

Via Hand Delivery

February 15, 2022

Town of Niagara Building Department Attn: Charles Haseley, Building Inspector 7105 Lockport Road Niagara Falls, NY 14305

Re:

JB2 Partners, LLC

Application for Site Plan Approval, Resubdivision/Lot Consolidation and Area

Variances

8995 Lockport Road

Niagara Falls, NY 14303

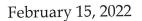
SBL: 132.18-1-2; 146.05-1-9; 146.06-1-1; 146.06-1-2

Dear Mr. Haseley, Supervisor Wallace, Chair Hathaway, Chair Barney and Members of the Town of Niagara Town Board, Planning Board, and Zoning Board of Appeals:

We represent JB2 Partners, LLC ("JB2" or "Applicant") with respect to the proposed development of approximately 216 acres of land located at 8995 Lockport Road (SBL: 132.18-1-2; 146.05-1-9; 146.06-1-1; 146.06-1-2) ("Site"), in the Town of Niagara ("Town"), New York, for use as an e-commerce storage and distribution facility for consumer products ("Facility"), by a single prospective tenant ("Project"). The Site is currently owned by Gotham Homes 18, LLC ("Owner"), which has authorized JB2 to file all applications necessary for the development, construction and operation of the Project at the Site. See Exhibit 5.

Under the Town of Niagara Zoning Code (the "Code"), the Site is located in the Heavy Industrial District ("HI"), which authorizes a storage and distribution facility as a permitted use as well as freight forwarding, long-distance trucking terminals and distribution facilities. Code § 245-26(A)(1), 245-24(A)(6), 245-24(A)(14). The HI District is established to "provide[] areas within the Town of Niagara for a more extensive industrial use". The Project requires Site Plan Approval from the Town Board, with a referral to the Town Planning Board.

ATTORNEYS AT LAW





On behalf of JB2, and as set forth more fully below, we submit this letter of intent, with supporting documentation, for concurrent review and approval of a Site Plan and resubdivision/lot consolidation in accordance with Code § 245 Appendix B and 135-126/132, and area variances in accordance with Code § 245 Appendix B(2)(B)(2), 245-33(D), and 204-5(B)(2) (the "Application").

Enclosed you will find five checks for the requisite filing fees as follows - \$200 for the Planning Board review of the Site Plan, \$5,000 for the Town's engineering cost recovery fee, \$200 for the ZBA application fee, \$150 for the resubdivision/lot consolidation fee, and \$100 for the floodplain development fee, along with twenty-two (22) copies of the Application with the following exhibits attached hereto and made part hereof:

Exhibit 1: Site Plans Exhibit 2: Survey

Exhibit 3: Shovel Ready Certification

Exhibit 4: Building Elevations

Exhibit 5: Evidence of Site Control

Exhibit 6: Town Letter Regarding Project Exhibit 7: Board Action Request Forms

Exhibit 8: Zoning Code Compliance Analysis - Site Plan Approval

Exhibit 9: Zoning Code Compliance Analysis - Area Variances

Exhibit 10: Zoning Code Compliance Analysis - Resubdivision/Lot Consolidation

Exhibit 11: Part 1 of the Full Environmental Assessment Form

Exhibit 12: Environmental Analysis with Exhibits

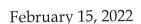
PROJECT DETAILS

Applicant:

JB2 Partners, LLC Attn: John Bancroft

8601 Dunwoody Place, Suite 302

Atlanta, Georgia 30350





Attorney Contact:

Phillips Lytle LLP

Attention: Kimberly R. Nason, Esq.

One Canalside 125 Main Street

Buffalo, New York 14203

(716) 504-5784

E-mail: knason@phillipslytle.com

Engineering Contact:

Langan Engineering, Environmental, Surveying,

Landscape Architecture and Geology, D.P.C.

c/o Michael Finan, P.E., LEED-AP One North Broadway, Suite 910 White Plains, New York 10601

Project Location:

8995 Lockport Road

Town of Niagara, NY 14303

Parcel ID:

132.18-1-2; 146.05-1-9; 146.06-1-1; 146.06-1-2

Property Owner:

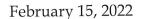
Gotham Homes 18, LLC

Zoning District:

HI (Heavy Industrial District)

PROJECT DESCRIPTION

JB2 Partners focuses on the development of industrial & logistics real estate across the United States. The company's core business is to deliver real estate solutions to support its customers' operational and supply chain needs. The company's leadership has over 100 years of collective experience working with the world's largest users of logistics real estate. JB2 leverages the breadth and depth of this experience to optimize the development process from site identification through delivery of the completed facility.



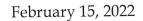


1. Project Overview

JB2 is proposing development of the Facility for the construction and operation of an ecommerce storage and distribution facility on a vacant area of land near the Niagara Falls Air Reserve Station and Niagara Falls International Airport. The Site has been long-targeted for development and is designated a Build-Now NY Shovel Ready Certified Site by Empire State Development—a designation the Site has held since 2012. See Exhibit 3. The Town, in particular, has long sought development at this Site and, in fact, reached out regarding the suitability of this Site for the Project, noting the Site's prime location and the Town's strong history in the development of a manufacturing base and workforce. See Exhibit 6.

The Facility will be occupied and operated by a single Prospective Tenant ("Prospective Tenant") to address growing demand for warehouse distribution facilities throughout the United States. The Facility will operate as a fulfillment and sortation center, receiving in-bound bulk shipments of products from various vendors, suppliers and sellers, and then packaging these items to prepare them to be sent to a facility for shipping directly to consumers, either through the Prospective Tenant's own delivery network or through third-party shippers. The Project will employ approximately 1,000 individuals in two shifts. The Facility will have a maximum height of 107 feet. The Facility will be constructed of concrete and steel and will be protected throughout by automatic sprinkler systems. The Project includes 55 loading docks, 414 trailer parking stalls (469 total trailer locations), and 1,755 car parking stalls (including 16 motorcycle parking spaces), two water tanks, two guard buildings, stormwater management basins and improvements, accessory site driveways, lighting, landscaping, signage, and other related improvements as demonstrated in the attached Site Plans. Landscaping will be included as part of the site design as depicted in the Site Plans, consisting of 900 trees and evergreens, as well as 386 shrubs and grasses. The Facility will meet setback requirements.

The Project will include construction in the northern part of the Site of an approximately 3,075,950 square foot Facility, comprised of a ground floor with a footprint of approximately 650,000 square feet and four elevated levels, each with



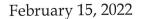


identical footprints of approximately 606,750 square feet. The Facility will include only approximately 7% total lot coverage, while the Code requirement allows for up to 30% lot coverage. Further, approximately 105 acres of land on the Site will remain undisturbed by the Project. The height of the Facility allows for a reduced footprint on the Site, thereby reducing total ground disturbance.

The ground floor is comprised of a large rectangular warehouse that is approximately 580,000 square feet, which is aligned with the footprint of the elevated levels, and contains material handling and sorting equipment. At the perimeter of the ground floor, in the remaining 70,000 square feet, there is an office area, a staging area, a receiving area and a shipping area. The majority of the four elevated levels will house the Prospective Tenant's unique and innovative storage system and, similar to the ground floor, accessory occupancies are provided at the perimeter of each elevated floor to support the material handling equipment as well as the occupants of each level (i.e., breakrooms, electrical rooms, and egress stairs). The Facility will be fully conditioned with roof-top air conditioning and heating units. All HVAC units in the warehouse area will be arranged to automatically shut down upon generation and receipt of an alarm signal within the fire alarm system (e.g., fire sprinkler system waterflow switch activation). The Prospective Tenant expects to have no more than 1,800 people in the Facility at any one time.

The Facility will be constructed utilizing concrete and steel materials, and it will be protected throughout by automatic sprinkler systems and an occupant notification system. The Project proposes a single phase of construction that will last approximately 18-24 months, with scheduled winter breaks.

The storage system will occupy most of the footprint of the four elevated floors and will be contained within a storage field approximately 450,000 square feet in size. Employees are located around the perimeter of each floor, within an approximately 133,000 square foot occupied perimeter that is physically separated from the storage field by a fence located approximately 30 feet from the exterior walls.





The Facility will be considered a Group S-1 occupancy and will be dedicated primarily to the storage and distribution of Class I-IV and Group A plastic commodities. No hazardous materials or aerosols will be stored or shipped from the Facility, with the exception of household cleaning products and consumer-grade cleaning products that may be used within the Facility.

Proposed accessory features at the Site include two guard buildings, 1,755 car parking spaces, 16 motorcycle parking spaces, 469 total trailer locations and 414 trailer parking spaces are located along the west, south and east sides of the building, two aboveground water tanks for fire suppression, stormwater management basins and improvements, accessory site driveways, lighting, landscaping, signage, and other related improvements as demonstrated in the attached Site Plans. Additionally, for security on the Site, two guard shack buildings will be constructed near the access points. *See* Exhibit 1. The vast majority of on-Site activities will take place within the Facility, in a secured environment that is not open to the public. The Facility will operate 24 hours per day, 7 days a week, and 365 days a year.

The vast majority of on-Site activities will take place within the Facility, in a secured environment that is not open to the public. The Facility will operate 24 hours per day, 7 days a week, and 365 days a year. In addition to the creation of 1,000 new jobs, the Facility will also employ seasonal workers in the fourth quarter annually, and will create approximately 300 construction jobs. The Project will make productive economic use of currently vacant property, resulting in substantial tax revenues generated for the Town and the Town School District.

2. Site History

The Site was rezoned by the Town to HI and was then extensively reviewed by the Town in connection with obtaining shovel ready certification pursuant to the Build Now NY program in 2011. See **Exhibit 3**. The Town conducted a review pursuant to the State Environmental Quality Review Act ("**SEQRA**") and completed a Final Generic Environmental Impact Statement ("**FGEIS**") on December 13, 2011. In the FGEIS, the Town conceptually reviewed development on the Site consisting of approximately





850,000 square feet of development and the combination of the existing individual parcels comprising the Site.

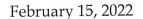
The FGEIS included consultation with various other agencies including: New York State Department of Environmental Conservation ("NYSDEC"), Niagara County Industrial Development Agency, Empire State Development, Niagara County Sewer District, Niagara County Water District, New York State Historic Preservation Office ("SHPO"), New York State Department of Transportation ("NYSDOT"), New York State Department of Agriculture and Markets, and the United States Army Corps of Engineers ("USACE"). Written comments on the Draft GEIS from members of the public, as well as consultation with each of the above agencies, were considered prior to the issuance of the FGEIS.

The FGEIS carefully analyzed the potential development of the Site in the context of geological resources, water resources, ecological resources, historic and archaeological resources, noise, air quality, land use, socioeconomic conditions, visual and aesthetic conditions, agricultural resources, transportation, public services including utilities, and proposed Site-specific mitigation to minimize impacts to the environment to the greatest extent practicable. On August 9, 2012, the Site received Build-Now NY Shovel Ready certification. See **Exhibit 3**.

Following efforts to construct a similar project in a neighboring jurisdiction, the Town provided a letter to the Prospective Tenant encouraging an effort to locate the Project at the Site, citing the Site's Shovel Ready status and location adjacent to important transportation infrastructure. As such, this Site has been thoroughly examined and is considered an appropriate and targeted Site for development, and the Town has indicated this is an appropriate Site for the Project specifically.

3. Site Overview

The Site is located on the south side of Lockport and Packard Roads in the Town of Niagara, Niagara County, New York, 14305. The Site is located in an area of mixed residential, commercial, industrial and agricultural land uses. The Niagara Falls Air





Reserve Station and the Niagara Falls International Airport are located immediately east and south of the subject property. The former Niagara Drag Strip, no longer in operation since 1974, traverses the southern portion of the property between Haseley Road and Tuscarora Road. Most of the concrete/asphalt drag strip, unpaved parking areas (now vegetated) and a few dilapidated structures are all that remain.

Approximately 150 acres of the property is currently being used for active agriculture (corn). Successional old field/shrubland plant communities are located on both sides of the former drag strip, becoming broader at the eastern and western ends of the drag strip. A strip of woodland is located in the western portion of the property bordering the Air Reserve Station to the south. Small woodland areas are located on the north and east sides of the drag strip in the eastern portion of the property. Many of the prominent east-west and north-south ditches located throughout the property are lined with woody vegetation. The large east-west ditch in the northern part of the property is fairly wide and lined with trees.

Several wetlands were identified within the Site, some of which are anticipated to be USACE-jurisdictional wetlands, and the remaining wetlands are anticipated to be non-jurisdictional. *See* Exhibit 1.

The NYSDEC Natural Heritage Program records indicate that there may be the presence of an endangered or threatened species (Short-eared owl) on the Site, and one unlisted species (Devil Crawfish) as well as a candidate species (Monarch Butterfly) within the vicinity of the Site. Even so, it is unlikely that any of the noted species are present on the Site due to the character of the Site and its lack of suitability of habitat for the identified species. **Exhibit 12**, at Exhibit E, Threatened and Endangered Species Assessment. There are no Critical Environmental Areas, or unique geological features noted on the Site, and the Site soils generally consists of silt and clay with varying amounts of fine to medium sand. *See* Exhibit 12.



4. Project Infrastructure

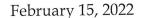
a. <u>Transportation</u>

The Site is ideal for the Project due to its size and setting and proximity to I-190. To accommodate employee vehicles and trucks on the Site, the Project proposes the addition of surface parking for 1,755 vehicles, 16 motorcycles, and 414 trailers. *See* Exhibit 1. During the AM peak hour, employees travelling to and from the Site are expected to generate 443 entering trips and 19 exiting trips. *See* Exhibit 12, at Exhibit H, Traffic Impact Study. At that same time, trucks travelling to and from the Site are expected to generate 24 entering and 24 exiting trips. *See* Exhibit 12, at Exhibit H, Traffic Impact Study. During the PM peak hour, employees travelling to and from the Site are expected to generate 392 entering and 399 exiting trips. *See* Exhibit 12, at Exhibit H, Traffic Impact Study. At that same time, trucks travelling to and from the Site are expected to generate 20 entering and 20 exiting trips. *See* Exhibit 12, at Exhibit H, Traffic Impact Study. In total, the Project is anticipated to generate 467 entering and 43 exiting vehicles during the AM peak hour, and 412 entering and 419 exiting vehicles during the PM peak hour. *See* Exhibit 12, at Exhibit H, Traffic Impact Study.

These traffic figures represent an overall increase in traffic in the area; however, the existing roadway network can reasonably accommodate the Project with the implementation of certain improvements to public roads surrounding the Site (e.g., the inclusion of turn lanes including on Lockport Road). *See* Exhibit 12, at Exhibit H, Traffic Impact Study. The Project includes these proposed upgrades. *See* Exhibit 12, at Exhibit H, Traffic Impact Study.

b. <u>Utilities</u>

The Project will require connection to several different infrastructure systems — water, sewer, electric, natural gas, and telecommunications. *See* Exhibit 1. As to water, several water service lines to support water distribution at the Facility will also be constructed. Installation will include: 740 linear feet of 1.25-inch diameter Type K copper water service lines to the guard houses, 980 linear feet of 6-inch diameter C-900 domestic



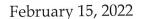


water service line, 3885 linear feet of 8-inch diameter C900 PVC fire suppression water service line to the fire suppression water storage tanks, 6300 linear feet of 10-inch diameter C900 PVC fire suppression water line, which includes the fire loop feed lines from the fire suppression water storage tank, 13 fire hydrants around the building, which are fed by the fire suppression water line, and one water meter/RPZ hot box. See Exhibit 12, at Exhibit I, Water Report. The Project proposes connecting to these existing mains to service the Facility. See Exhibit 12, at Exhibit I, Water Report. Testing of the water infrastructure on the Site indicates that the existing infrastructure is adequate to service the Facility, including fire hydrants. See Exhibit 12, at Exhibit I, Water Report. Turning to sewer, Sanitary sewers will also be constructed underneath the Facility. Construction will include: 260 linear feet of 4-inch diameter SDR35 PVC sanitary sewer laterals, 270 linear feet of 6-inch diameter SDR35 PVC sanitary sewer laterals, 2310 linear feet of 8-inch diameter SDR35 PVC sanitary sewer gravity lines, eight 48-inch diameter sanitary sewer manholes, one 48-inch diameter doghouse sanitary sewer manhole, one private sanitary lift station for the guard house, 445 linear feet of 1.25-inch diameter SDR21 PVC force main, and one force main cleanouts.. See Exhibit 12, at Exhibit J, Sewer Report. The Project proposes connecting to the existing sewer infrastructure. See Exhibit 12, at Exhibit J, Sewer Report. Testing of the Sewer infrastructure, indicates that it is adequate to serve the Project. See Exhibit 12, at Exhibit J, Sewer Report. With regard to electric service, the Site is serviced, by National Grid.

CONSISTENCY WITH COMMUNITY GOALS AND COMPREHENSIVE PLAN

The Town of Niagara Comprehensive Plan was completed in December of 1972 ("Comprehensive Plan"). The Comprehensive Plan envisioned providing guidance to the Town for approximately 20 years. While the Comprehensive Plan is now outdated, the underlying themes of the Comprehensive Plan are clearly consistent with the Proposed Use of the Site.

The Comprehensive Plan anticipated little change to industrial uses in the town other than in the vicinity of the Niagara Falls Airport. The Comprehensive Plan contemplated that industrial uses would surround the airport, including the proposed





industrial use of the Site. The Site was rezoned by the Town to the Heavy Industrial District previously, and the Project is well-suited for this Site in light of the adjacent land use of the Niagara Falls Airport. While the Project itself may not have been specifically anticipated in the Comprehensive Plan, the continued development of properties nearby the Niagara Falls Airport was clearly contemplated. Adjacent industrial uses are called for as appropriate in the Comprehensive Plan, and the Project will match the character of surrounding land uses, as would any other permitted industrial use of the Site.

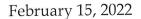
1. 2018 Draft Comprehensive Plan

The Town has made publically available a preliminary version of a new comprehensive plan which was drafted in 2018 ("2018 Draft Plan"). As we understand, the 2018 Draft Plan has not yet been officially adopted by the Town. In the interest of providing the Town with the clearest picture of how the Project will fit into the Town's overall planning scheme, the 2018 Draft Plan is examined below in connection with the Project.

The Project is located within the Agricultural portion of the Town in the Future Land Use Map of the 2018 Draft Plan. The 2018 Draft Plan notes that "the Town supports the conversion of these lands to other uses over time as the viability of agricultural operations in Niagara changes." Here, the Project seeks to make productive use of underutilized lands as contemplated in the 2018 Draft Plan. The FGEIS also contemplated that the entirety of the Site would be converted from agricultural use to a use consistent with the HI District.

The 2018 Draft Plan includes a number of recommendations for the Town with respect to economic goals. A list of those recommendations relevant to the Project, along with an explanation describing how the Project at the Site is in harmony with those policies, is below.

1. Build local commercial and residential tax base through infill and redevelopment opportunities.





<u>Applicant's Response</u>: The redevelopment of the Site for the Project is expected to make productive economic use of a currently vacant site and result in substantial tax revenues generated for the Town. The Project will also provide additional jobs and economic opportunities to Town and its residents.

2. Develop access to public transit within the Town, especially for senior and lower income residents.

<u>Applicant's Response</u>: Not applicable to the Project. The Project will not have any adverse impact on existing public transit within the Town, as discussed herein. See Exhibit 12, at Exhibit H, Traffic Impact Study. Further, the Applicant will discuss increasing public transit accommodations to the Site with the NFTA.

3. Continue to reduce community blight in targeted areas such as existing brownfields.

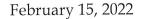
<u>Applicant's Response</u>: The Project will develop the Site, which was targeted by the Town for development consistent with the current zoning classification of Heavy Industrial.

4. Support the diversification of local business and industry to meet varying resident needs.

<u>Applicant's Response</u>: The Project is an exciting new business opportunity in the Town that is consistent with surrounding land uses. The Project will create economic opportunities for other local businesses in the Town to service the Project and its employees at the Site. Further, the Project will serve to warehouse and distribute consumer goods that will ultimately benefit and be used by members of the community.

5. Promote development of industries utilizing both skilled and unskilled labor.

<u>Applicant's Response</u>: See above. New economic opportunities for local businesses in the Town to service the Project and the creation of additional jobs for the local





workforce are expected, including both entry level as well as managerial level jobs.

AIR RESERVE STATION AND NFTA CONSISTENCY CONSIDERATIONS

On October 19, 2021, the Town Board passed Local Law No. 2021-4 which added a new Section 245-66 to the Code, creating an Airport Protection Overlay District ("APO District"). The Code requires that projects in the APO District (which encompasses the Site) be referred to the Niagara Falls Air Reserve Station and that thirty days' notice will be provided to the Niagara Falls Air Reserve Station prior to the Town Board taking any final action on an application in the APO District. The notice is also provided to the Niagara Frontier Transportation Authority ("NFTA").

The Project has already received clearance from the Federal Aviation Administration for the Facility on the Site, and the Project is consistent with the adjacent land use of the Niagara Falls Air Reserve Station. The Applicant has initiated outreach with the Air Reserve Station, and the Applicant submits that the Project will not result in any adverse impacts to the ARS or its operations adjacent to the Site. Further, the Applicant will work to respond to input that the Niagara Falls Air Reserve Station may provide with respect to the Project. We respectfully request that the Town refer the Application to the Niagara Falls Air Reserve Station and NFTA.

STATE ENVIRONMENTAL QUALITY REVIEW ACT

Under the New York State Environmental Quality Review Act ("SEQRA"), prior to an agency undertaking or approving a project, it must consider the potential environmental impacts of a proposed project. As such, the Town Board cannot act on the Application until a SEQRA process has been completed. Because of the size of the Project (physical alternation of more than 10 acres), the Project is a Type 1 action and coordinated review is required. A copy of Part 1 of the Full Environmental Assessment Form is attached hereto as Exhibit 11. As such, we respectfully submit that the Town Board is the appropriate agency to act as Lead Agency for the coordinated SEQRA review for the Project, and we request that the Town Board declare its intent to act as such and circulate the Application to all potentially interested and involved agencies.



There are a number of potentially interested and involved agencies as the Project will require multiple reviews, permits and approvals. The following is a list of potentially interested and involved agencies:

- Town of Niagara Planning Board
- Town of Niagara Zoning Board of Appeals
- Town of Niagara Town Board
- Town of Niagara Building Inspector
- Town of Niagara Town Engineer
- Town of Niagara Fire Inspector
- Niagara County Center for Economic Development
- Niagara County Sewer District
- Niagara County Department of Health
- Niagara County Department of Public Works
- Niagara County Water District
- Niagara County Industrial Development Agency
- Niagara County Planning Board
- Niagara County Manager
- Empire State Development Corporation
- New York State Department of Environmental Conservation
- New York State Department of Transportation
- New York State Department of State
- New York State Office of Parks, Recreation and Historic Preservation
- New York State Department of Agriculture and Markets
- New York Power Authority
- Niagara Frontier Transportation Authority
- Niagara Falls Air Reserve Station1

¹ Note: While the Niagara Falls Air Reserve Station is not an "agency" within the meaning of SEQRA, we recommend that all SEQRA materials be provided to the Air Reserve Station in order to ensure compliance with the Town's Airport Overlay District notice requirements.





As discussed above, the Town Board previously undertook an extensive environmental analysis of the development of the Site in the context of the FGEIS and certification of the Site as shovel ready. Nevertheless, in the interest of ensuring that the Project's potential impacts are analyzed, an updated analysis of the potential environmental impacts associated with the construction and operation of the Project is provided in **Exhibit 12**. The purpose of this analysis is to provide the Town Board, interested and involved agencies, stakeholders and the public with a clear understanding of the areas of potential environmental concern arising out of the Project, and the likelihood and severity of potential impacts associated with such areas of concern.

As detailed in **Exhibit 12**, a number of temporary and/or minor environmental impacts have been identified in connection with the Project. However, a thorough analysis of these potential impacts reveals that, where necessary, such impacts have been mitigated to the greatest extent possible by the Project design and/or off-Site mitigation, and that none of these impacts will be significant. Accordingly, it is respectfully submitted that it is appropriate that the lead agency issue a negative declaration for the Project.

GENERAL MUNICIPAL LAW REFERRAL

To the extent that this Application requires referral under GML 239-m to the Niagara County Planning Board for review of the Site Plan, resubdivision/lot consolidation, and area variances, and we ask that this Application be so submitted.

CONCLUSION

As detailed above, there are innumerable benefits associated with the Project. Most notably, the Project makes productive economic use of a currently vacant property, resulting in substantial tax revenues generated for the Town. The Town specifically solicited the Project to the Site and a comprehensive analysis of the Site's suitability for development was previously performed, resulting in Shovel-Ready certification. As such, the Site is well-suited for the Project. Moreover, the Project will bring approximately 1,000 new jobs to the Town, creating opportunities for residents of the Town and bringing employees to the Town from the surrounding areas who will patronize local businesses. Additionally, the Project proposes various improvements to



the Site, such as the addition of new traffic control infrastructure and improved stormwater function, which will have long-term benefits for the area. In short, the Project represents an important development opportunity that will have significant positive impacts on the Town and region, both now and in the future.

On behalf of JB2, we respectfully request that the Town Board, Planning Board, and Zoning Board of Appeals simultaneously commence review of the Application. We also respectfully request that the Planning Board place this matter on its March 1, 2022 agenda so that the Applicant may introduce the Project, that the Zoning Board of Appeals place this matter on its March 8, 2022 agenda, and that the Town Board place this matter on its March 9, 2022 agenda for a work session to discuss the Project.

We look forward to working with the Town on this exciting Project. Please do not hesitate to contact us if there are any questions regarding this Application.

Very truly yours,

Phillips Lytle LLP

Ву

Kimberly R. Nason

KRN

Doc #10177537.3

CC:

John Bancroft, JB2

Adam Terrell, JB2 Jason Bennett, JB2

Michael Finan, P.E., LEED-AP, Langan Engineering

Corey Auerbach, Esq., Barclay Damon (via email only)

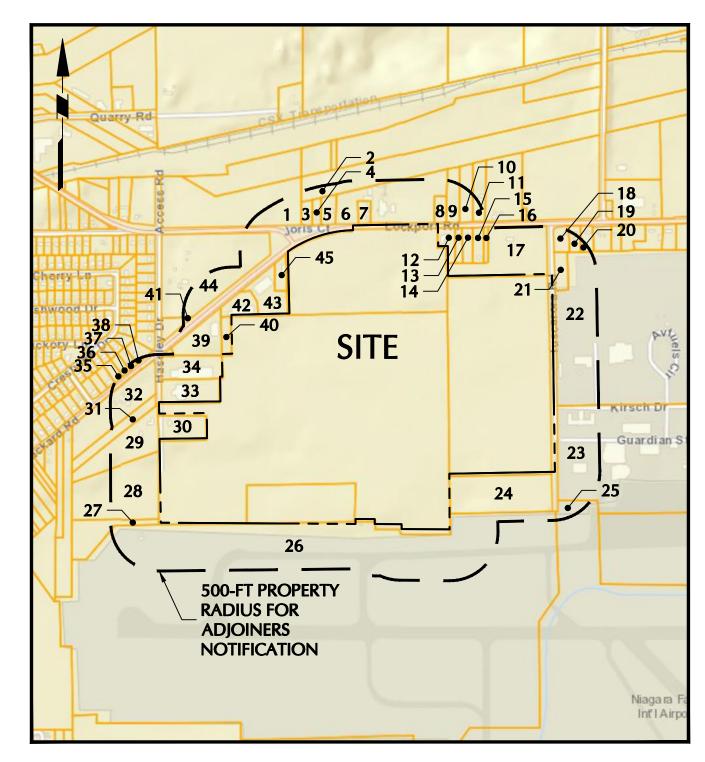
Ari Goldberg, Esq., Barclay Damon (via email only)

Exhibit 1

SEQRA/SITE PLAN APPROVAL DOCUMENTS

PROJECT FIFI

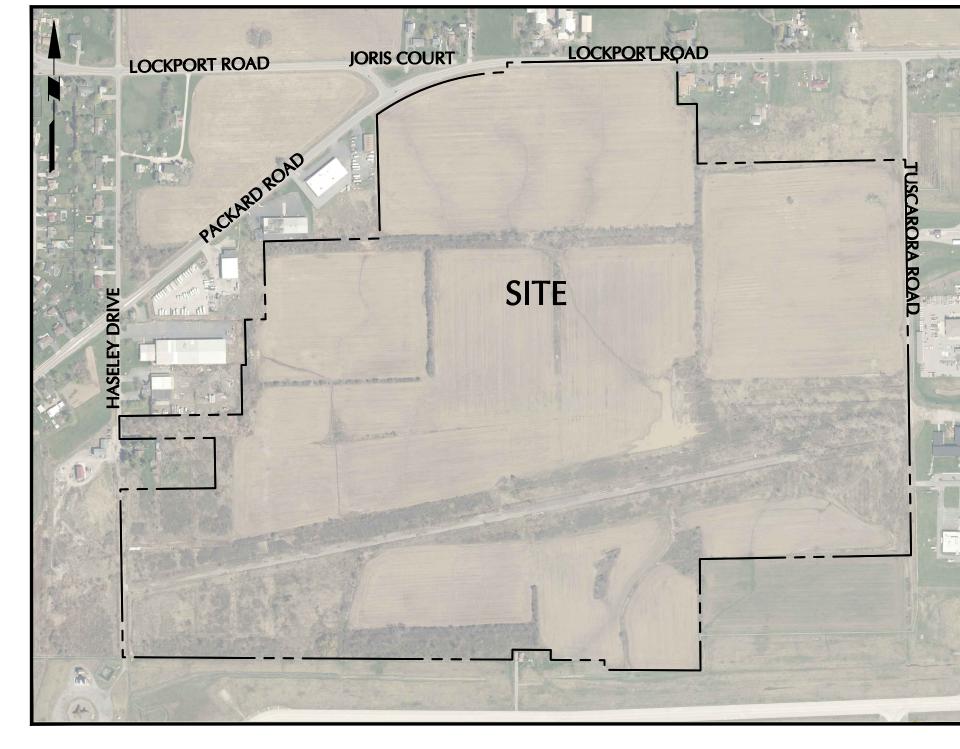
TOWN OF NIAGARA NIAGARA COUNTY, NEW YORK



ADJOINING PROPERTY OWNER MAP

SCALE: 1" = 1000'

		ADJ	ADJACENT PROPERTY OWNERS				
1.	132.17-1-11 Lockport Road Niagara, NY 14304	2.	132.14-1-3 Lockport Road Niagara, NY 14304	3.	132.14-1-12 8800 Lockport Road Niagara, NY 14304		
4.	132.14-1-11 8810 Lockport Road Niagara, NY 14304	5.	132.14-1-10 8820 Lockport Road Niagara, NY 14304	6.	132.14-1-8 Lockport Road Niagara, NY 14304		
7.	132.14-1-9 8900 Lockport Road Niagara, NY 14304	8.	132.14-1-7 9160 Lockport Road Niagara, NY 14304	9.	132.14-1-6.12 Lockport Road Niagara, NY 14304		
10.	132.14-1-6.2 Lockport Road Niagara, NY 14304	11.	132.14-1-6.112 Lockport Road Niagara, NY 14304	12.	132.18-1-3 9155 Lockport Road Niagara, NY 14304		
13.	132.18-1-4.2 9211 Lockport Road Niagara, NY 14304	14.	132.18-1-5 9221 Lockport Road Niagara, NY 14304	15.	132.18-1-6 9231 Lockport Road Niagara, NY 14304		
16.	132.18-1-7.2 Lockport Road Niagara, NY 14304	17.	132.18-1-7.1 9325 Lockport Road Niagara, NY 14304	18.	132.19-1-2 9521 Lockport Road Niagara, NY 14304		
19.	132.19-1-3 9635 Lockport Road Niagara, NY 14304	20.	132.19-1-1.2 9645 Lockport Road Niagara, NY 14304	21.	132.19-1-1.1 Tuscarora Road Niagara, NY 14304		
22.	146.07-1-2 Lockport Road Niagara, NY 14304	23.	146.07-1-1 Tuscarora Road Niagara, NY 14304	24.	146.06-1-3 Tuscarora Road Niagara, NY 14304		
25.	146.15-1-1 Niagara Falls Boulevard Niagara, NY 14304	26.	146.10-1-1 Lockport Road Niagara, NY 14304	27.	146.05-1-8 Haseley Drive Niagara, NY 14304		
28.	146.05-1-7 Haseley Drive Niagara, NY 14304	29.	146.05-1-6 3214 Haseley Drive Niagara, NY 14304	30.	146.05-1-5 3215 Haseley Drive Niagara, NY 14304		
31.	146.05-1-4 Haseley Drive Niagara, NY 14304	32.	146.05-1-3 8297-8309 Packard Road Niagara, NY 14304	33.	132.17-3-9 3305 Haseley Drive Niagara, NY 14304		
34.	132.17-3-8.2 3315 Haseley Drive Niagara, NY 14304	35.	132.17-2-28 Packard Road Niagara, NY 14304	36.	132.17-2-27 8340 Packard Road Niagara, NY 14304		
37.	132.17-2-26 8350 Packard Road Niagara, NY 14304	38.	132.17-2-25 8370 Packard Road Niagara, NY 14304	39.	132.17-3-7 8555 Packard Road Niagara, NY 14304		
40.	132.17-3-11 Packard Road Niagara, NY 14304	41.	132.17-3-1 Packard Road Niagara, NY 14304	42.	132.17-3-6.1 8635 Packard Road Niagara, NY 14304		
43.	132.17-3-5 8745 Packard Road Niagara, NY 14304	44.	132.17-3-2 8515 Lockport Road Niagara, NY 14304	45.	132.17-3-4 8735 Packard Road Niagara, NY 14304		



LOCATION MAP

SCALE: 1" = 500'

APPLICANT/DEVELOPER

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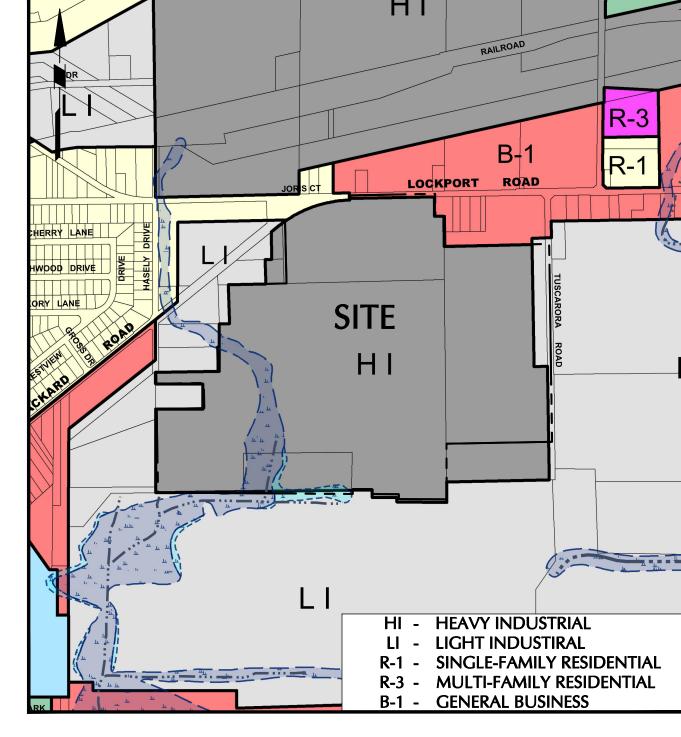
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PASSERO ASSOCIATES

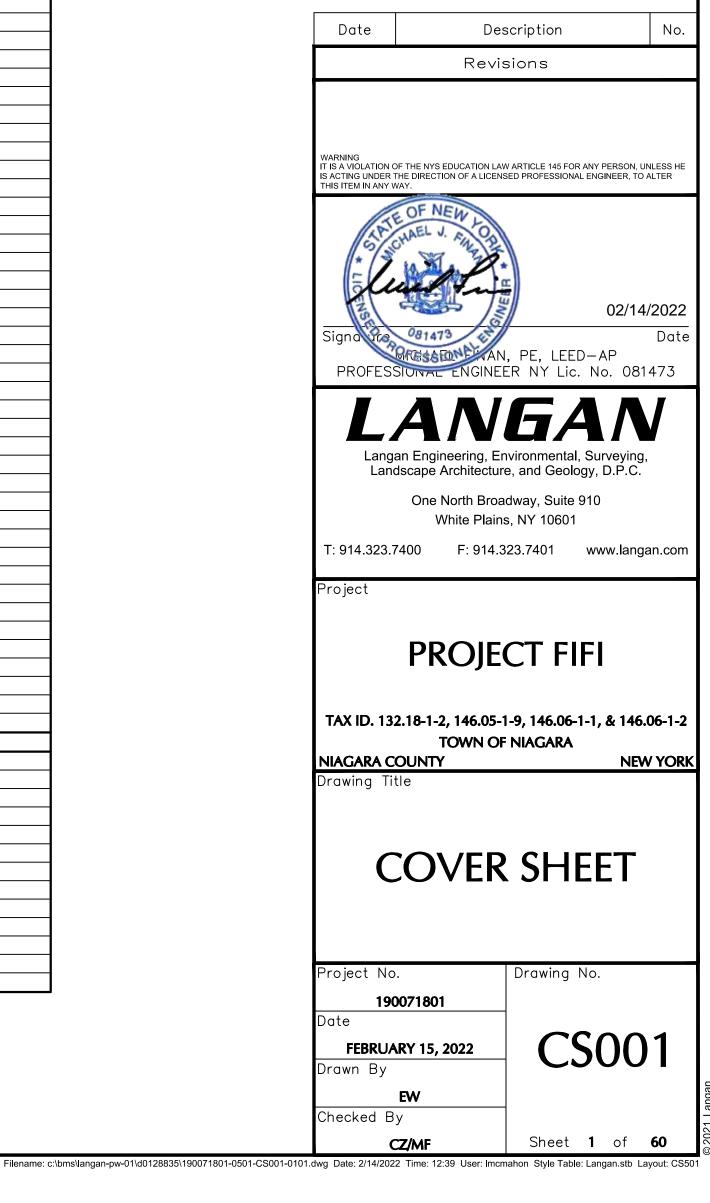
242 WEST MAIN STREET, SUITE 100 ROCHESTER, NY 14614



ZONING MAP

SCALE: 1" = 1000'

RAWING NO.	SHEET NO.	SITE/CIVIL DRAWINGS
CS001	1 OF 60	COVER SHEET
CS002	2 OF 60	LEGEND & NOTES
CD100	3 OF 60	OVERALL EXISTING CONDITIONS & SITE REMOVAL PLAN
CS100	4 OF 60	OVERALL SITE PLAN
CS101	5 OF 60	SITE PLAN (1 OF 4)
CS102	6 OF 60	SITE PLAN (2 OF 4)
CS103	7 OF 60	SITE PLAN (3 OF 4)
CS104	8 OF 60	SITE PLAN (4 OF 4)
CP100	9 OF 60	PAVEMENT PLAN
CP101	10 OF 60	SIGNAGE & STRIPING PLAN (1 OF 4)
CP102	11 OF 60	SIGNAGE & STRIPING PLAN (2 OF 4)
CP103	12 OF 60	SIGNAGE & STRIPING PLAN (3 OF 4)
CP104	13 OF 60	SIGNAGE & STRIPING PLAN (4 OF 4)
CG100	14 OF 60	OVERALL GRADING PLAN
CG101	15 OF 60	GRADING PLAN (1 OF 4)
CG101	16 OF 60	GRADING PLAN (2 OF 4)
CG102	17 OF 60	GRADING PLAN (3 OF 4)
CG103 CG104	18 OF 60	GRADING PLAN (4 OF 4)
		OVERALL DRAINAGE PLAN
CG200	19 OF 60	DRAINAGE PLAN (1 OF 4)
CG201	20 OF 60	DRAINAGE PLAN (1 OF 4) DRAINAGE PLAN (2 OF 4)
CG202	21 OF 60	DRAINAGE PLAN (2 OF 4) DRAINAGE PLAN (3 OF 4)
CG203	22 OF 60	DRAINAGE PLAN (3 OF 4) DRAINAGE PLAN (4 OF 4)
CG204	23 OF 60	,
CG301	24 OF 60	DRAINAGE PROFILES (1 OF 3)
CG302	25 OF 60	DRAINAGE PROFILES (2 OF 3)
CG303	26 OF 60	DRAINAGE PROFILES (3 OF 3)
CU100	27 OF 60	OVERALL UTILITY PLAN
CU101	28 OF 60	UTILITY PLAN (1 OF 4)
CU102	29 OF 60	UTILITY PLAN (2 OF 4)
CU103	30 OF 60	UTILITY PLAN (3 OF 4)
CU104	31 OF 60	UTILITY PLAN (4 OF 4)
CU201	32 OF 60	SANITARY SEWER PROFILE
CU202	33 OF 60	WATER MAIN PROFILE
CE100	34 OF 60	OVERALL EROSION & SEDIMENT CONTROL & PHASING PLAN
CE101	35 OF 60	EROSION & SEDIMENT CONTROL PLAN (1 OF 4)
CE102	36 OF 60	EROSION & SEDIMENT CONTROL PLAN (2 OF 4)
CE103	37 OF 60	EROSION & SEDIMENT CONTROL PLAN (3 OF 4)
CE104	38 OF 60	EROSION & SEDIMENT CONTROL PLAN (4 OF 4)
CS501	39 OF 60	SITE DETAILS (1 OF 3)
CS502	40 OF 60	SITE DETAILS (2 OF 3)
CS503	41 OF 60	SITE DETAILS (3 OF 3)
CS504	42 OF 60	WATER DETAILS
CS505	43 OF 60	SEWER DETAILS (1 OF 2)
CS507	44 OF 60	DRAINAGE DETAILS (1 OF 2)
CS508	45 OF 60	DRAINAGE DETAILS (2 OF 2)
CS509	46 OF 60	EROSION & SEDIMENT CONTROL DETAILS (1 OF 2)
CS510	47 OF 60	EROSION & SEDIMENT CONTROL DETAILS (2 OF 2)
		LANDSCAPE ARCHITECTURE DRAWINGS
LP100	48 OF 60	OVERALL PLANTING PLAN
LP101	49 OF 60	PLANTING PLAN (1 OF 4)
LP101	50 OF 60	PLANTING PLAN (2 OF 4)
LP102 LP103	51 OF 60	PLANTING PLAN (3 OF 4)
LP103	51 OF 60 52 OF 60	PLANTING PLAN (3 OF 4)
		PLANTING PLAN (4 OF 4) PLANTING NOTES & DETAILS
LP501	53 OF 60	
LL100	54 OF 60	OVERALL SITE LIGHTING PLAN
LL101	55 OF 60	SITE LIGHTING PLAN (2 OF 4)
LL102	56 OF 60	SITE LIGHTING PLAN (2 OF 4)
LL103	57 OF 60	SITE LIGHTING PLAN (3 OF 4)
LL104	58 OF 60	SITE LIGHTING PLAN (4 OF 4)
LL501	59 OF 60	SITE LIGHTING NOTES & DETAILS (1 OF 2)
LL502	60 OF 60	SITE LIGHTING NOTES & DETAILS (2 OF 2)



GENERAL NOTES EXISTING BACKGROUND INFORMATION BASED ON "INSTRUMENT AND TOPOGRAPHIC SURVEY" PREPARED BY PASSERO ASSOCIATES, DATED DECEMBER 2, 2021. EXISTING WETLAND INFORMATION TAKEN FROM A WETLAND FLAG SURVEY PREPARED BY PASSERO ASSOCIATES. CAD FILES RECEIVED ON DECEMBER THE CONTRACTOR SHALL CALL "DIG SAFELY NEW YORK" PRIOR T COMMENCEMENT OF ANY CONSTRUCTION. CALL 1-800-962-7962 OR 811 FOR STAKEOUT REQUESTS. ALL EXISTING UTILITY LINES SHALL BE LOCATED/VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING ANY MATERIALS AND/OR STARTING ANY CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE AL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER II ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED SITE WORK CONSTRUCTION. THE CONTRACTOR SHALL I RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO TH ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOW ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF TH OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT B CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO TI CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER. THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFI) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITE WORK ITEM. THE RFI SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF 10 WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. THE RFI SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL E SOLELY RESPONSIBLE FOR SITE WORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS. . INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS. 10. A 12-INCH THICK GRANULAR WORKING PLATFORM SHALL BE INSTALLED UNDER THE SLAB AND HEAVY DUTY PAVEMENT AREAS. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION. THE APPLICANT IS TO PAY PARTICULAR ATTENTION TO THE MAINTENANCE AND CLEANLINESS OF THE BORDERING ROADS TO THE PROPERTY DURING THE CONSTRUCTION PHASE TO THE SATISFACTION OF THE TOWN'S DEPARTMENT OF PUBLIC WORKS. LL DETENTION PONDS, DRAINAGE FEATURES, AND CULVERTS, ETC. ARE TO BE PRIVATELY OWNED AND MAINTAINED. LEGEND PROPOSED

—— —— BUILDING SETBACK DOOR ENTRANCE DOCK DOOR STAIRS CONCRETE PAVEMENT PEDESTRIAN WALKWAY GUIDE RAIL SPOT ELEVATION STORMWATER CONVEYANCE CATCH BASIN DOUBLE INLET STORMWATER MANHOLE OUTLET CONTROL STRUCTURE SANITARY SEWER SANITARY MANHOLE SANITARY CLEANOUT FORCEMAIN CLEANOUT SANITARY SEWER FORCE MAIN ——FM———FM——— ——W————W———— WATER MAIN ——T&E — ELECTRIC/TELECOMM SERVICE THREE PHASE ELECTRIC LINE GAS SERVICE FIRE HYDRANT GATE VALVE — LoD — LoD — LIMIT OF DISTURBANCE

—x——x——x—— SILT FENC CONSTRUCTION FENCE ● ● ● ● ● ● ● ● ● • · FIBER ROLL DIVERSION DITCH STRAW BALE DIKE . INLET PROTECTION CHECK DAM CONCRETE WASHOUT STABILIZED CONSTRUCTION CONSTRUCTION STAGING AND STORAGE AREA

SEDIMENT BASIN

SOIL STOCKPILE

DEMOLITION NOTES CLEARING AND GRUBBING OF ALL TRESS (INCLUDING REMOVAL OF ANY ASSOCIATED ROOT SYSTEMS AND STUMPS) AND VEGETATION DESIGNATED FOR RFMOVAL SHOULD BE PERFORMED. TÓPSOIL SHOULD BE COMPLETELY STRIPPED FROM THE PROPOSED BUILDING FOOTPRINT AND 10 FEET BEYOND THE BUILDING LIMITS AND IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. WHERE APPLICABLE, CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON PLANS. REMOVE AND DISPOSE OF EXISTING UTILITIES. FOUNDATIONS. AND SUITABLE MATERIAL BENEATH AND FOR A DISTANCF OF 10 FFFT REYOND ! THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS. A VOIDS SHOULD BE BACKFILLED WITH APPROVED, COMPACTED FILL PER THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN PAVEMENT OR LANDSCAPED AREAS, EXISTING BELOW-GRADE FOUNDATIONS CAN BE ABANDONED IN PLACE PROVIDED THEY ARE REMOVED FROM WITHIN 3 FEET OF FINISHED SUBGRADE LEVELS, AND SO AS TO NOT CONFLICT WITH THE NEW SITE IMPROVEMENTS. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE, AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES BEFORE DEMOLITION. ANY ACTIVE EXISTING UTILITIES THAT ARE ENCOUNTERED IN TH PROPOSED BUILDING FOOTPRINT AREA SHOULD BE RE-ROUTED. UTILITIES DESIGNATED FOR REMOVAL SHOULD BE COMPLETELY REMOVED FROM WITHIN THE PROPOSED BUILDING FOOTPRINT. EXCAVATIONS MADE REMOVE UTILITIES SHOULD BE BACKFILLED WITH APPROVED. COMPACTED FILL PER THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. EXISTING UTILITIES LOCATED OUTSIDE THE PROPOSED BUILDING FOOTPRINT SHOULD BE REMOVED OR ABANDONED IN-PLACE BY COMPLETELY FILLING CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATION, ORDINANCES, THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID $^\circ$ CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND I NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL

COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT, OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES, OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY, OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS TH ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVER, REMOVAL, ABATEMENT, OR DISPOSAL OR ASBESTOS OR OTHER HAZARDOUS MATERIALS. THE CONTRACTOR SHALL DEMOLISH ALL BUILDINGS, PAVEMENT, ET WHERE INDICATED WITHIN THE LIMIT OF DISTURBANCE. EDGES PAVEMENT DEMOLITION SHALL BE SAW CUT. DEMOLISHED CONCRETE AND ASPHALT SHALL BE CRUSHED TO THE DIMENSIONS INDICATED IN THE PROJECT GEOTECHNICAL REPORT AND STOCKPILED FOR REUSE AS SITE FILL. ALL DEMOLITION AND MATERIAL REUSE SHALL BE IN ACCORDANCE WITH ENVIRONMENTAL REQUIREMENTS FOR THE SITE. 10. THE CONTRACTOR SHALL VERIFY THAT A SOIL EROSION AND SEDIMENT CONTROL PERMIT HAS BEEN OBTAINED FOR DEMOLITION ACTIVITIES. CONTRACTOR SHALL COMPLY WITH THE CONDITIONS THEREON BY INSTALLING AND MAINTAINING ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES AND MAKING REQUIRED NOTIFICATIONS. . CONTRACTOR TO VERIFY THAT ALL ENVIRONMENTAL CONCERNS

(ASBESTOS, LEAD BASED PAINT, HAZMAT MATERIALS, UNDERGROUND STORAGE TANKS, TRANSFORMERS, ETC.) HAVE BEEN REMOVED PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES. THESE POTENTIAL CONCERNS ARE NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL REFER TO THE ENVIRONMENTAL REPORTS AND DOCUMENTS FOR ENVIRONMENTAL CONCERN LOCATIONS AND DISPOSAL PROCEDURES.

SEWER MANHOLE TESTING EACH MANHOLE SHALL BE VACUUM TESTED AFTER STRUCTURE HAS BEEN A MANHOLE WILL BE ACCEPTABLE IF THE LEAKAGE DOES NOT EXCEED AN ALLOWANCE OF 1 GALLON PER VERTICAL FOOT OF DEPTH FOR 24 HOURS. REGARDLESS OF THE ALLOWABLE LEAKAGE, ANY LEAKS DETECTED SHALL BE PERMANENTLY STOPPED.

a. THIS TEST METHOD IS ONLY APPLICABLE TO PRECAST CONCRETE MANHOLES AND SHALL COMPLY WITH ASTM C 1244 STANDARDS. ALL LIFTING HOLES AND EXTERIOR JOINTS SHALL BE FILLED AND POINTED WITH AN APPROVED NON-SHRINKING MORTAR. c. MANHOLES ARE TO BE TESTED IMMEDIATELY AFTER ASSEMBLY AND

BEFORE BACKFILLING. NO STANDING WATER SHALL BE ALLOWED IN THE MANHOLE EXCAVATION, WHICH MAY AFFECT THE ACCURACY OF THE PIPES AND OTHER OPENINGS INTO THE MANHOLE SHALL E SUITABLY PLUGGED IN SUCH A MANNER AS TO PREVENT DISPLACEMENT

OF THE PLUGS WHILE THE VACUUM IS DRAWN. INSTALLATION AND OPERATION OF VACUUM EQUIPMENT AND INDICATING DEVICES SHALL BE IN ACCORDANCE WITH EQUIPMENT SPECIFICATIONS AND INSTRUCTIONS PROVIDED BY THE MANUFACTURER. THE TEST HEAD SHALL BE PLACED AT THE TOP OF THE MANHOLE, INCLUDING THE FRAME AND COVER.

g. A VACUUM OF 10 INCHES OF MERCURY SHALL BE DRAWN. THE TIME FOR THE VACUUM TO DROP TO 9 INCHES OF MERCURY SHALL BE RECORDED. n. ACCEPTANCE FOR 4 FT. DIAMETER MANHOLES SHALL BE DEFINED AS WHEN THE TIME TO DROP TO 9 INCHES OF MERCURY MEETS OR

MANHOLE DEPTH DIAMETER TIME TO DROP 1" HG 10 FT OR LESS 4 FT 60 SECONDS 15 FT TO 25 FT 4 FT 90 SECONDS FOR MANHOLES 5 FT. IN DIAMETER, ADD AN ADDITIONAL 15 SECONDS

AND FOR MANHOLES 6 FT. IN DIAMETER, ADD AN ADDITIONAL 30 SECONDS TO THE TIME REQUIREMENTS FOR 4 FT. DIAMETER MANHOLES. IF THE MANHOLE FAILS THE INITIAL TEST, REPAIRS SHALL BE MADE BY AN APPROVED METHOD. THEN THE MANHOLE SHALL BE RETESTED UNTIL A SATISFACTORY TEST IS OBTAINED.

WATER NOTES

ALL CONSTRUCTION TO COMPLY WITH CURRENT TOWN OF NIAGARA SPECIFICATIONS AND ORDINANCES. CONTRACTOR SHALL SECURE ALL PERMITS AT HIS OWN EXPENSE. MATERIAL FOR WATERMAINS:

A) POLY-VINYL CHLORIDE (P.V.C.) PLASTIC MUNICIPAL WATER PIPE WITH INTEGRAL BELL AND SPIGOT JOINTS, PIPE SHALL CONFORM TO THE LATEST REVISION OF AWWA C-900 SPECIFICATION AND SHALL BE CLASS 150, DR 18. B) CEMENT LINED DUCTILE IRON PIPE MINIMUM THICKNESS CLASS 52 WITH 150 PSI. WORKING PRESSURE AND SHALL CONFORM TO AWWA SPECIFICATION C 151 LATEST REVISION. THE PIPE SHALL BE ENCASED WITH A MINIMUM 8 POLYETHYLENE WRAP. AS PER AWWA C 105 SPECIFICATION. TYPE MECHANICAL JOINT TEES AND NIPPLES. HYDRANTS SHALL BE PLACED A MAXIMUM OF 500± APART. HYDRANTS SHALL BE "BAGGED" UNTIL READY FOR USE. HYDRANTS SHALL OPEN COUNTERCLOCKWISE [LEFT], AND CLOSE

HYDRANTS TO BE IN ACCORDANCE WITH MUNICIPAL STANDARDS. ALL FIELD INSTALLED BOLTS SHALL BE CAPPED WITH SACRIFICIAL ZINC CONTRACTOR WILL BE RESPONSIBLE TO FURNISH AND INSTALL TEST POINTS THE APPROXIMATE LOCATIONS AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE TOWN ENGINEER. THE TEST POINTS SHALL CONSIST OF A 1" OR 2" CORPORATION STOP. AND THE NECESSARY 1" OR 2" COPPER PIPE TO ADEQUATELY CONDUCT THE REQUIRED TESTS. AFTER TESTING HAS BEEN COMPLETED AND APPROVED THE CONTRACTOR SHALL REMOVE THE CORPORATION STOPS AND INSTALL STANDARD AWWA FACTORY THREADED BRASS PLUGS. SAMPLE POINTS SHALL BE LOCATED AT THE BEGINNING AND FND OF EACH LINE WITH A MAXIMUM SPACING OF 1000 FEFT CONTRACTOR WILL BE RESPONSIBLE FOR SUPPLYING PROPER TEST EQUIPMENT AND PERFORM A TWO (2) HOUR, 150 PSI HYDROSTATIC TEST OF THE WATERLINE, IN THE PRESENCE OF A TOWN ENGINEERING DEPARTMENT REPRESENTATIVE. CONTRACTOR TO NOTIFY TOWN ENGINEER A MINIMUM OF 24 HOURS PRIOR TO TESTING. FLUSHING, PRESSURE AND LEAKAGE TESTS SHALL BE CONDUCTED ACCORDING TO AWWA COOD FOR DUCTUE IRON (DI) PIPE AND /OR C605 OR M23 FOR POLYVINYL CHI ORIDE (PVC) PIPE. AFTÉR THE WATERLINE HAS BEEN HYDROSTATICALLY TESTED AND APPROVED. THE CONTRACTOR WILL BE RESPONSIBLE TO CHLORINATE THE LINE IN STRICT ACCORDANCE WITH AWWA C651- LATEST REVISION. TABLET METHOD IS NOT ALLOWED. THE CONTRACTOR WILL BE RESPONSIBLE TO HIRE AN APPROVED INDEPENDENT TEST LABORATORY TO TAKE THE APPROPRIATE NUMBER OF SAMPLES. AND CERTIFY TO THE TOWN, AND ERIE COUNTY HEALTH DEPARTMENT THAT THE LINE MEETS MINIMUM AWWA AND ERIE COUNTY HEALTH DEPARTMENT STANDARDS FOR DRINKING WATER, SAMPLES MUST BE TAKEN ONLY FROM THE DESIGNATED TEST POINTS AND IN THE PRESENCE OF A TOWN ENGINEERING DEPARTMENT REPRESENTATIVE. CONTRACTOR TO NOTIFY THE TOWN FNGINFER A MINIMUM OF 24 HOURS PRIOR TO SAMPLING. ALL GATE VALVES SHALL MEET THE REQUIREMENTS OF AWWA C-509- LATEST REVISION. AND BE THE RESILIENT WEDGE 500 SERIES AS MANUFACTURED BY WATEROUS OR APPROVED FOUAL. CONTRACTOR TO SUPPLY CEMENT LINED. CLASS 150. STANDARD WEIGHT DUCT IRON PIPE FITTINGS AND BENDS WHERE NECESSARY TO INSTALL WATERLINE

ALL FITTINGS SHALL BE PROPERLY THRUST BLOCKED, & RESTRAINED IN

ACCORDANCE TO DETAILS NOTED ON DRAWINGS.

ALL CONSTRUCTION TO COMPLY WITH CURRENT TOWN OF NIAGARA SPECIFICATIONS AND ORDINANCES. CONTRACTOR SHALL SECURE ALL PERMITS AT HIS OWN EXPENSE ALL ROAD CROSSINGS TO BE BACKFILLED TO THE ROAD FOUNDATION COURSE WITH RUN OF CRUSHER STONE AND THOROUGHLY COMPACTED IN MATERIALS FOR SANITARY SEWER:

SEWER NOTES

EROSION & SEDIMENT CONTROL NOTES

FOR EROSION AND SEDIMENT CONTROL", LATEST REVISIONS.

SHALL BE PRESERVED AS MUCH AS IS PRACTICAL.

ADDITIONAL REQUIREMENTS.

PROJECT SITE.

REFER TO THE SPDES GENERAL PERMIT COMPLIANCE NOTES FOR

ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT

SEDIMENT CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH TH

THE CONTRACTOR AND THEIR SUBCONTRACTOR(S) SHALL IDENTIFY T

CONTROL MEASURES THROUGHOUT THE DURATION OF CONSTRUCTION.

AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.

EITHER AT THE BEGINNING OR AT THE END OF EACH WORKING DAY.

B. THE QUALIFIED INSPECTOR SHALL CONDUCT SITE INSPECTIONS

MINIMUM OF TWICE PER WEEK DURING CONSTRUCTION. ANY

DEFICIENCIES NOTED IN THE REPORTS SHALL BE CORRECTED

IF SOIL DISTURBANCE ACTIVITIES ARE SUSPENDED FOR WINTER

SHUTDOWN, TEMPORARY STABILIZATION MEASURES WILL BE APPLIED

TO ALL DISTURBED AREAS. IN THIS CASE AND SUBJECT TO THE

APPROVAL OF THE NYSDEC AND THE TOWN. THE FREQUENCY (

THE QUALIFIED PROFESSIONAL WILL CONDUCT AT LEAST 2 SIT

INSPECTIONS, SEPARATED BY AT LEAST 2 CALENDAR DAYS, EVERY

CALENDAR DAYS TO ENSURE THE STABILITY AND EFFECTIVENESS OF

EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE

EARTHWORK ACTIVITIES SHALL BE CONSISTENT WITH THE PLANS. THE

EARTHWORK OPERATION AREAS SHALL BE STABILIZED ON AN ONGOING

CONSTRUCTION, LEFT WITHOUT AT LEAST TEMPORARY COVER FOR MORE

EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE

IF CONSTRUCTION TAKES PLACE IN "WET SOILS", CURTAIN DRAINS OR

SUBSURFACE DRAINAGE SHALL BE INSTALLED TO DEWATER THE SOILS.

TEMPORARY DRAINAGE SWALES WITH A MINIMUM GRADE OF ONE PERCENT

SHALL BE INSTALLED TO DIRECT RUNOFF AWAY FROM EXCAVATED AREAS.

BERMS TO PREVENT DOWNSTREAM SILTATION. LOCATION OF THE

DESIGN ENGINEER. SILT FENCE SHALL BE PROPERLY INSTALLED DOWN

GRADE OF ALL DISTURBED AREAS. SILT FENCE SHALL BE INSTALLED

ALONG CONTOURS TO FILTER SEDIMENT FROM RUNOFF. INSPECTION BY

CONTRACTOR SHOULD BE FREQUENT AND REPAIR OR REPLACEMENT

SHOULD BE MADE PROMPTLY AS NEEDED. SILT FENCE SHOULD

REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT

TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL B

REMOVED WHEN ALL DISTURBED AREAS HAVE UNDERGONE FINAL

STABILIZATION, UPGRADIENT SURFACES HAVE BEEN PROPERLY STABILIZED,

ND ALL STORMWATER MANAGEMENT SYSTEMS ARE IN PLACE AND

OPERABLE. ALL AREAS DISTURBED BY THE REMOVAL OF THE TEMPORARY

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE FILLED IN

TOPSOILED SEEDED AND MULCHED FINAL STABILIZATION IS ACHIEVED

WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM

PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 80 PERCENT

COVERAGE IS ESTABLISHED, OR EQUIVALENT STABILIZATION MEASURES,

SUCH AS PLACEMENT OF MULCH OR GEOTEXTILE. IS COMPLETED ON ALI

AREAS NOT PAVED OR COVERED BY PERMANENT STRUCTURES. ENSURE

THE CONTRACTOR SHALL DELINEATE THE OVERALL LIMIT OF DISTURBANCE

SOIL RESTORATION NOTES

AREAS WHERE TOPSOIL IS STRIPPED AERATE AND APPLY 6" OF TOPSOIL

AND/OR INFILTRATION PRACTICES ARE BUT MAY BE APPLIED TO ENHANCE

| FURTHER DISTURBANCE. FULL SOIL RESTORATION IS IMPLEMENTED IN A TWO

DEEP RIP THE AFFECTED THICKNESS OF EXPOSED SUBSOIL MATERIAL.

DECOMPACT, SIMULTANEOUSLY THROUGH THE RESTORED TOPSOIL LAYER

AGGRESSIVELY FRACTURING IT BEFORE THE PROTECTED TOPSOIL IS

SOIL RESTORATION REQUIREMENT

ESTORATION NOT PERMITTED

PPLY FULL SOIL RESTORATION

THE REDUCTION SPECIFIED FOR THE

SOIL RESTORATION IS REQUIRED ON

WHERE EXISTING IMPERVIOUS AREA

WILL BE CONVERTED TO PERVIOUS

REDEVELOPMENT PROJECTS IN AREAS

APPLY FULL RESTORATION

RESTORATION NOT REQUIRED

TO THE CONSTRUCTION OF THE BIORETENTION BASINS.

TYPE OF SOIL DISTURBANCE

MINIMAL SOIL DISTURBANCE (E.G.,

HEAVY TRAFFIC AREAS ON SITE

BUILDINGS BUT NOT WITHIN 5'

DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE DEPENDING ON PRIOR TO APPLYING FULL SOIL RESTORATION, ALL CONSTRUCTION ACTIVITY,

WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE INCLUDING CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE. SITE CLEANUP

PHASE PROCESS.

APPENDIX, TO WHICH THE PIPE IS MANUFACTURED. THE TEST SHALL BE | AND TRAFFICKING, SHOULD BE FINISHED AND THE SITE CLOSED OFF TO

|PERIMETER AROUND FOUNDATION

REAPPLIED ON THE SITE.

AND UPPER HALF OF THE AFFECTED SUBSOIL.

(ESPECIALLY IN 5' TO 25' AROUND

CLEARING AND GRUBBING ACTIVITIES)

THAT FINAL STABILIZATION OF ALL TRIBUTARY AREAS IS ACHIEVED PRIOR

DRAINAGE SWALES AND HAY BALES WILL BE AT THE DIRECTION OF THE

SWALES SHALL BE INSTALLED WITH STAKED AND SECURED HAY BALE

DEWATERING DISCHARGES WILL NOT BE DIRECTED INTO WETLANDS, WATER

PROTECTIVE MEASURES AND PRACTICES, DURING SOIL

AT LEAST ONE INSPECTION EVERY 30 CALENDAR DAYS.

INSPECTIONS BY THE QUALIFIED PROFESSIONAL MAY BE REDUCED TO

LEAST 25 PERCENT RAPID GERMINATING PERENNIAL RYE GRASS.

EROSION AND SEDIMENT CONTROL INSPECTIONS:

IMMEDIATELY BY THE CONTRACTOR.

DISTURBANCES GREATER THAN 5-ACRES.

THAN 48 HOURS.

SURROUNDING SILT FENCE BARRIER.

ON ALL EXPOSED LANDSCAPE SOILS.

CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER.

COURSES, WATER-BODIES, OR STORM SEWER SYSTEMS.

BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

PLANS. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE

COMPLIANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS

. POLYVINYL CHLORIDE (P.V.C) SANITARY SEWER PIPE WITH INTEGRAL BELL AND SPIGOT JOINTS. PIPE SHALL CONFORM TO ASTM D3034 SPECIFICATION LATEST REVISION. SANITARY SEWER AND FORCEMAIN SHALL BE SDR-21 PVC. B. EQUAL APPROVED BY TOWN ENGINEER.

ALL SEWER LINES WILL BE AIR TESTED IN ACCORDANCE WITH TOWN O

NIAGARA SPECIFICATIONS IN THE PRESENCE OF A TOWN INSPECTOR. SPECIAL CONDITIONS—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 TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING SEWERS SHALL BE HYDROSTATICALLY TESTED BY THE CONTRACTOR IN TH PRESENCE OF THE ENGINEER FOR DETERMINATION OF LEAKAGE BY FILLING THE SEWER WITH WATER TO A HEIGHT OF AT LEAST TWO FEET ABOVE THE HIGHEST SECTION OF THE WORK BEING TESTED OR THE MEASURED WATER TABLE. NO MORE THAN ONE SECTION (MANHOLE TO MANHOLE) OF SEWER SHALL BE TESTED AT ANY ONE TIME UNLESS OTHERWISE DIRECTED BY THE ENGINEER. DURATION OF EACH TEST SHALL BE NOT LESS THAN TWO HOURS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY LABOR AND APPLIANCES TO CONDUCT THE TEST. THE ALLOWABLE LEAKAGE OR EXFILTRATION SHALL NOT EXCEED 100 GALLONS PER DAY, PER INCH DIAMETER, PER MILE OF PIPE. REGARDLESS OF WHETHER OR NOT THE LEAKAGE ALLOWANCE IS MET, SHOULD EXAMINATION OF EXPOSED PIPE AND JOINTS DISCLOSE VISIBLE LEAKS, JOINT SHALL BE REMADE AND DEFECTIVE PIPE REPLACED SO THAT THERE S NO VISIBLE LEAKAGE. THE TESTS SHALL THEN BE REPEATED, AT NO ADDITIONAL COST TO THE OWNER, UNTIL RESULTS SATISFACTORY TO THE ENGINEER ARE OBTAINED. IN AREAS WHERE PIPE IS AT LEAST TWO FEET BELOW GROUND WATER LEVEL, LEAKAGE TESTS MAY BE CONDUCTED, IF APPROVED BY THE ENGINEER, BY MEASURING INFILTRATION INTO THE SEWER. THE SAME TEST PARAMETERS SHALL APPLY. NOTWITHSTANDING SATISFACTORY TEST RESULTS. SHOULD AT ANY TIME DURING THE TENURE OF THIS CONTRACT AND THE GUARANTEE PERIOD A NOTICEABLE LEAK BE DISCOVERED IN THE SEWER, LATERAL OR MANHOLES INSTALLED UNDER THIS CONTRACT THE CONTRACTOR SHALL, WRITTEN NOTICE FROM THE ENGINEER, TAKE THE NECESSARY STEPS TO CORRECT THE LEAK AT NO ADDITIONAL COST TO THE OWNER. SUCH WORK SHALL BE ACCOMPLISHED WITHIN TWO WEEKS OF THE DATE OF

NO SANITARY SEWER LINES WILL BE ACCEPTED BY THE TOWN OF NIAGARA WHICH DO NOT SATISFY THE ABOVE TESTS. IN ADDITION, IF EXCESSIVE INFILTRATION IS DISCOVERED DURING THE ONE, OR TWO YEAR "GUARANTEE" OR "MAINTENANCE" PERIODS, THE CONTRACTOR OR DEVELOPER WILL BE REQUIRED TO CORRECT THE SITUATION. WYE SHALL BE SAME MATERIAL AS MAIN SEWER, STANDARD WYE D" x D' x 6" "D" BEING DIAMETER OF THE MAIN SEWER. . RISERS ARE REQUIRED FOR SEWER DEPTHS GREATER THAN 10 FEET 5. FOR SEWER DEPTHS LESS THAN 14 FEET, FINE GRANULAR FILL SHALL BE PROVIDED FROM THE SPRING LINE TO A MINIMUM OF 6" ABOVE THE TOP OF PIPE. FOR ALL SEWER DEPTHS MORE THAN 14 FEET, NO. 1, OR 1A STONE BEDDING SHALL BE PROVIDED FROM THE SPRING LINE TO A MINIMUM OF 12" ABOVE TOP OF PIPE. . DEFLECTION TEST SHALL BE PERFORMED ON ALL FLEXIBLE GRAVITY SEWER lacksquareTEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE FOR AT LEAST 30 DAYS. NO PIPE SHALL EXCEED DEFLECTION OF 5%. ALL LAWN AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER. CONTRACTOR SHALL PLACE A MIN. OF 4" TOPSOIL, GRADE, FERTILIZE, SEED, AND MULCH. ALL DRIVEWAY AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER. CONTRACTOR SHALL REPLACE ASPHALT DRIVEWAYS WITH A MIN. 3" OF TYPE 3 BINDER AND 1" OF TOP, CONCRETE DRIVEWAY SHALL BE REPLACED WITH A MIN. OF 6" THICK 4000 PSI CONCRETE REINFORCED WITH 6X6 WWF.

GRAVITY SEWER MAIN TESTING THE CONTRACTOR SHALL TEST THE COMPLETED SEWERS. INCLUDING MANHOLES AND LATERALS, FOR LEAKAGE BY LOW-PRESSURE AIR EXFILTRATION TESTS AND DEFLECTION TEST (MANDREL) AS SPECIFIED HEREIN. THE TESTS WILL BE CONDUCTED AS APPROVED BY THE OWNER'S NECESSARY EQUIPMENT, MATERIALS AND LABOR FOR PERFORMING THE TESTS AS SPECIFIED. THE CONTRACTOR SHALL NOTIFY THE OWNER'S FIELD REPRESENTATIVE AT

LEAST 48 HOURS PRIOR TO THE START OF TESTING. TESTING SHALL ONLY BE PERFORMED IN THE PRESENCE OF THE OWNER'S FIELD SECTIONS OF PIPE TESTED FOR INFILTRATION AND EXFILTRATION PRIOR TO COMPLETION OF THE PROJECT SHALL BE SUBJECT TO ADDITIONAL LEAKAGE TESTS. IF WARRANTED IN THE OPINION OF THE OWNER'S FIELD REPRESENTATIVE, PRIOR TO ACCEPTANCE OF THE PROJECT. THE TEST LENGTH INTERVALS FOR EITHER TYPE OF LEAKAGE TEST SHALL BE APPROVED BY THE OWNER'S FIELD REPRESENTATIVE, BUT IN NO EVENT SHALL THEY EXCEED ONE THOUSAND (1000) FEET. IN THE CASE OF SEWERS LAID ON STEEP GRADES, THE LENGTH OF LINE TO BE TESTED BY EXFILTRATION AT ANY ONE TIME MAY BE LIMITED BY THE MAXIMUM! ALLOWABLE INTERNAL PRESSURE ON THE PIPE AND JOINTS AT THE LOWER END OF THE LINE.

