SITE WORK NOTIFICATION

for

FORMER CAMILLUS CUTLERY COMPANY SITE

52 & 54 Genesee Street
Tax Map ID No.: 002.-01-02.1 & 04.1
Village of Camillus,
Onondaga County New York

[BCP SITE NO. C734142]

Prepared for:

CAMILLUS MILLS, LLC
221 Division Street
Syracuse, New York 13204

Prepared by:

TDK Engineering Associates, PC
19 Genesee Street
Camillus, New York 13031
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TDK Project No. 2009040

April 15, 2021

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Exhibit 1: K-F Site Preparation, Grading, Layout and Planting Plans

Exhibit 2: MacKnight Building Wall Sections

Exhibit 3: Cover System Plan [Figure 1]

OVERVIEW

In February 2021, a 60-Day advance notification form submitted that was recently submitted to the New York State Department of Environmental Conservation (DEC)[1] indicating the proposed construction of a 3-story mixed-use building (commercial/residential apartments) is proposed at the above-referenced Brownfield Cleanup Program (BCP) site (Site).

The proposed building footprint encompasses 20,000 square-feet (sf) and the structure will be located within, but elevated above an existing concrete (former building) slab that serves as part of a Site engineering control (i.e., cap/cover system). The surface of the slab will be converted into a lower parking area. The lowest occupied floor of the new building will be approximately 12½ to 13 feet above the old building slab/parking area.

Related site improvements will include the installation of utilities and drainage system components to support the proposed building, the construction of adjacent concrete sidewalks and a 16,000 sf paved parking lot. The proposed site improvements are shown of the attached site preparation, grading, layout and planting plans, as provided by the project landscape architect, Keplinger Freeman Associates [*Exhibit 1*]. Building wall sections which indicate the proposed floor elevations relative to the existing concrete slab were prepared by the project architect, MacKnight Architects and are provided in *Exhibit 2*.

COVER / CAP SYSTEM

DESCRIPTION

The existing cover/cap system is comprised of one or more of the following:

- Minimum of 24 inches of clean soil meeting the applicable Soil Cleanup Objectives (SCOs) for cover material[2].
- Asphalt pavement.
- Concrete-covered sidewalks and concrete slabs (e.g., former building slab).

Figure 1 [*Exhibit 3*] presents the location of the cover system and applicable demarcation layers.

PROPOSED DISTURBANCES

Site improvement activities which will result in disturbance of the cover/cap system include, but are not necessarily limited to the following:

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[1] *60-Day Advance Notification of Change of Use, Transfer of Certificate of Completion, and/or Ownership* form Notification submitted by email to regional DEC office February 15, 2021 and mailed to DEC central office February 16, 2021.

[2] 6 NYCRR Part 375-6.7(d).

- Saw-cutting and removal of concrete (former building) slab at building foundation pile cap and utility locations, as needed.

- Excavations for new building foundation pile caps, within the concrete slab area.

- Excavations for utility and drainage feature installations, within the concrete slab and lawn areas.

CONTAMINANTS

Contaminants that have previously been encountered below and/or adjacent to the concrete slab include volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals and PCBs. Constituent levels that were reported in the soil during the remedial investigation / action program(s), below the cover/cap system within the work areas are summarized as follows:

VOCs (e.g., methylene chloride):

- ND to 0.05 parts per million (ppm)

SVOCs (e.g., benzo(a)anthracene, benzo(a)pyrene, chrysene):

- ND to 6 ppm

Metals (e.g., arsenic, copper, chromium, lead):

- ND to 2,500 ppm

PCBs:

- ND to 10 ppm

SOIL MANAGEMENT PROCEDURES

GENERAL

- Management of removed soils will be performed consistent with the Excavation Work Plan (EWP), which is documented as Appendix 2 of the Site Management Plan (SMP)[3].

- The contractor(s) shall provide and adhere to a site-specific Health and Safety Plan (HASP), consistent with applicable Occupational Safety and Health Administration (OSHA) regulations.

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[3] *Site Management Plan – NYSDEC Site Number: C734142, USEPA ID# NYD002242006*, prepared by TDK Engineering Associates, P.C., dated December 2016.

- The SMP includes a Community Air Monitoring Program (CAMP)[4], to be implemented if excavation of an Area of Concern (AOC) is performed.

- Erosion and sediment control (ESC) devices shall be in-place and maintained per the project construction drawings/specifications. Locations of ESC devices are shown on the *Site Preparation Plan* [*Sheet L100*, *Exhibit 1*].

- Dust control measures (i.e., wetting of vehicle paths) shall be implemented as needed and provisions shall be made to prevent tracking of soils or debris off-site on to the roadways (e.g., construction entrance, truck wash pad if needed).

EXCAVATION AND STOCKPILING

- Excavated, or "cut" materials shall be screened visually and with a photoionization detection (PID) meter.

- Soils removed from within the upper 2 feet of existing lawn areas (i.e., cover soils) will be stockpiled separately from lower (i.e., below cap) soils for re-use on-site as excavation backfill or cover soils.

- Soils which are removed from below the cover/cap shall be temporarily stockpiled at a designated location on-site. This material will include the following:

  - Soils removed from below the concrete (former building) slab (e.g., pile cap excavations).

  - Soils removed from below a depth of 2 feet in lawn areas (e.g., utility excavations).

  The stockpiled soils (removed from below the cover/cap) shall be staged on and covered with polyethylene sheeting. ESC devices shall be installed along the down-slope and side-slope perimeters of the stockpiles, as needed.

PROJECTED VOLUMES

The projected volumes of cover/cap soils and soils from below the cover/cap that will be disturbed are estimated by Camillus Mills to be as follows:

- Cover Cap Soils: Approximately 2,800 cubic yards (cy)

- Soils Below Cap: Approximately 200 cy

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[4] Appendix 10 of SMP.

Soils removed from below the cap will require specialized handling and management. Refer to *Off-Site Disposal*.

OFF-SITE SOIL DISPOSAL

It is anticipated that the majority of soils which are removed from below the cover/cap will be disposed of off-site, at a DEC-permitted landfill.

Waste Characterization

The stockpiled soil shall be sampled for analysis and a waste profile prepared in accordance with the designated landfill's requirements. Analytical parameters may include, but not necessarily be limited to any or all of the following:

- VOC's by TCLP (RCRA List) – EPA Methods 1311/8260
- SVOCs by TCLP (RCRA List) – EPA Methods 1311/8270
- Metals by TCLP (RCRA List) – EPA Methods 1311/6010/7470
- Pesticides/Herbicides by TCLP (RCRA List) – EPA Methods 1311/8081/8051
- PCBs – EPA Method 8082
- Flashpoint/Ignitability – EPA Method 1030
- Corrosivity (pH) – EPA Method 9045D
- Reactivity (Sulfide/Cyanide) – EPA Methods 7.3.3.2/7.3.4.2
- Paint Filter – EPA Method 9095B

Analytical Laboratory

The analytical laboratory is anticipated to be the following:

Pace Analytical Services, LLC
575 Broad Hollow Road
Melville, NY 11747
NYSDOH ELAP No. 10478

Disposal Facilities

Potential designated disposal facilities include the following (tentative):

<u>Primary Landfill</u>

IESI - Seneca Meadows Landfill
1786 Salcman Road
Waterloo, NY 13165
DEC Part 360 Permit No. 8-4532-00023/00001

Secondary Landfill(s)

Oneida Herkimer Solid Waste Management Authority - Ava Landfill
7044 NYS Route 294
Boonville, NY 13309
DEC Part 360 Permit No. 6-3024-00009/00001

Ontario County Landfill
1879 Rt. 5 & 20
Stanley, NY 14561
DEC Part 360 Permit No. 8-3244-00004/000010

Notification will be provided to the DEC if an alternate facility(s) is proposed.

