Uptown Apartments
2190 Wehrle Drive
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

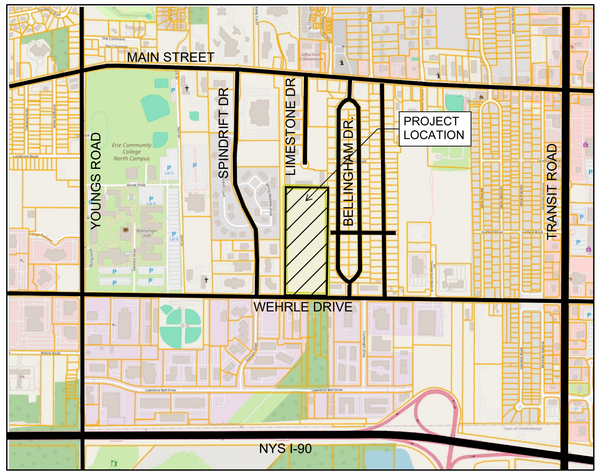
DESIGN CONSULTANTS

PROJECT SURVEYOR
NAME/TITLE:
COMPANY/DEPT:. GPI ENGINEERING, LANDSCAPE, ARCHITECTURE & SURVEYING, LLP
ADDRESS: 4950 GENESEE STREET, SUITE 100
BUFFALO, NEW YORK 14225
TELEPHONE 716–633–4844

LANDSCAPE ARCHITECT
NAME/TITLE: DEAN W. GOWEN, RLA, ASLA
COMPANY/DEPT:. WENDEL
ADDRESS: 237 MAIN STREET, SUITE 500
BUFFALO, NEW YORK 14203
TELEPHONE 716–688–0766

OWNER/DEVELOPER

NAME: YOUNG DEVELOPMENT INC.
ADDRESS 1120 BULLIS ROAD
ELMA NY, 14059
CONTACT: BRYAN YOUNG
TELEPHONE (716) 675-8000



LOCATION MAP
NOT TO SCALE

CARMINAWOOD DESIGN

June 2026
Rev. August 2026

DRAWING NO.	DRAWING TITLE
–	COVER SHEET
–	LAND SURVEY (PREPARED BY GPI ENGINEERING)
C–001	EROSION CONTROL PLAN
C–002	EROSION CONTROL DETAILS
C–100	OVERALL SITE PLAN
C–101	SITE PLAN
C–102	SITE PLAN
C–103	SITE PLAN
C–104	SITE PLAN
C–105	SITE DETAILS
C–106	SITE DETAILS
C–107	SITE DETAILS
C–200	OVERALL GRADING PLAN
C–201	GRADING PLAN
C–202	GRADING PLAN
C–203	GRADING PLAN
C–204	GRADING PLAN
C–300	OVERALL DRAINAGE PLAN
C–301	DRAINAGE PLAN
C–302	DRAINAGE PLAN
C–303	DRAINAGE PLAN
C–304	DRAINAGE PLAN
C–305	MICROPOOL EXTENDED DETENTION BASIN #1 PLAN & DETAIL
C–306	MICROPOOL EXTENDED DETENTION BASIN #2 PLAN & DETAIL
C–307	TYPICAL BUILDING STORMWATER COLLECTION DETAILS
C–308	STORM DRAINAGE DETAILS
C–400	OVERALL UTILITY PLAN
C–401	UTILITY PLAN
C–402	UTILITY PLAN
C–403	UTILITY PLAN
C–404	UTILITY PLAN
C–405	UTILITY PROFILES
C–406	SANITARY SEWER DETAILS
C–407	SANITARY SEWER DETAILS
C–408	WATER DETAILS
C–409	WATER DETAILS
C–410	UTILITY NOTES
L–100	OVERALL LANDSCAPE PLAN
L–101	LANDSCAPE PLAN
L–102	LANDSCAPE PLAN
L–103	LANDSCAPE PLAN
L–104	LANDSCAPE PLAN
L–105	LANDSCAPE PLAN
L–106	LANDSCAPE PLAN
L–107	LANDSCAPE PLAN
L–108	LANDSCAPE PLAN
L–109	LANDSCAPE DETAILS
LP–100	OVERALL LIGHTING PLAN
LP–101	LIGHTING PLAN
LP–102	LIGHTING PLAN
LP–103	LIGHTING PLAN
LP–104	LIGHTING PLAN
LP–105	LIGHTING DETAILS
FT–100	FIRE TRUCK TURNING PLAN
FT–101	FIRE TRUCK TURNING PLAN
FT–102	FIRE TRUCK TURNING PLAN

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

Uptown Apartments
2190 Wehrle Drive
Amherst, New York

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

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, 1654.49 FEET TO THE SOUTH LINE OF LANDS OWNED BY GEORGE H. 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 SOUTHEAST CORNER OF LANDS CONVEYED BY 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.

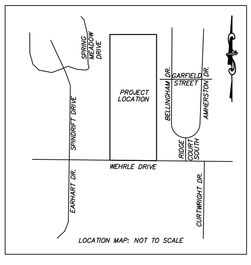
PREMISES MAY BE AFFECTED BY THE FOLLOWING EASEMENTS:

* 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.

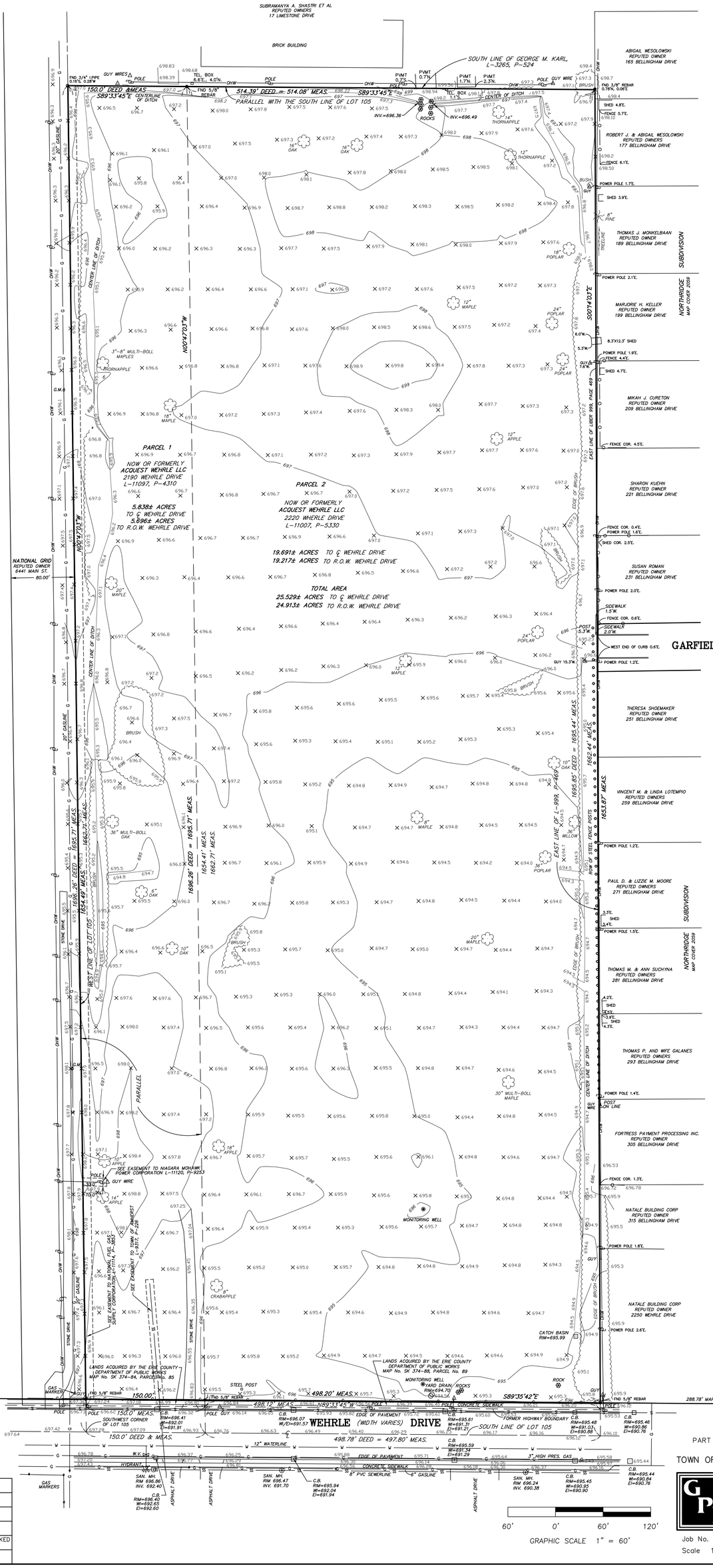
* EASEMENT TO NIAGARA MOHAWK POWER CORPORATION IN LIBER 11120 OF DEEDS AT PAGE 9253 ON OCTOBER 26, 2006-AS SHOWN ON SURVEY.



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 10/16/1982 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)



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

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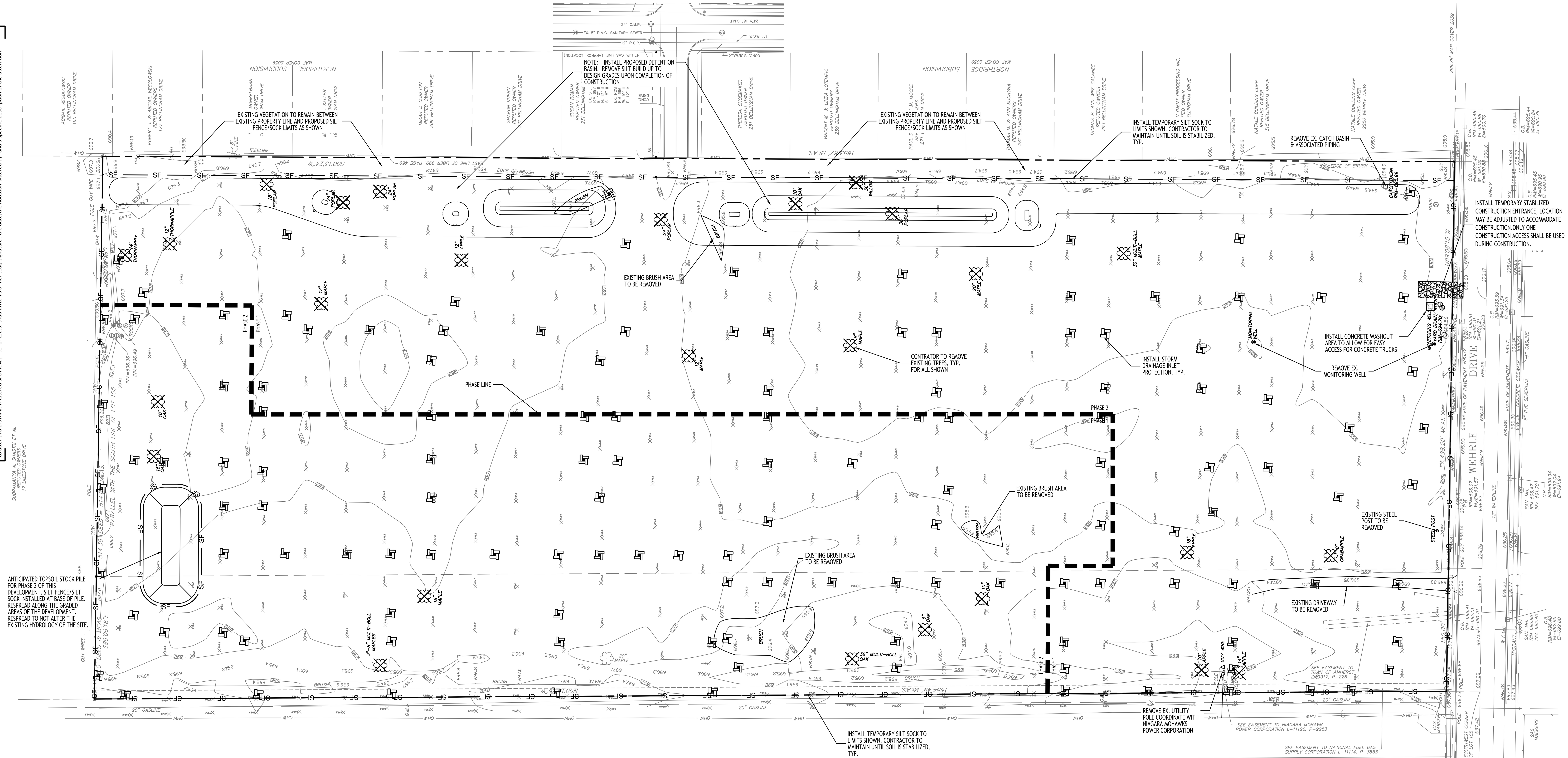

DEMOLITION & EROSION CONTROL PLAN

SCALE: 1"=60'

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 DETENTION BASINS.

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. DUST 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.

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.

RESTORATION NOTES

1. THE ADJACENT AREAS DISTURBED OR DAMAGED DURING CONSTRUCTION MUST BE RESTORED IN KIND TO THE SATISFACTION OF THE OWNER.
2. WHEN RESTORING LAWN AREAS ADJACENT TO NEW CONSTRUCTION, ON-SITE MATERIAL MAY BE USED TO BACKFILL THE AREA WITHIN SIX INCHES OF THE FINISHED SURFACE. ON-SITE MATERIAL SHALL BE THOROUGHLY COMPACTED & FREE OF GRASS CLUMPS, TREE ROOTS PIECES OF ASPHALT & OTHER EXTRANEOUS MATERIALS, & STONES LARGER THAN 1 INCH IN SIZE.
3. ALL DISTURBED UN-SURFACED AREAS SHALL RECEIVE FOUR INCHES OF TOPSOIL, SEED & MULCH & SHALL BE WATERED UNTIL A HEALTHY STRAND OF GRASS IS OBTAINED.
4. WHEN ADJACENT ASPHALT, CONCRETE OR PAVING STONE AREAS ARE DISTURBED AS PART OF THE CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO REPLACE THE DAMAGED OR EXCAVATED AREA. THE PERIMETER OF THE DISTURBED AREA SHALL BE SAW CUT FULL DEPTH, SO THAT ALL LINES ARE STRAIGHT & TRUE. PAVING STONES SHALL BE REPLACED IN WHOLE UNITS ONLY, & ALL REPLACEMENT PAVING STONES ARE TO MATCH THE EXISTING ONES IN SIZE, SHAPE & COLOR. ASPHALT SHALL BE COMPACTED TO A SMOOTH FINISH & SHALL BE FLUSH WITH THE EXISTING ADJACENT AREA THAT IS TO REMAIN.

GENERAL NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF AMHERST SPECIFICATIONS WHERE APPLICABLE AND/OR SUBJECT TO THE LATEST REVISIONS BY THE TOWN ENGINEER.
2. ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL LOCATIONS BEFORE BEGINNING WORK AS REQUIRED BY APPLICABLE LAWS & REGULATIONS.
3. ALL FILL WITHIN THE RIGHT-OF-WAY & UTILITY AREAS IS TO BE COMPACTED TO 95% MOD-PROCTOR, BENCHED IN 6" LIFTS, & TO BE COMPLETED PRIOR TO UTILITY & ROADWAY CONSTRUCTION.
4. STUMPS & BRUSH SHALL NOT BE BURIED IN THE TOWN.
5. ANY AREAS NOT REQUIRING FILL OR RE-GRADING SHALL NOT BE STRIPPED OF TOPSOIL.
6. ALL AREAS THAT HAVE BEEN STRIPPED ARE TO RECEIVE A MINIMUM OF 4-INCHES OF TOPSOIL, GRADED & SEEDED.
7. NO TOPSOIL IS TO LEAVE THE SITE AFTER THE TOWN RECEIVES DEDICATION.

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.

DEMOLITION & EROSION CONTROL LEGEND

INSTALL SILT FENCE	— SF —
INSTALL STORM DRAINAGE INLET PROTECTION	(symbol)
EXISTING LANDSCAPING TO BE REMOVED	X

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

Sealed 08/03/2026

DRAWING NAME:
Demolition & Erosion Control Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-001

Project No: 25-4008

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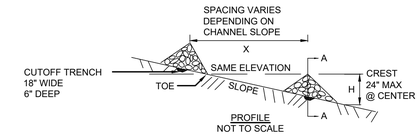
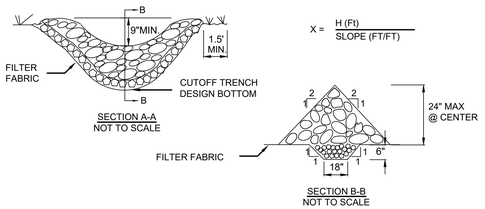




CONSTRUCTION SPECIFICATIONS

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.

MAXIMUM DRAINAGE AREA 2 ACRES.

STONE CHECK DAM DETAIL

NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. WOVEN FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER 'T' OR 'U' TYPE OR HARDWOOD.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL

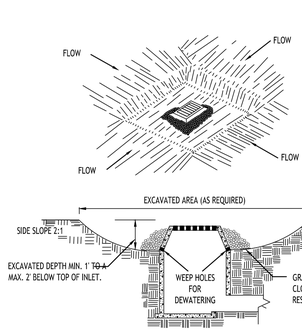
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

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

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



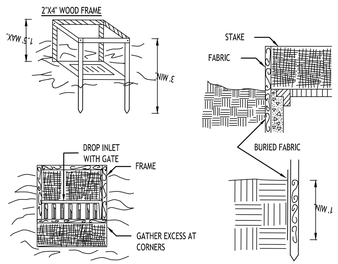
CONSTRUCTION SPECIFICATIONS

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

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 1

NOT TO SCALE



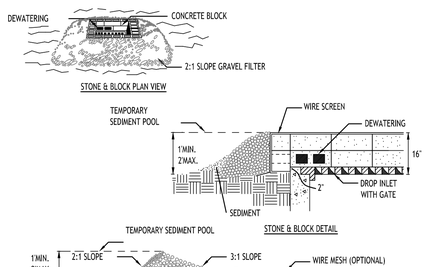
CONSTRUCTION SPECIFICATIONS

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

MAXIMUN DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 2

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

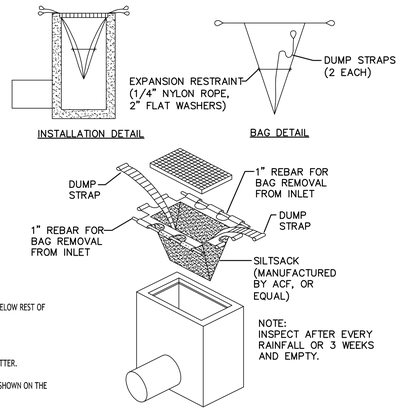
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL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

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 3

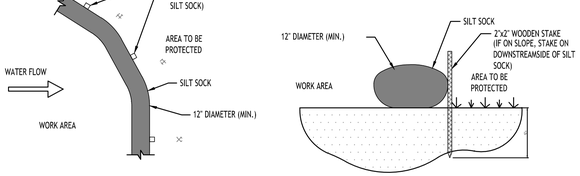
NOT TO SCALE

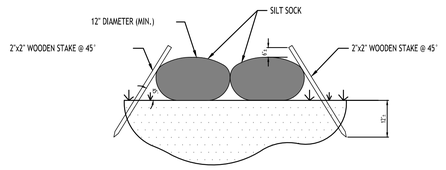
NOTE: INSTALL ONE OF THE INLET PROTECTION OPTIONS SHOWN PRIOR TO CONSTRUCTION



SILT SACK DETAIL

NOT TO SCALE





NOTES:

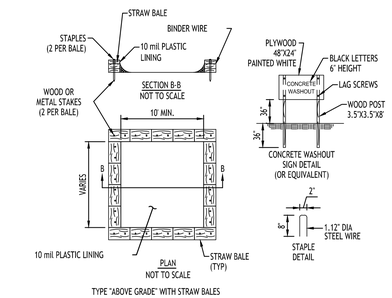
CONTRACTOR SHALL INSPECT AND MAINTAIN SILT SOCK AS NEEDED DURING THE DURATION OF CONSTRUCTION PROJECT.

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

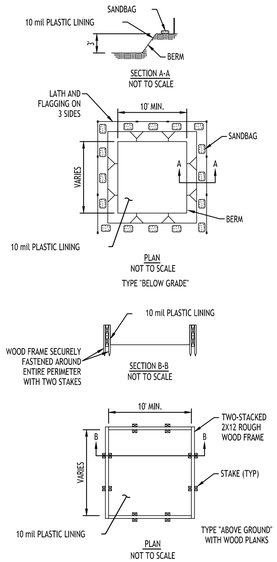
SILT SOCK DETAIL

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

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

STATE OF NEW YORK * CHRISTOPHER WOOD * 076394 LICENSED PROFESSIONAL ENGINEER

Sealed 08/03/2026

DRAWING NAME:
Demolition & Erosion Control Details

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-002

Project No: 25-4008

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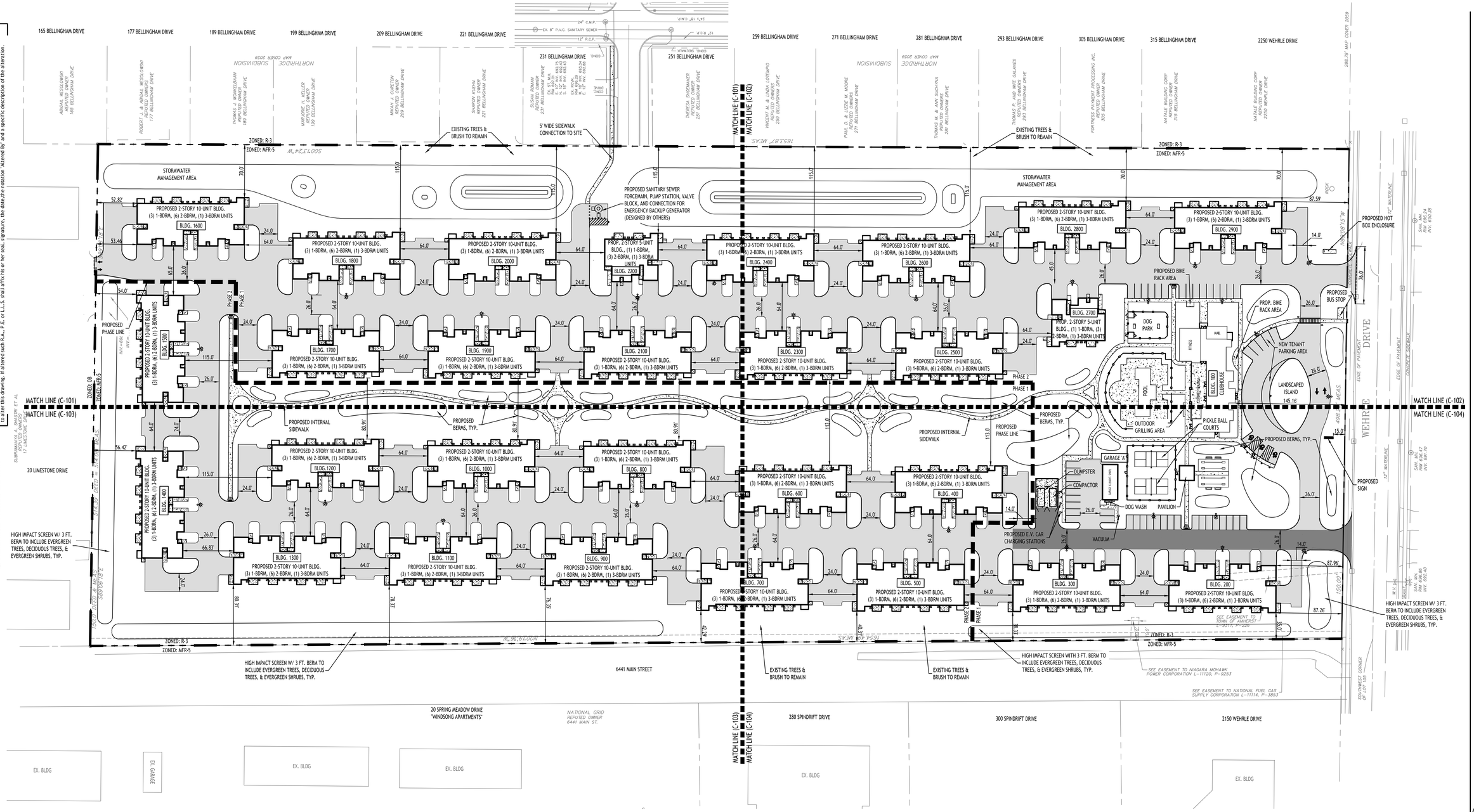


OVERALL SITE PLAN

SCALE: 1"=60'

SITE AREA = 24.91 ACRES
ZONING = MFR-5

MFR ZONING SEPARATION AND SETBACK REQUIREMENTS:
- 5/10-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 = 54.6 FT (5/10-unit) **
2. SHORT WALL PARALLEL TO R.O.W. OR PROPERTY LINE OR WALLS AT ANGLE BTWN 30 & 60 DEGREES:	1.5 x H = 40.95 FT (5/10-unit) ***
3. LONG WALLS OF BUILDINGS PARALLEL: *	((H1 + H2) / 2) x 1.66 = 45.3 FT (5/10-unit)
4. LONG WALL AND SHORT WALL PARALLEL OR 2 SHORT WALLS PARALLEL: *	((H1 + H2) / 2) x 1.5 = 40.95 FT (5/10-unit)
5. WALLS AT ANGLE BTWN. 30 & 60 DEGREES: *	((H1 + H2) / 2) x 1.5 = 40.95 FT (5/10-unit)

* 2 OF SAME BUILDING TYPES ADJACENT

** VARIANCE REQUIRED FOR BUILDING 2300
*** VARIANCE REQUIRED FOR BUILDING 900

PARKING REQUIRMENTS:
ATTACHED DWELLING UNIT: 2 PER DWELLING UNIT
REQD PARKING = 2 x 270 UNITS = 540 SPACES

PARKING PROVIDED:
324 GARAGES
(382) 9' x 19' SPACES
TOTAL PROVIDED = 707 SPACES

DENSITY REQUIRMENTS:

0 TO 1 BEDROOM - 3,630 SF LAND AREA REQUIRED PER UNIT
2 BEDROOMS - 4,356 SF LAND AREA REQUIRED PER UNIT
3 BEDROOMS - 5,445 SF LAND AREA REQUIRED PER UNIT

TOTAL AREA = 24.91 ACRES = 1,085,080 SF

PROPOSED UNITS = (80 1-bd x 3,630) + (162 2-bd x 4,356) + (28 3-bd x 5,445)
= 1,148,532 SF = 26.37 AC (270 UNITS) *

*VARIANCE REQUIRED

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. (9.96 AC)	20.5% (5.1 AC)

INTERIOR PARKING GREENSPACE:

REQUIRED BY CODE	PROVIDED
5% (0.3 AC)	21% (1.25 AC)

OVERALL GREENSPACE:

REQUIRED BY CODE	PROVIDED
N/A	44%± (11 AC.±)

WETLAND 100 FT BUFFER AREA IMPACT:

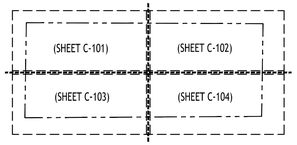
TOTAL BUFFER AREA	IMPACT AREA
7.25 AC	6.31 AC (87%)

VARIANCE NOTES:

1. THE TOWN BOARD ON MARCH 9, 2026, REZONED THE SUBJECT PARCEL FROM OB TO MFR-5 WITH NO CONDITIONS (Z-2025-09).
2. THE ZONING BOARD OF APPEALS ON MARCH 27, 2026, GRANTED THE FOLLOWING VARIANCES FOR THE SUBJECT PARCEL (ZB-2026-00 15):
   - §203-3-5-3 FOR THE ACCESSORY PUMP HOUSE STRUCTURE TO BE 67 FEET FROM THE CENTERLINE OF WEHRLE DRIVE, WHEREAS THE ZONING ORDINANCE REQUIRES 115 FEET.
   - §203-3-15-5 A (4) FOR BUILDING NO. 2300 TO BE 32.73 FEET FROM THE WEST PROPERTY LINE, WHEREAS THE ZONING ORDINANCE REQUIRES 54.6 FEET.
   - §203-3-15-5 A (4) FOR BUILDING NO. 900 TO BE 3.9 FEET FROM THE NORTH PROPERTY LINE, WHEREAS 40.95 FEET IS REQUIRED.
   - §203-3-1 L -B (2) FOR THE DENSITY OF THE SITE COMPRISED OF 270 DWELLING UNITS CONSISTING OF 80, ONE BEDROOM, 162 TWO BEDROOM AND 8 THREE-BEDROOM UNITS REQUIRES 26.37 +/- ACRES WHEREAS THE PETITIONER'S SITE IS 24.91+/- ACRES.
   - §203-7-2-3 A (3) (K) TO ELIMINATE CURBING FOR THE THREE INTERIOR ISLANDS FRONTING EACH BUILDING, WHEREAS THE ZONING ORDINANCE REQUIRES ALL LANDSCAPED ISLANDS TO BE PROVIDED WITH 6-INCH CONCRETE CURBING.
3. THE ZONING BOARD OF APPEALS ON MAY 19, 2026, GRANTED THE FOLLOWING VARIANCES FOR THE SUBJECT PARCEL (ZB-2026-0026):
   - §203-7-8-4B4(E) FOR THE SUBDIVISION SIGN TO BE INTERNALLY ILLUMINATED, WHEREAS THE ZONING ORDINANCE DOES NOT PERMIT INTERNALLY ILLUMINATED SUBDIVISION SIGNS
   - §203-7-8-4B (D FOR THE SUBDIVISION SIGN TO BE 64 SQ. FT. IN AREA, WHEREAS THE ZONING ORDINANCE PERMITS A MAXIMUM OF 20 SQ. FT.

SITE LEGEND

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



SHEET LOCATION MAP

SCALE: N.T.S.

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

30 0 30 60Ft.

TOWN OF AMHERST APPROVAL BOX:

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Buffalo | Utica | Greensboro

Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

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

Sealed 08/03/2026

DRAWING NAME:
Site Plan
Overall

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-100

Project No: 25-4008

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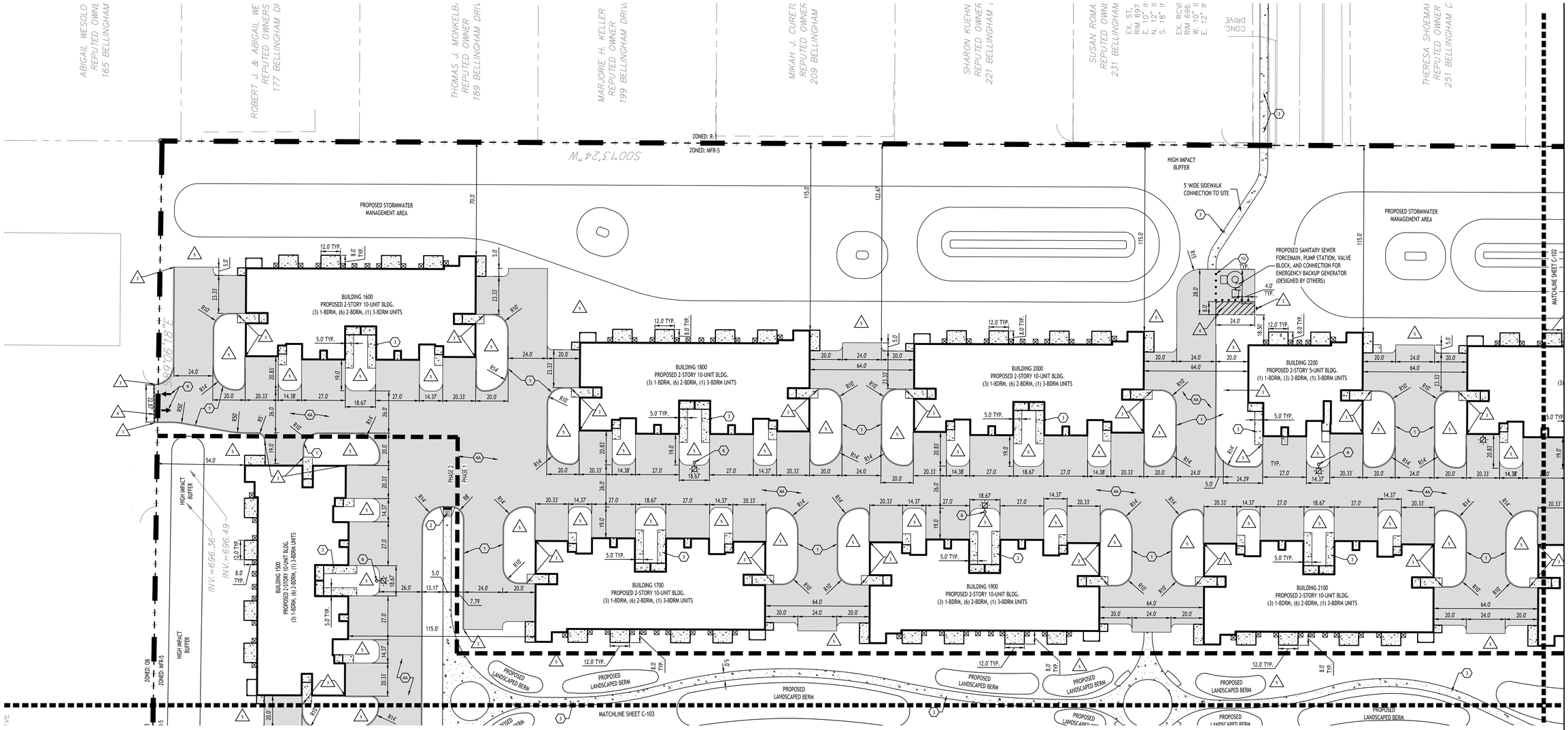
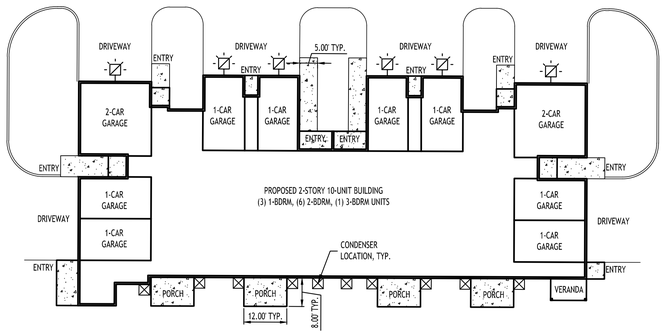


SITE PLAN

SCALE: 1"=30'



TYP. 10-UNIT BUILDING

SCALE: 1"=20'

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

20 0 20 40Ft.

DETAIL LEGEND

SEE SITE DETAIL SHEET

1. TYPE "A" CONCRETE CURB
2. SIDEWALK CURB RAMP
3. CONCRETE SIDEWALK
4A. STANDARD DUTY ASPHALT
4B. HEAVY DUTY ASPHALT
4C. EXTERIOR CONCRETE SLAB ON GRADE
5. 90° PARKING STALL
6. LIGHT POLE FOUNDATION
7. HANDICAPPED PAVEMENT MARKINGS
8. HANDICAPPED PARKING SIGN
9. PAINTED TRAFFIC ARROWS
10. PIPE BOLLARDS
11. BIKE RACK
12. PICKLE BALL COURT
13. DOG PARK
14. CORNHOLE COURT
15. 6 FT PARK BENCH
16. "NEW TENANT PARKING ONLY" SIGN
17. OUTDOOR GRILLING AREA

NOTE LEGEND

1. INSTALL "DO NOT ENTER" SIGN, M.U.T.C.D. SIGN NO. R3-15C
2. INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. P1-1C
3. RUNOUT CURB IN 2' OR MATCH EXISTING CURB
4. 4" WIDE YELLOW PAVEMENT STRIPES @ 2' O.C. & @ 45° TO PARKING LINES
5. LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
6. SAWCUT LINE, MATCH EXISTING EDGE OF PAVEMENT OR SIDEWALK
7. 1' WIDE WHITE PAVEMENT STRIPES @ 1' SPACING BETWEEN 4' WIDE WHITE CROSSWALK LINES
8. INSTALL PEDESTRIAN CROSSING SIGN, M.U.T.C.D. SIGN NO. W5-1C
9. TRASH COMPACTOR AND DUMPSTER ENCLOSURE; REFER TO ARCHITECTURAL PLANS FOR DETAILS
10. 4" WIDE WHITE PAVEMENT STIPE
11. ELECTRIC VEHICLE CHARGING STATION; REFER TO DETAILS BY OTHERS
12. NEW TENANT PARKING ONLY
13. LIMIT OF HEAVY DUTY ASPHALT

SITE LEGEND

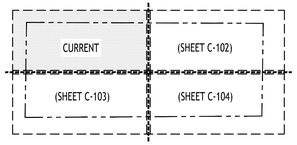
- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED SIDEWALK / CONCRETE PAD
- NUMBER OF PARKING SPACES (27)
- PROPOSED SIGN
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT POLE
- PROPOSED WALL MOUNTED LIGHT

GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
9. ALL REASONABLE MEASURES SHALL BE TAKEN TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE; INCLUDING BUT NOT LIMITED TO, RETAINING WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS.

NOTES:

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



SHEET LOCATION MAP

SCALE: N.T.S.

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

30 0 30 60Ft.

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REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

STATE OF NEW YORK
CHRISTOPHER WOOD
LICENSED PROFESSIONAL ENGINEER
076394

Sealed 08/03/2026

DRAWING NAME:

Site Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.

C-101

Project No: 25-4008

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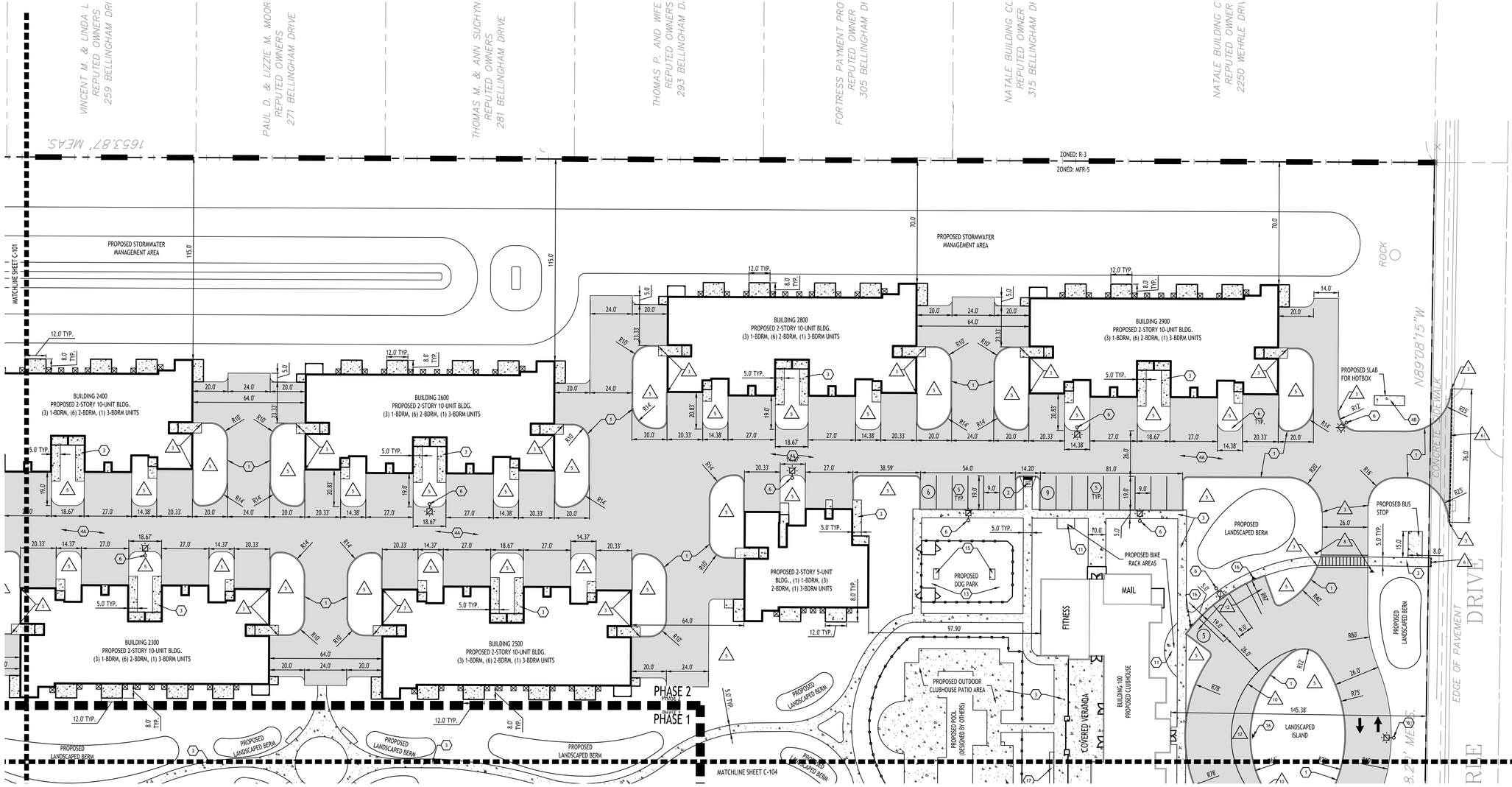
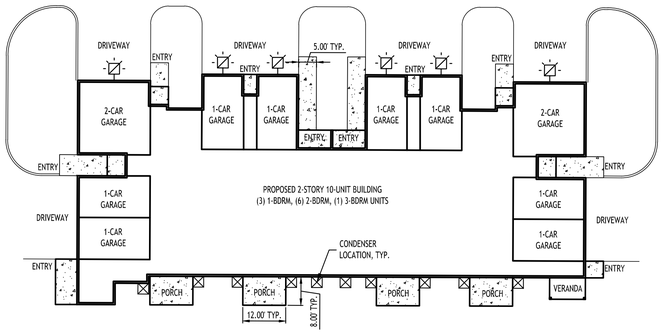


SITE PLAN

SCALE: 1"=30'



TYP. 10-UNIT BUILDING

SCALE: 1"=20'

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

20' 0 20 40Ft.