THE TEST PERIOD, WHEREIN THE MEASUREMENTS ARE TAKEN SHALL NOT BE LESS THAN 4 HOURS IN EITHER TYPE OF TEST. LOW-PRESSURE AIR EXFILTRATION TEST a. THE LOW PRESSURE AIR EXFILTRATION TEST SHALL COMPLY WITH ASTM F 1417 STANDARDS.

b. THE SEWER MAINS AND/OR LATERALS SHALL BE TESTED FOR LEAKAGE BY THE USE OF LOW-PRESSURE AIR AS SPECIFIED HEREINAFTER AND AS APPROVED BY THE OWNER'S FIELD REPRESENTATIVE. THE TEST LENGTH SHALL NOT EXCEED ONE (1) INTERVAL OF PIPE BETWEEN 2 MANHOLES. AIR TEST PROCEDURES MAY BE DANGEROUS AND TH CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT 2. AFTER THE PIPE HAS BEEN BACKFILLED AND CLEANED, PNEUMATIC SOIL RESTORATION SHALL BE PERFORMED IN THE DISTURBED AREAS. THE PLUGS SHALL BE PLACED IN THE LINE AT EACH MANHOLE AND SOILS SHALL BE RESTORED AS FOLLOWS:

INFLATED TO 25 PSI. LOW-PRESSURE AIR SHALL BE INTRODUCED INTO THIS SEALED LINE UNTIL THE INTERNAL AIR PRESSURE REACHES 4 PSI GREATER THAN THE AVERAGE BACK PRESSURE OF ANY GROUND WATER | NO SOIL DISTURBANCE THAT MAY BE OVER THE PIPE. AT LEAST TWO (2) MINUTES SHALL BE ALLOWED FOR THE AIR PRESSURE TO STABILIZE. d. AFTER THE STABILIZATION PERIOD (3.5 PSI MINIMUM PRESSURE IN THE PIPE), THE PORTION OF LINE BEING TESTED SHALL BE ACCEPTABLE IF THE TIME REQUIRED IN MINUTES FOR THE PRESSURE TO DECREASE FROM | ONLY (NO CHANGE IN GRADE) 3.5 TO 3.0 PSI (GREATER THAN THE AVERAGE BACK PRESSURE OF ANY | | AREAS OF CUT OR FILL GROUND WATER THAT MAY BE OVER THE PIPE) IS NOT LESS THAN 5.0 MINUTES FOR AN 8 INCH PIPE.

a. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE | | WALLS) TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE . NO PIPE SHALL EXCEED A DEFLECTION OF 5 PERCENT. IF DEFLECTION EXCEEDS 5 PERCENT, REPLACEMENT OR CORRECTION SHALL BE REDEVELOPMENT PROJECT ACCOMPLISHED IN ACCORDANCE WITH REQUIREMENTS IN APPROVED SPECIFICATIONS. THE RIGID BALL OR MANDREL USED FOR THE DEFLECTION TEST SHALL

HAVE A DIAMETER NOT LESS THAN 95 PERCENT OF THE BASE INSIDE

STABILIZATION OF DISTURBED SURFACES

PERFORMED WITHOUT THE AID OF MECHANICAL PULLING DEVICES.

MULCH (INCLUDING GRAVEL MULCH) - MULCH OFFERS AN EFFECTIVE

MEANS OF STABILIZATION. THIS CAN ALSO INCLUDE ROLLED EROSION

CONTROL BLANKETS. SPRAY ADHESIVES - THESE ARE PRODUCTS GENERALLY COMPOSED (POLYMERS IN A LIQUID OR SOLID FORM THAT ARE MIXED WITH WATER T FORM AN EMULSION THAT IS SPRAYED ON THE SOIL SURFACE WITH TYPICAL HYDROSEEDING EQUIPMENT. THE MIXING RATIOS AND APPLICATION RATES WILL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR THE SPECIFIC SOILS ON THE SITE. IN NO CASE SHOULD THE APPLICATION OF THESE ADHESIVES BE MADE ON WET SOILS OR IF THERE IS A PROBABILITY OF PRECIPITATION WITHIN 48 HOURS OF ITS PROPOSED USE. MATERIAL SAFETY DATA SHEETS WILL BE PROVIDED T ALL APPLICATORS AND OTHERS WORKING WITH THE MATERIAL. POLYMER ADDITIVES - THESE POLYMERS ARE MIXED WITH WATER AND O THE DRIVING SURFACE BY A WATER TRUCK WITH A GRAVITY FEED DRIP BAR, SPRAY BAR OR AUTOMATED DISTRIBUTOR TRUCK. THE MIXING RATIOS AND APPLICATION RATES WILL BE IN ACCORDANCE WITH EMULSION INTO THE SOIL WILL BE DONE TO THE APPROPRIATE DEPTH BASED ON EXPECTED TRAFFIC. COMPACTION AFTER INCORPORATION WILL BE BY VIBRATORY ROLLER TO A MINIMUM OF 95%. THE PREPARED SURFACE SHALL BE MOIST AND NO APPLICATION OF THE POLYMER WILL BE MADE IF THERE IS A PROBABILITY OF PRECIPITATION WITHIN 48 HOURS OF ITS PROPOSED USE. MATERIAL SAFETY DATA SHEETS WILL BE PROVIDED TO ALL APPLICATORS WORKING WITH THE MATERIAL. BARRIERS - WOVEN GEOTEXTILES CAN BE PLACED ON THE DRIVING SURFACE TO EFFECTIVELY REDUCE DUST THROW AND PARTICLE MIGRATION ON HAUL ROADS. STONE CAN ALSO BE USED FOR CONSTRUCTION ROADS FOR EFFECTIVE DUST CONTROL SEEDING - REFER TO LANDSCAPE PLANS AND DETAILS.

SPDES GENERAL PERMIT COMPLIANCE NOTES . THE NOTICE OF INTENT (NOI) AND SIGNED MS4 SWPPP ACCEPTANCE FORM \mid (IF APPLICABLE) SHALL BE FILED WITH THE NEW YORK STATE DEPARTMENT | OF ENVIRONMENTAL CONSERVATION (NYSDEC). A COPY OF THE NOI, SIGNED MS4 SWPPP ACCEPTANCE FORM (IF APPLICABLE), AND THE NOI

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH TH PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ALL EROSION AND A. THE CONTRACTOR AND THEIR SUBCONTRACTORS SHALL READ AND THE SCOPE AND DURATION OF SOIL DISRUPTION. EXISTING VEGETATION UNDERSTAND THE CONDITIONS OF THE "NYSDEC SPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES" (NYSDEC SPDES GENERAL PERMIT) IN EFFECT. B. THE CONTRACTOR AND THEIR SUBCONTRACTORS SHALL READ AND SIGN

ACKNOWLEDGEMENT SHALL BE MAINTAINED AT THE SITE IN THE LOG BOOK.

TRAINED INDIVIDUAL THAT WILL BE RÈSPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE EROSION AND SEDIMENT THE CERTIFICATION STATEMENT PROVIDED IN THE APPENDICES OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES . THE CONTRACTOR AND THEIR SUBCONTRACTORS SHALL IDENTIFY TH

OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION TRAINED INDIVIDUAL(S) THAT WILL BE RESPONSIBLE FOR THE ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE IMPLEMENTATION AND MAINTENANCE OF THE SWPPP. THE TRAINED INDIVIDUAL(S) SHALL READ AND SIGN THE CERTIFICATION STATEMENT PROVIDED IN THE SWPPP A COPY OF THE SIGNED CERTIFICATION DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND STATEMENT SHALL BE PLACED IN THE SITE LOG BOOK AND GIVEN TO THE SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS TOWN FOR THEIR RECORDS. .THE TRAINED INDIVIDUAL(S) SHALL PROVIDE DOCUMENTATION THAT STOCKPILED TOPSOIL SHALL BE TEMPORARILY SEEDED, MULCHED, AND

HE/SHE HAS RECEIVED TRAINING IN PROPER EROSION AND SEDIMENT ENCLOSED WITH SILT FENCING. ALL GRASS SEED WILL CONTAIN AT CONTROL PRINCIPLES FROM A SOIL AND WATER CONSERVATION DISTRICT OR OTHER NYSDEC ENDORSED ENTITY TO THE TOWN FOR THEIR RECORDS. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED CONSTRUCTION PERMITS NECESSARY FOR THE WORK OUTLINED HEREIN.

A. THE TRAINED INDIVIDUAL SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS TO ENSURE PROPER THE TRAINED CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION PERFORMANCE. ANY SEDIMENT BUILD-UP SHALL BE CLEANED. ALL OF ALL STORMWATER POLLUTION PREVENTION MEASURES OUTLINED IN DAMAGES TO EROSION AND SEDIMENT CONTROLS SHALL BE REPAIRED THE SWPPP AND PROJECT PLANS. . THE CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION CONFERENCE WITH

> CONTRACTOR, AND OTHER NECESSARY PROJECT DESIGN PROFESSIONALS AT LEAST ONE WEEK PRIOR TO COMMENCEMENT OF CONSTRUCTION. I. THE CONTRACTOR OR OWNER SHALL HAVE THE QUALIFIED PROFESSIONAL, AS DEFINED WITHIN THE NYSDEC SPDES GENERAL PERMIT, CONDUCT AN INITIAL SITE ASSESSMENT AND CERTIFY THAT THE APPROPRIATE EROSION AND SEDIMENT CONTROL STRUCTURES AS DEPICTED ON THE PLANS HAVE BEEN ADEQUATELY INSTALLED AND IMPLEMENTED PRIOR COMMENCEMENT OF CONSTRUCTION. REFER TO SWPPP FOR THE INITIAL SITE ASSESSMENT GUIDELINES.

THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL EROSION AN

THE MUNICIPAL REPRESENTATIVES, APPLICANT, APPLICANT'S ENGINEER,

SEDIMENT CONTROL INSPECTION REPORTS AT THE SITE IN A LOG BOOK. THE SITE LOG BOOK SHALL BE MAINTAINED ON-SITE AND BE MADE AVAILABLE TO THE PERMITTING AUTHORITY. ONCE CONSTRUCTION ACTIVITIES ARE COMPLETE, THE OWNER/OPERATOR THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING SHALL HAVE A QUALIFIED PROFESSIONAL CONDUCT A FINAL SITE

ASSESSMENT TO DETERMINE IF THE SITE MEETS THE FINAL STABILIZATION CRITERIA AS DEFINED WITHIN THE NYSDEC SPDES GENERAL PERMIT. IF THE SITE IS DETERMINED TO MEET THE FINAL STABILIZATION CRITERIA, A NOTICE OF TERMINATION (NOT) SHALL BE COMPLETED AND SUBMITTED TO NYSDEC TO TERMINATE COVERAGE UNDER THE SPDES GENERAL PERMIT. BASIS WITH NO AREAS, WHICH ARE NOT CURRENTLY UNDER

CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM ORDERLY WORK ENVIRONMENT. GOOD HOUSEKEEPING MEASURES SHALL BE STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED BY A MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS BY THOSE PARTIES INVOLVED WITH THE DIRECT CARE AND DEVELOPMENT OF THE SITE. THE FOLLOWING MEASURES SHOULD BE IMPLEMENTED TO CONTROL THE POSSIBLE FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY | EXPOSURE OF HARMFUL SUBSTANCES AND MATERIALS TO STORMWATER PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED | | RUNOFF: MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATION SHALL BE STOCKPILED AWAY FROM STORM DRAINAGE, WATER BODIES AND/OR WATERCOURSES AND SURROUNDED WITH ADEQUATE EROSION AND

POLLUTION PREVENTION CONTROL NOTES

GOOD HOUSEKEEPING PRACTICES ARE DESIGNED TO MAINTAIN A CLEAN ANI

EXPOSED NO LONGER THAN 14 DAYS BEFORE SEEDING. FLOWS AND SHALL BE SUPPLIED WITH APPROPRIATE WASTE RECEPTACLE FOR SPENT CHEMICALS, SOLVENTS, OILS, GREASES, GASOLINE, AND ANY POLLUTANTS THAT MIGHT CONTAMINATE THE SURROUNDING HABITAT AND/OR WATER SUPPLY. EQUIPMENT WASH-DOWN ZONES SHALL BE LOCATED WITHIN AREAS DRAINING TO SEDIMENT CONTROL DEVICES.

SEDIMENT CONTROL MEASURES. SOIL STOCKPILE LOCATIONS SHALL BE

THE USE OF DETERGENTS FOR LARGE-SCALE (I.E., VEHICLES, BUILDINGS, PAVEMENT SURFACES, ETC.) WASHING IS PROHIBITED. MATERIAL STORAGE LOCATIONS AND FACILITIES (I.E., COVERED STORAGE AREAS, STORAGE SHEDS, ETC.) SHALL BE LOCATED ON-SITE AND SHALL BE STORED ACCORDING TO THE MANUFACTURER'S STANDARDS IN A DEDICATED STAGING AREA. CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER TOXIC MATERIAL MUST BE STORED IN WATERPROOF CONTAINERS. RUNOFF CONTAINING SUCH MATERIALS MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED AND DISPOSED AT AN APPROVED

SOLID WASTE OR CHEMICAL DISPOSAL FACILITY. HAZARDOUS SPILLS SHALL BE IMMEDIATELY CONTAINED TO PREVENT SUCH POLLUTANTS FROM ENTERING THE SURROUNDING HABITAT AND/OR WATER SUPPLY. SPILL KITS SHALL BE PROVIDED ON-SITE AND SHALL BE DISPLAYED IN A PROMINENT LOCATION FOR EASE OF ACCESS AND USE. SPILLS GREATER THAN FIVE (5) GALLONS SHALL BE REPORTED TO THE NYSDEC RESPONSE UNIT AT 1-800-457-7362. IN ADDITION, A RECORD OF THE INCIDENT(S) AND/OR NOTIFICATIONS SHALL BE DOCUMENTED AND

ATTACHED TO THE SWPPF WITH ORANGE CONSTRUCTION FENCE PRIOR TO ANY DEMOLITION OR PORTABLE SANITARY WASTE FACILITIES SHALL BE PROVIDED ON-SITE FOR CONSTRUCTION ACTIVITIES. ALL EXISTING WETLANDS TO REMAIN SHALL BE WORKERS AND SHALL BE PROPERLY MAINTAINED.

> DUMPSTERS AND/OR DEBRIS CONTAINERS SHALL BE LOCATED ON-SITE AND SHALL BE OF ADEQUATE SIZE TO MANAGE RESPECTIVE MATERIALS. REGULAR COLLECTION AND DISPOSAL OF WASTES SHALL OCCUR AS TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING. A SIGN SHOULD BE INSTALLED ADJACENT TO FACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS T JTILIZE THE PROPER FACILITIES. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHALL BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED AND DISPOSED OF. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED AND/OR REPAIRED, SEEDED, AND MULCHED FOR FINAL STABILIZATION.

NON-STORMWATER COMPONENTS OF SITE DISCHARGE MUST BE CLEAN WATER. WATER USED FOR CONSTRUCTION, WHICH DISCHARGES FROM THE SITE, MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE. IT CAN BE RETAINED IN THE TEMPORARY SEDIMENT BASINS UNTIL IT EVAPORATES. DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM

DEWATERING TRENCHES AND EXCAVATIONS, MUST BE MANAGED BY APPROPRIATE CONTROL MEASURES. WASTEWATER DISCHARGES FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT. FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS IS PROHIBITED.

FORCEMAIN TESTING

THE SANITARY FORCE MAIN SHALL HAVE A HYDROSTATIC PRESSURE AND LEAKAGE TEST TEST PRESSURE SHALL BE AS SCHEDULED, OR WHERE NO PRESSURE I SCHEDULED, SHALL BE 100 PSI. TEST PRESSURE SHALL FOLLOW AWWA C600 SECTION 5.2 AND TEST DURATION SHALL BE A MINIMUM OF 2 HOURS. AT COMPLETION OF THE TEST, THE PRESSURE SHALL BE RELAPSED AT THE FURTHERMOST POINT FROM THE POINT OF APPLICATION. ALL EXPOSED PIPING SHALL BE EXAMINED DURING THE TEST AND AL LEAKS, DEFECTIVE MATERIAL OR JOINTS SHALL BE REPAIRED OR REPLACED BEFORE REPEATING THE TESTS THE ALLOWABLE LEAKAGE FOR THE FORCE MAIN PRESSURE PIPELINES SHALL NOT EXCEED 0.5 GALLONS PER 1,000 LF OF PIPE FOR ANY 30 MINUTE PERIOD REGARDLESS OF THE ABOVE ALLOWABLE, ANY VISIBLE LEAKS SHALL BE PERMANENTLY STOPPED.

THE FORCE MAIN SHALL BE TESTED WITH WATER.

CONSTRUCTION SEQUENCING NOTES <u>:LEARING AND GRUBBING ACTIVITIES</u> . FLAG THE DISTURBANCE LIMITS PRIOR TO THE COMMENCEMENT O

CLEARING AND GRUBBING ACTIVITIES. ACCESS TO THE SITE WILL INITIALLY BE PROVIDED OFF OF LOCKPORT INSTALL CONSTRUCTION FENCE, PERIMETER SILT FENCE AND TREE PROTECTION MEASURES AS SHOWN ON THE PROJECT PLANS. CLEARING AND GRUBBING ACTIVITIES SHALL BE PERFORMED WITHIN THE DISTURBANCE LIMITS. STABILIZE CONCURRENTLY WITH THE CLEARING ACTIVITIES. WOODS CHIPS AND/OR SPRAY MULCH SHALL BE USED T TEMPORARILY STABILIZE THE CLEARED AREA. CHIPPING TREES AND STUMP GRINDINGS GENERATED AS PART OF THE CLEARING OPERATIONS WILL ALSO BE USED TO PRODUCE WOOD CHIPS.

INSPECT ALL EROSION CONTROL MEASURES DURING CLEARING AND GRUBBING ACTIVITIES. REPAIR ANY DAMAGED EROSION CONTROL MEASURES UPON DISCOVERY. GENERAL CONSTRUCTION ONE SITE INSPECTIONS WILL BE CONDUCTED EVERY 7 CALENDAR DAYS THE QUALIFIED INSPECTOR TO ENSURE THE STABILITY AN

AFTER BULK GRADING IS COMPLETED, CONSTRUCT ALL REMAINING SITE UTILITIES AND UTILITY SERVICE CONNECTIONS AS SHOWN ON THE INSTALL INLET PROTECTION MEASURES AT ALL INLETS AND AT THE ENDS OF ALL EXPOSED STORMWATER PIPES AND RIP RAP AT THE LOCATIONS SHOWN ON THE PLANS.

EFFECTIVENESS OF ALL PROTECTIVE MEASURES AND PRACTICES DURING

DELIVER BUILDING MATERIALS TO DESIGNED STAGING AREAS FOR

CONSTRUCTION. INSTALL PROPOSED CURBING AND SIDEWALKS.

PREPARE PAVEMENT SUBBASE MATERIAL AND INSTALL BINDER COURSE INLET PROTECTION MEASURES MAY BE REMOVED TEMPORARILY DURING THIS OPERATION. BUT NO MORE THAN 24-HOURS PRIOR TO PLACEMENT THE SUBBASE MATERIAL. INLET PROTECTION MEASURES SHALL BE REPLACED ONCE THE SUBBASE MATERIAL HAS BEEN INSTALLED. FINISH GRADING AND STABILIZE ALL DISTURBED AREAS. ALL CATCH

BASINS, DRAINAGE MANHOLES, AND DRAINAGE LINES SHALL BE CLEANED OF ANY ACCUMULATED SILT AND SEDIMENT. REMOVE ALL ACCUMULATED SEDIMENT WITHIN THE TEMPORARY SEDIMENT BASINS. REMOVE THE TEMPORARY PERFORATED RISERS AND

FINALIZE CONSTRUCTION OF THE BIORETENTION AREAS AND STORMWATER PONDS UPON COMPLETION OF CONSTRUCTION ACTIVITIES. INSTALL ALL PLANTINGS IN ACCORDANCE WITH THE PROJECT PLANS.

CONSTRUCTION FABRIC FROM OUTLET CONTROL STRUCTURES.

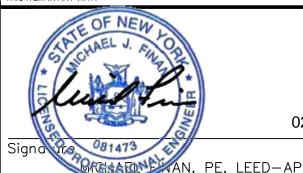
REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES IMMEDIATELY STABILIZE THE AREAS DISTURBED DURING THEIR REMOVAL ESTABLISH PERMANENT VEGETATIVE COVER AND INSTALL ALI

LANDSCAPING.

PLACE PAVEMENT TOP COURSE AND PAVEMENT MARKINGS, A

Description Revisions

IS A VIOLATION OF THE MYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, LINESS F ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER



Date

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PROJECT FIFI

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TOWN OF NIAGARA NIAGARA COUNTY **NEW YORK** Orawing Title

LEGEND & NOTES

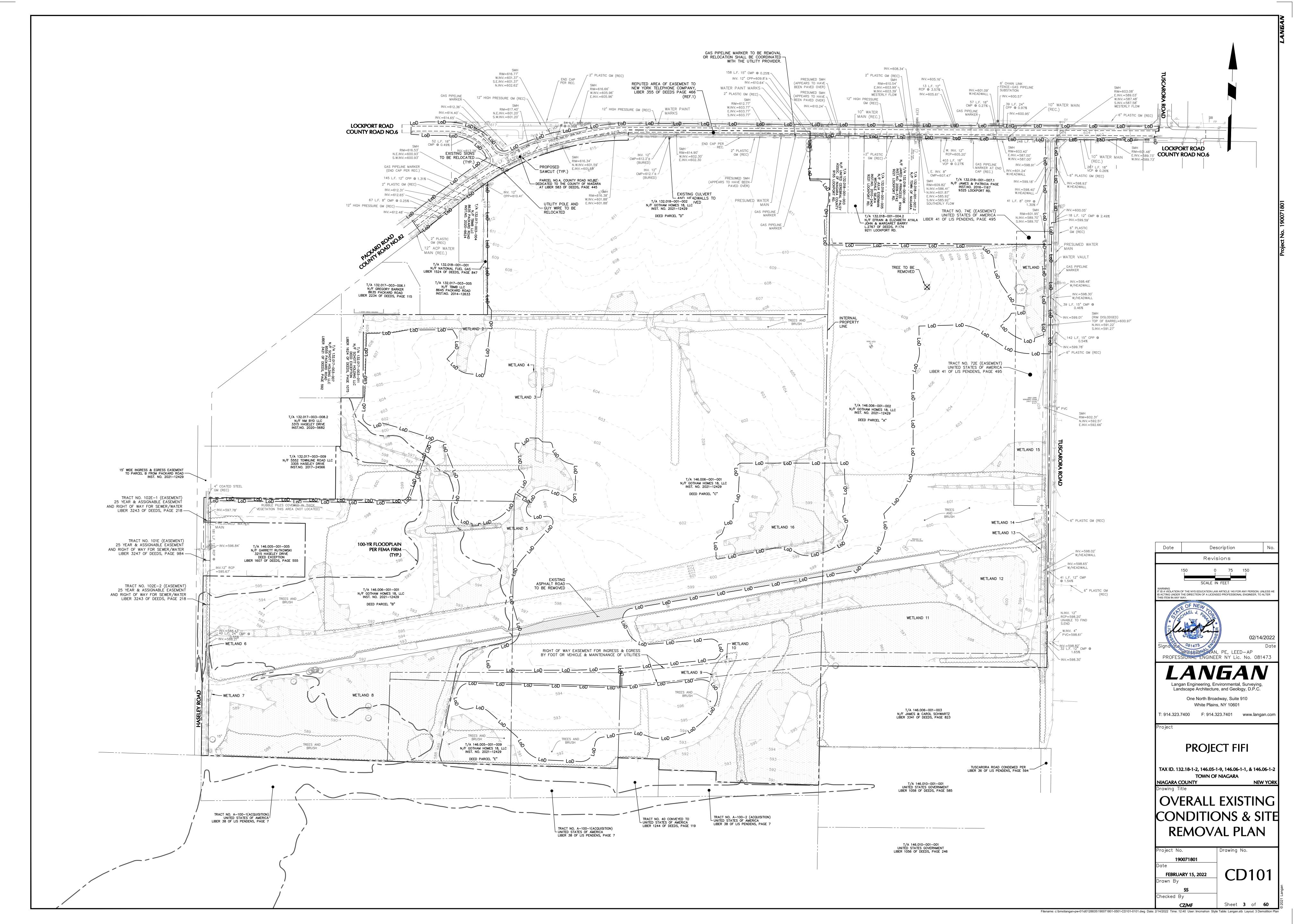
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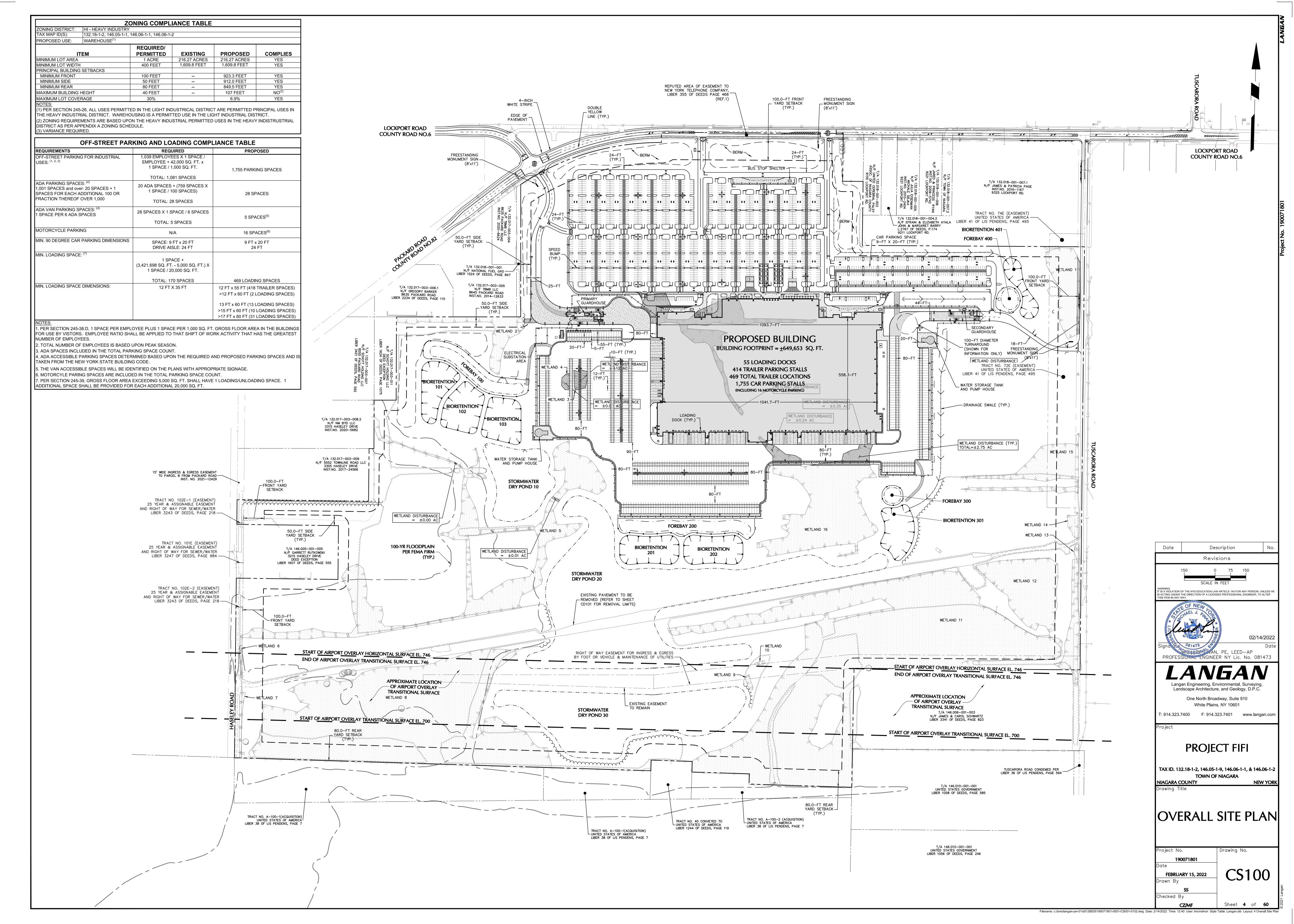
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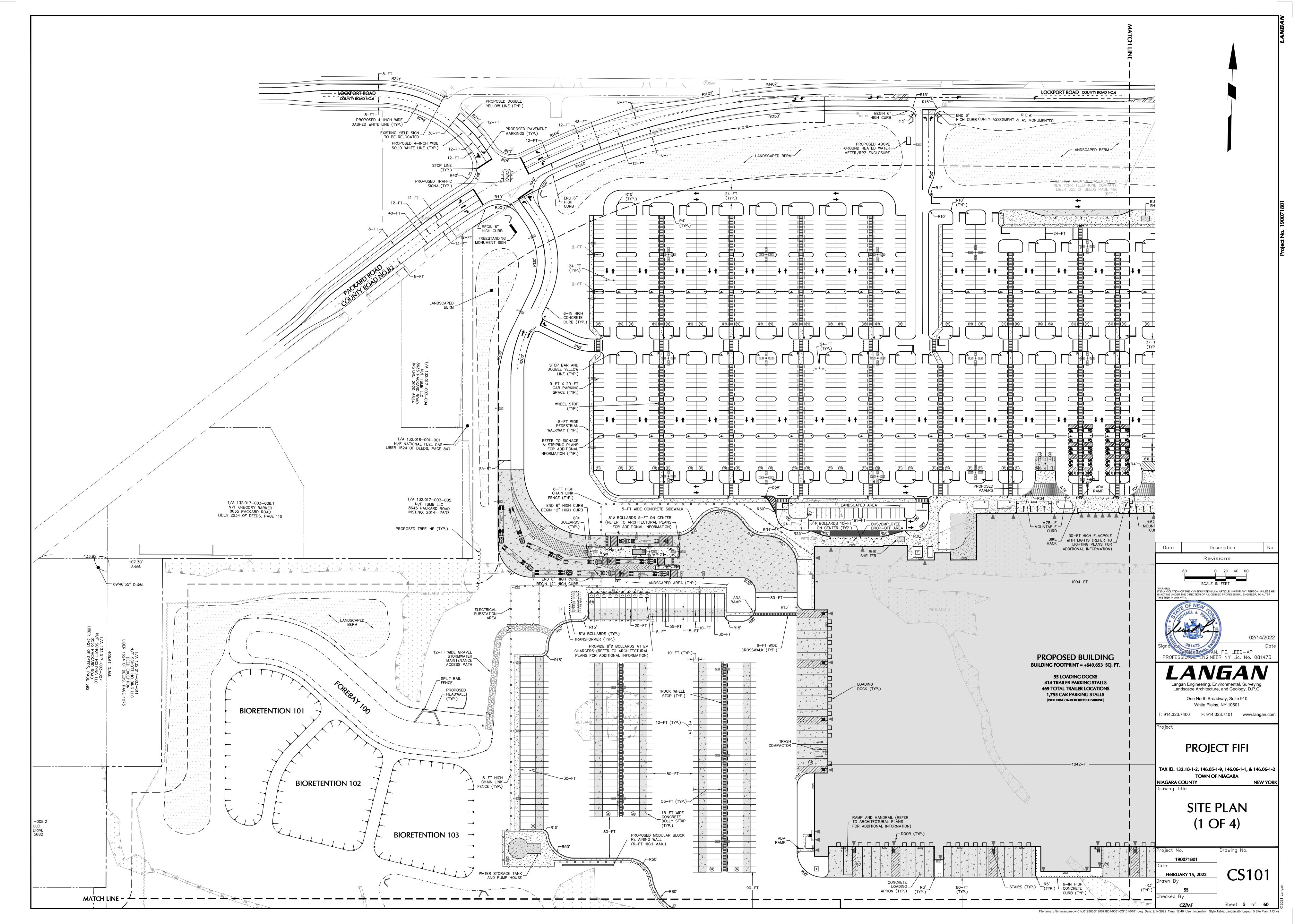
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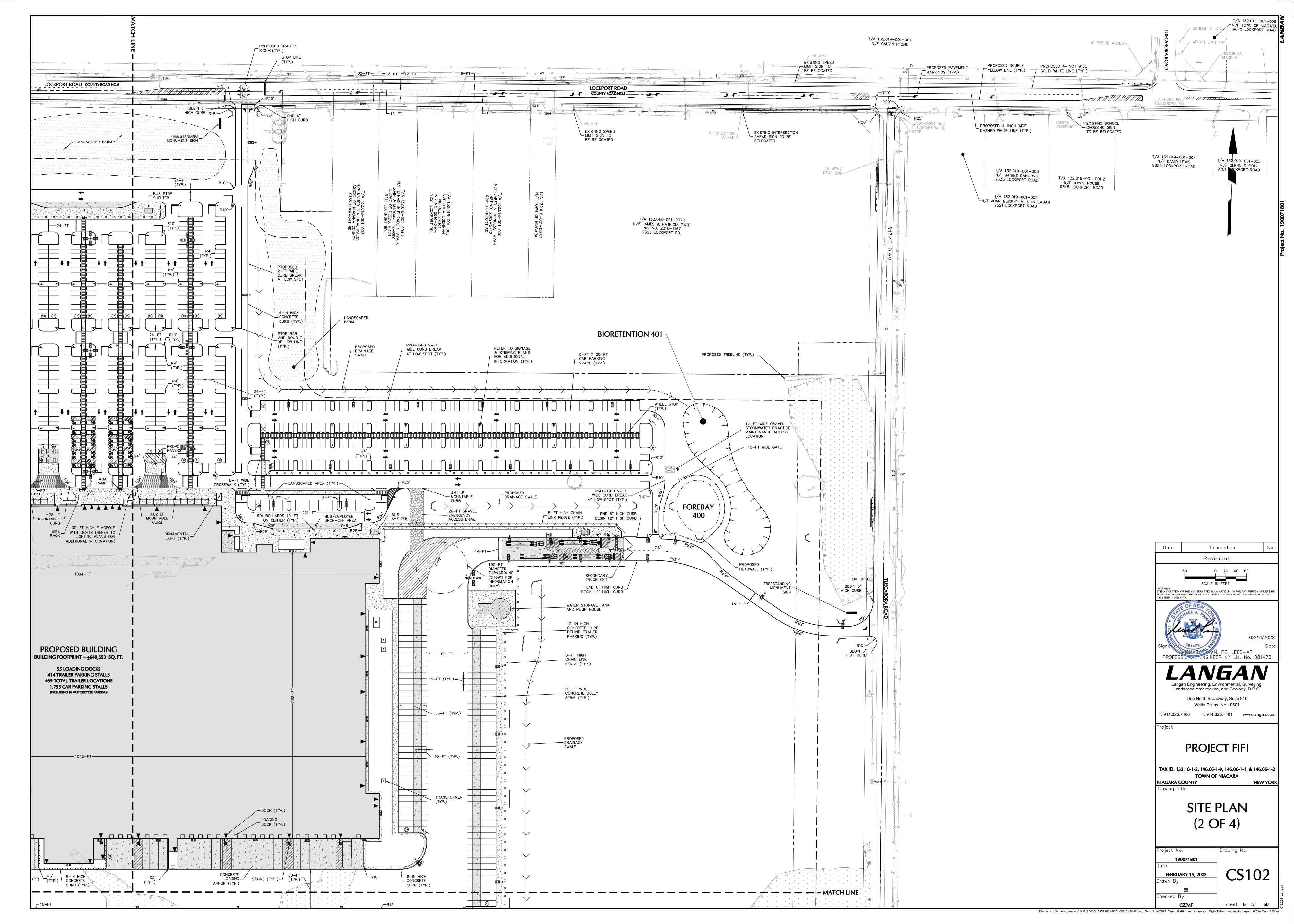
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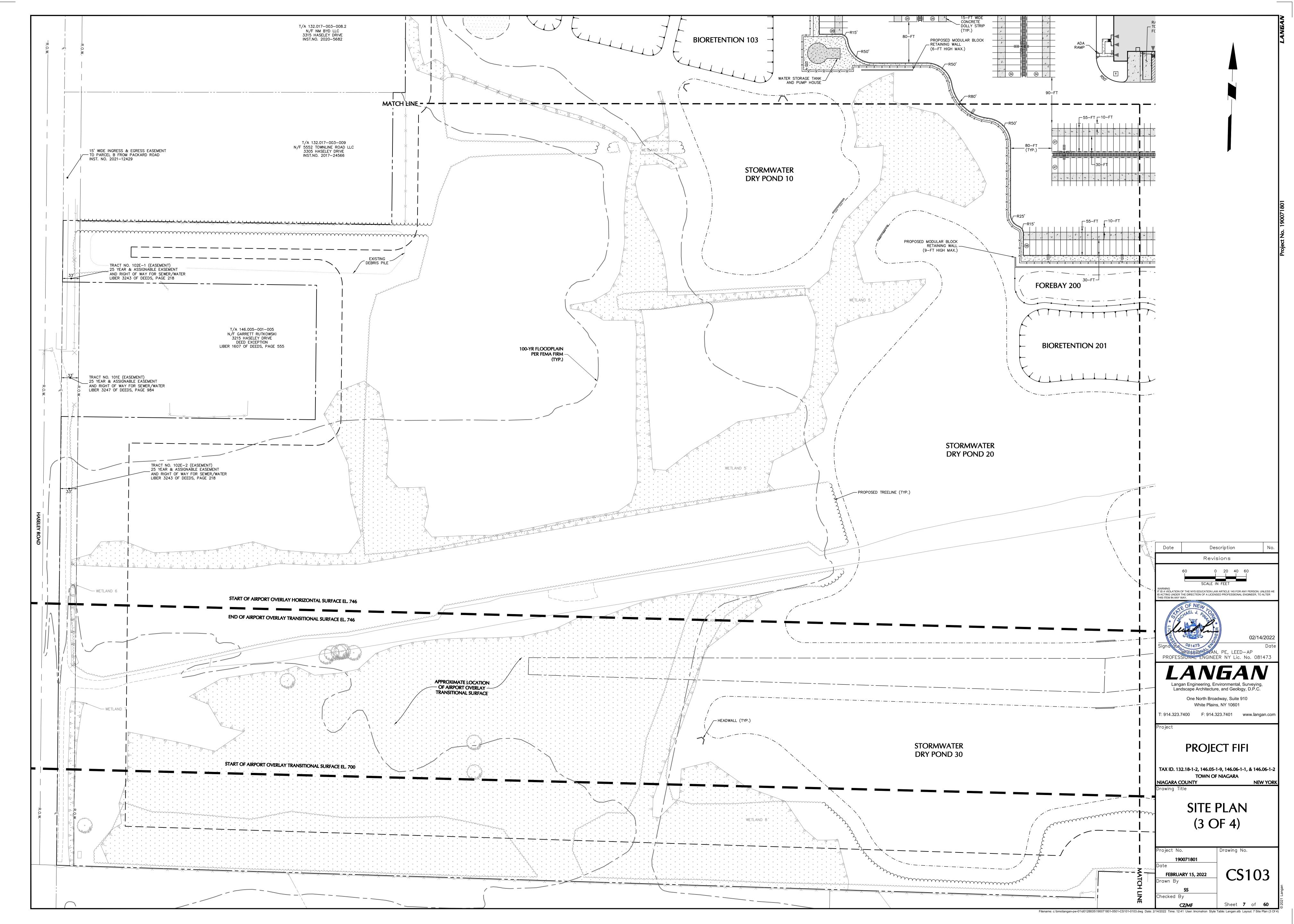
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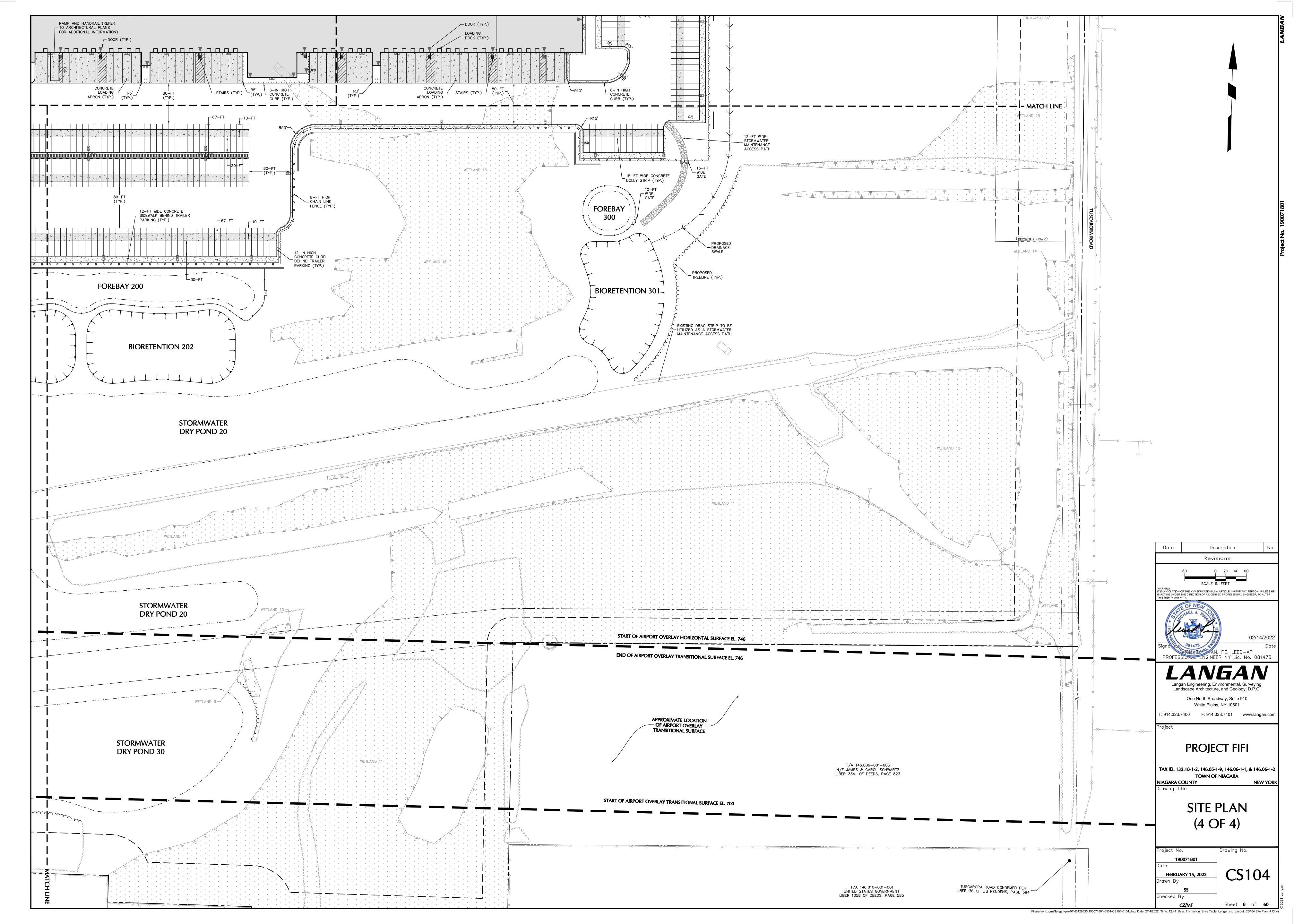


