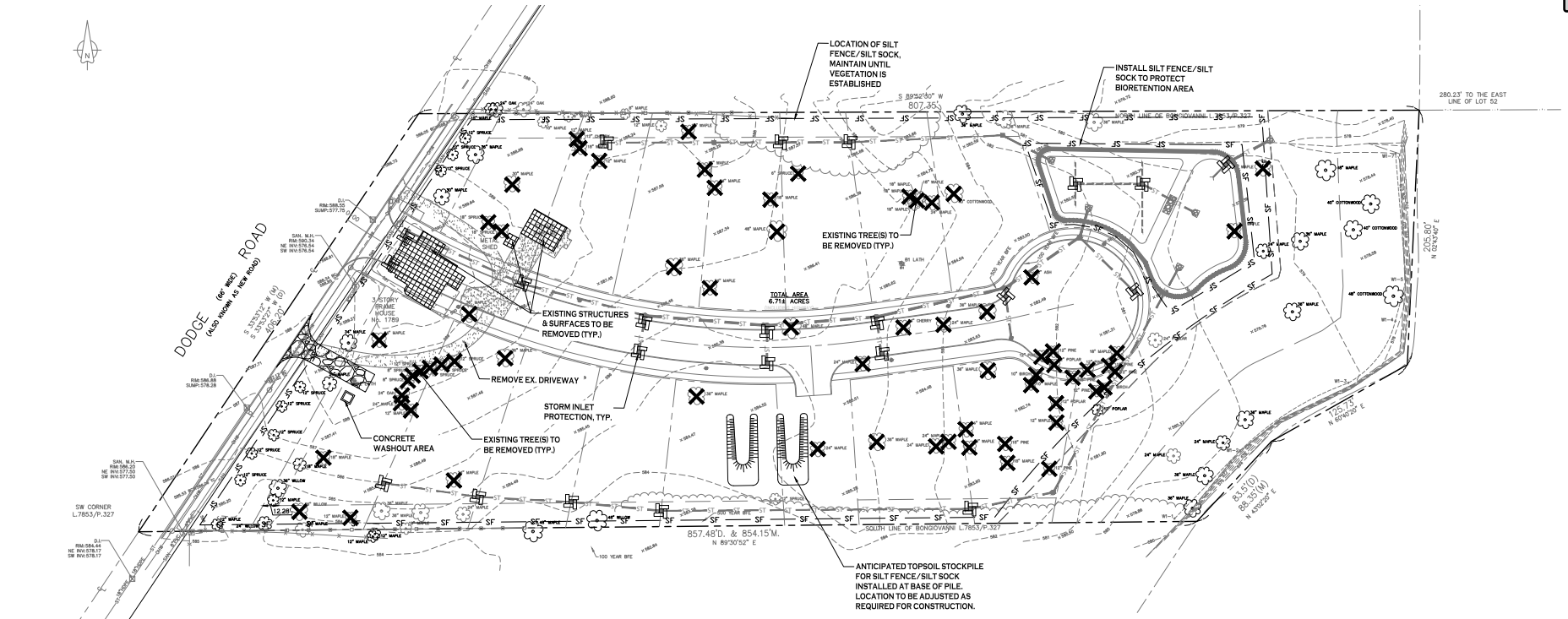

DEMOLITION & EROSION CONTROL PLAN

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' 40 0 40 80Ft.

TOWN OF AMHERST APPROVAL BOX:

2.d

CARMINAWO

Single Family Subdivision

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	9/24/2024

DRAWING NA

Site Layo

Date: /29/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

PROJECT NO.

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge

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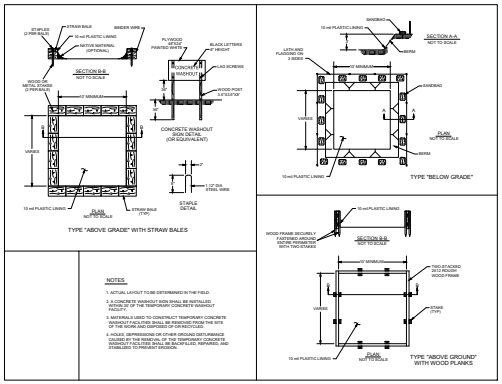
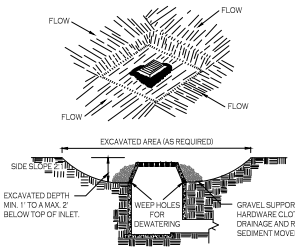


CONCRETE WASHOUT

NOT TO SCALE



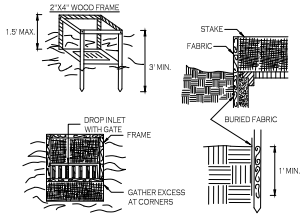
CONSTRUCTION SPECIFICATIONS

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



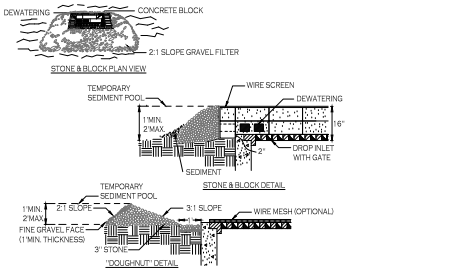
CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40#5. 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

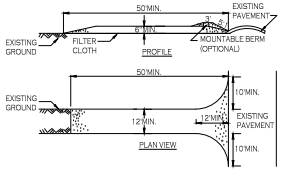
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 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

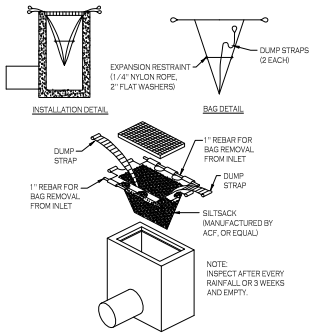


CONSTRUCTION SPECIFICATIONS

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.

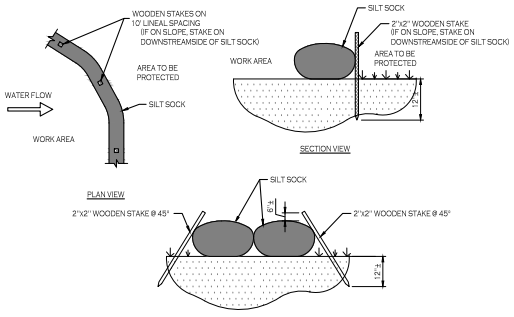
STABILIZED CONSTRUCTION ENTRANCE DETAIL

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.d

CARMINAWO

Single Family Subdivision

REVISIONS:

No.	Description	Date
	Rev. Per Town Comments	9/19/2024
	Rev. Per Town Comments	10/24/2024

DRAWING NA

Demolitic
Erosion C
Details

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

DRAWING NO.

PROJECT NO.

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge

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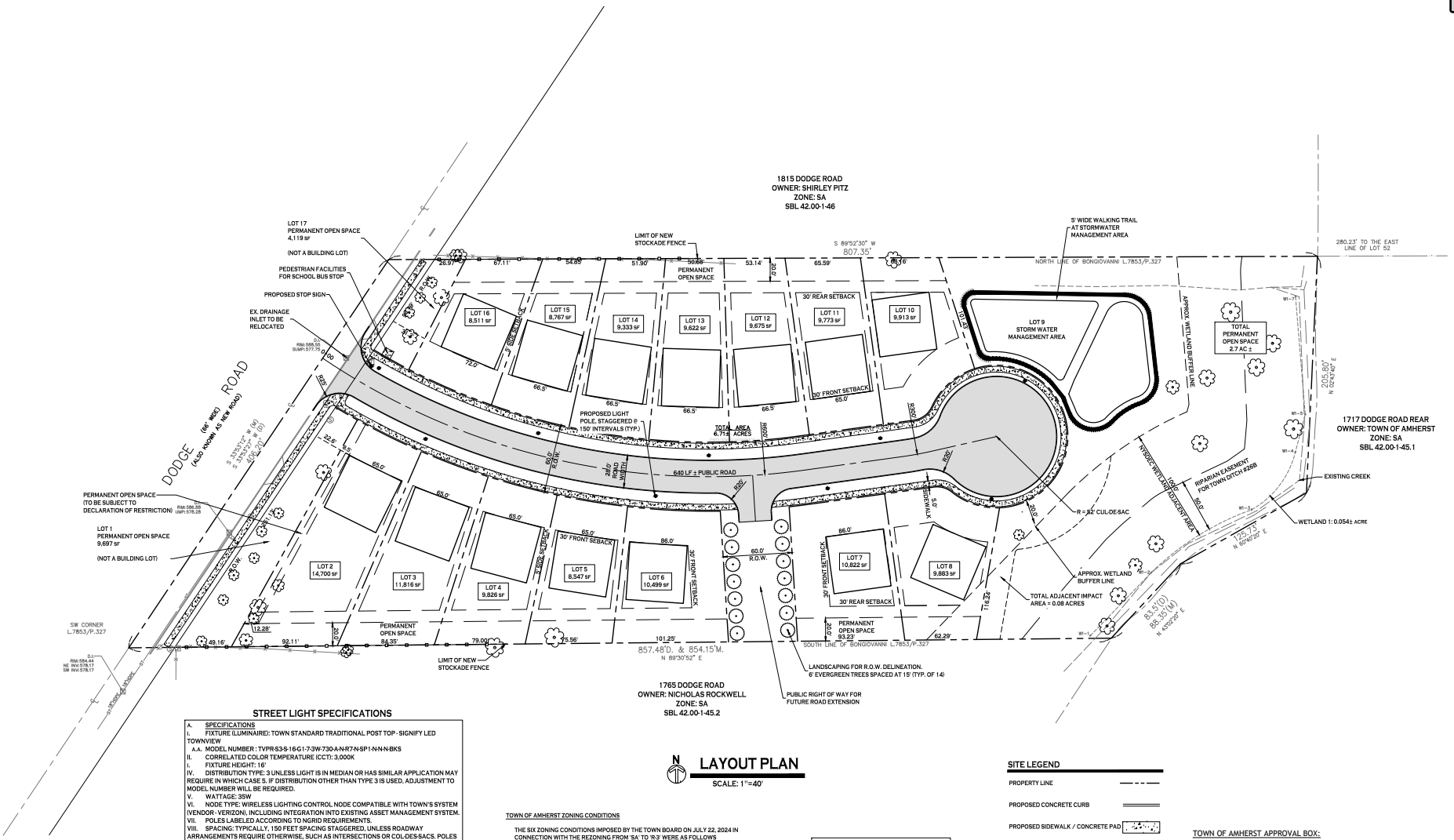

LAYOUT PLAN

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' 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 Layo

Date: /29/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

PROJECT NO.

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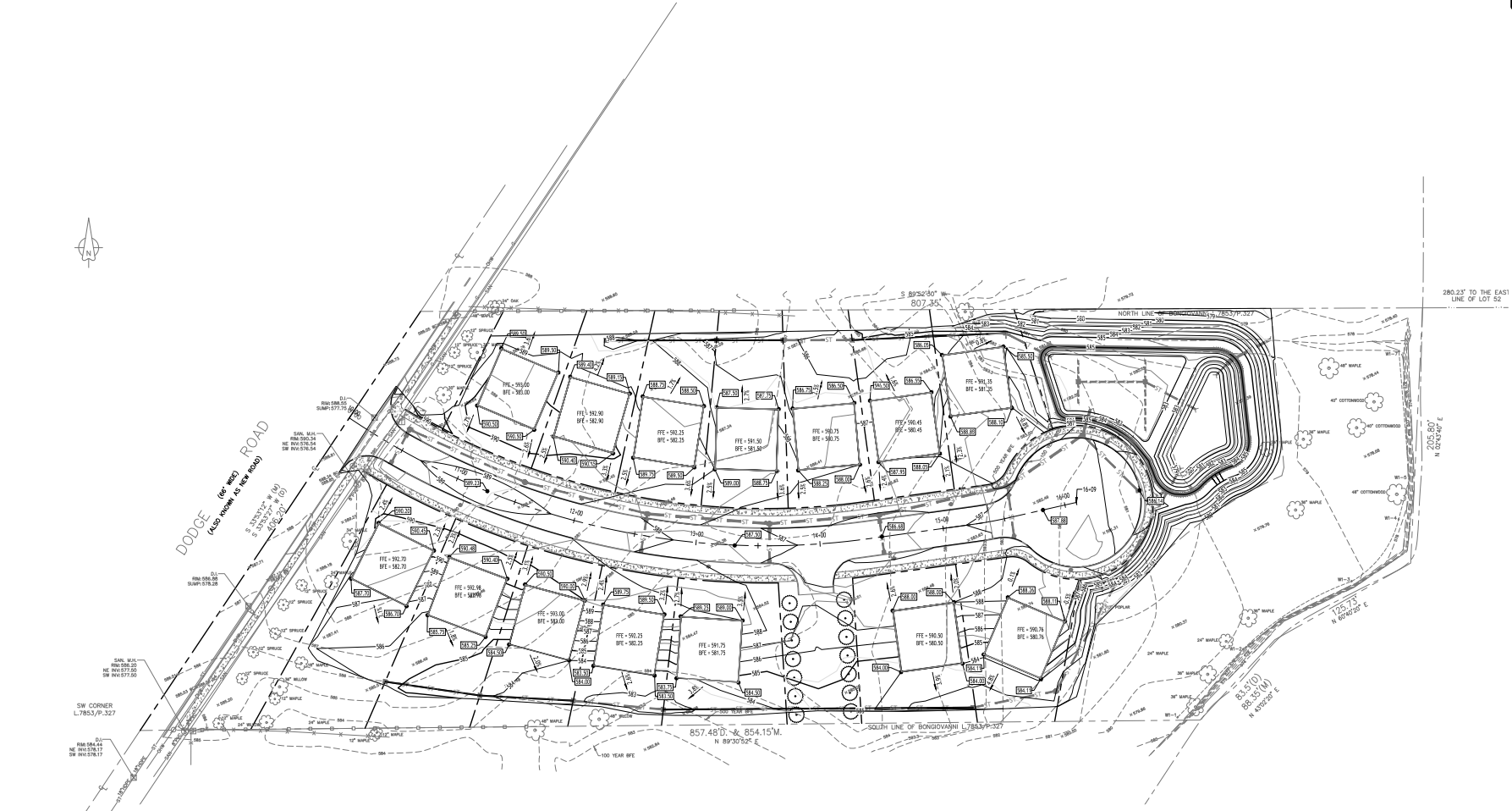

GRADING PLAN

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.
40'

TOWN OF AMHERST APPROVAL BOX:

CARMINAWO

Single Family Subdivision

REVISIONS:		
No.	Description	Date
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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: 20.247

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge

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HORIZ. 30' 15' 0' 30' 60ft.

VERT. 5' 0' 5' 10ft.

TOWN OF AMHERST APPROVAL BOX:

2.d

CARMINAWOOD

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

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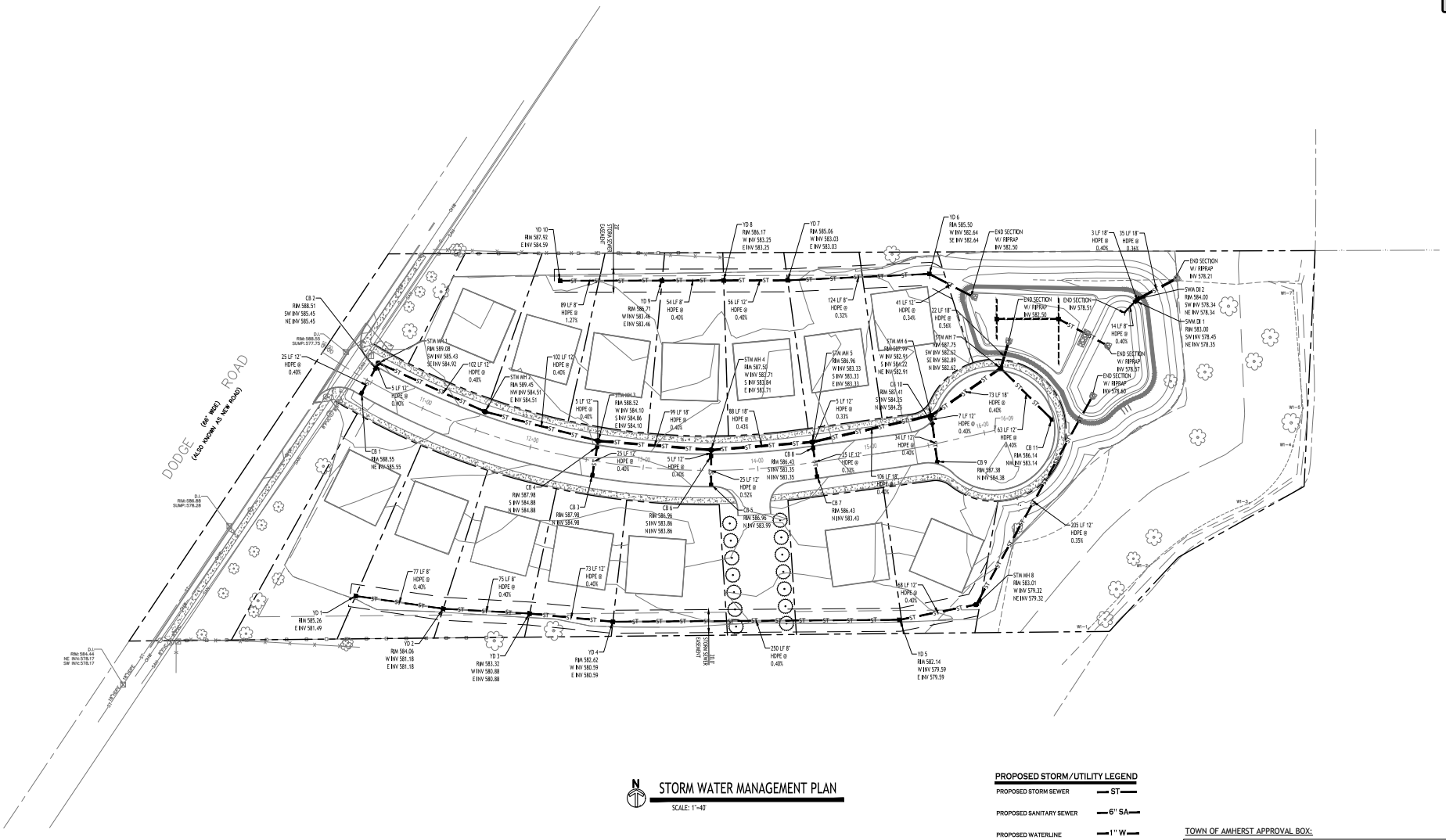
2.d



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

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.

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge

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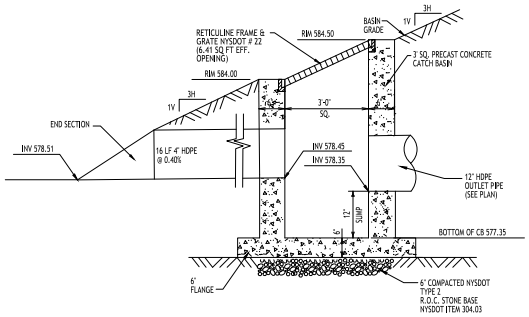
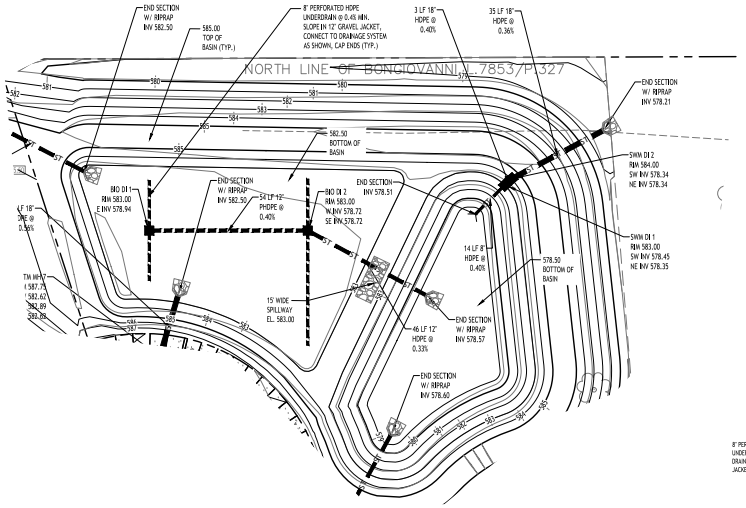


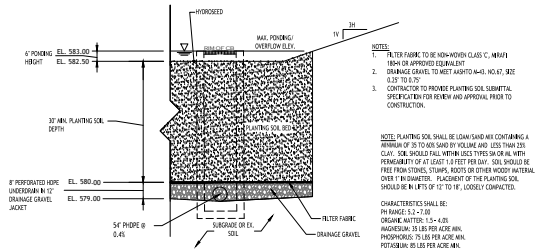
RETENTION BASIN OUTLET STRUCTURE - SWM DI 1

N.T.S.



Detention Basin Plan

SCALE: 1"=20'



BIORETENTION AREA - TYPICAL SECTION

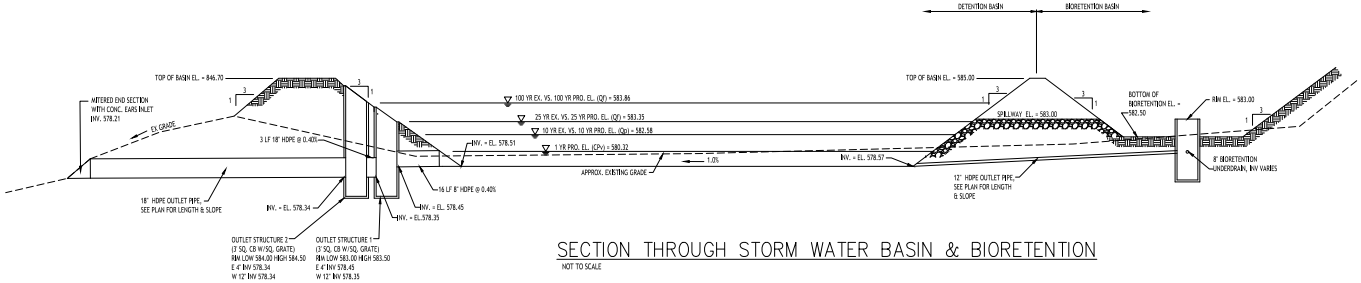
NOTES:
1. FILTER FABRIC TO BE NON-WOVEN CLASS 'C', MIRAFI 180-N OR APPROVED EQUIVALENT
2. DRAINAGE GRAVEL TO MEET AASHTO M-43. NO.67, SIZE 0.25" TO 0.75"
3. CONTRACTOR TO PROVIDE PLANTING SOIL SUBMITTAL SPECIFICATION FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

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 USES 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 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' 0 20 40FT.

TOWN OF AMHERST APPROVAL BOX:

2.d

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: Detention Plan

Date: /29/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

PROJECT NO.: 20.147

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge

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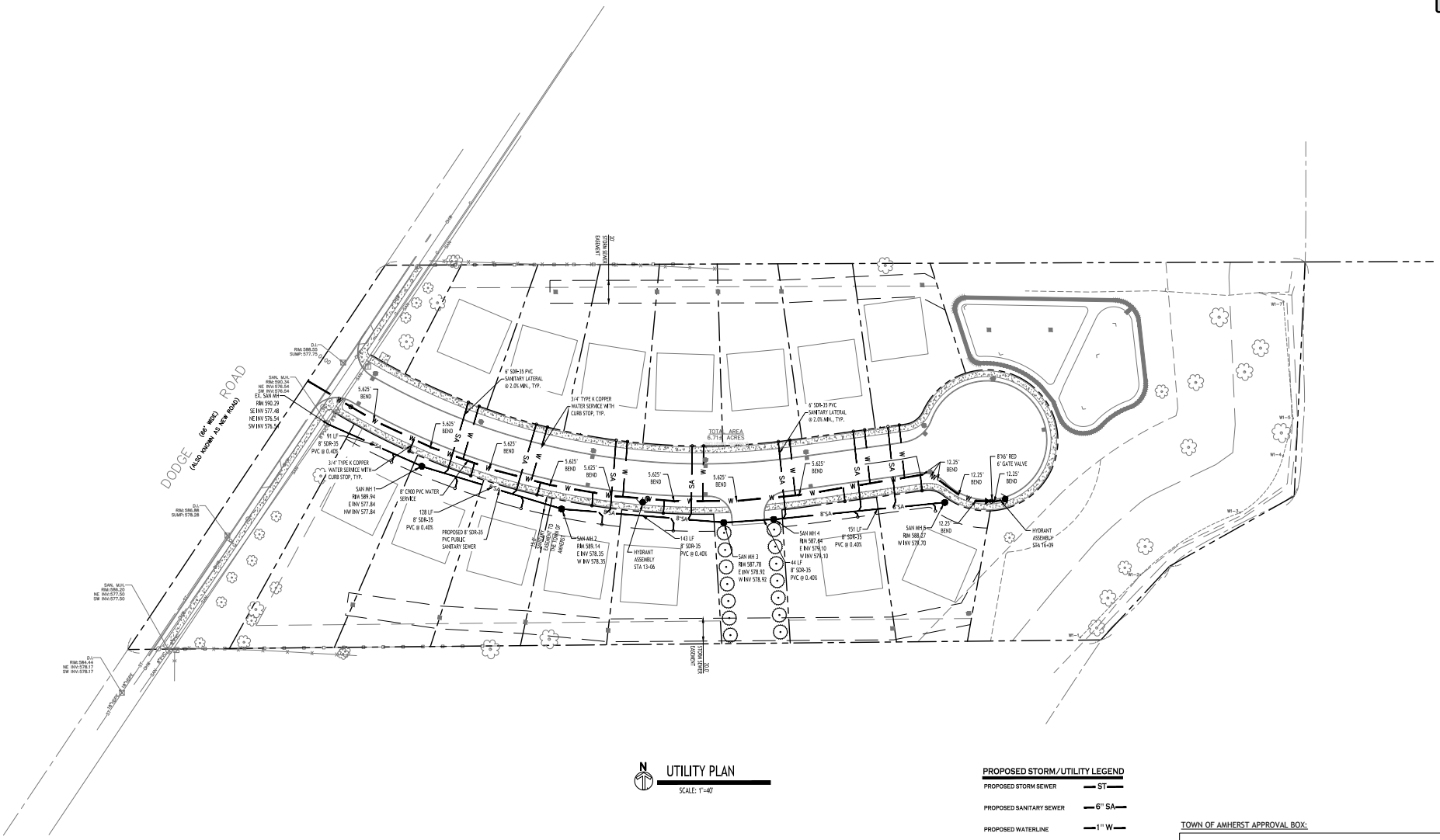

N

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.

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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 NAM

Utility Pl

Date: /29/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

Project No. 20.247

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge

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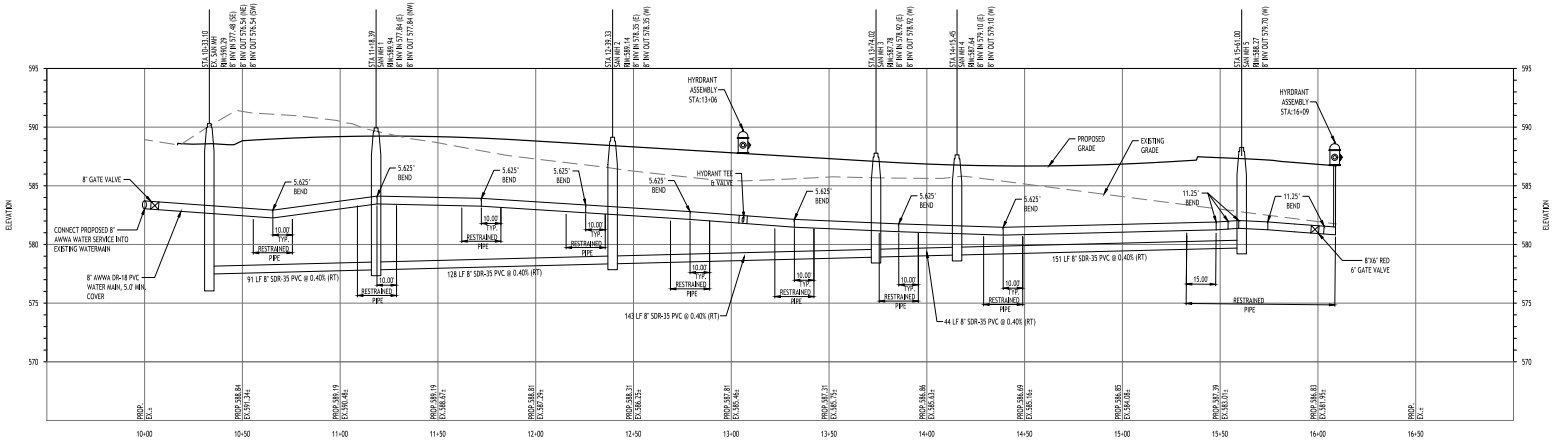

PROFILE - ROAD A

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

TOWN OF AMHERST APPROVAL BOX:

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HORIZ. 30' 30 0 30 60Ft.

VERT. 5' 5 0 5 10Ft.

CARMINAWOOD

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 Ro
Profile

Date: /29/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

Project No. 20.247

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge

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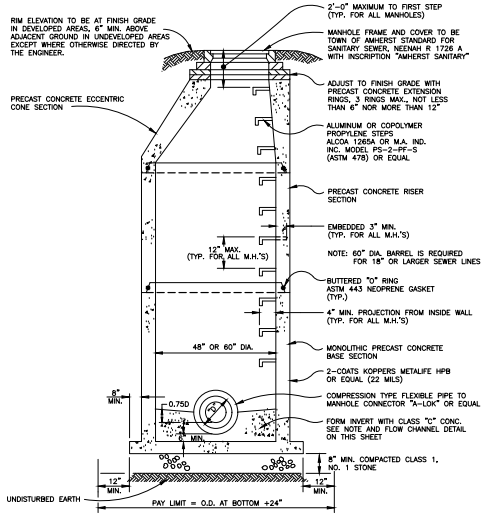
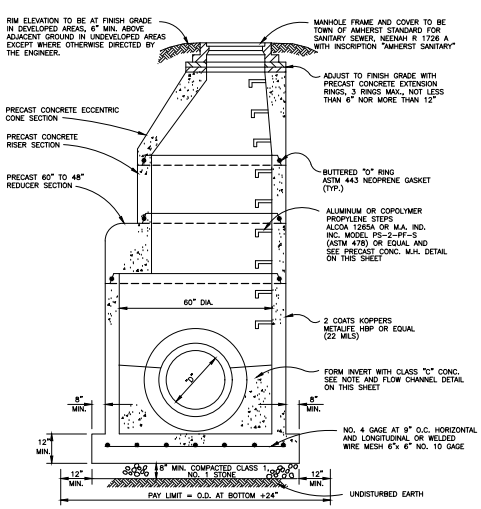


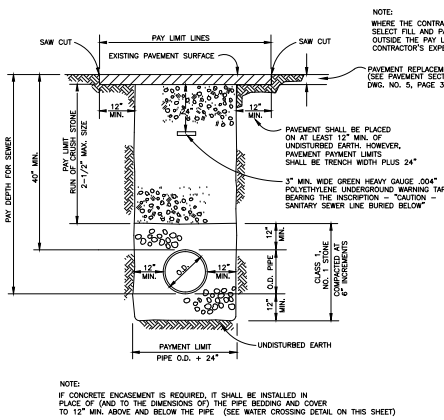
PRECAST CONCRETE MANHOLE

NOT TO SCALE



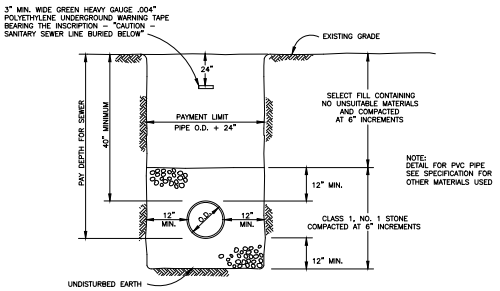
PRECAST CONCRETE MANHOLE
OVER EXISTING SEWER (18"–30" DIA.)

NOT TO SCALE



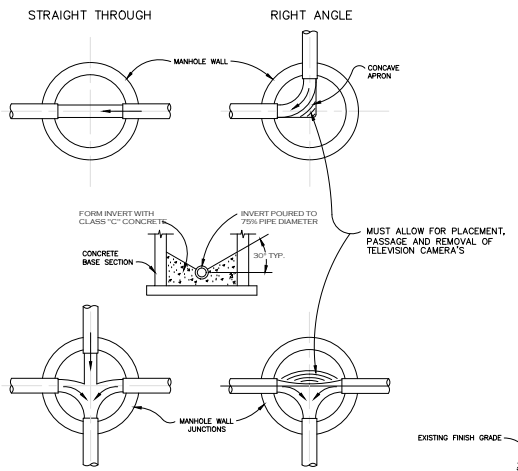
TYPICAL TRENCH DETAIL – TOWN ROAD CROSSING
FOR MAIN SEWERS
& HOUSE AND BUILDING CONNECTIONS

NOT TO SCALE



TYPICAL EARTH TRENCH DETAIL
UNPAVED AND UNTRAVELED AREAS

NOT TO SCALE



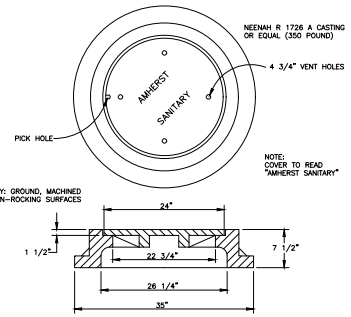
NOTE:
FLOW CHANNELS MUST ALLOW PLACEMENT, REMOVAL AND PASSAGE OF T.V. CAMERAS. THE CAMERA DIMENSIONS ARE APPROXIMATELY 26" LONG x 6 1/2" SQUARE. A BLOCK OF WOOD OF THESE DIMENSIONS MAY BE USED TO SIMULATE THE SIZE OF THE CAMERA. THIS WILL SIMPLIFY THE FORMATION OF FLOW CHANNELS AND INVERTS.

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.

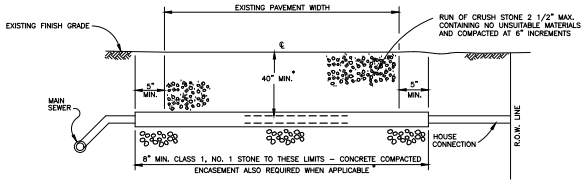
FLOW CHANNEL DETAIL
SANITARY SEWERS

NOT TO SCALE



STANDARD MANHOLE FRAME AND COVER
VENTED COVER

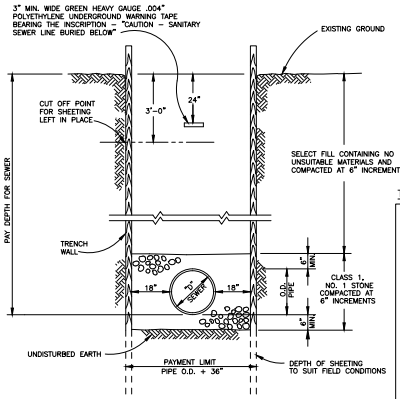
NOT TO SCALE



*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.d

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 051525 (30123 : SUB-2024-02_PP 1789 Dodge

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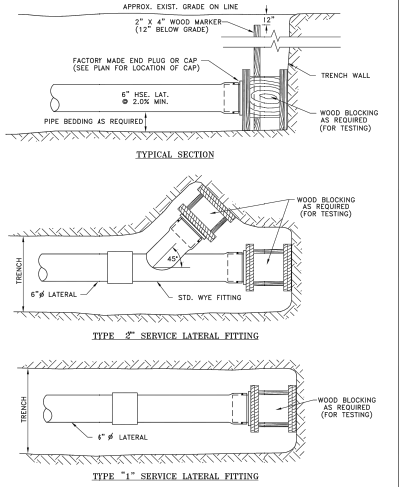
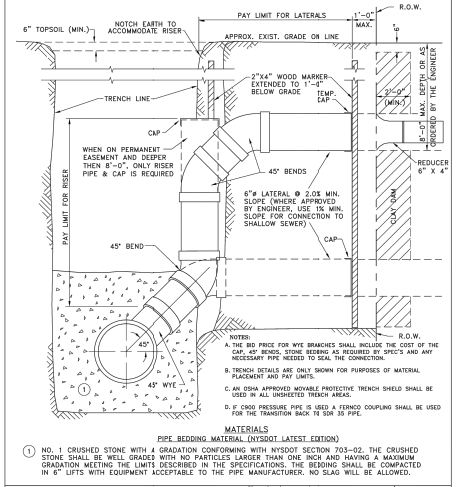
CAP & BLOCKING METHODS FOR AIR TESTING
(NOVEMBER 2023)



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)

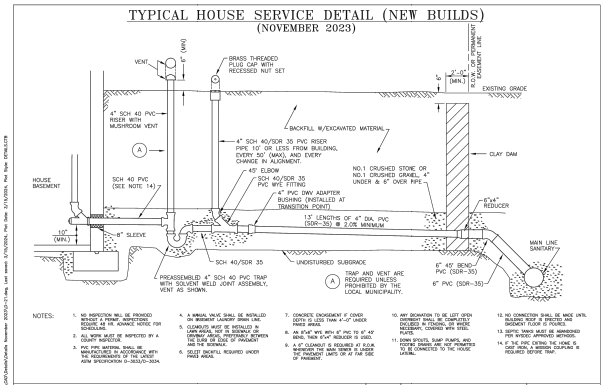


MATERIALS
PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)
① NO. 1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING 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	

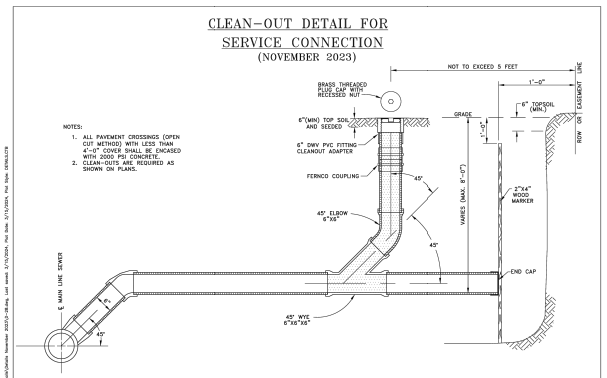
TYPICAL HOUSE SERVICE DETAIL (NEW BUILDS)
(NOVEMBER 2023)



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 & ①	
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)



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

Rev. 11/84	CHANGED DIM LINE FOR MAX. DEPTH	STD. DETAIL
Rev. 01/01	ADDED NOTE 7	28
Rev. 3/5/02	CHANGED C.L. CAP TO BRASS	
Rev. 4/5/05	1" MIN. FROM EDGE OF WALK NOTE	
Rev. 01/12	CHANGED C.L. TO BRASS NOTES 1 & 3	
Rev. 01/24	REVISED NOTES & REMOVED CAST IRON	
File: D-28	Date: 3/1/91	

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Single Family Subdivision
Town of Amherst, Erie County, New York

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: 20.147

Attachment: SUB-2024-02_PP application 051525 (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 ENCOUN– TERED 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:

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 Notes

Date: ../29/25

Drawn By: C. Wood

Scale: As Noted

DRAWING NO.

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge

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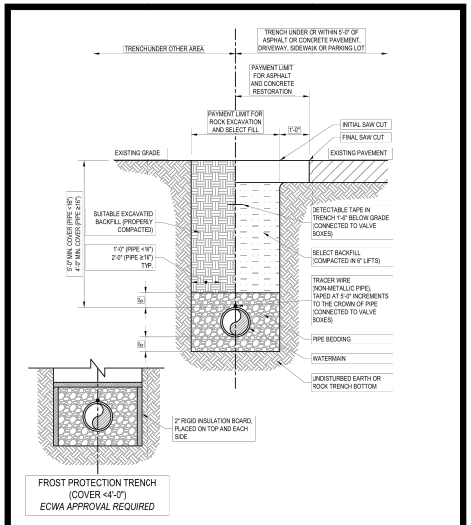
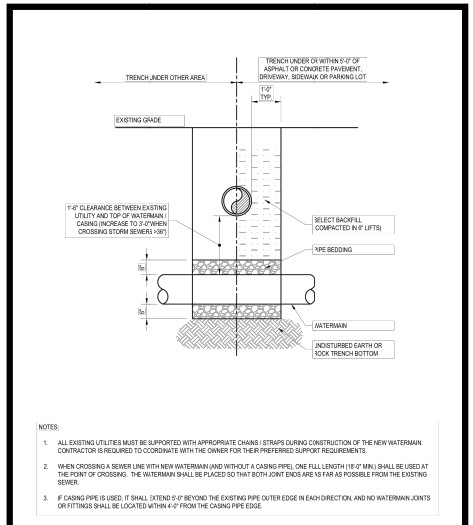


TYPICAL TRENCH DETAIL
SCALE: NTS

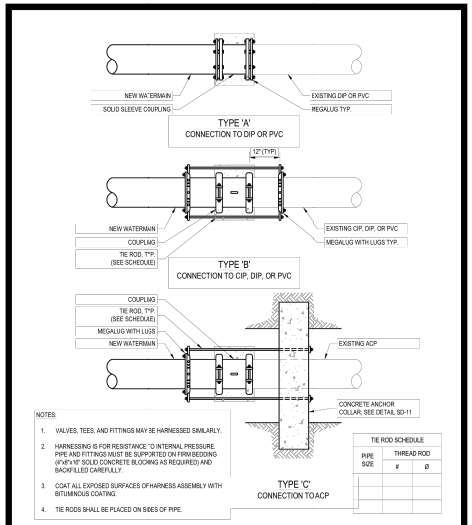
Revision: 2024-01
Detail: SD-01



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

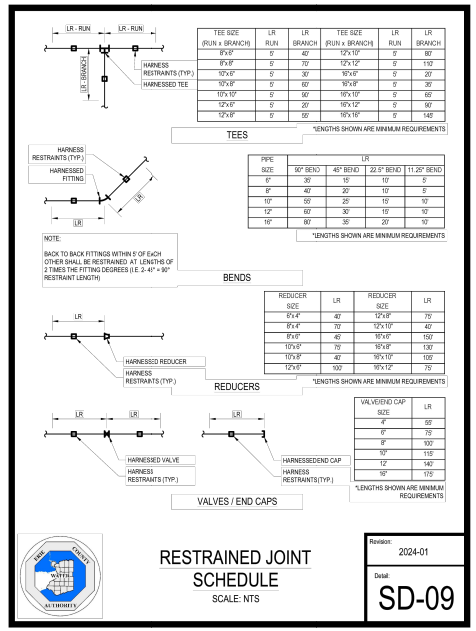


NOTES:
1. VALVES, TEES, AND FITTINGS MAY BE HARNESSED SIMILARLY.
2. HARNESSING IS FOR RESISTANCE TO INTERNAL PRESSURE. PIPE AND FITTINGS MUST BE SUPPORTED ON FIRM BEDDING (4"x8"x16" SOLID CONCRETE BLOCKING AS REQUIRED) AND BACKFILLED CAREFULLY.
3. COAT ALL EXPOSED SURFACES OF HARNESS ASSEMBLY WITH BITUMINOUS 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
8"x 4"	40'	12"x8"	75'
8"x4"	70'	12"x 10"	40'
8"x6"	40'	16"x6"	150'
10"x6"	75'	16"x8"	130'
10"x 8"	40'	16"x 10"	105'
12"x6"	100'	16"x 12"	75'

*LENGTHS SHOWN ARE MINIMUM REQUIREMENTS

REDUCERS

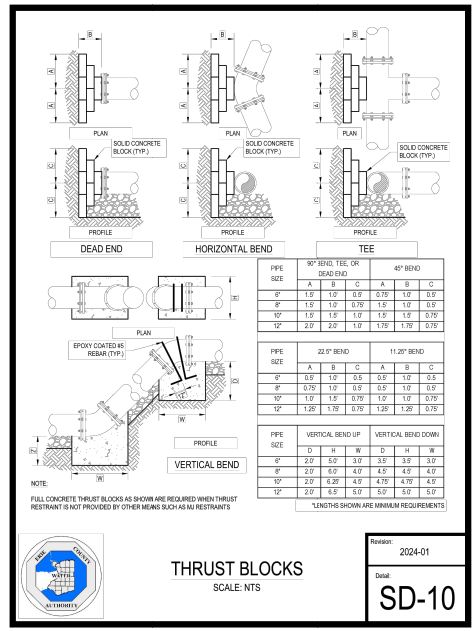
VALVE/END CAP SIZE	LR
4"	55'
6"	75'
8"	100'
10"	115'
12"	140'
16"	175'

*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'

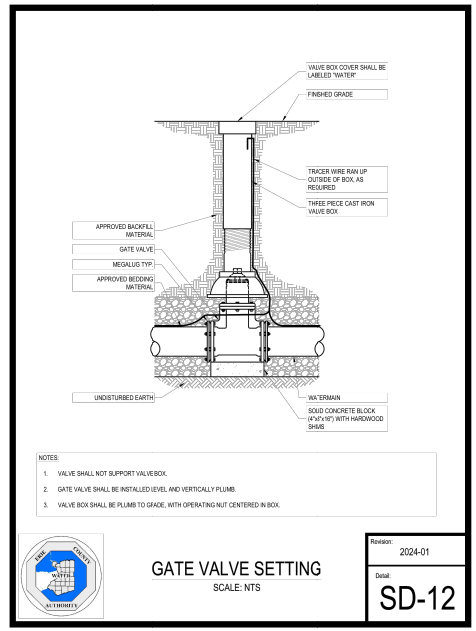
PIPE SIZE	VERTICAL BEND UP D	H	W	VERTICAL BEND DOWN D	H	W
6"	2.0'	5.0'	3.0'	3.5'	3.5'	3.0'
8"	2.0'	6.0'	4.0'	4.5'	4.5'	4.0'
10"	2.0'	6.25'	4.5'	4.75'	4.75'	4.5'
12"	2.0'	6.5'	5.0'	5.0'	5.0'	5.0'

*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 051525 (30123 : SUB-2024-02_PP 1789 Dodge

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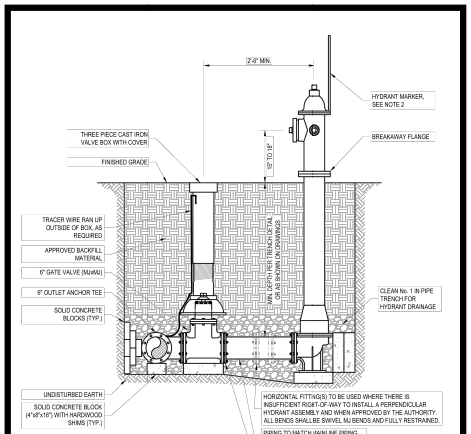


NOTES:

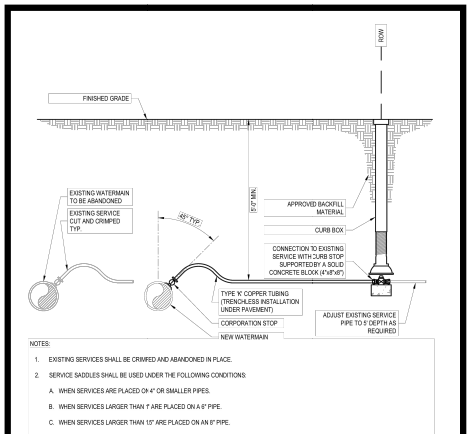
1. HYDRANT RISER SHALL BE INSTALLED PLUMB
2. FOR WATERMAIN REPLACEMENT PROJECTS, RELOCATE EXISTING MARKERS TO NEW HYDRANTS. MUNICIPALITY SHALL BE RESPONSIBLE TO PROVIDE ANY NEW HYDRANT MARKERS AS NEEDED. CONTRACTOR TO COORDINATE WITH ALL MUNICIPALITIES AND FIRE DISTRICTS.
3. HYDRANT FACE TO BE A MINIMUM 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:

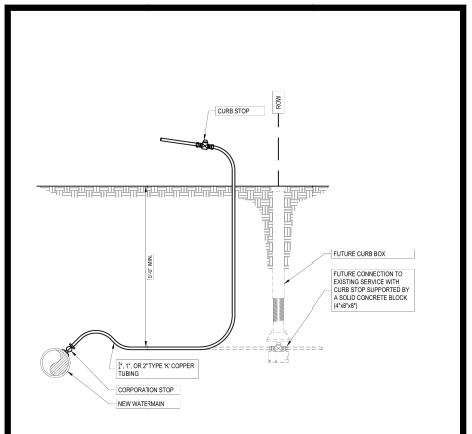
1. EXISTING SERVICES SHALL BE CRIMPED AND ABANDONED IN PLACE.
2. SERVICE SADDLES SHALL BE USED UNDER THE FOLLOWING CONDITIONS:
   A. WHEN SERVICES ARE PLACED ON 4" OR SMALLER PIPES.
   B. WHEN SERVICES LARGER THAN 1" ARE PLACED ON A 6" PIPE.
   C. WHEN SERVICES LARGER THAN 1.5" ARE PLACED ON AN 8" PIPE.
   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:

2.d

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 051525 (30123 : SUB-2024-02_PP 1789 Dodge

Packet Pg. 782

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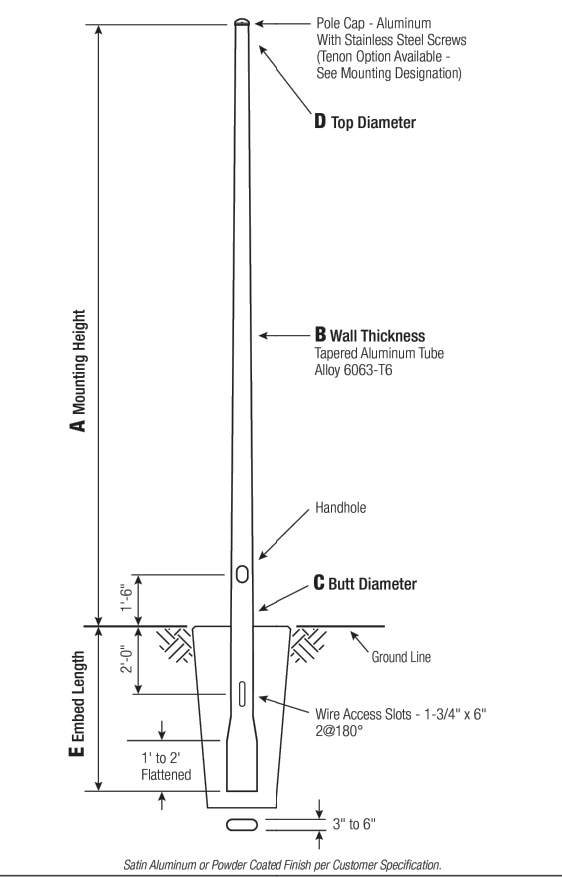
RTA

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.

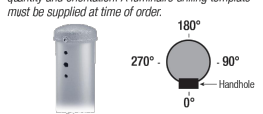


Vibration Damper

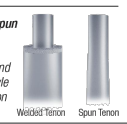
When determined necessary by Hapco, a Vibration Damper will be factory-installed inside the pole shaft. Customer specification of the damper is available.

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. Hgt.	B Wall Thickness	C Butt Diameter	Total Lum. 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	RTA30D1CE-**
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	RTA35D1CE-**
35	0.219"	10	100	33.6	26.6	24.8	20.4	17.0	50-200	RTA35E1CE-**
35	0.250"	10	100	39.0	31.2	29.0	24.0	20.0	50-201	RTA35F1CE-**
35	0.312"	10	100	49.2	39.8	37.0	30.8	25.8	50-202	RTA35G1CE-**
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	RTA40D1CE-**
40	0.219"	10	100	26.0	20.4	19.0	15.6	12.8	50-260	RTA40E1CE-**
40	0.250"	10	100	30.6	24.2	22.4	18.6	15.4	50-261	RTA40F1CE-**
40	0.312"	10	100	39.8	31.4	29.4	24.2	20.2	50-262	RTA40G1CE-**

Catalog Number System

The catalog number for Hapco poles utilizes the following identification system.

MOUNTING HEIGHT — BUTT DIA. — BASE STYLE
RTA _ _ _ _ _ E - _ _
SHAFT ASSEMBLY — WALL THICK. — TOP DIA. — FINISH

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"

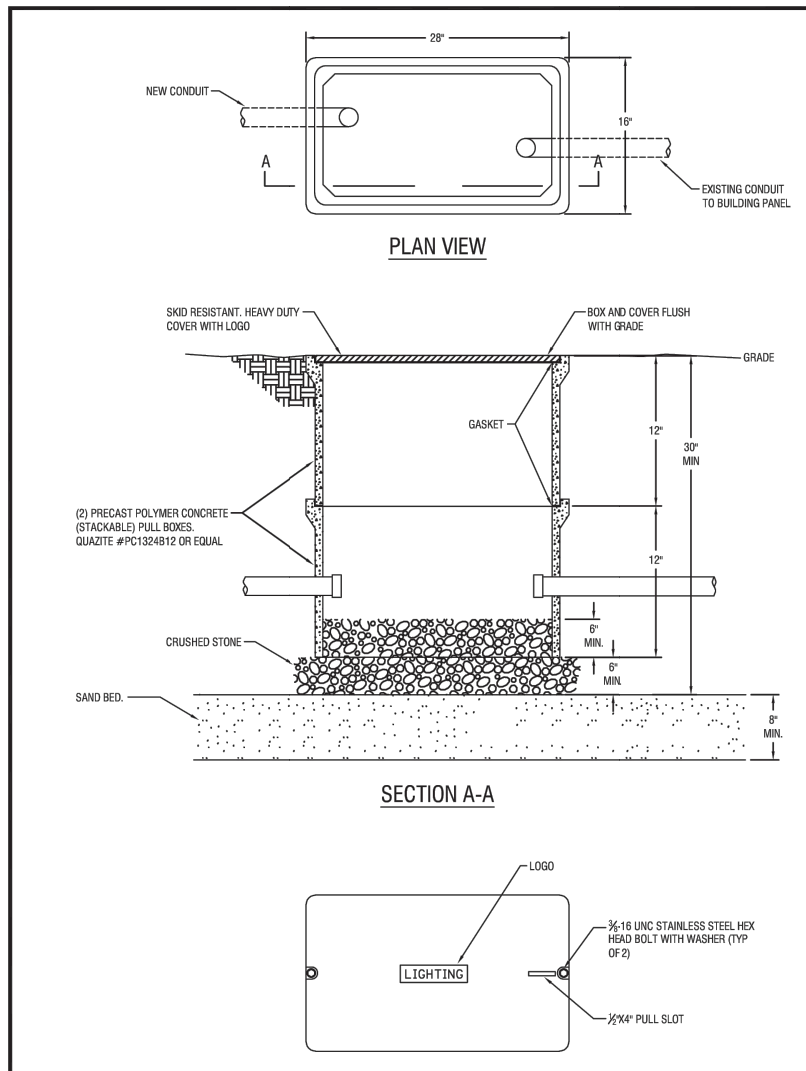
Butt Diameter
5 = 5"
6 = 6"
7 = 7"
8 = 8"
9 = 9"
1 = 10"

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 2009 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..



wendel
www.wendelcompanies.com

Town of Amherst LED Street Lighting Retrofit	Proj. No. 261343	Date: 04-20.2021
Underground Pull Box Detail	Ref. Dwg.	No.

Data sheet

Add smart, full-featured controls to your street lights.

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 Class 0.5 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)

Data sheet

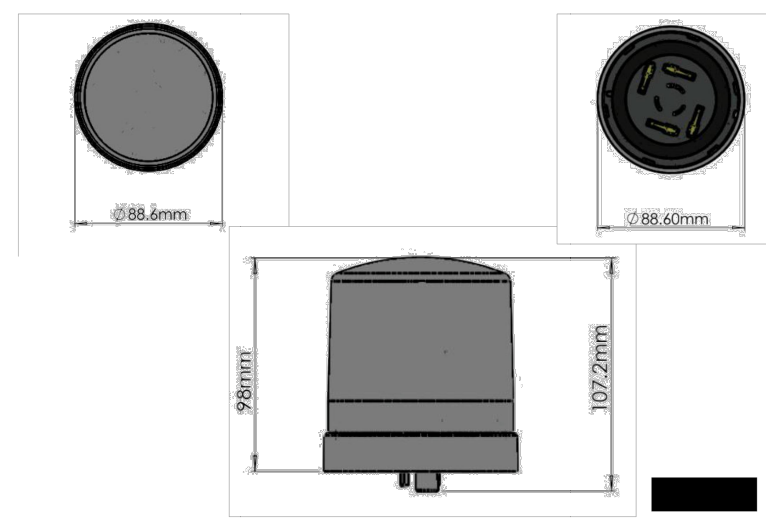
Product specifi ations

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	E-fBallast 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 16 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) 5-wire/7-wire receptacle
Weight	0.6 lbs
Color	Light gray
Dimensions	107.2mm height x 88.6mm 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 main AC entry SPD rated at ANSI C136.2-2018 20kV/10kA*

Data sheet

Mechanical dimensions



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Ordering information

Ordercode	Description
S80-000123	Light Sense node, 4G LTE, 0-10V, NEMA, 120-277V

TOWN OF AMHERST APPROVAL BOX:

2.d

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
Lighting

Date: /29/25
Drawn By: C. Wood
Scale: As Noted
DRAWING NO.
Project No. 20.247

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge

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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]
				G1					
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**[1] Curved Roof	**16** 16 LEDs	**G1** Gen 1	**5** 530 mA **7** 700 mA **9** 900 mA **1** 1050 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**[2] 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**[4,5] DALI (default: logarithmic) **SRD**[4,5] SR Driver **CLO**[5] Constant light output **AST**[5] Adjustable startup time **OTL**[5] Over the life (default: L70 hrs) **S**[10] FAWS Field adjustable wattage selector **SRD** Sensor ready driver (standard configuration) **SRD1** Sensor ready driver (alternative configuration) **N** None
			32 32 LEDs	**G1** Gen 1	**5** 530 mA **7** 700 mA **8** 800 mA **1** 1050 mA				
			48 48 LEDs	**G1** Gen 1	**5** 530 mA **7** 700 mA				

Ordering guide (continued)

Receptacle	Sensor Receptacle [8]	Surge Protection	Term Block	Decorative Option	Bird Guard	Finish [9]
	N				N	
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**[5] 7 Pin tooless rotatable standard - with long life photocell	**N** None	**SP1** Parallel 10kV standard **SP2** Parallel 20kV	**T** Terminal Block **N** None	**L**[6] 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 boards) and **SRD** Driver is required if you choose this receptacle

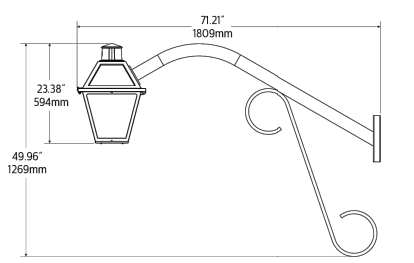
Dimensions: Arm mount

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.

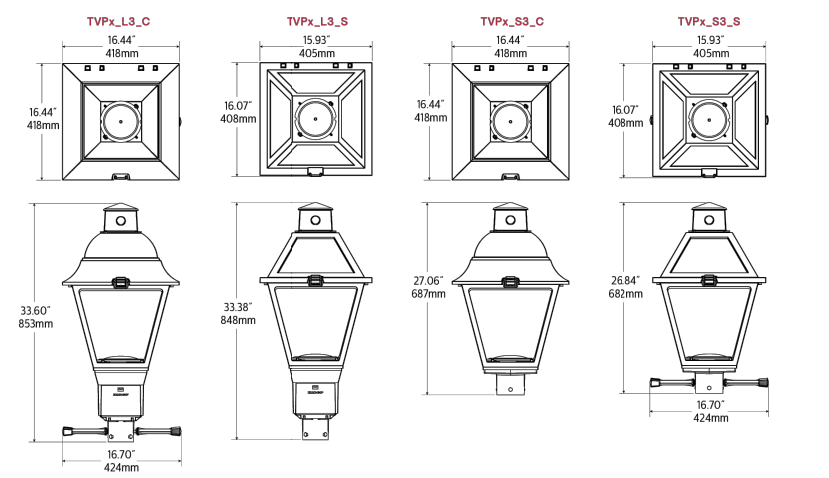


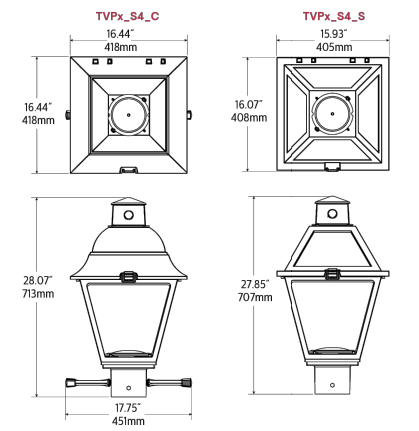
EPA Values

	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 TVPx-L3-S	24.75 lbs	1.75 sq. ft.
TVPx-S2/S3-C TVPx-S2/S3-S	23.50 lbs	1.49 sq. ft.
TVPx-S4-C TVPx-S4-S	24.38 lbs	1.54 sq. ft.
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	3,316	87	B1-U2-G1	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	5,103	96	B1-U3-G1	5,342	100	B1-U3-G1	5,390	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	6,805	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	7,572	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	9,512	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-U2-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	8,251	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	3,251	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-U2-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	70	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	800	3000	80	5,645	70	B1-U3-G1	6,128	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	8,211	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-G1	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	5,380	101	B1-U3-G1	5,602	105	B1-U3-G1	5,611	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-G1	7,083	101	B1-U3-G1	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	B1-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	B1-U2-G1	4,089	106	B1-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	9,088	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	3,814	78	B1-U3-G1	3,516	72	B1-U3-G1
TVPR-16-G1-1-x-730	16	1050	3000	57	3,866	68	B1-U3-G1	4,299	76	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	5,651	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	2,701	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-G1
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 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:

2.d

CARMINAWO...
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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...
Lighting ...

Date: ../29/25
Drawn By: C. Wood
Scale: As Noted
DRAWING NO.
Project No. 20.247

Attachment: SUB-2024-02_PP application 051525 (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, 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 contorl 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.

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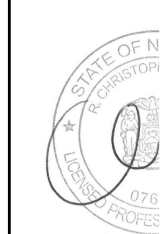
CARMINAWO
Single Family Subdivision

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	10/24/2024



TOWN OF AMHERST APPROVAL BOX:

DRAWING NAME:
Lighting

Date: ../29/25
Drawn By: C. Wood
Scale: As Noted
DRAWING NO.
Project No.: 20.247

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge

Appendix H

Soils Information

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Hydrologic Soil Group—Erie County, New York



Attachment: SUB-2024-02_PP application 051525 (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 051525 (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 051525 (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 051525 (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)

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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 051525 (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 051525 (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 051525 (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.

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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)

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Attachment: SUB-2024-02_PP application 051525 (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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

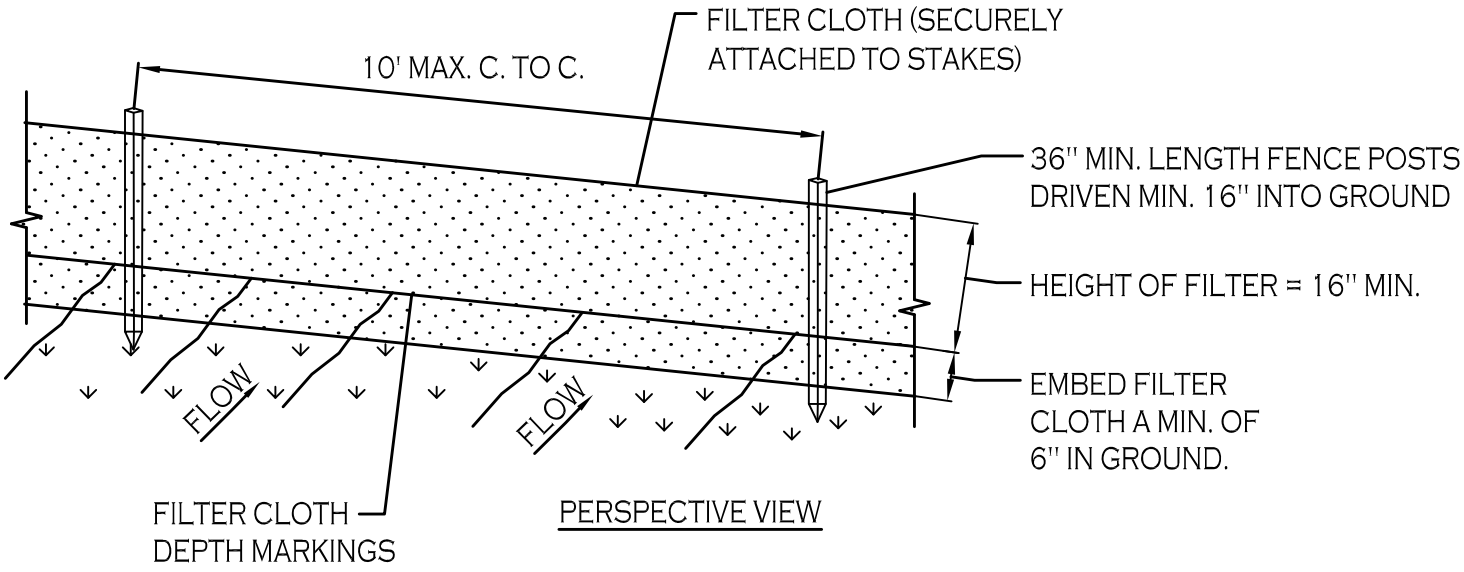
Tie-break Rule: Higher

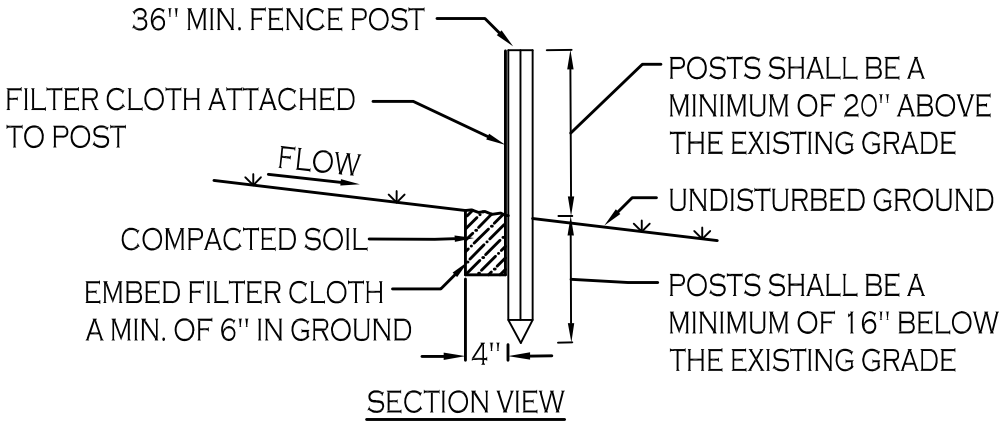
Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Appendix J

Standard Erosion Control Details

Attachment: SUB-2024-02_PP application 051525 (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.

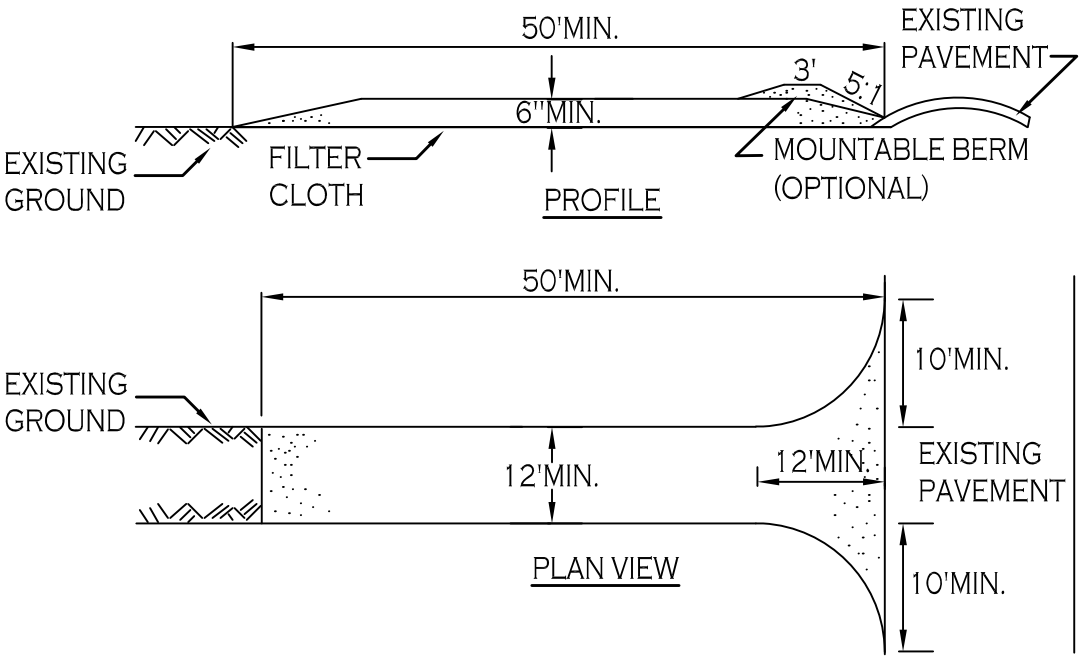
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.

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 051525 (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.

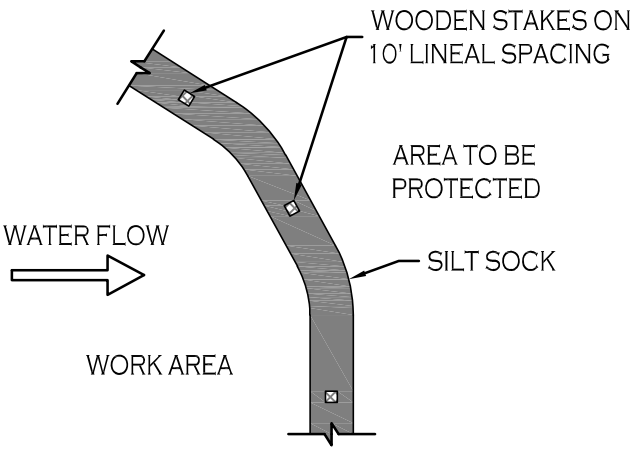
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

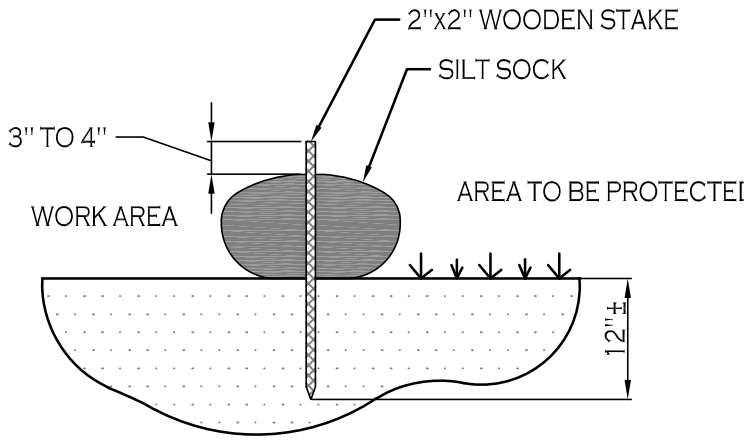
STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)



PLAN VIEW



SECTION VIEW

NOTES:

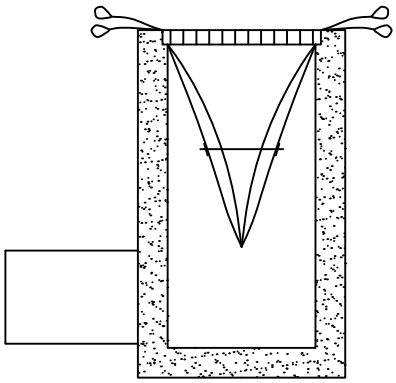
CONTRACTOR SHALL INSPECT AND MAINTAIN SILT SOCK AS NEEDED DURING THE DURATION OF CONSTRUCTION PROJECT.

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

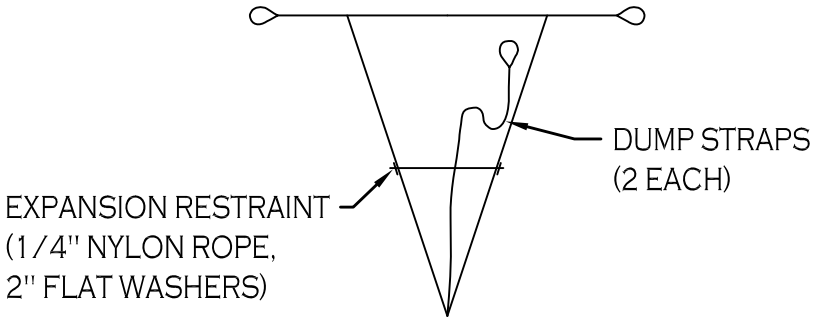
SILT SOCK DETAIL

NOT TO SCALE

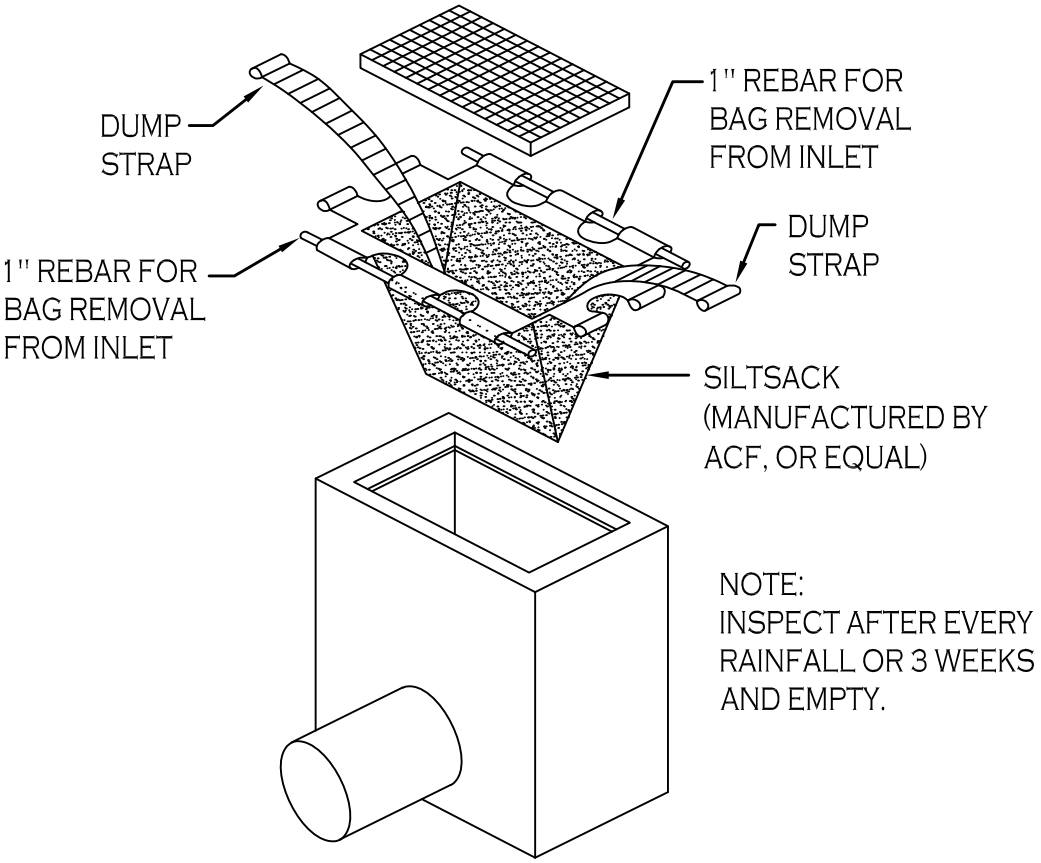
Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)



INSTALLATION DETAIL



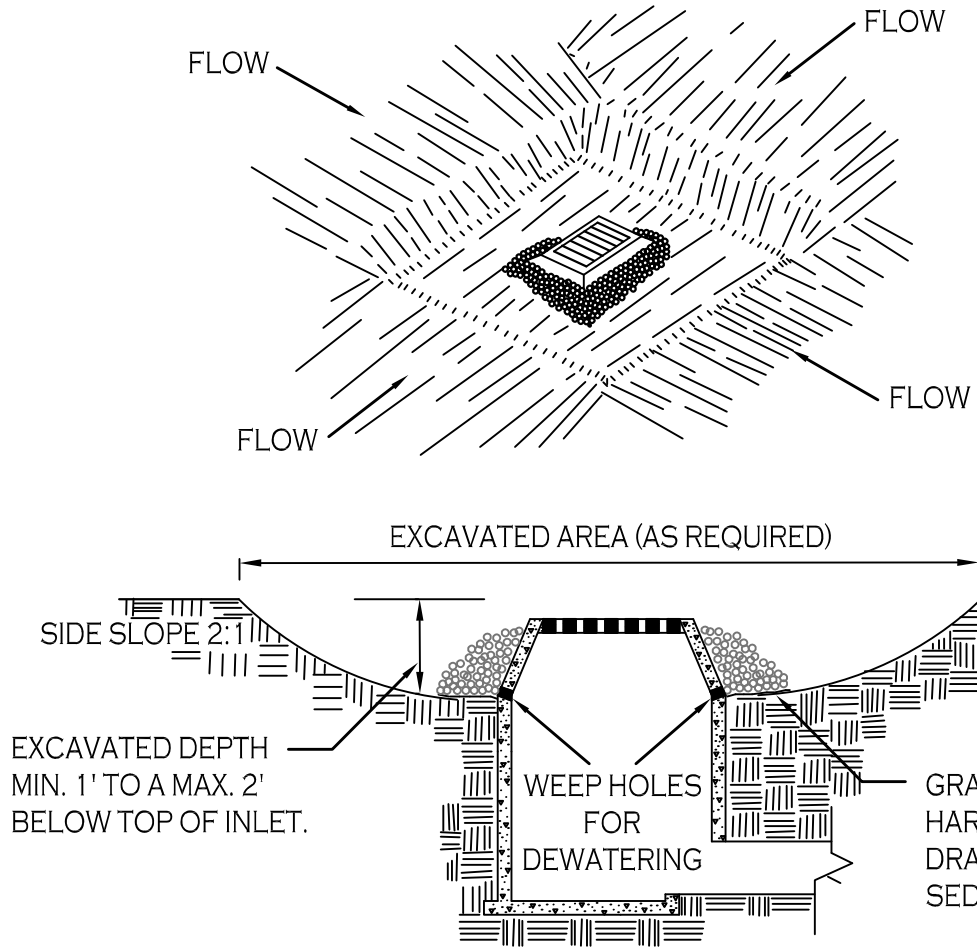
BAG DETAIL



SILT SACK DETAIL

NOT TO SCALE

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)



CONSTRUCTION SPECIFICATIONS

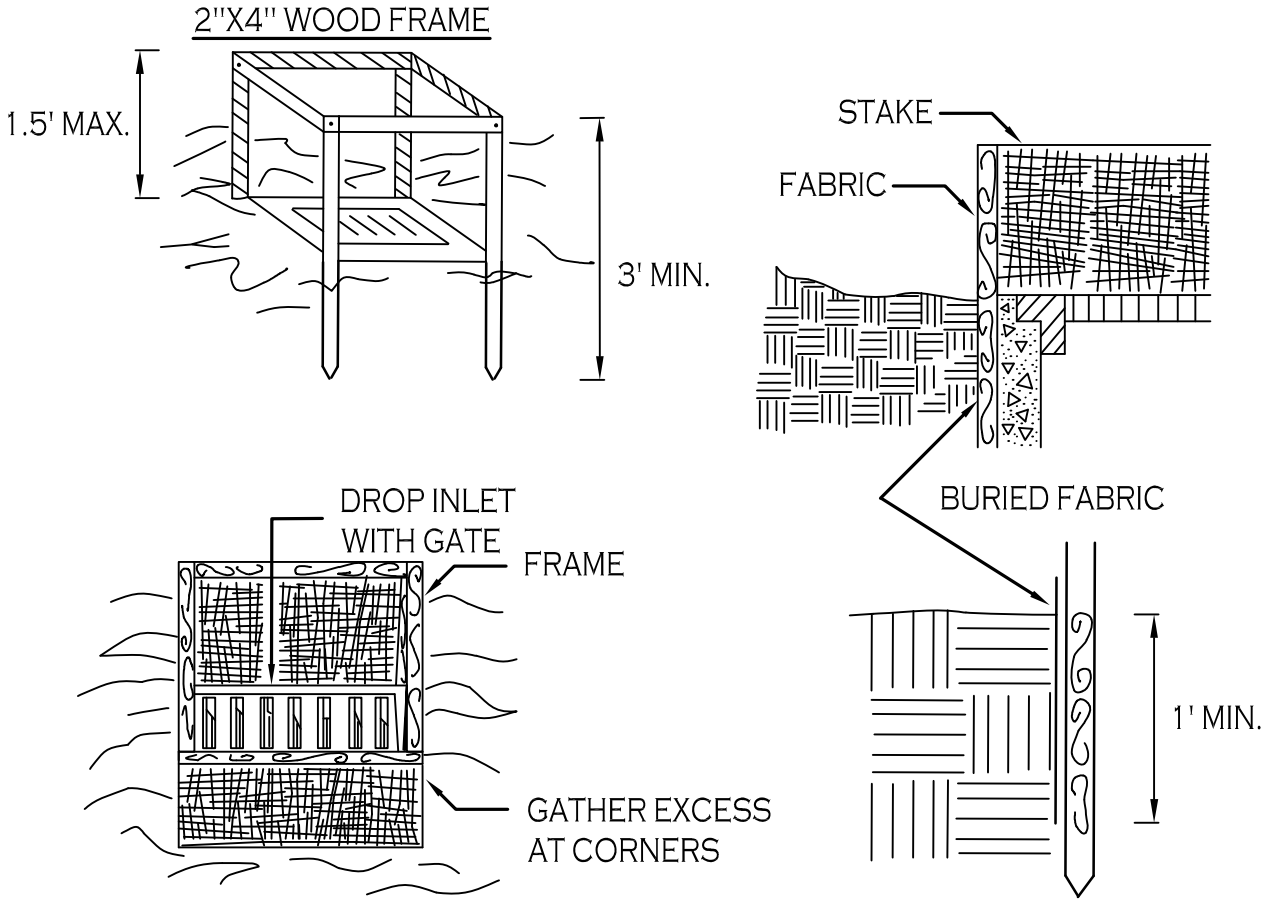
1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND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

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 1

NOT TO SCALE

Attachment: SUB-2024-02_PP application 051525 (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.

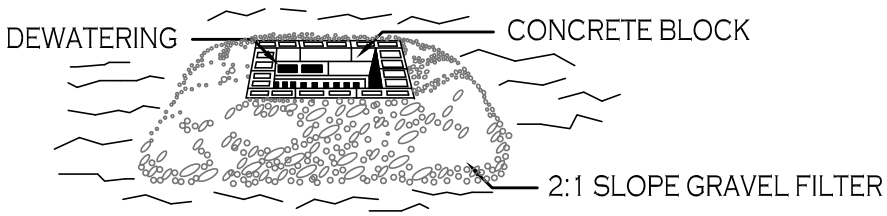
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUN DRAINAGE AREA 1 ACRE

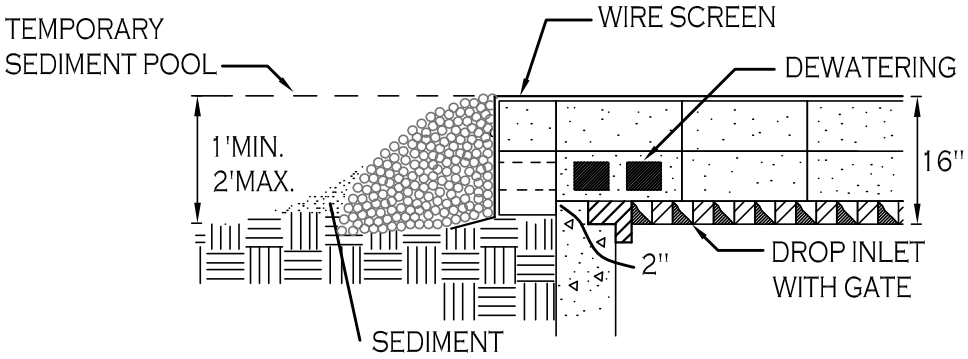
INLET PROTECTION DETAIL 2

NOT TO SCALE

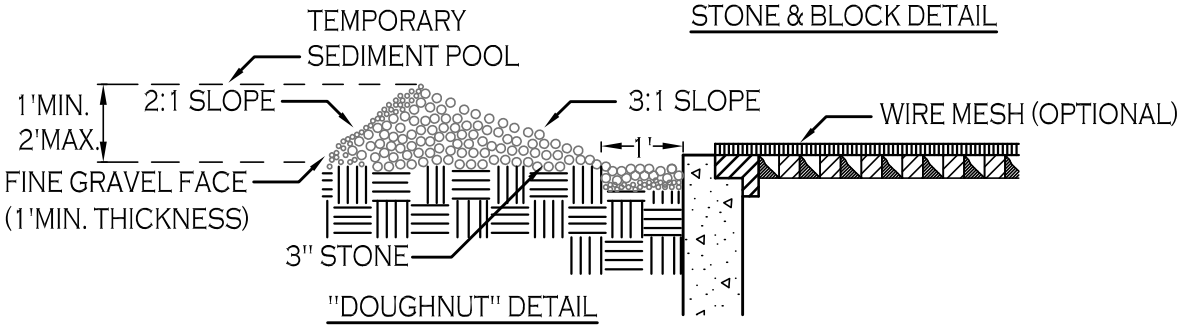
Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)



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 051525 (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.

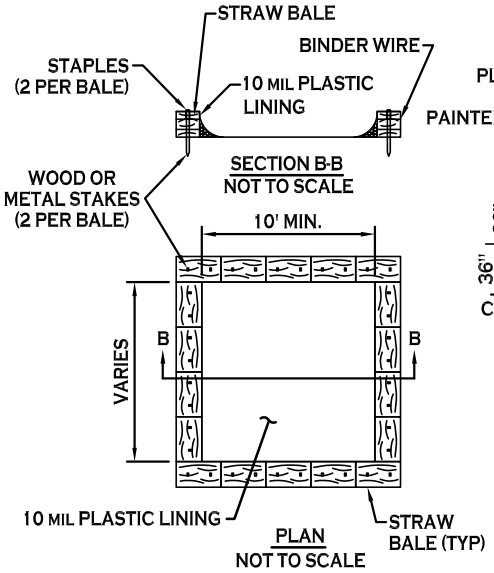
BARRIER FENCE WHICH IS NOT ORANGE IN COLOR SHALL BE FLAGGED AT 6.0 FOOT INTERVALS WITH RED OR ORANGE FLORESCENT TAPE. WARNING SIGNS SHALL BE MOUNTED ON THE FENCE AT NO MORE THAN 100 FOOT INTERVALS.

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.

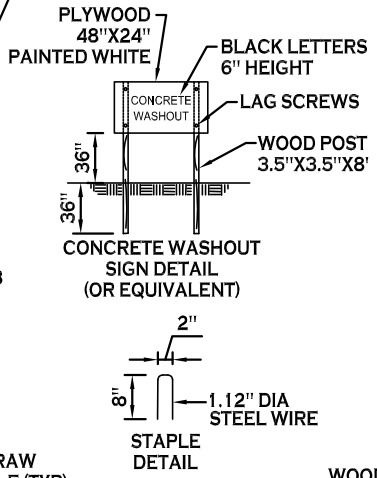
FENCING USED FOR TREE OR OTHER VEGETATION PROTECTION SHALL NOT BE TEMPORARILY REMOVED TO ALLOW EQUIPMENT ACCESS OVER A PROTECTED AREA, EXCEPT AS REQUIRED FOR ITEMS OF WORK SPECIFICALLY SHOWN ON THE PLANS AND APPROVED BY THE ENGINEER IN WRITING.

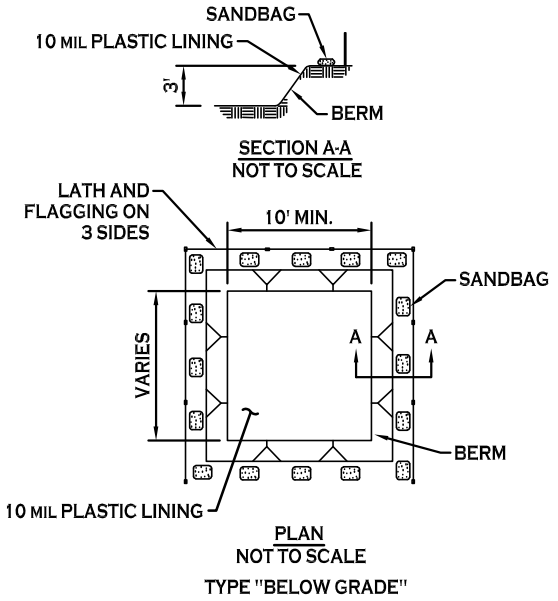
Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

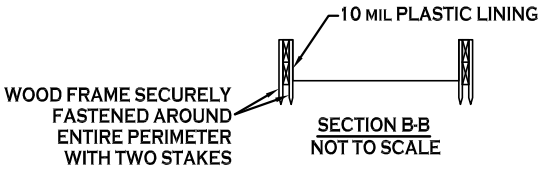


TYPE "ABOVE GRADE" WITH STRAW BALES



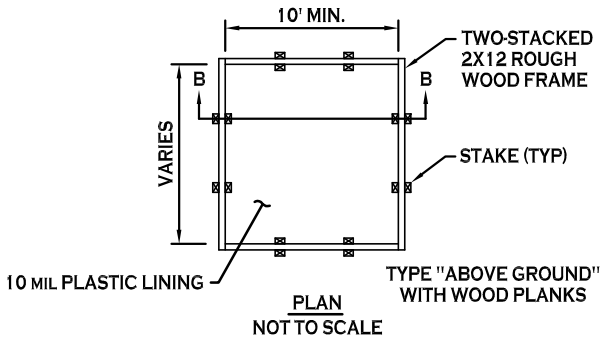


TYPE "BELOW GRADE"



NOTES

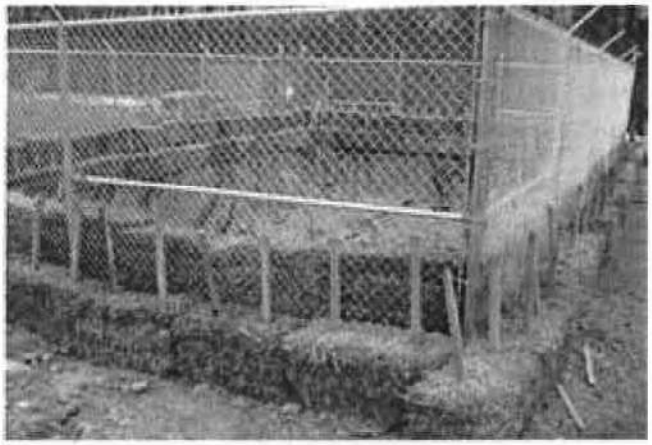
1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. HOLES, DEPRESSIONS 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.

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Appendix K

Wetland Delineation Report

by Earth Dimensions Inc. Dated 12/21/2020

Attachment: SUB-2024-02_PP application 051525 (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 051525 (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 051525 (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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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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 051525 (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.

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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).

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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

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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.

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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.

