

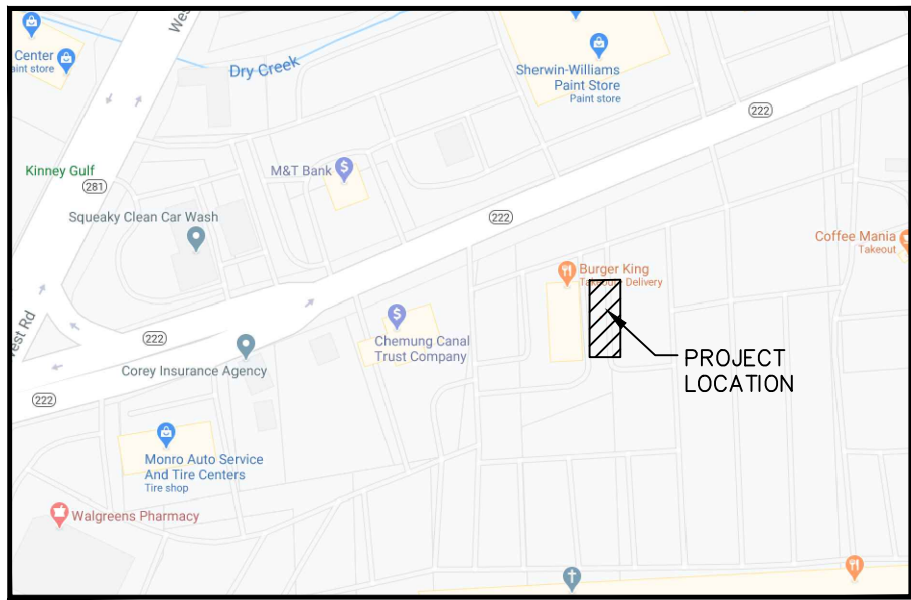
# PROPOSED wellNOW URGENT CARE SHELL FOR: ROUTE 222 CORTLANDVILLE, LLC CORTLAND, NEW YORK

## EXCEL LEGEND

	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)
	EXISTING GRADE SPOT ELEVATIONS
	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL)
	PROPOSED SPOT ELEVATIONS (TOP OF CURB, BOTTOM OF CURB)
	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)
	PROPOSED WATER VALVE IN BOX
	PROPOSED STORM CATCH BASIN - ST CB
	PROPOSED STORM FILLING 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 END WALL
	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
	PROPOSED INLET PROTECTION

## GPI ENGINEERING LEGEND

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



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

<b>CURRENT OWNER</b> Rosler-Herwood Properties, LLC 45 S. Rosler Ave Buffalo, NY 14206	<b>APPLICANT/FUTURE OWNER</b> ROUTE 222 CORTLANDVILLE, LLC 100 CAMELOT DRIVE ROCHESTER, NY 14610 MATTHEW LESTER P: (585) 454-4500 mlester@caliberbrokerage.com	<b>CIVIL</b> 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
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Utility	Material	Pipe Code	Fitting Code	Joint Code
Water Lateral	C901/906 PE	AWWA C901/C906	ASTM D2069, ASTM D2063, ASTM D2061	Heat Fusion ASTM D2657
Public Water Main	Ductile Iron- Class 52 Working Pressure: 350 psi	ANSI A21.51 & AWWA C151 ANSI A21.52 & AWWA C152 ANSI A21.4 & AWWA C104 Alphabetic Outside Coating	ANSI A21.53 & AWWA C153 Working Pressure: 350 psi Cor-Blu® T-4	Mechanical Joints ANSI A21.1 & AWWA C111 Cor-Blu® T-4
Sanitary Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3035, A21.42	ASTM F1336	Push On: ASTM D3012 for Tightness Elastomeric Gasket: ASTM F427
Storm Sewer	HDPE	ASTM F2368	ASTM F2306 Saddle Gasket	Joint: ASTM F2468 Bell & Spigot Elastomeric Seal: ASTM F477
Storm Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3035, ASTM F891	ASTM F1336	Push On: ASTM D3012 for Tightness Elastomeric Seal: ASTM F477
*Storm Sewer	SCH 40 PVC	ASTM D1785, ASTM D2665, ASTM F891	ASTM F1336	Primer: ASTM F656 Solvent Cement: ASTM D2564

## CIVIL SHEET INDEX

SHEET	SHEET TITLE
C0.1	CIVIL COVER AND SPECIFICATION SHEET
C0.2	PUBLIC WATER MAIN EXTENSION SPECIFICATIONS
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)**
- 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**
- 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 UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM 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 TAMPERS.
  - 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 ASH FOUNDATION 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 PAVEMENTS (AS SHOWN ON PLAN) - COMPACT THE SUBGRADE 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 95 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' ACRE 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 AGGREGATE PAD SHALL BE THE FULL WIDTH OF THE GRADING POINT, AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM 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 TRACKERS, 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 IN ALL AREAS WHERE PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH NEW YORK STATE REQUIREMENTS AND SHALL MEET THE SPECIFICATIONS FORTH 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 DRAINAGE IS REQUIRED TO REDUCE 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 PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. FLUSHING SHALL OCCUR 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   |
| MERBET HP270 OR APPROVED EQ WORKING GEO-FABRIC   | MERBET HP270 OR APPROVED EQ WORKING GEO-FABRIC                                    |
| TOP COURSE: (NYSDOT SECTION 402 FOR TYPE 12.5 F2 TOP COURSE HMA ITEM 402.127202)       | TOP COURSE: (NYSDOT SECTION 402 FOR TYPE 19 PB BINDER COURSE HMA ITEM 402.127202) |
| BINDER COURSE: (NYSDOT SECTION 402 FOR TYPE 19 PB BINDER COURSE HMA ITEM 197902)       | BINDER COURSE: (NYSDOT SECTION 402 FOR TYPE 2 SUBBASE COURSE, ITEM NO. 304.12)    |
| AGGREGATE BASE COURSE: (NYSDOT 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**
- 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 FILL WORK SHALL CONFORM TO 4C1 330R-08. CONCRETE PAVEMENT SHALL CONFORM TO NYSDOT 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 NYSDOT 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 15' 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 NYSDOT 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 WORK.
  - 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.
- F. ALL EXTERIOR MECHANICAL EQUIPMENT CONCRETE PADS SHALL BE DESIGNED AND DESIGNED BY THE EQUIPMENT SUPPLIER.**
- G. 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 CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER IF MIN. 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 #1 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 REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CREI AND AC 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.
  - 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 5 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 THEY ARE TO CHANGE.
  - CONTRACTOR 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.
  - LIMIT MAXIMUM WATER-CEMENTIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DECING SLIPS TO 0.45.
  - TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PROVIDER, 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 AND 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.
  - 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 THE PROPER PLACEMENT 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 INFORMATL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 6.5, 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 STECK, 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 BLENDE (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 LAID AT 100LBS./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 REE 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 LAID 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 MATTING:**
- CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (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



# TOWN OF CORTLANDVILLE WATER SPECIFICATIONS

## § 171-12. HYDRANTS AND VALVES. [AMENDED 8-5-1998 BY L.L. NO. 2-1998]

- A. ALL STREET HYDRANTS ARE UNDER THE CONTROL OF THE TOWN BOARD. NO PERSON EXCEPT AN EMPLOYEE OF THE TOWN BOARD, OR A PERSON PERMITTED BY THE TOWN BOARD, IN WRITING, TO TAKE WATER THEREFROM, SHALL DISTURB ANY HYDRANT, OR ANY PART THEREOF, OR TAKE ANY WATER THEREFROM, UNDER ANY CIRCUMSTANCES WHATSOEVER, AND ANY PERSON VIOLATING ANY PROVISION OF THIS RULE SHALL BE SUBJECT TO A PENALTY AS PROVIDED IN § 171-14, AND IN ADDITION THERE TO HE SHALL PAY THE AMOUNT OF ANY DAMAGE DONE TO SAID HYDRANT OR THE COST OF RESTORING THE SAME TO ITS PROPER CONDITION.
- B. ANY PERSON PLACING ANY OBSTRUCTION THAT WOULD PREVENT FREE ACCESS TO ANY FIRE HYDRANT SHALL BE SUBJECT TO A PENALTY AS PROVIDED IN § 171-14.
- C. NO PERSON SHALL USE A WRENCH FOR OPENING HYDRANTS EXCEPT A WRENCH FURNISHED BY THE TOWN BOARD FOR THE PURPOSE. ANY PERSON VIOLATING THIS RULE SHALL BE SUBJECT TO A PENALTY AS PROVIDED IN § 171-14.
- D. NO PERSON EXCEPT AN EMPLOYEE OF THE TOWN BOARD SHALL OPEN, CLOSE, OR IN ANY WAY INTERFERE WITH ANY VALVE OR GATE IN ANY WATER MAIN, CONDUIT OR STREET PIPE. ANY PERSON VIOLATING THIS RULE SHALL BE SUBJECT TO A PENALTY AS PROVIDED IN § 171-14.
- E. ANY PERSON WHO HAS DISTURBED OR DISPLACED A VALVE BOX SO THAT THE VALVE STEM CANNOT BE REACHED BY A KEY, OR WHO HAS COVERED A VALVE BOX OR A MANHOLE COVER OF A VALVE CHAMBER WITH DIRT, PAVING, PLANK OR OTHER MATERIAL SHALL IMMEDIATELY REPLACE THE VALVE BOX AND REMOVE THE OBSTRUCTION AND BE SUBJECT TO A PENALTY AS PROVIDED IN § 171-14.

## § 171-13. TECHNICAL STANDARDS AND SPECIFICATIONS FOR CONNECTING WATER SYSTEMS AND MAINS. [AMENDED 8-5-1998 BY L.L. NO. 2-1998]

NOTWITHSTANDING ANYTHING HEREBEFORE PROVIDED, WATER SYSTEMS AND MAINS TO BE SUPPLIED FROM OR CONNECTED TO ANY WATER DISTRICT OF THE TOWN OF CORTLANDVILLE SHALL CONFORM TO THE FOLLOWING MINIMUM STANDARDS AND SPECIFICATIONS:

### A. VALVES; BOXES; COUPLINGS; HYDRANTS; CORPS AND SADDLES; AND RETAINER GLANDS.

- (1) MECHANICAL JOINT VALVES:
- SIX INCHES TO 14 INCHES: SHALL BE KENNEDY 1571X, OPEN TO THE LEFT.
  - SIXTEEN INCHES AND ABOVE: SHALL BE HENRY PRATT "GROUNDHOG" BUTTERFLY, OPEN TO THE LEFT.
- (2) VALVE BOXES: SHALL BE BUFFALO-STYLE, TWO-PIECE CAST-IRON, SCREW-TYPE, 5 1/4 INCH SHAFT, IN ACCORDANCE WITH ASTM SPEC. A-48. LIDS SHALL BE MARKED "WATER."
- (3) PIPE COUPLINGS: SHALL BE FORD-STYLE FC1, CAST COUPLING CONSTRUCTED OF DUCTILE IRON.
- (4) HYDRANTS:
- SHALL BE KENNEDY NO. K81A.
    - TWO TWO-AND-ONE-HALF-INCH HOSE NOZZLES (NST).
    - § 171-13 CORTLANDVILLE CODE § 171-13
    - ONE FOUR-AND-ONE-HALF-INCH PUMP NOZZLE (NST).
    - FIVE-AND-ONE-FOURTH-INCH VALVE OPENING.
    - OPEN LEFT.
    - OPERATING NUT: 1 1/2 INCH PENTAGON.
  - HYDRANTS SHALL BE CONSTRUCTED IN SUCH MANNER THAT THE INTERNAL WORKING PARTS MAY BE WITHDRAWN WITHOUT DISTURBING THE BARREL OR CASING. HYDRANTS SHALL HAVE A VALVE OPENING OF AT LEAST 5 1/4 INCHES DIAMETER AND THE VALVE WHEN SHUT SHALL BE REASONABLY TIGHT WHEN THE UPPER PORTION OF THE BARREL IS BROKEN OFF. HYDRANTS SHALL HAVE A "BREAKAWAY" OR "SAFEBAY" TOP. THE DIAMETER OF THE PIPE CONNECTING THE HYDRANT TO THE MAIN SHALL BE SIX-INCH DIAMETER. HYDRANTS SHALL HAVE A DRAIN FOR RELEASING THE WATER AFTER USE AND SHALL BE PROVIDED WITH A CRUSHED STONE BACKFILL AROUND THE HYDRANT FOR A RADIUS OF 2.0 FEET AND DEPTH OF 3.0 FEET. CONNECTION OF THE HYDRANT TO THE MAIN SHALL BE WITH A MECHANICAL JOINT AS HEREBEFORE DESCRIBED FOR MAINS. THE DIRECTION OF THE VALVE OPENING SHALL BE CAST ON THE HEAD AND THE VALVE OPENING SHALL BE COUNTERCLOCKWISE. HYDRANTS SHALL BE EQUIPPED WITH AT LEAST TWO NOSE NIPPLES, 2 1/2 INCHES, NATIONAL STANDARD THREAD, AND NIPPLES SHALL BE EQUIPPED WITH BRONZE CAPS SECURELY CHAINED TO THE HYDRANT BARREL, AND NIPPLES SHALL BE OF BRONZE.
  - HYDRANTS SHALL GENERALLY BE INSTALLED A MINIMUM OF 23 FEET FROM THE CENTER LINE OF THE RIGHT-OF-WAY FOR STREETS 50.0 FEET IN WIDTH.
  - EACH HYDRANT BRANCH MAIN SHALL BE EQUIPPED WITH A SIX-INCH GATE VALVE AND C.I. GATE VALVE BOX AS SPECIFIED UNDER SUBSECTION A(2), VALVE BOXES. HYDRANTS SHALL BE SUPPORTED BY A CONCRETE SUPPORT PAD TWO FEET BY TWO FEET BY 12 INCHES DEEP AND BY A CONCRETE THRUST BLOCK. THE MAXIMUM SPACE BETWEEN HYDRANTS ON THE SAME MAIN SHALL BE 1,000 FEET CENTER-TO-CENTER.
- (5) CORPORATION STOP VALVES: SHALL BE FORD FB 1000 SERIES WITH COMPRESSION CONNECTIONS.
- (6) CURB STOP VALVES: SHALL BE FORD B44 SERIES WITH COMPRESSION CONNECTIONS.
- (7) CURB BOXES: SHALL BE THE TELESCOPING TYPE.
- (8) TAPPING SLEEVE AND VALVE: SLEEVE SHALL BE A FORD STAINLESS, FAST-1350 SERIES WITH CARBON STEEL FLANGES.
- (9) CORPS AND SADDLES FOR PVC MAINS:
- CORP SHALL BE FORD FB 1100 SERIES.
  - SADDLES SHALL BE FORD FS 303 SERIES.
- (10) RETAINER GLANDS:
- DUCTILE IRON PIPE SHALL BE FORD UFR 1400 SERIES.
  - C-900, PVC PIPE SHALL BE FORD UFR 1300 & 1350 SERIES.

### B. WATER PIPING AND INSTALLATION.

- (1) ALL PIPE, PIPE FITTINGS AND ACCESSORIES SHALL BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
- (2) MATERIALS.
- DUCTILE IRON PIPE.
    - DUCTILE IRON PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI A21.51 AND AWWA C151. WORKING PRESSURE SHALL BE 350 POUNDS PER SQUARE INCH, AND THICKNESS CLASS SHALL BE 52 UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.
    - DOUBLE CEMENT MORTAR LINING SHALL BE IN ACCORDANCE WITH ANSI A21.4 AND AWWA C104.
    - PUSH-ON JOINTS AND MECHANICAL JOINTS SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.
    - FITTINGS SHALL BE DUCTILE IRON IN ACCORDANCE WITH ANSI A21.53 AND AWWA C153. FITTINGS SHALL BE CEMENT LINED AND SEAL COATED WITH AN ASPHALTIC MATERIAL IN ACCORDANCE WITH ANSI A21.4 AND AWWA C104. WORKING PRESSURE RATING ON FITTINGS SHALL BE 350 POUNDS PER SQUARE INCH.
    - ALL PIPE AND FITTINGS SHALL HAVE AN ASPHALTIC OUTSIDE COATING.
  - COPPER PIPE.
    - COPPER PIPING SHALL BE TYPE K IN ACCORDANCE WITH ASTM B-88.
    - ALL FITTINGS SHALL BE COMPRESSION-TYPE FITTINGS.
  - PVC PIPE. PVC WATER MAIN PIPE SHALL BE IN ACCORDANCE WITH AWWA C-900 SPECIFICATIONS AND NSF STANDARD NO. 14 WITH A PRESSURE RATING OF 200 POUNDS PER SQUARE INCH.
- (3) INSPECTION OF PIPE BEFORE INSTALLATION. ALL PIPE AND FITTINGS SHALL BE INSPECTED BY THE ENGINEER BEFORE PLACEMENT IN THE TRENCH. CRACKED, BROKEN, WARPED, OUT-OF-ROUND, OR OTHERWISE DEFECTIVE PIPE OR FITTINGS SHALL BE REJECTED AND CULLED OUT BY THE ENGINEER.
- (4) INSTALLATION.
- PIPE AND FITTINGS SHALL BE INSTALLED IN THE CONDITIONS OUTLINED ON THE DETAILED CONTRACT DRAWINGS. WHEN PIPE COVER MATERIAL IS SPECIFIED, THIS MATERIAL SHALL BE TAMPED AROUND AND UNDER THE FULL BARREL OF THE PIPE. UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS, MINIMUM COVER OVER THE TOP OF THE PIPE OR FITTINGS SHALL BE FIVE FEET. DURING INSTALLATION, THE CONTRACTOR SHALL PREVENT THE ENTRANCE OF ALL FOREIGN MATERIAL (SUCH AS DIRT, WATER AND STONES) INTO THE PIPE.
  - ON DUCTILE IRON PIPE TWO SERRATED SILICON BRONZE WEDGES SHALL BE INSERTED IN THE BELL, 180° APART AT THREE O'CLOCK AND NINE O'CLOCK. THRUST BLOCKING SHALL BE INSTALLED AT ALL ELBOWS, TEES, HYDRANTS, PLUGS AND CAPS WITH DIMENSIONS SPECIFIED ON THE DETAILED DRAWINGS. CONCRETE BLOCKING SHALL BE POURED AGAINST UNDISTURBED SOIL. STEEL TIE-ROD (3/4 INCHES IN DIAMETER) RESTRAINING HARDWARE SHALL BE USED AT FITTINGS AND VALVE CLUSTERS AS SHOWN ON THE CONTRACT DRAWINGS.
  - COPPER WATER SERVICE PIPE SHALL BE INSTALLED UNDER ALL ROADWAYS BY A TRENCHLESS METHOD. THE TRENCHLESS METHOD SHALL BE ACCOMPLISHED BY THE USE OF A SOIL-DISPLACEMENT-TYPE HAMMER. THE BORING TOOL SHALL PROVIDE AN OPEN HOLE OF ADEQUATE DIAMETER TO ALLOW ITSELF TO SUCCESSFULLY PULL THROUGH A 3 INCH I.P.S., DR 17, PE 3408 POLYETHYLENE PIPE CASING. COPPER WATER SERVICE PIPE SHALL BE INSTALLED IN THE CASING WITHOUT FILLING OF THE ANNULAR SPACE.
  - THE LOCATION AND LIMITS OF THE EXCAVATED PITS FOR THE LAUNCHING AND RECEIVING OF THE BORING TOOL SHALL BE MARKED OUT BY THE ENGINEER. EXCAVATIONS SHALL BE SHEETED AND BRACED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS OF THIS CONTRACT. WHERE COPPER SERVICE PIPING IS INSTALLED BY OPEN-CUT EXCAVATION, THE PIPE SHALL BE BEDDED AND COVERED WITH APPROVED GRANULAR MATERIAL WITH A MAXIMUM PARTICLE SIZE OF TWO INCHES, AS SHOWN ON THE DETAILED DRAWINGS.
- (2) CLEANING WATER MAINS. AFTER THE COMPLETION OF THE WATER MAIN INSTALLATION, ALL MAINS WILL BE FLUSHED WITH WATER TO REMOVE ALL DIRT AND STONES WHICH MAY HAVE ENTERED DURING CONSTRUCTION. PIPES SHALL BE FLUSHED UNTIL THE WATER RUNS CLEAR.
- (3) DISINFECTION OF WATER MAINS.
- ALL WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH ANSI/ AWWA SPECIFICATION C601-B1-A, A COPY OF WHICH CAN BE FURNISHED BY THE OWNER/ENGINEER TO THE CONTRACTOR UPON HIS REQUEST.
  - AFTER THE MAIN HAS BEEN DISINFECTED AND FLUSHED, THREE SAMPLES OF WATER SHALL BE TESTED FOR TOTAL COLIFORM IN A NEW YORK STATE DEPARTMENT OF HEALTH APPROVED LABORATORY. IF DRINKING WATER STANDARDS ARE NOT MET, THE DISINFECTION PROCEDURE SHALL BE REPEATED AT NO EXTRA COST TO THE OWNER.

### C. HYDROSTATIC TESTING OF WATER MAINS. AFTER BACKFILLING, ALL PIPE SHALL BE SUBJECTED TO A PRESSURE TEST AND A LEAKAGE TEST IN ACCORDANCE WITH AWWA SPEC. C600, SECTION 4, AS FOLLOWS:

- (1) PRESSURE TEST. AFTER THE PIPE HAS BEEN LAID, ALL NEWLY LAID PIPE OR ANY VALVED SECTION THEREOF SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE OF AT LEAST 1.5 TIMES THE WORKING PRESSURE AT THE POINT OF TESTING.
- (2) TEST PRESSURE RESTRICTIONS. TEST PRESSURES SHALL:
- NOT BE LESS THAN 1.25 TIMES THE WORKING PRESSURE AT THE HIGHEST POINT ALONG THE TEST SECTION.
  - NOT EXCEED PIPE OR THRUST-RESTRAINT DESIGN PRESSURES.
  - BE OF AT LEAST TWO-HOUR DURATION.
  - NOT VARY BY MORE THAN + OR - 5 PSI (0.35 BAR) FOR THE DURATION OF THE TEST.
  - NOT EXCEED TWICE THE RATED PRESSURE OF THE VALVES OR HYDRANTS WHEN THE PRESSURE BOUNDARY OF THE TEST SECTION INCLUDES CLOSED GATE VALVES OR HYDRANTS.
- NOTE: VALVES SHALL NOT BE OPERATED IN EITHER DIRECTION AT DIFFERENTIAL PRESSURE EXCEEDING THE RATED PRESSURE.
- NOT EXCEED THE RATED PRESSURE OF THE VALVES WHEN THE PRESSURE BOUNDARY OF THE TEST SECTION INCLUDES CLOSED, RESILIENT-SEALED GATE VALVES OR BUTTERFLY VALVES.
- (3) PRESSURIZATION. EACH VALVED SECTION OF PIPE SHALL BE FILLED WITH WATER SLOWLY, AND THE SPECIFIED TEST PRESSURE, BASED ON THE ELEVATION OF THE LOWEST POINT OF THE LINE OR SECTION UNDER TEST AND CORRECTED TO THE ELEVATION OF THE TEST GAUGE, SHALL BE APPLIED BY MEANS OF A PUMP CONNECTED TO THE PIPE IN A MANNER SATISFACTORY TO THE OWNER. VALVES SHALL NOT BE OPERATED IN EITHER THE OPENING OR CLOSING DIRECTION AT DIFFERENTIAL PRESSURES ABOVE THE RATED PRESSURE. IT IS GOOD PRACTICE TO ALLOW THE SYSTEM TO STABILIZE AT THE TEST PRESSURE BEFORE CONDUCTING THE LEAKAGE TEST.
- (4) AIR REMOVAL. BEFORE APPLYING THE SPECIFIED TEST PRESSURE, AIR SHALL BE EXPELLED COMPLETELY FROM THE PIPE, VALVES AND HYDRANTS. IF PERMANENT AIR VENTS ARE NOT LOCATED AT ALL HIGH POINTS, THE CONTRACTOR SHALL INSTALL CORPORATION COCKS AT SUCH POINTS SO THAT THE AIR CAN BE EXPELLED AS THE LINE IS FILLED WITH WATER. AFTER ALL THE AIR HAS BEEN EXPELLED, THE CORPORATION COCKS SHALL BE CLOSED AND THE TEST PRESSURE APPLIED. AT THE CONCLUSION OF THE PRESSURE TEST, THE CORPORATION COCKS SHALL BE REMOVED AND PLUGGED, OR LEFT IN PLACE AT THE DISCRETION OF THE OWNER.
- (5) EXAMINATION. ANY EXPOSED PIPE, FITTINGS, VALVES, HYDRANTS AND JOINTS SHALL BE EXAMINED CAREFULLY DURING THE TEST. ANY DAMAGE OR DEFECTIVE PIPE, FITTINGS, VALVES OR HYDRANTS THAT ARE DISCOVERED FOLLOWING THE PRESSURE TEST SHALL BE REPAIRED OR REPLACED WITH SOUND MATERIAL, AND THE TEST SHALL BE REPEATED UNTIL IT IS SATISFACTORY TO THE OWNER.

### D. MAINS.

- (1) ALL MAINS, FITTINGS, VALVES, HYDRANTS SHALL HAVE A MINIMUM EARTH COVER OF 5.0 FEET. ALL MAINS SHALL BE INSTALLED ON A UNIFORM GRADE AND AT AN ELEVATION TO CONFORM TO THE CONNECTING MAINS. MAINS SHALL BE INTERCONNECTED WHERE POSSIBLE AND DEAD ENDS, IF UNAVOIDABLE, SHALL NOT EXCEED 600 LINEAR FEET IN LENGTH AND BE PROVIDED WITH A HYDRANT AT THE END.
- (2) MAINS SHALL BE INSTALLED ON A BED OF SELECTED EARTH FREE FROM STONES OR IN A BED OF SAND OR FINE CRUSHED GRAVEL, TO PROVIDE UNIFORM SUPPORT THE LENGTH OF THE PIPE. ALL BACKFILL AROUND THE PIPES AND FOR A HEIGHT OF 12 INCHES ABOVE THE PIPE SHALL BE FIRMLY TAMPED IN PLACE. THE REMAINDER OF THE TRENCH MAY BE TAMPED IN LAYERS OR ROLLED AND MACHINE-TAMPED IN PLACE. PIPES SHALL NOT BE EMBEDDED IN CLAY OR VEGETABLE MATTER OR SIMILAR MATERIALS.
- E. ALL TEES, FITTINGS, PLUGS, PIPE ENDS AND HYDRANTS SHALL BE FIRMLY SUPPORTED BY CONCRETE THRUST BLOCKS OF SUFFICIENT SIZE TO PREVENT SEPARATION OF THE JOINTS OR TO PREVENT THE PIPE FROM SHIFTING OUT OF ALIGNMENT. SIZE OF THRUST BLOCKS SHALL BE CALCULATED BY STANDARD ENGINEERING DESIGN METHODS.
- F. SERVICE PIPES SHALL CONFORM TO ASTM B-88 TYPE K COPPER WATER TUBE. AN EIGHT-INCH-RADIUS LOOP SHALL BE PROVIDED IN THE PIPE AT THE CONNECTION OF THE SERVICE PIPE TO THE MAIN TO PROVIDE FLEXIBILITY. ALL SERVICE PIPES SHALL HAVE A BRASS CORPORATION STOP INSERTED IN THE MAIN. A BRASS INVERTED KEY CURB STOP AND DRAIN WITH C.I. CURB BOX AT THE RIGHT-OF-WAY LINE AND A BRASS GROUND KEY METER TOP AND DRAIN AT THE POINT WHERE THE SERVICE LINE ENDS AND THE METER IS INSTALLED.
- G. LEAKAGE TESTS.
- (1) THE LEAKAGE TEST SHALL BE CONDUCTED CONCURRENTLY WITH THE PRESSURE TEST.
- (2) DEFINITION. "LEAKAGE" SHALL BE DEFINED AS THE QUANTITY OF WATER THAT MUST BE SUPPLIED INTO THE NEWLY LAID PIPE, OR ANY VALVED SECTION THEREOF, TO MAINTAIN PRESSURE WITHIN FIVE POUNDS PER SQUARE INCH (0.35 BAR) OF THE SPECIFIED TEST PRESSURE AFTER THE AIR IN THE PIPELINE HAS BEEN EXPELLED AND THE PIPE HAS BEEN FILLED WITH WATER. LEAKAGE SHALL NOT BE MEASURED BY A DROP IN PRESSURE IN A TEST SECTION OVER A PERIOD OF TIME.
- (3) ALLOWABLE LEAKAGE.

- (a) NO PIPE INSTALLATION WILL BE ACCEPTED IF THE LEAKAGE IS GREATER THAN THAT DETERMINED BY THE FOLLOWING FORMULA:

$$L = \frac{SDP \cdot \pi}{133,200}$$

WHERE:

L = THE ALLOWABLE LEAKAGE, IN GALLONS PER HOUR 5 = THE LENGTH OF PIPE TESTED, IN FEET

D = THE NOMINAL DIAMETER OF THE PIPE, IN INCHES.

P = THE AVERAGE TEST PRESSURE DURING THE LEAKAGE TEST, IN POUNDS PER SQUARE INCH GAUGE.

- (b) THESE FORMULAS ARE BASED ON AN ALLOWABLE LEAKAGE OF 11.65 GALLONS PER DAY, PER MILE, PER INCH NOMINAL DIAMETER AT A PRESSURE OF 150 POUNDS PER SQUARE INCH. WHEN TESTING AGAINST CLOSED METAL-SEALED VALVES, AN ADDITIONAL LEAKAGE PER CLOSED VALVE OF 0.0078 GAL/H/MM) OF NOMINAL VALVE SIZE SHALL BE ALLOWED. WHEN HYDRANTS ARE IN THE TEST SECTION, THE TEST SHALL BE MADE AGAINST THE CLOSED HYDRANT.
- (4) ACCEPTANCE OF INSTALLATION. ACCEPTANCE SHALL BE DETERMINED ON THE BASIS OF ALLOWABLE LEAKAGE. IF ANY TEST OF PIPE LAID DISCLOSES LEAKAGE GREATER THAN THAT SPECIFIED ABOVE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE AND MAKE REPAIRS AS NECESSARY UNTIL THE LEAKAGE IS WITHIN THE SPECIFIED ALLOWANCE. ALL VISIBLE LEAKS ARE TO BE REPAIRED REGARDLESS OF THE AMOUNT OF LEAKAGE.
- (5) THE TESTS SHALL BE OBSERVED AND APPROVED BY THE TOWN WATER SUPERINTENDENT BEFORE ACCEPTANCE AND CONNECTION OF THE MAINS TO THE WATER DISTRICT SYSTEM.