DETAIL LEGEND

SEE SITE DETAIL SHEET

1. TYPE "A" CONCRETE CURB
2. SIDEWALK CURB RAMP
3. CONCRETE SIDEWALK
4A. STANDARD DUTY ASPHALT
4B. HEAVY DUTY ASPHALT
4C. EXTERIOR CONCRETE SLAB ON GRADE
5. 90° PARKING STALL
6. LIGHT POLE FOUNDATION
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8. HANDICAPPED PARKING SIGN
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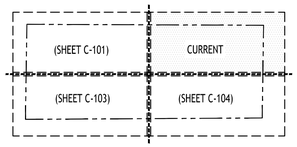
13. DOG PARK
14. CORNHOLE COURT
15. 6 FT PARK BENCH
16. "NEW TENANT PARKING ONLY" SIGN
17. OUTDOOR GRILLING AREA

NOTE LEGEND

1. INSTALL "DO NOT ENTER" SIGN, M.U.T.C.D. SIGN NO. R3-15C
2. INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. P1-1C
3. RUNOUT CURB IN 2' OR MATCH EXISTING CURB
4. 4" WIDE YELLOW PAVEMENT STRIPES @ 2' O.C. & @ 45° TO PARKING LINES
5. LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
6. SAWCUT LINE, MATCH EXISTING EDGE OF PAVEMENT OR SIDEWALK
7. 1' WIDE WHITE PAVEMENT STRIPES @ 1' SPACING BETWEEN 4" WIDE WHITE CROSSWALK LINES
8. INSTALL PEDESTRIAN CROSSING SIGN, M.U.T.C.D. SIGN NO. W5-1C
9. TRASH COMPACTOR AND DUMPSTER ENCLOSURE; REFER TO ARCHITECTURAL PLANS FOR DETAILS
10. 4" WIDE WHITE PAVEMENT STIPE
11. ELECTRIC VEHICLE CHARGING STATION; REFER TO DETAILS BY OTHERS
12. NEW TENANT PARKING ONLY
13. LIMIT OF HEAVY DUTY ASPHALT



SHEET LOCATION MAP

SCALE: N.T.S.

SITE LEGEND

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

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TOWN OF AMHERST APPROVAL BOX:

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30' 0 30 60Ft.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

STATE OF NEW YORK
CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

Sealed 08/03/2026

DRAWING NAME:

Site Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.

C-102

Project No: 25-4008

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20 LIMESTONE DRIVE
ZONED OB

// LIMESTONE DRIVE

150.0' DEED & MEAS.
S 65°37'18" E
514.39' DEED = 514.08' MEAS.

ZONED: OB
ZONED: MFR-5

56.42'

HIGH IMPACT BUFFER

PROPOSED LANDSCAPED BERM

MATCHLINE SHEET C-101

MATCHLINE SHEET C-104

BUILDING 1400
PROPOSED 2-STORY 10-UNIT BLDG.
(3) 1-BDRM, (6) 2-BDRM, (1) 3-BDRM UNITS

BUILDING 1200
PROPOSED 2-STORY 10-UNIT BLDG.
(3) 1-BDRM, (6) 2-BDRM, (1) 3-BDRM UNITS

BUILDING 1000
PROPOSED 2-STORY 10-UNIT BLDG.
(3) 1-BDRM, (6) 2-BDRM, (1) 3-BDRM UNITS

BUILDING 800
PROPOSED 2-STORY 10-UNIT BLDG.
(3) 1-BDRM, (6) 2-BDRM, (1) 3-BDRM UNITS

BUILDING 1300
PROPOSED 2-STORY 10-UNIT BLDG.
(3) 1-BDRM, (6) 2-BDRM, (1) 3-BDRM UNITS

BUILDING 1100
PROPOSED 2-STORY 10-UNIT BLDG.
(3) 1-BDRM, (6) 2-BDRM, (1) 3-BDRM UNITS

BUILDING 900
PROPOSED 2-STORY 10-UNIT BLDG.
(3) 1-BDRM, (6) 2-BDRM, (1) 3-BDRM UNITS

5.0' TYP.
12.0' TYP.
8.0' TYP.

80.31'
78.33'
74.35'
42.39'

HIGH IMPACT BUFFER

N 61°00'36" W

ZONED: R-3
ZONED: MFR-5

6441 MAIN STREET
ZONED R-3

20 SPRING MEADOW DRIVE
"WINDSONG APARTMENTS"
ZONED MFR-5

NATIONAL GRID
REPUTED OWNER
6441 MAIN ST.

SITE PLAN

SCALE: 1"=30'

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

30' 30 0 30 60Ft.

DETAIL LEGEND

SEE SITE DETAIL SHEET

1. TYPE "A" CONCRETE CURB
2. SIDEWALK CURB RAMP
3. CONCRETE SIDEWALK
4A. STANDARD DUTY ASPHALT
4B. HEAVY DUTY ASPHALT
4C. EXTERIOR CONCRETE SLAB ON GRADE
5. 90° PARKING STALL
6. LIGHT POLE FOUNDATION
7. HANDICAPPED PAVEMENT MARKINGS
8. HANDICAPPED PARKING SIGN
9. PAINTED TRAFFIC ARROWS
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11. BIKE RACK
12. PICKLE BALL COURT
13. DOG PARK
14. CORNHOLE COURT
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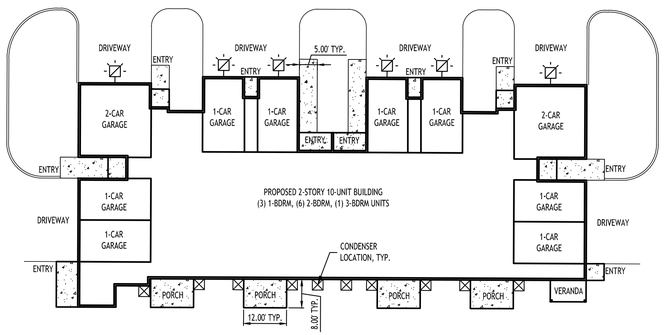
TOWN OF AMHERST APPROVAL BOX:

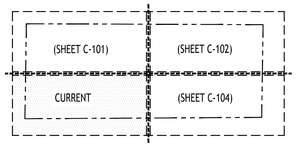


TYP. 10-UNIT BUILDING

SCALE: 1"=20'

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

20' 20 0 20 40Ft.



SHEET LOCATION MAP

SCALE: N.T.S.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

STATE OF NEW YORK
CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

Sealed 08/03/2026

DRAWING NAME:
Site Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-103

Project No: 25-4008

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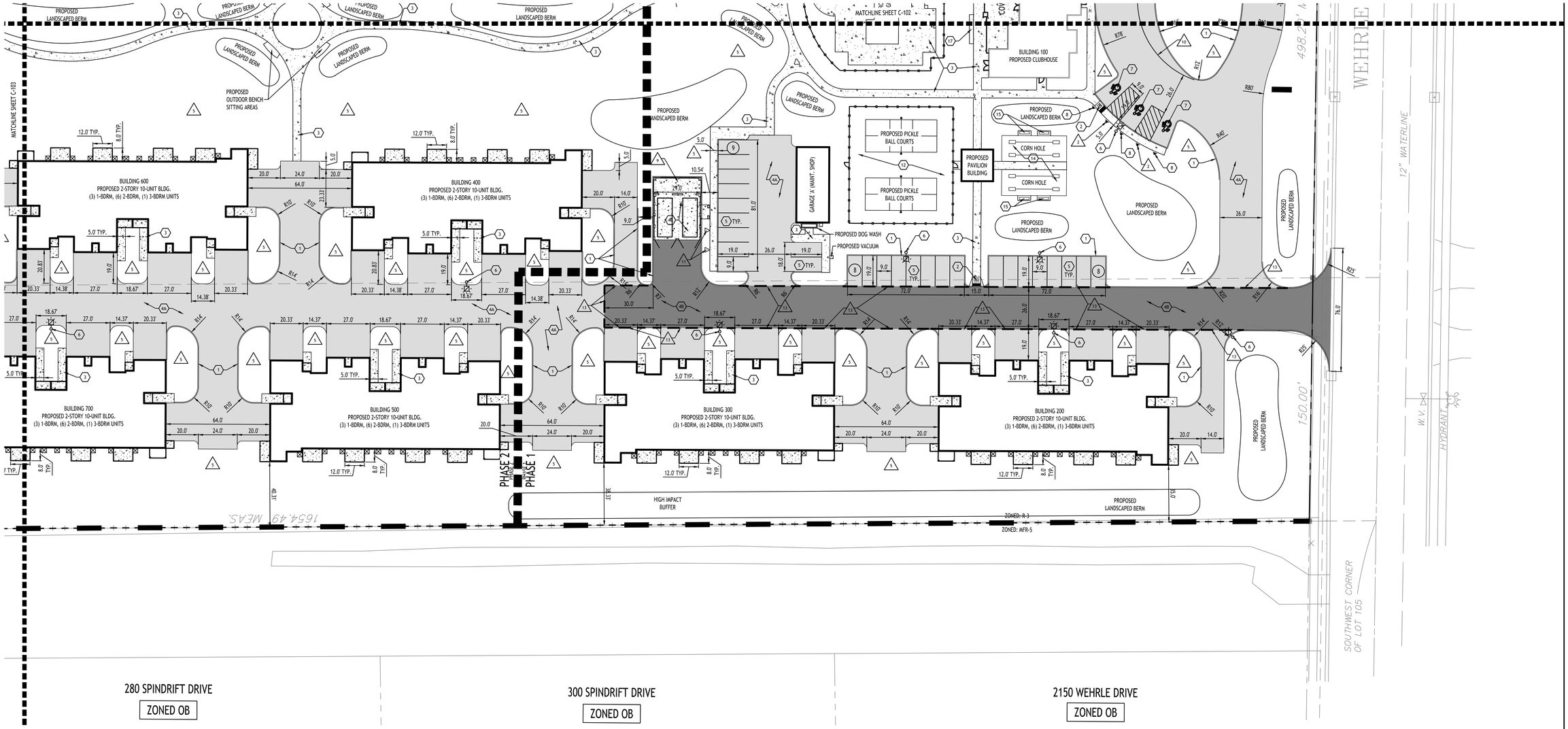
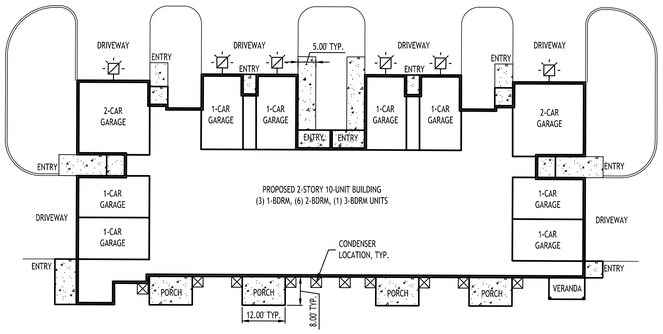


280 SPINDRIFT DRIVE
ZONED OB

300 SPINDRIFT DRIVE
ZONED OB

2150 WEHRLE DRIVE
ZONED OB



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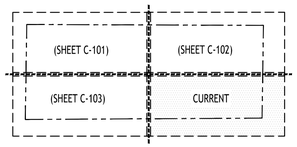

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STATE OF NEW YORK
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LICENSED PROFESSIONAL ENGINEER

Sealed 08/03/2026

DRAWING NAME:
Site Plan

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DRAWING NO.
C-104

Project No: 25-4008

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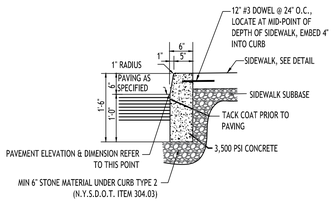
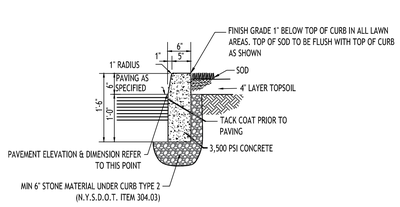


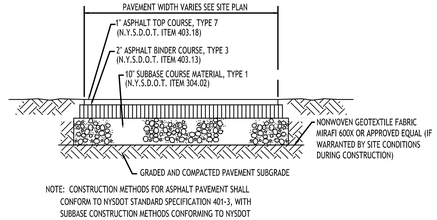
ABUTTING SIDEWALK



ABUTTING LANDSCAPE/GRASS

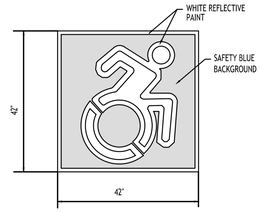
NOTES:
1. CONTROL JOINTS TO BE 2" DEEP AT 15'-0" O.C. - SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
2. WHERE THE CURB DROPS (IS FLUSH WITH ASPHALT) THE DEPTH OF CURB BELOW GRADE SHALL BE INCREASED TO 1'-6" AND OTHER DIMENSIONS ADJUSTED ACCORDINGLY.

TYPE "A" CONCRETE CURB - 1



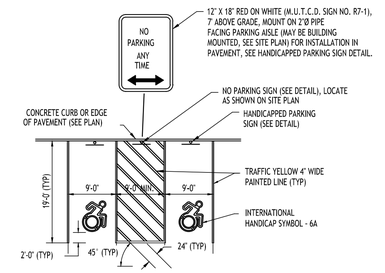
NOTE: CONSTRUCTION METHODS FOR ASPHALT PAVEMENT SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 401-3, WITH SUBBASE CONSTRUCTION METHODS CONFORMING TO NYSDOT STANDARD SPECIFICATION 304-3.

STANDARD DUTY ASPHALT SECTION - 4A

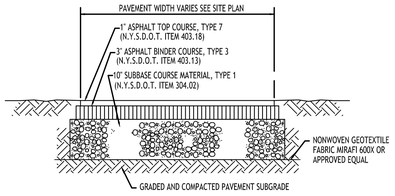


SYMBOL TO BE CENTERED IN PARKING SPACE

INTERNATIONAL HANDICAP SYMBOL - 7A



HANDICAPPED PAVEMENT MARKINGS & SIGNAGE - 7



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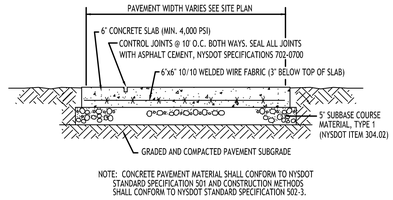
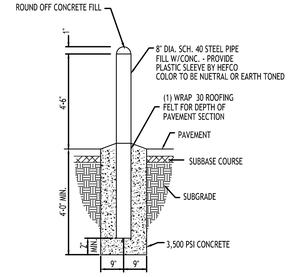
HEAVY DUTY ASPHALT SECTION - 4B

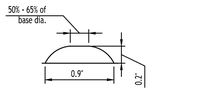


NOTE: CONCRETE PAVEMENT MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 502-3.

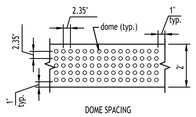
EXTERIOR CONCRETE SLAB-ON-GRADE SECTION - 4C



PIPE BOLLARD - 10

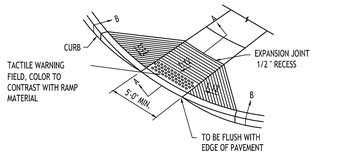


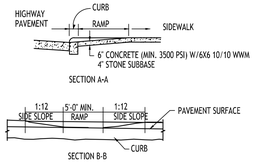
DOME SECTION



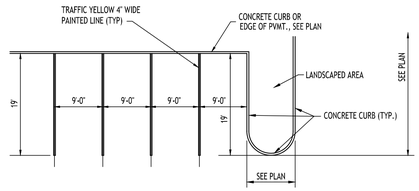
DOME SPACING

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

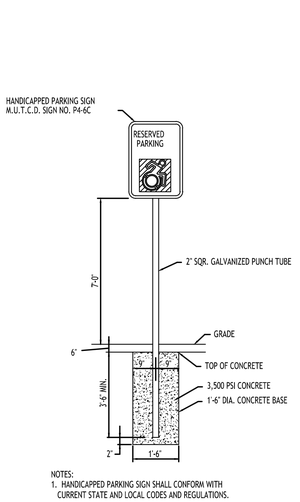




SIDEWALK CURB RAMP - 2



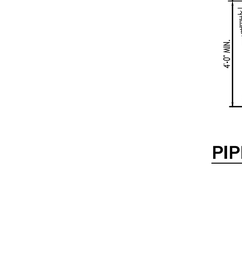
90° PARKING STALL LAYOUT - 5



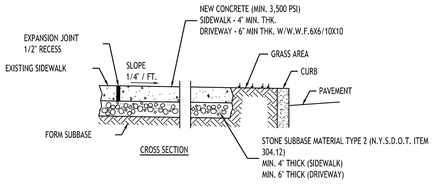
NOTES:
1. HANDICAPPED PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

HANDICAP PARKING SIGNS - 8

INSTALLED IN GRASS/LANDSCAPED AREA

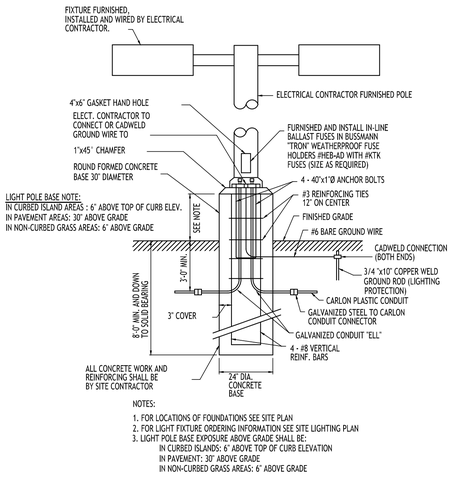


INVERTED "U" BICYCLE RACK - 11



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.

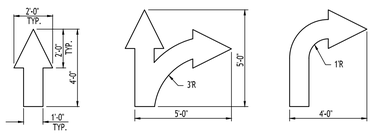
CONCRETE SIDEWALK - 3



LIGHT POLE BASE NOTE:
IN CURBED ISLAND AREAS : 6' ABOVE TOP OF CURB ELEV.
IN PAVEMENT AREAS: 30" ABOVE GRADE
IN NON-CURBED GRASS AREAS: 6' ABOVE GRADE

NOTES:
1. FOR LOCATIONS OF FOUNDATIONS SEE SITE PLAN
2. FOR LIGHT FIXTURE ORDERING INFORMATION SEE SITE LIGHTING PLAN
3. LIGHT POLE BASE EXPOSURE ABOVE GRADE SHALL BE:
   IN CURBED ISLANDS: 6" ABOVE TOP OF CURB ELEVATION
   IN PAVEMENT: 30" ABOVE GRADE
   IN NON-CURBED GRASS AREAS: 6" ABOVE GRADE

LIGHT POLE FOUNDATION - 6



PAINTED TRAFFIC ARROWS - 9

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

STATE OF NEW YORK * CHRISTOPHER WOOD * LICENSED PROFESSIONAL ENGINEER 076394

Sealed 08/03/2026

DRAWING NAME:
Site Details

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-105

Project No: 25-4008

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SITE IMPROVEMENT LEGEND

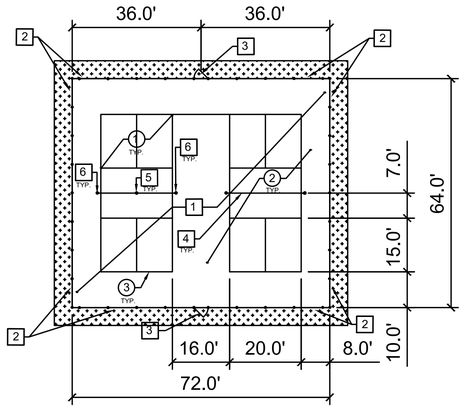
- 6' CHAIN LINK FENCE
- GAME COURT MARGIN AREA
- GAME COURT PLAY AREA
- ACCESS GATES
- LAWN REPAIR

SITE IMPROVEMENT NOTES

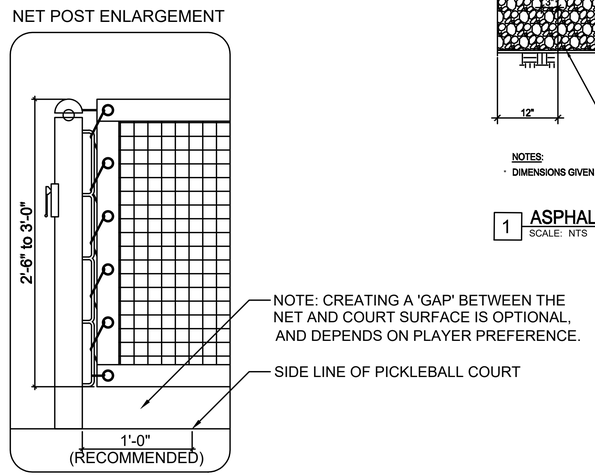
1. APPLY COLOR COATING OVER NEW GAME COURT ASPHALT TOP COURSE. "PICKLEMASTER" AS MANUFACTURED BY SPORTMASTER OR ACCEPTABLE EQUIVALENT. PLAY AREAS SHALL BE BLUE. PREPARE SURFACE AND APPLY COLOR COATING PER MANUFACTURER; RE: 1, L502.
2. APPLY COLOR COATING OVER NEW GAME COURT ASPHALT TOP COURSE "PICKLEMASTER" AS MANUFACTURED BY SPORTMASTER OR ACCEPTABLE EQUIVALENT. MARGIN AREAS SHALL BE FOREST GREEN. PREPARE SURFACE AND APPLY COLOR COATING PER MANUFACTURER; RE: 1, L502.
3. WHITE PAVEMENT MARKINGS 'STRIPE-RITE' AS MANUFACTURED BY SPORTMASTER OR ACCEPTABLE EQUIVALENT , AS PER F.I.B.A., U.S.A.P.A. AND U.S.T.A. INDUSTRY STANDARD.

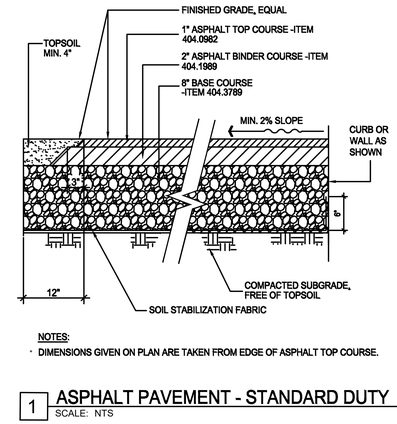
PICKLEBALL DETAIL KEY

1. GAME COURT ASPHALT PAVEMENT
2. 6-FOOT HEIGHT VINYL COATED CHAIN LINK SIDESTOP FENCE
3. 48-INCH WIDE 6-FOOT TALL GATE
4. PICKLEBALL NETS. PROVIDE SPORTSMASTER PICKLEBALL NET, MODEL T5485 INCLUDING CENTER STRAP MODEL T5400 OR ACCEPTABLE EQUIVALENT
5. PROVIDE CENTER STRAP ANCHOR, MODEL T5410 OR ACCEPTABLE EQUIVALENT
6. PROVIDE PICKLEBALL POSTS AND FOOTINGS, SPORTSMASTER PICKLEBALL POSTS, MODEL T5480 AND SLEEVES, MODEL T5365 OR ACCEPTABLE EQUIVALENT



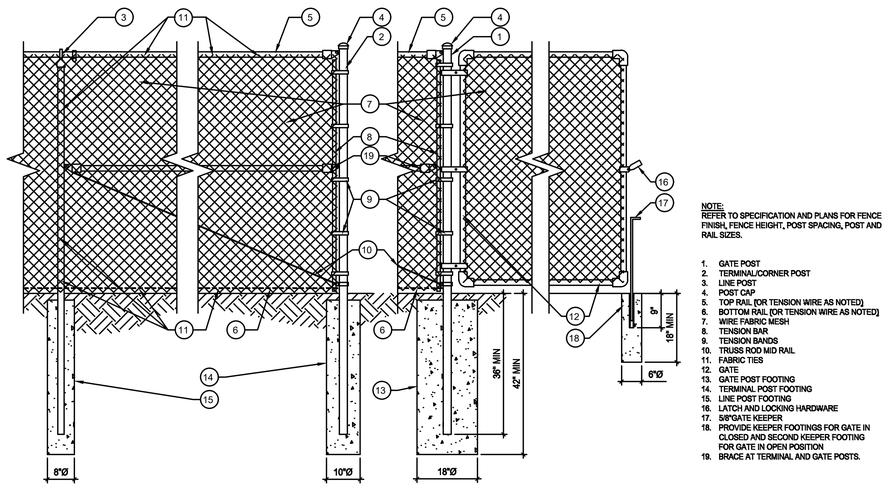
11 PICKLEBALL COURTS
SCALE: NTS





NOTES:
- DIMENSIONS GIVEN ON PLAN ARE TAKEN FROM EDGE OF ASPHALT TOP COURSE.

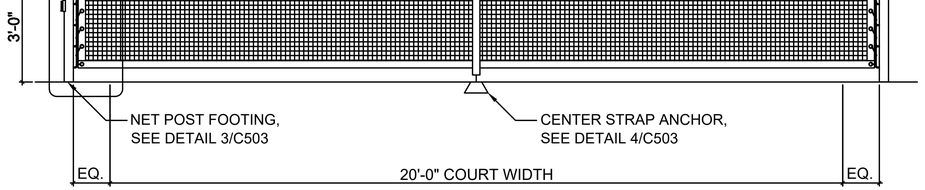
1 ASPHALT PAVEMENT - STANDARD DUTY
SCALE: NTS



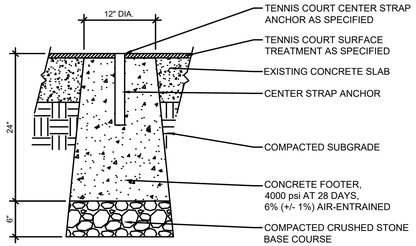
NOTE:
REFER TO SPECIFICATION AND PLANS FOR FENCE FINISH, FENCE HEIGHT, POST SPACING, POST AND RAIL SIZES.

1. GATE POST
2. TERMINAL/CORNER POST
3. LINE POST
4. POST CAP
5. TOP RAIL [OR TENSION WIRE AS NOTED]
6. BOTTOM RAIL [OR TENSION WIRE AS NOTED]
7. WIRE FABRIC MESH
8. TENSION BAR
9. TENSION BANDS
10. TRUSS ROD MID RAIL
11. FABRIC TIES
12. GATE
13. GATE POST FOOTING
14. TERMINAL POST FOOTING
15. LINE POST FOOTING
16. LATCH AND LOCKING HARDWARE
17. SIP/GATE KEEPER
18. PROVIDE KEEPER FOOTINGS FOR GATE IN CLOSED AND SECOND KEEPER FOOTING FOR GATE IN OPEN POSITION
19. BRACE AT TERMINAL AND GATE POSTS.

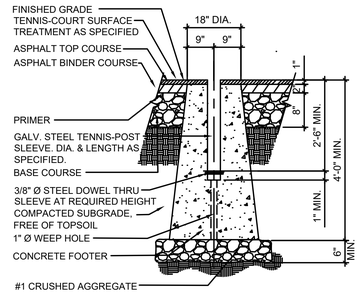
2 3 CHAIN-LINK FENCE AND GATE
SCALE: NTS



4 PICKLEBALL COURT NET ELEVATIONS
SCALE: NTS



5 TENNIS CENTER STRAP ANCHOR
NTS



NOTES:
- PROVIDE THREADED PLUG FOR EACH SLEEVE. THREAD SLEEVE TO RECEIVE PLUG. PLUG TO BE GALV. STEEL.
- INSTALL FOOTER SO THAT TOP COURSE IS CONTINUOUS OVER TOP OF FOOTER. TACK COAT CONC. BEFORE PLACING ASPHALT.
- TOP OF SLEEVE TO BE FLUSH WITH FINISHED GRADE OF TOPPING COURSE.

6 TENNIS POST FOOTER W/ SLEEVE
NTS

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

STATE OF NEW YORK * CHRISTOPHER WOOD * 076394 LICENSED PROFESSIONAL ENGINEER
Sealed 08/03/2026

DRAWING NAME:
Site Plan Details

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-106

Project No: 25-4008

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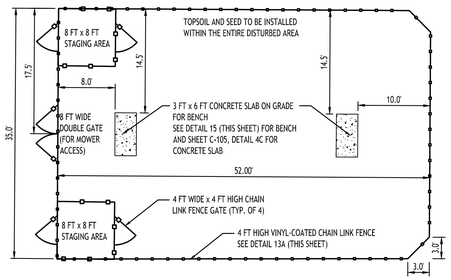
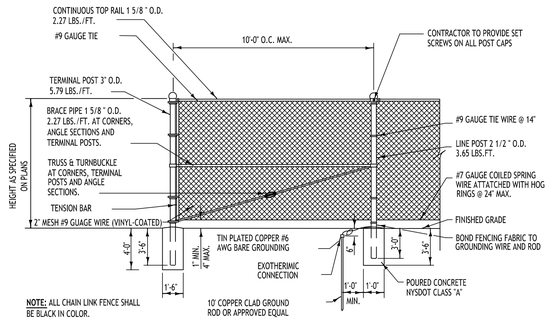
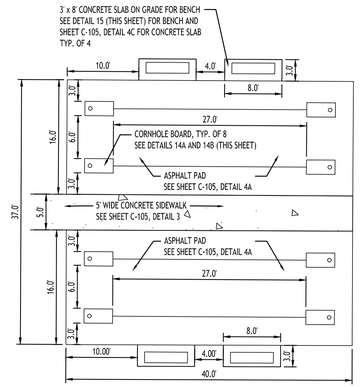


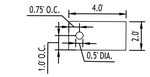
DOG PARK - 13



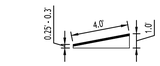
CHAIN LINK FENCE DETAIL - 13A



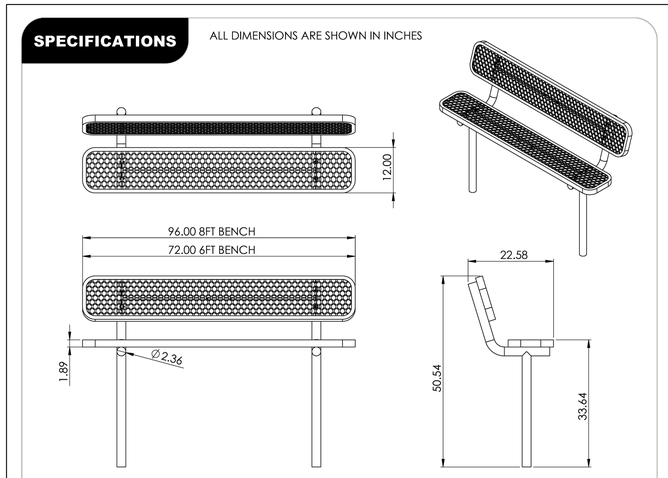
CORNHOLE COURTS DETAIL - 14

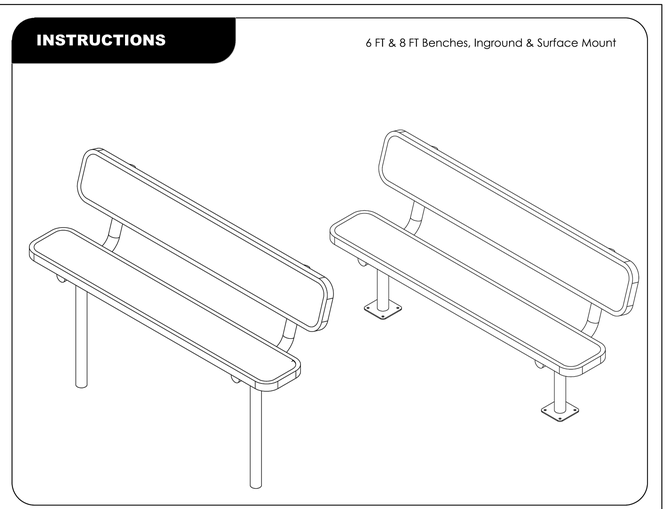


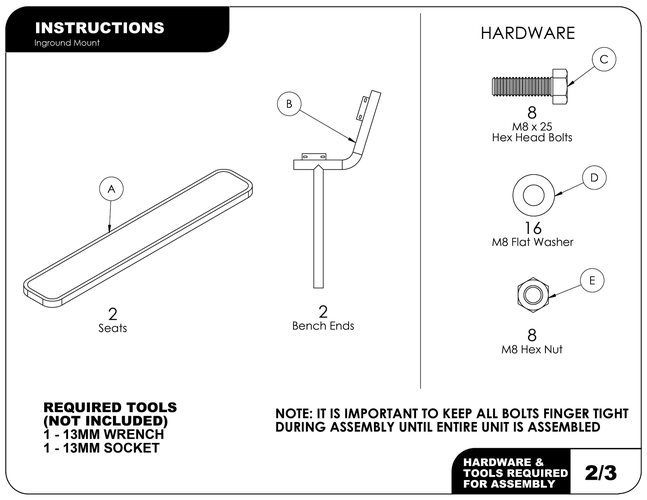
CORNHOLE BOARD DETAIL - 14A

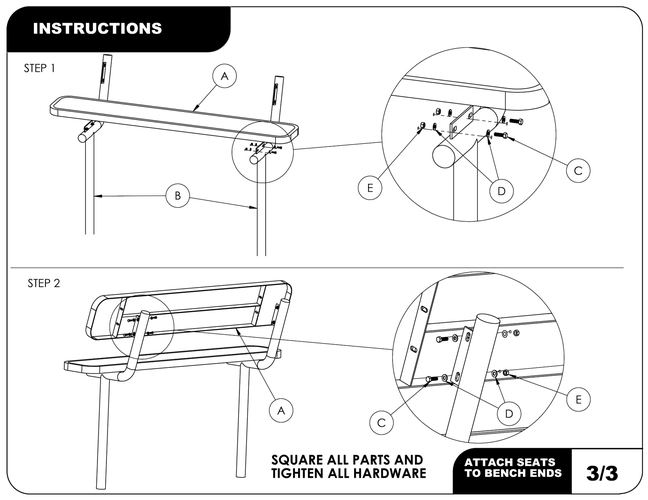


CORNHOLE BOARD PROFILE VIEW - 14B

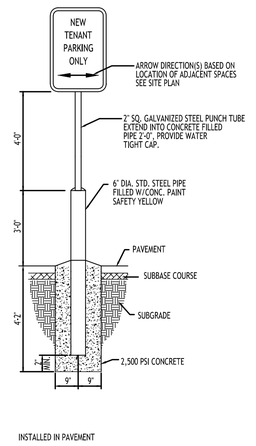




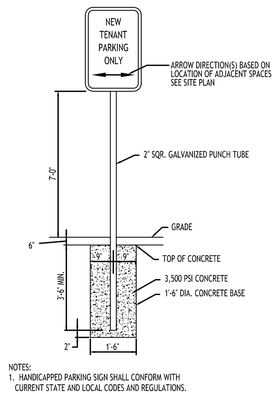




BENCH: Barco Products "The City" series, model 02SA2854-BK - 15



INSTALLED IN PAVEMENT



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

INSTALLED IN GRASS/LANDSCAPED AREA

"NEW TENANT PARKING ONLY" SIGN - 16

OUTDOOR GRILLING AREA - 17

TOWN OF AMHERST APPROVAL BOX:

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Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

STATE OF NEW YORK
CHRISTOPHER WOOD
076984
LICENSED PROFESSIONAL ENGINEER
Sealed 08/03/2026

DRAWING NAME:
Dog Park Details

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-107

Project No: 25-4008

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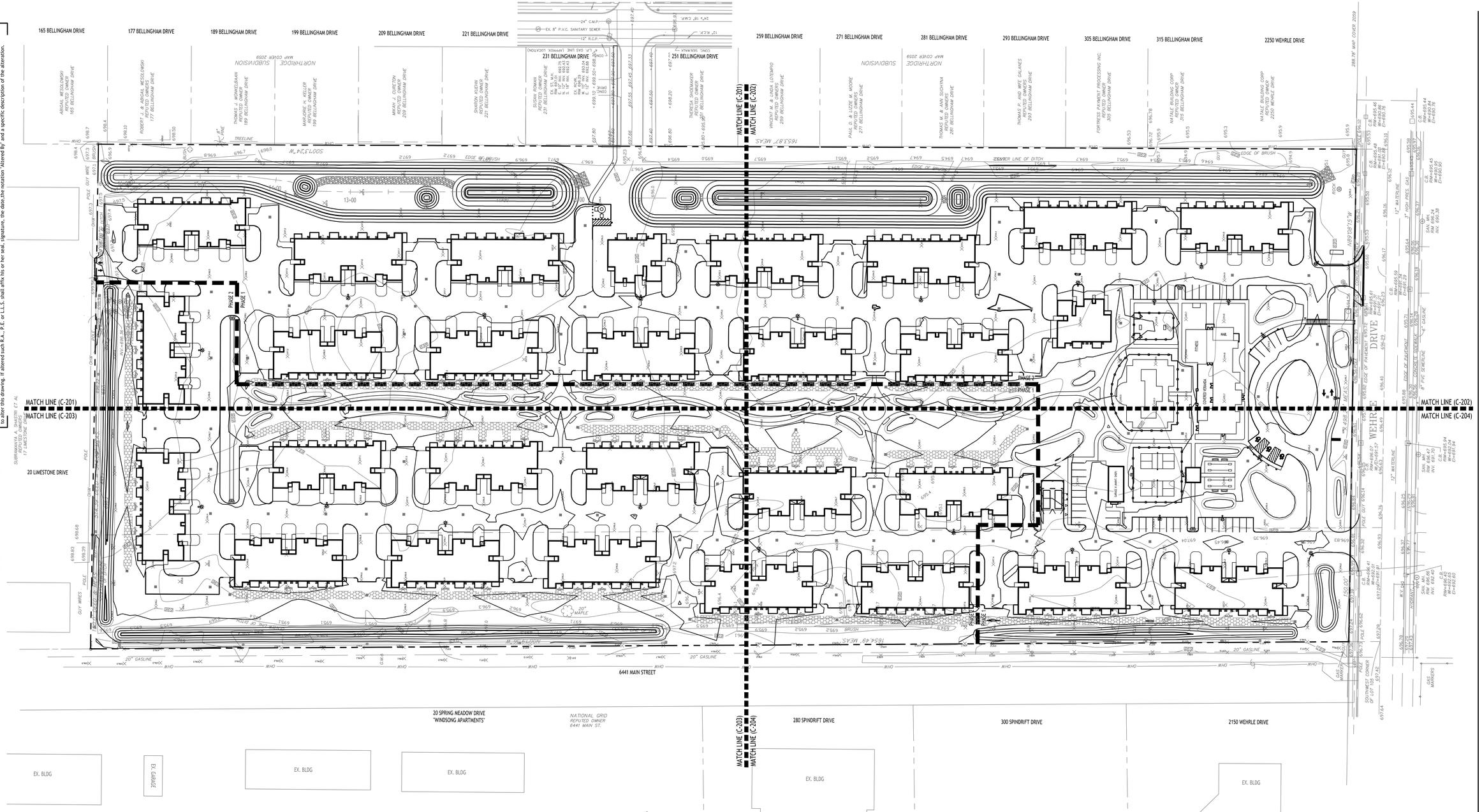
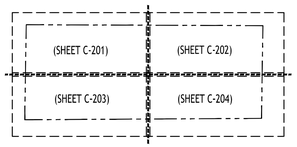


OVERALL GRADING PLAN

SCALE: 1"=60'



SHEET LOCATION MAP

SCALE: N.T.S.

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

30 30 0 30 60Ft.

TOWN OF AMHERST APPROVAL BOX:

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Buffalo | Utica | Greensboro

Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

STATE OF NEW YORK * CHRISTOPHER WOOD * 076394 LICENSED PROFESSIONAL ENGINEER

Sealed 08/03/2026

DRAWING NAME:

Grading Plan
Overall

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.

C-200

Project No: 25-4008

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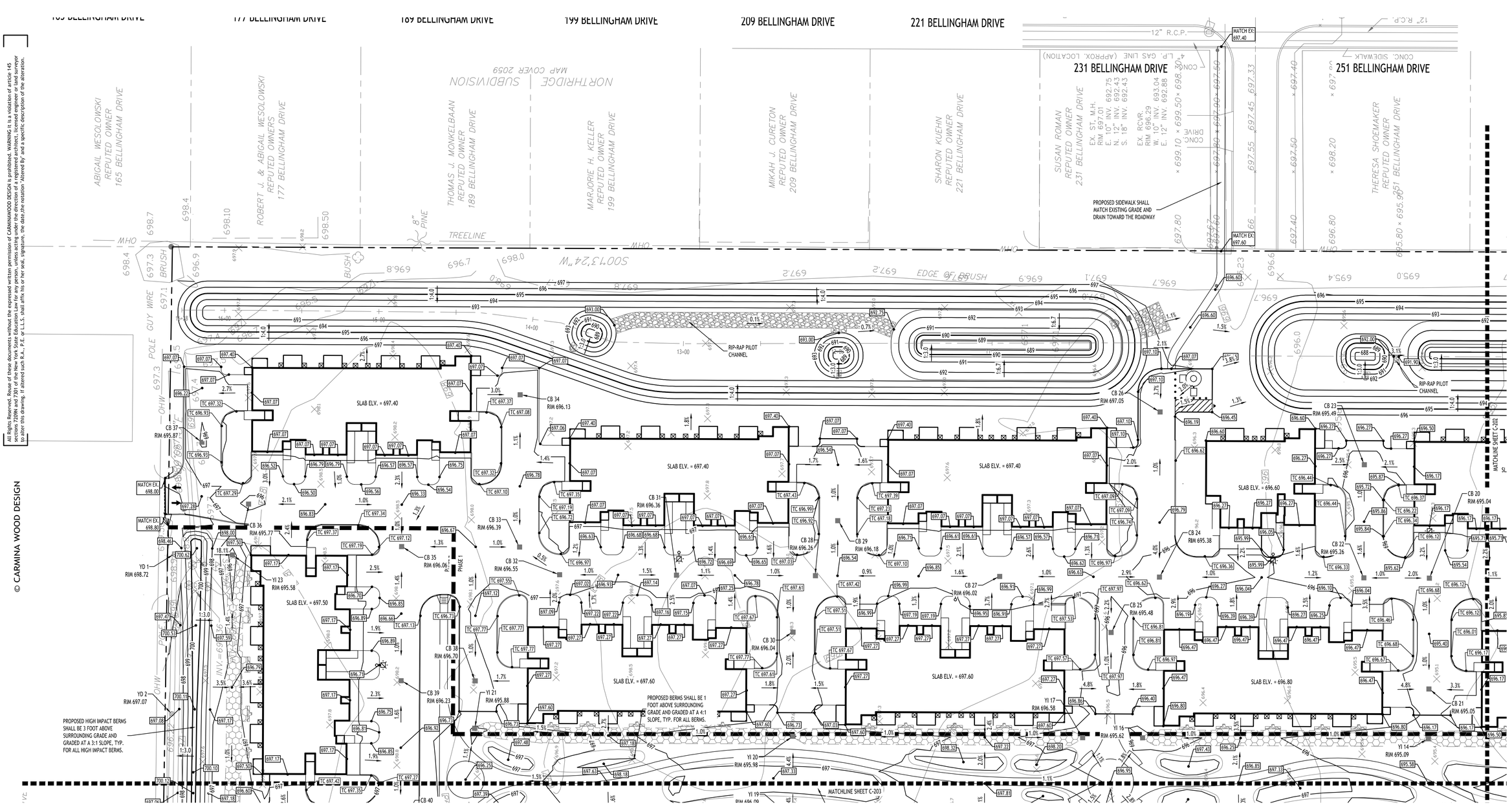
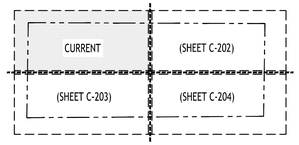


GRADING PLAN

SCALE: 1"=30'

PROPOSED GRADING LEGEND

PROPOSED CONTOUR	101
PROPOSED SPOT ELEVATION	100.80
PROPOSED TOP OF CURB (TC) ELEV. BOTTOM OF CURB = TC - 0.50'	TC 100.50
PROPOSED CATCH BASIN	CB
PAVEMENT/GROUND SLOPE	
PROPOSED YARD DRAIN	YD
PROPOSED MANHOLE	MH



SHEET LOCATION MAP

SCALE: N.T.S.

