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Remedial Action Work Plan

Former Accurate Die Casting Site - Site No. C734052

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Remedial Action Work Plan

Former Accurate Die Casting Site - Site No. C734052

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Certification Page

I, Bradley A Kubiak, PE, certify that I am currently a New York State registered professional engineer and that this Remedial Action Work Plan was prepared in accordance with applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).

081039	**05/05/2023**	
NYS Professional Engineer #	Date	Signature
081039	**06/02/2026**	
NYS Professional Engineer #	Date	Signature
081039	**08/13/2026**	
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List of Acronyms

Acronym	Definition
BCP	Brownfield Cleanup Program
bgs	below ground surface
BTEX	benzene, toluene, ethylbenzene, and xylene
C&D	Construction & Demolition
CAMP	Community Air Monitoring Plan
CAMU	Corrective Action Management Unit
CERP	Community and Environmental Response Plan
CFR	Code of Federal Regulations
COC	Contaminant of Concern
CQA/CQC	Construction Quality Assurance/Construction Quality Control
CQAP	Construction Quality Assurance Plan
cy	cubic yards
DCE	dichloroethylene
DER	Division of Environmental Remediation
DNAPL	Dense Non-Aqueous Phase Liquid
ESCP	Erosion and Sediment Control Plan
ESD	Explanation of Significant Differences
ft	feet or foot
GAC	Granular Activated Carbon
HASP	Health and Safety Plan
HSCP	Health, Safety, and Contingency Plan
in	inch
IRM	Interim Remedial Measure
NYCRR	New York Codes, Rules and Regulation
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
NYSDOT	New York State Department of Transportation
OBG	O'Brien & Gere Engineers, Inc.
O&M	Operation & Maintenance
PAH	Polycyclic Aromatic Hydrocarbon
PCB	Polychlorinated Biphenyl
PCE	tetrachloroethene
PFAS	perfluoroalkyl and polyfluoroalkyl substances
PFOS	perfluorooctane sulfonate
PRR	Periodic Review Report
QA/QC	Quality Assurance/Quality Control
QHHEA	Qualitative Human Health Exposure Assessment
RA	Remedial Action
RAO	Remedial Action Objective
RAWP	Remedial Action Work Plan
RI/FS	Remedial Investigation
RIR	Remedial Investigation Report
RIWP	Remedial Investigation Work Plan
ROD	Record of Decision
SAP	Sampling and Analysis Plan
SCGs	Standards, Criteria, and Guidance
SCO	Soil Cleanup Objective
SMP	Site Management Plan

SPDES	State Pollutant Discharge Elimination System
SSDS	Sub-slab Depressurization System
SVI	Soil Vapor Intrusion
SVOC	Semi-volatile Organic Compound
SWPPP	Stormwater Pollution Prevent Plan
TCA	trichloroethane
TCE	trichloroethene
TRACK 1	BCP term meaning “no restrictions on the use of the property”
TRACK 4	BCP term meaning “restricted use with site-specific soil cleanup objectives, where the shallow exposed soils must meet the generic SCOs.”
UST	Underground Storage Tank
VOC	Volatile Organic Compound

1. Introduction

1.1 General

This document presents the Remedial Action Work Plan (RAWP) for the 32.9-acre Former Accurate Die Casting Site located at 547 East Genesee Street, Fayetteville, New York (referred to herein as the Site, the property, and the BCP Site). The Site location is shown on Figure 1. This RAWP was prepared by Ramboll Americas Engineering Solutions, Inc. (Ramboll) in coordination with James Environmental Management (JEM) (representing the developer's team), hereafter referred to as 'Consultants'. This RAWP was prepared on behalf of FOUBU Environmental Services, LLC (FOUBU), the current Site owner and the BCP volunteer, in accordance with Title 6 of the New York Codes, Rules and Regulations (NYCRR), Subpart 375-3 Brownfield Cleanup Program (December 31, 2025). The current Site owner entered the Brownfield Cleanup Program (BCP) as a "volunteer". The Site was accepted into the BCP in 2015 and designated as Site No. C734052-03-15.

The limits of the BCP Site are shown on Figure 2. The limits of the BCP Site coincide with the limit of the New York State Department of Environmental Conservation (NYSDEC) Inactive Hazardous Waste Disposal (a.k.a. State Superfund) Site No. 734052; as such, some of remedial the obligations associated with the property fall within the jurisdiction of the State Superfund program as defined in a Consent Order, Index No. A7-0318-94-10 (CO).

The purpose of the RAWP is to document the development and evaluation of remedial alternatives and design of the proposed remedial action. A future end user for the southern, 15.9-acre industrial-zoned portion of the property has been identified and commercial redevelopment is anticipated. Redevelopment plans were approved by the Village of Fayetteville on December 5, 2022 and are included as Appendix A. The northern 17-acre parcel will be rezoned to 'Parkland and Open Space,' as required by the 2026 Zoning Updates associated with the Village of Fayetteville's (Village) Comprehensive Plan, adopted April 10, 2023, and use will be restricted to passive recreational and excludes permanent buildings (refer to Section 4.2). Project support plans will be prepared and submitted to NYSDEC for review when a construction contractor is retained.

1.2 Document Format

This RAWP is organized into the following sections:

Section 1 – Introduction
Section 2 – Background
Section 3 – Site Characteristics
Section 4 – Development of Remedial Action Objectives (RAOs)
Section 5 – Development and Analysis of Alternatives
Section 6 – Proposed Remedy
Section 7 – Construction Quality Assurance/Construction Quality Control
Section 8 – Institutional and Engineering Controls
Section 9 – Temporary Facilities
Section 10 – Post-Construction
Section 11 – Schedule
Section 12 – References

2. Background

2.1 Site Description

Accurate Die Casting and predecessor owners and operators of the facility conducted manufacturing operations at the Site from approximately 1950 until 1988 when Accurate Die Casting abandoned the facility. The facility was used for die and casting operations to fabricate metal products for the automobile industry and other industries. A chronology of important activities and relevant findings are summarized below.

- In 1987, a waste oil spill was discovered in the northwest area of the former Accurate Die Casting property north of the Site (later defined as Area 1, as shown on Figure 3). The spill was reported to the NYSDEC, and approximately 120 tons of petroleum-impacted soil was removed and disposed off-site.

- ITT Corporation (ITT) acquired the property, including the Site, in 1988. A Phase I environmental site assessment was completed in 1989. A Phase II environmental assessment, including a soil vapor survey, was completed in 1990, which concluded that trichloroethene (TCE) contamination existed in soil, groundwater, and surface water. Three contaminated areas were also remediated in 1990, as follows:

  - Approximately 70 drums of waste located inside the building were characterized and disposed off-site.
  - The sludge from the TCE degreasing system was removed and the system was decontaminated.
  - The area outside the northeast corner of the building (later defined as Area 2, as shown on Figure 3) was pumped until TCE free product was not observed in samples, and evacuated materials were disposed off-site.
  - Transformers containing polychlorinated biphenyl (PCB) fluids and soils located in the transformer area exhibiting concentrations above guidance values were removed and disposed off-site.

- In 1990, the NYSDEC included the entire 32.9-acre property on its Registry of Inactive Hazardous Waste Sites as a Class 2 site, which indicated that the site constituted a significant threat to human health or the environment and that action was required to investigate and, if necessary, remediate the site.

- In 1991, NYSDEC and ITT entered into a Consent Order for the implementation of the Remedial Investigation and Feasibility Study (RI/FS) program. The Remedial Investigation (RI) confirmed the presence of soil and groundwater impacts associated with historic property usage and identified the primary contaminant in soil and groundwater was TCE (Stearns & Wheeler, 1993). In addition, soil samples collected in the waste oil spill area (later defined as Area 1, as shown on Figure 3) contained polycyclic aromatic hydrocarbons (PAHs), PCBs and volatile organic compounds (VOCs). Zinc was detected in sludge sampled from the septic tank, and chromium was detected above the groundwater standard at MW-9. TCE was also detected in a groundwater seep in the steep bank of Bishop Brook.

- The RI also identified the following five areas of concern (see Figure 3) at the former Accurate Die Casting property (note- Areas 1 and 3 are not located on the redefined BCP Site):

  Area 1: the former waste oil spill area
  Area 2: an area of TCE-impacted soil in the vicinity of MW-3

Area 3: plume of dissolved TCE in the shallow groundwater
Area 4: dissolved TCE in the bedrock aquifer
Area 5: sludge contained in the septic tank

- In 1994, NYSDEC issued a *Record of Decision for Former Accurate Die Casting Site, Fayetteville, New York, Site Number 7-34-052* (ROD; NYSDEC, 1994) for the former Accurate Die property which included remedial actions for the five areas of concern. Remedial actions to address the five areas of concern were conducted under the New York State Superfund Program between 1995 and 1999 and are described below. Refer to Figure 3 for depictions of each of the areas.

Area 1 - PCB / PAH / VOC Soils Area (CAMU)

- Approximately 600 cubic yards (cy) of PCB/PAH/VOC-impacted soil was excavated from the northwest area of the property in accordance with the NYSDEC-approved *PCB/PAH/VOCs Soils Area Excavation Plan* (OBG, 1995a).
- Approximately 350 cy of the excavated soil was disposed off-site.
- Approximately 250 cy of the soil was mechanically processed on the property, placed in the CAMU and covered with approximately 1 foot of clean fill, in accordance with an *Amended ROD for Former Accurate Die Casting Site, Fayetteville, New York, Site Number 7-34-052* (AROD; NYSDEC, 1997).
- A groundwater collection trench was constructed downgradient of Area 1, in accordance with the 1998 *Explanation of Significant Differences* (ESD) *Notice* (NYSDEC, 1998b), and approximately 300 cy of soil excavated during construction of the trench was placed into the CAMU, as approved by NYSDEC.

Area 2 - Northeast Corner Outside Former Manufacturing Facility

- TCE-impacted soils were excavated from the area outside the northeast corner of the facility as part of an Interim Remedial Measure (IRM), mechanically processed on-Site, and used for backfill in the excavation, in accordance with the NYSDEC-approved *IRM Work Plan* dated May 1994 (OBG, 1994a). Remedial activities completed in Area 2 are summarized in the NYSDEC-approved *Soil Remediation Activities Summary Report* dated October 1994 (OBG, 1994b).

Area 3 – Overburden Groundwater

- Prior to backfilling the Area 2 excavation with processed soils, a groundwater collection sump was installed (S-1) in accordance with the *IRM Work Plan* (OBG, 1994a). The sump extends to the clay layer encountered at the base of the Area 2 excavation (approximately 22 feet below ground surface [bgs]).
- An overburden recovery well was installed in the vicinity of Area 3 (RW-1).

Area 4 – Shallow Bedrock Groundwater

- A shallow bedrock recovery well was installed in the vicinity of Area 2 (RW-2), in accordance with the NYSDEC-approved *Remedial Design/Remedial Action (RD/RA) Work Plan* dated March 1995 (O'Brien and Gere, 1995ba).
- The groundwater recovery and treatment system (including S-1, RW-1, RW-2 and the collection trench) is currently operated and monitored under a NYSDEC-approved *Operation and Maintenance (O&M) Plan* dated December 2000 (OBG, 2000b). Recovered groundwater is

treated on-site using granular activated carbon (GAC) and discharged to Bishop Brook under a State Pollutant Discharge Elimination System (SPDES) Permit.

Area 5 – Septic Tank

- The septic tank located in the northeast part of the Site was uncovered and the contents were removed and disposed off-site, in accordance with the 1995 RD/RA Work Plan (O'Brien and Gere, 1995b). The interior of the septic tank was pressure-washed before filling and burying the tank in place.

The remedial activities conducted in the five areas identified above are documented in the *Final Engineering Report* (OBG, 2000a).

- Three underground storage tanks (USTs) were abandoned in 1995 as follows:

  - A 1,000-gallon leaded gasoline UST was removed from the western side of the former manufacturing facility. At the time of removal, rust holes were identified in the bottom of the tank, and with the approval of NYSDEC, the tank was removed, and the excavation was backfilled.
  - An 85-gallon #2 fuel UST was removed from outside the northwestern portion of the former manufacturing facility, near the furnace room; however, specific details of the removal are not available.
  - A 15,000-gallon #2 fuel oil UST is located the northwestern portion of the former manufacturing facility beneath the furnace room and was closed in place. At the time of closure, approximately 6,000 gallons of aged virgin fuel oil was removed from the tank and disposed prior to pressure washing and backfilling the tank.

  Additional documentation regarding these tanks or the removal activities is not available.

- Vapor intrusion evaluations were conducted for both on-Site and off-site buildings in 2006 which resulted in sub-slab depressurization systems (SSDSs) being placed in off-site structures where vapor intrusion was suspected. The results of the on-site evaluation are presented in *Technical Memorandum – Vapor Intrusion Evaluation Results* (OBG, 2006) and *Technical Memorandum – Results of Vapor Intrusion Sampling at Off-Site Properties* (O'Brien and Gere, 2007) for the off-site properties. The off-site vapor intrusion systems are currently operated and maintained under the *Operation and Maintenance Plan for Off-Site Vapor Intrusion Mitigation Systems* (O'Brien and Gere, 2009).

- Deed restrictions were filed for the former Accurate Die property (including the BCP Site) in 2014 and prohibit the following activities:

  - construction of groundwater supply wells for consumption or production.
  - excavation within the CAMU.
  - disturbance or excavation of the property which threatens the integrity of the engineering controls or which results in unacceptable human exposure to contaminated soils.

  The deed restrictions also require the Responsible Party to evaluate the potential for soil vapor intrusion (SVI) within occupied on-property buildings.

- The property was sold to O'Brien & Gere Technical Services, Inc. in 1999, and to 547 East Genesee Street, LLC in 2000.

- In 2014, the NYSDEC changed the classification of the Hazardous Waste Site from a Class 2 site to a Class 4 site (proper closure achieved– requires continued management).

- The property was accepted into the BCP in 2015 under the Brownfield Site Cleanup Agreement Index C734052-03-15. In 2017, 547 East Genesee Street, LLC transferred ownership to FOUBU.

- In accordance with requirements of the BCP, FOUBU submitted a *Remedial Investigation Work Plan for the Former Accurate Die Casting Site* (RIWP; Ramboll, 2019) to NYSDEC in October 2019.

- Between 2019 and 2020, a RI was conducted in accordance with the *Remedial Investigation Work Plan for the Former Accurate Die Casting Site* (Ramboll, 2019). The results of the RI are summarized in the *Remedial Investigation Report for the Former Accurate Die Casting Site* (RIR; Ramboll, 2021).

The former Accurate Die property is currently managed under two regulatory remedial frameworks. O&M activities associated with soil within the CAMU, groundwater recovery and treatment system (groundwater monitoring), and off-site vapor intrusion systems are conducted under the State Superfund program (Site No. 734052). Remedial activities related to mitigation of exposures primarily relating to redevelopment of the southern portion of the Site for commercial purposes are conducted under the BCP (Site No. C734052).

3. Site Characteristics

3.1 Site Geology

Site geology consists of glacially derived overburden materials overlying bedrock. The composition of the overburden materials is variable and complex, and the thickness varies across the Site. The upper portion of the overburden consists of silt with varying amounts of fine to medium angular gravel and fine to medium sand. A dense lodgement till overlies the majority of the bedrock underlying the Site, and where present, it ranges in thickness from 5 to approximately 20 ft, pinching out to the south in the vicinity of MW-1 and getting thicker to the north.

The lodgement till is underlain by a fractured gray-green shale to shaly dolostone. The bedrock surface slopes to the north and steepens from south to north where it outcrops at the edges of the ravine where Bishop Brook is located. Depth to bedrock ranges from approximately 20-ft in the southern portion of the Site to approximately 40 to 45-ft in the eastern portion of the Site.

3.2 Site Hydrogeology

Two groundwater zones underlie the Site. These include an unconfined (water table) unit present within the unconsolidated glacially derived overburden deposits and a confined water-bearing unit within the fractured bedrock underlying the glacial deposits. The depth to groundwater in the overburden varies across the site due to variations in surface elevation and the depth to the underlying glacial till using. Beneath the manufacturing building, the groundwater depth is around 20 ft below grade and it is around 8 to 10 ft below grade under the parking lot. On the northeast side of the site the depth to groundwater increases to between 30 to 40 ft below grade and on the northwest portion of the site, groundwater near the collection trench occurs between 3 and 10 ft below grade. Groundwater flow in this unit is generally to the north and northwest and locally influenced by the groundwater recovery well and trench. Groundwater occurrence in the bedrock aquifer is limited to fractures. The potentiometric groundwater flow direction in the bedrock is to the northwest towards Bishop Brook.

3.3 Nature and Extent of Site Contaminants of Concern

3.3.1 Soil

Northern Portion

As summarized in the RIR, surface and near-surface soil samples were collected and analyzed from 10 locations within the northern portion of the BCP Site (Ramboll, 2021). Analytical data from soil samples collected from 0 to 2 inches below ground surface (bgs) were used to provide information for assessment of human health exposures. Analytical data from soil samples collected from 0 to 2-inches (surface soil) and 2 to 12-inches and 12 to 24-inches (collectively defined as near-surface soil) were used to assess whether the top 2 ft of existing material meets the criteria for soil cover under 6 NYCRR Part 375 for residential-zoned use, consistent with current zoning. Soil samples were analyzed for VOCs, Semi-Volatile Organic Compounds (SVOCs), metals, cyanide, and PCBs. As summarized in the RIR, the 2 to 12-inch sample interval at SS-13 contained a concentration of chromium above Residential Soil Cleanup Objectives (SCOs) and manganese above the Residential and Restricted Residential SCOs.

Southern Portion Site

As summarized in the RIR, 21 surface and near-surface soil samples were collected and analyzed from 7 locations within the southern portion of the BCP Site (OBG, Part of Ramboll, 2021). Soil samples were analyzed for VOCs, SVOCs, metals, cyanide, and PCBs. Three samples were analyzed for 1,4-dioxane and perfluoroalkyl and polyfluoroalkyl substances (PFAS).

Twenty-four subsurface soil samples were collected from depths ranging between 3 and 25 ft bgs. Twenty-four subsurface soil samples were analyzed for VOCs, 12 were analyzed for SVOCs, metals, cyanide, and PCBs, two were analyzed for 1,4-dioxane and PFAS, and one was analyzed for lead.

As reported in the RIR, two samples collected from the 0- to 2-inch (in) interval contained constituent concentrations above Commercial and/or Industrial SCOs, specifically arsenic at SS-02, and benzo(a)pyrene, benzo(b)fluoranthene, and indeno(1,2,3-cd)pyrene at SS-15. In addition, SS-15 exhibited concentrations above Commercial and/or Industrial SCOs for benzo(a)pyrene, benzo(b)fluoranthene, and indeno(1,2,3-cd)pyrene within the 2 to 12-in sample interval.

3.3.2 Groundwater

The ongoing groundwater monitoring program requires bi-annual sampling of select monitoring wells with analyses for VOCs in accordance with the NYSDEC-approved Sampling and Analysis Plan (SAP) dated March 1996 (OBG, 1996) and NYSDEC-approved modifications. The most recent annual groundwater sampling data was reported in the 2019-2021 Triennial Periodic Review Report (PRR) dated March 30, 2021 (Ramboll, 2022).

Data from the October 2021 sampling event indicate TCE is the primary COC in groundwater and was detected in the majority of groundwater samples at concentrations exceeding Class GA Standards, Criteria, and Guidance (SCGs). Cis-1,2-dichloroethene (cis-1,2-DCE) was also detected exceeding Class GA SCGs in groundwater samples from six monitoring wells located on the northern portion of the Site. There are two areas on the northern portion of the property where concentrations of TCE and cis-1,2-DCE are notable:

1. At monitoring well MW-17
2. At monitoring wells MW-18 and MW-24

Elevated concentrations of TCE were detected in samples collected from the following monitoring wells located on southern portion of the BCP Site: MW-5, MW-12 and MW-13. As documented in the RIR, declines in TCE concentrations of up to one to two orders of magnitude have occurred between 1989 and 2019 in most of the monitoring wells, indicating that progress is being made toward meeting the remedial objectives established by the 1994 ROD (Ramboll, 2021; NYSDEC, 1994).

3.3.3 Surface Water and Sediment

To evaluate potential environmental impacts to Bishop Brook, three co-located surface water and sediment samples were collected during the RI. Surface water samples were analyzed for VOCs, SVOCs, PCBs, metals and cyanide, and no constituents were detected above Class C surface water SCGs, per NYSDEC's *Surface Water and Groundwater Quality Standards and Groundwater Effluent Limitations* (NYSDEC, 1998a), therefore no further action is required in relation to Bishop Brook surface water.

Sediment samples were collected from a depth of 0-6 inches and analyzed for VOCs, SVOCs, PCBs, metals and cyanide. None were detected above Class A sediment SCGs per NYSDEC's *Screening and Assessment of Contaminated Sediment* (NYSDEC, 2014), therefore no further action is required in relation to Bishop Brook sediment.

3.3.4 On-site Soil Vapor, Sub-slab and Indoor Air

As discussed in Section 2.2, a Vapor Intrusion Evaluation was conducted on the former Accurate Die property in 2006 and is summarized in *Technical Memorandum – Vapor Intrusion Evaluation Results* (OBG, 2006). Soil vapor samples were collected from nine locations. TCE and cis-1,2-DCE were identified as the primary Site COCs in soil vapor, with TCE detected in soil vapor at three of nine sampling locations, and cis-1,2-DCE found in one of nine sampling locations.

Carbon tetrachloride, chloroform, alkanes, and benzene, toluene, ethylbenzene, and xylene (BTEX), were also detected in soil vapor samples. The vapor intrusion evaluation concluded that the non-chlorinated compounds are likely part of a low-level gasoline background throughout the surrounding area sourced by off-site releases and are not site-related (OBG, 2006).

Paired sub-slab and indoor air sample sets were collected at eight locations throughout the existing on-site building to evaluate potential vapor intrusion. An ambient air sample was collected immediately adjacent to, and upwind of the building to assess the potential of impacts from upwind air sources on indoor air concentrations.

Based on Decision Matrix A of the *Guidance for Evaluating Soil Vapor Intrusion in the State of New York* (NYSDOH, October 2006, with updates dated May 2017), the soil vapor concentrations of TCE would require mitigation should the on-site building become occupied or if a new building is constructed.

3.4 Qualitative Human Health Exposure Assessment Summary

A Qualitative Human Health Exposure Assessment (QHHEA) was completed for the Site during the RIR to evaluate potential human exposure to site-related human health COCs under current and reasonably anticipated future use scenarios (Ramboll, 2021).

The QHHEA concluded that potentially complete exposure pathways may be associated with human receptors under the following scenarios:

- Future industrial/maintenance workers in an on-site building designed for human occupancy may be exposed to subsurface-derived volatilized COC vapors via vapor intrusion.
- Current and future utility workers and future construction workers may be exposed to TCE in subsurface soil through incidental ingestion, dermal contact, or inhalation of soil dust/vapors, and to TCE in groundwater via incidental ingestion, dermal contact, and ambient vapor inhalation.
- Future commercial employees and customers in an on-site building designed for human occupancy may be exposed to TCE in soil or groundwater via vapor intrusion.

4. Development of RAOs

Remedial goals and RAOs for on-site soil and soil vapor environmental media are developed based on the findings of the RI. Concentrations of COCs in these environmental media are compared to SCGs and the findings of the QHHEA to assess impacts that may warrant remedial action under the BCP. Remediation of Site groundwater and management of soil within the CAMU in the northern portion of the Site will continue in accordance with RAOs previously developed under the New York State Superfund Program. As such, (1) on-site groundwater, (2) soil within the CAMU, and (3) on-site vapor intrusion will be addressed/managed under the State Superfund Program (with the exception of soil vapor considerations under the on-site building to be constructed within the footprint of the existing building). The identification of SCGs and RAOs are presented in the following subsections.

4.1 Identification of Standards, Criteria, and Guidance

There are three types of SCGs: chemical-specific, location-specific, and action-specific. Chemical-specific SCGs are health- or risk-based numerical values, or methodologies which when applied to site-specific conditions result in numerical values. These values establish the acceptable amount or concentration of a chemical that may be found in or discharged to the ambient environment. Location-specific SCGs set restrictions on activities based on the characteristics of the land on which the activity is to be performed. Action-specific SCGs set controls or restrictions on particular types of remedial actions once the remedial actions have been identified as part of a remedial alternative. The rationale for the selection of chemical-specific SCGs related to 6 NYCRR 375 SCOs and land use is further described below.

Furthermore, NYSDEC's DER-31 Green and Sustainable Remediation and Climate Resiliency (GSR) guidance need to be considered. GSR requires that green remediation concepts and techniques be considered during all stages of the remedial program including site management, with the goal of improving the sustainability of the cleanup and summarizing the net environmental benefit of any implemented green technology.

The following provides an environmental footprint analysis of the remedy, as implemented at the time of RAWP implementation. This section of the RAWP also provides a summary of green remediation evaluations to be completed for the site during remedial activities and reported in Periodic Review Reports (PRRs).

This RAWP has evaluated the items listed below in relation to the implementation of the selected remedy.

- Waste Generation: Demolition debris (metal and concrete, brick, masonry, etc.) will be recycled for reuse to the extent practical. Soil will be left in place and covered with approved material (concrete slab, pavement, etc.) to the extent practical to avoid off-site transportation and disposal. Any soil excavated for off-site disposal will utilize trucks that are newer than 2007. Truck idling will not be allowed on-site. Soil will be disposed at a local permitted landfill reducing vehicle emissions.
- Energy usage: The selected remedy will not use electricity or any other power with the exception of the SSDS which will utilize small, high-efficiency fans.
- Emissions: The selected remedy will not result in emissions with the exception of trucking as described above.
- Water usage: The selected remedy will not use water; stormwater will be captured and infiltrated on-site as part of site redevelopment.
- Land and/or ecosystems: Ecosystems will not be disturbed during site remediation. The area to be redeveloped in not larger than the previously-developed area.

- Making the Remedy Greener. Green building strategies such as those outlined in the U.S. Green Building council (USGBC) Leadership in Energy and Environmental Design (LEED) will be considered during site remediation and redevelopment activities.

For major remedial system components, green remediation evaluations and corresponding modifications will be undertaken as part of a formal Remedial System Optimization (RSO), or at any time that the NYSDEC project manager feels appropriate, (e.g. during significant maintenance events or in conjunction with storm recovery activities).

Modifications resulting from green remediation evaluations will be routinely implemented and scheduled to occur during planned/routine operation and maintenance activities after approval from the DER project manager. Reporting of these modifications will be presented in the PRR.

Transportation to and from the Site, use of consumables in relation to visiting the Site in order to conduct system checks and/or collect samples, and shipping samples to a laboratory for analyses have direct and/or inherent energy costs. The schedule and/or means of these periodic activities have been prepared so that these tasks can be accomplished in a manner that does not impact remedy protectiveness but reduces expenditure of energy or resources. Site visits for inspection and monitoring will be combined to minimize travel to the extent possible.

Site Management Forms, information on energy usage, solid waste generation, transportation and shipping, water usage and land use and ecosystems will be recorded to facilitate and document consistent implementation of green remediation during site management and to identify corresponding benefits. A set of metrics has been developed and will be evaluated over time to ensure that green remediation actions are achieving the desired results. Metrics will include disposals used, frequency of site visits, frequency of groundwater sampling, etc.

4.2 Current, Intended, and Reasonably Anticipated Use of the Site

Consistent with 6 NYCRR 375-1.8 (f) and Department of Environmental Remediation (DER)-10 4.2 (i), the current, intended, and reasonably anticipated future uses of the Site are considered when selecting SCGs. Currently, there is no activity on the Site. As described in Section 2.1, the on-site building is currently unoccupied, and redevelopment of the southern portion of the Site for commercial purposes is anticipated and is allowed under the current industrial zoning classification. A commercial redevelopment plan was approved by the Village on December 5, 2022.

Undeveloped land on the northern portion of the Site will not be developed as it will be designated as future ‘Parkland and Open Space’ under the 2026 update of the Village of Fayetteville Zoning Plan which is connected to the Village Comprehensive Plan. As outlined in the June 2026 Draft Village of Fayetteville Zoning Code update, the Parkland and Open Space district is designated to enhance the health and general welfare of Fayetteville residents. Areas include existing active and passive recreational areas as well as natural resource areas. This zoning classification prohibits construction of permanent structures. Furthermore, the owner will file a legally binding mechanism (such as a deed restriction) to limit use of the northern parcel to passive recreational as determined by the NYSDEC and consistent with the provisions in 6 NYCRR section 375-1.8(g)(iii) and section 1.12(b)(3) of NYSDEC Policy DER-10. In consideration of the anticipated rezoning, soil data in this area will also be evaluated against the Protection of Ecological Resources SCOs, as appropriate. It is understood that rezoning will need to be completed prior to issuance of a NYSDEC Certificate of Completion; otherwise, additional remedial actions outside the scope of the RAWP may be required to allow for issuance of a NYSDEC Certificate of Completion.

Where applicable, shallow soil in both the northern and southern portions of the Site will also be evaluated against the 6 NYCRR Part 375 SCOs for Protection of Groundwater (PoG SCOs). As discussed in 6NYCRR Part 375-6.5, PoG SCOs are applicable where analytes have been identified in on-site soil by the remedial investigation and groundwater standards are, or are threatened to be, contravened by the presence of those same analytes at concentrations above the PoG SCOs. These SCOs may not be applicable where:

- The groundwater standard contravention is the result of an on-site source which is addressed by the remedial program;
- An environmental easement will be put in place which provides for a groundwater use restriction on the site as set forth in 6NYCRR Part 375-1.8(h)(2).

For the purpose of evaluating the required pre-disposal conditions alternative, analytical results for soil were also compared to SCOs for Unrestricted Use.

4.3 RAOs

RAOs are media-specific goals for protecting human health and the environment. RAOs form the basis for the RAWP by providing overall goals for Site remediation. The RAOs are considered during the development and evaluation of remedial alternatives for the Site. NYSDEC's DER-10 specifies that NYSDEC's generic RAOs be used where applicable for Site media. Accordingly, based on the findings of the RI and the future planned use of the Site, applicable generic RAOs are presented below for soil, soil vapor, and groundwater at the Site.

- Soil
  - RAOs for Public Health Protection
    - Prevent, to the extent practicable, ingestion/direct contact with contaminated soil.
    - Prevent, to the extent practicable, inhalation of or exposure to contaminants volatilizing from soil.
  - RAOs for Environmental Protection
    - Prevent, to the extent practicable, migration of contaminants that would result in groundwater or surface water contamination.
    - Prevent, to the extent practicable, impacts to biota from ingestion/direct contact with soil causing toxicity or impacts from bioaccumulation through the terrestrial food chain.
- Soil Vapor
  - RAOs for Public Health Protection
    - Mitigate, to the extent practicable, impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings on the Site.
- Groundwater
  - RAOs for Public Health Protection
    - Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.
    - Prevent contact with, or inhalation of, volatiles from contaminated groundwater.
  - RAOs for Environmental Protection
    - Restore groundwater aquifer to pre-disposal/pre-release conditions, to the extent practicable.
    - Prevent the discharge of contaminants to surface water.
    - Remove the source of ground or surface water contamination.

5. Development and Analysis of Alternatives

5.1 General

Prior to selection of a remedy, or decision to conduct a RA, it is necessary under 6 NYCRR Part 375 to prepare an alternatives analysis including an evaluation consistent with subdivision 375-1.8(f), which requires that the remedy be selected upon consideration of nine factors. The nine factors include:

1. Overall protectiveness of the public health and environment
2. Standards, criteria and guidance
3. Long-term effectiveness and permanence
4. Reduction in toxicity, mobility or volume of contamination through treatment
5. Short-term impacts and effectiveness
6. Implementability
7. Cost-effectiveness, including capital costs and annual site maintenance plan costs
8. Community acceptance
9. Land use

For a proposed cleanup track other than Track 1, subdivision 375-3.8(f)(3) requires that two or more remedial alternatives be developed and evaluated. At least one of the alternatives need to result in unrestricted land use that meets the requirements of Track 1, unless a presumptive remedy is selected from a NYSDEC-approved list.

The following provisions apply to a site under Track 1 – *Unrestricted Use*:

A. The soil component of the remedial program must achieve the unrestricted soil cleanup objectives set forth in Subdivision 375-6.8(a) for all soils above bedrock.

B. The remedial program must not include the use of long-term institutional or engineering controls, except a restriction on groundwater use may be included.

C. The remedial program may include ex-situ groundwater treatment as required under a NYSDEC-approved O&M plan.

For comparison, the following provisions apply to a Track 4 – *Restricted Use with Site-Specific Soil Cleanup Objectives* remedy for commercial/industrial use as proposed for the Site:

A. The exposed surface soils which exceed the Site background values for Chemical Parameters of Interest (CPOIs) and are not otherwise covered by the components of the development of the Site (*e.g.*, buildings, pavement), shall not exceed the applicable contaminant-specific soil cleanup objectives (Section 4.2).

B. The remedial program may include the use of long-term institutional or engineering controls.

C. The remedial program may include ex-situ groundwater treatment as required under a NYSDEC-approved O&M plan.

Three alternatives were developed and evaluated based on anticipated future use of the Site. A summary of components of the remedial alternatives is presented below in Table 2. These alternatives are described and discussed in the following subsections.

Table 2: Components of Remedial Alternatives

Remedial Component	Alternative 1	Alternative 2	Alternative 3
No Further Action	●		
Institutional controls (e.g., environmental easement/deed restrictions)	●	●	●
Site Management Plan (SMP) and periodic reviews		●	●
Limited soil removal (residential-zoned portion)		●	
Engineered cover system (site-wide)		●	
Vapor intrusion mitigation system (on-Site occupied buildings)		●	●
Operation of the groundwater extraction and treatment system	●	●	●
Site-wide soil excavation and off-Site disposal			●

5.2 Alternative 1 – No Further Action

Alternative 1 is the no further action alternative. The no further action alternative is required to be considered by DER-10 Section 4.4(b)3 (NYSDEC 2010a) and serves as a benchmark for the evaluation of action alternatives. The no further action remedial alternative assumes future redevelopment and would not include additional remedial measures that address soil, groundwater, and soil vapor at the Site. Under Alternative 1, implementation of the existing deed restrictions outlined in Section 2.2 would continue.

5.2.1 Overall Protectiveness of the Public Health and Environment

Alternative 1 would generally provide protection of public health on the Site, with the exception of exposed surface soils. Under current use, the existing building, parking lot, and deed restrictions address most potential soil and soil vapor exposures. The existing groundwater extraction and treatment system would continue to be operated. Soil on the residential-zoned portion of the Site would not be addressed under Alternative 1; therefore, the potential for exposure to soil within a localized area of northern portion of the Site would remain. Alternative 1 would not provide protection of the environment relative to soil or meet the RAOs for the shallow soil under a future use scenario.

5.2.2 Standards, Criteria and Guidance

Alternative 1 would not actively address chemical-specific SCGs relative to potential releases from or exposure to localized soil that exceeds SCOs under a future use scenario. The groundwater

extraction and treatment system would continue to reduce groundwater concentrations over time. The existing deed restrictions would continue to be implemented in general conformance with NYSDEC guidance and policy.

5.2.3 Long-term Effectiveness and Permanence

Alternative 1 would not involve active remedial measures addressing localized soil containing constituents exceeding SCOs and soil vapor (on-site); therefore, residual risks related to exposure to contaminants in soil and soil vapor would remain under a future use scenario. The existing building, CAMU area soil cover, and deed restrictions would manage some residual risks due to soil. The groundwater extraction and treatment system would continue to remove groundwater greater than SCGs.

5.2.4 Reduction in Toxicity, Mobility or Volume of Contamination through Treatment

There would be no reduction in toxicity, mobility, or volume in soil material through treatment provided in Alternative 1.

5.2.5 Short-term Impacts and Effectiveness

Alternative 1 does not include construction and active remedial measures addressing soil, groundwater, and soil vapor; therefore, there are not short-term impacts. Implementation of Alternative 1 is not consistent with reasonably anticipated future use and would not address RAOs for the protection of public health and the environment for localized soil areas and soil vapor exposure in occupied buildings via vapor intrusion.

5.2.6 Implementability

Alternative 1 is readily implementable and operable.