### H. DISINFECTION.

- (1) THE SYSTEM SHALL BE DISINFECTED AND STERILIZED AND BE SATISFACTORY IN ALL RESPECTS TO THE DEPARTMENTS OF HEALTH OF THE STATE OF NEW YORK AND CORTLAND COUNTY AND ALL WATER DEPARTMENTS SUPPLYING WATER TO THE WATER DISTRICT. SAMPLES SHALL BE SUBMITTED AS REQUIRED BY SUCH AGENCIES AND WRITTEN APPROVAL SHALL BE SUBMITTED AS PROOF OF SATISFACTORY DISINFECTION. IN ADDITION TO THE FOREGOING, THE TREATED WATER SHALL PRODUCE A RESIDUAL OF 10 PARTS PER MILLION OF CHLORINE AFTER A TWENTY-FOUR-HOUR RETENTION PERIOD.
- (2) THE DISINFECTION OF THE SYSTEM SHALL NOT TAKE PLACE UNTIL JUST PRIOR TO CONNECTION OF THE SYSTEM TO THE WATER DISTRICT OR MAINS. SAMPLES OF THE WATER IN THE MAIN SHALL BE TAKEN OVER A FULL TWO DAYS AND TESTED AND APPROVED.
- (3) REVERSE FLOW OF WATER BEING TREATED IN THE MAINS SHALL BE PREVENTED FROM FLOWING INTO THE LINES SUPPLYING THE WATER. AFTER CHLORINATION, THE WATER IN THE MAINS BEING TREATED SHALL BE FLUSHED FROM THE MAINS AT ITS EXTREMITIES UNTIL THE REPLACEMENT WATER TESTS ARE EQUAL CHEMICALLY AND BACTERIOLOGICALLY TO THOSE OF THE PERMANENT APPROVED SUPPLY.

## § 171-14. PENALTIES FOR OFFENSES.

- A. ANYONE VIOLATING ANY OF THE PROVISIONS OF THIS PART 1 SHALL, UPON CONVICTION THEREOF, BE PUNISHABLE BY A FINE OF NOT MORE THAN \$250 OR BY IMPRISONMENT FOR A TERM OF NOT MORE THAN 15 DAYS, OR BY BOTH SUCH FINE AND IMPRISONMENT. **[AMENDED 8-5-1998 BY L.L. NO. 2-1998]**
- B. IN ADDITION TO SUCH PENALTY, THE TOWN MAY ENFORCE COMPLIANCE WITH THESE RULES AND REGULATIONS BY CUTTING OFF THE SUPPLY OF WATER.

## PROJECT INFORMATION

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

## PROFESSIONAL SEAL

## PRELIMINARY DATES

SEPT. 25, 2020

**NOT FOR CONSTRUCTION**

## JOB NUMBER

1949300

## SHEET NUMBER

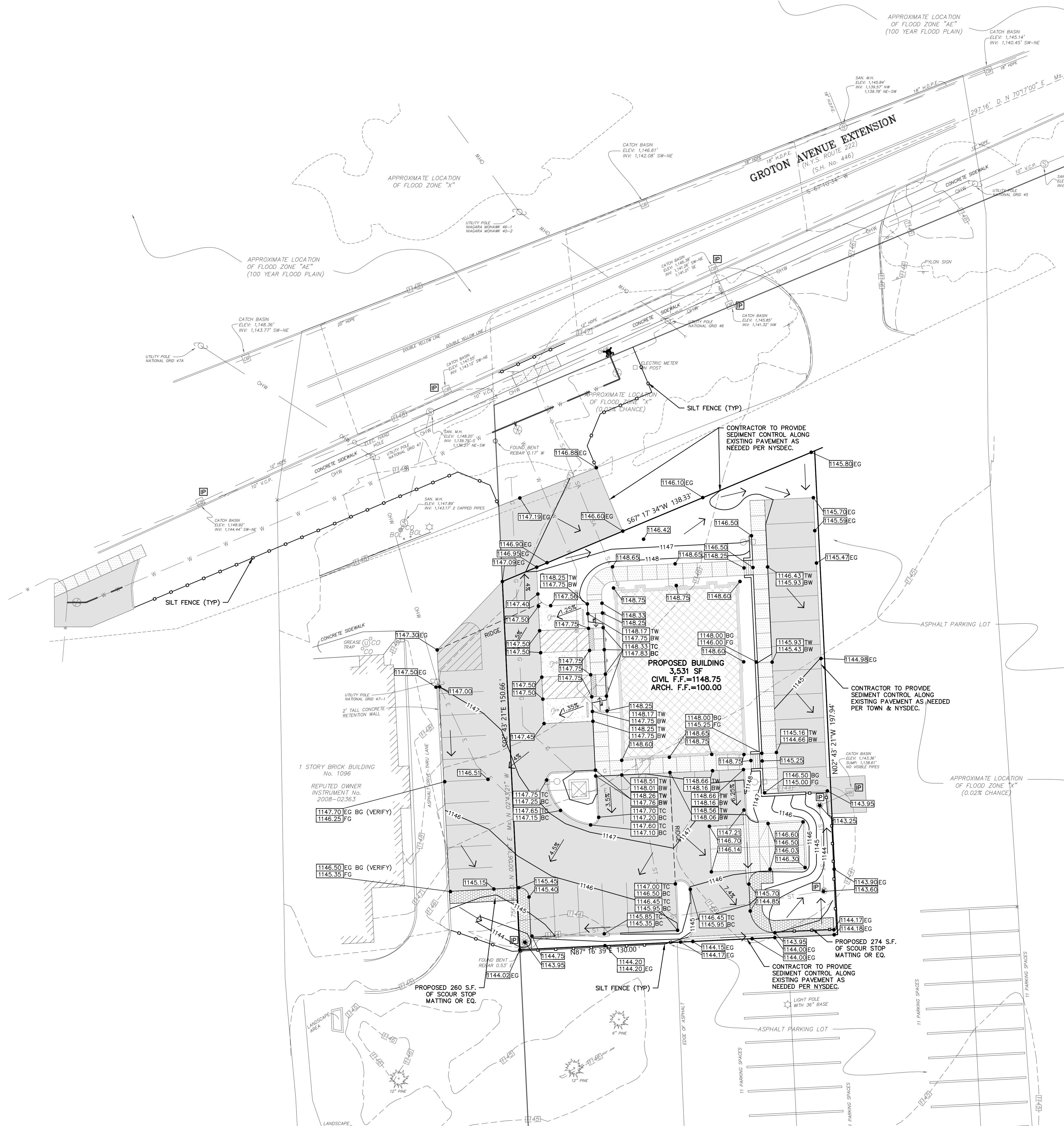
**C0.2**











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

- ADA HANDICAP 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.

- EROSION CONTROL NOTES:**
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.
  - CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
  - CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR
  - CONTRACTOR SHALL FOLLOW ALL STANDARD EROSION AND SEDIMENT CONTROL (ESC) PRACTICES SUCH AS SILT FENCING AROUND DOWNGRADIANT AREAS AND ANY TOPSOIL STOCKPILES, A STABILIZED CONSTRUCTION ENTRANCE AND PROMPT LANDSCAPING/REVEGETATION OF ANY AREAS NOT PLANNED FOR REPLACING SHOULD BE EMPLOYED TO AVOID LOSS OF SEDIMENT FROM THE SITE TO EITHER THE SOLE SOURCE AQUIFER OR LOCAL SURFACE WATERS.

**FLOODPLAIN NOTE:**  
PROPOSED SITE IS LOCATED ENTIRELY WITHIN THE FEMA DESIGNATED 500 YEAR FLOOD PLAIN ABUT IN CLOSE PROXIMITY TO THE FEMA DESIGNATED 100 YEAR FLOODPLAIN TO THE NORTH. THE APPROXIMATE 100 YEAR FLOODPLAIN ELEVATION TO THE NORTH IS 1148.25. THE PROPOSED BUILDING FINISHED FLOOR ELEVATION IS 1148.75 TO ENSURE THE BUILDING IS PROTECTED.

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**PROJECT INFORMATION**

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

PROFESSIONAL SEAL

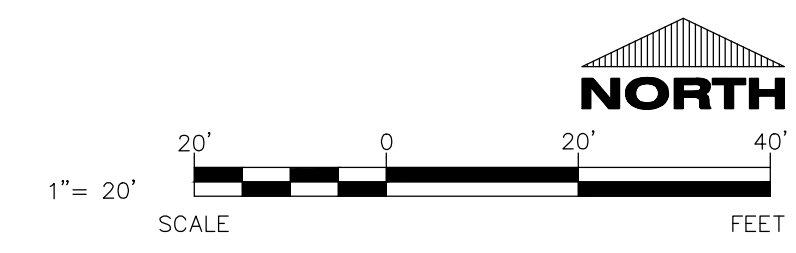
**PRELIMINARY DATES**

AUG. 19, 2020
OCT. 26, 2020

**NOT FOR CONSTRUCTION**

**JOB NUMBER**  
1949300

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

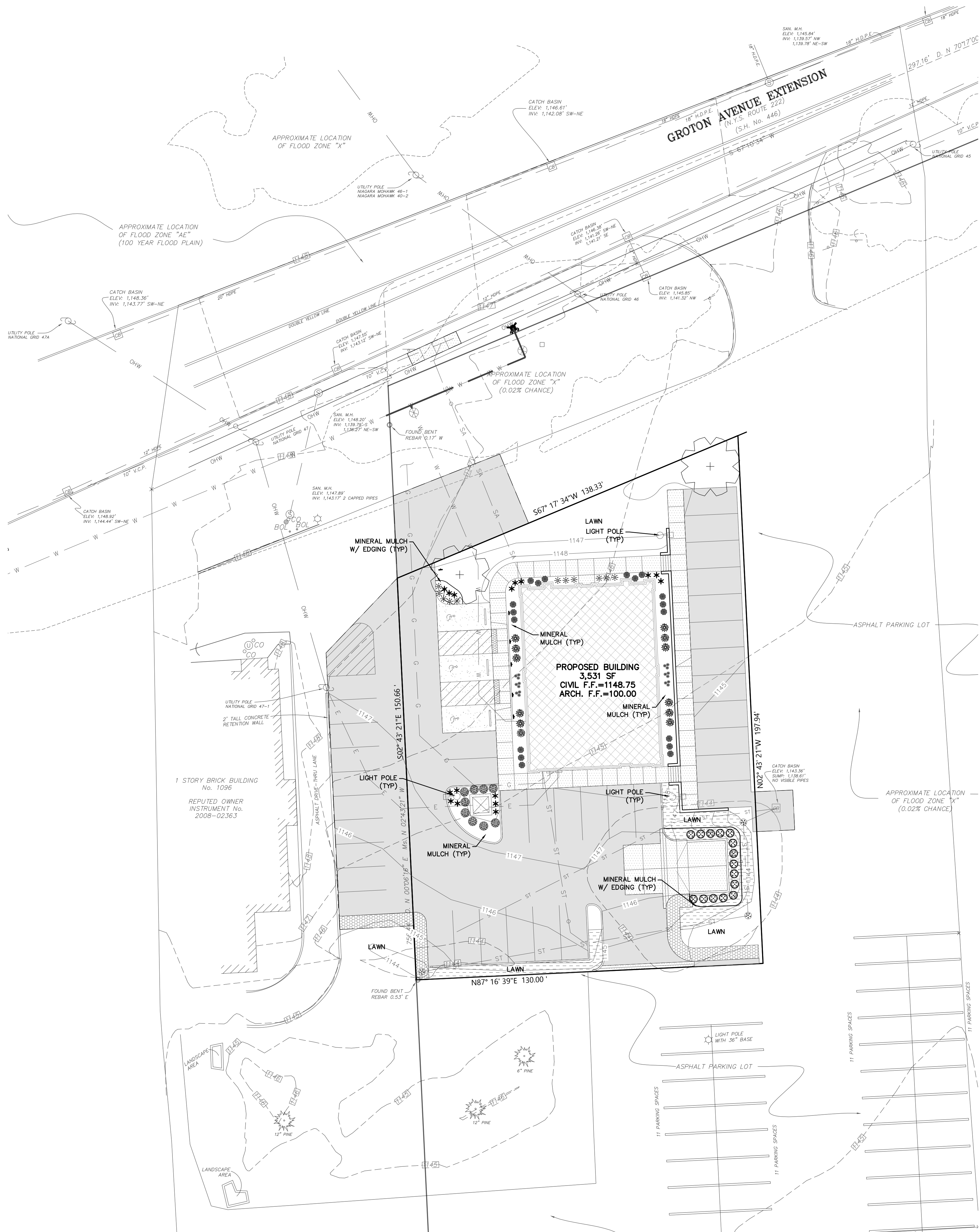


**CIVIL PRELIMINARY GRADING AND UTILITY PLAN**







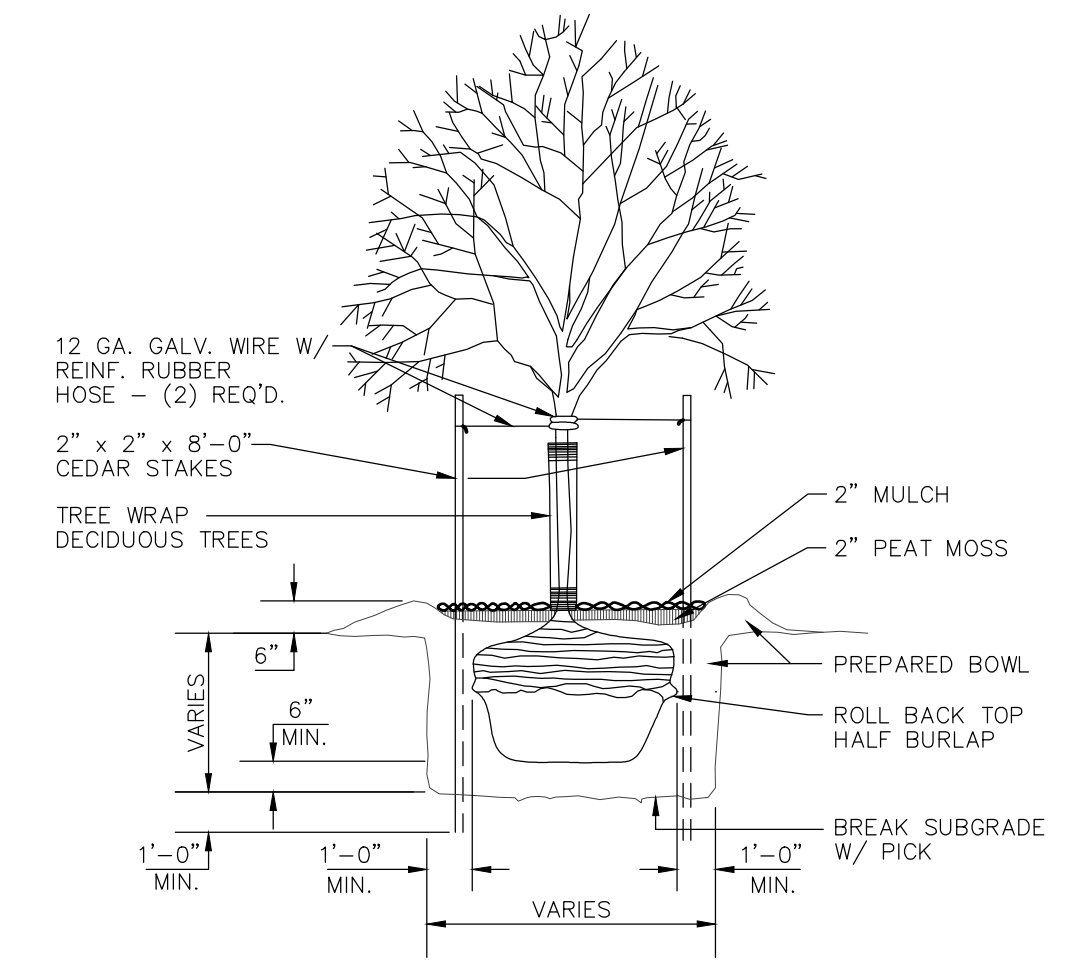


**SPECIFICATION NOTE:**  
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

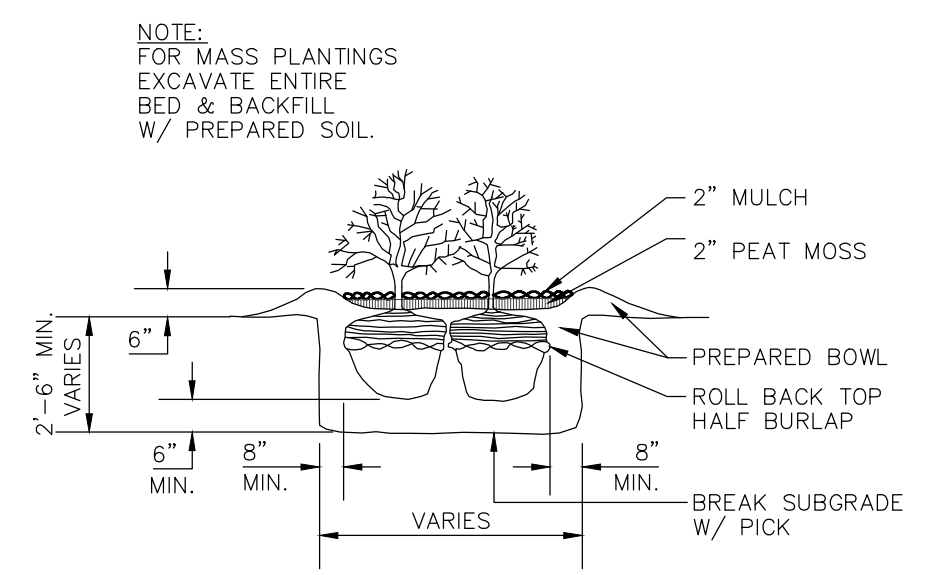


LANDSCAPING NOTES				
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
DECIDUOUS TREES				
☼	Red Maple	Acer rubrum 'Red Sunset'	2-1/2"	2
DECIDUOUS SHRUBS				
☼	Neon Flash Spiraea	Spiraea japonica 'Neon Flash'	15"-18"	12
EVERGREEN SHRUBS				
☼	American Arborvitae	Thuja occidentalis 'Smaragd'	42"-48"	15
☼	Japanese Holly	Ilex crenata 'Soft Touch'	24"	9
PERENNIALS				
✱	Karl Foerster Grass	Calamagrostis x acutiflora	1 quart pot	16
✱	Little Bunny Grass	Pennisetum Alopecuroides 'Little Bunny'	1 quart pot	6
✱	Walker's Low Catmint	Nepeta x faassenii 'Walker's Low'	1 gal pot	18
✱	Daylilies 'Stella de Oro'	Hemerocallis 'Stella de Oro'	1 gal pot	11

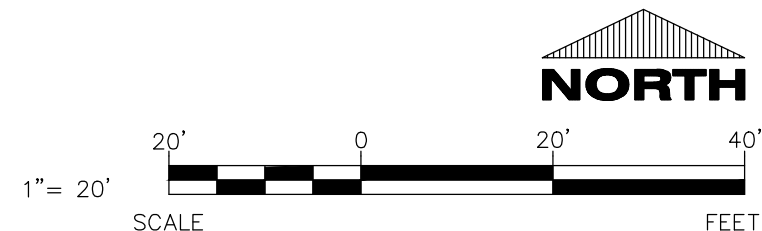
**\*\*ALL MULCH SIZE, TYPE, COLOR, AND LOCATIONS TO BE FINALIZED WITH OWNER PRIOR TO CONSTRUCTION\*\***



**TREE PLANTING DETAIL**  
NO SCALE



**SHRUB PLANTING DETAIL**  
NO SCALE



**CIVIL LANDSCAPE AND RESTORATION PLAN**

**PROJECT INFORMATION**

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

PROFESSIONAL SEAL

**PRELIMINARY DATES**

AUG. 19, 2020  
OCT. 26, 2020

**NOT FOR CONSTRUCTION**

**JOB NUMBER**

1949300

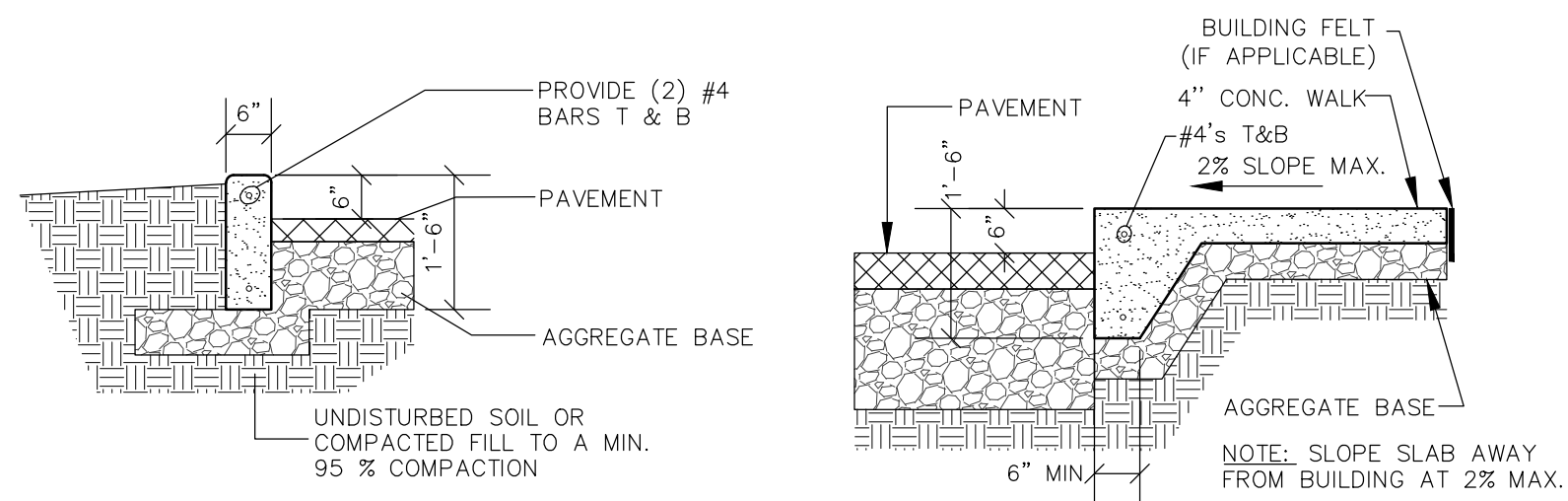
**SHEET NUMBER**

**C1.4**

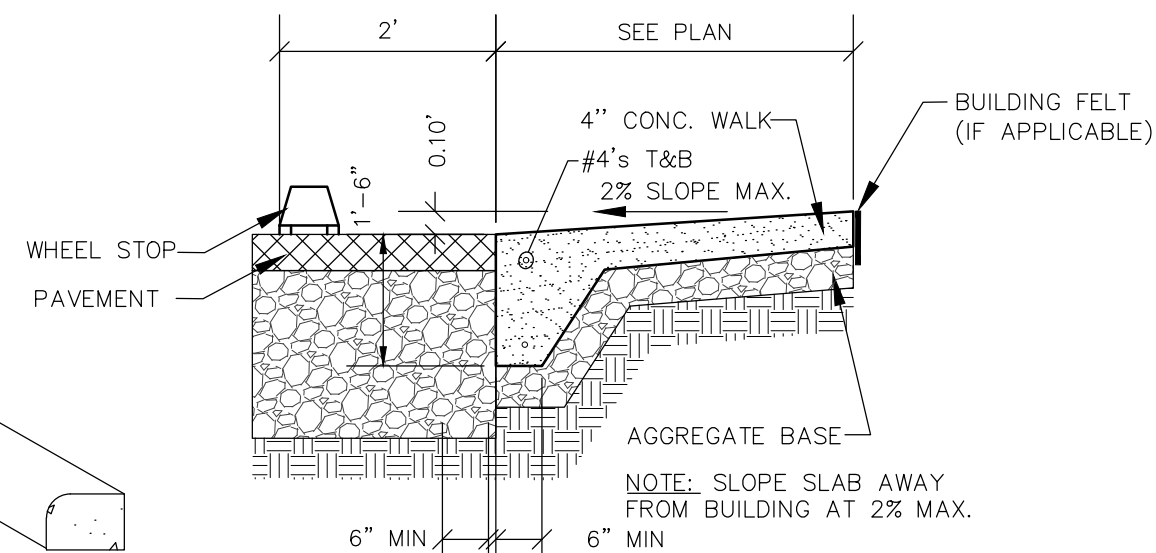


CONSTRUCTION SEQUENCE	
PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	1. CONTRACTOR TO CALL DIG SAFELY AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION. 2. PLACE ALL SILT FENCE. 3. CONSTRUCT TRACKING STONE ENTRANCES. 4. CONSTRUCT PERMANENT STORMWATER CONVEYANCE SYSTEMS. 5. CONSTRUCT ANY TEMPORARY STORMWATER 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.

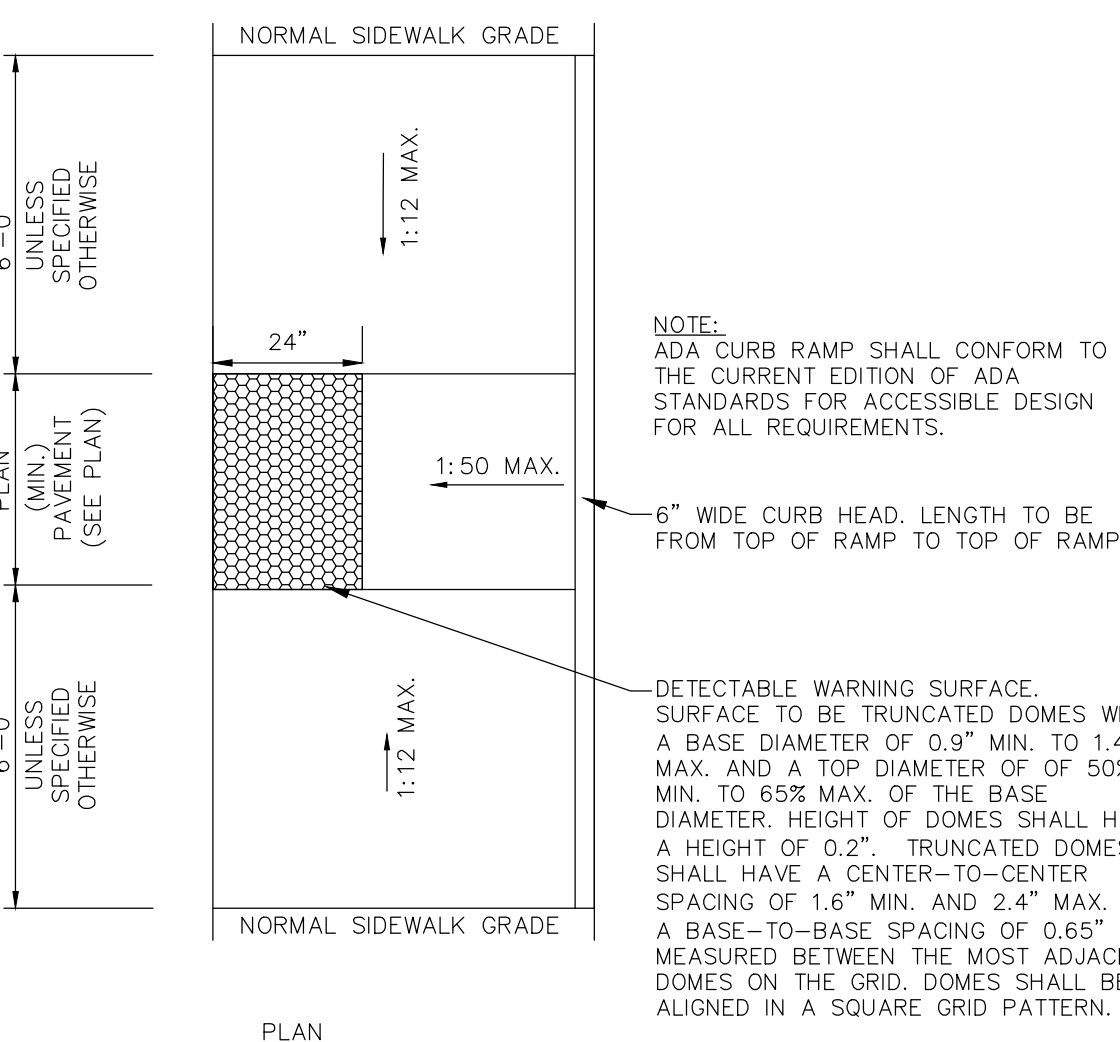
\*\*CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.\*\*



