

Single Family Subdivision

Amherst, New York

AGENCIES

ENGINEERING DEPARTMENT

NAME/TITLE: JEFFERY BURROUGHS, P.E. – TOWN ENGINEER
 COMPANY/DEPT: TOWN OF AMHERST ENGINEERING DEPARTMENT
 ADDRESS: 1100 NORTH FOREST ROAD
 WILLIAMSVILLE, NEW YORK 14221

TELEPHONE 716-631-7154

PLANNING & ZONING DEPARTMENT

NAME/TITLE: DANIEL HOWARD – PLANNING DIRECTOR
 COMPANY/DEPT: TOWN OF AMHERST PLANNING DEPARTMENT
 ADDRESS: 5583 MAIN STREET
 WILLIAMSVILLE, NEW YORK 14221

TELEPHONE 716-631-7051

BUILDING DEPT.

NAME/TITLE: BERKE, MARK S. – COMMISSIONER OF BUILDING
 COMPANY/DEPT.: TOWN OF AMHERST BUILDING DEPT.
 ADDRESS: 5583 MAIN ST.
 AMHERST, NEW YORK 14221

TELEPHONE 716-631-7080

ECDOH

NAME/TITLE: ERIE COUNTY DEPARTMENT OF HEALTH
 COMPANY/DEPT.: 503 KENSINGTON AVE
 ADDRESS: BUFFALO, NEW YORK 14214

TELEPHONE 716-961-6854

NYSDEC

NAME/TITLE: NEW YORK STATE DEPT. OF ENVIRONMENTAL
 CONSERVATION
 COMPANY/DEPT: 700 DELAWARE AVE.
 ADDRESS: BUFFALO, NEW YORK 14209

TELEPHONE 716-851-7070

UTILITIES

NATURAL GAS

COMPANY/DEPT.: NATIONAL FUEL GAS CORP.
 ADDRESS: 6363 MAIN STREET
 WILLIAMSVILLE, NEW YORK 14221

TELEPHONE 716-857-7000

TELEPHONE COMPANY

COMPANY/DEPT: VERIZON
 ADDRESS: 65 FRANKLIN STREET
 BUFFALO, NEW YORK 14203

TELEPHONE 716-840-8748

CABLE COMPANY

COMPANY/DEPT: TIME WARNER
 ADDRESS: 789 CHURCH ROAD
 WEST SENECA, NEW YORK

TELEPHONE 716-558-8615

ELECTRIC COMPANY

COMPANY/DEPT: NATIONAL GRID
 ADDRESS: 144 KENSINGTON AVENUE
 BUFFALO, NEW YORK 14214

TELEPHONE 716-236-2738

WATER

COMPANY/DEPT.: ERIE COUNTY WATER AUTHORITY
 ADDRESS: 3030 UNION ROAD
 CHEEKTOWAGA, NEW YORK 14227

TELEPHONE 716-684-1510

DIG SAFELY NEW YORK

TELEPHONE 1-800-962-7962

DESIGN CONSULTANTS

PROJECT SURVEYOR

COMPANY/DEPT: NUSSBAUMER & CLARKE, INC.
 ADDRESS: 3556 LAKESHORE ROAD, SUITE 500
 BUFFALO, NEW YORK 14219

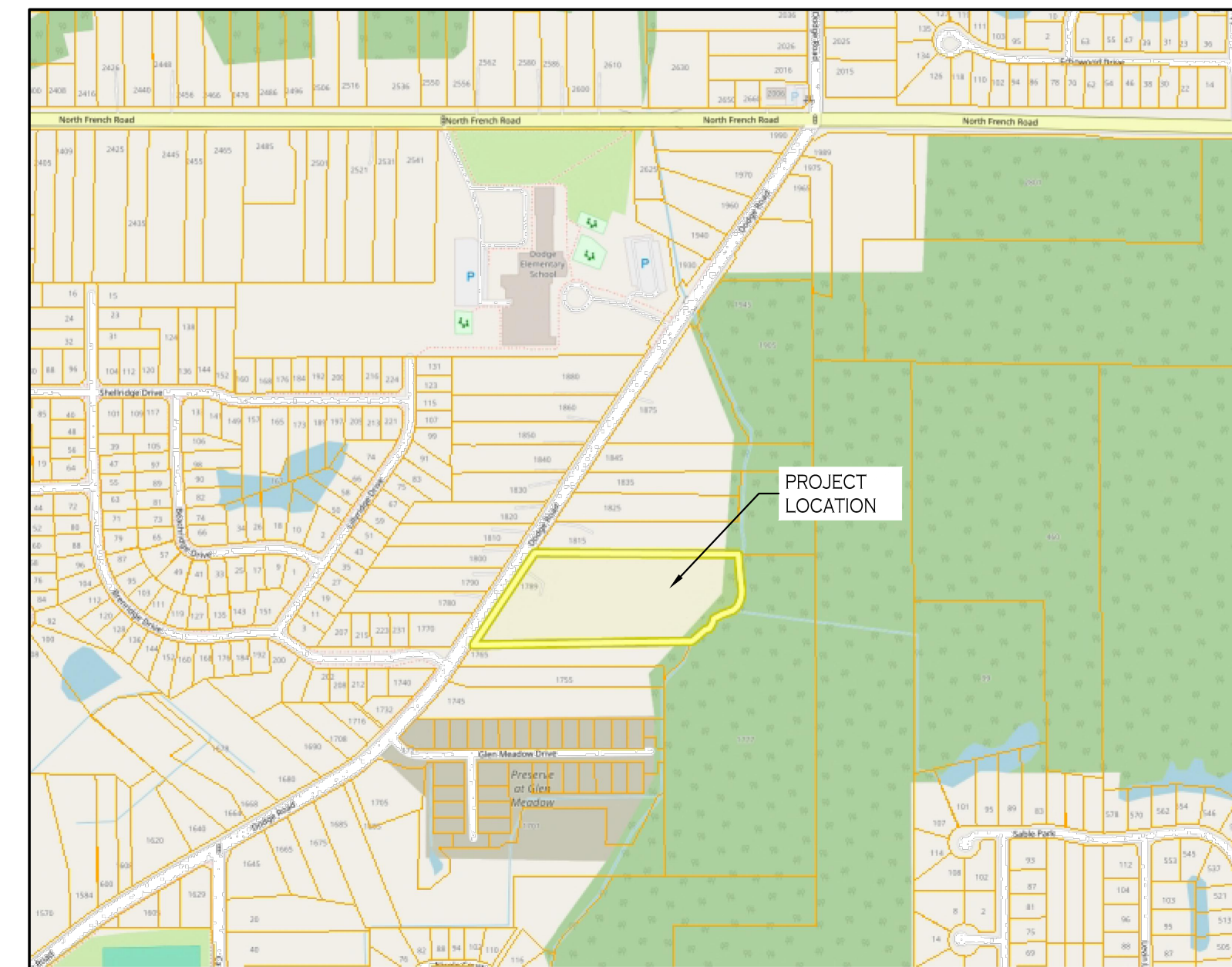
TELEPHONE 716-827-8000

OWNER/DEVELOPER

NAME: JOE RUBINO
 ADDRESS: 5500 MAIN STREET, SUITE 343
 WILLIAMSVILLE, NY 14221

CONTACT: JOE RUBINO
 TELEPHONE 716-510-4338

DRAWING NO.	DRAWING TITLE
-	COVER SHEET
-	LAND SURVEY (PREPARED BY NUSSBAUMER & CLARKE)
C-001	DEMOLITION & EROSION CONTROL PLAN
C-002	DEMOLITION & EROSION CONTROL DETAILS
C-100	LAYOUT PLAN
C-200	GRADING PLAN
C-201	ROAD PROFILE
C-300	STORM WATER MANAGEMENT PLAN
C-301	BASIN DETAILS
C-302	STORM DRAINAGE DETAILS
C-303	STORM DRAINAGE DETAILS
C-400	UTILITY PLAN
C-401	UTILITY PROFILES
C-402	SANITARY SEWER DETAILS
C-403	SANITARY SEWER DETAILS
C-404	SANITARY SEWER NOTES
C-405	WATER DETAILS
C-406	WATER DETAILS
C-407	LIGHTING DETAILS
C-408	LIGHTING DETAILS
C-409	LIGHTING DETAILS

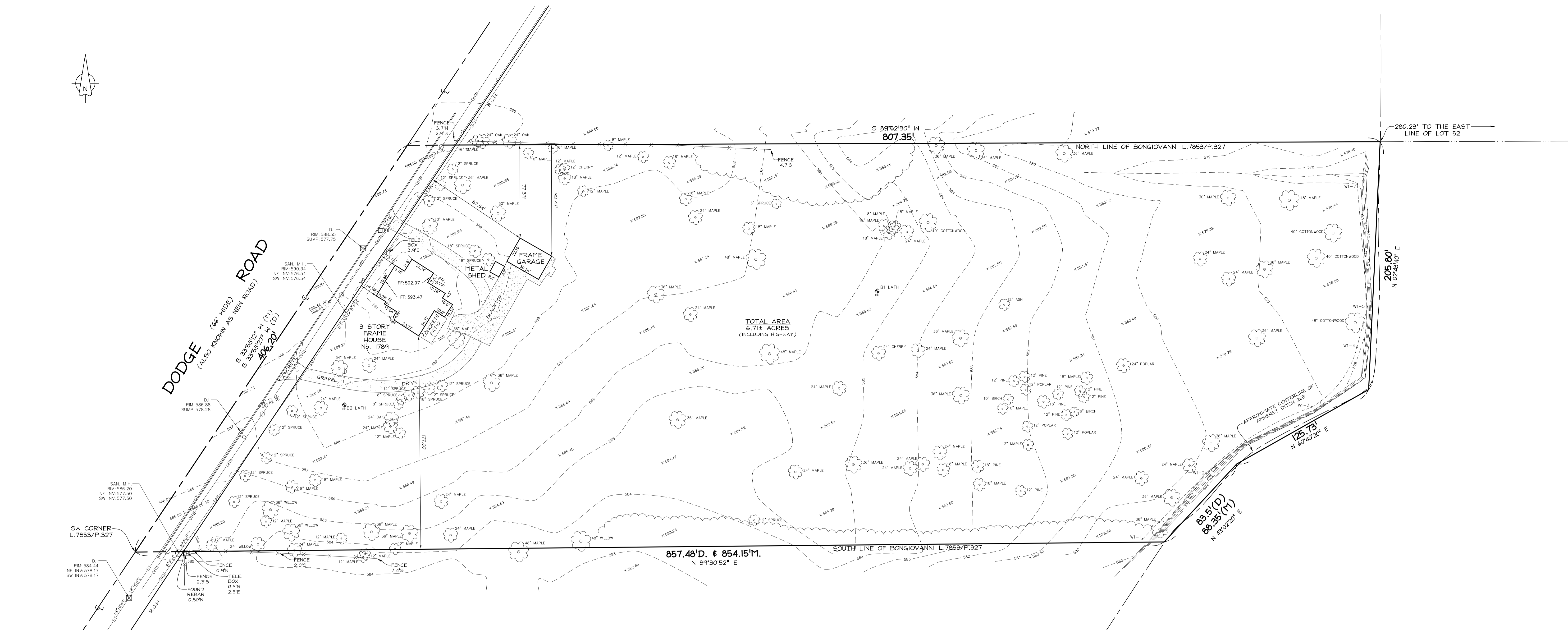
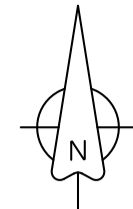


LOCATION MAP
 NOT TO SCALE

CARMINAWOOD
DESIGN

FEBRUARY 2025

Single Family Subdivision
 1789 Dodge Road
 Amherst, New York



UTILITY NOTE

UTILITY COMPANIES CONTACTED:
CHARTER COMMUNICATIONS BUFFALO - HAS RESPONDED - DOES NOT HAVE UNDERGROUND UTILITIES ON THIS PROPERTY.
ERIE COUNTY WATER AUTHORITY - HAS RESPONDED - DOES NOT HAVE UNDERGROUND UTILITIES ON THIS PROPERTY.
NATIONAL FUEL GAS - HAS RESPONDED - APPROXIMATE LOCATION OF UNDERGROUND GAS LINES ARE PLOTTED HEREON.
NATIONAL GRID - HAS RESPONDED - DOES NOT HAVE UNDERGROUND UTILITIES ON THIS PROPERTY.
TOWN OF AMHERST - HAS RESPONDED - APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINES ARE PLOTTED HEREON.
VERIZON - HAS RESPONDED - HAS NOT PROVIDED DESIGN PLANS.
SOURCE: DIG SAFELY NY

HORIZONTAL DATUM & COORDINATE SYSTEM

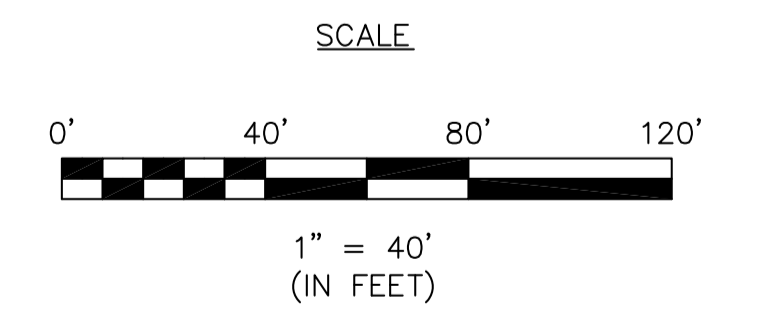
DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) (1996 ADJUSTMENT)
COORDINATE SYSTEM: UNITED STATES STATE PLANE SYSTEM FOR NEW YORK STATE, WEST ZONE

VERTICAL DATUM

ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
CONTOURS ARE AT 1' INTERVALS

LEGEND

	SANITARY MANHOLE		POWER OVERHEAD WIRES
	DRAINAGE INLET		CURB
	POWER UTILITY POLE		UNDERGROUND GAS LINE
	GUY ANCHOR		SANITARY SEWER
	TELEPHONE BOX		STORM SEWER
	SPEED SIGN		CENTERLINE SWALE
	SOIL BORINGS		CENTERLINE DITCH
	WETLAND FLAG		TOP OF SLOPE
	TREE AS NOTED		BOTTOM OF SLOPE
	MAILBOX		WETLAND LINE
	SPOT ELEVATION		TREE LINE



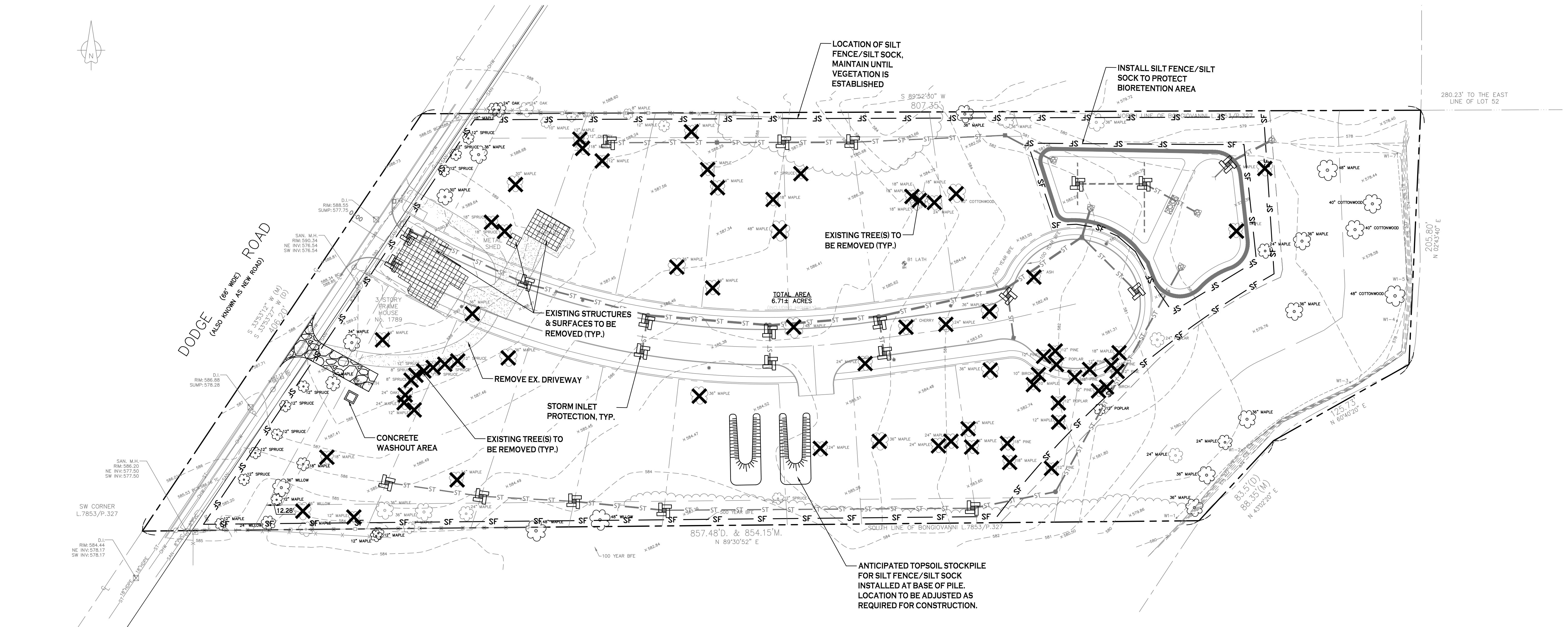
3556 Lake Shore Road, Suite 500, Buffalo, NY 14219
p (716) 827-8000 f (716) 270-6091 www.nussclarke.com

TOPOGRAPHIC SURVEY
1789 Dodge Road
Part of Lot 52, Township 12, Range 7
Holland Land Company's Survey
Town of Amherst
County of Erie, State of New York
Date of Survey: 12/30/2020 Scale: 1" = 40' Project No.: 2022-1527A

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.
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DEMOLITION & EROSION CONTROL PLAN

SCALE: 1"=40'

EROSION CONTROL NOTES

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

- 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.

DEMOLITION NOTES:

- 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 AND STRAW BALES TO BE INSTALLED AS DIRECTED BY THE OWNERS FIELD REPRESENTATIVE. MAINTAIN UNTIL VEGETATION IS ESTABLISHED AND PAVEMENT IS INSTALLED.
- CONTRACTOR SHALL INSTALL STABILIZED CONSTRUCTION ENTRANCES WHERE ACCESSING THE SITE FROM PAVED ROADWAYS. STORM DRAINAGE INLETS THAT INTERFERE WITH CONSTRUCTION ENTRANCE TO BE PROTECTED WITH SILT SACK AND OTHER PROPER TEMPORARY INLET PROTECTION MEASURES.
- CONTRACTOR SHALL INSTALL TEMPORARY TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH NYS M.U.T.C.D. STANDARDS PRIOR TO STARTING WORK.
- COVERED DUMPSTERS SHALL BE PROVIDED ONSITE AS REQUIRED FOR CONSTRUCTION WASTE.
- CONTRACTOR TO PROTECT ALL TREES/BRUSH NOT DISTURBED BY CONSTRUCTION ACTIVITY.
- REMOVE EXISTING HOUSE TO INCLUDE ALL FOUNDATIONS, PORCHES, STEPS, ETC. ALL UTILITY CONNECTIONS TO BE ABANDONED AND/OR REMOVED PER COUNTY, TOWN, AND UTILITY COMPANY REQUIREMENTS.
- EXISTING CURB AT DRIVEWAY ENTRANCE TO BE REMOVED SHALL BE SAW CUT FULL-DEPTH AND NEATLY REMOVED FROM THE BACKSIDE, EXISTING PAVEMENT SHALL NOT BE DISTURBED AND THE PAVEMENT EDGE SHALL BE USED AS FOR PLACING NEW CURB.

CONSTRUCTION SEQUENCE OF MAJOR ACTIVITIES:

- CONSTRUCT TEMPORARY CONSTRUCTION EXIT, INSTALL PERIMETER SILT SOCK AND DRAINAGE INLET PROTECTION.
- CLEAR AND GRUB SITE.
- COMMENCE SITE GRADING.
- INSTALL PROPOSED UTILITIES, PROVIDE EROSION AND SEDIMENT CONTROL DURING UTILITY CONSTRUCTION.
- CONSTRUCTION OF HOME, DRIVEWAY, GRADING OF THE REMAINING SITE. PROTECT DRAINAGE SWALES DURING HOME CONSTRUCTION.
- REPLACE TOPSOIL WHERE NEEDED AND SEED ALL DISTURBED AREA.
- AFTER SITE STABILIZATION REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.

NOTE: SWALE PROTECTION AND EROSION AND SEDIMENT CONTROLS FOR THIS PROJECT ARE ALSO REQUIRED DURING HOME CONSTRUCTION.

DEMOLITION & EROSION CONTROL LEGEND

- PROPOSED SILT FENCE ——— SF ———
- EXISTING TREE TO BE REMOVED
- PROPOSED STORM INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- APPROXIMATE LIMITS OF EXISTING BUILDING FOUNDATION, WALL, SLAB, SUPERSTRUCTURE, ETC. TO BE REMOVED
- EXISTING TREE TO BE REMOVED

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



REVISIONS:	No.	Description	Date
1	1	Rev. Per Town Comments	9/19/2024
2	2	Rev. Per Town Comments	10/24/2024
3	3	Rev. Per Town Comments	11/11/2024



TOWN OF AMHERST APPROVAL BOX:

DRAWING NAME:
Site Layout Plan

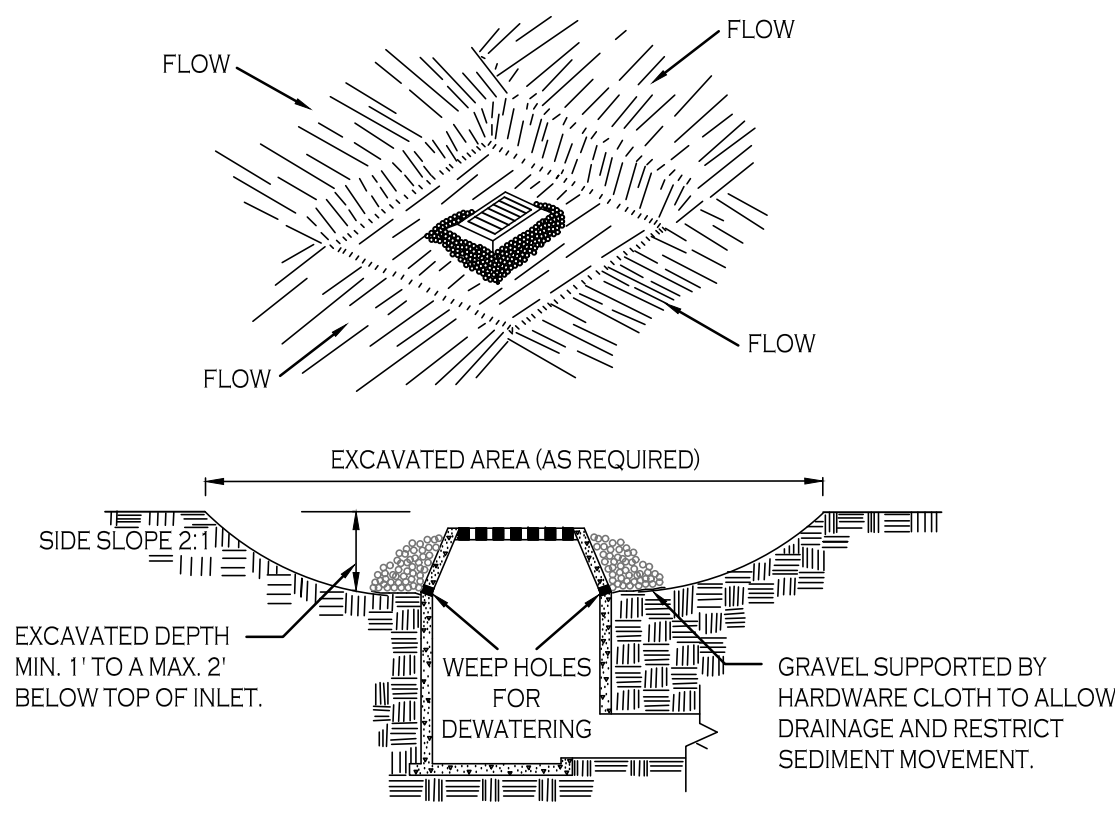
Date: 01/29/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-001

Project No: 20.247

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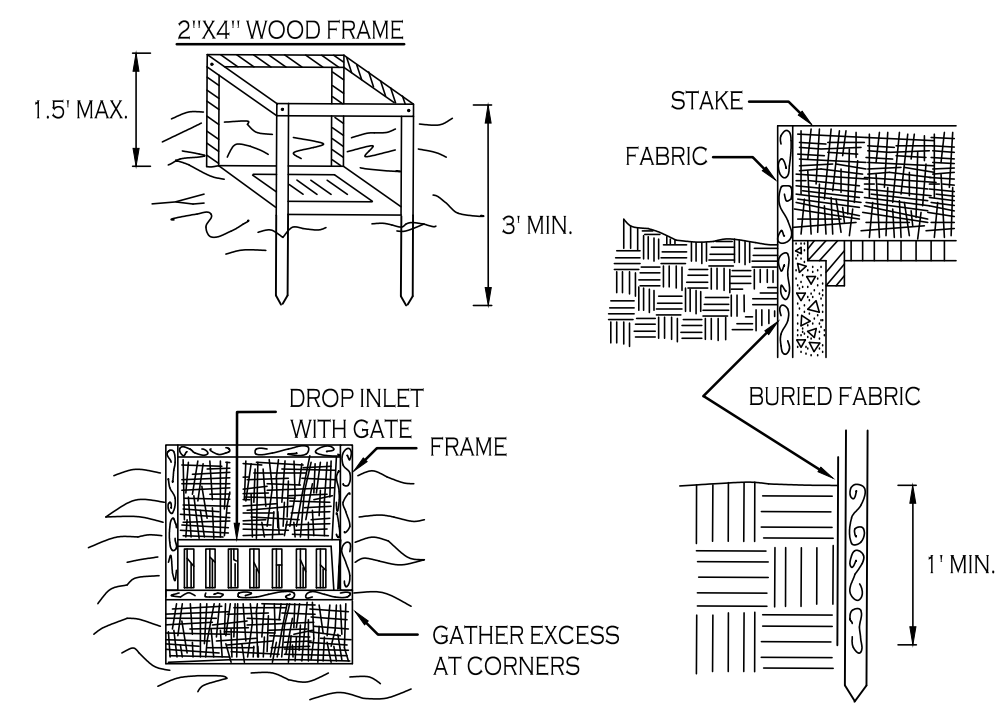
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CONSTRUCTION SPECIFICATIONS

- CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
 - GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
 - WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
 - 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

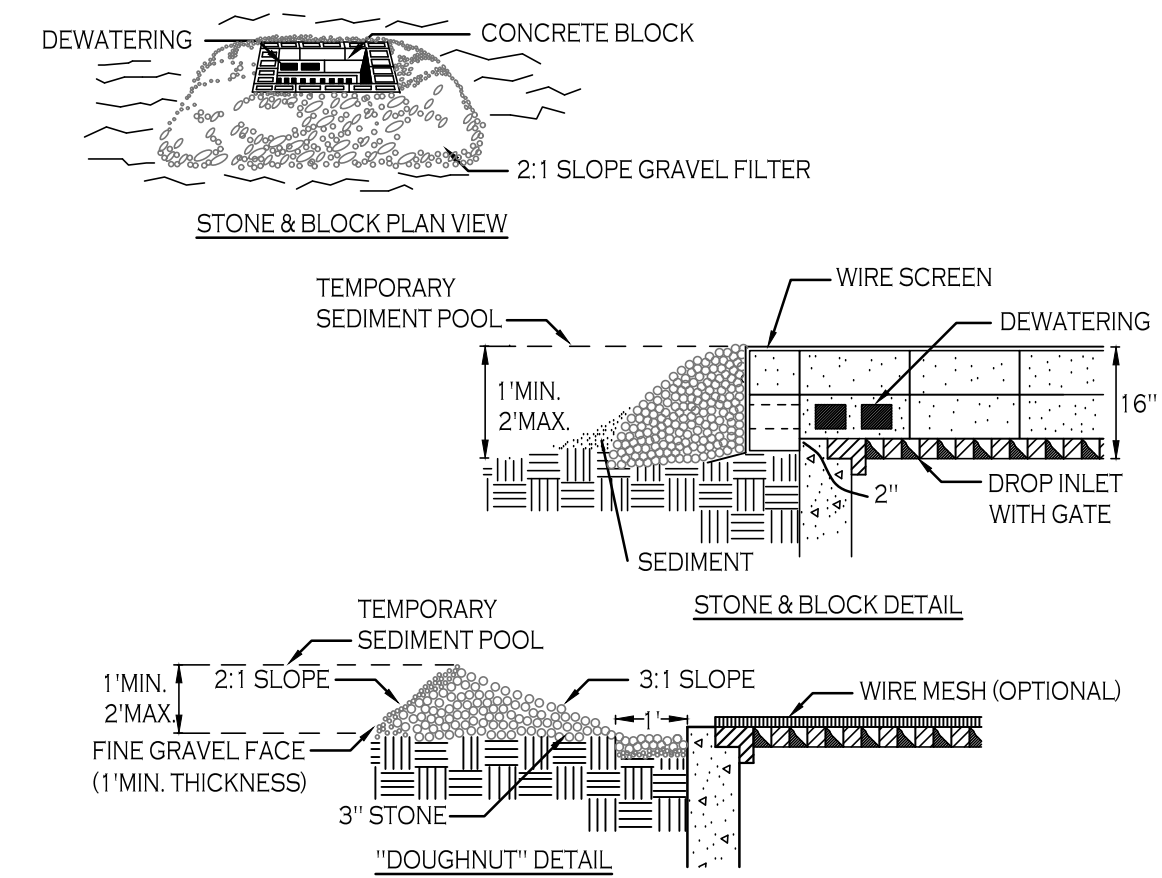
INLET PROTECTION DETAIL 1
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

- FILTER FABRIC SHALL HAVE AN EOS OF 40:85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
 - CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
 - STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
 - 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.
 - FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
 - A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.
- MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 2
NOT TO SCALE

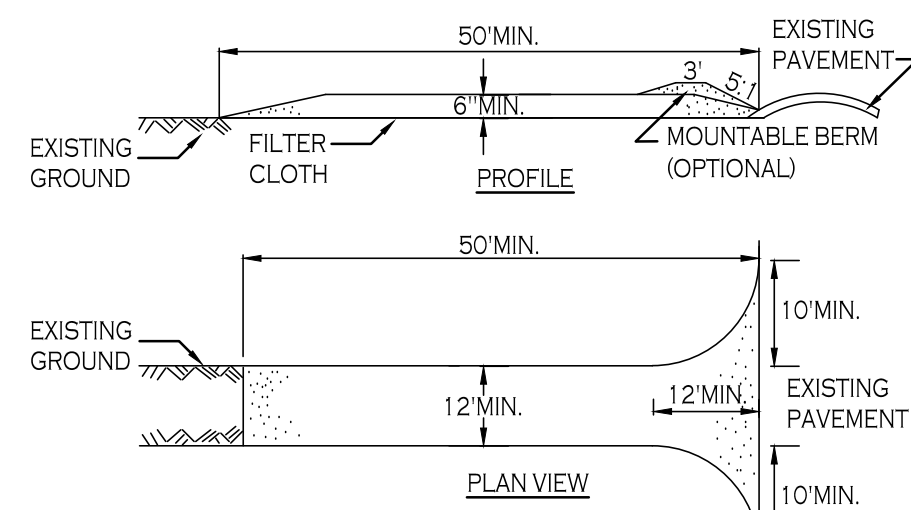


CONSTRUCTION SPECIFICATIONS

- 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.
 - HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
 - 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.
 - FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS.
- MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 3
NOT TO SCALE

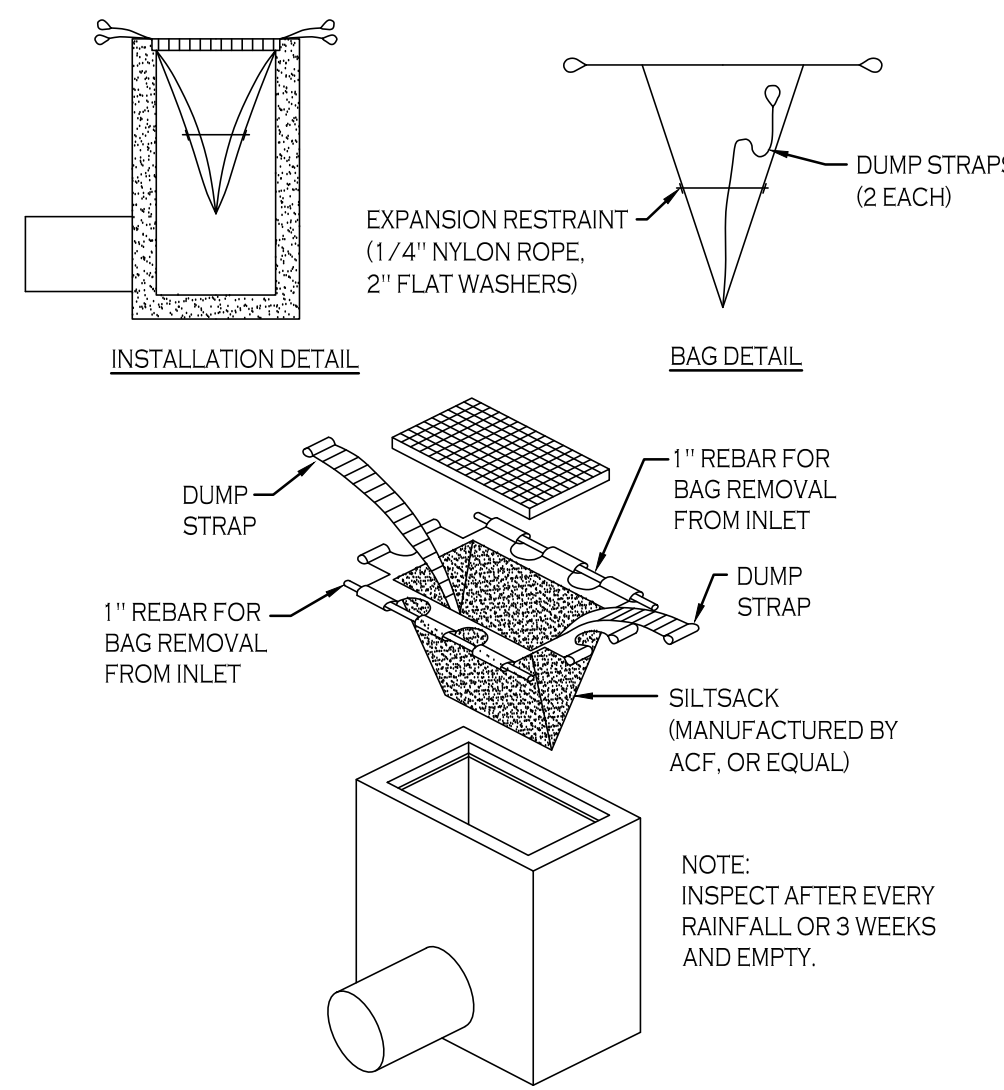
NOTE: INSTALL ONE OF THE INLET PROTECTION OPTIONS SHOWN PRIOR TO CONSTRUCTION



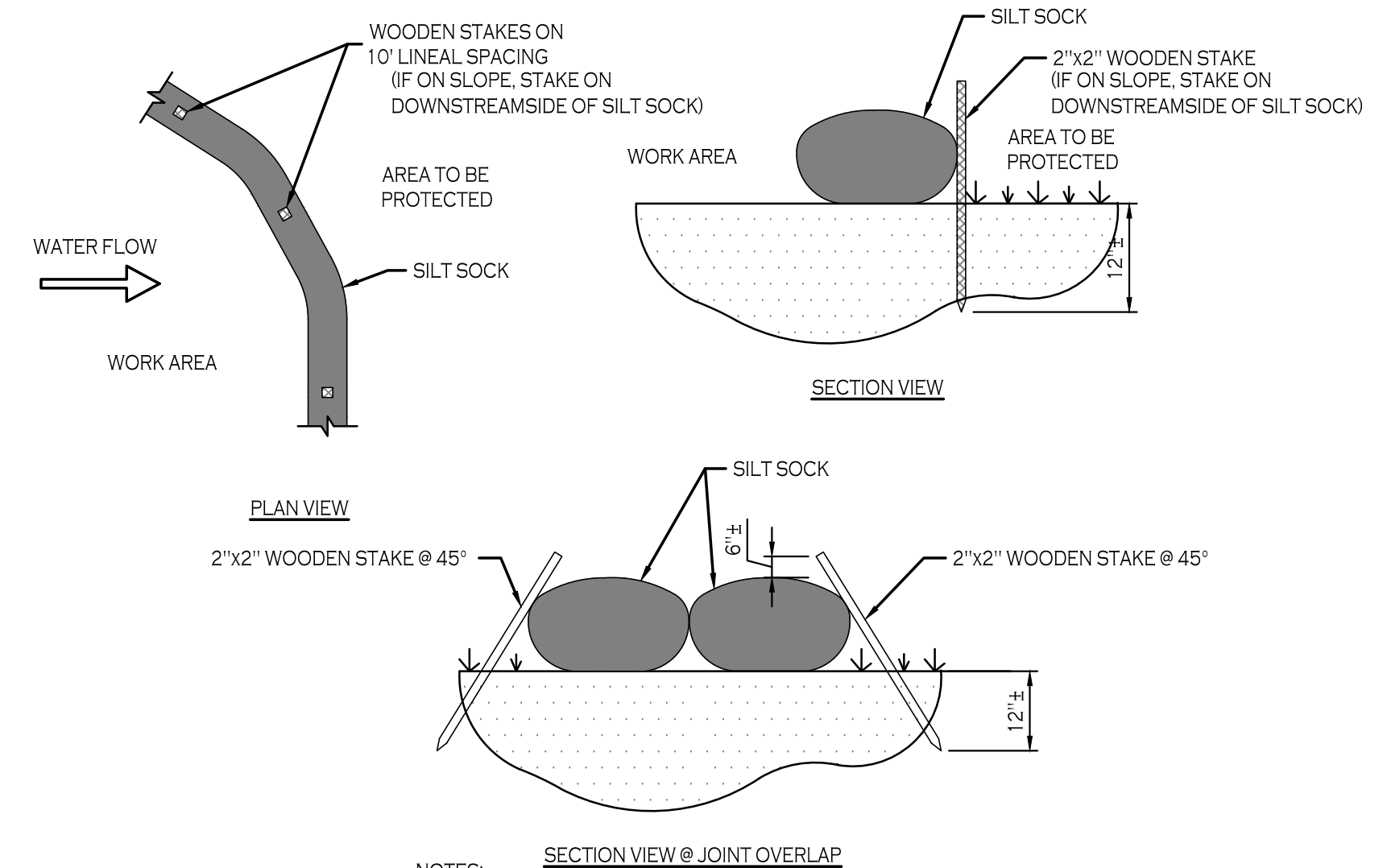
CONSTRUCTION SPECIFICATIONS

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- 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.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- 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.
- 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 TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

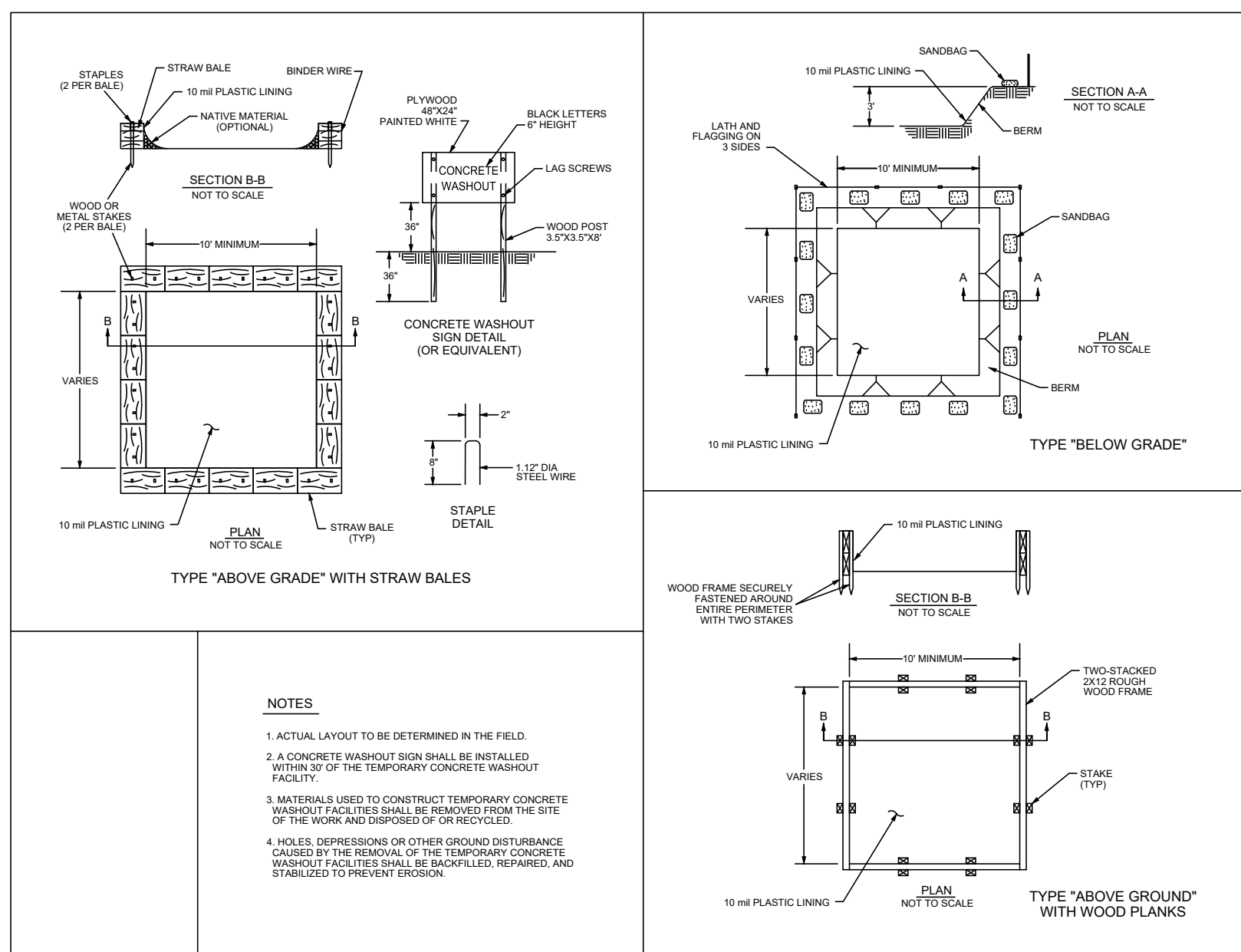
STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



SILT SOCK DETAIL
NOT TO SCALE



SILT SOCK DETAIL
N.T.S.



CONCRETE WASHOUT
NOT TO SCALE

TOWN OF AMHERST APPROVAL BOX:

CARMINA WOOD
DESIGN
Buffalo | Utica | Greensboro

Single Family Subdivision
1789 Dodge Road
Amherst, New York

REVISIONS:	No.	Description	Date
	1	Rev. Per Town Comments	9/19/2024
	2	Rev. Per Town Comments	10/24/2024
	3	Rev. Per Town Comments	11/11/2024



DRAWING NAME:
Demolition & Erosion Control Details

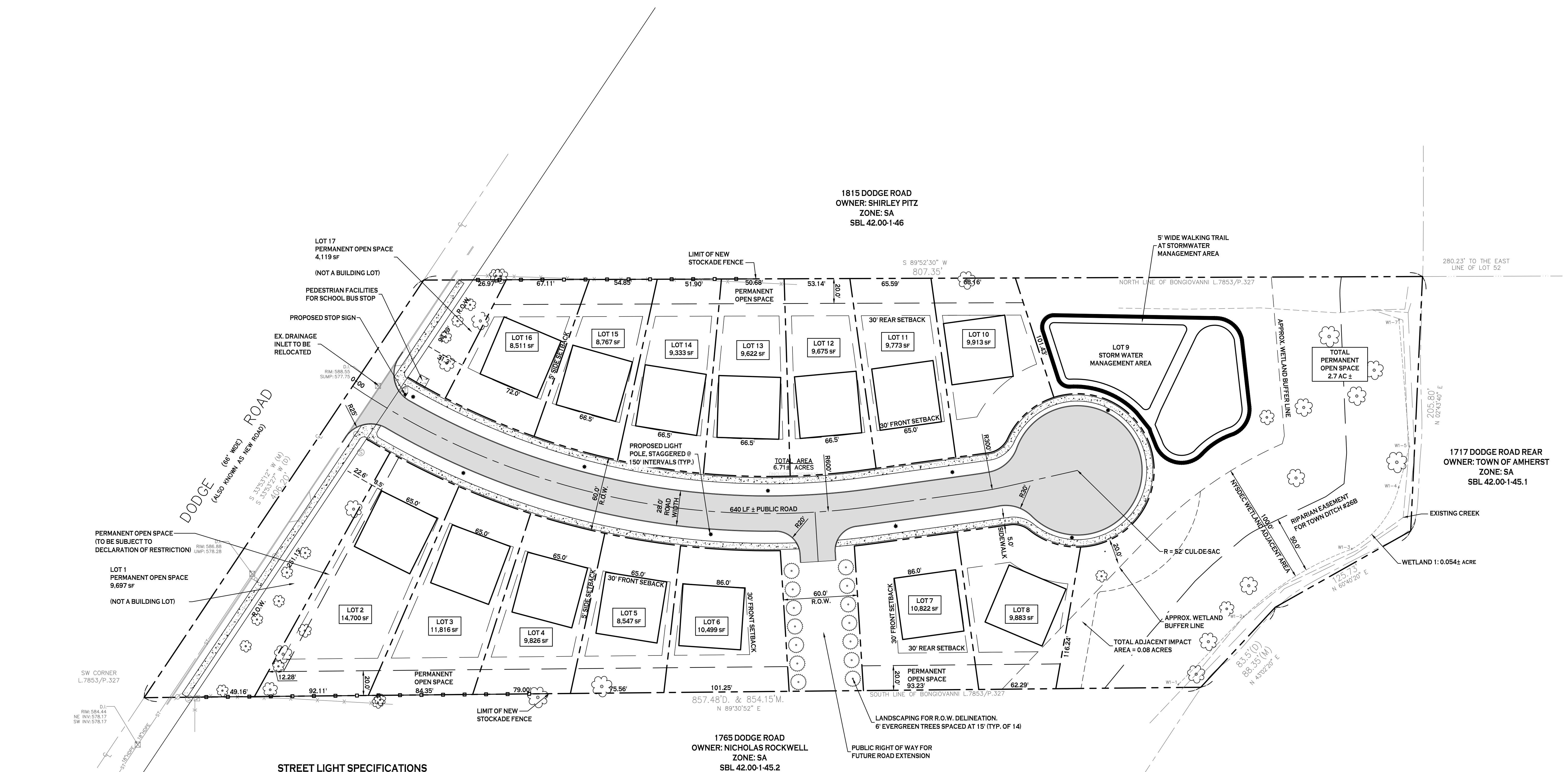
Date: 09/28/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.:

C-002

Project No: 20.247

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STREET LIGHT SPECIFICATIONS

A. SPECIFICATIONS

I. FIXTURE (LUMINAIRE): TOWN STANDARD TRADITIONAL POST TOP - SIGNIFY LED TOWNVIEW

A.A. MODEL NUMBER: TVPR-S3-S-16-G1-7-3W-730-A-N-R7-N-SP1-N-N-N-BKS

II. CORRELATED COLOR TEMPERATURE (CCT): 3,000K

I. FIXTURE HEIGHT: 16'

IV. DISTRIBUTION TYPE: 3 UNLESS LIGHT IS IN MEDIAN OR HAS SIMILAR APPLICATION MAY REQUIRE IN WHICH CASE 5. IF DISTRIBUTION OTHER THAN TYPE 3 IS USED, ADJUSTMENT TO MODEL NUMBER WILL BE REQUIRED.

V. WATTAGE: 35W

VI. NODE TYPE: WIRELESS LIGHTING CONTROL NODE COMPATIBLE WITH TOWN'S SYSTEM (VENDOR - VERIZON), INCLUDING INTEGRATION INTO EXISTING ASSET MANAGEMENT SYSTEM.

VII. POLES LABELED ACCORDING TO NGRID REQUIREMENTS.

VIII. SPACING: TYPICALLY, 150 FEET SPACING STAGGERED, UNLESS ROADWAY ARRANGEMENTS REQUIRE OTHERWISE, SUCH AS INTERSECTIONS OR CUL-DES-SACS. POLES SHOULD BE LOCATED CENTERED BETWEEN EDGE OF ROAD AND SIDEWALK OR NO MORE THAN 3FT FROM THE EDGE OF THE ROAD. POLES SHOULD BE NO LESS THAN 10FT AWAY FROM TREES, 5 FT FROM MAILBOXES, AND 3FT FROM THE EDGE OF DRIVEWAYS.

IX. POLE TYPE: 16' NEW DIRECT BURIED TAPERED ALUMINUM POLE WITH ACCESS DOOR IN BASE OF POLE

A.A. MANUFACTURER: HAPCO (RTA16B5) (OR APPROVED EQUAL)

B. ILLUMINATION LEVEL:

I. ALL STREET LIGHTING SHALL BE DESIGNED SO THAT THE LEVEL OF ILLUMINATION, AS MEASURED IN FOOTCANDLES AT ANY ONE POINT, MEETS THE STANDARDS SET BY THE LATEST VERSION OF AMERICAN NATIONAL STANDARD'S ROADWAY LIGHTING ANSI APPROVED SPECIFICATION.

II. MINIMUM AND MAXIMUM LEVELS ARE MEASURED ON THE PAVEMENT WITHIN THE LIGHTED AREA. AVERAGE LEVEL IS THE OVERALL GENERALIZED AMBIENT LIGHT LEVEL, AND IS MEASURED AS A NOT-TO-EXCEED VALUE. THE AVERAGE LEVEL SHALL BE CALCULATED USING ONLY THE AREA OF THE SITE INTENDED TO RECEIVE ILLUMINATION.

