

Proposed Multi-Family

208, 214, 226, 232, 238, 244, 250, 256, 262 268, 274 & 280 Joe McCarthy 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

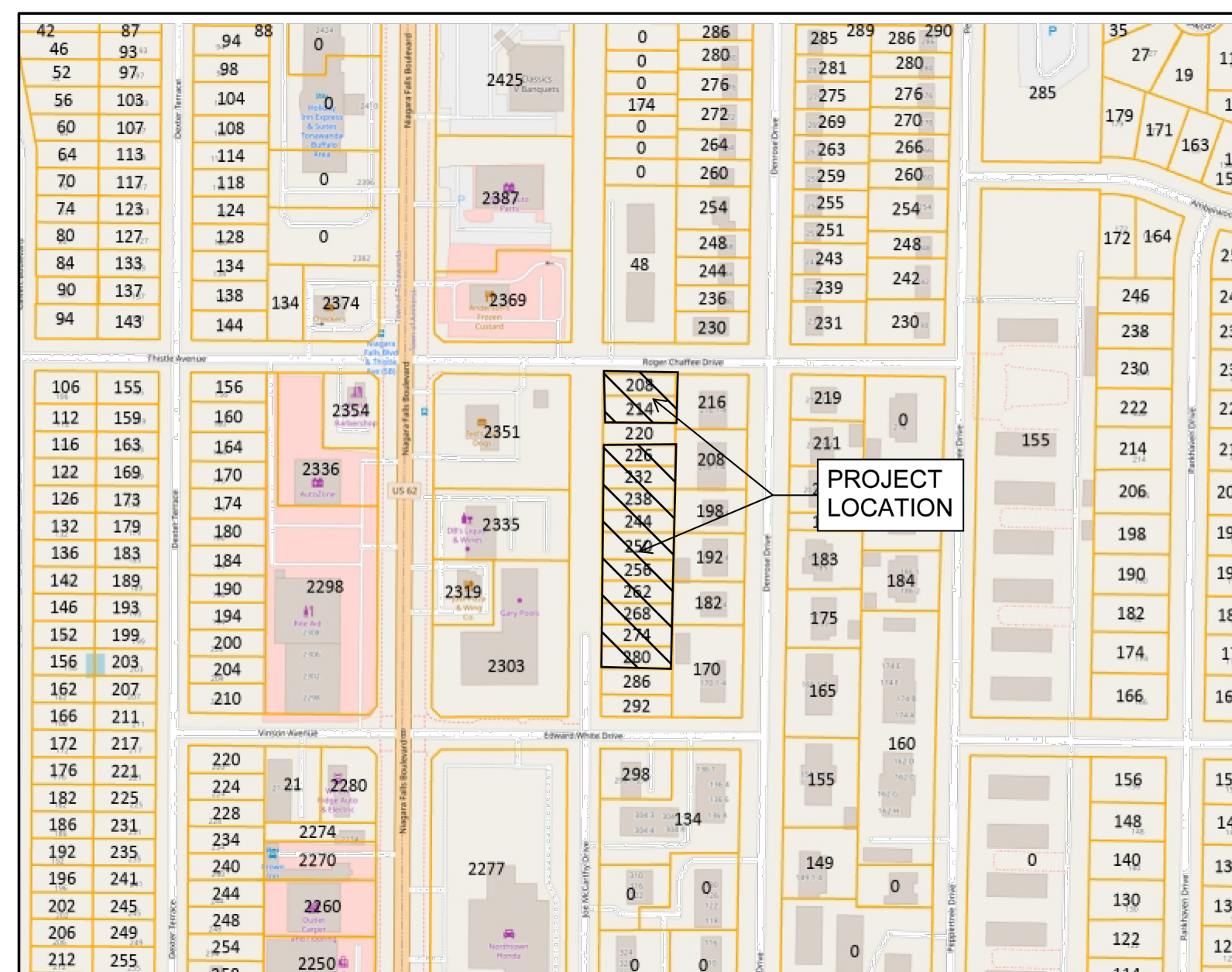
PROJECT SURVEYOR

NAME/TITLE:
COMPANY/DEPT.: GPI ENGINEERING, LANDSCAPE,
ARCHITECTURE & SURVEYING, LLP
ADDRESS: 4950 GENESEE STREET, SUITE 100
BUFFALO, NEW YORK 14225

TELEPHONE 716-633-4844

OWNER/DEVELOPER

NAME: BLISS CONSTRUCTION
ADDRESS: 6790 MAIN STREET, STE 100
WILLIAMSVILLE, NY 14221
CONTACT: PAUL BLISS
TELEPHONE (716) 249-4008



LOCATION MAP
NOT TO SCALE



CARMINA WOOD

DESIGN

APRIL 2026

DRAWING NO.

– COVER SHEET
– LAND SURVEY (PREPARED BY GPI ENGINEERING)
C-001 EROSION CONTROL PLAN
C-002 EROSION CONTROL DETAILS
C-100 SITE PLAN
C-101 SITE DETAILS
C-102 SITE DETAILS
C-200 GRADING PLAN
C-300 DRAINAGE PLAN
C-301 DRAINAGE DETAILS
C-302 DRAINAGE DETAILS
C-400 UTILITY PLAN
C-401 UTILITY DETAILS
C-402 UTILITY DETAILS
C-403 UTILITY DETAILS
L-100 LANDSCAPE PLAN
L-101 LANDSCAPE DETAILS PLANT SCHEDULE
L-102 ENLARGED LANDSCAPE PLANS
LP-100 LIGHTING PLAN
LP-101 LIGHTING DETAILS

REVISIONS:

No.	Description	Date
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Proposed Multi-Family
208, 214, 226, 232, 238, 244, 250, 256, 262
268, 274 & 280 Joe McCarthy Drive
Amherst, New York

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

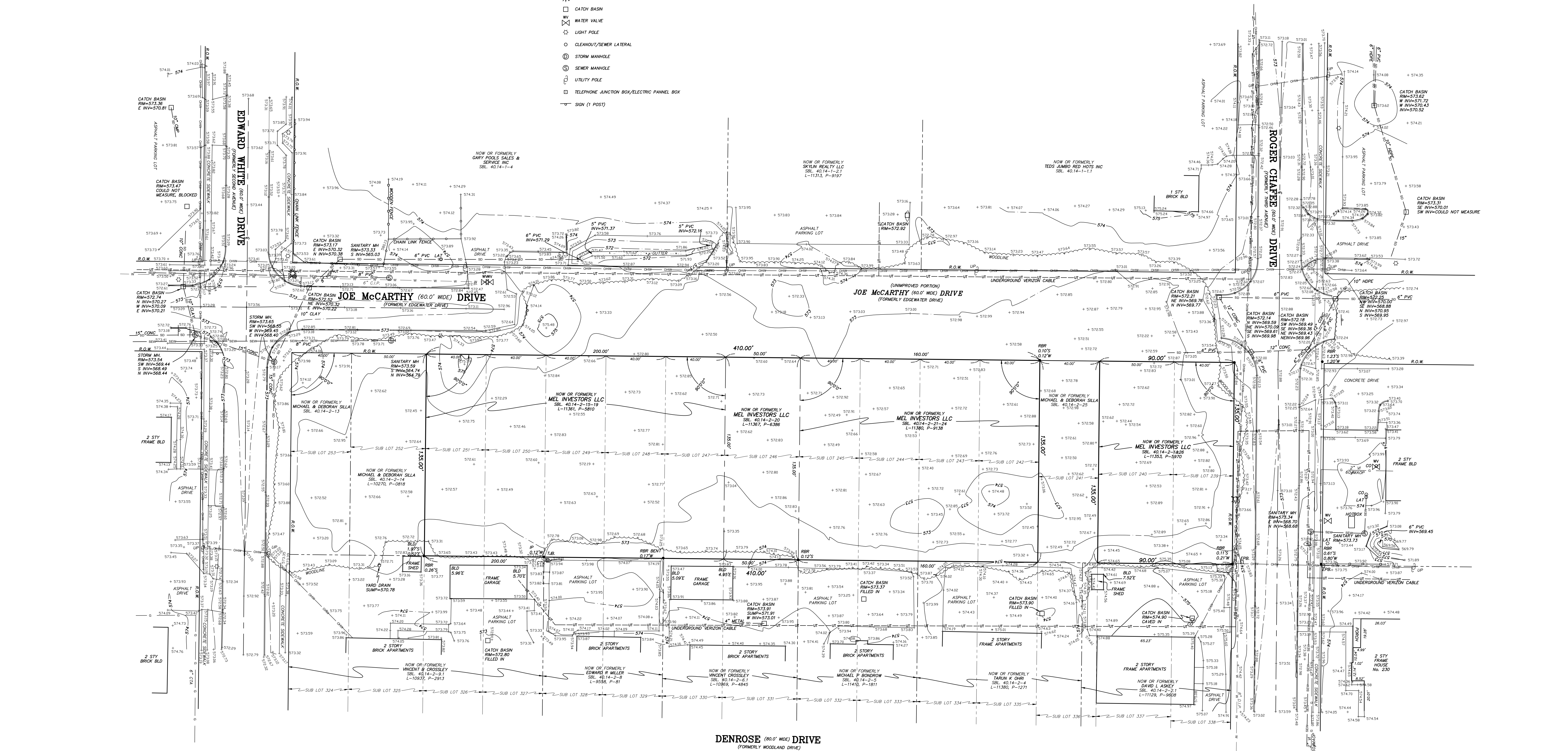
• SET OR EX. 5/8" REBAR



LEGEND

- FIRE HYDRANT
- CATCH BASIN
- WV WATER VALVE
- LIGHT POLE
- CLEANOUT/SEWER LATERAL
- STORM MANHOLE
- SEWER MANHOLE
- UTILITY POLE
- TELEPHONE JUNCTION BOX/ELECTRIC PANNEL BOX
- SIGN (1 POST)

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



1. VERTICAL CONTROL BASED UPON NAVD 88 VERTICAL DATUM.
2. HORIZONTAL CONTROL GPS DERIVED NAD83.

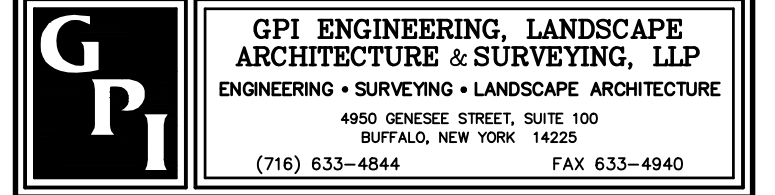
NOTE: UNDERGROUND LOCATION OF UTILITIES ARE APPROXIMATE.
CONTACT "ONE CALL" AT 1-800-962-7962 PRIOR TO ANY UNDERGROUND EXCAVATION.
THE FOLLOWING COMPANIES RESPONDED TO UFDO DESIGN TICKET No. 10273-000-343

CHARTER COM NORTHEAST WESTERN NY ERIE COUNTY WATER AUTHORITY NATIONAL FUEL GAS TOWNWANDA-NFG104 NATIONAL GRID / WEST / ELECTRIC NYS DOT BUFFALO REGION 5 TOWN OF AMHERST SANITARY SEWER TOWN OF AMHERST FIBER TOWN OF AMHERST STREET LIGHTING VERIZON BUFFALO	(317) 575-7800 x2 (716) 685-8207 (716) 857-7431 (800) 244-2062 (716) 847-3173 (716) 631-7413 (716) 631-7413 (716) 631-7413 (716) 631-7413 (716) 631-7413 (716) 631-7413	NO CONFLICT UTILITIES AS SHOWN UTILITIES AS SHOWN NO CONFLICT UTILITIES AS SHOWN NO CONFLICT NO RESPONSE UTILITIES AS SHOWN
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NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORD DRAWINGS PROVIDED TO THE SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO SUBSTANTIATE BURIED UTILITIES AND STRUCTURES. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. BEFORE EXCAVATIONS ARE BEGUN, THE APPROPRIATE AGENCIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

DATE	REVISION/TYPE

BOUNDARY AND TOPOGRAPHIC SURVEY OF
SUB LOTS 239, 240, AND 242 THROUGH 251, MAP COVER 1297
BOLEVARD GARDENS No. 2
PART OF LOT 87, TOWNSHIP 12, RANGE 7
HOLLAND LAND COMPANY'S SURVEY
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

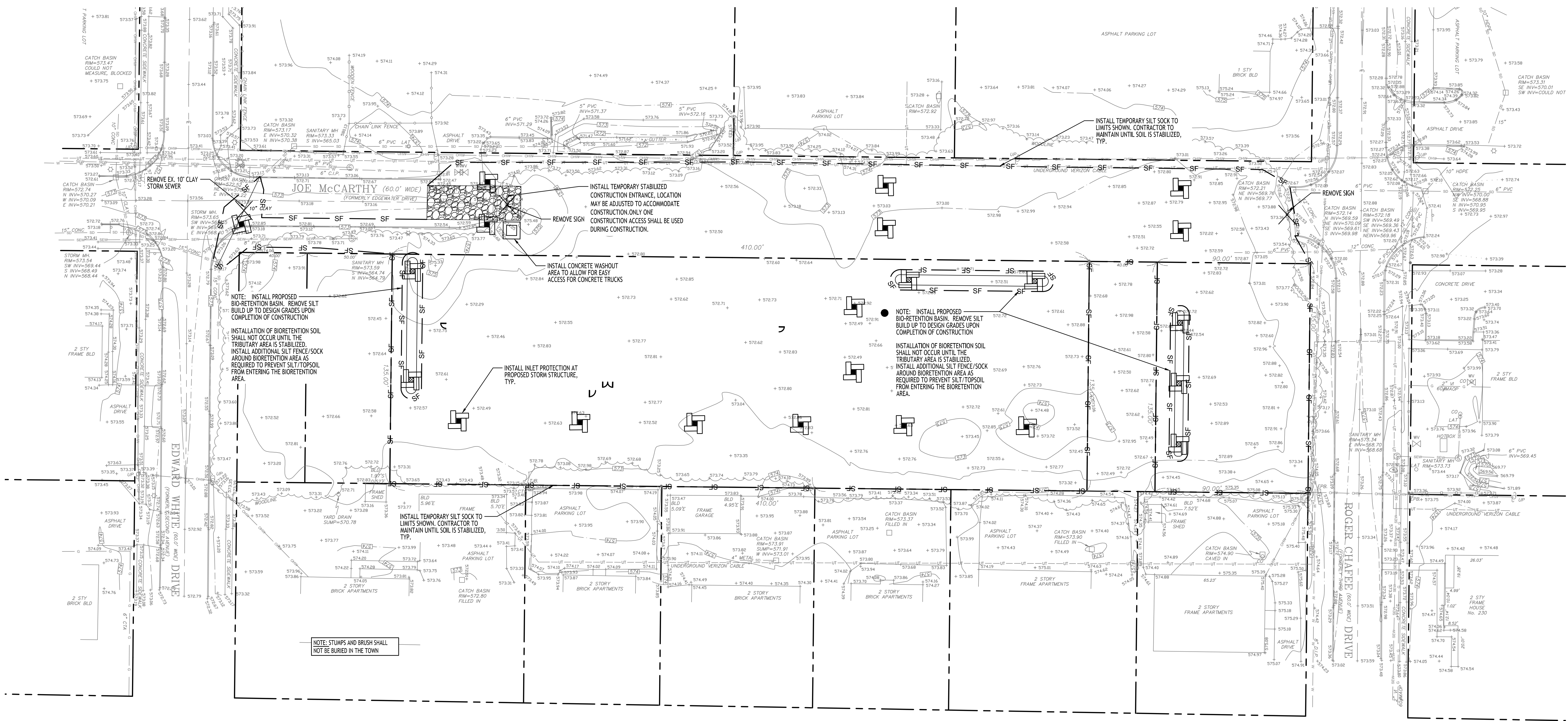


Job No. 11184
Scale: 1" = 30'

Date: OCTOBER 27, 2023
TAX No.

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DENROSE (90.0' WIDE) DRIVE
(FORMERLY WOODLAND DRIVE)



Demolition & Erosion Control Plan

SCALE: 1"=30'

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:

- INSTALL STABILIZED CONSTRUCTION ENTRANCE
- INSTALL PERIMETER SILT FENCES/SILT SOCK IN THE LOCATIONS SHOWN ON THE DEMOLITION AND EROSION CONTROL PLAN SHEET.
- CLEAR & GRUB SITE.
- INSTALLATION OF BIO-RETENTION BASINS.
- COMMENCE SITE GRADING.
- DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED AND WATERED.
- CONSTRUCTION OF BUILDINGS.
- INSTALLATION OF PROPOSED UTILITIES.
- FINALIZE PAVEMENT SUBGRADE PREPARATION.
- 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.
- DUST CONTROL.
- REMOVE INLET PROTECTION AROUND INLETS AND MANHOLES NO MORE THAN 48 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
- INSTALL BASE MATERIAL AS REQUIRED FOR PAVEMENT.
- CARRY OUT FINAL GRADING AND SEEDING AND PLANTINGS.
- CLEAN STORM SYSTEM FOLLOWING CONSTRUCTION, CLEAN UNDERGROUND DETENTION BASIN AS PER MANUFACTURER RECOMMENDATIONS.
- REMOVE SILT FENCE/SILT SOCK ONLY AFTER ALL PAVING IS COMPLETE AND EXPOSED SURFACES ARE STABILIZED.
- 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:

- 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.
- 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.
- ALL SILT SOCK BARRIERS SHALL BE REPLACED WHEREVER THEY BECOME CLOGGED OR INOPERABLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS.
- 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.
- 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.
- 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.
- 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.
- 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.
- INSTALL TEMPORARY SILT SOCK AROUND THE BASE OF STOCKPILES. STOCKPILES NOT BEING ACTIVELY USED FOR MORE THAN SEVEN (7) DAYS SHALL BE STABILIZED.
- 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 (BIWEEKLY).
- 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

- THE ADJACENT AREAS DISTURBED OR DAMAGED DURING CONSTRUCTION MUST BE RESTORED IN KIND TO THE SATISFACTION OF THE OWNER.
- 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 EXTRANEIOUS MATERIALS, & STONES LARGER THAN 1 INCH IN SIZE.
- ALL DISTURBED UN-SURFACED AREAS SHALL RECEIVE FOUR INCHES OF TOPSOIL, SEED & MULCH & SHALL BE WATERED UNTIL A HEALTHY STRAND OF GRASS IS OBTAINED.
- 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

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF AMHERST SPECIFICATIONS WHERE APPLICABLE AND/OR SUBJECT TO THE LATEST REVISIONS BY THE TOWN ENGINEER.
- ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL LOCATIONS BEFORE BEGINNING WORK AS REQUIRED BY APPLICABLE LAWS & REGULATIONS.
- 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.
- STUMPS & BRUSH SHALL NOT BE BURIED IN THE TOWN.
- ANY AREAS NOT REQUIRING FILL OR RE-GRADING SHALL NOT BE STRIPPED OF TOPSOIL.
- ALL AREAS THAT HAVE BEEN STRIPPED ARE TO RECEIVE A MINIMUM OF 4-INCHES OF TOPSOIL, GRADED & SEEDED.
- NO TOPSOIL IS TO LEAVE THE SITE AFTER THE TOWN RECEIVES DEDICATION.

DEMOLITION NOTES:

- ALL PERIMETER SILT SOCK TO BE INSTALLED PRIOR TO CONSTRUCTION ACTIVITY BEGINNING.
- 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.
- TEMPORARY SILT SOCK TO BE INSTALLED AS DIRECTED BY THE OWNERS FIELD REPRESENTATIVE. MAINTAIN UNTIL VEGETATION IS ESTABLISHED AND PAVEMENT IS INSTALLED.
- AS NECESSARY, COVERED DUMPSTERS SHALL BE PROVIDED ONSITE AS REQUIRED FOR CONSTRUCTION WASTE.
- 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.
- CONTRACTOR TO COORDINATE WITH TOWN LANDSCAPE ARCHITECT WHICH TREES SHALL BE REMOVED AND WHICH SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION.

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



TOWN OF AMHERST APPROVAL BOX:

DRAWING NAME:	
Demolition & Erosion Control Plan	
Date:	04/20/26
Drawn By:	D. Feyes
Scale:	As Noted
DRAWING NO.	
C-001	
Project No:	24-4023

REVISIONS:

No.	Description
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Date

Proposed Multi-Family
220, 226, 232, 238, 244, 250, 256, 262, 268, 274, 286
& 292 Joe McCarthy Drive
Amherst, NY

CARMINA WOOD
DESIGN

Buffalo | Utica | Greensboro



Sealed 04/20/2026

to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date, the notation "Altered By" and a specific description of the alteration.



- STONE CHECK DAM DETAIL
- NOT TO SCALE



- SILT FENCE DETAIL**
NOT TO SCALE



- ### STABILIZED CONSTRUCTION ENTRANCE DETAIL



-



TOWN OF AMHERST APPROVAL BOX:

REVISIONS:	
No.	Description Date



DRAWING NAME:

Demolition & Erosion Control Details

Date: 04/20/26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.

C-002

Project No: 24-4023

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Site Data			
SITE AREA = 1.27 AC (TOTAL, CENTRAL PARCELS)			
ZONED: MFR-5			
PROPOSED USE: PROPOSED 4-STORY MULTI-FAMILY BUILDING, PUBLIC ROADWAY EXTENSION			
SETBACKS (BLDG)			
FRONT (BLDG LONG WALL / BLDG SHORT WALL)	REQUIRED 100 FT / 75 FT	PROVIDED 9.0 FT (LONG)*	
SIDE (BLDG LONG WALL / BLDG SHORT WALL)	100 FT / 75 FT	29.0 FT (SHORT)*	
REAR (BLDG LONG WALL / BLDG SHORT WALL)	100 FT / 75 FT	56.0 FT (LONG)*	
SETBACKS (PARKING)			
FRONT (FROM R.O.W.)	20.0 FT	20 FT	
SIDE (P.L.)	5.0 FT	5 FT MIN.	
REAR (P.L.)	5.0 FT	5 FT MIN.	
MAIN BLDG WALL:	15.0 FT	8.0 FT **	
END BLDG WALL:	10.0 FT	10 FT	
MIN. BUILDING SEPARATION:	83 FT / 75 FT	N/A	
MAX. BUILDING COVERAGE:	40% (0.51 AC)	25.8% (0.32 AC)	
MAX. BUILDING HEIGHT:	35 FT	> 35 FT *	
PARKING: (9x19)	96	62*	
GREENSPACE			
INTERIOR PARKING AREA:	960 SF (5.0%)	> 5%	
* VARIANCE REQUIRED			

PARKING CALCULATION:
"MULTI-FAMILY"
2 SPACES PER UNIT
48 UNITS x 2 = 96 SPACES REQ'D (9x19)

BUILDING DENSITY REQUIREMENTS:
PER MFR-5 ZONING REQUIREMENTS
1 BEDROOM = 3,630 SF OF SITE
2 BEDROOM = 4,356 SF OF SITE
3 BEDROOM = 5,445 SF OF SITE

QTY OF 4 "1-BEDROOM UNITS = 14,520 SF
QTY OF 9 "2-BEDROOM UNITS = 39,204 SF
QTY OF 0 "3-BEDROOM UNITS = N/A
= 53,724 SF
= 1.23 ACRES

UNITS ALLOWED = 13 UNITS
UNITS PROPOSED = 48 UNITS*

Site Data			
SITE AREA = 0.28 AC (TOTAL, NORTHERN PARCELS)			
ZONED: MFR-5			
PROPOSED USE: PROPOSED 2-STORY MULTI-FAMILY BUILDING WITH ATTACHED GARAGES			
SETBACKS (BLDG)			
FRONT (BLDG LONG WALL / BLDG SHORT WALL)	REQUIRED 50 FT / 37.50 FT	PROVIDED 21.50 FT (LONG)* / 17.44 FT (SHORT)*	
SIDE (BLDG LONG WALL / BLDG SHORT WALL)	50 FT / 37.50 FT	29.05 FT (LONG)* / 10.0 FT (SHORT)*	
REAR (BLDG LONG WALL / BLDG SHORT WALL)	50 FT / 37.50 FT	N/A	
SETBACKS (PARKING)			
FRONT (FROM R.O.W.)	20.0 FT	0 FT *	
SIDE (P.L.)	5.0 FT	10 FT MIN.	
REAR (P.L.)	5.0 FT	N/A	
MAIN BLDG WALL:	15.0 FT	N/A	
END BLDG WALL:	10.0 FT	N/A	
MIN. BUILDING SEPARATION:	41.50 FT / 37.50 FT	N/A	
MAX. BUILDING COVERAGE:	40% (0.11 AC)	35.7% (0.10 AC)	
MAX. BUILDING HEIGHT:	35 FT	25 FT	
PARKING: (9x19)	8	8 (4 SURFACE, 4 GARAGE)	
* VARIANCE REQUIRED			

PARKING CALCULATION:
"MULTI-FAMILY"
2 SPACES PER UNIT
4 UNITS x 2 = 8 SPACES REQ'D (9x19)

BUILDING DENSITY REQUIREMENTS:
PER MFR-5 ZONING REQUIREMENTS
1 BEDROOM = 3,630 SF OF SITE
2 BEDROOM = 4,356 SF OF SITE
3 BEDROOM = 5,445 SF OF SITE

QTY OF 0 "1-BEDROOM UNITS = N/A
QTY OF 2 "2-BEDROOM UNITS = 8,712 SF
QTY OF 0 "3-BEDROOM UNITS = N/A
= 8,712 SF
= 0.2 ACRES

UNITS ALLOWED = 2 UNITS
UNITS PROPOSED = 4 UNITS*

SBL NOTES:
40.14-2-1 (0.12 ac)
40.14-2-26 (0.16 ac)
40.14-2-15 (0.12 ac)
40.14-2-16 (0.12 ac)
40.14-2-17 (0.12 ac)
40.14-2-18 (0.12 ac)
40.14-2-19 (0.12 ac)
40.14-2-20 (0.16 ac)
40.14-2-21 (0.12 ac)
40.14-2-22 (0.12 ac)
40.14-2-23 (0.12 ac)
40.14-2-24 (0.12 ac)

- GENERAL NOTES:**
- ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
 - ALL DISTURBED AREAS: SHALL HAVE 4" MIN. OF TOPSOIL AND SEED.
 - ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
 - CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
 - BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
 - ALL HANDICAP RAMPS (NOT WITHIN THE NYS DOT R.O.W.) AND/OR SIDEWALKS FLUSH TO PAVEMENT SHALL HAVE ADA COMPLIANT TACTILE WARNING STRIPS WHERE ENTERING PARKING AREAS/DRIVEWAYS. SIDEWALKS FLUSH TO PAVEMENT WITHIN THE NYS DOT R.O.W. SHALL ADHERE TO THE NOTES AND DESIGN REGULATIONS AS STATED ON NYS DOT STANDARD SHEET 608-01.

DENROSE (80.0' WIDE) DRIVE
(FORMERLY WOODLAND DRIVE)

Site Plan
SCALE: 1"=30'

- NOTE LEGEND**
- EDGE OF PAVEMENT
 - RUNOUT CURB IN Z OR MATCH EXISTING CURB
 - INSTALL "NO PARKING" SIGN, IN U.T.C.D. SIGN NO. R7-1C
 - LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
 - 4" WIDE WHITE PAINT STRIPE @ 45° & 2" O.C., INFILL AREA AS SHOWN
 - MATCH EX. PAVEMENT, SAWCUT AS REQ'D TO ACHIEVE SQUARE EDGE TO MATCH

- DETAIL LEGEND**
- TYPE 'A' CONCRETE CURBS
 - 90° PARKING STALL
 - CONCRETE SIDEWALK, 5' WIDE UNLESS OTHERWISE NOTED
 - STANDARD DUTY ASPHALT
 - HANDICAP PAVEMENT MARKINGS
 - HANDICAPPED PARKING SIGN
 - EXTERIOR CONCRETE SLAB ON GRADE
 - LIGHT POLE FOUNDATION
 - SIDEWALK CURB RAMP
 - PRE-CAST PARKING BUMPER
 - DUMPSTER ENCLOSURE

- SITE LEGEND**
- PROPERTY LINE
 - PROPOSED SIDEWALK / CONCRETE PAD
 - NUMBER OF PARKING SPACES
 - PROPOSED SIGN
 - PROPOSED STANDARD DUTY ASPHALT PAVEMENT
 - PROPOSED LIGHT POLE
 - PROPOSED WALL MOUNTED LIGHT

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

30 0 30 60FT.