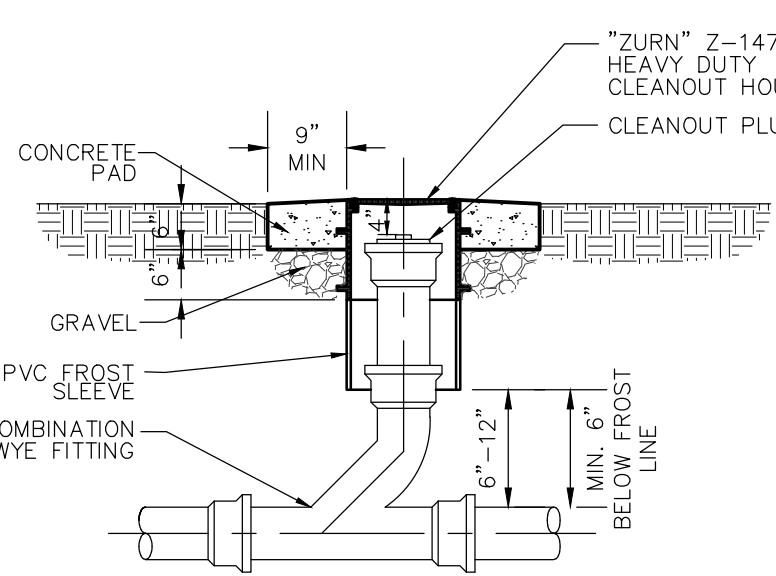
**RAISED WALK DETAIL**  
NO SCALE



**TAPER CURB DETAIL**  
NO SCALE

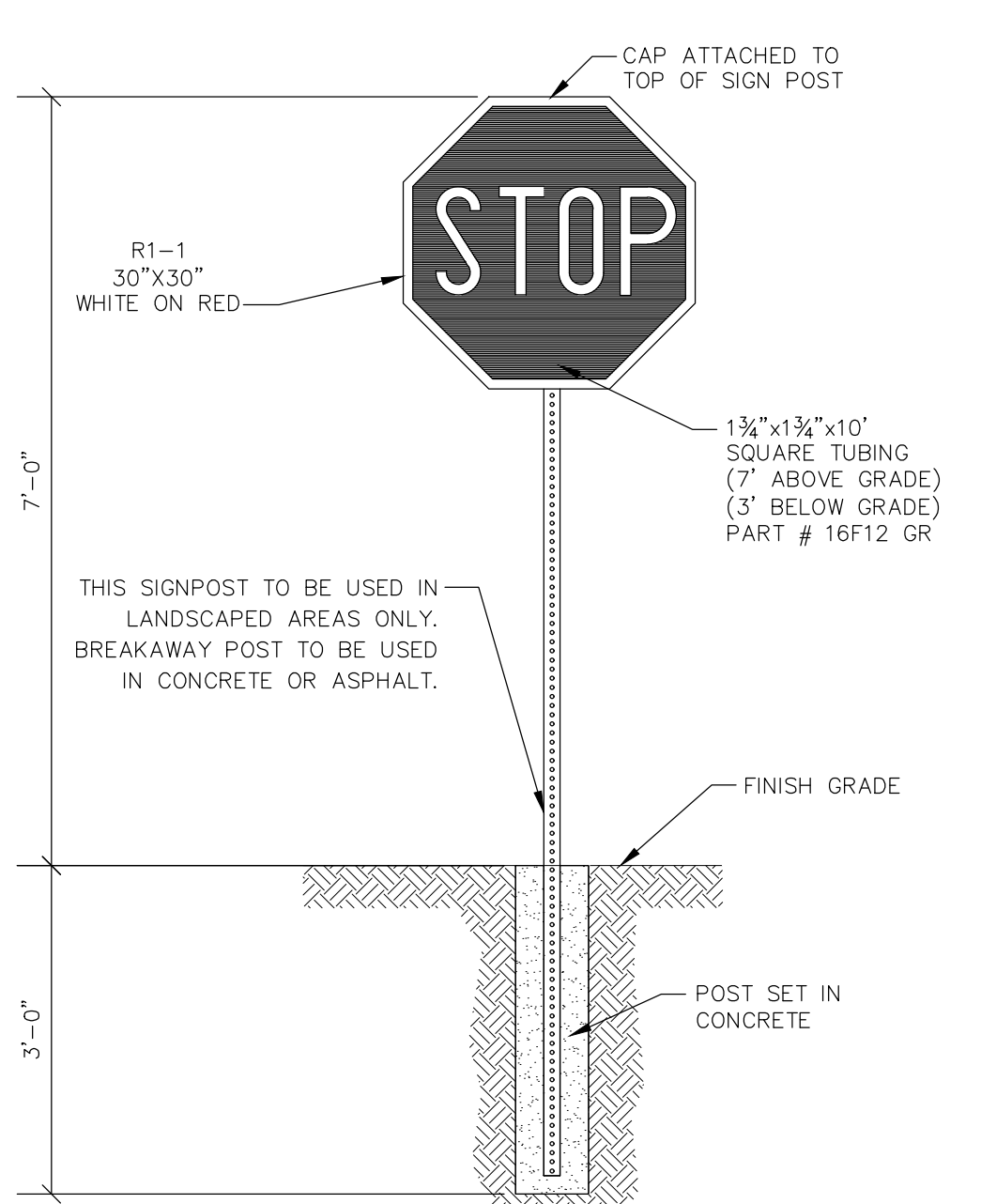
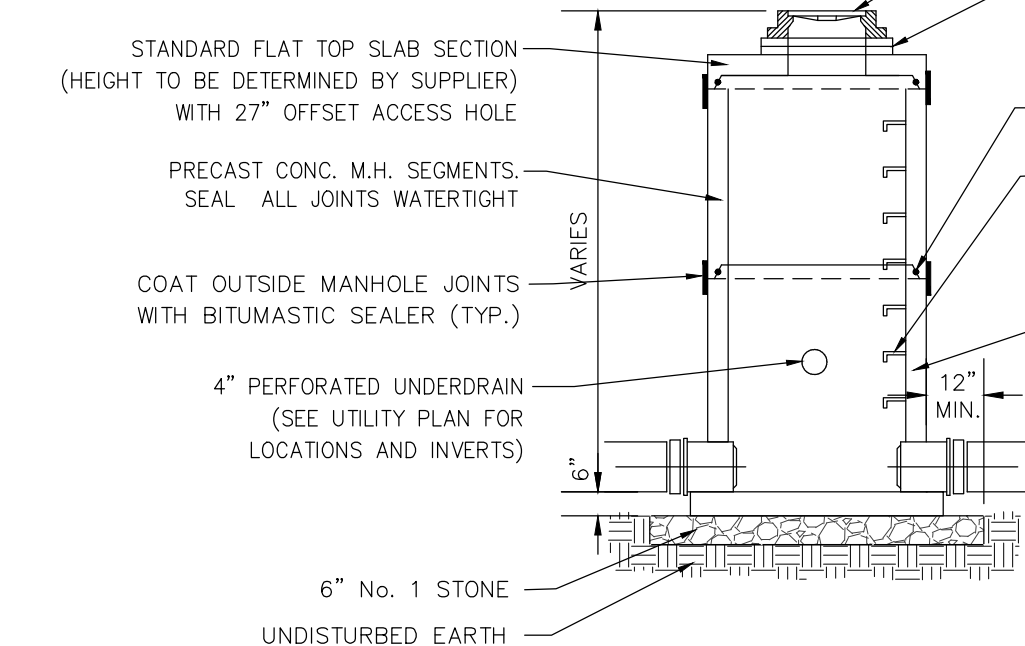


**ADA SIDEWALK RAMP DETAIL**  
NO SCALE

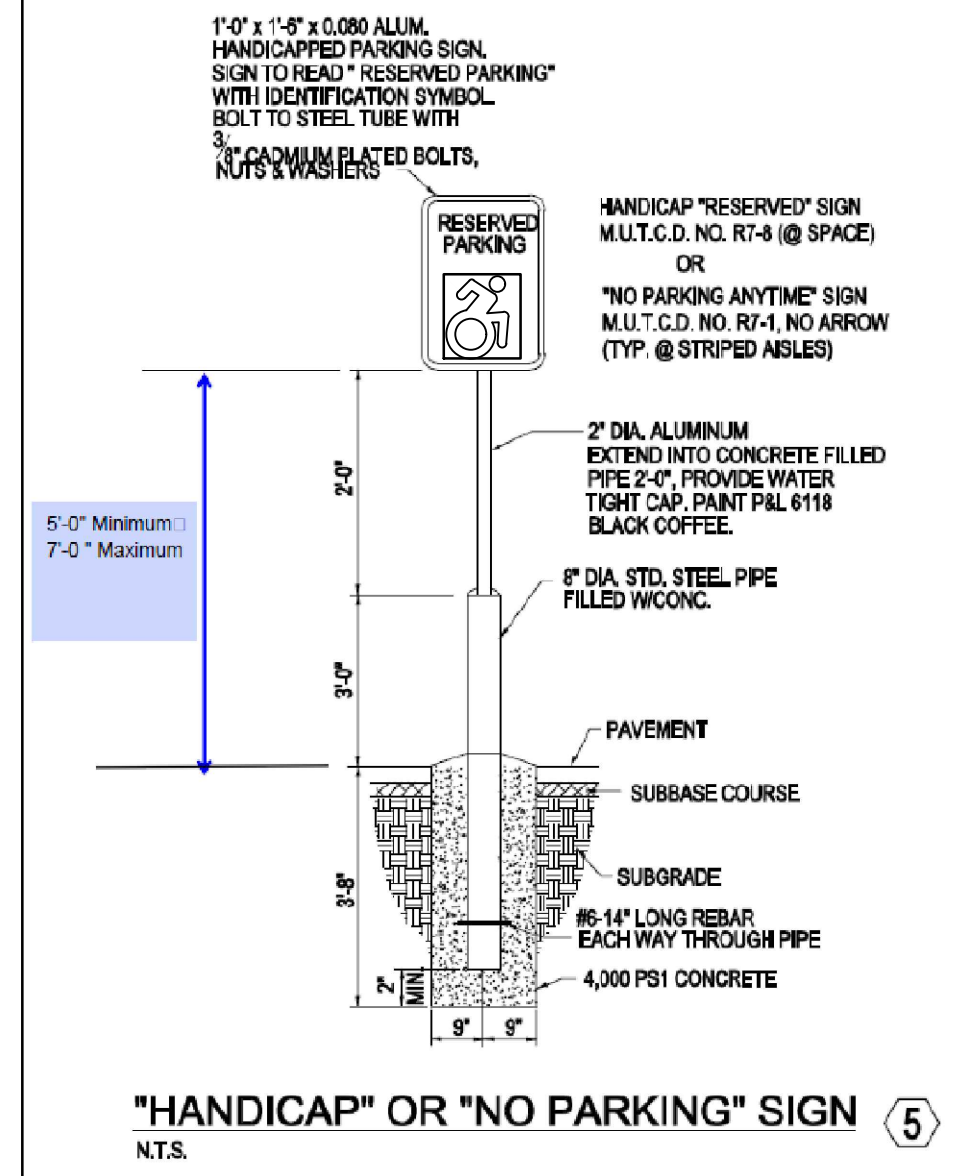


**CLEANOUT TO GRADE DETAIL**  
NO SCALE

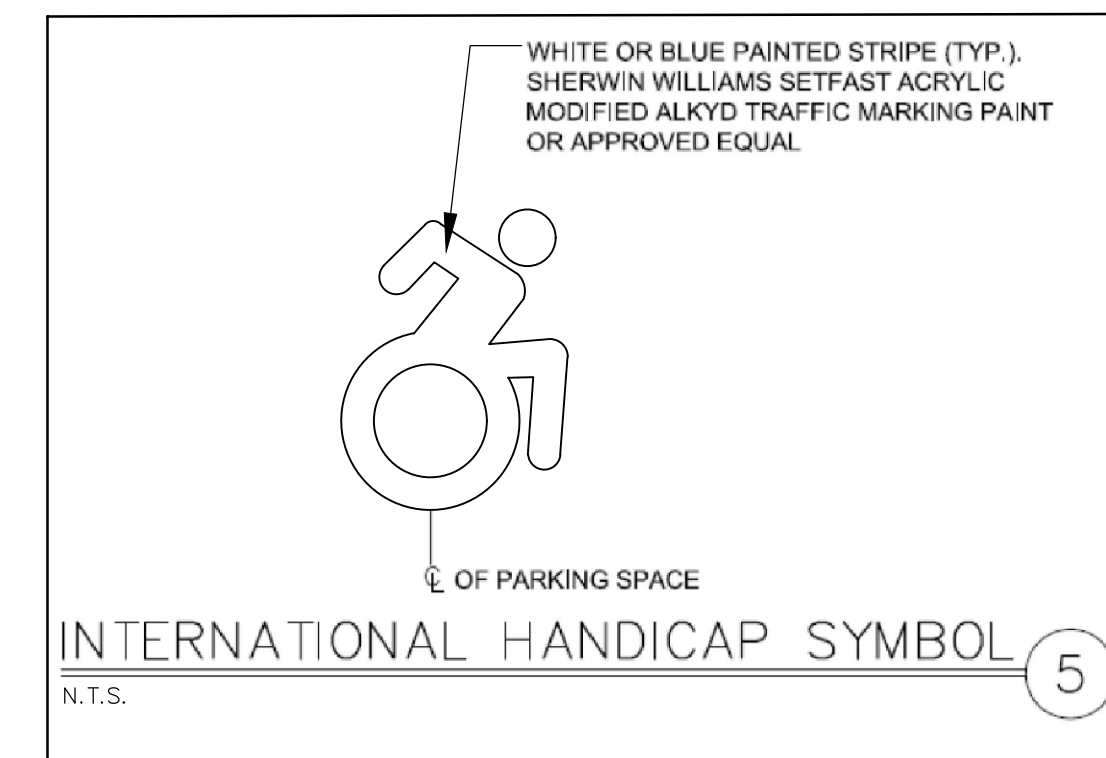
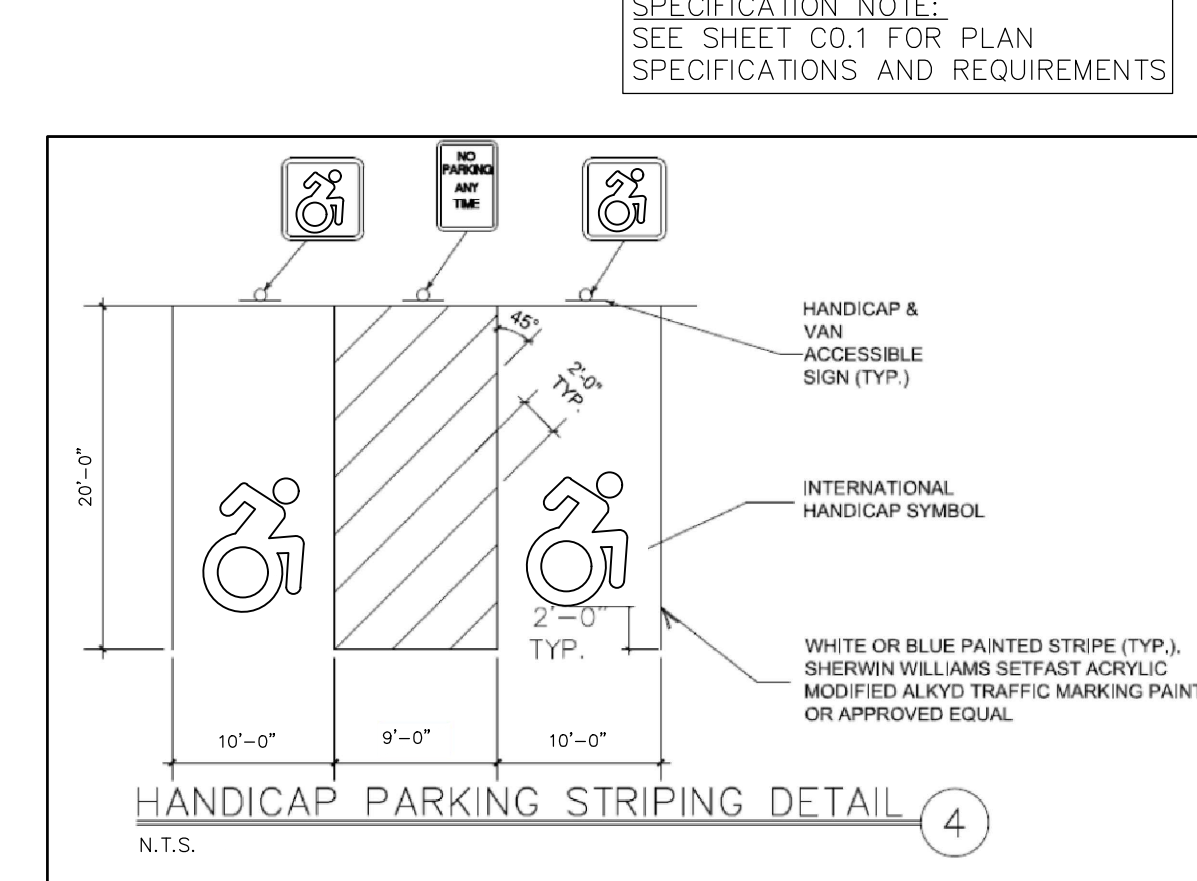
**CATCH BASIN DETAIL**  
NO SCALE



**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 4' mat is made of high-density polyethylene and secured tightly to the ground with anchors.

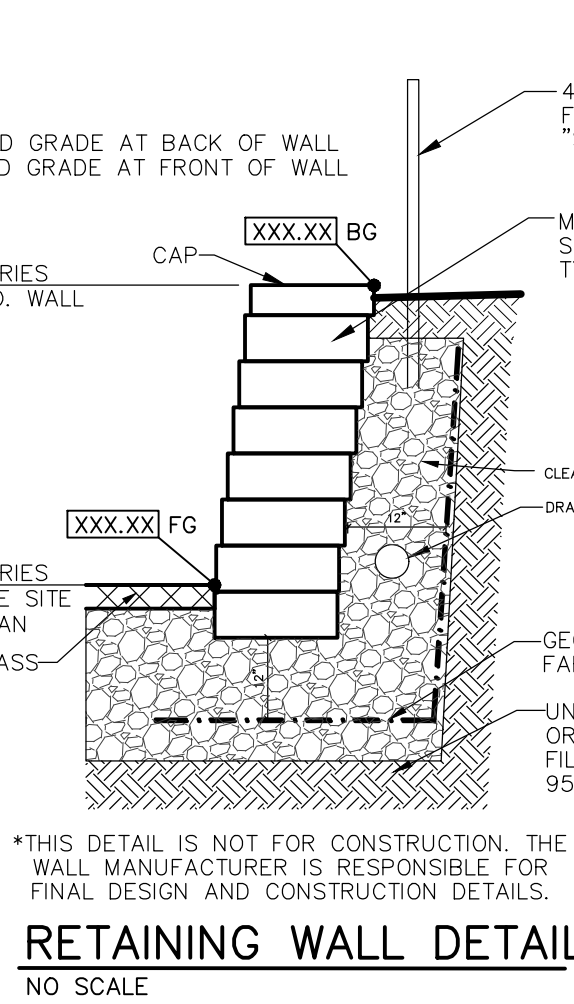
**ScourStop® Recommendations**

- 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 velocities) or the slope, and to the recommended mat cover.
- Follow manufacturer's ScourStop Installation Guidelines to ensure proper installation.
- Handicapped parking mats are recommended 2' below finished curb or culvert apron. (See material impacts note on ScourStop mats.)
- Performance of protection area assumes stable downstream conditions.

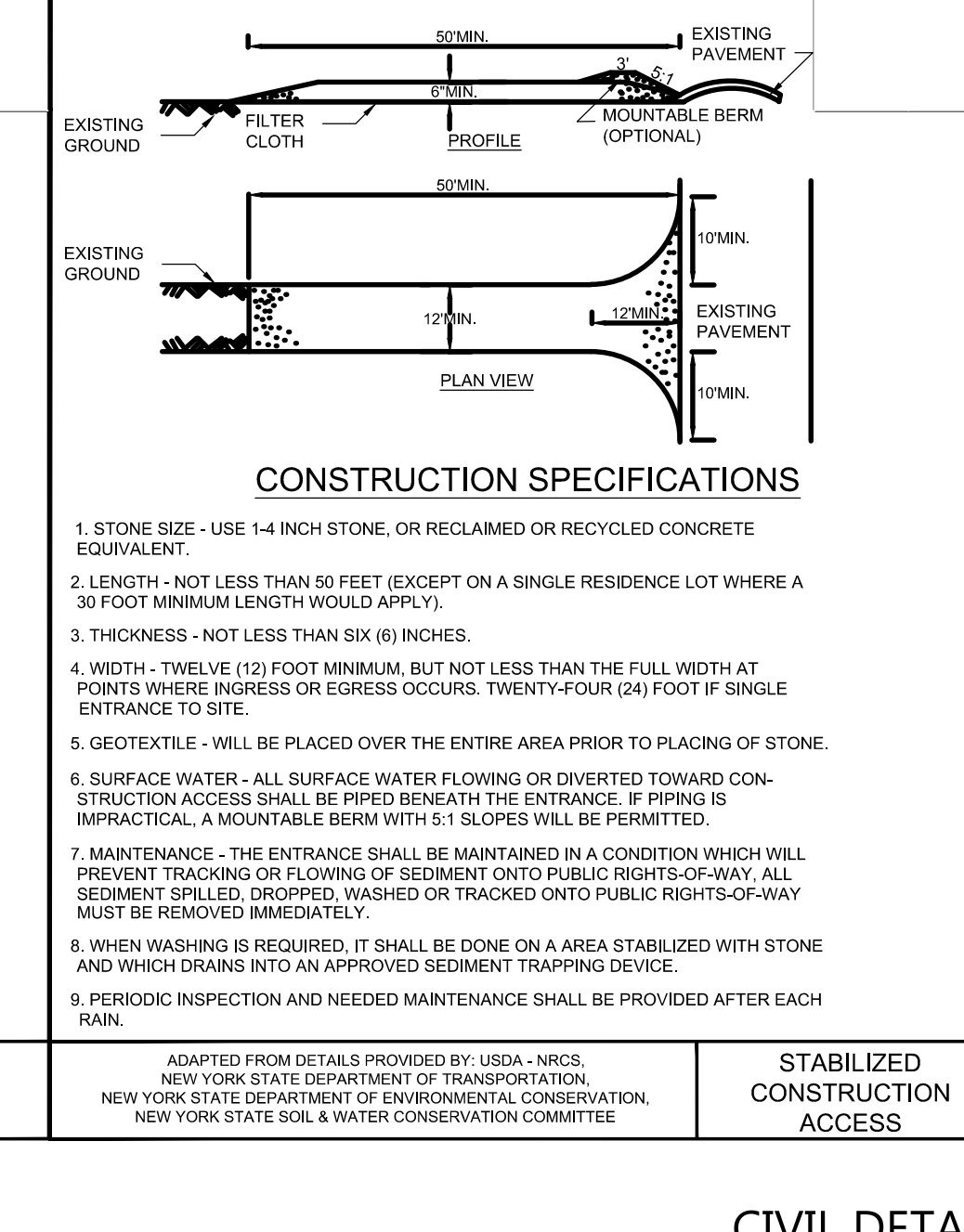
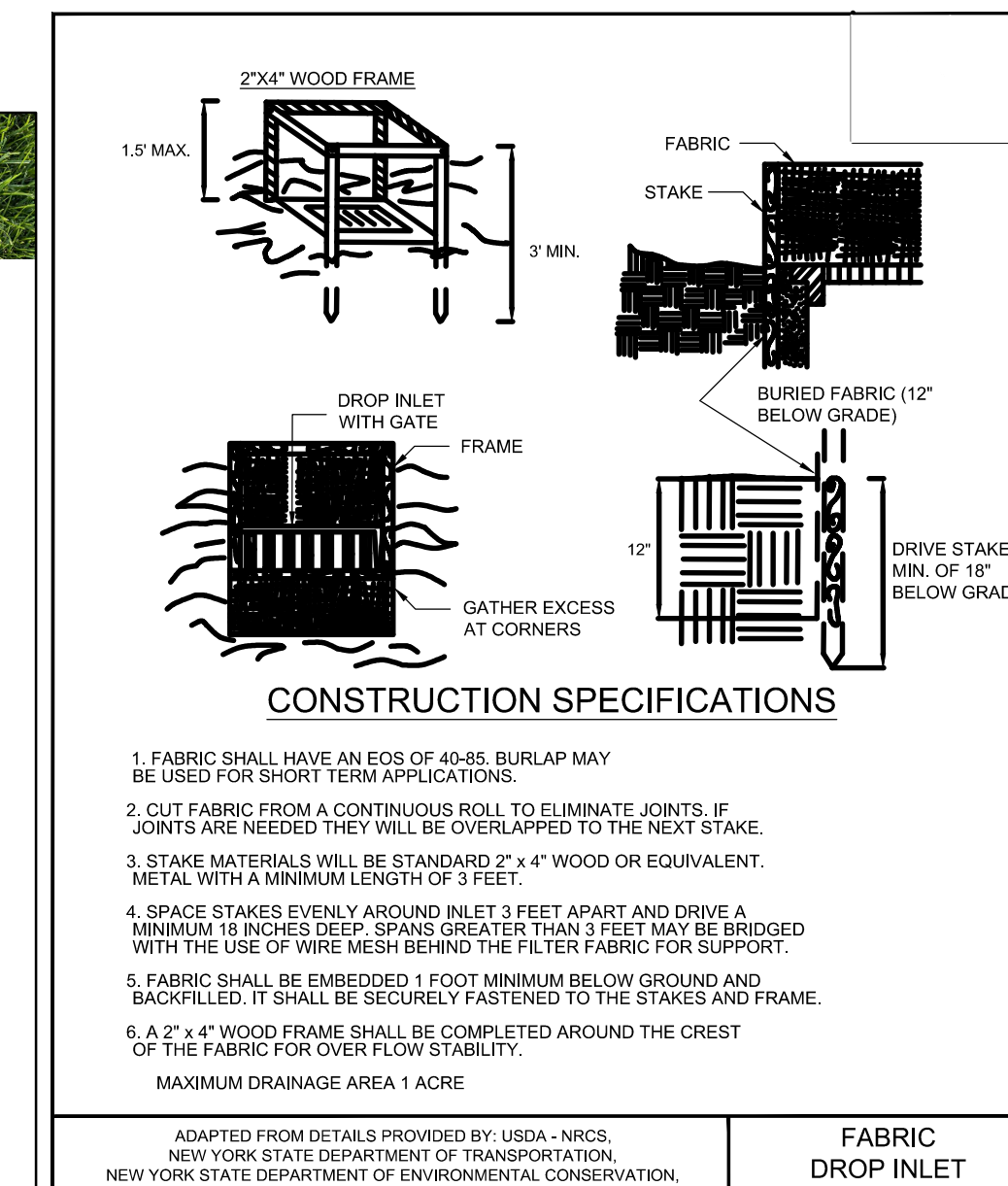
PIPE DIAMETER	VELOCITY < 10 FT/SEC	QUANTITY TRANSITION MAT # x L	QUANTITY TRANSITION MAT # x L	VELOCITY > 10 FT/SEC	QUANTITY TRANSITION MAT # x L	QUANTITY TRANSITION MAT # x L
12"	4' x 4'	4	4	4' x 4'	4	4
24"	8' x 8'	4	4	8' x 12'	4	4
36"	12' x 12'	4	4	12' x 16'	4	4
48"	16' x 16'	4	4	16' x 24'	4	4
60"	20' x 20'	4	4	20' x 30'	4	4
72"	24' x 24'	4	4	24' x 36'	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 30" 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.



**RETAINING WALL DETAIL**  
NO SCALE



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**PROJECT INFORMATION**

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

**PROFESSIONAL SEAL**

**PRELIMINARY DATES**  
AUG. 19, 2020

**NOT FOR CONSTRUCTION**

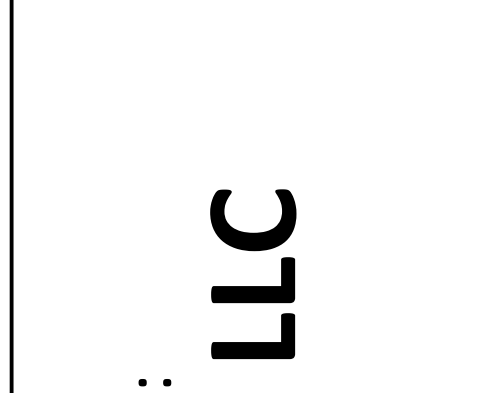
**JOB NUMBER**  
1949300

**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 222 • 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**

**PRELIMINARY DATES**  
AUG. 19, 2020

**JOB NUMBER**  
1949300

**SHEET NUMBER**  
**C2.1**



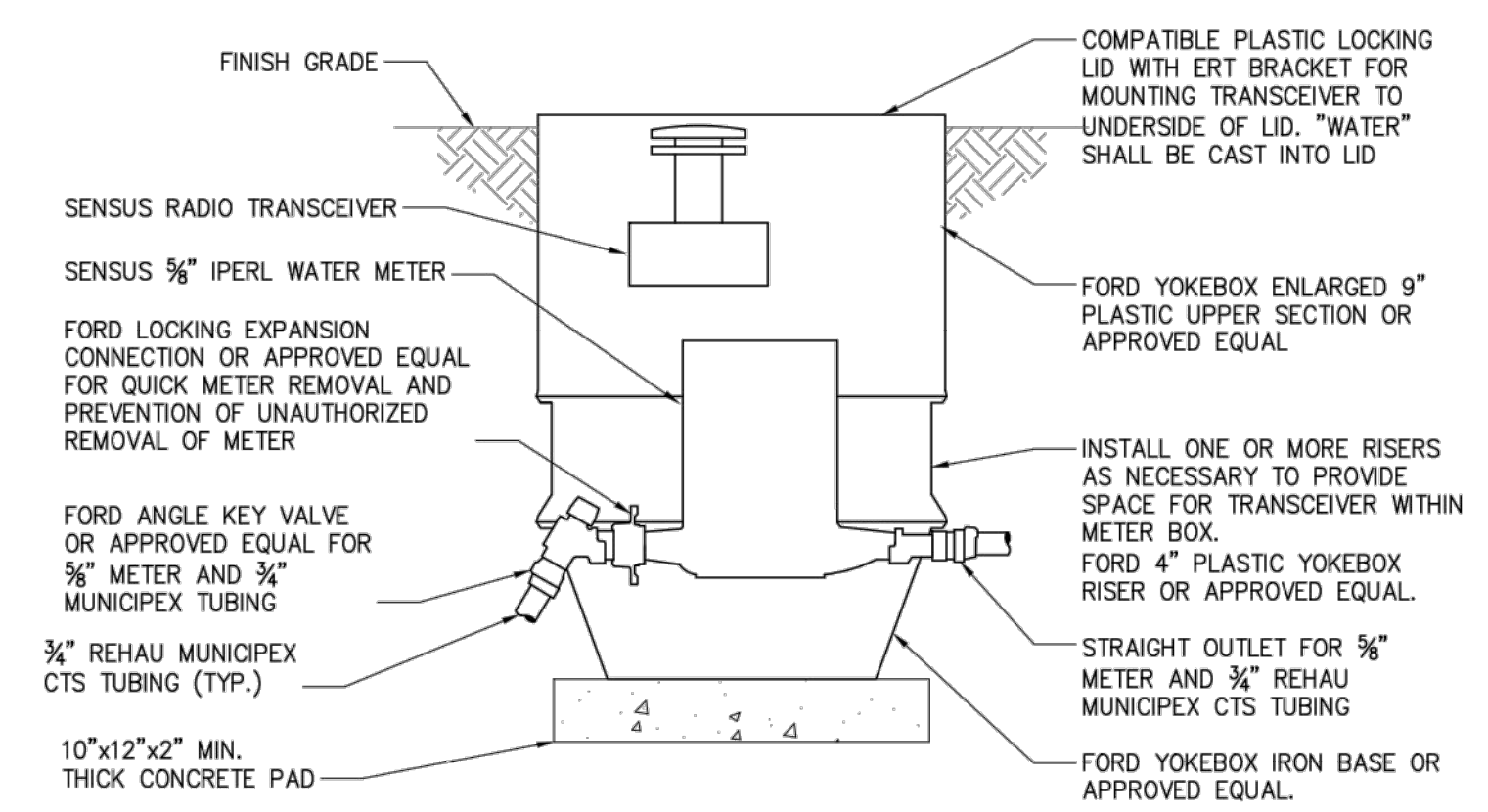
TOWN OF  
CORTLANDVILLE  
RAYMOND G. THORPE  
MUNICIPAL BUILDING  
3577 TERRACE ROAD,  
CORTLAND, NY 13045

WATER & SEWER  
STANDARD DETAILS

**DETAILS 1**

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

Drawing No.: **C-601**



- 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.