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

30' 30 0 30 60Ft.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

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

Sealed 08/03/2026

DRAWING NAME:
Gtading Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-201

Project No: 25-4008

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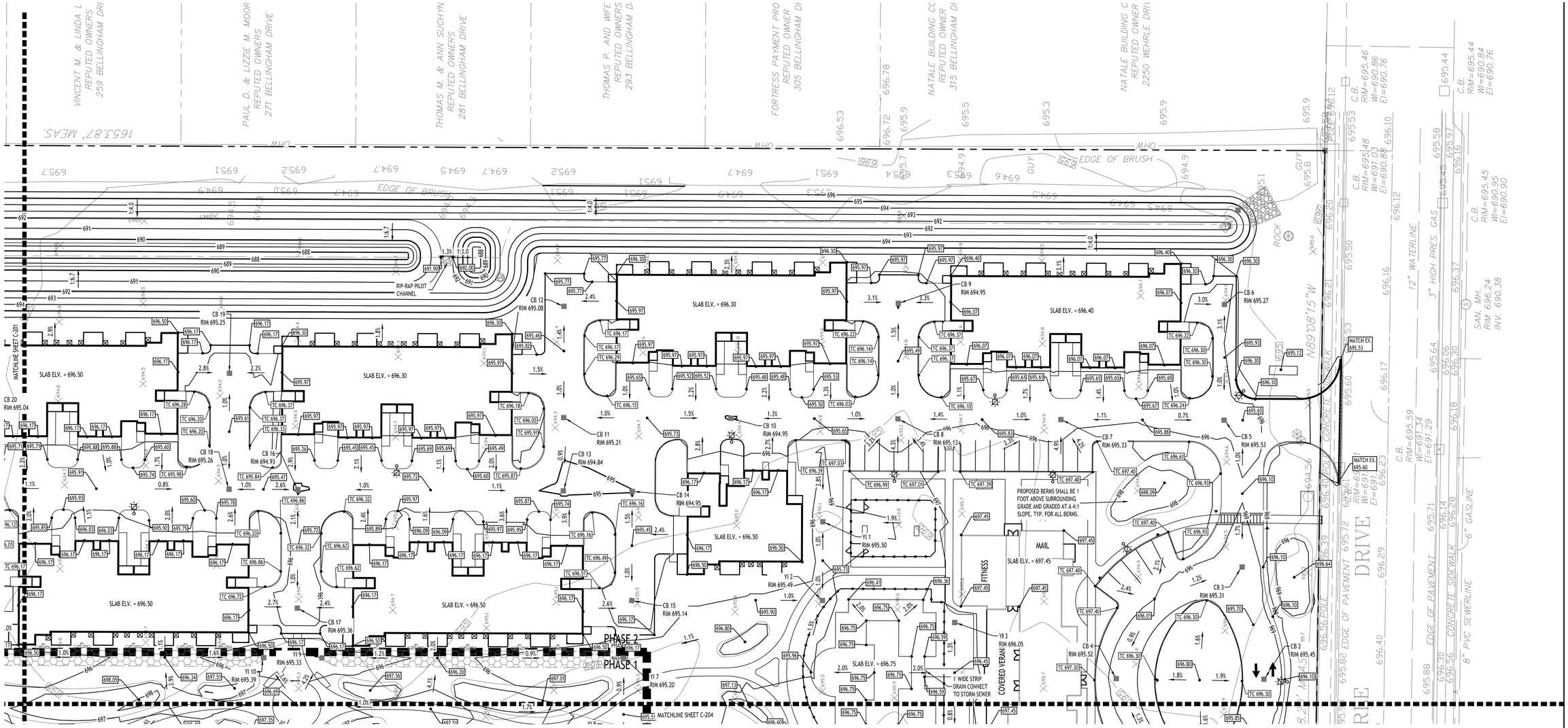
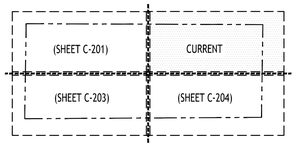


GRADING PLAN

SCALE: 1"=30'

PROPOSED GRADING LEGEND

PROPOSED CONTOUR	101
PROPOSED SPOT ELEVATION	100.80
PROPOSED TOP OF CURB (TC) ELEV. BOTTOM OF CURB = TC - 0.50'	TC 100.50
PROPOSED CATCH BASIN	CB
PAVEMENT/GROUND SLOPE	
PROPOSED YARD DRAIN	YD
PROPOSED MANHOLE	MH



SHEET LOCATION MAP

SCALE: N.T.S.

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

30 0 30 60Ft.

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REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

STATE OF NEW YORK * CHRISTOPHER WOOD * LICENSED PROFESSIONAL ENGINEER * 076394

Sealed 08/03/2026

DRAWING NAME:
Grading Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-202

Project No: 25-4008

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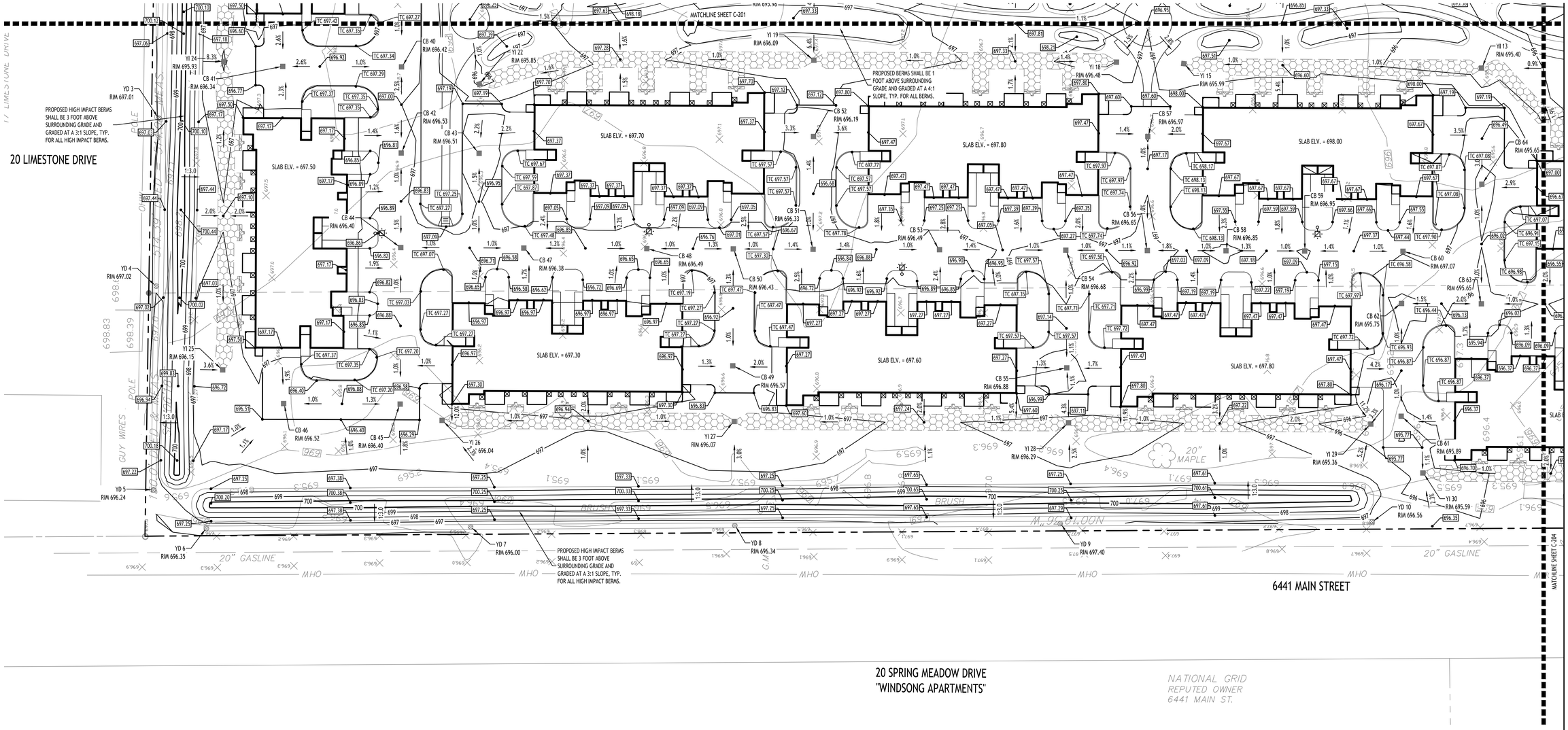
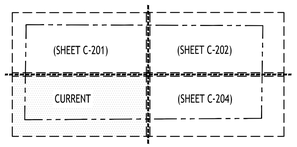


GRADING PLAN

SCALE: 1"=30'

PROPOSED GRADING LEGEND

PROPOSED CONTOUR	101
PROPOSED SPOT ELEVATION	100.80
PROPOSED TOP OF CURB (TC) ELEV. BOTTOM OF CURB = TC - 0.50'	TC 100.50
PROPOSED CATCH BASIN	CB
PAVEMENT/GROUND SLOPE	
PROPOSED YARD DRAIN	YD
PROPOSED MANHOLE	MH



SHEET LOCATION MAP

SCALE: N.T.S.

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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REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

STATE OF NEW YORK
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LICENSED PROFESSIONAL ENGINEER

Sealed 08/03/2026

DRAWING NAME:

Grading Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.

C-203

Project No: 25-4008

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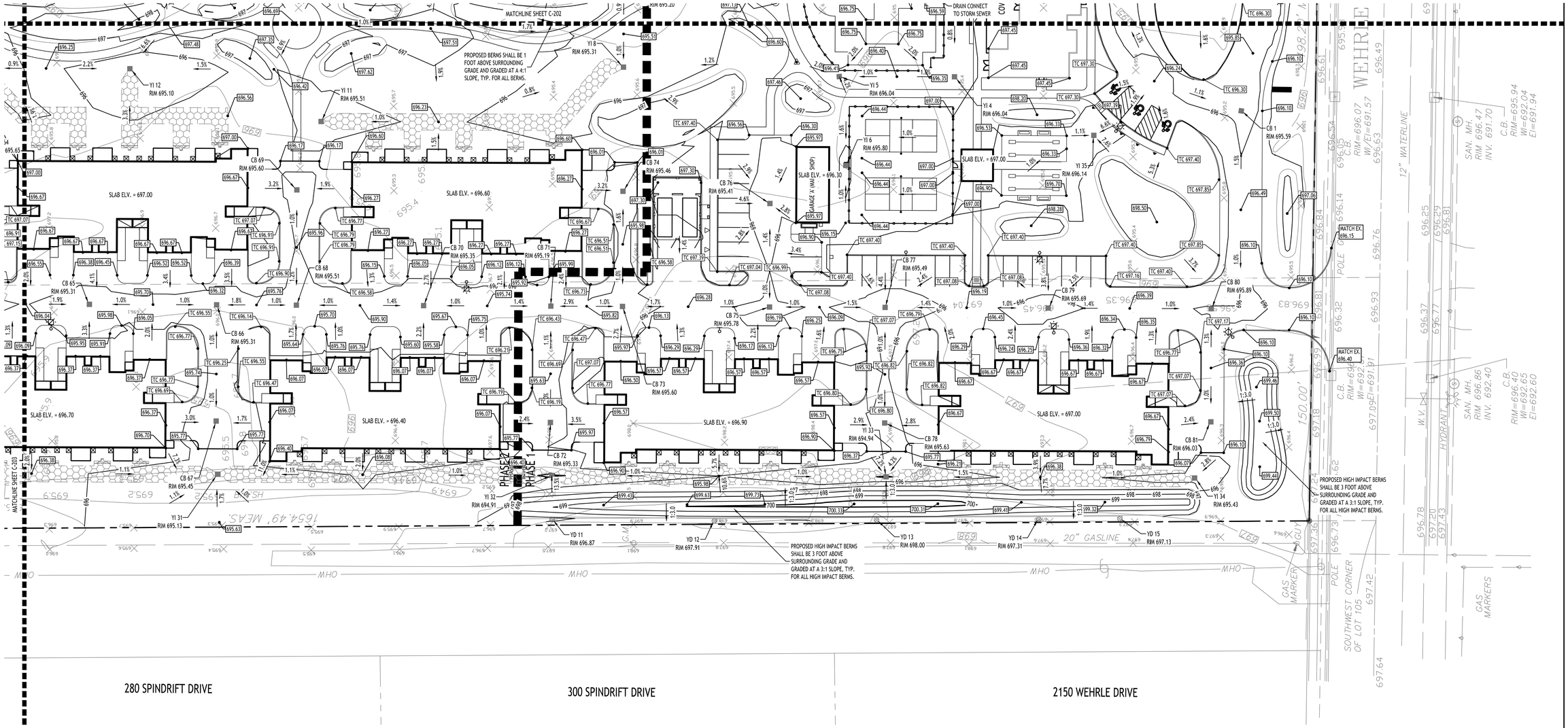
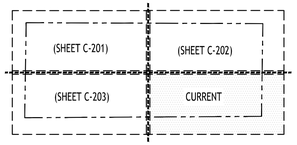


GRADING PLAN

SCALE: 1"=30'

PROPOSED GRADING LEGEND

PROPOSED CONTOUR	101
PROPOSED SPOT ELEVATION	100.80
PROPOSED TOP OF CURB (TC) ELEV. BOTTOM OF CURB = TC - 0.50'	TC 100.50
PROPOSED CATCH BASIN	CB
PAVEMENT/GROUND SLOPE	
PROPOSED YARD DRAIN	YD
PROPOSED MANHOLE	MH



SHEET LOCATION MAP

SCALE: N.T.S.

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30' 30 0 30 60Ft.

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REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

STATE OF NEW YORK * CHRISTOPHER WOOD * 076394 LICENSED PROFESSIONAL ENGINEER

Sealed 08/03/2026

DRAWING NAME:
Grading Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-204

Project No: 25-4008

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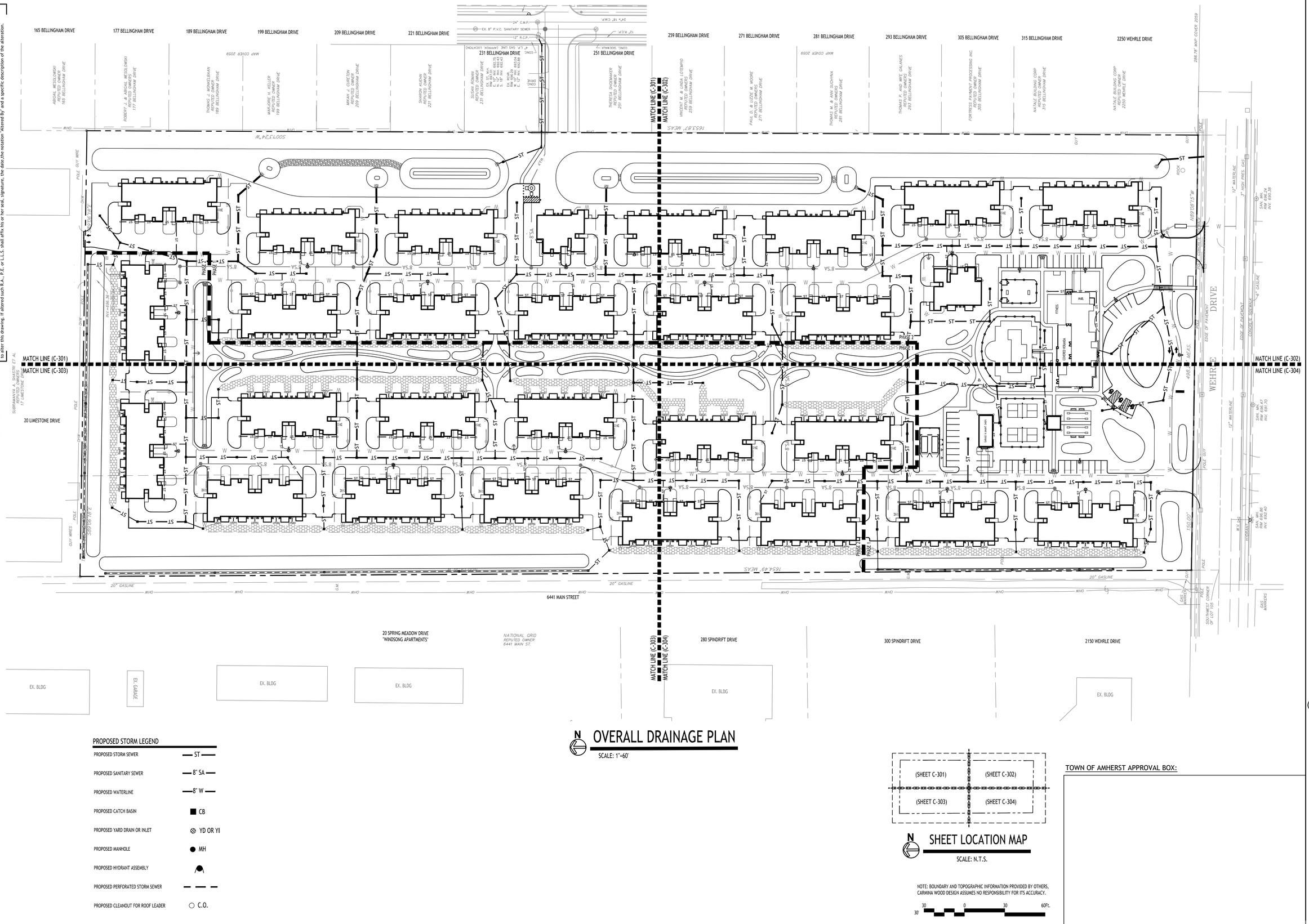

OVERALL DRAINAGE PLAN

SCALE: 1"=60'

PROPOSED STORM LEGEND

PROPOSED STORM SEWER	ST
PROPOSED SANITARY SEWER	8" SA
PROPOSED WATERLINE	8" W
PROPOSED CATCH BASIN	CB
PROPOSED YARD DRAIN OR INLET	YD OR YI
PROPOSED MANHOLE	MH
PROPOSED HYDRANT ASSEMBLY	
PROPOSED PERFORATED STORM SEWER	
PROPOSED CLEANOUT FOR ROOF LEADER	C.O.

SHEET LOCATION MAP

SCALE: N.T.S.

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30 0 30 60Ft.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
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Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

STATE OF NEW YORK
CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

Sealed 08/03/2026

DRAWING NAME:
Overall Drainage Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-300

Project No: 25-4008

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BELLINGHAM DRIVE

177 BELLINGHAM DRIVE

189 BELLINGHAM DRIVE

199 BELLINGHAM DRIVE

209 BELLINGHAM DRIVE

221 BELLINGHAM DRIVE

231 BELLINGHAM DRIVE

251 BELLINGHAM DRIVE

ABIGAIL WESOLOWSKI
REPUTED OWNER
165 BELLINGHAM DRIVE

ROBERT J. & ABIGAIL WESOLOWSKI
REPUTED OWNERS
177 BELLINGHAM DRIVE

THOMAS J. MONKELBAAN
REPUTED OWNER
189 BELLINGHAM DRIVE

MARJORIE H. KELLER
REPUTED OWNER
199 BELLINGHAM DRIVE

MIKAH J. CURETON
REPUTED OWNER
209 BELLINGHAM DRIVE

SHARON KUEHN
REPUTED OWNER
221 BELLINGHAM DRIVE

SUSAN ROMAN
REPUTED OWNER
231 BELLINGHAM DRIVE

THERESA SHOEMAKER
REPUTED OWNER
251 BELLINGHAM DRIVE

MAP COVER 2059

S00°13'24"W

24" C.M.P.

EX. 8" P.V.C. SANITARY SEWER

12" R.C.P.

4" L.P. GAS LINE (APPROX. LOCATION)

CONC. SIDEWALK

CONC. DRIVE

EX. ST. M.H.
RIM 697.01
E. 10" INV. 692.75
N. 12" INV. 692.43
S. 18" INV. 692.43

EX. RCVR.
RIM 696.29
W. 10" INV. 693.04
W. 12" INV. 692.88

CONNECT TO EX. PUBLIC ST MH @ INV. 692.43

10 LF 12" HDPE @ 0.30% (PUBLIC)

ST MH #3 (PUBLIC)
RIM 695.55
W INV 692.46
NE INV 692.46

128 LF 12" HDPE @ 0.20% (PUBLIC)

ST MH #2 THROUGH EX. ST MH ON BELLINGHAM DRIVE TO BE CONVEYED TO THE TOWN OF AMHERST UPON COMPLETION

ST MH #2 (PUBLIC)
RIM 693.77
W INV 692.72
E INV 692.72

ST MH #1
RIM 696.69
N INV 692.77
E INV 692.77

EMERGENCY SPILLWAY
INV. 696.18

25 LF 12" HDPE @ 0.20%

7 LF 12" HDPE @ 0.20%

61 LF 12" HDPE @ 0.20%

SWM DI #2
RIM 695.24
N INV 692.99
S INV 692.89

END SECTION W/ RIPRAP INV 693.00

RIP-RAP PILOT CHANNEL

END SECTION W/ RIPRAP INV 693.00

END SECTION W/ RIPRAP INV 693.00

RIP-RAP PILOT CHANNEL

END SECTION W/ RBPRAP INV 692.00

MATCHLINE SHEET C-302

POLE GUY WIRE

OHW

CB 37
RIM 695.87
SW INV 693.87

50 LF 12" HDPE @ 0.20%

35 LF 6" HDPE @ 0.20%

38 LF 6" HDPE @ 0.20%

YD 1
RIM 698.72
W INV 693.92
S INV 693.92

FRENCH DRAIN #1

104 LF 6" PHDPE @ 0.18%

YD 2
RIM 697.07
W INV 694.11
E INV 694.11

FRENCH DRAIN #2

104 LF 6" PHDPE @ 0.18%

YD 3
RIM 697.01

6" HDPE DRAIN
C.O. RIM: 697.87
INV: 695.40

82 LF 6" HDPE @1.00%

CB 36
RIM 695.77
NE INV 693.77
W INV 693.77
S INV 693.77

6" HDPE DRAIN
C.O. RIM: 697.62
INV: 695.20

60 LF 6" HDPE @1.37%

6" HDPE DRAIN
C.O. RIM: 697.18
INV: 694.38

CB 39
RIM 696.23
W INV 693.73
S INV 693.73
E INV 693.73

82 LF 6" HDPE @1.00%

ROOF DRAIN DOWNSPOUT TO STABILIZED APRON OR SPLASH BLOCK, TYPICAL FOR ALL ROOFTOP DISCONNECTION AREAS.

6" HDPE DRAIN
C.O. RIM: 697.64
INV: 695.20

CB 40
RIM 696.42
W INV 693.92
N INV 693.92
E INV 693.92

36 LF 6" HDPE @ 0.99%

YI 24
RIM 695.93
S INV 694.43

73 LF 12" HDPE @ 0.20%

CB 41

6" HDPE DRAIN
C.O. RIM: 697.35
INV: 694.58

6" HDPE DRAIN
C.O. RIM: 697.83
INV: 695.40

60 LF 6" HDPE @1.37%

CB 34
RIM: 696.13
W INV 693.13
SE INV 693.13

CB 35
RIM 696.06
W INV 693.56
N INV 693.56
S INV 693.56

52 LF 6" HDPE @1.90%

CB 33
RIM 696.39
N INV 693.39
SW INV 693.39
E INV 693.39

43 LF 24" HDPE @ 0.30%

92 LF 24" HDPE @ 0.20%

99 LF 24" HDPE @ 0.26%

PIPE CROSSING:
12" STORM INV: 693.41
8" SAN INV: 690.50

6" HDPE DRAIN
C.O. RIM: 697.80
INV: 695.40

6" HDPE DRAIN
C.O. RIM: 697.37
INV: 694.58

60 LF 6" HDPE @1.37%

82 LF 6" HDPE @1.00%

6" HDPE DRAIN
C.O. RIM: 697.37
INV: 695.40

38 LF 24" HDPE @ 0.21%

CB 32
RIM 696.55
S INV 693.46
NE INV 693.46

76 LF 12" HDPE @ 0.42%

30 LF 6" HDPE @2.77%

76 LF 18" HDPE @ 0.22%

32 LF 12" HDPE @ 0.22%

PHASE 1

PHASE 2

PIPE CROSSING:
18" STORM INV: 693.60
8" SAN INV: 690.85

60 LF 6" HDPE @1.37%

30 LF 6" HDPE @3.83%

31 LF 6" HDPE @2.23%

6" HDPE DRAIN
C.O. RIM: 698.07
INV: 695.60

6" HDPE DRAIN
C.O. RIM: 697.60
INV: 694.78

82 LF 6" HDPE @1.00%

CB 38
RIM 696.70
W INV 693.98
N INV 693.98

48 LF 12" HDPE @ 0.52%

31 LF 12" HDPE @ 0.30%

93 LF 18" HDPE @ 0.20%

YI 21
RIM 695.88
E INV 694.07

6" HDPE DRAIN
C.O. RIM: 698.09
INV: 695.60

CB 30
RIM 696.04
W INV 693.34
E INV 693.34

39 LF 18" HDPE @ 0.20%

67 LF 18" HDPE @ 0.21%

YI 20
RIM 695.98
W INV 693.48
E INV 693.48

CB 29
RIM 696.18
W INV 693.18
E INV 693.18

6" HDPE DRAIN
C.O. RIM: 697.74
INV: 695.40

6" HDPE DRAIN
C.O. RIM: 697.36
INV: 694.58

6" HDPE DRAIN
C.O. RIM: 697.69
INV: 695.40

60 LF 6" HDPE @1.37%

82 LF 6" HDPE @1.00%

107 LF 12" HDPE @ 0.20%

PIPE CROSSING:
24" STORM INV: 693.24
8" SAN INV: 689.60

119 LF 12" HDPE @ 0.20%

30 LF 6" HDPE @3.67%

CB 27
RIM 696.02
N INV 693.50

CB 28
RIM 696.26
W INV 693.26
S INV 693.26
E INV 693.26

30 LF 6" HDPE @4.53%

82 LF 6" HDPE @1.00%

6" HDPE DRAIN
C.O. RIM: 698.04
INV: 695.60

6" HDPE DRAIN
C.O. RIM: 697.60
INV: 694.78

60 LF 6" HDPE @1.37%

6" HDPE DRAIN
C.O. RIM: 698.07
INV: 695.60

CB 25
RIM 695.48
W INV 692.63
SE INV 692.63

YI 17
RIM 696.98
W INV 694.58

53 LF 12" HDPE @ 0.21%

YI 18
RIM 696.48
E INV 694.47
SW INV 694.47

50 LF 12"

53 LF 18" HDPE @ 0.20%

YI 19
RIM 696.09
W INV 693.59
E INV 693.59

47 LF 18" HDPE @ 0.20%

10' WIDE FILTER PATH WITH AMENDED SOILS, SEE DETAIL

ROOF DRAIN DOWNSPOUT TO STABILIZED APRON OR SPLASH BLOCK, TYPICAL FOR ALL ROOFTOP DISCONNECTION AREAS.

10' WIDE FILTER PATH WITH AMENDED SOILS, SEE DETAIL

ROOF DRAIN DOWNSPOUT TO STABILIZED APRON OR SPLASH BLOCK, TYPICAL FOR ALL ROOFTOP DISCONNECTION AREAS.

10' WIDE FILTER PATH WITH AMENDED SOILS, SEE DETAIL

LTER PATH MATCHLINE SHEET C-303
OILS, SEE DETAIL

CB 26
RIM 696.08
W INV 692.74

6" HDPE DRAIN
C.O. RIM: 696.60
INV: 694.60

6" HDPE DRAIN
C.O. RIM: 696.60
INV: 694.53

6" HDPE DRAIN
C.O. RIM: 696.80
INV: 694.34

6" HDPE DRAIN
C.O. RIM: 697.03
INV: 694.60

24 LF 6" HDPE @1.00%

7 LF 6" HDPE @1.00%

19 LF 6" HDPE @1.00%

6" HDPE DRAIN
C.O. RIM: 696.58
INV: 694.10

36 LF 6" HDPE @1.39%

30 LF 6" HDPE @3.65%

CB 24
RIM 695.38
NW INV 692.53
E INV 692.53
S INV 692.53

PIPE CROSSING:
24" STORM INV: 692.22
8" SAN INV: 685.25

55 LF 24" HDPE @ 0.20%

CB 23
RIM 695.49
W INV 692.11
E INV 692.11

6" HDPE DRAIN
C.O. RIM: 696.89
INV: 694.50

82 LF 6" HDPE @1.00%

73 LF 24" HDPE @ 0.20%

CB 22
RIM 695.26
S INV 692.26
N INV 692.26
E INV 692.26

29 LF 6" HDPE @3.97%

132 LF 12" HDPE @ 0.20%

48 LF 12" HDPE @ 0.20%

29 LF 6" HDPE @5.28%

82 LF 6" HDPE @1.00%

6" HDPE DRAIN
C.O. RIM: 697.25
INV: 694.80

6" HDPE DRAIN
C.O. RIM: 696.78
INV: 693.88

60 LF 6" HDPE @1.37%

6" HDPE DRAIN
C.O. RIM: 697.22
INV: 694.80

42 LF 18" HDPE @ 0.32%

72 LF 18" HDPE @ 0.20%

71 LF 12" HDPE @ 0.20%

32 LF 18" HDPE @ 0.19%

CB 20
RIM 695.04
S INV 692.39
W INV 692.39
N INV 692.39

CB 21
RIM 695.05
W INV 692.53
E INV 692.53

YI 16
RIM 695.62
W INV 692.77
E INV 692.77

YI 13
RIM 695.40
W INV 692.70
S INV 692.70
E INV 692.70

54 LF 12" HDPE @ 0.20%

56 LF 18" HDPE @ 0.20%

YI 14
RIM 695.09
W INV 692.59
E INV 692.59

PROPOSED STORM LEGEND

PROPOSED STORM SEWER	ST
PROPOSED SANITARY SEWER	8" SA
PROPOSED WATERLINE	8" W
PROPOSED CATCH BASIN	CB
PROPOSED YARD DRAIN OR INLET	YD OR YI
PROPOSED MANHOLE	MH
PROPOSED HYDRANT ASSEMBLY	
PROPOSED PERFORATED STORM SEWER	
PROPOSED CLEANOUT FOR ROOF LEADER	C.O.

NOTES:

1. ROOF LEADERS SHALL EITHER BE DISCONNECTED FROM THE REAR PORTION OF THE APARTMENT BUILDING TO THE FILTER STRIP OR CONNECTED TO THE PERIMETER ROOF DRAIN. PLEASE REFER TO THE PLANS TO DETERMINE WHERE EACH CONDITION APPLIES.

N

DRAINAGE PLAN

SCALE: 1"=30'

CURRENT

(SHEET C-302)

(SHEET C-303)

(SHEET C-304)

N

SHEET LOCATION MAP

SCALE: N.T.S.

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

30' 30 0 30 60Ft.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN

Buffalo | Utica | Greensboro

Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

STATE OF NEW YORK
CHRISTOPHER WOOD
LICENSED PROFESSIONAL ENGINEER
076394

Sealed 08/03/2026

DRAWING NAME:

Drawing Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.

C-301

Project No: 25-4008

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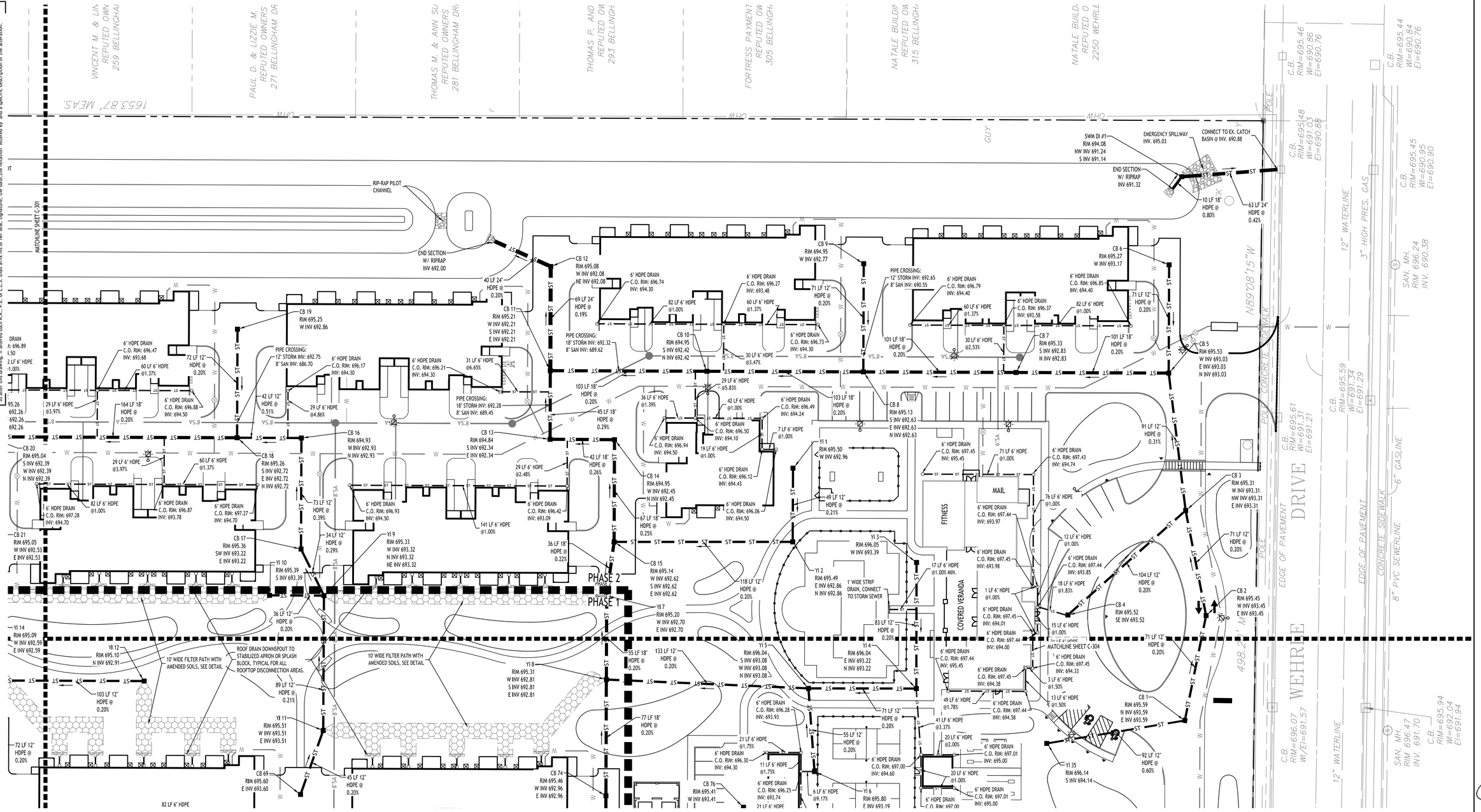


DRAINAGE PLAN

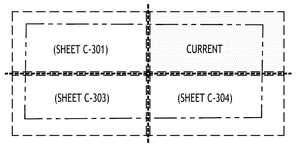
SCALE: 1"=30'

PROPOSED STORM LEGEND

PROPOSED STORM SEWER	ST
PROPOSED SANITARY SEWER	8" SA
PROPOSED WATERLINE	8" W
PROPOSED CATCH BASIN	CB
PROPOSED YARD DRAIN OR INLET	YD OR YI
PROPOSED MANHOLE	MH
PROPOSED HYDRANT ASSEMBLY	
PROPOSED PERFORATED STORM SEWER	
PROPOSED CLEANOUT FOR ROOF LEADER	C.O.

NOTES:

1. ROOF LEADERS SHALL EITHER BE DISCONNECTED FROM THE REAR PORTION OF THE APARTMENT BUILDING TO THE FILTER STRIP OR CONNECTED TO THE PERIMETER ROOF DRAIN. PLEASE REFER TO THE PLANS TO DETERMINE WHERE EACH CONDITION APPLIES.



SHEET LOCATION MAP

SCALE: N.T.S.

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

30 0 30 60Ft.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS: No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

STATE OF NEW YORK
CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER
Sealed 08/03/2026

DRAWING NAME:
Drainage Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-302

Project No: 25-4008

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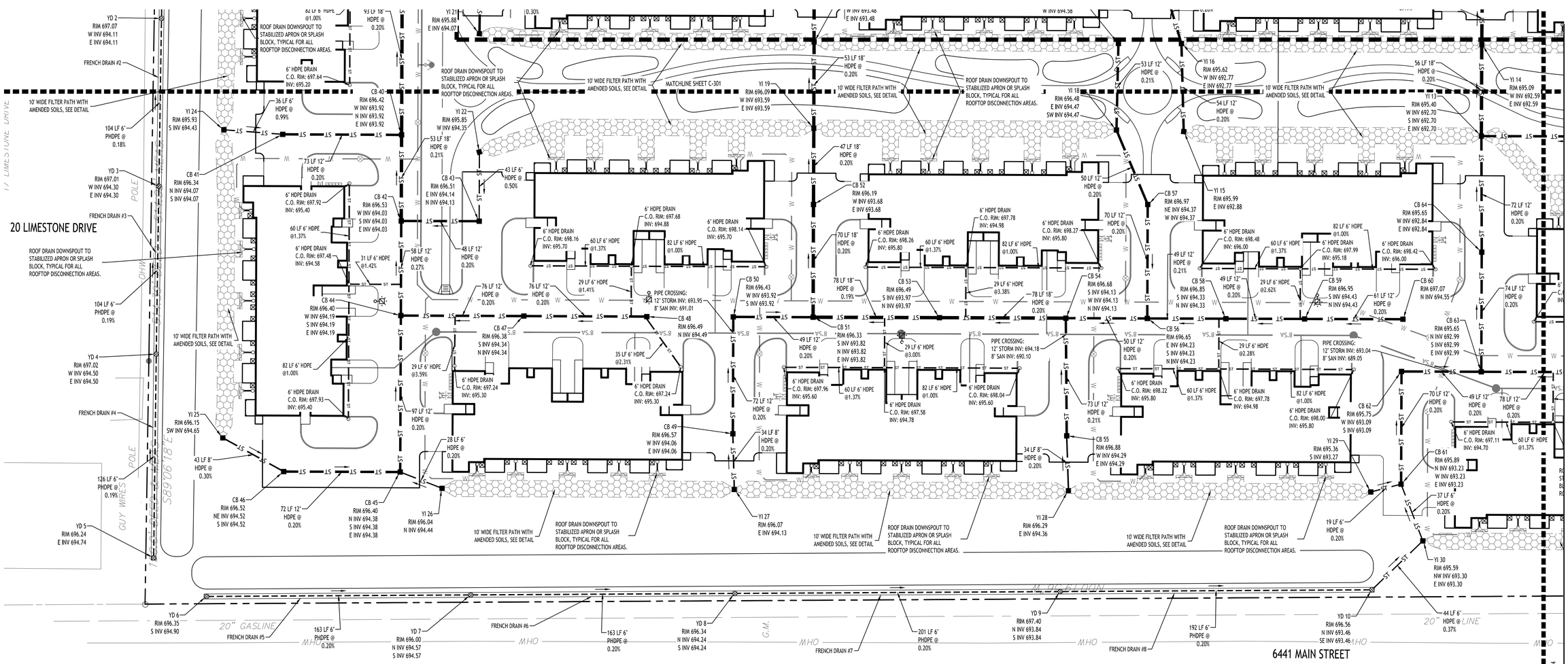


DRAINAGE PLAN

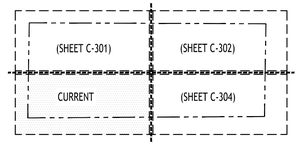
SCALE: 1"=30'

PROPOSED STORM LEGEND

PROPOSED STORM SEWER	ST
PROPOSED SANITARY SEWER	8" SA
PROPOSED WATERLINE	8" W
PROPOSED CATCH BASIN	CB
PROPOSED YARD DRAIN OR INLET	YD OR YI
PROPOSED MANHOLE	MH
PROPOSED HYDRANT ASSEMBLY	
PROPOSED PERFORATED STORM SEWER	
PROPOSED CLEANOUT FOR ROOF LEADER	C.O.

NOTES:

1. ROOF LEADERS SHALL EITHER BE DISCONNECTED FROM THE REAR PORTION OF THE APARTMENT BUILDING TO THE FILTER STRIP OR CONNECTED TO THE PERIMETER ROOF DRAIN. PLEASE REFER TO THE PLANS TO DETERMINE WHERE EACH CONDITION APPLIES.



SHEET LOCATION MAP

SCALE: N.T.S.

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

30 0 30 60Ft.