CARMINA WOOD
DESIGN

Buffalo | Utica | Greensboro

Proposed Multi-Family

208, 214, 226, 232, 238, 244, 250, 256, 262, 268, 274
& 280 Joe McCarthy Drive
Amherst, NY

REVISIONS:	Date
No. Description	



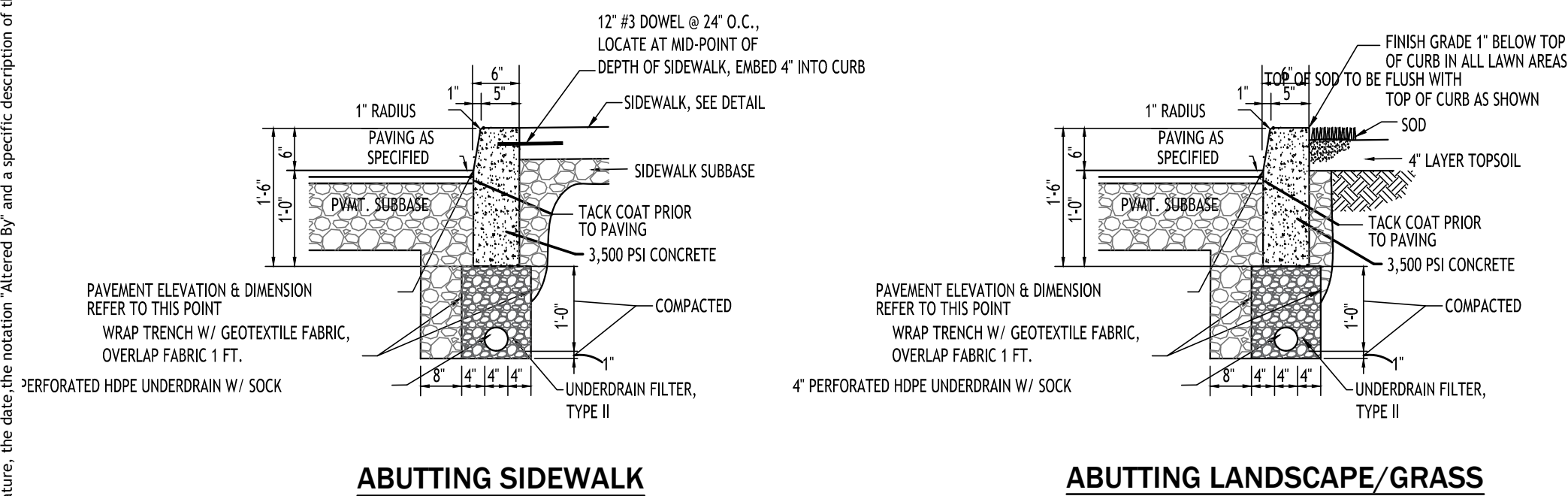
DRAWING NAME:
Site Plan
Concept

Date: 04/20/26
Drawn By: D. Feyes
Scale: As Noted

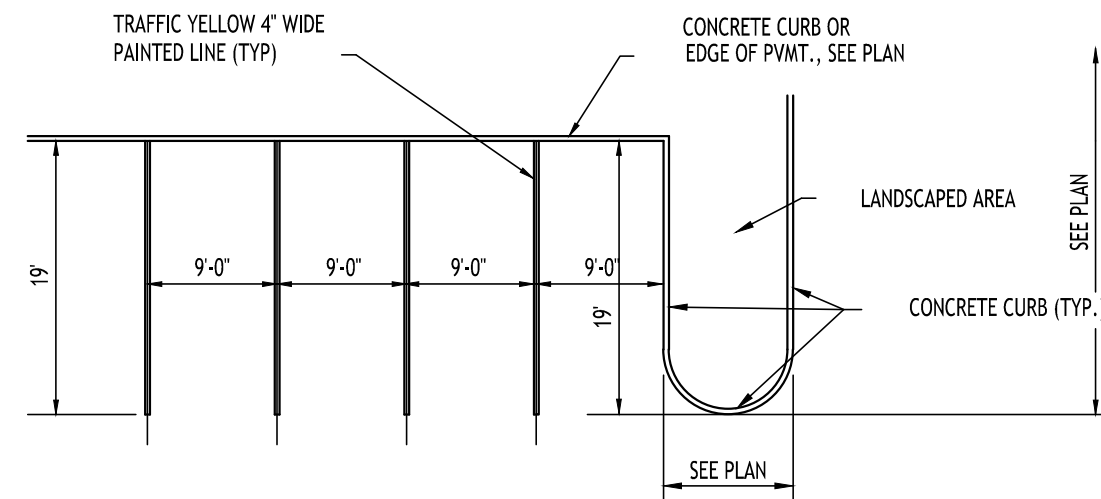
DRAWING NO.

C-100

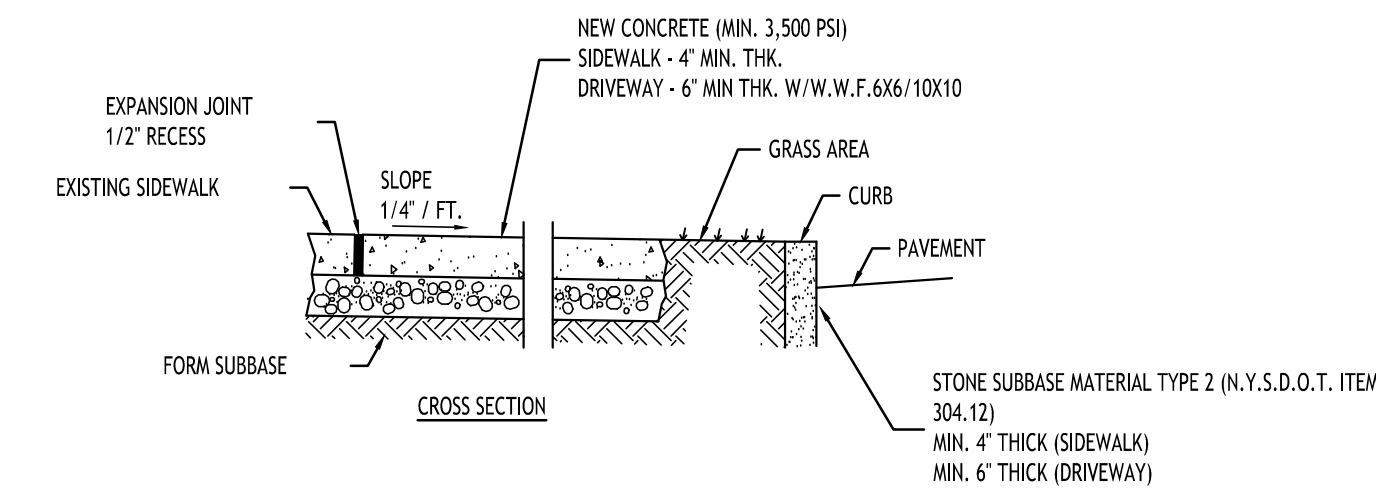
Project No: 24-4023



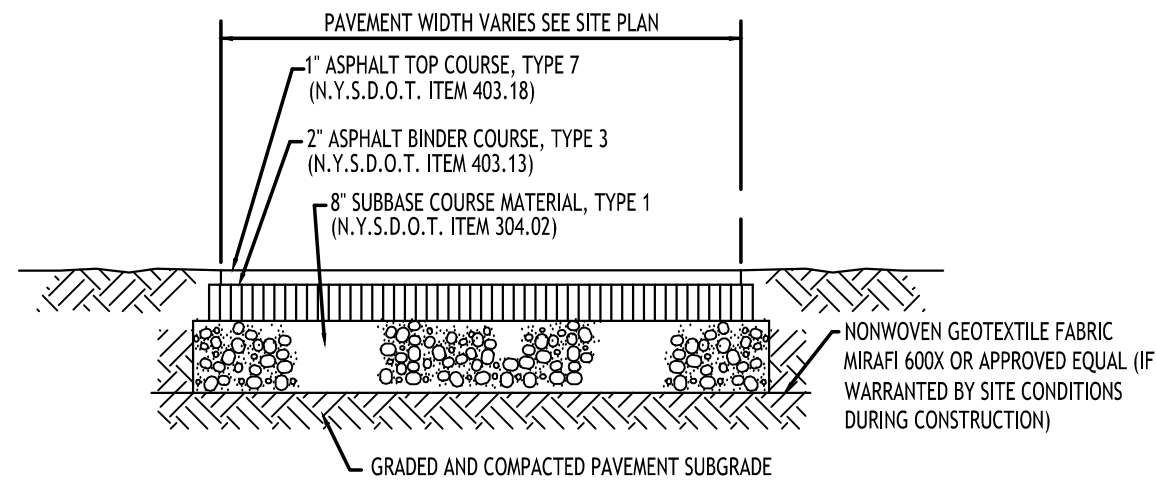
TYPE "A" CONCRETE CURB - 1



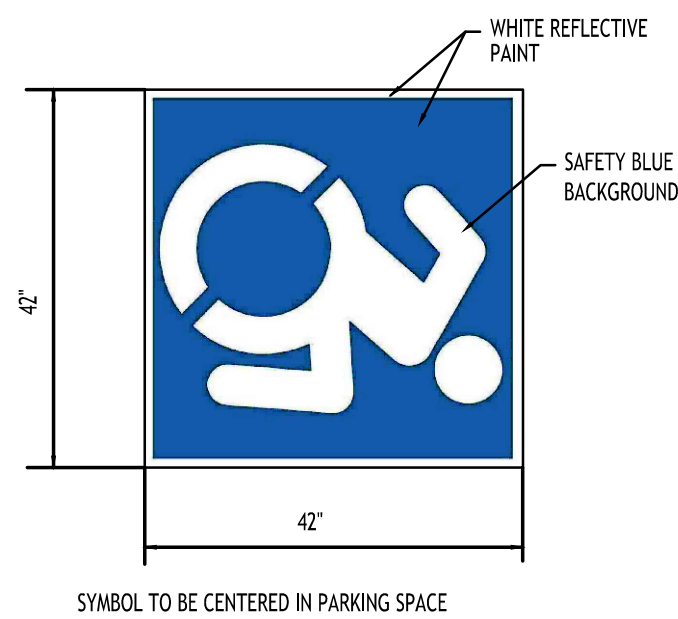
90° PARKING STALL LAYOUT - 2



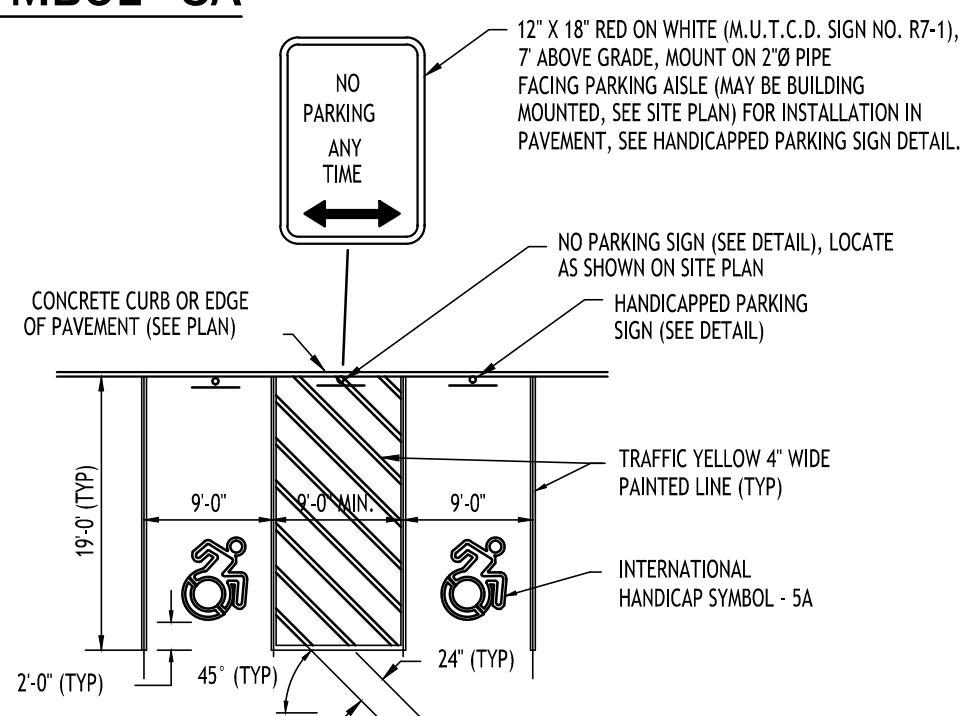
1. CONTROL JOINTS TO BE AT 5'-0" O.C., BOTH WAYS WHERE APPLICABLE. SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
2. CONCRETE SIDEWALK AND DRIVEWAY MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 608-3.
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 DOWEL 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" PREMOLED EXPANSION JOINT WITH BACKER ROD & SEALANT WHERE SIDEWALK ABUTS BUILDING OR OTHER STRUCTURE.



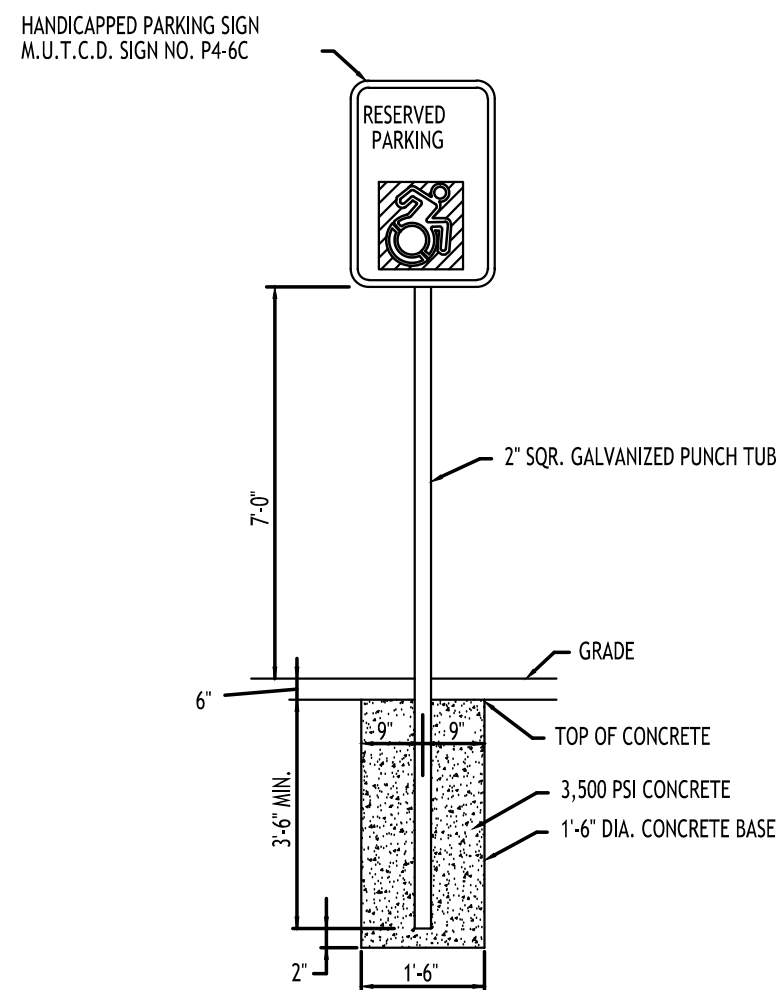
STANDARD DUTY ASPHALT SECTION - 4



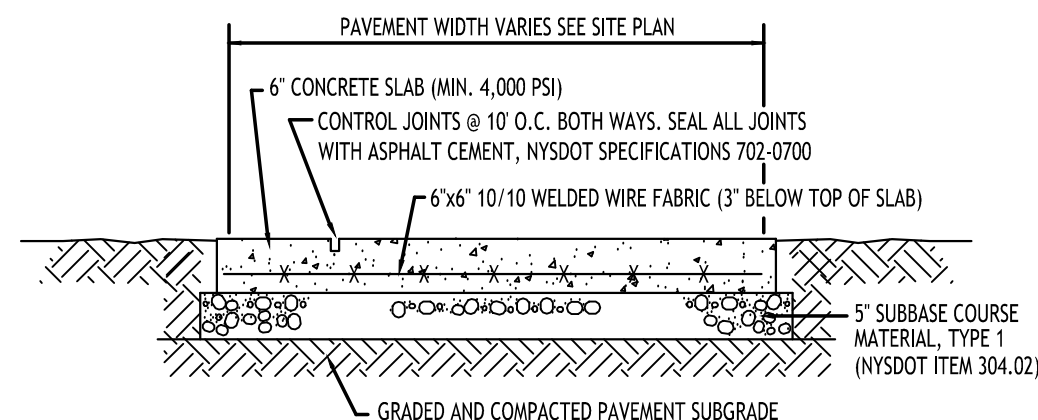
INTERNATIONAL HANDICAP
SYMBOL - 5A



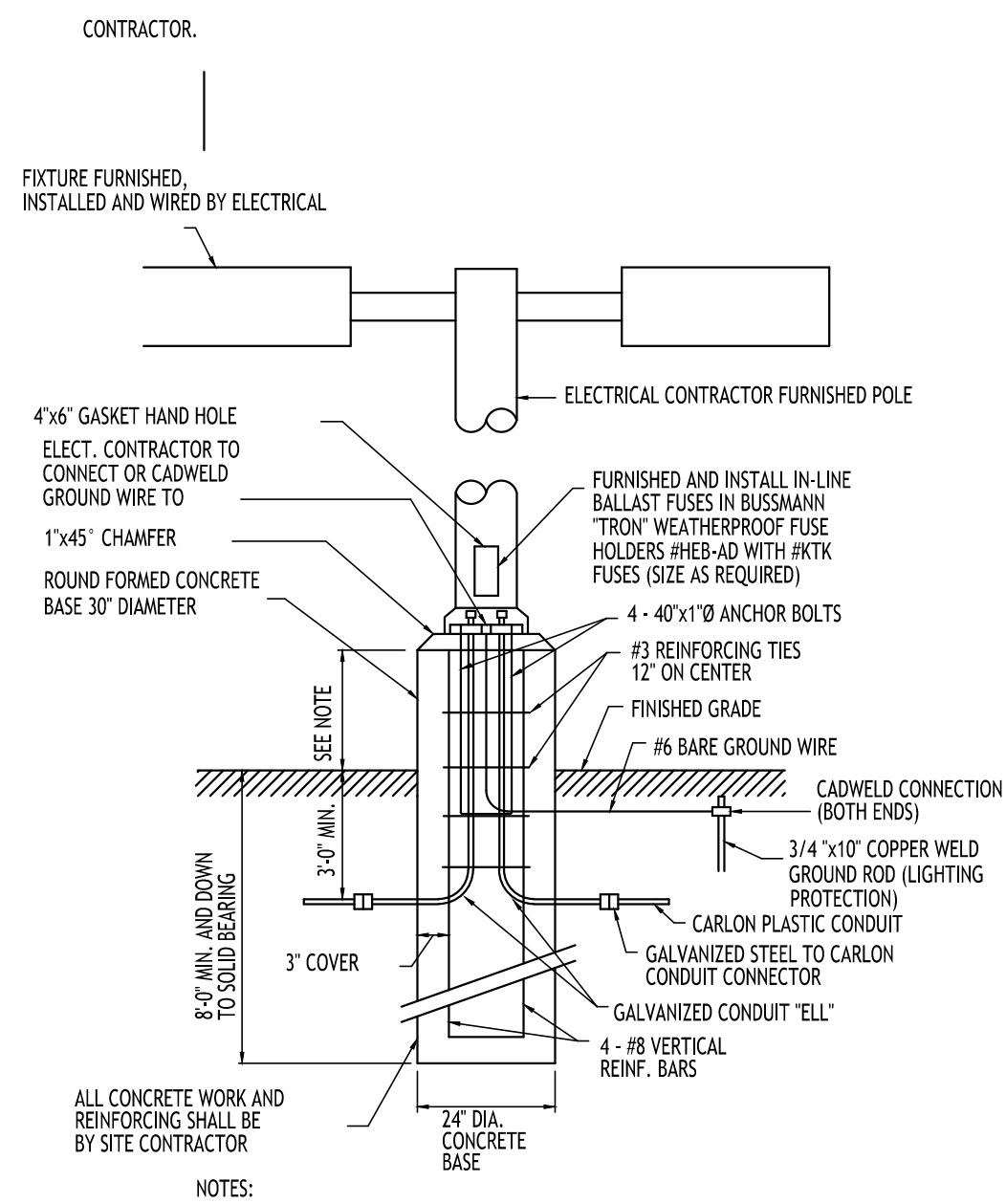
HANDICAPPED PAVEMENT MARKINGS & SIGNAGE - 5



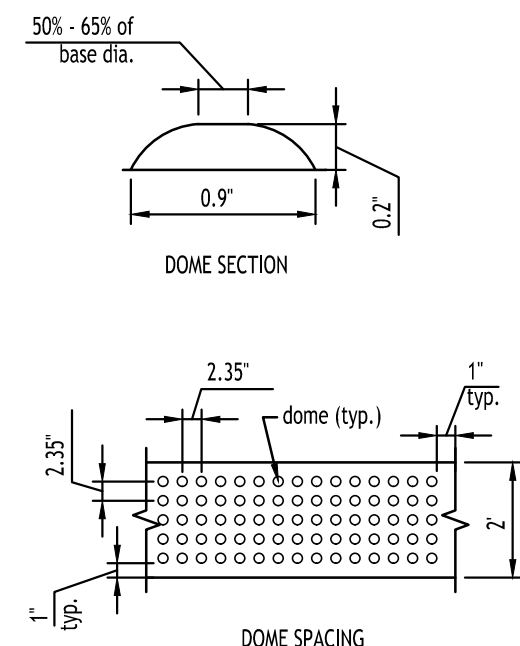
HANDICAP PARKING SIGNS - 6



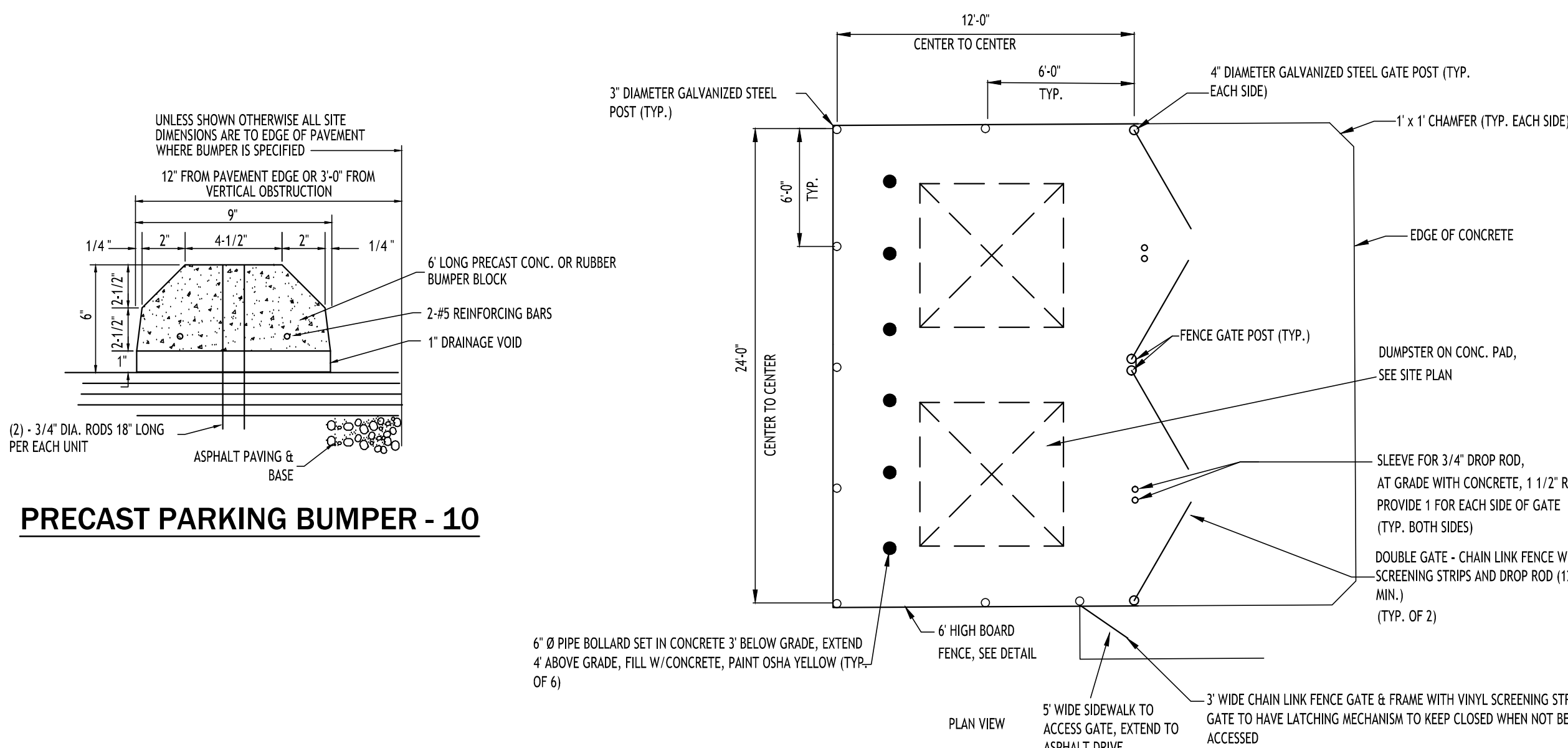
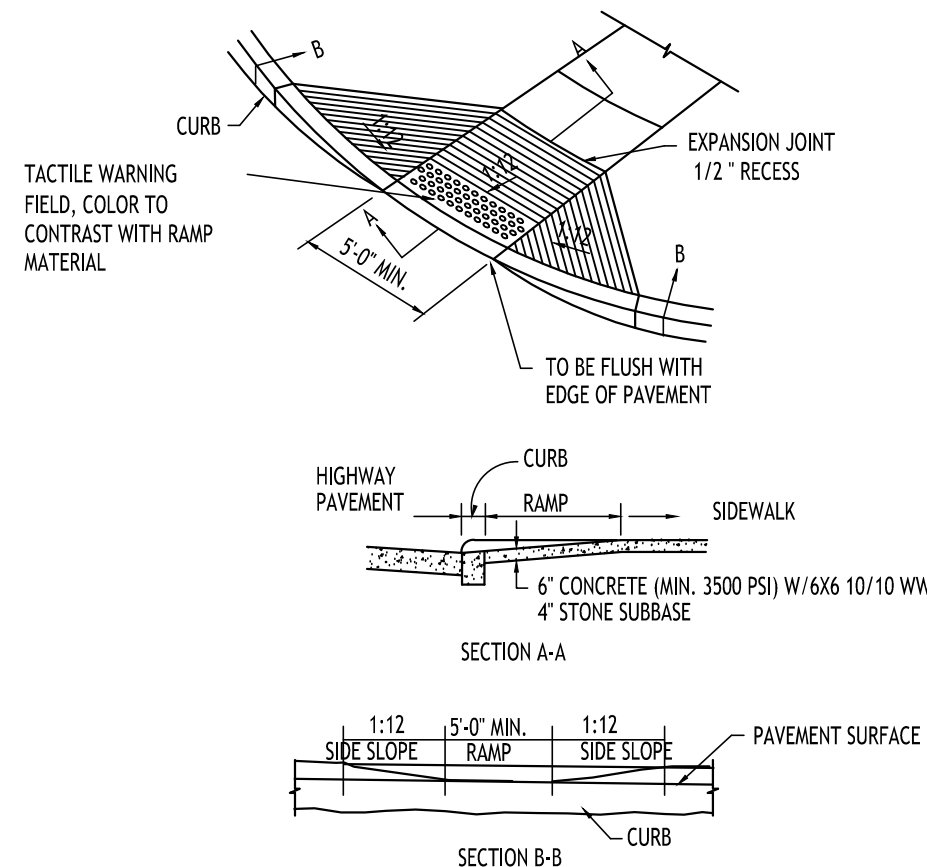
**EXTERIOR CONCRETE
SLAB-ON-GRADE SECTION - 7**