III. STREET LIGHTING SHALL NOT BE ORIENTED SO AS TO DIRECT GLARE OR EXCESSIVE ILLUMINATION ONTO PRIVATE PROPERTY.

IV. SUBMIT PHOTOMETRIC MODELS TO THE TOWN FOR REVIEW AND APPROVAL.

C. REQUIREMENTS:

I. REFER TO NATIONAL GRID UNDERGROUND REQUIREMENTS

II. REFER TO OTHER APPLICABLE TOWN CODES

- TOWN OF AMHERST ZONING CONDITIONS**
- THE SIX ZONING CONDITIONS IMPOSED BY THE TOWN BOARD ON JULY 22, 2024 IN CONNECTION WITH THE REZONING FROM 'SA' TO 'R-3' WERE AS FOLLOWS
1. THAT FUTURE DEVELOPMENT OF THE SITE SHALL BE LIMITED TO SINGLE FAMILY DETACHED RESIDENTIAL USES WITH A MAXIMUM YIELD OF FIFTEEN (15) HOMES.
 2. THAT ANY FUTURE DEVELOPMENT OF A PRINCIPAL OR ACCESSORY STRUCTURE OR USES IN THE 2.7 ACRES OF PERMANENT OPEN SPACE SHALL BE PROHIBITED. THE ONLY PROPOSED DEVELOPMENT OF THE PORTION OF THE PERMANENT OPEN SPACE IS LIMITED TO REQUIRED STORMWATER MANAGEMENT SYSTEM IMPROVEMENTS AND UTILITY INFRASTRUCTURE.
 3. THAT A PROTECTIVE COVENANT/CONSERVATION EASEMENT SHALL BE PLACED ON ALL PROPOSED OPEN SPACE AND CONFIRM TOTAL ACREAGE TO BE UNDER THE CONTROL OF A HOMEOWNERS ASSOCIATION.
 4. THAT THE FINAL PLAT DESIGN SHALL INCLUDE A RIGHT-OF-WAY ACCESS TO A POTENTIAL FUTURE YOUNGS ROAD EXTENSION.
 5. THAT THE LANDSCAPING AND SCREENING TO BE PROVIDED IN THE PERMANENT OPEN SPACE ALONG THE DODGE ROAD FRONTAGE OF THE PROJECT SITE SHALL REQUIRE THE APPROVAL OF THE PLANNING BOARD AT THE PRELIMINARY PLAT APPLICATION STAGE OF THE SUBDIVISION REVIEW PROCESS.
 6. ANY FUTURE PRELIMINARY PLAT THAT SHALL BE SUBMITTED TO THE PLANNING BOARD SHALL CONSIDER PROVISIONS FOR FUTURE ACCESS TO THE NORTH AND SOUTH OF THE SUBJECT PROPERTY.

LAYOUT PLAN
SCALE: 1"=40'

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

AREA = 6.7 ACRES ±

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

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

FRONT SETBACK = 30 FT (OFF EDGE OF PVMT)
SIDE SETBACK = 5 FT
REAR SETBACK = 30 FT

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

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

SITE LEGEND

PROPERTY LINE

PROPOSED CONCRETE CURB

PROPOSED SIDEWALK / CONCRETE PAD

PROPOSED SIGN

PROPOSED STANDARD DUTY ASPHALT PAVEMENT

PROPOSED LIGHT POLE

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

TOWN OF AMHERST APPROVAL BOX:

DRAWING NAME: Site Layout Plan

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

DRAWING NO. **C-100**
Project No: 20.247

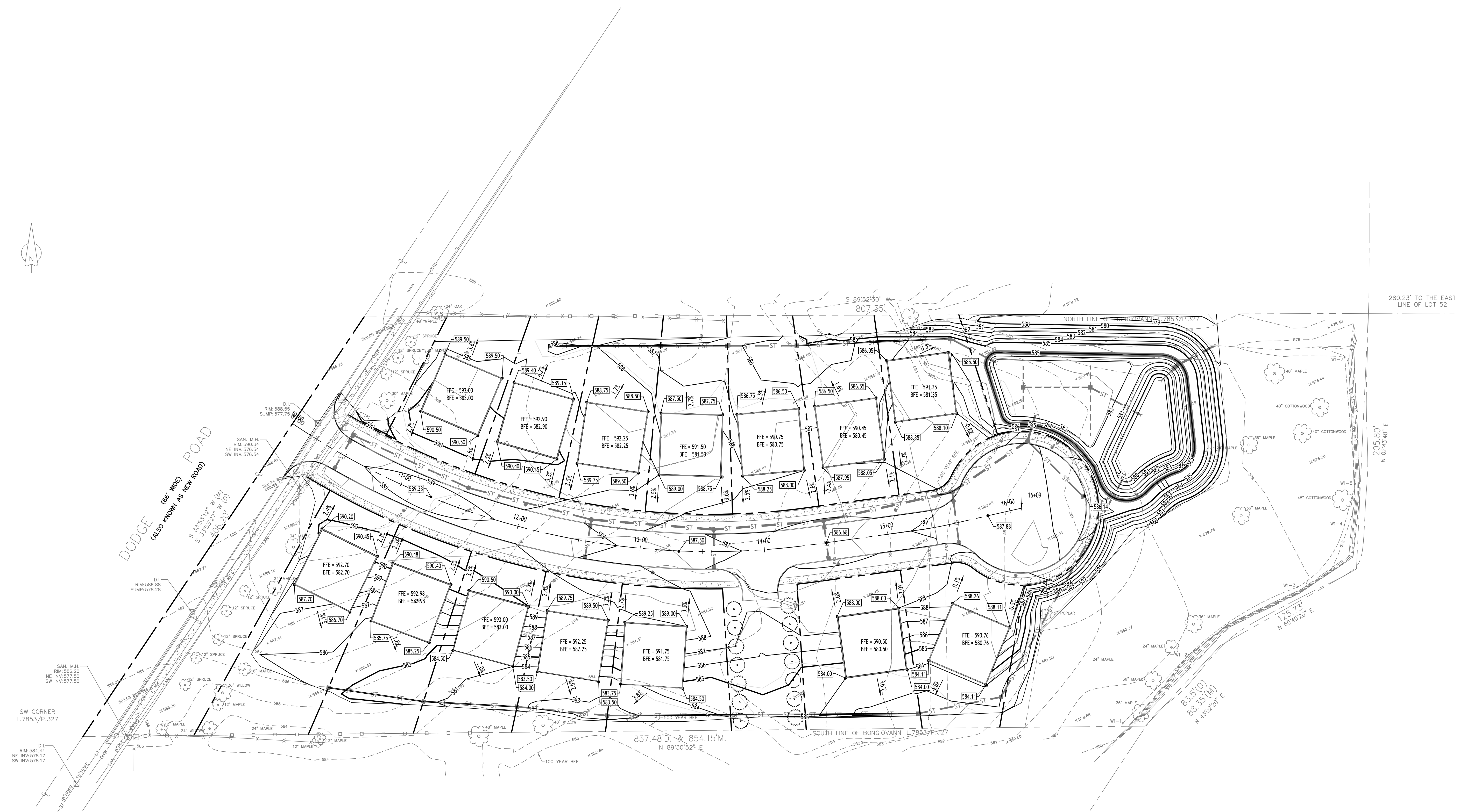
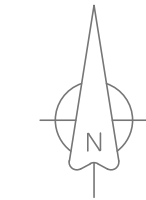
REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	10/24/2024
3	Rev. Per Town Comments	11/11/2024



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GRADING PLAN
SCALE: 1"=40'

- PROPOSED GRADING LEGEND**
- PROPOSED CONTOUR — 101 —
 - PROPOSED SPOT ELEVATION 100.80
 - PROPOSED TOP/BOTTOM OF CURB ELEV. TC 100.50
BC 100.00
 - PROPOSED CATCH BASIN CB
 - PROPOSED MANHOLE MH
 - PAVEMENT/GROUND SLOPE

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



TOWN OF AMHERST APPROVAL BOX:

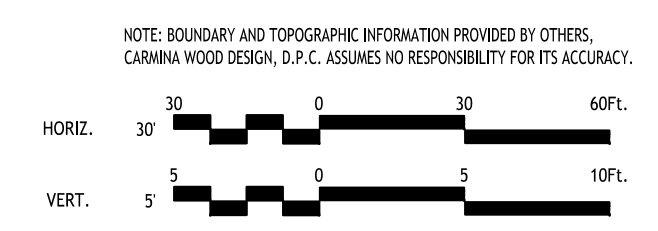
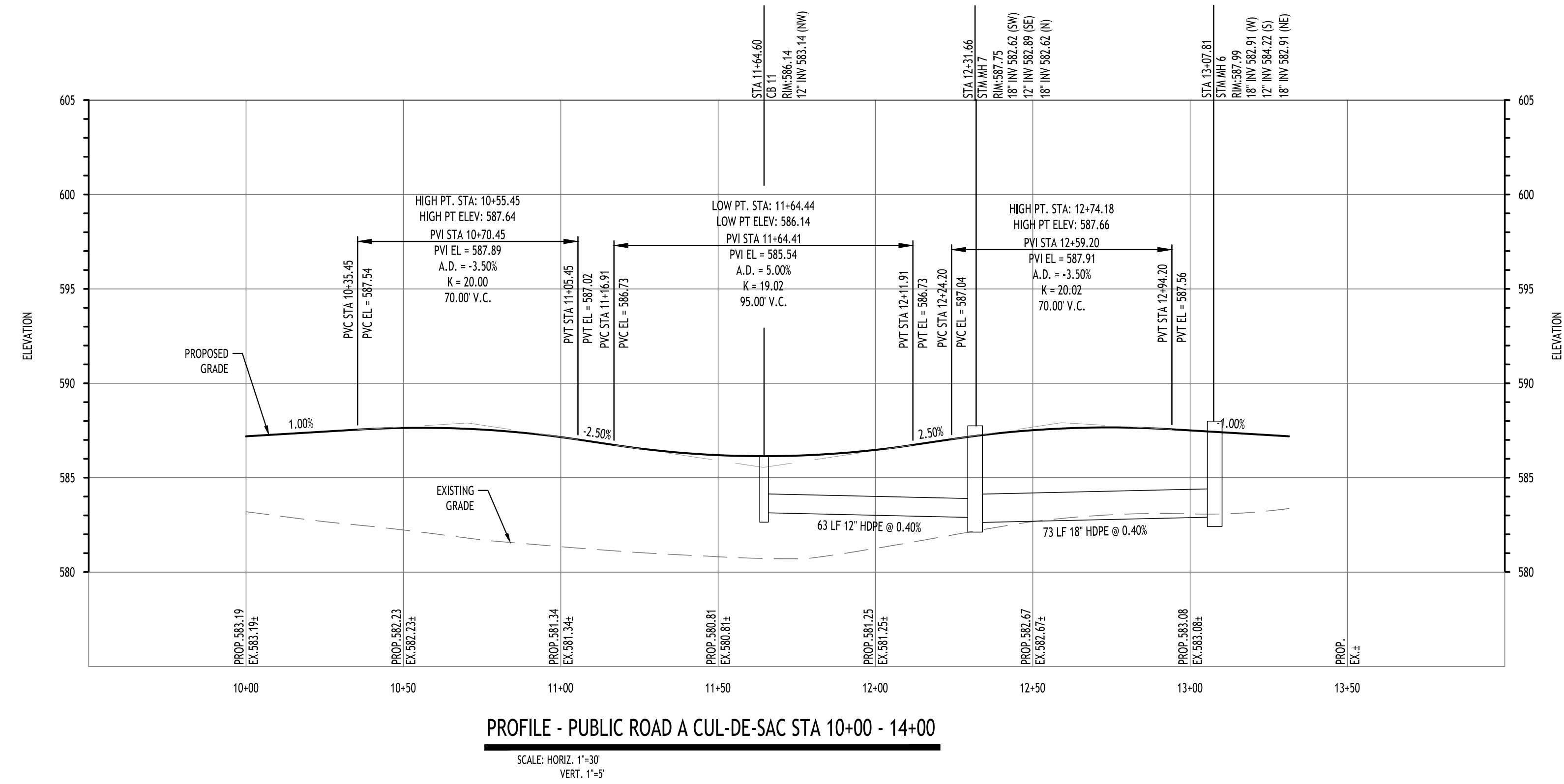
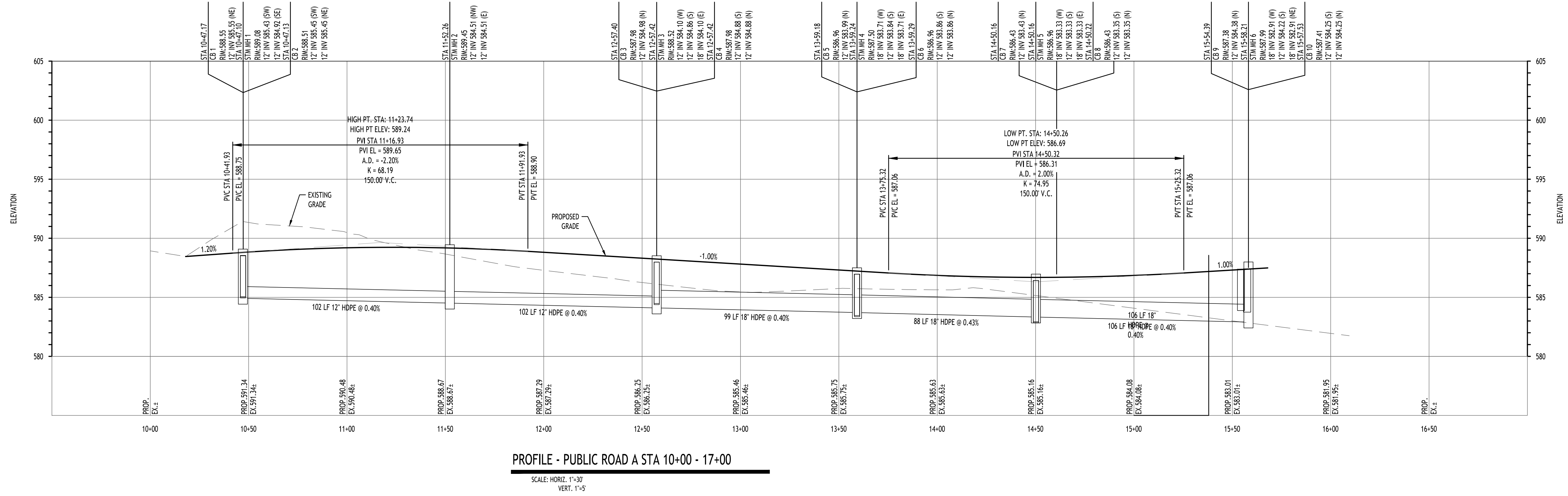
REVISIONS:	No.	Description	Date
1	1	Rev. Per Town Comments	9/19/2024
2	2	Rev. Per Town Comments	10/24/2024
3	3	Rev. Per Town Comments	11/11/2024



DRAWING NAME:
Grading Plan

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

DRAWING NO.
C-200
Project No: 20.247



TOWN OF AMHERST APPROVAL BOX:

Empty box for Town of Amherst approval.

No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	10/24/2024
3	Rev. Per Town Comments	11/11/2024



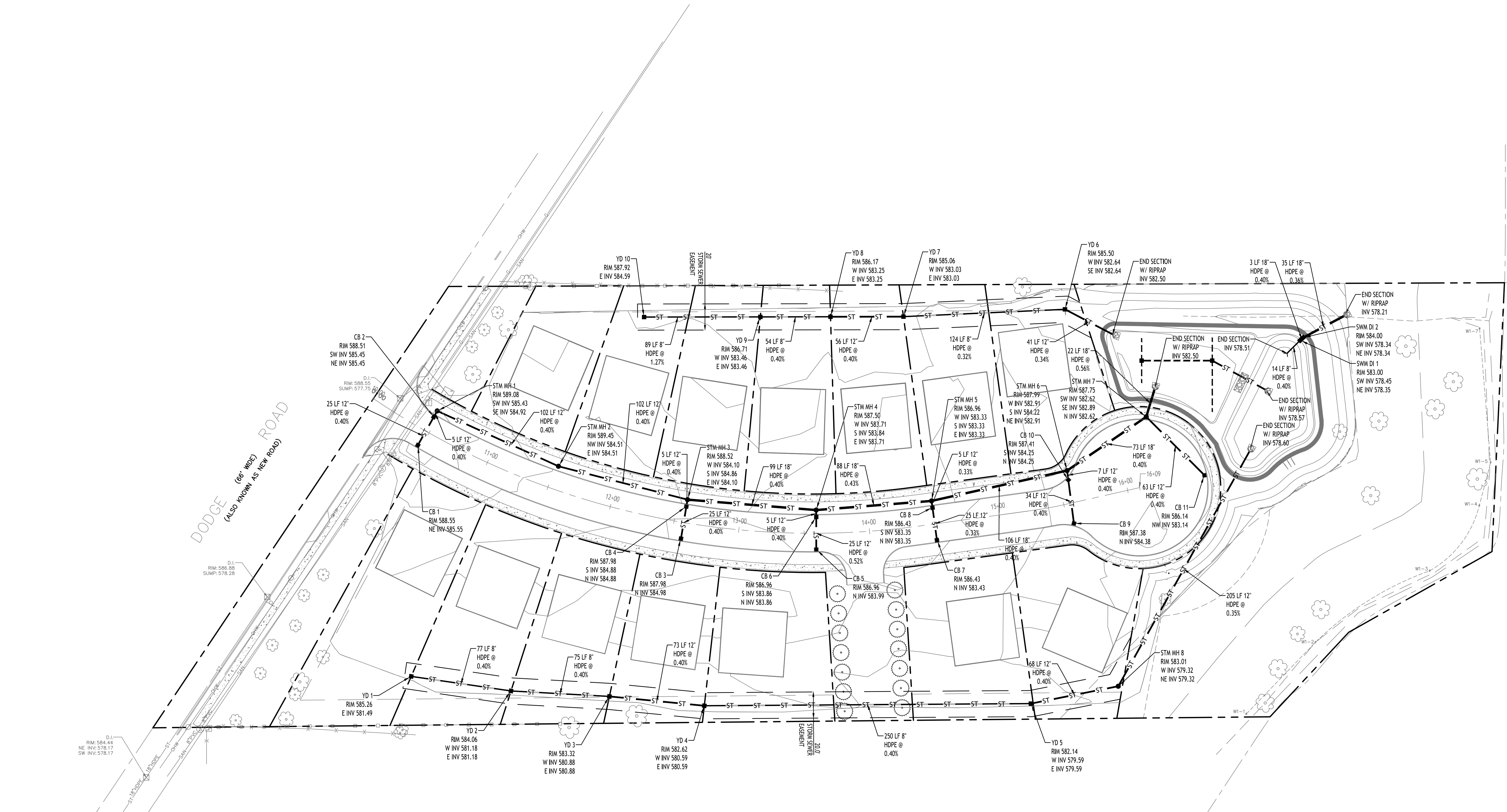
DRAWING NAME:
Road Profile

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

DRAWING NO.
C-201
Project No: 20.247

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STORM WATER MANAGEMENT PLAN
SCALE: 1"=40'

PROPOSED STORM/UTILITY LEGEND

- PROPOSED STORM SEWER — ST —
- PROPOSED SANITARY SEWER — 6" SA —
- PROPOSED WATERLINE — 1" W —
- PROPOSED CATCH BASIN ■ CB
- PROPOSED MANHOLE ● MH
- PROPOSED GATE VALVE ⊕ GV

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

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TOWN OF AMHERST APPROVAL BOX:

DRAWING NAME:
Storm Water Management Plan

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

DRAWING NO.
C-300

Project No: 20.247

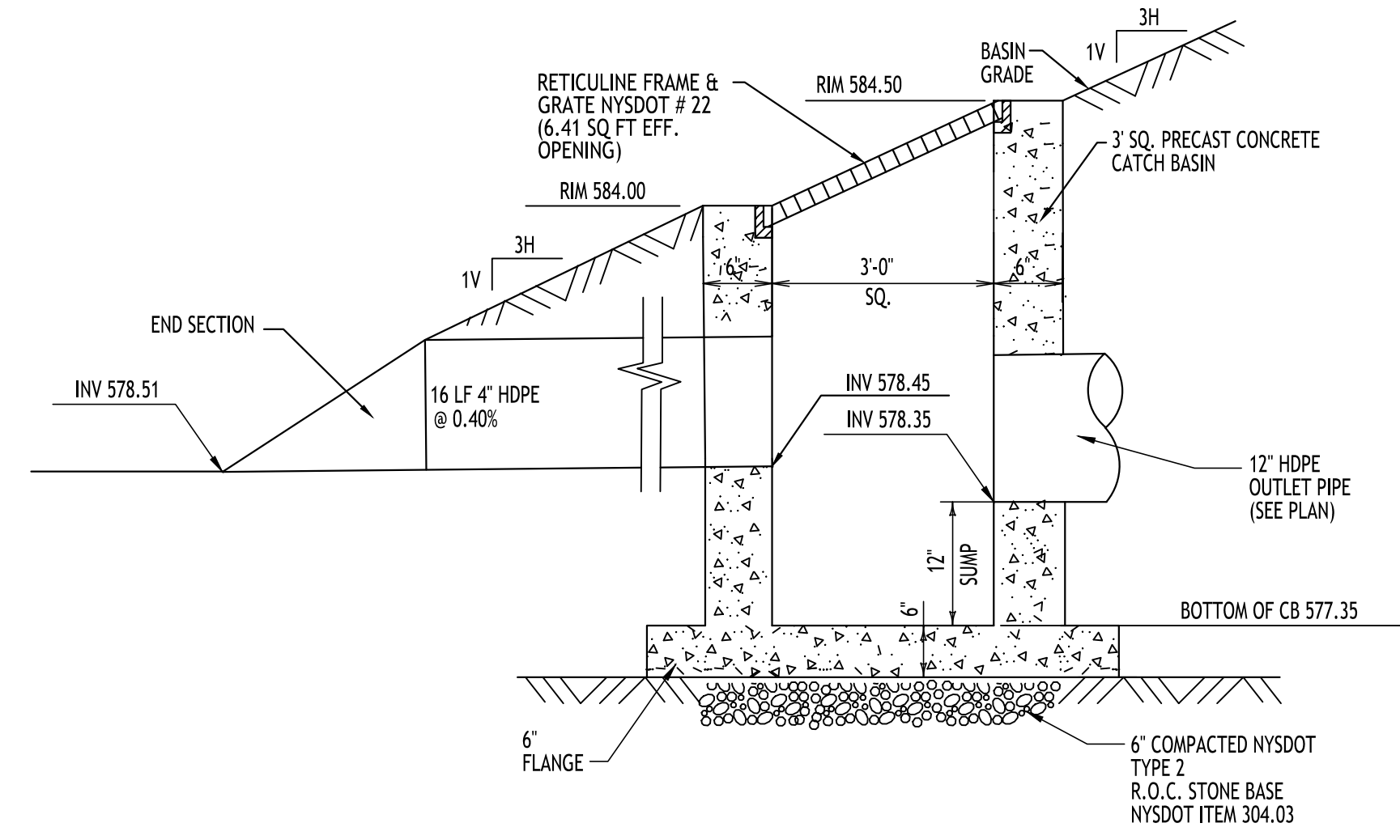
REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	10/24/2024
3	Rev. Per Town Comments	11/11/2024

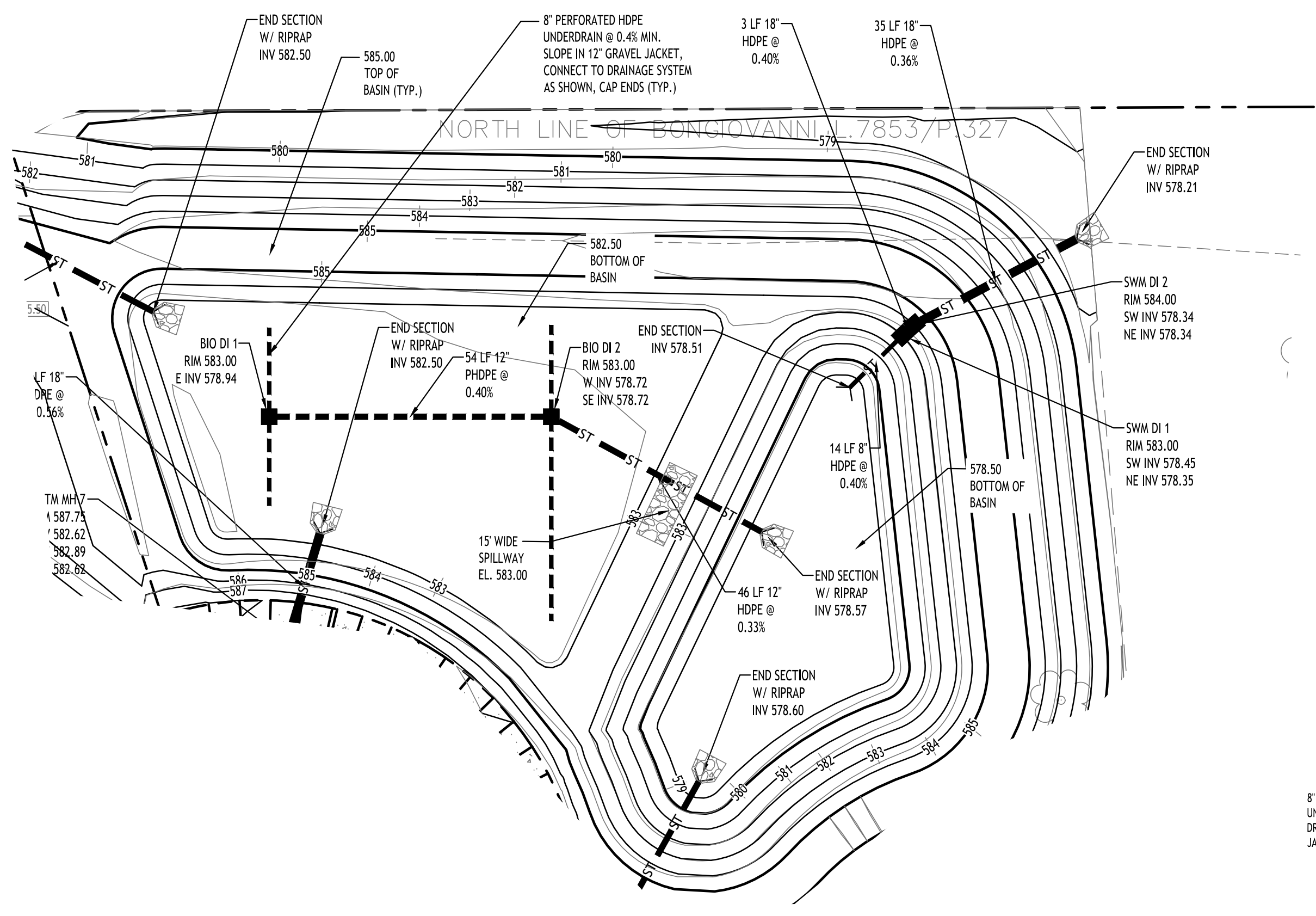


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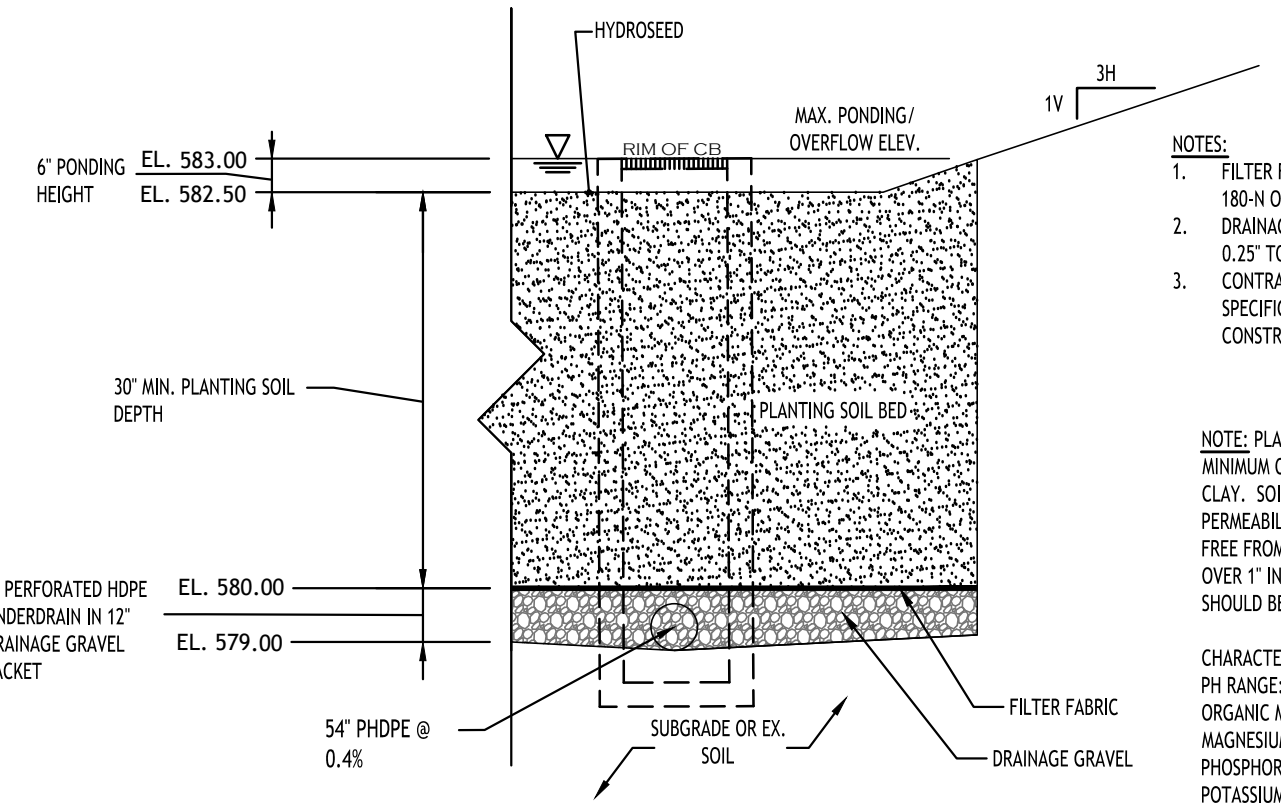
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RETENTION BASIN OUTLET STRUCTURE - SWM DI 1
N.T.S.



