



May 17, 2022

Village of Ellicottville
Zoning
Zoning Board of Appeals

Re: Single-Family Residence New Construction
11 Madison Street

Dear ZBA,

Elaine Northrup owns the vacant lot at 11 Madison Street in the village (Tax ID# 55.035-3-54). Elaine is a long-time resident of Ellicottville and has owned this lot for over 30 years. She proposes to build a new single-family residence for herself in the community she calls home. The proposed home is of adequate dimensions to meet her physical needs as she ages and includes an accessory apartment to accommodate a live-in caretaker when the need arises. We have attached for your review the site survey prepared by Canada Land Surveying and proposed site plan prepared by MDA Consulting Engineers, PLLC. Also attached for your review are architectural prints prepared by Gerald Shaffer. I have included a check for \$321 for the \$46 Zoning Permit Fee and the \$275 Appeal for Area Variance Fee along with the appropriate zoning permit application form and ZBA application form.

Below is a zoning review of the proposed action.

3A.2 Village Residential District (VR)

B. Permitted Uses:

- Single-family detached dwelling (permitted)
- Accessory apartment (special use)

C. Lot and Site Regulations

1. Min lot size is As Platted - Existing lot is 7,817 sq. ft. As Platted
2. Side Setback- 10', 30' total - Proposed is 10', **22' total**
3. Rear Yard Setback- 35' - **Proposed is 32.1'**
4. Front Setback- 25' - **Proposed is 20'**
5. Building Size- 1,000 sq. ft. min. - Proposed is 2,860 sq. ft.

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Northrup Residence / 11 Madison Street

6. Lot Coverage- 60% max. – Proposed is 45%
House 2,860 + patios, walks, & driveway outside front yard 638
=3,498/7,817 =45% Lot Coverage

D. Height Regulations

Max. Height 28 ft. – Proposed is 23 ft.

Min. Height is 1.5 stories – Proposed is 2 stories

E. Re-Subdivision of Lots

No re-subdivision of the lot is proposed

F. Multi-Dwelling Use

Single-family residence is proposed

G. Apartment/Lockout Units

One accessory apartment is proposed within principal structure.

Special Use Permit is required.

B.1 Dimensional Standards for Apartments Within Principal Structure

a. Setbacks – Same as for principal structure

b. Min. Apartment Size- 550 sq. ft. – Proposed is 735 sq. ft.

c. Max. Apartment Size- 40% of principal structure – Proposed is 20%

H. Accessory Building

None proposed

I. Architectural Design Review

New structure is proposed.

Architectural Design Review is required.

J. Site Plan Review

New structure is proposed.

Site Plan Review is required.

K. Requirements for Special (Conditional) Uses

-One accessory apartment is proposed within principal structure.

-The applicant intends to own and reside in the principal structure. The proposed accessory apartment is intended to accommodate a live-in caretaker when the need arises.

L. Special Parking Regulations

Parking is proposed inside attached two-car garage.

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11. Historic Preservation

New construction is proposed within the Ellicottville Historic District.

Elaine Northrup has spent considerable time contemplating a home that complements the community she has called home for so many years. It is important to her that the home fits into the character of the residential village community. I look forward to the opportunity to present this project to the ZBA.

Please contact me if you have any questions.

Sincerely,



Jacob D. Alianello, PE
Partner/ Project Engineer
MDA Consulting Engineers, PLLC

File No. 22250

Current use of property:

Vacant Lot

Description of Proposed Project/Use (attach additional pages, survey and plans):

Construction of new 2-story house with lockout apartment and attached garage. See attached plans.

Zoning Requirements from Town/Village Zoning Local Law

Front yard setback: 25 ft Rear yard setback: 35 ft
 Side yard setback: 10 ft Combined side: 30 ft
 Minimum lot size: As Platted Width: As Platted
 Height: 28 ft Floor area ratio: n/a (Village)
 Usable Open space: n/a - Max. Lot Coverage 60%

Site Information for proposed/existing structures:

Size of lot: 7,817 Sq. Ft. Size of area to be developed: 7,817 Sq. Ft.
 Number of proposed lots: 1
 Proposed method of Sanitary Sewage disposal: 6" sanitary service
 Proposed method of Water Supply: 3/4" SDR-9 water service

Main Structure proposed or existing:

Construction type: Wood Frame Front yard setback: 20 feet
 Height: 2 stories, 23 feet Side yard setback: 10 feet
 # of family units: 1 Total of both side yard setbacks: 22 feet
 Size of lot: 7,817 Sq. Ft. Rear yard setback: 32.1 feet
 Usable Open Space: n/a % Floor area ratio: n/a (village)
 Corner or interior lot? Interior Other: Lot Coverage: 45%

Accessory Building proposed or existing:

Description:
n/a - none existing or proposed
 Percentage of yard: n/a Height: n/a feet
 Setback from rear lot line: n/a feet Setback from side lot line: n/a feet

Floodplain:

FIRM Zone n/a BFE n/a
 Flood Plain Development Permit Required? YES NO

ATTACHMENTS

Attach all relevant items listed in the Town/Village of Ellicottville Zoning Local Law for a zoning permit. Additional copies of all plans, documents and other application materials may be required. Please include copy of survey if available. Plot Plan Survey Site Plan

SIGNATURES

Applicant and Owner (if different) must sign the application.