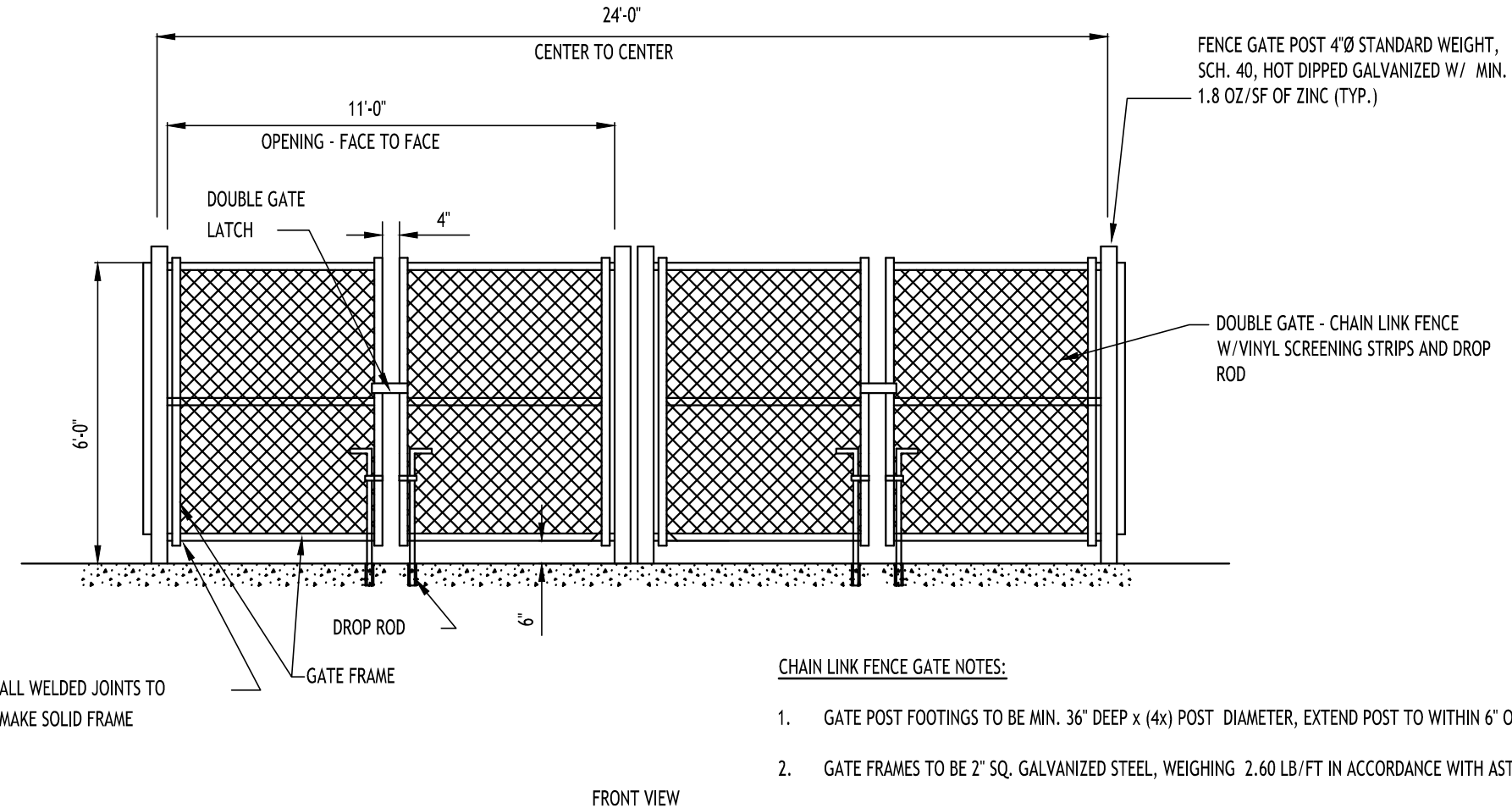
LIGHT POLE
FOUNDATION - 8



SIDEWALK CURB RAMP - 9



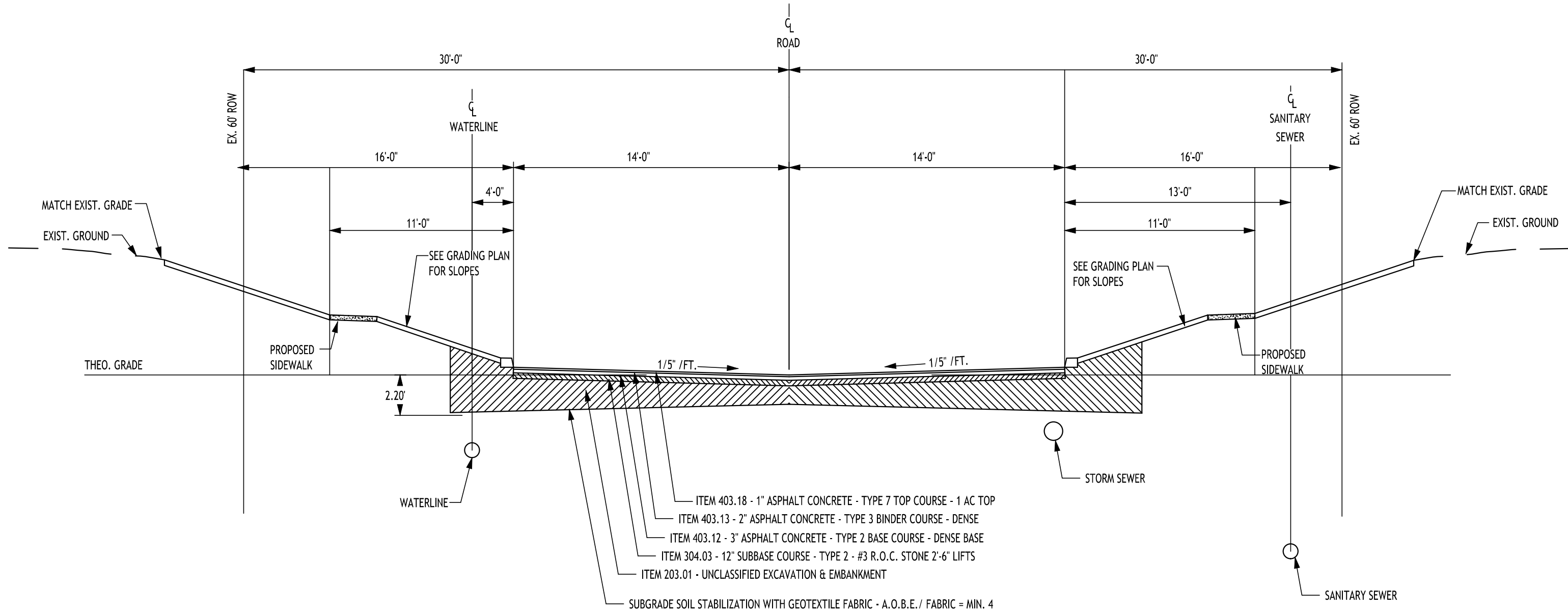
PRECAST PARKING BUMPER - 10



DUMPSTER ENCLOSURE - 11

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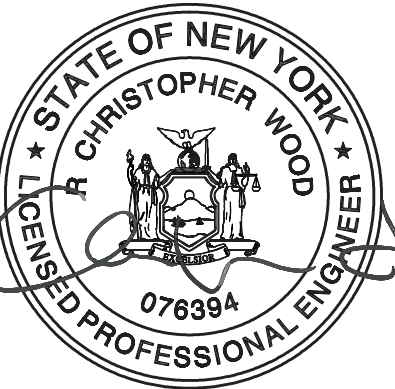
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TYPICAL ROAD SECTION

TOWN OF AMHERST APPROVAL BOX:

REVISIONS:	
No.	Description



DRAWING NAME:
Site Details

Date: 04/20/26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.

C-102

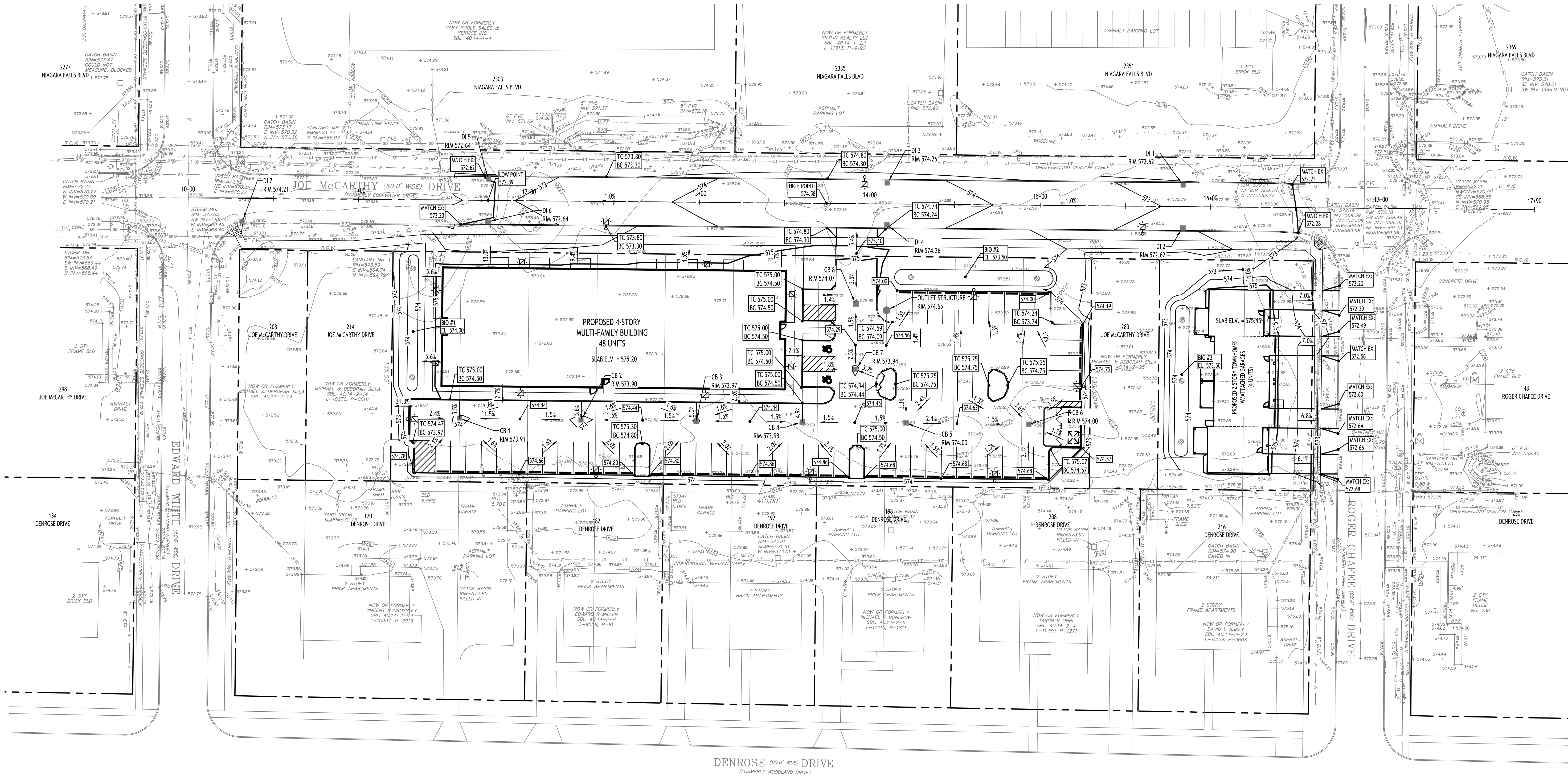
Project No: 24-4023

Proposed Multi-Family
220, 226, 232, 238, 244, 250, 256, 262, 268, 274, 286
& 292 Joe McCarthy Drive
Amherst, NY

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Grading Plan
SCALE: 1"=30'

- PROPOSED GRADING LEGEND
- PROPOSED CONTOUR: 101
 - PROPOSED SPOT ELEVATION: 100.80
 - PROPOSED TOP, BOTTOM OF CURB ELEV.: TC 100.50, BC 100.00
 - PROPOSED CATCH BASIN: CB
 - PAVEMENT/GROUND SLOPE: 1.0%
 - PROPOSED YARD DRAIN: YD
 - PROPOSED MANHOLE: MH

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:

REVISIONS:
No. Description

Date

DRAWING NAME:
Grading Plan

Date: 04/20/26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.

C-200

Project No: 24-4023



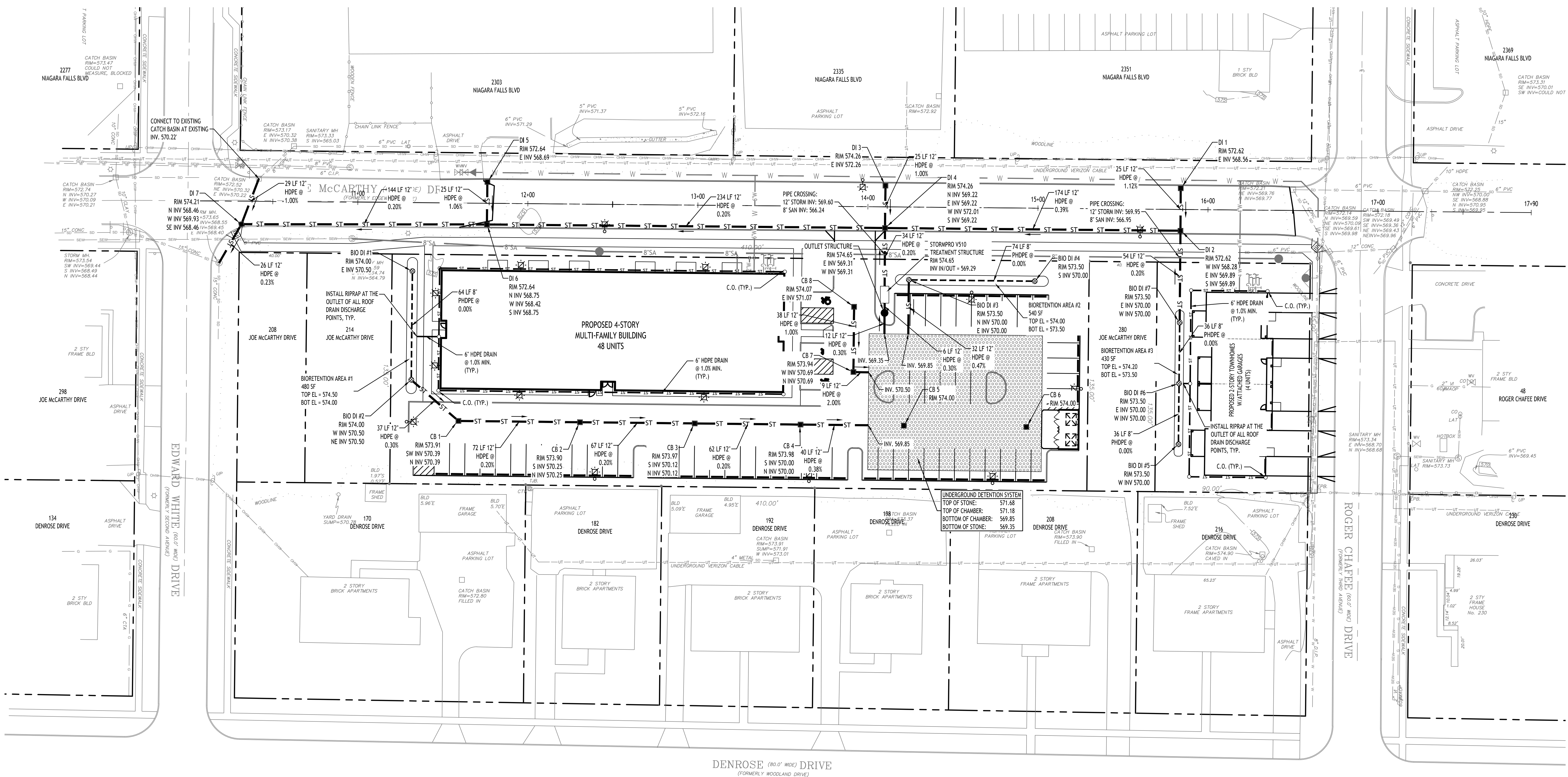
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Proposed Multi-Family

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UNDERGROUND DETENTION CHAMBERS:
CHAMBER MODEL - ADS STORMTECH SC-310 WITH CAP VOLUME
EFFECTIVE SIZE= 28.9'W X 16.0'H + 2.07 SF X 7.12L + 14.7 CF
OVERALL SIZE= 34.0'W X 16.0'H X 7.56L WITH 0.44' OVERLAP

34.0' WIDE + 3.0' SPACING + 37.0' C-C ROW SPACING

11 CHAMBERS/ROW X 7.12' LONG + 0.60' CAP LENGTH X 2 = 79.52' ROW LENGTH + 12.0' END STONE X 2 = 81.52' BASE LENGTH
30 ROWS X 34.0' WIDE + 3.0' SPACING X 29 = 12.0' SIDE STONE X 2 = 94.25' BASE WIDTH
6.0' STONE BASE + 16.0' CHAMBER HEIGHT + 6.0' STONE COVER = 2.33' FIELD HEIGHT

330 CHAMBERS X 14.7 CF = 4,864.8 CF CHAMBER STORAGE

17,927.6 CF FIELD + 4,864.8 CF CHAMBERS = 13,062.8 CF STONE X 40.0% VOIDS = 5,225.1 CF STONE STORAGE

CHAMBER STORAGE + STONE STORAGE = 10,090.0 CF = 0.232 AF
OVERALL STORAGE EFFICIENCY = 56.3%
OVERALL SYSTEM SIZE = 81.52' X 94.25' X 2.33'

330 CHAMBERS
664.0 CY FIELD
483.8 CY STONE

NOTE: CONTRACTOR TO PROVIDE SITE SPECIFIC CUT SHEETS OF UNDERGROUND DETENTION CHAMBER/PIPE SYSTEMS PRIOR TO ORDERING

PROPOSED STORMWATER DATA:					
STORMWATER UNDERGROUND DETENTION SYSTEM SUMMARY					
EVENT	EXISTING RUNOFF (CFS)	PROPOSED INFLOW (CFS)	PROPOSED OUTFLOW (CFS)	SYSTEM STORAGE ELEVATION (FT)	SYSTEM STORAGE (CF)
1-YEAR	1.36	4.16	1.33	570.55	3,441
10-YEAR	4.78	8.72	3.47	571.25	7,361
25-YEAR	6.55	10.82	4.34	571.58	8,537
100-YEAR	9.43	14.06	6.92	571.91	9,539

NOTE: THE TOWN OF AMHERST REQUIRES THAT THE 25-YEAR PROPOSED STORM EVENT BE ATTENUATED WITH DETENTION AND THAT THE OUTLET FLOWRATE BE RESTRICTED TO THE 10-YEAR EXISTING STORM EVENT.

Drainage Plan

SCALE: 1"=30'

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 4" WIDER, ON ALL SIDES, THAN THE BOX, CLEANOUT, ETC. THE COLLAR SHALL BE A MINIMUM OF 6" THICK.

NOTE:
1. ROOF LEADERS TO BE TIED TO CLEANOUTS SHOWN FOR PERIMETER DRAIN

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



Proposed Multi-Family

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& 292 Joe McCarthy Drive
Amherst, NY

REVISIONS:	
No.	Description



DRAWING NAME:
Drainage Plan

Date: 04/20/26
Drawn By: D. Feyes
Scale: As Noted

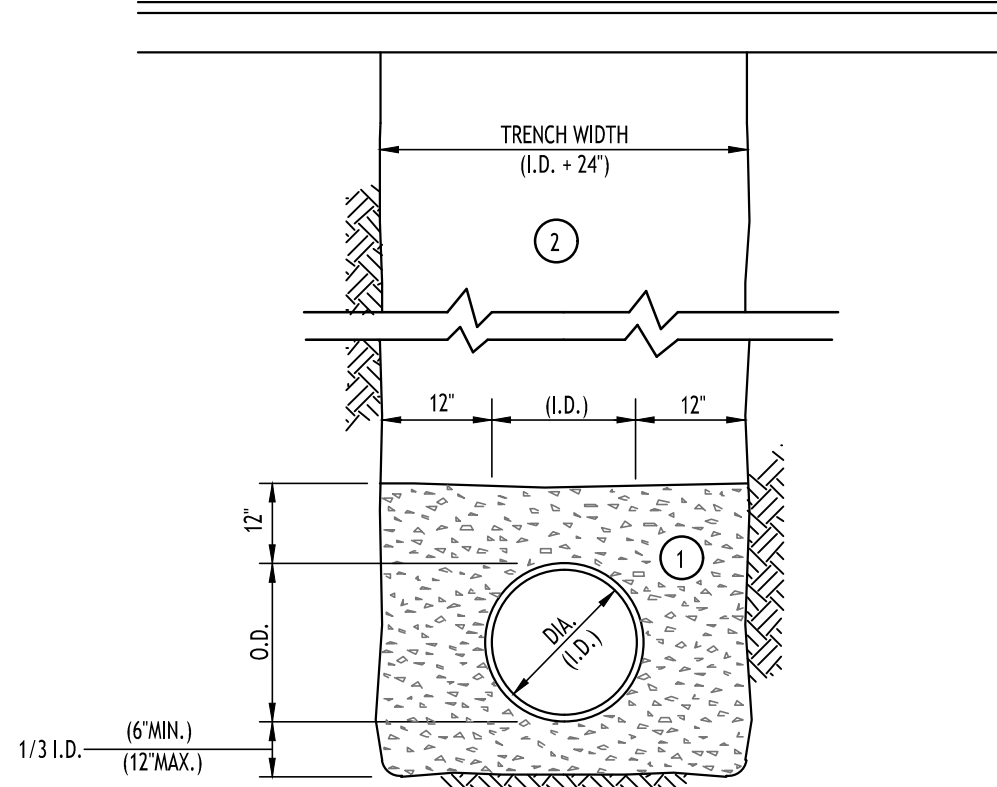
DRAWING NO.

C-300

Project No: 24-4023

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- NOTES:
- PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
 - TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.
 - TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.
 - AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

- 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

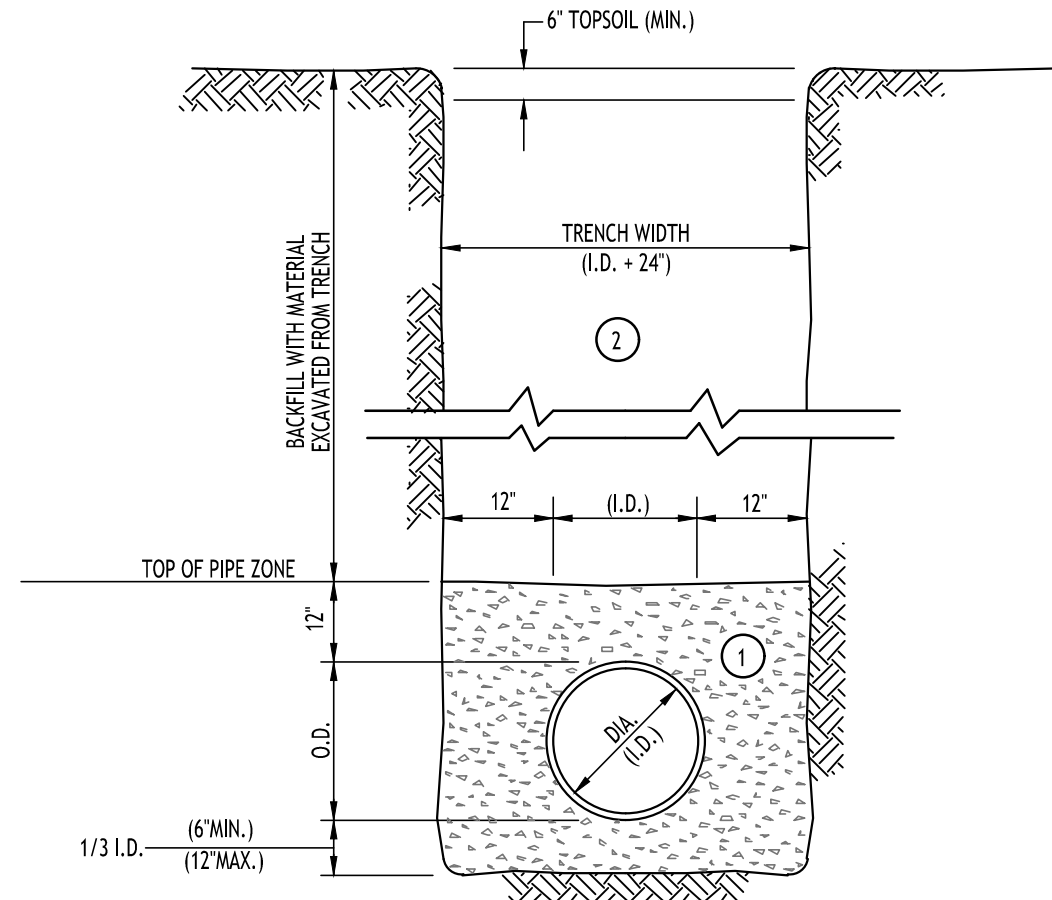
- TYPE 2 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304-2.02 TYPE 2. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN TWO INCHES AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" 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:
- PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
 - TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.
 - TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.
 - AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

- 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.

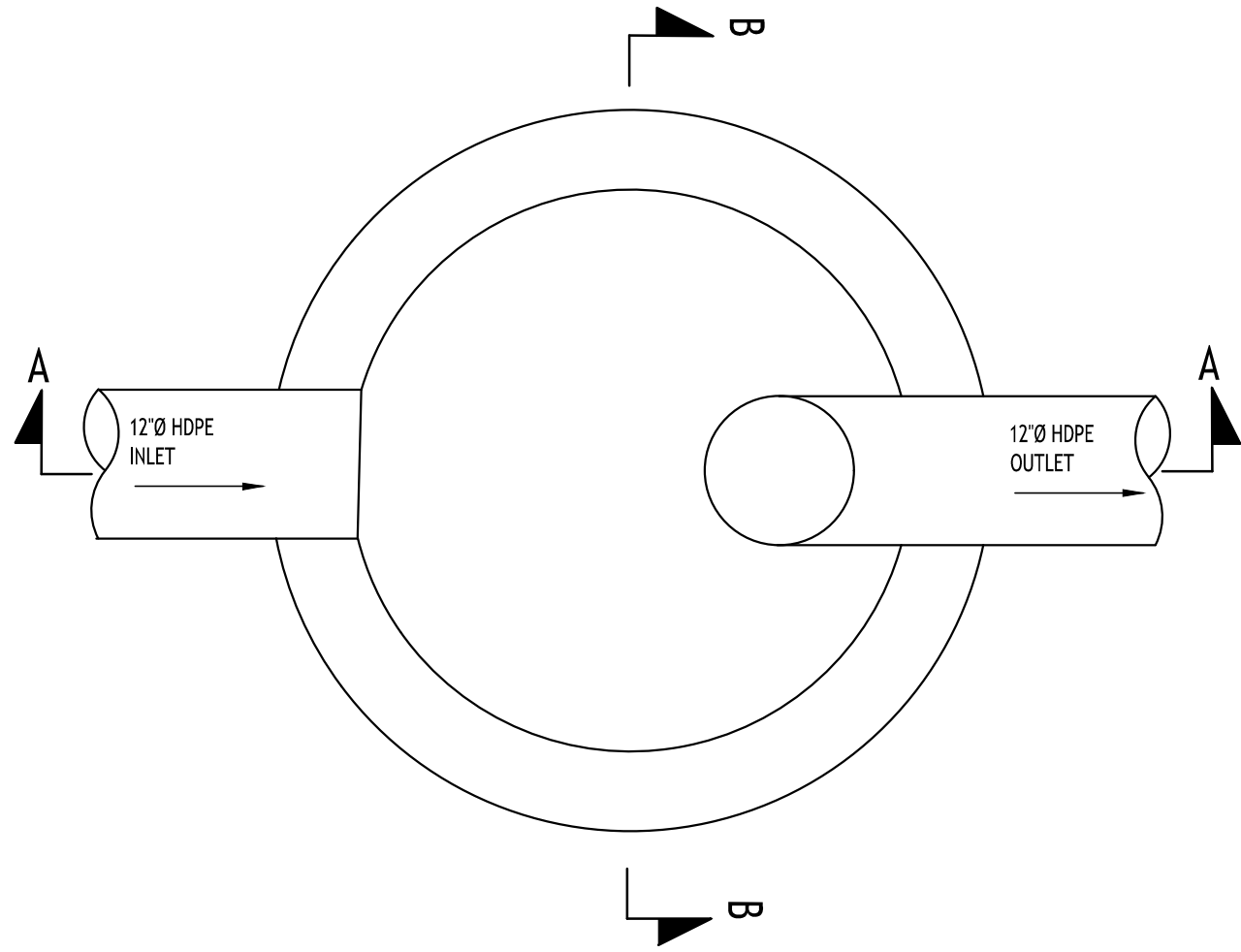
NO SLAG SHALL BE ALLOWED FOR MATERIAL

1

- BACKFILL MATERIAL SHALL BE NATIVE SOIL CONTAINING NO UNSUITABLE MATERIAL. COMPACTED IN 6" LIFTS.