Transport and Documentation

- Upon receipt of approval/acceptance by the designated landfill, the soil shall be loaded on to DEC Part 364-permitted vehicles for transport to the permitted disposal facility.
- Disposal documentation (e.g., manifests/bill of ladings and weight tickets) will be maintained and provided to the DEC.

RE-USE ON-SITE

Depending on volume and physical characteristics (e.g., soil type, gradation), soils that are removed from below the cover/cap may be re-buried under cover cap materials (i.e., concrete, asphalt or 2 feet of soil meeting DEC criteria), unless the soil originates from a contamination source (e.g., buried tank) area.

CONCRETE MANAGEMENT

The removed concrete (i.e., cover/cap) will be broken up and visually inspected for staining, etc., and managed as follows:

- Concrete determined to be acceptable material will be transferred to an approved facility for recycling under the DEC's Beneficial Use Determination (BUD) program through the DEC[5].
- Concrete determined to be contaminated (i.e., heavily stained) will be transported to one of the previously referenced (soil disposal) landfills or other approved site under proper documentation.

[5] 6 NYCRR 360.12

GROUNDWATER MANAGEMENT

- Groundwater removed from the excavations, if any shall be pumped into a temporary storage tank or Part 364-permitted vacuum (vac) truck for disposal at a DEC-permitted facility. Potential designated disposal facilities include the following:

- Alternatively, the water will be treated / discharged to the sanitary sewer pending securing permission from Onondaga County Water Environment Protection (WEP), or storm sewer under a State Pollutant Discharge Elimination System (SPDES) permit.

SOURCE AREAS / UNDERGROUND STORAGE TANKS

- The regional DEC office shall be notified if a contamination "source" (e.g., underground storage tank) is encountered. Work in the area shall be suspended until verification of procedures and mobilization of equipment to address the condition is performed.

- Any tank(s) that is encountered shall be registered / closed in accordance with the DEC's Petroleum Bulk Storage (PBS) or Chemical Bulk Storage (CBS) programs, as applicable.

BACKFILLING / RESTORATION

Imported backfill materials shall consist of any one, or combination of the following materials, depending on project requirements.

- Gravel, rock or stone consisting of virgin material from a DEC-permitted mine or quarry. [Estimated Quantity: 1,000 cubic yards].

- Imported soils, subject to evaluation through a sampling and analysis program as outlined in DER-10 – Section 5.4(e). [Estimated Quantity: 630 cubic yards]

- Recycled brick or concrete, conforming to DER-10 – Section 5.4(e)(5) from a DEC registered construction and demolition (C&D) debris processing facility.

Potential sources of backfill include the following (tentative):

WF Saunders & Sons
South Onondaga Pit – Cedarvale Rd.,
Town of Onondaga, NY
DEC Permit No. 7-3142-00013/00001
DEC Quarry ID No. 70003

Hanson Aggregates Skaneateles Quarry
4800 State Street Road, Elbridge, NY
DEC Quarry ID No. 70024

- The proposed materials will be further documented using the NYSDEC's *Request to Import/Reuse Fill or Soil form*, along with the associated quarry permit identification numbers and/or analytical data.

- A demarcation layer (e.g., orange construction fence or geotextile) shall be placed below 2 feet of cover soils within lawn areas.

EXHIBIT 3

COVER SYSTEM PLAN [FIGURE 1]

NOTES:

1. CURRENT SITE GRADING AND UTILITY INFORMATION NOT SHOWN FOR CLARITY.

BASE MAP REFERENCES:

1. DEPARTMENT OF ENVIRONMENTAL CONSERVATION EASEMENT SITE ID #C734142 - SURVEY OF 52 & 54 GENESEE STREET, CAMILLUS, NY 13031: TAX PARCELS 02-01-2.1, 3 AND 4 - PART OF LOT 80, VILLAGE OF CAMILLUS, COUNTY OF ONONDAGA, STATE OF NEW YORK; PREPARED BY CNY LAND SURVEYING. FILE NO. 15.116 DEC. DATED JULY 11, 2016.
2. GRADING PLAN PREPARED BY KEPLINGER FREEMAN ASSOCIATES. SHEET L200. DATED 6/7/16.
3. SITE COVERAGE SKETCH PLAN RECEIVED FROM PARAGON ENVIRONMENTAL CONSTRUCTION (PEC). ON FEB. 27 2017.
4. FIELD MAPPING BY TDK ENGINEERING. AUGUST - NOVEMBER 2016. MARCH 2017. AND SEPTEMBER 2017.