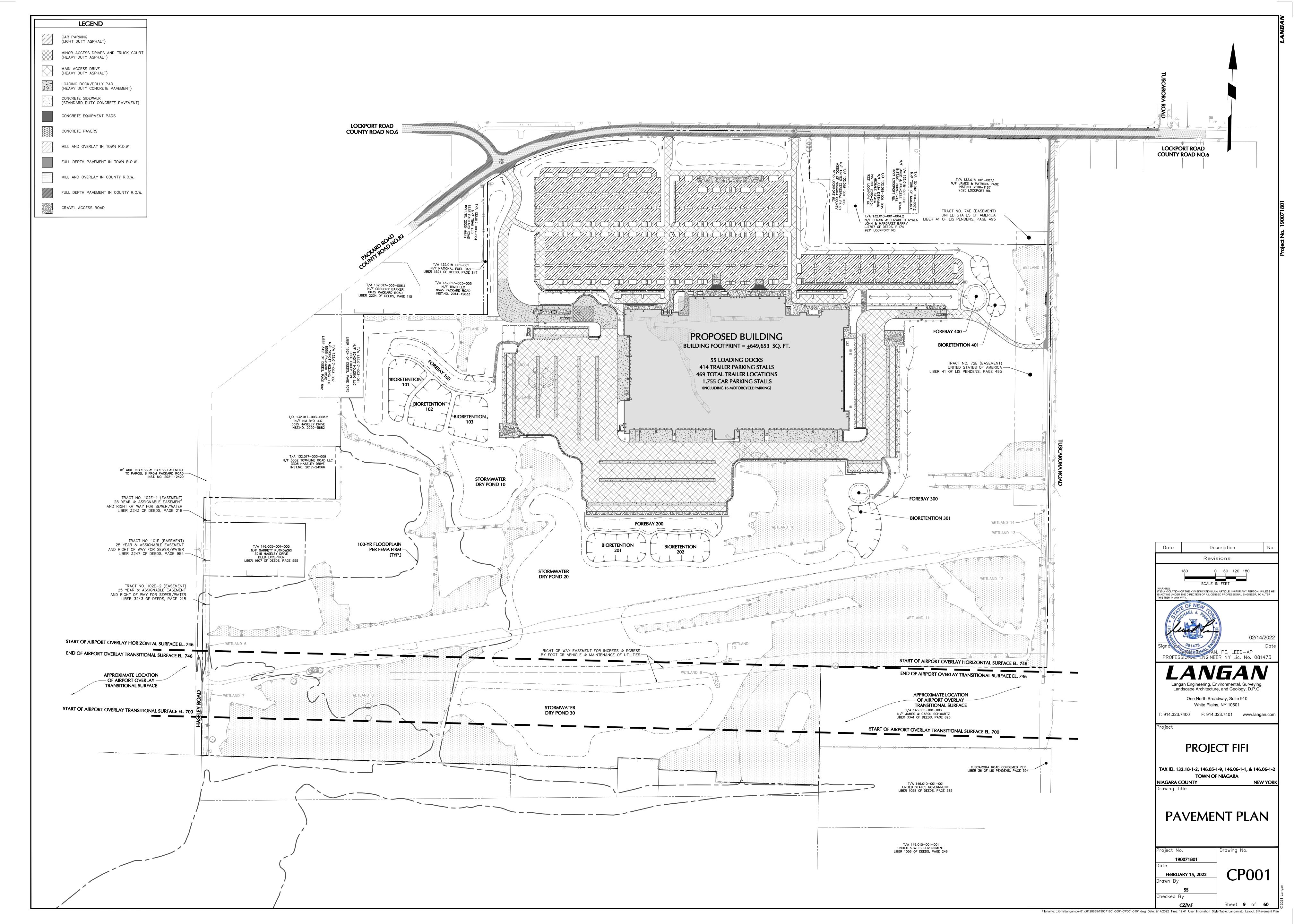


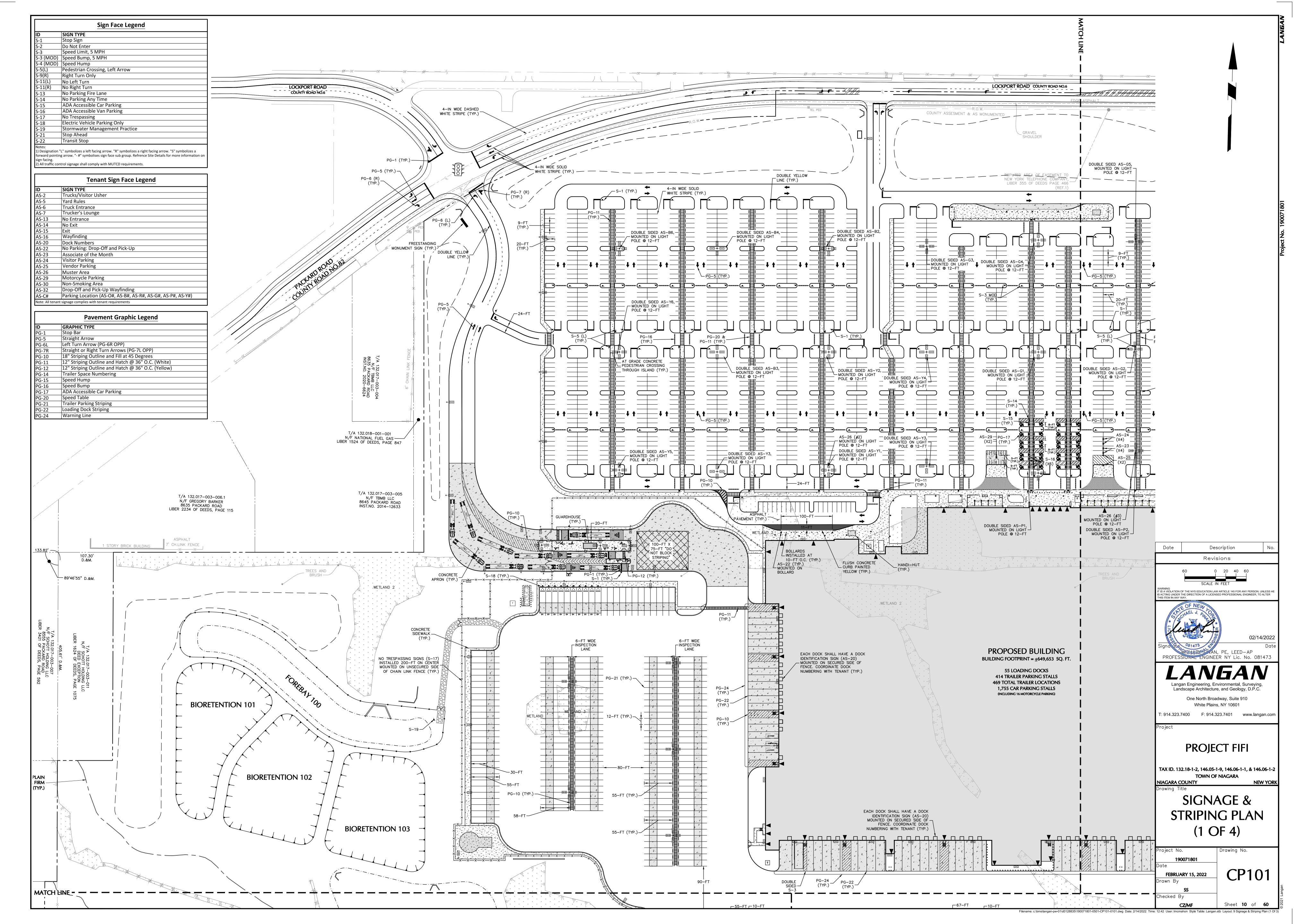


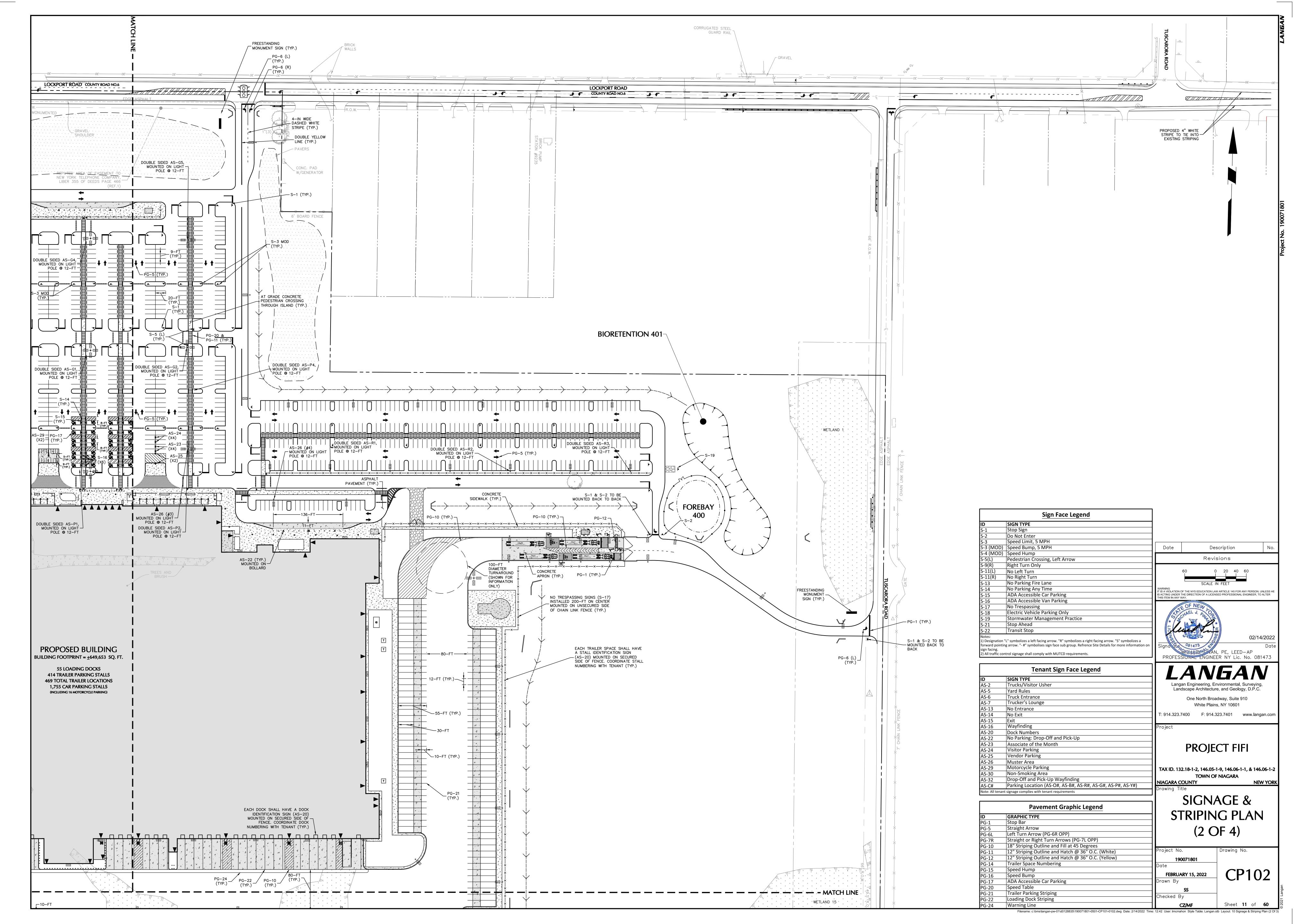


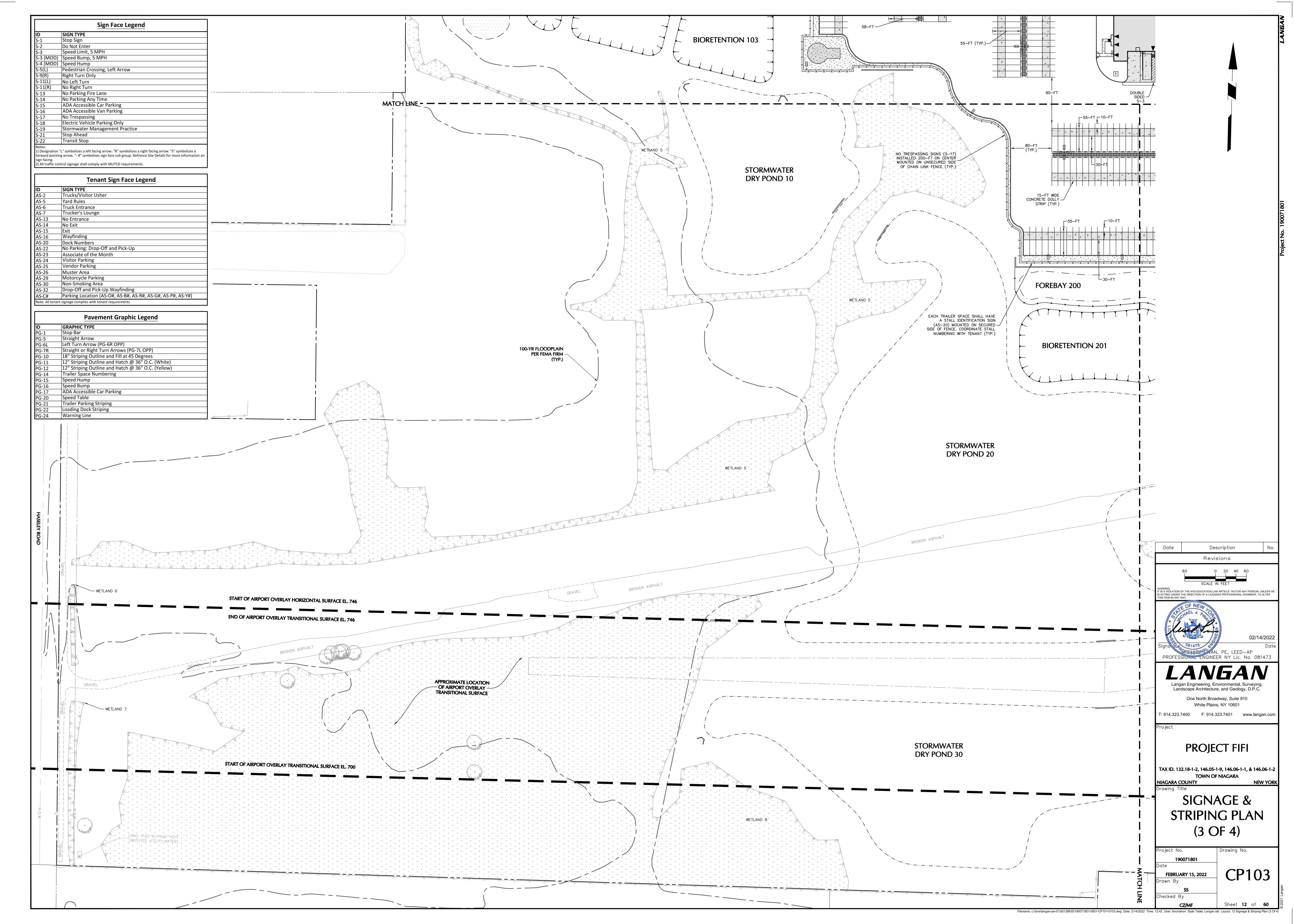


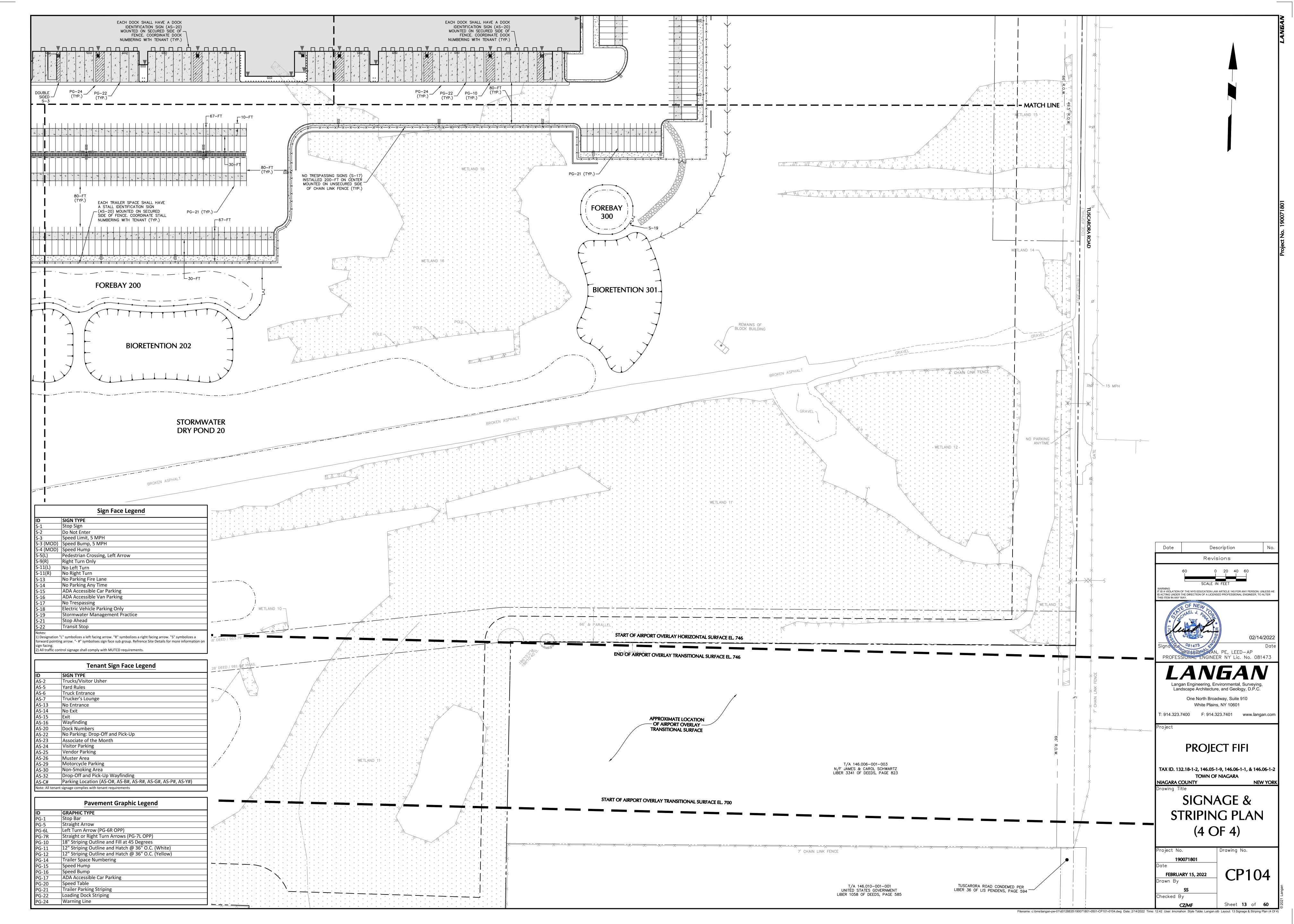


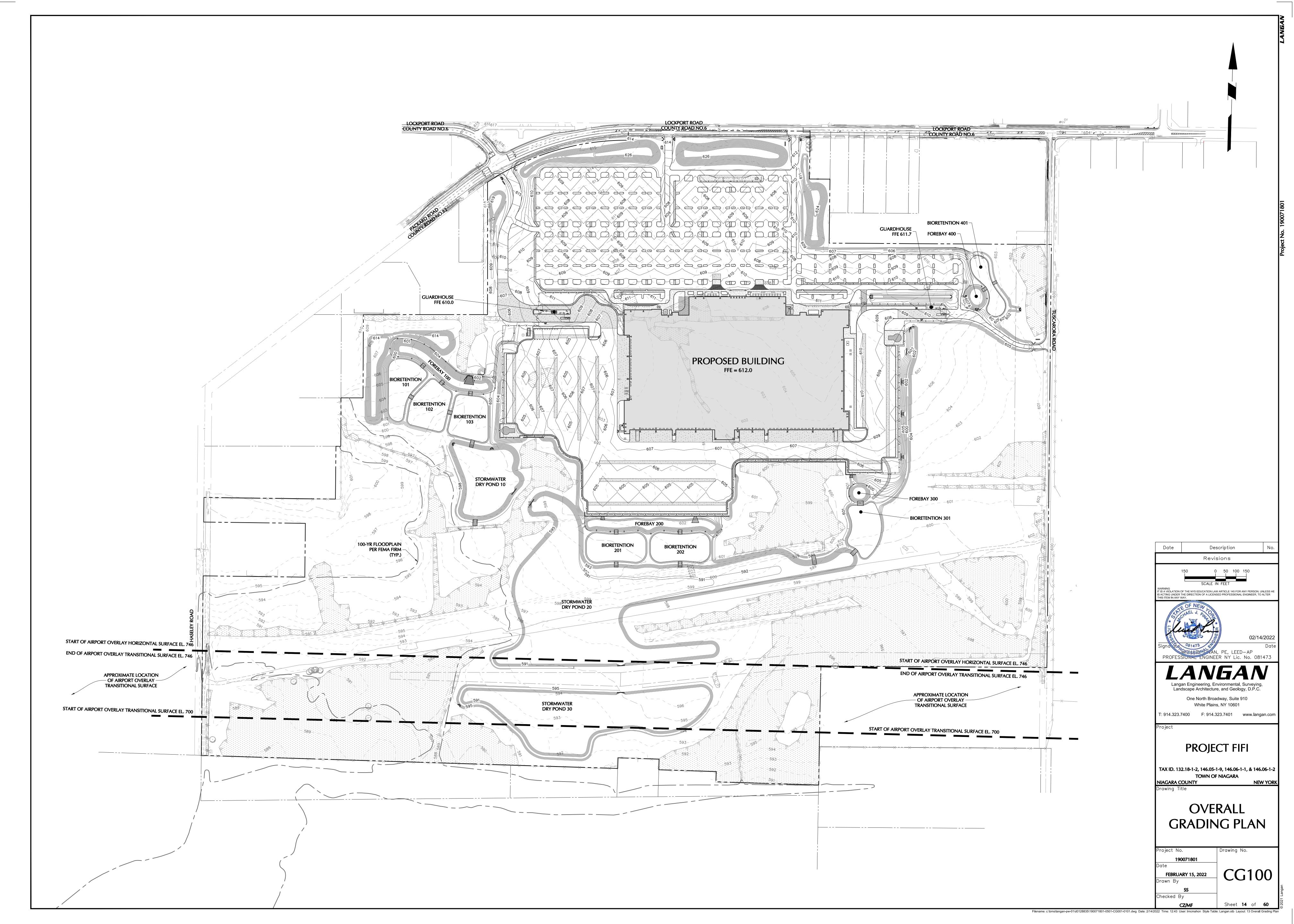


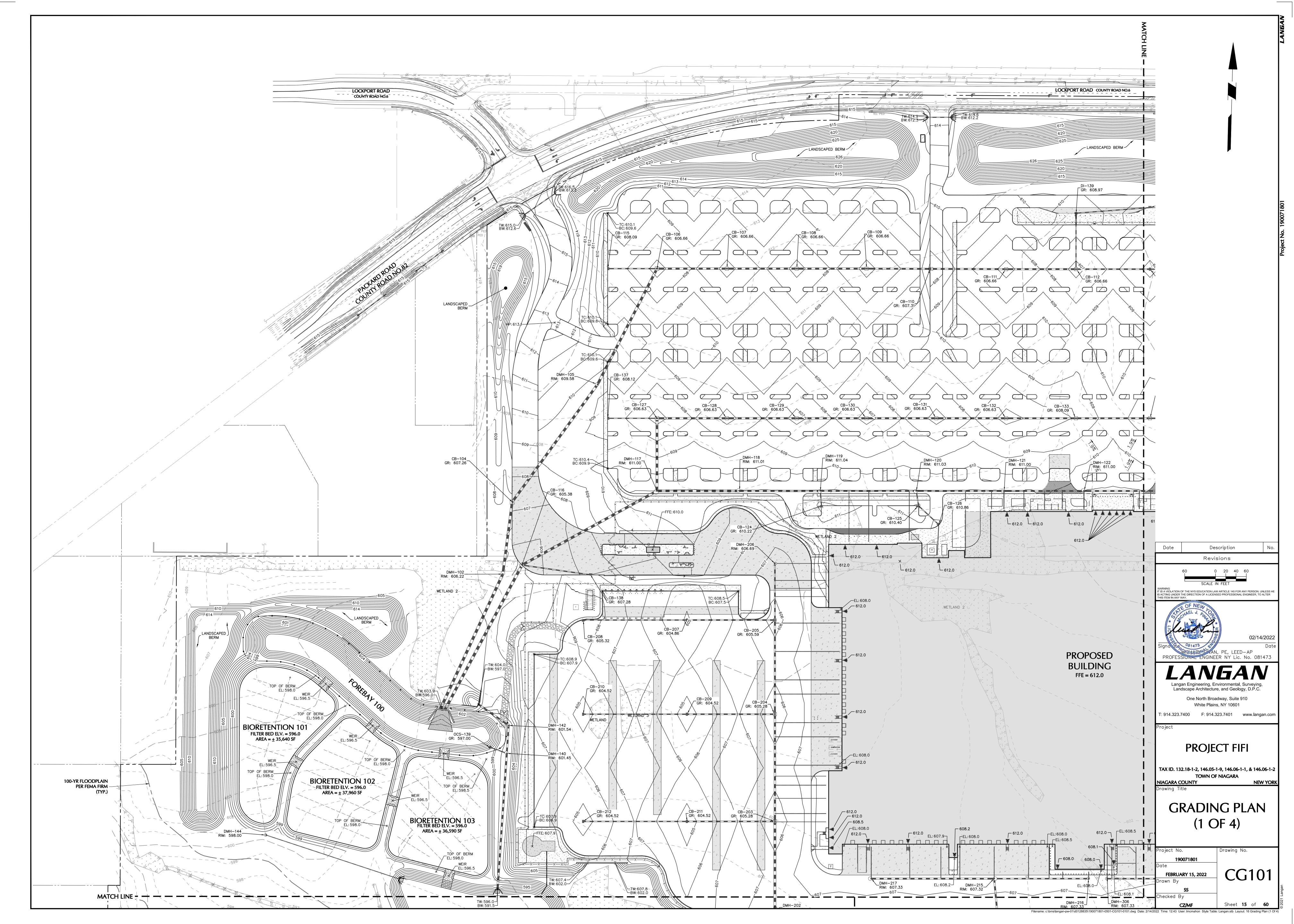


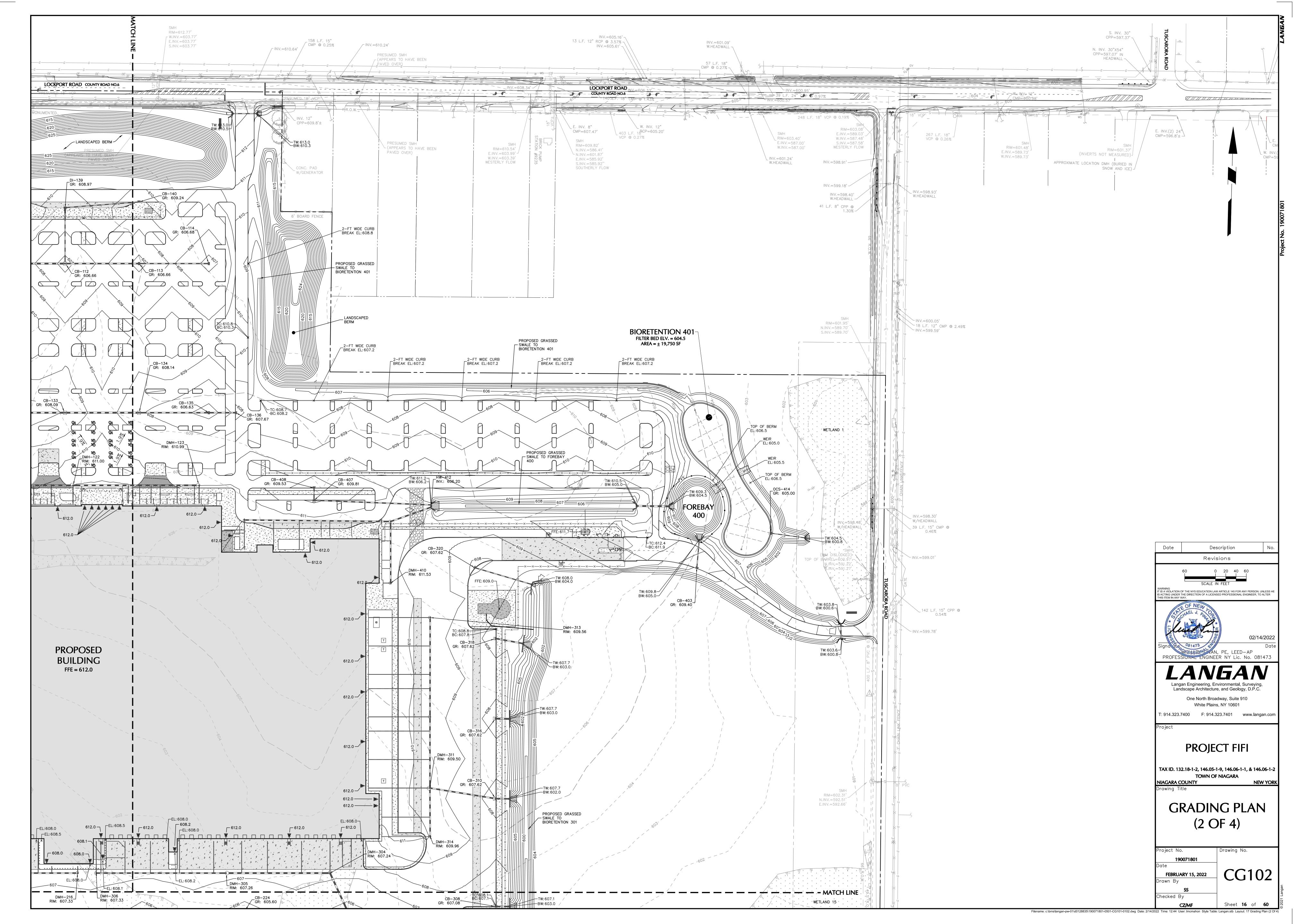


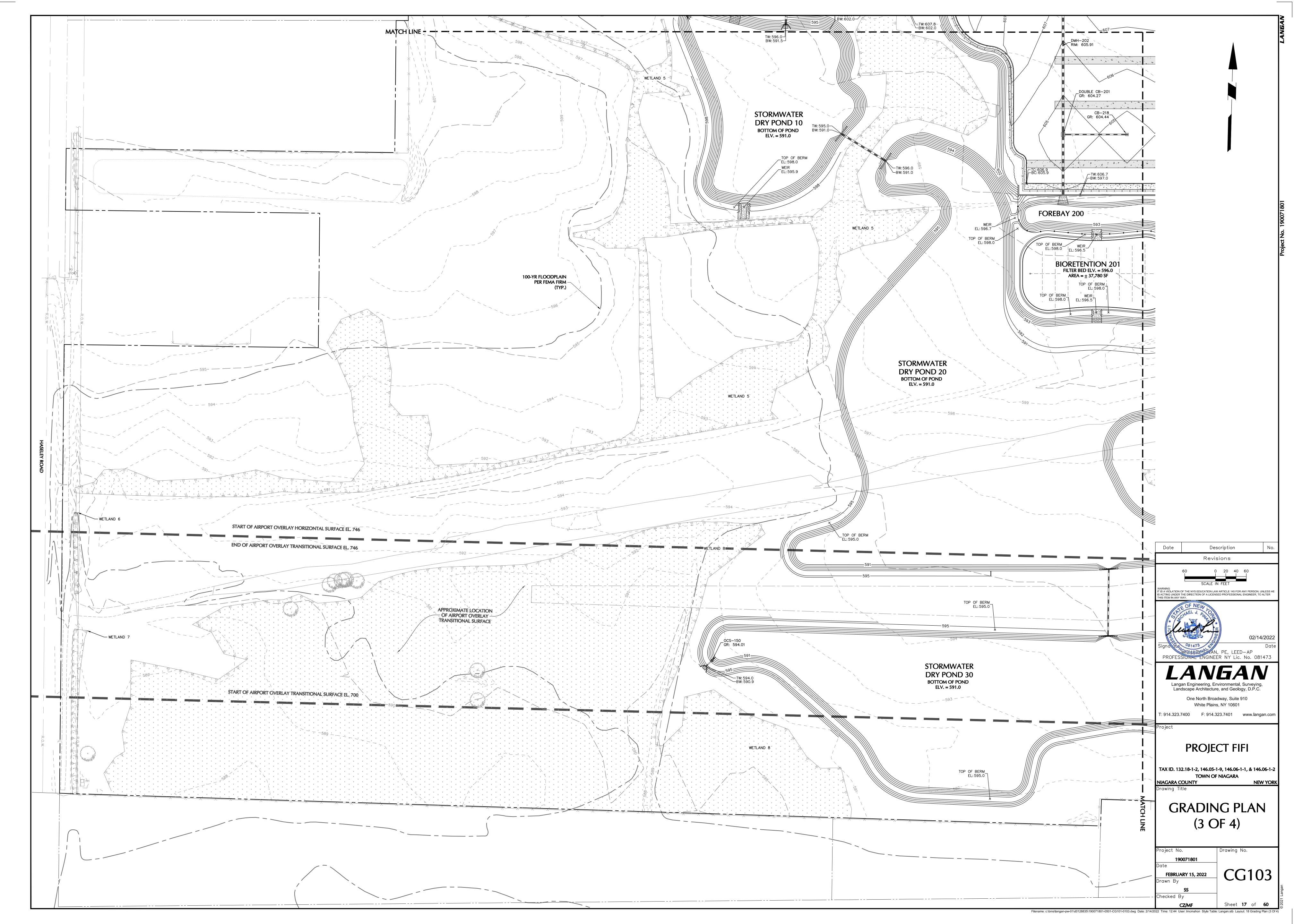


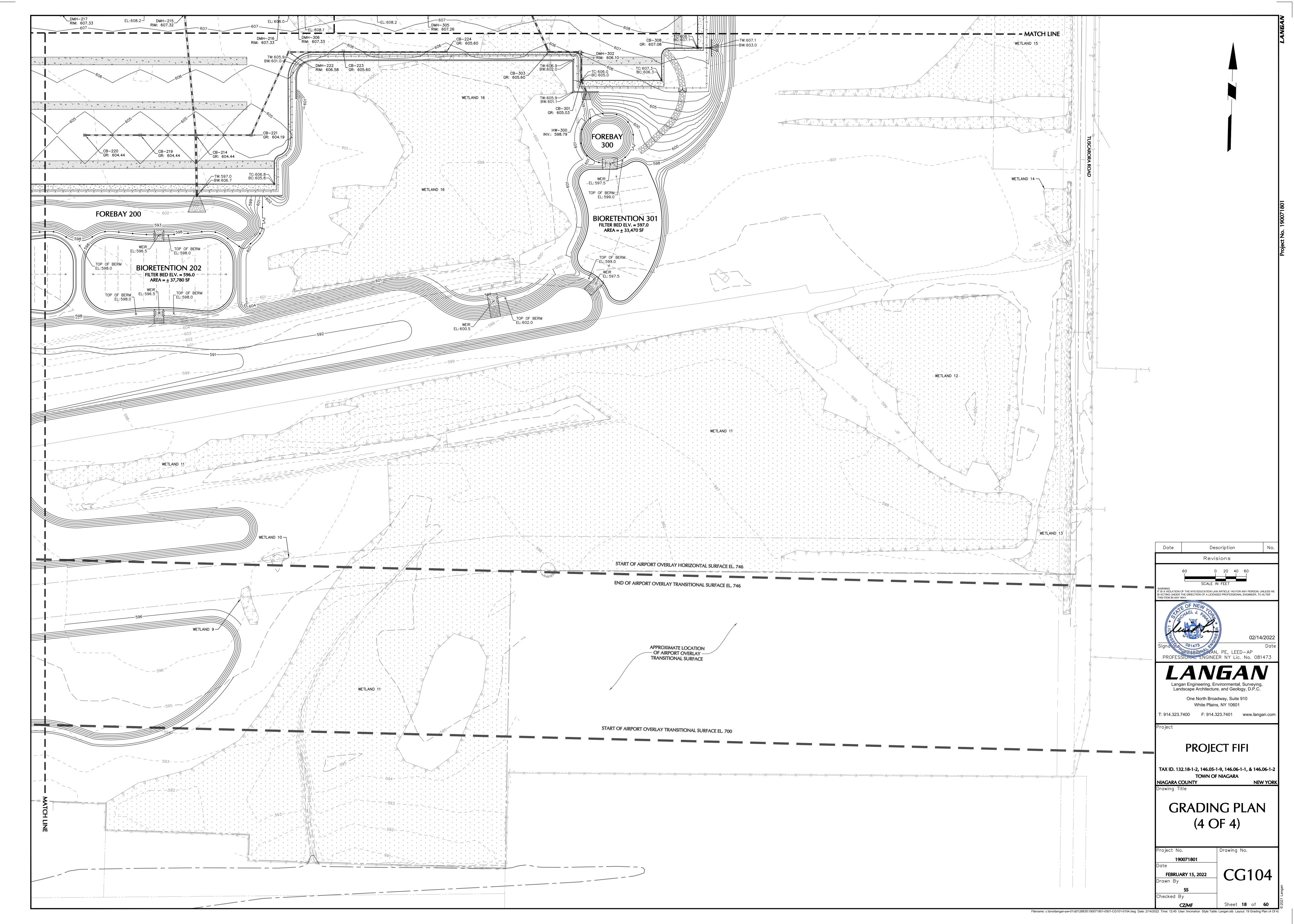


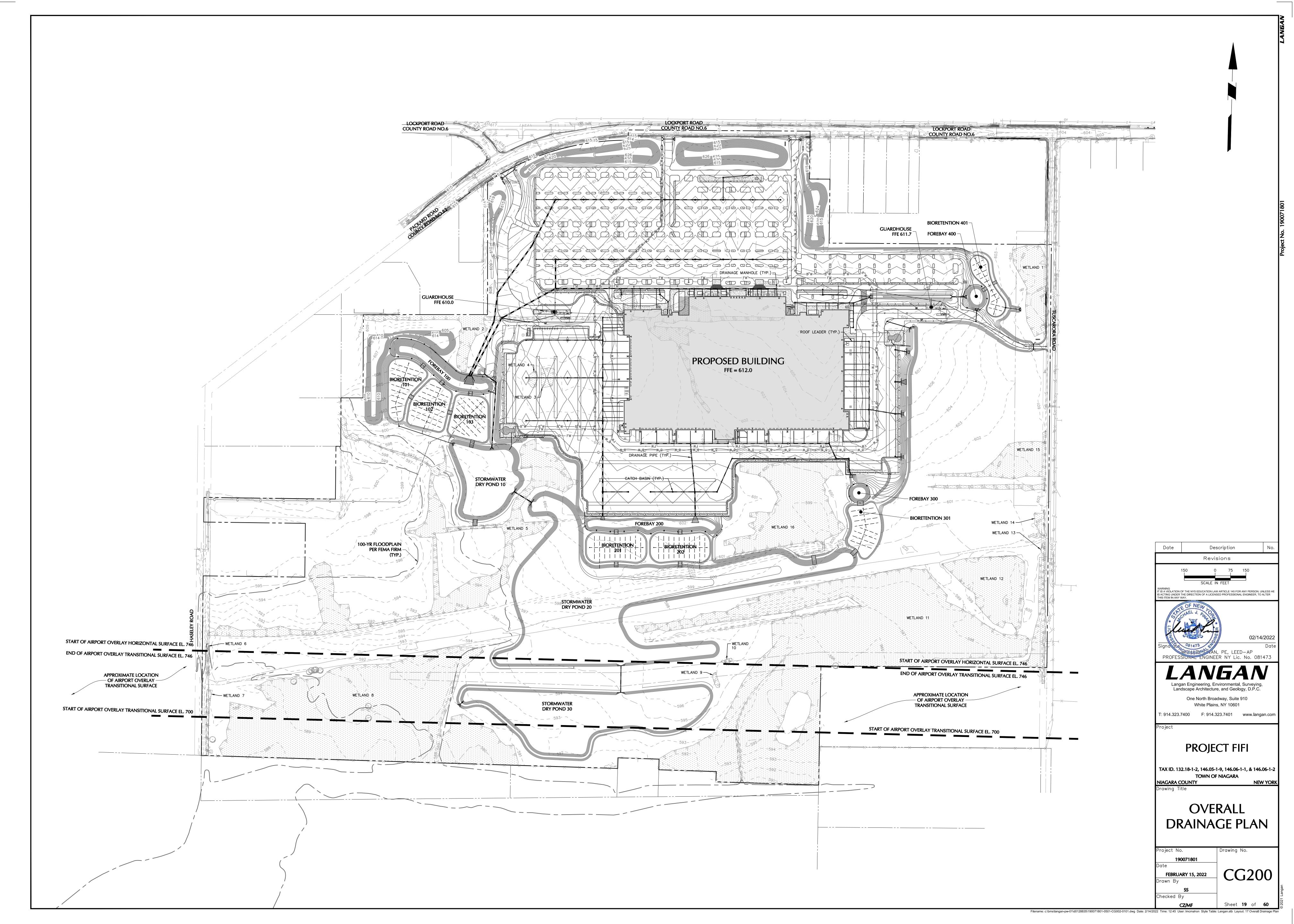


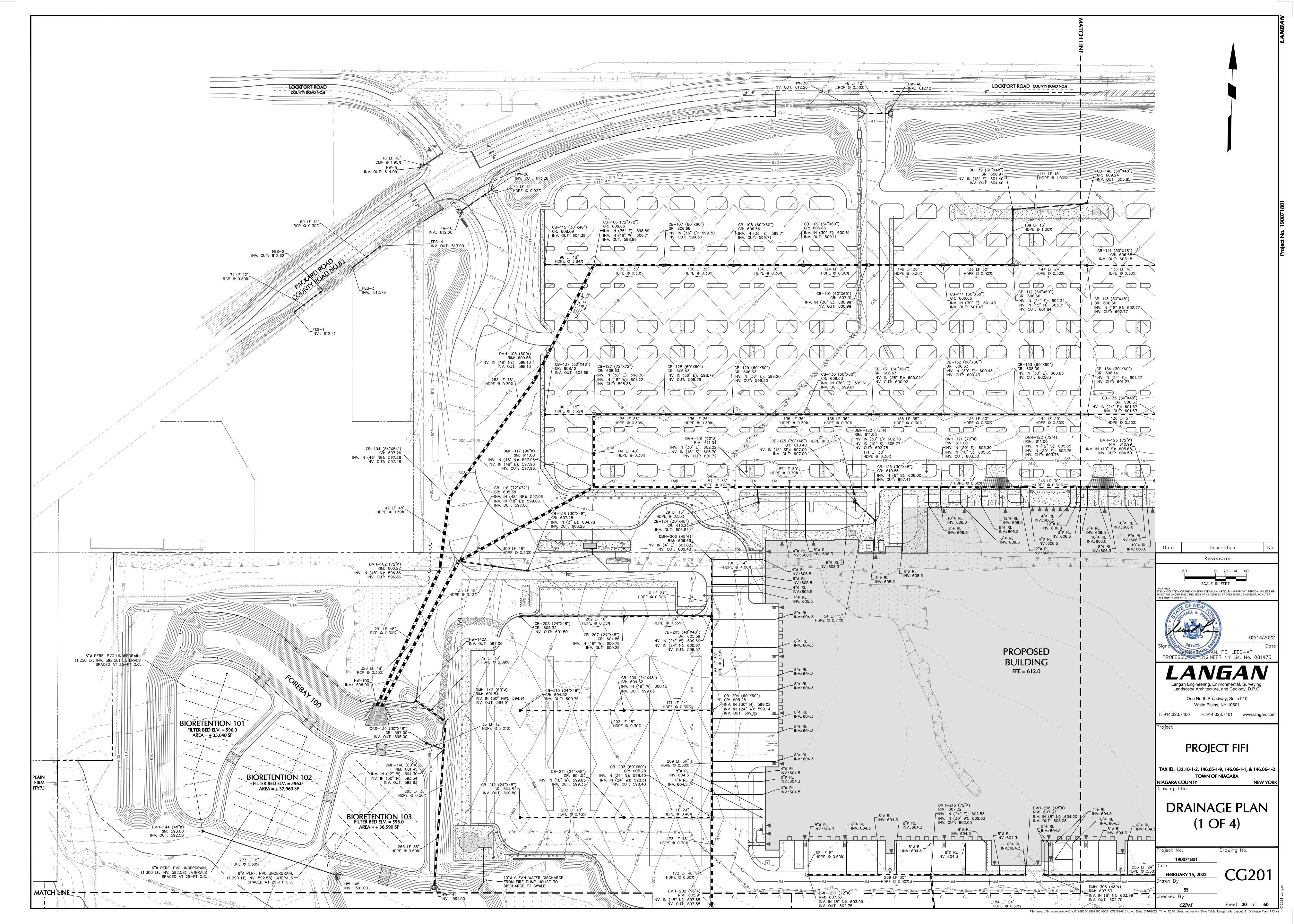


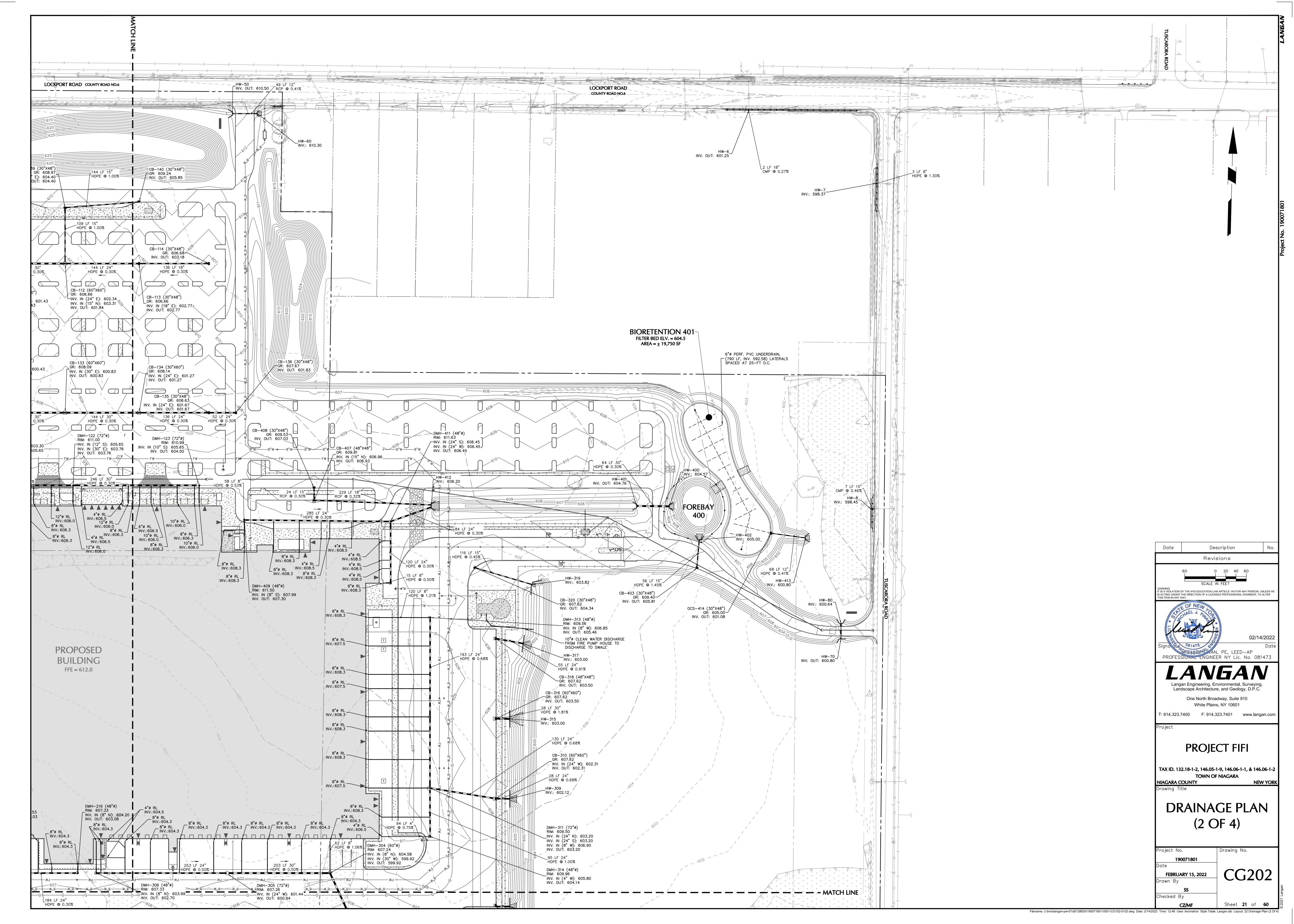


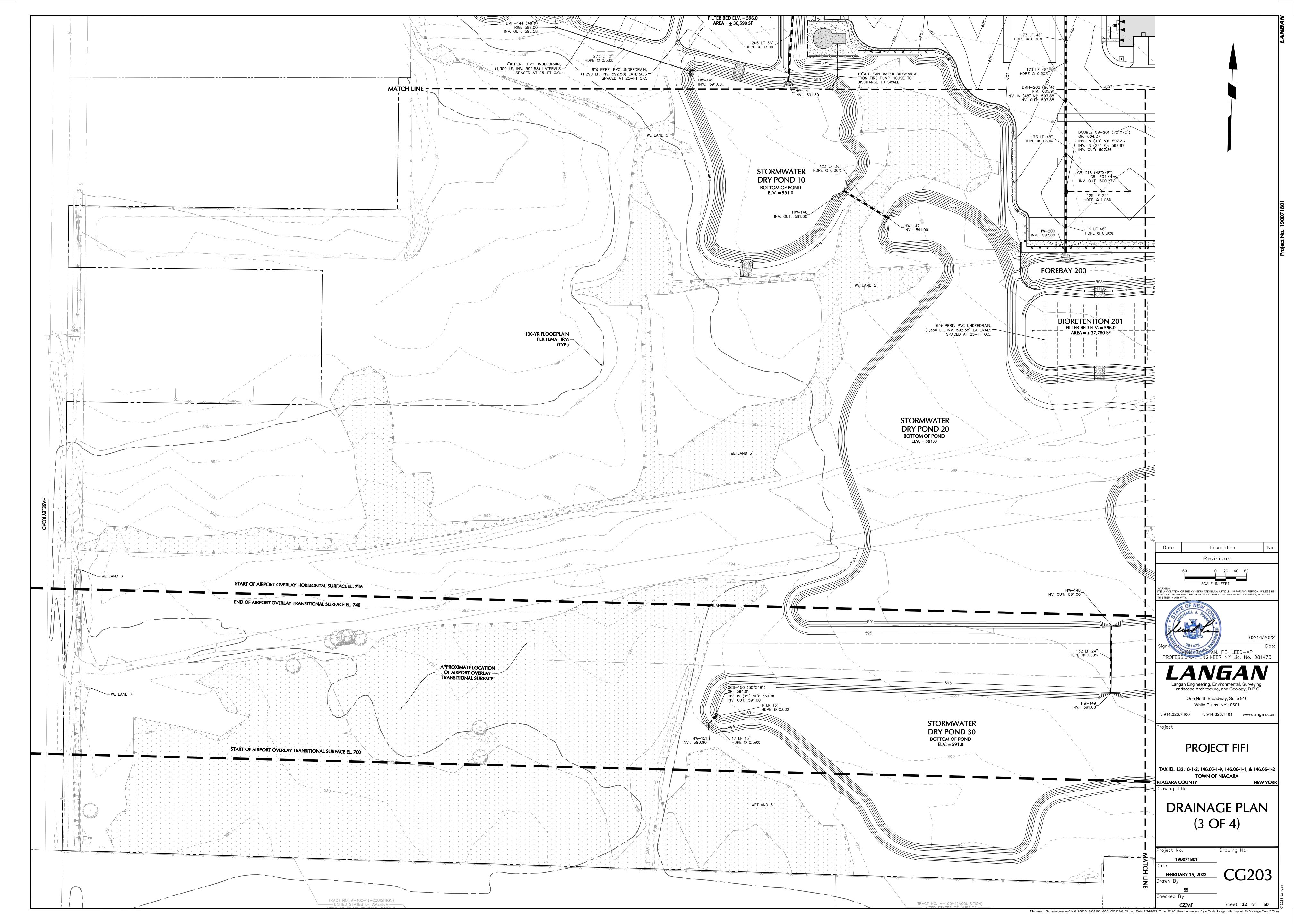


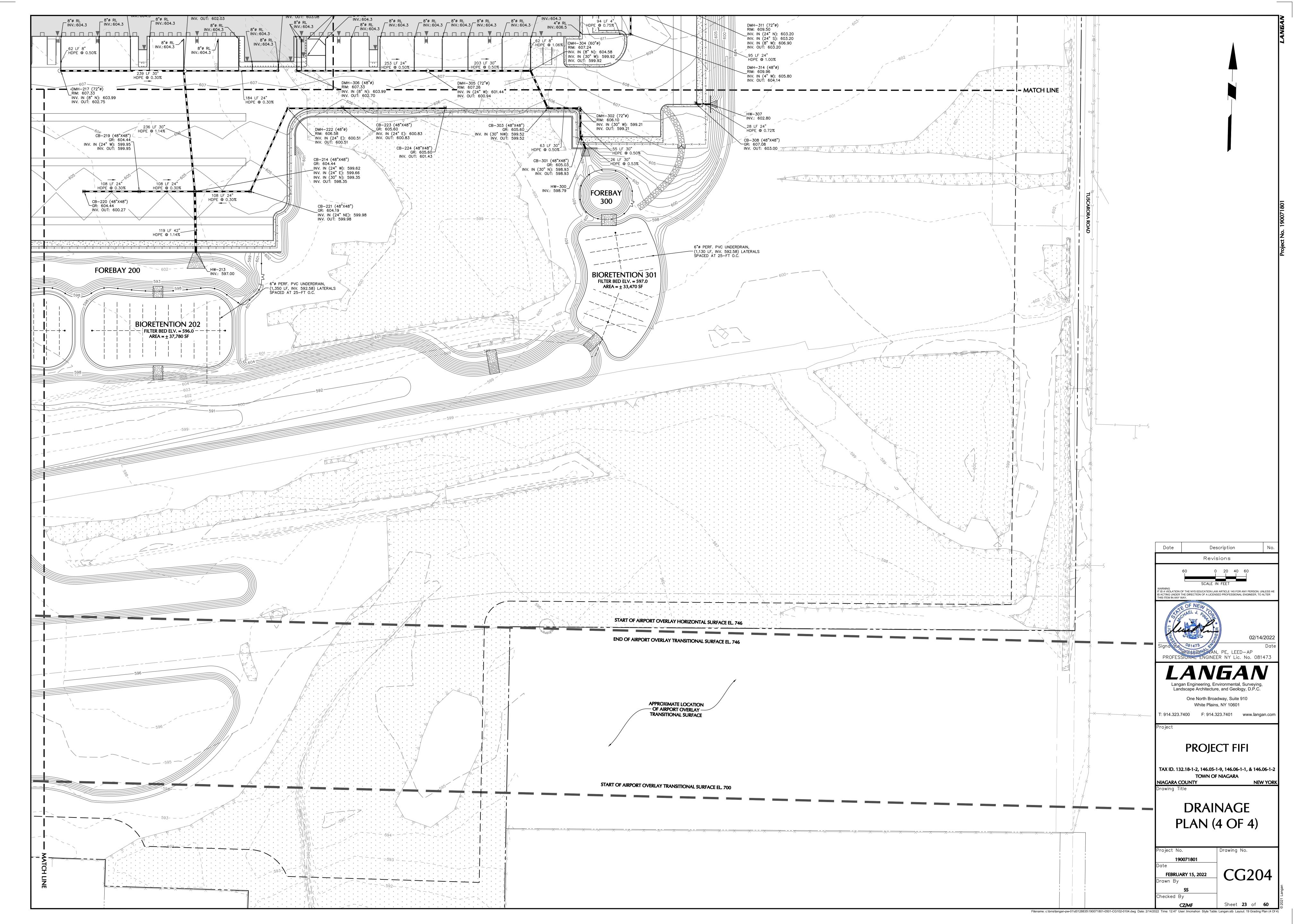


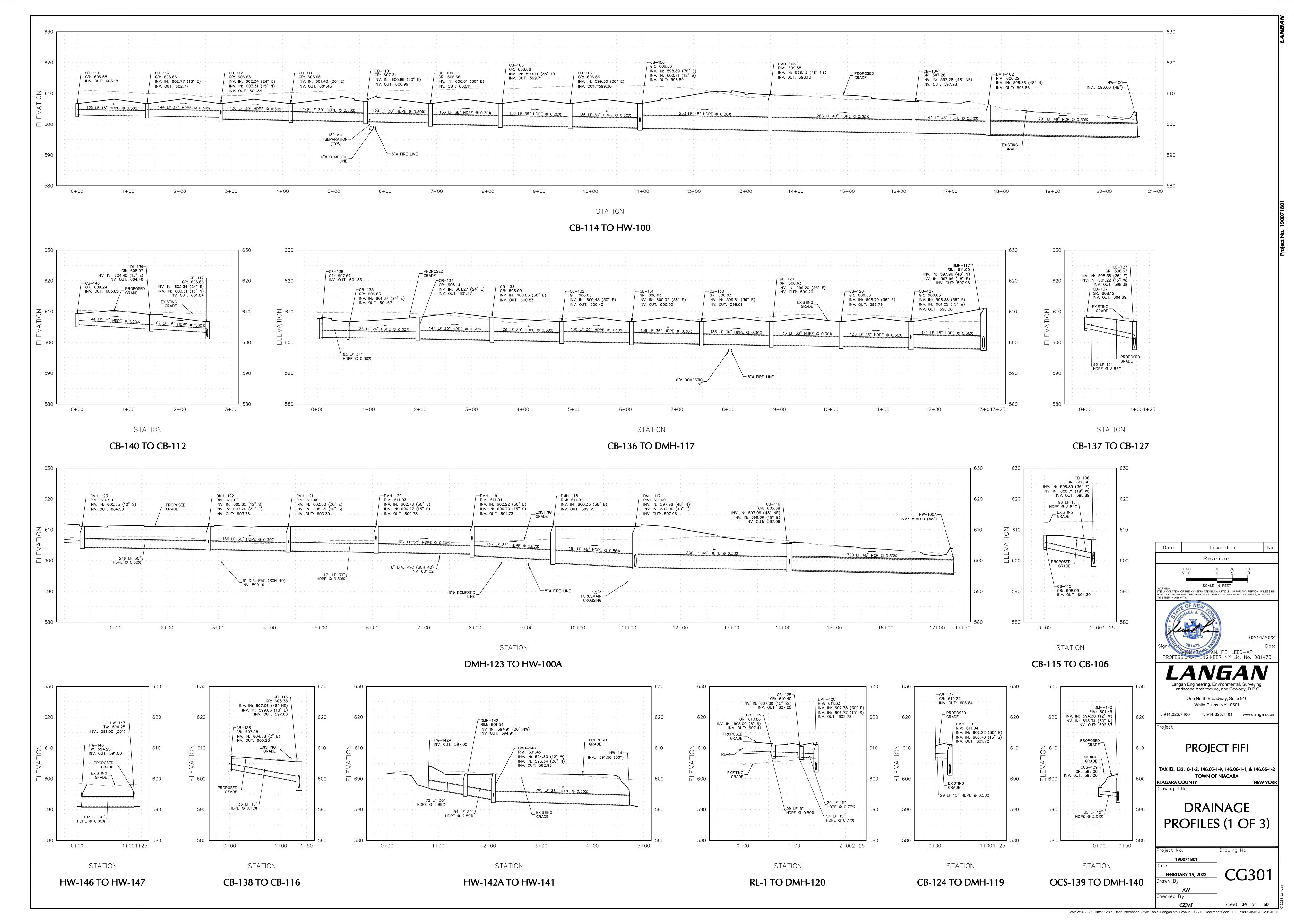


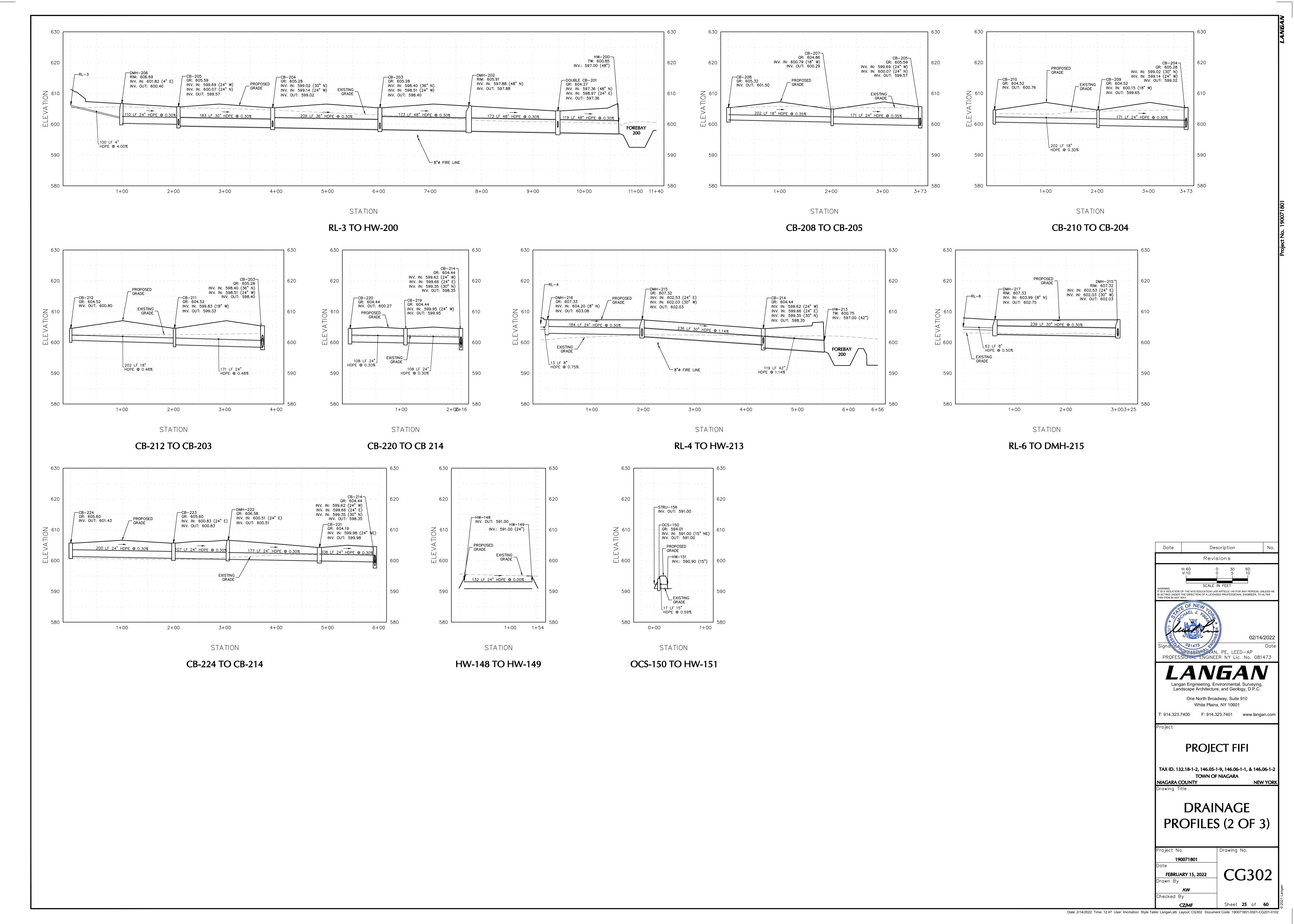


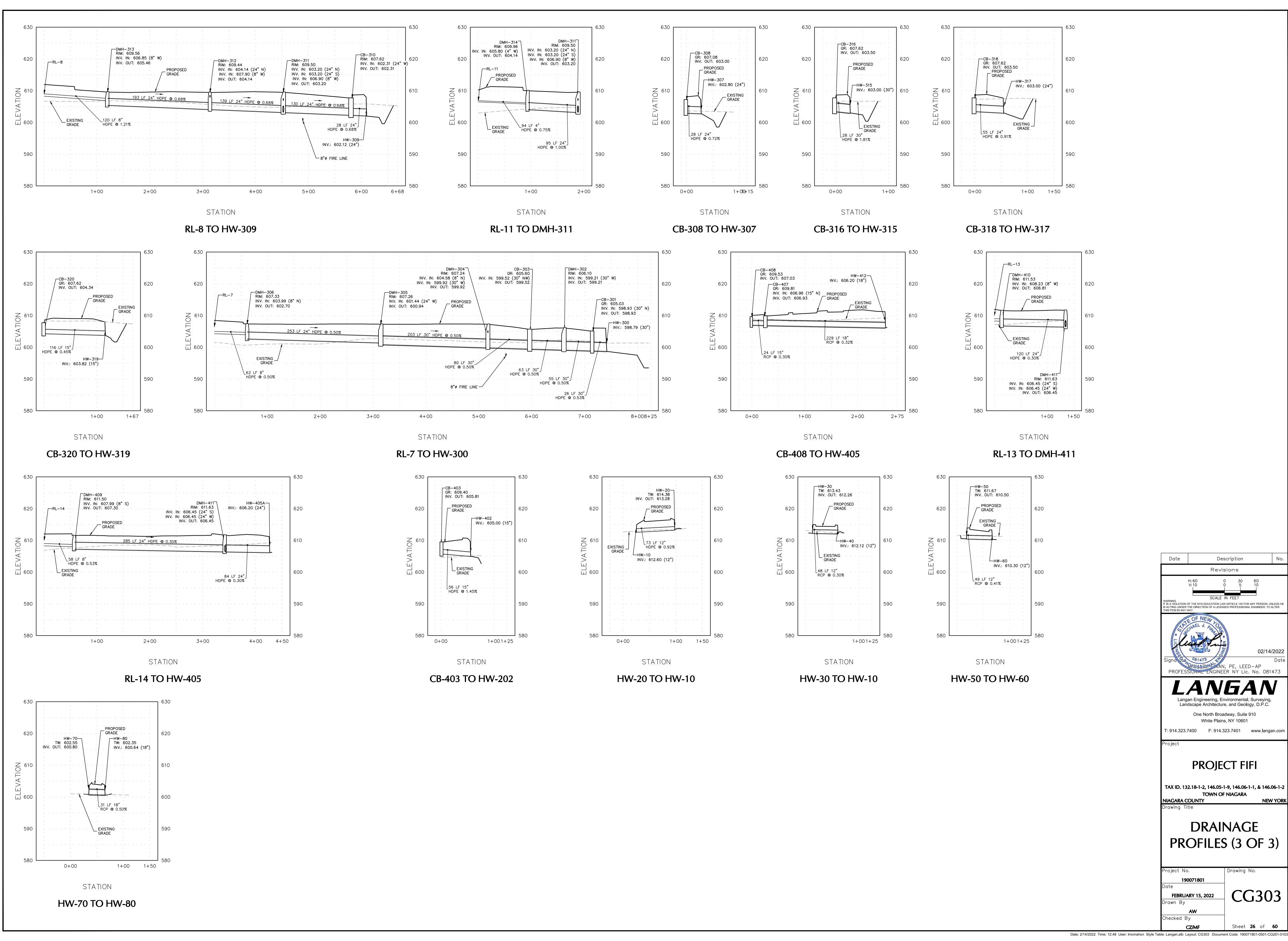


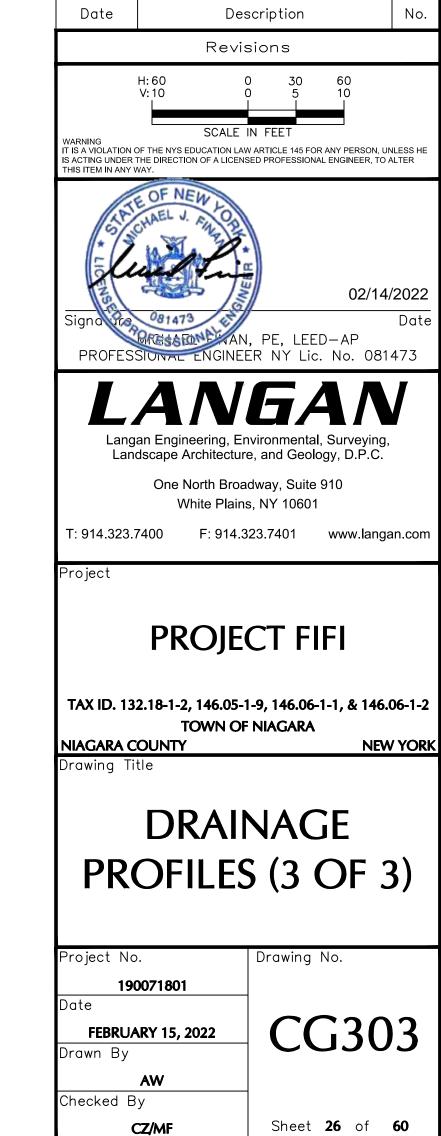


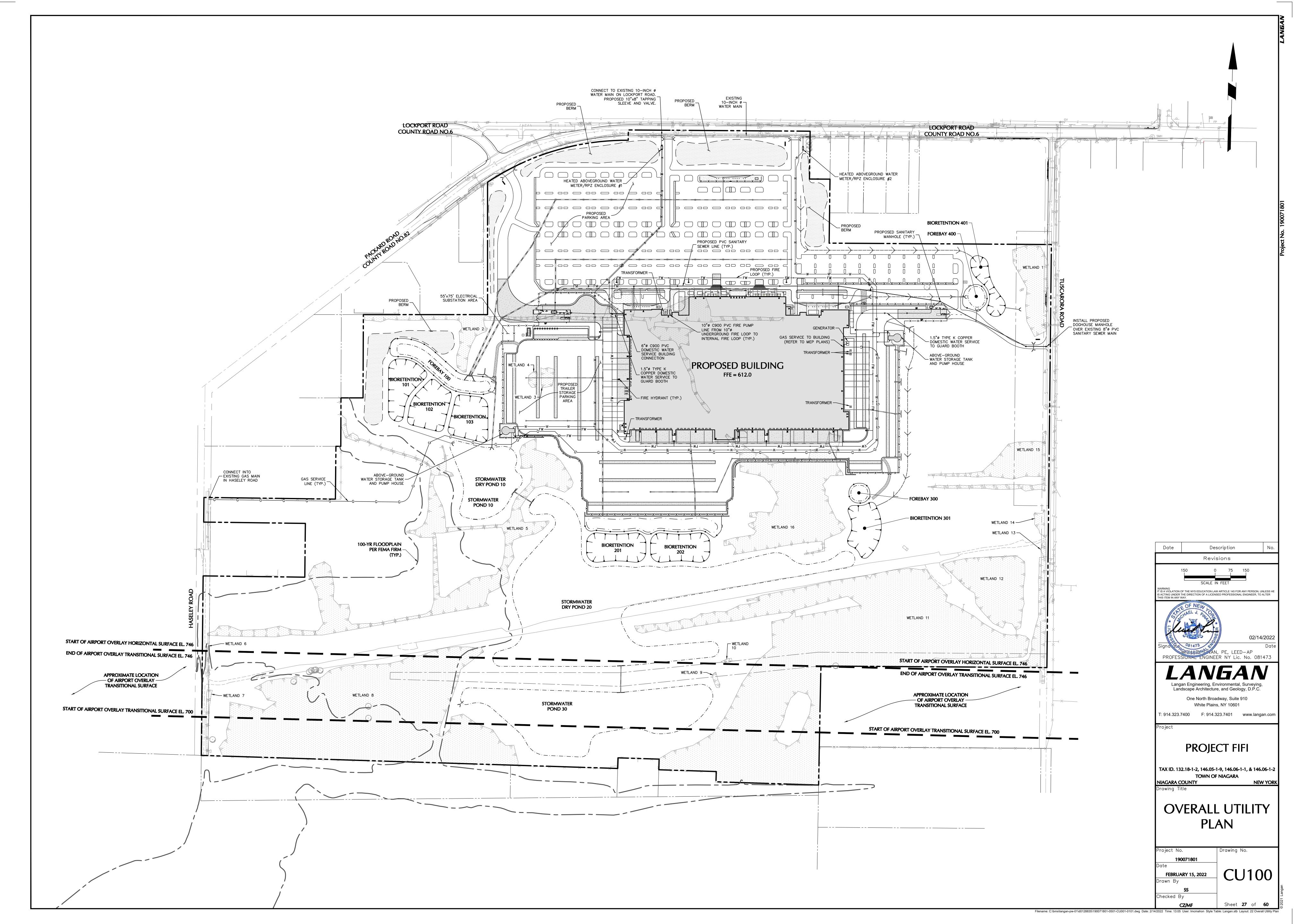


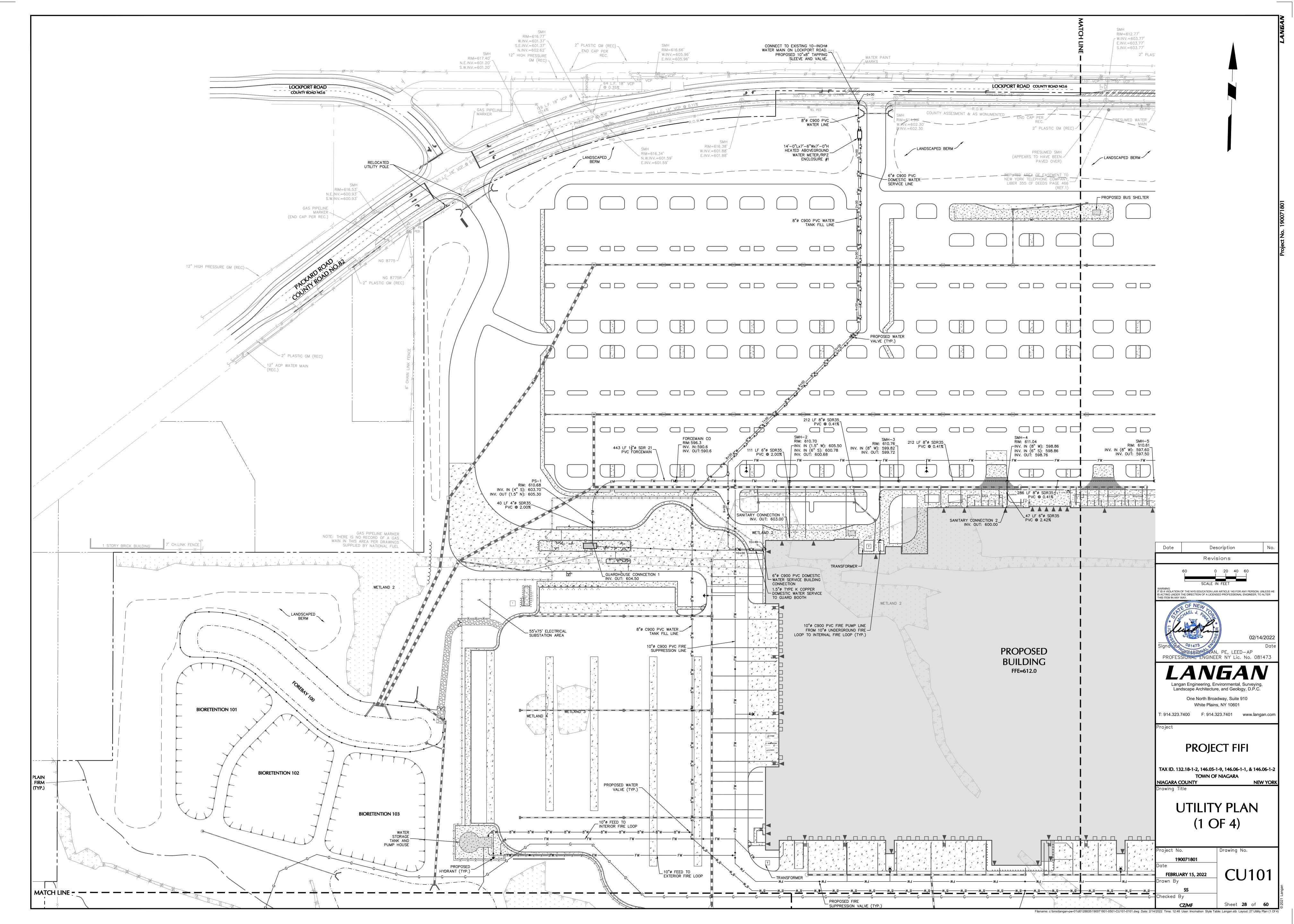


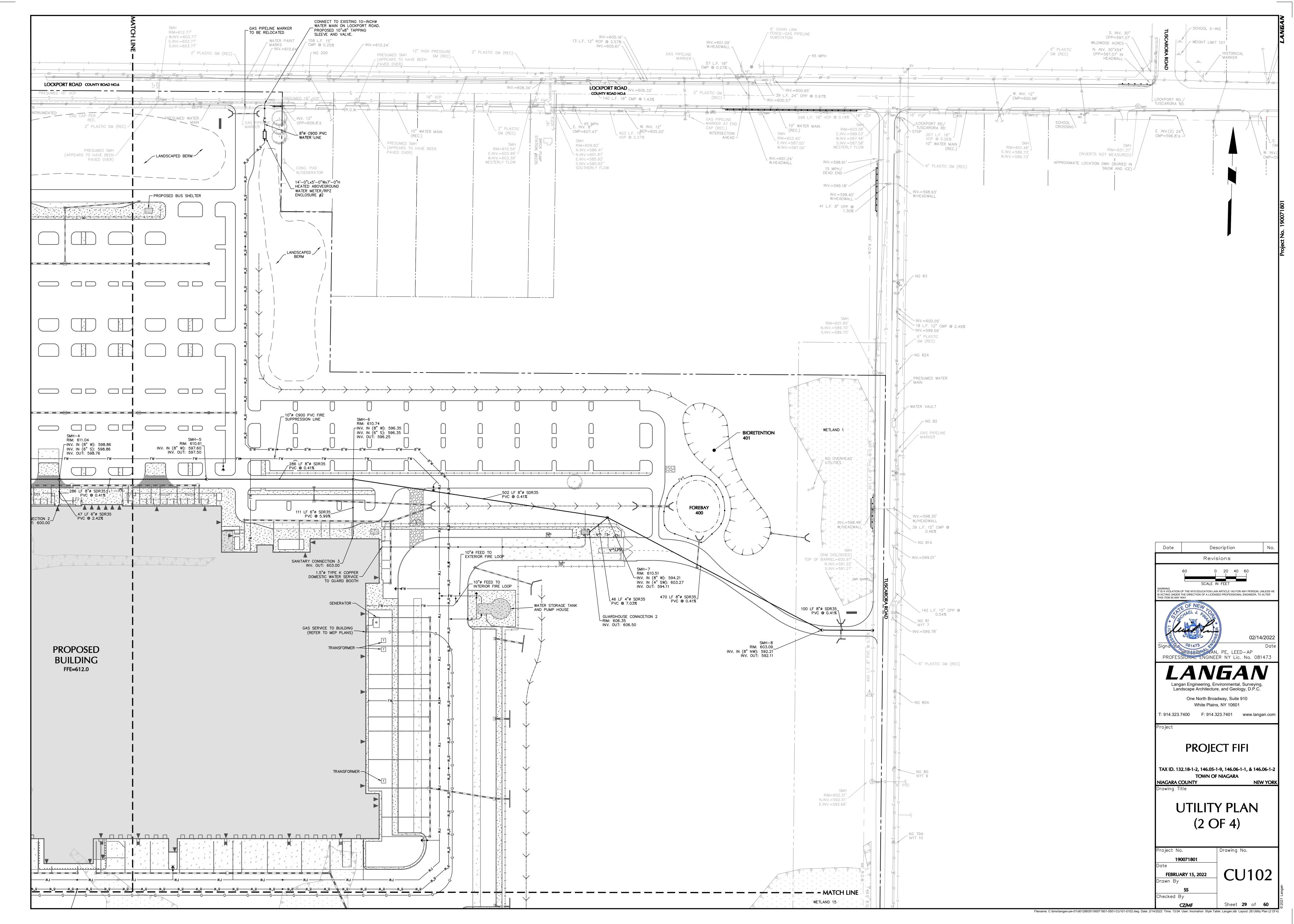


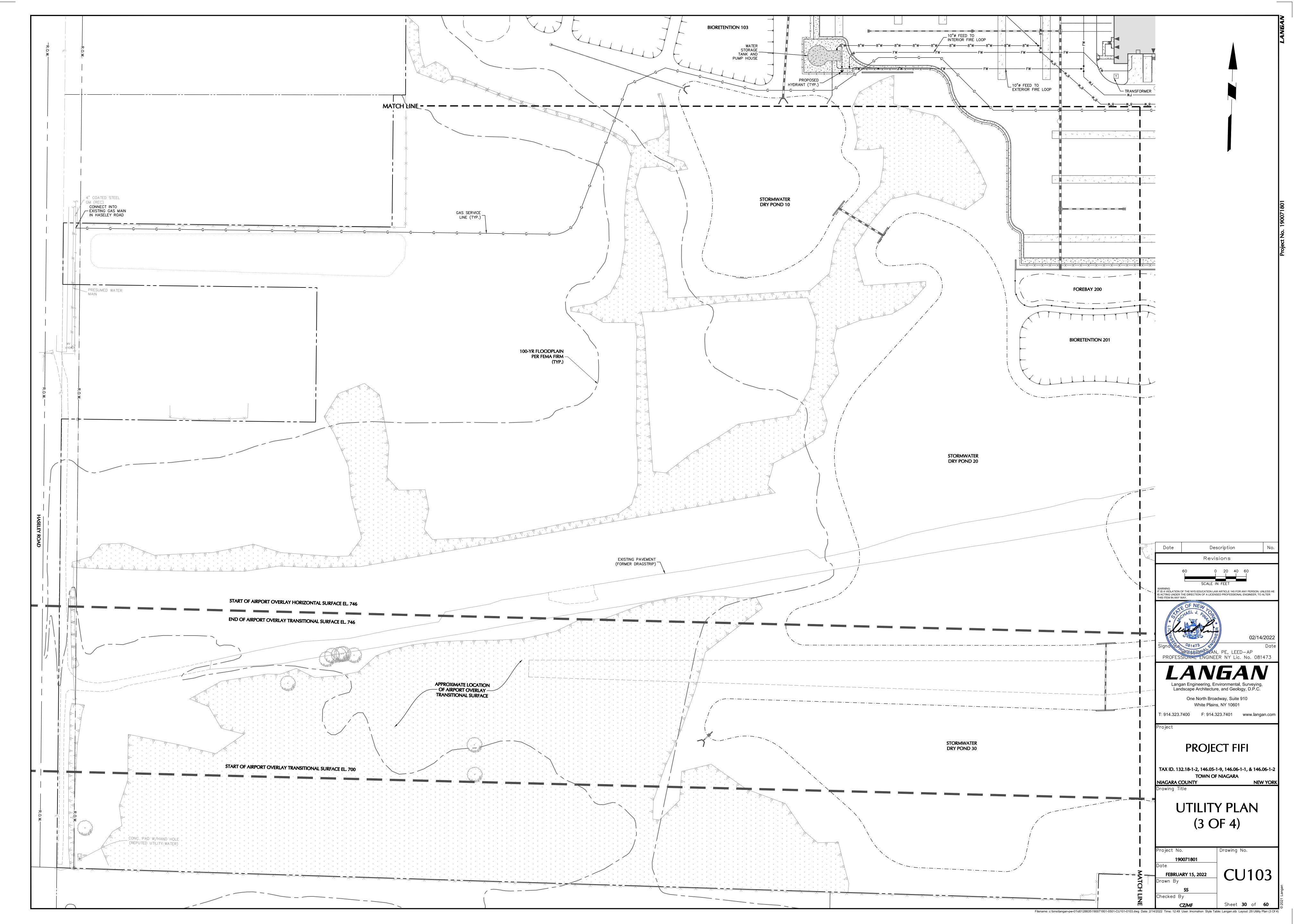


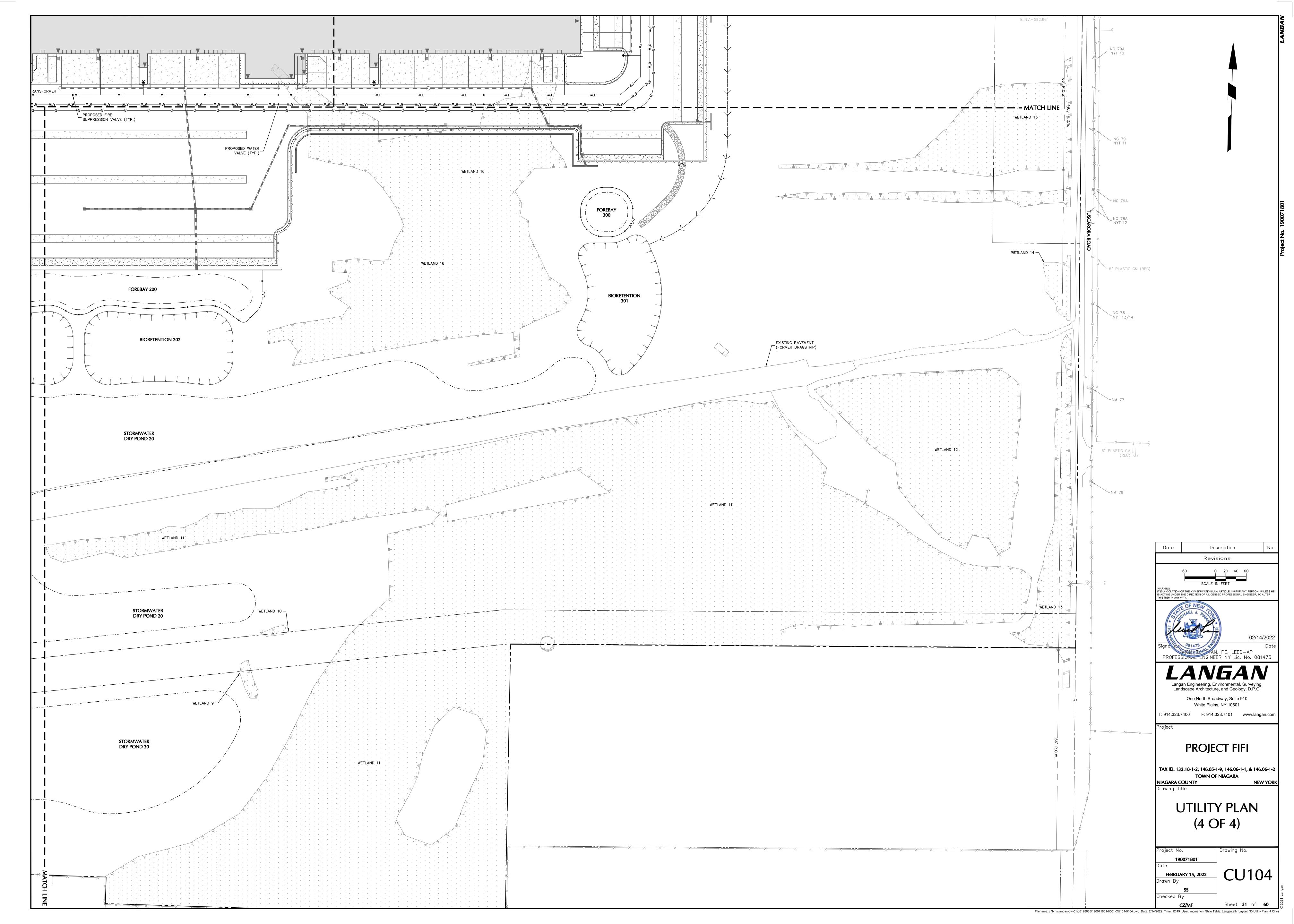




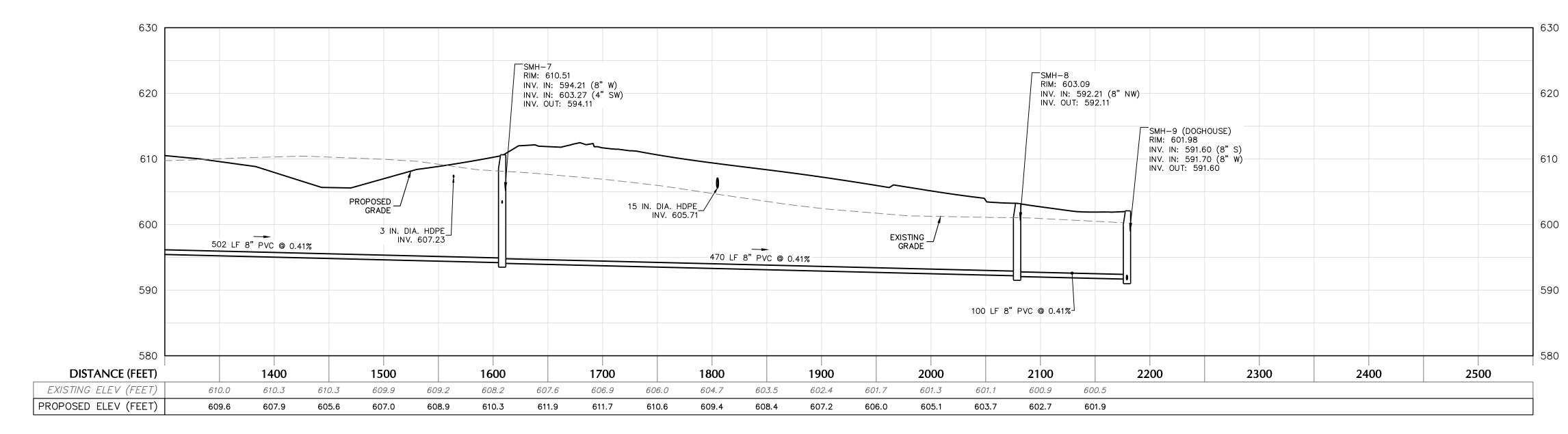




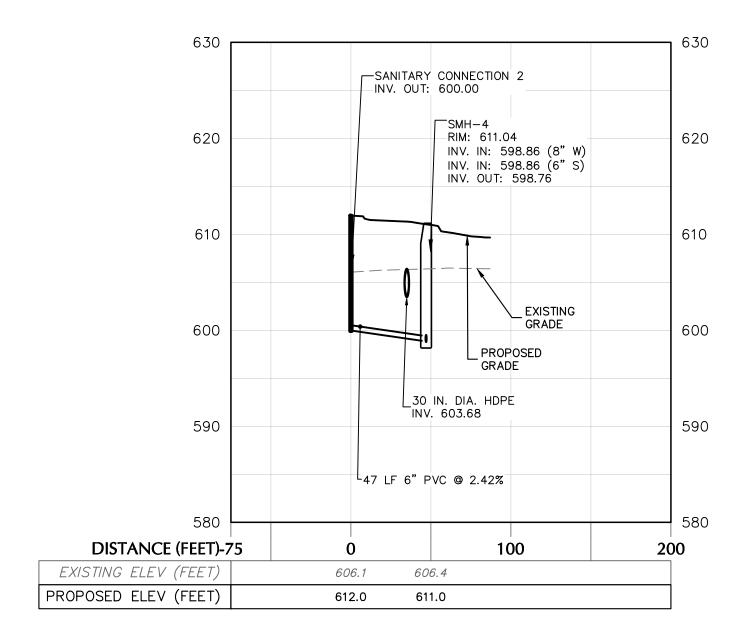




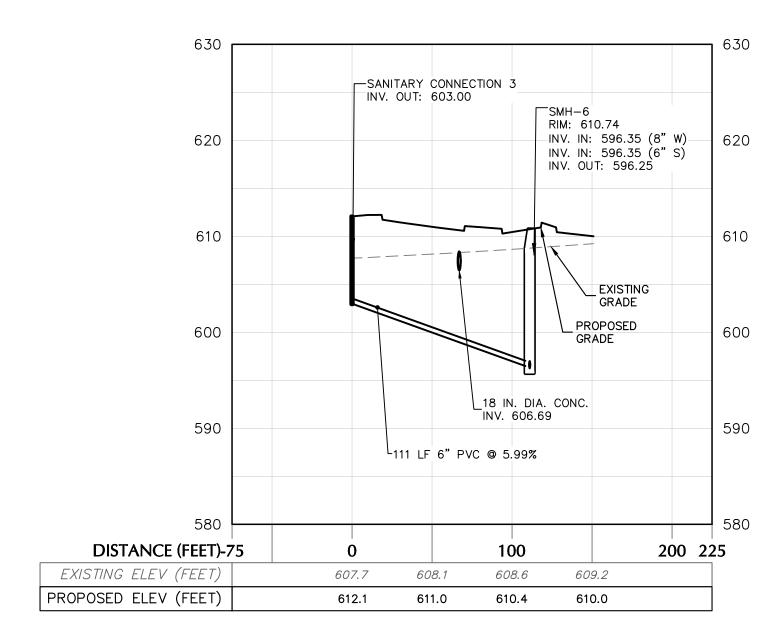
SANITARY SEWER PROFILE (1 OF 2) SCALE: H: 1"=60' V: 1"=10'



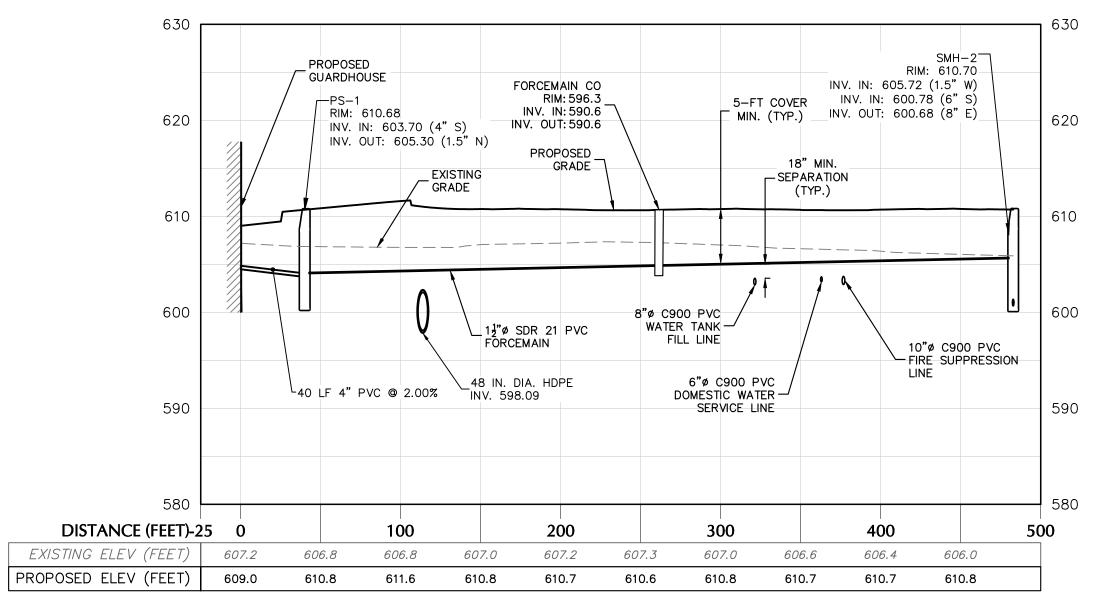
SANITARY SEWER PROFILE (2 OF 2) SCALE: H: 1"=60' V: 1"=10'



SANITARY CONNECTION 2 PROFILE SCALE: H: 1"=60' V: 1"=10'

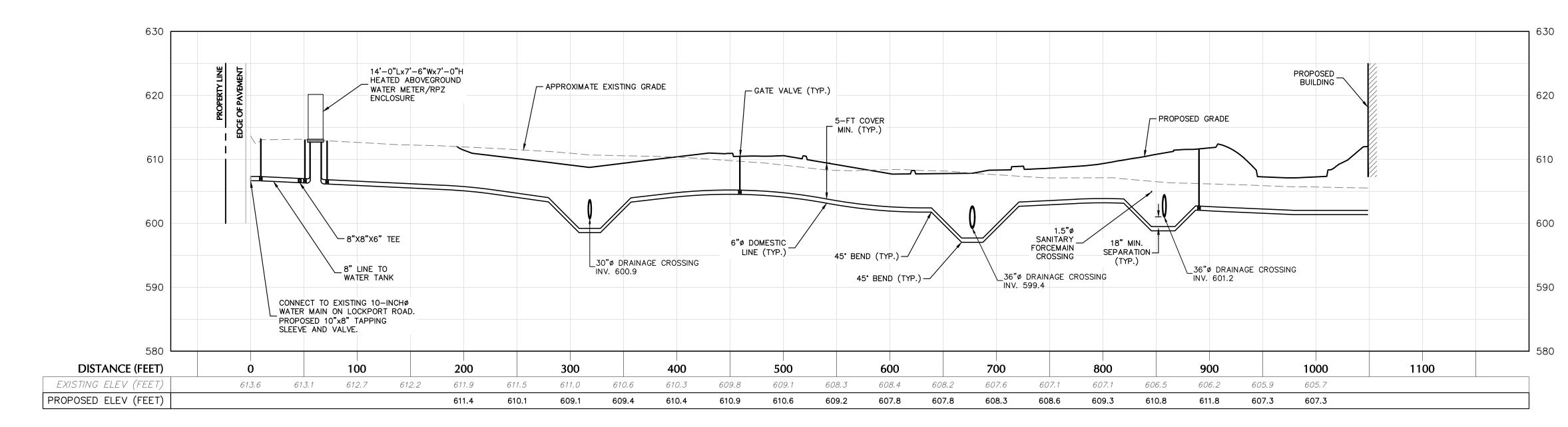


SANITARY CONNECTION 3 PROFILE SCALE: H: 1"=60' V: 1"=10'