I hereby certify that I have examined this application and know the same to be true and correct. All provisions of laws and ordinances covering this type of work will be complied with whether specified herein or not. The acceptance or approval of this application does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction, land use or the performance of construction. I have read and am familiar with the Town/Village of Ellicottville zoning law that is relevant to this application(s).

Permission to inspect – I hereby consent to Town/Village of Ellicottville Staff inspection of the project site and adjacent property areas. Town/Village staff may enter the property without notice. Inspection may occur without the owner, applicant or agent present, If the property is posted with “keep out” signs or fenced with an unlocked gate, staff may still enter the property. Agency staff may take measurements, analyze site physical characteristics, take soil and vegetation samples, sketch and photograph the site.

Applicant Signature: _____ Date: 05/17/2022

Applicant must be (check all that apply): Owner Operator Lessee/purchaser

Applicant Name:^{Print} Elaine F. Northrup _____

Property Owner’s Signature (if different than applicant)
Elaine F. Northrup _____ Date: n/a

Property Owner’s Name:^{Print} same as applicant _____

Office use only:

Application Fee: \$46.00 _____

Received by: _____ on _____ (Date)

Project Number(s): _____

Zoning Permit Approved - May obtain building permit.

Denied – Not in conformance with following provision(s) of the Zoning Ordinance:

CEO Signature: _____

Date: _____

Reasons Supporting Your Appeal

Please reply to the questions below for the type of appeal that you are making. These are the criteria that the Zoning Board of Appeals will use to evaluate your appeal. Provide as much detail as possible. Feel free to attach an additional statement.

AREA VARIANCE

In making its determination on an area variance, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance were granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making that determination, the ZBA will consider these five questions.

1. Will an undesirable change be produced in the character of the neighborhood or will a detriment to nearby properties be created by the granting of the area variance?

No. The owner is a long-time resident of Ellicottville and has owned this lot for over 30 years. The owner is intimately familiar with the character of the neighborhood and proposes to fit the size, style, and placement of the proposed house consistent with the neighboring residences and community.

2. Can the benefit sought by the applicant be achieved by some method, feasible for the applicant to pursue, other than an area variance?

The benefit sought by the applicant is to build an accessible home for herself with room for a live-in caretaker, in her own community, on a lot she has owned and maintained for many years. The minimum reasonable size for such a dwelling cannot be achieved without an area variance on this relatively small parcel.

3. Is the requested area variance substantial?

The requested area variance is 5 feet in front, 2 feet in the rear, and 8 feet on the side. The requested front variance matches the neighboring houses on either side, the side variance is against an alley which provides additional separation between residences, and the rear variance is minimal.

4. Will the proposed variance have a adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

No. The proposed turn-around driveway will not impact flow of traffic on Madison Street. Surface water runoff will be directed to permanent on-site stormwater control practices (rain gardens and dry wells) to prevent adverse impacts on adjacent properties. Lot coverage is below zoning limits for the parcel.

5. Is the alleged difficulty self-created, which consideration shall be relevant to the decision of the board, but shall not necessarily preclude the granting of the area variance.

The applicant has owned and maintained this vacant lot for over 30 years, and now desires to build a home suitable for her needs on this lot as she ages. The required setbacks would result in a house that is too small to meet the needs of an aging resident. There are few vacant lots remaining in the village residential core.

USE VARIANCE

In order for the Zoning Board of Appeals to grant a use variance, the applicant shall show that the applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove unnecessary hardship, the applicant shall demonstrate to the Zoning Board of Appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located:

1. The applicant cannot realize a reasonable return, provided that lack of return is substantial, as demonstrated by competent financial evidence; and

n/a

2. The alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood; and

n/a

3. That the requested use variance, if granted, will not alter the essential character of the neighborhood; and

n/a

4. That the alleged hardship has not been self-created

n/a

Provide a statement that discusses each of these points, demonstrating that the zoning regulations have caused unnecessary hardship.

INTERPRETATION OF ZONING LAW

Provide a statement that describes what the Building Official determined, what you believe should be the interpretation, and why.