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2190 Wehrle Drive
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REVISIONS:

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1	Rev. Per Town Comments	08/03/2026

STATE OF NEW YORK
CHRISTOPHER WOOD
LICENSED PROFESSIONAL ENGINEER
076394

Sealed 08/03/2026

DRAWING NAME:
Drainage Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-303

Project No: 25-4008

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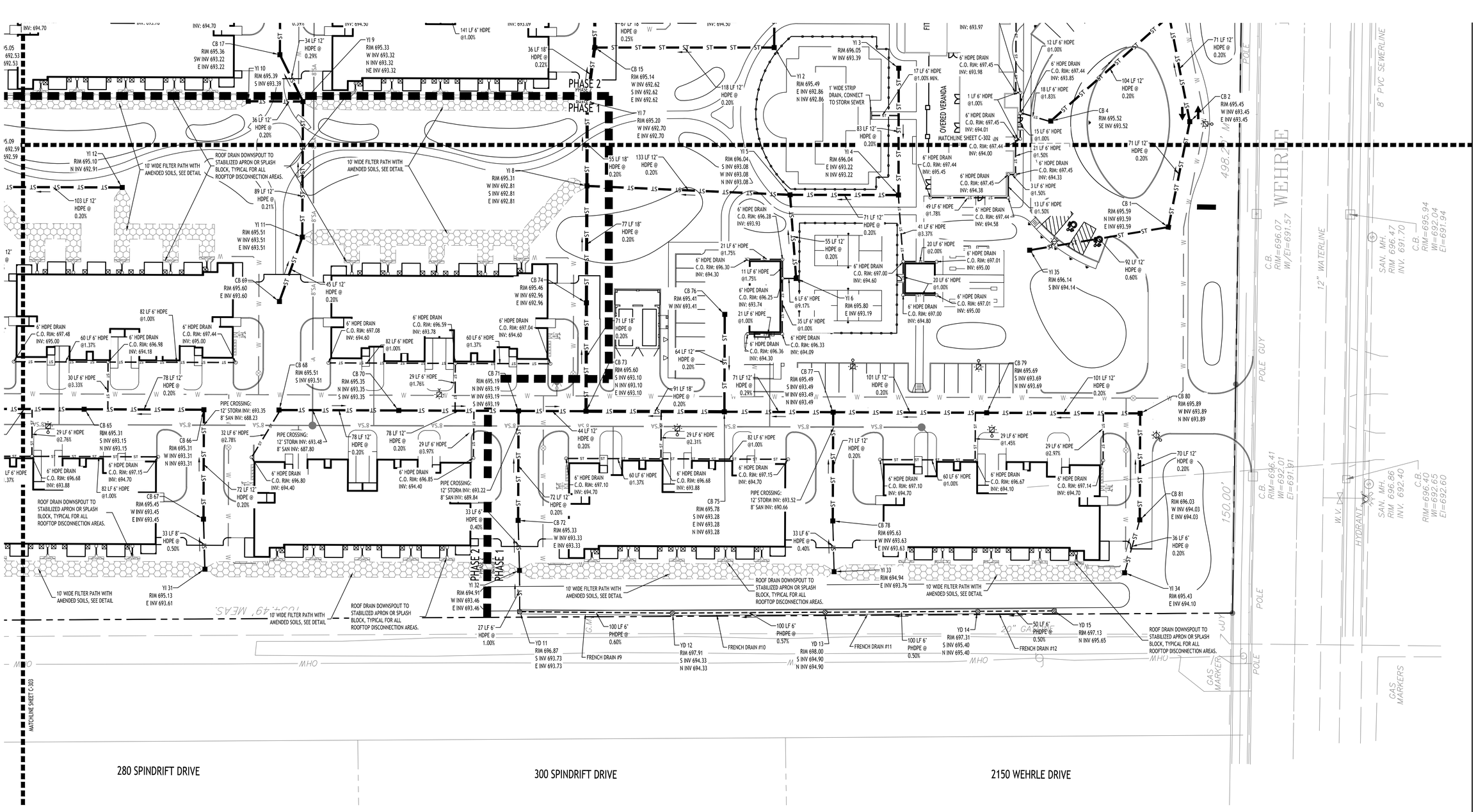

DRAINAGE PLAN

SCALE: 1"=30'

PROPOSED STORM LEGEND

PROPOSED STORM SEWER	ST
PROPOSED SANITARY SEWER	8" SA
PROPOSED WATERLINE	8" W
PROPOSED CATCH BASIN	CB
PROPOSED YARD DRAIN OR INLET	YD OR YI
PROPOSED MANHOLE	MH
PROPOSED HYDRANT ASSEMBLY	
PROPOSED PERFORATED STORM SEWER	
PROPOSED CLEANOUT FOR ROOF LEADER	C.O.

NOTES:

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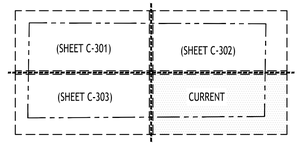

SHEET LOCATION MAP

SCALE: N.T.S.

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

30 0 30 60Ft.

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Uptown Apartments

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STATE OF NEW YORK
CHRISTOPHER WOOD
LICENSED PROFESSIONAL ENGINEER
076394

Sealed 08/03/2026

DRAWING NAME:
Drainage Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-304

Project No: 25-4008

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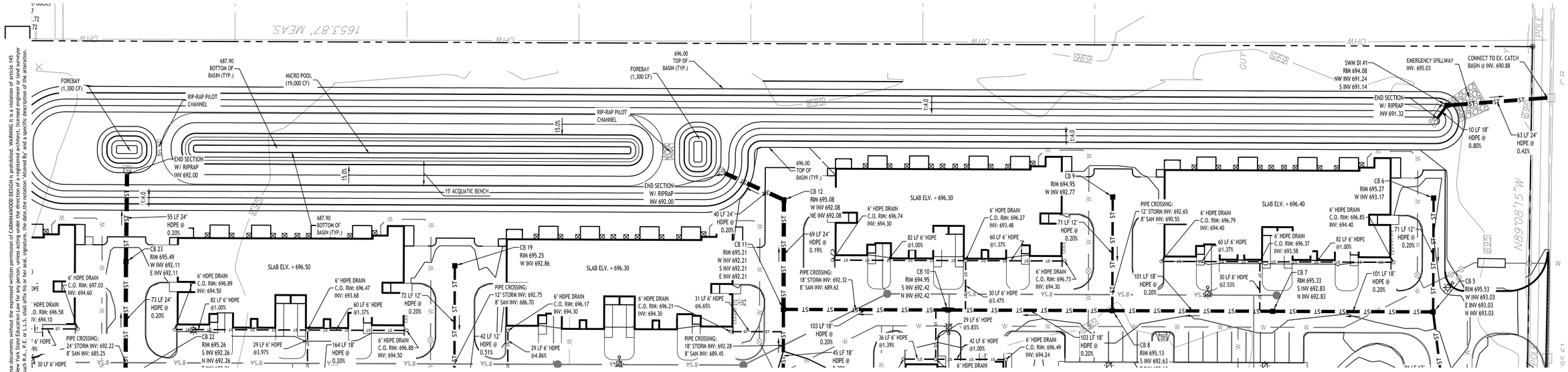
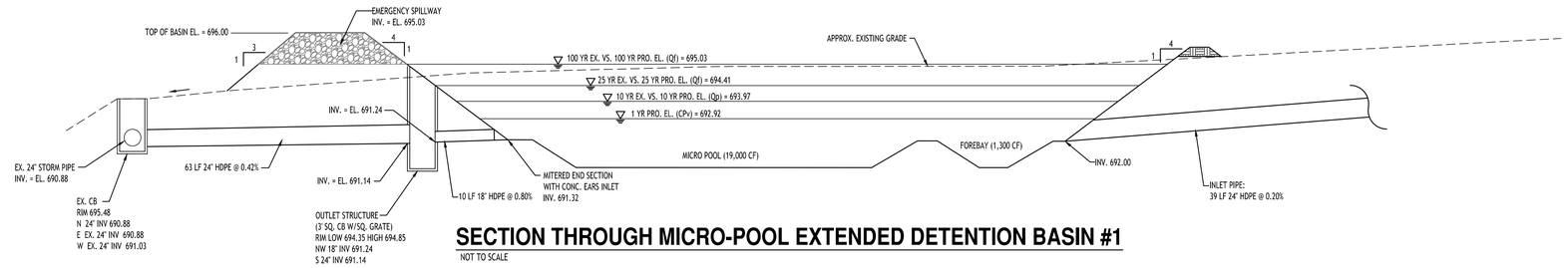


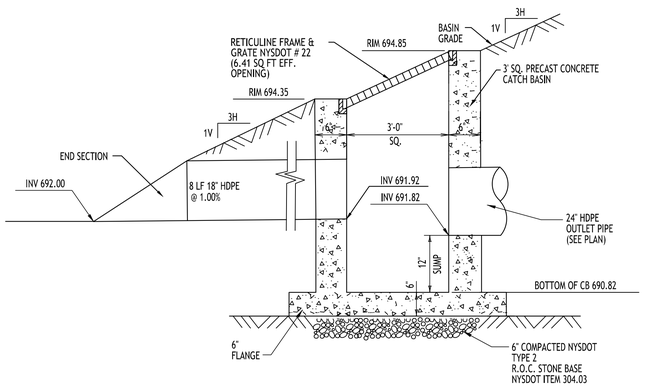
MICROPOOL EXTENDED DETENTION BASIN #1 PLAN & DETAIL

SCALE: 1"=30'



SECTION THROUGH MICRO-POOL EXTENDED DETENTION BASIN #1

NOT TO SCALE



DETENTION BASIN SWM DI #1

N.T.S.

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30' 30 0 30 60Ft.

TOWN OF AMHERST APPROVAL BOX:

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No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

STATE OF NEW YORK * CHRISTOPHER WOOD * LICENSED PROFESSIONAL ENGINEER 076984

Sealed 08/03/2026

DRAWING NAME:
Micro Pool Extended Detention Basin #1 Plan & Detail

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-305

Project No: 25-4008

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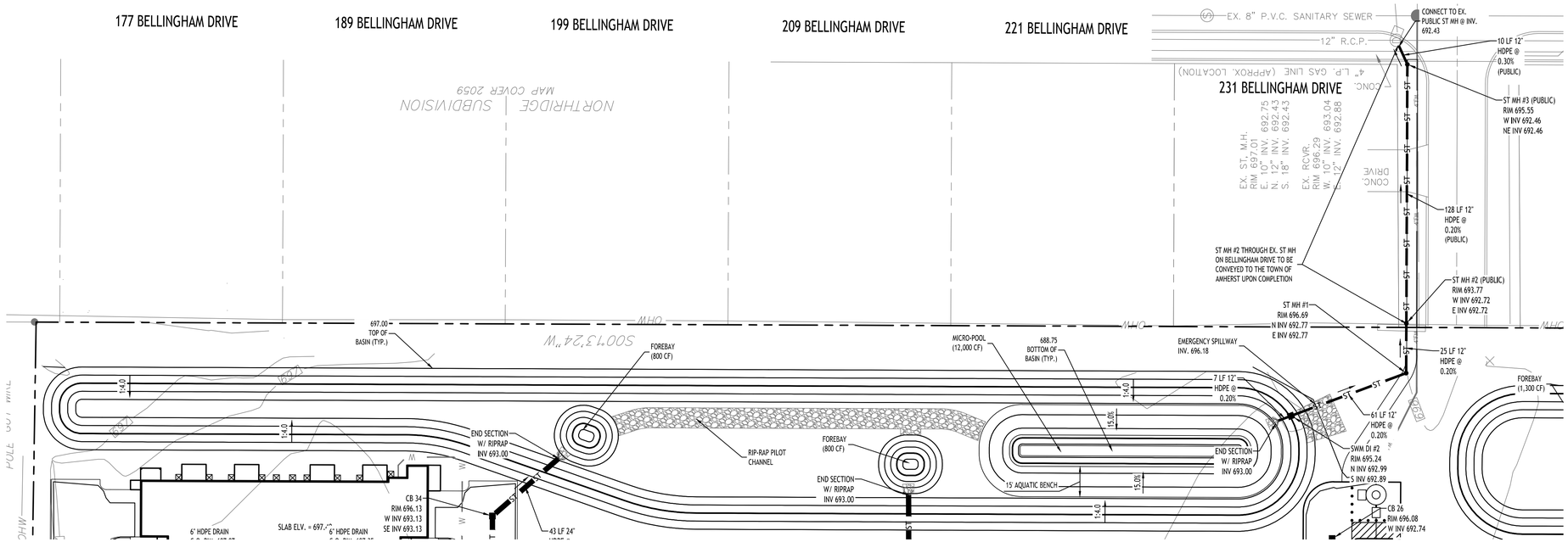
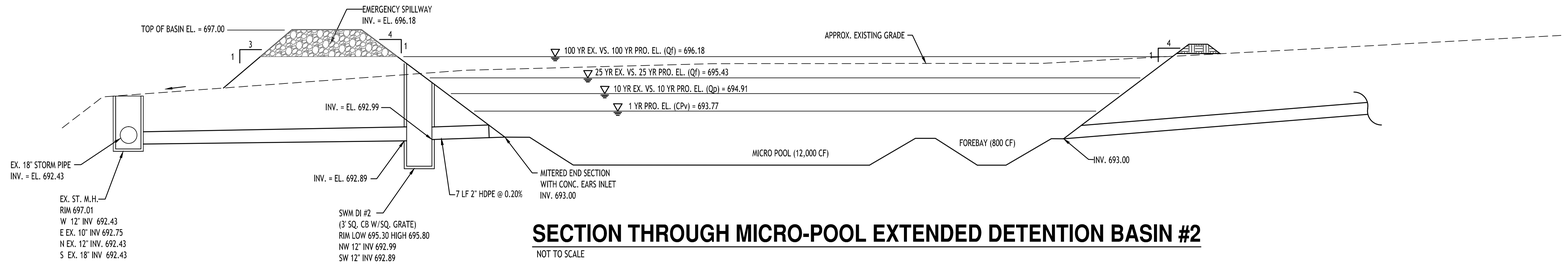


MICROPOOL EXTENDED DETENTION BASIN #2 PLAN & DETAIL

SCALE: 1"=30'

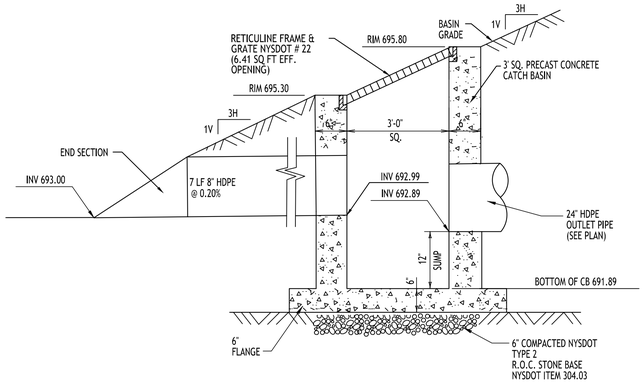
NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30 0 30 60Ft.



SECTION THROUGH MICRO-POOL EXTENDED DETENTION BASIN #2

NOT TO SCALE



DETENTION BASIN SWM DI #2

N.T.S.

TOWN OF AMHERST APPROVAL BOX:

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1	Rev. Per Town Comments	08/03/2026

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

Sealed 08/03/2026

DRAWING NAME:
Micro Pool Extended Detention Basin #2 Plan & Detail

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.

C-306

Project No: 25-4008

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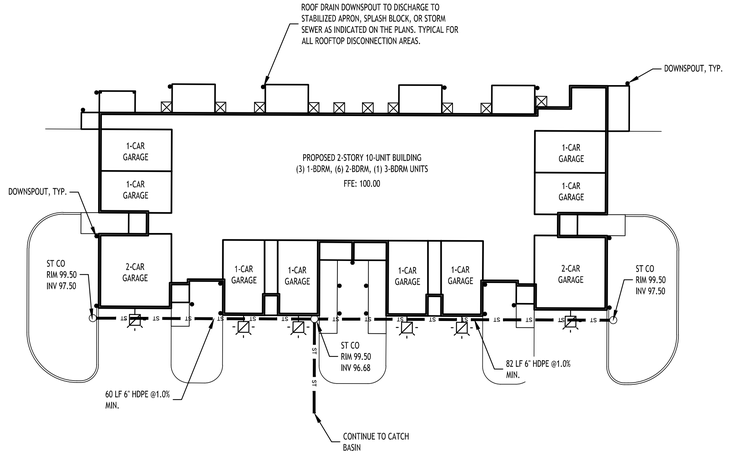
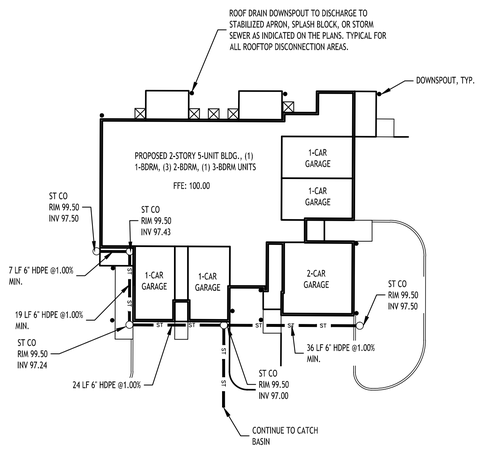


TYPICAL STORMWATER COLLECTION DETAIL - 10-UNIT APARTMENT BUILDING

SCALE: 1"=20'



TYPICAL STORMWATER COLLECTION DETAIL - 5-UNIT APARTMENT BUILDING

SCALE: 1"=20'

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

20' 20 0 20 40Ft.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Uptown Apartments
2190 Wehrle Drive
Amherst, New York 14221
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REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

STATE OF NEW YORK * CHRISTOPHER WOOD * LICENSED PROFESSIONAL ENGINEER
076394
Sealed 08/03/2026

DRAWING NAME:
Typical Building Stormwater Collection Details

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-307

Project No: 25-4008

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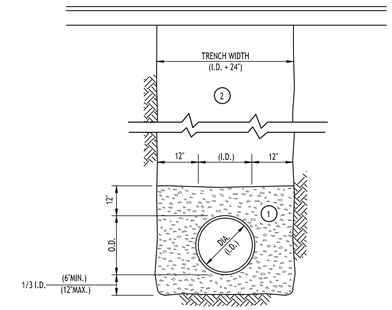


NOTES:

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

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

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

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

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

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

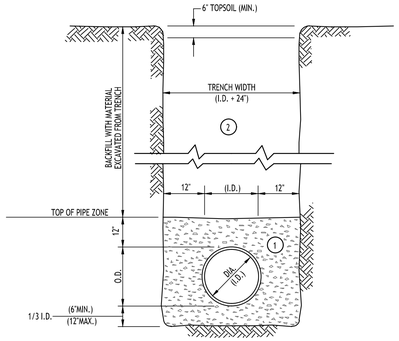
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

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

NO SLAG SHALL BE ALLOWED FOR MATERIAL (2)

STORM SEWER TRENCH SECTION IN PAVED AREAS

NOT TO SCALE



NOTES:

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

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

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

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

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

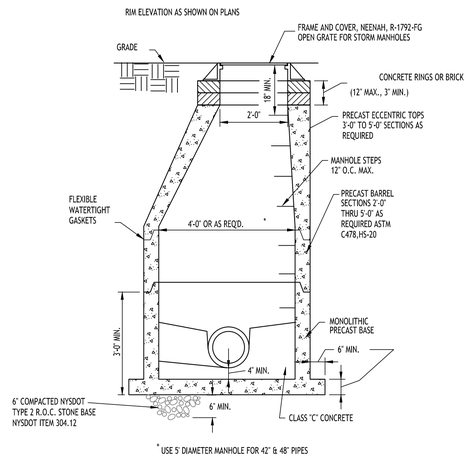
(1) NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH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

NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

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

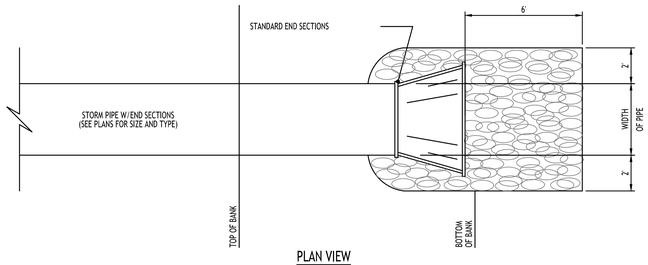
STORM SEWER TRENCH SECTION IN UNPAVED AREAS

NOT TO SCALE

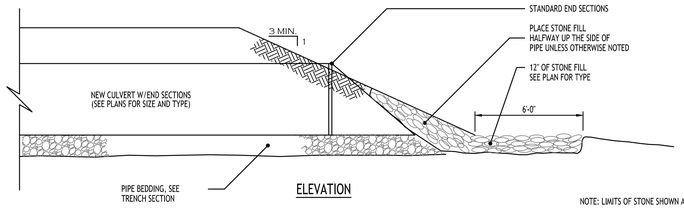


TYPICAL STORM MANHOLE DETAIL

NOT TO SCALE



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

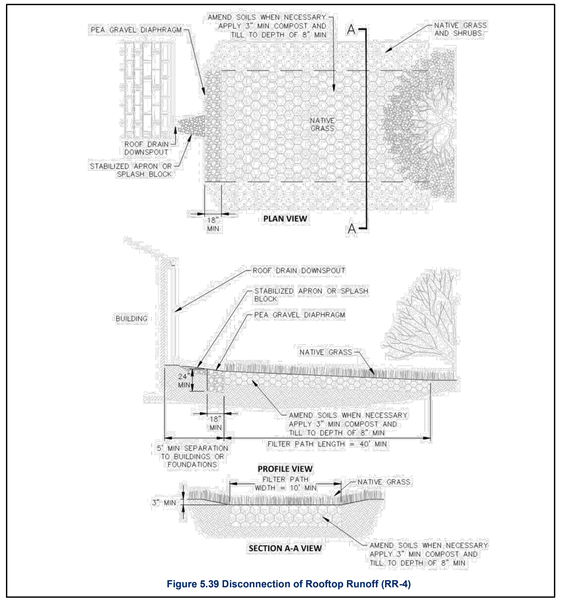
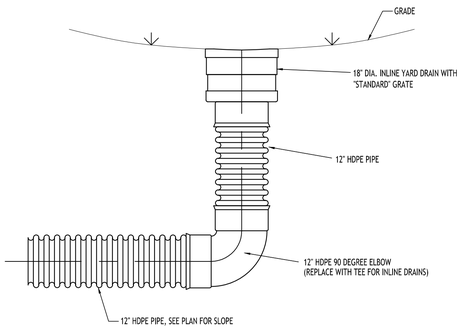


Figure 5.39 Disconnection of Rooftop Runoff (RR-4)

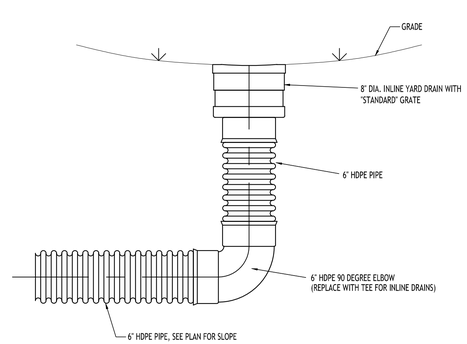
TOWN OF AMHERST STANDARD STORM MANHOLE



NOTE:
SEE TYPICAL TRENCH SECTION FOR BEDDING REQUIREMENTS

TYPICAL YARD INLET DETAIL

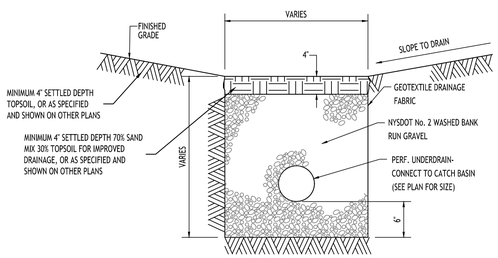
NOT TO SCALE



NOTE:
SEE TYPICAL TRENCH SECTION FOR BEDDING REQUIREMENTS

TYPICAL YARD DRAIN DETAIL

NOT TO SCALE

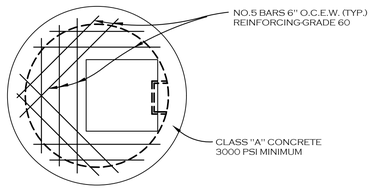


FRENCH DRAIN DETAIL IN LAWN/FIELD AREA

NOT TO SCALE

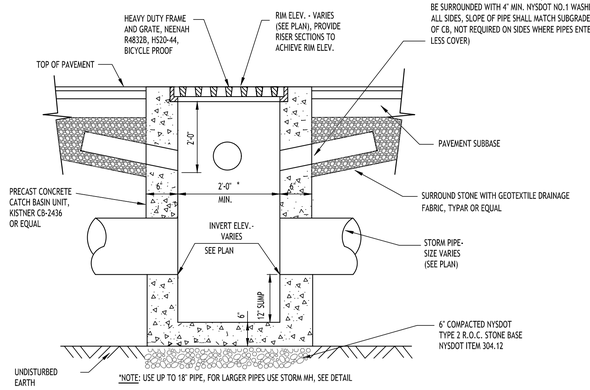
NOTE: TO BE USED WITH BUILDING DRAINAGE SYSTEM

TYPE "C"



TOP SLAB WITH SQUARE OPENING

TOWN OF AMHERST FLAT TOP MANHOLE RECEIVER



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

TYPICAL PRECAST CATCH BASIN

NOT TO SCALE

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No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

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

Sealed 08/03/2026

DRAWING NAME:
Drainage Details

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-308

Project No: 25-4008

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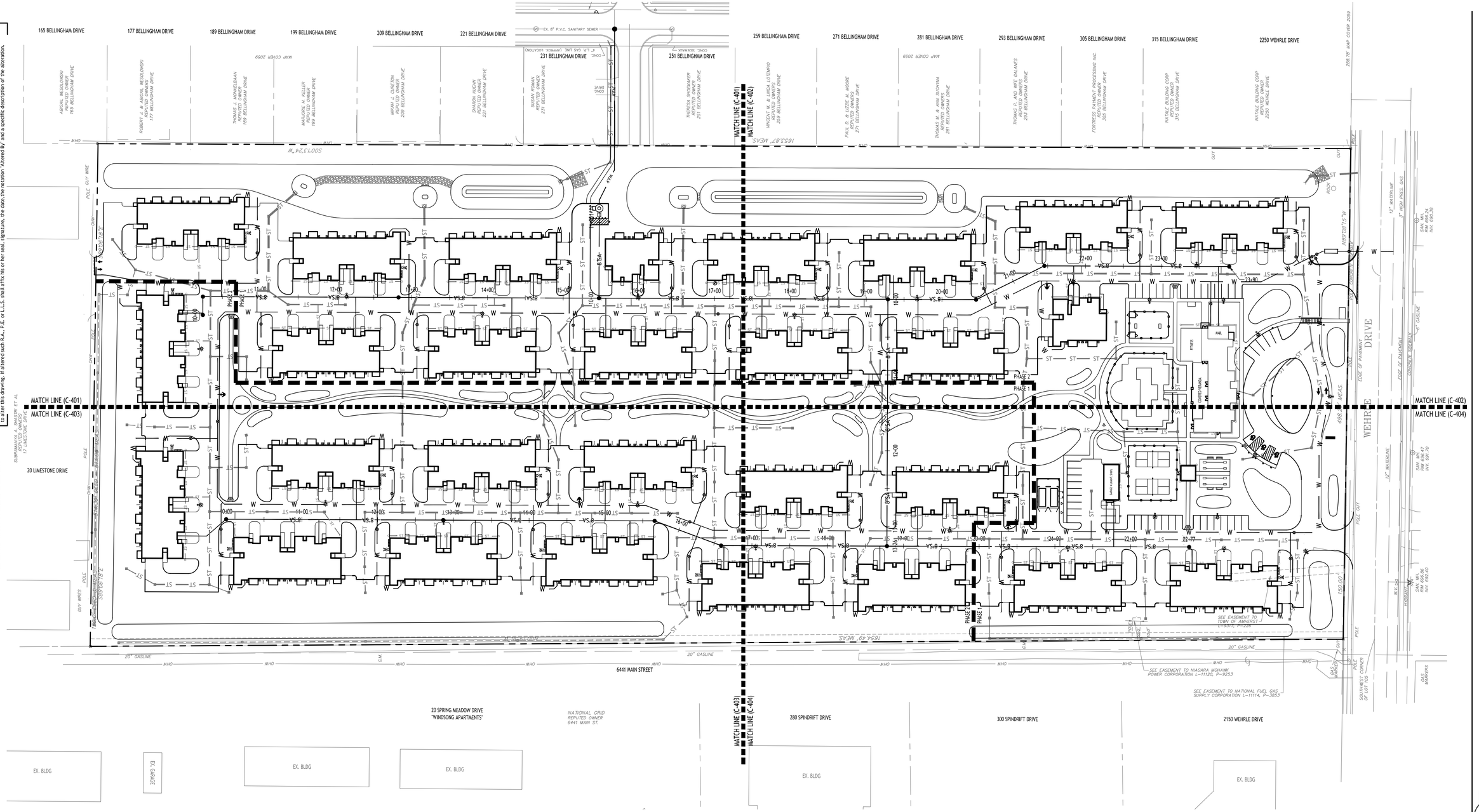

OVERALL UTILITY PLAN

SCALE: 1"=60'

UTILITY NOTES:

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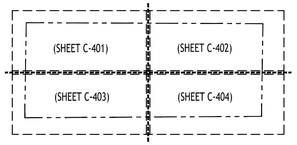
PROPOSED UTILITY LEGEND

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

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



SHEET LOCATION MAP

SCALE: N.T.S.

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

30 0 30 60Ft.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

STATE OF NEW YORK
CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

Sealed 08/03/2026

DRAWING NAME:

Utility Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.

C-400

Project No: 25-4008

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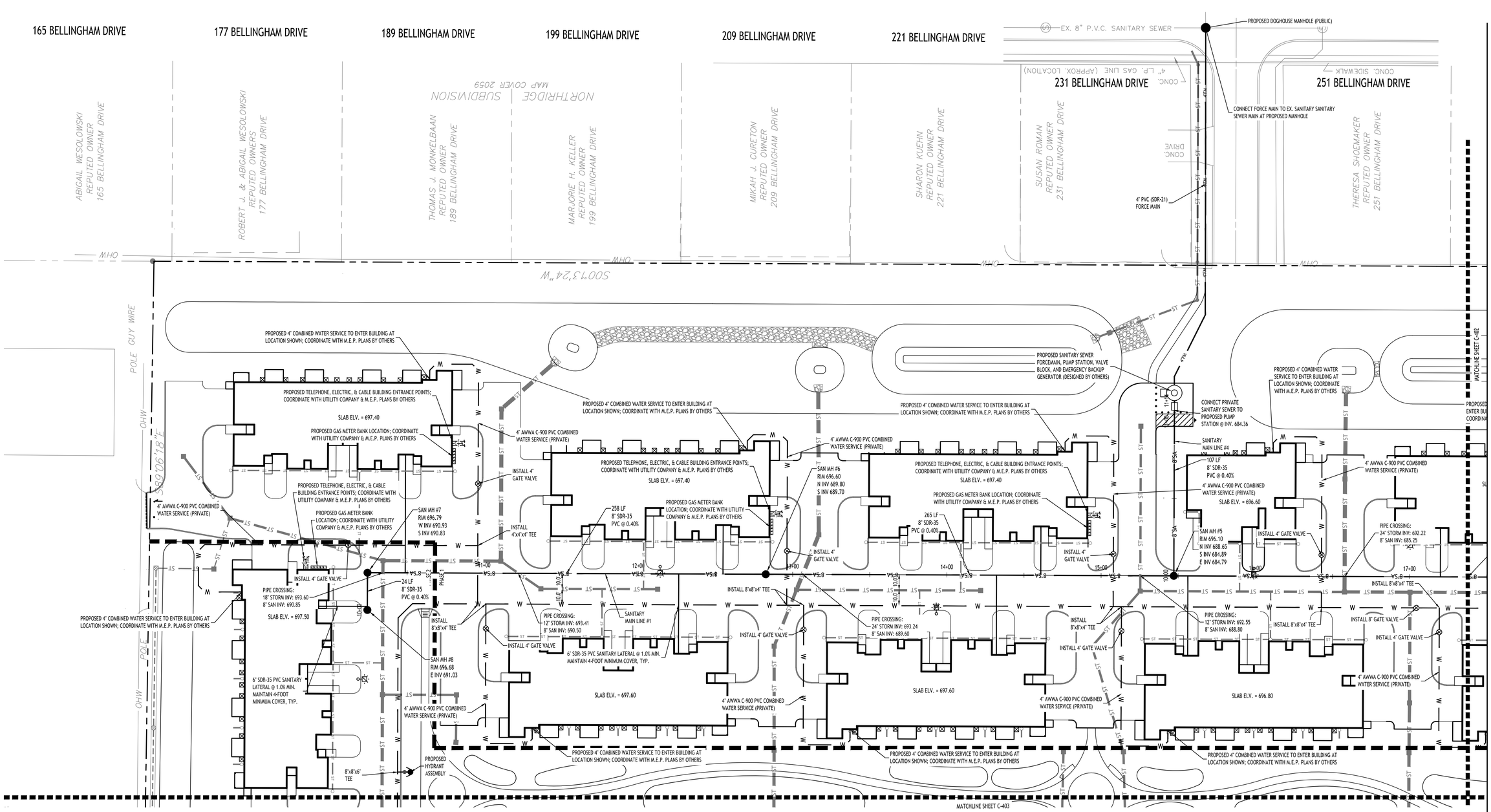

UTILITY PLAN

SCALE: 1"=30'

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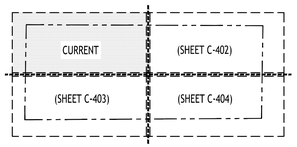

SHEET LOCATION MAP

SCALE: N.T.S.

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30 0 30 60Ft.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

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

Sealed 08/03/2026

DRAWING NAME:

Utility Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.

C-401

Project No: 25-4008

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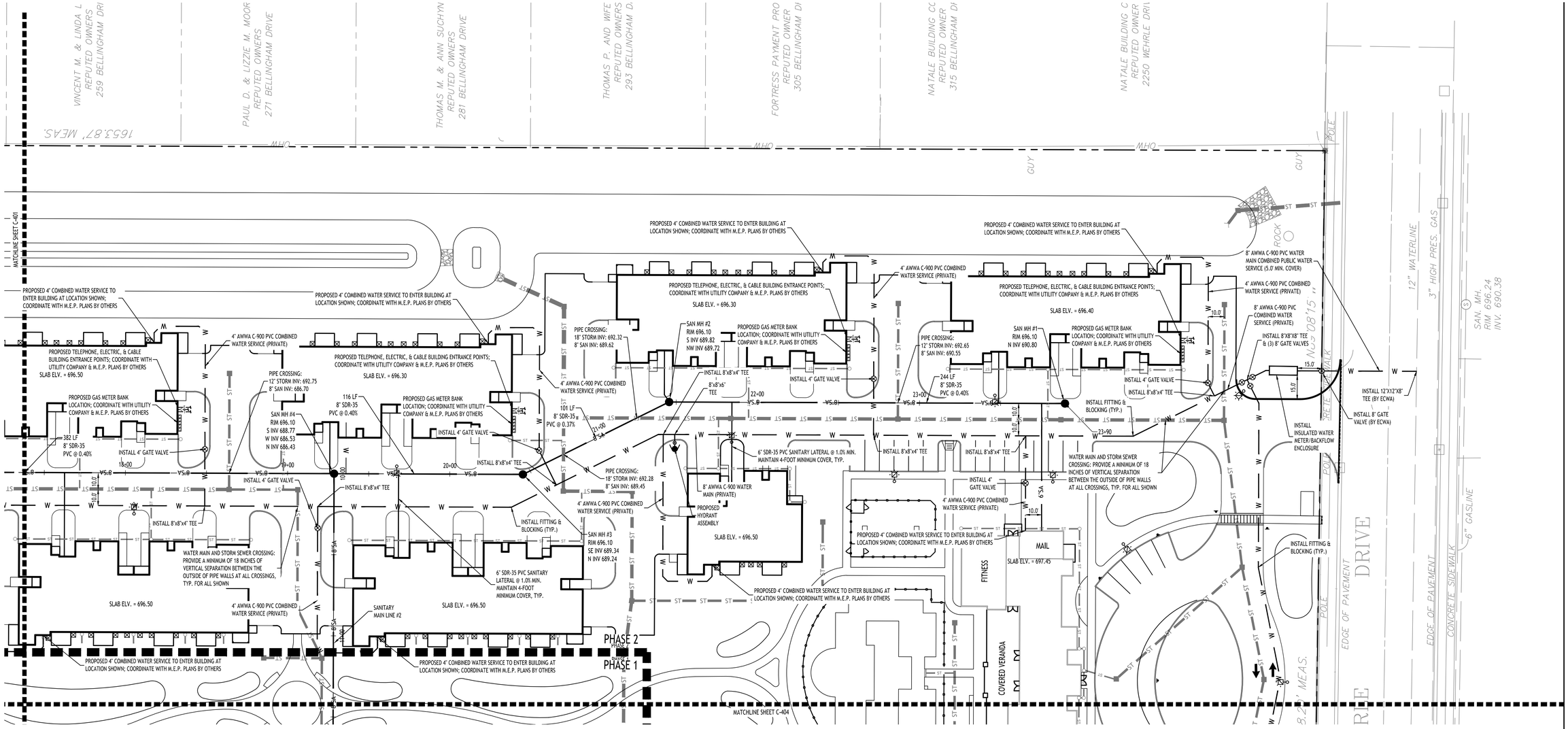

UTILITY PLAN

SCALE: 1"=30'

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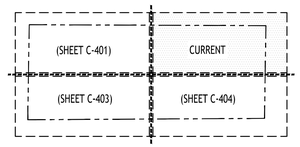

SHEET LOCATION MAP

SCALE: N.T.S.

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

30 0 30 60Ft.

TOWN OF AMHERST APPROVAL BOX:

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SBL# 81.02-1-10.1

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

STATE OF NEW YORK * CHRISTOPHER WOOD * LICENSED PROFESSIONAL ENGINEER 076394

Sealed 08/03/2026

DRAWING NAME:
Utility Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-402

Project No: 25-4008

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MATCHLINE SHEET C-401

4" AWWA C-900 PVC COMBINED WATER SERVICE (PRIVATE)

INSTALL 8" GATE VALVE

INSTALL 4" GATE VALVE

INSTALL 8"x8"x4" TEE

PROPOSED 4" COMBINED WATER SERVICE TO ENTER BUILDING AT LOCATION SHOWN; COORDINATE WITH M.E.P. PLANS BY OTHERS

WATER MAIN AND STORM SEWER CROSSING: PROVIDE A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION BETWEEN THE OUTSIDE OF PIPE WALLS AT ALL CROSSINGS, TYP. FOR ALL SHOWN

PROPOSED TELEPHONE, ELECTRIC, & CABLE BUILDING ENTRANCE POINTS; COORDINATE WITH UTILITY COMPANY & M.E.P. PLANS BY OTHERS

SLAB ELV. = 697.50

SLAB ELV. = 697.70

SLAB ELV. = 697.80

SLAB ELV. = 698.00

PROPOSED GAS METER BANK LOCATION; COORDINATE WITH UTILITY COMPANY & M.E.P. PLANS BY OTHERS

SAN MH #9
RIM 697.21
S INV 691.75

SAN MH #10
RIM 697.20
N INV 690.60
S INV 690.50

287 LF
8" SDR-35
PVC @ 0.40%

279 LF
8" SDR-35
PVC @ 0.40%

94 LF
8" SDR-35
PVC @ 0.40%

219 LF
8" SDR-35
PVC @ 0.41%

PROPOSED HYDRANT ASSEMBLY

8"x8"x6" TEE

6' SDR-35 PVC SANITARY LATERAL @ 1.0% MIN. MAINTAIN 4-FOOT MINIMUM COVER, TYP.

PIPE CROSSING:
12" STORM INV: 693.95
8" SAN INV: 691.01

PIPE CROSSING:
12" STORM INV: 694.18
8" SAN INV: 690.10

PIPE CROSSING:
12" STORM INV: 693.04
8" SAN INV: 689.05

SAN MH #11
RIM 696.60
S INV 689.29
N INV 689.39

SAN MH #12
RIM 696.50
S INV 688.82
N INV 688.92

SLAB ELV. = 697.30

SLAB ELV. = 697.60

SLAB ELV. = 697.80

SLAB ELV. = 696.70

4" AWWA C-900 PVC COMBINED WATER SERVICE (PRIVATE)

PROPOSED GAS METER BANK LOCATION; COORDINATE WITH UTILITY COMPANY & M.E.P. PLANS BY OTHERS

PROPOSED TELEPHONE, ELECTRIC, & CABLE BUILDING ENTRANCE POINTS; COORDINATE WITH UTILITY COMPANY & M.E.P. PLANS BY OTHERS

PROPOSED 4" COMBINED WATER SERVICE TO ENTER BUILDING AT LOCATION SHOWN; COORDINATE WITH M.E.P. PLANS BY OTHERS

6441 MAIN STREET

20 SPRING MEADOW DRIVE
"WINDSONG APARTMENTS"

NATIONAL GRID
REPUTED OWNER
6441 MAIN ST.

280

20" GASLINE

MHO

G.M.

OHW

POLE

GUY WIRES

S69°06'18"E

UTILITY PLAN

SCALE: 1"=30'

UTILITY NOTES:

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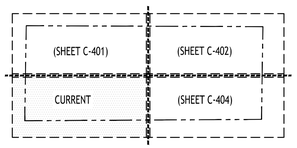

SHEET LOCATION MAP

SCALE: N.T.S.

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30' 30 0 30 60Ft.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Uptown Apartments

2190 Wehrle Drive
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No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

STATE OF NEW YORK
CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

Sealed 08/03/2026

DRAWING NAME:
Utility Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-403

Project No: 25-4008

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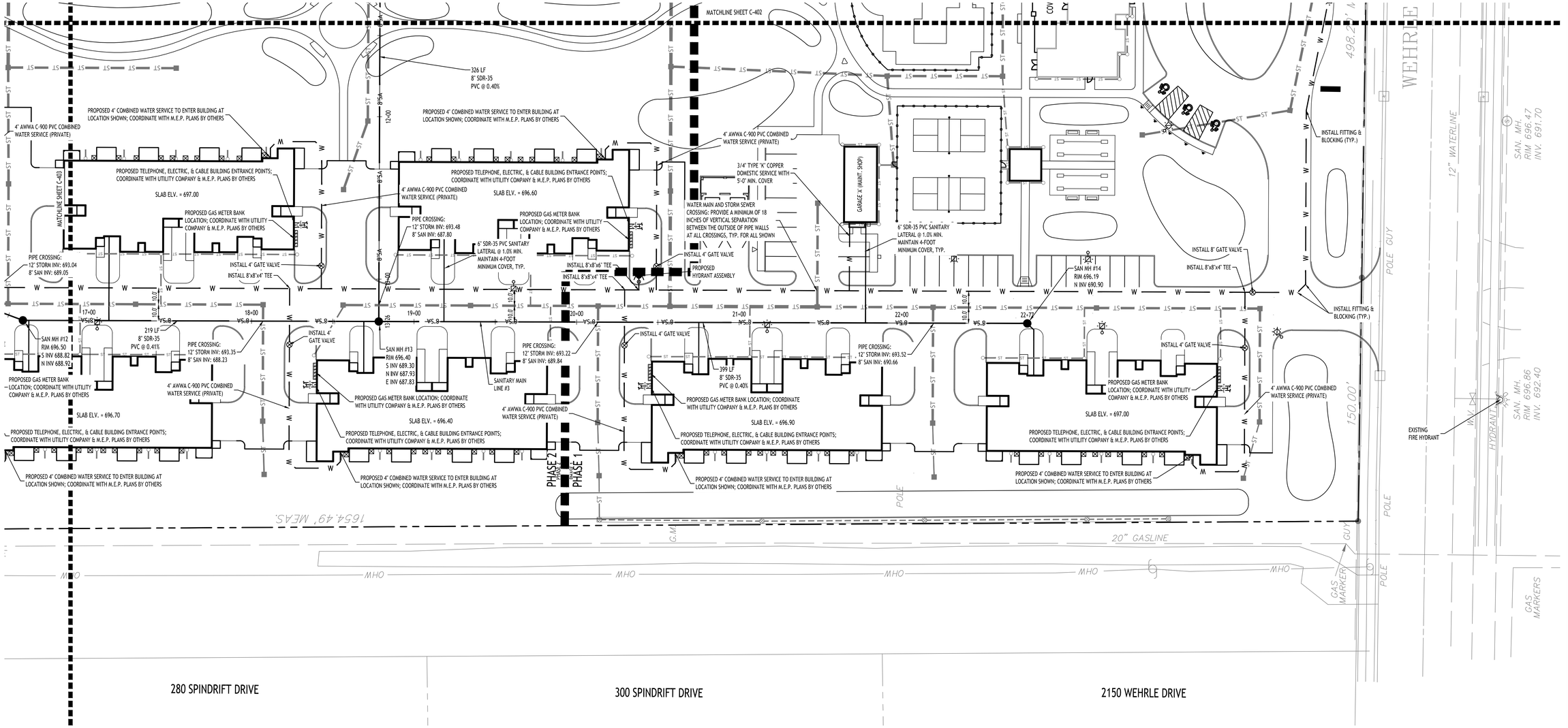

UTILITY PLAN

SCALE: 1"=30'

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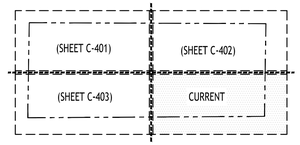

SHEET LOCATION MAP

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30' 30 0 30 60Ft.