5.2.7 Cost-Effectiveness

Alternative 1 would be the most cost-effective alternative, with no capital costs and low O&M costs; however, this alternative does not address potential human health exposures and would not be protective for the future use. O&M costs would be limited to operation and monitoring of the groundwater extraction and treatment system and maintaining deed restrictions.

5.2.8 Community Acceptance

Community acceptance of the no further action alternative is not anticipated. Community acceptance would be addressed during the public comment period prior to the Decision Document being finalized.

5.2.9 Land Use

Consistent with 6 NYCRR Part 375-1.8 (f) and DER-10 4.2(i), the current, intended, and reasonably anticipated future use of the Site was considered when selecting SCOs. Although Alternative 1 is protective under its current use, Alternative 1 would not be consistent with reasonably anticipated future uses of the Site. Specifically, effects from vapor intrusion and localized soil areas on human health and the environment would not be controlled under Alternative 1.

5.3 Alternative 2 – Track 4 Cleanup – Engineered Cover System / Existing Building Demolition / SVI Mitigation System / Continuation of Ongoing Groundwater Remediation

Alternative 2 includes placement of an engineered cover system on southern portion of the Site and allows for limited excavation or cover of soil from an area in the northern portion of the Site in areas where soil in the in the upper 2 ft exceed Restricted Residential (RR) and/or applicable

Ecological Protection (EP) SCOs. The 2-ft soil cover in the northern parcel is compatible with the anticipated rezoning of the northern portion of the Site by the Village of Fayetteville as 'Parkland and Open Space' as stated in Sections 1.1 and 4.2.

It is anticipated that concentrations of several metals will remain below the 2-ft soil cover on the northern portion of the site above applicable SCOs (see below). Similarly, based on the data collected, concentrations of select PAHs and VOCs will remain in soil beneath the covers on the southern portion of the site above applicable SCOs.

Excavation and backfill with clean soil will be required in the area immediately surrounding sampling location SS-13 as shown on attached Figure 4. This is due to the concentration of manganese in soil samples SS-13 (2-12) exceeding the Restricted Residential (RR) and Ecological Protection (EP) SCOs*.

The following shallow soil samples within the upper 2 ft also contained one or more metals exceeding the EP SCOs:

- Zinc concentrations only exceeded EP SCOs in SS-8 (0-2'), SS-8 (2-12'), and SS-12 (12-24");
- In sample SS-12 (0-2"), the concentrations of zinc, lead and mercury exceeded EP SCOs;
- In sample SS-12 (2-12"), the concentrations of zinc and mercury exceeded EP SCOs;
- In sample SS-13 (0-2") the mercury concentration exceeded EP SCOs;
- In sample SS-13 (2-12"), the concentrations of mercury, copper, manganese and nickel exceeded EP SCOs; and

These areas will be addressed by performing additional sampling to delineate EP SCO exceedances, evaluating soil sample concentrations with respect to background soil concentrations, and developing the appropriate remedial action which will be presented in detail in the forthcoming Remedial Design Work Plan (RDWP).]

Of note also is that the manganese concentration in soil sample SS-13 (2-12') also exceeded the Protection of Groundwater (PoGs) SCO. Manganese was also detected in several groundwater samples at concentrations exceeding groundwater standards. However, location SS-13 is downgradient of the site, including the two monitoring wells that yielded groundwater samples with manganese exceedances, indicating that location SS-13 is not the source of manganese in groundwater. Therefore, the manganese PoGs SCO does not need further consideration at this Site.

The concentrations of trichloroethene and cis-1,2-dichloroethene in soil sample SB-20-16 (9-12') exceeded the PoGs SCO. This location is immediately next to the groundwater collection trench and, as such, is being addressed by the groundwater treatment system operating in this area. Therefore, the trichloroethene and cis-1,2-dichloroethene PoGs SCOs do not need further consideration at this Site.

Consistent with reasonably anticipated future land use and planned redevelopment, Alternative 2 will include construction of a new building and installation of a soil vapor intrusion mitigation system beneath the new building that is proposed for the southern portion of the Site to address potential chemical-specific SCGs. To facilitate placement of a soil vapor intrusion mitigation system, demolition of the existing building (inclusive of hazardous building materials assessment, abatement, management, and disposal) on the Site will be completed as part of Alternative 2 implementation. This alternative would also include institutional controls, and development and implementation of a SMP. The various components of Alternative 2 and limits of areas, as

discussed in the sub-sections below, are depicted on Figure 4. As part of this alternative, groundwater extraction and treatment which began under a NYSDEC Inactive Hazardous Waste Disposal Site Order on Consent (i.e. site Superfund component) will continue as part of the Superfund obligation. The groundwater treatment system consists of extraction of groundwater containing VOCs, ex-situ treating the water utilizing an on-site granular activated carbon treatment system, and discharging treated water to Bishops Brook.

The existing groundwater extraction system consists of a bedrock and an overburden extraction well located on the eastern side of the southern parcel. A collection trench is also present on the north side of the northern parcel to collect groundwater that migrates from the former removal area and CAMU. Groundwater removed via these structures is transferred to the groundwater treatment system through subsurface piping. A series of bedrock and overburden monitoring wells are sampled periodically to evaluate the effectiveness of the treatment system. These structures will as well as the groundwater treatment building will be protected during site redevelopment. In addition, surface completion of wells and other extraction system components will be modified to accommodate future use of the area where appropriate. Details pertaining to well construction and modifications to be made during construction are provided in Appendix C. Groundwater elevations are measured and samples are collected for analysis periodically as part of the groundwater extraction and treatment program. These data will continue to be collected during and following construction and reviewed against information collected prior to construction to identify whether the extraction and treatment system continues to meet the established operational objectives. The construction activities conducted during each quarter and any associated modifications to the components of the system will be documented in the associated quarterly operating reports.

Institutional Controls

Administrative control(s) such as an institutional control (*e.g.*, environmental easements, deed restrictions, and environmental notices) would be recorded for the Site to require the continued management of engineering controls to maintain protectiveness of human health and the environment. An environmental easement would be prepared and is anticipated to include components consistent with the current deed restrictions that would limit groundwater use, restrict soil exposure, and require evaluation of the potential for SVI should the on-site building be occupied and/or new buildings constructed for occupancy. The environmental easement would also limit Site use. The SMP would require maintenance of remedial elements, such as covers and a vapor intrusion mitigation system. Restrictions would preclude activities that would potentially create exposure to subsurface soil/fill materials and soil vapor that might cause vapor intrusion. As described above in Section 4.2, the reasonably anticipated future land use for the Site is commercial (southern section) and open space/passive recreation (northern section). The typical NYSDEC institutional controls would reflect the Site use. As previously stated in this RAWP, a legally-binding mechanism that is acceptable to the NYSDEC (such as a deed restriction) will be placed on the parcel to limit use of the northern parcel to passive recreational and to be consistent with the provisions in 6 NYCRR section 375-1.8(g)(iii) and section 1.12(b)(3) of NYSDEC DER-10.

Site Management Plan

A SMP would guide future activities at the Site by documenting institutional and engineering controls and by developing requirements for periodic Site reviews, the implementation of required O&M activities for the selected remedy, and future development on the Site. In addition, consistent with 6 NYCRR Part 375-1.8(h)(3), periodic certification of institutional and engineering controls would be required in the SMP.

Targeted Excavation within Residential-Zoned Portion of the Site

As discussed in Section 5.3, manganese was detected in the 2- to 12-inch sample depth at SS-13 at a concentration above RR SCOs and the EP SCOs (Figure 4). It is anticipated that EP SCOs will be applied to this area. As such, the areal extent of manganese concentrations that exceed the EP SCO for manganese within 2-foot bgs will be further delineated. As further stated in Section 5.3, the extent of other metals with concentrations above EP SCOs will also be delineated. Results will be evaluated and a remedial approach (e.g. excavation and off-site disposal, covering with two feet of clean soil, etc.) will be developed and described in detail in a RDWP to be provided to, and approved by, NYSDEC. Note that any material to be used as cover material will be subject to NYSDEC approval in accordance with DER-10. Also, the base of all excavation areas will be covered with a demarcation layer (e.g. orange construction fence layered horizontally) prior to backfill. As stated in Section 5.3, PoG SCOs do not apply to this location.

Engineered Cover System

Consistent with the current and reasonably anticipated future land uses for the Site, an engineered cover system would be constructed in areas where soil concentrations are above Commercial Use SCOs within the top foot within the remedial footprint illustrated on Figure 4 on the southern portion of the Site and in those areas disturbed during construction. Specifically, the top 0 to 12 inches of soil collected from SS-02 and SS-15 exceed Commercial SCOs and applicable PoG SCOs. Additional delineation will be performed as needed and a final cover system will be placed accordingly.

In the northern portion of the Site, certain analytes are present above RR SCOs and EP SCOs. manganese As previously stated, the extent of detected metals that exceed EP SCOs will be established and the appropriate remedial approach will be identified (likely consisting of excavation and off-site disposal, demarcation layer installation, covering with two feet of clean material, or some combination thereof) and presented to NYSDEC in a RDWP, for approval.

Consistent with NYSDEC's DER-10, site covers on the southern portion of the site would include maintained paved surfaces, buildings, a geomembrane liner system (i.e., stormwater management basins), or a minimum of one-foot-thick vegetated soil/granular cover for the purposes of mitigating potentially unacceptable exposure risks and surface erosion in support of the reasonably anticipated future use of the Site and its surroundings. A demarcation layer would be installed below the vegetated soil/granular cover, to serve as a visual boundary between potentially impacted Site soil and the engineered cover system. Engineered cover systems within the limits of the remedial boundary would require routine inspection and maintenance (as necessary) to maintain and document cover system integrity. Cover design details for the development are included in Appendix A.

Site grading and engineered cover system installation will be integrated with Site redevelopment and restoration plans. The boundaries of the engineered covers illustrated on Figure 4 are based on the Site redevelopment plans provided in Appendix A, as approved by the Village of Fayetteville on December 5, 2022.

Cover materials imported from off-site sources will meet the requirements of DER-10. A Request to Import/Reuse Fill or Soil Form (Appendix D) will be submitted to NYSDEC for review and approval prior to reuse of on-site materials or importing fill materials. No soil or fill material will be imported to or exported from the Site prior to approval by NYSDEC.

Vapor Intrusion Mitigation System

Alternative 2 will also include installation of a vapor intrusion mitigation system beneath the slab of the planned commercial structure, as required by the current deed restriction. A pre-construction evaluation will be performed to inform the design of the vapor intrusion mitigation system, and installation will be coordinated with Site redevelopment and construction activities. Once building construction plans are finalized, a RDWP will be prepared which includes the design of the vapor intrusion mitigation system. The RDWP, which will include final designs of components not provided with this RAWP, will be subject to NYSDEC and NYSDOH approval prior to implementation.

Existing Building Demolition

To facilitate Site remediation including the construction of the vapor intrusion mitigation system, the existing building will be demolished, and the building slab and sub-slab utility conduits will be removed. As required by the Village, a portion of the foundation on the northwest side of the building will remain in place as will a small portion of the existing building slab, as indicated on Figure 4 and drawing C-101 of the design drawings contained in Appendix A. As further described in Section 6.2.2, an abatement design, prepared by a New York State Department of Labor-certified Asbestos Project Designer, will be developed prior to initiating building demolition. The abatement design will include a hazardous building materials assessment, and design specifications and drawings for abatement, management, and disposal of hazardous building materials present within the on-site structure.

5.3.1 Overall Protectiveness of the Public Health and Environment

Alternative 2 would be protective of public health and the environment through construction of an engineered cover system and maintenance of paved surfaces and building, addressing the potential for direct contact with and erosion of soil exceeding Commercial Use SCOs, applicable PoG SCOS, and other relevant SCOs on the Site. To prevent potential exposure to soil vapor via vapor intrusion, a vapor intrusion mitigation system would be installed for occupied buildings constructed at the Site. The groundwater extraction and treatment system, previous remedial actions and environmental easement also address requirements for continued actions to mitigate potential exposures to soil, groundwater and soil vapor.

5.3.2 Standards, Criteria and Guidance

Alternative 2 would address chemical-specific SCGs for soil through placement of an engineered soil cover over areas with exceedances of Commercial Use SCOs and institutional controls. Institutional controls and a vapor intrusion mitigation system would also address SCGs relative to soil vapor. Continued operation of the groundwater extraction and treatment system will address groundwater SCGs. Construction and O&M of remedial components and safety procedures would be conducted consistent with the location- and action-specific SCGs identified for Alternative 2. Specifically, institutional controls would be implemented in general conformance with NYSDEC's guidance under DER-33 (NYSDEC 2010b).

5.3.3 Long-term Effectiveness and Permanence

Placement and maintenance of the engineered cover system would provide adequate and reliable means of controlling erosion of and exposure to soil exceeding SCOs over the long-term. Vapor intrusion mitigation system installation in occupied building(s) is an adequate and reliable means of addressing potential exposure to soil vapor. Additionally, the planned commercial building and paved areas would manage residual risks related to soil. Institutional controls are an adequate and reliable means of controlling exposure to Site soil and soil vapor. The groundwater extraction and treatment system is effective at mitigating groundwater impacts. Minimal long-term sustainability impacts are anticipated for Alternative 2.

5.3.4 Reduction in Toxicity, Mobility or Volume of Contamination through Treatment

This remedial alternative does not address the toxicity, mobility or volume of impacted soil or soil vapor through treatment. Reduction of mobility of surface soil would be addressed through installation of the cover system. Reduction of mobility of soil vapor into occupied building(s) would be addressed through installation of a vapor intrusion mitigation system. The groundwater extraction and treatment system mitigates mobility and provides some reduction of mass of VOCs in groundwater

5.3.5 Short-term Impacts and Effectiveness

Short-term impacts associated with Alternative 2 would be minimal since soil would be left undisturbed. Alternative 2 would be constructed and operated using proper protective equipment to manage potential risks to on-site workers, and proper precautions and monitoring to be protective of the general public and the environment. A Stormwater Pollution Prevention Plan (SWPPP) provided as part of the development plans will include erosion and sediment control facilities during construction to minimize and capture eroded sediment to limit off-site soil migration. Dust monitoring and controls (*e.g.*, periodic wetting of the surface) will also be used as necessary during intrusive earthwork activities at the Site. Such controls will effectively minimize adverse impacts potentially associated with disturbance of the contaminated surface within the Site limits.

Implementation of Alternative 2 would address RAOs for the protection of public health and the environment for soil, groundwater, and soil vapor. As compared to Alternative 1, the potential for exposure to contaminants by on-site workers and the surrounding community would be greater under Alternative 2.

5.3.6 Implementability

Alternative 2 is readily implementable and operable. The necessary specialists and materials needed for implementation of a cover system are readily available. Alternative 2 includes reliable technologies to address soil and soil vapor. Alternative 2 would require coordination with NYSDEC, New York State Department of Transportation (NYSDOT), NYSDOH, the Village of Fayetteville, and the redevelopment contractor.

5.3.7 Cost-Effectiveness, Including Capital Costs and Annual Site Maintenance Plan Costs

Alternative 2 would be a cost-effective means to address the potential for direct contact with contaminants in Site soil and soil vapor, thereby protecting human health, while also allowing for productive use of the Site for commercial purposes.

Capital costs for this alternative are estimated to be greater than Alternative 1 but significantly lower than Alternative 3 (Section 5.4). O&M costs would be limited to maintaining the cover system, vapor intrusion mitigation system, operation of the groundwater extraction and treatment system, periodic groundwater monitoring, and periodic review of institutional and engineering controls.

5.3.8 Community Acceptance

Community acceptance of Alternative 2 in anticipation of commercial redevelopment of the southern portion of the Site and Open Space/passive recreational use of the northern portion of the Site is anticipated to be more favorable than Alternatives 1 and 3. As compared to Alternative 1, the potential for exposure to contaminants by on-site workers and the surrounding community during construction would be greater under this alternative. As compared to Alternative 3 (Section 5.4), the potential short-term impacts to the community relative to truck traffic, safety, noise and

air quality are reduced under Alternative 2. Community acceptance would be addressed during the public comment period prior to the Record of Decision being submitted.

5.3.9 Land Use

Consistent with 6 NYCRR Part 375-1.8(f) and DER-10 4.2(i), the current, intended, and reasonably anticipated future use of the Site was considered when selecting SCOs and developing Alternative 2. Implementation of the Engineered Cover System would be consistent with reasonably anticipated future land use and planned commercial redevelopment of the southern portion of the Site.

Commercial land use is consistent with the existing and intended Site zoning and/or surrounding land uses. The remedy proposed under this alternative will support redevelopment of the southern portion of the Site for commercial use and Open Space/passive recreational use of the northern portion of the Site, as discussed in other sections of this RAWP.

5.4 Alternative 3 – Track 1 Unrestricted Site Use – Site Wide Excavation

Alternative 3 is intended to evaluate restoration of the Site to unrestricted use conditions through Site-wide excavation of soil exhibiting concentrations above 6 NYCRR Part 375 Unrestricted Use SCOs. This is anticipated to require removal of soil up to 24 ft bgs. Demolition of the existing building on the Site will be completed prior to implementation of Alternative 3 to allow for access to impacted soil. Excavated soil and construction and demolition (C&D) material would be managed off-site. Following excavation activities, the Site would be backfilled and graded to restore the excavated areas to near existing grades. A significant quantity of soil and C&D material would require off-site disposal under Alternative 3, resulting in significant construction-related traffic over multiple construction seasons. The potential for SVI and the need for vapor intrusion mitigation systems within occupied on-site buildings that may be constructed will be evaluated under this alternative. It is expected that the groundwater extraction and treatment would be operated for a period of time following removal of soil to address residuals until natural attenuation processes can take place.

5.4.1 Overall Protectiveness of the Public Health and Environment

Alternative 3 would be protective of public health and the environment through Site-wide removal of soil exceeding Unrestricted Use SCOs, addressing the potential for erosion of, and direct contact with soil. The Site would be backfilled, graded, and restored following excavation. Institutional controls and a SMP would provide for continued protection of the environment relative to residual impacts. Institutional controls would also address the evaluation of soil vapor intrusion within occupied buildings constructed at the Site. The added risks to workers/community/environment, the environmental footprint, and significant challenges associated with the implementability of this alternative is further described below under **Section 5.4.6**. In addition, implementation of Alternative 3 could be disruptive to the timing of future commercial redevelopment at the Site.

5.4.2 Standards, Criteria and Guidance

Alternative 3 would address chemical-specific SCGs through removal of soil exhibiting concentrations above 6 NYCRR Part 375 Unrestricted Use SCOs. Institutional controls and a vapor intrusion mitigation system would also address SCGs relative to soil vapor resulting from remaining groundwater impacts. Construction methods and health and safety procedures would be implemented consistent with the location- and action-specific SCGs identified for Alternative 3. Specifically, institutional controls would be implemented for Alternative 3 in general conformance with NYSDEC's guidance DER-33 (NYSDEC 2010b).

5.4.3 Long-term Effectiveness and Permanence

Excavation, off-site disposal and restoration of the Site would provide adequate and reliable means of controlling erosion of and exposure to soil exceeding Unrestricted Use SCOs over the long-term. The existing groundwater and extraction system would operate for a period of time if needed to address any residual groundwater contamination remaining. Vapor intrusion mitigation system installation in future constructed and occupied building(s) is an adequate and reliable means of addressing potential exposure to soil vapor. Institutional controls are an adequate and reliable means of controlling exposure to soil vapor. Minimal long-term sustainability impacts are anticipated for Alternative 3 as a result of O&M of remedial actions addressing soil vapor and groundwater.

5.4.4 Reduction in Toxicity, Mobility or Volume of Contamination through Treatment

This remedial alternative does not address the toxicity, mobility or volume of impacted soil through treatment. Reduction of mobility and volume of soil would be addressed through Site-wide excavation of soil exceeding Unrestricted Use SCOs. Alternative 3 would provide for the greatest reduction in toxicity, mobility, and volume through excavation and off-site management of surface and subsurface soil.

5.4.5 Short-term Impacts and Effectiveness

Alternative 3 would be implemented and constructed using proper protective equipment to manage potential risks to on-site workers, and proper precautions and monitoring to be protective of the general public and the environment. A SWPPP provided as part of the development plans will include erosion and sediment control facilities to minimize and capture eroded sediment to limit off-site soil migration during construction. Dust monitoring and controls (*e.g.*, periodic wetting of the surface) will also be necessary during intrusive earthwork activities at the Site. Such controls will effectively minimize adverse impacts potentially associated with disturbance of contaminated soils within the Site limits.
The RAO for the protection of the environment would be addressed upon removal of the soil/fill materials Site-wide under Alternative 3. Due to the volume of surface and subsurface soil/fill material exceeding Unrestricted Use SCOs, Alternative 3 would require a longer timeframe to attain RAOs, as excavation will take longer to implement than remedial actions in Alternatives 1 and 2.

Impacts to the community resulting from the construction of Alternative 3 would primarily be due to increased truck traffic and increased noise for the duration of construction for Site-wide soil excavation. Additional truck traffic and noise is anticipated for the duration of construction due to off-site transport of excavated soil/fill material. Excavation of surface and subsurface soil and off-site transportation and disposal included in Alternative 3 would result in the greatest impact to traffic and short-term environmental footprint compared to Alternatives 1 and 2. Alternative 3 would also result in far greater direct emissions and fuel consumption, as compared to Alternatives 1 and 2.

Worker and community risks during remedy implementation are greater for Alternative 3 compared to Alternative 2. The added risks to workers and the community, the added duration to achieve RAOs, significant traffic impacts to the community, and significantly greater environmental footprint make Alternative 3 a less effective means of attaining RAOs as compared to Alternative 2.

5.4.6 Implementability

While Alternative 3 is implementable and operable in theory, but in practice it would be, by far, the most challenging alternative to implement, due to significant potential adverse impacts to the

community, such as air quality, traffic and roadway conditions, during excavation and off-site disposal activities. The necessary specialists and materials needed for implementation of excavation and soil vapor mitigation are readily available. Alternative 3 would require coordination with NYSDEC, NYSDOT, NYSDOH, the Village of Fayetteville, and the redevelopment contractor. The remedy uses standard remedial technologies. For excavations at depth, sheeting/shoring may be necessary to protect roads, utilities and other nearby infrastructure. The need for construction water management may be significant in portions of the Site where excavations encounter the groundwater table.

5.4.7 Cost-Effectiveness, including Capital Costs and Annual Site Maintenance Plan Costs

Alternative 3 would be, by far, the least cost-effective alternative to address the potential for direct contact with contaminants in Site soil and soil vapor. Capital costs for this alternative would be significantly greater than Alternatives 1 and 2, primarily due to the significant volume of soil for excavation, off-site disposal and subsequent backfill and restoration. O&M costs would be limited to soil vapor mitigation for occupied buildings and periodic review of institutional and engineering controls.

5.4.8 Community Acceptance

The Village of Fayetteville previously approved use of the Site for commercial purposes, and community acceptance of this Alternative is not anticipated due to the more significant impacts to the community, including truck traffic, safety, noise, and air quality during the construction, as well as the significantly longer time required to implement Alternative 3.

As compared to Alternatives 1 and 2, the potential for exposure to contaminants by on-site workers and the surrounding community would be greater under this alternative throughout the implementation of the remedy. In addition, the potential for the release of odors during implementation, and the associated impacts to the surrounding community, would be greater under this alternative. Community acceptance would be addressed during the public comment period prior to the Record of Decision being submitted.

5.4.9 Land Use

Consistent with 6 NYCRR Part 375-1.8(f) and DER-10 4.2(i), the current, intended, and reasonably anticipated future use of the Site was considered when selecting SCOs and developing Alternative 3. Implementation of Site-wide excavation would allow for unrestricted Site use relative to soil and would be consistent with reasonably anticipated future land use and planned commercial redevelopment.

Commercial land use is consistent with the existing Site zoning and surrounding land uses. The remedy proposed under this alternative will support this redevelopment; however, the redevelopment schedule would likely be extended due to the scope and duration to implement Alternative 3.

6. Proposed Remedy

Alternative 2 is proposed as the cost-effective alternative that achieves overall protection of human health and the environment through implementation of an engineered cover system (along with required ongoing remediation under the State Superfund program). The proposed remedy incorporates the current redevelopment scenario and includes the following:

- Demolition of the existing building, building slab, and underlying utility conduits (i.e., sub-slab structures) to facilitate remediation
- Characterization of soil beneath the building slab to be graded and reused on-site
- Regrading and placement of engineered cover systems (e.g., asphalt, soil, and a slab-on-grade building structure) over portions of the Site as required
- Installing a vapor intrusion mitigation system beneath the proposed commercial building
- Installing permanent, lined, stormwater management basins to address runoff from the proposed parking lots
- Continued operation and maintenance of the groundwater extraction and treatment system
- A SMP to guide future activities at the Site, including continuation of institutional controls via an environmental easement to limit Site and groundwater use

6.1 Northern Portion of the Site

The proposed RA on the northern portion of the Site will include, but not be limited to, delineation and removal of soil containing manganese at concentrations above the EP SCO from 0 to 12 inches bgs surrounding surface soil sample location SS-13. The extent of proposed delineation is shown on Figure 4. The estimated excavation will be one foot deep (the 12 to 24 inch sample is below SCOs and does not require removal) and 2,500 square feet in aerial extent resulting in a total estimated excavation of about 100 cubic yards of material. Prior to excavation soil samples will be collected from four locations at the edges of the proposed excavation limits. Soil samples will be collected at each location from 0 to 12 inches and 12 to 24 inches and analyzed for manganese. The results will be compared to the EP SCO. If concentrations are less than the EP SCOs these samples will establish the excavation limits. If one or more concentrations exceed the EP SCO, additional samples will be collected and analyzed until the limits of manganese exceeding the EP SCO have been identified. Soil containing manganese above the EP SCO will then be removed and either be transported for off-site disposal or placed beneath the engineered cover system constructed within the southern portion of the Site if the excavated material meets Commercial, EP, PoG SCOs. The area will be restored with an engineered cover system consisting of a demarcation layer, clean fill and topsoil and seed as needed to provide a 2 foot thick cover meeting SCOs and documented per NYSDEC DER-10 requirements. Of note, this method of delineation will be conducted at all locations in the Northern portion of the Site where shallow (two feet or less) exceedances of EP SCOs were encountered, as will be stated in the RDWP. Details pertaining to excavation and cover system design will be provided in the forthcoming RDWP. Drawing C-101 contained in Appendix C will be updated and a final stamped version will be included in the RDWP.

6.2 Southern Portion of the Site (Zoned Industrial)

The limits of the southern portion of the Site (to be re-developed for commercial use) include approximately 15.9 acres as shown on Drawing C-101 in Appendix C. The proposed RA includes the following surface cover types for soil exceeding Commercial SCOs:

- One foot of vegetated soil cover underlain by a demarcation layer
- Asphalt pavement
- Concrete sidewalks

- Commercial building
- Stormwater detention basins, including geomembrane liners

The proposed limits of disturbance from earthwork activities associated with remedial activities are based on the following criteria:

- Re-grading the Site to prepare for development
- Balancing cut and fill earthwork volumes for the Site such that excavated materials (i.e., soil, ground-up asphalt and concrete building slab) are managed on-site via grading beneath proposed cover to minimize off-site disposal (assuming soil to be reused meets appropriate SCOs as determined by NYSDEC)
- Providing overland conveyance of runoff from the proposed cover areas to the stormwater basins for quality/quantity mitigation in accordance with NYSDEC guidelines
- Imported materials will be characterized per NYSDEC DER-10 requirements and documented to meet Commercial and applicable PoG SCOs.

Additional soil samples will be collected from a depth of 0-12 inches within the boundaries shown on Figure 4 and areas disturbed during construction to further delineate the extents of the remedial cover beyond the developer's proposed limits of work. Where soil samples exceed Commercial SCOs or applicable PoG SCOs within the top foot, will be covered with an engineered cover system consisting of a demarcation layer followed by eight inches of clean fill and four inches of topsoil and seed.

Per the current redevelopment plans included in Appendix A to this RAWP, additional Site covers will consist of the following:

- Standard asphalt pavement consisting of 1.5-in asphalt top course, 2.5-in asphalt binder course, 10-in compacted base course, geosynthetic fabric, and compacted subgrade soils or undisturbed earth. Where heavy-duty pavement is required, the cover will comprise: 1.5-in asphalt top course, 3.5-in asphalt binder course, 12-in compacted base course, geosynthetic fabric, and compacted subgrade soils or undisturbed earth
- Sidewalks will consist of 4-in of concrete poured on a 6-in compacted gravel subbase
- Stormwater detention basin and surrounding berms consisting of 12-in topsoil, 12-in crushed gravel underlain by a 20-mil double scrim polyethylene pond liner and a 12 oz. non-woven geotextile cushion
- Bioretention basin consisting of 3-in mulch, 2.5-ft planting soil, geotextile, 12-in of gravel underlain by a 20-mil double scrim polyethylene pond liner and a 12 oz. non-woven geotextile cushion

These remedial cover and redevelopment areas are shown on Figure 4 and on the drawings in Appendices A and C.

The cover details provided above are based on the commercial redevelopment plan that was approved by the Village of Fayetteville on December 5, 2022. An alternative cover may be constructed on the Site if a different redevelopment component or opportunity is identified, and the specifics of this cover will be evaluated based on a future end user and will be provided in an addendum to this RAWP, if necessary and/or applicable.

6.2.1 Vapor Intrusion Mitigation

In accordance with existing deed restrictions, vapor intrusion mitigation systems are required for future on-site structures that are intended for occupation. A building-specific vapor intrusion

mitigation system will be designed and installed in accordance with the *New York State Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York* (NYSDOH, 2006) and subsequent updates. The mitigation system design and construction will involve sealing and/or blocking vapor infiltration points with various methods including the installation of a sealed vapor barrier. Based on the final building design and configuration, a vapor intrusion mitigation system will be designed and installed. This information will be provided in the forthcoming Remedial Design Document.

6.2.2 Existing Building Demolition

To facilitate the construction of the vapor intrusion mitigation system, the existing building will be demolished, and the building slab and sub-slab utility conduits will be removed. An abatement design, prepared by a New York State Department of Labor-certified Asbestos Project Designer, will be developed prior to initiating building demolition. The abatement design will include a hazardous building materials assessment, and design specifications and drawings for abatement, management, and disposal of hazardous building materials present within the on-site structure. Asbestos abatement will the proceed in accordance with the design document. Building demolition will proceed upon completion of asbestos abatement. The concrete building slab will be demolished upon demolition of vertical building components and approval of this RAWP and the RDWP. Monitoring will be conducted by a QEP during slab removal. Should potentially impacted soil be encountered as evidenced by staining, odors or elevated PID readings, the soil will be isolated (i.e., fenced off) and characterized (including sample collection and analyses) to evaluate concentrations of contaminants of concern with respect to applicable SCOs. Exposed material will then be managed accordingly.

Of note a small portion of the existing wall and a small portion of the floor slab (at a location outside the limits if the new building to be constructed) will remain in place per Village of Fayetteville requirements. An evaluation will be performed to evaluate the potential for contamination to exist under the portion of floor slab to remain. The location of the remaining slab and the method of evaluating any potential contamination that may remain under this slab will be provided in the RDWP.

6.2.3 Stormwater Management Areas

Stormwater from the parking lot area will be conveyed to a detention basin constructed north of the parking lot, as shown on the drawings in Appendix A. The proposed detention basin will receive stormwater runoff from stormwater piping and catch basins located throughout the parking lot area. The detention basin will retain water and will have a minimum 1-ft soil cover, underlain by a geomembrane liner. The proposed detention basin will have two forebays and a bioretention basin which will provide pre-treatment in accordance with the NYSDEC Stormwater Design Manual (NYSDEC, 2022).

Should additional features be needed to address storm water quality under a different redevelopment scenario, the design and installation will comply with the NYSDEC Stormwater Design Manual on a redevelopment-specific basis.

6.2.4 Groundwater Monitoring Well Modification

Existing monitoring wells will be retrofitted as appropriate to accommodate new grades, as shown on Drawing C-501 in Appendix C. Should a monitoring well be damaged during performance of the work, the monitoring well will be repaired or decommissioned as appropriate or necessary, following consultation with NYSDEC. Decommissioning will be in accordance with NYSDEC Commissioners Policy (CP)-43: *Groundwater Monitoring Well Decommissioning Policy* (NYSDEC, 2009), utilizing the “grout-in-place” method.

7. Construction Quality Assurance/Construction Quality Control

This section provides the basis for the construction quality assurance/construction quality control (CQA/CQC) activities associated with the RA. Supporting plans are described in Section 7.4.

7.1 Imported and/or Reused Material

Cover materials will be imported from off-site sources. Imported fill materials will be sampled and meet the requirements of material management quality assurance/quality control (QA/QC) described in Section 7.1.1. A Request to Import/Reuse Fill or Soil Form (Appendix D) will be submitted to NYSDEC for review and approval prior to reuse of on-site materials or importing fill materials. No soil or fill material will be imported to the Site prior to approval by NYSDEC.

The type and description of material anticipated to be imported to the Site follows:

- Topsoil – For use as final cover surface, and promote vegetative growth
- Clean Fill – For use as fill to create a physical barrier over subbase soil and meet design grades
- Granular Fill (various sizes) – For use as utility bedding, erosion aprons and rock dams, stormwater detention/bioretention basins, and parking lots, roadways, and sidewalks

In addition to imported cover materials, it is anticipated that Site soils, asphalt and concrete building materials generated during Site development may be reused as utility bedding, subbase materials in parking lots and roads, and to meet design grade requirements. Site soils will be reused only if appropriate SCOs as determined by NYSDEC are met.

7.1.1 Imported Fill Characterization and Documentation Requirements

Prior to the importation of fill materials, the supplier will be required to provide the following:

- Name and location of the material source
- Affidavit from the owner of the source for each type of borrow material to be imported to the Site
- Laboratory data for each material or grainsize analysis demonstrating that chemical analysis is not required per NYSDEC DER-10, Section 5.4.

The Affidavit from the owner of the source of each type of borrow material shall state that, to the best of the owner's knowledge, the site of the source material was never used as a dump site for chemical, toxic, hazardous or radioactive materials and it is not now, or ever has been, listed as a suspected depository for chemical, toxic, hazardous, or radioactive materials by any federal, state, or other governmental agency, department, or bureau.

Frequency of sampling for chemical analysis of imported soil will follow NYSDEC DER-10, Section 5.4(E) 3.ii and iii. Laboratory data will be provided for these soils for the compounds in Table 375-6.8(B): Restricted Use Soil Cleanup Objectives*, Protection of Public Health – Commercial and Protection of Groundwater* in 6 NYCRR Part 375 (NYSDEC, 2025) and NYSDEC's Sampling Analysis and Assessment of Per- and Polyfluoroalkyl Substances (PFAS) (NYSDEC, 2023). Failure of a single constituent test result compared to Restricted Use Commercial SCOs and applicable PoG SCOs will mean that the entire material batch will be rejected unless specifically accepted on a test-by-test basis by the Engineer and approved by NYSDEC.

This information shall be assembled together with the NYSDEC Request to Import/Reuse Fill or Soil Form and provided to NYSDEC for review and approval prior to transport to the Site for use. A copy of the form is included in Appendix D.

7.1.2 Reused Soil or Material Characterization and Documentation

Reuse of concrete or soil generated during Site preparation activities may not be reused on-site without NYSDEC approval. Information required for approval will include the following:

- Original location
- Proposed reuse location and depth
- Analytical results, and a comparison of analytical results to Commercial SCOs and PoG SCOs

Frequency of sampling for chemical analysis of reused soil will follow NYSDEC DER-10, Section 5.4(E) 3.ii and iii. Laboratory data will be provided for these soils for the compounds in Table 375-6.8(B): Restricted Use Soil Cleanup Objectives*, Protection of Public Health – Commercial* in 6 NYCRR Part 375 (NYSDEC, 2025) and NYSDEC's Sampling Analysis and Assessment of Per- and Polyfluoroalkyl Substances (PFAS) (NYSDEC, 2022). Failure of a single constituent test result compared to Commercial SCOs will mean that the entire material batch will be rejected unless there is technical support for segregation of the material that fails from the volume.

