

**TOWN OF CORTLANDVILLE  
3577 TERRACE ROAD  
CORTLAND, NEW YORK 13045-3552**

**APPLICATION FOR CONDITIONAL PERMIT**

**APPLICANT**

Name Route 222 Cortlandville LLC Fee Paid \_\_\_\_\_

Address 1777 East Henrietta Rd, Bldg A, Ste 100 Phone 585-329-3259  
Rochester, NY 14623

**PROPERTY OWNER**

Name Rossler-Herwood Properties, LLC Phone \_\_\_\_\_

Address 45 S. Rossler Avenue, Buffalo, New York 14206

**PROPERTY INFORMATION**

Location of property NY Route 222, Town of Cortlandville, NY

Tax Map No. of Parcel Proposed lot will be created as an outlot of parcel 86.13-01-58.100 and  
be completed as part of the proposed subdivision for the project.

PROPERTY ACQUIRED ON, OR PENDING DATE OF AQUISION \_\_\_\_\_

IS PROPERTY IN FLOOD PLAIN? YES  NO

ZONING DISTRICT B-3: Planned Commercial Business District

PROJECT DISCRPTION Subdivision for outlot, construction of 3,531 sf urgent care clinic with parking,  
landscaping, dumpster enclosure, etc.

Information to be included will be drawn from a checklist in Article XIV of the Cortlandville Zoning Law.

DATE OF APPLICATION 8/18/20

  
\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Planning Board Chairperson

PERMIT GRANTED \_\_\_\_\_

PERMIT DENIED \_\_\_\_\_



# **Design Narrative**

For  
wellNOW Urgent Care  
Route 222  
Cortland, NY

Design narrative is based on review of Article XXIII Design and Development Guidelines

## **A. Site design and building orientation.**

- 1) The proposed structure is set between an existing quick service restaurant (Burger King) and an open parking lot for a large retail strip center.
- 2) The proposed structure has a similar setback of the quick service restaurant and addresses the main façade to Route 222 while maintaining four-sided architecture that addresses the remaining open public area which occurs on all sides of this development.
- 3) Parking has been shown on the two sides and rear of the building, which allows the front of the building to be left for a landscape area to soften the appearance of the structure from Route 222.

## **B. Building Design and architectural features.**

- 1) The proposed building design follows a corporate prototypical appearance created to compliment both commercial and residential neighborhood characteristics.
- 2) The facades feature multiple materials, textures and details all combined into a harmonious appearance that is appropriate for the existing commercial neighborhood.
- 3) The proposed architectural elements are carried to all four sides of the structure to provide an aesthetic appearance to the adjacent public area on all sides of this development.
- 4) The building materials used, featuring stone and brick to 12' above grade, with the EIFS material provided well above the areas subjected to traffic providing additional detail, create a timeless appearance.
- 5) The overall color tones are classic in appearance with the use of the red accent color to help identify the building use.
- 6) The placement, number and size of the windows are designed to provide a human scale and rhythm to the facility.

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

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

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

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: wellNOW Cortlandville			
Project Location (describe, and attach a location map): NY Route 222, Town of Cortlandville, NY			
Brief Description of Proposed Action: The proposed project will include an urgent care clinic with parking located around the proposed site.			
Name of Applicant or Sponsor: Route 222 Cortlandville LLC		Telephone: 585-329-3259 E-Mail: jneu@donohoemgmt.com	
Address: 1777 East Henrietta Rd, Bldg A, Ste 100			
City/PO: Rochester		State: NY	Zip Code: 14623
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: County Health Dept, NYSDOT, County SWC Dept.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.52 acres	
b. Total acreage to be physically disturbed?		0.64 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.52 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

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



TOWN OF CORTLANDVILLE  
3577 TERRACE ROAD  
CORTLAND, NY 13045

ZONING BOARD OF APPEALS  
AREA VARIANCE FINDINGS & DECISION

Applicant: Route 222 Cortlandville LLC Phone#: 585-329-3259

Address: 1777 East Henrietta Rd, Bldg A, Suite 100, Rochester Fee: \$100

Property Owner: Rosler-Herwood Properties, LLC

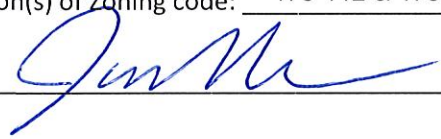
Appeal Concerns Property at the following address: Address not assigned yet - site is east of 1096 NY-222

Tax Map #: Proposed lot will be created as an outlot of parcel 86.13-01-58.100

Zoning District Classification: B-3; Planned Commercial Business District

Use for which Variance is requested: Urgent care clinic-medical clinic signage. The monument sign is proposed 4' from the property line rather than the required 15' due to the proposed outlot property line. Three building signs are proposed on the north, east and west elevations rather than the allowable 2 building signs.

Applicable Section(s) of Zoning code: 178-112 & 178-111(B)

Signature:  Date: 8-27-20

TEST: No area variance will be granted without a consideration by the board of the following factors:

1. Whether an undesirable change would be produced in character of neighborhood or a detriment to nearby properties: Yes  No

Reason: The proposed signage will not have a negative impact on the neighborhood or nearby properties. All surrounding properties are commercial and the proposed development will be a positive addition to the neighborhood.

2. Whether benefit sought by applicant can be achieved by feasible alternative to the variance: Yes  No

Reason: Due to the nature of the urgent care clinic use, signage on the three (3) sides as proposed will allow patients to identify the property coming from either direction. The monument sign location as proposed is due to the new proposed outlot property line. The proposed sign is further from the roadway than the Burger King sign to the west and the sign will not cause any sight issues for traffic.

Zoning Board of Appeals Area Variance Findings & Decision

3. Whether the requested variance is substantial: Yes \_\_\_\_\_ No x

Reason: The visibility of the building and monument signage is vital for the proposed use and conformance with tenant prototypical signage at other facilities. The signs will not cause harm to the community.

4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood: Yes \_\_\_\_\_ No x

Reason: The proposed signage will not have a negative impact on the physical and environmental conditions of the neighborhood. The existing site is currently part of a parking lot for the retail uses to the south. The surrounding neighborhood is all commercially developed.

5. Whether the alleged difficulty was self-created: Yes \_\_\_\_\_ No x

Reason: The proposed development requires the subdivision and creation of an outlot. The size of the created outlot and layout of the proposed development does not allow the monument sign to be the required 15' from the property line and still be visible to passing motorists. The proposed signage on 3 sides of the building allows for adequate visibility from all sides of the building and is the prototypical signage for tenant facilities.

DETERMINATION OF ZBA BASED ON THE ABOVE FIVE FACTORS:

The ZBA, after taking into consideration the above five factors, finds that:

\_\_\_\_\_ The Benefit to the Applicant DOES NOT outweigh the Detriment to the Neighborhood or Community and therefore the variance request is denied.

\_\_\_\_\_ The benefit to the Applicant DOES outweigh the Detriment to the Neighborhood or Community.

Reason: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

TOWN OF CORTLANDVILLE  
3577 TERRACE ROAD  
CORTLAND, NEW YORK 13045-3552

AQUIFER PROTECTION DISTRICT SPECIAL PERMIT

APPLICANT

Fee Paid \_\_\_\_\_

Name Route 222 Cortlandville LLC

Phone 585-329-3259

Address 1777 East Henrietta Road, Bldg A, Ste 100, Rochester, NY 14623

PROPERTY OWNER

Name Rossler-Herwood Properties, LLC

Phone \_\_\_\_\_

Address 45 S. Rossler Avenue, Buffalo, New York 14206

If applicant is a Corporation, list name, address, phone and fax numbers of all corporate officers and directors on reverse side.

PROPERTY INFORMATION

Location of property NY Route 222, Town of Cortlandville, NY

Tax Map No. of Parcel Proposed lot will be created as an outlot of parcel 86.13-01-58.100 and be completed as part of the proposed subdivision for the project.

PROPERTY ACQUIRED ON, OR PENDING DATE OF AQUISION \_\_\_\_\_

IS PROPERTY IN FLOOD PLAIN? YES  NO

AQUIFER PROTECTION AREA \_\_\_\_\_

ZONING DISTRICT B-3; Planned Commercial Business District

Information to be provided as per Article and Section 178-47 of the Town of Cortlandville Zoning Law.

DATE OF APPLICATION 8/12/20

  
Signature of Applicant

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Supervisor

PERMIT GRANTED \_\_\_\_\_

PERMIT DENIED \_\_\_\_\_



**TO THE TOWN PLANNING BOARD  
TOWN OF CORTLANDVILLE  
CORTLAND COUNTY, NEW YORK**

Planning Board File No. \_\_\_\_\_

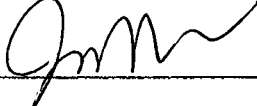
**APPLICATION FOR APPROVAL OF SUBDIVISION OF LAND**

Date \_\_\_\_\_

The undersigned owner(s) desire(s) to subdivide a parcel of land described as follows:

- 1.) Name of owner(s): Rossler-Herwood Properties, LLC  
Address: 45 S. Rossler Avenue, Buffalo, New York 14206
  
- 2.) Name of Subdivider: Route 222 Cortlandville LLC  
Address: 1777 East Henrietta Rd, Bldg A, Ste 100, Rochester, NY 14623
  
- 3.) Property address of Subdivided land: NY Route 222, Town of Cortlandville, NY  
Tax Map Parcel # Proposed lot will be created as an outlot of parcel 86.13-01-58.100 and be completed as part of the proposed subdivision for the project.
  
- 4.) Mortgage, liens, and encumbrances: Unknown
  
- 5.) A Final Plat layout is hereby attached for approval, showing proposed public streets and other information as required on, and with the Final Plat.
  
- 6.) Is this subdivision subject to General Municipal Law approval? \_\_\_\_\_

The undersigned hereby applies for approval of said subdivision and covenants and agrees with the Town of Cortlandville upon approval of said Final Plat and subsequent Subdivision Plat to install such utilities as are required and to complete the streets as finally approved or in lieu of this to post a performance bond as set forth and provided in the "Requirements for Approval of Subdivision Plans in the Town of Cortlandville".

Signature 

**Record & Return:**

Harter Secrest & Emery LLP  
1600 Bausch & Lomb Place  
Rochester, New York 14604  
Attention: Patrick J. Quigley, Jr., Esq.

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**EASEMENT AGREEMENT**

**THIS EASEMENT AGREEMENT** (this “**Easement**”) is made as of the \_\_\_ day of \_\_\_\_\_, 2020 (the “**Effective Date**”), by and between **ROSSLER-HERWOOD PROPERTIES, LLC**, a New York limited liability company, with an address at 45 S. Rossler Avenue, Buffalo, New York 14206 (“**Grantor**”), and [**NEW BUYER ENTITY TO BE INSERTED**], a New York limited liability company, with an office c/o Harter Secrest & Emery LLP, 1600 Bausch & Lomb Place, Rochester, New York 14604 (“**Grantee**”).

**WHEREAS**, Grantor was the owner of a certain parcel of improved real property containing approximately 5.0 acres of land located at 1120-1122 N.Y.S. Route 222 in the Town of Cortlandville, County of Cortland, State of New York and identified as tax map identification number 86.13-01-58.100 (the “**Grantor’s Land**”); and

**WHEREAS**, a portion of the Grantor’s Land was recently subdivided and acquired by Grantee, which acquired parcel consists of approximately [\_\_\_\_\_] acres of land as described on **Exhibit A** attached hereto and incorporated herein by reference (the “**Grantee’s Land**”); and

**WHEREAS**, following the subdivision and the acquisition by Grantee of the Grantee’s Land, the Grantor’s Land now consists of [\_\_\_\_\_] acres of land as described on **Exhibit B** attached hereto and incorporated herein by reference, and a site plan depicting the subdivided parcels is attached hereto as **Exhibit C** and incorporated herein by reference; and

**WHEREAS**, in connection with Grantee’s acquisition of the Grantee’s Land, Grantor agreed to grant Grantee a permanent access easement over a portion of the Grantor’s Land for the purpose of providing ingress and egress for vehicular and pedestrian traffic to and from the Grantee’s Land across the Grantor’s Land to N.Y.S. Route 222 and a permanent signage easement for the purpose of allowing Grantee’s pylon, monument and other signage to be constructed and installed on the Grantor’s Land; and

**WHEREAS**, the parties are desirous of formalizing an agreement surrounding the easements to be granted by Grantor to Grantee and have entered into this Easement for such purpose.

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements herein set forth and other good and valuable consideration, the receipt of which are hereby acknowledged, the parties agree as follows:

**ARTICLE 1 –GRANT OF EASEMENTS**

**Section 1.01. Access/Ingress/Egress; Signage.**

(a) Grantor hereby grants and conveys to Grantee and Grantee’s tenants, occupants, employees, agents, customers, suppliers, invitees, guests and contractors (collectively, the “**Grantee’s Representatives**”) a permanent easement and right of way for the purpose of providing a means of ingress and egress for vehicles (including without limitation, commercial vehicles, delivery trucks, and heavy-duty trucks) and pedestrians to and from Grantee’s Land and N.Y.S. Route 222 over a certain portion of the

Grantor's Land (the "Access Easement"), which Access Easement is shown on **Exhibit D** attached hereto and made a part hereof and legally described on **Exhibit D-1** attached hereto and made a part hereof (the "Access Easement Area").

(b) Grantor hereby grants and conveys to Grantee and the Grantee's Representatives a permanent easement for the purpose of installing and constructing Grantee's pylon, monument and other signage (collectively, the "Grantee's Signs") on a portion of the Grantor's Land and the right of Grantee to access such Grantee's Signs and operate, maintain, repair, illuminate, modify and replace same (the "Sign Easement," and together with the Access Easement shall collectively be referred to herein as the "Easements"), which Sign Easement is shown on **Exhibit D** attached hereto and made a part hereof and legally described on **Exhibit D-1** attached hereto and made a part hereof (the "Sign Easement Area," and together with the Access Easement Area shall collectively be referred to herein as the "Easement Area").

## **ARTICLE 2 - MAINTENANCE AND OPERATION**

### **Section 2.01. Maintenance and Repair.**

(a) Grantor, at Grantor's sole cost and expense, shall maintain in good condition and repair the Easement Area, including, without limitation, the removal of snow, ice (including necessary salting) and debris, and maintaining, resurfacing, replacing or repairing the asphalt, concrete, paving, curbs, and/or striping and resealing of the Easement Area. Grantee shall maintain all of Grantee's Signs located on the Grantor's Land (but shall not be responsible for maintaining the Sign Easement Area). In the event Grantor fails to comply with its obligations as set forth herein, Grantee may, in its sole discretion, perform Grantor's obligations and invoice Grantor for the costs incurred by Grantee in performing Grantor's obligations hereunder, whereupon Grantor shall be solely responsible for such costs and shall reimburse Grantee within fifteen (15) days following receipt of Grantee's invoice.

(b) Grantor shall cause the Easement Area to comply with all applicable requirements of law and governmental regulations at all times.

## **ARTICLE 3 - COVENANTS AND RESTRICTIONS**

### **Section 3.01. Covenants and Restrictions.**

(a) No parking of any kind by Grantor, Grantee or the Grantee's Representatives shall be allowed on the Easement Area. Grantor and its successors and assigns specifically reserve the right of use and enjoyment of the Easement Area for all purposes, including, but not limited to, the right of ingress and egress over the Easement Area.

(b) Neither party shall cause or permit any obstruction to the free flow of traffic and use of the Easement Area. Grantor shall use its reasonable efforts to ensure that its respective agents, customers, invitees, licensees, tenants and employees do not interfere with or obstruct Grantee's rights to utilize, or to conduct its business operations upon the Easement Area and shall not place fences, structures, barriers or other obstructions in such areas which may interfere with Grantee's ability to use and enjoy the Easement Area.

## **ARTICLE 4 – INDEMNIFICATION**

**Section 4.01. Indemnification.** Grantee shall indemnify, defend and hold Grantor harmless from any damages or liabilities to persons or property directly caused by Grantee's exercise of any of the easement rights upon the Easement Area granted to Grantee pursuant to this Easement, except for any claims, losses, expenses, damage or liability arising from the acts or omissions of Grantor or its officers,

employees, agents, invitees, licensees, contractors, and/or subcontractors. Grantor shall indemnify, defend and hold Grantee harmless from any damages or liabilities to persons or property arising from or out of any occurrence in or upon the Grantor's Land except for any claims, losses, expenses, damage or liability arising from the negligent acts or omissions of Grantee or the Grantee's Representatives.

## **ARTICLE 5 - AUTHORITY AND CONSENT**

**Section 5.01. Authority.** Grantor hereby represents and warrants to Grantee that Grantor has good title to the Grantor's Land and the Easement Area. Grantor further represents and warrants that Grantor has the right to grant the easement rights herein granted and the person executing this Easement on behalf of Grantor has the full legal authority to bind such party.

**Section 5.02. Third Party Consent.** Grantor further warrants and represents to Grantee (a) that no additional approval from any lender, lender's successor and assign, bankruptcy trustee, bankruptcy court or other court of law, or any other third party is necessary to enter into this Easement or agree to the provisions contained herein, and (b) that the terms of this Easement are approved and are not in conflict with any other agreement or restriction affecting Grantor, Grantor's Land, or otherwise. Grantor indemnifies and holds harmless Grantee, and its respective successors and assigns, from a breach of the warranties and representations contained in this Article 5.

## **ARTICLE 6 - MISCELLANEOUS**

**Section 6.01. Recitals.** The recitals set forth above are hereby incorporated herein.

**Section 6.02. Entire Easement; Amendment.** This Easement constitutes the entire understanding and agreement with respect to the subject matter hereof, and supersedes all prior agreements and understandings related thereto. No amendment of this Easement shall be valid unless made in writing and signed by both parties.

**Section 6.03. Successors and Assigns.** Every agreement, easement, covenant, promise, undertaking, condition, right, privilege, option and restriction made, declared, granted or assumed, as the case may be, in this Easement, and the benefits and burdens thereof, shall run with the title to the Grantor's Land and the Grantee's Land and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

**Section 6.04. Notices.** All notices, requests, demands or other communications hereunder shall be in writing and deemed given (i) when delivered personally, or (ii) on the day deposited in the U.S. Mail, by registered or certified mail, return receipt requested, postage prepaid, or (iii) on the day deposited with a recognized overnight courier service (such as Federal Express).

**Section 6.05. Severability.** If any provision of this Easement, or any portion thereof, or the application thereof to any person or circumstances, shall to any extent be held invalid, inoperative or unenforceable, the remainder of this Easement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby. It shall not be deemed that any such invalid provision affects the consideration for this Easement. Each provision of this Easement shall be valid and enforceable to the fullest extent permitted by law.

**Section 6.06. Governing Law.** This Easement shall be governed by and construed in accordance with the laws of the State of New York.

**Section 6.07. Headings and Exhibits.** The Article headings in this Easement are for convenience only, shall in no way define or limit the scope or content of this Easement, and shall not be

considered in any construction or interpretation of this Easement or any part hereof. All exhibits referred to herein and attached hereto shall be deemed part of this Agreement.

**Section 6.08. Relationship.** Nothing in this Easement shall be construed to make the parties partners or joint venturers or render any party liable for the debts or obligations of the other.

**Section 6.09. Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which collectively shall constitute one, fully executed instrument.

*[Signature pages follow]*

**IN WITNESS WHEREOF**, Grantor and Grantee have caused this Easement to be executed and delivered as of the day and year first above written.

**GRANTOR:**

**ROSSLER-HERWOOD PROPERTIES, LLC**  
a New York limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF NEW YORK )  
COUNTY OF \_\_\_\_\_ ) <sup>ss</sup>

On the \_\_\_\_ day of \_\_\_\_\_, in the year 2020 before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

\_\_\_\_\_  
Notary Public

**GRANTEE:**

[ \_\_\_\_\_ ]  
a New York limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF NEW YORK )  
COUNTY OF \_\_\_\_\_ ) <sup>ss</sup>

On the \_\_\_\_ day of \_\_\_\_\_, in the year 2020 before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

\_\_\_\_\_  
Notary Public

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE GRANTOR'S LAND**



**EXHIBIT B**

**LEGAL DESCRIPTION OF THE GRANTEE'S LAND**

**EXHIBIT C**  
**SITE PLAN DEPICTING THE GRANTOR'S LAND AND THE GRANTEE'S LAND**

**EXHIBIT D**

**LEGAL DESCRIPTION OF THE EASEMENTS**

**ACCESS EASEMENT LEGAL DESCRIPTION**

**SIGN EASEMENT LEGAL DESCRIPTION**

**EXHIBIT D-1**

**DRAWING DEPICTING THE EASEMENT AREA**

**DRAWING OF ACCESS EASEMENT AREA**

**DRAWING OF SIGN EASEMENT AREA**

GENERAL MUNICIPAL LAW

Zoning Referral Form

Conditional Permits, Special Permits, Site Plan Reviews & Variances

Director  
CORTLAND COUNTY PLANNING DEPARTMENT  
37 Church St.  
Cortland, NY 13045-2838  
Telephone: (607) 753-5043  
Fax: (607) 753-5150

GML No. 0 8 6 . 1 3 - 0 1 - 5 8 . 1 0 0  
(Tax Map Number)

Date: \_\_\_\_\_

Submitting Officer: Bruce Weber, Planning & Zoning Officer

Municipality: Town of Cortlandville

Mailing Address: 3577 Terrace Road, Cortland, NY 13045

Phone Number: (607) 756-7052 Fax Number: (607) 758-7922

Type of Referral

The applicant request the following:

Variance: x Bulk – Article XVIII Section 178-112 & 178-111(B)  
Use – Article \_\_\_\_\_ Section \_\_\_\_\_

Special Permit: Article X Section 178-46B

Conditional Permit: Article VIIIA Section 178-36.9E(2)

Site Plan Review: Article \_\_\_\_\_ Section \_\_\_\_\_

Reason(s) for request: Subdivision for outlot, construction of 3,531 sf urgent care clinic with parking, landscaping, dumpster enclosure, etc.

Is the above action a **Type 1** x, **Type 2** \_\_\_\_\_, or unlisted action under the State Environmental Quality Review Act? Attach required environmental assessment forms for Type I and unlisted actions.

The following information is required for your application to be complete:

1. Name of petitioner: Route 222 Cortlandville LLC

Owners name (if different): Rossler-Herwood Properties, LLC

Date of acquisition: Approximately 30-60 days

Address: 1777 East Henrietta Rd, Bldg A, Suite 100, Rochester

State: NY Zip: 14623

Phone Number: 585-329-3259 Fax Number: \_\_\_\_\_

- 2. A Site Plan Map showing:
  - a. Scale (1 inch equals 20 feet if site is less than 1 acre or an agreed upon scale for a site larger than 1 acre)
  - b. North Arrow
  - c. Physical Characteristics of Site, existing and proposed (Topography, Water and Vegetation)
  - d. Layout Plan Showing buildings, parking and available utilities
  - e. Surface and Subsurface Drainage Plan, incorporated with Layout Plan
  - f. Location of County or State facility pursuant to Section 239 l, m and n of the General Municipal Law
  - g. Location Map at 1"=1000' scale
  - h. Area Map at 1"=200' or an agreed upon scale
    - (1) zoning classification of subject and adjoining properties
    - (2) surrounding land use within 500 feet of subject property
    - (3) surrounding zoning classifications

3. A certified Tax Map from the Cortland County Office of Real Property and Assessment showing the property lines of the applicant's property. Subdivision map for outlot included.

4. Availability of public utilities and services:

8" Extension Proposed \_\_\_\_\_ Town of \_\_\_\_\_  
 Water x District Cortlandville ; Sewer x District Cortlandville ;  
 Fire Protection NA District NA ; Refuse Collection \_\_\_\_\_  
 Special services required: NA

5. Does Site Plan conform to municipal master plan? \_\_\_\_\_ If not why? \_\_\_\_\_

6. Does Site Plan conform to county land use plan? \_\_\_\_\_ If not why? \_\_\_\_\_

7. School District: Homer Central School District

8. Projected energy consumption: \_\_\_\_\_ Type: \_\_\_\_\_

9. Traffic generation (expected vehicle departures and arrivals per 24 hour period) : 16 AM peak hour  
trips & 14 PM peak hour trips per ITE Trip Generation.

NOTE: All maps require the name and address of the N.Y.S. licensed engineer or land surveyor responsible for preparing the seal and map.

\_\_\_\_\_  
Signature and Title of Submitting Official

(REVISED: 8/01)

**GENERAL MUNICIPAL LAW**

**Subdivision Referral Form**

Director  
CORTLAND COUNTY PLANNING DEPARTMENT  
37 Church St.  
Cortland, NY 13045-2838  
Telephone: (607) 753-5043  
Fax: (607) 753-5150

GML No. 0 8 6 . 1 3 - 0 1 - 5 8 . 1 0 0  
(Tax Map Number)

Date: \_\_\_\_\_

Submitting Officer: **BRUCE A. WEBER, CEO**

Municipality: **TOWN OF CORTLANDVILLE**

Mailing Address: **RAYMOND G. THORPE MUNICIPAL BUILDING  
3577 TERRACE ROAD  
CORTLAND, NEW YORK 13045**

Phone Number: **(607)756-7490**

Fax Number: **(607)756-6753**

Please Submit the Following Information

1. Identification:  Preliminary Subdivision Plan OR  Final Subdivision Plan

Name: Sub Lot R-1 for wellNOW Urgent Care Clinic. Petitioner: Route 222 Cortlandville LLC

Address: Site is east of 1096 NY-222. Petitioner Address: 1777 East Henrietta Rd., Bldg A, Suite 100  
Rochester, NY 14623

Phone Number: 585-329-3259 Fax Number: \_\_\_\_\_

A. Owner or Lessee: Rossler-Herwood Properties, LLC

1. Date of acquisition: To be acquired in approximately 30-60 days by Route 222 Cortlandville LLC

B. Architect or Engineer: Excel Engineering, Inc.  
Surveyor: GPI Engineering, Landscape, Architecture & Surveying, LLP

2. Layout Characteristics:

A. Total Acres of Subdivision: 0.52 Total No. of Lots: 1

Has area been previously approved for subdivision: No If yes, when: \_\_\_\_\_

and, if any, amount of construction completed \_\_\_\_\_

B. Type of Units: NA - Commercial Development

### NUMBER OF UNITS

Type	Number of Structures	2 Bedrooms	3 Bedrooms	4+ Bedrooms
Single Family				
Multi-Family				
Townhouses				
Condominiums				
Commercial	1			

C. Recreation:

Is there any recreation in the plan? No, if yes, what type and number?

Percentage of recreational area of total subdivision: NA

D. Sanitary Facilities:

Type of Sewage Disposal:

Public, District No. \_\_\_\_\_

Private, Lateral to Town of Cortlandville System

Type of Water Supply: 8" Extension Proposed

Public, District No. Town of Cortlandville

Private, \_\_\_\_\_

Have Sanitary Facilities been approved by Cortland County Health Department? NA

If not, why? \_\_\_\_\_

3. Does the subdivision conform to Municipal Master Plan? \_\_\_\_\_

If not, why? \_\_\_\_\_

4. Does the subdivision conform to County Master Plan? \_\_\_\_\_ If not, why? \_\_\_\_\_

5. Availability of public utilities and services:

Fire Protection: x District: Cortlandville Fire Dept, Police Protection: x

District: Cortland County Sheriff. Refuse Collection: \_\_\_\_\_

Special Services Required: NA



6. School District: Homer Central School District

7. Projected energy consumption: \_\_\_\_\_ Type: \_\_\_\_\_

8. Traffic generation (expected vehicle departures and arrivals per 24 hour period) : \_\_\_\_\_  
16 AM peak hour trips & 14 PM peak hour trips per ITE Trip Generation.

9. Attach a copy of any environmental assessment or environmental impact statement required under the State Environmental Quality Review Act (SEQR).

10. Subdivision Map Showing:

- A. Title of Development
- B. Date
- C. Scale (at 1" equals 50')
- D. North Arrow
- E. Seal, signature, name and address of licensed engineer or land survey or certifying the subdivision plot.
- F. Name and address of owner(s)
- G. Location Map Showing Location of Subdivision Within Municipality (1"=1000' Scale)
- H. Surrounding Land Use (Within 200')
- I. Zoning Classification of Surrounding Lands (within 200')
- J. Location of State and County Facility within 500' of subject development
- K. Street Layout with pavement widths and names
- L. Street Right-of-Way Widths
- M. Topography (Not greater than 10' contour intervals)
- N. Zoning Classifications of Subdivision and requirements
- O. Location of Recreation Area and type of Improvements
- P. Numbered Lots with Dimensions
- Q. Existing Natural and Manmade Drainage Features (e.g. ponds, streams, culverts)
- R. Present Site Conditions (e.g. easements, existing utilities, structures, trees, streets, etc.)

11. For Subdivisions of 25 lots or more, an assessment covering but not limited to the following: public utilities, environmental considerations, existing services and facilities and traffic generation may be required.

Additional Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NOTE: All maps require the name and address of the N.Y.S. licensed engineer or land surveyor responsible for preparing the seal and map.

\_\_\_\_\_  
Signature and Title of Submitting Official

(REVISED: 8/01)

**ENGINEER'S REPORT**  
**FOR:**  
**wellNOW Urgent care**  
**Cortlandville, NY**  
**Excel Project No: 1949300**

**August 19, 2020**



Prepared By:  
Jason Daye, P.E.  
Contact: Devin Winter  
Excel Engineering Inc.  
100 Camelot Drive  
Fond du Lac, WI 54935  
920-926-9800

## I. SUMMARY

The proposed development is located the south side of NY Route 222 within the Town of Cortlandville, NY. The project site is bound by NY Route 222 on the north, residential property on the east, and commercial development on the west and south. The existing site is currently part of a parking lot for the retail uses to the south. The development is proposing to create an outparcel for the development over the existing parking lot. The site currently drains from the north to the south to and into the existing site storm sewer system. The proposed development will reduce the site impervious surface coverage from 100% impervious to 75.7% impervious. This results in a net reduction of impervious surfaces of 5,435 sf. The existing site can be seen in the proposed planset.

The proposed project will include an urgent care clinic with parking located around the proposed site. The proposed dumpster enclosure is located on the south side of the facility and away from the street side. The proposed utilities will connect to the Town's system along the north side of the property. The proposed development reduces site runoff from the existing condition and will drain to inlets that will drain stormwater easterly to the existing storm sewer system. The proposed project will disturb less than 1 acre and reduce site impervious. This is exempt from stormwater requirements of the Town and State. The proposed site can be seen in the proposed planset.

## II. WATER SERVICE

The proposed facility is planning to utilize a on a 2" PE water service to serve domestic use for the facility. Connection to be made on the north side of the site to the proposed 8" ductile iron water main extension proposed as part of the project. The building will be non-sprinkled. Plumbing designer to address in their Engineer's Report when they submit for backflow preventer.

## III. SANITARY SEWER SERVICE

The urgent care clinic typically uses a 4" sanitary service. Connection to be made to the existing sanitary main on the North side of the site along NYS Route 222.

a. Sanitary use calculations provided by the plumbing designer is as follows:

- Average Flow: 2.5 gpm
- Peak Flow :
  - 60 patients @ 30 gpd/patient = 1,800 gpd
  - Projected Peak gpm: 30.4 gpm

## IV. STORMWATER MANAGEMENT

a. See the Stormwater Management Report in Attachment A for information

## V. COMPONENTS OF EROSION CONTROL

The erosion control specifications, construction sequence, site stabilization notes, seeding notes, dewatering notes, and post construction and maintenance plan are all listed on sheet C0.1, C1.2, and C2.0 of the construction plan set and Post Construction Operation and Maintenance plan listed below.

- a. Daily Site Maintenance (Performed by Owner/Contractor) - Sheet C0.1 of plan set.
- b. Construction Sequence -See Sheet C2.0 of the plan set.
- c. Post Construction Operations & Maintenance (Performed by Owner)  
On a quarterly basis and following rain events of 0.50-inch or greater, perform the requirements presented in Appendix F of the Stormwater Management Report.

## VI. PERMITS

The Owner and Contractor shall be responsible to obtain all building permits and approvals per local ordinance including but not limited to: The construction of the building, parking areas and utilities must receive approval from the Town of Cortlandville Permit office, Cortland County Health Dept for the public water main extension and NYS DOT for work in the right-of-way (ROW). A Work in ROW permit shall be obtained for utility, driveway, and sidewalk work within the public rights-of-way from the Town/County/State as applicable.

# Attachment A



**EXCEL**

ARCHITECTS • ENGINEERS • SURVEYORS

**Storm Water &  
Erosion Control  
Calculations For:**

# **wellNOW Urgent Care**

**Cortlandville, NY 13046**

Excel Job # 1949300

August 19, 2020



Jason Daye, P.E.  
Contact: Devin Winter  
100 Camelot Drive • Fond du Lac, WI 54935  
920-926-9800 • [www.excelengineer.com](http://www.excelengineer.com)

## Table of Contents

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0.2	Proposed Project Overview	1
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1.1	Soils	1
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## Appendices

Appendix A: Web Soil Survey Map

Appendix B: Geotechnical Report & Stormwater Soil Evaluation

Appendix C: Storm Sewer Basin Map

Appendix D: Storm Sewer TR-55 Calculations

Appendix E: Storm Sewer Manning's Spreadsheet

Appendix F: Post Construction Operation and Maintenance Plan

## 0.0 Introduction

### 0.1 Existing Conditions

The proposed development is located the south side of NY Route 222 within the Town of Cortlandville, NY. The project site is bound by NY Route 222 on the north, residential property on the east, and commercial development on the west and south. The existing site is currently part of a parking lot for the retail uses to the south. The development is proposing to create an outparcel for the development over the existing parking lot. The site currently drains from the north to the south to and into the existing site storm sewer system. The proposed development will reduce the site impervious surface coverage from 100% impervious to 75.7% impervious. This results in a net reduction of impervious surfaces of 5,435 sf. The existing site can be seen in the proposed planset.

- Property Area: 0.51 acres

### 0.2 Proposed Project Overview

The proposed project will include an urgent care clinic with parking located around the proposed site. The proposed dumpster enclosure is located on the south side of the facility and away from the street side. The proposed utilities will connect to the Town's system along the north side of the property. The proposed development reduces site runoff from the existing condition and will drain to inlets that will drain stormwater easterly to the existing storm sewer system. The proposed project will disturb less than 1 acre and reduce site impervious. This is exempt from stormwater requirements of the Town and State. The proposed site can be seen in the proposed planset.

- Disturbed Area: +/- 0.64 acres

## 1.0 Design Criteria

### 1.1 Soils

Soil characteristics were determined using the web soil survey. See Table 1 for a summary of the soils and hydrologic ratings indicated by the web soil survey and Appendix A for web soil survey map.

Table 1: Web Soil Survey

SOIL TYPE	MAP SYMBOL	HYDROLOGIC RATING
Palmyra gravelly silt loam	112A	A

The complete geotechnical investigation will be included in Appendix B of the stormwater management report when completed.



## 1.2 Rainfall Data

Chapter 4: Unified Stormwater Sizing Criteria of the NYS DEC Stormwater Management Design Manual was utilized for the rainfall depths along with a type II distribution and 6-minute minimum time of concentration were used for storm sewer sizing calculations. As part of Chapter 4, rainfall data may be utilized from <http://precip.eas.cornell.edu>. The Extreme Precipitation Estimate from the Northeast Regional Climate Center was utilized for the rainfall depths.

Table 2: The Extreme Precipitation Estimate from the Northeast Regional Climate Center Rainfall Depths

DESIGN STORM	RAINFALL DEPTH (INCHES)
10-YEAR	3.37

## 2.0 Stormwater Management Requirements

### 2.1 Peak Discharge

**Town of Cortlandville/NYS DEC**- Since the site disturbance will be less than one (1) acre and impervious surface coverage will be reduced as part of the proposed project, the site is exempt from stormwater requirements.

**Therefore, peak discharge requirements are met.**

### 2.2 Stormwater Quality

**Town of Cortlandville/ NYS DEC**- Since the site disturbance will be less than one (1) acre and impervious surface coverage will be reduced as part of the proposed project, the site is exempt from stormwater requirements.

**Therefore, stormwater quality requirements have been met.**

## 3.0 Storm Sewer Design

All storm sewer has been designed to convey the 10-year 24-hour post development storm to the existing storm sewer system that the site area current drains to.

See Appendix C: Storm Sewer Basin Map, Appendix D: Storm Sewer TR-55 Calculations, and Appendix E: Storm Sewer Manning's Spreadsheet for pipe drainage areas and pipe sizing calculations.

### 3.1 Emergency Overflow Route

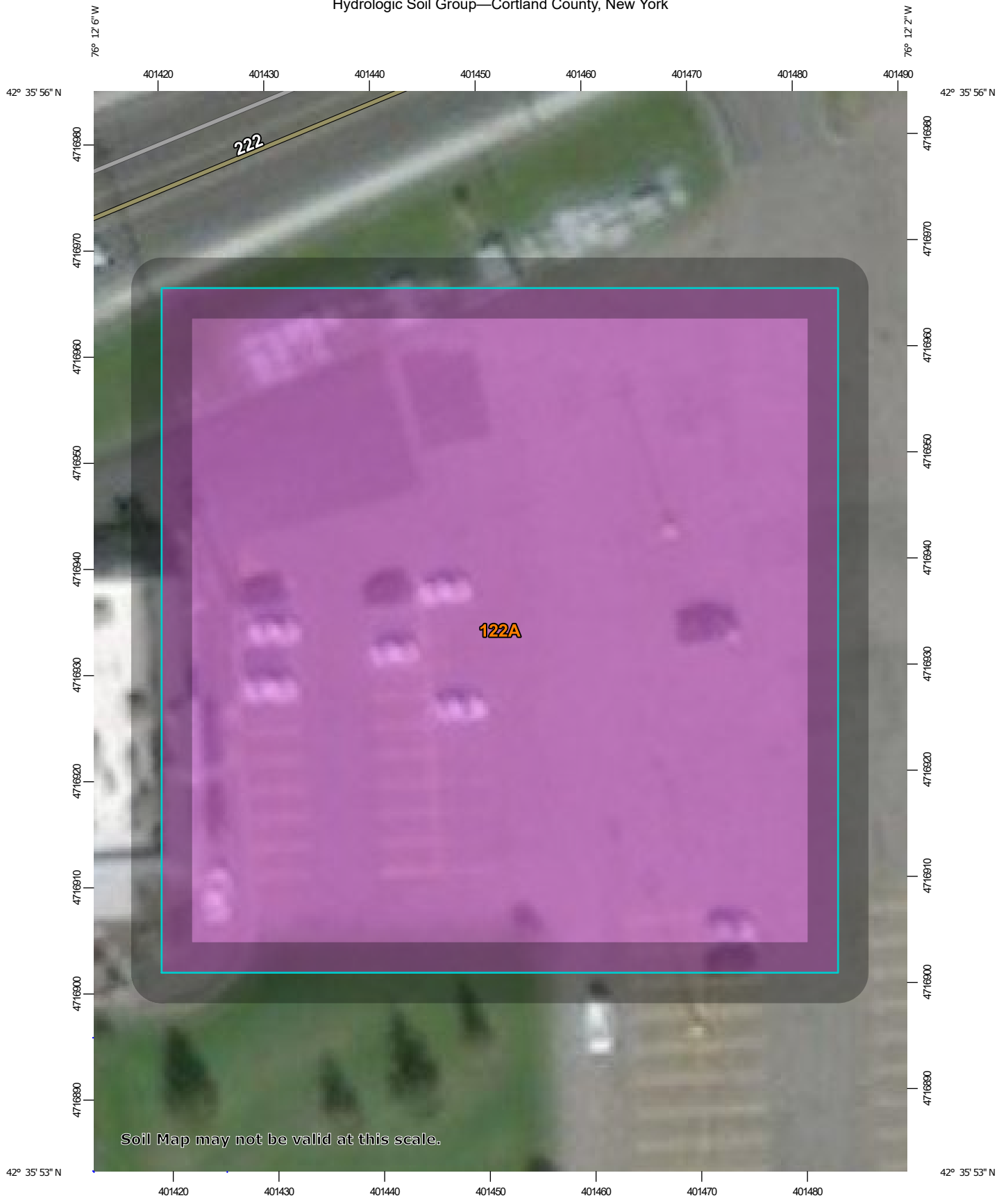
The emergency overflow route is to the northeast as currently existings. Maximum ponding onsite will be 6" in drive aisles and 6" in parking stalls.

## 4.0 Erosion Control

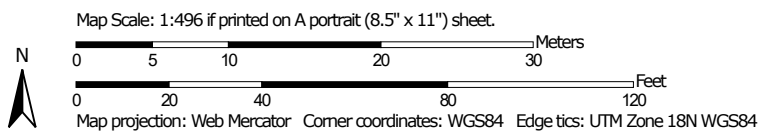
The erosion control specifications, construction sequence, site stabilization notes, seeding notes, dewatering notes, and post construction and maintenance plan will be included on sheet C0.1 and C2.0 of the construction plan set.

# Appendix A: Web Soil Survey Map

Hydrologic Soil Group—Cortland County, New York



Soil Map may not be valid at this scale.