Detention Basin Plan
SCALE: 1"=20'

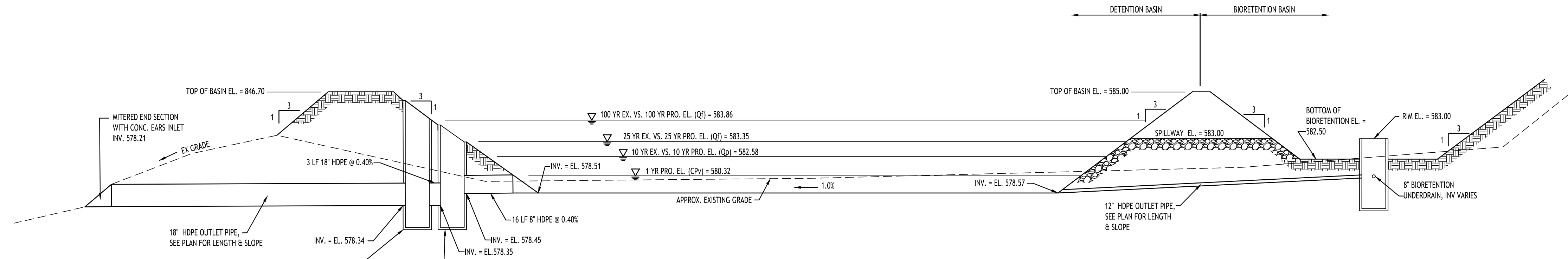


BIORETENTION AREA - TYPICAL SECTION

BIO-RETENTION AREA SEEDING SPEC (Northeast Wetland Grass Seed Mix):

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

- NOTES:**
1. FILTER FABRIC TO BE NON-WOVEN CLASS C, MIRAFI 180-N OR APPROVED EQUIVALENT.
 2. DRAINAGE GRAVEL TO MEET AASHTO M-43, NO. 47, SIZE 0.25" TO 0.75"
 3. CONTRACTOR TO PROVIDE PLANTING SOIL SUBMITTAL SPECIFICATION FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- NOTE:** PLANTING SOIL SHALL BE LOAM/SAND MIX CONTAINING A MINIMUM OF 35 TO 60% SAND BY VOLUME AND LESS THAN 25% CLAY. SOIL SHOULD FALL WITHIN USES TYPES SM OR ML WITH PENETRABILITY OF AT LEAST 1.0 FEET PER DAY. SOIL SHOULD BE FREE FROM STONES, STUMPS, ROOTS OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN LIFTS OF 12" TO 18", LOOSELY COMPACTED.
- CHARACTERISTICS SHALL BE:**
- PH RANGE: 5.2 - 7.00
 - ORGANIC MATTER: 1.5 - 4.0%
 - MAGNESIUM: 35 LBS PER ACRE MIN.
 - PHOSPHORUS: 75 LBS PER ACRE MIN.
 - POTASSIUM: 85 LBS PER ACRE MIN.
 - SOLUBLE SALTS: 500 PPM
 - CLAY: 10 TO 25%
 - SILT: 30 TO 55%
 - SAND: 35 TO 60%



SECTION THROUGH STORM WATER BASIN & BIORETENTION
NOT TO SCALE

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TOWN OF AMHERST APPROVAL BOX:

DRAWING NAME:
Detention Basin Plan

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

DRAWING NO.:
C-301
Project No: 20.247

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	10/24/2024
3	Rev. Per Town Comments	11/11/2024

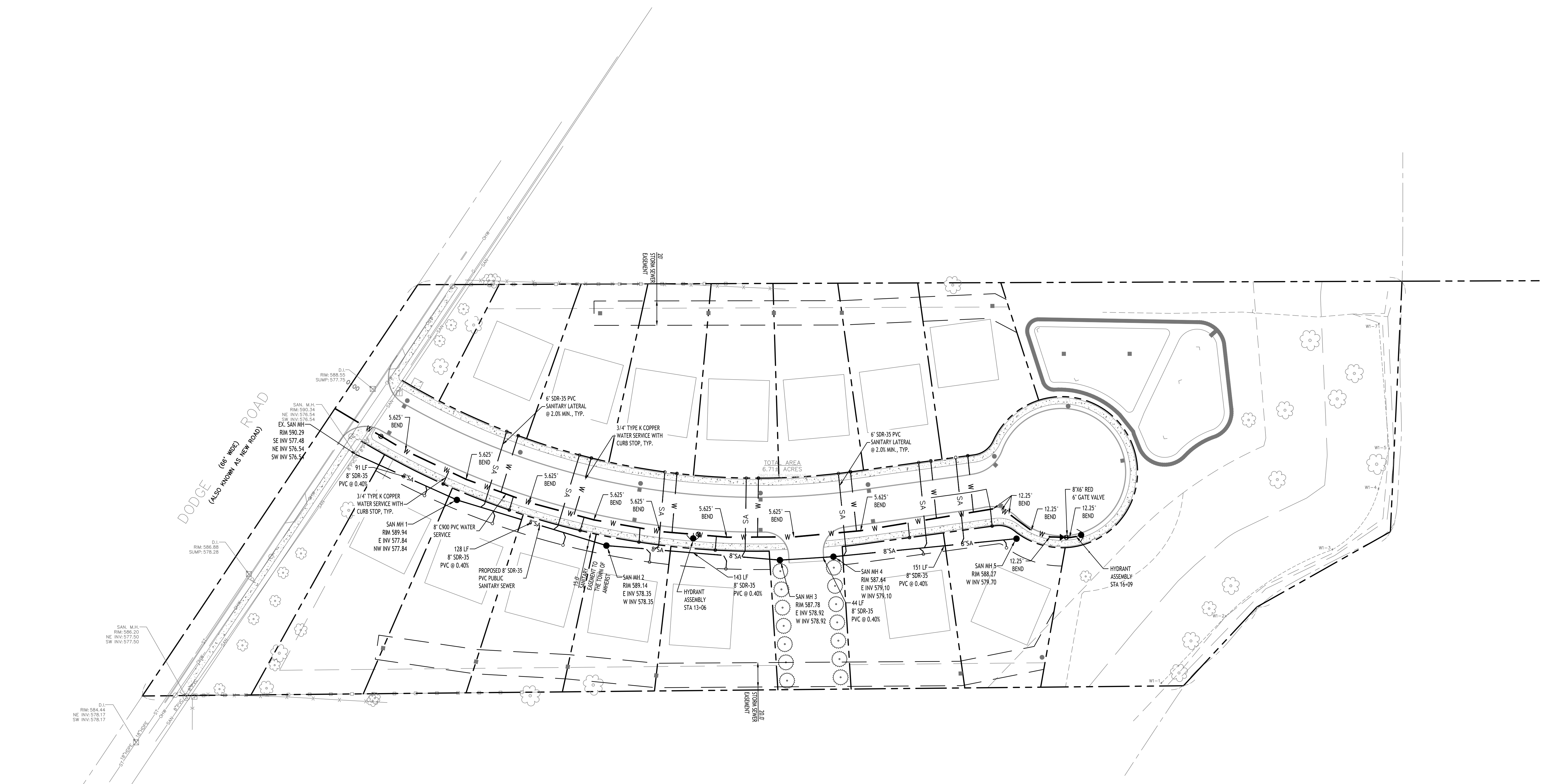


CARMINA WOOD
DESIGN
Buffalo | Utica | Greensboro

Single Family Subdivision
1789 Dodge Road
Amherst, New York

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UTILITY PLAN
SCALE: 1"=40'

PROPOSED STORM/UTILITY LEGEND

- PROPOSED STORM SEWER — ST —
- PROPOSED SANITARY SEWER — 6" SA —
- PROPOSED WATERLINE — 1" W —
- PROPOSED CATCH BASIN ■ CB
- PROPOSED MANHOLE ● MH
- PROPOSED GATE VALVE ⊕ GV

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

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TOWN OF AMHERST APPROVAL BOX:

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	10/24/2024
3	Rev. Per Town Comments	11/11/2024



DRAWING NAME:
Utility Plan

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

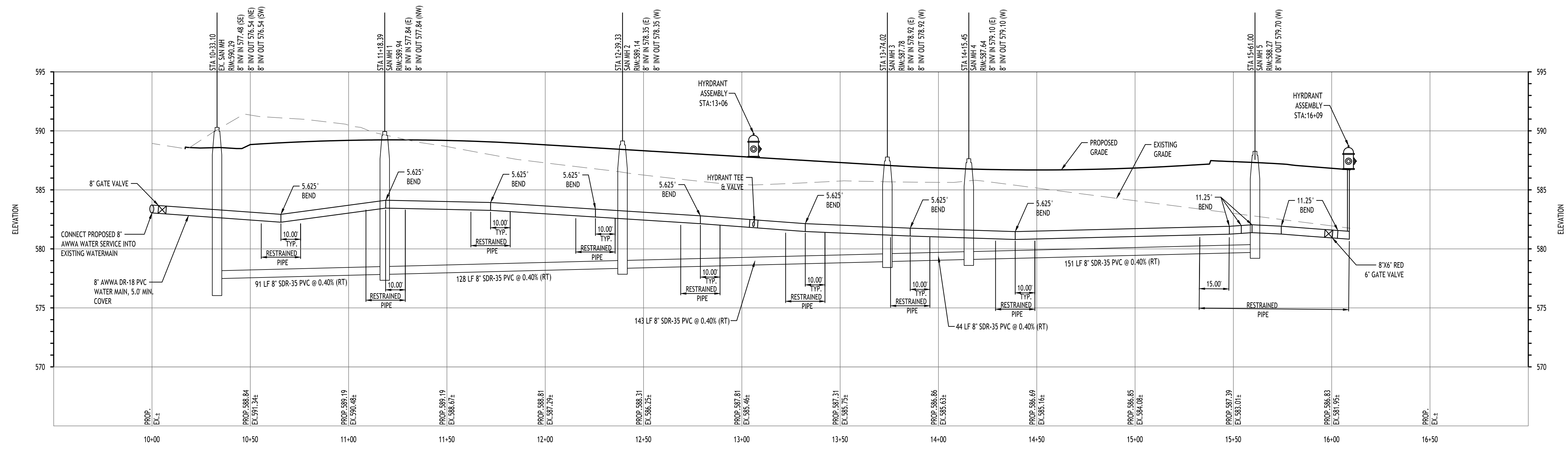
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C-400

Project No: 20.247

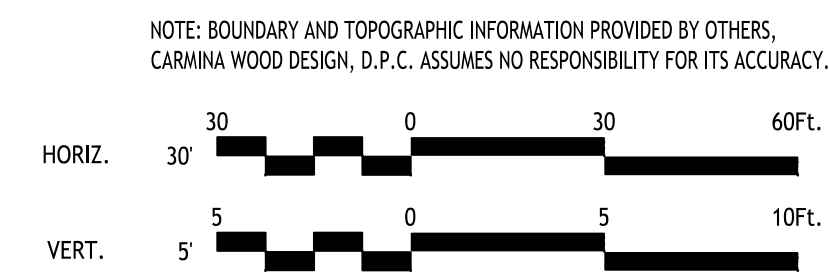
CARMINA WOOD
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 Buffalo | Utica | Greensboro

Single Family Subdivision
 1789 Dodge Road
 Amherst, New York



PROFILE - ROAD A

SCALE: HORIZ. 1"=30'
VERT. 1"=5'



TOWN OF AMHERST APPROVAL BOX:

DRAWING NAME:
Utility Road Profile

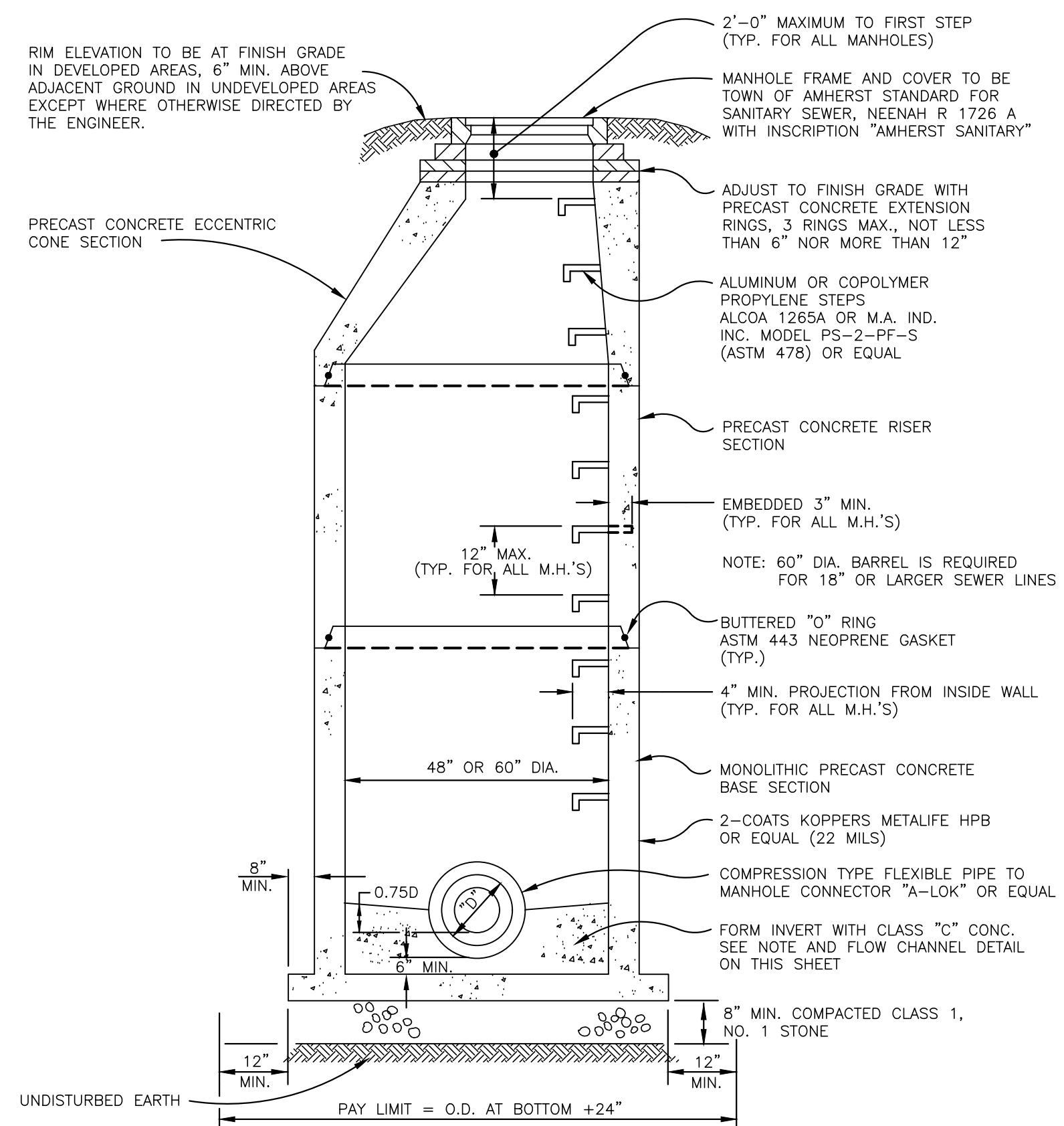
Date: 01/29/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-401
Project No: 20.247

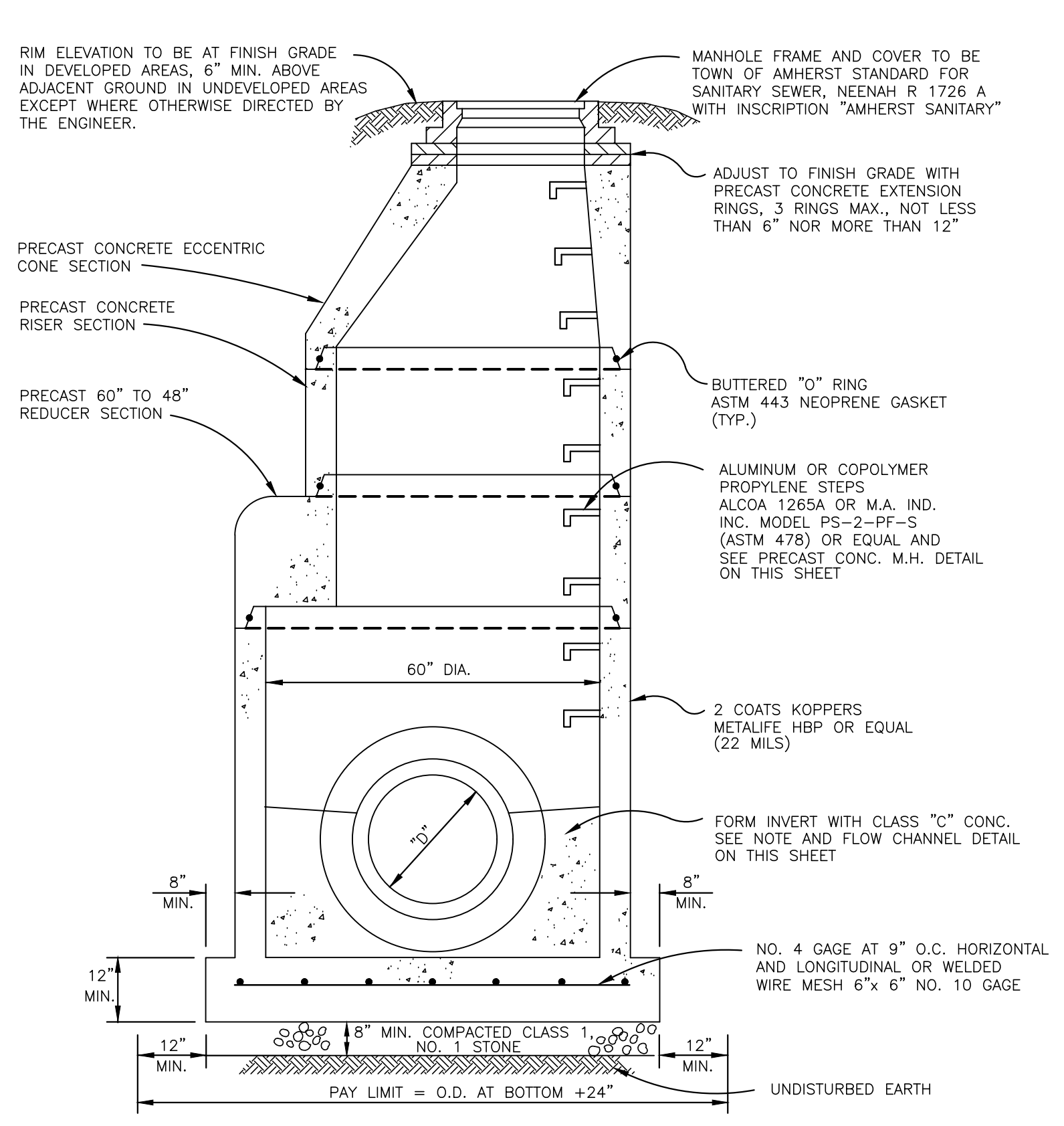


REVISIONS:	No.	Description	Date
1	1	Rev. Per Town Comments	9/19/2024
2	2	Rev. Per Town Comments	10/24/2024
3	3	Rev. Per Town Comments	11/11/2024

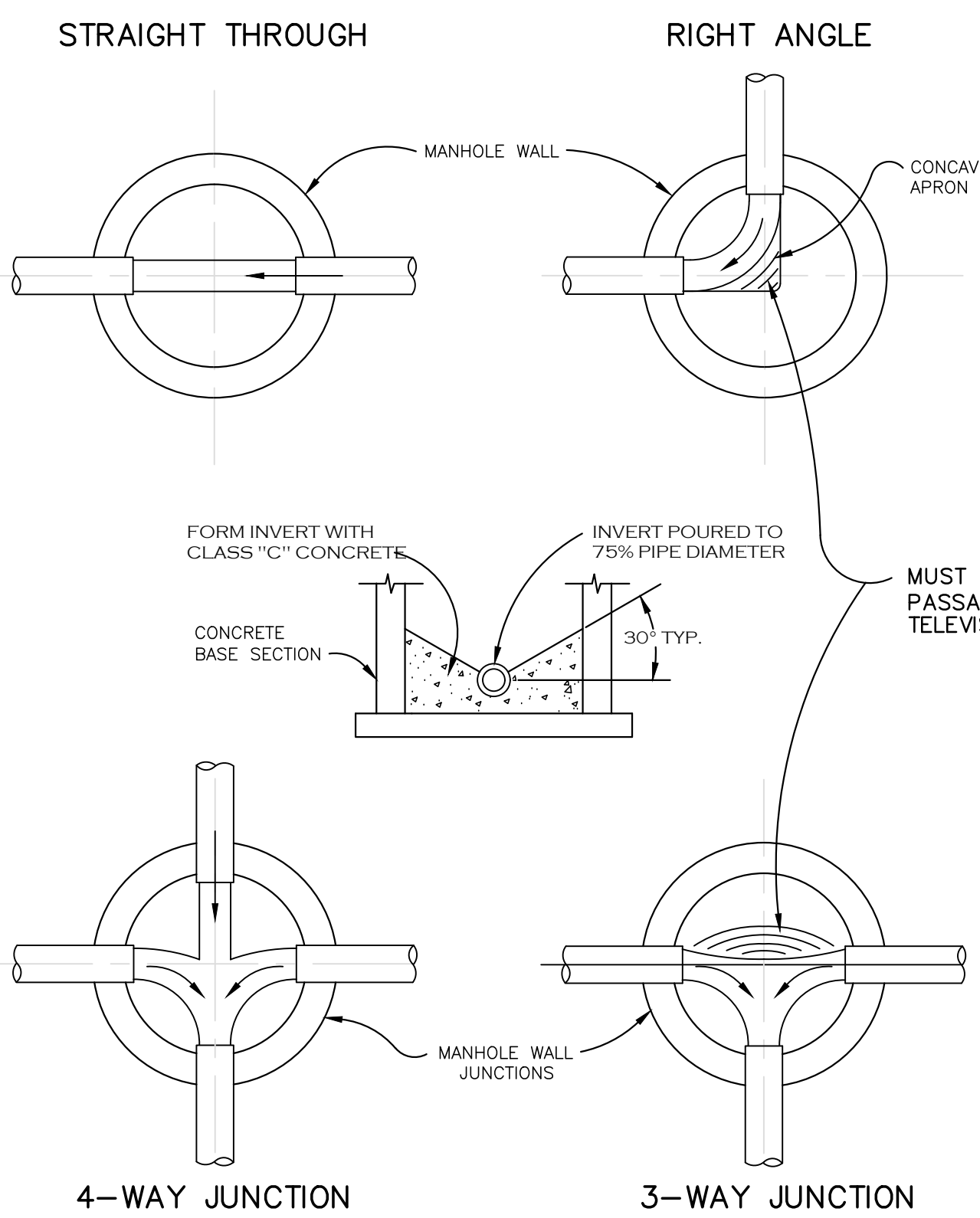
Single Family Subdivision
1789 Dodge Road
Amherst, New York