Information pertaining to the origin of the material, identification of reuse location and depth, and the results of the analysis shall be assembled together with the NYSDEC Request to Import/Reuse Fill or Soil Form and provided to NYSDEC for review and approval prior to reuse. A copy of the form is included in Appendix D.

7.2 Contaminated Soil/Materials

If grossly contaminated materials (*i.e.*, presence of heavy staining or free phase material) are encountered during the proposed earthwork, then these materials will be staged in a separate area of the Site for characterization. See Section 9 for further information on staging areas. Based on the characterization results, contaminated materials will be managed in accordance with applicable state and federal regulations.

7.3 Community and Environmental Response Plan

A Community and Environmental Response Plan (CERP) has been developed to support construction implementation and is included as Appendix E. The CERP outlines controls, monitoring and work practices to alleviate short-term impacts to the surrounding community during projected activities performed at the Site. The CERP includes:

- Community Air Monitoring Plan (CAMP) Summary
- Public Protection Measures
- Site Security
- Traffic Control Plan Summary
- Waste Material Handling and Disposal Plan Summary
- Erosion and Sediment Control Plan (ESCP) Summary

7.4 Additional Supporting Plans

Additional supporting plans will be prepared in conjunction with the Contractor following the Contractor being retained by the Engineer. These plans, to be submitted as part of the RDWP, are further described in the sections below and in the CERP (Appendix E). Supporting plans will be submitted to NYSDEC, as part of the RDWP, for review and approval prior to implementation.

<u>Construction Quality Assurance Plan</u>

A Construction Quality Assurance Plan (CQAP) for the work will outline quality assurance procedures and protocols to be implemented during construction, incorporating the detailed procedures and requirements in this RAWP. The CQAP will include:

- *Responsibility and Authority*: The responsibility and authority of organizations and key personnel involved in regulating, design, and construction of the remedial system will be presented. Appropriate lines of communication between involved parties will be delineated.
- *On-Site Observation*: The observations that will document that the construction meets the design criteria and plans will be detailed.
- *Sampling and Testing Methods*: Sampling and testing methods, frequencies, acceptance and rejection criteria, and corrective measures detailed above will be addressed in the CQAP.
- *Documentation*: Reporting requirements for construction quality control activities will be described. These will include daily summary reports, data sheets, meeting minutes, photographs, record drawings, problem identification and corrective measure reports, and final documentation.

Health and Safety Plan

A project-specific Health and Safety Plan (HASP) will be developed by the Contractor. The HASP will detail practices that will be implemented for the safe execution of the project and the safety of the workers involved with the project.

Intrusive activities outlined in the work scope above are those that have the potential to cause health and safety concerns to Site workers, the public, or the environment. These activities, and any non-intrusive activities conducted in an Exclusion Zone, will be conducted in accordance with 29 Code of Federal Regulations (CFR) 1910.120 or 29 CFR 1926.65 and require training per 29 CFR 1910.120 and 29 CFR 1926.65.

Non-intrusive activities within the scope of work are those that do not have the potential to jeopardize the health and safety of Site workers, the public, or the environment with respect to Site contaminants. This work is not regulated by 29 CFR 1910.120 or 29 CFR 1926.65 and hazardous waste operations training per 29 CFR 1910.120 or 29 CFR 1926.65 is not required.

Applicable health and safety regulations, Site-specific requirements, and HASP requirements will be followed during implementation of intrusive and non-intrusive activities.

Community Air Monitoring Plan

See Appendix E for further information about the Community Air Monitoring Plan.

Traffic Control Plan

See Appendix E for further information about the Traffic Control Plan.

Construction Water Management Plan

See Appendix E for further information about the Construction Water Management Plan.

Erosion and Sediment Control Plan

See Appendix E for further information about the ESCP.

8. Institutional and Engineering Controls

Subsequent to the RA, an environmental easement will be established in accordance with 6 NYCRR 375-1.8(h)(2), requiring appropriate notifications and mitigation measures be taken if it is necessary at any time to disturb subsurface soils within the Site boundary. The environmental easement shall require compliance with the SMP. Restrictions in the easement would preclude activities that would potentially expose soil/fill materials and soil vapor that might cause vapor intrusion within occupied buildings. Prior to disturbance, the procedures outlined in the SMP, including appropriate notifications, would be followed. The easement shall also require that the end user maintain the constructed cover system to minimize the exposure to soils potentially containing constituent concentrations greater than Commercial SCOs as well as the operate, maintain and monitor the vapor intrusion mitigation system for compliance with the design.

The environmental easement shall also prohibit use of on-site groundwater, construction of residential dwellings on any part of the Site, cultivation of crops or raising of livestock for human consumption on any part of the Site, removal of the cover and uncovering of the subsurface soils, other than limited or temporary excavation for purpose of constructing building foundations and utilities, and use of the Site inconsistent with Village of Fayetteville zoning ordinances as required and/or applicable. As previously stated, the 17-acre northern portion of the Site is wooded and undeveloped and will be rezoned as ‘Parkland and Open Space’ based on the Village of Fayetteville’s 2026 Zoning Plan and related codes as well as their associated Comprehensive Plan. Furthermore, a legally-binding mechanism that is acceptable to the NYSDEC (such as a deed restriction) will be placed on the property to limit use of the northern parcel to passive recreational as determined by the NYSDEC and consistent with the provisions in 6 NYCRR section 375-1.8(g)(iii) and section 1.12(b)(3) of NYSDEC Policy DER-10.

9. Temporary Facilities

Temporary staging areas will be constructed as necessary for the purpose of segregating excavated materials that are visibly stained or contain free product, if any or staging materials designated for reuse and awaiting NYSDEC approval.

Segregated materials will be sampled and analyzed to assess the appropriate means for final disposition of this material. Segregated material handling will be outlined in the Waste Material Handling and Disposal Plan, as described in the CERP (Appendix E). If characterization indicates stained excavated materials meet the criteria for on-site reuse, then the material will be placed in a designated area on the Site and covered with clean fill or another cover material (asphalt, concrete, gravel, etc.), as described in Section 6.2. If the materials are determined to contain constituents that exceed Commercial SCOs, options for disposition will be evaluated in accordance with applicable guidance and regulation.

10. Post-Construction

This section describes activities to be implemented following completion of construction which will include development of the SMP, preparation of a Final Engineering Report, and issuance of a Certificate of Completion letter by NYSDEC.

10.1 Site Management Plan

It is anticipated that a SMP that will describe the engineering and institutional controls for the Site will be completed subsequent to implementation of the final remedy for the Site. It is anticipated that the SMP will generally include:

- A description of the remedial program
- An Engineering and Institutional Control Plan
- A Monitoring Plan
- Excavation Plan
- Environmental Easements and/or environmental notice
- Sample HASP
- Generic CAMP
- Site-wide inspection Form
- Building Specific Vapor Intrusion Mitigation Operation Maintenance and Monitoring Plan

The SMP will be submitted to NYSDEC for review and approval following completion of the RA.

10.2 Institutional Controls

Institutional controls will be established for the Site in the form of an environmental easement for the Site in support of the following:

- Requiring the property owner to complete and submit periodic certifications to NYSDEC that the institutional and engineering controls are still in place and remain effective in accordance with Part 375-1.8(h)(3)
- Requiring management of the Site in accordance with the provisions of the NYSDEC-approved SMP
- Restricting disturbance or excavation of the soil cover and the soil below the installed soil cover
- Restrict the use and development of the Site for commercial use as defined by Part 375-1.8(g)
- The potential for vapor intrusion must be evaluated for any buildings developed on-site, and any potential impacts that are identified must be monitored and mitigated
- Furthermore and as explained in other sections of this RAWP, the Open Space/Passive Recreation Rezoning will include a legally-binding mechanism (that is acceptable to the NYSDEC) to limit use of the northern parcel to passive recreational as determined by the NYSDEC and consistent with the provisions in 6 NYCRR section 375-1.8(g)(iii) and section 1.12(b)(3) of NYSDEC Policy DER-10.

10.3 Final Engineering Report

At the completion of construction, a Final Engineering Report (FER) will be prepared. The FER will be prepared in accordance with the NYSDCEC Generic FER Template dated October 2023 and will include, but not be limited to, the following components:

- A description of the RA as constructed, including variations, if any, from this RAWP
- A description of the required institutional controls
- The SMP will be included as an appendix

- Source and quality of imported materials
- Analytical data associated with reused soil
- Waste disposal documentation
- Confirmation sampling results
- “As-Built” Record Drawings stamped and signed by a New York State licensed Professional Engineer
- Certification of the RAWP signed by a New York State Licensed Professional Engineer

10.4 Certificate of Completion

The Certificate of Completion for the Site will be provided by NYSDEC subsequent to implementation of the final Site remedy.

10.5 Post-Construction Operation and Maintenance Requirements

Site maintenance requirements will be detailed in the SMP. The plan will describe post-construction monitoring requirements to assess the continued protectiveness of the remedy and corrective measures taken to maintain the soil cover and vapor mitigation system. The SMP will define the frequency for inspection of Site covers and operation and maintenance of the vapor mitigation system, as necessary.

11. Schedule

The anticipated milestones associated with execution of this RAWP and achievement of the Certificate of Completion are provided below.

Item	**Date**
RAWP Submittal	August 13, 2026
DEC RAWP Review (2 weeks)	August 27, 2026
DEC Issues Fact Sheet	August 31, 2026
Public Comment Period (45 days)	August 31- October 15, 2026
RAWP Approval/Decision Document Issuance	October 30, 2026
Demolition Begin	August 12, 2026
RDWP Submittal to DEC	September 21, 2026
DEC Approves RDWP including Contractor Submittals	October 30, 2026
Remedial Construction	November 2, 2026 – August 1, 2027
Environmental Easement Package Submittal	June 1, 2027
Draft Site Management Plan Submittal	August 1, 2027
Draft FER Submittal	October 1, 2027
Final SMP Submittal	October 4, 2027
Final FER Submittal	November 15, 2027
Certificate of Completion	December 31, 2027

12. References

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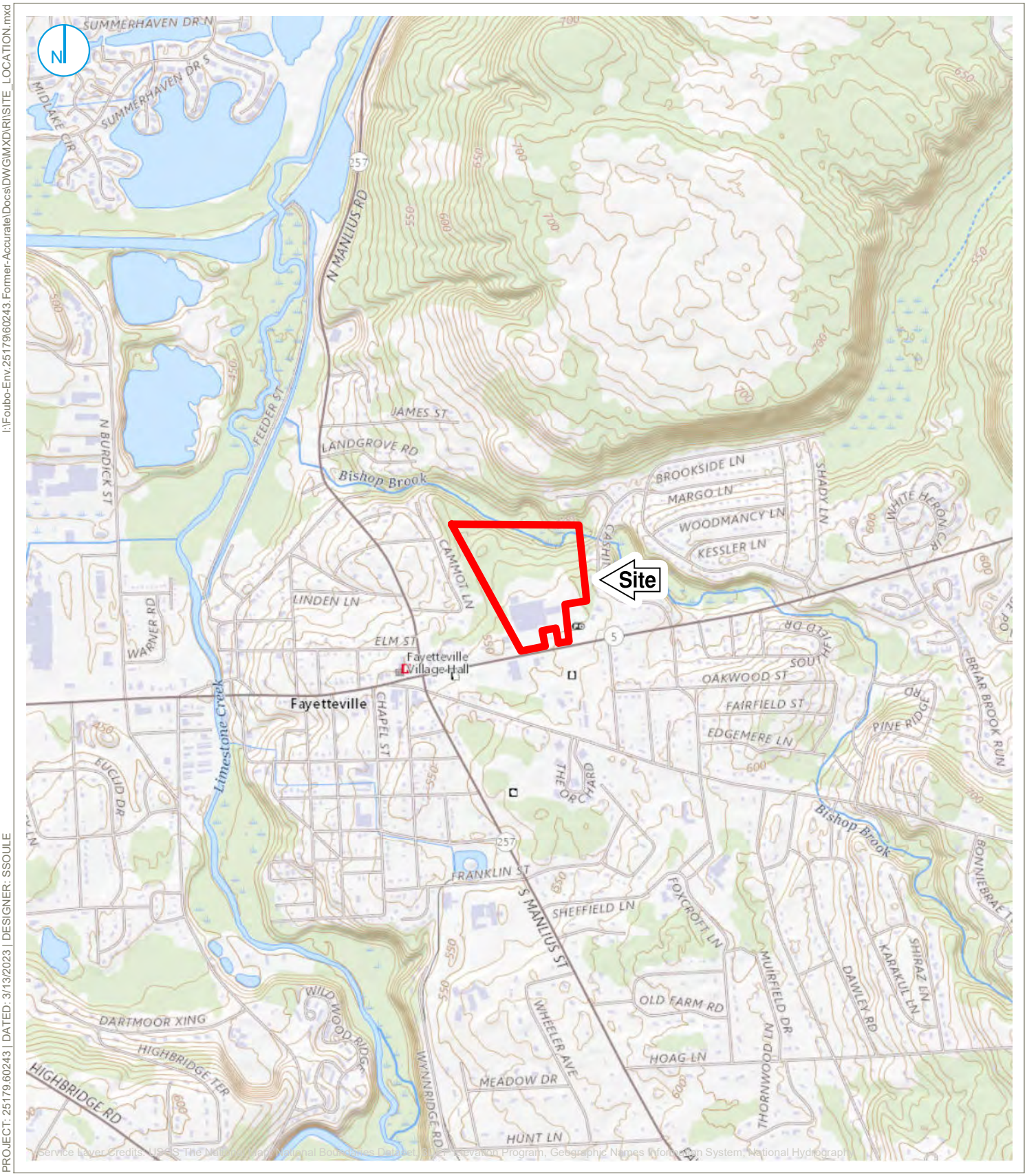
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FIGURES

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PROJECT: 25179.60243 | DATED: 3/13/2023 | DESIGNER: SSOULE



Service Layer Credits: USGS The National Map, National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrograph...



KEY MAP

Map Scale: 1:1:24,000;
Map Center: 75°49'0"W 42°47'49"N

PROPERTY LINE (*approximate*)

0 1,000 2,000 Feet

SITE LOCATION

FOUBU ENVIRONMENTAL SERVICES, LLC
REMEDIAL INVESTIGATION REPORT
547 EAST GENESEE STREET
FAYETTEVILLE, NEW YORK
SITE NO. C734052

FIGURE 01

RAMBOLL AMERICAS
ENGINEERING SOLUTIONS, INC.
A RAMBOLL COMPANY

RAMBOLL



ONONDAGA COUNTY PARCEL BOUNDARY
2022

0 100 200 Feet

SITE PLAN

FOUBU ENVIRONMENTAL SERVICES, LLC
REMEDIAL ACTION WORK PLAN
547 EAST GENESEE STREET
FAYETTEVILLE, NEW YORK
SITE NO. C734052

FIGURE 02

RAMBOLL AMERICAS
ENGINEERING SOLUTIONS, INC.
A RAMBOLL COMPANY

RAMBOLL

I:\Foubo-Env.25179\60243.Former-Accurate\Docs\DWG\PRO\Former_Accurate_Die_RAWP\Former_Accurate_Die_RAWP.aprx\Figure_02-Site_Plan

PROJECT: 1940100888 | DATED: 3/16/2023 | DESIGNER: SSOULE



- SURFACE SOIL SAMPLE LOCATION (BELOW APPLICABLE SCOS)
- SURFACE SOIL SAMPLE LOCATION (ONE OR MORE CONSTITUENTS EXCEED APPLICABLE SCOS)
- BEDROCK MONITORING WELL
- OVERBURDEN MONITORING WELL
- ABANDONED OVERBURDEN MONITORING WELL
- PIEZOMETER
- RECOVERY WELL
- APPROXIMATE HISTORIC EXCAVATION AREA
- FORMER OIL SPILL AREA (GEOREFERENCED FROM SITE PLAN, JANUARY 1997)
- SURFACE SOILS POTENTIALLY EXCEEDING RESTRICTED RESIDENTIAL SCOs
- SURFACE SOILS POTENITALLY EXCEEDING INDUSTRIAL SCOs
- PROPOSED LIMITS OF REMEDIAL ACTION
- ONONDAGA COUNTY PARCEL BOUNDARY 2022

AREA X HISTORIC AREAS OF CONCERN

0 100 200 Feet

NATURE AND EXTENT OF CONTAMINATION

FOUBU ENVIRONMENTAL SERVICES, LLC
REMEDIAL ACTION WORK PLAN
547 EAST GENESEE STREET
FAYETTEVILLE, NEW YORK
SITE NO. C734052

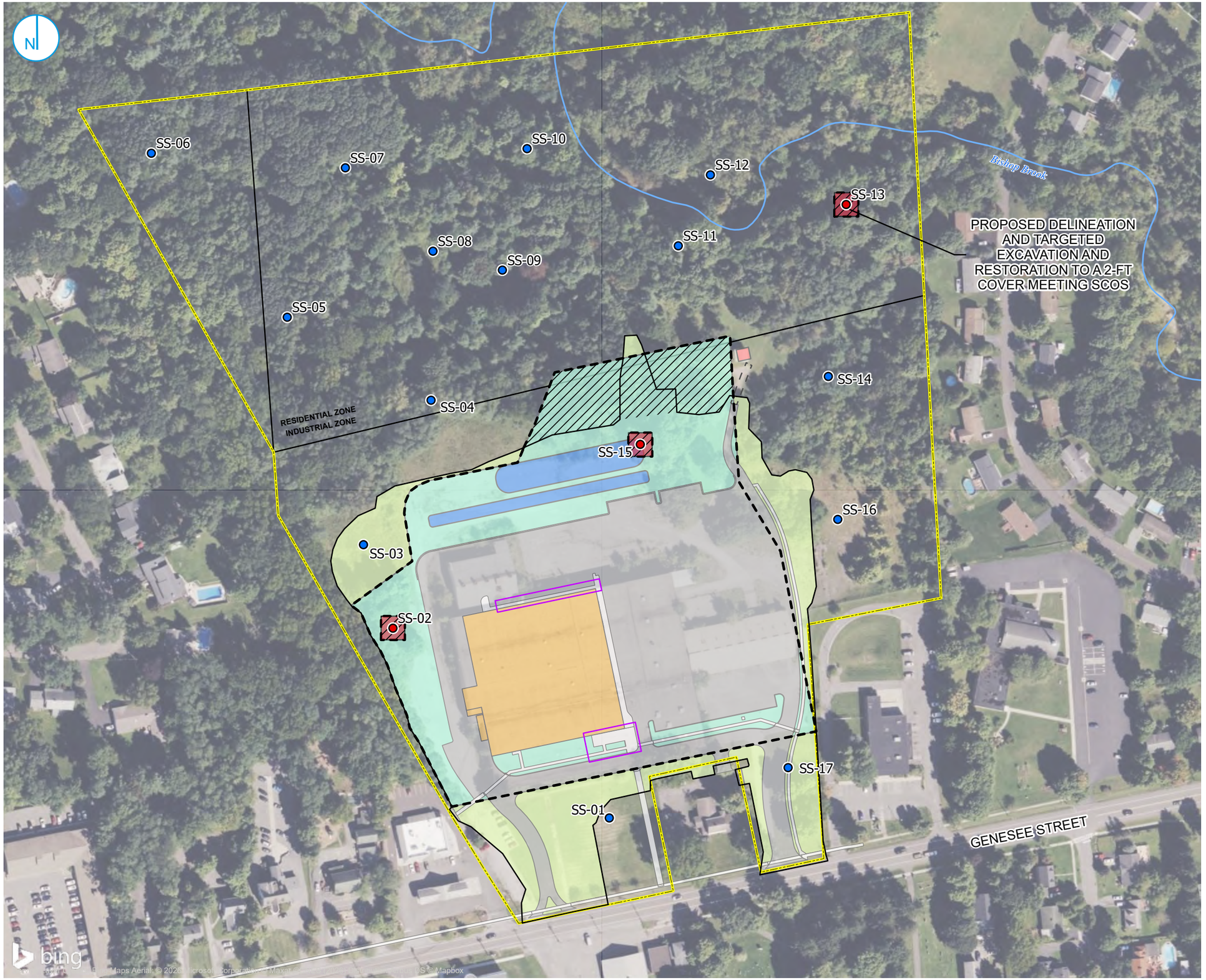
FIGURE 03

RAMBOLL AMERICAS
ENGINEERING SOLUTIONS, INC.
A RAMBOLL COMPANY

RAMBOLL

I:\Foubo-Env.25179060243.Former-Accurate\Docs\DWG\PRO\Former_Accurate_Die_RAWP\Former_Accurate_Die_RAWP.aprx\Figure_03-Nature_and_Contamination_Extent

PROJECT: 1940100888 | DATED: 4/14/2023 | DESIGNER: SSOULE



SAMPLE LOCATIONS

- SURFACE SOIL SAMPLE LOCATION (BELOW APPLICABLE SCOS)
- SURFACE SOIL SAMPLE LOCATION (ONE OR MORE CONSTITUENTS EXCEED APPLICABLE SCOS)

EXISTING FEATURES

- EXISTING BUILDING
- EXISTING GRAVEL ROAD
- ONONDAGA COUNTY PARCEL BOUNDARY 2022

PROPOSED REMEDY AND REDEVELOPMENT

- 1-FT VEGETATED SOIL COVER (MIN.)
- 1-FT EXCAVATION AND RESTORATION
- AREA PROPOSED FOR FURTHER DELINEATION
- PROPOSED LIMITS OF REMEDIAL ACTION
- PROPOSED COMMERCIAL BUILDING (WITH SSDS)
- PORTION OF EXISTING BUILDING TO REMAIN
- STORMWATER RETENTION BASINS
- GRASS / PLANTING AREA OUTSIDE OF PROPOSED REMEDIAL ACTION
- SIDEWALK
- PARKING LOT / DRIVEWAY
- DEVELOPER'S PROPOSED LIMITS OF WORK

Notes

1. Proposed commercial redevelopment limits are based on plans approved by the Village of Fayetteville on December 5, 2022.

0 80 160 Feet

ALTERNATIVE 2 - PROPOSED REMEDY AND REDEVELOPMENT

FOUBU ENVIRONMENTAL SERVICES, LLC
REMEDIAL ACTION WORK PLAN
547 EAST GENESEE STREET
FAYETTEVILLE, NEW YORK
SITE NO. C734052

FIGURE 04

RAMBOLL AMERICAS
ENGINEERING SOLUTIONS, INC.
A RAMBOLL COMPANY

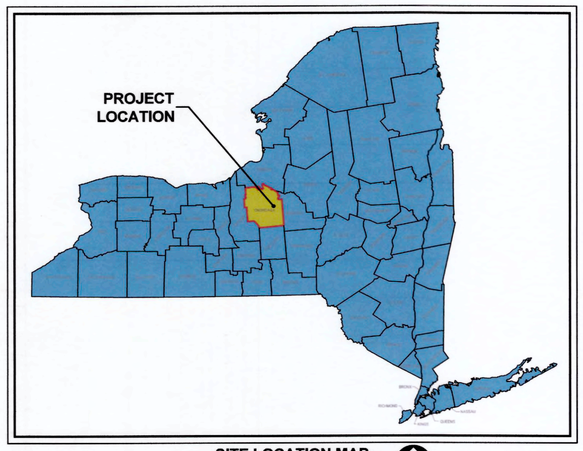
RAMBOLL

I:\Foubo-Env.25179\60243.Former-Accurate\Docs\DWG\PRO\Former_Accurate_Die_RAWP\Former_Accurate_Die_RAWP.aprx\Figure_04-Prop_Remedy_Alt_2
PROJECT: 1940100888 | DATED: 8/13/2026 | DESIGNER: CMEES

Appendix A
Village of Fayetteville - Approved Redevelopment Drawings

PROPOSED GROCERY STORE
547 E. GENESEE STREET (ROUTE 5)

VILLAGE OF FAYETTEVILLE
ONONDAGA COUNTY
NEW YORK STATE



SITE LOCATION MAP
NOT TO SCALE



PROJECT LOCATION MAP
NOT TO SCALE



AERIAL MAP
1"=200'

PREPARED BY:

NAPIERALA CONSULTING
PROFESSIONAL ENGINEER, P.C.
SITE • DESIGN • ENGINEERING
110 FAYETTE STREET
MANLIUS, NEW YORK 13104

email: MNAP@NAPCON.COM
PH: (315) 682-5580 FAX: (315) 682-5544

PREPARED FOR:

NORTHWOOD REAL ESTATE VENTURES LLC.

25 PARCE AVENUE, SUITE 155
FAIRPORT, NY 14450

SHEET INDEX:

TITLE SHEET	C-0
GENERAL NOTES	C-1
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SITE PREPARATION AND DEMOLITION PLAN	C-3.1
PRELIMINARY EROSION CONTROL PLAN	C-3.2
OVERALL LAYOUT PLAN	C-4
DETAILED LAYOUT PLAN	C-5
OVERALL GRADING & EROSION CONTROL PLAN	C-6.0
DETAILED GRADING PLANS	C-6.1 & C-6.2
UTILITY PLAN	C-7
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SITE DETAILS	C-10 THRU C-15

VILLAGE OF FAYETTEVILLE - SITE PLAN

VILLAGE PLANNING BOARD
CHAIRPERSON SIGNATURE

Dig Safely. New York
Call 811 before you dig

APPROVED BY OWNER

NAME DATE

SHEET TITLE:

TITLE SHEET

NO.	REVISION/ISSUE	DATE
7	FINAL PLANNING BOARD APPROVED SET	20 DEC 2022
6	ISSUED TO FAYETTEVILLE PLANNING BOARD FOR APPROVAL	22 NOV 2022
5	ISSUED TO FAYETTEVILLE PLANNING BOARD FOR APPROVAL	31 OCT 2022
4	REVISED AS PER VILLAGE ENGINEER / PLANNING BOARD COMMENTS	15 AUG 2022
3	REVISED AS PER VILLAGE ENGINEER / PLANNING BOARD COMMENTS	05 JUL 2022
2	REVISED AS PER VILLAGE ENGINEER / PLANNING BOARD COMMENTS	24 MAY 2022
1	REVISED AS PER PLANNING BOARD COMMENTS	21 MAR 2022

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NAPIERALA CONSULTING

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.

ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

STATE OF NEW YORK
MATTHEW R. NAPIERALA
068733
LICENSED PROFESSIONAL ENGINEER

PLAN SEAL BY:
MATTHEW R. NAPIERALA, P.E.
NYS REGISTRATION # 068733

PROJECT NO.	DATE	SHEET
19-1826	24 JAN 2022	C-0

PROPOSED GROCERY STORE
547 E GENESEE STREET

VILLAGE OF FAYETTEVILLE
ONONDAGA COUNTY, NY

GENERAL NOTES

1. PROPERTY LINE INFORMATION TAKEN FROM A PLAN ENTITLED "GENERAL SURVEY BASE MAP, FORMER ACCURATE DIE CASTING FACILITY, FAYETTEVILLE, NY" PREPARED BY O'BRIEN & GERE ENGINEERS, INC.

2. THE PLANS SHOW SUBSURFACE STRUCTURES, ABOVEGROUND STRUCTURES, AND/OR UTILITIES FROM FIELD LOCATION AND RECORD MAPPING. EXACT LOCATION MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. THE CONTRACTOR IS TO CALL DIG SAFELY NY AT 1-800-962-7962 A MINIMUM OF 72 HOURS BEFORE DIGGING, DRILLING, OR BLASTING.

3. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE ENGINEER.

4. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.

5. THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS, AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO AT LEAST AS GOOD A CONDITION AS BEFORE BEING DISTURBED AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, ETC. AND SHALL COMPLY WITH ALL PERMITS.

7. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS.

8. ALL PROPOSED UTILITIES AND APPURTENANCES ARE TO BE CONSTRUCTED IN COMPLIANCE WITH THE LOCAL MUNICIPALITY'S CODES AND REGULATIONS GOVERNING THE INSTALLATION OF SUCH UTILITIES.

9. THE ENGINEER RESERVES THE RIGHT TO EXAMINE ANY WORK DONE ON THIS PROJECT AT ANY TIME TO DETERMINE CONFORMANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS OF THIS PROJECT AS INTENDED AND INTERPRETED BY THE ENGINEER.

10. MISCELLANEOUS WORK NOT SPECIFICALLY SHOWN ON THE CONTRACT DRAWINGS SUCH AS PATCHING, BLOCKING, TRIMMING, ETC. SHALL BE PERFORMED AS REQUIRED TO MAKE THE WORK COMPLETE.

11. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE INFORMATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.

12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND COORDINATE WORK WITH ALL OTHER CONTRACTS FOR THE SITE.

13. THE CONTRACTOR SHALL:
    A. VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
    B. EXAMINE THE SITE AND INCLUDE IN HIS WORK THE EFFECT OF ALL EXISTING CONDITIONS ON THE WORK.
    C. PROVIDE AND INSTALL ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH RECOGNIZED GOOD STANDARD PRACTICE.
    D. HOLD THE OWNER HARMLESS AGAINST ANY AND ALL CLAIMS ARISING FROM WORK DONE BY THE CONTRACTOR ON THE SITE.

14. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST REVISIONS OF NEW YORK STATE INDUSTRIAL CODE RULE 23 AND OSHA REGULATIONS FOR CONSTRUCTION. SHEET PILING SHALL BE DESIGNED AND SEALED BY A NEW YORK STATE PROFESSIONAL ENGINEER.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK. HE SHALL SUBMIT A DEWATERING PLAN DESIGNED AND SEALED BY A NEW YORK STATE PROFESSIONAL ENGINEER. CONTRACTOR SHALL MAINTAIN EXISTING SITE DRAINAGE PATTERNS THROUGHOUT CONSTRUCTION.

16. ALL BACKFILL USED IN TRENCHES EXCAVATED IN EXISTING ROADWAYS SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS TO 90% STANDARD PROCTOR COMPACTION.

17. WHEN BACKFILLING AROUND PROPOSED OR EXISTING STRUCTURES, MATERIAL SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS TO 90% STANDARD PROCTOR COMPACTION.

18. ALL UTILITY WORK INVOLVING CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE ENGINEER AND THE UTILITY OWNER. NOTIFY THE ENGINEER AND THE UTILITY OWNER 72 HOURS BEFORE EACH AND EVERY CONNECTION TO AN EXISTING SYSTEM IS MADE.

19. CONSTRUCTION OF ALL PROPOSED UTILITIES MUST BEGIN AT ITS POINT OF CONNECTION TO THE EXISTING UTILITY OR AT THE LOWEST POINT IN THE SYSTEM. RIMS, GRATES, INVERTS, CLEARANCES, AND LOCATION AT CROSSINGS MUST BE VERIFIED PRIOR TO THE BEGINNING OF CONSTRUCTION.

20. MAINTAIN FLOW FOR ALL EXISTING UTILITIES.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES, AND INVERTS. THE OWNER AND HIS REPRESENTATIVES SHALL REVIEW AS-BUILT PLANS SHOWING ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED. THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR OMISSIONS TO THE SATISFACTION OF THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.

22. THE CONTRACTOR SHALL MAINTAIN ALL TRAFFIC IN ALL AREAS IN ACCORDANCE WITH THE NYSDOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

23. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL COMMERCIAL, RESIDENTIAL, AND PUBLIC PROPERTIES OR AS DIRECTED BY THE ENGINEER.

24. ALL EXCAVATIONS SHALL BE BACKFILLED TO EXISTING GRADE AT THE END OF EACH WORKDAY.

25. THE CONTRACTOR SHALL TAKE CARE TO PREVENT DAMAGE TO EXISTING UTILITIES. DAMAGED UTILITIES SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

SITE DEMOLITION NOTES

1. THE GENERAL CONSTRUCTION CONTRACTOR RESPONSIBLE FOR DEMOLITION WORK AS NOTED ON THIS PLAN.

2. EXISTING FEATURES ARE BASED ON A PLAN BY O'BRIEN & GERE ENGINEERS. INC.

3. OWNER WILL PROVIDE AN 'ALL CLEAR' PRIOR TO DEMOLITION.

4. THE CONTRACTOR SHALL CONTACT DIG SAFELY NEW YORK AT 811 FOR UTILITY STAKEOUTS A MINIMUM OF THREE (3) BUSINESS DAYS PRIOR TO ANY DEMOLITION WORK, SITE WORK, OR EXCAVATION.

5. THE CONTRACTOR SHALL COORDINATE WITH ALL PUBLIC AND PRIVATE UTILITIES FOR RESPECTIVE REQUIREMENTS FOR THE REMOVAL/ABANDONMENT OF UTILITY MAINS/LATERALS SERVICING THE SITE.

GRADING NOTES

1. MAXIMUM SLOPE FOR ALL CUT AND FILL LAWN AREAS SHALL BE 3H:1V UNLESS SHOWN OTHERWISE ON PLANS.

2. SLOPES GREATER THAN 4H:1V SHALL BE STABILIZED IMMEDIATELY AFTER GRADING OCCURS IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

3. CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT AND BECOME FAMILIAR WITH THE SOIL CONDITIONS ON THE SITE. CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS AND REQUIREMENTS FROM THE GEOTECHNICAL ENGINEER.

4. UNLESS OTHERWISE NOTED, LIMITS OF DISTURBANCE ARE AS REPRESENTED BY PROPOSED GRADES. NO GRADING SHALL TAKE PLACE BEYOND LIMITS SHOWN.

5. ALL SLOPES STEEPER THAN 3H:1V SHALL BE TREATED WITH AN EROSION CONTROL PRACTICE SUCH AS A ROLLED EROSION CONTROL BLANKET OR RIPRAP. SEE DESIGNATED AREAS ON PLANS.

UTILITY NOTES

1. ALL CONSTRUCTION SHALL CONFORM WITH APPROPRIATE CODE AND REGULATORY REQUIREMENTS.

2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH MUNICIPAL REGULATIONS AND THE STANDARDS OF THE PRIVATE UTILITY COMPANIES.

3. THESE PLANS SHOW PUBLIC UTILITY CONNECTION ONLY. PRIVATE UTILITY SERVICE FINAL LOCATION, SIZE AND DEPTH ARE SUBJECT TO THE APPROVAL OF THE UTILITY COMPANY.

4. EXTERIOR BUILDING LIGHTING LUMINARES SHALL BE OF SIZE AND TYPE, AND AT LOCATIONS SPECIFIED BY THE ARCHITECTS ELECTRICAL SITE PLAN AND SHALL CONFORM TO THE MUNICIPAL ZONING REQUIREMENTS.

5. WATER
   WATER LINES, FITTINGS AND APPURTENANCES TO BE IN CONFORMANCE WITH APPROPRIATE CODE AND REGULATORY REQUIREMENTS. VERIFY EXISTING LINE SIZE AND LOCATION PRIOR TO CONSTRUCTION. ALL WATER LINES MUST MAINTAIN A MINIMUM 10' HORIZONTAL SEPARATION WITH SANITARY SEWER AND STORM SEWER LINES. ALL WATER MAIN AND SERVICE WORK MUST BE COORDINATED WITH THE MUNICIPAL WATER DEPARTMENT.

6. SANITARY SEWER
   SANITARY SEWERS SHALL BE PVC PER ASTM D.3034 SDR 35 UNLESS OTHERWISE NOTED. SUITABLE COUPLINGS AND ADAPTERS SHALL BE PROVIDED AT BUILDING CONNECTIONS.

7. STORM DRAINAGE
   STORM DRAINAGE PIPING SHALL BE SMOOTH INTERIOR CORRUGATED PLASTIC PIPE (SICPP) UNLESS OTHERWISE NOTED (SICPP). PIPE JOINTS AND FITTINGS SHALL CONFORM TO AASHTO M252 OR AASHTO M294.

8. ELECTRIC AND GAS
   ALL ELECTRIC AND GAS INSTALLATION SHALL BE COORDINATED WITH NATIONAL GRID. ALL SITE ELECTRIC IS TO BE PROVIDED BY THE BUILDING ARCHITECT/PROJECT ELECTRICIAN. THESE DRAWINGS DO NOT SHOW CIRCUITING OR SITE WIRING. REFER TO SITE ELECTRICAL BY ELECTRICIAN.