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STATE OF NEW YORK
CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

Sealed 08/03/2026

DRAWING NAME:
Utility Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.

C-404

Project No: 25-4008

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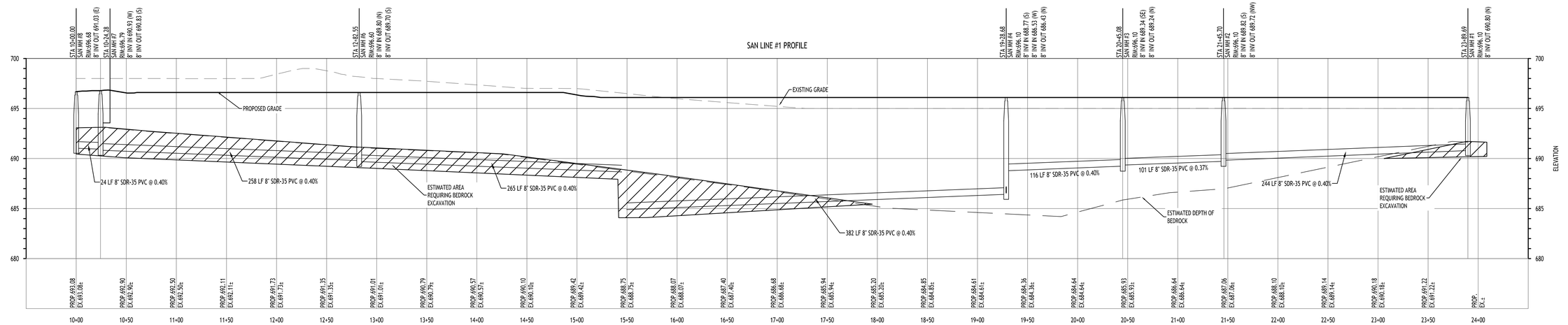
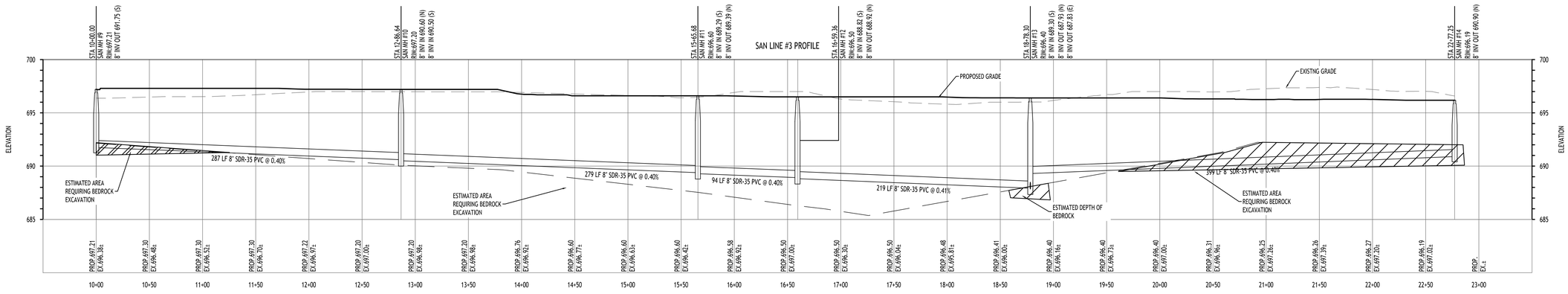
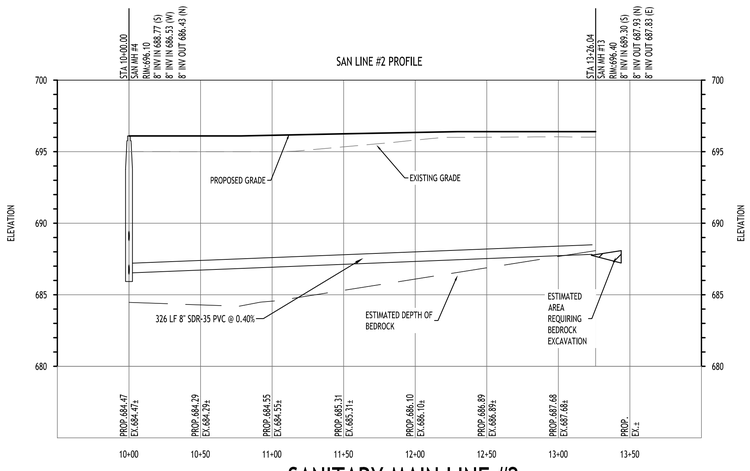


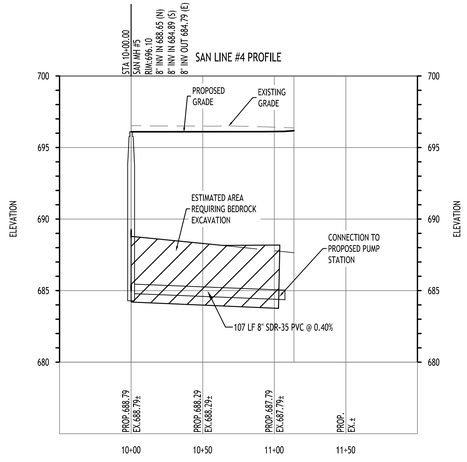
SANITARY MAIN LINE #1



SANITARY MAIN LINE #3



SANITARY MAIN LINE #2



SANITARY MAIN LINE #4

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

CHRISTOPHER WOOD
STATE OF NEW YORK
076394
LICENSED PROFESSIONAL ENGINEER

Sealed 08/03/2026

DRAWING NAME:
Utility Profiles

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-405

Project No: 25-4008

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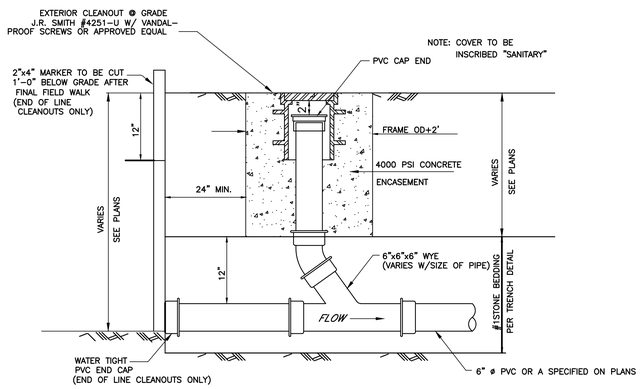
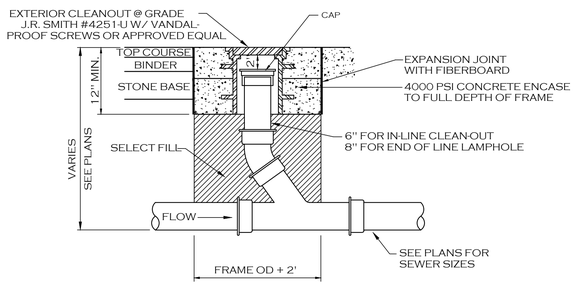


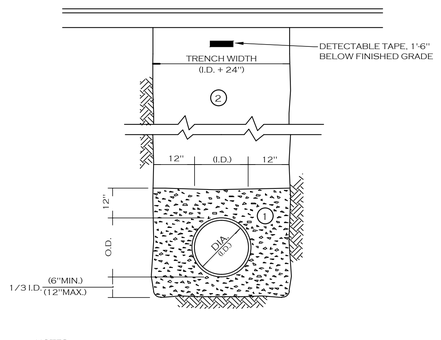
LAMPHOLE/CLEANOUT IN LAWN/FIELD AREAS

NOT TO SCALE



Lamphole/Cleanout in Pavement/Sidewalk

NOT TO SCALE



NOTES:

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

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

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

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

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

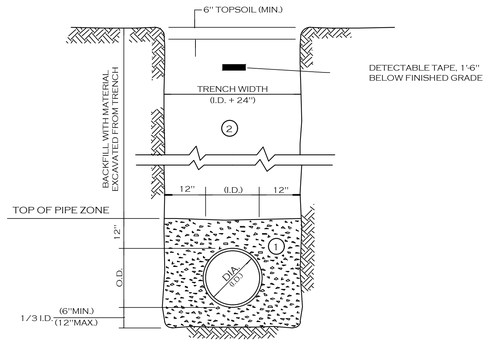
(1) NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH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

NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

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

NO SLAG SHALL BE ALLOWED FOR MATERIAL (2)

UTILITY TRENCH SECTION IN PAVED AREAS



NOTES:

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

MATERIALS

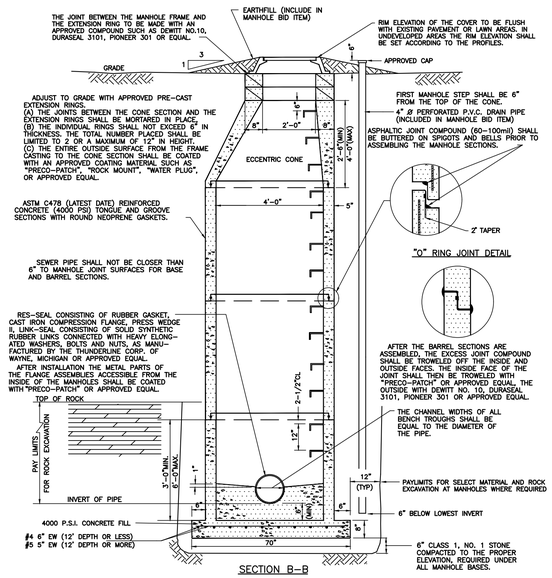
PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

(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.

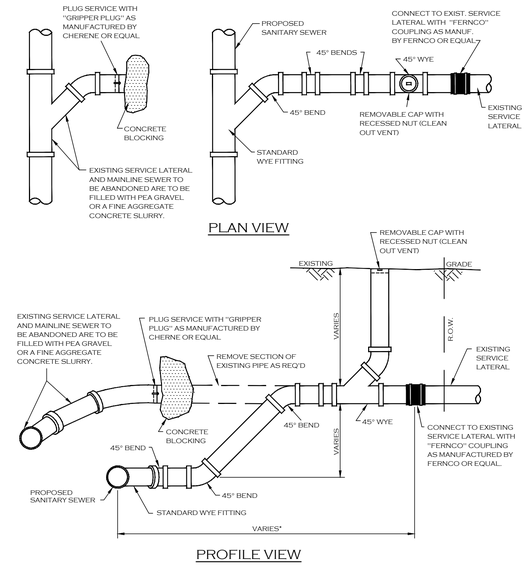
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

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

UTILITY TRENCH SECTION IN UNPAVED AREAS

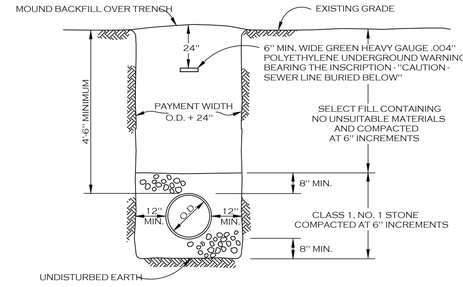


MONOLITHIC, PRECAST BASE, MANHOLES 4'-0" MANHOLE BASE FOR 16"Ø SEWERS OR LESS

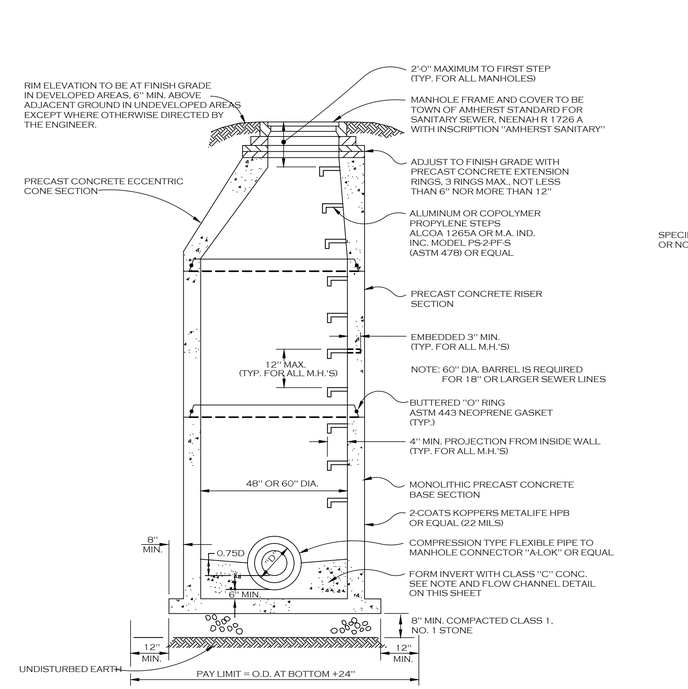


*NOTE: THE CONTRACTOR SHALL CONNECT TO THE FIRST GOOD STRUCTURALLY SOUND SECTION OF PIPE ON THE EXISTING SERVICE LATERAL AS DETERMINED IN THE FIELD DURING CONSTRUCTION.

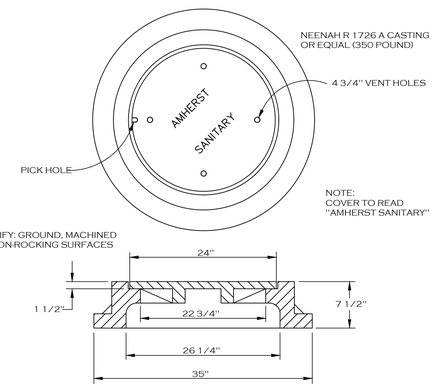
TYPICAL HOUSE CONNECTION/ABANDONMENT DETAIL



TOWN OF AMHERST
TYPICAL FORCE MAIN TRENCH DETAILS



TOWN OF AMHERST
PRECAST CONCRETE MANHOLE



TOWN OF AMHERST
STANDARD MANHOLE FRAME AND COVER

VENTED COVER

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

STATE OF NEW YORK
CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER
Sealed 08/03/2026

DRAWING NAME:
Sanitary Sewer Details

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.

C-406

Project No: 25-4008

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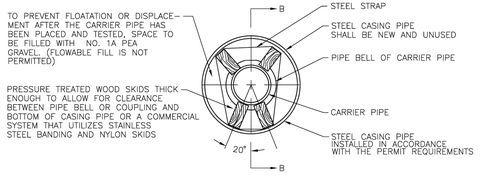
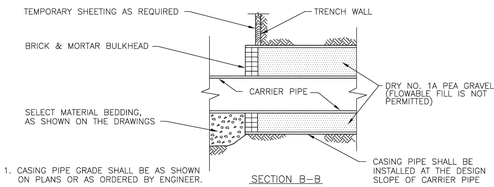
ROAD CROSSING BY JACKING AND BORING METHOD 6" DIA. TO 24" DIA. CARRIER PIPE

(NOVEMBER 2023)





SECTION B–B
CASING PIPE DETAILS

1. CASING PIPE GRADE SHALL BE AS SHOWN ON PLANS OR AS ORDERED BY ENGINEER.
2. MAXIMUM ALLOWABLE ERROR FOR THE CASING PIPE SHALL BE 0.2 OF A FOOT ABOVE OR BELOW THE DESIGN GRADE.
3. THE MAXIMUM ALLOWABLE ERROR ON THE HORIZONTAL ALIGNMENT OF THE CASING PIPE SHALL NOT EXCEED 4" OFF THE DESIGNED CENTERLINE OF IMPROVEMENT.
4. JACKING AND RECEIVING PIT, TEMPORARY SHEETING AND SHORING SHALL BE DESIGNED BY A N.Y.S. LICENSED ENGINEER RETAINED BY THE CONTRACTOR.
5. ANY ERROR IN GRADE AND/OR ALIGNMENT WHICH EXCEED THE NOTED ALLOWABLES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

SCHEDULE FOR DIAMETER AND THICKNESS OF CASING PIPE

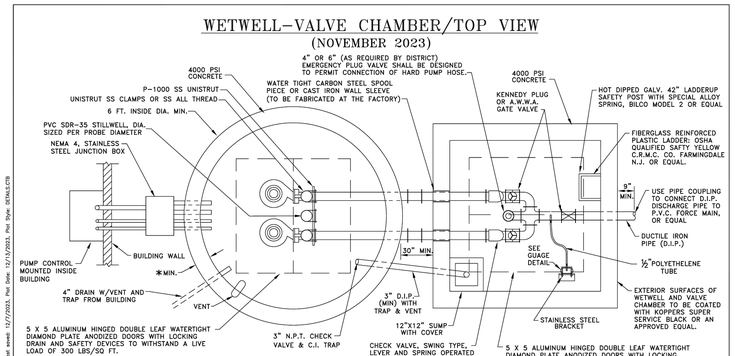
CARRIER PIPE DIAMETER	CASING PIPE DIAMETER	CASING PIPE THICKNESS
6"	18"	0.375
8"	20"	0.375
10"	24"	0.375
12"	26"	0.375
15"	30"	0.375
18"	36"	0.500
21"	42"	0.500
24"	48"	0.500

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

Rev. 1 2/7/94	ADDED #1A PEA GRAVEL	STD.DETAIL
Rev. 2 7/14/99	CHANGED THE SLOPE AND SIZE REQUIREMENTS FOR THE CASING PIPE	25
Rev. 3 12/01	ADDED A TH SKID AND ADDED ALT. CHOICE OF COMMERCIAL TYPE SKID	
File: D-25	Date: 3/1/91	

WETWELL–VALVE CHAMBER/TOP VIEW

(NOVEMBER 2023)



NOTES:

JUNCTION BOX TO CONTAIN COMPRESSION TYPE TERMINAL STRIPS MOUNTED ON BACK PANEL. ALL CONDUCTORS AND TERMINALS TO BE PERMANENTLY MARKED. SPARE WIRE TO BE TERMINATED, 3 MOTOR LEADS & 4 CONTROL LEADS.

ALL PIPE FLANGES MUST EXTEND A MINIMUM OF 6" INSIDE VALVE CHAMBER.

ALL PIPING IN WETWELL AND VALVE PIT SHALL BE DUCTILE IRON MECHANICAL JOINT.

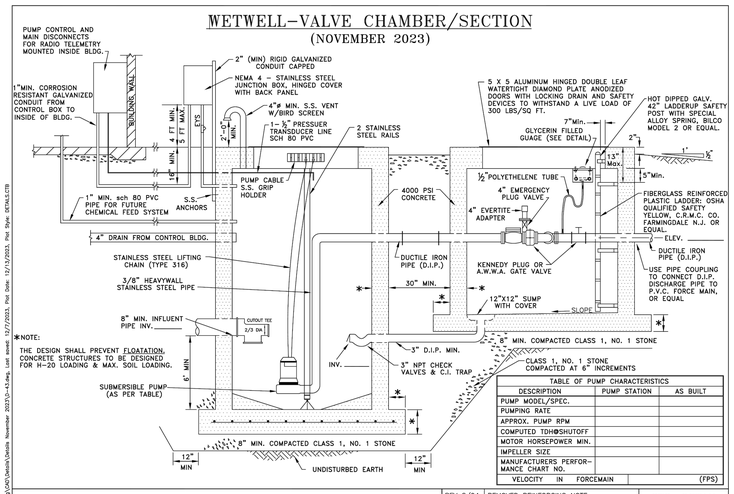
CORBIN PADLOCK TO BE PROVIDED PER ERIE COUNTY SEWER DISTRICT KEYING REQUIREMENTS.

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

REV 02/94	REMOVED CONTROL PANEL NOTE AND CHANGED GUAGE LOCATION	STD. DETAIL
REV 12/96	REVISED NOTES	42
REV 01/12	ADDED WALL SLEEVE NOTE TO CHAMBER	
REV 08/18	ADDED STILLWELL	
File: D-42	Date: 4/15/93	

WETWELL–VALVE CHAMBER/SECTION

(NOVEMBER 2023)



*NOTE:
THE DESIGN SHALL PREVENT FLOATATION. CONCRETE STRUCTURES TO BE DESIGNED FOR H-20 LOADING & MAX. SOIL LOADING.

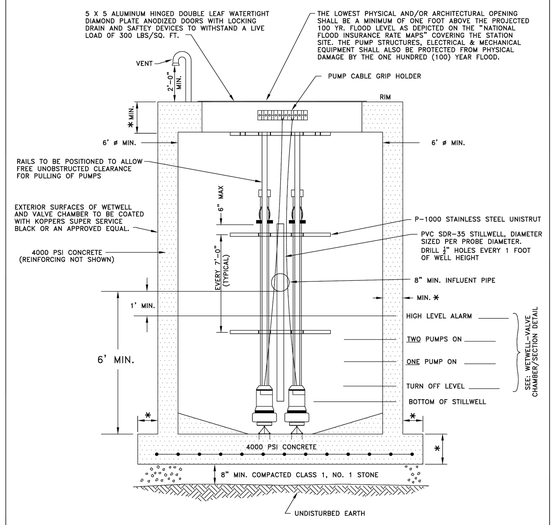
TABLE OF PUMP CHARACTERISTICS		
DESCRIPTION	PUMP STATION	AS BUILT
PUMP MODEL/SPEC.		
PUMPING RATE		
APPROX. PUMP RPM		
COMPUTED TDH@SHUTOFF		
MOTOR HORSEPOWER MIN.		
IMPELLER SIZE		
MANUFACTURERS PERFORMANCE CHART NO.		
VELOCITY IN FORCEMAIN		(FPS)

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

REV 2/94	REMOVED REINFORCING NOTE	STD. DETAIL
REV 6/05	ADDED C.I. TYPE TRAP & EYS	43
REV 01/12	REMOVED AIR BELL	
REV 01/13	ADDED LADDER MIN. & MAX. DIMENSIONS	
File: D-43	Date: 4/15/93	

WETWELL/SIDE VIEW

(NOVEMBER 2023)



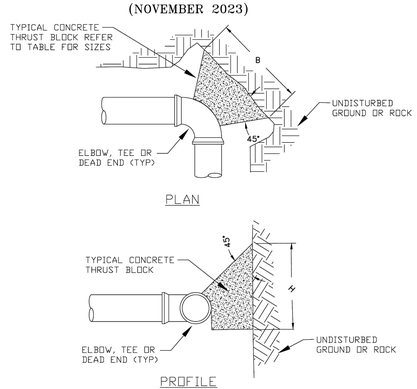
NOTE:
* 1. THE DESIGN SHALL PREVENT FLOATATION
2. ALL HARDWARE USED IN WETWELLS SHALL BE 316 STAINLESS STEEL.

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

REV 2/94	REMOVED REINFORCEMENT SPEC'S	STD.DETAIL
REV 1/12	REMOVED BUBBLERS AND AIR BELLS	44
REV 8/18	ADDED STILLWELL	
File: D-44	Date: 4/15/93	

FORCEMAIN THRUST BLOCK DETAIL

(NOVEMBER 2023)



MINIMUM REQUIRED HORIZONTAL CONCRETE* THRUST BLOCK SIZE P.E., D.I.P. & P.V.C. FORCEMAIN								
DEFLECTION ANGLE	PIPE DIAMETER (in.) (AT 100 PSI TEST)							
	2"		3"		4"		6"	
	B	H	B	H	B	H	B	H
90°/TEE	1.50'	1.50'	2.00'	1.50'	2.00'	2.00'	2.50'	2.50'
DEAD END	1.50'	1.50'	2.00'	1.50'	2.00'	1.75'	2.50'	2.00'
45°	1.50'	1.00'	1.75'	1.00'	2.00'	1.50'	2.50'	2.00'
22-1/2°	1.25'	1.00'	1.50'	1.00'	1.50'	1.50'	2.00'	2.00'
11-1/4°	1.00'	1.00'	1.25'	1.00'	1.50'	1.50'	2.00'	2.00'

NOTE: THRUST BLOCKS PERMITTED ONLY WHERE SHOWN
* 2000 PSI MINIMUM

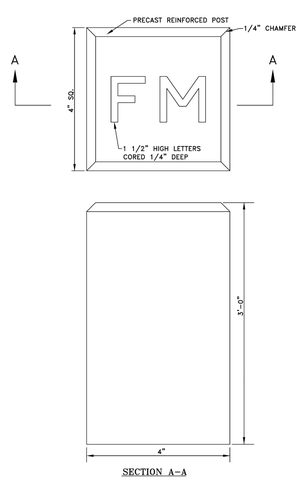
ERIE COUNTY
DEPT. OF ENVIRONMENT & PLANNING
DIVISION OF SEWERAGE MANAGEMENT

Rev. 1		STD.DETAIL
Rev. 2		57
File: D-57	Date: 9/22/23	

FORCE MAIN MARKER

(NOVEMBER 2023)

NO SCALE



NOTES:
1. THE CONTRACTOR SHALL PROVIDE A 4 INCH SQUARE REINFORCED CONCRETE POST, 3 FEET LONG, BURIED IN A VERTICAL POSITION WITH THE LETTERS FM ENGRAVED ON THE TOP, FLUSH WITH THE GROUND SURFACE & MEET THE ENGINEER'S APPROVAL. (TO BE INCLUDED IN THE PIPE BID ITEM)
2. AFTER CONSTRUCTION OF FORCE MAIN, EACH MARKER IS TO BE LOCATED IN THE FIELD BY A LICENSED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE. LOCATIONS AND TIES TO BE INCLUDED ON RECORD PLANS.
3. MARKER IS REQUIRED EVERY 500' AND AT ALL FORCE MAIN CHANGES OF DIRECTION.

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

Rev. 1 6/9/05	ADDED SECTION A-A & NOTE 3	STD.DETAIL
Rev. 2		51
File: D-51	Date: 12/9/96	

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

Sealed 08/03/2026

DRAWING NAME:
Sanitary Sewer Details

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-407

Project No: 25-4008

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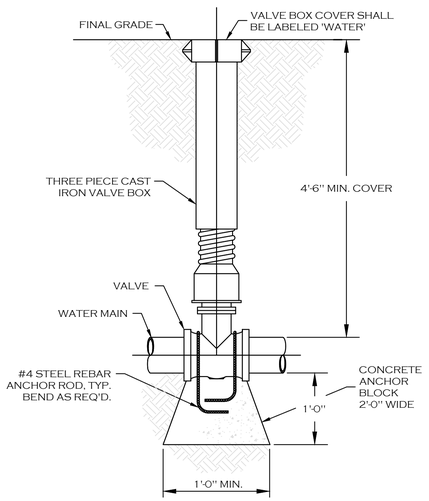
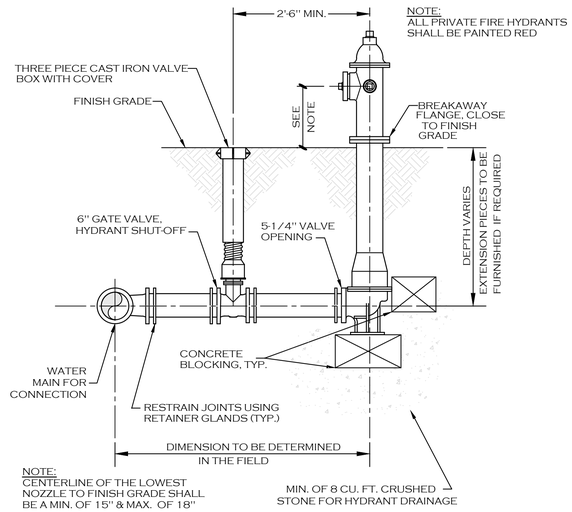
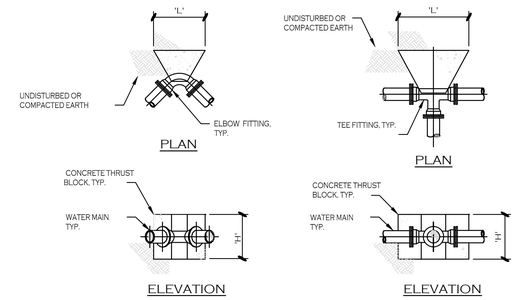


TYPICAL GATE VALVE DETAIL



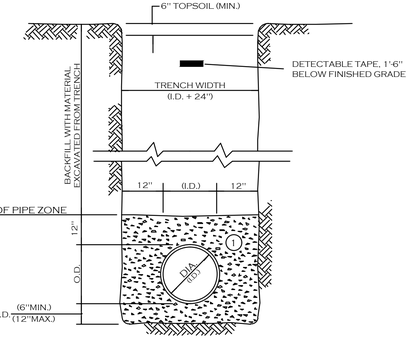
TYPICAL FIRE HYDRANT ASSEMBLY DETAIL



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'

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'

THRUST BLOCK SCHEDULE



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MATERIALS

PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

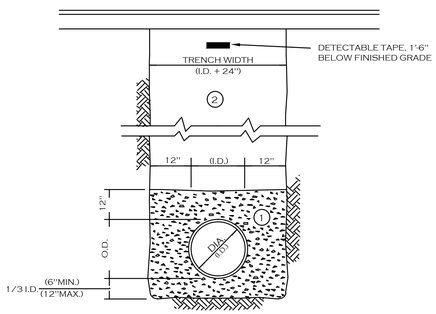
(1) NO.1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN 1" AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE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

SELECT MATERIAL BACKFILL (NYSDOT LATEST EDITION)

(2) NO.2 RUN OF CRUSHER STONE OR NO.2 RUN OF CRUSHER GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304-2.02 TYPE 4 AND NYSDOT SECTION 703-02. (COMPACTED IN 6"LIFTS TO 90% DENSITY)

NOTE: SLAG SHALL NOT BE ALLOWED FOR MATERIALS 1 AND (2)

UTILITY TRENCH SECTION IN UNPAVED AREAS



NOTES:

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

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

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

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

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

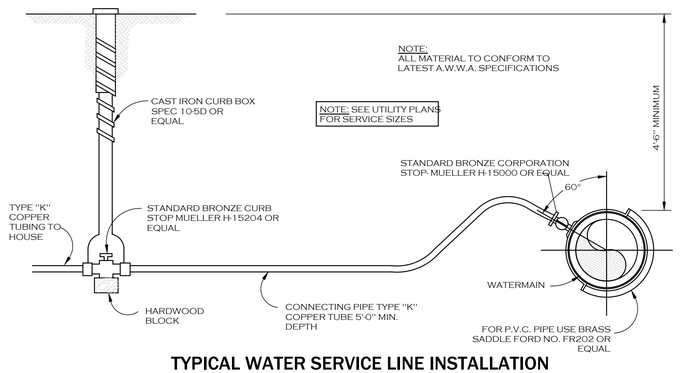
(1) NO.1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN 1" AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE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

SELECT MATERIAL BACKFILL (NYSDOT LATEST EDITION)

(2) NO.2 RUN OF CRUSHER STONE OR NO.2 RUN OF CRUSHER GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304-2.02 TYPE 4 AND NYSDOT SECTION 703-02. (COMPACTED IN 6"LIFTS TO 90% DENSITY)

NOTE: SLAG SHALL NOT BE ALLOWED FOR MATERIALS 1 AND (2)

UTILITY TRENCH SECTION IN PAVED AREAS



TYPICAL WATER SERVICE LINE INSTALLATION

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

STATE OF NEW YORK
CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

Sealed 08/03/2026

DRAWING NAME:

Water Details

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.

C-408

Project No: 25-4008

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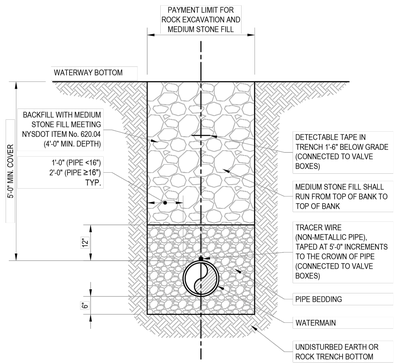


NOTES:

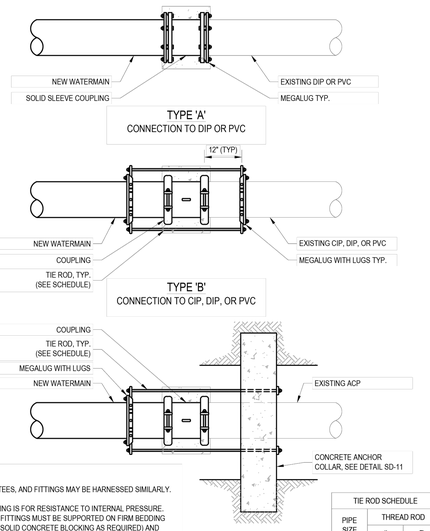
1. WHEN THE WATERWAY IS GREATER THAN 15'-0" (TOP OF BANK TO TOP OF BANK) ISOLATION VALVES SHALL BE INSTALLED A MINIMUM 15'-0" FROM THE TOP OF BANK ON EITHER SIDE. THE ISOLATION VALVE LOCATED CLOSEST TO THE WATER SOURCE SHALL HAVE A METER BYPASS (SEE SD-23) INSTALLED. NO SERVICES OR HYDRANTS SHALL BE INSTALLED BETWEEN THE TWO ISOLATION VALVES.
2. PIPELINE MARKERS SHALL BE LOCATED ON EITHER SIDE OF THE WATERWAY.
3. CROSSING SHALL COMPLY WITH STATE GUIDELINES FOR WATERWAY CROSSINGS. USE ADEQUATE EROSION CONTROL METHODS DURING CONSTRUCTION.

WATERWAY CROSSING TRENCH DETAIL

SCALE: NTS

Revision: 2024-01

Detail: SD-03



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.

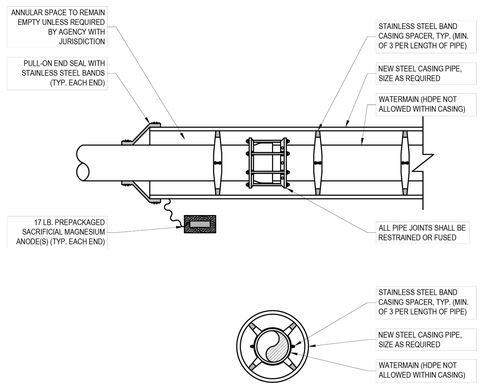
TIE ROD SCHEDULE		
PIPE SIZE	THREAD ROD	
	#	Ø

TYPICAL CONNECTION TO EXISTING WATERMAIN

SCALE: NTS

Revision: 2024-01

Detail: SD-08



NOTES:

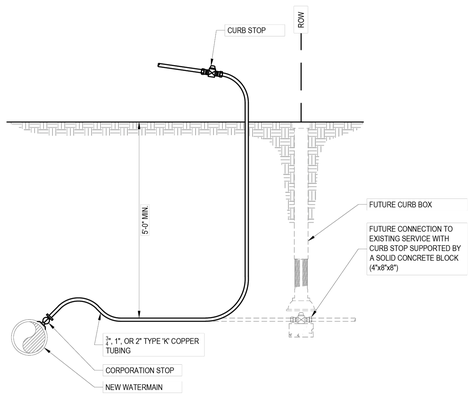
1. THE PROPOSED NUMBER OF CASING SPACERS SHALL BE INSTALLED TO PROVIDE SUFFICIENT SUPPORT AS PER MANUFACTURER'S RECOMMENDATION. THERE SHALL BE NO FEWER THAN 3 SPACERS PER FULL PIPE LENGTH.
2. SACRIFICIAL ANODE BAGS SHALL BE WETTED BEFORE BACKFILLING.
3. WIRE TO BE PLACED LOOSELY ON PIPE SURFACE AND SECURED IN PLACE WITH POLYWRAP TAPE. WIRE SHALL BE PLACED WITHOUT TENSION ONTO THE BOTTOM OF EXCAVATION AND CAREFULLY BACKFILLED WITH STONE TO PREVENT DAMAGE.

CASING PIPE DETAIL

SCALE: NTS

Revision: 2024-01

Detail: SD-04



NOTES:

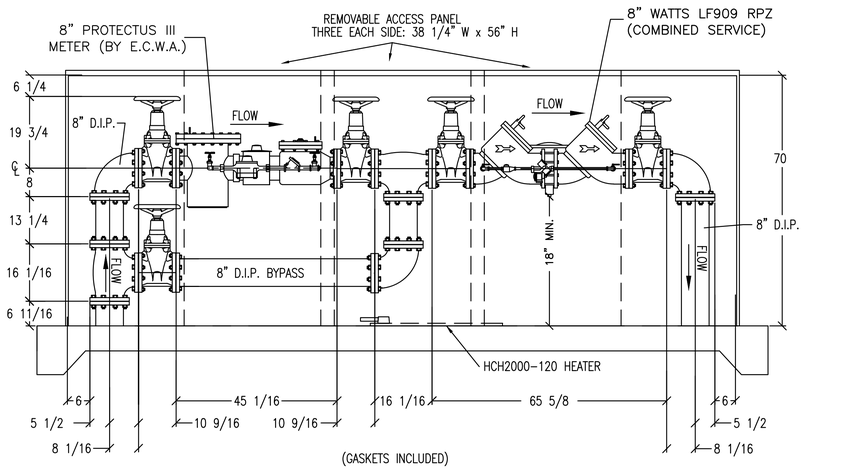
1. AFTER COMPLETION OF TESTING, THE SAMPLE POINT SHALL BE UTILIZED FOR A SERVICE CONNECTION. IF UNABLE TO UTILIZE FOR A SERVICE REPLACE THE CORPORATION STOP IN PIPE WITH A THREADED BRASS PLUG.

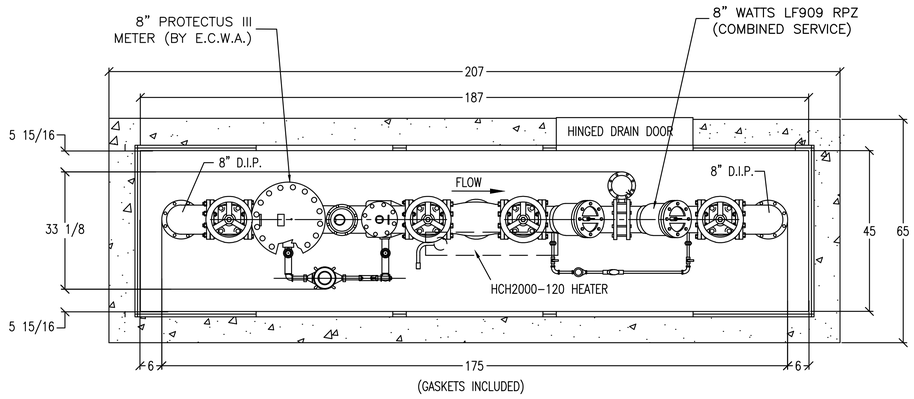
TEMPORARY BLOW-OFF / SAMPLING POINT

SCALE: NTS

Revision: 2024-01

Detail: SD-30





LEGEND:

38 1/4"W x 56"H REMOVABLE ACCESS PANEL w/DRAIN DOOR

38 1/4"W x 56"H REMOVABLE ACCESS PANEL

8"METER & RPZ INSULATED ENCLOSURE

N. T. S.

8NOTES:

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 1000TS-ALC98-5.
6. EXTERIOR ENCLOSURE DIMENSIONS: 45"W x 187"L x 70" H.
7. CONCRETE PAD IS 65"W x 207"L x 6"THK W/W.W.F. 6X6/10X10.
8. METER SHOWN: 8" PROTECTUS III, SPOOL PIECE & METER SUPPLIED BY ERIE COUNTY WATER AUTHORITY, VERIFY DIMENSIONS PRIOR TO ORDERING.
9. RPZ SHOWN: 8" WATTS LF909 (COMBINED SERVICE).
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.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Uptown Apartments

2190 Wehrle Drive
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SBL# 81.02-1-10.1

REVISIONS:

No.	Description	Date
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STATE OF NEW YORK * CHRISTOPHER WOOD * LICENSED PROFESSIONAL ENGINEER * 076394

Sealed 08/03/2026

DRAWING NAME:

Water Details

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.

C-409

Project No: 25-4008

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3.03 AIR TESTS, INSPECTION AND INFILTRATION OR EXFILTRATION REQUIREMENTS

A. Requirements

1. After backfilling and prior to the final acceptance of the project, the Contractor will be required to perform the following four tests on all sewers to be built under this project.

a. Air Tests
b. Inspection (Lamping & Internal)
c. Infiltration or Exfiltration
d. Deflection Test (15" dia. and smaller)

2. No more than 1,000 linear feet of installed sewer shall be installed prior to testing.

3. In view of the fact that house laterals and riser pipes often contribute considerable infiltration, such laterals and risers are to be installed and capped, tied and blocked as the work progresses, and prior to the air testing of the lines.

4. The Contractor's testing procedures shall be completed in accordance with OSHA Standards for confined space entry. The Contractor will be required to provide and operate all equipment necessary for full compliance. Equipment such as gas detectors, safety harnesses, ventilating blowers, respirators etc., shall be provided by the Contractor.

B. Air Tests (Required for All Dia. up to and including 36")

1. This test shall be performed no earlier that 14 calendar days after the trenches are backfilled.

2. The procedures for air testing shall be as specified herein and as ordered by the Engineer. The minimum allowable time for the test pressure to decrease from 3.5 psi to 3.0 psi shall be not less than as called for in the following table:

Minimum Acceptance Times for Length Shown (min:sec)

Pipe Diameter	Up to 100'	100 - 200'	200 - 300'	300 - 500'
6"	2:50	2:50	2:50	2:51
8"	3:47	3:47	3:48	5:04
10"	4:43	4:43	5:56	7:54
12"	5:40	5:42	8:33	11:24
14"	6:36	7:50	11:45	15:40
15"	7:05	8:54	13:21	17:48
16"	7:33	10:20	15:18	20:41
18"	8:30	12:49	19:14	25:38
20"	9:27	15:54	23.52	31:49
21"	9:55	17:27	26.11	34.54
24"	11:24	22:48	34:11	45:35
27"	14:25	28:51	43:16	57:42
30"	17:48	35:37	53:25	71:13
33"	21:33	43:56	64:38	86:10
36"	25:39	51:17	76:55	102:34

3. Pipe lines in sizes up to 36 inches in diameter can be air tested from manhole to manhole for distances not to exceed 500 feet.

