

PERIODIC REVIEW REPORT

**MAY 1, 2020 TO MAY 1, 2023
600 RIVER ROAD APARTMENTS**

**SITE # C932161
600 RIVER ROAD
NORTH TONAWANDA, NEW YORK 14120**

Prepared for:

**Rock One Development, LLC
10151 Main Street
Clarence, New York 14031**

Prepared by:



**Brydges Engineering in Environment and Energy
960 Busti Ave Suite B-150
Buffalo, New York, 14213**

October 2023

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1.0 INTRODUCTION

Brydges Engineering in Environment and Energy (BE3) has prepared this Periodic Review Report (PRR), on behalf of Rock One Development, LLC to summarize the post-remedial status of the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) 600 River Road Site (C932161).

This PRR has been prepared in accordance with NYSDEC DER-10 *Technical Guidance for Site Investigation and Remediation* (May 2010) and the NYSDEC's Institutional and Engineering Controls (IC/EC) Certification Form has been completed for the Site (see **Appendix A**).

This PRR and the associated certification form have been completed per the Site Management Plan (SMP) requirements and describe all post-remedial activities during the May 1, 2020, through May 1, 2023, reporting period.

1.1 SITE BACKGROUND

The Site is located at 600 River Road, North Tonawanda, Niagara County, New York (see **Figure 1**). Historically, the site was part of the larger Niagara Iron Works/Tonawanda Iron Works from at least 1886 through at least 1972. The historic Site use included several railroad tracks throughout the property and a pig-iron casting operation. The Site was utilized for marine construction, storage, and equipment repair operations from 1988 to 2008.

The 6-acre BCP Site is bound by commercial properties to the north and east (across River Road), a marina to the south, and the Niagara River to the west. Rock One Development, LLC entered into the Brownfield Cleanup Agreement (BCA) on October 18, 2013, with the NYSDEC to investigate and remediate the 6-acre Site. Rock One completed the investigation and remediation of the Site under the oversight of the NYSDEC and NYSDOH. The Remedial Investigation was completed between June 2013 and September 2014. Remedial activities were completed in September 2015.

In August of 2017 re-development of the Site was initiated by the Site owner including new apartment buildings; parking lots; driveways/access roads; buried utilities; and landscaping. Approximately 99 percent of the re-development was completed by the end of the reporting period of May 1, 2020. Since portions of the new development led to the disturbance of the Site cover an Excavation Work Plan (EWP) was developed in accordance with the requirements of the SMP and submitted and approved by NYSDEC in August of 2017. A copy of the EWP is provided in **Appendix B**.

A Periodic Review Report (PRR) was generated in May of 2020 (2017 through 2020) for the property and it was determined that site cover is in compliance with the RAWP and Decision Document.

2.0 SITE REMEDIATION

2.1 DESCRIPTION OF SELECTED FINAL REMEDY

The remedial action (RA) at the site included: the removal of the surface topsoil layer and stockpiling the material that met Restricted Residential SCOs for use as part of the soil cover; covering the site with two feet of clean fill (soil cap) from approved off-site sources and on-site

stockpiles; and placement of a geotextile liner between the site original grade and the soil cap (see **Figure GD-1** and As-Built Survey Figure). The remedial program was successful in achieving the remedial objectives for the Site, and the Site Management Plan (SMP) and Final Engineering Report (FER) were approved by the NYSDEC/NYSDOH. The NYSDEC issued the Certificate of Completion (COC) for the Site on December 17, 2015.

2.2 NATURE AND EXTENT OF CONTAMINATION REMAINING AT SITE

Contaminants remaining below the two feet of clean soil cover include radioactive slag and soils impacted with heavy metals and SVOCs (primarily PAHs) that exceed restricted residential SCOs. The dose assessment modelling using the measured radiation levels of the slag material indicated that, with two feet of soil fill (soil cap) placed over the entire site, radiation dosage levels above the two feet of fill from the subsurface slag material would more than meet NYSDEC DER 38 dosage guidance values. A geotextile demarcation layer was placed at the surface of the existing soils prior to placement of the two-foot clean fill layer.

3.0 ENGINEERING AND INSTITUTIONAL CONTROLS

3.1 GENERAL

Since remaining contamination exists at the site, Institutional Controls (ICs) and Engineering Controls (ECs) are required to protect human health and the environment. The IC/EC Plan is one component of the SMP/EE and is subject to revision by the NYSDEC.

3.2 INSTITUTIONAL CONTROLS

A series of ICs is required by the Decision Document to: (1) implement, maintain, and monitor Engineering Control systems; (2) prevent future exposure to remaining contamination; and (3) limit the use and development of the site to restricted residential uses only. Adherence to these ICs on the site is required by the Environmental Easement and implemented under the SMP. ICs identified in the Environmental Easement may not be discontinued without an amendment to or extinguishment of the Environmental Easement. The ICs identified are provided in Appendix C - Environmental Easement and Boundary Survey Map dated April 18, 2013.

3.3 ENGINEERING CONTROL SYSTEMS

3.3.1 Soil Cover

Exposure to remaining contamination at the site is prevented by a cover system placed over the site which consisted of at the beginning of the reporting period of a minimum of 24 inches of clean soil underlain by a demarcation layer and the concrete building slab of an on-site storage building. **Figure GD-1** and **Figure As-Built Survey** present the location of the cover system, applicable demarcation layers and final as-built survey elevations at completion of remediation.

The Excavation Work Plan (EWP) provided in **Appendix B** of the SMP outlines the procedures required to be implemented in the event the cover system is breached, penetrated, or temporarily removed, and any underlying remaining contamination is disturbed. Section 4 discusses the EWP that was implemented for the Site re-development initiated during the reporting period.

Surveys and Plans from 2015 to present are included in **Appendix E** to demonstrate the cover changes from Post COC to 2017 to current. Record Plan from Metzger Civil Engineering (MCE) **RP-1** shows the cover system post COC in September 2015. The Grading and Drawing Plan **GD-1** from MCE illustrates the site construction and elevations in June 2017. The Site and Storm Water Details and cross sections/details **D-1** was updated in May 2019 and remains accurate. Niagara Boundary performed an **ALTA Survey** in April 2022 that demonstrates current site features and elevations and is also included in **Appendix E**. The shaded yellow areas reflect the areas where changes to the site cover have occurred during the last reporting period (2017-2020). Green areas reflect surface changes that have occurred from 2020 to 2023.

During the last reporting period (2017-2020), construction and redevelopment activities included excavations within and below the cap cover system for building construction and utility installations as well as the addition of hardscape asphalt and subbase cover. Utilities areas were excavated below the demarcation layer. Clean material from above the lens was stockpiled and reused as backfill to replace the cover. Spoils from below the lens were placed in building footprint areas to be covered. Excavations for building footers did not require penetrating the demarcation layer. Concrete foundations were poured and backfilled with approved clean imported stone meeting the minimum of 2' of cover material requirement. Changes to the surface cover media include the addition of asphalt hardscape cover across much of the site (Refer to D-1 for details) and the addition of building foundations acting as site cover.

Surface changes during 2020-2023 are summarized below in Section 4.0.

4.0 SMP EXCAVATION WORK PLAN FOR SITE RE-DEVELOPMENT

As the development was complete during the last reporting period, the site remains relatively unchanged. No excavations have taken place during this reporting period that would disturb current engineering control implemented to the site. The cover system as defined in DER-10 has not been compromised, however, some surface work has resulted in changes above the cover. A site survey is included in **Appendix B**.

4.1 RE-DEVELOPMENT WORK PERFORMED UNDER THE EWP

Decorative stone landscaping was also added above the site cover around the buildings to the west. Pine trees were planted on the southeastern edge of the site. This did not include any work beneath the existing stone stabilized surfaces or delineation barrier. Building pads and parking lot remain in good condition.

4.2 OVERSIGHT AND REPORTING

As no construction activities related to Site cover disturbances as described in Section 4.1 have occurred, construction oversight/inspection services were not required by BE3 or the owner's engineer/consultant.

5.0 SITE EVALUATION

5.1 SITE WIDE INSPECTION

A Site Wide Inspection was completed by BE3 on April 21, 2023. The results of the inspection are provided in BE3's Site Wide Inspection Form provided in **Appendix F**. The inspection concluded that the Site was in compliance with all ICs/ECs.

Field work/oversight was performed by BE3 for an investigation on the north adjacent BCP property at 624 River Road beginning in February 2021 to the current time of writing this report. During this period, frequent observations were made of the 600 River Road property. No observations or reports of disturbances to the cover occurred.

6.0 CONCLUSIONS

All components of the SMP (IC/EC) were in compliance with SMP requirements during the reporting period as follows:

Cover System – The cover system was not disturbed during the reporting period (2020 to 2023). Surface additions were made including the addition of decorative stone landscaping above the cover and evergreen trees planted in the southeast of the site. The cover system has maintained compliance with the RAWP and Decision Document.

SMP FIGURES

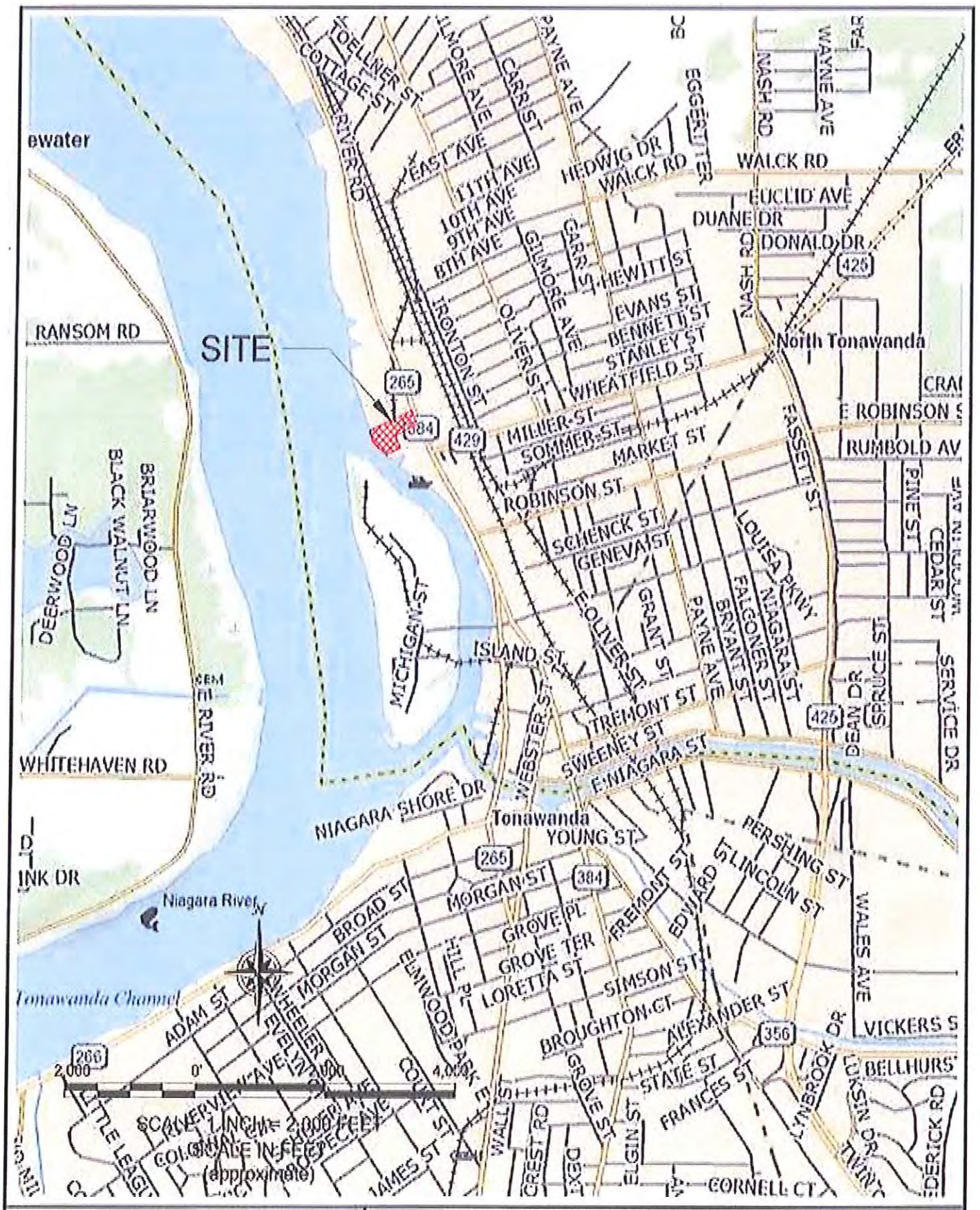
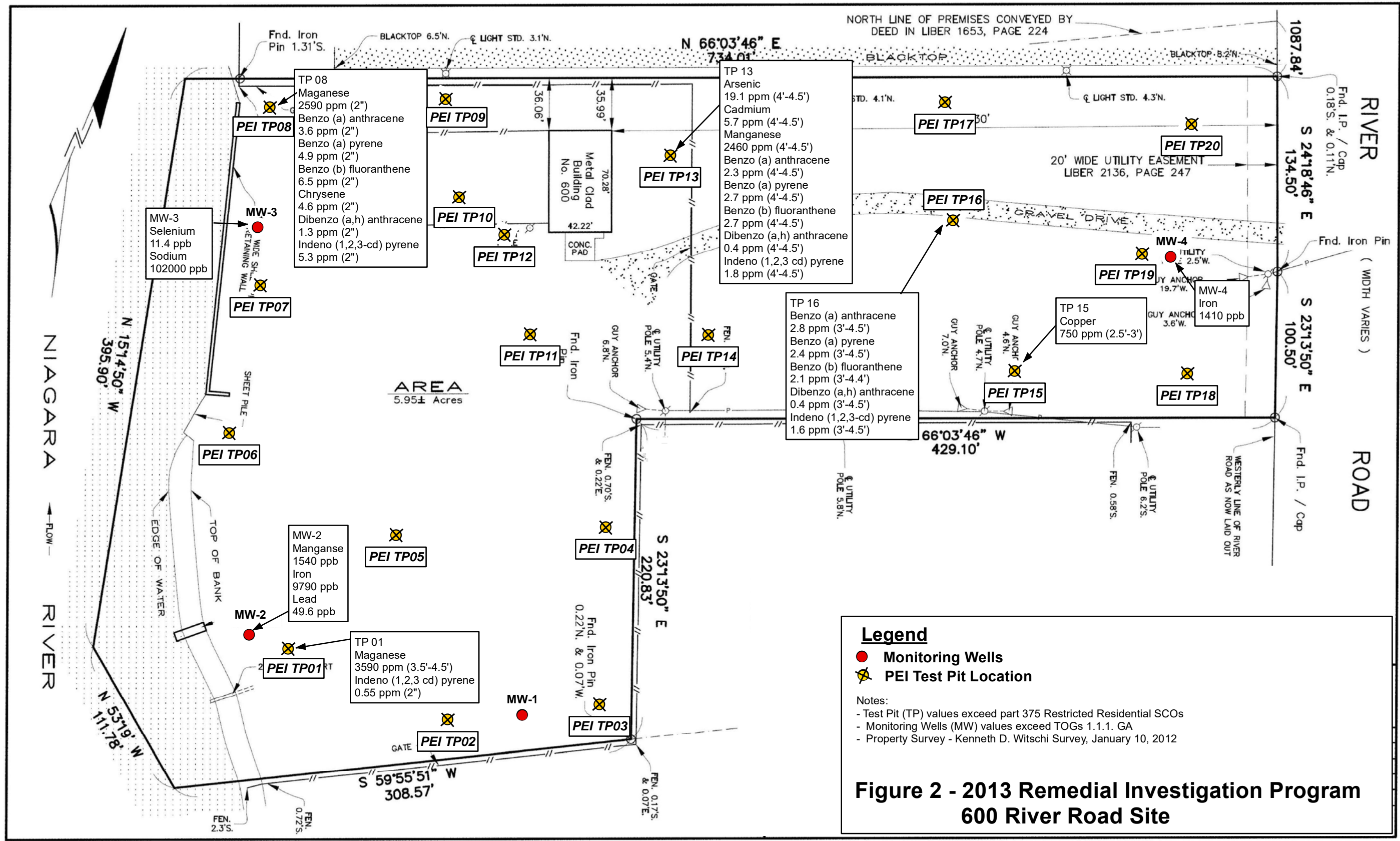







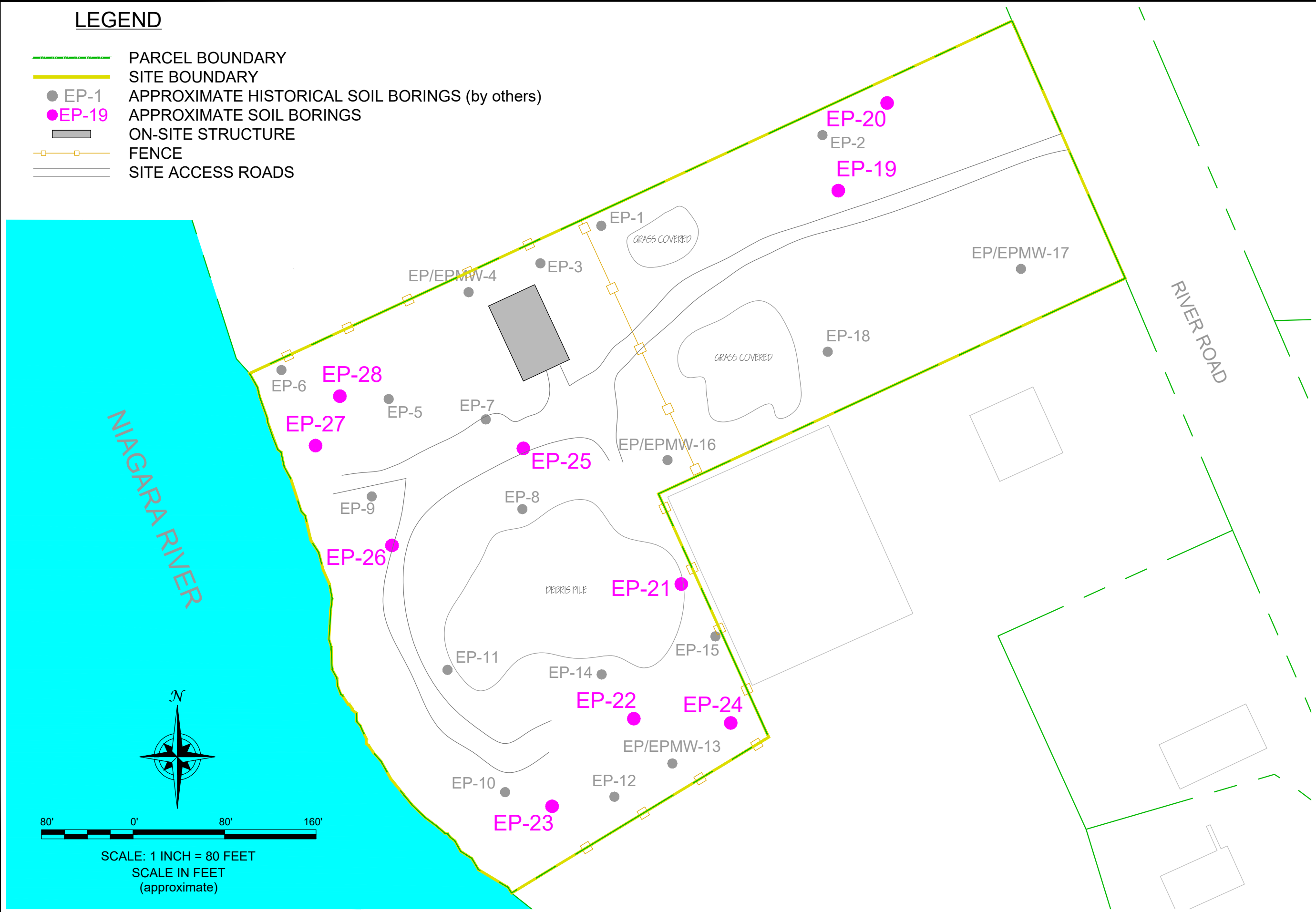


Figure 1. Project location within North Tonawanda, Niagara County, New York.