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

APPENDIX A - FIGURES

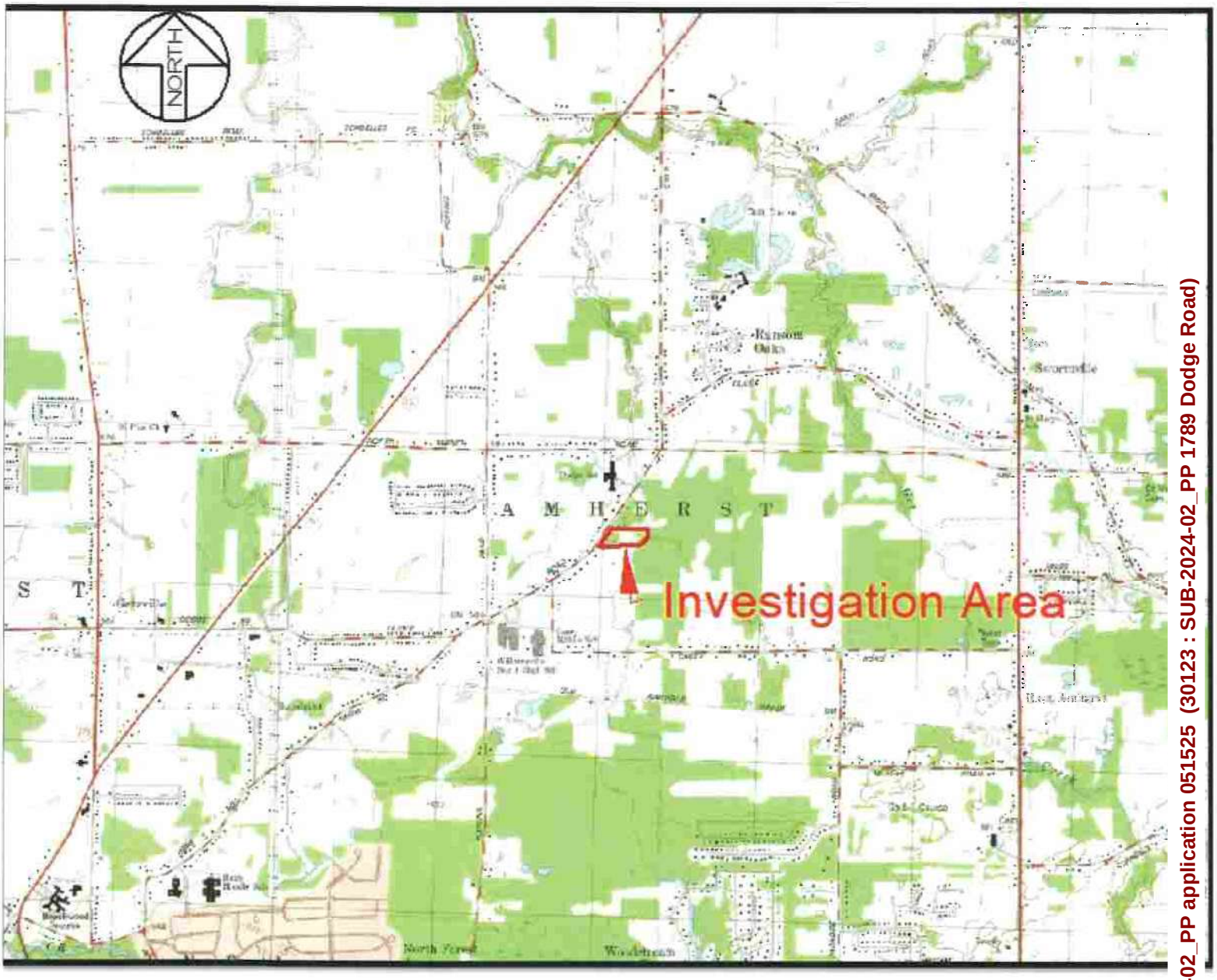


FIGURE 1: USGS 7.5 MINUTE TOPOGRAPHICAL MAP

Clarence Center Quadrangle / 2002 DeLorme

1789 Dodge Road

Town of Amherst, Erie County, New York

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)



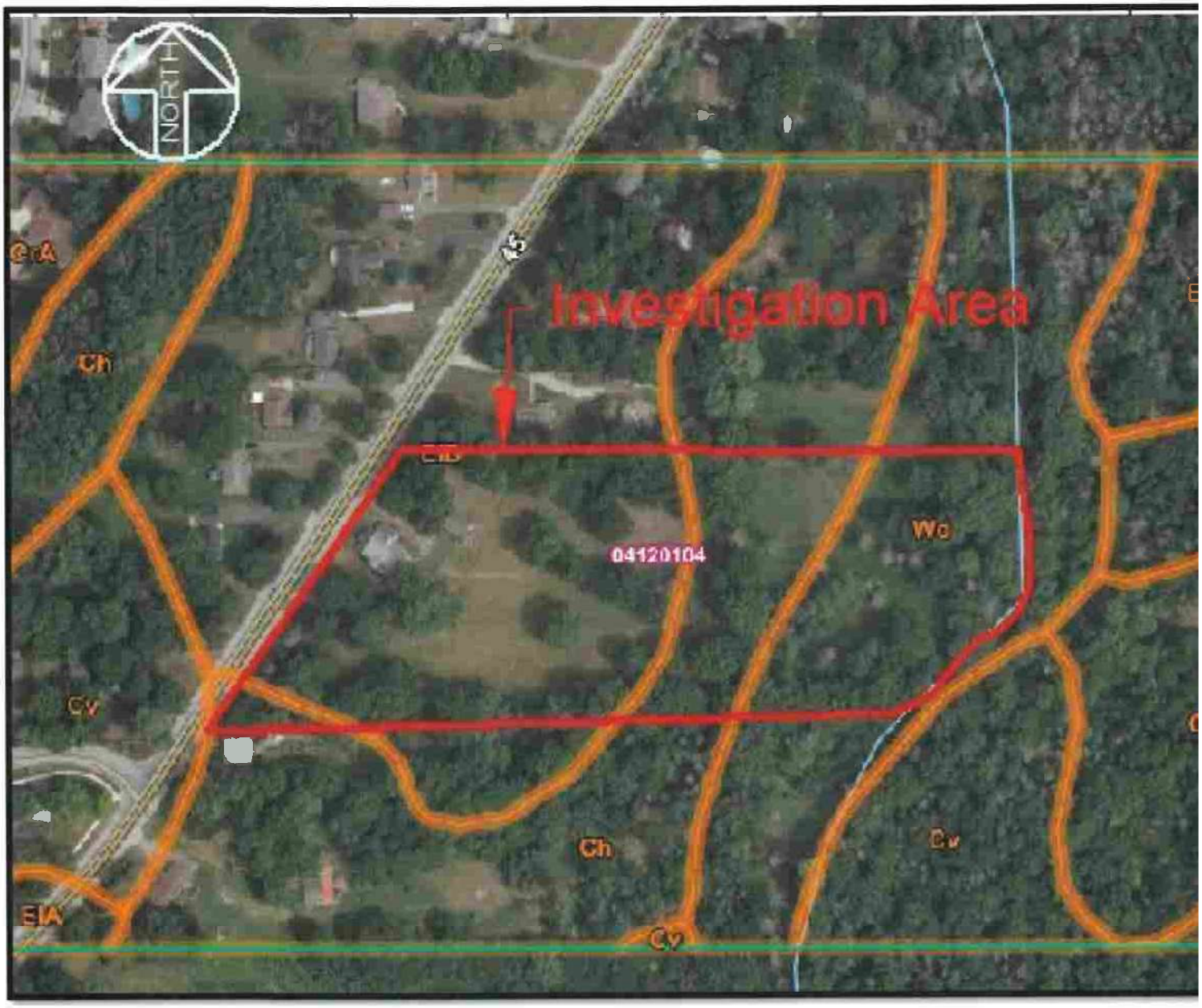
FIGURE 2: NATIONAL WETLANDS INVENTORY MAP

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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)



Attachment: SUB-2024-02_PP application 051525 (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

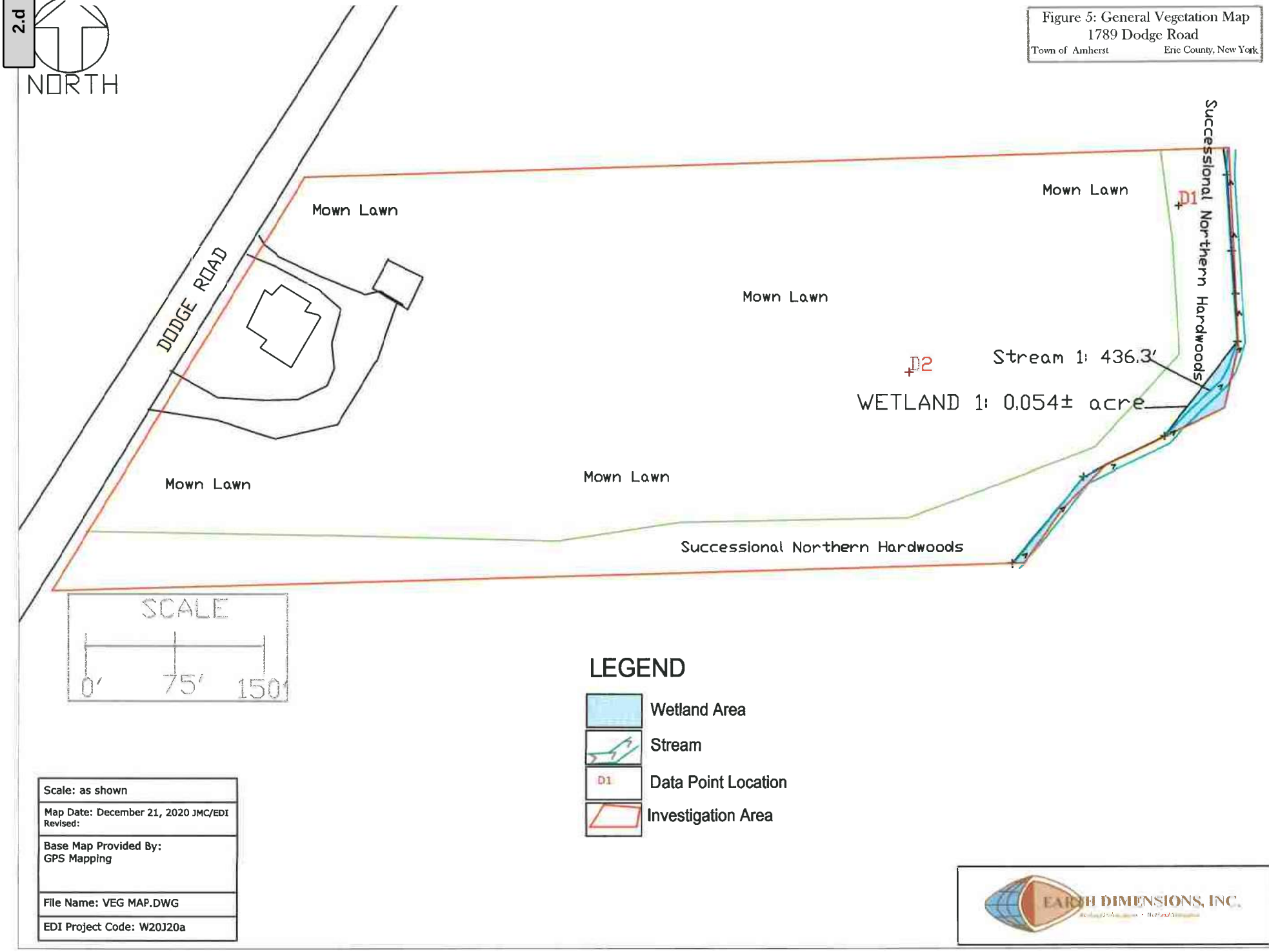


FIGURE 4: NYSDEC ENVIRONMENTAL RESOURCE MAPPER
http://www.dec.ny.gov/imsmaps/ERM/viewer.htm (Visited 12/21/20)
1789 Dodge Road
Town of Amherst, Erie County, New York

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment: SUB-2024-02_PP application 051525 (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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

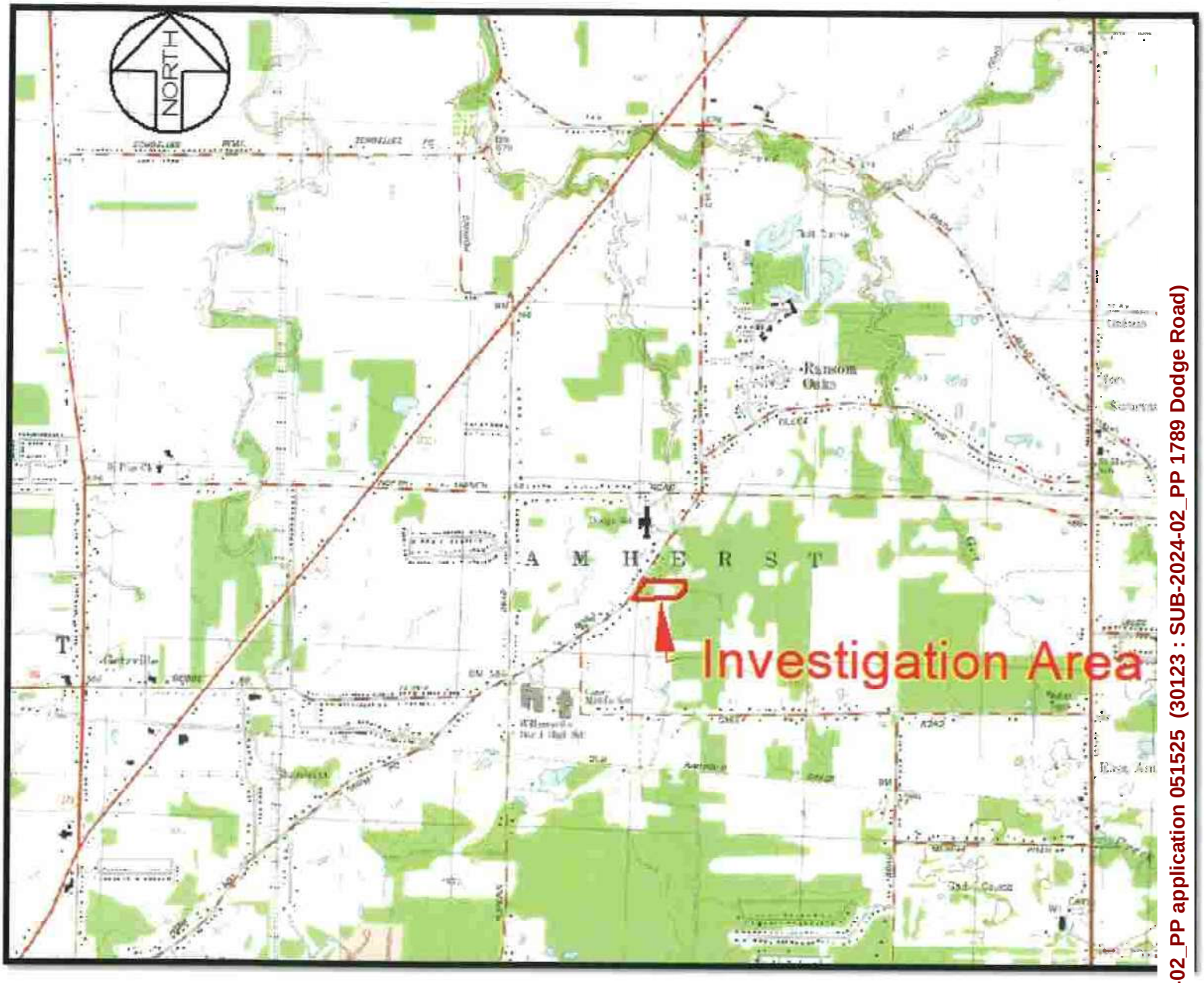


FIGURE 7: DRAINAGE MAP

Clarence Center Quadrangle / 2002 DeLorme

1789 Dodge Road

Town of Amherst, Erie County, New York

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)



Attachment: SUB-2024-02_PP application 051525 (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 051525 (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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Project Code: W20J20a

2.d

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

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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					SiL	

[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:

Attachment: SUB-2024-02_PP application 051525 (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: 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:

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Project Code: W20J20a

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

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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

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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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Appendix D - References

INFORMATIONAL REFERENCES
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Appendix E - Wetland Investigation Personnel

Soils and Hydrology Sampling
Scott Livingstone, Senior Soil Scientist
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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 051525 (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 051525 (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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Comments:

Actions to be Taken:

Attachment: SUB-2024-02_PP application 051525 (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		

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Comments:

Actions to be Taken:

Attachment: SUB-2024-02_PP application 051525 (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		

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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		

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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		

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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		

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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		

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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		

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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:

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Actions to be Taken:

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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"		

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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 051525 (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 051525 (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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Actions to be Taken:

Attachment: SUB-2024-02_PP application 051525 (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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Appendix M

NYDEC Letter

Attachment: SUB-2024-02_PP application 051525 (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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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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 051525 (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 051525 (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 051525 (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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Appendix A

Sanitary Sewer and Water Demand Calculations

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Downstream Sewer Capacity Analysis

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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 051525 (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

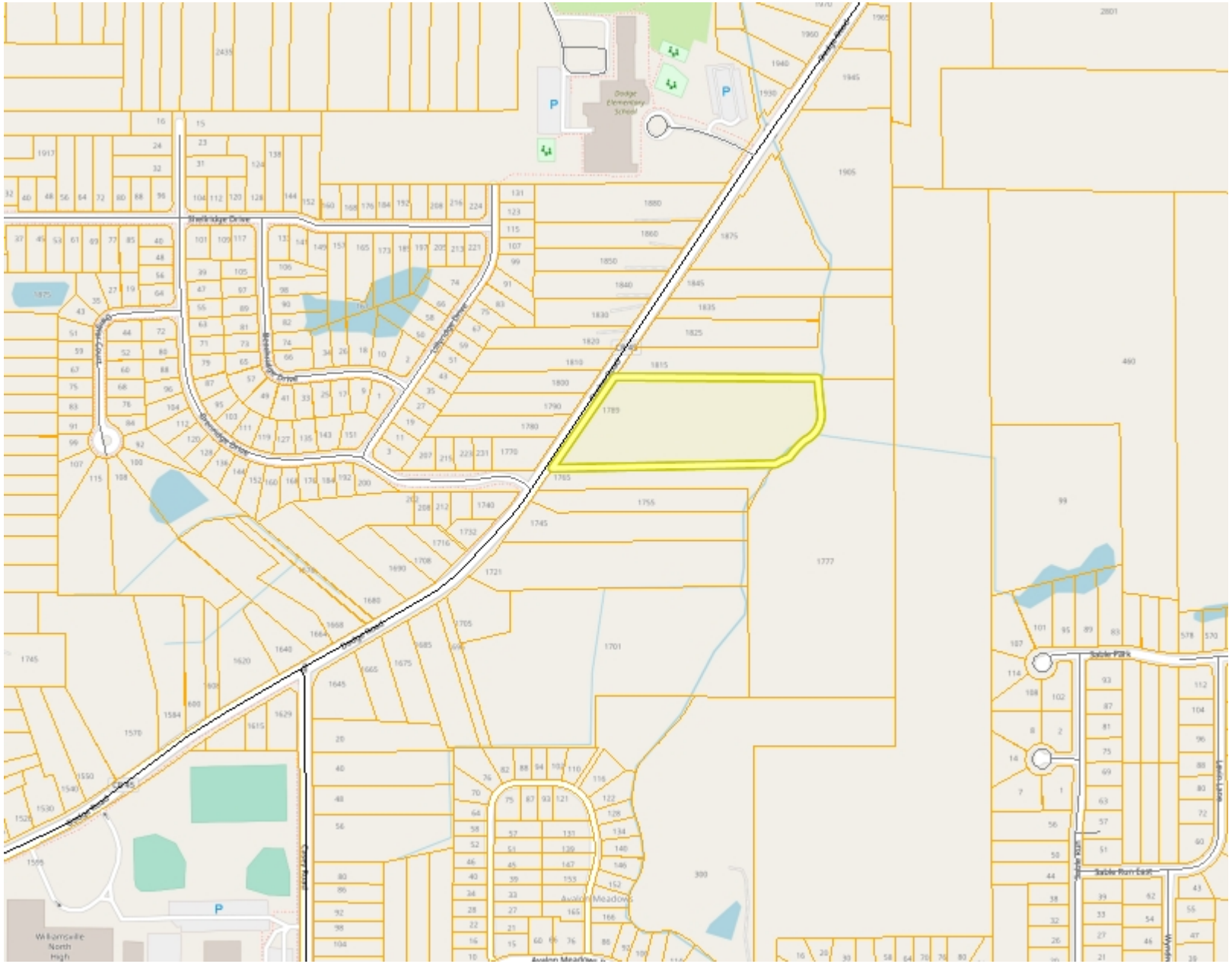
Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Location Map

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment: SUB-2024-02_PP application 051525 (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

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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Sanitary Demand Calculations

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment: SUB-2024-02_PP application 051525 (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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

TECSmith Monitoring Report

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment: SUB-2024-02_PP application 051525 (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 051525 (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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

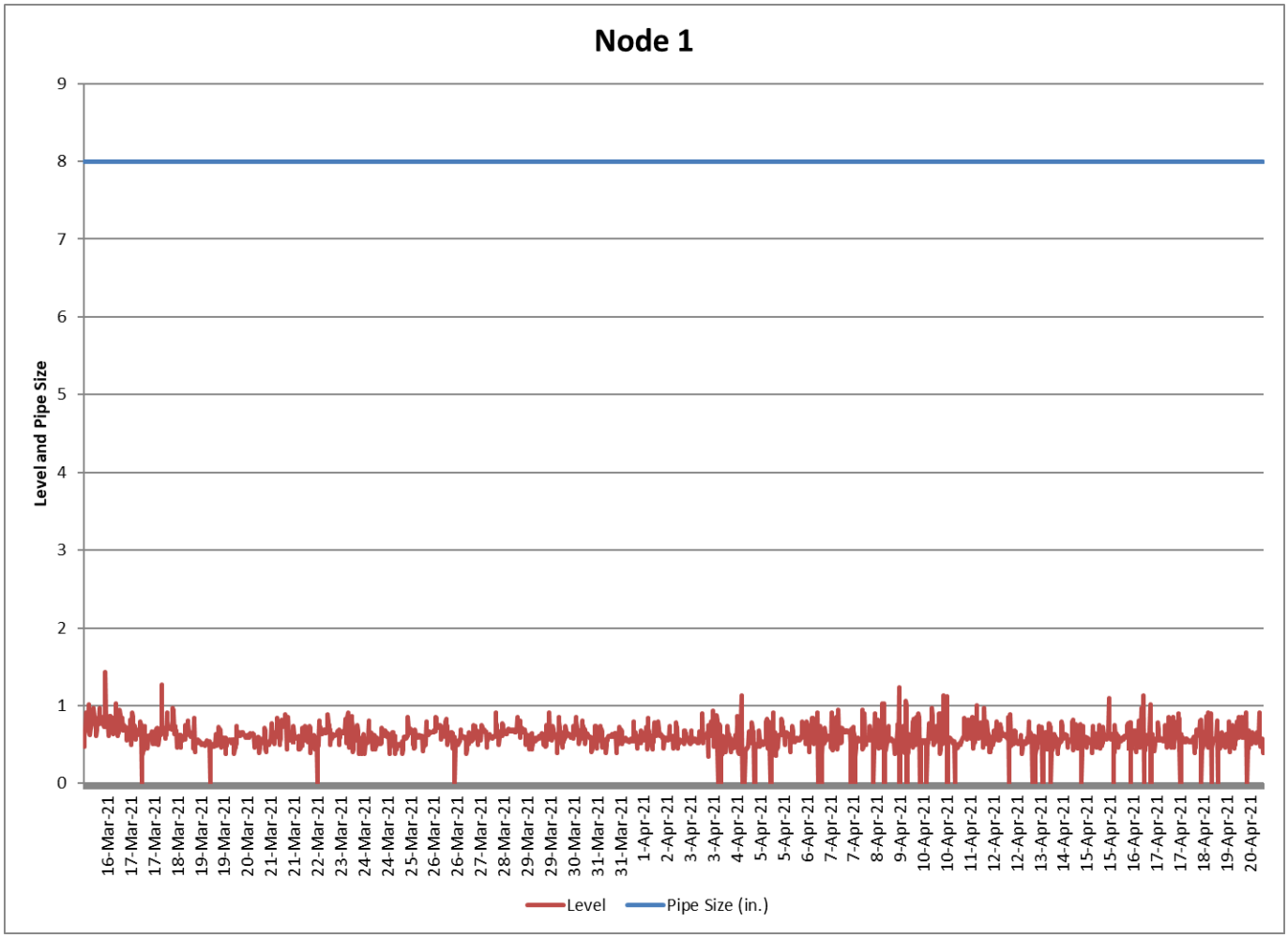
TECsmith

TECSMITH, Inc.
PO Box 383
Elma, New York 14059-0383
Tel: 716-462-0382
Fax: 716-687-1418

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.

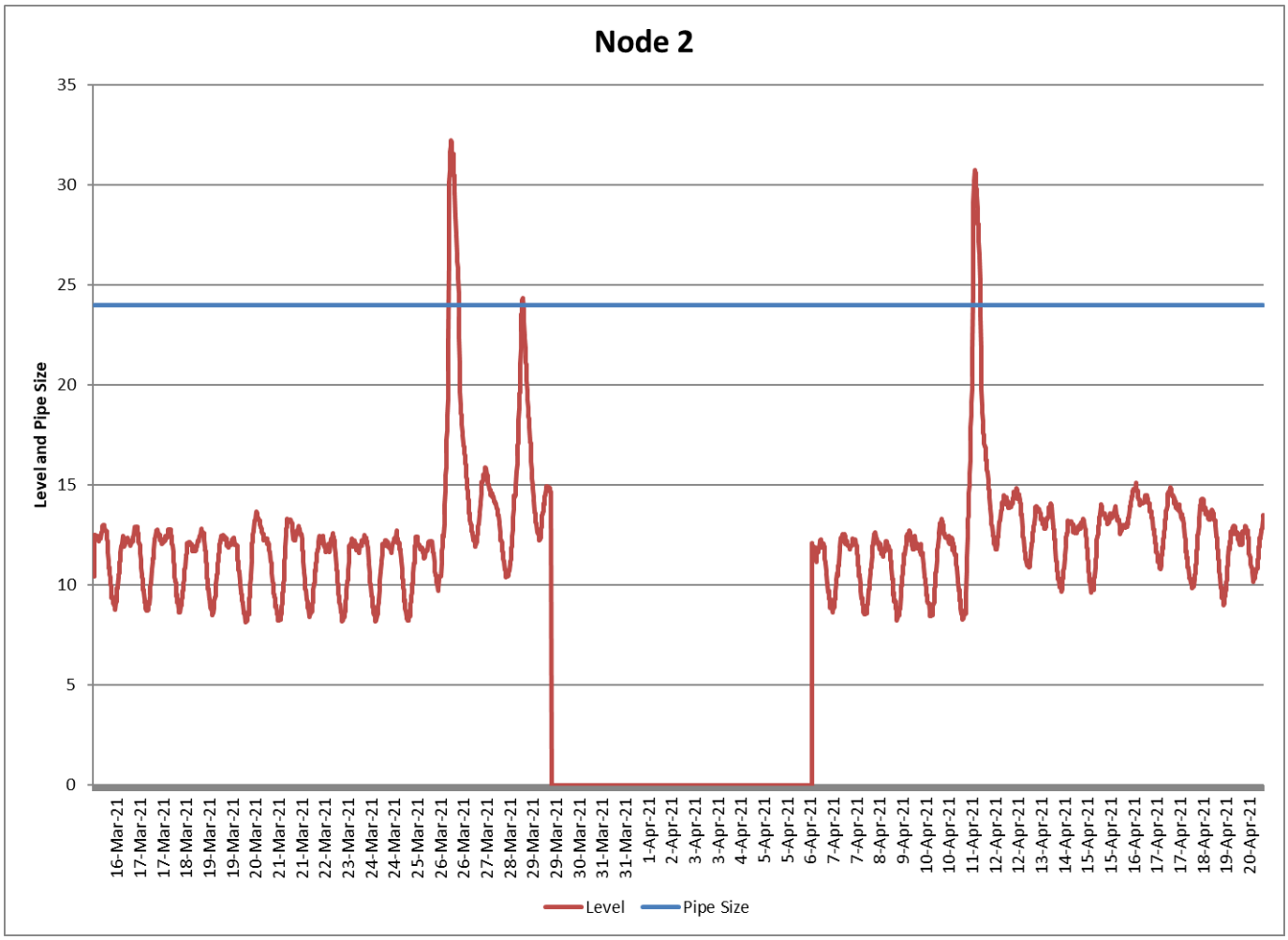


Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

TECsmith

TECSMITH, Inc.
PO Box 383
Elma, New York 14059-0383
Tel: 716-462-0382
Fax: 716-687-1418

- Three times during the monitoring period did depth of flow exceed pipe diameter at Node 2.



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TECsmith

TECSMITH, Inc.
PO Box 383
Elma, New York 14059-0383
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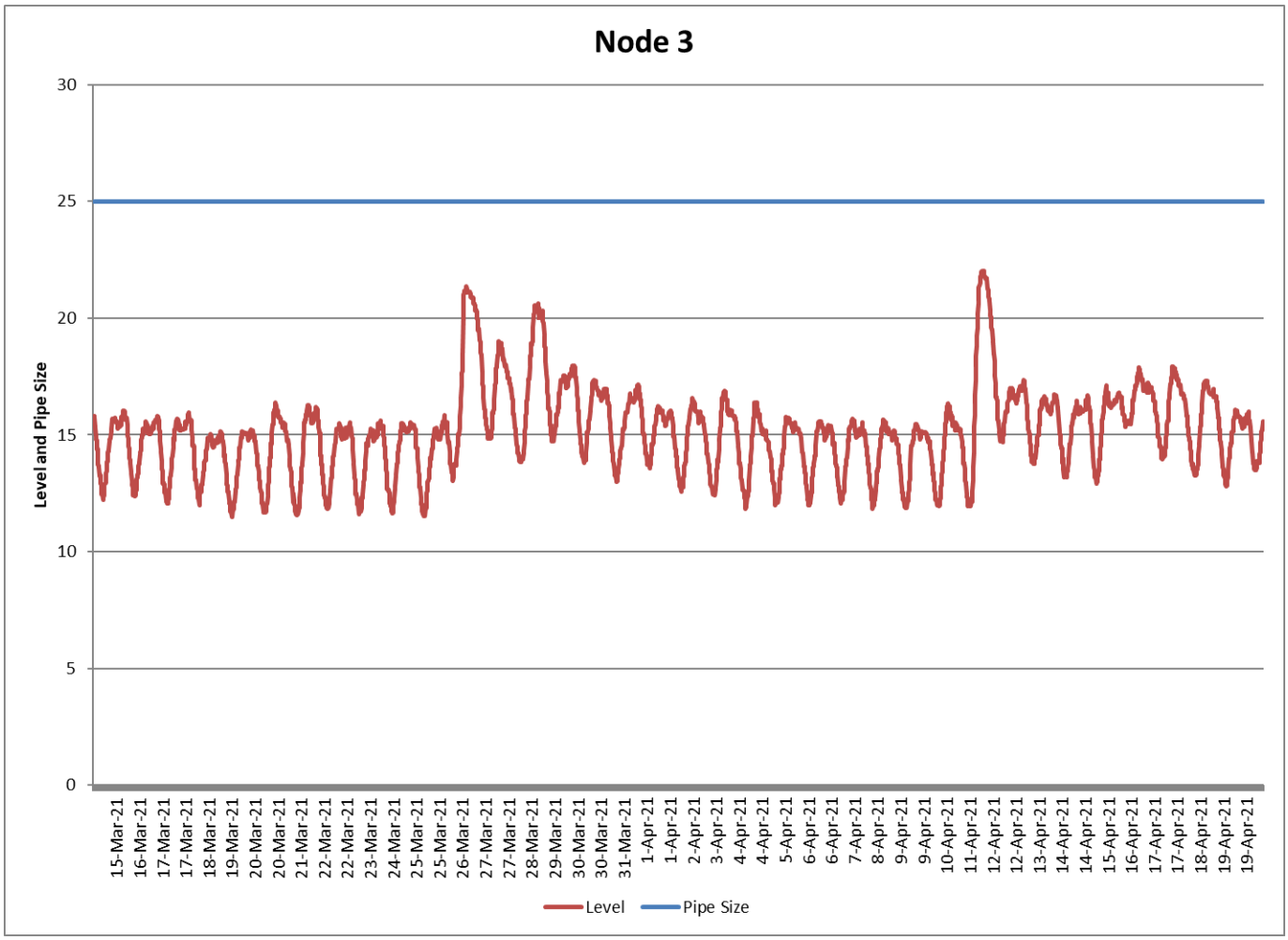
Fax: 716-687-1418

- At no time during the monitoring period did depth of flow exceed pipe diameter at Node 3.



Attachment: SUB-2024-02_PP application 051525 (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 051525 (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

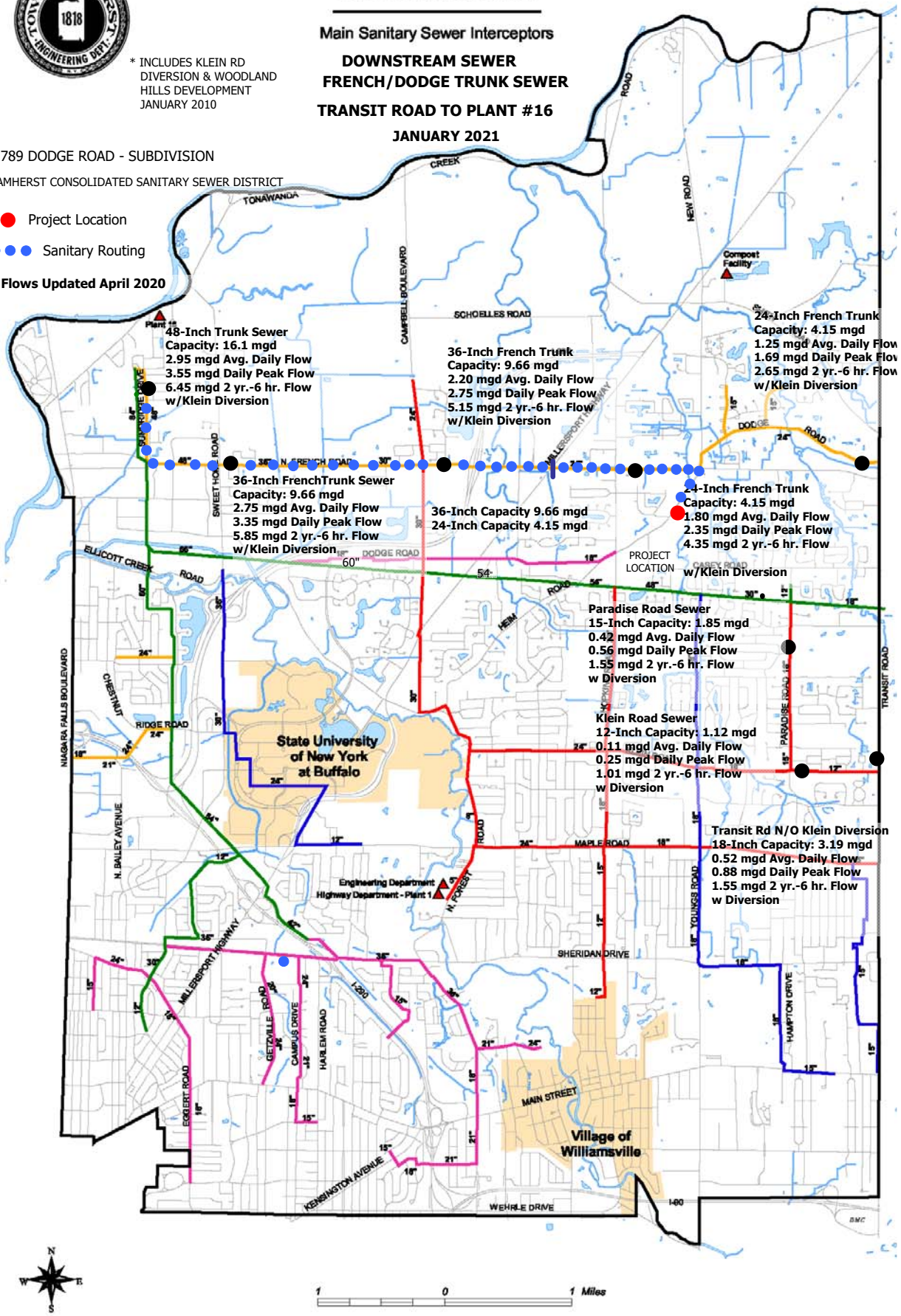
1789 DODGE ROAD - SUBDIVISION

AMHERST CONSOLIDATED SANITARY SEWER DISTRICT

Project Location

Sanitary Routing

Flows Updated April 2020



Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)



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Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Water Demand Calculations

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment: SUB-2024-02_PP application 051525 (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 051525 (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

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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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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.d

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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Appendix B

Storm System Drainage Calculations

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

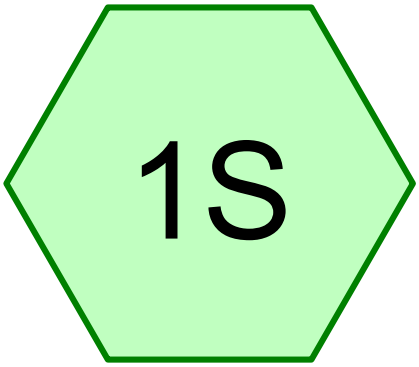
Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Existing Runoff

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment: SUB-2024-02_PP application 051525 (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 051525 (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 051525 (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 051525 (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 051525 (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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Summary for Subcatchment 1S: DA PRE DEV

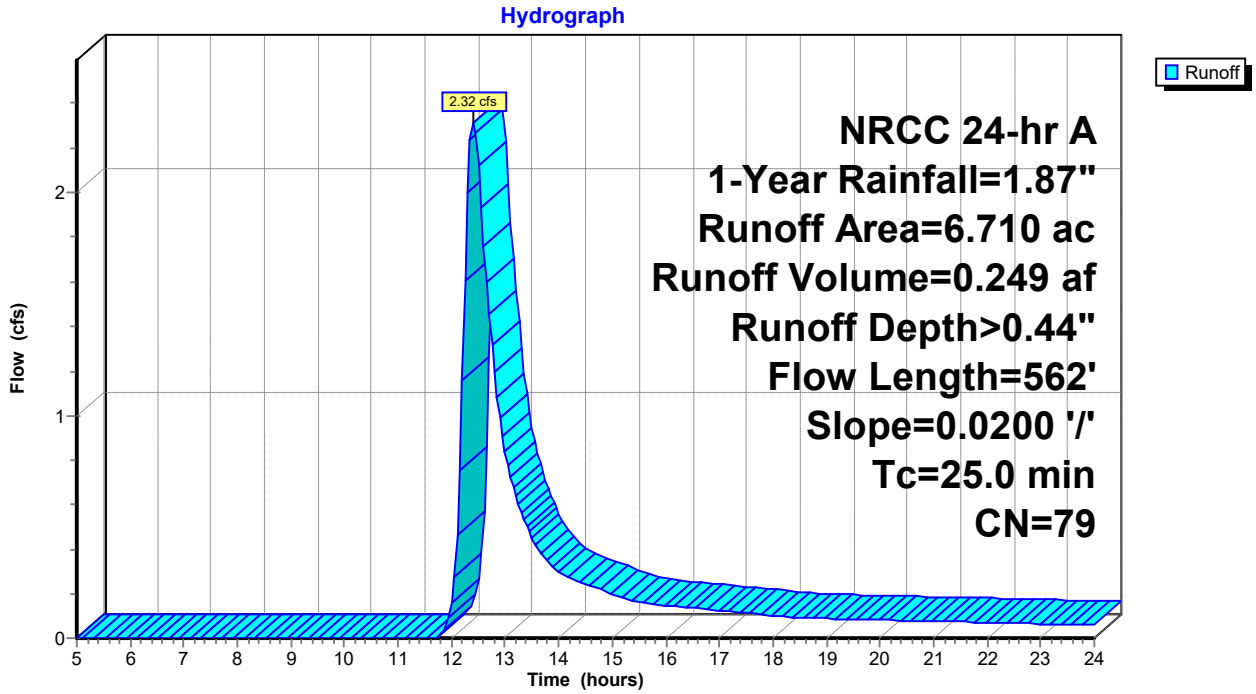
Runoff = 2.32 cfs @ 12.41 hrs, Volume= 0.249 af, Depth> 0.44"
Routed to nonexistent node 11L

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 051525 (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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Summary for Subcatchment 1S: DA PRE DEV

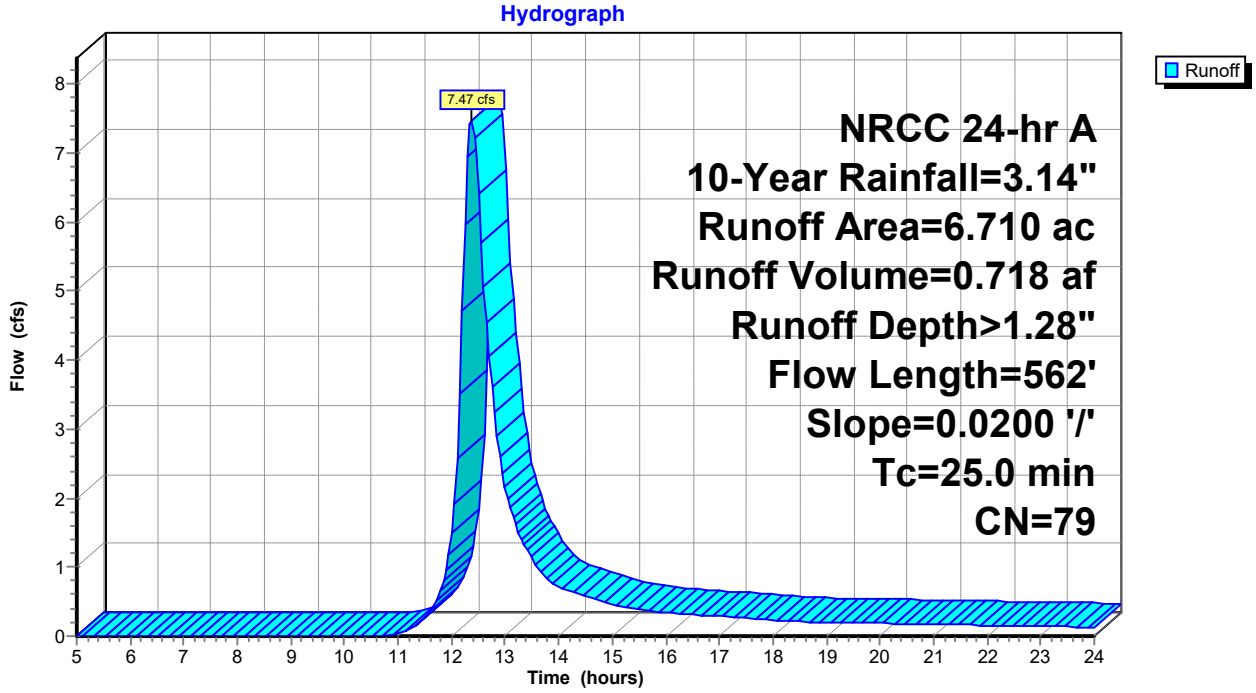
Runoff = 7.47 cfs @ 12.37 hrs, Volume= 0.718 af, Depth> 1.28"
Routed to nonexistent node 11L

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 051525 (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	0.16	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	0.00
8.75	0.36	0.00	0.00
9.00	0.38	0.00	0.00
9.25	0.41	0.00	0.00
9.50	0.43	0.00	0.00
9.75	0.46	0.00	0.00
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
19.25	2.99	1.18	0.20
19.50	3.00	1.19	0.19
19.75	3.01	1.19	0.19
20.00	3.02	1.20	0.19
20.25	3.03	1.21	0.18
20.50	3.04	1.21	0.18
20.75	3.04	1.22	0.18
21.00	3.05	1.23	0.17
21.25	3.06	1.23	0.17
21.50	3.07	1.24	0.16
21.75	3.08	1.24	0.16
22.00	3.08	1.25	0.16
22.25	3.09	1.26	0.15
22.50	3.10	1.26	0.15
22.75	3.11	1.27	0.15
23.00	3.11	1.27	0.14
23.25	3.12	1.28	0.14
23.50	3.13	1.28	0.14
23.75	3.13	1.29	0.13
24.00	**3.14**	**1.29**	0.13

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Summary for Subcatchment 1S: DA PRE DEV

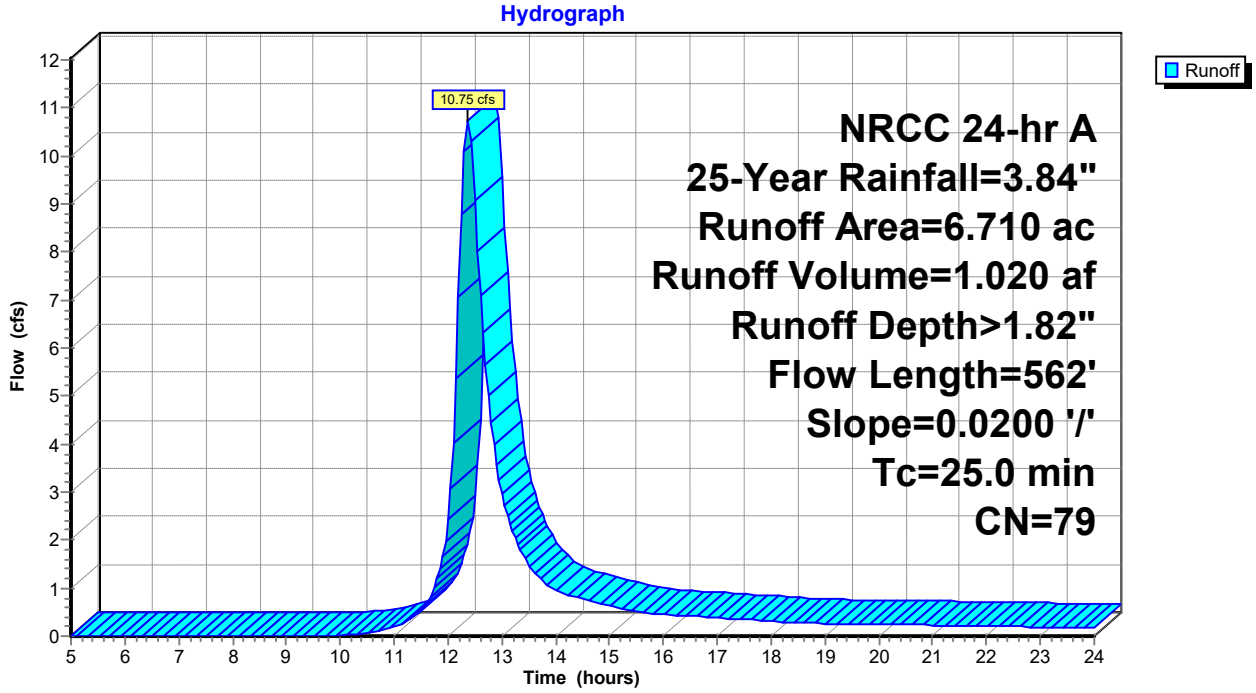
Runoff = 10.75 cfs @ 12.37 hrs, Volume= 1.020 af, Depth> 1.82"
Routed to nonexistent node 11L

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 051525 (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	0.20	0.00	0.00	19.25	3.66	1.69	0.26
5.25	0.21	0.00	0.00	19.50	3.67	1.70	0.25
5.50	0.22	0.00	0.00	19.75	3.68	1.71	0.25
5.75	0.23	0.00	0.00	20.00	3.69	1.72	0.25
6.00	0.25	0.00	0.00	20.25	3.70	1.72	0.24
6.25	0.26	0.00	0.00	20.50	3.71	1.73	0.24
6.50	0.27	0.00	0.00	20.75	3.72	1.74	0.23
6.75	0.29	0.00	0.00	21.00	3.73	1.75	0.23
7.00	0.31	0.00	0.00	21.25	3.74	1.76	0.22
7.25	0.32	0.00	0.00	21.50	3.75	1.77	0.22
7.50	0.34	0.00	0.00	21.75	3.76	1.77	0.21
7.75	0.36	0.00	0.00	22.00	3.77	1.78	0.21
8.00	0.38	0.00	0.00	22.25	3.78	1.79	0.20
8.25	0.40	0.00	0.00	22.50	3.79	1.79	0.20
8.50	0.42	0.00	0.00	22.75	3.80	1.80	0.19
8.75	0.45	0.00	0.00	23.00	3.81	1.81	0.19
9.00	0.47	0.00	0.00	23.25	3.82	1.82	0.18
9.25	0.50	0.00	0.00	23.50	3.82	1.82	0.18
9.50	0.53	0.00	0.00	23.75	3.83	1.83	0.17
9.75	0.56	0.00	0.00	24.00	**3.84**	**1.83**	0.17
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				

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Summary for Subcatchment 1S: DA PRE DEV

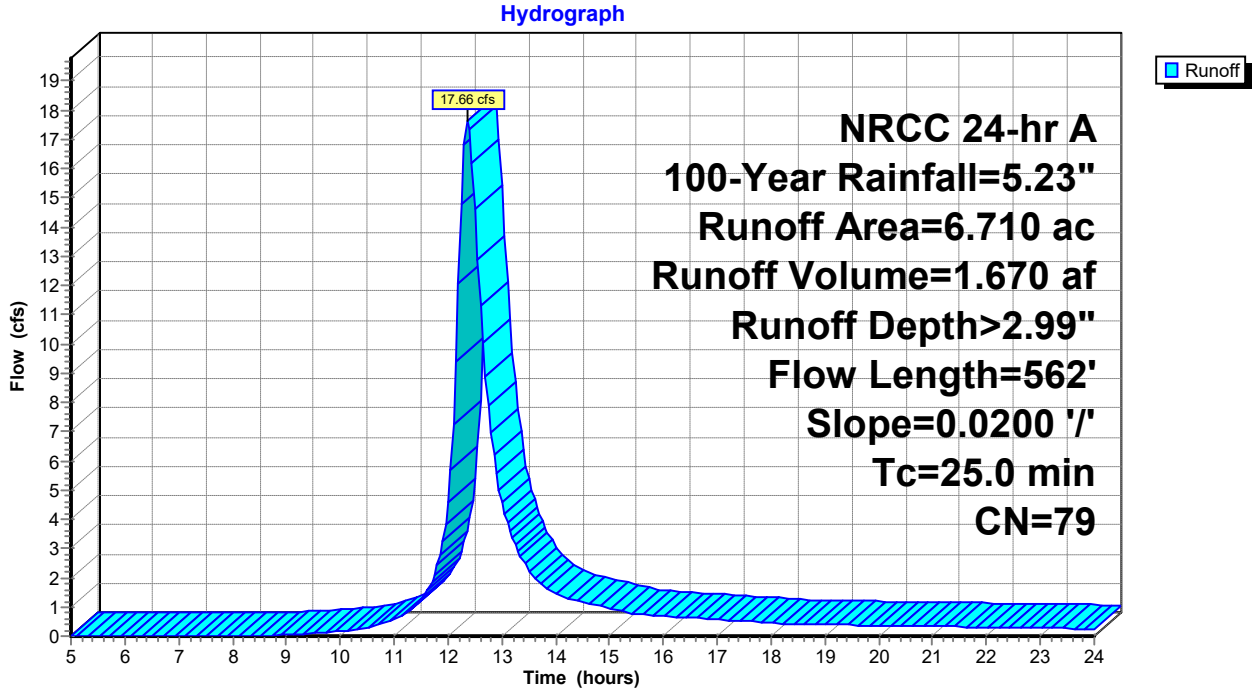
Runoff = 17.66 cfs @ 12.36 hrs, Volume= 1.670 af, Depth> 2.99"
Routed to nonexistent node 11L

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 051525 (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	0.27	0.00	0.00	19.25	4.98	2.78	0.39
5.25	0.28	0.00	0.00	19.50	5.00	2.80	0.38
5.50	0.30	0.00	0.00	19.75	5.01	2.81	0.37
5.75	0.32	0.00	0.00	20.00	5.03	2.82	0.36
6.00	0.33	0.00	0.00	20.25	5.04	2.84	0.36
6.25	0.35	0.00	0.00	20.50	5.06	2.85	0.35
6.50	0.37	0.00	0.00	20.75	5.07	2.86	0.34
6.75	0.39	0.00	0.00	21.00	5.08	2.87	0.34
7.00	0.42	0.00	0.00	21.25	5.10	2.89	0.33
7.25	0.44	0.00	0.00	21.50	5.11	2.90	0.32
7.50	0.46	0.00	0.00	21.75	5.12	2.91	0.32
7.75	0.49	0.00	0.00	22.00	5.14	2.92	0.31
8.00	0.52	0.00	0.00	22.25	5.15	2.93	0.30
8.25	0.55	0.00	0.00	22.50	5.16	2.94	0.29
8.50	0.58	0.00	0.00	22.75	5.17	2.95	0.29
8.75	0.61	0.00	0.02	23.00	5.19	2.96	0.28
9.00	0.64	0.00	0.04	23.25	5.20	2.97	0.27
9.25	0.68	0.01	0.06	23.50	5.21	2.98	0.26
9.50	0.72	0.01	0.09	23.75	5.22	2.99	0.26
9.75	0.76	0.02	0.13	24.00	**5.23**	**3.00**	0.25
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				

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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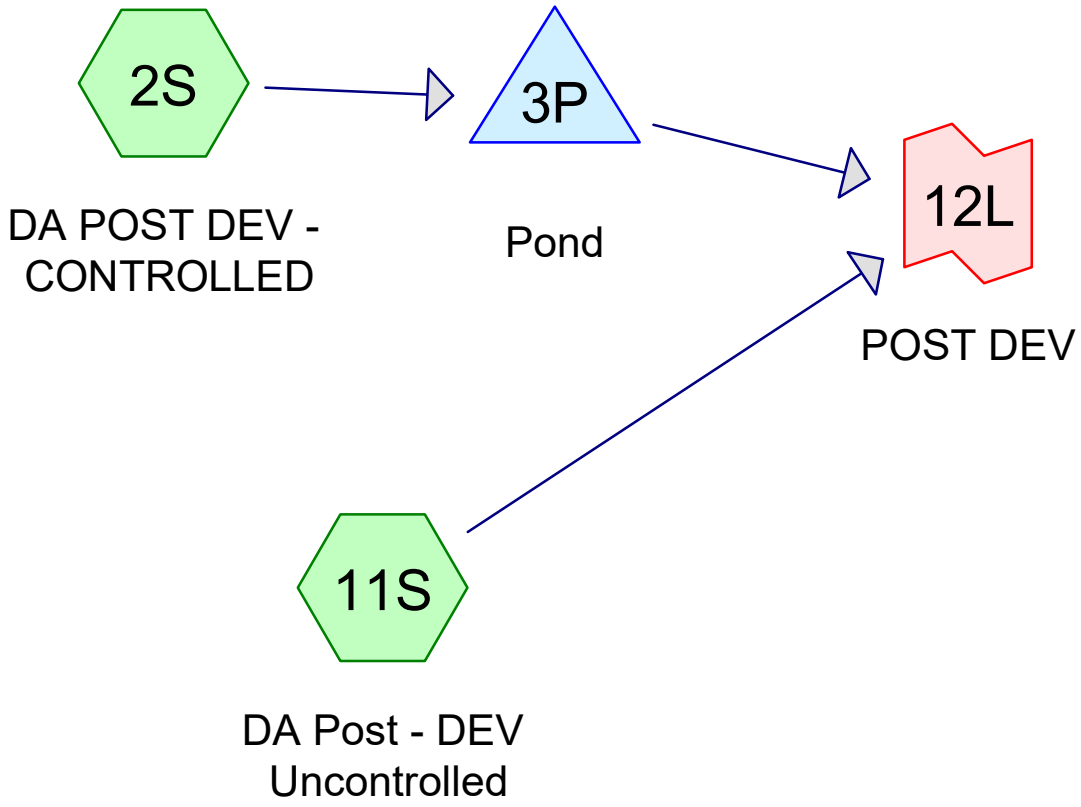
Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Proposed Runoff

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment: SUB-2024-02_PP application 051525 (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 051525 (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 051525 (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 051525 (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 051525 (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 051525 (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 051525 (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 051525 (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 051525 (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

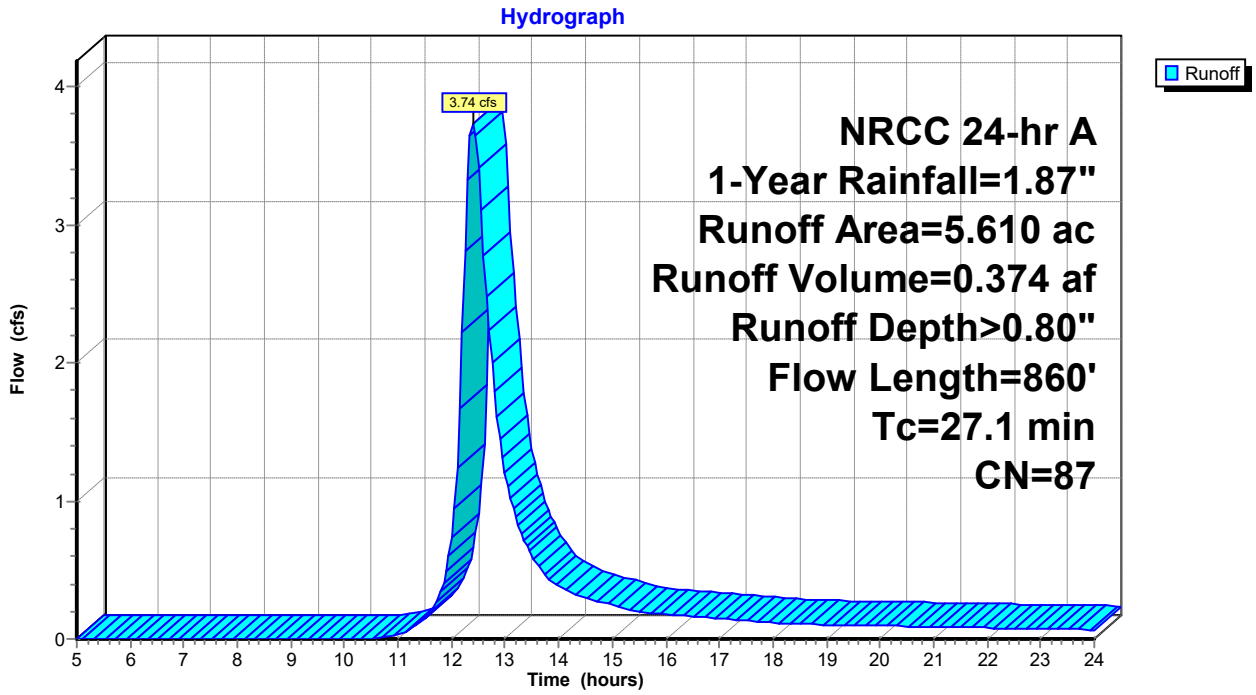
Runoff = 3.74 cfs @ 12.40 hrs, Volume= 0.374 af, Depth> 0.80"
Routed to Pond 3P : Pond

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 051525 (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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Summary for Subcatchment 11S: DA Post - DEV Uncontrolled

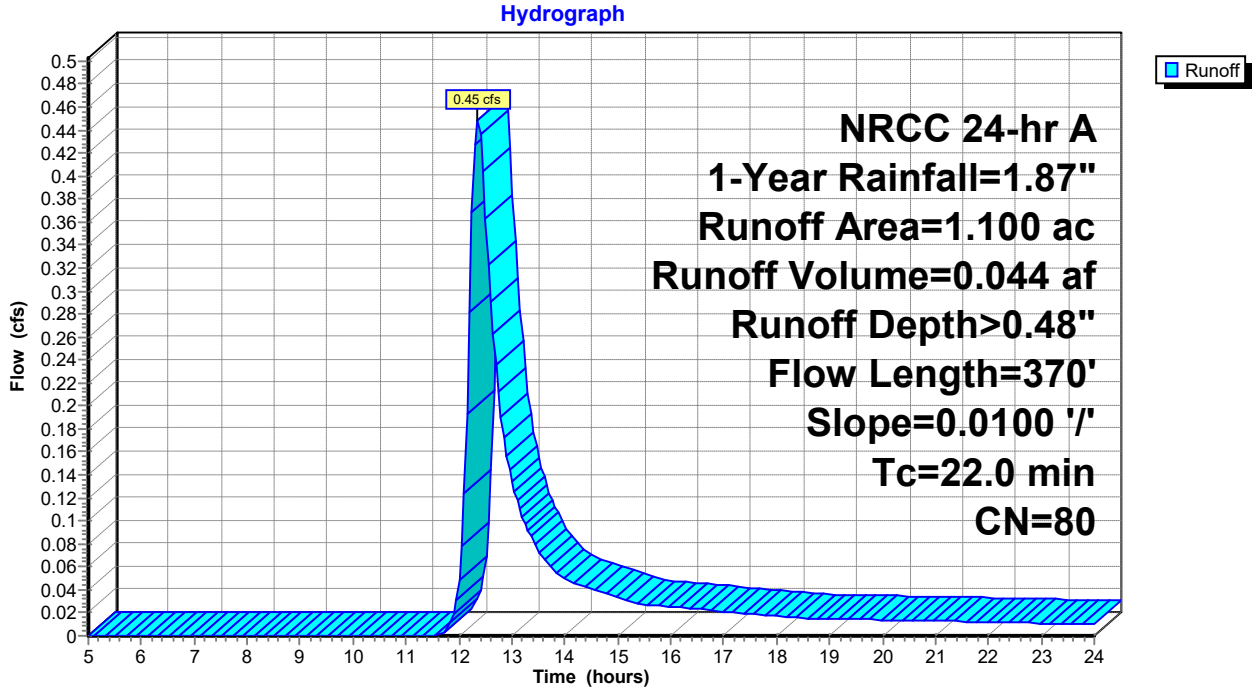
Runoff = 0.45 cfs @ 12.36 hrs, Volume= 0.044 af, Depth> 0.48"
Routed to Link 12L : POST DEV

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 051525 (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 051525 (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)

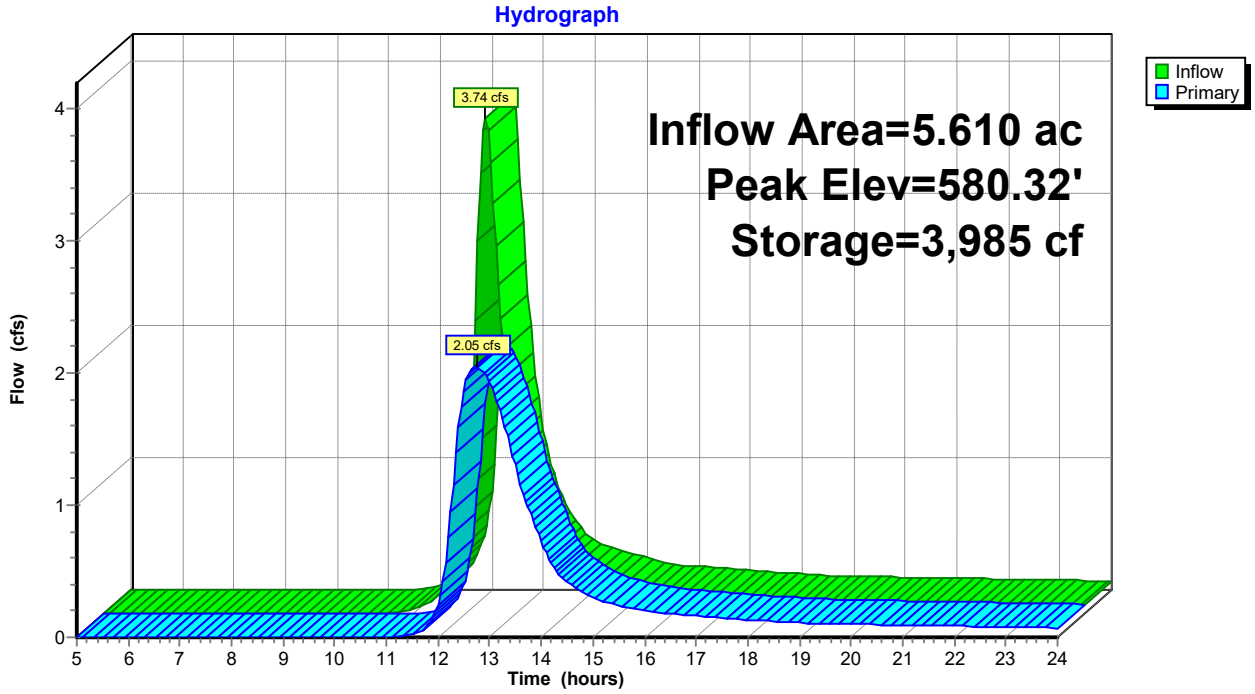
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
578.50	1,628	0	0
579.00	1,920	887	887
580.00	2,550	2,235	3,122
581.00	3,220	2,885	6,007
582.00	3,960	3,590	9,597
583.00	4,760	4,360	13,957
584.00	11,860	8,310	22,267
585.00	13,280	12,570	34,837

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

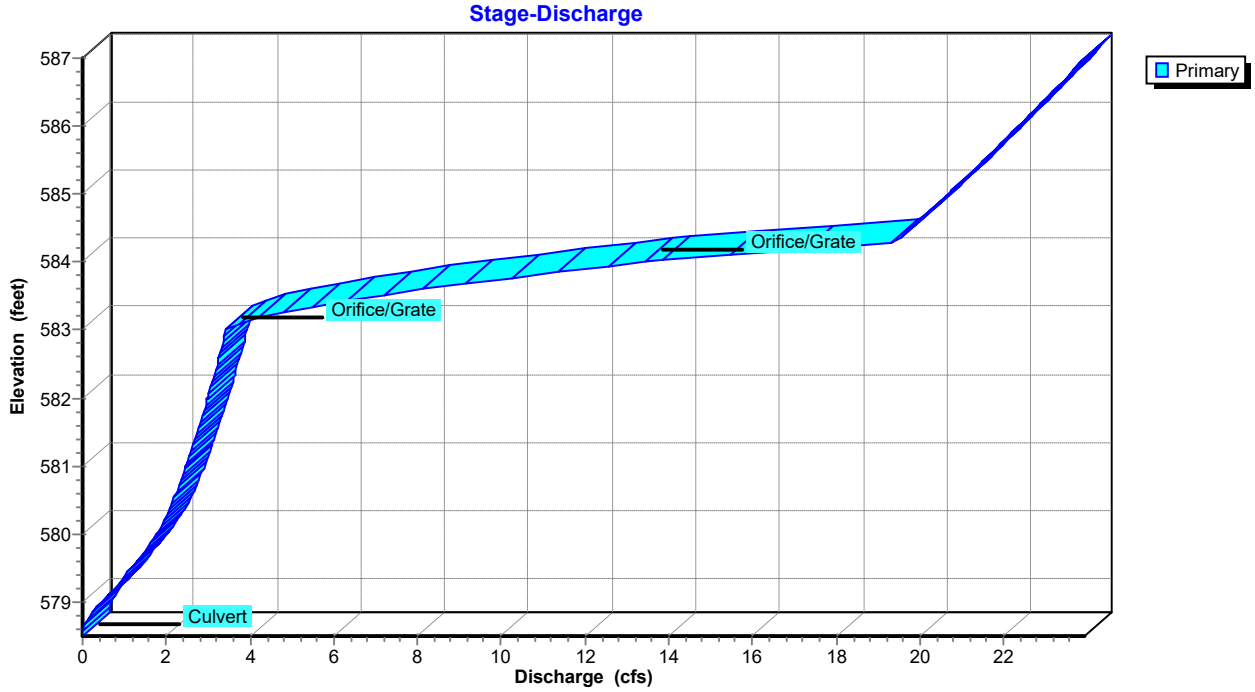
Primary OutFlow Max=2.04 cfs @ 12.74 hrs HW=580.32' (Free Discharge)
└**4=Culvert** (Passes 2.04 cfs of 7.94 cfs potential flow)
  ├**1=Culvert** (Inlet Controls 2.04 cfs @ 5.86 fps)
  ├**2=Orifice/Grate** (Controls 0.00 cfs)
  └**3=Orifice/Grate** (Controls 0.00 cfs)

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Pond 3P: Pond

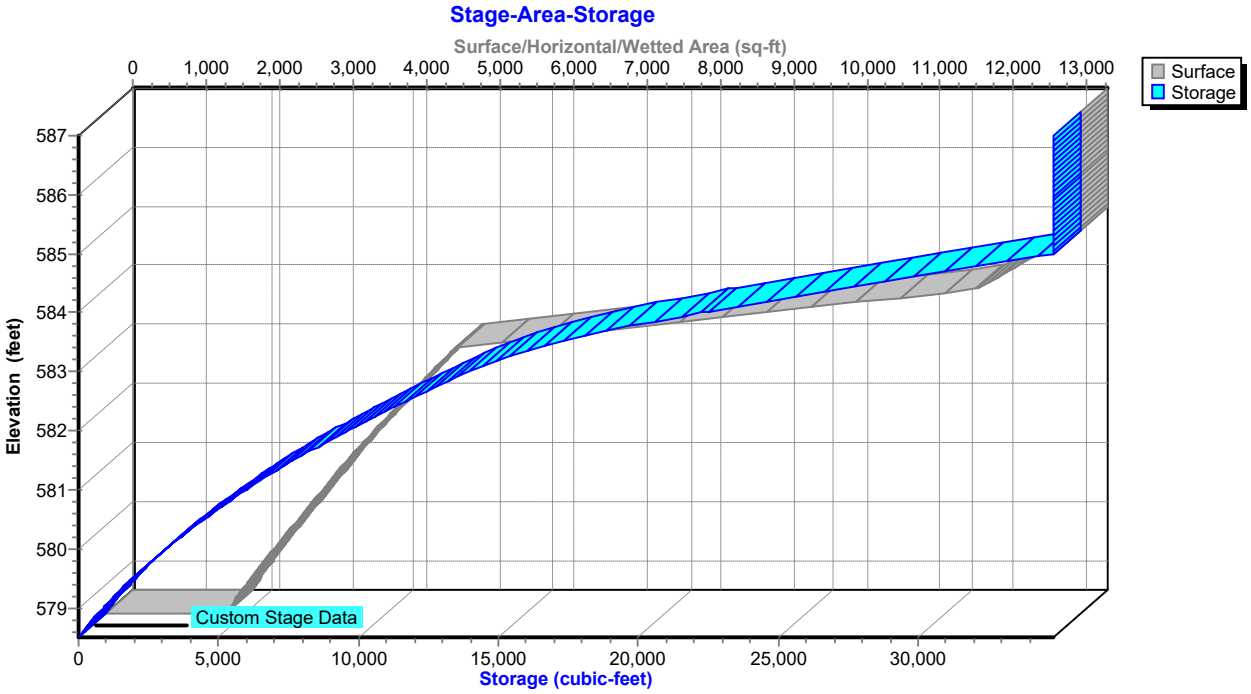


Pond 3P: Pond



Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Pond 3P: Pond



Attachment: SUB-2024-02_PP application 051525 (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 051525 (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 051525 (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

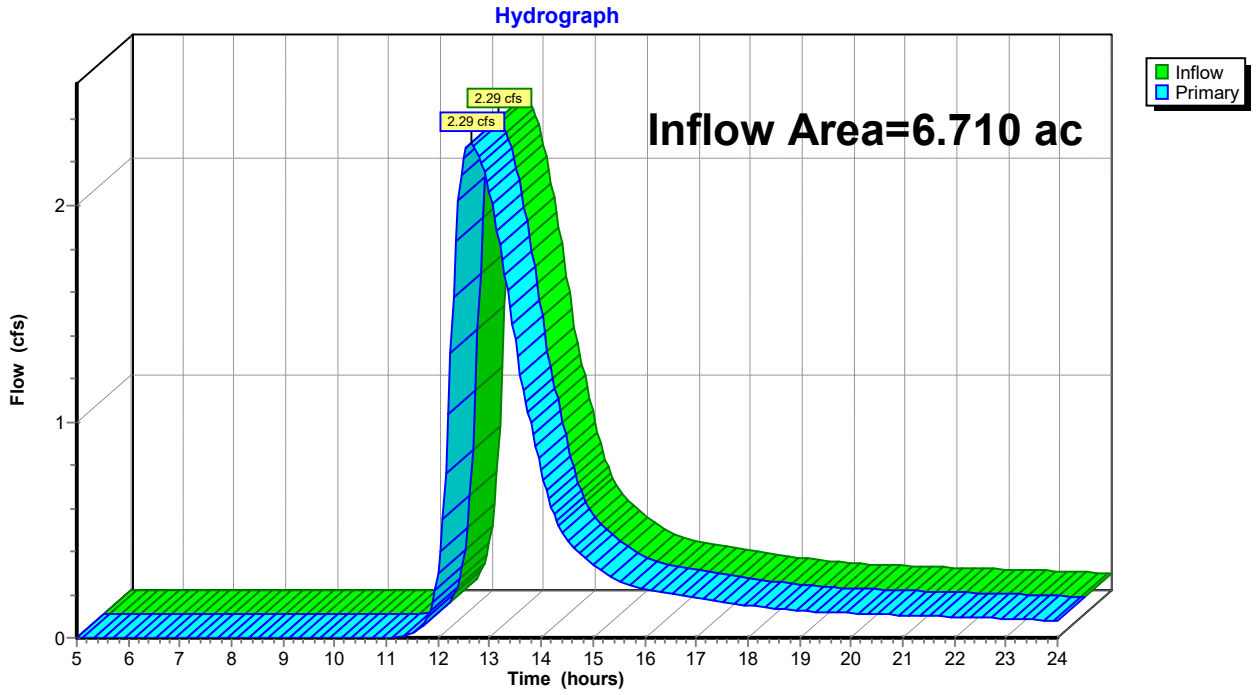
Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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 051525 (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	0.00	0.00	0.00
7.25	0.00	0.00	0.00
7.50	0.00	0.00	0.00
7.75	0.00	0.00	0.00
8.00	0.00	0.00	0.00
8.25	0.00	0.00	0.00
8.50	0.00	0.00	0.00
8.75	0.00	0.00	0.00
9.00	0.00	0.00	0.00
9.25	0.00	0.00	0.00
9.50	0.00	0.00	0.00
9.75	0.00	0.00	0.00
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
19.25	0.12	0.00	0.12
19.50	0.12	0.00	0.12
19.75	0.12	0.00	0.12
20.00	0.11	0.00	0.11
20.25	0.11	0.00	0.11
20.50	0.11	0.00	0.11
20.75	0.11	0.00	0.11
21.00	0.11	0.00	0.11
21.25	0.10	0.00	0.10
21.50	0.10	0.00	0.10
21.75	0.10	0.00	0.10
22.00	0.10	0.00	0.10
22.25	0.09	0.00	0.09
22.50	0.09	0.00	0.09
22.75	0.09	0.00	0.09
23.00	0.09	0.00	0.09
23.25	0.09	0.00	0.09
23.50	0.08	0.00	0.08
23.75	0.08	0.00	0.08
24.00	0.08	0.00	0.08

Attachment: SUB-2024-02_PP application 051525 (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 051525 (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

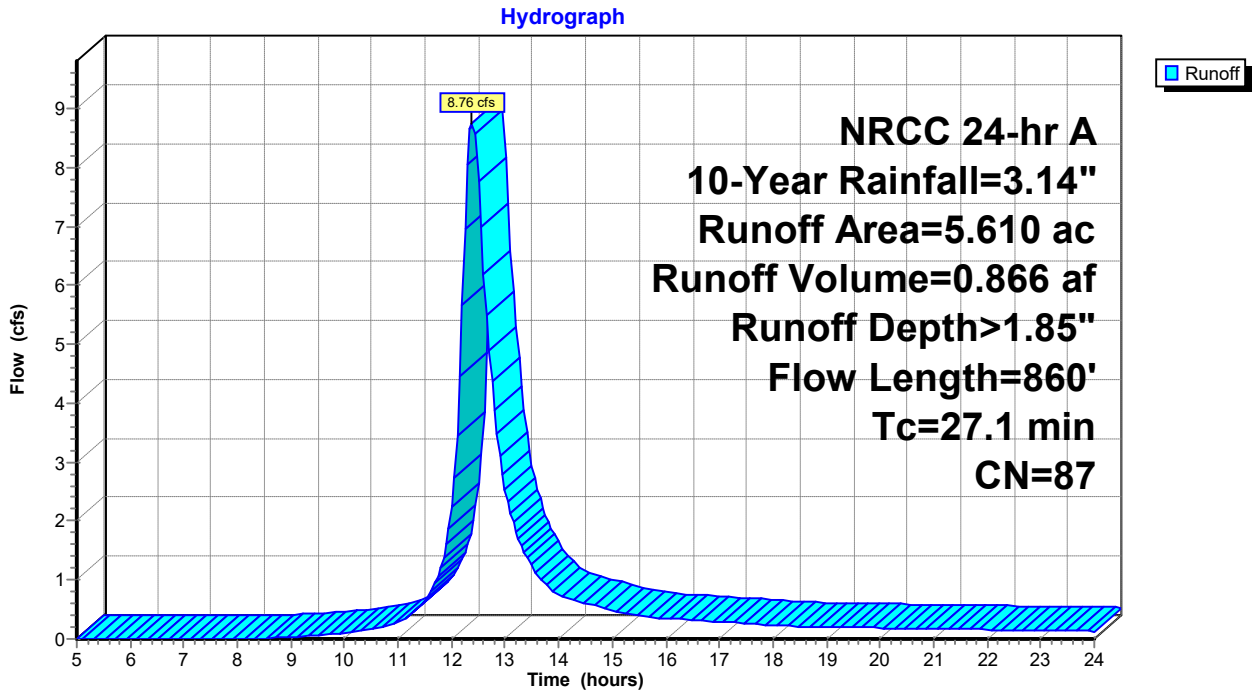
Runoff = 8.76 cfs @ 12.38 hrs, Volume= 0.866 af, Depth> 1.85"
Routed to Pond 3P : Pond

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 051525 (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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Summary for Subcatchment 11S: DA Post - DEV Uncontrolled

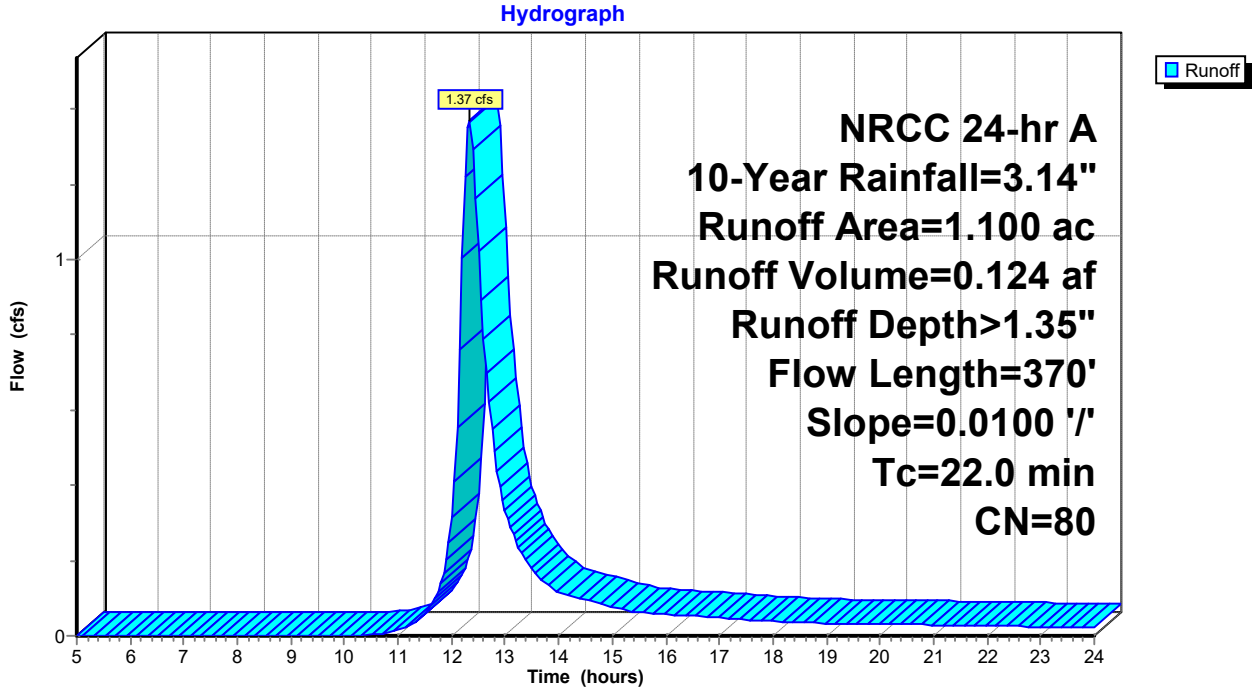
Runoff = 1.37 cfs @ 12.33 hrs, Volume= 0.124 af, Depth> 1.35"
Routed to Link 12L : POST DEV

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 051525 (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	0.16	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	0.00
8.75	0.36	0.00	0.00
9.00	0.38	0.00	0.00
9.25	0.41	0.00	0.00
9.50	0.43	0.00	0.00
9.75	0.46	0.00	0.00
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
19.25	2.99	1.24	0.03
19.50	3.00	1.25	0.03
19.75	3.01	1.26	0.03
20.00	3.02	1.26	0.03
20.25	3.03	1.27	0.03
20.50	3.04	1.28	0.03
20.75	3.04	1.28	0.03
21.00	3.05	1.29	0.03
21.25	3.06	1.30	0.03
21.50	3.07	1.30	0.03
21.75	3.08	1.31	0.03
22.00	3.08	1.31	0.03
22.25	3.09	1.32	0.03
22.50	3.10	1.33	0.03
22.75	3.11	1.33	0.02
23.00	3.11	1.34	0.02
23.25	3.12	1.34	0.02
23.50	3.13	1.35	0.02
23.75	3.13	1.35	0.02
24.00	**3.14**	**1.36**	0.02

Attachment: SUB-2024-02_PP application 051525 (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)

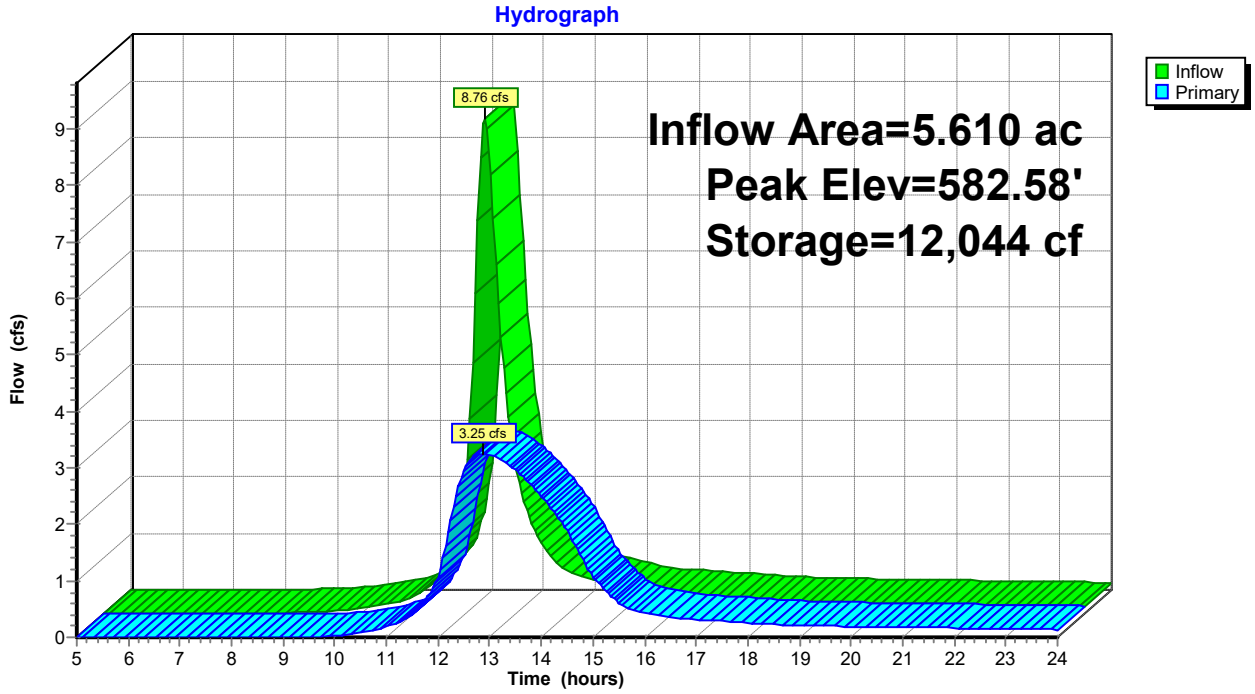
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
578.50	1,628	0	0
579.00	1,920	887	887
580.00	2,550	2,235	3,122
581.00	3,220	2,885	6,007
582.00	3,960	3,590	9,597
583.00	4,760	4,360	13,957
584.00	11,860	8,310	22,267
585.00	13,280	12,570	34,837

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

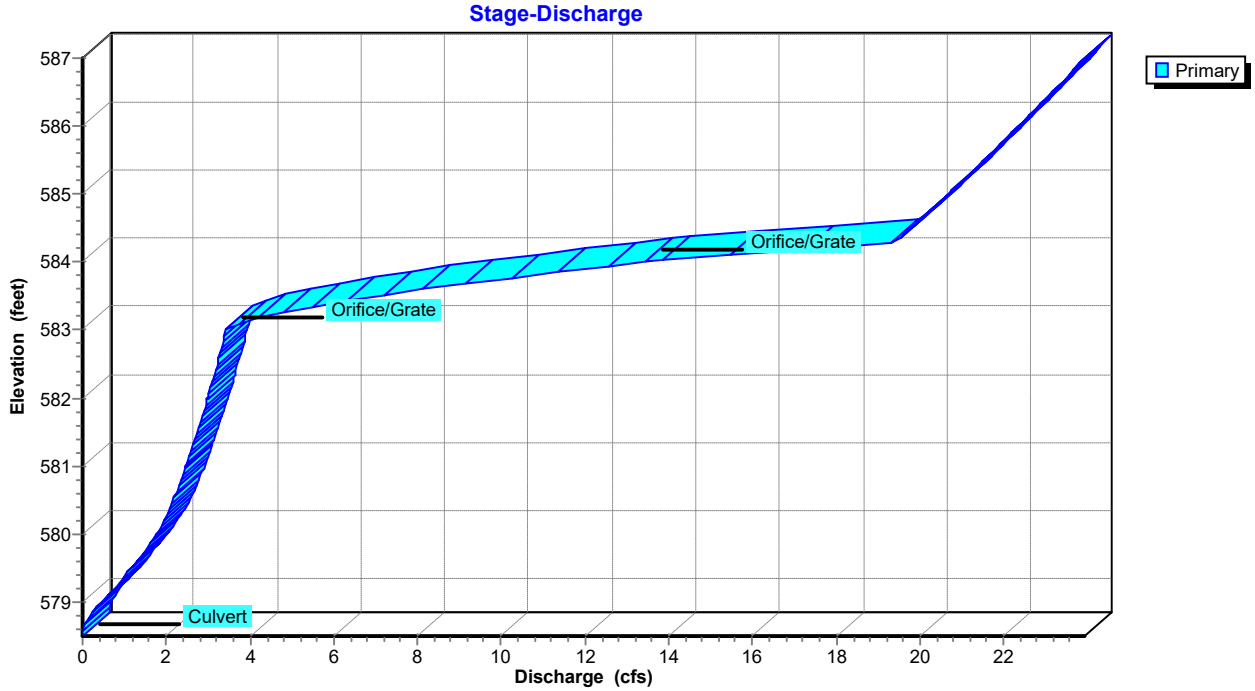
Primary OutFlow Max=3.25 cfs @ 12.88 hrs HW=582.58' (Free Discharge)
└**4=Culvert** (Passes 3.25 cfs of 15.90 cfs potential flow)
  ├**1=Culvert** (Inlet Controls 3.25 cfs @ 9.31 fps)
  ├**2=Orifice/Grate** (Controls 0.00 cfs)
  └**3=Orifice/Grate** (Controls 0.00 cfs)

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Pond 3P: Pond

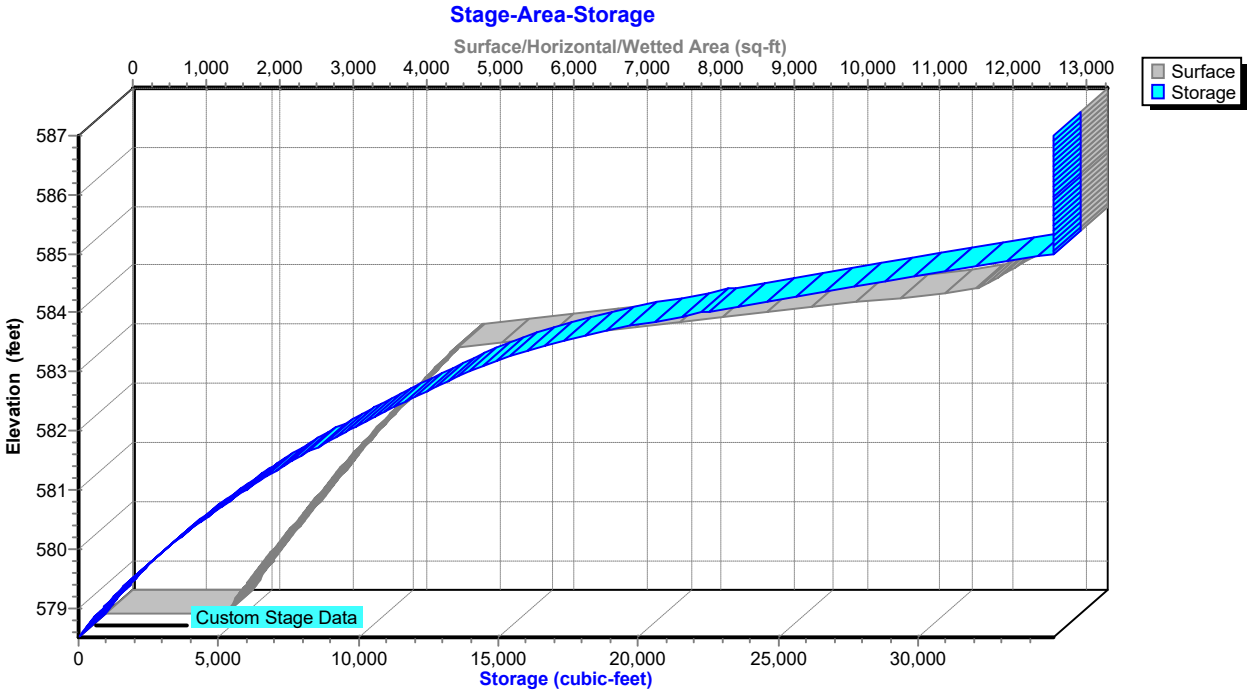


Pond 3P: Pond



Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Pond 3P: Pond



Attachment: SUB-2024-02_PP application 051525 (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 051525 (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 051525 (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

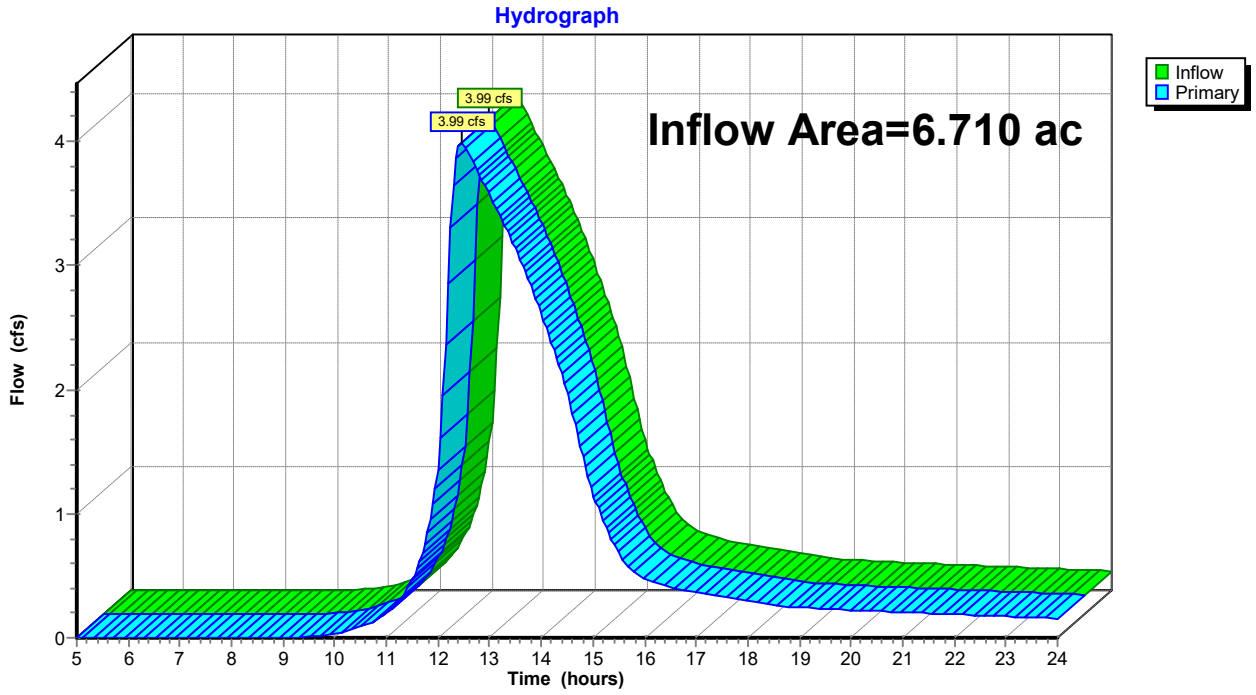
Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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 051525 (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	0.00	0.00	0.00
7.25	0.00	0.00	0.00
7.50	0.00	0.00	0.00
7.75	0.00	0.00	0.00
8.00	0.00	0.00	0.00
8.25	0.00	0.00	0.00
8.50	0.00	0.00	0.00
8.75	0.00	0.00	0.00
9.00	0.00	0.00	0.00
9.25	0.00	0.00	0.00
9.50	0.01	0.00	0.01
9.75	0.02	0.00	0.02
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
19.25	0.24	0.00	0.24
19.50	0.23	0.00	0.23
19.75	0.23	0.00	0.23
20.00	0.22	0.00	0.22
20.25	0.22	0.00	0.22
20.50	0.22	0.00	0.22
20.75	0.21	0.00	0.21
21.00	0.21	0.00	0.21
21.25	0.20	0.00	0.20
21.50	0.20	0.00	0.20
21.75	0.19	0.00	0.19
22.00	0.19	0.00	0.19
22.25	0.19	0.00	0.19
22.50	0.18	0.00	0.18
22.75	0.18	0.00	0.18
23.00	0.17	0.00	0.17
23.25	0.17	0.00	0.17
23.50	0.16	0.00	0.16
23.75	0.16	0.00	0.16
24.00	0.16	0.00	0.16

Attachment: SUB-2024-02_PP application 051525 (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 051525 (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

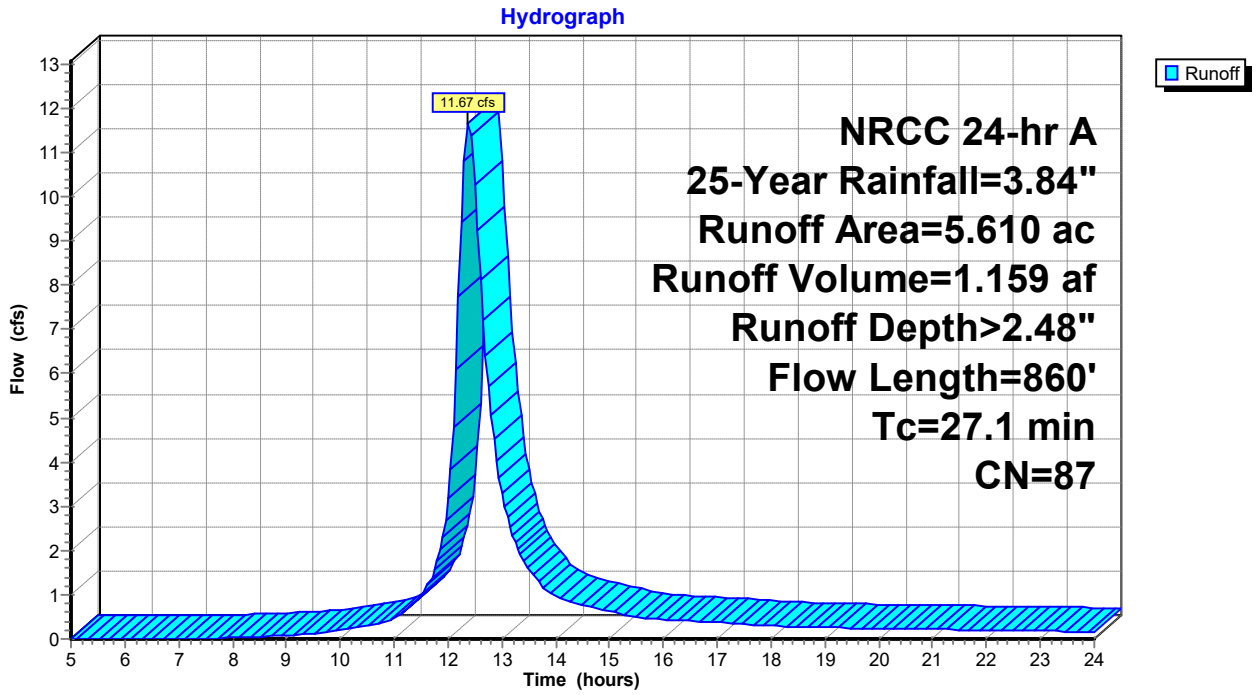
Runoff = 11.67 cfs @ 12.38 hrs, Volume= 1.159 af, Depth> 2.48"
Routed to Pond 3P : Pond

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 051525 (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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Summary for Subcatchment 11S: DA Post - DEV Uncontrolled

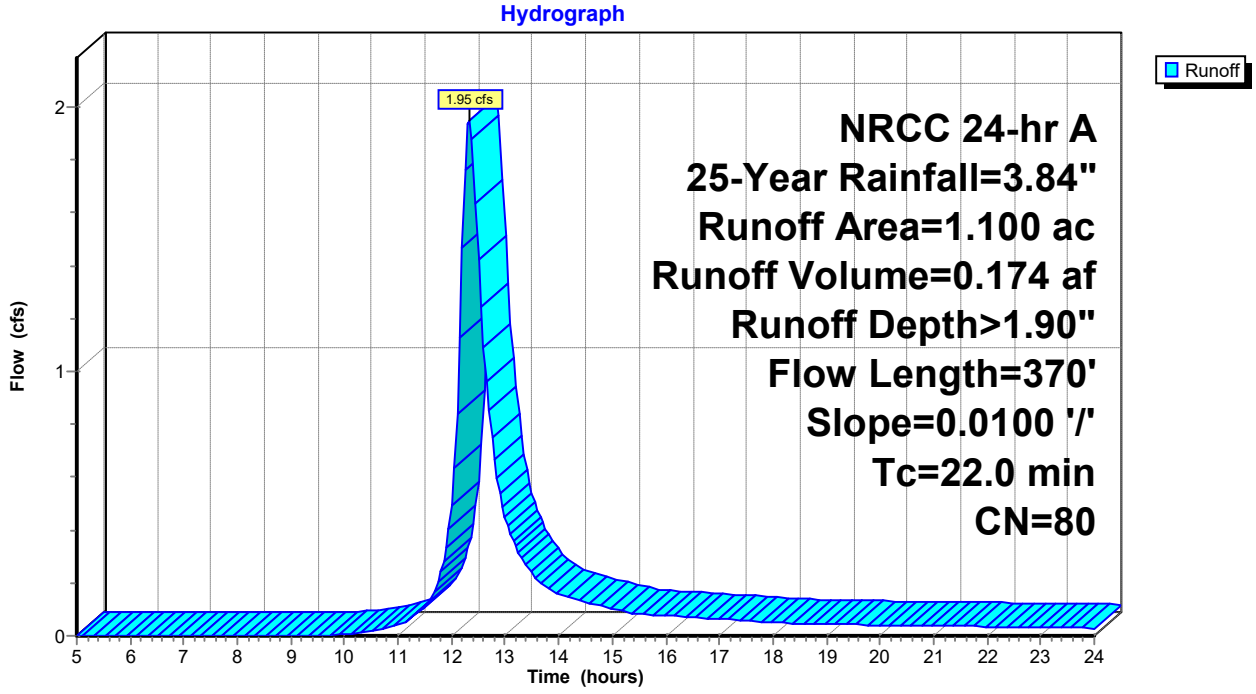
Runoff = 1.95 cfs @ 12.33 hrs, Volume= 0.174 af, Depth> 1.90"
Routed to Link 12L : POST DEV

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 051525 (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 051525 (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)