4. In wet trenches where pumping to lower the water table is impractical, approved perforated pipe (with approved cap) shall be placed at each manhole to extend from a point 6 inches below the lowest invert to the top of the ground. Ground water elevations will be measured at each manhole in order to calculate the groundwater pressure acting on the pipe exterior. The initial air test pressure shall be increased as necessary to overcome the calculated groundwater pressure.

5. The testing procedure outlined shall be strictly adhered to during construction.

6. All testing equipment shall be supplied by the Contractor at his expense. For the Contractor's information, some of the major equipment required for air tests is the following:

a. Stop watch graduated in tenths of a second
b. Compressor of 50 to 100 psi capacity
c. Bulkheads for pipe
d. Approximately 100 feet of 318" diameter air hose
e. Pressure gauge - 0 to 5 psi graduated in 111 6fh of a pound increments
f. Three 318 inch diameter check valves.

C. Visual Inspection

1. All sewers under 36" in diameter shall be lamped manhole to manhole prior to final acceptance. The lamp shall have an output of between 250 to 500 candlepower. Lamping shall be performed after the sewer has been flushed and the inside surface wet to allow for light refraction. If fifty percent (50%) of the lamp cannot be seen from the other manhole, the Contractor will be required to televise that section at his expense.

2. All pipes 36" in diameter and larger shall be visually inspected by the Engineer prior to installation. All equipment required for the internal inspection shall be furnished by the Contractor. After installation is totally completed, the Contractor shall complete an internal television inspection of the pipe conduit. The television inspection shall be completed with the Engineer present and the full inspection shall be recorded on a VHS tape. A copy of said tape shall be provided to the Engineer. Some items of inspection are as follows:

a. Pipe free from obstructions and debris
b. Pipe free from cracks
c. Pipe joints properly sealed
d. Pipe invert is smooth and free of sags or high points
e. Hookups, diversions and connections properly made
f. Concrete pipe walls free from structural defects
g. Pipes and joints free from visible signs of leakage
h. Specified coatings properly installed

3. Pipe sections and joints not meeting all of the above requirements shall be replaced or repaired as directed by the Engineer at the Contractor's expense.

D. Infiltration Tests (Applicable Only if Ground Water is Above Pipe)

1. This test shall be performed no earlier that 14 calendar days after the trenches are backfilled.

2. Infiltration tests for all sewers to be constructed under this project shall not exceed 100 gallons per inch diameter per mile of sewer, per 24 hours. Each individual run of sewer (fiom one manhole to the next manhole) shall comply with the allowable rate of infiltration. All equipment for the test shall be furnished by the contract.

3. The allowable rate of infiltration given in gallons per mile is not to be constructed as a commitment on the part of the Owner to accept an entire line, where overall infiltration is less than the allowable, while one or more runs contribute excessive infiltration.

4. The infiltration test is intended to measure the water tightness of a sewer, as related to the infiltration of ground water, and, therefore, is only applicable if the water table level is two (2) feet above the top of the pipe.

a. Approved solid pipe (with an approved cap) shall be placed at each manhole to extend from a point 6 inches below the lowest invert to the top of the ground. The pipe shall be embedded a minimum of 12" in clean #1 stone. Ground water elevations will be measured at each manhole so that the ground water level can be correlated with the infiltration measurements.

b. Before conducting the tests, the water table should be allowed to stabilize at its normal level such that water completely surrounds the pipe during the test period. The test is usually conducted between adjacent manholes with the upstream end of the sewer bulkhead in a suitable manner to isolate the test section. All service laterals, stubs and fittings should be properly plugged or capped at the connections to the test pipe section to prevent the entrance of ground water at these locations.

c. A V-notch weir or other suitable measuring device should be installed in the inlet pipe to the downstream manhole. Infiltrating water is thenallowed to build up and level off behind the weir until steadyuniform flow is obtained. When steady flow occurs over the weir, leakage is determined by direct reading consecutively for five (5) days fiom graduations on the weir and converting the flow
quantity to gallons per unit length of pipe per unit of time.

d. An important factor in applying the test criteria is to properly correlate the variable water head over the length of sewer being tested to the high groundwater level. The downstream end of the test section will always be subjected to a greater external water pressure than the upstream end. To compensate for this variable external pressure, the test pressure should be that pressure corresponding to the average head of water over the test section. A minimum of 2 feet of water over the pipe is required at the upper manhole before the infiltration test will be allowed.

5. When a sewer run between two consecutive manholes or chambers is found to contribute infiltration at a rate above the allowable, inspection by television or other cameras shall be made by the Contractor and at the Contractor's expense during wet weather, so that the defective section of sewer can be located and repaired. Each individual run of sewer (from one manhole to the next manhole) shall complete with the allowable rate of infiltration of 100 gallons per inch diameter per mile of sewer per 24 hours.

E. Exfiltration Tests

1. This test shall be performed no earlier that 14 calendar days after the trenches are backfilled.

2. The exfiltration test for all diameter sewers shall be as described below. Although actual infiltration will normally be less than that indicated by the water exfiltration test, the test does provide a positive means of subjecting the completed sewer system to an actual pressure test. Since sanitary sewers are not designed or expected to operate as a pressure system, care must be exercised in conducting the test and correlating the results with the allowable exfiltration limit. All equipment required for the tests shall be furnished by the contractor.

a. The test is usually conducted between adjacent
manholes. Prior to the test, all service laterals, stubs and fittings within the test section should be plugged or capped and adequately braced or blocked to withstand the water pressure resulting from the test.

b. If manholes are to be included in the test, the inlet
pipe to each manhole should be bulkheaded and the test section filed with water through the upstream manhole. To allow air to escape from the sewer, the flow should be at a steady rate until the water level in the upstream manhole provides an average pressure of 5 psi (1 1.6' head) at the center point of the test section. If necessary, provisions should be made to bleed off entrapped air during the filling of the test section.

c. Once the test section is filled, the water should be
allowed to stand for an adequate period of time (at least 24-hours) to allow for water absorption by the pipe and manhole. After water absorption has stabilized, the water level in the upstream manhole is brought up to the proper test level and this level.
established by measuring down from the manhole cover or other convenient datum point. After 24 hours, the water elevation should be measured from the same reference point and the loss of water during the test period calculated, or the water can be restored to the level existing at the beginning of the test, and the amount added used to determine the leakage.

d. To exclude both manholes from the test, it is
necessary to bulkhead the outlet pipe for the upstream manhole. Provision must be made in the bulkhead for filling the pipe and expelling trapped air.

e. The water level at the upstream manhole shall be
computed and varies above the top of the pipe. Since the sewer is installed on a grade, the test section downstream will be subjected to a greater pressure. Therefore, the test pressure head at the upstream manhole should be adjusted such that the maximum
pressure on the pipe being tested is not greater than 10 psi.

3. When a sewer run between two consecutive manholes or chambers is found to contribute infiltration at a rate above the allowable, inspection by television or other cameras shall be made by the Contractor and at the Contractor's expense during wet weather, so that the defective section of sewer can be located and repaired. Each individual run of sewer (from one manhole to the next manhole) shall comply with the allowable rate of infiltration of 100 gallons per inch diameter per mile of sewer per 24 hours.

F. Deflection Test

All PVC sewers constructed under this project shall be internally checked, no earlier than 30 calendar days after the trenches are backfilled, with a five percent (5%) deflection "go-no-go-pig" to determine if the pipes are deflecting. Any section of pipe unable to pass the "pig test" shall be removed and replaced at the Contractor's expense.

Deflection testing mandrels or "pigs" shall be pulled though the pipe by hand or hand operated winch. Power winches or drives are not permitted.

G. Infiltration/Exfiltration Testing of Sanitary Sewer Manholes

Pursuant to Section 02376, the Contractor is required to complete and pass an Infiltration or Exfiltration test on all sanitary sewer manholes installed under this contract. Subject to the approval of the Engineer, the testing of the manholes can be completed jointly with the testing of the installed sanitary sewer pipe. The Contractor is advised to refer to Section 02376, Item 30.2 for the actual testing requirements associated with the sanitary manholes.

3.04 SEPARATION OF WATER MAINS AND SEWERS

A. General

1. Required to comply with the New York State Department of Environmental Conservation Standard 38.3 for all sewer and water main crossings shown or noted on the Drawings.

B. Horizontal Separation

1. Sewers shall be laid at least 10 feet horizontally from any existing or proposed water main. In cases where it is not practical to maintain a 10 foot separation, the appropriate reviewing agency many allow deviation on a case by case basis, if supported by data from the Engineer. Such deviation may allow installation of the sewer closer to a watermain if,

a. It is laid in a separate trench, or if
b. It is laid in the same trench with the water main located at one side of a bench of undisturbed earth, and if
c. In either case the elevation of the top (crown) of the sewer is at least 18" below the bottom (invert) of the watermain.

C. Vertical Separation

1. Sewers crossing watermains shall be laid to provide minimum vertical distance of 18" between the outsioe of the 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 fiom 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.

D. Unavailable Separation

1. When it is impossible to obtain proper horizontal and vertical separation as stipulated above, the sewer shall be either encased in concrete per the detail on the Plans or constructed using acceptable water pipe, ductile iron or PVC C-900, and pressure tested to 150 psi assure water tightness prior to backfilling. This shall apply to mainline sewers, as well as 6" house laterals.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Uptown Apartments
2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

STATE OF NEW YORK * CHRISTOPHER R WOOD * LICENSED PROFESSIONAL ENGINEER * 076994

Sealed 08/03/2026

DRAWING NAME:
Utility Notes

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
C-410

Project No: 25-4008

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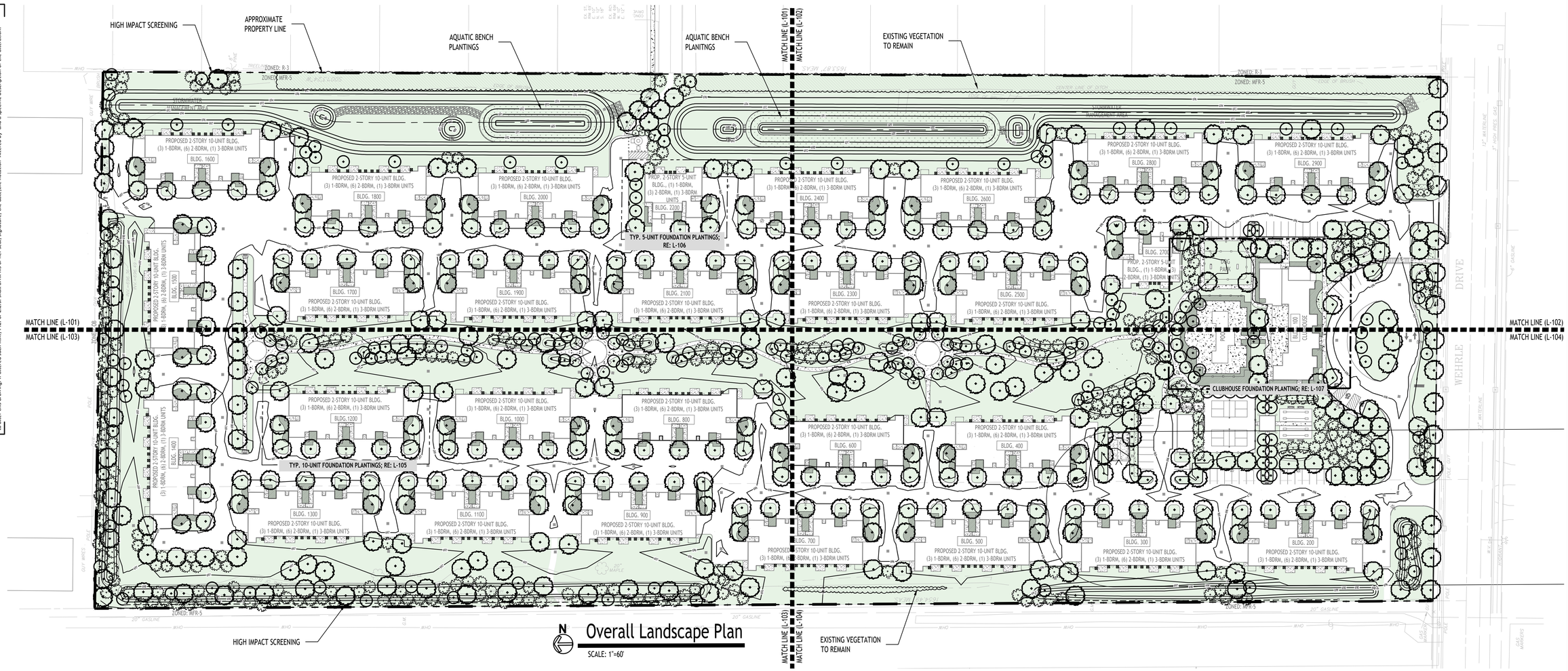


Overall Landscape Plan

SCALE: 1"=60'

TREE SCHEDULE:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE & SPECIFICATIONS
DECIDUOUS SHADE/CANOPY TREES				
AFC		Acer x freemanii 'Celzam'	Celebration Maple	2-1/2" CAL., B&B, 8' MIN. BRANCH HEIGHT
AFJ		Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2-1/2" CAL., B&B, 8' MIN. BRANCH HEIGHT
AR		Acer rubrum 'October Glory'	October Glory Red Maple, Or Equal	2-1/2" CAL., B&B, 8' MIN. BRANCH HEIGHT
BN		Betula nigra	River Birch	CLUMP FORM, 12' HEIGHT MIN., B&B, MIN. 3 STEMS
BNH		Betula nigra 'Heritage'	Heritage River Birch	CLUMP FORM, 12' HEIGHT MIN., B&B, MIN. 3 STEMS
CBF		Carpinus betulus fastigiata	Columnar European Hornbeam	2-1/2" CAL., B&B, 8' MIN. BRANCH HEIGHT
CO		Celtis occidentalis	Hackberry	2-1/2" CAL., B&B, 8' MIN. BRANCH HEIGHT
GB		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo Tree	2-1/2" CAL., B&B, 8' MIN. BRANCH HEIGHT
GD		Gymnocladus dioicus	Kentucky Coffee Tree	2-1/2" CAL., B&B, 8' MIN. BRANCH HEIGHT
GT		Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2-1/2" CAL., B&B, 8' MIN. BRANCH HEIGHT
PxA		Platanus x acerifolia	London Plane Tree	2-1/2" CAL., B&B, 8' MIN. BRANCH HEIGHT
QB		Quercus alba	White Oak	2-1/2" CAL., B&B, 8' MIN. BRANCH HEIGHT
QR		Quercus rubra	Red Oak	2-1/2" CAL., B&B, 8' MIN. BRANCH HEIGHT
SAT		Salix alba tristes	Golden Weeping Willow Tree	2-1/2" CAL., B&B, 8' MIN. BRANCH HEIGHT
UL		Ulmus americana 'Jefferson'	Jefferson American Elm, Or Equal	2-1/2" CAL., B&B, 8' MIN. BRANCH HEIGHT
SMALLER ORNAMENTAL OR FLOWERING TREES				
APB		Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	CLUMP FORM, 8' HEIGHT MIN., B&B, MIN. 3 STEMS
AGAB		Amelanchier x grand. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	CLUMP FORM, 8' HEIGHT MIN., B&B, MIN. 3 STEMS
CK		Cornus kousa	Kousa Dogwood	CLUMP FORM, 8' HEIGHT MIN., B&B, MIN. 3 STEMS
MHG		Malus spp. 'Harvest Gold'	Harvest Gold Crabapple, Or Disease Resistant Equal	2-1/2" CAL., B&B, 6' MIN. BRANCH HEIGHT
MPF		Malus spp. 'Prairie Fire'	Prarie Fire Crabapple, Or Disease Resistant Equal	2-1/2" CAL., B&B, 6' MIN. BRANCH HEIGHT
NS		Nyssa sylvatica	Black Gum	2-1/2" CAL., B&B, 8' MIN. BRANCH HEIGHT
SR		Syringa reticilata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2-1/2" CAL., B&B, 6' MIN. BRANCH HEIGHT
EVERGREEN/CONIFEROUS TREES				
LL		Larix laricina	Larix laricina	8' HT. MIN., B&B
PA		Picea abies	Norway Spruce	8' HT. MIN., B&B
PG		Picea glauca	White Spruce	8' HT. MIN., B&B
PO		Picea omorika	Serbian Spruce	8' HT. MIN., B&B
PS		Pinus strobus	White Pine	8' HT. MIN., B&B
TSP		Thuja standishii x plicata	Green Giant Arborvitae	5' HT. MIN., B&B

PLANT SCHEDULE:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE & SPECIFICATIONS
SHRUBS				
BGV		Buxus x 'Green Velvet'	Green Velvet Boxwood	# 3 CONTAINER, 24" - 30" HT.
HAA		Hydrangea arborescens 'Annabelle'	Anabelle Smooth Hydrangea	# 3 CONTAINER, 24" - 30" HT.
HP		Hypericum prolificum	St. John's Wort	# 2 CONTAINER, 18" - 24" HT.
HPG		Hydrangea paniculata 'Grandiflora'	PeeGee Hydrangea	# 3 CONTAINER, 24" - 30" HT.
HPL		Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea, Or Approved Equal	# 3 CONTAINER, 24" - 30" HT.
HT		Hydrangea tardiva	Tardiva Hydrangea	# 3 CONTAINER, 24" - 30" HT.
MD		Microbiota decussata	Siberian cypress	# 2 CONTAINER, 12" - 18" SPREAD
SVH		Spiraea Van Houte	Bridlewreath Spirea	
SBAW		Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spires, Or Equal	# 2 CONTAINER, 18" - 24" HT.
SPMK		Syringa patula 'Miss Kim'	Miss Kim Lilac	# 3 CONTAINER, 24" - 30" HT.
SV		Syringa vulgaris	Common Lilac	# 3 CONTAINER, 24" - 30" HT.
VD		Viburnum dentatum	Arrowwood Viburnum, Or Equal	# 3 CONTAINER, 24" - 30" HT.
VPM				
ORNAMENTAL GRASSES, PERENNIALS, AND GROUNDCOVERS				
EP		Echinacea purpurea	Purple Coneflower	# 1 CONTAINER, 18" O.C.
NxF		Nepeta x faassenii	Catmint	# 1 CONTAINER, 18" O.C.
RH		Rudbeckia hirta	Black-Eyed Susan	# 1 CONTAINER, 18" O.C.
VM		Vinca minor	Periwinkle	# 1 CONTAINER, 18" O.C.

PERIMETER SCREENING NOTE:

1. **EXISTING PLANTINGS ALONG PERIMETER TO REMAIN. IF SCREENING IS NOT SUFFICIENT AFTER INITIAL SITE CLEARING AND GRUBBING, SUPPLEMENTAL PLANTINGS TO BE INCORPORATED AT TIME OF CONSTRUCTION.**

GENERAL LANDSCAPE NOTES:

1. **ALL DISTURBED AREAS AFTER PLANTING ARE COMPLETE SHALL RECEIVE MINIMUM 6" DEPTH TOPSOIL, BE FINE GRADED, AND SODDED.**
2. **STORMWATER DETENTION BASINS TO BE SEEDED WITH APPROPRIATE NATIVE MEADOW GRASS MIX PER STATE / TOWN REQUIREMENTS.**
3. **REFER TO SHEET L109 FOR LANDSCAPE DETAILS AND PLANTING NOTES.**

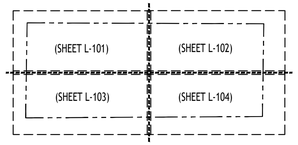
AQUATIC PLANT SCHEDULE:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE & SPECIFICATIONS
ZONE 1 - DEEP EMERGENT BENCH				
PCO		Pontederia cordata	Pickerelweed	LANDSCAPE PLUG, 18" O.C.
SEU		Sparganium eurycarpum	Giant bur-reed	LANDSCAPE PLUG, 18" O.C.
SLA		Sagittaria latifolia	Broadleaf arrowhead	LANDSCAPE PLUG, 18" O.C.
STA		Schoenoplectus tabernaemontani	Softstem bulrush	LANDSCAPE PLUG, 18" O.C.
ZONE 2 - SHALLOW EMERGENT BENCH				
CLA		Carex lacustris	Lake sedge	LANDSCAPE PLUG, 18" O.C.
IVE		Iris versicolor	Northern blue flag	LANDSCAPE PLUG, 18" O.C.
SPU		Schoenoplectus pungens	Common three-square	LANDSCAPE PLUG, 18" O.C.
ZONE 3 - SHORELINE FRINGE				
AIN		Asclepias incarnata	Swamp milkweed	LANDSCAPE PLUG, 18" O.C.
CCA		Calamangrostis canadensis var. canadensis	Canada bluejoint	LANDSCAPE PLUG, 18" O.C.
CST		Carex stricta	Tussock sedge	LANDSCAPE PLUG, 18" O.C.
CVU		Carex vulpinoidea	Fox sedge	LANDSCAPE PLUG, 18" O.C.
EPE		Eupatorium perfoliatum	Common boneset	LANDSCAPE PLUG, 18" O.C.
JEF		Juncus effusus subsp. Solutus	Native common soft rush	LANDSCAPE PLUG, 18" O.C.
LSI		Lobelia siphilitica	Great blue lobelia	LANDSCAPE PLUG, 18" O.C.
MRI		Mimulus ringens	Allegheny monkeyflower	LANDSCAPE PLUG, 18" O.C.
SCY		Scirpus cyperinus	Woolgrass	LANDSCAPE PLUG, 18" O.C.
VHA		Verbena hastata	Blue vervain	LANDSCAPE PLUG, 18" O.C.

LANDSCAPE LEGEND

- NEW DECIDUOUS CANOPY TREE; RE: L109
- NEW CONIFEROUS TREE; RE: L109
- NEW DECIDUOUS UNDERSTORY TREE; RE: L109
- NEW SHRUBS; RE: L109
- NEW PLANTING BED AREA; RE: L105 - L107
- AQUATIC BENCH PLANTING AREA; RE: L108
- EXISTING VEGETATION TO REMAIN

TOWN OF AMHERST APPROVAL BOX:



SHEET LOCATION MAP

SCALE: N.T.S.

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

60 0 60 120Ft.

wendel

Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

REGISTERED LANDSCAPE ARCHITECT — JOSEPH WILLIAM CONNERS — 001324 — STATE OF NEW YORK

8.3.26

DRAWING NAME:

Landscape Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.

L-100

Project No: 25-4008

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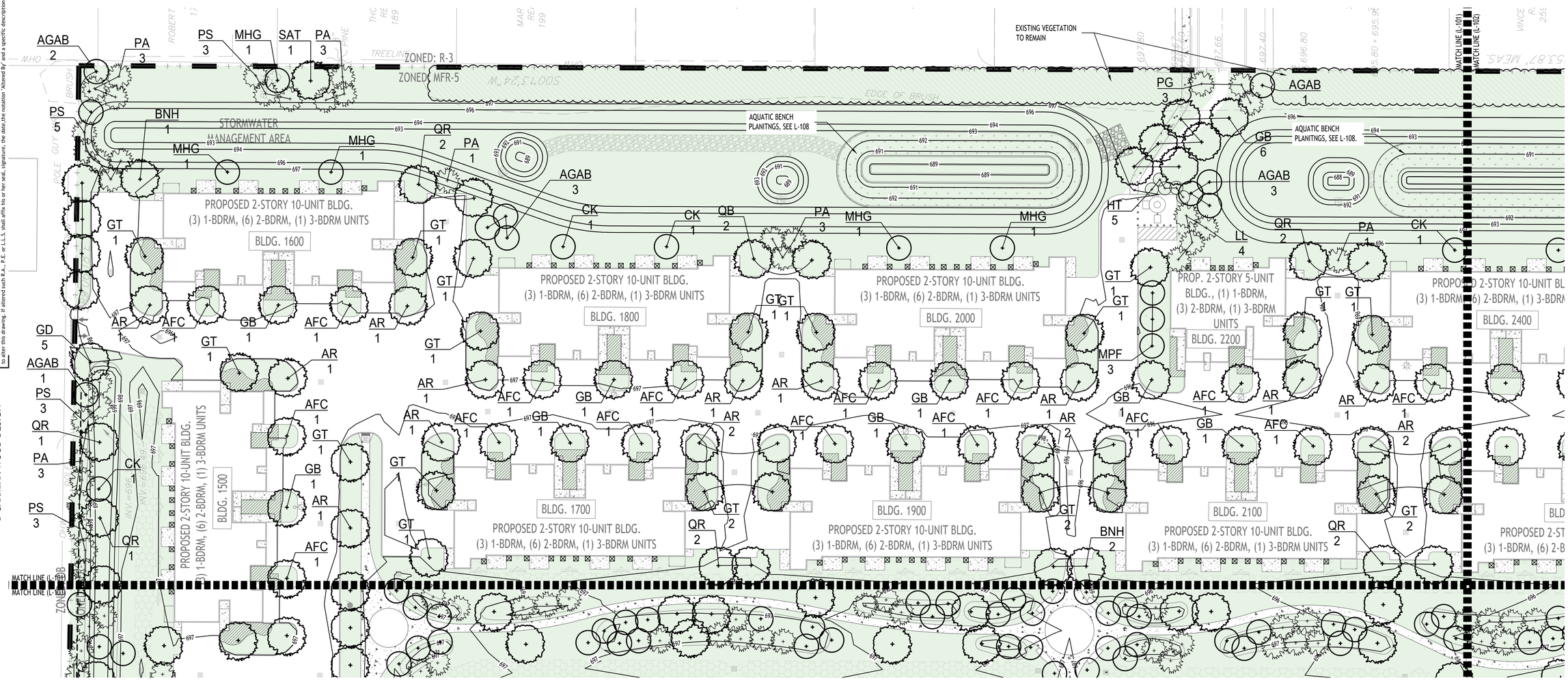

PERIMETER SCREENING NOTE:

1. EXISTING PLANTINGS ALONG PERIMETER TO REMAIN. IF SCREENING IS NOT SUFFICIENT AFTER INITIAL SITE CLEARING AND GRUBBING, SUPPLEMENTAL PLANTINGS TO BE INCORPORATED AT TIME OF CONSTRUCTION.

GENERAL LANDSCAPE NOTES:

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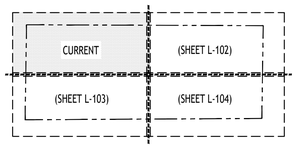
LANDSCAPE LEGEND

- NEW DECIDUOUS CANOPY TREE; RE: L109
- NEW CONIFEROUS TREE; RE: L109
- NEW DECIDUOUS UNDERSTORY TREE; RE: L109
- NEW SHRUBS; RE: L109
- NEW PLANTING BED AREA; RE: L105 - L107
- AQUATIC BENCH PLANTING AREA; RE: L108
- EXISTING VEGETATION TO REMAIN

LANDSCAPE PLAN

SCALE: 1"=30'



SHEET LOCATION MAP

SCALE: N.T.S.

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

30' 30 0 30 60Ft.

TOWN OF AMHERST APPROVAL BOX:

wendel

Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

DRAWING NAME:

Landscape Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.

L-101

Project No: 25-4008

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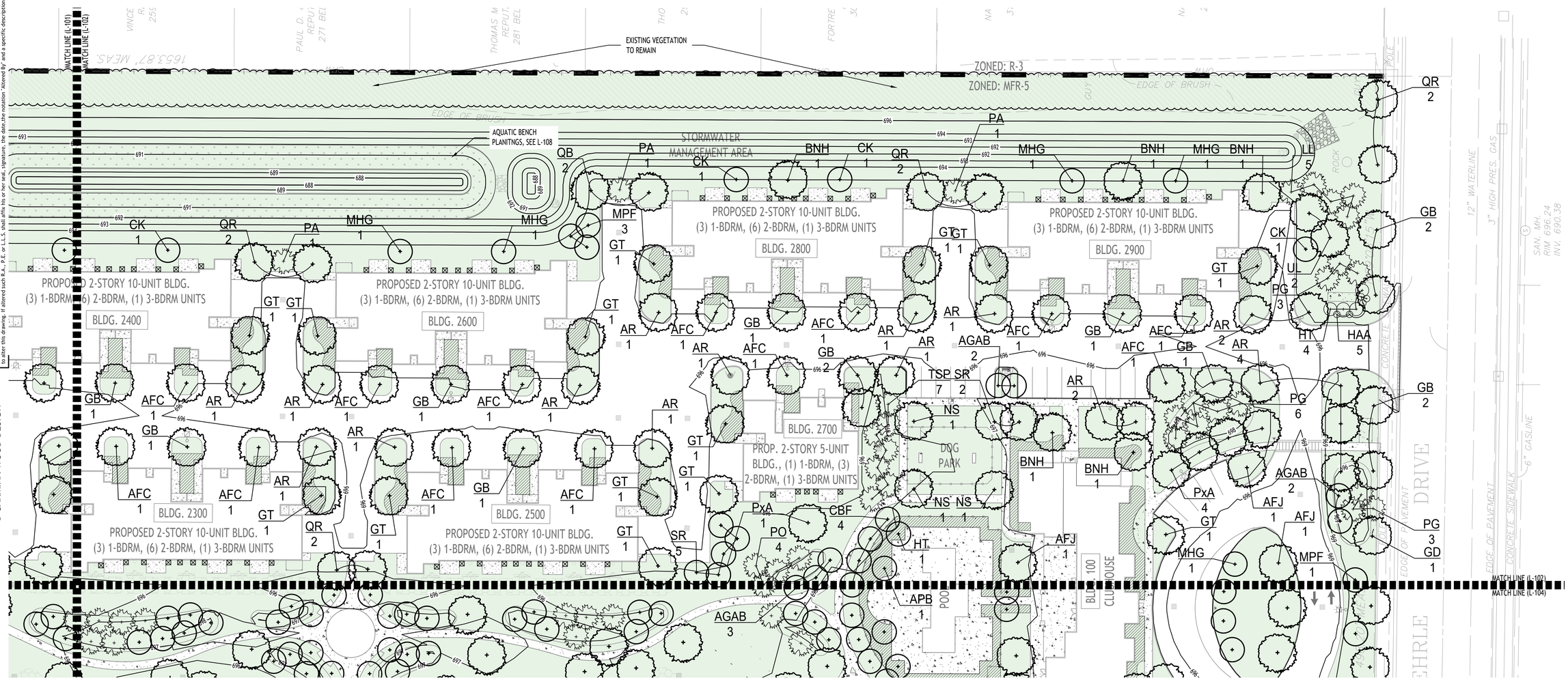

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LANDSCAPE LEGEND

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- NEW CONIFEROUS TREE; RE: L109
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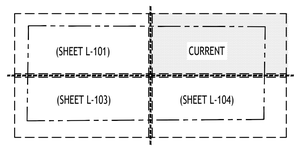
- AQUATIC BENCH PLANTING AREA; RE: L108
- EXISTING VEGETATION TO REMAIN

N LANDSCAPE PLAN

SCALE: 1"=30'



N SHEET LOCATION MAP

SCALE: N.T.S.

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

30' 30 0 30 60Ft.

TOWN OF AMHERST APPROVAL BOX:

wendel

Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

REGISTERED LANDSCAPE ARCHITECT — DEAN WILLIAM FEYES — STATE OF NEW YORK

8.3.26

DRAWING NAME:

Landscape Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.

L-102

Project No: 25-4008

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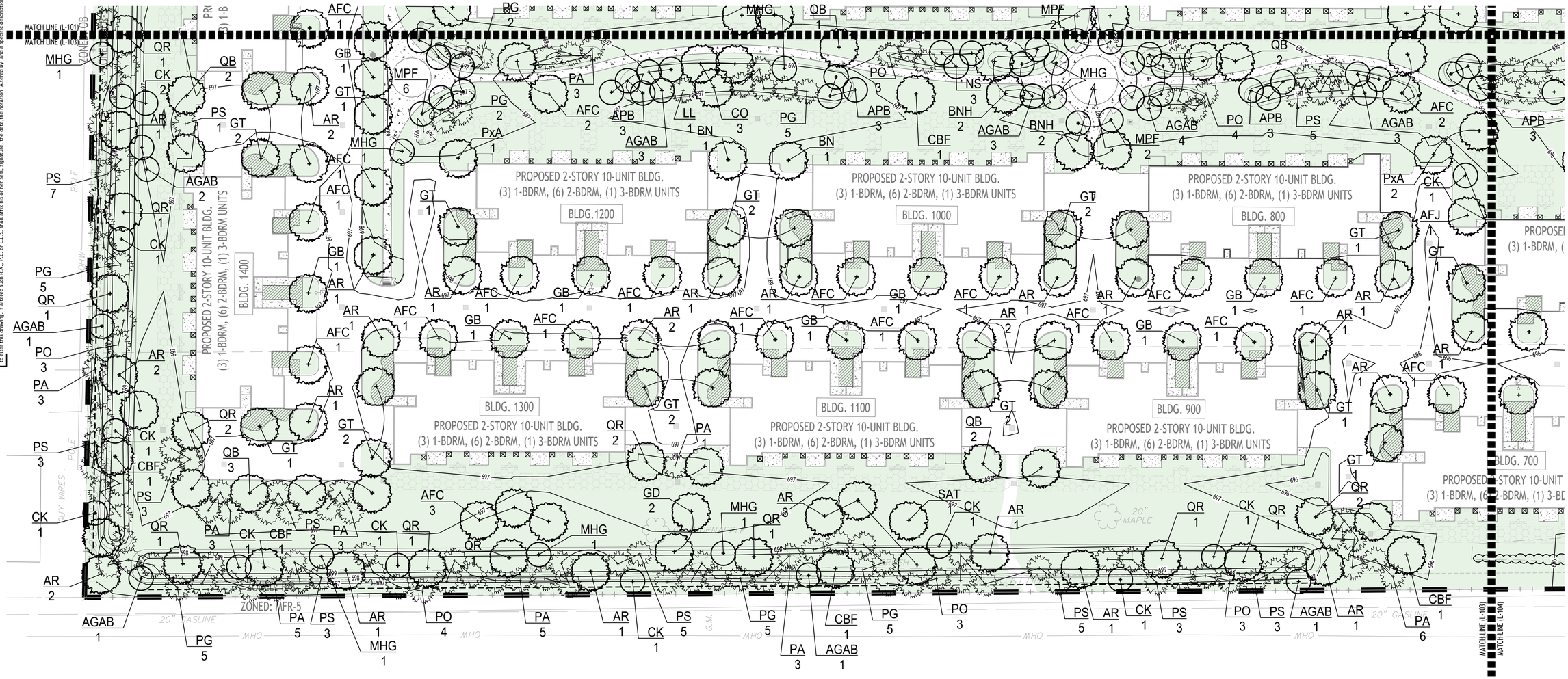

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LANDSCAPE LEGEND

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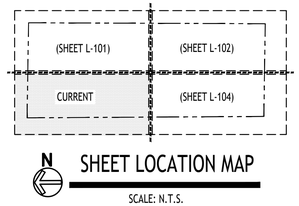
- NEW SHRUBS; RE: L109
- NEW PLANTING BED AREA; RE: L105 - L107
- AQUATIC BENCH PLANTING AREA; RE: L108
- EXISTING VEGETATION TO REMAIN

LANDSCAPE PLAN

SCALE: 1"=30'



SHEET LOCATION MAP

SCALE: N.T.S.

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

30' 30 0 30 60Ft.

TOWN OF AMHERST APPROVAL BOX:

wendel

Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

REGISTERED LANDSCAPE ARCHITECT — BRIAN WILLIAM GORAK — 1300 — STATE OF NEW YORK

8.3.26

DRAWING NAME:

Landscape Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.

L-103

Project No: 25-4008

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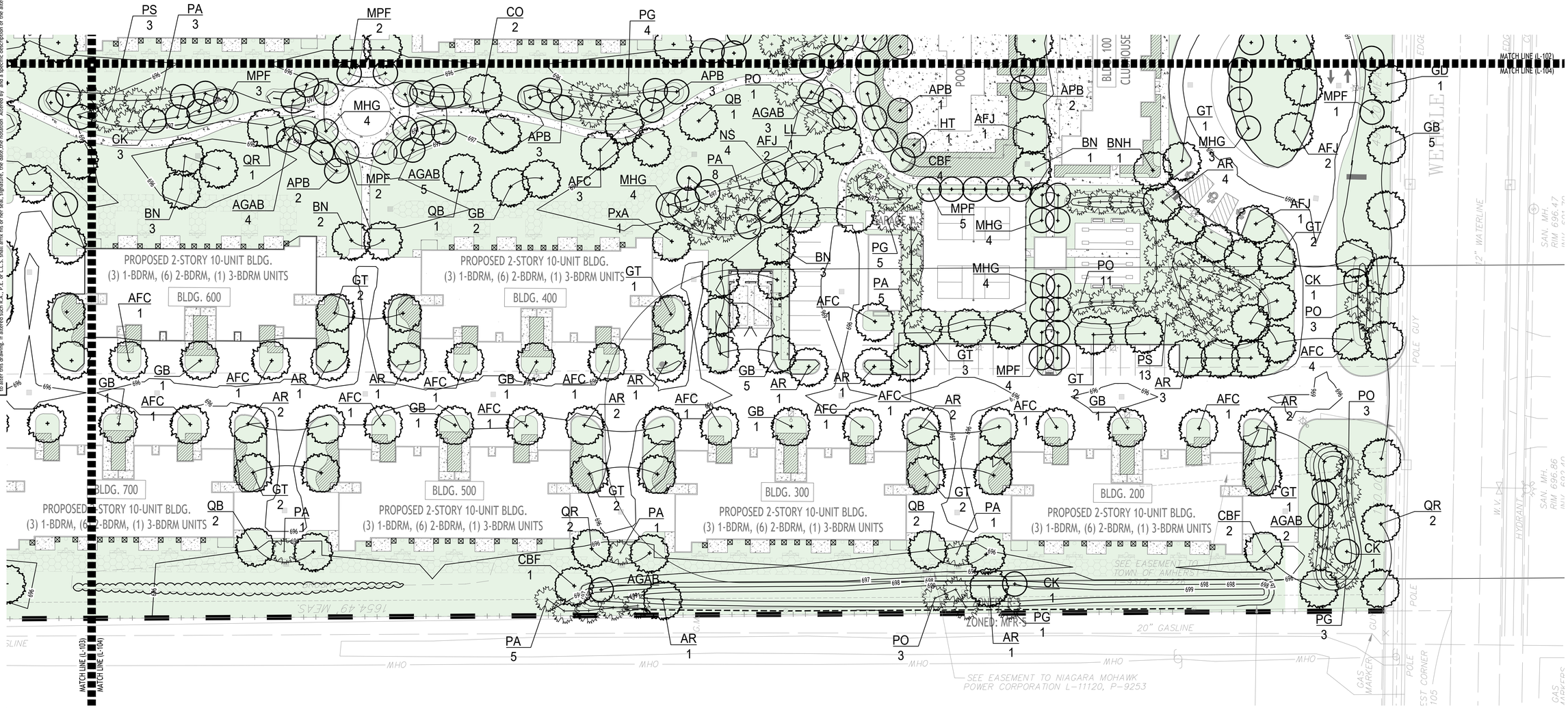

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LANDSCAPE LEGEND

- NEW DECIDUOUS CANOPY TREE; RE: L109
- NEW CONIFEROUS TREE; RE: L109
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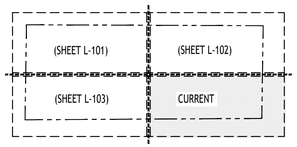
- NEW SHRUBS; RE: L109
- NEW PLANTING BED AREA; RE: L105 - L107
- AQUATIC BENCH PLANTING AREA; RE: L108
- EXISTING VEGETATION TO REMAIN

N

LANDSCAPE PLAN

SCALE: 1"=30'



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SHEET LOCATION MAP

SCALE: N.T.S.

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

30' 30 0 30 60Ft.

TOWN OF AMHERST APPROVAL BOX:

wendel

Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

REGISTERED LANDSCAPE ARCHITECT
DANIEL WILLIAM DOMBROWSKI
No. 001350
STATE OF NEW YORK

8.3.26

DRAWING NAME:

Landscape Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.

L-104

Project No: 25-4008

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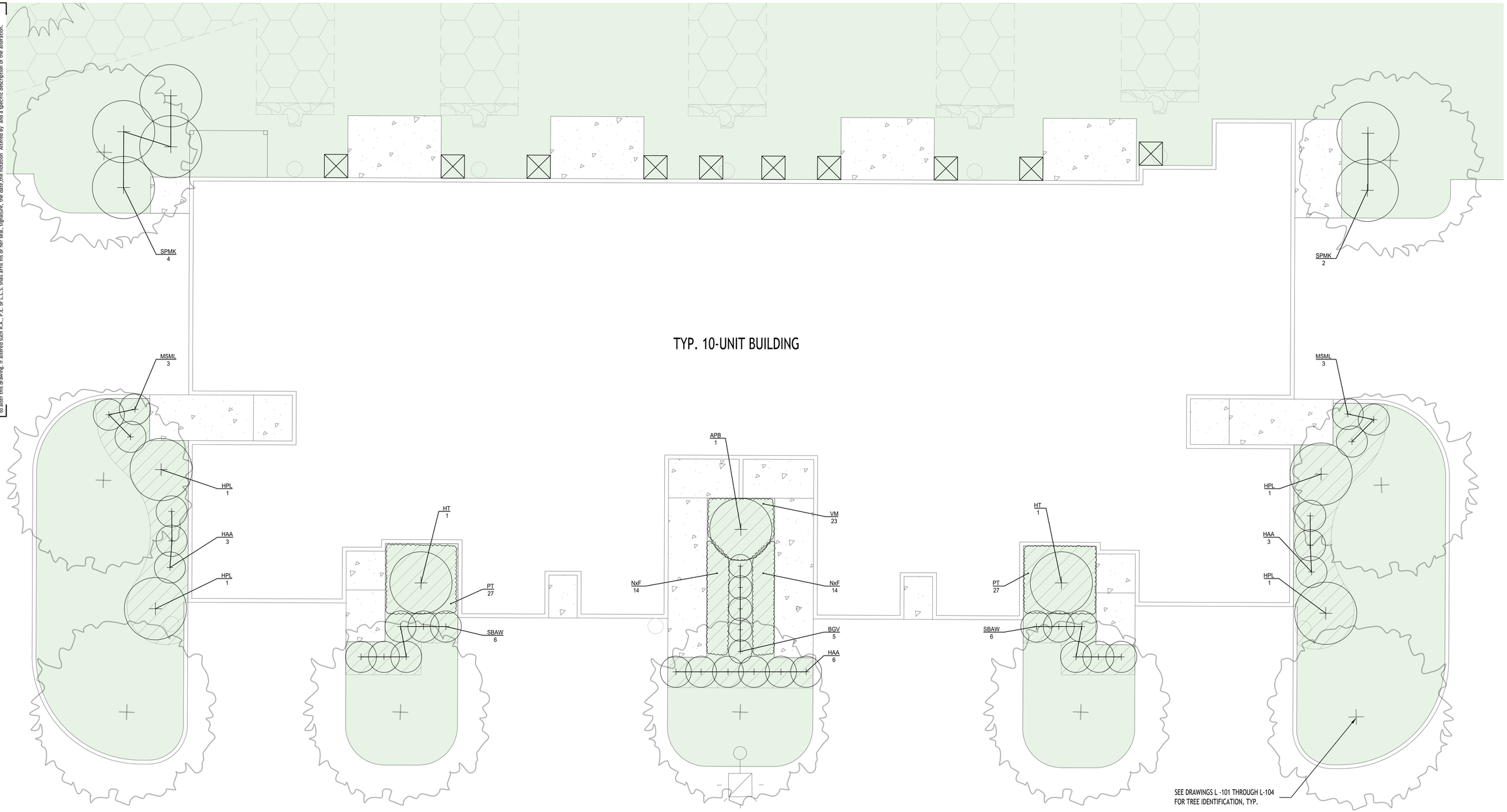

LANDSCAPE ENLARGEMENT - TYPICAL 10-UNIT BLDG. FOUNDATION PLANTINGS

SCALE: 1"=6'

PERIMETER SCREENING NOTE:

1. EXISTING PLANTINGS ALONG PERIMETER TO REMAIN. IF SCREENING IS NOT SUFFICIENT AFTER INITIAL SITE CLEARING AND GRUBBING, SUPPLEMENTAL PLANTINGS TO BE INCORPORATED AT TIME OF CONSTRUCTION.