Attach additional statement.

PROPERTY / FACILITY NAME

Northrup Residence

Address: 11 Madison Street

Property tax map #: 55.035-3-54

Current use of property: Vacant Lot

Description of Proposed Project/Use (attach additional pages, survey and plans):

Construction of new 2-story house with lockout apartment and attached garage. See attached plans.

Zoning Requirements from Town/Village Zoning Law.

Front yard setback: 25 ft, Rear yard setback: 35 ft, Side yard setback: 10 ft

Combined side: 30 ft, Minimum lot size: As Platted, Width: As Platted

Height: 28 ft, Floor area ratio: n/a (Village)

Usable Open space: n/a - Max. Lot Coverage 60%

Site Information

Size of site: 7,817 Sq. Ft.

Size of area to be developed: 7,817 Sq. Ft.

Main Structure:

Construction type: Wood Frame Front yard setback: 20 feet

Height: 2 stories, feet Side yard setback: 10 feet

of family units: 1 Total of both side yard setbacks: 22 feet

Size of lot: 7,817 Sq. Ft. Rear yard setback: 32.1 feet

Usable Open space: n/a % Floor area ratio: n/a (Village)

Corner or interior lot? Interior Other: Lot Coverage: 45%

Accessory Building:

Description: n/a - none existing or proposed

Percentage of yard: n/a Height: n/a feet.

Setback from rear lot line: n/a feet. Setback from side lot line: n/a feet.

Floodplain:

FIRM Zone n/a BFE n/a

Flood Plain Development Permit Required? YES NO

ATTACHMENTS

Attach all relevant items listed in the Town/Village of Ellicottville Zoning Law for type of application(s) being submitted. Additional copies of all plans, documents and other application materials may be required. See attached list of required forms and information needed for type of application being submitted. Deadline for submittal is three (3) weeks prior to regularly scheduled meeting date. Meeting dates are subject to change by the Board Chair.

SIGNATURES

Applicant and Owner (if different) must sign the application.

I hereby certify that I have examined this application and know the same to be true and correct. All provisions of laws and ordinances covering this type of work will be complied with whether specified herein or not. The acceptance or approval of this application does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction, land use or the performance of construction. I have read and am familiar with the Town/Village of Ellicottville zoning law that is relevant to this application(s).

Additional Fees may be charged for: pre-application meetings, SEQR review, and additional legal/consulting/engineering labor. Permit Fees are NON-REFUNDABLE

Permission to inspect – I hereby consent to Town/Village of Ellicottville Staff inspection of the project site and adjacent property areas. Town/Village staff may enter the property without notice. Inspection may occur without the owner, applicant or agent present, If the property is posted with “keep out” signs or fenced with an unlocked gate, staff may still enter the property. Agency staff may take measurements, analyze site physical characteristics, take soil and vegetation samples, sketch and photograph the site.

Applicant Signature: _____ Date: 05/17/2022

Applicant must be (check all that apply) Owner Operator Lessee

Applicant Name: ^{Print} Elaine Northrup

Property Owner’s Signature (if different than applicant)

Elaine F. Northrup

Date: May 17, 2022

Property Owner’s Name: ^{Print} same as applicant

Office use only:
Application Fee(s) _____
Received by: _____ on _____ (Date)
Project Number(s): _____

Short Environmental Assessment Form

Part 1 - Project Information

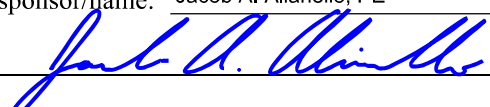
Instructions for Completing

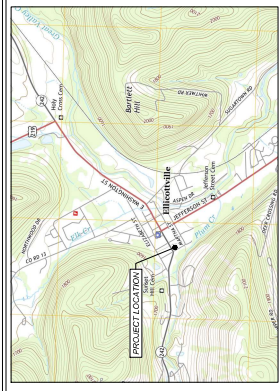
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

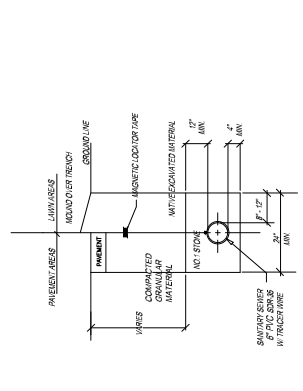
Part 1 – Project and Sponsor Information			
Name of Action or Project: New Residence at 11 Madison Street			
Project Location (describe, and attach a location map): 11 Madison Street, Ellicottville, NY 14731			
Brief Description of Proposed Action: New single-family wood frame home at 11 Madison Street in the Village of Ellicottville			
Name of Applicant or Sponsor: Jacob A. Alianello		Telephone: (716) 699-4650 E-Mail: jalianello@mdaengineers.com	
Address: P.O. Box 604, 3 Bristol Lane			
City/PO: Ellicottville		State: NY	Zip Code: 14731
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Village of Ellicottville: building permit, special use permit, site plan review, architectural design review, zoning area variance		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____		0.18 acres	
b. Total acreage to be physically disturbed? _____		0.18 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____		0.18 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Ellicottville Historic District National Register: 91PR02592 b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