LEGEND

-  PARCEL BOUNDARY
-  SITE BOUNDARY
-  EP-1 APPROXIMATE HISTORICAL SOIL BORINGS (by others)
-  EP-19 APPROXIMATE SOIL BORINGS
-  ON-SITE STRUCTURE
-  FENCE
-  SITE ACCESS ROADS



2556 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NY 14218
(716) 856-0635



JOB NO.: 0247-012-100

INVESTIGATION SAMPLE LOCATIONS

PHASE II ENVIRONMENTAL SITE INVESTIGATION REPORT
600 RIVER ROAD SITE
NORTH TONAWANDA, NEW YORK
PREPARED FOR
ROCK ONE DEVELOPMENT, LLC

FIGURE 3

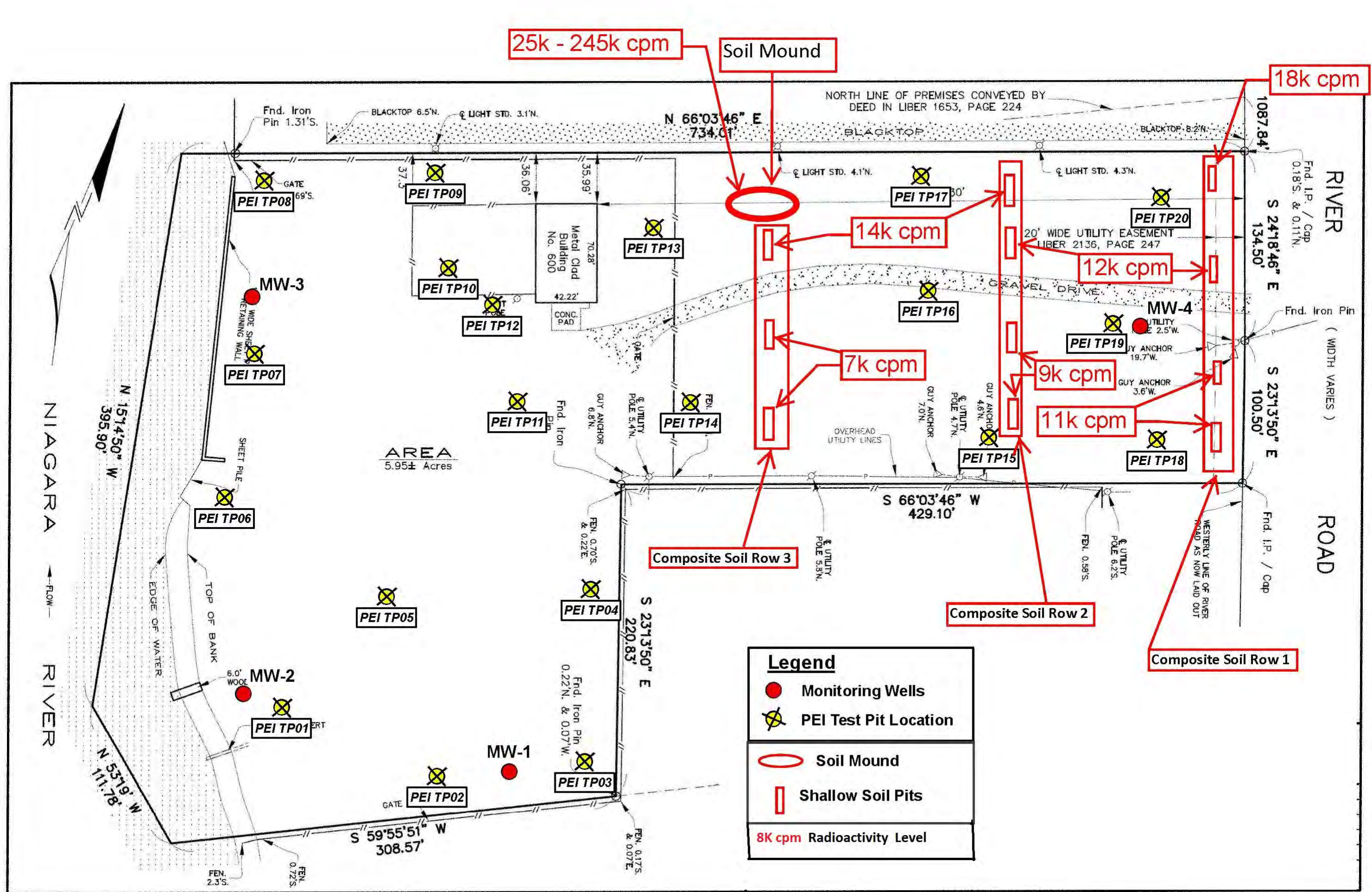
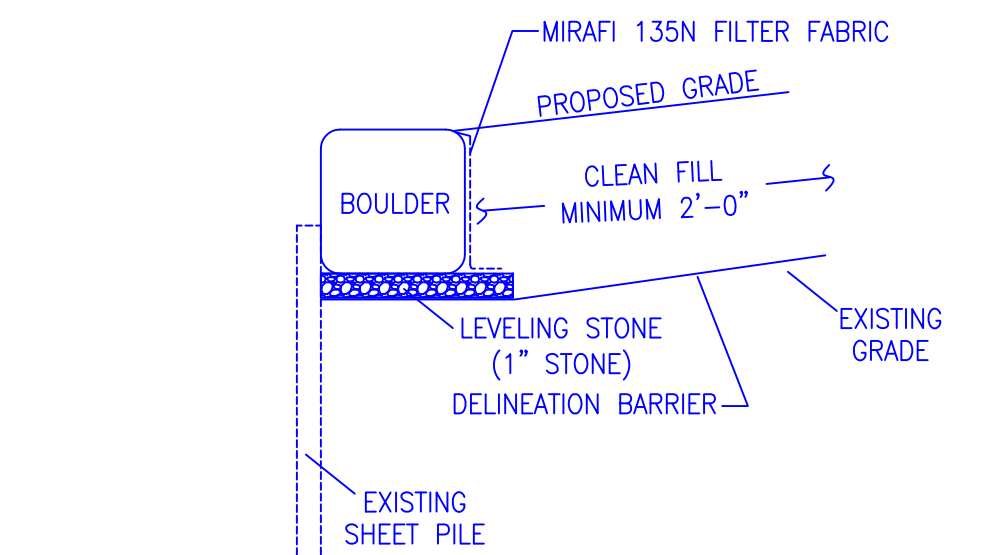
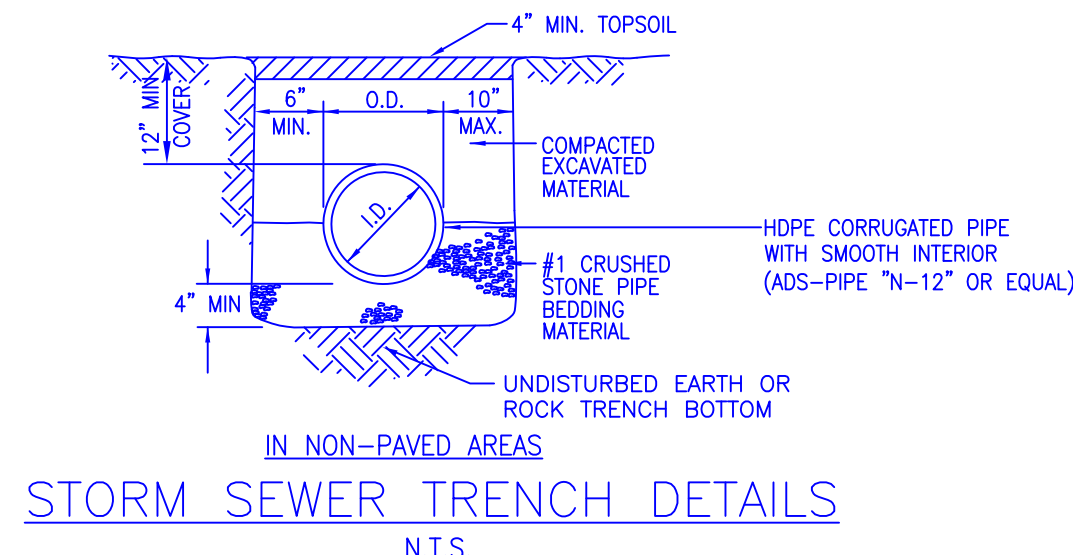


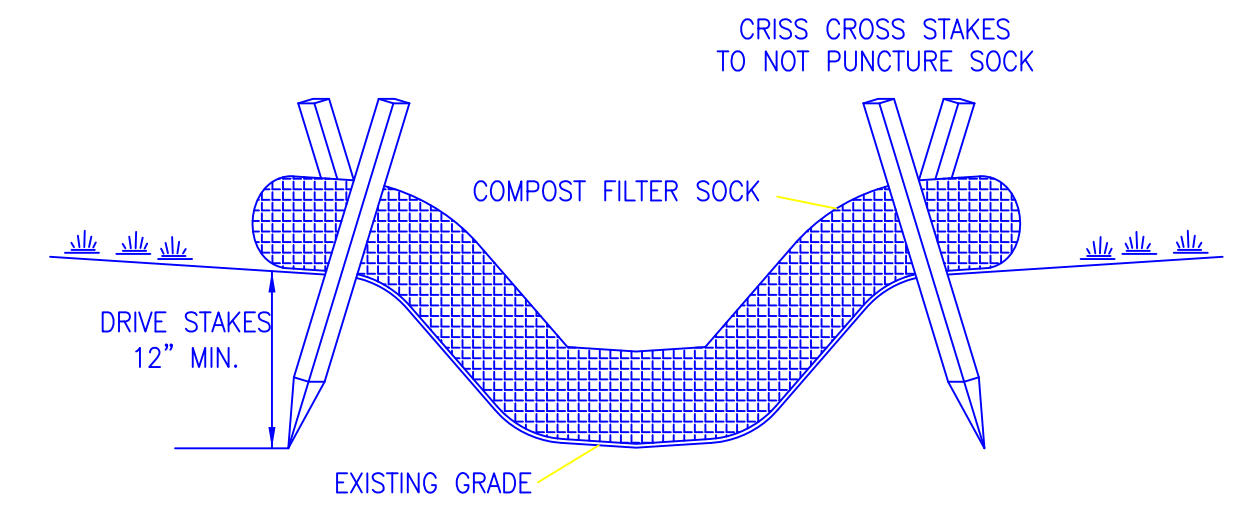
Figure 4 - RI Composite Soil Sampling Program
600 River Road Site



BOULDERS ALONG EXISTING SHEETPILE WALL
N.T.S.



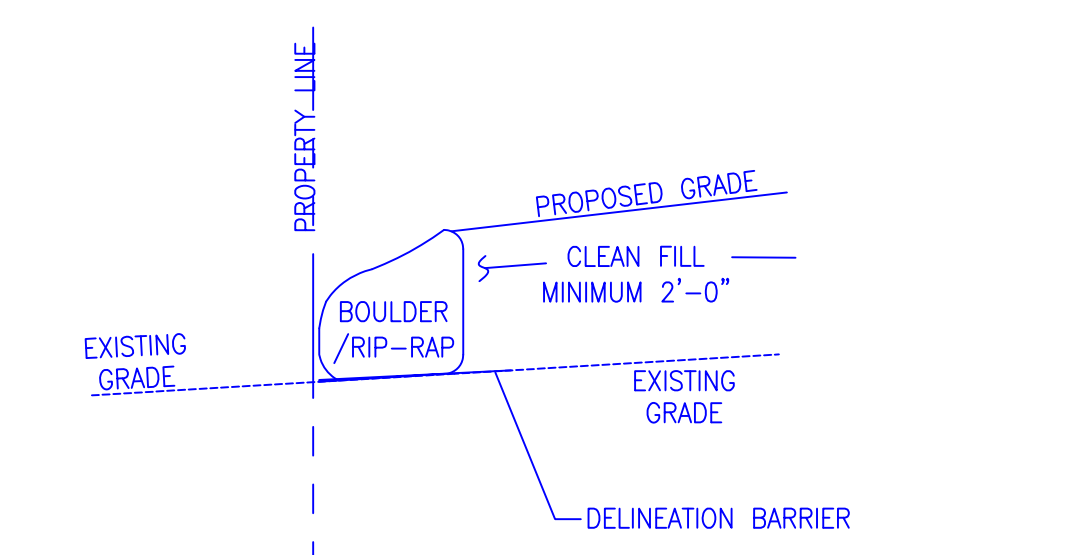
STORM SEWER TRENCH DETAILS
N.T.S.



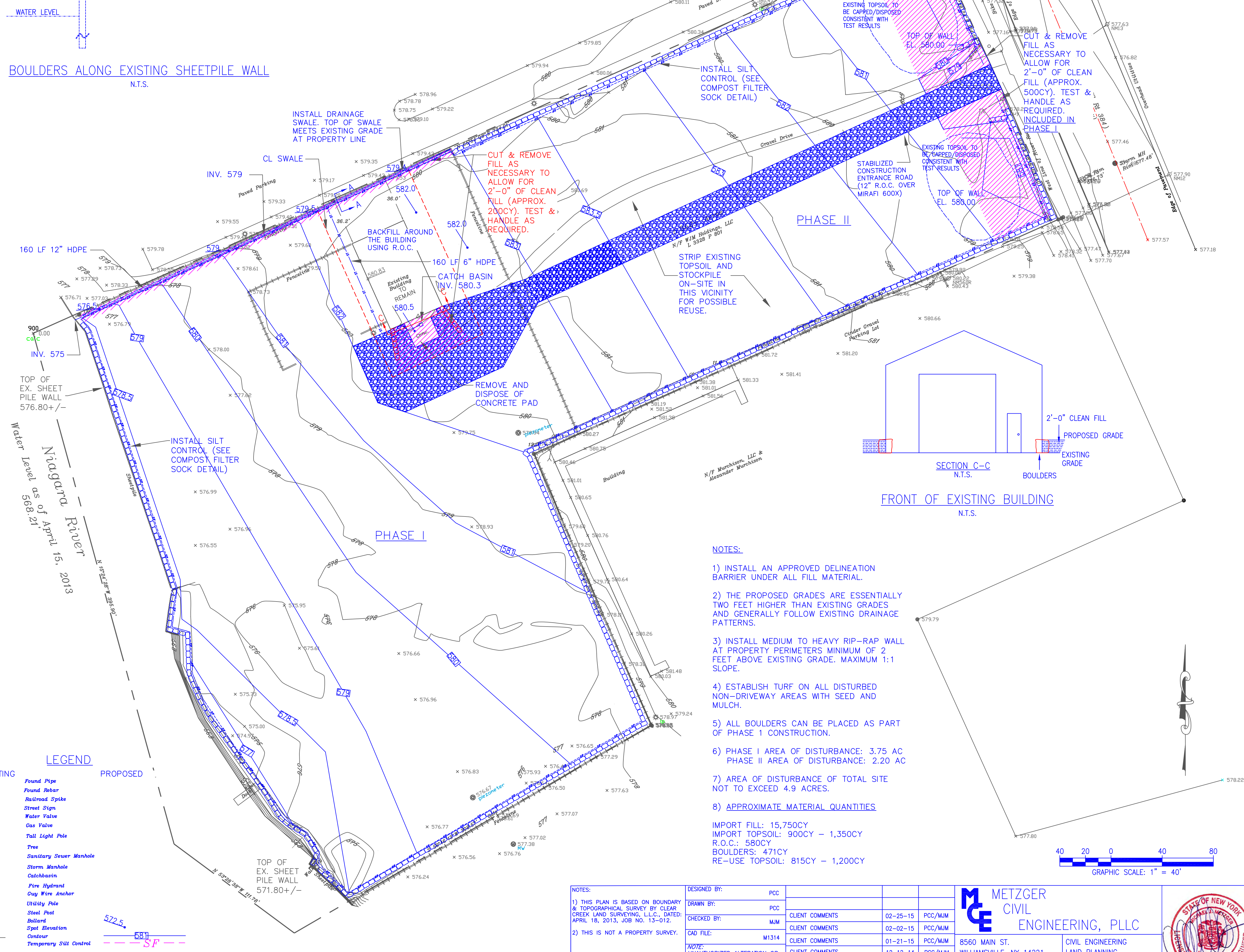
NOTES:
1. 8" MINIMUM COMPOST FILTER SOCK MUST CONFORM TO USACOE PWTB 200-1-62 (FILTRIXX SILTSOXX OR APPROVED EQUAL).

MINIMUM SOCK SPACING		
SLOPE %	8 INCH SOCK	12 INCH SOCK
0-2%	300'	375'
2-5%	200'	250'
5-10%	100'	125'

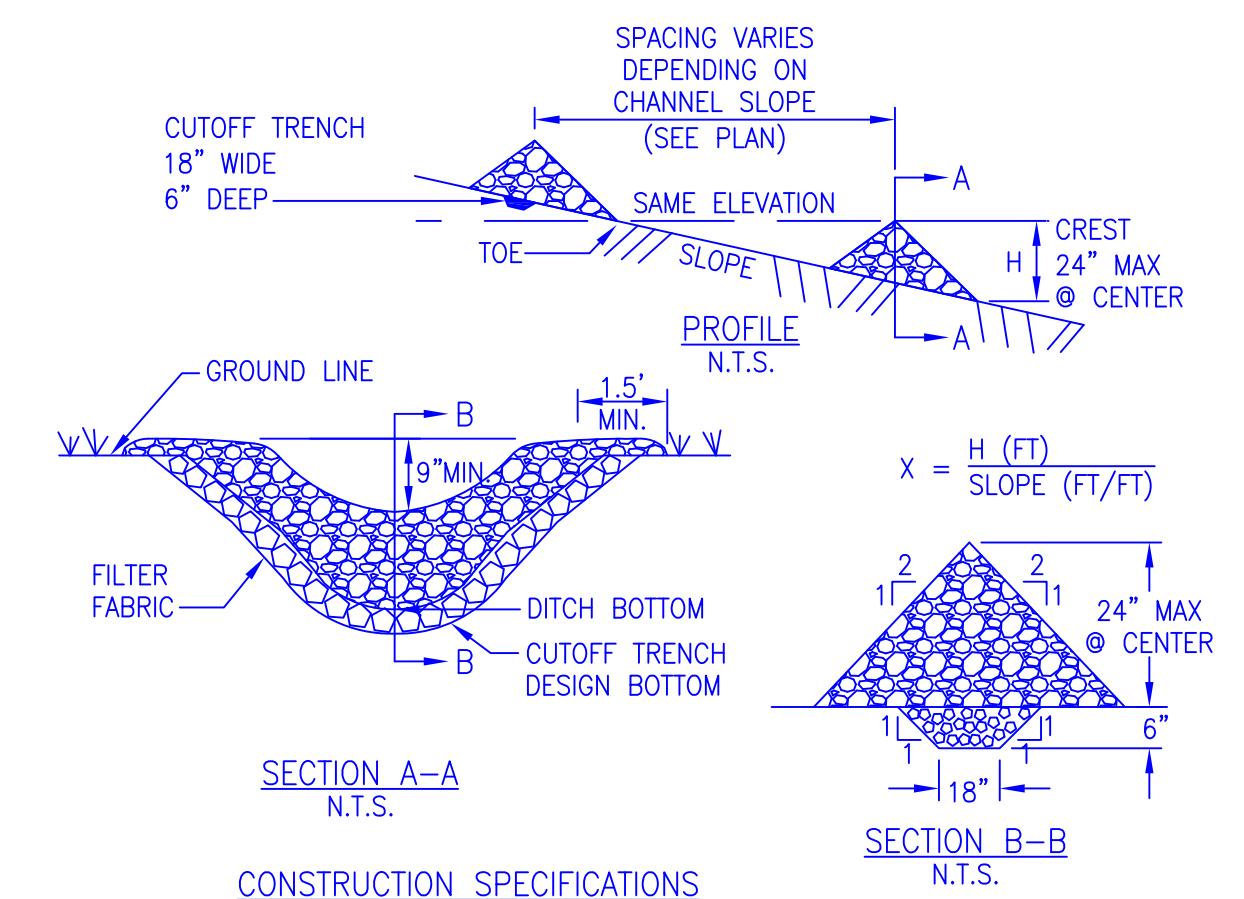
COMPOST FILTER SOCK
N.T.S.