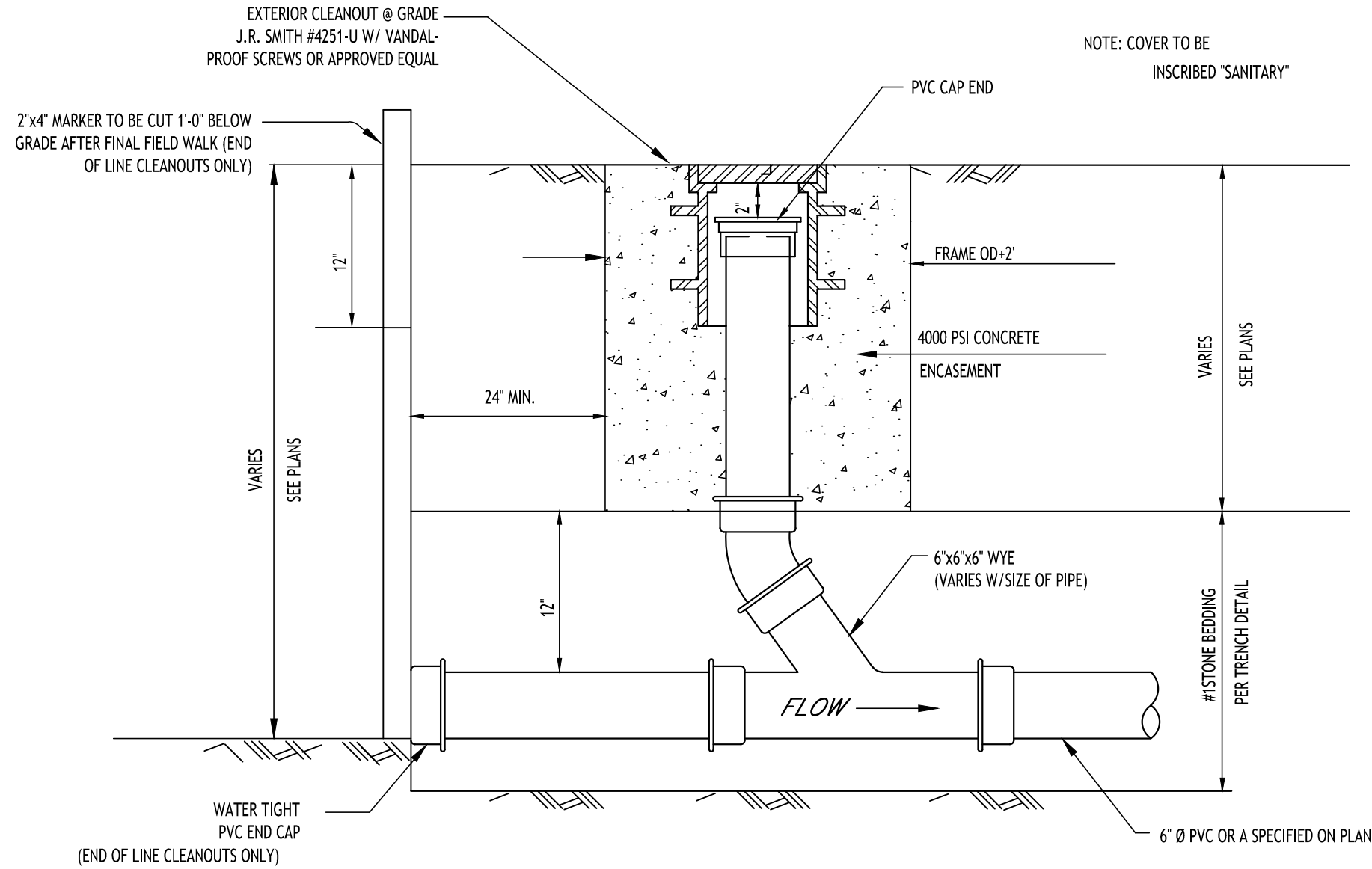
**STORM SEWER TRENCH SECTION
IN UNPAVED AREAS**

NOT TO SCALE



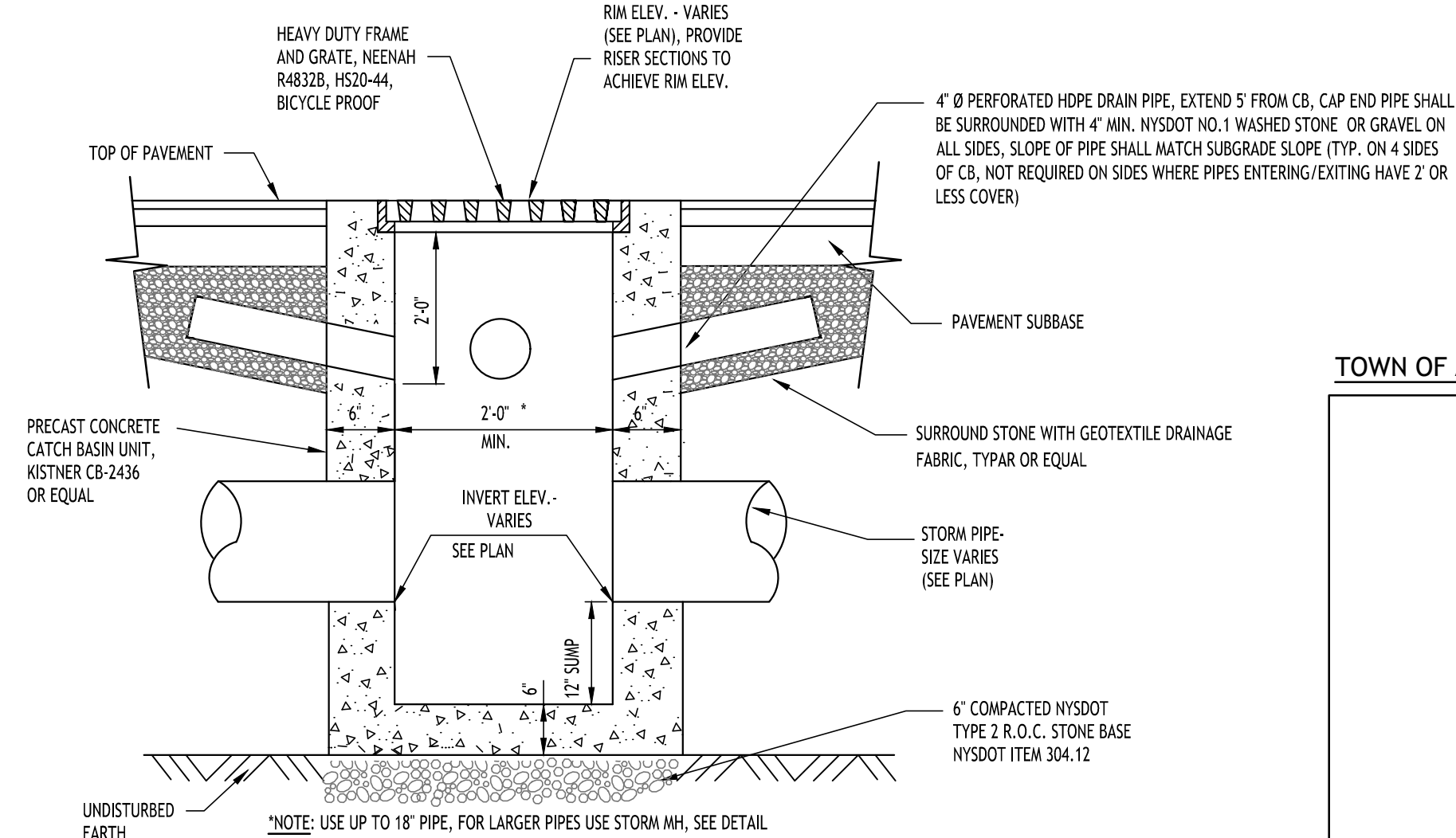
PLAN
*NOTE: USE 5'-0" I.D. MANHOLE

OUTLET CONTROL STRUCTURE
NOT TO SCALE



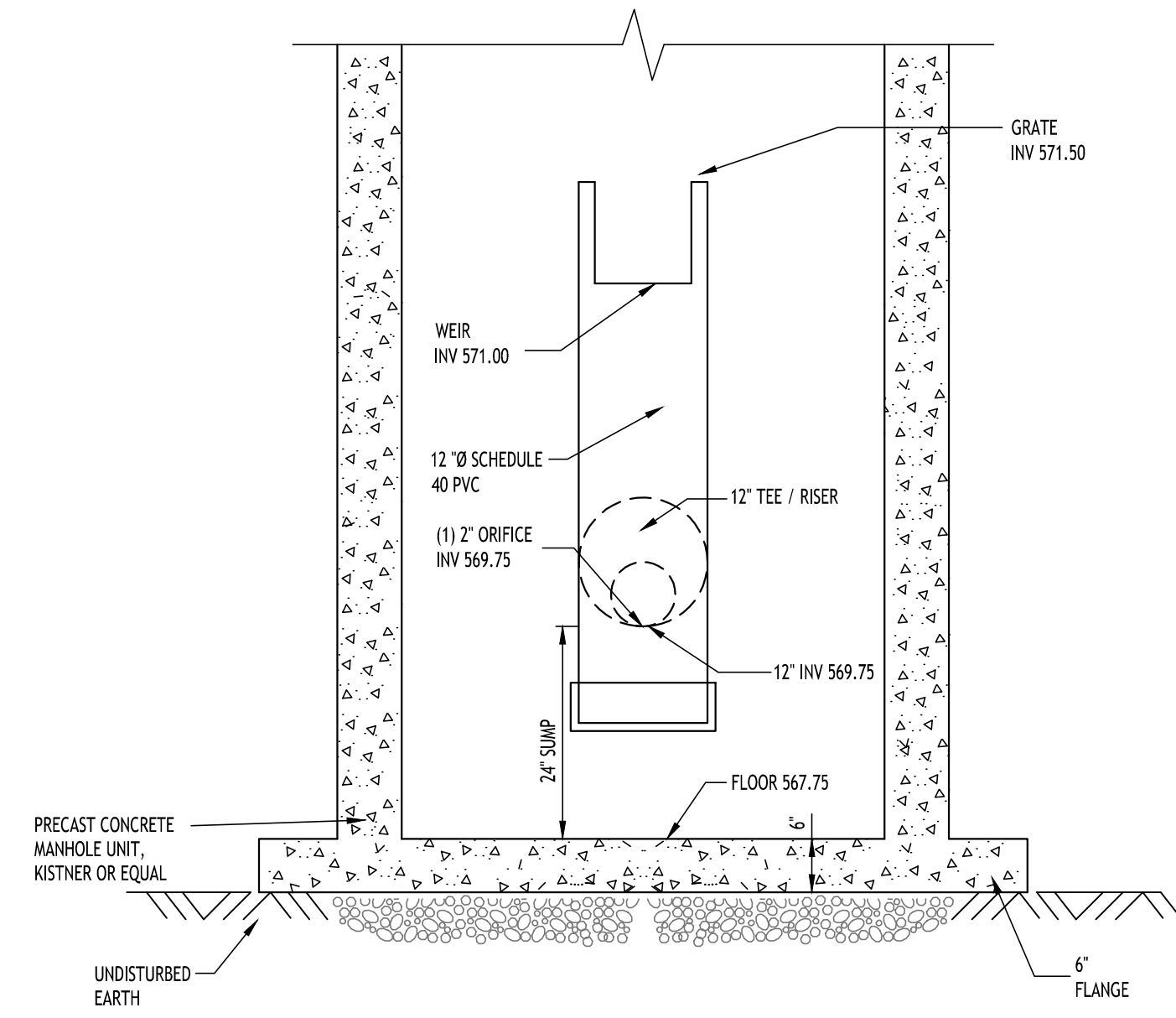
LAMPHOLE/CLEANOUT IN LAWN/FIELD AREAS

NOT TO SCALE

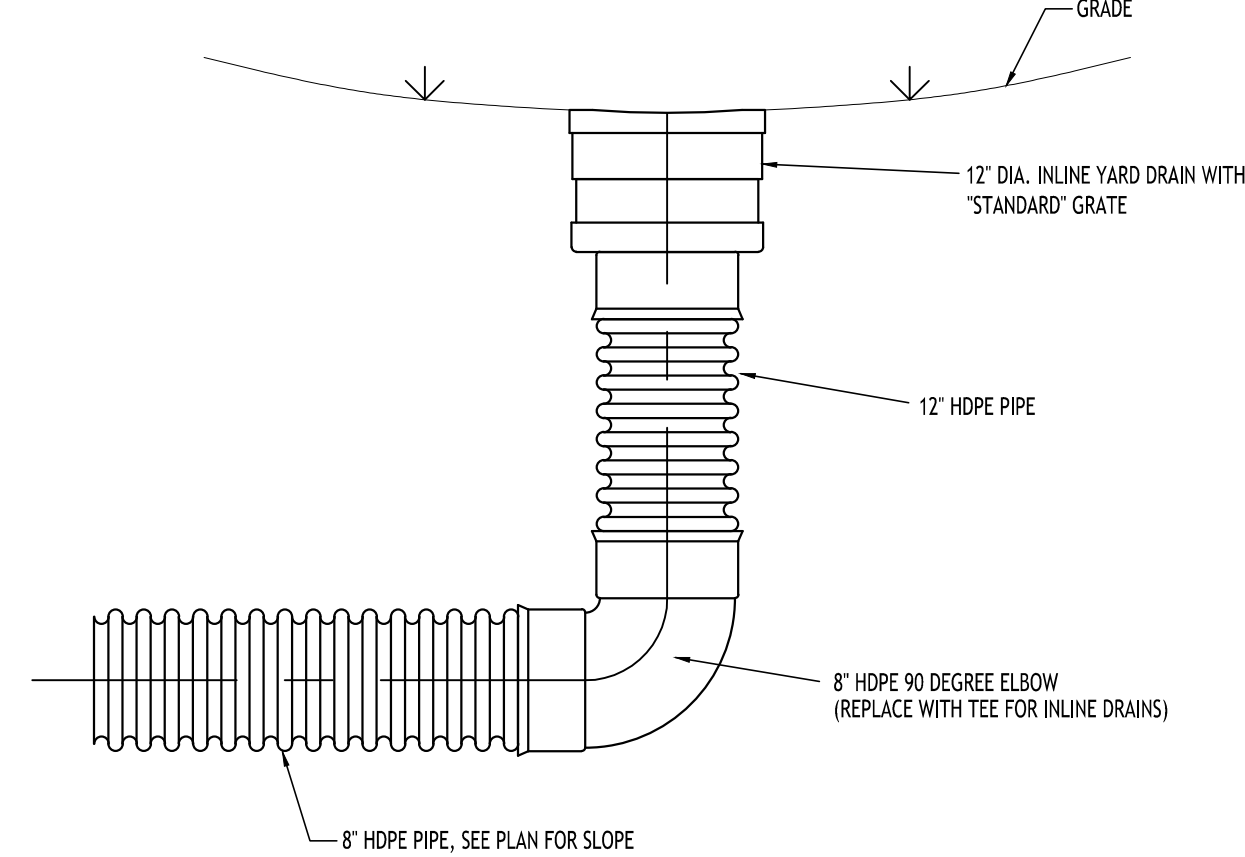


TYPICAL PRECAST CATCH BASIN

NOT TO SCALE



SECTION B-B



TYPICAL BIORETENTION AREA YARD DRAIN DETAIL

NOT TO SCALE

TOWN OF AMHERST APPROVAL BOX:

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Proposed Multi-Family
220, 226, 232, 238, 244, 250, 256, 262, 268, 274, 286
& 292 Joe McCarthy Drive
Amherst, NY

REVISIONS:	No.	Description	Date



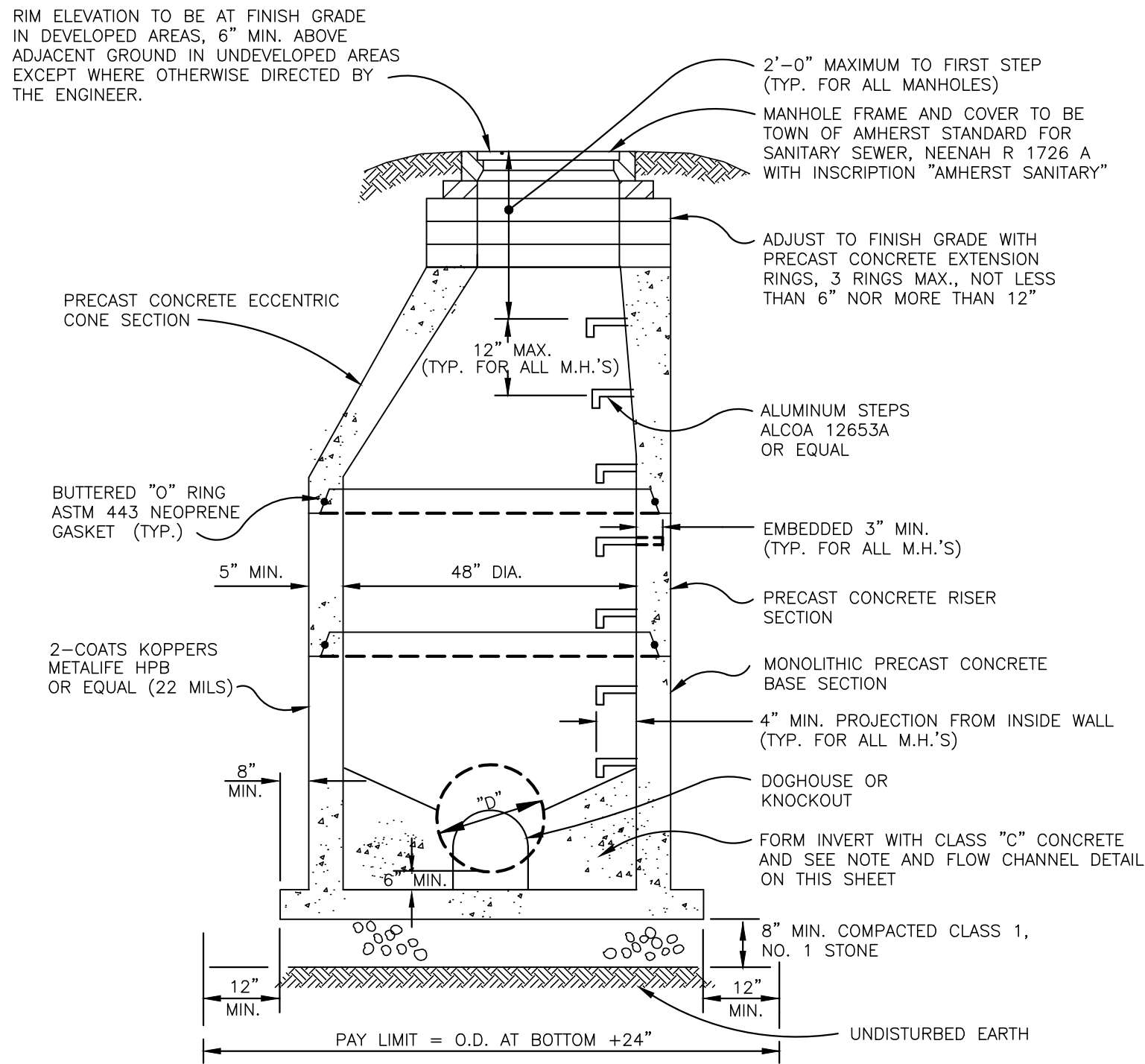
DRAWING NAME:
Drainage Details

Date: 04/20/26
Drawn By: D. Feyes
Scale: As Noted

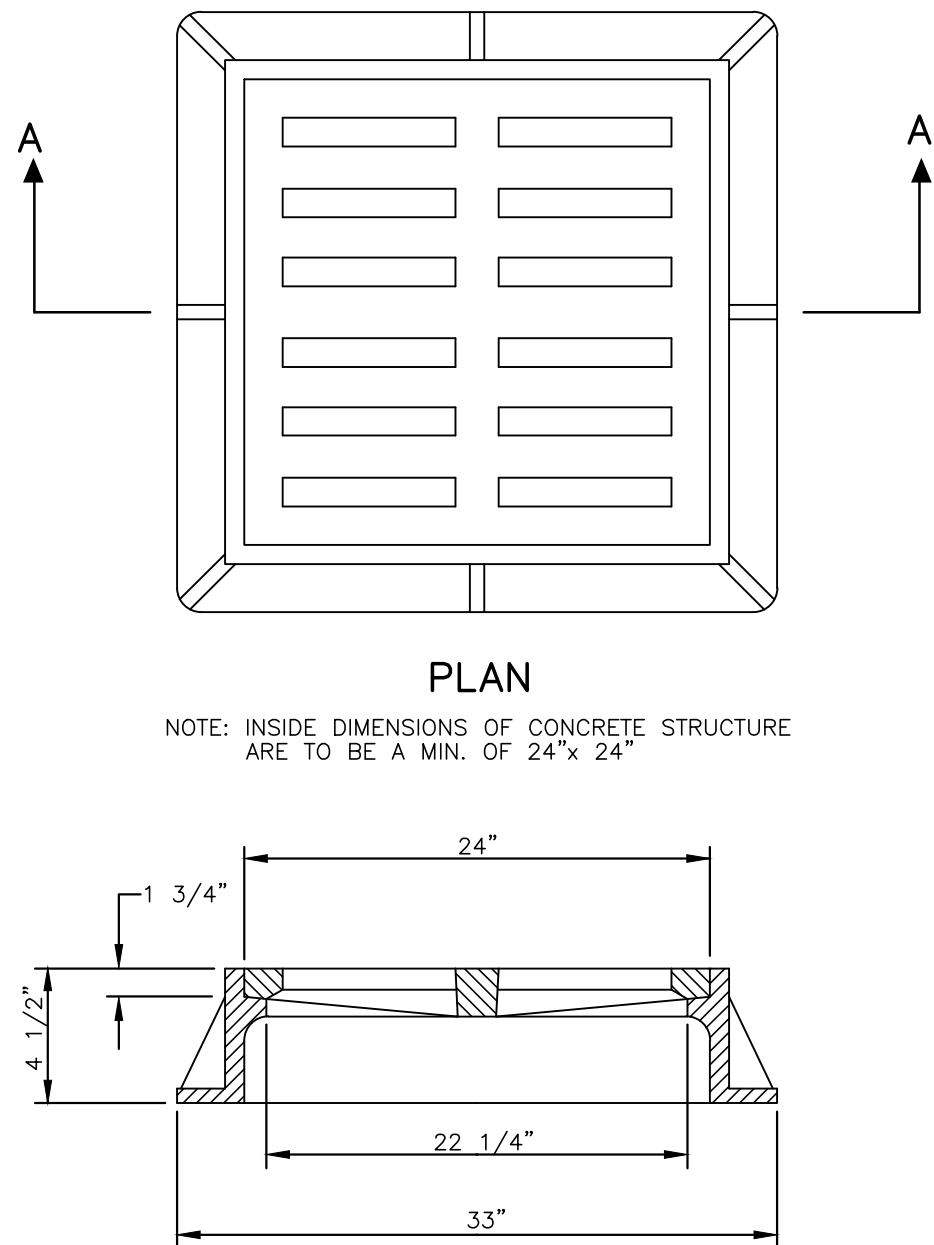
DRAWING NO.