LEGEND: PROPOSED
(SEE EXISTING CONDITION SURVEY FOR LEGEND OF EXISTING ELEMENTS)

----- PROPOSED BUILDING

----- PROPERTY LINE

----- PROPOSED EASEMENT LINE

----- PROPOSED CONCRETE SIDEWALK/PAD

----- PROPOSED STORM INLET

----- PROPOSED MANHOLE (STORM OR SEWER AS NOTED)

----- PROPOSED STORMWATER QUALITY TREATMENT UNIT

SAN ----- PROPOSED SANITARY PIPE

ST ----- PROPOSED STORM PIPE

W ----- PROPOSED WATER PIPE

G ----- PROPOSED GAS PIPE

UGE ----- PROPOSED UNDERGROUND ELECTRIC

----- PROPOSED STOCKADE FENCE

----- PROPOSED TREE

----- PROPOSED LIGHT

----- PROPOSED DESIGNATED ACCESSIBLE PARKING SPACE

----- PROPOSED NO PARKING

----- DIRECTIONAL ARROW (NOT ACTUAL PAVEMENT MARKING)

----- PROPOSED PAVEMENT MARKING

LANDSCAPE NOTES

TEMPORARY SEEDING MIXTURES

	LBS./ACRE	LBS./1000 SQ. FT
FOR SPRING, SUMMER OR EARLY FALL SEEDINGS:		
A. ANNUAL RYEGRASS -OR-	30	0.70
B. PERENNIAL RYEGRASS	30	0.70
FOR LATE FALL OR EARLY WINTER		
A. WINTER RYE (AROOSTOOK)	100	2.50

MULCH THE AREA WITH HAY OR STRAW AT 2 TONS/ACRE (APPROXIMATELY 2 LARGE ROLLED BALES/ACRE).

MULCH ANCHORING IS REQUIRED WHERE WIND OR AREAS OF CONCENTRATED WATER ARE OF CONCERN.

PERMANENT SEEDINGS SHOULD TAKE PLACE IN EARLY SPRING. PROPER MULCHING AND ADAQUATE MOISTURE MUST BE PROVIDED FOR PERMANENT SEEDING. RESEEDING OF FAILED AREAS SHALL TAKE PLACE DURING LATE SUMMER/EARLY FALL OR DURING THE FOLLOWING SPRING.

FERTILIZER:
5% NITROGEN
0% PHOSPHORUS
5% POTASH

HYDROMULCH
HYDROMULCH SHALL BE A WOOD-FIBER COMPOSITION (50% PAPER - 50% WOOD)
IF MULCHING IS NOT APPLIED WITH HYDROSEED MIXTURE, APPROVED MULCHING, CONSISTING OF STALKS OF WHEAT, OATS, OR RYE, SHALL BE SPREAD EVENLY AT A RATE OF 2 TONS PER ACRE. MULCH IS TO BE TACKED INTO PLACE.

PERMANENT SEEDING MIXTURES

SEED MIXTURE NO. 1 — LBS./ACRE
- CREEPING RED FESCUE (var. ENSYLVA) 10
- PERENNIAL RYE GRASS (var. PENNFINE) 10

SEED MIXTURE NO. 2
- SWITCHGRASS (var. SHELTER, PATHFINDER, TRAILBLAZER, OR BLACKWELL) 20

SEED MIXTURE NO. 3
- BIRDSFOOT TREFOIL (var. EMPIRE, PARDEE) 10
- REDTOP 2
- TALL FESCUE (var. KY 31, REBEL) 20

SEED MIXTURE NO. 4
- CREEPING RED FESCUE (var. ENSYLVA) 20
- CHEWINGS FESCUE (COMMON) 20
- PERENNIAL RYE GRASS (var. PENNFINE) 5
- RED CLOVER (COMMON) 10

SEED MIXTURE 1 TO BE APPLIED TO SHADED AREAS.

SEED MIXTURE 2 IS IN PURE LIVE SEED. TO BE APPLIED TO AREAS UPLAND OF WETLANDS AND ALONG STORMWATER MITIGATION BASIN BANKS.

SEED MIXTURE 3 TO BE APPLIED TO ALL SWALES AND WATERWAYS. WHITE CLOVER OR LADINO CLOVER MAY BE SUBSTITUTED FOR BRIDSFOOT TREFOIL AND SEEDED AT THE SAME RATE PERENNIAL RYEGRASS MAY BE SUBSTITUTED FOR REDTOP BUT INCREASE SEEDING RATE TO 5 LBS./ACRE (0.1 LBS./1000 SQ. FT)

SEED MIXTURE 4 TO BE APPLIED TO ALL AREAS. (NOT FOR USE IN PLAYGROUNDS OR AS TURF)

METHOD OF SEEDING
BROADCAST, DRILLING WITH A CULTIPACK TYPE SEEDER, OR HYDROSEEDING ARE ACCEPTABLE. GOOD SOIL TO SEED CONTACT IS THE KEY TO SUCCESSFUL SEEDINGS.

MULCHING
APPLY STRAW MULCH AT A RATE OF 2 TON/ACRE (90 LBS./1,000 SF) ANCHORED WITH WOOD FIBER MULCH (HYDROMULCH) AT 500 - 750 LBS./ACRE (11 - 17 LBS./1,000 SF). THE WOOD FIBER MULCH MUST BE APPLIED THROUGH A HYDROSEEDER AFTER MULCHING.

IRRIGATION
WATERING MAY BE ESSENTIAL TO ESTABLISH TO NEW SEEDING. WEATHER CONDITIONS WILL DICTATE WHEN TO WATER. EACH APPLICATION MUST BE UNIFORMLY APPLIED AND 1 TO 2 INCHES OF WATER SHOULD BE APPLIED PER APPLICATION.

PERMANENT SEEDING TO OCCUR AFTER FINAL GRADING HAS OCCURRED. PERMANENT SEEDING WILL INCLUDE:
SITE PREPARATION
A. SCARIFY ALL COMPACT, SLOWLY PERMEABLE, MEDIUM AND FINE TEXTURED SUBSOIL AREAS. SCARIFY AT APPROXIMATELY RIGHT ANGLES TO THE SLOPE DIRECTION IN SOIL AREAS THAT ARE STEEPER THAN 5 PERCENT.
B. REMOVE REFUSE, WOOD PLANT PARTS, STONES OVER 3 INCHES IN DIAMETER, AND OTHER LITTER.

TOPSOIL MATERIALS
A. TOPSOIL SHALL HAVE AT LEAST 2 PERCENT AND NO GREATER THAN 6 PERCENT BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL.
B. TOPSOIL SHALL HAVE NOT LESS THAN 20 PERCENT FINE TEXTURED MATERIAL (PASSING THE NO. 200 SIEVE) AND NOT MORE THAN 15 PERCENT CLAY.
C. TOPSOIL TREATED WITH SOIL STERILANTS OR HERBICIDES SHALL BE SO IDENTIFIED TO THE PURCHASER.
D. TOPSOIL SHALL BE RELATIVELY FREE OF STONES OVER 1½" INCHES IN DIAMETER, TRASH, NOXIOUS WEEDS SUCH AS NUTSEDGE AND QUACKGRASS, AND WILL HAVE LESS THAN 10% GRAVEL BY VOLUME.
E. TOPSOIL CONTAINING SOLUBLE SALTS GREATER THAN 500 PPM SHALL NOT BE USED.

APPLICATION AND GRADING
A. TOPSOIL SHALL BE DISTRIBUTED TO A UNIFORM DEPTH OVER THE AREA. IT SHALL NOT BE PLACED WHEN IT IS PARTLY FROZEN, MUDDY, OR ON FROZEN SLOPES OR OVER ICE, SNOW, OR STANDING WATER PUDDLES.
B. TOPSOIL PLACED AND GRADED ON SLOPES STEEPER THAN 5% SHALL BE PROMPTLY FERTILIZED, SEEDED, MULCHED AND STABILIZED BY "TRACKING" WITH SUITABLE EQUIPMENT.
C. A MINIMUM OF 4 INCHES OF TOPSOIL IS TO BE USED IN ALL AREAS.

SOIL AMENDMENTS
A. LIME TO A pH OF 7.0. LIME IS NOT TO BE APPLIED WITHIN 50 FEET OF STREAMS AND WETLANDS.
B. FERTILIZER APPLICATION RATE TO BE BASED ON SOIL TESTS.
   1. IN NO CASE SHALL FERTILIZER BE APPLIED BETWEEN DECEMBER 1 AND APRIL 1 ANNUALLY.
   2. FERTILIZER SHALL NOT BE SPREAD WITHIN 20 FEET OF A SURFACE WATER.
   3. ANY FERTILIZER FALLING OR SPILLED INTO IMPERVIOUS SURFACE AREAS SUCH AS PARKING LOTS, ROADWAYS, AND SIDEWALKS SHALL BE IMMEDIATELY CONTAINED AND LEGALLY APPLIED OR PLACED IN AN APPROPRIATE CONTAINER.
   4. INCORPORATE THE FERTILIZER, AND LIME IF SPECIFIED, INTO THE TOP 2 - 4 INCHES OF THE TOPSOIL OR SOIL PROFILE.
   5. WHEN APPLYING FERTILIZER BY HYDROSEEDING CARE SHOULD BE TAKEN TO APPLY MIX ONLY TO SEED BED AREAS AT AN APPROPRIATE FLOW RATE TO PREVENT EROSION AND SPRAYING ONTO IMPERVIOUS AREAS.

PROJECT TITLE:
PROPOSED GROCERY STORE
547 E GENESEE ST (ROUTE 5)
VILLAGE OF FAYETTEVILLE ONONDAGA COUNTY, NY

PREPARED FOR:
NORTHWOOD REAL ESTATE VENTURES, LLC.
25 PARCE AVENUE, SUITE 155
FAIRPORT, NY 14450

SHEET TITLE:
GENERAL NOTES

NO.	REVISION/ISSUE	DATE
7	FINAL PLANNING BOARD APPROVED SET	12/20/22
6	ISSUED FOR PLANNING BOARD APPROVAL	11/22/22
5	ISSUED FOR PLANNING BOARD APPROVAL	10/31/22
4	REVISED AS PER VILLAGE ENGINEER / PLANNING BOARD COMMENTS	8/15/2022
3	REVISED AS PER VILLAGE ENGINEER / PLANNING BOARD COMMENTS	7/05/2022
2	REVISED AS PER VILLAGE ENGINEER / PLANNING BOARD COMMENTS	5/24/2022
1	REVISED AS PER PLANNING BOARD COMMENTS	3/21/2022

PREPARED BY:
NAPIERALA CONSULTING
PROFESSIONAL ENGINEER, P.C.
SITE • DESIGN • ENGINEERING
110 LAFAYETTE STREET
MANLIUS, NEW YORK 13104
email: MNAP@NAPCON.COM
PH: (315) 682-5580 FAX: (315) 682-5544

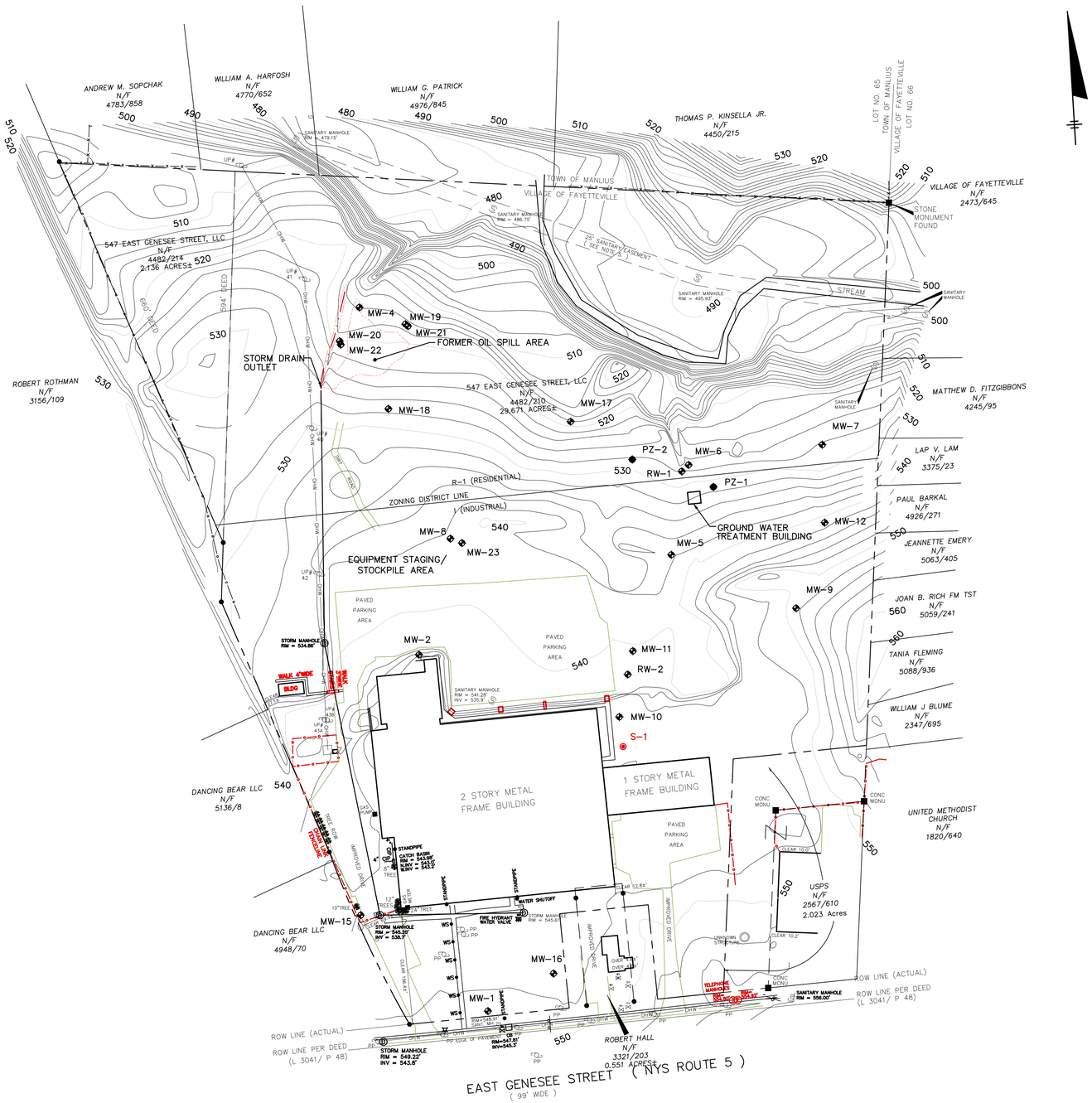
PLAN SEAL BY:
MATTHEW R. NAPIERALA, P.E.
NYS REGISTRATION # 091253

PROJECT NO. 19-1826
DATE 24 JAN 2022
SCALE NTS

SHEET C-1

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MWH I:\DIV71\PROJECTS\2488651\DWG\71\016.DWG SF:100 6/26/97



NOTES:

1. SURVEY WAS DONE WITHOUT THE BENEFIT AN ABSTRACT OF AND IS SUBJECT TO ANY STATE OF FACTS A COMPLETE AND UP-TO-DATE ABSTRACT MIGHT SHOW.
2. ELEVATIONS SHOWN ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
3. THE LOCATION OF UNDERGROUND UTILITIES WERE OBTAINED BY FIELD MEASUREMENTS WHERE PRACTICAL, OTHERWISE FROM VARIOUS SOURCES AND ARE APPROXIMATE ONLY. THERE MAY BE OTHERS, THE LOCATION OF WHICH ARE UNKNOWN.
4. THE TRANSMISSION STATION AND THE POLE LINE THROUGH THE WESTERLY SIDE OF THE PROPERTY WAS GIVEN TO CENTRAL NEW YORK POWER CORPORATION. THERE WAS NO RECORDED DEED FOR IT FOUND IN THE COUNTY CLERK'S OFFICE.
5. THE EASEMENT OR RIGHT-OF-WAY SHOWN FOR THE SANITARY SEWER LINE WERE TAKEN FROM AS-BUILT DRAWINGS PROVIDED BY THE ONONDAGA COUNTY SEWAGE AND DRAINAGE DEPARTMENT. NO RECORDED RECORD FOR THE EASEMENT/RIGHT-OF-WAY WAS FOUND.
6. CONTOURS SHOWN AT A 2' INTERVAL.

BENCHMARK

BM = 553.18', AND IS A CHISELED "X" ON THE EAST FLANCE BOLT AT POINT OF ARROW OF HYDRANT LOCATED ON THE SOUTH SIDE OF EAST GENESEE STREET IN FRONT OF THE IMMACULATE CONCEPTION CEMETERY.

LEGEND

- IRON ROD TO BE SET
- WATER FAUCET
- POWER POLE
- STORM MANHOLE
- FIRE HYDRANT
- MW-17 MONITORING WELL
- PZ-1 PIEZOMETER
- S-1 SUMP
- SANITARY MANHOLE
- OHW OVERHEAD WIRES
- WATER VALVE
- BARB WIRE FENCELINE
- CHAIN LINK FENCELINE
- RAILROAD FENCELINE
- DECIDUOUS TREE W/ SIZE
- 10"TREE CONIFEROUS TREE W/ SIZE
- GV GAS VALVE

NO.	DATE	REVISION	INIT.

1"=100' 100 0 100 200

THIS DRAWING WAS PREPARED AT THE SCALE INDICATED IN THE TITLE BLOCK. INACCURACIES IN THE STATED SCALE MAY BE INTRODUCED WHEN DRAWINGS ARE REPRODUCED BY ANY MEANS. USE THE GRAPHIC SCALE BAR IN THE TITLE BLOCK TO DETERMINE THE ACTUAL SCALE OF THIS DRAWING.

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PRELIMINARY NOT FOR CONSTRUCTION

DATE: 4/22/15

O'BRIEN & GERE ENGINEERS, INC.

ITT COMMERICAL FIANCE CORPORATION
FORMER ACCURATE DIE CASTING FACILITY
FAYETTEVILLE, NEW YORK

GENERAL

SURVEY BASE MAP

IN CHARGE OF .....
DESIGNED BY ..... CHECKED BY .....
DRAWN BY .....

FILE NO. 2488.651.016

DATE APRIL 2015

PLOT DATE:

APPROXIMATE LIMITS OF DISTURBANCE

EXISTING UTILITY POLE TO BE PROTECTED

EXISTING STORM PIPE TO BE PROTECTED

EXISTING STORM STRUCTURE TO BE PROTECTED

EXISTING TREES WITHIN LIMIT OF DISTURBANCE TO BE REMOVED

MONITORING WELLS AND VAPOR VENTS TO REMAIN AND TO BE PROTECTED, COORDINATE ALL WORK ASSOCIATED WITH REMEDIATION INFRASTRUCTURE WITH RAMBOLL

EXISTING PAVEMENT TO BE MILLED DOWN TO GRAVEL BASE

EXISTING BUILDING AND WALKWAY TO BE REMOVED

EXISTING SANITARY MANHOLE AND PIPING TO BE REMOVED

EXISTING CONCRETE SIDEWALKS TO BE REMOVED

THIS PORTION OF EXISTING STRUCTURE TO BE RAZED

EXISTING UTILITY POLES TO BE RELOCATED, COORDINATE WITH NATIONAL GRID

EXISTING STRUCTURE TO BE RAZED

EXISTING TRANSFORMER TO BE RELOCATED, COORDINATE WITH NATIONAL GRID

EXISTING BUILDING FOUNDATION WALL TO BE PRESERVED AND TO REMAIN

PROPOSED BUILDING FOOTPRINT

TEMPORARY CHAIN LINK SECURITY FENCING TO BE INSTALLED ALONG FRONT OF CONSTRUCTION SITE

EXISTING STRUCTURE TO BE STRIPPED TO FOUNDATION/SLAB WITHIN PROPOSED BUILDING FOOTPRINT

PORTION OF THE EXISTING STRUCTURE TO BE RAZED

EXISTING PAVEMENT TO BE MILLED DOWN TO GRAVEL BASE

EXISTING GAS PUMP STATION TO BE REMOVED

EXISTING GAS SERVICE TO BE REMOVED

EXISTING STRUCTURE TO BE RAZED OUTSIDE OF PROPOSED BUILDING FOOTPRINT

EXISTING TREES/SHRUBS TO BE REMOVED

EXISTING PAVEMENT TO BE MILLED DOWN TO GRAVEL BASE

EXISTING UTILITY POLES TO BE REMOVED

EXISTING HYDRANT, VALVES, AND WATER UTILITIES TO BE REMOVED, COORDINATE WITH OCWA.

EXISTING STORM STRUCTURE AND PIPING TO BE REMOVED

EXISTING UTILITY POLE TO BE REMOVED

EXISTING STORM STRUCTURE AND PIPING TO BE REMOVED

EXISTING SANITARY AND STORM STRUCTURES TO BE PROTECTED

EXISTING DRIVEWAY TO BE UTILIZED AS TEMPORARY CONSTRUCTION ENTRANCE AND TO BE PERMANENTLY REMOVED. EXISTING STORM STRUCTURE TO BE PROTECTED. RIM TO BE BROUGHT TO FINISHED GRADE AS NEEDED. EXISTING UTILITY POLE TO REMAIN. ALL WORK WITHIN THE NYSDOT R.O.W. REQUIRES A HIGHWAY WORK PERMIT.

EXISTING UTILITY POLE AND HYDRANT TO BE RELOCATED AS NEEDED. COORDINATE ALL WORK WITH NATIONAL GRID, OCWA, NYSDOT, AND THE VILLAGE OF FAYETTEVILLE DPW.

EXISTING DRIVEWAY ACCESS TO BE PROTECTED AND MAINTAINED AT ALL TIMES THROUGHOUT CONSTRUCTION PRIOR TO BEING REMOVED. ALL WORK WITHIN THE NYSDOT R.O.W. REQUIRES A HIGHWAY WORK PERMIT.

DANCING BEAR LLC N/F 5136/8

DANCING BEAR LLC N/F 4948/70

SHEILA BRITTAIN N/F 2019/15493

ROBERT HALL N/F 3321/203 0.551 ACRES±

USPS N/F 2567/610 2.023 Acre

1 STORY METAL FRAME BUILDING — EXISTING STRUCTURE TO BE RAZED

2 STORY METAL FRAME BUILDING

PAVED PARKING AREA

EXISTING PAVEMENT TO BE MILLED DOWN TO GRAVEL BASE

UNKNOWN STRUCTURE

TELEPHONE MANHOLES

CATCH BASIN RIM = 543.98' IN.INV = 543.0' W.INV = 543.2'

STORM MANHOLE RIM = 534.86'

STORM MANHOLE RIM = 545.61'

STORM MANHOLE RIM = 545.20' INV = 538.7'

STORM MANHOLE RIM = 549.22' INV = 543.8'

SANITARY MANHOLE RIM = 541.29' INV = 535.9'

SANITARY MANHOLE RIM = 556.00'

CB RIM=547.81' INV=545.3'

SANT. MH RIM=545.91'

WALK 4'WIDE

WALK 3'WIDE

STAIRS

BLDG

CLEAR 27.1'

CLEAR 69.9'

CLEAR 196.4'

CLEAR 12.8±'

CLEAR 10.0'

CLEAR 10.2'

OVER 4.6±'

OVER 4.6±'

IMPROVED DRIVE

IMPROVED DRIVE

TREE ROW

CHAIN LINK FENCELINE

10"TREE

12" TREES

24"TREE

8" TREE

4" CIP

4" CIP

GAS METER

GAS PUMP

UP# 42

UP# 43b

UP# 43a

MHO

PP

OHW

CONC MONU

CONC MONU

TELEPHONE MANHOLE RIM= 554.80'

RIM= 554.92'

EDGE OF PAVEMENT

ROW LINE (ACTUAL)

ROW LINE PER DEED

(L 3041/ P 48)

EAST GENESEE STREET (NYS ROUTE 5)

(99' WIDE)

GRAPHIC SCALE
0 40' 80'
(IN FEET)
1 inch = 40 ft

PROJECT TITLE:
PROPOSED GROCERY STORE
547 E GENESEE ST (ROUTE 5)
VILLAGE OF FAYETTEVILLE ONONDAGA COUNTY, NY

PREPARED FOR:
NORTHWOOD REAL ESTATE VENTURES, LLC.
25 PARCE AVENUE, SUITE 155
FAIRPORT, NY 14450

SHEET TITLE:
SITE PREPARATION AND DEMOLITION PLAN

NO.	REVISION/ISSUE	DATE
7	FINAL PLANNING BOARD APPROVED SET	12/20/22
6	ISSUED FOR PLANNING BOARD APPROVAL	11/2/22
5	ISSUED FOR PLANNING BOARD APPROVAL	10/31/22
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2	REVISED AS PER VILLAGE ENGINEER / PLANNING BOARD COMMENTS	5/24/2022
1	REVISED AS PER PLANNING BOARD COMMENTS	3/21/2022

PREPARED BY:
NAPIERALA CONSULTING
PROFESSIONAL ENGINEER, P.C.
SITE • DESIGN • ENGINEERING
110 FAYETTE STREET
MANLIUS, NEW YORK 13104
PH: (315) 682-5580 FAX: (315) 682-5544
email: MNAP@NAPCON.COM

PLAN SEAL BY:
MATTHEW R. NAPIERALA, P.E.
NYS REGISTRATION # 085753

PROJECT NO. 19-1826
DATE 24 JAN 2022
SCALE 1" = 40'
SHEET C-3.1

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ADD LICENSED MAY ALTER THE DOCUMENT AND HAVE THE ALTERING ITEM SEALED FOLLOWED BY THE DESCRIPTION OF THE ALTERATION.

APPROXIMATE LIMITS OF DISTURBANCE

PROPOSED STORMWATER BASIN FOOTPRINT

PROPOSED STORMWATER BASIN FOOTPRINT

PAVED PARKING AREA

STAGING AREA

PAVED PARKING AREA

TOPSOIL STOCKPILE WITH SILT FENCE PERIMETER

TEMPORARY CHAIN LINK SECURITY FENCING TO BE INSTALLED ALONG FRONT OF CONSTRUCTION SITE

UP# 42

STORM MANHOLE RIM = 534.86'

WALK 4'WIDE

BLDG

STAIRS

WALK 3'WIDE

CLEAR 27.1'

UP# 438

UP# 434

SANITARY MANHOLE RIM = 541.29' INV = 535.9'

SILT FENCE PERIMETER, TYP.

DANCING BEAR LLC N/F 5136/8

PROPOSED BUILDING FOOTPRINT

2 STORY METAL FRAME BUILDING

1 STORY METAL FRAME BUILDING

SILT FENCE PERIMETER, TYP.

GAS PUMP

TREE ROW

CHAIN LINK FENCELINE

IMPROVED DRIVE

4" CIP

STANDPIPE

CATCH BASIN RIM = 543.98' N.INV = 543.0' W.INV = 543.2'

8" TREE

12" TREES

GAS METER

10"TREE

24"TREE

WATER SHUTOFF

CLEAR 69.9'

STORM MANHOLE RIM = 545.20' INV = 538.7'

DANCING BEAR LLC N/F 4948/70

CLEAR 46.4'

STORM MANHOLE RIM = 545.61'

FIRE HYDRANT WATER VALVE

IMPROVED DRIVE

OVER 4.6±

OVER 4.6±

ROBERT HALL N/F 3321/203 0.551 ACRES±

SHEILA BRITTAIN N/F 2019/15493

STABILIZED CONSTRUCTION ENTRANCE

ROW LINE (ACTUAL)

ROW LINE PER DEED

(L 3041/ P 48)

SANT. MH RIM=548.91'

STANDPIPE

EDGE OF PAVEMENT

CB RIM=547.81' INV=545.3'

STORM MANHOLE RIM = 549.22' INV = 543.8'

EXISTING DRIVEWAY TO BE UTILIZED AS TEMPORARY CONSTRUCTION ENTRANCE AND TO BE PERMANENTLY REMOVED. EXISTING STORM STRUCTURE TO BE PROTECTED. RIM TO BE BROUGHT TO FINISHED GRADE AS NEEDED. EXISTING UTILITY POLE TO REMAIN. ALL WORK WITHIN THE NYSDOT R.O.W. REQUIRES A HIGHWAY WORK PERMIT.

EAST GENESEE STREET (NYS ROUTE 5)

EXISTING DRIVEWAY ACCESS TO BE PROTECTED AND MAINTAINED AT ALL TIMES THROUGHOUT CONSTRUCTION PRIOR TO BEING REMOVED. ALL WORK WITHIN THE NYSDOT R.O.W. REQUIRES A HIGHWAY WORK PERMIT.

(99' WIDE)

UNKNOWN STRUCTURE

TELEPHONE MANHOLES RIM= 554.80' RIM= 554.92'

CONC MONU

CONC MONU

SANITARY MANHOLE RIM = 556.00'

CLEAR 10.0'

CLEAR 10.2'

USPS N/F 2567/610 2.023 Acre

UNITE

TA

WILL

CLEAR 12.8±'

GRAPHIC SCALE

0 40' 80'

(IN FEET) 1 inch = 40 ft

PROJECT TITLE:
PROPOSED GROCERY STORE
547 E GENESEE ST (ROUTE 5)
VILLAGE OF FAYETTEVILLE ONONDAGA COUNTY, NY

PREPARED FOR:
NORTHWOOD REAL ESTATE VENTURES, LLC.
25 PARCE AVENUE, SUITE 155
FAIRPORT, NY 14450

SHEET TITLE:
PRELIMINARY
EROSION CONTROL PLAN

NO.	REVISION/ISSUE	DATE
1	REVISED AS PER PLANNING BOARD COMMENTS	3/21/2022
2	REVISED AS PER VILLAGE ENGINEER / PLANNING BOARD COMMENTS	5/24/2022
3	REVISED AS PER VILLAGE ENGINEER / PLANNING BOARD COMMENTS	7/05/2022
4	REVISED AS PER VILLAGE ENGINEER / PLANNING BOARD COMMENTS	8/15/2022
5	ISSUED FOR PLANNING BOARD APPROVAL	10/31/22
6	ISSUED FOR PLANNING BOARD APPROVAL	11/22/22
7	FINAL PLANNING BOARD APPROVED SET	12/20/22

PREPARED BY:
NAPIERALA CONSULTING
PROFESSIONAL ENGINEER, P.C.
SITE • DESIGN • ENGINEERING
110 LAFAYETTE STREET
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PLAN SEAL BY:
MATTHEW R. NAPIERALA, P.E.
NYS REGISTRATION # 095753

PROJECT NO. 19-1826

DATE 24 JAN 2022

SCALE 1" = 40'

SHEET **C-3.2**

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PROJECT SITE INFORMATION		
ADDRESS	547 GENESEE STREET (NYS ROUTE 5)	
TAX MAP ID NO.	009.-04-19.1	
BOUNDARY SURVEY	PROPERTY LINE INFORMATION TAKEN FROM SURVEY BY O'BRIEN & GERE ENGINEERS, INC.	
TOTAL SITE AREA	32.92 ACRES	
EXISTING LAND USE	VACANT INDUSTRIAL/MANUFACTURING	
PROPOSED LAND USE	GROCERY STORE	
EXISTING BUILDING SIZE	±137,000 SF	
PROPOSED BUILDING SIZE	56,550 SF	
ZONING INFORMATION – GROCERY STORE		
ZONING DISTRICT	INDUSTRIAL (I)	
	REQUIRED	PROVIDED*
BUILDING HEIGHT	35'	30'
LOT COVERAGE	35%	4%
FRONT YARD SETBACK	35'	256'
REAR YARD SETBACK	25'	371'
SIDE YARD SETBACK	10'	100'
BUFFER ZONE	30'	140'
PARKING DIMENSIONS	10'x20'	10'x20'
PARKING AISLE WIDTH	24'	24' TO 28' VAR
PARKING SPACES	1 SP/200 SF 283 PARKING SPACES	284 PARKING SPACES

LEGEND

- PROPERTY LINE
- ZONING DISTRICT BOUNDARY
- EXISTING BUILDING FOOTPRINT
- EXISTING PAVEMENT EXTENTS
- APPROXIMATE 100-YEAR FLOODPLAIN BOUNDARY

GRAPHIC SCALE
0 80' 160'
(IN FEET)
1 inch = 80 ft

PROJECT TITLE:
PROPOSED GROCERY STORE
547 E GENESEE ST (ROUTE 5)
VILLAGE OF FAYETTEVILLE ONONDAGA COUNTY, NY

PREPARED FOR:
NORTHWOOD REAL ESTATE VENTURES, LLC.
25 PARCE AVENUE, SUITE 155
FAIRPORT, NY 14450

SHEET TITLE:
OVERALL LAYOUT

NO.	REVISION/ISSUE	DATE
8	FINAL PLANNING BOARD APPROVED SET	12/2022
7	ISSUED FOR PLANNING BOARD APPROVAL	11/22/22
6	UPDATED LANDSCAPING - SOUTH END OF SITE	10/10/22
5	REVISED AS PER VILLAGE ENGINEER / PLANNING BOARD COMMENTS	8/15/2022
4	REVISED AS PER VILLAGE ENGINEER / PLANNING BOARD COMMENTS	7/05/2022
3	REVISED AS PER VILLAGE ENGINEER / PLANNING BOARD COMMENTS	5/24/2022
2	REVISED AS PER PLANNING BOARD COMMENTS	5/02/2022
1	REVISED AS PER PLANNING BOARD COMMENTS	3/21/2022

PREPARED BY:
NAPIERALA CONSULTING
PROFESSIONAL ENGINEER, P.C.
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110 FAYETTE STREET
MANLIUS, NEW YORK 13104
email: MNAP@NAPCON.COM
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PLAN SEAL BY:
MATTHEW R. NAPIERALA, P.E.
NYS REGISTRATION # 085733

PROJECT NO. 19-1826
DATE 24 JAN 2022
SCALE 1" = 80'

SHEET C-4

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PLAN SEAL BY:
MATTHEW R. NAPIERALA, P.E.
NYS REGISTRATION # 068733

GRAPHIC SCALE
0 40' 80'
1 INCH = 40 ft
(IN FEET)

SHEET	PROJECT NO.	DATE	SCALE
C-5	19-1826	24 JAN 2022	1" = 40'

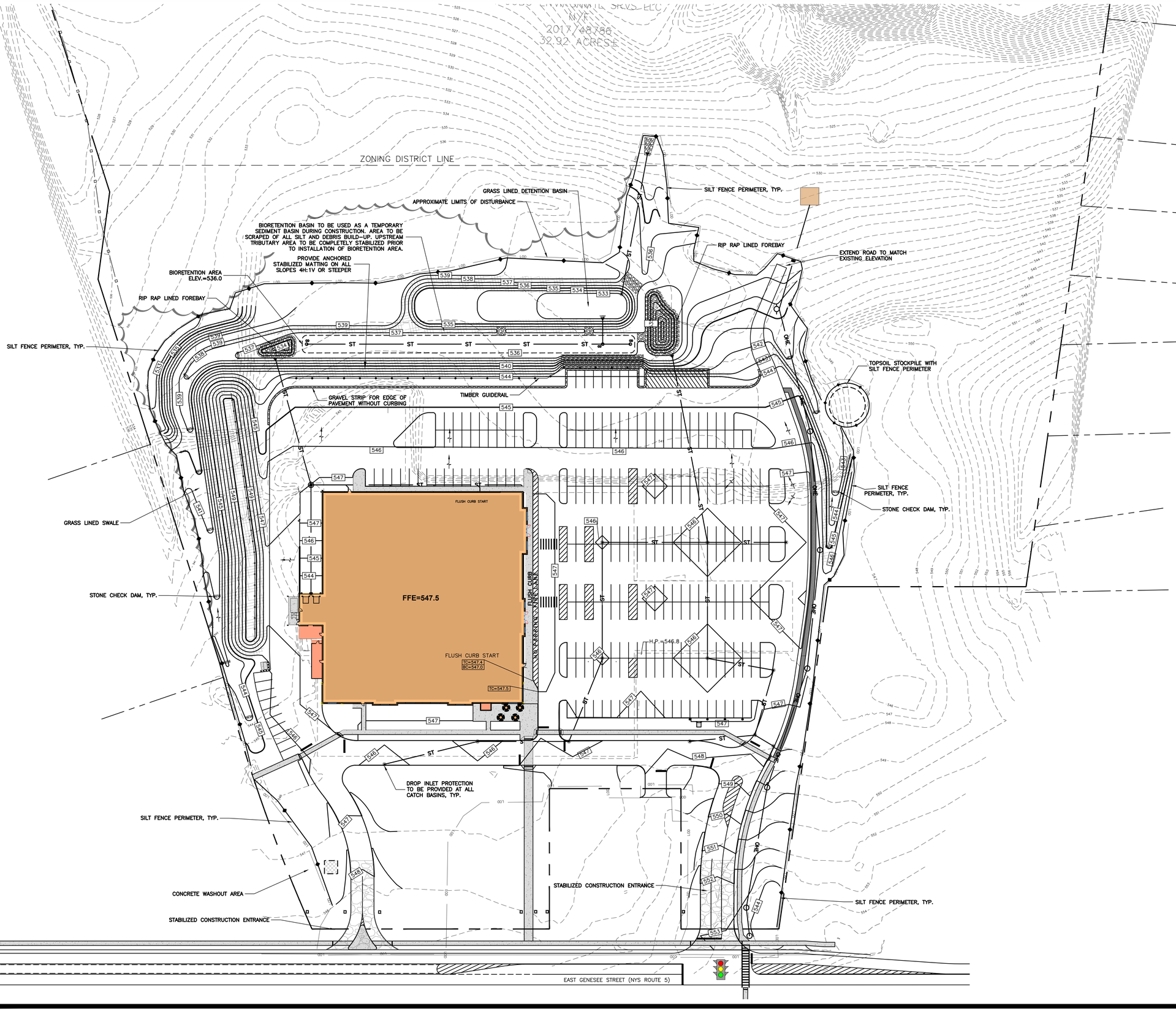
PREPARED BY:
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NO.	REVISION/ISSUE	DATE
8	FINAL PLANNING BOARD APPROVED SET	12/20/22
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2	REVISED AS PER PLANNING BOARD COMMENTS	5/02/2022
1	REVISED AS PER PLANNING BOARD COMMENTS	3/21/2022