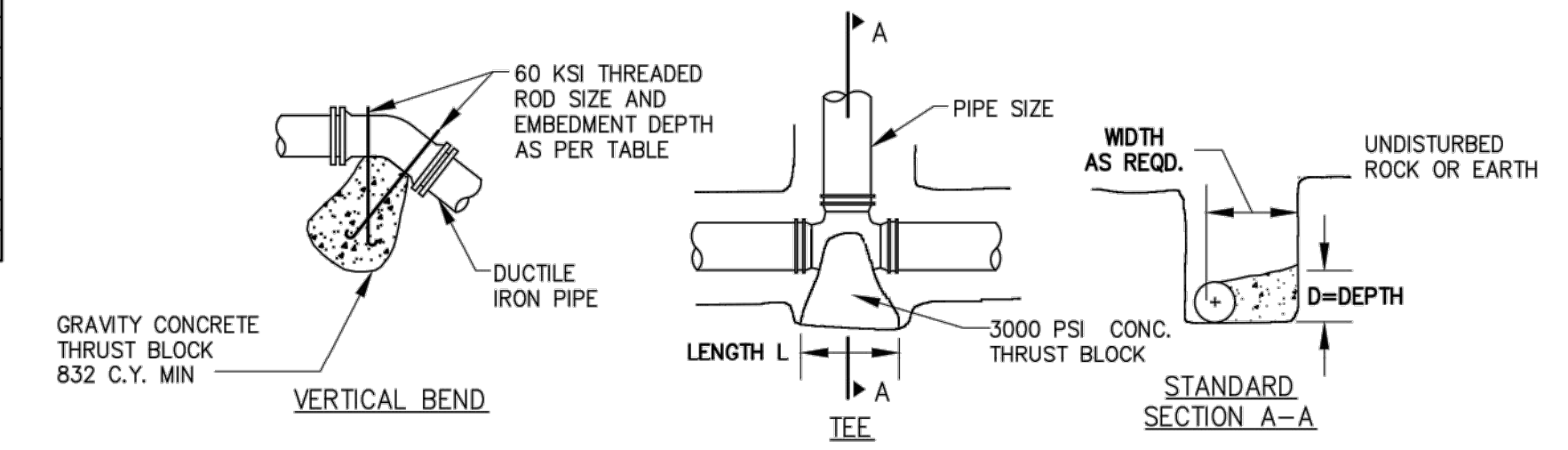
**3 WATER METER BOX DETAIL**  
SCALE: N.T.S.

**THRUST BLOCK NOTES**

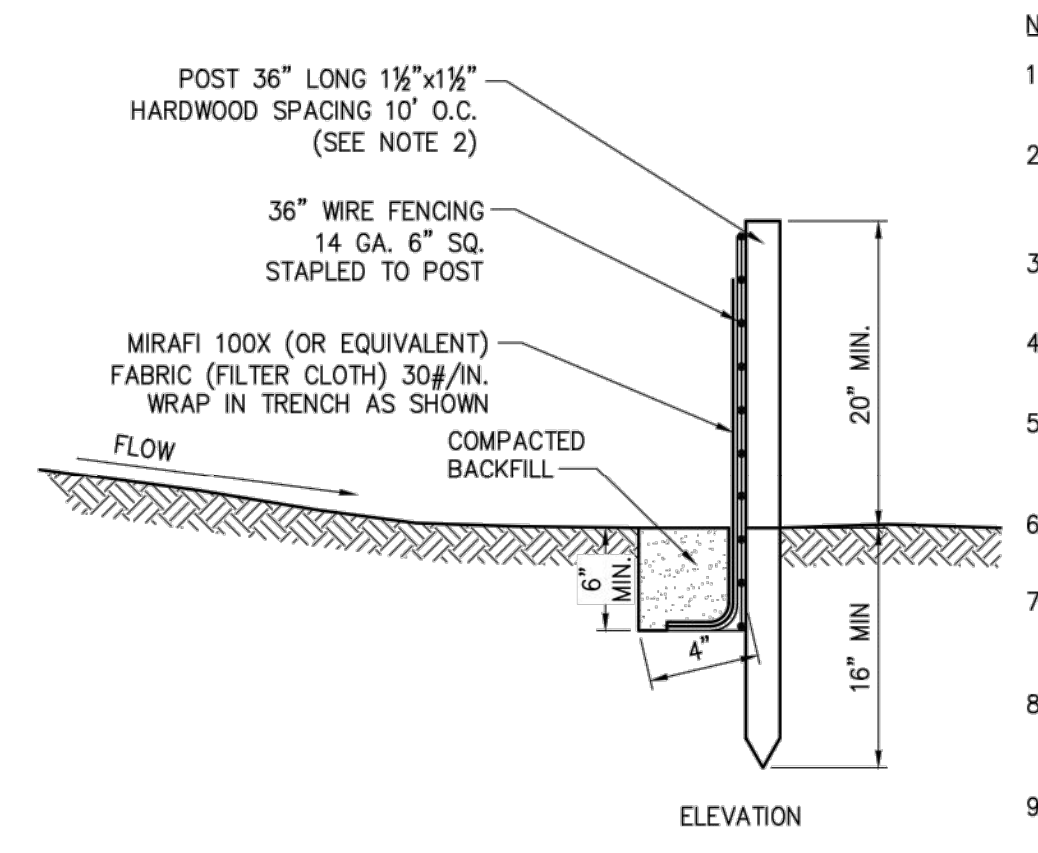
1. FOR REQUIRED BEARING AREA DIMENSIONS D & L SEE TABLE. DIMENSIONS OF D & L OTHER THAN THOSE SHOWN IN THE TABLE MAY BE USED PROVIDED THEY YIELD A BEARING AREA EQUAL TO OR LARGER THAN THAT REQUIRED.
2. CONCRETE NOT TO OVERLAP ANY JOINT.
3. CONCRETE TO BE PLACED SO AS NOT TO INTERFERE WITH REMOVING OR 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**

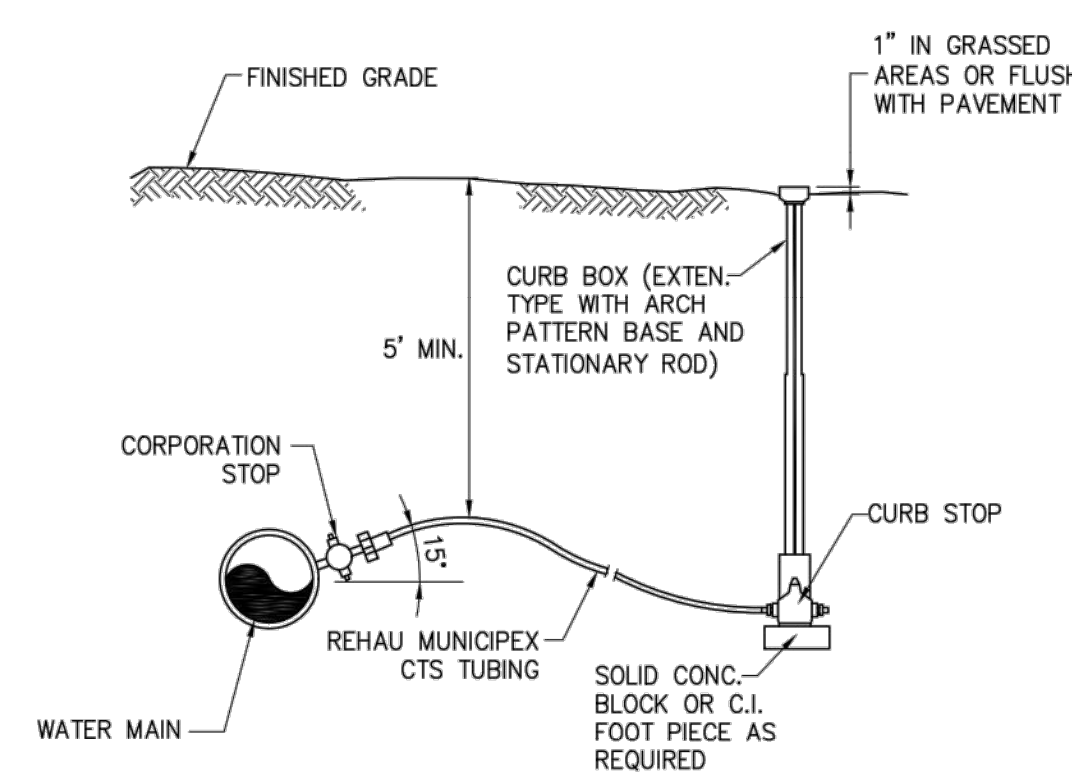
PIPE SIZE (IN.)	TEE (See Note 5)		90°(1/4) BEND		45°(1/8) BEND		22-1/2°(1/16) BEND		11-1/4°(1/32) BEND	
	AREA Sq.Ft.	Dimen. D x L	AREA Sq.Ft.	Dimen. D x L	AREA Sq.Ft.	Dimen. D x L	AREA Sq.Ft.	Dimen. D x L	AREA Sq.Ft.	Dimen. D x L
4"	28	1.4 x 1.5	2.0	1.0 x 2.0	1.1	1.0 x 1.5	0.6	0.5 x 1.5	0.3	0.5 x 1.0
6"	59	3.2 x 3.5	4.5	2.0 x 2.5	2.4	1.5 x 2.0	1.2	1.0 x 1.5	0.6	1.0 x 1.5
8"	102	5.7 x 6.0	8.0	2.0 x 4.0	4.3	2.0 x 2.5	2.2	1.5 x 1.5	1.1	1.0 x 1.5
10"	154	8.3 x 8.5	12.0	3.0 x 4.0	6.0	2.5 x 3.0	3.0	2.0 x 2.5	1.5	1.5 x 2.0
12"	218	11.4 x 11.8	16.0	4.0 x 4.5	8.0	3.0 x 3.5	4.0	2.5 x 3.0	1.5	1.5 x 2.0
14"	292	14.6 x 15.0	21.0	4.0 x 4.5	10.0	3.0 x 3.5	5.0	2.5 x 3.0	1.5	1.5 x 2.0
16"	378	18.0 x 18.5	27.0	4.0 x 4.5	13.0	3.5 x 4.0	6.8	2.0 x 3.5	3.4	1.5 x 2.5
18"	478	21.0 x 21.5	34.0	4.0 x 4.5	16.0	3.5 x 4.0	8.0	2.0 x 3.5	3.4	1.5 x 2.5
20"	583	24.0 x 24.5	42.0	4.0 x 4.5	20.0	4.0 x 4.5	10.0	2.0 x 3.5	3.4	1.5 x 2.5
24"	832	31.0 x 31.5	56.0	4.0 x 4.5	27.0	4.0 x 4.5	13.0	3.5 x 4.0	6.9	2.5 x 3.0
			72.0	8.0 x 9.0	39.0	5.0 x 8.0	20.0	4.0 x 5.0	10.0	3.0 x 3.5



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



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

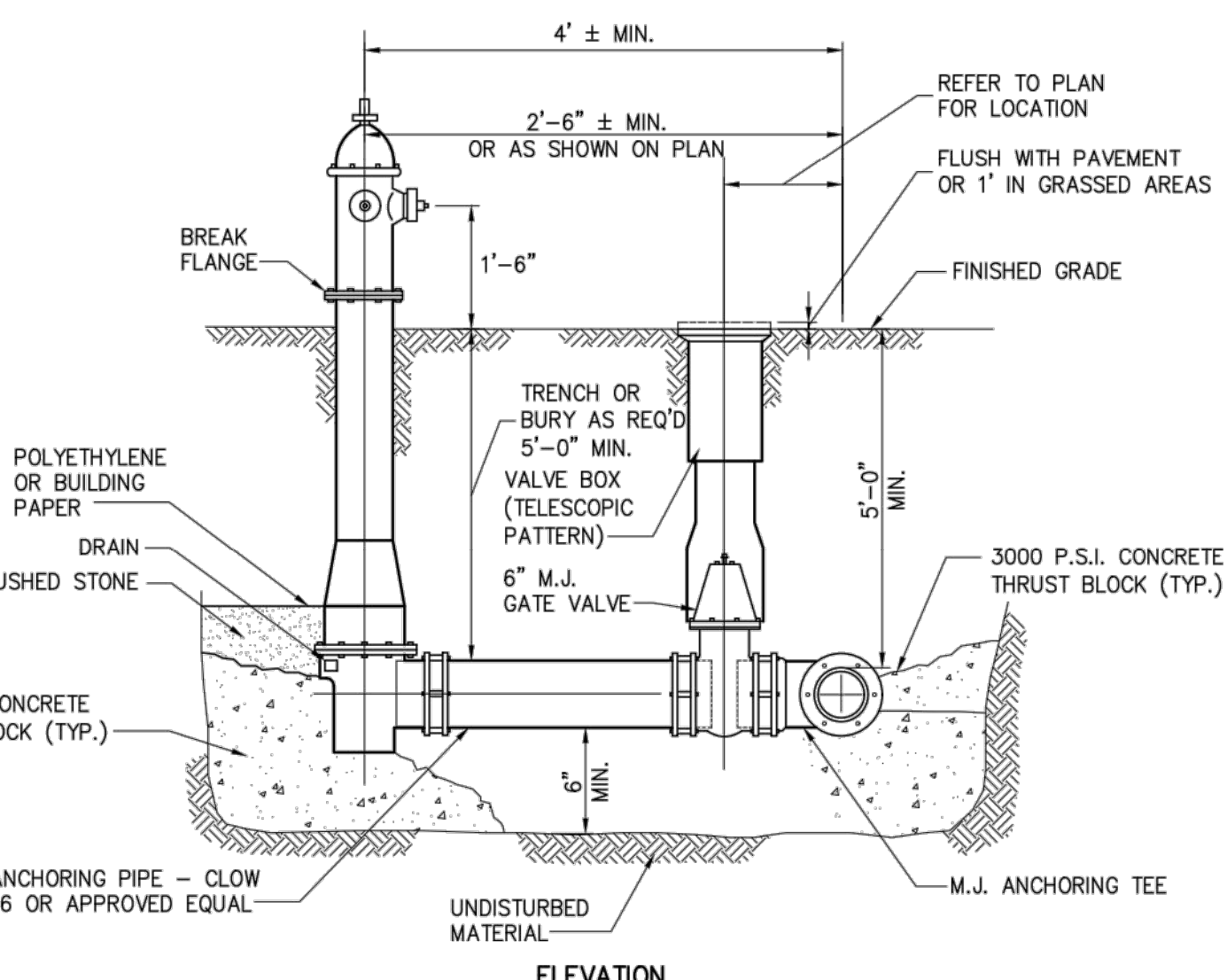
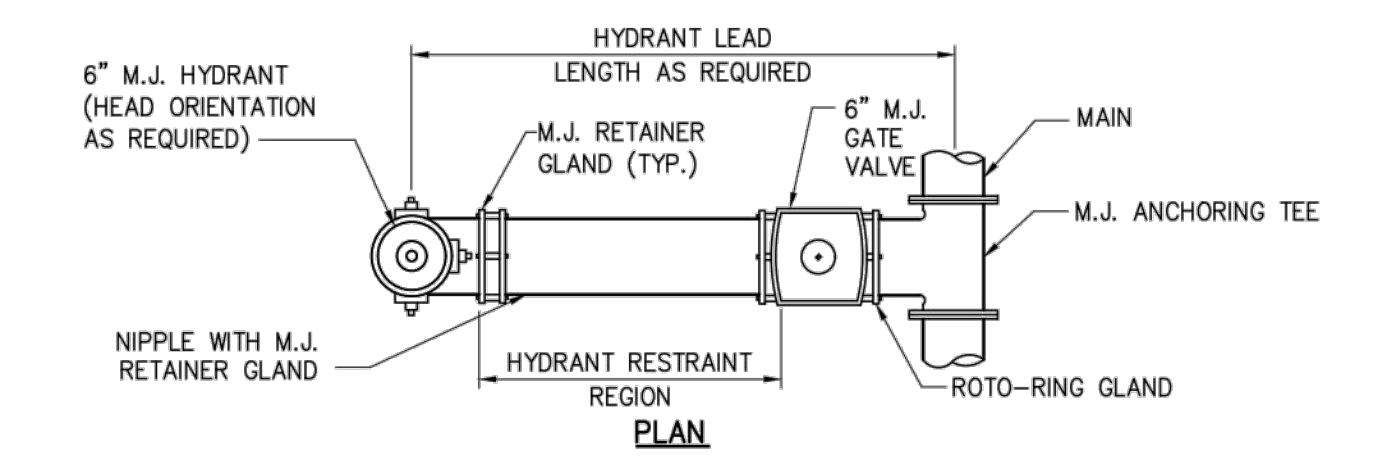


**2 WATER SERVICE CONNECTION DETAIL**  
SCALE: N.T.S.

PIPE SIZE (IN.)	TYPE A BLOCKING FOR 11 1/4\"/>				
	4"	11 1/4"	8	2.0	3/4"
6"	22 1/2"	16	2.5	3/4"	1.6
8"	33 3/4"	24	3.0	3/4"	1.6
10"	44 1/2"	32	3.5	3/4"	1.6
12"	55 1/2"	40	4.0	3/4"	1.6
14"	66 1/2"	48	4.5	3/4"	1.6
16"	77 1/2"	56	5.0	3/4"	1.6
18"	88 1/2"	64	5.5	3/4"	1.6
20"	99 1/2"	72	6.0	3/4"	1.6
24"	131 1/2"	96	8.0	3/4"	1.6

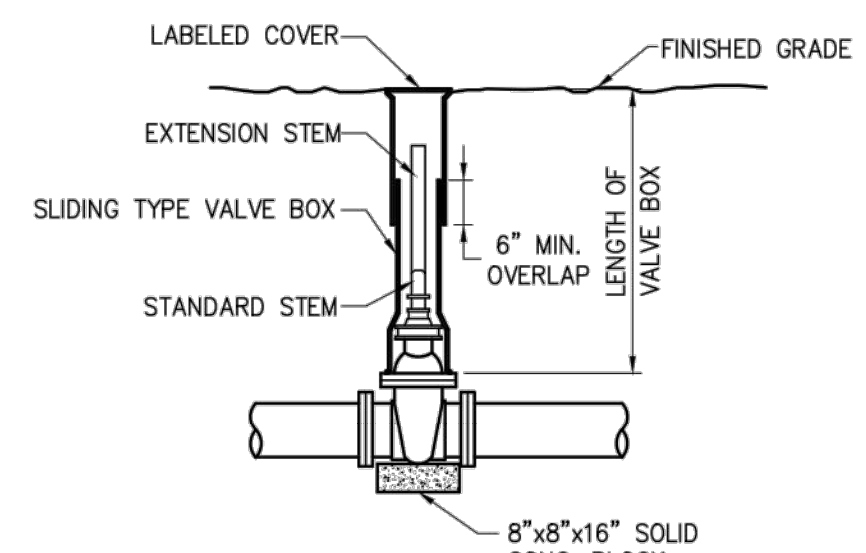
PIPE SIZE (IN.)	TYPE B BLOCKING FOR 45\"/>			
	4"	28	3.1	3/4"
6"	59	3.9	3/4"	1.6
8"	102	4.7	3/4"	1.6
10"	154	5.4	3/4"	1.6
12"	218	6.0	3/4"	1.6
14"	292	6.6	7/8"	2.2
16"	378	7.2	1 1/8"	3.7
18"	478	7.8	1 1/4"	4.6
20"	583	8.3	1 1/4"	4.6
24"	832	9.4	1 3/8"	5.7

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.



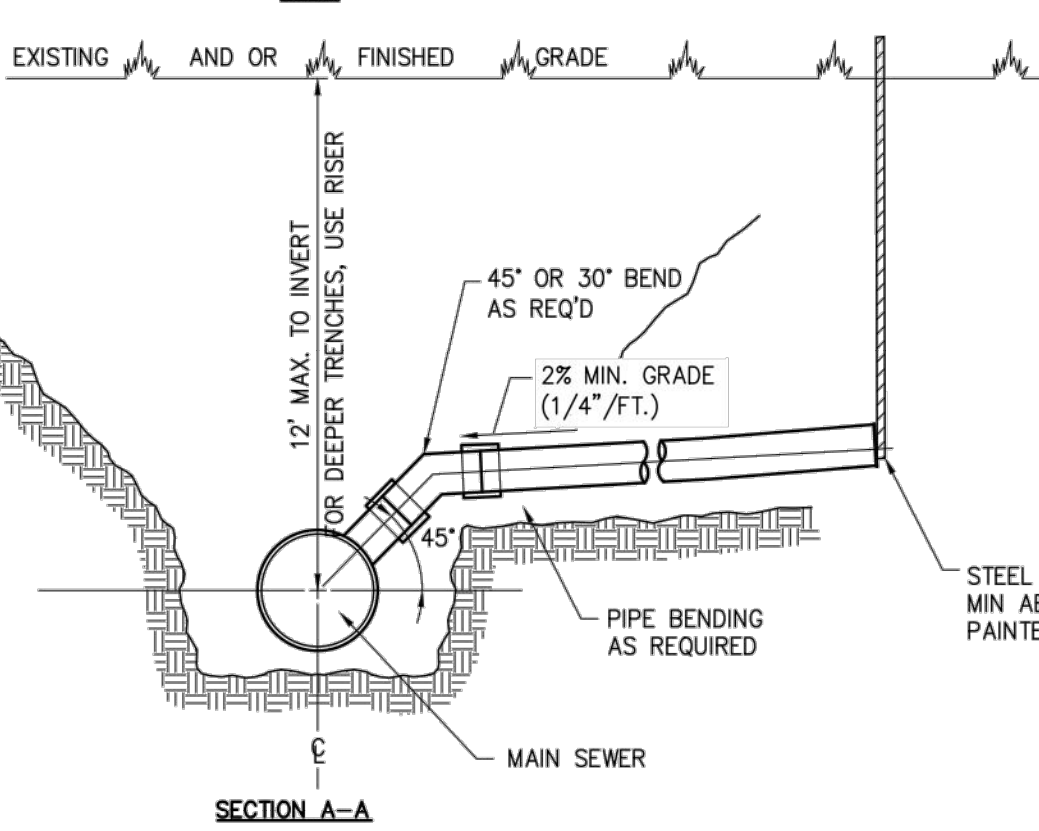
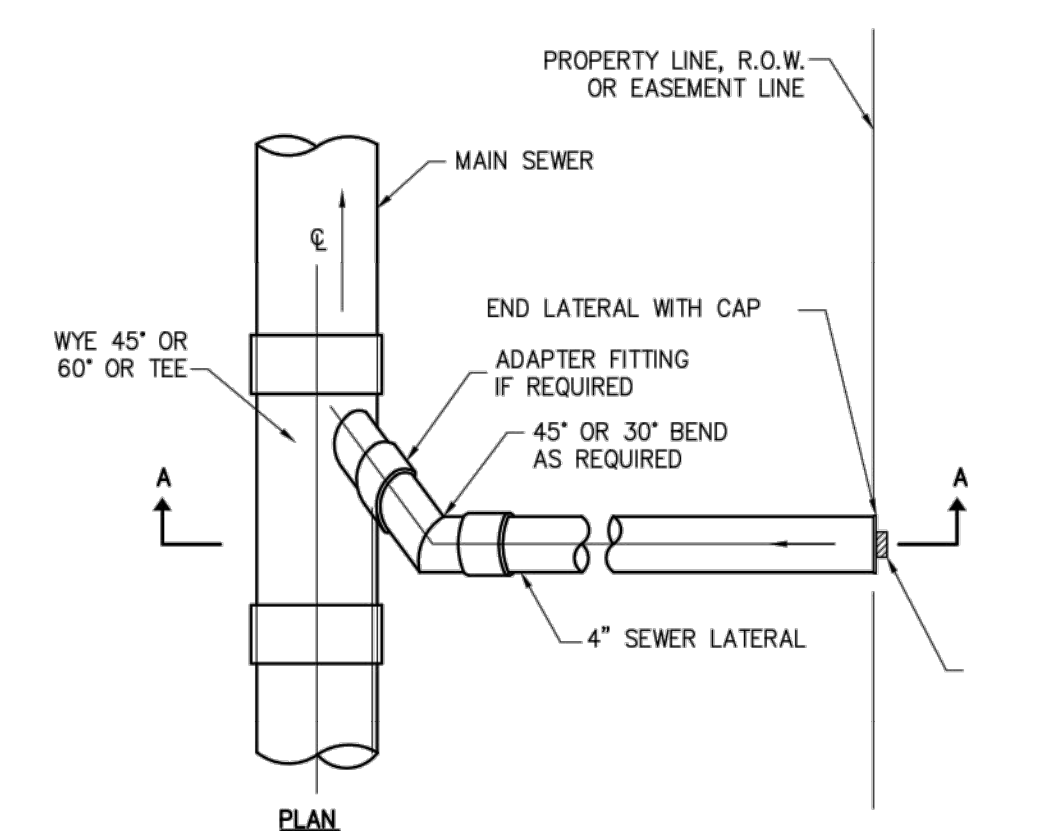
- NOTES:**
1. VALVE BOX COVERS SHALL BE CAST WITH AN ARROW POINTING TO THE DIRECTION OF THE OPENING AND THE WORD "OPEN". BOX AND COVER SHALL BE TAR COATED. INSTALLATION OF EXTENSION STEM REQUIRED IF STANDARD STEM IS MORE THAN FIVE (5) FEET FROM FINISHED GRADE.
  2. GATE VALVE MUST MEET AWWA C509 REQUIREMENTS
  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.