FIGURE 1 – COVER SYSTEM PLAN

04–29–19

PROJECT No.:	2009040
SCALE:	1" = 20'
DATE:	
ENG'D BY:	JCH
DRAWN BY:	DKC
CHECKED BY:	JED

DRAWING TITLE: COVER SYSTEM PLAN

SHEET: FIG–1

PROJECT: BROWNFIELD CLEANUP PROGRAM FORMER CAMILLUS CUTLERY COMPANY SITE

CLIENT: CAMILLUS MILLS, LLC

LOCATION: VILLAGE OF CAMILLUS, ONONDAGA COUNTY, NEW YORK

TDK Engineering Associates, PC
19 Genesee Street · Camillus, New York 13031 · PH: (315) 672-8726 · FX: (315) 672-8732
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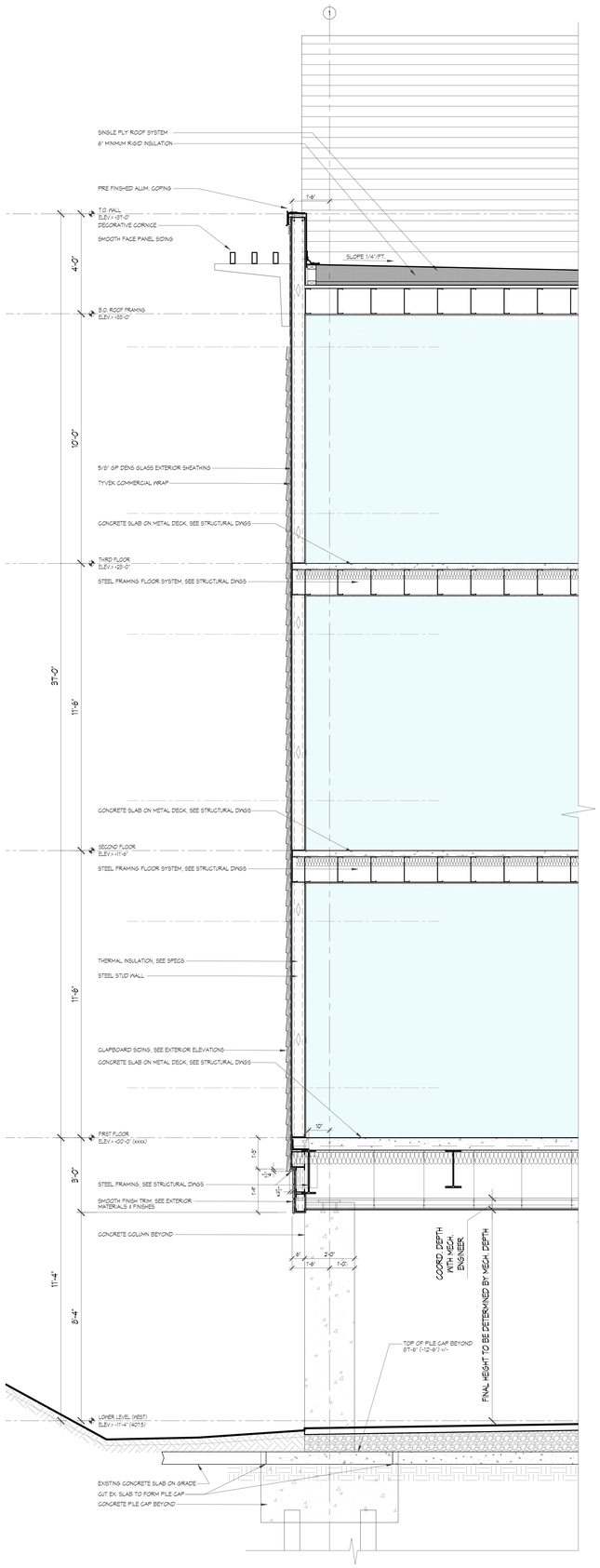
Civil • Marine • Site Development • Geotechnical • Structural • Environmental • Industrial • Lighting

REVISIONS:

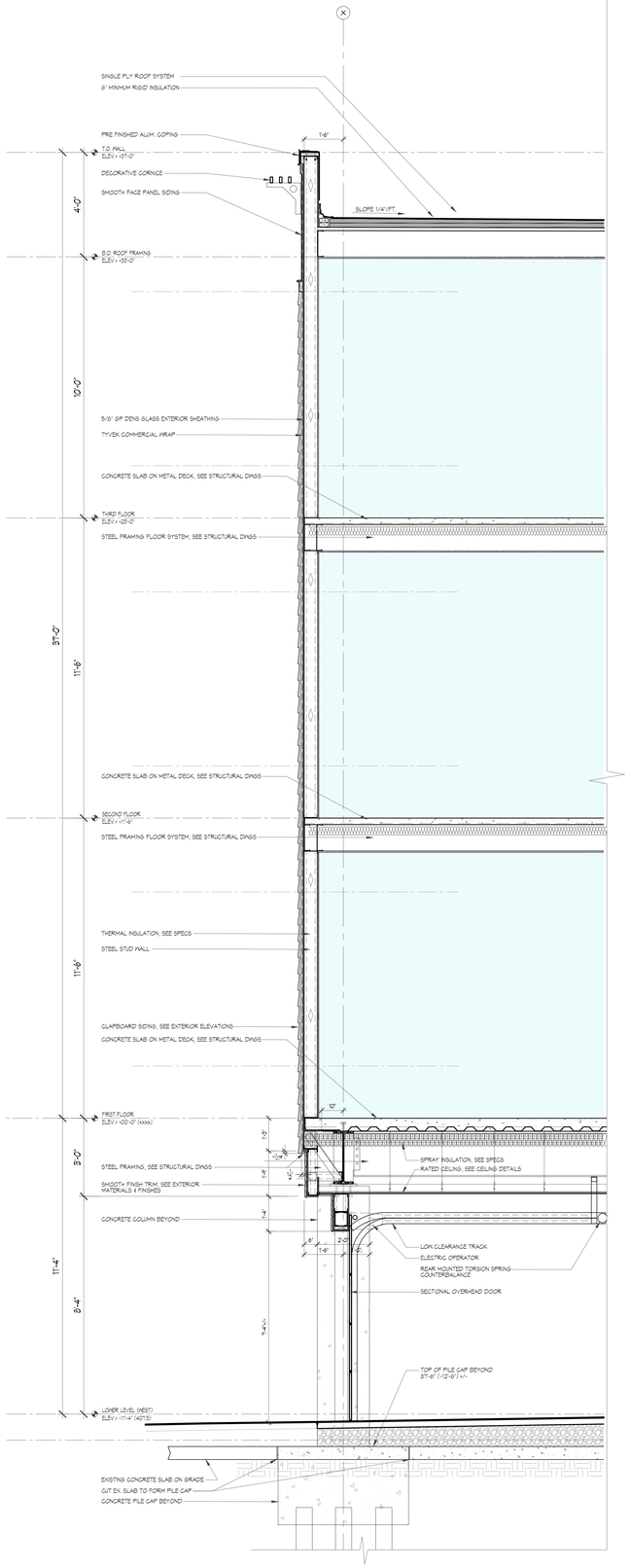
NOTE: NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

EXHIBIT 2

MACKNIGHT BUILDING WALL SECTIONS



10 WALL SECTION- NORTH BUILDING
SCALE: 1/2"=1'-0"



12 WALL SECTION- NORTH BUILDING
SCALE: 1/2"=1'-0"

0' 3' 6' 9'