SHEET TITLE:
DETAILED LAYOUT PLAN

PROJECT TITLE:
PROPOSED GROCERY STORE
547 E GENESEE ST (ROUTE 5)
VILLAGE OF FAYETTEVILLE ONONDAGA COUNTY, NY

PREPARED FOR:
NORTHWOOD REAL ESTATE VENTURES, LLC.
25 PARCE AVENUE, SUITE 155
FAIRPORT, NY 14450



GRADING PLAN LEGEND

- 458 — EXISTING CONTOUR GRADES
- 459 — PROPOSED CONTOUR GRADES
- PROPOSED CATCH BASIN
- ST — PROPOSED STORM PIPING
- ANCHORED STABILIZATION MATTING
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- SILT FENCE
- CONCRETE WASHOUT AREA
- FLARED METAL END SECTION WITH RIP RAP OUTLET PROTECTION
- STONE CHECK DAM
- LOD — LIMITS OF DISTURBANCE

GRAPHIC SCALE
0 50' 100'
(IN FEET)
1 inch = 50 ft

PROJECT TITLE:
PROPOSED GROCERY STORE
547 E GENESEE ST (ROUTE 5)
VILLAGE OF FAYETTEVILLE ONONDAGA COUNTY, NY

PREPARED FOR:
NORTHWOOD REAL ESTATE VENTURES, LLC.
25 PARCE AVENUE, SUITE 155
FAIRPORT, NY 14450

SHEET TITLE:
OVERALL GRADING AND EROSION CONTROL PLAN

NO.	REVISION/ISSUE	DATE
7	FINAL PLANNING BOARD APPROVED SET	12/20/22
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1	REVISED AS PER PLANNING BOARD COMMENTS	3/21/2022

PREPARED BY:

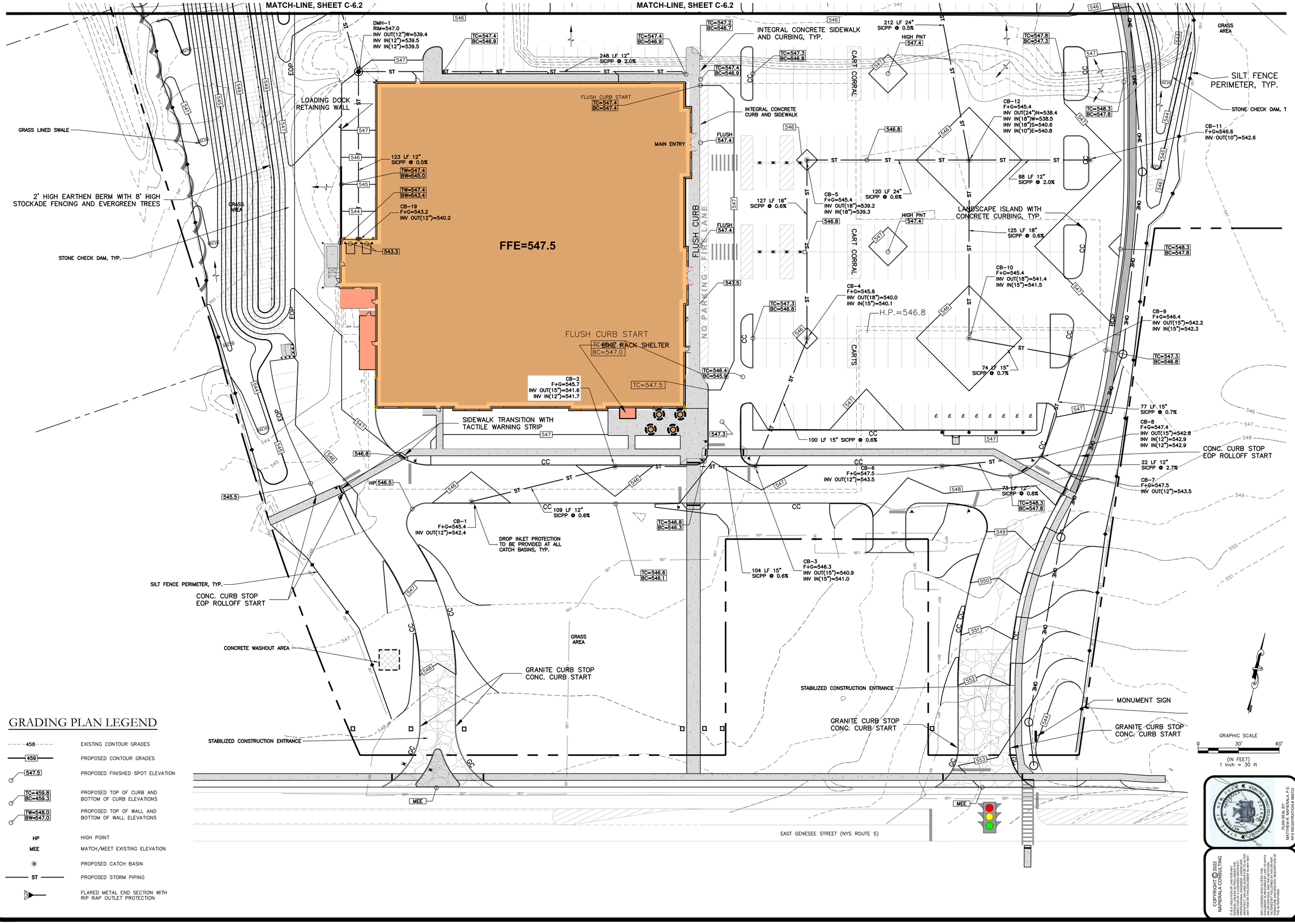
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PLAN SEAL BY:
MATTHEW R. NAPIERALA, P.E.
NYS REGISTRATION # 090753

PROJECT NO. 19-1826
DATE 24 JAN 2022
SCALE 1" = 50'

SHEET C-6.0

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ADD / DELETE / MODIFY NOTES TO APPLY TO ALL SHEETS AS NEEDED. ALL NOTES TO APPLY UNLESS SPECIFICALLY NOTED OTHERWISE. ALTERED BY (NAME) AND DESCRIPTION OF THE ALTERATIONS.



GRADING PLAN LEGEND

458	EXISTING CONTOUR GRADES
459	PROPOSED CONTOUR GRADES
547.5	PROPOSED FINISHED SPOT ELEVATION
TC=459.8 BC=459.3	PROPOSED TOP OF CURB AND BOTTOM OF CURB ELEVATIONS
TW=548.0 BW=547.0	PROPOSED TOP OF WALL AND BOTTOM OF WALL ELEVATIONS
HP	HIGH POINT
MEE	MATCH/MEET EXISTING ELEVATION
	PROPOSED CATCH BASIN
ST	PROPOSED STORM PIPING
	FLARED METAL END SECTION WITH RIP RAP OUTLET PROTECTION

PROJECT TITLE:
PROPOSED GROCERY STORE
547 E GENESEE ST (ROUTE 5)
VILLAGE OF FAYETTEVILLE ONONDAGA COUNTY, NY

PREPARED FOR:
NORTHWOOD REAL ESTATE VENTURES, LLC.
25 PARCE AVENUE, SUITE 155
FAIRPORT, NY 14450

SHEET TITLE:
DETAILED GRADING PLAN

NO.	REVISION/ISSUE	DATE
7	FINAL PLANNING BOARD APPROVED SET	12/20/22
6	ISSUED FOR PLANNING BOARD APPROVAL	11/22/22
5	ISSUED FOR PLANNING BOARD APPROVAL	10/31/22
4	REVISED AS PER VILLAGE ENGINEER / PLANNING BOARD COMMENTS	8/15/2022
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PLAN SEAL BY:
MATTHEW R. NAPIERALA, P.E.
NYS REGISTRATION # 085733

PROJECT NO. 19-1826
DATE 24 JAN 2022
SCALE 1" = 30'

SHEET C-6.1

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GRADING PLAN LEGEND

458	EXISTING CONTOUR GRADES
459	PROPOSED CONTOUR GRADES
547.5	PROPOSED FINISHED SPOT ELEVATION
TC=459.8 BC=459.3	PROPOSED TOP OF CURB AND BOTTOM OF CURB ELEVATIONS
TW=548.0 BW=547.0	PROPOSED TOP OF WALL AND BOTTOM OF WALL ELEVATIONS
HP	HIGH POINT
MEE	MATCH/MEET EXISTING ELEVATION
	PROPOSED CATCH BASIN
ST	PROPOSED STORM PIPING
	FLARED METAL END SECTION WITH RIP RAP OUTLET PROTECTION

INV OUT=531.0, RIP RAP OUTLET PROTECTION

160 LF 24" SICPP @ 0.6%

RIP RAP EMERRGENCY SPILLWAY, ELEV=536.5

OUTLET STRUCTURE, SEE DETAIL 4, SHEET C-15
F+G=535.5
INV OUT(24")=532.4
INV IN(4")=532.5
INV IN(18"x18")=533.4

RIP RAP BIORETENTION SPILLWAY, ELEV=536.5

BERM ELEV=537.5

INV OUT=538.5, PROVIDE RIP RAP OUTLET PROTECTION AND 3' DEEP FOREBAY

BIORETENTION AREA, ELEV=536.0

INV OUT=533.0

150 LF 12" SICPP @ 0.6%

BERM ELEV=537.5

RIP RAP SLOPE ARMORING

BERM ELEV=537.5

INV OUT=537.3

RIP RAP SPILLWAY, ELEV=537.0

BERM ELEV=539.5

TC=546.9
BC=546.4

TC=547.2
BC=546.7

212 LF 24" SICPP @ 0.5%

DMH-1
RIM=547.0

MATCH-LINE, SHEET C-6.1

MATCH-LINE, SHEET C-6.1

GRAPHIC SCALE
0 30' 60'
(IN FEET)
1 inch = 30 ft

PROJECT TITLE:
PROPOSED GROCERY STORE
547 E GENESEE ST (ROUTE 5)
VILLAGE OF FAYETTEVILLE ONONDAGA COUNTY, NY

PREPARED FOR:
NORTHWOOD REAL ESTATE VENTURES, LLC.
25 PARCE AVENUE, SUITE 155
FAIRPORT, NY 14450

SHEET TITLE:
DETAILED GRADING PLAN

NO.	REVISION/ISSUE	DATE
1	REVISED AS PER PLANNING BOARD COMMENTS	3/21/2022
2	REVISED AS PER VILLAGE ENGINEER / PLANNING BOARD COMMENTS	5/24/2022
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5	ISSUED FOR PLANNING BOARD APPROVAL	11/22/22
6	FINAL PLANNING BOARD APPROVED SET	12/20/22

PREPARED BY:
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PLAN SEAL BY:
MATTHEW R. NAPIERALA, P.E.
NYS REGISTRATION # 090753

PROJECT NO. 19-1826
DATE 24 JAN 2022
SCALE 1" = 30'

SHEET **C-6.2**

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MATCH-LINE, THIS SHEET

PROPOSED HYDRANT

DMH-1
RIM=547.0
INV OUT(12")W=539.4
INV IN(12")=539.5
INV IN(12")=539.5

SANITARY MANHOLE
RIM = 541.28'
INV = 535.9'

6" CLDI

248 LF 12"
SICPP @ 2.0%

212 LF 24"
SICPP @ 0.5%

CB-12
F+G=545.4
INV OUT(24")N=538.4
INV IN(18")W=538.5
INV IN(18")S=540.6
INV IN(10")E=540.8

CB-11
F+G=546.6
INV OUT(10")=542.6

88 LF 12"
SICPP @ 2.0%

FOR STORMWATER STRUCTURE RIM AND INVERTS, SEE DETAILED GRADING PLANS, SHEETS C-6.1 & C-6.2

123 LF 12"
SICPP @ 0.5%

CB-19
F+G=543.2
INV OUT(12")=540.2

CB-5
F+G=545.4
INV OUT(18")=539.2
INV IN(18")=539.3

120 LF 24"
SICPP @ 0.6%

127 LF 18"
SICPP @ 0.6%

125 LF 18"
SICPP @ 0.6%

CB-10
F+G=545.4
INV OUT(18")=541.4
INV IN(15")=541.5

CB-4
F+G=545.6
INV OUT(18")=540.0
INV IN(15")=540.1

CB-9
F+G=546.4
INV OUT(15")=542.2
INV IN(15")=542.3

74 LF 15"
SICPP @ 0.7%

ENCLOSURE WITH TRASH COMPACTOR AND DUMPSTER

GENERATOR PAD WITH PROTECTIVE PIPE BOLLARDS

TRANSFORMER PAD WITH PROTECTIVE PIPE BOLLARDS

1,000 GALLON GREASE TRAP
RIM=547.1
INV IN=542.80
INV OUT=546.60

SMH-1
RIM=547.1
INV OUT(8")=S=542.40
IN IN(6")=N=542.50
INV IN(4")=E=542.50

8"x8" TEE WITH 8"x6" REDUCER

TYPICAL WATER SEWER CROSSING

ST POLE

8"x6" TEE

8"X4" TEE

CB-2
F+G=545.7
INV OUT(15")=541.6
INV IN(12")=541.7

NO PARKING - FIRE LANE

(8) E-CHARGING STATIONS, COORDINATE INSTALLATION WITH ELECTRICAL ENGINEER

77 LF 15"
SICPP @ 0.7%

CB-8
F+G=547.4
INV OUT(15")=542.8
INV IN(12")=542.9
INV IN(12")=542.9

100 LF 15" SICPP @ 0.6%

SITE LIGHTING, TYP.

22 LF 12"
SICPP @ 2.7%

CB-6
F+G=547.5
INV OUT(12")=543.5

TRANSFORMER PAD FOR E-CHARGING STATIONS, COORDINATE INSTALLATION WITH ELECTRICAL ENGINEER PROVIDE PROTECTIVE PIPE BOLLARDS

CB-7
F+G=547.5
INV OUT(12")=543.5

73 LF 12"
SICPP @ 0.8%

106 LF 8" SDR 35 @0.5%

STANDPIPE

STANDPIPE
WATER SHUTOFF

PROPOSED HYDRANT

CB-1
F+G=545.4
INV OUT(12")=542.4

109 LF 12"
SICPP @ 0.6%

SMH-2
RIM=546.2
INV OUT(8")=541.82
IN IN(8")=541.87

FIRE HYDRANT WATER VALVE

104 LF 15"
SICPP @ 0.6%

CB-3
F+G=546.3
INV OUT(15")=540.9
INV IN(15")=541.0

170 LF 8" SDR 35 @0.5%

SMH-3
RIM=547.5
INV OUT (8")=540.92
IN IN(8")=540.97

108 LF 8" SDR 35 @0.5%

STREETSCAPE LIGHTING, TYP.

HOT BOX ENCLOSURE WITH METER AND BACKFLOW PREVENTION DEVICE, COORDINATE WITH OCWA AND WEP

NATURAL GAS SERVICE CONNECTION TO BE COORDINATED WITH NATIONAL GRID

PROPOSED RELOCATED HYDRANT

POWER POLE AND OVERHEAD ELECTRIC WILL HAVE TO BE RELOCATED IN ACCORDANCE WITH FINAL NYSDOT HIGHWAY IMPROVEMENT PLANS AND COORDINATION WITH NATIONAL GRID

CONNECT TO EXISTING SANITARY MANHOLE, CORE DRILL AND SEAL WATERTIGHT, INV=±540.38. CONTRACTOR TO FIELD VERIFY EXISTING SEWER INVERTS

SANT. MH
RIM=548.91'

STANDPIPE

EAST GENESEE STREET (NYS ROUTE 5)

CONNECT TO EXISTING 8" WATER MAIN WITH 8"X8" TEE AND VALVE, INSTALLATION TO BE COORDINATED WITH OCWA

UNDERGROUND ELECTRIC CONNECTION TO NEW UTILITY POLE, INSTALLATION TO BE COORDINATED WITH NATIONAL GRID

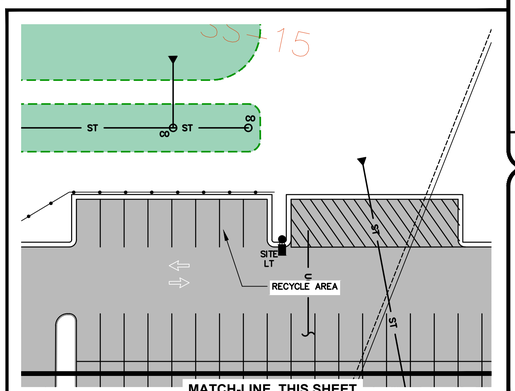
EX SMH
RIM=548.91
EX INV(8")=±540.0
NEW INV IN(8")=540.38

NEW TRAFFIC SIGNAL TO BE COORDINATED WITH TRAFFIC ENGINEER AND SIGNAL PLANS

NOTE:

BEFORE ANY WORK IS TO BE PERFORMED, AS PART OF THE PRECONSTRUCTION FIELD VERIFICATION CONTRACTOR IS TO LOCATE AND VERIFY ALL EXISTING UTILITIES INCLUDING THEIR SIZES AND ELEVATION/INVERT DATA. DESIGN ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION.

GRAPHIC SCALE
0 30' 60'
(IN FEET)
1 inch = 30 ft



PROJECT TITLE:
PROPOSED GROCERY STORE
547 E GENESEE ST (ROUTE 5)
VILLAGE OF FAYETTEVILLE ONONDAGA COUNTY, NY

PREPARED FOR:
NORTHWOOD REAL ESTATE VENTURES, LLC.
25 PARCE AVENUE, SUITE 155
FAIRPORT, NY 14450

SHEET TITLE:
UTILITY PLAN

NO.	REVISION/ISSUE	DATE
7	FINAL PLANNING BOARD APPROVED SET	12/20/22
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1	REVISED AS PER PLANNING BOARD COMMENTS	3/21/2022

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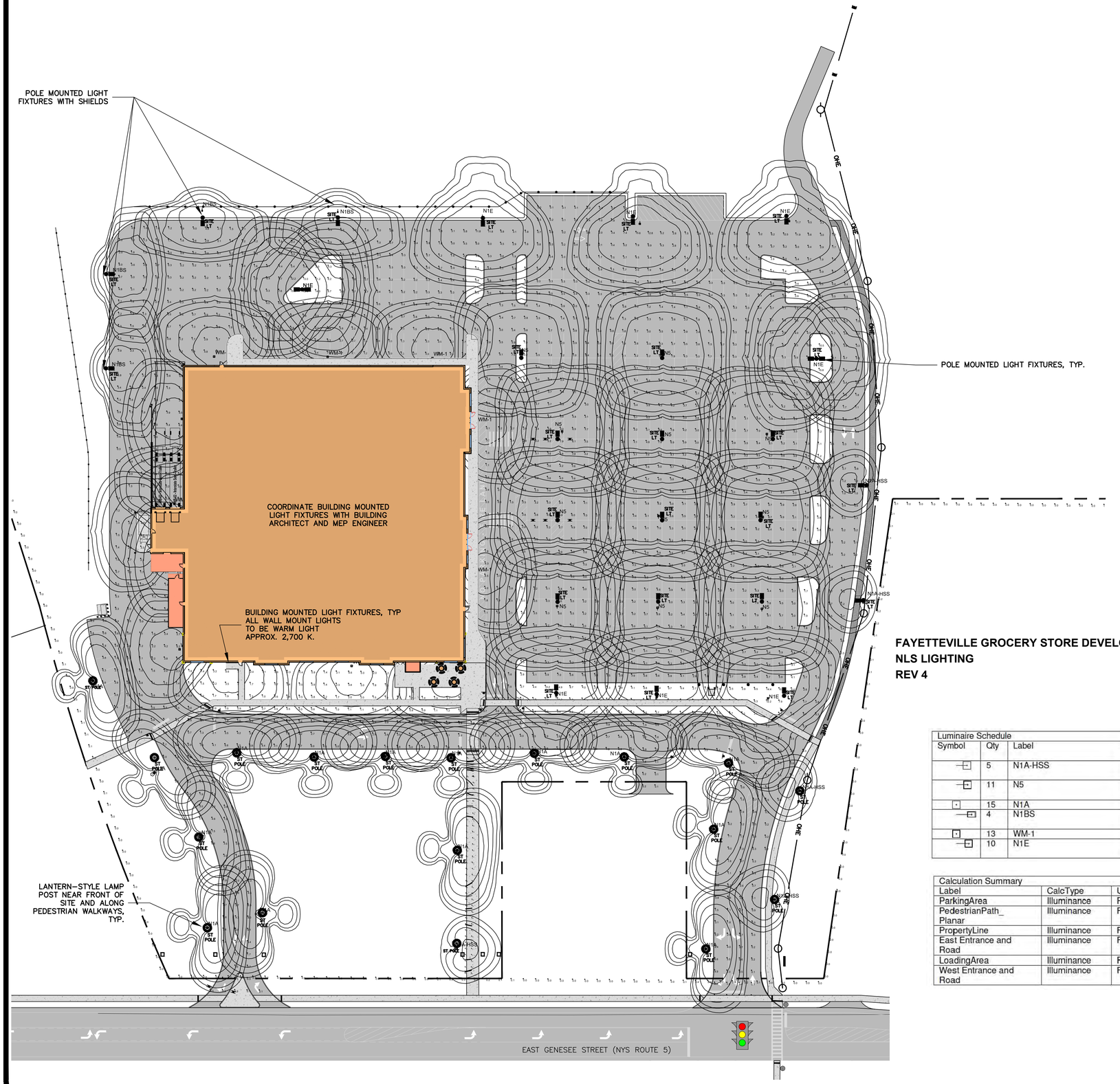
PLAN SEAL BY:
MATTHEW R. NAPIERALA P.E.
NYS REGISTRATION # 083733

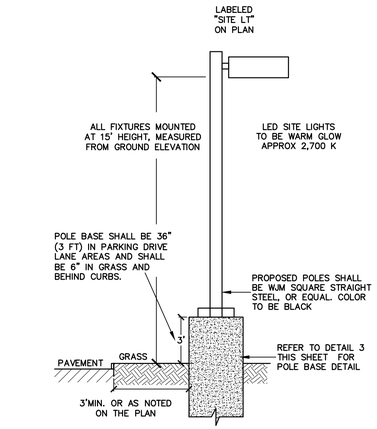
PROJECT NO. 19-1826
DATE 24 JAN 2022
SCALE 1" = 30'

SHEET C-7

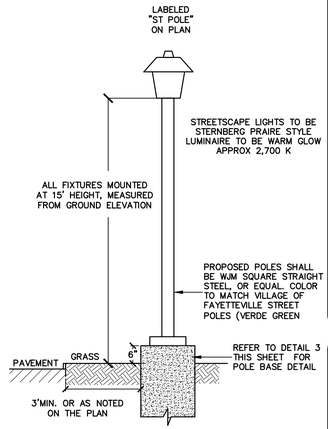
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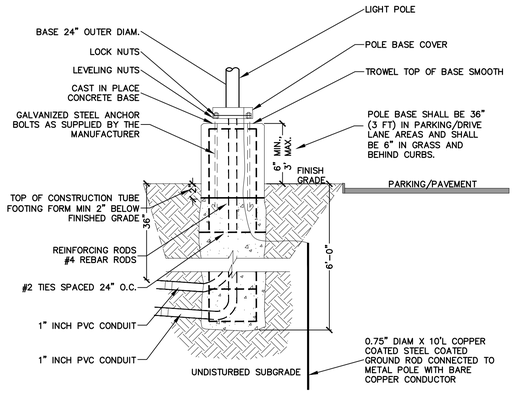




1 C-8 SITE LIGHT POLE ELEVATION
SCALE: NTS



2 C-8 STREETSCAPE LIGHT POLE ELEVATION
SCALE: NTS



3 C-8 LIGHT POLE BASE
SCALE: NTS

FAYETTEVILLE GROCERY STORE DEVELOPMENT
NLS LIGHTING
REV 4

Luminaire Schedule					
Symbol	Qty	Label	LLF	Description	Mounting Height
	5	N1A-HSS	0.890	GT1415-TA_G2LED65-T4-40K_ HSS	15
	11	N5	0.890	LDS-LAL-160-DB-T5-1-NW-MAS-X-X	15
	15	N1A	0.890	GT1415-NL_G2LED80-T3-40K	15
	4	N1BS	0.890	LDS-SAL-160-DB-T4-1-40-MAS-BS	15
	13	WM-1	0.890	LDS-LFC-60-DB-T4-1-40	15
	10	N1E	0.890	LDS-SAL-160-DB-T4-1-NW-MAS-X-X	15

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ParkingArea	Illuminance	Fc	2.52	22.0	0.1	25.20	220.00
PedestrianPath_ Planar	Illuminance	Fc	2.17	6.8	0.2	10.85	34.00
PropertyLine	Illuminance	Fc	0.05	2.2	0.0	N.A.	N.A.
East Entrance and Road	Illuminance	Fc	2.16	15.1	0.1	21.60	151.00
LoadingArea	Illuminance	Fc	2.73	7.3	0.3	9.10	24.33
West Entrance and Road	Illuminance	Fc	2.29	8.0	0.1	22.90	80.00

GRAPHIC SCALE
0 40' 80'
(IN FEET)
1 inch = 40 ft

PROJECT TITLE:
PROPOSED GROCERY STORE
547 E GENESEE ST (ROUTE 5)
VILLAGE OF FAYETTEVILLE ONONDAGA COUNTY, NY

PREPARED FOR:
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25 PARCE AVENUE, SUITE 155
FAIRPORT, NY 14450

SHEET TITLE:
LIGHTING PLAN

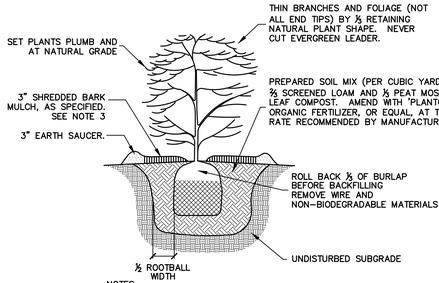
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PROJECT NO. 19-1826
DATE 24 JAN 2022
SCALE 1" = 40'
SHEET C-8

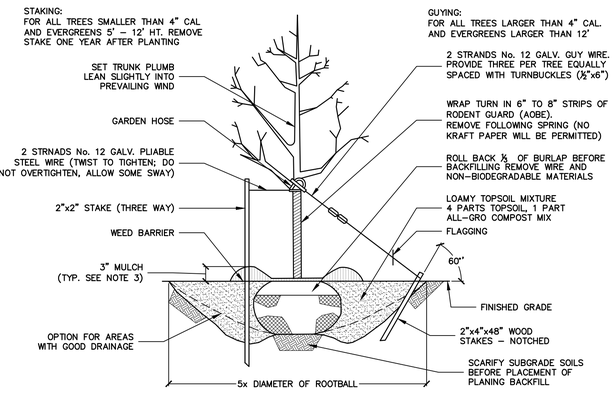
PLAN SEAL BY:
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NYS REGISTRATION # 095753

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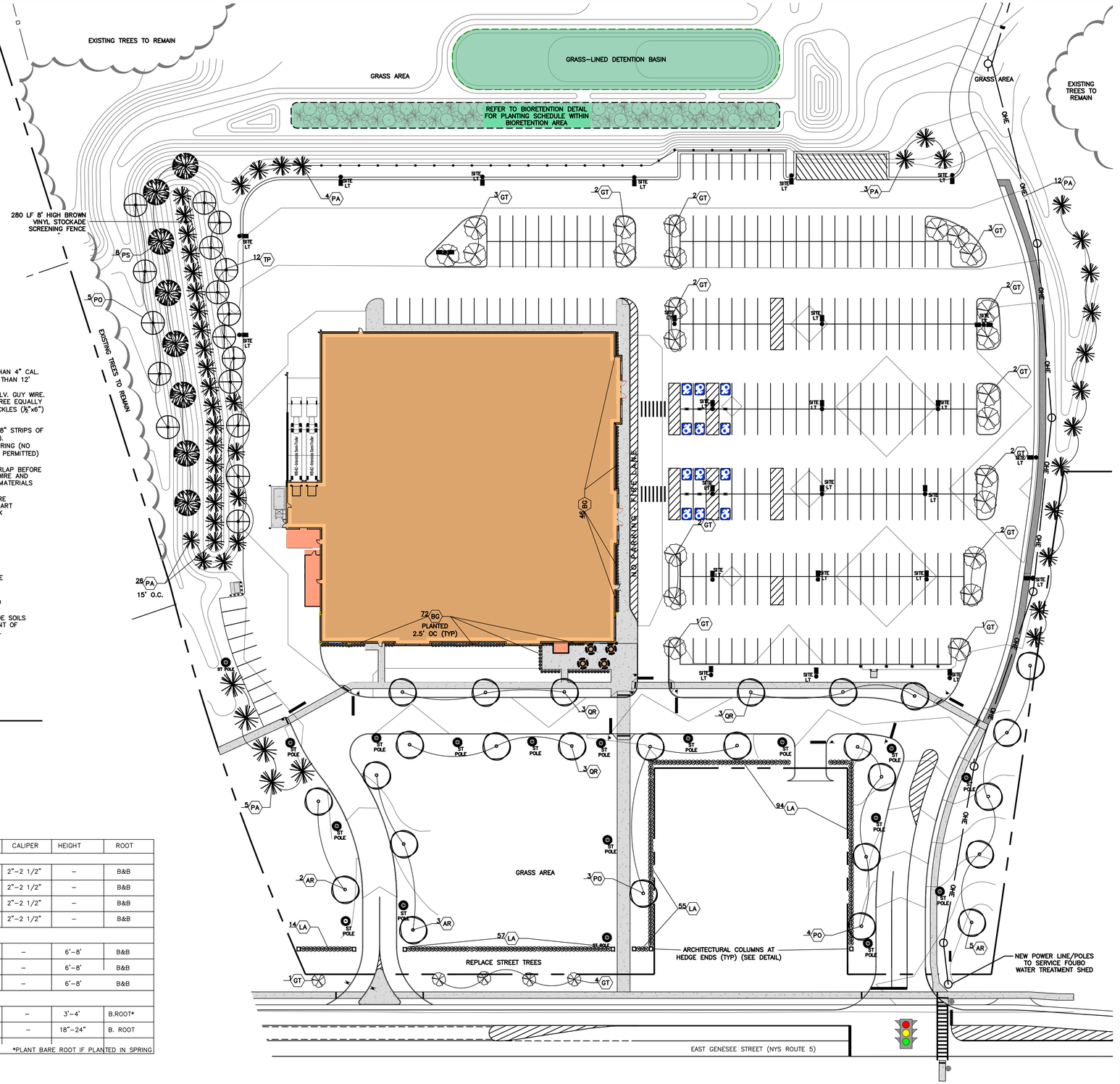
NOTES
1. IF ROOT BALL IS COVERED IN BURLAP, REMOVE TOP ⅓ OF THE BURLAP.
2. PRUNE BROKEN BRANCHES TO RETAIN NATUAL FORM OF THE SHRUB.
3. MULCH IS TO BE PLACED 6" AWAY FROM TRUNK

1 C-9 SHRUB PLANTING DETAIL
SCALE: NTS



NOTES
1. USE 8' STAKES – DRIVE 48" BELOW GROUND
2. ROOT COLLAR TO BE SLIGHTLY ABOVE SURROUNDING GRADE.
3. MULCH IS TO BE PLACED 6" AWAY FROM TRUNK.

2 C-9 TREE PLANTING DETAIL
SCALE: NTS



GRAPHIC SCALE
0 40' 80'
(IN FEET)
1 inch = 40 ft

LANDSCAPE LEGEND

KEY	QUANTITY	LATIN NAME	COMMON NAME	CALIPER	HEIGHT	ROOT
DECIDUOUS TREES						
AR	10	ACER RUBRUM	RED MAPLE	2"–2 1/2"	–	B&B
QR	9	QUERCUS RUBRA	NORTHERN RED OAK	2"–2 1/2"	–	B&B
PO	12	PLANTANUS OCCIDENTALIS	AMERICAN SYCAMORE	2"–2 1/2"	–	B&B
GT	29	GLEDITSIA TRIACANTHOS	HONEY LOCUST	2"–2 1/2"	–	B&B
EVERGREEN TREES						
PA	47	PICEA ABIES	NORWAY SPRUCE	–	6'–8'	B&B
PS	8	PINUS STROBUS	WHITE PINE	–	6'–8'	B&B
TP	12	THUJA PLICATA–STANDISHII	'GREEN GIANT' ARBORVITAE	–	6'–8'	B&B
SHRUBS						
LA	220	LIGUSTRUM AMURENSE	AMUR PRIVET	–	3'–4'	B.ROOT*
BG	118	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	–	18"–24"	B. ROOT

*PLANT BARE ROOT IF PLANTED IN SPRING

LEGEND:
XX (XX) – SPECIES KEY / QUANTITY

LANDSCAPING NOTES:
1. ALL TREES AND SHRUBS SHALL BE SURROUNDED BY A BED OF BARK MULCH UNLESS OTHERWISE SPECIFIED.
2. DEAD MATERIAL SHALL BE REPLACED AND PLANT MATERIAL SHALL BE REGULARLY PRUNED AND NOURISHED TO MAINTAIN HEALTH.
3. TREES AND SHRUBS IDENTIFIED MAY BE SUBSTITUTED AT THE OWNER AND/OR LANDSCAPER'S REQUEST WITH SIMILAR/ALTERNATE SPECIES BASED ON PREFERENCE AND LOCAL AVAILABILITY.
4. REFER TO BIORETENTION AREA DETAILS FOR INSTALLATION AND PLANTING SCHEDULE.
5. SEE SHEET C-1 FOR SEED MIX INFORMATION.