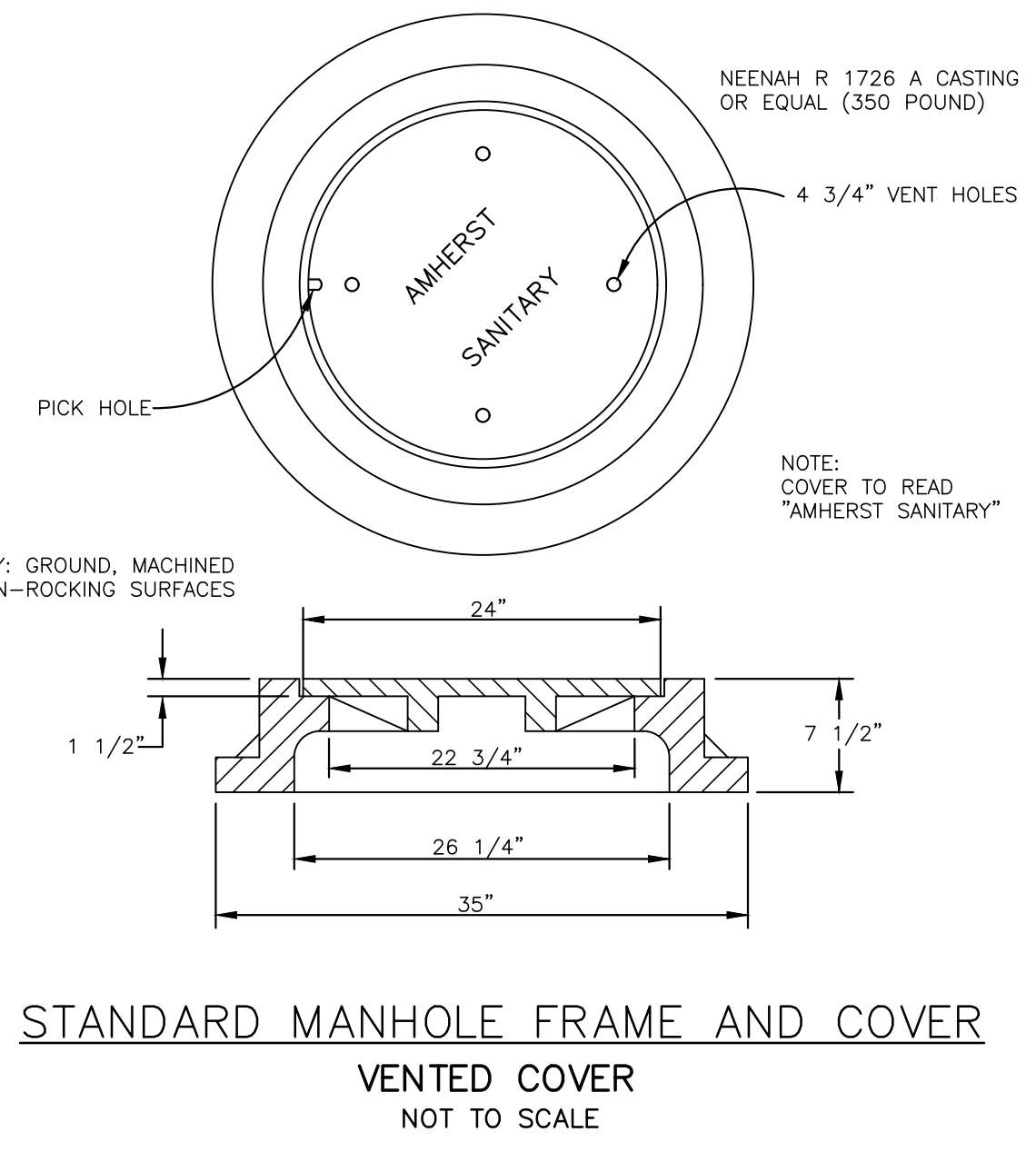
PRECAST CONCRETE MANHOLE
NOT TO SCALE



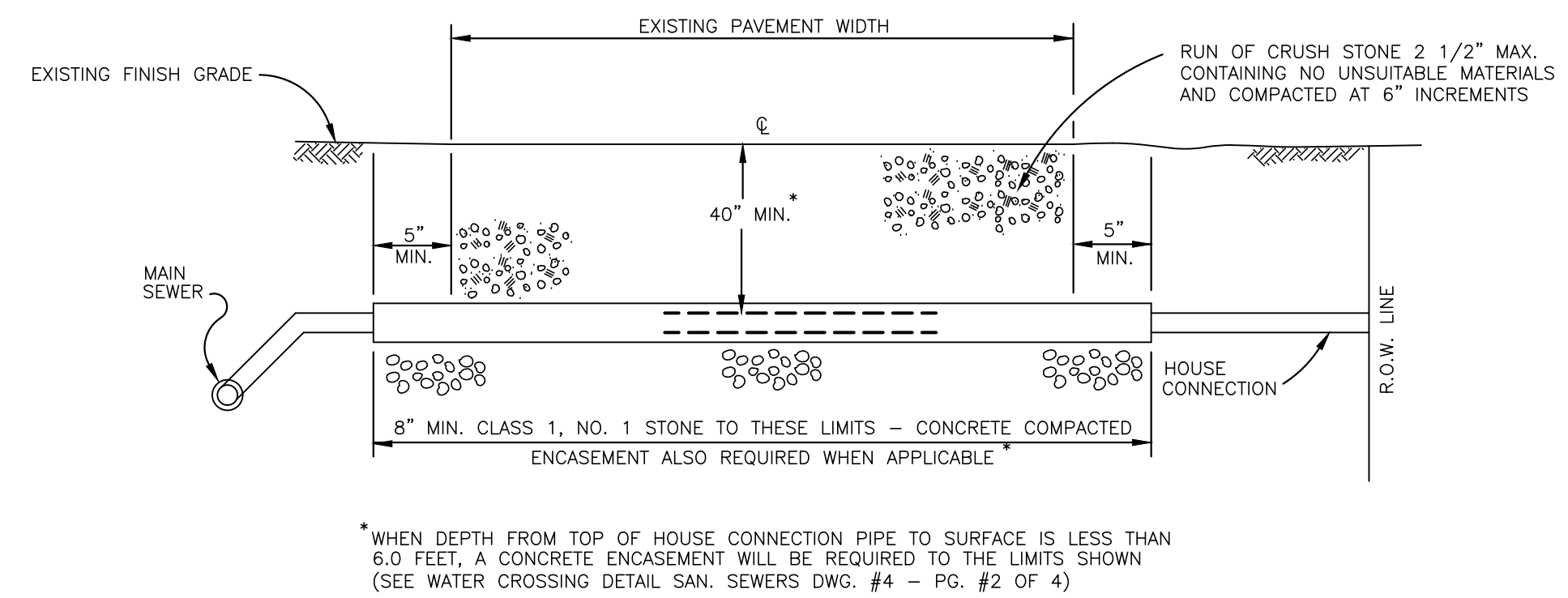
PRECAST CONCRETE MANHOLE OVER EXISTING SEWER (18"-30" DIA.)
NOT TO SCALE



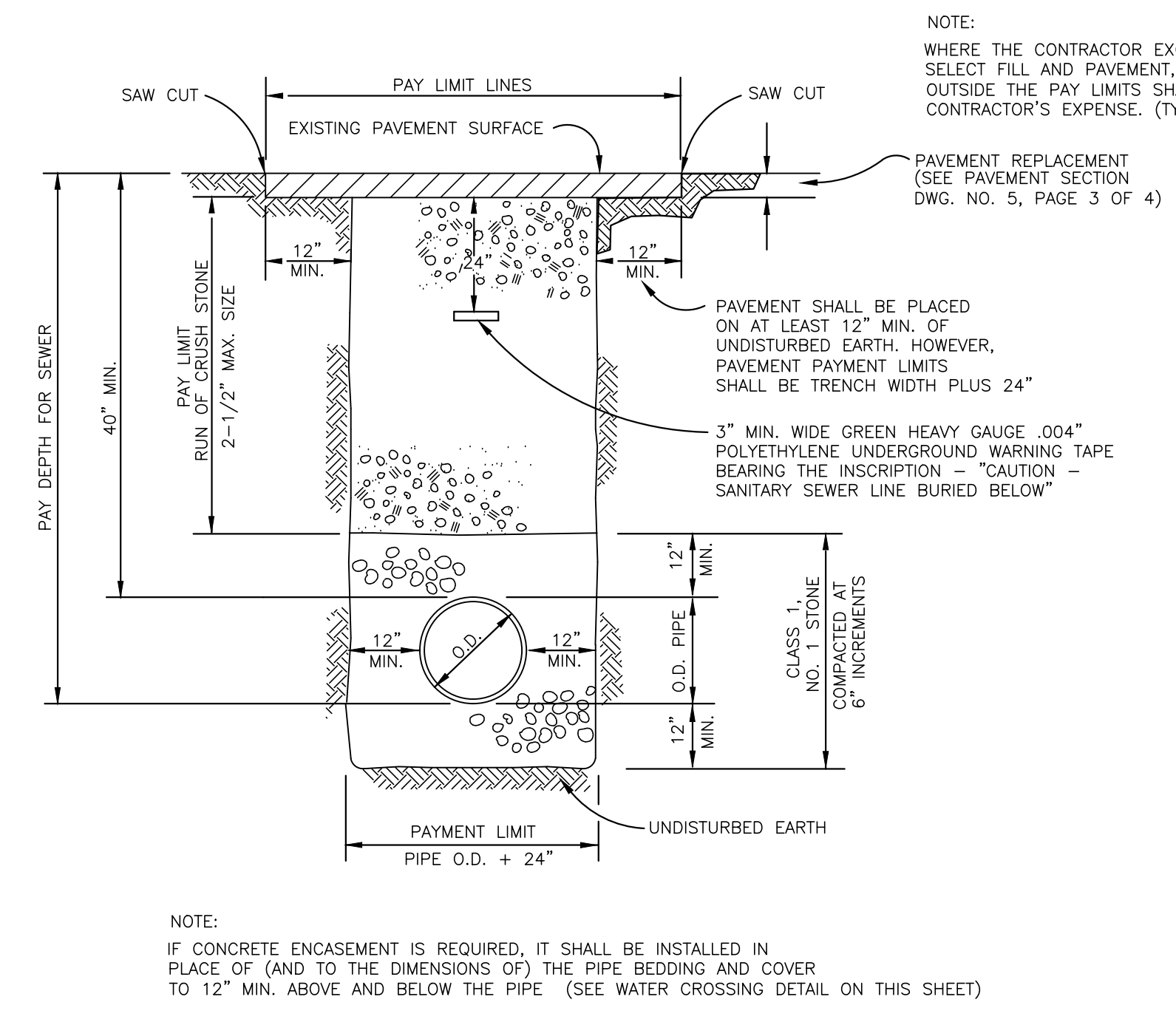
FLOW CHANNEL DETAIL SANITARY SEWERS
NOT TO SCALE



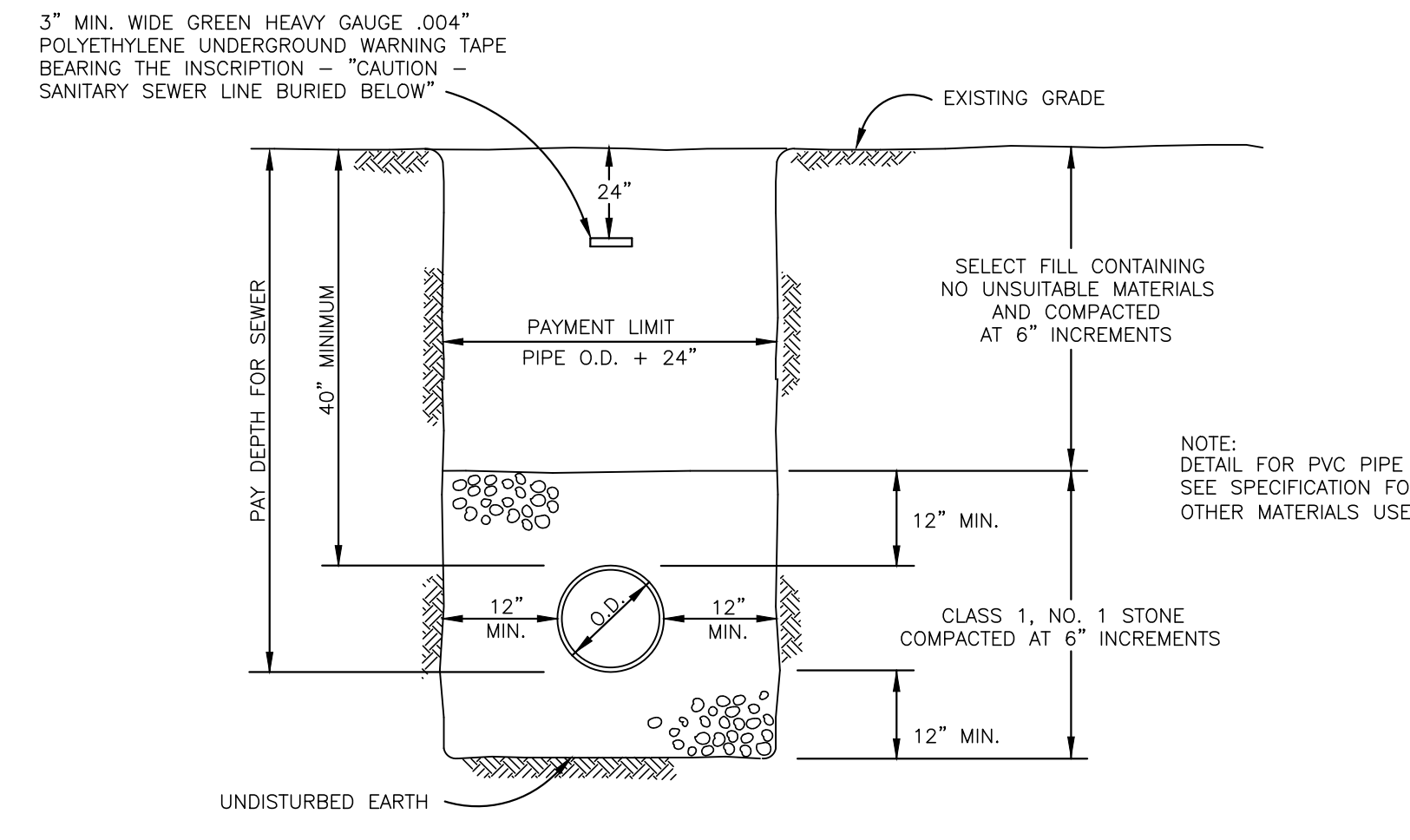
STANDARD MANHOLE FRAME AND COVER VENTED COVER
NOT TO SCALE



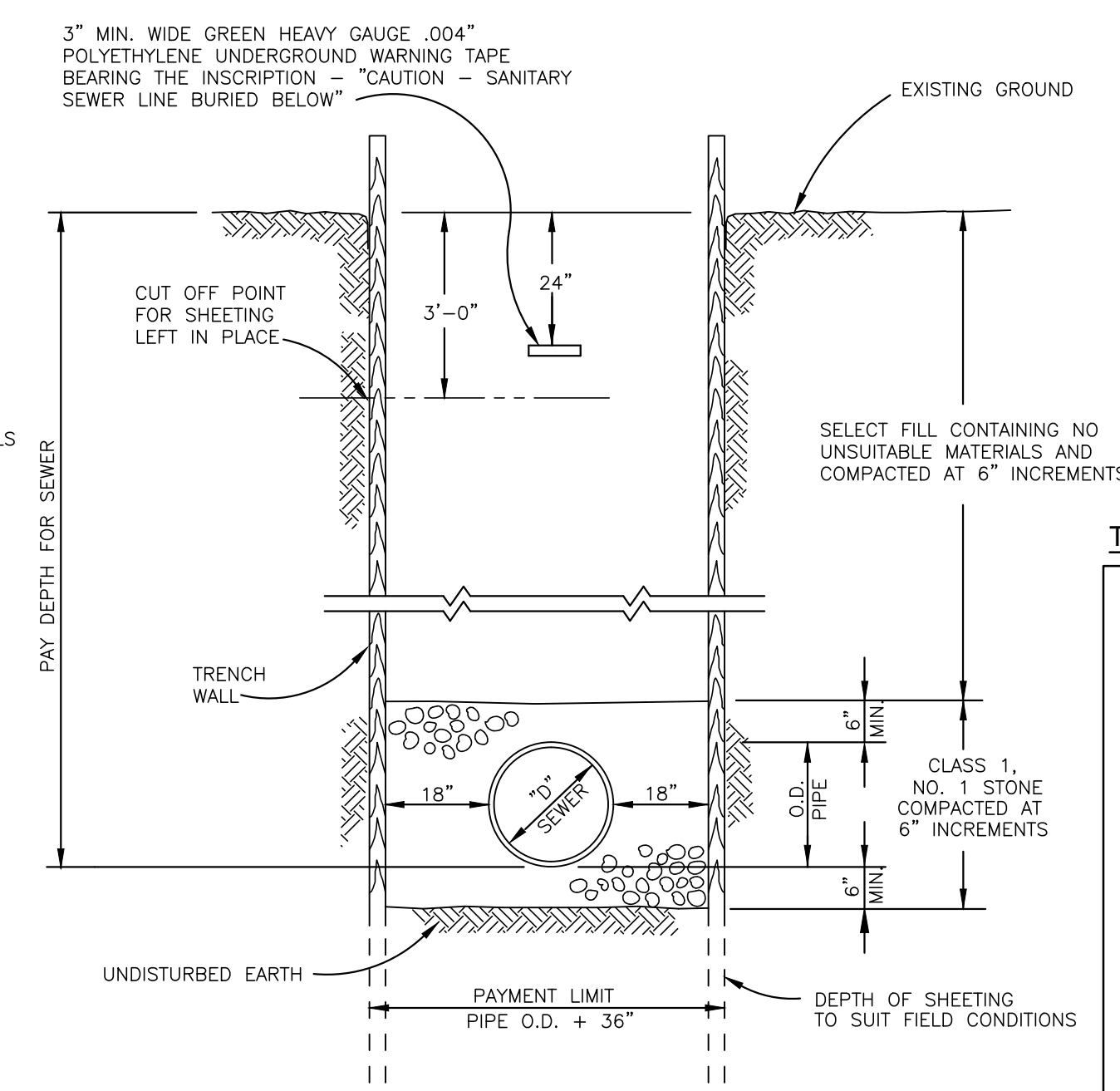
SANITARY TYPICAL PAVEMENT CROSSING FOR HOUSE CONNECTION
NOT TO SCALE



TYPICAL TRENCH DETAIL - TOWN ROAD CROSSING FOR MAIN SEWERS & HOUSE AND BUILDING CONNECTIONS
NOT TO SCALE



TYPICAL EARTH TRENCH DETAIL UNPAVED AND UNTRAVELED AREAS
NOT TO SCALE



SHEETED TRENCH DETAIL
NOT TO SCALE

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

NOTE:
IF CONCRETE ENCASEMENT IS REQUIRED, IT SHALL BE INSTALLED IN PLACE OF (AND TO THE DIMENSIONS OF) THE PIPE BEDDING AND COVER TO 12\"/>

TOWN OF AMHERST APPROVAL BOX:

DRAWING NAME:
Sanitary Sewer Details

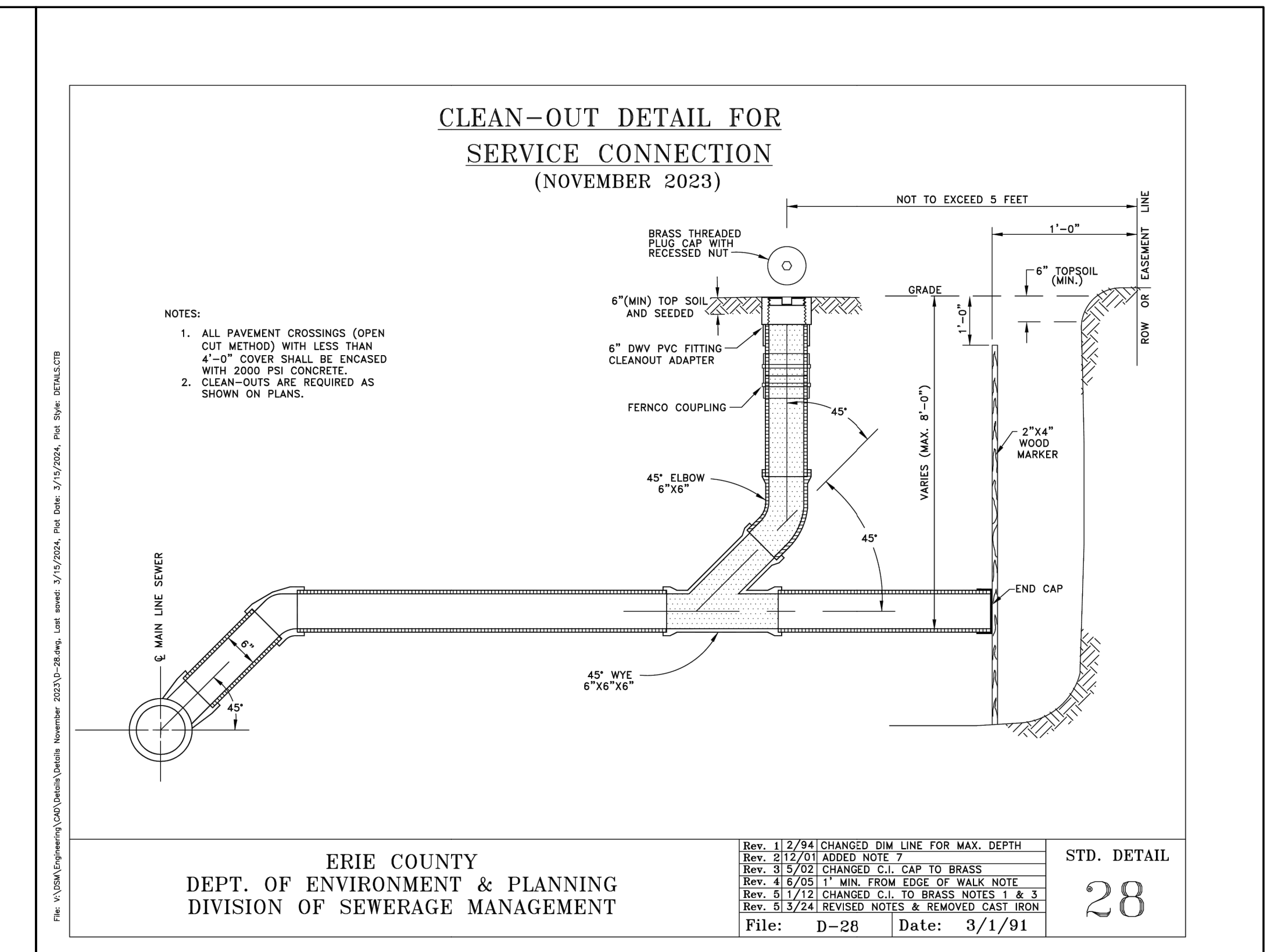
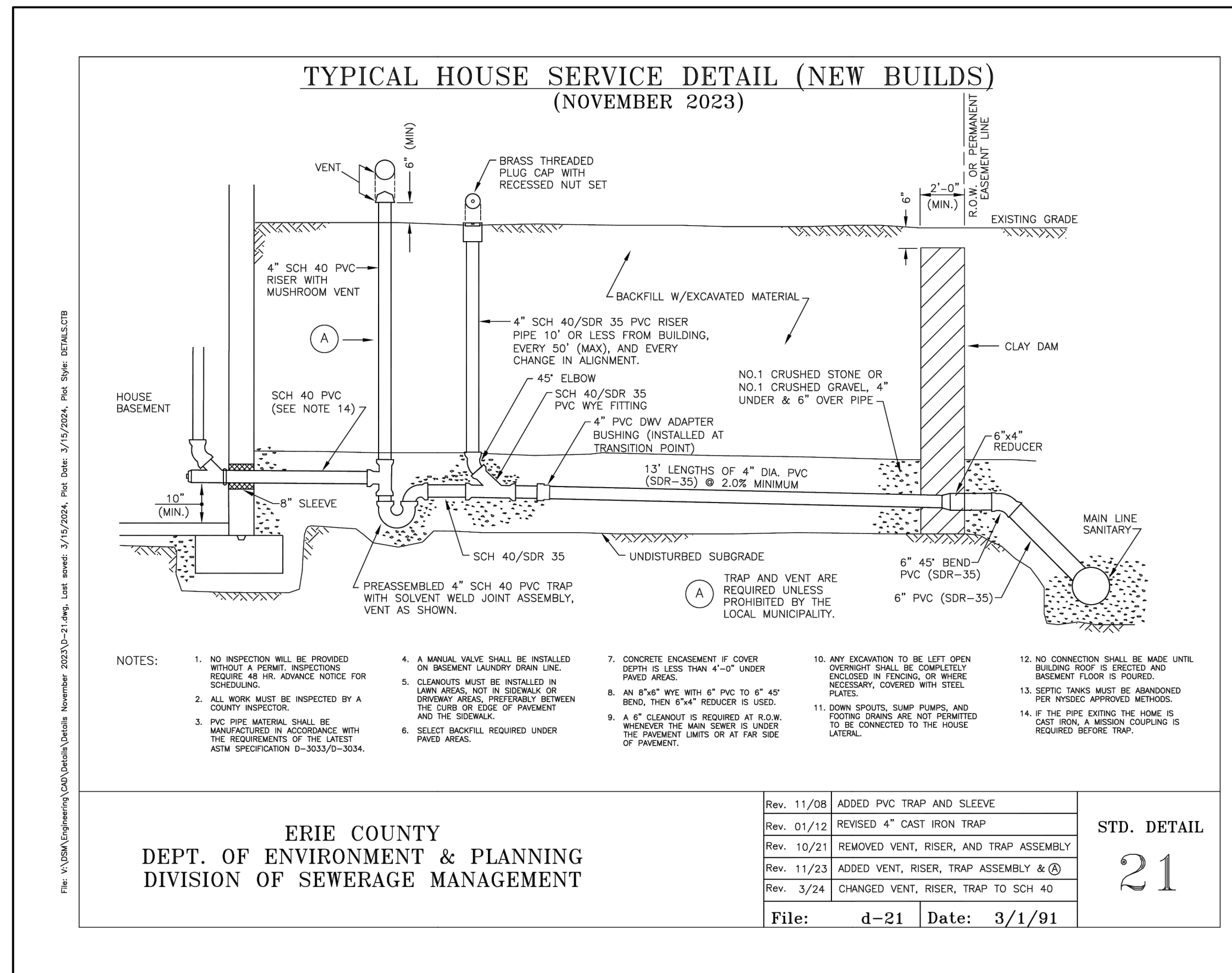
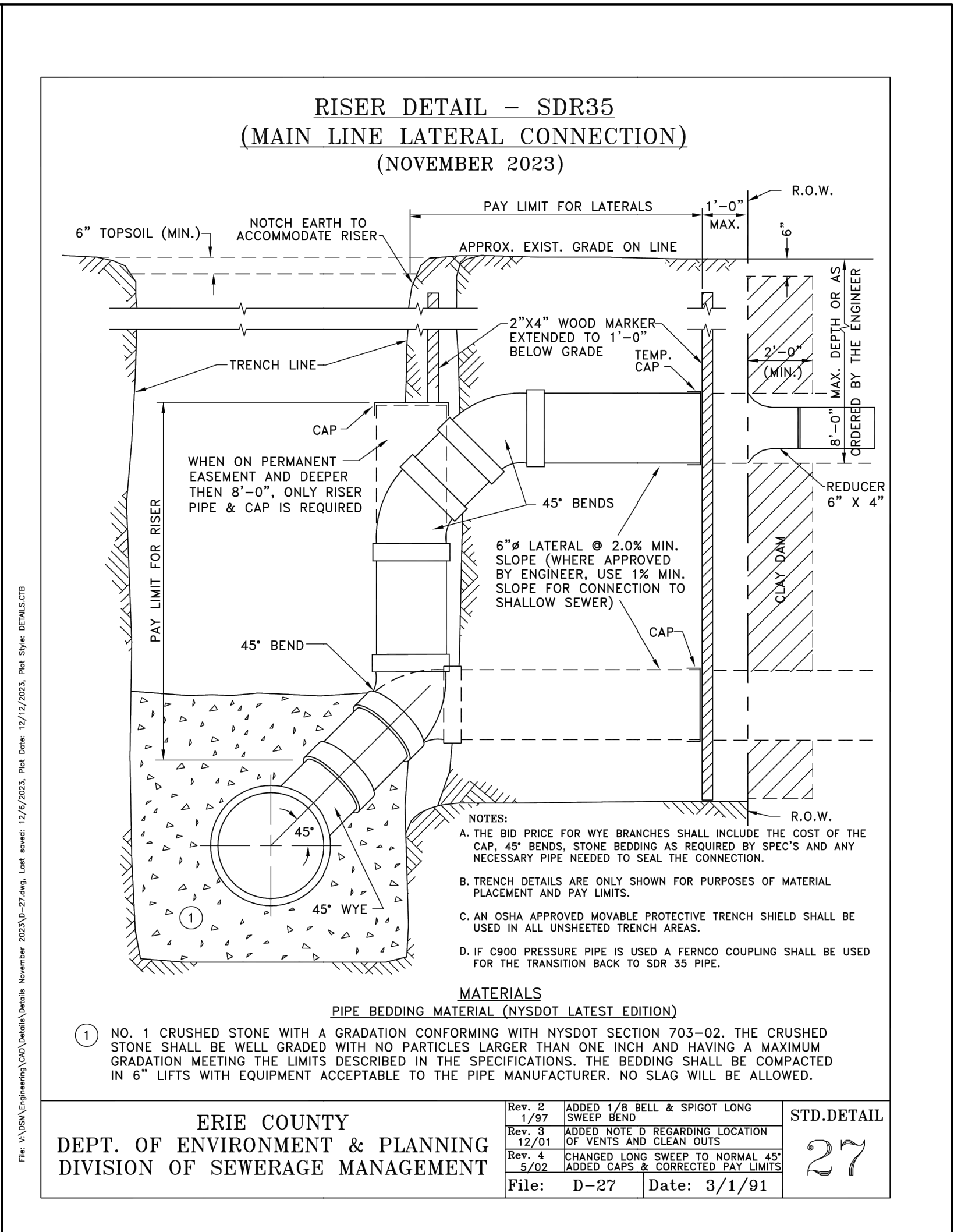
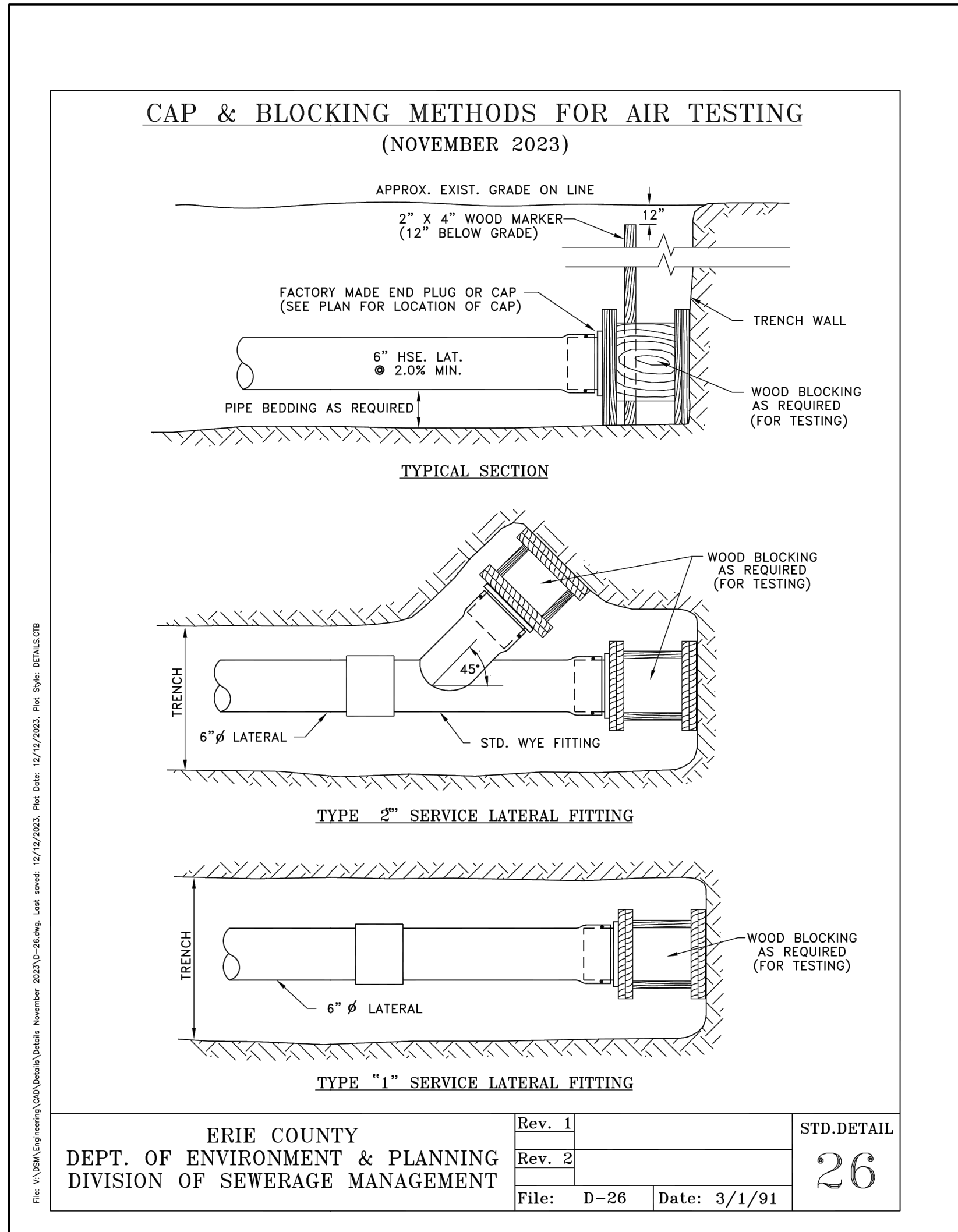
Date: 01/29/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.:
C-402

Project No: 20.247

REVISIONS:	No.	Description	Date
1	1	Rev. Per Town Comments	9/19/2024
2	2	Rev. Per Town Comments	10/24/2024
3	3	Rev. Per Town Comments	11/11/2024





TOWN OF AMHERST APPROVAL BOX:

DRAWING NAME:
Sanitary Sewer Details

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

DRAWING NO.
C-403
Project No: 20.247

CARMINAWOOD DESIGN
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Single Family Subdivision
1789 Dodge Road
Amherst, New York

REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	10/24/2024
3	Rev. Per Town Comments	11/11/2024

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

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SANITARY SEWER TESTING METHOD NOTES:

(A) LEAKAGE TESTS

- 01. THE TEST PERIOD WHEREIN THE MEASUREMENTS ARE TAKEN SHALL NOT BE LESS THAN 24 HOURS, REGARDLESS OF THE TEST METHOD USED.
- 02. THE TOTAL LEAKAGE OF ANY SECTION TESTED BY ANY TEST METHOD SHALL NOT EXCEED THE RATE OF 200 GALLONS PER MILE OF PIPE PER 24 HOURS PER INCH OF NOMINAL PIPE DIAMETER.
- 03. MANHOLES SHALL BE CONSIDERED AS SECTIONS OF 48" DIAMETER PIPE AND THE EQUIVALENT LEAKAGE ALLOWANCE SHALL BE COMPUTED PER NOTE 02 USING THE SUBMERGED HEIGHT OF MANHOLE AS THE LENGTH.
- 04. WHEN MANHOLES ARE TESTED SEPARATELY, ALL PIPE OPENINGS SHALL BE PLUGGED AND THE TEST PROCEDURES AND CRITERIA SHALL BE APPLIED IN THE SAME MANNER AS FOR TESTS INVOLVING ONLY THE PIPE OR A COMBINATION OF PIPE AND MANHOLES.

(B) INFILTRATION TEST CRITERIA FOR USE

- 01. THIS TEST METHOD MAY ONLY BE USED WHEN GROUND WATER LEVELS ARE AT LEAST TWO (2) FEET ABOVE THE TOP OF THE PIPE FOR THE ENTIRE LENGTH OF THE SECTION TO BE TESTED DURING THE ENTIRE PERIOD OF THE TESTS.
- 02. GROUND WATER LEVELS MAY BE MEASURED IN AN OPEN TRENCH OR IN STANDPIPES PREVIOUSLY PLACED IN BACKFILLED TRENCHES DURING BACKFILLING.
- 03. THE NUMBER OF STANDPIPES REQUIRED AND LOCATION OF THE SAME ARE TO BE AS ORDERED BY THE ENGINEER. STANDPIPES MAY BE OF ANY PIPE MATERIAL BUT MUST BE OF SUCH DIAMETER (2-1/2" MINIMUM) AS TO PERMIT THE INSERTION OF A RULE OR LEVEL ROD. CRUSHED STONE SHALL BE PLACED AROUND THE LOWER OPEN ENDS OF THE STANDPIPES.
- 04. STANDPIPES ARE TO BE REMOVED AT THE SATISFACTORY COMPLETION OF THE TESTS.
- 05. IF IN LIEU OF STANDPIPES, THE TRENCH IS TO BE LEFT OPEN FOR GROUND WATER OBSERVATION, THE LENGTH OF UNBACKFILLED TRENCH AT ANY ONE TIME MAY HAVE TO BE LIMITED FOR REASONS OF SAFETY.

(C) EXFILTRATION TEST CRITERIA FOR USE

- 01. THIS TEST CONSISTS OF FILLING THE PIPE WITH WATER TO PROVIDE A HEAD OF AT LEAST TWO (2) FEET ABOVE THE TOP OF THE PIPE OR ABOVE GROUND WATER WHICHEVER IS HIGHER AT THE HIGHEST POINT OF THE PIPE LINE UNDER TEST, AND THEN MEASURING THE LOSS OF WATER TO MAINTAIN THE ORIGINAL LEVEL.
- 02. IN THIS TEST THE PIPE LINE MUST BE FILLED WITH WATER AND ALLOWED TO REMAIN SO FILLED FOR AT LEAST 24 HOURS PRIOR TO TAKING MEASUREMENTS.
- 03. REGARDING GROUND WATER MEASUREMENTS: SEE NOTES 02 THROUGH 05 ABOVE.
- 04. REGARDING THE TEST STANDPIPE: THERE MUST BE SOME POSITIVE METHOD OF RELEASING ENTRAPPED AIR IN THE SEWER PRIOR TO TAKING MEASUREMENTS.

(D) DEFLECTION TEST FOR PVC SEWER PIPE

- 01. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE GRAVITY SEWER PIPE. TESTS SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE FOR AT LEAST 30 DAYS.
- 02. NO PIPE SHALL EXCEED DEFLECTION OF 5% DEFLECTION GAGE MAY BE BORROWED FROM THE TOWN ENGINEER FOR 8" AND 10" PIPE. THE DEFLECTION TEST MUST BE EXECUTED AFTER 30 DAYS OF PLACEMENT OF FINAL BACKFILL. THE TEST WILL ALSO BE DONE WITHOUT MECHANICAL PULLING DEVICES.

MANHOLE PLACEMENT AND MAINTENANCE DURING CONSTRUCTION AND DEVELOPMENT

CONTRACTOR AND/OR DEVELOPERS SHALL CONSTRUCT ALL MANHOLE STRUCTURES IN ACCORDANCE WITH THE TOWN OF AMHERST STANDARD SPECIFICATIONS OR THE SPECIFICATIONS OF THE DESIGN ENGINEER WHEN REQUIRED BY THE TOWN.

ALL MANHOLES ARE TO BE DESIGNED AND FURNISHED WITH RIM ELEVATIONS AT FINAL FINISHED GRADES. THE CONTRACTOR, DEVELOPER, OR HOME BUILDER SHALL BE RESPONSIBLE FOR ALL CORRECTIONS, ADJUSTMENTS, AND MODIFICATIONS NEEDED FOR RAISING, LOWERING, OR REPLACING ANY AND ALL MANHOLES AS PROPOSED FOR THE FACILITY.

ALL AS-BUILT STATIONING, LINE AND GRADE IMPROVEMENTS, INVERT AND RIM ELEVATIONS, *M* LOCATIONS, INSPECTION REPORTS, ROADWAY OR STREET NAMES, RIGHT-OF-WAY WIDTHS, AND EASEMENT LINES SHALL BE FURNISHED TO THE TOWN ON A SET OF MYLAR DRAWINGS PRIOR TO TAP-IN APPROVAL, PIP ACCEPTANCE, AND/OR RELEASE OF FINAL PAYMENT.

ALL MANHOLE STRUCTURES SHALL BE MADE ACCESSIBLE TO THE TOWN OF AMHERST TELEVISION/MAINTENANCE CREWS. THE CONTRACTOR AND/OR DEVELOPER SHALL PROVIDE A DRY, WELL COMPACTED, STABLE SURFACE FREE FROM SHOW AND OBSTRUCTIONS FOR SAFE AND OPEN ACCESS WITH TOWN VEHICLES. SHOULD THE CONTRACTOR AND/OR DEVELOPER WISH TV INSPECTIONS DURING WET WEATHER/WET SOIL CONDITIONS, HE SHALL PROVIDE ALL NECESSARY GRANULAR BACKFILL, DISTRIBUTED AND COMPACTED TO SUPPLY ACCESS TO EACH MANHOLE. THE CONTRACTOR AND/OR DEVELOPER SHALL BEAR ALL COSTS OF TOWING, DOWN TIME, CREW TIME, AND DAMAGE ALONG WITH RESTORATION, SHOULD SUCH ACCESSWAYS FAIL.

SANITARY SEWER NOTES:

- 01. THE CONTRACTOR SHALL COMPLY WITH THE TOWN OF AMHERST STANDARD DRAWINGS AND SPECIFICATIONS.
- 02. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER AND THE TOWN OF AMHERST ENG. DEPT. OF ANY HAZARDOUS SUBSTANCE ENCOUNTERED DURING THE CONSTRUCTION OF THE WORK. HE SHALL AT HIS EXPENSE, CONFORM TO ALL LAWS, RULES, REGULATIONS AND DIRECTIONS AS PROMULGATED BY THE UNITED STATES DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION, THE NEW YORK STATE DEPARTMENT OF HEALTH AND ANY SUCH LOCAL RULES, ORDINANCES AND LAWS WHEN ENCOUNTERING OR WORKING WITH ANY SUCH HAZARDOUS SUBSTANCE.
- 03. THE CONTRACTOR SHALL COMPLY IN ALL RESPECTS TO THE INDUSTRIAL CODE PART (RULE NO.) 53 RELATING TO CONSTRUCTION, EXCAVATION AND DEMOLITION OPERATIONS AT OR NEAR UNDERGROUND FACILITIES, AS ISSUED BY THE STATE OF NEW YORK DEPARTMENT OF LABOR, BOARD OF STANDARD AND APPEALS.
- 04. SINCE THE ERIE COUNTY WATER AUTHORITY OPERATES AND MAINTAINS THE EXISTING WATER LINES, THEY ARE TO BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF THE START OF CONSTRUCTION. ALL EXISTING VALVES ARE TO BE OPERATED BY THE ERIE COUNTY WATER AUTHORITY PERSONNEL.
- 05. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AHEAD OF THE PIPE LAYING OPERATION, SO THAT, IF MINOR ADJUSTMENTS MUST BE MADE IN ELEVATION AND/OR ALIGNMENT DUE TO INTERFERENCE FROM THESE UTILITIES, SAID CHANGES CAN BE MADE IN ADVANCE OF THE WORK.
- 06. WHERE SUCH FACILITIES ARE UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER, HE SHALL CERTIFY TO THE ENGINEERING DEPARTMENT OF THE TOWN OF AMHERST THAT SAID FACILITIES AS CONSTRUCTED WERE SUPERVISED BY HIMSELF (HERSELF) AND THAT THE WORKS HAVE BEEN FULLY COMPLETED IN ACCORDANCE WITH THE APPROVED ENGINEERING REPORTS, PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS AND ANY AND ALL ADDENDA TO SAME.
- 07. THE CONSTRUCTION OF THE FACILITIES SHALL BE UNDER THE SUPERVISION OF A PERSON OR FIRM QUALIFIED TO PRACTICE PROFESSIONAL ENGINEERING IN NEW YORK STATE UNDER THE EDUCATION LAW OF THE STATE, WHENEVER ENGINEERING SERVICES ARE REQUIRED BY SUCH LAW FOR SUCH PURPOSES.
- 08. A WRITTEN CERTIFICATE OF CONSTRUCTION COMPLIANCE, INCLUDING THE RESULTS OF HYDROSTATIC LEAKAGE TESTS, MADE BY THE PROFESSIONAL ENGINEER SUPERVISING THE CONSTRUCTION, SHALL BE SUBMITTED TO THE ERIE COUNTY DEPART. OF ENVIRONMENT PLANNING AND NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION WITHIN THIRTY (30) DAYS AFTER CONSTRUCTION COMPLETION.
- 09. UNSUITABLE MATERIALS SUCH AS FROZEN ORGANIC AND/OR VEGETABLE MATERIAL, DEBRIS, TREES, LUMBER, LARGE STONES OR CLODS (6.0" OR LARGER), MUCK, PEAT, ORGANIC SILT WILL NOT BE ACCEPTABLE FILL AND CERTAIN MAN-MADE DEPOSITS OF INDUSTRIAL WASTE, SLUDGE OR LANDFILL MAY ALSO BE DETERMINED AS UNSUITABLE HAZARDOUS MATERIAL.
- 10. THE COMPACTION OF ALL MATERIALS WILL OCCUR AT 6" INCREMENTS.
- 11. VERIFICATION OF ALL EXISTING EASEMENTS IS THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THEY MUST BE SHOWN ALONG WITH ALL PROPOSED EASEMENTS ON PLAN DRAWINGS.
- 12. SHOULD A FLUID CONDITION BE ENCOUNTERED AT THE TRENCH BOTTOM, THE CONTRACTOR IS TO INSTALL ADDITIONAL STONE CRADLE AS ORDERED BY THE ENGINEER.
- 13. ALL PIPE CROSSING UNDER PAVED AREAS ARE TO BE BACKFILLED TO SUBGRADE WITH COMPACTED SELECT MATERIAL TO FIVE (5) FEET OUTSIDE THE PAVEMENT EDGES.
- 14. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A QUALIFIED TREE EXPERT TO REMOVE, WHERE NECESSARY, BRANCHES WHICH INTERFERE WITH THE CONSTRUCTION OPERATION, OR REPAIR TREES HAVING SUFFERED DAMAGE BY CONSTRUCTION ACTIVITIES. THE COST INVOLVED IN THE ABOVE IS TO BE INCLUDED IN THE VARIOUS ITEMS OF THE CONTRACT.
- 15. SEWERS SHALL BE LAID AT LEAST TEN (10) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATERMAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A TEN FOOT SEPARATION, THE APPROPRIATE REVIEWING AGENCY MAY ALLOW DEVIATION ON A CASE-BY-CASE BASIS, IF SUPPORTED BY DATA FROM THE DESIGN ENGINEER. SUCH DEVIATION MAY ALLOW INSTALLATION OF THE SEWER CLOSER TO A WATERMAIN, PROVIDED THAT THE WATERMAIN IS IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AND AT AN ELEVATION SO THE BOTTOM OF THE WATERMAIN IS AT LEAST 18" (46CM) ABOVE THE TOP OF THE SEWER.
- 16. SEWERS CROSSING WATERMANS SHALL BE LAID TO PROVIDE MINIMUM VERTICAL DISTANCE OF 18" (46CM) BETWEEN THE OUTSIDE OF WATERMAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATERMAIN IS EITHER ABOVE OR BELOW THE SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATERMAIN JOINTS. WHERE A WATERMAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER, TO PREVENT DAMAGE TO THE WATERMAIN.
- 17. WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO WATER PIPE AND SHALL BE PRESSURE TESTED AS TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
- 18. THE PIPE SHALL BE P.V.C. SEWER PIPE CONFORMING TO THE LATEST REVISIONS OF ASTM DESIGNATION D-3034, SDR-35, INSTALLED IN ACCORDANCE WITH ASTM.
- 19. THE MANHOLE COVERS ARE TO BEAR THE INSCRIPTION "AMHERST SANITARY".

TOWN OF AMHERST APPROVAL BOX:

Empty rectangular box for Town of Amherst approval.