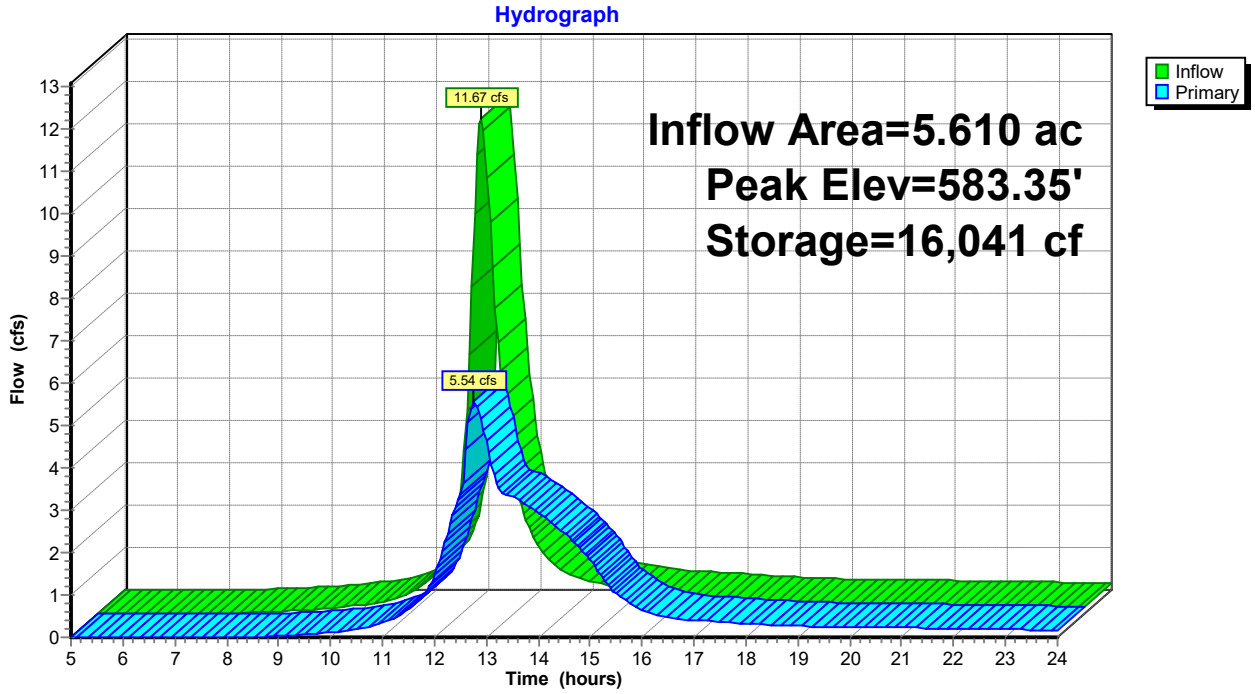
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
578.50	1,628	0	0
579.00	1,920	887	887
580.00	2,550	2,235	3,122
581.00	3,220	2,885	6,007
582.00	3,960	3,590	9,597
583.00	4,760	4,360	13,957
584.00	11,860	8,310	22,267
585.00	13,280	12,570	34,837

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

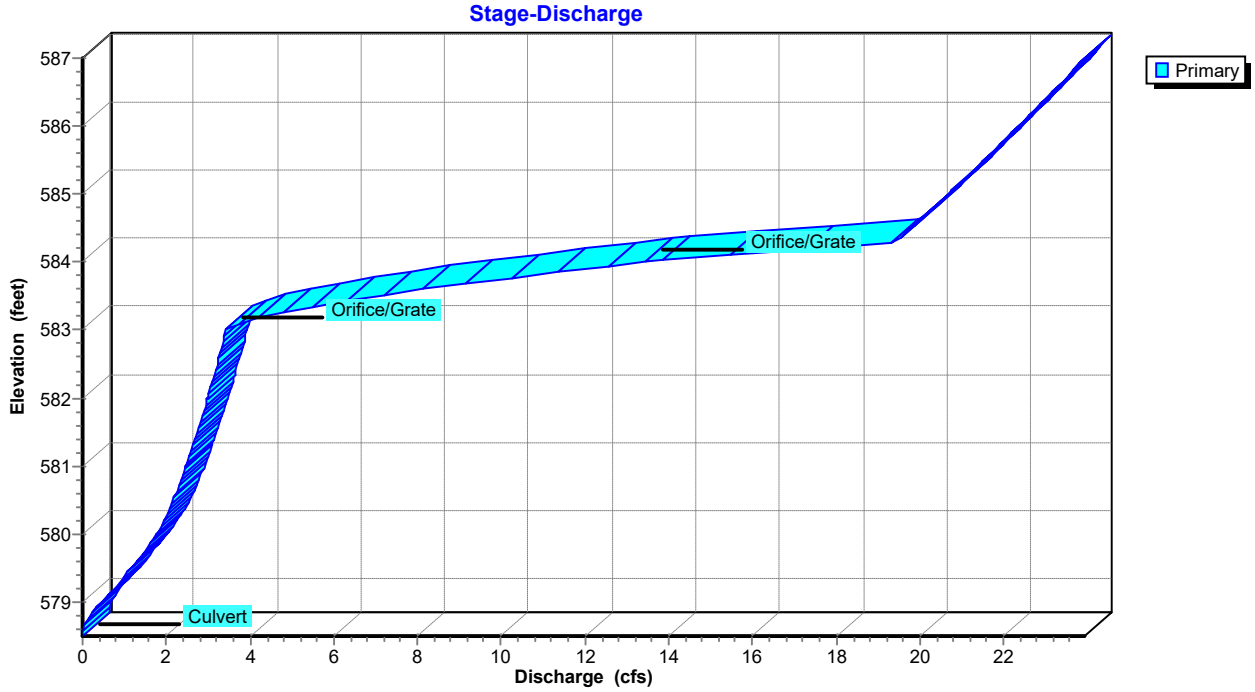
Primary OutFlow Max=5.52 cfs @ 12.77 hrs HW=583.35' (Free Discharge)
└**4=Culvert** (Passes 5.52 cfs of 17.55 cfs potential flow)
  ├**1=Culvert** (Inlet Controls 3.57 cfs @ 10.22 fps)
  ├**2=Orifice/Grate** (Orifice Controls 1.96 cfs @ 1.89 fps)
  └**3=Orifice/Grate** (Controls 0.00 cfs)

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Pond 3P: Pond

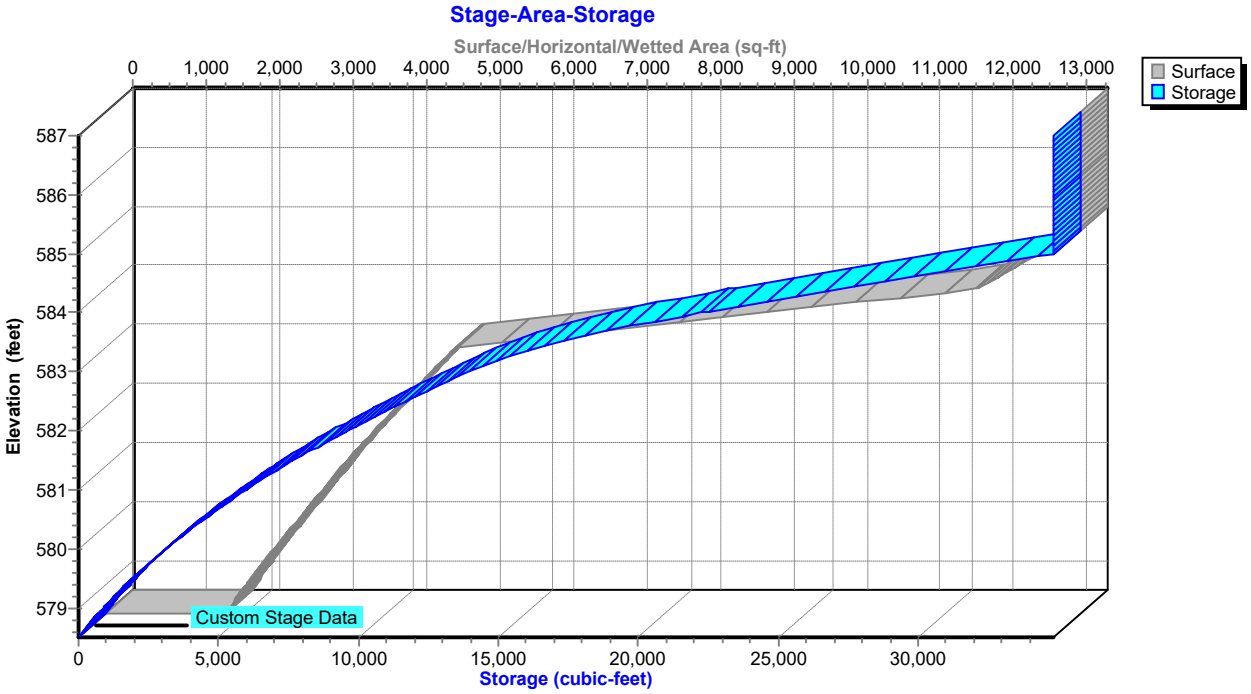


Pond 3P: Pond



Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Pond 3P: Pond



Attachment: SUB-2024-02_PP application 051525 (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 051525 (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 051525 (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

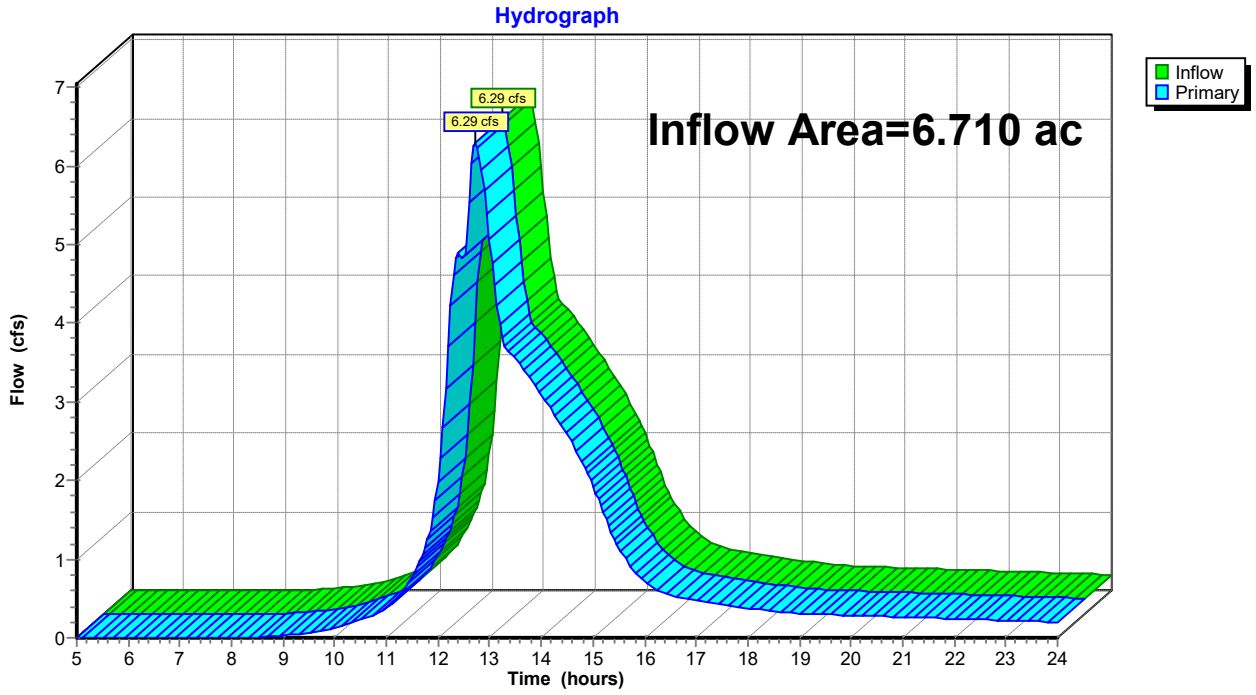
Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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 051525 (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 051525 (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 051525 (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

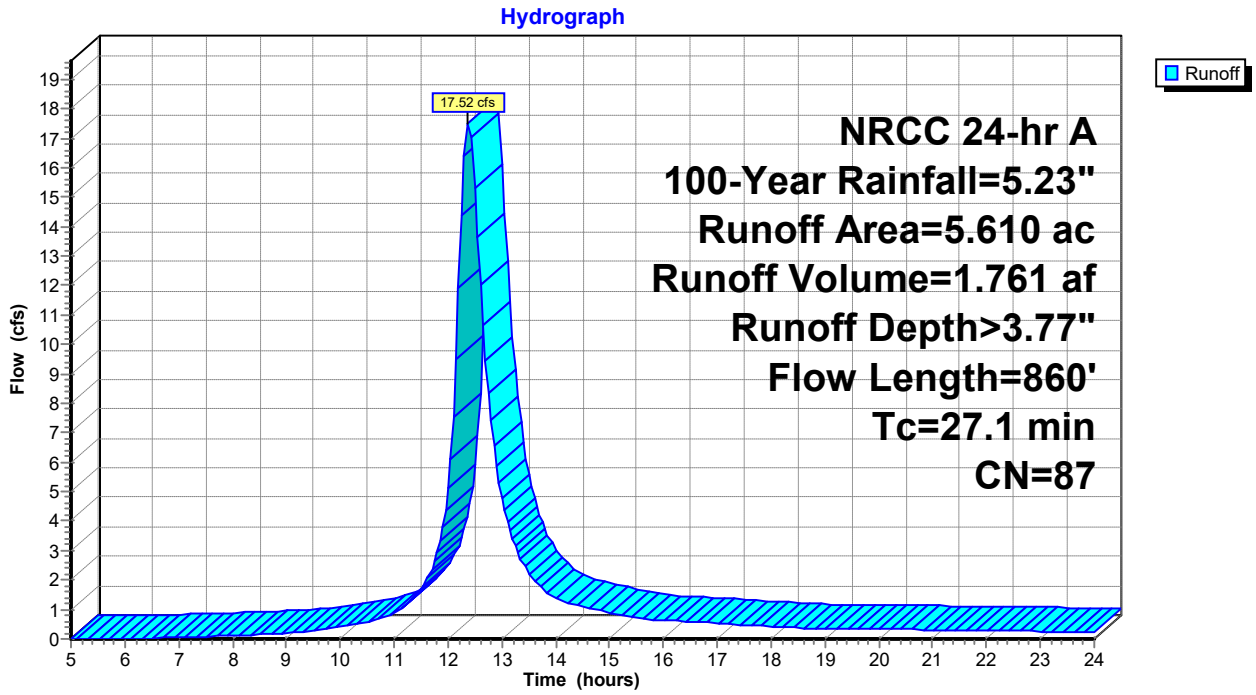
Runoff = 17.52 cfs @ 12.38 hrs, Volume= 1.761 af, Depth> 3.77"
Routed to Pond 3P : Pond

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 051525 (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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Summary for Subcatchment 11S: DA Post - DEV Uncontrolled

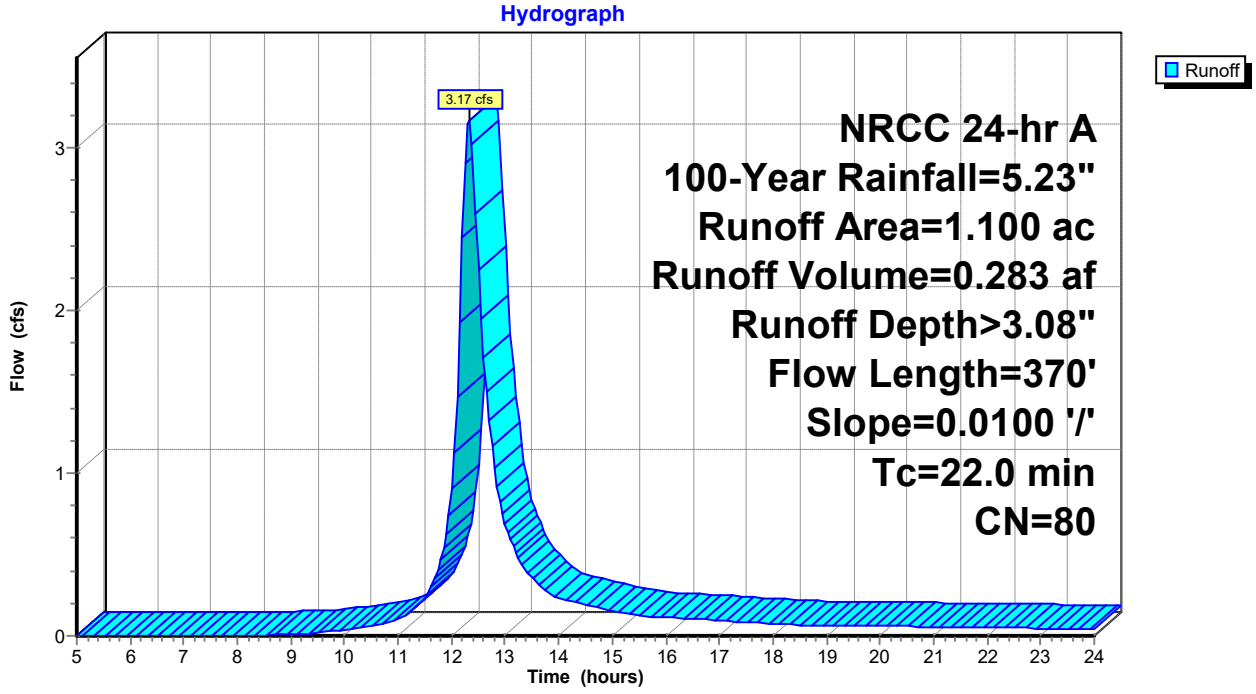
Runoff = 3.17 cfs @ 12.32 hrs, Volume= 0.283 af, Depth> 3.08"
Routed to Link 12L : POST DEV

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 051525 (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 051525 (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

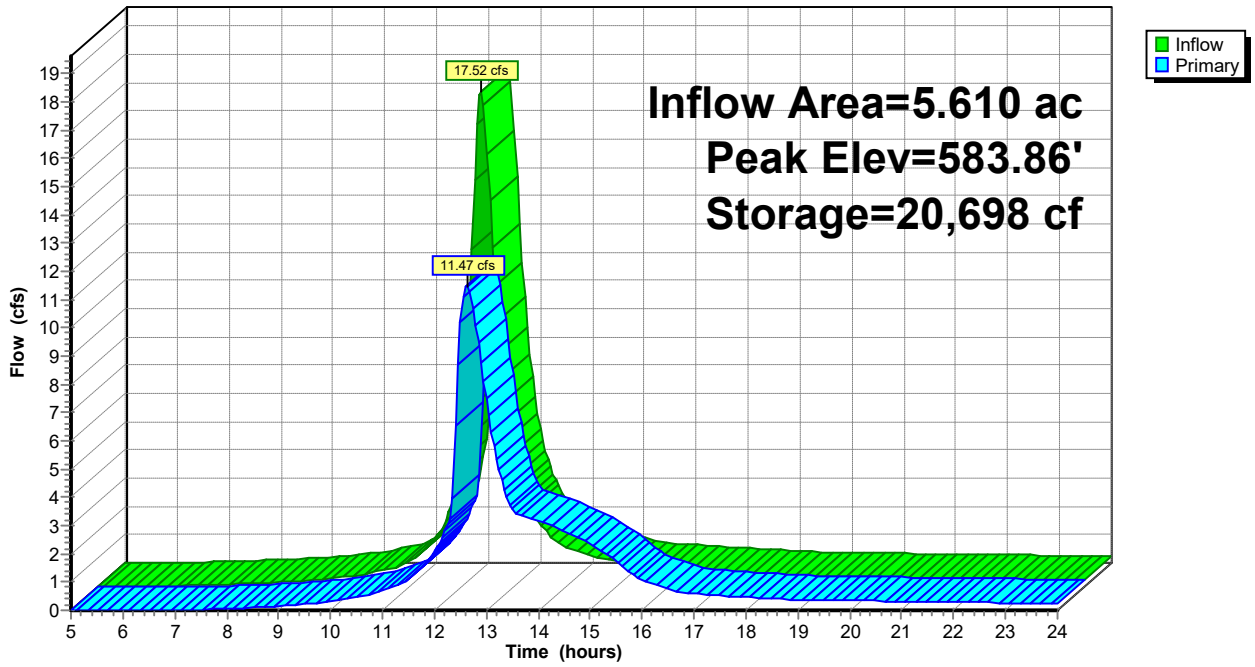
Device	Routing	Invert	Outlet Devices
#1	Device 4	578.51'	**8.0" Round Culvert** L= 16.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 578.51' / 578.45' S= 0.0037 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#2	Device 4	583.00'	**36.0" W x 36.0" H Vert. Orifice/Grate** 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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

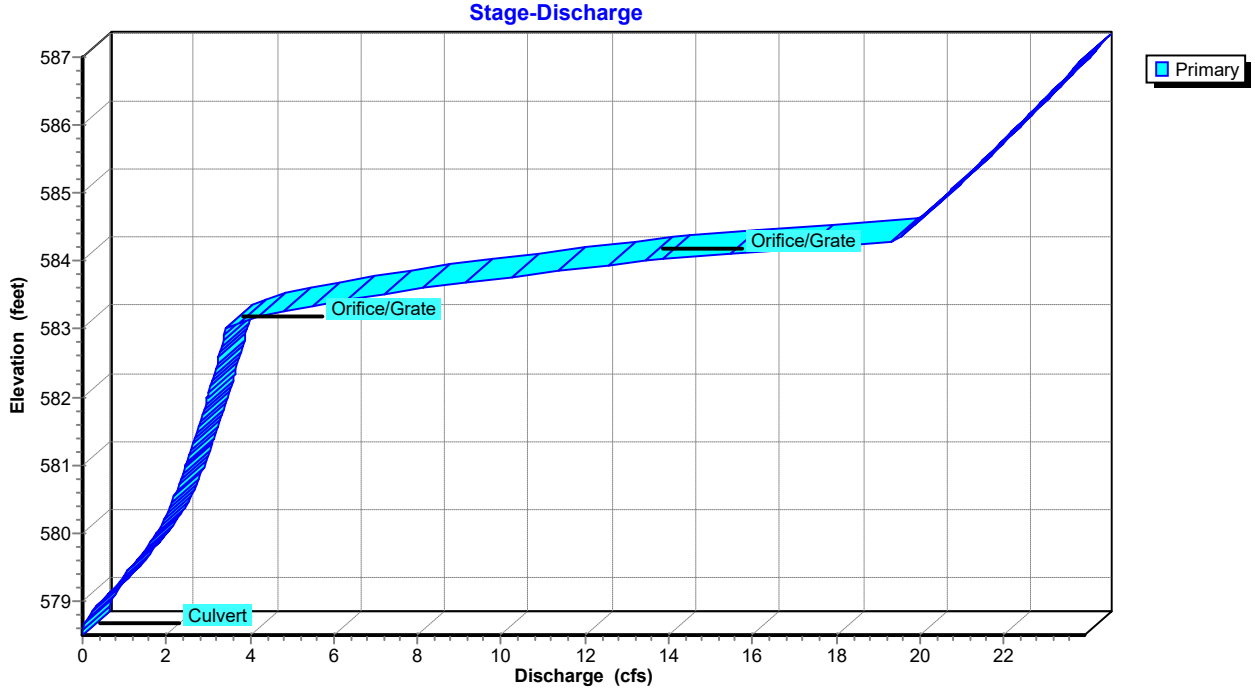
Pond 3P: Pond

Hydrograph



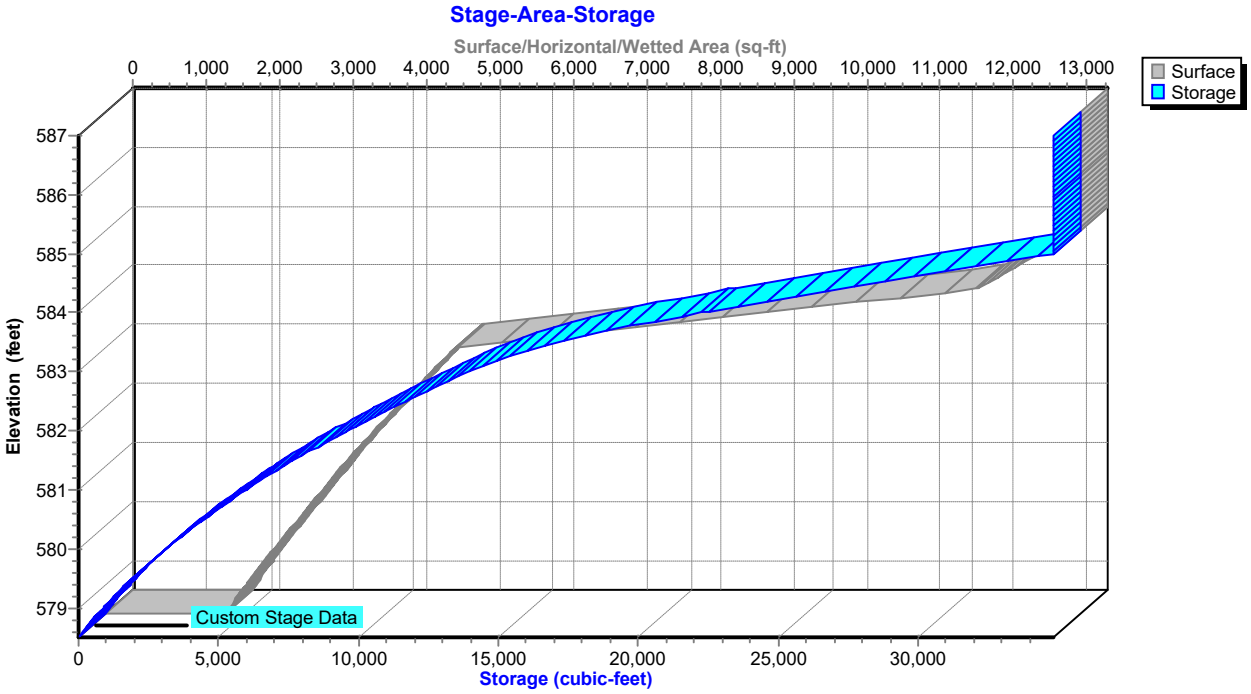
Pond 3P: Pond

Stage-Discharge



Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Pond 3P: Pond



Attachment: SUB-2024-02_PP application 051525 (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 051525 (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 051525 (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

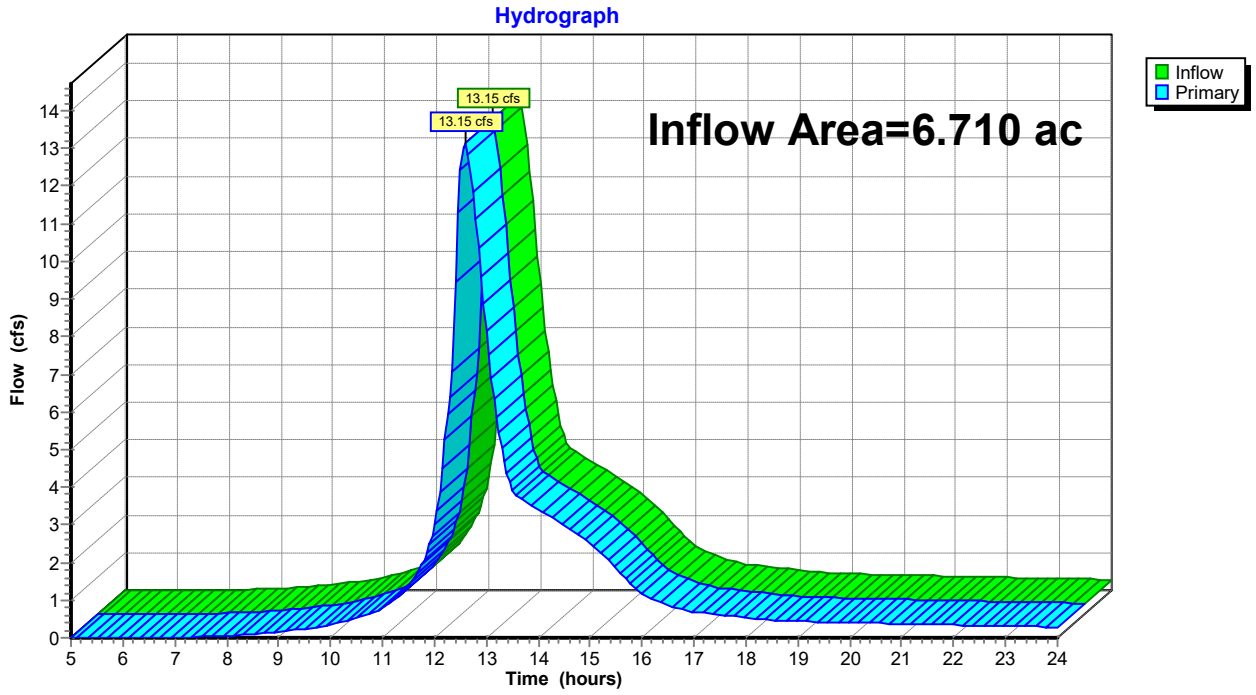
Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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 051525 (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	0.43	0.00	0.43
5.25	0.00	0.00	0.00	19.50	0.42	0.00	0.42
5.50	0.00	0.00	0.00	19.75	0.41	0.00	0.41
5.75	0.00	0.00	0.00	20.00	0.40	0.00	0.40
6.00	0.00	0.00	0.00	20.25	0.40	0.00	0.40
6.25	0.00	0.00	0.00	20.50	0.39	0.00	0.39
6.50	0.00	0.00	0.00	20.75	0.38	0.00	0.38
6.75	0.00	0.00	0.00	21.00	0.37	0.00	0.37
7.00	0.01	0.00	0.01	21.25	0.37	0.00	0.37
7.25	0.01	0.00	0.01	21.50	0.36	0.00	0.36
7.50	0.02	0.00	0.02	21.75	0.35	0.00	0.35
7.75	0.04	0.00	0.04	22.00	0.34	0.00	0.34
8.00	0.05	0.00	0.05	22.25	0.33	0.00	0.33
8.25	0.08	0.00	0.08	22.50	0.33	0.00	0.33
8.50	0.11	0.00	0.11	22.75	0.32	0.00	0.32
8.75	0.13	0.00	0.13	23.00	0.31	0.00	0.31
9.00	0.17	0.00	0.17	23.25	0.30	0.00	0.30
9.25	0.20	0.00	0.20	23.50	0.30	0.00	0.30
9.50	0.24	0.00	0.24	23.75	0.29	0.00	0.29
9.75	0.29	0.00	0.29	24.00	0.28	0.00	0.28
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				

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Green Infrastructure & Water Quality Calculations

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment: SUB-2024-02_PP application 051525 (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 051525 (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 051525 (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 051525 (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 051525 (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.

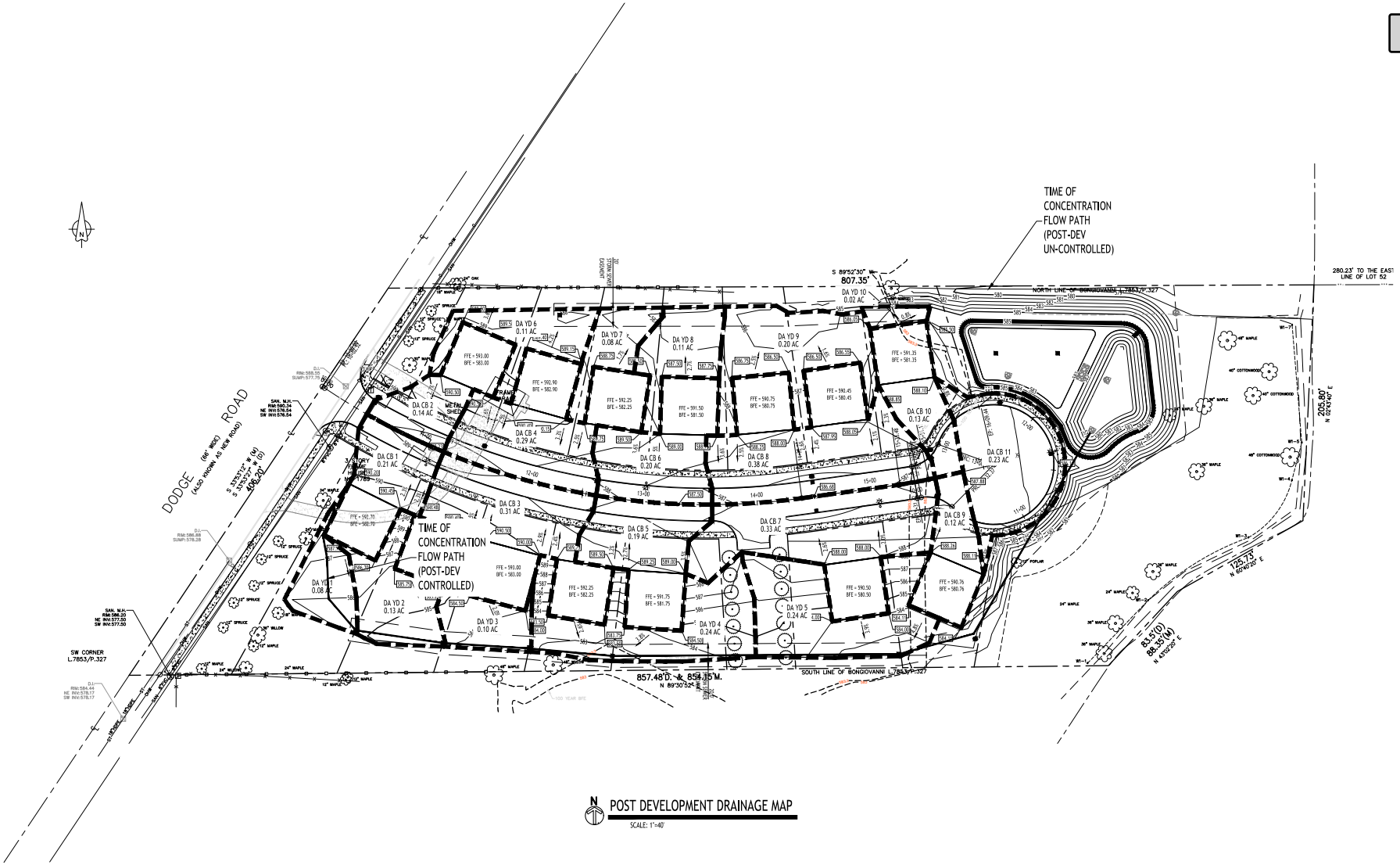
Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Storm Sewer Calculations

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)



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

REVISIONS:

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: 9/19/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

Project No. 20.247

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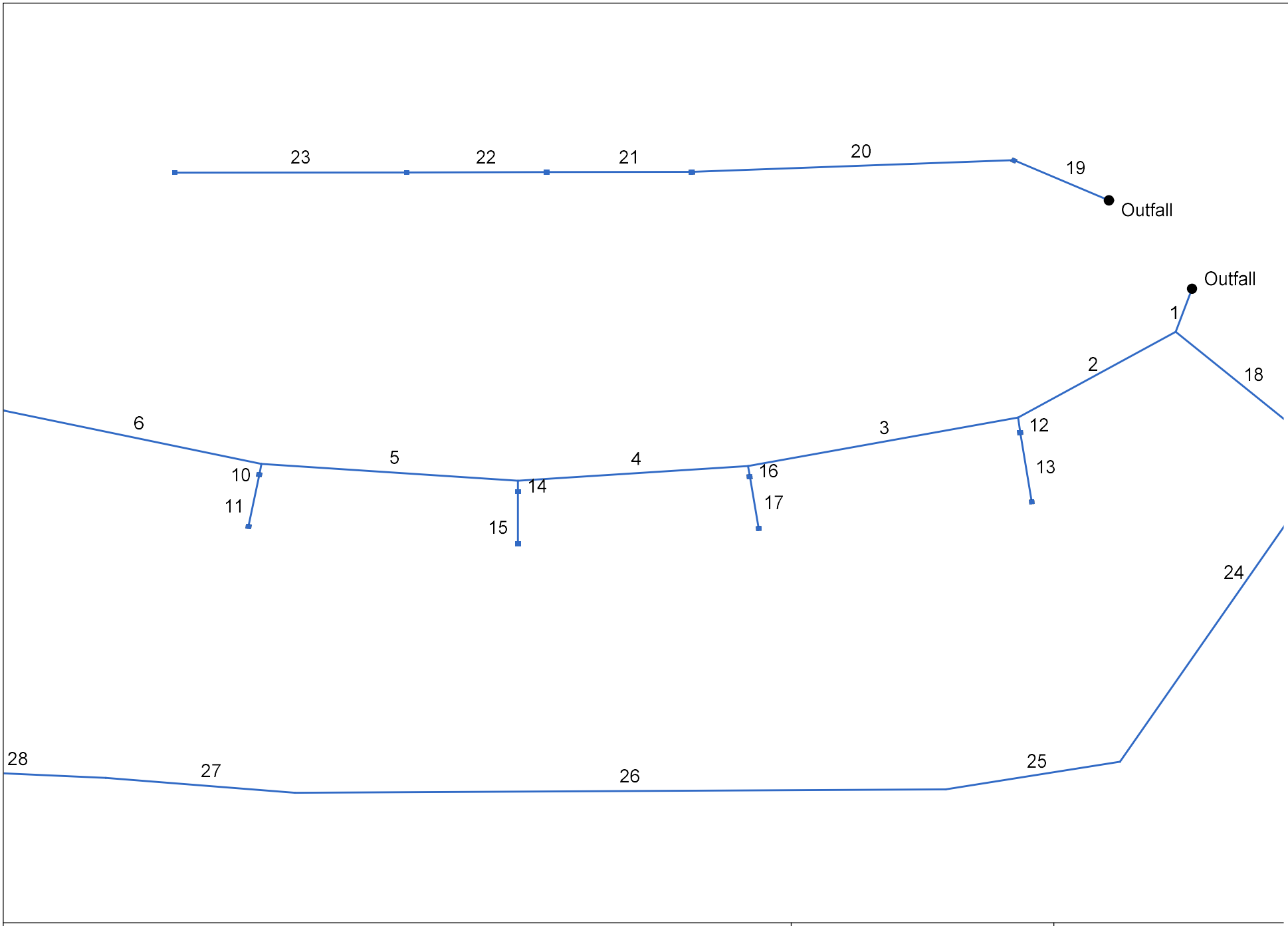
Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



Attachment: SUB-2024-02_PP application 051525 (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 051525 (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 051525 (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)	
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 051525 (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)	
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 051525 (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 051525 (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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Appendix C

Earthwork Calculations

Attachment: SUB-2024-02_PP application 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Attachment: SUB-2024-02_PP application 051525 (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

Attachment: SUB-2024-02_PP application 051525 (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

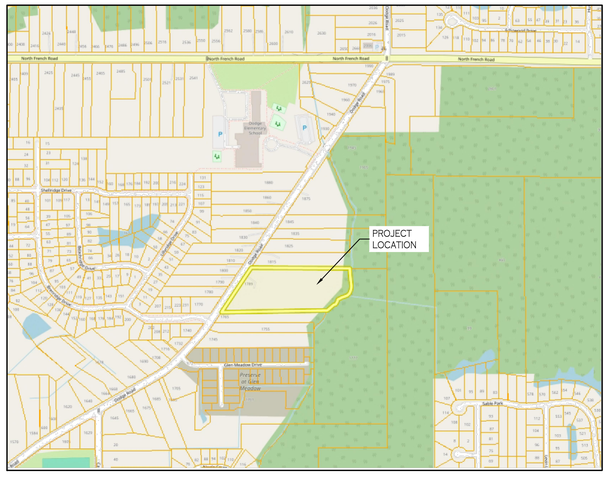
DIG SAFELY NEW YORK
TELEPHONE 1–800–962–7962

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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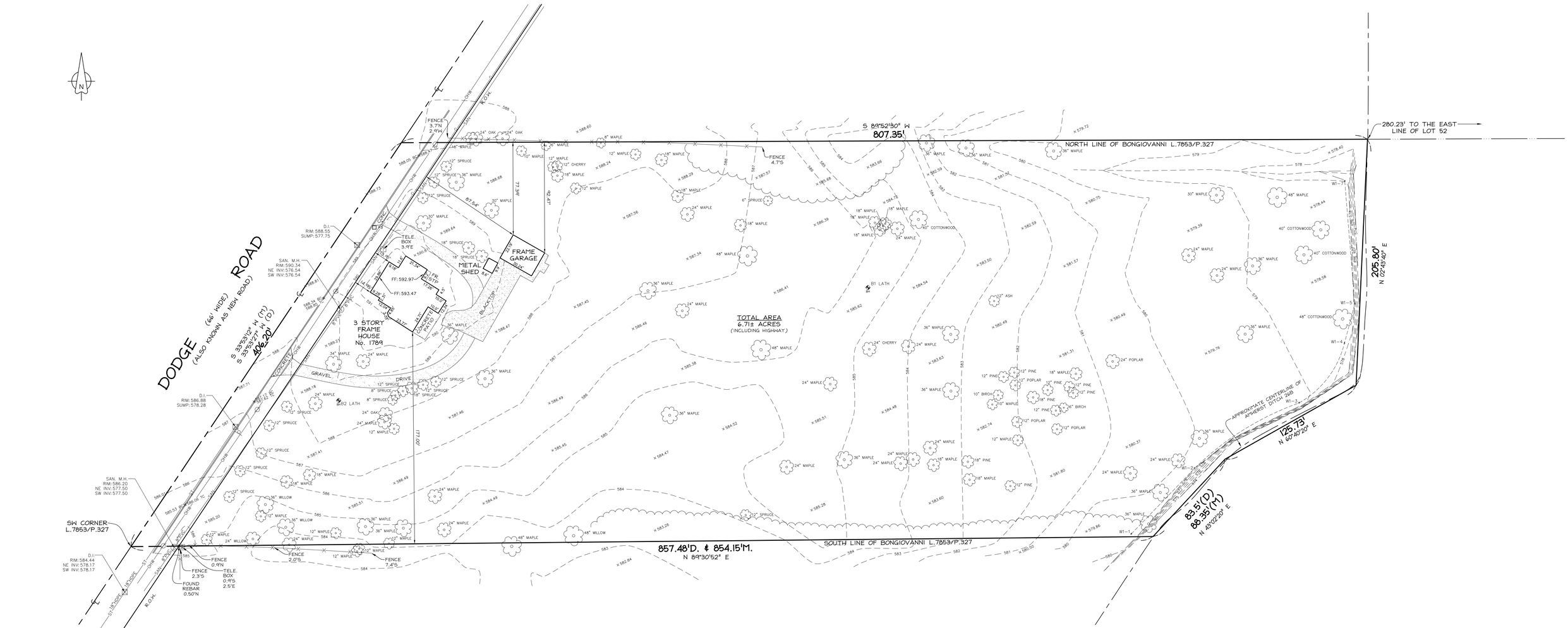
South French Road
North French Road
North French Road
Millersport Highway
Rothdale Drive
Sheridan Drive
Maple Road
Maple Road
Sheridan Drive
Sheridan Drive
Sheridan Drive



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.00.00
- ELEVATION– BOTTOM OF CURB x.00.00 BC
- ELEVATION– TOP OF CURB x.00.00 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)

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'

D:\Users\nennis\Documents\MJE_SIG.tif

Project No. : 2032-1527A

NUSSBAUMER & CLARKE, INC. EST. 1933 ENGINEERS AND SURVEYORS

NEW YORK STATE LAND SURVEYORS ASSOCIATION 1960 Association Inc. MEMBER

Attachment: SUB-2024-02_PP drawings 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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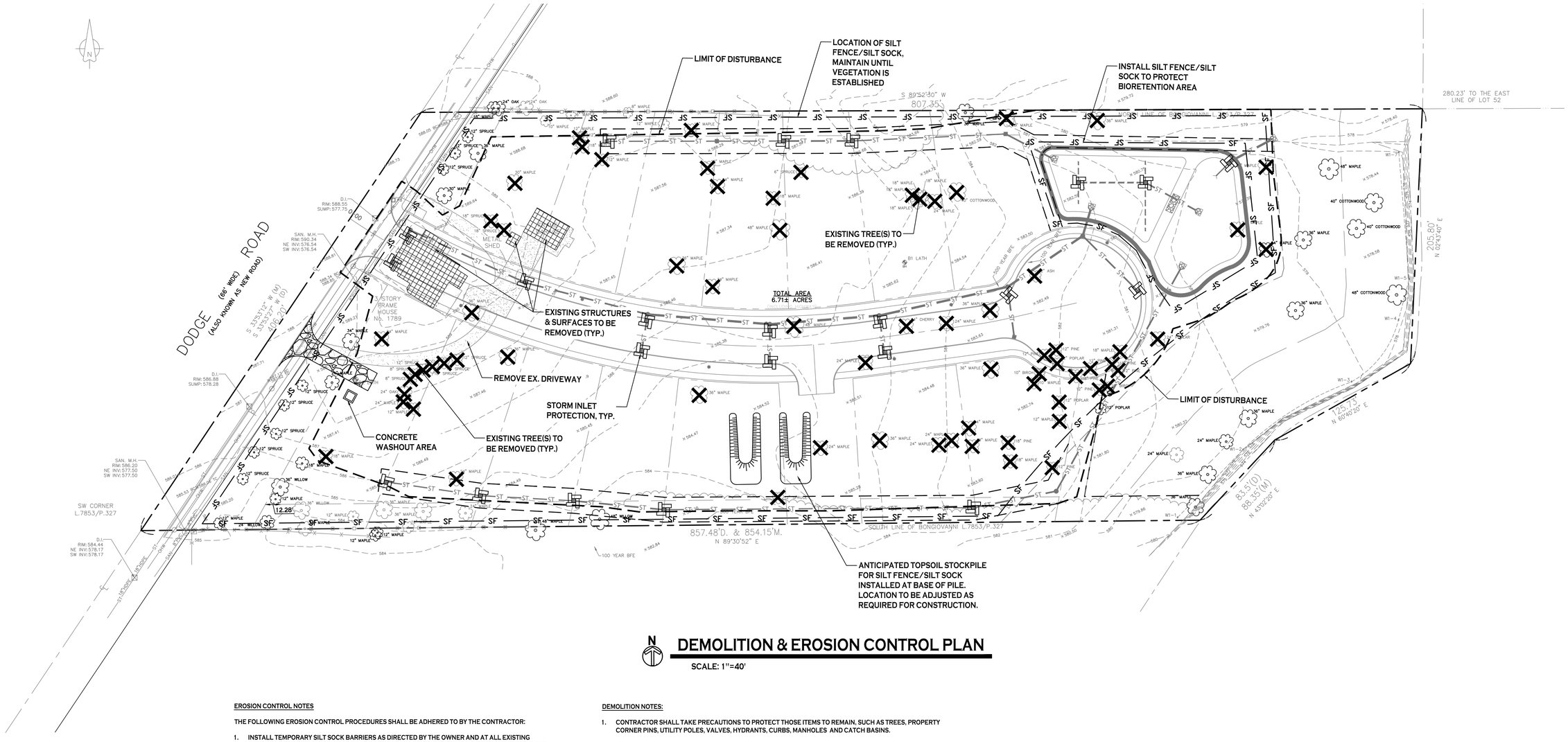

DEMOLITION & EROSION CONTROL PLAN

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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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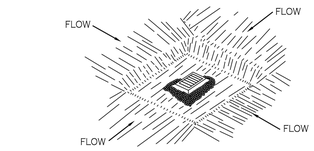
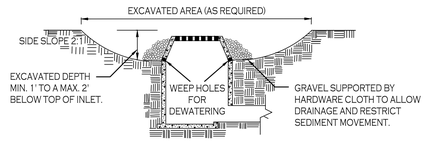




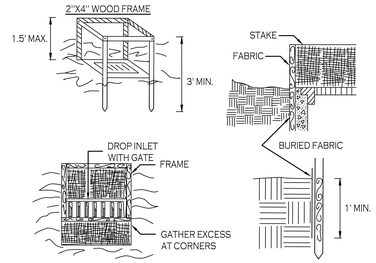
CONSTRUCTION SPECIFICATIONS

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



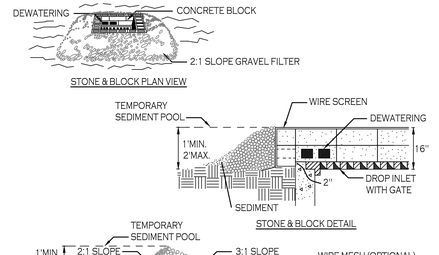
CONSTRUCTION SPECIFICATIONS

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

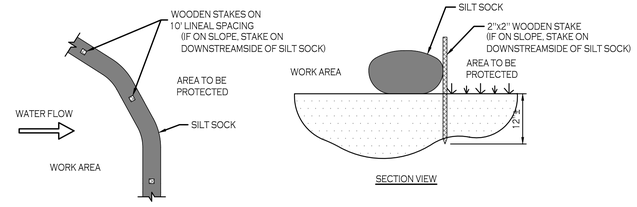
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 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.

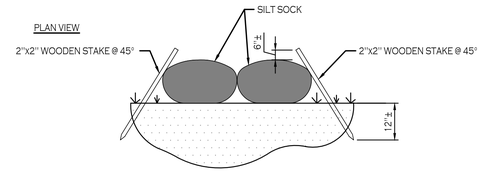
   MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 3

NOT TO SCALE

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





SECTION VIEW @ JOINT OVERLAP

NOTES:

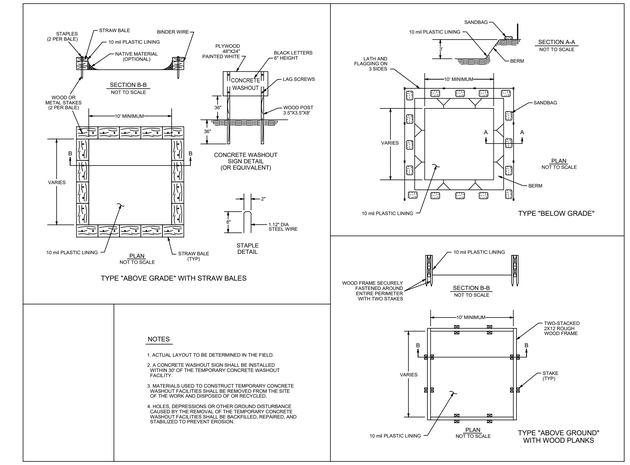
CONTRACTOR SHALL INSPECT AND MAINTAIN SILT SOCK AS NEEDED DURING THE DURATION OF CONSTRUCTION PROJECT.

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.

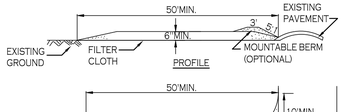


NOTES

1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 50' 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

NOT TO SCALE

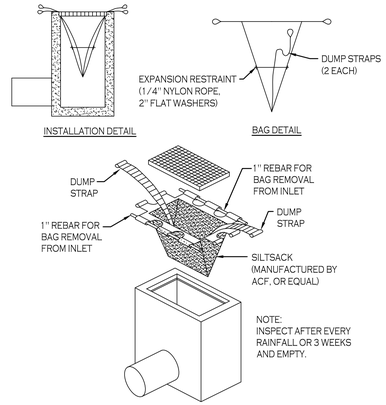


CONSTRUCTION SPECIFICATIONS

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

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 051525 (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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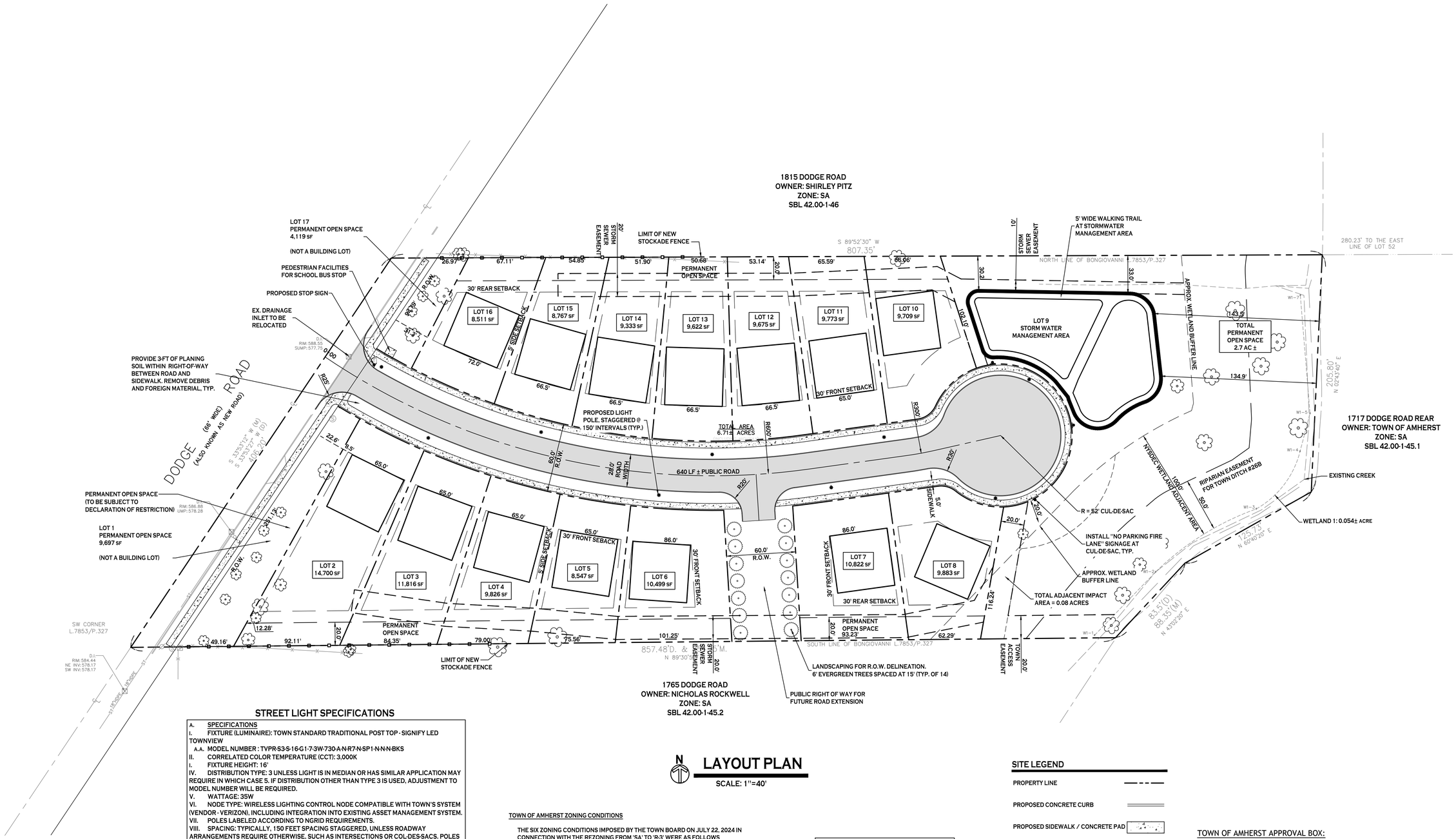

STREET LIGHT SPECIFICATIONS

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 0 40 80Ft.
40'

TOWN OF AMHERST APPROVAL BOX:

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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 ROCKWELL
097639
LICENSED PROFESSIONAL ENGINEER

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 drawings 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Packet Pg. 1019

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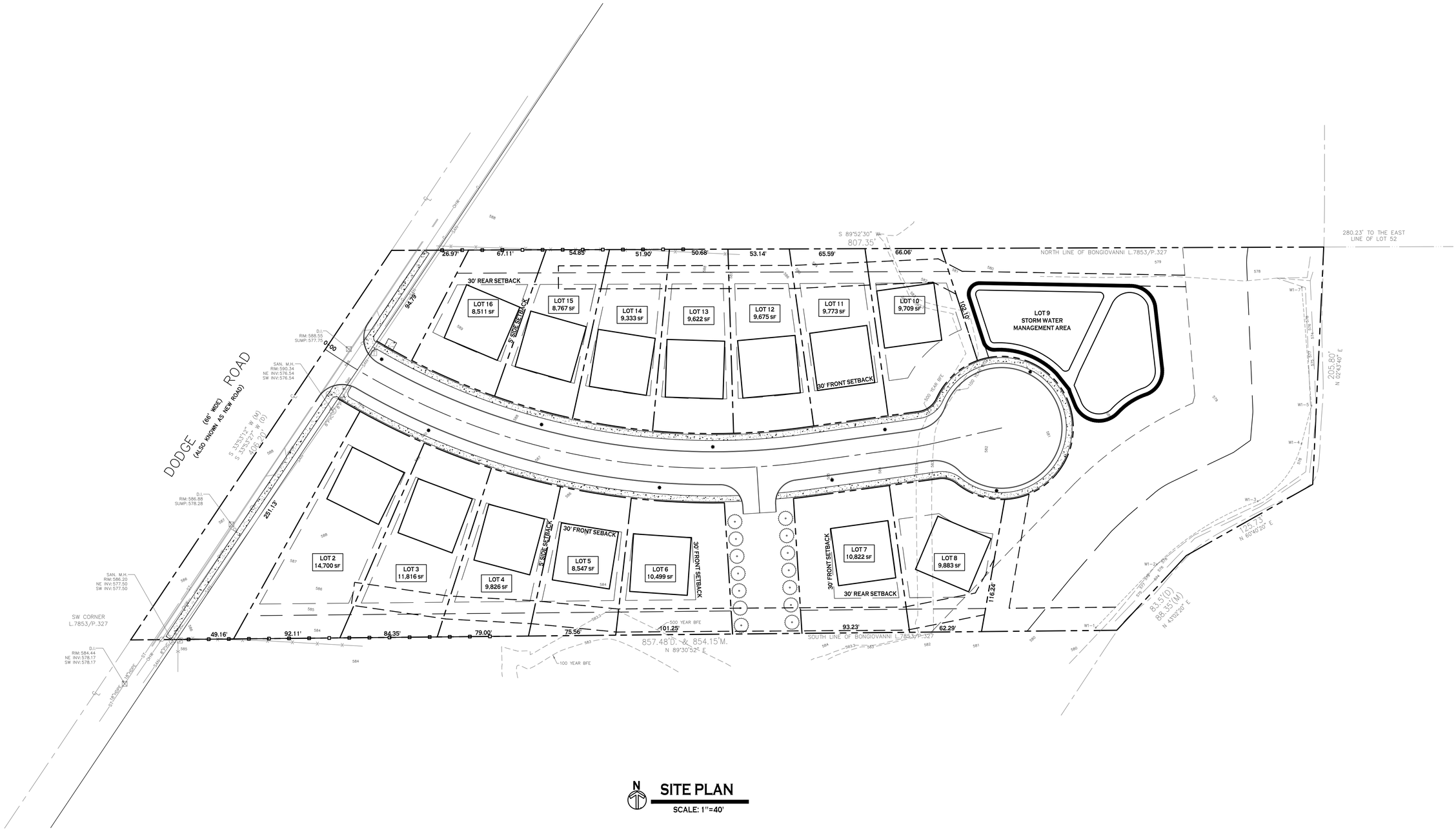

SITE PLAN

SCALE: 1"=40'

TOWN OF AMHERST APPROVAL BOX:

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40' 40 0 40 80Ft.

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Attachment: SUB-2024-02_PP drawings 051525 (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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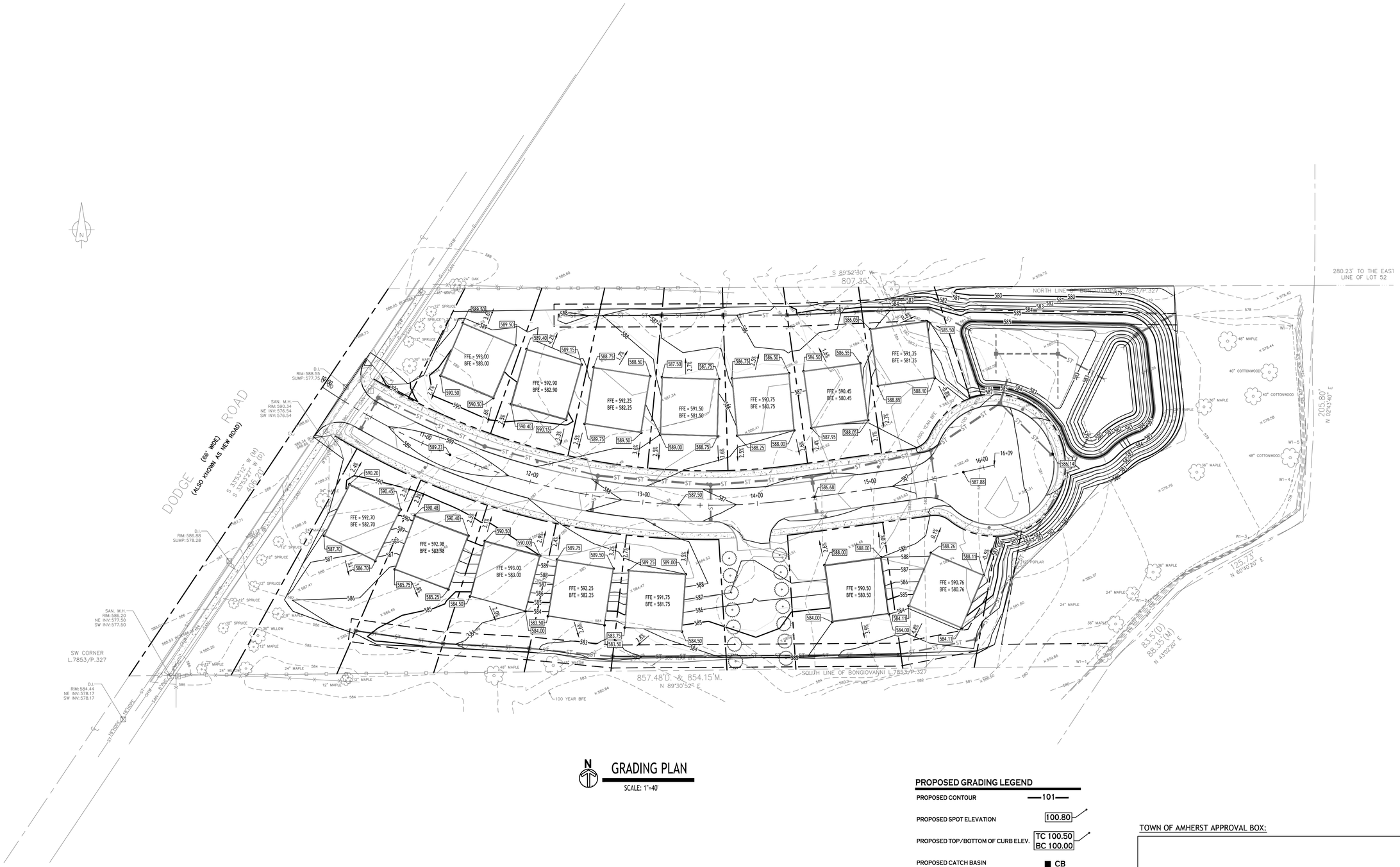

GRADING PLAN

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:

2.e

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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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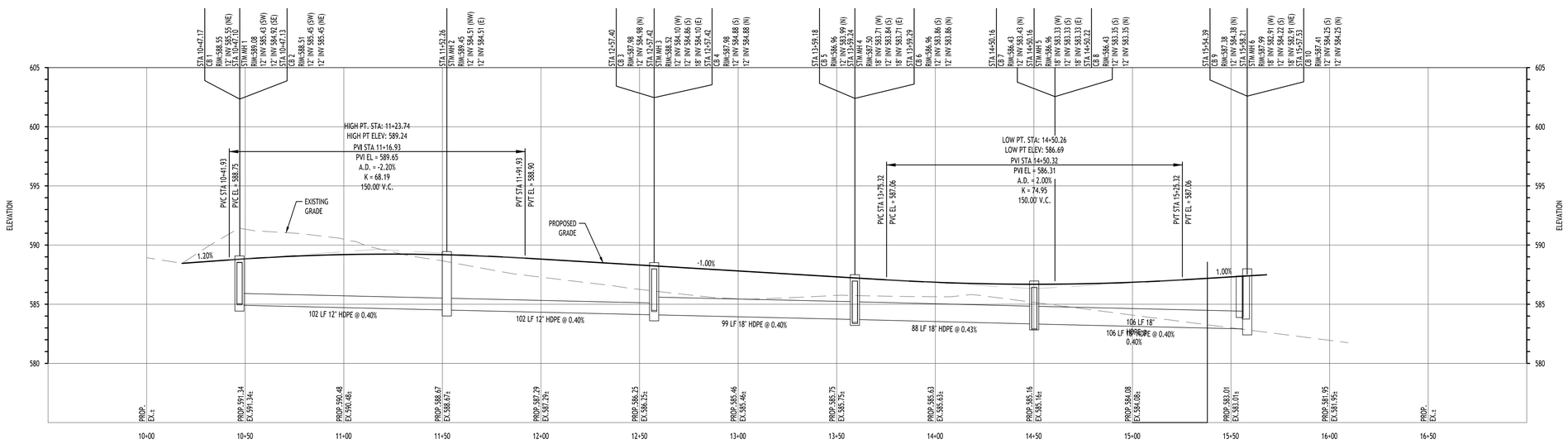
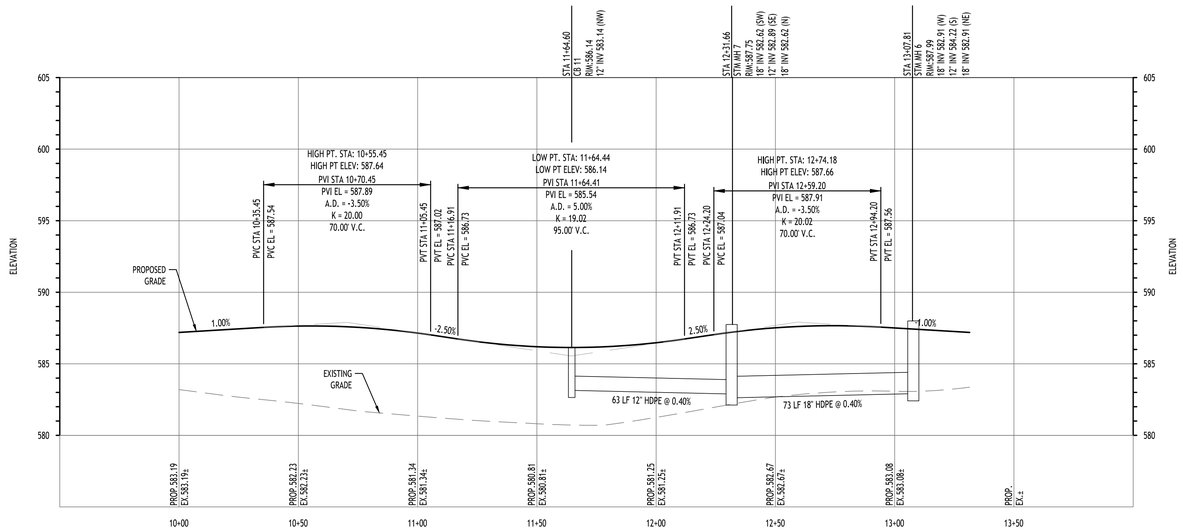


PROFILE - PUBLIC ROAD A STA 10+00 - 17+00

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:

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1789 Dodge Road
Amherst, New York

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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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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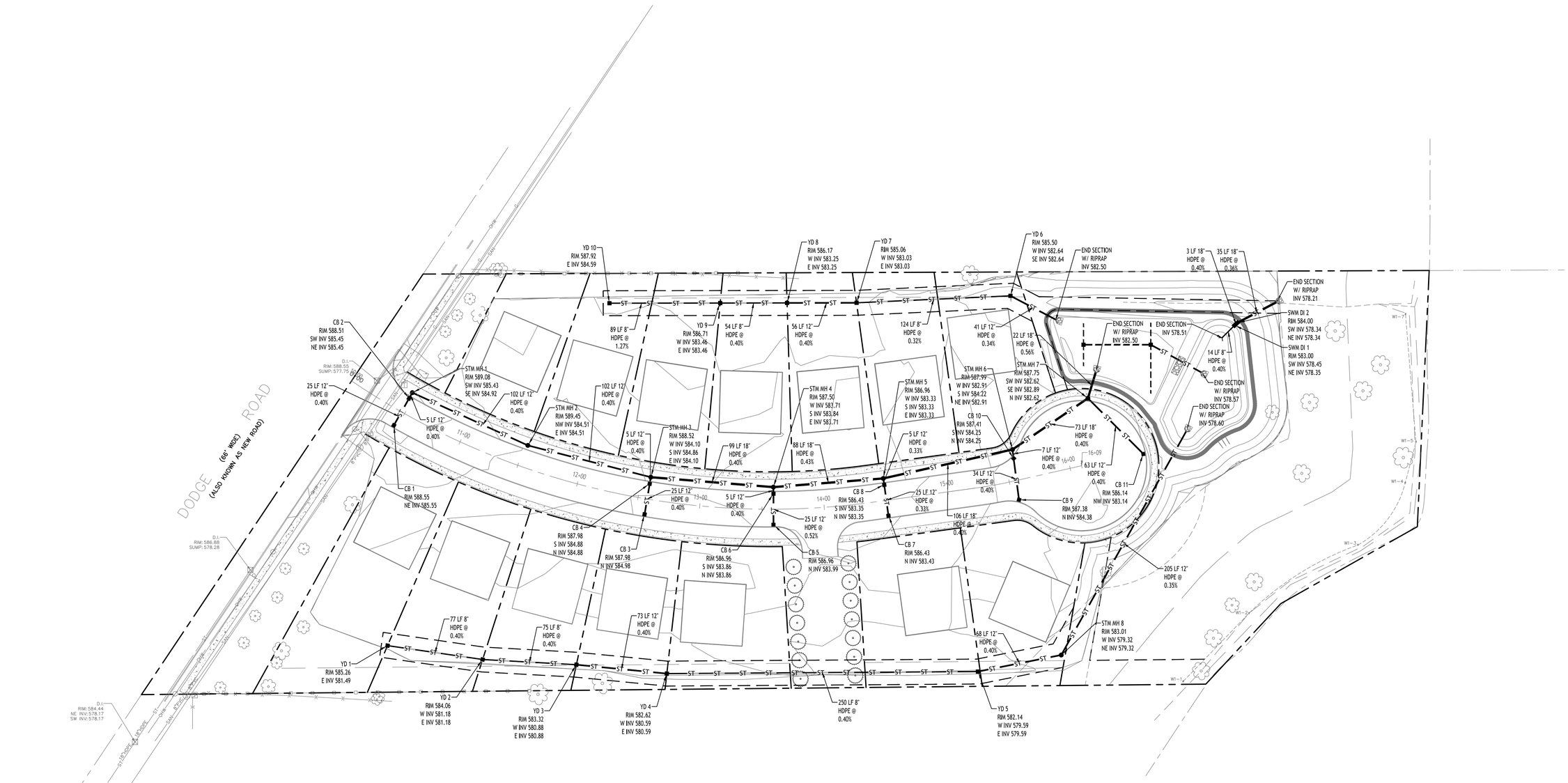

N

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 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

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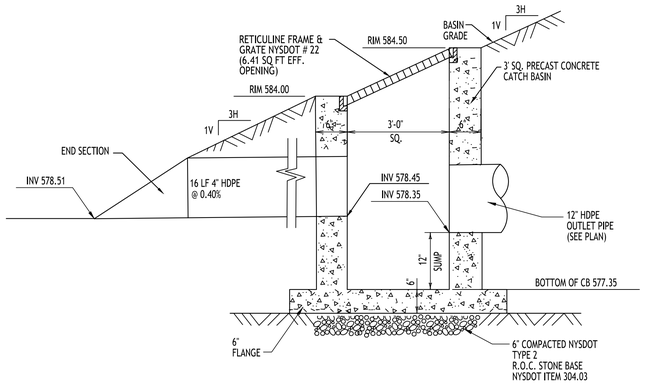
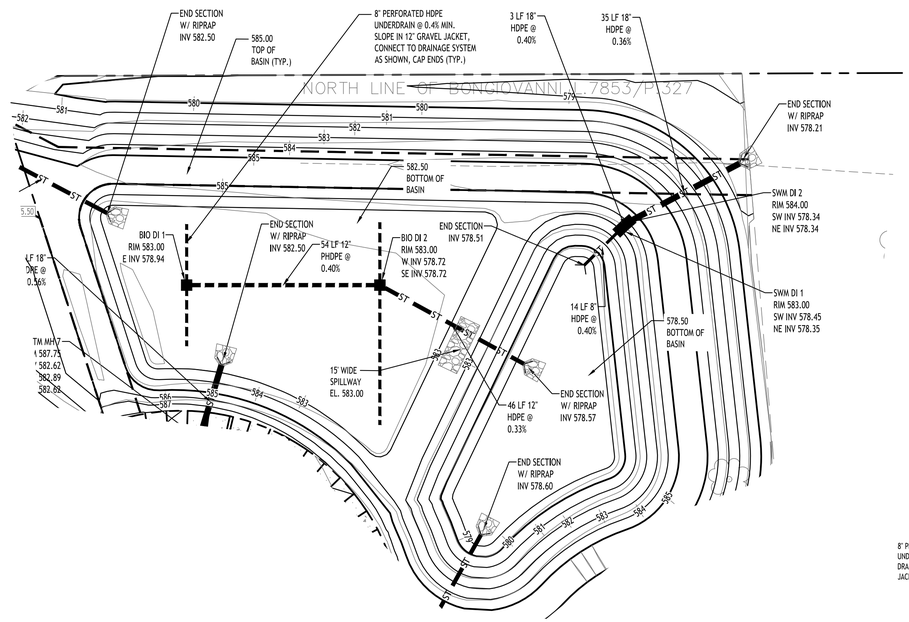


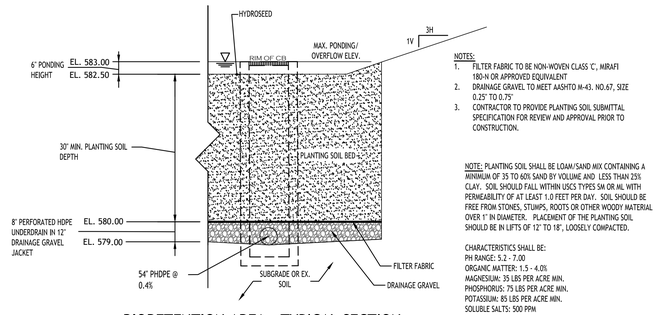
RETENTION BASIN OUTLET STRUCTURE - SWM DI 1

N.T.S.



Detention Basin Plan

SCALE: 1"=20'



BIORETENTION AREA - TYPICAL SECTION

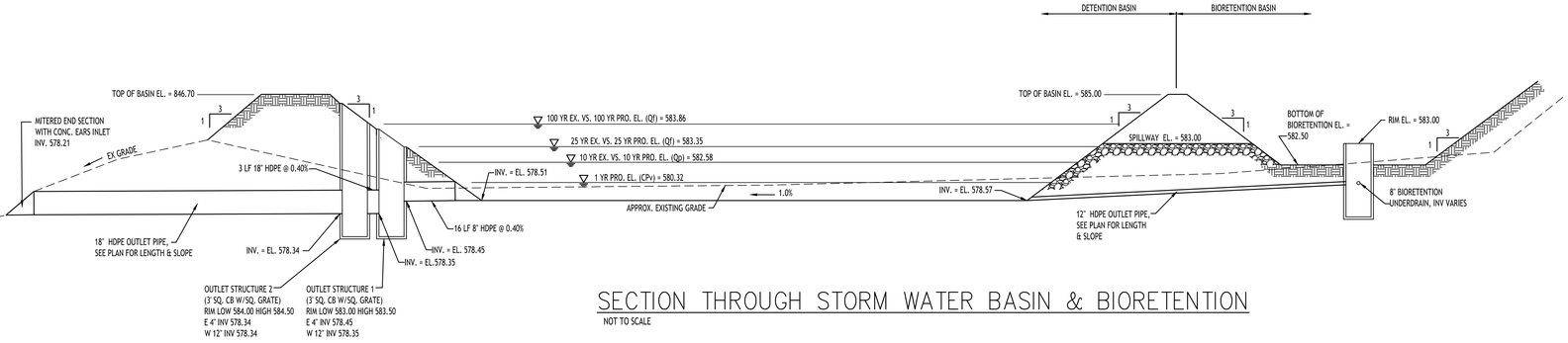
NOTES:
1. FILTER FABRIC TO BE NON-WOVEN CLASS 'C', MIRAFI 180-N OR APPROVED EQUIVALENT
2. DRAINAGE GRAVEL TO MEET AASHTO M-43. NO.67, SIZE 0.25" TO 0.75"
3. CONTRACTOR TO PROVIDE PLANTING SOIL SUBMITTAL SPECIFICATION FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

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:

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Buffalo | Utica | Greensboro

Single Family Subdivision

1789 Dodge Road
Amherst, New York

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1	Rev. Per Town Comments	9/19/2024
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3	Rev. Per Town Comments	11/11/2024
4	Rev. Per Town Comments	3/20/2025

Attachment: SUB-2024-02_PP drawings 051525 (3012 : SUB-2024-02_PP 1789 Dodge Road)

STATE OF NEW YORK R. 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

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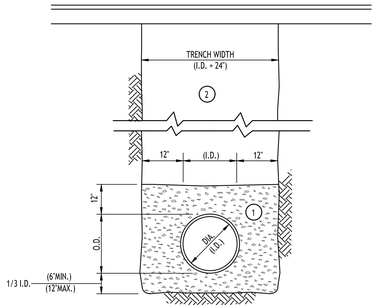


NOTES:

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.

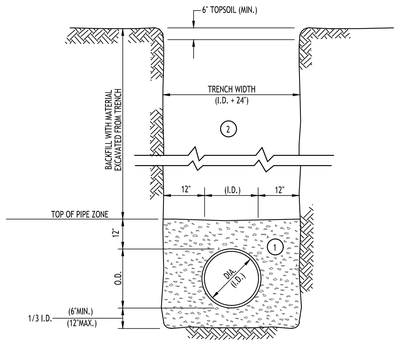
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(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)

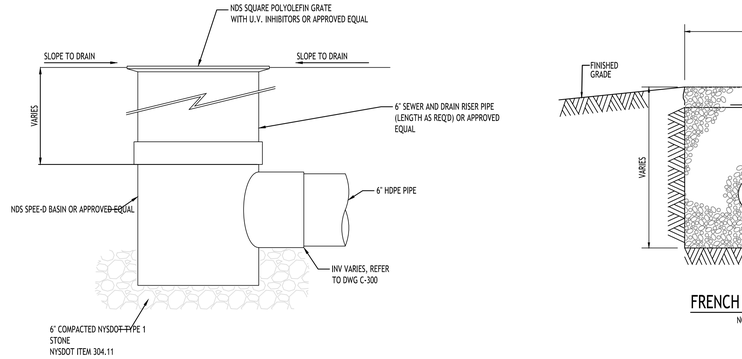
(1) NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH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

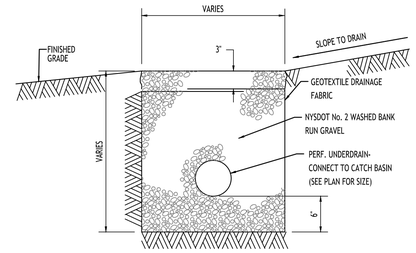
STORM SEWER TRENCH SECTION IN UNPAVED AREAS

NOT TO SCALE



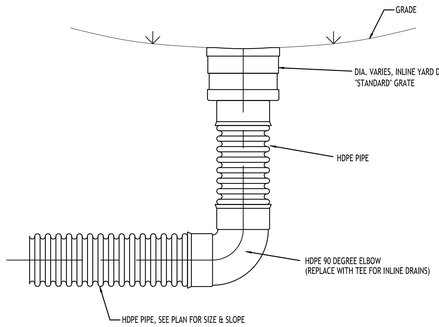
TYPICAL AREA DRAIN DETAIL

NOT TO SCALE



FRENCH DRAIN DETAIL

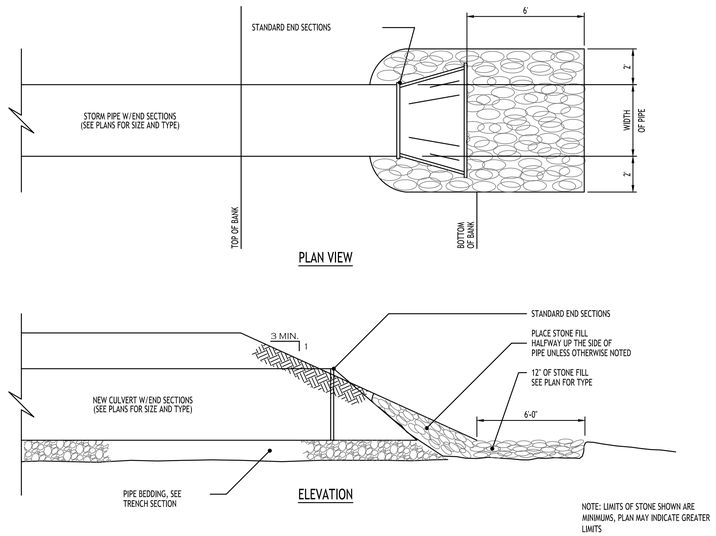
NOT TO SCALE



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
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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 051525 (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-302

Project No: 20.247

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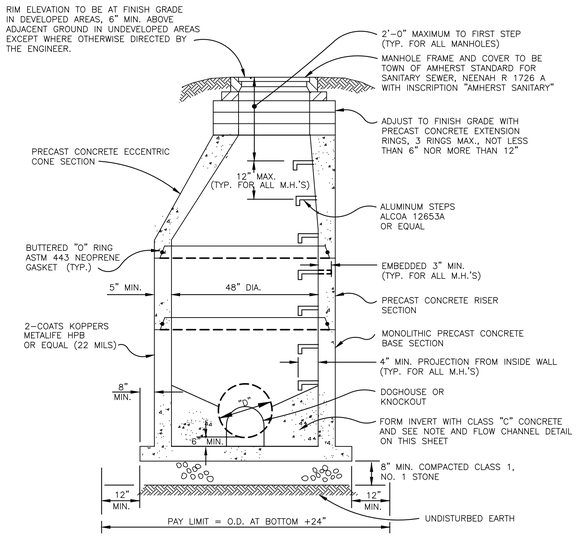
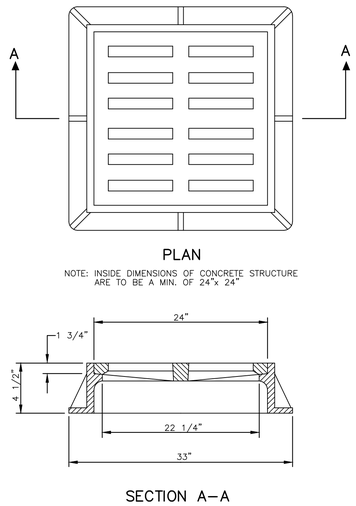


STANDARD STORM MANHOLE

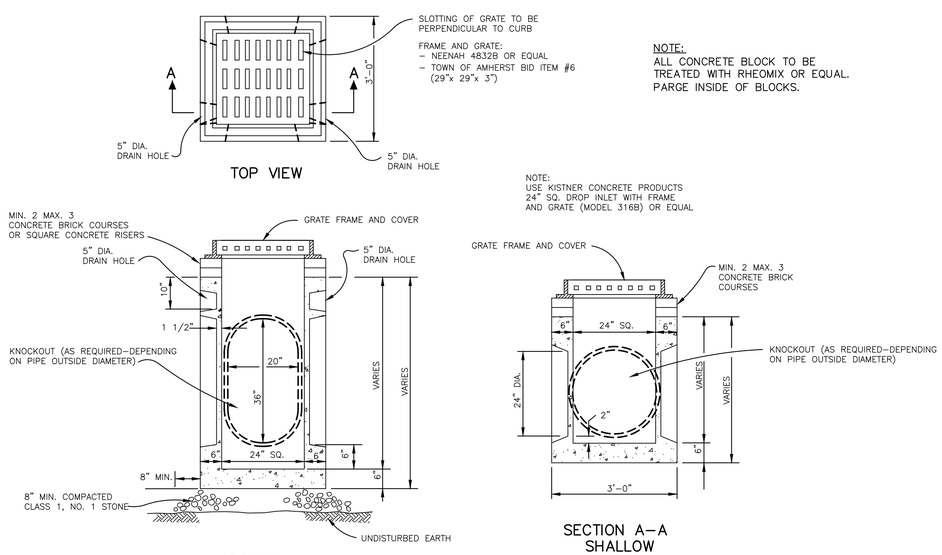
NOT TO SCALE



CAST IRON FRAME AND GRATE

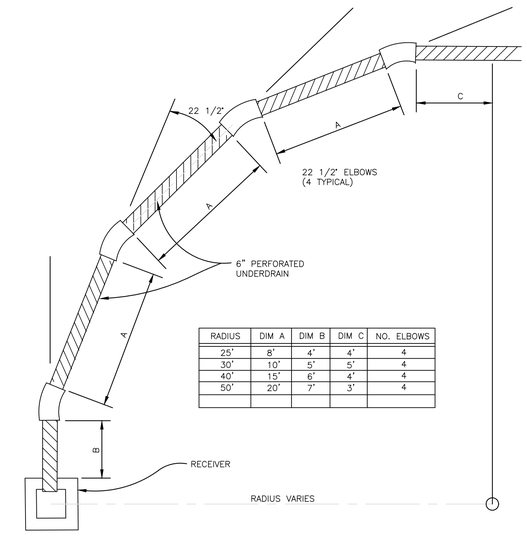
B (NEENAH R3433 OR EQUAL)

NOT TO SCALE



STANDARD PRECAST CONCRETE DROP INLET

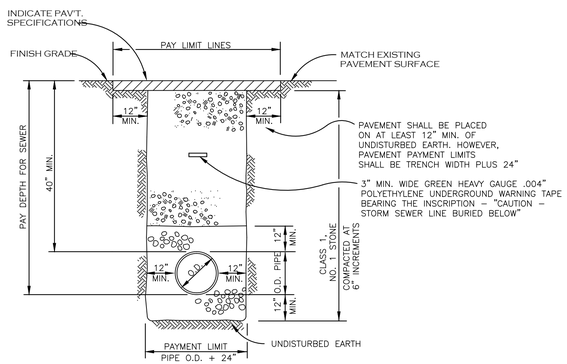
NOT TO SCALE



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

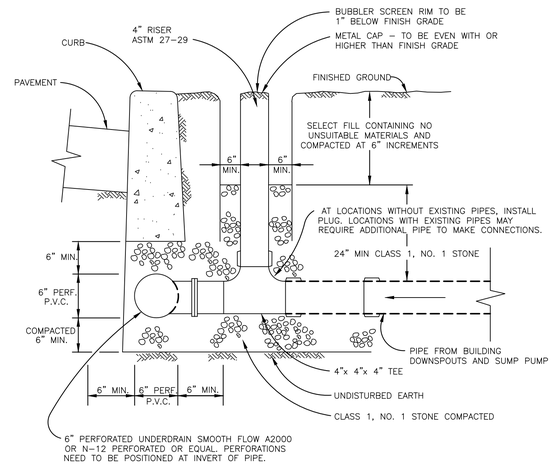


NOTE:

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

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3	Rev. Per Town Comments	11/11/2024
4	Rev. Per Town Comments	3/20/2025

Attachment: SUB-2024-02_PP drawings 051525 (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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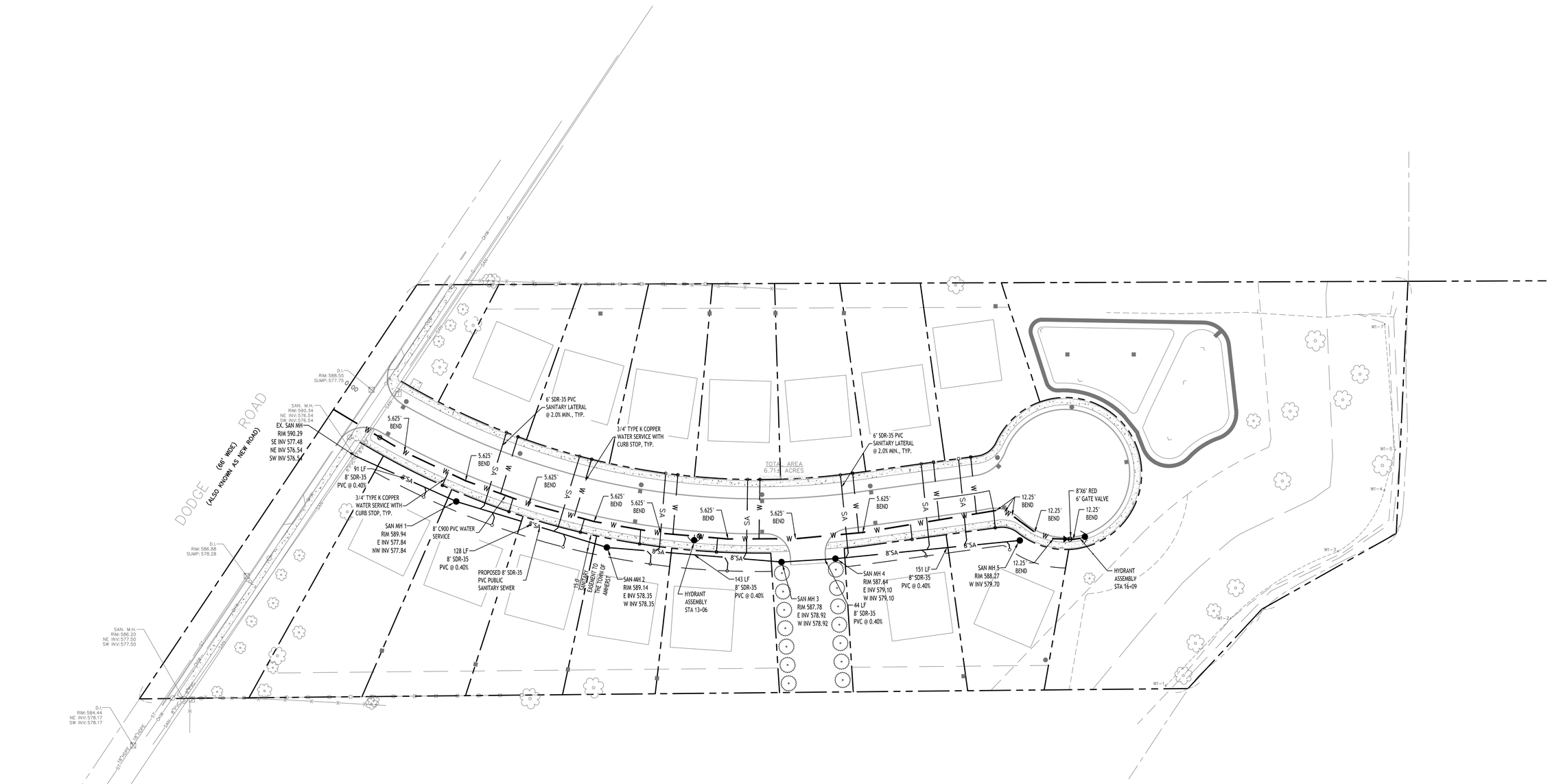

N

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.

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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 — 076396 — 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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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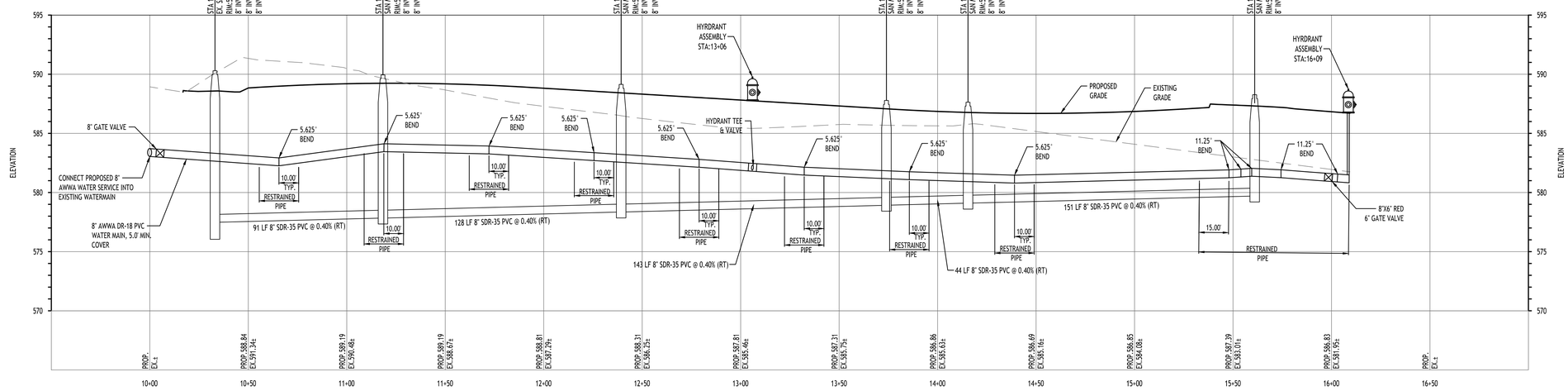

PROFILE - ROAD A

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.

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Single Family Subdivision

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4	Rev. Per Town Comments	3/20/2025

STATE OF NEW YORK
R. CHRISTOPHER WOOD
076394
LICENSED 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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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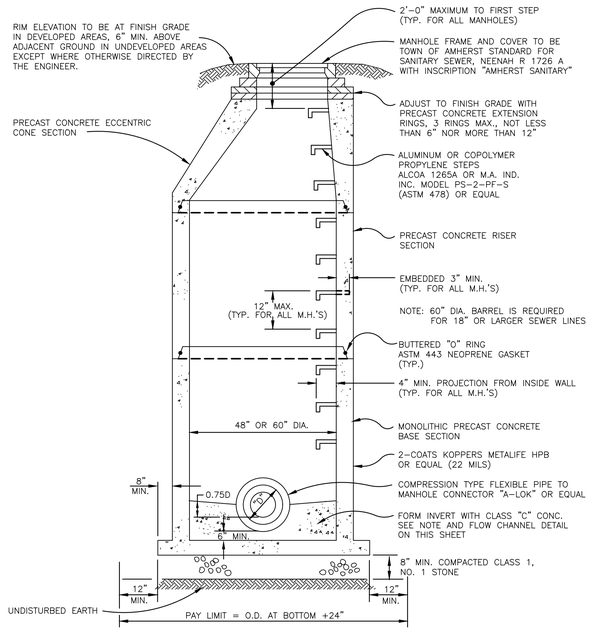
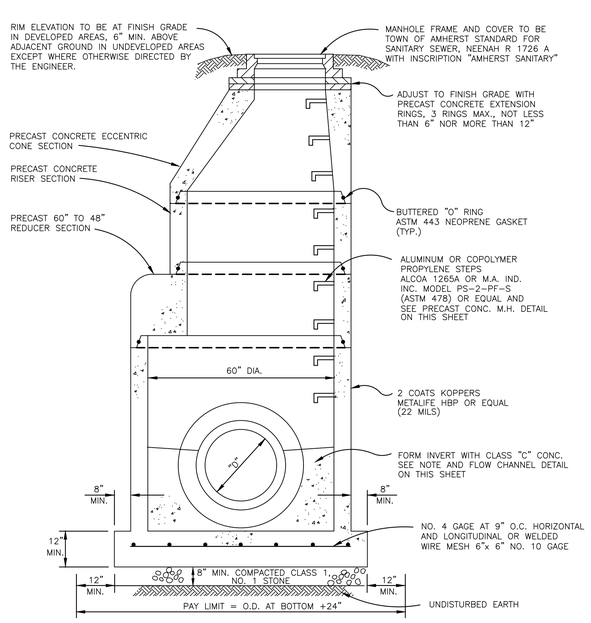


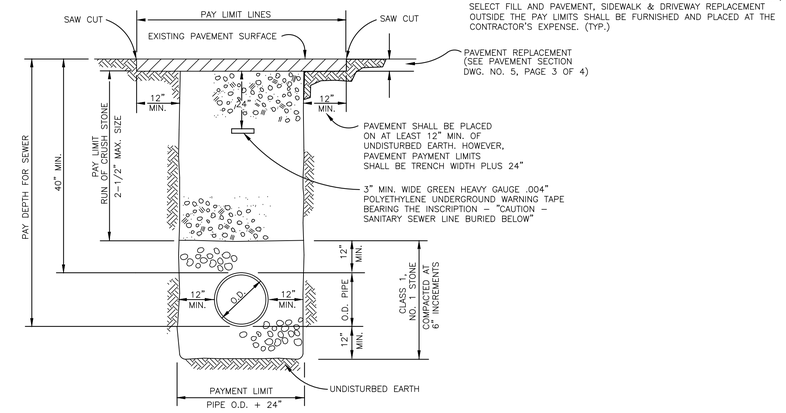
PRECAST CONCRETE MANHOLE

NOT TO SCALE



PRECAST CONCRETE MANHOLE OVER EXISTING SEWER (18"–30" DIA.)