C-301

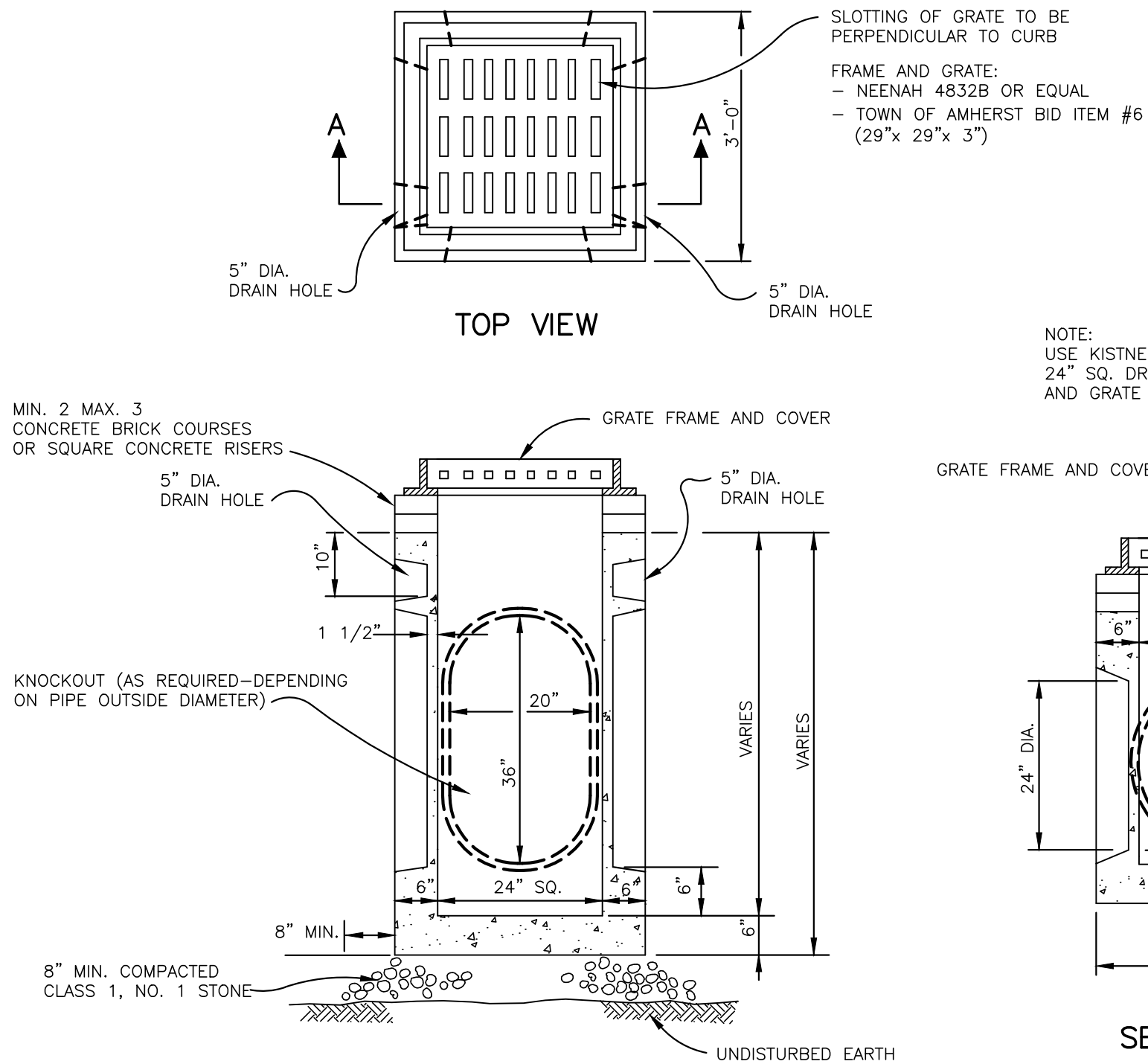
Project No: 24-4023



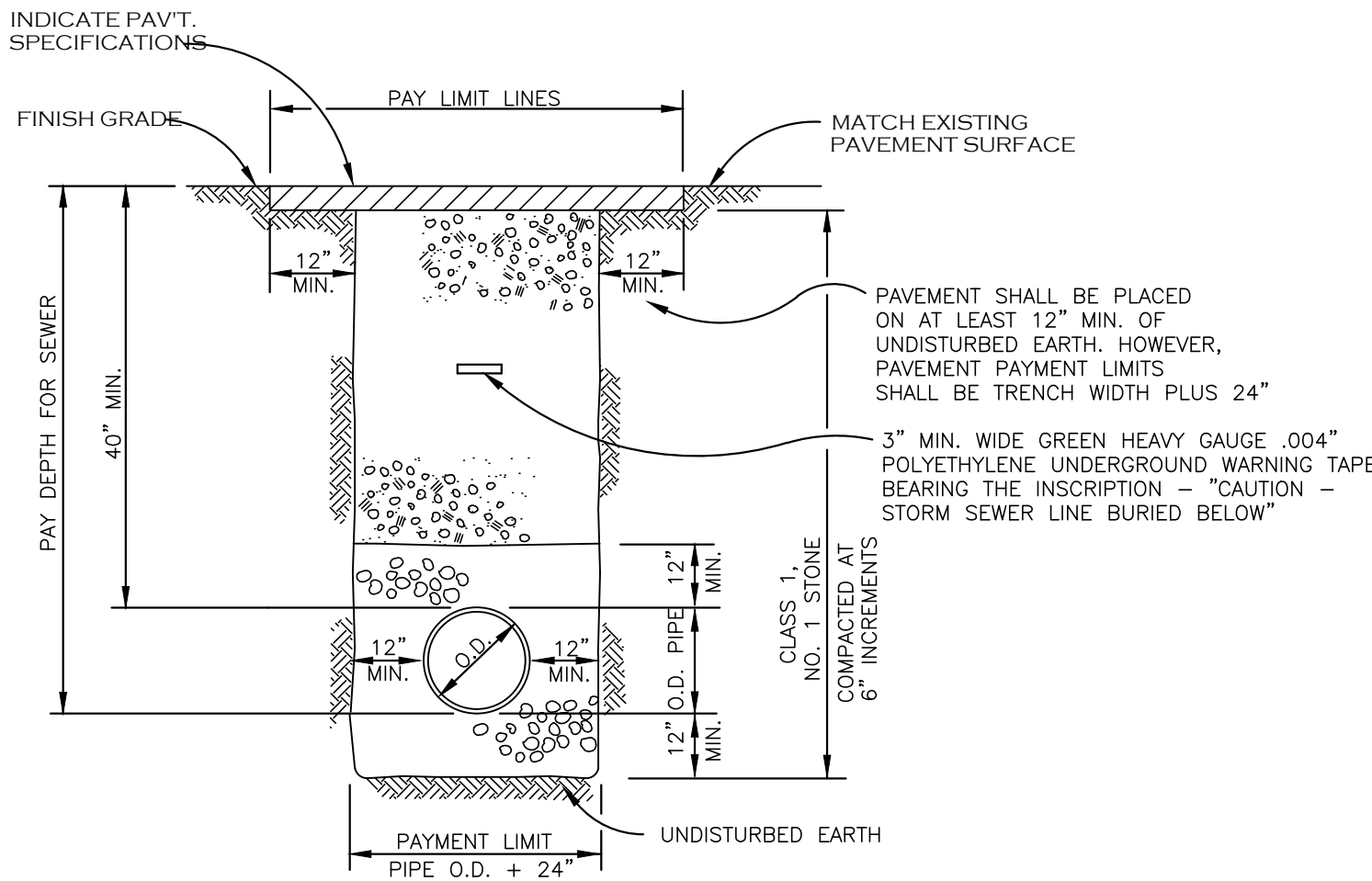
STANDARD STORM MANHOLE
NOT TO SCALE



CAST IRON FRAME AND GRATE
B (NEENAH R3433 OR EQUAL)
NOT TO SCALE

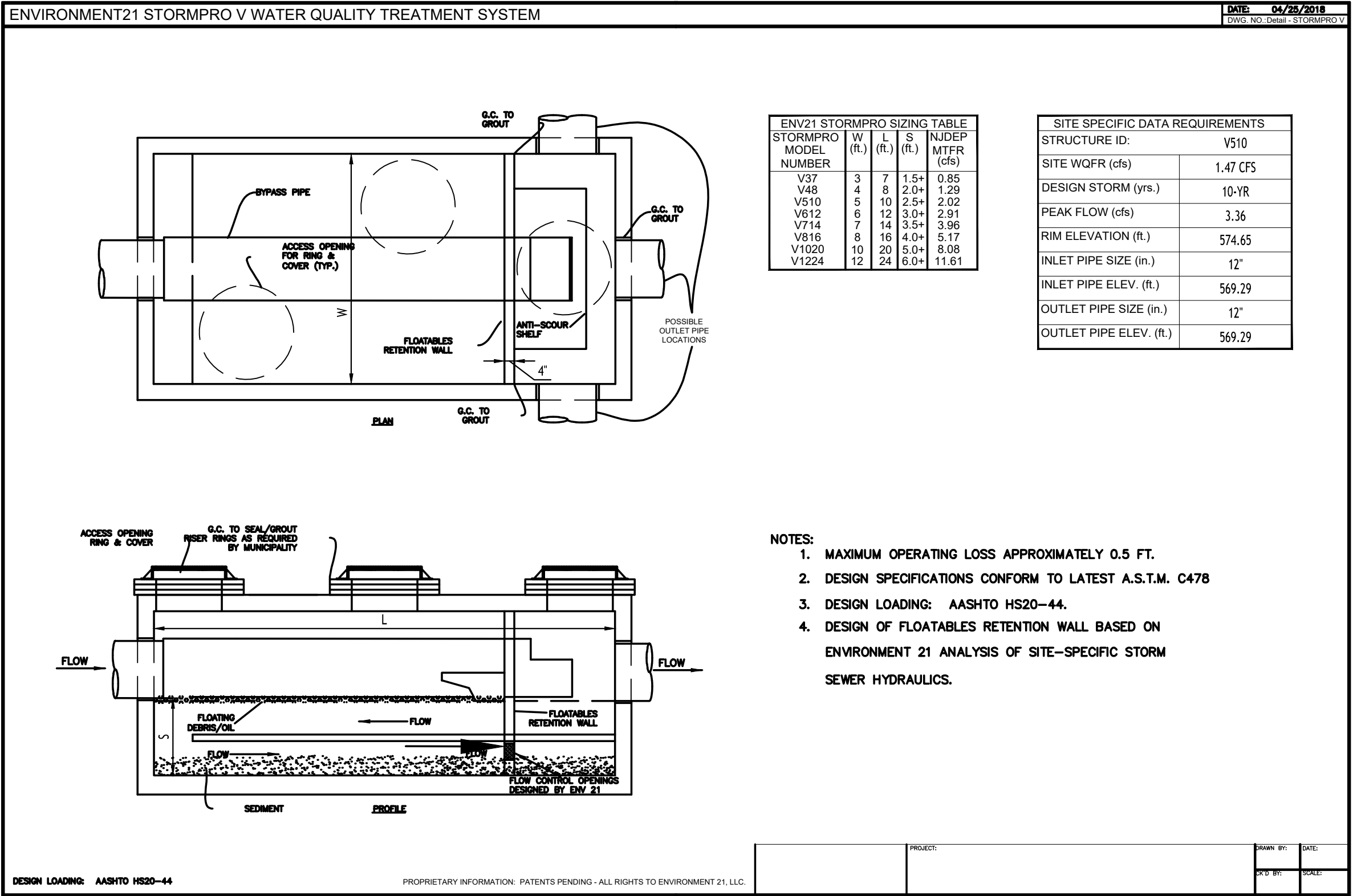


STANDARD PRECAST CONCRETE
DROP INLET
NOT TO SCALE



NOTE:
WHERE THE CONTRACTOR EXCAVATES BEYOND THE PAY LIMITS SHOWN: SELECT FILL AND PAVEMENT, SIDEWALK & DRIVEWAY REPLACEMENT OUTSIDE THE PAY LIMITS SHALL BE FURNISHED AND PLACED AT THE CONTRACTOR'S EXPENSE (TYP.)

TYPICAL TRENCH DETAIL
TOWN ROAD CROSSING
NOT TO SCALE



TOWN OF AMHERST APPROVAL BOX:

REVISIONS:	No.	Description	Date



DRAWING NAME:
Drainage Details

Date: 04/20/26
Drawn By: D. Feyes
Scale: As Noted

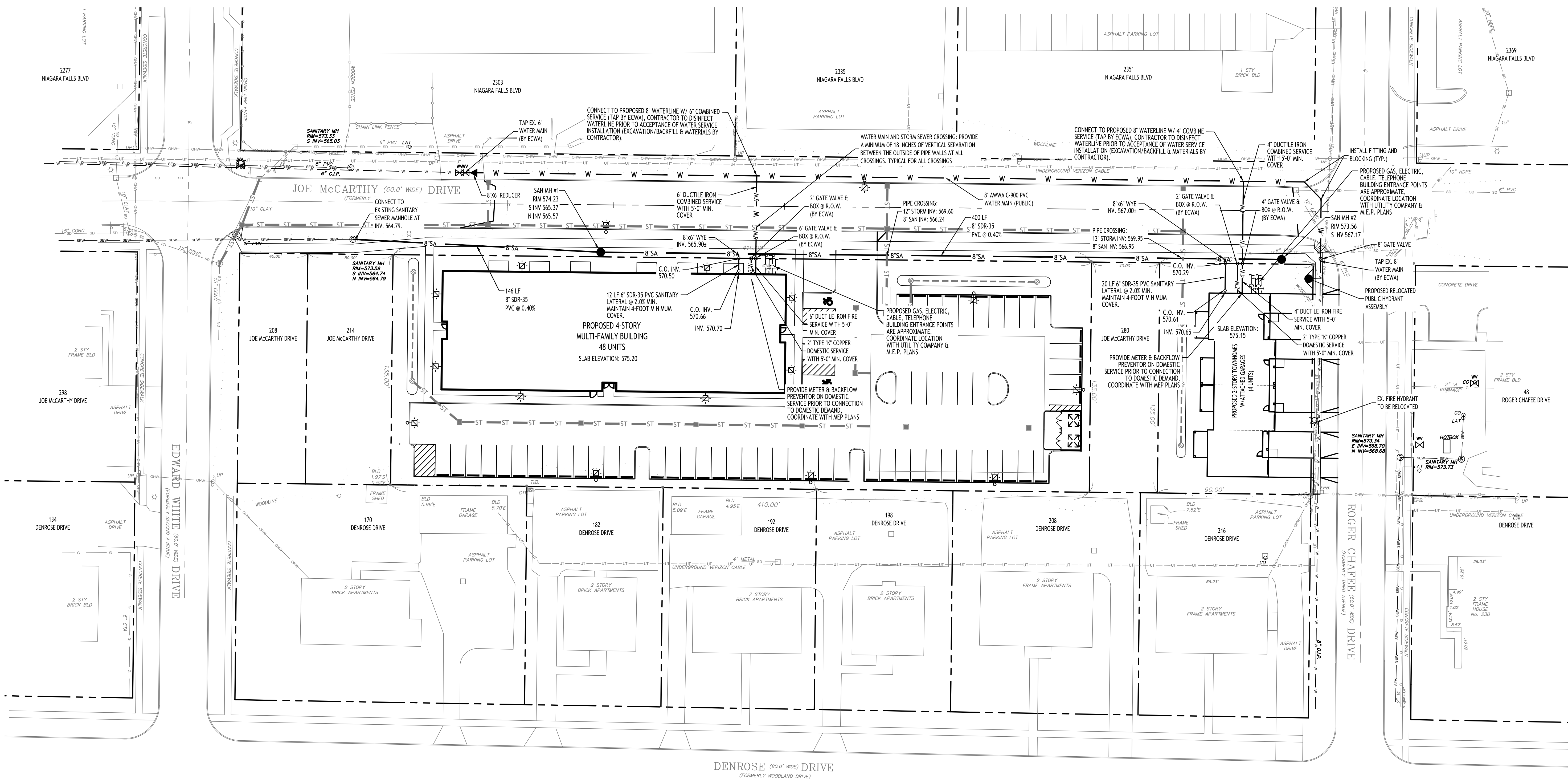
DRAWING NO.

C-302

Project No: 24-4023

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UTILITY NOTES:

- ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE TOWN OF AMHERST SPECIFICATIONS AND DETAILS, AND ERIE COUNTY DEPARTMENT OF HEALTH RULES AND REGULATIONS.
- PRIOR STARTING ANY WORK ASSOCIATED WITH OR NEAR EXISTING SANITARY MANHOLES, THE CONTRACTOR SHALL MEET WITH THE TOWN OF AMHERST TO DISCUSS AND AGREE TO THE WORK.
- FILL SHALL BE PLACED AND SATISFACTORILY COMPACTED PRIOR TO INSTALLATION OF UTILITIES, AND MUST BE APPROVED BY THE SUPERVISING PROJECT ENGINEER.
- ALL SANITARY SEWER IS TO CONSTRUCTION IS TO CONFORM TO TOWN OF AMHERST SEWER DISTRICT RULES AND REGULATIONS.
- ALL OTHER REQUIRED PERMITS BY THE STATE OF NEW YORK, COUNTY OF ERIE AND TOWN OF AMHERST ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER.
- COORDINATE GAS & ELEC. METER BANK LOCATIONS ON BUILDINGS WITH M.E.P. PLANS & UTILITY CO.'S.
- COORDINATE LOCATION OF CTV & TELEPHONE SERVICE TO BUILDINGS WITH M.E.P. PLANS AND UTILITY CO.'S.
- A MINIMUM OF 10 FEET HORIZONTAL AND 18 INCHES OF VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN ALL SANITARY SEWER AND WATER SERVICES.
- BUILDINGS TO HAVE INVERT ELEVATION 4.5' MIN. BELOW F.F.E OF THE BUILDINGS. PIPE TO BE 6" SDR-35 PVC @ 2.0% MIN. WITH 4.0' OF COVER.

PROPOSED UTILITY LEGEND	
PROPOSED STORM SEWER	ST
PROPOSED SANITARY SEWER	SA
PROPOSED WATERLINE	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.

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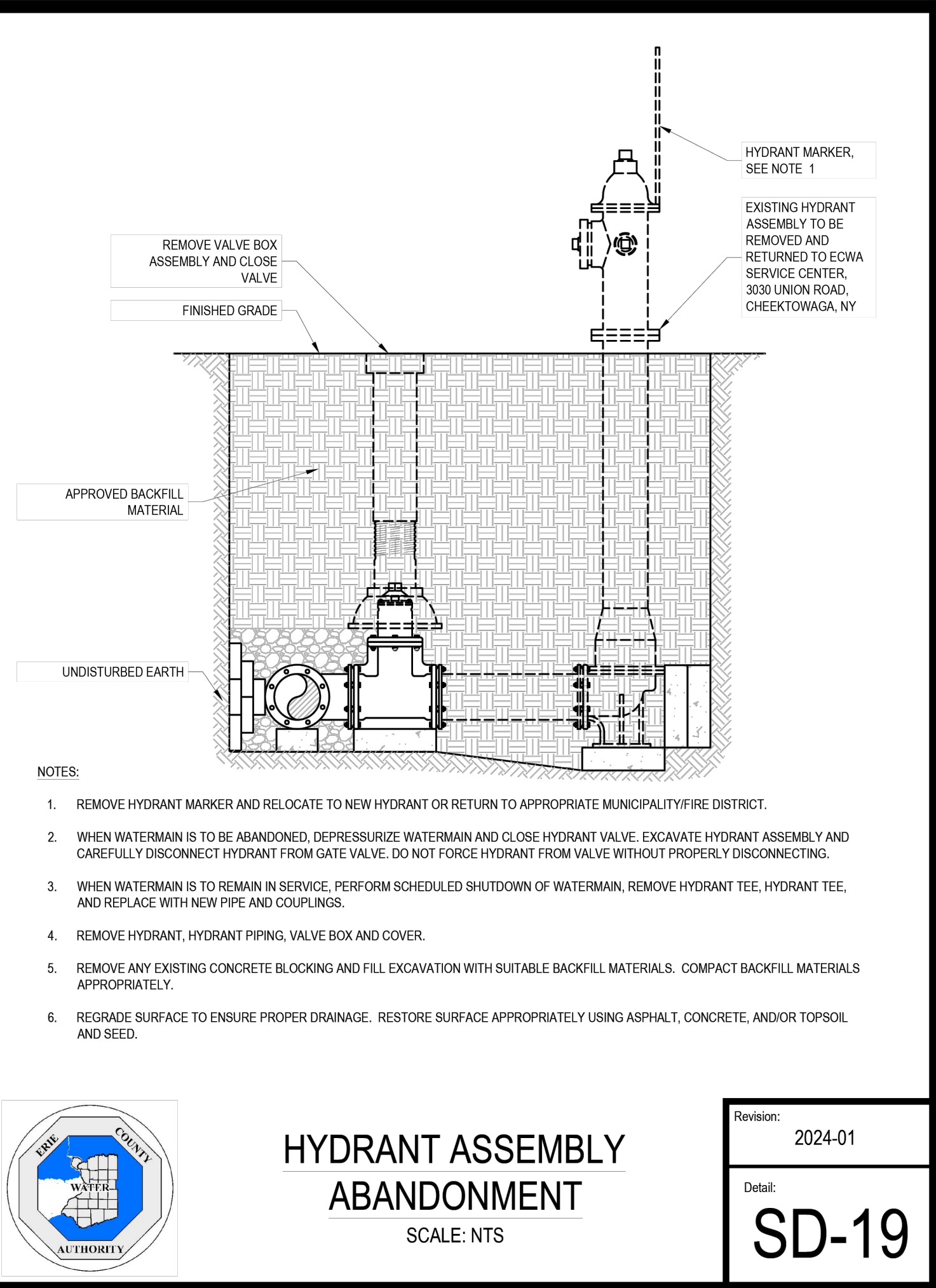
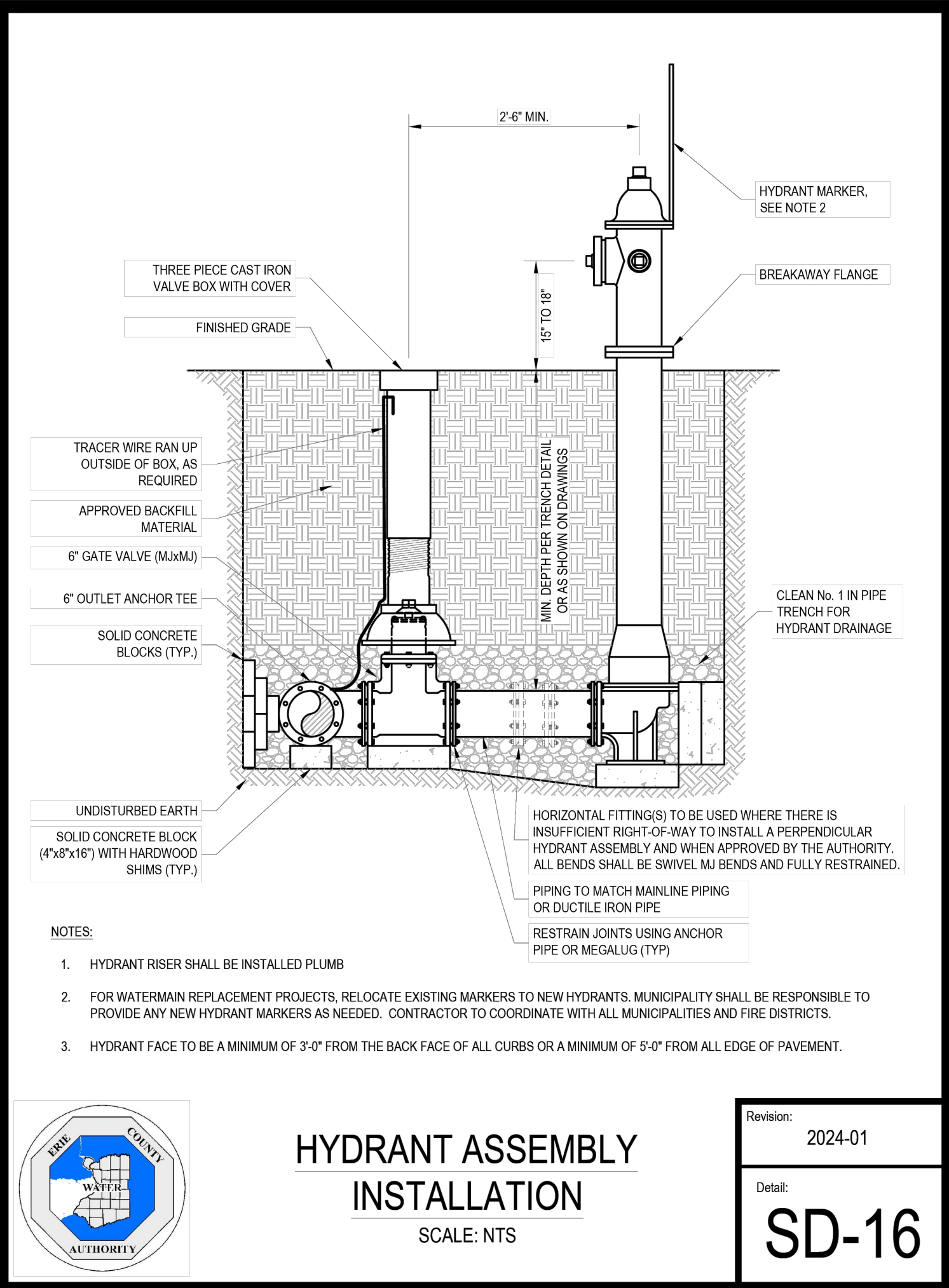
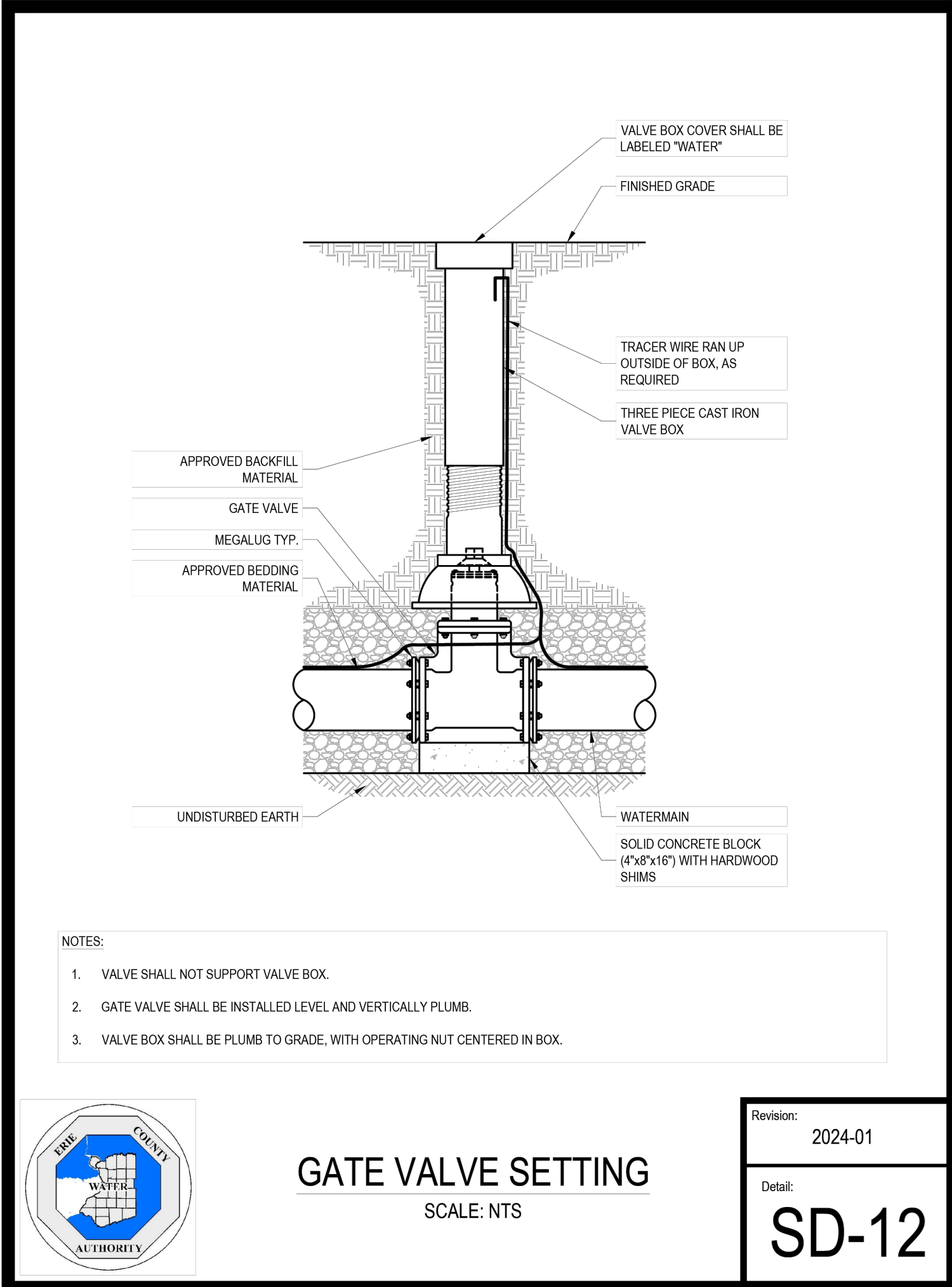
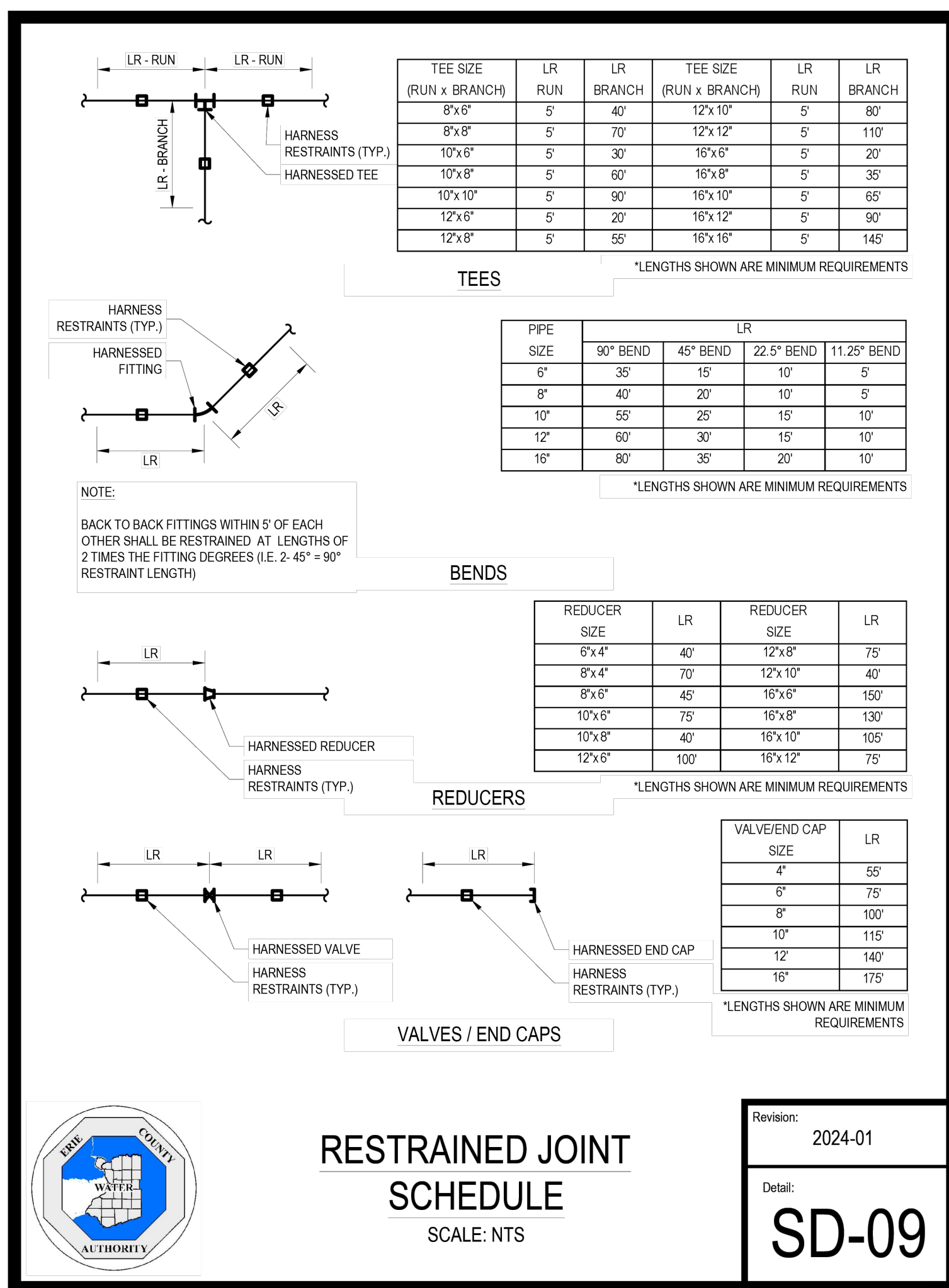
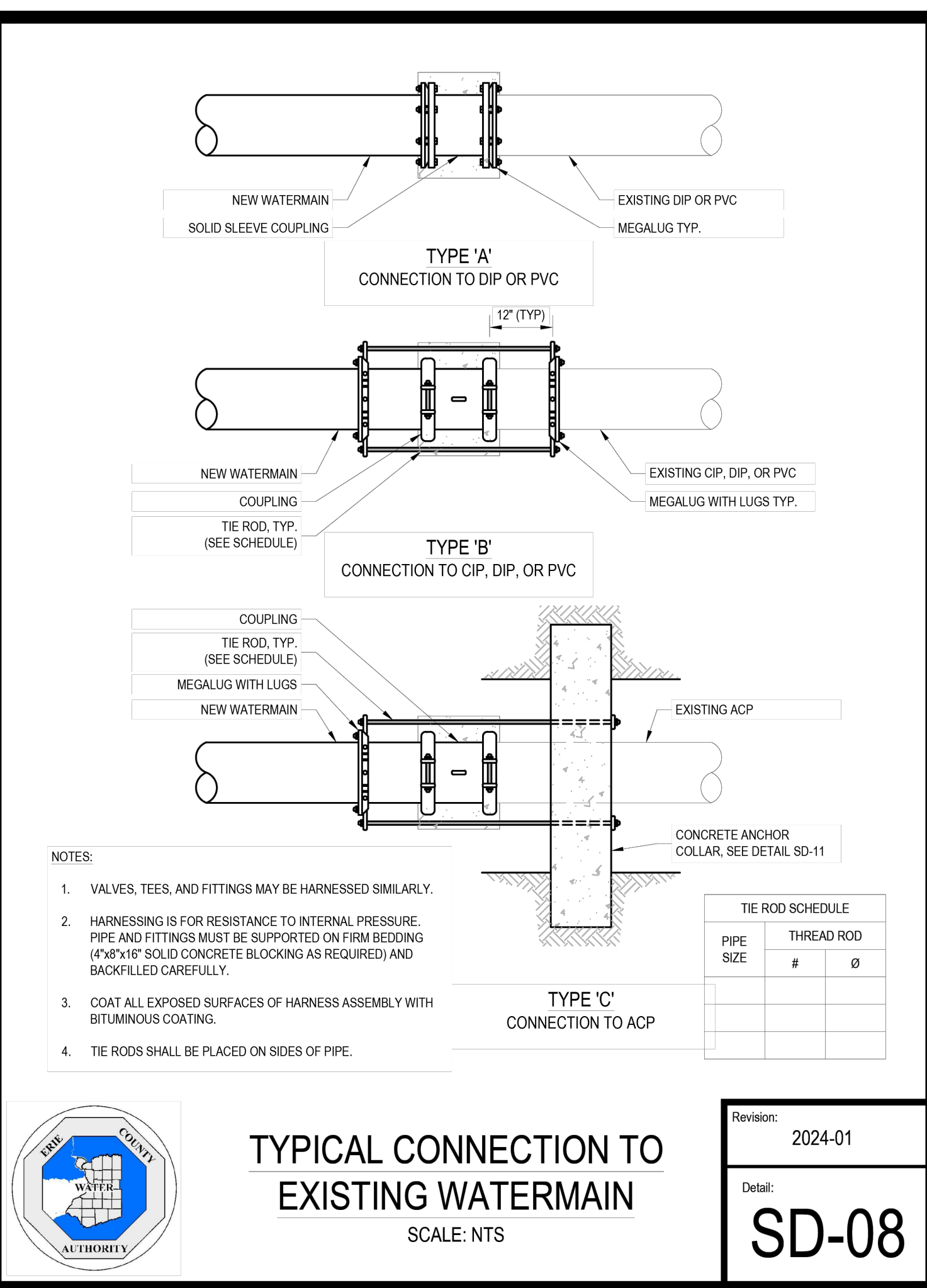
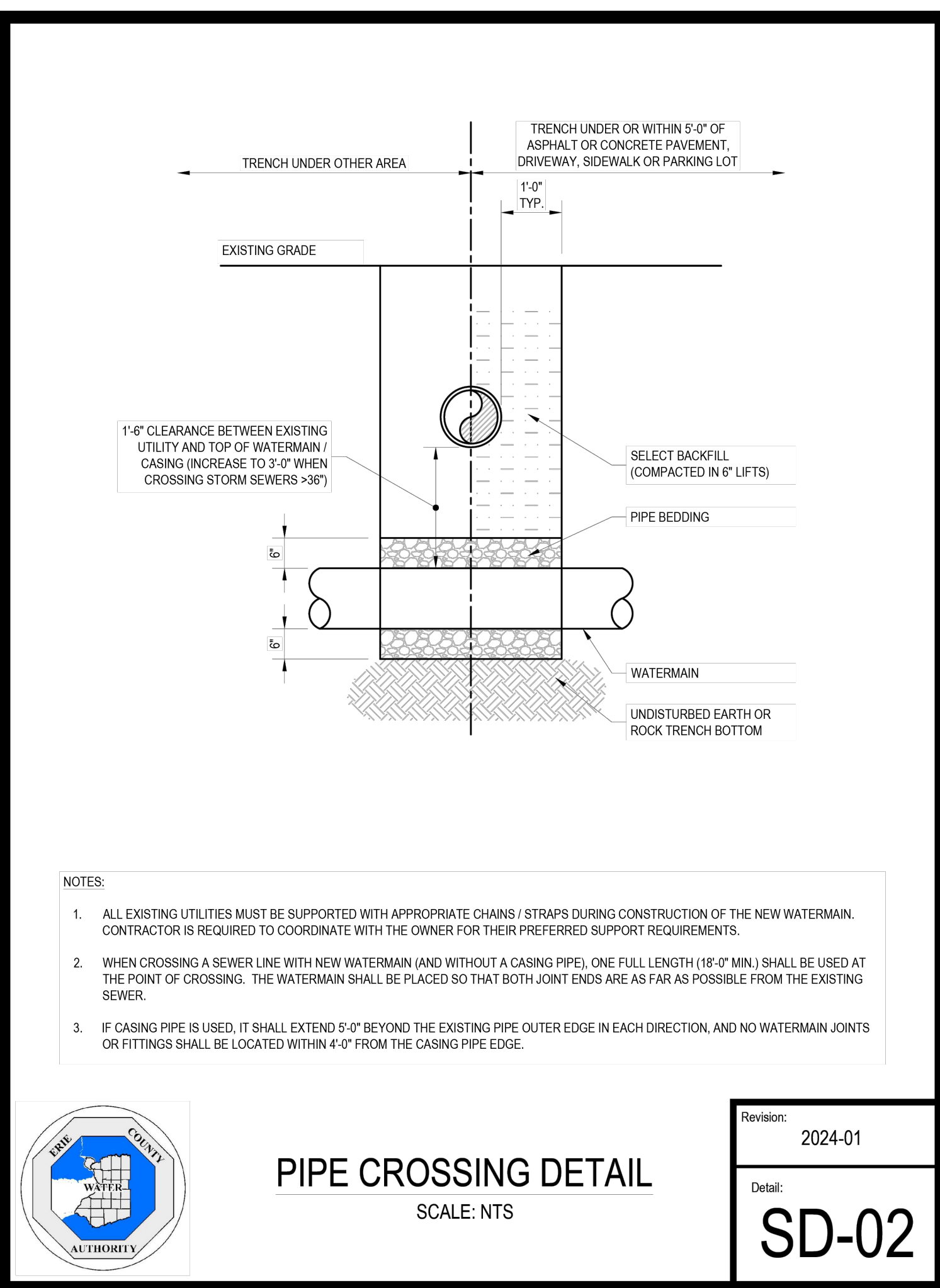
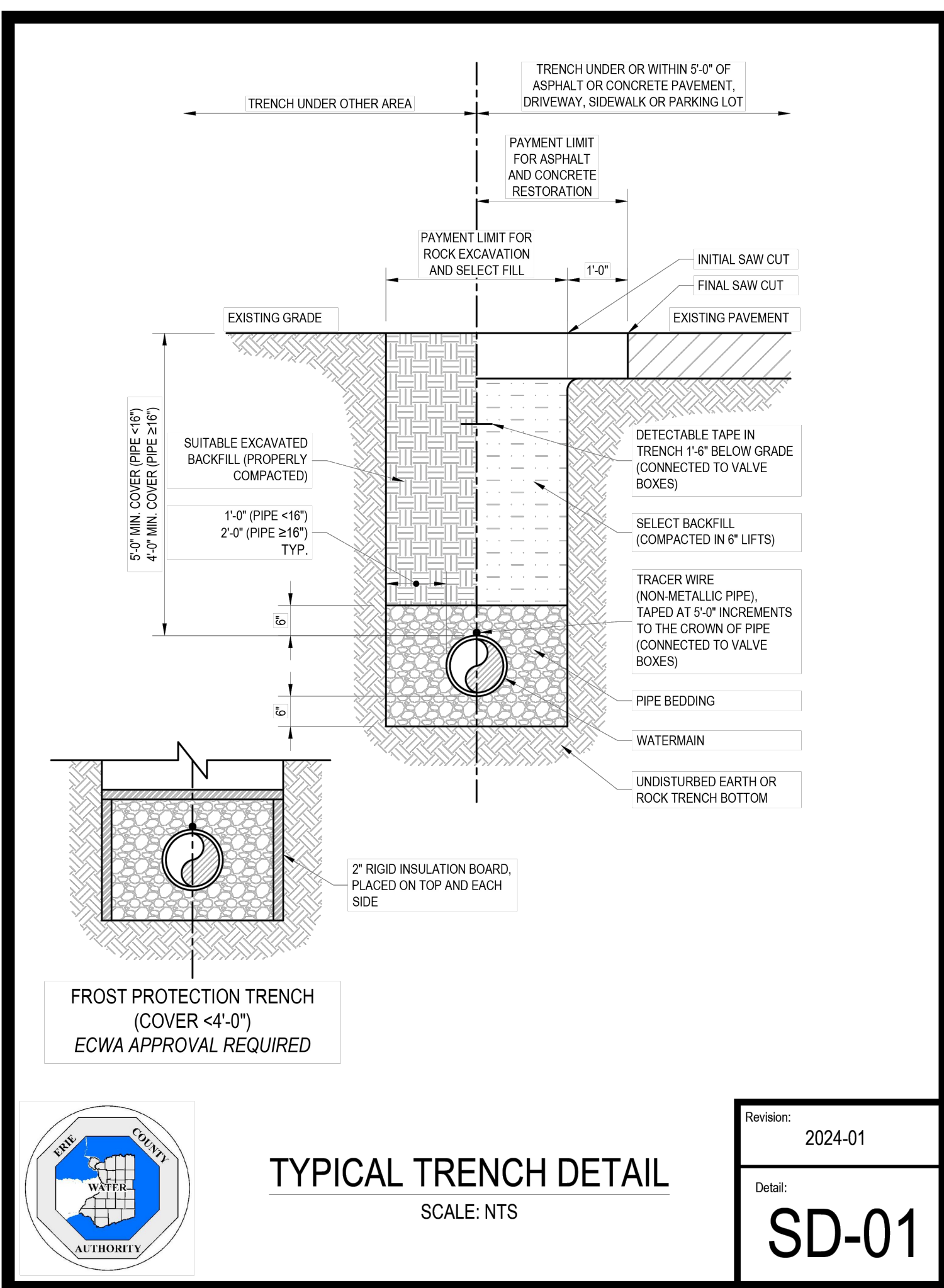
DRAWING NAME:
Utility Plan