BOULDERS/RIP-RAP ALONG PROPERTY LINES
N.T.S.



- NOTES:
- 1) INSTALL AN APPROVED DELINEATION BARRIER UNDER ALL FILL MATERIAL.
 - 2) THE PROPOSED GRADES ARE ESSENTIALLY TWO FEET HIGHER THAN EXISTING GRADES AND GENERALLY FOLLOW EXISTING DRAINAGE PATTERNS.
 - 3) INSTALL MEDIUM TO HEAVY RIP-RAP WALL AT PROPERTY PERIMETERS MINIMUM OF 2 FEET ABOVE EXISTING GRADE. MAXIMUM 1:1 SLOPE.
 - 4) ESTABLISH TURF ON ALL DISTURBED NON-DRIVEWAY AREAS WITH SEED AND MULCH.
 - 5) ALL BOULDERS CAN BE PLACED AS PART OF PHASE I CONSTRUCTION.
 - 6) PHASE I AREA OF DISTURBANCE: 3.75 AC
PHASE II AREA OF DISTURBANCE: 2.20 AC
 - 7) AREA OF DISTURBANCE OF TOTAL SITE NOT TO EXCEED 4.9 ACRES.
 - 8) APPROXIMATE MATERIAL QUANTITIES
IMPORT FILL: 15,750CY
IMPORT TOPSOIL: 900CY - 1,350CY
R.O.C.: 580CY
BOULDERS: 471CY
RE-USE TOPSOIL: 815CY - 1,200CY



- 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.

TEMPORARY STONE CHECK DAM
N.T.S.

LEGEND

●	EXISTING Found Pipe
○	Found Rebar
▲	Railroad Spike
+	Street Sign
⊕	Water Valve
⊙	Gas Valve
⊗	Tail Light Pole
⊙	Tree
⊙	Sanitary Sewer Manhole
⊙	Storm Manhole
⊙	Catchbasin
⊙	Fire Hydrant
⊙	Flag Pole
⊙	Spot Elevation
⊙	Contour
---	Temporary Silt Control

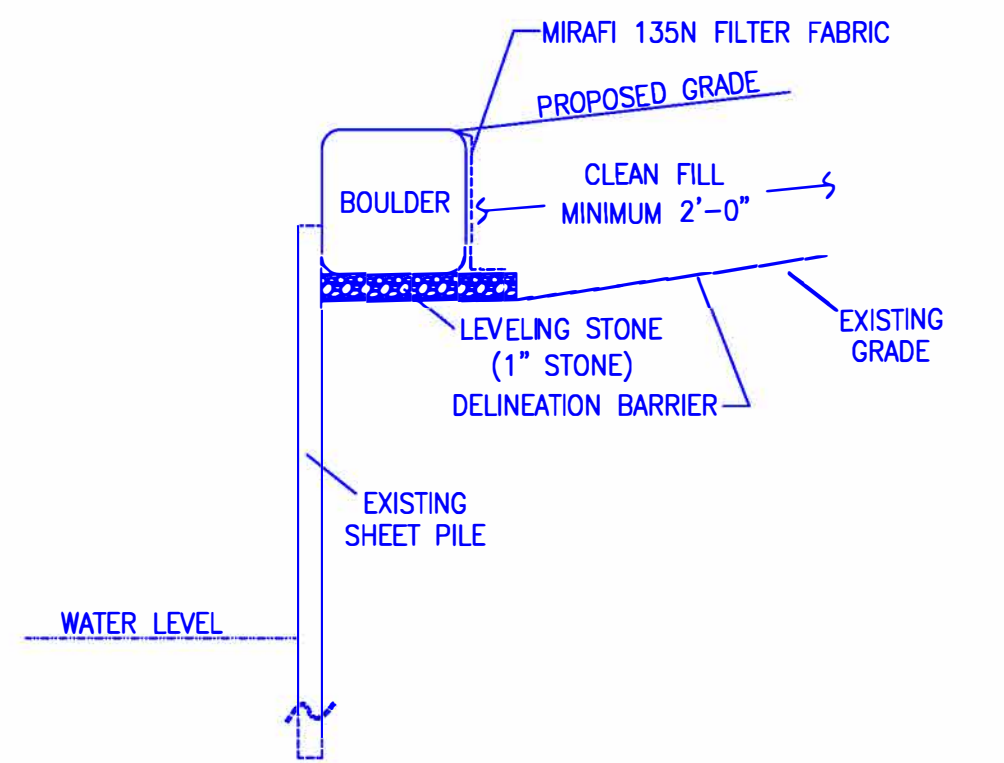
DESIGNED BY:	PCC			
DRAWN BY:	PCC			
CHECKED BY:	MUM	CLIENT COMMENTS	02-25-15	PCC/MJM
CAD FILE:	M1314	CLIENT COMMENTS	02-02-15	PCC/MJM
		CLIENT COMMENTS	01-21-15	PCC/MJM
		CLIENT COMMENTS	12-12-14	PCC/MJM
		CLIENT COMMENTS	9-3-14	PCC/MJM
		REVISIONS	DATE	BY/CHECK



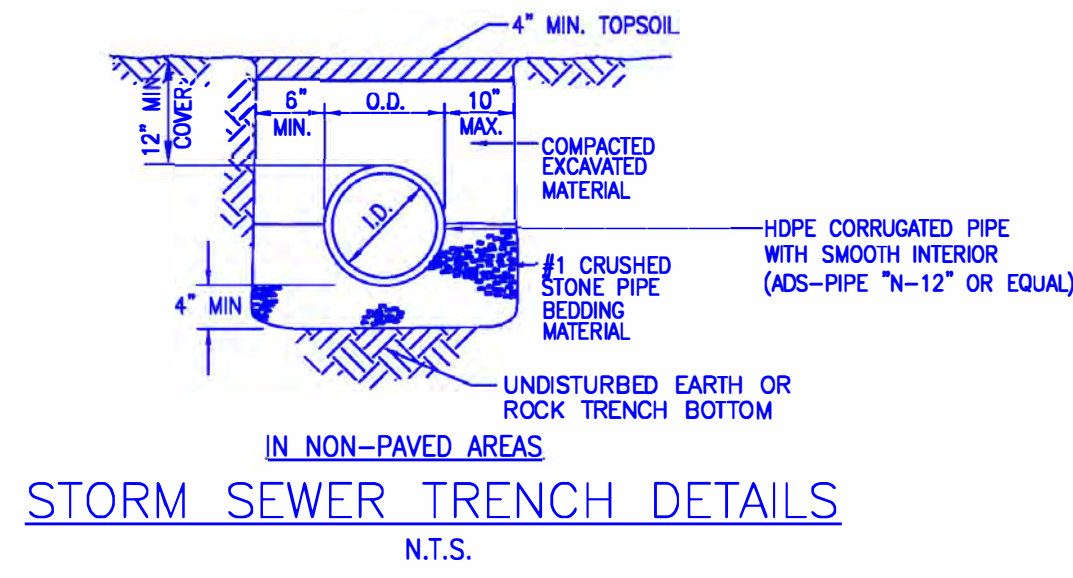
600 RIVER ROAD
TWO FOOT (2') CLEAN FILL CAP
CITY OF NORTH TONAWANDA, NIAGARA COUNTY, NEW YORK

GRADING AND SOIL EROSION/SEDIMENT CONTROL (SWPPP) PLAN

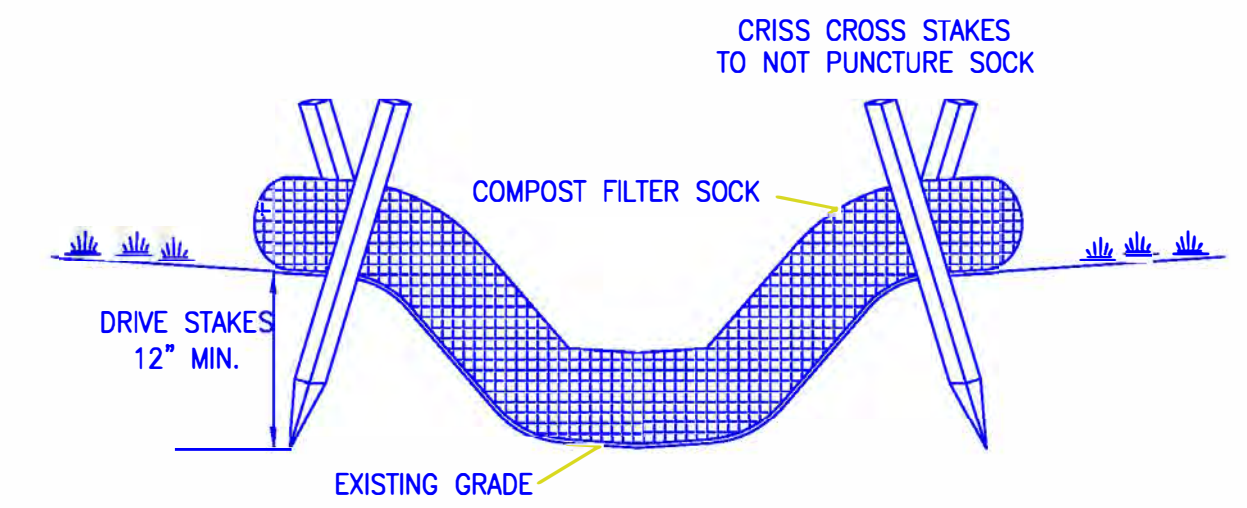
SCALE: AS NOTED
DATE: FEBRUARY 25, 2015
JOB NO: M-1314
DRAWING NO: GD-1



BOULDERS ALONG EXISTING SHEETPILE WALL
N.T.S.



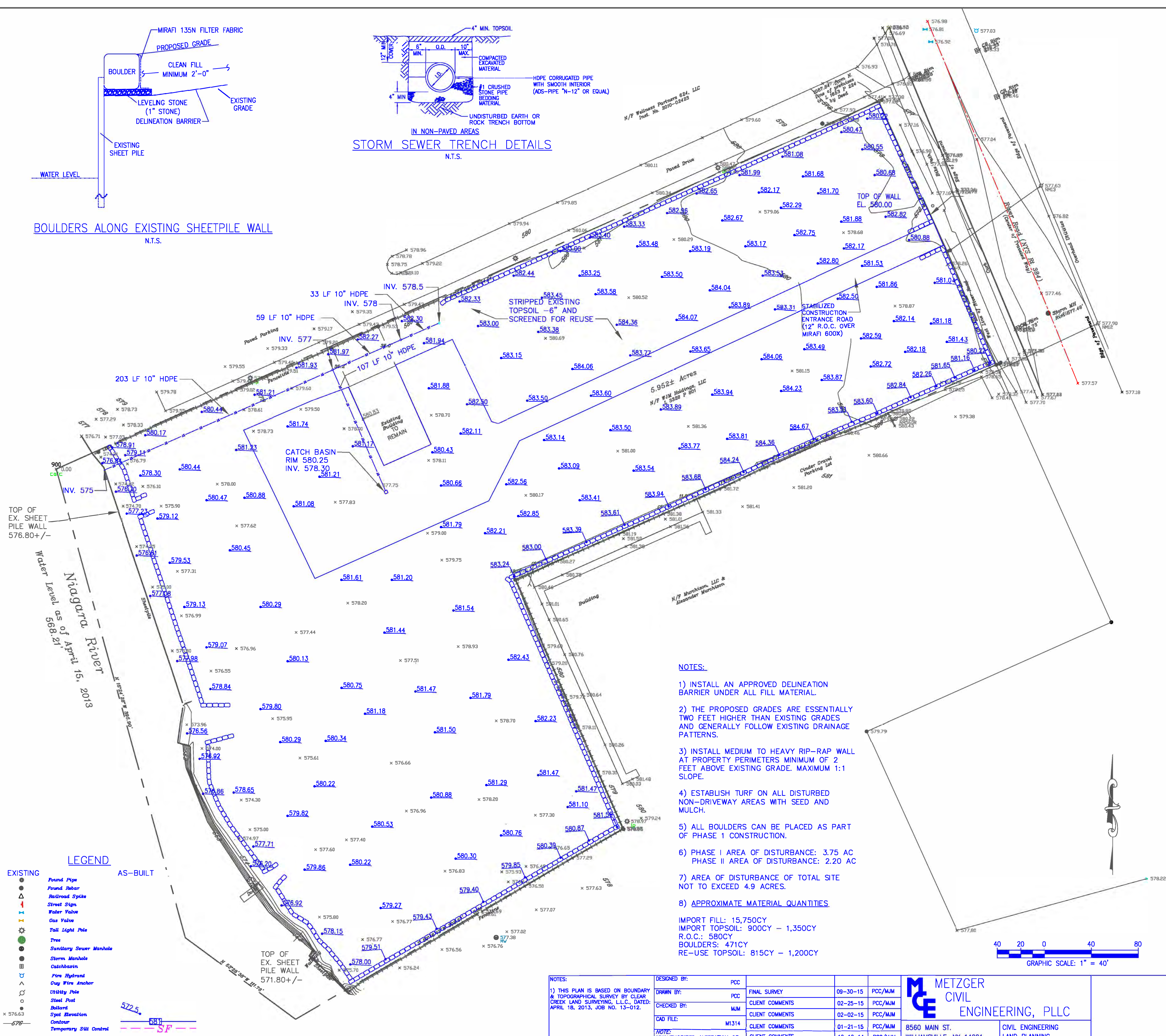
STORM SEWER TRENCH DETAILS
N.T.S.



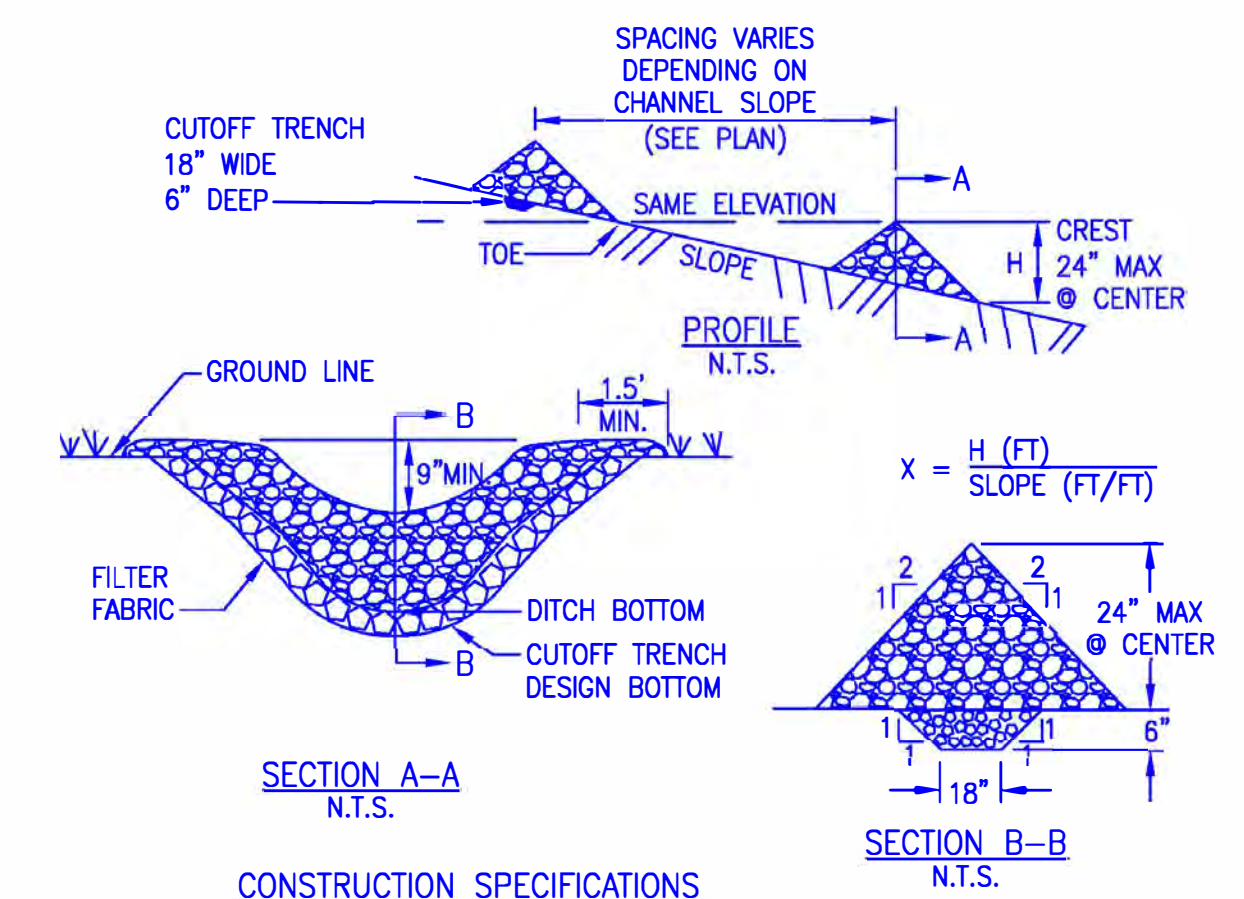
NOTES:
1. 8" MINIMUM COMPOST FILTER SOCK MUST CONFORM TO USACOE PWTB 200-1-62 (FILTRIXX SILTSOXX OR APPROVED EQUAL).

MINIMUM SOCK SPACING		
SLOPE %	8 INCH SOCK	12 INCH SOCK
0-2%	300'	375'
2-5%	200'	250'
5-10%	100'	125'

COMPOST FILTER SOCK
N.T.S.



- NOTES:**
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 - 7) AREA OF DISTURBANCE OF TOTAL SITE NOT TO EXCEED 4.9 ACRES.
 - 8) APPROXIMATE MATERIAL QUANTITIES
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IMPORT TOPSOIL: 900CY - 1,350CY
R.O.C.: 580CY
BOULDERS: 471CY
RE-USE TOPSOIL: 815CY - 1,200CY



- 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.
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 - 5) ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.

TEMPORARY STONE CHECK DAM
N.T.S.

