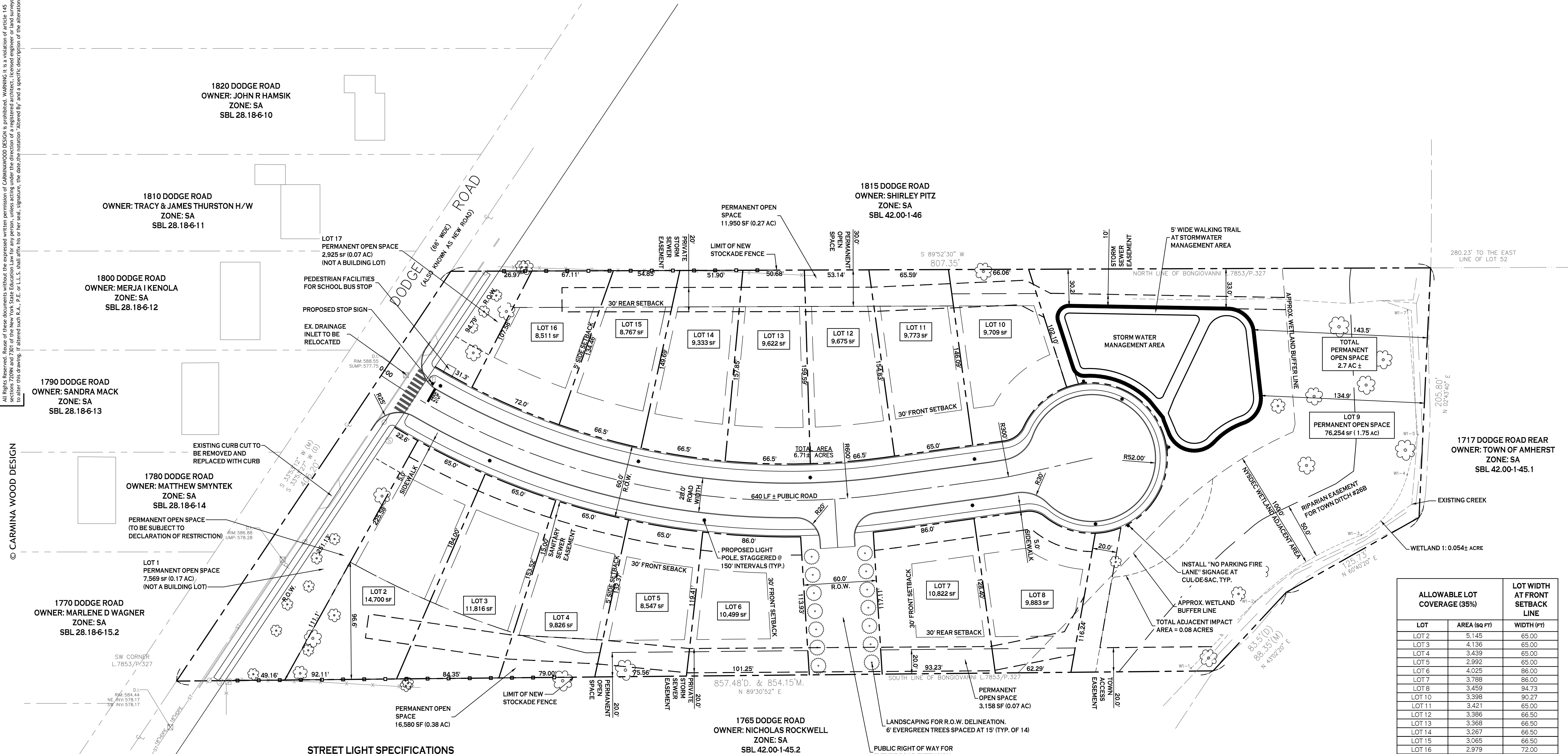


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STREET LIGHT SPECIFICATIONS	
A. SPECIFICATIONS	
I. FIXTURE (LUMINAIRE): TOWN STANDARD TRADITIONAL POST TOP - SIGNIFY LED TOWNVIEW	
A.A. MODEL NUMBER: TVPR-S3-S-16-G1-7-3W-730-A-N-R7-N-SP1-N-N-BKS	
II. CORRELATED COLOR TEMPERATURE (CCT): 3,000K	
I. FIXTURE HEIGHT: 16'	
IV. DISTRIBUTION TYPE: 3 UNLESS LIGHT IS IN MEDIAN OR HAS SIMILAR APPLICATION MAY REQUIRE IN WHICH CASE 5. IF DISTRIBUTION OTHER THAN TYPE 3 IS USED, ADJUSTMENT TO MODEL NUMBER WILL BE REQUIRED.	
V. WATTAGE: 35W	
VI. NODE TYPE: WIRELESS LIGHTING CONTROL NODE COMPATIBLE WITH TOWN'S SYSTEM (VENDOR - VERIZON), INCLUDING INTEGRATION INTO EXISTING ASSET MANAGEMENT SYSTEM.	
VII. POLES LABELED ACCORDING TO NGRID REQUIREMENTS.	
VIII. SPACING: TYPICALLY, 150 FEET SPACING STAGGERED, UNLESS ROADWAY ARRANGEMENTS REQUIRE OTHERWISE, SUCH AS INTERSECTIONS OR CUL-DES-SACS. POLES SHOULD BE LOCATED CENTERED BETWEEN EDGE OF ROAD AND SIDEWALK OR NO LESS THAN 3FT FROM THE EDGE OF THE ROAD. POLES SHOULD BE NO LESS THAN 10FT AWAY FROM TREES, 5 FT FROM MAILBOXES, AND 5FT FROM THE EDGE OF DRIVEWAYS.	