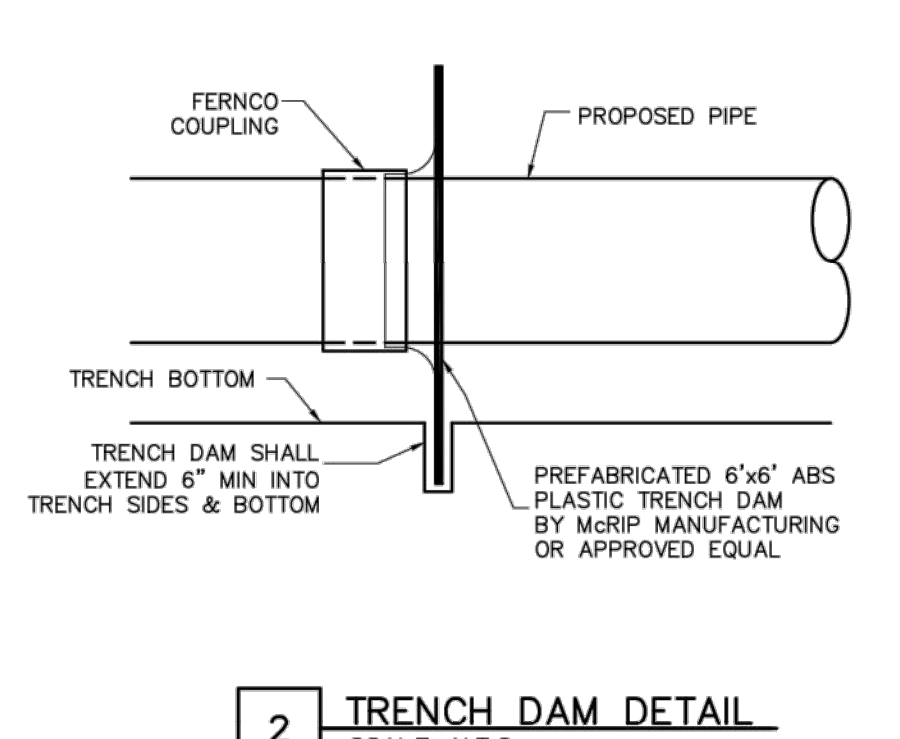
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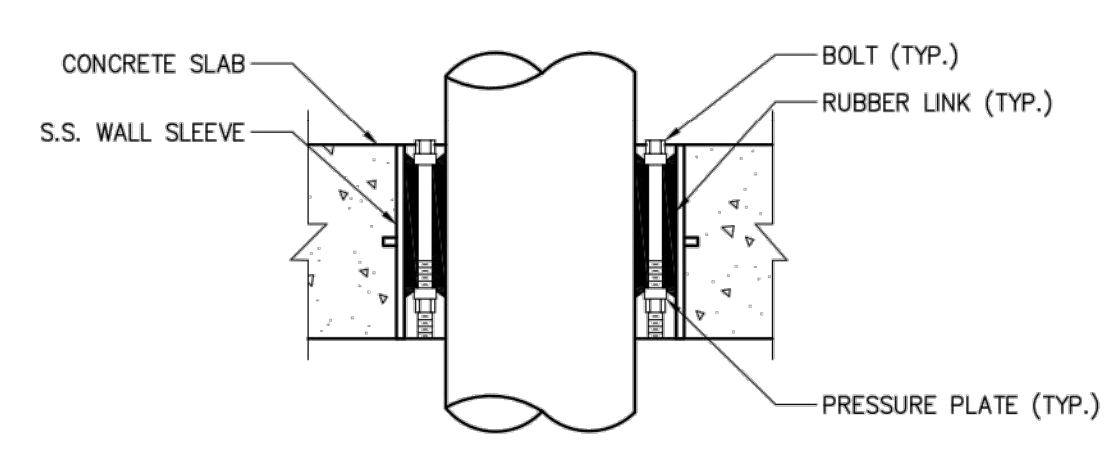
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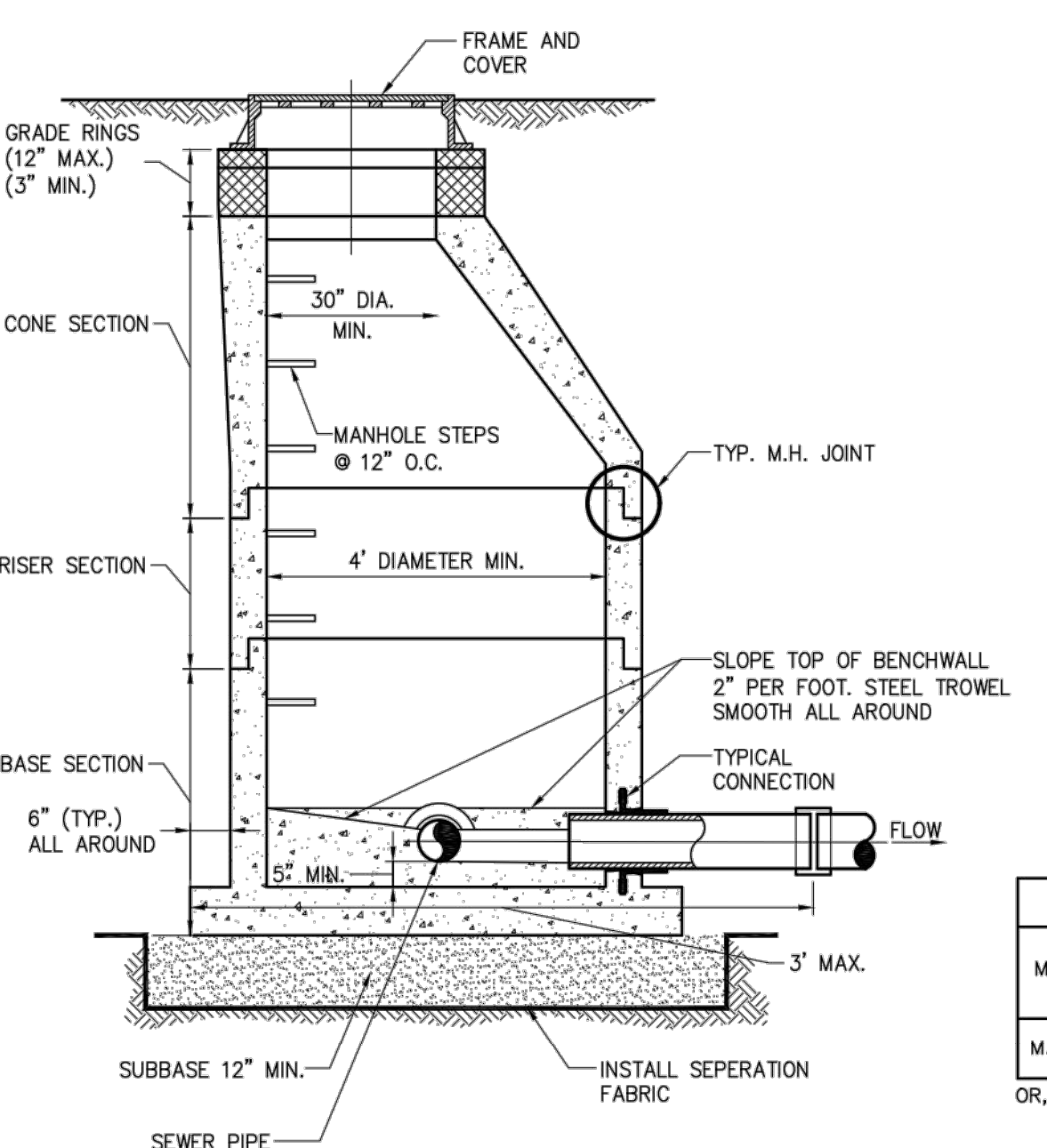
**1 STANDARD SEWER SERVICE CONNECTIONS**  
SCALE: N.T.S.



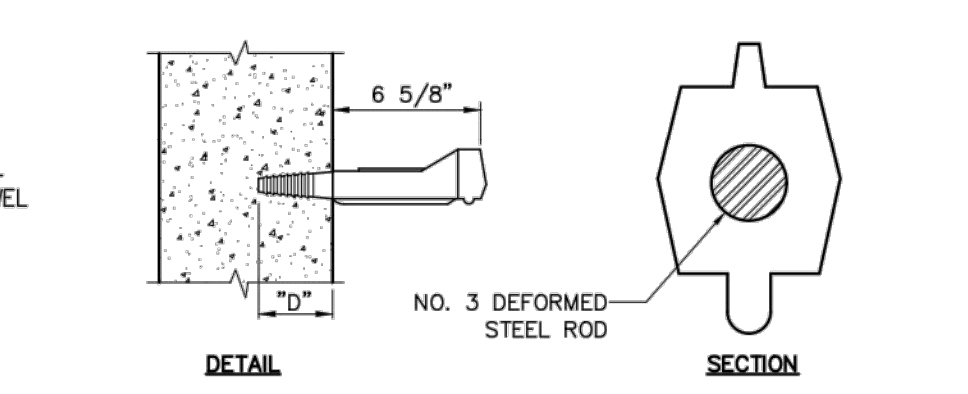
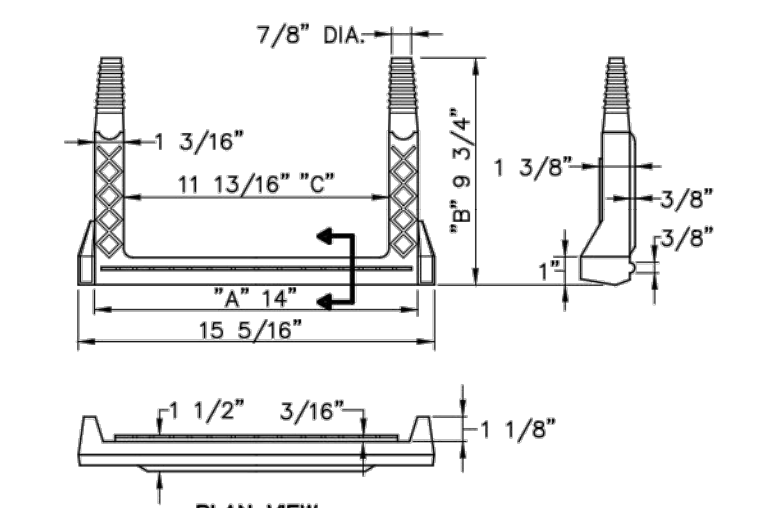
**2 TRENCH DAM DETAIL**  
SCALE: N.T.S.



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



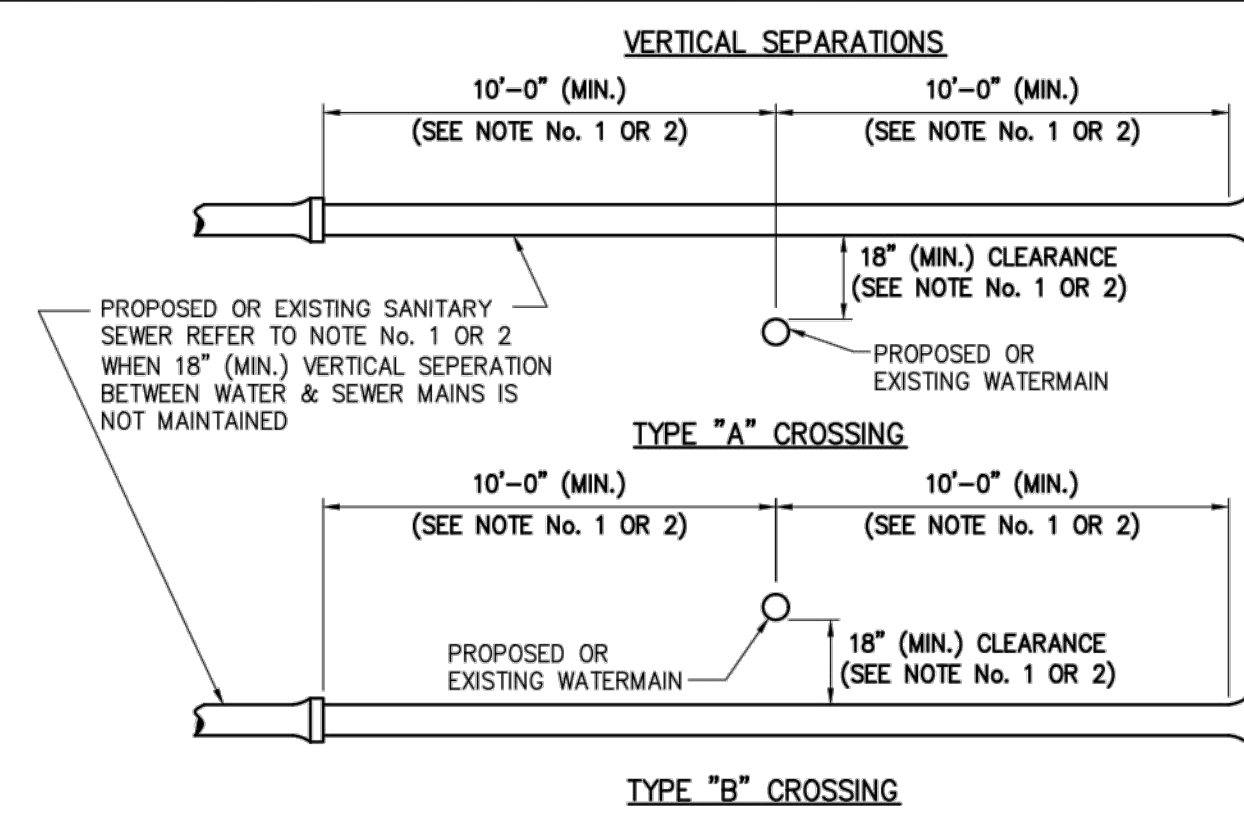
**7 CONCRETE MANHOLE DETAIL**  
SCALE: N.T.S.



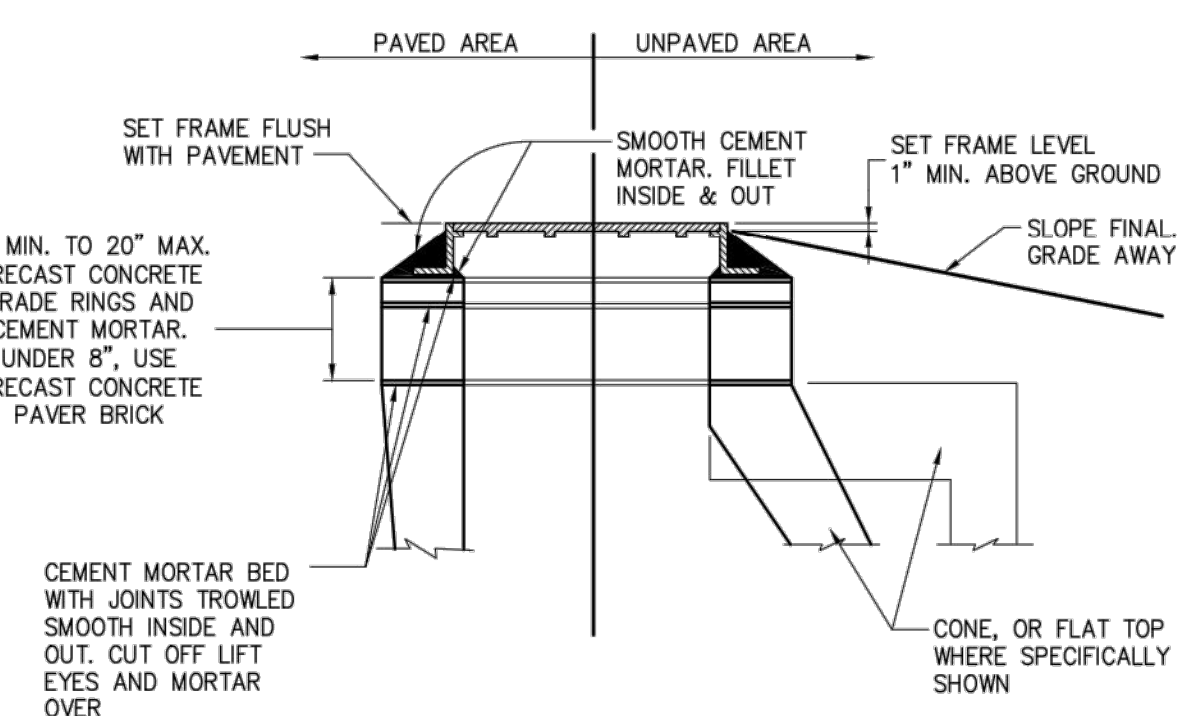
ACCEPTABLE MANHOLE STEPS					
MANUFACTURER	PATTERN NO.	"A" STEP WIDTH	"B" LEG LENGTH	"C" RUNG CLEAR	"D" EMBEDMENT
M.A. INDUSTRIES	PS-2-PF	14"	9 3/4"	11 13/16"	3 1/8"

OR, AMERICAN STEP, OR APPROVED EQUAL

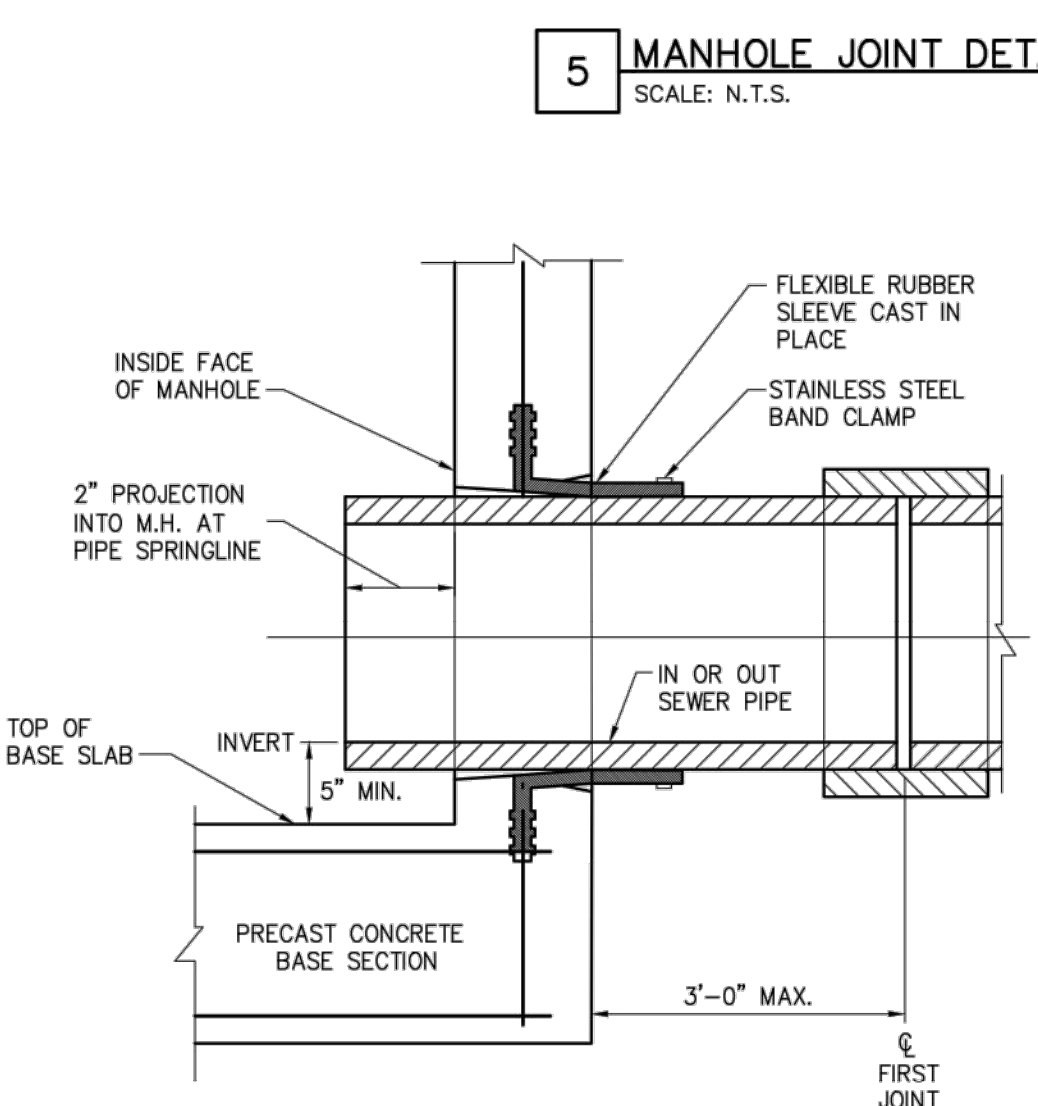
**8 CAST-IN-PLACE POLYMER POLYPROPYLENE PLASTIC MANHOLE STEP DETAIL**  
SCALE: N.T.S.



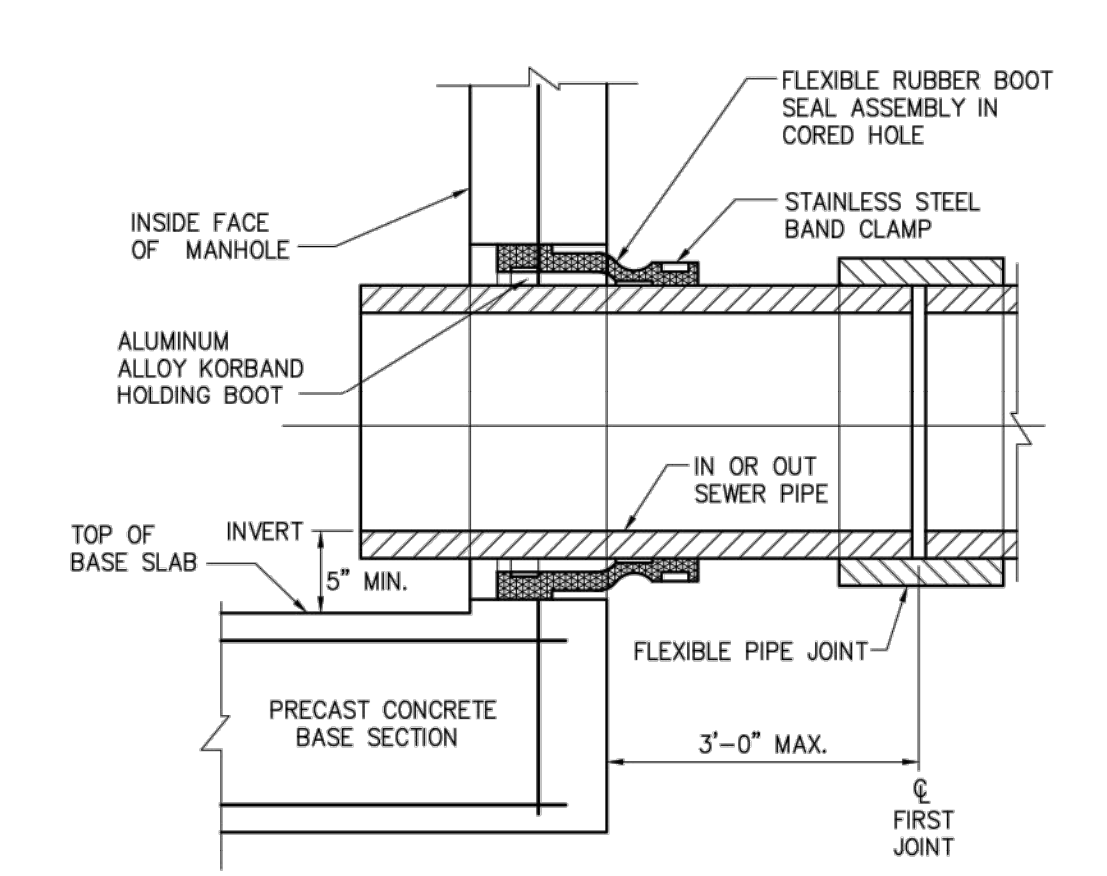
**3 SANITARY SEWER & WATER MAIN SEPARATION DETAIL**  
SCALE: N.T.S.



**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 INSTRUMENT OR STAMP OF A LICENSED PROFESSIONAL IN ANY MANNER THAT ALTERS THE SUBSTANCE OR MEANING OF ANY INSTRUMENT OR STAMP. ANY SUCH ALTERATION SHALL BE CONSIDERED A VIOLATION OF THE STATE OF NEW YORK PROFESSIONAL ENGINEERING, ARCHITECTURE, AND LAND SURVEYING LAWS.

WATER & SEWER  
STANDARD DETAILS

No.	Submitted / Revision	App'd.	By	Date

DETAILS 2

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

Drawing No.:  
**C-602**



PROJECT INFORMATION

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

PROFESSIONAL SEAL

**PRELIMINARY DATES**  
 AUG. 19, 2020

**NOT FOR CONSTRUCTION**

**JOB NUMBER**  
 1949300

**SHEET NUMBER**  
**C2.3**

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 OR REPRODUCE IN ANY MANNER THE STAMP OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR. ANY SUCH ALTERATION OR REPRODUCTION SHALL BE FOLLOWED BY THE SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

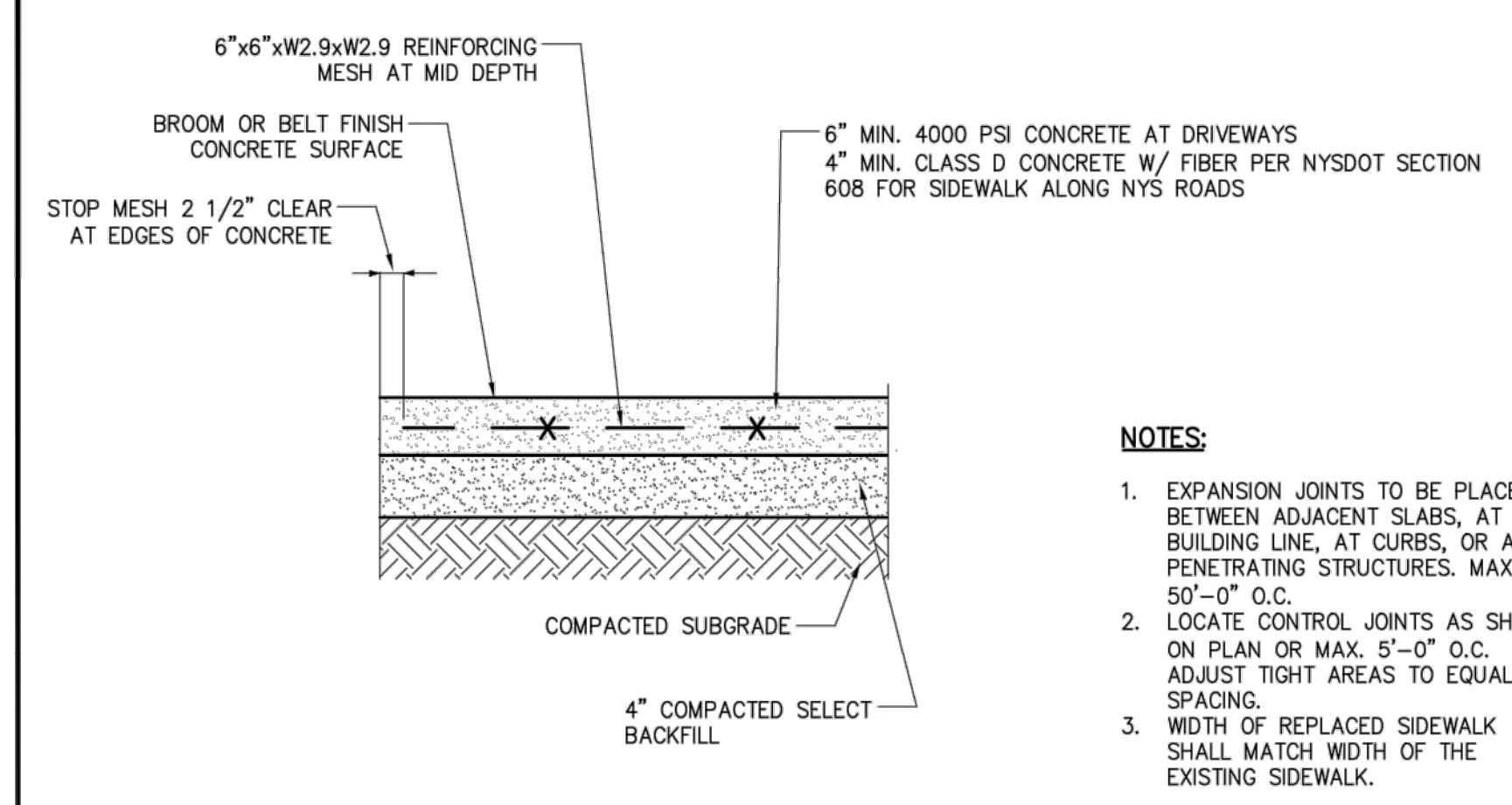
WATER & SEWER  
 STANDARD DETAILS

No.	Submit/Revision	App'd	By	Date

DETAILS 3

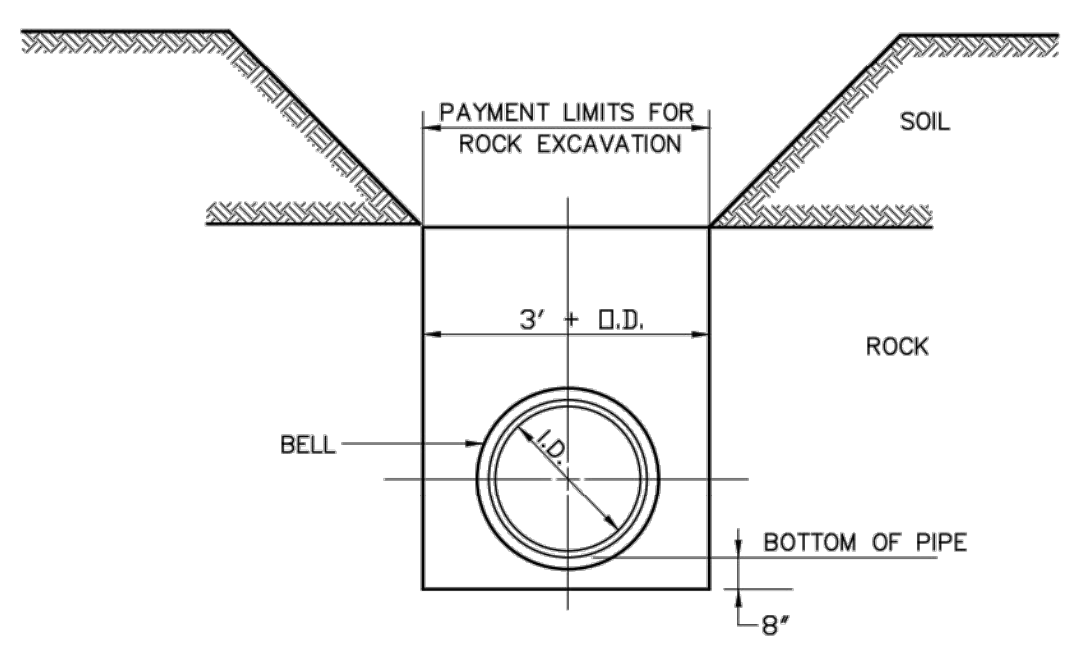
Designed By: XXXX  
 Issue Date: 03/2020  
 Drawn By: XXXX  
 Project No: 059036  
 Checked By: XXXX  
 Scale: AS SHOWN