## MAP LEGEND

### Area of Interest (AOI)









 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons





 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Lines


 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Points






 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available

### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cortland County, New York  
 Survey Area Data: Version 18, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 18, 2011—Oct 10, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
122A	Palmyra gravelly silt loam, 0 to 3 percent slopes	A	1.0	100.0%
<b>Totals for Area of Interest</b>			<b>1.0</b>	<b>100.0%</b>

### Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

### Rating Options

*Aggregation Method:* Dominant Condition

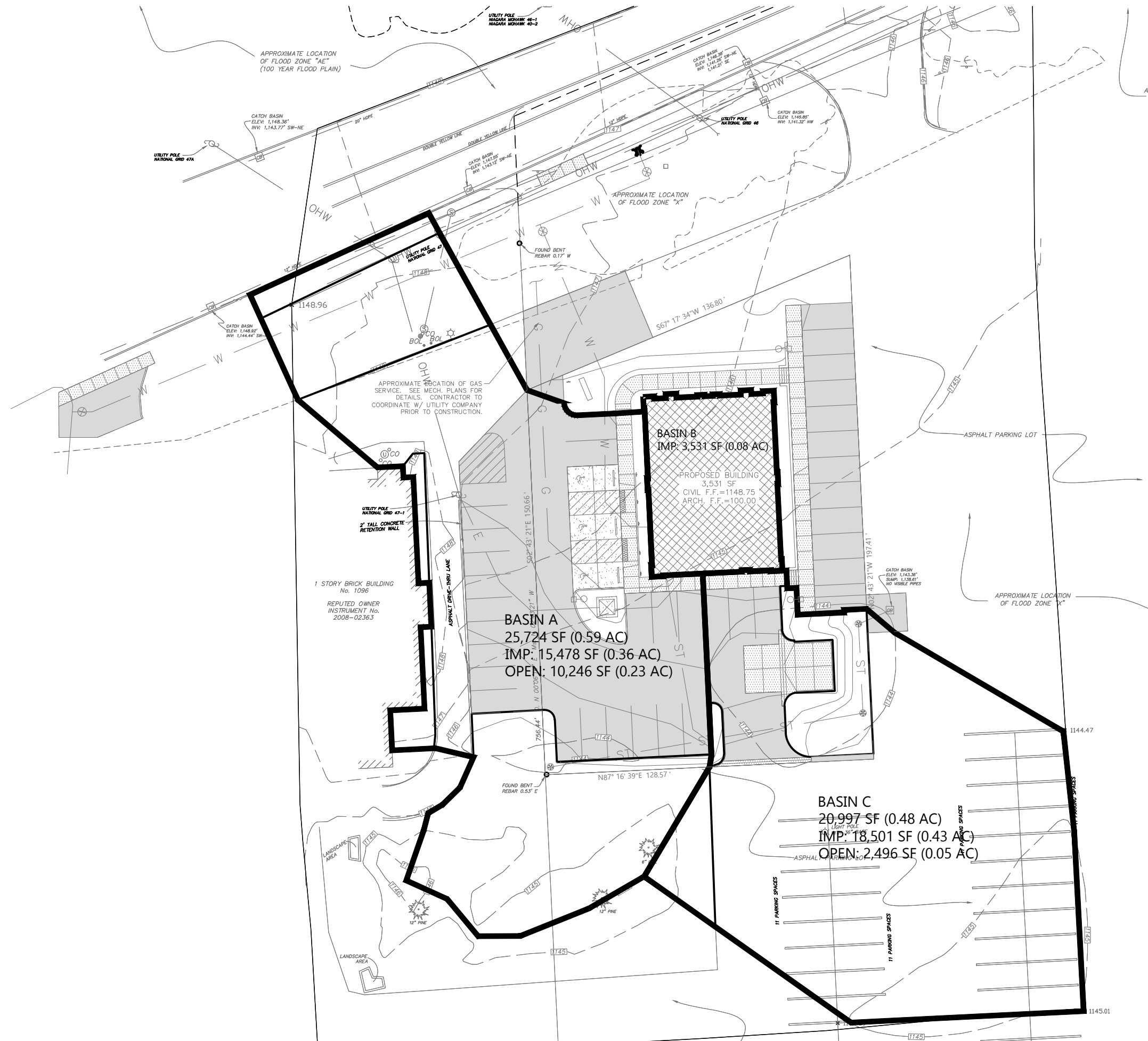
*Component Percent Cutoff: None Specified*

*Tie-break Rule: Higher*

# Appendix B: Geotechnical Report & Stormwater Soil Evaluation



## Appendix C: Storm Sewer Basin Map



APPROXIMATE LOCATION OF FLOOD ZONE "AE" (100 YEAR FLOOD PLAIN)

APPROXIMATE LOCATION OF FLOOD ZONE "X"

APPROXIMATE LOCATION OF FLOOD ZONE "X"

APPROXIMATE LOCATION OF GAS SERVICE. SEE MECH. PLANS FOR DETAILS. CONTRACTOR TO COORDINATE W/ UTILITY COMPANY PRIOR TO CONSTRUCTION.

1 STORY BRICK BUILDING No. 1096  
 REPUTED OWNER INSTRUMENT No. 2008-02363

**BASIN B**  
 IMP: 3,531 SF (0.08 AC)

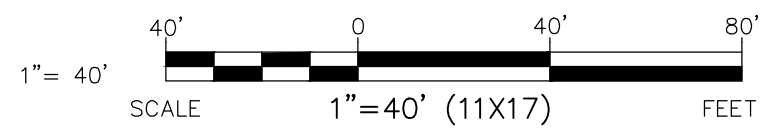
PROPOSED BUILDING  
 3,531 SF  
 CIVIL F.F. = 1148.75  
 ARCH. F.F. = 100.00

**BASIN A**  
 25,724 SF (0.59 AC)  
 IMP: 15,478 SF (0.36 AC)  
 OPEN: 10,246 SF (0.23 AC)

**BASIN C**  
 20,997 SF (0.48 AC)  
 IMP: 18,501 SF (0.43 AC)  
 OPEN: 2,496 SF (0.05 AC)



# STORM SEWER BASIN MAP



# Appendix D: Storm Sewer TR-55 Calculations

# Hydrograph Return Period Recap

Hydroflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	-----	-----	-----	-----	-----	1.215	-----	-----	-----	Basin A
2	SCS Runoff	-----	-----	-----	-----	-----	0.364	-----	-----	-----	Basin B
3	SCS Runoff	-----	-----	-----	-----	-----	1.935	-----	-----	-----	Basin C
4	Combine	1, 2, 3	-----	-----	-----	-----	3.487	-----	-----	-----	Total Flow



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

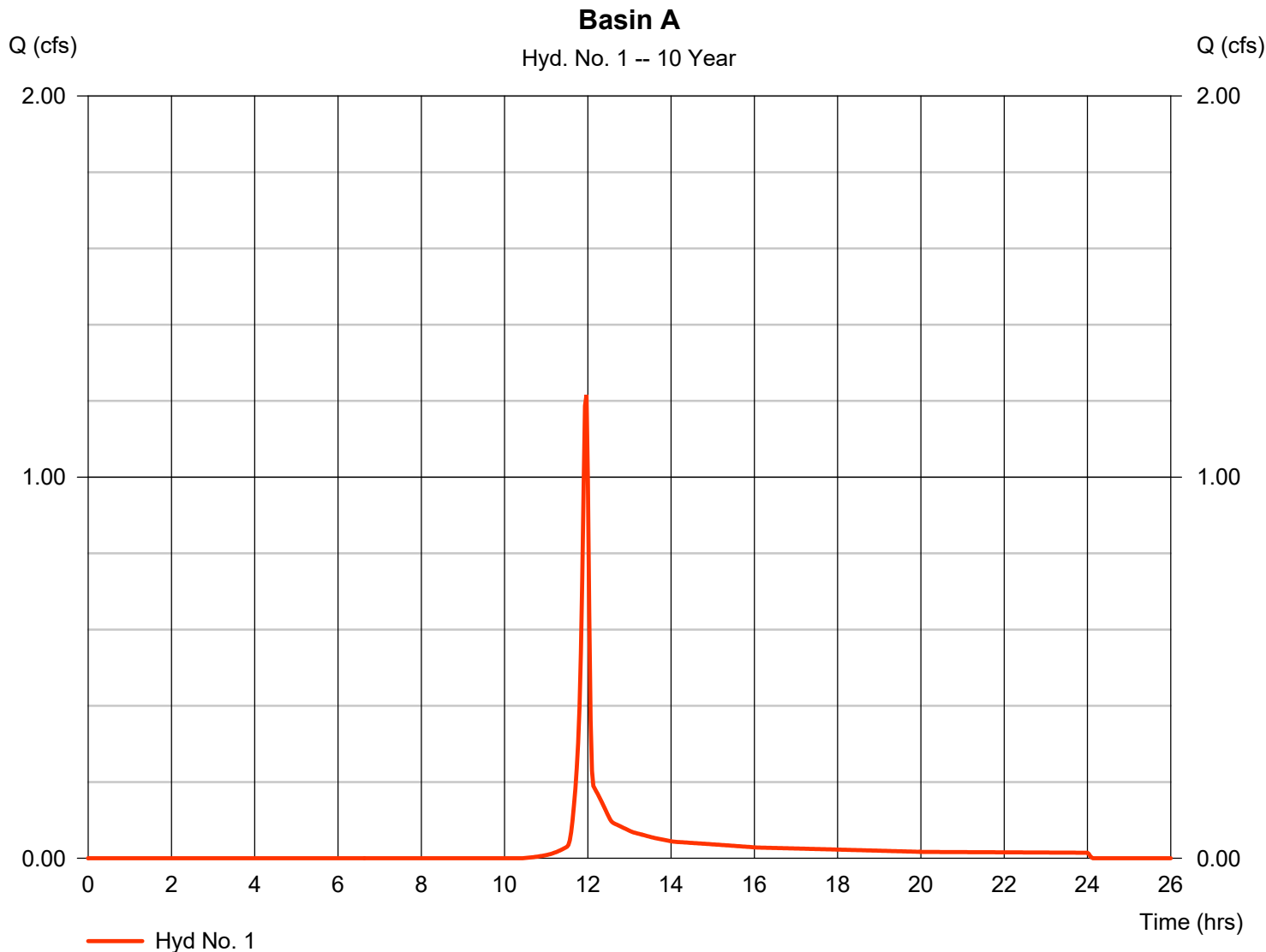
Wednesday, 08 / 12 / 2020

## Hyd. No. 1

Basin A

Hydrograph type	= SCS Runoff	Peak discharge	= 1.215 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.97 hrs
Time interval	= 2 min	Hyd. volume	= 2,431 cuft
Drainage area	= 0.590 ac	Curve number	= 75*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 3.37 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(0.360 x 98) + (0.230 x 39)] / 0.590



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

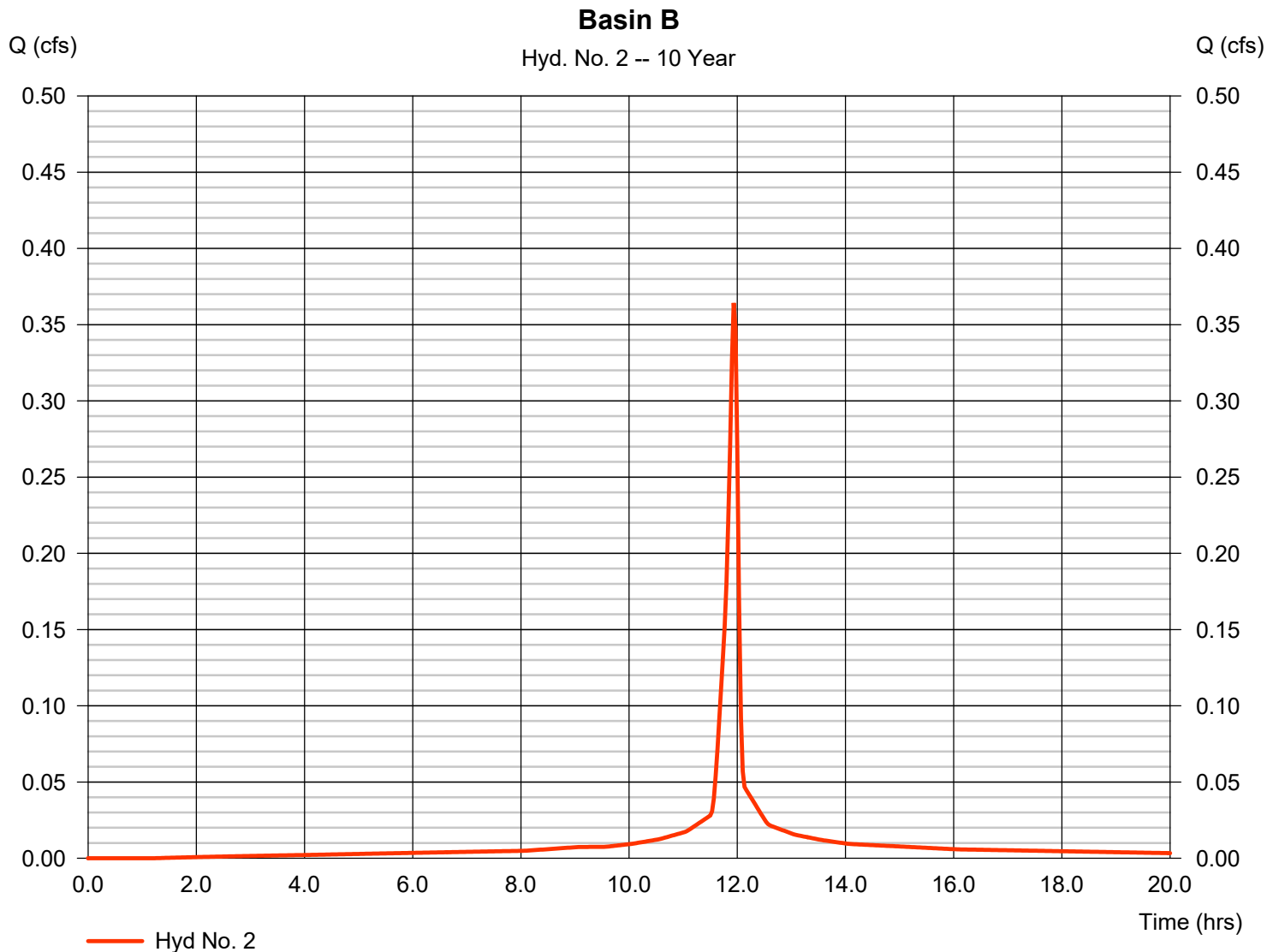
Wednesday, 08 / 12 / 2020

## Hyd. No. 2

### Basin B

Hydrograph type	= SCS Runoff	Peak discharge	= 0.364 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 854 cuft
Drainage area	= 0.080 ac	Curve number	= 98*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 3.37 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(0.080 x 98)] / 0.080



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

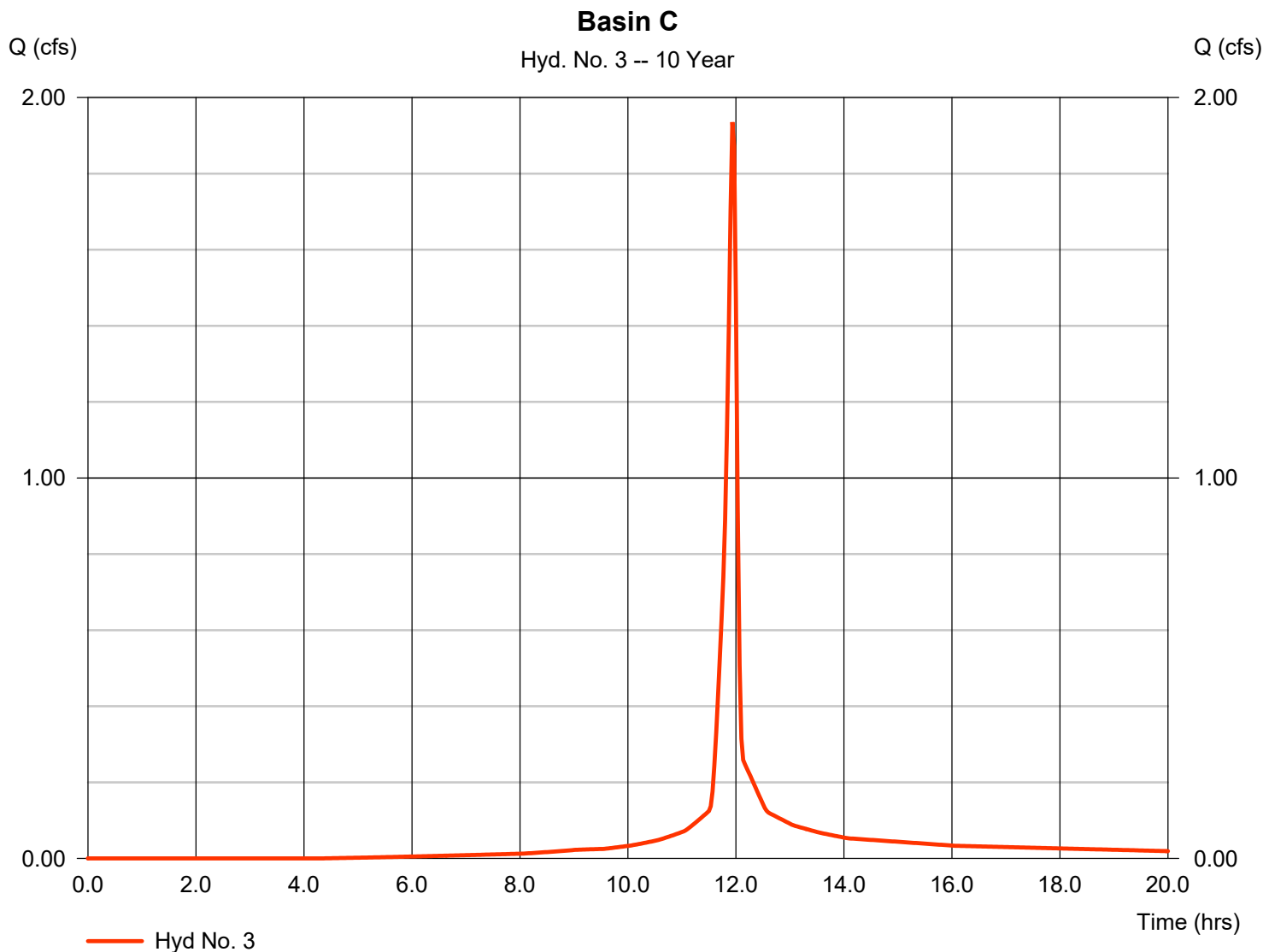
Wednesday, 08 / 12 / 2020

## Hyd. No. 3

### Basin C

Hydrograph type	= SCS Runoff	Peak discharge	= 1.935 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 4,104 cuft
Drainage area	= 0.480 ac	Curve number	= 92*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 3.37 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(0.430 x 98) + (0.050 x 39)] / 0.480





# Hydrograph Report

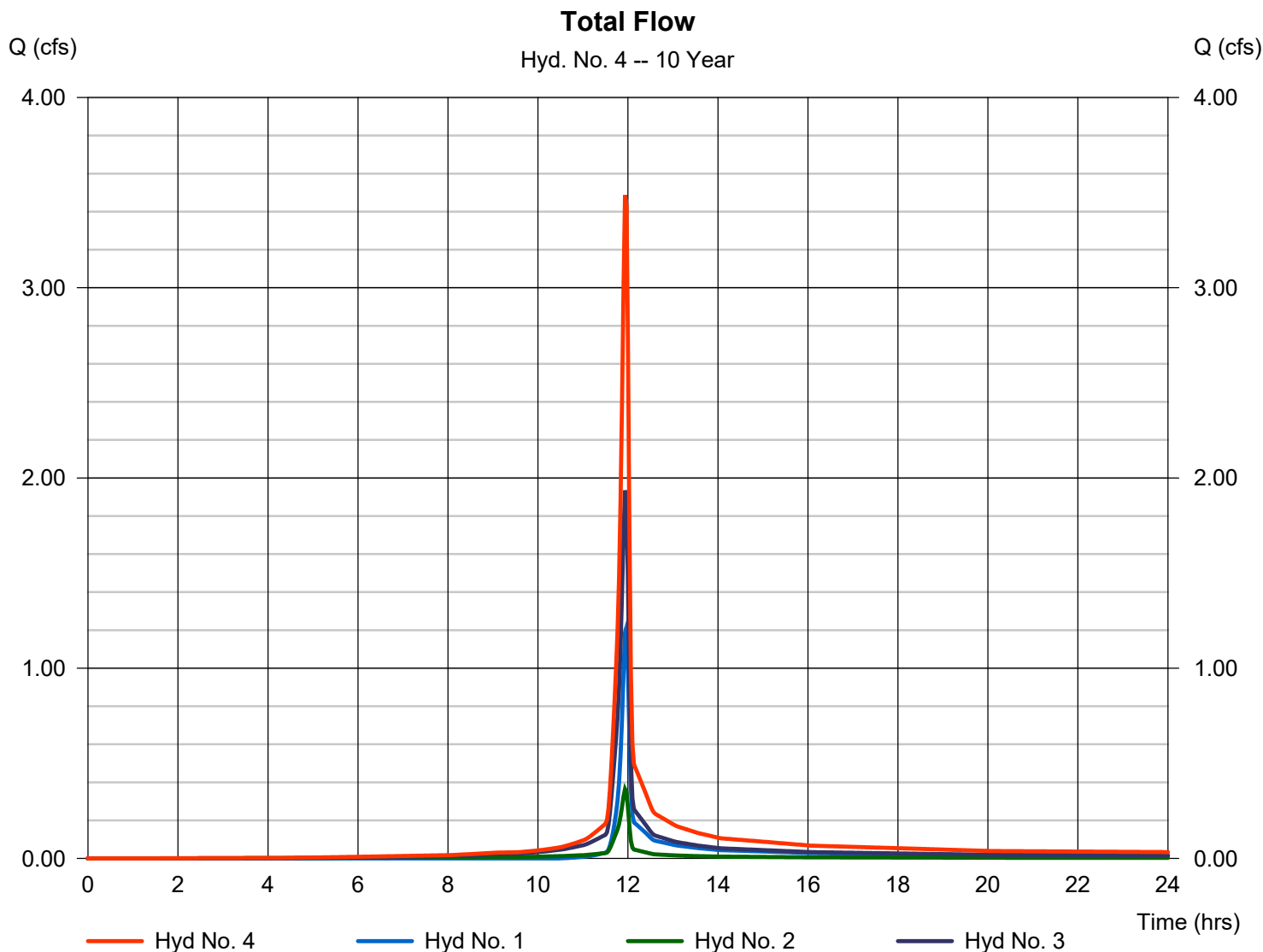
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 08 / 12 / 2020

## Hyd. No. 4

### Total Flow

Hydrograph type	= Combine	Peak discharge	= 3.487 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 7,389 cuft
Inflow hyds.	= 1, 2, 3	Contrib. drain. area	= 1.150 ac



# Hydraflow Rainfall Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 08 / 12 / 2020

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	0.0000	0.0000	0.0000	-----
2	69.8703	13.1000	0.8658	-----
3	0.0000	0.0000	0.0000	-----
5	79.2597	14.6000	0.8369	-----
10	88.2351	15.5000	0.8279	-----
25	102.6072	16.5000	0.8217	-----
50	114.8193	17.2000	0.8199	-----
100	127.1596	17.8000	0.8186	-----

File name: SampleFHA.idf

$$\text{Intensity} = B / (T_c + D)^E$$

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	5.69	4.61	3.89	3.38	2.99	2.69	2.44	2.24	2.07	1.93	1.81	1.70
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	6.57	5.43	4.65	4.08	3.65	3.30	3.02	2.79	2.59	2.42	2.27	2.15
10	7.24	6.04	5.21	4.59	4.12	3.74	3.43	3.17	2.95	2.77	2.60	2.46
25	8.25	6.95	6.03	5.34	4.80	4.38	4.02	3.73	3.48	3.26	3.07	2.91
50	9.04	7.65	6.66	5.92	5.34	4.87	4.49	4.16	3.88	3.65	3.44	3.25
100	9.83	8.36	7.30	6.50	5.87	5.36	4.94	4.59	4.29	4.03	3.80	3.60

T<sub>c</sub> = time in minutes. Values may exceed 60.

Precip. file name: Sample.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	1.96	2.40	0.00	0.00	3.37	4.40	5.00	6.35
SCS 6-Hr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-1st	0.00	0.00	0.00	0.00	0.00	5.38	6.50	0.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	0.00	0.00	3.13	0.00	4.40	5.00	0.00

# Extreme Precipitation Tables

## Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Smoothing	Yes
State	New York
Location	
Longitude	76.201 degrees West
Latitude	42.598 degrees North
Elevation	0 feet
Date/Time	Wed, 12 Aug 2020 12:06:43 -0400

### Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.42	0.53	0.69	0.86	1.06	1yr	0.74	0.95	1.20	1.43	1.69	1.98	2.25	1yr	1.75	2.16	2.61	3.16	3.62	1yr
2yr	0.32	0.50	0.62	0.82	1.03	1.26	2yr	0.89	1.13	1.43	1.70	2.01	2.35	2.63	2yr	2.08	2.53	2.96	3.55	4.08	2yr
5yr	0.38	0.59	0.74	1.00	1.27	1.58	5yr	1.10	1.41	1.79	2.12	2.49	2.88	3.22	5yr	2.55	3.10	3.60	4.25	4.86	5yr
10yr	0.43	0.67	0.85	1.16	1.51	1.87	10yr	1.30	1.66	2.12	2.52	2.93	3.37	3.75	10yr	2.98	3.61	4.18	4.88	5.55	10yr
25yr	0.51	0.81	1.03	1.42	1.88	2.35	25yr	1.62	2.06	2.66	3.15	3.64	4.14	4.60	25yr	3.66	4.42	5.10	5.84	6.62	25yr
50yr	0.57	0.91	1.17	1.64	2.22	2.80	50yr	1.92	2.44	3.17	3.74	4.30	4.84	5.37	50yr	4.29	5.16	5.93	6.70	7.57	50yr
100yr	0.65	1.06	1.36	1.93	2.63	3.32	100yr	2.27	2.89	3.77	4.42	5.05	5.67	6.27	100yr	5.02	6.03	6.91	7.68	8.66	100yr
200yr	0.75	1.23	1.59	2.27	3.13	3.94	200yr	2.70	3.43	4.47	5.23	5.95	6.64	7.34	200yr	5.87	7.06	8.05	8.81	9.90	200yr
500yr	0.90	1.48	1.93	2.80	3.92	4.96	500yr	3.38	4.30	5.62	6.54	7.39	8.18	9.03	500yr	7.24	8.69	9.85	10.57	11.84	500yr

### Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.25	0.39	0.47	0.63	0.78	0.87	1yr	0.67	0.85	0.98	1.13	1.50	1.85	2.12	1yr	1.64	2.04	2.48	2.97	3.44	1yr
2yr	0.32	0.49	0.60	0.81	1.00	1.12	2yr	0.87	1.09	1.24	1.53	1.87	2.29	2.57	2yr	2.03	2.47	2.89	3.47	4.00	2yr
5yr	0.35	0.55	0.68	0.93	1.18	1.33	5yr	1.02	1.30	1.46	1.80	2.22	2.72	3.03	5yr	2.41	2.91	3.40	4.05	4.61	5yr
10yr	0.39	0.60	0.74	1.04	1.34	1.51	10yr	1.16	1.48	1.65	2.00	2.50	3.07	3.42	10yr	2.72	3.29	3.81	4.53	5.13	10yr
25yr	0.44	0.67	0.83	1.19	1.56	1.79	25yr	1.35	1.75	1.95	2.32	2.90	3.63	4.03	25yr	3.22	3.88	4.45	5.26	5.91	25yr
50yr	0.48	0.73	0.91	1.31	1.77	2.04	50yr	1.52	1.99	2.20	2.58	3.24	4.11	4.56	50yr	3.64	4.39	5.01	5.89	6.57	50yr
100yr	0.53	0.80	1.01	1.45	1.99	2.31	100yr	1.72	2.26	2.50	2.87	3.62	4.66	5.16	100yr	4.13	4.96	5.61	6.60	7.30	100yr
200yr	0.59	0.88	1.12	1.62	2.26	2.64	200yr	1.95	2.58	2.84	3.19	4.05	5.28	5.84	200yr	4.67	5.61	6.28	7.41	8.11	200yr
500yr	0.81	1.20	1.55	2.25	3.20	3.14	500yr	2.76	3.07	3.36	3.67	4.69	6.21	6.87	500yr	5.49	6.60	7.29	8.60	9.32	500yr

### Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.30	0.46	0.56	0.75	0.93	1.04	1yr	0.80	1.02	1.19	1.49	1.81	2.09	2.36	1yr	1.85	2.27	2.77	3.32	3.77	1yr
2yr	0.34	0.53	0.65	0.88	1.08	1.20	2yr	0.93	1.17	1.32	1.65	2.02	2.42	2.70	2yr	2.14	2.60	3.04	3.63	4.19	2yr
5yr	0.41	0.63	0.78	1.07	1.37	1.56	5yr	1.18	1.53	1.70	2.09	2.57	3.07	3.41	5yr	2.72	3.28	3.81	4.49	5.14	5yr
10yr	0.48	0.74	0.92	1.28	1.66	1.93	10yr	1.43	1.89	2.07	2.52	3.13	3.68	4.06	10yr	3.26	3.91	4.53	5.26	6.01	10yr
25yr	0.60	0.91	1.13	1.62	2.13	2.55	25yr	1.84	2.50	2.68	3.25	4.06	4.70	5.15	25yr	4.16	4.96	5.71	6.49	7.43	25yr
50yr	0.71	1.08	1.34	1.93	2.59	3.15	50yr	2.24	3.08	3.26	3.94	4.95	5.68	6.19	50yr	5.03	5.95	6.82	7.61	8.73	50yr
100yr	0.84	1.27	1.59	2.29	3.15	3.90	100yr	2.72	3.81	3.96	4.80	6.03	6.85	7.42	100yr	6.06	7.14	8.15	8.94	10.24	100yr
200yr	0.99	1.49	1.89	2.74	3.82	4.82	200yr	3.30	4.71	4.82	5.83	7.37	8.27	8.92	200yr	7.32	8.58	9.75	10.49	12.03	200yr
500yr	1.17	1.74	2.23	3.24	4.61	6.40	500yr	3.98	6.25	6.24	7.55	9.62	10.63	11.37	500yr	9.41	10.94	12.41	12.96	14.90	500yr



# Appendix E: Storm Sewer Manning's Spreadsheet

Excel Engineering Project No. 1949300

Project Name wellNOW Urgent Care-Cortlandville

Pipe Data				Pipe Capacity (10-yr)				
Pipe ID	Diameter (FT)	Slope (FT/FT)	Manning's n	Basin No.	Total Flow (cfs)	Total Flow (gpm)	Full Flow Capacity (cfs)	Full Flow Capacity (gpm)
A	0.83	0.010	0.012	A	1.22	548	2.35	1057
B	0.5	0.010	0.012	B	0.36	162	0.61	274
A (after B)	0.83	0.010	0.012	A,B	1.58	709	2.35	1057
C	1	0.010	0.012	A,B,C	3.49	1566	3.87	1737

Full Flow Capacity based off Manning's Equation

$$Q = \frac{1.49}{n} R^{2/3} S^{1/2} a$$

Where: Q = Full Flow Capacity of Pipe (cfs)  
 n = manning's roughness coefficient  
 R = hydraulic radius (ft) (D/4)  
 s = hydraulic gradient, slope (ft/ft)  
 a = flow area (sq. ft.)

Typical Manning's n

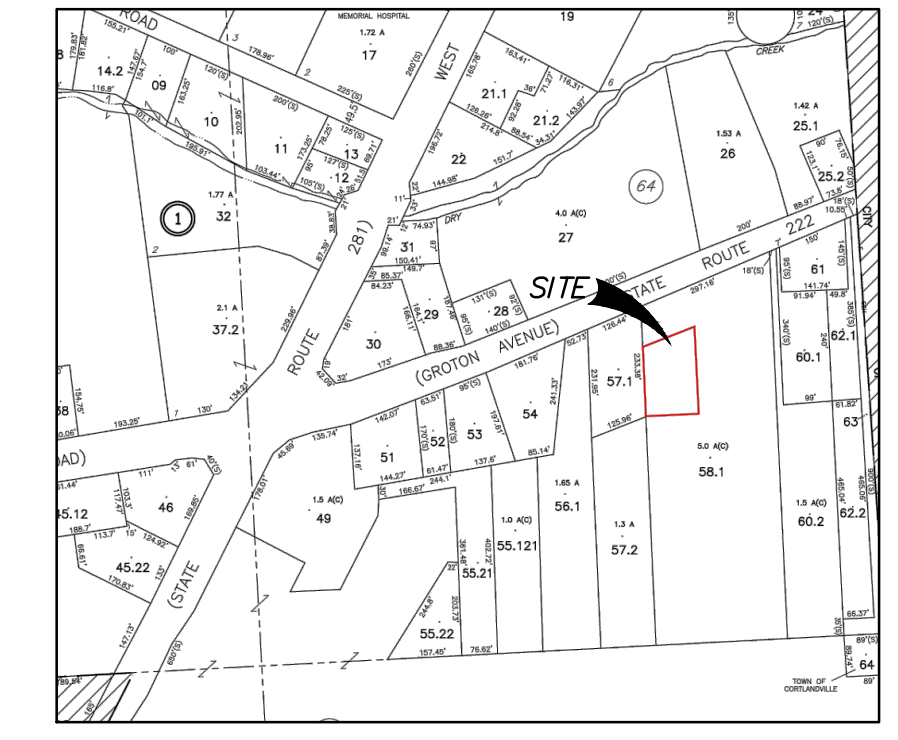
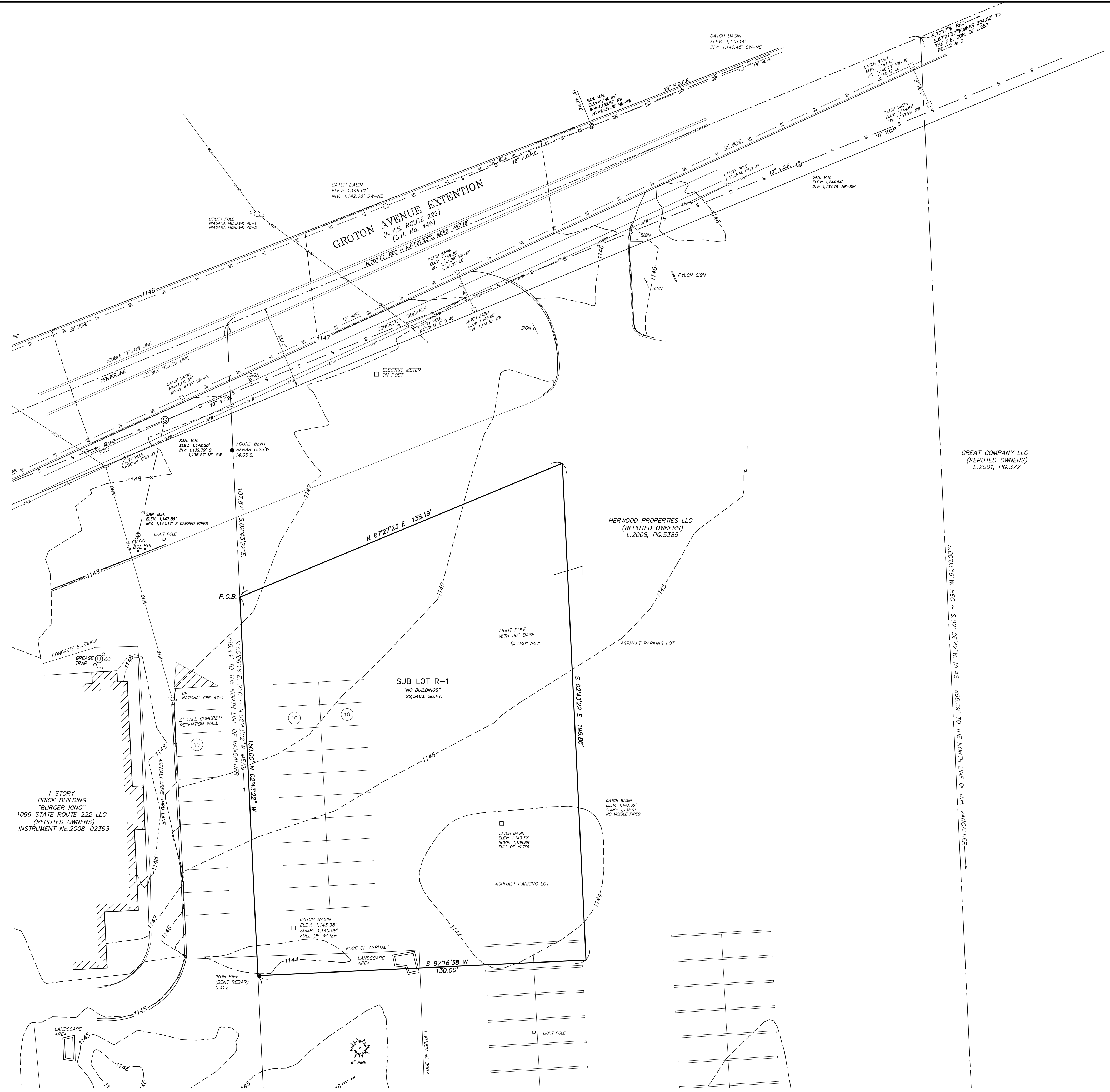
HDPE 0.012  
 PVC 0.012  
 Concrete 0.013  
 CMP 0.024

\*Total Flow calculated via TR-55 hydrologic calculations. Reference Storm Pipe Basin Map & TR-55 Calculations

# Appendix F: Post Construction Operation and Maintenance Plan

## Post Construction Operation & Maintenance Plan

<p>The owner of the property affected shall inspect and maintain the following stormwater management systems frequently, especially after heavy rainfalls, but at least on an annual basis unless otherwise specified.</p>	
<b>STORMWATER FACILITY</b>	<b>TYPE OF ACTION</b>
1. Lawn and Landscaped Areas	All lawn areas shall be kept clear of any materials that block the flow of stormwater. Rills and small gullies shall immediately be filled and seeded or have sod placed in them. The lawn shall be kept mowed, tree seedlings shall be removed, and litter shall be removed from landscaped areas.
2. Catch Basin/Curb Inlet Grates	The grate openings to these structures must be cleared of any clogging or the blocking of stormwater flow from getting into the stormwater conveyance system of any kind.
3. Record of Maintenance	The operation and maintenance plan shall remain onsite and be available for inspection when requested by the Town of Cortlandville. When requested, the owner shall make available for inspection all maintenance records to the department or agent for the life of the system.



VICINITY MAP

**SUB LOT R-1 DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF CORTLANDVILLE, COUNTY OF CORTLAND AND STATE OF NEW YORK, BEING PART OF LOT NO. 64, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTERLINE OF GROTON AVENUE EXTENSION, SAID POINT BEING LOCATED SOUTH 67°27'23" EAST ALONG SAID CENTERLINE A DISTANCE OF 722.02 FEET FROM THE NORTHEAST CORNER OF LANDS OF THE CORTLAND SHOPPING CENTER BY DEED GIVEN TO CENTRAL NEW YORK ARTERIAL MARKETS, INC., DATED JUNE 6, 1958 AND RECORDED IN THE CORTLAND COUNTY CLERK'S OFFICE ON JUNE 6, 1958 IN LIBER 257 OF DEEDS AT PAGE 112&C;

THENCE SOUTH 02°43'22" EAST ALONG A LINE BEING THE EASTERLY LINE OF LANDS CONVEYED TO 1096 STATE ROUTE 222 LLC BY INSTRUMENT RECORDED IN SAID CLERK'S OFFICE IN INSTRUMENT NO. 2008-02363 A DISTANCE OF 107.87 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 67°27'23" EAST ALONG A LINE A DISTANCE OF 138.19 FEET TO A POINT;

THENCE SOUTH 02°43'22" EAST ALONG A LINE A DISTANCE OF 196.86 FEET TO A POINT;

THENCE SOUTH 87°16'38" WEST ALONG A LINE A DISTANCE OF 130.00 FEET TO A POINT;

THENCE NORTH 02°43'22" WEST ALONG A LINE A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 22,546 SQUARE FEET MORE OR LESS.