IX. POLE TYPE: 16' NEW DIRECT BURIED TAPERED ALUMINUM POLE WITH ACCESS DOOR IN BASE OF POLE	
A.A. MANUFACTURER: HAPCO (RTA 16BS) (OR APPROVED EQUAL)	
B. ILLUMINATION LEVEL:	
I. ALL STREET LIGHTING SHALL BE DESIGNED SO THAT THE LEVEL OF ILLUMINATION, AS MEASURED IN FOOT CANDLES AT ANY ONE POINT, MEETS THE STANDARDS SET BY THE LATEST VERSION OF AMERICAN NATIONAL STANDARD'S ROADWAY LIGHTING ANSI APPROVED SPECIFICATION.	
II. MINIMUM AND MAXIMUM LEVELS ARE MEASURED ON THE PAVEMENT WITHIN THE LIGHTED AREA. AVERAGE LEVEL IS THE OVERALL, GENERALIZED AMBIENT LIGHT LEVEL, AND IS MEASURED AS A NOT-TO-EXCEED VALUE. THE AVERAGE LEVEL SHALL BE CALCULATED USING ONLY THE AREA OF THE SITE INTENDED TO RECEIVE ILLUMINATION.	
III. STREET LIGHTING SHALL NOT BE ORIENTED SO AS TO DIRECT GLARE OR EXCESSIVE ILLUMINATION ONTO PRIVATE PROPERTY.	
IV. SUBMIT PHOTOMETRIC MODELS TO THE TOWN FOR REVIEW AND APPROVAL.	
C. REQUIREMENTS:	
I. REFER TO NATIONAL GRID UNDERGROUND REQUIREMENTS	
II. REFER TO OTHER APPLICABLE TOWN CODES	

TOWN OF AMHERST ZONING CONDITIONS

THE SIX ZONING CONDITIONS IMPOSED BY THE TOWN BOARD ON JULY 22, 2024 IN CONNECTION WITH THE REZONING FROM 'SA' TO 'R-3' WERE AS FOLLOWS