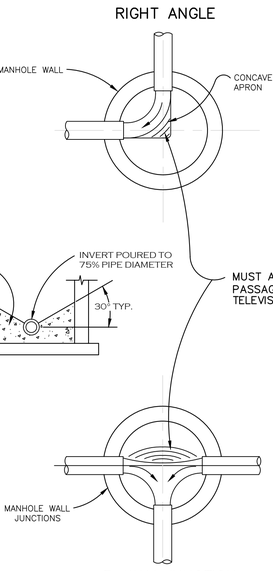
NOT TO SCALE



NOTE:
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



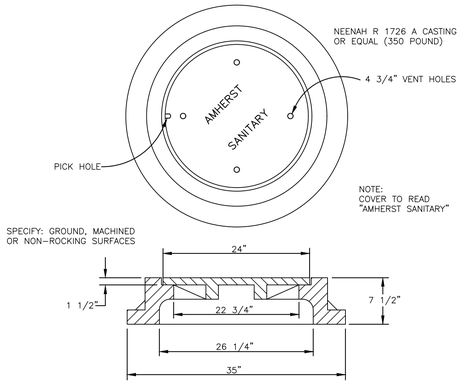
NOTE:
FLOW CHANNELS MUST ALLOW PLACEMENT, REMOVAL AND PASSAGE OF T.V. CAMERAS. THE CAMERA DIMENSIONS ARE APPROXIMATELY 26" LONG x 6 1/2" SQUARE. A BLOCK OF WOOD OF THESE DIMENSIONS MAY BE USED TO SIMULATE THE SIZE OF THE CAMERA. THIS WILL SIMPLIFY THE FORMATION OF FLOW CHANNELS AND INVERTS.

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

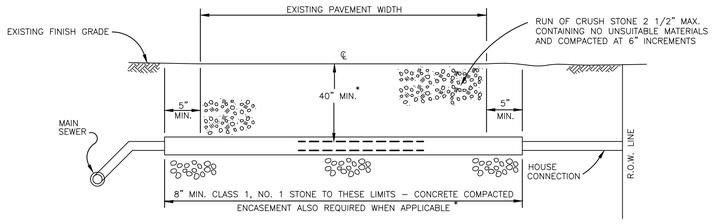
NOT TO SCALE



STANDARD MANHOLE FRAME AND COVER

VENTED COVER

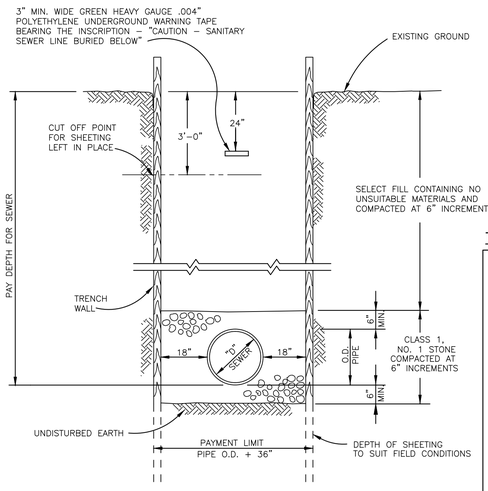
NOT TO SCALE



*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



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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)



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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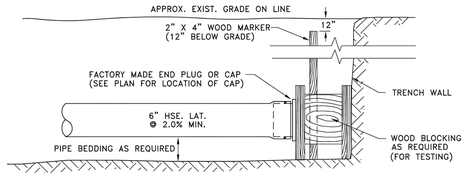
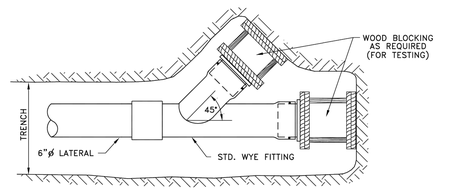
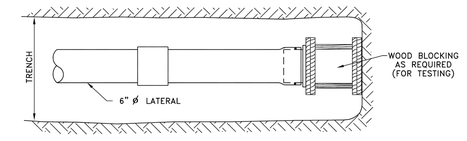
CAP & BLOCKING METHODS FOR AIR TESTING
(NOVEMBER 2023)



TYPICAL SECTION



TYPE "2" SERVICE LATERAL FITTING

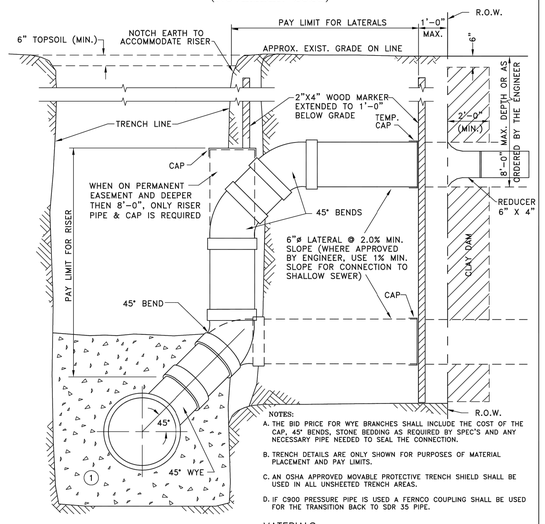


TYPE "1" SERVICE LATERAL FITTING

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:\DSM\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

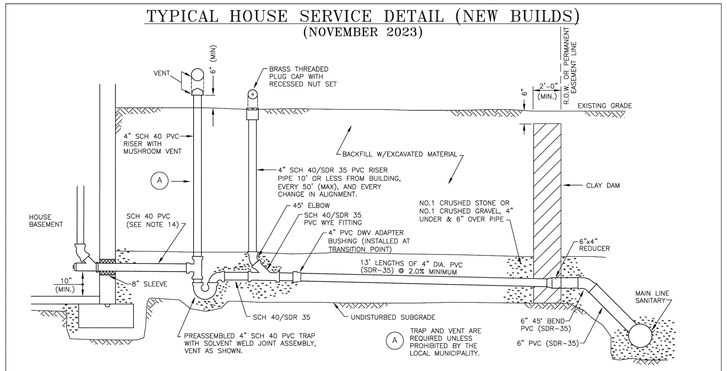
PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

(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	STD.DETAIL
	Rev. 3 12/01	ADDED NOTE D 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	

File: V:\DSM\Engineering\CAD\Details\Details November 2023\D-27.dwg, Last saved: 12/6/2023, Plot Date: 12/12/2023, 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 ENDS CUT SQUARE IN 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 APPROPRIATE, 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	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 & (A)	
	Rev. 3/24	CHANGED VENT, RISER, TRAP TO SCH 40	
	File: d-21	Date: 3/1/91	

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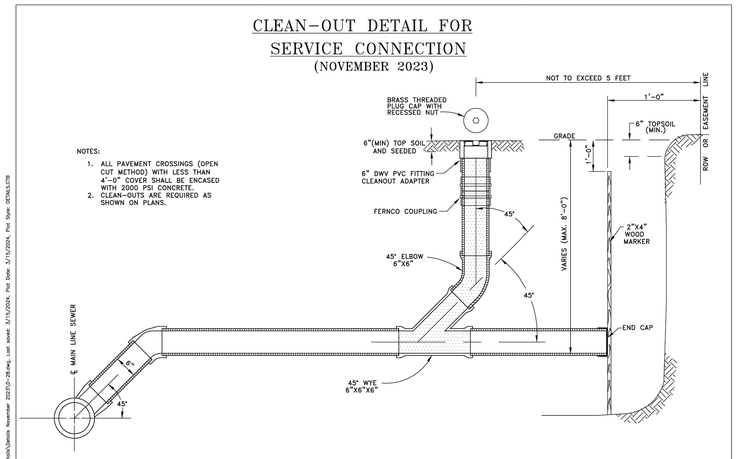
CLEAN-OUT DETAIL FOR SERVICE CONNECTION
(NOVEMBER 2023)



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

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	Rev. 1 2/94	CHANGED DIM LINE FOR MAX. DEPTH	STD. DETAIL
	Rev. 2 12/01	ADDED NOTE 7	28
	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	

TOWN OF AMHERST APPROVAL BOX:

2.e

CARMINAWOOD DESIGN
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Single Family Subdivision
1789 Dodge Road
Amherst, New York

REVISIONS:

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Attachment: SUB-2024-02_PP drawings 051525 (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. 1030

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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 BE 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
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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



DRAWING NAME:
Sanitary Sewer Notes

Date: 01/29
Drawn By: C. W.
Scale: As No

DRAWING NO.
C-404

Project No: 20.247

Attachment: SUB-2024-02_PP drawings 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

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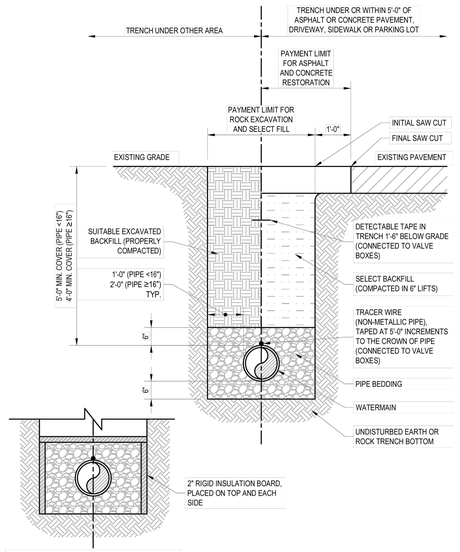


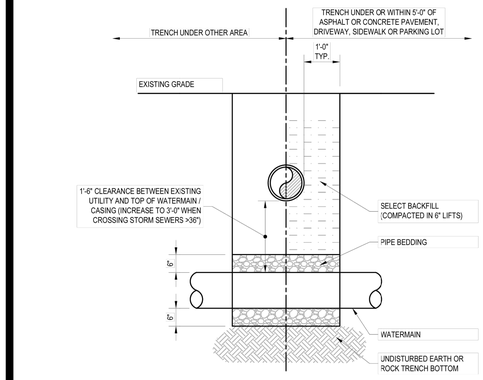
FROST PROTECTION TRENCH
(COVER <4'-0")
ECWA APPROVAL REQUIRED

TYPICAL TRENCH DETAIL

SCALE: NTS

Revision: 2024-01

Detail: SD-01



NOTES:

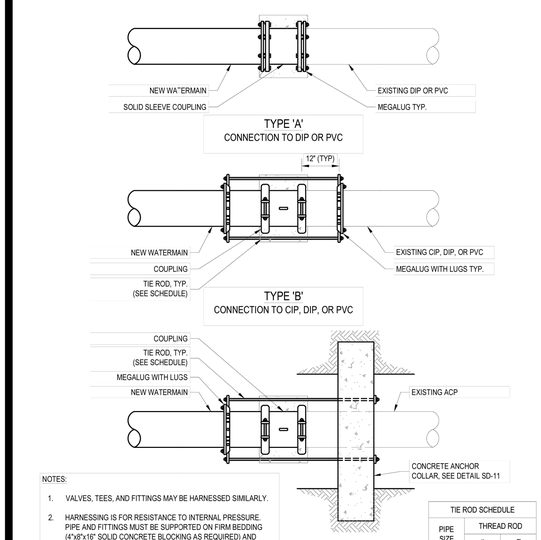
1. ALL EXISTING UTILITIES MUST BE SUPPORTED WITH APPROPRIATE CHAINS / STRAPS DURING CONSTRUCTION OF THE NEW WATERMAIN. CONTRACTOR IS REQUIRED TO COORDINATE WITH THE OWNER FOR THEIR PREFERRED SUPPORT REQUIREMENTS.
2. WHEN CROSSING A SEWER LINE WITH NEW WATERMAIN (AND WITHOUT A CASING PIPE), ONE FULL LENGTH (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.

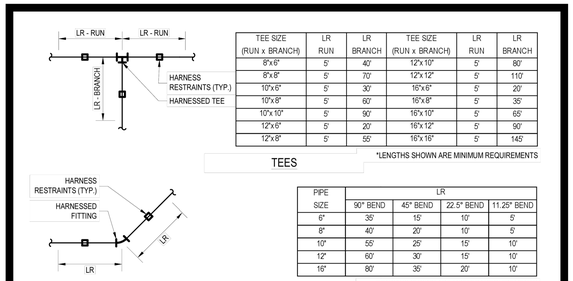
TIE ROD SCHEDULE		
PIPE SIZE	THREAD ROD	
	#	Ø

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'

*LENGTHS SHOWN ARE MINIMUM REQUIREMENTS

TEES

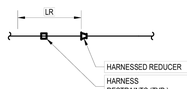
PIPE SIZE	LR 90° BEND	45° BEND	22.5° BEND	11.25° BEND
6"	35'	15'	10'	5'
8"	40'	20'	10'	5'
10"	55'	25'	15'	10'
12"	60'	30'	15'	10'
16"	80'	35'	20'	10'

*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)

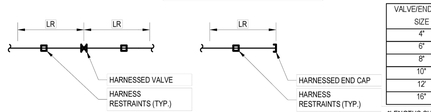
BENDS



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'

*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

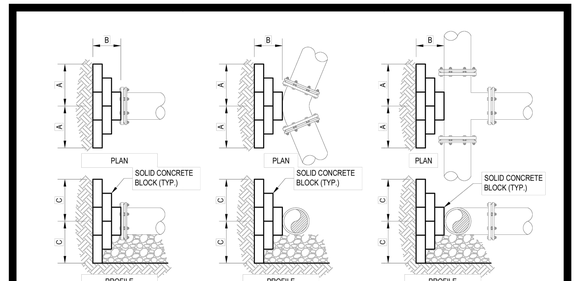
VALVES / END CAPS

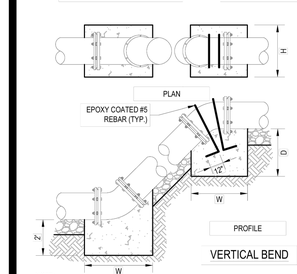
RESTRAINED JOINT SCHEDULE

SCALE: NTS

Revision: 2024-01

Detail: SD-09





VERTICAL BEND

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:

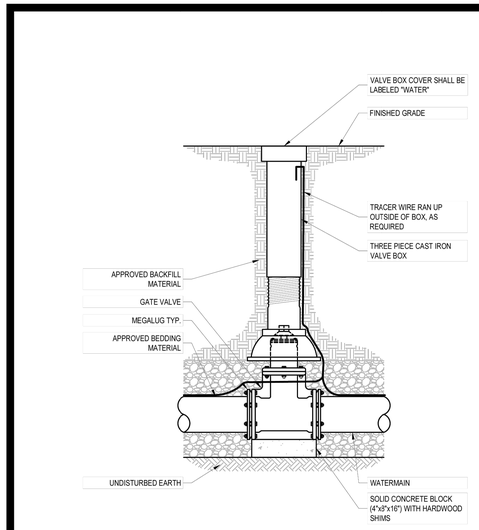
FULL CONCRETE THRUST BLOCKS AS SHOWN ARE REQUIRED WHEN THRUST RESTRAINT IS NOT PROVIDED BY OTHER MEANS SUCH AS MJ RESTRAINTS

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.e

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 051525 (30123 : SUB-2024-02, PP 1789 Dodge Road)

STATE OF NEW YORK
CHRISTOPHER WOOD
LICENSED PROFESSIONAL ENGINEER
076394

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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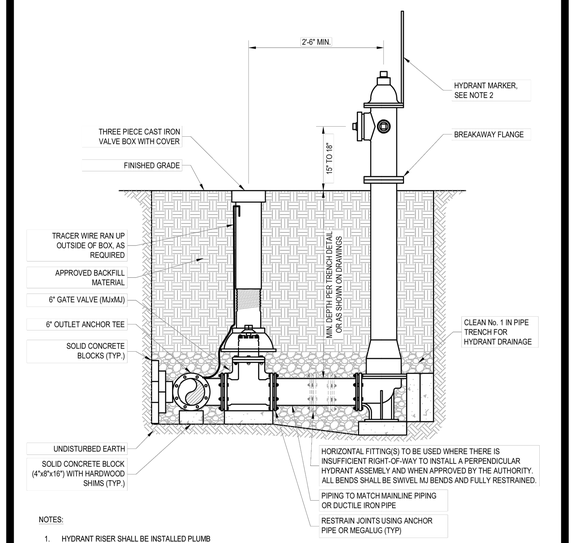


NOTES:

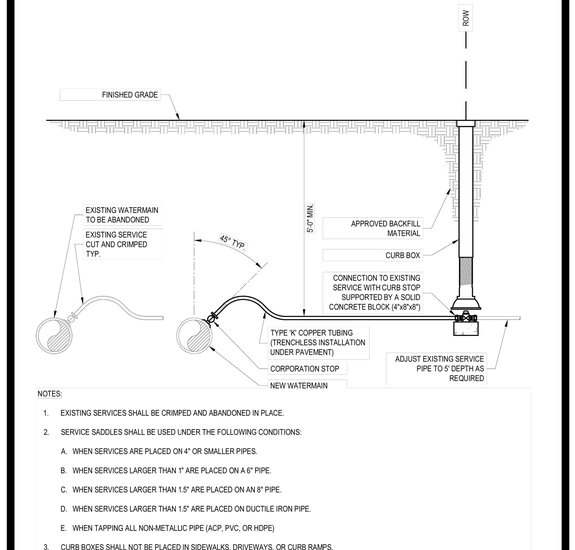
1. HYDRANT RISER SHALL BE INSTALLED PLUMB
2. FOR WATERMAIN REPLACEMENT PROJECTS, RELOCATE EXISTING MARKERS TO NEW HYDRANTS. MUNICIPALITY SHALL BE RESPONSIBLE TO PROVIDE ANY NEW HYDRANT MARKERS AS NEEDED. CONTRACTOR TO COORDINATE WITH ALL MUNICIPALITIES AND FIRE DISTRICTS.
3. HYDRANT FACE TO BE A MINIMUM 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:

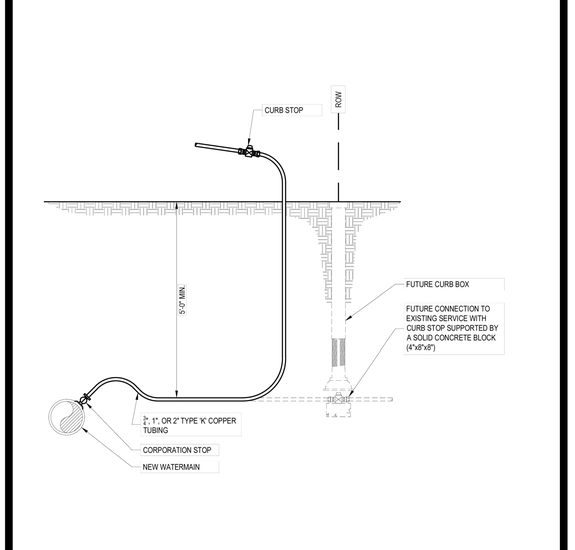
1. EXISTING SERVICES SHALL BE CRIMPED AND ABANDONED IN PLACE.
2. SERVICE SADDLES SHALL BE USED UNDER THE FOLLOWING CONDITIONS:
   A. WHEN SERVICES ARE PLACED ON 4" OR SMALLER PIPES.
   B. WHEN SERVICES LARGER THAN 1" ARE PLACED ON A 6" PIPE.
   C. WHEN SERVICES LARGER THAN 1.5" ARE PLACED ON AN 8" PIPE.
   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:

2.e

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
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4	Rev. Per Town Comments	3/20/2025

Attachment: SUB-2024-02_PP drawings 051525 (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-406

Project No: 20.247

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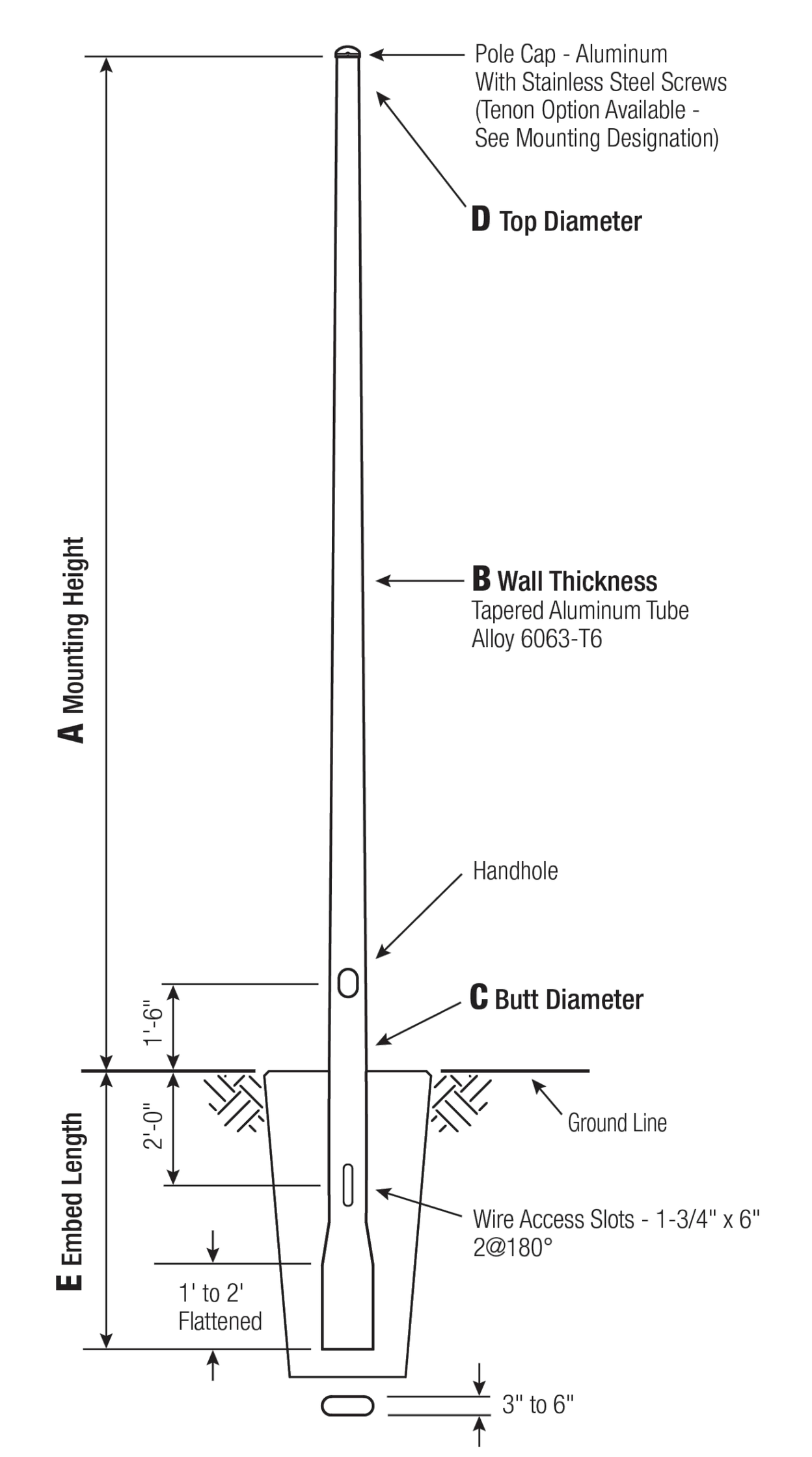
RTA

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

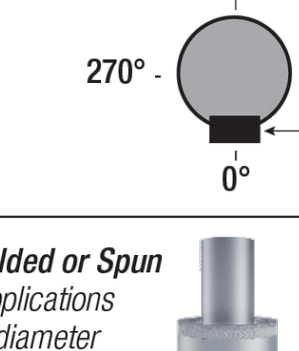
When determined necessary by Hapco, a Vibration Damper will be factory-installed inside the pole shaft. Customer specification of the damper is available.

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. Hgt.	B Wall Thickness	C Butt Diameter	Total Lum. 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	RTA30D1CE-**
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	RTA35D1CE-**
35	0.219''	10	100	33.6	26.6	24.8	20.4	17.0	50-200	RTA35E1CE-**
35	0.250''	10	100	39.0	31.2	29.0	24.0	20.0	50-201	RTA35F1CE-**
35	0.312''	10	100	49.2	39.8	37.0	30.8	25.8	50-202	RTA35G1CE-**
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	RTA40D1CE-**
40	0.219''	10	100	26.0	20.4	19.0	15.6	12.8	50-260	RTA40E1CE-**
40	0.250''	10	100	30.6	24.2	22.4	18.6	15.4	50-261	RTA40F1CE-**
40	0.312''	10	100	39.8	31.4	29.4	24.2	20.2	50-262	RTA40G1CE-**

Catalog Number System

The catalog number for Hapco poles utilizes the following identification system.

RTA _ _ _ _ E - _ _
(Shaft Assembly, Mounting Height, Wall Thick., Butt Dia., Top Dia., Base Style, Finish)

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"

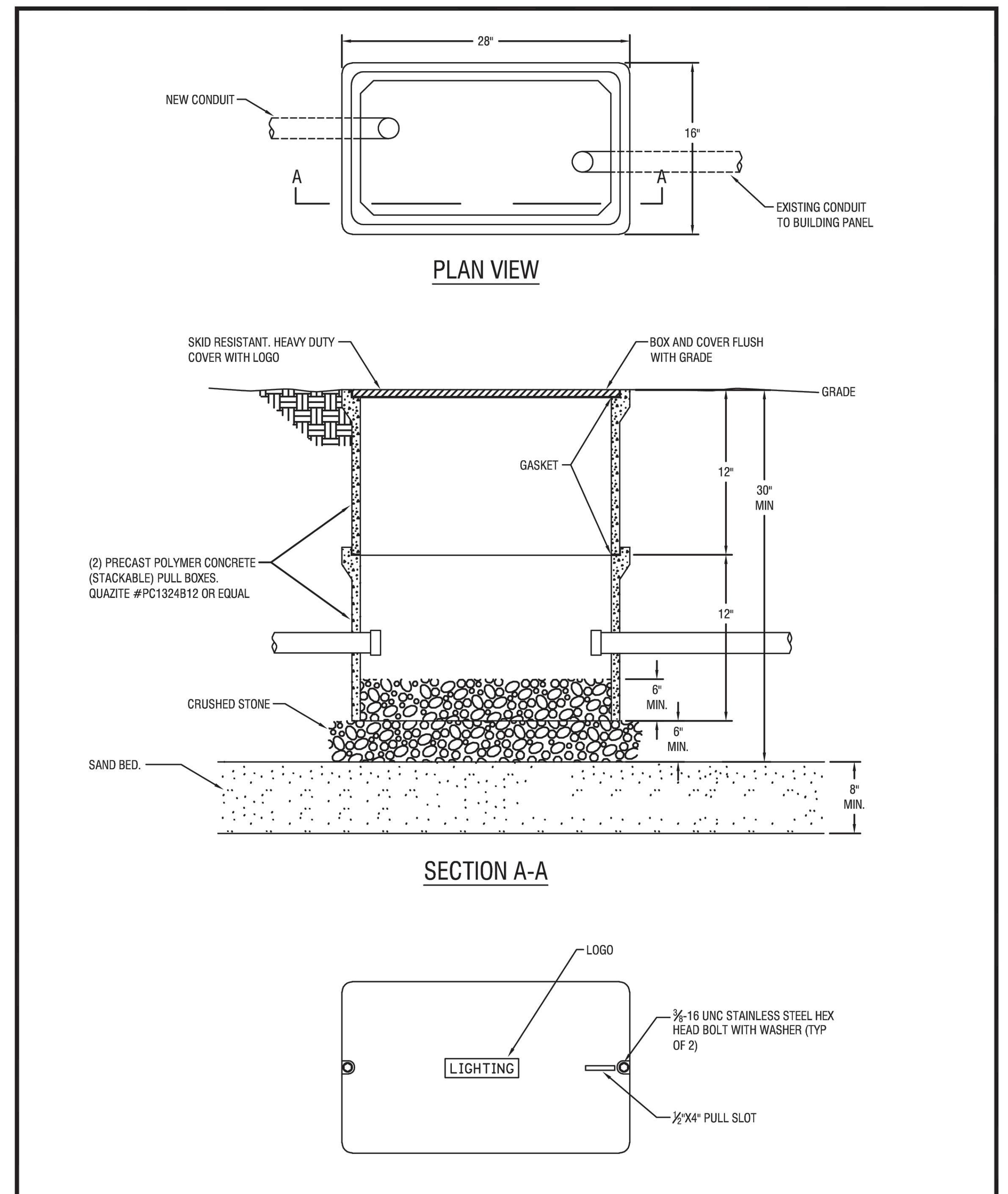
Top Diameter
A = 3"
B = 4.5"
C = 6"

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 2009 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 | No Arm | Direct Buried



wendel
www.wendelcompanies.com

Town of Amherst LED Street Lighting Retrofit	Proj. No.	261343
	Date:	04-20.2021
Underground Pull Box Detail	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 Class 0.5 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)

Data sheet

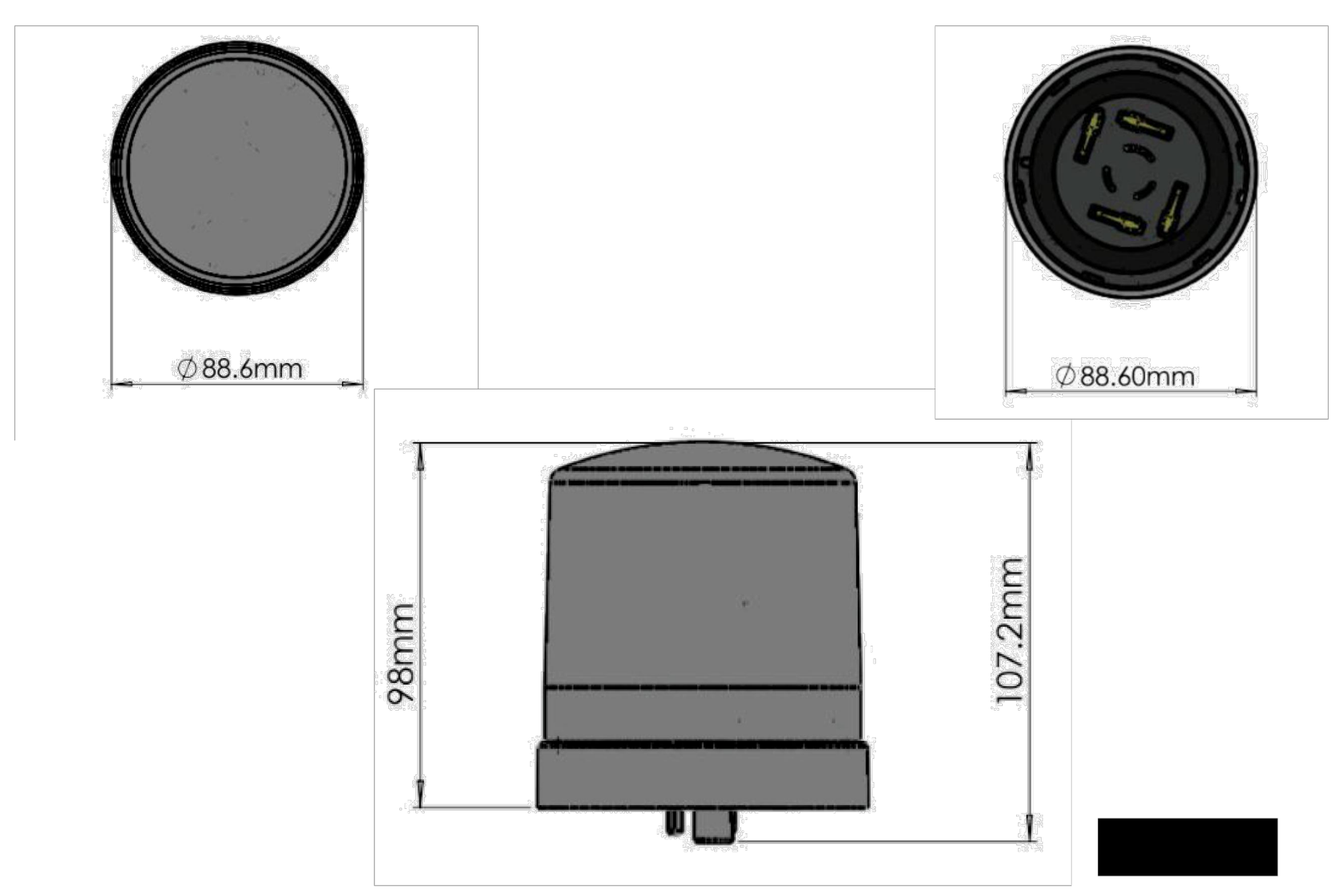
Product specifi ations

Order code	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	E-fBallast 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 16 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) 5-wire/7-wire receptacle
Weight	0.6 lbs
Color	Light gray
Dimensions	107.2mm height x 88.6mm 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 main AC entry SPD rated at ANSI C136.2-2018 20kV/10kA*

Data sheet

Mechanical dimensions



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Ordering information

Order code	Description
S80-000123	Light Sense node, 4G LTE, 0-10V, NEMA, 120-277V

TOWN OF AMHERST APPROVAL BOX:

2.e

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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)



DRAWING NAME:
Lighting Details

Date: 01/29
Drawn By: C. W.
Scale: As No

DRAWING NO.
C-407

Project No: 20.247

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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]
				G1					
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**[1] Curved Roof	**16** 16 LEDs	**G1** Gen 1	**5** 530 mA **7** 700 mA **9** 900 mA **1** 1050 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**[2] 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**[4,5] DALI (default: logarithmic) **SRD**[4,5] SR Driver **CLO**[5] Constant light output **AST**[5] Adjustable startup time **OTL**[5] Over the life (default: L70 hrs) **S**[10] FAWS Field adjustable wattage selector **SRD** Sensor ready driver (standard configuration) **SRD1** Sensor ready driver (alternative configuration) **N** None
			32 32 LEDs	**G1** Gen 1	**5** 530 mA **7** 700 mA **8** 800 mA **1** 1050 mA				
			48 48 LEDs	**G1** Gen 1	**5** 530 mA **7** 700 mA				

Ordering guide (continued)

Receptacle	Sensor Receptacle [8]	Surge Protection	Term Block	Decorative Option	Bird Guard	Finish [9]
	N				N	
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**[5] 7 Pin tooless rotatable standard - with long life photocell	**N** None	**SP1** Parallel 10kV standard **SP2** Parallel 20kV	**T** Terminal Block **N** None	**L**[6] 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 boards) and **SRD** Driver is required if you choose this receptacle

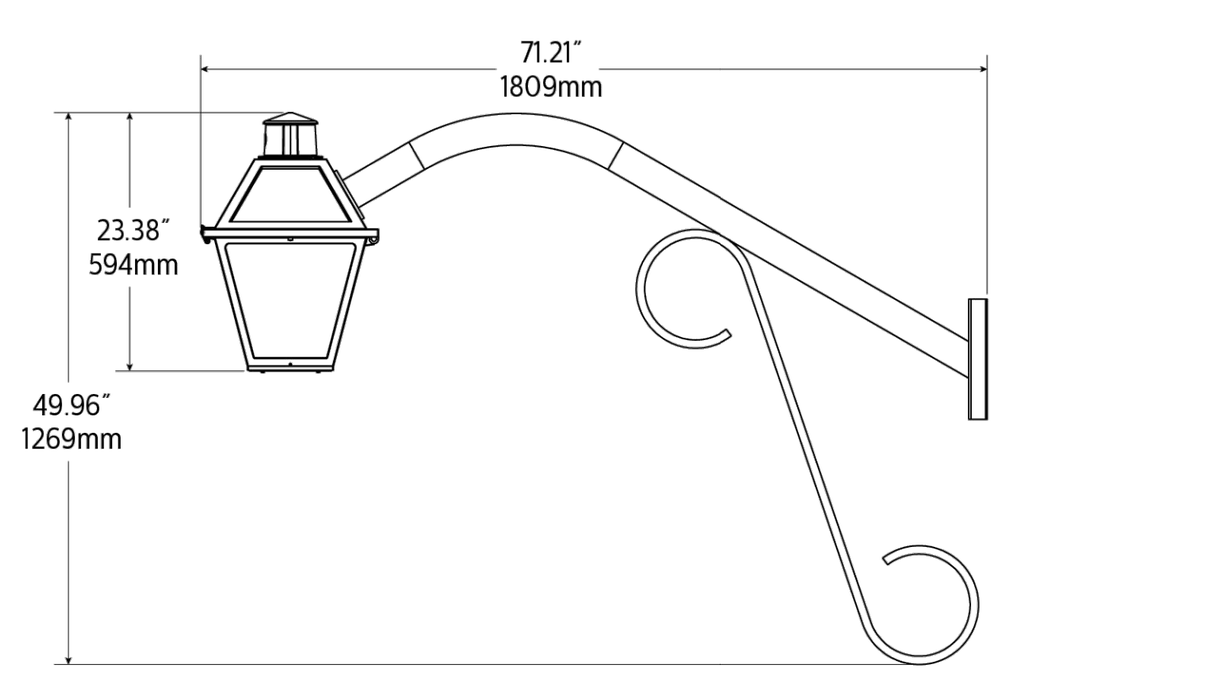
Dimensions: Arm mount

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.

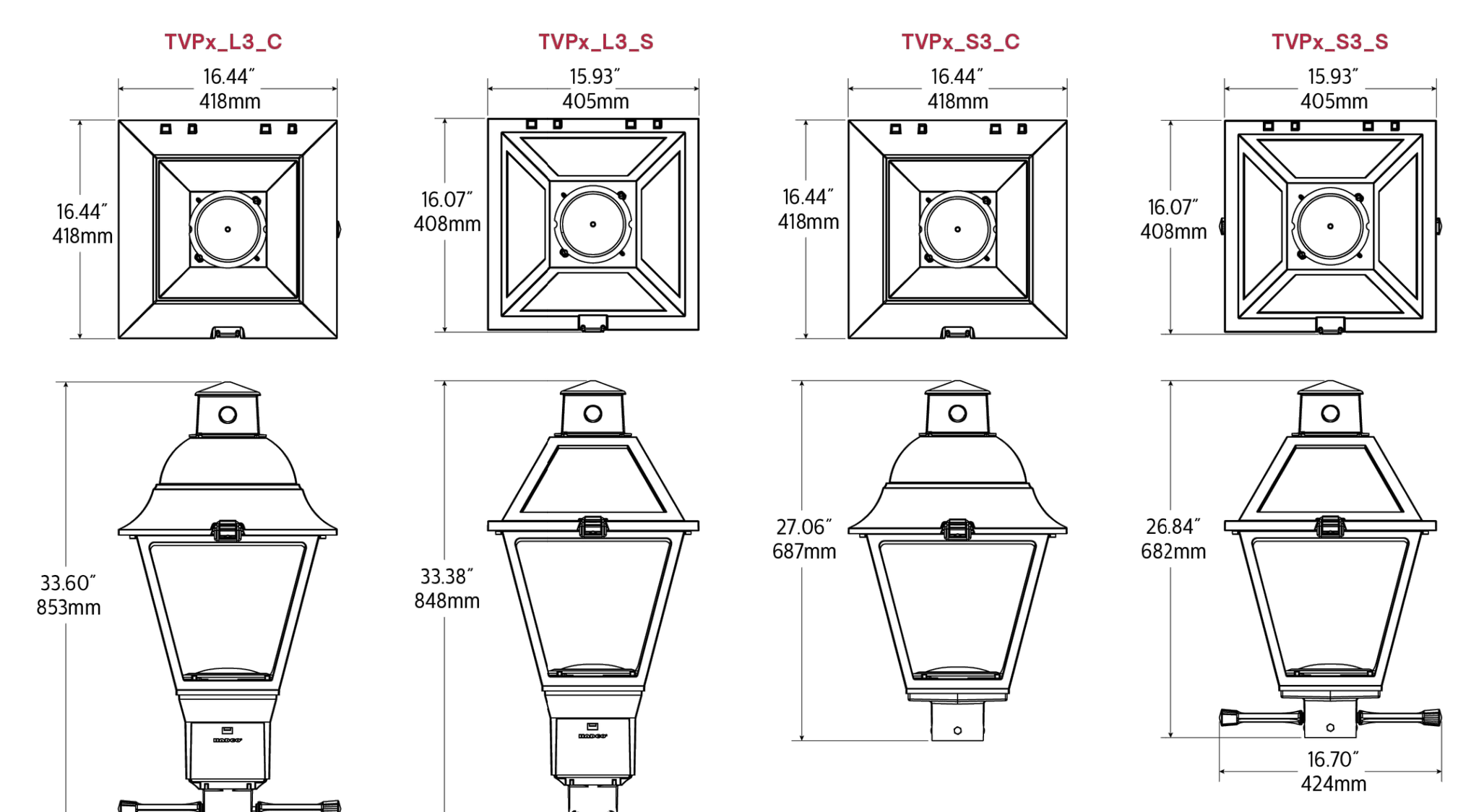


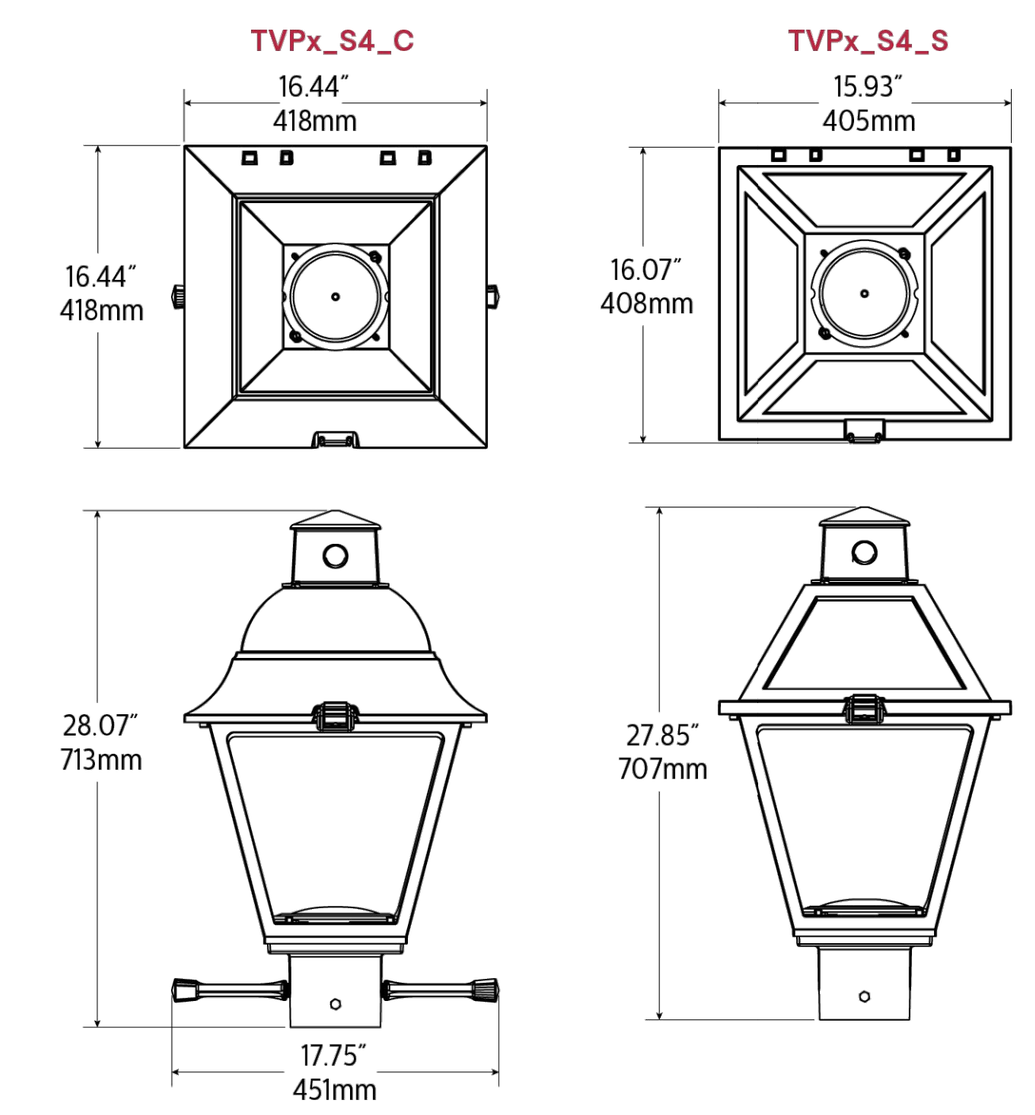
EPA Values

	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	24.75 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	3,316	87	B1-U2-G1	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	5,103	96	B1-U3-G1	5,342	100	B1-U3-G1	5,390	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	6,805	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	7,572	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	9,512	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-U2-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	8,251	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	3,251	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-U2-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	70	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	800	3000	80	5,645	70	B1-U3-G1	6,128	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	8,211	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-G1	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	5,380	101	B1-U3-G1	5,602	105	B1-U3-G1	5,611	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	B1-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	B1-U2-G1	4,089	106	B1-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	9,088	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	3,814	78	B1-U3-G1	3,516	72	B1-U3-G1
TVPR-16-G1-1-x-730	16	1050	3000	57	3,866	68	B1-U3-G1	4,299	76	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	5,651	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	2,701	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-G1
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 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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)



DRAWING NAME:
Lighting Details

Date: 01/29
Drawn By: C. W
Scale: As No

DRAWING NO.
C-408

Project No: 20.247

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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:

CARMINA WOOD 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 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Amherst

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

Brian J. Kulp
Supervisor

Daniel C. Howard P
Planning Direc

Daniel J. Ulatowski P
Assistant Planning I or

MAY 23 2025 PM1

SEQR
Negative Declaration

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency:	Town of Amherst Planning Board	**Project:**	SUB-2024-02_PP
Address:	5583 Main Street Williamsville, NY 14221 (716) 631-7051	**Date:**	May 15, 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: Preliminary Plat Review

SEQR Status: Type I Action

Description of Action: 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. A public roadway and a single curb cut onto Dodge Road are proposed. The frontage along Dodge Road is proposed to remain as undisturbed greenspace. 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. Work will include the site improvements not specifically stated above, including, stormwater, utilities, grading, lighting, paving, and landscaping.

Location: 1789 Dodge Road, Amherst, Erie County

Petitioner: Joseph Rubino

Attachment: SUB-2024-02PP signed neg dec 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

MAY 23 2025 PM1

REASONS SUPPORTING THIS DETERMINATION

Based on information submitted by the applicant including a Full Environmental Assessment Form (FEAF) - Parts 1 & 2 and a complete Preliminary Plat application, a preliminary staff analysis was undertaken. Compared to the criteria listed in Section 617.7, all indications are that this Action (Preliminary Plat Approval) 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, Engineering Services Division on April 10, 2025 and the Engineering Department (Sanitary) on May 8, 2025 reviewed the Demolition, Grading, Drainage, Stormwater Management Plan, and Utility Plans, and Engineer's Report submitted through April 16, 2025.

   The Stormwater Pollution Prevention Plan (SWPPP) submitted on March 25, 2025 was also reviewed. Based on its review of these documents, the Department has determined that the project has or will have met all applicable requirements and has no objection to its approval.

2. The project will not result in the removal or destruction of large quantities of vegetation or fauna; or in significant adverse impacts to fish or wildlife species, habitats or other natural resources. The Planning Department also reviewed the Demolition Plan and proposed 2.7 acres of open space area, and determined that the minimal areas necessary will be cleared in order to construct necessary improvements. The development plans reserve a 50-foot riparian buffer along the Town Ditch #26B and has minimized the disturbance of wetlands to 0.08 acres. Additionally, the project developer has committed to clearing limits along the existing road frontage to preserve community character.

3. The project is not expected to create any substantive conflict with the Town Comprehensive Plan. The Planning Department in their review of April 25, 2025, the Zoning Enforcement Officer in his reviews of April 24, 2025 and April 25, 2025 have reviewed the application documents and Building Department in their review of April 22, 2025 has reviewed the application documents, and determined that the subject project has or will have met all International Building Code - 2018 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 Residential District Three (R-3) zoning district; neighboring uses are also single family residential and zoned R-3 and Suburban Agriculture (SA); therefore, the project is consistent with surrounding land use and to a varying degree of density. In order to avoid potential

Attachment: SUB-2024-02PP signed neg dec 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

MAY 23 2025 PM1:

impact to the character of the adjacent roadway, an area of open space will be held by the Homeowners Association and protected by restrictive covenant, and an enhanced open space landscape plan has been provided for the area along Dodge Road. In order avoid potential lighting impacts to neighboring homes, the applicant will provide additional tree plantings to block headlights.

6. The proposed subject development will include (13) 14 proposed single family building lots which will not cause a major change in the use of either the quantity or type of energy.

7. The NYSDEC data bases (Spill Incidents Database, Remedial Site Database, Bulk Storage Database) do not indicate evidence of any known contamination concerns, the proposed 14-lot residential subdivision will not create any hazard to human health. The Fire Chief's Association on March 5, 2025 has reviewed the project and has no objection to the approval of the preliminary plat.

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. Although the proposed density is higher than the single-family residences fronting along Dodge Road, it is generally consistent with the densities of more recent residential subdivision developments off Dodge Road. The proposed residential subdivision will be consistent with the surrounding land uses and approximately 2.7 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 publicly-owned open space, or publicly-owned recreation resources.

9. The proposed (13) 14 building-lot 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 (13) 14 single-family dwellings to adequately handle the anticipated increase without significant adverse impact to those existing systems.

10. Review by the Town Traffic/Safety Board dated April 3, 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 including, in addition to those mentioned above, Highway on February 27, 2025, Assessor on February 21, 2025, Plumbing Division on February 25, 2025, and Right-of-Way Agent on April 30, 2025. These reviews did not identify any potential significant adverse environmental issues and indicated that the proposal will not have a significant damaging impact on the environment.

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

Attachment: SUB-2024-02PP signed neg dec 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

MAY 23 2025 PM1:

Planning Board Approval
Moved by: O'Rourke; Seconded by: Kahn; Ayes 4; Noes 2 (Penberthy, Raffaele); Absent 1 (Gill)

Gary Palumbo, AICP, Associate Planner — 5.21.25 Date

Michael J. Chmiel, Planning Board Chair — 5/22/25 Date

GP/ac
X:\Current_Planning\Files\Subdivisions\SUB-2024\SUB-2024-02_(1789_Dodge_Rd)_2024\SUB-2024-02_PP_(1789_Dodge_Rd)_2025\SUB-2024-02_PP_neg dec_051525.docx
cc: Commissioner of Building
Town Engineer
Highway Superintendent
Fire Chiefs Council
ECDEP
NYSDEC (type 1's)
NYSDOT (if on state hwy.)
Sean Hopkins, Hopkins, Sorgi & McCarthy, 35 California Dr., Suite 100, Williamsville, NY 14221
Carmina Wood Morris, Dan LaPierta, 80 Silo City Row, Buffalo, NY 14203
Joseph Rubino, 5462 Sheridan Dr., Suite 2, Williamsville, NY 14221

Attachment: SUB-2024-02PP signed neg dec 051525 (30123 : SUB-2024-02_PP 1789 Dodge Road)

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

ADOPTED

Meeting: 05/15/25 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

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.

April 17, 2025

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).

May 15, 2025

Jeff Palumbo, Esq., 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, Mr. Palumbo stated the zoning request was amended from MFR-6 to MFR-5 after input from the Planning Department, the proposed project will consist of two buildings, the closest 16-unit building is one-quarter mile to the west, nothing adjacent to the project site is as dense as this proposal but there are similar buildings in the surrounding neighborhood which consists of OTB, businesses, apartments and single family homes, and a market analysis was done so the townhomes will be rented.

Steve Martin, 74 S. Harvest Road spoke in opposition of the proposal.

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

Following discussion, Mr. O'Rourke moved to approve the request without the conditions read by Scott Marshall. The motion failed due to lack of a second.

Following discussion, Mr. Davis moved to approve the request based on the resolution. The motion was seconded by Mr. O'Rourke carried. Ayes 5, Noes 1 (Penberthy), Absent 1 (Gill).

HISTORY:

04/17/25 Planning Board ADJOURNED Next: 05/15/25

ATTACHMENTS:

- z-2025-01_application_041725 (PDF)
- z-2025-01_drawings_041725 (PDF)
- Amended Rezoning Application uploaded 4/7/25 (PDF)
- Z-2025-01 signed resolution 051525 (PDF)

RESULT:	**APPROVED [5 TO 1]**
MOVER:	John B. Davis, Board Member
SECONDER:	Jonathan O'Rourke, Board Member
AYES:	Chmiel, Davis, Kahn, Raffaele Jr., O'Rourke
NAYS:	Brittany Lee Penberthy
ABSENT:	Harbinder Gill

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

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	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: _____		

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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

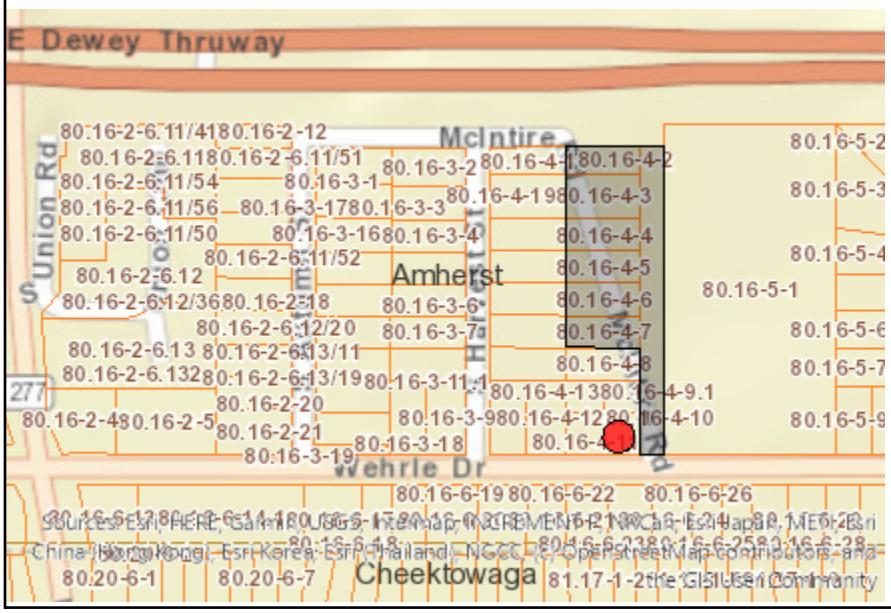
Signature: _____ Title: Attorney

Attachment: z-2025-01_application_041725 (30122 : Z-2025-01 Soth Linden St)

PRINT FORM

EAF Mapper Summary Report

Monday, February 3, 2025 3:12 P...



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.

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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

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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.

Attachment: z-2025-01_application_041725 (30122 : Z-2025-01 Soth Linden St)

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

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_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.

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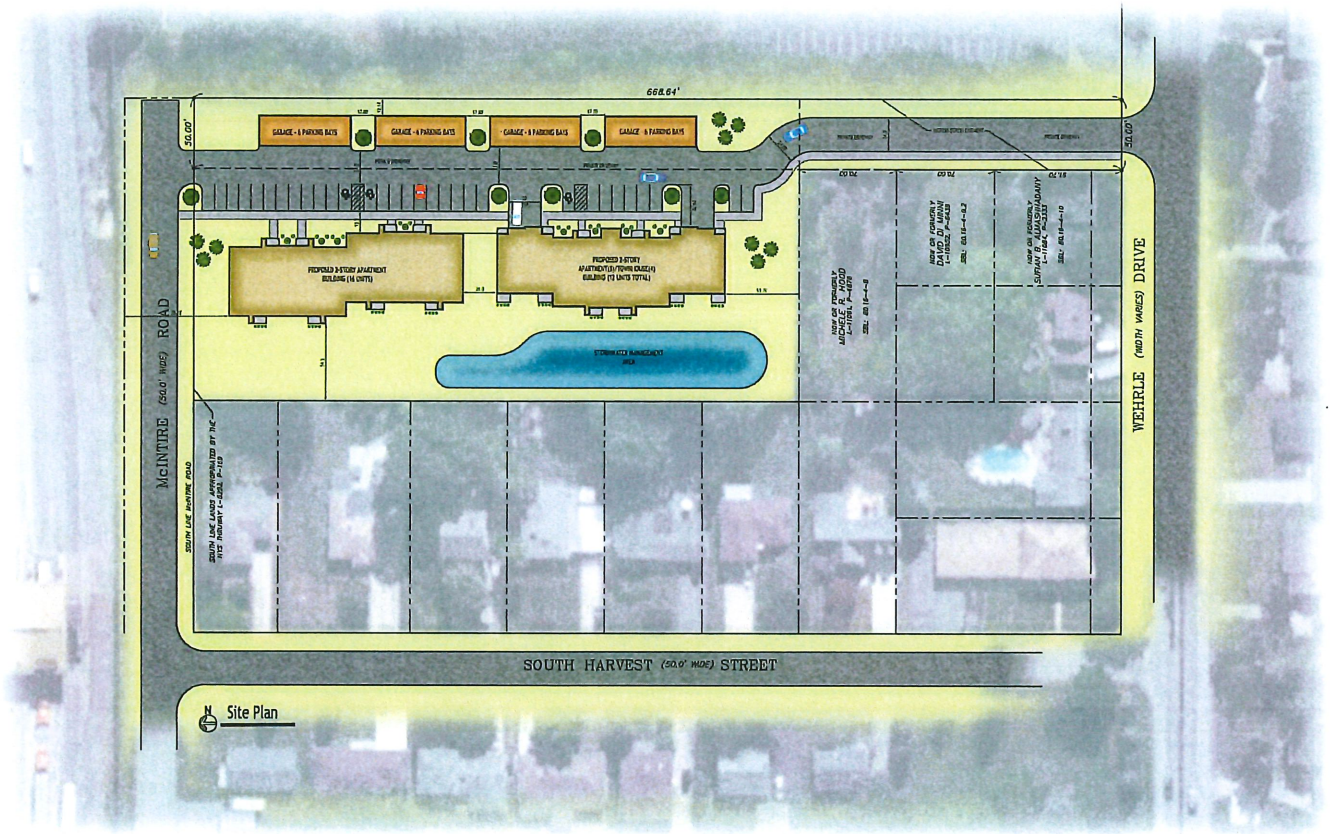
Preliminary Site Plan

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)





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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
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Date: JULY 14, 2021
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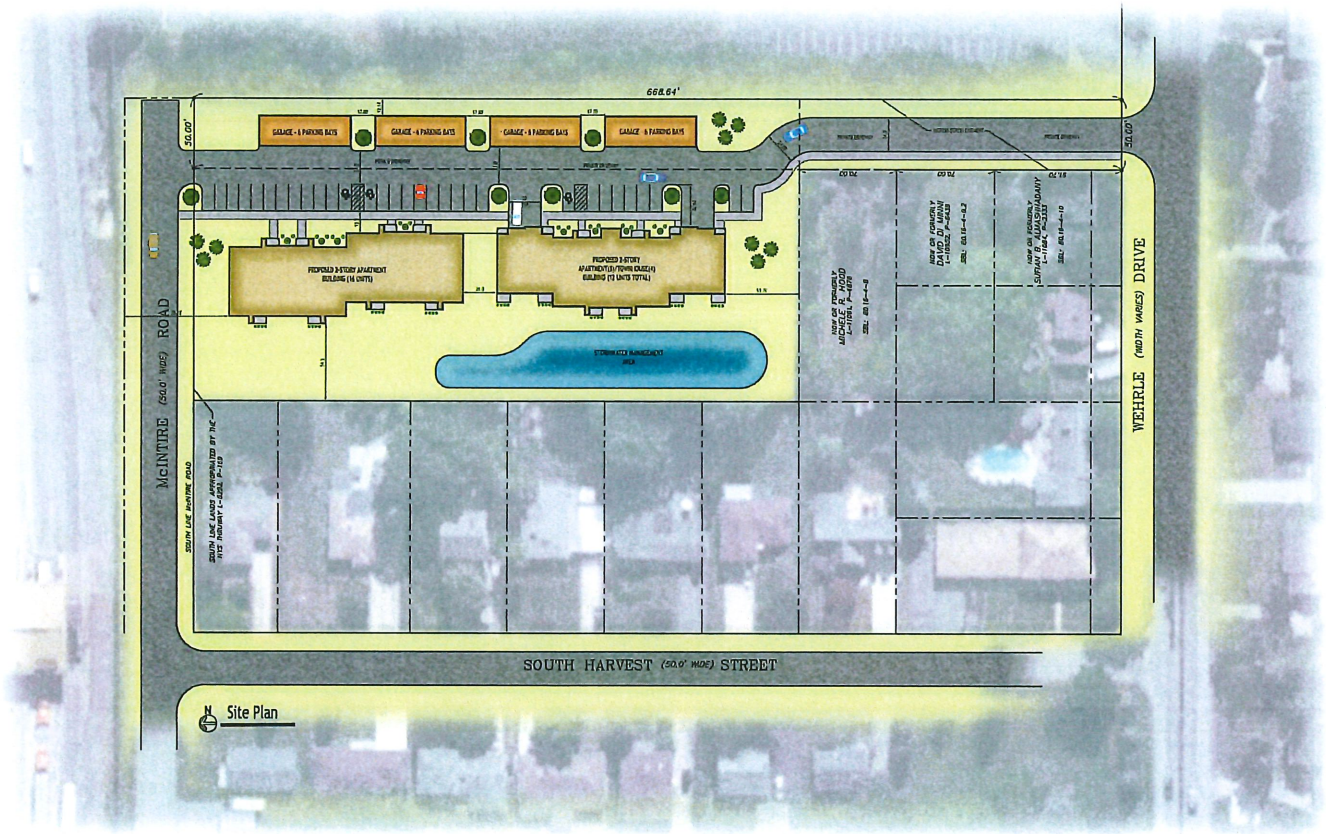

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Multi-Family Development
Site Plan Concept
S Linden Street | Amherst, NY
January 2024

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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.

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(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

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	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☑	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐	
b. Are public transportation services available at or near the site of the proposed action?	☑	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	☐	☑	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	☐	☑	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	☑	☐	

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

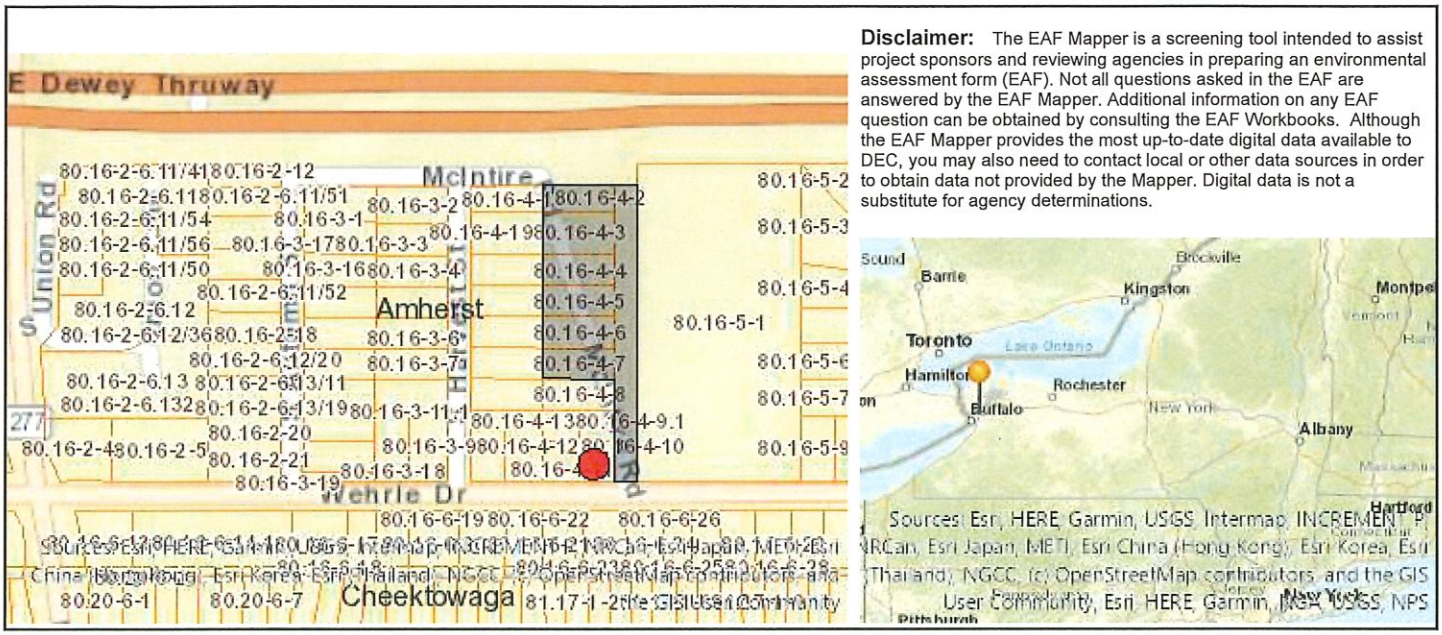
Signature: _____ Title: Attorney

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

Attachment: Amended Rezoning Application uploaded 4/7/25 (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.

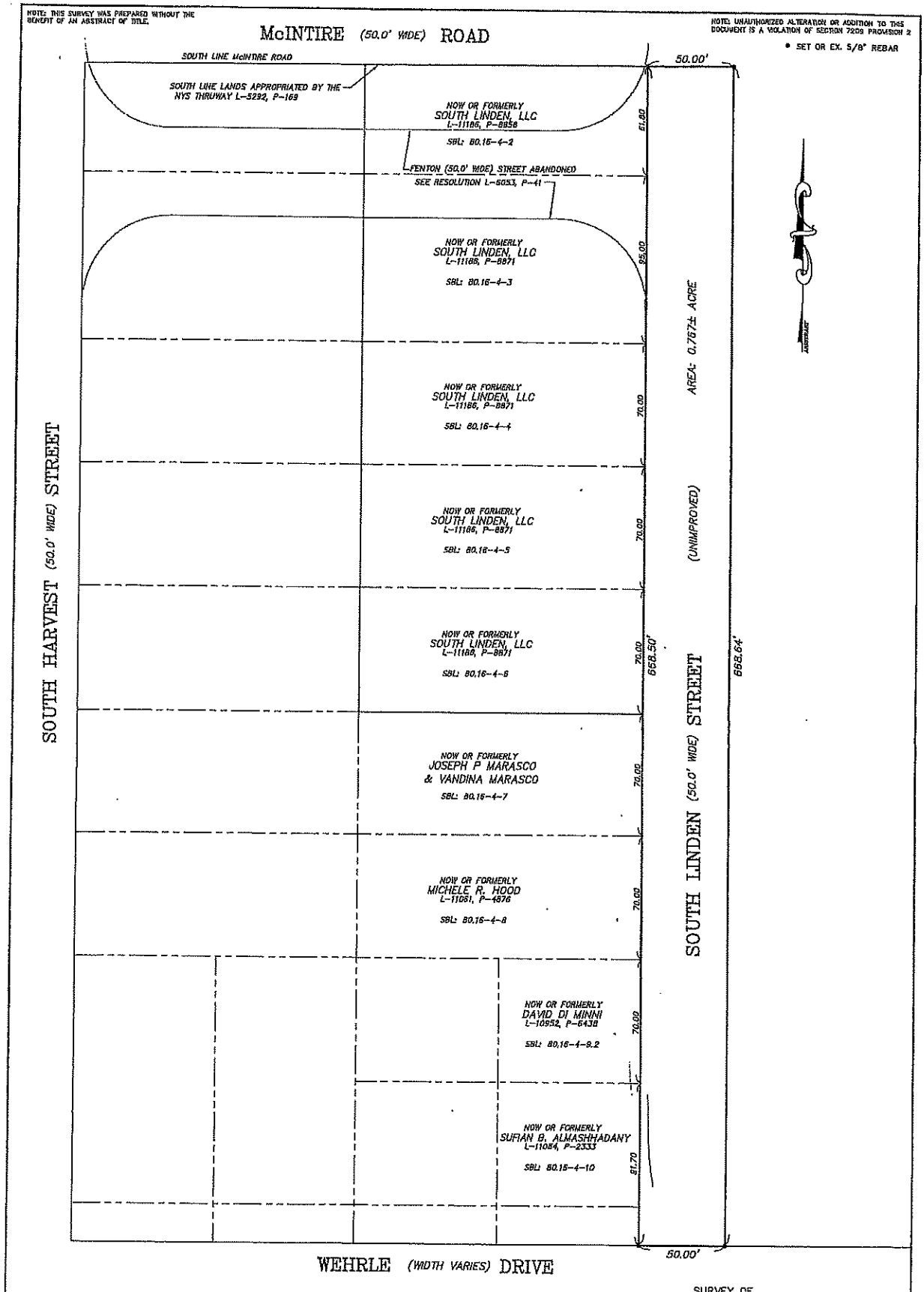
7. ***9.0 Community Facilities & Services:***

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.

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)



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 IDLEWISE 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;

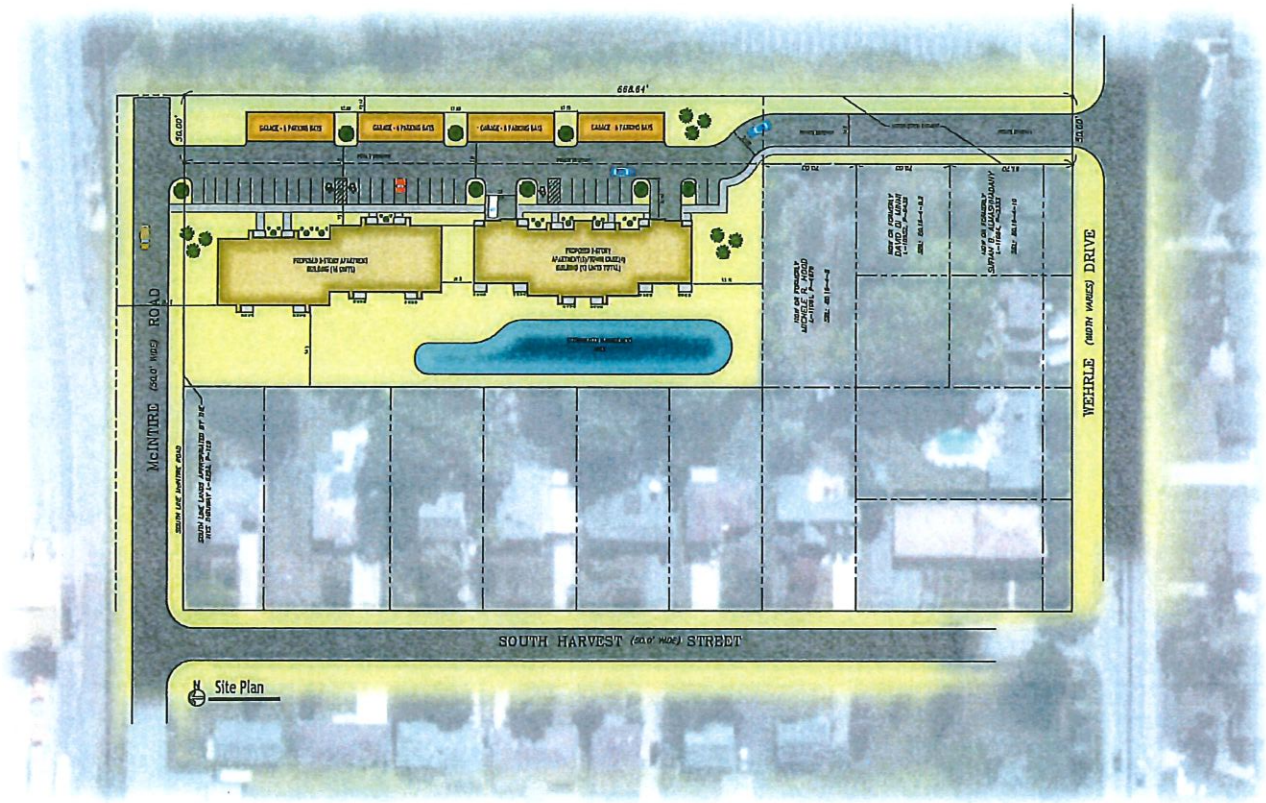
THENCE: Southerly, along the said east line of Linden Street, a distance of 668.64 feet to the aforementioned north line of Wehrle Drive;

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.

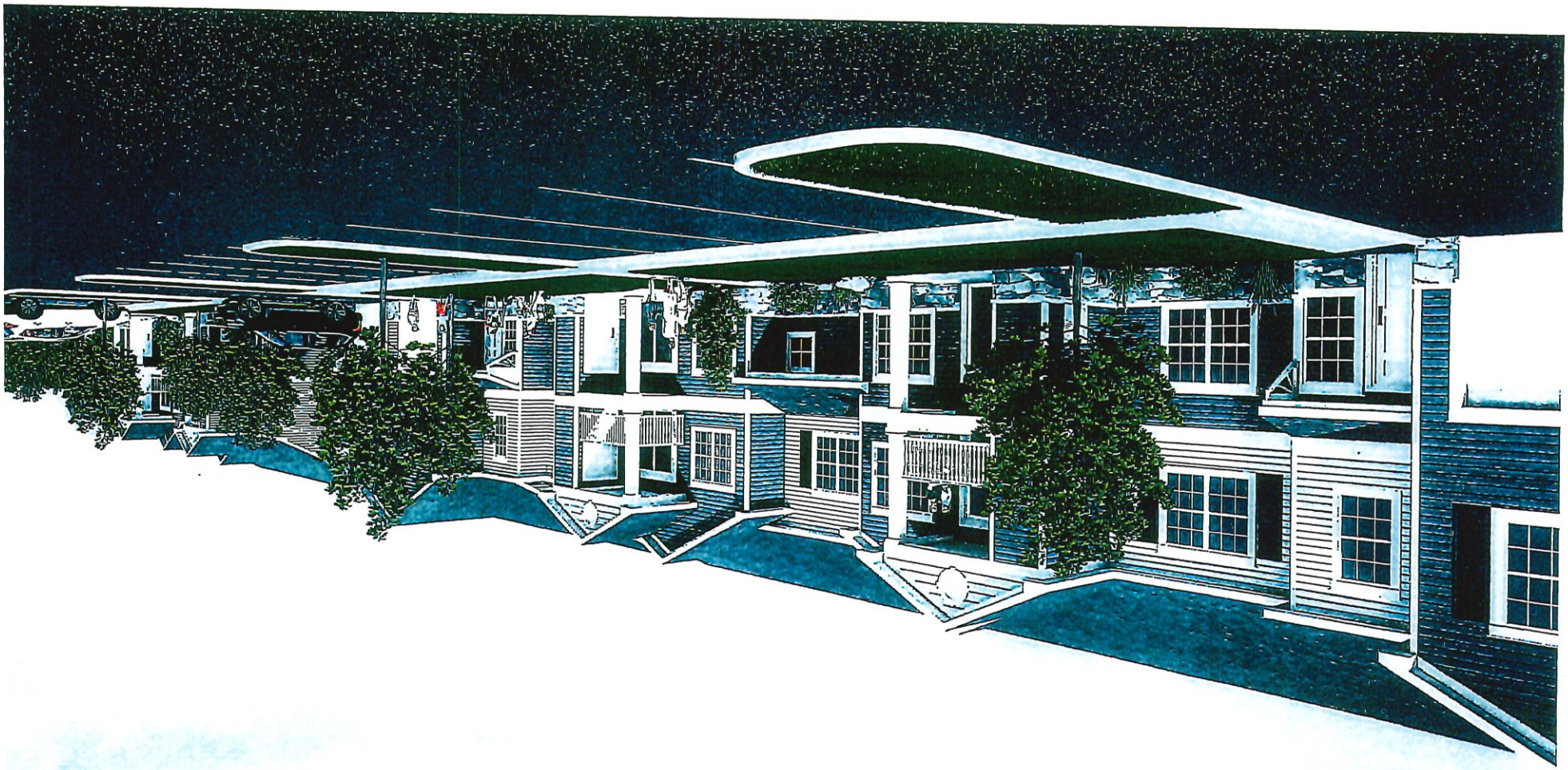
SOUTH LINDEN LLC

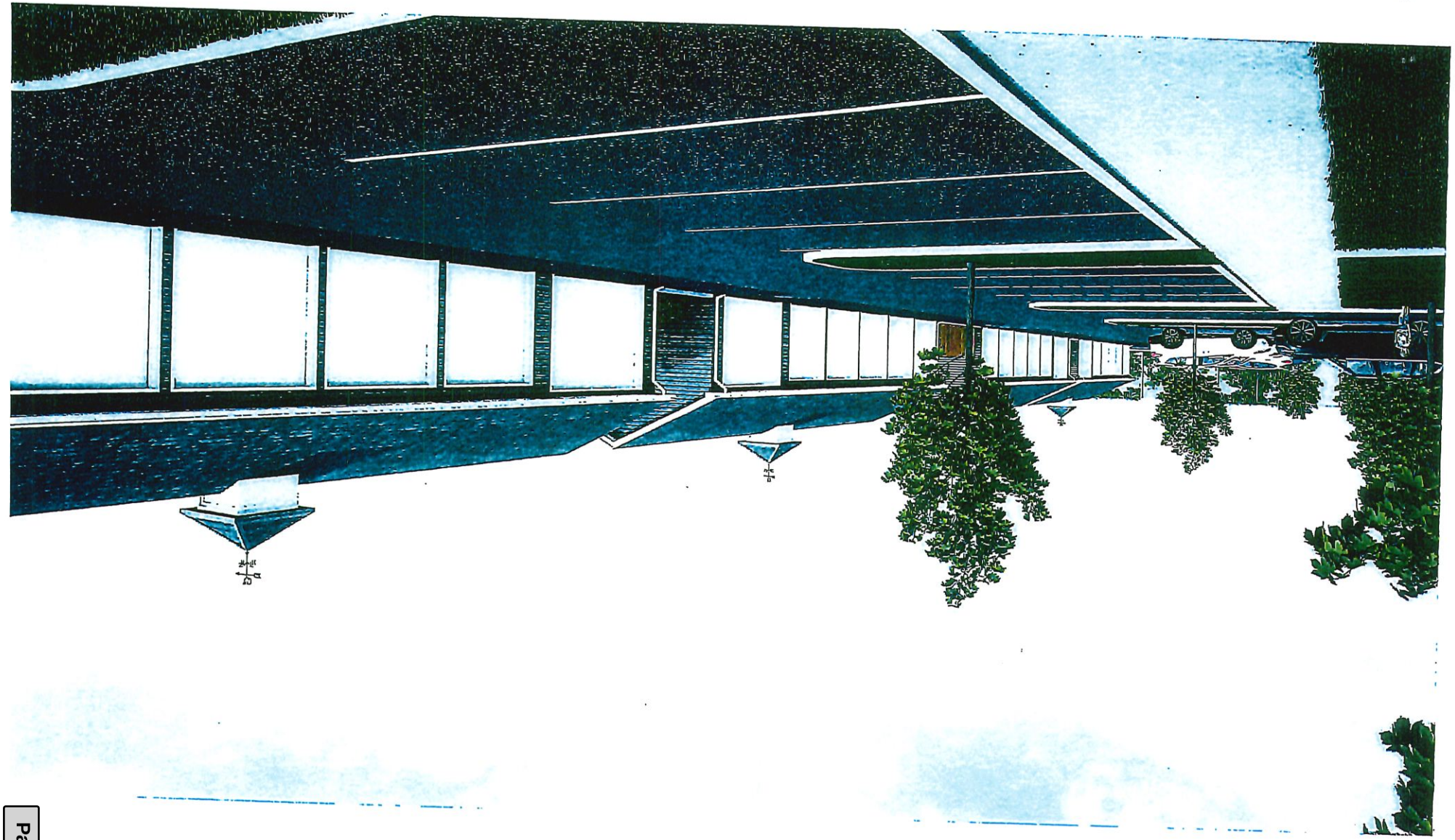
By: Militello, John
John Militello, Member
Dated: 08 / 21 / 2023

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)





Attachment: Amended Rezoning Application uploaded 4/7/25 (30122 : Z-2025-01 Soth Linden St)

TOWN OF AMHERST
PLANNING BOARD
ZONING RESOLUTION
Z-2025-01

PETITIONER

South Linden, LLC
493 Kennedy Road
Cheektowaga, New York 14227

PROPERTY LOCATION

46, 54, 60, 68, 74 & 84 South Linden Street and
former South Linden Street Right-of-Way

MAY 23 2025 PM1

WHEREAS the Town of Amherst Planning Board on Thursday, May 15, 2025 held a public hearing on the proposed rezoning of land from Residential District Three (R-3) to Multifamily Residential District Five (MFR-5), 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 Chapter 8 of the Town of Amherst Bicentennial Comprehensive Plan and the Zoning Ordinance.

B. There are adequate services and utilities available or proposed to be made available in the construction of the development.

C. The proposal is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.

D. The subject property is suitable for uses permitted by the current versus the proposed district.

E. The proposed change does tend to improve the balance of uses, or meets a specific demand in the Town.

F. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act may be waived since hydric/potentially hydric soils have not been identified on the parcel.

WHEREAS pursuant to Local Law #3-82, as amended, the Planning Board recommends that the Town Board determine that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

Attachment: Z-2025-01 signed resolution 051525 (30122 : Z-2025-01 Soth Linden St)

TOWN OF AMHERST
PLANNING BOARD
ZONING RESOLUTION
Z-2025-01

PETITIONER	PROPERTY LOCATION
South Linden, LLC	46, 54, 60, 68, 74 & 84 South Linden Street and former South Linden Street Right-of-Way

MAY 23 2025 PM1

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 with the following conditions.

1. That principal structures be limited to 4 to 6 units per structure.

2. That the form of proposed structures be consistent with the scale of adjacent single-family homes and be provided with a slope roofs.

The foregoing resolution was adopted by the Town of Amherst Planning Board, May 15, 2025; moved by Davis; seconded by O'Rourke; ayes 5; noes 1 (Penberthy); absent 1 (Gill).

Michael J. Chmiel, Planning Board Chair

5/22/25
Date

SM/ac
X:\Current_Planning\Files\Rezonings\2025\Z-2025-01_(46_54_60_68_74_&_84_S_Linden_St)_2025\Z-2025-01_resolution_051525.doc
cc: Town Clerk
Commissioner of Building
Highway Superintendent
Town Engineer
Traffic/Safety Coordinator
Jeffrey D. Palumbo, Block, Longo, LaMarca & Brezinski, PC, 9276 Main St., Ste. 3, Clarence, NY 14031
John Militello, South Linden LLC, 493 Kennedy Rd., Cheektowaga, NY 14227

Attachment: Z-2025-01 signed resolution 051525 (30122 : Z-2025-01 Soth Linden St)

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

ADOPTED

Meeting: 05/15/25 06:30 PM
Department: Planning
Category: Miscellaneous
Prepared By: Amy Carrato
Initiator: Dan Howard
Sponsors:
DOC ID: 30124

PLANNING BOARD ITEM (ID # 30124)

Request to Amend Figure 6 of the Town of Amherst Bicentennial Comprehensive Plan from Commercial Office to Medium Residential for 24.9± Acres of Land, BCPA-2025-01

Property located at 2190-2220 Wehrle Drive
Young Development Inc., Petitioner

To amend the Bicentennial Comprehensive Plan to change the land use designation on Figure 6 from "Commercial Office" to "Medium Residential" (up to 60 units/acre) to allow for the potential future rezoning of the site to Multi-family Residential District-Six (MFR-6) and construction of a mixture of multifamily buildings containing 366 residential units, a large clubhouse building and all related site improvements including but not limited to vehicle use areas, recreation areas, stormwater management, landscaping, lighting, utility improvements and connections.

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

In response to the Board's questions, Mr. Hopkins stated the petitioner will look into the possibility of incorporation mixed-use/commercial as part of this proposal, they will work with the AIDA for workforce housing units, Supervisor Kulpa is interested in the proposed recreational facility on the site, there will be greenspace and townhomes along the property line shared with single-family homes, and there will be greenspace along Wehrle Drive.

Bruce Wisbaum, 60 Contessa Court; Ann Suchyna, 281 Bellingham Drive; Thomas Suchyna, 281 Bellingham Drive; Adam Karl, 305 Bellingham Drive; Susan Roman, 231 Bellingham Drive; Jillian Lenhard, 198 Bellingham Drive; and Margaret Drzewiecki, Rupp Pfalzgraf LLC, on behalf of Windsong Place Associates LP; spoke in opposition of the proposal.

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

Following discussion, Mr. Davis moved to approve the request based on the resolution. The motion was seconded by Mr. O'Rourke carried. Ayes 5, Noes 1 (Penberthy), Absent 1 (Gill).

ATTACHMENTS:

- BCPA-2025-01_application_051525 (PDF)
- BCPA-2025-01_drawings_051525 (PDF)
- BCPA-2025-01 signed resolution 051525 (PDF)

RESULT:	**APPROVED [5 TO 1]**
MOVER:	John B. Davis, Board Member
SECONDER:	Jonathan O'Rourke, Board Member
AYES:	Chmiel, Davis, Kahn, Raffaele Jr., O'Rourke
NAYS:	Brittany Lee Penberthy
ABSENT:	Harbinder Gill

Amended Bicentennial Comprehensive Plan Amendment Application & Supporting Documentation
2190-2200 Wehrle Drive
Applicant: Young Development Inc.
Date: April 23, 2025

TOWN OF AMHERST PLANNING DEPARTMENT

Request for Bicentennial Comprehensive Plan Amendment

For Official Use

File #: BCPA-2025-01 **Acreage** 24.9 **Fee $** 15.00

Address Verified by Assessor's Office _____ VERIFIED BY DATE

Application Received by Planning Department _____ ACCEPTED BY DATE

Materials & Fee Paid to Town Clerk _____ ACCEPTED BY DATE

		Fill In Applicable Fees
COMPREHENSIVE PLAN AMMENDMENT	**$0***	
AFFIDAVIT FEE FOR PUBLIC HEARING	**$15**	$15.00

Fee schedule subject to change by future Town Board action

TOTAL FEE: $15.00

TO BE COMPLETED BY APPLICANT

Petitioner:

Name: Young Development Inc. c/o Sean Hopkins, Esq.

Address: 35 California Drive, Suite 100
Williamsville (City) NY (State) 14221 (Zip Code\)

Phone: 716.510-4338 Fax _____

Email: shopkins@hsmlegal.com

A completed Part 1 of the Full Environmental Assessment Form prepared pursuant to the State Environmental Quality Review Act ("SEQRA") is provided at Exhibit "2". A copy of the updated Concept Site Plan [Drawing C-100 - Date: 04/24/25] as prepared by Carmina Wood Design is provided at Exhibit "3" and a full size copy is also attached.

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Owner of Land (if different than above):

Name: Acquest Wehrle LLC

Address: 501 John James Audubon Parkway, Suite 400
1454 Main Street, Williamsville, NY 14221

City State Zip Code

Phone: _____

E Mail: _____

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

Name: Same as Above.

Address: _____

_____

City State Zip Code

Phone: _____ Fax _____

E Mail: _____

Petitioner's interest in property

- ☐ Option to purchase
- ☐ Owner
- ☒ Other (explain) The Petitioner has entered into a contract to purchase 2190 Wehrle Drive

The following are all others having an interest in this application and join herein with the petitioner named above: (describe extent of interest; attach sheets as needed)

Not Applicable.

Street address(es) of land subject to Bicentennial Comprehensive Plan Amendment

2190-2200 Wehrle Drive

SBL #(s): 81.02-1-10.1

INFORMATION ON REQUEST

1. **The undersigned hereby requests the Honorable Town Board to amend the following text sections of the Bicentennial Comprehensive Plan:**

   Section(s) #/page(s): _____

Note: If the requested amendment does not involve a map change, skip #2 and #3.

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

2. The undersigned hereby requests the Honorable Town Board to amend the Conceptual Land Use Map (Figure 6) and/or Commercial and Mixed-Use Designations (Figure 6A) as follows:

FROM:	**TO:**
☐ Rural Residential	☐ Rural Residential
☐ Single Family Residential	☐ Single Family Residential
☐ Mixed Residential	☒ Mixed Residential
☐ Medium Residential	☒ Medium Residential
☐ Commercial/ Mixed Use*	☐ Commercial/ Mixed Use*
☐ Special Use Center	☐ Special Use Center
☒ Commercial-Office	☐ Commercial-Office
☐ Industrial-Office	☐ Industrial-Office
☐ Community Facilities	☐ Community Facilities
☐ Educational Campus	☐ Educational Campus
☐ Recreation, Open Space, & Greenways	☐ Recreation, Open Space, & Greenways
☐ Agriculture	☐ Agriculture
☐ Transportation	☐ Transportation
*Additional Designations in Figure 6-A:	*Additional Designations in Figure 6A:
☐ Suburban Center	☐ Suburban Center
☐ Suburban Corridor	☐ Suburban Corridor
☐ Traditional Areas	☐ Traditional Areas

[Note: Copy of Figure 6 attached as Exhibit "4"

3. Other Bicentennial Comprehensive Plan Map Amendments (if applicable):

Figure # or Name: _____

4. Information on prospective action (*to be provided in separate attachment*):

A. Description of any prospective action: [See Attached Exhibit "5"]

B. Rationale for request of amendment: [See Attached Exhibit "6"]

1. How will the requested amendment to the Bicentennial Comprehensive Plan consistent with *Section 2.2 (Vison Statement)*?
2. How will the requested amendment to the Bicentennial Comprehensive Plan consistent with *Section 2.3 (Key Initiatives)*?

C. How is the requested amendment align with the defined policies in Sections;

1. *3.0 Land Use and Development?*
2. *4.0 Natural and Cultural Resources?*
3. *5.0 Economic Development?*
4. *6.0 Transportation?*
5. *7.0 Infrastructure?*
6. *8.0 Housing & Neighborhoods?*
7. *9.0 Community Facilities & Services?*

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

SECTION 809 CERTIFICATION

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.

[Patrick Sheedy Jr, PE - engineer on behalf of the applicant]

Signature of Petitioner

Subscribed and sworn to before me this 18TH *day of* February, *20* 25

Notary Public, Erie County, New York

[Note: Authorization Letter attached as Exhibit "1"]

Joseph E. Dorobiala
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DO6386366
Qualified in Erie County
Commission Expires January 22, 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.

X:\ Current_Planning\Files\Miscellaneous\Development Review Process\BCPA_application 03092022.docx

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Exhibit 1 - Authorization Letter of Property Owner

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

ACQUEST WEHRLE LLC
5554 MAIN ST
WILLIAMSVILLE, NY, 14221

Town of Amherst
5583 Main Street
Williamsville, NY 14221

RE: 2190 WEHRLE DR, Amherst, Erie County, State of New York

Ladies and Gentlemen:

Please be advised that we authorize Young Development Inc. to appear before the Town Board in connection with the rezoning and/or approvals of the above property.

Very truly yours,

ACQUEST WEHRLE LLC

By:

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Exhibit 2 - Part 1 of Full EAF with Attachment A

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Full Environmental Assessment Form
Part 1 - Project and Setting

Part 1 of Full EAF with Attachment A
2190 Wehrle Drive - BCPA
Date: February 18, 2025

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: Uptown Apartments Project		
Project Location (describe, and attach a general location map): 2190 Wehrle Drive [SBL: 81.02-1-10.1] - Town of Amherst - Erie County		
Brief Description of Proposed Action (include purpose or need): The proposed project (the "action") consists of the development of 2190 Wehrle Drive (the "Project Site") as a multifamily project consisting of 366 attached residential units for lease and all proposed site improvements. The action has been defined broadly to include all required discretionary approvals and permits from the municipal boards of the Town of Amherst and involved agencies as well as all proposed site improvements including four-story multifamily buildings, internal access aisles and parking spaces, driveways, storm water improvements, landscaping, lighting, and all required utility improvements and connections. The action is a Type I action pursuant to SEQRA since it involves more than 250 residential units.		
Name of Applicant/Sponsor: Young Development Inc. c/o Sean Hopkins	Telephone: 716.510--4338 E-Mail: shopkins@hsmlegal.com	
Address: 35 California Drive, Suite 100		
City/PO: Williamsville	State: NY	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): Acquest Wehrle Drive LLC	Telephone: E-Mail:	
Address: 5554 Main Street		
City/PO: Williamsville	State: NY	Zip Code: 14221

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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 - Comp. Plan Amendment & Rezoning from R-3 to OB	February 18, 2025
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board - Site Plan Approval	To be Determined
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	AIDA - PILOT, etc.	To be Determined
e. County agencies ☑Yes ☐No	ECWA - Water; ECDPW - Highway Work Permit & ECHD	To be Determined
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC - DSCA & SPDES Permit	To be Determined
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

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

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

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

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

NYS Heritage Areas:West Erie Canal Corridor

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

If Yes, identify the plan(s):

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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?
Office Building District ("OB")

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? Multifamily Residential District 6 ("MFR-6"

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?
Main Transit Fire Department

d. What parks serve the project site?
ECC - North Campus

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? 24.9 acres
b. Total acreage to be physically disturbed? 24.9 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 24.9 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: 36 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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4.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				366
At completion of all phases				366

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

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 18 height; 60 width; and 150 length

iii. Approximate extent of building space to be heated or cooled: 9,000 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: Stormwater management

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

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): Dry stormwater pond

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: 80,520 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: Erie County Water Authority
- 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: 80,520 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 WWTP
- Name of district: Town of Amherst
- 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 15 acres (impervious surface)

_____ Square feet or 24.9 acres (parcel size)

ii. Describe types of new point sources. building roofs, parking areas

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)?

onsite 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 0 Proposed 839 Net increase/decrease + 839

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: _____

Unknown at this time.

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

National Grid

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: 7am to 5pm
- Saturday: as needed
- Sunday: n/a
- Holidays: n/a

ii. During Operations:

- Monday - Friday: 24 hr
- Saturday: 24 hr
- Sunday: 24 hr
- Holidays: 24 hr

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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:

Unavoidable noise generated during normal construction activities is a short term and unavoidable 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:

all site lighting to compliant with Town of Amherst light requirements, all lighting to be dark sky compliant

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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4.a

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐

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:

Commercial, industrial, medical, office, single family residential and multifamily residential

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	0.0	15.0	+ 15.0
• Forested	0.0	0.0	0.0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	24.9	0.0	- 24.9
• Agricultural (includes active orchards, field, greenhouse etc.)	0.0	0.0	0.0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.0	0.0	0.0
• Wetlands (freshwater or tidal)	0.0	0.0	0.0
• Non-vegetated (bare rock, earth or fill)	0.0	0.0	0.0
• Other Describe: greenspace/landscaping	0.0	9.9	+ 9.9

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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:
Childtime on Spindrift Drive, DENT Neurologic Institute and ECC North Campus

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? 6.5 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:

Illion silt loam	34 %	
Liam loam	10 %	
Newsteam loam	10 %	Ovid silt loam, 46%

d. What is the average depth to the water table on the project site? Average: 1 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 Federal Waters Approximate Size _____
- Wetland No. (if regulated by DEC) _____

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

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

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

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

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

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

i. Name of aquifer: _____

[Note: A copy of the Jurisdictional Determination issued by the USACE on Janury 22, 2021 confirming there are not any jurisdictional wetlands on the Project Site is provided at Attachment "A".]

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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: Glen Park

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

iii. Distance between project and resource: 2.3 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 Young Development Inc. Date February 18, 2025

Signature _____ Title Counsel for Project Sponsor

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PRINT FORM

EAF Mapper Summary Report

Tuesday, February 11, 2025 9:02 PM



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



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

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

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

TOWN OF AMHERST ATTACHMENT
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM

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

Soil Name	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets
Illion silt loam	✔				
Lima loam	✔				
Newstead loam	✔				
Ovid silt loam	✔				

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

   ✔ Geotechnical report attached _____ Not applicable

3. Is your property located: On Youngs Road between Dodge and Klein Roads? ☐ Yes ☑ No
   On Wehrle Dr. between Spindrift Dr. and Oakwood Rd? ☑ Yes ☐ No

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

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

5. Location and size of real property owned by petitioner within one (1) mile of subject proposal:
   Not Applicable

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

   Describe_____

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

7. Maximum number of vehicular trips to be generated per hour upon completion of project 147
   Source: ITE Trip Generator - Traffic Impact Report to be submitted once completed.

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:

    80,520 average flow 322,080 peak flow.

    (Please note that average flows of 2,500 gpd or greater will require an Engineer's Report that includes a detailed downstream sewer capacity analysis and the identification of and commitment to required I/I offset work during peak wastewater flow conditions.)

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Attachment A of Part 1 of the Full Environmental Assessment Form

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, BUFFALO DISTRICT
1776 NIAGARA STREET
BUFFALO, NEW YORK 14207-3199

January 22, 2021

Regulatory Branch

SUBJECT: Jurisdictional Determination, Department of Army Processing No. LRB-2000-00680

Acquest Development, LLC
Omar Abu-Sitta
5554 Main St
Buffalo, NY 14221

Dear Mr. Abu-Sitta:

This pertains to your recent request for a jurisdictional determination for a 24.59-acre parcel of land located at 2220 and 2190 Wehrle Drive, in the Town of Amherst, Erie County, NY.

Section 404 of the Clean Water Act (CWA) establishes Corps of Engineers jurisdiction over the discharge of dredged or fill material into waters of the United States, including wetlands, as defined in 33 CFR Part 328.3.

I have evaluated your submitted wetland delineation map and have determined that the wetland and water boundaries shown on the map accurately represent on-site conditions. I am hereby verifying the wetland and water boundaries depicted on the attached wetland delineation map(s) with an Approved Jurisdictional Determination (AJD) as described below.

I have determined that the areas identified as Wetlands 1-5 and Ditches 1 and 2 on the parcel and on the AJD form are excluded waters as defined in the Navigable Waters Protection Rule. Therefore, these waters are not regulated under Section 404 of the CWA. Accordingly, you do not need Department of the Army authorization to commence work in these areas.