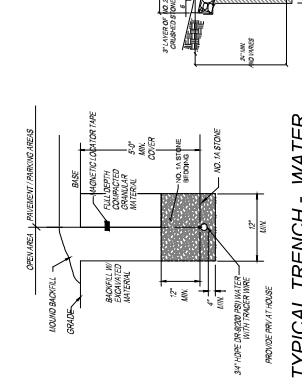
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: Two small rain gardens and one infiltration dry well are proposed to manage stormwater runoff onsite. _____ _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Jacob A. Alianello, PE</u> Date: <u>05/17/2022</u> Signature: <u></u> Title: <u>Partner/Project Engineer</u>		



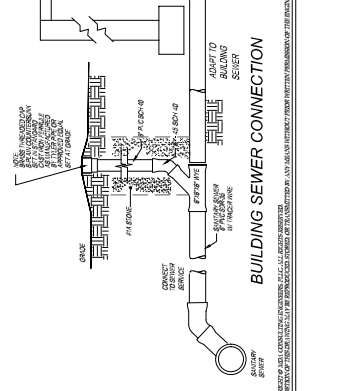
LOCATION MAP
SCALE: 1" = 200'



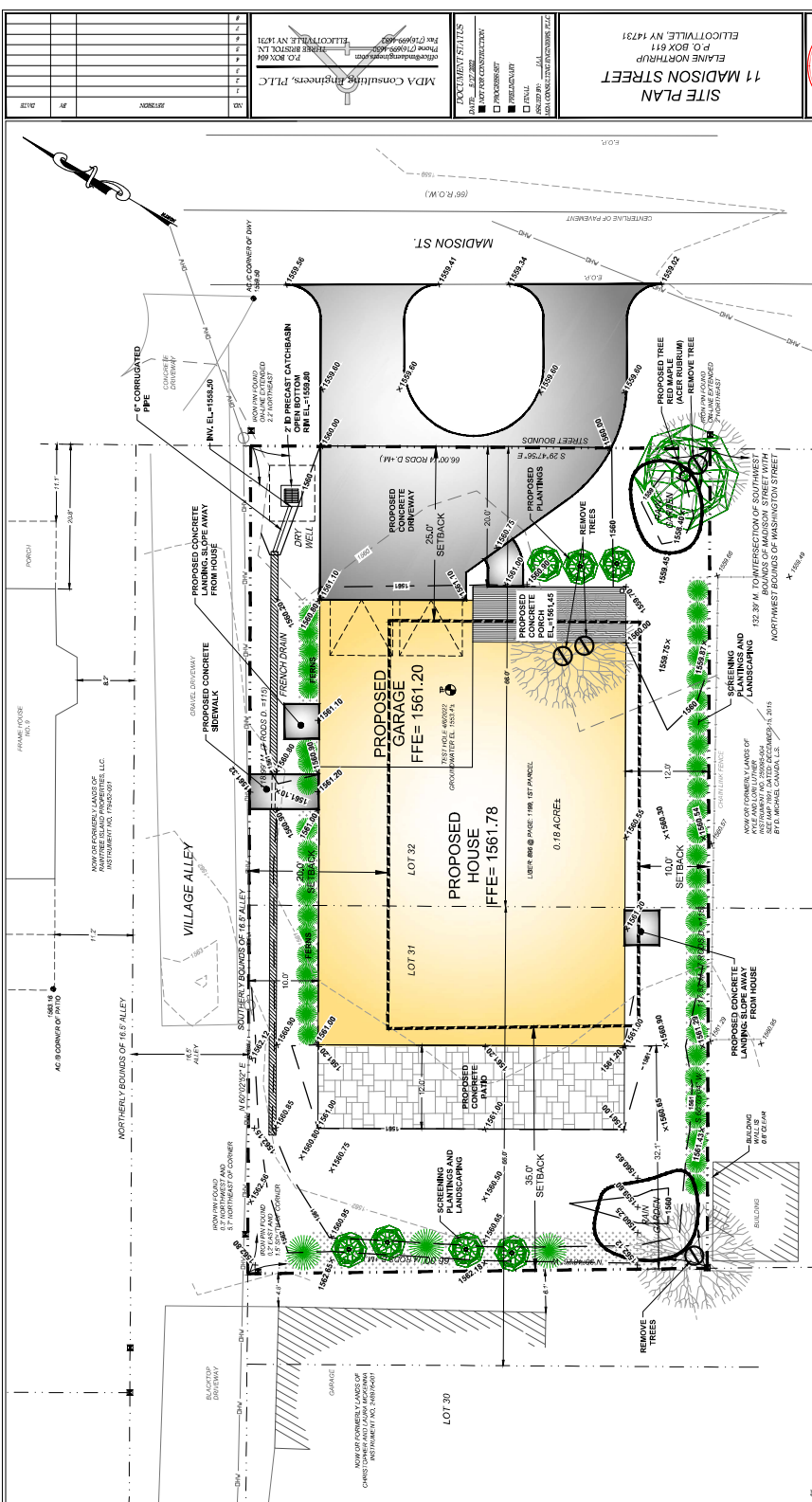
TYPICAL TRENCH - SEWER
N.T.S.