**LANDS OWNED BY HERWOOD PROPERTIES LLC**

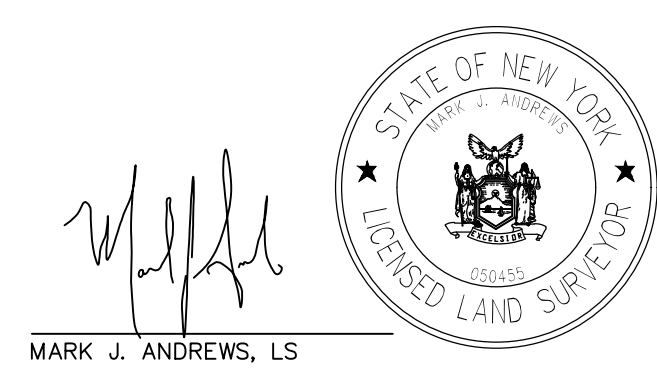
OWNER'S CONSENT FOR FILING:

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

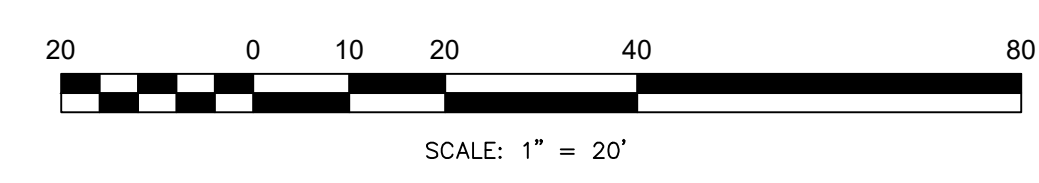
CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

FILED IN THE CORTLAND COUNTY CLERK'S OFFICE UNDER:

INSTRUMENT No. \_\_\_\_\_ DATE: \_\_\_\_\_



MARK J. ANDREWS, LS



PRELIMINARY PLAT  
PART OF LOT 64  
TOWN OF CORTLANDVILLE  
CORTLAND COUNTY, NEW YORK

**GPI**  
GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP  
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE  
4950 GONDER STREET, SUITE 100  
BUFFALO, NEW YORK 14225  
(716) 633-4844 FAX 633-4940



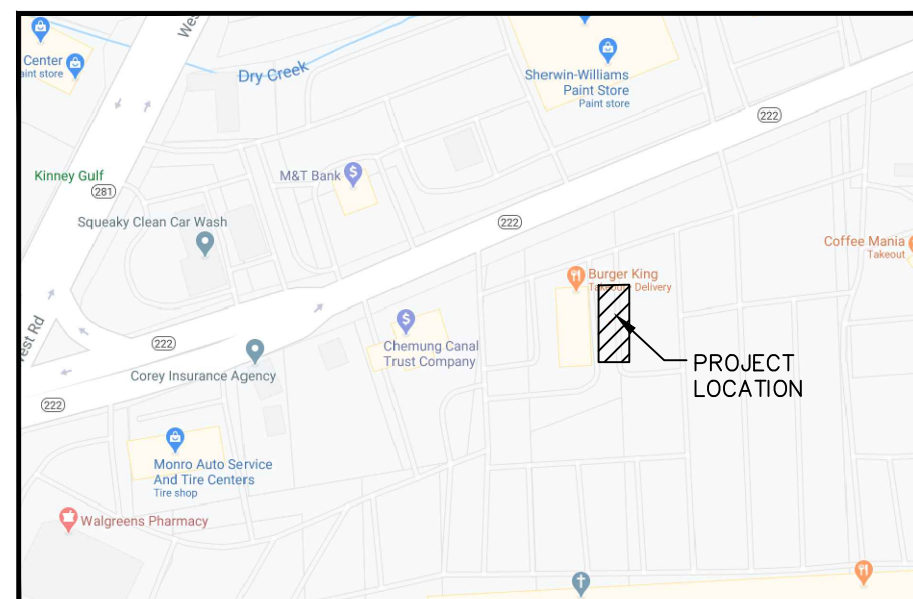
# PROPOSED wellNOW URGENT CARE SHELL FOR: ROUTE 222 CORTLANDVILLE, LLC CORTLAND, NEW YORK

## EXCEL LEGEND

- 0.000.00 PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)
- 0.000.00 EG EXISTING GRADE SPOT ELEVATIONS
- 0.000.00 BG PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) BG-FINISHED GRADE AT BACK OF WALL FG-FINISHED GRADE AT FRONT OF WALL
- 0.000.00 TC PROPOSED SPOT ELEVATIONS (TOP OF CURB, BOTTOM OF CURB)
- 0.000.00 BW PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)
- PROPOSED WATER VALVE IN BOX
- PROPOSED STORM CATCH BASIN - ST CB
- PROPOSED STORM FILL INLET - ST FI
- PROPOSED STORM CATCH BASIN (SQUARE) - ST CB SQ
- PROPOSED STORM CURB INLET - ST CI
- PROPOSED DRAINAGE FLOW
- 1-1/4" REBAR SET WEIGHING 4.30 LB/FT.
- 3/4" REBAR SET WEIGHING 1.50 LB/FT.
- 1-1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 2" IRON PIPE FOUND
- ▲ 1" IRON PIPE FOUND
- ⊕ SECTION CORNER
- PROPOSED APRON ENDWALL
- PROPOSED WELL
- CENTER LINE
- PROPOSED HANDICAP PARKING STALL
- PROPERTY LINE
- PROPOSED STORM SEWER AND MANHOLE - ST MH
- PROPOSED SANITARY SEWER AND MANHOLE - SAN MH
- EXISTING WATER LINE AND HYDRANT
- PROPOSED WATER LINE AND HYDRANT
- EXISTING UNDERGROUND ELECTRIC CABLE
- EXISTING UNDERGROUND TELEPHONE CABLE
- EXISTING UNDERGROUND GAS LINE
- PROPOSED CURB AND GUTTER
- GRADING/SEEDING LIMITS
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- PROPOSED GROUND CONTOUR
- EROSION MATTING

## GPI ENGINEERING LEGEND

- WSV WATER SERVICE VALVE
- WV WATER VALVE
- CB CATCH BASIN
- LT LIGHT POLE
- SIGN
- ELECTRIC BOX
- TELE. TELEPHONE JUNCTION BOX
- FIRE HYDRANT
- FUEL OIL TANK
- GAS METER
- ELECTRIC METER
- G.M GAS LINE MARKER
- MAIL BOX
- GUY WIRE
- CABLE TV BOX
- SEWER CLEANOUT
- VENT PIPE
- IRON PIPE
- SAN MH SANITARY MANHOLE
- UP UTILITY POLE
- ST MH STORM MANHOLE
- TELE. MH TELEPHONE MANHOLE
- GSV GAS SERVICE VALVE
- GV GAS VALVE
- OVERHEAD WIRES
- SANITARY SEWER
- STORM SEWER
- WIRE FENCE



PROJECT LOCATION MAP

### GENERAL PROJECT NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.

### SURVEY NOTE

EXISTING CONDITIONS SURVEY WAS COMPLETED BY THE GPI ENGINEERING, LANDSCAPE ARCHITECTURE AND SURVEYING, LLP, ON MARCH 9, 2020. CONTACT MARK ANDREWS WITH GPI ENGINEERING @ (716)-989-3303 OR MANDREWS@GPI.NET.COM FOR QUESTIONS ON EXISTING CONDITIONS.

## CONTACTS

CURRENT OWNER	APPLICANT/FUTURE OWNER	CIVIL
Rosler-Herwood Properties, LLC 45 S. Rosler Ave Buffalo, NY 14206	ROUTE 222 CORTLANDVILLE, LLC 100 CAMELOT DRIVE ROCHESTER, NY 14610 MATTHEW LESTER P: (585) 454-4500 mlester@callberbrokerage.com	EXCEL ENGINEERING 100 CAMELOT DRIVE FOND DU LAC, WISCONSIN 54935 JASON DAVE, P.E. CONTACT: DEVIN WINTER P: (920) 926-9800 F: (920) 926-9801 devin.w@excelengineer.com

Utility	Material	Pipe Code	Fitting Code	Joint Code	Comments
Water Lateral	C901/906 PE	AWWA C901/C906	ASTM D2609, ASTM D2683, ASTM D3651	Heat Fusion ASTM D2657	
Public Water Main	Ductile Iron-Class 52	AWWA C115 & C151	AWWA C110 & C153	Mechanical Joints Approved per Section 250 Cor-Blue T-Bolts	
Sanitary Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034, ASTM F891	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Gasket: ASTM F477	Joint: ASTM F2688 Bell & Spigot Elastomeric Seal: ASTM F477
Storm Sewer	HDPE	ASTM F2648	ASTM F2306 Saddle Gasket		
Storm Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034, ASTM F891	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Seal: ASTM F477	
*Storm Sewer	SCH 40 PVC	ASTM D1785, ASTM D2665, ASTM F891	ASTM F1336	Solvent: ASTM F656 Pigment: Cement: ASTM D2564	Below Building

## CIVIL SHEET INDEX

SHEET	SHEET TITLE
C0.1	CIVIL COVER AND SPECIFICATION SHEET
C1.0	EXISTING SITE AND DEMOLITION PLAN
C1.1	SITE PLAN
C1.2	GRADING AND EROSION CONTROL PLAN
C1.3	UTILITY PLAN
C1.4	LANDSCAPE AND RESTORATION PLAN
C2.0	DETAILS
C2.1	TOWN OF CORTLANDVILLE DETAILS
C2.2	TOWN OF CORTLANDVILLE DETAILS
C2.3	TOWN OF CORTLANDVILLE DETAILS
PXP	SITE PHOTOMETRIC PLAN

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN NEW YORK  
CALL DIG SAFELY NEW YORK  
1-800-962-7962  
NEW YORK 811 REQUIRES A MINIMUM OF 2 WORKING DAYS (NOT INCLUDING THE DAY CALLED) NOTICE BEFORE EXCAVATION

## PLAN SPECIFICATIONS

### 31 10 00 SITE CLEARING (DEMOLITION)

- A CONTRACTOR SHALL CALL DIG SAFELY NEW YORK AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
- CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
- ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONCRETE JOINT.

### 31 20 00 EARTH MOVING

- A CONTRACTOR SHALL CALL DIG SAFELY NEW YORK AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR.
- ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REMOVE AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.
- PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS, UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
- PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPEATED TAMPER.
- COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
  - UNDER FOUNDATIONS (INCLUDING FUTURE SUBSURFACE PLANS): SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 98 PERCENT.
  - UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
  - UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE. PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
  - UNDER EXTERIOR CONCRETE AND ASPHALT SURFACES AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
  - UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 85 PERCENT.
  - UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 85 PERCENT.
- CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS.
- ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.
- WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
- THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

### 31 30 00 EROSION CONTROL

- THE GRADING PLAN REFLECTS LESS THAN 1' ACRES OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM NYSDEC STORMWATER DESIGN MANUAL REQUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET NYSDEC CONSTRUCTION SITE PERFORMANCE STANDARDS FOR NON-PERMITTED SITES.
- EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN THE NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL. TECHNICAL STANDARDS PUBLISHED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
  - SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT BECOMES 0.5 FEET DEEP AT THE FENCE.
  - DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN.
  - STONE TRACKING PADS SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED SHALL BE 2 INCH CORN OR WASHED STONE, AND SHALL BE PLACED IN A LAYER AT LEAST 1 INCHES THICK. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE GRASS POINT, AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM THE TRACKING PAD.
  - STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS.
  - DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL.
  - THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
  - CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
  - TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 7 DAYS. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES. PERMANENT VEGETATION SHALL BE ESTABLISHED WITHIN 90 DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH NEW YORK STATE REQUIREMENTS AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
  - IF SITE DEWATERING IS REQUIRED TO REMOVE SEDIMENT FROM CONSTRUCTION SITE STORMWATER PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE, FOLLOW PROCEDURES FOUND IN NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
  - ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP AND WITHIN EACH WORKING DAY. FLUSHING SHALL BE CONDUCTED. ALL EROSION CONTROL DEVICES SHALL BE INSPECTED WEEKLY AND THE END OF EACH 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD.
- EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
- AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER COPIES OF THE EROSION CONTROL PLANS, AMENDMENTS TO PLANS, SUPPORTING PLAN DATA, AND CONSTRUCTION SITE EROSION CONTROL INSPECTION REPORTS. THE OWNER SHALL RETAIN THESE FOR A PERIOD OF 3 YEARS.
- ALL POST CONSTRUCTION BEST MANAGEMENT PRACTICES SHALL BE CONSTRUCTED BEFORE THE SITE HAS UNDERGONE FINAL STABILIZATION.

### DIVISION 32 EXTERIOR IMPROVEMENTS

#### 32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

A CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH NEW YORK STATE DEPARTMENT OF TRANSPORTATION MATERIALS METHOD 5.16. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER NEW YORK STATE DEPARTMENT OF TRANSPORTATION MATERIALS METHOD 5.16 CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW (PAVEMENT SECTION TO BE VERIFIED W/ SOILS ENGINEER):

STANDARD ASPHALT PAVING	HEAVY ASPHALT PAVING
1-1/2" TOP COURSE	1-1/2" TOP COURSE
2-1/2" BINDER COURSE	3-1/2" BINDER COURSE
9" OF CRUSHED AGGREGATE BASE COURSE	9" OF CRUSHED AGGREGATE BASE COURSE
MERABT HP270 OR APPROVED EQ WOVEN GEO-BARRIER	MERABT HP270 OR APPROVED EQ WOVEN GEO-BARRIER

TOP COURSE: (NYS DOT SECTION 402 FOR TYPE 12.5 F2 TOP COURSE HMA ITEM 402.327202)  
BINDER COURSE: (NYS DOT SECTION 402 FOR TYPE 19 PB BINDER COURSE HMA ITEM 1997002)  
AGGREGATE BASE COURSE: (NYS DOT SECTION 304 FOR TYPE 2 SUBBASE COURSE, ITEM NO. 304.12)

- CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER NEW YORK DOT SPECIFICATIONS. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.10' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREA.
- HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT (VERIFY WITH GEOTECHNICAL ENGINEER AND CONSTRUCTION DOCUMENTS).
- CONTRACTOR TO PROVIDE 4" WIDE YELLOW PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES AND SHALL CONFORM TO NEW YORK STATE REQUIREMENTS.

#### 32 20 00 CONCRETE AND AGGREGATE BASE

- A CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
- ALL AGGREGATE PROVIDED MUST COMPLY WITH NEW YORK DOT SPECIFICATIONS FOR AGGREGATE. BASE COURSE - SECTION 304, ITEM 304.12 TYPE 2. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER NEW YORK DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
- DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 308R-08. CONCRETE PAVEMENT SHALL CONFORM TO NYS DOT SECTION 502 FOR CONCRETE CLASS C WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
- EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
  - SIDEWALK CONCRETE - 4" OF CONCRETE OVER 4" OF CRUSHED AGGREGATE BASE PER NYS DOT REQ'S. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
  - HEAVY DUTY CONCRETE (APRON & DUMPSTER) - 8" OF CONCRETE OVER 9" OF 3/4" CRUSHED AGGREGATE BASE. CONCRETE SHALL BE REINFORCED WITH 6" X6" W2.9XW2.9 W.W.F. CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 12.5' ON CENTER.
  - LIGHT DUTY CONCRETE (PASSENGER CAR TRAFFIC) - 6" OF CONCRETE OVER 9" OF 3/4" CRUSHED AGGREGATE. CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 12.5' ON CENTER.
  - PUBLIC SIDEWALK: PUBLIC SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH NYS DOT AND TOWN OF CORTLANDVILLE REQUIREMENTS. SEE SIDEWALK REPLACEMENT DETAIL ON C2.3.

#### E DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94

- STRENGTH TO BE MINIMUM OF 4500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
- SUMP SHALL NOT EXCEED 10' FOR EXTERIOR CONCRETE.
- SUMP SHALL BE 2.5" OR LESS FOR SUMP-FORMED CURB AND GUTTER.
- SUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SUMP-FORMED CURB AND GUTTER.
- ALL EXTERIOR CONCRETE SHALL BE FINISHED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
- MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.
- ALL EXTERIOR MECHANICAL EQUIPMENT CONCRETE PADS SHALL BE DESIGNED AND DESIGNED BY THE EQUIPMENT SUPPLIER.
- ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.

H CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURBS AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER IF NEEDED. ALL EXTERIOR CONCRETE SHALL HAVE A LIGHT BROOK FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHOULD BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.

- ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR #10 TO #6 BARS, 60 DIAMETERS FOR #7 TO #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND TIEING OF STEEL REINFORCING AND SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND A.C.I. MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE, OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 185. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB UNLESS INDICATED OTHERWISE.

J CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 25 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN TEST RESULTS INDICATE CONCRETE APPEARS TO CHANGE.

K TESTER FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE PLOUGH FLOATING AND TROWELLING.

L LIMIT MAXIMUM WATER-CEMENTIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.

M TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOT OR BATCH NUMBER, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.

N CONTRACTOR TO PROVIDE 4" WIDE YELLOW PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES PER STATE/LOCAL REQUIREMENTS.

### 32 30 00 LANDSCAPING AND SITE STABILIZATION

A TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR EACH REMOVAL OF TOPSOIL TO WITHIN 1' OF FINAL GRADE PRIOR TO LANDSCAPE FINAL GRADING. LANDSCAPER TO PROVIDE PULVERIZING AND FINAL GRADING OF TOPSOIL. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATTRAZINE AND INFORMAL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.0, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.

TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STECKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORM FINE TEXTURE. GRADE TO WITHIN 0.10' OF FINISHED GRADE ELEVATION.

#### B. SEEDED LAWNS (BY LANDSCAPER):

- PERMANENT LAWN AREAS SHALL BE SEED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (2.0-2.6 LBS./1,000 S.F.), 20% PERENNIAL RYEGRASS (0.6-0.8 LBS./1,000 S.F.), 15% FINE FESCUE (0.4-0.6 LBS./1,000 S.F.). STRAW AND MULCH SHALL BE LAD AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ON SITE.
- ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES SHALL BE SEED WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.6 LBS./1,000 S.F.), 40% CREEPING REED FESCUE (0.5 LBS./1,000 S.F.), AND 15% PERENNIAL RYEGRASS (0.20 LBS./1,000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.
- ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 1.9 LBS./1,000 S.F. STRAW AND MULCH SHALL BE LAD AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.

C SEEDED LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE BREEZING. SEEDING LAWN COVER SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5%. CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.

#### D. EROSION CONTROL:

- CONTRACTOR TO PROVIDE EROSION CONTROL (NORTH AMERICAN GREEN S150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER OUTSIDE OF STORMWATER CONVEYANCE SWALES AND STORMWATER MANAGEMENT BASINS.
- CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES AS REQUIRED.

E TREES AND SHRUBS: FURNISH NURSER-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPORTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, AND HEALTHY LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIE TYPE, SIZE, AND LOCATION.

F TREE AND SHRUB INSTALLATION: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BARE LEAVING CENTER AREA RAISED TO SUPPORT ROOT BALL. EXCAVATE PIT APPROXIMATELY THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER. SET TREES AND SHRUBS PLUMB AND IN CENTER OF PIT WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADE. PLACE PLANTING SOIL FROM AROUND ROOT BALL IN LAYERS AND TAMPS TO SETTLE MIX. WATER ALL PLANTS THOROUGHLY. PROVIDE TEMPORARY STAKING FOR TREES AS REQUIRED.

G TREE AND SHRUB MAINTENANCE/WARRANTY: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS, AND PERENNIALS.

H MINERAL MULCH: PROVIDE 3" MINIMUM THICK BLANKET OF 0.75" MINIMUM TO 1.5" MAXIMUM CRUSHED DECORATIVE STONE AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN. INSTALL OVER NON-WOVEN WEED BARRIER FABRIC. COLOR BY OWNER.

I PLASTIC EDGING: INSTALL VALLEY VIEW INDUSTRIES BLACK DIAMOND LAWN EDGING TO SEPARATE ALL PLANTING BEDS FROM LAWN AREAS. EDGING TO BE 5.5" TALL WITH METAL STAKES INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

### DIVISION 33 UTILITIES

#### 33 10 00 SITE UTILITIES

- A CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY EXTERIOR UTILITY ROUTES ARE CLEAR PER CODE OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONS



**PROJECT INFORMATION**

PROPOSED wellNOW URGENT CARE SHELL FOR:  
**ROUTE 222 CORTLANDVILLE, LLC**  
 ROUTE 22 • CORTLAND, NY 13046

PROFESSIONAL SEAL

**PRELIMINARY DATES**  
 AUG. 19, 2020

**NOT FOR CONSTRUCTION**

**JOB NUMBER**  
 1949300

**SHEET NUMBER**

**C1.1**

SPECIFICATION NOTE:  
 SEE SHEET C0.1 FOR PLAN  
 SPECIFICATIONS AND REQUIREMENTS

**SITE INFORMATION:**

PROPERTY AREA: AREA = 22,375 S.F. (0.51 ACRES).  
 EXISTING ZONING: B3-PLANNED COMMERCIAL BUSINESS DISTRICT  
 PROPOSED ZONING: B3-PLANNED COMMERCIAL BUSINESS DISTRICT  
 PROPOSED USE: URGENT CARE MEDICAL CLINIC  
 AREA OF SITE DISTURBANCE: 27,972 S.F. (0.64 ACRES)  
 PROPOSED BUILDING HEIGHT: 23'-0" (MAX. HEIGHT: N/A)  
 PARKING REQUIRED: AS REQUIRED BY PLANNING BOARD  
 PARKING PROVIDED: 29 SPACES (3 H.C. ACCESSIBLE)  
 HANDICAP STALLS REQUIRED: 2, HANDICAP STALLS PROVIDED: 3  
 BUILDING OCCUPANCY CLASSIFICATION = B-BUSINESS  
 CLASS OF BUILDING CONSTRUCTION = V(B)

**PAVEMENT HATCH KEY:**

[Hatch Pattern]	STANDARD ASPHALT
[Hatch Pattern]	HEAVY DUTY ASPHALT
[Hatch Pattern]	SIDEWALK CONCRETE
[Hatch Pattern]	LIGHT DUTY CONCRETE
[Hatch Pattern]	HEAVY DUTY CONCRETE

**EXISTING SITE DATA**

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.52	22,659	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.52	22,659	100.0%
TOTAL IMPERVIOUS	0.52	22,659	100.0%
LANDSCAPE/ OPEN SPACE	0.00	0	0.0%

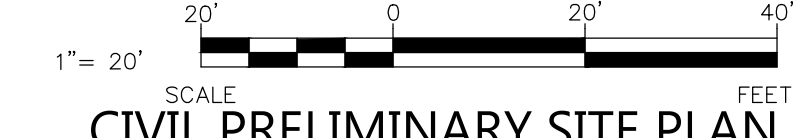
**PROPOSED SITE DATA**

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.52	22,659	
BUILDING FLOOR AREA	0.08	3,531	15.6%
PAVEMENT (ASP. & CONC.)	0.31	13,693	60.4%
TOTAL IMPERVIOUS	0.40	17,224	76.0%
LANDSCAPE/ OPEN SPACE	0.12	5,435	24.0%

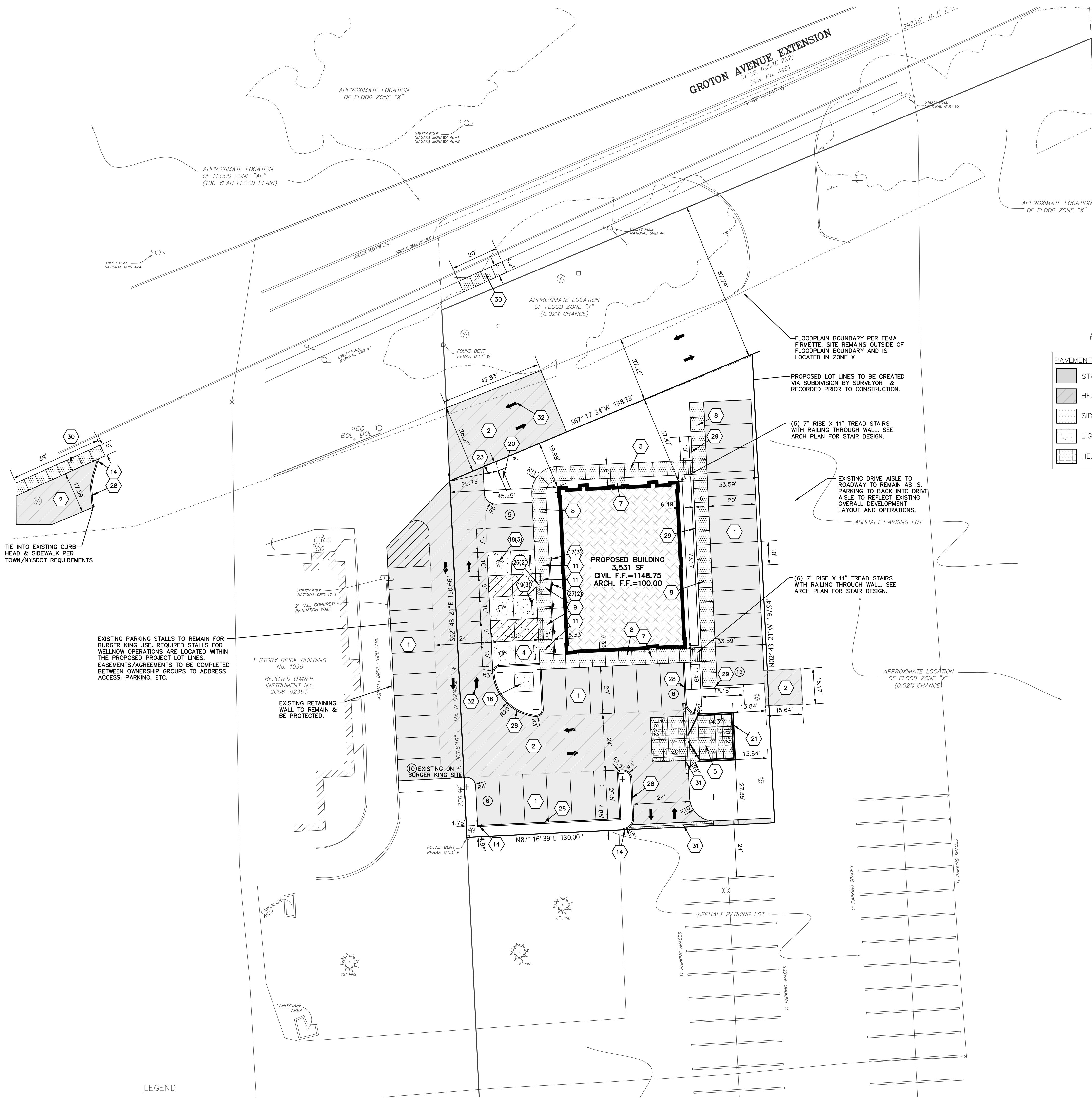
**SITE PLAN KEYNOTES**

1	STANDARD ASPHALT (TYP.)
2	HEAVY DUTY ASPHALT (TYP.)
3	CONCRETE SIDEWALK (TYP.)
4	LIGHT DUTY CONCRETE (TYP.)
5	HEAVY DUTY CONCRETE (TYP.)
7	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR FINAL LOCATIONS
8	RAISED WALK (TYP.)
9	FLUSH WALK (TYP.)
11	CURB RAMP (TYP.)
14	TAPER CURB (TYP.)
16	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION PRIOR TO CONSTRUCTION)
17	HANDICAP SIGN (TYP.)
18	HANDICAP STALL & STRIPING PER STATE CODES.
19	WHEEL STOP (TYP.)
20	MONUMENT SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
21	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
23	STOP SIGN (R1-1 TYP)
26	DETECTABLE WARNING PLATE
27	NO PARKING SIGN (PER CODE)
28	6" CURB HEAD
29	MODULAR BLOCK RETAINING WALL WITH RAILING. FINAL DESIGN BY SUPPLIER. CONTRACTOR TO CONFIRM COLOR & TYPE W/ OWNER PRIOR TO CONSTRUCTION. SEE SITE PLAN FOR WALL LENGTHS.
30	PUBLIC CONCRETE SIDEWALK (PER TOWN OF CORTLAND STANDARDS)
31	CONCRETE FLUME
32	PAVEMENT MARKINGS (TYP)

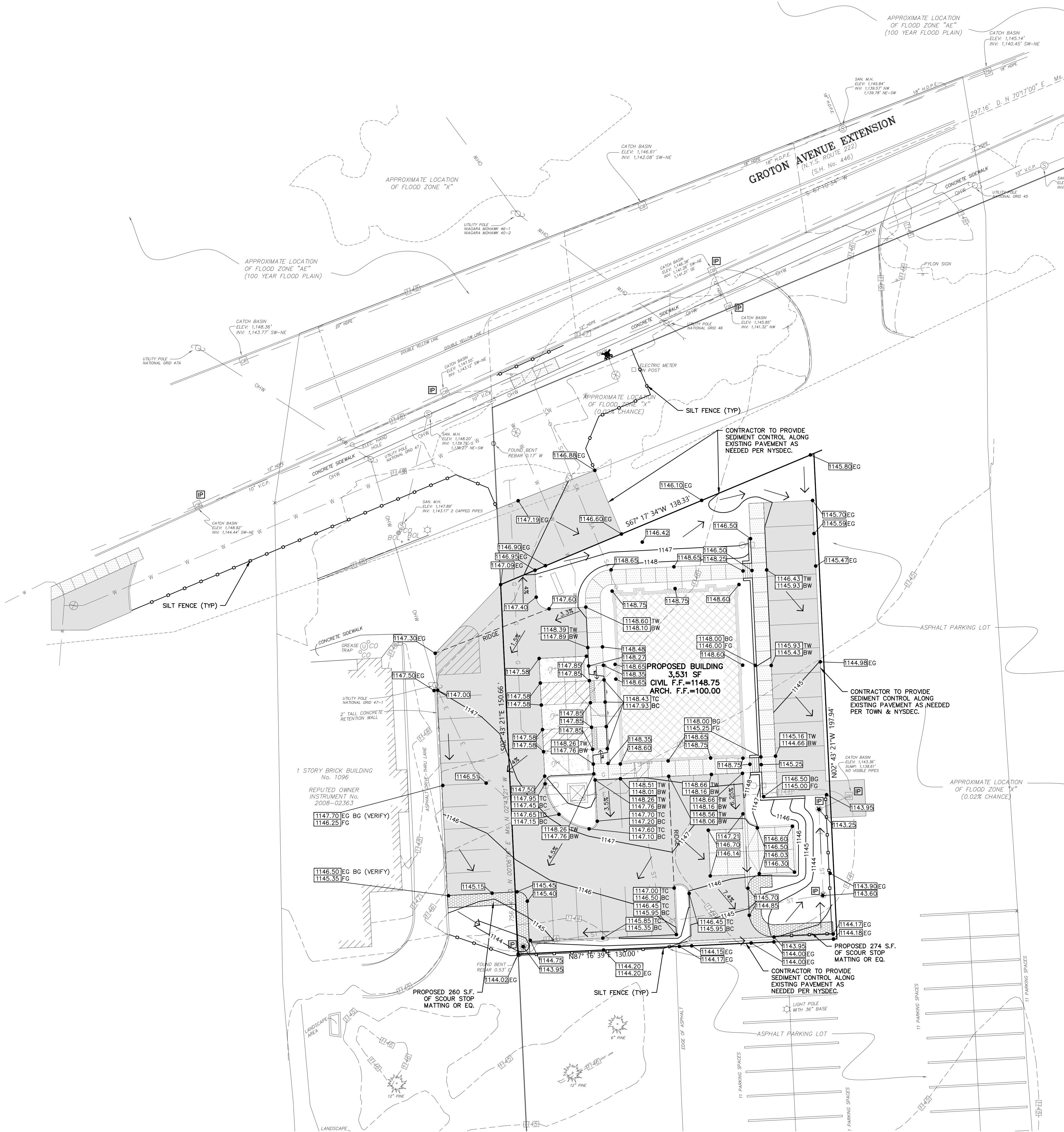
(X) IDENTIFICATION: KEYNOTE ITEM(QUANTITY) - IF NO ( ) = NORTH



LEGEND



LEGEND



**SPECIFICATION NOTE:**  
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

- NOTES:**
- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
  - ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.

**INLET PROTECTION NOTE:**

CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ON-SITE & OFF-SITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

**STABILIZED CONSTRUCTION ENTRANCE NOTE:**

CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.

**CONCRETE WASHOUT NOTE:**

CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.

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**PROJECT INFORMATION**

PROPOSED wellNOW URGENT CARE SHELL FOR:  
**ROUTE 222 CORTLANDVILLE, LLC**  
ROUTE 22 • CORTLAND, NY 13046

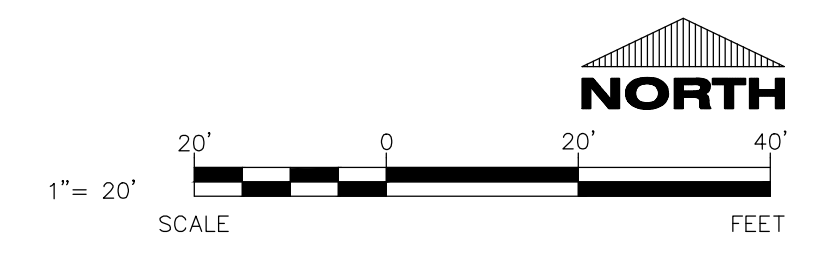
PROFESSIONAL SEAL

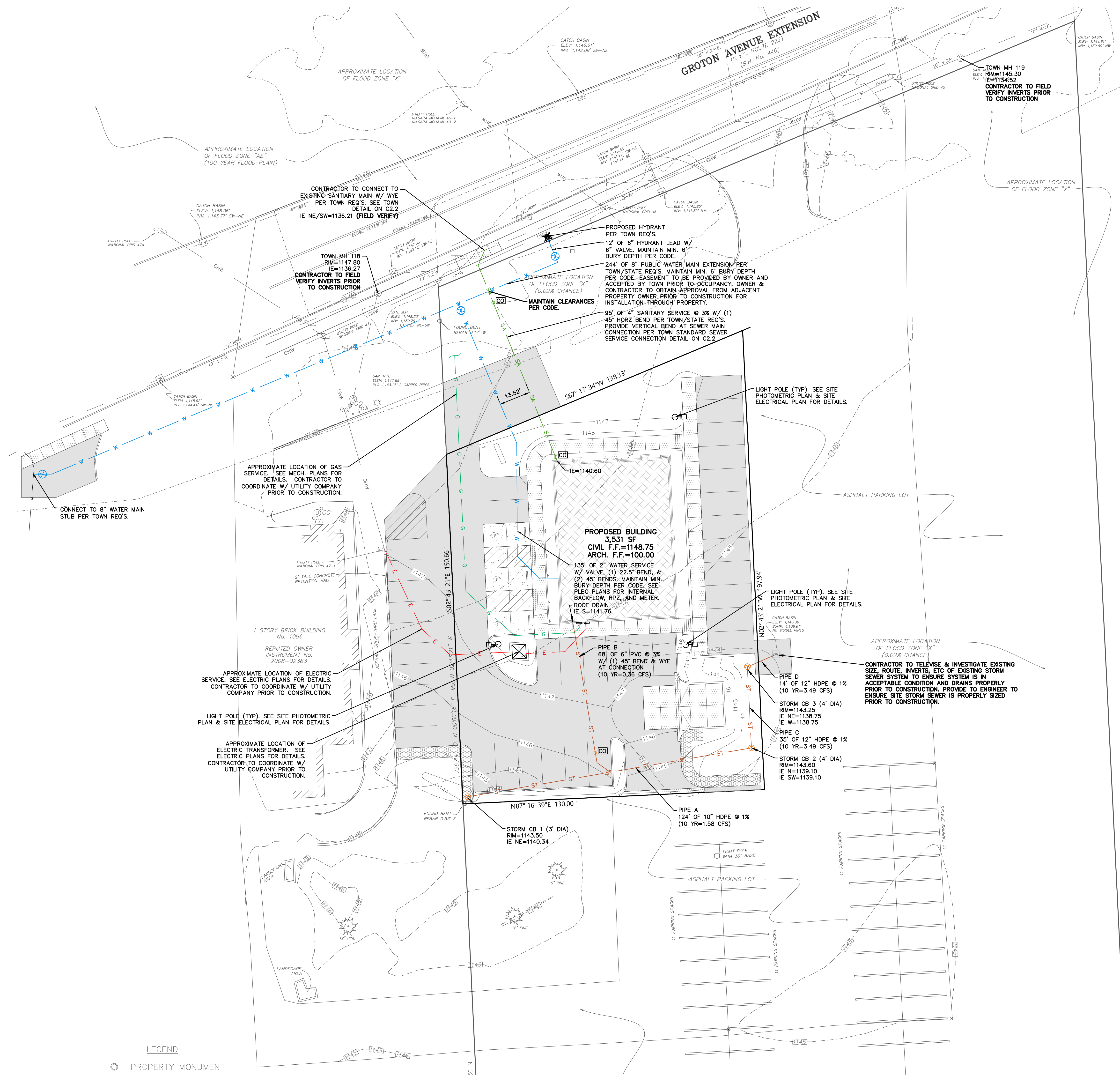
**PRELIMINARY DATES**  
AUG. 19, 2020

**NOT FOR CONSTRUCTION**


**JOB NUMBER**  
1949300

**SHEET NUMBER**  
**C1.2**





**SPECIFICATION NOTE:**  
SEE SHEET CO.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

**CLEANOUT NOTE:**  
 = DENOTES LOCATIONS WHERE CONTRACTOR SHALL INSTALL CLEANOUTS, SEE CO.1 FOR SPECIFICATION.

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 ROUTE 22 • CORTLAND, NY 13046

PROFESSIONAL SEAL

PROFESSIONAL SEAL

**PRELIMINARY DATES**


AUG. 19, 2020

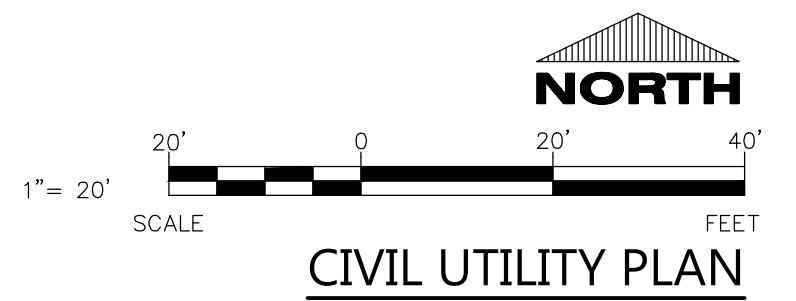
NOT FOR CONSTRUCTION

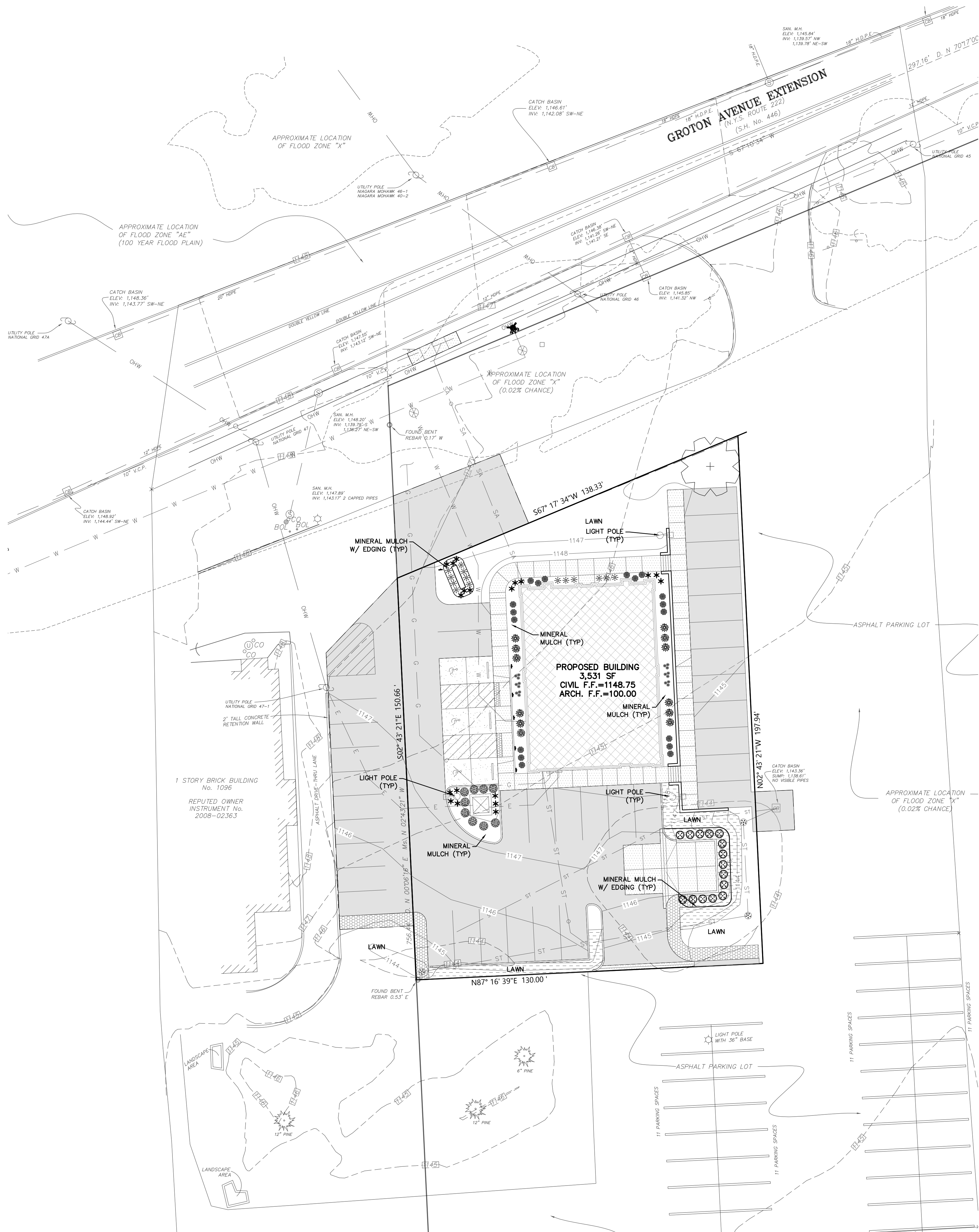
**JOB NUMBER**  
1949300

**SHEET NUMBER**  
**C1.3**

2020 © EXCEL ENGINEERING, INC.