Drawing No.:  
**C-603**

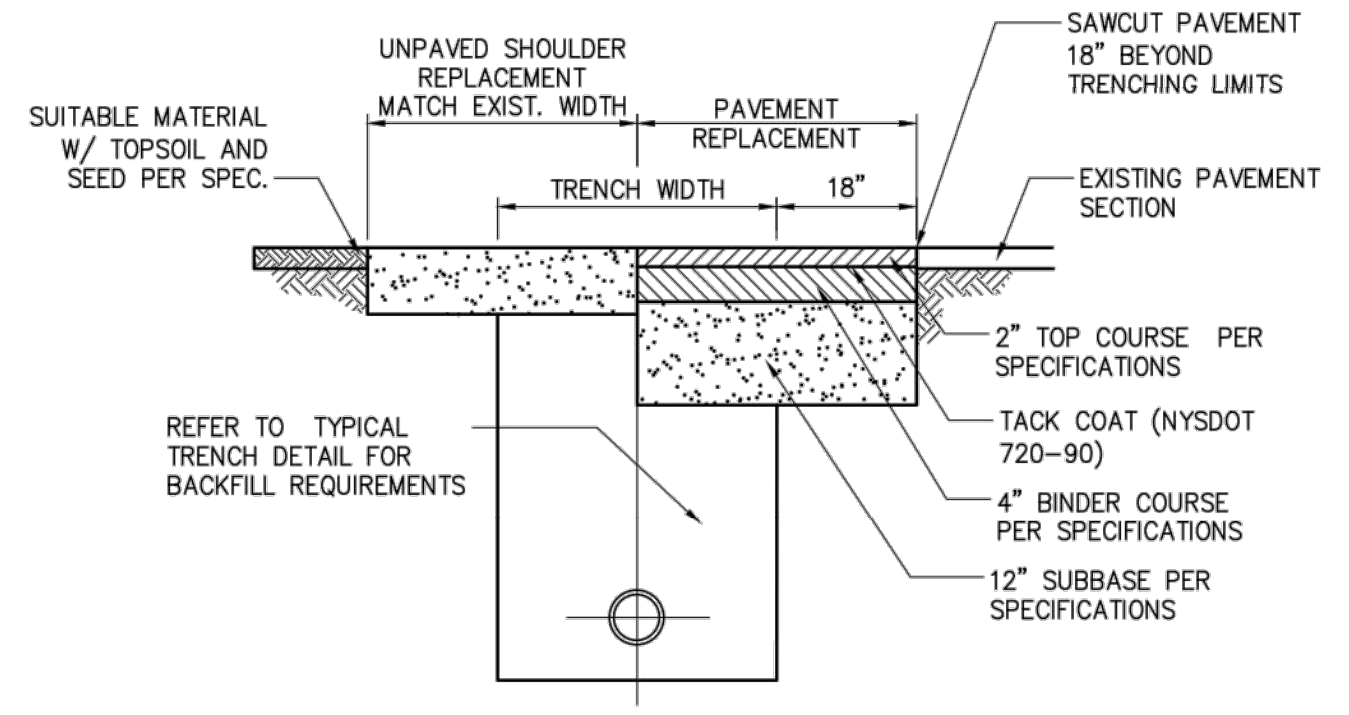


**1 CONCRETE DRIVEWAY/SIDEWALK REPLACEMENT DETAIL**  
 SCALE: N.T.S.

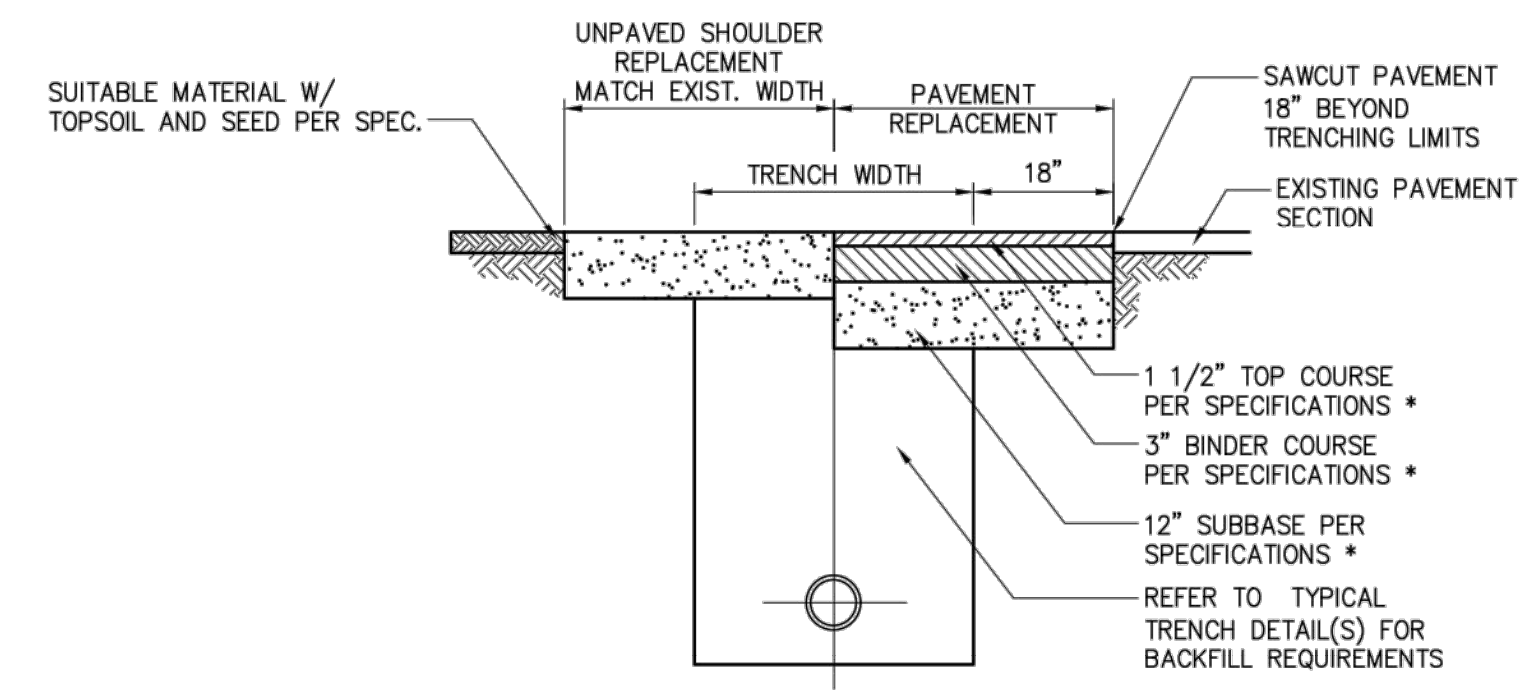
- NOTES:**
- EXPANSION JOINTS TO BE PLACED BETWEEN ADJACENT SLABS, AT BUILDING LINE, AT CURBS, OR AT PENETRATING STRUCTURES. MAX. 5'-0" O.C.
  - LOCATE CONTROL JOINTS AS SHOWN ON PLAN OR MAX. 5'-0" O.C. ADJUST TIGHT AREAS TO EQUAL SPACING.
  - WIDTH OF REPLACED SIDEWALK SHALL MATCH WIDTH OF THE EXISTING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



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

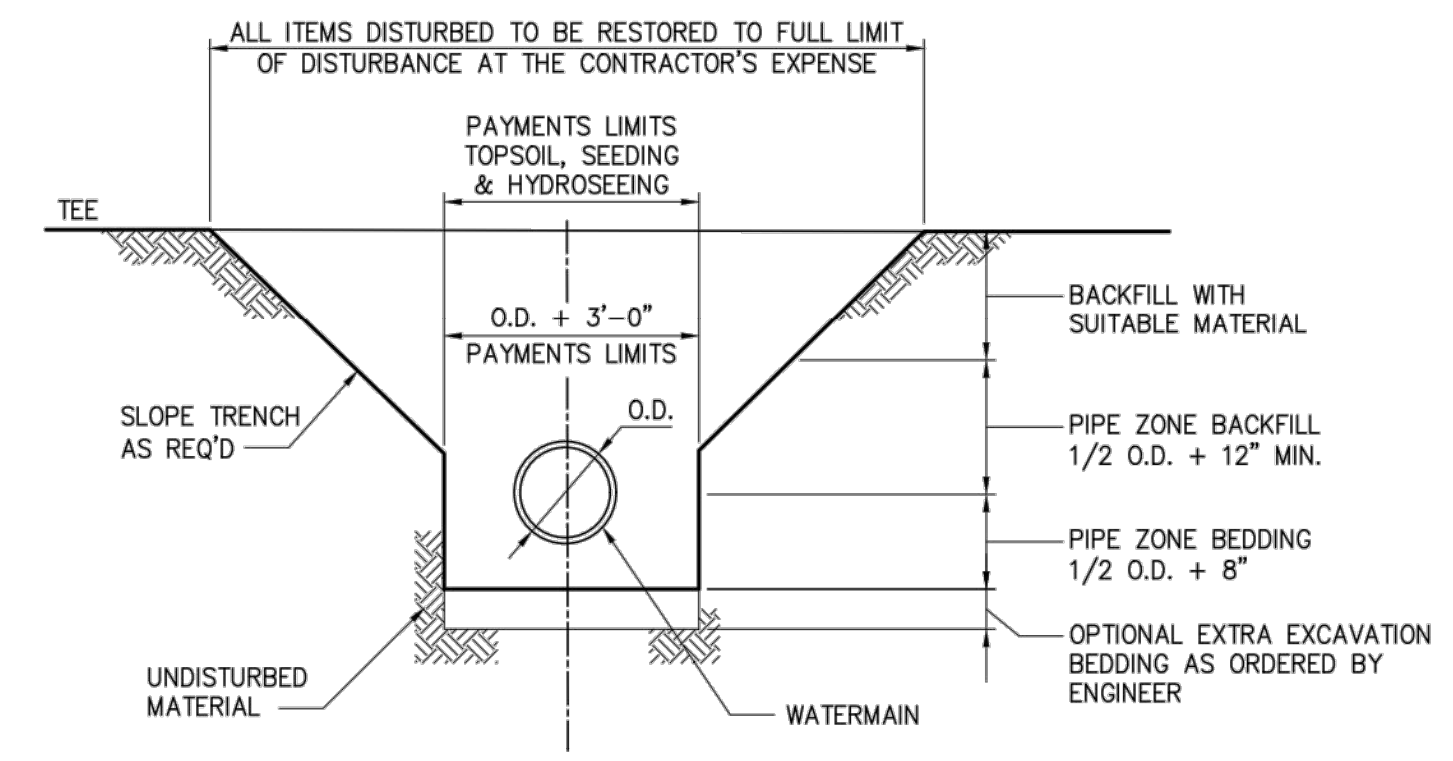


**3 TOWN ROAD PAVEMENT REPLACEMENT DETAIL**  
 SCALE: N.T.S.



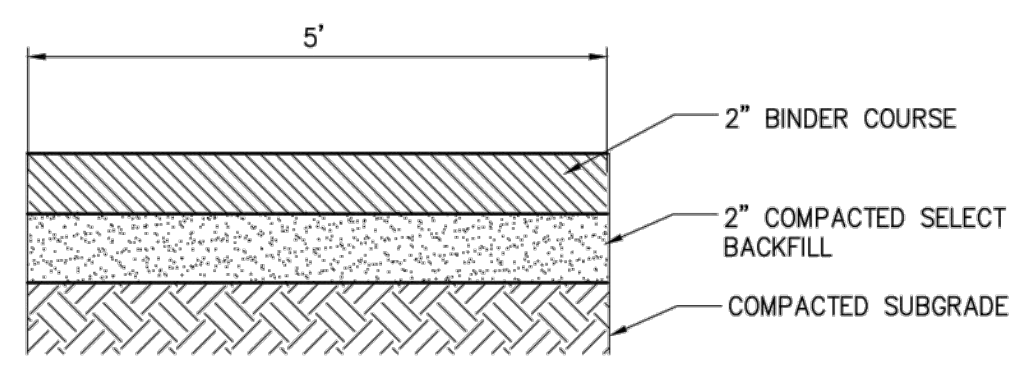
**4 DRIVEWAY REPLACEMENT DETAIL**  
 SCALE: N.T.S.

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

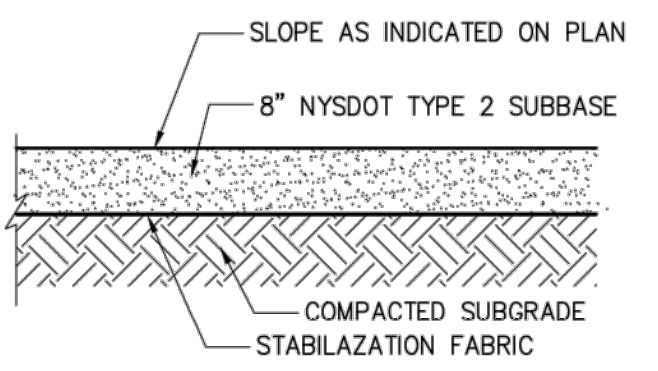


**5 TYPICAL TRENCH DETAIL**  
 SCALE: N.T.S.

**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.

File: V:\PROJECTS\ANY\05\059036\000\CA00\ACAD\CIVIL\C-603\_CORTLANDVILLE STD W-S DETAILS.DWG  
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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**

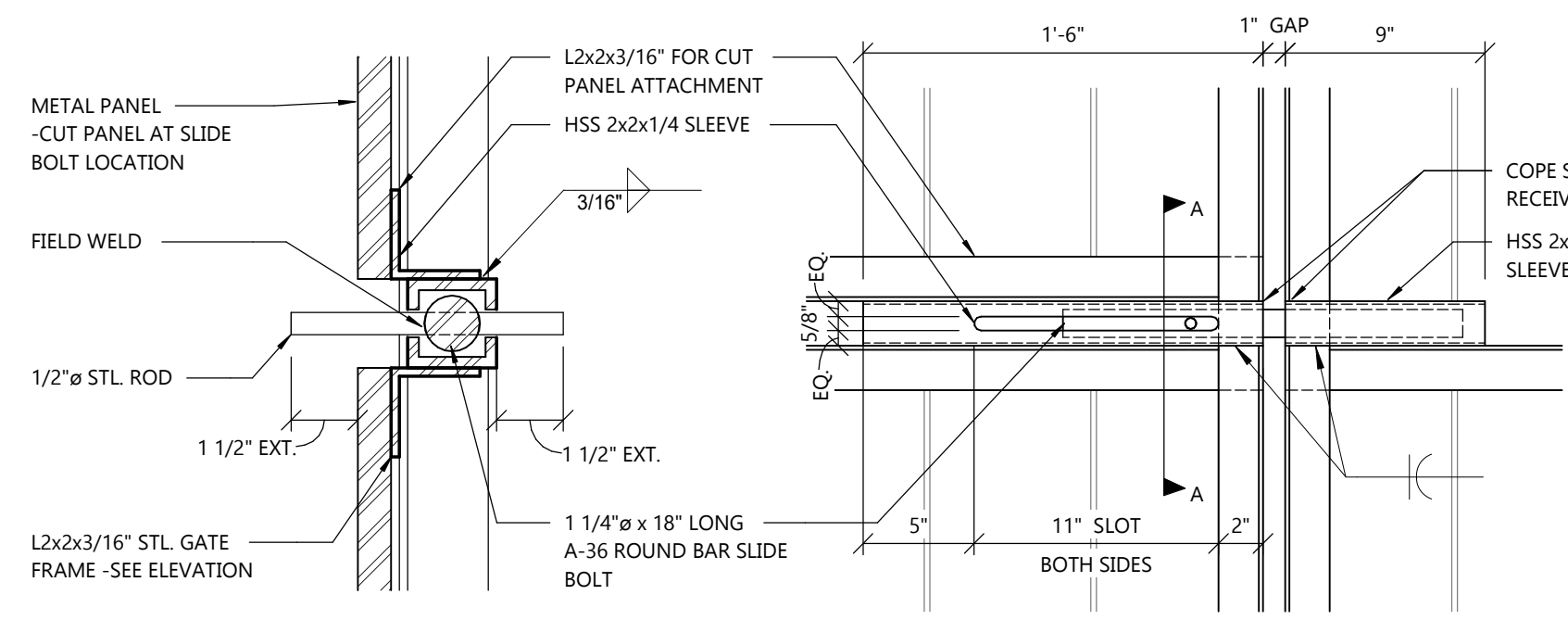
AUG. 19, 2020

**JOB NUMBER**

1949300

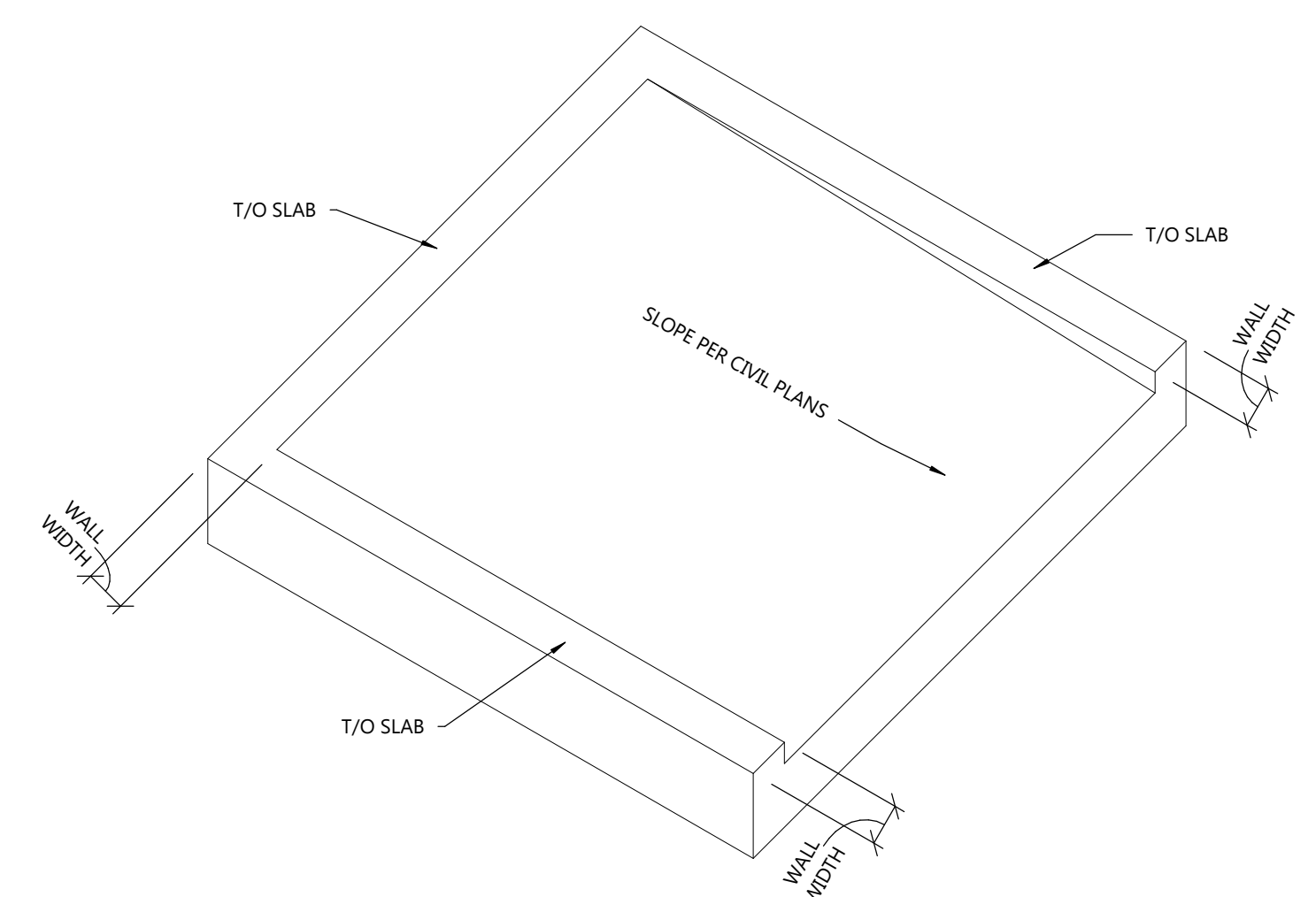
**SHEET NUMBER**

**A0.1**

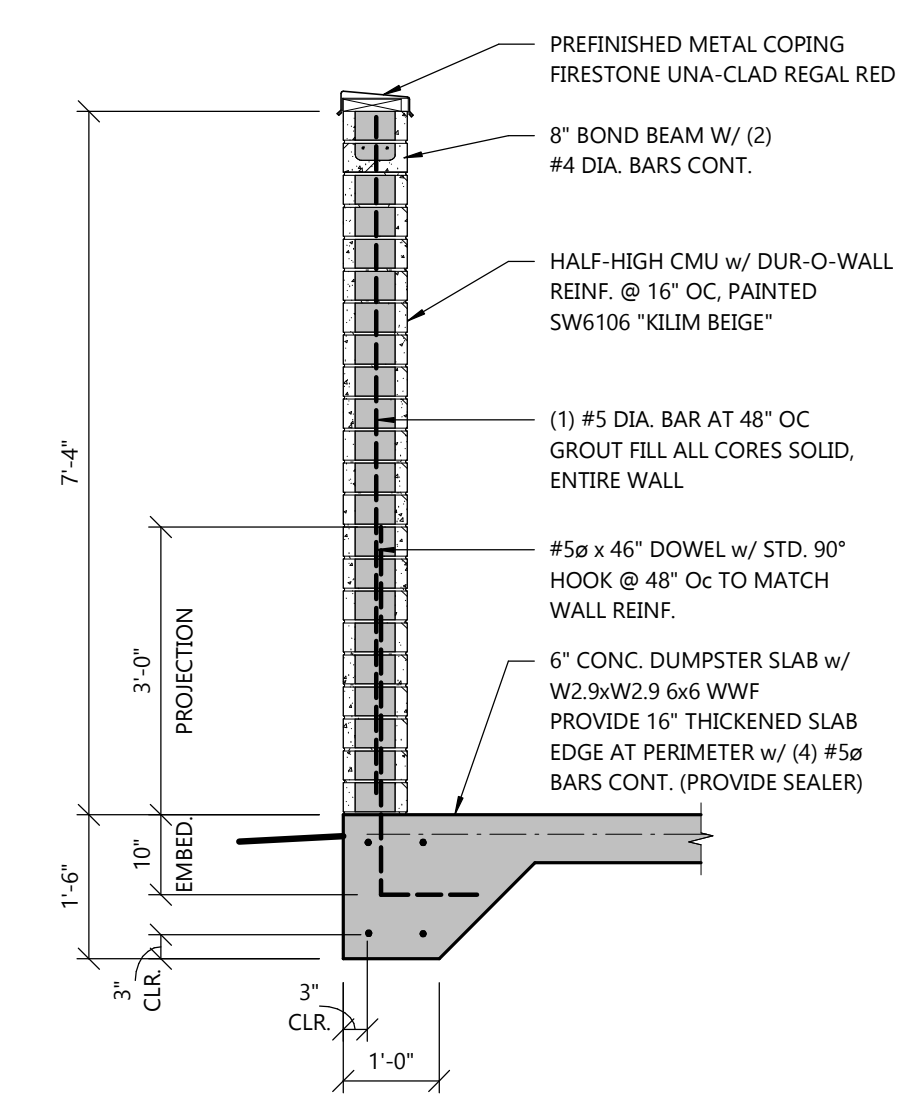


**SECTION A-A**  
N.T.S.  
**ELEVATION**

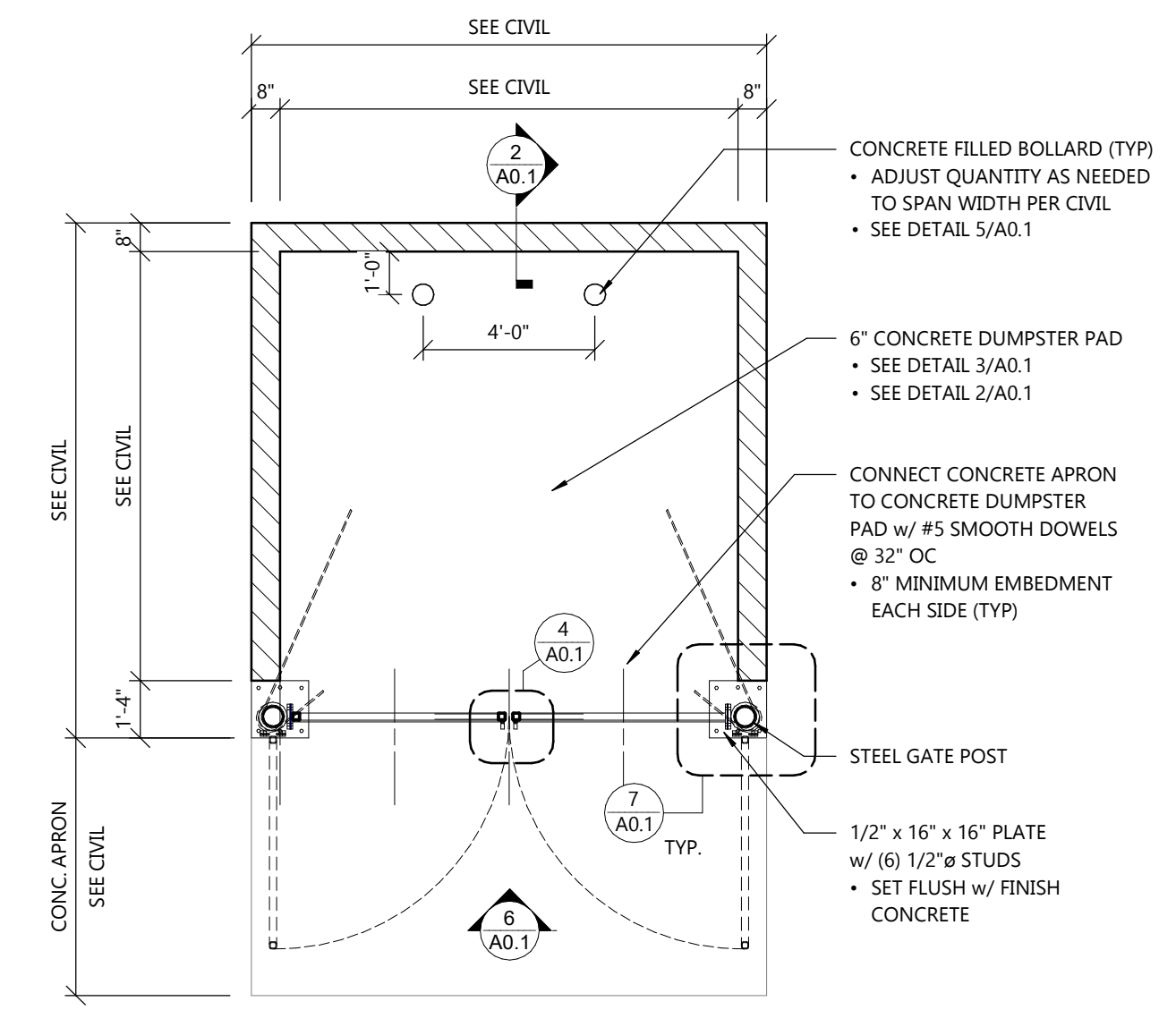
**4 GATE SLIDE BOLT**  
A0.1 SCALE: 1 1/2" = 1'-0"