Date: 04/20/26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.

C-400

Project No: 24-4023



REVISIONS:	No.	Description	Date



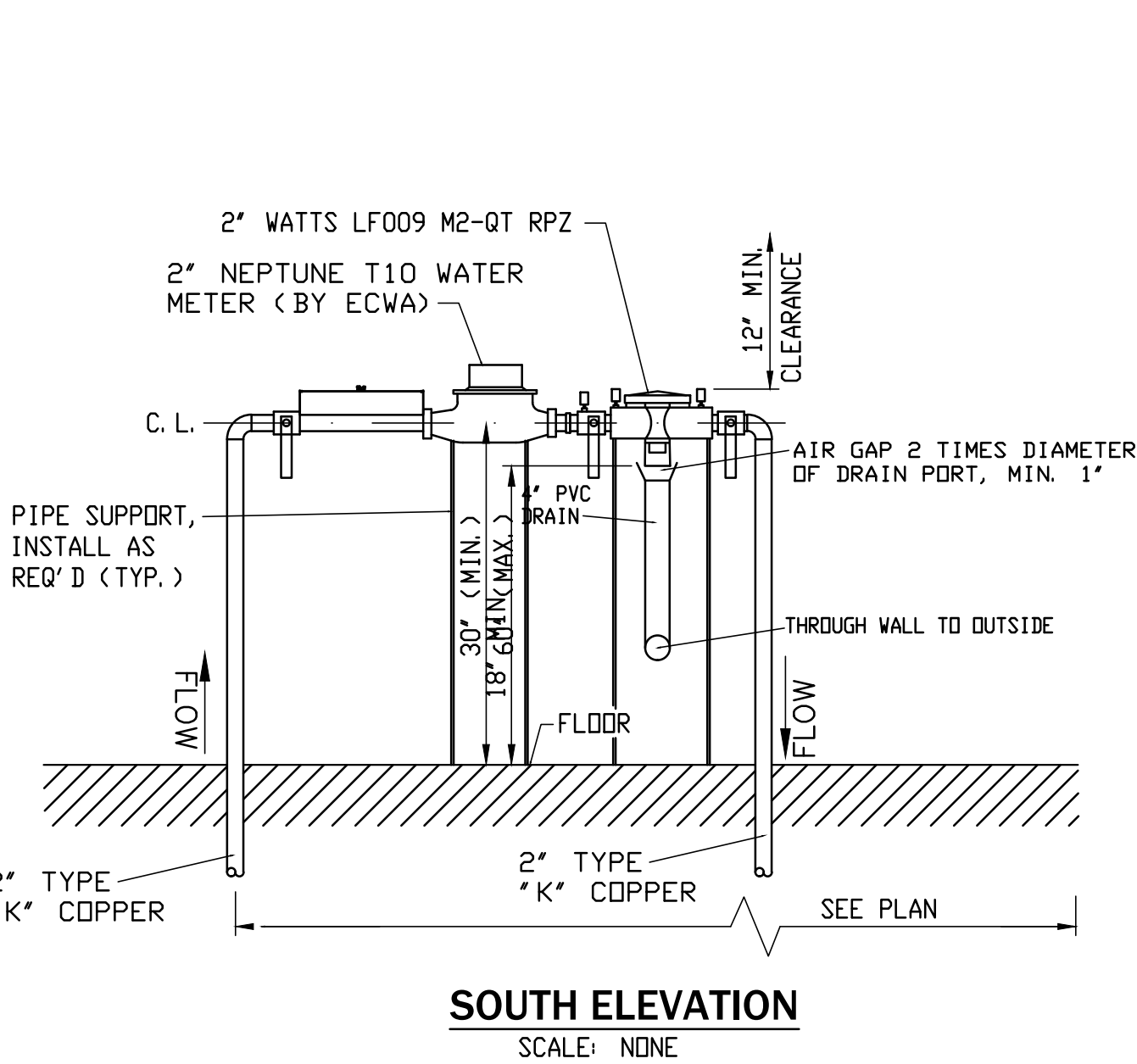
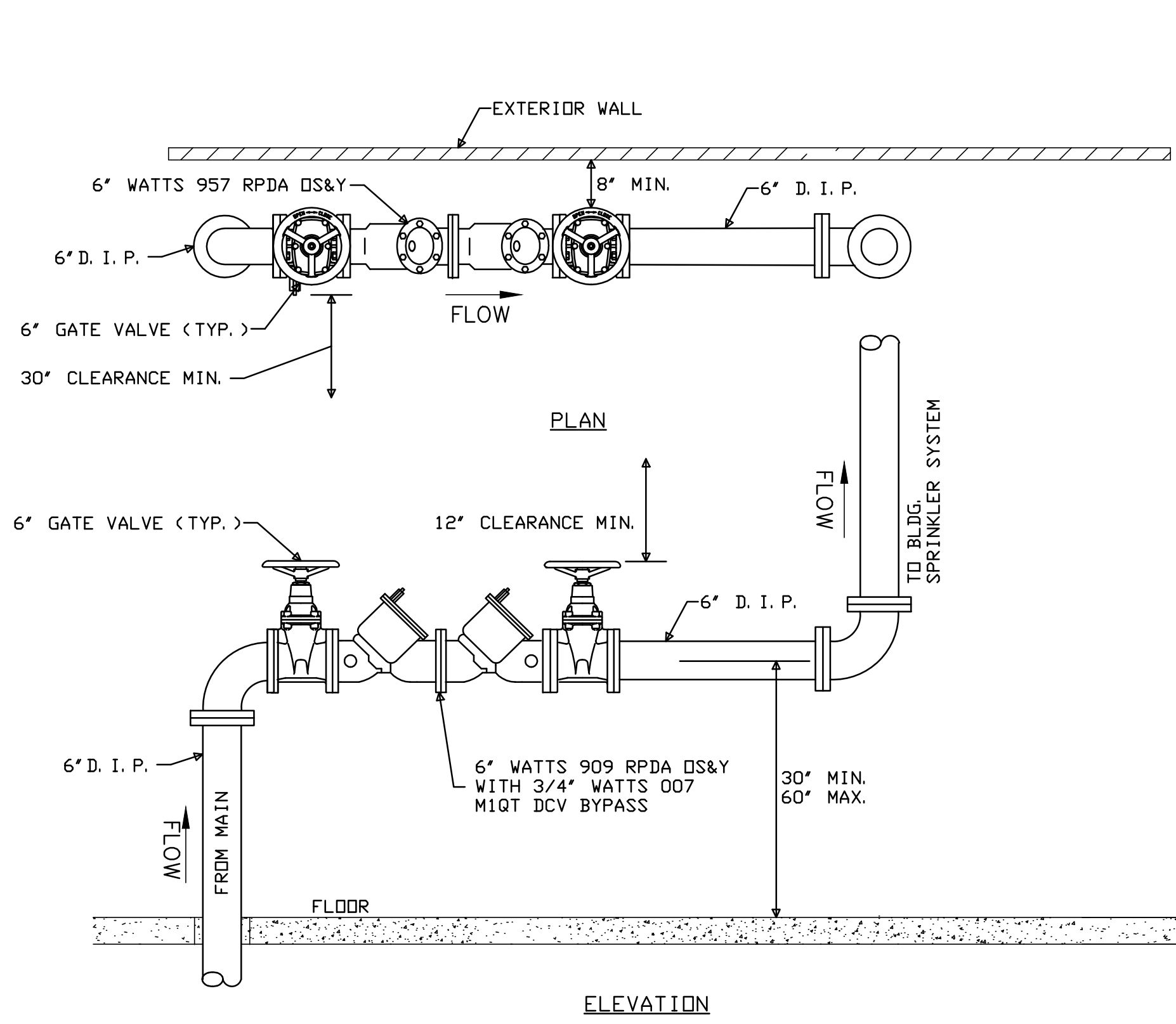
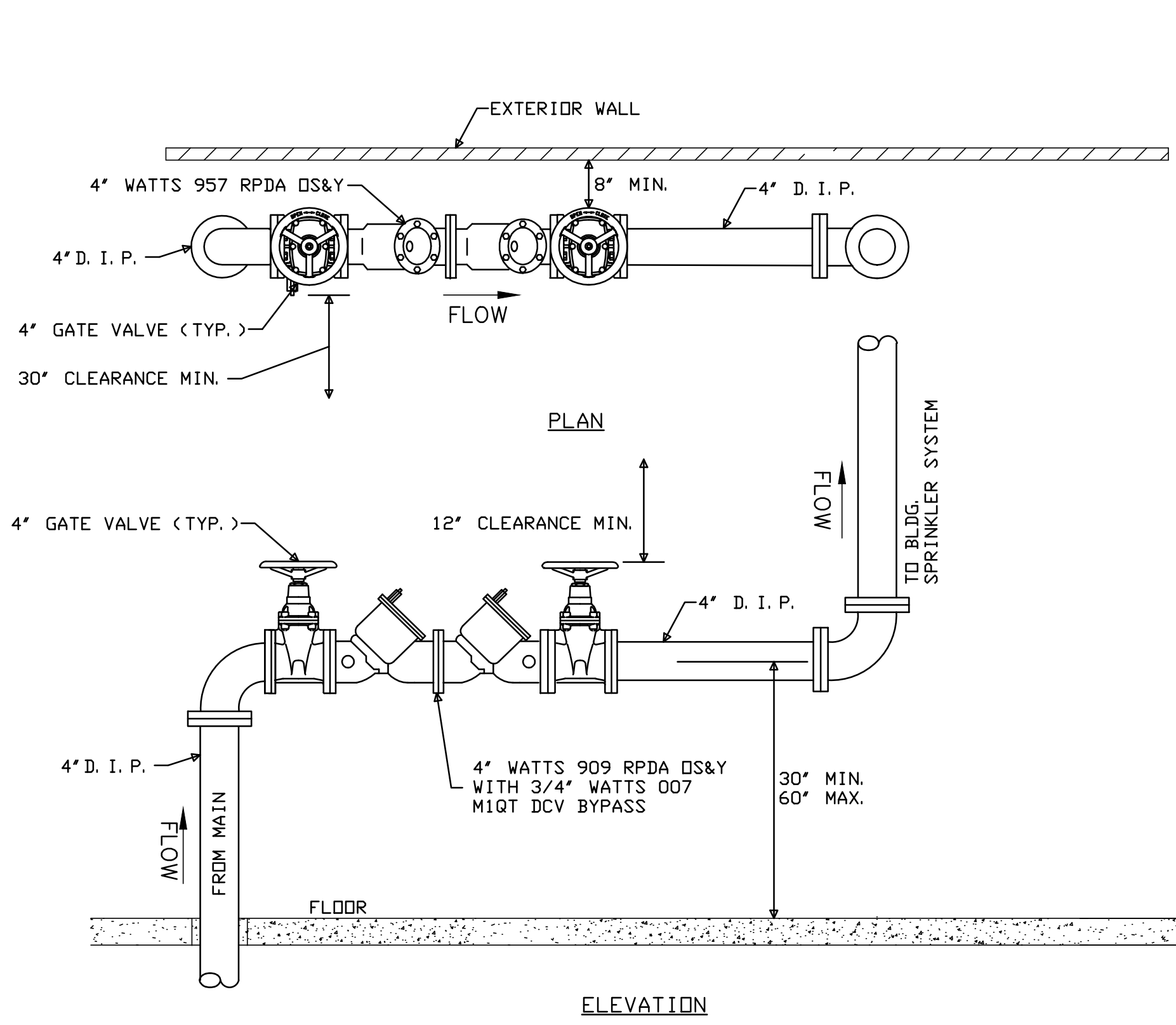
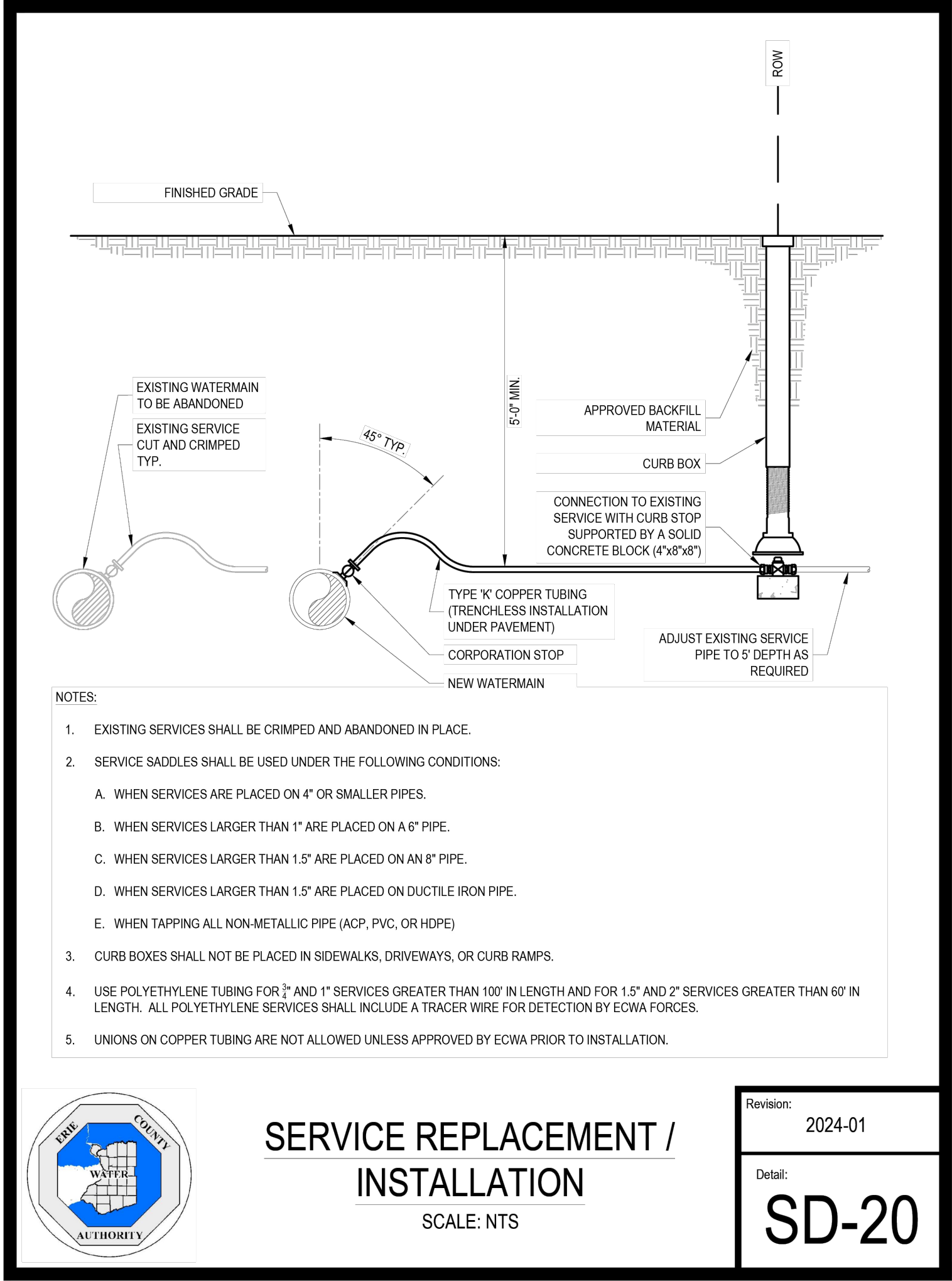
DRAWING NAME:
Utility Details

Date: 04/20/26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.