TYPICAL TRENCH - WATER
N.T.S.



BUILDING SEWER CONNECTION



SITE PLAN
SCALE: 1" = 8'

REGULATORY ZONING - (V/R)

REQUIRED	PROVIDED
AS PLATTED	AS PLATTED
MINIMUM LOT SIZE	10' 22' TOTAL
MINIMUM SIDE YARD	35'
MINIMUM REAR YARD	32.1'
MINIMUM FRONT YARD	20'
MINIMUM LOT COVERAGE	60%
MINIMUM BUILDING COVERAGE	45%
MAXIMUM BUILDING HEIGHT	SEE ARCH

DESCRIPTION	VALUE
Lot Area (SF)	7817
Area of Structure (SF)	2860
Impervious Area (SF)	638
Lot Coverage (SF)	3488
Lot Coverage (%)	45%

LOT COVERAGE CALCULATION

NOTES

- THIS MAP IS NOT A LEGAL SURVEY AND IS NOT INTENDED AS SUCH. IT IS FOR INFORMATIONAL PURPOSES ONLY.
- PARCEL BOUNDARIES DERIVED FROM MAP & SURVEY DATED OCTOBER 12, 2021, AND REVISED MARCH 31, 2022 BY KERN ANN (JOB. NO. 11090).
- ELEVATION DATA AND CONTOURS DERIVED FROM RTK GPS ON THE NTS/OT CORNER NETWORK FIELD WORK PERFORMED BY MDA CONSULTING ENGINEERS, PLLC ON APRIL 22, 2022.

Digi Safely. New York
Know what's below. Call 811 before you dig.

Digi Safely, New York
5963 Brittonfield Parkway
East Syracuse, NY 13057
Stakeout Requests: 1-800-862-9662 or 811

Dig Safely.
New York
 www.digsafelyny.com
 Know what's below.
 Call 811 before you dig.

Digsafely, New York
 593 Brimfield Parkway
 Suite 100
 Staten Island, NY 10314
 Stakeout Requests: 1-800-962-7962 or 811

NO	00	REVISIONS
01	01	
02	01	
03	01	
04	01	
05	01	
06	01	
07	01	
08	01	
09	01	
10	01	

MDA Consulting Engineers, PLLC
 175 WEST 23RD STREET
 FLOOR 8
 NEW YORK, NY 10011
 TEL: 212-255-1500
 FAX: 212-255-1501
 WWW.MDAENGINEERS.COM

DATE: 02-22-2012

BY: [Signature]
 CHECKED: [Signature]
 IN CHARGE: [Signature]

PROJECT: 171 MADISON STREET
 171 MADISON STREET
 ELICOTTVILLE, NY 14731

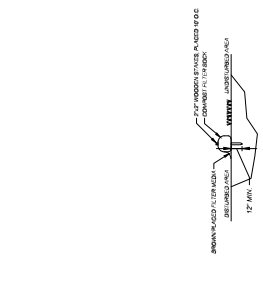
SCALE: 1"=1'-0"

SITE PLAN
 171 MADISON STREET
 ELICOTTVILLE, NY 14731



DATE	5/17/2022
PROJECT	N.T.S.
CLIENT	J.A.
SHEET NO.	171 MADISON
TOTAL SHEETS	22250
DESIGNED BY	NMM
CHECKED BY	JAA
SCALE	AS SHOWN
SHEET NO.	2
OF 2	

DETAILS



AMENDED PLANTING SOIL MIX SPECIFICATIONS

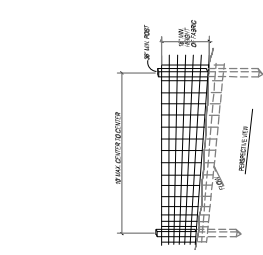
1. AMENDED PLANTING SOIL MIX SHALL HAVE THE FOLLOWING:
 a. 1.5% TO 4% C ORGANIC MATTER
 b. 60% LOAMY SAND AND 40% COMPOST
 c. TO 4 MILLIEQUIVALENTS OF GRAMS OF DRY SOIL
 d. 15% TO 20% HUMUS