LEGEND

●	Found Pipe	AS-BUILT
○	Found Manhole	
△	Found Stake	
+	Street Sign	
+	Water Valve	
+	Gas Valve	
+	Tail Light Pole	
+	Tree	
+	Sanitary Sewer Manhole	
+	Storm Manhole	
+	Catchbasin	
+	Flow Rebound	
+	Cup Fire Anchor	
+	Utility Pole	
+	Street Post	
+	Billboard	
+	Spot Elevation	
+	Contour	
+	Temporary SW Control	

NOTES:
1) THIS PLAN IS BASED ON BOUNDARY & TOPOGRAPHICAL SURVEY BY CLEAR CREEK LAND SURVEYING, L.L.C. DATED: APRIL 18, 2013, JOB NO. 13-012.

DESIGNED BY:	PCC
DRAWN BY:	PCC
CHECKED BY:	MCM
CAD FILE:	M1314

FINAL SURVEY	09-30-15	PCC/MJM
CLIENT COMMENTS	02-25-15	PCC/MJM
CLIENT COMMENTS	02-02-15	PCC/MJM
CLIENT COMMENTS	01-21-15	PCC/MJM
CLIENT COMMENTS	12-12-14	PCC/MJM
CLIENT COMMENTS	9-3-14	PCC/MJM
REVISIONS	DATE	BY/CHECK

METZGER CIVIL ENGINEERING, PLLC
8560 MAIN ST.
WILLIAMSVILLE, NY 14221
PH: 716-633-2601
FAX: 716-633-2704



600 RIVER ROAD
TWO FOOT (2') CLEAN FILL CAP
CITY OF NORTH TONAWANDA, NIAGARA COUNTY, NEW YORK
GRADING AND SOIL EROSION/SEDIMENT CONTROL (SWPPP) PLAN

SCALE: AS NOTED
DATE: FEBRUARY 25, 2015
JOB NO: M-1314
DRAWING NO:
FINAL SURVEY

APPENDIX A

NYSDEC SITE MANAGEMENT PERIODIC REVIEW REPORT NOTICE INSTITUTIONAL & ENGINEERING CONTROLS CERTIFICATION FORM



Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 Site Management Periodic Review Report Notice
 Institutional and Engineering Controls Certification Form



Site Details

Site No. C932161

Site Name 600 River Road Apartments

Site Address: 600 River Road Zip Code: 14120-6809

City/Town: North Tonawanda

County: Niagara

Site Acreage: 5.952

Reporting Period: May 01, 2020 to May 01, 2023

Box 1

YES NO

1. Is the information above correct?

If NO, include handwritten above or on a separate sheet.

2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?

3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?

4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?

If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.

5. Is the site currently undergoing development?

Box 2

YES NO

6. Is the current site use consistent with the use(s) listed below?
 Restricted-Residential, Commercial, and Industrial

7. Are all ICs in place and functioning as designed?

IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

 Signature of Owner, Remedial Party or Designated Representative

 Date

Box 2A

YES NO

8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid? YES NO

If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.

9. Are the assumptions in the Qualitative Exposure Assessment still valid? YES NO
(The Qualitative Exposure Assessment must be certified every five years)

If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.

SITE NO. C932161

Box 3

Description of Institutional Controls

<u>Parcel</u>	<u>Owner</u>	<u>Institutional Control</u>
181.16-1-21.13	Rock One Development, LLC	Ground Water Use Restriction Soil Management Plan Landuse Restriction Monitoring Plan Site Management Plan IC/EC Plan

1. The property may be used for restricted residential, commercial or industrial use as described in 6 NYCRR Part 375-1.8(g)(2).

2. The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Niagara Department of Health to render it safe for use as drinking water or for industrial purposes and the user must first notify and obtain written approval to do so from the Department.

3. All ECs must be inspected at a frequency and in a manner defined in the SMP.

Box 4

Description of Engineering Controls

<u>Parcel</u>	<u>Engineering Control</u>
181.16-1-21.13	Cover System

1. Cover system comprised of a minimum of 24 inches of clean soil, asphalt pavement, concrete-covered sidewalks and concrete building slabs.

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

- a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;
- b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

- (a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;
- (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;
- (c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;
- (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and
- (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

 Signature of Owner, Remedial Party or Designated Representative

 Date

IC CERTIFICATIONS
SITE NO. C932161

Box 6

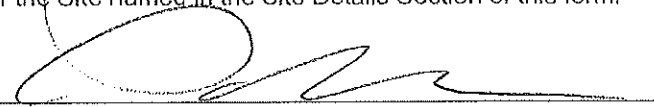
SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Lucian Visone at 9829 Main St, Clarence NY 14031
print name print business address

am certifying as Owner (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.


Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

5/16/23

Date

EC CERTIFICATIONS

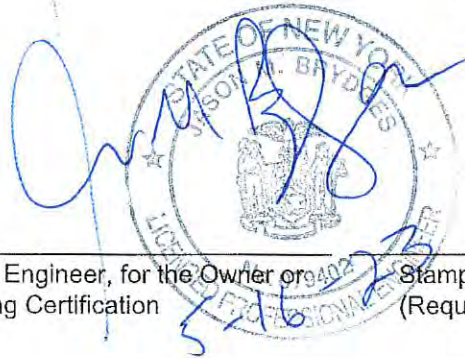
Box 7

Professional Engineer Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Jason Brydges at 960 Busti Avenue Suite B150, Buffalo, NY 14213,
print name print business address

am certifying as a Professional Engineer for the Rock One Development, LLC
(Owner or Remedial Party)



Signature of Professional Engineer, for the Owner or Remedial Party, Rendering Certification Stamp (Required for PE) Date



Certificate of Occupancy

City of North Tonawanda, New York

July 8, 2019

CONDITIONAL CERTIFICATE OF OCCUPANCY IS HEREBY ISSUED TO:

Rock One Development LLC (Building Permit No. 69268) for occupying the premises located at 612 river Road in the City of North Tonawanda as a four story, fully sprinklered 36 unit residential building with attached garages of type VA construction.

The structure above having complied, to the best of my knowledge, with the provisions of the New York State Fire Prevention and Building Code and the Zoning Ordinance of the City of North Tonawanda, New York.

**Cosimo R. Capozzi
Building Inspector**



Certificate of Occupancy

City of North Tonawanda, New York

July 8, 2019

CONDITIONAL CERTIFICATE OF OCCUPANY IS HEREBY ISSUED TO:

Rock One Development LLC (Building Permit No. 69453) for occupying the premises located at 610 river Road in the City of North Tonawanda as a two story, 8 unit residential building with attached garage of type VA construction

The structure above having complied, to the best of my knowledge, with the provisions of the New York State Fire Prevention and Building Code and the Zoning Ordinance of the City of North Tonawanda, New York.

Building Inspector



Certificate of Occupancy

City of North Tonawanda, New York

November 8, 2019

CONDITIONAL CERTIFICATE OF OCCUPANY IS HEREBY ISSUED TO:

Rock One Development LLC (Building Permit No. 70252) for occupying the premises located at 614 river Road in the City of North Tonawanda as a four story, fully sprinklered 36 unit residential building with attached garages of type VA construction.

The structure above having complied, to the best of my knowledge, with the provisions of the New York State Fire Prevention and Building Code and the Zoning Ordinance of the City of North Tonawanda, New York.

**Cosimo R. Capozzi
Building Inspector**



Certificate of Occupancy

City of North Tonawanda, New York

November 13, 2019

CONDITIONAL CERTIFICATE OF OCCUPANCY IS HEREBY ISSUED TO:

Rock One Development LLC (Building Permit No. 70938) for occupying the premises located at 606 river Road in the City of North Tonawanda as a two story, 8 unit residential building with attached garage of type VA construction

The structure above having complied, to the best of my knowledge, with the provisions of the New York State Fire Prevention and Building Code and the Zoning Ordinance of the City of North Tonawanda, New York.

**Cosimo R. Capozzi
Building Inspector**

APPENDIX B

SMP – EXCAVATION WORK PLAN (EWP)



**Panamerican
Environmental, Inc.**

2390 Clinton St.
Buffalo, NY 14227
Ph: (716) 821-1650
Fax: (716) 821-1607

SMP EXCAVATION WORK PLAN

For

600 RIVER ROAD SITE

**NYSDEC SITE # C932161
600 RIVER ROAD SITE
NORTH TONAWANDA, NEW YORK 14120**

Prepared For:

**Rock One Development, LLC
10151 Main Street
Clarence, New York 14031**

Prepared by:

**Panamerican Environmental, Inc.
2390 Clinton Street
Buffalo, New York 14227**

And

**Brydges – environment, engineering, energy
33 Washington Highway
Amherst, NY 14226**



**Brydges –
environment,
engineering,
energy**

**33 Washington
Highway
Amherst, NY
14226**

August 2017

SMP EXCAVATION WORK PLAN

For

600 RIVER ROAD SITE

**NYSDEC SITE # C932161
600 RIVER ROAD SITE
NORTH TONAWANDA, NEW YORK 14120**

Prepared for:

**Rock One Development, LLC
10151 Main Street
Clarence, New York 14031**

Prepared by:

**Panamerican Environmental, Inc.
2390 Clinton Street
Buffalo, N.Y. 14227
And
Brydges – environment, engineering, energy
33 Washington Highway
Amherst, NY 14226**

AUGUST 2017

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3.0 SOIL SCREENING METHODS	3
4.0 SOIL STAGING METHODS	3
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12.0 STORMWATER POLLUTION PREVENTION	6
13.0 EXCAVATION CONTINGENCY PLAN	6

LIST OF DRAWINGS/PLANS

- Civil Site Development Construction Plans
- Phase 1 Construction SWPPP Disturbance Map

ATTACHEMENT

Off-site Materials Source Information

1.0 INTRODUCTION

This document presents details of the excavation work plan (EWP) required by the SMP for any activity that is anticipated to encounter remaining contamination at the 600 River Road site (C932161). Notification was sent to Mr. Brian Sadowski by email on August 4, 2017 that construction activity for the next phase of development at the site was anticipated to begin in approximately 15 days (August 21, 2017).

The site is located at 600 River Road, North Tonawanda, New York. Rock One Development, LLC (owner) entered into a Brownfield Cleanup Agreement with the NYSDEC to remediate the site under New York's Brownfield Cleanup Program (BCP).

The remediation action (RA) at the site included: the removal of the surface topsoil layer and stockpiling the material that meets Restricted Residential SCOs for future use as part of the soil cover; cover the site with two feet of clean fill (soil cap) from approved off-site sources; and placement of a geotextile liner between the site original grade and the soil cap. An as-built figure of the final cap is provided in the SMP and the civil plans for the new construction are attached to this EWP.

WORK TO BE PERFORMED

SITE IMPROVEMENTS INCLUDING PARKING LOTS, DRIVEWAYS & BUILDINGS

- Certified NYSDOT Stone will be imported from LaFarge Stone and/or New Enterprise Stone & Lime (see Section 11.0 for details) and placed, balanced, and compacted above the existing stone/clay cap throughout the project site to stabilized surfaces for asphalt paving, concrete sidewalk, and building pad areas. This does not include any work beneath the existing stone stabilized surfaces or delineation barrier. Building pads and parking lots had been previously prepped and stabilized as part of SWPPP maintenance.
- The building foundation excavation will not include any penetration into the delineation barrier. All excavated clean materials will be used as backfill, as necessary.

UTILITY IMPROVEMENTS INCLUDING STORM, SANITARY, AND WATER LINES

- Installation of the site's storm sewer system will consist of trenching into the existing two-foot clay cap, above the delineation barrier, placing storm sewer pipe and backfilling/compacting with stone. The excess clean clay cap materials will be placed and compacted as necessary on site.

- NYSDOT’s Right of Way utility work will entail installing and tapping the waterline and sanitary sewer line across River Road adjacent to the project site and will not involve any work within the project site or its two-foot clay cap.
- The installation of the sanitary sewer and waterline on-site will include work beneath the clay cap and delineation barrier; it will be the only area on-site where the existing soils beneath the delineation barrier will be disturbed. For this work, the topsoil layer will be striped and stockpiled for re-spreading at the sewer & water line areas upon completion. The clean clay cap barrier will then be removed and material stockpiled alongside the utility trenches. Trenching will then proceed to the required grades and any excavated material from below the cap will be stockpiled separate from the clean cap material. The utilities will be installed and backfilled with soils excavated from below the delineation barrier level. The delineation barrier will be restored and a two-foot layer of clean clay/stone fill from stockpiled material will be placed over the delineation barrier to restore the cap. See Section 3 for screening of materials. An estimated 200 C.Y. of soil will be excavated beneath the delineation barrier.
- Any excess material from the excavation below the cap not used as utility backfill as noted above will be placed beneath the existing demarcation and cap layer outside any proposed building foundations or paved areas. The cap would be replaced and grade would be adjusted in this area.

The entire construction process will follow the project’s health and safety plan as provided in Appendix G of the SMP as well as in compliance with this excavation work plan and 29 CFR 1910.120.

SCHEDULE

Construction Task	Start Date	Approximate Duration
1 -Initial Site Setup and Staging including Survey and Layout	08/09/2017	1 Week
2 -D.O.T. R.O.W. Sanitary Sewer and Waterline Work	08/14/2017	1 Month
3 -Installation of On-Site Storm Sewer, Sanitary Sewer, and Waterlines	08/21/2017	1 Month
4 -Building Foundation Construction	09/04/2017	2 Months
5 -Building Construction	10/02/2017	12 Months
6 -Asphalt Paving and Site Concrete	08/01/2018	1 Month
7 -Site Landscaping	09/01/2018	1 Month
8 -Phase 1 Completion	10/01/2018	-

2.0 REMAINING CONTAMINATION

Contaminants remaining below the two feet of clean soil cover include radioactive slag and soils impacted with heavy metals and SVOCs (primarily PAHs) that exceed restricted residential SCOs. The dose assessment modelling using the measured radiation levels of the slag material indicated that with two feet of soil fill (soil cap) placed over the entire, site radiation dosage levels above the two feet of fill from the subsurface slag material would more than meet NYSDEC DER 38 dosage guidance values. A geotextile demarcation layer was placed at the surface of the existing soils prior to placement of the two foot clean fill layer.

3.0 SOIL SCREENING METHODS

Visual, olfactory and instrument-based (dust meter and gamma scintillation system) soil screening will be performed by a qualified environmental professional during all excavations into known or potentially impacted material. Soil screening will be performed when invasive work is done and will include all excavation and invasive work performed during development, such as excavations for foundations and utility work, after issuance of the COC.

During installation of site infrastructure (i.e., water and sewer systems), construction activities will be surveyed as necessary for the presence of low activity naturally occurring radioactive material (NORM) using a gamma scintillation system (e.g. meter and detector) and a dose meter. If any NORM is encountered, then the following provisions will be instituted:

- If NORM waste above twice background levels requires removal from the subsurface, then it will be segregated on 10 mil polyethylene and isolated from all other material.
- If NORM waste does not require removal, then installation of the requisite infrastructure will continue as designed.
- In both circumstances, it will be ensured that no NORM enters any piping or other infrastructure appurtenances during construction.
- Once the piping systems are completed, all pathways for the NORM waste to enter the water or sewer systems will be discontinued.

Any NORM waste that is segregated during construction activities will be adequately packaged, transported and disposed at an out of State facility that is licensed to accept such material.

4.0 SOIL STAGING METHODS

Soil stockpiles will be encircled with a berm or silt fence. Hay bales will be used as needed near catch basins, surface waters and other discharge points.

Stockpiles will be kept covered at all times with appropriately anchored tarps. Stockpiles will be routinely inspected and damaged tarp covers will be promptly replaced.

5.0 MATERIALS EXCAVATION

A qualified environmental professional or person under their supervision will oversee all invasive work and the excavation of all material.

The owner of the property and its contractors are responsible for safe execution of all invasive and other work performed under this Plan.

The presence of utilities and easements on the site will be investigated by the qualified environmental professional. It will be determined whether a risk or impediment to the planned work under this SMP is posed by utilities or easements on the site.

If any impacted material needs to leave the site the Loaded vehicles will be appropriately lined, tarped, securely covered, manifested, and placarded in accordance with appropriate Federal, State, local, and NYSDOT requirements (and all other applicable transportation requirements).

Locations where vehicles enter or exit the site shall be inspected daily for evidence of off-site soil tracking.

6.0 MATERIALS TRANSPORT OFF-SITE

If excavated materials need to be transported off-site the transport will be performed by licensed haulers in accordance with appropriate local, State, and Federal regulations, including 6 NYCRR Part 364. Haulers will be appropriately licensed and trucks properly placarded.

Material transported by trucks exiting the site will be secured with tight-fitting covers. Loose-fitting canvas-type truck covers will be prohibited. If loads contain wet material capable of producing free liquid, truck liners will be used.

7.0 MATERIALS DISPOSAL OFF-SITE

Any material excavated from below the cap that is required to be removed from the site will be treated as contaminated and regulated material and will be transported and disposed in accordance with all local, State (including 6NYCRR Part 360) and Federal regulations. If disposal of material from this site is proposed for unregulated off-site disposal (i.e. clean soil removed for development purposes), a formal request with an associated plan will be made to the NYSDEC. Unregulated off-site management of materials from this site will not occur without formal NYSDEC approval.

8.0 MATERIALS REUSE ON-SITE

The qualified environmental professional will ensure that procedures defined for materials reuse in this SMP are followed and that unacceptable material does not remain on-site. Contaminated on-site material, including historic fill and contaminated soil, that is acceptable for reuse on-site will be placed below the demarcation layer or impervious surface, and will not be reused within a cover soil layer. Any excess contaminated material excavated from below the cover system which cannot be returned to the excavation shall be properly disposed as described in Section 7 above.

9.0 FLUIDS MANAGEMENT

If any liquids are to be removed from the site, including but not limited to, excavation dewatering, decontamination waters and groundwater monitoring well purge and development waters, will be handled, transported and disposed in accordance with applicable local, State, and Federal regulations. Dewatering, purge and development fluids will not be recharged back to the land surface or subsurface of the site, and will be managed off-site, unless prior approval is obtained from NYSDEC.

Discharge of water generated during large-scale construction activities to surface waters (i.e. a local pond, stream or river) will be performed under the SPDES permit which is provided in Appendix I of the SMP.

10.0 COVER SYSTEM RESTORATION

After the completion of soil removal and any other invasive activities the cover system will be restored in a manner that complies with the RAWP and decision document. The existing cover system is comprised of a minimum of 24 inches of clean soil, asphalt pavement, concrete covered sidewalks and concrete building slabs. The demarcation layer, consisting of orange geotextile or equivalent material will be replaced to provide a visual reference to the top of the remaining contamination zone, the zone that requires adherence to special conditions for disturbance of remaining contaminated soils defined in this SMP. If the type of cover system changes from that which exists prior to the excavation (i.e., a soil cover is replaced by asphalt), this will constitute a modification of the cover element of the remedy and the upper surface of the remaining contamination. A figure showing the modified surface will be included in the subsequent Periodic Review Report and in an updated SMP.

11.0 BACKFILL FROM OFF-SITE SOURCES

All materials proposed for import onto the site will be approved by the qualified environmental professional and will be in compliance with provisions in the SMP prior to receipt at the site. Two inch run-a-crush (ROC) stone material will be imported from one or both of two sites and be used as described in the Work to be

Performed section of Section 1. The stone material to be used meets the SMP requirement of Rock or stone, consisting of virgin material from a permitted mine or quarry may be imported for use as backfill, without chemical testing provided it contains less than 10% by weight of material which would pass through a size 200 sieve.