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Camillus Mills Phase II

34 GENESEE STREET
CAMILLUS, NEW YORK 13031

REVISIONS			
NO.	DATE	BY	

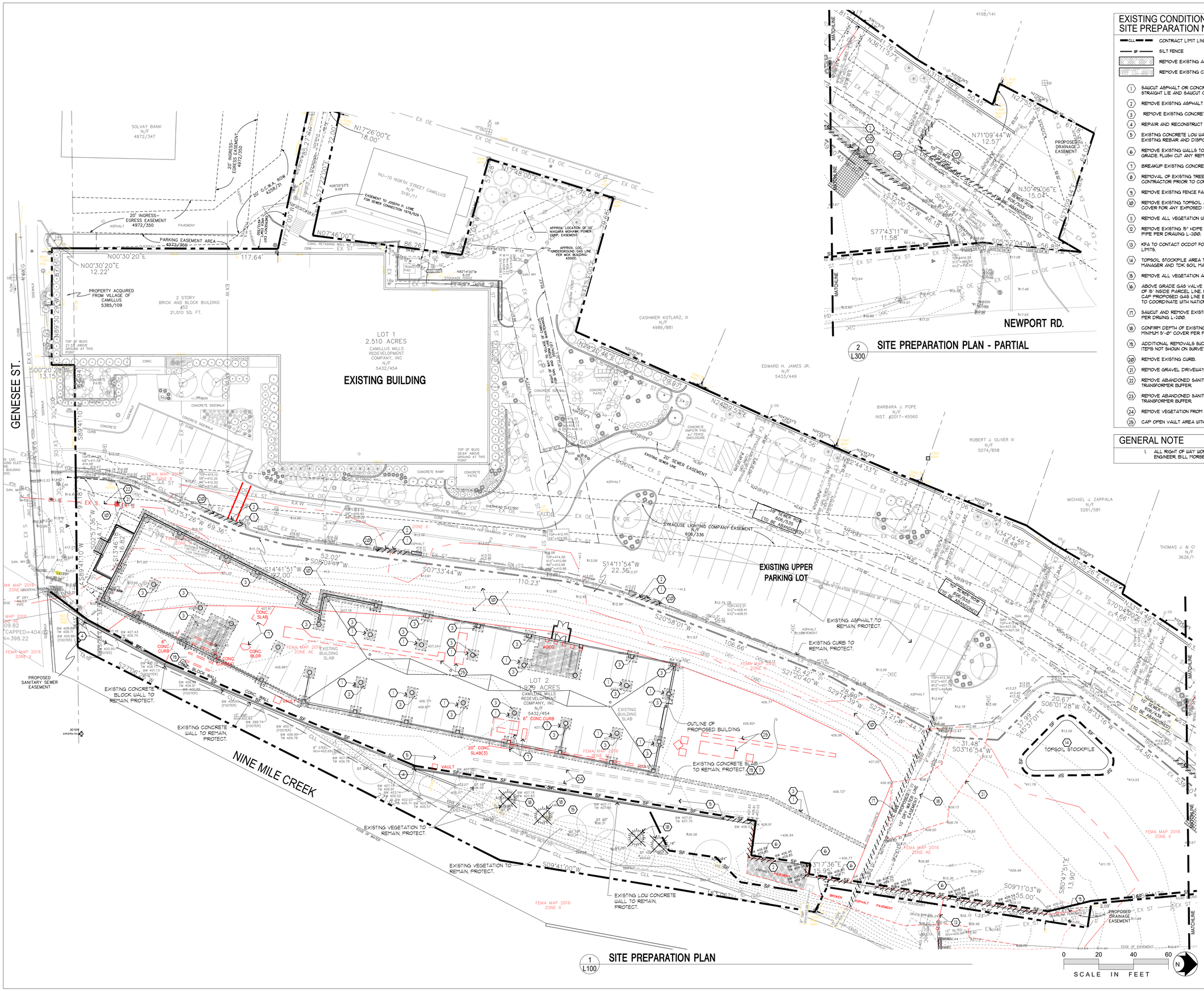
DATE 4/1/21
DRAWN AA

WALL SECTIONS

A-403

EXHIBIT 1

K-F SITE PREPARATION, GRADING, LAYOUT AND PLANTING PLANS



1 L100 SITE PREPARATION PLAN

2 L300 SITE PREPARATION PLAN - PARTIAL

EXISTING CONDITIONS & SITE PREPARATION NOTES

- CLL — CONTRACT LIMIT LINE
- SF — SILT FENCE
- REMOVE EXISTING ASPHALT - SEE NOTES 1 & 2 BELOW.
- REMOVE EXISTING CONCRETE - SEE NOTES 1 & 3 BELOW.

1. SAWCUT ASPHALT OR CONCRETE PAVEMENT. SAWCUT ASPHALT IN NEAT STRAIGHT LIE AND SAWCUT CONCRETE PAVEMENT AT NEAREST SCORE JOINT.
2. REMOVE EXISTING ASPHALT PAVEMENT.
3. REMOVE EXISTING CONCRETE PAVEMENT.
4. REPAIR AND RECONSTRUCT TOP OF EXISTING WALL PER DETAIL XXX.
5. EXISTING CONCRETE LOW WALL TO REMAIN AND PROTECT. FLUSH CUT EXISTING REBAR AND DISPOSE OF OFF SITE.
6. REMOVE EXISTING WALLS TO AN ELEVATION 2'-0" MIN. BELOW EXISTING GRADE. FLUSH CUT ANY REMAINING STRUCTURE.
7. BREAKUP EXISTING CONCRETE SLABS AND RELOCATE ON SITE.
8. REMOVAL OF EXISTING TREE / SHRUB ROOTS AND STUMP IN ITS ENTIRETY BY CONTRACTOR PRIOR TO CONSTRUCTION.
9. REMOVE EXISTING FENCE FABRIC, PANELS, POSTS AND ALL FOOTINGS.
10. REMOVE EXISTING TOPSOIL AND LAWN. STOCKPILE FOR REUSE. PROVIDE 2' OF COVER FOR ANY EXPOSED SOILS. REFER TO TDK PLANS.
11. REMOVE ALL VEGETATION WITHIN CONCRETE SLAB AREA.
12. REMOVE EXISTING 15" HDPE PIPE. CORE OPENING FOR PROPOSED HDPE PIPE PER DRAWING L-200.
13. KFA TO CONTACT OCDOT FOR FEATURE REMOVALS OUTSIDE PROPERTY LIMITS.
14. TOPSOIL STOCKPILE AREA TO BE COORDINATED WITH CONSTRUCTION MANAGER AND TDK SOIL MANAGEMENT REPORT.
15. REMOVE ALL VEGETATION AND VINE EXCEPT FOR TREES NOTED TO REMAIN.
16. ABOVE GRADE GAS VALVE TO BE REMOVED, EXTEND PIPE 25' TO A MINIMUM OF 15' INSIDE PARCEL LINE. PROVIDE FIELD IDENTIFICATION MARKER AND CAP PROPOSED GAS LINE EXTENSION FOR FUTURE EXPANSION. CONTRACTOR TO COORDINATE WITH NATIONAL GRID.
17. SAWCUT AND REMOVE EXISTING 15" PIPE. INSTALL PROPOSED STORM PIPE PER DRWING L-200.
18. CONFIRM DEPTH OF EXISTING WATER LINE PRIOR TO CONSTRUCTION. PROVIDE MINIMUM 5'-0" COVER PER PROPOSED GRADES.
19. ADDITIONAL REMOVALS SUCH AS GRATES, CONCRETE VAULTS, AND OTHER ITEMS NOT SHOWN ON SURVEY REFER TO L-101 FOR REMOVABLE FEATURES.
20. REMOVE EXISTING CURB.
21. REMOVE GRAVEL DRIVEWAY.
22. REMOVE ABANDONED SANITARY STRUCTURE WITHIN NATIONAL GRID TRANSFORMER BUFFER.
23. REMOVE ABANDONED SANITARY LATERAL WITHIN NATIONAL GRID TRANSFORMER BUFFER.
24. REMOVE VEGETATION FROM OLD DRAINAGE. CLEAN STONE AND REPLACE.
25. CAP OPEN VAULT AREA WITH CONCRETE, MEET EXISTING GRADE.