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LANDSCAPE LEGEND

- NEW DECIDUOUS CANOPY TREE; RE: L109
- NEW CONIFEROUS TREE; RE: L109
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- NEW SHRUBS; RE: L109
- NEW PLANTING BED AREA; RE: L105 - L107
- AQUATIC BENCH PLANTING AREA; RE: L108
- EXISTING VEGETATION TO REMAIN

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

30' 30 0 30 60Ft.

TOWN OF AMHERST APPROVAL BOX:

wendel

Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

REGISTERED LANDSCAPE ARCHITECT
DEAN GILLIAM GORSKI
STATE OF NEW YORK

8.3.26

DRAWING NAME:
Landscape Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.

L-105

Project No: 25-4008

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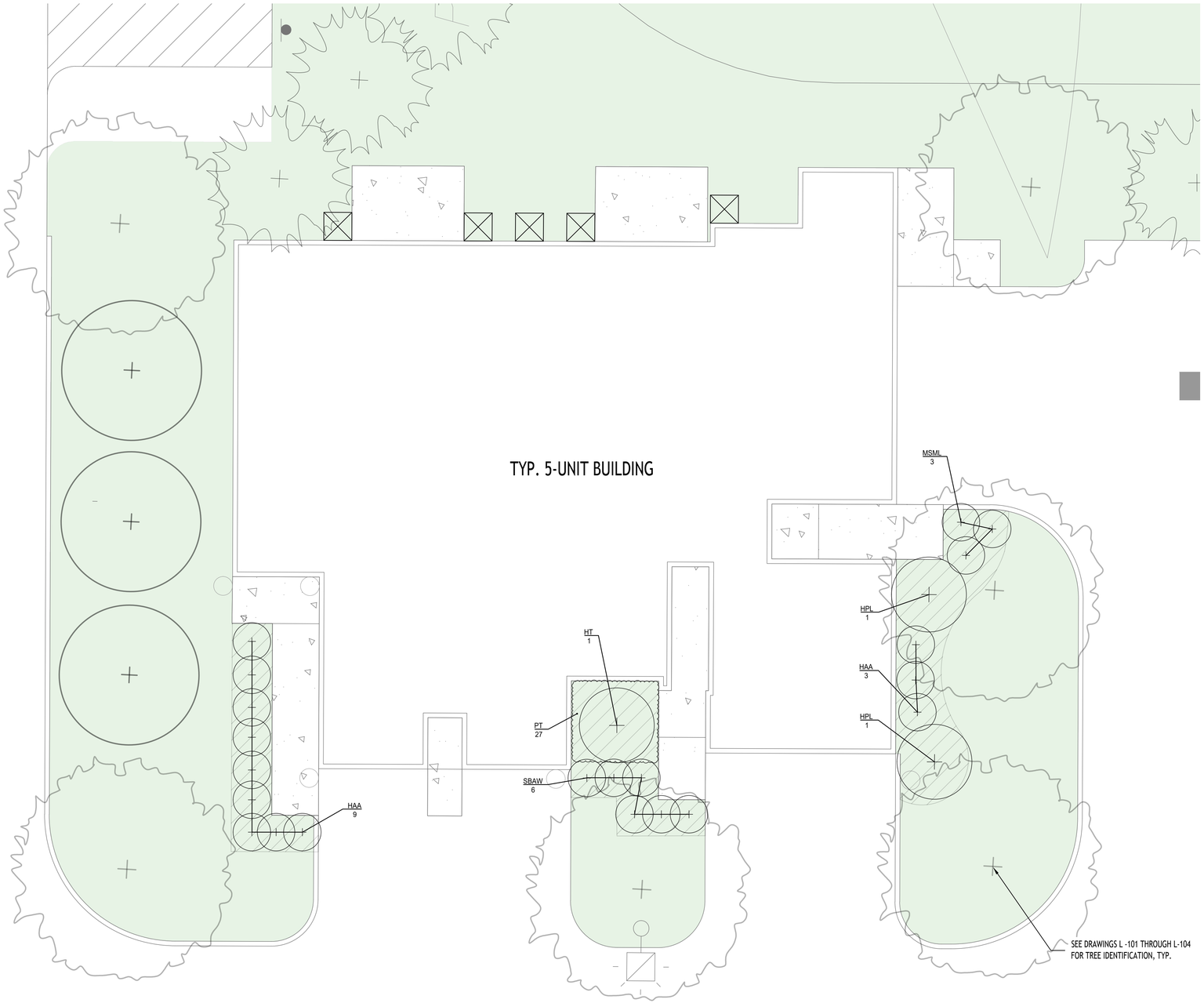

N

LANDSCAPE ENLARGEMENT - TYPICAL 5-UNIT BLDG. FOUNDATION PLANTINGS

SCALE: 1"=6'

PERIMETER SCREENING NOTE:

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- AQUATIC BENCH PLANTING AREA; RE: L108
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30' 30 0 30 60Ft.

TOWN OF AMHERST APPROVAL BOX:

wendel

Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

REGISTERED LANDSCAPE ARCHITECT
ALAN WILLIAM GORSKI
001335-1
STATE OF NEW YORK
8.3.26

DRAWING NAME:
Landscape Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
L-106

Project No: 25-4008

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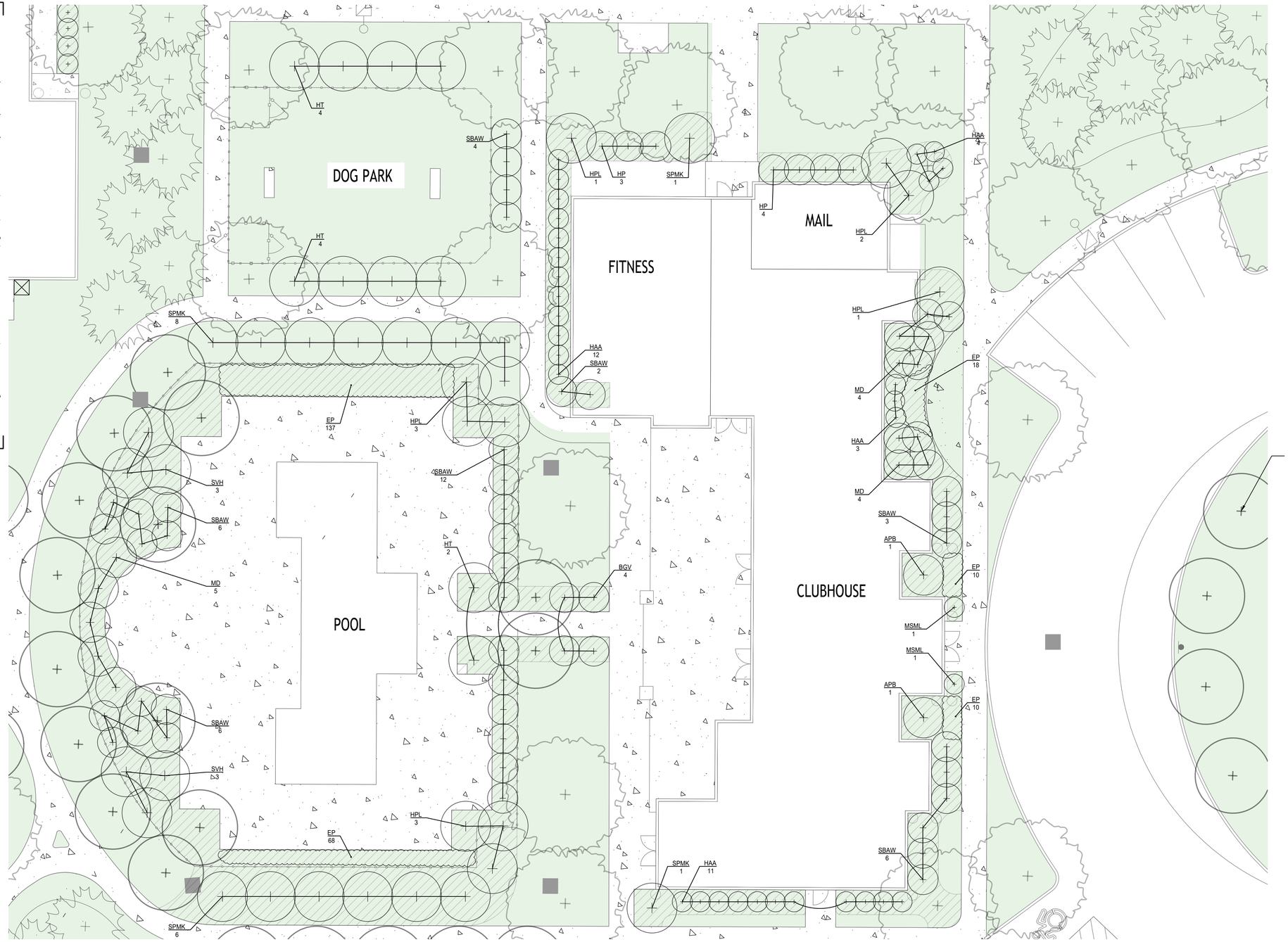

LANDSCAPE ENLARGEMENT - CLUBHOUSE FOUNDATION PLANTINGS

SCALE: 1"=10'

PERIMETER SCREENING NOTE:

1. EXISTING PLANTINGS ALONG PERIMETER TO REMAIN. IF SCREENING IS NOT SUFFICIENT AFTER INITIAL SITE CLEARING AND GRUBBING, SUPPLEMENTAL PLANTINGS TO BE INCORPORATED AT TIME OF CONSTRUCTION.

GENERAL LANDSCAPE NOTES:

1. ALL DISTURBED AREAS AFTER PLANTING ARE COMPLETE SHALL RECEIVE MINIMUM 6" DEPTH TOPSOIL, BE FINE GRADED, AND SODDED.
2. STORMWATER DETENTION BASINS TO BE SEEDED WITH APPROPRIATE NATIVE MEADOW GRASS MIX PER STATE / TOWN REQUIREMENTS.
3. REFER TO SHEET L109 FOR LANDSCAPE DETAILS AND PLANTING NOTES.

LANDSCAPE LEGEND

- NEW DECIDUOUS CANOPY TREE; RE: L109
- NEW CONIFEROUS TREE; RE: L109
- NEW DECIDUOUS UNDERSTORY TREE; RE: L109
- NEW SHRUBS; RE: L109
- NEW PLANTING BED AREA; RE: L105 - L107
- AQUATIC BENCH PLANTING AREA; RE: L108
- EXISTING VEGETATION TO REMAIN

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

30' 30 0 30 60Ft.

TOWN OF AMHERST APPROVAL BOX:

wendel

Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

REGISTERED LANDSCAPE ARCHITECT — JOHN WILLIAM GOMEZ — 001335-01 — STATE OF NEW YORK

8.3.26

DRAWING NAME:

Landscape Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.

L-107

Project No: 25-4008

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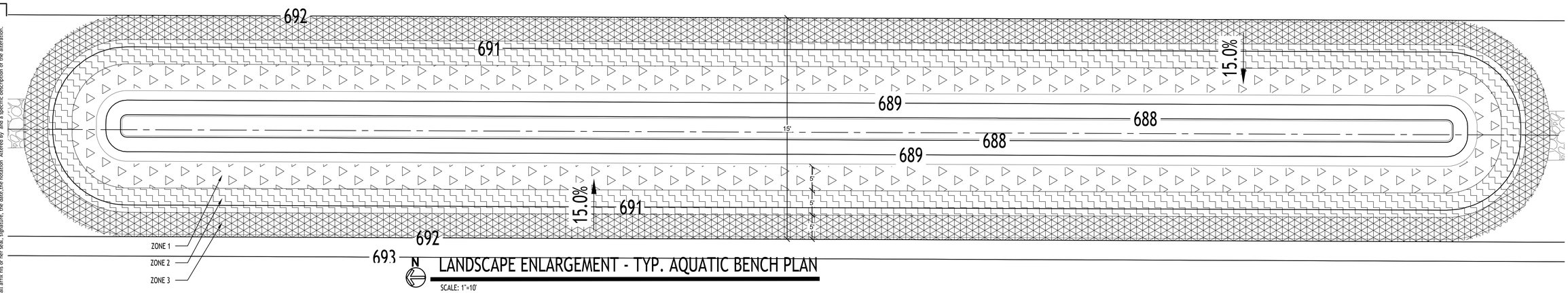
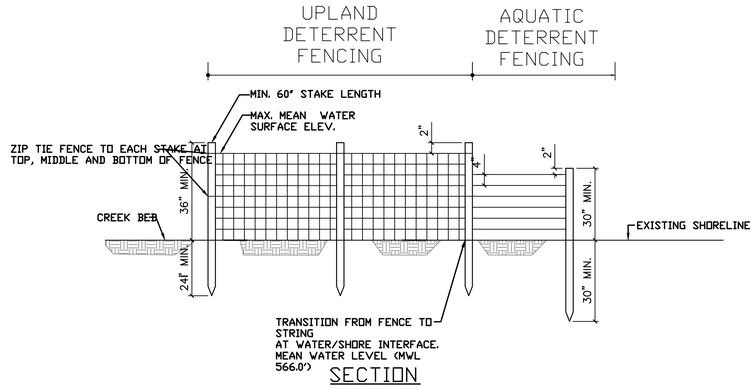
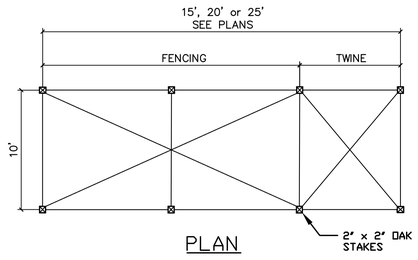


LANDSCAPE ENLARGEMENT - TYP. AQUATIC BENCH PLAN

SCALE: 1"=10'



SECTION



PLAN

CONSTRUCTION NOTES:

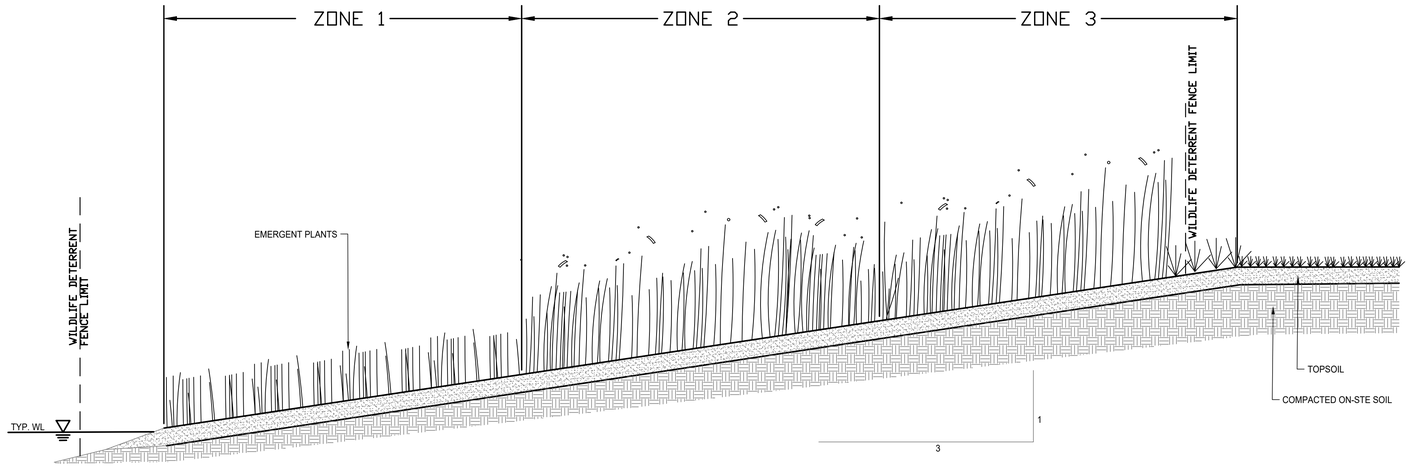
1. WILDLIFE DETERRENT FENCE REQUIRED FOR A PERIOD OF 1 YEAR.
2. WILDLIFE DETERRENT FENCE TO BE REMOVED SEASONALLY TO AVOID DAMAGE FROM ICE.
3. REGULAR MAINTENANCE & REPLACEMENT OF FENCE, TWINE AND STAKES MAY BE NECESSARY DURING THIS TIME.
4. WILDLIFE DETERRENT FENCING SHALL ENCLOSE THE ENTIRETY OF THE AQUATIC PLANTING AREA.
5. WILDLIFE DETERRENT FENCE SHALL BE PLACED FROM SUBSTRATE TO 2' FROM TOP OF STAKE.
6. STRANDS SHALL BE PLACED EVERY 4' FROM SUBSTRATE/SHORE TO 2' FROM TOP OF STAKE.
7. A SINGLE STRAND OF TWINE SHALL BE ATTACHED DIAGONALLY BETWEEN TOPS OF STAKES.
8. DIMENSIONS OF EXCLUSION FENCE MAY VARY GIVEN RIVER DEPTHS, BUT THE MEAN WATER SURFACE ELEV. SHOULD BE AT LEAST 2' BELOW THE TOP OF THE STAKES AT THEIR DEEPEST.
9. SECURE FENCE TO EACH OAK STAKE WITH 3 ZIP TIES PER STAKE, ONE AT THE TOP, MIDDLE AND BOTTOM OF STAKE.
10. THE ENDS OF THE FENCE SHOULD BE SECURED TOGETHER AT A WOODEN STAKE.
11. SNOW FENCE WILL TRANSITION TO TWINE FENCE AT WATER/SHORE INTERFACE; ANNUAL WATER LEVEL.
12. FENCING/TWINE BARRIER ONLY REQUIRED ON OUTER EDGE OF ENCLOSURE, NOT BETWEEN APPLICATIONS.

MATERIALS:

1. STAKES: 2" X 2" x 60" OAK.
2. FENCE: BLACK PLASTIC/POLYRESIN PERIMETER/POULTRY/SNOW FENCE, 2"X2" MESH SIZE (OR SIMILAR), ~60" LENGTH REQUIRED PER EXCLOSURE, MAX. 36" HEIGHT.
3. TWINE: STANDARD MULTIPURPOSE, TWISTED.
4. ZIP TIES: 10-12" BLACK NYLON ZIP TIES.

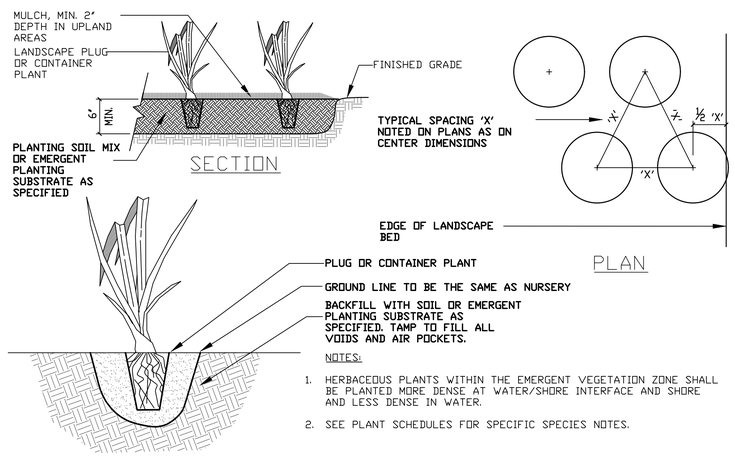
1 WILDLIFE DETERRENT FENCING AND BARRIERS

SCALE: NTS



2 SHALLOW WATER BENCH DETAIL

SCALE: NTS



NOTES:

1. HERBACEOUS PLANTS WITHIN THE EMERGENT VEGETATION ZONE SHALL BE PLANTED MORE DENSE AT WATER/SHORE INTERFACE AND SHORE AND LESS DENSE IN WATER.
2. SEE PLANT SCHEDULES FOR SPECIFIC SPECIES NOTES.

2 HERBACEOUS PLUG PLANTING

SCALE: NTS

GENERAL LANDSCAPE NOTES:

1. ALL DISTURBED AREAS AFTER PLANTING ARE COMPLETE SHALL RECEIVE MINIMUM 6" DEPTH TOPSOIL, BE FINE GRADED, AND SODDED.
2. STORMWATER DETENTION BASINS TO BE SEEDED WITH APPROPRIATE NATIVE MEADOW GRASS MIX PER STATE / TOWN REQUIREMENTS.
3. REFER TO SHEET L109 FOR LANDSCAPE DETAILS AND PLANTING NOTES.

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

30 30' 0 30 60Ft.

TOWN OF AMHERST APPROVAL BOX:

wendel

Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

REGISTERED LANDSCAPE ARCHITECT JEAN WILLIAM CORBETT 001315 STATE OF NEW YORK

8.3.26

DRAWING NAME:

Landscape Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.

L-108

Project No: 25-4008

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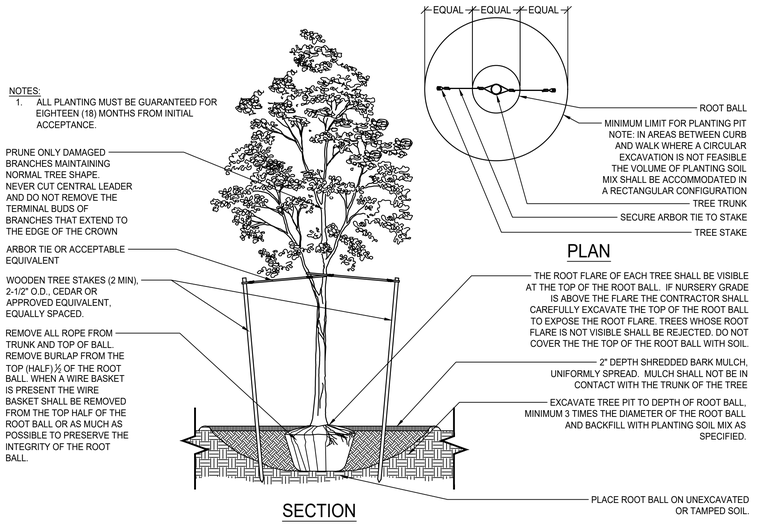
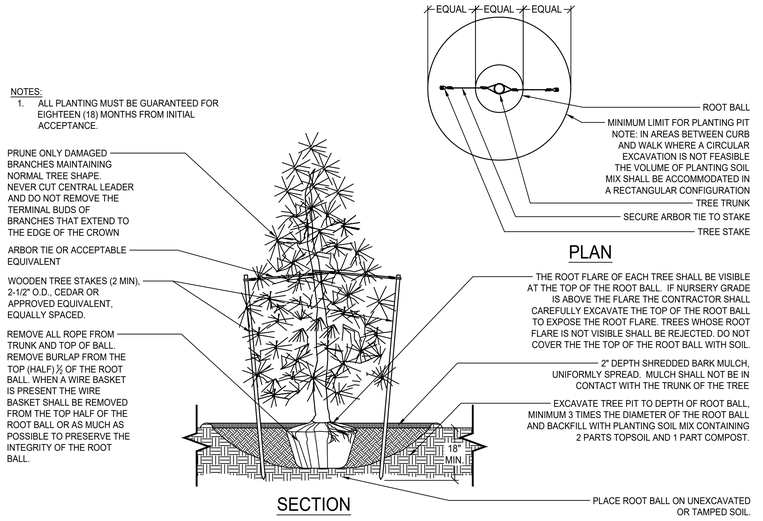
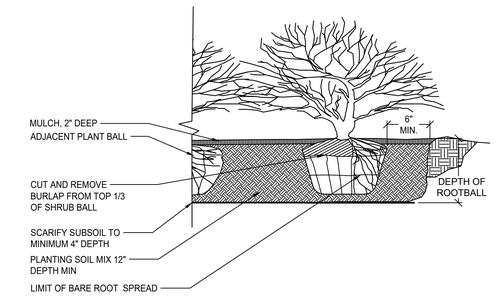


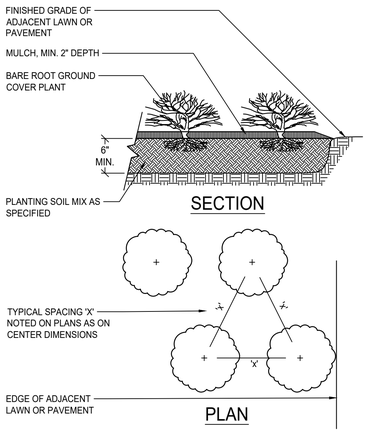
DECIDUOUS TREE PLANTING
SCALE: N.T.S.



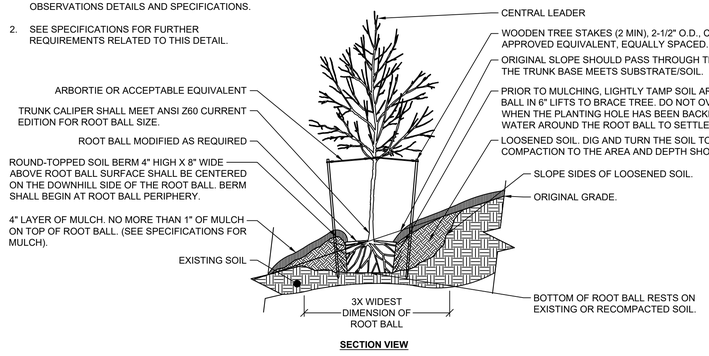
EVERGREEN TREE PLANTING
SCALE: N.T.S.



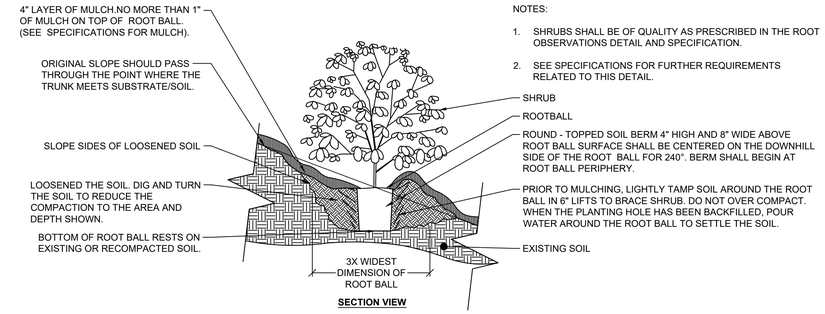
SHRUB PLANTING
SCALE: N.T.S.



GROUNDCOVER PLANTING
SCALE: N.T.S.



TREE PLANTING ON SLOPE 5% (20:1) TO 50% (2:1) - UNMODIFIED SOIL
SCALE: N.T.S.



SHRUB ON SLOPE 5% (20:1) TO 50% (2:1) - UNMODIFIED SOIL
SCALE: N.T.S.

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

30' 30 0 30 60Ft.

TOWN OF AMHERST APPROVAL BOX:

wendel

Uptown Apartments
2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

REGISTERED LANDSCAPE ARCHITECT DEAN WILLIAM GOYER STATE OF NEW YORK
8.3.26

DRAWING NAME:
Landscape Details

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
L-109

Project No: 25-4008

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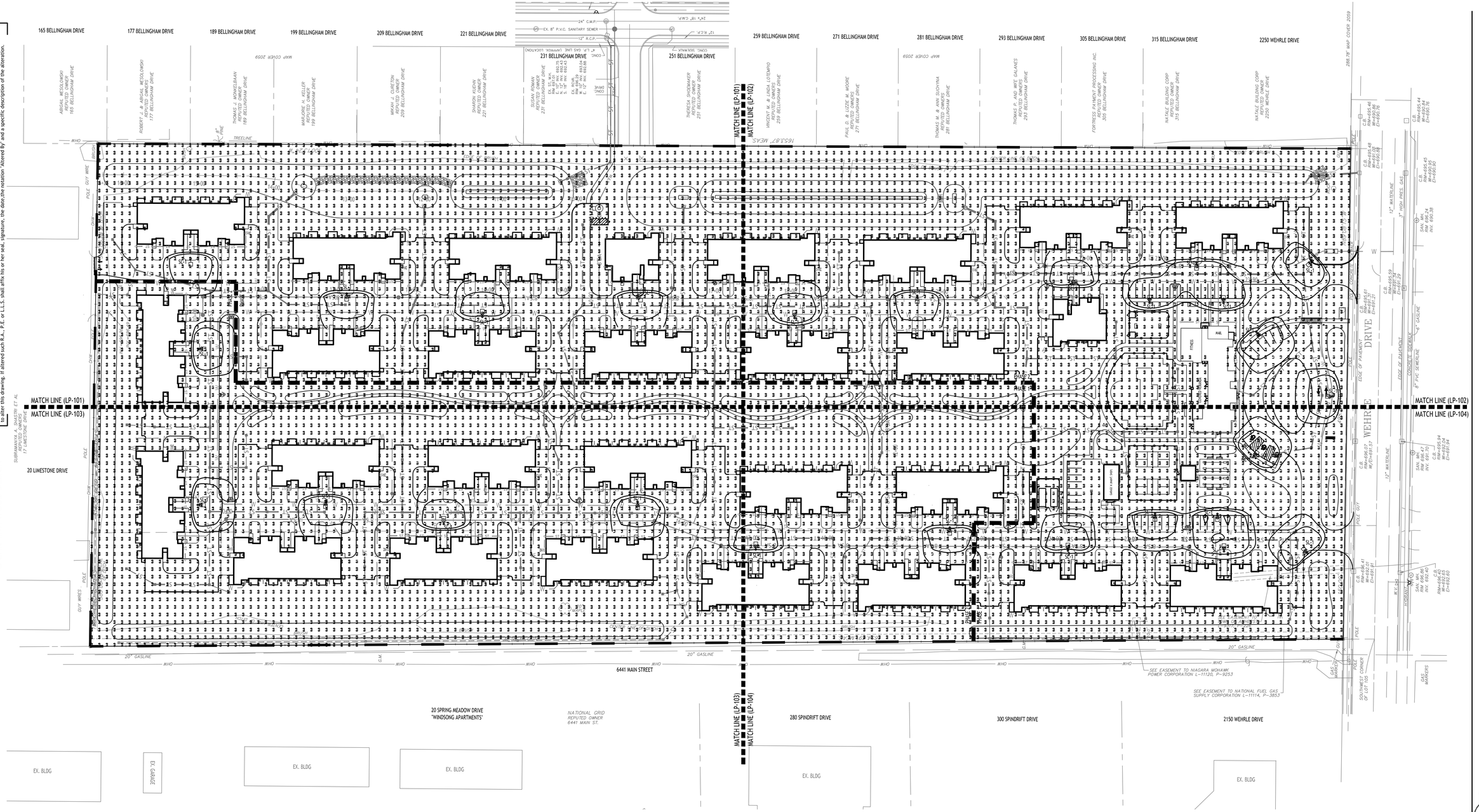
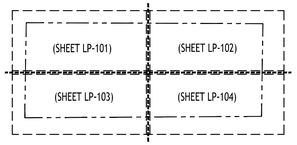


N OVERALL LIGHTING PLAN

SCALE: 1"=60'

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1	NOTE 2	NOTE 3	QUANTITY
SL-1		GALLEON AREA AND ROADWAY LUMINAIRE(2) 70 CRI, 4000K, 1050mA LIGHTSQUARES W/ 16 LEDS EA. & TYPE IV FORWARD THROW OPTICS W/ HOUSE SIDE SHIELD, NON-ADJUSTABLE ARM	ELECTRONIC	POLE	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON), GALN-SA2C-740-U-T4FT-HSS	120V 1P 2W	BUG Rating: B1-U0-G2	Mounting Height: 15.0', Height to be measured from fixture to finished grade	Note: Proposed Fixture to be Non-Adjustable per Town Requirements	25



N SHEET LOCATION MAP

SCALE: N.T.S.

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

30 0 30 60Ft.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

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

Sealed 08/03/2026

DRAWING NAME:

Overall Lighting Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.

LP-100

Project No: 25-4008

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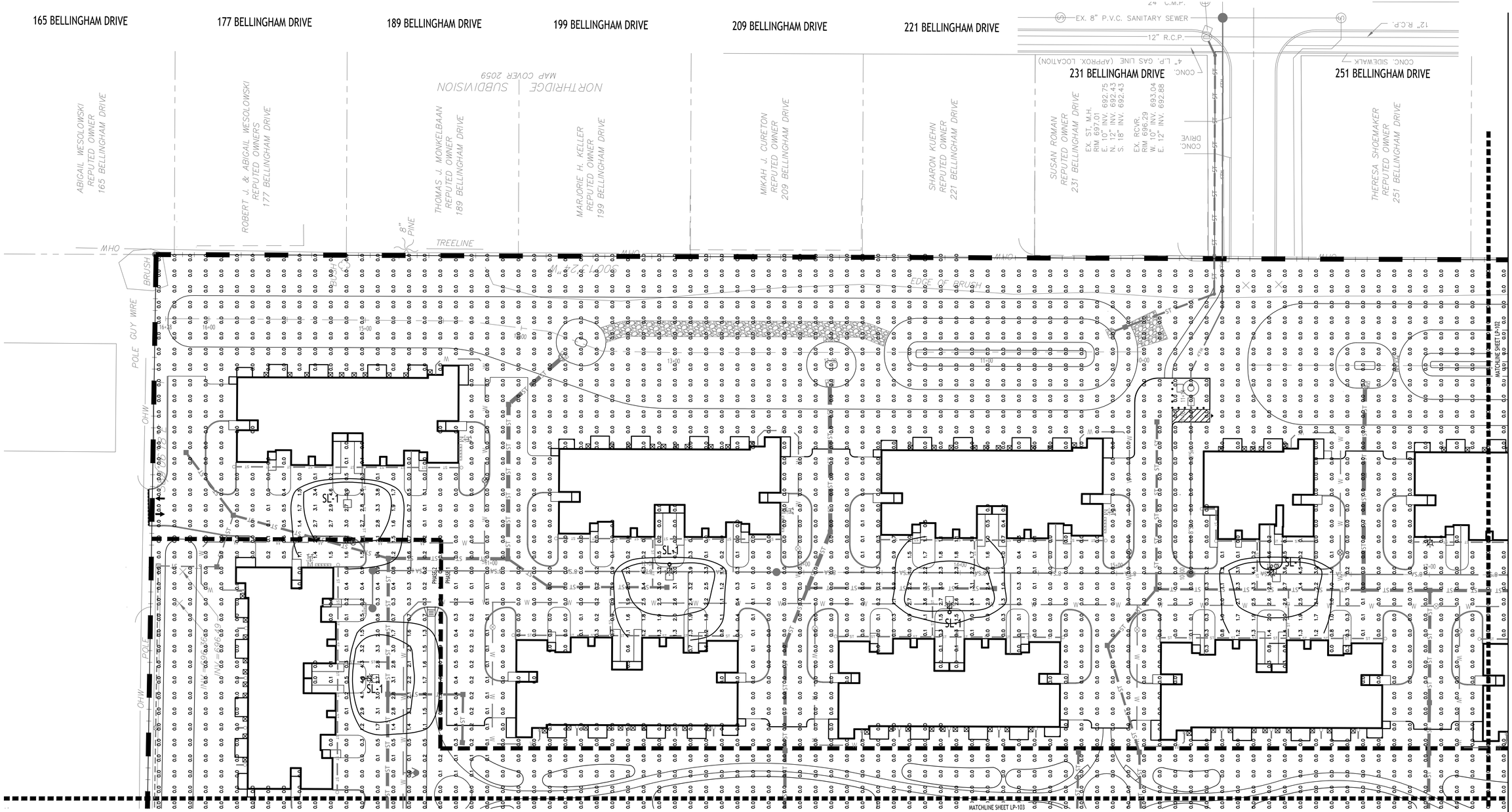
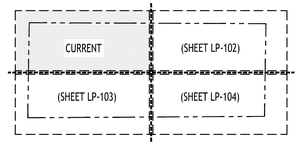


SITE LIGHTING PLAN

SCALE: 1"=30'



SHEET LOCATION MAP

SCALE: N.T.S.

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

30 0 30 60Ft.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD
DESIGN
Buffalo | Utica | Greensboro

Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

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

Sealed 08/03/2026

DRAWING NAME:
Site Lighting Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
LP-101

Project No: 25-4008

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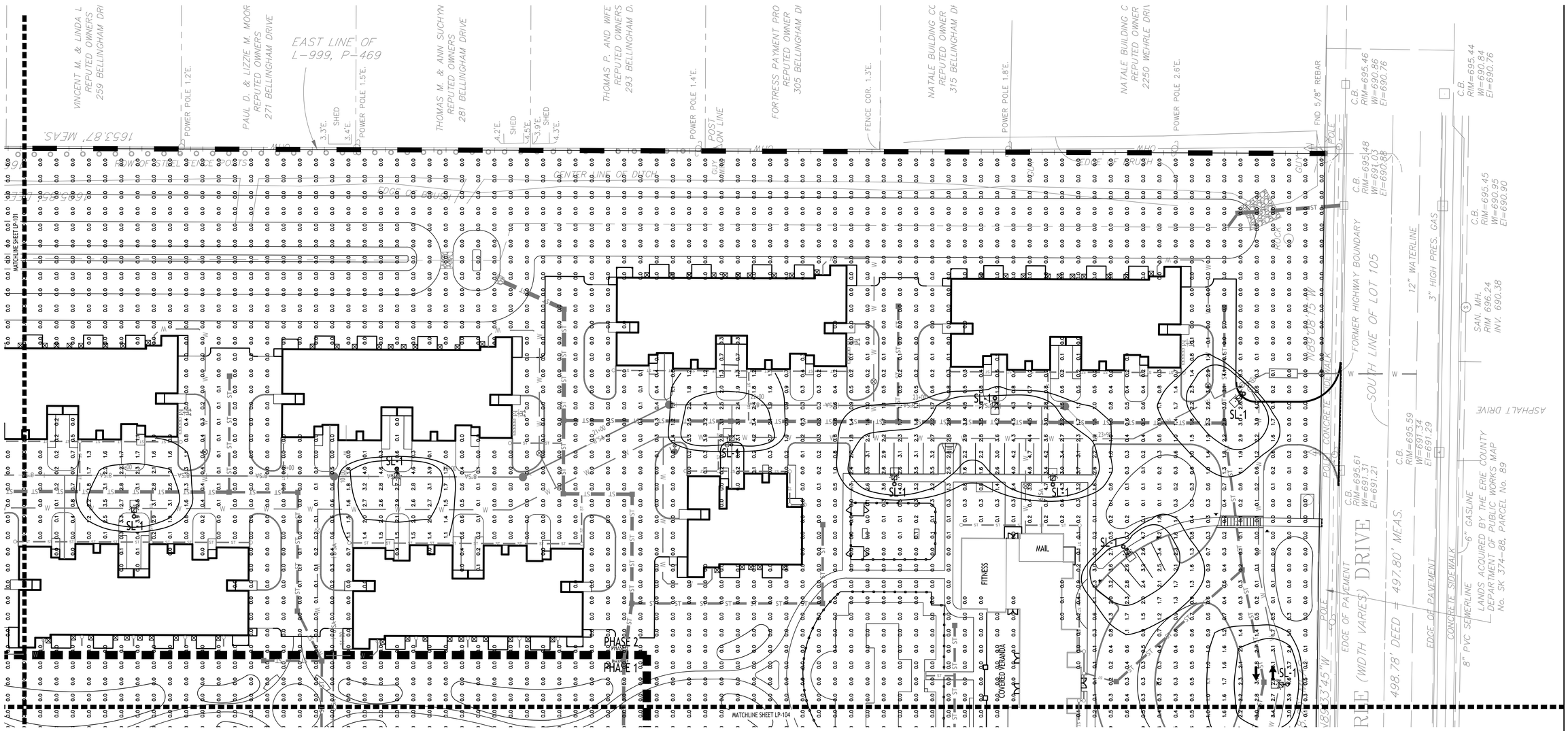
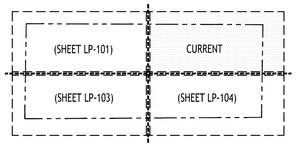


SITE LIGHTING PLAN

SCALE: 1"=30'



SHEET LOCATION MAP

SCALE: N.T.S.

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

30 0 30 60Ft.

TOWN OF AMHERST APPROVAL BOX:

CARMINA WOOD DESIGN

Buffalo | Utica | Greensboro

Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

Sealed 08/03/2026

DRAWING NAME:

Site Lighting Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.