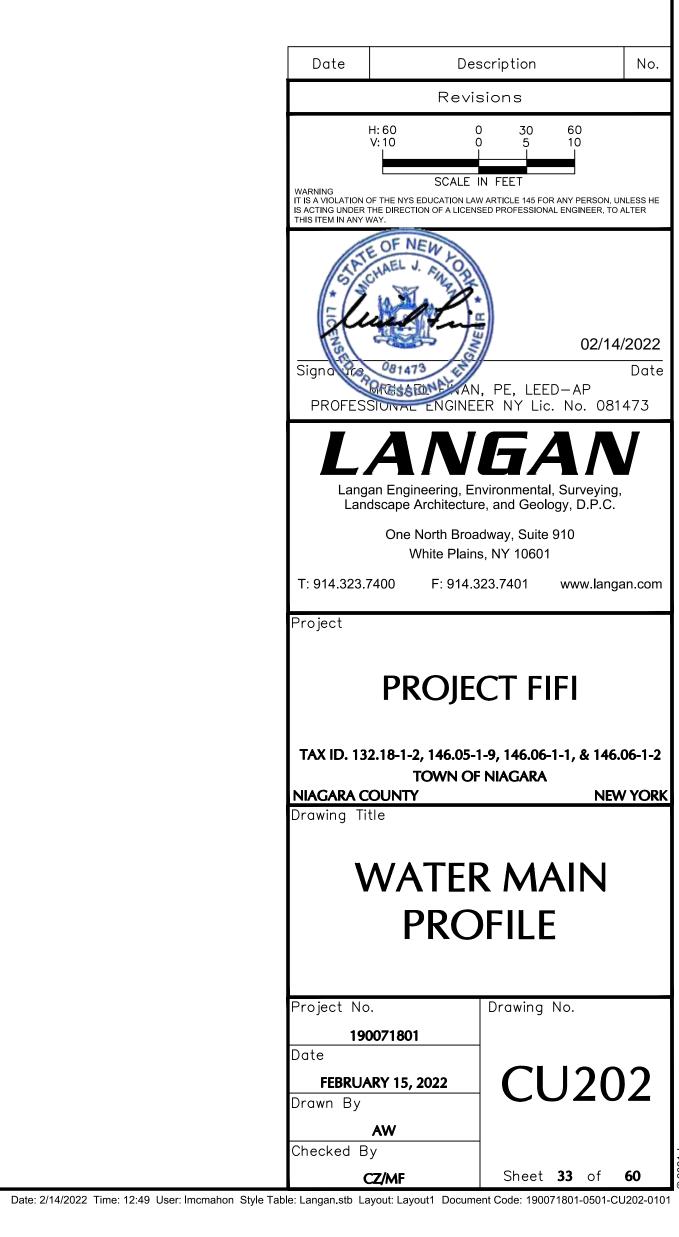


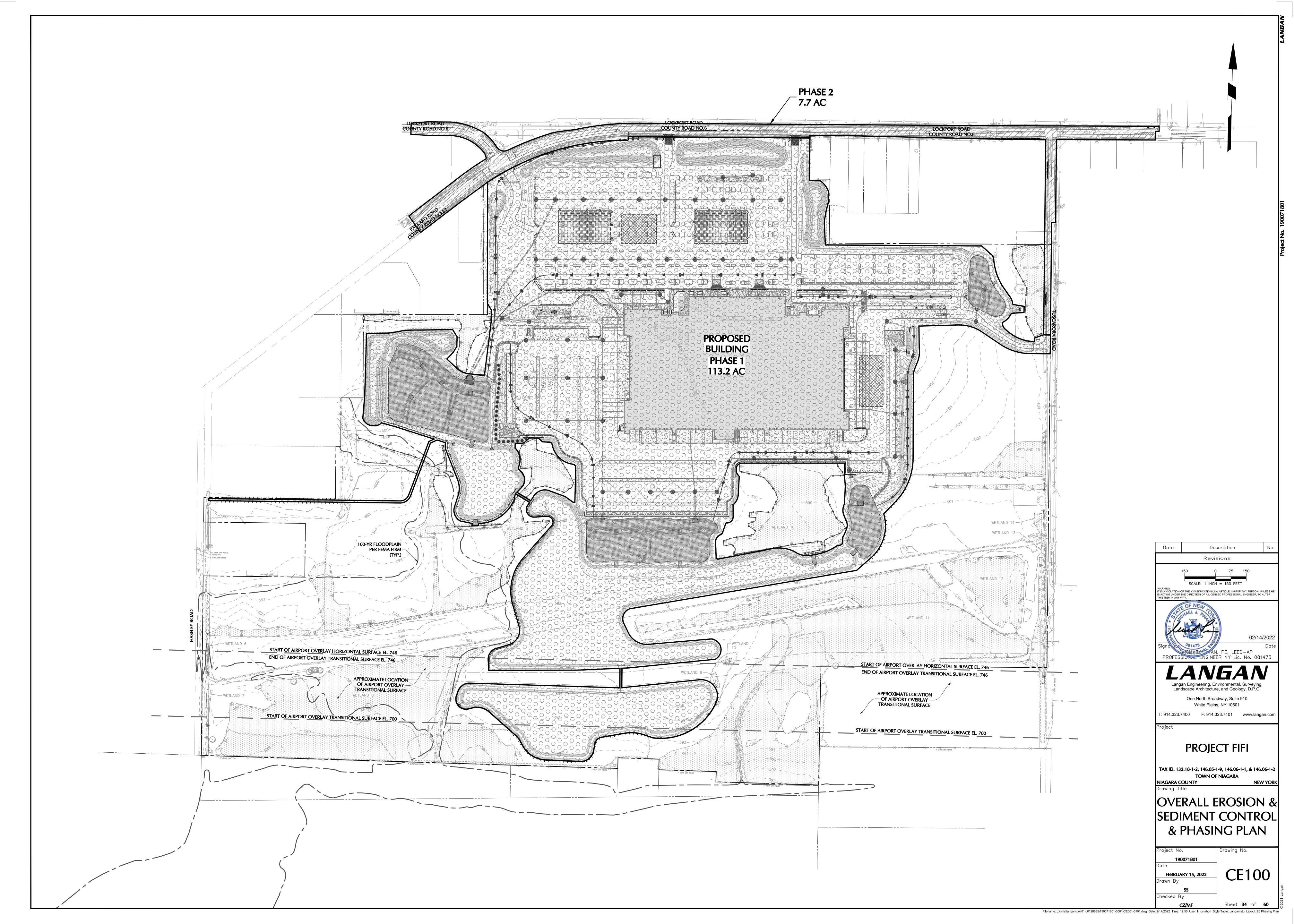
SANITARY FORCEMAIN PROFILE SCALE: H: 1"=60' V: 1"=10'

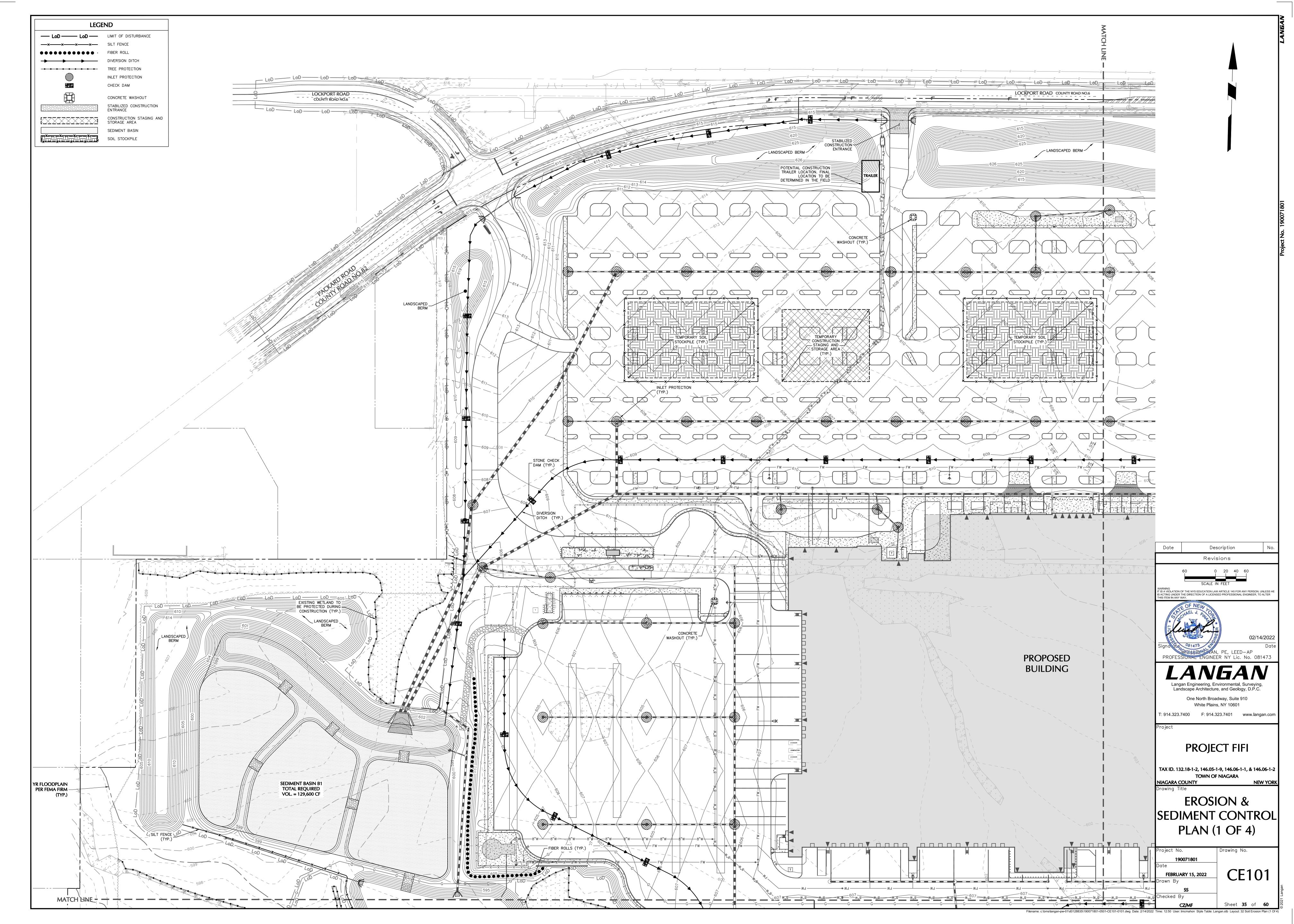


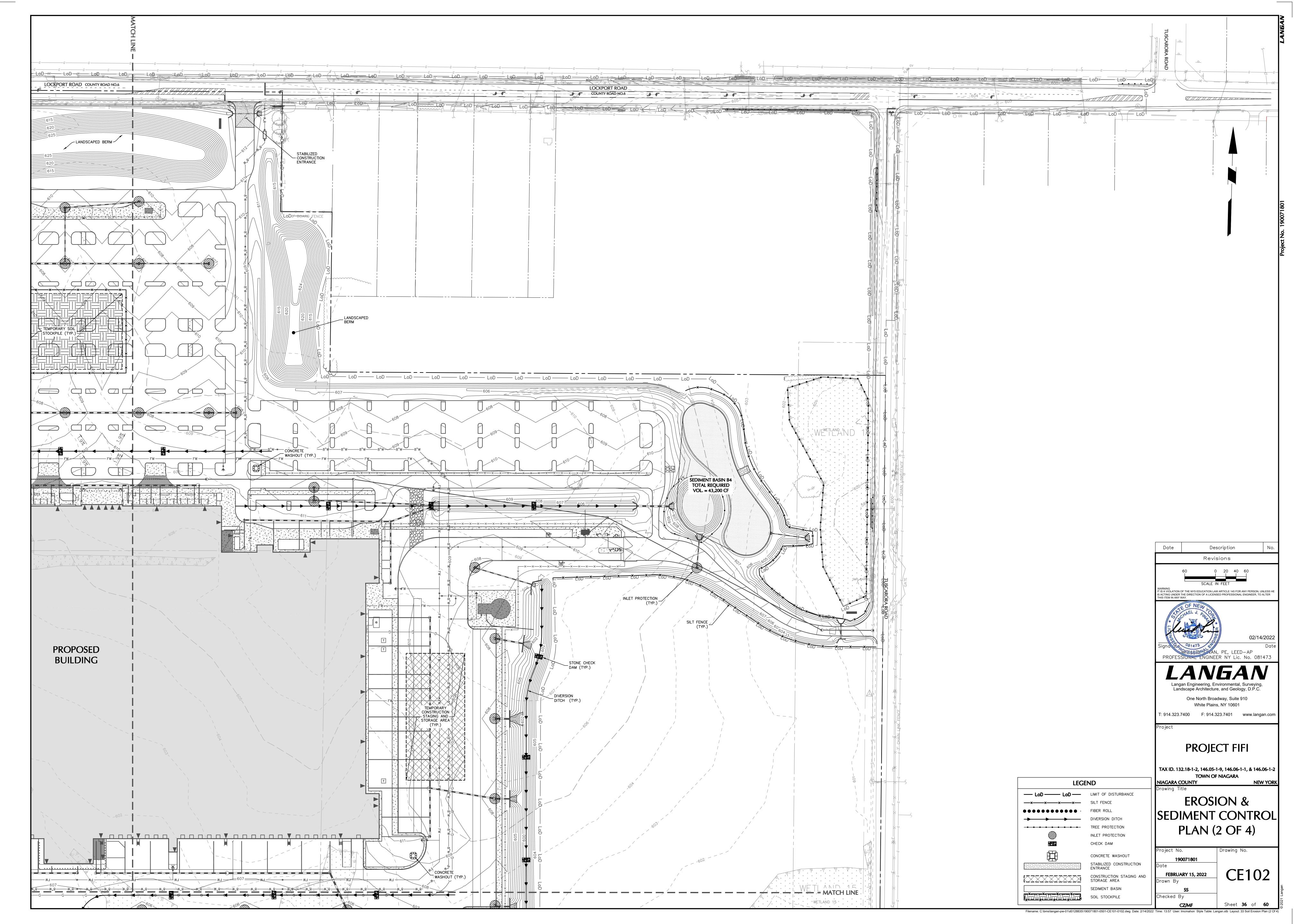


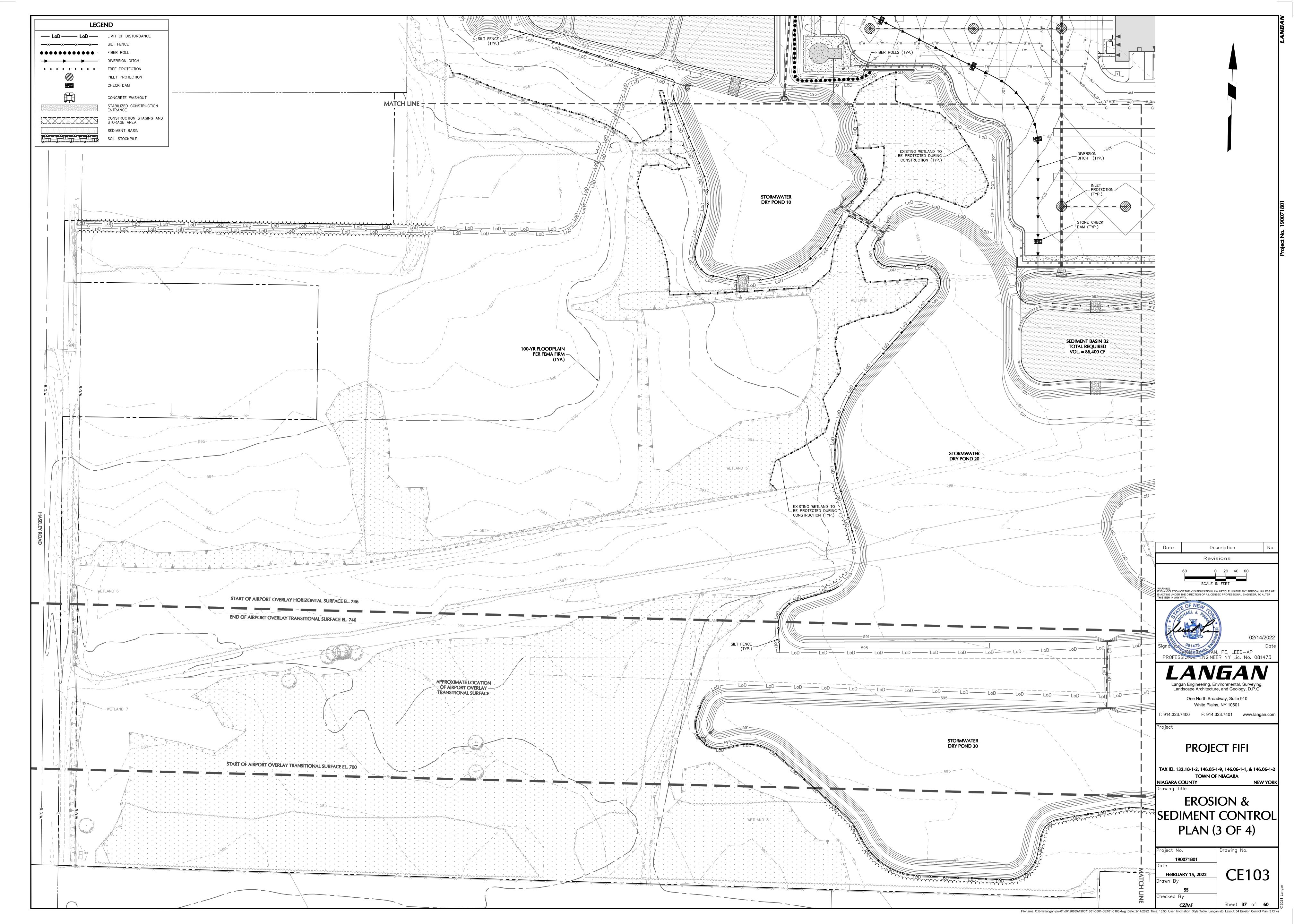
DOMESTIC WATER SERVICE TO BUILDING SCALE: H: 1"=60' V: 1"=10'

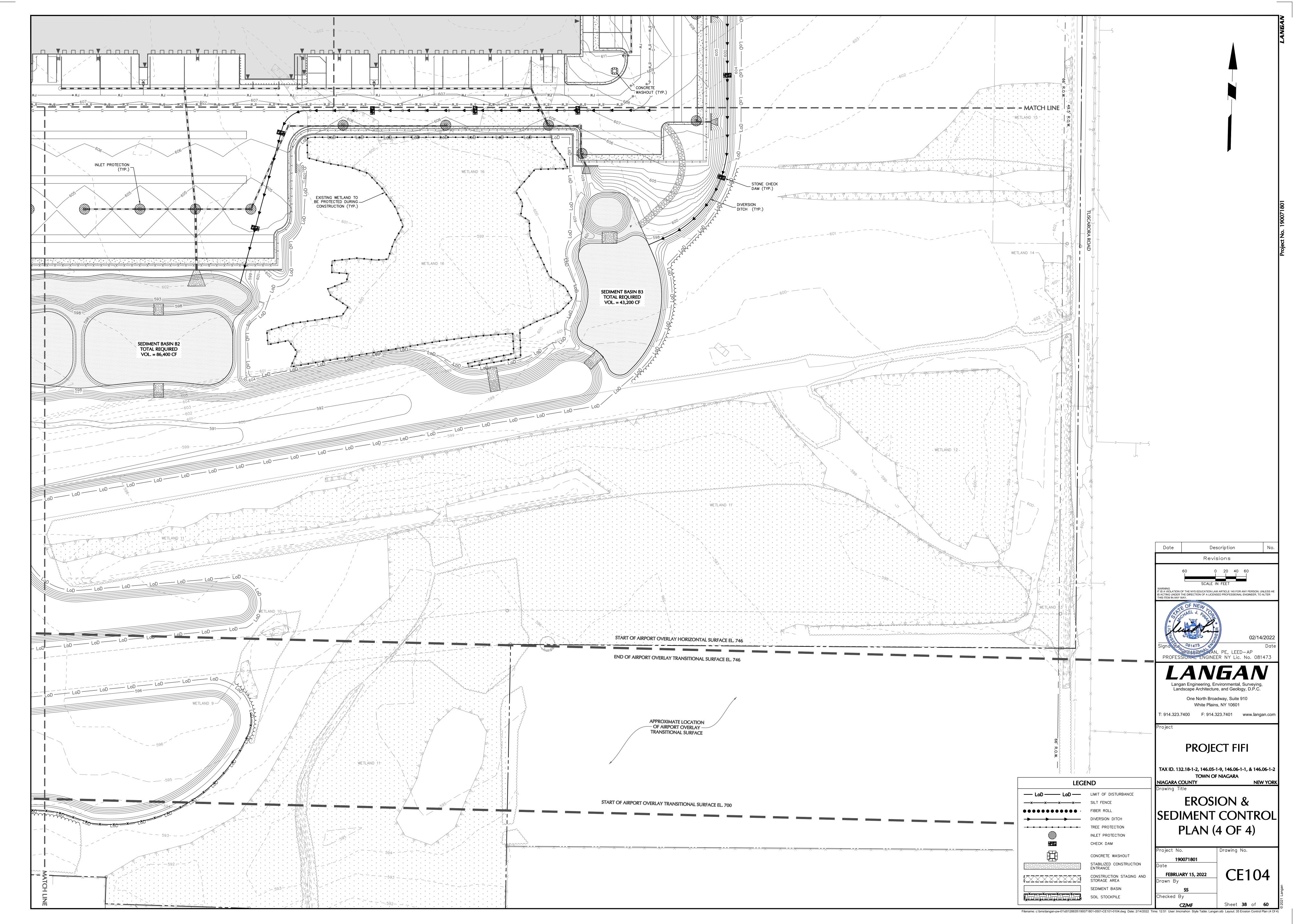


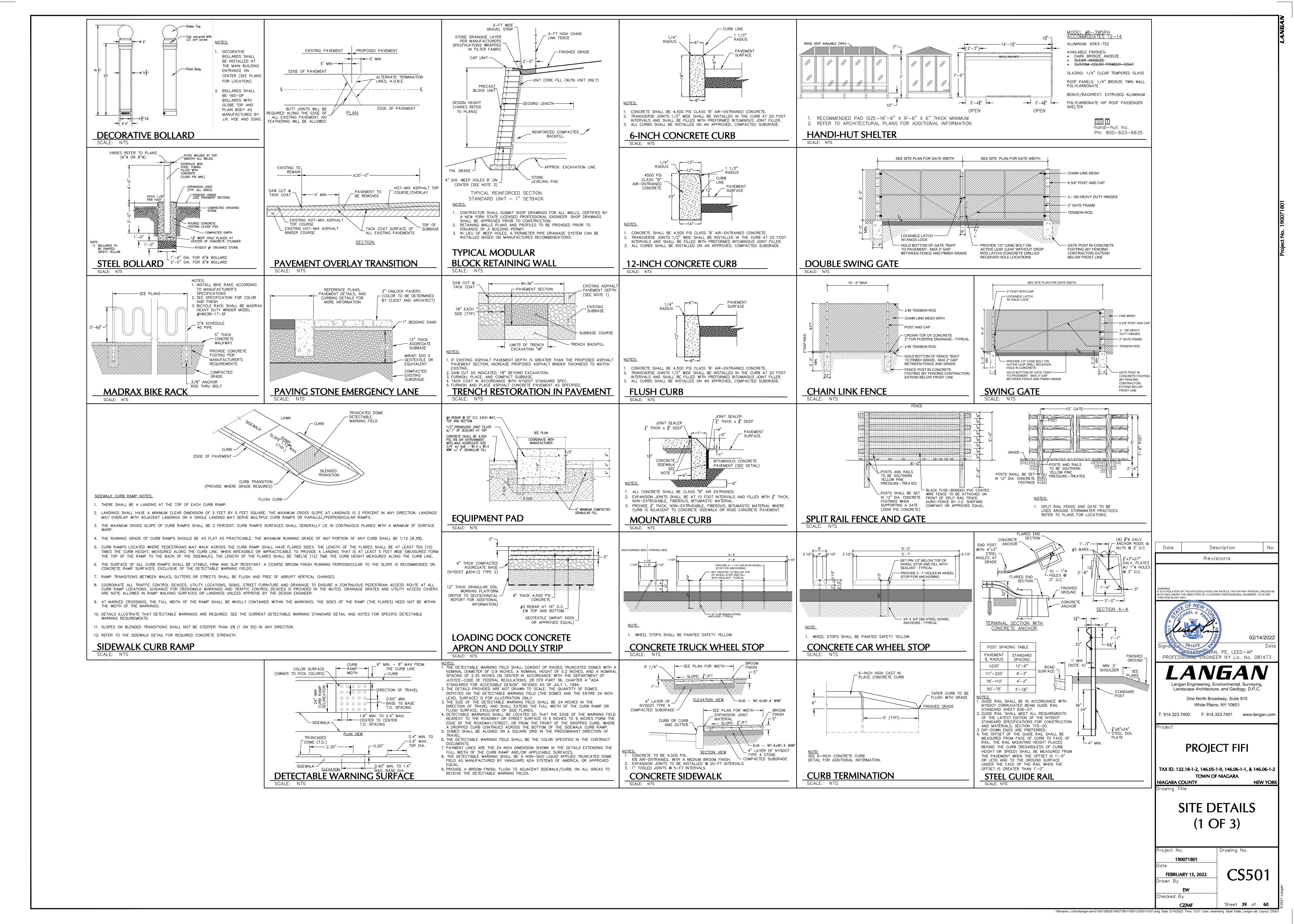












NOTES:

AND PAVEMENT MARKINGS.

- 1. SEE SITE PLANS FOR SIGN LOCATIONS. 2. "U1-E" LABEL DESIGNATES SIGNS ON TOP OF COMPACTED EARTH. "U1-C" LABEL DESIGNATES SIGNS ON TOP OF CONCRETE OR ASPHALTIC PAVING. "U-2" LABEL DESIGNATES SIGNS WITH DOUBLE SUPPORTS
- 3. FOR U-1E SIGNS, PROVIDE A 36" MOUNTING TUBE (2 1/4" SQUARE STEEL POST) DRIVEN TO 1" TO 2" ABOVE GRADE. THE MOUNTING TUBE IS TO BE PAIRED WITH AN 18" BREAKAWAY SUPPORT TUBE (2 1/4" SQUARE STEEL POST). THE SIGN POST SINKS TO BASE OF THE ANCHOR TUBE AND BREAKAWAY SUPPORT WITH AN ANGLE BOLT 4. FOR U-1C SIGNS, A PEDESTAL BASE IS TO BE MARRIED TO A 2" POST. THE BASE IS SHIMMED FOR PLUMB INSTALLATION OF THE POST AND PANEL. BASE FASTENS TO CONCRETE PAVING WITH MASONRY ANCHORS ACCORDING TO MANUFACTURER'S
- 5. U-1E AND U-1C SIGN PANELS IS TO BE INSTALLED AT 7' A.F.G. WITH THE POST EXTENDING WITHIN 2" OF THE SIGN PANEL. TOP OF THE U-2 SIGN PANEL SHALL BE AT 8' A.F.G. INSTALLATION SHALL BE PLUMB, LEVEL, AND STRAIGHT. 6. SUPPORTS ARE TO BE SUFFICIENT FOR SECURE MOUNTING OF SIGN ON LIGHT POLE.
- 7. ALL HARDWARE SHALL BE NON-CORROSIVE. IF ADDITIONAL THICKNESS OF MATERIAL OR ADDITIONAL INTERNAL BRACING IS REQUIRED FOR SECURE INSTALLATION OR TO PROVIDE STABILITY ON LIGHT POLE, ALTERATIONS SHALL BE REFLECTED IN SHOP DRAWINGS. WIND LOADING AND DURABILITY SHALL BE TAKEN INTO ACCOUNT IN THE ENGINEERING OF THE SIGN. 8. GRAPHICS AND TYPOGRAPHY SIGN GRAPHICS ARE TO BE HEAVY DUTY '3M' REFLECTIVE VINYL FOR SIGNS ON LIGHT POLE.

SIGNAGE POSTS

SIGNAGE NOTES

- REFER TO SIGNAGE AND STRIPING PLAN FOR LOCATIONS OF SIGNS
- ALL SIGNAGE, STRIPING, AND OTHER TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STRIPING SHALL BE LONG LIFE EPOXY RESIN AND 4" WIDE
- UNLESS OTHERWISE NOTED. ALL PAVEMENT GRAPHICS SHALL BE HOT-APPLIED THERMOPLASTIC (REFLECTIVE). 1.4. COLOR SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE,
- UNLESS OTHERWISE NOTED 1.5. ALL SPEED BUMPS SHALL BE ASPHALT OR CONCRETE. HEAVY DUTY
- RUBBER SPEED HUMPS AND BUMPS ARE NOT PERMITTED. 1.6. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN (E.G. FIRE LANES) MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ.
- AS REQUIRED. 1.8. MOUNT SIGNAGE ACCORDING TO LOCAL CODES. 1.9. TYPICAL SIGN FONT IS SET IN AMAZON EMBER.
- 1.10. ALL TEXT AND GRAPHICS SHALL BE WHITE IF THEY ARE TO BE PLACED ON A RED BACKGROUND.

POST AND PANEL SIGNS: 2.1. MOUNTING U-1E, U-1C, U-2, LIGHT POLE SIGNS

- SPECIFICATIONS: THE BELOW REPRESENTS THE MINIMUM STANDARDS FOR THIS PROJECT. MATERIALS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE MORE STRICT REQUIREMENTS OF THOSE SET FORTH BELOW AND LOCAL DOT REGULATIONS.
- **DESCRIPTION:** 4.1. POST AND PANEL SIGNS WITH STANDARD SIZED "MUTCD" AND CUSTOM SIGN FACES.
- MATERIALS AND CONSTRUCTION: 5.1. SIGNS TO CONSIST OF ALUMINUM SIGN PANEL ON 2" SQUARE STEEL
- 5.2. PANEL TO CONFORM TO "MUTCD" SPECIFICATIONS. SOLID ALUMINUM PANEL, 0.080" THICK FOR SINGLE POST MOUNTING. SOLID ALUMINUM

PANEL. 0.125" THICK FOR DOUBLE POST MOUNTING. COMPOSITE

- MATERIALS ARE NOT ACCEPTABLE. 5.3. POSTS ARE TO BE 2" SQUARE STEEL, 12 GA. 7/16" PERFORATION ON
- 1" CENTERS. FOUR SIDES TO BE APPROXIMATELY 12' LONG. 5.4. SUPPORTS ARE TO BE SUFFICIENT FOR SECURE MOUNTING OF SIGN. 5.5. ALL HARDWARE SHALL BE STAINLESS STEEL. IF ADDITIONAL THICKNESS OF MATERIAL OR ADDITIONAL INTERNAL BRACING IS REQUIRED FOR SECURE INSTALLATION OR TO PROVIDE STABILITY,

ALTERATIONS SHALL BE REFLECTED IN SHOP DRAWINGS. WIND

LOADING AND DURABILITY SHALL BE TAKEN INTO ACCOUNT IN THE ENGINEERING OF THE SIGN. 5.6. GRAPHICS AND TYPOGRAPHY SIGN GRAPHICS ARE TO BE HEAVY DUTY '3M' REFLECTIVE VINYL.

5.7. CUSTOM GRAPHICS AND TYPOGRAPHY SIGNS ARE AVAILABLE FROM THE OWNER AS ELECTRONIC FILES 5.8. COLORS ARE INDICATED ON THE DESIGN INTENT DRAWINGS. ADDITIONAL COLOR AND FINISH SPECIFICATIONS ARE FOUND IN THE GENERAL SPECIFICATIONS. 5.9. ALL SIGNS INDICATED "DOT" SHALL CONFORM TO THE CURRENT

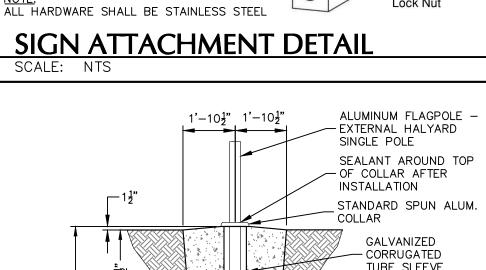
MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FROM THE FEDERAL

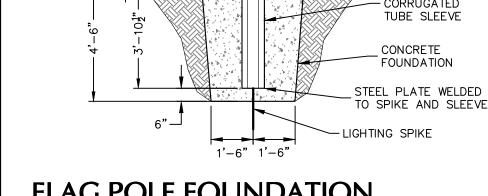
6. <u>INSTALLATION</u>: 6.1. LOCATIONS ARE GENERALLY NOTED ON THE ATTACHED LOCATION PLANS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL

HIGHWAY ADMINISTRATION.

- INSTALLATION CONDITIONS PRIOR TO FABRICATION. 6.2. SINGLE POST MOUNTING SHALL BE USED FOR SIGNS WITH A WIDTH OF 30 INCHES OR LESS. MOUNTING U-1E SHALL BE USED FOR SIGNS IN COMPACTED EARTH/GRAVEL OR SIDEWALK. MOUNTING U-1C SHALL BE USED FOR SIGNS IN CONCRETE OR ASPHALT PAVING. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE 6.3. TYPICAL SIGN PANEL INSTALLS BOTTOM OF SIGN AT 7'-0" ABOVE
 - FINISHED GRADE. THE POST EXTENDS TO WITHIN 2" OF THE TOP OF THE SIGN PANEL. INSTALLATION SHALL BE PLUMB, LEVEL, AND 6.4. MOUNTING U-1E PROVIDES A 36" MOUNTING TUBE (2 1/4" SQUARE STEEL POST EMBEDDED IN CONCRETE WITH 1" TO 2" ABOVE GRADE).
 - THE SIGN POST SHALL BE INSERTED 6-8 INCHES INTO THE MOUNTING TUBE AND ATTACHED WITH A STAINLESS STEEL ANGLE BOLT AND
 - 6.5. DOUBLE POST MOUNTING TO BE USED FOR SIGNS WITH A WIDTH OF GREATER THAN 30 INCHES. MOUNTING U-2 PROVIDES TWO POLE SUPPORT SIMILAR TO THE MOUNTING U-1F. ADDITIONALLY, U-2 REQUIRES CROSS BRACING OF STRUCTURAL ANGLE ON THE BACK OF THE SIGN FACE. ALL EXTERIOR SIGNAGE SHALL BE MOUNTED WITH A LOCK WASHER/NUT ASSEMBLY. SEE SIGN ATTACHMENT DETAIL. 6.6. TOP OF U-2 MOUNTED SIGN SHALL BE AT 8'-0" ABOVE FINISHED GRADE. INSTALLATION SHALL BE PLUMB, LEVEL, AND STRAIGHT.
 - 6.7. MOUNTING U-2 PROVIDES A 36" MOUNTING TUBE (2 1/4" SQUARE STEEL POST EMBEDDED IN CONCRETE WITH 1" TO 2" ABOVE GRADE). THE SIGN POST SHALL BE INSERTED 6-8 INCHES INTO THE MOUNTING TUBE AND ATTACHED WITH A STAINLESS STEEL ANGLE BOLT AND NUT. MOUNTING U-2 IN CONCRETE OR ASPHALT PAVING IS DISCOURAGED. 6.8. THE INSTALLATION METHODS AND DETAILS FOR EACH LOCATION SHAL
 - BE ILLUSTRATED IN THE SUBMITTED SHOP DRAWINGS. FINAL LOCATION WILL BE APPROVED ON THE SITE BY THE TENANT OR HIS 6.9. SIGN POSTS INSTALLED IN COMPACTED EARTH OR SIDEWALK SHALL BE 18" MIN. FROM FACE OF CURB.
 - SUBMITTALS: 7.1. THE FOLLOWING SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION - (3) SETS OF SHOP DRAWINGS AND (3) 6"X6" VINYL SAMPLES OF EACH SIGN FACE COLOR. SEE GENERAL CONSTRUCTION AND INSTALLATION SPECIFICATIONS FOR ADDITIONAL SUBMITTALS.

Flat Washer— -Square Post — Flat Washer Lock Washer Lock Nut ALL HARDWARE SHALL BE STAINLESS STEEL





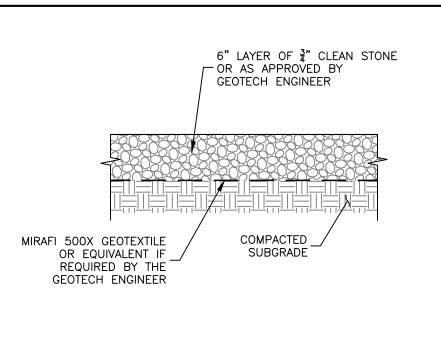
FLAG POLE FOUNDATION SCALE: NTS

4" LAYER OF TYPE 4 CLEAN -STONE OR AS APPROVED BY GEOTECH ENGINEER COMPACTED MIRAFI 500X GEOTEXTILE SUBGRADE OR EQUIVALENT IF REQUIRED BY THE GEOTECH ENGINEER

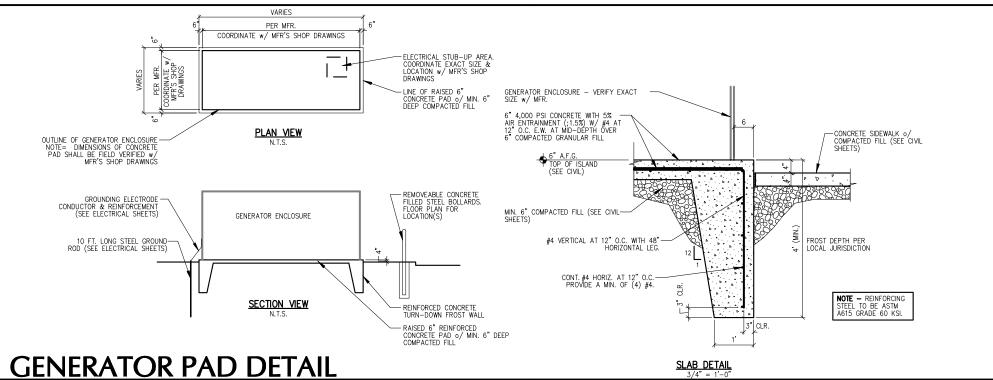
STORMWATER MAINTENANCE **ACCESS PATH**

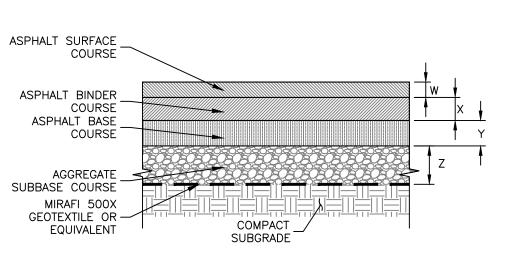
SCALE: NTS

SCALE: NTS



EMERGENCY ACCESS ROAD

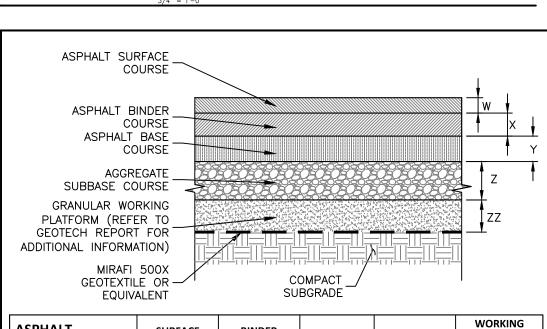




PHALT SECTION	SURFACE COURSE - 'W'	BINDER COURSE - 'X'	BASE - 'Y'	SUBBASE - 'Z'	$\prod_{i \in I}$
VN ROW HT DUTY ASPHALT)	1.5 INCHES (HMA 9.5M64)	2.5 INCHES (HMA 19M64)		8 INCHES (#304.12 TYPE 2)	S
PARKING HT DUTY ASPHALT)	1.5 INCHES (HMA 9.5M64)	2.5 INCHES (HMA 19M64)		8 INCHES (#304.12 TYPE 2)	(I
<u>S</u> :	•				N

PRIOR TO PLACEMENT OF SUBBASE, THE SUBGRADE SHALL BE PROOF ROLLED TO THE GEOTECHNICAL ENGINEER'S SATISFACTION. SOFT OR UNSTABLE AREAS SHALL BE REMEDIATED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. PRIOR TO ANY PAVING ACTIVITIES, THE SUBBASE SHALL BE PROOF ROLLED TO THE GEOTECHNICAL ENGINEER'S SATISFACTION. SOFT OR UNSTABLE AREAS SHALL BE REMEDIATED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. PAVING BASE COURSE SHALL BE CONSTRUCTED IN LAYERS NOT LESS THAN 2 INCHES AND NOT MORE THAN 4 INCHES THICK PER LIFT. ALL AREAS TO BE PAVED SHALL BE PROOFROLLED TO THE GEOTECHNICAL ENGINEER'S SATISFACTION, WITH AT LEAST 4 PASSES OF EITHER A SMOOTH ROLLER HAVING A MINIMUM STATIC DRUM WEIGHT OF 5-TONS OR A FULLY LOADED TANDEM DUMP TRUCK. ANY SOFT AREAS SHALL BE REMOVED AND REPLACED WITH CLEAN, GRANULAR, FREE-DRAINING SOIL. FILL SHALL BE PLACED IN LOOSE LIFTS NOT TO EXCEED 12-INCHES AND SHALL BE COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM ALTHOUGH IT IS NOT REQUIRED IN LIGHT DUTY PAVEMENT AREAS, BASED ON WORKING CONDITIONS, A 12-INCH GRANULAR WORKING PLATFORM MAY BE NECESSARY TO INSTALL REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

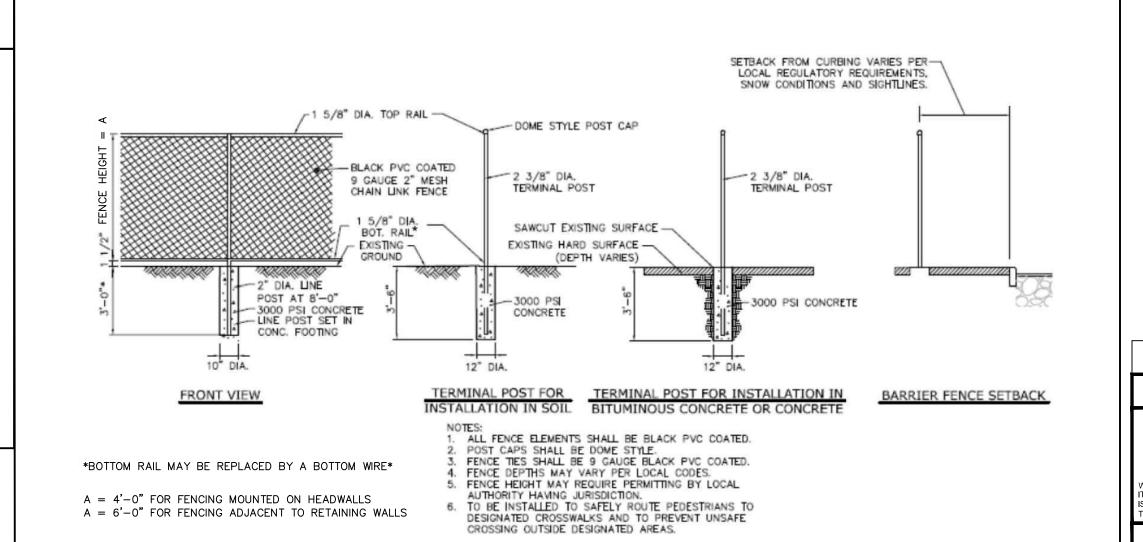
SITE ASPHALT PAVEMENT SECTION (LIGHT DUTY PAVEMENT)



EQUIV	ALENI	30	DGNADL		
ASPHALT SECTION	SURFACE COURSE - 'W'	BINDER COURSE - 'X'	BASE - 'Y'	SUBBASE - 'Z'	WORKING PLATFORM - 'ZZ' (SEE NOTE 6)
MINOR ACCESS DRIVES/ TRUCK COURTS (HEAVY DUTY ASPHALT)	2 INCHES (HMA 9.5M64)		4 INCHES (HMA 25M64)	10 INCHES (#304.12 TYPE 2)	12 INCHES (SAND/GRAVEL MIXTURE)
MAIN ACCESS DRIVE (HEAVY DUTY ASPHALT)	1.5 INCHES (HMA 9.5M64)	2.5 INCHES (HMA 19M64)	4 INCHES (HMA 25M64)	10 INCHES (#304.12 TYPE 2)	12 INCHES (SAND/GRAVEL MIXTURE)
NOTES:					

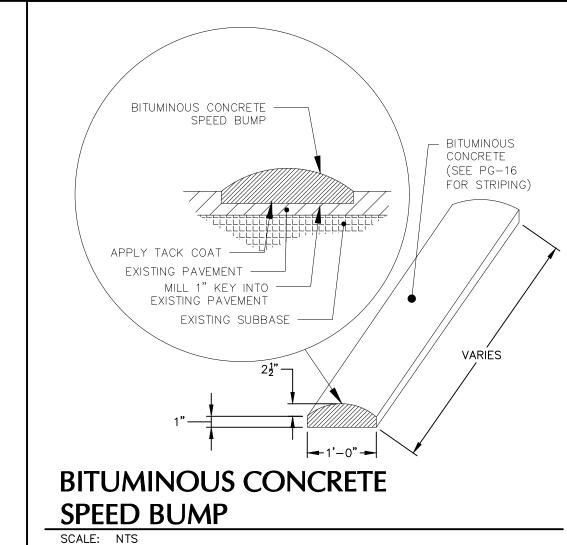
PRIOR TO PLACEMENT OF SUBBASE, THE SUBGRADE SHALL BE PROOF ROLLED TO THE GEOTECHNICAL ENGINEER'S SATISFACTION. SOFT OR UNSTABLE AREAS SHALL BE REMEDIATED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. PRIOR TO ANY PAVING ACTIVITIES, THE SUBBASE SHALL BE PROOF ROLLED TO THE GEOTECHNICAL ENGINEER'S SATISFACTION. SOFT OR UNSTABLE AREAS SHALL BE REMEDIATED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. PAVING BASE COURSE SHALL BE CONSTRUCTED IN LAYERS NOT LESS THAN INCHES AND NOT MORE THAN 4 INCHES THICK PER LIFT. ALL AREAS TO BE PAVED SHALL BE PROOFROLLED TO THE GEOTECHNICAL ENGINEER'S SATISFACTION, WITH AT LEAST 4 PASSES OF EITHER A SMOOTH ROLLER HAVING A MINIMUM STATIC DRUM WEIGHT OF 5-TONS OR A FULLY LOADED TANDEM DUMP TRUCK. ANY SOFT AREAS SHALL BE REMOVED AND REPLACED WITH CLEAN, GRANULAR, FREE-DRAINING SOIL. FILL SHALL BE PLACED IN LOOSE LIFTS NOT TO EXCEED 12-INCHES AND SHALL BE COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

SITE ASPHALT PAVEMENT SECTION (HEAVY DUTY PAVEMENT)



SCALE: NTS

BARRIER FENCE SCALE: NTS



Date Description

T IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON. UNLESS HE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER IS ITEM IN ANY WAY

Revisions



Langan Engineering, Environmental, Surveying Landscape Architecture, and Geology, D.P.C.

One North Broadway, Suite 910 White Plains, NY 10601 T: 914.323.7400 F: 914.323.7401 www.langan.com

PROJECT FIFI

TAX ID. 132.18-1-2, 146.05-1-9, 146.06-1-1, & 146.06-1-2 **TOWN OF NIAGARA** NIAGARA COUNTY **NEW YORK**

> SITE DETAILS (2 OF 3)

CS502 FEBRUARY 15, 2022 Checked By

Filename: c:\bms\langan-pw-01\d0128835\190071801-0501-CS501-0102.dwg Date: 2/14/2022 Time: 13:02 User: aweinberg Style Table: Langan.stb Layout: CS

MUTCD: R1-1

S-9(R) (SHOWN)

S-9(L) OPP.

SITE SIGNAGE





MUTCD: R2-1







30" x 30" SIGN AND













STORMWATER MANAGEMENT PRACTICE - SMP NAME

Project Identification - PROPOSED DISTRIBUTION FACILITY PROJECT Must Be Maintained In Accordance With O & M Plan

DO NOT REMOVE OR ALTER

(STORMWATER MANAGEMENT PRACTICE)

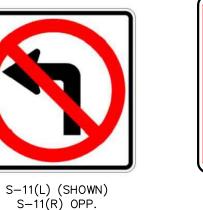
24" x 18"

MUTCD: N/A

NOTES:

1. SIGNS SHALL BE ERECTED OR POSTED IN THE IMMEDIATE VICINITY OF THE STORMWATER MANAGEMENT PRACTICE. SIGN SHALL BE CONSPICUOUS AND LEGIBLE.

2. SIGNS SHALL BE MOUNTED TO A U-CHANNEL OR ONTO A PERIMETER FENCE IF PROVIDED.





12" × 18"

MUTCD: N/A





M.P.H.

S-3 (MOD)

30" x 30"

MUTCD: W8-1

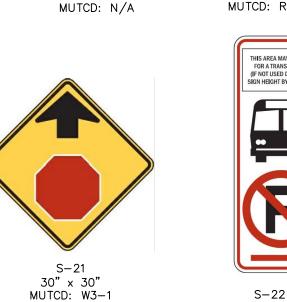
(18" x 18" W13-1P PLACARD)



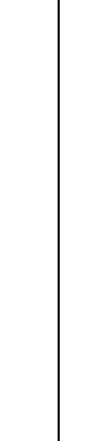




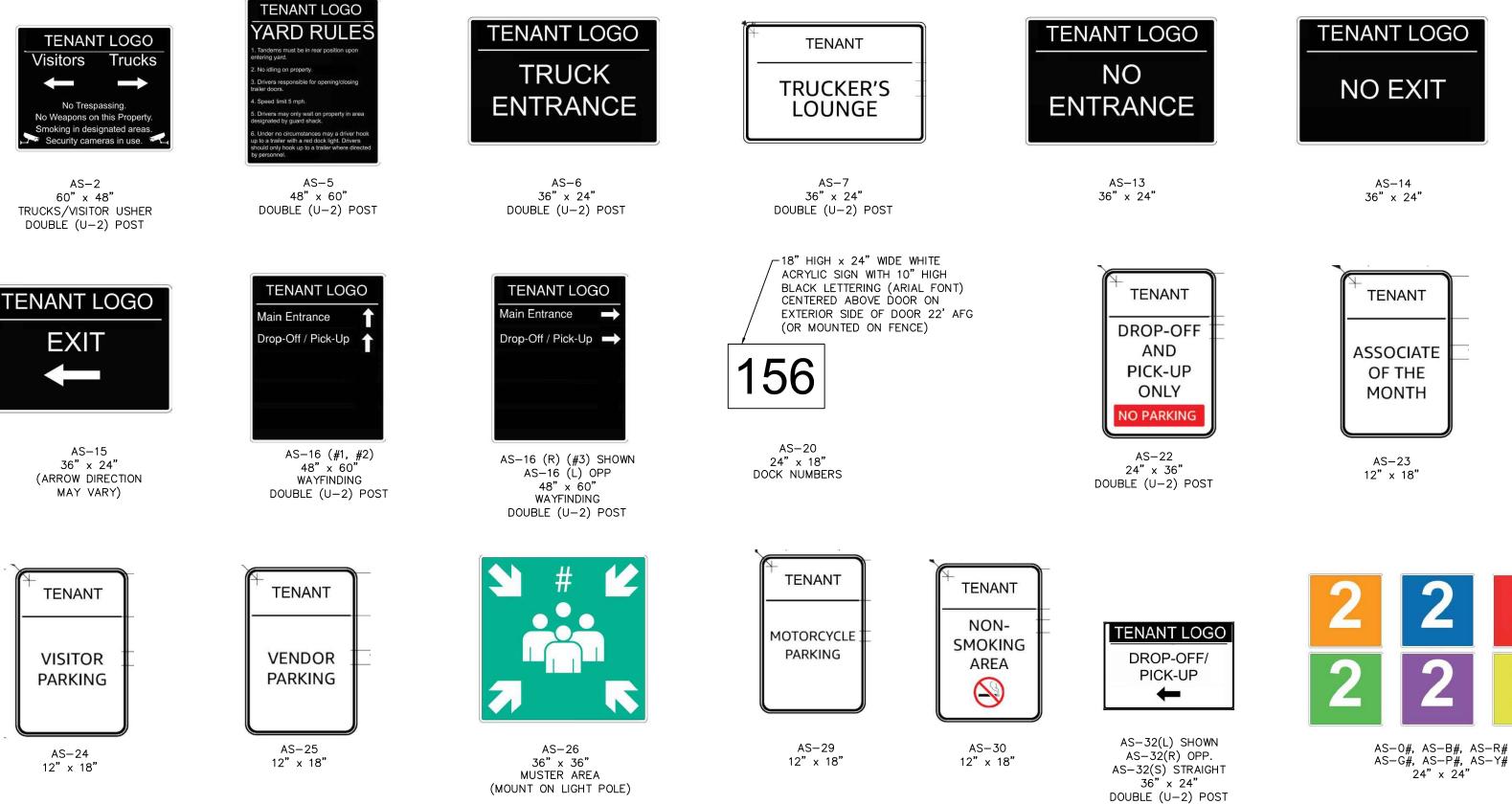




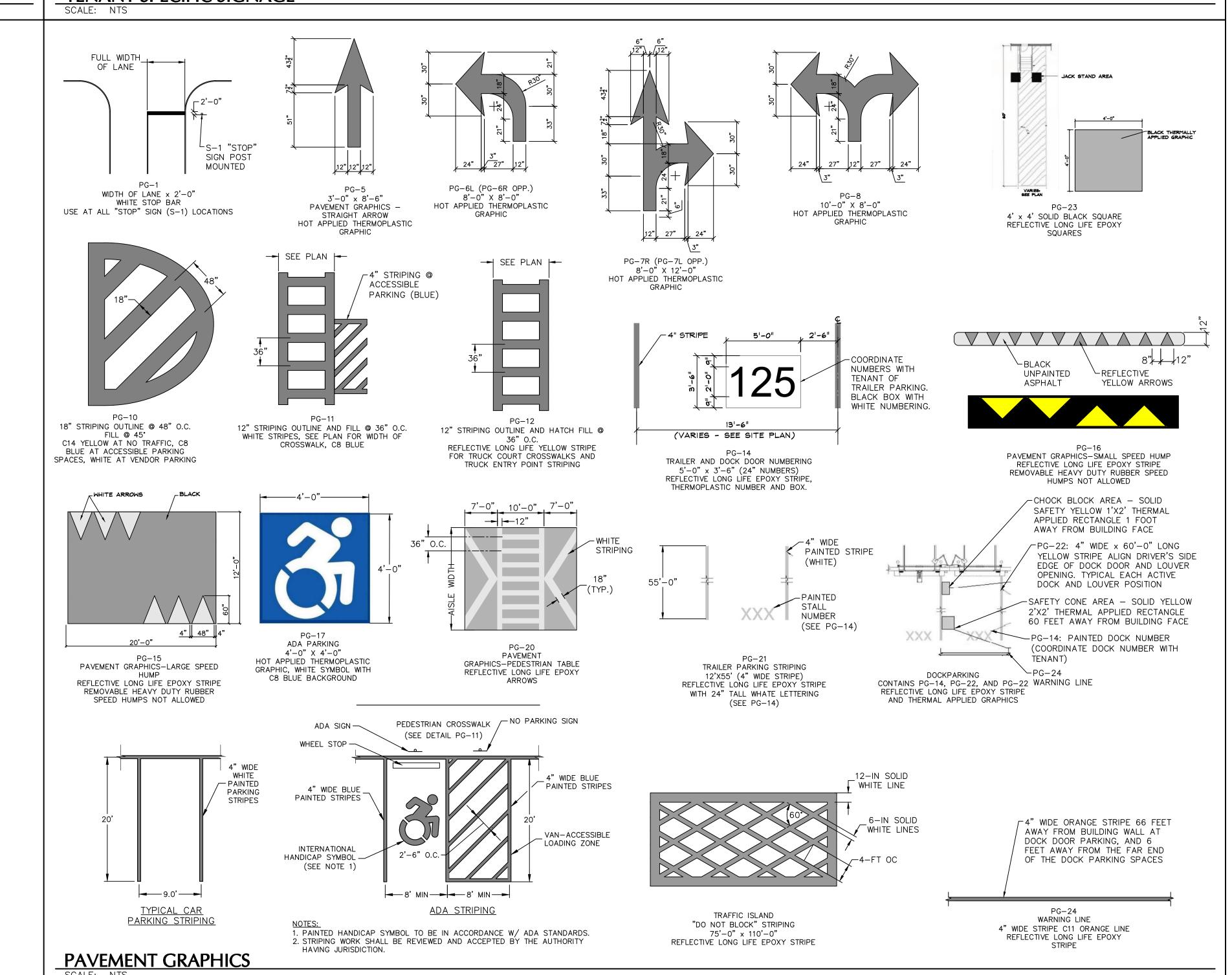














NEW YORK

Description

Revisions

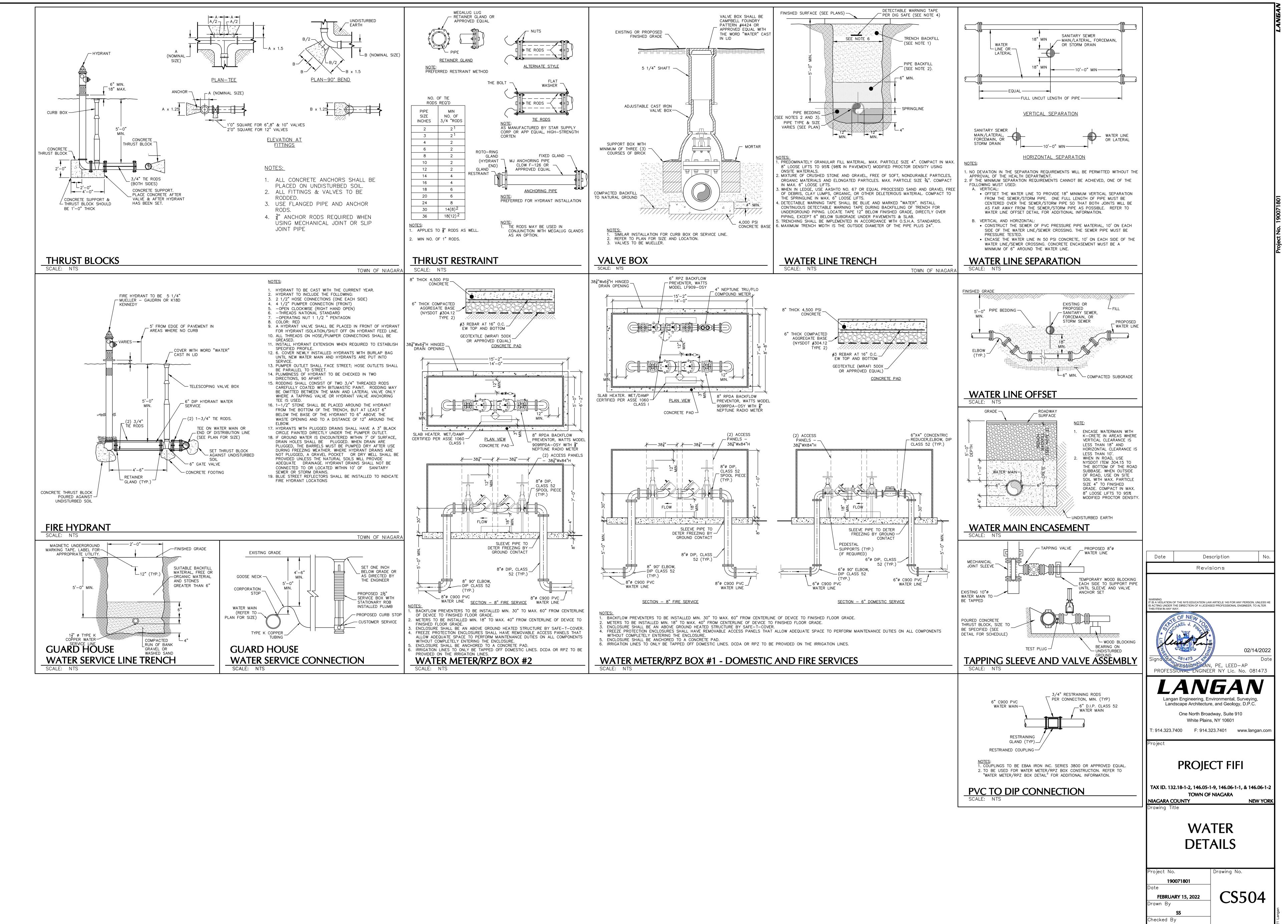
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NIAGARA COUNTY

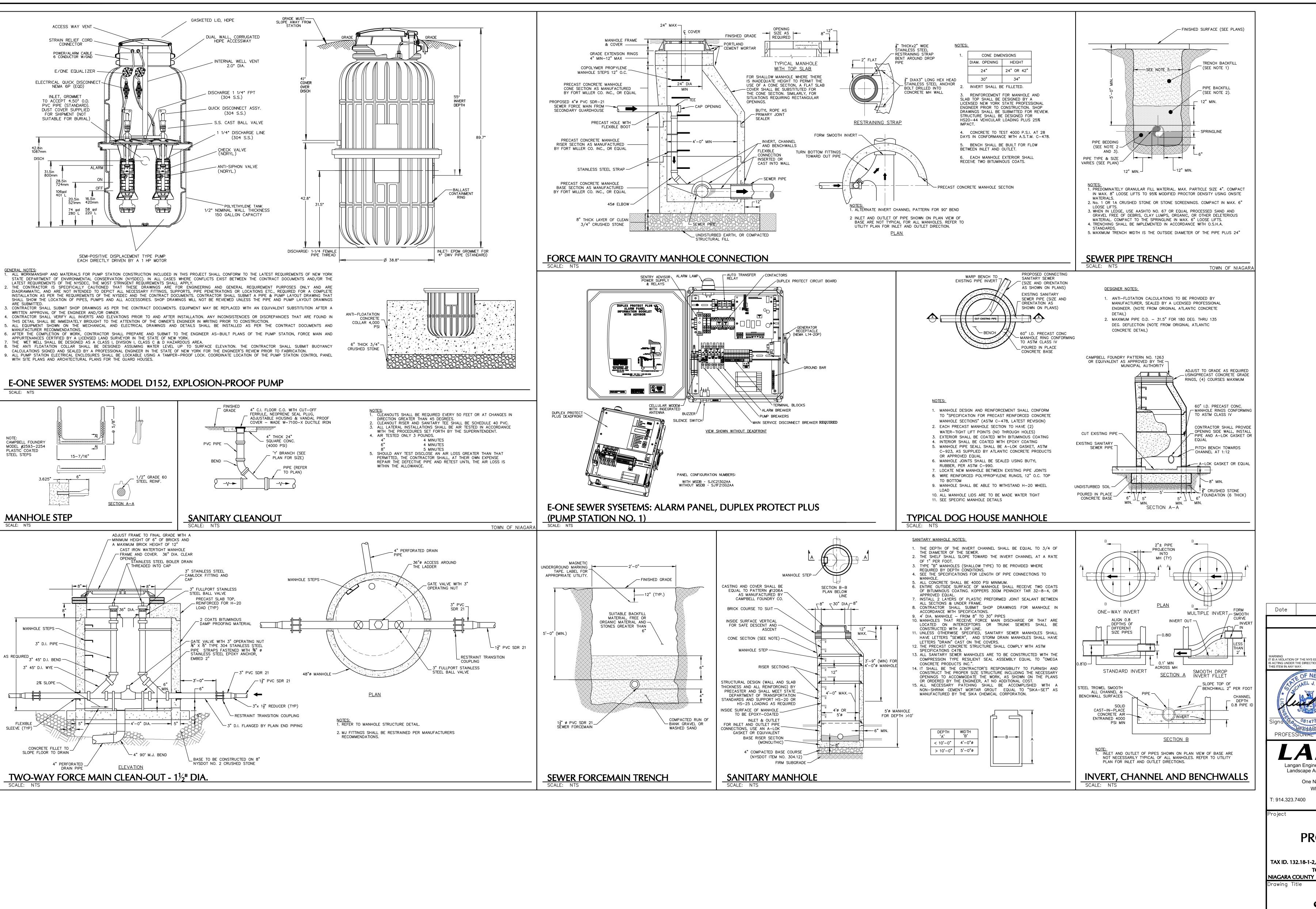
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Signa Transport Finance Professional Engineer NY Lic. No. 081473

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PROJECT FIFI

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TAX ID. 132.18-1-2, 146.05-1-9, 146.06-1-1, & 146.06-1-2
TOWN OF NIAGARA
NIAGARA COUNTY
NEW YORK

SEWER

DETAILS

Project No.

190071801

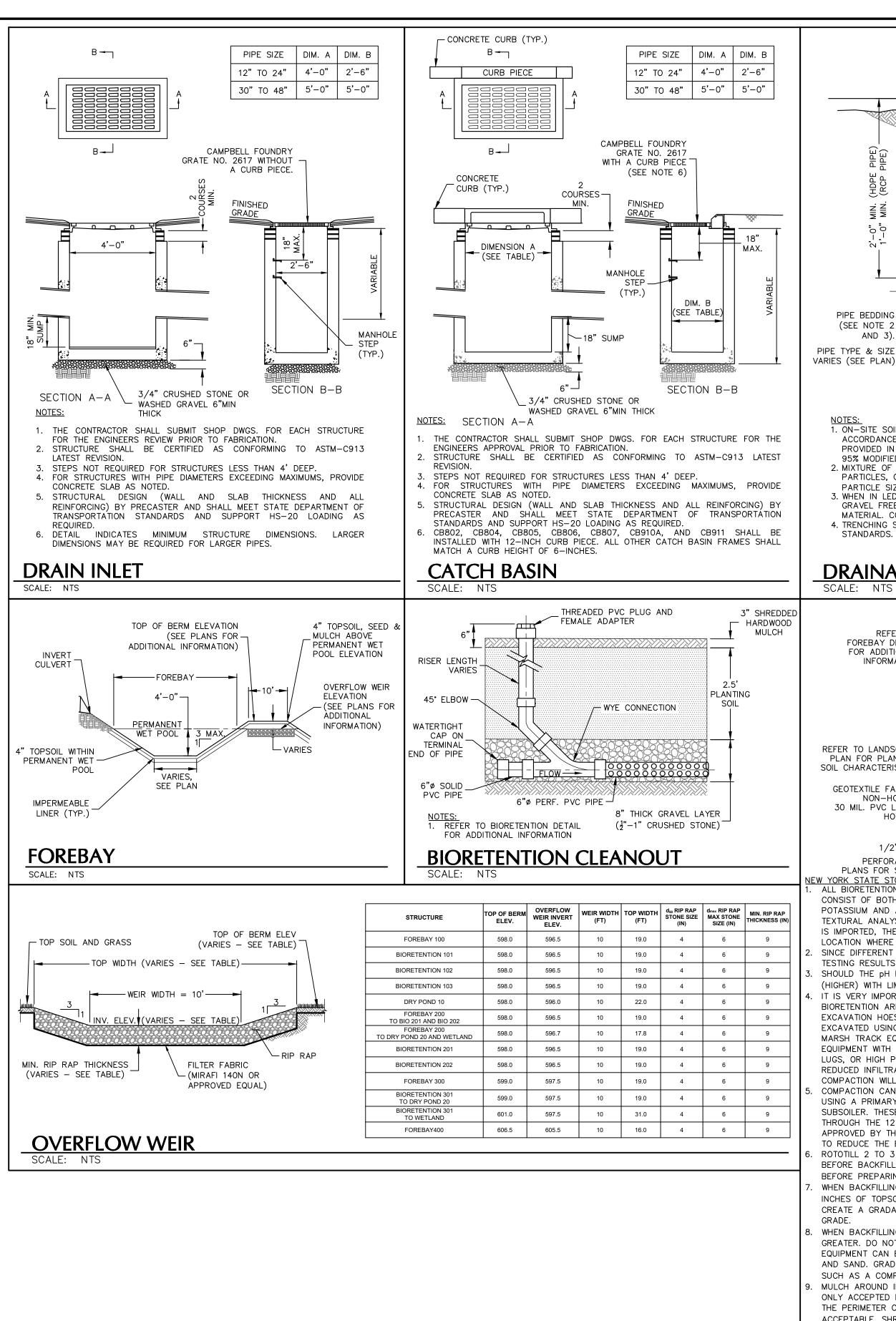
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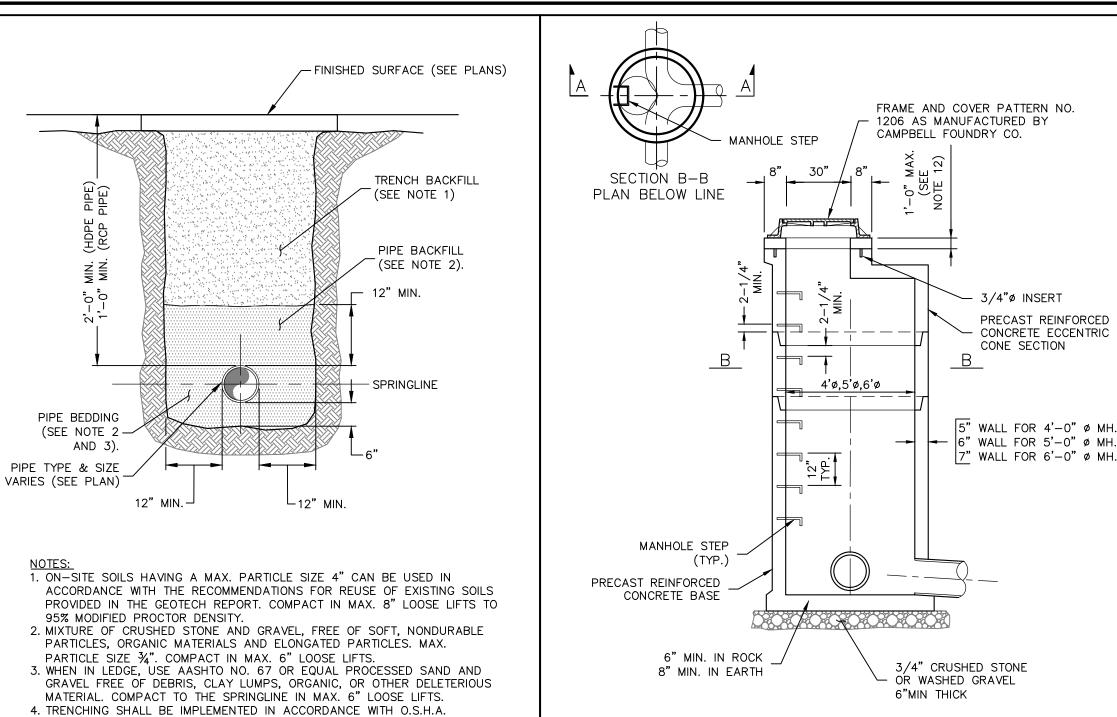
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STORM MANHOLE

" WALL FOR 4'-0" Ø MH. " WALL FOR 5'-0" Ø MH. 7" WALL FOR 6'-0" Ø MH. SECTION A-A

STORM MANHOLE NOTES 1. THE DEPTH OF THE INVERT CHANNEL SHALL BE EQUAL TO 3/4 OF THE DIAMETER OF THE SEWER. 2. THE SHELF SHALL SLOPE TOWARD THE INVERT CHANNEL AT A RATE OF 1" PFR FOOT. 3. TYPE "B" MANHOLES (SHALLOW TYPE) TO BE PROVIDED WHERE REQUIRED BY DEPTH CONDITIONS. 4. FOR MANHOLES HAVING 5' DIA. AND 6' DIA. BASE, REDUCTION IN DIA. TO 4' SHALL START AT THE FIRST JOINT ABOVE THE UPPERMOST PIPE CONNECTION TO WALL WHERE DEPTH IS SUFFICIENT. 5. ALL MANHOLE FRAMES SHALL BE BOLTED TO THE CONE SECTION WITH 2-3/4" DIA. BOLTS WITH WASHERS AND NUTS. BOLTS TO BE AT 180° ON BOLT CIRCLE. 6. ALL CONCRETE SHALL BE 4000 PSI MINIMUM. '. ENTIRE OUTSIDE SURFACE OF MANHOLE SHALL RECEIVE TWO COATS

OF BITUMINOUS COATING. KOPPERS 300M PENNOXY TAR 32-8-4, OR APPROVED EQUAL. 8. INSTALL 2 LAYERS OF PLASTIC PREFORMED JOINT SEALANT BETWEEN ALL SECTIONS & UNDER FRAME. 9. MANHOLE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ASTM

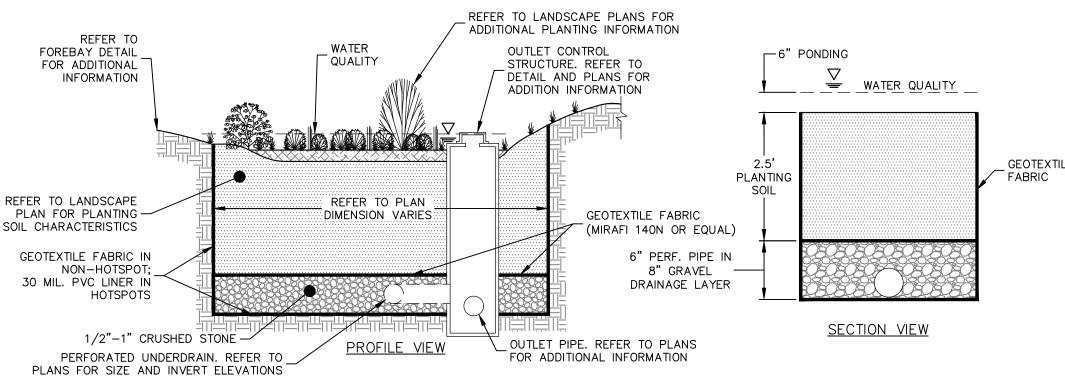
10. STEPS TO ALUMINUM ALLOY WITH DEPRESSED TREAD. STEEL REINFORCED POLYPROPYLENE IS OPTIONAL. (SEE DETAIL-ALUMINUM MANHOLE STEP AND POLYPROPYLENE MANHOLE STEP) 11. 4' DIA. MANHOLE - 8" TO 15" PIPES 5' DIA. MANHOLE - 16" TO 27" PIPES

6' DIA. MANHOLE - 30" TO 48" PIPES
12. WHEN TWO OR MORE GRADE ADJUSTMENT RINGS ARE USED, A WATERTIGHT PVC CONNECTOR SHALL BE INSTALLED BETWEEN THE FRAME AND THE CONE. CONNECTOR SHALL BE WATER-LOK CONNECTOR BFA ANTI-FLOATING BY A-LOK PRODUCTS INC. OR APPROVED EQUAL. 13. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ENGINEER'S 14. SOIL CONDITIONS BELOW STRUCTURE DEEMED UNSUITABLE BY THE

FIELD ENGINEER SHALL BE EXCAVATED TO A SUITABLE MATERIAL OR A MAXIMUM OF TWO ADDITIONAL FEET AND BACKFILLED WITH 3/4" CLEAN CRUSHED STONE. 15. DETAIL INDICATES MINIMUM STRUCTURE DIMENSIONS FOR LARGER PIPES, OR AS PIPE GEOMETRY DEEMS NECESSARY. 16. DMH-302 SHALL BE A 5'X5' STRUCTURE.