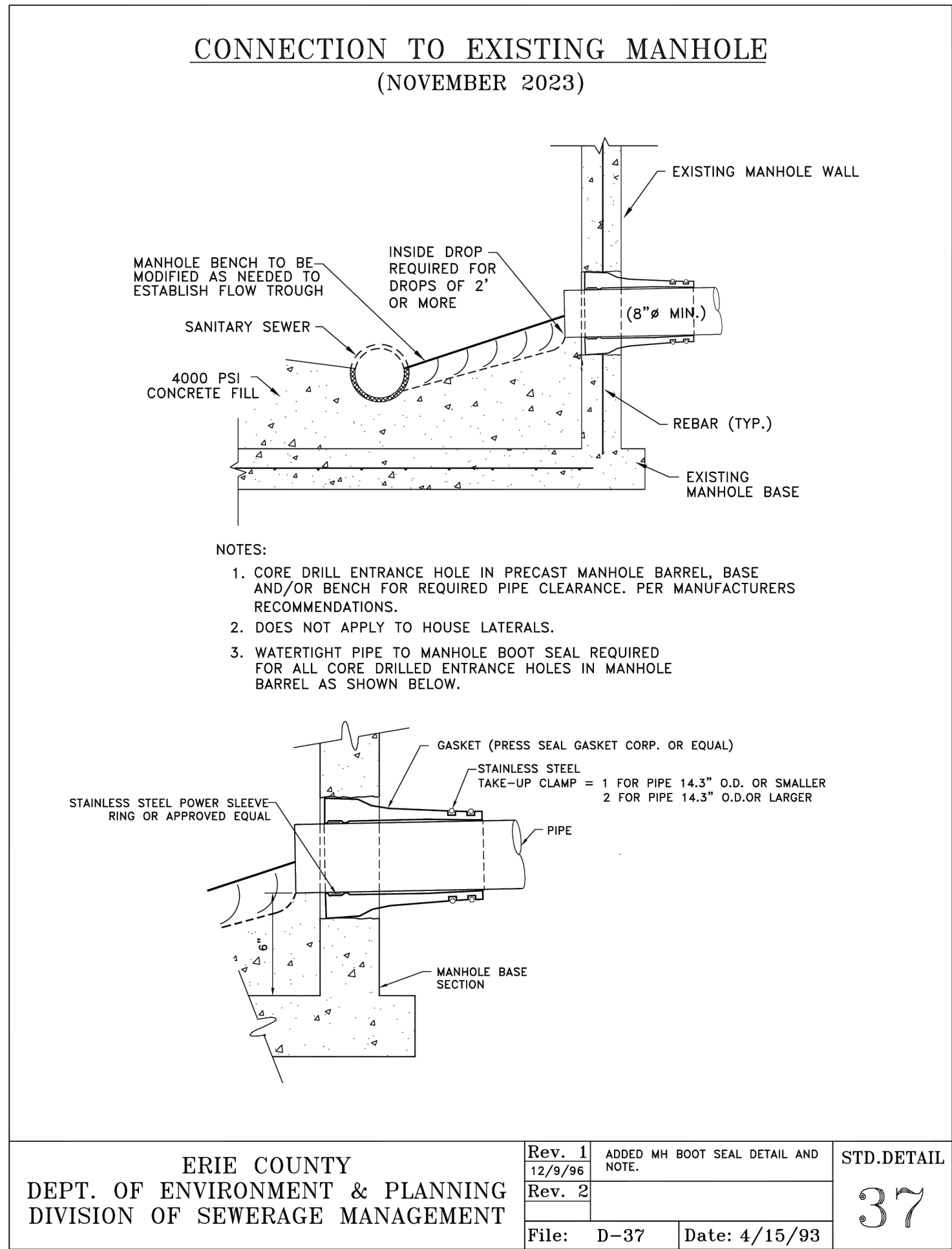
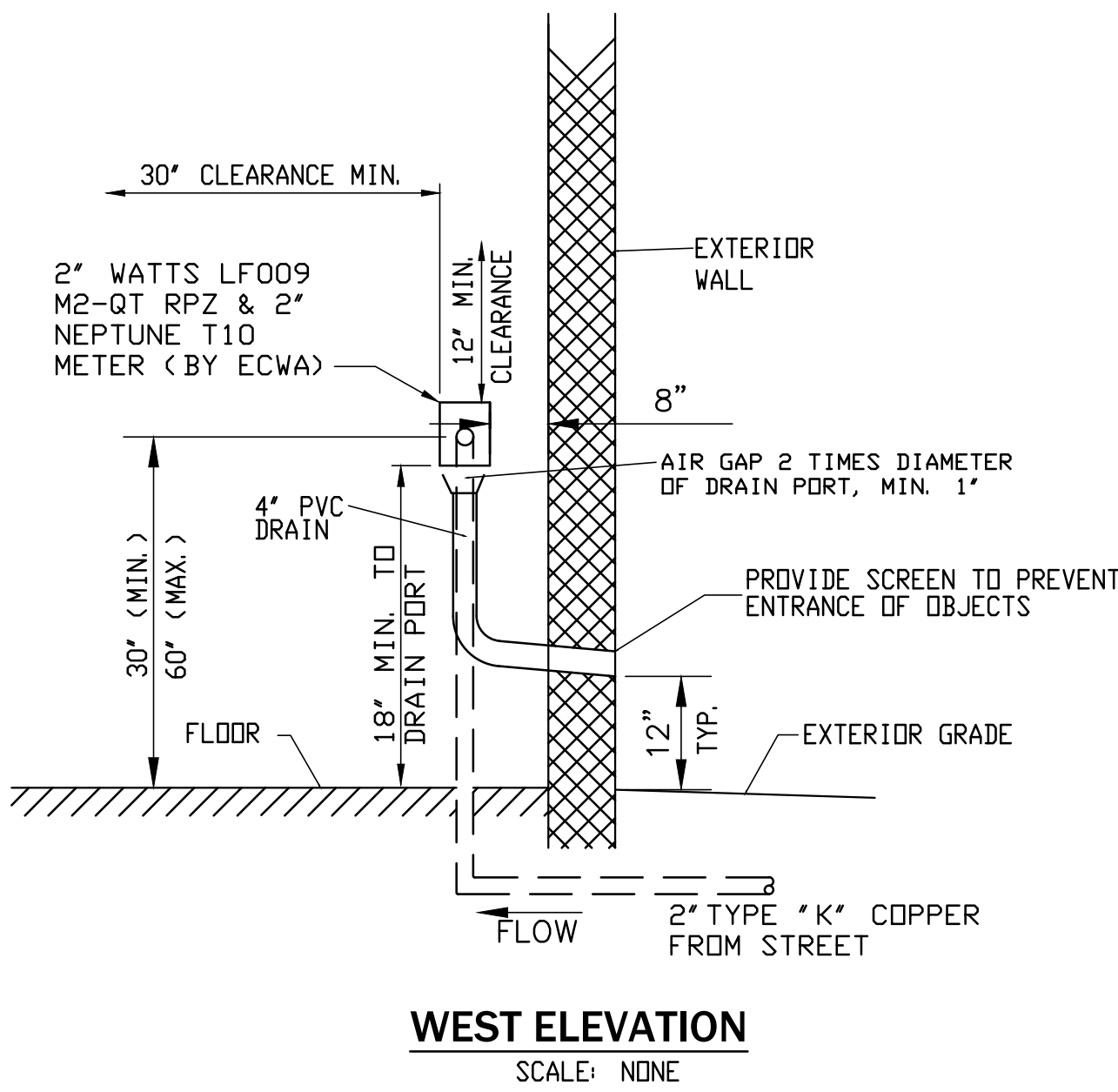
C-401

Project No: 24-4023



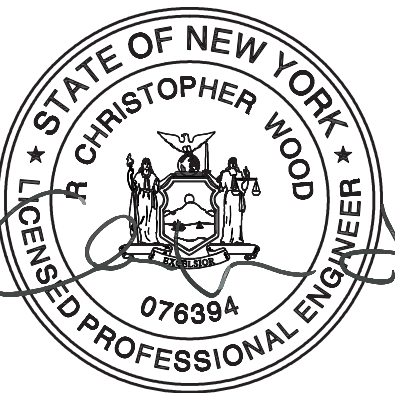
2" DOMESTIC SERVICE BACKFLOW PREVENTER INSTALLATION
SCALE: NONE

- NOTES:
- NO TAPS TO BE MADE UPSTREAM OF RPZ & METER.
 - HEAT, LIGHT AND ELECTRIC TO BE PROVIDED AT RPZ LOCATION.
 - COORDINATE LOCATION WITH ARCHITECTURAL PLANS.
 - A SECTION OF STRAIGHT PIPE, JUST UPSTREAM OF THE METER, MUST BE INSTALLED WITH A LENGTH OF NO LESS THAN 4 TIMES THE PIPE DIAMETER.



TOWN OF AMHERST APPROVAL BOX:

REVISIONS:	No.	Description	Date



DRAWING NAME:
Utility Details

Date: 04/20/26
Drawn By: D. Feyes
Scale: As Noted

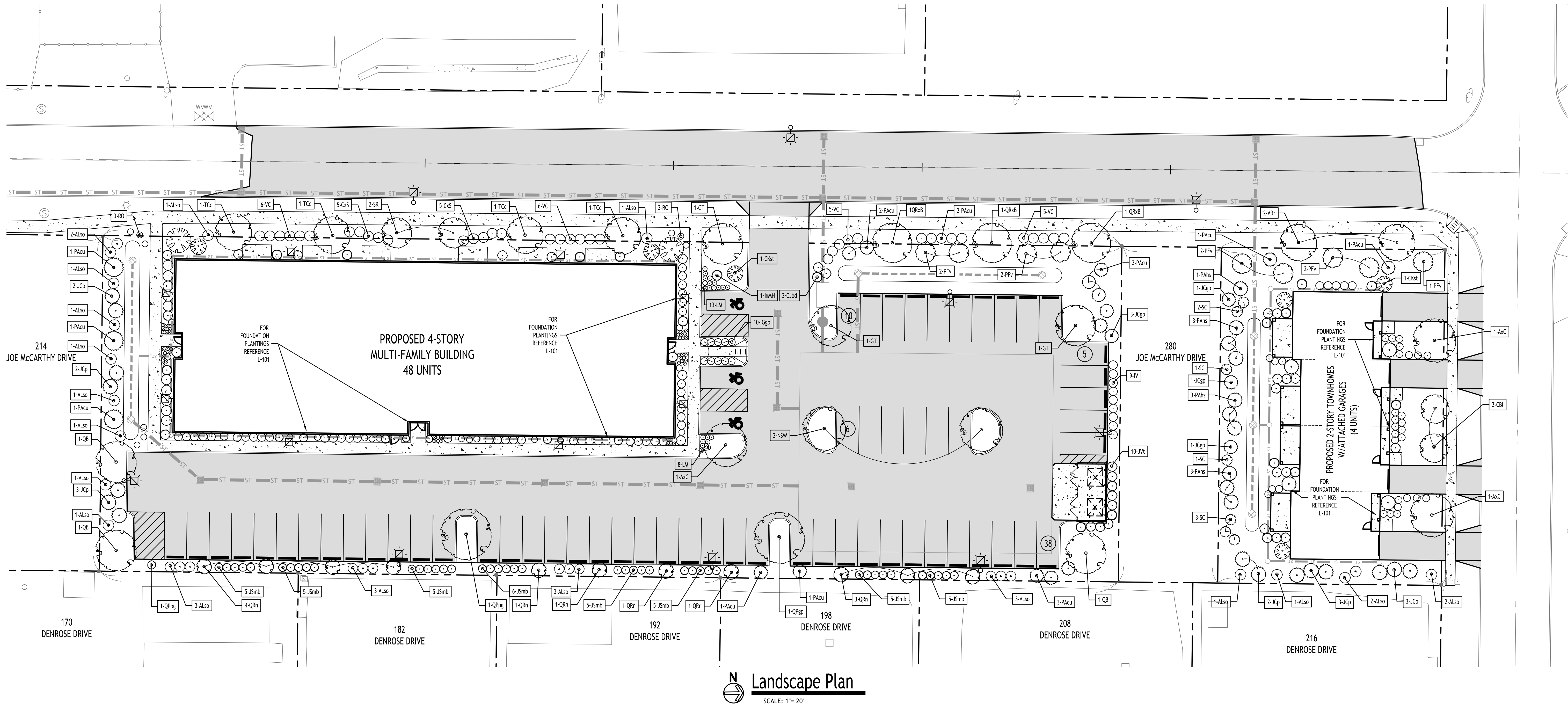
DRAWING NO.

C-403

Project No: 24-4023

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Plant Schedule - Joe McCarthy Drive - Amherst, New York

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
D E C I D U O U S T R E E S					
QB	3	Quercus bicolor	Swamp White Oak	2 1/2" - 3" CAL.	B&B, HT. 60', W 40'
QRxB	3	Quercus robur x bicolor 'Long'	Regal Prince Oak	2 1/2" - 3" CAL.	B&B, HT. 40', W 18'
GT	3	Gleditsia triacanthos "Draves"	Street Keeper Honey Locust	2 1/2" - 3" CAL.	B&B, HT. 40', W 35'
AxB	3	Aesculus x carnea 'Brioti'	Red Horse Chestnut	2 1/2" - 3" CAL.	B&B, HT. 60', W 40'
ARr	2	Acer rubrum 'Frank Jr.'	Redpointe Maple	2 1/2" - 3" CAL.	B&B, HT. 40', W 35'
QPgp	2	Quercus palustris 'Green Pillar'	Green Pillar Pin Oak	2 1/2" - 3" CAL.	B&B, HT. 35', W 18'
NSW	2	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	2 1/2" - 3" CAL.	B&B, HT. 35', W 18'
CBI	2	Carpinus betulus 'Lucus'	Lucus Columnar Hornbeam	2 1/2" - 3" CAL.	B&B, HT. 35', W 15'
QRn	11	Quercus robur x bicolor Nadler PP17604'	Kindred Spirit Oak	2 1/2" - 3" CAL.	B&B, HT. 30', W 6'
TCc	4	Tilia cordata 'Corinthian'	Corinthian Linden	2 1/2" - 3" CAL.	B&B, HT. 45', W 20'

S M A L L / O R N A M E N T A L T R E E S					
CKst	6	Cornus kousa 'Snow Tower'	Kousa Dogwood	1 1/2" x 2 1/2" CAL.	B&B, HT. 15', W 8'
SR	2	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac Tree	1 1/2" X 2 1/2" CAL.	B&B, HT. 20', W 15'
ALso	28	Amelanchier 'Standing Ovation'	Standing Ovation Serviceberry	1 1/2" x 2" CAL.	B&B, HT. 15', W 4'

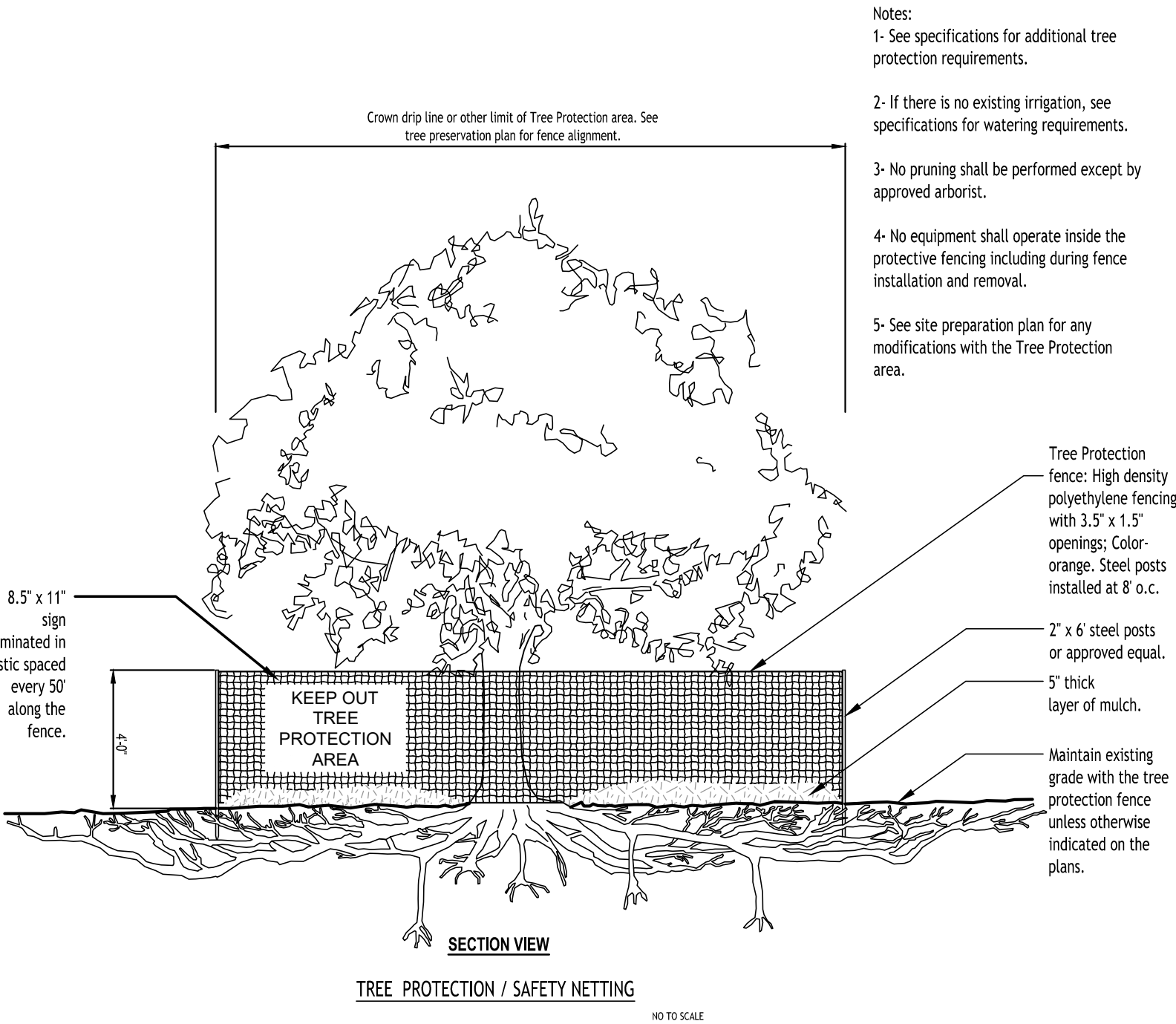
E V E R G R E E N T R E E S					
JS	8	Juniperus scopolarum 'Skyrocket'	Skyrocket Juniper	6-8" Tall	B&B, HT. 16', W 4'
CNp	2	Chamaecyparis nootkatensis 'Pendula'	Weeping Nootka Cypress	6-8" Tall	B&B, HT. 20', W 8'
PFv	9	Pinus flexilis 'Vanderwolfs'	Blue Limber Pine	6-8" Tall	B&B, HT. 20', W 8'
CJbd	13	Cryptomeria Japonica 'Black Dragon'	Back Dragon Japanese cedar	6-8" Tall	B&B, HT. 20', W 8'
PAcu	15	Picea abies 'Cupressina'	Norway Spruce - Columnar	6-8" Tall	B&B, HT. 30', W 10'
JCP	15	Juniperus chinensis 'Perfecta'	Perfecta Juniper	6-8" Tall	B&B, HT. 16', W 7'
JSmb	42	Juniperus scopulorum 'Moffat Blue'	Moffat Blue Juniper	6-8" Tall	B&B, HT. 16', W 3'
JCGp	6	Juniperus chinensis 'Greenpoint'	Greenpoint Juniper	6-8" Tall	B&B, HT. 16', W 3'
JVt	38	Juniperus virginiana 'Taylor'	Taylor Juniper	6-8" Tall	B&B, HT. 20', W 4'
PAhs	10	Picea abies 'Hillside upright'	Norway Spruce - Upright	6-8" Tall	B&B, HT. 20', W 8'

S H R U B S					
IGgb	20	Ilex glabra 'Gem Box'	Inkberry Holly - Gem Box	24-36" Tall	B&B, HT. 4', W 4'
AFR	10	Cornus stolonifera 'Arctic Fire'	Arctic Fire Red-osier Dogwood	24-36" Tall	B&B, HT. 4', W 4'
CxS	10	Chaenomeles speciosa 'Scarlet Quince'	Double Take Scarlet Quince	24-36" Tall	B&B, HT. 5', W 4'
SC	7	Sambucus canadensis	American Eldeberry	24-36" Tall	B&B, HT. 8', W 5'
RRr	10	Rosa radrazz	Knockout Rose	24-36" Tall	Cont. no.3 - 3'Tall, 3'Wide
VC	27	Viburnum carlesii	Koreanspice Viburnum	36-48" Tall	B&B, HT. 5', W 6'
WF	11	Weigela florida 'Wine and Roses'	Wine and Roses Weigela	36-48" Tall	B&B, HT. 4', W 5'
HAis	30	Hydrangea aborescens 'Invincible Spirit'	Smooth Hydragea - Invincible Spirit	24-36" Tall	B&B, HT. 4', W 4'
LLP	5	Hydrangea paniculata 'Little Lime Punch'	Little Lime Punch Hydrangea	24-36" Tall	B&B, HT. 5', W 5'
IV	5	Ilex verticillata	Winterberry Holly	24-36" Tall	B&B, HT. 7', W 5'
MJ	4	Mahonia japonica	Leatherleaf Mahonia	24-36" Tall	B&B, HT. 10', W 5'
IxMH	2	Ilex x meserveae 'Hachfee'	Castle Spire Blue Holly	24-36" Tall	B&B, HT. 10', W 4'