This verification will remain valid for a period of five (5) years from the date of this correspondence unless new information warrants revision of the delineation before the expiration. At the end of this period, a new wetland delineation will be required if a project has not been completed on this property or additional impacts are proposed for WOUS.

If you object to this AJD, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal the above JD, you must submit a completed RFA form within 60 days of the date on this letter to the Great Lakes/Ohio River Division Office at the following address:

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Suzanne Chubb
Regulatory Appeals Review Officer
US Army Corps of Engineers
Great Lakes and Ohio River Division
550 Main Street, Room 10-714
Cincinnati, Ohio 45202-3222
Phone: 513-684-7261 Fax: 513-684-2460

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 C.F.R. part 331.5, and that it has been submit an RFA form, it must be received at the above address by March 22, 2021.

It is not necessary to submit an RFA to the Division office if you do not object to the determination in this letter.

Lastly, the AJD has been conducted only to identify the limits of wetlands/waters that may be subject to Corps Clean Water Act or Rivers and Harbors Act jurisdiction. This delineation/determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985, as amended. If you or your tenant are United States Department of Agriculture (USDA) program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resource Conservation Service prior to starting work.

I encourage you to contact the appropriate state and local governmental officials to ensure that the proposed work complies with their requirements.

Questions pertaining to this matter should be directed to me at (716) 879-4314 by writing to the following address: U.S. Army Corps of Engineers Regulatory Branch 1776 Niagara Street, Buffalo, NY 14207 or by e-mail at: steven.v.metivier@usace.army.mil.

Sincerely,

Steven V. Metivier

Steven V. Metivier
Chief, NY Permit Evaluation Section

Enclosures
cc: Thomas Somerville (Earth Dimensions, Inc.)

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

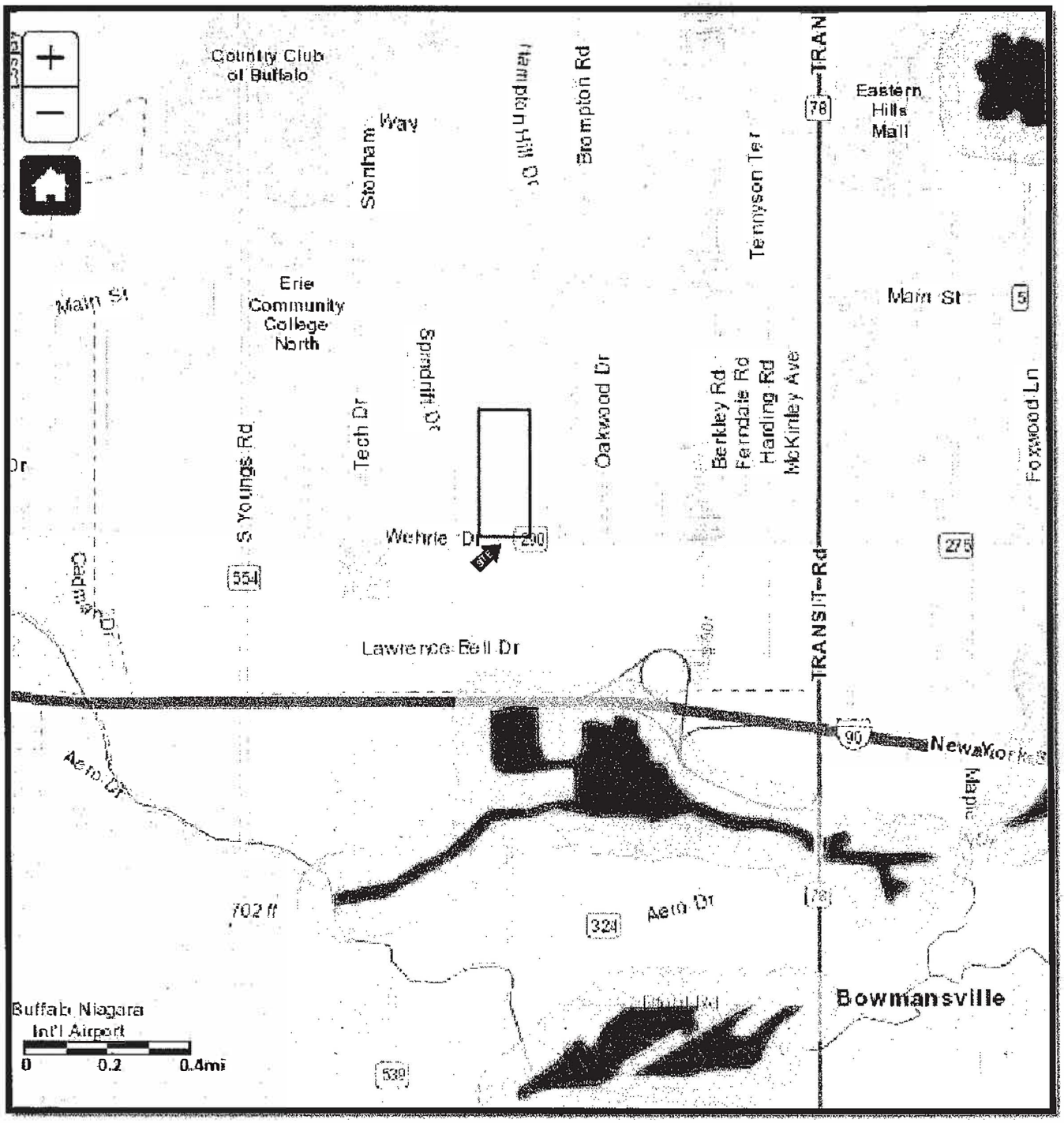


FIGURE 4: NYSDEC ENVIRONMENTAL RESOURCE MAPPER

http://www.dec.ny.gov/imsmaps/ERM/viewer.htm (Visited 10/31/18)

2190-2220 Wehrle Drive

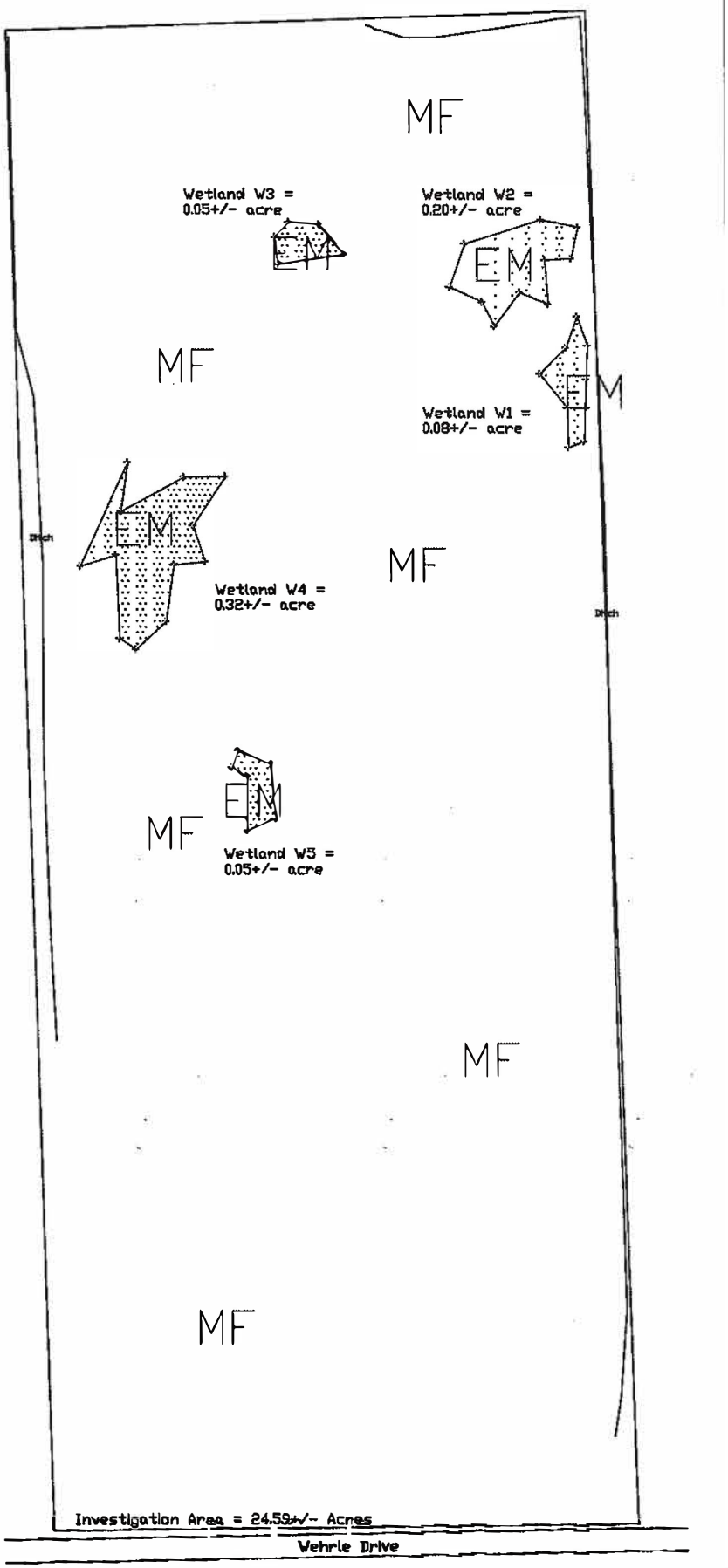
Town of Amherst, Erie County, New York

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Figure 5 - General Vegetation Map

Town of Amherst Erie County, New York

EARTH DIMENSIONS, INC.
1091 Jaudon Road • Elma New York 14059
(716) 655-1717 •Fax (716) 655-2915 •www.earthdimensions.com



2190-2220 Wehrle Drive

LEGEND

- Limits of Investigation
- Community Boundary
- W1-1 Wetland Boundary Flag
- Wetland Area
- MF Mowed Field
- EM Emergent Marsh

Scale: 0 100' 200'

Map Date: October 31, 2018/ TJS for EDI
Revised:

Base Map Provided By: Trimble Geo 7X

File Name: Delineation map.dwg

EDI Project Code: W24K05d

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

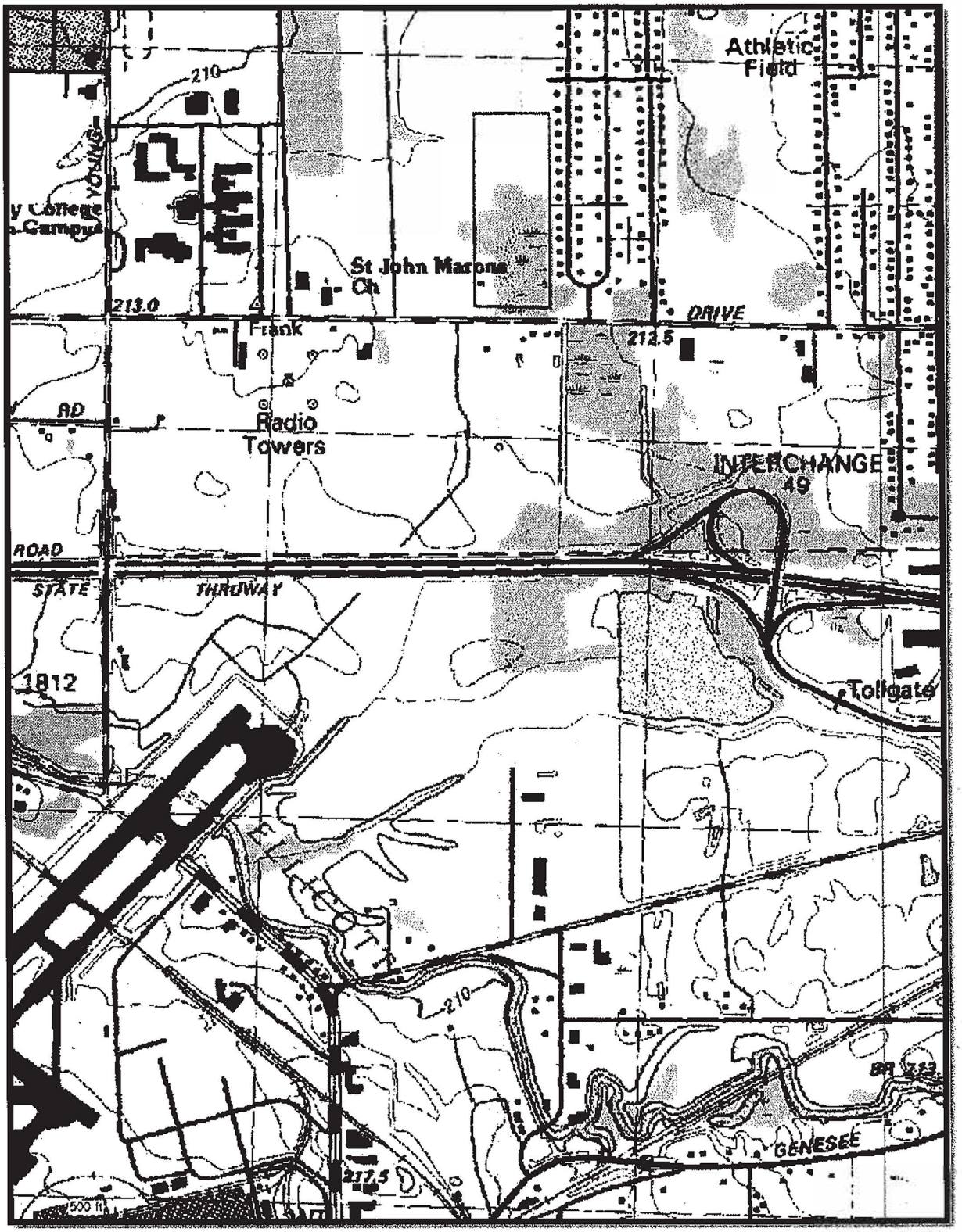


FIGURE 7: DRAINAGE MAP

Lancaster Quadrangle / 2002 DeLorme

2190-2220 Wehrle Drive

Town of Amherst, Erie County, New York

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Acquest Development, LLC	File Number: LRB-2000-00680	Date: January 22, 2021
Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
X	APPROVED JURISDICTIONAL DETERMINATION	D
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.

- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:	If you only have questions regarding the appeal process you may also contact:
Steven Metivier U.S. Army Corps of Engineers 1776 Niagara Street Buffalo, New York 14207 Steven.V.Metivier@usace.army.mil (716) 879-4314	Suzanne Chubb Regulatory Appeals Review Officer US Army Corps of Engineers Great Lakes and Ohio River Division 550 Main Street, Room 10-714 Cincinnati, Ohio 45202-3222 Phone: 513-684-7261 Fax: 513-684-2460

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

	Date:	Telephone number:
_____ Signature of appellant or agent.		

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE

I. ADMINISTRATIVE INFORMATION

Completion Date of Approved Jurisdictional Determination (AJD): 22-JAN-2021
ORM Number: LRB-2000-00680
Associated JDs: Previous JDs under 2000-00680
Review Area Location[1]:
State/Territory: NY City: Amherst County/Parish/Borough: Erie County
Center Coordinates of Review Area: Latitude 42.959129 Longitude -78.711571

II. FINDINGS

A. Summary: Check all that apply. At least one box from the following list MUST be selected. Complete the corresponding sections/tables and summarize data sources.

- ☐ The review area is comprised entirely of dry land (i.e., there are no waters or water features, including wetlands, of any kind in the entire review area). Rationale: N/A or describe rationale.
- ☐ There are "navigable waters of the United States" within Rivers and Harbors Act jurisdiction within the review area (complete table in section II.B).
- ☐ There are "waters of the United States" within Clean Water Act jurisdiction within the review area (complete appropriate tables in section II.C).
- ☒ There are waters or water features excluded from Clean Water Act jurisdiction within the review area (complete table in section II.D).

B. Rivers and Harbors Act of 1899 Section 10 (§ 10)[2]

§ 10 Name	§ 10 Size	§ 10 Criteria	Rationale for § 10 Determination
N/A	N/A	N/A	N/A

C. Clean Water Act Section 404

Territorial Seas and Traditional Navigable Waters ((a)(1) waters)[3]

(a)(1) Name	(a)(1) Size	(a)(1) Criteria	Rationale for (a)(1) Determination
N/A	N/A	N/A	N/A

Tributaries ((a)(2) waters):

(a)(2) Name	(a)(2) Size	(a)(2) Criteria	Rationale for (a)(2) Determination
N/A	N/A	N/A	N/A

Lakes and ponds, and impoundments of jurisdictional waters ((a)(3) waters):

(a)(3) Name	(a)(3) Size	(a)(3) Criteria	Rationale for (a)(3) Determination
N/A	N/A	N/A	N/A

Adjacent wetlands ((a)(4) waters):

(a)(4) Name	(a)(4) Size	(a)(4) Criteria	Rationale for (a)(4) Determination
N/A	N/A	N/A	N/A

[1] Map(s)/Figure(s) are attached to the AJD provided to the requestor.
[2] If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.
[3] A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where independent upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD form.
[4] Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps Districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.
[5] Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE

D. Excluded Waters or Features

Excluded waters ((b)(1) – (b)(12))[4]:

Exclusion Name	Exclusion Size	Exclusion[6]	Rationale for Exclusion Determination
Ditch 1	1805 feet	(b)(5) Ditch that is not an (a)(1) or (a)(2) water, and those portions of a ditch constructed in an (a)(4) water that do not satisfy the conditions of (c)(1)	Ditch feature was excavated in uplands. The ditch was excavated along the property boundary where there was no indication, based upon soils, USGS, and previous wetland mapping of any adjacent wetlands or potential a(2) waters. The ditch is located along the eastern property line along the back of the residential lots of Bellingham Drive. This area was identified as upland in previous wetland delineations, including the WRAP report produced by USACE in 2002 and utilized for the Special Case JD performed by USEPA in 2002. This ditch was excavated subsequent to the 2002 report.
Ditch 2	1106 feet	(b)(5) Ditch that is not an (a)(1) or (a)(2) water, and those portions of a ditch constructed in an (a)(4) water that do not satisfy the conditions of (c)(1)	Ditch feature was excavated in uplands. The ditch was excavated along the property boundary where there was no indication, based upon soils, USGS, and previous wetland mapping of any adjacent wetlands or potential a(2) waters.
Wetland 1	0.08 acres	(b)(1) Non-adjacent wetland	This is a small depressional wetland area within a grassed field. There is no proximal potential a(1-3) water. The nearest potential a(1-3) water is a perennial town ditch located south of Wehrle Drive. There is no indication that the town ditch would flood into the subject parcel in a typical year. The ditch is approximately 1000 linear feet away from Wetlands 1-5 and separated from the wetlands by a four-lane road and a parking lot. Hence, this wetland does not abut an a(1-3) water, is not

[1] Map(s)/Figure(s) are attached to the AJD provided to the requestor.
[2] If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.
[3] A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where independent upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD form.
[4] Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps Districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.
[5] Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE

			inundated by an a(1-3) water in a typical year, is not separated from a a(1-3) water by a natural berm or barrier, and is not separated from an a(1-3) water by a man made feature which allows for water exchange in a typical year.
Wetland 2	0.2 acres	(b)(1) Non-adjacent wetland	This is a small depressional wetland area within a grassed field. There is no proximal potential a(1-3) water. The nearest potential a(1-3) water is a perennial town ditch located south of Wehrle Drive. There is no indication that the town ditch would flood into the subject parcel in a typical year. The ditch is approximately 1000 linear feet away from Wetlands 1-5 and separated from the wetlands by a four-lane road and a parking lot. Hence, this wetland does not abut an a(1-3) water, is not inundated by an a(1-3) water in a typical year, is not separated from a a(1-3) water by a natural berm or barrier, and is not separated from an a(1-3) water by a man made feature which allows for water exchange in a typical year.
Wetland 3	0.05 acres	(b)(1) Non-adjacent wetland	This is a small depressional wetland area within a grassed field. There is no proximal potential a(1-3) water. The nearest potential a(1-3) water is a perennial town ditch located south of Wehrle Drive. There is no indication that the town ditch would flood into the subject parcel in a typical year. The ditch is approximately 1000 linear feet away from Wetlands 1-5 and separated from the wetlands by a four-lane road and a parking lot. Hence, this wetland does not abut an a(1-3) water, is not

[1] Map(s)/Figure(s) are attached to the AJD provided to the requestor.
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[5] Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.

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			inundated by an a(1-3) water in a typical year, is not separated from a a(1-3) water by a natural berm or barrier, and is not separated from an a(1-3) water by a man made feature which allows for water exchange in a typical year.
Wetland 4	0.32 acres	(b)(1) Non-adjacent wetland	This is a small depressional wetland area within a grassed field. There is no proximal potential a(1-3) water. The nearest potential a(1-3) water is a perennial town ditch located south of Wehrle Drive. There is no indication that the town ditch would flood into the subject parcel in a typical year. The ditch is approximately 1000 linear feet away from Wetlands 1-5 and separated from the wetlands by a four-lane road and a parking lot. Hence, this wetland does not abut an a(1-3) water, is not inundated by an a(1-3) water in a typical year, is not separated from a a(1-3) water by a natural berm or barrier, and is not separated from an a(1-3) water by a man made feature which allows for water exchange in a typical year.
Wetland 5	0.05 acres	(b)(1) Non-adjacent wetland	This is a small depressional wetland area within a grassed field. There is no proximal potential a(1-3) water. The nearest potential a(1-3) water is a perennial town ditch located south of Wehrle Drive. There is no indication that the town ditch would flood into the subject parcel in a typical year. The ditch is approximately 1000 linear feet away from Wetlands 1-5 and separated from the wetlands by a four-lane road and a parking lot. Hence, this wetland does not abut an a(1-3) water, is not

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[2] If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.
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			inundated by an a(1-3) water in a typical year, is not separated from a a(1-3) water by a natural berm or barrier, and is not separated from an a(1-3) water by a man made feature which allows for water exchange in a typical year.

III. SUPPORTING INFORMATION

A. Select/enter all resources that were used to aid in this determination and attach data/maps to this document and/or references/citations in the administrative record, as appropriate.

_X_ Information submitted by, or on behalf of, the applicant/consultant: Wetland and Waterbodies Delineation Report for 2190-2220 Wehrle Drive, November 15, 2018.
This information *is and is not* sufficient for purposes of this AJD.
Rationale: *The delineation represents on-the ground information accurately, but did not include discussion of previous work on the site. This additional information was supplied subsequently by the applicant.*

___ Data sheets prepared by the Corps: *Title(s) and/or date(s).*

___ Photographs: *(NA, aerial, other, aerial and other) Title(s) and/or date(s).*

_X_ Corps Site visit(s) conducted on: *December 23, 2020.*

_X_ Previous Jurisdictional Determinations (AJDs or PJDs): 2000-00680, Completed in 2000, USEPA Special Case JD completed in 2002.

___ Antecedent Precipitation Tool: *provide detailed discussion in Section III.B.*

___ USDA NRCS Soil Survey: *Title(s) and/or date(s).*

___ USFWS NWI maps: *Title(s) and/or date(s).*

___ USGS topographic maps: *Title(s) and/or date(s).*

Other data sources used to aid in this determination:

Data Source (select)	Name and/or date and other relevant information
USGS Sources	N/A.
USDA Sources	N/A.
NOAA Sources	N/A.
USACE Sources	ORM Maps
State/Local/Tribal Sources	N/A.
Other Sources	N/A.

B. Typical year assessment(s): N/A. The JD does not rely on any "point in time" resources which would necessitate the use of the Antecedent Precipitation Tool.

[1] Map(s)/Figure(s) are attached to the AJD provided to the requestor.
[2] If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.
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C. **Additional comments to support AJD:** This site has been the subject of much scrutiny, with a USEPA Special Case JD completed using information prepared by a Corps WRAP request. The WRAP request was completed in response to a lawsuit challenging a determination that wetlands on the site were isolated and not regulated in 2000. As a result of the lawsuit, the Corps JD was rescinded and the EPA took assumed responsibility for completing the JD, which was completed in 2002. No further JD was completed on the site between 2002 and 2020. Additional work, including the installation of the eastern property boundary drainage ditch was completed subsequent to the 2002 JD. The ditch was constructed in areas identified as uplands by the 2002 JD and appears to have modified the site hydrology such that the overall footprint of the wetlands on the site has been reduced. In accordance with the Navigable Waters Protection Rule, the Corps is evaluating conditions on the ground at the time of the current (2020) JD request. There are no potential a(1-3) waters on the site or in the vicinity of any of the existing wetlands. The closest potential a(2) water is a town ditch located south of Wehrle Drive. This ditch shows no indication that it floods during a typical year. The two ditches on the subject parcel are manmade and excavated in uplands.

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

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[2] If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.
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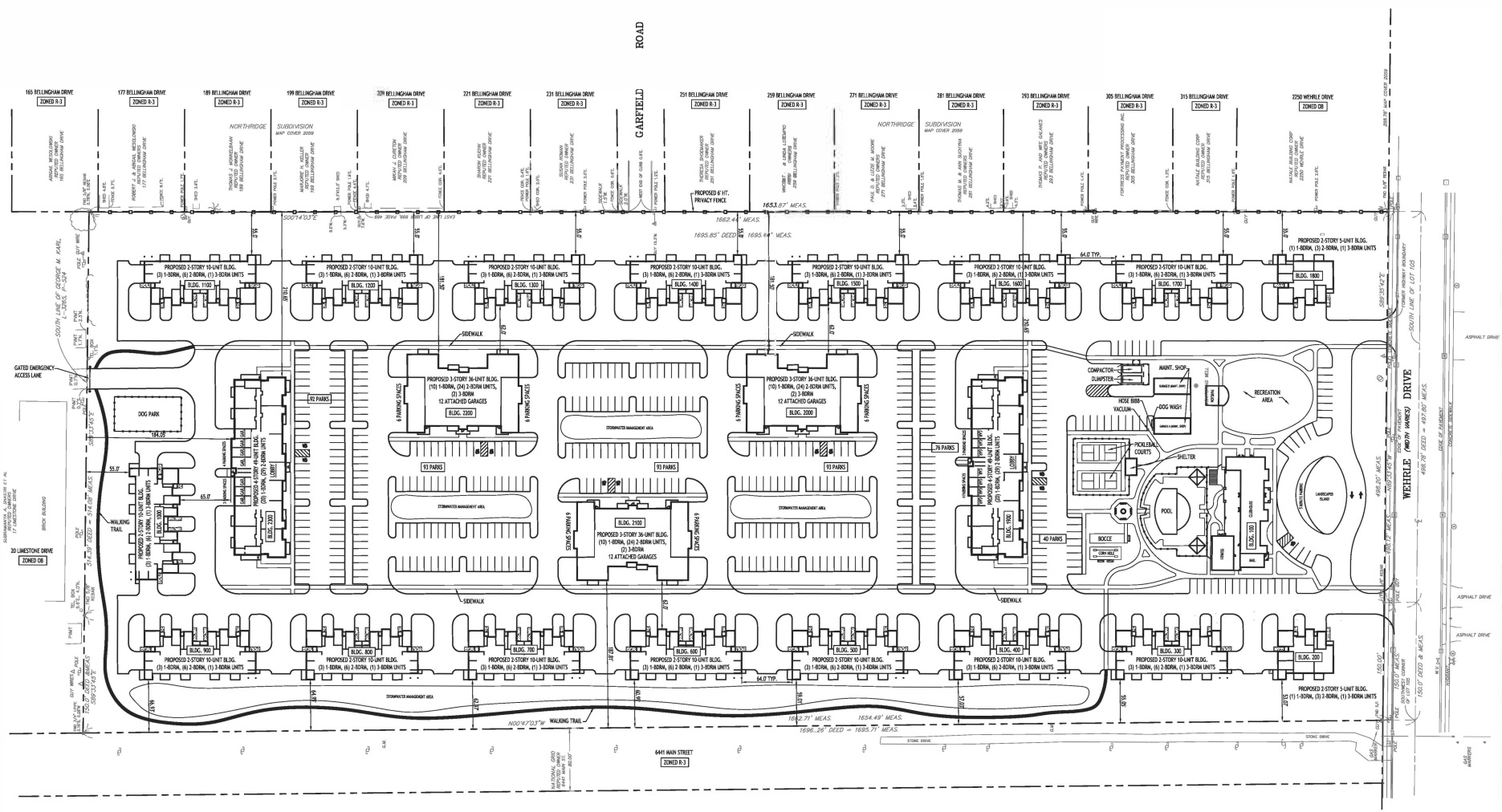
Exhibit 3 - Updated Concept Site Plan
[Drawing C - Date: 04/22/25]

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)



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© CARMINA WOOD DESIGN

SITE AREA = 24.913 ACRES
ZONING = OR, TO BE REZONED MFR-6

MFR ZONING SEPARATION AND SETBACK REQUIREMENTS:
- 49-unit BASED ON 48.5' MEDIAN BUILDING HEIGHT (4-story)
- 36-unit BASED ON 51.8' MEDIAN BUILDING HEIGHT (4-story)
- 10-unit BASED ON 27.3' MEDIAN BUILDING HEIGHT (2-story)
- COMMUNITY BLDG 25.3' (1-story)

BUILDING:

1. LONG WALL PARALLEL TO R.O.W. OR PROPERTY LINE:	2 x H = 97.0 FT' (49-unit), 103.6 FT (36-unit), 54.6 FT (10-unit)
2. SHORT WALL PARALLEL TO R.O.W. OR PROPERTY LINE OR WALLS AT ANGLE BTWN 30 & 60 DEGREES:	1.5 x H = 72.75 FT' (49-unit), 77.7 FT (36-unit), 40.95 FT (10-unit)
3. LONG WALLS OF BUILDINGS PARALLEL: *	((H1 + H2) / 2) x 1.66 = 80.5 FT' (49-unit), 86.0 FT (36-unit), 45.3 FT (10-unit)
4. LONG WALL AND SHORT WALL PARALLEL OR 2 SHORT WALLS PARALLEL: *	((H1 + H2) / 2) x 1.5 = 72.75 FT' (49-unit), 77.7 FT (36-unit), 40.95 FT (10-unit)
5. WALLS AT ANGLE BTWN. 30 & 60 DEGREES: *	((H1 + H2) / 2) x 1.5 = 72.75 FT' (49-unit), 77.7 FT (36-unit), 40.95 FT (10-unit)

* 2 OF SAME BUILDING TYPES ADJACENT

PARKING REQUIREMENTS:
ATTACHED DWELLING UNIT: 2 PER DWELLING UNIT
REQD PARKING = 2 x 366 UNITS = 732 SPACES

PARKING PROVIDED:
239 GARAGES
(688) 9' x 19' SPACES
TOTAL PROVIDED = 927 SPACES

DENSITY REQUIREMENTS:
0 TO 1 BEDROOM - 2,563 SF LAND AREA REQUIRED PER UNIT
2 BEDROOMS - 3,904 SF LAND AREA REQUIRED PER UNIT
3 BEDROOMS - 3,630 SF LAND AREA REQUIRED PER UNIT

TOTAL AREA = 9.2 ACRES = 400,752 SF

PROPOSED UNITS = (117 x 2562) + (218 x 2904) + (23 x 3630) =
= 1,016,316 SF = 23.3 AC REQD

MFR ZONING PARKING SETBACK REQUIREMENTS:

	REQUIRED	PROVIDED
FRONT	20 FT	>20 FT
SIDE/REAR	5 FT	>5 FT
SIDE/REAR (ABUTTING R)	10 FT	> 10 FT
FROM MAIN WALL	15 FT	15 FT MIN.
FROM END WALL	10 FT	10 FT MIN.

BUILDING COVERAGE:

REQUIRED BY CODE	PROVIDED
40% MAX. (160,301 SF)	31.3% (50,173 SF)

INTERIOR PARKING GREENSPACE:

REQUIRED BY CODE	PROVIDED
5% (1,530 SF)	15.6% (11,010 SF)

N
Site Plan
SCALE: 1"=60'

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

60 0 60 120Ft.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Uptown Apartments
2190 Wehrle Drive
Amherst, New York

REVISIONS:
No. Description Date

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Site Plan
Concept

Date: 2/16/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-100
Project No: 25-4008

4.a

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

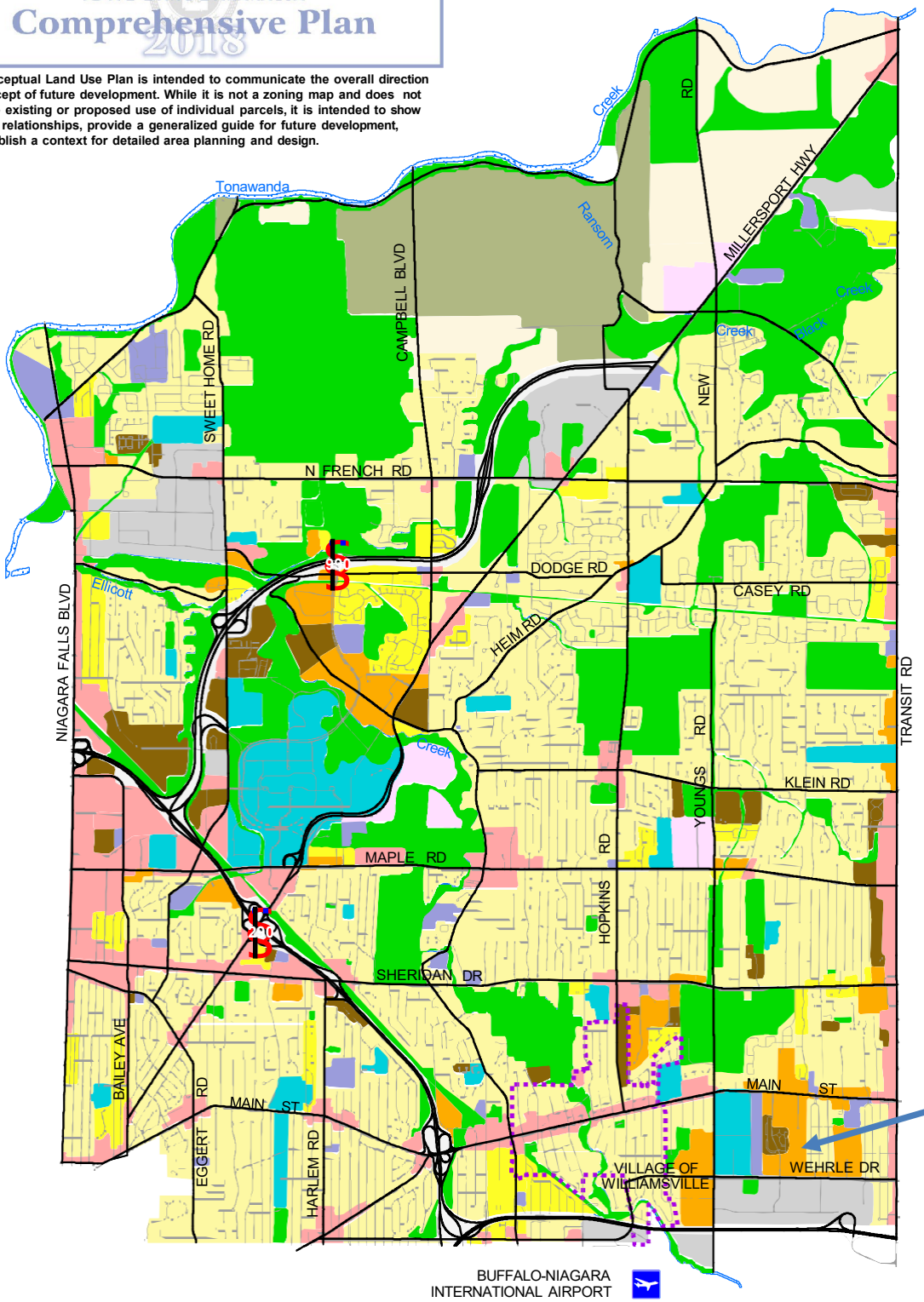
Exhibit 4 - Marked-Up Copy of Figure 6 of Comprehensive Plan

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Town of Amherst Bicentennial Comprehensive Plan

1818 2018

The Conceptual Land Use Plan is intended to communicate the overall direction and concept of future development. While it is not a zoning map and does not show the existing or proposed use of individual parcels, it is intended to show land use relationships, provide a generalized guide for future development, and establish a context for detailed area planning and design.



Change Designation fror Commercial Off to Medium Residential

Conceptual Land Use Plan

- Rural Residential
- Single Family Residential
- Mixed Residential
- Medium Residential
- Commercial / Mixed Use*
- Special Use Center
- Commercial - Office
- Industrial - Office
- Community Facilities
- Educational Campus
- Recreation, Open Space & Greenways
- Agriculture
- Transportation
- Surface Water
- Village of Williamsville Boundary

* See Map Figure 6-A for Additional Designations

SOURCE NOTES:

Original Source Data Provided by the Town of Amherst Information Technology Department, URS Corporation and Wallace Roberts & Todd, LLC

Map Compiled by the Town of Amherst Planning Department

Date: December 2020

0 0.25 0.5 0.75 1 1.25 Miles

FIGURE 6

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Exhibit 5 - Response to Question in Section 4A of the BCPA Application

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

EXHIBIT 5

RESPONSES TO QUESTION IN SECTION 4A OF BICENTENNIAL COMPREHENSIVE PLAN APPLICATION

Section 4A of the BCPA Application requests that information be provided regarding the description of any prospective action. The Project Sponsor is seeking to develop the property at 2190-2200 Wehrle Drive (collectively the "Project Site") as a multifamily project based on the Residential District Six ("MFR-6") zoning classification. The Project Site is currently Office Building District ("OB") pursuant to the Town's Zoning Map.

The proposed project consists of a mixture of multifamily buildings, a large clubhouse building and related site improvements including extensive landscaping, stormwater management improvements, etc. Attached as **Exhibit "3"** is a copy of the updated Concept Site Plan prepared by Patrick Sheedy, Jr., P.E., of Carmina Wood Design [Drawing C-100 – Date: 04/24/25].[1] The Concept Plan depicts 366 units to be located in twenty-two apartment buildings.

The proposed multifamily project requires Figure 6 [titled "Conceptual Land Use Plan"] to be amended. A marked-up color copy of Figure 6 of the Comprehensive Plan is attached as **Exhibit "4".** Figure 6 of the Comprehensive Plan designates the Project Site as appropriate for

[1] A full-size copy of the updated Concept Site Plan [Drawing C-100 – Date: 04/24/25].

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

"Commercial Office" use.[2] The Project Sponsor is requesting that the designation be amended to "Medium Residential".

At that time the Project Site was rezoned to OB, there was substantially greater demand for office space in the Town than the current demand. The current long-time owner of the Project Site was unable to find a tenant or tenants for the previously approved project consisting of numerous office buildings. As such, it is it likely that in the absence of the Project Site being developed for a different land use category, the Project Site will continue to remain vacant for the foreseeable future.

[2] Pages 3-29 and 3-30 of the Comprehensive Plan states "The Conceptual Land Plan is neither a zoning map nor is it meant to show the existing or proposed use of individual parcels of land. It is not meant to dictate land use, nor is it meant to show any phasing or timing of development. The Plan is intended to communicate the overall direction and concept of future development. While it is intended to present a composite picture of the Town at full development, the Plan is designed to be flexible, to show relationships, to provide a generalized guide for future development, and establish a context for detailed area planning and design. Over time the Plan may be amended by the Town Board to reflect changes in social, economic, and cultural trends, so that it remains a relevant guide to community development.

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Exhibit 6 - Responses to Questions in Section 4C of the Bicentennial Comprehensive Plan Application

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

EXHIBIT 6

RESPONSES TO QUESTIONS IN SECTION 4C OF BICENTENNIAL COMPREHENSIVE PLAN APPLICATION

Section 4C of the BCPA Application requests that information be provided regarding the reasons the Comprehensive Plan Amendment aligns with the defined policies in Sections 3-9 of the Comprehensive Plan. The Project Sponsor is seeking to develop the parcels at 2190-2200 Wehrle Drive (collectively the "Project Site") as a multifamily project based on the MFR-6 zoning classification. The Project Site is currently zoned Office Building District ("OB").

The proposed project consists of a mixture of multifamily buildings, a large clubhouse building and related site improvements including extensive landscaping, stormwater management improvements, etc. Attached as Exhibit "3" is a copy of the updated Concept Site Plan prepared by Patrick Sheedy, Jr., P.E., of Carmina Wood Design [Drawing C-100 – Date: 04/24/25]. The Concept Plan depicts 366 units to be located in twenty-two apartment buildings.

The proposed multifamily project requires Figure 6 [titled "Conceptual Land Use Plan"] of the Comprehensive Plan to be amended. Figure 6 of the Comprehensive Plan designates the Project Site as appropriate for "Commercial Office" use. The Project Sponsor is requesting that the designation of the Project Site be changed "Commercial Office" use.[1] The Project Sponsor is requesting that the designation be amended to "Medium Residential" use.

---

[1] Pages 3-29 and 3-30 of the Comprehensive Plan states "The Conceptual Land Plan is neither a zoning map nor is it meant to show the existing or proposed use of individual parcels of land. It is not meant to dictate land use, nor is it meant to show any phasing or timing of development. The Plan is intended to communicate the overall direction and concept of future development. While it is intended to present a composite picture of the Town at full development, the Plan is designed to be flexible, to show relationships, to provide a generalized guide for future development, and establish a context for detailed area planning and design. Over time the Plan may be amended by the Town Board to reflect changes in social, economic, and cultural trends, so that it remains a relevant guide to community development.

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

I. CONSISTENCY WITH POLICIES IN SECTION 3 OF THE COMPREHENSIVE PLAN (TITLED "LAND USE AND DEVELOPMENT"):

Section 3 of the Comprehensive Plan is titled "Land Use and Development" and according to Section 3.2 the Goal is "An interconnected mix of land uses that includes revitalized older neighborhoods and commercial centers and corridors, quality new development, vibrant activity centers, agriculture, and green spaces throughout the community."[2] The six (6) Objectives for "Land Use and Development" as set forth in Section 3 of the Comprehensive Plan are as follows:

- **Promote the development/revitalization of walkable higher density, mixed-use centers surrounded by lower density development;**
- **Implement context-sensitive zoning and incentives to improve the quality and appearance of non-residential development;**
- **Encourage revitalization and reinvestment in older neighborhoods and commercial corridors in Amherst;**
- **Target capital improvements to leverage private investment and enhance community appearance;**
- **Establish a town-wide network of parks, open spaces, and greenway corridors; and**
- **Improve the predictability and consistency of the development review and decision-making process**[3]

POLICIES:

A. Development Patterns:

According to the language on Page 3-4, "[T]he Comprehensive Plan land use policies should guide the distribution of development, but are not intended to alter the amount of

[2] See Page 3-4 of the Comprehensive Plan.

[3] See Page 3-4 of the Comprehensive Plan.

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

development in Amherst. The Plan is a tool to redistribute densities to appropriate locations while maintaining lower density development in the surrounding areas. This will result in more sustainable land use patterns that help to implement objectives such as promoting pedestrian-friendly development; preserving open space; and establishing centers of community activity."

3-1 Expand provisions and incentives for mixed-use development of commercial centers.

The proposed Comprehensive Plan Amendment to accommodate a multifamily project is consistent with Policy 3-1 since it will result in a multifamily project at a location in close proximity to an assortment of existing land uses including the north campus of Erie County Community College, many existing office buildings, a wide assortment of commercial uses on Transit Road, etc.

- **Provide a focus for new development and revitalization in the Town, consistent with protecting the character of adjacent residential areas; and**
- **Enhance the viability of surrounding neighborhoods by providing identifiable centers of community activities such as shopping, work, recreation, and meetings**

The proposed project is consistent with the above two strategies since it will assist the Town in its continued efforts to encourage infill development in proximity to a mixture of existing land uses.

3-2 Encourage compact, pedestrian-friendly development through Planned Residential options, including but not limited to neo-traditional design.

Policy 3-2 does not apply to the Comprehensive Plan Amendment since the Project Sponsor is not seeking to develop the Project Site based a Planned Residential District (PRD) option as described on Pages 3-7 and 3-8 of the Comprehensive Plan.

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3-3 Modify provisions of the Suburban Agricultural District to reduce conversions of rural to suburban development patterns.

Policy 3-3 does not apply to the Comprehensive Plan Amendment since the Project Site is not zoned Suburban Agricultural District.

3-4 Reduce future new commercial development in North Amherst and along highway strips.

Policy 3-4 does not apply to the Comprehensive Plan Amendment since the Project Site is not located in the portion of the Town to the north of North French Road as described on Page 3-10 of the Comprehensive Plan.

B. <u>Development Character</u>:

3-5 Employ design standards to enhance community appearance and a strong identity and character.

Policy 3-5 states "[T]hat Design standards are effective tools to guide and shape new development and revitalization initiatives and are important in addressing such issues as impacts on the visual character of public roadways and on adjacent residential areas."[4] The text accompanying Policy 3-5 states that Design standards should address the following nine "Development Considerations":

- Landscaping and lighting;
- Screening of visually obtrusive elements;
- Placement of building and parking areas;
- Use and placement of land use transitions;
- General building design;
- Scale;
- Access and connectivity;
- Public safety; and

[4] <u>See</u> Page 3-10 of the Comprehensive Plan.

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- Signage

The proposed project will be consistent with the above list of "Development Considerations" and will include extensive landscaping as well as screening and the on-site lighting will comply with the Town lighting standards. A Landscape Plan and Photometric Plan will both need to be approved in connection with a future request for Site Plan Approval from the Planning Board for the proposed project.

The layout of the proposed project as depicted on the Concept Site Plan [Drawing C-100] is suitable in terms of the design and placement of land-use transitions since the higher density portion of the project will be located in the center portion of the Project Site further away from the homes on the west side of Bellingham Drive. While the residential signage for the proposed project has not yet been designed, the signage will be consistent with the architectural style and scale of buildings.[5]

3-6 Apply context-sensitive design standards to designated character roads.

The layout of the proposed project will ensure there is landscaping and an upscale appearance along the Wehrle Drive frontage.

[5] The relevant text on Pages 3-11 and 3-12 of the Comprehensive Plan states, "Signs can play an important role in defining the character and context of an area. Sign regulations and standards need to be more sensitive to the local context, improve aesthetic character, and reduce "visual clutter" along commercial corridors. In general, signage should be consistent with the architectural style and scale of buildings and be an integral component of the building and site.

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3-7 Protect and retain the identity of special places through design guidelines.

Policy 3-7 does not apply to the Comprehensive Plan Amendment since the Project Site is not located as described on Page 3-13 of the Comprehensive Plan.[6]

C. <u>Reinvestment</u>:

3-8 Consider tax incentives for reinvestment, revitalization, and redevelopment of commercial properties and housing in older areas with less emphasis on new "greenfield" development.

The proposed Comprehensive Plan Amendment to accommodate a multifamily project is consistent with Policy 3-8 since it will result in a project on an infill site that has already been cleared and that does not contain any designated environmental resources.

3-9 Advance the redevelopment and revitalization of underutilized, obsolete, and vacant properties for economically viable uses.

The proposed Comprehensive Plan Amendment to accommodate a multifamily project is consistent with Policy 3-9 since it will result in an upscale project on underutilized property that remains vacant despite being approved for a large office building project by the Planning Board pursuant to a previously approved Site Plan**.**

3-10 Target capital investments to improve the aesthetic character of key locations within the Town.

The proposed Comprehensive Plan Amendment to accommodate a multifamily project is consistent with Policy 3-10 since it will result in a substantial investment of funds that will improve the aesthetic character of a key location on Wehrle Drive.

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[6] The text accompanying Policy 3-7 states as follows: "Certain places within the Town of Amherst have a special identity defined by factors such as historic character (e.g., former "hamlets" such as Getzville and Swormville), geographic location (e.g., at a highway interchange or gateway entrance to the Town), or presence of an important community resource (e.g., a major park, public or private buildings or open space, or an educational campus)."

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3-11 Initiate public capital investment projects to encourage/support private investment.

Policy 3-11 does not apply to the Comprehensive Plan Amendment since the proposed project is not dependent on a public capital investment project. The project is a commercial project that is eligible for a PILOT from the Town of Amherst Industrial Development.

E. <u>Open Space System</u>:

3-12 Designate a town-wide open space and greenway network to be achieved through a variety of mechanisms.

Policy 3-12 does not apply to the Comprehensive Plan Amendment.

3-13 Encourage conservation development with incentives for the dedication of open space in private developments.

Policy 3-13 does not apply to the Comprehensive Plan Amendment since there are not any designated environmental resources on the Project Site and the Project Site is not located in the portion of the northern part of the Town not serviced by sanitary sewer infrastructure.

3-14 Initiate a public open space acquisition program consistent with the open space, recreation, and greenway network.

Policy 3-14 does not apply to the Comprehensive Plan Amendment.

F. <u>Development Review and Approval Process</u>:

3-15 Improve the predictability and consistency of the rezoning and other development approval processes through the application of clear town-wide land use policies.

3-16 Set clear standards for development quality to increase the level of certainty in the development review and approval process.

3-17 Provide for periodic review and revision of the Comprehensive Plan and development regulations.

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Policies 3-15 to 3-17 are not specifically applicable to the Comprehensive Plan Amendment and pertain more generally to the review processes to be utilized for proposed projects in the Town**.**

II. CONSISTENCY WITH POLICIES IN SECTION 4 OF THE COMPREHENSIVE PLAN (TITLED "NATUARAL AND CULTURAL RESOURCES"):

Section 4 of the Comprehensive Plan is titled "Natural and Cultural Resources" and according to Section 4.3 of the Comprehensive Plan the Goal is "Sensitive environmental and cultural resources identified and preserved as part of the physical fabric of the community".[7] The two (2) Objectives for "Land Use and Development" set forth in Section 4 of the Comprehensive Plan are as follows:

- **Establish an interconnected open space network that incorporates significant natural and cultural resources.**

- **Protect sensitive environmental resources through improved regulations, policies, and management, including:**

  - **Water resources and wetlands**
  - **Air quality**
  - **Trees and woodlands**
  - **Historic and cultural resources**[8]

There are fourteen (14) policies contained in Chapter 4 of the Comprehensive Plan and to a large degree these policies do not specifically apply to the Comprehensive Plan Amendment. It is important to mention that the Project Site does not contain any wetlands subject to the jurisdiction of either the New York State Department of Environmental Conservation or the United States Army Corps of Engineers. The proposed project will also be required to comply with the

[7] See Page 4-2 of the Comprehensive Plan.

[8] See Page 4-2 of the Comprehensive Plan.

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stringent stormwater quality and quantity standards of the New York State Department of Environmental Conservation and is also subject to an environmental review pursuant to the State Environmental Quality Review Act.[9]

III. CONSISTENCY WITH POLICIES IN SECTION 5 OF THE COMPREHENSIVE PLAN (TITLED "ECONOMIC DEVELOPMENT"):

Section 5 of the Comprehensive Plan is titled "Economic Development" and according to Section 5.2 of the Comprehensive Plan the Goal is "A Town with a strong tax base and ample economic opportunities for a diverse base of employers and employees, housed in attractive, state-of-the-art commercial developments in convenient and accessible locations." The five (5) Objectives for "Economic Development" as set forth in Section 5 of the Comprehensive Plan are as follows:

- Maintain Amherst's strong tax base
- Attract more high-paying jobs to the Town
- Ensure that economic development and redevelopment respect the character and quality of life of Amherst's residential communities
- Capitalize on the presence of the University at Buffalo to leverage University-related economic development opportunities
- Build partnerships with development agencies, private industry, and educational and research institutions to promote economic development in Amherst and throughout the region[10]

POLICIES:

A. Tax Base and Employment:

[9] A copy of Part 1 of the Full Environmental Assessment Form with Page 5[a] is provided at Exhibit "2".

[10] See Pages 5-2 and 5-3 of the Comprehensive Plan.

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According to the language on Page 5-3, "A healthy tax and employment base are essential not only to Amherst's economy but also to the Town's quality of life. Studies have shown that commercial retail, office, and industrial development partially subsidize the cost of providing high-quality community facilities and services to residents. Without such development, the burden on residential taxpayers would be significantly higher. Competitive employment is also important in providing economic opportunities to Amherst residents." The propose multifamily project will dramatically increase the annual tax revenues to be received by taxing jurisdictions including the Town.

5-1 Target economic development policies, programs, capital expenditures, and incentives to attract and retain higher paying employment and promote desired forms and locations of development and redevelopment.

The proposed Comprehensive Plan Amendment to accommodate an upscale multifamily project is consistent with Policy 5-1 since it will provide new residential units at an appropriate location.

5-2 Build flexibility into non-residential zoning so that options are available for the various stages of business development.

Policy 5-2 does not apply to the Comprehensive Plan Amendment.

5-3 Promote economic development through collaborations between government, educational institutions, health care organizations, and private industries.

While Policy 5-3 does not specifically apply to the Comprehensive Plan Amendment, it is important to mention that the Project Site is located in close proximity to Erie County Community College and many large office parks that employs many individuals who will benefit from having the ability to live in upscale attached residential units with direct and easy access with their place of employment.

5-4 Work with educational institutions on lifelong learning and other programs to train, attract, and retain a skilled workforce.

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Policy 5-4 does not apply to the Comprehensive Plan Amendment.

B. Community Character and Quality of Life:

5-5 Promote commercial development patterns that reduce neighborhood impacts.

Policy 5-5 does not apply to the Comprehensive Plan Amendment.

5-6 Adopt commercial development standards for neighborhood compatibility with context sensitive design guidelines.

Policy 5-6 does not apply to the Comprehensive Plan Amendment.

C. University of Buffalo:

Policies 5-7 to 5-9 of the Comprehensive Plan pertain to the synergies that can result from collaboration between the Town and the University of Buffalo and as such do not apply to the proposed Comprehensive Plan Amendment.

D. Regional Economic Development:

Policies 5-10 and 5-11 of the Comprehensive Plan pertain to the benefits that can result from a healthy economy in Western New York and positioning the Town as a regional technology center. An important aspect of positioning the Town as a regional technology center is providing various types of high quality housing choices for employees. The proposed project will result in high quality attached residential units at a very convenient location with easy access to a wide range of amenities.

III. CONSISTENCY WITH POLICIES IN SECTION 6 OF THE COMPREHENSIVE PLAN (TITLED "TRANSPORTATION"):

Section 6 of the Comprehensive Plan is titled "Transportation" and according to Section 6.2 of the Comprehensive Plan the Goal is "An efficient, multi-modal transportation system that accommodates the automobile, maintains neighborhood character, and emphasizes alternative means of travel, including walking, biking, and public transportation."

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The four (4) Objectives for "Transportation" as set forth in Section 6 of the Comprehensive Plan are as follows:

- **Create a roadway network that improves efficiency and connectivity while preserving neighborhood character;**
- **Develop the existing bicycle/pedestrian system into a townwide, interconnected network that facilitates connections between vehicular and non-vehicular transportation;**
- **Work with the Niagara Frontier Transportation Authority to provide adequate public transit service, particularly to mixed use activity centers identified in the Conceptual Land Use Plan; and**
- **Establish a town traffic assessment and planning capability to manage and maintain local highways**[11]

POLICIES:

A. Road Network:

6-1 Designate roadway corridors for application of context sensitive design standards to maintain their character.

The proposed project is consistent with Policy 6-1 since the design includes a focus on Wehrle Drive and includes on-site pedestrian friendly amenities.

6-2 Modify the Town's engineering standards for roadways to reduce neighborhood impacts.

Policy 6-2 does not apply to the Comprehensive Plan Amendment since the proposed project does not involve the construction of any new public roadways.

6-3 Establish a town highway planning capability to manage the local road network.

Policy 6-3 does not apply to the Comprehensive Plan Amendment.

[11] See Pages 6-3 and 6-4 of the Comprehensive Plan.

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6-4 Enhance transportation system capacities through operational improvements, including improved access management and a comprehensive signal-timing plan.

Policy 6-4 does not apply to the Comprehensive Plan Amendment. It is important to mention that a Traffic Impact Study has been submitted for the purpose of evaluating the potential traffic impacts that will result from the proposed project.

6-5 Undertake a capital program to maintain or improve the efficiency of the existing road system.

Policy 6-5 does not apply to the Comprehensive Plan Amendment.

6-6 Accept a certain level of traffic congestion as a "given" and expand investments in alternative transportation modes and compact, mixed-use development patterns.

The text on Pages 6-14 and 6-15 of the Comprehensive Plan states as follows: "Given the limits placed on future roadway improvements by funding constraints and the need to preserve neighborhood character, combined with Amherst's established and growing function as a regional employment center, it is not expected that the above policies will "solve" congestion problems in the Town. Instead, the Comprehensive Plan transportation policies involve a shift away from an emphasis on functional efficiency for the automobile towards a more balanced transportation system that achieves other community objectives. As described in Sections B and C below, this shift includes expanded investment in facilities to support alternative travel modes (e.g., trails, sidewalks, bikeways, and transit).[12] Equally important is the coordination of transportation and land use policies to promote compact, mixed-use development patterns that reduce automobile dependency and encourage walking."

[12] The reference to B and C relates to Policies 6-7 to 6-9 of the Comprehensive Plan.

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The proposed Comprehensive Plan Amendment to facilitate the proposed project is consistent with Policy 6-6 since it represents compact, development that will encourage walking on the Project Site and to nearby land uses.

B. Bicycle/Pedestrian Network:

6-7 Develop a comprehensive bicycle network, using a rating system to identify and prioritize improvements.

Policy 6-7 does not apply to the Comprehensive Plan Amendment.

6-8 Develop a comprehensive pedestrian network of sidewalks, crosswalks, and trails.

Policy 6-8 does not apply to the Comprehensive Plan Amendment.

C. Transit Service:

6-9 Work with NFTA to improve transit service and provide connections to activity centers (e.g., UB and Eggertsville).

Policy 6-9 does not apply to the Comprehensive Plan Amendment.

IV. CONSISTENCY WITH POLICIES IN SECTION 7 OF THE COMPREHENSIVE PLAN (TITLED "INFRASTRUCTURE"):

Section 7 of the Comprehensive Plan is titled "Infrastructure" and according to Section 7.2 of the Comprehensive Plan the Goal is "Well-maintained and cost-effective infrastructure systems that provide public water, sewer, stormwater, and other utility services within the Town of Amherst, consistent with Comprehensive Plan policies to promote sustainable land use and economic development and protect natural resources." The two (2) Objectives for "Infrastructure" as set forth in Section 7 of the Comprehensive Plan are as follows:

- **Establish a town-wide program with plans and policies to effectively manage stormwater runoff, including flooding and stormwater quality; and**

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- **Maintain and upgrade existing sanitary sewer infrastructure to support existing and projected needs. Limit future service extensions to those needed to serve development areas designated on the Conceptual Land Use Plan**[13]

POLICIES:

A. Stormwater Management:

7-1 Develop a program to address flooding and other stormwater management issues in coordination with other responsible agencies.

Policy 7-1 does not apply to the Comprehensive Plan Amendment which states the Town should implement flood mitigation measures as recommended in the Town Flood Mitigation Plan Report and the Ransom Creek Improvement Study.

7-2 Implement "low impact development" standards and techniques designed to reduce the quantity and improve the quality of stormwater runoff from development.

Policy 7-2 does not specifically apply to the Comprehensive Plan Amendment. It is important to mention that during the future Site Plan Application review process the proposed multifamily project will need comply with the stringent stormwater quality and quantity standards of the New York State Department of Environmental Conservation based on engineered plans and a SWPPP with Engineer's Report that will be included the future submission of a Site Plan Application. The technical project documentation will need to be reviewed and approved by the Town's Engineering Department.

B. Sanitary Sewer System:

7-3 Give priority to repairs to existing infrastructure systems, rather than extensions to serve new greenfield development.

The proposed Comprehensive Plan Amendment to accommodate an upscale multifamily project is consistent with Policy 7-3 since the Project Site is serviced by existing sanitary sewer

[13] See Page 7-3 of the Comprehensive Plan.

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infrastructure and does not constitute a new greenfield development. The project will also be required to comply with the NYSDEC Inflow and Infiltration policy that applies to specified categories of projects that will generate a daily average of greater than 2,500 gallons per day ("gpd") of sanitary sewer flow.

7-4 Redefine the boundaries of the Consolidated Sanitary Sewer District in the northern part of the Town to exclude rural and agricultural areas designated for protection and include areas designated for more intensive development. Promote the importance of proper maintenance of private disposal systems or septic systems to limit sewer extensions into protected areas. (Amended 09-08-15; BCPA-2014-01)

Policy 7-4 does not apply to the Comprehensive Plan Amendment.

V. CONSISTENCY WITH POLICIES IN SECTION 8 OF THE COMPREHENSIVE PLAN (TITLED "HOUSING AND NEIGHBORHOODS"):

Section 8 of the Comprehensive Plan is titled "Housing and Neighborhoods" and according to Section 8.2 of the Comprehensive Plan the Goals are as follows

- **Decent and affordable housing choices available to all residents;** and
- **Healthy and diverse neighborhoods, including conserved and revitalized older parts of Amherst**[14]

The three (3) Objectives for "Housing and Neighborhoods" as set forth in Section 8.2 of the Comprehensive Plan are as follows:

- **Ensure the availability of housing affordable to all socioeconomic groups in Amherst;**
- **Promote a diverse housing stock, with higher density housing focused on mixed-use activity centers; and**
- **Implement a coordinated program to conserve and revitalize Amherst's neighborhoods.**[15]

[14] See Page 8-2 of the Comprehensive Plan.

[15] See Page 8-3 of the Comprehensive Plan.

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POLICIES:

A. Affordable Housing:

8-1 Continue existing housing policies that promote home ownership and affordability.

Policy 7-1 does not apply to the Comprehensive Plan Amendment since the proposed project does not involve residential units for sale or a designated affordable housing project relying on tax credits or affordable housing subsidies.

B. Housing Diversity:

8-2 Promote the development of a variety of housing types.

The text on Pages 8-3 and 8-4 of the Comprehensive Plan states as follows:

> "Approximately two-thirds of Amherst's current housing stock consists of single-family detached homes, with the remainder comprised of a mix of duplexes, townhouses, apartments, and other living arrangements (e.g., dormitories and assisted living). Recent housing development has consisted mostly of multifamily units and single-family detached, suburban subdivisions. Demographic trends will reinforce the need for a more diverse housing stock to accommodate groups such as the elderly, empty nesters, and students. As previously noted, housing diversity enhances affordability and, if properly managed, can contribute to neighborhood stability and character. Older neighborhoods like Eggertsville, for example, could benefit from decreasing household sizes and the increasing appeal of traditional development, which make smaller homes in pedestrian-oriented neighborhoods more attractive.
>
> The Town should encourage the proportional development of diverse housing types and price levels, including single-family detached (at a variety of lot sizes), townhouses, condominiums, apartments, and housing as part of mixed-use developments. Higher density housing should be located to complement established residential areas through appropriate standards for location and design (see Policies 8-3 and 8-5)."

The proposed Comprehensive Plan Amendment to accommodate an upscale multifamily project is consistent with Policy 8-2 since the project will include 366 apartments of various sizes, which are the types of housing units that are consistent with

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demographic trends demonstrating there is an increased demand for apartments and townhomes in the Town.

8-3 Encourage higher density residential uses in mixed-use developments and other appropriate locations.

The proposed Comprehensive Plan Amendment to accommodate an upscale multifamily project is consistent with Policy 8-3 since the Project Site is an appropriate location for an infill mixed-use project. The language contained on Page 8-4 of the Comprehensive Plan discuss the benefits of higher density residential uses at appropriate locations that decrease the potential impacts of development on sensitive lands.

8-4 Work with UB to establish mixed-use centers around the periphery of both campuses.

Policy 8-4 does not apply to the Comprehensive Plan Amendment since the proposed multifamily Project Site is not located in close proximity to either UB North or UB South campuses.

8-5 Establish standards for multi-family housing to promote high quality design and neighborhood compatibility.

The text on Page 9-8 and 9-9 of the Comprehensive Plan states as follows:

> "Policy 8-5 addresses the need to manage the location of higher density housing to ensure that it does not negatively affect the overall character of Amherst's neighborhoods. Equally important is the establishment of standards addressing the design and appearance of multi-family housing and its relationships to adjoining land uses. In addition to improving the quality and livability of multi-family developments for residents and improving the "fit" of these developments into the community, design standards will also help to create a more positive public perception of multi-family housing. A greater public tolerance of multi-family housing will ultimately aid the Town in preserving open space and providing alternatives to single-family detached units that are dependent on automobile use.
>
> Design standards should address the creation of multi-family housing via renovation or redevelopment of existing properties as well as new development. Design standards should also address the creation of multi-family housing for the elderly and other special needs residents. The standards should address all forms of

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multi-family housing including apartments, townhouses, and mixed-use developments."

The proposed Comprehensive Plan Amendment to accommodate an upscale multifamily project is consistent with Policy 8-5.

C. <u>Neighborhood Revitalization</u>:

8-6 Provide incentives for residential property repairs and improvements on a town-wide basis.

Policy 8-6 does not apply to the Comprehensive Plan Amendment.

8-7 Initiate a Neighborhood Conservation Program to promote revitalization of designated neighborhoods through measures such as code enforcement, capital improvements, and design standards.

Policy 8-7 does not apply to the Comprehensive Plan Amendment.

8-8 Promote the revitalization of older commercial areas as a focus of neighborhood activity and include support for building and property maintenance code enforcement.

Policy 8-8 does not apply to the Comprehensive Plan Amendment since the Project Site is not located in a designated older commercial area.

8-9 Encourage participation from residents when the Town is developing action/ improvement plans for specific neighborhoods.

Policy 8-9 does not specifically apply to the Comprehensive Plan Amendment but is important to mention that the review process for the proposed project will involve public hearings to be held by both the Planning Board and the Town Board.

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VI. CONSISTENCY WITH POLICIES IN SECTION 9 OF THE COMPREHENSIVE PLAN (TITLED "COMMUNITY FACILITIES AND SERVICES"):

Section 9 of the Comprehensive Plan is titled "Community Facilities and Services" and according to Section 9.2 of the Comprehensive Plan the Goal is as follows: "Community facilities and services that meet residents' needs and contribute to the Town's high quality of life."[16] The three (3) Objectives for "Community Facilities and Services" as set forth in Section 9.2 of the Comprehensive Plan are as follows:

- **Establish standards or performance criteria to determine community facility and service needs;** and
- **Enhance the role of public facilities as centers of neighborhood and community activity; and**
- **Provide quality facilities and services cost effectively by managing expenses and diversifying revenue sources**

There are nine (9) policies contained in Chapter 9 of the Comprehensive Plan and these policies do not specifically apply to the Comprehensive Plan Amendment since the proposed project does not consist of a community facilities project.

[16] See Page 9-2 of the Comprehensive Plan.

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TRAFFIC IMPACT REPORT

March 14, 2025

20254133.0001

UPTOWN APARTMENTS

TOWN OF AMHERST, NY

PREPARED FOR:
Mr. Bryan Young
Young Development Inc.
1120 Bullis Road
Elma, NY 14059

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1.0 EXECUTIVE SUMMARY

The purpose of this report is to evaluate the potential traffic impacts related to the proposed Uptown Apartments Residential Development located at 2190 Wehrle Drive in the Town of Amherst, Erie County, New York. Within this report, the operating characteristics of the proposed access points and impacts to the adjacent roadway network are evaluated. Mitigating measures are identified, if needed, to minimize operational concerns. To define traffic impact, this analysis establishes existing baseline traffic conditions, projects background traffic flow including area growth, and determines the traffic operations that would result from the proposed project. All figures and supporting calculations are included at the end of this report.

Project Location and Description

The project site is located at 2190 Wehrle Drive in the Town of Amherst, Erie County, New York. The project comprises the following aspects:

- **Site Status:** The existing ±25 acre site is currently comprised of undeveloped lands.
- **Site Boundary:**
  - **North:** Limestone Commons.
  - **East:** Bellingham Drive and single-family homes.
  - **South:** Wehrle Drive.
  - **West:** Commercial development, Windsong Place Apartments, and Spindrift Drive.
- **Vicinity Land Uses:** There is a mix of residential, commercial, educational, and medical land uses.

The proposed development is comprised of the following components:

- **Proposed Land Use:**
  - ±366 apartment units
  - ±239 garage parking spaces and ±732 surface parking spaces
- **Access:** Provided via two proposed driveways on Wehrle Drive located, one located at the eastern end of the site, and one located at the western end of the site. Another driveway will connect to Main Street at the north end of the site via Limestone Drive.

The project will also provide a dog park, a pool, a bocce court, a corn hole court, pickle ball courts, and a ±1,232 square foot (SF) fitness center for residents to use. A clubhouse is also provided for use by the residents. There will be sidewalk throughout the interior of the development that connects to Wehle Dr to the south and a walking trail along the north and west ends of the site.

Study Area

To ensure a comprehensive analysis of potential traffic impacts, a study area was selected consisting of the following intersections. The study area is consistent with New York State Environmental Quality Review Act (SEQRA) guidelines. **Figure 1** illustrates the study area and project location.

1. Main Street (NY 5) and Limestone Drive
2. Wehrle Drive (CR 290) and Spindrift Drive

Existing and Background Conditions

Turning movement traffic counts were collected by Passero Associates or the Town of Amherst on the following dates listed in the table below. Traffic counts were conducted between 7:00-9:00 AM for the weekday AM peak period and 4:00-6:00 PM for the weekday PM peak period. The peak hour traffic periods used for each intersection are listed in the table below.

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Existing Traffic Volume Data Collection

INTERSECTION	DATA COLLECTION DATE	AM PEAK HOUR	PM PEAK HOUR
Main St (NY 5)/ Limestone Dr	Thursday, March 14th, 2024	8:00-9:00 AM	4:30-5:30 PM
Wehrle Dr (CR 290)/ Spindrift Dr	Thursday, February 6th, 2025	7:15-8:15 AM	3:45-4:45 PM

All turning movement count data was collected on a typical weekday while local schools and colleges were in session. No adverse weather conditions impacted the traffic counts. The traffic volumes were reviewed to confirm accuracy, seasonality, and relative balance between intersections. Additionally, the volumes at Main St and Limestone Dr intersection were increased using a 0.5% growth rate based on the historical traffic data described in Section 5.0 to account for any growth in traffic between the time of data collection and now. **Figure 3** illustrates the 2025 existing base conditions.

The proposed project is anticipated to reach full build-out within approximately five years. The widely accepted methodology for preparing traffic impact studies requires that any projects in the study area that are currently approved and/or under construction must be considered in the traffic analysis. Projects that are contemplated but not yet approved are not included in a traffic analysis. Local municipal personnel were contacted at the Town of Amherst to discuss any other specific projects that are currently approved or under construction that would generate additional traffic in the study area. Town of Amherst officials identified a mixed-use project located at 6842 & 6846 Main St and another mixed-use project at 6812 & 6814 Main St. Site trips generated by these projects were added to the study intersections.

A review of available historical NYSDOT traffic volume data in the vicinity of the site indicates that traffic has decreased between 2015 and 2023. To account for normal increases in background traffic growth, including any unforeseen developments in the study area, a growth rate of 0.5% was applied to the existing traffic volumes for the five-year build-out period.

Conclusions and Recommendations

This Traffic Impact Study identified and evaluated the potential traffic impacts that can be expected from the proposed Uptown Apartments Residential Development located at 2190 Wehrle Drive in the Town of Amherst, Erie County, New York. The results of this comprehensive study determined that the existing transportation network can adequately accommodate the projected traffic volumes and resulting minor impacts to study area intersections. The following sets forth the conclusions and recommendations based upon the results of the analyses:

1. Under full development, the proposed project is expected to generate approximately 33 entering/104 exiting vehicle trips during the AM peak hour and 112 entering/66 exiting vehicle trips during the PM peak hour.

2. No changes in levels of service are anticipated between background and full build conditions at any of the study intersections.

3. No improvements are warranted nor recommended at any of the study intersections.

4. The additional traffic volumes generated by the proposed project can be accommodated, as there is adequate intersection capacity at each of the study intersection.

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5. No changes in levels of service are anticipated between full build and future build conditions at any of the study intersections

6. Pursuant to the State Environmental Quality Review Act (SEQRA), this detailed analysis demonstrates that the proposed project, with the recommended improvements in place, does not result in any significant adverse traffic impacts.

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2.0 INTRODUCTION

2.1 Study Purpose and Objectives

The purpose of this report is to evaluate the potential traffic impacts related to the proposed Uptown Apartments Residential Development located at 2190 Wehrle Drive in the Town of Amherst, Erie County, New York. Within this report, the operating characteristics of the proposed access points and impacts to the adjacent roadway network are evaluated. Mitigating measures are identified, if needed, to minimize operational concerns. To define traffic impact, this analysis establishes existing baseline traffic conditions, projects background traffic flow including area growth, and determines the traffic operations that would result from the proposed project. All figures and supporting calculations are included at the end of this report.

2.2 Project Location

The project site is located at 2190 Wehrle Drive in the Town of Amherst, Erie County, New York. The project comprises the following aspects:

- **Site Status:** The existing ±25 acre site is currently comprised of undeveloped lands.
- **Site Boundary:**
  - **North:** Limestone Commons.
  - **East:** Bellingham Drive and single-family homes.
  - **South:** Wehrle Drive.
  - **West:** Commercial development, Windsong Place Apartments, and Spindrift Drive.
- **Vicinity Land Uses:** There is a mix of residential, commercial, educational, and medical land uses.

2.3 Study Area

To ensure a comprehensive analysis of potential traffic impacts, a study area was selected consisting of the following intersections. The study area is consistent with New York State Environmental Quality Review Act (SEQRA) guidelines. **Figure 1** illustrates the study area and project location.

1. Main Street (NY 5) and Limestone Drive
2. Wehrle Drive (CR 290) and Spindrift Drive

3.0 TRANSPORTATION SETTING

3.1 Description of Study Area Roadways

The information outlined in **Table 1** provides a description of the existing roadway network within the study area. The AADTs, in vehicles per day (vpd), shown in Table 1 reflect the most recently collected data obtained from the NYSDOT and Passero Associates (PA). **Figure 2** illustrates the lane geometry and traffic controls at each of the study intersections.

Functional classification of roadways is determined by the NYSDOT and the Federal Highway Administration (FHWA). Both the NYSDOT and FHWA groups roads, streets, and highways into different classes based on how they are used. This is called functional classification. Roads and streets do not work alone to move traffic. Instead, they form a network. Functional classification defines how each road or street fits into this network, how it provides access to nearby properties, and whether it is in an urban or rural area. In the study area, all the roadways are classified as urban.
The primary functional classifications within the study area:

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- Urban Principal Arterial (Class 14)
- Minor Arterial (Class 16)
- Local (Class 19)

Table 1: *Existing Highway System*

Roadway	Class[1]	Agency[2]	Speed	Typical Cross Section[3]	AADT		
					Volume	Source	Year
Main Street (NY 5)	14	NYSDOT	40 mph	4-lane undivided	22,536	NYSDOT	2019
Wehrle Drive (CR 290)	16	Erie County	45 mph	4-lane undivided	13,356	NYSDOT	2023
Limestone Drive	19	Town of Amherst	30 mph	2-lane undivided	1,316	PA	2025
Spindrift Drive	19	Town of Amherst	30 mph	2-lane undivided	3,905	PA	2025

1. Functional Classification.
2. Roadway ownership.
3. Excludes turning lanes at intersections.

3.2 Description of Multimodal Network

Table 2 summarizes the traffic controls, pedestrian, bicycle, and transit accommodations within the study area.

Table 2: *Multimodal Network*

INTERSECTION	TRAFFIC CONTROL	PEDESTRIAN			BICYCLE		TRANSIT
		SIDEWALK	CROSSWALK	PED SIGNAL	LANE	OTHER	
Main St (NY 5)/ Limestone Dr	Sign	Some presence	No presence	No	Yes	N/A	No
Wehrle Dr (CR 290)/ Spindrift Dr	Signal	Some presence	Yes	Yes	No	In lane	Bus Route 48

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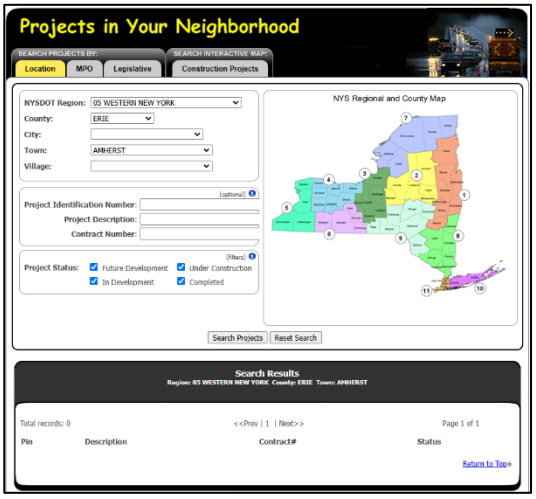
3.3 Planned/Programmed Highway Improvements

The NYSDOT *Projects in Your Neighborhood* web portal was reviewed and it was determined that there are no planned or ongoing projects within the study area.



4.0 EXISTING CONDITIONS ANALYSIS

4.1 Peak Intervals for Analysis

Given the functional characteristics of the corridors, adjacent land uses, and the proposed land use for the project site, the peak hours selected for analysis are the weekday morning (AM) and afternoon (PM) commuter peak periods. The combination of site traffic and adjacent street traffic produces the greatest demand during these time periods.

4.2 Existing Traffic Volume Data

Turning movement traffic counts were collected by Passero Associates or the Town of Amherst on the following dates listed in the table below. Traffic counts were conducted between 7:00-9:00 AM for the weekday AM peak period and 4:00-6:00 PM for the weekday PM peak period. The peak hour traffic periods used for each intersection are listed in **Table 3**.

Table 3: *Existing Traffic Volume Data Collection*

INTERSECTION	DATA COLLECTION DATE	AM PEAK HOUR	PM PEAK HOUR
Main St (NY 5)/ Limestone Dr	Thursday, March 14th, 2024	8:00-9:00 AM	4:30-5:30 PM
Wehrle Dr (CR 290)/ Spindrift Dr	Thursday, February 6th, 2025	7:15-8:15 AM	3:45-4:45 PM

All turning movement count data was collected on a typical weekday while local schools and colleges were in session. No adverse weather conditions impacted the traffic counts. The traffic volumes were reviewed to confirm accuracy, seasonality, and relative balance between intersections. Additionally, the volumes at Main St and Limestone Dr intersection were increased using a 0.5% growth rate based on the historical traffic data described in Section 5.0 to account for any growth in traffic between the time of data collection and now. **Figures 3a and 3b** illustrate the 2025 existing base conditions for the AM and PM peak hours, respectively.

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4.3 Field Observations

The study intersections were observed during peak intervals to assess current traffic operations. Signal timing and phasing information was obtained from the Town of Amherst to determine peak hour phasing plans and phase durations during each interval at the signalized intersections. This information was used to support and/or calibrate capacity analysis models described in detail later in this report.

5.0 BACKGROUND (NO BUILD) CONDITIONS

The proposed project is anticipated to reach full build-out within approximately five years. The widely accepted methodology for preparing traffic impact studies requires that any projects in the study area that are currently approved and/or under construction must be considered in the traffic analysis. Projects that are contemplated but not yet approved are not included in a traffic analysis. Local municipal personnel were contacted at the Town of Amherst to discuss any other specific projects that are currently approved or under construction that would generate additional traffic in the study area. Town of Amherst officials identified a mixed-use project located at 6842 & 6846 Main St and another mixed-use project at 6812 & 6814 Main St. Site trips generated by these projects were added to the study intersections.

A review of available historical NYSDOT traffic volume data in the vicinity of the site indicates that traffic has decreased between 2015 and 2023. To account for normal increases in background traffic growth, including any unforeseen developments in the study area, a growth rate of 0.5% was applied to the existing traffic volumes for the five-year build-out period. **Figures 4a and 4b** depict the peak hour background traffic volumes for the AM and PM peak hours, respectively.

6.0 PROPOSED DEVELOPMENT CONDITIONS

6.1 Project Description

The proposed development is comprised of the following components:

- **Proposed Land Use:**
  - ±366 apartment units
  - ±239 garage parking spaces and ±732 surface parking spaces
- **Access:** Provided via two proposed driveways on Wehrle Drive located, one located at the eastern end of the site, and one located at the western end of the site. Another driveway will connect to Main Street at the north end of the site via Limestone Drive.

The project will also provide a dog park, a pool, a bocce court, a corn hole court, pickle ball courts, and a ±1,232 square foot (SF) fitness center for residents to use. A clubhouse is also provided for use by the residents. There will be sidewalk throughout the interior of the development that connects to Wehle Dr to the south and a walking trail along the north and west ends of the site.

6.2 Proposed Traffic Generation

The volume of traffic generated by a site is dependent on the intended land use and size of the development. Trip generation is an estimate of the number of trips generated by a specific building or land use. These trips represent the volume of traffic entering and exiting the development. *Trip Generation Manual (11th Edition)* published by the Institute

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of Transportation Engineers (ITE) is used as a reference for this information. The trip rate for the peak hour of the generator may or may not coincide in time or volume with the trip rate for the peak hour of adjacent street traffic. Volumes generated during the peak hour of the adjacent street traffic and proposed land use, in this case, the weekday commuter AM and PM peak hours, represent a more critical volume when analyzing the capacity of the system; those intervals will provide the basis of this analysis.

Table 4: *Site Generated Trips*

DESCRIPTION	ITE LUC[1]	SIZE	AM PEAK HOUR		PM PEAK HOUR	
			ENTER	EXIT	ENTER	EXIT
Multi-Family Housing (Low-Rise)	220	366 units	33	104	112	66

Note:
1. LUC = Land Use Code.

Under full development, the proposed project is expected to generate approximately 33 entering/104 exiting vehicle trips during the AM peak hour and 112 entering/66 exiting vehicle trips during the PM peak hour.

6.3 Trip Distribution

The cumulative effect of site-generated traffic on the transportation network is dependent on the origins and destinations of that traffic and the location of the access drives serving the site. The proposed arrival and departure distribution of traffic generated by the proposed project is considered a function of several parameters, including:

- Residential and employment centers using US Census data.
- Proximity and access to main roadways.
- Site layout and access locations.
- Existing traffic patterns.
- Existing and future traffic conditions and controls.

Figures 5a and 5b show the anticipated inbound and outbound trip distribution pattern percentages, respectively. **Figures 6a and 6b** illustrate the peak hour project site-generated traffic during the AM and PM peak hours, respectively, based on the percentages in Figures 5a and 5b. These traffic volumes are calculated by applying the percentages shown in Figures 5a and 5b to the site generated trips shown in Table 4 above for each peak hour.

6.4 Full Development Volumes

The proposed full build design hour traffic volumes are developed for the peak hours by combining the background traffic conditions (**Figures 4a and 4b**) and the new site-generated traffic volumes (**Figures 6a and 6b**) to yield the traffic volumes under full development conditions. **Figures 7a and 7b** illustrate the total peak hour volumes anticipated for the proposed project under full build-out conditions for the AM and PM peak hours, respectively.

7.0 FUTURE USE OF PROPOSED LIMESTONE AND MAIN SITE

A residential development is currently planned to be located at the southeast corner of the Main St/Limestone Dr intersection. This residential development is currently under review and is awaiting approval. The residential development consists of constructing five 4-story multi-family residential buildings with a total of 198 units. To account for potential traffic associated with future development of the parcel, a Future Condition was analyzed. Site generated

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trips associated with the future residential development were added to the full build conditions at the study intersections. The Limestone and Main traffic study recommends installing a traffic signal at the Main St/Limestone Dr intersection to mitigate the traffic impacts generated by the development. Therefore, the Future Condition is analyzed with a traffic signal installed at the Main St/Limestone Dr intersection. **Figures 8a and 8b** illustrate the future build traffic volumes for the AM and PM peak hours, respectively.

8.0 TRAFFIC OPERATIONS AND ANALYSIS

8.1 Description of Capacity Analysis

Capacity analysis is a technique used for determining a measure of effectiveness for a section of roadway and/or intersection based on the number of vehicles during a specific time period. The measure of effectiveness used for the capacity analysis is referred to as a Level of Service (LOS). Levels of service are calculated to provide an indication of the amount of delay that a motorist experiences while traveling along a roadway or through an intersection. Since the most amount of delay to motorists usually occurs at intersections, capacity analysis focuses on intersections, as opposed to highway segments.

The standard procedure for capacity analysis of signalized and unsignalized intersections is outlined in the *Highway Capacity Manual (HCM) 7th Edition* published by the Transportation Research Board (TRB). Traffic analysis software, Synchro 12, which is based on procedures and methodologies contained in the HCM, was used to analyze operating conditions at study area intersections. The procedure yields a level of service based on the HCM as an indicator of how well intersections operate.

Six levels of service are defined for analysis purposes. They are assigned letter designations, from A to F, with LOS A representing the conditions with little to no delay, and LOS F conditions with very long delays. Suggested ranges of service capacity and an explanation of levels of service are included in the Appendices. LOS C or better is desirable, but LOS D for signalized locations and LOS E for unsignalized locations are generally thresholds of acceptable operation during peak periods so long as the volume to capacity ratio (v/c) is below 1.0. The v/c ratio, also referred to as degree of saturation, represents the sufficiency of an intersection to accommodate the vehicular demand.

Table 5 depicts level of service criteria for both signalized and unsignalized intersections and associated delays per vehicle in seconds.

Table 5: *Level of Service Criteria*

Level of Service	Signalized Control	Unsignalized Control
A	< 10	< 10
B	10 – 20	10 – 15
C	20 – 35	15 – 25
D	35 – 55	25 – 35
E	55 – 80	35 – 50
F	> 80	> 50

Level of service for signalized intersections is defined in terms of delay specifically, average total delay per vehicle for a 15-minute analysis period. Level of service for unsignalized intersections, however, are different from a signalized

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intersection. The primary reason for this is driver expectation that a signalized intersection is designed to carry higher volumes than an unsignalized intersection. Unsignalized intersections are also associated with more uncertainty for users, as delays are less predictable than they are at signals.

8.2 Capacity Analysis Results

Existing and background operating conditions during the peak study periods are evaluated to determine a basis for comparison with the projected future conditions. The future traffic conditions generated by the project were analyzed to assess the operation of the study area intersections. Capacity results for existing, background, full build, and future build conditions are listed in **Table 6**. The following discussion summarizes capacity conditions shown the table. The detailed Synchro capacity analysis worksheets are provided after this report.

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Table 6: *Capacity Analysis Results*

INTERSECTION	2025 EXISTING BASE CONDITIONS				2030 BACKGROUND CONDITIONS				2030 FULL BUILD CONDITIONS				2030 FUTURE BUILD CONDITIONS			
	AM		PM		AM		PM		AM		PM		AM		PM	
1. Main St @ Limestone Dr/Plaza Dwy (U)																
EB Left - Main St	A	9.5	A	9.6	A	9.8	A	10.0	A	9.8	A	10.0	N/A		N/A	
WB Left - Main St	A	9.1	B	10.4	A	9.3	B	10.9	A	9.3	B	11.2				
NB Left/Thru - Limestone Dr	E	36.8	F	100.2	E	42.9	F	158.5	E	49.5	F	241.5				
NB Right - Limestone Dr	B	10.5	B	12.9	B	10.6	B	13.6	B	10.8	B	14.0				
SB Left/Thru - Plaza Dwy	E	35.5	F	56.7	E	41.0	F	73.7	E	43.5	F	88.5				
SB Right - Plaza Dwy	B	11.2	B	11.5	B	11.5	B	11.9	B	11.5	B	11.9				
1. Main St @ Limestone Dr/Plaza Dwy (S)																
EB Left - Main St													B	13.2	B	10.8
EB Thru/Right - Main St													B	14.6	B	14.9
WB Left - Main St													A	7.7	A	7.4
WB Thru/Right - Main St													A	9.5	A	7.6
NB Left/Thru - Limestone Dr	N/A		N/A		N/A		N/A		N/A		N/A		D	39.8	D	48.0
NB Right - Limestone Dr													A	4.3	B	10.2
SB Left/Thru - Plaza Dwy													D	36.0	D	44.1
SB Right - Plaza Dwy													A	0.0	A	0.3
OVERALL LOS													**B**	**12.5**	**B**	**12.8**
v/c RATIO													**0.37**		**0.53**	
2. Wehrle Dr @ Spindrift Dr/Earhart Dr (S)																
EB Left - Wehrle Dr	A	5.5	A	5.6	A	6.2	A	5.6	A	6.1	A	5.6	A	6.1	A	5.6
EB Thru/Right - Wehrle Dr	A	6.8	A	7.8	A	7.5	A	7.9	A	7.3	A	8.0	A	7.3	A	8.0
WB Left - Wehrle Dr	A	4.3	A	5.2	A	4.5	A	5.2	A	4.4	A	5.2	A	4.4	A	5.2
WB Thru/Right - Wehrle Dr	A	9.9	B	10.8	B	10.9	B	10.9	B	10.9	B	10.9	B	10.9	B	10.9
NB Left - Earhart Dr	B	13.3	B	13.3	B	13.5	B	13.3	B	13.8	B	13.6	B	13.8	B	13.6
NB Thru/Right - Earhart Dr	B	10.9	A	7.1	B	11.0	A	7.1	B	11.3	A	7.2	B	11.3	A	7.2
SB Left - Spindrift Dr	B	13.6	B	15.0	B	14.2	B	15.1	B	14.6	B	15.5	B	14.6	B	15.5
SB Thru/Right - Spindrift Dr	A	6.4	A	4.7	A	6.5	A	4.7	A	6.7	A	4.7	A	6.7	A	4.7
OVERALL LOS	**A**	**8.2**	**A**	**8.9**	**A**	**9.0**	**A**	**9.0**	**A**	**9.0**	**A**	**9.1**	**A**	**9.0**	**A**	**9.1**
v/c RATIO	**0.38**		**0.33**		**0.42**		**0.34**		**0.43**		**0.35**		**0.43**		**0.35**	
3. Wehrle Dr @ Proposed Westerly Driveway (U)																
EB Left - Wehrle Dr	N/A		N/A		N/A		N/A		A	8.8	A	8.7	A	8.8	A	8.7
SB - Proposed Westerly Driveway									B	12.5	B	12.5	B	12.5	B	12.5
4. Wehrle Dr @ Proposed Easterly Driveway (U)																
EB Left - Wehrle Dr	N/A		N/A		N/A		N/A		A	8.8	A	8.8	A	8.8	A	8.8
SB - Proposed Westerly Driveway									B	13.5	B	13.8	B	13.5	B	13.8

A(2.8) = Level of Service (Delay in seconds per vehicle)
(S) = Signalized; (U) = Unsignalized
NB = Northbound, SB = Southbound, EB = Eastbound, WB = Westbound
N/A = Approach does not exist and/or was not analyzed during this condition
Green shaded cells indicate low delays, yellow shaded cells indicate moderate delays, red shaded cells indicate long delays.

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1. Main St/Limestone Dr (Unsignalized/Signalized)

All approaches operate at LOS "B" or better under all conditions during both peak hours with the exception of the northbound left/thru and southbound left/thru approaches which operate at a LOS "E" during the AM peak hour and a LOS "F" during the PM peak hour. No changes in level of service are anticipated and no improvements are warranted nor recommended at this location.

Under future build conditions, with the installation of a traffic signal at the intersection as noted in Section 7.0, all approaches are anticipated to operate at a LOS "D" or better during both peak hours.

2. Wehrle Dr/Spindrift Dr (Signalized)

All approaches operate at LOS "B" or better under all conditions during both peak hours. No changes in level of service are anticipated and no improvements are warranted nor recommended at this location. No changes in level of service are anticipated in between full build and future build conditions.

3. Wehrle Dr/Proposed Westerly Driveway (Unsignalized)

All approaches operate at LOS "B" or better during both peak hours. The proposed roadway should consist of one enter and one exit lane. No changes in level of service are anticipated in between full build and future build conditions.

4. Wehrle Dr/Proposed Easterly Driveway (Unsignalized)

All approaches operate at LOS "B" or better during both peak hours. The proposed roadway should consist of one enter and one exit lane. No changes in level of service are anticipated in between full build and future build conditions.

9.0 CONCLUSIONS AND RECOMMENDATIONS

This Traffic Impact Study identified and evaluated the potential traffic impacts that can be expected from the proposed Uptown Apartments Residential Development located at 2190 Wehrle Drive in the Town of Amherst, Erie County, New York. The results of this comprehensive study determined that the existing transportation network can adequately accommodate the projected traffic volumes and resulting minor impacts to study area intersections. The following sets forth the conclusions and recommendations based upon the results of the analyses:

1. Under full development, the proposed project is expected to generate approximately 33 entering/104 exiting vehicle trips during the AM peak hour and 112 entering/66 exiting vehicle trips during the PM peak hour.

2. No changes in levels of service are anticipated between background and full build conditions at any of the study intersections.

3. No improvements are warranted nor recommended at any of the study intersections.

4. The additional traffic volumes generated by the proposed project can be accommodated, as there is adequate intersection capacity at each of the study intersection.

5. No changes in levels of service are anticipated between full build and future build conditions at any of the study intersections

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6. Pursuant to the State Environmental Quality Review Act (SEQRA), this detailed analysis demonstrates that the proposed project, with the recommended improvements in place, does not result in any significant adverse traffic impacts.

10.0 REFERENCES

- Synchro 12 Software. Cubic ITS.
- Highway Capacity Manual (7th Edition). Transportation Research Board (TRB). Washington, DC. 2022.
- Trip Generation Manual (11th Edition). Institute of Transportation Engineers (ITE). Washington, DC. 2021.
- Traffic Data Viewer. New York State Department of Transportation (NYSDOT). 2025.
- Highway Functional Classification Concepts, Criteria, and Procedures. Federal Highway Administration (FHWA). 2023.

11.0 FIGURES

Figures 1 through 7B are included on the following pages.