PIPE SIZE RANGE	WIDTH (I.D.)
8" TO 15" PIPES	4'-0"ø
16" TO 27" PIPES	5'-0"ø
30" TO 48" PIPES	6'-0"ø
60" PIPES	7'-0"ø

DRAINAGE PIPE TRENCH



NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL APPENDIX C NOTES:

1. ALL BIORETENTION AREAS SHALL HAVE A MINIMUM OF ONE TEST. EACH TEST SHALL CONSIST OF BOTH THE STANDARD SOIL TEST FOR pH, PHOSPHORUS, AND POTASSIUM AND ADDITIONAL TESTS OF ORGANIC MATTER, AND SOLUBLE SALTS. A OUTSIDE OF THE TREE BALL. TEXTURAL ANALYSIS IS REQUIRED FROM THE SITE STOCKPILED TOPSOIL. IF TOPSOIL IS IMPORTED, THEN A TEXTURE ANALYSIS SHALL BE PERFORMED FOR EACH LOCATION WHERE THE TOP SOIL WAS EXCAVATED. SINCE DIFFERENT LABS CALIBRATE THEIR TESTING EQUIPMENT DIFFERENTLY, ALL TESTING RESULTS SHALL COME FROM THE SAME TESTING FACILITY. SHOULD THE pH FALL OUT OF THE ACCEPTABLE RANGE, IT MAY BE MODIFIED (HIGHER) WITH LIME OR (LOWER) WITH IRON SULFATE PLUS SULFUR. IT IS VERY IMPORTANT TO MINIMIZE COMPACTION OF BOTH THE BASE OF THE BIORETENTION AREA AND THE REQUIRED BACKFILL. WHEN POSSIBLE, USE RATE OF 2 POUNDS PER 1000 SQUARE FEET. EXCAVATION HOES TO REMOVE ORIGINAL SOIL. IF BIORETENTION AREAS ARE EXCAVATED USING A LOADER, THE CONTRACTOR SHOULD USE WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT EQUIPMENT WITH TURF TYPE TIRES. USE OF EQUIPMENT WITH NARROW TRACKS OR NARROW TIRES, RUBBER TIRES WITH LARGE LUGS, OR HIGH PRESSURE TIRES WILL CAUSE EXCESSIVE COMPACTION RESULTING IN REDUCED INFILTRATION RATES AND STORAGE VOLUMES AND IS NOT ACCEPTABLE. DRAINAGE AREA HAS BEEN STABILIZED.

COMPACTION WILL SIGNIFICANTLY CONTRIBUTE TO DESIGN FAILURE. COMPACTION CAN BE ALLEVIATED AT THE BASE OF THE BIORETENTION FACILITY BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER, OR SUBSOILER. THESE TILLING OPERATIONS ARE TO REFRACTURE THE SOIL PROFILE THROUGH THE 12 INCH COMPACTION ZONE. SUBSTITUTE METHODS MUST BE APPROVED BY THE ENGINEER. ROTOTILLERS TYPICALLY DO NOT TILL DEEP ENOUGH TO REDUCE THE EFFECTS OF COMPACTIONS FROM HEAVY EQUIPMENT. ROTOTILL 2 TO 3 INCHES OF SAND INTO THE BASE OF THE BIORETENTION FACILITY BEFORE BACKFILLING THE REQUIRED SAND LAYER. PUMP ANY PONDED WATER BEFORE PREPARING (ROTOTILLING) BASE. WHEN BACKFILLING THE TOPSOIL OVER THE SAND LAYER, FIRST PLACE 3 TO 4 INCHES OF TOPSOIL OVER THE SAND, THEN ROTOTILL THE SAND/TOPSOIL TO

CREATE A GRADATION ZONE. BACKFILL THE REMAINDER OF THE TOPSOIL TO FINAL . WHEN BACKFILLING THE BIORETENTION FACILITY, PLACE SOIL IN LIFTS 12" OR GREATER. DO NOT USE HEAVY EQUIPMENT WITHIN THE BIORETENTION BASIN.. HEAVY EQUIPMENT CAN BE USED AROUND THE PERIMETER OF THE BASIN TO SUPPLY SOILS AND SAND. GRADE BIORETENTION MATERIALS BY HAND OR WITH LIGHT EQUIPMENT SUCH AS A COMPACT LOADER OR A DOZER/LOADER WITH MARSH TRACKS. MULCH AROUND INDIVIDUAL PLANTS ONLY, SHREDDED HARDWOOD MULCH IS THE ONLY ACCEPTED MULCH. PINE MULCH AND WOOD CHIPS WILL FLOAT AND MOVE TO THE PERIMETER OF THE BIORETENTION AREA DURING A STORM EVENT AND ARE NOT ACCEPTABLE. SHREDDED MULCH MUST BE WELL AGED (6 TO 12 MONTHS) FOR

ACCEPTANCE.). THE PLANT ROOT BALL SHOULD BE PLANTED SO 1/8TH OF THE BALL IS ABOVE FINAL GRADE SURFACE. . ROOT STOCK OF THE PLANT MATERIAL SHALL BE KEPT MOIST DURING TRANSPORT AND ON-SITE STORAGE. THE DIAMETER OF THE PLANTING PIT SHALL BE AT LEAST SIX INCHES LARGER THAN THE DIAMETER OF THE PLANTING BALL. SET AND MAINTAIN THE PLANT STRAIGHT DURING THE ENTIRE PLANTING PROCESS. THOROUGHLY WATER GROUND BED COVER AFTER INSTALLATION.

BIORETENTION WITH UNDERDRAIN

12. TREES SHALL BE BRACED USING 2" X 2" STAKES ONLY AS NECESSARY AND FOR THE FIRST GROWING SEASON ONLY. STAKES ARE TO BE EQUALLY SPACED ON THE

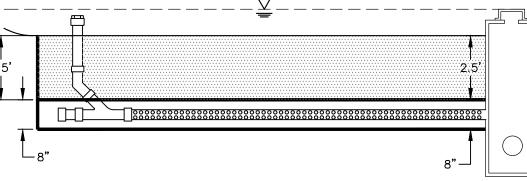
13. GRASSES AND LEGUME SEED SHALL BE TILLED INTO THE SOIL TO A DEPTH OF AT LEAST ONE INCH. GRASS AND LEGUME PLUGS SHALL BE PLANTED FOLLOWING THE NON-GRASS GROUND COVER PLANTING SPECIFICATIONS. 14. THE TOPSOIL SPECIFICATIONS PROVIDE ENOUGH ORGANIC MATERIAL TO ADEQUATELY SUPPLY NUTRIENTS FROM NATURAL CYCLING. THE PRIMARY FUNCTION OF THE BIORETENTION STRUCTURE IS TO IMPROVE WATER QUALITY. ADDING FERTILIZERS DEFEATS, OR AT A MINIMUM, IMPEDED THIS GOAL. ONLY ADD FERTILIZER IF WOOD CHIPS OR MULCH IS USED TO AMEND THE SOIL. ROTOTILL UREA FERTILIZER AT A

15. UNDER DRAINS TO BE PLACED ON A 3'-0" WIDE SECTION OF FILTER CLOTH. PIPE IS PLACED NEXT, FOLLOWED BY THE GRAVEL BEDDING. THE ENDS OF UNDERDRAIN PIPES NOT TERMINATING IN AN OBSERVATION WELL SHALL BE CAPPED. 16. THE MAIN COLLECTOR PIPE FOR UNDERDRAIN SYSTEMS SHALL BE CONSTRUCTED AT

A MINIMUM SLOPE 0.5%. OBSERVATION WELLS AND/OR CLEAN-OUT PIPES MUST BE PROVIDED (ONE MINIMUM PER EVERY 1000 SQUARE FEET OF SURFACE AREA). 17. THE BIORETENTION FACILITY MAY NOT BE CONSTRUCTED UNTIL ALL CONTRIBUTING

<u>BIORETENTION AREA MANAGEMEN</u> ANNUAL INSPECTION AND REPAIR OF OR REPLACEMENT OF TREATMENT

- COMPONENTS. TWICE PER YEAR (SPRING AND FALL) INSPECT TREES AND SHRUBS TO EVALUATE HEALTH, REMOVE AND REPLACE DEAD OR DYING PLANTS, AND PRUNE DISEASED OR
- BROKEN PLANTS. WEED ANNUALLY AND PRUNE SHRUB VEGETATION UNTIL VEGETATION IS ESTABLISHED TO IMPROVE APPEARANCE.
- REPLACE MULCH TO COVER EXPOSED SOIL AREA. REMOVE AND REPLACE MULCH EVERY TWO TO THREE YEARS. MULCH DEPTH NOT TO EXCEED 3-INCHES. SAMPLE SOIL FOR FERTILITY EVERY THREE YEARS. ADDITION OF LIMESTONE ONE OR TWO TIMES PER YEAR TO MAINTAIN PROPER PH IS RECOMMENDED. FIELD OR
- LABORATORY TESTING FOR PH IS ACCEPTABLE. CHECK BASIN FOR SEDIMENT BUILD UP AND REMOVE SEDIMENT IF GREATER THAN CHECK BASIN AFTER STORM EVENT TO ENSURE THAT IT DEWATERS PROPERLY
- (DRAINS WITHIN 48-HOURS). 8. CHECK OUTLET OVERFLOW FOR EVIDENCE OF BLOCKAGE AND SOIL EROSION AT DISCHARGE POINTS. CLEAN BLOCKAGES AS REQUIRED AND STABILIZE EROSIVE AREAS AS NEEDED.

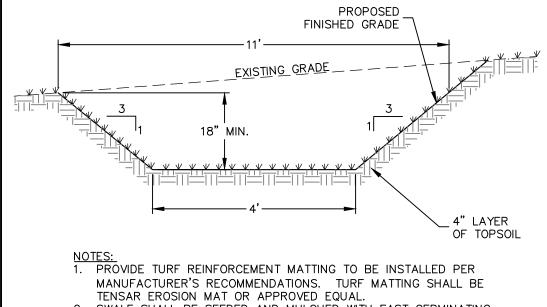


<u>SECTION VIEW - NON-SLOPED MAIN COLLECTOR LATERAL</u>

STAKE THE LIMITS AND PROVIDE OFFSETS OF THE PROPOSED BIORETENTION AREA

- AND SET ACCESSIBLE REFERENCE ELEVATIONS, AS NEEDED. 2. INSTALL EROSION AND SEDIMENT CONTROL MEASURES CONSISTENT WITH OVERALL
- DEVELOPMENT E&S PLAN. 3. STABILIZE THE GRADING AROUND THE PROPOSED AREA AND DIVERT RUNOFF AWAY FROM THE PROPOSED EXCAVATIONS. 4. EXCAVATE THE BIORETENTION AREA TO THE PROPOSED LINES AND GRADES SHOWN
- ON THE SITE PLANS, AND SCARIFY THE EXISTING SOIL SURFACES, TAKING CARE NOT TO COMPACT THE IN-SITU SOILS. 5. INSTALL THE UNDERDRAIN SYSTEM AND OVERFLOW STRUCTURES. INSTALL THE FABRIC ON THE SIDEWALLS AND STAKE IN PLACE.
- 6. BACKFILL THE EXCAVATIONS WITH THE SOIL MIXTURE AS SHOWN ON THE PLANS AND SPECIFIED HEREIN. 7. FINISH GRADING THE SURFACE OF THE BIORETENTION AREA. LEAVE ROOM FOR
- 3-INCHES OF SHREDDED HARDWOOD MULCH. 8. PLANT VEGETATION WITHIN THE BIORETENTION AREA AS SPECIFIED IN THE PLANTING NOTES AND LANDSCAPE PLANS 9. MULCH THE SURFACE WITH NOT MORE THAN 3-INCHES OF SINGLE PASS. REMOVE
- TEMPORARY SEDIMENT CONTROLS AND ANY ENTRANCE BLOCKS TO THE BIORETENTION AREA AFTER ACCEPTANCE BY THE DESIGN PROFESSIONAL AND THE LOCAL REGULATORY AUTHORITY. 10. BIORETENTION SOIL MEDIA SHALL BE IMPORTED AND NOT MIXED ON SITE.

MATERIAL SHALL BE APPROVED BY THE ENGINEER.



2. SWALE SHALL BE SEEDED AND MULCHED WITH FAST GERMINATING RYE 15 LBS TO 25 LBS PER 1,000 SQUARE FEET.

GRASS SWALE

Landscape Architecture, and Geology, D.P.C. One North Broadway, Suite 910 White Plains, NY 10601 T: 914.323.7400 F: 914.323.7401 www.langan.com

IS ITEM IN ANY WAY

PROJECT FIFI

TAX ID. 132.18-1-2, 146.05-1-9, 146.06-1-1, & 146.06-1-2

Description

Revisions

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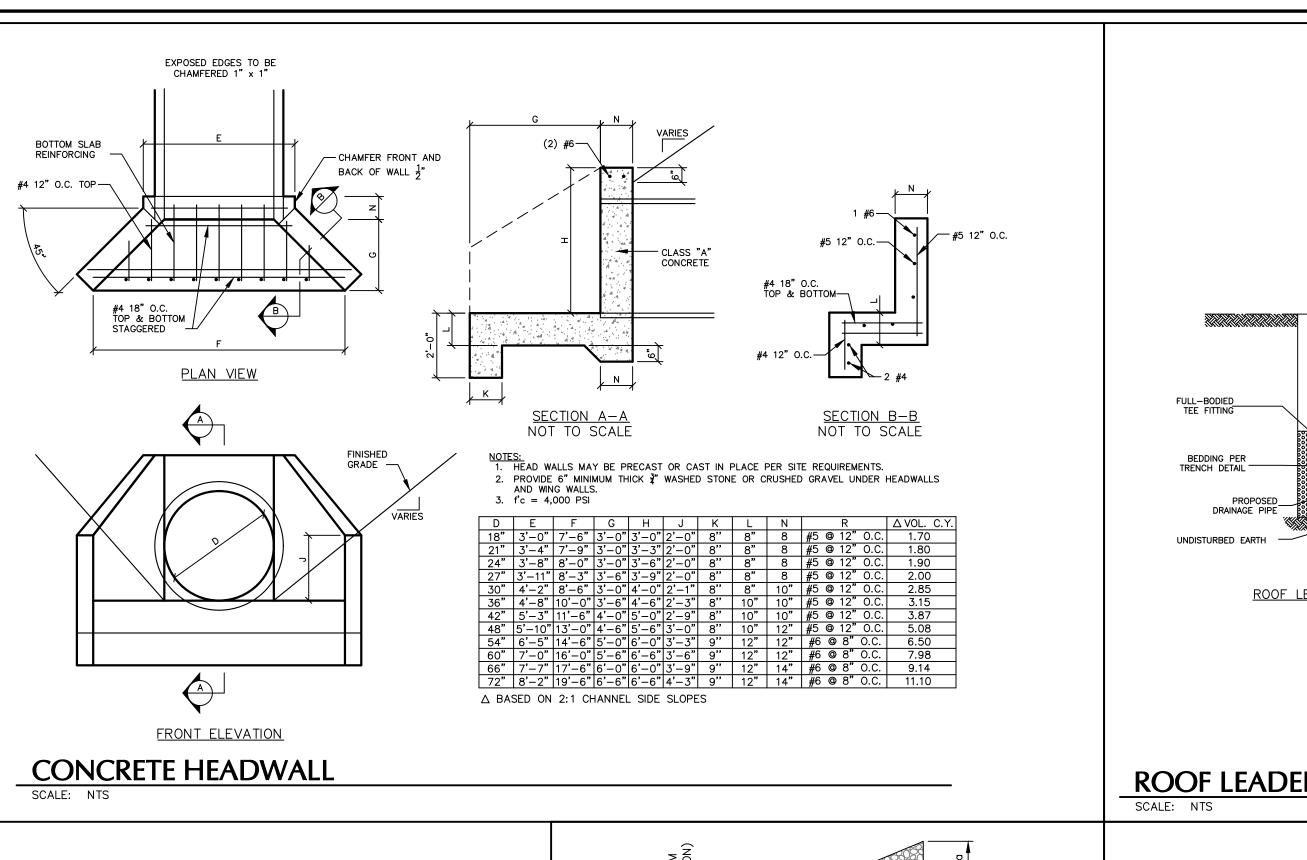
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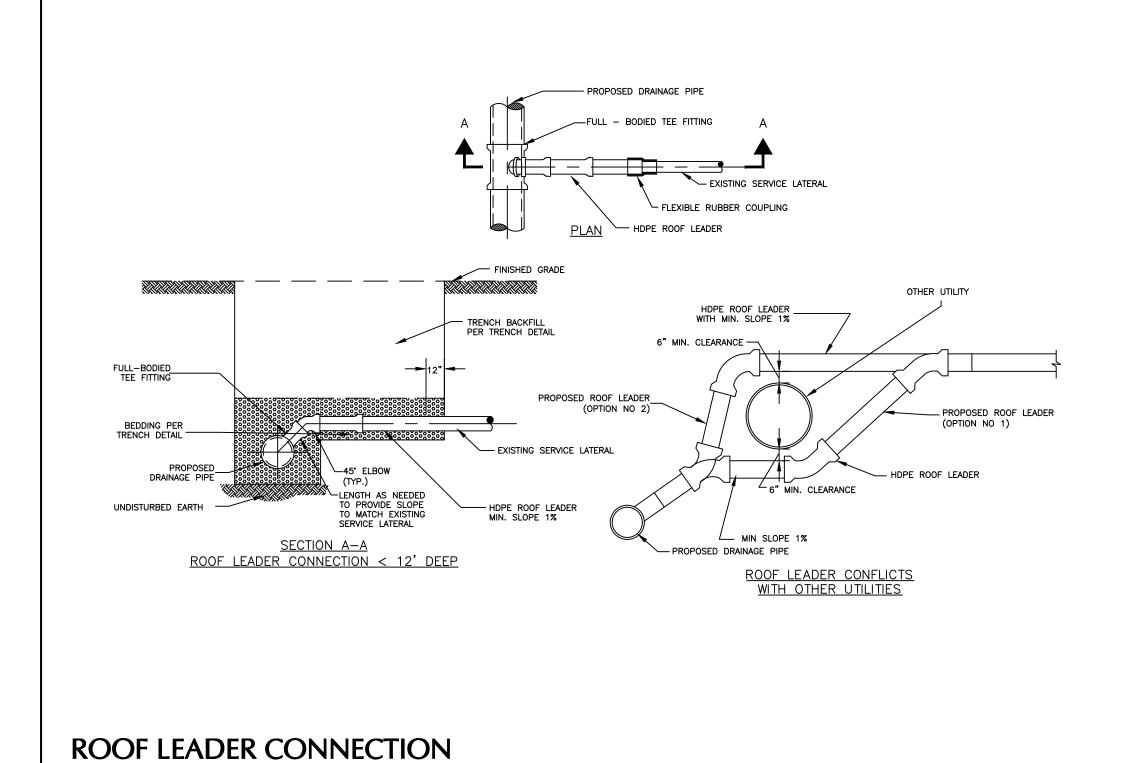
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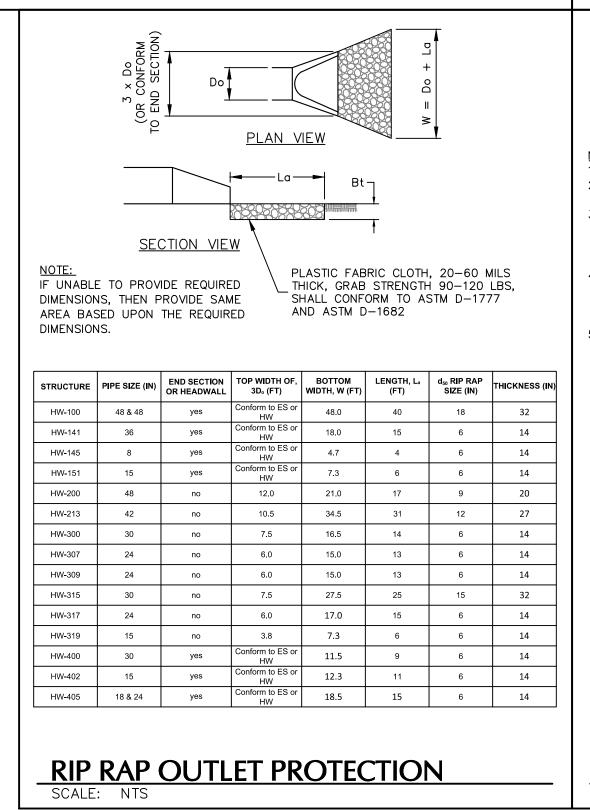
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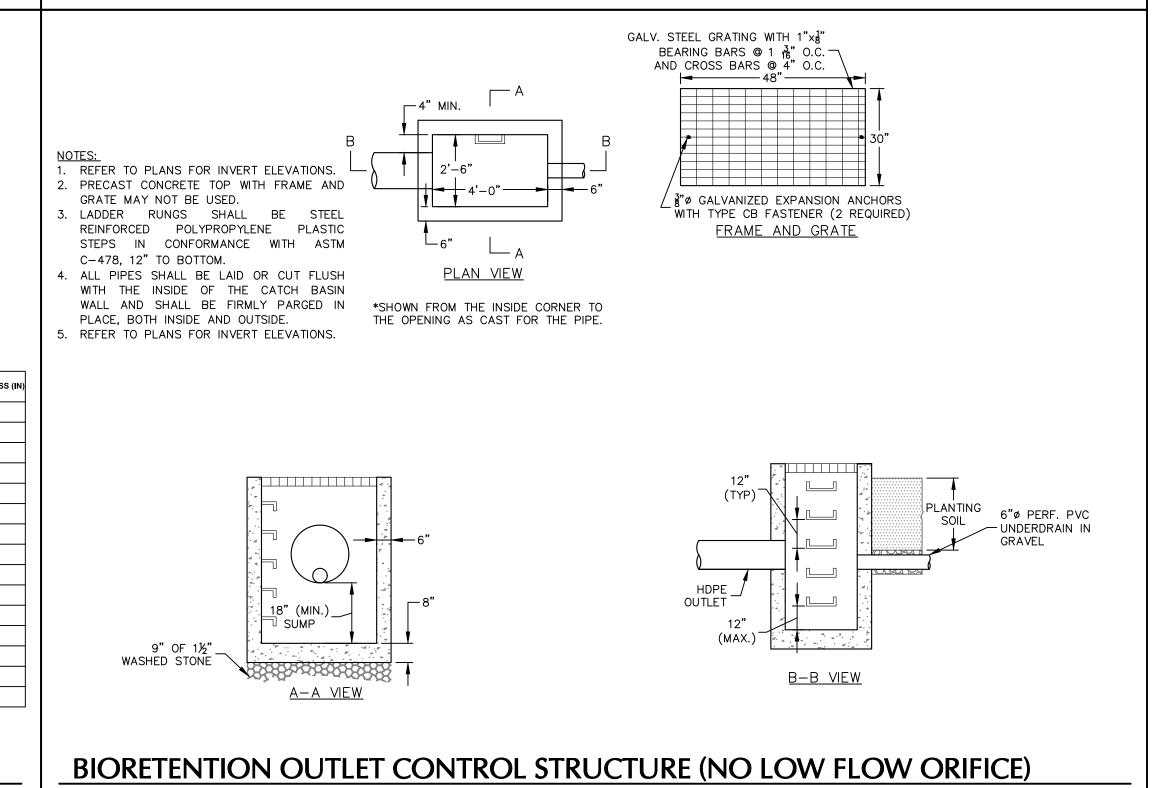
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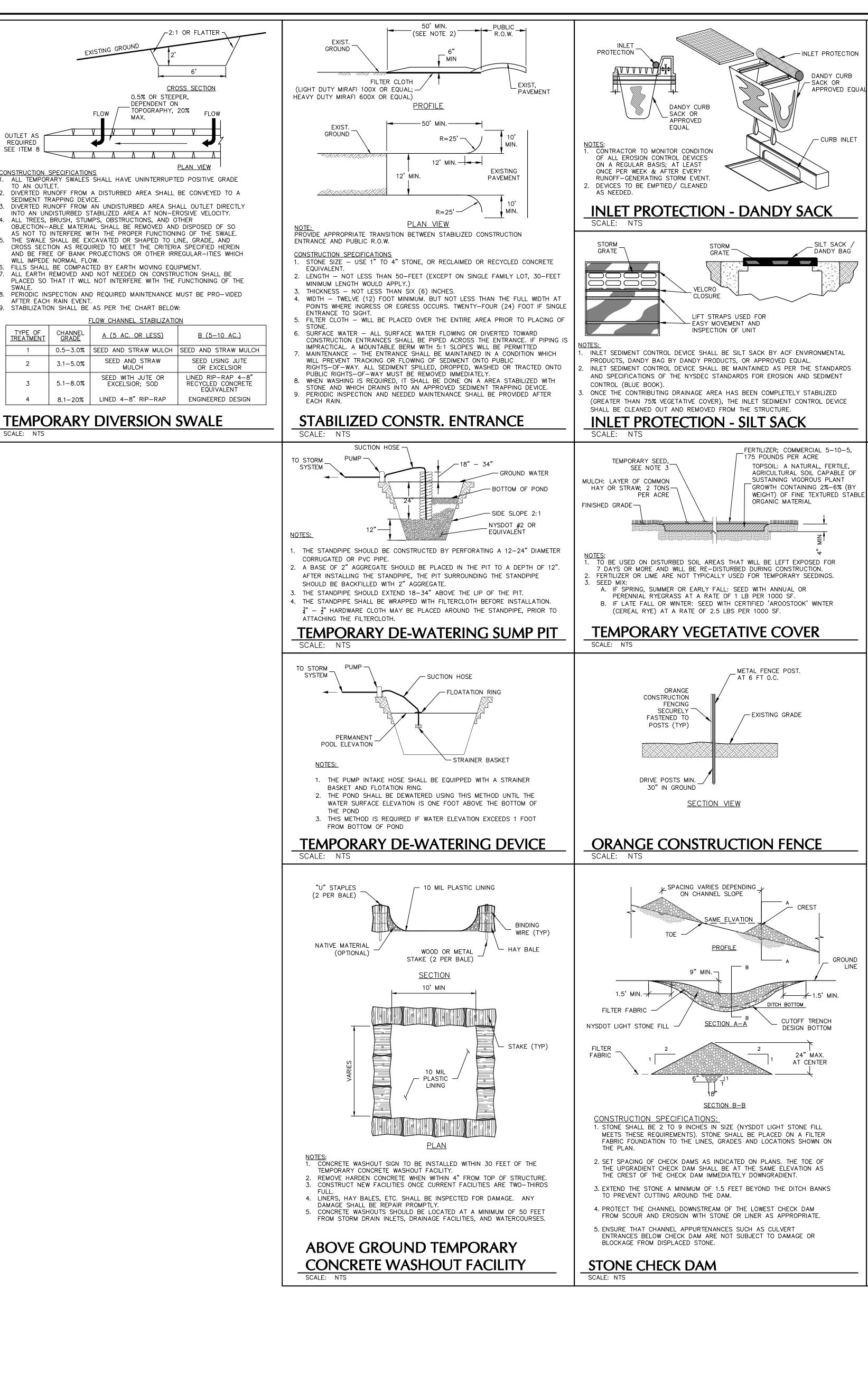


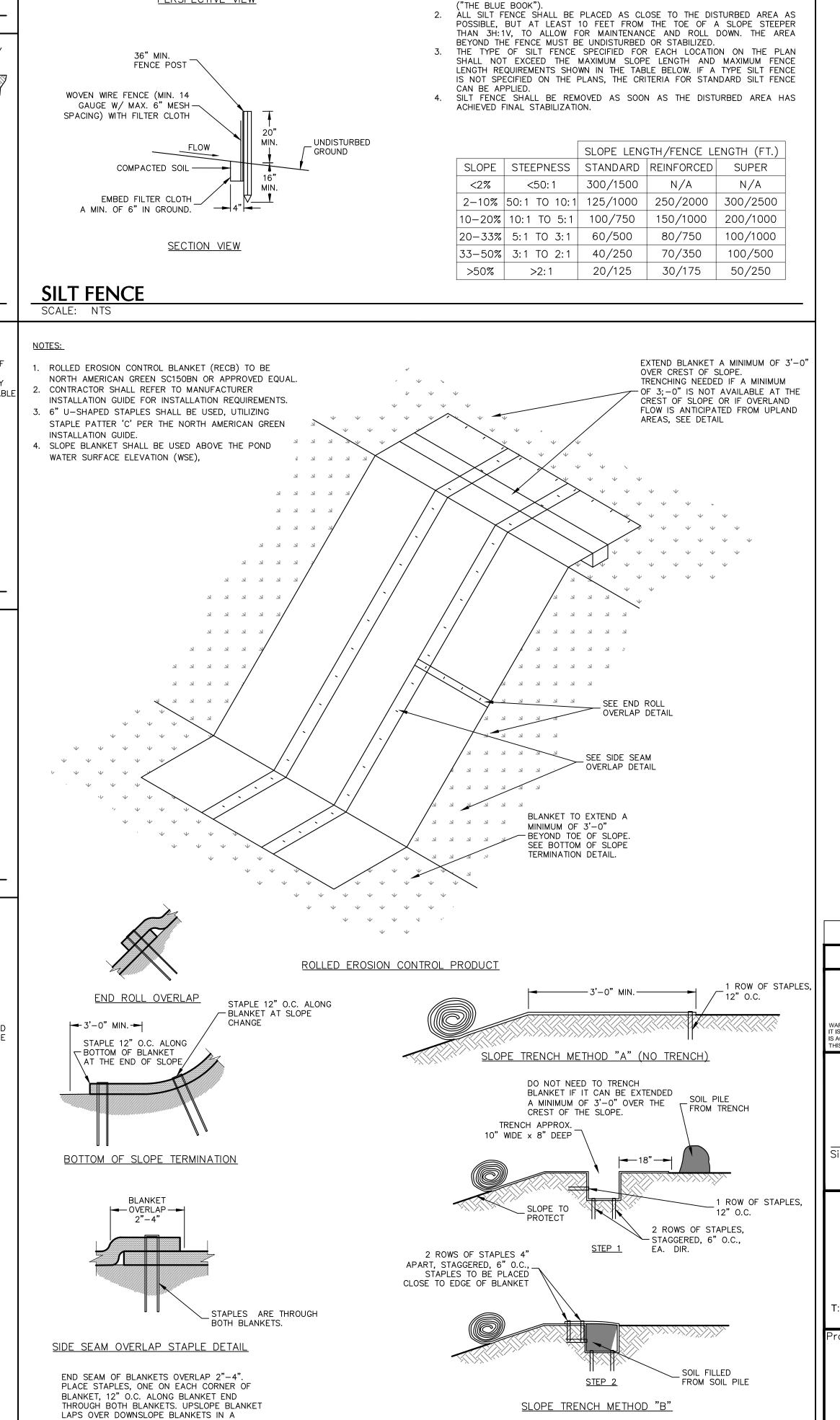












ROLLED EROSION CONTROL PRODUCT - SLOPE INSTALLATION

CONSTRUCTION SPECIFICATIONS:

OR APPROVED EQUIVALENT.

DETAIL NOTES:

36" MIN. LENGTH FENCE POSTS DRIVEN MIN. 16"

INTO GROUND.

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER "T" OR "U" TYPE, OR

WIRE, 14 GAUGE, 6" MAXIMUM MESH OPENING.

OVER-LAPPED BY SIX INCHES AND FOLDED

WHEN "BULGES" DEVELOP IN THE SILT FENCE.

. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES

SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN

WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE

. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N,

6. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED

EQUIVALENT THAT MEETS THE MINIMUM REQUIREMENTS SHOWN.

PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED

INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE NEW YORK STATE

STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL

WOVEN WIRE FENCE (MIN. 14 GAUGE

W/ MAX. 6" MESH SPACING)

_____10' MAX. OC_____

PERSPECTIVE VIEW

Date

Description

Revisions

WARNING
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OZ/14/2022

Signo TO Date
PROFESSIONAL ENGINEER NY Lic. No. 081473

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Project

PROJECT FIFI

TAX ID. 132.18-1-2, 146.05-1-9, 146.06-1-1, & 146.06-1-2

CONTROL DETAILS
(1 OF 2)

Project No.

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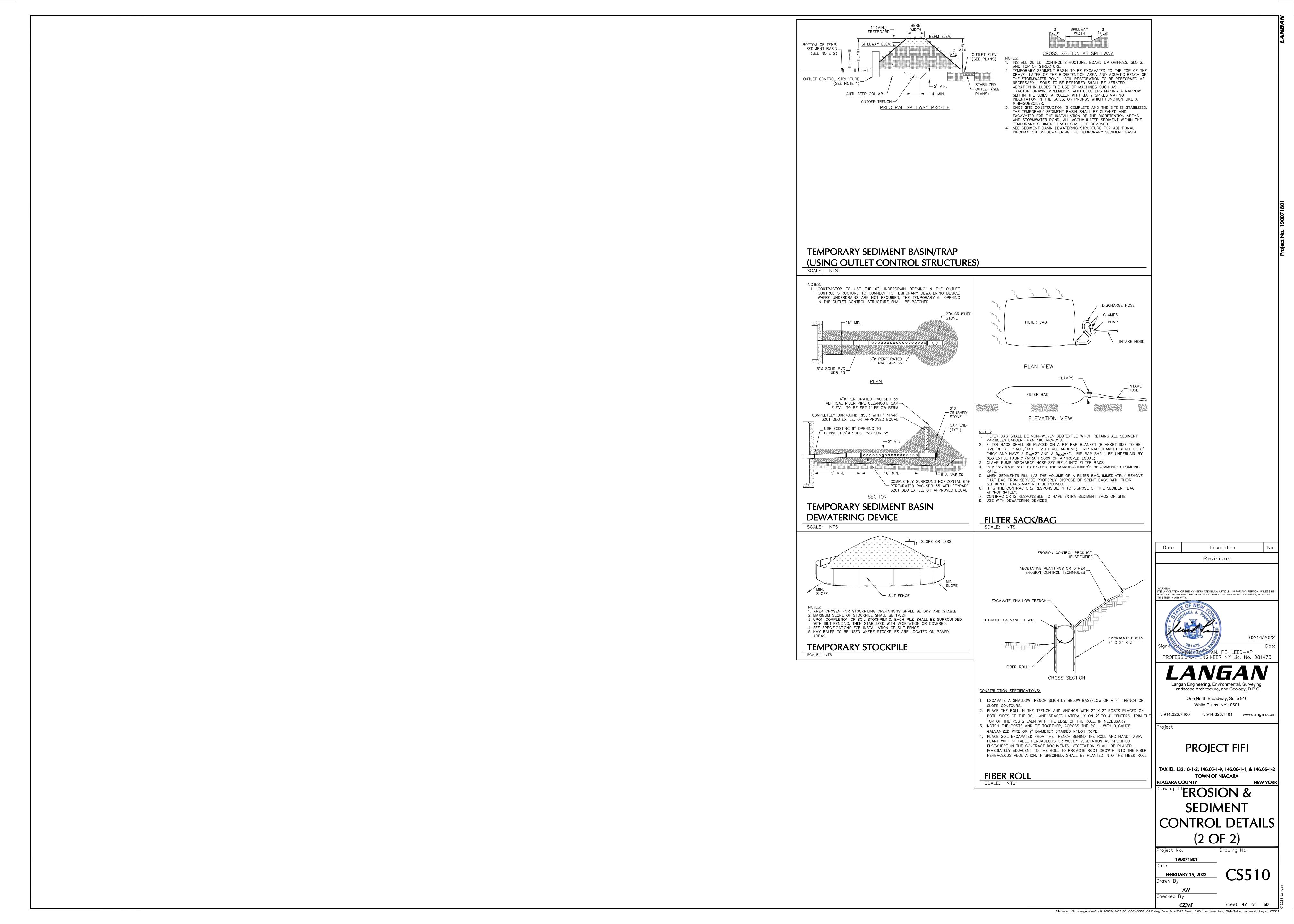
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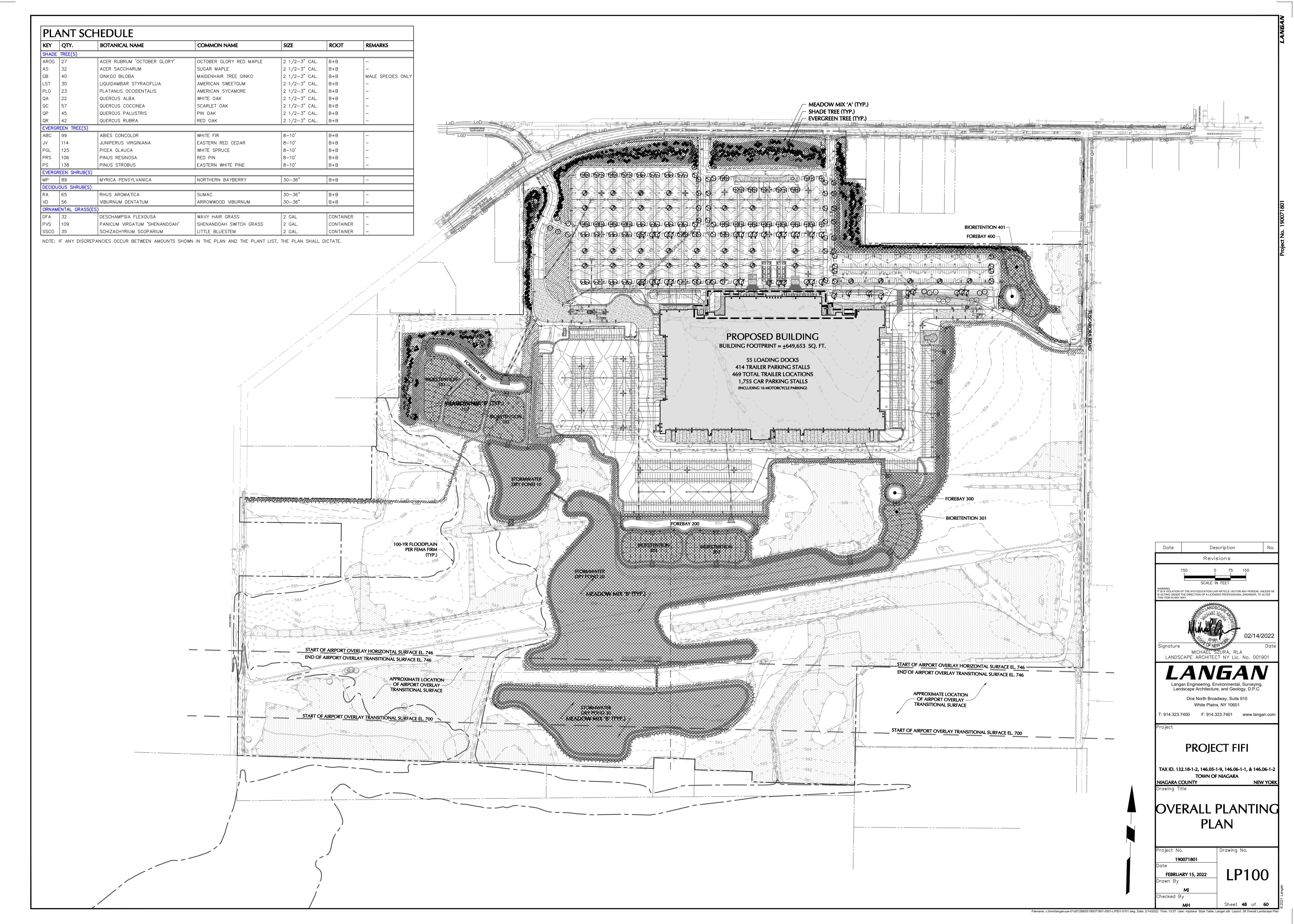
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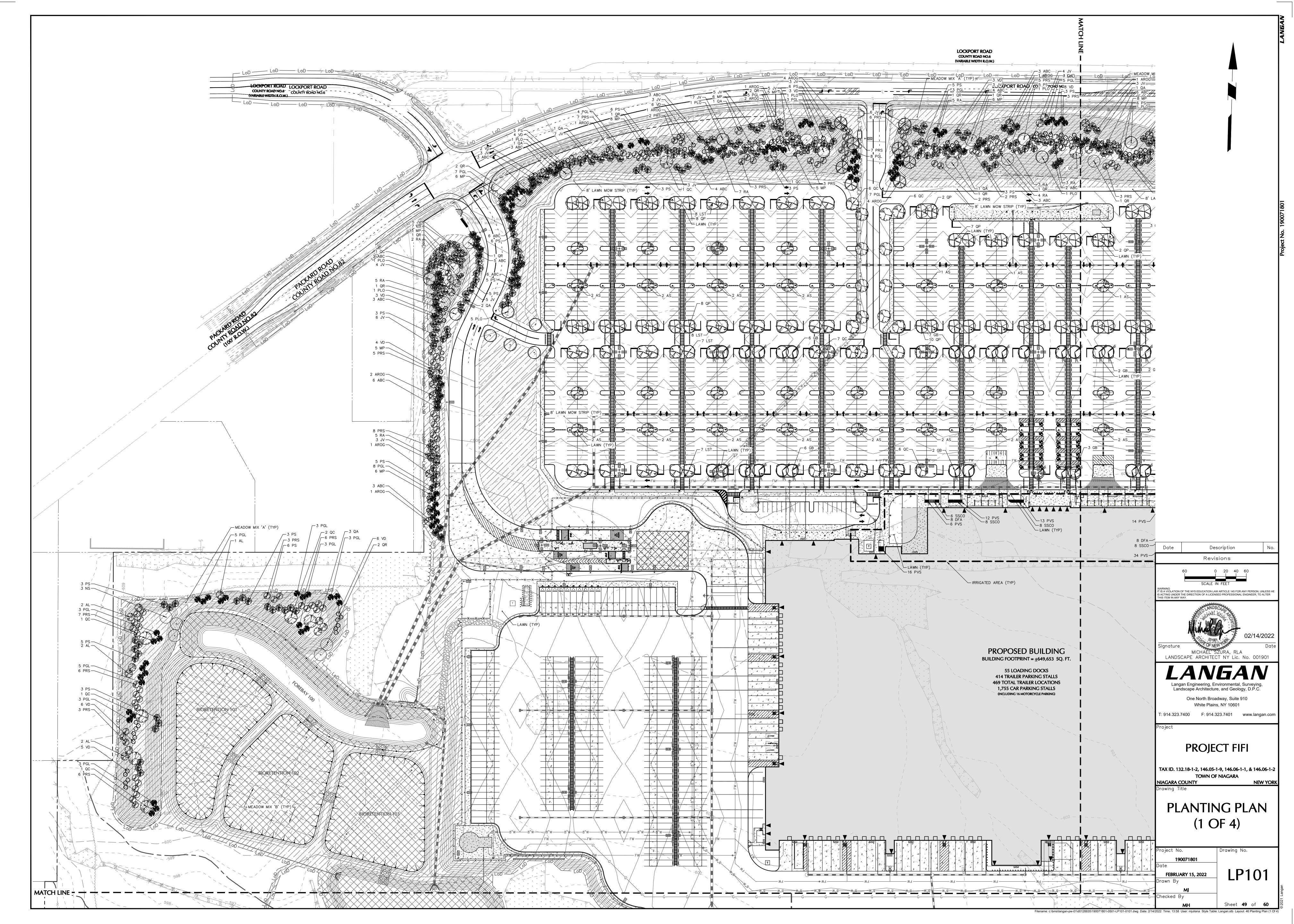
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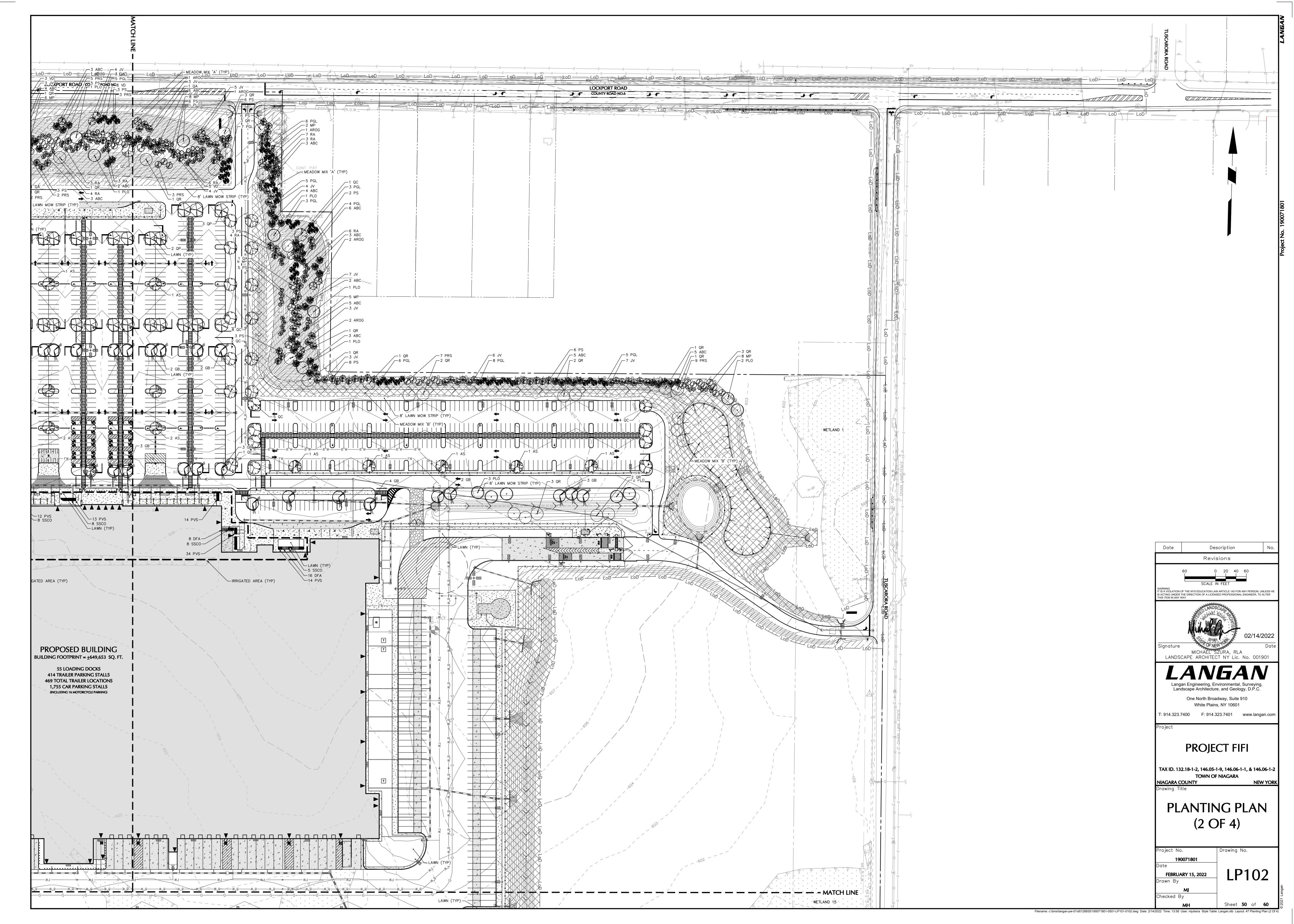
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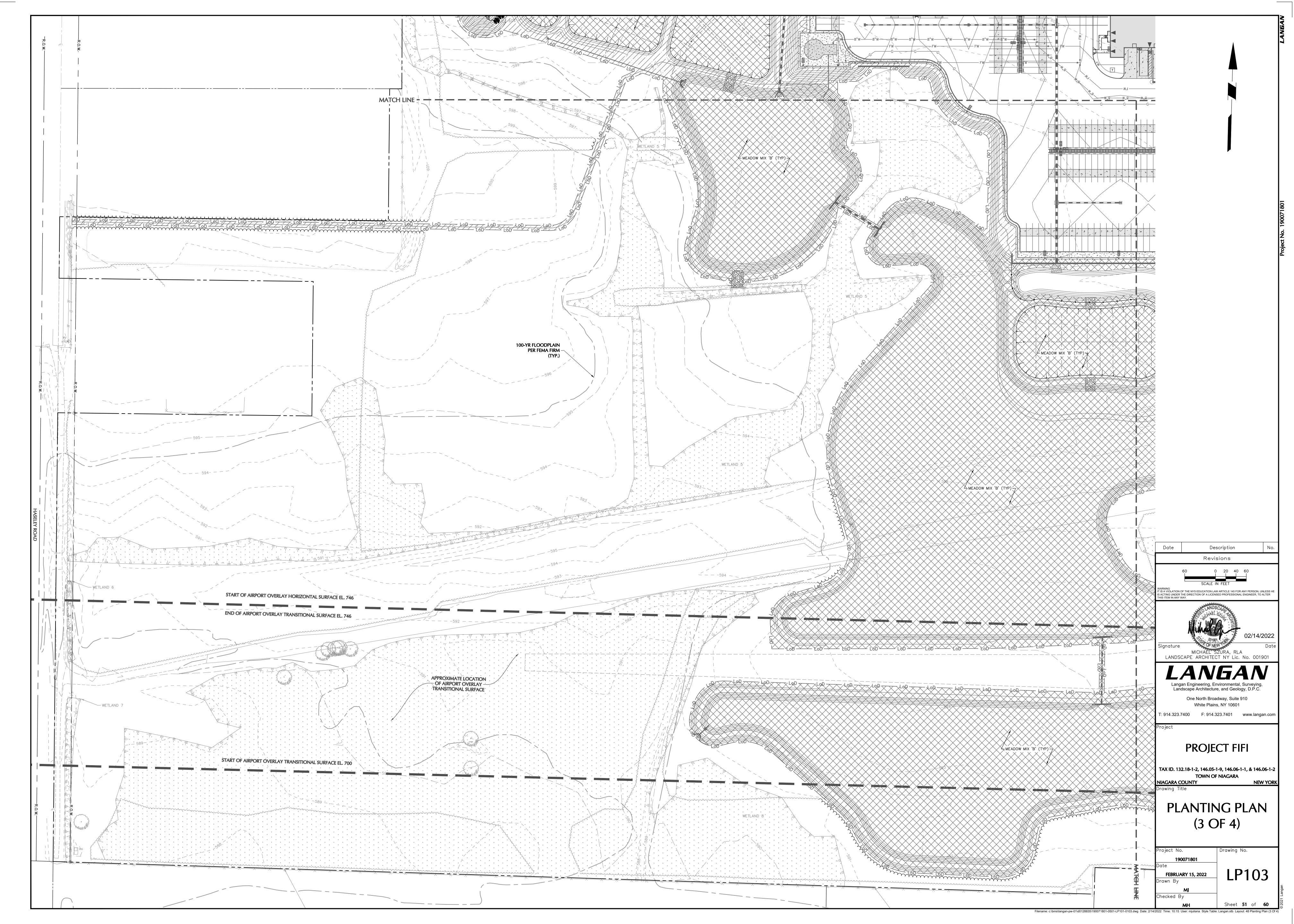
NIAGARA COUNTY

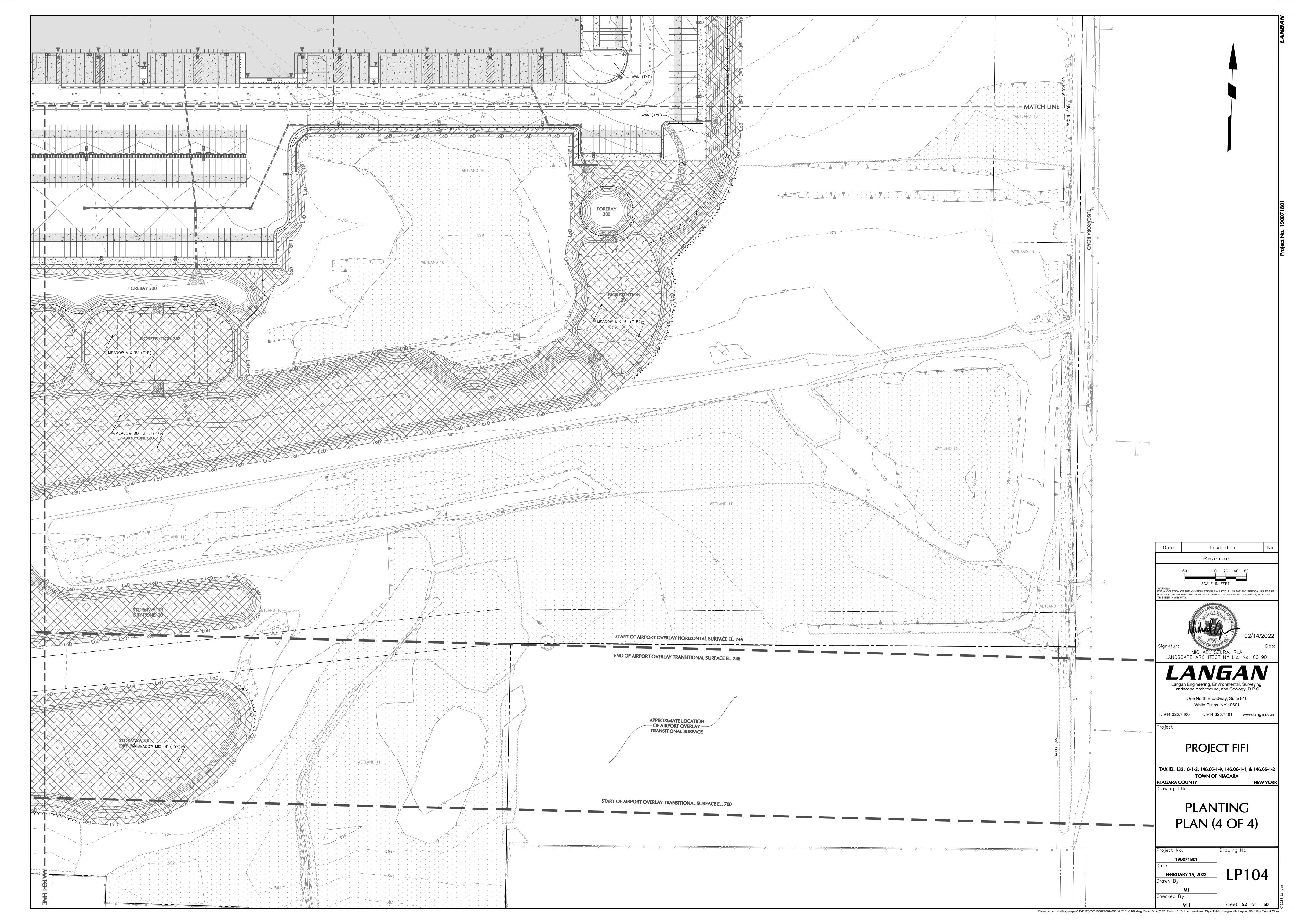












GENERAL LANDSCAPE PLANTING NOTES

- ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A NATURAL MULCH THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER. 4. STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.
- 5. NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES. 6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES. NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.
- 7. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER, TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL. 8. LANDSCAPE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
- 9. THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATIFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
- 10. DELIVERY, STORAGE, AND HANDLING
 A. PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT SITE.
 B. TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND—TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSIT. DO NOT DROP BALLED AND BURLAPPED STOCK DURING DELIVERY OR HANDLING.
 C. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOTBALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALL AT THE TIME OF PLANTING. IF THE PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND FOLDED DOWN 8 INCHES INTO THE PLANTING HOLE. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE SUFFACE IN TWO LOCATIONER.
- LOCATIONS.

 THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.
- 11. ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.
- 13. NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- 14. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
- 15. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH. 16. THE BACKFILL MIXTURE AND SOIL MIXES TO BE INSTALLED PER THE SPECIFICATIONS. 17. AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.
- 18. MULCH SHOULD NOT BE PILED UP AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD BE TOUCHING THE BASE OF THE TRUNK ABOVE THE ROOT COLLAR. ALL FENCE INSTALLATION SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF ANY LANDSCAPE PLANTING, LAWN AND GRASSES, OR IRRIGATION WORK.
- 20. FOR ANY DISCREPANCIES BETWEEN THE PLANT SCHEDULE AND PLANTING PLAN THE GRAPHIC QUANTITY SHOWN SHALL GOVERN. 21. PLANT MATERIALS SHALL NOT BE PLANTED UNTIL THE FINISHED GRADING HAS BEEN COMPLETED. 22. ALL PLANT INSTALLATIONS SHALL BE COMPLETED EITHER BETWEEN APRIL 1 - JUNE 15 OR AUGUST 15 - NOVEMBER 1, UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT. SEE LAWN SEEDING DATES IN SEEDING NOTES.

LAWN WATERING SCHEDULE

- THE FOLLOWING WATERING SCHEDULE COVERS ROUGHLY 8 WEEKS TO ESTABLISH A HEALTHY STAND OF GRASS FROM SEED. THE CONTRACTOR SHALL BE OBLIGATED TO ENSURE A HEALTHY STAND OF GRASS AT THE END OF THE MAINTENANCE/BOND PERIOD. ANY BARE OR DEAD AREAS IN THE LAWN SHALL BE PREPARED, RESEEDED AND REESTABLISHED PRIOR TO THE END OF THE MAINTENANCE/BOND PERIOD AND TO THE SATISFACTION OF THE PROJECT LANDSCAPE ARCHITECT AND THE OWNER.
- IMPORTANT ASPECTS TO ATTAINING AND SUSTAINING A HEALTHY STAND OF GRASS ARE THE INSTALLATION OF TOPSOIL. SEED BED PREPARATION. ATTAINING OPTIMAL pH FOR THE INTENDED PLANT SPECIES, FERTILIZING, MULC COVERING, AND SUFFICIENT WATERING PER THESE NOTES AND/OR PROJECT SPECIFICATIONS. SEEDING SHALL BE DONE DURING THE SEASONS SPECIFIED IN THE LAWN SEED MIX NOTES AND/OR PROJECT SPECIFICATIONS.
- AFTER THE SEEDBED IS PREPARED, SEED IS INSTALLED, AND MULCH IS APPLIED, WATER LIGHTLY TO KEEP THE TOP 2 INCHES OF SOIL CONSISTENTLY MOIST, NOT SATURATED. AT NO TIME SHOULD WATER BE APPLIED TO THE POINT OF RUNOFF OR THE DISPLACEMENT OF SEED. 3. DEPENDING ON SOIL TEMPERATURES, IT MAY TAKE SEVERAL WEEKS FOR GERMINATION TO OCCUR. DIFFERENT SPECIES WITHIN THE MIX GERMINATE AT DIFFERENT TIMES AND THEREFORE CONTRACTOR SHOULD CONTINUE THE LIGHT WATERING, AS DESCRIBED ABOVE, UNTIL THERE IS AT LEAST 2 INCHES OF GROWTH THROUGHOUT. 4. AT THIS POINT, WATERING FREQUENCY MAY BE REDUCED TO EVERY 3 TO 5 DAYS. WATER SHALL BE APPLIED TO WET A 6 INCH MINIMUM SOIL DEPTH TO PROMOTE HEALTHY DEEP ROOTS.
- 5. BEGIN MOWING ONCE PER WEEK AFTER THE GRASS HAS REACHED 3 INCHES HEIGHT, MOW TO A HEIGHT OF NO

LAWN SEED MIX

- 1. LAWN SEED MIX: LESCO GRASS SEED ALL PRO TRANSITION MIX (3 TURF-TYPE TALL-FESCUE GRASSES) NEW ESTABLISHMENT: SEED AT A RATE OF 6-8 LBS/1000 SQ FT
- 2) RENOVATION: 20-50% EXISTING COVER: 5-7 LBS/1000 SQ F 50-75% EXISTING COVER: 4-6 LBS/1000 SQ F 2. GENERAL SEED NOTES:
- A) FINAL SEED MIXTURES, RATES, AND SPECIES TO BE DETERMINED BASED ON PROJECT LANDSCAPE ARCHITECT REVIEW.
- B) SEEDING SHALL TAKE PLACE IN THE SPRING (APRIL 1 TO JUNE 15) OR THE FALL (SEPTEMBER 1 TO C) ELIMINATE UNWANTED VEGETATION PRIOR TO SEEDING USING A GLYPHOSATE-BASED HERBICIDE PER MANUFACTURER'S SPECIFICATIONS.

 D) IT IS RECOMMENDED THAT CONTRACTOR INSTALL SEED MIXTURE USING A NO-TILL TRUAX-TYPE DRILL SEEDER WHERE APPLICABLE.

E) THERE MUST BE CONTINUOUS SOIL MOISTURE FOR 4-6 WEEKS TO ALLOW FOR PROPER GERMINATION.

PLANTING SOIL SPECIFICATIONS

1. PLANTING SOIL, ALTERNATELY MAY BE REFERRED TO AS TOPSOIL, SHOULD BE FRIABLE, FERTILE, WELL DRAINED, FREE OF DEBRIS, TOXINS, TRASH AND STONES OVER 1/2" DIA., IT SHOULD HAVE A HIGH ORGANIC CONTENT SUITABLE TO SUSTAIN HEALTHY PLANT GROWTH AND SHOULD LOOK AESTHETICALLY PLEASING HAVING NO NOXIOUS

REUSE SURFACE SOILS STOCKPILED ON SITE, VERIFYING COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA IN THIS SPECIFICATION THROUGH TESTING. CLEAN SURFACE SOIL OF ALL ROOTS, PLANTS, SOD, AND GRAVEL OVER 1" IN DIAMETER AND DELETERIOUS MATERIALS. IF ON—SITE SOILS ARE TO BE USED FOR PROPOSED PLANTING, THE CONTRACTOR SHALL DEMONSTRATE, THROUGH SOIL TESTING, THAT ON—SITE SOILS MEET THE SAME CRITERIA AS INDICATED IN NOTES PLANS AND SPECIFICATIONS. SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN TOPSOIL AND PLANTING SOIL QUANTITIES ARE INSUFFICIENT. OBTAIN SOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4" DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, MARSHES OR CONTAMINATED SITES.

CONTRACTOR SHALL TEST SOILS AND FURNISH SAMPLES UPON REQUEST. PACKAGED MATERIALS SHALL BE UNOPENED BAGS OR CONTAINERS, EACH BEARING A NAME, GUARANTEE, AND TRADEMARK OF THE PRODUCER, MATERIAL COMPOSITION, MANUFACTURER'S CERTIFIED ANALYSIS, AND THE WEIGHT OF THE MATERIALS. SOIL OR AMENDMENT MATERIALS SHALL BE STORED ON SITE TEMPORARILY IN STOCKPILES PRIOR TO PLACEMENT AND SHABE PROTECTED FROM INTRUSION OF CONTAMINANTS AND EROSION. AFTER MIXING, SOIL MATERIALS SHALL BE COVERED WITH A TARPAULIN UNTIL TIME OF ACTUAL USE. ALL PLANTING SOILS SHALL BE SUBMITTED FOR TESTING TO THE STATE COOPERATIVE EXTENSION SERVICE, OR APPROVED EQUAL, PRIOR TO DELIVERY TO THE SITE. CONTRACTOR SHALL FURNISH SOIL SAMPLES AND SOIL TEST RESULTS TO LANDSCAPE ARCHITECT OR OWNER AT A RATE OF ONE SAMPLE PER 500 CUBIC YARDS TO ENSURE CONSISTENCY ACROSS THE TOTAL VOLUME OF PLANTING SOIL REQUIRED. TEST RESULTS SHALL EVALUATE FOR ALL CRITERIA LISTED IN THIS SPECIFICATION. IF TESTING AGENCY DETERMINES THAT THE SOILS ARE DEFICIENT IN ANY MANNER AND MAY BE CORRECTED BY ADDING AMENDMENTS, THE CONTRACTOR SHALL FOLLOW STATED RECOMMENDATIONS FOR SOIL IMPROVEMENT AND FURNISH SUBMITTALS FOR ALL AMENDMENTS PRIOR TO DELIVERY OF SOIL TO THE PROJECT SITE.

A. THE FOLLOWING TESTING SHOULD BE PERFORMED AND RESULTS GIVEN TO THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE INSTALLATION:

a. PARTICLE SIZE ANALYSIS — LOAMY SAND: 60-75% SAND, 25-40% SILT, AND 5-15% CLAY. G. PARTICLE SIZE AINCHTSIS - LOWMT SAMUE 60-73% SAND, 25-40% SILT, AND 5-13% CLAT.

FERTILITY ANALYSIS: ph (5.5-6.5), SOLUBLE SALTS (LESS THAN 2 MMHO/CM), NITRATE, PHOSPHATE,
POTASSIUM, CALCIUM AND MAGNESIUM

C. ORGANIC MATTER CONTENT: 2.5-5% IN NATIVE SOILS; UP TO 10% IN AMENDED SOILS

d. TOXIC SUBSTANAICE ANALYSIS

e. MATERIAL DRAINAGE RATE: 60% PASSING IN 2 MINUTES, 40% RETAINED

f. NOT MORE THAN 1% OF MATERIAL SHALL BE RETAINED BY A #4 SIEVE

3. BIORETENTION SOIL MIX IS TO BE USED IN ALL DETENTION BASINS AND RAIN GARDENS c. TOPSOIL/HORTICULTURAL SOIL MIX: REFER TO SPECIFICATIONS LISTED IN SECTION ABOVE

1) PARTICLE SIZE ANALYSIS NO 4 (4.75 MM) NO 8 (2.36 MM)

PERCENT PASSING NO 16 (1.18 MM) NO 30 (.60 MM 25-60 10-30 NO 50 (.30 MM) NO 100 (.15 MM)

PH: LOWER THAN 7.0 e. FINAL BIORETENTION MIX

1) PARTICLE SIZE ANALYSIS a) SAND - 80-85% b) SILT - 10-15% c) CLAY - 2-5%

NOT MORE THAN 1% OF MATERIAL TO BE RETAINED BY A #4 SIEVE

b) SOLUBLE SALTS: LESS THAN 2 MMHO/CM

3) CONTRACTOR TO SUBMIT TOXIC SUBSTANCE ANALYSIS AND MATERIAL DRAINAGE RATE IN ADDITION TO INFORMATION LISTED ABOVE. DRAINAGE RATE OF MATERIAL TO EXCEED 1 INCH/HOUR

4. SOIL AMENDMENT FOR PLANT MATERIAL:

IF SOIL ORGANIC CONTENT IS INADEQUATE, SOIL SHALL BE AMENDED WITH COMPOST OR ACCEPTABLE, WEED FREE,
ORGANIC MATTER. ORGANIC AMENDMENT SHALL BE WELL COMPOSTED, PH RANGE OF 6-8; MOISTURE CONTENT
35-55% BY WEIGHT 100% PASSING THROUGH 1" SIEVE; SOLUBLE SALT CONTENT LESS THAN 0.5 MM HOS/CM;
MEETING ALL APPLICABLE ENVIRONMENTAL CRITERIA FOR CLEAN FILL. A. ORGANIC MATTER AS A SOIL AMENDMENT: LEAF MOLD WITH 60-90% ORGANIC CONTENT BY WEIGHT. SHREDDED LEAF LITTER, COMPOSTED FOR A MINIMUM OF 1 YR. SHOULD BE FREE OF DEBRIS, STONES OVER 1/2", WOOD CHIPS OVER 1". B. SOIL IN BEDS AND PLANTING ISLANDS OTHER THAN BACKFILL MATERIAL AND TOPSOIL, SHOULD BE FRIABLE, WELL DRAINED, AND FREE OF DEBRIS, INCLUDING STONES AND TRASH.

C. AMENDMENTS FOR BACK FILL IN TREE AND SHRUB PITS: a. GROUND LIMESTONE (WITH A MIN. OF 88% OF CALCIUM AND MAGNESIUM CARBONATES) USED PENDING RESULTS OF SOIL ANALYSIS. - BRING PH LEVELS TO 5.5 MIN. TO 6.5 FOR NON-ERICACEOUS PLANTS
- BRING PH LEVELS TO 4.5 MIN. TO 5.5 FOR ERICACEOUS PLANTS

b. TERRA-SORB BY 'PLANT HEALTH CARE' 800-421-9051 (SEE MANUFACTURER RECOMMENDATIONS) USED IN PLANTER BACKFILL MIXTURE WITH TREES AND SHRUBS. c. MYCOR-ROOT SAVER BY 'PLANT HEALTH CARE' 800-421-9051 (SEE MANUFACTURER RECOMMENDATIONS) USED IN BACKFILL MIXTURE WITH TREES.

5. WHERE PLANTING AREAS ARE PROPOSED FOR FORMER PAVED OR GRAVEL AREAS, BEDS SHALL BE EXCAVATED TO A MINIMUM 30" DEPTH AND, AT A MINIMUM, BE BACKFILLED WITH BOTTOM LAYER OF SANDY LOAM (ORGANIC CONTENT LESS THAN 2%) OVER WHICH TOPSOIL AND PLANTING SOILS WILL BE PLACED AT DEPTHS INDICATED IN PLANS, DETAILS AND NOTES. 6. <u>CLEAN SOIL FILL IN LANDSCAPE AREAS:</u>
LANDSCAPE FILL MATERIAL, BELOW PLANTING SOILS, SHALL HAVE THE PHYSICAL PROPERTIES OF A SANDY LOAM WITH AN ORGANIC CONTENT OF LESS THAN 2% AND A PH BETWEEN 5 — 7.

A. CONTRACTOR TO PROVIDE SIX INCHES (6") MINIMUM DEPTH PLANTING SOIL LAYER IN LAWN AREAS, TWELVE

INCHES (12") MINIMUM DEPTH PLANTING SOIL LAYER IN GROUNDCOVER AND PERENNIAL AREAS, EIGHTEEN INCHES (18") MINIMUM DEPTH PLANTING SOIL LAYER IN SHRUB AREAS, AND THIRTY—SIX INCHES (36") MINIMUM DEPTH PLANTING SOIL LAYER IN TREE PLANTING AREAS. B. SCARIFY AND/OR TILL COMPACTED SUBSOILS TO A MINIMUM DEPTH OF 6 INCHES. THOROUGHLY MIX A 6 INCH DEPTH LAYER OF PLANTING SOIL INTO THE SUBSOIL PRIOR TO PLACING PLANTING SOIL AT THE DEPTHS INDICATED ABOVE. PLANTING SOIL SHALL BE PLACED IN 12-18° LIFTS AND WATER THOROUGHLY BEFORE INSTALLING NEXT LIFT. REPEAT UNTIL DEPTHS AND FINISH GRADES HAVE BEEN ACHIEVED. NO SOILS SHALL BE PLACED IN A FROZEN OR MUDDY CONDITION.

C. PLANTING SOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE PLANTING SOIL UTILIZED IN ALL PLANTING AREAS.

OIL CONDITIONING:

A ADJUST PH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM. LOWER PH
USING ELEMENTAL SULFUR ONLY. PEAT MOSS OR COPPER SULFATE MAY NOT BE USED. GROUND LIMESTONE AS
A SOIL AMENDMENT MATERIAL WILL ONLY BE USED PENDING RESULTS OF SOIL ANALYSIS. PROVIDE WITH
MINIMUM 88% CALCIUM AND MAGNESIUM CARBONATES AND SHALL HAVE TOTAL 100% PASSING THE 10 MESH
SIEVE, MINIMUM 90% PASSING 20 MESH SIEVE, AND MINIMUM 60% PASSING 100 MESH SIEVE. B. ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S

C. SOIL MODIFICATIONS (PENDING RESULTS OF SOIL ANALYSIS):

a. THOROUGHLY TILL ORGANIC MATTER (LEAF COMPOST) INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.0. PEAT MOSS MAY NOT BE USED AS ORGANIC MATTER AMENDMENT.

b. MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES. c. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

IRRIGATION NOTES:

- THE IRRIGATION CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF THE IRRIGATION INSTALLATION PLAN AND CUT-SHEETS FOR ALL COMPONENTS FOR REVIEW AND APPROVAL BY THE PROJECT LANDSCAPE AND CUI-SHEETS FOR ALL COMPONENTS FOR REVIEW AND APPROVAL BY THE PROJECT LANDSCAPP.

 ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. THE IRRIGATION INSTALLATION PLAN SHALL BE COMPLETE WITH ZONE DESIGNATIONS AND WATER USAGE IN GALLONS PER MINUTE PER ZONE, RUN TIME SCHEDULE, LEGEND OF COMPONENTS AND PLAN GRAPHICS WITH QUANTITIES, MINIMUM SYSTEM REQUIREMENTS INCLUDING STATIC PRESSURE AT THE WATER CONNECTION POINT, ESTIMATED WATER BUDGET, CONSTRUCTION DETAILS AND IRRIGATION NOTES. THE PLAN SHALL ALSO INCLUDE LOCATIONS OF ALL PROPOSED SLEEVES AND THEIR SIZES, LOCATIONS OF ALL LATERAL LINE SIZE STEP-DOWNS WITH SIZE INDICATIONS, LOCATION OF ALL SOIL MOISTURE SENSORS, CONTROLLER, VALVES AND ALL OTHER COMPONENTS NECESSARY FOR THE SYSTEMS OPERATION.
- COMPONENTS NECESSARY FOR THE SYSTEMS OPERATION.

 2. LANDSCAPE AREAS SHALL BE IRRIGATED WITH POP—UP SPRAY AND ROTARY IRRIGATION HEADS AND/OR DRIP IRRIGATION IN SUFFICIENT DENSITY TO COVER THE ENTIRE AREA.

 3. CONTRACTOR TO AVOID DISTURBANCE OF EXISTING PLANT MATERIAL WHEN LOCATING VALVES AND PIPE LINES. ANY PLANT MATERIAL DAMAGED AS A RESULT OF IRRIGATION INSTALLATION SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

 4. ALL EXCAVATION MATERIAL SHALL BE PLACED BACK IN TRENCHES.

 5. ALL DISTURBED LANDSCAPE AND PAVED AREAS SHALL BE RESTORED TO THE CONDITION FOUND PRIOR TO START OF INSTALLATION.

 6. DEPTH OF TRENCHES SHALL BE SUFFICIENT OR PROVIDE A MINIMUM COVER ABOVE THE TOP OF PIPE AS FOLLOWS: - 12" OVER NON-PRESSURE LATERAL LINES - 18" OVER NON-PRESSURE LATERAL LINES UNDER PAVING - 18" OVER CONTROL WIRES
- 18" OVER MAIN LINE 7. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATION OF THE PLUMBING TIE-INS, SLEEVES UNDER PAVEMENTS (AS NECESSARY), AND CONTROL DEVICES WITH THE GENERAL CONTRACTOR, OWNER, AND OWNER'S REPRESENTATIVE.

 CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH EXISTING AND PROPOSED UTILITIES, SITE DRAINAGE SYSTEMS, AND PAVING. CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE SHOULD ANY UTILITIES, NOT SHOWN ON THE PLANS, BE FOUND DURING INSTALLATION WORK. WATERPROOF ALL WIRE CONNECTORS USING 3M 'DBY' WATERPROOF CONNECTORS OR EQUIVALENT.

 DRAIN VALVES ARE TO BE PROVIDED AT SUFFICIENT INTERVALS TO PROVIDE COMPLETE DRAINAGE OF ALL
- PIPING.

 12. COORDINATE THE LOCATION OF CONTROLS, IRRIGATION CONTROLLER, AND SOIL MOISTURE SENSORS WITH THE PROJECT MEP AND OWNER PRIOR TO INSTALLATION.

 13. IRRIGATION CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS TO IRRIGATION DESIGN WHERE REQUIRED TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS, AS DESIGNATED ON THIS PLAN.

 14. INSTALLATION MUST COMPLY WITH ALL LOCAL CODES AND CONDITIONS.

 15. ALL IRRIGATION WORK SHALL BE GUARANTEED FOR 1 YEAR AFTER COMPLETION OF ALL WORK.

 16. CONTRACTOR TO PROVIDE THREE (3) COPIES OF AS—BUILTS, SERVICE MANUALS AND INSTRUCTIONS TO THE OWNER OR OWNERS REPRESENTATIVE.
- 17. ALL SPRINKLER HEADS SHALL BE SET BACK 4" MINIMUM FROM BACK OF ALL CURBS.
 18. CONTRACTOR MAY SUBMIT ALTERNATE EQUIVALENT MATERIALS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE OR PROJECT LANDSCAPE ARCHITECT.
 19. ONE RAIN SENSOR TO BE INSTALLED PER PHASE AND ONE SOIL MOISTURE SENSOR PER ZONE.

MEADOW SEED NOTES

1. SEED AT A RATE OF 20 LBS/ACRE OF 100% PURE LIVE SEED.

1. DURING THE ESTABLISHMENT YEAR, CONTRACTOR SHALL MOW SEEDING IF WEED HEIGHT EXCEEDS MEADOW MIX HEIGHT. MOW AT A HEIGHT OF 8"-10". DO NOT MOW CLOSE, AS SOME OF THE MEADOW MIX MAY BE DAMAGED.

2. AFTER THE FIRST GROWING SEASON, AND IF MEADOW MIX IS WELL ESTABLISHED, THE MEADOW MIX SHALL BE MOWED ONLY ONCE ANNUALLY. ANNUAL MAINTENANCE MOWING SHALL BE DONE IN LATE WINTER DURING THE MONTH OF MARCH.

3. MOW IN DETENTION BASIN AND WETLAND TRANSITION AREAS DURING DRIER SITE CONDITIONS WHEN SOIL DISTURBANCE WILL NOT OCCUR. MAINTENANCE FOR DETENTION BASIN AND WETLAND TRANSITION AREAS SHALL OCCUR DURING LATE SUMMER (JULY 15 - AUGUST 15) WHEN THE WATER TABLE IS USUALLY AT ITS LOWEST POINT OF THE YEAR. DO NOT MOW IN DETENTION BASIN, WETLAND OR WETLAND TRANSITION AREAS AFTER ESTABLISHMENT OF MEADOW MIX.

SENERAL SEEDING NOTES:

WEED CONTROL / MAINTENANCE

DEERTONGUE, 'TIOGA' FOX SEDGE VIRGINIA WILDRYE

A. PLANT CARE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS SATISFACTORILY INSTALLED AND SHALL CONTINUE THROUGHOUT THE LIFE OF THE CONTRACT UNTIL FINAL ACCEPTANCE OF THE PROJECT. LITTLE BLUESTEM
CANADA WILDRYE
VIRGINIA WILDRYE
AUTUMO BENTGRASS B. CARE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS AS ORIGINALLY INSTALLED, WATERING WHEN NEEDED OR DIRECTED, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.

SORGHASTRUM NUTANS
SCHIZACHYRIUM SCOPARIUM
ELYMUS CANADENSIS
ELYMUS VIRGINICUS
AGROSTIS PERENNANS
AGROSTIS SCABRA
TRIDENS FLAVUS
CHAMAEGENETA FASCICIII ATA TICKLEGRASS
PURPLETOP
PARTRIDGE PEA
PURPLE CONEFLOWER
LANCELEAF COREOPSIS
MARSH BLAZING STAR
WILD BERGAMOT
TALL WHITE BEARDTONGUE
BLACKEYED SUSAN CHAMAECRISTA FASCICULATA ECHINACEA PURPUREA COREOPSIS LANCEOLATA LIATRIS SPICATA C. CONTRACTOR SHALL REMOVE AND REPLACE ALL DEAD, DEFECTIVE AND/OR REJECTED PLANTS AS REQUIRED BEFORE FINAL ACCEPTANCE. 2. MAINTENANCE DURING CONSTRUCTION:

A. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING. PLANTS SHALL BE WATERED, MULCHED, WEEDED, PRUNED, SPRAYED, FERTILIZED, CULTIVATED, AND OTHERWISE MAINTAINED AND PROTECTED UNTIL PROVISIONAL ACCEPTANCE. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE AND POSITION, PLANTING SAUCER RESTORED AND DEAD MATERIAL REMOVED. STAKES AND WIRES SHALL BE TIGHTENED AND REPAIRED. DEFECTIVE WORK SHALL BE CORRECTED AS SOON AS POSSIBLE AFTER IT BECOMES APPARENT AND WEATHER AND SEASON, DEBUT SEED AT A RATE OF 60 LBS/ACRE OF 100% PURE LIVE SEED. MEADOW SEED MIX B ERNST SEED MIX ERNMX-183 "NATIVE DETENTION AREA MIX"

B. IF A SUBSTANTIAL NUMBER OF PLANTS ARE SICKLY OR DEAD AT THE TIME OF INSPECTION, ACCEPTANCE SHALL NOT BE GRANTED AND THE CONTRACTOR'S RESPONSIBILITY FOR MAINTENANCE OF ALL PLANTS SHALL BE EXTENDED FROM THE TIME REPLACEMENTS ARE MADE OR EXISTING PLANTS ARE DEEMED ACCEPTABLE BY THE LANDSCAPE ARCHITECT. VIRGINIA WILDRYE

20% PANICUM VIRGATUM, 'SHAWNEE'

% AGROSTIS PERENNANS, ALBANY PINE BUSH

JUNCUS TENUIS

JUNCUS EFFUSUS

AUTOMOR BENTGRASS, 'SHAWNEE'

AUTOMOR BENTGRASS, ALBANY PINE BUSH
PATH RUSH

SOFT RUSH C. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE SPECIFIED ON THE PLANT LIST OR THAT WHICH WAS TO REMAIN OR BE RELOCATED. THEY SHALL BE FURNISHED AND PLANTED AS SPECIFIED. THE COST SHALL BE BORNE BY THE CONTRACTOR. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.

LANDSCAPE MAINTENANCE NOTES

D. PLANTS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS AFTER INSPECTION AND PROVISIONAL ACCEPTANCE. 2. FOR SPRING SEEDING, APPLY A NURSE CROP OF OATS AT A RATE OF 30 LBS/ACRE.
3. FOR FALL SEEDING, APPLY A NURSE CROP OF WINTER RYE AT A RATE OF 30 LBS/ACRE.

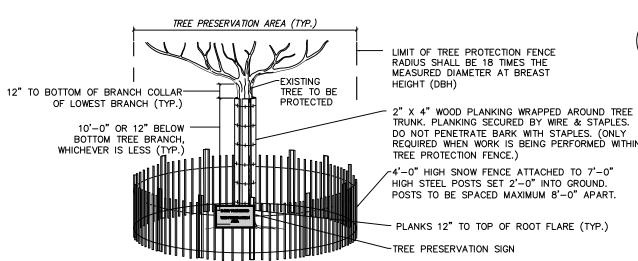
1. FINAL SEED MIXTURES, RATES & SPECIES TO BE DETERMINED BASED ON SCD REVIEW.
2. SEEDING SHALL TAKE PLACE IN THE SPRING (APRIL 1 TO JUNE 15) OR THE FALL (SEPTEMBER 1 TO OCTOBER 15).
3. ELIMINATE UNWANTED VEGETATION PRIOR TO SEEDING USING A GLYPHOSATE—BASED A. BEGIN MAINTENANCE IMMEDIATELY AFTER EACH PORTION OF LAWN IS PLANTED AND CONTINUE FOR 8 WEEKS AFTER ALL LAWN PLANTING IS COMPLETED. B. WATER TO KEEP SURFACE SOIL MOIST, REPAIR WASHED OUT AREAS BY FILLING WITH TOPSOIL, LIMING, FERTILIZING AND RE—SEEDING; MOW TO 2 1/2 — 3 INCHES AFTER GRASS REACHES 3 1/2 INCHES IN HEIGHT, AND MOW FREQUENTLY ENOUGH TO KEEP GRASS FROM EXCEEDING 3 1/2 INCHES. WEED BY LOCAL SPOT APPLICATION OF SELECTIVE HERBICIDE ONLY AFTER GRASS IS WELL—ESTABLISHED. HERBICIDE PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR TO ENSURE HERBICIDE IS INDICATED FOR USE AROUND WATER BODIES.

4. IT IS RECOMMENDED THAT CONTRACTOR INSTALL SEED MIXTURE USING A NO—TILL TRUAX—TYPE DRILL WHERE APPLICABLE.

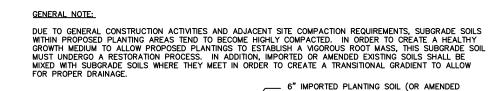
5. THERE MUST BE CONTINUOUS SOIL MOISTURE FOR 4—6 WEEKS TO ALLOW PROPER GERMINATION.

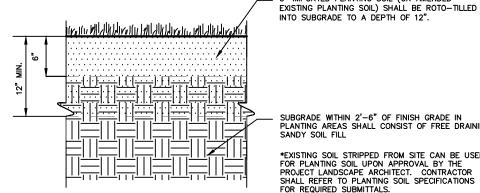
TREE PROTECTION NOTES:

- ALL EXISTING TREES WITHIN THE LIMITS OF TREE PROTECTION FENCING. SHALL BE PROTECTED THOUGHOUT THE DURATION OF WORK. THE PROTECTION FENCING SHALL BE INSTALLED AT THE DRIP-LINE OF THE PROTECTED TREE UNLESS CONDITIONS WARRANT THE FENCE TO BE LOCATED WITHIN THE LIMIT OF BRANCHING. THE PROJECT LANDSCAPE ARCHITECT TO APPROVE THE LOCATION OF ALL FENCING PRIOR TO EXCAVATION.
- TREE PROTECTION PLANKING SHALL BE INSTALLED AROUND ALL EXISTING TREES AS NOTED ON THIS DRAWING. REFER TO DETAIL ON THIS SHEET.
- TREE PROTECTION FENCING SHALL BE MAINTAINED TO PROTECT TREES AT ALL TIMES. ANY DAMAGED FENCING SHALL BE IMMEDIATELY REPLACED WHEN DAMAGED. 4. IF TREE PROTECTION FENCING NEEDS TO BE MOVED OR BREACHED DUE TO TEMPORARY CONSTRUCTION ACTIVITY WITHIN THE TREE PROTECTION ZONE, IN CONSTRUCTION WITHIN THE TREE
- DEMOLITION WORK ADJACENT TO PROTECTED TREES SHALL BE PERFORMED BY NON-MECHANICAL METHODS. CONTRACTOR TO PROTECT ROOT
 MASS AGAINST DAMAGE DURING EXCAVATION. ANY TREE ROOTS THAT ARE DISTURBED, BROKEN, OR CUT SHALL BE PRUNED BACK WITH
 CLEAN SHARP TOOLS. 6. ALL EXPOSED TREE ROOTS SHALL BE THOROUGHLY IRRIGATED ON A DAILY BASIS AS DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.
- 7. ALL WORK TO BE PERFORMED UNDER THE DIRECT SUPERVISION OF EITHER THE OWNER'S REPRESENTATIVE OR THE PROJECT LANDSCAPE ARCHITECT



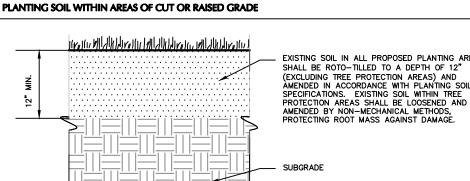
TREE PROTECTION FENCE AND PLANKING





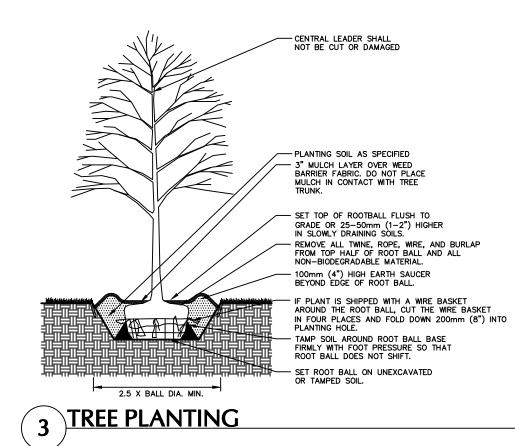
SUBGRADE WITHIN 2'-6" OF FINISH GRADE IN PLANTING AREAS SHALL CONSIST OF FREE DRAINING *EXISTING SOIL STRIPPED FROM SITE CAN BE USED FOR PLANTING SOIL UPON APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT. CONTRACTOR SHALL REFER TO PLANTING SOIL SPECIFICATIONS FOR REQUIRED SUBMITTALS.

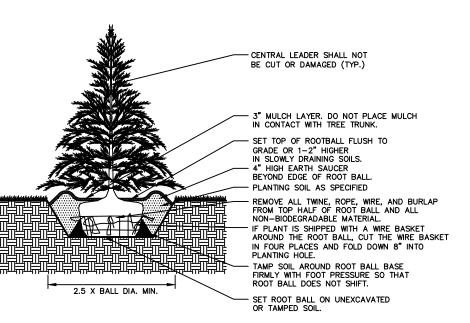
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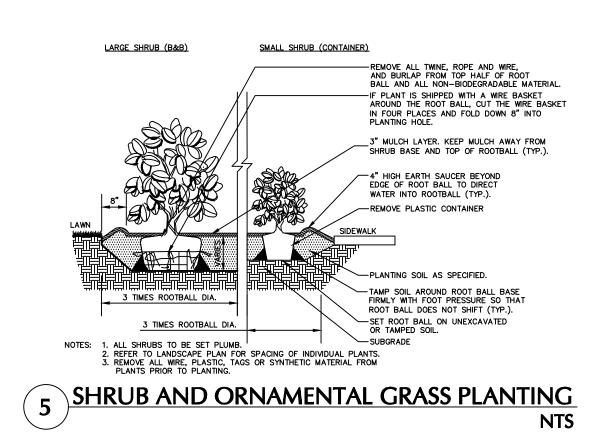
PLANTING SOIL WITHIN AREAS OF UNCHANGED GRADI

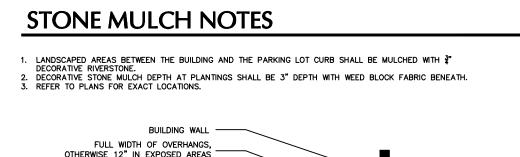
- 1. CONTRACTOR IS RESPONSIBLE TO SEND SAMPLES OF EXISTING SOILS INTENDED FOR USE IN PLANTING AREAS (1 PER 500 CY.) TO TESTING LABORATORY OR UNIVERSITY COOPERATIVE EXTENSION FOR TESTING. ALL TESTING COSTS ARE AT THE
- 2. RECYCLED CRUSHED CONCRETE AND ASPHALT MILLINGS SHALL NOT BE PLACED WITHIN 2'-6" OF FINISH GRADE IN
- 3. IMPORTED FILL SHALL CONTAIN NO CONTAMINATION IN EXCEEDENCE OF THE APPLICABLE STATE ENVIRONMENTAL STANDARDS AND MEET THE ENVIRONMENTAL REQUIREMENTS FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF COMPLIANCE PRIOR TO DELIVERY OF ANY FILL TO THE SITE.
- 4. CONTRACTOR TO LIGHTLY COMPACT ALL PLACED PLANTING SOILS AND RAISE GRADES ACCORDINGLY TO ALLOW FOR FUTURE SETTLEMENT OF PLANTING SOILS (TYP.) 5. NO STONES, WOOD CHIPS, OR DEBRIS LARGER THAN 1/2" SHALL BE ACCEPTABLE WITHIN PLANTING AREAS.

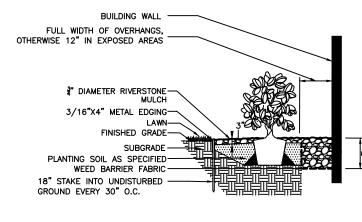




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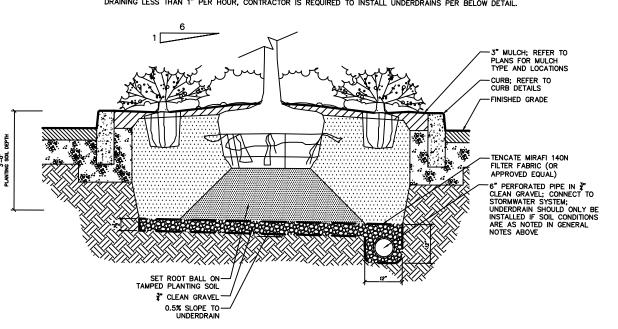
LANDSCAPE STEEL EDGE IS REQUIRED BETWEEN RIVERSTONE AND LAWN.
 DO NOT INSTALL STEEL EDGE BETWEEN PLANTING AREA AND CONCRETE.
 RIVERSTONE TO BE INSTALLED ON BUS STOP PLANTING ISLAND, WHERE PLANTINGS OR LAWN MEET BUILDING WALLS, AND UNDER BUILDING OVERHANGS WHERE SHOWN ON THE LANDSCAPE PLANS.



 PRIOR TO INSTALLATION OF CURBS, PAVEMENT, AND PLACEMENT OF PLANTING SOILS, CONTRACTOR SHALL EVALUATE DRAINAGE OF SUBSOILS WITHIN PARKING LOT PLANTING ISLANDS AND ADD UNDERDRAINS CONNECTED TO THE STORMWATER SYSTEM AS REQUIRED PER BELOW DETAIL. 2. DUE TO GENERAL CONSTRUCTION ACTIVITIES AND ADJACENT SITE COMPACTION REQUIREMENTS, SUBGRADE SOILS WITHIN ISLANDS TEND TO BECOME HIGHLY COMPACTED AND CAN PREVENT DRAINAGE. THIS CONDITION CREATES A SATURATED SOIL THAT CAN CAUSE ROOT ROT THAT CAN BE DETRIMENTAL TO TREE HEALTH. IF SUBGRADE SOILS ARE NOT VISIBLY DRAINING, CONTRACTOR SHALL PERFORM REPRESENTATIVE PERCOLATION TESTS (MINIMUM ONE PER TEN ISLANDS) TO VERIFY DRAINAGE RATES IN INCHES PER HOUR. PERCOLATION TESTS SHOULD BE IN ACCORDANCE WITH THE MOST CURRENT LOCAL, APPLICABLE STORMWATER MANUAL AND DEEP REQUIREMENTS. IN ISLANDS WHERE SUBSOILS ARE DRAINING LESS THAN 1" PER HOUR, CONTRACTOR IS REQUIRED TO INSTALL UNDERDRAINS PER BELOW DETAIL.

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NOTES:

1. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND SUBGRADE DRAINAGE OR PERCOLATION CHARACTERISTICS, WHETHER THE SUBGRADE SOILS ARE EXISTING TO REMAIN OR IMPORTED AND PLACED. CONTRACTOR TO ENSURE POSITIVE VERTICAL DRAINAGE THROUGHOUT PLANTED AREAS. DISCREPANCIES SHALL BE ADDRESSED WITH THE PROJECT LANDSCAPE ARCHITECT PRIOR TO COMPLETION OF STORMWATER SYSTEM, PAVEMENT INSTALLATION, AND PLACEMENT OF PLANTING SLAND AREAS TO BE FREE OF DEBRIS AND RUBBLE PRIOR TO PLANTING OPERATION.
 MOUND PARKING ISLAND AS SHOWN.

PARKING LOT ISLAND PLANTING

Date Description Revisions T IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, LINLESS HE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER IIS ITEM IN ANY WAY.



Langan Engineering, Environmental, Surveying Landscape Architecture, and Geology, D.P.C.

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PROJECT FIFI

TAX ID. 132.18-1-2, 146.05-1-9, 146.06-1-1, & 146.06-1-2 **TOWN OF NIAGARA**

PLANTING NOTES & **DETAILS**

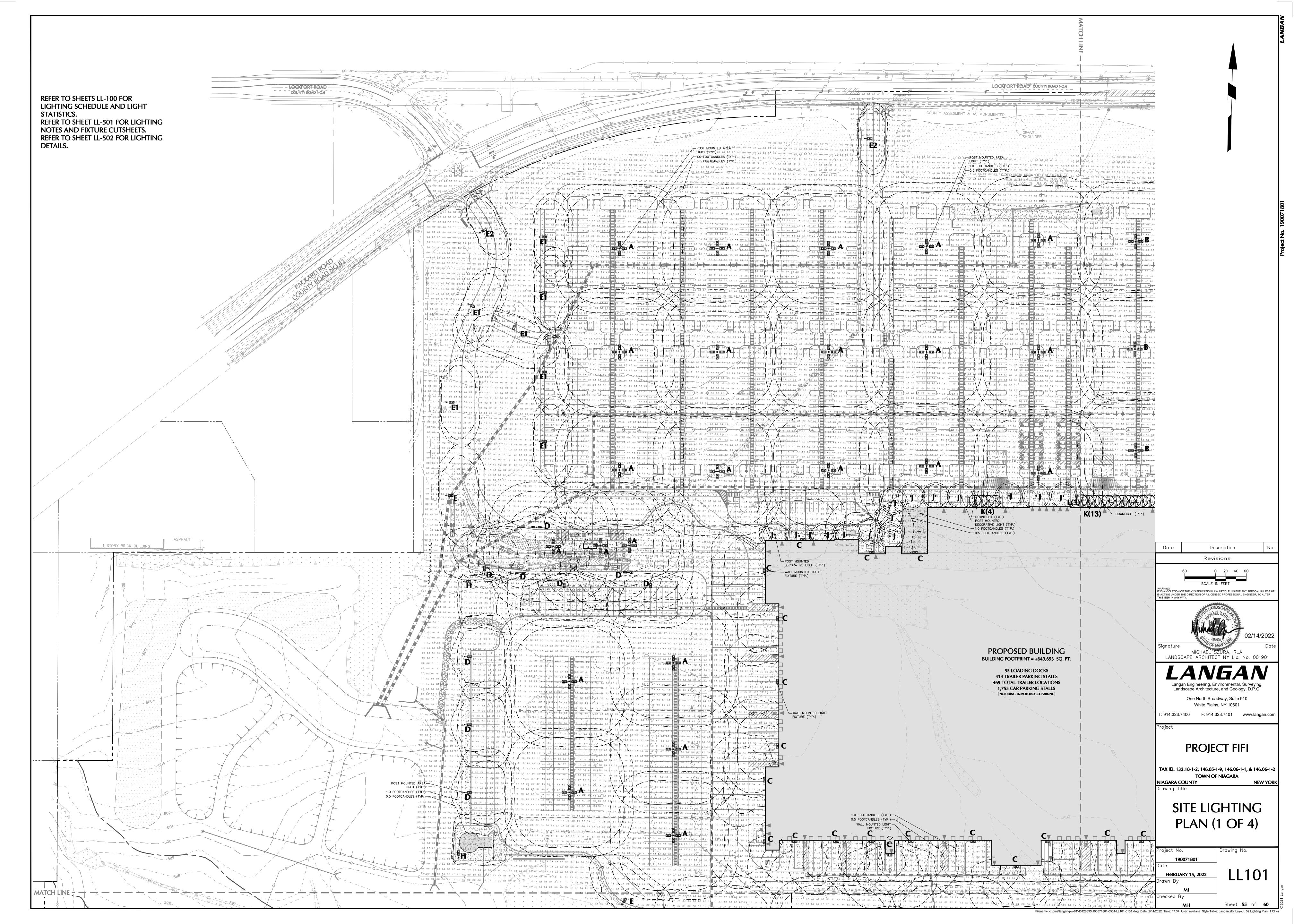
LP501 FEBRUARY 15, 2022

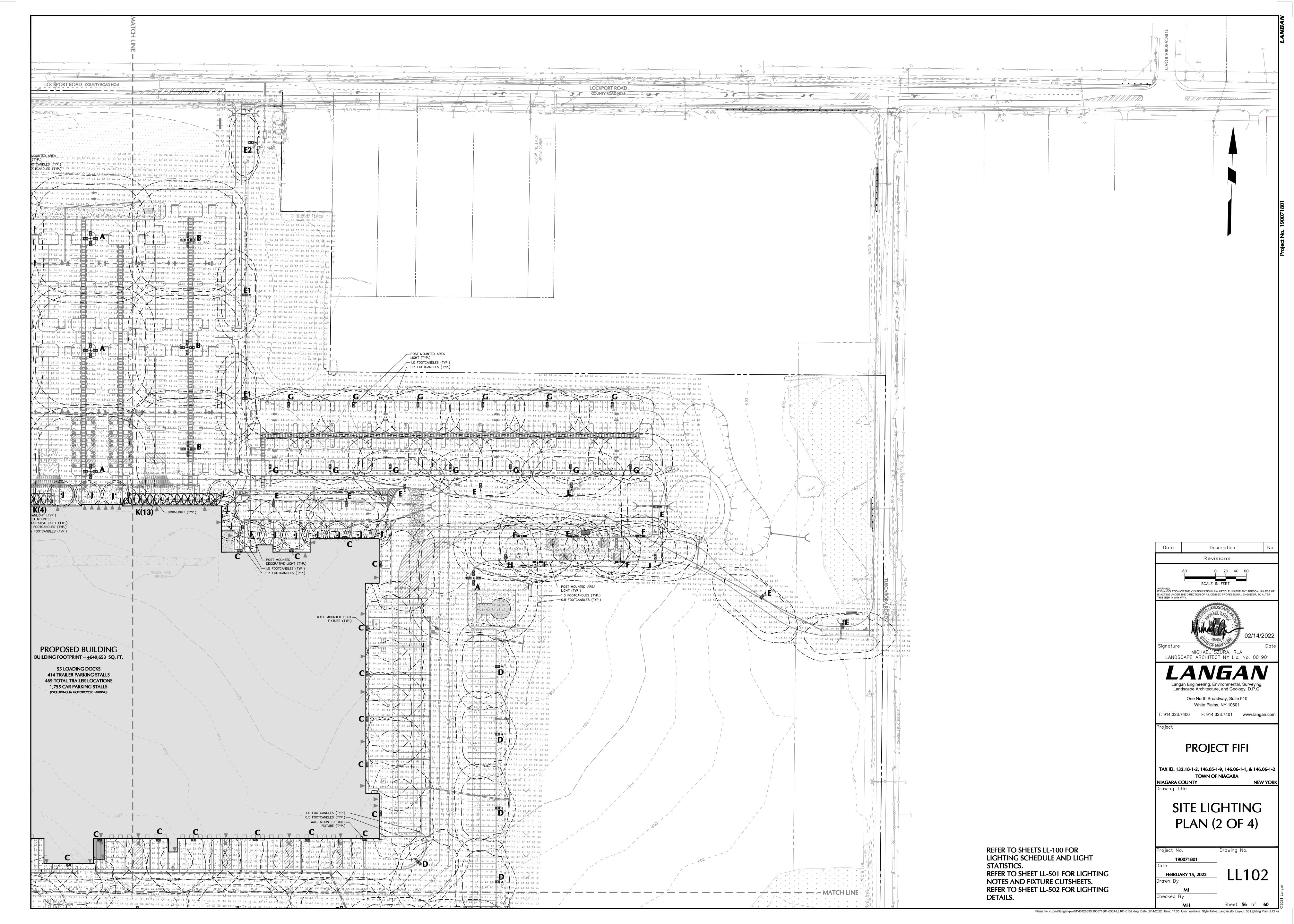
NIAGARA COUNTY

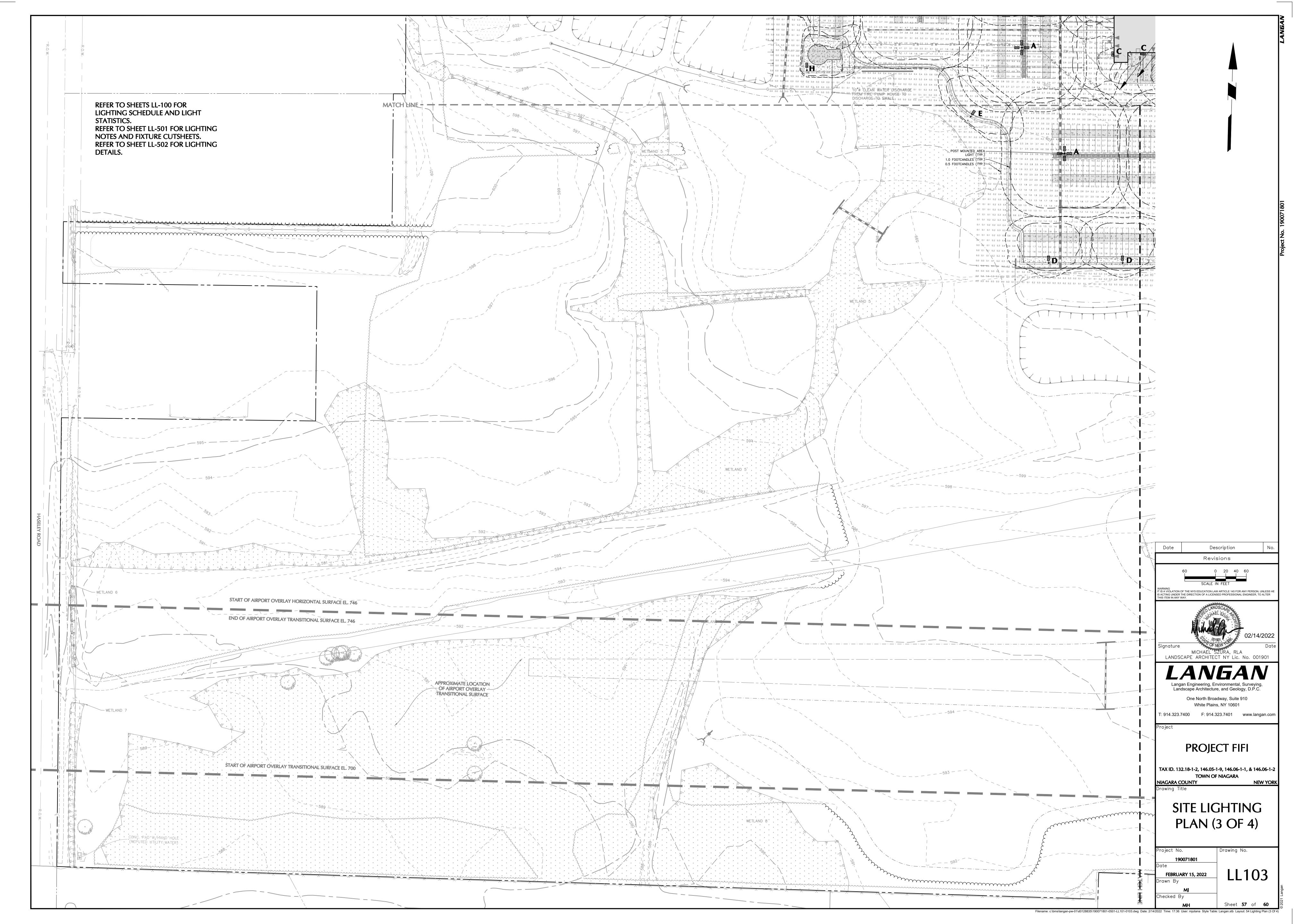
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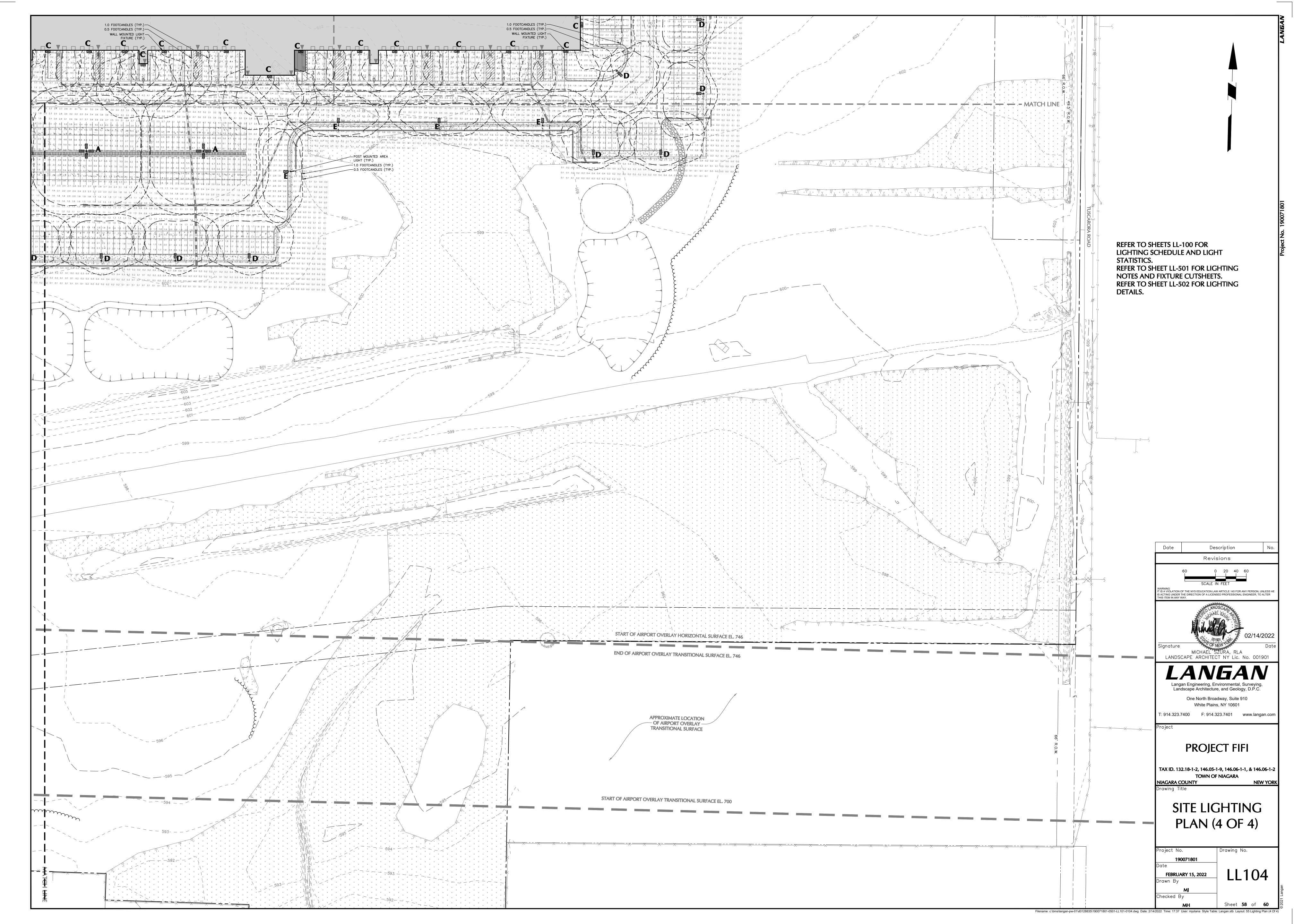
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FIXTURE ABOL KEY QTY. MANUFACTURER FIXTURE MODEL	FIXTURE MOUNTING HEIGHT	NG	SITE LIGHTING SCHEDULE LIGHT LOSS LUMENS FACTOR OPTICS	COLOR TEMPERATURE	FIXTURE CATALOGUE NO.	POLE MANUFACTURER		POLE LENGTH POLE CATALOGUE NO.		
A 27 LITHONIA DSX2 B 3 LITHONIA DSX2	POLE MOUNTED AREA LIGHT 40'-0' POLE MOUNTED AREA LIGHT 35'-0'		157,216 0.90 TYPE 5 WIDE (QUAD) 157,216 0.90 TYPE 5 WIDE (QUAD)	3000 K	DSX2-LED-P6-30K-T5W-MVOLT- SPA-DBLXD DSX2-LED-P6-30K-T5W-MVOLT-	LITHONIA LITHONIA	SQUARE STRAIGHT STEEL POLE SQUARE STRAIGHT	37'-0" SSS-37-6G-DM49AS- VD-DBLXD 32'-0" SSS-32-6G-DM49AS-		
C 31 LITHONIA DSX2	WALL MOUNTED AREA LIGHT 40'-0" ABOVE FI	,,	37,859 0.90 TYPE FORWARD THROW		SPA-DBLXD DSX2-LED-P6-30K-TFTM-MVOLT- WBA-DBLXD	N/A	STEEL POLE N/A	N/A N/A		—
D 18 LITHONIA DSX2	POLE MOUNTED AREA LIGHT 40'-0'	343	37,859 0.90 TYPE FORWARD THROW WITH HOUSE SIDE SHIELD	3000 K	DSX2-LED-P6-30K-TFTM-MVOLT- SPA-HS-DBLXD	LITHONIA	SQUARE STRAIGHT STEEL POLE	37'-0" SSS-37-6G-DM19AS- VD-DBLXD		
D1 3 LITHONIA DSX2	POLE MOUNTED AREA LIGHT 40'-0'	343	37,859 0.90 TYPE FORWARD THROW WITH HOUSE SIDE SHIELD	3000 K	DSX2-LED-P6-30K-TFTM-MVOLT- SPA-HS-DBLXD	LITHONIA	SQUARE STRAIGHT STEEL POLE	37'-0" SSS-37-6G-DM19AS- VD-DBLXD		
E 11 LITHONIA DSX2	POLE MOUNTED AREA LIGHT 40'-0'		31,040 0.90 BACK-LIGHT- CONTROL 31,040 0.00 BACK-LIGHT-	3000 K	DSX2-LED-P6-30K-BLC-MVOLT- SPA-DBLXD DSX2-LED-P6-30K-BLC-MVOLT-	LITHONIA	SQUARE STRAIGHT STEEL POLE SQUARE STRAIGHT	37'-0" SSS-37-6G-DM19AS- VD-DBLXD SSS-27-6G-DM19AS-		
E1 9 LITHONIA DSX2 E2 3 LITHONIA DSX2	POLE MOUNTED AREA LIGHT 30'-0' POLE MOUNTED AREA LIGHT 20'-0'		CONTROL 31,040 0.90 CONTROL BACK-LIGHT-	3000 K	SPA-DBLXD DSX2-LED-P6-30K-BLC-MVOLT-	LITHONIA LITHONIA	STEEL POLE SQUARE STRAIGHT	VD-DBLXD VD-DBLXD SSS-17-6G-DM19AS-		
F 5 LITHONIA DSX2	POLE MOUNTED AREA LIGHT 40'-0'		29,803 0.90 CONTROL TYPE 3 WITH HOUSE SIDE SHIELD	3000 K	SPA-DBLXD DSX2-LED-P8-30K-T3M-MVOLT- SPA-HS-DBLXD	LITHONIA	STEEL POLE SQUARE STRAIGHT STEEL POLE	77'-0" VD-DBLXD 37'-0" SSS-21-5G-DM28AS- VD-DBLXD		
G 13 LITHONIA DSX2	POLE MOUNTED AREA LIGHT 30'-0')" 343	30,985 0.90 TYPE 4 MEDIUM WITH HOUSE SIDE SHIELD	3000 K	DSX2-LED-P6-30K-T4M-MVOLT- SPA-HS-DBLXD	LITHONIA	SQUARE STRAIGHT STEEL POLE	27'-0" SSS-37-6G-DM19AS- VD-DBLXD		
H 6 LITHONIA DSX2	POLE MOUNTED AREA LIGHT 40'-0'	343	23,106 0.90 LEFT_CORNER_ CUTOFF	3000 K	DSX2-LED-P6-30K-LCCO-MVOLT- SPA-DBLXD	LITHONIA	SQUARE STRAIGHT STEEL POLE	VD-DBLXD		
J 24 ARCHITECTURAL SLVT	POLE MOUNTED AREA LIGHT 40'-0' DECORATIVE PEDESTRIAN POST TOP FIXTURE 8'-0"		23,106 0.90 RIGHT_CORNER_ CUTOFF 8,248 0.90 TYPE 5	3000 K	DSX2-LED-P6-30K-RCCO-MVOLT- SPA-DBLXD SLVT2-72L-335-3K7-5W-		SQUARE STRAIGHT STEEL POLE L ROUND STRAIGHT ALUMINUM POLE	37'-0" SSS-37-5G-DM28AS- VD-DBLXD 8'-0" PR5-5R8-188-8		
AREA LIGHTING K 17 PERFORMANCE IN MAGICLICK ROUND	POST TOP FIXTURE 0-0 DOWNLIGHT 10'-0'		1256 0.90 N/A	3000 K	BLS-5"0DX188-CL-UNV PIL-079421	AREA LIGHTING	ALUMINUM POLE N/A	N/A N/A		THE ASS
L 3 LUMIERE 3002A MONACO	CO FLAGPOLE UPLIGHT 0'-0"	" 18	967 0.90 9 DEGREE SPOT	3000 K	3002A-RD-18LED3000- SP-CLR-UNV-BK	N/A	N/A Ø = 0E =	N/A 1616 17 N/A		G - OE - O
SHALL BE FACTORY CUT TO SPECIFIED LENGTH BY MANU ACTOR TO CONFIRM AND COORDINATE FINAL LINE VOLTAG	GE WITH MEP PLANS PRIOR TO PURCHASING	G FIXTURES.					COUNTY BOOK NO.E 6	W W W	LOCATION ROAD COUNTY ROAD COUN	S SMH
CTOR TO REFER TO ARCHITECTURAL PLANS FOR FINAL VILLE AROUS A MOUNTING LICIOUT OF 25 0' WILL LIAMS F	WALL PACK AND DOWNLIGHT LOCATIONS.									
	STATISTICS									
DESCRIPTION BUILDING PERIMETER	AVG. (FC) MAX. (FC) MIN. (FC) MAX. (SC) 9.5 1.0 9		/MIN. 05:1					BEN OPPE RAPE		
CAR PARKING LOT — EAST CAR PARKING LOT — NORTH CAR PARKING LOT — SOUTH	2.84 5.8 1.5 3 3.30 8.8 1.5 5 3.00 5.6 1.5 3	3.87:1 1.8 5.87:1 2. 3.73:1 2.	39: 1 20: 1 00: 1			1.3				
ENTRY DRIVE — EAST ENTRY DRIVE — NORTH ENTRY DRIVE — WEST CHARDHOUSE — EAST	2.49 6.1 0.5 12	7.57:1 5. 3.40:1 4. 2.20:1 4. 1.24:1 1.1	80:1 76:1 98:1					N. No.		
GUARDHOUSE — EAST GUARDHOUSE — WEST LOADING DOCK — SOUTH LOADING DOCK — WEST	15.55 20.1 11.5 1 2.63 6.0 1.5 4	1.75:1 1.3 4.00:1 1.3	2: 1 35: 1 75: 1 54: 1					1 DINK ESIGE	BIORETENTION 401 — FOREBAY 400 —	
OPEN TRUCK YARD PEDESTRIAN AREA PERIMETER FENCE	2.26 7.0 0.5 14 6.68 13.0 3.0 4	4.00:1 4. 4.33:1 2. 41.25:1 6.	52: 1 23: 1 33: 1							
STORAGE TRAILER PARK — EAST STORAGE TRAILER PARK — SOUTH STORAGE TRAILER PARK — WEST	3.11 7.0 1.2 5	5.83:1 2.	30: 1 59: 1 99: 1					08 -		
TOMETRY AND CALCULATIONS FOR EXISTING AND ADJA	JACENT LIGHTING TO REMAIN ARE NOT INCLU	UDED IN THE ABO	DVE							
						i		The state of the s		
					7' CHLINK FEN				DECORATIVE LIGHT FIXTURE (TYP.)	
					609			TLAND 2MANUAL TRAND 2MANUAL TRAND 2MANUAL TRAND 2MANUAL TRAND 2MANUAL TRAND 2MANUAL TR	WALL MOUNTED LIGHT FIXTURE (TYP.)	
								TLAND 2M	WALL MOUNTED LIGHT FIXTURE (TYP.) PROPOSED BUILDING BUILDING FOOTPRINT = ±649,653 SQ. FT.	
							ORES	TLAND 21	WALL MOUNTED LIGHT FIXTURE (TYP.) PROPOSED BUILDING BUILDING FOOTPRINT = ±649,653 SQ. FT. 55 LOADING DOCKS	
					606 BIC	DRETENTION	TORIBAT-100	TLAND 21	WALL MOUNTED LIGHT FIXTURE (TYP.) PROPOSED BUILDING BUILDING FOOTPRINT = ±649,653 SQ. FT.	
						DRETENTION 101	ORIBANIO	TLAND 2M	WALL MOUNTED LIGHT FIXTURE (TYP.) PROPOSED BUILDING BUILDING FOOTPRINT = ±649,653 SQ. FT. 55 LOADING DOCKS 414 TRAILER PARKING STALLS 469 TOTAL TRAILER LOCATIONS	
						DRETENTION 101 BIORETE	02	FNTION	WALL MOUNTED LIGHT FIXTURE (TYP.) PROPOSED BUILDING BUILDING FOOTPRINT = ±649,653 SQ. FT. 55 LOADING DOCKS 414 TRAILER PARKING STALLS 469 TOTAL TRAILER LOCATIONS 1,755 CAR PARKING STALLS	
		-R.O.W.—	ROW.			101	ENTION DO BIORETI	ENTION D3	WALL MOUNTED LIGHT FIXTURE (TYP.) PROPOSED BUILDING BUILDING FOOTPRINT = ±649,653. SQ. FT. 55 LOADING DOCKS 414 TRAILER PARKING STALLS 469 TOTAL TRAILER LOCATIONS 1,755 CAR PARKING STALLS (INCLUDING 16 MOTORCYCLE PARKING)	
		-RAW.	ROW			101	02	ENTION 03	WALL MOUNTED LICHT FIXTURE (TYP.) PROPOSED BUILDING BUILDING FOOTPRINT = ±649,653 SQ, FT. 55 LOADING DOCKS 414 TRAILER PARKING STALLS 469 TOTAL TRAILER LOCATIONS 1,755 CAR PARKING STALLS (INCLUDING 16 MOTORCYCLE PARKING) 1.0 FOOTCANDLE LINE (TYP.) 0.5 FOOTCANDLE LINE (TYP.)	Description evisions
		-RDM.	R.O.W.			101	02	ENTION 03	WALL MOUNTED LICHT FIXTURE (TYP.) PROPOSED BUILDING BUILDING FOOTPRINT = ±649,653 SQ, FT. 55 LOADING DOCKS 414 TRAILER PARKING STALLS 469 TOTAL TRAILER LOCATIONS 1,755 CAR PARKING STALLS (INCLUDING 16 MOTORCYCLE PARKING) 1.0 FOOTCANDLE LINE (TYP.) 0.5 FOOTCANDLE LINE (TYP.)	Description evisions
		-FO.W.	ROW			101	02	STORMWATER	WALL MOUNTED LIGHT FIXTURE (TYP) PROPOSED BUILDING BUILDING FOOTPRINT = ±649,653 SQ. FT. \$5 LOADING DOCKS 414 TRAILER PARKING STALLS 469 TOTAL TRAILER LOCATIONS 1,755 CAR PARKING STALLS (INKLUDING 16 MOTORICYLE PARRING) 1.0 FOOTCANDLE LINE (TYP.) 0.5 FOOTCANDLE LINE (TYP.) POLE MOUNTED POLE MOUNTED	O 75 LE IN FEET
		-RAW.	ROW.		598 599 599	101	02	03	WALL MOUNTED LICHT EXTURE (TYP.) PROPOSED BUILDING BUILDING FOOTPRINT = ±649,683 SQ, FT. \$51 LOADING DOCKS 414 TRAILER PARKING STALLS 469 TOTAL TRAILER LOCATIONS 1,755 CAR PARKING STALLS 0,000 MOUNTED LINE (TYP.) 1.0 FOOTCANDLE LINE (TYP.) DOTE POLE MOUNTED LICHT FIXTURE (TYP.) 1.0 FOOTCANDLE LINE (TYP.) 1.0 SOOTCANDLE LINE (TYP.) 1.0 FOOTCANDLE LINE (TYP.)	O 75 LE IN FEET
		-ROW.			598 598 599	101	02	STORMWATER	WALL MOUNTED LIGHT FIXTURE (TYP) PROPOSED BUILDING BUILDING POOTPRINT = ±649,653 SQ, FT. 55 LOADING DOCKS 414 TRAILER PARKING STALLS 469 TOTAL TRAILER LOCATIONS 1,755 CAR PARKING STALLS BOXLUDNOT IS MOTORCYCLE PARKING 1.0 POOTCANDLE LINE (TYP) 0.5 POOTCANDLE LINE (TYP) 1.0 FOOTCANDLE LINE (TYP) 1.0	O 75 LE IN FEET
		-ROM.			598 598 599	101	02	STORMWATER	WALL MOUNTED LIGHT FATURE (TYP) PROPOSED BUILDING BUILDING FOOTPRINT = \$49,653 SQ, FT. \$5 LOADING DOCKS 414 TRAILER PARKING STALLS 469 TOTAL TRAILER LOCATIONS 1,735 CAR PARKING STALLS 90CUONG ISMOTOCKICLE PARKING 1.0 FOOTCANDLE LINE (TYP) 0.5 FOOTCANDLE LINE (TYP) 0.7 FOOTCANDLE LINE (TYP) 0.7 FOREBAY 200	O 75 LE IN FEET
		TRANK.			598 598 599	101	02	STORMWATER	WALL MOUNTED LIGHT FIXTURE (TYP.) PROPOSED BUILDING BUILDING FOOTPRINT = 5494,953 SQ. FT. 55 LOADING DOCKS 414 TRAILER PARKING STALLS 449 TOTAL TRAILER LOCATIONS 1,755 CAR PARKING STALLS (INCLUMENTS MANDIGUECHLAMBING) 1.0 FOOTCANDIE LINE (TYP.) 0.5 FOOTCANDIE LINE (TYP.) 1.0 FOOTCANDIE LINE (TYP.) 0.5 FOOTCANDIE LINE (TYP.)	O 75 LE IN FEET ON LAW ARTICLE 145 FOR A
		-ROW.			598 598 599	101	02	STORMWATER	PROPOSED BUILDING BUILDING POOTERINT = 649,653 SQ, FT. S5 LOADING DOCKS 414 TRAILER PARKING STALLS 469 TOTAL TRAILER LOCATIONS 1,755 CAR PARKING STALLS PROJUCTIONS 1,755 CAR PARKING STALLS PROJUCTIONS 0.3 FOOTCANDLE LINE (TYP) 1.0 FOOTCANDLE LINE (TYP	O 75 LE IN FEET ON LAW ARTICLE 145 FOR LICENSED PROFESSIONAL ON 150 ON 150
		-ROW.	5' CHAIN LINK FENCE GUARD RAIL		598 598 599	101	02	STORMWATER DRY POND 10	WALL MOUNTED LIGHT FRATURE (TYP) PROPOSED BUILDING BUILDING FOOTPRINT #549,653 SQ, FT. \$1 (A) DINC DOCKS 141 TRULER LOCATIONS 1 755 CAP PARKING STALLS 169 TOTAL TRULER LOCATIONS 1 755 CAP PARKING STALLS 100 CHOCK TO THE LIGHT (TYP) 1.0 FOOTCANDLE LINE (TYP)	O 75 LE IN FEET ON LAW ARTICLE 145 FOR LICENSED PROFESSIONAL ON SOURCE STURY AND SCALE ON SOURCE ST
		-RAW.	5' CHAIN LINK FENCE GUARD RAIL		598 598 599	101	02	STORMWATER DRY POND 10	WALL MOUNTED LIGHT FIXTURE (TYP.) PROPOSED BUILDING BUILDING POOTFRINT = 4649,653 SQ. FT. SI LOADING DOCKS 14 TEALUR PARKING STALLS 49 TOTAL TRABER LOCATIONS 1,755 CAR PARKING STALLS INCOMPANY MANUFACTURE PARKING ST	O 75 LE IN FEET ON LAW ARTICLE 145 FOR A LICENSED PROFESSIONAL OF NEW L SZURA, RLA TECT NY Lic. G, Environmental, cture, and Geolog Broadway, Suite 9
		-ROW.	5' CHAIN LINK FENCE GUARD RAIL		598 598 599	101	02	STORMWATER DRY POND 10	WALL MOUNTED LIGHT FIXTURE (TYP.) PROPOSED BUILDING BUILDING POOTFRINT = 4649,653 SQ. FT. SI LOADING DOCKS 14 TEALUR PARKING STALLS 49 TOTAL TRABER LOCATIONS 1,755 CAR PARKING STALLS INCOMPANY MANUFACTURE PARKING ST	DISCUSSIONS O 75 LE IN FEET ON LAW ARTICLE 145 FOR A LICENSED PROFESSIONAL SZURA, RLA TECT NY Lic. J. Environmental, cture, and Geolog Broadway, Suite 99 Plains, NY 10601
		-ROW	5' CHAIN LINK FENCE GUARD RAIL		598 598 599	101	02	STORMWATER DRY POND 10	WALL MOUNTED LICHT EXTURE (TVP.) PROPOSED BUILDING BUILDING FOOTPRINT = \$449,633 SQ, FT. 5 S LOADING DOOKS 414 TRAILER PRERING STALLS 469 TOTAL TRAILER LOCATIONS 1,795 CAR PARKING STALLS 1,795 CAR PARKING STALLS 1,00 FOOTCANDLE LINE (TVP.) 0,5 POOTCANDLE LINE (TVP.) 1,0 S POOTCANDLE LINE (TVP.) 1,0 FOOTCANDLE LINE	DISCUSSIONS O 75 LE IN FEET ON LAW ARTICLE 145 FOR A LICENSED PROFESSIONAL SZURA, RLA TECT NY Lic. J. Environmental, cture, and Geolog Broadway, Suite 99 Plains, NY 10601
		HASHEN DOWN.	5' CHAIN LINK FENCE GUARD RAIL		598 598 599	101	02	STORMWATER DRY POND 10	PROPOSED BUILDING BUILDING POOTPRINT = 1649,653 SQ, FT. SS LADAING DOCK A11 TRAILER PARKING STALLS 459 TOTAL TRAILER LOCATIONS 1,755 COR PARKING STALLS MOUNTED DOE MOUNTED DOE MOUNTED DOE MOUNTED DOE MOUNTED DOES TO	DO 75 LE IN FEET ON LAW ARTICLE 145 FOR A LICENSED PROFESSIONAL ANDSCALLED STORMAN ARTICLE 145 FOR A LICENSED PROFESSIONAL OF NEW ARTICLE 145 FOR A LICENSED PROFESSIONAL ANDSCALLED STORMAN ARTICLE 145 FOR A LICENSED PROFESSIONAL ANDSCALLED
		-ROW	START OF A	AIRPORT OVER	598 598 599 592	101 BIORETE 10 596 595 595 595 595	02	STORMWATER DRY POND 10	WALL MOUNTED LIGHT REFURE (PP) POROSED BUILDING BUILDING POOTERNT = \$449,553 SQ, FT. 1.5 I.O.ADING DOOS 1.4 TRAULE PARKENCS TALLS 1.6 FOOTCAMDE LINE (IVP) 1.0 FOOTCAMDE LINE (IVP) 1.0 FOOTCAMDE	EVISIONS 0 75 LE IN FEET CON LAW ARTICLE 145 FOR A LICENSED PROFESSIONAL IN SZURA, RLA TECT NY Lic. 10, Environmental, Scture, and Geology Broadway, Suite 9 Plains, NY 10601 14.323.7401
		HASILY MOND	START OF A	AIRPORT OVER	TLAY HORIZONTAL SURFACE EL. 746 AY TRANSITIONAL SURFACE EL. 746	101 BIORETE 10 596 595 595 595 595	02	STORMWATER DRY POND 10	WALLANG FOOTERS BUILDING BUILDING FOOTERS IT - \$448,653 SQ. FT. \$1 TEALOR FOOTERS BUILDING \$1 TEALOR FOOTERS BUILDING BUILDING FOOTERS IT - \$448,653 SQ. FT. \$2 SLOADING DOOG \$1 TEALOR FOOTERS BUILDING BUILDIN	EVISIONS 0 75 1 LE IN FEET CON LAW ARTICLE 145 FOR AN AUTOCONSED PROFESSIONAL E ON THE SZURA, RLA TECT NY Lic. N G, Environmental, S Ceture, and Geology Broadway, Suite 9 Plains, NY 10601 14.323.7401
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		-RANK. HASSER MADAD	START OF A	AIRPORT OVER	598 598 599 592	101 BIORETE 10 596 595 595 595 595	02	STORMWATER DRY POND 10 ST DI	WALL MOUNTED IDENT FROM (S. P.) PROPOSED BUILDING BUILDING FOOTHING 1-499,055 SQ.FT. SLEADING FOOTHING INCOMEDITION INCOMEDITION INCOME INCOMEDITION INCOMEDITAL INCOMEDITION INCOMEDITAL INCO	EVISIONS 0 75 1 LE IN FEET CON LAW ARTICLE 145 FOR ALL LICENSED PROFESSIONAL E OF NEW L SZURA, RLA TECT NY Lic. N J. Environmental, Scure, and Geology Broadway, Suite 9 Clains, NY 10601 14.323.7401 ALL SI ALL
		HOSELE MANUAL MA	START OF A END OF AIR	AIRPORT OVER RPORT OVERLA	TLAY HORIZONTAL SURFACE EL. 746 AY TRANSITIONAL SURFACE EL. 746	101 BIORETE 10 596 595 595 595 594 595 594 595 594 595 594 595	02	STORMWATER DRY POND 10 ST DI	PROPOSED BUILDING BUILDING FOOTBRIT 468-963 3Q, FT. PROPOSED BUILDING BUILDING FOOTBRIT 468-963 3Q, FT. 14 TRAILER PROPING STALLS STADULT HAVER COCKATIONS 1,755 CAR PASSING STALLS 1,755 CAR PASS	EVISIONS 0 75 LE IN FEET CON LAW ARTICLE 145 FOR A LICENSED PROFESSIONAL IN SECURAL REAL SURVIVAL RECT NY Lic. IN SECURAL RECT NY Lic. IN SECURAL RECT NY 10601 14.323.7401 CENTRAL SURAL REAL RECT NY 10601 14.323.7401 ALL SIMPLE SURAL RECT NY 10601 14.323.7401 ALL SIMPLE SURAL RECT NY 10601 14.323.7401 ALL SIMPLE SURAL RECT NY 10601 14.323.7401
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04 FOR DETAILED SITE HTING PLANS.		PAGE PROOF	START OF A END OF AIR	AIRPORT OVER RPORT OVERLA	RIAY HORIZONTAL SURFACE EL. 746 APPROXIMATE LOCA OF AIRPORT OVER TRANSITIONAL SUR	101 BIORETE 10 596 595 595 595 594 595 594 595 594 595 594 595	02	STORMWATER DRY POND 10 ST DI	PROPOSED BUILDING BUILDING REALITY FOR STATE AND A STA	EVISIONS 0 75 1 LE IN FEET CON LAW ARTICLE 145 FOR ALL LICENSED PROFESSIONAL E OF NAME L. SZURA, RLA TECT NY Lic. N L. SZURA, RLA TECT NY Lic. N J. Environmental, S cture, and Geology Broadway, Suite 97 Plains, NY 10601 14.323.7401 OF NIAGARA ALL SI NG PI Drawing N Drawing N Drawing N









LIGHT LEVEL POINT SPACING IS 10 FT. LEFT TO RIGHT AND 10 FT. TOP TO BOTTOM. POINT BY POINT CALCULATIONS ARE BASED ON THE LIGHT LOSS FACTOR AS STATED IN THE LIGHTING SCHEDULE.

3. ALL SITE LIGHTING RELATED WORK AND MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND OTHER

- APPLICABLE GOVERNING AUTHORITY REQUIREMENTS. 4. LIGHTING LAYOUT COMPLIES WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA)
- SAFETY STANDARDS FOR LIGHT LEVELS. COORDINATION
- 5. CONTRACTOR TO COORDINATE POWER SOURCE WITH LIGHT FIXTURES TO ENSURE ALL SITE LIGHTING IS OPERATING EFFECTIVELY, EFFICIENTLY AND SAFELY.
- 6. REFER TO ELECTRIFICATION PLAN FOR PROVIDING ADEQUATE POWER FOR SITE LIGHTING.
- . CONTRACTOR TO COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.
- B. INSTALLATION OF ALL LIGHTING FIXTURES, POLES, FOOTINGS, AND FEEDER CABLE TO BE COORDINATED WITH ALL SITE WORK TRADES TO AVOID CONFLICT WITH FINISHED AND PROPOSED WORK.
- 9. CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND FEEDER CABLE FOR EXTERIOR LIGHTING WITH EXISTING AND PROPOSED UTILITIES, SITE DRAINAGE SYSTEMS, AND PAVING. CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE SHOULD ANY UTILITIES, NOT SHOWN ON THE PLANS, BE FOUND DURING EXCAVATIONS.

POLES AND FOOTINGS

- 10. PROVIDE A CONCRETE BASE FOR EACH LIGHT POLE AT THE LOCATIONS INDICATED ON THE CONSTRUCTION DRAWINGS AND/OR IN ACCORDANCE WITH PROJECT PLANS AND SPECIFICATIONS RELATING DIRECTLY TO CAST-IN-PLACE CONCRETE. THE USE OF ALTERNATE LIGHTING FOUNDATIONS, SUCH AS PRECAST, MAY CHANGE THE SIZING AND REINFORCEMENT REQUIREMENTS FROM THOSE SHOWN ON THESE PLANS. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO ORDERING ANY SUBSTITUTED PRODUCTS.
- 1. CONTRACTOR SHALL EXAMINE AND VERIFY THAT SOIL CONDITIONS ARE SUITABLE TO SUPPORT LOADS EXERTED UPON THE FOUNDATIONS DURING EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNSATISFACTORY CONDITIONS.
- 12. POLE FOUNDATIONS SHALL NOT BE POURED IF FREE STANDING WATER IS PRESENT IN EXCAVATED AREA. 13. ALL POLES HIGHER THAN 25 FT. SHALL BE EQUIPPED WITH FACTORY INSTALLED VIBRATION DAMPENERS. WALL MOUNTED FIXTURES
- 14. CONTRACTOR TO COORDINATE INSTALLATION OF ALL THE WALL MOUNTED FIXTURES AND ELECTRICAL CONNECTIONS TO SITE STRUCTURE(S) WITH BUILDING MEP, ARCHITECT, AND/OR OWNER.
- 15. INSTALLATION AND ELECTRICAL CONNECTIONS FOR WALL MOUNTED FIXTURES TO BE COORDINATED WITH ARCHITECTURAL, STRUCTURAL, UTILITY AND SITE PLANS AND TO BE IN ACCORDANCE WITH ALL

ADJUSTMENT AND INSPECTION

UTILIZED.

- 6. CONTRACTOR TO OPERATE EACH LUMINAIRE AFTER INSTALLATION AND CONNECTION. INSPECT FOR IMPROPER CONNECTIONS AND OPERATION.
- 7. CONTRACTOR TO AIM AND ADJUST ALL LUMINAIRES TO PROVIDE ILLUMINATION LEVELS AND DISTRIBUTION AS INDICATED ON THE CONSTRUCTION DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/OR
- 18. CONTRACTOR TO CONFIRM THAT LIGHT FIXTURES, TILT ANGLE AND AIMING MATCH SPECIFICATIONS ON THE REQUIREMENTS FOR ALTERNATES
- 19. ALL LIGHTING SUBSTITUTIONS MUST BE MADE WITHIN 14 DAYS PRIOR TO THE BID DATE TO PROVIDE AMPLE TIME FOR REVIEW AND TO ISSUE AN ADDENDUM INCORPORATING THE SUBSTITUTION WITH THE FOLLOWING REQUIREMENTS: A. ANY SUBSTITUTION TO LIGHTING FIXTURES, POLES, ETC. MUST BE APPROVED BY THE OWNER, ENGINEER
- BE ENTIRELY BORNE BY THE CONTRACTOR B. COMPUTER PREPARED PHOTOMETRIC LAYOUT OF THE PROPOSED LIGHTED AREA WHICH INDICATES, BY

AND TENANTS. ANY COST ASSOCIATED WITH REVIEW AND/OR APPROVAL OF THE SUBSTITUTIONS SHALL

- ISOFOOTCANDLE, THE SYSTEM'S PERFORMANCE. C. A PHOTOMETRIC REPORT FROM A NATIONAL INDEPENDENT TESTING LABORATORY WITH REPORT NUMBER, DATE, FIXTURE CATALOG NUMBER, LUMINAIRE AND LAMP SPECIFICATIONS; IES CALCULATIONS, POINT BY POINT FOOT CANDLE PLAN, STATISTIC ZONES SHOWING AVERAGE, MAXIMUM, MINIMUM AND UNIFORMITY RATIOS, SUMMARY, ISOLUX PLOT, AND CATALOGUE CUTS. CATALOGUE CUTS MUST IDENTIFY
- OPTICS, LAMP TYPE, DISTRIBUTION TYPE, REFLECTOR, LENS, BALLASTS, WATTAGE, VOLTAGE, FINISH HOUSING DESCRIPTION AND ALL OTHER PERTINENT INFORMATION. D. POLE MANUFACTURER AASHTO CALCULATIONS INDICATING THE POLE AND ANCHOR BOLTS BEING SUBMITTED ARE CAPABLE OF SUPPORTING THE POLE AND FIXTURE SYSTEMS BEING UTILIZED IN
- ACCORDANCE WITH THE CONTRACT DOCUMENTS. E. THE UNDERWRITERS LABORATORY LISTING AND FILE NUMBER FOR THE SPECIFIC FIXTURE(S) TO BE
- F. A COLOR PHOTOGRAPH THAT CLEARLY SHOWS THE REPLACEMENT FIXTURE POLE MOUNTED, THE FIXTURE'S COLOR, FINISH, AND PHYSICAL CHARACTERISTICS.

d"series

Specifications

(0.10 m²)

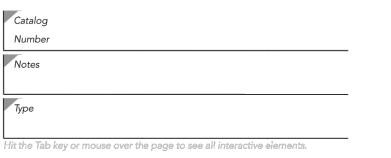
EPA:

Width:

Height '

Weight:





Introduction

HA 50°C ambient operations 1

Shipped separately

EGS External glare shield

BS Bird spikes 20

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Order	ing Information			EXAMP	LE: DSX2 LED	P7 40K T3	BM MVOLT SPA	A NLTAIR2 PIRHN DDB
DSX2 LED								
Series	LEDs	Color tempe	erature	Distribution		Voltage	Mounting	
DSX2 LED	Forward optics P1 P5 1 P2 P6 P3 P7 1 P4 P8 1 Rotated optics P10 2 P13 1, 2 P11 2 P14 1, 2 P12 2	40K 40	000 K 000 K 000 K	T1S Type Short (Automotive) T2S Type Short T2M Type Medium T3S Type Medium T3M Type Medium T4M Type V Medium TFTM Forward Throw Medium	T5VS Type V Very Short ³ T5S Type V Short ³ T5M Type V Medium ³ T5W Type V Wide ³ BLC Backlight control ⁴ LCCO Left corner cutoff ⁴ RCCO Right corner cutoff	120 ⁶ 208 ⁶ 240 ⁶ 277 ⁶ 347 ⁶	RPA Roun WBA Wall I SPUMBA Squal RPUMBA Roun Shipped separately	re pole mounting d pole mounting ⁷ bracket ³ re pole universal mounting adaptor ⁸ d pole universal mounting adaptor ⁸ arm mounting bracket adaptor (specify finish
PIRHN Network, Bi-Level motion/ambient sensor ¹¹			PIRH PIRH1FC	Bi-level, motion/ambient sen height, ambient sensor enable BV High/low, motion/ambient se height, ambient sensor enable Field Adjustable Output ¹⁸	e at 5fc ¹⁷ ensor, 8–15' mounting	SF Single fus DF Double fu L90 Left rotate	de shield ¹⁹ e (120, 277, 347V) ⁶ se (208, 240, 480V) ⁶	Finish (required) DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black



SSS Square Straight Steel Poles

DMG 0–10V dimming extend out back of housing for

external control (no controls) 14

DS Dual switching ^{15,16}

SSS						
Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness ²	Mounting ³		Options	Finish ¹¹
SSS ¹	10'-39' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.) See technical information table for complete ordering information.)	4C 4" 11g (.1196") 4G 4" 7g (.1793") 5C 5" 11g (.1196") 5G 5" 7g (.1793") 6G 6" 7g (.1793") See technical information table for complete ordering information.)	Tenon mounting PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) KAC/KAD/KSE/KSF/KVR/KVF Drill mounting DM19 1 at 90° DM28 2 at 180° DM28 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° CSX/DSX/RSX/AERIS™/OMERO™/HLA/KAX Drill mounting DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° RAD drill mounting DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM39RAD 3 at 90° DM49RAD 4 at 90° ESX Drill mounting DM19ESX 1 at 90° DM3PESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 90° DM39ESX 3 at 90° DM49ESX 1 at 90° DM29ESX 2 at 90° DM39ESX 3 at 90° DM49ESX 2 at 180° DM29ESX 2 at 90° DM39ESX 3 at 90° DM49ESX 4 at 90° DM39ESX 3 at 90° DM49ESX 4 at 90°	AERIS™ Suspend drill mounting 4.5 DM19AST_ 1 at 90° DM29AST_ 2 at 90° DM39AST_ 3 at 90° DM49AST_ 4 at 90° OMERO™ Suspend drill mounting 4.5 DM19MRT_ 1 at 90° DM29MRT_ 2 at 180° DM29MRT_ 2 at 90° DM39MRT_ 3 at 90° DM49MRT_ 4 at 90°	Shipped installed VD Vibration damper HAxy Horizontal arm bracket (1 fixture) 6.7 FDLxy Festoon outlet less electrical 6 CPL12/xy 1/2" coupling 6 CPL13/xy 1" coupling 6 NPL12/xy 1/2" threaded nipple 6 NPL34/xy 3/4" threaded nipple 6 NPL13/xy 1" threaded nipple 6 EHHxy Extra handhole 6.8 NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) IC Interior coating 9 L/AB Less anchor bolts (Include when anchor bolts are not needed) TP Tamper resistant handhole cover fasteners UL UL listed with label (Includes NEC compliant cover) BAA Buy America(n) Act Compliant 10	Standard colors DDBXD Dark bronze DWHXD White DBLXD Black DMBXD Medium bronze DNAXD Natural aluminum Classic colors DSS Sandstone DGC Charcoal gra DTG Tennis green DBR Bright red DSB Steel blue Architectural Colors and Special Finishes Galvanized, Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.