TEST	RESULT
GRAVIMETRIC MOISTURE	15.5%
GRAVIMETRIC ORGANIC MATTER	1.8%
GRAVIMETRIC SAND	60.0%
GRAVIMETRIC SILT	1.0%
GRAVIMETRIC CLAY	38.2%
CATION EXCHANGE CAPACITY	12.5
P H	6.5

AMENDED PLANTING SOIL MIX SPECIFICATIONS

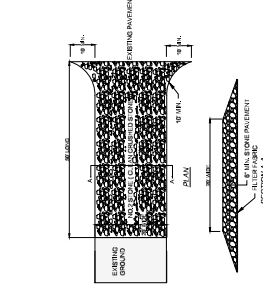
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 a. 1.5% TO 4% C ORGANIC MATTER
 b. 60% LOAMY SAND AND 40% COMPOST
 c. TO 4 MILLIEQUIVALENTS OF GRAMS OF DRY SOIL
 d. 15% TO 20% HUMUS

1. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTION PER ASTM D 1557.
 2. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE COMPACTED TO A MINIMUM OF 90% COMPACTION PER ASTM D 1557.
 3. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE COMPACTED TO A MINIMUM OF 85% COMPACTION PER ASTM D 1557.
 4. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE COMPACTED TO A MINIMUM OF 80% COMPACTION PER ASTM D 1557.



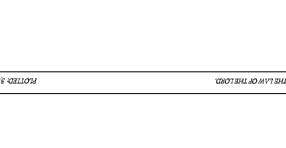
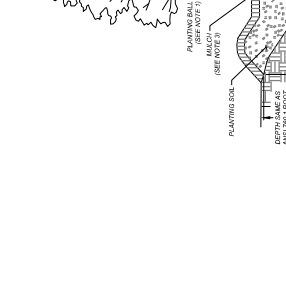
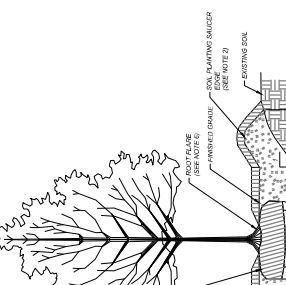
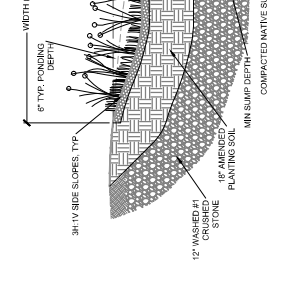
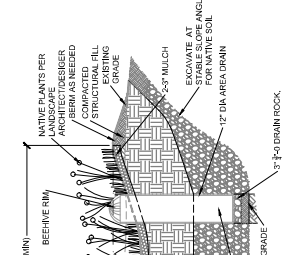
STABILIZED CONSTRUCTION ENTRANCE
 N.T.S.

1. THE ENTRANCE SHALL BE CONSTRUCTED AS SHOWN.
 2. THE CURB SHALL BE 12" HIGH AND 12" WIDE.
 3. THE CURB SHALL BE SET IN A 4" DEEP BED OF 12" GRAVEL.
 4. THE CURB SHALL BE SET IN A 4" DEEP BED OF 12" GRAVEL.
 5. THE CURB SHALL BE SET IN A 4" DEEP BED OF 12" GRAVEL.
 6. THE CURB SHALL BE SET IN A 4" DEEP BED OF 12" GRAVEL.



RAIN GARDEN WITH PLANTING SOIL NOTES

DESIGN NOTES:
 1. PLANTING SOIL SHALL BE AS SPECIFIED IN SECTION 2200.
 2. PLANTING SOIL SHALL BE AS SPECIFIED IN SECTION 2200.
 3. PLANTING SOIL SHALL BE AS SPECIFIED IN SECTION 2200.
 4. PLANTING SOIL SHALL BE AS SPECIFIED IN SECTION 2200.



INFILTRATION RAIN GARDEN
 N.T.S.

1. BUILD AND VEGETATE RAIN GARDEN AS EARLY AS POSSIBLE TO ESTABLISH PLANTINGS BEFORE DIRECTING STORMWATER RUNOFF TO IT OR OTHER STORMWATER HANDLING FACILITY. PREFERRED PRACTICES FOR RAIN GARDEN VEGETATION SHALL BE AS SPECIFIED IN SECTION 2200.
 2. PLANTING SOIL SHALL BE AS SPECIFIED IN SECTION 2200.
 3. PLANTING SOIL SHALL BE AS SPECIFIED IN SECTION 2200.
 4. PLANTING SOIL SHALL BE AS SPECIFIED IN SECTION 2200.