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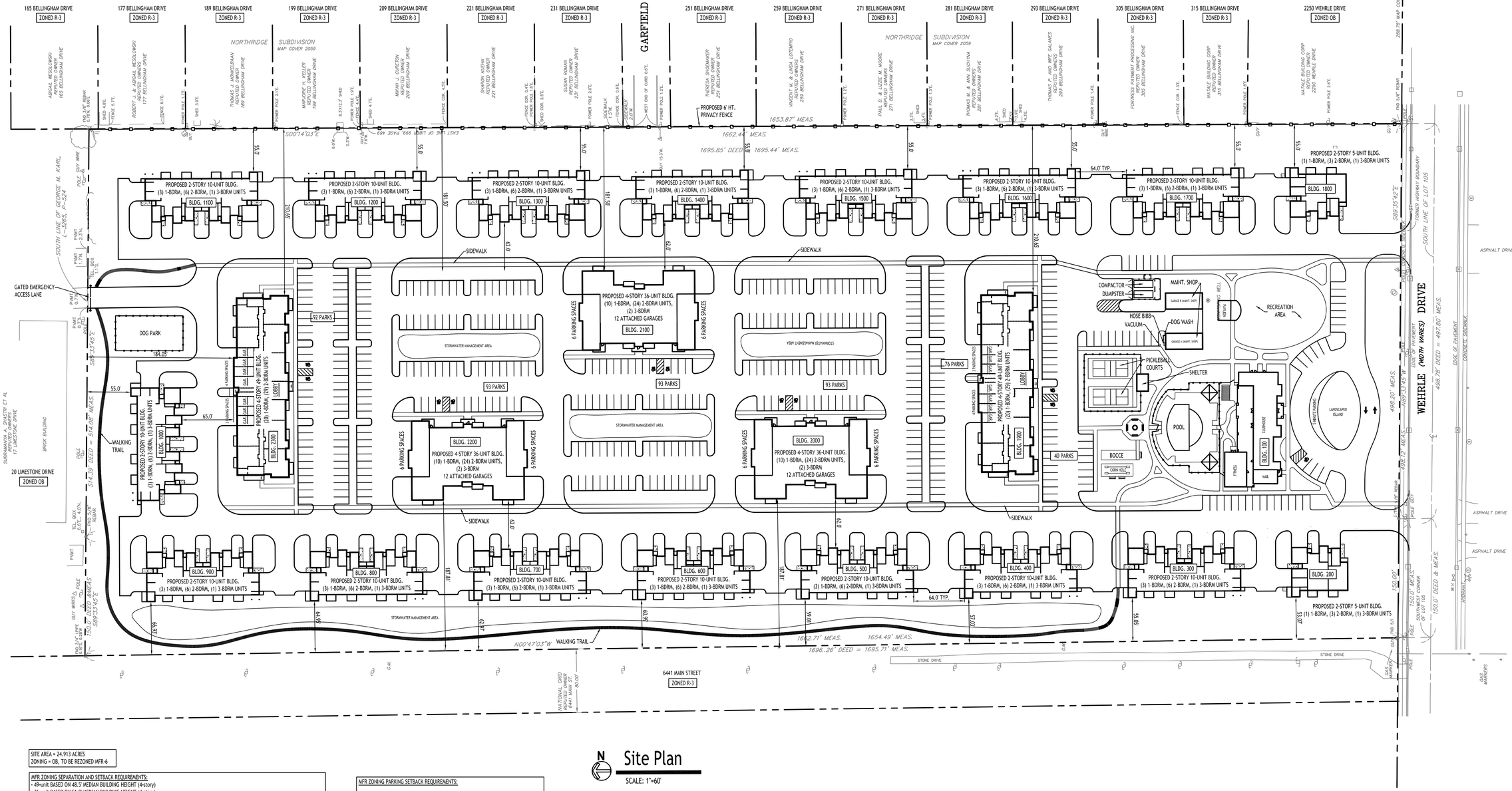
ROAD
GARFIELD
165 BELLINGHAM DRIVE
ZONED R-3
177 BELLINGHAM DRIVE
ZONED R-3
189 BELLINGHAM DRIVE
ZONED R-3
199 BELLINGHAM DRIVE
ZONED R-3
209 BELLINGHAM DRIVE
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221 BELLINGHAM DRIVE
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281 BELLINGHAM DRIVE
ZONED R-3
293 BELLINGHAM DRIVE
ZONED R-3
305 BELLINGHAM DRIVE
ZONED R-3
315 BELLINGHAM DRIVE
ZONED R-3
2250 WEHRLE DRIVE
ZONED OB
NORTHRIDGE SUBDIVISION MAP COVER 2059
PROPOSED 6' HT. PRIVACY FENCE
1653.87' MEAS.
1662.44' MEAS.
1695.85' DEED
1695.44' MEAS.
S00°14'03"E
EAST LINE OF LIBER 998 PAGE 469
PROPOSED 2-STORY 10-UNIT BLDG.
(3) 1-BDRM, (6) 2-BDRM, (1) 3-BDRM UNITS
BLDG. 1100
BLDG. 1200
BLDG. 1300
BLDG. 1400
BLDG. 1500
BLDG. 1600
BLDG. 1700
PROPOSED 2-STORY 5-UNIT BLDG.
(1) 1-BDRM, (3) 2-BDRM, (1) 3-BDRM UNITS
BLDG. 1800
64.0' TYP.
SIDEWALK
GATED EMERGENCY ACCESS LANE
SOUTH LINE OF GEORGE M. KARL, L. 1265, P. 524
S89°35'42"E
S89°35'42"E 498.78' MEAS.
SOUTH LINE OF LOT 105
FORMER HIGHWAY BOUNDARY
WEHRLE (WIDTH VARIES) DRIVE
EDGE OF PAVEMENT
CONCRETE SIDEWALK
ASPHALT DRIVE
DOG PARK
92 PARKS
93 PARKS
76 PARKS
40 PARKS
PROPOSED 4-STORY 36-UNIT BLDG.
(10) 1-BDRM, (24) 2-BDRM UNITS,
(2) 3-BDRM
12 ATTACHED GARAGES
BLDG. 2100
BLDG. 2200
BLDG. 2000
PROPOSED 4-STORY 49-UNIT BLDG.
(20) 1-BDRM, (29) 2-BDRM UNITS
BLDG. 2300
BLDG. 1900
LOBBY
6 PARKING SPACES
CARPORT SPACES
STORMWATER MANAGEMENT AREA
COMPACTOR
DUMPSTER
MAINT. SHOP
GARAGE & MAINT. SHOPS
HOSE BIBB
VACUUM
DOG WASH
RECREATION AREA
PICKLEBALL COURTS
SHELTER
POOL
BOCCE
CORN HOLE
FITNESS
BLDG. 100
MAIL
LANDSCAPED ISLAND
WALKING TRAIL
N00°47'03"W
1682.71' MEAS.
1654.49' MEAS.
1696..26' DEED = 1695.71' MEAS.
STONE DRIVE
6441 MAIN STREET
ZONED R-3
NATIONAL GRID ELECTRIC TOWER #241 MAIN ST.
80.00'
20 LIMESTONE DRIVE
ZONED OB
SUBRAMANYA A. SHASTRI ET AL.
REPUTED OWNERS
17 LIMESTONE DRIVE
BRICK BUILDING
S89°33'45"E
514.39' DEED = 514.08' MEAS.
S89°33'45"E 498.20' MEAS.
498.78' DEED = 497.80' MEAS.
150.00' DEED & MEAS.
150.20'
POLE 69
POLE 68
POLE 67
GAS MARKERS
GUY WIRE
TEL. BOX
PWMT
PAD
PWMT 43'N.
PWMT 17'N.
PWMT 0.7'N.
PWMT 0.9'W.
PWMT 0.2'W.
PWMT 0.3'W.
PWMT 0.4'W.
PWMT 0.5'W.
PWMT 0.6'W.
PWMT 0.7'W.
PWMT 0.8'W.
PWMT 0.9'W.
PWMT 1.0'W.
PWMT 1.1'W.
PWMT 1.2'W.
PWMT 1.3'W.
PWMT 1.4'W.
PWMT 1.5'W.
PWMT 1.6'W.
PWMT 1.7'W.
PWMT 1.8'W.
PWMT 1.9'W.
PWMT 2.0'W.
PWMT 2.1'W.
PWMT

Figure 1



Uptown Apartments | Erie County, Town of Amherst, NY

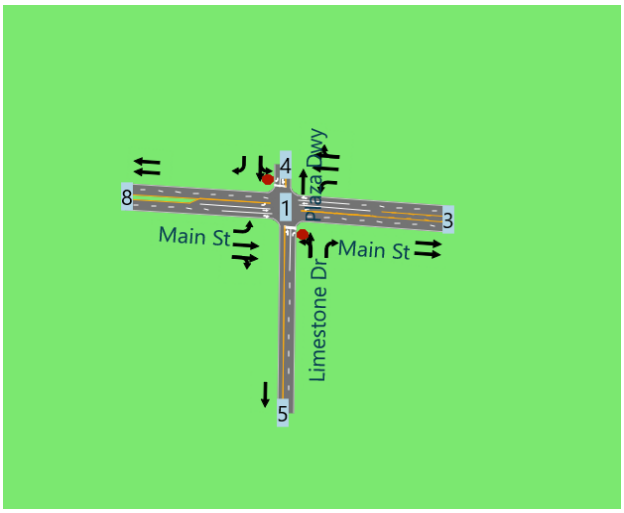
0 500 1,000 2,000 Feet N

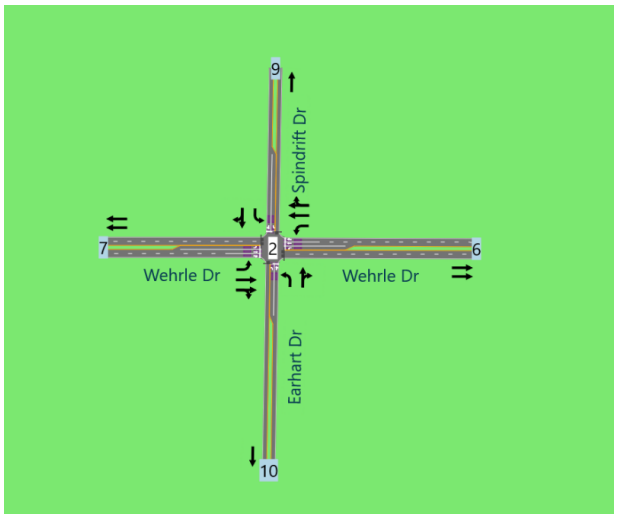
Site Location and Study Area

Key:
- # Study Intersection
- # Proposed Intersection
- Study A

Project Number: 20254133.0001

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)





Study Area, Site Location, and Study Intersections



PASSERO engineering architecture

242 West Main Street, Suite 100
Rochester, NY 14614

Lane Geometry and Traffic Controls

Uptown Apartments

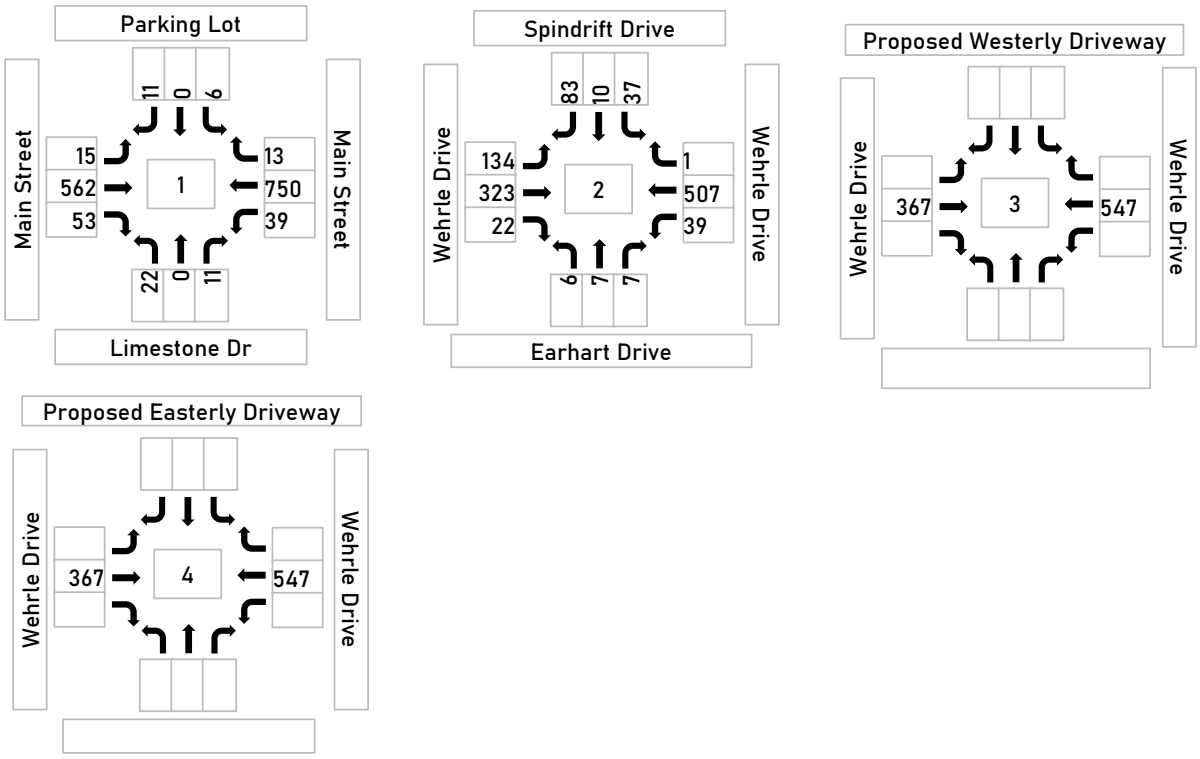
Town of Amherst, NY

Notes:

Figure 2

PN: 20254133.0001

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)



Study Area, Site Location, and Study Intersections



Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

PASSERO engineering architecture

242 West Main Street, Suite 100
Rochester, NY 14614

2025 Existing Conditions - Weekday AM Peak Hour

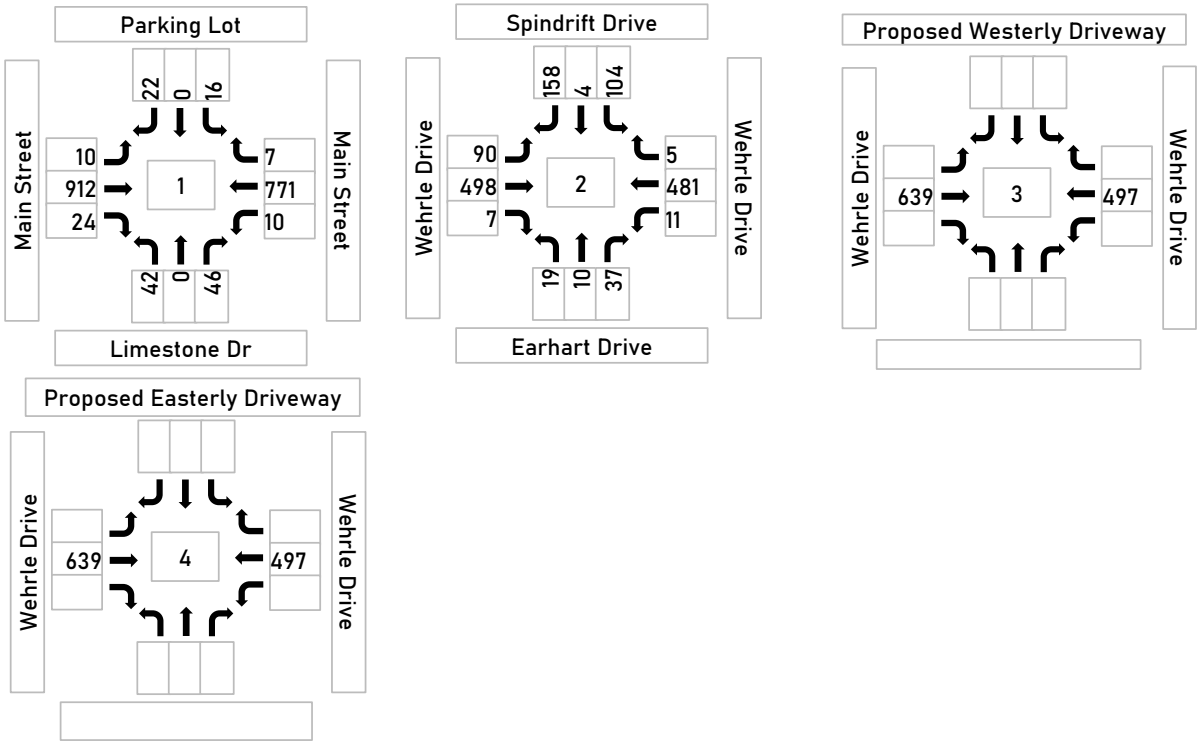
Uptown Apartments

Town of Amherst, NY

Notes:

Figure 3a

PN: 20254133.0001

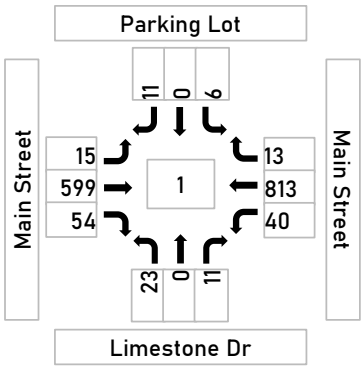


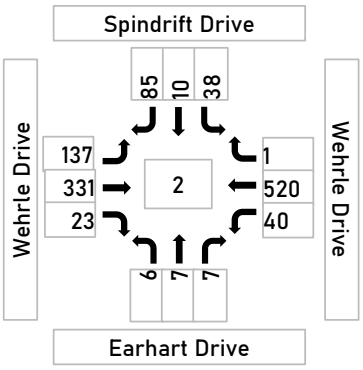
Study Area, Site Location, and Study Intersections

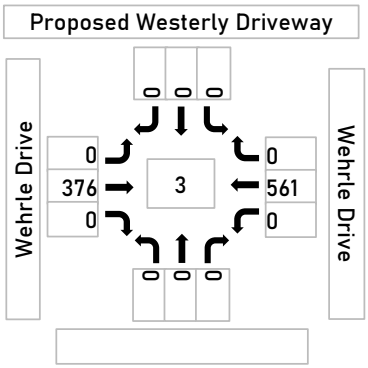


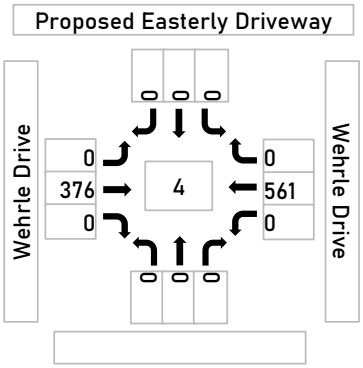
PASSERO engineering architecture 242 West Main Street, Suite 100 Rochester, NY 14614	**2025 Existing Conditions - Weekday PM Peak Hour** **Uptown Apartments** Town of Amherst, NY	Notes:
		Figure 3b PN: 20254133.0001

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)









Study Area, Site Location, and Study Intersections



Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

PASSERO engineering architecture

242 West Main Street, Suite 100
Rochester, NY 14614

2030 Background Conditions - Weekday AM Peak Hour

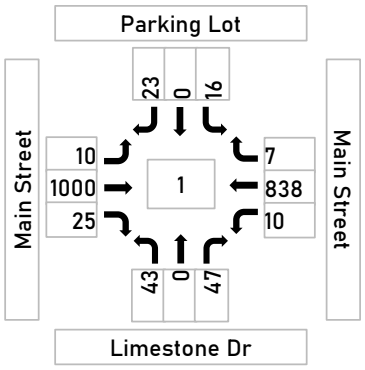
Uptown Apartments

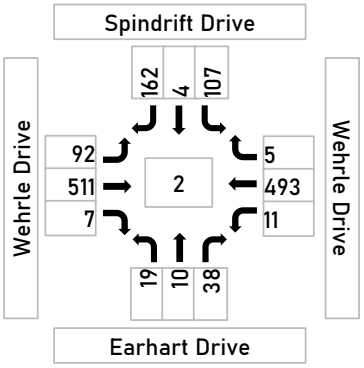
Town of Amherst, NY

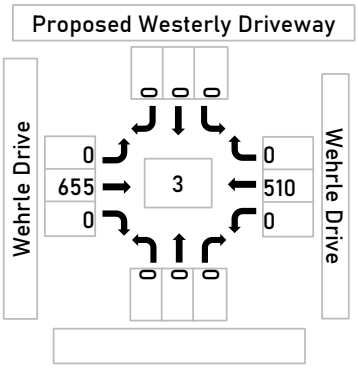
Notes:

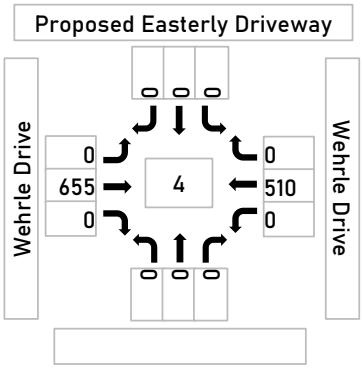
Figure 4a

PN: 20254133.0001









Study Area, Site Location, and Study Intersections



Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

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242 West Main Street, Suite 100
Rochester, NY 14614

2030 Background Conditions - Weekday PM Peak Hour

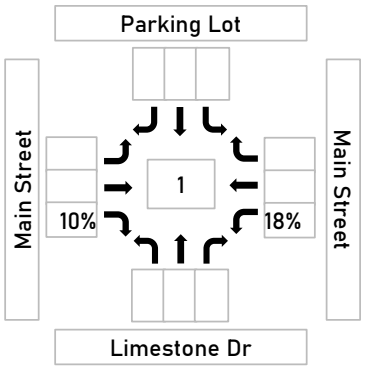
Uptown Apartments

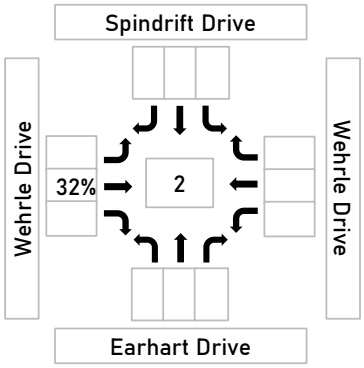
Town of Amherst, NY

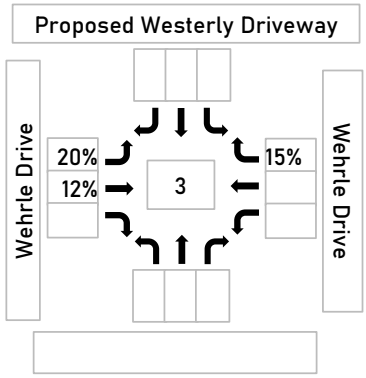
Notes:

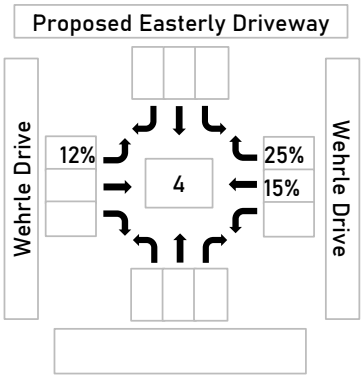
Figure 4b

PN: 20254133.0001









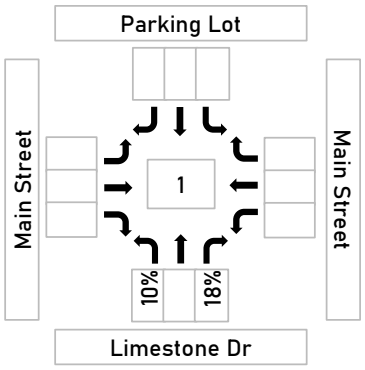
Study Area, Site Location, and Study Intersections

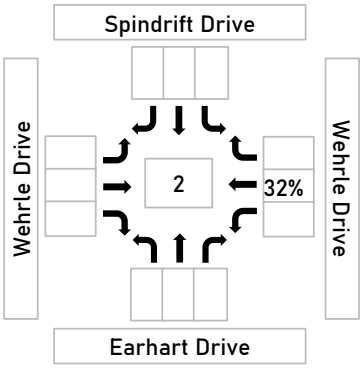


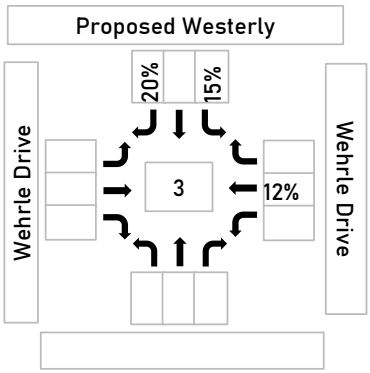
PASSERO engineering architecture 242 West Main Street, Suite 100 Rochester, NY 14614	**Inbound Trip Distribution** **Uptown Apartments** Town of Amherst, NY	Notes:

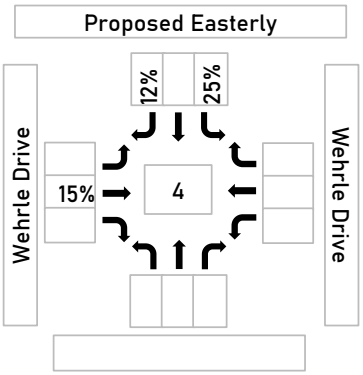
Figure 5a
PN: 20254133.0001

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)









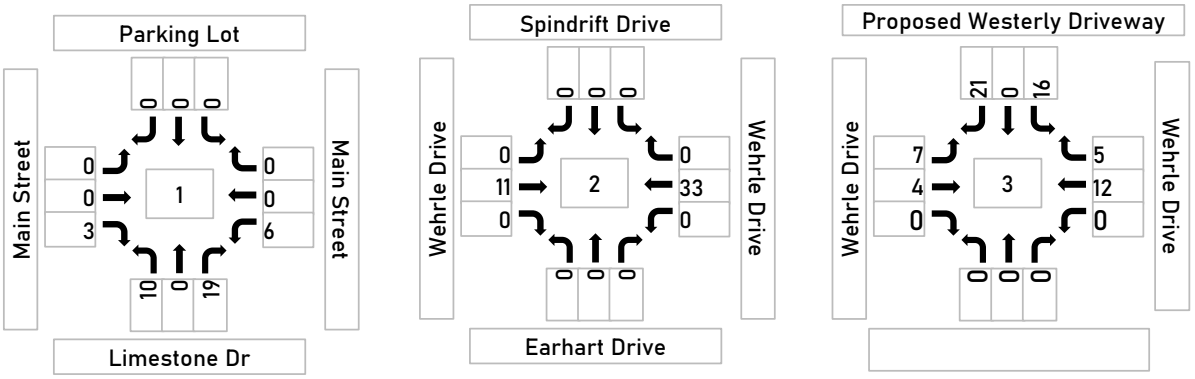
Study Area, Site Location, and Study Intersections

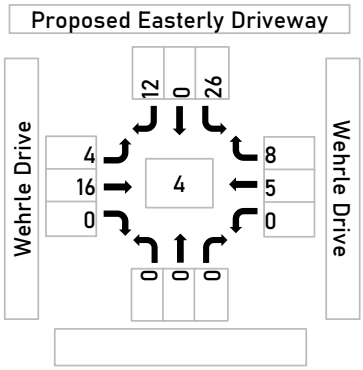


PASSERO engineering architecture 242 West Main Street, Suite 100 Rochester, NY 14614	**Outbound Trip Distribution** **Uptown Apartments** Town of Amherst, NY	Notes:

Figure 5b
PN: 20254133.0001

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)





Study Area, Site Location, and Study Intersections



Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

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242 West Main Street, Suite 100
Rochester, NY 14614

Trip Assignment - Weekday AM Peak Hour

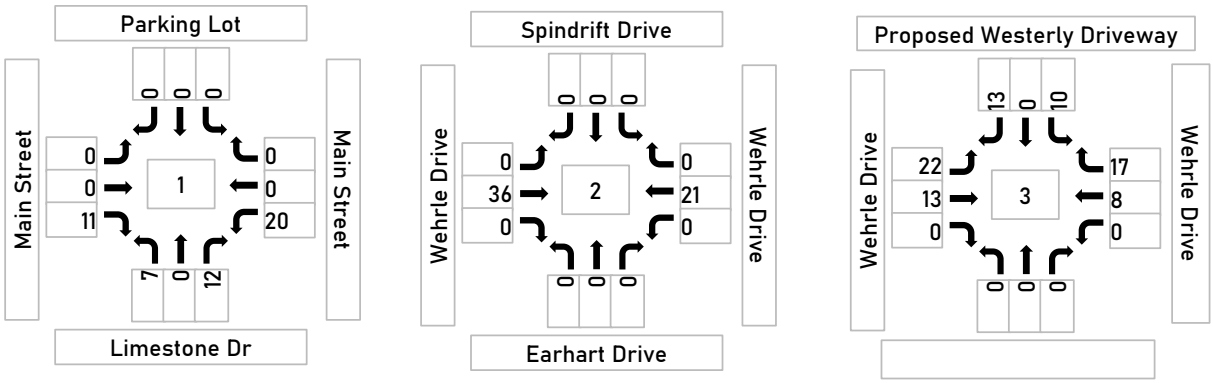
Uptown Apartments

Town of Amherst, NY

Notes:

Figure 6a

PN: 20254133.0001

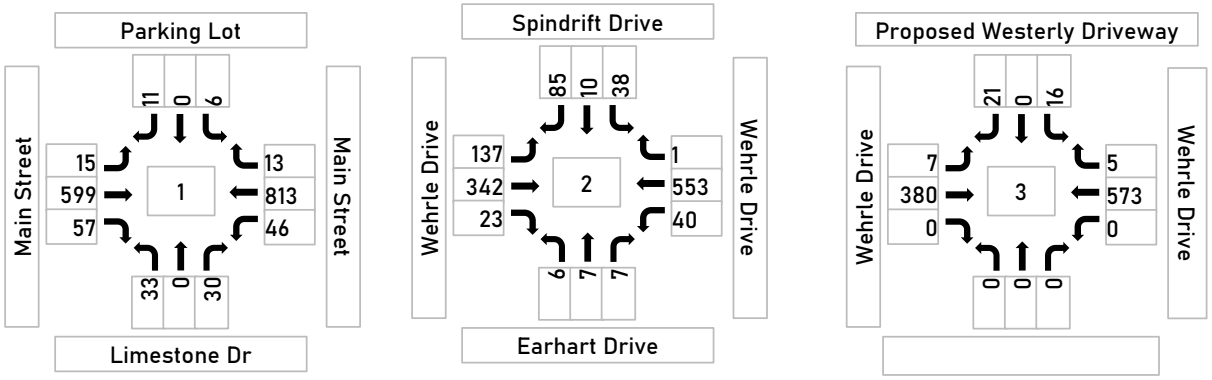


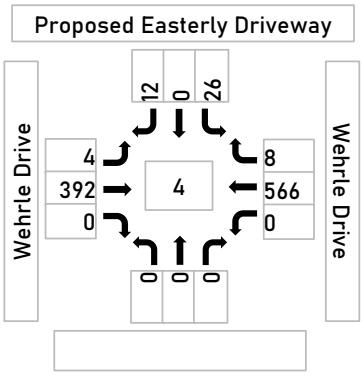
Study Area, Site Location, and Study Intersections



PASSERO engineering architecture 242 West Main Street, Suite 100 Rochester, NY 14614	**Trip Assignment - Weekday PM Peak Hour** **Uptown Apartments** Town of Amherst, NY	Notes:
		Figure 6b PN: 20254133.0001

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)





Study Area, Site Location, and Study Intersections



Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

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engineering architecture
242 West Main Street, Suite 100
Rochester, NY 14614

2030 Full Build Conditions - Weekday AM Peak Hour

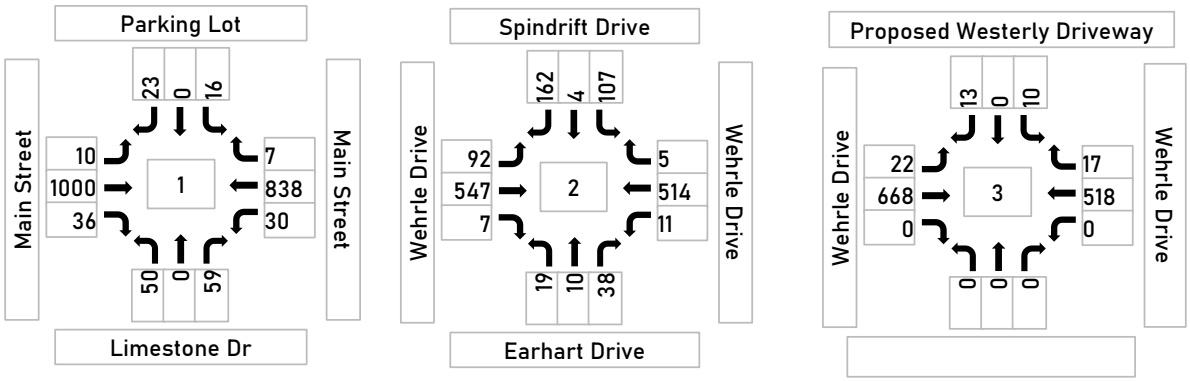
Uptown Apartments

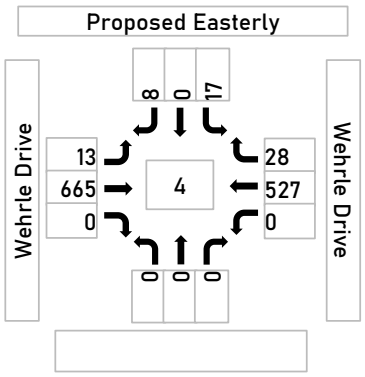
Town of Amherst, NY

Notes:

Figure 7a

PN: 20254133.0001



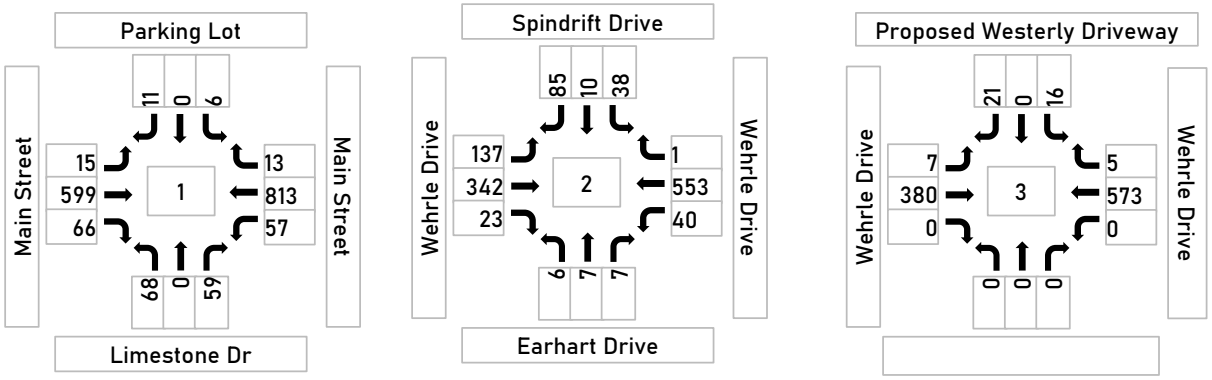


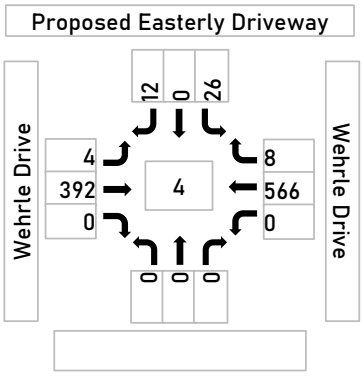
Study Area, Site Location, and Study Intersections



PASSERO engineering architecture 242 West Main Street, Suite 100 Rochester, NY 14614	**2030 Full Build Conditions - Weekday PM Peak Hour** **Uptown Apartments** Town of Amherst, NY	Notes:
		Figure 7b PN: 20254133.0001

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)





Study Area, Site Location, and Study Intersections



Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

PASSERO engineering architecture

242 West Main Street, Suite 100
Rochester, NY 14614

2030 Future Build Conditions - Weekday AM Peak Hour

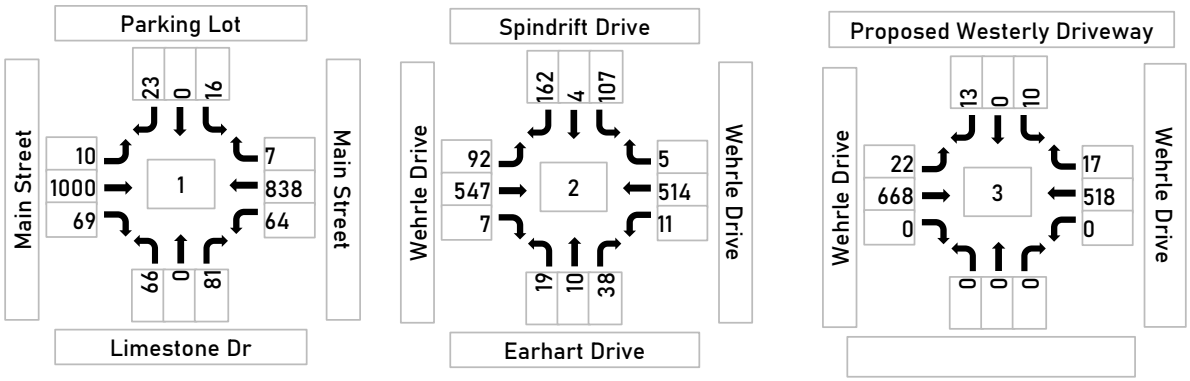
Uptown Apartments

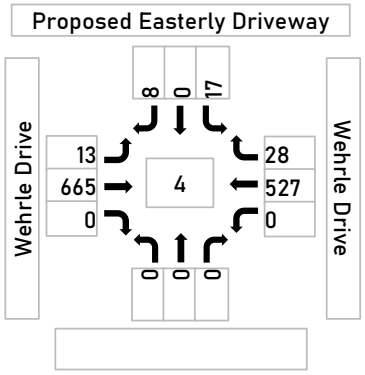
Town of Amherst, NY

Notes:

Figure 8a

PN: 20254133.0001





Study Area, Site Location, and Study Intersections



Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

PASSERO engineering architecture

242 West Main Street, Suite 100
Rochester, NY 14614

2030 Future Build Conditions - Weekday PM Peak Hour

Uptown Apartments

Town of Amherst, NY

Notes:

Figure 8b

PN: 20254133.0001

APPENDICES

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

APPENDIX A: EXISTING TRAFFIC COUNT DATA

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

PASSERO ASSOCIATES

242 W Main St, Suite 100
Rochester, NY 14614

File Name : Main St & Limestone Dr AM
Site Code : 00001234
Start Date : 3/14/2024
Page No : 1

Groups Printed- Unshifted - Bank 1

	Parking Lot From North					Main St From East					Limestone Dr From South					Main St From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:00 AM	1	0	0	0	1	4	113	2	0	119	0	0	0	0	0	5	48	3	0	56	176
07:15 AM	0	0	1	0	1	6	137	4	0	147	0	0	0	0	0	5	108	2	0	115	263
07:30 AM	1	0	1	0	2	5	172	5	0	182	3	0	2	0	5	10	93	3	0	106	295
07:45 AM	1	0	0	0	1	3	200	13	0	216	2	0	1	0	3	14	141	9	0	164	384
Total	3	0	2	0	5	18	622	24	0	664	5	0	3	0	8	34	390	17	0	441	1118
08:00 AM	3	0	1	0	4	1	190	12	0	203	2	0	8	0	10	13	105	4	0	122	339
08:15 AM	3	0	2	0	5	3	196	8	0	207	2	0	4	0	6	16	150	3	0	169	387
08:30 AM	0	0	2	0	2	5	177	12	0	194	3	0	5	0	8	10	135	3	0	148	352
08:45 AM	5	0	1	0	6	4	183	7	0	194	4	0	5	0	9	14	169	5	0	188	397
Total	11	0	6	0	17	13	746	39	0	798	11	0	22	0	33	53	559	15	0	627	1475
Grand Total	14	0	8	0	22	31	1368	63	0	1462	16	0	25	0	41	87	949	32	0	1068	2593
Apprch %	63.6	0	36.4	0		2.1	93.6	4.3	0		39	0	61	0		8.1	88.9	3	0		
Total %	0.5	0	0.3	0	0.8	1.2	52.8	2.4	0	56.4	0.6	0	1	0	1.6	3.4	36.6	1.2	0	41.2	
Unshifted	12	0	8	0	20	30	1345	62	0	1437	16	0	24	0	40	87	927	31	0	1045	2542
% Unshifted	85.7	0	100	0	90.9	96.8	98.3	98.4	0	98.3	100	0	96	0	97.6	100	97.7	96.9	0	97.8	98
Bank 1	2	0	0	0	2	1	23	1	0	25	0	0	1	0	1	0	22	1	0	23	51
% Bank 1	14.3	0	0	0	9.1	3.2	1.7	1.6	0	1.7	0	0	4	0	2.4	0	2.3	3.1	0	2.2	2

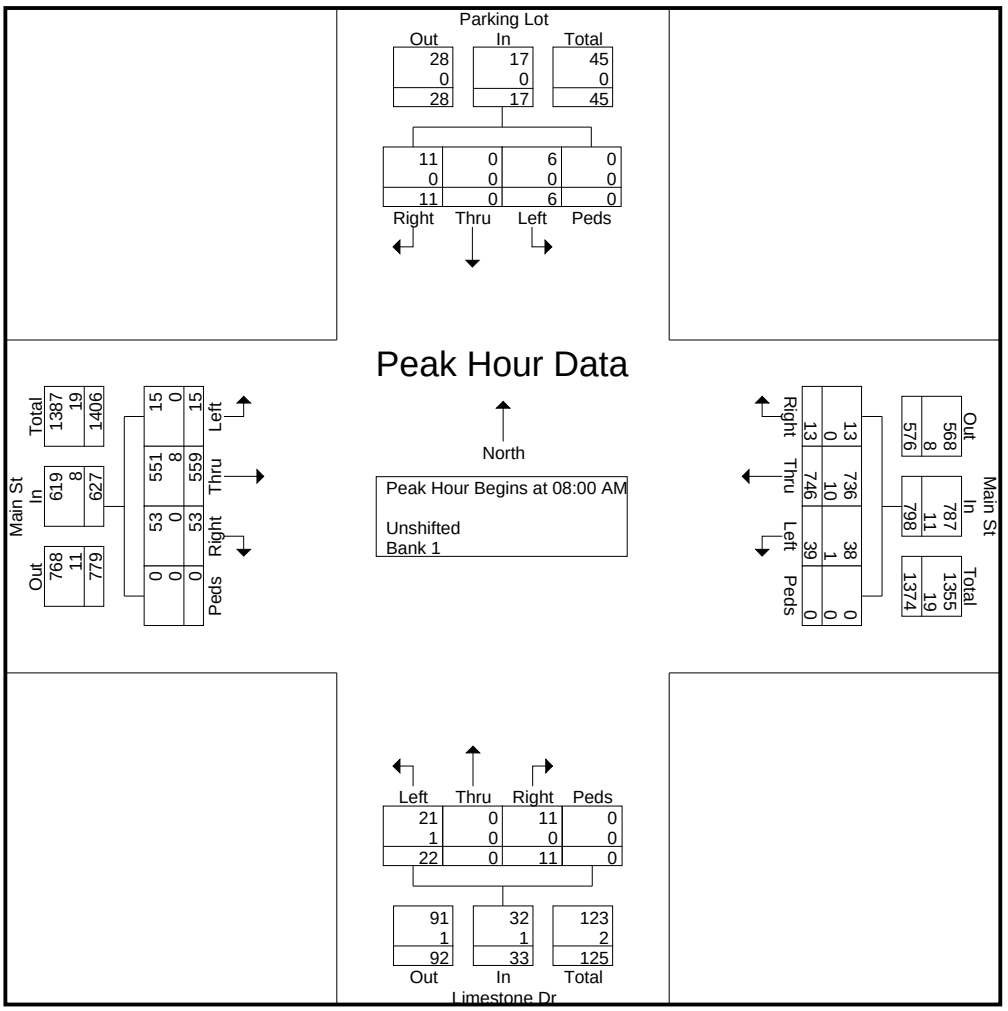
Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

PASSERO ASSOCIATES

242 W Main St, Suite 100
Rochester, NY 14614

File Name : Main St & Limestone Dr AM
Site Code : 00001234
Start Date : 3/14/2024
Page No : 2

	Parking Lot From North					Main St From East					Limestone Dr From South					Main St From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
08:00 AM	3	0	1	0	4	1	190	**12**	0	203	2	0	**8**	0	**10**	13	105	4	0	122	339
08:15 AM	3	0	**2**	0	5	3	**196**	8	0	**207**	2	0	4	0	6	**16**	150	3	0	169	387
08:30 AM	0	0	2	0	2	**5**	177	12	0	194	3	0	5	0	8	10	135	3	0	148	352
08:45 AM	**5**	0	1	0	**6**	4	183	7	0	194	**4**	0	5	0	9	14	**169**	**5**	0	**188**	**397**
Total Volume	11	0	6	0	17	13	746	39	0	798	11	0	22	0	33	53	559	15	0	627	1475
% App. Total	64.7	0	35.3	0		1.6	93.5	4.9	0		33.3	0	66.7	0		8.5	89.2	2.4	0		
PHF	.550	.000	.750	.000	.708	.650	.952	.813	.000	.964	.688	.000	.688	.000	.825	.828	.827	.750	.000	.834	.929
Unshifted	11	0	6	0	17	13	736	38	0	787	11	0	21	0	32	53	551	15	0	619	1455
% Unshifted	100	0	100	0	100	100	98.7	97.4	0	98.6	100	0	95.5	0	97.0	100	98.6	100	0	98.7	98.6
Bank 1	0	0	0	0	0	0	10	1	0	11	0	0	1	0	1	0	8	0	0	8	20
% Bank 1	0	0	0	0	0	0	1.3	2.6	0	1.4	0	0	4.5	0	3.0	0	1.4	0	0	1.3	1.4



Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

PASSERO ASSOCIATES

242 W Main St, Suite 100
Rochester, NY 14614

File Name : Main St & Limestone Dr PM
Site Code : 00001234
Start Date : 3/7/2024
Page No : 1

Groups Printed- Unshifted - Bank 1

	Parking Lot From North					Main St From East					Limestone Dr From South					Main St From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:00 PM	1	0	5	0	6	4	196	4	0	204	10	0	12	0	22	7	255	0	0	262	494
04:15 PM	5	0	3	0	8	3	194	2	0	199	9	0	7	0	16	8	207	3	0	218	441
04:30 PM	5	0	4	0	9	1	197	6	0	204	6	0	12	0	18	7	227	3	0	237	468
04:45 PM	3	0	4	0	7	3	177	1	0	181	11	0	6	0	17	5	211	3	0	219	424
Total	14	0	16	0	30	11	764	13	0	788	36	0	37	0	73	27	900	9	0	936	1827
05:00 PM	8	0	4	0	12	2	213	2	0	217	16	0	14	0	30	6	247	2	0	255	514
05:15 PM	6	0	4	0	10	1	180	1	0	182	13	0	10	0	23	6	222	2	0	230	445
05:30 PM	1	0	3	0	4	1	175	2	0	178	7	0	6	0	13	5	213	3	0	221	416
05:45 PM	6	0	2	0	8	0	150	1	0	151	8	0	4	0	12	3	148	1	0	152	323
Total	21	0	13	0	34	4	718	6	0	728	44	0	34	0	78	20	830	8	0	858	1698
Grand Total	35	0	29	0	64	15	1482	19	0	1516	80	0	71	0	151	47	1730	17	0	1794	3525
Apprch %	54.7	0	45.3	0		1	97.8	1.3	0		53	0	47	0		2.6	96.4	0.9	0		
Total %	1	0	0.8	0	1.8	0.4	42	0.5	0	43	2.3	0	2	0	4.3	1.3	49.1	0.5	0	50.9	
Unshifted	35	0	29	0	64	15	1475	19	0	1509	80	0	71	0	151	47	1723	17	0	1787	3511
% Unshifted	100	0	100	0	100	100	99.5	100	0	99.5	100	0	100	0	100	100	99.6	100	0	99.6	99.6
Bank 1	0	0	0	0	0	0	7	0	0	7	0	0	0	0	0	0	7	0	0	7	14
% Bank 1	0	0	0	0	0	0	0.5	0	0	0.5	0	0	0	0	0	0	0.4	0	0	0.4	0.4

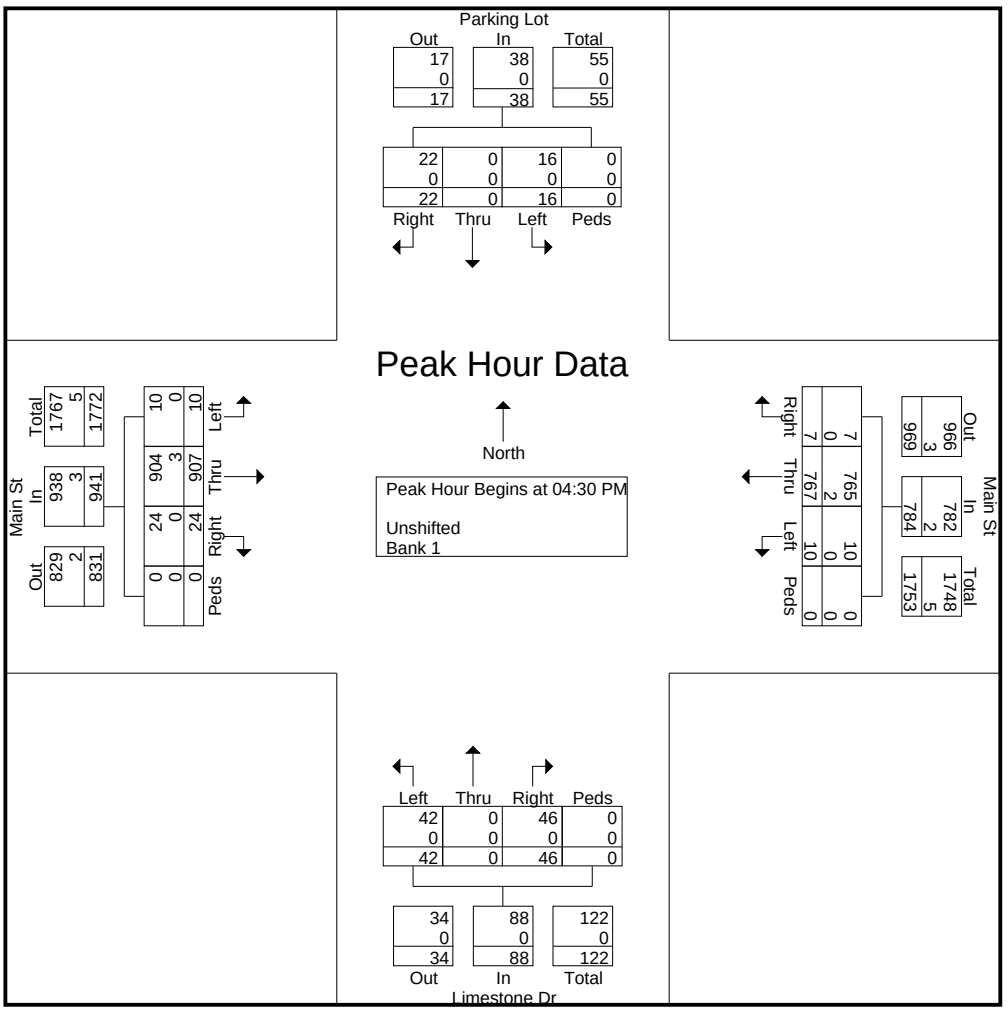
Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

PASSERO ASSOCIATES

242 W Main St, Suite 100
Rochester, NY 14614

File Name : Main St & Limestone Dr PM
Site Code : 00001234
Start Date : 3/7/2024
Page No : 2

	Parking Lot From North					Main St From East					Limestone Dr From South					Main St From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:30 PM																					
04:30 PM	5	0	**4**	0	9	1	197	**6**	0	204	6	0	12	0	18	**7**	227	**3**	0	237	468
04:45 PM	3	0	4	0	7	**3**	177	1	0	181	11	0	6	0	17	5	211	3	0	219	424
05:00 PM	**8**	0	4	0	**12**	2	**213**	2	0	**217**	**16**	0	**14**	0	**30**	6	**247**	2	0	**255**	**514**
05:15 PM	6	0	4	0	10	1	180	1	0	182	13	0	10	0	23	6	222	2	0	230	445
Total Volume	22	0	16	0	38	7	767	10	0	784	46	0	42	0	88	24	907	10	0	941	1851
% App. Total	57.9	0	42.1	0		0.9	97.8	1.3	0		52.3	0	47.7	0		2.6	96.4	1.1	0		
PHF	.688	.000	1.00	.000	.792	.583	.900	.417	.000	.903	.719	.000	.750	.000	.733	.857	.918	.833	.000	.923	.900
Unshifted	22	0	16	0	38	7	765	10	0	782	46	0	42	0	88	24	904	10	0	938	1846
% Unshifted	100	0	100	0	100	100	99.7	100	0	99.7	100	0	100	0	100	100	99.7	100	0	99.7	99.7
Bank 1	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	3	0	0	3	5
% Bank 1	0	0	0	0	0	0	0.3	0	0	0.3	0	0	0	0	0	0	0.3	0	0	0.3	0.3



Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Summary

Bin Size	15 minutes
Time Zone	America/New_York
Start Time	2/6/2025 0:00
End Time	2/6/2025 23:59
Location	Wehrle Drive and Spindrift Drive
Latitude and Longitude	42.9565672,-78.71464154

Lights

Entry	North						East						South						West					
Direction	Southbound						Westbound						Northbound						Eastbound					
Start Time	Right	Thru	Left	U-Turn	Peds CW	Peds CCW	Right	Thru	Left	U-Turn	Peds CW	Peds CCW	Right	Thru	Left	U-Turn	Peds CW	Peds CCW	Right	Thru	Left	U-Turn	Peds CW	Peds CCW
2/6/2025 7:00	9	0	4	0	0	0	0	66	3	0	0	0	1	0	0	0	0	0	4	52	11	0	0	0
2/6/2025 7:15	12	4	8	0	0	0	0	85	8	0	0	0	0	0	0	0	0	0	2	70	18	0	0	0
2/6/2025 7:30	19	2	7	0	0	0	0	89	5	0	0	0	4	0	2	0	0	0	5	63	31	0	0	0
2/6/2025 7:45	18	2	10	0	0	0	0	113	13	0	0	0	2	2	1	0	0	0	6	84	30	0	0	0
2/6/2025 8:00	12	5	9	0	0	0	0	129	13	0	0	0	2	1	2	0	0	0	8	81	38	0	0	0
2/6/2025 8:15	25	4	10	0	0	0	0	122	13	0	0	0	1	4	2	0	0	0	8	62	31	0	0	0
2/6/2025 8:30	25	1	9	0	0	0	0	109	4	0	0	0	1	1	1	0	0	0	4	85	28	0	0	0
2/6/2025 8:45	15	0	8	0	0	0	1	138	8	0	0	0	1	1	1	0	0	0	2	81	31	0	0	0
2/6/2025 16:00	36	0	31	0	0	0	0	151	3	0	0	0	14	1	6	0	0	0	1	112	22	0	0	0
2/6/2025 16:15	37	0	21	0	0	0	4	106	3	0	0	0	5	4	4	0	0	0	1	132	24	0	0	0
2/6/2025 16:30	45	3	33	0	0	0	1	129	1	0	0	0	13	3	4	0	0	0	1	136	24	0	0	0
2/6/2025 16:45	38	1	18	0	0	0	0	93	3	0	0	0	4	2	5	0	0	0	3	116	17	0	0	0
2/6/2025 17:00	42	1	27	0	0	0	2	103	5	0	0	0	11	9	9	0	0	0	6	119	17	0	0	0
2/6/2025 17:15	27	0	28	0	0	0	1	115	1	0	0	0	7	6	3	0	0	0	0	111	25	0	0	0
2/6/2025 17:30	16	3	13	0	0	0	1	94	0	0	0	0	5	5	0	0	0	0	1	131	19	0	0	0
2/6/2025 17:45	19	1	11	0	0	0	0	84	2	0	0	0	8	3	1	0	0	0	1	95	12	0	0	0

Single-Unit Trucks

Entry	North						East						South						West					
Direction	Southbound						Westbound						Northbound						Eastbound					
Start Time	Right	Thru	Left	U-Turn	Peds CW	Peds CCW	Right	Thru	Left	U-Turn	Peds CW	Peds CCW	Right	Thru	Left	U-Turn	Peds CW	Peds CCW	Right	Thru	Left	U-Turn	Peds CW	Peds CCW
2/6/2025 7:00	0	0	0	0	0	0	0	2	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0
2/6/2025 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 7:30	0	1	1	0	0	0	0	2	0	0	0	0	0	2	0	0	0	0	0	1	0	0	0	0
2/6/2025 7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
2/6/2025 8:00	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0
2/6/2025 8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
2/6/2025 8:30	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0
2/6/2025 8:45	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0
2/6/2025 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 16:30	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
2/6/2025 16:45	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0
2/6/2025 17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
2/6/2025 17:15	1	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 17:45	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0
AM Peak Hour Volumes	0	0	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0
PM Peak Hour Volumes	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	1	2	0	0	0	0

Articulated Trucks

Entry	North						East						South						West					
Direction	Southbound						Westbound						Northbound						Eastbound					
Start Time	Right	Thru	Left	U-Turn	Peds CW	Peds CCW	Right	Thru	Left	U-Turn	Peds CW	Peds CCW	Right	Thru	Left	U-Turn	Peds CW	Peds CCW	Right	Thru	Left	U-Turn	Peds CW	Peds CCW
2/6/2025 7:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 7:30	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 8:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
2/6/2025 16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
2/6/2025 17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
AM Peak Hour Volumes	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM Peak Hour Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0

Buses

Entry	North						East						South						West					
Direction	Southbound						Westbound						Northbound						Eastbound					
Start Time	Right	Thru	Left	U-Turn	Peds CW	Peds CCW	Right	Thru	Left	U-Turn	Peds CW	Peds CCW	Right	Thru	Left	U-Turn	Peds CW	Peds CCW	Right	Thru	Left	U-Turn	Peds CW	Peds CCW
2/6/2025 7:00	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 7:15	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
2/6/2025 7:30	0	0	1	0	0	0	0	1	1	0	0	0	1	1	0	0	0	0	0	2	1	0	0	0
2/6/2025 7:45	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
2/6/2025 8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	0	0
2/6/2025 8:15	2	0	1	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0
2/6/2025 8:30	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2	0	0	0
2/6/2025 8:45	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	2	0	0	0
2/6/2025 16:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
2/6/2025 16:15	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 16:30	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
2/6/2025 16:45	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
2/6/2025 17:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 17:15	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
2/6/2025 17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
AM Peak Hour Volumes	4	0	1	0	0	0	0	0	1	0	0	0	2	0	0	0	0	0	0	4	6	0	0	0
PM Peak Hour Volumes	2	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0

Motorized Vehicles

Entry	North						East						South						West					
Direction	Southbound						Westbound						Northbound						Eastbound					
Start Time	Right	Thru	Left	U-Turn	Peds CW	Peds CCW	Right	Thru	Left	U-Turn	Peds CW	Peds CCW	Right	Thru	Left	U-Turn	Peds CW	Peds CCW	Right	Thru	Left	U-Turn	Peds CW	Peds CCW	
2/6/2025 7:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Bicycles

Entry	North						East						South						West					
Direction	Southbound						Westbound						Northbound						Eastbound					
Start Time	Right	Thru	Left	U-Turn	Peds CW	Peds CCW	Right	Thru	Left	U-Turn	Peds CW	Peds CCW	Right	Thru	Left	U-Turn	Peds CW	Peds CCW	Right	Thru	Left	U-Turn	Peds CW	Peds CCW	
2/6/2025 7:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 7:15	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Pedestrians

Entry	North						East						South						West					
Direction	Southbound						Westbound						Northbound						Eastbound					
Start Time	Right	Thru	Left	U-Turn	Peds CW	Peds CCW	Right	Thru	Left	U-Turn	Peds CW	Peds CCW	Right	Thru	Left	U-Turn	Peds CW	Peds CCW	Right	Thru	Left	U-Turn	Peds CW	Peds CCW	
2/6/2025 7:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0
2/6/2025 8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
2/6/2025 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 17:00	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2/6/2025 17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

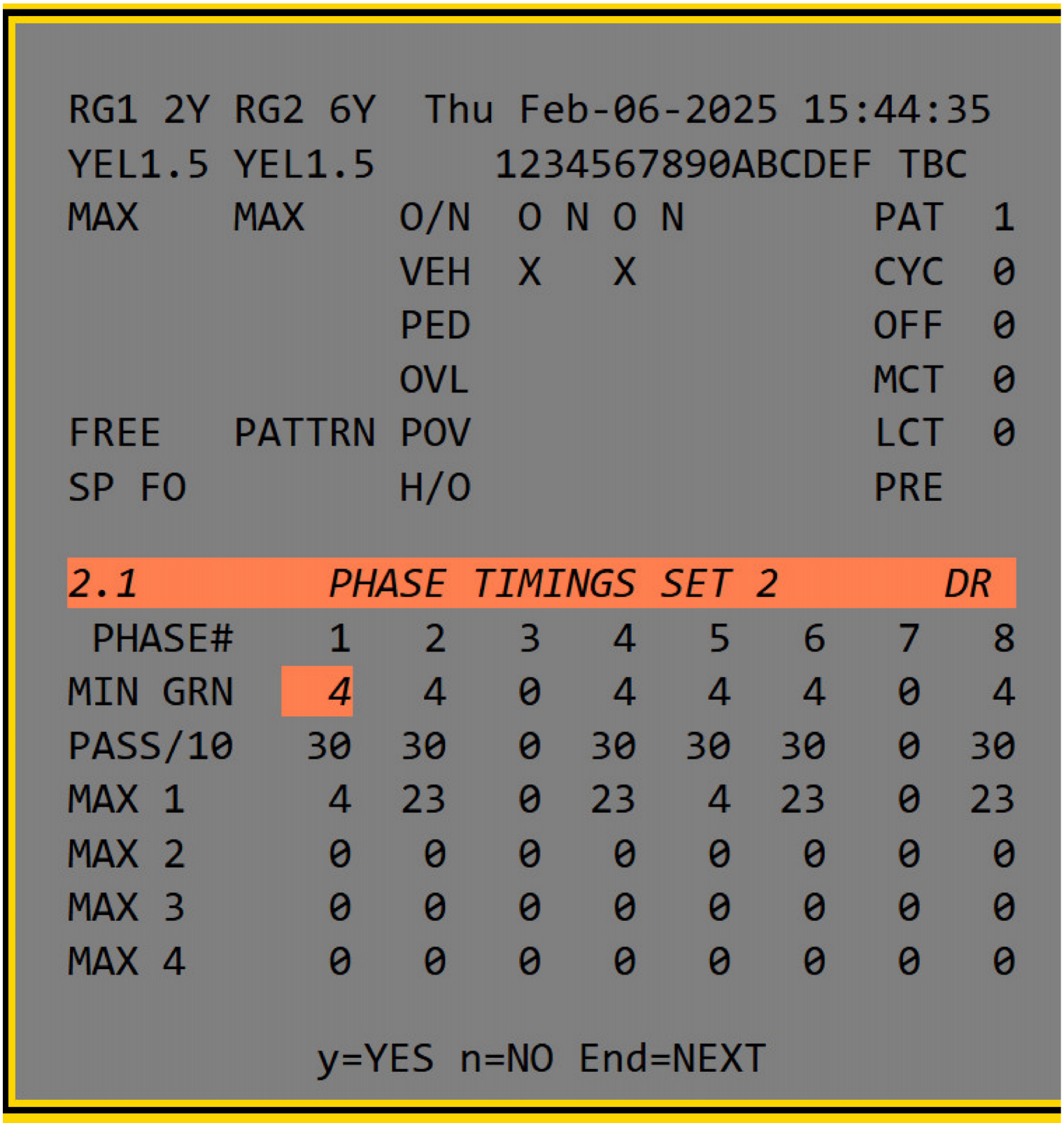
Total Vehicle Count

Entry	North						East						South						West							
Direction	Southbound						Westbound						Northbound						Eastbound							
Start Time	Right	Thru	Left	U-Turn	Peds CW	Peds CCW	Right	Thru	Left	U-Turn	Peds CW	Peds CCW	Right	Thru	Left	U-Turn	Peds CW	Peds CCW	Right	Thru	Left	U-Turn	Peds CW	Peds CCW		
2/6/2025 7:00	9	0	4	0	0	0	0	68	4	0	0	0	2	2	0	0	0	0	4	52	11	0	0	0	156	
2/6/2025 7:15	13	4	8	0	0	0	0	86	8	0	0	0	0	0	0	0	0	0	2	70	20	0	0	0	211	
2/6/2025 7:30	19	3	9	0	0	0	0	93	6	0	0	0	5	3	2	0	0	0	5	66	32	0	0	0	243	
2/6/2025 7:45	18	2	10	0	0	0	0	114	13	0	0	0	2	2	1	0	0	0	6	85	31	0	0	0	284	894
2/6/2025 8:00	14	5	9	0	0	0	0	133	13	0	0	0	2	1	2	0	0	0	8	86	40	0	0	0	313	1051
2/6/2025 8:15	27	4	11	0	0	0	0	122	14	0	0	0	2	4	2	0	0	0	8	64	31	0	0	0	289	1129
2/6/2025 8:30	26	1	9	0	0	0	0	111	4	0	0	0	1	1	1	0	0	0	4	89	30	0	0	0	277	1163
2/6/2025 8:45	16	0	8	0	0	0	1	141	8	0	0	0	2	1	1	0	0	0	2	84	33	0	0	0	297	1176
2/6/2025 16:00	36	0	32	0	0	0	0	151	3	0	0	0	14	1	6	0	0	0	1	112	23	0	0	0	379	
2/6/2025 16:15	38	0	21	0	0	0	4	106	3	0	0	0	5	4	4	0	0	0	1	132	24	0	0	0	342	
2/6/2025 16:30	45	3	33	0	0	0	1	130	2	0	0	0	14	3	4	0	0	0	1	137	25	0	0	0	398	
2/6/2025 16:45	39	1	18	0	0	0	0	94	3	0	0	0	4	2	5	0	0	0	4	117	18	0	0	0	305	1424
2/6/2025 17:00	44	1	27	0	0	0	2	103	5	0	0	0	12	9	9	0	0	0	6	119	17	0	0	0	354	1399
2/6/2025 17:15	28	0	28	0	0	0	1	117	2	0	0	0	8	6	3	0	0	0	0	111	25	0	0	0	329	1386
2/6/2025 17:30	16	3	13	0	0	0	1	94	0	0	0	0	5	5	0	0	0	0	1	131	21	0	0	0	290	1278
2/6/2025 17:45	19	1	11	0	0	0	0	85	2	0	0	0	10	3	1	0	0	0	2	96	12	0	0	0	242	1215
AM Peak Hour Volumes	83	10	37	0	0	0	1	507	39	0	0	0	7	7	6	0	0	0	22	323	134	0	0	0	AM PHF	0.939297
AM HV%	7%	0%	3%	#DIV/0!	#DIV/0!	#DIV/0!	0%	2%	3%	#DIV/0!	#DIV/0!	#DIV/0!	29%	0%	0%	#DIV/0!	#DIV/0!	#DIV/0!	0%	4%	4%	#DIV/0!	#DIV/0!	#DIV/0!		
PM Peak Hour Volumes	158	4	104	0	0	0	5	481	11	0	0	0	37	10	19	0	0	0	7	498	90	0	0	0	PM PHF	0.894472
AM HV%	1%	0%	1%	#DIV/0!	#DIV/0!	#DIV/0!	0%	0%	9%	#DIV/0!	#DIV/0!	#DIV/0!	3%	0%	0%	#DIV/0!	#DIV/0!	#DIV/0!	14%	0%	3%	#DIV/0!	#DIV/0!	#DIV/0!		

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

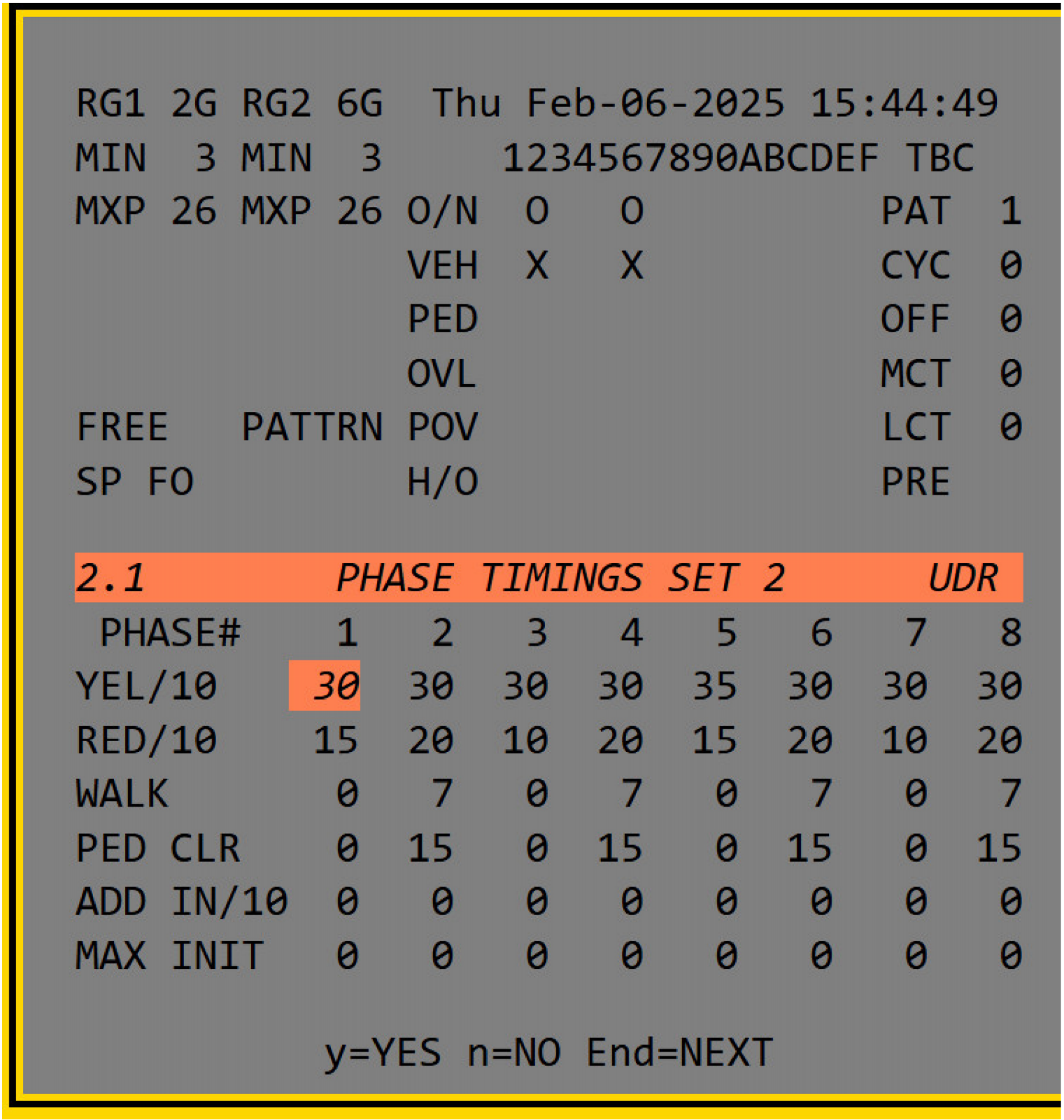
APPENDIX B: MISCELLANEOUS CALCULATIONS

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

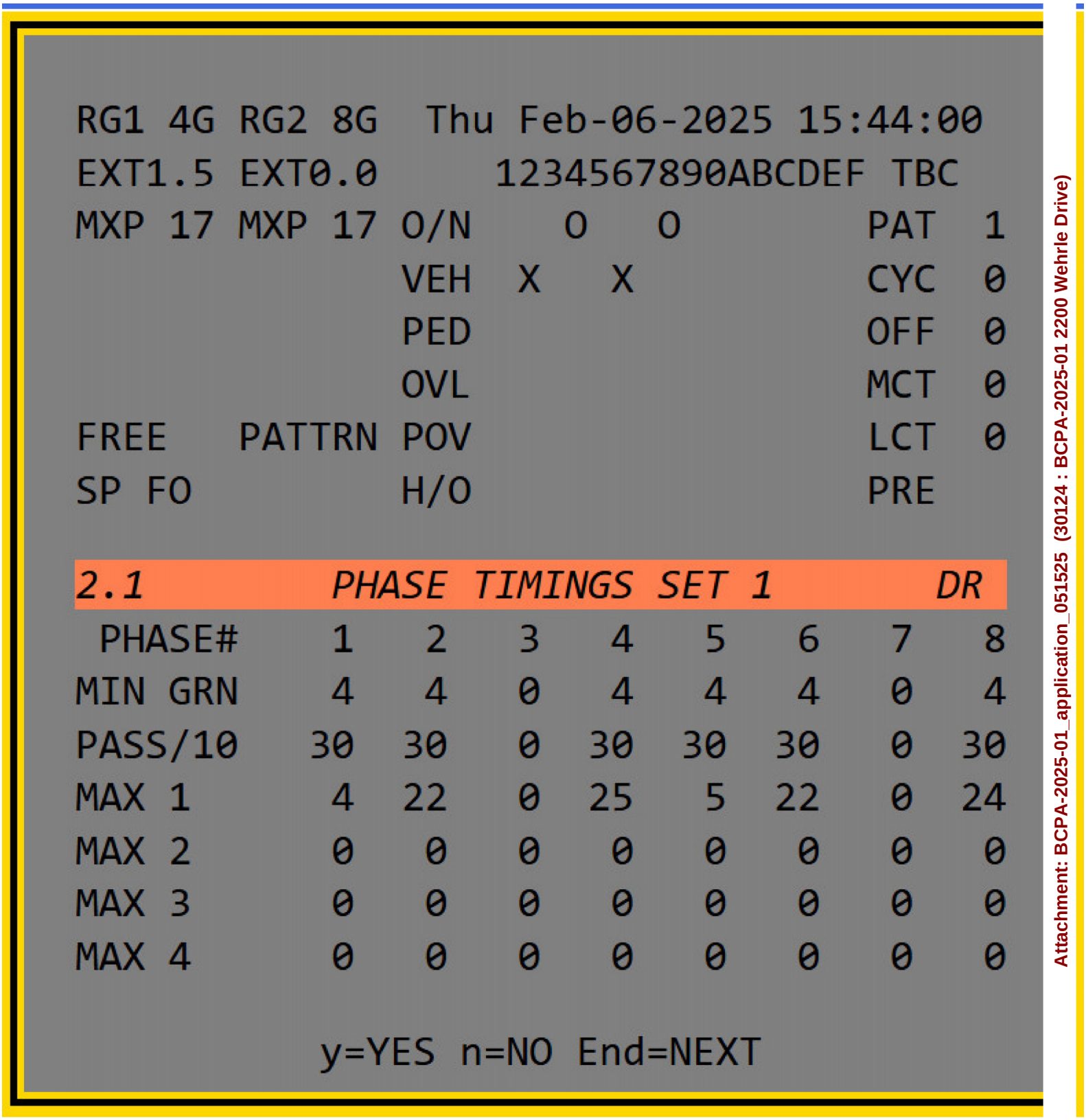


```
RG1 2Y RG2 6Y  Thu Feb-06-2025 15:44:35
YEL1.5 YEL1.5      1234567890ABCDEF TBC
MAX    MAX     O/N  O N O N          PAT  1
               VEH  X   X            CYC  0
               PED                   OFF  0
               OVL                   MCT  0
FREE   PATTRN  POV                   LCT  0
SP FO          H/O                   PRE

2.1          PHASE TIMINGS SET 2          DR
 PHASE#    1   2   3   4   5   6   7   8
MIN GRN    4   4   0   4   4   4   0   4
PASS/10   30  30   0  30  30  30   0  30
MAX 1      4  23   0  23   4  23   0  23
MAX 2      0   0   0   0   0   0   0   0
MAX 3      0   0   0   0   0   0   0   0
MAX 4      0   0   0   0   0   0   0   0

          y=YES n=NO End=NEXT
```

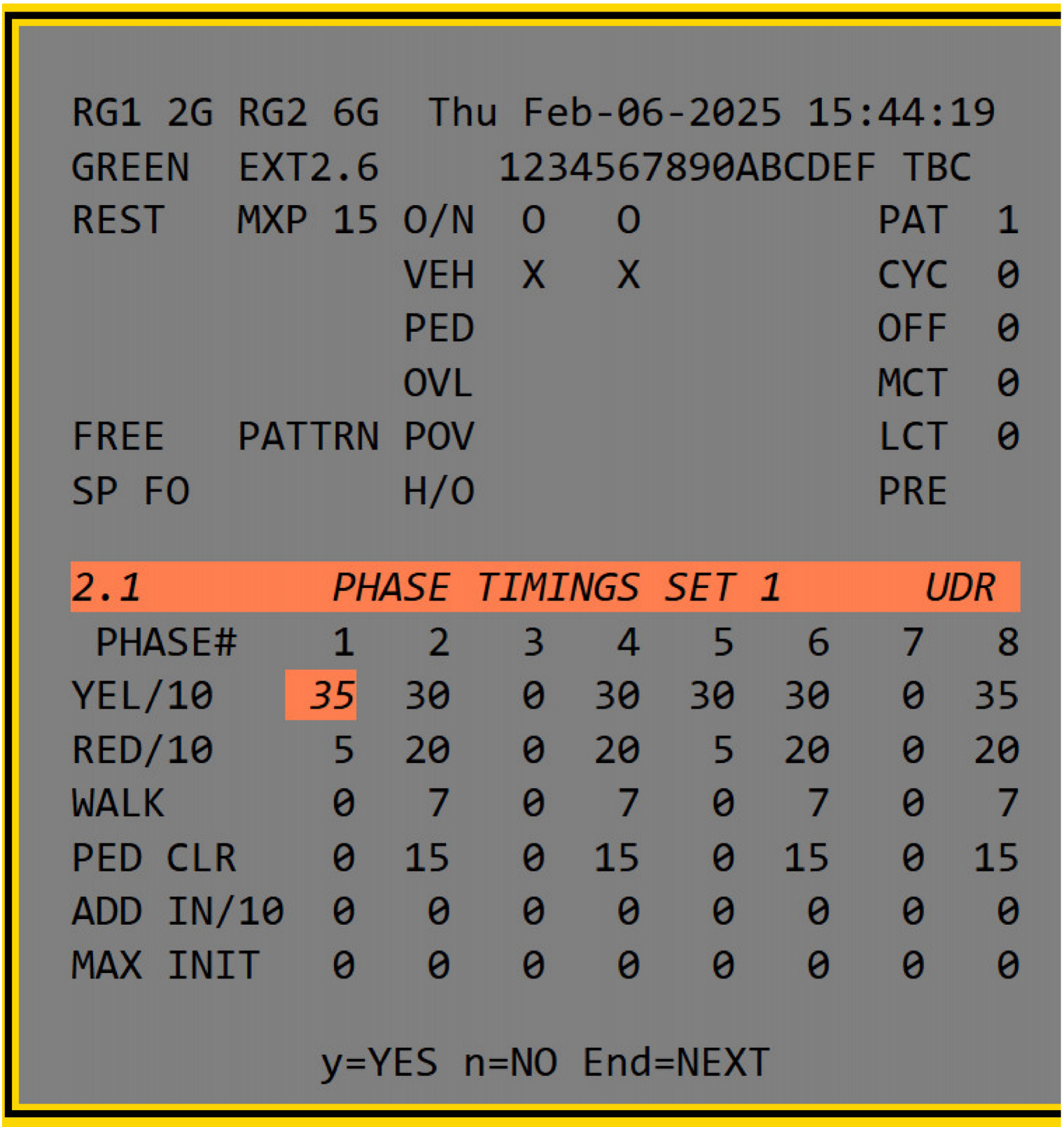
Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)



Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)



Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)



```
RG1 2G RG2 6G  Thu Feb-06-2025 15:44:19
GREEN  EXT2.6      1234567890ABCDEF TBC
REST   MXP 15 O/N  O   O            PAT  1
                VEH  X   X            CYC  0
                PED                   OFF  0
                OVL                   MCT  0
FREE   PATTRN   POV                   LCT  0
SP FO           H/O                   PRE

2.1          PHASE TIMINGS SET 1          UDR
 PHASE#     1   2   3   4   5   6   7   8
YEL/10     35  30   0  30  30  30   0  35
RED/10      5  20   0  20   5  20   0  20
WALK        0   7   0   7   0   7   0   7
PED CLR     0  15   0  15   0  15   0  15
ADD IN/10   0   0   0   0   0   0   0   0
MAX INIT    0   0   0   0   0   0   0   0

          y=YES n=NO End=NEXT
```

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

PASSERO
engineering architecture

Uptown Apartments, Amherst, NY

Documentation of Ambient Traffic Volume Growth

Roadway	Segment starts at	Segment end at	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Annual Growth
Main St (NY5)	Klein/Roll Rds	North French Rd		24,519	23,262			22,536		19,638			-2.09%
Wehrle Dr (CR290)	Youngs Rd	Transit Rd				16,639			7,693			13,356	-3.60%
												AVERAGE	**-2.84%**

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Project: Uptown Apartments
Location: Town of Amherst, NY
Peak Hour: Weekday AM
Condition: Proposed Action

Figure: 3a 4a 4 5 6 7 8

# of Years: 5

Location Number	Intersection	2024 Existing Volumes	2025 Existing Volumes	No-Build Volumes 0.50%	6842 Main St	6812 Main St	Total No-Build Volumes	Trip Generation and Distribution				Total Site Trips	Full Build Volumes	Limestone and Main	Future Build Volumes
								Enter Dist. %	Exit Dist. %	Trips IN 33	Trips OUT 104				
1	Main Street														
	Limestone Dr		1												
	SR	11	11	11			11					0	11		11
	ST	0	0	0			0					0	0		0
	SL	6	6	6			6					0	6		6
	WR	13	13	13			13					0	13		13
	WT	746	750	769	23	21	813					0	813		813
	WL	39	39	40			40	18%		6		6	46	11	57
	NR	11	11	11			11		18%		19	19	30	29	59
	NT	0	0	0			0					0	0		0
	NL	22	22	23			23		10%		10	10	33	35	68
	ER	53	53	54			54	10%		3		3	57	9	66
	ET	559	562	576	11	12	599					0	599		599
	EL	15	15	15			15					0	15		15
2	Wehrle Drive														
	Spindrift Drive														
	SR		83	85			85					0	85		85
	ST		10	10			10					0	10		10
	SL		37	38			38					0	38		38
	WR		1	1			1					0	1		1
	WT		507	520			520		32%		33	33	553		553
	WL		39	40			40					0	40		40
	NR		7	7			7					0	7		7
	NT		7	7			7					0	7		7
	NL		6	6			6					0	6		6
	ER		22	23			23					0	23		23
	ET		323	331			331	32%		11		11	342		342
	EL		134	137			137					0	137		137
3	Wehrle Drive											0	0		0
	Proposed Westerly Driveway											0	0		0
	SR			0			0		20%		21	21	21		21
	ST			0			0					0	0		0
	SL			0			0		15%		16	16	16		16
	WR			0			0	15%		5		5	5		5
	WT		547	561			561		12%		12	12	573		573
	WL			0			0					0	0		0
	NR			0			0					0	0		0
	NT			0			0					0	0		0
	NL			0			0					0	0		0
	ER			0			0					0	0		0
	ET		367	376			376	12%		4		4	380		380
	EL			0			0	20%		7		7	7		7
4	Wehrle Drive											0	0		0
	Proposed Easterly Driveway											0	0		0
	SR			0			0		12%		12	12	12		12
	ST			0			0					0	0		0
	SL			0			0		25%		26	26	26		26
	WR			0			0	25%		8		8	8		8
	WT		547	561			561	15%		5		5	566		566
	WL			0			0					0	0		0
	NR			0			0					0	0		0
	NT			0			0					0	0		0
	NL			0			0					0	0		0
	ER			0			0					0	0		0
	ET		367	376			376		15%		16	16	392		392
	EL			0			0	12%		4		4	4		4

Pas .lsx

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Project: Uptown Apartments
Location: Town of Amherst, NY
Peak Hour: Weekday PM
Condition: Proposed Action

Figure:			3b	4b			4	5				6	7		8
				# of Years											
				5											
Location Number	Intersection	2024 Existing Volumes	2025 Existing Volumes	No-Build Volumes 0.50%	6842 Main St	6812 Main St	Total No-Build Volumes	Trip Generation and Distribution				Total Site Trips	Full Build Volumes	Limestone and Main	Future Build Volumes
								Enter Dist. %	Exit Dist. %	Trips IN 112	Trips OUT 66				
1	Main Street														
	Limestone Dr		1												
	SR	22	22	23			23					0	23		23
	ST	0	0	0			0					0	0		0
	SL	16	16	16			16					0	16		16
	WR	7	7	7			7					0	7		7
	WT	767	771	790	22	26	838					0	838		838
	WL	10	10	10			10	18%		20		20	30	34	64
	NR	46	46	47			47		18%		12	12	59	22	81
	NT	0	0	0			0					0	0		0
	NL	42	42	43			43		10%		7	7	50	17	66
	ER	24	24	25			25	10%		11		11	36	33	69
	ET	907	912	935	31	34	1000					0	1000		1000
	EL	10	10	10			10					0	10		10
2	Wehrle Drive														
	Spindrift Drive														
	SR		158	162			162					0	162		162
	ST		4	4			4					0	4		4
	SL		104	107			107					0	107		107
	WR		5	5			5					0	5		5
	WT		481	493			493		32%		21	21	514		514
	WL		11	11			11					0	11		11
	NR		37	38			38					0	38		38
	NT		10	10			10					0	10		10
	NL		19	19			19					0	19		19
	ER		7	7			7					0	7		7
	ET		498	511			511	32%		36		36	547		547
	EL		90	92			92					0	92		92
3	Wehrle Drive											0	0		0
	Proposed Westerly Driveway											0	0		0
	SR			0			0		20%		13	13	13		13
	ST			0			0					0	0		0
	SL			0			0		15%		10	10	10		10
	WR			0			0	15%		17		17	17		17
	WT		497	510			510		12%		8	8	518		518
	WL			0			0					0	0		0
	NR			0			0					0	0		0
	NT			0			0					0	0		0
	NL			0			0					0	0		0
	ER			0			0					0	0		0
	ET		639	655			655	12%		13		13	668		668
	EL			0			0	20%		22		22	22		22
4	Wehrle Drive											0	0		0
	Proposed Easterly Driveway											0	0		0
	SR			0			0		12%		8	8	8		8
	ST			0			0					0	0		0
	SL			0			0		25%		17	17	17		17
	WR			0			0	25%		28		28	28		28
	WT		497	510			510	15%		17		17	527		527
	WL			0			0					0	0		0
	NR			0			0					0	0		0
	NT			0			0					0	0		0
	NL			0			0					0	0		0
	ER			0			0					0	0		0
	ET		639	655			655		15%		10	10	665		665
	EL			0			0	12%		13		13	13		13

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

PROJECT DETAILS

Project Name:	Limestone Background	Type of Project:	
Project No:		City:	
Country:		Built-up Area(Sq.ft):	
Analyst Name:	Amy Dake	Clients Name:	
Date:	3/19/2024	ZIP/Postal Code:	
State/Province:		No. of Scenarios:	2
Analysis Region:			

SCENARIO SUMMARY

Scenarios	Name	No. of Land Uses	Phases of Development	No. of Years to Project Traffic	User Group	Estimated New Vehicle Trips		
						Entry	Exit	Total
Scenario - 1	AM Peak	3	1	0		25	43	68
Scenario - 2	PM Peak	3	1	0		63	50	113

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Scenario - 1

Scenario Name: AM Peak
User Group:
Dev. phase: 1
No. of Years to Project Traffic : 0
Analyst Note:
Warning:

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method / Rate/Equation	Entry / Split%	Exit / Split%	Total
215 - Single-Family Attached Housing	General Urban/Suburban	Dwelling Units	6	Weekday, Peak Hour of Adjacent Street Traffic,	Average	1	2	3
Data Source: Trip Generation Manual, 11th Ed					0.48	25%	75%	
822 - Strip Retail Plaza (<40k)	General Urban/Suburban	1000 Sq. Ft. GLA	7.5	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LOG)	14	10	24
Data Source: Trip Generation Manual, 11th Ed					Ln(T) =0.66Ln(X) + 1.84	60%	40%	
220 - Multifamily Housing (Low-Rise) - Not Close	General Urban/Suburban	Dwelling Units	58	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LIN)	10	31	41
Data Source: Trip Generation Manual, 11th Ed					T = 0.31(X) + 22.85	24%	76%	

VEHICLE TO PERSON TRIP CONVERSION

BASELINE SITE VEHICLE CHARACTERISTICS:

Land Use	Baseline Site Vehicle Mode Share		Baseline Site Vehicle Occupancy		Baseline Site Vehicle Directional Split	
	Entry (%)	Exit (%)	Entry	Exit	Entry (%)	Exit (%)
215 - Single-Family Attached Housing	100	100	1	1	25	75
822 - Strip Retail Plaza (<40k)	100	100	1	1	60	40
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	100	100	1	1	24	76

ESTIMATED BASELINE SITE PERSON TRIPS:

Land Use	Person Trips by Vehicle		Person Trips by Other Modes		Total Baseline Site Person Trips	
	Entry	Exit	Entry	Exit	Entry	Exit
215 - Single-Family Attached Housing	1	2	0	0	1	2
	3		0		3	
822 - Strip Retail Plaza (<40k)	14	10	0	0	14	10
	24		0		24	
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	10	31	0	0	10	31
	41		0		41	

NEW VEHICLE TRIPS

Land Use	New Vehicle Trips		
	Entry	Exit	Total
215 - Single-Family Attached Housing	1	2	3
822 - Strip Retail Plaza (<40k)	14	10	24
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	10	31	41

RESULTS

Site Totals	Entry	Exit	Total
Vehicle Trips Before Reduction	25	43	68
External Vehicle Trips	25	43	68
New Vehicle Trips	25	43	68

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Scenario - 2

Scenario Name: PM Peak
User Group:
Dev. phase: 1
No. of Years to Project Traffic : 0
Analyst Note:
Warning:

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method Rate/Equation	Entry Split%	Exit Split%	Total
215 - Single-Family Attached Housing	General Urban/Suburban	Dwelling Units	6	Weekday, Peak Hour of Adjacent Street Traffic,	Average	2	1	3
Data Source: Trip Generation Manual, 11th Ed					0.57	59%	41%	
822 - Strip Retail Plaza (<40k)	General Urban/Suburban	1000 Sq. Ft. GLA	7.5	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LOG)	32	32	64
Data Source: Trip Generation Manual, 11th Ed					Ln(T) =0.71Ln(X) + 2.72	50%	50%	
220 - Multifamily Housing (Low-Rise) - Not Close	General Urban/Suburban	Dwelling Units	58	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LIN)	29	17	46
Data Source: Trip Generation Manual, 11th Ed					T = 0.43(X) + 20.55	63%	37%	

VEHICLE TO PERSON TRIP CONVERSION

BASELINE SITE VEHICLE CHARACTERISTICS:

Land Use	Baseline Site Vehicle Mode Share		Baseline Site Vehicle Occupancy		Baseline Site Vehicle Directional Split	
	Entry (%)	Exit (%)	Entry	Exit	Entry (%)	Exit (%)
215 - Single-Family Attached Housing	100	100	1	1	59	41
822 - Strip Retail Plaza (<40k)	100	100	1	1	50	50
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	100	100	1	1	63	37

ESTIMATED BASELINE SITE PERSON TRIPS:

Land Use	Person Trips by Vehicle		Person Trips by Other Modes		Total Baseline Site Person Trips	
	Entry	Exit	Entry	Exit	Entry	Exit
215 - Single-Family Attached Housing	2	1	0	0	2	1
	3		0		3	
822 - Strip Retail Plaza (<40k)	32	32	0	0	32	32
	64		0		64	
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	29	17	0	0	29	17
	46		0		46	

NEW VEHICLE TRIPS

Land Use	New Vehicle Trips		
	Entry	Exit	Total
215 - Single-Family Attached Housing	2	1	3
822 - Strip Retail Plaza (<40k)	32	32	64
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	29	17	46

RESULTS

Site Totals	Entry	Exit	Total
Vehicle Trips Before Reduction	63	50	113
External Vehicle Trips	63	50	113
New Vehicle Trips	63	50	113

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

PROJECT DETAILS

Project Name:	6812 Main St Background	Type of Project:	
Project No:		City:	
Country:		Built-up Area(Sq.ft):	
Analyst Name:	Amy Dake	Clients Name:	
Date:	1/9/2025	ZIP/Postal Code:	
State/Province:		No. of Scenarios:	2
Analysis Region:			

SCENARIO SUMMARY

Scenarios	Name	No. of Land Uses	Phases of Development	No. of Years to Project Traffic	User Group	Estimated New Vehicle Trips		
						Entry	Exit	Total
Scenario - 1	AM Peak	2	1	0		27	38	65
Scenario - 2	PM Peak	2	1	0		70	61	131

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Scenario - 1

Scenario Name: AM Peak
User Group:
Dev. phase: 1
No. of Years to Project Traffic : 0
Analyst Note:
Warning:

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method Rate/Equation	Entry Split%	Exit Split%	Total
220 - Multifamily Housing (Low-Rise) - Not Close	General Urban/Suburban	Dwelling Units	34	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LIN)	8	25	33
Data Source: Trip Generation Manual, 11th Ed					T = 0.31(X) + 22.85	24%	76%	
822 - Strip Retail Plaza (<40k)	General Urban/Suburban	1000 Sq. Ft. GLA	13.5	Weekday, Peak Hour of Adjacent Street Traffic,	Average	19	13	32
Data Source: Trip Generation Manual, 11th Ed					2.36	60%	40%	

VEHICLE TO PERSON TRIP CONVERSION

BASELINE SITE VEHICLE CHARACTERISTICS:

Land Use	Baseline Site Vehicle Mode Share		Baseline Site Vehicle Occupancy		Baseline Site Vehicle Directional Split	
	Entry (%)	Exit (%)	Entry	Exit	Entry (%)	Exit (%)
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	100	100	1	1	24	76
822 - Strip Retail Plaza (<40k)	100	100	1	1	60	40

ESTIMATED BASELINE SITE PERSON TRIPS:

Land Use	Person Trips by Vehicle		Person Trips by Other Modes		Total Baseline Site Person Trips	
	Entry	Exit	Entry	Exit	Entry	Exit
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	8	25	0	0	8	25
	33		0		33	
822 - Strip Retail Plaza (<40k)	19	13	0	0	19	13
	32		0		32	

NEW VEHICLE TRIPS

Land Use	New Vehicle Trips		
	Entry	Exit	Total
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	8	25	33
822 - Strip Retail Plaza (<40k)	19	13	32

RESULTS

Site Totals	Entry	Exit	Total
Vehicle Trips Before Reduction	27	38	65
External Vehicle Trips	27	38	65
New Vehicle Trips	27	38	65

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Scenario - 2

Scenario Name: PM Peak
User Group:
Dev. phase: 1
No. of Years to Project Traffic : 0
Analyst Note:
Warning:

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method Rate/Equation	Entry Split%	Exit Split%	Total
220 - Multifamily Housing (Low-Rise) - Not Close	General Urban/Suburban	Dwelling Units	34	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LIN)	22	13	35
Data Source: Trip Generation Manual, 11th Ed					T = 0.43(X) + 20.55	63%	37%	
822 - Strip Retail Plaza (<40k)	General Urban/Suburban	1000 Sq. Ft. GLA	13.5	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LOG)	48	48	96
Data Source: Trip Generation Manual, 11th Ed					Ln(T) =0.71Ln(X) + 2.72	50%	50%	

VEHICLE TO PERSON TRIP CONVERSION

BASELINE SITE VEHICLE CHARACTERISTICS:

Land Use	Baseline Site Vehicle Mode Share		Baseline Site Vehicle Occupancy		Baseline Site Vehicle Directional Split	
	Entry (%)	Exit (%)	Entry	Exit	Entry (%)	Exit (%)
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	100	100	1	1	63	37
822 - Strip Retail Plaza (<40k)	100	100	1	1	50	50

ESTIMATED BASELINE SITE PERSON TRIPS:

Land Use	Person Trips by Vehicle		Person Trips by Other Modes		Total Baseline Site Person Trips	
	Entry	Exit	Entry	Exit	Entry	Exit
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	22	13	0	0	22	13
	35		0		35	
822 - Strip Retail Plaza (<40k)	48	48	0	0	48	48
	96		0		96	

NEW VEHICLE TRIPS

Land Use	New Vehicle Trips		
	Entry	Exit	Total
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	22	13	35
822 - Strip Retail Plaza (<40k)	48	48	96

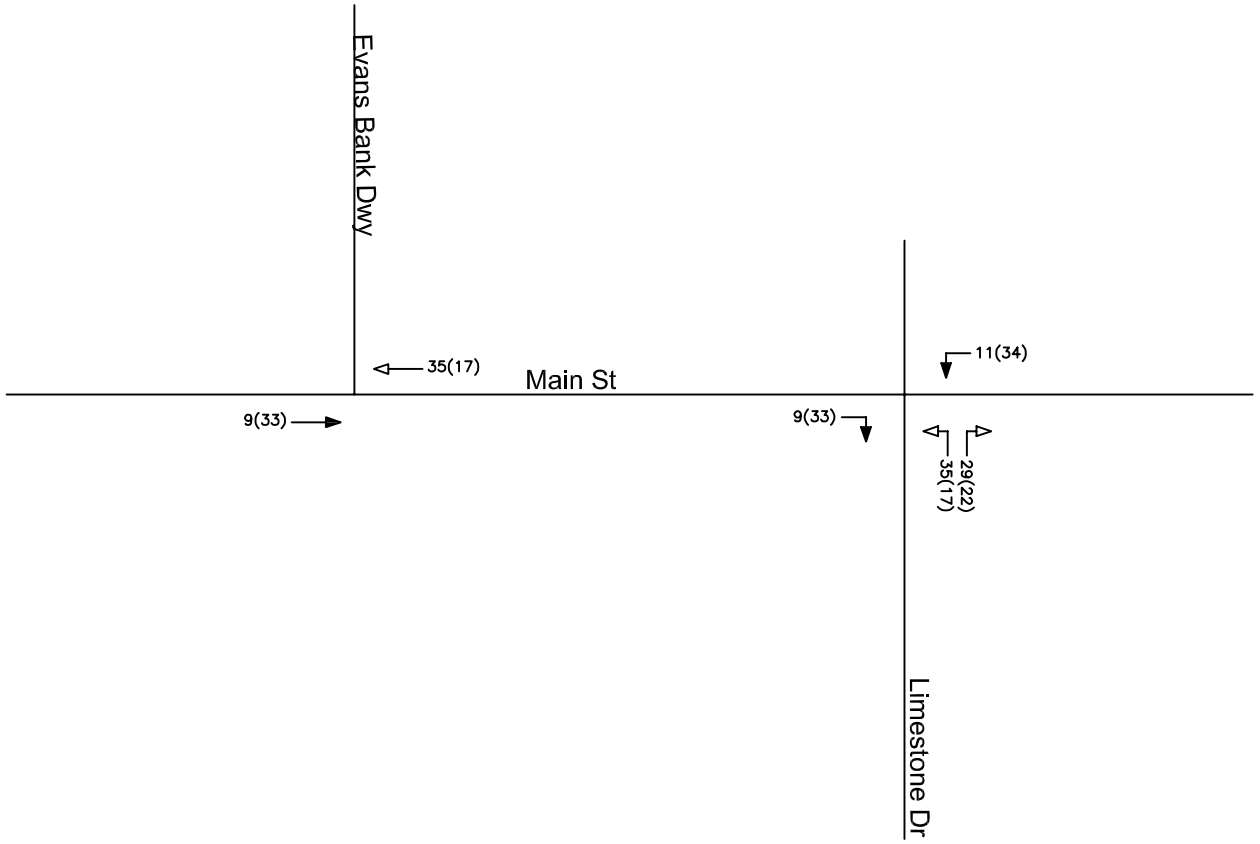
RESULTS

Site Totals	Entry	Exit	Total
Vehicle Trips Before Reduction	70	61	131
External Vehicle Trips	70	61	131
New Vehicle Trips	70	61	131