FEATURES

0-10V dimming ready

Upgrade Kits

Integral surge suppression

- Reliable, uniform, glare free illumination
- Types 1, 2, 3, 4W, 5Q, and 5W distributions 3000K, 4000K, 5000K CCT

DNATXD Textured natural aluminum

DWHGXD Textured white

Us s	BUY AMERICAN SOLUTIONS ee Certification Specification

SPECIFICATIONS

- CONSTRUCTION All housing components aluminum 360
- Standard configurations do not require a flat lens, optional lenses is tempered glass
- stainless steel Finish: fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester
- Optical bezel finish is match the luminaire
- housing LED/OPTICS
- Optical cartridge system consisting of a die cast heat sink, LED engine, TIR optics, gasket and bezel plate.
- Cartridge is easily disassembled to replace components. Optics are held in place without
- the use of adhesives. Molded silicone gasket ensures a weather-proof
- seal around each individual LED. Features revolutionary individual LED optical control based on high performance TIR optical designs.
- · House Side Shield is available on Standard and Clear Lens options except any Type 5 distribution. House Side Shield is not available for any distribution using a Diffused Lens.

PR5 – Aluminum Pole

1. BASE 2. POLE 3. OAH

Note: Overall height is measured to top of pole

Black Gloss Smooth

Black Matte Textured

Dark Bronze Gloss Smooth

Dark Bronze Matte Textured Graphite Matte Textured

Light Grey Gloss Smooth

Light Grev Matte Texture

Platinum Silver Smooth

Verde Green Textured

White Gloss Smooth

White Matte Textured

Custom Color * Consult factory for custom color, marine

and corrosive finish options

2. COLOR

WHT

Color Option

2. POLE

5" ROUND (RD) POLE



CATALOG #:

LOCATION:

PROJECT:

RELATED PRODUCTS SLVT2 Install

INSTALLATION

personal injury.

- alloy, sealed with continuous silicone rubber
- **ELECTRICAL** · Luminaires have integral surge protection, UL All internal and external hardware is recognized and have a surge current rating
 - of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J Drivers are UL recognized with an inrush
 - 100%-1% dimming range. Fixture will be wired

Fixtures must be grounded in accordance

with national, state and/or local electrical

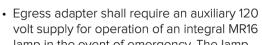
- for low voltage 0-10V dimming control • Driver and surge suppressor are mounted to a prewired tray with quick disconnects that may
- be removed from the gear compartment CONTROLS • Egress adapter(s) shall slip over a 4"/100mm
- DIA. pole with the luminaire or arm slipping over the adapter to add a total of 4.5"/114mm to the overall height. Adapter(s) shall be prewired, independently rotatable 359°, and have a cast access cover with an integral

4. COLOR

MAXIMUM ALLOWABLE EPA (MPH)

- CONTROLS (CONTINUED) Photocell adapter shall include an internal twist lock receptacle. Photocell by others.
- volt supply for operation of an integral MR16 lamp in the event of emergency. The lamp may be aimed and locked into position with an adjustment range of 15°-45°. Adapter shall have a socket that accepts miniature bi-pin MR16 lamps up to 50 watts, lamp by others
- CERTIFICATIONS 250.0-08 for wet locations
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 6/06/2020. See Buy American Solutions.
- See <u>HLI Standard Warranty</u> for
- additional information

KEY DATA	7
LUMEN RANGE	2,806–17,582
WATTAGE RANGE	63.6–158.9
EFFICACY RANGE (LPW)	37.9–128.9
INPUT CURRENT RANGE (mA)	285/335/430/500/ 615 mA
WEIGHT	27 lbs / 12.25 kg
ΕBΛ	0.80



- codes. Failure to do so may result in serious
- current maximum of <20.0 Amps maximum at • ETL listed under UL 1598 and CSA C22.2 No.

KEY DATA	1
LUMEN RANGE	2,806–17,582
WATTAGE RANGE	63.6–158.9
EFFICACY RANGE (LPW)	37.9–128.9
INPUT CURRENT RANGE (mA)	285/335/430/500/ 615 mA
WEIGHT	27 lbs / 12.25 kg
EPA	0.80
2.71	0.00



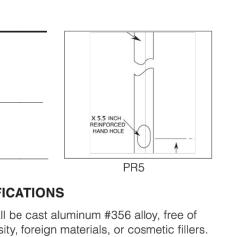
PR5 5R10-188 10' (3.1m) 5" RD x .188" 54 23.1 20.5 16.6 13.8 11.5 9.8 8.4 7.3

PR5 5R22-188 22' (6.8m) 5" RD x .188" 95 6 5.0 3.6 2.7 2.1 1.7 1.3

PR5 5R18-250 18' (5.5m) 5" RD x .250" 100 13.4 11.7 9.2 7.5 6.2 5.2 4.4 3.7

PR5 5R22-250 22' (6.8m) | 5" RD x .250" 118 8.85 7.5 5.7 4.5 3.7 3 2.4 2

PR5 5R25-250 25' (7.7m) 5" RD x .250" 131 6.3 5.2 3.8 2.9 2.2 1.7 1.3 1



SHAFT WT 85 90 100 110 120 130 140 150 | SPECIFICATIONS PR5 5R8-188 8' (2.4m) | 5" RD x .188" 47 30 26.7 21.7 18 15.2 13.0 11.1 9.7 | Base shall be cast aluminum #356 alloy, free of any porosity, foreign materials, or cosmetic fillers. Base casting shall be heat treated to a T-6 condition, and of uniform wall thickness, with no

PR5 5R12-188 12' (3.7m) 5" RD x .188" 61 18.3 16.2 13.0 10.8 9.0 7.6 6.5 5.6 warping or mold shifting. PR5 5R14-188 14' (4.3m) 5" RD x .188" 68 14.8 13 10.4 8.5 7 5.9 5 4.3 PR5 5R16-188 16' (4.9m) 5" RD x .188" 75 12 10.5 8.2 6.7 5.5 4.6 3.9 3.3 Caution must be exercised in the selection of PR5 5R18-188 18' (5.5m) 5" RD x .188" 82 9.6 8.2 6.4 5.2 4.2 3.5 2.9 2.4 a design wind speed when the pole is to be PR5 5R20-188 20' (6.2m) 5" RD x .188" 88 7.6 6.4 4.9 3.9 3.1 2.5 2 1.7 installed in a special wind region (as indicated by the wind map) or in an area where wind speed is

PR5 5R24-188 24' (7.4m) 5" RD x .188" 101 4.5 3.6 2.4 1.9 1.3 1.0 0.7 0.5 AAL recommends consulting a local engineer PR5 5R25-188 25' (7.7m) 5" RD x .188" 105 3.9 3 1.9 1.4 1.0 0.6 0.4 0.2 | when the pole is to be installed in an area that may be subject to extreme weather and exposure PR5 5R12-250 12' (3.7m) 5" RD x .250" 72 24 21.9 17.8 14.8 12.3 10.5 9 7.8 Poles installed on structures such as buildings PR5 5R14-250 14' (4.3m) 5" RD x .250" 83 19.5 17.5 14 11.6 9.7 8.2 7 6 and bridges may be subjected to vibration. PR5 5R16-250 16' (4.9m) 5" RD x .250" 92 16.3 14.3 11.4 9.4 7.8 6.6 5.6 4.8 oscillations, and other fatigue effects which are

not covered by the AAL warranty. PR5 5R20-250 20' (6.2m) 5" RD x .250" 109 10.9 9.4 7.3 5.9 4.8 4 3.3 2.8 | The use of banners or other appendages can severely affect the loading of a pole. No banner or other appendage should be attached to an PR5 5R24-250 24' (7.4m) 5" RD x .250" 127 7.1 5.9 4.4 3.4 2.7 2.1 1.7 1.3 AAL pole unless approved by AAL. If the products are to be used on an existing

> foundation or on other structures, the custome assumes all responsibility for the structural integrity of the existing foundation, anchorage or structures and all the consequences arising therefrom. CAUTION

Poles should never be erected without the luminaire installed.

Anchor bolts shall be hot dip galvanized steel. Eight galvanized hex nuts and flat washers, and a bolt circle template shall be provided. Anchor bolt for poles are 3/4" x 24" x 3".

CERTIFICATION Certified UL 1598 in accordance with Article 410

of ANSI/NFPA 70, National Electrical Code.

LIGHT POLE FOR DECORATIVE LIGHT FIXTURES



Specifications

A+ Capable options indicated by this color background.

Shipped installed

Shipped separately 13

WALL MOUNTED LIGHT FIXTURES

Luminaire

d"series

D-Series Size 2 LED Wall Luminaire

Buy American

Back Box (BBW)



(14.0 cm) Weight:

(3.8 cm)



This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

 All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency

luminaire to photocontrol interoperability1

- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and

control options marked by a shaded background¹

To learn more about A+,

visit <u>www.acuitybrands.com/aplus</u>.

1. See ordering tree for details. 2. A+ Certified Solutions for ROAM require the order

of one ROAM node per luminaire. Sold Sepa	ara
Link to Roam; Link to DTL DLL	

DWHGXD Textured white

								:			-		
Orderin	g Ir	forma	ation					ı	EXAMPI	.E: DS	SXW2 LED	30C 700	0 40K T3M MVOLT DDBTXI
OSXW2 LED													
Series	LEDs		Drive (Current	Color ten	nperature	Distribu	tion	Voltage	Mounti	ng	Control Opti	ons
DSXW2 LED	30C	20 LEDs (two engines) 30 LEDs (three engines)	350 530 700 1000	350 mA 530 mA 700 mA 1000 mA ¹ (1 A)	30K 40K 50K AMBPC	3000 K 4000 K 5000 K Amber phosphor converted ²	T2S T2M T3S T3M T4M TFTM	Type II Short Type II Medium Type III Short Type III Medium Type IV Medium Forward Throw Medium	MVOLT ³ 120 ⁴ 208 ⁴ 240 ⁴ 277 ⁴ 347 ^{4,5} 480 ^{4,5}	(blank)	Surface mounting bracket ed separately ⁶ Surface- mounted back box (for conduit entry)	Shipped in PE PER PER5 PER7 DMG PIR PIRH PIR1FC3V	Photoelectric cell, button type ⁷ NEMA twist-lock receptacle only (control ordered separate) ⁸ Five-wire receptacle only (control ordered separate) ⁸ . Seven-wire receptacle only (control ordered separate) ⁸ . O-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) 180° motion/ambient light sensor, <15' mtg ht ¹⁰ , ¹¹ 180° motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ¹¹ , ¹² Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ¹¹ , ¹²

BSW Bird-deterrent spikes **DDBTXD** Textured dark bronze **DSSTXD** Textured sandstone **DNAXD** Natural aluminum **DBLBXD** Textured black **DF** Double fuse (208, 240, 480V) ³ **VG** Vandal guard **DNATXD** Textured natural aluminum HS House-side shield 4 SPD Separate surge protection ¹³

DSSXD Sandstone

DDBXD Dark bronze

Description Revisions

T IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON LINLESS HE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER IIS ITEM IN ANY WAY.

Date



Langan Engineering, Environmental, Surveying Landscape Architecture, and Geology, D.P.C.

> One North Broadway, Suite 910 White Plains, NY 10601

T: 914.323.7400 F: 914.323.7401 www.langan.com

PROJECT FIFI

TAX ID. 132.18-1-2, 146.05-1-9, 146.06-1-1, & 146.06-1-2 **TOWN OF NIAGARA**

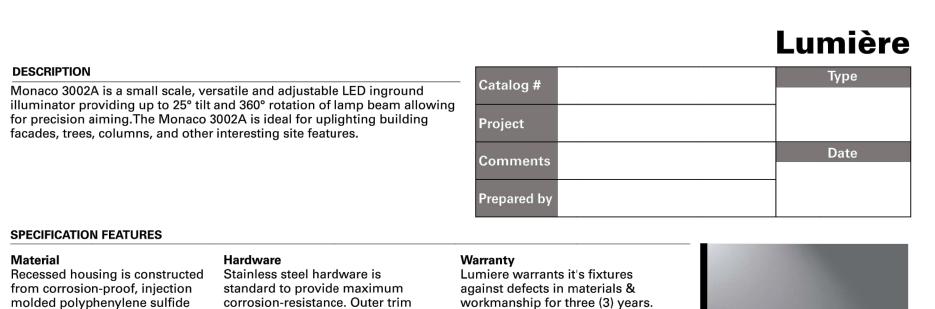
SITE LIGHTING NOTES & DETAILS (1 OF 2)

LL501 FEBRUARY 15, 2022

Checked By

Filename: c:\bms\langan-pw-01\d0128835\190071801-0501-LL501-0101.dwg Date: 2/14/2022 Time: 17:37 User: mjuliana Style Table: Langan.stb Layout: LL

NIAGARA COUNTY



Driver carries the original

manufacturer's warranty.

Recessed housing is provided with two

3/4 inch NPS threaded conduit entries.

The recessed housing is available to

ship in advance of complete fixture

-LBB and order recessed housing

3000-BBS

Recessed housing with fusing:

for rough-in purposes. Specify option

and accompanying components from

Recessed Housing

molded polyphenylene sulfide corrosion-resistance. Outer trim (PPS). Trim ring is constructed ring includes captive fasteners. from corrosion-resistant brass or stainless steel. LED fixtures include an integral, universal input driver (120V -

unpainted and available in either optics allow for four optical round or square forms. Brass will distributions. High CRI of 85 with

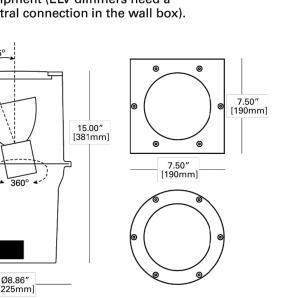
Painted trim rings are constructed 277V). from solid brass with a polyester powdercoat paint finish. A variety of standard colors is LED light engine is included and available. Machined natural brass comes equipped with (7) 3-watt or stainless steel trim rings are white LEDs. Factory configurable

Domed 1/2" thick tempered glass **Dimming**

patina naturally over time.

color temperature. lens, factory sealed with high

The LED light engine is dimmable temperature gasket to prevent to 15% with electronic low voltage water intrusion. Suitable for drive- equipment (ELV dimmers need a over* applications to 5000 lbs. neutral connection in the wall box).



excellent color consistency of +/-50K Recessed housing:

3000-BBS-FUS **CERTIFICATION DATA** UL and cUL Wet Location Listed LM79 / LM80 Compliant ROHS Compliant IP68 Ingressed Protection Rated

TECHNICAL DATA

		Ø8.86" [225mm]				50°C Maximum Te	mperature Rating				
RDERING INFORMATION											
ample Number: 3002A-	RD-18LED3000	-MFL-CLR-UNV-BZ									
Series	Trim	Source	Distribution	Top Glass	Voltage	Finish ¹	Other				
3002A =Monaco 3002 LED Adjustable Aiming	RD=Round SQ=Square	18LED2700= 18W LED, 2700K, 85 CRI 18LED3000= 18W LED, 3000K, 85 CRI 18LED3500= 18W LED,	SP=9° Spot NFL=15° Narrow Flood MFL=25° Medium Flood WFL=40° Wide Flood	CLR=ClearTop Glass DIF=DiffuseTop Glass NSL=Non-Slip Lens	UNV=120-277V 50/60Hz, electronic driver	Painted BK=Black BZ=Bronze CS=City Silver VE=Verde	LBB=Less Back Box FUS=Fusing				
		18LED3500 = 18W LED,				VE =Verde					

Series	Trim	Source	Distribution	Top Glass	Voltage	Finish ¹	Other
8002A=Monaco 3002	RD =Round	18LED2700 = 18W LED,	SP=9° Spot	CLR=ClearTop Glass	UNV=120-277V	Painted	LBB=Less Back Box
.ED Adjustable Aiming	SQ =Square	2700K, 85 CRI	NFL=15° Narrow Flood	DIF =DiffuseTop Glass	50/60Hz, electronic	BK=Black	FUS=Fusing
		18LED3000= 18W LED,	MFL=25° Medium Flood	NSL=Non-Slip Lens	driver	BZ =Bronze	
		3000K, 85 CRI	WFL=40° Wide Flood			CS=City Silver	
		18LED3500 = 18W LED,				VE =Verde	
		3500K, 85 CRI				WT=White	
		18LED4000 = 18W LED,				Premium Material	
		4000K, 85 CRI				NSS=Natural Stainless	
		25LED2700 = 25W LED,				Steel	
		2700K, 85 CRI				NBR=Natural Brass	
		25LED3000 = 25W LED,					
		3000K, 85 CRI					
		25LED3500 = 25W LED,					
		3500K, 85 CRI					
		25LED4000 = 25W LED,					
		4000K, 85 CRI					

FLAGPOLE UPLIGHT FIXTURES



PRODUCT CODE 079421

Technical drawings

MAGICLICK ROUND 25 LED [12.20"]



Wattage: Finishing:

Degree of protection: Symmetric extra wide reflector Luminaire lumen output (lm): cULus:

LED

26 W

120/277 V



Photometric data

Description

Voltage:

Ceiling- and wall- mount series. Fixtures consist of: - Multi-step powder-coat painting process, optimized against UV rays and corrosion Copper-free die-cast aluminum housing, ring, and faceplates. - High transmittance, internally coated, pressed glass diffuser, thermally, and chemically

quenched to strengthen the impact resistance and reduce the effect of rapid temperature - The ring/faceplate is integral with the diffuser.

 Custom molded, anti-aging gasket(s). - Stainless steel external hardware. - Custom MCPCB utilized to maximize heat dissipation and promote long LED life. - 100% uniform diffused light emission.

- Input voltage: 120-277 V (50 / 60 Hz), integral driver. - Standard hinge-style housing allows for a simplified installation. - Polycarbonate lens option available. Consult factory for more information. - Five optional finishes available. Add finish suffix to any part number for textured Black (BK-81), Iron gray (AN-96), Aluminum metallic (GR-94), White (WH-87), Iron rust (RB-10)

- Consult factory for dimming options, marine-grade, custom finishes (please specify RAL color), and non-cataloged CCT (Kelvin) options including static colors.

 5-year warranty. - Product meets Buy American Act requirements within ARRA.

DOWNLIGHT FIXTURES



LIGHTING TYPE	MOUNTING HEIGHT	FOOTING DEPTH	FOOTING DIAMETER	VERTICAL REINFORCEMENT	'H'
SITE	40'-0" (POLE + FOUNDATION)	8'-0"	2'-6"	12 #5 BARS	3'-0" EXPOSED CONCRETE BASE

- #8 BARE GROUND WIRE

— 1" CHAMFER

— POLE GROUND LUG WITH

FEMALE 2"X 13 NC THREAD

- POLE SHAFT

- POLE BASE WITH 1" GROUT

ROUND CONCRETE BASE (4500

ELECTRICAL CONDUIT

#4 @ 10" O.C. TIES

DIAMETER

<u>SECTION</u>

— GALVANIZED ANCHOR BOLTS &

HARDWARE PER MANUFACTURER

PSI WITH 6% AIR ENTRAINMENT)

- VERTICAL REINFORCEMENT WITHIN

— MAINTAIN 3" MINIMUM CONCRETE

COVERAGE ON ALL BARS

1. SHAFT CAP, ARMS, BASE FLANGE, ANCHOR BOLTS, LEVELING NUTS, CONNECTION HARDWARE, BOLT COVERS, HANDHOLE COVER, AND BOLT CIRCLE TEMPLATE SHALL BE FURNISHED BY POLE MANUFACTURER. 2. EACH STANDARD TO BE PROTECTED AGAINST LIGHTNING WITH AN INTERCONNECTED GROUND ROD. THIS ROD SHALL BE BONDED

PER SECTION NUMBER 250-86, N.E.C 3. CONTRACTOR TO ENSURE CONCRETE POLE BASES ARE POURED / PLACED ABSOLUTELY VERTICAL & LEVEL. 4. POLE BASE SHALL BE ONE CONTINUOUS POUR. EXPOSED PORTION OF BASE SHALL BE HAND—RUBBED SMOOTH.

5. CONTRACTOR TO COMPACT SUBGRADE AROUND POLE BASE PER EARTHWORK SPECIFICATIONS / GEOTECH REPORT. 6. THE INFORMATION ILLUSTRATED IN THE LIGHT POLE FOUNDATION DETAIL HAS BEEN PROVIDED FOR GENERAL REFERENCE AND PRELIMINARY COST ESTIMATE PURPOSES. LIGHT POLE FOUNDATIONS SHOULD BE DESIGNED AND DETAILED BY A LICENSED STRUCTURAL ENGINEER BASED ON EXISTING SOIL CONDITIONS, LOCAL DESIGN STANDARDS AND MANUFACTURERS

7. CONTRACTOR SHALL CONFIRM GROUNDING SYSTEM WITH MEP PRIOR TO BID.

AREA LIGHT POLE BASE

LOCATE FUSEHOLDER AND -----

ANCHOR BOLTS

CLAMP SUITABLE FOR —

#8 BARE GROUND WIRE -

3"Ø X 10'-0" COPPER CLAD —— GROUNDING ROD

- #4 TIES @ 10" O.C. WITH (2) TIES

WITHIN TOP 5" OF CONCRETE

-ROUND CONCRETE BASE

- VERTICAL REINFORCEMENT

ANCHOR BOLTS

<u>PLAN</u>

DIRECT BURIAL

FUSE DIRECTLY INSIDE HAND

HOLE SEPARATELY FOR

EACH LUMINAIRE BALLAST

CONDUIT STUBS TO BE

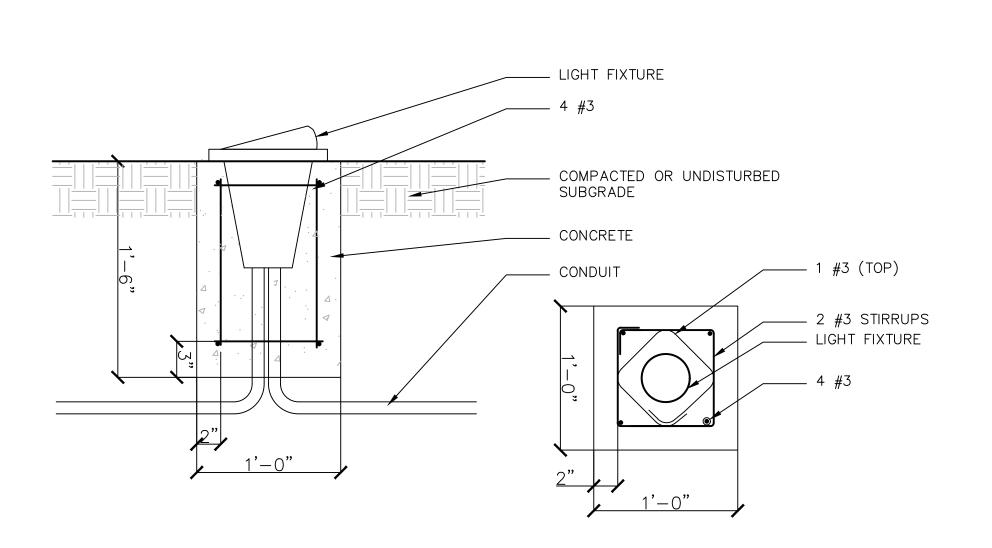
INSTALLED TO HEIGHT OF

POLE BASE WITH LEVELING -

#8 BARE GROUND WIRE -

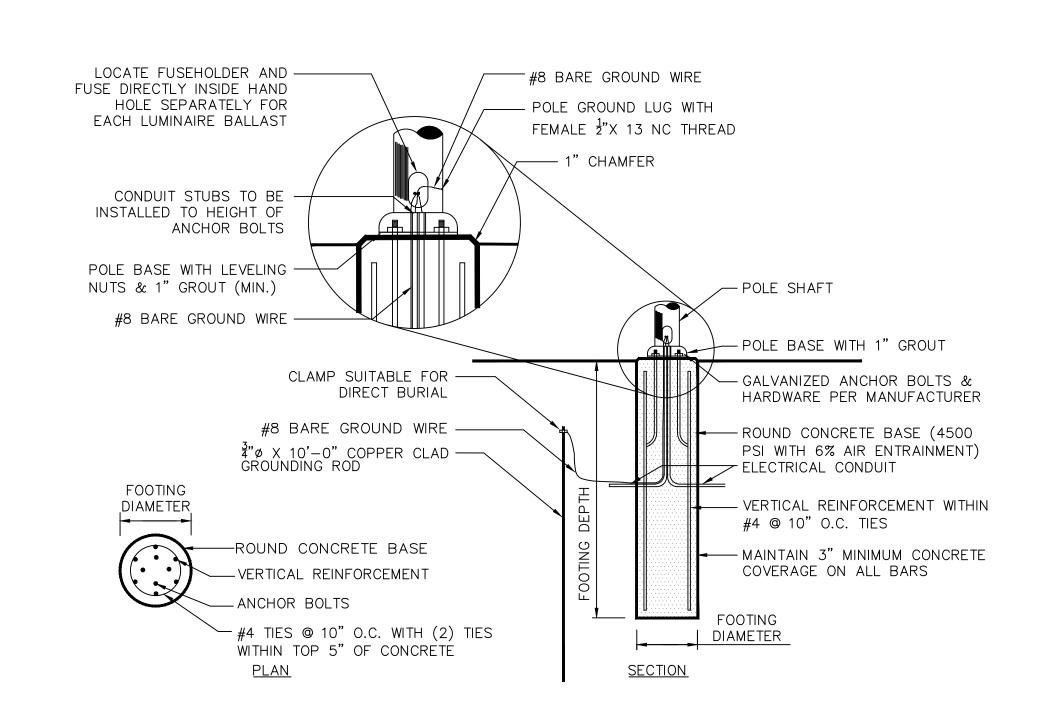
NUTS & 1" GROUT (MIN.)

DIAMETER



CONTRACTOR TO PROVIDE AND INSTALL LIGHT GUARD OVER LIGHT. CONTRACTOR TO SUBMIT PRODUCT INFORMATION AND SHOP DRAWINGS TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION FOR APPROVAL

FLAGPOLE UPLIGHT BASE



LIGHTING TYPE	MOUNTING HEIGHT	FOOTING DEPTH	FOOTING DIAMETER	VERTICAL REINFORCEMENT	'H'
PEDESTRIAN	8'-0"	3'-0"	2'-0"	8 #5 BARS	0'-0" FLUSH CONCRETE BASE

1. SHAFT CAP, ARMS, BASE FLANGE, ANCHOR BOLTS, LEVELING NUTS, CONNECTION HARDWARE, BOLT COVERS, HANDHOLE COVER, AND BOLT CIRCLE TEMPLATE SHALL BE FURNISHED BY POLE MANUFACTURER. 2. EACH STANDARD TO BE PROTECTED AGAINST LIGHTNING WITH AN INTERCONNECTED GROUND ROD. THIS ROD SHALL BE BONDED

PER SECTION NUMBER 250-86, N.E.C. 3. CONTRACTOR TO ENSURE CONCRETE POLE BASES ARE POURED / PLACED ABSOLUTELY VERTICAL & LEVEL. 4. POLE BASE SHALL BE ONE CONTINUOUS POUR. EXPOSED PORTION OF BASE SHALL BE HAND-RUBBED SMOOTH.

5. CONTRACTOR TO COMPACT SUBGRADE AROUND POLE BASE PER EARTHWORK SPECIFICATIONS / GEOTECH REPORT 6. THE INFORMATION ILLUSTRATED IN THE LIGHT POLE FOUNDATION DETAIL HAS BEEN PROVIDED FOR GENERAL REFERENCE AND PRELIMINARY COST ESTIMATE PURPOSES. LIGHT POLE FOUNDATIONS SHOULD BE DESIGNED AND DETAILED BY A LICENSED STRUCTURAL ENGINEER BASED ON EXISTING SOIL CONDITIONS, LOCAL DESIGN STANDARDS AND MANUFACTURERS

7. CONTRACTOR SHALL CONFIRM GROUNDING SYSTEM WITH MEP PRIOR TO BID.



DECORATIVE LIGHT POLE BASE



SITE LIGHTING NOTES & DETAILS (2 OF 2) LL502 FEBRUARY 15, 2022

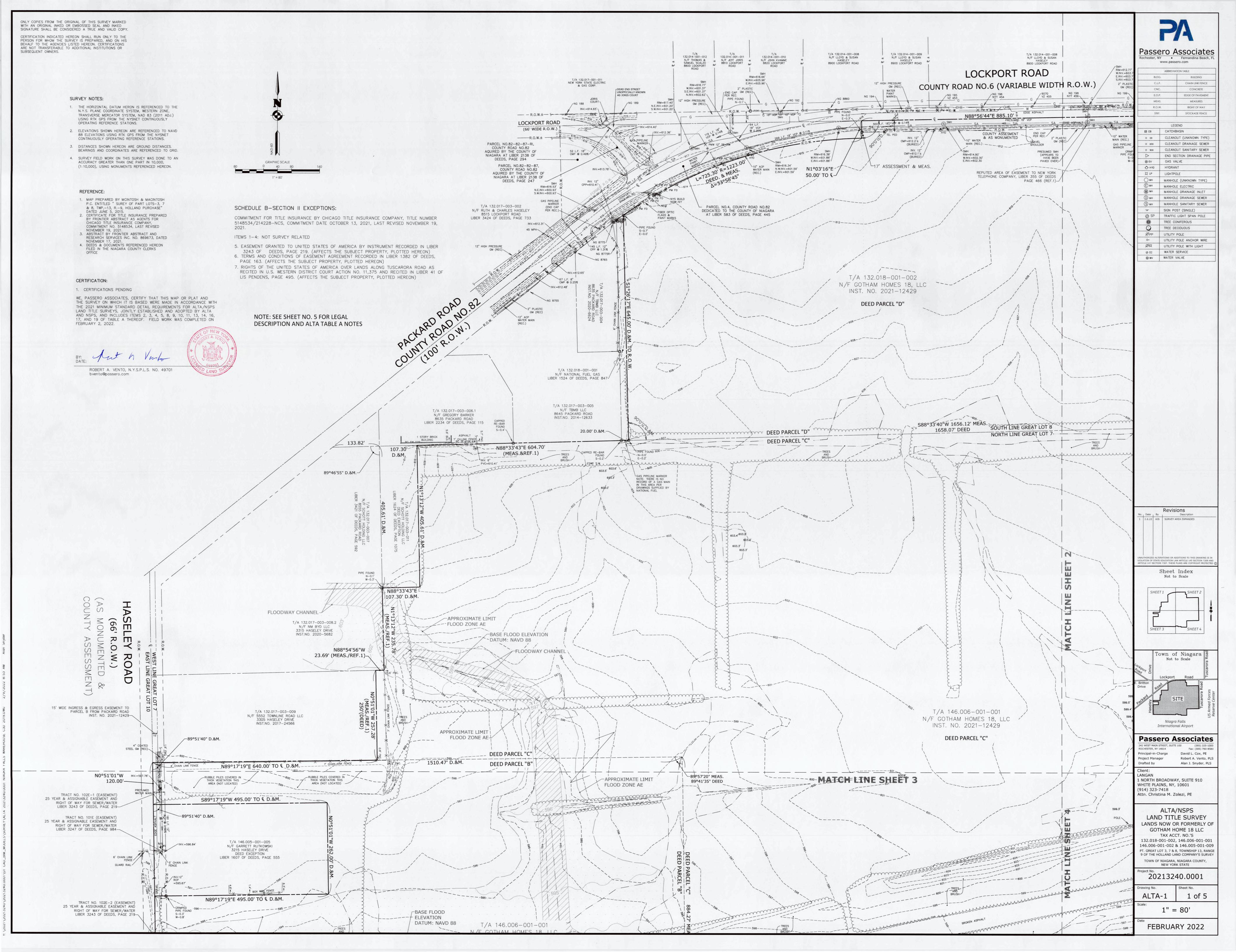
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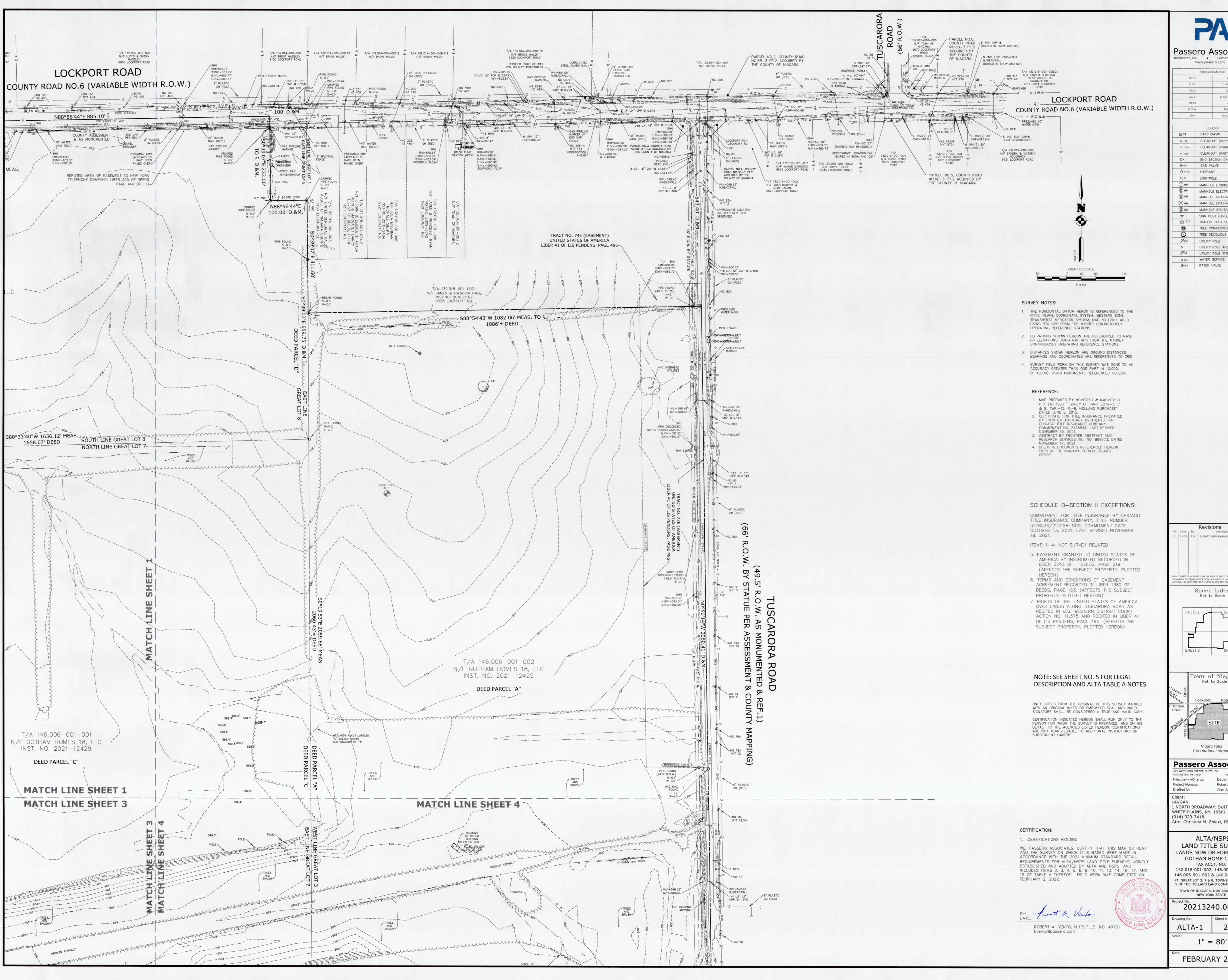
TOWN OF NIAGARA

NIAGARA COUNTY

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Checked By





Passero Associates www.passero.com

BUILDING CHAIN LINK FENCE CONCRETE EDGE OF PAVEMENT MEASURES RIGHT OF WAY STOCKADE FENCE

LEGEND CATCHBASIN CLEANOUT (UNKNOWN TYPE CLEANOUT SANITARY SEWER END SECTION DRAINAGE PIPE GAS VALVE HYDRANT LIGHTPOLE

MANHOLE (UNKNOWN TYPE) MANHOLE ELECTRIC MANHOLE DRAINAGE INLET MANHOLE DRAINAGE SEWER MANHOLE SANITARY SEWER TRAFFIC LIGHT SPAN POLE TREE CONIFEROUS

UTILITY POLE ANCHOR WIRE UTILITY POLE WITH LIGHT WATER SERVICE WATER VALVE

Revisions 1 2.8.22 AJS SURVEY AREA EXPANDED

NAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN IOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND RTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED Sheet Index

Not to Scale

Town of Niagara Not to Scale Niagra Falls International Airport

Passero Associates

242 WEST MAIN STREET, SUITE 100 (585) 325-1000 Fax: (585) 760-858 David L. Cox, PE Robert A. Vento, PLS Alan J. Snyder, PLS

1 NORTH BROADWAY, SUITE 910 WHITE PLAINS, NY, 10601 Attn. Christina M. Zolezi, PE

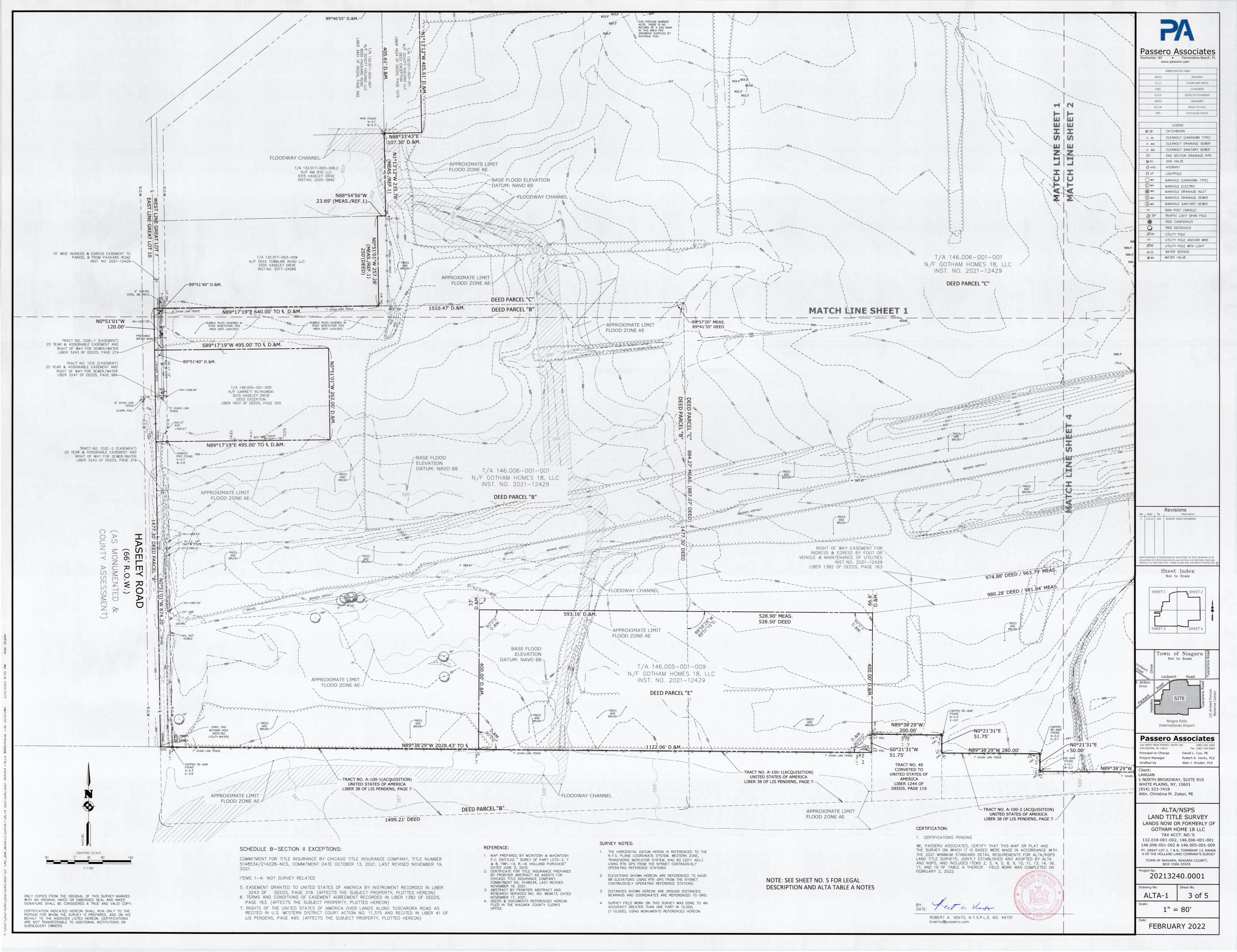
ALTA/NSPS LAND TITLE SURVEY LANDS NOW OR FORMERLY OF GOTHAM HOME 18 LLC

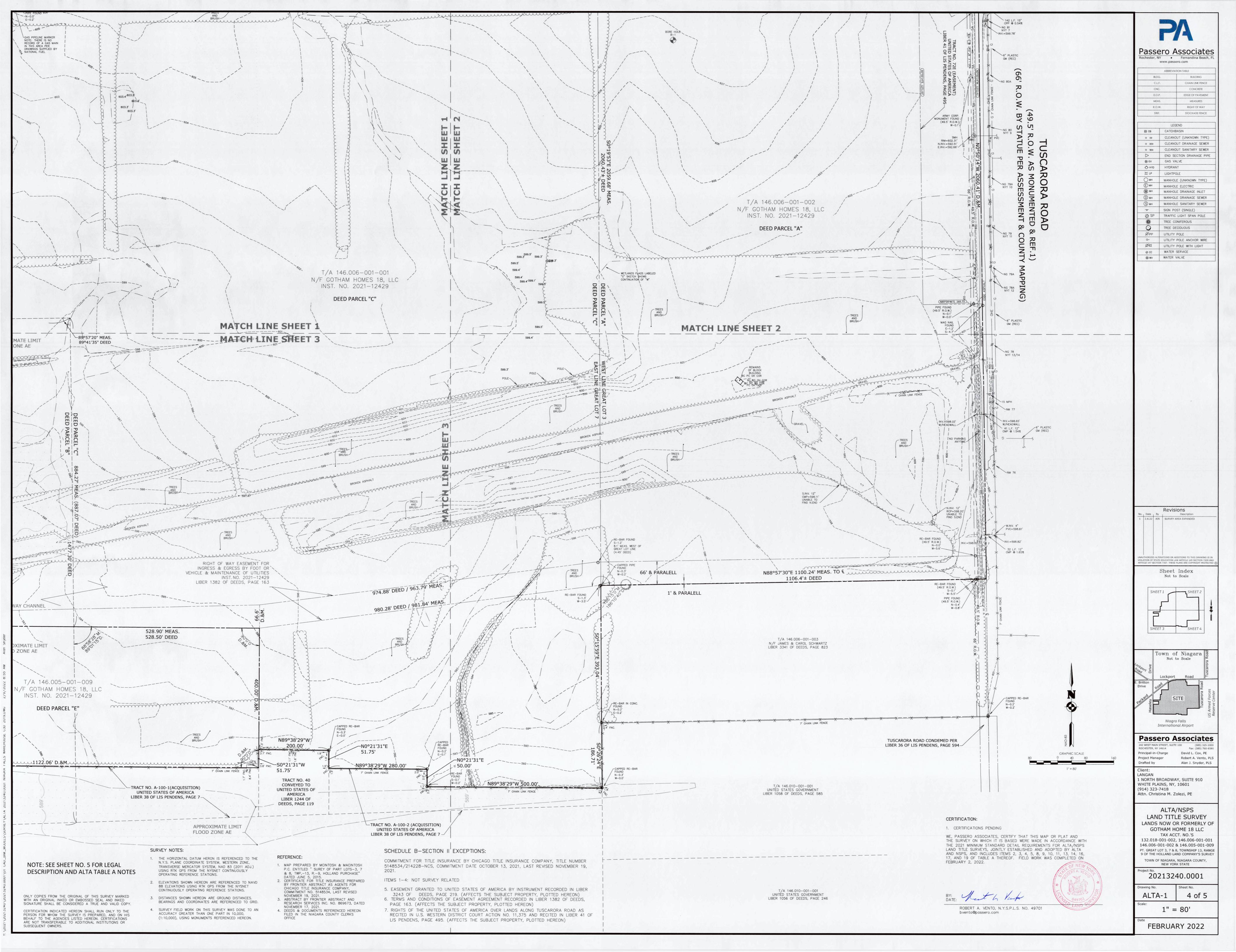
TAX ACCT. NO.'S 132.018-001-002, 146.006-001-001 146.006-001-002 & 146.005-001-009 PT. GREAT LOT 3, 7 & 8, TOWNSHIP 13, RANGE 9 OF THE HOLLAND LAND COMPANY'S SURVEY TOWN OF NIAGARA, NIAGARA COUNTY, NEW YORK STATE

20213240.0001

1'' = 80'

FEBRUARY 2022





LEGAL DESCRIPTION OF RECORD:

SOURCE OF TITLE:

DEED MADE BY GORDON F. SMITH AND HAROLD J. SMITH, TRUSTEES OF THE ARTICLE "3" TRUST UNDER THE LAST WILL AND TESTAMENT OF FELICIA S. SMITH F/B/O GORDON SMITH, NANCY RIZZOTTO, AS SURVIVING EXECUTOR OF THE ESTATE OF MOREE M. LEVINE, CAROLYN F. GROSSMAN, AND DONALD H. SMITH BY COURTNEY J. DONAHUE TASNER, GUARDIAN TO GOTHAM HOMES 18, LLC DATED 4/17/2021 AND RECORDED 6/17/2021 IN THE NIAGARA COUNTY CLERK'S OFFICE IN INSTRUMENT # 2021-12429.

PARCEL A:

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF NIAGARA, COUNTY OF NIAGARA AND STATE OF NEW YORK, BEING PART OF LOT 3, TOWNSHIP 13 AND RANGE 9 OF THE HOLLAND LAND COMPANY'S SURVEY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF TUSCARORA ROAD, DISTANT 543.4 FEET SOUTH FROM THE CENTER LINE OF LOCKPORT ROAD, MEASURED ALONG THE CENTER LINE OF SAID TUSCARORA ROAD, A DISTANCE OF ABOUT 2,060.41 FEET TO THE NORTHEAST CORNER OF LAND CONVEYED TO RICHARD P. SCHWARTZ AND NORMA P. SCHWARTZ, HIS WIFE, BY DEED RECORDED AUGUST 1, 1949 IN LIBER 958 OF DEEDS AT PAGE 350; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SCHWARTZ' LAND, WHICH IS PARALLEL WITH THE NORTH LINE OF SAID LOT 3, A DISTANCE OF ABOUT 1,106.4 FEET TO THE WEST LINE OF SAID LOT 3; THENCE NORTHERLY ALONG THE WEST LINE OF LOT 3, A DISTANCE OF ABOUT 2,060.43 FEET TO A POINT WHICH IS 544.60 FEET SOUTHERLY FROM THE ORIGINAL CENTER LINE OF LOCKPORT ROAD, MEASURED ALONG THE WEST LINE OF LOT 3; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE HEREINBEFORE DESCRIBED, A DISTANCE OF ABOUT 1,086 FEET TO THE POINT OF BEGINNING.

PARCEL B:

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF NIAGARA, COUNTY OF NIAGARA AND STATE OF NEW YORK, BEING PART OF LOT NO. 7, TOWNSHIP 13, RANGE 9 OF THE HOLLAND LAND COMPANY'S SURVEY, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF LOT NO. 7 AT THE NORTHWEST CORNER OF LAND CONVEYED TO THE UNITED STATES OF AMERICA BY DEED RECORDED IN LIBER 1062 OF DEEDS AT PAGE 83 ON MAY 6, 1952; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT NO. 7, A DISTANCE OF ABOUT 1447.30 FEET TO A POINT DISTANT 547.60 FEET SOUTH FROM THE INTERSECTION OF THE WEST LINE OF SAID LOT NO. 7 WITH THE CENTER LINE OF PACKARD ROAD; MEASURED ALONG THE SAID WEST LINE OF LOT NO. 7; THENCE EASTERLY AT AN INTERIOR ANGLE OF 89° 51′ 40″, A DISTANCE OF 1510.47 FEET TO A POINT; THENCE SOUTHERLY AT AN INTERIOR ANGLE OF 89° 41′ 35″, A DISTANCE OF ABOUT 1447.30 FEET TO A POINT ON THE NORTH LINE OF LAND CONVEYED TO THE UNITED STATES OF AMERICA BY DEED AFORESAID, SAID POINT BEING 1499.21 FEET EAST FROM THE POINT OF BEGINNING, MEASURED ALONG THE NORTH LINE OF SAID LAND SO CONVEYED TO THE UNITED STATES OF AMERICA, A DISTANCE OF 1499.21 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO GARRETT RUTKOWSKI AND KAREN RUTKOWSKI, HIS WIFE BY DEED RECORDED IN LIBER 1607 OF DEEDS AT PAGE 555 ON OCTOBER 28, 1977.

PARCEL C:

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF NIAGARA, COUNTY OF NIAGARA AND STATE OF NEW YORK, BEING PART OF LOT NO. 7, TOWNSHIP 13, RANGE 9 OF THE HOLLAND LAND COMPANY'S SURVEY, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LAND CONVEYED TO HECTOR R. CARVETH, JR. BY DEED RECORDED JULY 12, 1955 IN LIBER 1185 OF DEEDS AT PAGE 200, SAID POINT OF BEGINNING BEING DISTANT 1499.21 FEET EAST FROM THE WEST LINE OF SAID LOT NO. 7 MEASURED ALONG THE NORTH LINE OF LAND CONVEYED TO THE UNITED STATES OF AMERICA BY DEED RECORDED IN LIBER 1062 OF DEEDS AT PAGE 83 ON MAY 6, 1952; THENCE EASTERLY ALONG THE NORTH LINE OF LAND OF THE UNITED STATES OF AMERICA; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT NO. 7 TO THE NORTHEAST CORNER OF SAID LOT; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT NO. 7 TO A POINT THEREON WHICH IS DISTANT 133.82 FEET EAST FROM THE INTERSECTION OF THE CENTERLINE OF PACKARD ROAD WITH THE NORTH LINE OF SAID LOT NO. 7 MEASURED ALONG THE NORTH LINE OF SAID LOT NO. 7; THENCE SOUTHERLY AT AN EXTERIOR ANGLE OF 89' 46' 55" TO A POINT IN THE NORTH LINE OF LAND CONVEYED TO HECTOR R. CARVETH, JR., AFORESAID; THENCE EASTERLY ALONG THE NORTH LINE OF SAID CARVETH'S LAND TO THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID CARVETH'S LAND TO THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID CARVETH'S LAND TO THE NORTHEAST CORNER THEREOF; THENCE

EXCEPTING THEREFROM THAT PORTION THEREOF HERETOFORE CONVEYED TO THE UNITED STATES OF AMERICA.

ALSO, EXCEPTING THEREFROM A PARCEL OF LAND 107.3 FEET ON THE NORTH AND SOUTH LINE BY 405.61 FEET ON THE EAST LINE IN THE NORTHWEST CORNER, SAID 107.3 FEET BEING MEASURED ALONG THE NORTH LINE OF LOT NO. 7.

EXCEPTING FROM PARCELS B AND C THE FOLLOWING PARCEL:

LAND ACQUIRED BY THE UNITED STATES OF AMERICA BY CIVIL ACTION NO. 7956 IN WESTERN DISTRICT OF NEW YORK, LIS PENDENS FILED SEPTEMBER 3, 1958 IN LIBER 38 OF LIS PENDENS AT PAGE 7.

TOGETHER WITH AN EASEMENT IN PERPETUITY OVER A STRIP OF LAND 15 FEET IN WIDTH ALONG THE WESTERLY LINE OF SAID LOT NO. 7 AND EXTENDING FROM PARCEL B TO PACKARD ROAD TO BE USED FOR INGRESS AND EGRESS BETWEEN PARCEL B AND PACKARD ROAD.

TOGETHER WITH A RIGHT OF WAY OR EASEMENT IN PERPETUITY FOR ALL NORMAL PURPOSES OF INGRESS AND EGRESS TO AND FROM THE ABOVE PREMISES BEING PART OF LOT 7 AND LOT 3 AFORESAID, TO AND FROM TUSCARORA ROAD BY FOOT OR BY VEHICLE AND FOR THE MAINTENANCE OF SUCH UTILITIES AS MAY BE NECESSARY TO PROVIDE SERVICES TO SAID PREMISES, SAID RIGHT OF WAY OR EASEMENT BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ALONG THE CENTER LINE OF TUSCARORA ROAD WHICH IS ONE FOOT NORTH OF THE SOUTH LINE OF THAT PORTION OF LOT 3 AFORESAID, CONVEYED BY DEED DATED SEPTEMBER 26, 1957, RECORDED IN NIAGARA COUNTY CLERK'S OFFICE ON OCTOBER 23, 1957, IN LIBER 1272 OF DEEDS AT PAGE 586, RUNNING THENCE WESTERLY ON A LINE PARALLEL WITH THE AFORESAID SOUTHERLY LINE OF SAID PREMISES SO CONVEYED TO THE WEST LINE OF LOT 3 BEING ALSO THE EAST LINE OF LOT 7; THENCE SOUTHWESTERLY AT AN ANGLE OF 186* 10' 40" MEASURED ON THE NORTH TO THE PREVIOUS COURSE, 980.28' TO THE NORTHEAST CORNER OF PREMISES CONVEYED BY DEED RECORDED IN NIAGARA COUNTY CLERK'S OFFICE ON FEBRUARY 17, 1958, IN LIBER 1280 OF DEEDS AT PAGE 588; THENCE WESTERLY ALONG THE NORTH LINE OF THE PREMISES CONVEYED BY THE LAST DESCRIBED DEED TO THE NORTHWESTERLY CORNER OF SAID PREMISES; THENCE NORTHERLY AT RIGHT ANGLES TO SAID NORTH LINE OF THE PREMISES 33' TO A POINT; THENCE NORTHEASTERLY AT AN ANGLE OF 91* 42' 54" MEASURED IN THE SOUTHEAST QUADRANT TO THE PREVIOUS COURSE, 1,122.56' TO A POINT BEING 66.6' NORTH AT RIGHT ANGLES FROM THE NORTHEAST CORNER OF THE AFOREDESCRIBED PREMISES; THENCE NORTHEASTERLY AT AN ANGLE OF 173* 58' 54" MEASURED ON THE NORTH TO THE PREVIOUS COURSE, 974.88' TO AN ANGLE POINT 4.45' WEST OF THE EAST LINE OF LOT 7 BEING ALSO THE WEST LINE OF LOT 3; THENCE EASTERLY ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE PREMISES AS CONVEYED BY DEED RECORDED OCTOBER 23, 1957, IN LIBER 1272 OF DEEDS AT PAGE 586 IN THE NIAGARA COUNTY CLERK'S OFFICE, AND 67' NORTH THEREOF TO THE CENTER LINE OF TUSCARORA ROAD 66' TO THE PLACE OF BEGINNING, BEING AND INTENDED TO BE THE SAME PREMISES CONVEYED BY AGREEMENT DATED 9/29/61 RECORDED IN THE OFFICE OF THE NIAGARA COUNTY CLERK IN LIBER 1382 OF DEEDS PAGE 163.

PARCEL D:

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF NIAGARA, COUNTY OF NIAGARA AND STATE OF NEW YORK, BEING A PART OF LOT 8, TOWNSHIP 13, RANGE 9 OF THE HOLLAND LAND COMPANY'S SURVEY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF LOCKPORT ROAD DISTANT 100 FEET WESTERLY AS MEASURED ALONG SAID CENTER LINE FROM ITS INTERSECTION WITH THE EASTERLY LINE OF LOT 8, SAID POINT OF BEGINNING BEING THE NORTHWESTERLY CORNER OF LANDS CONVEYED BY ERICH J. AND IRENE M. HASELEY TO HARRY H. AND PAULINE BADORIAN, BY DEED RECORDED IN THE NIAGARA COUNTY CLERK'S OFFICE IN LIBER 1210 OF DEEDS AT PAGE 417: RUNNING THENCE SOUTHERLY ALONG THE WESTERLY LINE OF LANDS CONVEYED TO BADORIAN AFORESAID AND PARALLEL WITH THE EASTERLY LINE OF LOT 8, A DISTANCE OF 233 FEET TO THE SOUTHWESTERLY CORNER OF SAID BADORIAN'S LANDS; RUNNING THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LANDS CONVEYED TO BADORIAN AFORESAID AND PARALLEL WITH THE CENTER LINE OF LOCKPORT ROAD, A DISTANCE OF 100 FEET TO A POINT IN THE EASTERLY LINE OF LOT 8, SAID POINT BEING THE SOUTHEASTERLY CORNER OF SAID BADORIAN LANDS; RUNNING THENCE SOUTHERLY ALONG THE EASTERLY LINE OF LOT 8, A DISTANCE OF 659.75 TO THE SOUTHEASTERLY CORNER OF SAID LOT 8; RUNNING THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOT 8, A DISTANCE OF 1658.07 FEET TO THE SOUTHEASTERLY CORNER OF LANDS CONVEYED BY ERICH J. AND IRENE M. HASELEY TO IROQUOIS GAS CORPORATION BY DEED RECORDED IN THE NIAGARA COUNTY CLERK'S OFFICE IN LIBER 1524 OF DEEDS AT PAGE 847; RUNNING THENCE NORTHERLY ALONG THE WESTERLY LINE OF LANDS CONVEYED TO IROQUOIS GAS CORPORATION AFORESAID AND AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF LOT 8, A DISTANCE OF 645 FEET TO A POINT ON A CURVE OF 1223 FOOT RADIUS IN THE SOUTHEASTERLY LINE OF PACKARD ROAD, AS SAID LINE IS DESCRIBED IN A DEDICATION OF PARCEL NO. 4, COUNTY ROAD NO. 82 TO THE COUNTY OF NIAGARA, FILED IN THE NIAGARA COUNTY CLERK'S OFFICE IN LIBER 583 OF DEEDS AT PAGE 445; RUNNING THENCE NORTHEASTERLY AND EASTERLY ALONG SAID CURVED SOUTHEASTERLY LINE OF PACKARD ROAD, AN ARC DISTANCE OF 725.30 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL NO. 4 DEDICATED TO THE COUNTY OF NIAGARA AFORESAID, SAID POINT BEING 50 FEET SOUTH OF THE ORIGINAL CENTER LINE OF LOCKPORT ROAD AS MEASURED ON A LINE AT A RIGHT ANGLE THEREFROM: RUNNING THENCE NORTHERLY ON A LINE AT A RIGHT ANGLE FROM THE CENTER LINE OF LOCKPORT ROAD, AND ALONG THE EASTERLY LINE OF AFORESAID PARCEL NO. 4 AND SAID LINE EXTENDED. A DISTANCE OF 50 FEET TO A POINT IN THE CENTER LINE OF LOCKPORT ROAD; RUNNING THENCE EASTERLY ALONG THE CENTER LINE OF LOCKPORT ROAD, A DISTANCE OF 885.1 FEET TO THE POINT OF BEGINNING.

PARCEL E:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THERE ONERECTED, SITUATE, LYING AND BEING IN THE TOWN OF NIAGARA, COUNTY OF NIAGARA, STATE OF NEW YORK, BEING PART OF LOT NO. 7, TOWNSHIP 13, RANGE 9 OF THE HOLLAND PURCHASE (SO CALLED) AS SHOWN ON A MAP ENTITLED "DEED ATLAS" OF LANDS OF THE HOLLAND LAND COMPANY MADE BY DAVID E. E. MIX AND FILED IN THE NIAGARA COUNTY CLERK'S OFFICE ON OCTOBER 16, 1857, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF THE PREMISES CONVEYED TO HECTOR R. CARVETH, JR., BY DEED DATED JULY 5, 1955, AND RECORDED IN THE NIAGARA COUNTY CLERK'S OFFICE IN LIBER 1185 OF DEEDS AT PAGE 200, JULY 12, 1955, AND DISTANT 887.07 FEET SOUTHERLY FROM THE NORTHEAST CORNER THEREOF MEASURED ALONG THE EAST LINE OF THE PREMISES SO CONVEYED TO HECTOR R. CARVETH, JR.; RUNNING THENCE EASTERLY FORMING AN ANGLE WITH THE EASTERLY LINE OF LAND SO CONVEYED TO HECTOR R. CARVETH, JR., OF 89 DEGREES

O1 MINUTE 15 SECONDS MEASURED IN THE SOUTHEAST QUADRANT 528.50 FEET TO A POINT; RUNNING THENCE SOUTHERLY AND AT RIGHT ANGLES WITH SAID LAST MENTIONED LINE 400 FEET TO A POINT IN THE WEST LINE OF PREMISES CONVEYED BY DEED FROM THE MARINE TRUST COMPANY OF WESTERN NEW YORK, AS EXECUTOR UNDER THE LAST WILL AND TESTAMENT OF HELEN MIOSGA, TO THE UNITED STATES OF AMERICA, RECORDED IN NIAGARA COUNTY CLERK'S OFFICE IN LIBER 1244 OF DEEDS AT PAGE 119 ON DECEMBER 12, 1955; RUNNING THENCE WESTERLY AND AT RIGHT ANGLES WITH SAID LAST MENTIONED LINE 1,122.06 FEET TO A POINT; RUNNING THENCE NORTHERLY AND AT RIGHT ANGLES WITH SAID LAST DESCRIBED LINE 400 FEET TO A POINT; RUNNING THENCE EASTERLY AND AT RIGHT ANGLES WITH SAID LAST DESCRIBED LINE 593.16 FEET TO THE PLACE OF BEGINNING.

SCHEDULE B-SECTION II EXCEPTIONS:

COMMITMENT FOR TITLE INSURANCE BY CHICAGO TITLE INSURANCE COMPANY, TITLE NUMBER 5148534/214228-NCS, COMMITMENT DATE OCTOBER 13, 2021, LAST REVISED NOVEMBER 19, 2021

ITEMS 1-4: NOT SURVEY RELATED

- 5. EASEMENT GRANTED TO UNITED STATES OF AMERICA BY INSTRUMENT RECORDED IN LIBER 3243 OF DEEDS, PAGE 219. (AFFECTS THE SUBJECT PROPERTY, PLOTTED HEREON)
- 3243 OF DEEDS, PAGE 219. (AFFECTS THE SUBJECT PROPERTY, PLOTTED HEREON)
 6. TERMS AND CONDITIONS OF EASEMENT AGREEMENT RECORDED IN LIBER 1382 OF DEEDS,
 PAGE 163. (AFFECTS THE SUBJECT PROPERTY, PLOTTED HEREON)
- 7. RIGHTS OF THE UNITED STATES OF AMERICA OVER LANDS ALONG TUSCARORA ROAD AS RECITED IN U.S. WESTERN DISTRICT COURT ACTION NO. 1,1,375 AND RECITED IN LIBER 41 OF LIS PENDENS, PAGE 495. (AFFECTS THE SUBJECT PROPERTY, PLOTTED HEREON)

REFERENCE:

1. MAP PREPARED BY MCINTOSH & MACINTOSH P.C. ENTITLED "SUREY OF PART LOTS—3, 7 & 8, TWP,—13, R.—9, HOLLAND PURCHASE"

ALTA TABLE A NOTES:

THERE ARE NO ASSIGNED ADDRESSES FOR THE SUBJECT PROPERTIES OBSERVED PER SUPPLIED DOCUMENTS AND RESEARCH PERFORMED.

TAX ACCT. NO. 146.05-1-9 HAS INDIRECT ACCESS TO TUSCARORA ROAD BY MEANS OF A RIGHT-OF-WAY SHOWN HEREON.

SUBMISSION, DOCUMENTS PROVIDED BY THE CLIENT AND OBSERVED EVIDENCE GATHERED DURING THE COURSE OF FIELD WORK.

16. THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS ON PROPERTIES SURVEYED.

TO NAVO 88 ELEVATIONS USING RTK GPS FROM THE NYSNET CONTINUOUSLY OPERATING REFERENCE STATIONS. 1' CONTOURS SHOWN HEREON.

3. A PORTION OF THE SUBJECT PROPERTIES FALLS WITHIN FLOOD ZONE "AE" DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD", PER

5. VERTICAL RELIEF SHOWN HEREON WAS GENERATED BY MEANS OF A GROUND SURVEY, THE HORIZONTAL DATUM HERON IS REFERENCED TO THE N.Y.S. PLANE COORDINATE SYSTEM, WESTERN

11(a). EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTIES SHOWN HEREON ARE BASED ON DOCUMENTS RECEIVED THROUGH A NEW YORK STATE DIG SAFE

17. THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES DISCLOSED BY THE CLIENT OR CONTROLLING JURISDICTION. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR

FLOOD INSURANCE RATE MAP FOR THE TOWN OF NIAGARA FALLS, NIAGARA COUNTY, NEW YORK COMMUNITY PANEL 360507, MAP NO. 36063C0327E, WITH AN EFFECTIVE DATE OF SEPTEMBER 17,

ZONE, TRANSVERSE MERCATOR SYSTEM, NAD 83 (2011 ADJ.) USING RTK GPS FROM THE NYSNET CONTINUOUSLY OPERATING REFERENCE STATIONS, ELEVATIONS SHOWN HEREON ARE REFERENCED

TAX ACCT. NO 146.06-1-1 HAS DIRECT ACCESS TO HASLEY ROAD

THERE ARE NO IDENTIFIED PARKING STALLS ON THE SUBJECT PROPERTIES.

14. DISTANCES TO THE NEAREST STREET INTERSECTIONS SHOWN HEREON.

4. THE GROSS LAND AREA OF THE PARCELS SURVEYED IS:

NAMES OF ADJOINING LANDOWNERS SHOWN HEREON.

TAX ACCT. NO. 146.06-1-2 HAS DIRECT ACCESS TO TUSCARORA ROAD.

TAX ACCT. NO. 132.18-1-2 HAS DIRECT ACCESS TO LOCKPORT ROAD AND PACKARD ROAD.

9,513,726± SQUARE FEET OR 218.405± ACRES MEASURED TO CENTERLINE OF ROADS

SUBSTANTIAL FEATURES OBSERVED DURING THE COURSE OF FIELD WORK ARE SHOWN HEREON.

SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

19. PROFESSIONAL LIABILITY INSURANCE HAS BEEN OBTAINED BY PASSERO ASSOCIATES IN THE AMOUNT OF \$2,000,000

9,383,710± SQUARE FEET OR 215.420± ACRES MEASURED TO RIGHT-OF-WAY

- DATED JUNE 5, 2015.

 2. CERTIFICATE FOR TITLE INSURANCE PREPARED BY FRONTIER ABSTRACT AS AGENTS FOR CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 5148534, LAST REVISED NOVEMBER 19. 2021.
- ABSTRACT BY FRONTIER ABSTRACT AND RESEARCH SERVICES INC. NO. 869673, DATED
- NOVEMBER 17, 2021.

 4. DEEDS & DOCUMENTS REFERENCED HEREON FILED IN THE NIAGARA COUNTY CLERKS OFFICE

SURVEY NOTES:

- THE HORIZONTAL DATUM HERON IS REFERENCED TO THE N.Y.S. PLANE COORDINATE SYSTEM, WESTERN ZONE, TRANSVERSE MERCATOR SYSTEM, NAD 83 (2011 ADJ.) USING RTK GPS FROM THE NYSNET CONTINUOUSLY OPERATING REFERENCE STATIONS.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88 ELEVATIONS USING RTK GPS FROM THE NYSNET CONTINUOUSLY OPERATING REFERENCE STATIONS.
- 3. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
 BEARINGS AND COORDINATES ARE REFERENCED TO GRID.
- 4. SURVEY FIELD WORK ON THIS SURVEY WAS DONE TO AN ACCURACY GREATER THAN ONE PART IN 10,000, (1:10,000), USING MONUMENTS REFERENCED HEREON.

CERTIFICATION:

1. CERTIFICATIONS PENDING

WE, PASSERO ASSOCIATES, CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 10, 11, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. FIELD WORK WAS COMPLETED ON FEBRUARY 2, 2022.



: The le vano

bvento@passero.com

ROBERT A. VENTO, N.Y.S.P.L.S. NO. 49701

Passero Associates
Rochester, NY • Fernandina Beach, Fl.
www.passero.com

ABBREVIATION TABLE

BLDG. BUILDING

C.L.F. CHAIN LINK FENCE

CNC. CONCRETE

E.O.P. EDGE OF PAVEMENT

MEAS. MEASURES

R.O.W. RIGHT OF WAY

STKF. STOCKADE FENCE

CATCHBASIN CLEANOUT (UNKNOWN TYP CLEANOUT SANITARY SEWER END SECTION DRAINAGE PIPE GAS VALVE LIGHTPOLE MANHOLE (UNKNOWN TYPE) MANHOLE ELECTRIC MANHOLE DRAINAGE INLET MANHOLE DRAINAGE SEWER MANHOLE SANITARY SEWER SIGN POST (SINGLE) TRAFFIC LIGHT SPAN POLE TREE CONIFEROUS TREE DECIDUOUS UTILITY POLE UTILITY POLE ANCHOR WIRE UTILITY POLE WITH LIGHT

WATER SERVICE

⊗ WV WATER VALVE

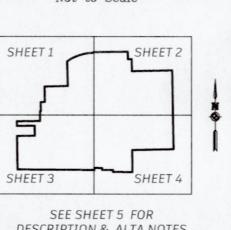
Revisions

No. Date By Description

1 2.8.22 AJS SURVEY AREA EXPANDED

NAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS
IOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 A
RITICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECT

Sheet Index
Not to Scale



Town of Niagara Not to Scale

Armed Forces

Armed Forces

Armed Forces

Armed Forces

Armed Forces

Armed Forces

Serve Center

Passero Associates

242 WEST MAIN STREET, SUITE 100 (585) 325-1000
ROCHESTER, NY 14614 Fax: (585) 760-8580

Principal-in-Charge David L. Cox, PE

Niagra Falls International Airport

Project Manager Robert A. Vento, PLS

Drafted by Alan J. Snyder, PLS

Client:
LANGAN
1 NORTH BROADWAY, SUITE 910

LANGAN
1 NORTH BROADWAY, SUITE 9
WHITE PLAINS, NY, 10601
(914) 323-7418
Attn. Christina M. Zolezi, PE

ALTA/NSPS
LAND TITLE SURVEY
LANDS NOW OR FORMERLY OF
GOTHAM HOME 18 LLC
TAX ACCT. NO.'S
132.018-001-002, 146.006-001-001

132.018-001-002, 146.006-001-001 146.006-001-002 & 146.005-001-009 PT. GREAT LOT 3, 7 & 8, TOWNSHIP 13, RANGE 9 OF THE HOLLAND LAND COMPANY'S SURVEY TOWN OF NIAGARA, NIAGARA COUNTY, NEW YORK STATE

20213240.0001

ALTA-1 5 of 5 ale: 1" = 80'

rawing No.