The NYSDOT permitted facilities are as follows and a description of the material to be is attached to this EWP:

- LaFarge Plant – 400 Hinman Road, Lockport, NY 14094 – NYS Source Number 5-5R.
- New Enterprise Stone & Lime Co Inc. – 500 Como Park Blvd., Buffalo, NY 14227-NYS Source Number 5-3R-Wehrle Drive Plant.

Trucks entering the site with imported soils will be securely covered with tight fitting covers. Imported soils will be stockpiled separately from excavated materials and covered to prevent dust releases.

12.0 STORMWATER POLLUTION PREVENTION

A Stormwater Pollution Prevention Plan (SWPPP) exists for this site and is presented in the SMP Appendix I.

For Phase 1 construction, a SWPPP disturbance map is attached to this EWP.

13.0 EXCAVATION CONTINGENCY PLAN

If underground tanks or other previously unidentified contaminant sources are found during post-remedial subsurface excavations or development related construction, excavation activities will be suspended until sufficient equipment is mobilized to address the condition.

Sampling will be performed on product, sediment and surrounding soils, etc. as necessary to determine the nature of the material and proper disposal method. Chemical analysis will be performed for a full list of analytes (TAL metals; TCL volatiles and semi-volatiles, TCL pesticides and PCBs), unless the site history and previous sampling results provide a sufficient justification to limit the list of analytes. In this case, a reduced list of analytes will be proposed to the NYSDEC for approval prior to sampling.

Identification of unknown or unexpected contaminated media identified by screening during invasive site work will be promptly communicated by phone to NYSDEC's Project Manager. Reportable quantities of petroleum product will also be reported to the NYSDEC spills hotline. These findings will be also included in the Periodic Review Report.

600 RIVER ROAD

CITY OF NORTH TONAWANDA, NIAGARA COUNTY, NEW YORK



LOCATION MAP
N.T.S.

PROJECT LEGEND

EXISTING FEATURES	PROPOSED FEATURES
--- PROPERTY BOUNDARY LINE	▣ CATCH BASIN
— CENTERLINE	— W — WATER VALVE
MB □ MAIL BOX	— SA — SA — SANITARY SEWER LINE
▲ SIGN	— ST — ST — STORM SEWER LINE
ELEC. M.H. □ ELECTRIC MANHOLE	— W — WATER LINE
TELE. M.H. ○ TELEPHONE MANHOLE	▽ SIGN
□ DI DRAINAGE INLET & STORM LINE	TC 710.00 SPOT ELEVATION (TOP OF CURB/BOTTOM OF CURB)
○ SANITARY MANHOLE	*BC 709.50
— W — WATER LINE	→ FLOW DIRECTION
— U — UTILITY POLE	▣ INLET PROTECTION
WV □ WATER VALVE	▣ SILT SOCK
— H — HYDRANT	▣ TEMPORARY CONSTRUCTION ENTRANCE
— GAS — GAS LINE	
— CHW — OVERHEAD WIRES	



METZGER CIVIL ENGINEERING, PLLC

SCHEDULE OF DRAWINGS:

SHEET NO.	DRAWING NO.	DESCRIPTION
1	CS-1	COVER SHEET
2	SV-1	BOUNDARY AND TOPOGRAPHICAL SURVEY
3	RP-1	RECORD PLAN (EXISTING TOPOGRAPHY MAP)
4	SP-1	SITE PLAN
5	GD-1	DRAINAGE AND GRADING PLAN
6	SW-1	SANITARY AND WATER PLAN
7	ESC-1	EROSION AND SEDIMENT CONTROL PLAN
8	LP-1	LANDSCAPE PLAN
9	D-1	SITE & STORMWATER DETAILS
10	D-2	WATER & RPZ DETAILS
11	D-3	SANITARY DETAILS

OWNER:

ROCK ONE DEVELOPMENT LLC
10151 MAIN STREET
CLARENCE, NEW YORK 14031

ARCHITECT:

K2 ARCHITECTURE
164 LAFAYETTE AVENUE
BUFFALO, NEW YORK 14213
PHONE: (716) 908-1756
EMAIL: douglas@K2Architecture.com

CIVIL ENGINEER:

METZGER CIVIL ENGINEERING, PLLC
8245 SHERIDAN DRIVE
WILLIAMSVILLE, NEW YORK 14221
PHONE: (716) 633-2601
EMAIL: meteng@roadrunner.com

CITY OF NORTH TONAWANDA NOTES:

1) CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL CITY CONSTRUCTION SPECIFICATIONS WHERE APPLICABLE AND/OR SUBJECT TO THE LATEST REVISIONS BY THE CITY ENGINEER.

APPROVED BY THE CITY OF NORTH TONAWANDA PLANNING COMMISSION

CHAIRMAN _____ DATE: _____

APPROVED BY THE NIAGARA COUNTY HEALTH DEPARTMENT

_____ DATE: _____

APPROVED BY THE CITY OF NORTH TONAWANDA ENGINEER

_____ DATE: _____

REVISIONS:

06-30-17	AS SHOWN
06-16-17	
03-21-17	
03-09-17	
02-15-17	
01-12-17	
09-25-16	
08-25-16	
03-10-16	
02-26-16	

SCALE:	AS SHOWN
DATE:	JANUARY 22, 2016
JOB NO:	M-1314
DRAWING NO:	

CS-1

General Notes

Legend

- Found Pipe
- Found Rebar
- △ Railroad Spike
- ↑ Street Sign
- ⊣ Water Valve
- ⊣ Gas Valve
- ⊛ Tall Light Pole
- Tree
- ⊙ Sanitary Sewer Manho.
- Storm Manhole
- ⊞ Catchbasin
- ⊕ Fire Hydrant
- △ Guy Wire Anchor
- Utility Pole
- Steel Post
- Bollard

Notes:

This survey was prepared for Lou Visone.

This map of survey dated April 18, 2013, was prepared from an instrument survey, with field work completed on April 15, 2013.

This survey was prepared for the parties and purpose indicated hereon. Any extension of the use beyond the purpose agreed to, exceeds the scope of the engagement.

It is a violation of New York State Education Law for any person, unless acting under the direction of a licensed surveyor, to alter in any way.

Only copies of this survey marked with an original signature and an original embossed or ink seal are the product of the land surveyor.

This plan NOT valid with an Affidavit of No Change.

This survey was prepared without the benefit of an up to date abstract of title and is subject to any state of facts revealed by an examination of such.

Lands on this survey are based on the references as indicated and a survey map prepared by Kenneth D. Witschi dated January 10, 2012.

Distance shown are double and measured, unless otherwise indicated.

Elevations are referenced to NAVD88 by GPS Observation.

Symbols are graphical representations and not to scale.

Only visible utility services and/or encumbrances were located and shown.

Remove not the ancient landmark, which thy fathers have set. Provs. 22:28
Cursed be he that removeth his neighbor's landmark. And the people shall say Amen. Deuteronomy 19:17

Survey by William J Tucker, II PLS #50369
Clear Creek Land Surveying, L.L.C.
P.O. Box 435, Springville, N.Y. 14141
Phone 716-592-5800 Fax 716-592-5566

Project	13-012 Visone
Date	April 18, 2013
Scale	1" = 30'

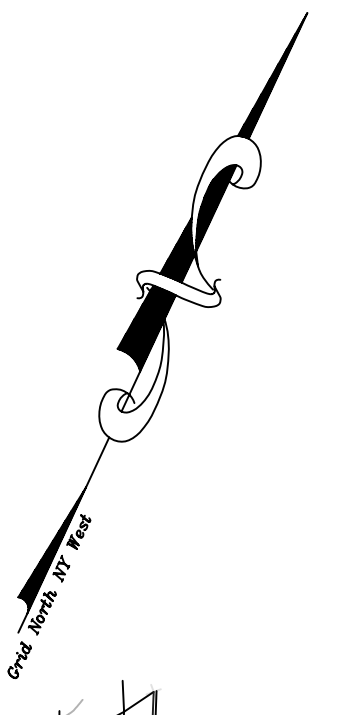
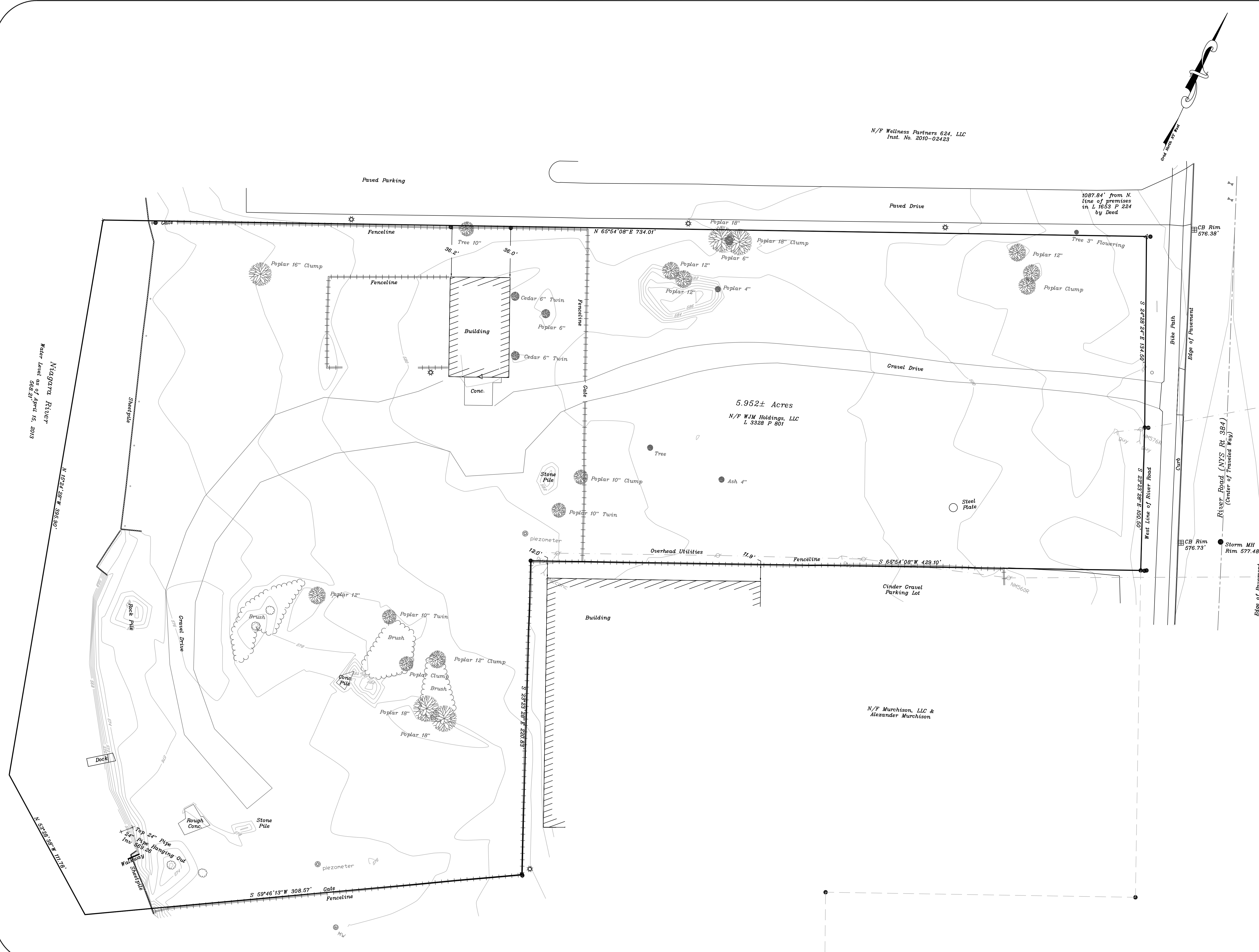
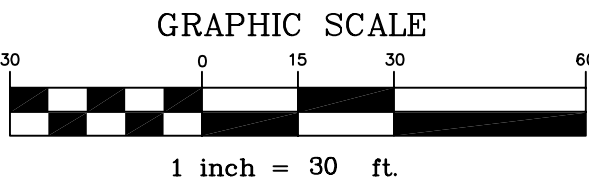
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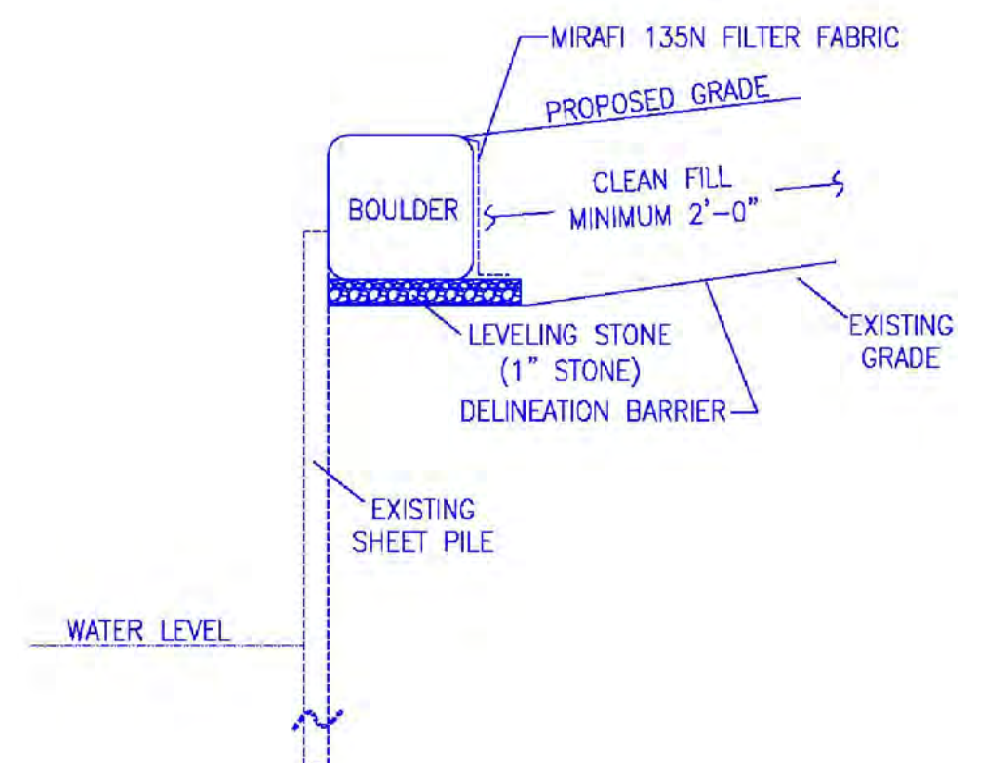
Clear Creek Land Surveying, LLC
PO Box 435
Springville, NY 14141
ph. 716-592-5800
fax 716-592-5566

Project Name and Address

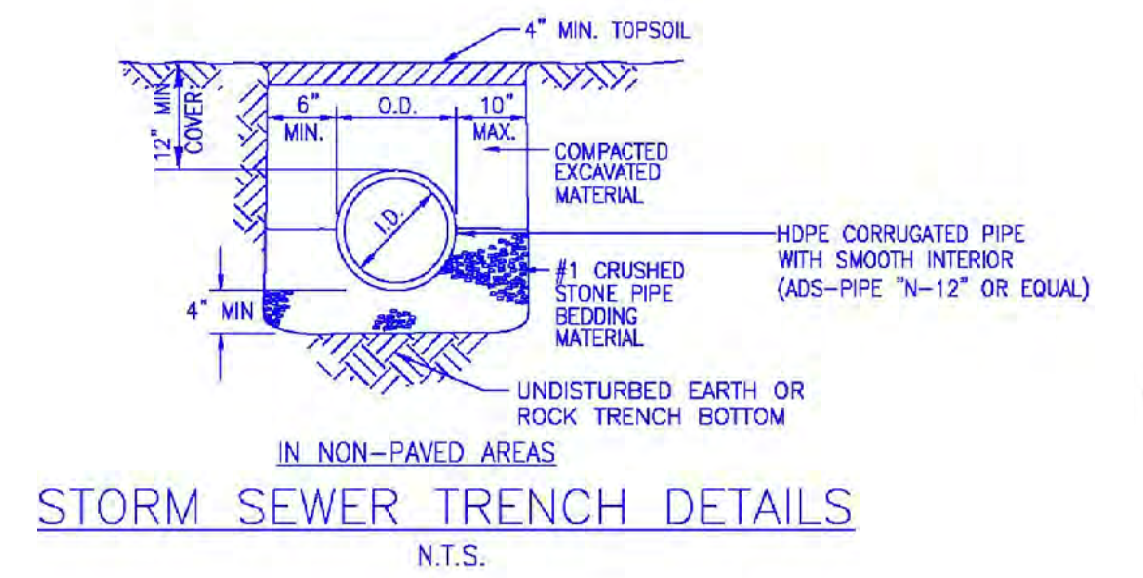
Lands Surveyed:
Boundary & Topographical
Survey of #600 River Road

Part of Lot 75 Mile Reserve
City of North Tonawanda
Niagara County
State of New York

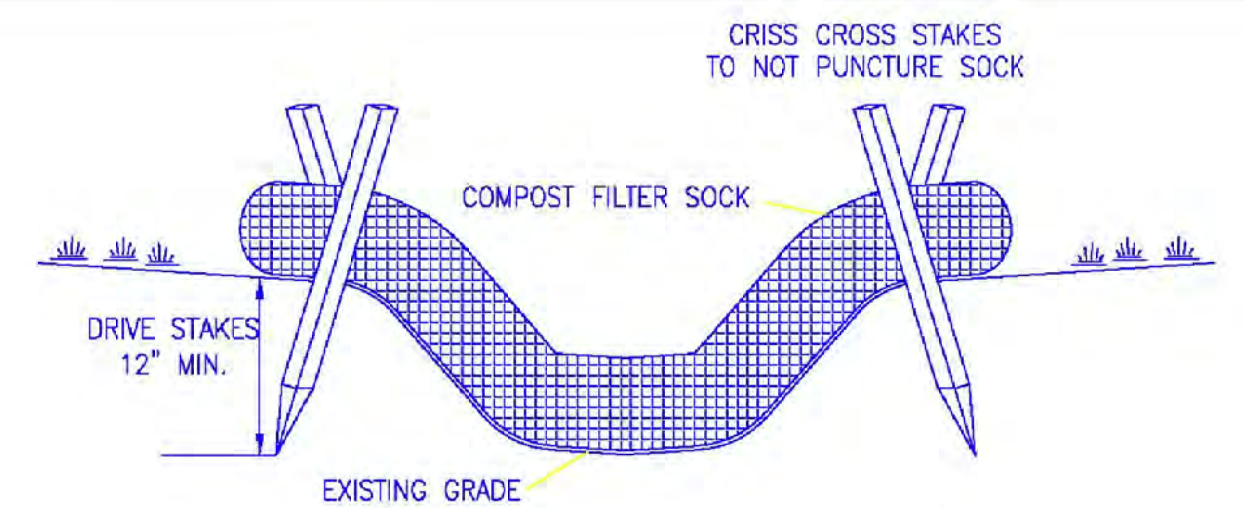




BOULDERS ALONG EXISTING SHEETPILE WALL
N.T.S.