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

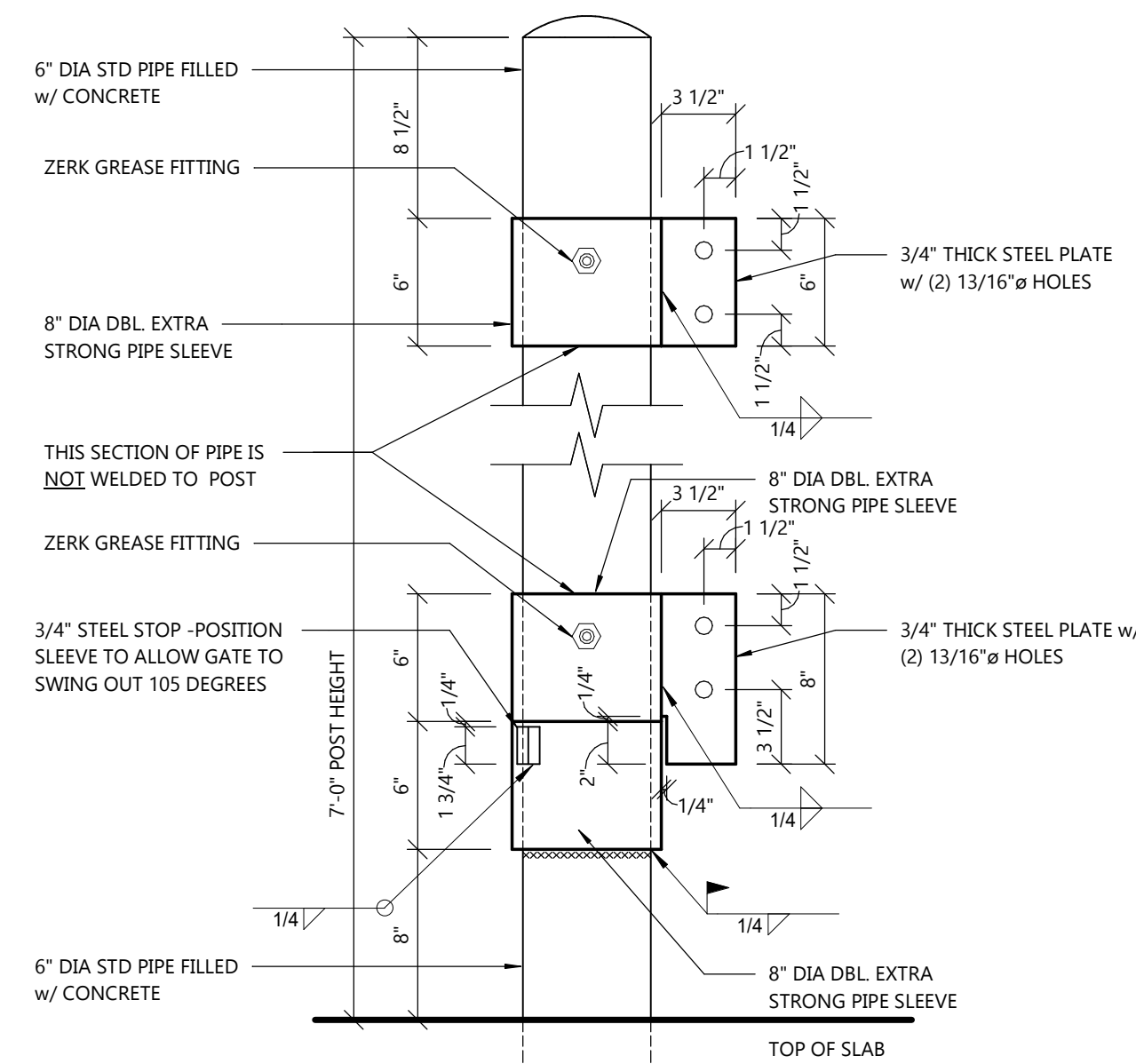


**2 DUMPSTER WALL SECTION**  
A0.1 SCALE: 1/2" = 1'-0"

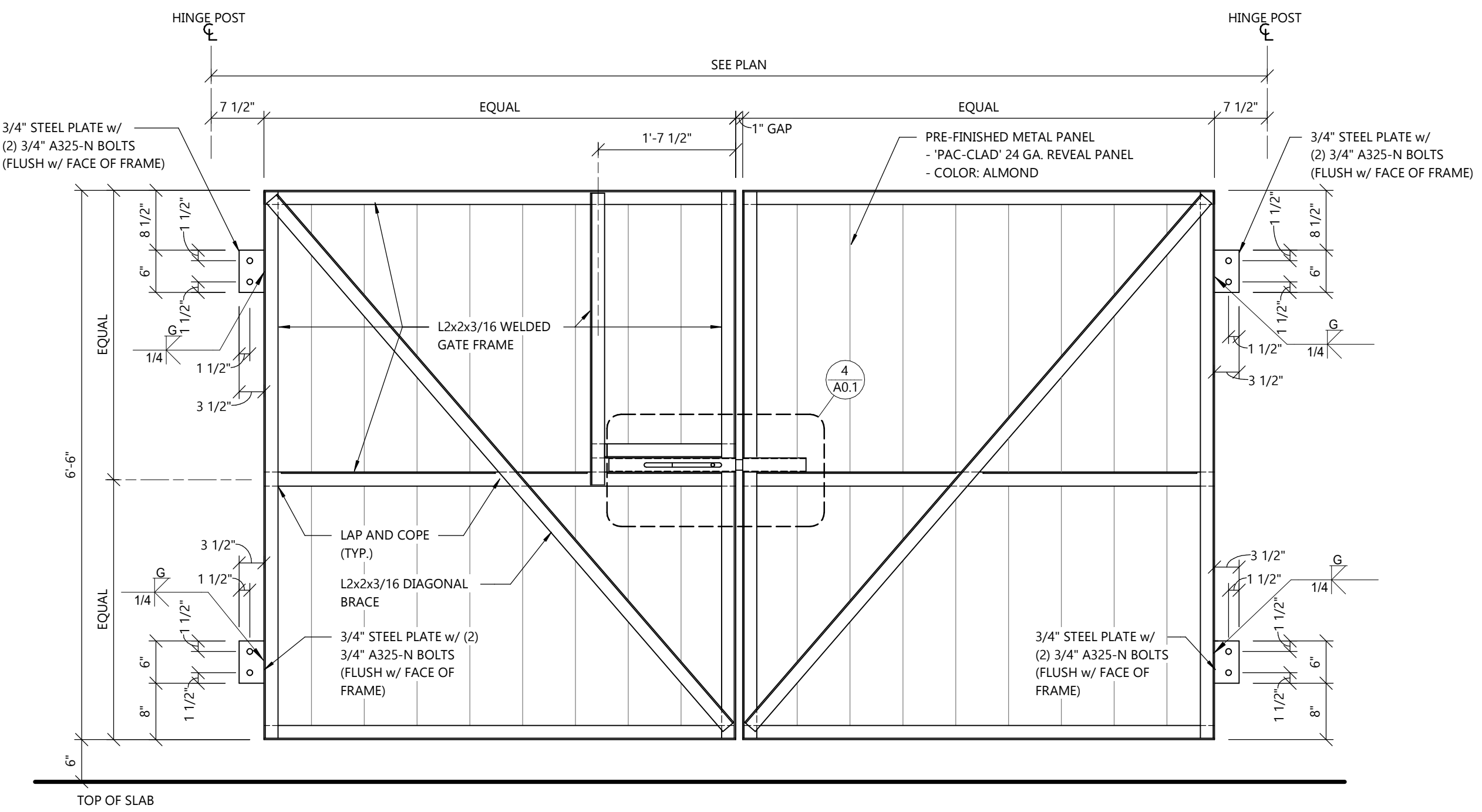


**1 DUMPSTER PLAN**  
A0.1 SCALE: 1/4" = 1'-0"

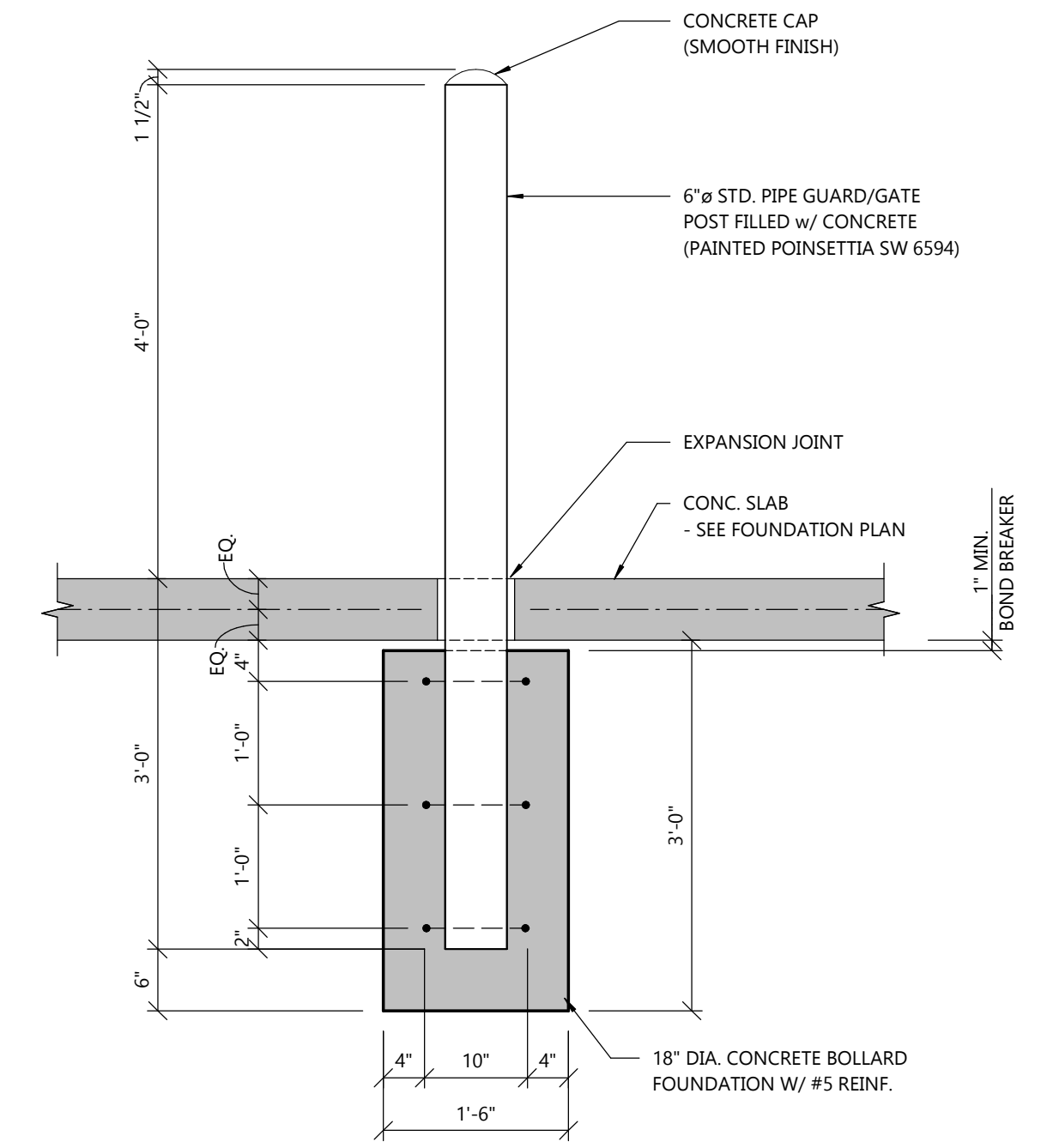
ALL EXPOSED METAL SURFACES ON DUMPSTER ENCLOSURE TO RECEIVE ONE COAT RUST-INHIBITING PRIMER AND (2) COATS PAINT: SW6106 "KILIM BEIGE" (UNLESS NOTED OTHERWISE)



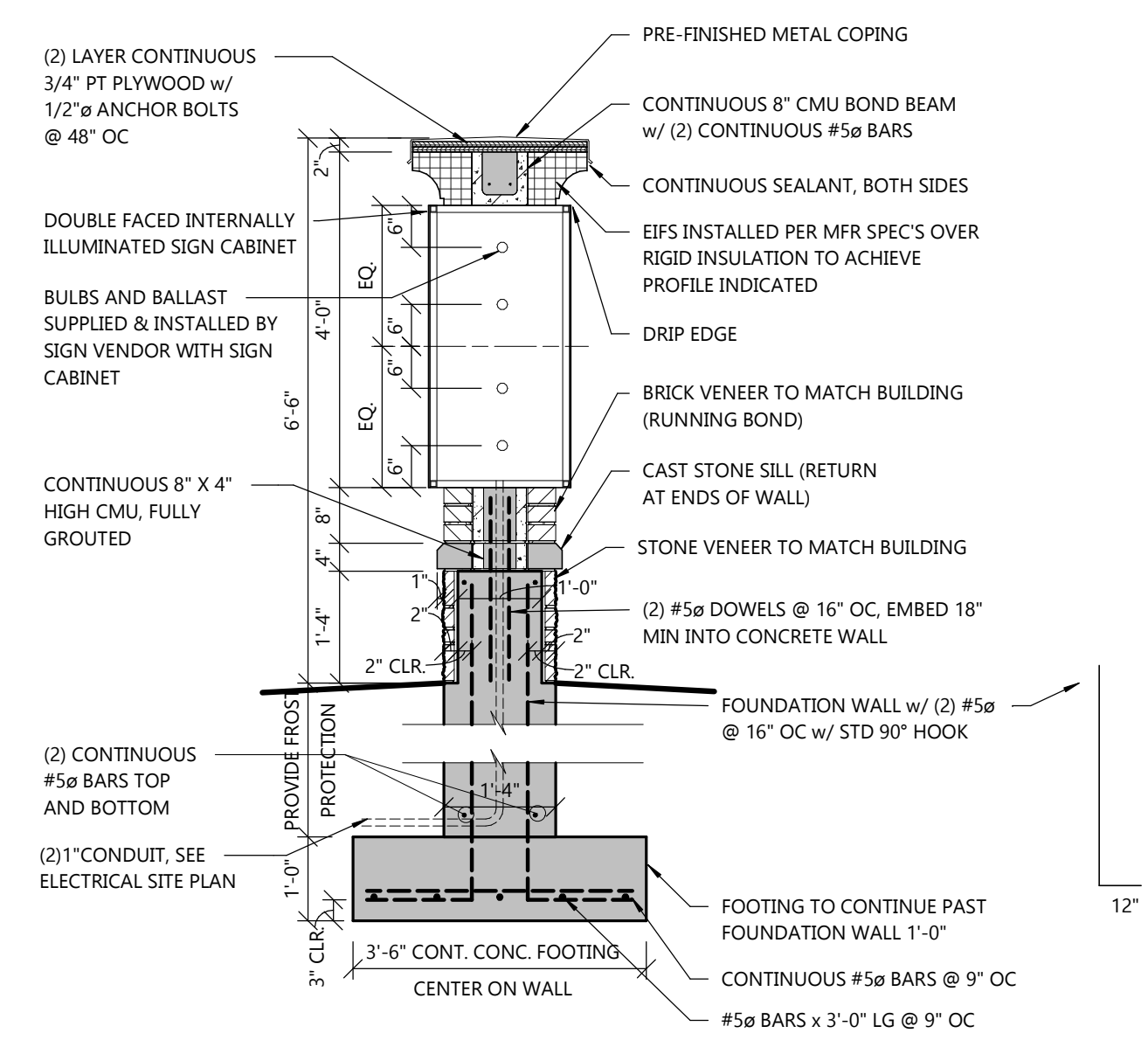
**7 GATE HINGE DETAIL**  
A0.1 SCALE: 1 1/2" = 1'-0"



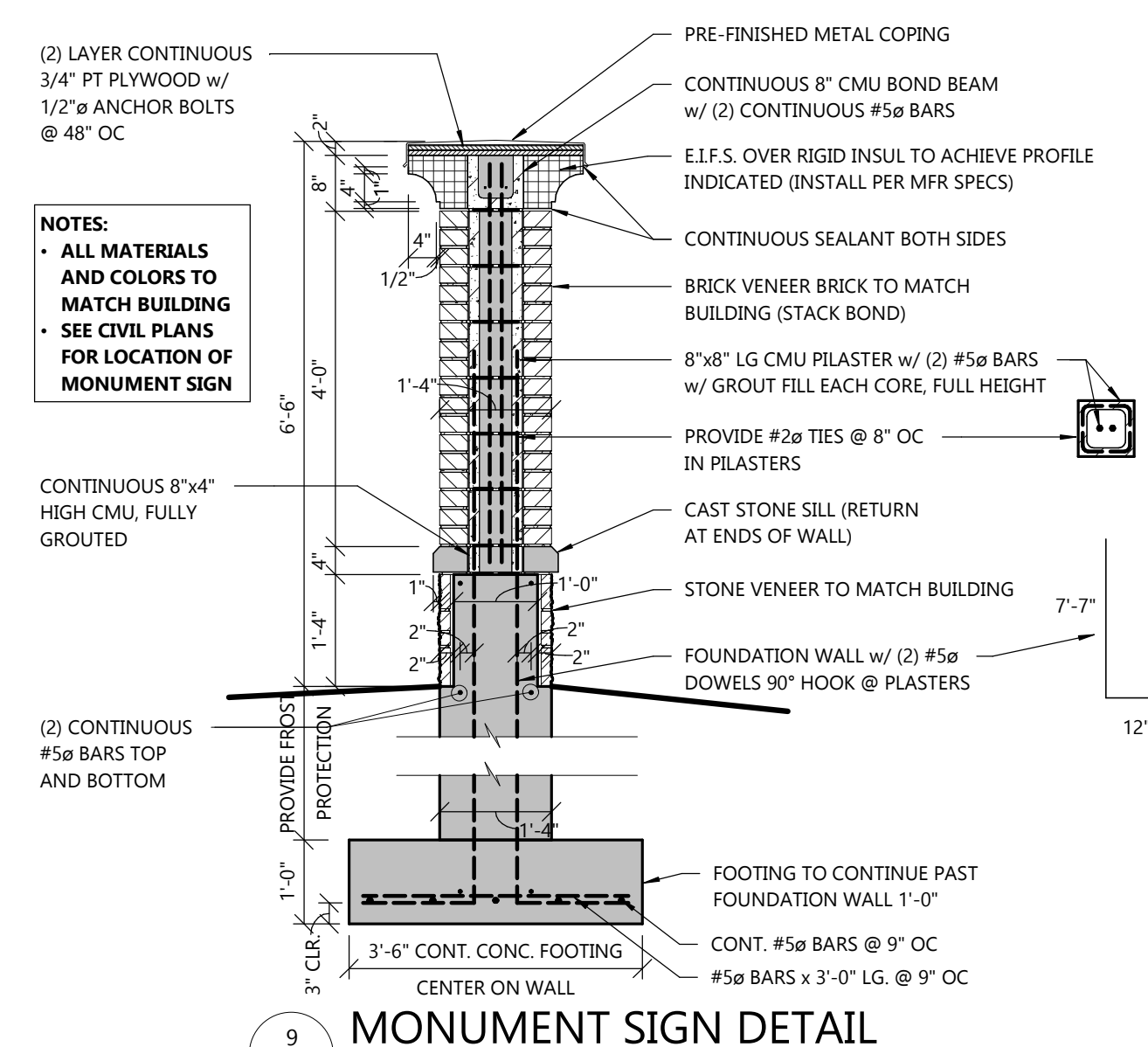
**6 DUMPSTER GATE ELEVATION**  
A0.1 NOT TO SCALE



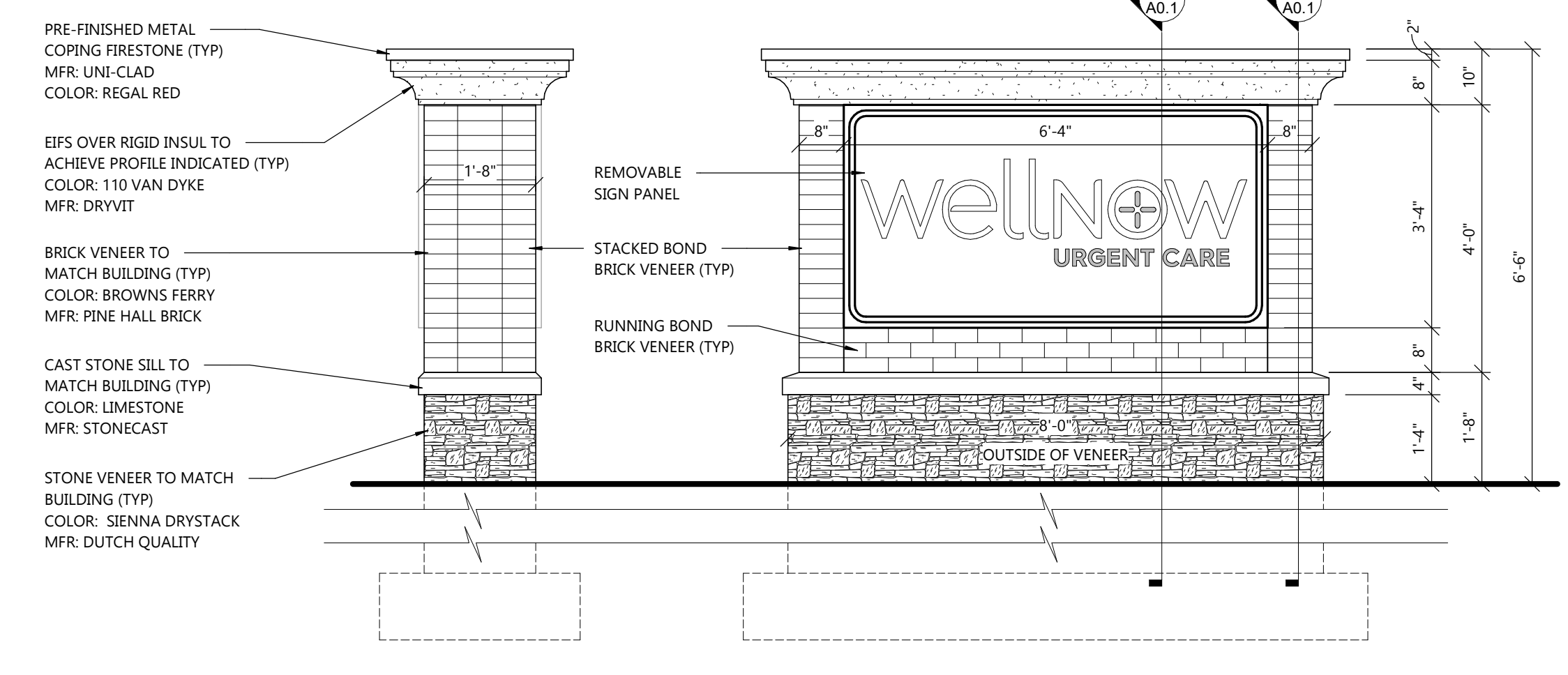
**5 BOLLARD DETAIL**  
A0.1 SCALE: 3/4" = 1'-0"



**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

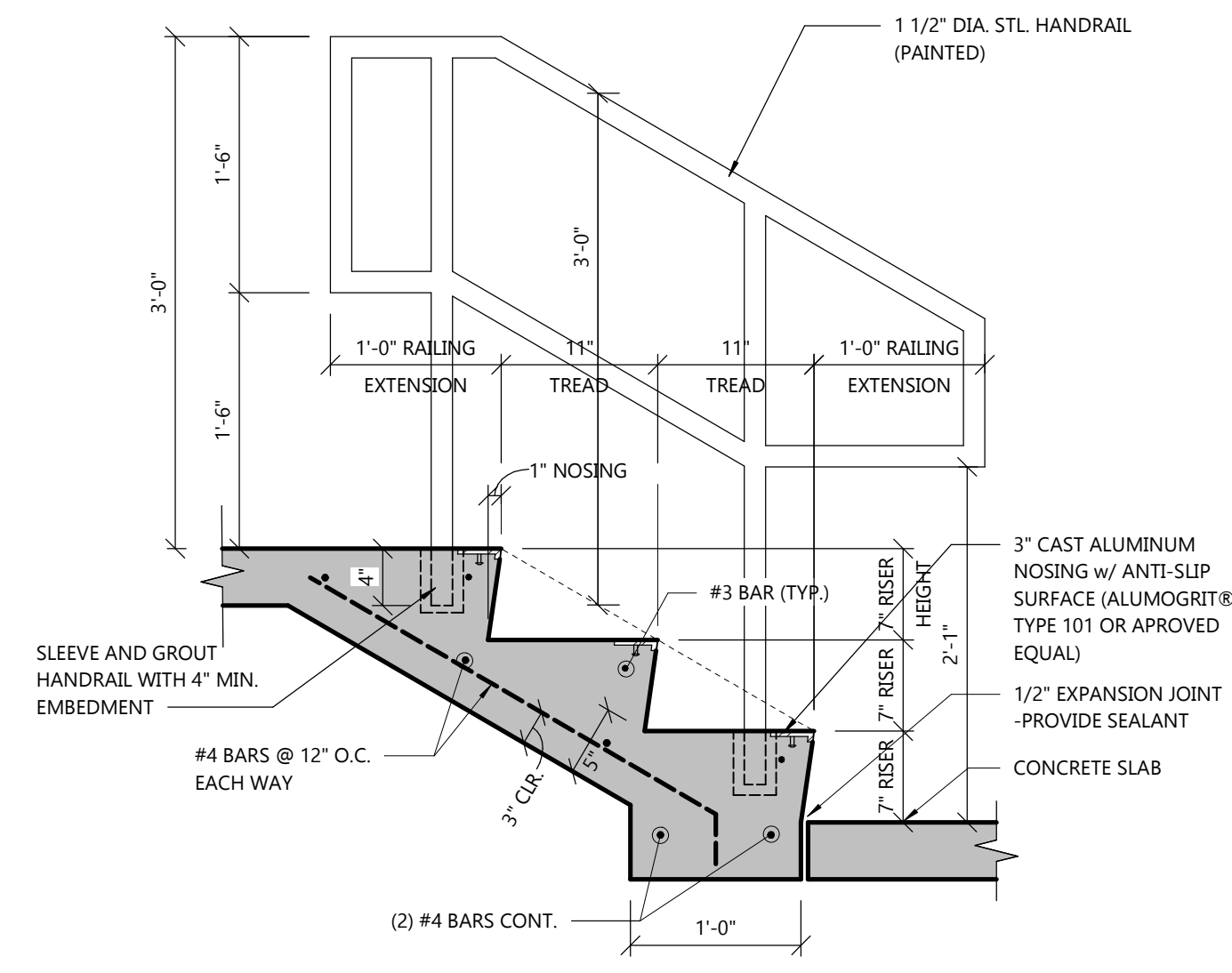
PROFESSIONAL SEAL

**PRELIMINARY DATES**  
 MARCH 17, 2020  
 MARCH 18, 2020  
 JULY 27, 2020  
 AUG. 11, 2020  
 AUG. 19, 2020

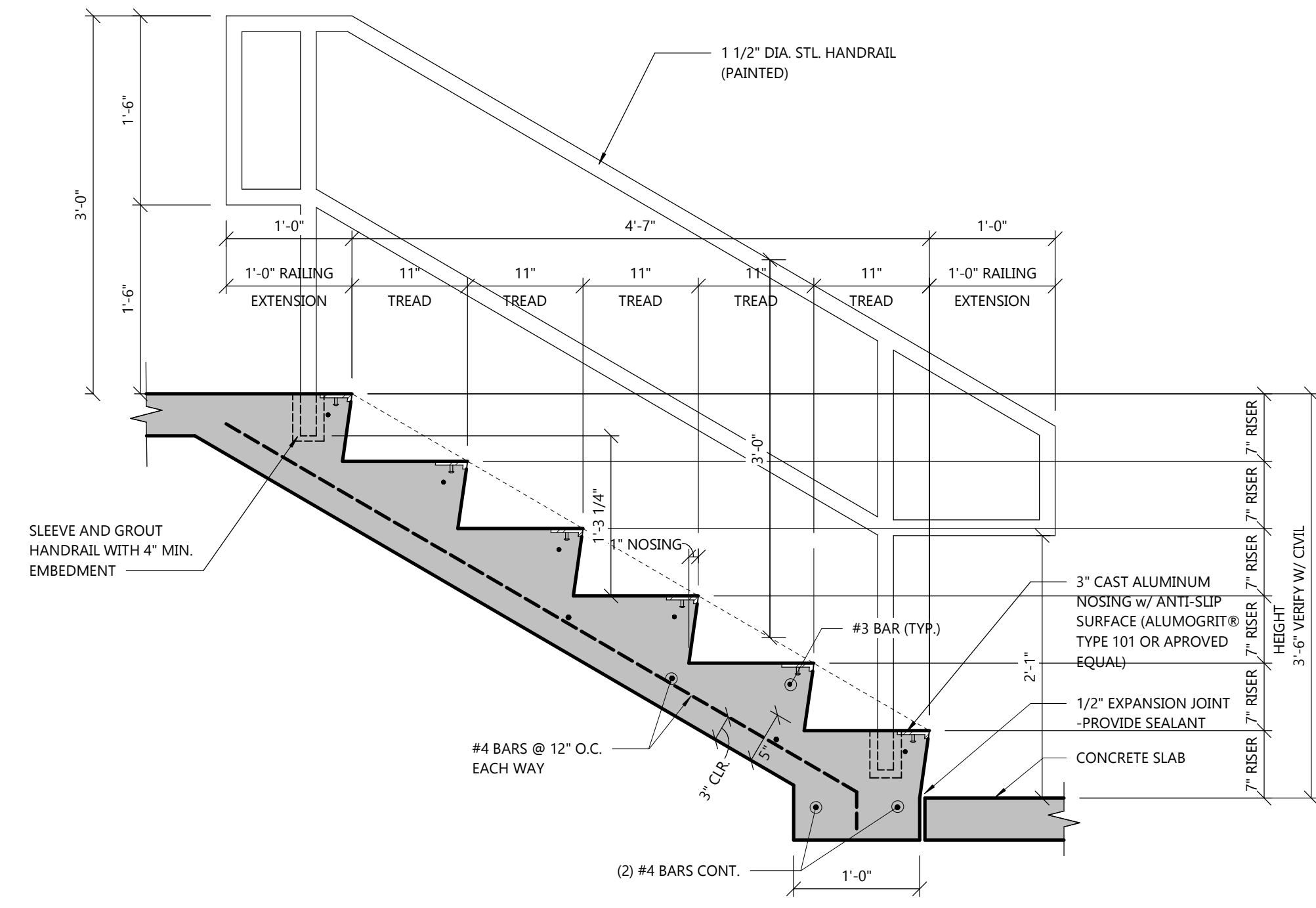
**NOT FOR CONSTRUCTION**

**JOB NUMBER**  
 1949300

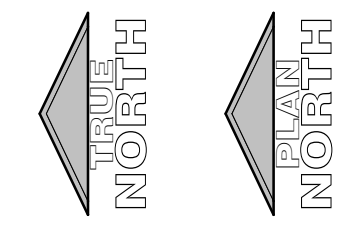
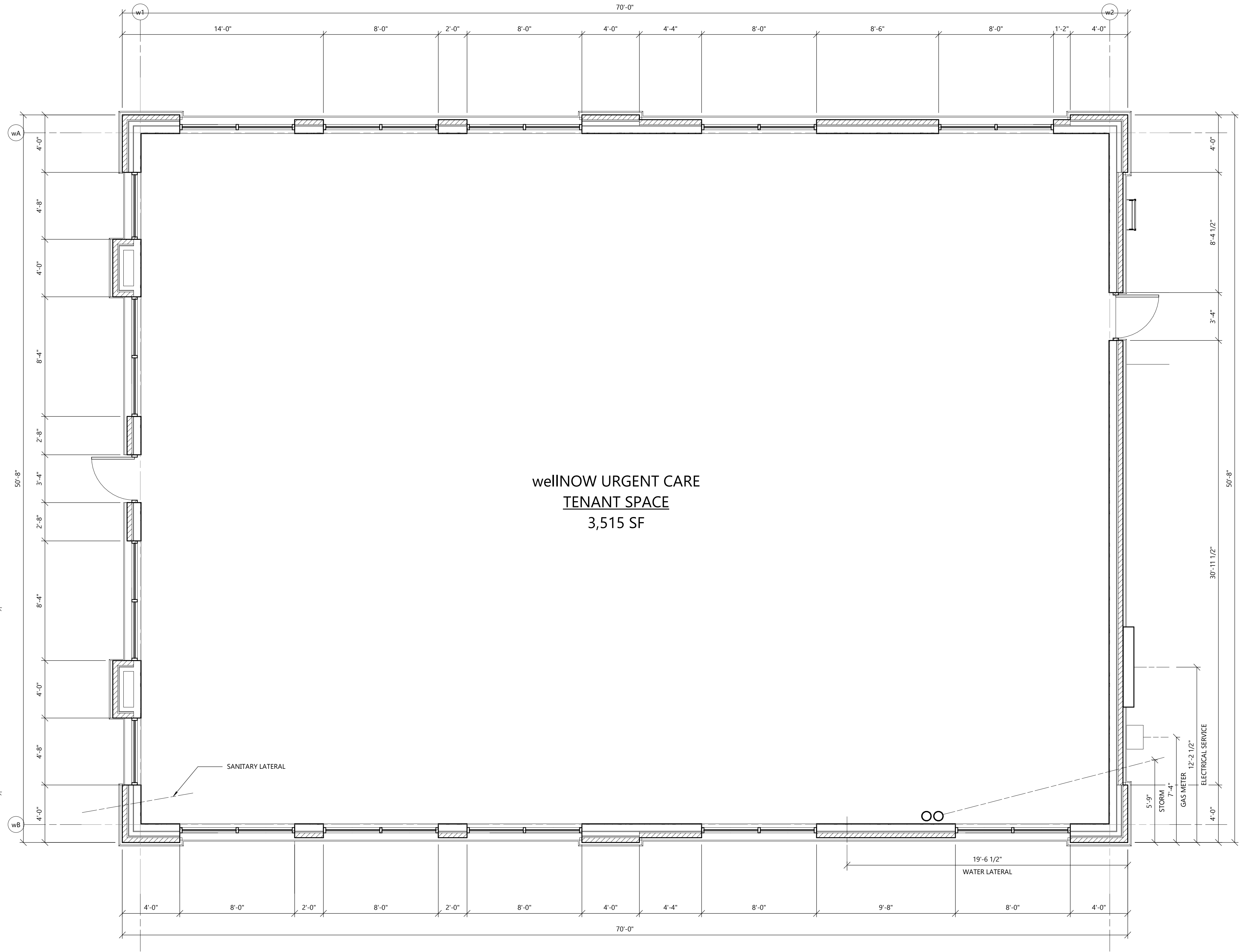
**SHEET NUMBER**  
**A11**