INFILTRATION RAIN GARDEN WITH PLANTING SOIL NOTES

DESIGN NOTES:
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RAIN GARDEN WITH PLANTING SOIL NOTES

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 4. PLANTING SOIL SHALL BE AS SPECIFIED IN SECTION 2200.

TREE PLANTING DETAIL
 N.T.S.

1. THE ROOT FLARE SHALL BE PROTECTED BY MULCH.
 2. THE ROOT FLARE SHALL BE PROTECTED BY MULCH.
 3. THE ROOT FLARE SHALL BE PROTECTED BY MULCH.
 4. THE ROOT FLARE SHALL BE PROTECTED BY MULCH.

BARE ROOT SHRUB PLANTING DETAIL
 N.T.S.

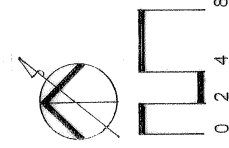
1. THE ROOT FLARE SHALL BE PROTECTED BY MULCH.
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 3. THE ROOT FLARE SHALL BE PROTECTED BY MULCH.
 4. THE ROOT FLARE SHALL BE PROTECTED BY MULCH.

**The
Northrup
Residence**

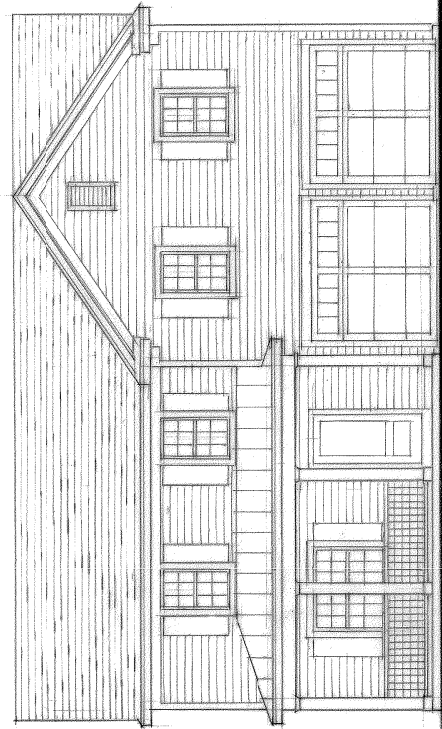
11 Madison Street
Ellicottville, New York

Schematic
Design

17 May 22



**Gerald
Shaffer,
Architect**
5095 Old Goodrich Road
Clarence, New York 14031



ARCHITECTURAL
STANDARD
FINISHES

WHITE CLAPBOARD
SIDING

GRANDING SEAM
MATCH PORCH ROOFING

BLACK WINDOW
FRONTSET SASHES

CEILING

0'-8"

SECOND FLOOR LINE

CEILING

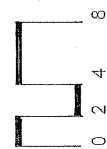
9'-0"