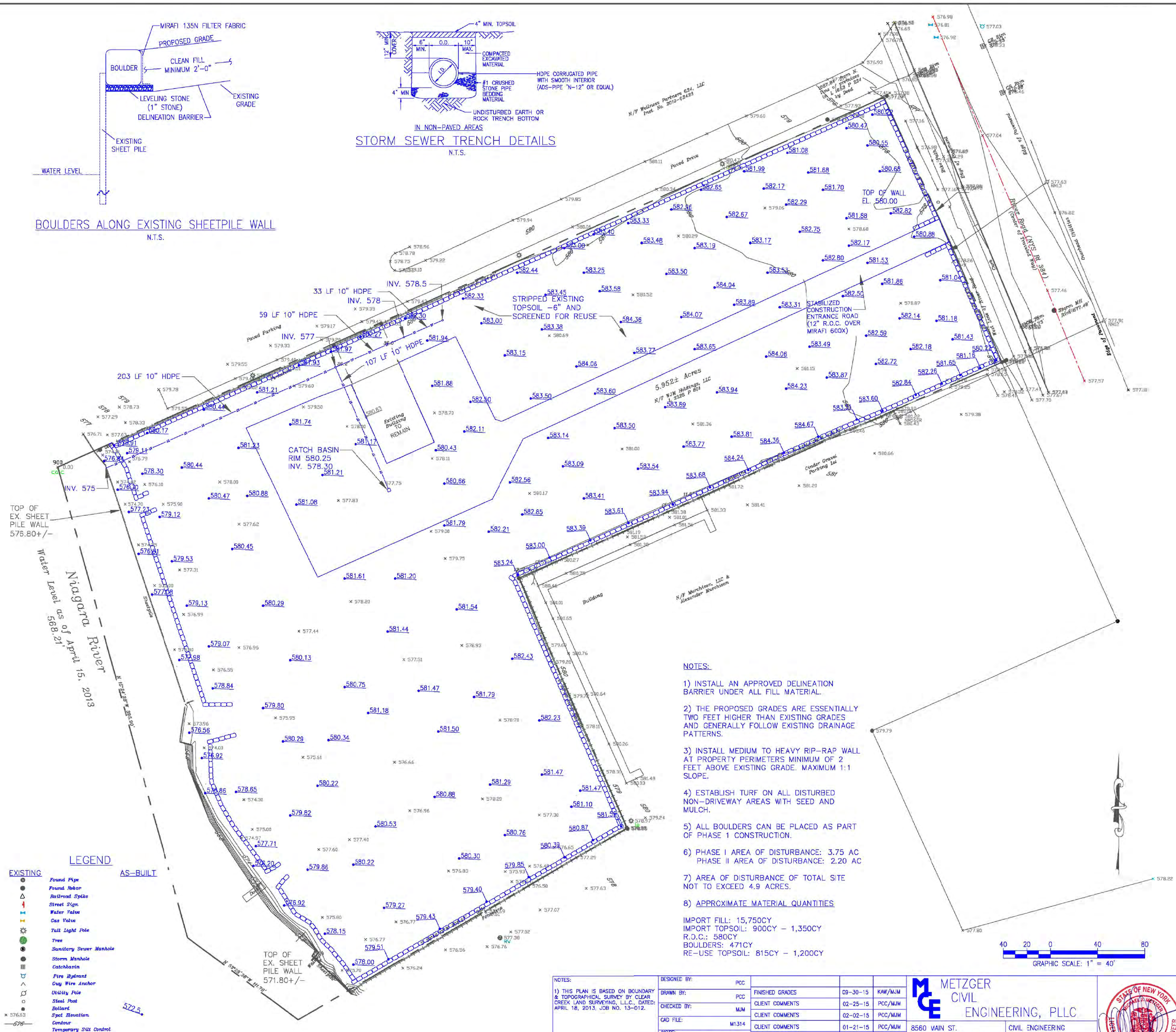
STORM SEWER TRENCH DETAILS
N.T.S.



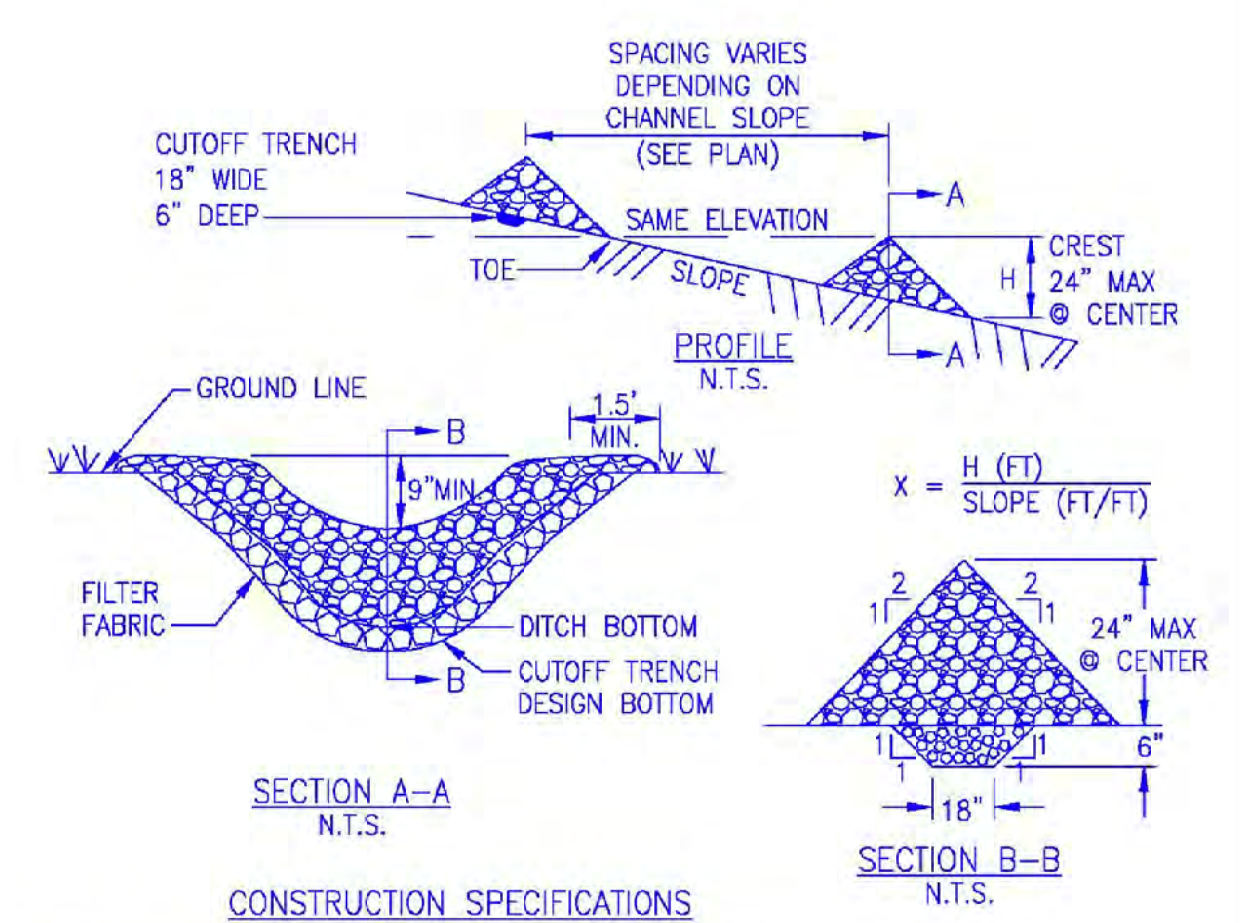
NOTES:
1. 8" MINIMUM COMPOST FILTER SOCK MUST CONFORM TO USACOE PWTE 200-1-62 (FILTREXX SILTSOXX OR APPROVED EQUAL).

MINIMUM SOCK SPACING		
SLOPE %	8 INCH SOCK	12 INCH SOCK
0-2%	300'	375'
2-5%	200'	250'
5-10%	100'	125'

COMPOST FILTER SOCK
N.T.S.



- NOTES:
- 1) INSTALL AN APPROVED DELINEATION BARRIER UNDER ALL FILL MATERIAL.
 - 2) THE PROPOSED GRADES ARE ESSENTIALLY TWO FEET HIGHER THAN EXISTING GRADES AND GENERALLY FOLLOW EXISTING DRAINAGE PATTERNS.
 - 3) INSTALL MEDIUM TO HEAVY RIP-RAP WALL AT PROPERTY PERIMETERS MINIMUM OF 2 FEET ABOVE EXISTING GRADE. MAXIMUM 1:1 SLOPE.
 - 4) ESTABLISH TURF ON ALL DISTURBED NON-DRIVEWAY AREAS WITH SEED AND MULCH.
 - 5) ALL BOULDERS CAN BE PLACED AS PART OF PHASE 1 CONSTRUCTION.
 - 6) PHASE I AREA OF DISTURBANCE: 3.75 AC
PHASE II AREA OF DISTURBANCE: 2.20 AC
 - 7) AREA OF DISTURBANCE OF TOTAL SITE NOT TO EXCEED 4.9 ACRES.
 - 8) APPROXIMATE MATERIAL QUANTITIES:
IMPORT FILL: 15,750CY
IMPORT TOPSOIL: 900CY - 1,350CY
R.O.C.: 580CY
BOULDERS: 471CY
RE-USE TOPSOIL: 815CY - 1,200CY



- 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.

TEMPORARY STONE CHECK DAM
N.T.S.

LEGEND

EXISTING	AS-BUILT
Found Pipe	
Found Manhole	
Reinforced Sign	
Street Sign	
Water Valve	
Gas Valve	
Tall Light Pole	
Tree	
Sanitary Sewer Manhole	
Storm Manhole	
Catchbasin	
Fire Hydrant	
Curb Wire Anchor	
Utility Pole	
Steel Post	
Boilard	
Spot Elevation	
Outdoor	
Temporary Stilt Control	

NOTES:
1) THIS PLAN IS BASED ON BOUNDARY & TOPOGRAPHICAL SURVEY BY CLEAR CREEK LAND SURVEYING, L.L.C., DATED: APRIL 18, 2013, JOB NO. 13-012.

DESIGNED BY:	PCC
DRAWN BY:	PCC
CHECKED BY:	MJM
GAD FILE:	M1314
NOTE:	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW

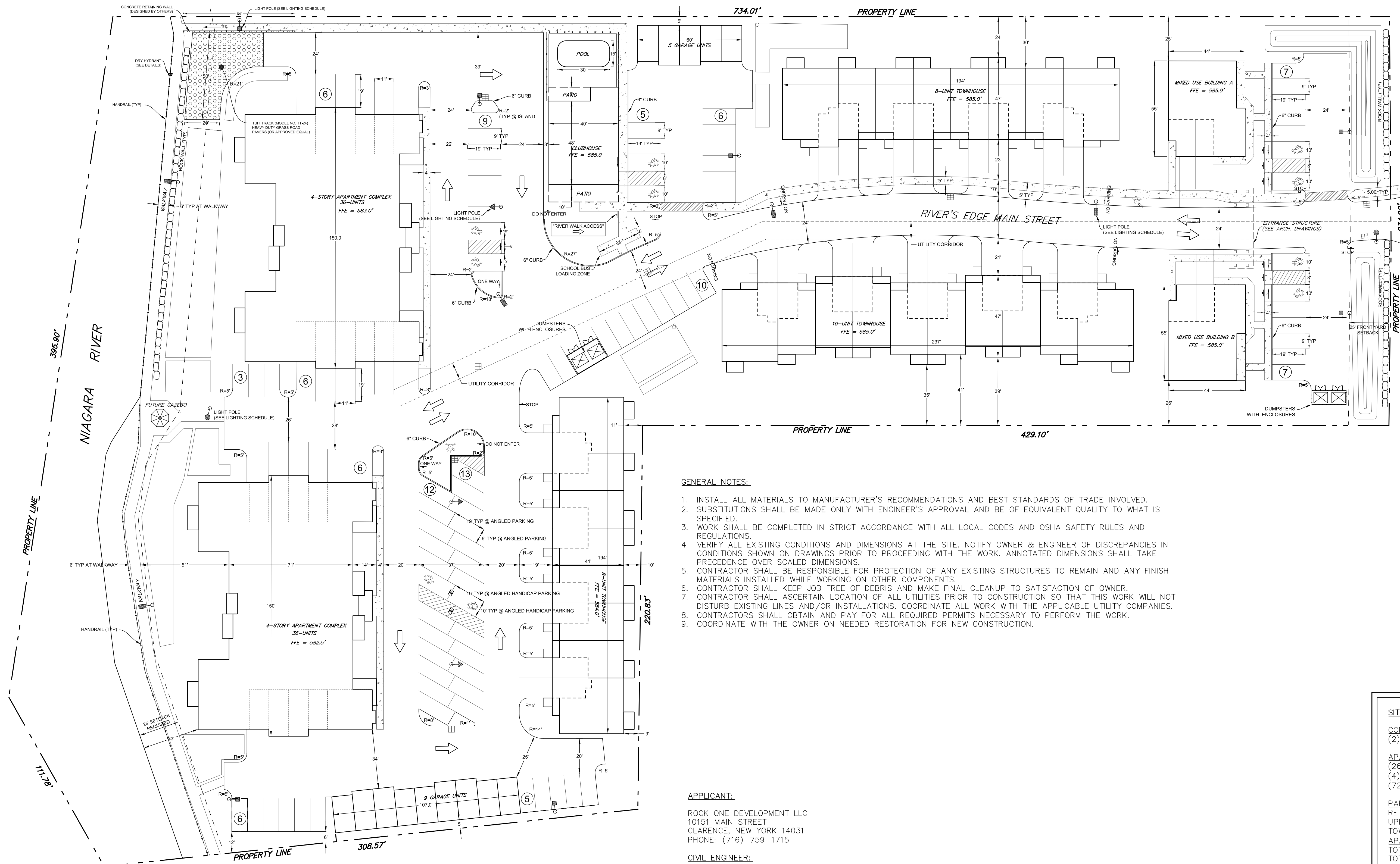
MC METZGER CIVIL ENGINEERING, PLLC
8560 VAIN ST.
WILLIAMSVILLE, NY 14221
PH: 716-633-2601
FAX: 716-633-2704



600 RIVER ROAD
TWO FOOT (2') CLEAN FILL CAP
CITY OF NORTH TONAWANDA, NIAGARA COUNTY, NEW YORK

SCALE:	AS NOTED
DATE:	FEBRUARY 25, 2015
JOB NO:	M-1314
DRAWING NO:	RP-1

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GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH ENGINEER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK. ANNOTATED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIALS INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTORS SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
9. COORDINATE WITH THE OWNER ON NEEDED RESTORATION FOR NEW CONSTRUCTION.

APPLICANT:

ROCK ONE DEVELOPMENT LLC
 10151 MAIN STREET
 CLARENCE, NEW YORK 14031
 PHONE: (716)-759-1715

CIVIL ENGINEER:

METZGER CIVIL ENGINEERING PLLC
 8245 SHERIDAN DRIVE
 CLARENCE, NEW YORK 14221
 PHONE: (716)-633-2601

SITE DATA

COMMERCIAL MIXED USE:
 (2) RETAIL/OFFICE SPACE (3,160 S.F. TOTAL)

APARTMENTS:
 (26) 2-BEDROOM TOWNHOUSE STYLE (SIZE VARIES)
 (4) 2-BEDROOM UPPER APARTMENTS (1,100 S.F. EACH)
 (72) APARTMENTS UNITS (SIZE VARIES)

PARKING:
 RETAIL/OFFICE = 14 SPACES
 UPPER APARTMENTS = 8 SPACES
 TOWNHOUSE APARTMENTS = 52 SPACES (INCLUDING GARAGES)
 APARTMENT UNITS = 125 SPACES (INCLUDING GARAGES)
 TOTAL PROVIDED = 199 SPACES
 TOTAL REQUIRED = 142 SPACES

TOTAL SITE DENSITY:
 259,265 S.F. @ 1 UNIT/3,000 S.F. = 86 UNITS
 APARTMENTS PROPOSED ON SITE = 102 UNITS

GREEN SPACE REQUIRED = 15%
 GREEN SPACE PROVIDED = 26%

NOTES

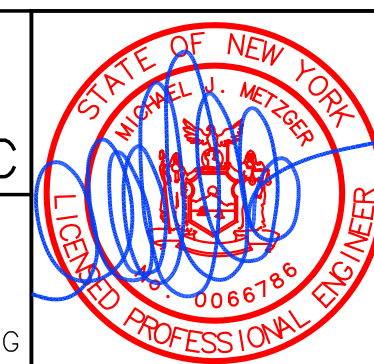
- 1) BOUNDARY INFORMATION PROVIDED BY CLEAR CREEK LAND SURVEYING LLC SURVEY DATED APRIL 18, 2013.
- 2) THIS IS NOT A PROPERTY SURVEY.

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Drawn By:	JCM	GRADING REVISIONS	06-16-17	JCM/ARR
Checked By:	MJM	CLUBHOUSE REVISIONS	03-21-17	JCM/ARR
Cad File:	M-1314	FIRE DEPARTMENT COMMENTS	03-09-17	JCM/ARR
		FIRE LANE	02-15-17	JCM/ARR
		BLDG RELOCATION & POOL	01-12-17	JCM/ARR
		BUILDING RELOCATION	05-25-16	JCM/ARR
		REVISIONS	DATE	BY/CK

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 8245 SHERIDAN DRIVE
 WILLIAMSVILLE, NY 14221
 PH: 716-633-2601
 FAX: 716-633-2704

CIVIL ENGINEERING
 LAND PLANNING
 SITE DESIGN
 MUNICIPAL ENGINEERING

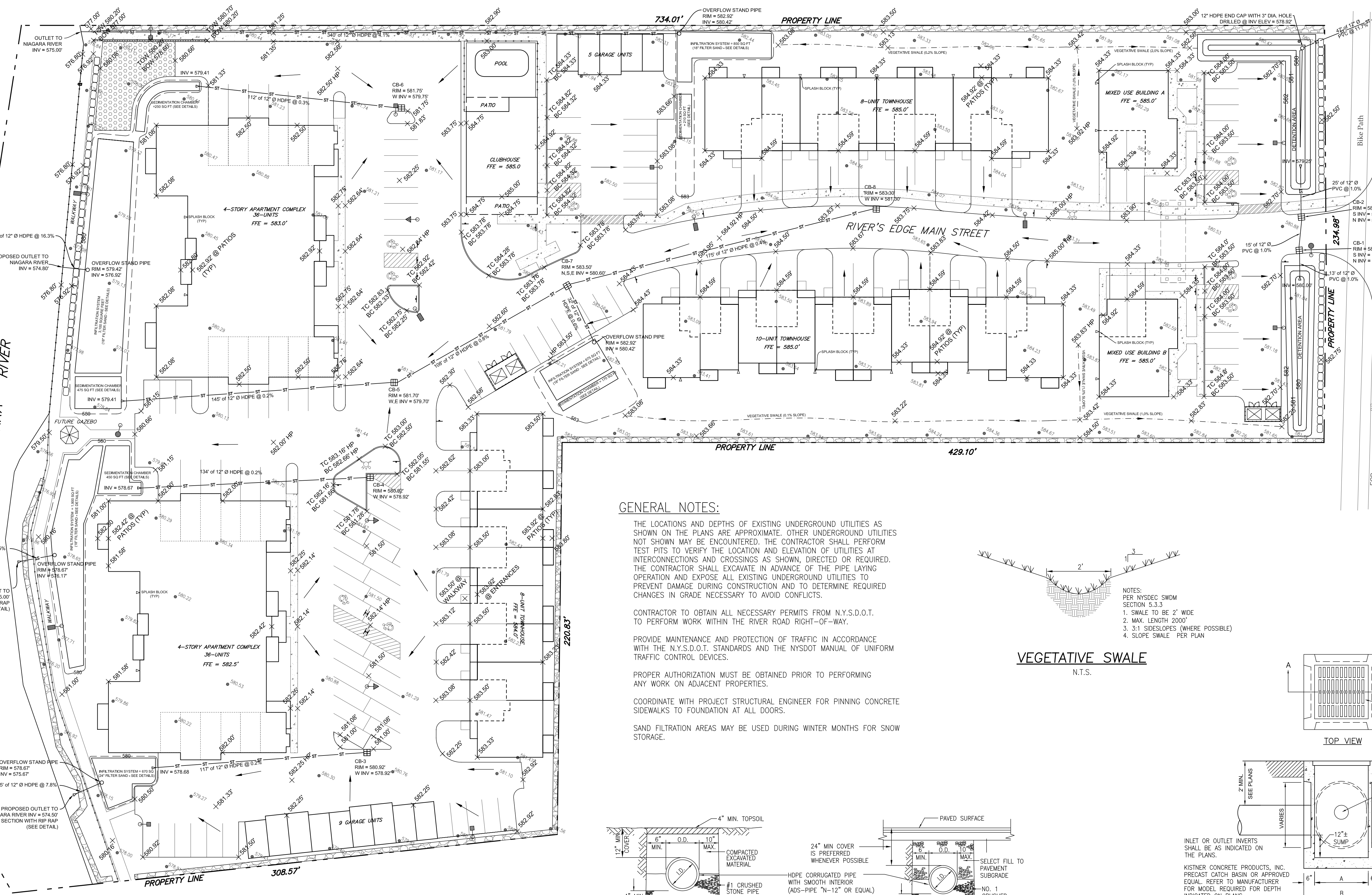


600 RIVER ROAD
 CITY OF NORTH TONAWANDA
 NIAGARA COUNTY, NEW YORK

SITE PLAN

SCALE: 1" = 30'
 DATE: JANUARY 22, 2016
 JOB NO: M-1314
 SHEET NO:

SP-1



GENERAL NOTES:

THE LOCATIONS AND DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS ARE APPROXIMATE. OTHER UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE CONTRACTOR SHALL PERFORM TEST PITS TO VERIFY THE LOCATION AND ELEVATION OF UTILITIES AT INTERCONNECTIONS AND CROSSINGS AS SHOWN, DIRECTED OR REQUIRED. THE CONTRACTOR SHALL EXCAVATE IN ADVANCE OF THE PIPE LAYING OPERATION AND EXPOSE ALL EXISTING UNDERGROUND UTILITIES TO PREVENT DAMAGE DURING CONSTRUCTION AND TO DETERMINE REQUIRED CHANGES IN GRADE NECESSARY TO AVOID CONFLICTS.