FEBRUARY 2022

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL INKED OR EMBOSSED SEAL AND INKED SIGNATURE SHALL BE CONSIDERED A TRUE AND VALID COPY.

CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE AGENCIES LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

Empire State Development

August 9, 2012

Mr. Samuel M. Ferraro, Commissioner Niagara County Center for Economic Development 6311 Inducon Corporate Drive Sanborn, NY 14132-9099

Dear Samuel Ferraro:

I am pleased to inform you that after evaluating the documentation submitted, and sharing respective parts of the complete application with representatives of the U.S. Army Corp. of Engineers, the New York State Departments of Environmental Conservation, Agriculture and Markets, and Transportation, and the State Office of Parks, Recreation and Historic Preservation, New York State's Empire State Development has determined that the Airport Commercial Park in the Town of Niagara has met all of the criteria of the program, and as such is designated a Build-Now NY Shovel Ready Certified Site.

Congratulations on achieving Shovel Ready status! Empire State Development will be adding the Niagara Airport Commercial Park to the list of Shovel Ready certified sites promoted on its web site in the very near future. We look forward to hearing about future investment at the property. I will be in touch with you shortly to discuss a formal Shovel Ready Certificate presentation event.

Sincerely,

Brenda Grober

Directory of Industry Development

cc: Christina Orsi, Director, ESD Western NY Regional Office Jeff Janiszewski, ESD Vice President, Strategic Business Development

PAINT PT-1
TEXTURED ACRYLIC COATING

PAINT PT-2
TEXTURED ACRYLIC COATING

SHERWIN WILLIAMS

SHERWIN WILLIAMS

SHERWIN WILLIAMS

SHERWIN WILLIAMS

SW 7018 - DOVE TAIL

SW 7017 - DORIAN GRAY

SW 7016 - MINDFUL GRAY

PAINT PT-3
TEXTURED ACRYLIC COATING

FORMLINED CONCRETE PANEL PT-4F
PATTERN #: 16021

MFR.: FITZGERALD FORMLINERS

TEXTURED ACRYLIC COATING

PATTERN NAME: 1.5" WIDE PLANK, RANDOM DEPTH

SW 7646 - FIRST STAR

EXTERIOR FINISH LEGEND

PANEL IMP - 1
KINGSPAN

PANEL IMP - 2 KINGSPAN

DRIFTWOOD WHITE

FLUROPON

PANEL IMP - 3
KINGSPAN

PANEL IMP - 4
KINGSPAN

PANEL IMP - 5 KINGSPAN

RGB 0 169 224

MATCH PPG TENANT BLUE - PANTONE 2995C

FLUROPON

DOVE GRAY

FLUROPON

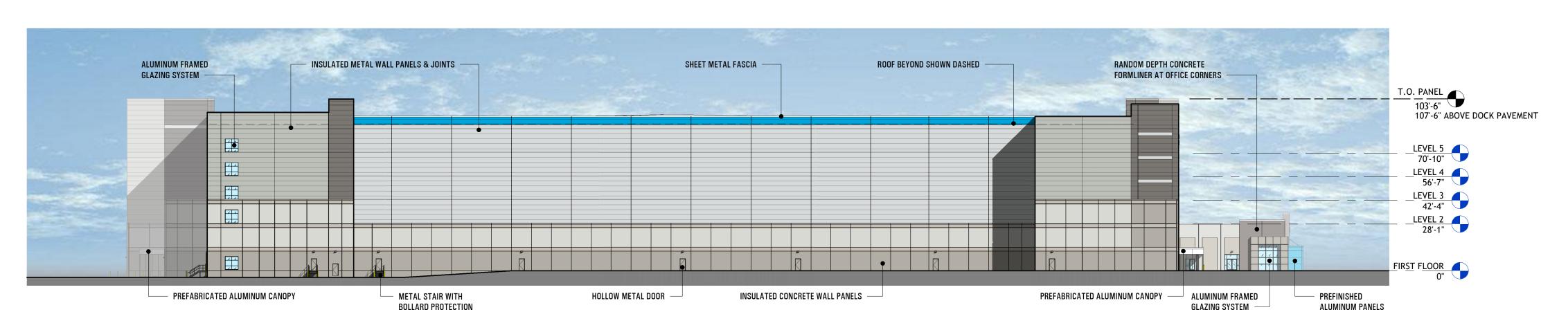
ZINC GRAY

FLUROPON

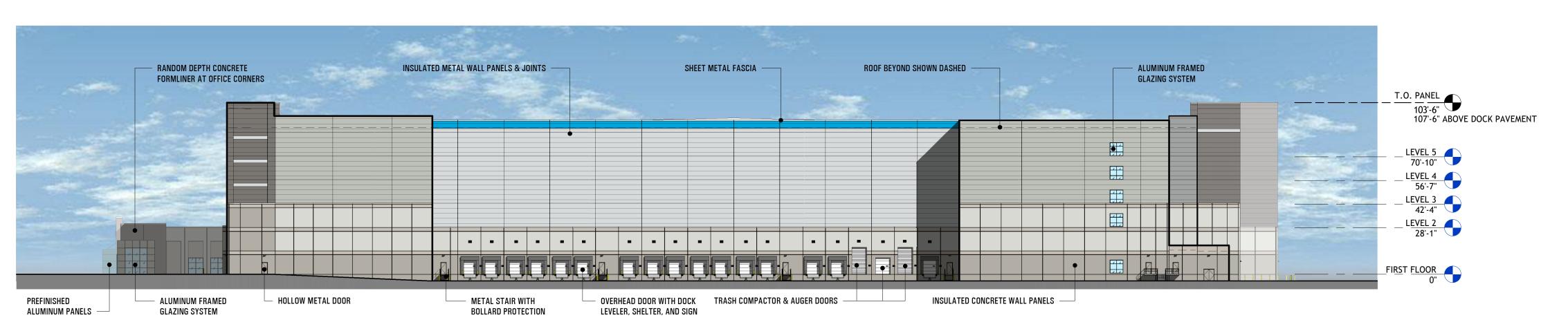
ASCOT WHITE



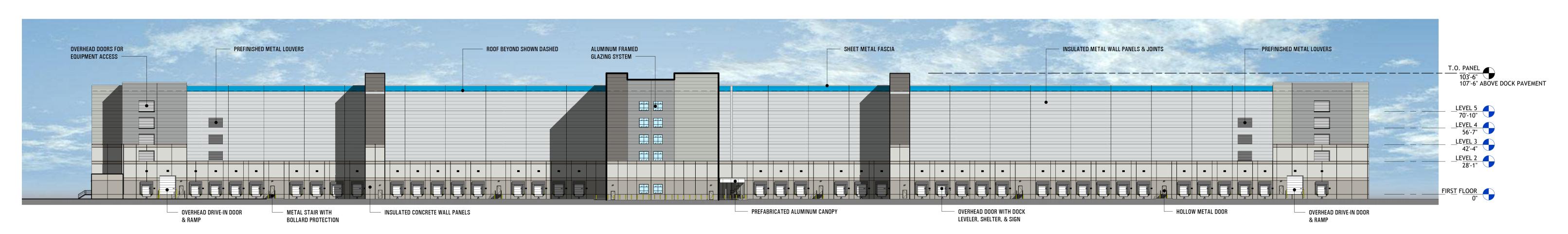
NORTH ELEVATION - FACING LOCKPORT ROAD



EAST ELEVATION - FACING TUSCARORA ROAD



WEST ELEVATION



SOUTH ELEVATION



I FTTER OF AUTHORIZATION

Gotham Homes 18, LLC, the owner of a property located on the south side of Lockport and Packard Roads (Tax IDs 132.18-1-2, 146.05-1-9, 146.06-1-1 and 146.06-1-2) (the "Property") in the Town of Niagara, does hereby authorize JB2 Partners LLC (on behalf of prospective purchaser of the Property) and its employees, agents, contractors, including without limitation its Attorneys, including Phillips Lytle LLP, to file any application(s) for approvals, authorizations or permits from any and all relevant governmental authorities necessary for the development, construction, and/or operation of a warehouse storage and distribution facility on the Property.

Property Owner:

Gotham Homes 18, LLC

BA:

Authorized Signatory

TOWN OF NIAGARA

COUNTY OF NIAGARA, STATE OF NEW YORK

NIAGARA FALLS, N.Y.

7105 LOCKPORT ROAD NIAGARA FALLS, NY 14305



PHONE: (716) 297-2150 FAX: (716) 297-9262 www.townofniagara.com

Office of the Supervisor Lee S. Wallace

August 11, 2020

Foster Real Estate C/O Michael Foster 16 Warren Ave. Kenmore, NY 14217

To Whom It May Concern,

On behalf of the Town of Niagara Town Board, I would like to take this opportunity to acknowledge our total support for Niagara County's interest and pursuit of "Project Olive". The location in question is a 216 acre "shovel ready" parcel located here in the Town of Niagara. This parcel, off Porter Rd. is adjacent to the Niagara Falls International Airport and less than (2) miles from the I-190 and the Canadian Boarder as well.

Niagara County and the Town of Niagara's reasonable property tax rate along with our history in the development of a strong manufacturing base and workforce makes this site a definite prime location for the project in question. The 216 acre parcel, as well as surrounding parcels, will allow for additional room to grow as needed.

Once again the Town of Niagara is fully on board and committed to assist in bringing this great project to Niagara County and the Town of Niagara specifically.

Thank you for your time and consideration and feel free to contact me at your convenience.

Lee S. Wallace

Supervisor

Town of Niagara

TOWN OF NIAGARA REQUEST FOR BOARD ACTION



Date: February 15, 2022

1.) JB2 Partners, LLC			516.732.2307			
Name of Applicant		Pho	one No.			
8601 Dunwoody Place, Suite 302 Atla	nta	GA	30350			
Address City		state	Zip Code			
2. Type of Action: ☐ Preliminary Sin☐ Use Variance ☐ Area Variance		I Sketch Plan Review ☐ Fina Il –Use Permit ☐ Re-subdivisi				
3.8995 Lockport Road						
Property Address Current Uses: (B-1) Vacant undeveloped Property Tax Map No:		General Commercial	<u>.</u>			
SBL: 132.18-1-2; 146.05-1-9; 146.06-1-2						
Within Flood Zone Within 100' of a Regulated Wetland	☐ yes ☐ yes	☑ No ☑ No				
4. Supporting documentation:						
✓ Letter of Intent✓ Agents Letter (As Applicable)✓ Environmental Assessment Form		☐ Zoning Board of Appeals S☐ Tower application\$ ☐ Planning Board Fee\$20				
☑ Survey/Legal Description		■ Engineering Cost Recover	y.\$ 5000.00			
☑ Site Plan		☑ Development in a Floodplain \$ 100.00				
☐ Drawings (if required)		☑ SWPP Review & Inspection	on fee \$ TBD			
☐ Application for Building Permit)		☐ Special Use Permit App. S	\$			
☐ Re-subdivision application \$		☐ Rezoning Applications \$				
Note: applicant and or their agents and I certify that I have been made aware of the all I am to attend, or have an authorized agent as	pplicable Tov	wn meeting dates associated with the				
Applicant		Administr	ative Official			

TOWN OF NIAGARA REQUEST FOR BOARD ACTION



Date: February 15, 2022

1.) JB2 Partners, LLC			516.732.2307	
Name of Applicant		Phone No.		
8601 Dunwoody Place, Suite 302 Atlan	ıta	GA	30350	
Address City		state	Zip Code	
 2. Type of Action: ☐ Use Variance ☐ Preliminary Sit ☐ Area Variance 3.8995 Lockport Road 		I Sketch Plan Review ☑ Fina Il –Use Permit ☐ Re-subdivis	al Site Plan Review ion/ Minor □Rezoning	
Property Address	(D 1)	0 10 11		
Current Uses: (B-1) Vacant undeveloped Propo Tax Map No:	sed use: (B-1)	General Commercial	<u> </u>	
SBL: 132.18-1-2; 146.05-1-9; 146.06-1-2				
Within Flood Zone Within 100' of a Regulated Wetland	□ yes □ yes	☑ No ☑ No		
4. Supporting documentation:				
✓ Letter of Intent✓ Agents Letter (As Applicable)✓ Environmental Assessment Form		☐ Zoning Board of Appeals☐ Tower application		
☑ Survey/Legal Description		☑ Engineering Cost Recover	y.\$ON FILE	
☑ Site Plan		☐ Development in a Floodpl	ain \$	
☑ Drawings (if required)		☐ SWPP Review & Inspecti	on fee \$	
☐ Application for Building Permit)		☐ Special Use Permit App.	\$	
☑ Re-subdivision application \$		☐ Rezoning Applications \$		
Note: applicant and or their agents ar I certify that I have been made aware of the ap I am to attend, or have an authorized agent ac	pplicable To	vn meeting dates associated with t	_	
SH EH				
Applicant		Administr	rative Official	

TOWN OF NIAGARA REQUEST FOR BOARD ACTION



Date: February 15. 2022

1.) JB2 Partners, LLC		ţ	516.732.2307		
Name of Applicant		Pho	Phone No.		
8601 Dunwoody Place, Suite 302 Atlanta	a	GA	30350		
Address City		state	Zip Code		
2. Type of Action: ☐ Preliminary Site ☐ Use Variance ☐ Area Variance		Sketch Plan Review	l Site Plan Review on/ Minor □Rezoning		
3.8995 Lockport Road					
Property Address Current Uses: (B-1) Vacant undeveloped Propose	ed use: (B-1)	General Commercial			
Tax Map No:	70 000. (D 1)	General Commercial			
SBL: 132.18-1-2; 146.05-1-9; 146.06-1-2					
Within Flood Zone Within 100' of a Regulated Wetland	□ yes	☑ No ☑ No			
4. Supporting documentation:					
☑ Letter of Intent☑ Agents Letter (As Applicable)☑ Environmental Assessment Form		☐ Zoning Board of Appeals \$☐ Tower application\$☐ Planning Board Fee\$ O			
☑ Survey/Legal Description		☑ Engineering Cost Recovery	y.\$ ON FILE		
☑ Site Plan		☐ Development in a Floodpla	ain \$		
☑ Drawings (if required)		☐ SWPP Review & Inspection	on fee \$		
☐ Application for Building Permit)		☐ Special Use Permit App. \$	S		
☑ Re-subdivision application \$150.00		☐ Rezoning Applications \$			
Note: applicant and or their agents are I certify that I have been made aware of the app I am to attend, or have an authorized agent act	olicable Tow	n meeting dates associated with th			
A Bl					
Applicant		Administra	ative Official		

TOWN OF NIAGARA REQUEST FOR BOARD ACTION



Date: February 15, 2022

1.) JB2 Partners, LLC			516.732.2307	
Name of Applicant		Phone No.		
8601 Dunwoody Place, Suite 302 Atlant	a	GA	30350	
Address City		state	Zip Code	
2. Type of Action: ☐ Preliminary Site ☐ Use Variance ☐ Area Variance		l Sketch Plan Review □ Fina ll –Use Permit □ Re-subdivisi	l Site Plan Review on/ Minor □Rezoning	
3.8995 Lockport Road Property Address				
Current Uses: (B-1) Vacant undeveloped Propos	ed use: (B-1)	General Commercial	<u>.</u>	
Tax Map No:				
SBL: 132.18-1-2; 146.05-1-9; 146.06-1-2				
Within Flood Zone Within 100' of a Regulated Wetland	□ yes	☑ No ☑ No		
4. Supporting documentation:				
☑ Letter of Intent☑ Agents Letter (As Applicable)☑ Environmental Assessment Form		✓ Zoning Board of Appeals S ☐ Tower application\$ ☐ Planning Board Fee\$		
☑ Survey/Legal Description		☐ Engineering Cost Recover	y.\$	
☑ Site Plan		☐ Development in a Floodple	ain \$	
☑ Drawings (if required)		☐ SWPP Review & Inspection	on fee \$	
☐ Application for Building Permit)		☐ Special Use Permit App. S	\$	
☐ Re-subdivision application \$		☐ Rezoning Applications \$		
Note: applicant and or their agents are I certify that I have been made aware of the app I am to attend, or have an authorized agent act	plicable Tov	wn meeting dates associated with the		
AL BH				
Applicant		Administr	ative Official	

TOWN OF NIAGARA

COUNTY OF NIAGARA, STATE OF NEW YORK

NIAGARA FALLS, N.Y.

7105 LOCKPORT ROAD NIAGARA FALLS, NEW YORK 14305



PHONE: 297-2150 FAX: 297-9262 www.townofniagara.com

Application # Page 1 of 4

FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

This form is to be filled out in duplicate.

SECTION 1. CENERAL PROVISIONS	(APPLICANT to read and sign):
SECTION 1. CENERAL PROVISIONS	ALLICALLI TO TOUGH and SIZIT!

- 1. No work may start until a permit is issued.
- 2. The permit may be revoked if any false statements are made herein.
- 3. If revoked, all work must cease until permit is re-issued.
- 4. Development shall not be used or occupied until a Certificate of Compliance is issued.
- 5. The permit will expire if no work is commenced within six months of issuance.
- 6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory requirements.
- Applicant hereby gives consent to the Local Administrator or his/her representative to make reasonable inspections required to verify compliance.
- 8. I, THE APPLICANT, CERTIFY THAT ALL STATEMENTS HEREIN AND IN ATTACHMENTS TO THIS APPLICATION ARE, TO THE BEST OF MY KNOWLEDGE, TRUE AND ACCURATE.

/ .	דתת	TOANT	ים מדמאו	ATT IDE
A	PPI	JCANT	'S SIGN	(ATURE)

DATE__02/14/2022

SECTION 2: PROPOSED DEVELOPMENT (To be completed by APPLICANT)

	NAME	ADDRESS	TELEPHONE
APPLICANT	JB2 Partners, LLC	8601 Dunwoody Place, Suite 302, Atlanta GA 30350	516.732.2307
BUILDER	Langan	One North Broadway, Suite 910, White Plains, NY 1060	01 914.323.7400
ENGINEER	Langan	One North Broadway, Suite 910, White Plains, NY 1060	1 914.323.7400

PROJECT LOCATION:

To avoid delay in processing the application, please provide enough information to easily identify the project location. Provide the street address, lot number or legal description (attach) and, outside urban areas, the distance to the nearest intersecting road or well-known landmark. A sketch attached to this application showing the project location would be helpful.

See Let	ter of Intent.	•
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	, '	

TOWN OF NIAGARA FLOOD PLAIN DEVELOPMENT PERMIT APPLICATION

		APPLICATION # PAGE 2 of 4
DESCRIPTION OF WORK (Check all	applicable boxes):	
A. STRUCTURAL DEVELOPMENT		
ACTIVITY	STRUCTURE TYPE	
 New Structure ☐ Addition ☐ Alteration ☐ Relocation ☐ Demolition ☐ Replacement 	☐ Residential (1-4 Family) ☐ Residential (More than 4 Family) ☐ Non-residential (Floodproofing? ☐ ☐ Combined Use (Residential & Con ☐ Manufactured (Mobile) Home (In factured Home Park? ☐ Yes)	nmercial)
ESTIMATED COST O	F PROJECT \$	
B. OTHER DEVELOPMENT ACTIV	TITIES:	
☐ Drainage Improvements (Include Improvements) ☐ Road, Street or Bridge Construction (New or Expansion) ☐ Individual Water or Sewer System ☐ Other (Please Specify)	ral Development Checked Above) ing Dredging and Channel Modifications ding Culvert Work) action b) em	
SECTION 3: FLOODPLAIN DETER	MINATION (To be completed by LOCA	AL ADMINISTRATOR)
The proposed development is located	on FIRM Panel No, Dated	
The Proposed Development:		
☐ Is <u>NOT</u> located in review is complete a	a Special Flood Hazard Area (Notify the nd NO FLOODPLAIN DEVELOPMEN	applicant that the application T PERMIT IS REQUIRED).
☐ Is located in a Spe FIRM zone designa 100-Year flood elev	cial Flood Hazard Area. tion is ation at the site is: Ft. NGV.	D (MSL)
	elopment is located in a floodwayDated	
☐ See Section 4 for a	additional instructions.	

DATE

TOWN OF NIAGARA FLOOD PLAIN DEVELOPMENT PERMIT APPLICATION

APPLICATION #___ PAGE 3 of 4

SECTION 4: ADDITIONAL INFORMATION REQUIRED (To be completed by LOCAL ADMINISTRATOR)

The applicant must submit the documents checked below before the application can be processed:
☐ A site plan showing the location of all existing structures, water bodies, adjacent roads, lot dimensions and proposed development.
☐ Development plans, drawn to scale, and specifications, including where applicable: details for anchoring structures, proposed elevation of lowest floor (including basement), types of water resistant materials used below the first floor, details of floodproofing of utilities located below the first floor and details of enclosures below the first floor. Also,
☐ Subdivision or other development plans (If the subdivision or other development exceeds 50 lots or 5 acres, whichever is the lesser, the applicant <u>must</u> provide 100-year flood elevations if they are not otherwise available).
☐ Plans showing the extent of watercourse relocation and/or landform alterations.
☐ Top of new fill elevationFt. NGVD (MSL).
☐ Floodproofing protection level (non-residential only)Ft. NGVD (MSL). For floodproofed structures, applicant must attach certification from registered engineer or architect.
☐ Certification from a registered engineer that the proposed activity in a regulatory floodway will not result in <u>any</u> increase in the height of the 100-year flood. A copy of all data and calculations supporting this finding must also be submitted.
□ Other:
SECTION 5: PERMIT DETERMINATION (To be completed by LOCAL ADMINISTRATOR)
I have determined that the proposed activity: A. □ Is B. □ Is not
in conformance with provisions of Local Law #, 19 The permit is issued subject to the conditions attached to and made part of this permit.
SIGNED, DATE
If BOX A is checked, the Local Administrator may issue a Development Permit upon payment of designated
fee. <u>If BOX B is checked</u> , the Local Administrator will provide a written summary of deficiencies. Applicant may revise and resubmit an application to the Local Administrator or may request a hearing from the Board of

TOWN OF NIAGARA FLOOD PLAIN DEVELOPMENT PERMIT APPLICATION

						AP) PA	PLICATION # GE 4 of 4
APPEALS:	Appeale Hearing Appeal	ed to Board o ; date: s Board Deci	f Appeals? □ Yesion Approved	es			
	Conditi	ons					· · · · · · · · · · · · · · · · · · ·
							·
		1					
			,				
is issued)			,				ificate of Compliance
registered Complete	profession 1 or 2 be	nal engineer low.	or a licensed la	nd surveyor (or at	lach a co	meano	st be completed by a n to this application).
<u>A</u> 1	reas, bott	tom of lowest	structural memb NGVD (MSL).	er of the lowest 1100	or, excludi	па риша	
2. A	ctual (As	s-Built) Eleva	tion of floodproof	fing protection is _		FT	. NGVD (MSL).
				of the above informa			
SECTION	7: COM	IPLIANCE A	CTION (To be co	ompleted by LOCA	L ADMIN	ISTRAT	OR)
mi - r oc	AT ADM	INTSTRATO	R will complete the		able based	d on insp	ection of the project to
INSPECT	TIONS:	DATE DATE	BYBYBY	DEFICIE DEFICIE DEFICIE	NCIES?	☐ YES	□ NO
SECTION	N 8: CE	RTIFICATE	OF COMPLIANO	CE(To be completed	d by LOC	AL ADM	INISTRATOR)

EXHIBIT 8 SITE PLAN REVIEW STANDARDS

The Project requires Site Plan Approval from the Town Board, with a recommendation from the Planning Board, based on the Code standards laid out in Appendix B Section B3 of the Code. That section of the Code, together with the Applicant's response to each standard, is listed below.

A. Zoning compliance and compatibility with the Master Plan.

Applicant Response: See above discussion of the Town's Comprehensive Plan and the status of the Project as a permitted use in the Town's HI District. As detailed therein, the Site was suggested by the Town as a location for the Project, following the Town's efforts in obtaining shovel ready certification for the Site.

B. Location, arrangement, size, design and general site compatibility of buildings, lighting and signs; adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, dividers and traffic controls.

Applicant Response: The Site has been designed to provide parking for trailers, cars, and motorcycles. Additionally, the Site will provide 28 Americans with Disabilities Act (ADA) parking spaces and five ADA van parking spaces. It is estimated that approximately 8% of Project employees will carpool, and the Site is designed to accommodate an on-Site transit stop which will be coordinated with the Niagara Frontier Transportation Authority. The Project design and signage will facilitate efficient circulation for cars and trucks at the Site, and detailed plans for signage, striping, and lighting are included in the Site Plans.

C. Location, arrangement, appearance and sufficiency of off-street parking and loading.

Applicant Response: The Project would include 55 loading docks, 414 trailer parking stalls (469 total trailer locations), and 1,755 car parking stalls (including 16 motorcycle parking spaces). As detailed in the Exhibit 12, the Project provides sufficient parking and loading space for the proposed use of the Site, as the Project meets all Code requirements, and significant plantings surround parking areas as depicted in the Site Plans.

D. Adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.

Applicant Response: See Site Plans for details regarding pedestrian access.

E. Adequacy of stormwater and drainage facilities; adequacy of water supply and sewage disposal facilities. If a stormwater pollution prevention plan (SWPPP) was submitted with the site plan, the Planning Board shall not recommend approval of the site plan unless such site plan and SWPPP comply with the performance and design criteria and standards set forth in Article XIV of Chapter 245, Zoning, of the Town Code.

Applicant Response: The SWPPP for the Project (included in Exhibit 12) complies with all applicable design and performance criteria and standards set forth in the Code. Specifically, the SWPPP meets all technical standards set forth by the relevant guidance documents cited in the Code. Further, the Sewer and Water Reports included in Exhibit 12 demonstrate that sufficient water and sewer capacity exist to service the Site.

F. Adequacy, type and arrangement of trees, shrubs and other landscaping constituting a visual and/or noise buffer between the applicant's and adjoining lands, including the maximum retention of existing vegetation.

Applicant Response: As detailed in the Site Plans (Exhibit 1), the Project includes an extensive landscaping plan to serve as a visual and noise buffer between the Project and adjoining lands. The landscaping plan has been designed based on the Applicant's experience with similar facilities as well as the specific needs of the Site to mitigate any potential adverse impacts from the Project on neighboring properties and consists of 900 trees and evergreens, as well as 386 shrubs and grasses. Further, approximately 140 acres of the Site will be left as open space.

G. Adequacy of fire lanes and other emergency zones and the provision of fire hydrants.

Applicant Response: The Project has been designed to ensure sufficient fire lanes, emergency zones, and the provision of necessary fire hydrants across the Site to service the Project. See Exhibit 1. Notably, the Applicant has already commenced consultation with the Town Fire Department and related Town staff to solicit input on the Project. The Applicant looks forward to continuing to consult with Town staff regarding the Project.

H. Special attention to the adequacy and impact of structures, roadways and landscaping in areas with susceptibility to ponding, flooding and/or erosion.

Applicant Response: As noted in the EAF, the Site includes various wetlands and other areas prone to water accumulation. Notably, the Project includes extensive erosion controls and will serve to significantly improve drainage of the Site, with no development proposed in the floodplain. The SWPPP will require the careful management of stormwater discharge to on-Site stormwater management systems.

I. Overall impact on the neighborhood, including compatibility of design considerations.

Applicant Response: The SEQRA documentation provided, including the Analysis of Environmental Impacts (Exhibit 12) includes a detailed analysis of the Project's potential impacts on the neighborhood. As discussed above, the Site has been targeted for development by the Town, including specific solicitation of the Project. A comprehensive environmental review pursuant to SEQRA has already been completed by the Town in order to analyze the development of the Site, and the Project has submitted detailed envormental documentation to assess potential impacts. A number of temporary and/or minor environmental impacts have been identified in connection with the Project. However, a thorough analysis of these potential impacts reveals that, where necessary, such impacts have been mitigated to the greatest extent possible by the Project design and/or off-Site mitigation, and that none of these impacts will be significant. The Project is consistent with all design considerations with the exception of the Access Variance, which ultimately will serve to mitigate impacts on the neighborhood.

EXHIBIT 9 AREA VARIANCE REVIEW STANDARDS

Area Variance Analysis

The Project requires area variances from: the maximum building height threshold set forth in Appendix A of the Code, the total signage area set forth in Code § 245-33(D), and the design standards for access drives set forth in Code § 204-5(B)(2). The maximum building height permitted in the HI District is 40′, while the Facility is proposed to be 107′ in height at its highest point. As such, a variance of 67′ is requested ("Height Variance"). Up to two signs, each not to exceed 200 square feet, are permitted, whereas two signs, one up to 275 square feet and the other up to 288 square feet, are proposed. As such, variances of up to 75 square feet and 88 square feet are requested ("Sign Variances"). Finally, the Code provides that no entrances or exits shall be located within 100′ of any street intersection, whereas here the Project includes an access drive that connects directly to the Packard Road/Lockport Road intersection. As such, a variance of 100′ is requested ("Access Variance" and together with the Height Variance and Sign Variances, the "Requested Variances").

The Project is otherwise entirely consistent with the provisions of the Code, and is proposed at a Site suggested by the Town which is ideal for the Facility. As such, the Applicant respectfully submits that issuance of the Requested Variances is appropriate.

The typical standards for granting area variances are well established. Pursuant to New York Town Law §267-b(3)(b), and Town Code Section 255-8-50(D)(3), the ZBA must engage in a balancing test, weighing the benefit to the applicant against the detriment to the health, safety and welfare of the community or neighborhood if the area variances are granted. Below is an analysis of the Requested Variances relative to the Application.

(a) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to the nearby properties will be created by granting of the area variance;

Applicant Response: The Requested Variances will not produce an undesirable change in the character of the neighborhood or a detriment to the nearby properties. The Site has been long-targeted for development and is designated a Build-Now NY Shovel Ready Certified Site by Empire State Development. Despite the need for the Requested Variances, the Proposed Facility is located over 1,000 feet from the nearest habitable structure. The visual analysis included in the Analysis of Environmental Impacts demonstrates that the Project is well screened and significantly set back from surrounding properties. The Height Variance, though totaling 67′, actually reduces the

overall footprint of the Facility and reduces impervious surfaces on the Site from the Code-permitted 30% to less than 7%. This is a substantial decrease from the footprint considered in the FGEIS for the Site. The Sign Variances are consistent with the scale of the Facility and are not out of place in the context of the Facility. Finally, the Access Variance is designed (as detailed in the Traffic Impact Study) to ensure adequate traffic flow in the vicinity of the Site, thereby mitigating potential impacts relating to the Project.

The Site has been exhaustively reviewed by the Town, County, and State in connection with its certification as a Shovel Ready site. An FGEIS was completed for the Site, which contemplated a project with more extensive potential impacts than the Project proposed now. The Town reached out to solicit the Project specifically, and extensive additional diligence has been completed. A number of temporary and/or minor environmental impacts have been identified in connection with the Project. However, a thorough analysis of these potential impacts reveals that, where necessary, such impacts have been mitigated to the greatest extent possible by the Project design and/or off-Site mitigation, and that none of these impacts will be significant.

The Project will significantly improve the character of the neighborhood by providing employment opportunities to the community and fulfilling the Town's long-term plan of converting the Site to an industrial use.

(b) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;

Applicant Response: The benefit sought by the Applicant from the Required Variances could not be achieved without the Requested Variances. The Facility is a prototypical design necessary to accommodate the Prospective Tenant and its systems. The height of the Facility is a gating item necessary for the Project to proceed. The reduced footprint of the building necessitates the Height Variance. The Sign Variances are necessary to accommodate visibility and scale of the signage given the substantial setback of the Facility from adjacent roadways. Finally, the Access Variance is in fact necessary to achieve a benefit for the community as a whole rather than the Applicant, as discussed above the Access Variance is necessary for efficient traffic flow.

(c) whether the requested variance is substantial;

Applicant Response:

The Requested Variances may appear to be substantial, however, they are mitigated by the context of the design of the Facility and the nature of the Site. The Height Variance is mitigated by the substantial setback of the Facility from adjacent property lines, as well as the fact that the Height Variance reduces the overall footprint of the building,

allowing lot coverage to remain under 7% of the Site (whereas up to 30% would otherwise be permitted as of right). *See* Exhibit 12, Visual Analysis. The Sign Variances are consistent with the scale of the Facility and the substantial setbacks imposed by the Applicant to mitigate potential impacts to neighboring properties. Finally, the Access Variance, while totaling 100′, is deliberately calculated to ensure that the underlying purpose of the dimensional restriction at issue (efficient traffic circulation) is achieved for the Project and surrounding community. *See* Exhibit 12, Traffic Impact Study

The Town specifically solicited the Project for the Site, noting that the Site is well-suited for the Project. The Applicant respectfully submits that, in light of the mitigation proposed and the nature of the Site, the Requested Variances are warranted under the circumstances.

(d) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district;

Applicant Response:

The Required Variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The Site was previously reviewed extensively by the Town in the context of the FGEIS. A fulsome description of the Project's potential environmental impacts, as well as the various mitigation measures included in the Project is included in the Analysis of Environmental Impacts.

The Site has been exhaustively reviewed by the Town, County, and State in connection with its certification as a Shovel Ready site. An FGEIS was completed for the Site, which contemplated a project with more extensive potential impacts than the Project proposed now. The Town reached out to solicit the Project specifically, and extensive additional diligence has been completed. A number of temporary and/or minor environmental impacts have been identified in connection with the Project. However, a thorough analysis of these potential impacts reveals that, where necessary, such impacts have been mitigated to the greatest extent possible by the Project design and/or off-Site mitigation, and that none of these impacts will be significant.. See the responses above, as well as **Exhibit 12**.

(e) whether the alleged difficulty was self-created; which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area variance.

Applicant Response:

As noted above, this Site was suggested by the Town in connection with the Project. Further, the Facility is a prototypical design necessary to accommodate the Prospective Tenants and its systems. Accordingly, we respectfully submit that issuance of the Requested Variances is appropriate.

The Site has been exhaustively reviewed by the Town, County, and State in connection with its certification as a Shovel Ready site. An FGEIS was completed for the Site, which contemplated a project with more extensive potential impacts than the Project proposed now. The Town reached out to solicit the Project specifically, and extensive additional diligence has been completed. A number of temporary and/or minor environmental impacts have been identified in connection with the Project. However, a thorough analysis of these potential impacts reveals that, where necessary, such impacts have been mitigated to the greatest extent possible by the Project design and/or off-Site mitigation, and that none of these impacts will be significant. The Project will provide substantial benefits to the Town and region in addition to the Applicant.

Exhibit 10

EXHIBIT 10 RESUBDIVISION/LOT CONSOLIDATION REVIEW STANDARDS

The Site is currently split into four separate tax lots which the Applicant seeks to consolidate into a single lot for ease of administration. The Code's subdivision standards, found in Code § 135-140 and 135-141, along with the Applicant's response to each standard, are listed below. Pursuant to the Code, the lot consolidation is a minor resubdivision. We respectfully submit that the lot consolidation is appropriate considering the scale of the Project, the nature of the Site, and the Town's intention to combine the lots as described in the FGEIS.

A. Character of land. Land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood or other menace.

Applicant Response: As discussed in the Letter of Intent, the Site is approximately 216 acres and well-suited for the Project. The Town acknowledged the suitability of the Site for the Project when the Town solicited the Applicant to locate the Project at the Site. Further, the FGEIS previously completed by the Town planned for the consolidation of the four lots that comprise the Site. The consolidated Site can be used safely for building purposes, including the Project, without danger to health or peril from fire, flood or other menace.

B. Conformity of Official Map and Master Plan. Subdivisions shall conform to the Official Map of the Town and shall be in harmony with the Comprehensive Master Plan.

Applicant Response: As discussed in the Letter of Intent and above, The Town acknowledged the suitability of the Site for the Project when the Town solicited the Applicant to locate the Project at the Site. Further, the FGEIS previously completed by the Town planned for the consolidation of the four lots that comprise the Site. In addition, both the proposed lot consolidation as well as the Project conform to the Town's Official Map as well as the Comprehensive Plan.

C. Specifications for required improvements. All required improvements shall be constructed or installed to conform to the Town specifications, which may be obtained from the Town Building Department.

Applicant Response: As depicted on the Site Plans, the Applicant proposes to construct all improvements to conform to the Town's specifications.

D. Stormwater management. Subdivisions that are subject to the requirements of Article XIV of Chapter 245, Zoning, of the Town Code, shall comply with the performance and

design criteria and standards set forth in such article, in order to minimize stormwater runoff pollution, flooding, and erosion.

Applicant Response: A SWPPP has been prepared and is included in Exhibit 12, the Analysis of Environmental Impacts. The SWPPP complies with the performance nad design criteria and standards set forth in the Code, as described herein.

A. Lots to be buildable. The lot arrangement shall be such that, in constructing a building in compliance with the Zoning Law, there will be no foreseeable difficulties for reasons of topography or other natural conditions. Lots should not be of such depth as to encourage the later creation of a second building lot at the front or rear.

Applicant Response: As shown on the Site Plans the Site's topography and other natural conditions do not pose a difficulty for compliance with the Code. As detailed herein, certain Requested Variances will be required for the Project, however, the lot consolidation does not exacerbate or otherwise impact the scale of the Requested Variances. Further, the Project will not result in additional development on the Site, as the remainder of the Site will be undeveloped and serve as buffer surrounding the Facility.

B. Side lines. All side lines of lots shall be at right angles to straight street lines and radial to curved street lines, unless a variance from this rule will give a better street or lot plan.

Applicant Response: The side lines of the consolidated lot will not change since only a lot consolidation is proposed. The Site Plan shows that the side lines will remain at right angles to street lines.

C. Corner lots. In general, corner lots should be larger than interior lots to provide for proper building setback from each street and provide a desirable building site.

Applicant Response: As depicted on the Site Plan, the layout of the Facility provides for sufficient setbacks from each street abutting the Site. Further, the Site is approximately 216 acres, with the Facility located to comply with all setback requirements of the Code.

D. Driveway access. Driveway grades between the street and the setback line shall not exceed 10%.

Applicant Response: Noted. See the Site Plans attached as Exhibit 1.

E. Access from private streets. Access from private streets shall be deemed acceptable only if such streets are designed and improved in accordance with these regulations.

Applicant Response: Not applicable. The Site connects to public rights of way and does not rely upon private streets for access.

F. Monuments and lot corner markers. Permanent monuments meeting specifications approved by the Town Engineer as to size, type and installation shall be set at such block corners, angle points, points of curves in streets and other points as the Town Engineer may require, and their location shall be shown on the final subdivision plat.

Applicant Response: Acknowledged. To the extent necessary, the Applicant shall install such monuments as required by the Town Engineer.

Exhibit 11

Full Environmental Assessment Form Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project:		
Project Fifi		
Project Location (describe, and attach a general location map):		
Niagara County Parcels: 132.18-1-2, 146.05-1-9, 146.06-1-1, and 146.06-1-2		
Brief Description of Proposed Action (include purpose or need):		
Refer to Exhibit A, Project Description and Exhibit B, Site Plan Exhibits.		
Name of Applicant/Spancer	Talanhana	
Name of Applicant/Sponsor:	Telephone: 516-732-2307	
JB2 Partners, LLC	E-Mail: jbancroft@jb2partners.com	
Address: 3332 Grant Valley Road NW		
City/PO: Atlanta	State: GA	Zip Code: 30305
Project Contact (if not same as sponsor; give name and title/role):	Telephone: 914-323-7411	
Michael Finan, PE, LEED AP	E-Mail: mfinan@langan.com	
Address:		
1 North Broadway #910		
City/PO:	State:	Zip Code:
White Plains	NY	10601
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
	.1	l .

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)			
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)	
a. City Counsel, Town Board, ✓ Yes□No or Village Board of Trustees	Final Site Plan approval and lot merger approval	projected May 2022	
b. City, Town or Village ✓ Yes No Planning Board or Commission	Planning Board, site plan approval	projected May 2022	
c. City, Town or ✓ Yes□No Village Zoning Board of Appeals	Zoning Board of Appeals, area variances	projected May 2022	
d. Other local agencies ☐Yes ☑No			
e. County agencies ✓ Yes□No	Planning - 239m; Health Department - sewer and water main approval; DPW - highway permit	projected May 2022	
f. Regional agencies ✓ Yes ☐ No	Niagara County Industrial Development Agency	projected May 2022	
g. State agencies ✓ Yes□No	NYSDEC - wetland delineation report, SHPO - impact letter		
h. Federal agencies	US Army Corps of Engineers - wetland delineation report, jurisdictional report		
	or the waterfront area of a Designated Inland W with an approved Local Waterfront Revitaliza a Hazard Area?	<u></u>	
C.1. Planning and zoning actions.			
Will administrative or legislative adoption, or a only approval(s) which must be granted to enal. • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete sections C.2.			
C.2. Adopted land use plans.			
a. Do any municipally- adopted (city, town, vil where the proposed action would be located? If Yes, does the comprehensive plan include spewould be located?			
b. Is the site of the proposed action within any l Brownfield Opportunity Area (BOA); design or other?) If Yes, identify the plan(s): Remediaton Sites:932106, NYS Heritage Areas:West E	ated State or Federal heritage area; watershed: Please refer to the A	management plan; Analysis of Environmental Impacts	
c. Is the proposed action located wholly or part or an adopted municipal farmland protection If Yes, identify the plan(s): Niagara County Agricultural & Farmland Protection Plainformation.	n plan?		

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? Heavy Industry (HI) zoning district	✓ Yes No
b. Is the use permitted or allowed by a special or conditional use permit?	∠ Yes N o
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site?	☐ Yes Z No
C.4. Existing community services.	
a. In what school district is the project site located? Niagara-Wheatfield Central School District	
b. What police or other public protection forces serve the project site? Town of Niagara Police Department	
c. Which fire protection and emergency medical services serve the project site? Town of Niagara Fire Department	
d. What parks serve the project site? Veterans' Memorial Park (2.2 miles to the west), Reservoir State Park (3.1 miles to the northwest), Oppenheim County Park (4.7 miles to the northwest).	iles to the southeast)
D. Project Details	
D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed components)? Warehouse and distribution facility for consumer products.	l, include all
b. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 216.27 acres 216.27 acres	
c. Is the proposed action an expansion of an existing project or use? i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles square feet)? % Units:	☐ Yes No , housing units,
d. Is the proposed action a subdivision, or does it include a subdivision? The site is part of a lot merger (combination of lots) rather than a subdivision. i. Purpose or type of subdivision? (e.g., residential, industrial, commerciar, it mixed, specify types)	on□Yes ☑ No
ii. Is a cluster/conservation layout proposed?iii. Number of lots proposed?iv. Minimum and maximum proposed lot sizes? Minimum Maximum	□Yes□No
e. Will the proposed action be constructed in multiple phases? i. If No, anticipated period of construction: ii. If Yes: • Total number of phases anticipated • Anticipated commencement date of phase 1 (including demolition) month year • Anticipated completion date of final phase month year • Generally describe connections or relationships among phases, including any contingencies where progred determine timing or duration of future phases:	

	ct include new resid				☐Yes ✓ No
If Yes, show num	nbers of units propo				
	One Family	Two Family	Three Family	Multiple Family (four or more)	
Initial Phase					
At completion					
of all phases					
P					
g. Does the propo	sed action include	new non-residenti	al construction (incl	uding expansions)?	∠ Yes No
If Yes,			`	,	– –
i. Total number	of structures	1_			*Structure includes warehous
ii. Dimensions (in feet) of largest p	roposed structure:	107_height;	1041.7 width; and558.3 length	primary guardhouse, seconda
iii. Approximate	extent of building	space to be heated	or cooled:	3,400,000 square feet	guardhouse, and a water tank
h Doos the prope	seed action include	construction or of	har activities that wi	Il result in the impoundment of any	∠ Yes N o
				agoon or other storage?	∠ 168□110
If Yes,	s creation of a wate	er suppry, reservoir	i, poliu, iake, waste i	agoon of other storage:	
·	impoundment: Sto	rmwater manageme	nt and to balance earth	work	
	oundment, the prin			Ground water Surface water st	treams Other specify:
Surface runoff from t	· · · · · ·	cipal source of the	water.	Ground water burrace water so	reams Tourer speemy.
		vne of impounded	contained liquids an	d their source	
Stormwater runoff fro	•	ype of impounded	contained inquites an	d then source.	
		ed impoundment	Volume:	3.62 million gallons; surface are	a: 2.16 acres
v. Dimensions of	of the proposed dan	or impounding st	ructure:	4 height; 620 length See SWPPF	o for additional information.
				ructure (e.g., earth fill, rock, wood,	
Earth fill				on of Dry Pond 30, since the pond is partially	
				ound. The volume of the proposed impound	
D.2. Project Op	orations	olume. Since dry pond	30 is designed to be dry,	the berms will temporarily detain water in st	torm events.
				luring construction, operations, or bo	
		ation, grading or in	nstallation of utilities	s or foundations where all excavated	
materials will r	emain onsite)				
If Yes:	0.1				
-	•				
				to be removed from the site?	
	•	•			
	nat duration of time			-	
iii. Describe natu	re and characteristi	cs of materials to	be excavated or dred	ged, and plans to use, manage or dis	pose of them.
· ************************************			. 1		
			xcavated materials?		☐Yes ☐No
ii yes, descri	be				
				acres	
				acres	
			or dredging?	feet	
	avation require blas				□Yes □No
ix. Summarize sit	e reclamation goal	s and plan:			
-					
b. Would the pro-	posed action cause	or result in alterat	ion of, increase or de	ecrease in size of, or encroachment	✓ Yes No
			ach or adjacent area?		<u>_</u> _ * · · ·
If Yes:	, , , , , , , , , , , , , , , , , , , ,	.,,, 00			
	vetland or waterboo	ly which would be	affected (by name.	water index number, wetland map no	umber or geographic

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placeme alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in squ	
The project will require the placement of fill within wetlands totaling approximately 2.75 acres. The placement of	
construction of the building and associated infrastructure, including parking areas and internal access drives.	7 III WIII Idoliitate trie
iii. Will the proposed action cause or result in disturbance to bottom sediments?	□Yes □ No
If Yes, describe:	
iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?If Yes:	☐ Yes ✓ No
acres of aquatic vegetation proposed to be removed:	
expected acreage of aquatic vegetation remaining after project completion:	
purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):	
proposed method of plant removal:	
if chemical/herbicide treatment will be used, specify product(s):	
v. Describe any proposed reclamation/mitigation following disturbance: Mitigation of wetland impacts is proposed through the purchase of wetland mitigation credits from the Ducks Unlimited	Buffalo-Eighteen Mile Creek
Service Area. c. Will the proposed action use, or create a new demand for water?	∠ Yes N o
If Yes:	6 1 651 10
i. Total anticipated water usage/demand per day: 44,022 gallons/day	
ii. Will the proposed action obtain water from an existing public water supply?	∠ Yes □ No
If Yes:	
Name of district or service area: Town of Niagara Water Department	
 Does the existing public water supply have capacity to serve the proposal? 	✓ Yes No
• Is the project site in the existing district?	✓ Yes No
 Is expansion of the district needed? 	☐ Yes ✓ No
 Do existing lines serve the project site? 	✓ Yes No
iii. Will line extension within an existing district be necessary to supply the project?	∠ Yes □ No
If Yes:	
Describe extensions or capacity expansions proposed to serve this project:	
project will connect to the existing 10-inch diameter ACP water main along Lockport Road	
Source(s) of supply for the district: <u>Niagara County Water District - Chippawa Channel of the Niagara River</u>	
<i>iv</i> . Is a new water supply district or service area proposed to be formed to serve the project site? If, Yes:	☐ Yes ✓ No
Applicant/sponsor for new district:	
Date application submitted or anticipated:	
Decree description of the first of the second of the secon	
v. If a public water supply will not be used, describe plans to provide water supply for the project:	
vi. If water supply will be from wells (public or private), what is the maximum pumping capacity:	gallons/minute.
d. Will the proposed action generate liquid wastes?	∠ Yes □ No
If Yes:	
i. Total anticipated liquid waste generation per day: 44,022 gallons/day	
ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all	
approximate volumes or proportions of each):	
Sanitary wastewater	
iii. Will the proposed action use any existing public wastewater treatment facilities?	✓ Yes □ No
If Yes:	
Name of wastewater treatment plant to be used: 7227 Williams Road (Town of Wheatfield)	
Name of district: Niagara Country Water District	
Does the existing wastewater treatment plant have capacity to serve the project?	∠ Yes N o
• Is the project site in the existing district?	✓ Yes □No
• Is expansion of the district needed?	☐ Yes ☑ No

 Do existing sewer lines serve the project site? 	∠ Yes N o
 Will a line extension within an existing district be necessary to serve the project? 	□Yes ∠ No
If Yes:	
Describe extensions or capacity expansions proposed to serve this project:	
<i>iv.</i> Will a new wastewater (sewage) treatment district be formed to serve the project site?	☐Yes ☑ No
If Yes:	I les 🗾 No
Applicant/sponsor for new district:	
Date application submitted or anticipated: What is the receiving water for the wastewater discharge?	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including	specifying proposed
receiving water (name and classification if surface discharge or describe subsurface disposal plans):	speenying proposed
vi. Describe any plans or designs to capture, recycle or reuse liquid waste:	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point	∠ Yes \ No
sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?	
If Yes:	
<i>i.</i> How much impervious surface will the project create in relation to total size of project parcel?	
Square feet or Square fiet or Square fiet or Square feet or Square fiet or	
Square feet or 216.3 acres (parcel size)	
ii. Describe types of new point sources. Stormwater outfalls pipes	
iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjac	ent properties,
groundwater, on-site surface water or off-site surface waters)?	1 1 /
Stormwater runoff will be directed to on-site stormwater management facilities including bioretentions and wet ponds.	
If to surface waters, identify receiving water bodies or wetlands:	
Will stormwater runoff flow to adjacent properties?	☐ Yes ✓ No
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwa	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel	Z Yes □No
combustion, waste incineration, or other processes or operations?	7 105 1 10
If Yes, identify:	
<i>i.</i> Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)	
ractor-trailers	
<i>ii.</i> Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)	
iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)	
HVAC_rooftop units	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Perm	nit, □Yes ☑No
or Federal Clean Air Act Title IV or Title V Permit?	
If Yes:	- □V _{aa} □Na
i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet	Yes□No
ambient air quality standards for all or some parts of the year)	
ii. In addition to emissions as calculated in the application, the project will generate:	
•Tons/year (short tons) of Carbon Dioxide (CO ₂)	
•Tons/year (short tons) of Nitrous Oxide (N ₂ O)	
•Tons/year (short tons) of Perfluorocarbons (PFCs)	
•Tons/year (short tons) of Sulfur Hexafluoride (SF ₆)	
•Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)	
Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	

h. Will the proposed action generate or emit methane (included landfills, composting facilities)? If Yes:	ding, but not limited to, sewage treatment plants,	☐Yes ✓ No
i. Estimate methane generation in tons/year (metric):ii. Describe any methane capture, control or elimination me electricity, flaring):	easures included in project design (e.g., combustion to	generate heat or
Will the proposed action result in the release of air polluta quarry or landfill operations? If Yes: Describe operations and nature of emissions (e.g., di		□Yes ✓ No
j. Will the proposed action result in a substantial increase in new demand for transportation facilities or services? If Yes: i. When is the peak traffic expected (Check all that apply) Randomly between hours of to to ii. For commercial activities only, projected number of tru Distribution Center Trucks (AM Peak) - 46	: ☑ Morning ☑ Evening ☐Weekend	✓Yes□No
 iii. Parking spaces: Existing	sting roads, creation of new roads or change in existing out Rd east of the Packard Rd intersection, and one on Tuscard available within ½ mile of the proposed site? ortation or accommodations for use of hybrid, electric	Yes No g access, describe:
k. Will the proposed action (for commercial or industrial profor energy? If Yes: i. Estimate annual electricity demand during operation of the Approximately 3,350 MWhrs ii. Anticipated sources/suppliers of electricity for the project other):	he proposed action:	Yes No local utility, or
Natio <u>nal Grid</u> iii. Will the proposed action require a new, or an upgrade, to	o an existing substation?	∠ Yes No
Hours of operation. Answer all items which apply. i. During Construction:	 ii. During Operations: Monday - Friday: 24 Hours Saturday: 24 Hours Sunday: 24 Hours Holidays: 24 Hours 	

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction,	∠ Yes □No
operation, or both?	
If yes:	
i. Provide details including sources, time of day and duration:	
Facility adds rooftop HVAC equipment (does not vary throughout day) and vehicle and truck activity. On-site noise not expected acoustical impact per DEC guideline. HVAC and motor vehicle sounds will comply with all local and state noise codes.	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?	☐ Yes ☑ No
Describe:	
n. Will the proposed action have outdoor lighting?	✓ Yes □No
If yes:	
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structure.	
Light sources include building-mounted (@25') and pole-mounted (@40' max). Luminaries are dark-sky, high-efficiency LED light provide uniform and energy-conscious illumination to walkways and parking lots on-site.	nts with cut-oil shields to
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?Describe:	☐ Yes ☑ No
o. Does the proposed action have the potential to produce odors for more than one hour per day?	☐ Yes ☑ No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to near	
occupied structures:	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?	☐ Yes ☑ No
If Yes:	
i. Product(s) to be stored	
iii. Generally, describe the proposed storage facilities:	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides	es, 🔲 Yes 🗹 No
insecticides) during construction or operation?	
If Yes:	
i. Describe proposed treatment(s):	
ii. Will the proposed action use Integrated Pest Management Practices?	☐ Yes ☐ No
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposof solid waste (excluding hazardous materials)?	osal ☑ Yes □ No
If Yes:	
i. Describe any solid waste(s) to be generated during construction or operation of the facility:	
• Construction:	
• Operation :	
ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid v	
Construction: On-site recycling will be provided and privately hauled to a recycling facility.	
Operation: On-site recycling will be provided and privately hauled to a recycling facility.	
iii. Proposed disposal methods/facilities for solid waste generated on-site:	
Construction: Solid waste will be handled by a private contractor.	
Operation:Solid waste will be handled by a private contractor	

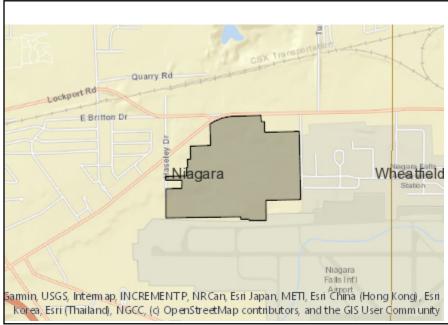
	ification of a solid waste mana	gement facility?	Yes 🗹 No
If Yes: Type of management or handling of wests proposed for the site (e.g., recycling or transfer station, composting, landfill, or			
<i>i.</i> Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities):			
ii. Anticipated rate of disposal/processing:			
• Tons/month, if transfer or other non-		, or	
• Tons/hour, if combustion or thermal			
iii. If landfill, anticipated site life:			
t. Will the proposed action at the site involve the comme	rcial generation, treatment, sto	orage, or disposal of hazard	ous □Yes ✓ No
waste?			
If Yes:		- J -4 f:1:4	
i. Name(s) of all hazardous wastes or constituents to be	e generated, nandled or manag	ed at facility:	
ii. Generally describe processes or activities involving	hazardous wastes or constituer	its:	
			
::: Caracifo amount to be hondled an amount of			
iii. Specify amount to be handled or generatedtiv. Describe any proposals for on-site minimization, rec		onstituents:	
w. Describe any proposais for on-site minimization, rec	yening of rease of nazardous e	onstituents.	
v. Will any hazardous wastes be disposed at an existing			□Yes□No
If Yes: provide name and location of facility:			
If No: describe proposed management of any hazardous	wastes which will not be sent	to a hazardous wasta facilit	
in two, describe proposed management of any nazardous	wastes which will not be sent	to a nazardous waste facilit	.y.
E. Site and Setting of Proposed Action			
E.1. Land uses on and surrounding the project site			
E.1. Land uses on and surrounding the project site a. Existing land uses.			
E.1. Land uses on and surrounding the project site a. Existing land uses. i. Check all uses that occur on, adjoining and near the		(
E.1. Land uses on and surrounding the project site a. Existing land uses. i. Check all uses that occur on, adjoining and near the ☐ Urban Industrial Commercial Residence.	dential (suburban) Rural		Dist
E.1. Land uses on and surrounding the project site a. Existing land uses. i. Check all uses that occur on, adjoining and near the ☐ Urban			Station
E.1. Land uses on and surrounding the project site a. Existing land uses. i. Check all uses that occur on, adjoining and near the ☐ Urban ☑ Industrial ☐ Commercial ☑ Residence ☐ Forest ☑ Agriculture ☐ Aquatic ☑ Other ii. If mix of uses, generally describe:	dential (suburban) Rural r (specify): Niagara Falls Internat	ional Airport and Air Reserve S	
E.1. Land uses on and surrounding the project site a. Existing land uses. i. Check all uses that occur on, adjoining and near the ☐ Urban	dential (suburban) Rural r (specify): Niagara Falls Internat Airport. Residential uses are seen	ional Airport and Air Reserve S	
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E.1. Land uses on and surrounding the project site a. Existing land uses. i. Check all uses that occur on, adjoining and near the ☐ Urban ☐ Industrial ☐ Commercial ☐ Residence ☐ Agriculture ☐ Aquatic ☐ Othe ii. If mix of uses, generally describe: Adjacent to the east and south by the Niagara Falls International to the west. Commercial and industrial business are found along b. Land uses and covertypes on the project site.	dential (suburban) Rural r (specify): Niagara Falls Internat Airport. Residential uses are seen the east side of Packard Road.	ional Airport and Air Reserve s	orth and Packard Road
E.1. Land uses on and surrounding the project site a. Existing land uses. i. Check all uses that occur on, adjoining and near the ☐ Urban ☑ Industrial ☐ Commercial ☑ Residence ☑ Agriculture ☐ Aquatic ☑ Othe ii. If mix of uses, generally describe: Adjacent to the east and south by the Niagara Falls International to the west. Commercial and industrial business are found along b. Land uses and covertypes on the project site. Land use or	dential (suburban) Rural r (specify): Niagara Falls Internat Airport. Residential uses are seen the east side of Packard Road. Current	along Lockport Road to the no	Orth and Packard Road Change
E.1. Land uses on and surrounding the project site a. Existing land uses. i. Check all uses that occur on, adjoining and near the Urban Industrial Commercial Residence Forest Agriculture Aquatic Othe ii. If mix of uses, generally describe: Adjacent to the east and south by the Niagara Falls International to the west. Commercial and industrial business are found along b. Land uses and covertypes on the project site. Land use or Covertype	dential (suburban) Rural r (specify): Niagara Falls Internat Airport. Residential uses are seen the east side of Packard Road.	ional Airport and Air Reserve s	orth and Packard Road
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E.1. Land uses on and surrounding the project site a. Existing land uses. i. Check all uses that occur on, adjoining and near the ☐ Urban ☑ Industrial ☐ Commercial ☑ Resident of the Land uses, generally describe: Adjacent to the east and south by the Niagara Falls International to the west. Commercial and industrial business are found along b. Land uses and covertypes on the project site. Land use or Covertype • Roads, buildings, and other paved or impervious surfaces • Forested	dential (suburban) Rural r (specify): Niagara Falls Internat Airport. Residential uses are seen the east side of Packard Road. Current Acreage 5.1 37.0	Acreage After Project Completion 56.3 22.9	Change (Acres +/-) +51.2
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E.1. Land uses on and surrounding the project site a. Existing land uses. i. Check all uses that occur on, adjoining and near the ☐ Urban ☐ Industrial ☐ Commercial ☐ Resident of the Land uses, generally describe: Adjacent to the east and south by the Niagara Falls International to the west. Commercial and industrial business are found along b. Land uses and covertypes on the project site. Land use or Covertype • Roads, buildings, and other paved or impervious surfaces • Forested • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	dential (suburban) Rural r (specify): Niagara Falls Internat Airport. Residential uses are seen the east side of Packard Road. Current Acreage 5.1 37.0	Acreage After Project Completion 56.3 22.9	Change (Acres +/-) +51.2
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E.1. Land uses on and surrounding the project site a. Existing land uses. i. Check all uses that occur on, adjoining and near the Urban	Airport. Residential uses are seen the east side of Packard Road. Current Acreage 5.1 37.0 0.0	Acreage After Project Completion 56.3 22.9 0.0	Change (Acres +/-) +51.2 -14.1 0.0
E.1. Land uses on and surrounding the project site a. Existing land uses. i. Check all uses that occur on, adjoining and near the Urban ☑ Industrial ☐ Commercial ☑ Residence ☑ Agriculture ☐ Aquatic ☑ Other ii. If mix of uses, generally describe: Adjacent to the east and south by the Niagara Falls International to the west. Commercial and industrial business are found along b. Land uses and covertypes on the project site. Land use or Covertype Roads, buildings, and other paved or impervious surfaces Forested Meadows, grasslands or brushlands (nonagricultural, including abandoned agricultural) Agricultural (includes active orchards, field, greenhouse etc.) Surface water features	Airport. Residential uses are seen the east side of Packard Road. Current Acreage 5.1 37.0 0.0 130.8	Acreage After Project Completion 56.3 22.9 0.0 23.9	Change (Acres +/-) +51.2 -14.1 0.0 -106.9
E.1. Land uses on and surrounding the project site a. Existing land uses. i. Check all uses that occur on, adjoining and near the Urban	Airport. Residential uses are seen the east side of Packard Road. Current Acreage 5.1 37.0 0.0 130.8 0.0 45.5	Acreage After Project Completion 56.3 22.9 0.0 23.9 1.6 42.8	Change (Acres +/-) +51.2 -14.1 0.0 -106.9 +1.6 -2.7
E.1. Land uses on and surrounding the project site a. Existing land uses. i. Check all uses that occur on, adjoining and near the Urban Industrial Commercial Residual Industrial Aquatic Othe ii. If mix of uses, generally describe: Adjacent to the east and south by the Niagara Falls International to the west. Commercial and industrial business are found along b. Land uses and covertypes on the project site. Land use or Covertype • Roads, buildings, and other paved or impervious surfaces • Forested • Meadows, grasslands or brushlands (nonagricultural, including abandoned agricultural) • Agricultural (includes active orchards, field, greenhouse etc.) • Surface water features (lakes, ponds, streams, rivers, etc.) • Wetlands (freshwater or tidal) • Non-vegetated (bare rock, earth or fill)	Airport. Residential uses are seen the east side of Packard Road. Current Acreage 5.1 37.0 0.0 130.8	Acreage After Project Completion 56.3 22.9 0.0 23.9	Change (Acres +/-) +51.2 -14.1 0.0 -106.9 +1.6
E.1. Land uses on and surrounding the project site a. Existing land uses. i. Check all uses that occur on, adjoining and near the ☐ Urban	Airport. Residential uses are seen the east side of Packard Road. Current Acreage 5.1 37.0 0.0 130.8 0.0 45.5	Acreage After Project Completion 56.3 22.9 0.0 23.9 1.6 42.8	Change (Acres +/-) +51.2 -14.1 0.0 -106.9 +1.6 -2.7

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain:	□Yes☑No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities:	∏Yes ⊮ No
e. Does the project site contain an existing dam?	□Yes☑No
If Yes: i. Dimensions of the dam and impoundment:	
Dam height: feet	
• Dam length: feet	
• Surface area: acres	
Volume impounded: gallons OR acre-feet ii Dom's spicing begand electrication:	
ii. Dam's existing hazard classification:iii. Provide date and summarize results of last inspection:	
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility.	□Yes ☑ No lity?
If Yes: i. Has the facility been formally closed?	□Yes□ No
If yes, cite sources/documentation:	
<i>ii.</i> Describe the location of the project site relative to the boundaries of the solid waste management facility:	
iii. Describe any development constraints due to the prior solid waste activities:	
Describe any development constraints due to the prof sond waste ded vides.	
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin	∠ Yes No
property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?	
If Yes: Please refer to the Analysis of Environmental Impacts document for mo i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred.	
Former Niagara Airport Drag Strip on the southern portion of the site was decommissioned in 1974. Potential releases of oil and/or h	
including petroleum products associated with the strip may have impacted soil, groundwater, and/or soil gas quality at the site.	
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?	✓ Yes□ No
If Yes:	
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site	∠ Yes No
Remediation database? Check all that apply:	
 ✓ Yes – Spills Incidents database ✓ Yes – Environmental Site Remediation database Provide DEC ID number(s):	
Neither database	
ii. If site has been subject of RCRA corrective activities, describe control measures:	
Long-term groundwater and surface water monitoring, grounwater removal by extraction well/collection trench, enhanced natural bio groundwater removal by collection trench and bedrock pumping well and discharge to a POTW for treatment.	remediation,
<i>iii.</i> Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): 932106 Please refer to the Analysis of Environmental Impacts document for more	✓ Yes No
If yes, provide DEC ID number(s): 932106 Please refer to the Analysis of Environmental Impacts document for more iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):	information.
	zardoue weets
Active Resource Conservation and Recovery Program at 914 Tactical Airlift Group (Site Code: 932106) - related to the closure of hastorage unit associated to the U.S. Reserve Command at Niagara Falls International Airport.	zaiuous wasie

v. Is the project site subject to an institutional control			□Yes☑No
 If yes, DEC site ID number: Describe the type of institutional control (e.g	1 - 1tilation or assument):		
Describe any use limitations:Describe any engineering controls:			
Will the project affect the institutional or eng	gineering controls in place?		□Yes□No
• Explain:			
E.2. Natural Resources On or Near Project Site			
a. What is the average depth to bedrock on the project	site?	<u>6.6</u> feet	
b. Are there bedrock outcroppings on the project site?			☐ Yes ✓ No
If Yes, what proportion of the site is comprised of bedi	rock outcroppings?	%	
c. Predominant soil type(s) present on project site:	Odessa silty clay loam	87.9 %	
Vr. C. r	Lakemont silty clay loam	6.9 %	
	Cayuga and Cazenovia silt loams	5.2_%	
d. What is the average depth to the water table on the p	project site? Average:0.7 f	feet	
	<u> </u>	Please refer to the Analysis	
e. Drainage status of project site soils: Well Drained Moderately V	d:% of site Well Drained:% of site	Impacts document for more	information.
	ned		
f. Approximate proportion of proposed action site with		100 % of site	_
1. Approximate proportion of proposed action site with	10-15%:	% of site	
	15% or greater:	% of site	
g. Are there any unique geologic features on the project If Yes, describe:			□Yes ☑ No
ii Tes, describe.			
h. Surface water features.i. Does any portion of the project site contain wetland	ls or other waterbodies (including st	treams, rivers,	∐Yes ☑ No
ponds or lakes)? ii. Do any wetlands or other waterbodies adjoin the pr	oject site?		∠ Yes No
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.			-
iii. Are any of the wetlands or waterbodies within or a state or local agency?	djoining the project site regulated b	y any federal,	✓ Yes □No
iv. For each identified regulated wetland and waterboo		_	
Lakes or Ponds: Name		Classification	
 Wetlands: Name <u>see Wetland Delineat</u> Wetland No. (if regulated by DEC) 	tion Report	Approximate Size 45.558	AC
v. Are any of the above water bodies listed in the most	t recent compilation of NYS water of	quality-impaired	☐Yes ☑ No
waterbodies? If yes, name of impaired water body/bodies and basis f	for listing as impaired.		
If yes, flame of imparied water body/bodies and basis i	of fisting as impaned.		
i. Is the project site in a designated Floodway?			✓ Yes No
j. Is the project site in the 100-year Floodplain?			∠ Yes N o
k. Is the project site in the 500-year Floodplain?			□Yes ☑ No
1. Is the project site located over, or immediately adjoin	ning, a primary, principal or sole so	urce aquifer?	□Yes ✓No
If Yes: i. Name of aquifer:			
i. Name of aquiter.			

m. Identify the predominant wildlife spec Songbirds	ies that occupy or use the project site: Grey Squirrel	White-tailed deer	
Songbirds Eastern cottontail	Grey Squirter	vviite tailed deer	
<u> Lation ottoman</u>			
n. Does the project site contain a designate	ed significant natural community?		☐ Yes ☑ No
If Yes:			
i. Describe the habitat/community (comp	position, function, and basis for designat	tion):	
<i>ii.</i> Source(s) of description or evaluation	1:		
iii. Extent of community/habitat:			
• Currently:		acres	
	as proposed:		
• Gain or loss (indicate + or -):		acres	
o. Does project site contain any species of			✓ Yes No
endangered or threatened, or does it con	tain any areas identified as habitat for a	n endangered or threatened speci	es?
If Yes:			
i. Species and listing (endangered or threate	ened):		
Short-eared Owl			
p. Does the project site contain any specie	es of plant or animal that is listed by NY	'S as rare, or as a species of	□Yes☑No
special concern?	•	•	
If Yes:			
i. Species and listing:			
·			
To the consist site and district and com-	andlessed for bounding the continue fishing	an shall fishing?	DV ZN.
q. Is the project site or adjoining area curr If yes, give a brief description of how the			□Yes ☑ No
if yes, give a orier description of now the	proposed detion may affect that use.		·
E.3. Designated Public Resources On o			
a. Is the project site, or any portion of it, le		ct certified pursuant to	∠ Yes No
Agriculture and Markets Law, Article 2 If Yes, provide county plus district name/			
if ites, provide county plus district name/	Humber. NAGCO7		
b. Are agricultural lands consisting of high			∐ Yes ∠ No
i. If Yes: acreage(s) on project site?ii. Source(s) of soil rating(s):			
c. Does the project site contain all or part	of, or is it substantially contiguous to, a	registered National	□Yes ∠ No
Natural Landmark? If Yes:			
	☐ Biological Community ☐ G	Geological Feature	
ii. Provide brief description of landmark			
d. Is the project site located in or does it a	djoin a state listed Critical Environment	al Area?	□Yes☑No
If Yes:			
i. CEA name:			
ii. Basis for designation:iii. Designating agency and date:			
Designating agency and date.			

e. Does the project site contain, or is it substantially contiguous to, a bu which is listed on the National or State Register of Historic Places, or Office of Parks, Recreation and Historic Preservation to be eligible for If Yes: i. Nature of historic/archaeological resource: Archaeological Site	r that has been determined by the Commission	
ii. Name: iii. Brief description of attributes on which listing is based:		
f. Is the project site, or any portion of it, located in or adjacent to an are archaeological sites on the NY State Historic Preservation Office (SH		☐Yes ✓No
g. Have additional archaeological or historic site(s) or resources been in If Yes:i. Describe possible resource(s):		□Yes ☑ No
ii. Basis for identification:		
h. Is the project site within fives miles of any officially designated and scenic or aesthetic resource? If Yes:		∠ Yes N o
 i. Identify resource: Veterans' Memorial Park, Reservoir State Park, Oppenh ii. Nature of, or basis for, designation (e.g., established highway overletc.): State and local parks 	ook, state or local park, state historic trail or	scenic byway,
iii. Distance between project and resource: Closest to project is 2.1 n		
 i. Is the project site located within a designated river corridor under the Program 6 NYCRR 666? If Yes: i. Identify the name of the river and its designation: 		☐ Yes No
·		□Yes □No
F. Additional Information Attach any additional information which may be needed to clarify your project. If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.		
G. Verification I certify that the information provided is true to the best of my knowled	edge.	
Applicant/Sponsor Nar Michael Finan, PE, LEED-AP of Langan on behalf of the applicant.	Date_2/15/2022	
Signature Muchal trian	Title Senior Associate/VP	



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediaton Sites:932106, NYS Heritage Areas:West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	932106
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	932106
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No

E.2.I. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Short-eared Owl
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	NIAGc07
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No