CARMINA WOOD
DESIGN
Buffalo | Utica | Greensboro

Single Family Subdivision
1789 Dodge Road
Amherst, New York

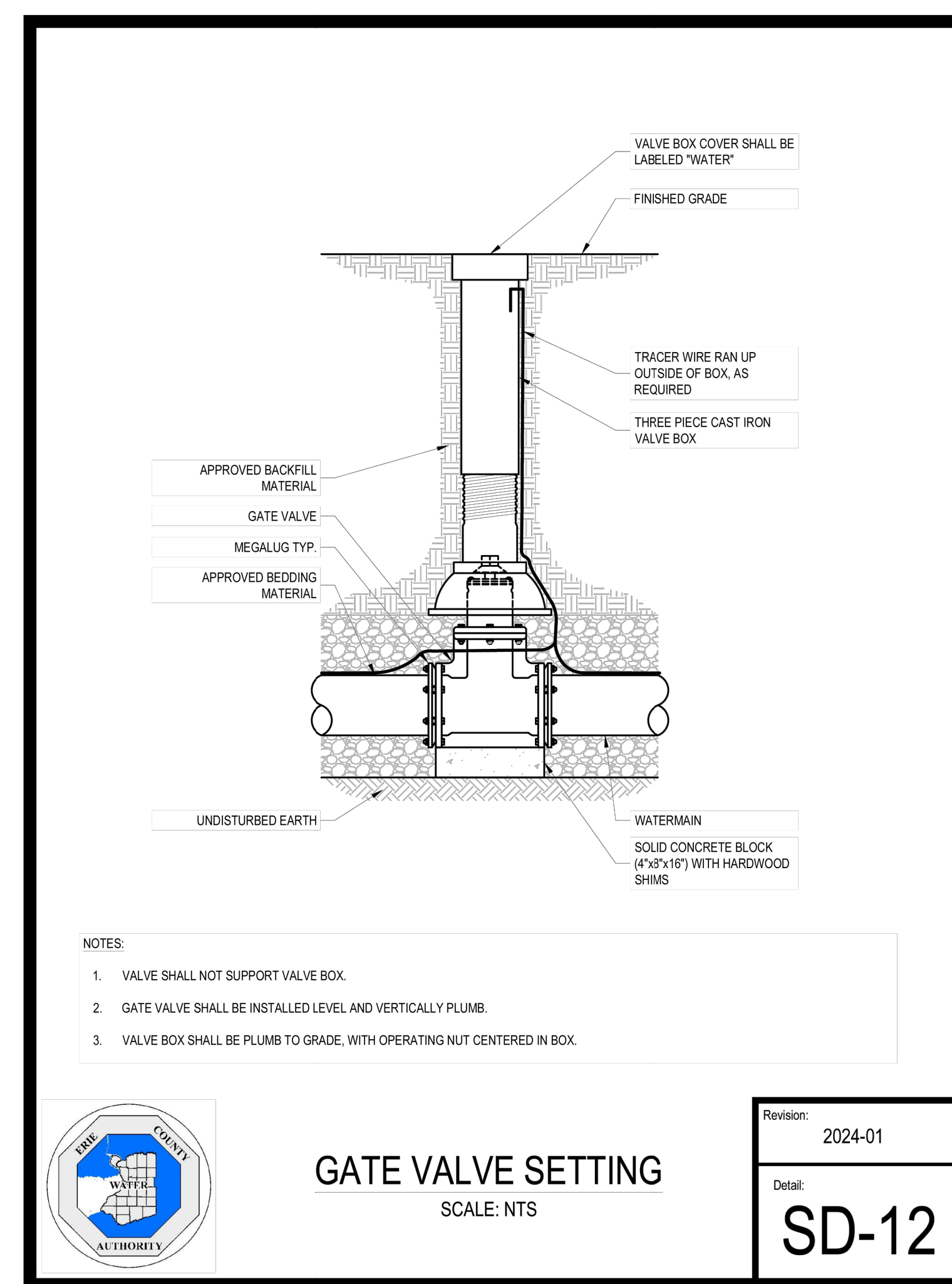
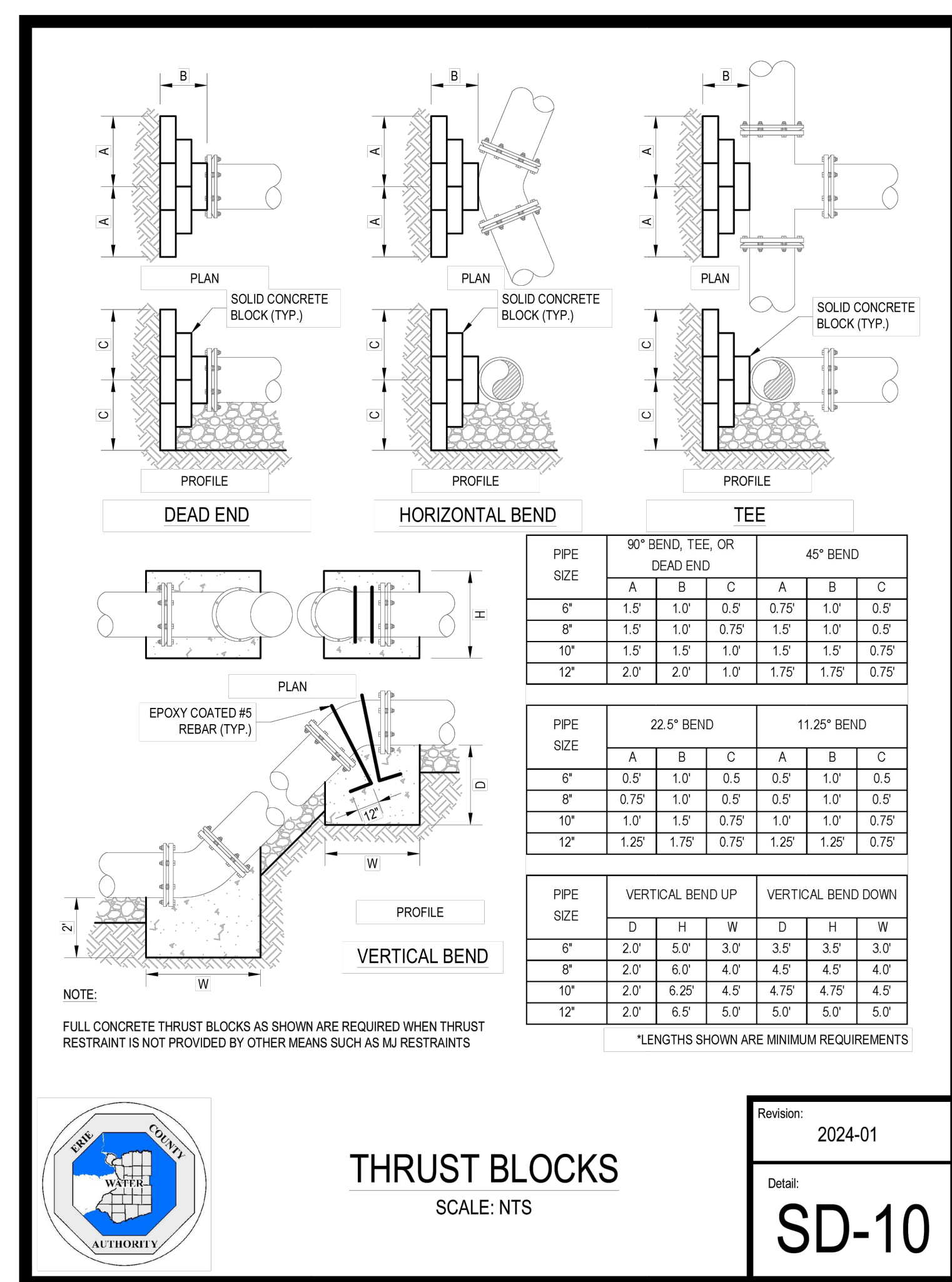
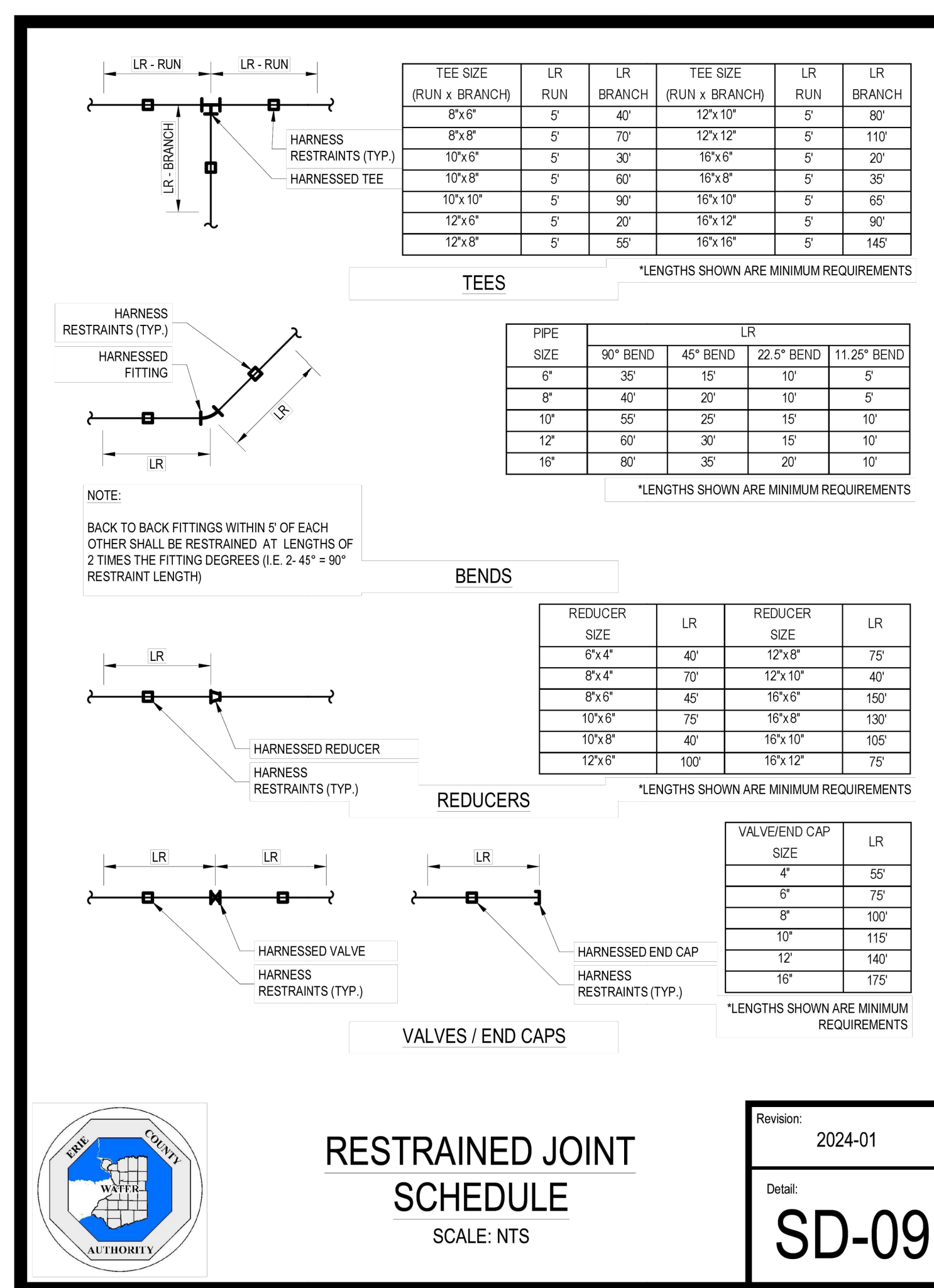
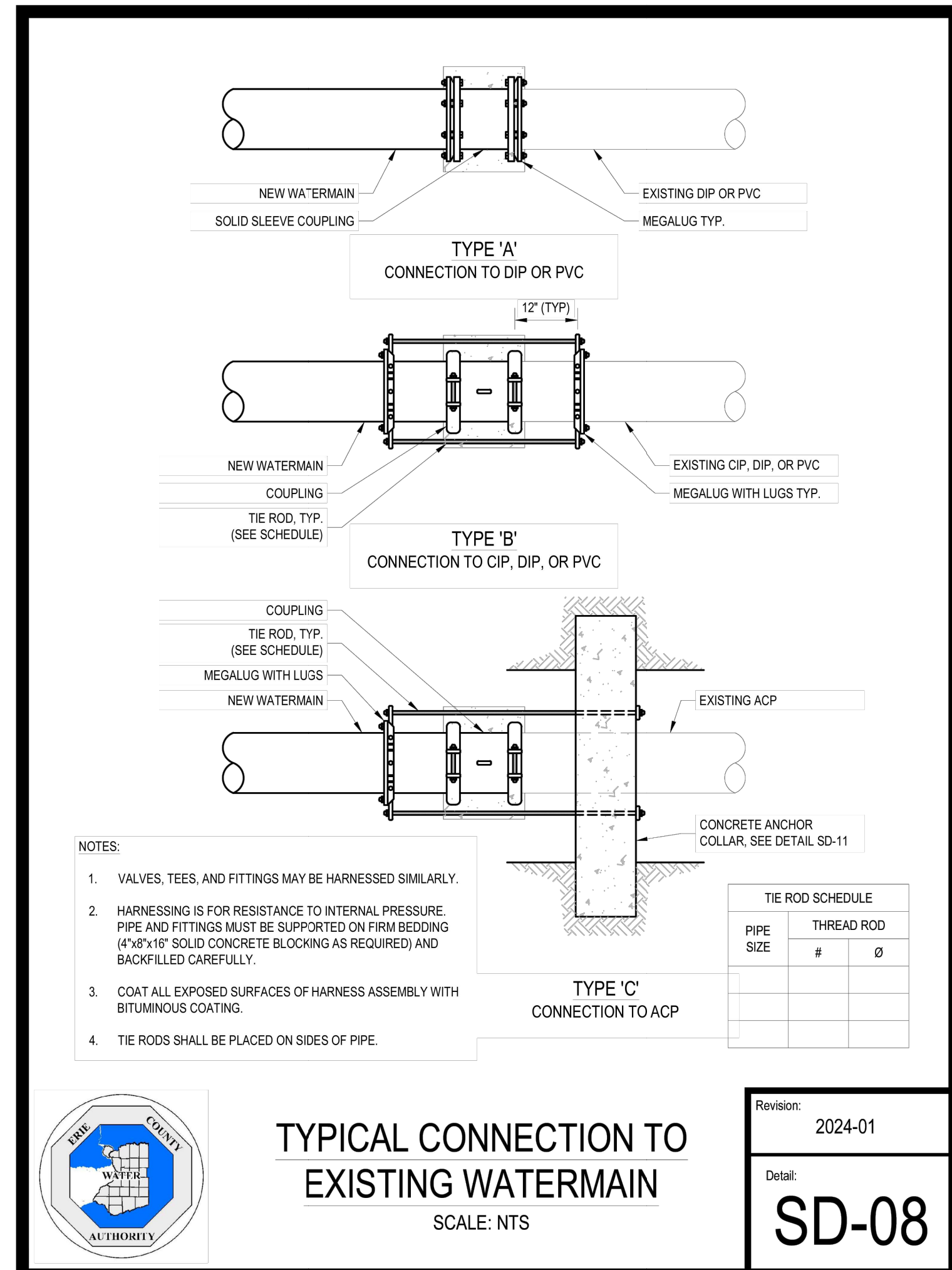
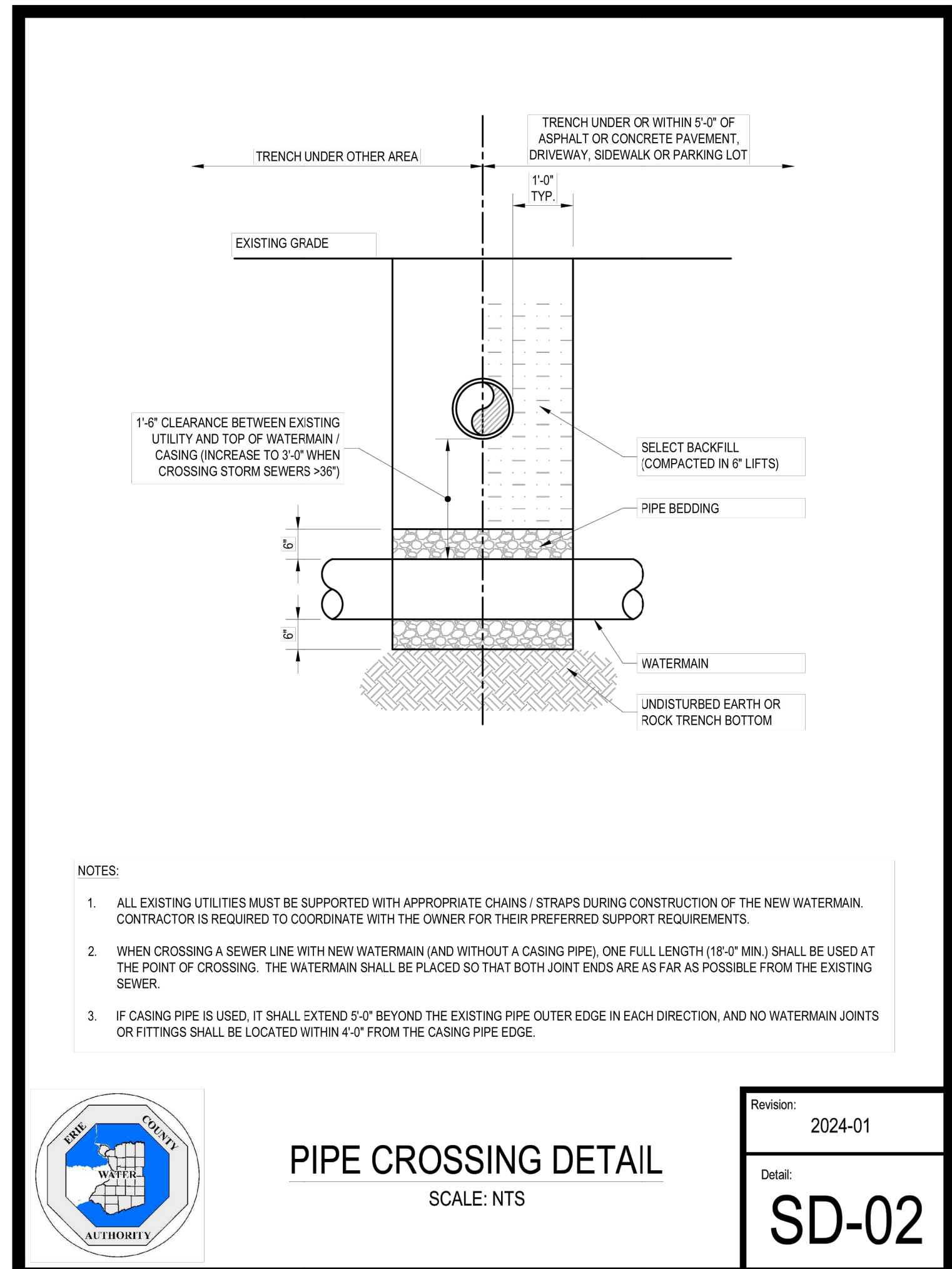
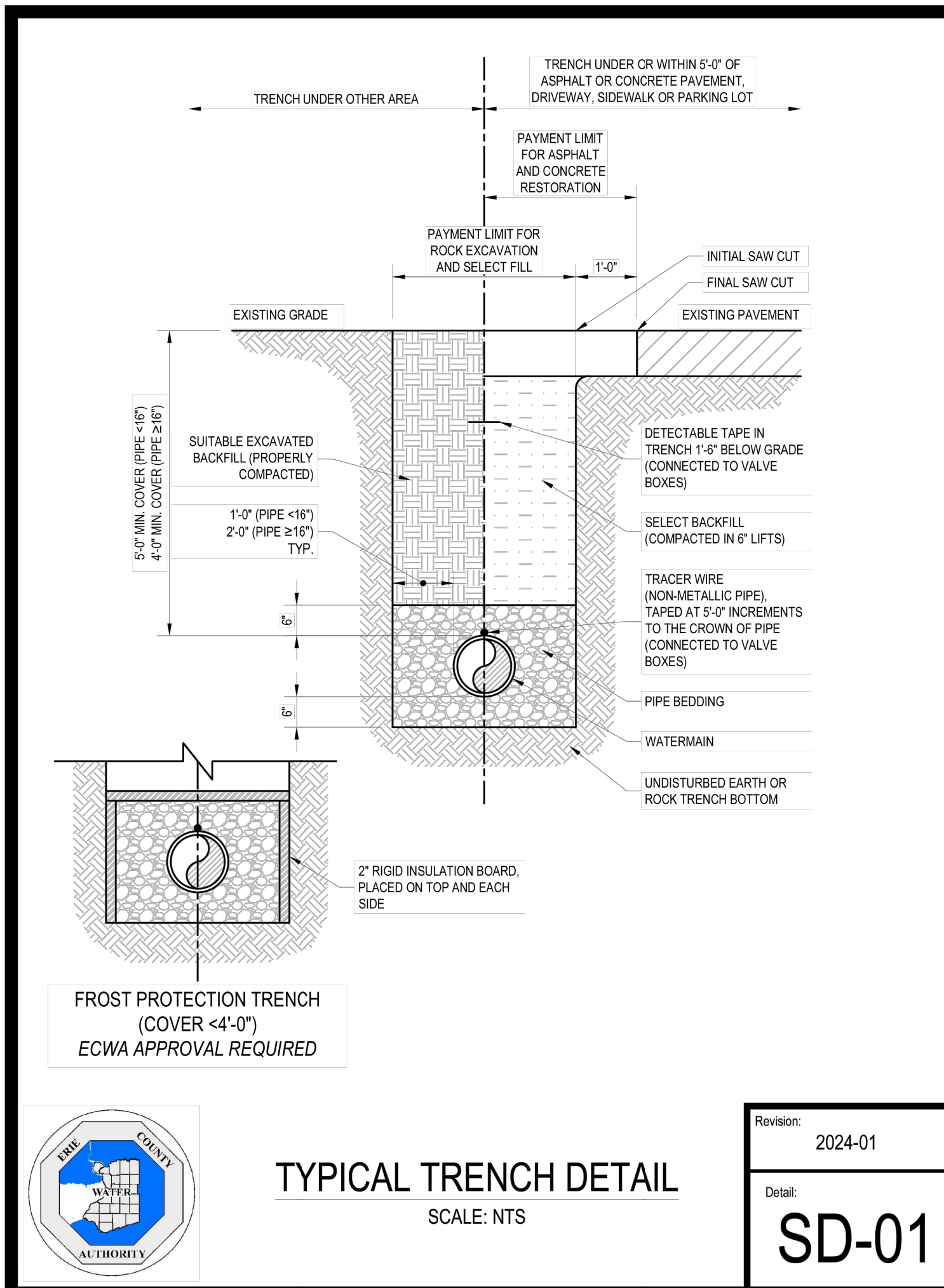
REVISIONS:	No.	Description	Date
	1	Rev. Per Town Comments	9/19/2024
	2	Rev. Per Town Comments	10/24/2024
	3	Rev. Per Town Comments	11/11/2024



DRAWING NAME:
Sanitary Sewer Notes

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

DRAWING NO.
C-404
Project No: 20.247



REVISIONS:

No.	Description	Date
1	Rev. Per Town Comments	9/19/2024
2	Rev. Per Town Comments	10/24/2024
3	Rev. Per Town Comments	11/11/2024