**2 EXTERIOR STAIR DETAIL (NORTH)**  
 SCALE: 1" = 1'-0"



**3 EXTERIOR STAIR DETAIL (SOUTH)**  
 SCALE: 1" = 1'-0"



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

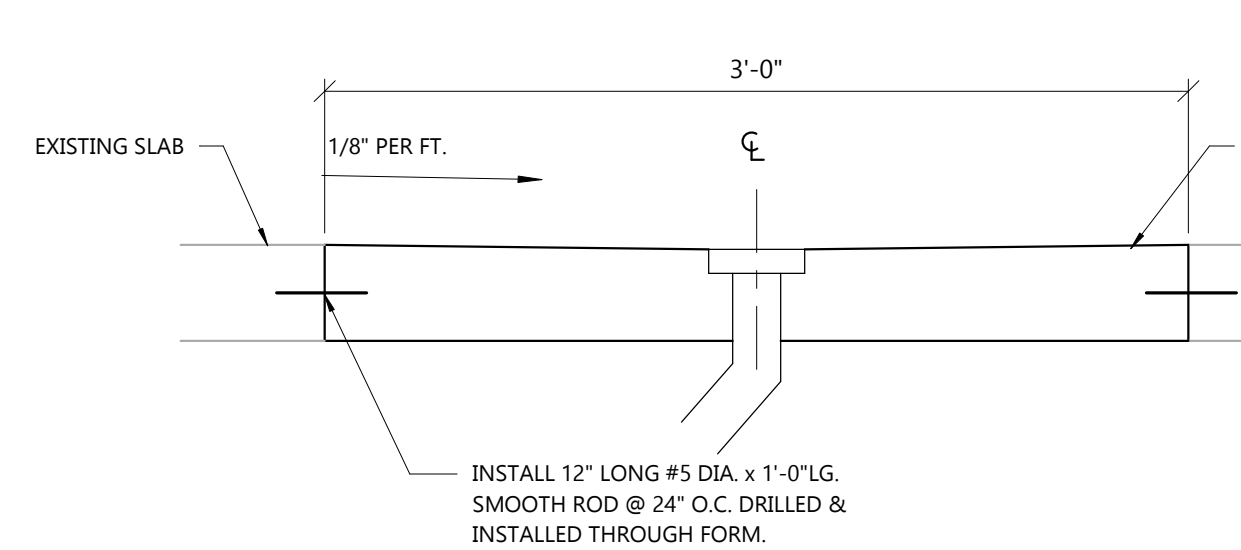


**FLOOR PLAN KEYNOTES**

- 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

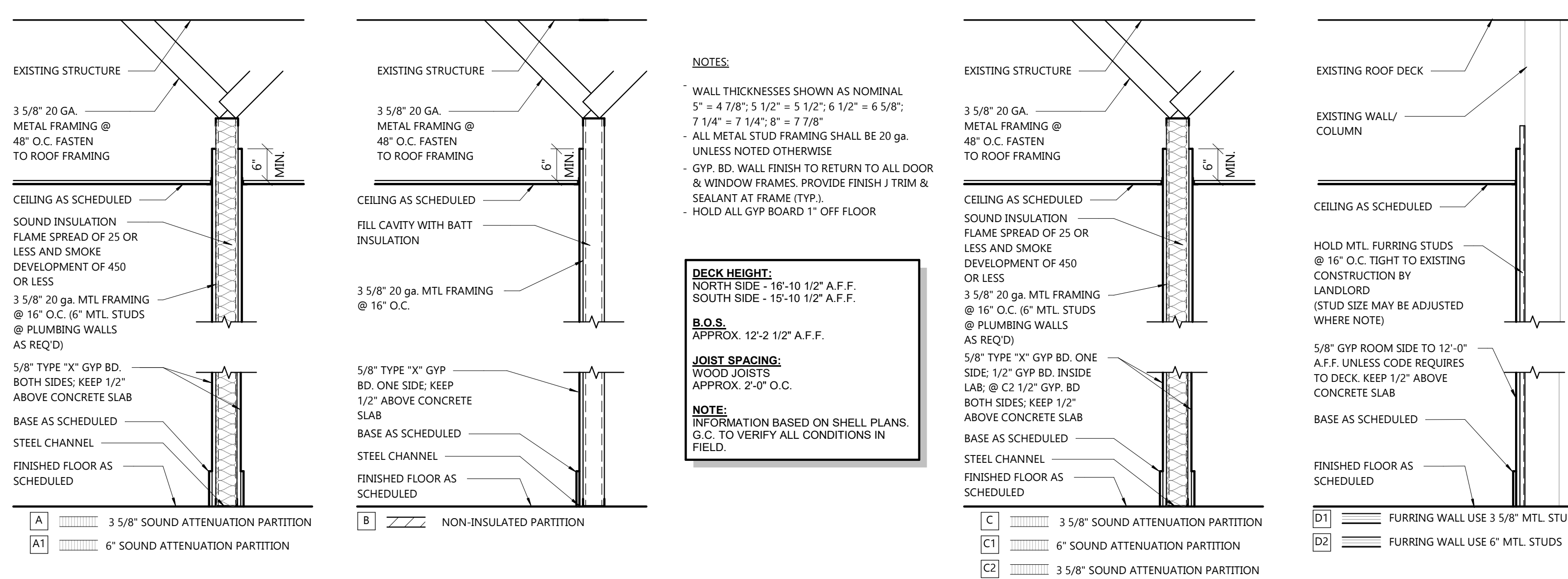
**MILWORK NOTES**

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**



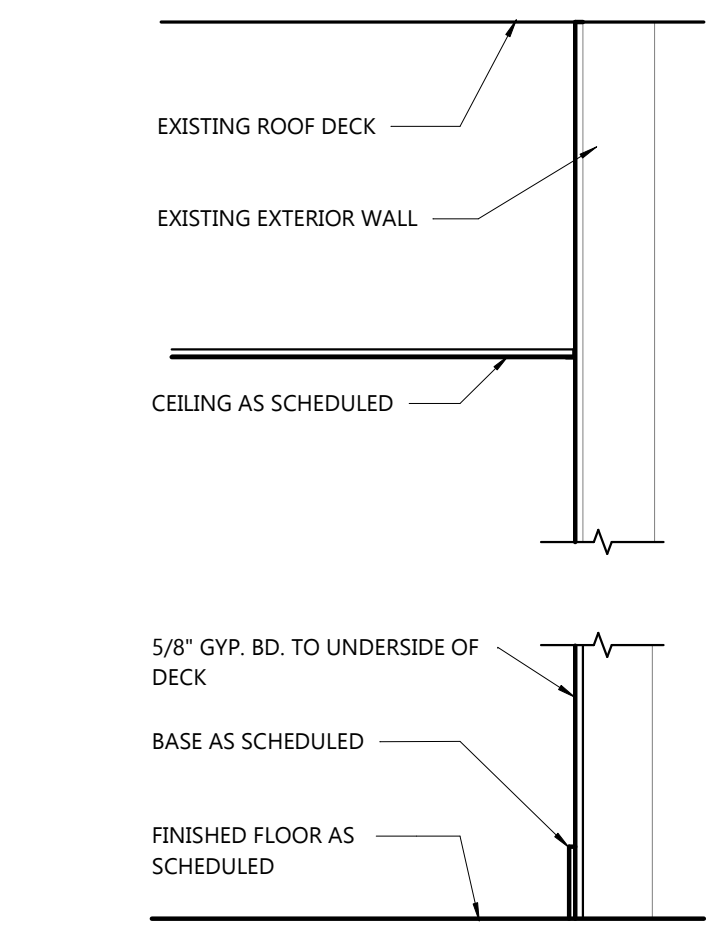
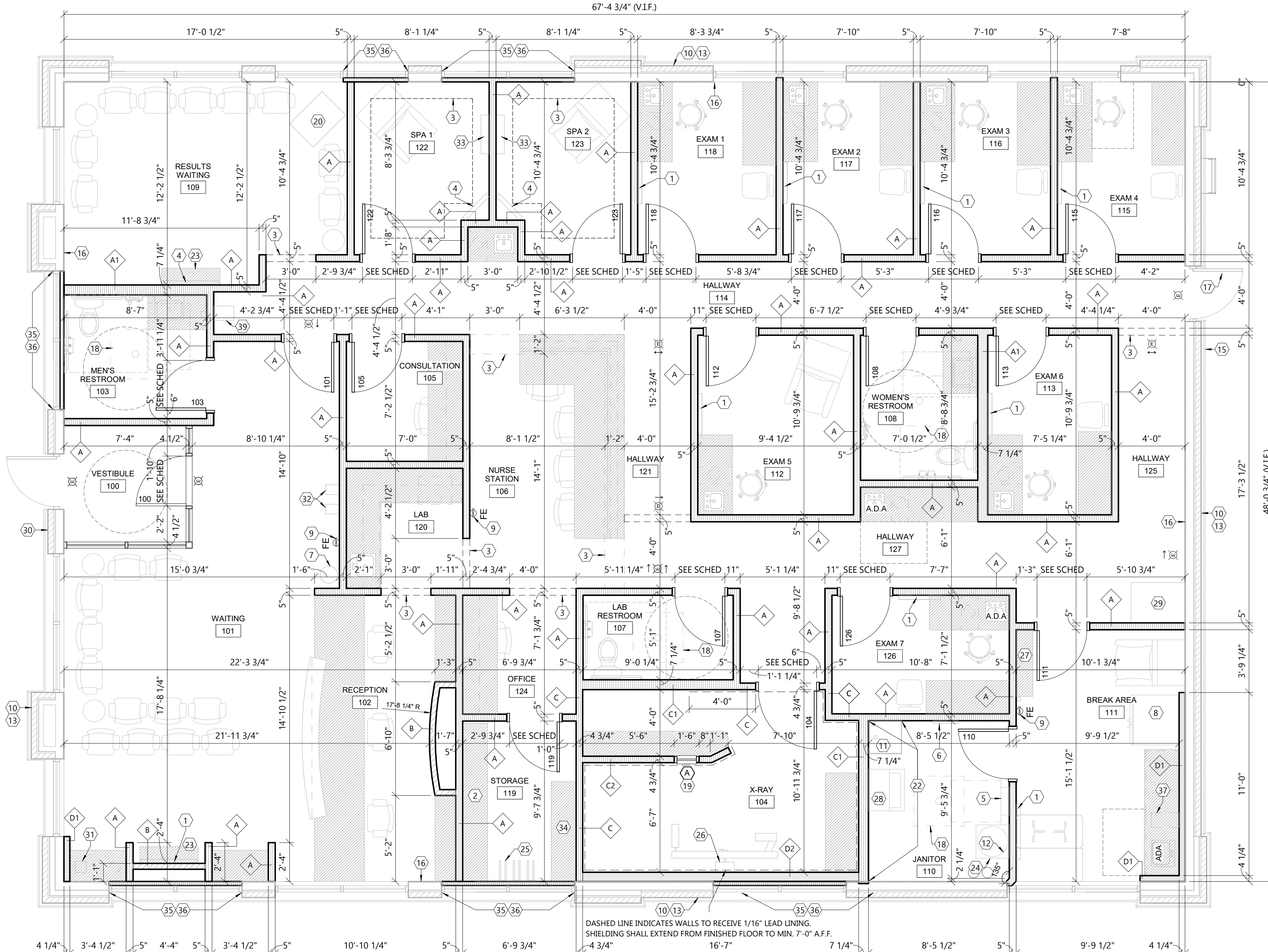
**NOTES:**  
WALL THICKNESSES SHOWN AS NOMINAL  
5" = 4 7/8"; 5 1/2" = 5 1/2"; 6 1/2" = 6 5/8";  
7 1/4" = 7 1/4"; 8" = 7 7/8"  
- ALL METAL STUD FRAMING SHALL BE 20 ga. UNLESS NOTED OTHERWISE  
- GYP. BD. WALL FINISH TO RETURN TO ALL DOOR & WINDOW FRAMES. PROVIDE FINISH J TRIM & SEALANT AT FRAME (TYP.).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



**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**

Professional seal area for the architect.

**SHEET DATES**

SHEET ISSUE AUG. 11, 2020

**REVISIONS**

NO.	DESCRIPTION

**JOB NUMBER**

2016500

**SHEET NUMBER**

**A1.1**





**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**

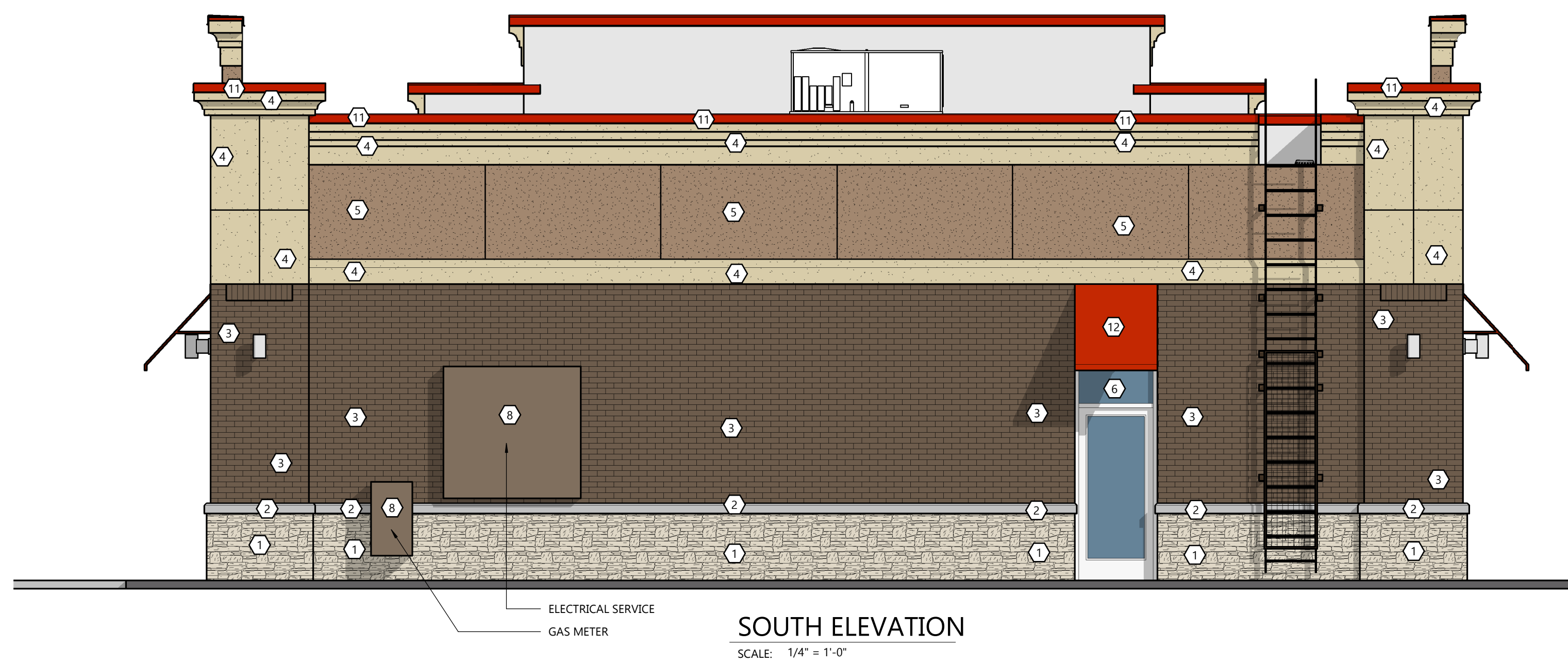
MARCH 17, 2020  
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 JULY 27, 2020  
 AUG. 11, 2020  
 AUG. 19, 2020

**JOB NUMBER**

1949300

**SHEET NUMBER**

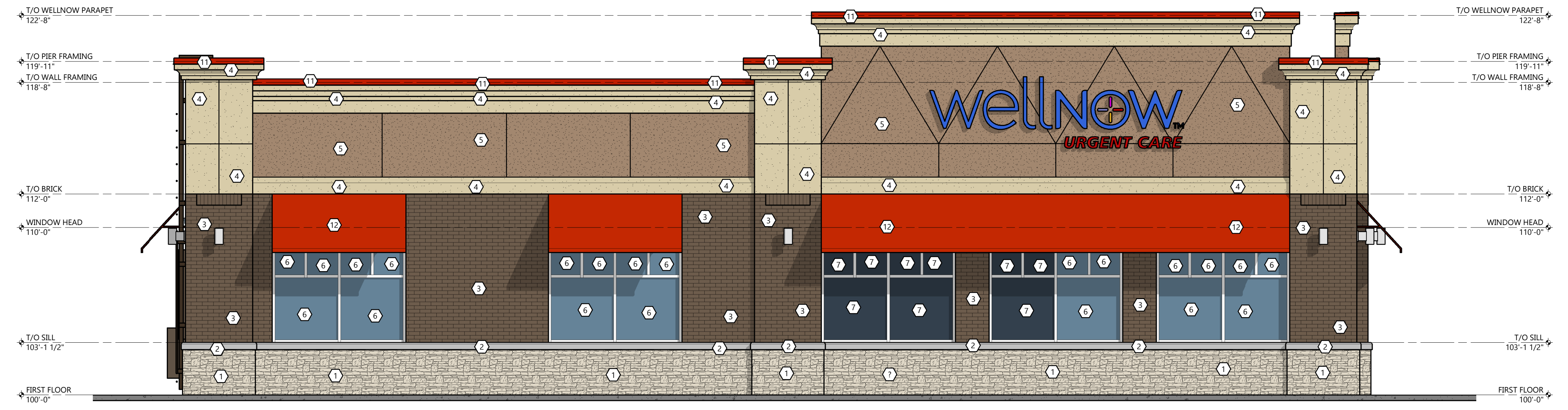
**A22**



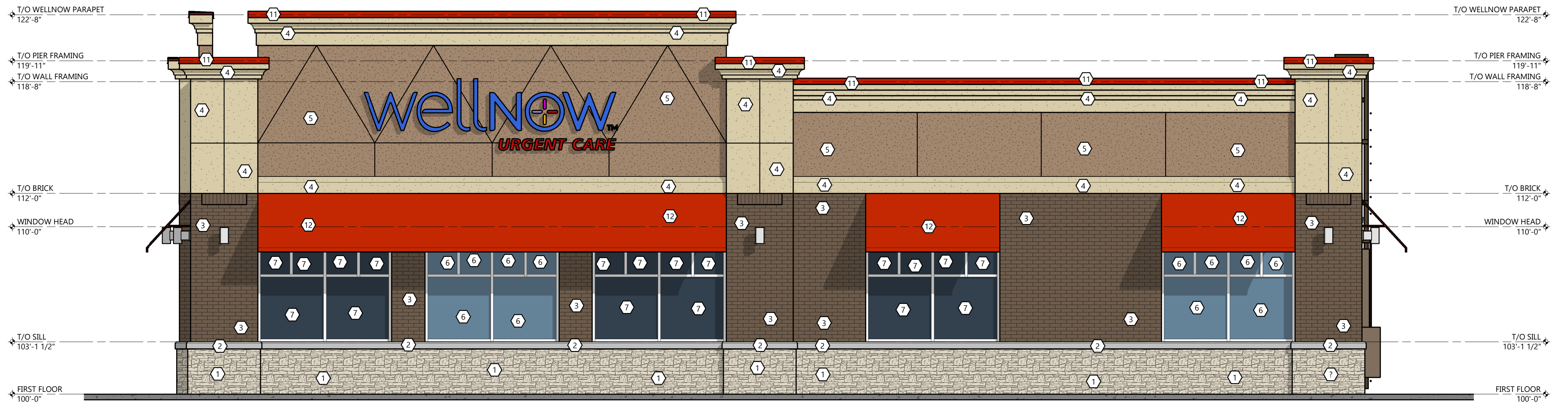
**SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



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



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



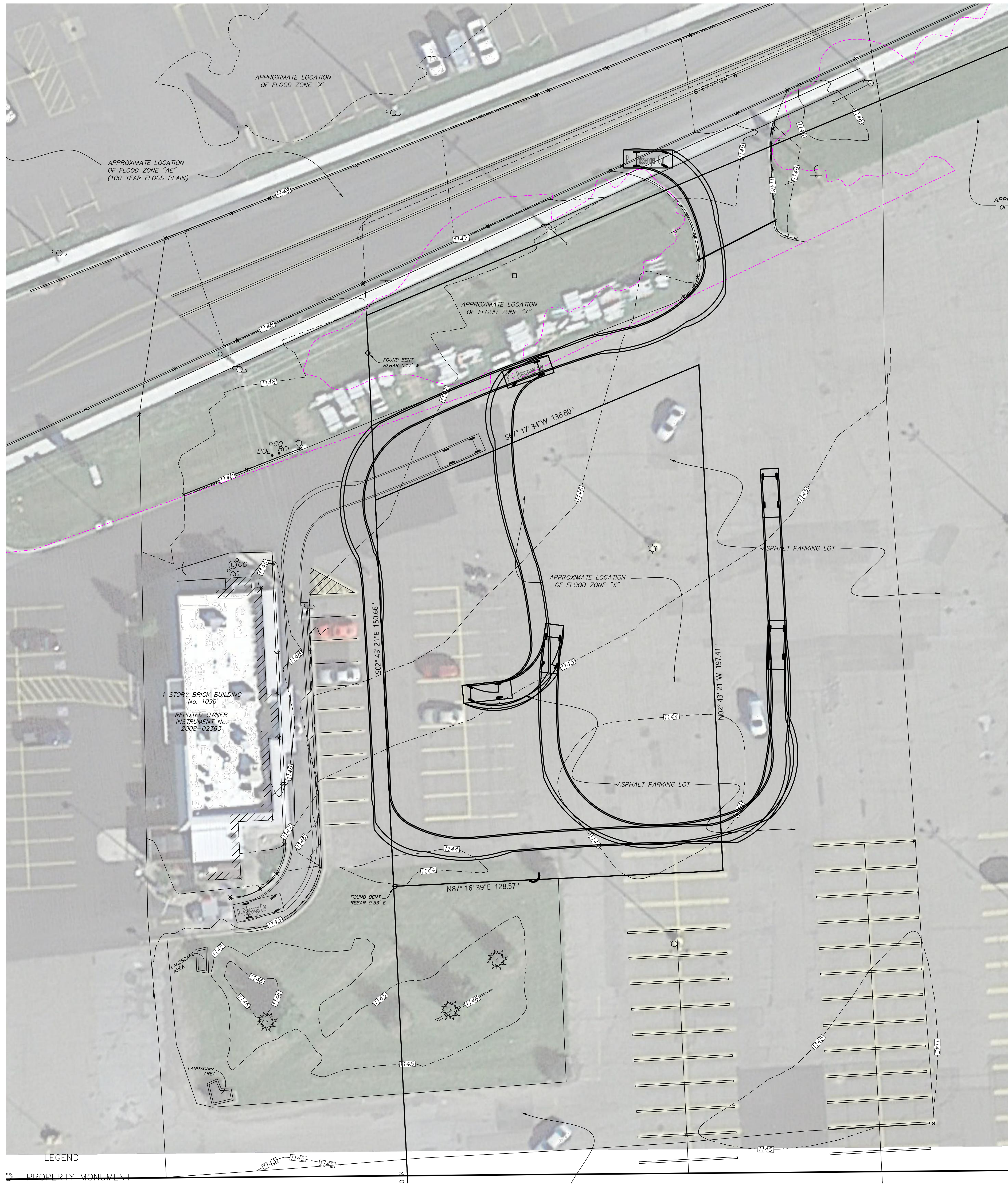
**WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"

**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

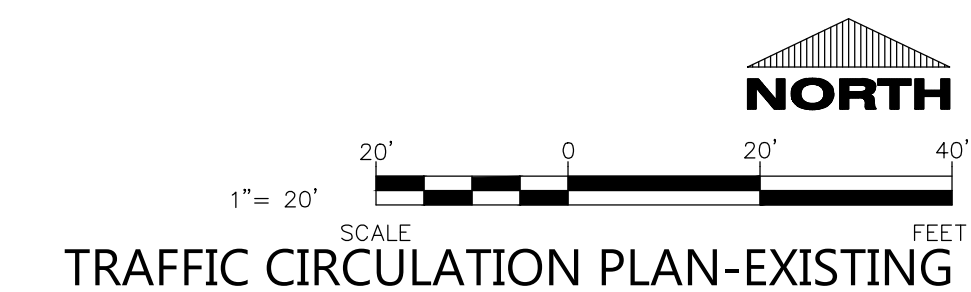
NOT FOR CONSTRUCTION





LEGEND

PROPERTY MONUMENT



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 Phone: (920) 926-9800  
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**PROJECT INFORMATION**

PROPOSED wellNOW URGENT CARE SHELL FOR:  
**CALIBER COMMERCIAL BROKERAGE**  
 GROTON AVENUE EXTENSION • TOWN OF CORTLANDVILLE, NY

PROFESSIONAL SEAL

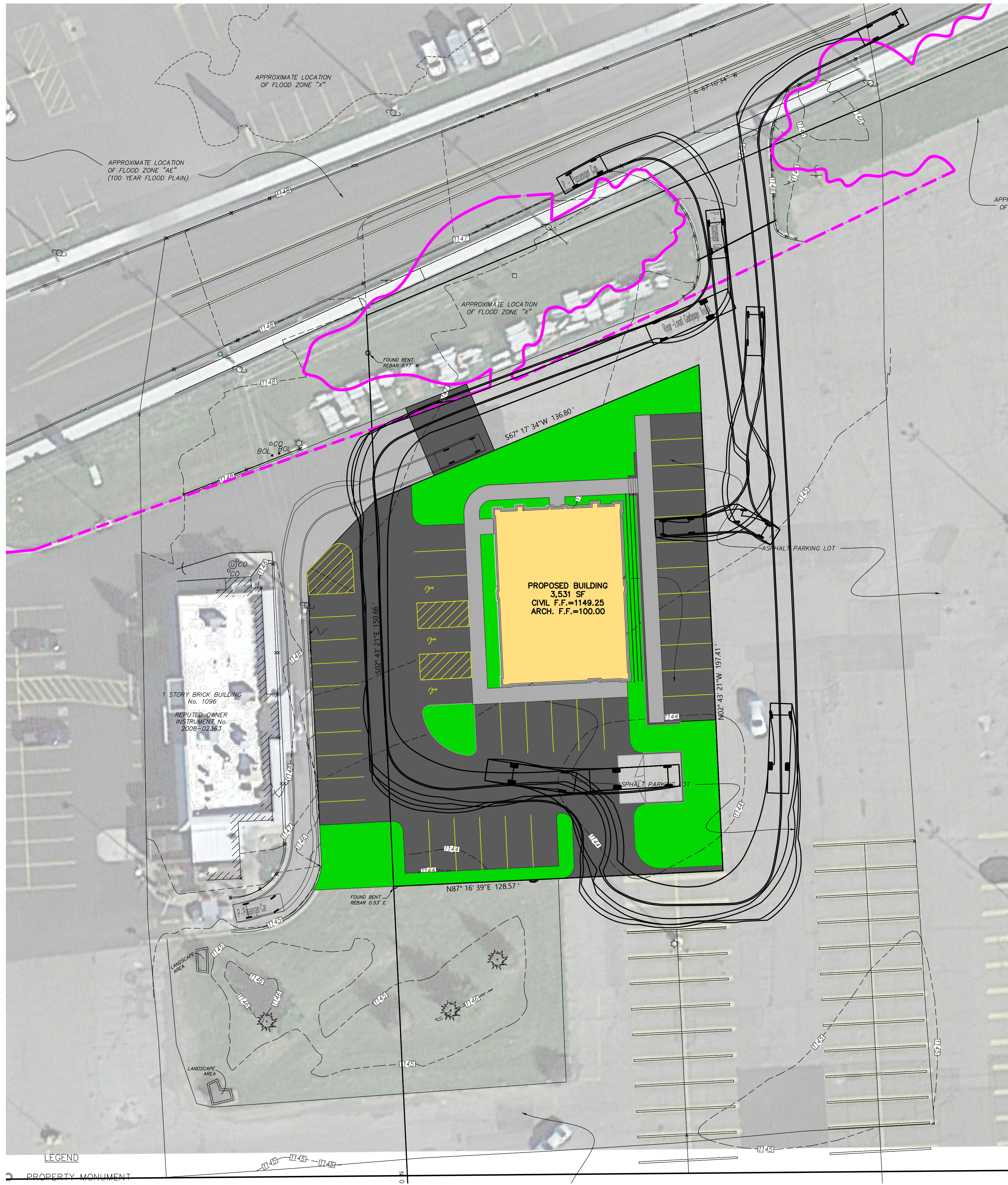
**PRELIMINARY DATES**  
 JUL 27, 2020

**NOT FOR CONSTRUCTION**

**JOB NUMBER**  
 1949300

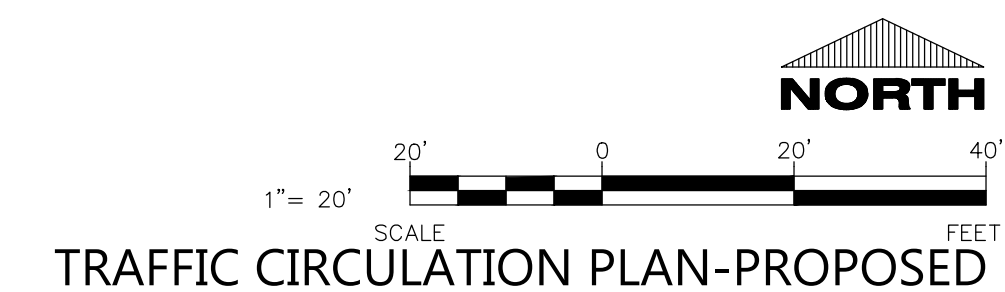
**SHEET NUMBER**  
**TCP-E**





LEGEND

PROPERTY MONUMENT



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PROFESSIONAL SEAL

**PRELIMINARY DATES**

JUL. 27, 2020

**NOT FOR CONSTRUCTION**

**JOB NUMBER**  
1949300

**SHEET NUMBER**  
**TCP-P**



**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**