GENERAL NOTE

1. ALL RIGHT OF WAY WORK SHALL BE COORDINATED WITH THE VILLAGE ENGINEER, BILL MORSE P.E. AND DPW SUPERINTENDENT GARY MARTIN.

CLIENT:
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REGISTERED LANDSCAPE ARCHITECT
SCOTT LEE FREEMAN
001417
STATE OF NEW YORK

CAMILLUS MILLS – PHASE II

52–54 W. GENESEE STREET
CAMILLUS, NEW YORK

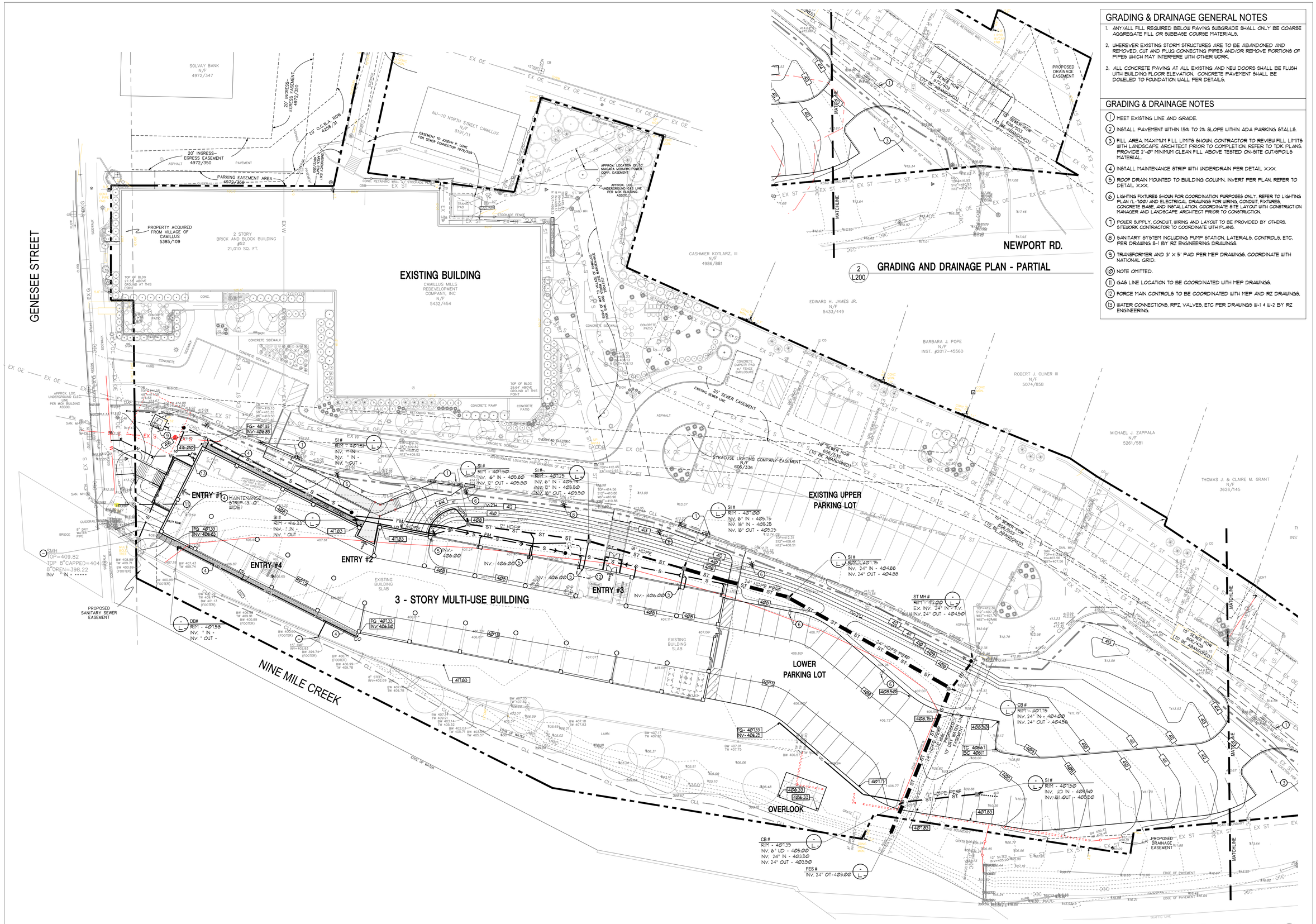
REVISIONS

NO.	DATE	BY
1	–	–

DATE	01/29/21
SCALE	AS NOTED
DRAWN	VER
PROJ.	40081
TITLE	SITE PREPARATION PLAN

L100

VILLAGE SUBMISSION: 01/29/21



1 L200 **GRADING, DRAINAGE, AND UTILITIES PLAN**

NOTE: REFER TO S1 & W1 DRAWINGS FOR WATER AND SANITARY COORDINATION BY RZ ENGINEERING.

2 L200 **GRADING AND DRAINAGE PLAN - PARTIAL**

GRADING & DRAINAGE GENERAL NOTES

1. ANY/ALL FILL REQUIRED BELOW PAVING SUBGRADE SHALL ONLY BE COARSE AGGREGATE FILL OR SUBBASE COURSE MATERIALS.
2. WHEREVER EXISTING STORM STRUCTURES ARE TO BE ABANDONED AND REMOVED, CUT AND PLUG CONNECTING PIPES AND/OR REMOVE PORTIONS OF PIPES WHICH MAY INTERFERE WITH OTHER WORK.
3. ALL CONCRETE PAVING AT ALL EXISTING AND NEW DOORS SHALL BE FLUSH WITH BUILDING FLOOR ELEVATION. CONCRETE PAVEMENT SHALL BE DOWELED TO FOUNDATION WALL PER DETAILS.