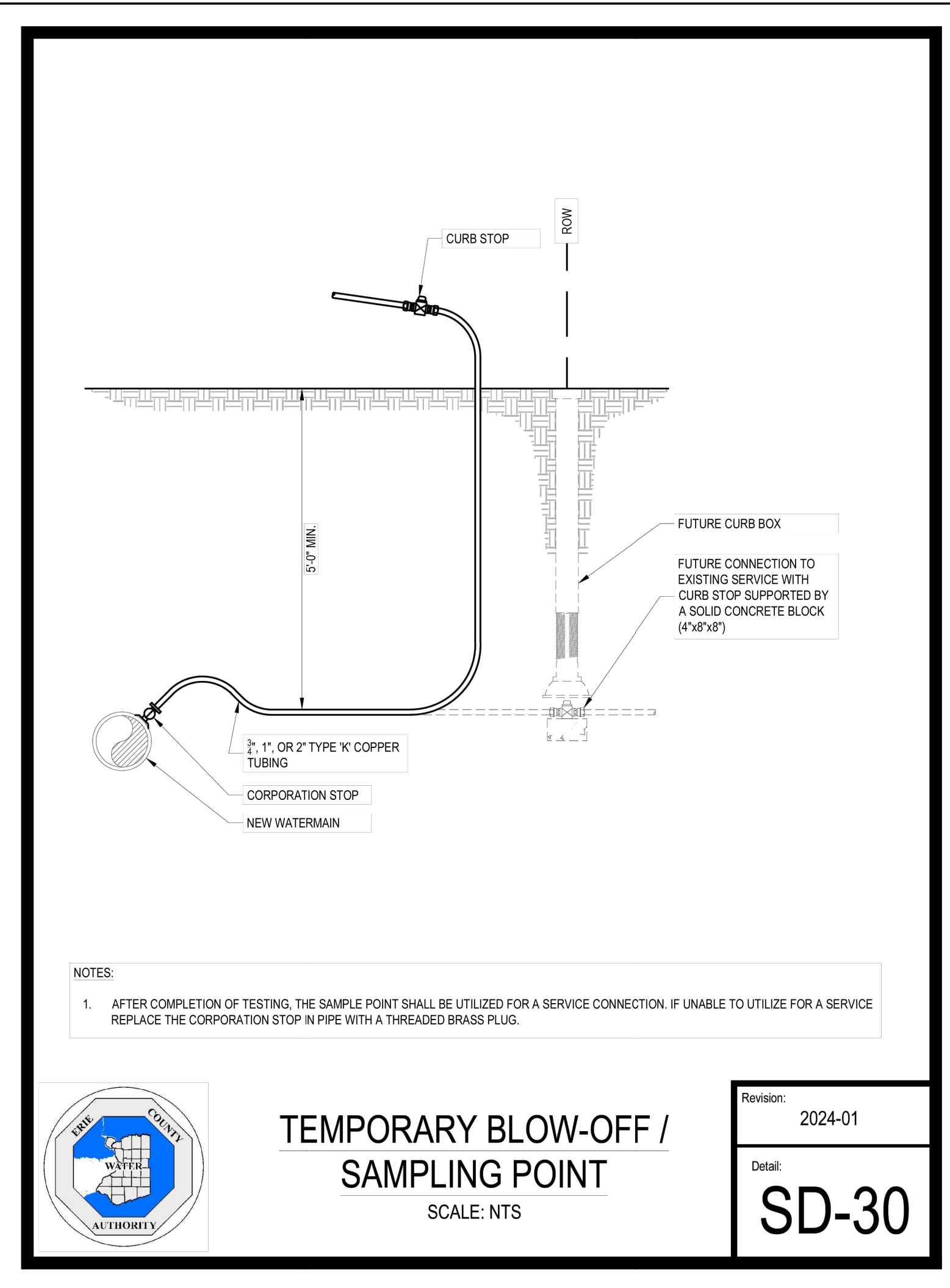
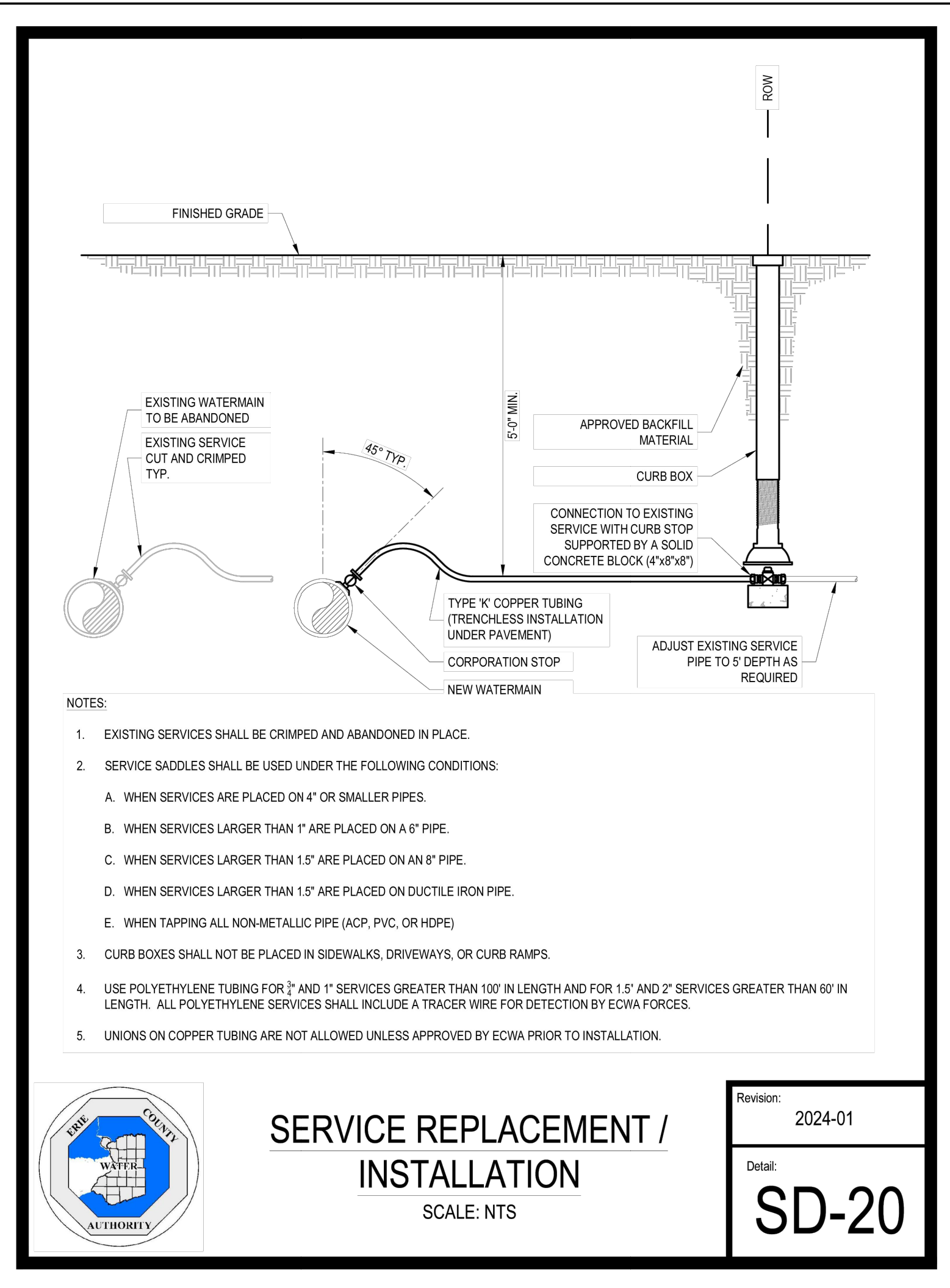
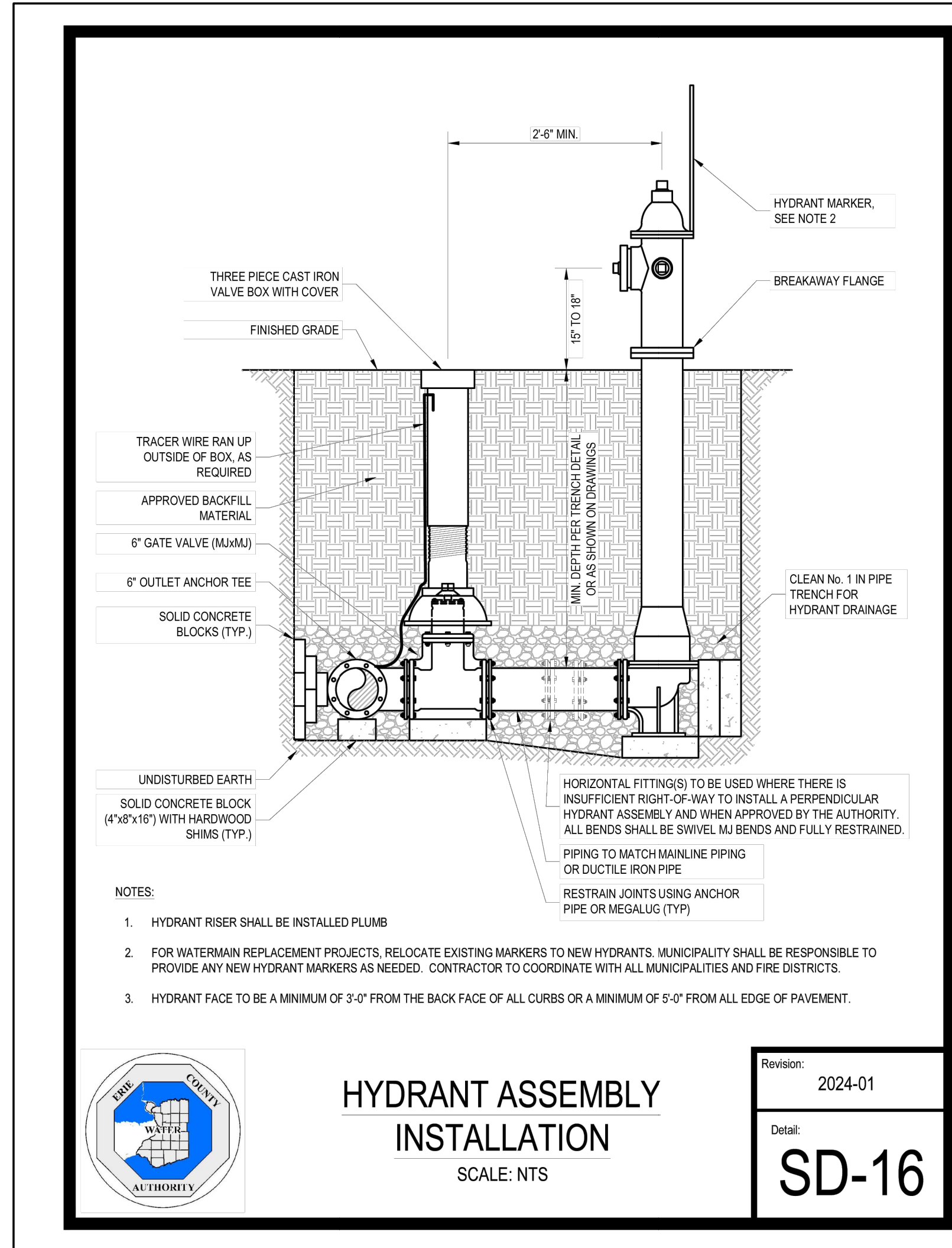
TOWN OF AMHERST APPROVAL BOX:

DRAWING NAME:
Water Details

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

DRAWING NO.:
C-405

Project No: 20.247



TOWN OF AMHERST APPROVAL BOX:

DRAWING NAME:
Water Details

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

DRAWING NO.
C-406

Project No: 20.247



REVISIONS:	No.	Description	Date
1	1	Rev. Per Town Comments	9/19/2024
2	2	Rev. Per Town Comments	10/24/2024
3	3	Rev. Per Town Comments	11/11/2024

Single Family Subdivision
1789 Dodge Road
Amherst, New York

HADCO by @ignify

Urban

TownView

TVPC/TVPR Post top and arm mount luminaire



The Hadco TownView LED post top luminaires were designed to eliminate the compromises of performance, comfort, style options and value when choosing the right lighting solution for residential street and pedestrian area. The horizontal lens option reduces glare to enhance a sense of security with increased visual comfort. TownView offers design flexibility with a variety of style options, lumen packages, a range of control options and more at exceptional value.

Project: Location: Cat.No: Type: Lamp: City: Notes:

Ordering guide: Luminaire example: TVPC-G3-S-32-G1-7-35-730-A-N-87-N-SPT-T-N-N-BKS

Table with columns: Series, Mounting, Roof option, LED module, Generation, Drive current, Distribution, Color temp., Voltage, Integral Controls. Includes options for TVPC and TVPR series.

Ordering guide (continued)

Table with columns: Receptacle, Sensor Receptacle, Surge Protection, Term Block, Decorative Option, Bird Guard, Finish. Includes options for B7, PH7, PH9, and PHX receptacles.

Footnotes see page 2.

TVP_TownView-spec-sheet 12/20 page 1 of 8

TVPC/TVPR TownView Post top and arm mount luminaire

Ordering Guide: Arm mount

Must be ordered as a separate line item (if Arm Mount option is chosen for fixture).

Table with columns: Code, Mount, Width, Options, Finish. Includes options for TVPC and TVPR series.

Only available with Square roof

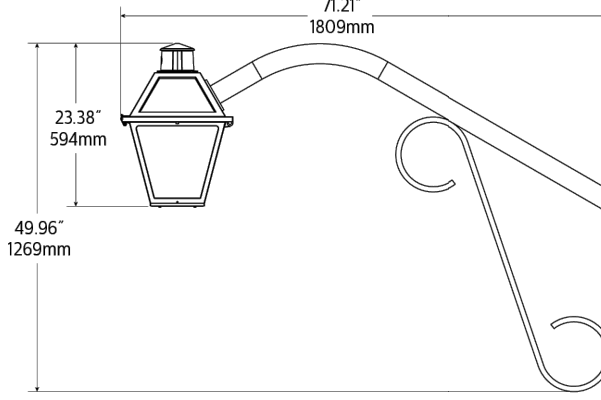
Footnotes

- 1. Only 5 Square roof available with Arm Mount
2. Consult factory for information and lead time
3. Only pick one option from the Control list - for multiple control options consult the factory
4. This option requires more information contact factory
5. Only available with 120-277V
6. Ladder rest option not available with Arm Mount
7. Not available with 347V

Dimensions: Arm mount

TVPA-A-S

Arm: Made of aluminum tubing
Decorative Element: Bent aluminum decorative channel scroll mechanically assembled.
Mounting Plate: Made of aluminum, mechanically fastened to the pole.



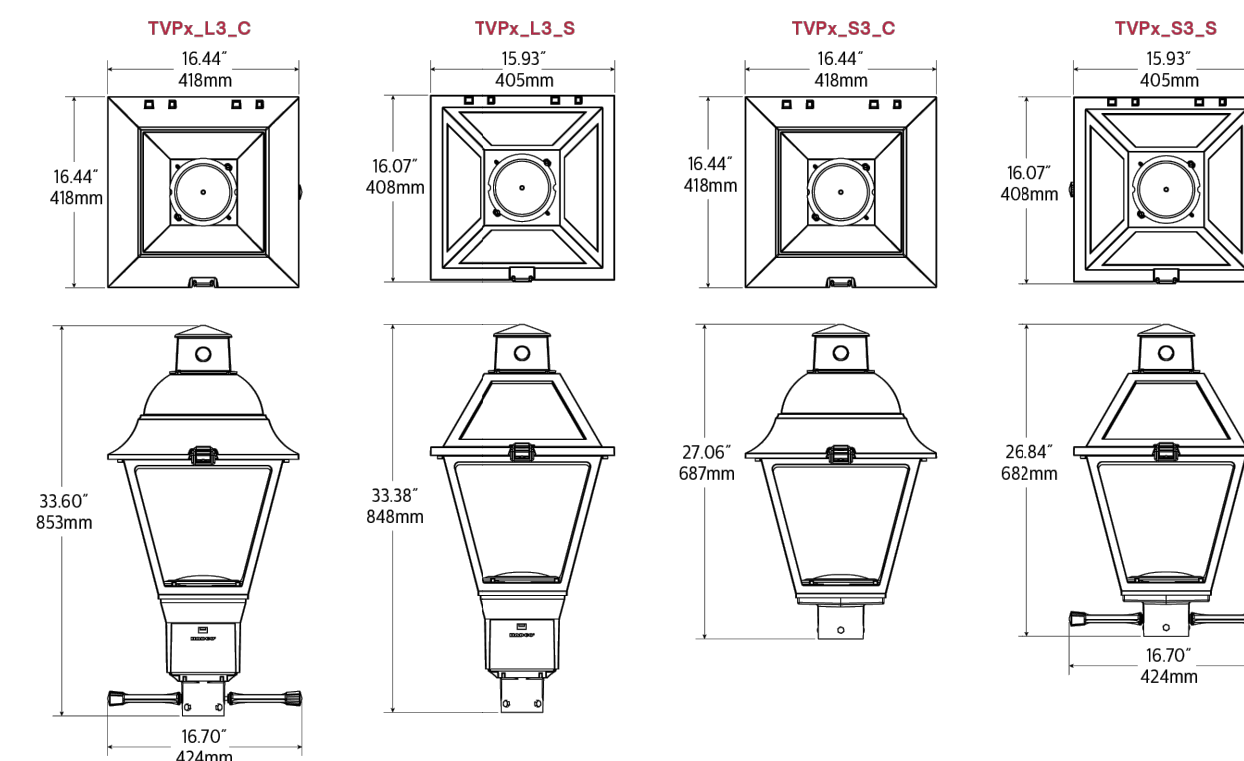
EPA Values

Table with columns: Weight, EPA. TVPA-A-S: 14 lbs, 1.98 ft²

TVP_TownView-spec-sheet 12/20 page 2 of 8

TVPC/TVPR TownView Post top and arm mount luminaire

Dimensions: Luminaire



EPA Values

Table with columns: Weight, EPA. TVPp-L3-C: 24.75 lbs, 1.75 sq. ft. TVPp-L3-S: 24.75 lbs, 1.75 sq. ft. TVPp-S2/S3-C: 23.50 lbs, 1.49 sq. ft. TVPp-S2/S3-S: 23.50 lbs, 1.49 sq. ft. TVPp-S4-C: 24.38 lbs, 1.54 sq. ft. TVPp-S4-S: 24.38 lbs, 1.54 sq. ft. TVPp-A-S: 22.13 lbs, 1.39 sq. ft.

TVP_TownView-spec-sheet 12/20 page 3 of 8

TVPC/TVPR TownView Post top and arm mount luminaire

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual performance 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 TM21-11. Published L70 hours limited to 6 times actual LED test hours.

Table with columns: Ambient Temperature °C, Driver mA, Calculated L70 Hours, L70 per TM-21, Lumen Maintenance % at 60,000 hrs. Example: 25°C, up to 1050 mA, >100,000 hours, >54,000 hours, >96%.

Field Adjustable Wattage (FAWS) Multiplier Chart

Table with columns: FAWS Position, Typical Delivered Lumen Multiplier, Typical System wattage. Values range from 0.31 to 1.00.

Note: Typical value accuracy +/- 15%

LED Lumen values - TVPC (Visual Comfort Panels)

Table with columns: Ordering Code, LED Qty, System Current, Color Temp, Avg. System Wattage, Lumen Output, Efficacy, BUG Rating, Lumen Output, Efficacy, BUG Rating, Lumen Output, Efficacy, BUG Rating, Lumen Output, Efficacy, BUG Rating.

Actual performance may vary due to installation variables including optics, mounting/ceiling height, dirt depreciation, light loss factor, etc. Highly recommended to confirm performance with a layout - contact Applications at outdoorlighting.applications@phlips.com. Consult DLC DPL to confirm your specific fixture selection is DLC approved.

TVP_TownView-spec-sheet 12/20 page 4 of 8

TVPC/TVPR TownView Post top and arm mount luminaire

LED Lumen values - TVPC (Visual Comfort Panels and House-side shield)

Table with columns: Ordering Code, LED Qty, System Current, Color Temp, Avg. System Wattage, Lumen Output, Efficacy, BUG Rating, Lumen Output, Efficacy, BUG Rating, Lumen Output, Efficacy, BUG Rating, Lumen Output, Efficacy, BUG Rating.

LED Lumen values - TVPR (Vertical Ribbed Panels)

Table with columns: Ordering Code, LED Qty, System Current, Color Temp, Avg. System Wattage, Lumen Output, Efficacy, BUG Rating, Lumen Output, Efficacy, BUG Rating, Lumen Output, Efficacy, BUG Rating, Lumen Output, Efficacy, BUG Rating.

Actual performance may vary due to installation variables including optics, mounting/ceiling height, dirt depreciation, light loss factor, etc. Highly recommended to confirm performance with a layout - contact Applications at outdoorlighting.applications@phlips.com. Consult DLC DPL to confirm your specific fixture selection is DLC approved.

TVP_TownView-spec-sheet 12/20 page 5 of 8

TVPC/TVPR TownView Post top and arm mount luminaire

LED Lumen values - TVPR (Vertical Ribbed Panels and House-side shield)

Table with columns: Ordering Code, LED Qty, System Current, Color Temp, Avg. System Wattage, Lumen Output, Efficacy, BUG Rating, Lumen Output, Efficacy, BUG Rating, Lumen Output, Efficacy, BUG Rating, Lumen Output, Efficacy, BUG Rating.

Actual performance may vary due to installation variables including optics, mounting/ceiling height, dirt depreciation, light loss factor, etc. Highly recommended to confirm performance with a layout - contact Applications at outdoorlighting.applications@phlips.com. Consult DLC DPL to confirm your specific fixture selection is DLC approved.

Specifications

Housing

Roof and Cage Two Style options
C: Curved Roof and S: Square Roof. Tool-less latch made of stainless steel allows for quick access inside of the hinged roof to locate the driver, surge protector and optional FAWS (field adjustable wattage solution). Roof and Cage made of 3600 low-copper die-cast aluminum alloy. Decorative Cupola on top of roof covers the 7 pin NEMA socket.

Light Engine

Composed of 4 main components: LED Module / Optical System / Heat Sink / Driver. Electrical components are RoHS compliant. IP66 sealed light engine LEDs tested by ISO 17025 2005 accredited lab in accordance with IESNA LM-80 guidelines, extrapolations in accordance with IESNA TM-21. Metal core board ensures greater heat transfer and longer lifespan.

Heat Sink

Made of die cast aluminum optimizing the LEDs efficiency and life. Product does not use any cooling device with moving parts (only passive cooling device). Entire luminaire is rated for operation in ambient temperature of -40°C / -40°F up to +40°C / +104°F.

Optical System

Composed of high performance UV stabilized optical grade polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. System is rated IP66. Performance shall be tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance. Type 2S, 3S, 3W and Type 5 Street side indicated. House side shield optional (can be field installed) 25H: Type 2 with House Side Shield. 35H: Type 3 short with house side shield. 3WH: Type 3 Wide with House side shield.

TVP_TownView-spec-sheet 12/20 page 6 of 8

CARMINA WOOD DESIGN Buffalo | Utica | Greensboro

Single Family Subdivision 1789 Dodge Road Amherst, New York

Table with columns: No., Description, Date, Rev. Per Town Comments. Includes revision history for drawing 11/11/2024.



TOWN OF AMHERST APPROVAL BOX:

DRAWING NAME: Lighting Details

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

DRAWING NO. C-408

Project No: 20.247

TVPC/TVPR TownView

Post top and arm mount luminaire

Specifications (continued)

Driver:

Driver comes standard with 0-10V dimming capability. High power factor of 95%. Electronic driver, operating range 50/60 Hz. Auto-adjusting universal voltage input from 120 to 277, 347 and 480 VAC rated for both application line to line or line to neutral. Class 1 THD of 20% max. Maximum ambient operating temperature from 40°F (4°C) to 130°F (55°C). Certified in compliance to UL310 cULus requirement (dry and damp location). The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built in driver surge protection of 2.5kV (min).

Integrated Features

R7: Tool less rotatable receptacle with 7 pins enabling dimming and additional functionality (to be determined), can be used with a twist lock Interact City node or photoelectric cell or a shorting cap.
SP1: Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C, High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSL Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA.
SP2: Optional 20kV / 10kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level.
NEMA Labels: Installed NEMA label, ANSI C136.15-2015 compliant. Consult factory for other labeling needs.
 Please note that these integrated features always come with the luminaires.
 * Use of photoelectric cell or shorting cap is required to ensure proper illumination.

Driver and Luminaire Options

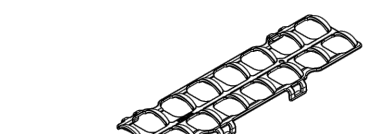
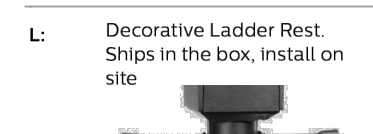
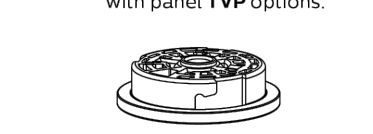
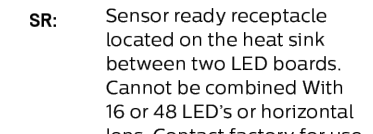
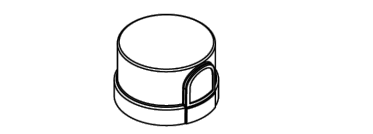
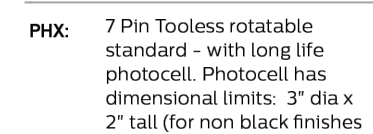
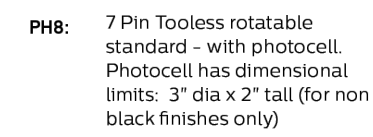
Dimming Options:

DA: 4 Hrs 25% reduction
DB: 4 Hrs 50% reduction
DC: 4 Hrs 75% reduction
DD: 6 Hrs 25% reduction
DE: 6 Hrs 50% reduction
DF: 6 Hrs 75% reduction
DG: 8 Hrs 25% reduction
DH: 8 Hrs 50% reduction
DI: 8 Hrs 75% reduction
DL: Pre-set driver compatible with the DALI control system. Logarithmic standard.
SRD: Sensor Ready Driver including SR communication (used for dimming and other functionalities), 24V auxiliary supply and a logical signal input (LSI) connected to the top NEMA twist lock receptacle and bottom TLRSR receptacle, if this option included/ chosen. This configuration is compatible with Interact City controllers.

AST: Pre-set driver for progressive start-up of the LED module(s) to optimize energy management and enhance visual comfort at start-up.
CLO: Pre-set driver to manage the lumen depreciation by adjusting the power given to the LEDs offering the same lighting intensity during the entire lifespan of the LED module.
OTL: Pre-set driver to signal end of life of the LED module(s) for better fixture management.

FAWS: Field Adjustable Wattage Selector, pre-set to the highest position, can be easily switched in the field to the required position. This reduces total luminaire wattage consumption and reduces the light level – see the FAWS multiplier chart for more details.
 Note: It is not recommended to use FAWS with other dimming or controls, if you do, set the switch to position 10 (maximum output) to enable the other dimming or controls. Switching FAWS to any position other than 10 will disable the other dimming or controls.

DALI: Pre-set driver compatible with DALI control system.
SRD: Sensor Ready Driver including SR communication (used for dimming and other functionalities), 24V auxiliary supply and a logical signal input (LSI) connected to the top NEMA twist lock receptacle. SRD: Sensor Ready Driver including SR communication (used for dimming and other functionalities) but with 24V auxiliary supply and a logical signal input (LSI) not connected to the top NEMA twist lock.



TVPC/TVPR TownView

Post top and arm mount luminaire

Specifications (continued)

Luminaire Useful Life

Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT site thermal testing in accordance with UL598 and UL8750, System Reliability Tool, Philips Advance data and LED manufacturer LM-90/TM-21 data, expected to reach 100,000 + hours (72W3ZLED and 108W4BLED at 700mA) or 94,500 hours (108W3ZLED and 160W4BLED at 1050mA) with +170 lumen maintenance @ 25°C. Luminaire Useful Life accounts for LED lumen maintenance AND all of these additional factors including: LED life, driver life, PCB substrate, solder joints, on/off cycles, burning hours and corrosion.

Wiring

18AWG wire, 6' (15mm) minimum extending from luminaire.

Optional Terminal block

Terminal block connector 600V, BSA for use with #14-2AWG wires from the primary circuit, located inside the housing. Due to the inrush current that occurs with electronic drivers, recommend using a 10Amp time-delay fuse to avoid unwanted fuse blowing (false tripping) that can occur with normal or fast acting fuses. Fuses and holders by others or consult factory.

Hardware

All non-ferrous fasteners prevent corrosion and ensure longer life. All seals and sealing devices are made and/or lined with EPDM silicone rubber.

Finish

Color in accordance with the AAMA 2603 standard. Application of polyester powder coat paint (4 mils/100 microns) with 1 mils / 24 microns of tolerance. The Thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard. The surface treatment achieves a minimum of 2000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard.

BKS: Black Smooth
WHS: White Smooth
BZS: Bronze Smooth
GNS: Green Smooth
BK: Black Texture
WH: White Texture
BZ: Bronze Texture
GN: Green Texture

LED products manufacturing standard

The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with IEC61340-5-1 and ANSI/ESD S20.20 standards to eliminate ESD events that could decrease the useful life of the product.

Vibration Resistance

S2, S3, S4 Fitter and Arm Mount Meets the ANSI C136.31, American National Standard for Roadway Luminaire Vibration specifications for Bridge/overpass applications (Tested for 3G over 100,000 cycles).

Certifications and Compliance

cETL listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2008 Standards. UL6750 and UL1598 compliant. ETL listed to U.S. safety standards for wet locations. cETL listed to Canadian safety standards for wet locations. LM60 & LM79 tested. Listed on the DesignLights™ Consortium (DLC) Qualified Products List (QPL) ANSI C136 standards: 2, 3, 10, 14, 15, 22, 25, 31, 37, 41.

Service Tag

Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away.
 For more details visit: philips.com/servicetag

Limited Warranty

5 year standard warranty. Options available for extended warranties – contact factory. See signify.com/warranties for details and restrictions.

Brackets and Poles

Visit the website for pole and post top bracket options.



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 TVP_TownView-spec-sheet_12/20_page 8 of 8
 www.hidcoo.com

Single Family Subdivision

1789 Dodge Road
Amherst, New York

CARMINA WOOD

DESIGN

Buffalo | Utica | Greensboro

REVISIONS:	No.	Description	Date
	1	Rev. Per Town Comments	9/19/2024
	2	Rev. Per Town Comments	10/24/2024
	3	Rev. Per Town Comments	11/11/2024



TOWN OF AMHERST APPROVAL BOX:

DRAWING NAME:
Lighting Details

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

DRAWING NO.
C-409
 Project No: 20.247