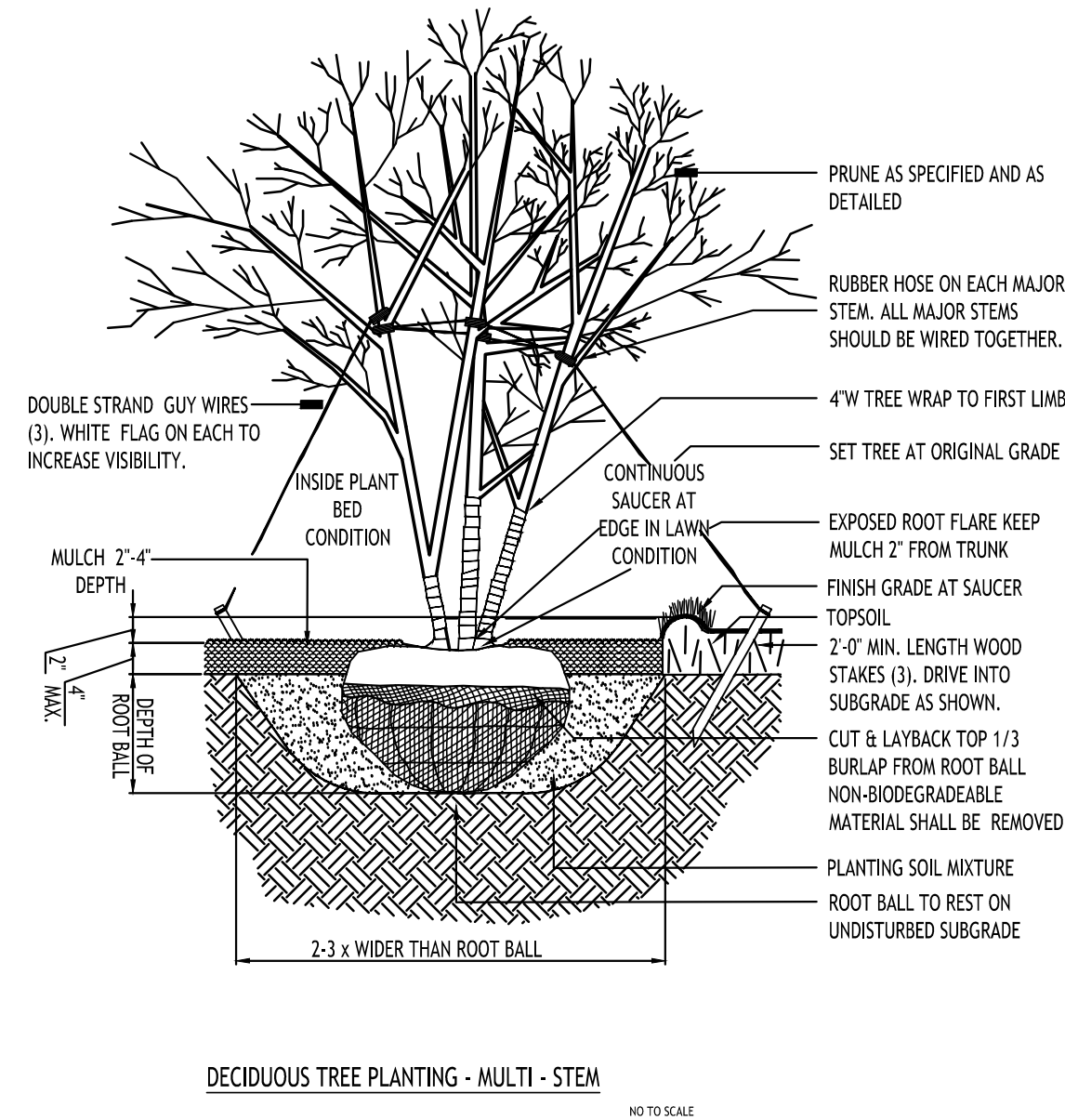
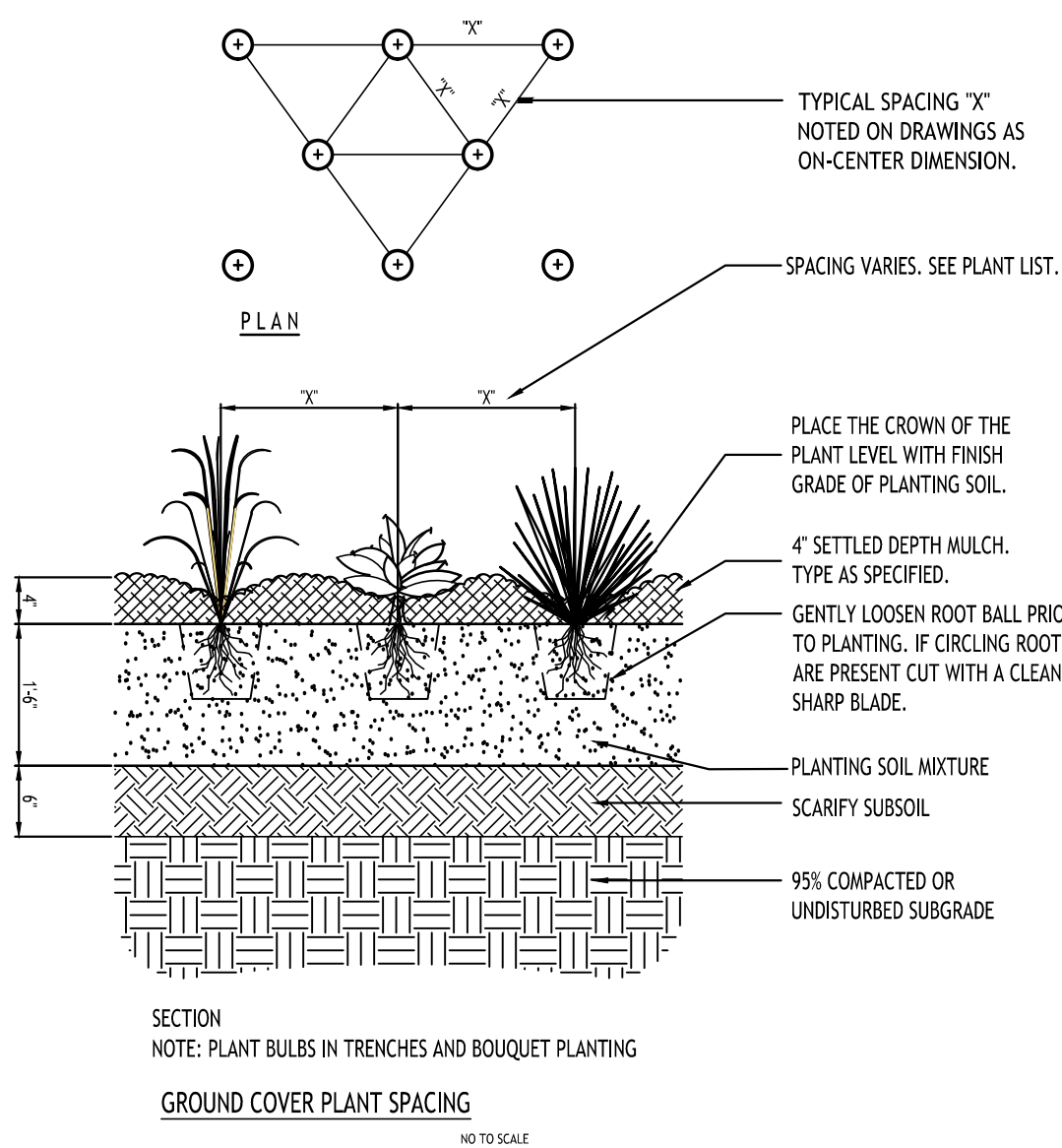
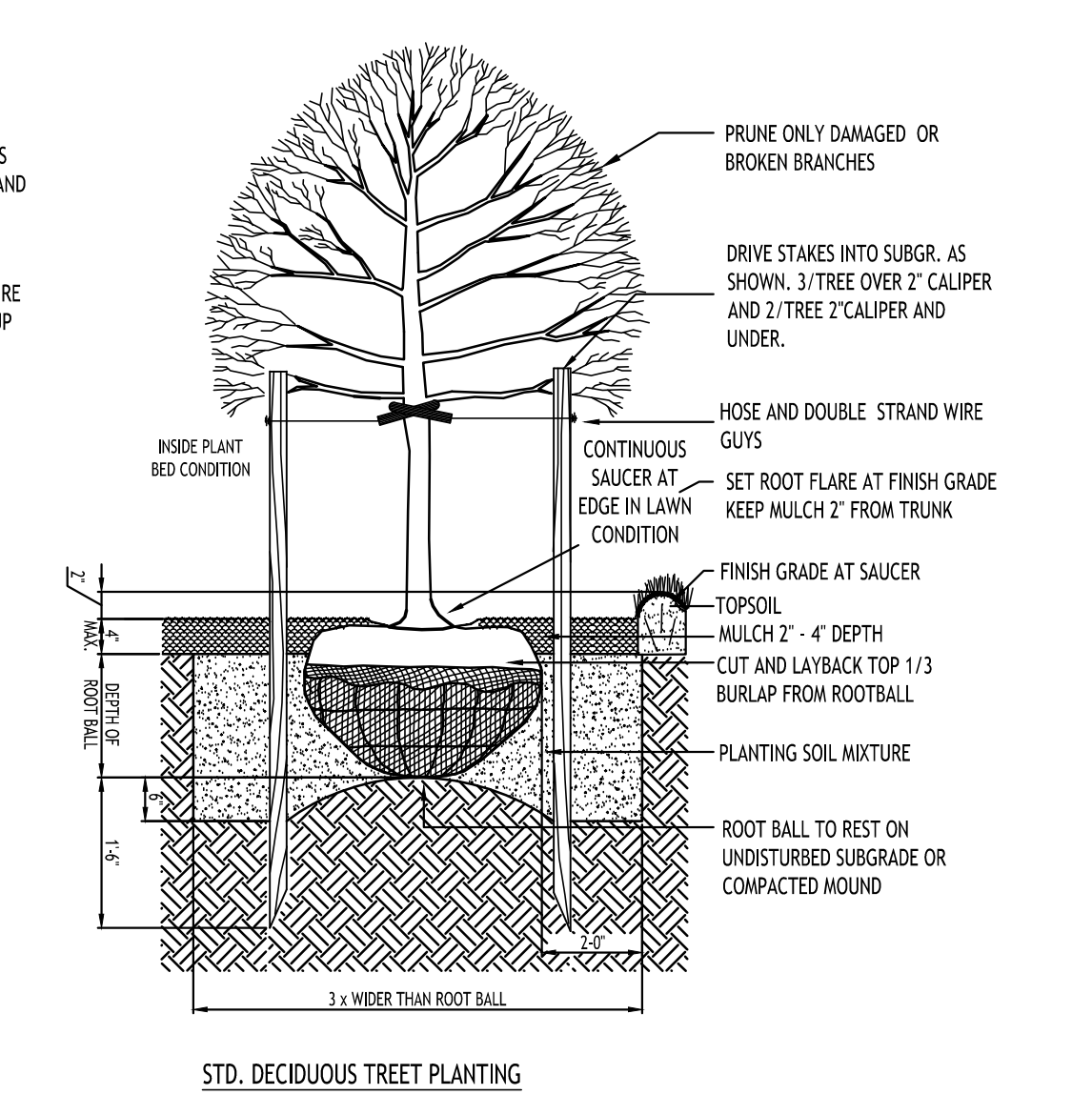
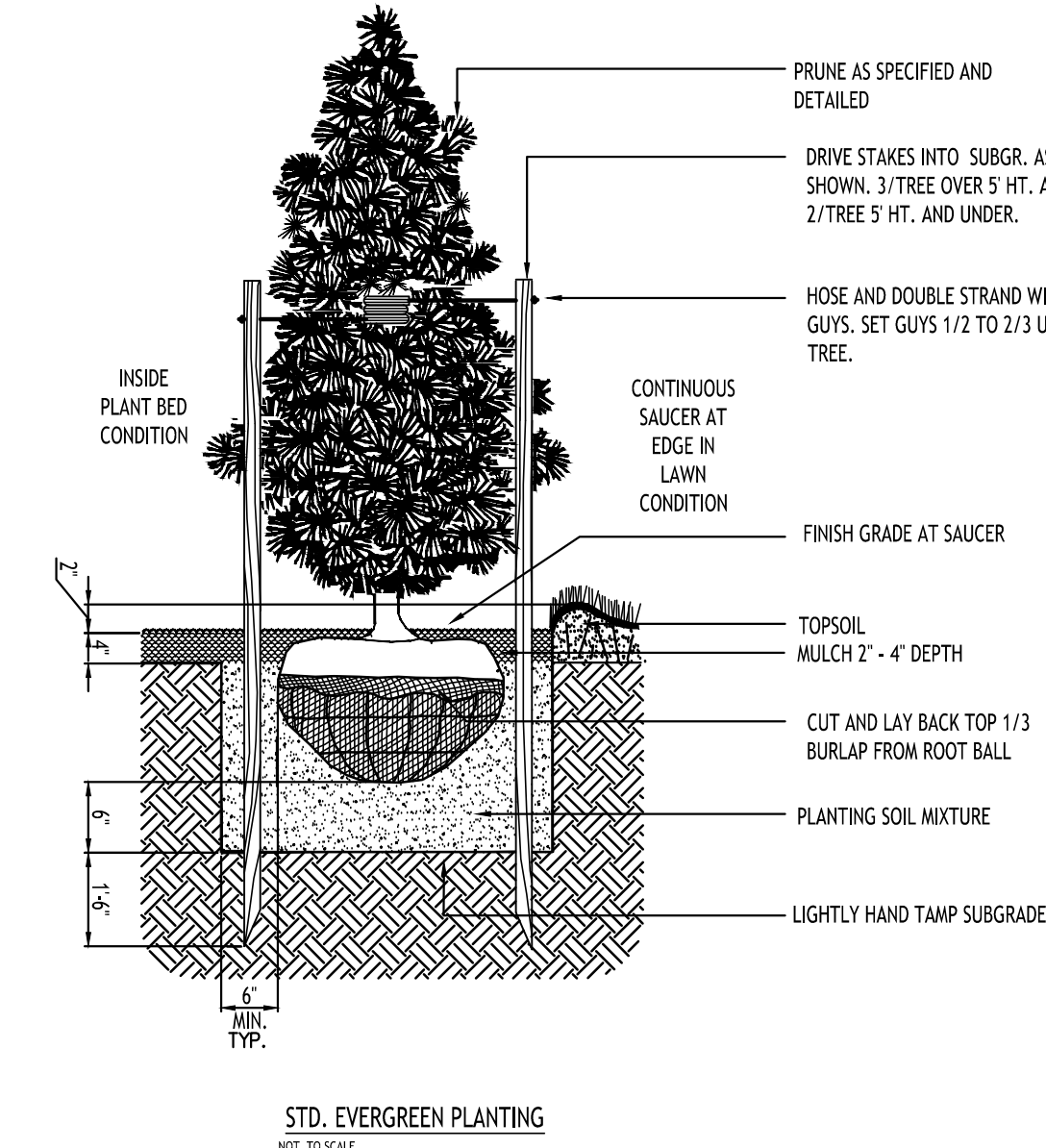
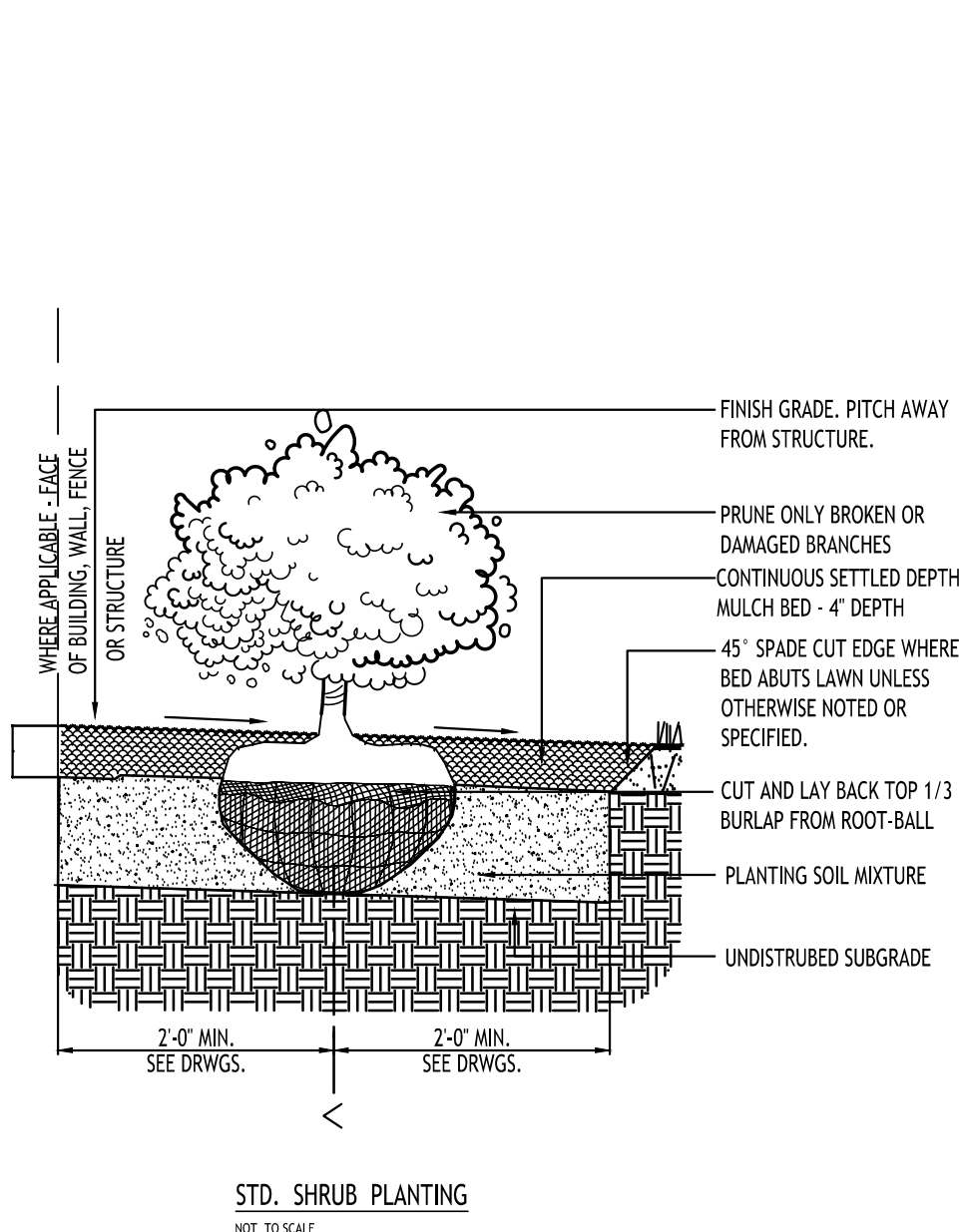
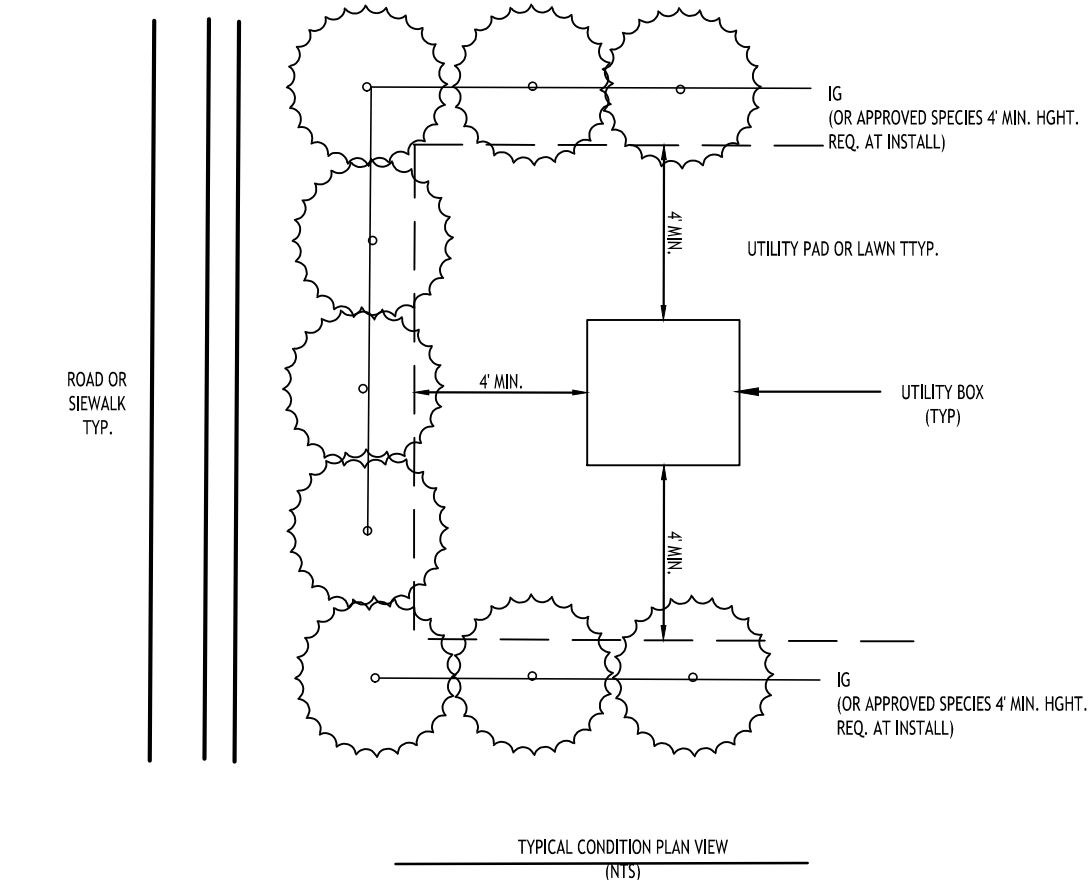
G R A S S E S / P E R E N N I A L S / G R O U N D C O V E R S					
RO	24	Andropogon Gerardii	Big Blue Stem Andropogon	18-24" Tall	Cont. #3, HT. 4', W 6'
LM	31	Liriope muscari	Big Blue Lilyturf	12-16" Tall	Cont. no.3 - 3'Tall, 3'Wide
NxF	36	Nepeta x faassenii 'Walker's Low'	Walkers Low Catmint	6-12" Tall	Cont. no.3 - 18" Tall, 1-4'Wide
KF	12	Calamagrostis x acutiflora	Karl Foerster Reed Grass	18-24" Tall	Cont. no.3 - 3'Tall, 3'Wide
RAgl	9	Rhus aromatica 'Gro-low'	Fragrant Sumac	18-24" Tall	Cont. #3, HT. 2-3', W 6'

Plant schedule represents total counts for proposed plantings - including any foundation plantings @ all proposed structures

The required screening of any structure relating to site utilities, refuse containment, etc. will be screened according to the applicable section of amherst town code - Chapter 203 - Section 7 as it pertains to the landscape plan. It is the responsibility of contractor to allow for any additional plantings for structures relating to mechanical equipment which may not be shown on plan. Coordination with Architect, Civil Engineer, and/or MEP Engineer(s) may be required.



- Notes:
- 1- See specifications for additional tree protection requirements.
 - 2- If there is no existing irrigation, see specifications for watering requirements.
 - 3- No pruning shall be performed except by approved arborist.
 - 4- No equipment shall operate inside the protective fencing including during fence installation and removal.
 - 5- See site preparation plan for any modifications with the Tree Protection area.



CARMINA WOOD DESIGN

Buffalo | Utica | Greensboro

Proposed Multi-Family

220, 226, 232, 238, 244, 250, 256, 262, 268, 274, 286
& 292 Joe McCarthy Drive
Amherst, NY

REVISIONS:	No.	Description	Date



TOWN OF AMHERST APPROVAL BOX:

DRAWING NAME:
Site Details
Plant Schedule

Date: 04/20/26
Drawn By: D. Feyes
Scale: As Noted

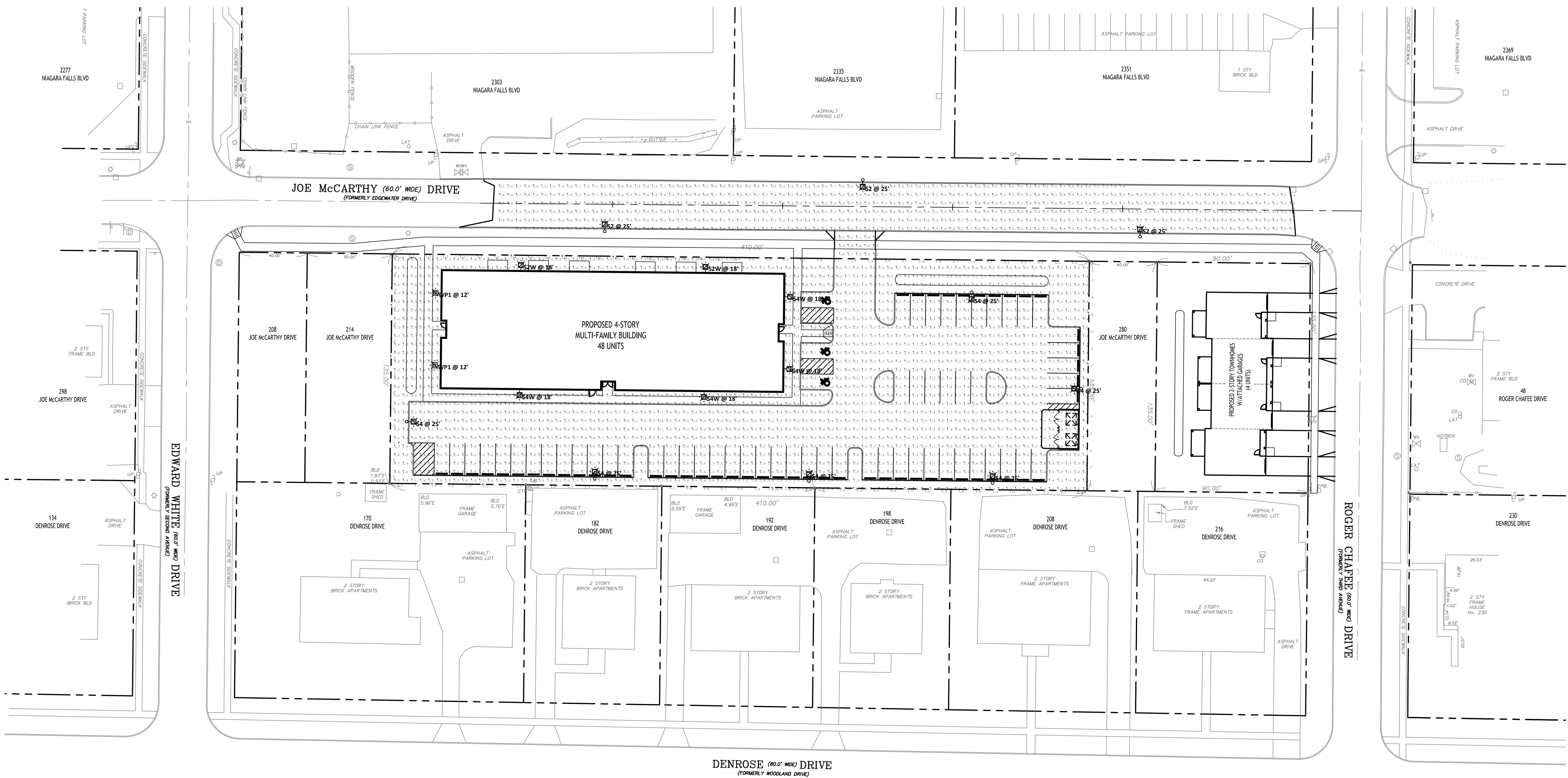
DRAWING NO.

L-102

Project No: 24-4023

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Luminaire Schedule			
Symbol	Qty	Label	Description
⬢	2	WP1 @ 12'	Gardco #GWS-A03-840-T2M (11,000lm)
⬢	2	S2W @ 18'	Gardco #OPF-S-A02-740-T2M-WAL (11,000lm)
⬢	4	S4W @ 18'	Gardco #OPF-S-A03-740-T4M-WAL (11,000lm)
⬢	6	S4 @ 25'	Gardco #OPF-S-A04-740-T4M-AR1 (15,000lm)
⬢	3	S2 @ 25'	Gardco #OPF-S-A04-740-T2M-AR1 (15,000lm)

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
McCarthy Dr Extension	Illuminance	Fc	1.62	4.2	0.2
Overall Site	Illuminance	Fc	2.59	6.8	0.2
Property Line	Illuminance	Fc	1.32	4.6	0.2
Parking Surface	Illuminance	Fc	2.74	6.8	0.7

Calculation/Layout Notes

- Calculations are the expected maintained illumination
- Calculations are measured at grade
- Surface reflectance is 20%
- Mounting Heights: shown on plan
- All Lights are dry sky compliant



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



TOWN OF AMHERST APPROVAL BOX:

CARMINA WOOD
DESIGN
Buffalo | Utica | Greensboro

Proposed Multi-Family
220, 226, 232, 238, 244, 250, 256, 262, 268, 274, 286
& 292 Joe McCarthy Drive
Amherst, NY

REVISIONS: No.	Description	Date	



DRAWING NAME:

Lighting Plan

Date: 04/20/26
Drawn By: D. Feyes
Scale: As Noted

DRAWING NO.

LP-100

Project No: 24-4023

Site and Area

OptiForm

OPF-S Small

Project:

Location:

Dist. No.:

Type:

Lamp:

City:

Notes:

Gardco OptiForm small and area luminaires are available in three sizes: small, medium and large. Featuring the latest in LED technology, OptiForm achieves up to 192 lumens per watt. Eleven optical distributions are available, suitable for a range of outdoor lighting applications. Optform features a unique mounting system with a two-piece housing for hassle-free installation. Mounting options include a standard arm, mast arm, and wall mount bracket. Service Tag is a standard feature with every OptiForm luminaire, providing maintenance or upgrade assistance throughout the life of the product.

Ordering guide

Luminaire	Configuration (room, lumens)	Color Temperature	Distribution	Mounting	Voltage
OPF-S					

example: OPF-S-A01-B40-TAM-ARI-120-BL50-L3-B2

OPF-S	Site and Area	Precision Plus*	827	830	830C	2000K	TAM	Type 2 Medium	ARI	Autofront row	LCL	LED corner optic left	ARI*	Arm mount	120	120V
Small Area	A01 7,000 lumens	P02 2,500 lumens	827 8000 2000K	TAM Type 2 medium	BLO Back light control	ARI* <td>Arm mount</td> <td>120 120V</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Arm mount	120 120V								
	A02 9,000 lumens	P02 4,000 lumens	830 8000 2000K	TAM Type 2 medium	BLO Back light control	ARI* <td>Arm mount</td> <td>120 120V</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Arm mount	120 120V								
	A03 11,000 lumens	P03 5,500 lumens	727 7000 2000K	TAM Type 2 medium	BLO Back light control	ARI* <td>Arm mount</td> <td>120 120V</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Arm mount	120 120V								
	A04 15,000 lumens	P04 8,000 lumens	790 7000 3000K	TAM Type 4 wide	BLO Back light control	ARI* <td>Arm mount</td> <td>120 120V</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Arm mount	120 120V								
	A05 17,000 lumens	P05 11,500 lumens	790 7000 3000K	TAM Type 4 wide	BLO Back light control	ARI* <td>Arm mount</td> <td>120 120V</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Arm mount	120 120V								
	A06 19,000 lumens	P06 13,500 lumens	790 7000 3000K	TAM Type 4 wide	BLO Back light control	ARI* <td>Arm mount</td> <td>120 120V</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Arm mount	120 120V								
	A07 20,000 lumens	P07 15,500 lumens	790 7000 3000K	TAM Type 4 wide	BLO Back light control	ARI* <td>Arm mount</td> <td>120 120V</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Arm mount	120 120V								
	P08 22,000 lumens															

Dimming Controls	Sensing	Options (electrical, mechanical, etc.)	Emergency	Finish
The following options include 0-10V Driver:				
none	0-10V dimming driver	SP1 Surge protector 100V/100A standard	EMER* Emergency Battery Pack (0-40°)	BL Black
DLEA** Dimming leads externally accessible (controlled by driver)		FS1 Single fuse (120, 277, or 347VAC)	Available with precision plus option	WH White
FAWS*** Field adjustable wattage selector		FS2 Double fuse (208, 240, or 480V)	PO1 PO1 only	BZ Bronze
BL50** Bi-level with motion sensor	L2 PIR sensor, #2 lens (Required if BL50 is selected)	PCB** Photocell control button connected to 0-10V driver		DK Dark Grey
	L3 PIR sensor, #3 lens (Required if BL50 is selected)	TR5 NEMA Weather-look 5-pin receptacle connected to 0-10V driver		MG Medium Grey
The following options include SR/DAI/Driver				
WIA**** Wireless Interact (Includes SR driver and SR receptacle)		TR7 7-pin twist lock receptacle connected to LED compliant driver		
SRDA**** SR driver connected to Zhaga socket (DAI)		LP1** 7-pin twist lock receptacle connected to LED compliant driver w/ 3-pin photocell		
Dynadimmer: Automatic Profile Dimming		ENS Housing machined to accept external house size shield for field install. Must be combined with OPF-S-ENS-1 necessary		
CS60** Security 50% dimming, 7 hours	HF** High IP-40 mounting height/1 sensor, black color housing	BAC** Meets the requirements of the Buy American Act of 1933 (BAA)		
CS60** Security 50% dimming, 8 hours	HW** High IP-40 mounting height/1 sensor, white color housing			
CS30** Security 30% dimming, 7 hours				
CS30** Security 30% dimming, 8 hours				

1. Extended wattage packages. Consult factory for details.
2. Mounts to a square pole with knockout for 4"-6" OD round pole.
3. Mounts to a horizontal 2"x4" or 3"x4" LxH tenon.
4. Must be ordered with mounting accessory Photocell option (TR7) must be selected with mounting accessory. See Page 7 for options.
5. Not available with motion sensor (physical restriction).
6. Not available with motion sensor (physical restriction).
7. Must be specified with a motion sensor lens (L2).
8. Not available with PIR, TR5.
9. Must be specified with a motion sensor lens (L3).
10. Not available with TR7, TR5.
11. Must specify input voltage.
12. Not available in HVU (347-480V).

OPF-S-OptiForm-Small-en 04/25 page 1 of 9

OPF-S OptiForm small

Site & area luminaire

Shielding Accessory Kits (order separately)

OPF-S-ENS-1* External house side shield (field installed)
OPF-S-HSB-1** Internal house side shield for Area optic types T2M, T3M, T4M, and T5M.
OPF-S-HIS-1*** Internal house side shield for Area optic types T4M and T5M, only.
OPF-S-HIS-EM/SM-1*** Internal house side shield for Area optic types T4M and T5M, only.
*Must select ENS option on luminaire options section
**Not available for Precision Plus (PO1-PO2)
*** Standard internal house shields (HSB) can be used for rotated optics

Luminaire Accessories (order separately)

Pole Mount Fusing
FP1 Pole mount single fuse (120V, 277V, or 347V)
FP2 Pole mount double fuse (208V, 240V, or 480V)
FP3 Pole mount double fuse Canadian double pole (208V, 240V, or 480V)

Photocell Accessories

POOS Shorting cap

Mountings (boxed and shipped separately)

Must choose Mounting Ordered Separately (POOS) selection for mounting option of luminaire. Useful for attachment of arms prior to luminaire installation.

Standard Arm
OFF-ARI-173** Standard arm mount
OFF-ARI-TR7-173** Mast arm mount with 7-pin (TR7) receptacle

Wall Mount
OFF-WAL-173** Wall mount bracket
OFF-WAL-TR7-173** Wall mount with 7-pin (TR7) receptacle

Mast Arm
OFF-MAR-173** Mast arm mount
OFF-MAR-TR7-173** Mast arm mount with 7-pin (TR7) receptacle

Optical Distributions

Site and Area Optics

Type 2 Medium Type 3 Medium Type 4 Medium Type 4 Wide

Type 5 Narrow Type 5 Medium Type 5 Wide Back Light Control

Type 4 Medium Type 4 Medium

Autofront Row LCL LOR

OPF-S-OptiForm-Small-en 04/25 page 2 of 9

Mounting Accessories

OFF-RMB Recraft Mounting Bracket Plate for attaching OptiForm to existing poles. Recommended for retrofit applications.

OFF-RPA Round Pole Adapter. Fits to 3"-3.9" O.D. pole. Painted black.

Pole Top Fitters

PTF2 - Pole top fitter fits 2 3/8" - 2 1/2" OD x 4" depth tenon

PTF2-1-90-(P) 1 luminaire at 90°

PTF2-2-90-(P) 2 luminaires at 90°

PTF2-3-90-(P) 3 luminaires at 90°

PTF2-4-90-(P) 4 luminaires at 80°

PTF2-1-180-(P) 1 luminaire at 180°

PTF2-2-120-(P) 2 luminaires at 120°

PTF3 - Pole top fitter fits 3-3 1/2" OD x 6" depth tenon

PTF3-1-90-(P) 1 luminaire at 90°

PTF3-2-90-(P) 2 luminaires at 90°

PTF3-3-90-(P) 3 luminaires at 90°

PTF3-4-90-(P) 4 luminaires at 80°

PTF3-2-180-(P) 2 luminaires at 180°

PTF3-2-120-(P) 2 luminaires at 120°

OPF-S OptiForm small

Site & area luminaire

LED Wattage and Lumen Values (Emergency Mode)

Ordering Code	COT	CRI	Avg. System Wattage (W)	Type 2M Lumen Output	Type 2M BUG Rating	Type 3M Lumen Output	Type 3M BUG Rating	Type 4M Lumen Output	Type 4M BUG Rating
OPF-S-PXX-70-X-EM	4000	70	6	1000	80-U0-G0	1014	80-U0-G0	838	80-U0-G0
OPF-S-PXX-70-X-EM	5000	70	6	860	80-U0-G0	973	80-U0-G0	804	80-U0-G0
OPF-S-PXX-80-X-EM	3000	80	6	856	80-U0-G0	868	80-U0-G0	717	80-U0-G0
OPF-S-PXX-80-X-EM	4000	80	6	887	80-U0-G0	899	80-U0-G0	743	80-U0-G0

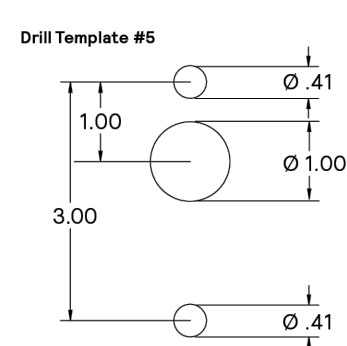
Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L70 is the predicted time when LED performance degrades to 70% of initial lumen output. Calculated per IESNA TM-21. Published L70 hours limited to 8 times actual LED test hours

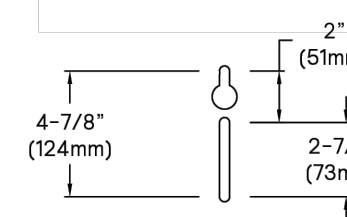
Ambient Temperature	Lumen Maintenance	Calculated L70 Hours	L70 per TM-21	Lumen Maintenance at 80,000 hrs
25°C	A05-A07	>77,000 hours	>77,000 hours	90%
25°C	All others	>100,000 hours	>100,000 hours	96%

Dimensions

Standard Drill Pattern



Standard Arm Mounting Hole Pattern



OPF-S OptiForm small

Site & area luminaire

Dimensions

OptiForm Standard Arm Weight: 11 lb (5.0 kg)

EPA: 0.2 ft² (0.018 m²)

OptiForm External Housing Shield

OptiForm Mast Arm Weight: 12.6 lb (5.7 kg)

OptiForm Wall Mount Weight: 11.5 lb (5.2 kg)

OptiForm Mast Arm Weight: 12.6 lb (5.7 kg)

OptiForm Wall Mount Weight: 11.5 lb (5.2 kg)

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OptiForm Mast Arm Weight: 12