LEGEND  
 PROPERTY MONUMENT





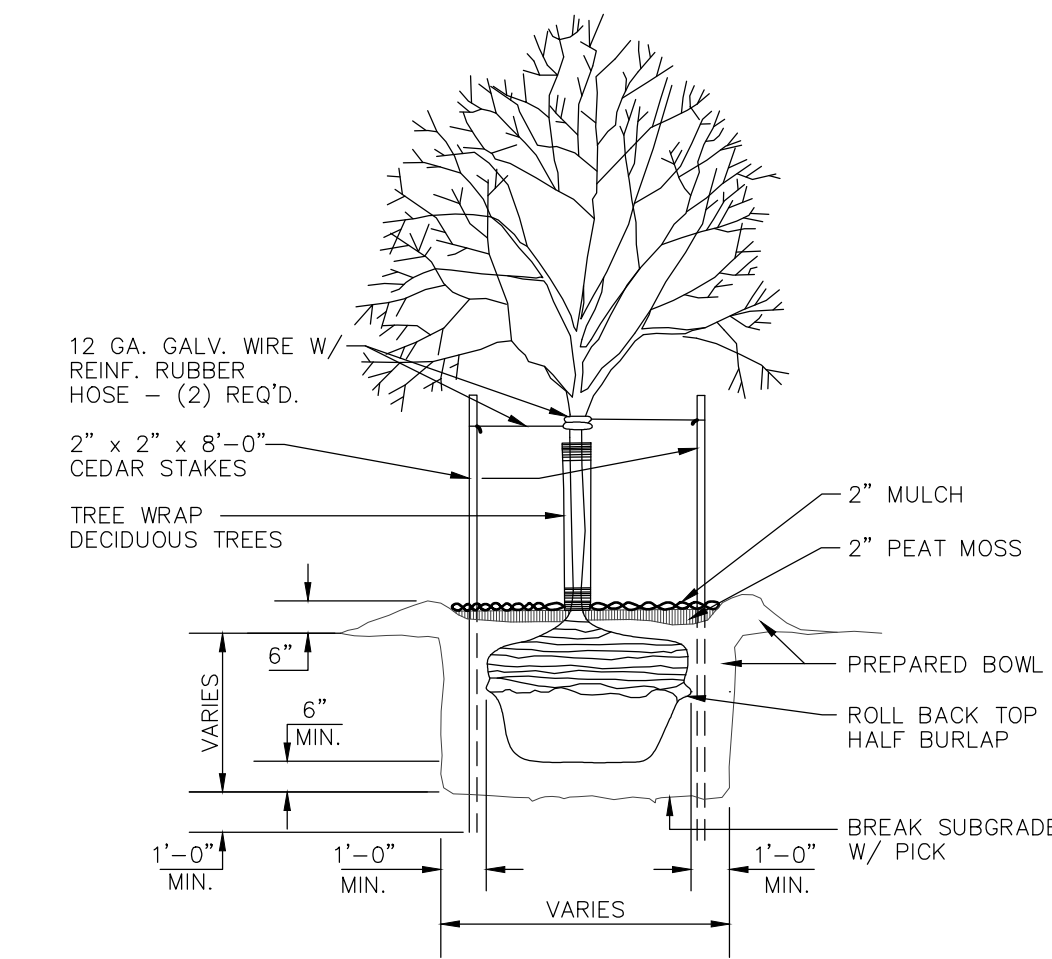
**SPECIFICATION NOTE:**  
SEE SHEET CO.1 FOR PLAN SPECIFICATIONS  
AND REQUIREMENTS

EROSION MATTING LOCATION

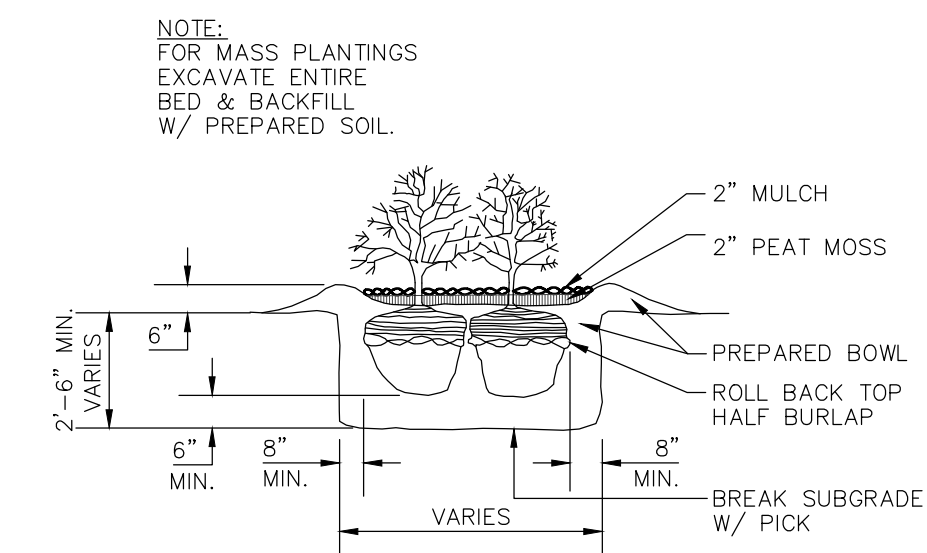
**LANDSCAPING NOTES**

SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
DECIDUOUS TREES				
☉	Red Maple	<i>Acer rubrum</i> 'Red Sunset'	2-1/2"	1
DECIDUOUS SHRUBS				
☼	Neon Flash Spiraea	<i>Spiraea japonica</i> 'Neon Flash'	15"-18"	12
EVERGREEN SHRUBS				
☉	American Arborvitae	<i>Thuja occidentalis</i> 'Smaragd'	42"-48"	15
☉	Japanese Holly	<i>Ilex crenata</i> 'Soft Touch'	24"	9
PERENNIALS				
✱	Karl Foerster Grass	<i>Calamagrostis x acutiflora</i>	1 quart pot	19
✱	Little Bunny Grass	<i>Pennisetum Alopecuroides</i> 'Little Bunny'	1 quart pot	6
✱	Walker's Low Catmint	<i>Nepeta x faassenii</i> 'Walker's Low'	1 gal pot	18
✱	Daylilies 'Stella de Oro'	<i>Hemerocallis</i> 'Stella de Oro'	1 gal pot	14

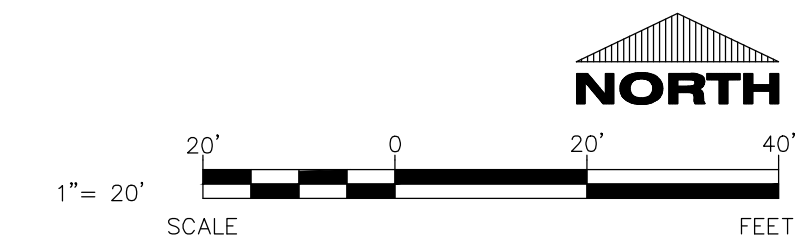
\*\*\*ALL MULCH SIZE, TYPE, COLOR, AND LOCATIONS TO BE FINALIZED WITH OWNER PRIOR TO CONSTRUCTION\*\*\*



**TREE PLANTING DETAIL**  
NO SCALE



**SHRUB PLANTING DETAIL**  
NO SCALE



CIVIL LANDSCAPE AND RESTORATION PLAN

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**ROUTE 222 CORTLANDVILLE, LLC**  
ROUTE 22 • CORTLAND, NY 13046

PROFESSIONAL SEAL

PRELIMINARY DATES  
AUG. 19, 2020

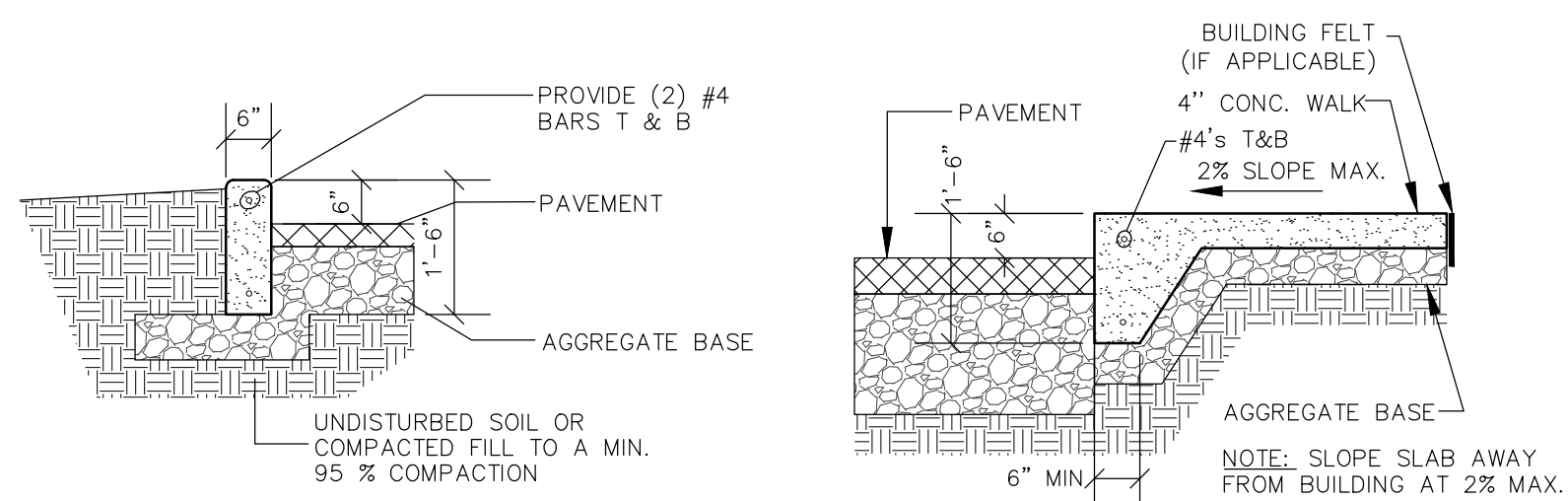
NOT FOR CONSTRUCTION

JOB NUMBER  
1949300

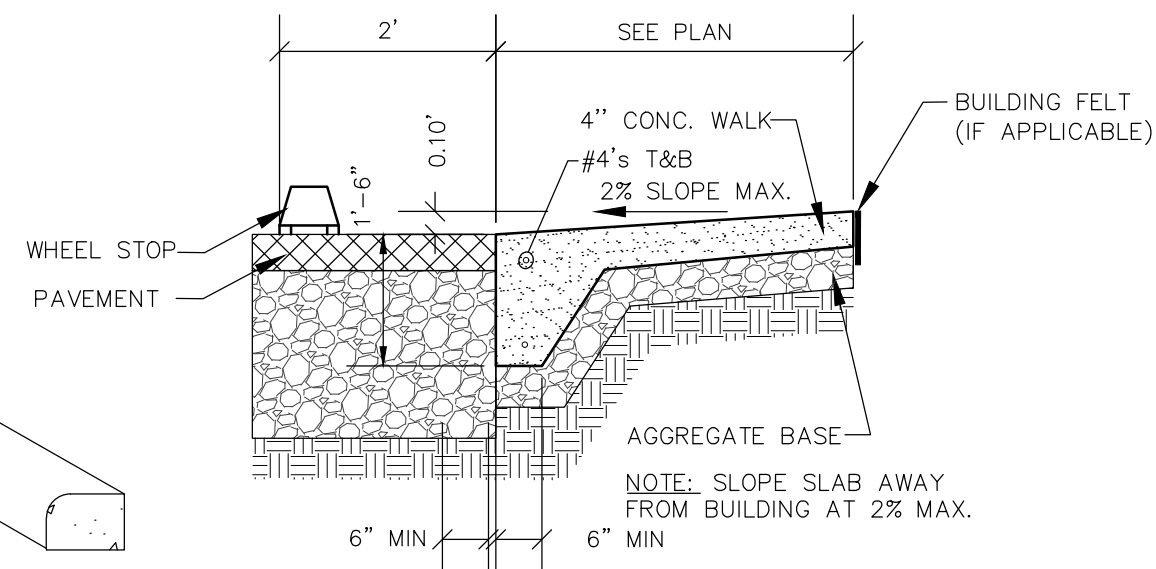
SHEET NUMBER  
**C1.4**

CONSTRUCTION SEQUENCE	
PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	1. CONTRACTOR TO CALL DIG SAFELY AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION. 2. PLACE ALL SILT FENCE. 3. CONSTRUCT TRACKING STONE ENTRANCES. 4. CONSTRUCT PERMANENT STORMWATER CONVEYANCE SYSTEMS. 5. CONSTRUCT ANY TEMPORARY STORMWATER CONVEYANCE SYSTEMS. 6. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.
2. CONSTRUCTION ACTION	1. BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS. 2. CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE. 3. DIG AND POUR ALL BUILDING FOOTINGS. 4. PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS. 5. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS. 6. CONSTRUCT BUILDING. 7. PAVE DRIVEWAYS AND PARKING AREAS. 8. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND TRANSITION MATTING.
3. POST CONSTRUCTION ACTION	1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION.

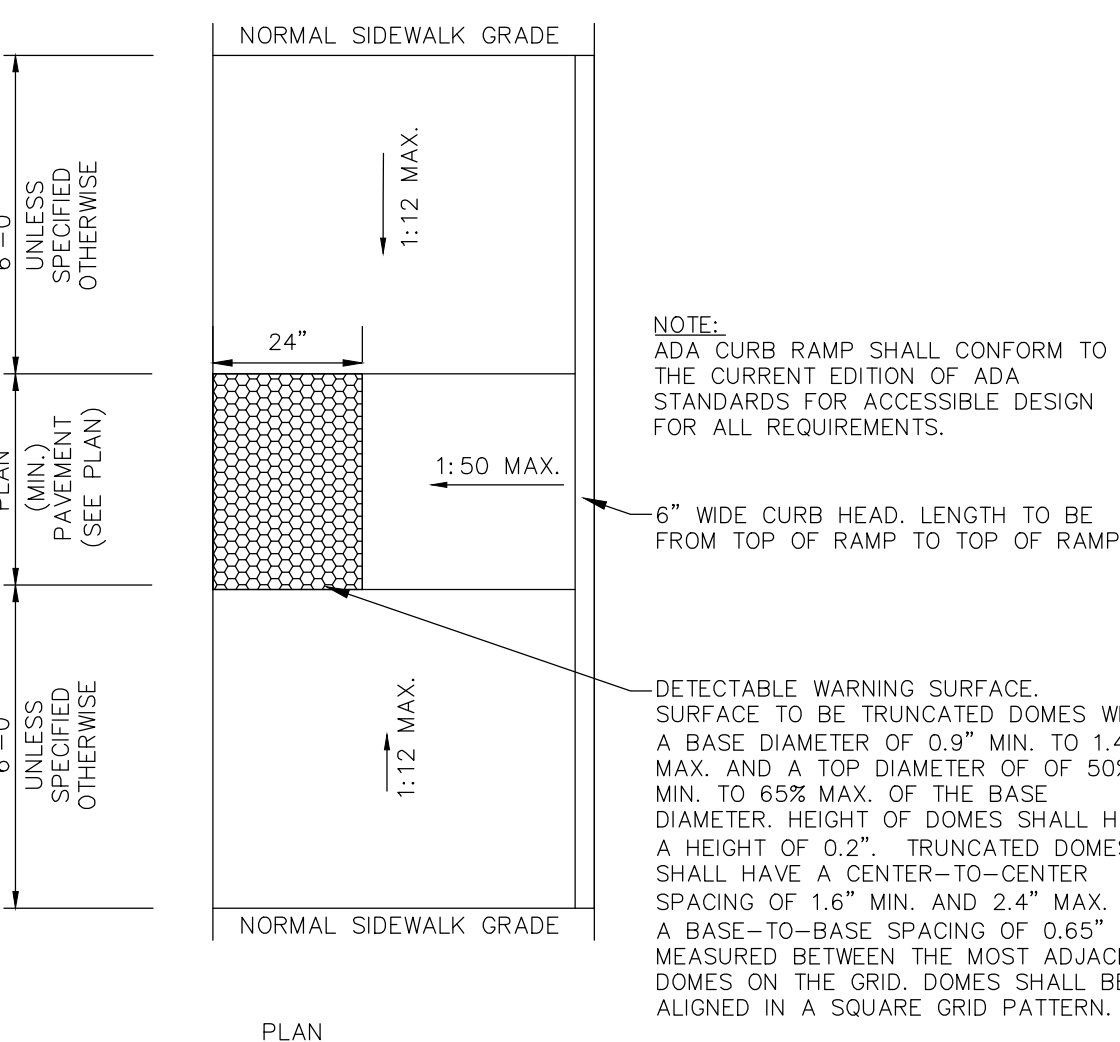
\*\*CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.\*\*



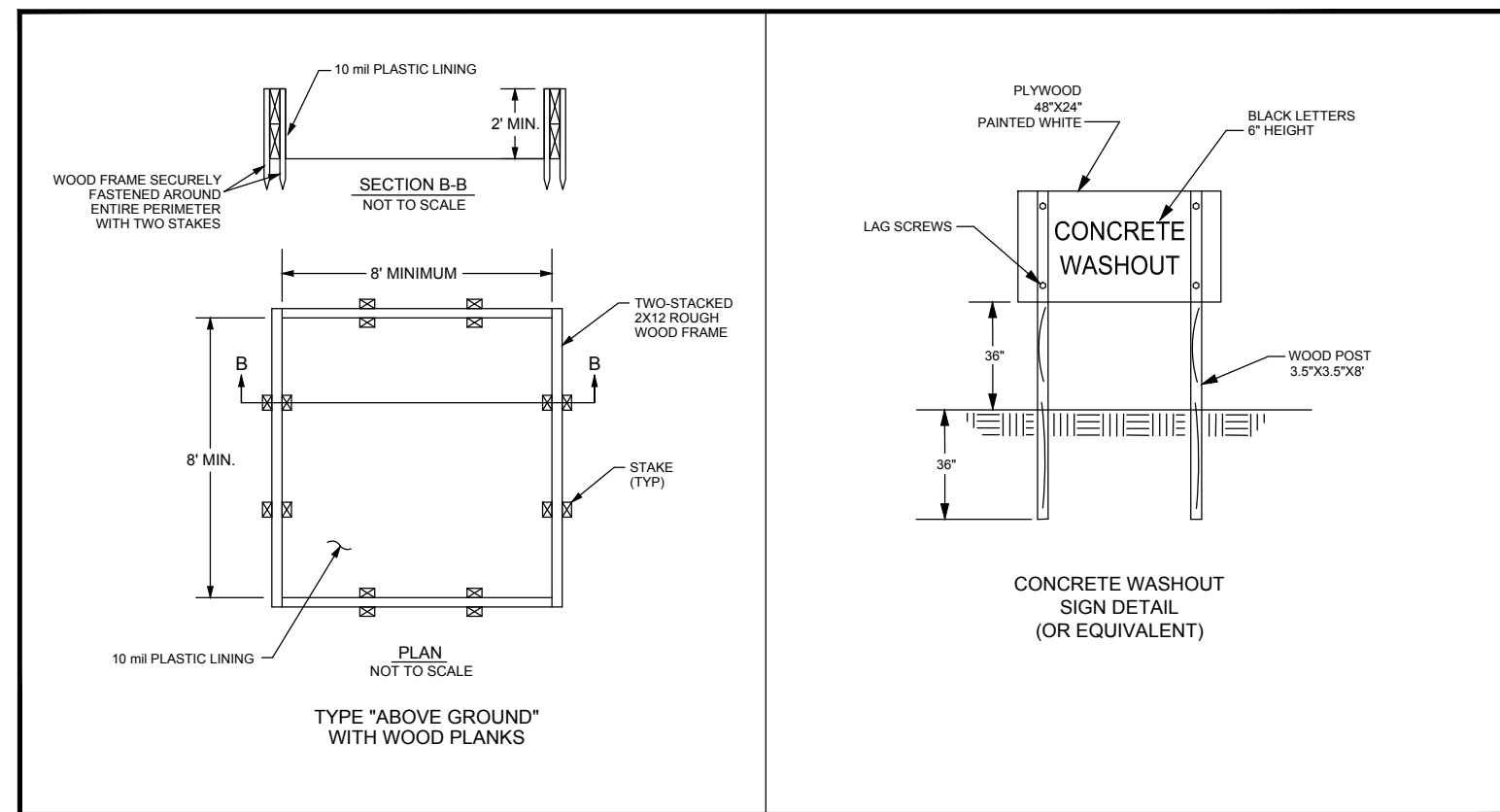
**RAISED WALK DETAIL**  
NO SCALE



**TAPER CURB DETAIL**  
NO SCALE

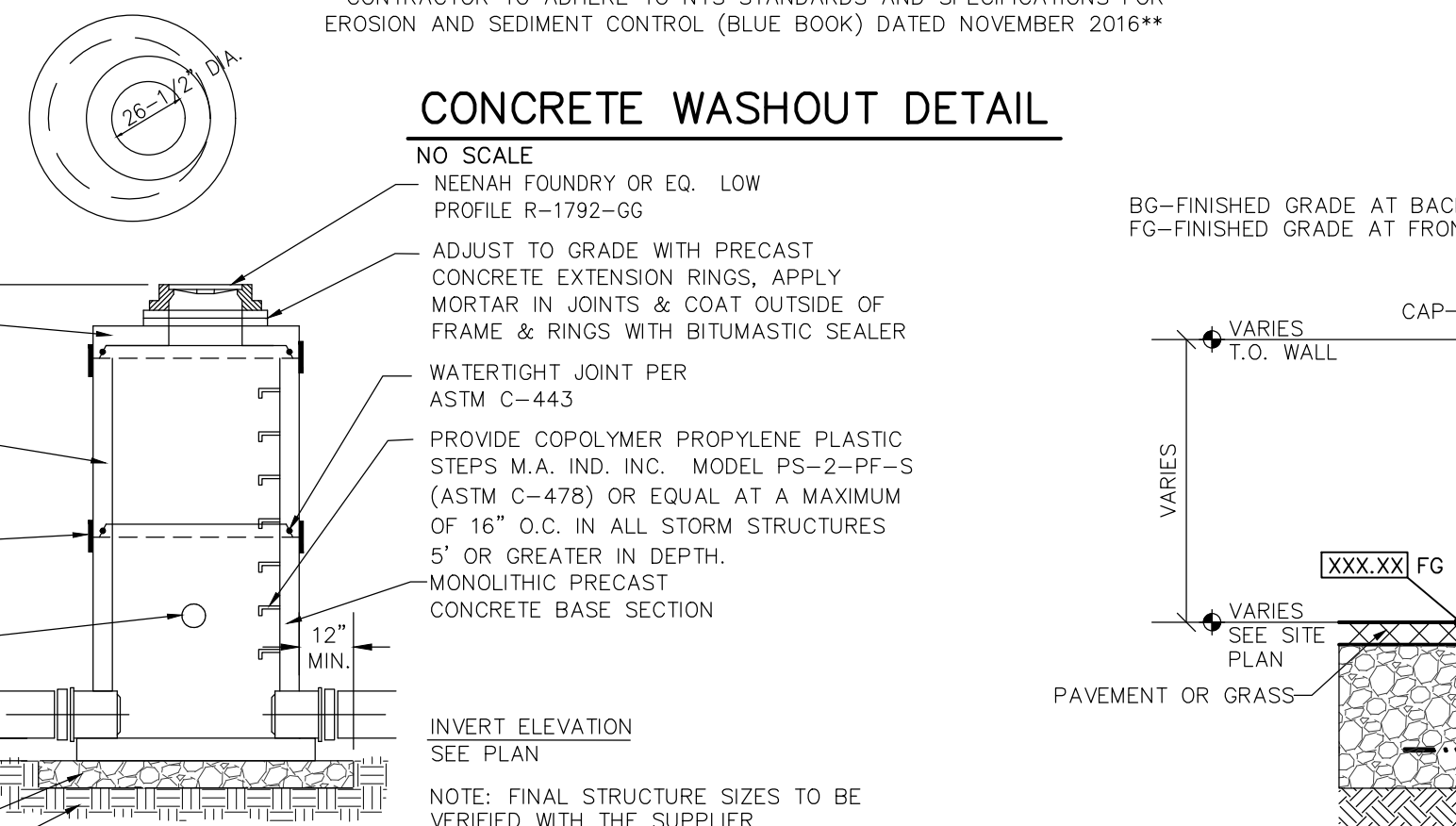


**FLUSH WALK DETAIL**  
NO SCALE

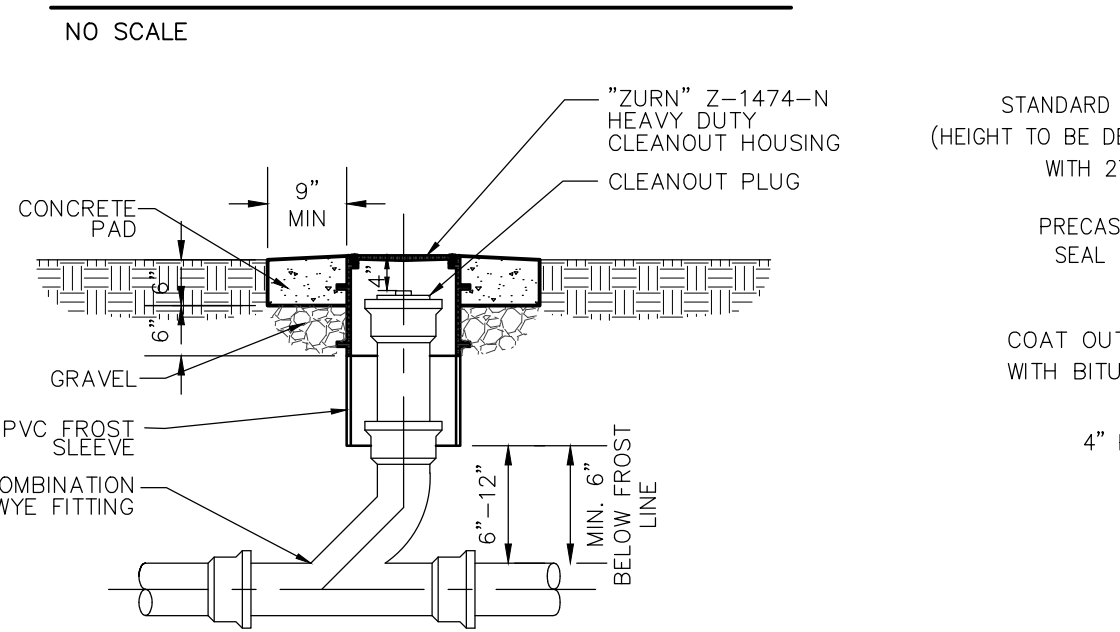


\*\*CONTRACTOR TO ADHERE TO NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (BLUE BOOK) DATED NOVEMBER 2016\*\*

**CONCRETE WASHOUT DETAIL**  
NO SCALE



**ADA SIDEWALK RAMP DETAIL**  
NO SCALE



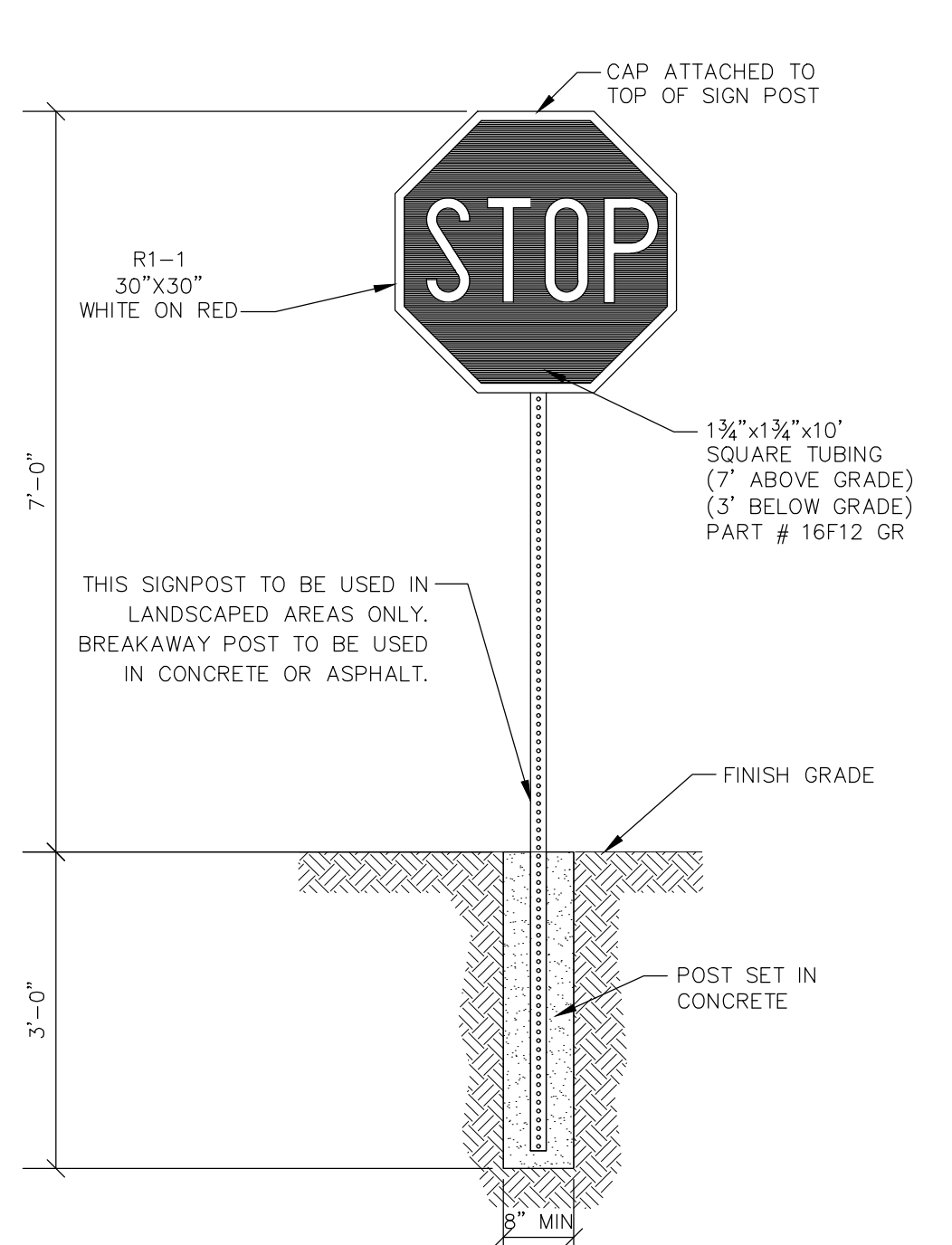
**CLEANOUT TO GRADE DETAIL**  
NO SCALE



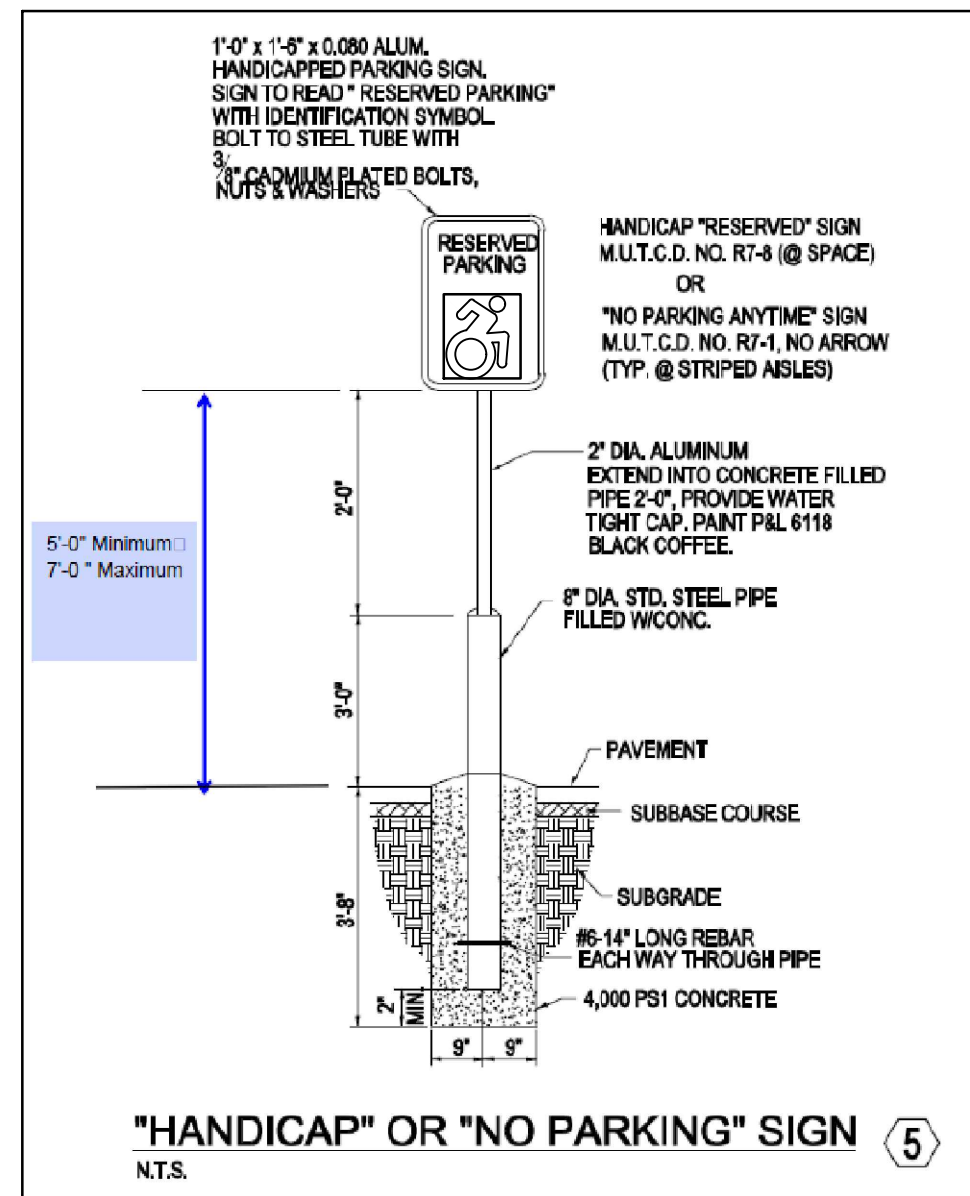
**CATCH BASIN DETAIL**  
NO SCALE



**RETAINING WALL DETAIL**  
NO SCALE



**STOP SIGN WITH CONCRETE BASE DETAIL**  
NO SCALE



**CONCRETE FLUME DETAIL (PAVEMENT)**  
NO SCALE



**ScourStop® DESIGN GUIDE**  
Circular Culvert Outlet Protection

**why use the SCOURSTOP SYSTEM?**

ScourStop transition mats protect against erosion and scour at culvert outlets with a registered solution to some traditionally protected with rock or other hard armor.

ScourStop is part of a system that includes semi-rigid transition mats installed over rock or rock reinforcement mats. Each 4' x 12' mat is made of high-density polyethylene and secured tightly to the ground with anchors.