GRADING & DRAINAGE NOTES

1. MEET EXISTING LINE AND GRADE.
2. INSTALL PAVEMENT WITHIN 15% TO 2% SLOPE WITHIN ADA PARKING STALLS.
3. FILL AREA. MAXIMUM FILL LIMITS SHOWN. CONTRACTOR TO REVIEW FILL LIMITS WITH LANDSCAPE ARCHITECT PRIOR TO COMPLETION. REFER TO TDK PLANS. PROVIDE 2'-0" MINIMUM CLEAN FILL ABOVE TESTED ON-SITE CUT/SPOILS MATERIAL.
4. INSTALL MAINTENANCE STRIP WITH UNDERDRAIN PER DETAIL XXX.
5. ROOF DRAIN MOUNTED TO BUILDING COLUMN. INVERT PER PLAN. REFER TO DETAIL XXX.
6. LIGHTING FIXTURES SHOWN FOR COORDINATION PURPOSES ONLY. REFER TO LIGHTING PLAN (L-700) AND ELECTRICAL DRAWINGS FOR WIRING, CONDUIT, FIXTURES, CONCRETE BASE, AND INSTALLATION. COORDINATE SITE LAYOUT WITH CONSTRUCTION MANAGER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
7. POWER SUPPLY, CONDUIT, WIRING AND LAYOUT TO BE PROVIDED BY OTHERS. SITEWORK CONTRACTOR TO COORDINATE WITH PLANS.
8. SANITARY SYSTEM INCLUDING PUMP STATION, LATERALS, CONTROLS, ETC. PER DRAWING S-1 BY RZ ENGINEERING DRAWINGS.
9. TRANSFORMER AND 3' X 5' PAD PER MEP DRAWINGS. COORDINATE WITH NATIONAL GRID.
10. NOTE OMITTED.
11. GAS LINE LOCATION TO BE COORDINATED WITH MEP DRAWINGS.
12. FORCE MAIN CONTROLS TO BE COORDINATED WITH MEP AND RZ DRAWINGS.
13. WATER CONNECTIONS, RPZ, VALVES, ETC PER DRAWINGS W-1 & W-2 BY RZ ENGINEERING.

CLIENT:
CAMILLUS MILLS LLC.

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REGISTERED LANDSCAPE ARCHITECT SCOTT LEE FREEMAN 001413 STATE OF NEW YORK

CAMILLUS MILLS – PHASE II

52–54 W. GENESEE STREET
CAMILLUS, NEW YORK

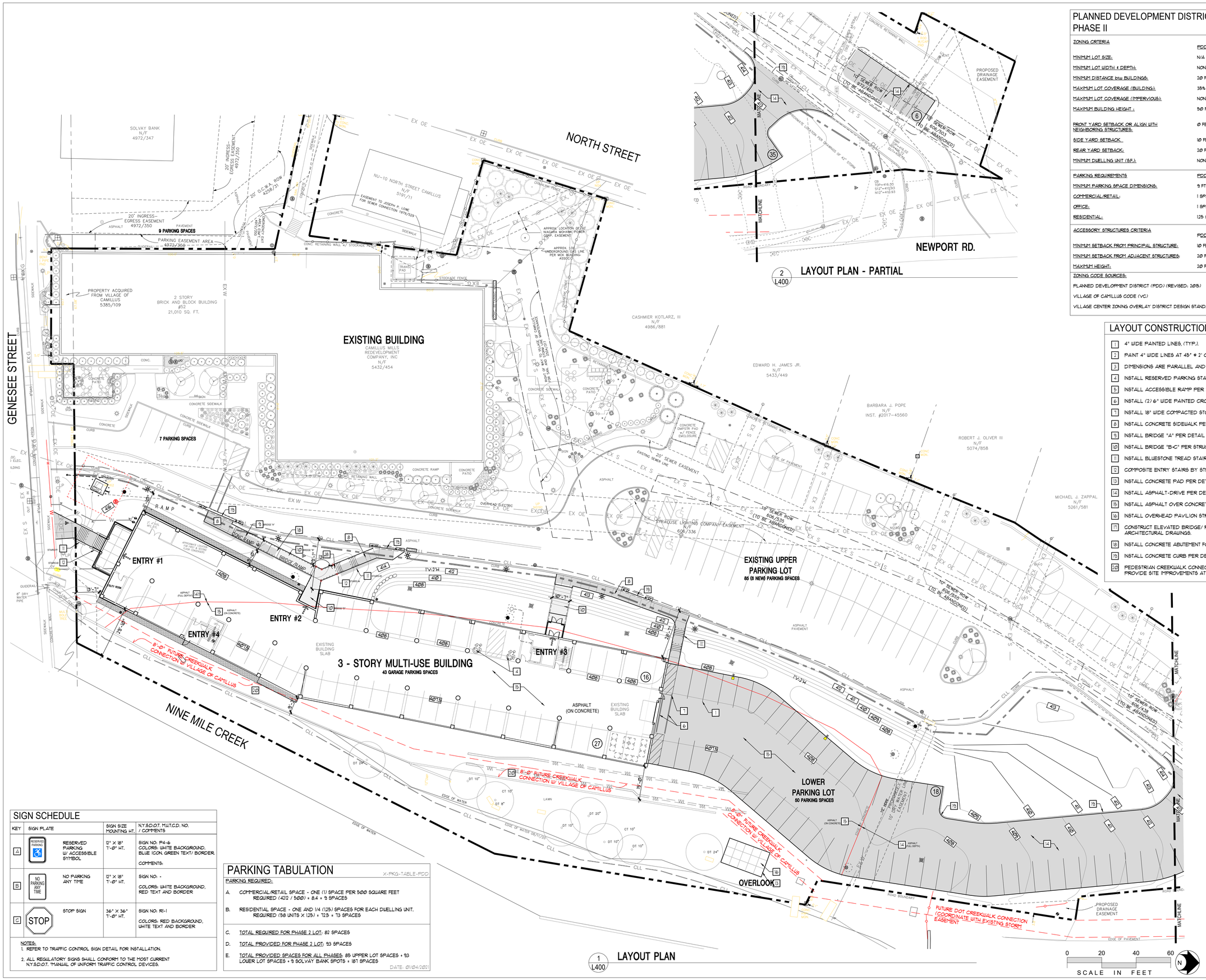
REVISIONS

NO.	DATE	BY
1	–	–

DATE	01/29/21
SCALE	AS NOTED
DRAWN	VER
PROJ.	40081
TITLE	GRADING AND DRAINAGE PLAN

L200

VILLAGE SUBMISSION: 01/29/21



1 L400 LAYOUT PLAN

2 L400 LAYOUT PLAN - PARTIAL

PLANNED DEVELOPMENT DISTRICT ZONING CHART - PHASE II

X-PDD ZONING CHART

ZONING CRITERIA	PDD REQUIRED	PROVIDED
MINIMUM LOT SIZE:	N/A	1.9 ACRES
MINIMUM LOT WIDTH & DEPTH:	NONE	164 FEET
MINIMUM DISTANCE b/w BUILDINGS:	20 FT	60 FEET
MAXIMUM LOT COVERAGE (BUILDING):	35%	25 %
MAXIMUM LOT COVERAGE (IMPERVIOUS):	NONE	54 %
MAXIMUM BUILDING HEIGHT :	50 FEET	48 FEET
FRONT YARD SETBACK OR ALIGN WITH NEIGHBORING STRUCTURES:	0 FEET	ALIGNED 13'-7"
SIDE YARD SETBACK	10 FEET	29'-10"
REAR YARD SETBACK:	20 FEET	N/A
MINIMUM DWELLING UNIT (S.F.):	NONE	605 S.F.
PARKING REQUIREMENTS	**PDD REQUIRED**	**PROVIDED**
MINIMUM PARKING SPACE DIMENSIONS:	9 FT X 18 FT	9 FT X 18 FT
COMMERCIAL/RETAIL:	1 SPACE/500 SF	NONE
OFFICE:	1 SPACE/500 SF	4212 SF/500 SF= 8.4
RESIDENTIAL:	1.25 SPACE/ UNIT	1.25 X 58= 73 SPACES
ACCESSORY STRUCTURES CRITERIA	**PDD REQUIRED**	**PROVIDED**
MINIMUM SETBACK FROM PRINCIPAL STRUCTURE:	10 FEET	NONE
MINIMUM SETBACK FROM ADJACENT STRUCTURES:	20 FEET	NONE
MAXIMUM HEIGHT:	20 FEET	NONE