FIRST FLOOR LINE

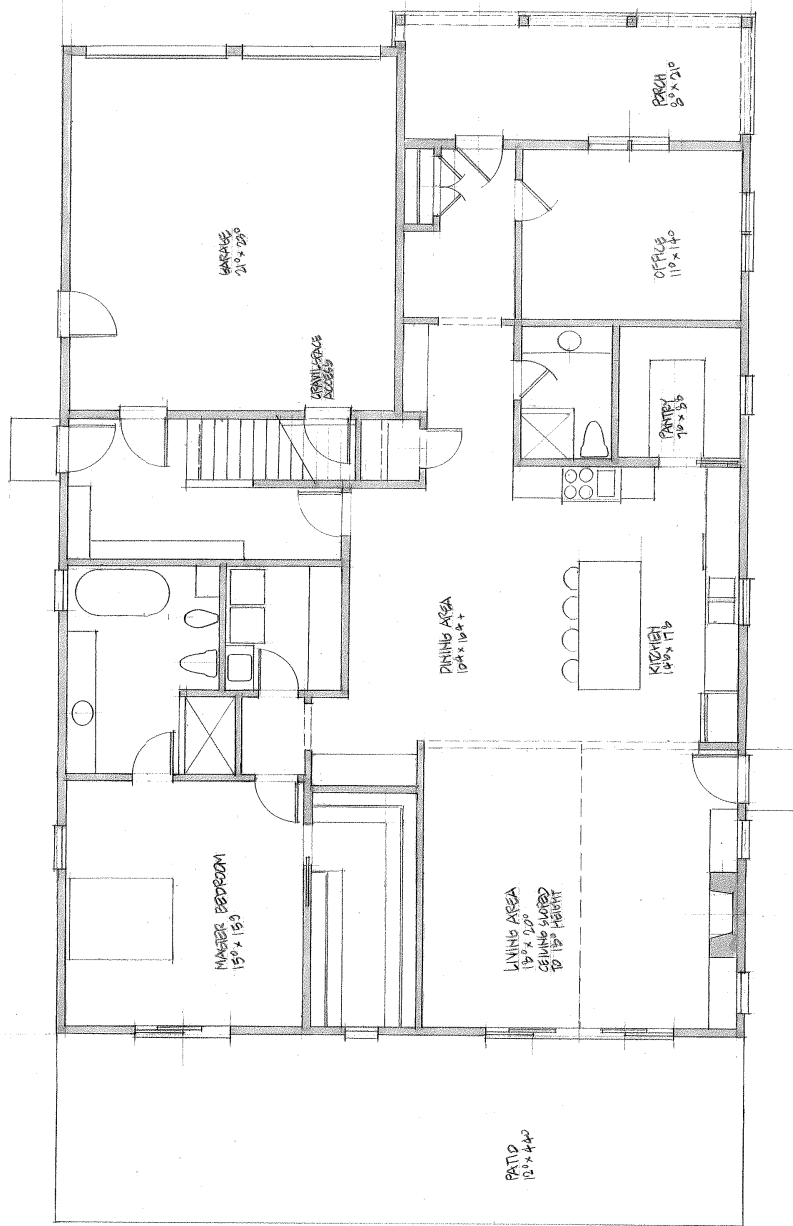
East (Front) Elevation

The Northrup Residence
 11 Madison Street
 Ellicottville, New York

Schematic Design
 17 May 22



Gerald Shaffer, Architect
 5095 Old Goodrich Road
 Clarence, New York 14031



44'-0"

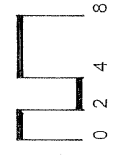
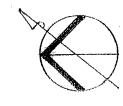
First Floor Plan

66'-0"

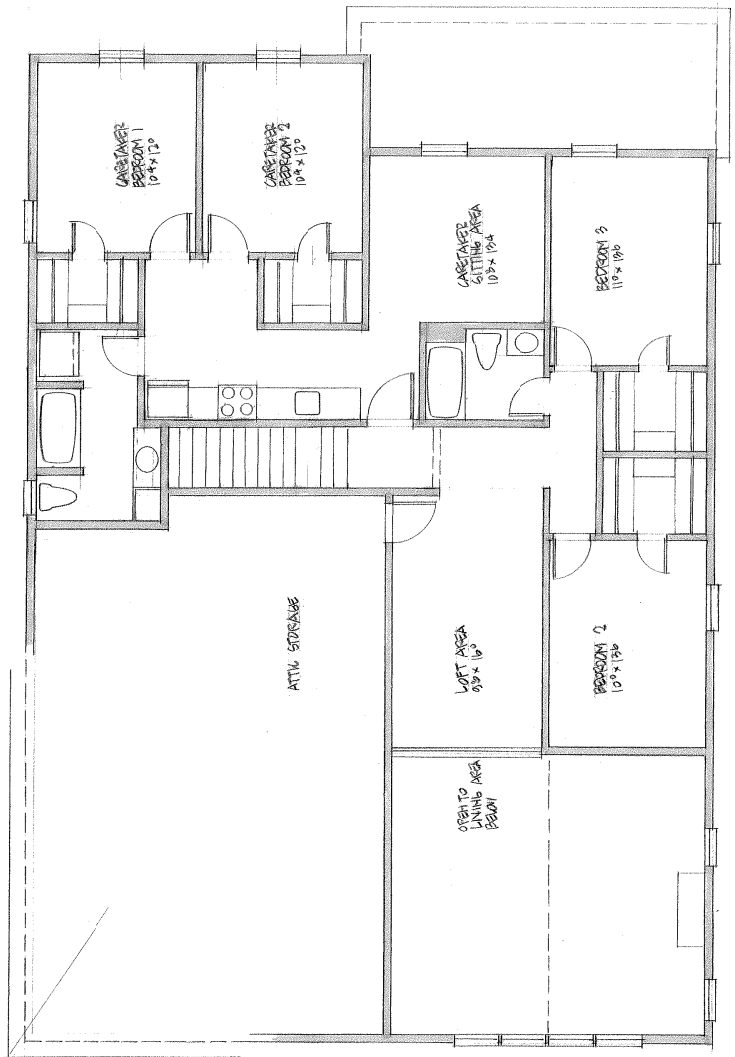
The Northrup Residence
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Second Floor Plan