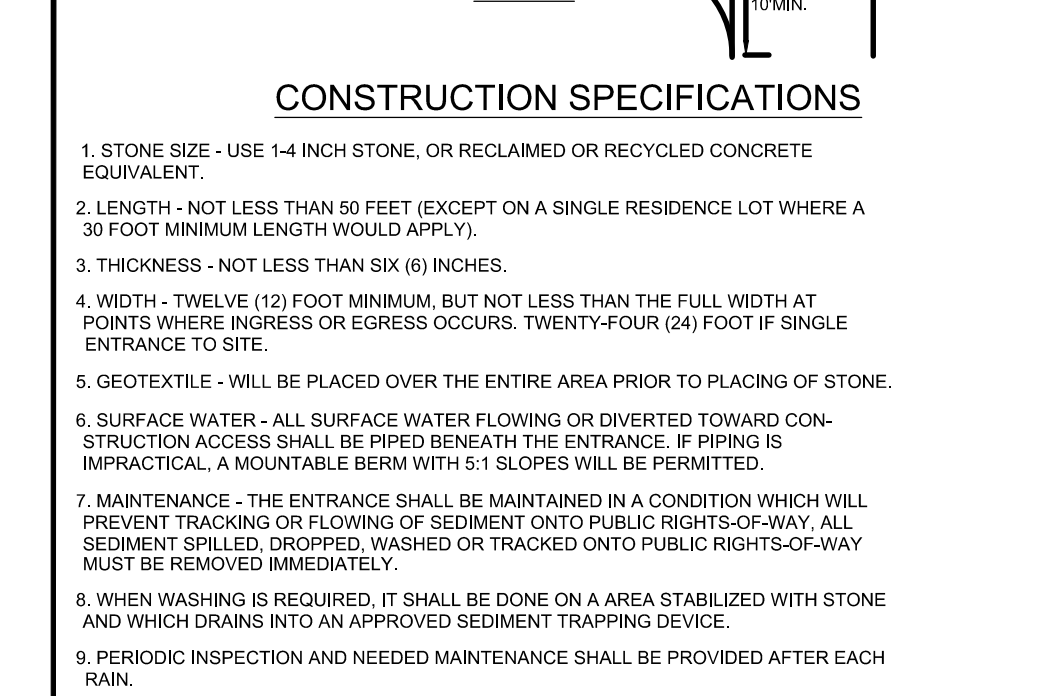
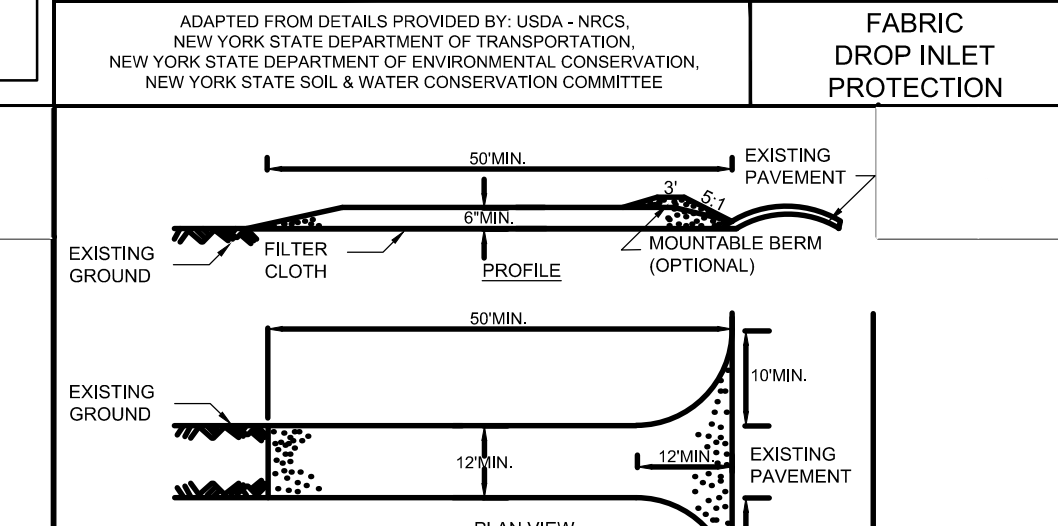
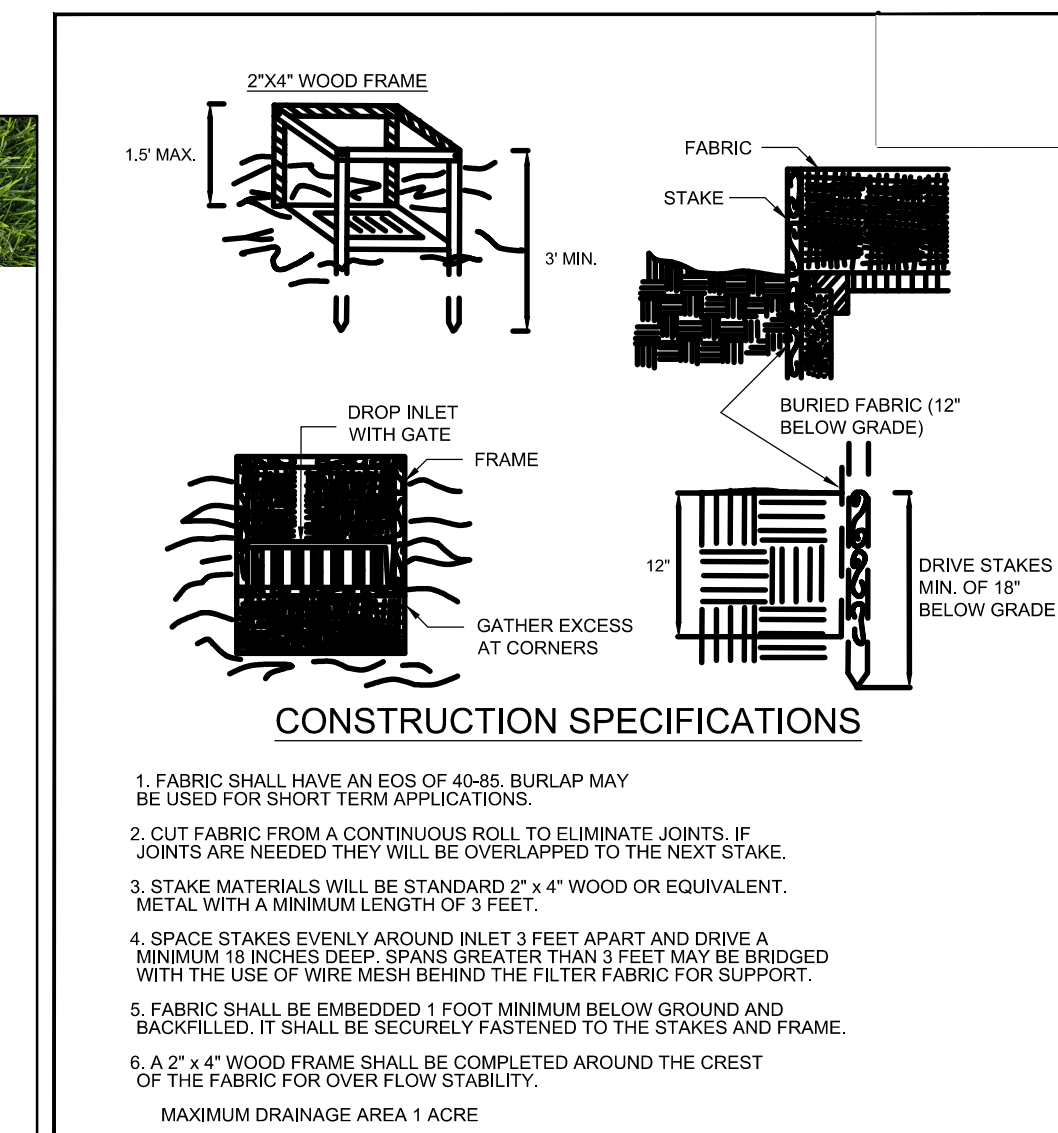
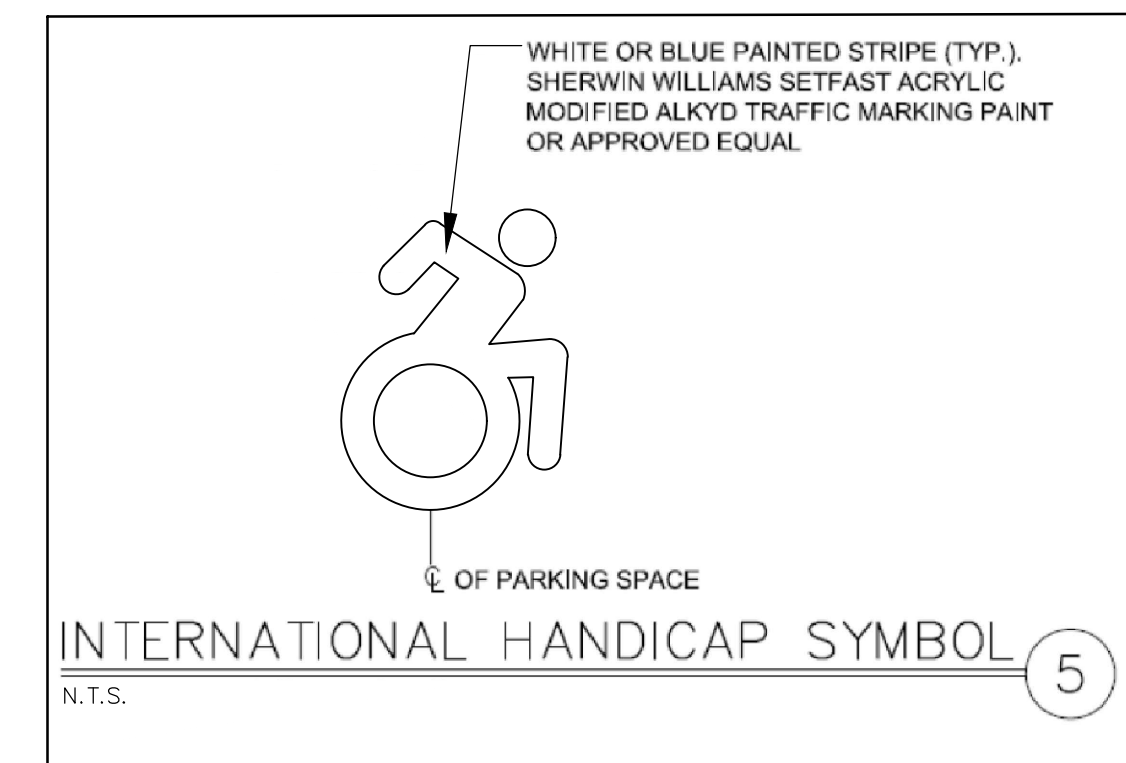
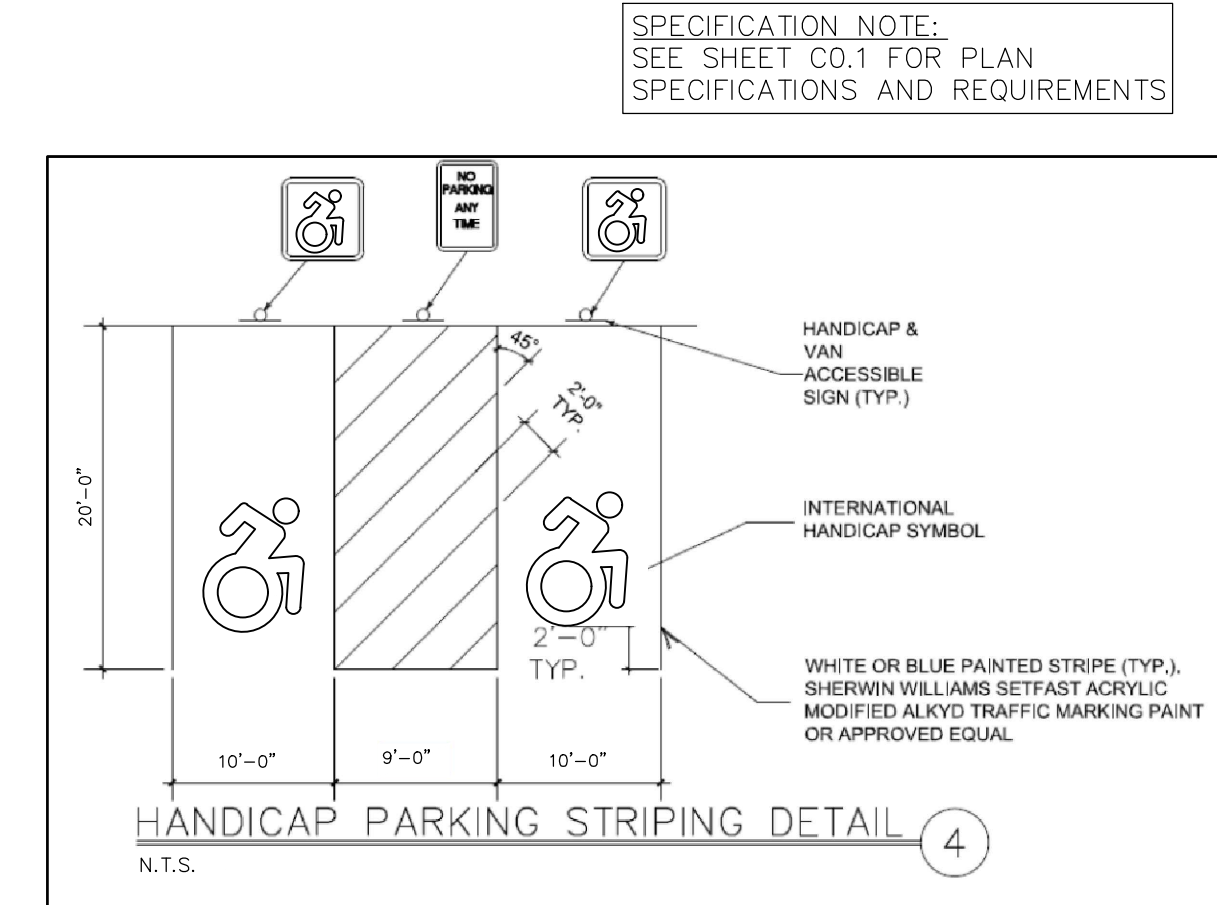
**ScourStop® Recommendations**

- ScourStop mats must be installed over a soil cover and, unless soil reinforcement mat (SRM), geotextile, or a combination thereof is the slope above (SRM or higher velocity) or the slope below, and to the recommended mat cover.
- Follow manufacturer's ScourStop Installation Guidelines to ensure proper installation.
- Hand installation is required. 2" diameter diameter of culvert or outlet pipe. (The material impacts into ScourStop mats.)
- Performance of protection area assumes stable downstream conditions.

PIPE DIAMETER	VELOCITY < 10 FT/SEC	10 < VELOCITY < 18 FT/SEC	18 < VELOCITY < 25 FT/SEC
12"	4	4	4
24"	4	4	4
36"	4	4	4
48"	4	4	4
60"	4	4	4
72"	4	4	4

**CONSTRUCTION SPECIFICATIONS**

- 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 HARDWOOD.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOTAF, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



ADAPTED FROM DETAILS PROVIDED BY USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

CIVIL DETAILS

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PROJECT INFORMATION

PROPOSED wellINOW URGENT CARE SHELL FOR:  
**ROUTE 222 CORTLANDVILLE, LLC**  
ROUTE 22 • CORTLAND, NY 13046

PROFESSIONAL SEAL

PRELIMINARY DATES

AUG. 19, 2020

NOT FOR CONSTRUCTION

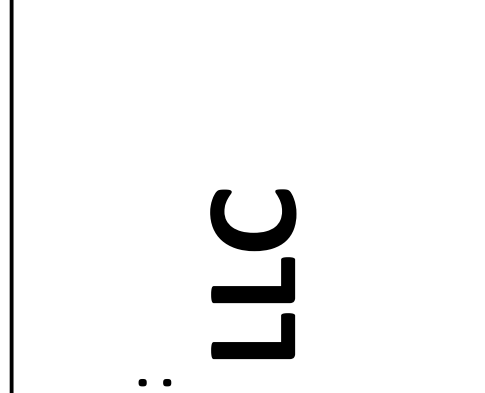
JOB NUMBER

1949300

SHEET NUMBER

C2.0

**PROJECT INFORMATION**



TOWN OF  
CORTLANDVILLE  
RAYMOND G. THORPE  
MUNICIPAL BUILDING  
3577 TERRACE ROAD,  
CORTLAND, NY 13045

PROPOSED wellINOW URGENT CARE SHELL FOR:  
**ROUTE 222 CORTLANDVILLE, LLC**  
ROUTE 22 • CORTLAND, NY 13046

WATER & SEWER  
STANDARD DETAILS

DESIGNED BY: XXXX  
DRAWN BY: XXXX  
CHECKED BY: XXXX  
ISSUE DATE: 03/2020  
PROJECT NO: 059036  
SCALE: AS SHOWN

Drawing No.: **C-601**

**JOB NUMBER**  
1949300

**SHEET NUMBER**  
C2.1



TOWN OF  
CORTLANDVILLE  
RAYMOND G. THORPE  
MUNICIPAL BUILDING  
3577 TERRACE ROAD,  
CORTLAND, NY 13045

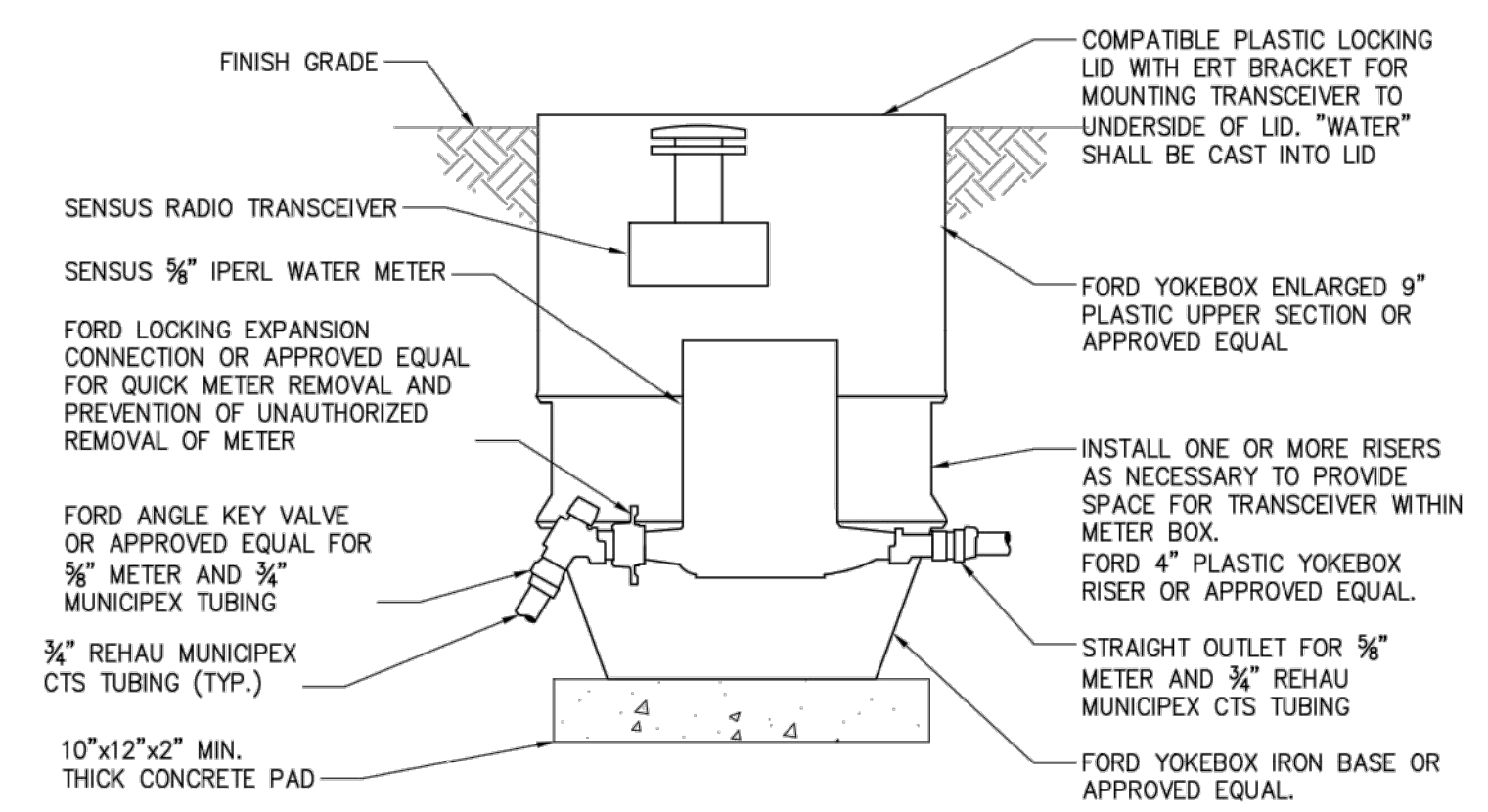
WATER & SEWER  
STANDARD DETAILS

**PRELIMINARY DATES**  
AUG. 19, 2020

**DETAILS 1**

**JOB NUMBER**  
1949300

**SHEET NUMBER**  
C2.1



- NOTES:**
1. ALL MATERIALS IN CONTACT WITH POTABLE WATER SHALL BE CERTIFIED "LEAD-FREE" IN ACCORDANCE WITH NSF/ANSI 61 AND 372.
  2. SUPPLY A MINIMUM OF 2 UNIVERSAL KEYS FOR LOCKING LIDS AND METER BOX VALVES. SUPPLY A MINIMUM OF 2 EXPANSION CONNECTION KEYS, SECURITY SCREWS, AND WRENCHES.
  3. INLET, OUTLET, AND EXPANSION CONNECTIONS SHALL MEET AWWA C800.

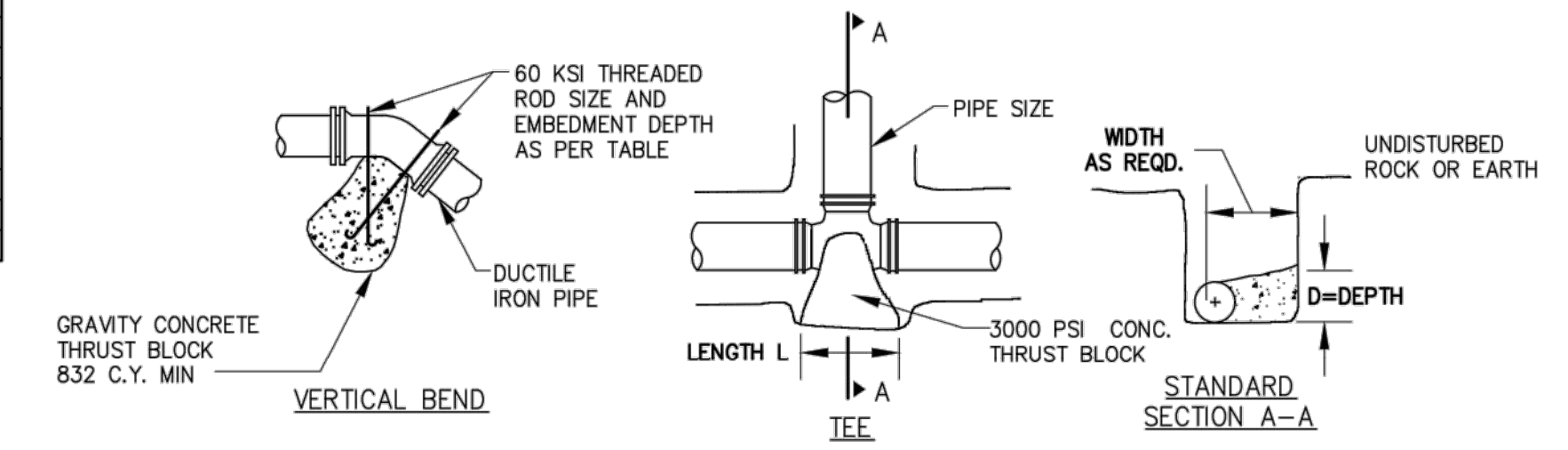
**3 WATER METER BOX DETAIL**  
SCALE: N.T.S.

**THRUST BLOCK NOTES**

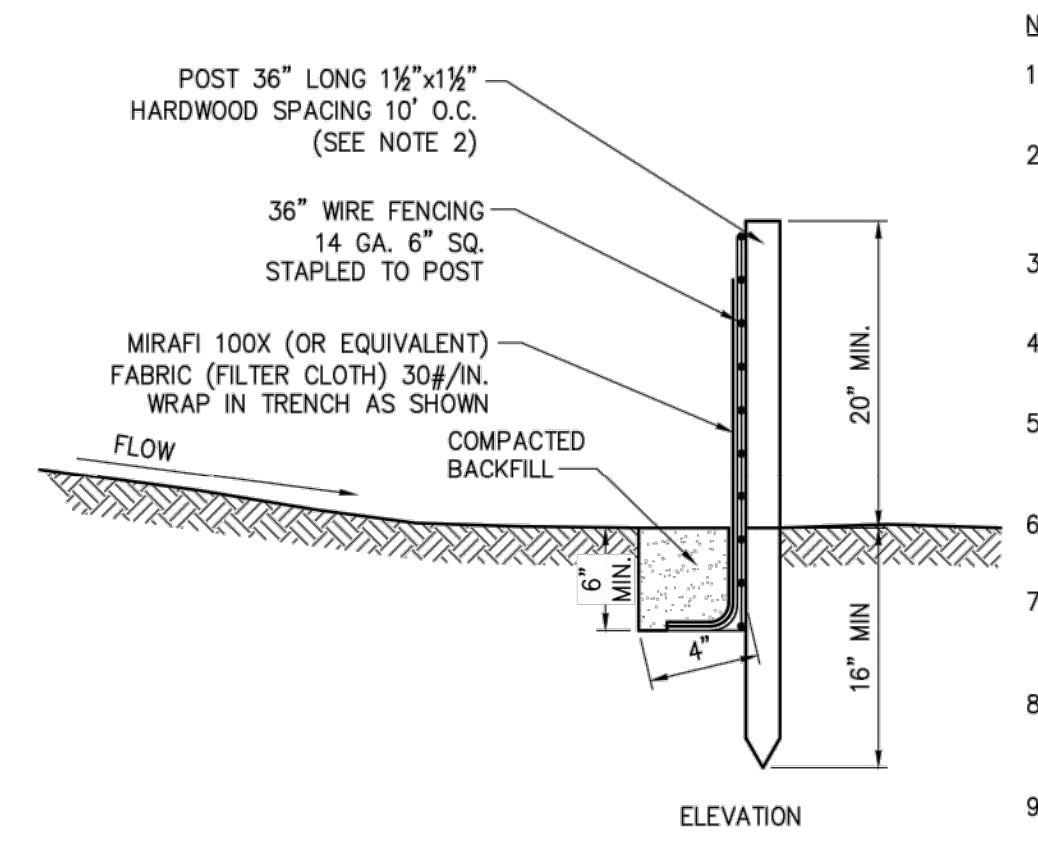
1. FOR REQUIRED BEARING AREA DIMENSIONS D & L SEE TABLE. DIMENSIONS OF D & L OTHER THAN THOSE SHOWN IN THE TABLE MAY BE USED PROVIDED THEY YIELD A BEARING AREA EQUAL TO OR LARGER THAN THAT REQUIRED.
2. CONCRETE NOT TO OVERLAP ANY JOINT.
3. CONCRETE TO BE PLACED SO AS NOT TO INTERFERE WITH REMOVING OR INSTALLING ANY OF THE JOINING HARDWARE.
4. APPROXIMATE VOLUME OF CONCRETE THRUST BLOCK:  
 $V = \frac{LD(W+D) - ID}{81}$   
WHERE:  
V = VOLUME IN CUBIC YARDS  
L = LENGTH OF BLOCK IN FEET  
D = DEPTH OF BLOCK IN FEET  
W = WIDTH OF BLOCK IN FEET  
ID = INSIDE DIAMETER OF PIPE IN FEET
5. VALUES FOR TEE ALSO APPLY TO END PLUGS, CAPS, AND TAPPING SLEEVES.
6. REQUIRED BEARING AREAS ARE DUE TO THRUSTS CAUSED BY 150 PSI WORKING PRESSURE PLUS 50%(75 PSI) SURGE ALLOWANCE RESULTING IN 225 PSI TOTAL INTERNAL PRESSURE. NORMAL PIPE DIAMETER USED.
7. REQUIRED BEARING AREAS ARE BASED ON ALLOWABLE SOIL BEARING CAPACITY OF 2000 LBS. PER SQUARE FOOT FOR SAND. DUE TO OTHER SOIL CONDITIONS ENCOUNTERED, BEARING AREAS MAY BE MODIFIED BY THE ENGINEER.
8. IN MUCK, PEAT, OR RECENTLY PLACED FILL ALL THRUST SHALL BE RESISTED BY PILES OR THE RODS TO SOLID FOUNDATIONS, OR BY REMOVAL OF SUCH UNSTABLE MATERIAL AND REPLACEMENT WITH BALLAST OF SUFFICIENT STABILITY TO RESIST THE THRUSTS, ALL AS REQUIRED BY THE ENGINEER.

**REQUIRED BEARING AREAS & DIMENSIONS FOR CONCRETE THRUST BLOCKS**

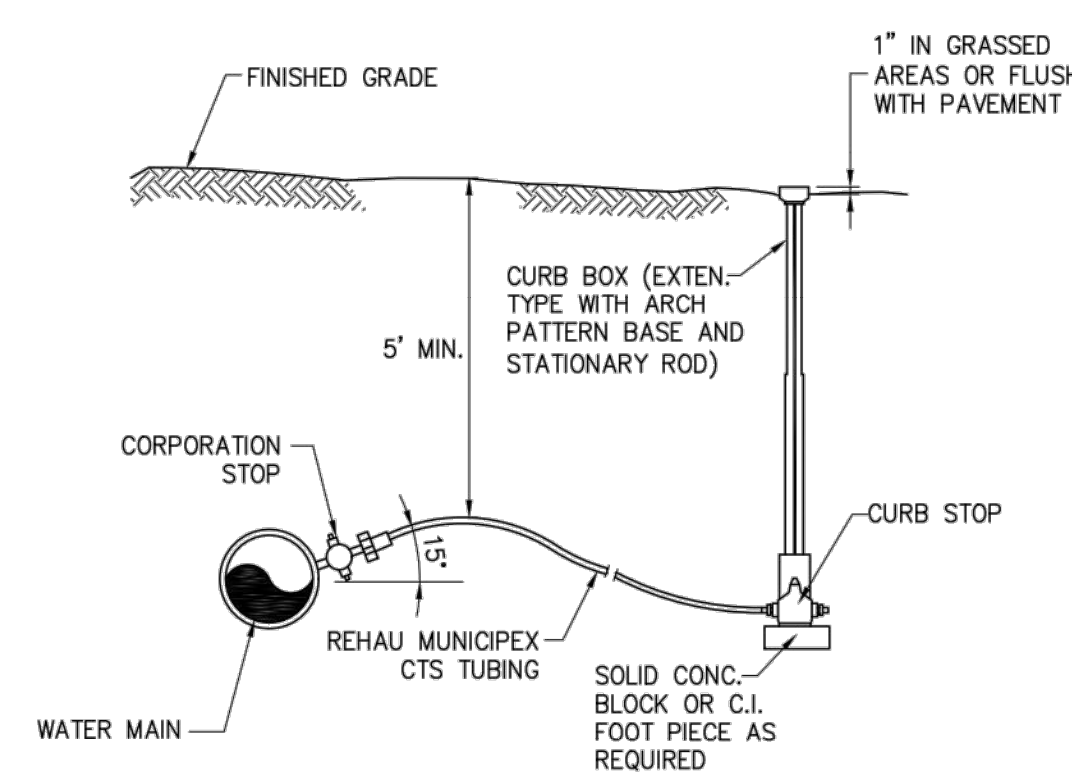
PIPE SIZE (IN.)	TEE (See Note 5)	90°(1/4)BEND		45°(1/8)BEND		22-1/2°(1/16)BEND		11-1/4°(1/32)BEND	
		AREA Sq.Ft.	Dimen. D x L	AREA Sq.Ft.	Dimen. D x L	AREA Sq.Ft.	Dimen. D x L	AREA Sq.Ft.	Dimen. D x L
4"	28	3.1	1.0 x 1.5	3.1	1.0 x 1.5	3.1	1.0 x 1.5	3.1	1.0 x 1.5
6"	59	3.9	1.0 x 2.0	3.9	1.0 x 2.0	3.9	1.0 x 2.0	3.9	1.0 x 2.0
8"	102	4.7	1.0 x 2.5	4.7	1.0 x 2.5	4.7	1.0 x 2.5	4.7	1.0 x 2.5
10"	154	5.4	1.0 x 3.0	5.4	1.0 x 3.0	5.4	1.0 x 3.0	5.4	1.0 x 3.0
12"	218	6.0	1.0 x 3.5	6.0	1.0 x 3.5	6.0	1.0 x 3.5	6.0	1.0 x 3.5
14"	292	6.6	1.0 x 4.0	6.6	1.0 x 4.0	6.6	1.0 x 4.0	6.6	1.0 x 4.0
16"	378	7.2	1.0 x 4.5	7.2	1.0 x 4.5	7.2	1.0 x 4.5	7.2	1.0 x 4.5
18"	478	7.8	1.0 x 5.0	7.8	1.0 x 5.0	7.8	1.0 x 5.0	7.8	1.0 x 5.0
20"	583	8.3	1.0 x 5.5	8.3	1.0 x 5.5	8.3	1.0 x 5.5	8.3	1.0 x 5.5
24"	832	9.4	1.0 x 6.5	9.4	1.0 x 6.5	9.4	1.0 x 6.5	9.4	1.0 x 6.5



**5 THRUST BLOCK DETAILS**  
SCALE: N.T.S.



**5 SILT FENCE**  
SCALE: N.T.S.

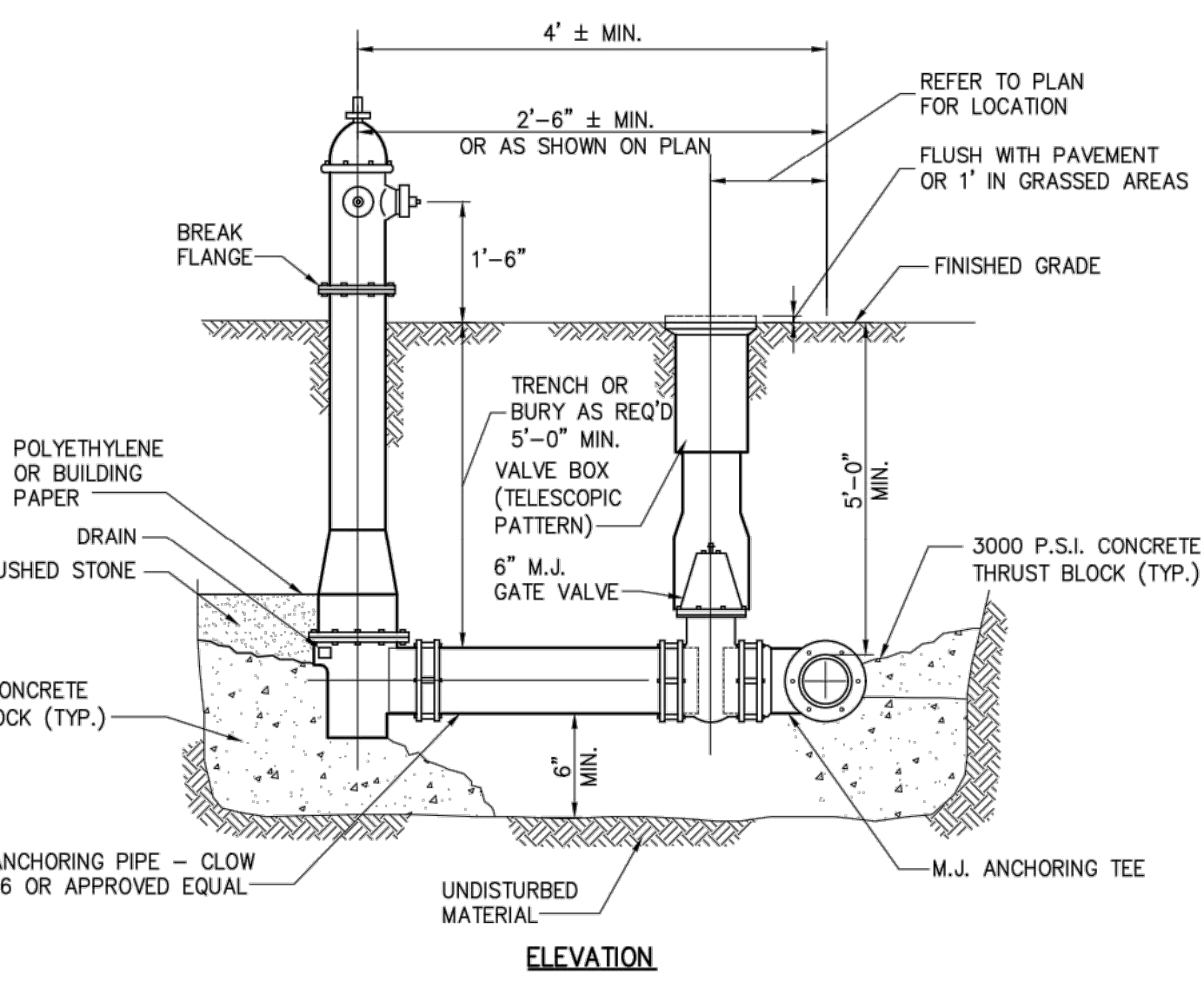
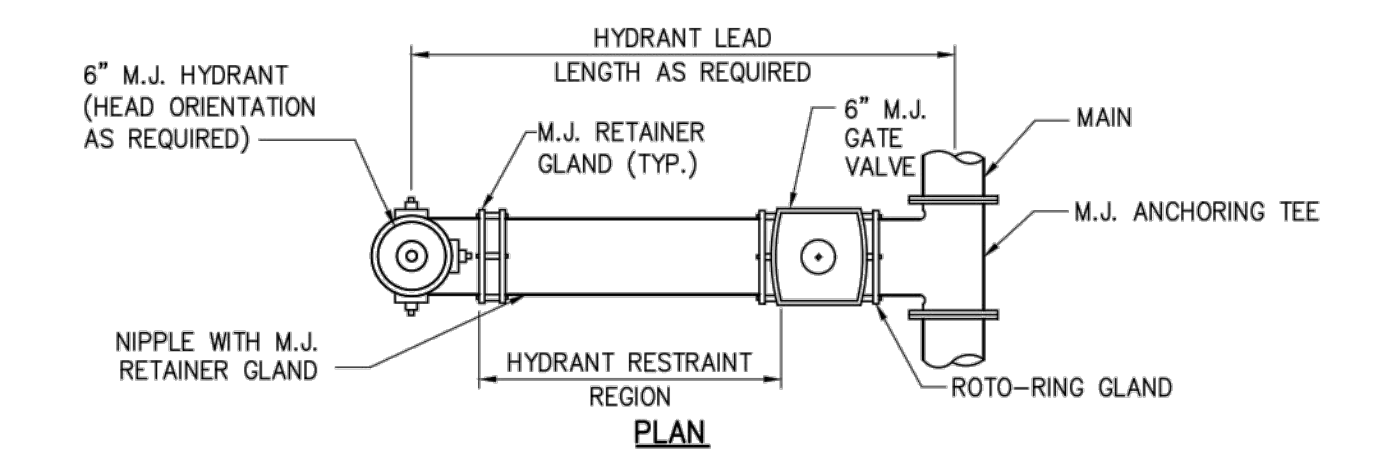


**2 WATER SERVICE CONNECTION DETAIL**  
SCALE: N.T.S.

PIPE SIZE (IN.)	TYPE A BLOCKING FOR 11 1/4\"/>	
	AREA Sq.Ft.	Dimen. D x L
4"	8	2.0
6"	16	2.5
8"	28	3.0
10"	42	3.5
12"	55	3.8
14"	68	4.0
16"	82	4.2
18"	98	4.4
20"	115	4.6
24"	158	5.4

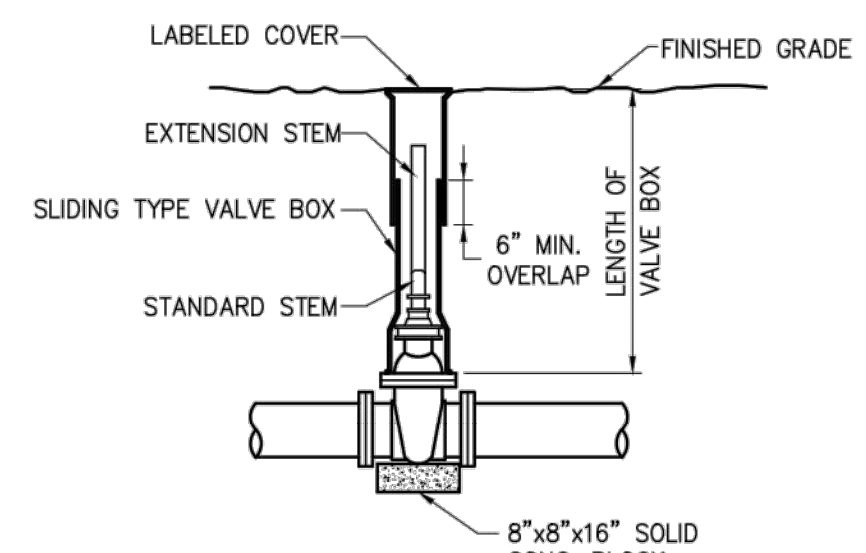
PIPE SIZE (IN.)	TYPE B BLOCKING FOR 45° VERTICAL BENDS	
	AREA Sq.Ft.	Dimen. D x L
4"	3.1	1.0 x 1.5
6"	3.9	1.0 x 2.0
8"	4.7	1.0 x 2.5
10"	5.4	1.0 x 3.0
12"	6.0	1.0 x 3.5
14"	6.6	1.0 x 4.0
16"	7.2	1.0 x 4.5
18"	7.8	1.0 x 5.0
20"	8.3	1.0 x 5.5
24"	9.4	1.0 x 6.5

HYDRANT SHALL BE KENNEDY MODLE K81 HYDRANT W/ 2-2.5\"/>



- NOTES:**
1. PROPOSED LOCATIONS OF HYDRANTS TO BE FIELD LOCATED (PAINTED) AND APPROVED BY OWNER AND ENGINEER PRIOR TO INSTALLATION.

**1 HYDRANT AND VALVE ASSEMBLY INSTALLATION DETAIL**  
SCALE: N.T.S.



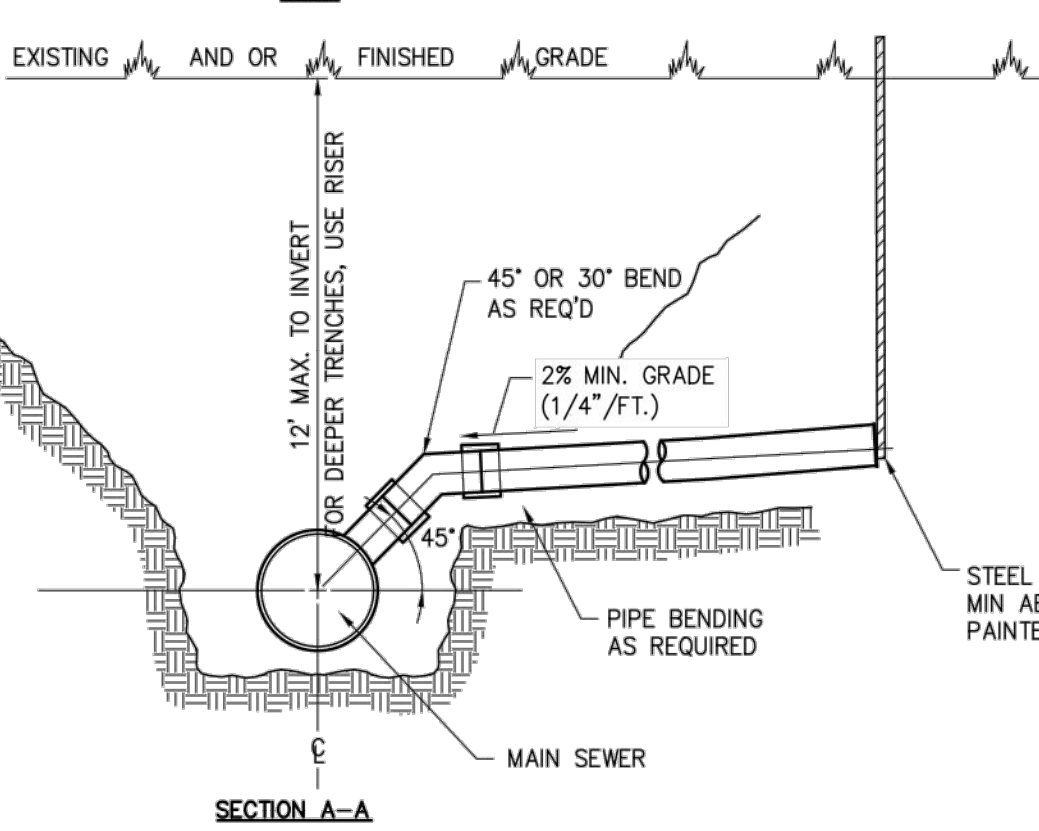
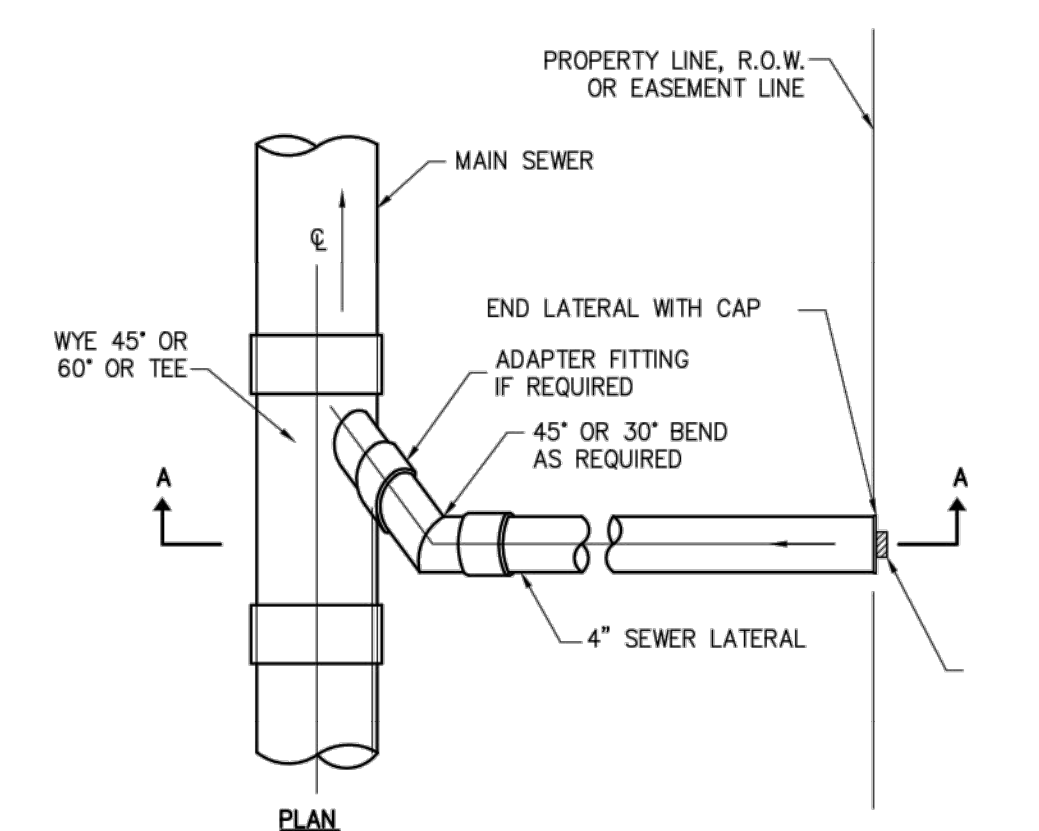
- NOTES:**
1. VALVE BOX COVERS SHALL BE CAST WITH AN ARROW POINTING TO THE DIRECTION OF THE OPENING AND THE WORD "OPEN". BOX AND COVER SHALL BE TAR COATED. INSTALLATION OF EXTENSION STEM REQUIRED IF STANDARD STEM IS MORE THAN FIVE (5) FEET FROM FINISHED GRADE.
  2. GATE VALVE MUST MEET AWWA C509 REQUIREMENTS
  3. SEE SPECIFICATIONS FOR VALVE OPEN DIRECTION REQUIRED.
  4. PROVIDE A MINIMUM OF ONE VALVE KEY TO UTILITY OWNER. SEE SPECIFICATIONS FOR EXACT NUMBER TO BE REQUIRED.