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Figure 6B

PASSERO
engineering architecture



Project Site

Limestone & Main Development | Town of Amherst, NY

N
NOT TO SCALE

Total Site Generated Trips

KEY:
00(00) = AM(PM)
→ Entering Trip

Packet Pg. 1221

4.a

Project

:cess

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

PROJECT DETAILS

Project Name:	Uptown Apartments	Type of Project:	
Project No:		City:	
Country:		Built-up Area(Sq.ft):	
Analyst Name:	Amy Dake	Clients Name:	
Date:	3/4/2025	ZIP/Postal Code:	
State/Province:		No. of Scenarios:	2
Analysis Region:			

SCENARIO SUMMARY

Scenarios	Name	No. of Land Uses	Phases of Development	No. of Years to Project Traffic	User Group	Estimated New Vehicle Trips		
						Entry	Exit	Total
Scenario - 1	AM Peak	1	1	0		33	104	137
Scenario - 2	PM Peak	1	1	0		112	66	178

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Scenario - 1

Scenario Name: AM Peak
User Group:
Dev. phase: 1
No. of Years to Project Traffic : 0
Analyst Note:
Warning:

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method Rate/Equation	Entry Split%	Exit Split%	Total
220 - Multifamily Housing (Low-Rise) - Not Close	General Urban/Suburban	Dwelling Units	366	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LIN)	33	104	137
Data Source: Trip Generation Manual, 11th Ed					T = 0.31(X) + 22.85	24%	76%	

VEHICLE TO PERSON TRIP CONVERSION

BASELINE SITE VEHICLE CHARACTERISTICS:

Land Use	Baseline Site Vehicle Mode Share		Baseline Site Vehicle Occupancy		Baseline Site Vehicle Directional Split	
	Entry (%)	Exit (%)	Entry	Exit	Entry (%)	Exit (%)
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	100	100	1	1	24	76

ESTIMATED BASELINE SITE PERSON TRIPS:

Land Use	Person Trips by Vehicle		Person Trips by Other Modes		Total Baseline Site Person Trips	
	Entry	Exit	Entry	Exit	Entry	Exit
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	33	104	0	0	33	104
	137		0		137	

NEW VEHICLE TRIPS

Land Use	New Vehicle Trips		
	Entry	Exit	Total
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	33	104	137

RESULTS

Site Totals	Entry	Exit	Total
Vehicle Trips Before Reduction	33	104	137
External Vehicle Trips	33	104	137
New Vehicle Trips	33	104	137

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Scenario - 2

Scenario Name: PM Peak
User Group:
Dev. phase: 1
No. of Years to Project Traffic : 0
Analyst Note:
Warning:

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method Rate/Equation	Entry Split%	Exit Split%	Total
220 - Multifamily Housing (Low-Rise) - Not Close	General Urban/Suburban	Dwelling Units	366	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LIN)	112	66	178
Data Source: Trip Generation Manual, 11th Ed					T = 0.43(X) + 20.55	63%	37%	

VEHICLE TO PERSON TRIP CONVERSION

BASELINE SITE VEHICLE CHARACTERISTICS:

Land Use	Baseline Site Vehicle Mode Share		Baseline Site Vehicle Occupancy		Baseline Site Vehicle Directional Split	
	Entry (%)	Exit (%)	Entry	Exit	Entry (%)	Exit (%)
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	100	100	1	1	63	37

ESTIMATED BASELINE SITE PERSON TRIPS:

Land Use	Person Trips by Vehicle		Person Trips by Other Modes		Total Baseline Site Person Trips	
	Entry	Exit	Entry	Exit	Entry	Exit
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	112	66	0	0	112	66
	178		0		178	

NEW VEHICLE TRIPS

Land Use	New Vehicle Trips		
	Entry	Exit	Total
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	112	66	178

RESULTS

Site Totals	Entry	Exit	Total
Vehicle Trips Before Reduction	112	66	178
External Vehicle Trips	112	66	178
New Vehicle Trips	112	66	178

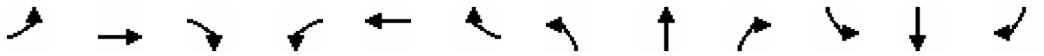
Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

APPENDIX C: LOS CALCULATIONS – EXISTING CONDITIONS

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Lanes, Volumes, Timings
1: Limestone Dr/Plaza Dwy & Main St

Uptown Apartments
2025 Existing AM



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	15	562	53	39	750	13	22	0	11	6	0	11
Future Volume (vph)	15	562	53	39	750	13	22	0	11	6	0	11
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		0	150		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.987			0.997				0.850			0.850
Flt Protected	0.950			0.950				0.950			0.950	
Satd. Flow (prot)	1805	3531	0	1752	3564	0	0	1719	1615	0	1805	1615
Flt Permitted	0.950			0.950				0.950			0.950	
Satd. Flow (perm)	1805	3531	0	1752	3564	0	0	1719	1615	0	1805	1615
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		360			371			481			99	
Travel Time (s)		7.1			8.4			10.9			2.3	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	0%	1%	0%	3%	1%	0%	5%	0%	0%	0%	0%	0%
Adj. Flow (vph)	16	604	57	42	806	14	24	0	12	6	0	12
Shared Lane Traffic (%)												
Lane Group Flow (vph)	16	661	0	42	820	0	0	24	12	0	6	12
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	42.4%	ICU Level of Service	A
Analysis Period (min)	15		

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	15	562	53	39	750	13	22	0	11	6	0	11
Future Vol, veh/h	15	562	53	39	750	13	22	0	11	6	0	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	150	-	-	150	-	-	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	0	1	0	3	1	0	5	0	0	0	0	0
Mvmt Flow	16	604	57	42	806	14	24	0	12	6	0	12

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	820	0	0	661	0	0	1152	1569	331	1232	1591	410
Stage 1	-	-	-	-	-	-	665	665	-	897	897	-
Stage 2	-	-	-	-	-	-	487	904	-	334	694	-
Critical Hdwy	4.1	-	-	4.16	-	-	7.6	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.6	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.6	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.23	-	-	3.55	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	817	-	-	916	-	-	149	112	671	136	109	596
Stage 1	-	-	-	-	-	-	409	461	-	305	361	-
Stage 2	-	-	-	-	-	-	523	358	-	659	447	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	817	-	-	916	-	-	137	105	671	125	102	596
Mov Cap-2 Maneuver	-	-	-	-	-	-	137	105	-	125	102	-
Stage 1	-	-	-	-	-	-	400	452	-	291	344	-
Stage 2	-	-	-	-	-	-	489	342	-	634	439	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.23	0.44	28.01	19.74
HCM LOS			D	C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	137	671	817	-	-	916	-	-	125	596
HCM Lane V/C Ratio	0.173	0.018	0.02	-	-	0.046	-	-	0.052	0.02
HCM Control Delay (s/veh)	36.8	10.5	9.5	-	-	9.1	-	-	35.5	11.2
HCM Lane LOS	E	B	A	-	-	A	-	-	E	B
HCM 95th %tile Q(veh)	0.6	0.1	0.1	-	-	0.1	-	-	0.2	0.1

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

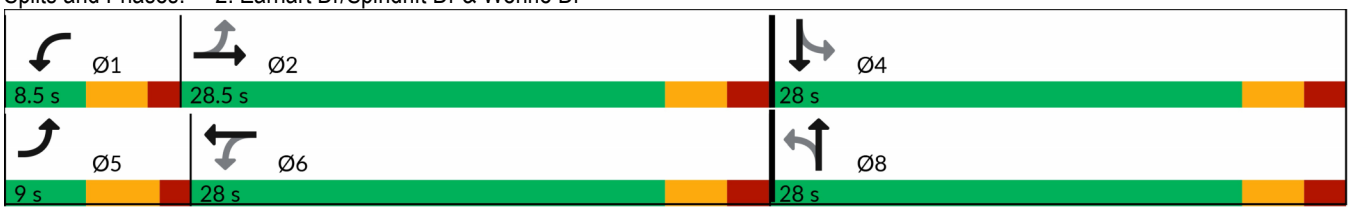
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	134	323	22	39	507	1	6	7	7	37	10	83
Future Volume (vph)	134	323	22	39	507	1	6	7	7	37	10	83
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	230		0	175		0	155		0	230		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.991						0.925			0.867	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1736	3448	0	1752	3539	0	1805	1535	0	1752	1551	0
Flt Permitted	0.369			0.533								
Satd. Flow (perm)	674	3448	0	983	3539	0	1900	1535	0	1845	1551	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		12						7			88	
Link Speed (mph)		45			45			30			30	
Link Distance (ft)		488			587			660			533	
Travel Time (s)		7.4			8.9			15.0			12.1	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	4%	4%	0%	3%	2%	0%	0%	0%	29%	3%	0%	7%
Adj. Flow (vph)	143	344	23	41	539	1	6	7	7	39	11	88
Shared Lane Traffic (%)												
Lane Group Flow (vph)	143	367	0	41	540	0	6	14	0	39	99	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	2	2		2	2		2	2		2	2	
Detector Template												
Leading Detector (ft)	49	49		49	49		49	49		49	49	
Trailing Detector (ft)	-1	-1		-1	-1		-1	-1		-1	-1	
Detector 1 Position(ft)	-1	-1		-1	-1		-1	-1		-1	-1	
Detector 1 Size(ft)	20	20		20	20		20	20		20	20	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)	29	29		29	29		29	29		29	29	
Detector 2 Size(ft)	20	20		20	20		20	20		20	20	
Detector 2 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	
Protected Phases	5	2		1	6			8			4	

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

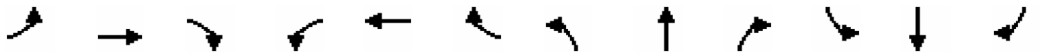
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	2			6			8			4		
Detector Phase	5	2		1	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
Minimum Split (s)	9.0	27.0		8.5	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	9.0	28.5		8.5	28.0		28.0	28.0		28.0	28.0	
Total Split (%)	13.8%	43.8%		13.1%	43.1%		43.1%	43.1%		43.1%	43.1%	
Maximum Green (s)	4.0	23.5		4.0	23.0		23.0	23.0		23.0	23.0	
Yellow Time (s)	3.5	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
All-Red Time (s)	1.5	2.0		1.5	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	5.0	5.0		4.5	5.0		5.0	5.0		5.0	5.0	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		None	None		None	None	
Walk Time (s)		7.0			7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)		15.0			15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)		0			0		0	0		0	0	
Act Effct Green (s)	15.7	17.0		13.8	12.0		8.1	8.1		8.2	8.2	
Actuated g/C Ratio	0.52	0.57		0.46	0.40		0.27	0.27		0.27	0.27	
v/c Ratio	0.26	0.18		0.06	0.38		0.01	0.03		0.07	0.20	
Control Delay (s/veh)	5.5	6.8		4.3	9.9		13.3	10.9		13.6	6.4	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	5.5	6.8		4.3	9.9		13.3	10.9		13.6	6.4	
LOS	A	A		A	A		B	B		B	A	
Approach Delay (s/veh)		6.5			9.5			11.6			8.5	
Approach LOS		A			A			B			A	

Intersection Summary			
Area Type:	Other		
Cycle Length: 65			
Actuated Cycle Length: 30			
Natural Cycle: 65			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.38			
Intersection Signal Delay (s/veh): 8.2		Intersection LOS: A	
Intersection Capacity Utilization 42.7%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 2: Earhart Dr/Spindrift Dr & Wehrle Dr



Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	10	912	24	10	771	7	42	0	46	16	0	22
Future Volume (vph)	10	912	24	10	771	7	42	0	46	16	0	22
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		0	150		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.996			0.999				0.850			0.850
Flt Protected	0.950			0.950				0.950			0.950	
Satd. Flow (prot)	1805	3596	0	1805	3606	0	0	1805	1615	0	1805	1615
Flt Permitted	0.950			0.950				0.950			0.950	
Satd. Flow (perm)	1805	3596	0	1805	3606	0	0	1805	1615	0	1805	1615
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		400			371			481			99	
Travel Time (s)		7.1			8.4			10.9			2.3	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Adj. Flow (vph)	11	1013	27	11	857	8	47	0	51	18	0	24
Shared Lane Traffic (%)												
Lane Group Flow (vph)	11	1040	0	11	865	0	0	47	51	0	18	24
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 42.6%		ICU Level of Service A	
Analysis Period (min) 15			

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Intersection	
Int Delay, s/veh	3.3

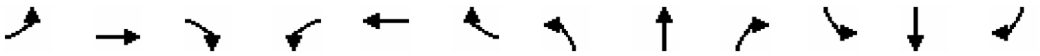
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	912	24	10	771	7	42	0	46	16	0	22
Future Vol, veh/h	10	912	24	10	771	7	42	0	46	16	0	22
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	150	-	-	150	-	-	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	11	1013	27	11	857	8	47	0	51	18	0	24

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	864	0	0	1040	0	0	1499	1936	520	1412	1945	432
Stage 1	-	-	-	-	-	-	1049	1049	-	883	883	-
Stage 2	-	-	-	-	-	-	451	887	-	529	1062	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	787	-	-	676	-	-	86	66	506	100	66	577
Stage 1	-	-	-	-	-	-	247	307	-	311	367	-
Stage 2	-	-	-	-	-	-	563	365	-	506	303	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	787	-	-	676	-	-	80	64	506	87	64	577
Mov Cap-2 Maneuver	-	-	-	-	-	-	80	64	-	87	64	-
Stage 1	-	-	-	-	-	-	243	303	-	306	361	-
Stage 2	-	-	-	-	-	-	530	359	-	449	298	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.1	0.13	54.55	30.52
HCM LOS			F	D

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	80	506	787	-	-	676	-	-	87	577
HCM Lane V/C Ratio	0.585	0.101	0.014	-	-	0.016	-	-	0.204	0.042
HCM Control Delay (s/veh)	100.2	12.9	9.6	-	-	10.4	-	-	56.7	11.5
HCM Lane LOS	F	B	A	-	-	B	-	-	F	B
HCM 95th %tile Q(veh)	2.6	0.3	0	-	-	0.1	-	-	0.7	0.1

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)



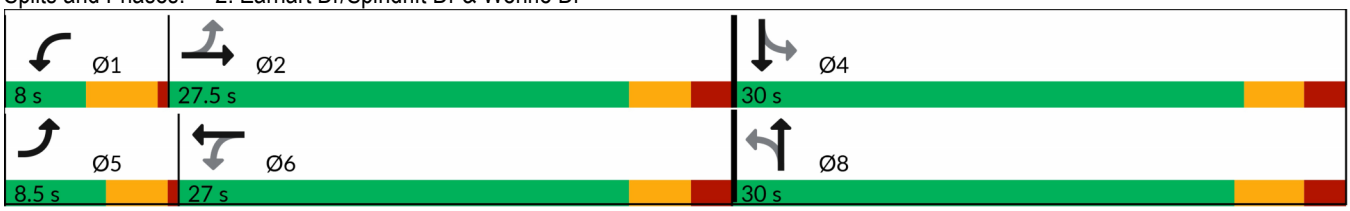
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	90	498	7	11	481	5	19	10	37	104	4	158
Future Volume (vph)	90	498	7	11	481	5	19	10	37	104	4	158
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	230		0	175		0	155		0	230		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.998			0.998			0.881			0.853	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	3596	0	1656	3603	0	1805	1635	0	1787	1605	0
Flt Permitted	0.411			0.439			0.643			0.722		
Satd. Flow (perm)	758	3596	0	765	3603	0	1222	1635	0	1358	1605	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		2			2			42			178	
Link Speed (mph)		45			45			30			30	
Link Distance (ft)		498			549			465			429	
Travel Time (s)		7.5			8.3			10.6			9.8	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles (%)	3%	0%	14%	9%	0%	0%	0%	0%	3%	1%	0%	1%
Adj. Flow (vph)	101	560	8	12	540	6	21	11	42	117	4	178
Shared Lane Traffic (%)												
Lane Group Flow (vph)	101	568	0	12	546	0	21	53	0	117	182	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	2	2		2	2		2	2		2	2	
Detector Template												
Leading Detector (ft)	49	49		49	49		49	49		49	49	
Trailing Detector (ft)	-1	-1		-1	-1		-1	-1		-1	-1	
Detector 1 Position(ft)	-1	-1		-1	-1		-1	-1		-1	-1	
Detector 1 Size(ft)	20	20		20	20		20	20		20	20	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)	29	29		29	29		29	29		29	29	
Detector 2 Size(ft)	20	20		20	20		20	20		20	20	
Detector 2 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	
Protected Phases	5	2		1	6			8			4	

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	2			6			8			4		
Detector Phase	5	2		1	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
Minimum Split (s)	8.5	27.0		8.0	27.0		27.5	27.5		27.0	27.0	
Total Split (s)	8.5	27.5		8.0	27.0		30.0	30.0		30.0	30.0	
Total Split (%)	13.0%	42.0%		12.2%	41.2%		45.8%	45.8%		45.8%	45.8%	
Maximum Green (s)	5.0	22.5		4.0	22.0		24.5	24.5		25.0	25.0	
Yellow Time (s)	3.0	3.0		3.5	3.0		3.5	3.5		3.0	3.0	
All-Red Time (s)	0.5	2.0		0.5	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	5.0		4.0	5.0		5.5	5.5		5.0	5.0	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		None	None		None	None	
Walk Time (s)		7.0			7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)		15.0			15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)		0			0		0	0		0	0	
Act Effct Green (s)	18.0	18.1		15.7	15.2		9.4	9.4		9.9	9.9	
Actuated g/C Ratio	0.54	0.54		0.47	0.46		0.28	0.28		0.30	0.30	
v/c Ratio	0.16	0.29		0.02	0.33		0.06	0.10		0.29	0.30	
Control Delay (s/veh)	5.6	7.8		5.2	10.8		13.3	7.1		15.0	4.7	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	5.6	7.8		5.2	10.8		13.3	7.1		15.0	4.7	
LOS	A	A		A	B		B	A		B	A	
Approach Delay (s/veh)		7.5			10.7			8.9			8.7	
Approach LOS		A			B			A			A	

Intersection Summary			
Area Type:	Other		
Cycle Length: 65.5			
Actuated Cycle Length: 33.3			
Natural Cycle: 65			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.33			
Intersection Signal Delay (s/veh): 8.9		Intersection LOS: A	
Intersection Capacity Utilization 46.3%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 2: Earhart Dr/Spindrift Dr & Wehrle Dr



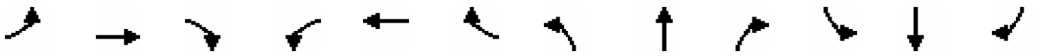
Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

APPENDIX D: LOS CALCULATIONS – BACKGROUND CONDITIONS

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Lanes, Volumes, Timings
1: Limestone Dr/Plaza Dwy & Main St

Uptown Apartments
2030 Background AM



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	15	599	54	40	813	13	23	0	11	6	0	11
Future Volume (vph)	15	599	54	40	813	13	23	0	11	6	0	11
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		0	150		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.988			0.998				0.850			0.850
Flt Protected	0.950			0.950				0.950			0.950	
Satd. Flow (prot)	1805	3534	0	1752	3568	0	0	1719	1615	0	1805	1615
Flt Permitted	0.950			0.950				0.950			0.950	
Satd. Flow (perm)	1805	3534	0	1752	3568	0	0	1719	1615	0	1805	1615
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		360			371			481			99	
Travel Time (s)		7.1			8.4			10.9			2.3	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	0%	1%	0%	3%	1%	0%	5%	0%	0%	0%	0%	0%
Adj. Flow (vph)	16	644	58	43	874	14	25	0	12	6	0	12
Shared Lane Traffic (%)												
Lane Group Flow (vph)	16	702	0	43	888	0	0	25	12	0	6	12
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 44.2%		ICU Level of Service A	
Analysis Period (min) 15			

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	15	599	54	40	813	13	23	0	11	6	0	11
Future Vol, veh/h	15	599	54	40	813	13	23	0	11	6	0	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	150	-	-	150	-	-	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	0	1	0	3	1	0	5	0	0	0	0	0
Mvmt Flow	16	644	58	43	874	14	25	0	12	6	0	12

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	888	0	0	702	0	0	1228	1680	351	1322	1702	444
Stage 1	-	-	-	-	-	-	705	705	-	967	967	-
Stage 2	-	-	-	-	-	-	523	974	-	354	734	-
Critical Hdwy	4.1	-	-	4.16	-	-	7.6	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.6	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.6	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.23	-	-	3.55	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	771	-	-	884	-	-	131	96	651	116	93	567
Stage 1	-	-	-	-	-	-	386	442	-	277	335	-
Stage 2	-	-	-	-	-	-	497	333	-	641	429	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	771	-	-	884	-	-	119	89	651	106	86	567
Mov Cap-2 Maneuver	-	-	-	-	-	-	119	89	-	106	86	-
Stage 1	-	-	-	-	-	-	378	433	-	263	319	-
Stage 2	-	-	-	-	-	-	463	316	-	616	420	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.22	0.43	32.47	21.89
HCM LOS			D	C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	119	651	771	-	-	884	-	-	106	567
HCM Lane V/C Ratio	0.207	0.018	0.021	-	-	0.049	-	-	0.061	0.021
HCM Control Delay (s/veh)	42.9	10.6	9.8	-	-	9.3	-	-	41	11.5
HCM Lane LOS	E	B	A	-	-	A	-	-	E	B
HCM 95th %tile Q(veh)	0.7	0.1	0.1	-	-	0.2	-	-	0.2	0.1

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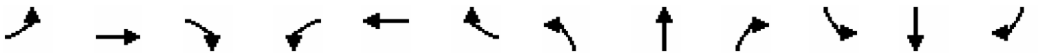


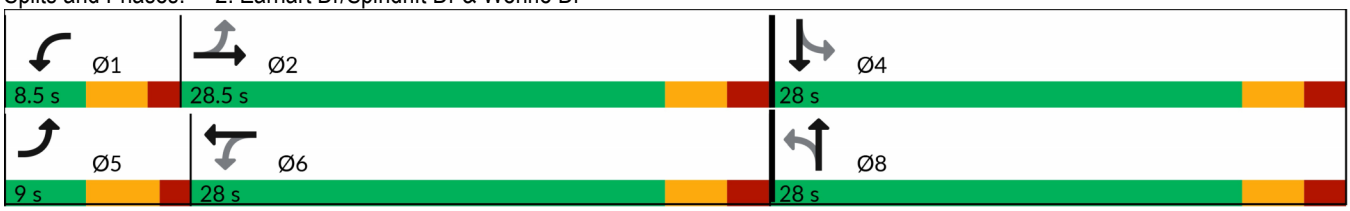
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	137	331	23	40	520	1	6	7	7	38	10	85
Future Volume (vph)	137	331	23	40	520	1	6	7	7	38	10	85
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	230		0	175		0	155		0	230		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.990						0.925			0.866	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1736	3445	0	1752	3539	0	1805	1535	0	1752	1549	0
Flt Permitted	0.371			0.529			0.833			0.833		
Satd. Flow (perm)	678	3445	0	976	3539	0	1583	1535	0	1537	1549	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		12						7			90	
Link Speed (mph)		45			45			30			30	
Link Distance (ft)		488			587			660			533	
Travel Time (s)		7.4			8.9			15.0			12.1	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	4%	4%	0%	3%	2%	0%	0%	0%	29%	3%	0%	7%
Adj. Flow (vph)	146	352	24	43	553	1	6	7	7	40	11	90
Shared Lane Traffic (%)												
Lane Group Flow (vph)	146	376	0	43	554	0	6	14	0	40	101	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	2	2		2	2		2	2		2	2	
Detector Template												
Leading Detector (ft)	49	49		49	49		49	49		49	49	
Trailing Detector (ft)	-1	-1		-1	-1		-1	-1		-1	-1	
Detector 1 Position(ft)	-1	-1		-1	-1		-1	-1		-1	-1	
Detector 1 Size(ft)	20	20		20	20		20	20		20	20	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)	29	29		29	29		29	29		29	29	
Detector 2 Size(ft)	20	20		20	20		20	20		20	20	
Detector 2 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	
Protected Phases	5	2		1	6			8			4	

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	2			6			8			4		
Detector Phase	5	2		1	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
Minimum Split (s)	9.0	27.0		8.5	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	9.0	28.5		8.5	28.0		28.0	28.0		28.0	28.0	
Total Split (%)	13.8%	43.8%		13.1%	43.1%		43.1%	43.1%		43.1%	43.1%	
Maximum Green (s)	4.0	23.5		4.0	23.0		23.0	23.0		23.0	23.0	
Yellow Time (s)	3.5	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
All-Red Time (s)	1.5	2.0		1.5	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	5.0	5.0		4.5	5.0		5.0	5.0		5.0	5.0	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		None	None		None	None	
Walk Time (s)		7.0			7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)		15.0			15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)		0			0		0	0		0	0	
Act Effct Green (s)	15.4	15.4		13.8	12.2		8.4	8.4		8.4	8.4	
Actuated g/C Ratio	0.48	0.48		0.43	0.38		0.26	0.26		0.26	0.26	
v/c Ratio	0.29	0.22		0.07	0.41		0.01	0.03		0.10	0.21	
Control Delay (s/veh)	6.2	7.5		4.5	10.9		13.5	11.0		14.2	6.5	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	6.2	7.5		4.5	10.9		13.5	11.0		14.2	6.5	
LOS	A	A		A	B		B	B		B	A	
Approach Delay (s/veh)		7.2			10.5			11.8			8.7	
Approach LOS		A			B			B			A	

Intersection Summary			
Area Type:	Other		
Cycle Length: 65			
Actuated Cycle Length: 32.4			
Natural Cycle: 65			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.42			
Intersection Signal Delay (s/veh): 9.0		Intersection LOS: A	
Intersection Capacity Utilization 43.3%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 2: Earhart Dr/Spindrift Dr & Wehrle Dr



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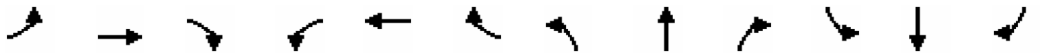
Lanes, Volumes, Timings
1: Limestone Dr/Plaza Dwy & Main St

Uptown Apartments
2030 Background PM



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	10	1000	25	10	838	7	43	0	47	16	0	23
Future Volume (vph)	10	1000	25	10	838	7	43	0	47	16	0	23
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		0	150		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.996			0.999				0.850			0.850
Flt Protected	0.950			0.950				0.950			0.950	
Satd. Flow (prot)	1805	3596	0	1805	3606	0	0	1805	1615	0	1805	1615
Flt Permitted	0.950			0.950				0.950			0.950	
Satd. Flow (perm)	1805	3596	0	1805	3606	0	0	1805	1615	0	1805	1615
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		400			371			481			99	
Travel Time (s)		7.1			8.4			10.9			2.3	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Adj. Flow (vph)	11	1111	28	11	931	8	48	0	52	18	0	26
Shared Lane Traffic (%)												
Lane Group Flow (vph)	11	1139	0	11	939	0	0	48	52	0	18	26
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 45.1%		ICU Level of Service A	
Analysis Period (min) 15			

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Intersection	
Int Delay, s/veh	4.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	1000	25	10	838	7	43	0	47	16	0	23
Future Vol, veh/h	10	1000	25	10	838	7	43	0	47	16	0	23
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	150	-	-	150	-	-	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	11	1111	28	11	931	8	48	0	52	18	0	26

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	939	0	0	1139	0	0	1635	2108	569	1535	2118	469
Stage 1	-	-	-	-	-	-	1147	1147	-	957	957	-
Stage 2	-	-	-	-	-	-	488	961	-	578	1161	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	738	-	-	621	-	-	68	52	470	81	51	546
Stage 1	-	-	-	-	-	-	215	276	-	281	339	-
Stage 2	-	-	-	-	-	-	535	337	-	474	272	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	738	-	-	621	-	-	63	50	470	70	49	546
Mov Cap-2 Maneuver	-	-	-	-	-	-	63	50	-	70	49	-
Stage 1	-	-	-	-	-	-	212	272	-	276	333	-
Stage 2	-	-	-	-	-	-	501	331	-	415	268	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.1	0.13	82.85	37.26
HCM LOS			F	E

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	63	470	738	-	-	621	-	-	70	546
HCM Lane V/C Ratio	0.761	0.111	0.015	-	-	0.018	-	-	0.256	0.047
HCM Control Delay (s/veh)	158.5	13.6	10	-	-	10.9	-	-	73.7	11.9
HCM Lane LOS	F	B	A	-	-	B	-	-	F	B
HCM 95th %tile Q(veh)	3.4	0.4	0	-	-	0.1	-	-	0.9	0.1

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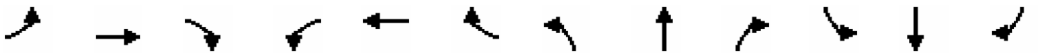


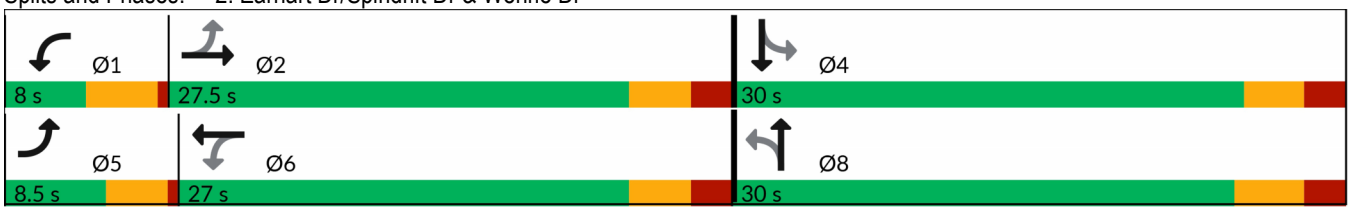
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	92	511	7	11	493	5	19	10	38	107	4	162
Future Volume (vph)	92	511	7	11	493	5	19	10	38	107	4	162
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	230		0	175		0	155		0	230		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.998			0.998			0.881			0.853	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	3596	0	1656	3603	0	1805	1635	0	1787	1605	0
Flt Permitted	0.405			0.433			0.640			0.722		
Satd. Flow (perm)	747	3596	0	755	3603	0	1216	1635	0	1358	1605	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		2			2			43			182	
Link Speed (mph)		45			45			30			30	
Link Distance (ft)		498			549			465			429	
Travel Time (s)		7.5			8.3			10.6			9.8	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles (%)	3%	0%	14%	9%	0%	0%	0%	0%	3%	1%	0%	1%
Adj. Flow (vph)	103	574	8	12	554	6	21	11	43	120	4	182
Shared Lane Traffic (%)												
Lane Group Flow (vph)	103	582	0	12	560	0	21	54	0	120	186	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	2	2		2	2		2	2		2	2	
Detector Template												
Leading Detector (ft)	49	49		49	49		49	49		49	49	
Trailing Detector (ft)	-1	-1		-1	-1		-1	-1		-1	-1	
Detector 1 Position(ft)	-1	-1		-1	-1		-1	-1		-1	-1	
Detector 1 Size(ft)	20	20		20	20		20	20		20	20	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)	29	29		29	29		29	29		29	29	
Detector 2 Size(ft)	20	20		20	20		20	20		20	20	
Detector 2 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	
Protected Phases	5	2		1	6			8			4	

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	2			6			8			4		
Detector Phase	5	2		1	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
Minimum Split (s)	8.5	27.0		8.0	27.0		27.5	27.5		27.0	27.0	
Total Split (s)	8.5	27.5		8.0	27.0		30.0	30.0		30.0	30.0	
Total Split (%)	13.0%	42.0%		12.2%	41.2%		45.8%	45.8%		45.8%	45.8%	
Maximum Green (s)	5.0	22.5		4.0	22.0		24.5	24.5		25.0	25.0	
Yellow Time (s)	3.0	3.0		3.5	3.0		3.5	3.5		3.0	3.0	
All-Red Time (s)	0.5	2.0		0.5	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	5.0		4.0	5.0		5.5	5.5		5.0	5.0	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		None	None		None	None	
Walk Time (s)		7.0			7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)		15.0			15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)		0			0		0	0		0	0	
Act Effct Green (s)	18.3	18.4		15.9	15.5		9.5	9.5		10.0	10.0	
Actuated g/C Ratio	0.54	0.55		0.47	0.46		0.28	0.28		0.30	0.30	
v/c Ratio	0.17	0.29		0.02	0.33		0.06	0.10		0.29	0.30	
Control Delay (s/veh)	5.6	7.9		5.2	10.9		13.3	7.1		15.1	4.7	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	5.6	7.9		5.2	10.9		13.3	7.1		15.1	4.7	
LOS	A	A		A	B		B	A		B	A	
Approach Delay (s/veh)		7.6			10.8			8.9			8.8	
Approach LOS		A			B			A			A	

Intersection Summary			
Area Type:	Other		
Cycle Length: 65.5			
Actuated Cycle Length: 33.7			
Natural Cycle: 65			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.34			
Intersection Signal Delay (s/veh): 9.0		Intersection LOS: A	
Intersection Capacity Utilization 46.8%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 2: Earhart Dr/Spindrift Dr & Wehrle Dr



Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

APPENDIX E: LOS CALCULATIONS – FULL BUILD CONDITIONS

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Lanes, Volumes, Timings
1: Limestone Dr/Plaza Dwy & Main St

Uptown Apartments
2030 Full Build AM

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	15	599	57	46	813	13	33	0	30	6	0	11
Future Volume (vph)	15	599	57	46	813	13	33	0	30	6	0	11
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		0	150		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.987			0.998				0.850			0.850
Flt Protected	0.950			0.950				0.950			0.950	
Satd. Flow (prot)	1805	3531	0	1752	3568	0	0	1719	1615	0	1805	1615
Flt Permitted	0.950			0.950				0.950			0.950	
Satd. Flow (perm)	1805	3531	0	1752	3568	0	0	1719	1615	0	1805	1615
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		360			371			481			99	
Travel Time (s)		7.1			8.4			10.9			2.3	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	0%	1%	0%	3%	1%	0%	5%	0%	0%	0%	0%	0%
Adj. Flow (vph)	16	644	61	49	874	14	35	0	32	6	0	12
Shared Lane Traffic (%)												
Lane Group Flow (vph)	16	705	0	49	888	0	0	35	32	0	6	12
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 44.7%		ICU Level of Service A	
Analysis Period (min) 15			

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Intersection	
Int Delay, s/veh	1.8

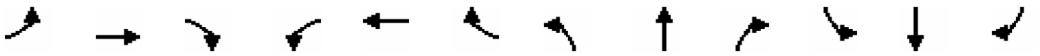
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	15	599	57	46	813	13	33	0	30	6	0	11
Future Vol, veh/h	15	599	57	46	813	13	33	0	30	6	0	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	150	-	-	150	-	-	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	0	1	0	3	1	0	5	0	0	0	0	0
Mvmt Flow	16	644	61	49	874	14	35	0	32	6	0	12

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	888	0	0	705	0	0	1243	1694	353	1334	1718	444
Stage 1	-	-	-	-	-	-	707	707	-	980	980	-
Stage 2	-	-	-	-	-	-	536	987	-	354	738	-
Critical Hdwy	4.1	-	-	4.16	-	-	7.6	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.6	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.6	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.23	-	-	3.55	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	771	-	-	882	-	-	128	94	649	114	91	567
Stage 1	-	-	-	-	-	-	385	441	-	272	330	-
Stage 2	-	-	-	-	-	-	489	328	-	641	427	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	771	-	-	882	-	-	115	87	649	100	84	567
Mov Cap-2 Maneuver	-	-	-	-	-	-	115	87	-	100	84	-
Stage 1	-	-	-	-	-	-	377	432	-	257	312	-
Stage 2	-	-	-	-	-	-	452	310	-	597	418	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.22	0.49	31.07	22.77
HCM LOS			D	C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	115	649	771	-	-	882	-	-	100	567
HCM Lane V/C Ratio	0.307	0.05	0.021	-	-	0.056	-	-	0.064	0.021
HCM Control Delay (s/veh)	49.5	10.8	9.8	-	-	9.3	-	-	43.5	11.5
HCM Lane LOS	E	B	A	-	-	A	-	-	E	B
HCM 95th %tile Q(veh)	1.2	0.2	0.1	-	-	0.2	-	-	0.2	0.1

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)



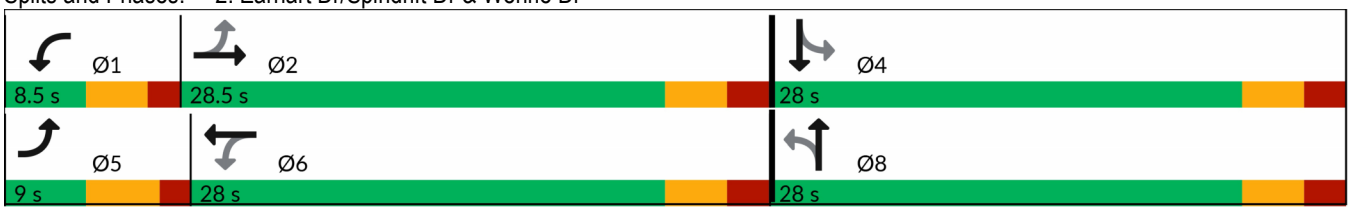
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	137	342	23	40	553	1	6	7	7	38	10	85
Future Volume (vph)	137	342	23	40	553	1	6	7	7	38	10	85
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	230		0	175		0	155		0	230		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.991						0.925			0.866	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1736	3448	0	1752	3539	0	1805	1535	0	1752	1549	0
Flt Permitted	0.362			0.522			0.833			0.833		
Satd. Flow (perm)	661	3448	0	963	3539	0	1583	1535	0	1537	1549	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		12						7			90	
Link Speed (mph)		45			45			30			30	
Link Distance (ft)		488			564			660			533	
Travel Time (s)		7.4			8.5			15.0			12.1	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	4%	4%	0%	3%	2%	0%	0%	0%	29%	3%	0%	7%
Adj. Flow (vph)	146	364	24	43	588	1	6	7	7	40	11	90
Shared Lane Traffic (%)												
Lane Group Flow (vph)	146	388	0	43	589	0	6	14	0	40	101	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane					Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	2	2		2	2		2	2		2	2	
Detector Template												
Leading Detector (ft)	49	49		49	49		49	49		49	49	
Trailing Detector (ft)	-1	-1		-1	-1		-1	-1		-1	-1	
Detector 1 Position(ft)	-1	-1		-1	-1		-1	-1		-1	-1	
Detector 1 Size(ft)	20	20		20	20		20	20		20	20	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)	29	29		29	29		29	29		29	29	
Detector 2 Size(ft)	20	20		20	20		20	20		20	20	
Detector 2 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	
Protected Phases	5	2		1	6			8			4	

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

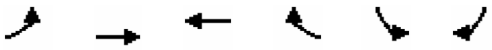
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	2			6			8			4		
Detector Phase	5	2		1	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
Minimum Split (s)	9.0	27.0		8.5	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	9.0	28.5		8.5	28.0		28.0	28.0		28.0	28.0	
Total Split (%)	13.8%	43.8%		13.1%	43.1%		43.1%	43.1%		43.1%	43.1%	
Maximum Green (s)	4.0	23.5		4.0	23.0		23.0	23.0		23.0	23.0	
Yellow Time (s)	3.5	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
All-Red Time (s)	1.5	2.0		1.5	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	5.0	5.0		4.5	5.0		5.0	5.0		5.0	5.0	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		None	None		None	None	
Walk Time (s)		7.0			7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)		15.0			15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)		0			0		0	0		0	0	
Act Effct Green (s)	15.9	16.0		14.3	12.8		8.4	8.4		8.4	8.4	
Actuated g/C Ratio	0.48	0.48		0.43	0.39		0.25	0.25		0.25	0.25	
v/c Ratio	0.29	0.23		0.07	0.42		0.01	0.03		0.10	0.21	
Control Delay (s/veh)	6.1	7.3		4.4	10.9		13.8	11.3		14.6	6.7	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	6.1	7.3		4.4	10.9		13.8	11.3		14.6	6.7	
LOS	A	A		A	B		B	B		B	A	
Approach Delay (s/veh)		7.1			10.5			12.1			9.0	
Approach LOS		A			B			B			A	

Intersection Summary			
Area Type:	Other		
Cycle Length: 65			
Actuated Cycle Length: 33			
Natural Cycle: 65			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.43			
Intersection Signal Delay (s/veh): 9.0		Intersection LOS: A	
Intersection Capacity Utilization 44.2%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 2: Earhart Dr/Spindrift Dr & Wehrle Dr



Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	7	380	573	5	16	21
Future Volume (vph)	7	380	573	5	16	21
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150			0	0	0
Storage Lanes	1			0	1	0
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Frt			0.999		0.922	
Flt Protected	0.950				0.979	
Satd. Flow (prot)	1770	3471	3536	0	1681	0
Flt Permitted	0.950				0.979	
Satd. Flow (perm)	1770	3471	3536	0	1681	0
Link Speed (mph)		45	45		30	
Link Distance (ft)		564	410		397	
Travel Time (s)		8.5	12.7		9.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	2%	4%	2%	2%	2%	2%
Adj. Flow (vph)	8	413	623	5	17	23
Shared Lane Traffic (%)						
Lane Group Flow (vph)	8	413	628	0	40	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane		Yes	Yes			
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 26.0%		ICU Level of Service A	
Analysis Period (min) 15			

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	7	380	573	5	16	21
Future Vol, veh/h	7	380	573	5	16	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	4	2	2	2	2
Mvmt Flow	8	413	623	5	17	23

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	628	0	-	0	847	314
Stage 1	-	-	-	-	626	-
Stage 2	-	-	-	-	222	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	950	-	-	-	301	682
Stage 1	-	-	-	-	496	-
Stage 2	-	-	-	-	794	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	950	-	-	-	298	682
Mov Cap-2 Maneuver	-	-	-	-	399	-
Stage 1	-	-	-	-	492	-
Stage 2	-	-	-	-	794	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.16	0	12.47
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	950	-	-	-	522
HCM Lane V/C Ratio	0.008	-	-	-	0.077
HCM Control Delay (s/veh)	8.8	-	-	-	12.5
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.2

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	4	392	566	8	26	12
Future Volume (vph)	4	392	566	8	26	12
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150			0	0	0
Storage Lanes	1			0	1	0
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Frt			0.998		0.957	
Flt Protected	0.950				0.967	
Satd. Flow (prot)	1770	3471	3532	0	1724	0
Flt Permitted	0.950				0.967	
Satd. Flow (perm)	1770	3471	3532	0	1724	0
Link Speed (mph)		45	45		30	
Link Distance (ft)		410	431		456	
Travel Time (s)		6.2	6.5		10.4	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	2%	4%	2%	2%	2%	2%
Adj. Flow (vph)	4	426	615	9	28	13
Shared Lane Traffic (%)						
Lane Group Flow (vph)	4	426	624	0	41	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane		Yes	Yes			
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 25.9%		ICU Level of Service A	
Analysis Period (min) 15			

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	4	392	566	8	26	12
Future Vol, veh/h	4	392	566	8	26	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	4	2	2	2	2
Mvmt Flow	4	426	615	9	28	13

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	624	0	-	0	841	312
Stage 1	-	-	-	-	620	-
Stage 2	-	-	-	-	222	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	953	-	-	-	303	684
Stage 1	-	-	-	-	499	-
Stage 2	-	-	-	-	794	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	953	-	-	-	302	684
Mov Cap-2 Maneuver	-	-	-	-	403	-
Stage 1	-	-	-	-	497	-
Stage 2	-	-	-	-	794	-

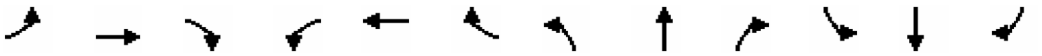
Approach	EB	WB	SB
HCM Control Delay, s/v	0.09	0	13.53
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	953	-	-	-	463
HCM Lane V/C Ratio	0.005	-	-	-	0.089
HCM Control Delay (s/veh)	8.8	-	-	-	13.5
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.3

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Lanes, Volumes, Timings
1: Limestone Dr/Plaza Dwy & Main St

Uptown Apartments
2030 Full Build PM



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	10	1000	36	30	838	7	50	0	59	16	0	23
Future Volume (vph)	10	1000	36	30	838	7	50	0	59	16	0	23
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		0	150		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.995			0.999				0.850			0.850
Flt Protected	0.950			0.950				0.950			0.950	
Satd. Flow (prot)	1805	3592	0	1805	3606	0	0	1805	1615	0	1805	1615
Flt Permitted	0.950			0.950				0.950			0.950	
Satd. Flow (perm)	1805	3592	0	1805	3606	0	0	1805	1615	0	1805	1615
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		400			371			481			99	
Travel Time (s)		7.1			8.4			10.9			2.3	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Adj. Flow (vph)	11	1111	40	33	931	8	56	0	66	18	0	26
Shared Lane Traffic (%)												
Lane Group Flow (vph)	11	1151	0	33	939	0	0	56	66	0	18	26
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 45.8%		ICU Level of Service A	
Analysis Period (min) 15			

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Intersection	
Int Delay, s/veh	7.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	1000	36	30	838	7	50	0	59	16	0	23
Future Vol, veh/h	10	1000	36	30	838	7	50	0	59	16	0	23
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	150	-	-	150	-	-	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	11	1111	40	33	931	8	56	0	66	18	0	26

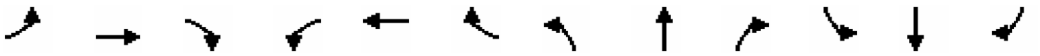
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	939	0	0	1151	0	0	1686	2159	576	1579	2175	469
Stage 1	-	-	-	-	-	-	1153	1153	-	1002	1002	-
Stage 2	-	-	-	-	-	-	532	1006	-	578	1173	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	738	-	-	614	-	-	62	48	466	75	47	546
Stage 1	-	-	-	-	-	-	213	274	-	264	323	-
Stage 2	-	-	-	-	-	-	504	322	-	474	268	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	738	-	-	614	-	-	~ 55	45	466	60	44	546
Mov Cap-2 Maneuver	-	-	-	-	-	-	~ 55	45	-	60	44	-
Stage 1	-	-	-	-	-	-	210	270	-	249	305	-
Stage 2	-	-	-	-	-	-	454	304	-	401	264	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.1	0.38	118.36	43.35
HCM LOS			F	E

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	55	466	738	-	-	614	-	-	60	546
HCM Lane V/C Ratio	1.002	0.141	0.015	-	-	0.054	-	-	0.296	0.047
HCM Control Delay (s/veh)	241.5	14	10	-	-	11.2	-	-	88.5	11.9
HCM Lane LOS	F	B	A	-	-	B	-	-	F	B
HCM 95th %tile Q(veh)	4.6	0.5	0	-	-	0.2	-	-	1.1	0.1

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)



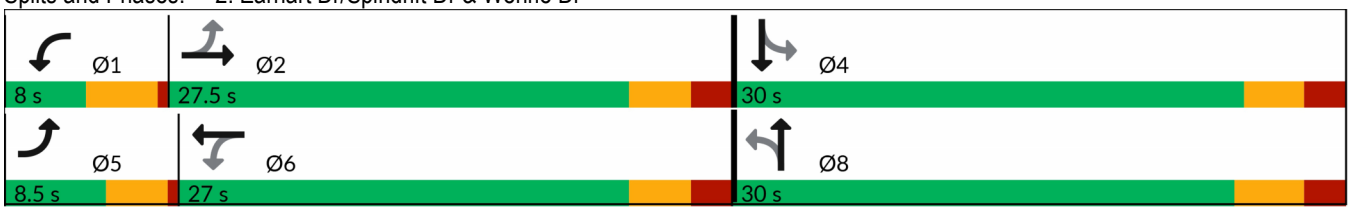
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	92	547	7	11	514	5	19	10	38	107	4	162
Future Volume (vph)	92	547	7	11	514	5	19	10	38	107	4	162
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	230		0	175		0	155		0	230		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.998			0.998			0.881			0.853	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	3596	0	1656	3603	0	1805	1635	0	1787	1605	0
Flt Permitted	0.397			0.416			0.640			0.722		
Satd. Flow (perm)	732	3596	0	725	3603	0	1216	1635	0	1358	1605	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		2			2			43			182	
Link Speed (mph)		45			45			30			30	
Link Distance (ft)		498			569			465			429	
Travel Time (s)		7.5			8.6			10.6			9.8	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles (%)	3%	0%	14%	9%	0%	0%	0%	0%	3%	1%	0%	1%
Adj. Flow (vph)	103	615	8	12	578	6	21	11	43	120	4	182
Shared Lane Traffic (%)												
Lane Group Flow (vph)	103	623	0	12	584	0	21	54	0	120	186	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane					Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	2	2		2	2		2	2		2	2	
Detector Template												
Leading Detector (ft)	49	49		49	49		49	49		49	49	
Trailing Detector (ft)	-1	-1		-1	-1		-1	-1		-1	-1	
Detector 1 Position(ft)	-1	-1		-1	-1		-1	-1		-1	-1	
Detector 1 Size(ft)	20	20		20	20		20	20		20	20	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)	29	29		29	29		29	29		29	29	
Detector 2 Size(ft)	20	20		20	20		20	20		20	20	
Detector 2 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	
Protected Phases	5	2		1	6			8			4	

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

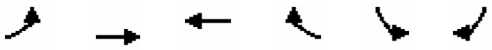
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	2			6			8			4		
Detector Phase	5	2		1	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
Minimum Split (s)	8.5	27.0		8.0	27.0		27.5	27.5		27.0	27.0	
Total Split (s)	8.5	27.5		8.0	27.0		30.0	30.0		30.0	30.0	
Total Split (%)	13.0%	42.0%		12.2%	41.2%		45.8%	45.8%		45.8%	45.8%	
Maximum Green (s)	5.0	22.5		4.0	22.0		24.5	24.5		25.0	25.0	
Yellow Time (s)	3.0	3.0		3.5	3.0		3.5	3.5		3.0	3.0	
All-Red Time (s)	0.5	2.0		0.5	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	5.0		4.0	5.0		5.5	5.5		5.0	5.0	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		None	None		None	None	
Walk Time (s)		7.0			7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)		15.0			15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)		0			0		0	0		0	0	
Act Effct Green (s)	18.8	18.9		16.5	16.0		9.6	9.6		10.1	10.1	
Actuated g/C Ratio	0.55	0.55		0.48	0.47		0.28	0.28		0.29	0.29	
v/c Ratio	0.17	0.31		0.02	0.34		0.06	0.11		0.30	0.31	
Control Delay (s/veh)	5.6	8.0		5.2	10.9		13.6	7.2		15.5	4.7	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	5.6	8.0		5.2	10.9		13.6	7.2		15.5	4.7	
LOS	A	A		A	B		B	A		B	A	
Approach Delay (s/veh)		7.7			10.8			9.1			9.0	
Approach LOS		A			B			A			A	

Intersection Summary			
Area Type:	Other		
Cycle Length: 65.5			
Actuated Cycle Length: 34.3			
Natural Cycle: 65			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.35			
Intersection Signal Delay (s/veh): 9.1		Intersection LOS: A	
Intersection Capacity Utilization 47.3%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 2: Earhart Dr/Spindrift Dr & Wehrle Dr



Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	22	668	518	17	10	13
Future Volume (vph)	22	668	518	17	10	13
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150			0	0	0
Storage Lanes	1			0	1	0
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Frt			0.995		0.924	
Flt Protected	0.950				0.978	
Satd. Flow (prot)	1770	3610	3590	0	1683	0
Flt Permitted	0.950				0.978	
Satd. Flow (perm)	1770	3610	3590	0	1683	0
Link Speed (mph)		45	45		30	
Link Distance (ft)		569	382		373	
Travel Time (s)		8.6	5.8		8.5	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	2%	0%	0%	2%	2%	2%
Adj. Flow (vph)	24	726	563	18	11	14
Shared Lane Traffic (%)						
Lane Group Flow (vph)	24	726	581	0	25	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane		Yes	Yes			
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 28.5%		ICU Level of Service A	
Analysis Period (min) 15			

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	22	668	518	17	10	13
Future Vol, veh/h	22	668	518	17	10	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	0	0	2	2	2
Mvmt Flow	24	726	563	18	11	14

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	582	0	-	0	983	291
Stage 1	-	-	-	-	572	-
Stage 2	-	-	-	-	411	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	989	-	-	-	246	706
Stage 1	-	-	-	-	528	-
Stage 2	-	-	-	-	638	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	989	-	-	-	240	706
Mov Cap-2 Maneuver	-	-	-	-	367	-
Stage 1	-	-	-	-	515	-
Stage 2	-	-	-	-	638	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.28	0	12.52
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	989	-	-	-	504
HCM Lane V/C Ratio	0.024	-	-	-	0.05
HCM Control Delay (s/veh)	8.7	-	-	-	12.5
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.2

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	13	665	527	28	17	8
Future Volume (vph)	13	665	527	28	17	8
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150			0	0	0
Storage Lanes	1			0	1	0
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Frt			0.993		0.955	
Flt Protected	0.950				0.968	
Satd. Flow (prot)	1770	3610	3581	0	1722	0
Flt Permitted	0.950				0.968	
Satd. Flow (perm)	1770	3610	3581	0	1722	0
Link Speed (mph)		45	45		30	
Link Distance (ft)		382	446		366	
Travel Time (s)		5.8	6.8		8.3	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	2%	0%	0%	2%	2%	2%
Adj. Flow (vph)	14	723	573	30	18	9
Shared Lane Traffic (%)						
Lane Group Flow (vph)	14	723	603	0	27	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane		Yes	Yes			
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 28.4%		ICU Level of Service A	
Analysis Period (min) 15			

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	13	665	527	28	17	8
Future Vol, veh/h	13	665	527	28	17	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	0	0	2	2	2
Mvmt Flow	14	723	573	30	18	9

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	603	0	-	0	978	302
Stage 1	-	-	-	-	588	-
Stage 2	-	-	-	-	390	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	970	-	-	-	248	694
Stage 1	-	-	-	-	518	-
Stage 2	-	-	-	-	654	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	970	-	-	-	244	694
Mov Cap-2 Maneuver	-	-	-	-	370	-
Stage 1	-	-	-	-	510	-
Stage 2	-	-	-	-	654	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.17	0	13.82
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	970	-	-	-	435
HCM Lane V/C Ratio	0.015	-	-	-	0.062
HCM Control Delay (s/veh)	8.8	-	-	-	13.8
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.2

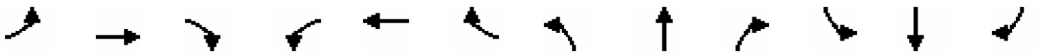
Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

APPENDIX F: LOS CALCULATIONS – FUTURE BUILD CONDITIONS

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Lanes, Volumes, Timings
1: Limestone Dr/Plaza Dwy & Main St

Uptown Apartments
2030 Future Build AM



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	15	599	66	57	813	13	68	0	59	6	0	11
Future Volume (vph)	15	599	66	57	813	13	68	0	59	6	0	11
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		0	150		0	0		0	0		0
Storage Lanes	1		0	1		0	0		1	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.985			0.998				0.850			0.850
Flt Protected	0.950			0.950				0.950			0.950	
Satd. Flow (prot)	1805	3524	0	1752	3568	0	0	1719	1615	0	1805	1615
Flt Permitted	0.320			0.308				0.754			0.709	
Satd. Flow (perm)	608	3524	0	568	3568	0	0	1364	1615	0	1347	1615
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		14			3				87			87
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		391			371			481			99	
Travel Time (s)		6.7			6.3			10.9			2.3	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	0%	1%	0%	3%	1%	0%	5%	0%	0%	0%	0%	0%
Adj. Flow (vph)	16	644	71	61	874	14	73	0	63	6	0	12
Shared Lane Traffic (%)												
Lane Group Flow (vph)	16	715	0	61	888	0	0	73	63	0	6	12
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	2	2		2	2		1	2	2	1	2	2
Detector Template							Left			Left		
Leading Detector (ft)	49	49		49	49		20	49	49	20	49	22
Trailing Detector (ft)	-1	-1		-1	-1		0	-1	-1	0	-1	-1
Detector 1 Position(ft)	-1	-1		-1	-1		0	-1	-1	0	-1	-1
Detector 1 Size(ft)	20	20		20	20		20	20	20	20	20	20
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)	29	29		29	29			29	29		29	2
Detector 2 Size(ft)	20	20		20	20			20	20		20	20
Detector 2 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex			Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex
Detector 2 Channel												
Detector 2 Extend (s)	0.0	0.0		0.0	0.0			0.0	0.0		0.0	0.0
Turn Type	Perm	NA		pm+pt	NA		Perm	NA	Perm	Perm	NA	Perm
Protected Phases		2		1	6			8			4	

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

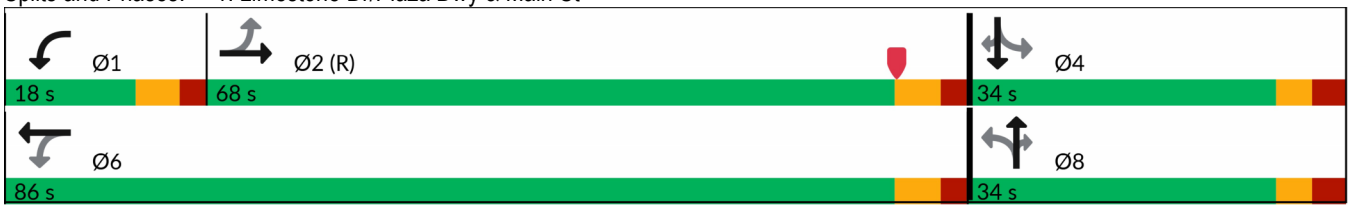
Lanes, Volumes, Timings
1: Limestone Dr/Plaza Dwy & Main St

Uptown Apartments
2030 Future Build AM

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	2			6			8		8	4		4
Detector Phase	2	2		1	6		8	8	8	4	4	4
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.3	24.3		11.3	24.3		24.2	24.2	24.2	24.2	24.2	24.2
Total Split (s)	68.0	68.0		18.0	86.0		34.0	34.0	34.0	34.0	34.0	34.0
Total Split (%)	56.7%	56.7%		15.0%	71.7%		28.3%	28.3%	28.3%	28.3%	28.3%	28.3%
Maximum Green (s)	61.7	61.7		11.7	79.7		27.8	27.8	27.8	27.8	27.8	27.8
Yellow Time (s)	4.0	4.0		4.0	4.0		3.2	3.2	3.2	3.2	3.2	3.2
All-Red Time (s)	2.3	2.3		2.3	2.3		3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0	0.0		0.0	0.0
Total Lost Time (s)	6.3	6.3		6.3	6.3			6.2	6.2		6.2	6.2
Lead/Lag	Lag	Lag		Lead								
Lead-Lag Optimize?	Yes	Yes		Yes								
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	C-Max	C-Max		None	Max		Max	Max	Max	Max	Max	Max
Walk Time (s)	7.0	7.0			7.0		7.0	7.0	7.0	7.0	7.0	7.0
Flash Dont Walk (s)	11.0	11.0			11.0		11.0	11.0	11.0	11.0	11.0	11.0
Pedestrian Calls (#/hr)	0	0			0		0	0	0	0	0	0
Act Effct Green (s)	68.8	68.8		79.7	79.7			27.8	27.8		27.8	27.8
Actuated g/C Ratio	0.57	0.57		0.66	0.66			0.23	0.23		0.23	0.23
v/c Ratio	0.04	0.35		0.13	0.37			0.23	0.14		0.01	0.02
Control Delay (s/veh)	13.2	14.6		7.7	9.5			39.8	4.3		36.0	0.0
Queue Delay	0.0	0.0		0.0	0.0			0.0	0.0		0.0	0.0
Total Delay (s/veh)	13.2	14.6		7.7	9.5			39.8	4.3		36.0	0.0
LOS	B	B		A	A			D	A		D	A
Approach Delay (s/veh)		14.6			9.4			23.4			12.1	
Approach LOS		B			A			C			B	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 120			
Offset: 118.2 (99%), Referenced to phase 2:EBTL, Start of Yellow			
Natural Cycle: 60			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.37			
Intersection Signal Delay (s/veh): 12.5		Intersection LOS: B	
Intersection Capacity Utilization 53.2%		ICU Level of Service A	
Analysis Period (min) 15			

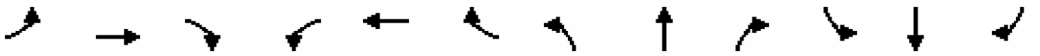
Splits and Phases: 1: Limestone Dr/Plaza Dwy & Main St



Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Lanes, Volumes, Timings
2: Earhart Dr/Spindrift Dr & Wehrle Dr

Uptown Apartments
2030 Future Build AM



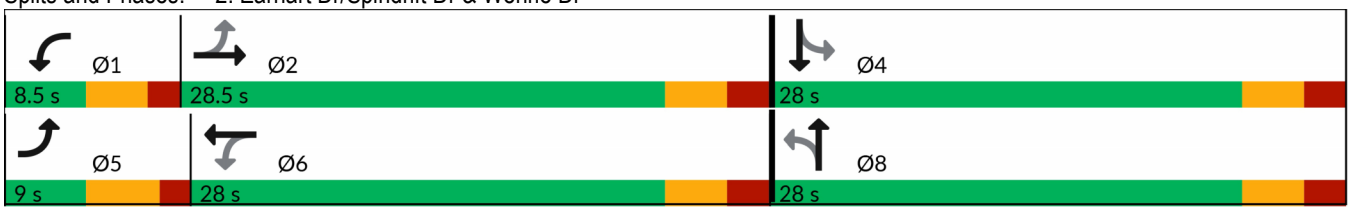
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	137	342	23	40	553	1	6	7	7	38	10	85
Future Volume (vph)	137	342	23	40	553	1	6	7	7	38	10	85
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	230		0	175		0	155		0	230		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.991						0.925			0.866	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1736	3448	0	1752	3539	0	1805	1535	0	1752	1549	0
Flt Permitted	0.362			0.522			0.833			0.833		
Satd. Flow (perm)	661	3448	0	963	3539	0	1583	1535	0	1537	1549	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		12						7			90	
Link Speed (mph)		45			45			30			30	
Link Distance (ft)		389			574			571			605	
Travel Time (s)		5.9			8.7			13.0			13.8	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	4%	4%	0%	3%	2%	0%	0%	0%	29%	3%	0%	7%
Adj. Flow (vph)	146	364	24	43	588	1	6	7	7	40	11	90
Shared Lane Traffic (%)												
Lane Group Flow (vph)	146	388	0	43	589	0	6	14	0	40	101	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane					Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	2	2		2	2		2	2		2	2	
Detector Template												
Leading Detector (ft)	49	49		49	49		49	49		49	49	
Trailing Detector (ft)	-1	-1		-1	-1		-1	-1		-1	-1	
Detector 1 Position(ft)	-1	-1		-1	-1		-1	-1		-1	-1	
Detector 1 Size(ft)	20	20		20	20		20	20		20	20	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)	29	29		29	29		29	29		29	29	
Detector 2 Size(ft)	20	20		20	20		20	20		20	20	
Detector 2 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	
Protected Phases	5	2		1	6			8			4	

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

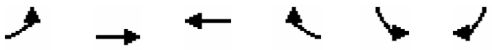
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	2			6			8			4		
Detector Phase	5	2		1	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
Minimum Split (s)	9.0	27.0		8.5	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	9.0	28.5		8.5	28.0		28.0	28.0		28.0	28.0	
Total Split (%)	13.8%	43.8%		13.1%	43.1%		43.1%	43.1%		43.1%	43.1%	
Maximum Green (s)	4.0	23.5		4.0	23.0		23.0	23.0		23.0	23.0	
Yellow Time (s)	3.5	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
All-Red Time (s)	1.5	2.0		1.5	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	5.0	5.0		4.5	5.0		5.0	5.0		5.0	5.0	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		None	None		None	None	
Walk Time (s)		7.0			7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)		15.0			15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)		0			0		0	0		0	0	
Act Effct Green (s)	15.9	16.0		14.3	12.8		8.4	8.4		8.4	8.4	
Actuated g/C Ratio	0.48	0.48		0.43	0.39		0.25	0.25		0.25	0.25	
v/c Ratio	0.29	0.23		0.07	0.42		0.01	0.03		0.10	0.21	
Control Delay (s/veh)	6.1	7.3		4.4	10.9		13.8	11.3		14.6	6.7	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	6.1	7.3		4.4	10.9		13.8	11.3		14.6	6.7	
LOS	A	A		A	B		B	B		B	A	
Approach Delay (s/veh)		7.1			10.5			12.1			9.0	
Approach LOS		A			B			B			A	

Intersection Summary			
Area Type:	Other		
Cycle Length: 65			
Actuated Cycle Length: 33			
Natural Cycle: 65			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.43			
Intersection Signal Delay (s/veh): 9.0		Intersection LOS: A	
Intersection Capacity Utilization 44.2%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 2: Earhart Dr/Spindrift Dr & Wehrle Dr



Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	7	380	573	5	16	21
Future Volume (vph)	7	380	573	5	16	21
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150			0	0	0
Storage Lanes	1			0	1	0
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Frt			0.999		0.922	
Flt Protected	0.950				0.979	
Satd. Flow (prot)	1770	3471	3536	0	1681	0
Flt Permitted	0.950				0.979	
Satd. Flow (perm)	1770	3471	3536	0	1681	0
Link Speed (mph)		45	45		30	
Link Distance (ft)		574	410		467	
Travel Time (s)		13.0	9.3		10.6	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	2%	4%	2%	2%	2%	2%
Adj. Flow (vph)	8	413	623	5	17	23
Shared Lane Traffic (%)						
Lane Group Flow (vph)	8	413	628	0	40	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		0	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane		Yes	Yes			
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 26.0%		ICU Level of Service A	
Analysis Period (min) 15			

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Intersection	
Int Delay, s/veh	0.5

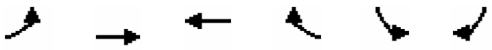
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	7	380	573	5	16	21
Future Vol, veh/h	7	380	573	5	16	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	4	2	2	2	2
Mvmt Flow	8	413	623	5	17	23

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	628	0	-	0	847	314
Stage 1	-	-	-	-	626	-
Stage 2	-	-	-	-	222	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	950	-	-	-	301	682
Stage 1	-	-	-	-	496	-
Stage 2	-	-	-	-	794	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	950	-	-	-	298	682
Mov Cap-2 Maneuver	-	-	-	-	399	-
Stage 1	-	-	-	-	492	-
Stage 2	-	-	-	-	794	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.16	0	12.47
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	950	-	-	-	522
HCM Lane V/C Ratio	0.008	-	-	-	0.077
HCM Control Delay (s/veh)	8.8	-	-	-	12.5
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.2

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	4	392	566	8	26	12
Future Volume (vph)	4	392	566	8	26	12
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150			0	0	0
Storage Lanes	1			0	1	0
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Frt			0.998		0.957	
Flt Protected	0.950				0.967	
Satd. Flow (prot)	1770	3471	3532	0	1724	0
Flt Permitted	0.950				0.967	
Satd. Flow (perm)	1770	3471	3532	0	1724	0
Link Speed (mph)		45	45		30	
Link Distance (ft)		410	433		440	
Travel Time (s)		9.3	9.8		10.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	2%	4%	2%	2%	2%	2%
Adj. Flow (vph)	4	426	615	9	28	13
Shared Lane Traffic (%)						
Lane Group Flow (vph)	4	426	624	0	41	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		0	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane		Yes	Yes			
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 25.9%		ICU Level of Service A	
Analysis Period (min) 15			

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	4	392	566	8	26	12
Future Vol, veh/h	4	392	566	8	26	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	4	2	2	2	2
Mvmt Flow	4	426	615	9	28	13

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	624	0	-	0	841	312
Stage 1	-	-	-	-	620	-
Stage 2	-	-	-	-	222	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	953	-	-	-	303	684
Stage 1	-	-	-	-	499	-
Stage 2	-	-	-	-	794	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	953	-	-	-	302	684
Mov Cap-2 Maneuver	-	-	-	-	403	-
Stage 1	-	-	-	-	497	-
Stage 2	-	-	-	-	794	-

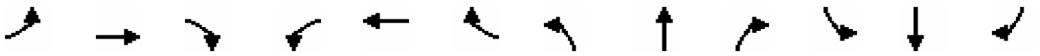
Approach	EB	WB	SB
HCM Control Delay, s/v	0.09	0	13.53
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	953	-	-	-	463
HCM Lane V/C Ratio	0.005	-	-	-	0.089
HCM Control Delay (s/veh)	8.8	-	-	-	13.5
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.3

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Lanes, Volumes, Timings
1: Limestone Dr/Plaza Dwy & Main St

Uptown Apartments
2030 Future Build PM



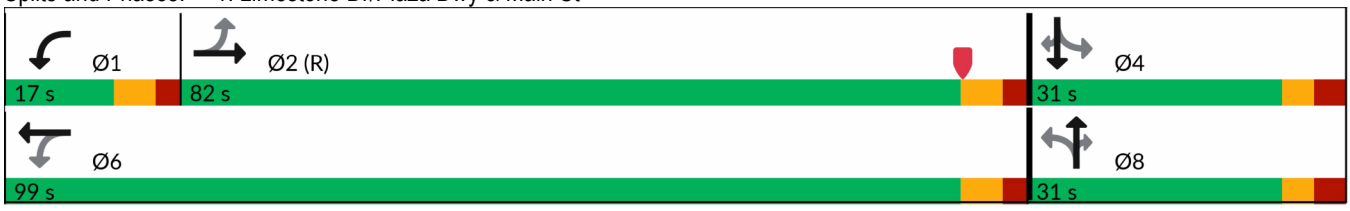
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	10	1000	69	64	838	7	66	0	81	16	0	23
Future Volume (vph)	10	1000	69	64	838	7	66	0	81	16	0	23
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		0	150		0	0		0	0		0
Storage Lanes	1		0	1		0	0		1	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.990			0.999				0.850			0.850
Flt Protected	0.950			0.950				0.950			0.950	
Satd. Flow (prot)	1805	3574	0	1805	3606	0	0	1805	1615	0	1805	1615
Flt Permitted	0.304			0.165				0.746			0.709	
Satd. Flow (perm)	578	3574	0	314	3606	0	0	1417	1615	0	1347	1615
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		9			2				90			81
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		440			371			481			99	
Travel Time (s)		7.5			6.3			10.9			2.3	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Adj. Flow (vph)	11	1111	77	71	931	8	73	0	90	18	0	26
Shared Lane Traffic (%)												
Lane Group Flow (vph)	11	1188	0	71	939	0	0	73	90	0	18	26
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	2	2		2	2		1	2	2	1	2	2
Detector Template							Left			Left		
Leading Detector (ft)	49	49		49	49		20	49	49	20	49	49
Trailing Detector (ft)	-1	-1		-1	-1		0	-1	-1	0	-1	-1
Detector 1 Position(ft)	-1	-1		-1	-1		0	-1	-1	0	-1	-1
Detector 1 Size(ft)	20	20		20	20		20	20	20	20	20	20
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)	29	29		29	29			29	29		29	29
Detector 2 Size(ft)	20	20		20	20			20	20		20	20
Detector 2 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex			Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex
Detector 2 Channel												
Detector 2 Extend (s)	0.0	0.0		0.0	0.0			0.0	0.0		0.0	0.0
Turn Type	Perm	NA		pm+pt	NA		Perm	NA	Perm	Perm	NA	Perm
Protected Phases		2		1	6			8			4	

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

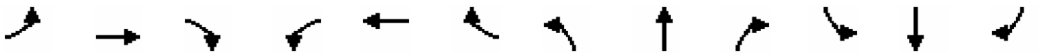
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	2			6			8		8	4		4
Detector Phase	2	2		1	6		8	8	8	4	4	4
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.3	24.3		11.3	24.3		24.2	24.2	24.2	24.2	24.2	24.2
Total Split (s)	82.0	82.0		17.0	99.0		31.0	31.0	31.0	31.0	31.0	31.0
Total Split (%)	63.1%	63.1%		13.1%	76.2%		23.8%	23.8%	23.8%	23.8%	23.8%	23.8%
Maximum Green (s)	75.7	75.7		10.7	92.7		24.8	24.8	24.8	24.8	24.8	24.8
Yellow Time (s)	4.0	4.0		4.0	4.0		3.2	3.2	3.2	3.2	3.2	3.2
All-Red Time (s)	2.3	2.3		2.3	2.3		3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0	0.0		0.0	0.0
Total Lost Time (s)	6.3	6.3		6.3	6.3			6.2	6.2		6.2	6.2
Lead/Lag	Lag	Lag		Lead								
Lead-Lag Optimize?	Yes	Yes		Yes								
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	C-Max	C-Max		None	Max		Max	Max	Max	Max	Max	Max
Walk Time (s)	7.0	7.0			7.0		7.0	7.0	7.0	7.0	7.0	7.0
Flash Dont Walk (s)	11.0	11.0			11.0		11.0	11.0	11.0	11.0	11.0	11.0
Pedestrian Calls (#/hr)	0	0			0		0	0	0	0	0	0
Act Effct Green (s)	81.7	81.7		92.7	92.7			24.8	24.8		24.8	24.8
Actuated g/C Ratio	0.63	0.63		0.71	0.71			0.19	0.19		0.19	0.19
v/c Ratio	0.03	0.52		0.23	0.36			0.27	0.23		0.07	0.06
Control Delay (s/veh)	10.8	14.9		7.4	7.6			48.0	10.2		44.1	0.3
Queue Delay	0.0	0.0		0.0	0.0			0.0	0.0		0.0	0.0
Total Delay (s/veh)	10.8	14.9		7.4	7.6			48.0	10.2		44.1	0.3
LOS	B	B		A	A			D	B		D	A
Approach Delay (s/veh)		14.9			7.7			27.2			18.3	
Approach LOS		B			A			C			B	

Intersection Summary			
Area Type:	Other		
Cycle Length: 130			
Actuated Cycle Length: 130			
Offset: 128.2 (99%), Referenced to phase 2:EBTL, Start of Yellow			
Natural Cycle: 65			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.53			
Intersection Signal Delay (s/veh): 12.8		Intersection LOS: B	
Intersection Capacity Utilization 60.0%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 1: Limestone Dr/Plaza Dwy & Main St



Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)



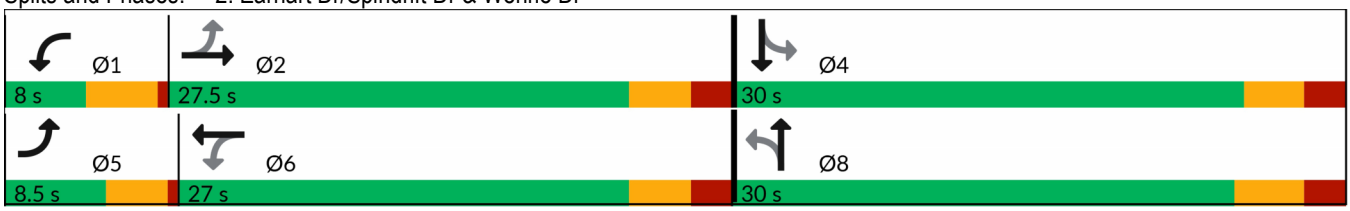
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	92	547	7	11	514	5	19	10	38	107	4	162
Future Volume (vph)	92	547	7	11	514	5	19	10	38	107	4	162
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	230		0	175		0	155		0	230		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.998			0.998			0.881			0.853	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	3596	0	1656	3603	0	1805	1635	0	1787	1605	0
Flt Permitted	0.397			0.416			0.640			0.722		
Satd. Flow (perm)	732	3596	0	725	3603	0	1216	1635	0	1358	1605	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		2			2			43			182	
Link Speed (mph)		45			45			30			30	
Link Distance (ft)		338			573			507			378	
Travel Time (s)		5.1			8.7			11.5			8.6	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles (%)	3%	0%	14%	9%	0%	0%	0%	0%	3%	1%	0%	1%
Adj. Flow (vph)	103	615	8	12	578	6	21	11	43	120	4	182
Shared Lane Traffic (%)												
Lane Group Flow (vph)	103	623	0	12	584	0	21	54	0	120	186	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane					Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	2	2		2	2		2	2		2	2	
Detector Template												
Leading Detector (ft)	49	49		49	49		49	49		49	49	
Trailing Detector (ft)	-1	-1		-1	-1		-1	-1		-1	-1	
Detector 1 Position(ft)	-1	-1		-1	-1		-1	-1		-1	-1	
Detector 1 Size(ft)	20	20		20	20		20	20		20	20	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)	29	29		29	29		29	29		29	29	
Detector 2 Size(ft)	20	20		20	20		20	20		20	20	
Detector 2 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	
Protected Phases	5	2		1	6			8			4	

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	2			6			8			4		
Detector Phase	5	2		1	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
Minimum Split (s)	8.5	27.0		8.0	27.0		27.5	27.5		27.0	27.0	
Total Split (s)	8.5	27.5		8.0	27.0		30.0	30.0		30.0	30.0	
Total Split (%)	13.0%	42.0%		12.2%	41.2%		45.8%	45.8%		45.8%	45.8%	
Maximum Green (s)	5.0	22.5		4.0	22.0		24.5	24.5		25.0	25.0	
Yellow Time (s)	3.0	3.0		3.5	3.0		3.5	3.5		3.0	3.0	
All-Red Time (s)	0.5	2.0		0.5	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	5.0		4.0	5.0		5.5	5.5		5.0	5.0	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		None	None		None	None	
Walk Time (s)		7.0			7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)		15.0			15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)		0			0		0	0		0	0	
Act Effct Green (s)	18.8	18.9		16.5	16.0		9.6	9.6		10.1	10.1	
Actuated g/C Ratio	0.55	0.55		0.48	0.47		0.28	0.28		0.29	0.29	
v/c Ratio	0.17	0.31		0.02	0.34		0.06	0.11		0.30	0.31	
Control Delay (s/veh)	5.6	8.0		5.2	10.9		13.6	7.2		15.5	4.7	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	5.6	8.0		5.2	10.9		13.6	7.2		15.5	4.7	
LOS	A	A		A	B		B	A		B	A	
Approach Delay (s/veh)		7.7			10.8			9.1			9.0	
Approach LOS		A			B			A			A	

Intersection Summary			
Area Type:	Other		
Cycle Length: 65.5			
Actuated Cycle Length: 34.3			
Natural Cycle: 65			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.35			
Intersection Signal Delay (s/veh): 9.1		Intersection LOS: A	
Intersection Capacity Utilization 47.3%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 2: Earhart Dr/Spindrift Dr & Wehrle Dr



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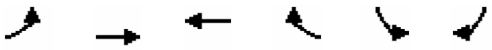

Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	22	668	518	17	10	13
Future Volume (vph)	22	668	518	17	10	13
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150			0	0	0
Storage Lanes	1			0	1	0
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Frt			0.995		0.924	
Flt Protected	0.950				0.978	
Satd. Flow (prot)	1770	3610	3590	0	1683	0
Flt Permitted	0.950				0.978	
Satd. Flow (perm)	1770	3610	3590	0	1683	0
Link Speed (mph)		45	45		30	
Link Distance (ft)		573	390		342	
Travel Time (s)		8.7	5.9		7.8	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	2%	0%	0%	2%	2%	2%
Adj. Flow (vph)	24	726	563	18	11	14
Shared Lane Traffic (%)						
Lane Group Flow (vph)	24	726	581	0	25	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane		Yes	Yes			
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 28.5%		ICU Level of Service A	
Analysis Period (min) 15			

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	22	668	518	17	10	13
Future Vol, veh/h	22	668	518	17	10	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	0	0	2	2	2
Mvmt Flow	24	726	563	18	11	14

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	582	0	-	0	983	291
Stage 1	-	-	-	-	572	-
Stage 2	-	-	-	-	411	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	989	-	-	-	246	706
Stage 1	-	-	-	-	528	-
Stage 2	-	-	-	-	638	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	989	-	-	-	240	706
Mov Cap-2 Maneuver	-	-	-	-	367	-
Stage 1	-	-	-	-	515	-
Stage 2	-	-	-	-	638	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.28	0	12.52
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	989	-	-	-	504
HCM Lane V/C Ratio	0.024	-	-	-	0.05
HCM Control Delay (s/veh)	8.7	-	-	-	12.5
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.2

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	13	665	527	28	17	8
Future Volume (vph)	13	665	527	28	17	8
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150			0	0	0
Storage Lanes	1			0	1	0
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Frt			0.993		0.955	
Flt Protected	0.950				0.968	
Satd. Flow (prot)	1770	3610	3581	0	1722	0
Flt Permitted	0.950				0.968	
Satd. Flow (perm)	1770	3610	3581	0	1722	0
Link Speed (mph)		45	45		30	
Link Distance (ft)		390	352		338	
Travel Time (s)		5.9	5.3		7.7	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	2%	0%	0%	2%	2%	2%
Adj. Flow (vph)	14	723	573	30	18	9
Shared Lane Traffic (%)						
Lane Group Flow (vph)	14	723	603	0	27	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane		Yes	Yes			
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 28.4%		ICU Level of Service A	
Analysis Period (min) 15			

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	13	665	527	28	17	8
Future Vol, veh/h	13	665	527	28	17	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	0	0	2	2	2
Mvmt Flow	14	723	573	30	18	9

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	603	0	-	0	978	302
Stage 1	-	-	-	-	588	-
Stage 2	-	-	-	-	390	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	970	-	-	-	248	694
Stage 1	-	-	-	-	518	-
Stage 2	-	-	-	-	654	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	970	-	-	-	244	694
Mov Cap-2 Maneuver	-	-	-	-	370	-
Stage 1	-	-	-	-	510	-
Stage 2	-	-	-	-	654	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.17	0	13.82
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	970	-	-	-	435
HCM Lane V/C Ratio	0.015	-	-	-	0.062
HCM Control Delay (s/veh)	8.8	-	-	-	13.8
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.2

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GLYNN GROUP
ENGINEERING & ARCHITECTURE, PLLC

Civil • Geotechnical
Structural • Architecture
Material Testing • Consulting

2190–2220 Wehrle Drive
Amherst, New York

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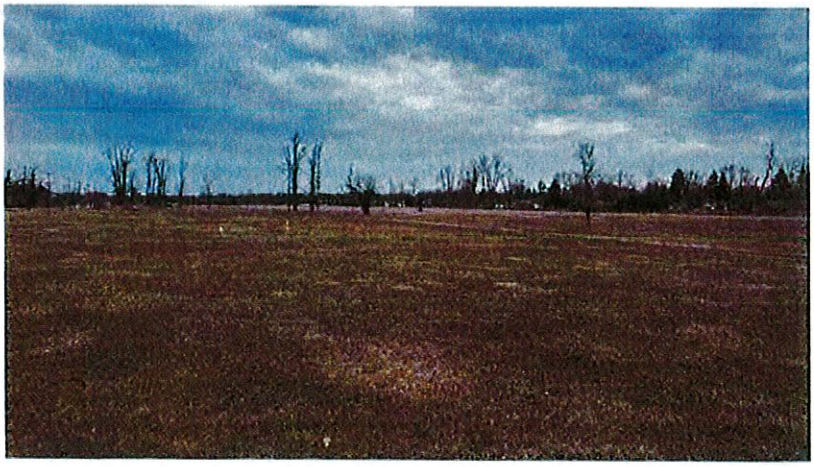
TOWN OF AMHERST
PLANNING DEPT.

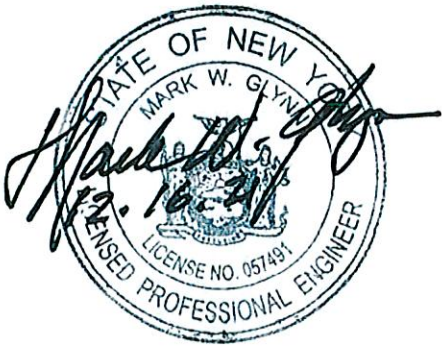
Geotechnical Engineering Report

GGEA 21-1026

Prepared for:
Acquest Development Company, LLC
5554 Main Street
Williamsville, New York 14221

Prepared by
Glynn Group Engineering & Architecture, PLLC
415 South Transit Street
Lockport, New York 14094





December 16, 2021

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APPENDICES

- A Subsurface Exploration Logs
- B Project Location Plan
- C Subsurface Exploration Plan
- D Seismic Site Class and Design Category
- E Engineered Fill Specifications

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

1.0 INTRODUCTION

1.1 SCOPE

This report provides subsurface exploration data and geotechnical recommendations for the proposed development of the property located at 2190–2220 Wehrle Drive in the Town of Amherst, New York. Specifically, Glynn Group Engineering & Architecture, PLLC (GGEA) has provided the following scope of services:

1. Performed a site visit and established fourteen (14) soil borings in accordance with the plan provided by Aquest Development Company, LLC (Aquest).
2. Cleared underground utilities with Dig Safely New York.
3. Mobilized drilling subcontractor, Earth Dimensions, Inc. (EDI), with a track mounted ATV drill rig and crew.
4. Performed SPT sampling in accordance with ASTM D-1586 "Standard Method for Penetration Test and Split Barrel Sampling of Soils" to auger refusal at each boring location.
5. Provided soil boring logs, prepared by EDI, to include SPT data, N values, soil classification, refusal depth and groundwater conditions.
6. Prepared a geotechnical report to address suitability of construction, foundation recommendations and construction recommendations.

1.2 CONTRACT

GGEA performed this study in accordance with a written contract/proposal to Aquest dated March 4, 2021, for which GGEA received the notice to proceed via signed contract by Mr. Omar Abu-Sitta on the same day. All services provided by GGEA are subject to the Standard Terms and Conditions included in the contract.

1.3 EXCLUSIONS

The project efforts exercised by GGEA include geotechnical analysis, design recommendations and the preparation of this report. The scope of this report specifically excludes any review of former site use, in particular, environmental or pollution related concerns.

2.0 PROJECT BACKGROUND

2.1 SITE DESCRIPTION AND PROPOSED IMPROVEMENTS

The site encompasses two properties, specifically address 2190 (5.8 acres) and address 2220 (19.7 acres), providing for a total of 25.5 acres combined. The site is located in the north side of Wehrle Drive approximately 0.75 miles west of Transit Road (Route 78). The property is flat, open and covered by mowed grass with a few large deciduous trees located throughout and occasional pools of seasonal surface water. A Project Location Plan has been included in Appendix B.

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

The proposed site development plans were not provided to GGEA, however future development is presumed to consist of multiple buildings supported by shallow foundation systems with slab on grade first floors and associated roadways and parking areas.

2.2 GEOLOGIC SETTING

The underlying surficial geological conditions at the site are the result of the last glacial coverage of the Pleistocene Epoch, referred to as the Wisconsinan Glacial Stage, which ended approximately 12,000 years ago. As the glacier advanced across Western New York, the massive weight carved and crushed the underlying soil and rock to form glacial till, which typically consists of a dense matrix of silt, sand, rock and clay. Sediment was transported and deposited by the ice and meltwater, forming stratified soils commonly referred to as glacial drift. As the climate warmed and the glacier melted, vast quantities of meltwater were generated, which became impounded by the receding glacier and local topography to create proglacial pools throughout much of the area. The subsurface conditions encountered at the Wehrle Road site consist of slackwater deposits, glacial drift and glacial till overlying shallow limestone bedrock of the Middle Devonian Onondaga Formation. The bedrock typically has a high compressive strength and contains numerous chert nodules. Surficial geology maps identify bedrock at a depth of less than 10 feet from the ground surface in the vicinity of the Wehrle site. Soil borings revealed bedrock depth to vary from 3.0 to 10.6 feet below existing grade.

3.0 FIELD INVESTIGATION

3.1 METHODOLOGY

The subsurface exploration consisted of a total of fourteen (14) soil borings performed at locations selected by Aquest to provide a minimum of one boring per 3.5 acres of property. GGEA performed a site visit on March 11, 2021 to establish soil boring locations and assess drill rig access. Utility clearance was performed by EDI through Dig Safely New York.

EDI mobilized a tracked mounted ATV drill rig to the site on March 18, 2021 to perform the subsurface exploration on March 18 and 19, 2021. Soil boring and sampling operations were performed using hollow stem augers to advance through overburden materials in accordance with the Standard Penetration Test Method ASTM D-1586. Resistance values, or blow counts, were recorded for each six-inch advancement of a twenty-four inch long, two inch diameter split spoon sampler. The sum of the resistance values for the 6/12 and 12/18 inch intervals constitutes the N value, which provides an indication of the in-situ relative density and strength of encountered soils. All data recorded during drilling operations can be found on the soil boring logs included in Appendix A.

Retrieved soil samples were logged and visually classified by EDI in accordance with the ASEE System of Definition for Visual Identification of Soils (Burmister Classification System) and ASTM D-2488 "Standard Practice for Description and Identification of Soils (Visual – Manual Procedure)". Recovered soil samples were visually examined by GGEA to establish Unified Soil Classification System (USCS) classifications in accordance with ASTM D-2488 "Description and Identification of Soils (Visual-Manual Procedure)". Discrepancies observed between classifications noted on the EDI soil boring logs and those

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identified in this report are due examination in the GGEA laboratory, which allows for the collection of specific gradation and index property data that was not discerned from visual classification in the field.

3.2 SUBSURFACE CONDITIONS

All soil borings were advanced to auger refusal, which was encountered on presumed limestone bedrock at depths ranging from a minimum of 3.0 feet at boring B-12 to a maximum of 10.6 feet at boring B-9. Overburden soils were found to be variable throughout the site, however subsurface conditions typically consisted of a thin layer of topsoil overlying firm to stiff slackwater sediment and stiff cohesive glacial till. Ground surface elevations were estimated at the soil boring locations from the topographic survey provided by Aquest. Soil boring locations are identified on the Subsurface Exploration Plan included in Appendix C and specific subsurface conditions can be found on the Subsurface Exploration Logs included in Appendix A. Subsurface conditions for each boring location have been summarized as follows:

B-1	Elevation 695.8
0.0 – 0.7 ft	Topsoil.
0.7 – 1.7 ft	Brown, extremely moist, soft, sandy silty clay (CL-ML), trace of gravel. N value of 5.
1.7 – 3.4 ft	Brown, faintly mottled, extremely moist, stiff, sandy silty clay with gravel (CL-ML). N value of > 10.
> 3.4 ft	Presumed limestone bedrock.
B-2	Elevation 698.5
0.0 – 0.4 ft	Topsoil.
0.4 – 4.4 ft	Brown, extremely moist, firm to very stiff, sandy silty clay with gravel (CL-ML). N values range from 9 to 22.
4.4 – 4.9 ft	Fractured limestone rock.
> 4.9 ft	Presumed limestone bedrock.
B-3	Elevation 698.0
0.0 – 0.9 ft	Topsoil.
0.9 – 1.8 ft	Brown, extremely moist, soft, sandy silty clay (CL-ML). N value of 4.
1.8 – 5.0 ft	Brown, extremely moist, very stiff, sandy silty clay with gravel (CL-ML). N value of 20.
5.0 – 6.6 ft	Brown to grayish brown, moist, hard, sandy silty clay with gravel (CL-ML). N value of 59.
> 6.6 ft	Presumed limestone bedrock.

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B-4	Elevation 697.6
0.0 - 0.7 ft	Topsoil.
0.7 - 1.8 ft	Brown, faintly mottled, extremely moist, very soft, sandy silty clay (CL-ML). N value of 2.
1.8 - 6.3 ft	Brown, faintly mottled, moist, stiff to very stiff, lean clay (CL). N values range from 15 to 17.
6.3 - 6.8 ft	Gray, extremely moist to wet, very dense, sandy silty with gravel (ML).
> 6.8 ft	Presumed limestone bedrock.

B-5	Elevation 696.6
0.0 - 0.8 ft	Topsoil.
0.8 - 2.5 ft	Brown, faintly mottled, extremely moist, firm, sandy silty clay (CL-ML). N value of 8.
2.5 - 5.0 ft	Brown, extremely moist, very stiff, lean clay (CL). N value of 21.
5.0 - 7.1 ft	Brown to brownish gray, moist, very stiff, sandy silty clay with gravel (CL-ML). N value of 21.
> 7.1 ft	Presumed limestone bedrock.

B-6	Elevation 696.4
0.0 - 0.8 ft	Topsoil.
0.8 - 2.2 ft	Brown, faintly mottled, extremely moist, soft, lean clay (CL). N value of 4.
2.2 - 5.8 ft	Brown, moist, stiff to very stiff, lean clay (CL). N values range from 13 to 19.
5.8 - 6.6 ft	Brown, extremely moist, very stiff, sandy silty clay with gravel (CL-ML).
> 6.6 ft	Presumed limestone bedrock.

B-7	Elevation 695.9
0.0 - 0.8 ft	Topsoil.
0.8 - 2.0 ft	Brown, faintly mottled, extremely moist, soft, lean clay (CL). N value of 4.
2.0 - 4.9 ft	Brown, faintly mottled, extremely moist, stiff, sandy silty clay (CL-ML). N value of 12.
4.9 - 9.5 ft	Brown, extremely moist, very stiff to hard, sandy silty clay with gravel (CL-ML). N values range from 27 to 36.
9.5 - 10.2 ft	Gray, extremely moist, very dense, silty sand with gravel (SM).
10.2 - 10.4 ft	Fractured limestone rock.
> 10.4 ft	Presumed limestone bedrock.

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B-8	Elevation 694.8
0.0 – 0.8 ft	Topsoil.
0.8 – 1.5 ft	Brown, extremely moist, very loose, sandy silt (ML). N value of 4.
1.5 – 7.2 ft	Brown, faintly mottled, moist, stiff to very stiff, lean clay (CL). N values range from 11 to 22.
7.2 – 8.5 ft	Grayish brown, moist, very stiff, lean clay (CL), trace of gravel. N value of 19.
8.5 – 9.3 ft	Light gray, extremely moist, very dense, sandy silt with gravel (ML).
> 9.3 ft	Presumed limestone bedrock.

B-9	Elevation 694.8
0.0 – 1.2 ft	Topsoil.
1.2 – 2.7 ft	Brown, faintly mottled, extremely moist, soft, lean clay (CL). N value of 4.
2.7 – 6.0 ft	Brown, extremely moist, stiff, lean clay (CL). N value of 10.
6.0 – 10.6 ft	Grayish brown, extremely moist, hard, sandy silty clay with gravel (CL-ML). N values range from 37 to 35.
> 10.6 ft	Presumed limestone bedrock.

B-10	Elevation 694.2
0.0 – 0.6 ft	Topsoil.
0.6 – 3.0 ft	Brownish gray, extremely moist, loose, sandy silt (ML). N value of 5.
3.0 – 7.0 ft	Grayish brown, moist, stiff to very stiff, lean clay (CL). N values range from 14 to 16.
7.0 – 9.7 ft	Grayish brown, extremely moist, very stiff to hard, sandy silty clay with gravel (CL-ML). N values range from 15 to 34.
9.7 – 9.9 ft	Gray, wet, fractured limestone.
> 9.9 ft	Presumed limestone bedrock.

B-11	Elevation 697.2
0.0 – 0.7 ft	Topsoil.
0.7 – 1.4 ft	Brown, extremely moist, stiff, lean clay (CL). N value of 11.
1.4 – 5.0 ft	Brown, extremely moist, very stiff, silty clay with gravel (CL-ML). N value of 21.
> 5.0 ft	Presumed limestone bedrock.

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B-12	Elevation 695.6
0.0 – 0.7 ft	Topsoil.
0.7 – 3.0 ft	Brown, faintly mottled, extremely moist, firm, sandy silty clay with gravel (CL-ML). N value of 5.
> 3.0 ft	Presumed limestone bedrock.

B-13	Elevation 696.3
0.0 – 1.8 ft	Topsoil.
1.8 – 2.5 ft	Brown, faintly mottled, extremely moist, stiff, lean clay (CL).
2.5 – 4.3 ft	Grayish brown, moist, very stiff, sandy silty clay with gravel (CL-ML). N value of 18.
> 4.3 ft	Presumed limestone bedrock.

B-14	Elevation 694.7
0.0 – 0.6 ft	Topsoil.
0.6 – 1.7 ft	Brown, extremely moist, soft, lean clay (CL). N value of 4.
1.7 – 3.1 ft	Brown, extremely moist, hard, sandy silty clay with gravel (CL-ML). N value > 50.
> 3.1 ft	Presumed limestone bedrock.