ZONING CODE SOURCES:

PLANNED DEVELOPMENT DISTRICT (PDD) (REVISED: 2015)

VILLAGE OF CAMILLUS CODE (VC)

VILLAGE CENTER ZONING OVERLAY DISTRICT DESIGN STANDARDS (ZOD)

DATE: 11/23/2020

LAYOUT CONSTRUCTION NOTES

X-CAMILLUS MILLS-LAYOUT

1. 4" WIDE PAINTED LINES, (TYP.).
2. PAINT 4" WIDE LINES AT 45° @ 2' O.C. (TYP)
3. DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO XXX.
4. INSTALL RESERVED PARKING STALL PER DETAIL 11/L400.
5. INSTALL ACCESSIBLE RAMP PER DETAIL 8/L400.
6. INSTALL (2) 6" WIDE PAINTED CROSSWALK LINES.
7. INSTALL 18" WIDE COMPACTED STONE SHOULDER.
8. INSTALL CONCRETE SIDEWALK PER DETAIL XXX.
9. INSTALL BRIDGE "A" PER DETAIL XXX.
10. INSTALL BRIDGE "B+C" PER STRUCTURAL AND ARCHITECTURAL DESIGN.
11. INSTALL BLUESTONE TREAD STAIRS PER DETAIL XXX.
12. COMPOSITE ENTRY STAIRS BY STRUCTURAL AND ARCHITECTURAL PLANS.
13. INSTALL CONCRETE PAD PER DETAIL XXX.
14. INSTALL ASPHALT-DRIVE PER DETAIL XXX.
15. INSTALL ASPHALT OVER CONCRETE PER DETAIL XXX.
16. INSTALL OVERHEAD PAVILION STRUCTURE PER ARCHITECTURAL PLANS.
17. CONSTRUCT ELEVATED BRIDGE/ RAMP/ STAIR PER STRUCTURAL AND ARCHITECTURAL DRAWINGS.
18. INSTALL CONCRETE ABUTEMENT FOR BRIDGES PER STRUCTURAL PLANS.
19. INSTALL CONCRETE CURB PER DETAIL XXX.
20. PEDESTRIAN CREEKWALK CONNECTION. VILLAGE OF CAMILLUS TO PROVIDE SITE IMPROVEMENTS AT A LATER DATE.

SIGN SCHEDULE

KEY	SIGN PLATE		SIGN SIZE MOUNTING HT.	N.Y.S.D.O.T. M.U.T.C.D. NO. / COMMENTS
A	RESERVED PARKING	RESERVED PARKING W/ ACCESSIBLE SYMBOL	12" X 18" 7'-0" HT.	SIGN NO: R4-6 COLORS: WHITE BACKGROUND, BLUE ICON, GREEN TEXT/ BORDER. COMMENTS:
B	NO PARKING ANY TIME	NO PARKING ANY TIME	12" X 18" 7'-0" HT.	SIGN NO: - COLORS: WHITE BACKGROUND, RED TEXT AND BORDER
C	STOP	STOP SIGN	36" X 36" 7'-0" HT.	SIGN NO: R1-1 COLORS: RED BACKGROUND, WHITE TEXT AND BORDER

NOTES:
1. REFER TO TRAFFIC CONTROL SIGN DETAIL FOR INSTALLATION.
2. ALL REGULATORY SIGNS SHALL CONFORM TO THE MOST CURRENT N.Y.S.D.O.T. "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

PARKING TABULATION

X-PKG-TABLE-PDD

PARKING REQUIRED:

A. COMMERCIAL/RETAIL SPACE - ONE (1) SPACE PER 500 SQUARE FEET REQUIRED (4212 / 500) = 8.4 = 9 SPACES

B. RESIDENTIAL SPACE - ONE AND 1/4 (1.25) SPACES FOR EACH DWELLING UNIT. REQUIRED (58 UNITS X 1.25) = 72.5 = 73 SPACES

C. TOTAL REQUIRED FOR PHASE 2 LOT: 82 SPACES

D. TOTAL PROVIDED FOR PHASE 2 LOT: 93 SPACES

E. TOTAL PROVIDED SPACES FOR ALL PHASES: 85 UPPER LOT SPACES + 93 LOWER LOT SPACES + 9 SOLVAY BANK SPOTS = 187 SPACES

DATE: 01/04/2021

CLIENT:
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REGISTERED LANDSCAPE ARCHITECT
SCOTT LEE FREEMAN
001472
STATE OF NEW YORK