**4 GATE VALVE**  
SCALE: N.T.S.

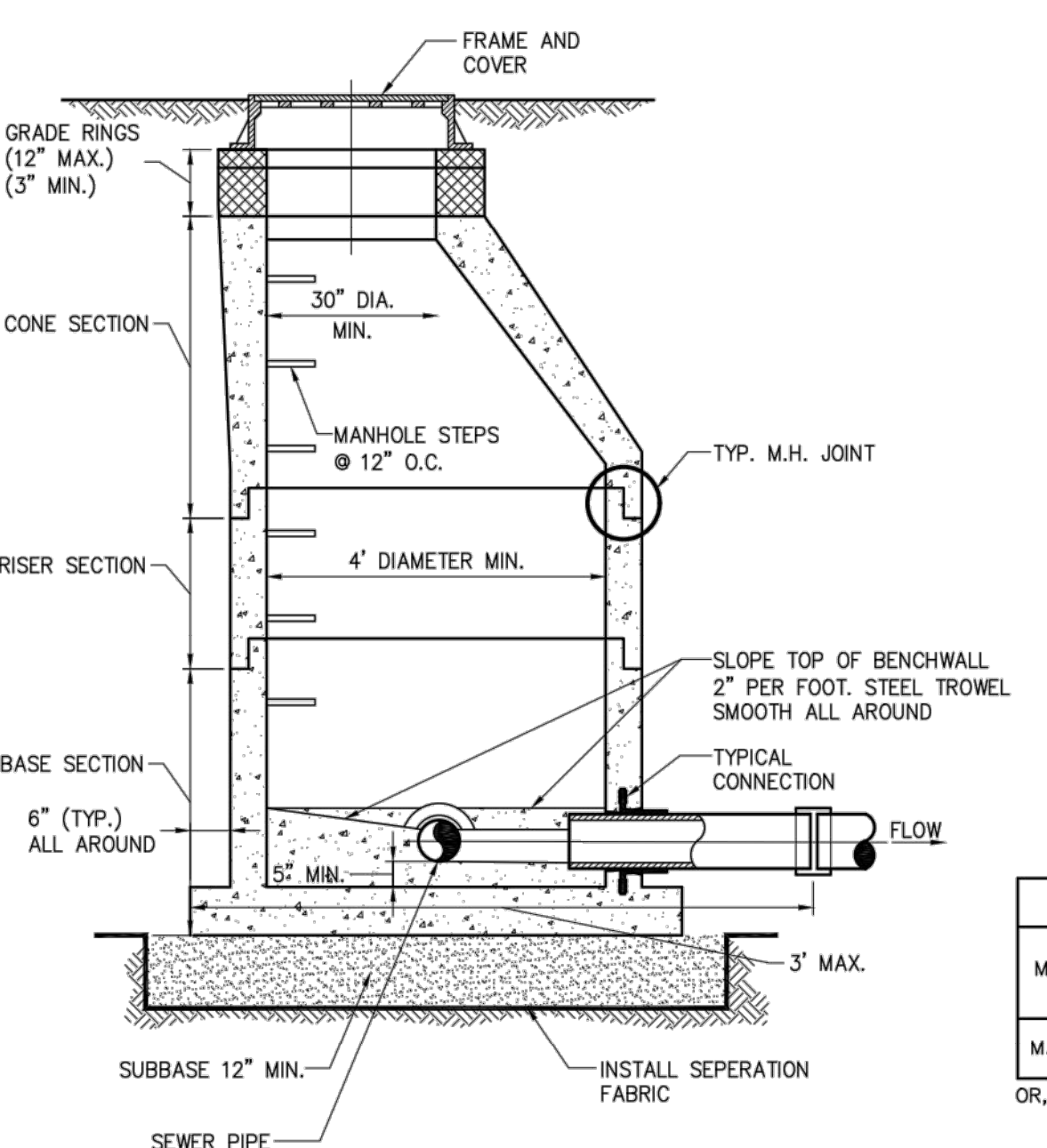
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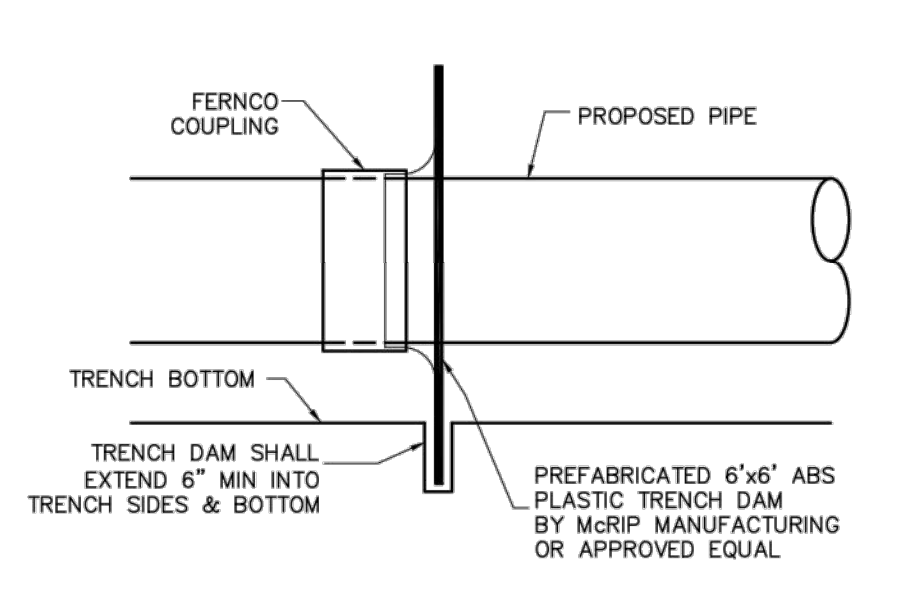
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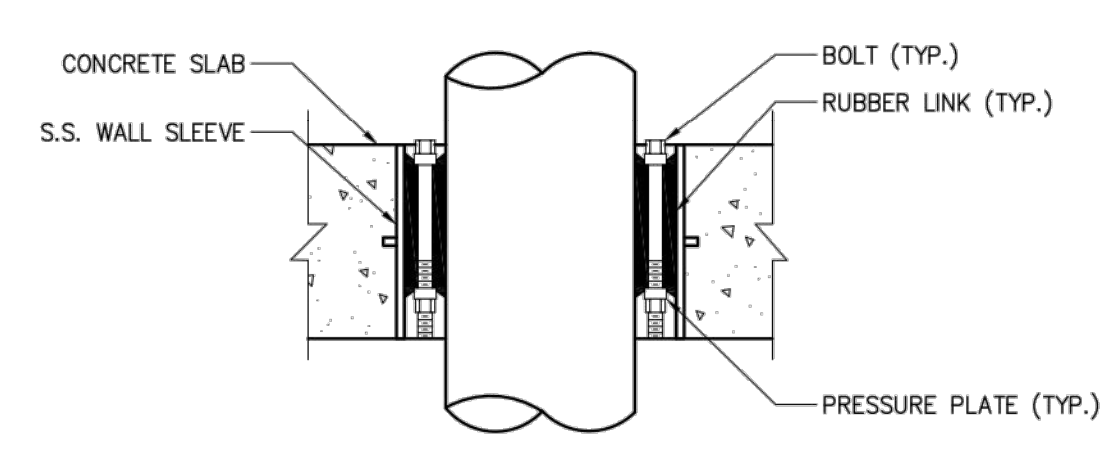
**1 STANDARD SEWER SERVICE CONNECTIONS**  
SCALE: N.T.S.



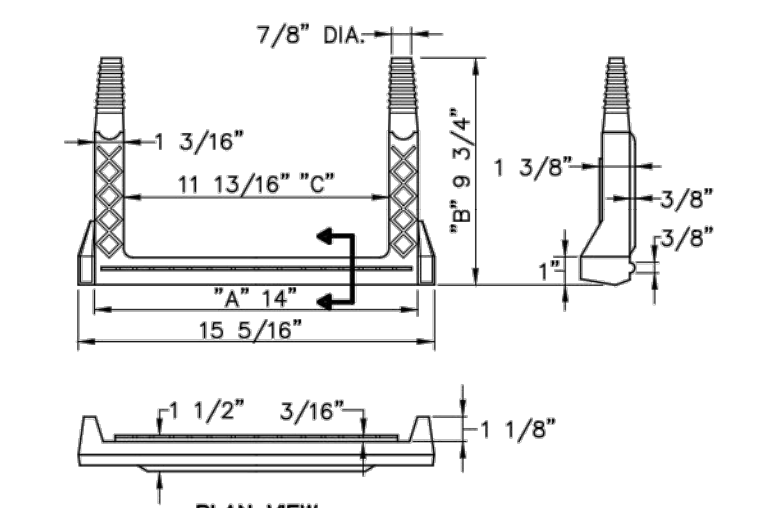
**7 CONCRETE MANHOLE DETAIL**  
SCALE: N.T.S.



**2 TRENCH DAM DETAIL**  
SCALE: N.T.S.



**4 LINK SEAL CONNECTION DETAIL**  
SCALE: N.T.S.

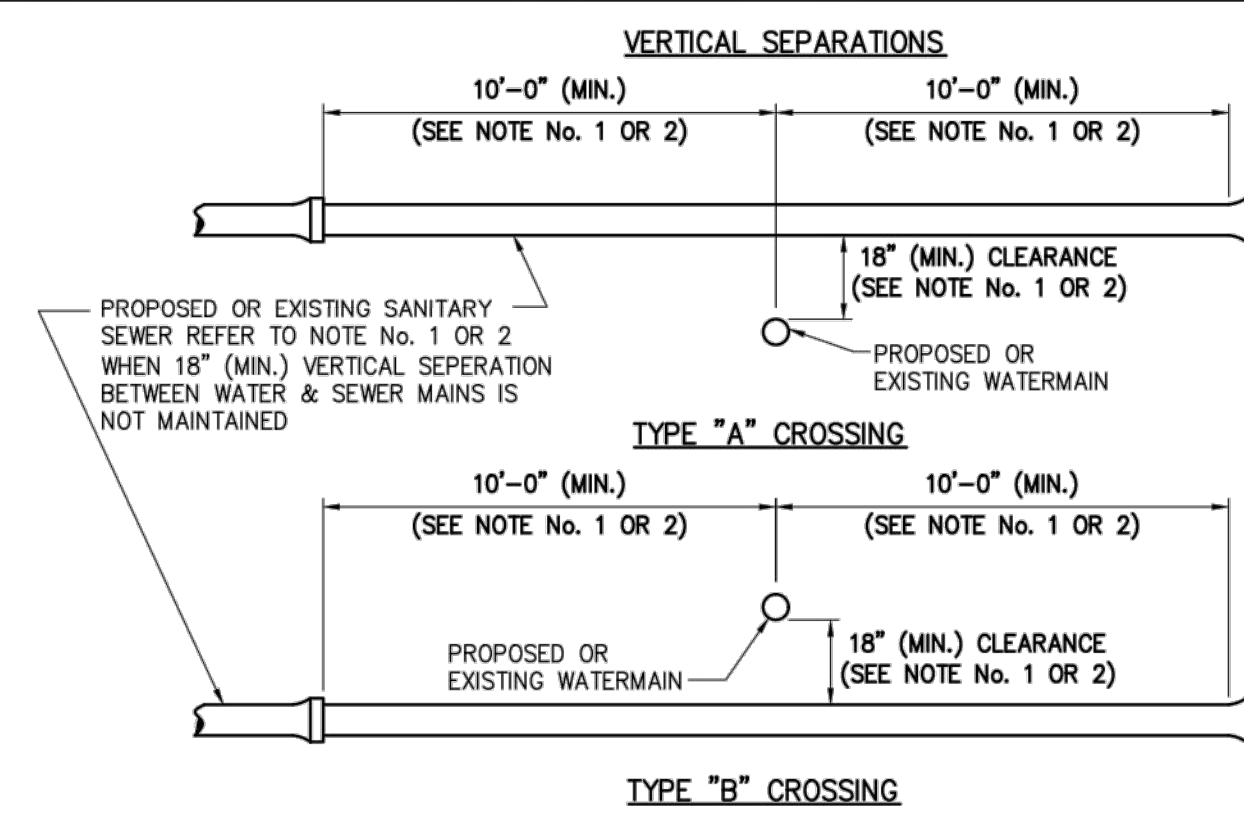


**ACCEPTABLE MANHOLE STEPS**

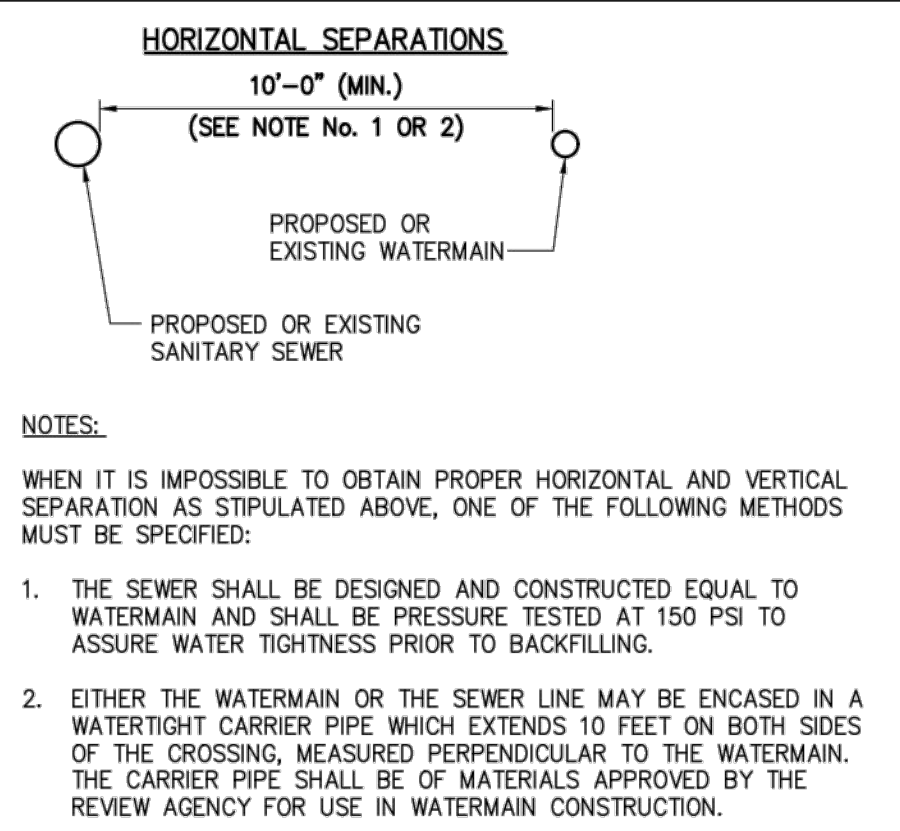
MANUFACTURER	PATTERN NO.	"A" STEP WIDTH	"B" LEG LENGTH	"C" RUNG CLEAR	"D" EMBEDMENT
M.A. INDUSTRIES	PS-2-PF	14"	9 3/4"	11 13/16"	3 1/8"

OR, AMERICAN STEP, OR APPROVED EQUAL

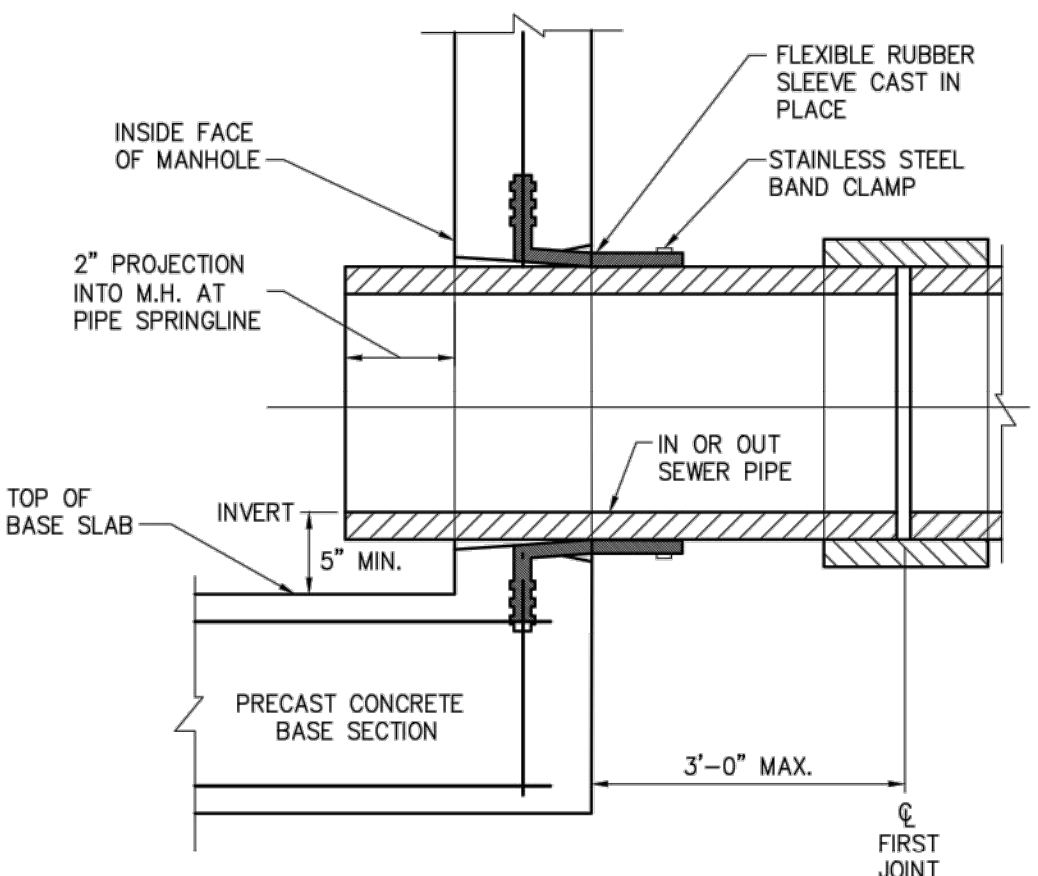
**8 CAST-IN-PLACE POLYMER POLYPROPYLENE PLASTIC MANHOLE STEP DETAIL**  
SCALE: N.T.S.



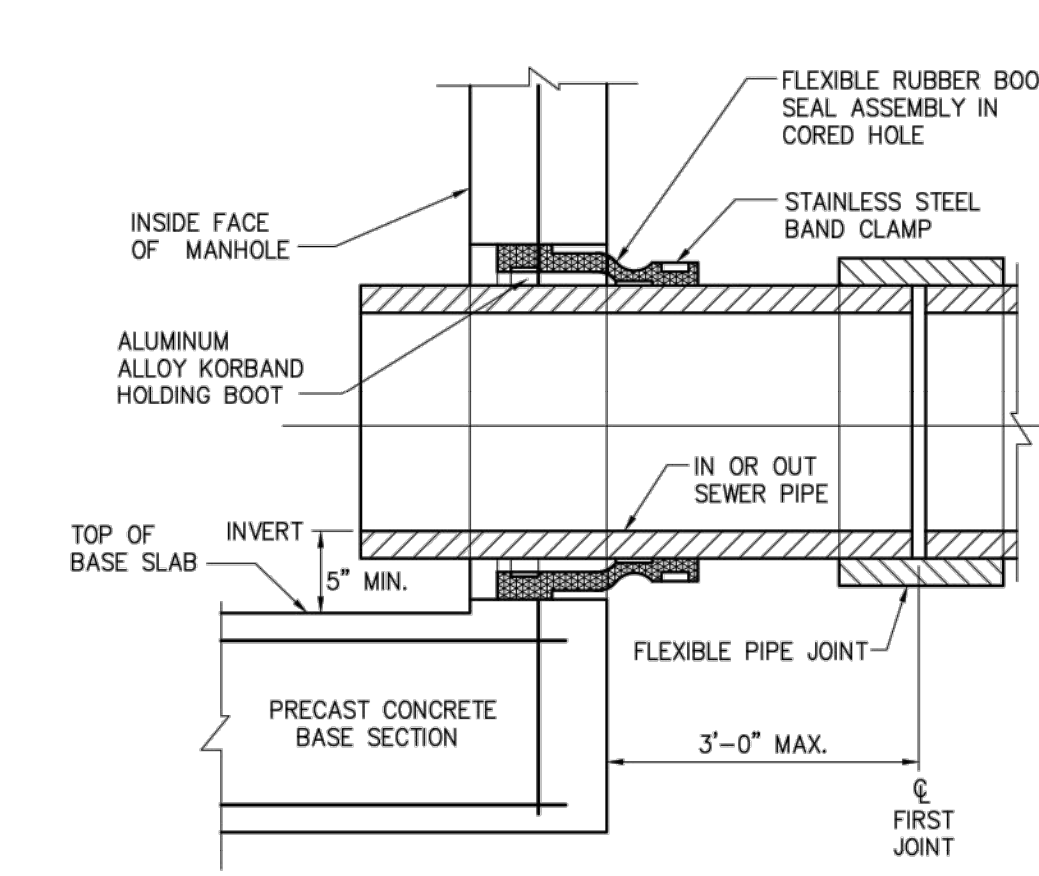
**3 SANITARY SEWER & WATER MAIN SEPARATION DETAIL**  
SCALE: N.T.S.



**6 M.H. COVER INSTALLATION DETAIL**  
SCALE: N.T.S.



**9 CAST IN PLACE PIPE-TO-M.H. CONNECTION DETAIL**  
SCALE: N.T.S.



**10 PIPE-TO-M.H. CONNECTION FOR EXISTING M.H. DETAIL**  
SCALE: N.T.S.



TOWN OF  
CORTLANDVILLE  
RAYMOND G. THORPE  
MUNICIPAL BUILDING  
3577 TERRACE ROAD,  
CORTLAND, NY 13045

IT IS A VIOLATION OF LAW FOR ANY PERSON, WHETHER THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER OR ADD TO ANY PART OF ANY DRAWING OR STAMP OF A LICENSED PROFESSIONAL IN A MANNER THAT ALTERS THE INTENT OR MEANING OF THE ORIGINAL DRAWING OR STAMP. ANY SUCH ALTERATION SHALL BE CONSIDERED A VIOLATION OF THE STATE OF NEW YORK PROFESSIONAL ENGINEERING AND SURVEYING LAWS AND THE STATE OF NEW YORK PROFESSIONAL ARCHITECTURE AND LAND SURVEYING LAWS.

WATER & SEWER  
STANDARD DETAILS

No.	Submitted / Revision	App'd	By	Date

DETAILS 2

Designed By: XXXX  
 Drawn By: XXXX  
 Issue Date: 03/2020  
 Project No: 059036  
 Scale: AS SHOWN

Drawing No.:  
**C-602**



PROJECT INFORMATION

PROPOSED wellINOW URGENT CARE SHELL FOR:  
**ROUTE 222 CORTLANDVILLE, LLC**  
ROUTE 22 • CORTLAND, NY 13046

PROFESSIONAL SEAL

PRELIMINARY DATES  
AUG. 19, 2020

**NOT FOR CONSTRUCTION**

JOB NUMBER  
1949300

SHEET NUMBER

**C2.2**



TOWN OF  
CORTLANDVILLE  
RAYMOND G. THORPE  
MUNICIPAL BUILDING  
3577 TERRACE ROAD,  
CORTLAND, NY 13045

**PROJECT INFORMATION**

PROPOSED wellNOW URGENT CARE SHELL FOR:  
**ROUTE 222 CORTLANDVILLE, LLC**  
ROUTE 22 • CORTLAND, NY 13046

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER IN ANY MANNER OR TO REPRODUCE THE STAMP OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR WITHOUT THE WRITTEN PERMISSION OF THE ORIGINAL DESIGNER. ANY SUCH VIOLATION SHALL BE FOLLOWED BY THE ORIGINAL DESIGNER, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

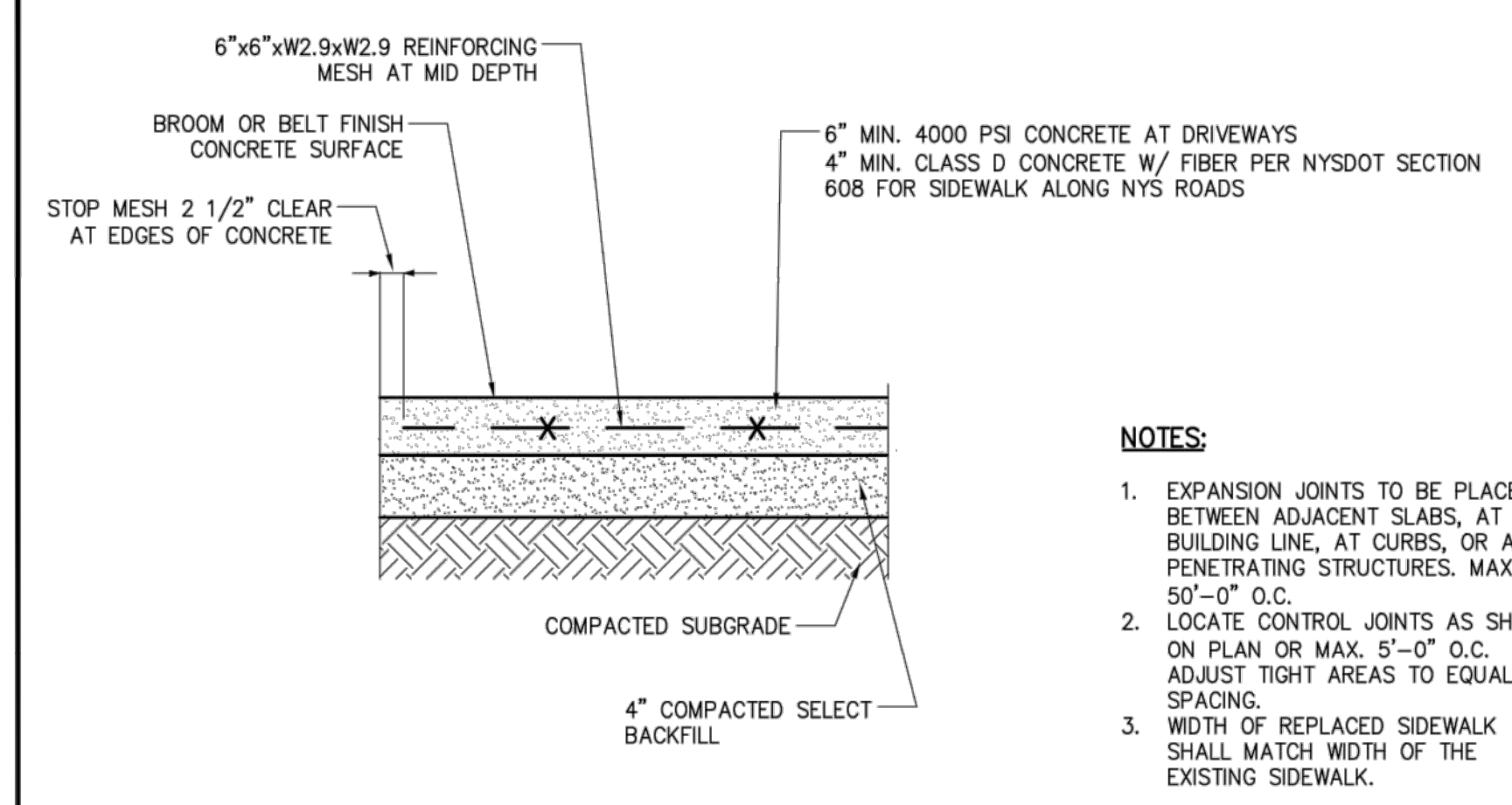
WATER & SEWER  
STANDARD DETAILS

No.	Submit/Revision	App'd	By	Date

DETAILS 3

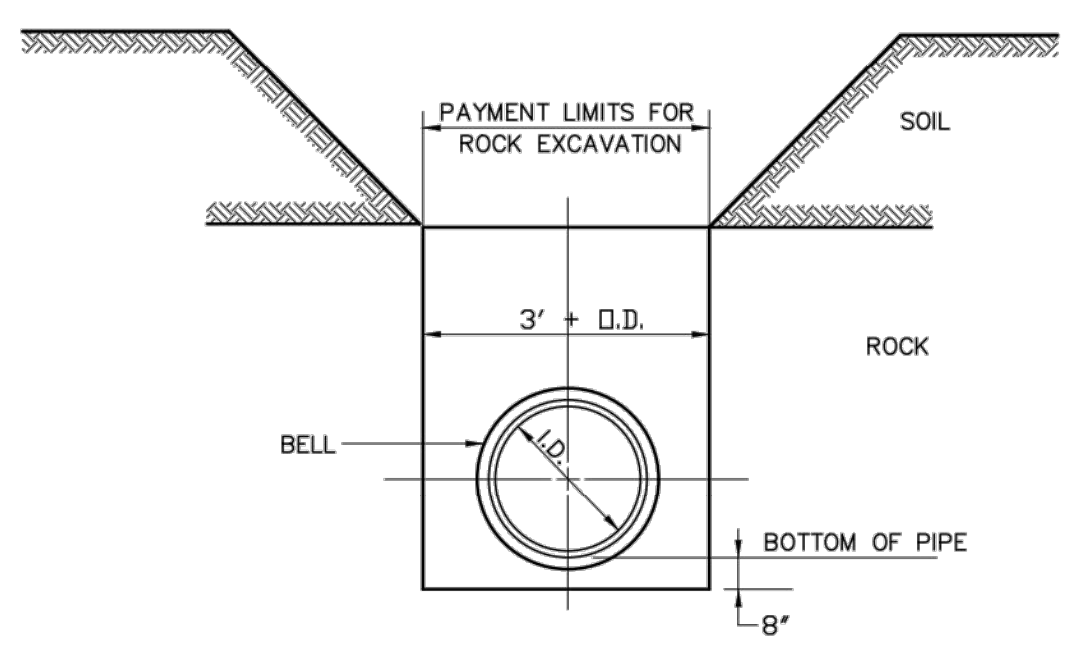
Designed By:	Drawn By:	Checked By:
XXX	XXX	XXX
Issue Date:	Project No:	Scale:
03/2020	059036	AS SHOWN

Drawing No.:  
**C-603**

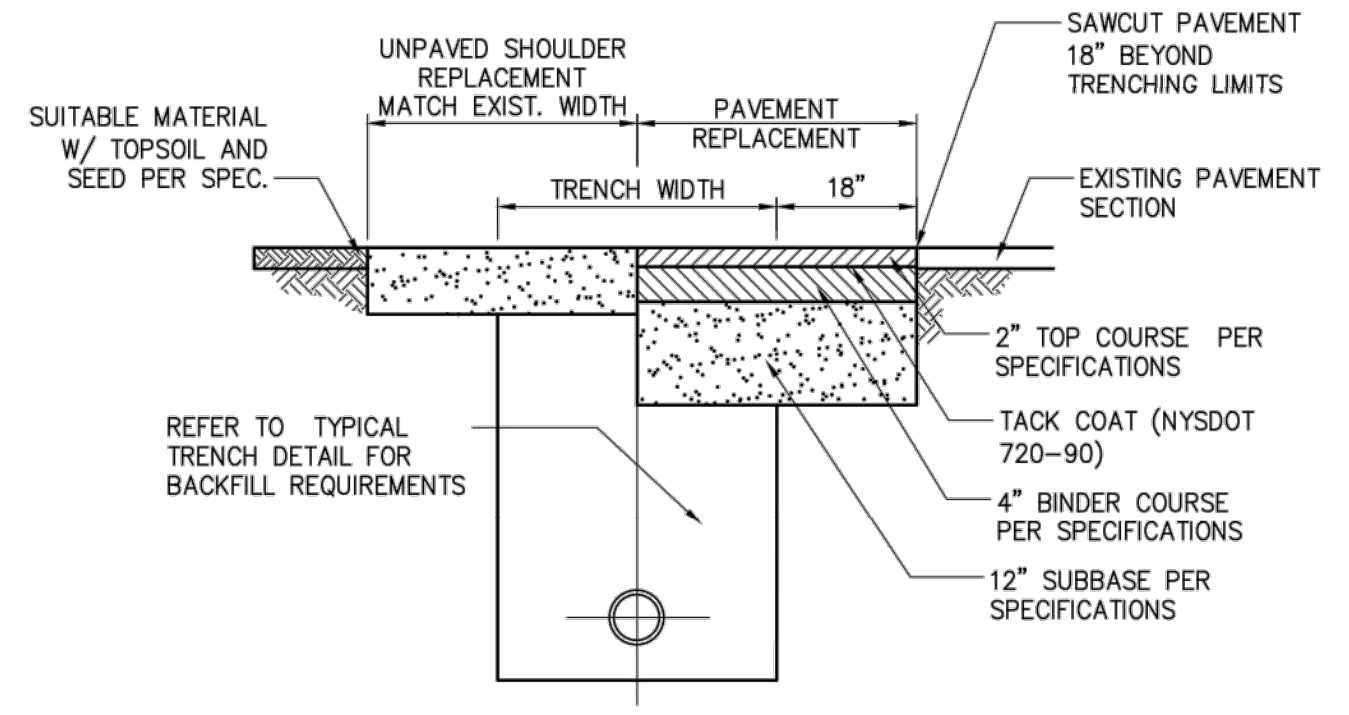


**1 CONCRETE DRIVEWAY/SIDEWALK REPLACEMENT DETAIL**  
SCALE: N.T.S.

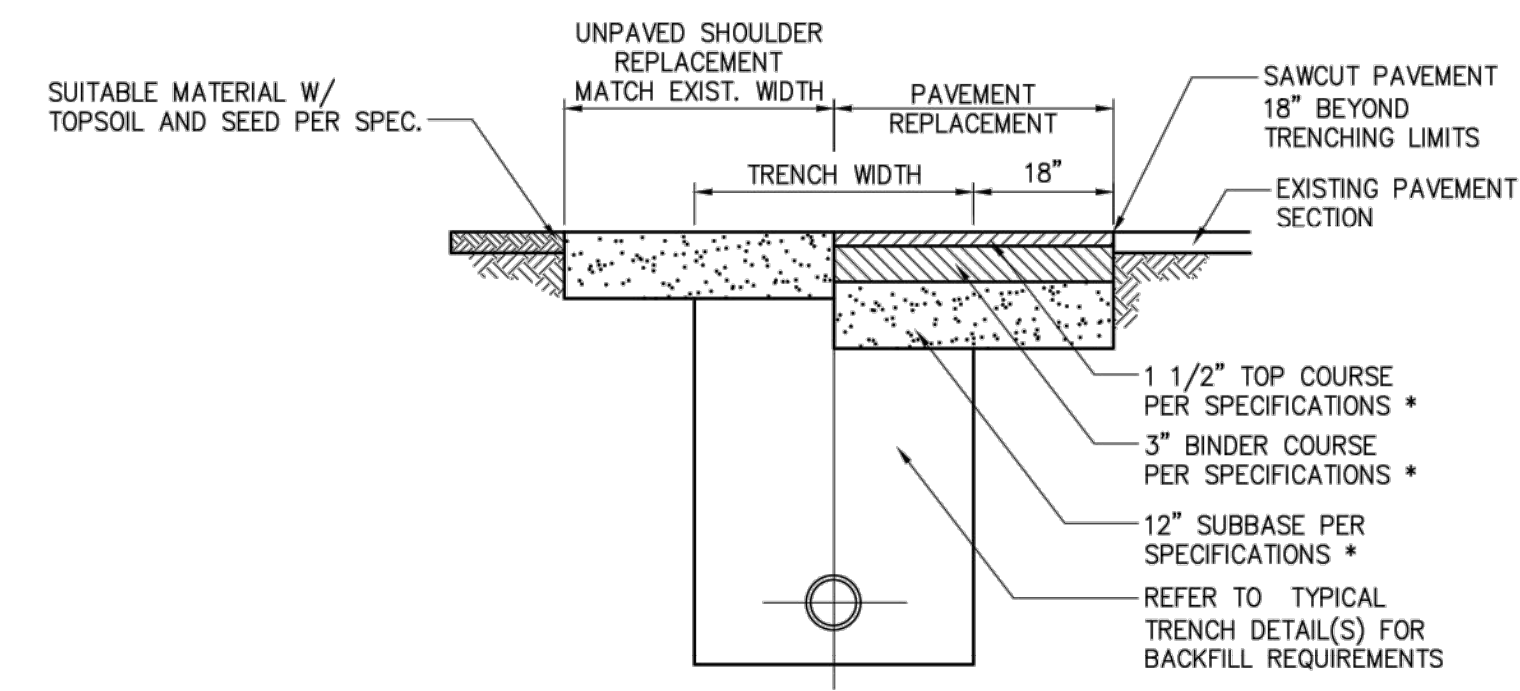
- NOTES:**
1. EXPANSION JOINTS TO BE PLACED BETWEEN ADJACENT SLABS, AT BUILDING LINE, AT CURBS, OR AT PENETRATING STRUCTURES. MAX. 5'-0" O.C.
  2. LOCATE CONTROL JOINTS AS SHOWN ON PLAN OR MAX. 5'-0" O.C. ADJUST TIGHT AREAS TO EQUAL SPACING.
  3. WIDTH OF REPLACED SIDEWALK SHALL MATCH WIDTH OF THE EXISTING SIDEWALK.



**2 TYPICAL TRENCH WITH ROCK EXCAVATION**  
SCALE: N.T.S.

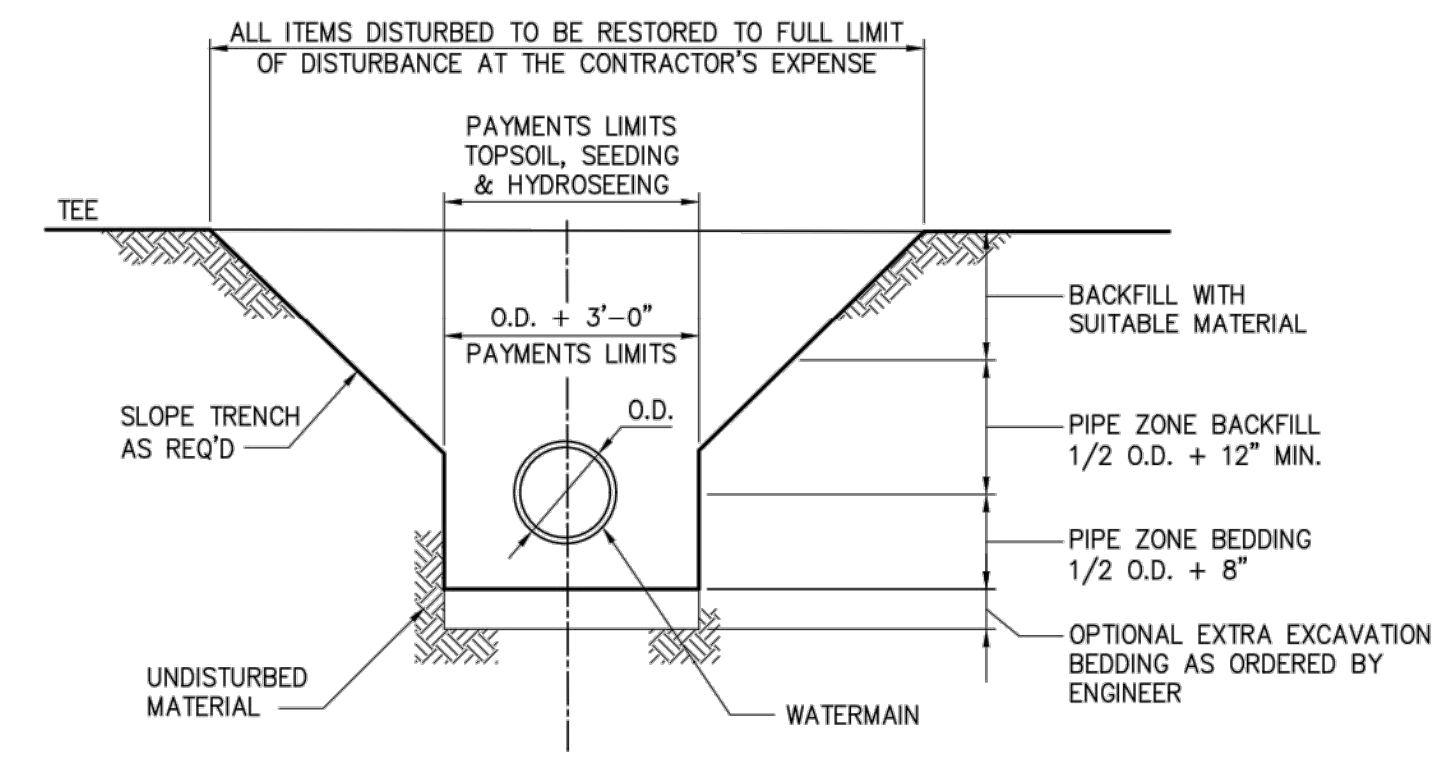


**3 TOWN ROAD PAVEMENT REPLACEMENT DETAIL**  
SCALE: N.T.S.



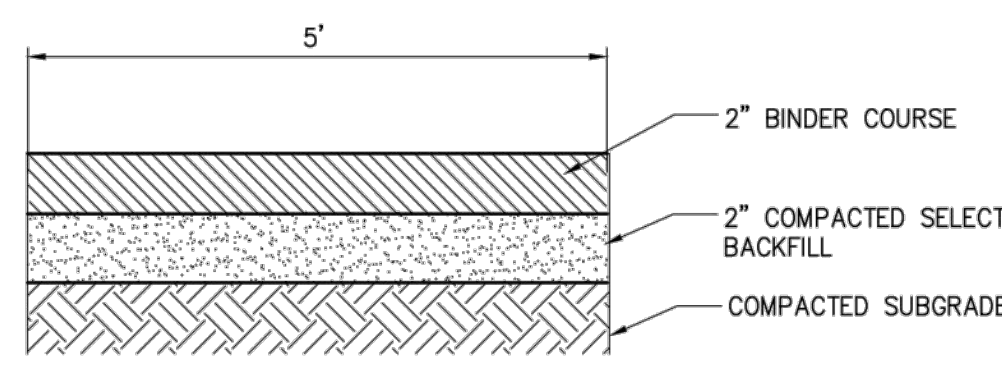
**4 DRIVEWAY REPLACEMENT DETAIL**  
SCALE: N.T.S.