PROJECT TITLE:
PROPOSED GROCERY STORE
547 E GENESEE ST (ROUTE 5)
VILLAGE OF FAYETTEVILLE ONONDAGA COUNTY, NY

PREPARED FOR:
NORTHWOOD REAL ESTATE VENTURES, LLC.
25 PARCE AVENUE, SUITE 155
FAIRPORT, NY 14450

SHEET TITLE:
LANDSCAPING PLAN

NO.	REVISION/ISSUE	DATE
8	FINAL PLANNING BOARD APPROVED SET	12/20/22
7	ISSUED FOR PLANNING BOARD APPROVAL	11/22/22
6	ISSUED FOR PLANNING BOARD APPROVAL	10/31/22
5	UPDATED LANDSCAPING - SOUTH END OF SITE	10/10/22
4	REVISED AS PER VILLAGE ENGINEER / PLANNING BOARD COMMENTS	8/15/2022
3	REVISED AS PER VILLAGE ENGINEER / PLANNING BOARD COMMENTS	7/05/2022
2	REVISED AS PER VILLAGE ENGINEER / PLANNING BOARD COMMENTS	5/24/2022
1	REVISED AS PER PLANNING BOARD COMMENTS	3/21/2022

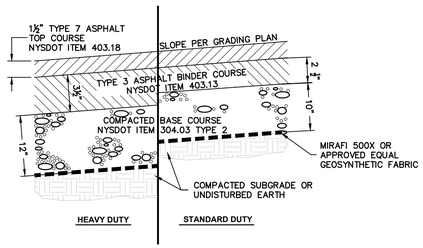
PREPARED BY:
NAPIERALA CONSULTING
PROFESSIONAL ENGINEER, P.C.
SITE • DESIGN • ENGINEERING
110 FAYETTE STREET
MANLIUS, NEW YORK 13104
email: MNAP@NAPCON.COM
PH: (315) 682-5580 FAX: (315) 682-5544

PLAN SEAL BY:
MATTHEW R. NAPIERALA, P.E.
NYS REGISTRATION # 095715

PROJECT NO. 19-1826
DATE 24 JAN 2022
SCALE 1" = 40'

SHEET C-9

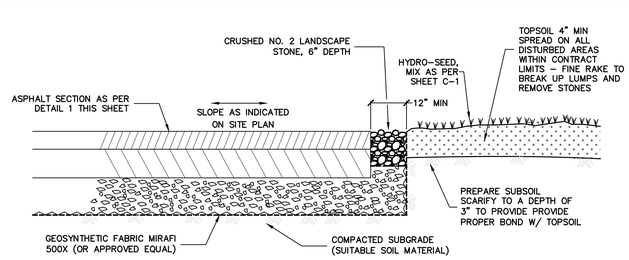
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ADD LETTERS WHICH ALTERS THIS TO AFFIX ADDITIONAL SEAL AND SIGNATURE TO AFFIX ADDITIONAL SEAL AND SIGNATURE ALTERED BY (NAME) (DATE) AND DESCRIPTION OF THE ALTERATIONS.



1 C–10 STANDARD/HEAVY-DUTY PAVEMENT SECTION

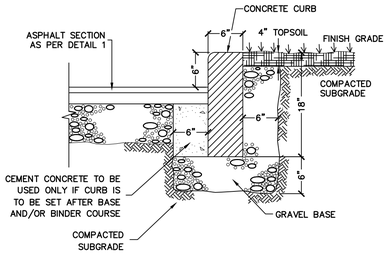
SCALE: NTS

ALL PAVEMENT SECTIONS TO BE CONFIRMED WITH THE GEOTECHNICAL REPORT



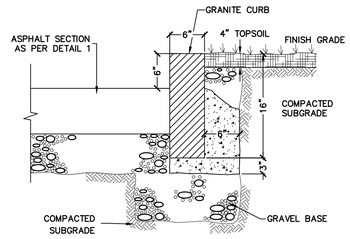
2 C–10 EDGE OF PAVEMENT WITHOUT CURBING

SCALE: NTS



3 C–10 CONCRETE CURBING

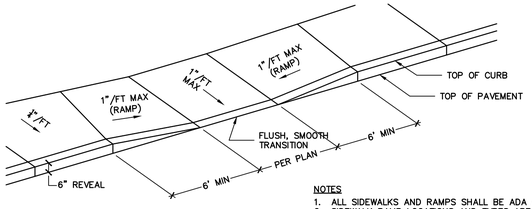
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4 C–10 GRANITE CURB

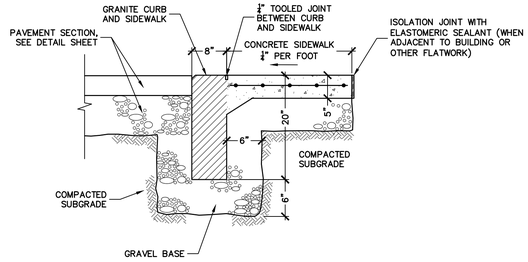
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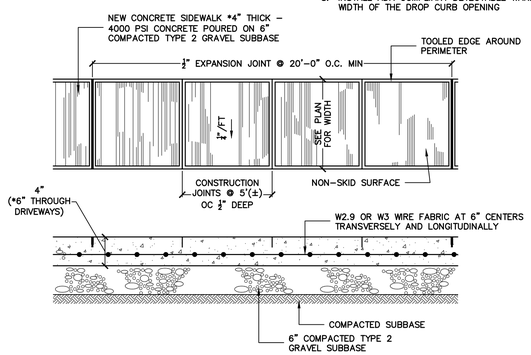
TO BE USED WITHIN OCDOT R.O.W.



NOTES

1. ALL SIDEWALKS AND RAMPS SHALL BE ADA AND PROWAG COMPLIANT
2. SIDEWALK RAMP LOCATIONS AND TYPES ARE TO BE AS SHOWN ON THE PLANS.
3. SURFACE TEXTURE OF RAMP SHALL BE OBTAINED BY A COURSE BROOMING, TRANSVERSE TO THE SLOPE OF THE RAMP.
4. NORMAL PAVEMENT EDGE PROFILE IS TO BE MAINTAINED THROUGH THE AREA OF THE RAMP.
5. TRANSITION CURB FOR RAMPS SHALL BE 6–0"
6. MAXIMUM DESIRABLE RAMP SLOPE 1:12.
7. PROVIDE TOOLED TACTILE GROVES ON ALL SURFACES AS INDICATED
8. INSTALL ADA COMPLIANT DETECTABLE WARNING PAVERS 2' HIGH BY WIDTH OF THE DROP CURB OPENING



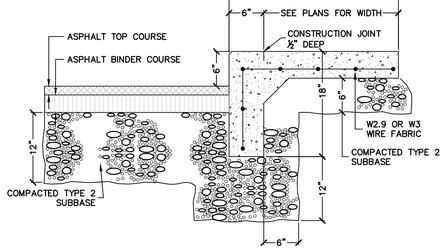


5 C–10 SIDEWALK

SCALE: NTS

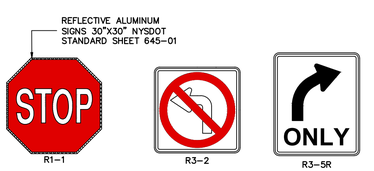
11 C–11 INTEGRAL FLUSH CURB AND SIDEWALK

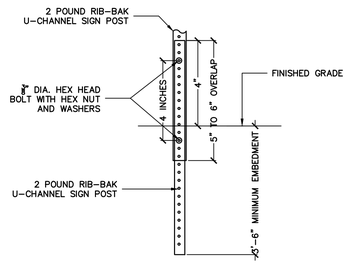
SCALE: NTS



6 C–10 INTEGRAL CONCRETE CURB & SIDEWALK

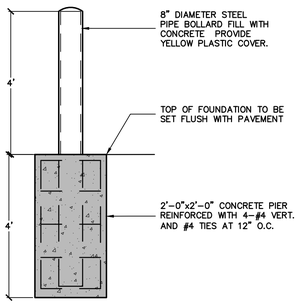
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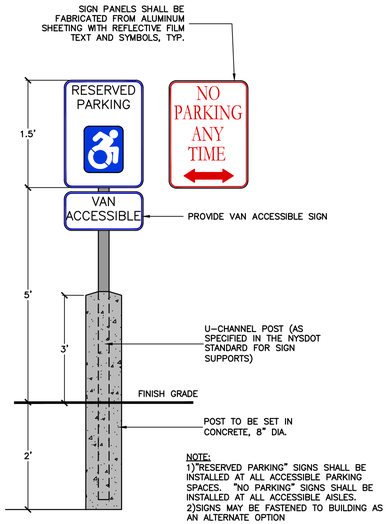
9 C–10 BREAK-AWAY SIGN POST

SCALE: NTS



10 C–10 CONCRETE BOLLARD

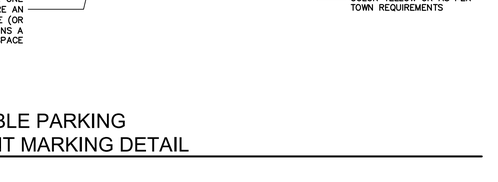
SCALE: NTS



NOTE:
1)"RESERVED PARKING" SIGNS SHALL BE INSTALLED AT ALL ACCESSIBLE PARKING SPACES. "NO PARKING" SIGNS SHALL BE INSTALLED AT ALL ACCESSIBLE AISLES.
2)SIGNS MAY BE FASTENED TO BUILDING AS AN ALTERNATE OPTION

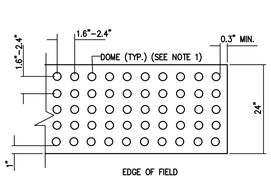
7 C–10 ACCESSIBLE PARKING SIGNS

SCALE: NTS

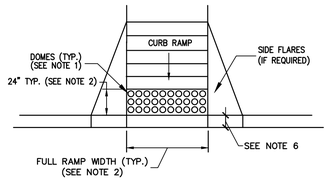


8 C–10 ACCESSIBLE PARKING PAVEMENT MARKING DETAIL

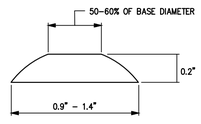
SCALE: NTS



DOME SPACING



TYPE A – DETECTABLE WARNING AT CURB RAMP



DOME SECTION

GENERAL NOTES:
1. THE DETAILS PROVIDED ARE NOT DRAWN TO SCALE. THE QUANTITY OF DOMES DEPICTED ON THE DETECTABLE WARNING FIELD (THE DOMES AND THE ENTIRE 24" LEVEL SURFACE) IS FOR ILLUSTRATION ONLY.

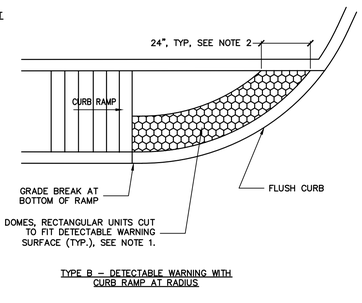
DETECTABLE WARNING FIELD DIMENSIONS
2. THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 24" IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE, EXCLUSIVE OF SIDE FLARES.

DOME ALIGNMENT
3. THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE GRADE BREAK BETWEEN THE RAMP LANDING OR CURB RAMP AND THE STREET.

4. WHERE DOMES ARE ARRAYED RADIALLY THEY MAY DIFFER IN DOME DIAMETER AND CENTER–TO–CENTER SPACING WITHIN THE RANGES SPECIFIED ON THIS SHEET.

COLOR REQUIREMENTS
5. THE DETECTABLE WARNING FIELD SHALL BE THE COLOR SPECIFIED IN THE CONTRACT DOCUMENTS OR MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS.

DETECTABLE WARNINGS LOCATIONS
6. DETECTABLE WARNINGS SHALL BE LOCATED SO THAT THE EDGE CORNER OF THE WARNING FIELD NEAREST TO THE ROADWAY IS 5" TO 9" FROM THE FRONT OF THE CURB OR THE ROADWAY EDGE (12" WHERE TRAVERSABLE CURB IS USED).
7. THE EDGE OF THE DETECTABLE WARNING FIELD NEAREST TO A RAILROAD CROSSING SHALL BE 6' MINIMUM AND 15' MAXIMUM FROM THE CENTERLINE OF THE NEAREST RAIL.



TYPE B – DETECTABLE WARNING WITH CURB RAMP AT RADIUS

9 BREAK-AWAY SIGN POST

SCALE: NTS

10 CONCRETE BOLLARD

SCALE: NTS

11 C–10 DETECTABLE WARNING

SCALE: NTS

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PREPARED FOR:
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25 PARCE AVENUE, SUITE 155
FAIRPORT, NY 14450

SHEET TITLE:
SITE DETAILS

NO.	REVISION/ISSUE	DATE
1	REVISED AS PER PLANNING BOARD COMMENTS	3/21/2022
2	REVISED AS PER VILLAGE ENGINEER / PLANNING BOARD COMMENTS	5/24/2022
3	REVISED AS PER VILLAGE ENGINEER / PLANNING BOARD COMMENTS	7/05/2022
4	REVISED AS PER VILLAGE ENGINEER / PLANNING BOARD COMMENTS	8/15/2022
5	ISSUED FOR PLANNING BOARD APPROVAL	11/2/22
6	FINAL PLANNING BOARD APPROVED SET	12/20/22

PREPARED BY:
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PLAN SEAL BY:
MATTHEW R. NAPIERALA, P.E.
NYS REGISTRATION # 085753

PROJECT NO. 19-1826
DATE 24 JAN 2022
SCALE NTS
SHEET C-10

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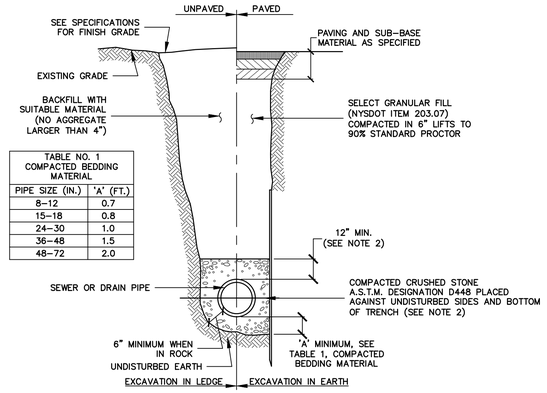
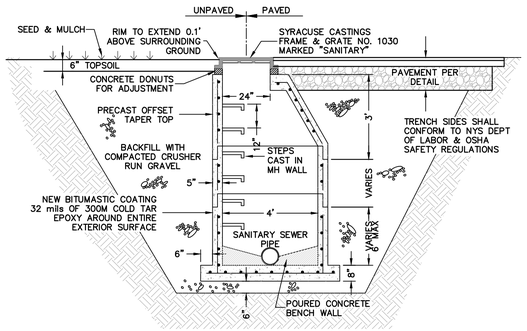


TABLE NO. 1 COMPACTED BEDDING MATERIAL	
PIPE SIZE (IN.)	'A' (FT.)
8–12	0.7
15–18	0.8
24–30	1.0
36–48	1.5
48–72	2.0

NOTES:

1. SHEETING, WHEN REQUIRED, TO BE CUT OFF AT LEAST 5 FEET BELOW STREET AND A MINIMUM OF 1 FOOT ABOVE TOP OF PIPE. WOOD SHEETING DRIVEN BELOW MID–DIAMETER OF THE PIPE SHALL BE LEFT IN PLACE. STEEL SHEETING DRIVEN BELOW MID–DIAMETER MAY BE WITHDRAWN IF APPROVED IN WRITING BY THE ENGINEER. FOR PVC PIPE ALL SHEETING DRIVEN BELOW MID–DIAMETER SHALL BE LEFT IN PLACE.
2. WHEN APPROVED BY THE ENGINEER FOR PIPES OTHER THAN PVC SELECTED GRAVEL FILL MATERIAL MAY BE USED FROM MID–DIAMETER OF PIPE TO 12" ABOVE TOP OF PIPE. NO STONES LARGER THAN 2 INCHES IN ANY DIMENSION WILL BE PERMITTED IN THIS AREA.
3. TRENCHES LOCATED ON THE ROAD SHOULDER SHALL BE TREATED THE SAME AS IF LOCATED UNDER PAVEMENT (EXCEPT FOR PAVEMENT SECTION).
4. BEDDING MATERIAL FOR PVC PIPE SHALL MEET THE REQUIREMENTS OF ASTM D2321 CLASS I OR CLASS II EMBEDMENT MATERIALS.

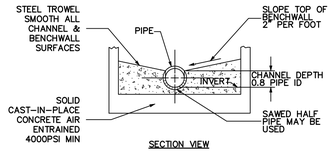
1 TYPICAL SEWER AND DRAIN TRENCH
C–11 SCALE: NTS



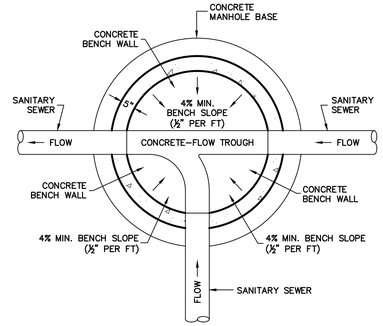
SANITARY MANHOLE GENERAL NOTES

1. PRECAST REINFORCED CONCRETE OFFSET TAPER TOP TO BE MANUFACTURED IN ACCORDANCE WITH ASTM C–478. TOP SECTION IS TO BE 3' LONG.
2. PRECAST REINFORCED CONCRETE MANHOLE RISER SECTIONS ARE TO BE MANUFACTURED IN ACCORDANCE WITH ASTM C–478. RISER SECTIONS ARE TO HAVE A 48" INSIDE DIAMETER x 5" WALL AVAILABLE IN 2', 3', OR 4' LENGTHS.
3. PRECAST REINFORCED CONCRETE MANHOLE BASE IS TO MANUFACTURED IN ACCORDANCE WITH ASTM C–478. BASE IS TO HAVE A 48" INSIDE DIAMETER x 5" WALL WITH RUBBER BOOTS AS REQUIRED.
4. REINFORCING FOR ALL SECTIONS SHALL BE 2X4, ⅝ W.W. MESH.
5. ALL REINFORCEMENT SHALL BE PLACED SO IT WILL HAVE A MINIMUM COVER OF 2" AND BE LOCATED APPROXIMATELY WITHIN THE CENTER OF THE SECTION.
6. COURSES OF BRICK OR CONCRETE DONUTS ARE TO BE USED FOR RIM GRADE ADJUSTMENTS.
7. BASE OF PRECAST MANHOLE SHALL REST ON UNDISTURBED UNIFORM VIRGIN SOIL OR COMPACTED GRAVEL, COMPACTED IN PLACE WITH VIBRATORY MECHANICAL TAMPERS IN LIFTS NOT TO EXCEED 6" AT A TIME.
8. TRENCH SIDES SHALL CONFORM TO NYS LABEOR DEPARTMENT SAFETY REGULATIONS.

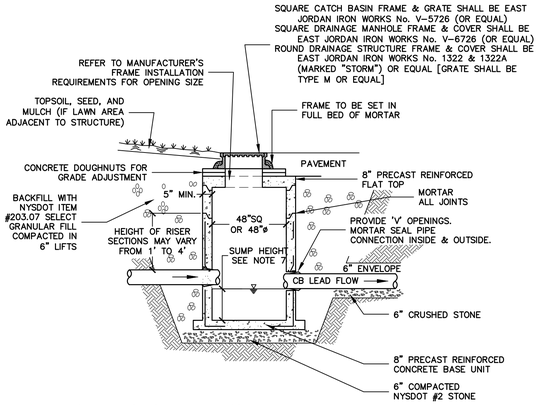
2 SANITARY MANHOLE
C–11 SCALE: NTS



SECTION VIEW



3 TYPICAL SANITARY MANHOLE BENCH
C–11 SCALE: NTS

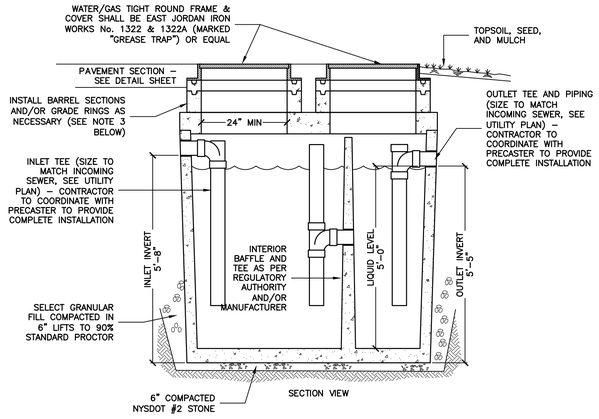


DRAINAGE STRUCTURE GENERAL NOTES

1. REINFORCING FOR ALL SECTIONS SHALL BE AS FOLLOWS:
   TOP: #3 BARS SPACED AT 4" IN BOTH DIRECTIONS.
   BOTTOM: #3 BARS SPACED AT 4" IN BOTH DIRECTIONS.
   SIDES: #3 BARS SPACED AT 8" IN BOTH HORIZONTAL AND VERTICAL.
2. ALL REINFORCEMENT SHALL BE PLACED SO IT WILL HAVE A MINIMUM COVER OF 2" AND BE LOCATED APPROXIMATELY WITHIN THE CENTER OF THE SECTION.
3. TOP SLAB AND/OR FRAME ADJUSTMENT:
   FOR ALL DRAINAGE STRUCTURES A MAXIMUM OF 6 INCHES OF BRICK AND MORTAR OR A MAXIMUM OF 2 INCHES OF MORTAR ALONE SHALL BE USED FOR TOP SLAB AND/OR FRAME & GRATE ADJUSTMENT. FOR ADJUSTMENTS OVER 6 INCHES AND NOT TO EXCEED 12 INCHES, PRECAST CONCRETE ADJUSTMENT ELEMENT(S) MANUFACTURED IN ACCORDANCE WITH NYS–DOT STANDARD SPEC SUB–SECTION #706–04 SHALL BE USED; A MAXIMUM OF 2 INCHES OF MORTAR SHALL BE ALLOWED ON BOTH THE TOP AND BOTTOM OF THE PRECAST DEVICES. BRICK SHALL BE PRECAST PAVERS CONFORMING TO NYS–DOT STANDARD SPEC SUB–SECTION #704–13 AND MORTAR SHALL BE MORTAR FOR CONCRETE MASONRY CONFORMING TO NYS–DOT STANDARD SPEC SUB–SECTION #705–21.
4. MANHOLE STEPS SHALL BE REQUIRED IN ALL DRAINAGE STRUCTURES DEEPER THAN 4 FEET. STEPS SHALL CONFORM TO NYS–DOT STANDARD SPEC SUB–SECTION #725–02.
5. BASE OF PRECAST CATCH BASIN SHALL REST ON BASE MATERIAL COMPACTED IN PLACE WITH A VIBRATORY MECHANICAL TAMPER IN LIFTS NOT TO EXCEED 6" AT A TIME.
6. TRENCH SIDES SHALL CONFORM TO NYS DEPT OF LABOR AND OSHA SAFETY REGULATIONS.
7.
8. SUMP DEPTH OF 36" MIN. FOR UP TO 12" ID PIPE OUTLET. FOR PIPES 15" ID AND ABOVE SUMP DEPTH OF 2.5 TO 3 TIMES PIPE ID RECOMMENDED (E.G. 5' DEEP FOR 24" PIPE)

6 PRECAST DRAINAGE STRUCTURE (CB AND DMH)
C–11 SCALE: NTS

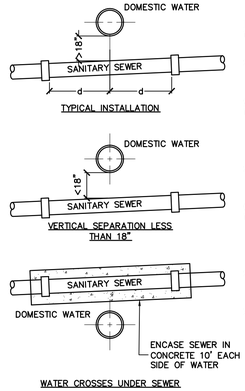
PLAN VIEW



NOTE

1. SIZES/DIMENSIONS MAY VARY BASED ON MANUFACTURER
2. GREASE TRAP MUST WITHSTAND H–20 LOADING
3. PROVIDE PRECAST CONCRETE BARREL SECTIONS AND/OR GRADE ADJUSTMENT RINGS AS NECESSARY TO BRING ACCESS COVERS TO: FLUSH WITH SURROUNDING GRADE WHEN GREASE TRAP IS IN PAVED AREAS; OR, FINISHED GRADE + 0.1' WHEN IN LAWN/LANDSCAPE AREAS

7 1,000 GALLON GREASE TRAP
C–11 SCALE: NTS



TYPICAL INSTALLATION

1. MINIMUM VERTICAL SEPARATION IS 18" FROM TOP OF PIPE TO BOTTOM OF PIPE.
2. SEWER JOINTS ARE TO SPACED EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.

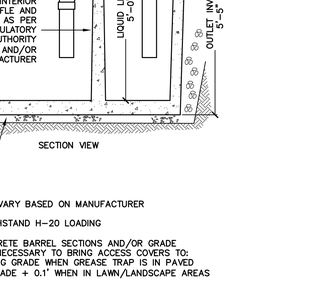
VERTICAL SEPARATION LESS THAN 18"

1. SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER PIPE, AND SHALL BE PRESSURE TESTED AT 150 PSI TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
2. SEWER JOINTS ARE TO SPACED EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.

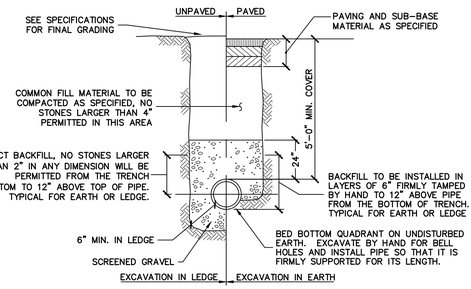
WATER CROSSES UNDER SEWER

1. SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER PIPE, AND SHALL BE PRESSURE TESTED AT 150 PSI TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
2. SEWER JOINTS ARE TO SPACED EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.
3. PROVIDE ADEQUATE STRUCTURAL SUPPORT FOR SEWER TO MAINTAIN LINE AND GRADE

4 TYPICAL WATER AND SEWER SEPARATION
C–11 SCALE: NTS



8 TYPICAL SEWER CLEANOUT
C–11 SCALE: NTS



5 TYPICAL WATER CEMENT LINED DUCTILE IRON PIPE TRENCH
C–11 SCALE: NTS

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547 E GENESEE ST (ROUTE 5)
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25 PARCE AVENUE, SUITE 155
FAIRPORT, NY 14450

SHEET TITLE:
SITE DETAILS

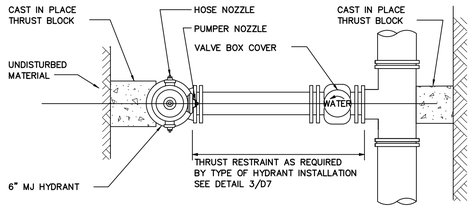
NO.	REVISION/ISSUE	DATE
6	FINAL PLANNING BOARD APPROVED SET	12/20/22
5	ISSUED FOR PLANNING BOARD APPROVAL	11/22/22
4	REVISED AS PER VILLAGE ENGINEER / PLANNING BOARD COMMENTS	8/15/2022
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2	REVISED AS PER VILLAGE ENGINEER / PLANNING BOARD COMMENTS	5/24/2022
1	REVISED AS PER PLANNING BOARD COMMENTS	3/21/2022

PREPARED BY:
NAPIERALA CONSULTING
PROFESSIONAL ENGINEER, P.C.
SITE • DESIGN • ENGINEERING
110 FAYETTE STREET
MANLIUS, NEW YORK 13104
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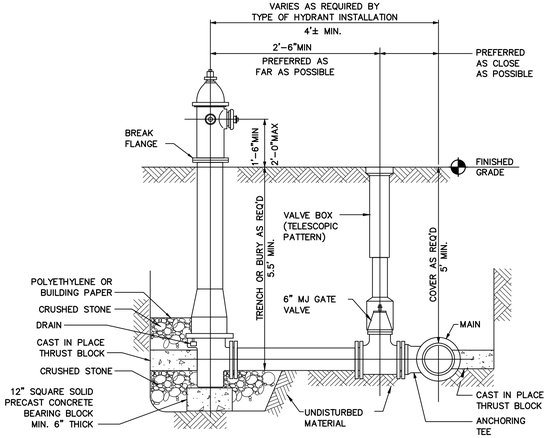
PLAN SEAL BY:
MATTHEW R. NAPIERALA, P.E.
NYS REGISTRATION # 085733

PROJECT NO. 19-1826
DATE 24 JAN 2022
SCALE NTS
SHEET **C-11**

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PLAN



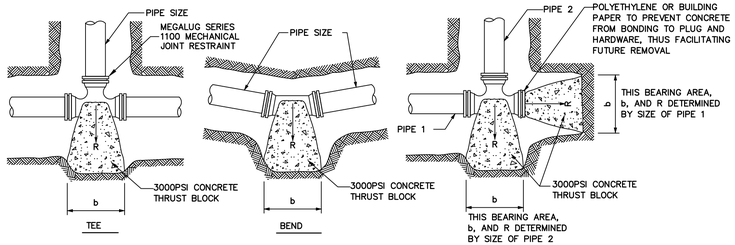
ELEVATION

NOTE :

1) DETAILS TO BE VARIED AS REQUIRED TO SUIT DRAIN LOCATION IF DIFFERENT THAN SHOWN
2) COORDINATE MAKE AND MODEL WITH TOWN OF SENNETT

1 C-12 TYPICAL HYDRANT INSTALLATION

SCALE: NTS



TEE WITH PLUG

NOTES:
1. CONCRETE NOT TO OVERLAP ANY JOINT.
2. CONCRETE TO BE PLACED SO AS NOT TO INTERFERE WITH REMOVING OR INSTALLING ANY OF THE JOINTING HARDWARE.
3. FOR REDUCERS USE MECHANICAL JOINT FITTINGS WITH RETAINER GLANDS.

THRUST REACTIONS–R(LB) PER 100PSI INTERNAL PRESSURE

NOM PIPE DIA IN.	DEAD END	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4	1,810	2,559	1,385	706	355
6	3,739	5,288	2,862	1,459	733
8	6,433	9,097	4,923	2,510	1,261
10	9,677	13,685	7,406	3,776	1,897
12	13,685	19,353	10,474	5,340	2,683
14	18,385	26,001	14,072	7,174	3,604
16	23,779	33,628	18,199	9,278	4,661
18	29,865	42,235	22,858	11,653	5,855

*FACTOR OF SAFETY=1.5 SOIL BEARING OF 3,000 PSF 225 PSI DESIGN PRESSURE

REQUIRED BEARING AREAS –b (SQFT) FOR BEARING BLOCKS*

PIPE SIZE (INCHES)	TEE	90° BEND	45° BEND	22 1/2 ° BEND	11 1/4 ° BEND
4	2.0	2.8	1.5	0.8	0.4
6	4.2	5.9	3.2	1.6	0.8
8	7.2	10.1	5.5	2.8	1.4
10	10.9	15.4	8.3	4.2	2.1
12	15.4	21.8	11.8	6.0	3.0
14	20.6	29.1	15.8	8.0	4.0
16	26.8	37.9	20.5	10.4	5.2
18	33.6	47.5	25.7	13.1	6.6

*FACTOR OF SAFETY=1.5 SOIL BEARING OF 3,000 PSF 225 PSI DESIGN PRESSURE

NOTES:

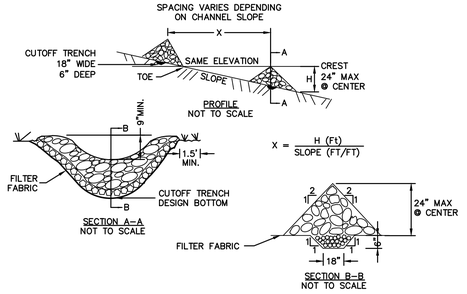
1. VALUES FOR TEE APPLY TO TEES, END PLUGS, CAPS, AND TAPPING SLEEVES.
2. REQUIRED BEARING AREAS ARE DUE TO THRUSTS CAUSED BY 150PSI WORKING PRESSURE PLUS 50%(75 PSI) SURGE ALLOWANCE RESULTING IN 225 PSI TOTAL INTERNAL PRESSURE.
3. REQUIRED BEARING AREAS ARE BASED ON ALLOWABLE SOIL BEARING CAPACITY OF 3,000 POUNDS PER SQUARE FOOT. DUE TO OTHER SOIL CONDITIONS ENCOUNTERED, BEARING AREAS MAY BE MODIFIED BY THE ENGINEER.

SOIL	BEARING STRENGTH B (LB/SQ FT)
MUCK	0
SOFT CLAY	1,000
SILT	1,500
SANDY SILT	3,000
SAND	4,000
SANDY CLAY	6,000
HARD CLAY	9,000

4. IN MUCK, PEAT, OR RECENTLY PLACED FILL ALL THRUSTS SHALL BE RESISTED BY PILES OR TIE 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.

2 C-12 TYPICAL CONCRETE THRUST BLOCK

SCALE: NTS

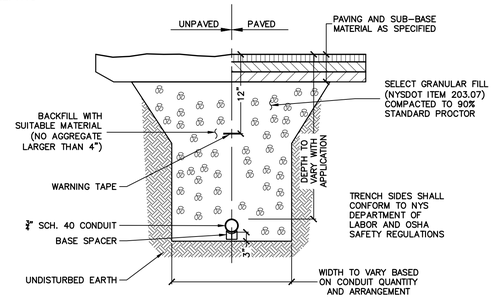


CONSTRUCTION SPECIFICATIONS

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.
6. MAXIMUM DRAINAGE AREA 2 ACRES.

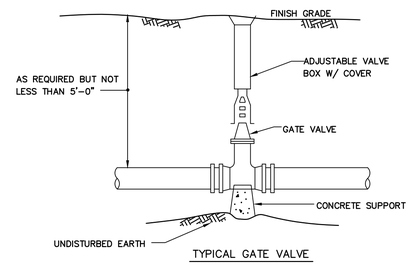
3 C-12 TYPICAL STONE CHECK DAM

SCALE: NTS

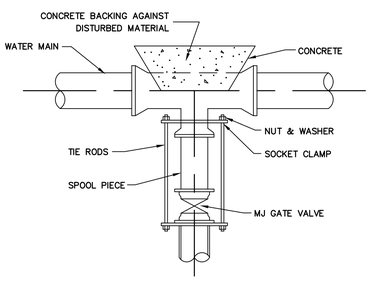


4 C-12 TYPICAL UNDERGROUND ELECTRIC TRENCH

SCALE: NTS



TYPICAL GATE VALVE

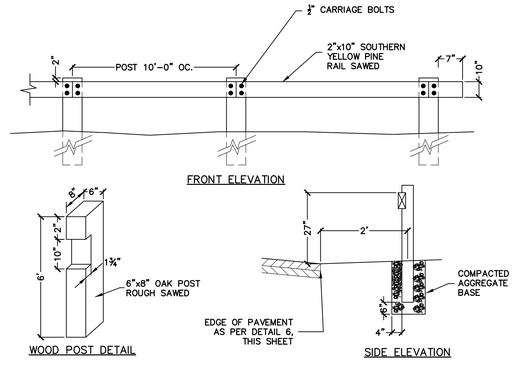


TYPICAL VALVE CONNECTION

RESTRAINED JOINT TEE

5 C-12 TYPICAL VALVE INSTALLATION

SCALE: NTS



6 C-12 TIMBER GUIDE RAIL

SCALE: NTS

PROJECT TITLE:
PROPOSED GROCERY STORE
547 E GENESEE ST (ROUTE 5)
VILLAGE OF FAYETTEVILLE ONONDAGA COUNTY, NY

PREPARED FOR:
NORTHWOOD REAL ESTATE VENTURES, LLC.
25 PARCE AVENUE, SUITE 155
FAIRPORT, NY 14450

SHEET TITLE:
SITE DETAILS

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PLAN SEAL BY:
MATTHEW R. NAPIERALA, P.E.
NYS REGISTRATION # 085723

PROJECT NO. 19-1826
DATE 24 JAN 2022
SCALE NTS
SHEET C-12

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EROSION CONTROL NOTES

EROSION AND SEDIMENT CONTROLS

1. STABILIZATION PRACTICES (TEMPORARY)
   a) TEMPORARY SEEDING AND PLANTING OF ALL UNPAVED AREAS WHEN CONSTRUCTION ACTIVITY HAS CEASED, OR WILL CEASE, IN AN AREA FOR 14 DAYS. SEEDING MIXTURES AND APPLICATION RATES ARE LISTED ON SHEET C-2.
   b) MULCHING EXPOSED AREAS.
   c) FREQUENT WATERING TO MINIMIZE WIND EROSION DURING CONSTRUCTION.

2. STABILIZATION PRACTICES (PERMANENT)
   a) LAND CLEARING ACTIVITIES SHALL BE DONE ONLY IN AREAS WHERE EARTHWORK WILL BE PERFORMED AND SHALL PROGRESS AS EARTHWORK IS NEEDED.
   b) PERMANENT SEEDING AND PLANTING OF ALL UNPAVED AREAS.