It is GGEA's opinion the extent of this investigation was sufficient to accurately characterize the subsurface conditions and provide information necessary for the preparation of this report. The soil borings portray the subsurface conditions encountered at the soil boring locations at the time of investigation. The stratification lines shown on the soil boring logs are approximate, whereas in-situ the changes between strata may be more gradual. Ground surface elevations and corresponding bedrock elevations have been summarized in the following table:

Boring No.	Surface El. (ft)	Depth (ft)	Bedrock El. (ft)
B-1	695.8	3.4	692.4
B-2	698.5	4.9	693.6
B-3	698.0	6.6	691.4
B-4	697.6	6.8	690.8
B-5	696.6	7.1	689.5
B-6	696.4	6.6	689.8
B-7	695.9	10.4	685.5

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B-8	694.8	9.3	685.5
B-9	694.8	10.6	684.2
B-10	694.2	9.9	684.3
B-11	697.2	5.0	692.2
B-12	695.6	3.0	692.6
B-13	696.3	4.3	692.0
B-14	694.7	3.1	691.6

3.3 GROUNDWATER

Groundwater was not encountered in the augers upon the completion of drilling efforts at the majority of the subsurface exploration locations. The augers did not remain in the ground for an extended period of time to allow for groundwater to migrate through the soils and stabilize within the augers, nor where groundwater monitoring wells or piezometers installed to obtain accurate groundwater elevation data. However, groundwater was measured at a depth of 9.6 feet in the augers upon the completion of drilling efforts at boring B-10. Rock was initially encountered at a depth of 9.7 feet at boring B-10 and auger refusal was encountered at 9.9 feet. Based on the moisture content of recovered soil samples, the stabilized groundwater elevation is estimated to be within the limestone bedrock below the exploration depth of this project. Notwithstanding, seasonal perched groundwater should be anticipated in areas where the bedrock surface is of lower elevation, specifically in areas where granular overburden soils are present. Seasonal perched groundwater depth is anticipated to vary depending upon precipitation, frost depth and soil percolation characteristics.

4.0 GEOTECHNICAL EVALUATION AND RECOMMENDATIONS

4.1 FOUNDATIONS

The subsurface conditions at this site are of good structural quality and will provide for the construction of shallow foundation systems consisting of strip footings with frost walls or spread footings with columns to support future buildings. Considering the depth to bedrock varies from a minimum of 3.0 feet to a maximum of 10.6 feet, subgrade composition at the design bearing elevation may vary from limestone bedrock to stiff lean clay (CL) native soil. GGEA provides design and construction recommendations as follows:

1. Where practical, foundations should be advanced through native soils to bear on bedrock. Limestone bedrock will provide for a net allowable bearing capacity of > 10,000 psf.
2. In areas where the design foundation bearing elevation is significantly above that of the bedrock elevation, foundations may be constructed over undisturbed native soil. Compacted in-situ native soil will provide for a net allowable bearing capacity of 3,000 psf.

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3. Depending on the size and footprint of proposed buildings, the foundation subgrade may be composed partially of undisturbed native soil and partially of limestone bedrock in some areas. All soil subgrade soil should be thoroughly compacted with a reversible plate tamper (Bomag BPR 50/60 or equivalent) to maximize the relative density of the subgrade soil, minimize variable bearing capacity and minimize settlement potential.
4. Foundations should be constructed at a depth of greater than 3.5 feet below final grade to provide frost protection in accordance with regional frost depth regulations. However, this does not apply to foundations constructed directly over bedrock per section 1809.5 of the 2020 NYS Building Code.

4.2 SLAB ON GRADE

Building interior concrete slabs should be designed and constructed in accordance with the following recommendations:

1. All slabs should be designed using a recognized standard procedure, such as identified in the text "Designing Floor Slabs on Grade" by Ringo and Anderson (ISBN 0-924659-34-3). The floor slab should be designed to properly support the intended load, which may include fork truck traffic or rack posts.
2. Remove topsoil and expose competent, undisturbed native soil subgrade. Based on conditions encountered at the soil boring locations, excavation to a depth of 1.0 to 2.0 feet below existing grade is anticipated.
3. Compact the exposed soil thoroughly with a smooth drum vibratory roller to produce a uniform density throughout the subgrade.
4. Proof roll the exposed subgrade with a fully loaded 10-wheel dump truck weighing at least 30 tons or a smooth drum roller having an effective force of at least 600 pounds per linear inch of roller width. Any area exhibiting weaving, yielding, rutting or boiling should be reworked and compacted to produce an acceptable response or over excavated and replaced with Structural Fill. The depth of the undercut and type of Structural Fill will depend on the soil material encountered, weather conditions at the time of construction and the bearing conditions at the base of the undercut. The top surface of the subgrade should be pitched to drain to prevent ponding of stormwater.
5. Separation geotextile is not required for design, but is suggested to prevent contamination of the granular stone base from underlying soil subgrade as a result of repeated traffic during construction. Any granular stone base that becomes contaminated with soil during construction should be removed and replaced prior to pouring concrete. GGEA recommends US Fabrics US 250 or equivalent.
6. Place Select Structural Fill granular base. The thickness of the Select Structural Fill should be dependent upon the intended slab usage. At a minimum, GGEA recommends the granular base thickness be equivalent to that of the thickness of the slab. Heavily loaded slabs may require additional thickness.
7. Install subsurface utilities.

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8. Install the concrete slab, the design of which should be based on a modulus of subgrade reaction of 150 pci. The installation of a vapor barrier and specification of the concrete finish technique is at the discretion of the architect.
9. Proper joint spacing and reinforcing steel spacing/placement will be critical to the long term performance of slab. The Portland Cement Association recommends joint spacing in feet should be two to three times the slab thickness in inches.

4.3 FLEXIBLE PAVEMENT

GGEA provides design and construction recommendations for flexible pavement as follows:

1. Remove existing topsoil to expose competent, undisturbed native subgrade soil. Based on conditions encountered at the soil boring locations, excavation to a depth of 1.0 to 2.0 feet below existing grade is anticipated.
2. Compact the exposed soil thoroughly with a smooth drum vibratory roller to produce a uniform density throughout the subgrade.
3. After the exposed subgrade is thoroughly densified, proof roll the subgrade with a fully loaded 10-wheel dump truck weighing at least 30 tons or a smooth drum roller having an effective force of at least 600 pounds per linear inch of roller width. Any area exhibiting weaving, yielding, rutting or boiling should be reworked and compacted to produce an acceptable response or over excavated and replaced with Structural Fill. The depth of the undercut and type of Structural Fill will depend on the soil material encountered, weather conditions at the time of construction and the bearing conditions at the base of the undercut. The top surface of the subgrade should be pitched to drain to prevent ponding of stormwater.
4. Install a granular base layer composed of properly placed and compacted Select Structural Fill. GGEA recommends a minimum granular base thickness of 10 inches for automobile traffic and 12 inches for bus or truck traffic.
5. If catch basins are installed, special attention should be directed at the compaction of stone around the catch basins and the pipes. Failure to properly compact the stone will result in pavement settlement around the catch basins and ponding of water.
6. If the design dictates, install ditches, lateral drains, weeps and storm drainage piping.
7. Construct a flexible pavement system consisting of asphalt binder followed by asphalt top. GGEA provides recommended pavement sections as follows:

Light Duty (primarily car traffic)
- 10 inches Select Structural Fill
- 2.5 inches of asphalt concrete binder (2008 NYSDOT item number 403.138902)
- 1.0 inch of asphalt concrete top (2008 NYSDOT item number 403.178902 or 403.198902)

Heavy Duty (mixed truck/bus and car traffic)
- 12 inches Select Structural Fill

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3.0 inches of asphalt concrete binder (2008 NYSDOT item number 403.138902)
1.5 inch of asphalt concrete top (2008 NYSDOT item number 403.178902 or 403.198902)

The native slack water soils may become soft if exposed to moisture, which will contaminate the overlying Select Structural Fill over time through repeated loading. The installation of a woven separation geotextile will provide additional support and should be considered, especially if the granular base will be used as a working surface during construction. GGEA recommends US 200 (or equivalent) beneath light duty pavement and US 250 (or equivalent) beneath heavy duty pavement.

All site contractors should be notified that roadways and parking areas will not support repeated travel by construction loads. Pavement and subgrade failure can be anticipated in areas that receive a high volume of heavy construction traffic. To preclude the overstressing of the pavement system it is recommended that haul roads be located in non-critical areas. As an option, the base course of stone can be overbuilt to a total thickness of 20 inches to serve as a haul route. The additional thickness of stone should be removed prior to paving along with any areas of stone that have been contaminated with soil. Failure to remove fine-grained soils from the stone base may cause pavement distress in the form of heaving resulting from freeze thaw effects.

In the event the binder layer is used as a working surface during construction or there is a prolonged time period between binder and top placement such that daily activities occur over the binder surface, the surface must be power washed, not just swept, and a tack coat should be applied prior to installation of the top course. In addition, any yielding area of pavement binder should be removed and replaced prior to application of the top course.

Design and construction of the pavement system should take care to provide adequate drainage to prevent saturation of the subgrade soil, which may have a high silt content in some areas and provide a high potential for frost heave if exposed to water and freezing temperatures.

4.4 · EXCAVATION AND BACKFILL

Excavation through the overburden soil and fill materials is anticipated to require minimal effort from standard excavation equipment. Excavation into the limestone bedrock will require significant effort and the use of a heavy duty hydraulic breaker (rock hammer) with an impact energy of greater than 10,000 foot pounds.

Construction of stormwater detention ponds, associated piping and various underground utilities will likely require the removal of bedrock in some areas. Stormwater detention ponds should be lined with compacted low permeability cohesive soils or geosynthetic material if percolation of detained stormwater into the underlying bedrock is undesirable.

The soil encountered at this site should be classified by an OSHA competent person in accordance with 29 CFR, Part 1926, OSHA Subpart P, "Excavations and Trenches" prior to and during excavation. GGEA has classified the soils as Type C. However, this classification may change depending on other site

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criteria and moisture conditions at the time of construction. An OSHA competent person should judge the potential need for excavation bracing and excavation geometry in the field.

Engineered Fill is defined as Structural Fill, Select Structural Fill or Flowable Fill (CLSM). Composition, placement and compaction specifications for Engineered Fill materials have been included in Appendix E.

The foundations should be backfilled once the frost wall concrete has achieved a nominal compressive strength. The initial lift of backfill placement should be on the outside of the wall, with subsequent lifts balanced along the interior and exterior of the wall perimeter. Foundations should be backfilled with properly placed and compacted Select Structural Fill in structurally loaded areas (pavement, sidewalk, interior backfill) and Common Fill in non-structural landscaped areas. In place density testing should be performed at a rate of one test per 50 feet of trench or 2500 square feet of area per lift with a minimum of one test per day of placement.

Engineering properties for compacted native soils and Select Structural Fill have been estimated as follows:

Native Silt (ML), compacted

moist unit weight = 125 pcf

friction angle = 31^0

Rankine theory

at rest pressure coefficient (Ko) = 0.48
active pressure coefficient (Ka) = 0.32
passive pressure coefficient (Kp) = 3.12

2015 IBC Table 1610.1 Lateral Soil Load

at rest pressure = 100 psf/ft of depth
active pressure = 45 psf/ft of depth

Native Lean Clay (CL), compacted

moist unit weight = 120 pcf

friction angle = 0^0 undrained, 25^0 drained

cohesion = 2000 psf undrained, 0 drained

Rankine theory (based on drained condition)

at rest pressure coefficient (Ko) = 0.57
active pressure coefficient (Ka) = 0.41
passive pressure coefficient (Kp) = 2.46

2015 IBC Table 1610.1 Lateral Soil Load

at rest pressure = 100 psf/ft of depth
active pressure = 60 psf/ft of depth

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Select Structural Fill (GW)

moist unit weight = 145 pcf

friction angle = 40 degrees

Rankine theory

at rest pressure coefficient (Ko) = 0.36
active pressure coefficient (Ka) = 0.22
passive pressure coefficient (Kp) = 4.60

2015 IBC Table 1610.1 Lateral Soil Load

at rest pressure = 60 psf/ft of depth
active pressure = 30 psf/ft of depth

4.5 EXPANSIVE SOIL MITIGATION

Some cohesive soils undergo volumetric change (shrinkage and swelling) with changes in moisture content and degree of saturation, which are commonly referred to as expansive soils. This condition primarily occurs with fat clay (CH) soil, which is a cohesive soil that exhibits a liquid limit of 50 or greater. The liquid limit is the water content, in percent, of a soil that defines the boundary between the plastic and viscous fluid states.

Laboratory testing of recovered soil samples was not included in the scope of GGEA's services, however previous laboratory test results in the general area identified soils with a low potential for volumetric change.

4.6 LIQUEFACTION MITIGATION

Liquefaction is the process where saturated cohesionless (granular) soils, specifically, loose sands and silts, transform from a solid into a liquid as a result of an increase in the pore water pressure caused by repeated disturbance such as experienced during seismic events. Liquefaction results in an immediate loss of shear strength and bearing capacity, causing total and differential settling of the overlying structure.

The native soils encountered at this site exhibit a high in place density and do not provide concern for liquefaction.

4.7 SETTLEMENT

Foundations designed and constructed in accordance with the recommendations of this report will provide for estimated total settlement of less than 1.0 inch. Differential settlement is estimated to be less than 0.5 inches.

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4.8 SEISMIC SITE CLASS AND DESIGN CATEGORY

In accordance with Section 1613 (Earthquake Loads) of the 2020 NYS Building Code, GGEA has classified the site as Seismic Site Class D. The site classification is based on the summation of N values for the upper 100 feet of boring B-9 in accordance with ASCE 7-16 Equation 20.4-2. The design spectral response accelerations have been calculated as 0.183 g for the short period design spectral response acceleration (S_{DS}) and 0.072 g for the one second design spectral response acceleration (S_{D1}). In accordance with tables 1613.2.5(1) and 1613.2.5(2), using Risk Category II, the site is classified as Seismic Design Category B (refer to Appendix D).

4.9 GENERAL CONSTRUCTION RECOMMENDATIONS

GGEA provides general construction recommendations as follows:

1. The exposed subgrade grade should not be allowed to become saturated or inundated with standing water. No fill material or concrete shall be placed in water, over saturated subgrade or over frozen subgrade. Soils may lose considerable strength and bearing capacity if subject to saturation. The foundation subgrade should be pitched to drain and provided with a temporary sump(s), located outside of the structure footprint, to prevent the accumulation of stormwater in the excavation and subsequent deterioration of the foundation subgrade during construction. Likewise, stormwater should not be permitted to remain in the excavation adjacent to foundations after construction and prior to backfill.
2. Backfill foundations prior to applying load.
3. Upon completion of the excavation for shallow foundations, the exposed foundation subgrade should be compacted to densify soil loosened by the excavation process. Proper subgrade preparation will assure the development of the anticipated bearing strength and reduce settlement potential.
4. If additional undercut is necessary, the excavation bottom should be graded to a uniform elevation and gradually sloped back to design elevation. Undercut "pockets" should be avoided.
5. Conformance to OSHA standards is mandatory during excavation and trench work.
6. Topsoil and organic soils should be removed from all load bearing areas.
7. Footing sizes should be proportioned to create nearly equal contact pressures under all foundations, which will serve to minimize differential settlement.
8. Foundation bearing grades should not be allowed to freeze prior to or after placement of concrete. Insulating blankets should be used to cover bearing grades plus a one foot perimeter outside of the forms or completed footings until backfill is placed.
9. The fill placed at grade elevation should be sloped to drain away from the foundation walls to eliminate the potential for standing water to accumulate along the foundation

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10. During the excavation process, if encountered soils or moisture contents are found to be different than those identified on the soil boring logs and represented within this report, the allowable bearing capacity and associated design recommendations may need to be reevaluated by a qualified geotechnical engineer to account for varying bearing capacity.

4.10 CONCLUSION

This completes the geotechnical evaluation for the proposed development of the property at 2190 – 2220 Wehrle Drive in the Town of Amherst, New York. The subsurface conditions are of good structural quality and will provide for the construction of shallow foundation systems designed in accordance with the recommendations presented herein. This report has been prepared based on the encountered subsurface conditions at the soil boring locations and pertinent data supplied by Aquest. Supplemental geotechnical exploration and evaluation may be necessary once site development plans are finalized. Please contact GGEA if major project changes are made or if encountered soils differ from conditions identified in this report.

Sincerely,



G. Edward Lover, P.G.
Senior Geologist

Mark W. Glynn, P.E.
Consulting Engineer, Principal

/gel

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Appendix A

Subsurface Exploration Logs

2190 – 2220 Wehrle Drive
Amherst, New York

Geotechnical Engineering Report

GGEA 21-1026

December 16, 2021

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EARTH DIMENSIONS, INC.

Soil and Hydrogeologic Investigations • Wetland Delineations

1091 Jamison Road • Elma, NY 14059

(716) 655-1717 • EDI@earthdimensions.com

24K05g HOLE NO. BH-01-21 SURF. ELEVATION _

PROJECT 2190-2220 Wehrle Drive LOCATION _

Town of Amherst, Erie County, NY

CLIENT Glynn Group Engineering & Architecture, PLLC DATE STARTED 03/18/21 COMPLETED 03/18/21

DEPTH IN FT	SN REC	0/6	6/12	12/18	18/24	N	LITH	DESCRIPTION AND CLASSIFICATION	WATER TABLE AND REMARKS
	1	1				5		Wet to extremely moist dark brown (SAND-SILT-CLAY) topsoil with 0 to 3% gravel, little sand, clay, and organic matter, very soft, granular soil structure, (ML-CL).	Silty topsoil with little sand, clay and organic matter, trace grave to 0.7 feet over clayey slackwater sediment with trace sand to 1.7 feet over silty glacia till with little sand and clay, trace to little gravel to end of boring.
	16		1						
				4					
					6				
	2	5							
	13		9						
				50/1					
								1.7	
5								Extremely moist faintly mottled brown (CLAYEY-SILT) with some clay, trace sand, firm, blocky soil structure, (CL).	
								1.7	
								Extremely moist faintly mottled brown (SAND-SILT-CLAY) with 5 to 15% gravel, little sand and clay, stiff, massive soil structure, (ML-CL).	Note: Advanced bore hole with 3 1/4" ID x 7" OD hollow stem auge casing with continuous split spoon sampling to auger refusal at 3.4 feet. Bore hole was backfilled with cuttings to groun surface upon completion.
								3.4	
								Advanced augers to refusal at 3.4 feet.	No water at completion.
10									
15									
20									

N=NUMBER OF BLOWS TO DRIVE 2 " SPOON 12 " WITH 140 lb. WT. FALLING 30 " PER BLOW

LOGGED BY Brian Bartron, (cns) SHEET 1 OF 1

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Soil and Hydrogeologic Investigations • Wetland Delineations

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24K05g HOLE NO. BH-02-21 SURF. ELEVATION _

PROJECT 2190-2220 Wehrle Drive LOCATION _

Town of Amherst, Erie County, NY

CLIENT Glynn Group Engineering & Architecture, PLLC DATE STARTED 03/19/21 COMPLETED 03/19/21

DEPTH IN FT	SN REC	BLOWS ON SAMPLER 0/6	6/12	12/18	18/24	N	LITH	DESCRIPTION AND CLASSIFICATION	WATER TABLE AND REMARKS
	1	1				9		Extremely moist dark brown (SANDY-SILT) topsoil with little sand and organic matter, trace clay, very loose, granular soil structure, (ML).	Coarse silty topsoil with little sand and organic matter, trace clay to 0.4 feet over silty glacial till with little sand and clay, trace to little gravel to 4.4 feet over apparent limestone bedrock to end of boring.
	21		3					0.4	
				6					
					9				
	2	5				22		Extremely moist to moist brown (SAND-SILT-CLAY) with 5 to 15% gravel, little sand and clay, stiff, very stiff below 2.0 feet, massive soil structure, (ML-CL).	Note: Advanced bore hole with 3 1/4" ID x 7" OD hollow stem auger casing with continuous split spoon sampling to auger refusal at 4.9 feet. Bore hole was backfilled with cuttings to ground surface upon completion.
	24		10					4.4	
				12					
					14				
	3	13						Gray stone fragments, hard.	
5	6		50/1					4.9	
								Advanced augers to refusal at 4.9 feet.	No water at completion.
10									
15									
20									

N=NUMBER OF BLOWS TO DRIVE 2 " SPOON 12 " WITH 140 lb. WT. FALLING 30 " PER BLOW

LOGGED BY Brian Bartron, (cns) SHEET 1 OF 1

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

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24K05g HOLE NO. BH-03-21 SURF. ELEVATION _

PROJECT 2190-2220 Wehrle Drive LOCATION _
Town of Amherst, Erie County, NY

CLIENT Glynn Group Engineering & Architecture, PLLC DATE STARTED 03/19/21 COMPLETED 03/19/21

DEPTH IN FT	SN / REC	0/6	6/12	12/18	18/24	N	LITH	DESCRIPTION AND CLASSIFICATION	WATER TABLE AND REMARKS
	1	1							
	19		2			4		Extremely moist dark brown (SANDY-SILT) topsoil with little sand and organic matter, trace clay, very loose, granular soil structure, (ML).	Coarse silty topsoil with little sand and organic matter, trace clay to 0.9 feet over silty slackwater sediment with little sand and clay to 1.8 feet over silty glacial till with little sand and clay, trace to little gravel with an occasional cobble to 5.0 feet over silty glacial till with little to some gravel, little sand and clay to end of boring.
				2				0.9	
					4			Extremely moist brown (SAND-SILT-CLAY) with little mostly fine size sand and clay, soft, blocky soil structure, (ML-CL).	
	2	6							
	24		8			20			
				12					
					16			1.8	
	3	27							
5	3		35			59		Extremely moist to moist brown (SAND-SILT-CLAY) with 5 to 15% gravel, occasional cobble, little sand and clay, very stiff, massive soil structure, (ML-CL).	Note: Advanced bore hole with 3 1/4" ID x 7" OD hollow stem auger casing with continuous split spoon sampling to auger refusal at 6.6 feet. Bore hole was backfilled with cuttings to ground surface upon completion.
				24					
					49			5.0	
	4	50/3							
	3							Moist brown to grayish brown gravelly (SAND-SILT-CLAY) with 15 to 25% gravel, little sand and clay, hard, massive soil structure, (ML-CL).	No water at completion.
								6.6	
10								Advanced augers to refusal at 6.6 feet.	
15									
20									

N=NUMBER OF BLOWS TO DRIVE 2 " SPOON 12 " WITH 140 lb. WT. FALLING 30 " PER BLOW

LOGGED BY Brian Bartron, (cns) SHEET 1 OF 1

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

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24K05g HOLE NO. BH-04-21 SURF. ELEVATION —

PROJECT 2190-2220 Wehrle Drive LOCATION —
Town of Amherst, Erie County, NY

CLIENT Glynn Group Engineering & Architecture, PLLC DATE STARTED 03/19/21 COMPLETED 03/19/21

DEPTH IN FT	SN REC	0/6	6/12	12/18	18/24	N	LITH	DESCRIPTION AND CLASSIFICATION	WATER TABLE AND REMARKS
	1	1							
	22		1			2		Extremely moist dark brown (SANDY-SILT) topsoil with little sand and organic matter, very loose, granular soil structure, (ML).	Coarse silty topsoil with little sand and organic matter to 0.7 feet over silty slackwater sediment with little sand and clay to 1.8 feet over clayey slackwater sediment to 6.3 feet over coarse silty glacial till with little sand, trace to little gravel to auger refusal.
				1				0.7	
					2			Extremely moist faintly mottled brown (SAND-SILT-CLAY) with little mostly fine size sand and clay, soft, blocky soil structure, (ML-CL).	
	2	4							
	24		6			15			
				9					
					10				
	3	4							
5	24		7			17			
				10					
					10				
	4	50/5						Moist faintly mottled brown (CLAYEY-SILT) with some clay, stiff, very stiff below 3.0 feet, thinly laminated with very thin coarse silt lenses and nearly vertical gray desiccation cracks, (CL).	
	5							6.3	
								Extremely moist to wet gray (SANDY-SILT) with 5 to 15% gravel, little sand, very dense, massive soil structure, (SM).	Note: Advanced bore hole with 3 1/4" ID x 7" OD hollow stem auger casing with continuous split spoon sampling to auger refusal at 6.8 feet. Bore hole was backfilled with cuttings to ground surface upon completion.
10								6.8	
								Advanced augers to refusal at 6.8 feet.	No water at completion.
15									
20									

N=NUMBER OF BLOWS TO DRIVE 2 " SPOON 12 " WITH 140 lb. WT. FALLING 30 " PER BLOW

LOGGED BY Brian Bartron, (cns) SHEET 1 OF 1

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

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24K05g HOLE NO. BH-05-21 SURF. ELEVATION _

PROJECT 2190-2220 Wehrle Drive LOCATION _

Town of Amherst, Erie County, NY

CLIENT Glynn Group Engineering & Architecture, PLLC DATE STARTED 03/18/21 COMPLETED 03/18/21

DEPTH IN FT	SN REC	0/6	6/12	12/18	18/24	N	LITH	DESCRIPTION AND CLASSIFICATION	WATER TABLE AND REMARKS
	1	2						Wet to extremely moist dark brown (SAND-SILT-CLAY) topsoil with little sand, clay, and organic matter, soft, granular soil structure, (ML).	Silty topsoil with little sand, clay and organic matter to 0.8 feet over silty slackwater sediment with little sand and clay to 2.5 feet over clayey slackwater sediment with trace sand to 5.0 feet over silty glacial till with little sand and clay, trace to little gravel to end of boring.
	20		2			8		0.8	
				6				Extremely moist faintly mottled brown (SAND-SILT-CLAY) with little mostly fine size sand and clay, firm, blocky soil structure, (ML-CL).	
					7			grades downward to 2.5	
	2	6						Extremely moist to moist brown (CLAYEY-SILT) with some clay, trace sand, very stiff and stiff, thinly laminated with very thin coarse silt lenses and nearly vertical gray desiccation cracks, (CL).	Note: Advanced bore hole with 3 1/4" ID x 7" OD hollow stem auge casing with continuous split spoon sampling to auger refusal at 7.1 feet. Bore hole was backfilled with cuttings to groun surface upon completion.
	24		9			21		clear transition to 5.0	
				12				Moist brown to brownish gray (SAND-SILT-CLAY) with 5 to 15% gravel, little sand and clay, very stiff, massive soil structure, (ML-CL).	No water at completion.
					16			7.1	
	3	3						Advanced augers to refusal at 7.1 feet.	
5	24		7			21			
				14					
					23				
	4	11							
	26		50/2						
10									
15									
20									

N=NUMBER OF BLOWS TO DRIVE 2 " SPOON 12 " WITH 140 lb. WT. FALLING 30 " PER BLOW

LOGGED BY Brian Bartron, (cns) SHEET 1 OF 1

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

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24K05g HOLE NO. BH-06-21 SURF. ELEVATION —

PROJECT 2190-2220 Wehrle Drive LOCATION —
Town of Amherst, Erie County, NY

CLIENT Glynn Group Engineering & Architecture, PLLC DATE STARTED 03/19/21 COMPLETED 03/19/21

DEPTH IN FT	SN REC	0/6	6/12	12/18	18/24	N	LITH	DESCRIPTION AND CLASSIFICATION	WATER TABLE AND REMARKS
	1	1						Extremely moist dark brown (SANDY-SILT) topsoil with little sand and organic matter, trace clay and wood fiber, very loose, granular soil structure, (ML).	Coarse silty topsoil with little sand and organic matter, trace clay to 0.8 feet over clayey slackwater sediment with trace sand to 5.8 feet over silty glacia till with little sand and clay, trace to little gravel to end of boring.
	16		2			4		0.8	
				2				Extremely moist to moist faintly mottled brown (CLAYEY-SILT) with some clay, trace sand, firm, blocky soil structure, (CL).	
					5				
	2	4						grades downward to 2.2	
	24		6			13			
				7					
					10				
	3	5							
5	24		8			19			
				11					
					12				
	4	50/2						Moist brown (CLAYEY-SILT) with some clay, trace sand, stiff, very stiff below 5.5 feet, thinly laminated with very thin coarse silt lenses and nearly vertical gray desiccation cracks, (CL).	Note: Advanced bore hole with 3 1/4" ID x 7" OD hollow stem auge casing with continuous split spoon sampling to auger refusal at 6.6 feet. Bore hole was backfilled with cuttings to groun surface upon completion.
	2							5.8	
								Extremely moist brown (SAND-SILT-CLAY) with 5 to 15% gravel, little sand and clay, very stiff, massive soil structure, (ML-CL).	No water at completion.
10								6.6	
								Advanced augers to refusal at 6.6 feet.	
15									
20									

N=NUMBER OF BLOWS TO DRIVE 2 " SPOON 12 " WITH 140 lb. WT. FALLING 30 " PER BLOW

LOGGED BY Brian Bartron, (cns) SHEET 1 OF 1

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

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24K05g HOLE NO. BH-07-21 SURF. ELEVATION _

PROJECT 2190-2220 Wehrle Drive LOCATION _

Town of Amherst, Erie County, NY

CLIENT Glynn Group Engineering & Architecture, PLLC DATE STARTED 03/18/21 COMPLETED 03/18/21

DEPTH IN FT	SN REC	0/6	6/12	12/18	18/24	N	LITH	DESCRIPTION AND CLASSIFICATION	WATER TABLE AND REMARKS
	1	1						Extremely moist dark brown (SANDY-SILT) topsoil with little sand and organic matter, trace clay, very loose, granular soil structure, (ML).	Coarse silty topsoil with little sand and organic matter, trace clay to 0.8 feet over clayey slackwater sediment with trace gravel to 2.0 feet over silty slackwater sediment with little to some clay, little sand to 4.9 feet over silty glacial till with little sand and clay, trace to little gravel to 9.5 feet over sandy glacial till with some gravel, little silt to 10.2 feet over apparent limestone bedrock to end of boring.
	17		2			4			
				2					
					4				
	2	5						0.8	
	24		5			12		Extremely moist to moist faintly mottled brown (CLAYEY-SILT) with some clay, trace sand, firm, blocky soil structure, (CL).	
				7					
					10				
	3	6						grades downward to 2.0	
5	24		12			27		Extremely moist faintly mottled brown (SAND-SILT-CLAY) with little to some clay, little mostly fine size sand, stiff, thinly laminated with very thin coarse silt lenses and nearly vertical gray desiccation cracks, (ML-CL).	
				15					
					17				
	4	7						clear transition to 4.9	
	24		11			26		Extremely moist to moist brown to grayish brown (SAND-SILT-CLAY) with 5 to 15% gravel, little sand and clay, very stiff, hard below 9.0 feet, massive soil structure, (ML-CL).	
				15					
					18				
	5	8						9.5	
	24		15			36		Extremely moist gray gravelly (SILTY-SAND) with 20 to 40% mostly angular gravel, little silt, very dense, massive soil structure, (SM).	
				21					
10					40				
	6	25						10.2	
	5		50/5					Gray stone fragments, moderately hard to hard.	
								10.4	
								Boring completed at 10.4 feet.	
15									
20									

Note: Advanced bore hole with 3 1/4" ID x 7" OD hollow stem auger casing with continuous split spoon sampling to split spoon refusal at 10.4 feet. Bore hole was backfilled with cuttings to ground surface upon completion.

No water at completion.

N=NUMBER OF BLOWS TO DRIVE 2 " SPOON 12 " WITH 140 lb. WT. FALLING 30 " PER BLOW

LOGGED BY Brian Bartron, (cns) SHEET 1 OF 1

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

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24K05g HOLE NO. BH-08-21 SURF. ELEVATION —

PROJECT 2190-2220 Wehrle Drive LOCATION —
Town of Amherst, Erie County, NY

CLIENT Glynn Group Engineering & Architecture, PLLC DATE STARTED 03/19/21 COMPLETED 03/19/21

DEPTH IN FT	SN / REC	BLOWS ON SAMPLER 0/6	6/12	12/18	18/24	N	LITH	DESCRIPTION AND CLASSIFICATION	WATER TABLE AND REMARKS
	1	1						Extremely moist dark brown (SANDY-SILT) topsoil with little sand and organic matter, very loose, granluar soil structure, (ML).	Coarse silty topsoil with little sand and organic matter to 0.8 feet over coarse silty slackwater sediment with little sand, trace clay to 1.5 feet over clayey slackwater sediment with trace sand to 7.2 feet over clayey glacial till with trace sand and gravel to 8.5 feet over coarse silty glacial till with little sand, trace to little gravel to end of boring.
	18		1			4			
				3					
					3				
	2	5						0.8	
	24		6			11		Extremely moist faintly mottled light grayish brown (SANDY-SILT) with little mostly fine size sand, trace clay, very loose, thinly bedded, (ML).	
				5					
					8				
	3	4						clear transition to 1.5	
5	24		9			22		Moist faintly mottled brown (CLAYEY-SILT) with some clay, trace sand, stiff, very stiff below 5.0 feet, thinly laminated with very thin coarse silt lenses and nearly vertical gray desiccation cracks, (CL).	Note: Advanced bore hole with 3 1/4" ID x 7" OD hollow stem auger casing with continuous split spoon sampling to auger refusal at 9.3 feet. Bore hole was backfilled with cuttings to ground surface upon completion.
				13					
					16				
	4	5						clear transition to 7.2	
	24		8			19		Moist grayish brown (CLAYEY-SILT) with 3 to 7% gravel, some clay, trace sand, very stiff, massive soil structure, (CL).	No water at completion.
				11					
					17				
	5	6						8.5	
	11		50/5					Extremely moist light gray (SANDY-SILT) with 5 to 15% gravel, little sand, very stiff, massive soil structure, (ML).	
10								9.3	
								Advanced augers to refusal at 9.3 feet.	
15									
20									

N=NUMBER OF BLOWS TO DRIVE 2" SPOON 12" WITH 140 lb. WT. FALLING 30" PER BLOW

LOGGED BY Brian Bartron, (cns) SHEET 1 OF 1

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

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24K05g HOLE NO. BH-09-21 SURF. ELEVATION _

PROJECT 2190-2220 Wehrle Drive LOCATION _
Town of Amherst, Erie County, NY

CLIENT Glynn Group Engineering & Architecture, PLLC DATE STARTED 03/18/21 COMPLETED 03/18/21

DEPTH IN FT	SN / REC	0/6	6/12	12/18	18/24	N	LITH	DESCRIPTION AND CLASSIFICATION	WATER TABLE AND REMARKS
	1	1						Wet to extremely moist dark brown (SANDY-SILT) topsoil with 0 to 3% gravel, little sand and organic matter, trace clay, very loose, granular soil structure, (ML).	Coarse silty topsoil with little sand and organic matter, trace gravel and clay to 1.2 feet over clayey slackwater sediment with trace sand to 6.0 feet over silty glacial till with little to some gravel, little sand and clay to end of boring.
	22		1			4			
				3					
					4				
	2	4							
	24		4			10		1.2	
				6				Extremely moist faintly mottled brown (CLAYEY-SILT) with some clay, trace sand, firm, blocky soil structure, (CL).	
					6			clear transition to 2.7	
	3	4							
5	24		4			10		Extremely moist brown (CLAYEY-SILT) with some clay, trace sand, stiff, weakly thinly laminated with very thin coarse silt lenses and nearly vertical gray desiccation cracks, (CL).	Note: Advanced bore hole with 3 1/4" ID x 7" OD hollow stem auger casing with continuous split spoon sampling to split spoon refusal at 10.6 feet. Bore hole was backfilled with cuttings to ground surface upon completion.
				6					
					8				
	4	49							
	6		16			37			
				21					
					20			grades downward to 6.0	
	5	14							
	18		18			35		Extremely moist to moist grayish brown to brownish gray gravelly (SAND-SILT-CLAY) with 15 to 25% gravel, little sand and clay, hard, massive soil structure, (ML-CL).	No water at completion.
				17					
10					21			10.6	
	6	7							
	4		50/1					Boring completed at 10.6 feet.	
15									
20									

N=NUMBER OF BLOWS TO DRIVE 2 " SPOON 12 " WITH 140 lb. WT. FALLING 30 " PER BLOW

LOGGED BY Brian Bartron, (cns) SHEET 1 OF 1

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

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24K05g HOLE NO. BH-10-21 SURF. ELEVATION —

PROJECT 2190-2220 Wehrle Drive LOCATION —
Town of Amherst, Erie County, NY

CLIENT Glynn Group Engineering & Architecture, PLLC DATE STARTED 03/19/21 COMPLETED 03/19/21

DEPTH IN FT	SN REC	BLOWS ON SAMPLER 0/6	6/12	12/18	18/24	N	LITH	DESCRIPTION AND CLASSIFICATION
	1	WH						Wet to extremely moist (SANDY-SILT) topsoil with little sand and organic matter, very loose, granluar soil structure, (ML). 0.6
	20		2			5		
				3				
					4			
	2	5						
	24		5			14		Extremely moist to moist light brownish gray (SANDY-SILT) with little mostly fine size sand, trace clay, loose, blocky soil structure becoming thinly laminated with very thin coarse silt lenses and nearly vertical gray desiccation cracks below 1.7 feet, (ML).
				9				
					9			
	3	4						
5	24		7			16		
				9				
					10			
	4	5						
	24		6			15		Moist brown to grayish brown (CLAYEY-SILT) with some clay, trace sand, stiff and very stiff, thinly laminated with very thin coarse silt lenses and nearly vertical gray desiccation cracks, (CL).
				9				
					12			
	5	9						
	20		10			34		
				24				
10					50/5			
								grades downward to 3.0
								clear transition to 7.0
								Extremely moist grayish brown (SAND-SILT-CLAY) with 5 to 15% gravel, little to some clay, trace to little sand, very stiff, (ML-CL) tending toward (CL).
								clear transition to 9.7
								Wet gray stone fragments, hard. 9.9
15								Boring completed at 9.9 feet.
20								

WATER TABLE AND REMARKS

WH: Sampler penetration with weight of rods and hammer.

Coarse silty topsoil with little sand and organic matter to 0.6 feet over coarse silty slackwater sediment with little sand, trace clay to 3.0 feet over clayey slackwater sediment with trace clay to 7.0 feet over silty glacial till with little to some clay, little sand, trace to little gravel to 9.5 feet over apparent limestone bedrock to end of boring.

▼ Water level at 9.6 feet below ground surface at completion.

Note: Advanced bore hole with 3 1/4" ID x 7" OD hollow stem auge casing with continuous split spoon sampling to auger refusal at 9.9 feet. Bore hole was backfilled with cuttings to ground surface upon completion.

N=NUMBER OF BLOWS TO DRIVE 2" SPOON 12" WITH 140 lb. WT. FALLING 30" PER BLOW

LOGGED BY Brian Bartron, (cns)

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

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24K05g HOLE NO. BH-11-21 SURF. ELEVATION _

PROJECT 2190-2220 Wehrle Drive LOCATION _
Town of Amherst, Erie County, NY

CLIENT Glynn Group Engineering & Architecture, PLLC DATE STARTED 03/18/21 COMPLETED 03/18/21

DEPTH IN FT	SN / REC	BLOWS ON SAMPLER 0/6	6/12	12/18	18/24	N	LITH	DESCRIPTION AND CLASSIFICATION	WATER TABLE AND REMARKS
	1	1						Extremely moist dark brown (SANDY-SILT) topsoil with little sand and organic matter, very loose, granular soil structure, (ML).	Coarse silty topsoil with little sand and organic matter to 0.7 feet over clayey slackwater sediment with trace sand to 1.4 feet over silty glacial till with trace to little gravel, little clay, trace sand to end of boring.
	15		3			11		0.7	
				8				Extremely moist brown (CLAYEY-SILT) with some clay, trace sand, firm, blocky soil structure, (CL).	
					11			1.4	
	2	6						Extremely moist to moist brown (CLAYEY-SILT) with 5 to 15% gravel, little clay, trace sand, very stiff, massive soil structure, (ML-CL).	Note: Advanced bore hole with 3 1/4" ID x 7" OD hollow stem auger casing with continuous split spoon sampling to auger refusal at 5.0 feet. Bore hole was backfilled with cuttings to ground surface upon completion.
	20		7			21		5.0	
				14				Advanced augers to refusal at 5.0 feet.	
					17				No water at completion.
	3	7							
5	6		50/2						
10									
15									
20									

N=NUMBER OF BLOWS TO DRIVE 2 " SPOON 12 " WITH 140 lb. WT. FALLING 30 " PER BLOW

LOGGED BY Brian Bartron, (cns) SHEET 1 OF 1

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

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24K05g HOLE NO. BH-12-21 SURF. ELEVATION —

PROJECT 2190-2220 Wehrle Drive LOCATION —
Town of Amherst, Erie County, NY

CLIENT Glynn Group Engineering & Architecture, PLLC DATE STARTED 03/18/21 COMPLETED 03/18/21

DEPTH IN FT	SN REC	0/6	6/12	12/18	18/24	N	LITH	DESCRIPTION AND CLASSIFICATION	WATER TABLE AND REMARKS
	1	1				5		Extremely moist dark brown (SANDY-SILT) topsoil with little sand and organic matter, trace wood fiber, very loose, granluar soil structure, (ML).	Coarse silty topsoil with little sand and organic matter, trace wood fiber to 0.7 feet over silty glacial till with little to some gravel, little sand and clay to end of boring.
	18		2						
				3					
					6				
	2	2							
	6		50/3					0.7	
								Extremely moist to moist faintly mottled brown gravelly (SAND-SILT-CLAY) with 15 to 25% gravel, little sand and clay, firm, massive soil structure, (ML-CL).	Note: Advanced bore hole with 3 1/4" ID x 7" OD hollow stem auger casing with continuous split spoon sampling to auger refusal at 3.0 feet. Bore hole was backfilled with cuttings to ground surface upon completion.
5								3.0	
								Advanced augers to refusal at 3.0 feet.	No water at completion.
10									
15									
20									

N=NUMBER OF BLOWS TO DRIVE 2" SPOON 12" WITH 140 lb. WT. FALLING 30" PER BLOW

LOGGED BY Brian Bartron, (cns) SHEET 1 OF 1

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

EARTH DIMENSIONS, INC.

Soil and Hydrogeologic Investigations • Wetland Delineations

1091 Jamison Road • Elma, NY 14059

(716) 655-1717 • EDI@earthdimensions.com

24K05g HOLE NO. BH-13-21 SURF. ELEVATION _

PROJECT 2190-2220 Wehrle Drive LOCATION _

Town of Amherst, Erie County, NY

CLIENT Glynn Group Engineering & Architecture, PLLC DATE STARTED 03/18/21 COMPLETED 03/18/21

DEPTH IN FT	SN REC	0/6	6/12	12/18	18/24	N	LITH	DESCRIPTION AND CLASSIFICATION	WATER TABLE AND REMARKS
	1	1				5		Extremely moist dark brown (SANDY-SILT) topsoil fill with little sand, trace to little organic matter, very loose, weakly blocky soil structure, (ML). 0.3	Coarse silty topsoil with little sand, trace to little organic matter to 0.3 feet over silty topsoil with little sand, clay, and organic matter, trace to little wood fiber to 1.8 feet over clayey slackwater sediment with trace sand to 2.5 feet over silty glacial till with little to some gravel, little sand and clay to end of boring.
	13		2						
				3					
					5				
	2	5				18		Extremely moist dark brown (SAND-SILT-CLAY) topsoil with little sand, clay, and organic matter, trace to little wood fiber, firm, granular soil structure, (ML-CL). 1.8	
	22		7						
				11					
					50/5				
5								Extremely moist to moist faintly mottled brown (CLAYEY-SILT) with some clay, trace sand, stiff, blocky soil structure becoming thinly laminated with very thin coarse silt lenses and nearly vertical gray desiccation cracks below 2.0 feet, (CL). 2.5	Note: Advanced bore hole with 3 1/4" ID x 7" OD hollow stem auge casing with continuous split spoon sampling to auger refusal at 4.3 feet. Bore hole was backfilled with cuttings to groun surface upon completion.
10								Moist brown to grayish brown gravelly (SAND-SILT-CLAY) with 15 to 25% gravel, little sand and clay, very stiff, massive soil structure, (ML-CL). 4.3	No water at completion.
15								Advanced augers to refusal at 4.3 feet.	
20									

N=NUMBER OF BLOWS TO DRIVE 2 " SPOON 12 " WITH 140 lb. WT. FALLING 30 " PER BLOW

LOGGED BY Brian Bartron, (cns) SHEET 1 OF 1

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

EARTH DIMENSIONS, INC.

Soil and Hydrogeologic Investigations • Wetland Delineations

1091 Jamison Road • Elma, NY 14059

(716) 655-1717 • EDI@earthdimensions.com

24K05g HOLE NO. BH-14-21 SURF. ELEVATION —

PROJECT 2190-2220 Wehrle Drive LOCATION —

Town of Amherst, Erie County, NY

CLIENT Glynn Group Engineering & Architecture, PLLC DATE STARTED 03/19/21 COMPLETED 03/19/21

DEPTH IN FT	SN REC	BLOWS ON SAMPLER 0/6	6/12	12/18	18/24	N	LITH	DESCRIPTION AND CLASSIFICATION	WATER TABLE AND REMARKS
	1	1				4		Extremely moist dark brown (SANDY-SILT) topsoil with little sand and organic matter, very loose, granular soil structure, (ML). 0.6	Coarse silty topsoil with little sand and organic matter to 0.6 feet over clayey slackwater sediment to 1.7 feet over silty glacial till with little to some clay, trace to little sand and gravel to end of boring.
	16		1						
				3					
					6				
	2	50/5							
	4								
								Extremely moist to moist brown (CLAYEY-SILT) with some clay, trace sand, firm, blocky soil structure, (CL). 1.7	Note: Advanced bore hole with 3 1/4" ID x 7" OD hollow stem auger casing with continuous split spoon sampling to auger refusal at 3.1 feet. Bore hole was backfilled with cuttings to ground surface upon completion.
5									
								Extremely moist brown (SAND-SILT-CLAY) with 5 to 15% gravel, little to some clay, trace to little sand, stiff, massive soil structure, (ML-CL). 3.1	No water at completion.
								Advanced augers to refusal at 3.1 feet.	
10									
15									
20									

N=NUMBER OF BLOWS TO DRIVE 2" SPOON 12" WITH 140 lb. WT. FALLING 30" PER BLOW

LOGGED BY Brian Bartron, (cns) SHEET 1 OF 1

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Appendix B

Project Location Plan

2190 – 2220 Wehrle Drive
Amherst, New York

Geotechnical Engineering Report

GGEA 21-1026

December 16, 2021

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)



Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

GGE
ENGINEERING • DESIGN
GLYNN GEOTECHNICAL ENGINEERING
415 S. TRANSIT STREET
LOCKPORT, NEW YORK 14094
VOICE (716) 625 - 6933 / FAX (716) 625-6983
www.glynngroup.com

PROJECT: 2190-2220 WEHRLE DRIVE			SHEET NO.: S1
SUBJECT: PROJECT LOCATION PLAN			
CLIENT: AQUEST DEVELOPMENT			
PROJ. NO.: 21-1026	SCALE: 1" = 1000'	DATE: 04.01.21	BY: GEL

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Appendix C

Subsurface Exploration Plan

2190 – 2220 Wehrle Drive
Amherst, New York

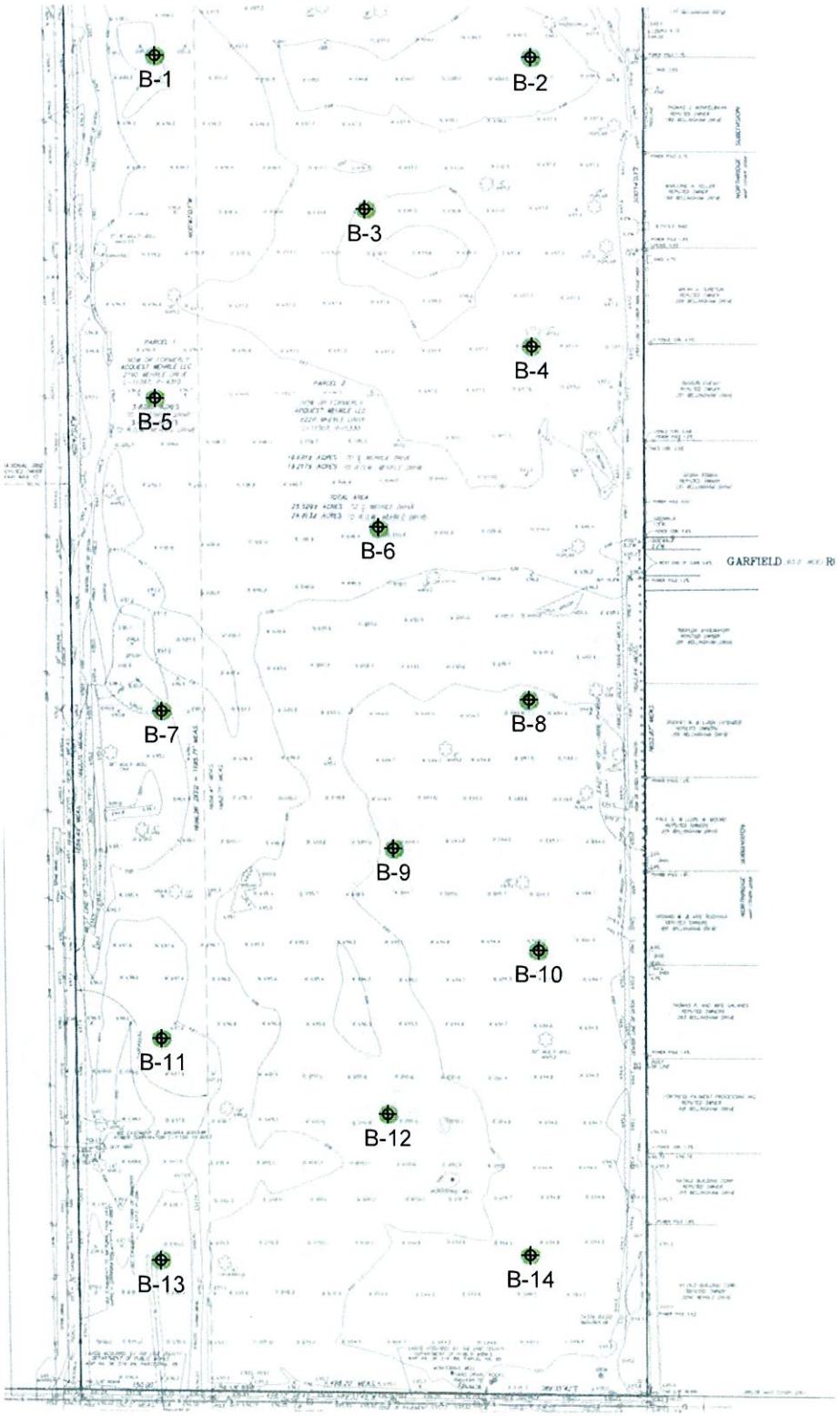
Geotechnical Engineering Report

GGEA 21-1026

December 16, 2021

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)



NORTH

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

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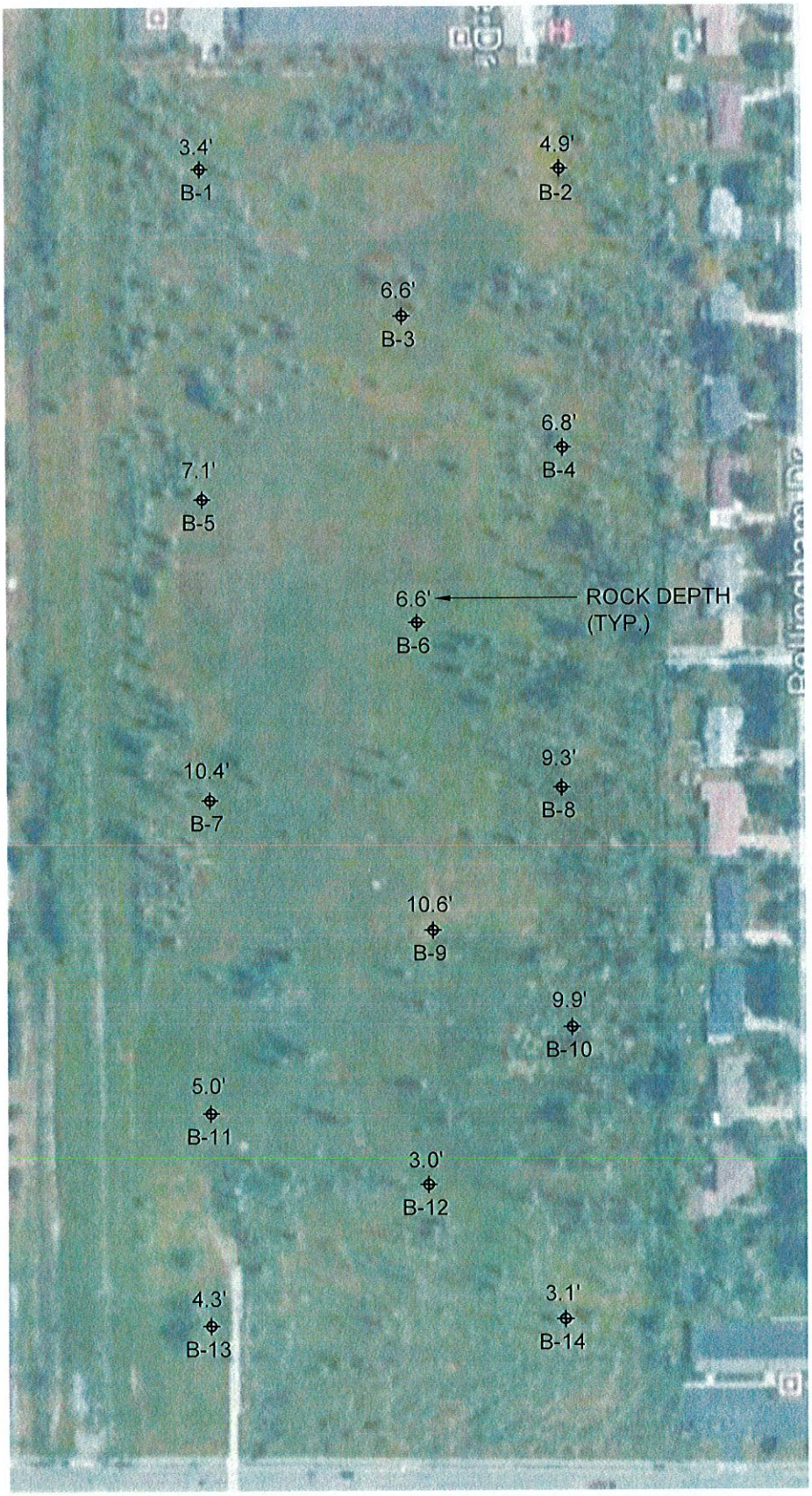
415 S. TRANSIT STREET
LOCKPORT, NEW YORK 14094
VOICE (716) 625 - 6933 / FAX (716) 625-6983
www.glynngroup.com

PROJECT:	2190 - 2220 WEHRLE DRIVE
SUBJECT:	BORING LOCATION PLAN
CLIENT:	ACQUEST DEVELOPMENT

PROJ. NO.:	SCALE:	DATE:	BY:
21-1026	1"= 200'-0"	03.16.21	GEL

SHEET NO.: S2A



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LOCKPORT, NEW YORK 14094
VOICE (716) 625 - 6933 / FAX (716) 625-6983
www.glynngroup.com

PROJECT:	2190 - 2220 WEHRLE DRIVE
SUBJECT:	BORING LOCATION PLAN
CLIENT:	ACQUEST DEVELOPMENT

PROJ. NO.:	SCALE:	DATE:	BY:
21-1026	1"= 200'-0"	03.16.21	GEL

SHEET NO.: S2B

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Appendix D

Seismic Site Class and Design Category

2190 – 2220 Wehrle Drive
Amherst, New York

Geotechnical Engineering Report

GGEA 21-1026

December 16, 2021

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

GLYNN GROUP
ENGINEERING & ARCHITECTURE, PLLC

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Project : 2190 - 2220 Wehrle Drive
Client: Aquest
GGEA # : 21-1026
Date: 04.06.21

B-9

Depth (di)	N Value (Ni)
2.7	4
3.3	10
4.6	36
89.4	100

ASCE 7-16
Equation 20.4-2

$$N = \frac{100}{\sum \frac{di}{Ni}} = 49.3$$

ASCE 7-16
Table 20.3-1

$15 < N < 50$ **SITE CLASS D**

2020 NYS Code Section 1613

F_a =	1.6	Site coefficient Table 1613.2.3(1)
F_v =	2.4	Site coefficient Table 1613.2.3(2)
S_s =	0.172	Mapped accelerations short periods Figure 1613.2.1(1)
S_1 =	0.045	Mapped accelerations 1 sec period Figure 1613.2.1(2)
S_{MS} =	0.275	Maximum spectral response short periods equation 16-36
S_{M1} =	0.108	Maximum spectral response 1 sec periods equation 16-37
S_{DS} =	0.183	Design spectral response short periods equation 16-38
S_{D1} =	0.072	Design spectral response 1 sec periods equation 16-39

Risk Category = II Table 1604.5

Seismic Design Category = B Table 1613.2.5(1)
Table 1613.2.5(2)

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Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Appendix E

Engineered Fill Specifications

2190 - 2220 Wehrle Drive
Amherst, New York

Geotechnical Engineering Report

GGEA 21-1026

December 16, 2021

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

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Structural • Architecture
Material Testing • Consulting

Common Fill

All soil and/or crushed rock material with the exception
of those with USCS classifications of
CH, MH, OH, and OL.

Place material in 12 inch lifts (loose) and compact to 90 % of modified proctor (ASTM D-1557) maximum dry density within 2 % of optimum moisture content.

The material should be compacted using a smooth drum vibratory roller (for large applications) or a reversible vibratory plate tamper (for smaller applications) such as a Bomag BPR 35/60 or similar (weight > 400 lbs).

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

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415 South Transit Street, Lockport, New York 14094
voice 716.625.6933 / fax 716.625.6983
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ENGINEERING & ARCHITECTURE, PLLC

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Structural Fill

All soil and/or crushed rock material with the exception
of those with USCS classifications of
CH, MH, OH, OL, ML and CL-ML.

Place material in 9 inch lifts (loose) and compact to 95 % of modified proctor (ASTM D-1557) maximum dry density within 2 % of optimum moisture content.

The material should be compacted using a smooth drum vibratory roller (for large applications) or a reversible vibratory plate tamper (for smaller applications) such as a Bomag BPR 35/60 or similar (weight > 400 lbs).

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

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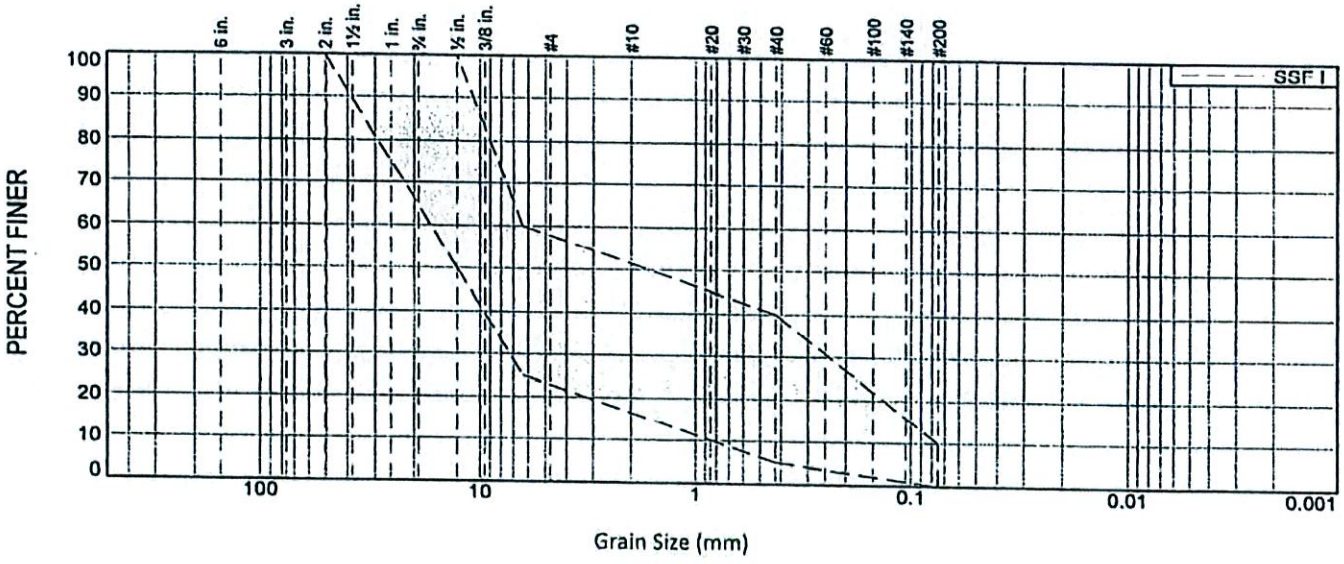
Select Structural Fill

NYSDOT Item No. 304.12 Subbase Course, Type 2

Sieve Size	Required % Passing
2 inch	100
1/4 inch	25 - 60
No. 40	5 - 40
No. 200	0 - 10



In addition to the above specification, material shall also meet the well graded qualifications of ASTM D-2487, such that USCS classification = GW, GW-GM, SW or SW-SM.

Place material in 9 inch lifts (loose) and compact to 95 % of modified proctor (ASTM D-1557) maximum dry density within 2 % of optimum moisture content.

The material should be compacted using a smooth drum vibratory roller (for large applications) or a reversible vibratory plate tamper (for smaller applications) such as a Bomag BPR 35/60 or similar (weight > 400 lbs).

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Flowable Fill

Controlled Low Strength Material (CLSM).

Typically a fly ash based pozzolanic fill manufactured by local concrete plants.

Minimum 28 day compressive strength = 100 psi.

May include fine aggregate.

The material should be placed in separate lifts not to exceed 30 inches in depth and each lift should be allowed to fully cure (monitor for shrinkage and/or desiccation) prior to placing subsequent lifts or applying load.

CLSM should not be used within 42 inches of final grade due to potential freeze/thaw susceptibility and should not be used if the excavation contains standing water or is subject to groundwater infiltration.

Attachment: BCPA-2025-01_application_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

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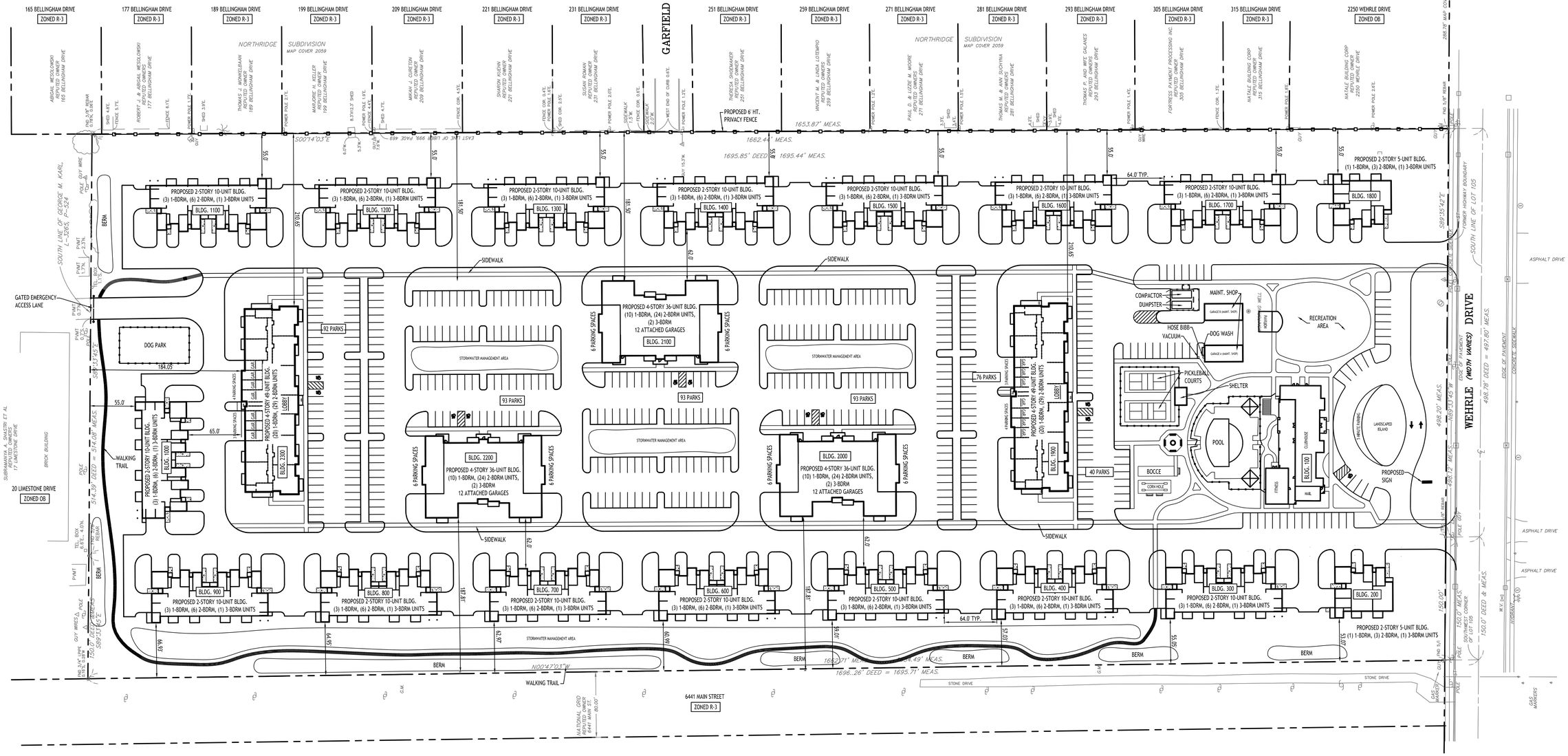

ROAD
GARFIELD
NORTHRIDGE SUBDIVISION MAP COVER 2059
165 BELLINGHAM DRIVE ZONED R-3
177 BELLINGHAM DRIVE ZONED R-3
189 BELLINGHAM DRIVE ZONED R-3
199 BELLINGHAM DRIVE ZONED R-3
209 BELLINGHAM DRIVE ZONED R-3
221 BELLINGHAM DRIVE ZONED R-3
231 BELLINGHAM DRIVE ZONED R-3
251 BELLINGHAM DRIVE ZONED R-3
259 BELLINGHAM DRIVE ZONED R-3
271 BELLINGHAM DRIVE ZONED R-3
281 BELLINGHAM DRIVE ZONED R-3
293 BELLINGHAM DRIVE ZONED R-3
305 BELLINGHAM DRIVE ZONED R-3
315 BELLINGHAM DRIVE ZONED R-3
2250 WEHRLE DRIVE ZONED OB
PROPOSED 6' HT. PRIVACY FENCE
S00°14'03"E
1653.87' MEAS.
1662.44' MEAS.
1695.85' DEED = 1695.44' MEAS.
EAST LINE OF LOT 105
298.78' MAP COVER 2059
PROPOSED 2-STORY 10-UNIT BLDG. (3) 1-BDRM, (6) 2-BDRM, (1) 3-BDRM UNITS
BLDG. 1100
BLDG. 1200
BLDG. 1300
BLDG. 1400
BLDG. 1500
BLDG. 1600
BLDG. 1700
PROPOSED 2-STORY 5-UNIT BLDG. (1) 1-BDRM, (3) 2-BDRM, (1) 3-BDRM UNITS
BLDG. 1800
64.0' TYP.
SOUTH LINE OF GEORGE M. KARL, L.1263, P.524
S89°35'49"E
SOUTH LINE OF LOT 105
WEHRLE (WIDTH VARIES) DRIVE
498.78' DEED = 497.80' MEAS.
498.20' MEAS.
1693.33' 45" W
ASPHALT DRIVE
CONCRETE SIDEWALK
EDGE OF PAVEMENT
GATED EMERGENCY ACCESS LANE
DOG PARK
184.05
S89°13'45"E
514.39' DEED = 514.08' MEAS.
92 PARKS
93 PARKS
76 PARKS
40 PARKS
SIDEWALK
STORMWATER MANAGEMENT AREA
PROPOSED 4-STORY 36-UNIT BLDG. (10) 1-BDRM, (24) 2-BDRM UNITS, (2) 3-BDRM 12 ATTACHED GARAGES
BLDG. 2100
BLDG. 2200
BLDG. 2000
PROPOSED 4-STORY 48-UNIT BLDG. (20) 1-BDRM, (9) 2-BDRM UNITS
BLDG. 2300
BLDG. 1900
6 PARKING SPACES
4 PARKING SPACES
LOBBY
COMPACTOR DUMPSTER
MAINT. SHOP
GARAGE & MAINT. SHOPS
HOSE BIBB VACUUM
DOG WASH
RECREATION AREA
PICKLEBALL COURTS
SHELTER
POOL
BOCCE
CORN HOLE
FITNESS
BLDG. 100
MAIL
CLUBHOUSE
LANDSCAPED ISLAND
PROPOSED SIGN
WALKING TRAIL
20 LIMESTONE DRIVE
ZONED OB
SUBRAMANYA A. SHASTRI ET AL. REPUTED OWNERS 17 LIMESTONE DRIVE
BRICK BUILDING
BLDG. 1000
BLDG. 900
BLDG. 800
BLDG. 700
BLDG. 600
BLDG. 500
BLDG. 400
BLDG. 300
BLDG. 200
PROPOSED 2-STORY 5-UNIT BLDG. (1) 1-BDRM, (3) 2-BDRM, (1) 3-BDRM UNITS
BERM
N00°14'03"W
1696.26' DEED = 1695.71' MEAS.
1694.49' MEAS.
STONE DRIVE
ASPHALT DRIVE
6441 MAIN STREET ZONED R-3
NATIONAL GRID 6441 MAIN ST. 85.00'
GAS MARKERS
TEL. BOX
PWMT
POLE
GUY WIRES
GUY ANCHOR
TREE
SHED
FENCE
BUSH
BRUSH
CONC. PAD
GAS METER
HYDRANT
WATER VALVE
SANITARY MANHOLE
STORM MANHOLE
CATCH BASIN
CURB INLET
SIGN
MAILBOX
GUY WIRE
POWER POLE
OVERHEAD WIRES
IRON PIPE FOUND
IRON ROD FOUND
CONC. MON. FOUND
IRON PIPE SET
IRON ROD SET
CONC. MON. SET
MAP COVER 2059
MAP 3430
MAP 3431
MAP 3432
MAP 3433
MAP 3434
MAP 3435
MAP 3436
MAP 3437
MAP 3438
MAP 3439
MAP 3440
MAP 3441
MAP 3442
MAP 3443
MAP 3444
MAP 3445
MAP 3446
MAP 3447
MAP 3448
MAP 3449
MAP



Attachment: BCPA-2025-01_drawings_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

CARMINA WOOD DESIGN

Uptown Apartments

Concept Site Rendering

2190 Wehrle Drive | Amherst, NY

April



Attachment: BCPA-2025-01_drawings_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Uptown Apartments
Young Development Inc.
Amherst, NY

Front Elevation
49-Unit Apartments

James Fahy Design Associates
Architecture & Engineering P.C.
Rochester, NY



Attachment: BCPA-2025-01_drawings_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Uptown Apartments
Young Development Inc.
Amherst, NY

Front Elevation
36-Unit Apartments

James Fahy Design Associates
Architecture & Engineering P.C.
Rochester, NY



Attachment: BCPA-2025-01_drawings_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Uptown Apartments
Young Development Inc.
Amherst, NY

Front Elevation
10-Unit Apartments

James Fahy Design Associates
Architecture & Engineering P.C.
Rochester, NY

DESCRIPTION:

PARCEL 1 (2190 WEHRLE DRIVE)

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF AMHERST, COUNTY OF ERIE AND STATE OF NEW YORK, AND BEING PART OF LOT NO. 105, TOWNSHIP 12, RANGE 7 OF THE HOLLAND LAND COMPANY'S SURVEY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWEST CORNER OF LOT NO. 105 IN THE CENTER LINE OF WEHRLE DRIVE, A PUBLIC HIGHWAY (66 FEET WIDE); THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT NO. 105, 1696.28 FEET TO THE SOUTH LINE OF LANDS OWNED BY GEORGE N. KARL BY DEED RECORDED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 3265 OF DEEDS AT PAGE 524; THENCE EASTERLY ALONG SAID KARL'S SOUTH LINE AND PARALLEL WITH THE SOUTH LINE OF LOT NO. 105, 150 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE WEST LINE OF LOT NO. 105, 1696.26 FEET TO THE CENTER LINE OF WEHRLE DRIVE (66 FEET WIDE); THENCE WESTERLY ALONG THE CENTER LINE OF WEHRLE DRIVE (66 FEET WIDE) 150 FEET TO THE PLACE OF BEGINNING.

EXCEPTING FROM THE ABOVE DESCRIBED PREMISES THAT PORTION THEREOF CONVEYED TO THE COUNTY OF ERIE FOR WIDENING OF WEHRLE DRIVE, AS DESCRIBED IN DEED RECORDED IN LIBER 11092 OF DEEDS AT PAGE 3872 ON MARCH 17, 2005.

PARCEL 2 (2220 WEHRLE DRIVE)

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF AMHERST, COUNTY OF ERIE AND STATE OF NEW YORK, AND BEING PART OF LOT NO. 105, TOWNSHIP 12, RANGE 7 OF THE HOLLAND LAND COMPANY'S SURVEY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF WEHRLE DRIVE, A 66 FOOT WIDE PUBLIC HIGHWAY 150 FEET EASTERLY FROM THE SOUTHWEST CORNER OF LOT NO. 105; THENCE NORTHERLY AND PARALLEL WITH SAID LOT NO. 105, 1696.26 FEET TO THE SOUTH LINE OF LAND OWNED BY GEORGE H. KARL RECORDED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 3265 OF DEEDS AT PAGE 524; THENCE EASTERLY AND PARALLEL WITH THE SOUTH LINE OF LOT NO. 105, 514.39 FEET TO THE EAST LINE OF LANDS DESCRIBED IN DEED RECORDED IN ERIE COUNTY CLERK'S OFFICE IN LIBER 999 OF DEEDS AT PAGE 469; THENCE SOUTHERLY ALONG SAID EAST LINE OF LANDS DESCRIBED DESCRIBED IN DEED RECORDED IN ERIE COUNTY CLERK'S OFFICE IN LIBER 999 OF DEEDS AT PAGE 469 TO THE SOUTH LINE OF LOT NO. 105, 1695.85 FEET TO THE CENTER LINE OF WEHRLE DRIVE, WHICH CENTER LINE IS THE SOUTH LINE OF LOT NO. 105; THENCE WESTERLY ALONG THE CENTER LINE OF WEHRLE DRIVE, 498.78 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THAT PORTION OF THE ABOVE DESCRIBED LANDS LYING WITHIN THE BOUNDS OF WEHRLE DRIVE (66 FEET WIDE).

ALSO EXCEPTING FROM THE ABOVE DESCRIBED PREMISES THAT PORTION THEREOF CONVEYED TO THE COUNTY OF ERIE FOR WIDENING OF WEHRLE DRIVE, AS DESCRIBED IN DEED RECORDED IN LIBER 11093 OF DEEDS AT PAGE 6575 AND IN Q143-8281, ON APRIL 13, 2005.

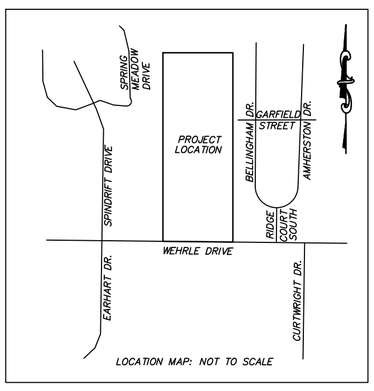
PREMISES MAY BE AFFECTED BY THE FOLLOWING EASEMENTS:

* EASEMENT TO NEW YORK TELEPHONE COMPANY AND BUFFALO NIAGARA ELECTRIC CORPORATION IN LIBER 4211 OF DEEDS AT PAGE 405 ON OCTOBER 21, 1947.

* EASEMENT TO THE TOWN OF AMHERST IN LIBER 9317 OF DEEDS AT PAGE 226 ON MARCH 27, 1984-AS SHOWN ON SURVEY.

* RIGHT OF WAY TO NATIONAL FUEL GAS SUPPLY CORPORATION IN LIBER 11114 OF DEEDS AT PAGE 3853 ON MAY 31, 2006-AS SHOWN ON SURVEY.

* EASEMENT TO NIAGARA MOHAWK POWER CORPORATION IN LIBER 11120 OF DEEDS AT PAGE 9253 ON OCTOBER 26, 2006-AS SHOWN ON SURVEY.



LOCATION MAP: NOT TO SCALE

FEDERAL INSURANCE RATE MAP (FIRM) FOR THE TOWN/VILLAGE OF AMHERST - COMMUNITY NO. 360226 0016 D, WITH AN EFFECTIVE DATE OF 10/16/1992 HAS BEEN VIEWED TO MAKE THE DETERMINATION THAT THE PREMISES SHOWN HEREON ARE IN ZONE "X" - AREAS OF MINIMAL FLOODING AND/OR AREAS THAT WOULD BE INUNDATED BY A FLOOD EXCEEDING THE MAGNITUDE OF A 100 YEAR FLOOD.

DATE	REVISION/TYPE
2/16/21	ALTA/NSPS LAND TITLE SURVEY
5/29/18	UPDATED TOPO
5/17/11	UPDATED TOPO - SITE IMPROVEMENTS/ CHECKED SPOT ELEVATIONS/REVISE PARCEL BOUNDARY
6/23/00	ADDED WESTERLY TOPOGRAPHIC INFORMATION (PROPERTY AT 2910 WEHRLE DRIVE)

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

NOTE: THIS SURVEY WAS PREPARED WITH THE BENEFIT OF AN ABSTRACT OF TITLE FROM CHICAGO TITLE INSURANCE COMPANY No. 1013-40559

● SET/FOUND 5/8" REBAR

SUBRAMANYA A. SHASTRI ET AL
REPUTED OWNERS
17 LIMESTONE DRIVE

BRICK BUILDING

SOUTH LINE OF GEORGE M. KARL, L-3265, P-524

514.39' DEED = 514.08' MEAS.
PARALLEL WITH THE SOUTH LINE OF LOT 105

150.0' DEED &MEAS

S89°33'45"E CENTERLINE OF DITCH

FND 5/8" REBAR

FND 3/4" I.PIPE 0.16'S, 0.28'W

TEL. BOX 6.6'E., 4.0'N.

TEL. BOX 1.1'S.

INV.=696.36

INV.=696.49

ROCKS

14" THORNAPPLE

ABIGAIL WESOLOWSKI
REPUTED OWNER
165 BELLINGHAM DRIVE

FND 3/8" REBAR 0.78'N, 0.06'E

SHED 4.8'E.

FENCE 5.7'E.

ROBERT J. & ABIGAIL WESOLOWSKI
REPUTED OWNERS
177 BELLINGHAM DRIVE

FENCE 6.1'E.

POWER POLE 1.7'E.

SHED 3.9'E.

THOMAS J. MONKELBAAN
REPUTED OWNER
189 BELLINGHAM DRIVE

POWER POLE 2.1'E.

MARJORIE H. KELLER
REPUTED OWNER
199 BELLINGHAM DRIVE

8.3'X12.3' SHED

POWER POLE 1.9'E.

FENCE 4.4'E.

SHED 4.7'E.

MIKAH J. CURETON
REPUTED OWNER
209 BELLINGHAM DRIVE

FENCE COR. 4.5'E.

SHARON KUEHN
REPUTED OWNER
221 BELLINGHAM DRIVE

FENCE COR. 0.4'E.
POWER POLE 1.6'E.
SHED COR. 2.5'E.

SUSAN ROMAN
REPUTED OWNER
231 BELLINGHAM DRIVE

POWER POLE 2.0'E.
SIDEWALK 1.5'W.
FENCE COR. 0.6'E.
SIDEWALK 2.0'W.
WEST END OF CURB 0.6'E.
POWER POLE 1.2'E.

THERESA SHOEMAKER
REPUTED OWNER
251 BELLINGHAM DRIVE

VINCENT M. & LINDA LOTEMPIO
REPUTED OWNERS
259 BELLINGHAM DRIVE

POWER POLE 1.2'E.

PAUL D. & LIZZIE M. MOORE
REPUTED OWNERS
271 BELLINGHAM DRIVE

3.3'E. SHED 3.4'E.

POWER POLE 1.5'E.

THOMAS M. & ANN SUCHYNA
REPUTED OWNERS
281 BELLINGHAM DRIVE

4.2'E. SHED 4.5'E.
3.9'E. SHED 4.3'E.

THOMAS P. AND WIFE GALANES
REPUTED OWNERS
293 BELLINGHAM DRIVE

POWER POLE 1.4'E.

FORTRESS PAYMENT PROCESSING INC.
REPUTED OWNER
305 BELLINGHAM DRIVE

FENCE COR. 1.3'E.

NATALE BUILDING CORP
REPUTED OWNER
315 BELLINGHAM DRIVE

POWER POLE 1.8'E.

NATALE BUILDING CORP
REPUTED OWNER
2250 WEHRLE DRIVE

CATCH BASIN RIM=695.99

POWER POLE 2.6'E.

SUBDIVISION NORTHRIDGE MAP COVER 2059

EAST LINE OF L-999, P-469

1695.85' DEED = 1662.44' MEAS.

1653.87' MEAS.

ROW OF STEEL FENCE POSTS

EDGE OF BRUSH

S00°14'03"E

NATIONAL GRID
REPUTED OWNER
6441 MAIN ST.
80.00'

N00°47'03"W

CENTER LINE OF DITCH

20" GASLINE

G.M.

OHW

PARCEL 1
NOW OR FORMERLY
ACQUEST WEHRLE LLC
2190 WEHRLE DRIVE
L-11097, P-4310
5.838± ACRES TO ℄ WEHRLE DRIVE
5.696± ACRES TO R.O.W. WEHRLE DRIVE

PARCEL 2
NOW OR FORMERLY
ACQUEST WEHRLE LLC
2220 WHERLE DRIVE
L-11007, P-5330
19.691± ACRES TO ℄ WEHRLE DRIVE
19.217± ACRES TO R.O.W. WEHRLE DRIVE

TOTAL AREA
25.529± ACRES TO ℄ WEHRLE DRIVE
24.913± ACRES TO R.O.W. WEHRLE DRIVE

1696.26' DEED = 1695.71' MEAS.
1654.41' MEAS.
1662.71' MEAS.
1654.49' MEAS.
1695.71' MEAS.
1662.71' MEAS.
WEST LINE OF LOT 105

PARALLEL

3"-8" MULTI-BOLL MAPLES
18" MAPLE
12" APPLE
20" MAPLE
36" MULTI-BOLL OAK
6" OAK
10" OAK
8" MAPLE
36" WILLOW
36" POPLAR
24" POPLAR
18" POPLAR
12" MAPLE
10" APPLE
14" APPLE
8" CRABAPPLE
30" MULTI-BOLL MAPLE
18" APPLE
16" OAK
12" THORNAPPLE
5" PINE
BRUSH
TREELINE

SEE EASEMENT TO NIAGARA MOHAWK POWER CORPORATION L-11120, P-9253
SEE EASEMENT TO TOWN OF AMHERST L-9317, P-226
SEE EASEMENT TO NATIONAL FUEL GAS SUPPLY CORPORATION L-11114, P-3853

LANDS ACQUIRED BY THE ERIE COUNTY DEPARTMENT OF PUBLIC WORKS MAP No. SK 374-84, PARCEL No. 85

LANDS ACQUIRED BY THE ERIE COUNTY DEPARTMENT OF PUBLIC WORKS MAP No. SK 374-88, PARCEL No. 89

MONITORING WELL
YARD DRAIN/ ROCKS RIM=694.70
ROCK
MONITORING WELL

GAS MARKER
GAS MARKERS
GUY
GUY WIRE
POLE
POST ON LINE
STEEL POST
STONE DRIVE
STONE DRIVE
STONE DRIVE
ASPHALT DRIVE
ASPHALT DRIVE
ASPHALT DRIVE

FND 5/8" REBAR
150.00'
498.20' MEAS.
S89°35'42"E
288.78' MAP COVER 2059
FND 5/8" REBAR

150.0' MEAS.
SOUTHWEST CORNER OF LOT 105
498.12' MEAS.
N89°33'45"W
WEHRLE (WIDTH VARIES) DRIVE
EDGE OF PAVEMENT
CONCRETE SIDEWALK
FORMER HIGHWAY BOUNDARY
SOUTH LINE OF LOT 105
150.0' DEED & MEAS.
498.78' DEED = 497.80' MEAS.
12" WATERLINE
W.V.
HYDRANT
EDGE OF PAVEMENT
3" HIGH PRES. GAS
CONCRETE SIDEWALK
8" PVC SEWERLINE
6" GASLINE

C.B. RIM=696.41 IM=692.01 EI=691.91
C.B. RIM=696.07 W/EI=691.57
C.B. RIM=695.61 WI=691.31 EI=691.21
C.B. RIM=695.48 WI=691.03 EI=690.88
C.B. RIM=695.46 WI=690.86 EI=690.76
C.B. RIM=695.59 WI=691.34 EI=691.29
C.B. RIM=695.45 WI=690.95 EI=690.90
C.B. RIM=695.44 WI=690.84 EI=690.76
C.B. RIM=696.40 IM=692.65 EI=692.60
C.B. RIM=695.94 WI=692.04 EI=691.94
SAN. MH. RIM 696.86 INV. 692.40
SAN. MH. RIM 696.47 INV. 691.70
SAN. MH. RIM 696.24 INV. 690.38

60' 0' 60' 120'

GRAPHIC SCALE 1" = 60'

GRID NORTH T.O.A.
REF. NORTH THIS SURVEY
0°22'47"

ALTA/NSPS LAND TITLE SURVEY
PART OF LOT 105 TOWNSHIP 12 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. 2615-TOPO 6-1-18 Date: AUGUST 20, 2010
Scale 1" = 60' Tax No. 81.02-1-10 & 81.02-1-11

Attachment: BCPA-2025-01_drawings_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)



Uptown Apartments
Young Development Inc.
Amherst, NY

View Looking West
60’ From Property
(Proposed Landscaping - Summer View)

James Fahy Design Associates
Architecture & Engineering P.C.
Rochester, NY

Attachment: BCPA-2025-01_drawings_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

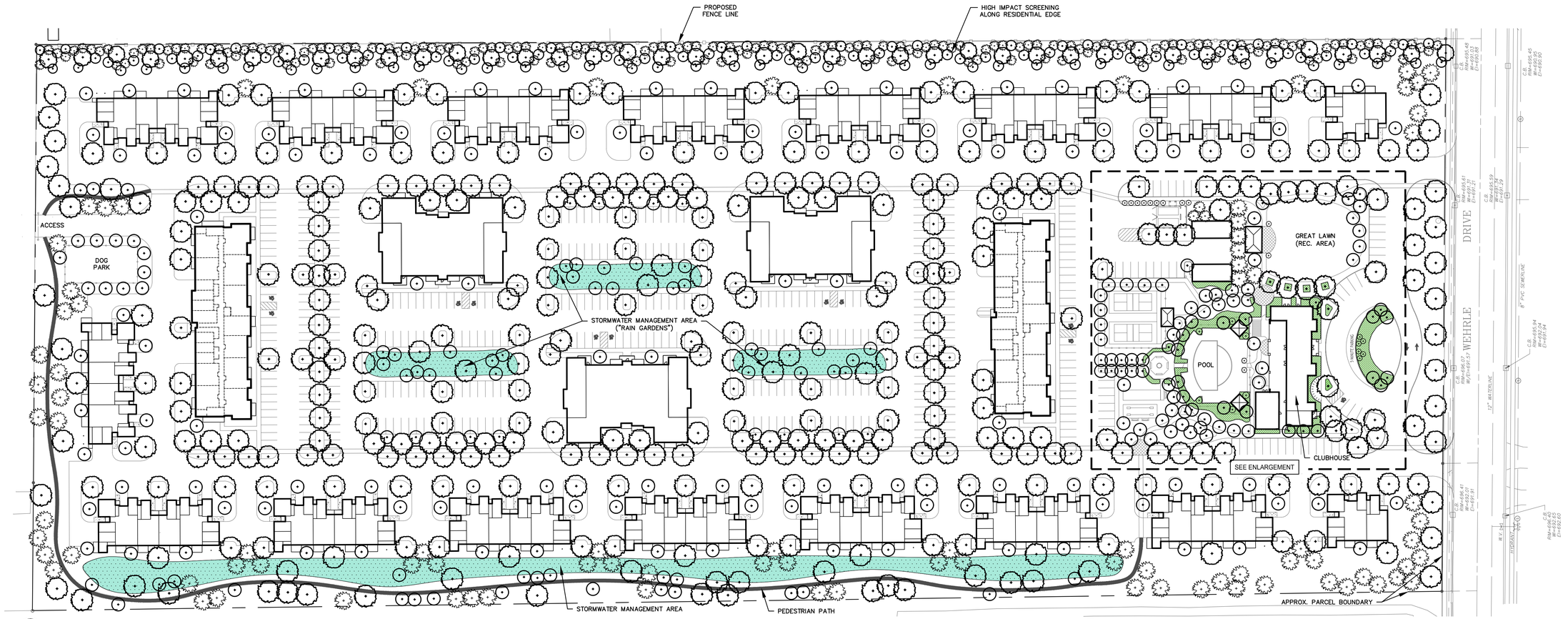


Attachment: BCPA-2025-01_drawings_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

Uptown Apartments
Young Development Inc.
Amherst, NY

View Looking West
60’ From Property
(Proposed Landscaping - Winter View)

James Fahy Design Associates
Architecture & Engineering P.C.
Rochester, NY



N

1 SITE LANDSCAPE PLAN
SCALE: 1"=60'

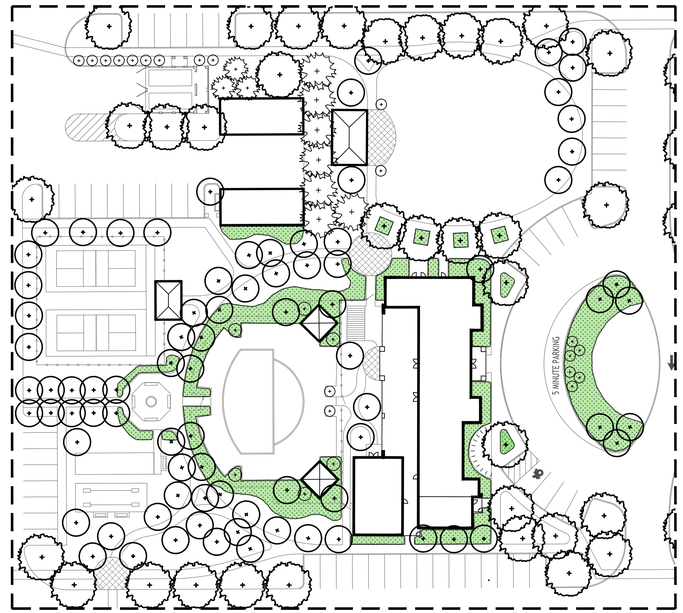
SITE PLANTING NOTES

1. EASTERN VEGETATIVE BUFFER WAS DESIGNED IN ACCORDANCE WITH THE TOWN OF AMHERST ZONING CODE - CHAPTER 203, 7-2-4. B (4) (a).
   1.1. An earthen berm with a minimum height of three (3) feet (measured at the top of a 1:3± grade) or an opaque wood or vinyl fence, brick, stone or ornamental concrete masonry unit wall with a minimum height of 5 feet and the following plant materials: a minimum of one evergreen tree per each 10 linear feet of property line adjacent to single-family residential zoning, one small deciduous or ornamental tree per each 15 linear feet of property line adjacent to residential zoning and one large deciduous tree per each 40 linear feet of property line adjacent to single-family residential zoning.

NOTE:
ALL BUILDINGS WILL HAVE APPROPRIATE FOUNDATION PLANTINGS.

LEGEND

- PROPERTY LINE (APPROX.)
- PROPOSED BUILDING
- PROPOSED SHADE TREE
- PROPOSED FLOWERING TREE
- PROPOSED EVERGREEN
- PROPOSED SHRUB
- LANDSCAPED BED
- STORMWATER MANAGEMENT AREA



N

2 CLUBHOUSE ENLARGEMENT
SCALE: 1"=40'

2190 Wehrle Drive, Amherst, NY

Uptown Apartments

Concept Landscape Plan

wendel
Centerpointe Corporate Park
375 Essjay Road, Suite 200
Williamsville, NY 14221
www.wendelcompanies.com
p:716.688.0766 f:716.625.6825
WENDEL ARCHITECTURE, P.C

NOTE:
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NO.	REVISIONS	DATE

DWG. TITLE

SITE LANDSCAPE PLAN

0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

DATE	02-05-2025
SCALE	AS NOTED
DWN.	BD1 CHK. DWG
PROJ. No.	641501
DWG. No.	L400

Attachment: BCPA-2025-01_drawings_051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

TOWN OF AMHERST
PLANNING BOARD
COMPREHENSIVE PLAN AMENDMENT
BCPA-2025-01

PETITIONER
Young Development, Inc.
c/o Sean Hopkins, Esq.
Hopkins Sorgi & McCarthy
35 California Drive, Suite 100
Williamsville, NY 14221

PROPERTY LOCATION
2190-2220 Wehrle Drive

MAY 23 2025 PM 5

Attachment: BCPA-2025-01 signed resolution 051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)

WHEREAS the Town of Amherst Planning Board on Thursday, May 15, 2025 held a public hearing on the proposed amendment to the Bicentennial Comprehensive Plan, and

WHEREAS the Planning Board has reviewed the Town of Amherst Bicentennial Comprehensive Plan, and

WHEREAS the Planning Board has reviewed plans and other materials regarding the proposal, and

WHEREAS the materials and plans have been referred to the Town's various review agencies, and

WHEREAS the Planning Board finds that:

A. The proposed request is generally consistent with the Zoning Ordinance and with the following sections of the Comprehensive Plan and the goals and policies found therein:
   - The Plan states that for both Medium and Mixed Residential areas, location criteria for higher density housing include proximity to high access corridors served by public transportation, areas near commercial centers and employment concentrations, areas next to educational campuses, and areas near community facilities.
   - Chapter 3, Land Use and Development; as the location is ideally situated for the proposed land use as it is bordered by multi-family residential development along its northwest boundary and by single- family residential homes along its eastern boundary. Medium Residential is identified in the Comprehensive Plan as a good transitional land use category between commercial and single-family residential.
   - Medium Residential is identified in the Comprehensive Plan as a good transitional land use category between commercial and single-family residential.
   - Public transportation (NFTA Route #47) is available along Wehrle Drive to nearby economic centers, and Wehrle Drive itself is a minor arterial roadway with connections to Transit Road, Cayuga Road and Union Road.
   - The location of the subject property is within walking distance to the SUNY Erie North campus and the YMCA Williamsville location.

TOWN OF AMHERST
PLANNING BOARD
COMPREHENSIVE PLAN AMENDMENT
BCPA-2025-01

PETITIONER
Young Development, Inc.

PROPERTY LOCATION
2190-2220 Wehrle Drive

MAY 23 2025 PM1

- The amendment should include areas designated for mixed-use development to compliment and serve the residential development, and an area(s) for public recreation and open space.

B. The subject property is suitable for uses permitted by the current versus the proposed land use designation.

C. The proposed change does improve the balance of land uses, and does meet a specific demand in the Town.

D. The land surrounding the subject request is comprised of single-family housing, multi-family housing and offices developed according to the requirements of the R-3, MFR-5 and OB zoning districts.

NOW THEREFORE BE IT RESOLVED that the Planning Board recommends to the Town Board in accordance with New York State Town Law §272-a Subsection 4, that the request to amend Figure 6 in the Bicentennial Comprehensive Plan to Medium Residential be approved with the consideration for the inclusion of commercial/mixed-use and Recreation, Open Space and Greenways land uses on the subject parcel.

The foregoing resolution was adopted by the Town of Amherst Planning Board, May 15, 2025; moved by Davis; seconded by O'Rourke; ayes 5; noes 1 (Penberthy); absent 1 (Gill).

Michael J. Chmiel, Planning Board Chair

5/22/25
Date

SM/ac
X:\Current_Planning\Files\Bicentennail Comp Plan Amends\2025\BCPA-2025-01_(2190-2200_Wehrle_Dr)_2025\BCPA-2025-01_resolution_051525.doc-
cc: Town Clerk
Commissioner of Building
Highway Superintendent
Town Engineer
Traffic/Safety Coordinator
ECDEP
ECDPW
NYSDOT
NYSDEC
ACAC
Sean Hopkins, Hopkins Sorgi & McCarthy, 5500 Main St., Suite 343, Williamsville, NY 14221
Patrick Sheedy, Jr., Carmina Wood Design, 80 Silo City Row, Buffalo, NY 14203

Attachment: BCPA-2025-01 signed resolution 051525 (30124 : BCPA-2025-01 2200 Wehrle Drive)