\*-MIN DIMENSION (OR MATCH EXISTING THICKNESS IF GREATER)

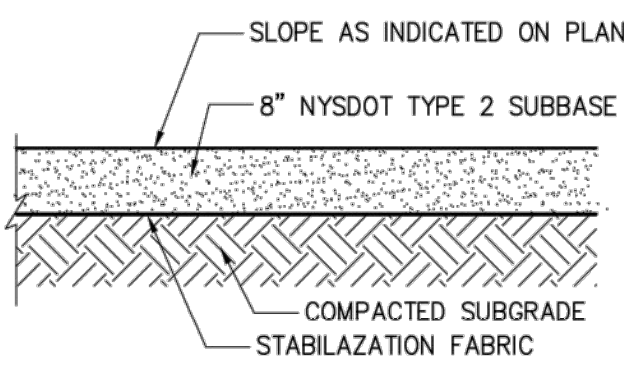


**5 TYPICAL TRENCH DETAIL**  
SCALE: N.T.S.

- NOTE:**
1. REFER TO SPECIFICATIONS FOR DESCRIPTION OF TRENCH MATERIALS, INCLUDING PIPE ZONE BEDDING, BACKFILL, AND SUITABLE MATERIAL.



**6 TEMPORARY ASPHALT SIDEWALK**  
SCALE: N.T.S.



**7 GRAVEL DRIVEWAY REPLACEMENT**  
SCALE: N.T.S.

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PROFESSIONAL SEAL

PRELIMINARY DATES  
AUG. 19, 2020

**NOT FOR CONSTRUCTION**

JOB NUMBER  
1949300

SHEET NUMBER  
**C2.3**

**PROJECT INFORMATION**

PROPOSED weINOW URGENT CARE SHELL FOR:  
**CALIBER COMMERCIAL BROKERAGE**  
ROUTE 22 • CORTLAND, NY 13042

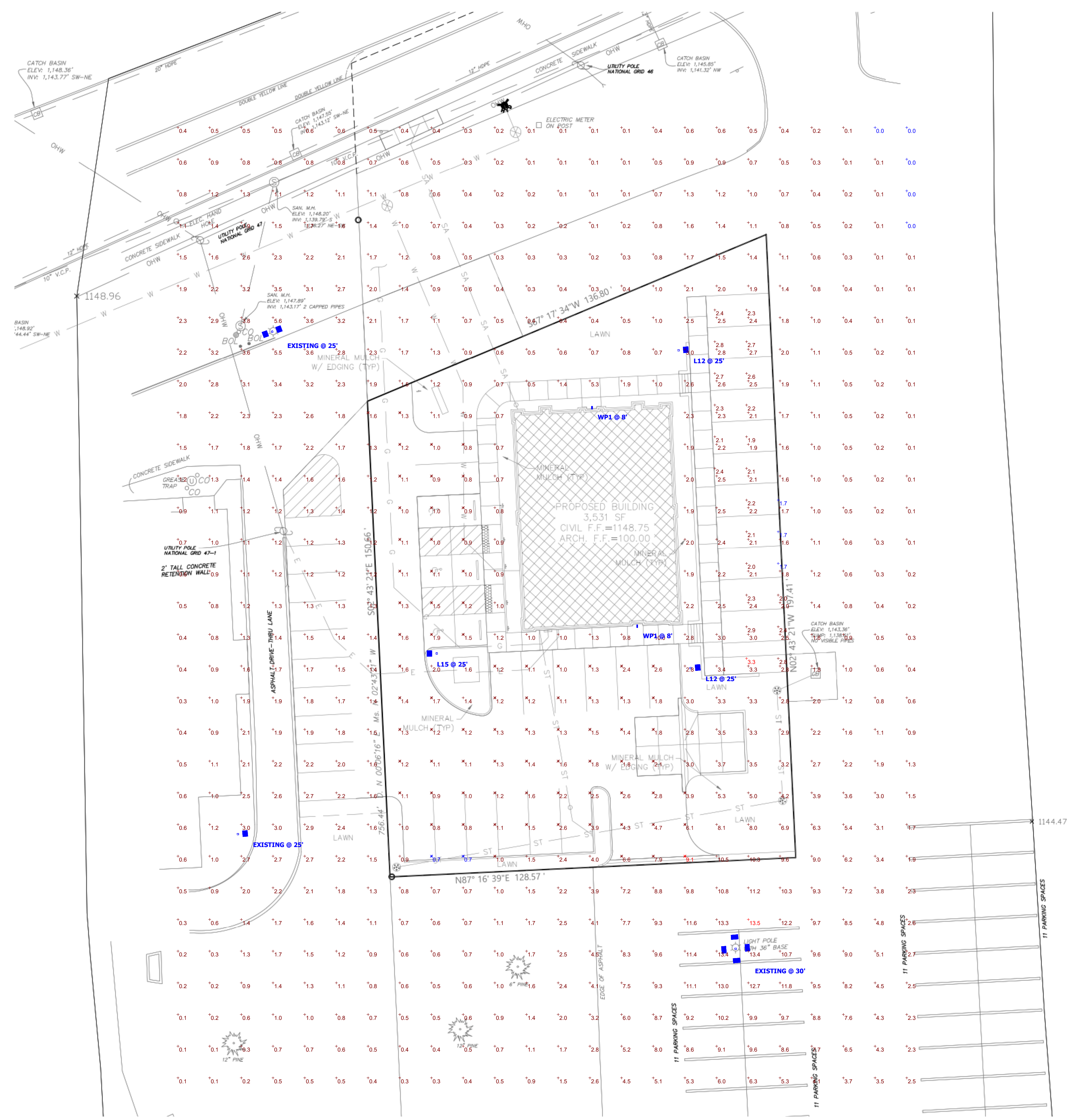
PROFESSIONAL SEAL

**PRELIMINARY DATES**  
AUG. 19, 2020

**NOT FOR CONSTRUCTION**

**JOB NUMBER**  
1949300

**SHEET NUMBER**  
**PXP**



**D-Series Size 1 LED Area Luminaire**

**Specifications:**  
 EPA: 1.21 ft<sup>2</sup>  
 Length: 33"  
 Width: 13"  
 Height H1: 7.12"  
 Height H2: 3.12"  
 Height (max): 27.8"

**Introduction:**  
 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. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

**Ordering Information** EXAMPLE: DSX1 LED P7 40K T3M MVOLT SFLA NPTA R2 PHRN DDBX0

Series	LEDs	Color Temperature	Classification	Finish	Mounting
DSX1 LED	Forward optics P1 P4 P7 P1 P4 P7	30K 3000K 40K 4000K 50K 5000K	T15 Spot beam T25 Spot beam T35 Spot beam T45 Spot beam T55 Spot beam T65 Spot beam T75 Spot beam T85 Spot beam T95 Spot beam T105 Spot beam T115 Spot beam T125 Spot beam T135 Spot beam T145 Spot beam T155 Spot beam T165 Spot beam T175 Spot beam T185 Spot beam T195 Spot beam T205 Spot beam T215 Spot beam T225 Spot beam T235 Spot beam T245 Spot beam T255 Spot beam T265 Spot beam T275 Spot beam T285 Spot beam T295 Spot beam T305 Spot beam T315 Spot beam T325 Spot beam T335 Spot beam T345 Spot beam T355 Spot beam T365 Spot beam T375 Spot beam T385 Spot beam T395 Spot beam T405 Spot beam T415 Spot beam T425 Spot beam T435 Spot beam T445 Spot beam T455 Spot beam T465 Spot beam T475 Spot beam T485 Spot beam T495 Spot beam T505 Spot beam T515 Spot beam T525 Spot beam T535 Spot beam T545 Spot beam T555 Spot beam T565 Spot beam T575 Spot beam T585 Spot beam T595 Spot beam T605 Spot beam T615 Spot beam T625 Spot beam T635 Spot beam T645 Spot beam T655 Spot beam T665 Spot beam T675 Spot beam T685 Spot beam T695 Spot beam T705 Spot beam T715 Spot beam T725 Spot beam T735 Spot beam T745 Spot beam T755 Spot beam T765 Spot beam T775 Spot beam T785 Spot beam T795 Spot beam T805 Spot beam T815 Spot beam T825 Spot beam T835 Spot beam T845 Spot beam T855 Spot beam T865 Spot beam T875 Spot beam T885 Spot beam T895 Spot beam T905 Spot beam T915 Spot beam T925 Spot beam T935 Spot beam T945 Spot beam T955 Spot beam T965 Spot beam T975 Spot beam T985 Spot beam T995 Spot beam T1005 Spot beam T1015 Spot beam T1025 Spot beam T1035 Spot beam T1045 Spot beam T1055 Spot beam T1065 Spot beam T1075 Spot beam T1085 Spot beam T1095 Spot beam T1105 Spot beam T1115 Spot beam T1125 Spot beam T1135 Spot beam T1145 Spot beam T1155 Spot beam T1165 Spot beam T1175 Spot beam T1185 Spot beam T1195 Spot beam T1205 Spot beam T1215 Spot beam T1225 Spot beam T1235 Spot beam T1245 Spot beam T1255 Spot beam T1265 Spot beam T1275 Spot beam T1285 Spot beam T1295 Spot beam T1305 Spot beam T1315 Spot beam T1325 Spot beam T1335 Spot beam T1345 Spot beam T1355 Spot beam T1365 Spot beam T1375 Spot beam T1385 Spot beam T1395 Spot beam T1405 Spot beam T1415 Spot beam T1425 Spot beam T1435 Spot beam T1445 Spot beam T1455 Spot beam T1465 Spot beam T1475 Spot beam T1485 Spot beam T1495 Spot beam T1505 Spot beam T1515 Spot beam T1525 Spot beam T1535 Spot beam T1545 Spot beam T1555 Spot beam T1565 Spot beam T1575 Spot beam T1585 Spot beam T1595 Spot beam T1605 Spot beam T1615 Spot beam T1625 Spot beam T1635 Spot beam T1645 Spot beam T1655 Spot beam T1665 Spot beam T1675 Spot beam T1685 Spot beam T1695 Spot beam T1705 Spot beam T1715 Spot beam T1725 Spot beam T1735 Spot beam T1745 Spot beam T1755 Spot beam T1765 Spot beam T1775 Spot beam T1785 Spot beam T1795 Spot beam T1805 Spot beam T1815 Spot beam T1825 Spot beam T1835 Spot beam T1845 Spot beam T1855 Spot beam T1865 Spot beam T1875 Spot beam T1885 Spot beam T1895 Spot beam T1905 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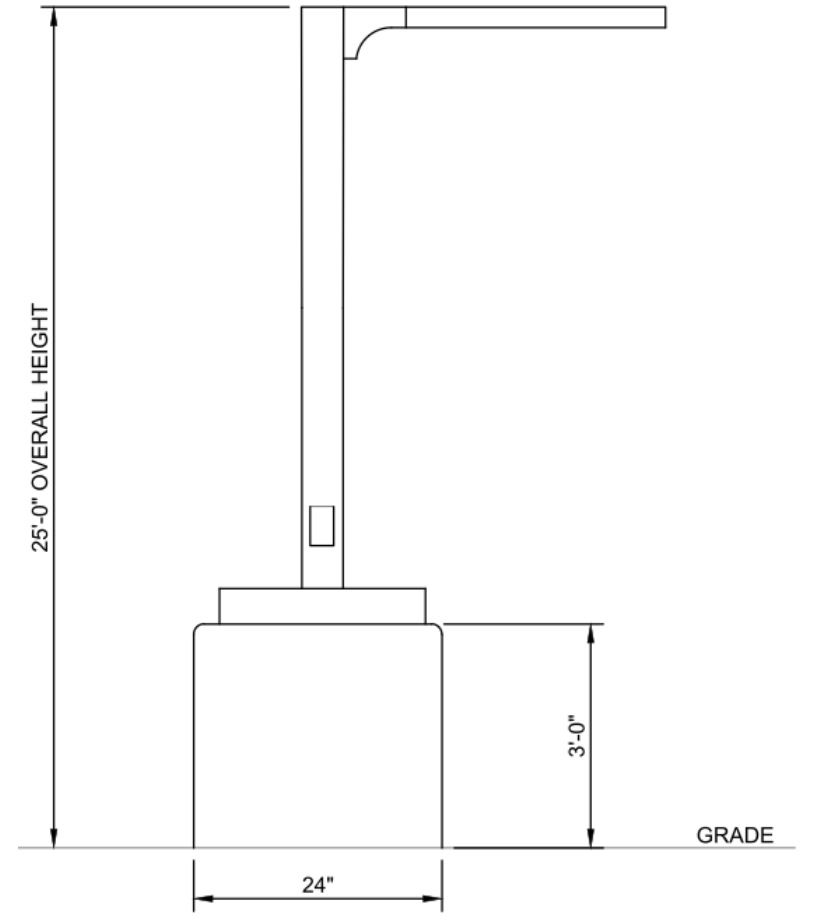
**XTOR CROSSTOUR LED**

**DESCRIPTION:** The patented Lumark CrossTour™ LED Wall Pack Series of luminaires provides an architectural park with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the CrossTour™ luminaire perfect for outdoor use. The luminaire is ideal for walkways, playgrounds, and pedestrian walkways. Typical applications include building entrances, multi-use facilities, apartment buildings, restaurants, schools, stairways and loading docks test.

Coloring #	Type
1	White
2	Black
3	Clear

**XTOR CROSSTOUR LED**

**APPLICATIONS:** WALL SURFACE POST / ROLLAD DOWN LIGHT INVERTED SITE LIGHTING



**Schedule**

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
□	L12	2	Lithonia Lighting	DSX1 LED P4 40K T2M MVOLT	DSX1 LED P4 40K T2M MVOLT	LED	1	14457	0.9	125
□	WP1	2	COOPER LIGHTING SOLUTIONS- LUMARK (FORMERLY EATON)	XTOR3B-W	CROSSTOUR 26W WALL MOUNT LED	EATON LED 4000K	1	2709	0.9	25.5
□	L15	1	Lithonia Lighting	DSX1 LED P4 40K TSW MVOLT	DSX1 LED P4 40K TSW MVOLT	LED	1	14943	0.9	125

**Statistics**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.2 fc	13.5 fc	0.0 fc	N/A	N/A
PARKING LOT EAST	+	2.3 fc	3.3 fc	1.7 fc	1.9:1	1.4:1
PARKING LOT WEST	X	1.8 fc	9.1 fc	0.7 fc	13.0:1	2.6:1



**Lumark**

**DESCRIPTION:** The patented Lumark CrossTour™ LED Wall Pack Series of luminaires provides an architectural park with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the CrossTour™ luminaire perfect for outdoor use. The luminaire is ideal for walkways, playgrounds, and pedestrian walkways. Typical applications include building entrances, multi-use facilities, apartment buildings, restaurants, schools, stairways and loading docks test.

**XTOR CROSSTOUR LED**

**APPLICATIONS:** WALL SURFACE POST / ROLLAD DOWN LIGHT INVERTED SITE LIGHTING

**COOPER Lighting Solutions**

**COOPER**

**COOPER Lighting Solutions**  
12000 W. 10th Street  
Fond Du Lac, WI 54935  
Phone: (920) 926-9800  
www.cooperlighting.com

**COOPER**

**COOPER Lighting Solutions**  
12000 W. 10th Street  
Fond Du Lac, WI 54935  
Phone: (920) 926-9800  
www.cooperlighting.com

**LIGHT POLE DETAIL**  
NO SCALE

**CIVIL SITE PHOTOMETRIC PLAN**

**PROJECT INFORMATION**

PROPOSED wellNOW URGENT CARE SHELL FOR:  
**ROUTE 222 CORTLANDVILLE, LLC**  
 ROUTE 22 • CORTLAND, NY 13046

PROFESSIONAL SEAL

**PRELIMINARY DATES**

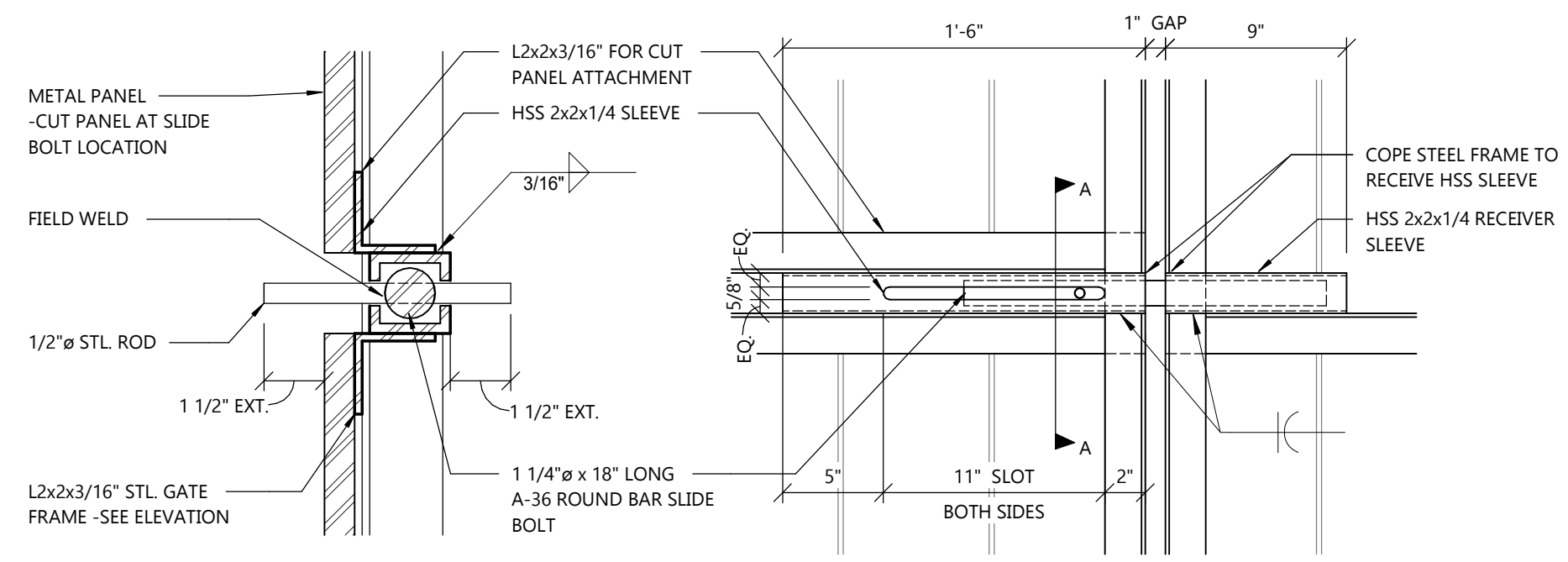
AUG. 19, 2020

**JOB NUMBER**

1949300

**SHEET NUMBER**

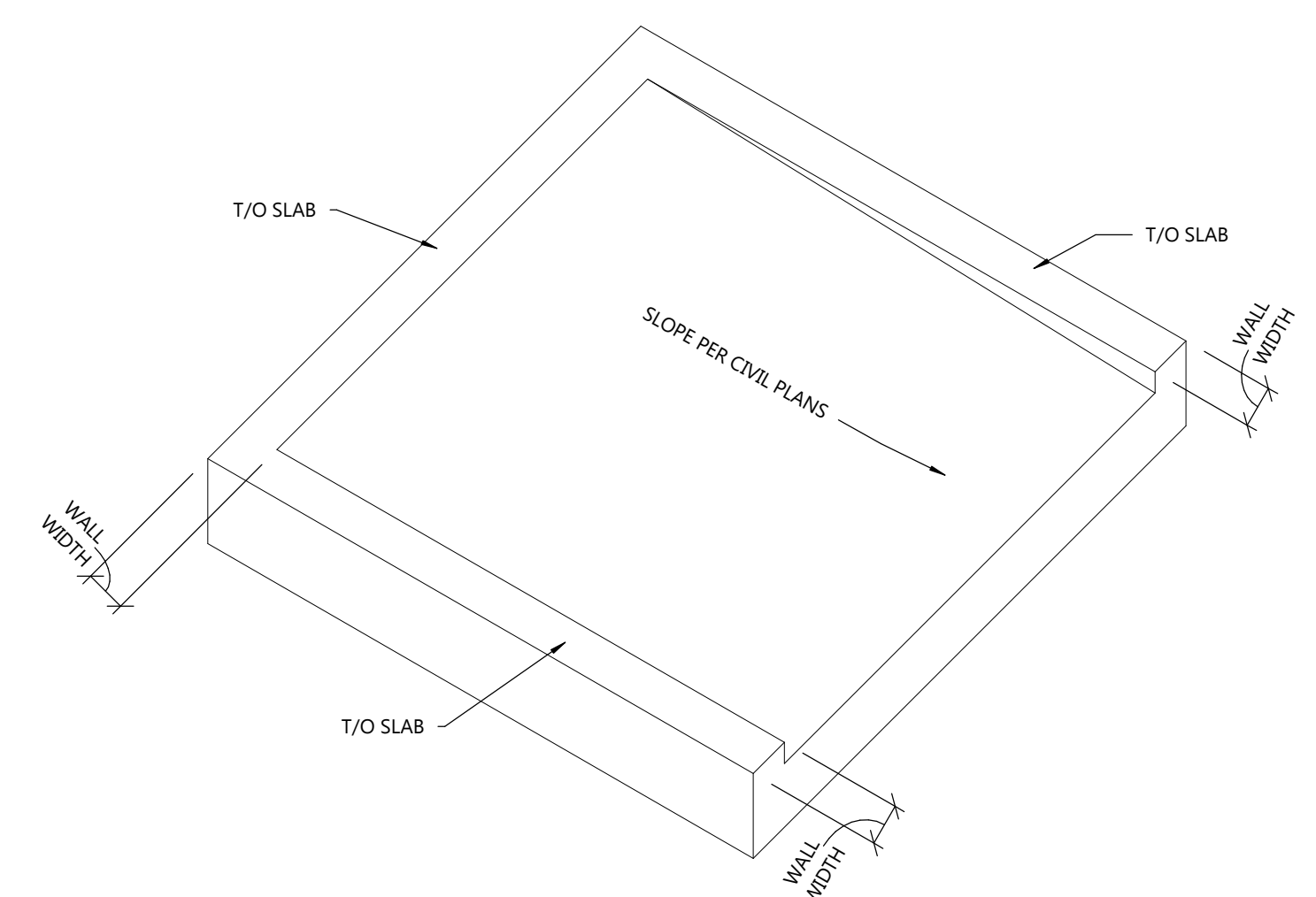
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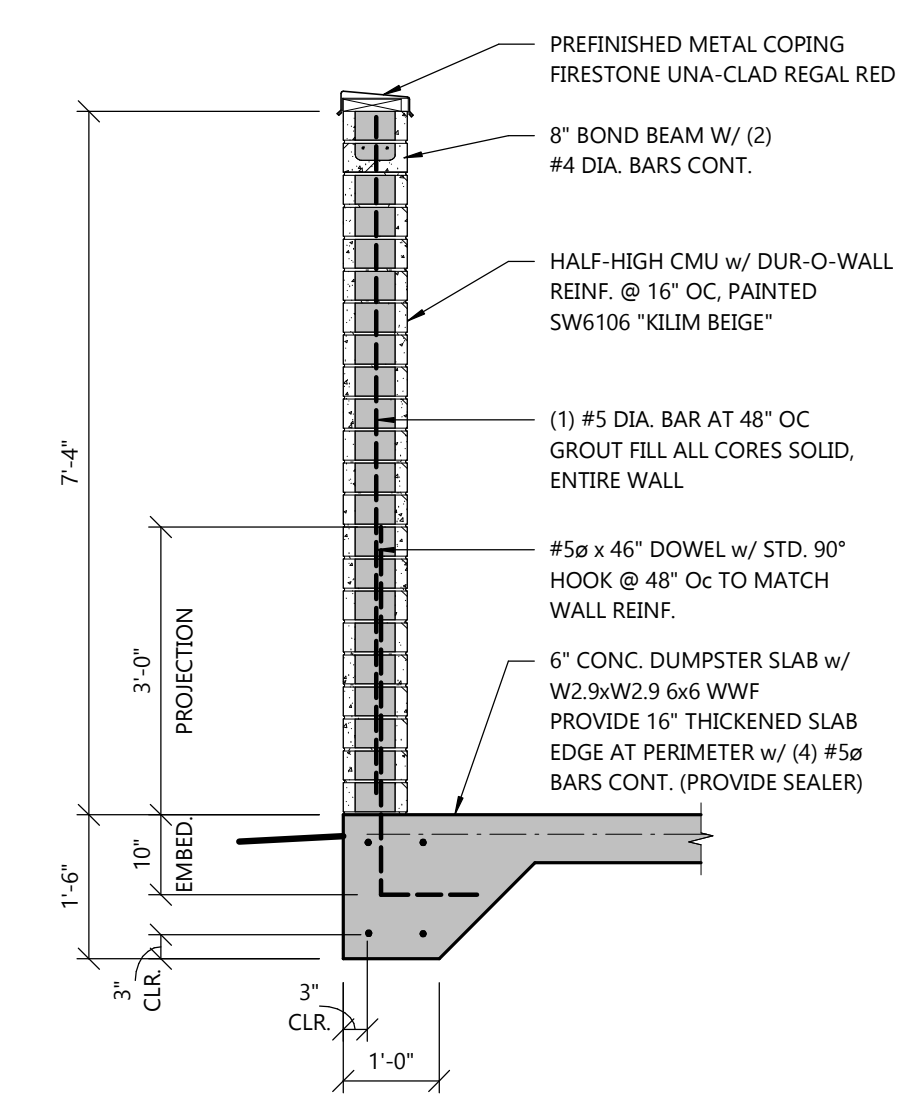
**SECTION A-A**  
N.T.S.

**ELEVATION**

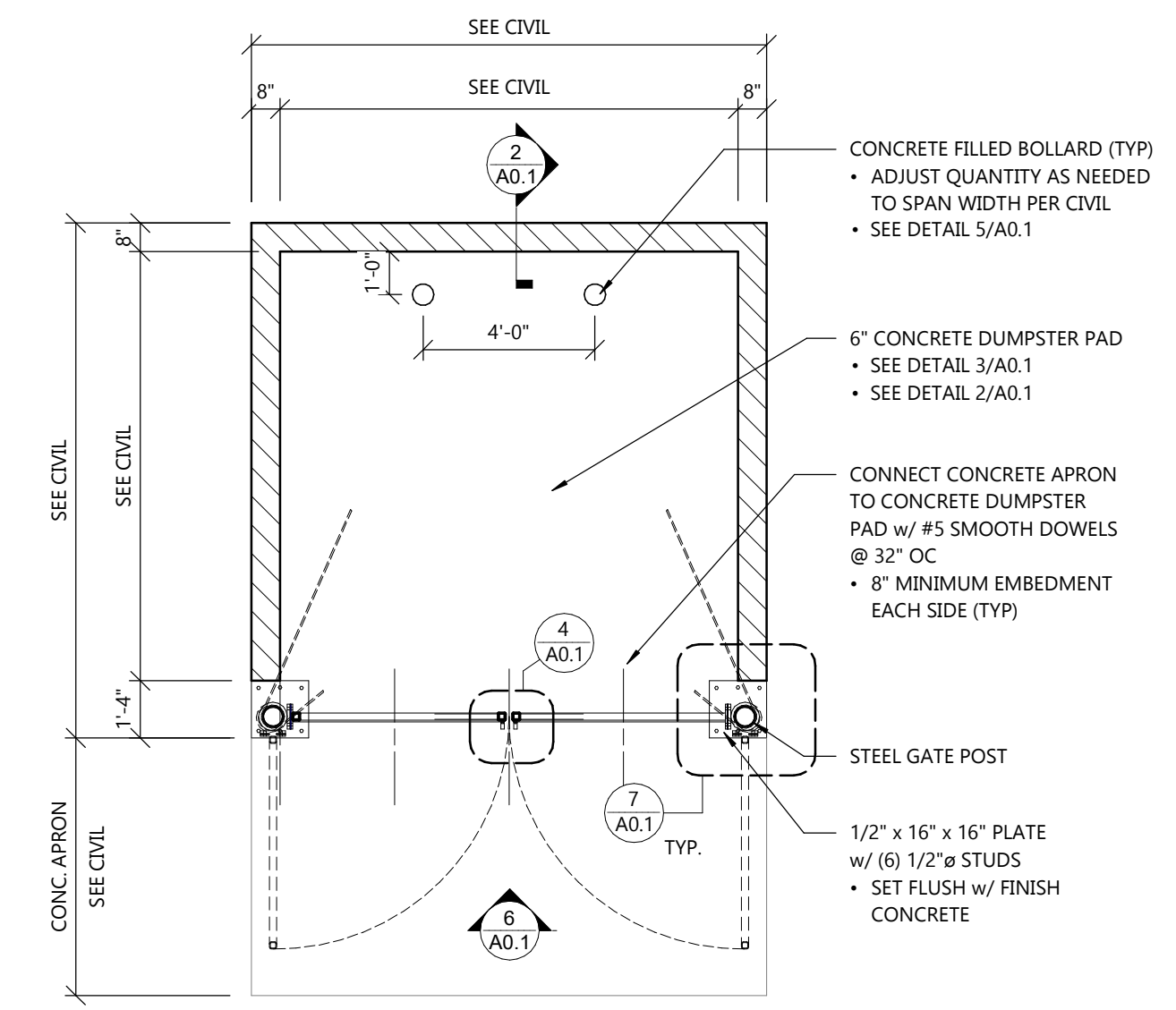
**4 GATE SLIDE BOLT**  
A0.1 SCALE: 1 1/2" = 1'-0"



**3 DUMPSTER PAD DETAIL**  
A0.1 NOT TO SCALE

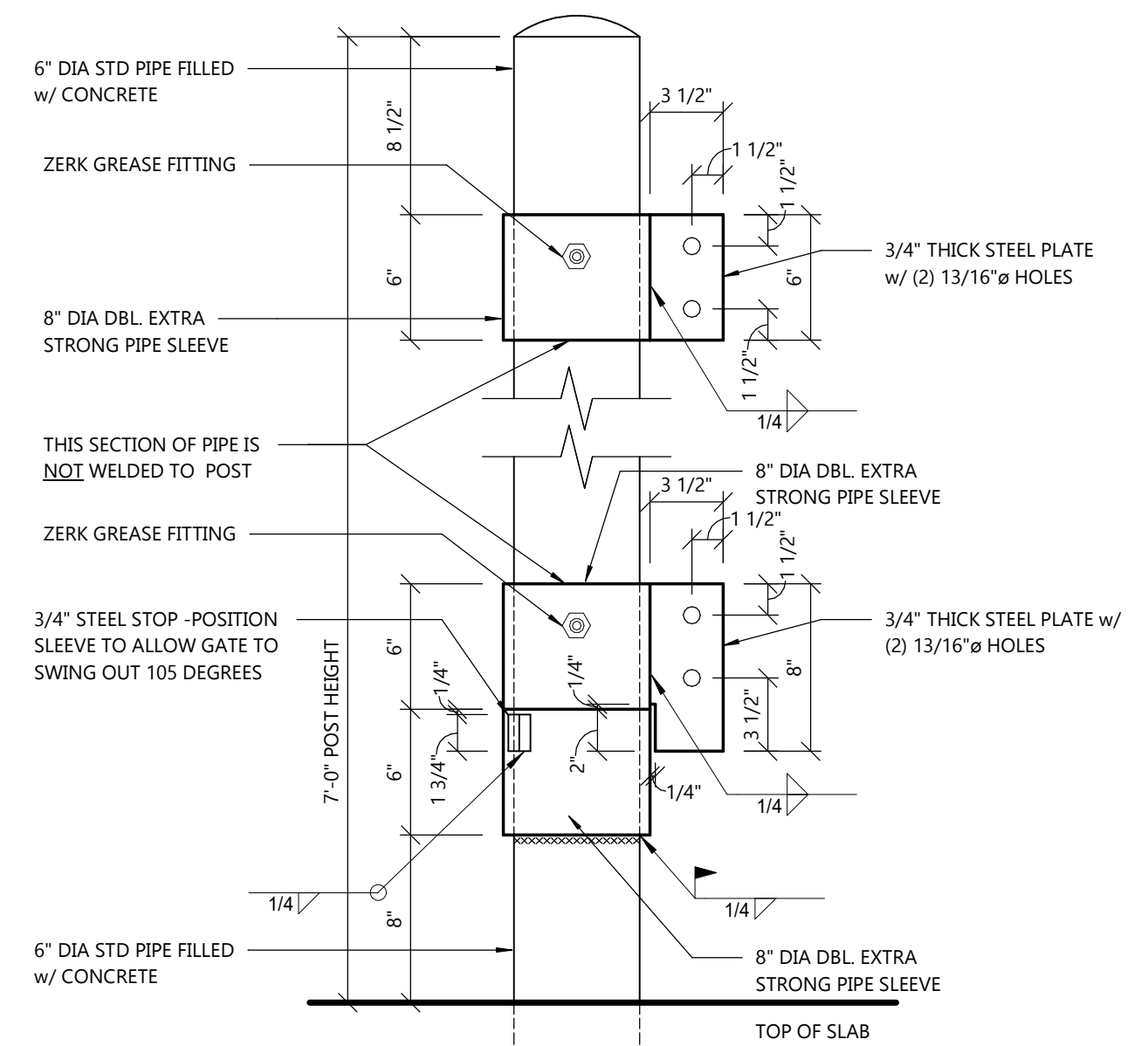


**2 DUMPSTER WALL SECTION**  
A0.1 SCALE: 1/2" = 1'-0"

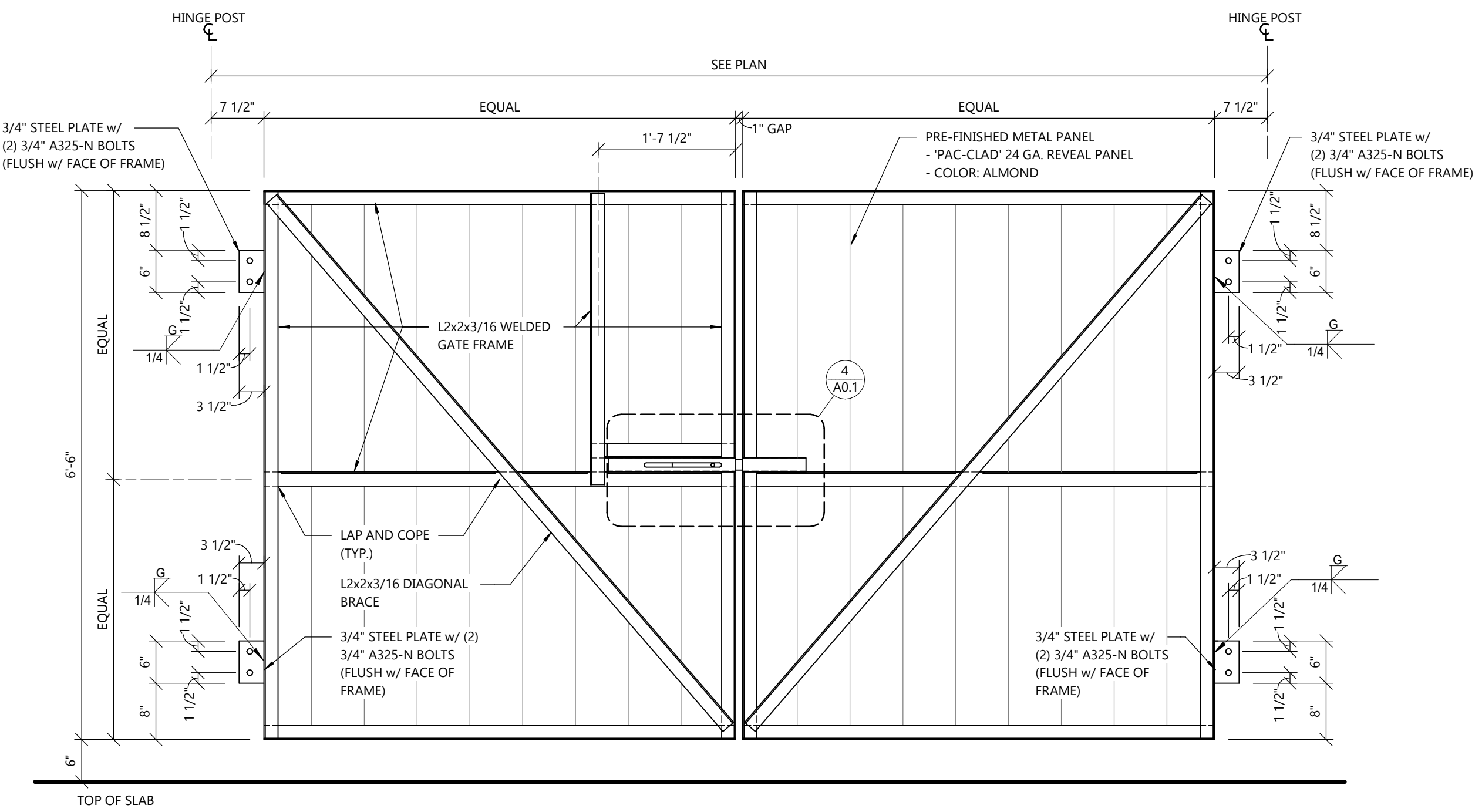


**1 DUMPSTER PLAN**  
A0.1 SCALE: 1/4" = 1'-0"

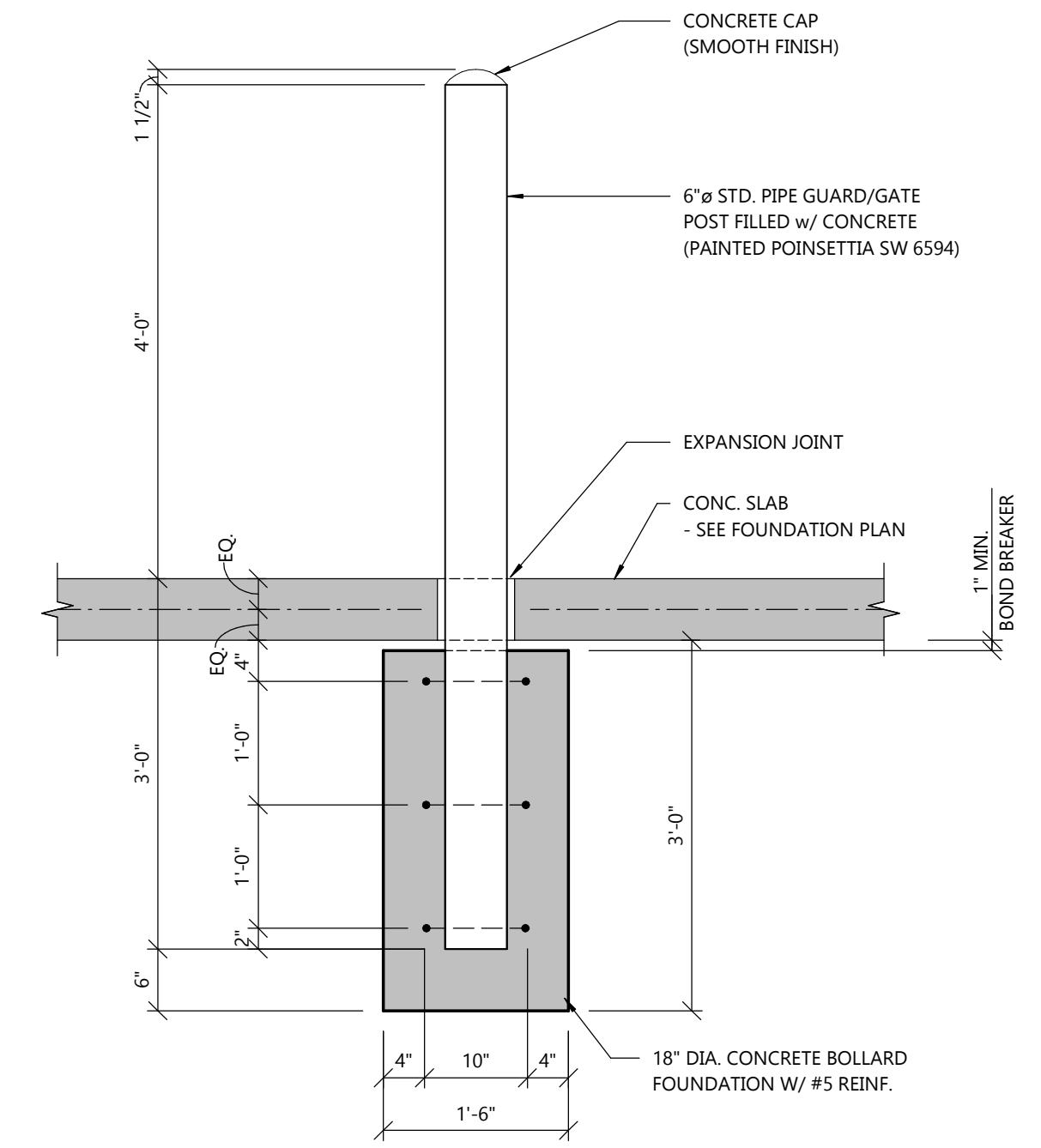
ALL EXPOSED METAL SURFACES ON DUMPSTER ENCLOSURE TO RECEIVE ONE COAT RUST-INHIBITING PRIMER AND (2) COATS PAINT: SW6106 "KILIM BEIGE" (UNLESS NOTED OTHERWISE)