3. STRUCTURAL MEASURES TEMPORARY
   a. STABILIZED CONSTRUCTION ENTRANCE: AT THE ENTRANCE TO THE ALL DISTURBED AREAS FROM AN EXISTING ROADWAY A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED. THE PURPOSE OF THE STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO THE PUBLIC RIGHT-OF-WAY.
   b. SILT FENCE: SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE EROSION CONTROL PLAN . THE FABRIC SHALL MEET THE SPECIFICATIONS NOTED ON THE DETAILS UNLESS OTHERWISE APPROVED BY THE APPROPRIATE EROSION AND SEDIMENT CONTROL PLAN APPROVAL AUTHORITY. SUCH APPROVAL SHALL NOT CONSTITUTE STATEWIDE ACCEPTANCE.
   c. DUST CONTROL: DUST CONTROL IS THE CONTROL OF DUST RESULTING FROM LAND-DISTURBING ACTIVITIES. THE PURPOSE IS TO PREVENT SURFACE AND AIR MOVEMENT OF DUST FROM DISTURBED SOIL SURFACES THAT MAY CAUSE OFF-SITE DAMAGE, HEALTH HAZARDS, AND TRAFFIC SAFETY PROBLEMS.
   d. SEDIMENT TRAP: SEDIMENT TRAP TO BE INSTALLED IN DETENTION BASIN AREA FOR USE DURING CONSTRUCTION. STONE OUTLET SEDIMENT TRAP TO BE INSTALLED AS PER DETAIL TO ELIMINATE SEDIMENT DISCHARGE TO DOWNSTREAM AREAS DURING CONSTRUCTION PHASE.

4. STRUCTURAL PRACTICES (PERMANENT)
   a. ROCK OUTLET PROTECTION: ROCK OUTLET PROTECTION IS A SECTION OF ROCK PROTECTION PLACED AT THE OUTLET END OF CULVERTS, CONDUITS, OR CHANNELS. THE PURPOSE OF THE ROCK OUTLET PROTECTION IS TO REDUCE THE DEPTH, VELOCITY, AND ENERGY OF WATER, SUCH THAT THE FLOW WILL NOT ERODE THE RECEIVING DOWNSTREAM REACH.
   b. REINFORCED SLOPE PROTECTION: A TEMPORARY PROTECTIVE COVERING PLACED ON A PREPARED PLANTING AREA THAT IS ANCHORED IN PLACE BY STAPLES OR OTHER MEANS TO AID IN CONTROLLING EROSION BY ABSORBING RAIN SPLASH ENERGY AND WITHSTAND OVERLAND FLOW AS WELL AS PROVIDE A MICROCLIMATE TO PROTECT AND PROMOTE SEED ESTABLISHMENT.
   c. LAND GRADING: PERMANENT RESHAPING OF THE EXISTING LAND SURFACE BY GRADING IN ACCORDANCE WITH AN ENGINEERING TOPOGRAPHIC PLAN AND SPECIFICATION TO PROVIDE EROSION CONTROL AND VEGETATIVE ESTABLISHMENT ON DISTURBED, RESHAPED AREAS.

5. SEQUENCE OF MAJOR ACTIVITIES
   THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE ABOVE LISTED EROSION AND SEDIMENT CONTROL PRACTICES. THE CONTRACTOR MAY DESIGNATE THESE TASKS TO CERTAIN SUBCONTRACTORS AS IS SEEN FIT, BUT THE ULTIMATE RESPONSIBILITY FOR IMPLEMENTING THESE CONTROLS AND ENSURING THEIR PROPER FUNCTION REMAINS WITH THE CONTRACTOR. THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:
   a) CONDUCT PRECONSTRUCTION MEETING
   b) CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE/EXIT AT THE LOCATION SHOWN ON THE PLAN.
   c) INSTALL PERIMETER SILT FENCE AND SECURITY CONSTRUCTION FENCE IN THE LOCATIONS SHOWN ON THE PLAN.
   d) ESTABLISH STAGING AREA ON PROJECT SITE
   e) CONSTRUCT TEMPORARY SEDIMENT TRAP
   f) REMOVE TOPSOIL, STOCKPILE AND STABILIZE
   g) SITE GRADING. IMPORT OF FILL MATERIAL TO RAISE SITE TO PROPOSED GRADE (OR SUB-GRADE, AS APPROPRIATE).
   h) BUILDING FOUNDATION EXCAVATION (BUILDING CONSTRUCTION TO CONTINUE CONCURRENTLY WITH REMAINING SITE WORK).
   i) DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED AND WATERED.
   j) UNDERGROUND UTILITY INSTALLATIONS.
   k) INSTALL FILTER FABRIC DROP INLET PROTECTION AT ALL STORM INLETS.
   l) COMPACT GRAVEL ALONG ALL DRIVE AISLES AND PARKING AREAS
   m) SITE CONCRETE CONSTRUCTION.
   n) FINALIZE PAVEMENT SUBGRADE PREPARATION.
   o) REMOVE INLET PROTECTION NO MORE THAN 24 HOURS PRIOR TO PLACING ASPHALT PAVEMENT.
   p) PAVE AREAS NOTED ON PLAN.
   q) DEEP RIPPING OF NON-PAVED AREAS AS REQUIRED (NON-PAVED AREAS THAT HAVE BEEN COMPACTED DURING CONSTRUCTION VIA CONSTRUCTION TRAFFIC).
   r) FINAL GRADING, SEEDING, AND PLANTING.
   s) CONSTRUCT BIORETENTION BASINS AND OUTLET CONTROLS UPON UPSTREAM STABILIZATION OF SITE
   t) REMOVE SEDIMENT TRAP AND FINALIZE GRADING OF DETENTION BASIN
   u) REMOVE SILT FENCE ONLY AFTER ALL PAVING IS COMPLETE AND EXPOSED SURFACES ARE STABILIZED.

MAINTENANCE/INSPECTION PROCEDURES

THE FOLLOWING INSPECTION AND MAINTENANCE PRACTICES WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS AND STABILIZATION MEASURES.

1. ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST TWICE EVERY SEVEN (7) CALENDAR DAYS
2. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF REPAIRS OR OTHER EROSION CONTROL MEASURES ARE FOUND TO BE NECESSARY, THEY WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
3. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
4. SILT FENCES WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, ETC., TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE SECURELY IN THE GROUND.
5. TEMPORARY AND PERMANENT SEEDING AND ALL OTHER STABILIZATION MEASURES WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
6. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. COPIES OF THE REPORT FORMS TO BE COMPLETED BY THE INSPECTOR ARE INCLUDED IN THIS SWPPP.
7. THE OPERATOR SHALL HAVE A "QUALIFIED PROFESSIONAL" CONDUCT SITE INSPECTIONS FOLLOWING THE COMMENCEMENT OF CONSTRUCTION. A "QUALIFIED PROFESSIONAL" IS A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICE OF EROSION AND SEDIMENT CONTROLS, SUCH AS A LICENSED PROFESSIONAL ENGINEER, CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), OR SOIL SCIENTIST.
8. DISTURBED AREAS AND MATERIALS STORAGE AREAS WILL BE INSPECTED FOR EVIDENCE OF OR POTENTIAL FOR POLLUTANTS ENTERING STORMWATER SYSTEMS.
9. REPORT TO NYS DEC WITHIN 24 HOURS ANY NONCOMPLIANCE WITH THE SWPPP THAT WILL ENDANGER PUBLIC HEALTH OR THE ENVIRONMENT. FOLLOW UP WITH A WRITTEN REPORT WITHIN 5 DAYS OF THE NONCOMPLIANCE EVENT. THE FOLLOWING EVENTS REQUIRE 24 HOUR REPORTING: A) ANY UNANTICIPATED BYPASS WHICH EXCEEDS ANY EFFLUENT LIMITATION IN THE PERMIT, B) ANY UPSET WHICH EXCEEDS ANY EFFLUENT LIMITATION IN THE PERMIT, AND C) A VIOLATION OF A MAXIMUM DAILY DISCHARGE LIMITATION FOR ANY OF THE POLLUTANTS LISTED BY THE EPA IN THE PERMIT TO BE REPORTED WITHIN 24 HOURS. THE WRITTEN SUBMISSION MUST CONTAIN A DESCRIPTION OF THE NON-COMPLIANCE AND ITS CAUSE; THE PERIOD OF NON-COMPLIANCE, INCLUDING EXACT DATES AND TIMES, AND IF THE NON-COMPLIANCE HAS NOT BEEN CORRECTED, THE ANTICIPATED TIME IT IS EXPECTED TO CONTINUE; AND STEPS TAKEN OR PLANNED TO REDUCE, ELIMINATE, AND PREVENT RECURRENCE OF THE NON-COMPLIANCE.
10. RELEASES OF HAZARDOUS SUBSTANCES OR OIL IN EXCESS OF REPORTABLE QUANTITIES (AS ESTABLISHED UNDER 40 CFR 110, 40 CFR 117 OR 40 CFR 302) MUST BE REPORTED. FORM G-1 PROVIDES FURTHER DETAILS ON THE NOTIFICATION AND REPORTING PROCESS.

INSPECTION AND MAINTENANCE REPORT FORMS

ONCE INSTALLATION OF ANY REQUIRED OR OPTIONAL EROSION CONTROL DEVICE OR MEASURE HAS BEEN IMPLEMENTED, AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND SHALL BE PERFORMED BY A QUALIFIED PROFESSIONAL. THE FORMS FOUND IN THIS SWPPP SHALL BE USED BY THE INSPECTORS TO INVENTORY AND REPORT THE CONDITION OF EACH MEASURE TO ASSIST IN MAINTAINING THE EROSION AND SEDIMENT CONTROL MEASURES IN GOOD WORKING ORDER.

THESE REPORT FORMS SHALL BECOME AN INTEGRAL PART OF THE SWPPP AND SHALL BE MADE READILY ACCESSIBLE TO GOVERNMENTAL INSPECTION OFFICIALS, THE OPERATOR'S ENGINEER, AND THE OPERATOR FOR REVIEW UPON REQUEST DURING VISITS TO THE PROJECT SITE. IN ADDITION, COPIES OF THE REPORTS SHALL BE PROVIDED TO ANY OF THESE PERSONS, UPON REQUEST, VIA MAIL OR FACSIMILE TRANSMISSION. INSPECTION AND MAINTENANCE REPORT FORMS ARE TO BE MAINTAINED BY THE PERMITTEE FOR FIVE YEARS FOLLOWING THE FINAL STABILIZATION OF THE SITE.

OTHER RECORD-KEEPING REQUIREMENTS

THE CONTRACTOR SHALL KEEP THE FOLLOWING RECORDS RELATED TO CONSTRUCTION ACTIVITIES AT THE SITE:

- DATES WHEN MAJOR GRADING ACTIVITIES OCCUR AND THE AREAS WHICH WERE GRADED
- DATES AND DETAILS CONCERNING THE INSTALLATION OF STRUCTURAL CONTROLS
- DATES WHEN CONSTRUCTION ACTIVITIES CEASE IN AN AREA
- DATES WHEN AN AREAS IS STABILIZED, EITHER TEMPORARILY OR PERMANENTLY
- DATES OF RAINFALL AND THE AMOUNT OF RAINFALL
- DATES AND DESCRIPTIONS OF THE CHARACTER AND AMOUNT OF ANY SPILLS OF HAZARDOUS MATERIALS
- RECORDS OF REPORTS FILED WITH REGULATORY AGENCIES IF REPORTABLE QUANTITIES OF HAZARDOUS MATERIALS SPILLED

EROSION CONTROL NOTES

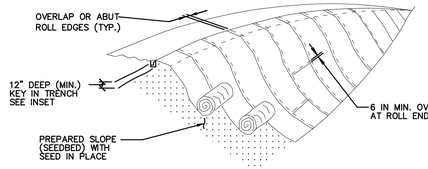
1. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE APPROVED SWPPP DRAWINGS DURING CONSTRUCTION OPERATIONS.
2. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL THE APPROPRIATE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
3. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 7 DAYS OF FINAL GRADING.
4. SHOULD CONSTRUCTION STOP FOR LONGER THAN 14 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
5. MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN AND AT LEAST ONCE A WEEK.
6. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
7. GENERAL CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
8. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
9. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
11. ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
12. REFER TO THE NYS STANDARDS FOR EROSION AND SEDIMENT CONTROL "BLUEBOOK" FOR ALL EROSION CONTROL PRACTICES TO BE IMPLEMENTED. SPECIFICALLY, REFER TO THE FOLLOWING FIGURES: 3.1, 3.18, 4.8, 5.2, 5.27, 5.30, AND 5.32.

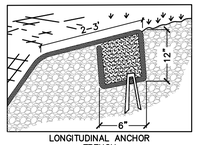
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PROPOSED GROCERY STORE
547 E GENESEE ST (ROUTE 5)
VILLAGE OF FAYETTEVILLE ONONDAGA COUNTY, NY

PREPARED FOR:
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25 PARCE AVENUE, SUITE 155
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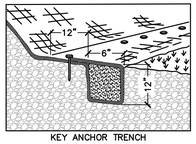
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6	FINAL PLANNING BOARD APPROVED SET	3/21/2022





LONGITUDINAL ANCHOR TRENCH

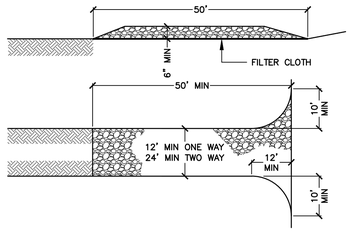


KEY ANCHOR TRENCH

CONSTRUCTION SPECIFICATIONS

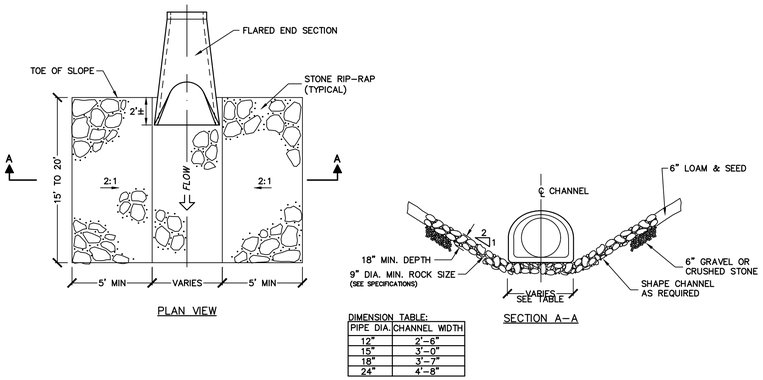
1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
2. USE TEMPORARY SOIL STABILIZATION MATTING MADE OF DEGRADABLE (LASTS 6 MONTHS MINIMUM) NATURAL OR MAN-MADE FIBERS (MOSTLY ORGANIC). MAT MUST HAVE UNIFORM THICKNESS AND DISTRIBUTION OF FIBERS THROUGHOUT AND BE SMOLDER RESISTANT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SEED GERMINATION AND NON-INJURIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2x2 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.
3. SECURE MATTING USING STEEL STAPLES, WOOD STAKES, OR BIODEGRADABLE EQUIVALENT. STAPLES MUST BE "U" OR "I" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 1 TO 1½ INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. "I" SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND A MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1x3 INCH IN CROSS SECTION, AND WEDGE SHAPED AT THE BOTTOM.
4. PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION & SEDIMENT CONTROL PLAN.
5. UNROLL MATTING DOWNSLOPE. LAY MAT SMOOTHLY AND FIRMLY UPON THE SEEDED SURFACE. AVOID STRETCHING THE MATTING.
6. OVERLAP OR ABUT ROLL EDGES PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSLOPE MAT OVERLAPPING ON TOP OF THE DOWNSLOPE MAT.
7. KEY IN THE UPSLOPE END OF MAT 6 INCHES (MINIMUM) BY DIGGING A TRENCH, PLACING THE MATTING ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END IN THE KEY.
8. STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
9. ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

1 SLOPE STABILIZATION MATTING
C-13 SCALE: NTS



1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50 FEET.
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – 24 FEET MINIMUM.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

2 CONSTRUCTION ENTRANCE
C-13 SCALE: NTS



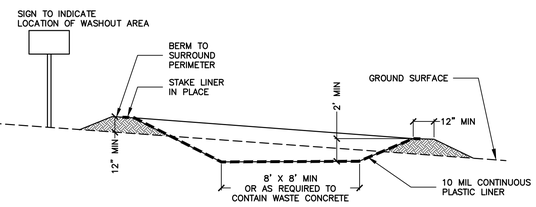
PLAN VIEW

SECTION A-A

DIMENSION TABLE:

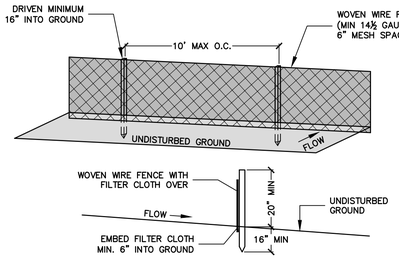
PIPE DIA.	CHANNEL WIDTH
12"	2'-6"
15"	3'-0"
18"	3'-7"
24"	4'-8"

3 ROCK RIPRAP OUTLET PROTECTION UNCONFINED DOWNSTREAM SECTION
C-13 SCALE: NTS



NOTES:
1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. CONCRETE WASHOUT OUT AREA SHALL BE LINED WITH A 10 MIL IMPERMEABLE LINER AND STAKED IN PLACE.
3. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE LOCATION OF CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
4. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
5. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM SITE AND DISPOSED OF AT AN ACCEPTED WASTE SITE.
6. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED.
7. ALL CONCRETE WASHOUT FACILITIES SHALL BE INSPECTED DAILY. DAMAGED OR LEAKING FACILITIES SHALL BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY. EXCESS RAINWATER THAT HAS ACCUMULATED OVER HARDENED CONCRETE SHOULD BE PUMPED TO A STABILIZED AREA, SUCH AS A GRASS FILTER STRIP.
8. ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY OF THE STRUCTURE IS FILLED. ANY EXCESS WASH WATER SHALL BE PUMPED INTO A CONTAINMENT VESSEL AND PROPERLY DISPOSED OF OFF SITE.
9. DISPOSE OF THE HARDENED MATERIAL OFF-SITE IN A CONSTRUCTION/DEMOLITION LANDFILL. ON-SITE DISPOSAL MAY BE ALLOWED IF THIS HAS BEEN APPROVED AND ACCEPTED AS PART OF THE PROJECTS SWPPP. IN THAT CASE, THE MATERIAL SHOULD BE RECYCLED AS SPECIFIED, OR BURIED AND COVERED WITH A MINIMUM OF 2 FEET OF CLEAN COMPACTED EARTH FILL THAT IS PERMANENTLY STABILIZED TO PREVENT EROSION.
10. THE PLASTIC LINER SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.
11. INSPECT THE PROJECT SITE FREQUENTLY TO ENSURE THAT NO CONCRETE DISCHARGES ARE TAKING PLACE IN NON-DESIGNATED AREAS.

4 CONCRETE WASHOUT AREA
C-13 SCALE: NTS



POSTS: STEEL, EITHER "T" OR "U" TYPE OR 2" HARDWOOD

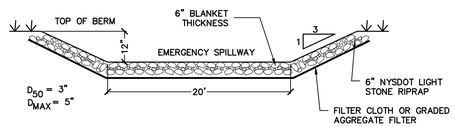
FENCE: WOVEN WIRE, 14 1/2 GAUGE, 6" MAX. MESH OPENING

FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL

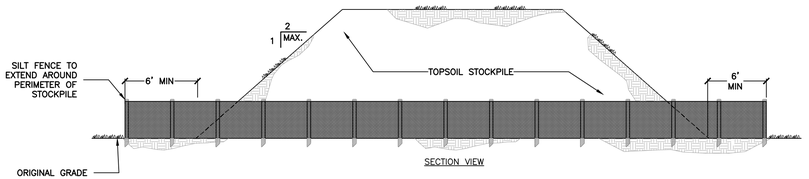
PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH IS TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

5 SILT FENCE
C-13 SCALE: NTS



6 RIP RAP EMERGENCY SPILLWAY
C-13 SCALE: NTS



SECTION VIEW

NOTES:
1. SEE EROSION CONTROL PLAN FOR LOCATION OF STOCKPILE
2. REFER TO SILT FENCE DETAIL FOR INSTALLATION OF SILT FENCE
3. IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS IT SHALL BE TEMPORARILY SEEDED FOR STABILIZATION
4. SILT FENCES TO BE MAINTAINED IN PLACE UNTIL TOPSOIL STOCKPILE HAS BEEN REMOVED

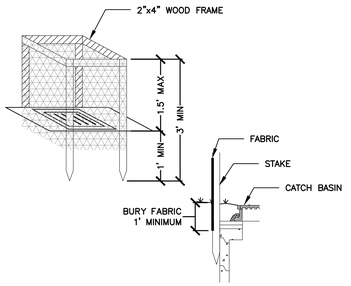
7 TYPICAL TOPSOIL STOCKPILE
C-13 SCALE: NTS

PREPARED BY:
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PLAN SEAL BY:
MATTHEW R. NAPIERALA, P.E.
NYS REGISTRATION # 095703

PROJECT NO. 19-1826
DATE 24 JAN 2022
SCALE NTS
SHEET C-13

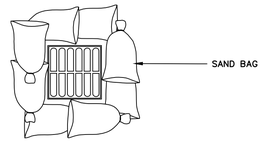
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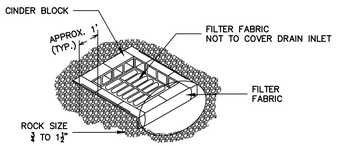
TYPE A – SILT FENCE

CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40–85.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2"x4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2"x4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.



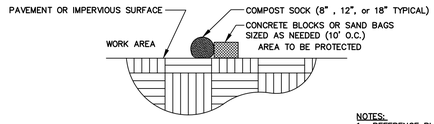
TYPE B – SAND BAGS



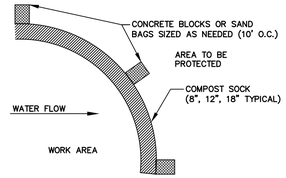
TYPE C – STONE FILTER

1 C–14 INLET PROTECTION - VARIATIONS

SCALE: NTS



SECTION VIEW



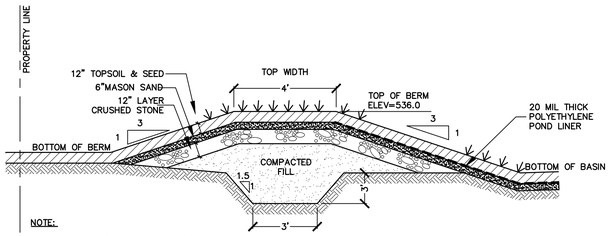
PLAN VIEW

NOTES:
1. REFERENCE PLAN AND/OR TECHNICAL SPECIFICATIONS FOR SILT SOCK SIZE, FILL MATERIAL AND APPROVED MANUFACTURERS.
2. THE SILT SOCK SHALL BE PLACED AT LOCATIONS INDICATED ON PLANS AND SHOULD BE INSTALLED PARALLEL TO THE BASE OF THE SLOPE OR OTHER AFFECTED AREA.
3. CONTRACTORS IS RESPONSIBLE FOR ESTABLISHING A WORKING EROSION CONTROL SYSTEM AND MAY, WITH APPROVAL OF THE OWNER'S REPRESENTATIVE, WORK OUTSIDE THE MINIMUM CONSTRUCTION REQUIREMENTS AS NEEDED.
4. THE CONTRACTOR SHALL MAINTAIN THE SILT SOCK IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. THE CONTRACTOR SHALL REMOVE SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK WHEN THEY REACH ½ OF THE EXPOSED HEIGHT OF THE DEVICE OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
6. THE COMPOST FILL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE OWNER'S REPRESENTATIVE.

2 C–14 COMPOST FILTER SOCK

SCALE: NTS

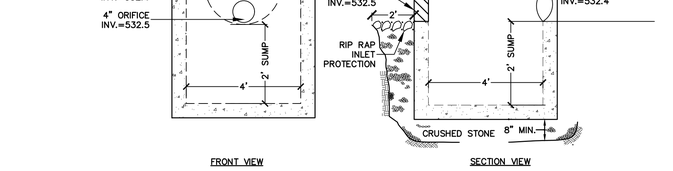
TO BE USED WITHIN THE NYSDOT R.O.W.



NOTE:
1. COMPACTED FILL TO CONSIST OF A SILTY CLAY SOIL FREE OF LARGE ROCK AND STONE. FILL MATERIAL TO BE PLACED IN 6" LIFTS AND COMPACTED TO 92% DENSITY.

3 C–14 DETENTION BASIN BERM SECTION

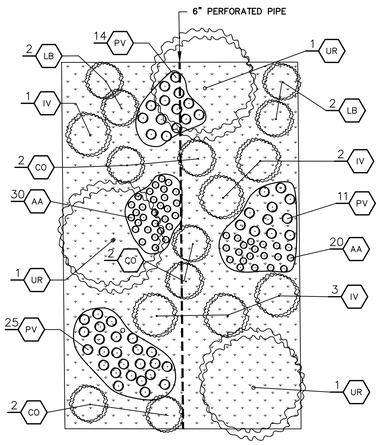
SCALE: NTS



FRONT VIEW SECTION VIEW

4 C–14 PRECAST CONCRETE OUTLET STRUCTURE

SCALE: NTS



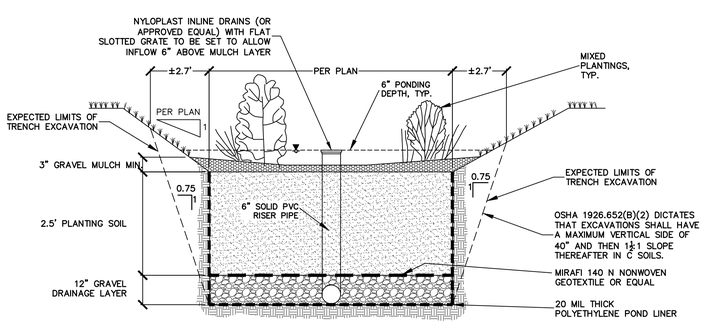
*PLANTING QUANTITIES SHOWN IN THE GRAPHIC ABOVE ARE FOR A TYPICAL 1,000 SF BIORETENTION AREA. SPECIFIC QUANTITIES FOR THE BIORETENTION AREA ARE PROVIDED IN THE CORRESPONDING LANDSCAPING TABLE.

BIORETENTION AREA #1 (±7,550 SF) – LANDSCAPE TABLE

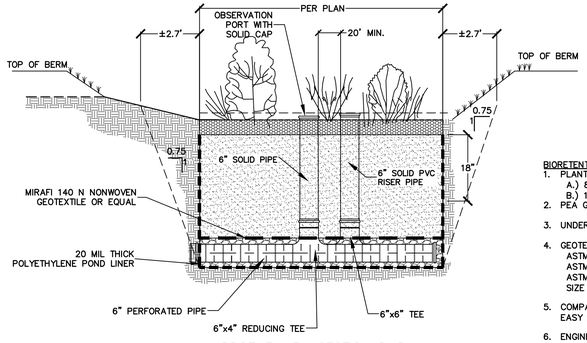
KEY	QUANTITY*	LATIN NAME	COMMON NAME	CALIPER	HEIGHT
TREES					
UR	10	ULMUS RUBRA	SLIPPERY ELM	6'–8'	B&B
SHRUBS					
LB	50	LINDERA BENZOIN	COMMON SPICE	18"–24"	B&B
IV	60	ILEX VERTICILLATA	WINTER BERRY	2'–3'	B&B
CO	60	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	18"–24"	B&B
HERBACEOUS PLANTS					
PV	50	PANICUM VIRGATUM	SWITCH GRASS		
AA	50	AGROSTIS ALBA	REDTOP		

5 C–14 BIORETENTION FILTER SPECIES

SCALE: NTS



PROFILE VIEW SECTION A–A



PROFILE VIEW SECTION B–B

BIORETENTION NOTES:
1. PLANTING SOIL MEDIA SHALL BE:
   A.) 85% TO 88% COARSE TO MEDIUM SAND
   B.) 12%–15% LEAF COMPOST OR TOPSOIL
2. PEA GRAVEL MULCH CONFORMING TO ASTM D 448 No. 6.
3. UNDERDRAIN GRAVEL TO BE AASHTO M–43 No. 67, 0.25" TO 0.75".
4. GEOTEXTILE FILTER FABRIC (SEPARATION LAYER):
   ASTM D–751 (PUNCTURE STRENGTH – 125 LB)
   ASTM D–1117 (MULLEN BURST STRENGTH – 400 PSI)
   ASTM D–1682 (TENSILE STRENGTH – 300 LB)
   SIZE – 0.08" THICK; EQUIVALENT OPENING SIZE OF #80 SIEVE
5. COMPACT WITH WATER–FILLED HAND ROLLER. COMPACTION TO BE FIRM BUT EASY (UTILIZE PENCIL TEST).
6. ENGINEER TO TEST IN PLACE COMPACTION AND INFILTRATION OF PLANTING SOIL.
7. ENGINEER TO PERFORM INSPECTION OF BIORETENTION PLANTING SOIL IMMEDIATELY FOLLOWING PLACEMENT AND PERFORM AN IN PLACE PERCOLATION TEST TO CONFIRM THAT THE IN PLACE MATERIAL PERCOLATES AT A RATE FASTER THAN 10 MIN/INCH.

6 C–14 BIORETENTION FILTER CROSS SECTIONS

SCALE: NTS

PROJECT TITLE:
PROPOSED GROCERY STORE
547 E GENESEE ST (ROUTE 5)
VILLAGE OF FAYETTEVILLE ONONDAGA COUNTY, NY

PREPARED FOR:
NORTHWOOD REAL ESTATE VENTURES, LLC.
25 PARCE AVENUE, SUITE 155
FAIRPORT, NY 14450

SHEET TITLE:
SITE DETAILS

NO.	REVISION/ISSUE	DATE
7	FINAL PLANNING BOARD APPROVED SET	12/20/22
6	ISSUED FOR PLANNING BOARD APPROVAL	11/22/22
5	ISSUED FOR PLANNING BOARD APPROVAL	10/31/22
4	REVISED AS PER VILLAGE ENGINEER / PLANNING BOARD COMMENTS	8/15/2022
3	REVISED AS PER VILLAGE ENGINEER / PLANNING BOARD COMMENTS	7/05/2022
2	REVISED AS PER VILLAGE ENGINEER / PLANNING BOARD COMMENTS	5/24/2022
1	REVISED AS PER PLANNING BOARD COMMENTS	3/21/2022

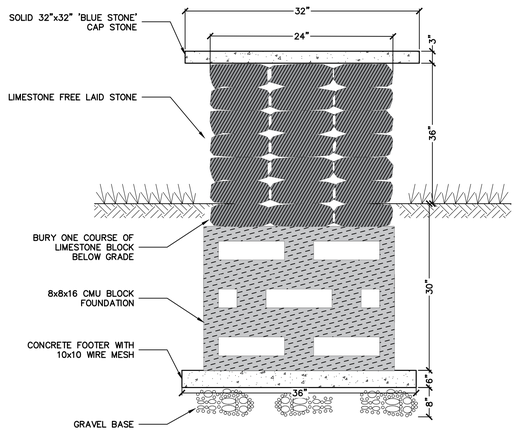
PREPARED BY:
NAPIERALA CONSULTING
PROFESSIONAL ENGINEER, P.C.
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email: MNAP@NAPCON.COM
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PLAN SEAL BY:
MATTHEW R. NAPIERALA, P.E.
NYS REGISTRATION # 330753

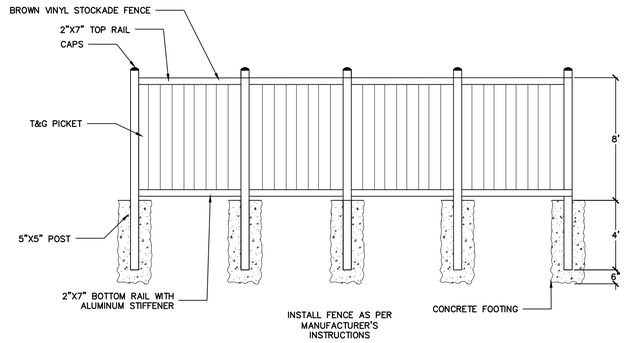
PROJECT NO. 19-1826
DATE 24 JAN 2022
SCALE NTS

SHEET C-14

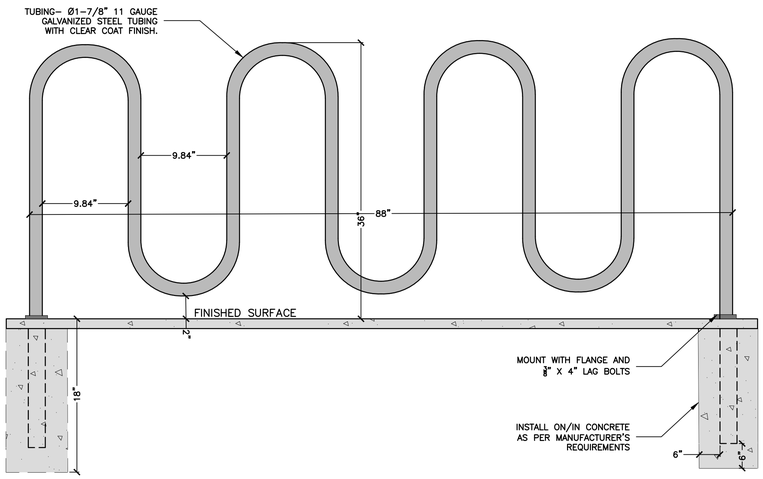
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ANY LICENSEE WHO ALTERS THIS ITEM IS REQUIRED TO AFFIX TO THE ITEM, AND TO THE DOCUMENT, THE LICENSEE'S SEAL, THE NOTATION "ALTERED" FOLLOWED BY HIS/HER NAME, AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATIONS.