LP-102

Project No: 25-4008

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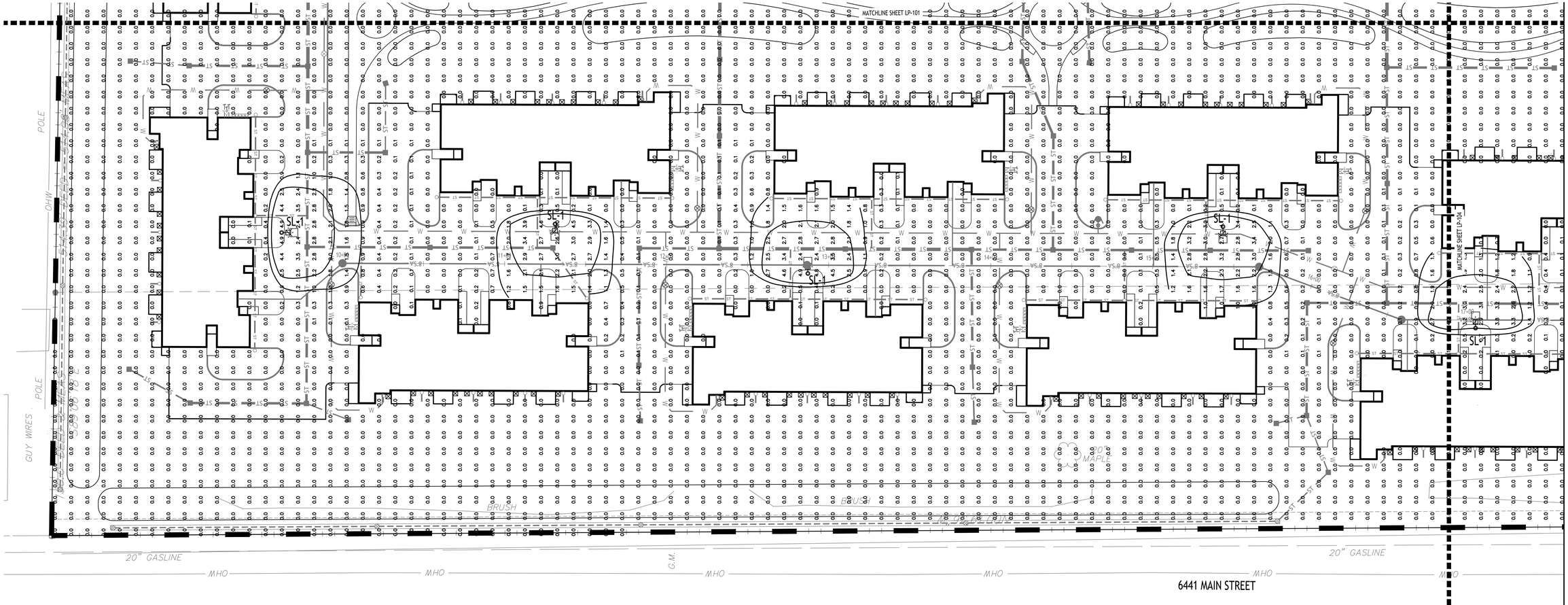
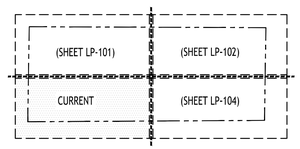


N

SITE LIGHTING PLAN

SCALE: 1"=30'



N

SHEET LOCATION MAP

SCALE: N.T.S.

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

30' 30 0 30 60Ft.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN

Buffalo | Utica | Greensboro

Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

CHRISTOPHER WOOD
STATE OF NEW YORK
07639A
LICENSED PROFESSIONAL ENGINEER

Sealed 08/03/2026

DRAWING NAME:

Site Lighting Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.

LP-103

Project No: 25-4008

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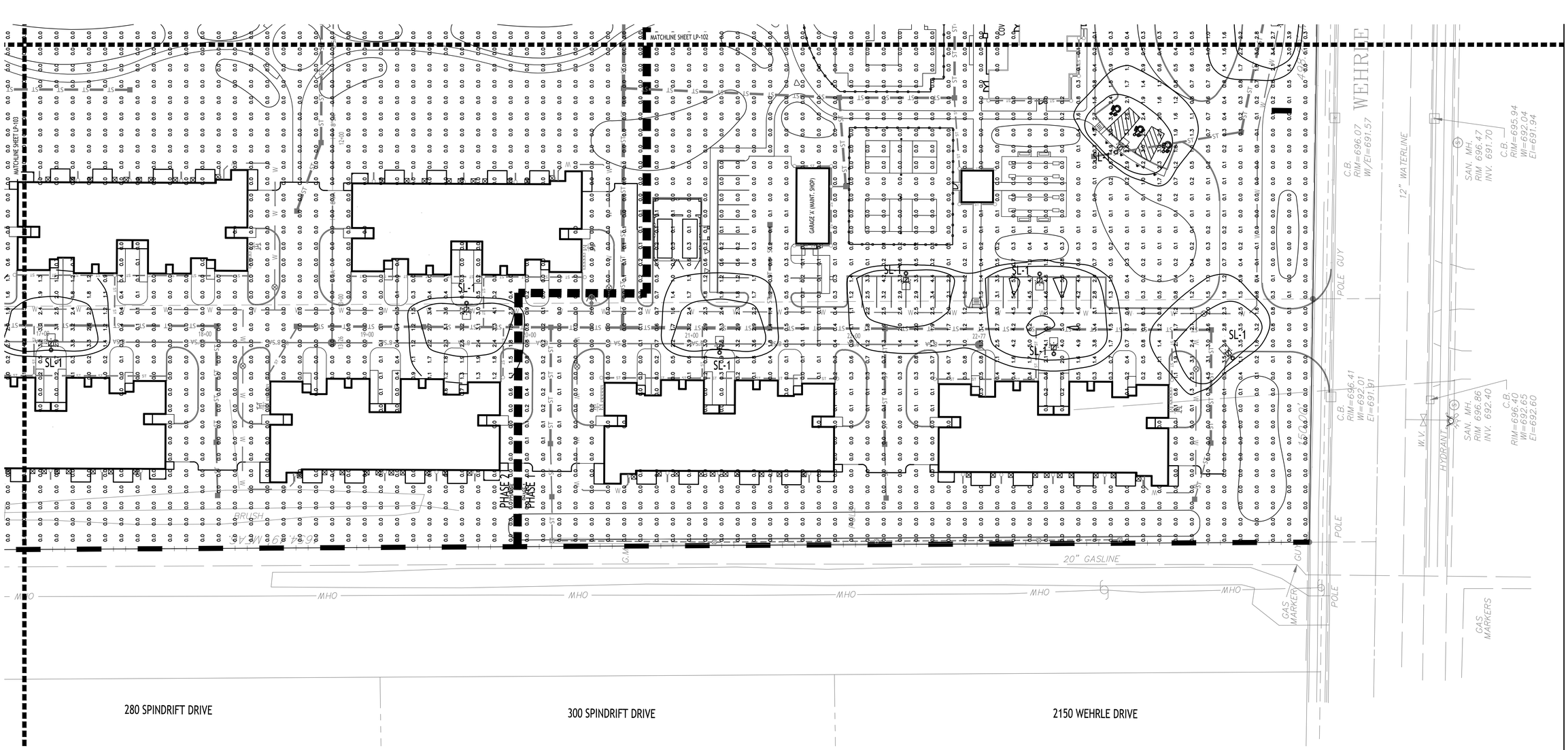

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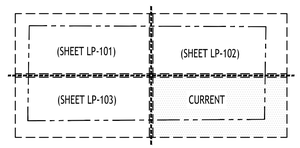
SITE LIGHTING PLAN

SCALE: 1"=30'



N

SHEET LOCATION MAP

SCALE: N.T.S.

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

30' 30 0 30 60Ft.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN

Buffalo | Utica | Greensboro

Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

CHRISTOPHER WOOD
STATE OF NEW YORK
07639A
LICENSED PROFESSIONAL ENGINEER

Sealed 08/03/2026

DRAWING NAME:

Site Lighting Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.

LP-104

Project No: 25-4008

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Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

BABA · BAA · TAA · FADC · Light Attributes®

Product Certifications

DLC · DLC Premium · 3G VIB · IP66 · CSA · ENEC · YEAR · RoHS

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Quick Facts

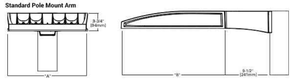
- Lumen packages range from 3,300 - 102,700 (33W - 658W)
- 17 optical distributions
- Efficacy up to 178 LPW

Connected Systems

- Wavelinx LITE Wireless
- Wavelinx PRO Wireless
- AirMesh Wireless

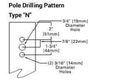
Dimensional Details

Standard Pole Mount Arm



Pole Drilling Pattern

Type "N"



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:
1. 10A Certified (3000K CCT and warmer only, fixed mounting options)

NOTE: For arm selection requirements and additional line art, see Mounting Details section.

MODEL: GALN-SA2C-740-U-T4FT-HSS (NON-ADJUSTABLE FIXTURE)

Product Family *,1	Light Configuration: Light Square	Light Configuration: Square Count	Light Configuration: Lumen Output	Color Temperature	Voltage	Distribution	Mounting	Finish
GALN (Galleon)	SA=1 LED Light Square *	1=1 Light Square *	A=Output Level 1	722=722CRI, 2200K	U=120-277V, 50/60Hz *	T1=Type I	Blank=Standard Pole Arm	AP=Gray
Note: Refer to Buy American Act Compliant ** and TAA Compliant Galleons & Trade Agreements Act Compliant **		2=2 Light Squares	B=Output Level 2	727=727CRI, 2700K	H=347V *	T2=Type II	QM=Quick Mount Universal Arm	DBTP=Dark Platinum Textured
SABA-GALN-Galleon II SABA/UA Compliant **		3=3 Light Squares	C=Output Level 3	730=730CRI, 3000K	D=DIM, 0-10V Dimming Driver	T3=Type III	AVA=White Mount Arm with Quick Mount Adapter	BK=Black
		4=4 Light Squares	D=Output Level 4	735=735CRI, 3500K	T=TRIM, 0-10V Dimming Driver	T4FT=Type IV Forward Throw	PA=Pole Mount, Adjustable	GM=Graphite Metallic
		5=5 Light Squares	2=Configured Output **	740=740CRI, 4000K	F=347V/480V, DuroTrim Drivers *,2,3	T4W=Type IV Wide	SP=3" Slipfitter, Adjustable *	BZ=Bronze
		6=6 Light Squares		757=757CRI, 5700K		T5=Type V Square	SP2=2-3/8" Slipfitter, Adjustable *	WH=White
		7=7 Light Squares		827=827CRI, 2700K		T5W=Type V Square Wide	QMA=Quick Mount Mast Arm Fixed	XALXX=Custom Color
		8=8 Light Squares		830=830CRI, 3000K		T5VS=Type V Square Medium	MA=Mast Arm, Fixed	
		9=9 Light Squares		835=835CRI, 3500K		T6=Type VI	MA2=Mast Arm, Fixed	
				840=840CRI, 4000K		BLC=Backlight Control *	WA=Wall Mount, Adjustable	
				850=850CRI, 5000K		BLC-SQ=Backlight Control Square *	UP=Upsweep Arm	
				930=930CRI, 3000K		BLC-VS=Backlight Control Square Medium *		
				935=935CRI, 3500K		T6S=Type VI Square *		
				940=940CRI, 4000K		T6W=Type VI Square Wide *		
				950=950CRI, 5000K		BLL=Left Spill Light Eliminator Left *		
				XXX=Custom *,4,5		BLR=Right Spill Light Eliminator Right *		
						RW=Rectangular Wide Type I		
						AFL=Automotive Frontline		

Options (Add as Suffix)

- **DIM**=External 0-10V Dimming Leads
- **DMG**=0-10V DIM (Min 0.5mA with 10V Voltage)
- **FF**=Double Fuse (208, 240 or 480V Specify Voltage)
- **20K**=20kV UL 1449 based surge protective device **
- **2L**=Two Circuits **
- **FAUTC**=TRIM Ambient **
- **FAIR**=Factory Installed Internal Accessory **
- **GBSW**=Gloss Rotary Switch
- **GBSBK**=Gloss Rectangular Switch, Black **
- **LCF**=Light Square Trim Painted to Match Housing **
- **TH**=Tool-less Door Hardware *
- **CC**=Coastal Construction
- **L90**=Optics Rotated 90° Left
- **R90**=Optics Rotated 90° Right
- **3SDCM**=3 Standard Deviation Color Matching **
- **AHD45**=AHor Hours Dwn, 5 Hours **
- **AHD65**=AHor Hours Dwn, 6 Hours **
- **AHD85**=AHor Hours Dwn, 7 Hours **
- **AHD95**=AHor Hours Dwn, 8 Hours **
- **DALI**=DALI Drivers

Controls and Systems Options (Add as Suffix)

- **EPC**=Button Type Photocontrol. Must specify voltage 120V, 208V, 240V or 277V. *
- **FAO**=Field Adjustable Dimming Controller **
- **FAS**=NEMA 7 PIN Photocontrol Receptacle **
- **FADC**=Field Adjustable Dimming Controller **
- **PIC**=Photocontrol Shorting Cap
- **SPBD**=Dimming Motion Sensor, 9'-20' mounting **
- **SPBDL**=Dimming Motion Sensor, 20'-40' mounting **
- **SPBDLT**=Dimming Motion Sensor, limited square count, 9'-20' mounting **
- **SPBXLT**=Dimming Motion Sensor, limited square count, 21'-40' mounting **
- **WLCSN-LCD**=Motion Sensor for Dimming Operation, 9'-20' Mounting *,**
- **WLCSN-L40**=Motion Sensor for Dimming Operation, 21'-40' Mounting *,**
- **WLCSN-LPD**=Motion Sensor for Dimming Motion and Daylight, Bluetooth Programmable, 7'-15' Mounting *,**,***
- **WLGXX**=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7'-15' Mounting *,**,***
- **WPSXX**=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7'-15' Mounting *,**,***,****
- **BPSXX**=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7'-15' Mounting *,**,***,****
- **DMD-LCD**=NEMA Occupancy Sensor (9'-20' Mounting) *,**,***
- **DMD-L40**=NEMA Occupancy Sensor (21'-40' Mounting) *,**,***

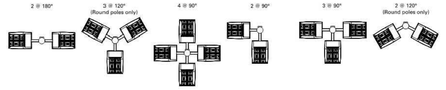
Accessories (Order Separately) *

- **GALA1514**=NEMA Photocontrol Multi Tap - 105-285V
- **GALA1531**=NEMA Photocontrol - 120V
- **GALA1531-1**=NEMA Photocontrol - 347V
- **GALA1613**=Photocontrol Shorting Cap
- **GALA1614**=120V Photocontrol
- **MA1252**=10kV Surge Module Replacement
- **MA1196-XX**=1/2-90° Tenon Adapter for 2-3/8" O.D. Tenon
- **MA1421-XX**=1/2-90° Tenon Adapter for 2-3/8" O.D. Tenon
- **MA1197-XX**=1/2-120° Tenon Adapter for 2-3/8" O.D. Tenon
- **MA1198-XX**=1/2-180° Tenon Adapter for 2-3/8" O.D. Tenon
- **MA1189-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon
- **MA1190-XX**=2@120° Tenon Adapter for 2-3/8" O.D. Tenon
- **MA1191-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
- **MA1838-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon
- **MA1192-XX**=1@90° Tenon Adapter for 3-1/2" O.D. Tenon
- **MA1193-XX**=1@120° Tenon Adapter for 3-1/2" O.D. Tenon
- **MA1192-XX**=2@90° Tenon Adapter for 3-1/2" O.D. Tenon
- **MA1194-XX**=2@120° Tenon Adapter for 3-1/2" O.D. Tenon
- **MA1195-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
- **MA1199-XX**=3@90° Tenon Adapter for 3-1/2" O.D. vertical tenon
- **FSIR-100**=Wireless Configuration Tool for MS/DIM *
- **LSNSS**=Field Installed House Side Shield for SA Light Squares *,**
- **LSNSS-SB**=Field Installed House Side Shield for SB Light Squares *,**
- **LSCS**=Backlight Control Shield *
- **LSSBK**=Shroud Only (Rectangular), Black *,**
- **LSSBKW-ZPK**=Glare Reducing Shield, White *,**
- **LSPPS**=Perimeter Shield, Black *,**
- **WSLC-TP-10A**=WaveLinx Outdoor Control Module *,**,***
- **TLT-G1-WH**=AirMesh 7-PIN node, 113-480V *,**,***
- **DBSW-4S-SQ**=AirMesh central base station with 5-button control **

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP310001EN for more information.
2. Design Light Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Not available with 10kV surge module. Not available in combination with high ambient and sensor options at Output Level 3 or with 0-10V dimming and sensor options. Choose Voltage 8 or 9.
4. SP arm blocks 6" (152 mm) of tenon. SP2 blocks 5" (127 mm) of tenon. Specify tenon O.D. when ordering.
5. Not available with SB light squares.
6. 7G is not available with SB light squares. Not available with SPBLW, SPLW or WSS. Not available with WaveLinx or DMG wireless controls.
7. Requires FAN.
8. Requires 7-PIN NEMA sensor-style (MH, BLC or BK-).
9. NEMA Gateway required to enable field configurability. Order MA1948 (PoE and MPOE 120-277V to PoE injected power supply if needed. Wall not required for LC Bluetooth sensors.
10. Requires FADC, FAO, FAS, FAIR or WaveLinx factory-set. Choose Output Level 1, supplied at 500mA drive current only. Not available with SB light squares. Export customers exchange available in 45 days. Available with SWG, SWQ, SLC, SLS and SLX distributions. Can be used with BSS options.
11. Not for use with T1, SWG, SWQ, SWS or RW optics.
12. 10A option not available with Output Level 4 or AMB Amber.
13. Not for use with T1, SWG, SWQ, SWS or RW optics.
14. Not available with SPBLW or WSS.
15. Low voltage control leads length not "XX" suffix. Not for SA socket. Not available with DALI or integrated controls options.
16. Not available if any SPB, SPBL or WaveLinx sensor is selected. Motion sensor has an integral photocell.
17. Not available with SPBLW or WSS. Requires FAO or FAS photocontrol receptacle with photocontrol accessory. Not available with SB light squares when using Output Level 1.
18. Not for use with T1, T4FT, T4W or SL optics. See IES Files for details. Not available with SB light squares.
19. Not available with SPBLW or WSS. Requires FAO or FAS photocontrol receptacle with photocontrol accessory. Not available with SB light squares when using Output Level 1.
20. Not for use with T1, T4FT, T4W or SL optics. See IES Files for details. Not available with SB light squares.
21. Sensor configuration mobile application required for configuration. See controls page for details.
22. Replace X with number of Light Squares controlled by the SPB, referencing the "SPBX Availability Table" on the controls page.
23. Not available with DSS, DSSBN or DSSBK.
24. Not available with Buy American Act compliant (preferes are built to be compliant with the Buy American Act of 1933 (BAA)).
25. See Trade Agreements Act of 1979 (TAA), when purchasing. Please refer to COMDITY PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
26. Not for use with T1, T2, T3 or SL optics. Not available with SB light squares.
27. Consult factory for further information.
28. DuroTrim drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.cooperlighting.com/duratrim for more information.
29. SBSY not to be used with unmetered or incumbency provided systems.
30. Not available with SA14 or SA18. Not available with SB1 or any SB configuration using Output Level 1. Not available with any control option.
31. Cannot be used with DALI, PEC or other motion response control options. Not available with SB light squares when using Output Level 1.
32. Use GALA Product Configurator to specify lumen output, drive current and wattage. Not available with AMB. Not available with SB light squares.
33. Uses the FSIR-211 motion sensor. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
34. Requires Additional Accessory. Not available with SB light squares. Not available with DSS, DSSBN or DSSBK.
35. Requires AirMesh central base station (DBSW-4S-SQ) and Synapse commissioning for operation.
36. 4 step Mackinaw alligna bracing. Available in 740 CRI CCT only. Longer lead times apply, consult your lighting representative at Cooper Lighting Solutions for more information.
37. Not available with SB light squares.
38. Only product configurations with these prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or the Build America Build America Act (BABA). BABA is the minimum Government compliance requirement for the Buy America Build America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliance standards. Please refer to the COMDITY PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

Mounting Details

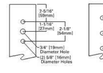
Pole Configuration Options



Pole Drilling Patterns

Type "N"

Type "R"



Type "M"

Quick Mount Universal Arm (QU)

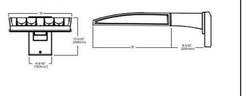
Quick Mount Mast Arm (QMA)

Pole Mount Arm with Quick Mount Adaptor (QM)

Mast Arm, Fixed (MA)

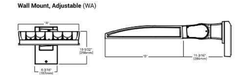
Upsweep Arm (UP)

Wall Mount, Fixed (WM)



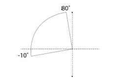
Mounting Details

Wall Mount, Adjustable (WA)



Adjustable Arm Range of Motion

- Includes WA, SP, SP2 and PA mounting options
- Adjustable in increments of 5°
- Must maintain downward facing orientation



3" Slipfitter, Adjustable (SP)

2-3/8" Slipfitter, Adjustable (SP2)

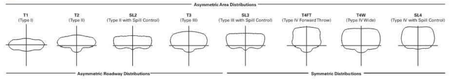
Pole Mount, Adjustable Arm (PA)

Fixture Weights and EPAs

Tilt Angle (Degrees)	Number of Light Squares	Weight	1 @ 90°	2 @ 180°	2 @ 90°	2 @ 120°	3 @ 90°	3 @ 120°	4 @ 90°
0°	1-4	33.5 lb (15.2 kg)	0.85	1.70	1.46	1.66	2.31	2.25	2.35
	5-6	43.5 lb (19.7 kg)	0.86	1.71	1.62	1.80	2.49	2.35	2.50
	7-9	52.5 lb (23.8 kg)	0.98	1.95	1.75	1.98	2.73	2.55	2.76
15°	1-4	33.5 lb (15.2 kg)	1.10	1.71	1.95	2.26	2.81	3.30	2.87
	5-6	43.5 lb (19.7 kg)	1.42	1.71	2.27	2.72	3.13	3.63	3.15
	7-9	52.5 lb (23.8 kg)	1.69	1.96	2.67	3.22	3.65	4.38	3.72
30°	1-4	33.5 lb (15.2 kg)	1.72	1.81	2.58	3.21	3.44	4.59	3.53
	5-6	43.5 lb (19.7 kg)	2.26	2.29	3.11	4.00	3.97	5.27	4.00
	7-9	52.5 lb (23.8 kg)	2.75	2.85	3.73	4.83	4.71	6.45	4.81
45°	1-4	33.5 lb (15.2 kg)	2.25	2.36	3.10	4.00	3.96	5.63	4.08
	5-6	43.5 lb (19.7 kg)	2.96	2.99	3.81	5.06	4.67	6.49	4.71
	7-9	52.5 lb (23.8 kg)	3.63	3.76	3.73	6.17	5.59	8.03	5.73
60°	1-4	33.5 lb (15.2 kg)	2.63	2.77	3.49	4.58	4.34	6.21	4.48
	5-6	43.5 lb (19.7 kg)	3.46	3.51	4.32	5.84	5.19	7.01	5.22
	7-9	52.5 lb (23.8 kg)	4.27	4.44	5.25	7.15	6.23	8.80	6.40

Optical Distributions

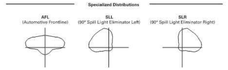
Asymmetric Area Distributions



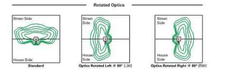
Asymmetric Roadway Distributions

Symmetric Distributions

Specialized Distributions



Rotated Optics



Product Specifications

Construction
- Die-cast aluminum housing and heat sink
- Three housing sizes, using 1 to 9 light squares

Optics
- High-efficiency injection-molded AccuLED Optics technology
- 17 optical distributions for area site and roadway applications
- 4 shielding options include HSS, BCS, GRS and PFS
- IDA Certified (3000K CCT and warmer only, fixed mounting options)
- 5 step MacAdam ellipse binning (5 SDCM) standard with 70CRI and 80CRI. 3SDCM option available with 740 CRI/CCT. 3 step MacAdam ellipse binning standard with 90CRI

Electrical
- Removable power tray assembly includes drivers, surge modules and control modules for ease of maintenance and serviceability
- Standard with 0-10V dimming
- Standard with 10kV surge module, optional 20kV surge module
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration
- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels. Comes pre-set to the highest position at the lumen output selected

Mounting
- Arms are factory installed, enabling closed-housing installation
- All arms suitable for round or square pole installation
- All arms provide clearance for multiple fixture installations at 90°

Finish
- 6 standard finishes use super durable TGIC polyester powder coat paint, providing 2.5 mil nominal thickness and salt-spray tested to 3,000 hours per ASTM B117
- RAL and custom color matches available
- Coastal Construction (CC) option salt-spray tested to 5,000 hours per ASTM B117, achieving a scribe rating of 9 per ASTM D1654

Compliance
- Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified
- IDA Certified (3000K CCT and warmer only, fixed mounting options)
- FHWA and TTA agencies are utilizing their BAA rules for BABA compliance. Only products configured, packaged and tested there are built to be compliant with the Buy American Act of 1933 (BAA) or the Buy America Build America Act (BABA).BABA is the minimum Government compliance requirement for the Buy America Build America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliance standards.
- Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements

Typical Applications
- Outdoor, Parking Lots, Walkways, Roadways, Building Areas
- Sports lighting, including tennis, pickleball, basketball courts

Warranty
- Five-year limited warranty. Consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

Lumen Maintenance (TM-21)

Output Level	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Output Levels 1-3	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
Output Level 4	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

* Supported by IES TM-21 standards
** Theoretical values represent minimums covered by used, however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-19, explaining proper use of IES TM-21 and LM-80.

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

FADC Settings
SA1-SA3 (All Output Levels)

FADC Position	Percent of Typical Lumen Output
1	25%
2	48%
3	56%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: +/-5% typical value

FADC Settings
SA4-SA6 (All Output Levels)

FADC Position	Percent of Typical Lumen Output
1	14%
2	25%
3	32%
4	43%
5	49%
6	57%
7	65%
8	72%
9	80%
10	100%

Note: +/-5% typical value

FADC Settings
SA7-SA9 (All Output Levels)

FADC Position	Percent of Typical Lumen Output
1	19%
2	38%
3	47%
4	63%
5	74%
6	85%
7	95%
8	97%
9	100%
10	100%

Note: +/-5% typical value

Drive Currents

Lumen Output	SA Light Squares	SB Light Squares
Output Level 1	615mA	350mA
Output Level 2	800mA	450mA
Output Level 3	1050mA	615mA
Output Level 4	1200mA	900mA

Control Options

0-10V (DIM)
This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (EPC, PR and PR7)
Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

After Hours Dim (AHD)
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (SPB and MS/DIM-L/XX)
These passive-infrared (PIR) sensors are factory installed in the luminaire housing. When the SPB (FSP-321 or FSP-311) or MS/DIM (FSP-211) sensor options are selected, the occupancy sensor is connected to a dimming driver and the luminaire dims when no motion is detected. After a set period of time, the luminaire turns off, and when motion is detected, the luminaire returns to full light output. Both sensors are factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM sensor requires the FSIR-100 programming tool to adjust factory defaults. The SPB sensor default parameters are listed in the table below and can be configured utilizing the Sensor Configuration mobile application for iOS and Android devices. The SPB/X is configured to control only the specified number of light squares (See SPB/X Availability Table below.) An integral photocontrol can be activated with the app for "dusk-to-dawn" control or daylight harvesting - the factory default is off. Four sensor colors are available; Bronze, Black, Gray and White, and are automatically selected based on the luminaire finish as indicated by the table below.

SPB sensor finish matched to luminaire finish

Luminaire Finish		SPB Sensor Finish*
WH	White	White
BK	Black	Black
GM	Graphite Metallic	Black
BZ	Bronze	Bronze
AP	Gray	Gray
DP	Dark Platinum	Gray

*Different color automatically selected based on luminaire finish

SPB/X Availability Table

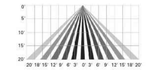
Fixture Square Count	Available SPB/X Square Count
1	Not Available
2	Not Available
3	Not Available
4	2
5	2 or 3
6	3
7	2, 3, 4 or 5
8	2, 3, 5 or 6
9	3 or 6

Default Program Settings (Out of the Box Functionality)

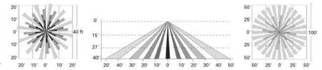
Occupancy Sensor				
Setting	MS/DIM	SPB	WaveLinx Lite (WLL4 / WLS2)	WaveLinx (WPS)
High Mode %	100%	100%	100%	100%
Low Mode %	10%	10%	50%	50%
Time Delay	5 min	5 min	15 min	15 min
Cut Off Delay	1 hr	1 hr	Disabled	Disabled
Photocell Enabled	No	No	Yes	Yes

WaveLinx Wireless Control and Monitoring System
Operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. WaveLinx (WPS2 to WPS4) outdoor wireless sensors offer passive infrared (PIR) occupancy and photocell for closed loop daylight harvesting. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinx Mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets). WaveLinx Lite (WLS4 and WLS2) outdoor wireless sensors provide PIR occupancy and photocell for closed loop daylight harvesting. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinx Lite mobile application for set-up and configuration. WAC not required. WaveLinx Outdoor Control Module (WDLC-TP-10A) accessory provides a photocontrol enabling astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

For mounting heights up to 15' (WPS2 and WLS2)



For mounting heights up to 40' (WPS4 and WLS4)



AirMesh (DIM10)
AirMesh integrated wireless controls system includes factory installed DIM10 Synapse control module and FSP-201 motion sensor; requires additional AirMesh components for operation. Contact Synapse at www.synapsewireless.com for product support, warranty and terms and conditions.

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
1-770-486-4800
www.cooperlighting.com

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Specifications and dimensions subject to change without notice.

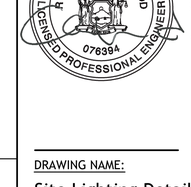
TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:		
No.	Description	Date
1	Rev. Per Town Comments	08/03/2026



Sealed 08/03/2026

DRAWING NAME:

Site Lighting Details

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.

LP-105

Project No: 25-4008

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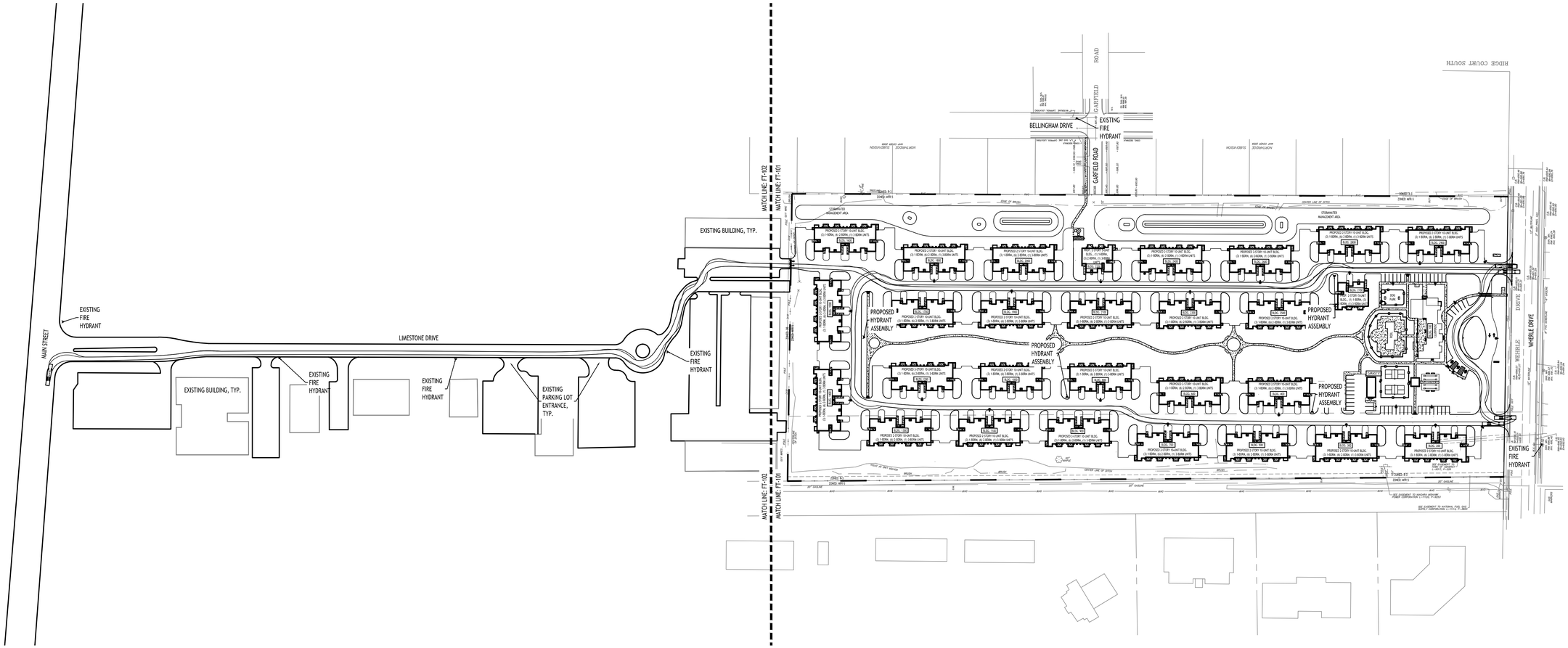

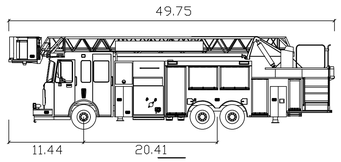

E-One Cyclone II

	feet
Width	: 8.33
Track	: 8.33
Lock to Lock Time	: 6.0
Steering Angle	: 31.0

FIRE TRUCK TURNING PLAN

SCALE: 1"=120'

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

120' 120 0 120 240Ft.

TOWN OF AMHERST APPROVAL BOX:

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Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

STATE OF NEW YORK * CHRISTOPHER WOOD * LICENSED PROFESSIONAL ENGINEER
076394

Sealed 08/03/2026

DRAWING NAME:

Fire Truck Turning Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.

FT-100

Project No: 25-4008

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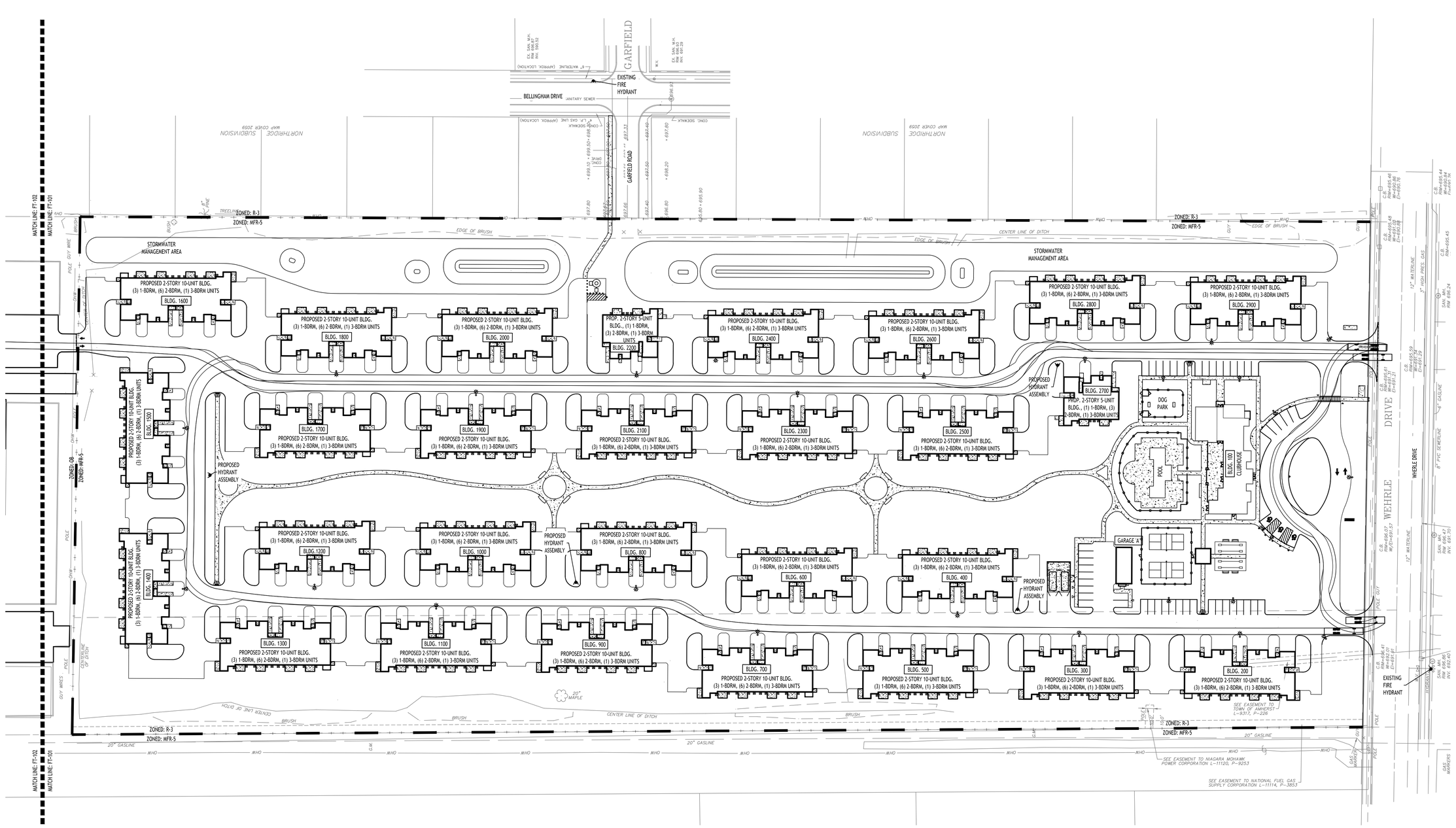

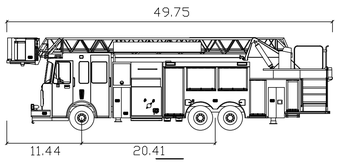

E-One Cyclone II

	feet
Width	: 8.33
Track	: 8.33
Lock to Lock Time	: 6.0
Steering Angle	: 31.0

FIRE TRUCK TURNING PLAN

SCALE: 1"=60'

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

60' 60 0 60 120Ft.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Uptown Apartments

2190 Wehrle Drive
Amherst, New York 14221
SBL# 81.02-1-10.1

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	08/03/2026

R. CHRISTOPHER WOOD
STATE OF NEW YORK
LICENSED PROFESSIONAL ENGINEER
076994
Sealed 08/03/2026

DRAWING NAME:
Fire Truck Turning Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
FT-101

Project No: 25-4008

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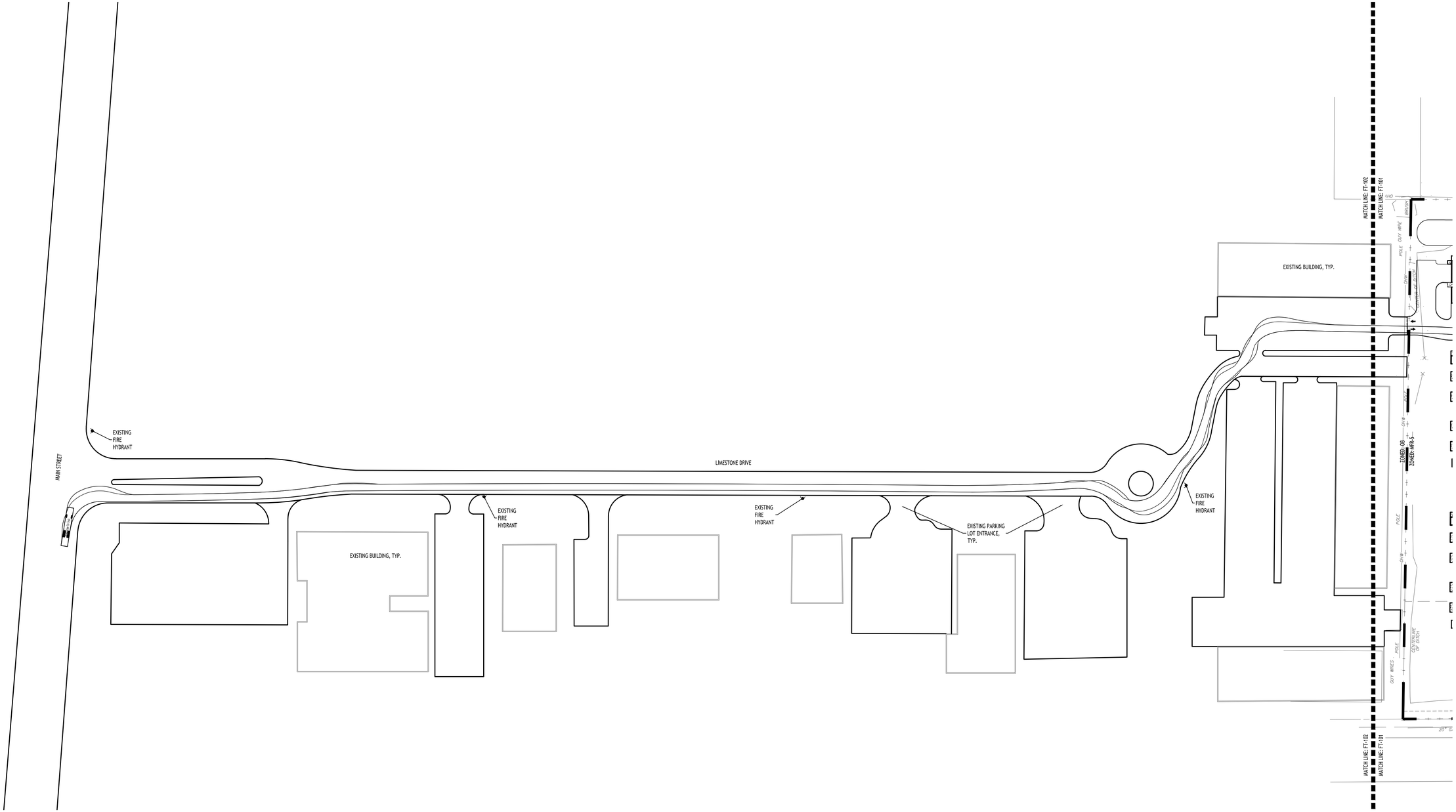

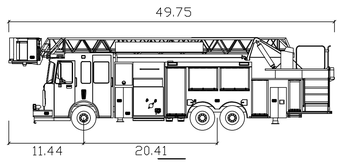

E-One Cyclone II	feet
Width	8.33
Track	8.33
Lock to Lock Time	6.0
Steering Angle	31.0

FIRE TRUCK TURNING PLAN

SCALE: 1"=60'

NOTE:
THE LAYOUT DEPICTED ON THIS SHEET (SHEET FT-102) IS BASED ON AVAILABLE GIS AND AERIAL DATA. IT SHOULD BE USED FOR INFORMATIONAL PURPOSES ONLY.

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60' 60 0 60 120Ft.

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1	Rev. Per Town Comments	08/03/2026

STATE OF NEW YORK
CHRISTOPHER WOOD
LICENSED PROFESSIONAL ENGINEER
076394

Sealed 08/03/2026

DRAWING NAME:
Fire Truck Turning Plan

Date: 06/22/2026
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.
FT-102

Project No: 25-4008