- THAT FUTURE DEVELOPMENT OF THE SITE SHALL BE LIMITED TO SINGLE FAMILY DETACHED RESIDENTIAL USES WITH A MAXIMUM YIELD OF FIFTEEN (15) HOMES.
- THAT ANY FUTURE DEVELOPMENT OF A PRINCIPAL OR ACCESSORY STRUCTURE OR USES IN THE 2.7 ACRES OF PERMANENT OPEN SPACE SHALL BE PROHIBITED. THE ONLY PROPOSED DEVELOPMENT OF THE PORTION OF THE PERMANENT OPEN SPACE IS LIMITED TO REQUIRED STORMWATER MANAGEMENT SYSTEM IMPROVEMENTS AND UTILITY INFRASTRUCTURE.
- THAT A PROTECTIVE COVENANT/CONSERVATION EASEMENT SHALL BE PLACED ON ALL PROPOSED OPEN SPACE AND CONFIRM TOTAL ACREAGE TO BE UNDER THE CONTROL OF A HOMEOWNERS ASSOCIATION.
- THAT THE FINAL PLAT DESIGN SHALL INCLUDE A RIGHT-OF-WAY ACCESS TO A POTENTIAL FUTURE YOUNGS ROAD EXTENSION.
- THAT THE LANDSCAPING AND SCREENING TO BE PROVIDED IN THE PERMANENT OPEN SPACE ALONG THE DODGE ROAD FRONTAGE OF THE PROJECT SITE SHALL REQUIRE THE APPROVAL OF THE PLANNING BOARD AT THE PRELIMINARY PLAT APPLICATION STAGE OF THE SUBDIVISION REVIEW PROCESS.
- ANY FUTURE PRELIMINARY PLAT THAT SHALL BE SUBMITTED TO THE PLANNING BOARD SHALL CONSIDER PROVISIONS FOR FUTURE ACCESS TO THE NORTH AND SOUTH OF THE SUBJECT PROPERTY.



PRELIMINARY PLAT

SCALE: 1"=40'

SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED SIDEWALK / CONCRETE PAD
- PROPOSED SIGN
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT POLE

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



SITE DATA (REZONED FROM SA TO R-3 ZONING)

AREA = 6.7 ACRES ±

MIN. LOT WIDTH = 65 FT INTERIOR LOTS
MIN. LOT WIDTH = 75 FT CORNER LOTS

MIN. LOT AREA = 8,450 SF INTERIOR LOTS
MIN. LOT AREA = 9,750 SF CORNER LOTS

FRONT SETBACK = 30 FT (OFF EDGE OF R.O.W.)
SIDE SETBACK = 5 FT
REAR SETBACK = 30 FT

MAXIMUM LOT COVERAGE = 35%
MAXIMUM BUILDING HEIGHT = 35 FT

MINIMUM FLOOR AREA = 1,000 SF (1 STORY)
MINIMUM FLOOR AREA = 1,200 SF (2 STORIES)

ALLOWABLE LOT COVERAGE (35%)		LOT WIDTH AT FRONT SETBACK LINE
LOT	AREA (sq ft)	WIDTH (ft)
LOT 2	5,145	65.00
LOT 3	4,136	65.00
LOT 4	3,439	65.00
LOT 5	2,992	65.00
LOT 6	4,025	86.00
LOT 7	3,788	86.00
LOT 8	3,459	94.73
LOT 10	3,398	90.27
LOT 11	3,421	65.00
LOT 12	3,386	66.50
LOT 13	3,368	66.50
LOT 14	3,267	66.50
LOT 15	3,065	66.50
LOT 16	2,979	72.00

PERMANENT OPEN SPACE TABLE

LOT	AREA (SF)	AREA (AC)
LOT 1	7,569	0.17
LOT 9	76,254	1.75
LOT 17	2,925	0.07
REAR YARDS	31,688	0.72
TOTAL	118,426 SF	2.71 AC

TOWN OF AMHERST APPROVAL BOX:

REVISIONS:	
No.	Description
1	Rev. Per Town Comments
2	Rev. Per Town Comments
3	Rev. Per Town Comments
4	Rev. Per Town Comments
5	Rev. Per Town Comments
6	Rev. Per Town Comments
7	Rev. Per Town Comments
8	Rev. Per Town Comments



DRAWING NAME:

Preliminary Plat

Date: 01/29/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

P-100

Project No: 20.247

Single Family Subdivision

1789 Dodge Road
Amherst, New York

CARMINA WOOD

DESIGN

Buffalo | Utica | Greensboro