CAMILLUS MILLS – PHASE II

52–54 W. GENESEE STREET
CAMILLUS, NEW YORK

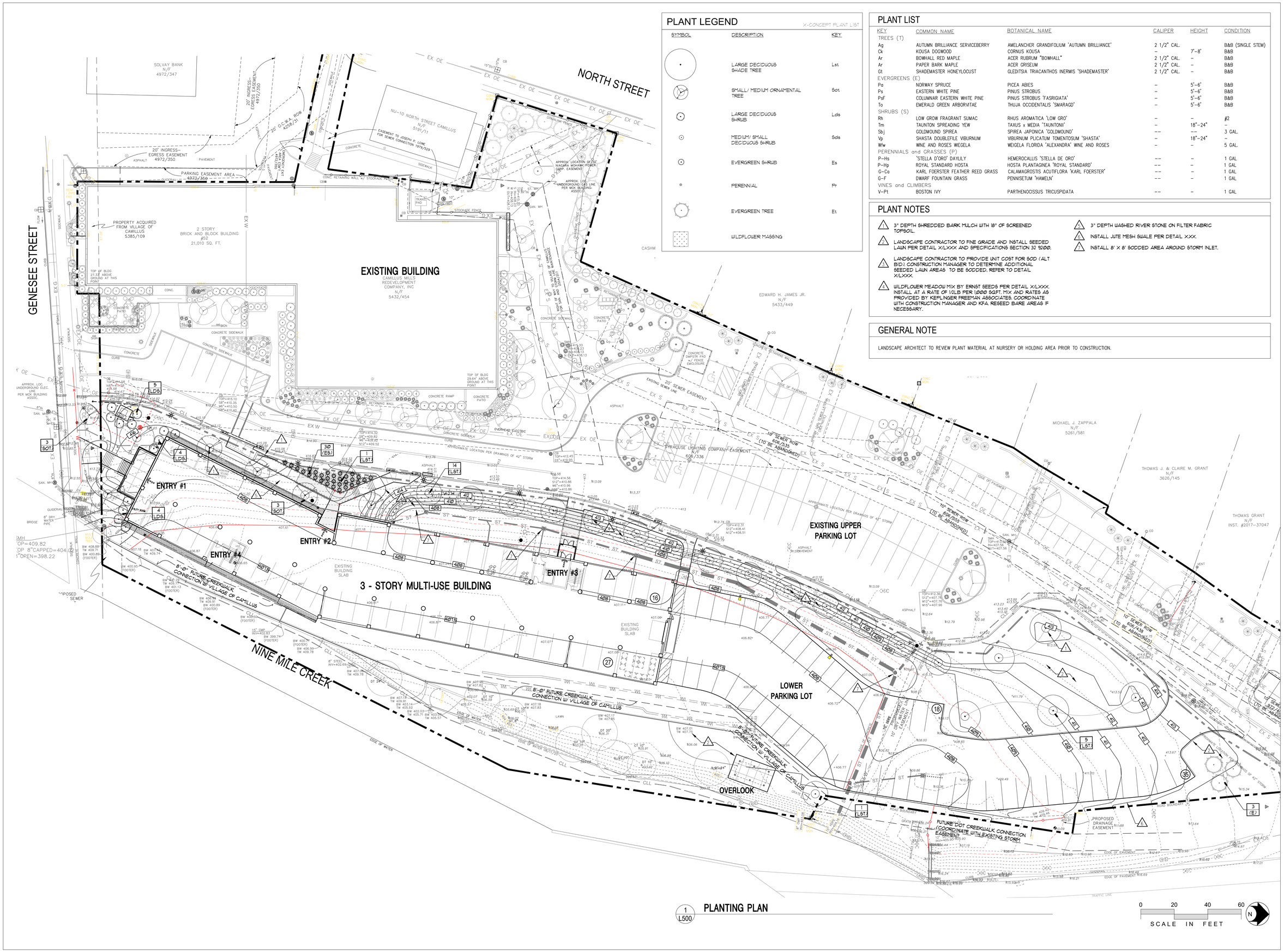
REVISIONS

NO.	DATE	BY
1	–	–

DATE	01/29/21
SCALE	AS NOTED
DRAWN	VER
PROJ.	40081
TITLE	LAYOUT PLAN

L400

VILLAGE SUBMISSION: 01/29/21



1 L500 PLANTING PLAN

PLANT LEGEND

X-CONCEPT PLANT LIST

SYMBOL	DESCRIPTION	KEY
	LARGE DECIDUOUS SHADE TREE	Lst
	SMALL/ MEDIUM ORNAMENTAL TREE	Sot
	LARGE DECIDUOUS SHRUB	Lds
	MEDIUM/ SMALL DECIDUOUS SHRUB	Sds
	EVERGREEN SHRUB	Es
	PERENNIAL	Pr
	EVERGREEN TREE	Et
	WILDFLOWER MASSING	

PLANT LIST

KEY	COMMON NAME	BOTANICAL NAME	CALIPER	HEIGHT	CONDITION
TREES (T)					
Ag	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHER GRANDIFOLIUM 'AUTUMN BRILLIANCE'	2 1/2" CAL.		B&B (SINGLE STEM)
Ck	KOUSA DOGWOOD	CORNUS KOUSA	–	7'–8'	B&B
Ar	BOWHALL RED MAPLE	ACER RUBRUM "BOWHALL"	2 1/2" CAL.	–	B&B
Ar	PAPER BARK MAPLE	ACER GRISEUM	2 1/2" CAL.	–	B&B
Gt	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2 1/2" CAL.	–	B&B
EVERGREENS (E)					
Pa	NORWAY SPRUCE	PICEA ABIES	–	5'–6'	B&B
Ps	EASTERN WHITE PINE	PINUS STROBUS	–	5'–6'	B&B
PsF	COLUMNAR EASTERN WHITE PINE	PINUS STROBUS 'FASRIGIATA'	–	5'–6'	B&B
To	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	–	5'–6'	B&B
SHRUBS (S)					
Rh	LOW GROW FRAGRANT SUMAC	RHUS AROMATICA 'LOW GRO'	–	–	#2
Tm	TAUNTON SPREADING YEW	TAXUS x MEDIA 'TAUNTONII'	–	18"–24"	–
Sbj	GOLDMOUND SPIREA	SPIREA JAPONICA "GOLDMOUND"	––	––	3 GAL.
Vp	SHASTA DOUBLEFILE VIBURNUM	VIBURNUM PLICATUM TOMENTOSUM "SHASTA"	–	18"–24"	–
Ww	WINE AND ROSES WEGELA	WEIGELA FLORIDA "ALEXANDRA' WINE AND ROSES	–	–	5 GAL.
PERENNIALS and GRASSES (P)					
P–Hs	'STELLA D'ORO' DAYLILY	HEMEROCALLIS "STELLA DE ORO'	––	–	1 GAL
P–Hp	ROYAL STANDARD HOSTA	HOSTA PLANTAGINEA "ROYAL STANDARD'	––	–	1 GAL
G–Cq	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA "KARL FOERSTER'	––	–	1 GAL
G–F	DWARF FOUNTAIN GRASS	PENNISETUM "HAMELN'	––	–	1 GAL
VINES and CLIMBERS					
V–Pt	BOSTON IVY	PARTHENOCISSUS TRICUSPIDATA	––	–	1 GAL

PLANT NOTES

1. 3" DEPTH SHREDDED BARK MULCH WITH 18" OF SCREENED TOPSOIL.
2. LANDSCAPE CONTRACTOR TO FINE GRADE AND INSTALL SEEDED LAWN PER DETAIL X/LXXX AND SPECIFICATIONS SECTION 32 92ØØ.
3. LANDSCAPE CONTRACTOR TO PROVIDE UNIT COST FOR SOD (ALT BID). CONSTRUCTION MANAGER TO DETERMINE ADDITIONAL SEEDED LAWN AREAS TO BE SODDED. REFER TO DETAIL X/LXXX.
4. WILDFLOWER MEADOW MIX BY ERNST SEEDS PER DETAIL X/LXXX. INSTALL AT A RATE OF 1/2LB PER 1,ØØØ SQFT. MIX AND RATES AS PROVIDED BY KEPLINGER FREEMAN ASSOCIATES. COORDINATE WITH CONSTRUCTION MANAGER AND KFA RESEED BARE AREAS IF NECESSARY.
5. 3" DEPTH WASHED RIVER STONE ON FILTER FABRIC
6. INSTALL JUTE MESH SWALE PER DETAIL XXX.
7. INSTALL 8' X 8' SODDED AREA AROUND STORM INLET.

GENERAL NOTE

LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIAL AT NURSERY OR HOLDING AREA PRIOR TO CONSTRUCTION.

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