1 C–15 ARCHITECTURAL COLUMN
SCALE: NTS



2 C–15 8' VINYL SCREENING FENCE
SCALE: NTS



3 C–15 TYPICAL BIKE RACK
SCALE: NTS

PROJECT TITLE:
PROPOSED GROCERY STORE
547 E GENESEE ST (ROUTE 5)
VILLAGE OF FAYETTEVILLE ONONDAGA COUNTY, NY

PREPARED FOR:
NORTHWOOD REAL ESTATE VENTURES, LLC.
25 PARCE AVENUE, SUITE 155
FAIRPORT, NY 14450

SHEET TITLE:
SITE DETAILS

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4	REVISED AS PER VILLAGE ENGINEER / PLANNING BOARD COMMENTS	8/15/2022
3	REVISED AS PER VILLAGE ENGINEER / PLANNING BOARD COMMENTS	7/05/2022
2	REVISED AS PER VILLAGE ENGINEER / PLANNING BOARD COMMENTS	5/24/2022
1	REVISED AS PER PLANNING BOARD COMMENTS	3/21/2022

PREPARED BY:
NAPIERALA CONSULTING
PROFESSIONAL ENGINEER, P.C.
SITE • DESIGN • ENGINEERING
110 FAYETTE STREET
MANLIUS, NEW YORK 13104
email: MNAPE@NAPCON.COM
PH: (315) 682-5580 FAX: (315) 682-5544

PLAN SEAL BY:
MATTHEW R. NAPIERALA, P.E.
NYS REGISTRATION # 085753

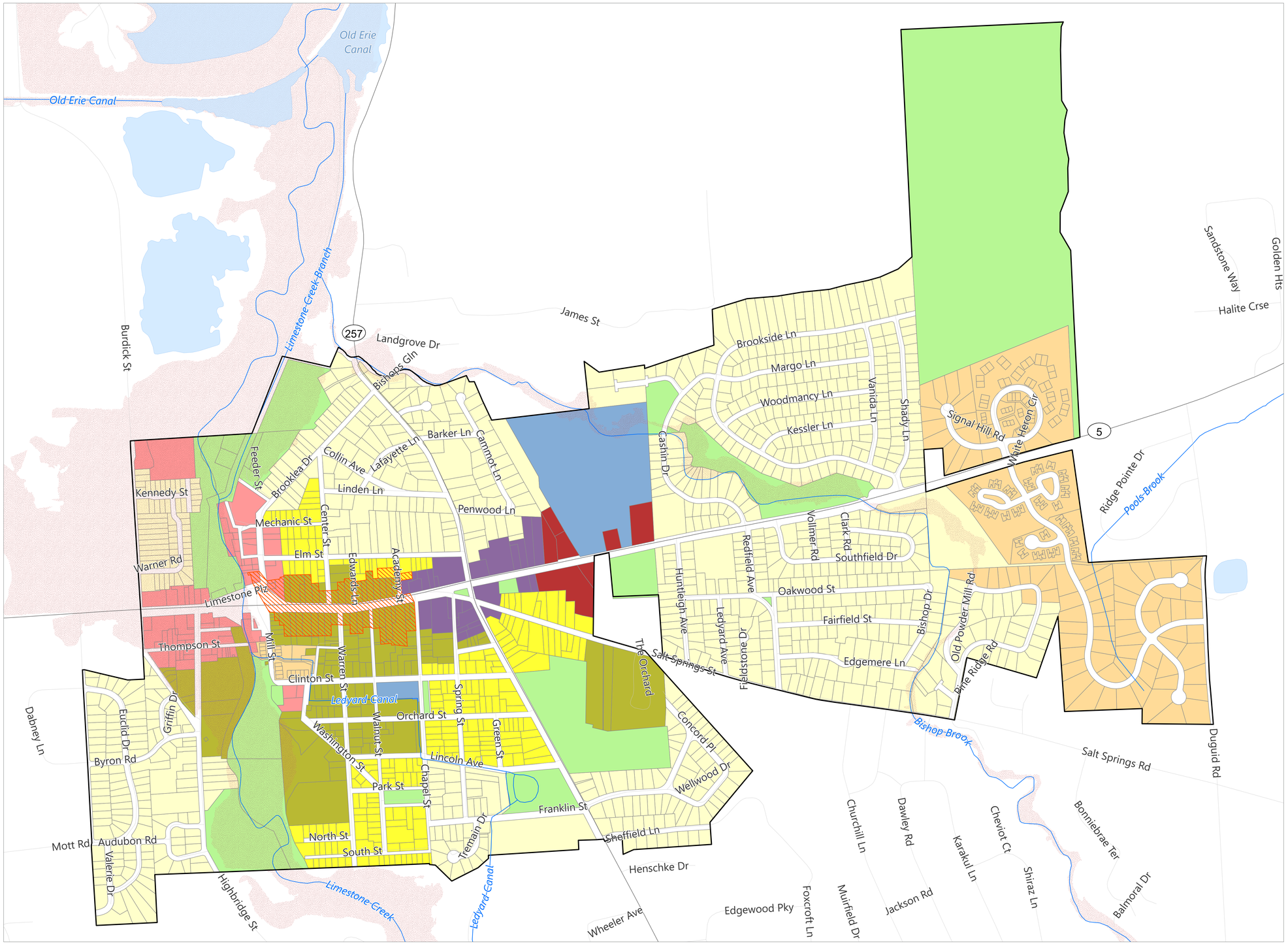
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PROJECT NO.	19-1826
DATE	24 JAN 2022
SCALE	NTS
SHEET	C-15

Appendix B
Village of Fayetteville 2006 Updated Zoning Information

Village of Fayetteville Zoning Update

Draft Zoning Map



Village of Fayetteville Zoning

Town of Manlius, Onondaga County, New York

Proposed Zoning Districts

- R-1: Residential
- R-2: Neighborhood Residential
- R-3: Village Residential
- PRD: Planned Residential Development
- PUD: Planned Unit Development
- Limestone Business District
- Upper Business District
- Village Center
- Parkland and Open Space
- Historic District
- FEMA 100-Year Flood Hazard Area
- Village of Fayetteville

NEW YORK STATE Department of State

These boards were prepared with fundings provided by the New York State Department of State Environmental Protection Fund.

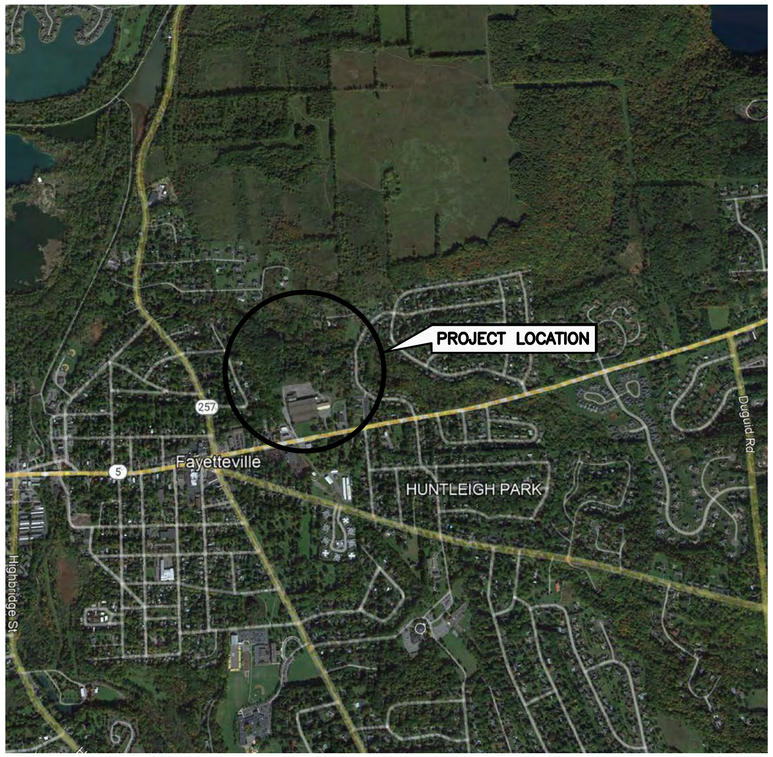
0 250 500 1,000
Feet

Prepared August 12, 2025
Basemap: Esri StreetMap North America

EDR

Appendix C
Supplemental Design Details

SAVED:



PROJECT LOCATION MAP
NOT TO SCALE

TRUE NORTH

Construction Drawings

FORMER ACCURATE DIE CASTING SITE
SITE NO. C734052

REMEDIAL ACTION WORK PLAN

FOUBU ENVIRONMENTAL SERVICES, LLC

APRIL 2023

RAMBOLL

RAMBOLL AMERICAS ENGINEERING SOLUTIONS, INC

SYRACUSE, NEW YORK

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 4/26/23

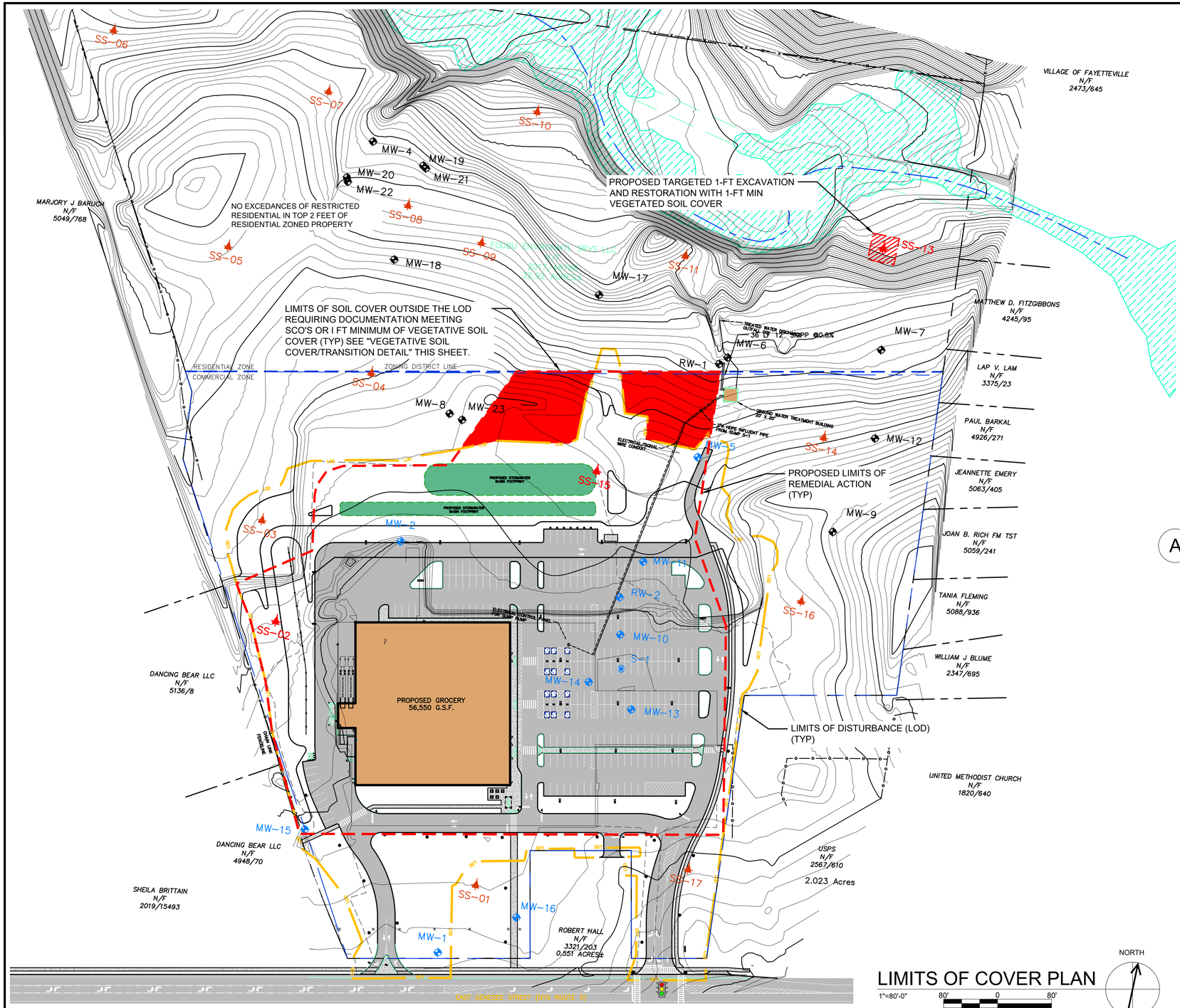
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INDEX TO DRAWINGS

C-101 LIMITS OF COVER PLAN AND DETAIL
C-501 MISCELLANEOUS DETAILS

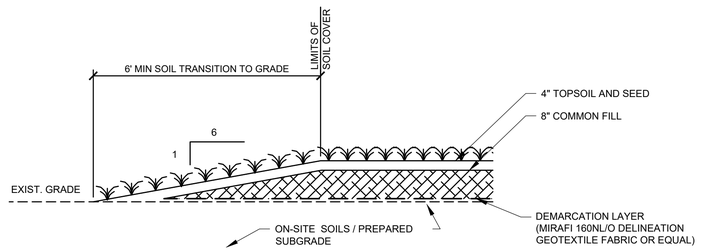
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DRAWING NOTES:

1. THIS DRAWING WAS DEVELOPED IN COLOR, REPRODUCTION IN BLACK AND WHITE MAY NOT REPRESENT THE DATA AS INTENDED.
2. GRASS LINED, DETENTION BASIN LINER, SHALL BE 20 MIL DOUBLE-SCRIM REINFORCED POLYETHYLENE LINER UNDERLAIN BY A 16 OZ. NON-WOVEN GEOTEXTILE CUSHION FABRIC.
3. DEMARCATION LAYER SHALL BE MIRAFI 160 NL/O ORANGE DELINEATION GEOTEXTILE FABRIC OR EQUAL.
4. ALL AREAS WITHIN THE LOD NOT DEEMED IMPERVIOUS (COVERED WITH A POLYETHYLENE LINER OR PAVED) SHALL RECEIVE MIRAFI 160 NL/O ORANGE DELINEATION GEOTEXTILE FABRIC AND 1 FT OF VEGETATIVE SOIL COVER, OR PROVIDE DOCUMENTED SAMPLE REFLECTING TOP 1 FT MEETS THE SCO. SEE "VEGETATIVE SOIL COVER/TRANSITION DETAIL" THIS SHEET.
5. LIMITS OF SOIL COVER, OUTSIDE THE LOD, SHALL RECEIVE MIRAFI 160 NL/O ORANGE DELINEATION GEOTEXTILE FABRIC AND 1 FT OF VEGETATIVE SOIL COVER, OR PROVIDE DOCUMENTED SAMPLE REFLECTING TOP 1 FT MEETS THE SCO. SEE "VEGETATIVE SOIL OVER/TRANSITION DETAIL" THIS SHEET.
6. ALL EXISTING MONITORING WELLS SHALL BE PROTECTED AT ALL TIMES.
7. ALL MONITORING WELLS THAT ARE DAMAGED OR DESTROYED AS A RESULT OF THE CONTRACTOR'S WORK SHALL BE RESTORED AND/OR REPLACED AT NO COST TO THE OWNER.
8. SEE "WELLS AND SUMP MODIFICATION TABLE" AND DETAILS SHEET C-501 FOR MODIFICATION AND RESTORATION DETAILS.



A ENGINEERED SOIL COVER / SOIL TRANSITION DETAIL

NOT TO SCALE

LIMITS OF COVER PLAN

1"=80'-0" 80' 0 80'

NORTH

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PRELIMINARY NOT FOR CONSTRUCTION
DATE: 4/26/23

CLIENT
FOUBU ENVIRONMENTAL SERVICES, LLC

NO.	DATE	REVISION	INT.
A	4/23/23	ISSUED FOR NYSDEC REVIEW	

DESIGNER / PROFESSIONAL ENGINEER RESPONSIBLE
B. KUBIAK
DESIGNED BY M.HULL
CHECKED BY D. CARNEVALE
DRAWN BY M.HULL
PROJECT NO.
DATE APRIL 2023

RAMBOLL AMERICAS ENGINEERING SOLUTIONS, INC.

PROJECT
FORMER ACCURATE DIE CASTING SITE
ADDRESS
547 EAST GENESEE STREET
FAYETTEVILLE, NEW YORK SITE NO. C734052

SHEET DESCRIPTION
LIMITS OF COVER PLAN AND DETAIL
DRAWING LOCATION

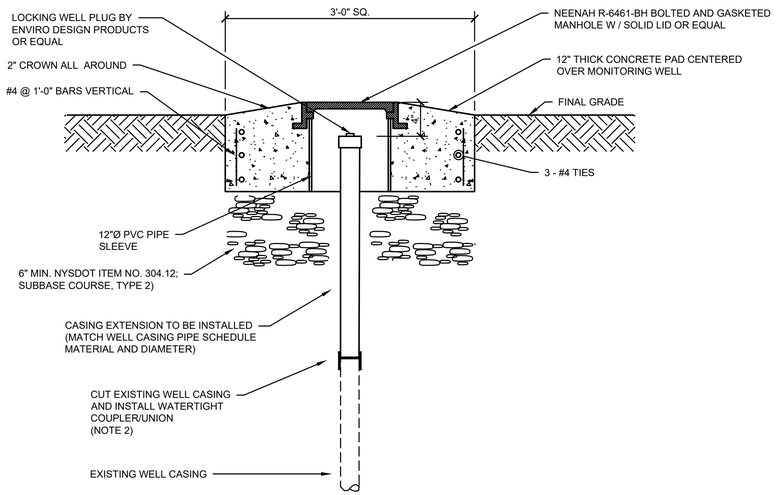
C-101

C:\DIV7\ACCURATE DIE\ACCURATE DIE SITE PLAN - RAMBOLL.DWG

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Wellhead Requiring Modification	Outer Casing Dia. (in.)	Approx. Existing Height Above Grade (ft)	Inner Casing Dia. (in.)	Approx. Existing Height Above Grade (ft)	Inner Casing Dia. (in.)	Approx. Existing Height Above Grade (ft)	Inner Casing Dia. (in.)	Approx. Existing Height Above Grade (ft)	Inner Well Dia. (in.)	Well Material	Surface Cover		Surface Completion		Cut/Fill/None	Extend or Lower Wellhead from Existing
											Existing	Proposed	Existing	Proposed		
MW-1	4	2	---	---	---	---	---	---	2	PVC	Grass	Grass	Stickup	Detail A	None	Lower
MW-2	4.5	2.8	---	---	---	---	---	---	2	PVC	Grass	Asphalt Parking Lot	Stickup	Detail A	Cut	Lower
MW-5	4	2.3	---	---	---	---	---	---	2	Stainless	Grass	Grass	Stickup	Detail B	None or Fill	As is or Extend
MW-10	16	0	12	0	5	-1	4	-1	2	Stainless	Gravel	Asphalt Parking Lot	Flush-mount 16-inch cover	Detail A	Cut	Lower
MW-11	6	1.8	4	1.5					2	Stainless	Grass	Asphalt Parking Lot	Stickup	Detail A	Fill	Extend
MW-13	4	-0.5	---	---	---	---	---	---	2	Stainless	Concete (Bldg. Slab)	Asphalt Parking Lot	Flush-mount 8.5 - inch cover	Detail A	Cut	Lower
MW-14	4	-0.5	---	---	---	---	---	---	2	Stainless	Concete (Bldg. Slab)	Asphalt Parking Lot	Flush-mount 8.5 - inch cover	Detail A	Cut	Lower
MW-15	6	2.8	---	---	---	---	---	---	2	Stainless	Grass/Asphalt	Grass	Stickup	Detail A	None or Cut	Lower
MW-16	6	2.4	4	1.5					2	Stainless	Grass	Grass	Stickup	Detail A	None	Lower
S-1	36-in manhole	0	---	---	---	---	---	---	24	Corrugated HDPE	Gravel	Asphalt Parking Lot	Flush-mount 38-inch dia. Manhole	Detail D	Cut	Lower
RW-2	12	1	8	3.3					8	Steel	Grass/Asphalt	Asphalt Parking Lot	Stickup	Detail C	Fill	Extend

WELLS AND SUMP MODIFICATION TABLE

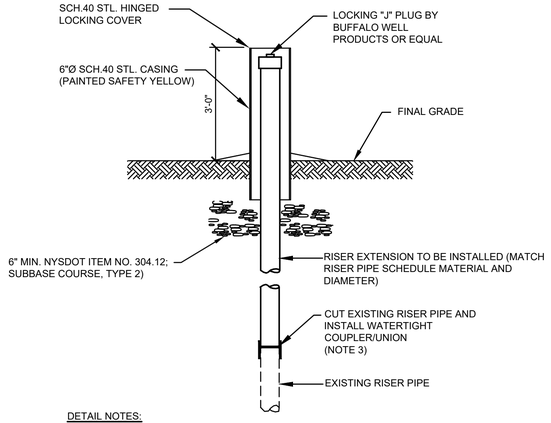


DETAIL NOTES:

1. THE CONTRACTOR SHALL CUT THE EXISTING WELL CASING PIPE AS REQUIRED AND EITHER RAISE OR LOWER AND INSTALL THE NEW WELL COVER SHOWN HERE OR AS DIRECTED BY THE ENGINEER.

A MONITORING WELL RESTORATION DETAIL - FLUSH MOUNT

NOT TO SCALE

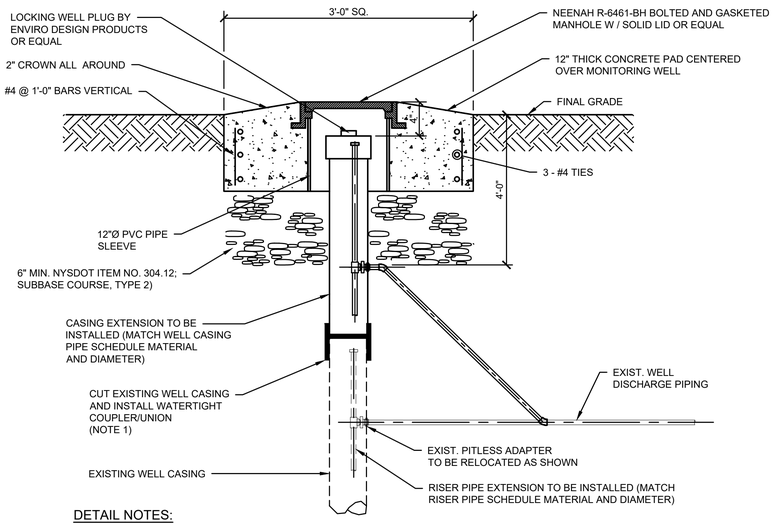


DETAIL NOTES:

1. DETAIL SHOWN HERE DEPICTS MONITORING WELL RESTORATION.
2. ALL MONITORING WELLS THAT ARE DAMAGED OR DESTROYED AS A RESULT OF THE CONTRACTORS WORK, SHALL BE RESTORED AND/OR REPLACED AT NO COST TO THE OWNER.
3. THE CONTRACTOR SHALL CUT THE EXISTING RISER PIPE AT A DEPTH REQUIRED TO PERFORM THE WORK SHOWN HERE OR AS DIRECTED BY THE ENGINEER.

B MONITORING WELL RESTORATION DETAIL - STICKUP

NOT TO SCALE

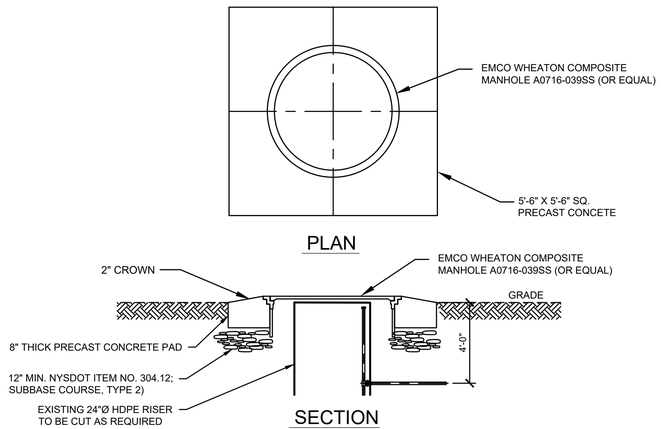


DETAIL NOTES:

1. THE CONTRACTOR SHALL CUT THE EXISTING WELL CASING PIPE AT A DEPTH REQUIRED TO PERFORM THE WORK SHOWN HERE OR AS DIRECTED BY THE ENGINEER.
2. THE CONTRACTOR SHALL REMOVE THE EXISTING PITLESS ADAPTER AND INSTALL IT AT 4-0" BELOW FINAL GRADE WITHIN THE NEW WELL CASING EXTENSION.
3. THE CONTRACTOR SHALL RECONNECT THE WELL DISCHARGE PIPING USING THE SAME PIPE SCHEDULE MATERIAL AND DIAMETER OF THE EXISTING.
4. ELECTRICAL CONDUIT (NOT SHOWN HERE) SHALL BE RELOCATED AS REQUIRED.

C TYPICAL RECOVERY WELL RESTORATION DETAIL

NOT TO SCALE



DETAIL NOTES:

1. THE CONTRACTOR REMOVE THE EXISTING COVER, CUT THE EXISTING 24"Ø HDPE RISER AS REQUIRED AND INSTALL NEW SUMP COVER AS SHOWN HERE.
2. THE CONTRACTOR SHALL REMOVE THE EXISTING PITLESS ADAPTER AND INSTALL IT AT 4-0" BELOW FINAL GRADE WITHIN THE 24"Ø HDPE RISER.
3. THE CONTRACTOR SHALL EXCAVATE AND RELOCATE THE EXISTING OR PROVIDE NEW DISCHARGE PIPING AND FITTINGS, AS REQUIRED, TO A POINT AT WHICH THE DISCHARGE PIPING CONTINUES AT 4 FT MINIMUM BELOW FINAL GRADE. HORIZONTAL DISTANCE SHALL BE DETERMINED IN THE FIELD IN CONSULTATION WITH THE ENGINEER.
4. ELECTRICAL CONDUIT (NOT SHOWN HERE) SHALL BE RELOCATED AS REQUIRED.

D SUMP - 1 RESTORATION DETAIL

NOT TO SCALE

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PRELIMINARY NOT FOR CONSTRUCTION

DATE: 4/26/23

CLIENT: FOUBU ENVIRONMENTAL SERVICES, LLC

NO.	DATE	REVISION	INT.
A	4/26/23	ISSUED FOR NYSDEC REVIEW	

DESIGNER / PROFESSIONAL ENGINEER RESPONSIBLE: B. KUBIAK
DESIGNED BY: M.HULL
CHECKED BY: D.CARNEVALE
DRAWN BY: M.HULL
PROJECT NO.
DATE: APRIL 2023

RAMBOLL AMERICAS ENGINEERING SOLUTIONS, INC.

PROJECT: FORMER ACCURATE DIE CASTING SITE
ADDRESS: 547 EAST GENESEE STREET FAYETTEVILLE, NEW YORK SITE NO. C734052

SHEET DESCRIPTION: MISCELLANEOUS DETAILS
DRAWING LOCATION

C-501

C:\DV71\ACCURATE DIE\ACCURATE DIE SITE PLAN - RAMBOLL.DWG

Appendix D
NYSDEC Request to Import/Reuse Fill or Soil Form

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Request to Import/Reuse Fill or Soil

This form is based on the information required by DER-10, Section 5.4(e). Use of this form is not a substitute for reading the applicable Technical Guidance document.

SECTION 1 – SITE BACKGROUND

The allowable site use is: Choose an item

Have Ecological Resources been identified? Choose an item

Is this soil originating from the site? Choose an item

How many cubic yards of soil will be imported/reused? Choose an item

If greater than 1000 cubic yards will be imported, enter volume to be imported:

SECTION 2 – MATERIAL OTHER THAN SOIL

Is the material to be imported gravel, rock or stone? Choose an item

Does it contain less than 10%, by weight, material that would pass a size 10 sieve? Choose an item

Does it contain less than 10%, by weight, material that would pass a size 100 sieve? Choose an item

Is this virgin material from a permitted mine or quarry? Choose an item

Is this material recycled concrete or brick from a DEC registered processing facility? Choose an item

SECTION 3 - SAMPLING

Provide a brief description of the number and type of samples collected in the space below:

Example Text: 5 discrete samples were collected and analyzed for VOCs. 2 composite samples were collected and analyzed for SVOCs, Inorganics & PCBs/Pesticides.

If the material meets requirements of DER-10 section 5.4(e)5 (other material), no chemical testing needed.

SECTION 3 CONT'D - SAMPLING

Provide a brief written summary of the sampling results or attach evaluation tables (compare to DER-10, Appendix 5):

Example Text: Arsenic was detected up to 17 ppm in 1 (of 5) samples; the allowable level is 16 ppm.

If Ecological Resources have been identified use the "If Ecological Resources are Present" column in Appendix 5.

SECTION 4 – SOURCE OF FILL

Name of person providing fill and relationship to the source:

Location where fill was obtained:

Identification of any state or local approvals as a fill source:

If no approvals are available, provide a brief history of the use of the property that is the fill source:

Provide a list of supporting documentation included with this request:

The information provided on this form is accurate and complete.

_____ _____

Signature Date

_____

Print Name

_____

Firm

Revised August 2014

Appendix E
Community and Environmental Response Plan (CERP)

Community and Environmental Response Plan

Former Accurate Die Casting Site
Site No. C734052

August 2026

Prepared for:

FOUBU Environmental Services, LLC
333 West Washington Street
Syracuse, NY 13202

Prepared by:

RAMBOLL
333 West Washington Street
Syracuse, NY 13202

TABLE OF CONTENTS

1.	Introduction and Objective	3
2.	Site Description and Remedial Activities	4
3.	Public Protection Measures	5
4.	Community Air Monitoring Plan	6
5.	Noise and Vibration Mitigation	7
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7.	Erosion and Sediment Control	9
8.	Vehicle Cleaning	10
9.	Waste Management	11
10.	Construction Water Management Plan	12
11.	Traffic Control	13

1. Introduction and Objective

This Community and Environmental Response Plan (CERP) has been prepared to summarize the controls, monitoring and work practices that will be implemented in accordance with NSYDEC DER-10 during the remedial action at the Former Accurate Die Casting Site (Site). The purpose of the CERP is to provide members of the local community with information on the programs and procedures that will be put in place to protect public health and minimize the disturbance caused by remedial action.

This CERP identifies the following aspects of the program:

- Site description and remediation activities
- Public protection measures
- Community Air Monitoring Plan
- Noise and vibration mitigation
- Site security
- Erosion and sediment control
- Vehicle cleaning
- Waste management
- Traffic control

2. Site Description and Remedial Activities

The Site is approximately 30 acres in size and located at 547 East Genesee Street in Fayetteville, New York. The northern portion of the Site is currently zoned residential, while the southern portion is zoned industrial. The former manufacturing building is approximately 130,000 square feet in size and is located within the industrial-zoned portion of the Site. This building is primarily a single-story, high bay space with several warehouse/storage areas, and 8,500 square feet of office space. Parking lots are located to the east and north of the building. The building has been unoccupied since January 2012. The remainder of the property is generally undeveloped/vacant vegetated land.

Accurate Die Casting and predecessor owners and operators of the facility conducted manufacturing operations at the Site from approximately 1950 until 1988 when Accurate Die Casting abandoned the facility. The facility was used for die and casting operations to fabricate metal products for the automobile industry and other industries.

A future end user for the property has been identified and commercial redevelopment is anticipated on the industrial-zoned portion of the property. Redevelopment plans were approved by the Village of Fayetteville on December 5, 2022. The northern residential-zoned parcel is anticipated to remain undeveloped.

The primary constituents of concern (COCs) associated with the Site include chlorinated volatile organic compounds (CVOCs), specifically cis-1,2-dichloroethene (cis-1,2-DCE) and trichloroethene (TCE). Secondary COCs include semi-volatile organic compounds (SVOCs) and metals in localized areas.

The New York State Department of Health (NYSDOH) Generic Community Air Monitoring Plan (gCAMP) specifies community air monitoring during intrusive remedial activities with the potential to generate localized impacts on the community, which, for this project may include, but may not be limited to, the following:

- Excavation of soil
- Backfilling of soil (dust only)
- Material handling (e.g., separation of large debris from soils, manipulation of excavated material to render them suitable for on-site placement or off-site treatment/disposal, stockpiling materials, loading material for transport to the off-site treatment/disposal facility).

3. Public Protection Measures

The Engineer and Contractor will implement a number of safety measures to protect the public during remedial construction activities. Signs will be placed at Site access areas indicating that the site is an active construction site and public access is not permitted. Chain-link fence will be installed across the front (south) and a portion of the east and west sides of the active construction areas to restrict access as shown on the development drawings in Appendix A of the RAWP. Additional site controls may be used if needed to restrict access.

4. Community Air Monitoring Plan

A Community Air Monitoring Plan (CAMP) will be developed prior to the start of construction and included in the RDWP. The CAMP will describe the measures that will be taken to monitor and address particulates (dust) and potential subsurface volatile organic compounds (VOCs) that may be released to the air during the implementation of remedial activities. The CAMP will be developed in accordance with the New York State Department of Health (NYSDOH) Generic Community Air Monitoring Plan (gCAMP). Monitoring will include the use of air monitoring stations equipped with a photoionization detector (PID) for VOCs and particulate monitor for dust. The stations will be equipped with alarms and data recording capabilities. Locations of the stations will be selected daily based on wind direction and where activities will take place.

The gCAMP specifies community air monitoring during intrusive remedial activities with the potential to generate localized impacts on the community, which, for this project may include, but may not be limited to, the following:

- Excavation of soil during grading
- Excavation and pulverization of asphalt and concrete building slab
- Backfilling of soil (dust only)
- Material handling (e.g., separation of large debris from soils, manipulation of excavated material to render them suitable for off-site treatment/disposal, stockpiling materials, loading material for transport to the off-site treatment/disposal facility).

The CAMP to be developed will be provided to DEC and DOH for comment prior to finalization. The CAMP will include specific directions for action to be implemented if exceedances occur. In general, exceedance of action items will trigger further evaluation of its cause and modifications to work procedures as warranted and may result in a work stoppage if necessary, to further address the issue.

CAMP data will be provided to DEC and DOH on a weekly basis and within one business day for any exceedance.

5. Noise and Vibration Mitigation

Operating hours will be established to follow the Village of Fayetteville noise ordinance identified in Chapter 114 of the Code of Ordinances, as applicable. There will be no vibration monitoring conducted during remedial activities as vibration impacts are not anticipated during excavation of overburden material.

6. Site Security

Site security will include chain-link fencing to prevent vandalism and/or destruction and prevent unauthorized site access during construction activities as discussed in Section 3. Additional temporary safety construction fencing may be utilized based on the daily planned activities to identify active work areas and further discourage trespassing. During non-working hours when the site is not occupied, gates and access points to the site will be secured.

7. Erosion and Sediment Control

Details pertaining to erosion and sediment control are outlined in a Stormwater Pollution Prevention Plan prepared by Napierala Consulting dated January 2022 and provided to the Village as part of the approved development plans. The SWPPP for the construction was prepared in substantive compliance with the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activities, Permit No. GP-0-20-001 and provided as part of the approved development plans. The SWPPP includes control measures (e.g., periodic wetting of the surface) that may be necessary during construction within the Site. The design basis for the stormwater management structures incorporated into the approved Site development plans is also included in the SWPPP.

8. Vehicle Cleaning

A stabilized construction access road will be constructed at egress locations to minimize off-site tracking of materials from the Site. Details pertaining to these structures are provided in the approved development plans and the associated Stormwater Pollution Prevention Plan (SWPPP). The entrances will be maintained in a condition which will reduce the risk of tracking or flowing of soil onto public rights-of-way. Soil or sediment spilled, dropped, washed or tracked onto public rights-of-way (e.g., NY-5/East Genesee Street/Genesee Turnpike) will be removed immediately. Wheels of vehicles leaving the site shall be cleaned as needed to remove soil prior to entrance onto public rights-of-way. When washing is required, it shall be performed in a designated equipment decontamination area. Decontamination water will be managed in accordance with the Construction Water Management Plan, as outlined in Section 10.

9. Waste Management

Waste generated during construction is expected to include building demolition debris, unused piping, and soil that does not meet reuse requirements. A Waste Material Handling and Disposal Plan will be prepared to address wastes generated for off-Site disposal. The Waste Material Handling and Disposal Plan will outline the proposed sequence and methods for waste excavation, on-Site placement, or off-Site disposal and will include:

- Waste sampling requirements
- Methods for determining waste disposal requirements
- The name and location of off-site disposal facility(ies) to which the waste is to be shipped, or process/criteria for identifying the off-site disposal facility
- The anticipated type and quantity of waste to be shipped to each facility
- The expected schedule for the shipment of the waste material
- The method of transportation
- The name of licensed waste haulers
- Procedures for manifest management
- Procedures for NYSDEC review and approval, where applicable

The Waste Material Handling and Disposal Plan will be included in the RDWP and reviewed and approved by NYSDEC prior to implementation.

10. Construction Water Management Plan

Groundwater is not expected to be encountered during construction activities. However, water in the form of runoff from precipitation events may enter open excavations and require removal to facilitate activities. A Construction Water Management Plan will be prepared identifying:

- Methods for minimizing the generation of construction water and associated treatment residuals
- Methods for handling, sampling, and analysis of construction water
- Methods for storage (if necessary), treatment (if necessary), and disposal of water generated during construction

Acceptable methods of handling construction water include, but are not limited to:

- Collection, on-site treatment (if necessary), and discharge in accordance with applicable laws, rules, regulation, orders, and requirements including, a State Pollutant Discharge Elimination System permit or permit to discharge to sanitary sewers, as applicable.
- Collection, transport, off-site treatment, and disposal facility in accordance with applicable local, state, and federal laws, rules, regulations, and orders.

11. Traffic Control

Primary Site access is via an existing entrance on NY-5/East Genesee Street/Genesee Turnpike. A Traffic Control Plan will be prepared in consideration of the following objectives:

- Maintain an open flow of traffic on NY-5/East Genesee Street/Genesee Turnpike during construction, unless prior arrangements for temporary closing are made with the appropriate authorities.
- Minimize the impact of truck traffic on the neighboring community during material delivery, loading, and removal.
- Minimize impacts to public vehicular traffic, bicycles, and pedestrians along NY-5/East Genesee Street/Genesee Turnpike (e.g., schedule deliveries during low traffic periods, where practicable).
- Maximize efficiencies of trucking during material loading/unloading (e.g., schedule deliveries such that the number of trucks on-site at any one time is minimized).