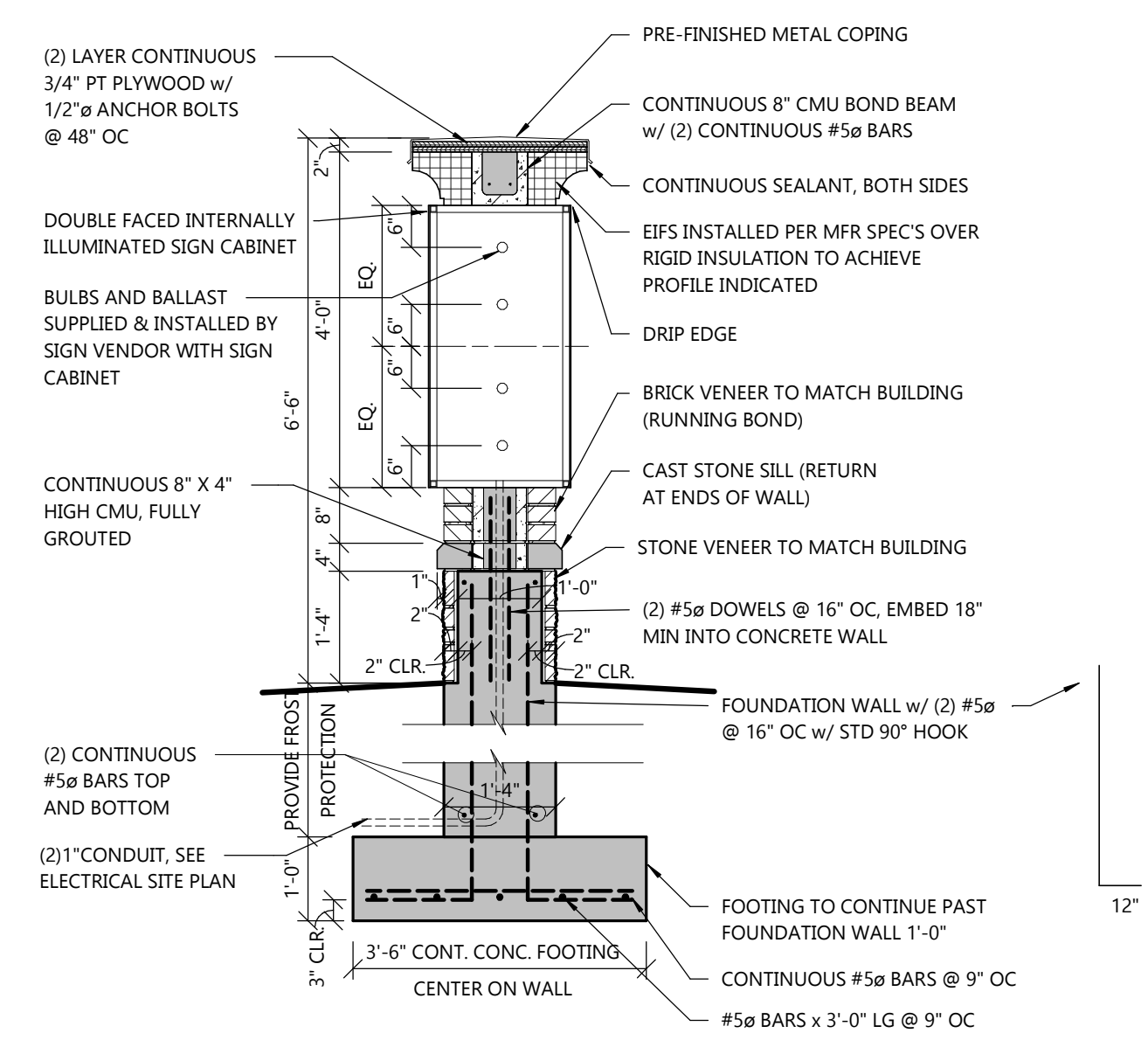
**7 GATE HINGE DETAIL**  
A0.1 SCALE: 1 1/2" = 1'-0"



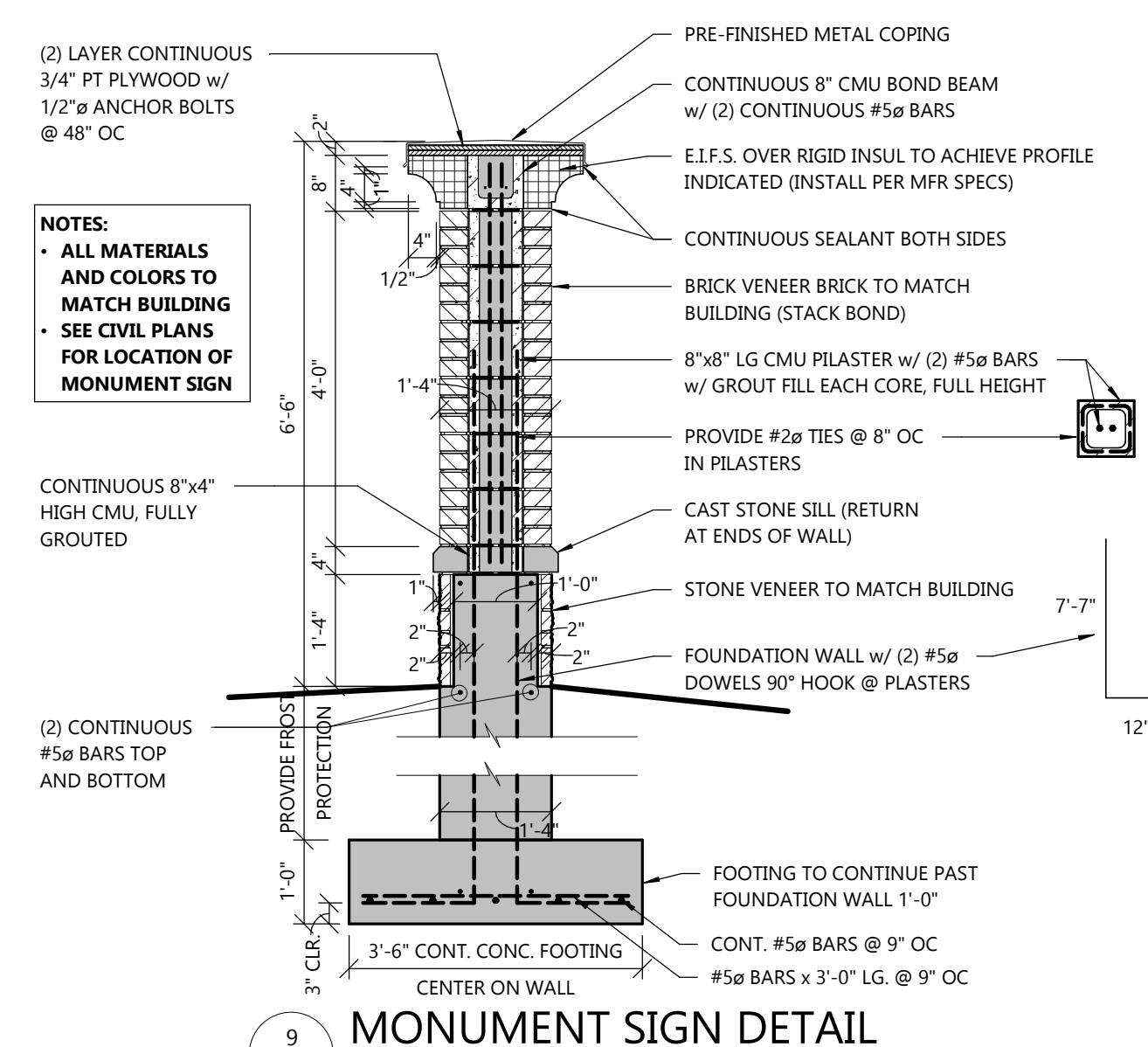
**6 DUMPSTER GATE ELEVATION**  
A0.1 NOT TO SCALE



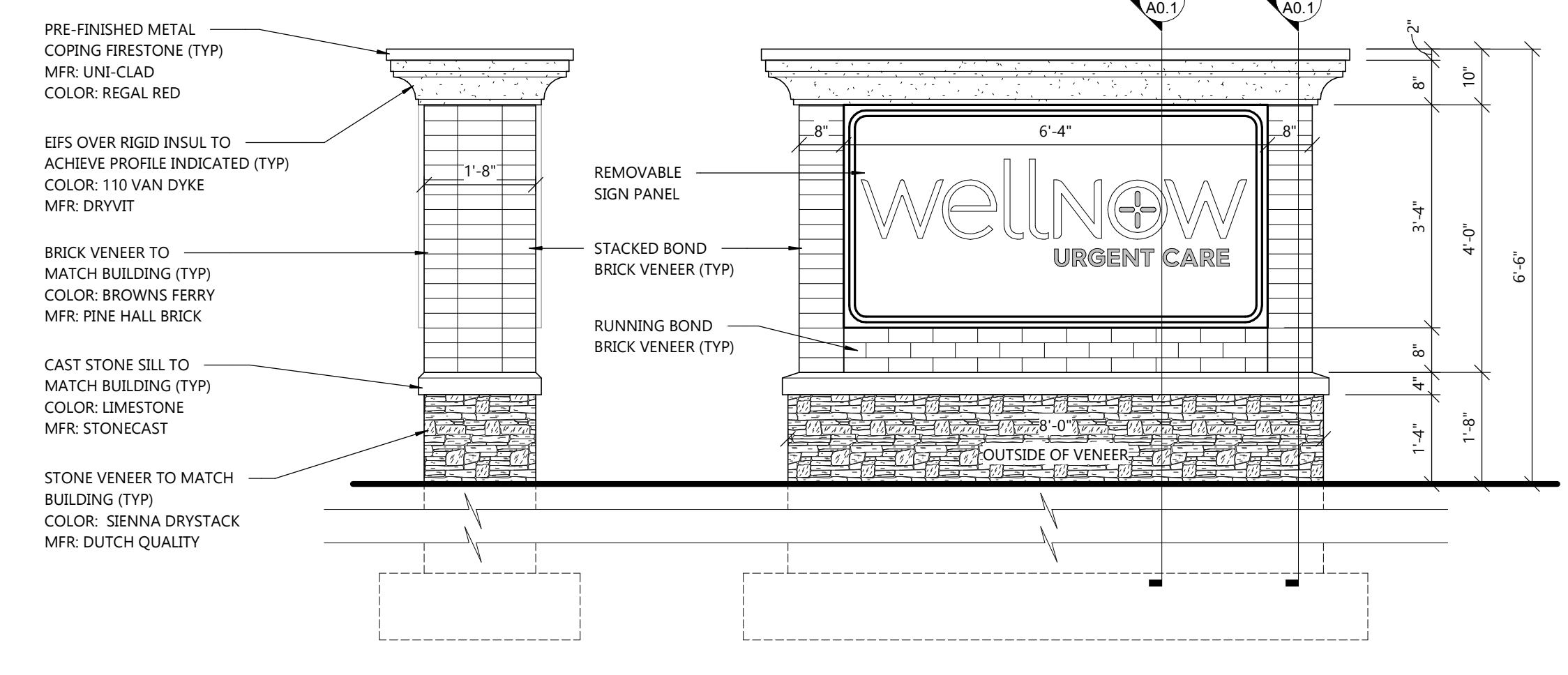
**5 BOLLARD DETAIL**  
A0.1 SCALE: 3/4" = 1'-0"



**10 MONUMENT SIGN DETAIL**  
A0.1 SCALE: 1/2" = 1'-0"



**9 MONUMENT SIGN DETAIL**  
A0.1 SCALE: 1/2" = 1'-0"



**8 MONUMENT SIGN ELEVATION**  
A0.1 SCALE: 1/2" = 1'-0"

**NOT FOR CONSTRUCTION**





**PROJECT INFORMATION**

PROPOSED wellNOW URGENT CARE SHELL FOR:  
**ROUTE 222 CORTLANDVILLE, LLC**  
 ROUTE 22 • CORTLAND, NY 13046

PROFESSIONAL SEAL

**PRELIMINARY DATES**

JULY 27, 2020  
 AUG. 11, 2020  
 AUG. 19, 2020

NOT FOR CONSTRUCTION

JOB NUMBER  
 1949300

SHEET NUMBER

**A21**

**PROJECT INFORMATION**

PROPOSED wellnow URGENT CARE SHELL FOR:  
**ROUTE 222 CORTLANDVILLE, LLC**  
 ROUTE 22 • CORTLAND, NY 13046

PROFESSIONAL SEAL

**PRELIMINARY DATES**

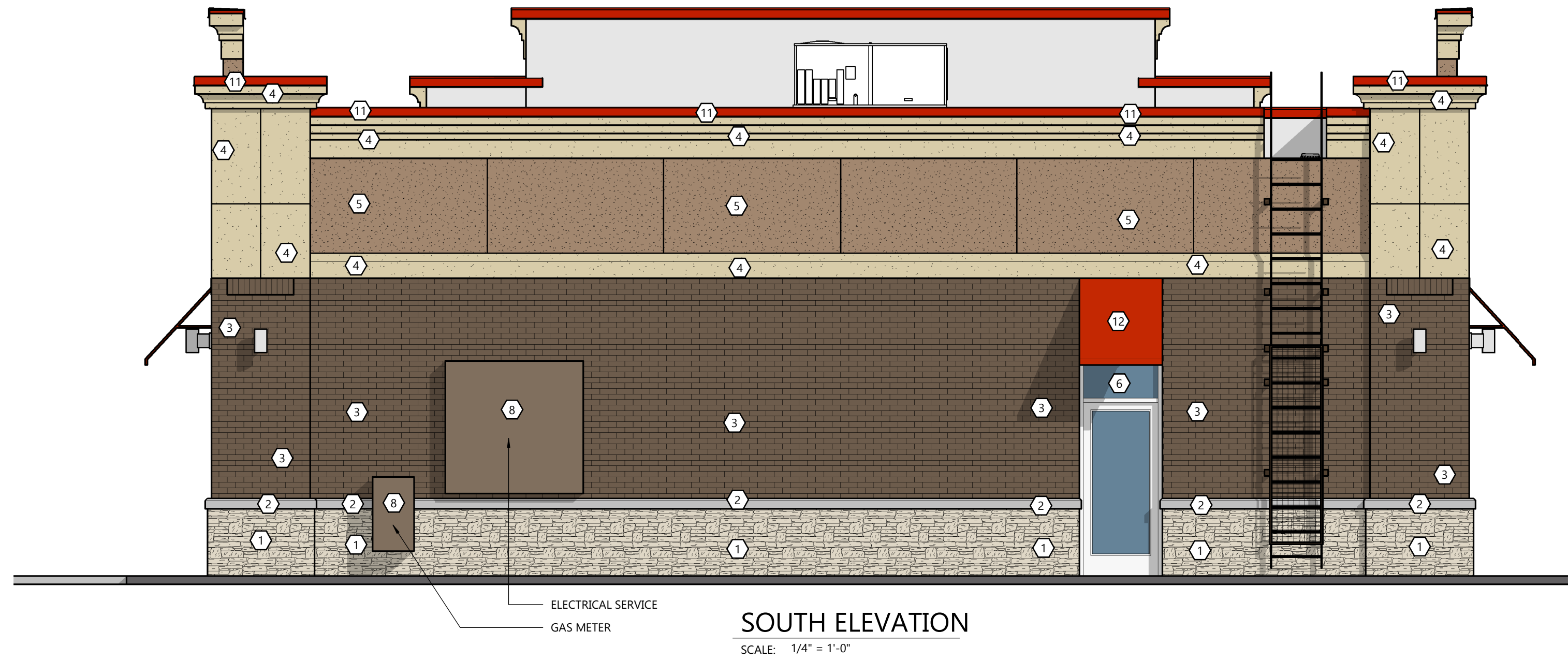
MARCH 17, 2020  
 MARCH 18, 2020  
 JULY 27, 2020  
 AUG. 11, 2020  
 AUG. 19, 2020

**JOB NUMBER**

1949300

**SHEET NUMBER**

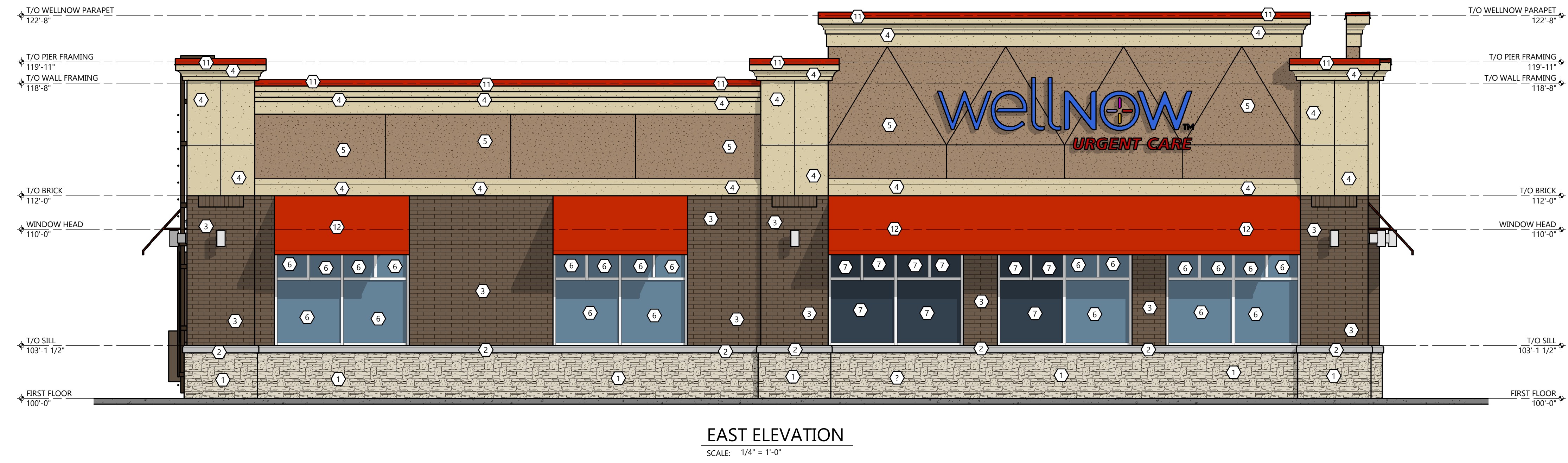
**A22**



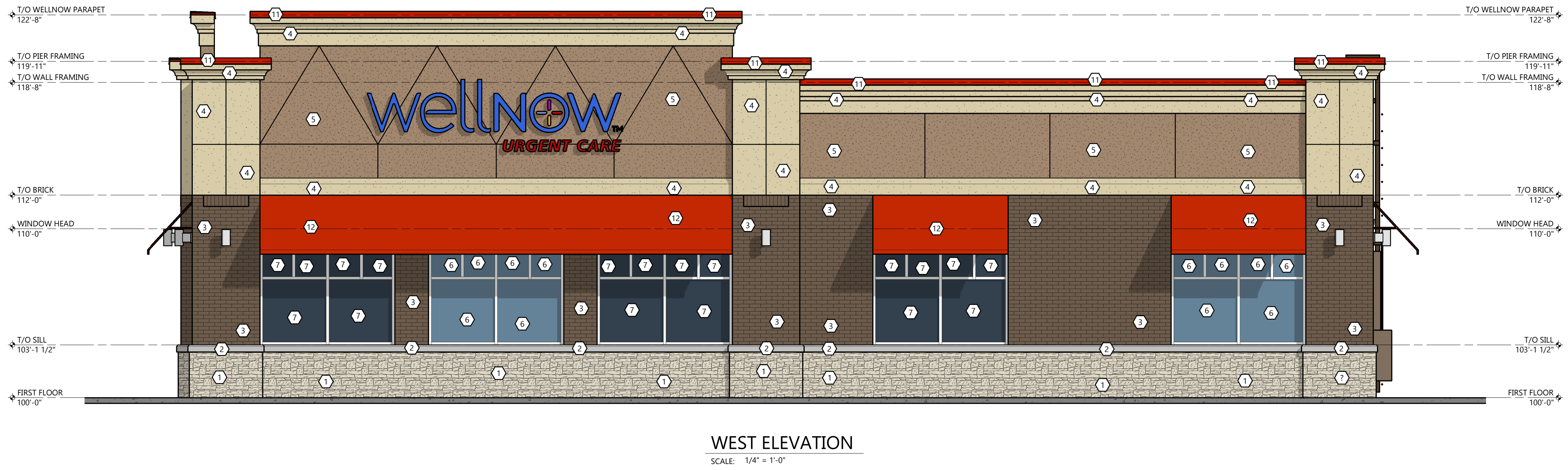
**SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"

**EXTERIOR FINISH KEY**

12	METAL PANELED, ALUMINUM FRAME AWNING BY TENANT AS SEPARATE SUBMITTAL COLOR: RED
11	PREFINISHED METAL COPING MFR: FIRESTONE UNA-CLAD COLOR: REGAL RED
2	PAINTED ELEMENT COLOR: SW6066 'BREVITY BROWN'
7	THERMALLY BROKEN ALUMINUM FRAME w/ INSULATED SPANDREL GLAZING • IG-3 - SEE A6 SHEET(S) • CONFIRM FINAL LOCATIONS w/ TENANT INTERIOR DOCUMENTS PRIOR TO ORDERING
6	THERMALLY BROKEN ALUMINUM FRAME w/ INSULATED GLAZING • SEE A6 SHEET(S)
5	EFS 2 MFR: DRYVIT STYLE: OUTSULATION PLUS MD TEXTURE: SANDPEBBLE FINE COLOR: 382 TAMALE
4	EFS 1 MFR: DRYVIT STYLE: OUTSULATION PLUS MD TEXTURE: SANDPEBBLE FINE COLOR: 110 VAN DYKE
3	MODULAR BRICK VENEER MFR: PINE HALL BRICK COLOR: BROWNS FERRY MORTAR: WESTERN LIME CORP W-11
2	PRECAST CONCRETE SILL MFR: STONECAST COLOR: LIMESTONE MORTAR: WESTERN LIME CORP W-5
1	STONE VENEER MFR: DUTCH QUALITY COLOR: SIENNA DRYSTACK MORTAR: WESTERN LIME CORP W-5

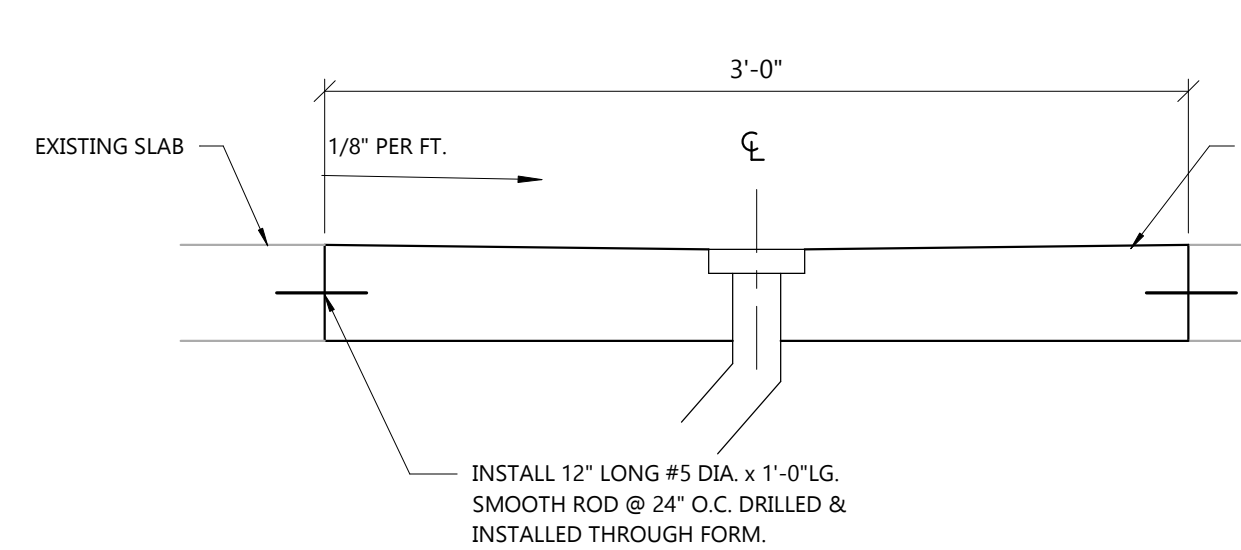
NOT FOR CONSTRUCTION

**FLOOR PLAN KEYNOTES**

- 1 WALL MOUNTED LCD TV G.C. TO PROVIDE APPROPRIATE BLK'G AT 72" A.F.F. TV SHALL NOT PROTRUDE INTO SPACE MORE THAN 4" MAX.
- 2 18" DEEP 9'-6" WHITE METAL SHELVING. 5 ROWS ON ADJUSTABLE STANDARDS.
- 3 SOFFIT ABOVE - REFER TO SHEET **A7.1**
- 4 WALL MOUNTED LCD TV G.C. TO PROVIDE APPROPRIATE BLK'G AT 60" A.F.F. TV SHALL NOT PROTRUDE INTO SPACE MORE THAN 4" MAX.
- 5 ELECTRICAL PANEL
- 6 PHONE BOARD
- 7 PACIFIK WATER COOLER -SEE PLUMBING FOR MORE INFORMATION
- 8 REFRIGERATOR BY OTHERS
- 9 (3) FIRE EXTINGUISHER BY TENANT -SEE DETAIL **1/A5.1**
- 10 EXISTING EXTERIOR BUILDING SHELL WALL TYP.
- 11 PLUMB. CONTRACTOR TO COORDINATE CLEARANCES REQ'D FOR ADM. SUPPLIED EQUIPMENT PRIOR TO INSTALLING WATER HEATER / MOP SINK
- 12 WATER HEATER - SEE PLUMBING
- 13 TENANT'S CONTRACTOR TO COORDINATE ALL EQUIPMENT BLOCKING & UTILITIES PRIOR TO INSTALLING 5/8" GYP. BD. - GYP. BD. TO BE TAPE & SANDED TO ACCEPT TENANT'S WALL FINISHES
- 14 NOT USED
- 15 TENANT'S G.C. TO PROVIDE AND INSTALL MASTER LOCK 5401D WALL-MOUNTED KEY STORAGE BOX ON EXTERIOR OF BUILDING AT 48" TO CENTER. PLACE AT RIGHT OF LEFT OF DOOR (PREFERRED LOCATION TO BE ON LATCH SIDE OF DOOR)
- 16 GYP. BOARD BY TENANT - GYP. TO EXTEND TO DECK AT PERIMETER WALLS. SEE DETAIL **2/A1.1**
- 17 G.C. TO VERIFY REAR DOOR HARDWARE HAS ADAMS RTE 4590 LATCH PADDLE DEVICE & TO PROVIDE IF IT DOES NOT.
- 18 ALL FLOOR DRAINS BOXED OUT 3'x3' & POURED BACK AFTER SLAB SO PROPER SLOPE IN FLOOR IS ESTABLISHED. SEE PLUMBING FOR MORE INFORMATION. SEE DETAIL **1/A1.1**.
- 19 SEE WINDOW ELEVATION TYPE ON SHEET **A3.0** FOR SIZE.
- 20 GAME COUNCIL. SEE ELECTRICAL FOR POWER.
- 21 SEE TRENCH DETAIL **3/A5.1** FOR ANY SLAB REPLACEMENT (TYP.)
- 22 FRP TO 42" A.F.F. AT THIS LOCATION.
- 23 12"x42" CRENDENZA
- 24 24" x 24" WATER HEATER QUICKSTAND -SEE PLUMBING FOR MORE INFORMATION
- 25 CRUTCH HANGERS (TYP.)
- 26 X-RAY BLOCKING. SEE DETAIL **4/A5.1**
- 27 PHONE CABINET
- 28 WASHER & DRYER BY OTHERS
- 29 HEARING BOOTH BY OTHERS
- 30 GC TO VERIFY IF A KNOX BOX IS EXISTING. IF NOT, LANDLORD IS TO PROVIDE & COORDINATE LOCATION WITH FIRE MARSHAL
- 31 COFFEE MAKER BY OTHERS
- 32 MOVEABLE CHECK-IN STATIONS BY OTHERS
- 33 WATER FEATURE CENTERED AT 60" A.F.F. SUPPLIED BY ADM. INSTALLED BY GC. GC TO PROVIDE BLOCKING
- 34 18" DEEP 6" WHITE METAL SHELVING. 5 ROWS ON ADJUSTABLE STANDARDS.
- 35 SPANDREL GLAZING (FULL HEIGHT) BY LANDLORD.
- 36 INFILL WINDOW WITH STUD FRAMING, BATT INSULATION, & GYP. BD. AS REQUIRED TO MATCH ADJACENT WALL
- 37 FLAVIA BREWER BY OTHERS
- 38 GC TO VERIFY PIPES ARE INSULATED & TO PROVIDE INSULATION IF NONE IS EXISTING
- 39 SCALE BY OTHERS

**MILWORK NOTES**

ALL MILLWORK SHOWN HATCHED IS NOT IN CONTRACT & IS TO BE PART OF SEPARATE PACKAGE PROVIDED BY OWNERS MILLWORK VENDOR. G.C. SHALL BE RESPONSIBLE FOR COORDINATING DELIVERY OF MILLWORK AND PROVIDING AND INSTALLING ALL REQUIRED UTILITIES FOR A COMPLETE WORKING SYSTEM UNLESS NOTED OTHERWISE. TYP.



**1 SLAB LEAVE OUT @ FLOOR DRAIN DETAIL**  
NOT TO SCALE

**PARTITION TYPES**

**SILL PROFILE**

**EXISTING STRUCTURE**

3 5/8" 20 GA. METAL FRAMING @ 48" O.C. FASTEN TO ROOF FRAMING

CEILING AS SCHEDULED

SOUND INSULATION FLAME SPREAD OF 25 OR LESS AND SMOKE DEVELOPMENT OF 450 OR LESS

3 5/8" 20 ga. MTL FRAMING @ 16" O.C. (6" MTL STUDS @ PLUMBING WALLS AS REQ'D)

5/8" TYPE "X" GYP BD. BOTH SIDES; KEEP 1/2" ABOVE CONCRETE SLAB

BASE AS SCHEDULED

STEEL CHANNEL

FINISHED FLOOR AS SCHEDULED

**A** 3 5/8" SOUND ATTENUATION PARTITION  
**A1** 6" SOUND ATTENUATION PARTITION

**EXISTING STRUCTURE**

3 5/8" 20 GA. METAL FRAMING @ 48" O.C. FASTEN TO ROOF FRAMING

CEILING AS SCHEDULED

FILL CAVITY WITH BATT INSULATION

3 5/8" 20 ga. MTL FRAMING @ 16" O.C.

5/8" TYPE "X" GYP BD. ONE SIDE; KEEP 1/2" ABOVE CONCRETE SLAB

BASE AS SCHEDULED

STEEL CHANNEL

FINISHED FLOOR AS SCHEDULED

**B** NON-INSULATED PARTITION

**NOTES:**

- WALL THICKNESSES SHOWN AS NOMINAL
- 5" = 4 7/8"; 5 1/2" = 5 1/2"; 6 1/2" = 6 5/8"; 7 1/4" = 7 1/4"; 8" = 7 7/8"
- ALL METAL STUD FRAMING SHALL BE 20 ga. UNLESS NOTED OTHERWISE
- GYP. BD. WALL FINISH TO RETURN TO ALL DOOR & WINDOW FRAMES. PROVIDE FINISH J TRIM & SEALANT AT FRAME (TYP.)
- HOLD ALL GYP BOARD 1" OFF FLOOR

**DECK HEIGHT:**  
NORTH SIDE - 16'-10 1/2" A.F.F.  
SOUTH SIDE - 15'-10 1/2" A.F.F.

**B.O.S. APPROX. 12'-2 1/2" A.F.F.**

**JOIST SPACING:**  
WOOD JOISTS APPROX. 2'-0" O.C.

**NOTE:**  
INFORMATION BASED ON SHELL PLANS. G.C. TO VERIFY ALL CONDITIONS IN FIELD.

**EXISTING STRUCTURE**

3 5/8" 20 GA. METAL FRAMING @ 48" O.C. FASTEN TO ROOF FRAMING

CEILING AS SCHEDULED

SOUND INSULATION FLAME SPREAD OF 25 OR LESS AND SMOKE DEVELOPMENT OF 450 OR LESS

3 5/8" 20 ga. MTL FRAMING @ 16" O.C. (6" MTL STUDS @ PLUMBING WALLS AS REQ'D)

5/8" TYPE "X" GYP BD. ONE SIDE; 1/2" GYP BD. INSIDE LAB. @ C2 1/2" GYP. BD BOTH SIDES; KEEP 1/2" ABOVE CONCRETE SLAB

BASE AS SCHEDULED

STEEL CHANNEL

FINISHED FLOOR AS SCHEDULED

**C** 3 5/8" SOUND ATTENUATION PARTITION  
**C1** 6" SOUND ATTENUATION PARTITION  
**C2** 3 5/8" SOUND ATTENUATION PARTITION

**EXISTING ROOF DECK**

EXISTING WALL/ COLUMN

CEILING AS SCHEDULED

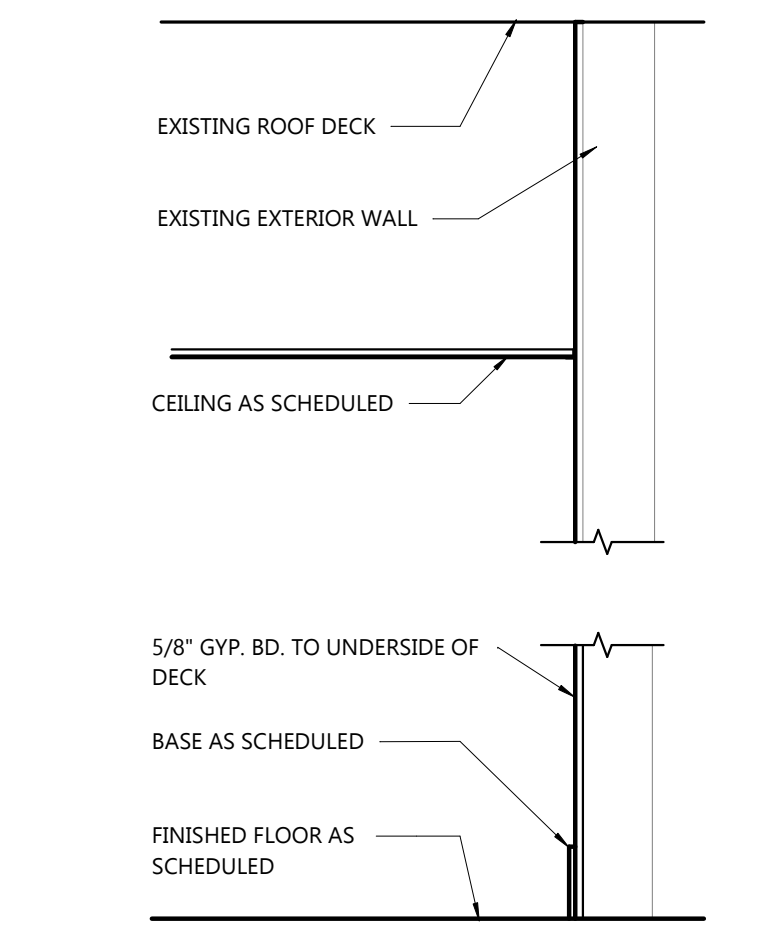
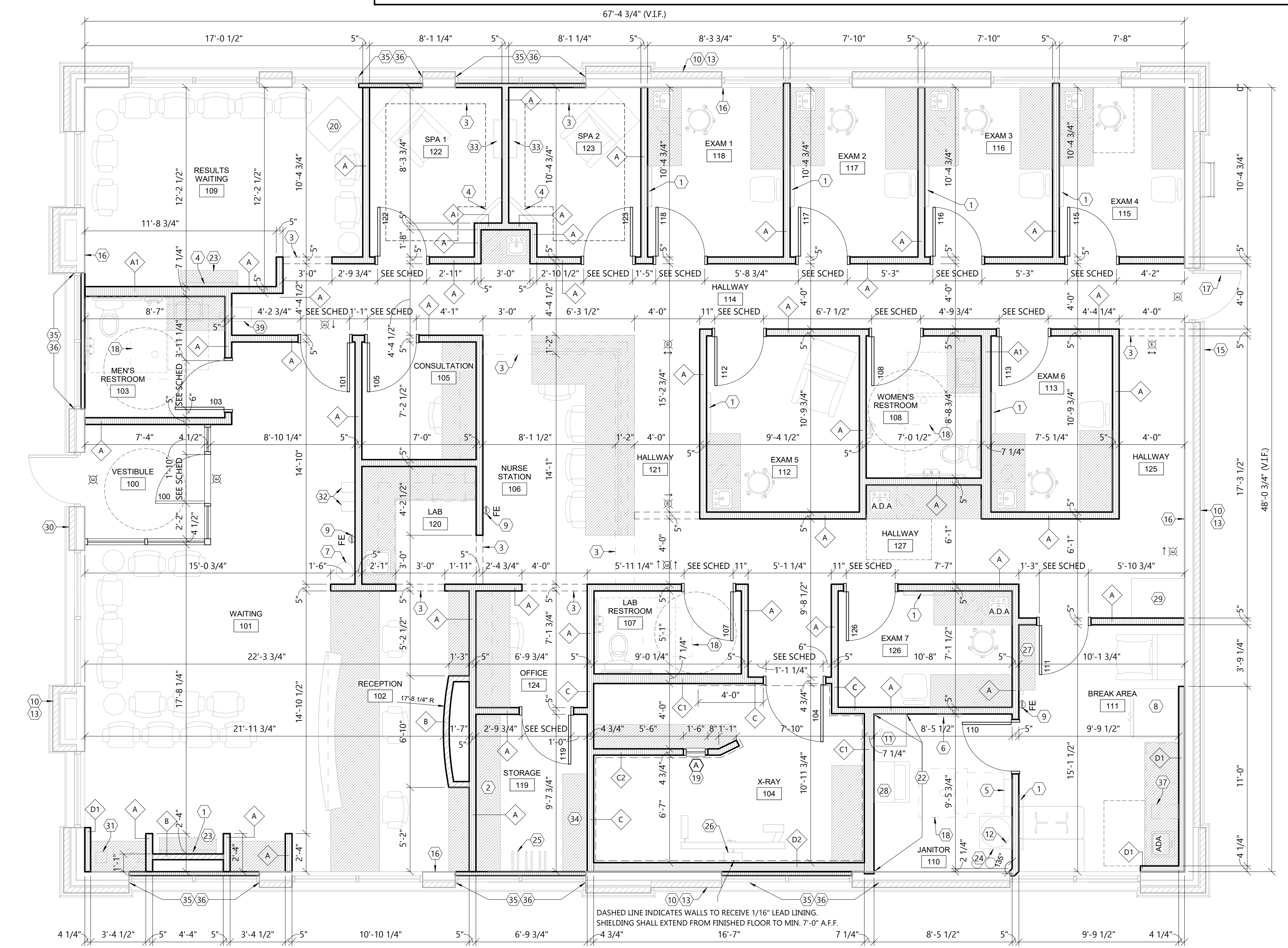
HOLD MTL. FURRING STUDS @ 16" O.C. TIGHT TO EXISTING CONSTRUCTION BY LANDLORD (STUD SIZE MAY BE ADJUSTED WHERE NOTE)

5/8" GYP ROOM SIDE TO 12'-0" A.F.F. UNLESS CODE REQUIRES TO DECK. KEEP 1/2" ABOVE CONCRETE SLAB

BASE AS SCHEDULED

FINISHED FLOOR AS SCHEDULED

**D1** FURRING WALL USE 3 5/8" MTL STUDS  
**D2** FURRING WALL USE 6" MTL STUDS



**2 GYP. @ PERIMETER WALLS**  
NOT TO SCALE

SCALE: 1/4" = 1'-0"  
**ARCHITECTURAL FLOOR PLAN**



**PROJECT INFORMATION**

TENANT BUILD-OUT FOR:  
**welINOW URGENT CARE**  
ROUTE 22 • CORTLAND, NY 13046

PROFESSIONAL SEAL

**SHEET DATES**

SHEET ISSUE	AUG. 11, 2020
REVISIONS	

**JOB NUMBER**

2016500

**SHEET NUMBER**

**A1.1**