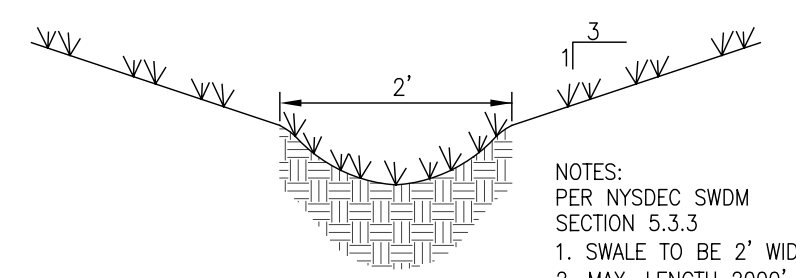
CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FROM N.Y.S.D.O.T. TO PERFORM WORK WITHIN THE RIVER ROAD RIGHT-OF-WAY.

PROVIDE MAINTENANCE AND PROTECTION OF TRAFFIC IN ACCORDANCE WITH THE N.Y.S.D.O.T. STANDARDS AND THE NYSDOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

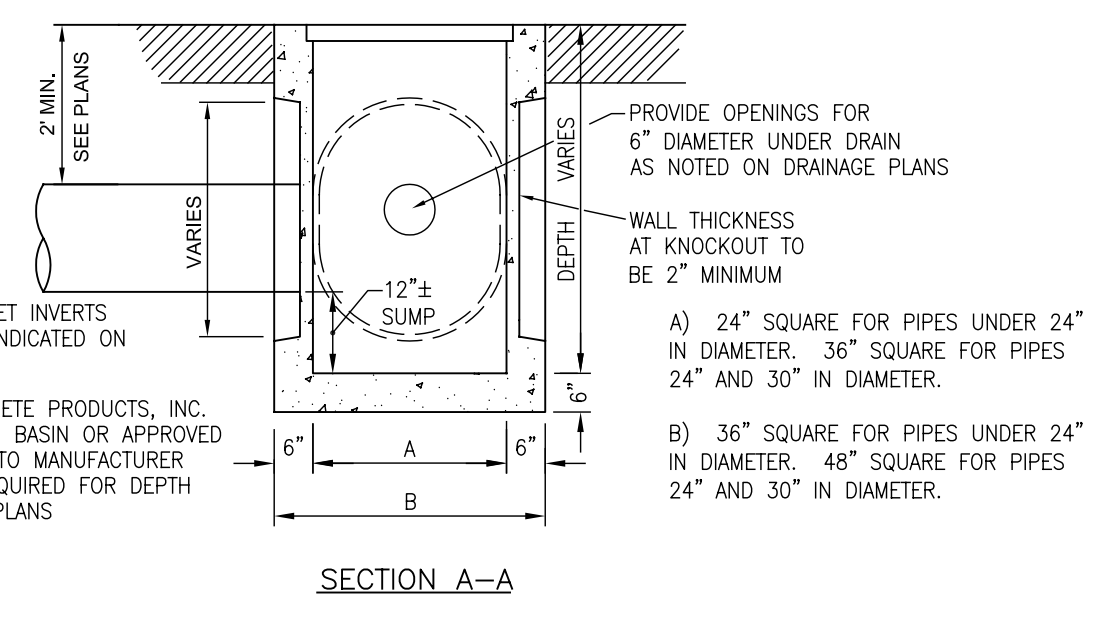
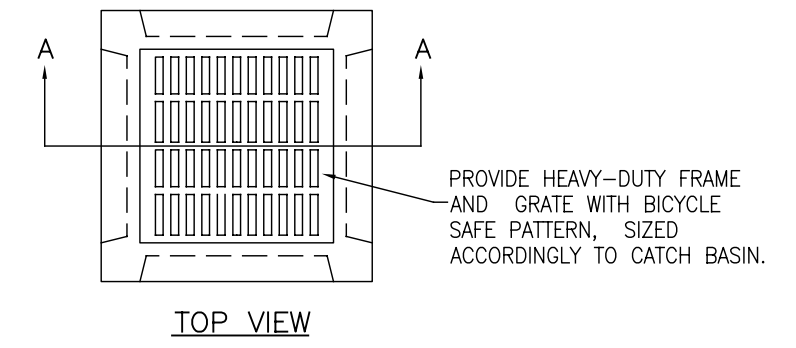
PROPER AUTHORIZATION MUST BE OBTAINED PRIOR TO PERFORMING ANY WORK ON ADJACENT PROPERTIES.

COORDINATE WITH PROJECT STRUCTURAL ENGINEER FOR PINNING CONCRETE SIDEWALKS TO FOUNDATION AT ALL DOORS.

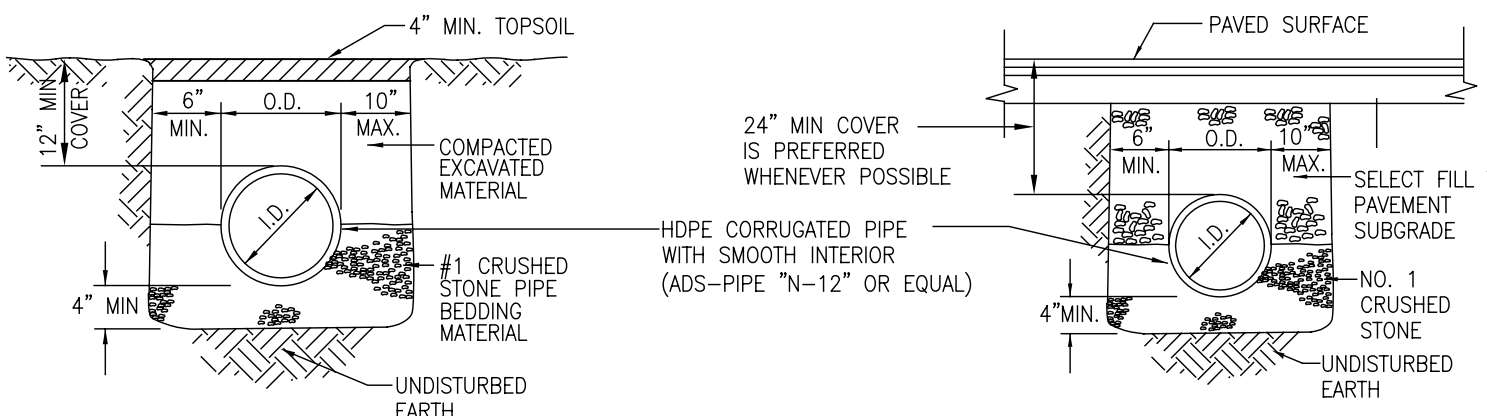
SAND FILTRATION AREAS MAY BE USED DURING WINTER MONTHS FOR SNOW STORAGE.



VEGETATIVE SWALE
N.T.S.



PRECAST CONCRETE CATCH BASIN
N.T.S.



STORM SEWER TRENCH DETAILS
N.T.S.

LEGEND

- 579.27 EXISTING CONTOUR ELEVATION
- +581.33 PROPOSED CONTOUR ELEVATION
- FLOW DIRECTION

NOTES

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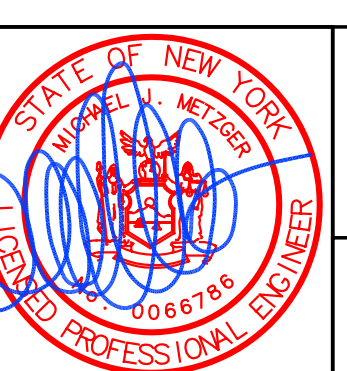
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		BUILDING RELOCATION	05/25/16	JCM/ARH
		REVISIONS	DATE	BY

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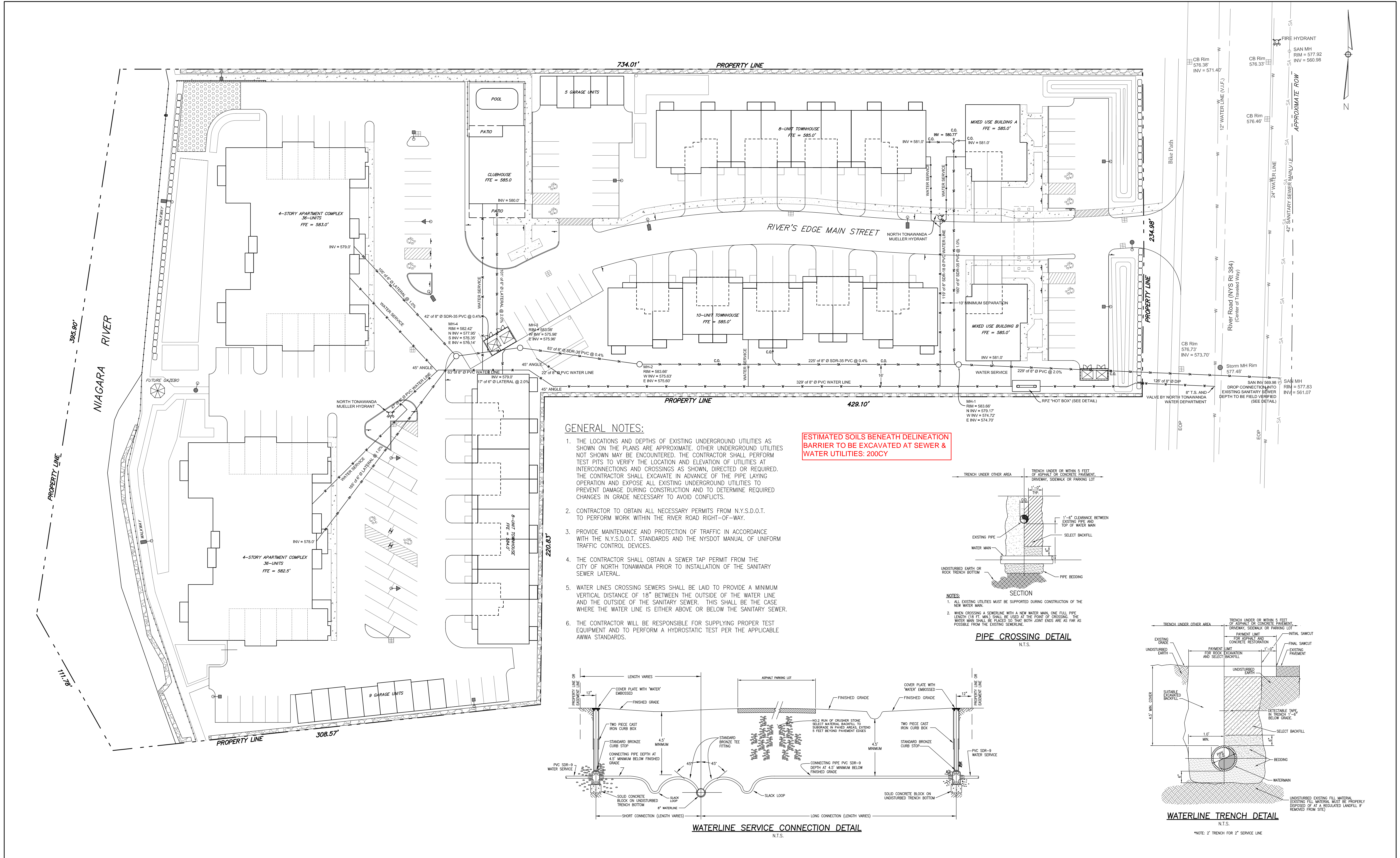
CIVIL ENGINEERING
 LAND PLANNING
 SITE DESIGN
 MUNICIPAL ENGINEERING



600 RIVER ROAD
 CITY OF NORTH TONAWANDA
 NIAGARA COUNTY, NEW YORK

GRADING AND DRAINAGE PLAN

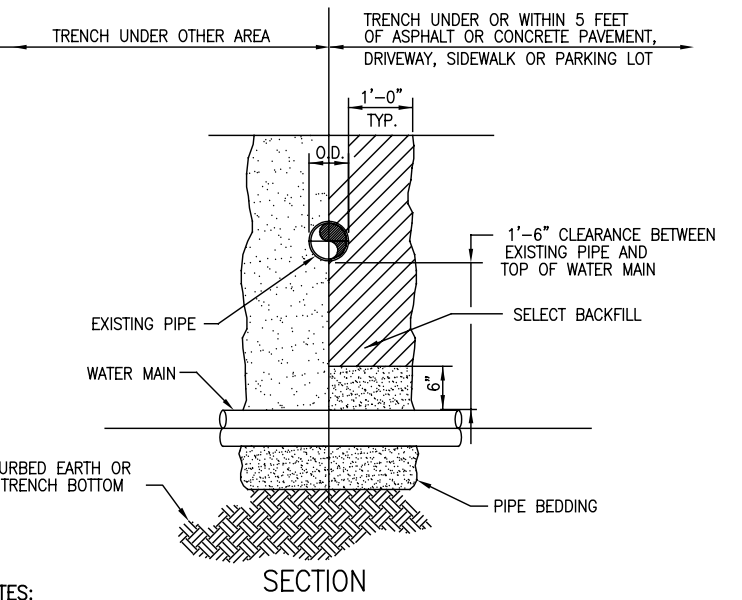
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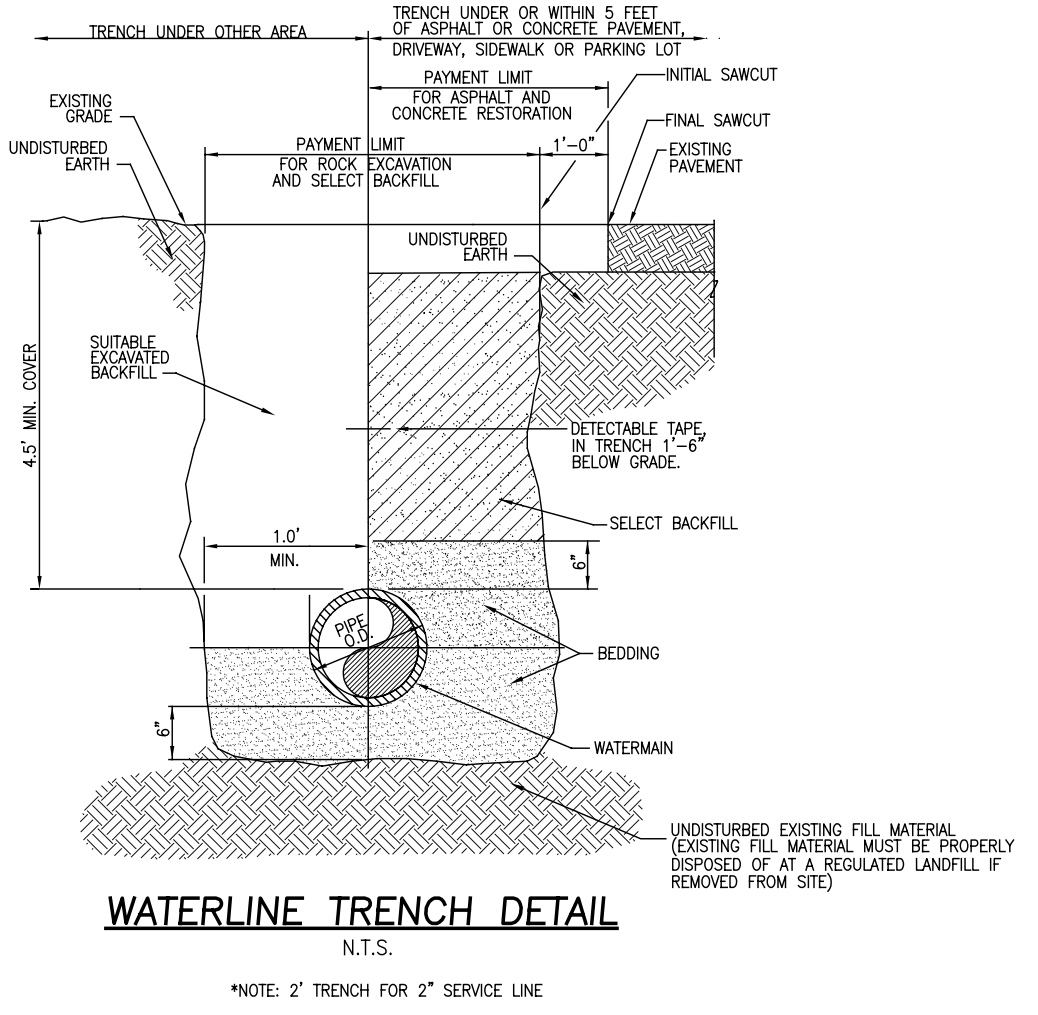
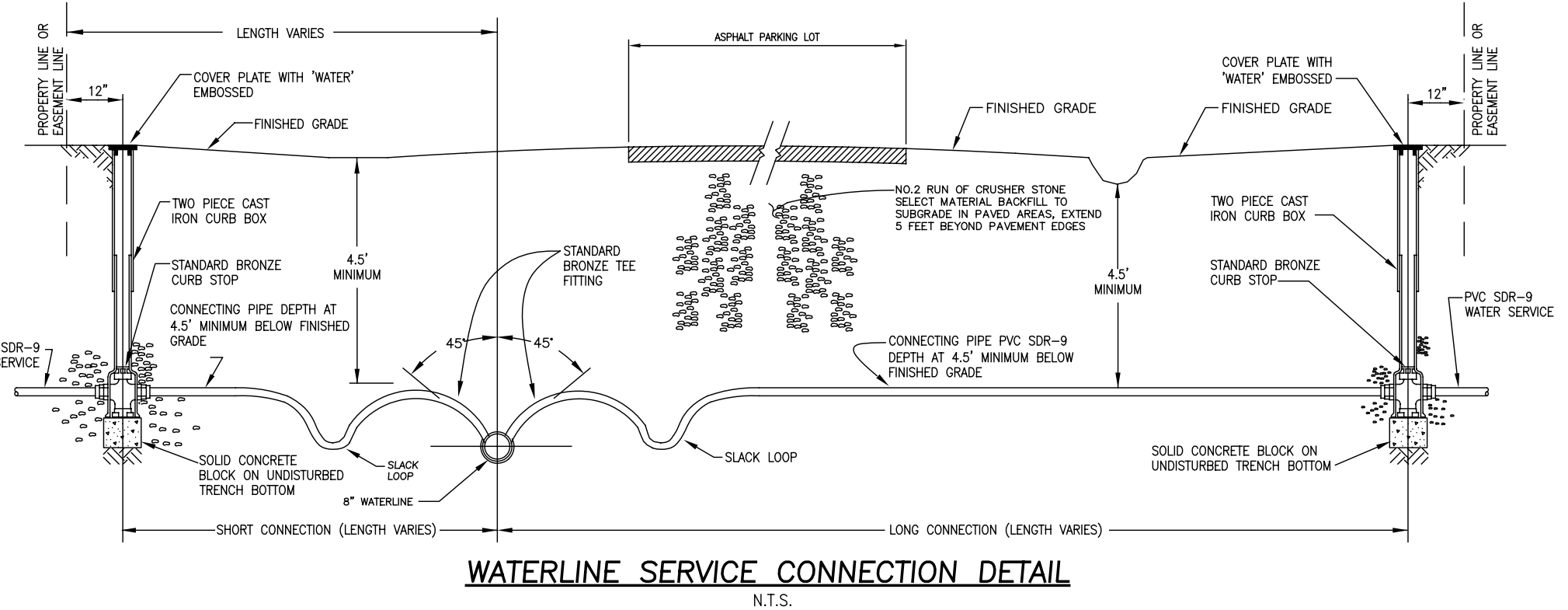
GENERAL NOTES:

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2. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FROM N.Y.S.D.O.T. TO PERFORM WORK WITHIN THE RIVER ROAD RIGHT-OF-WAY.
3. PROVIDE MAINTENANCE AND PROTECTION OF TRAFFIC IN ACCORDANCE WITH THE N.Y.S.D.O.T. STANDARDS AND THE NYSDOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. THE CONTRACTOR SHALL OBTAIN A SEWER TAP PERMIT FROM THE CITY OF NORTH TONAWANDA PRIOR TO INSTALLATION OF THE SANITARY SEWER LATERAL.
5. WATER LINES CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18" BETWEEN THE INSIDE OF THE WATER LINE AND THE OUTSIDE OF THE SANITARY SEWER. THIS SHALL BE THE CASE WHERE THE WATER LINE IS EITHER ABOVE OR BELOW THE SANITARY SEWER.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR SUPPLYING PROPER TEST EQUIPMENT AND TO PERFORM A HYDROSTATIC TEST PER THE APPLICABLE AWWA STANDARDS.

ESTIMATED SOILS BENEATH DELINEATION BARRIER TO BE EXCAVATED AT SEWER & WATER UTILITIES: 200CY



- NOTES:**
1. ALL EXISTING UTILITIES MUST BE SUPPORTED DURING CONSTRUCTION OF THE NEW WATER MAIN.
 2. WHEN CROSSING A SEWERLINE WITH A NEW WATER MAIN, ONE FULL PIPE LENGTH (18 FT. MIN.) SHALL BE USED AT THE POINT OF CROSSING. THE WATER MAIN SHALL BE PLACED SO THAT BOTH JOINT ENDS ARE AS FAR AS POSSIBLE FROM THE EXISTING SEWERLINE.



NOTES

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		NCHD COMMENTS	02/15/17	JCM/ARH
		BLDG RELOCATION & POOL	01/12/17	JCM/ARH
		SAN. CONNECTION & EX. MH	09/25/16	ARH/JCM
		REVISIONS	DATE	BY



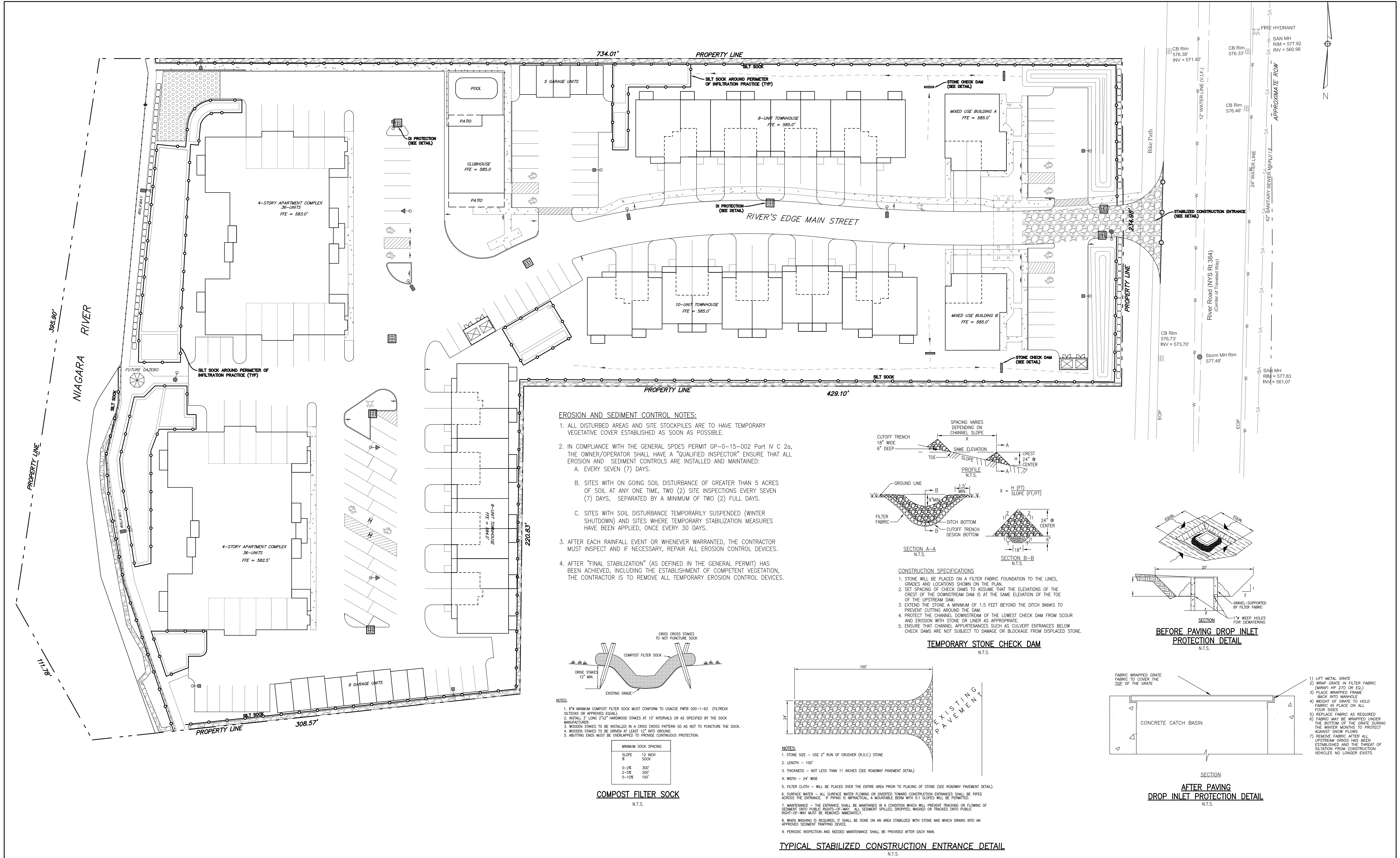
600 RIVER ROAD
CITY OF NORTH TONAWANDA
NIAGARA COUNTY, NEW YORK

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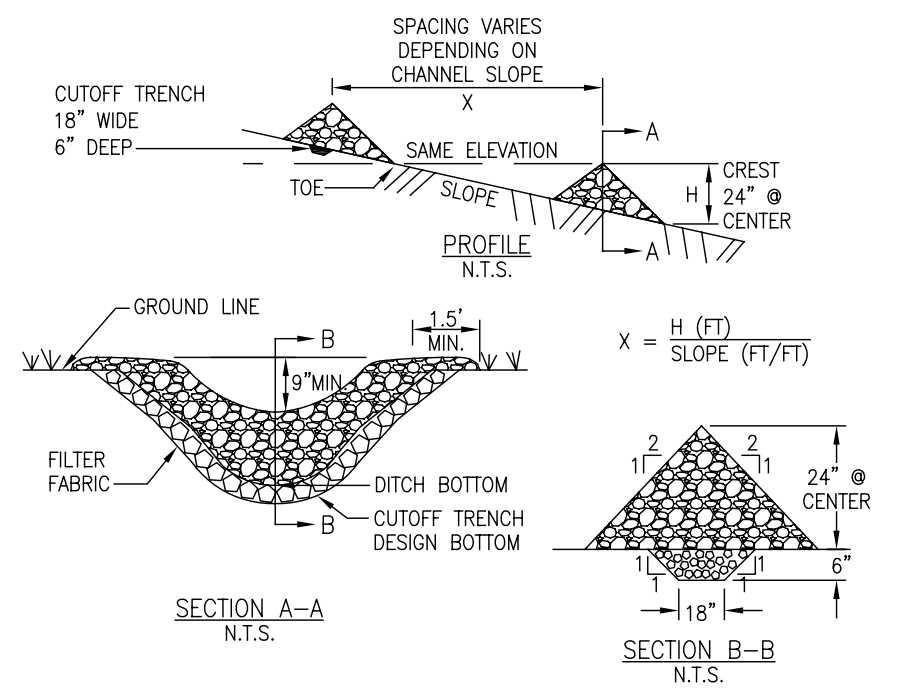
SANITARY SEWER AND WATER PLAN

SW-1

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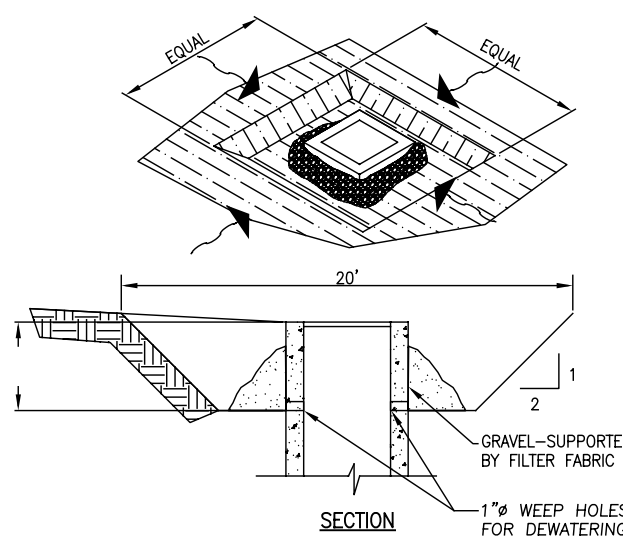


- EROSION AND SEDIMENT CONTROL NOTES:**
- ALL DISTURBED AREAS AND SITE STOCKPILES ARE TO HAVE TEMPORARY VEGETATIVE COVER ESTABLISHED AS SOON AS POSSIBLE.
 - IN COMPLIANCE WITH THE GENERAL SPDES PERMIT GP-0-15-002 Part IV C 2a, THE OWNER/OPERATOR SHALL HAVE A "QUALIFIED INSPECTOR" ENSURE THAT ALL EROSION AND SEDIMENT CONTROLS ARE INSTALLED AND MAINTAINED:
 - EVERY SEVEN (7) DAYS.
 - SITES WITH ON GOING SOIL DISTURBANCE OF GREATER THAN 5 ACRES OF SOIL AT ANY ONE TIME, TWO (2) SITE INSPECTIONS EVERY SEVEN (7) DAYS, SEPARATED BY A MINIMUM OF TWO (2) FULL DAYS.
 - SITES WITH SOIL DISTURBANCE TEMPORARILY SUSPENDED (WINTER SHUTDOWN) AND SITES WHERE TEMPORARY STABILIZATION MEASURES HAVE BEEN APPLIED, ONCE EVERY 30 DAYS.
 - AFTER EACH RAINFALL EVENT OR WHENEVER WARRANTED, THE CONTRACTOR MUST INSPECT AND IF NECESSARY, REPAIR ALL EROSION CONTROL DEVICES.
 - AFTER "FINAL STABILIZATION" (AS DEFINED IN THE GENERAL PERMIT) HAS BEEN ACHIEVED, INCLUDING THE ESTABLISHMENT OF COMPETENT VEGETATION, THE CONTRACTOR IS TO REMOVE ALL TEMPORARY EROSION CONTROL DEVICES.

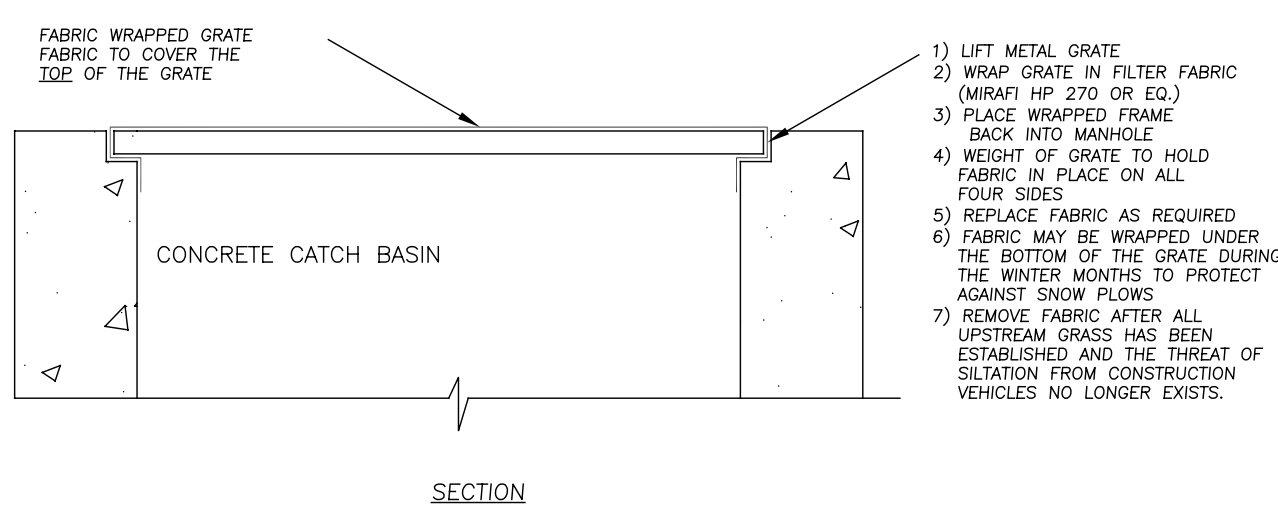


- CONSTRUCTION SPECIFICATIONS**
- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN ON THE PLAN.
 - SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
 - EXTEND THE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

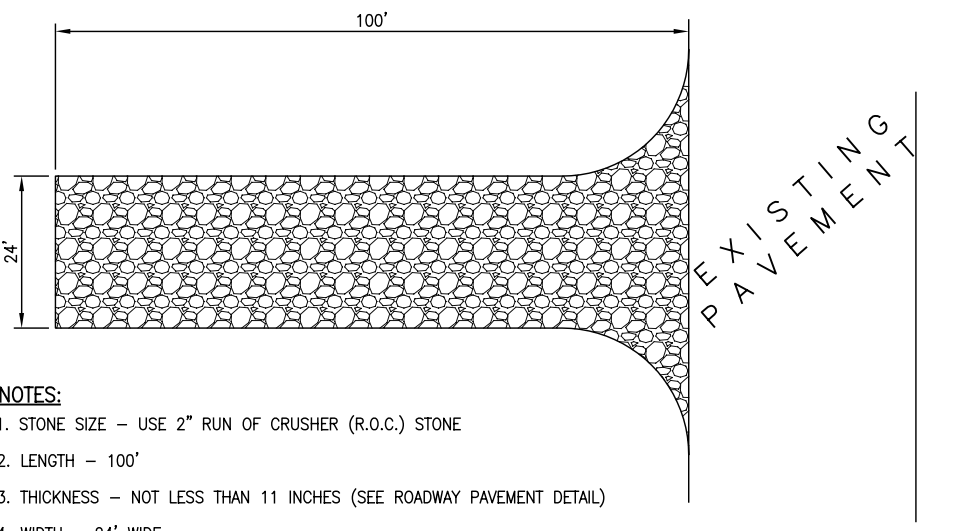
TEMPORARY STONE CHECK DAM
N.T.S.



BEFORE PAVING DROP INLET PROTECTION DETAIL
N.T.S.

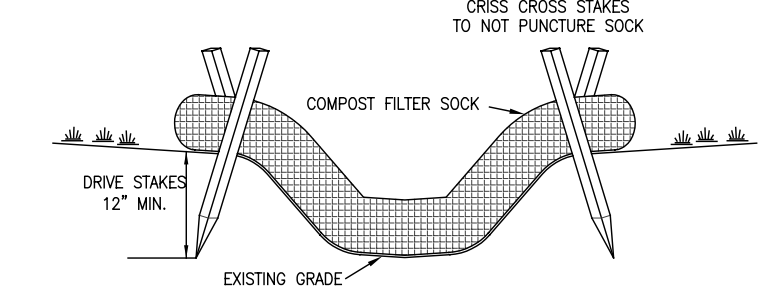


AFTER PAVING DROP INLET PROTECTION DETAIL
N.T.S.



- NOTES**
- STONE SIZE - USE 2" RIN OF CRUSHER (R.O.C.) STONE
 - LENGTH - 10'
 - THICKNESS - NOT LESS THAN 11 INCHES (SEE ROADWAY PAVEMENT DETAIL)
 - WIDTH - 24" WIDE
 - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE (SEE ROADWAY PAVEMENT DETAIL)
 - 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.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

TYPICAL STABILIZED CONSTRUCTION ENTRANCE DETAIL
N.T.S.



- NOTES**
- 8" MINIMUM COMPOST FILTER SOCK MUST CONFORM TO USADGE PWTB 200-1-62 (FILTREXX SILT SOCK OR APPROVED EQUAL)
 - INSTALL 3" LONG 2"x2" HARDWOOD STAKES AT 10' INTERVALS OR AS SPECIFIED BY THE SOCK MANUFACTURER
 - WOODEN STAKES TO BE INSTALLED IN A CROSS CROSS PATTERN SO AS NOT TO PUNCTURE THE SOCK
 - WOODEN STAKES TO BE DRIVEN AT LEAST 12" INTO GROUND
 - ABUTTING ENDS MUST BE OVERLAPPED TO PROVIDE CONTINUOUS PROTECTION

MINIMUM SOCK SPACING	
SLOPE	SOCK
0-2%	300'
2-5%	200'
5-10%	100'

COMPOST FILTER SOCK
N.T.S.

NOTES

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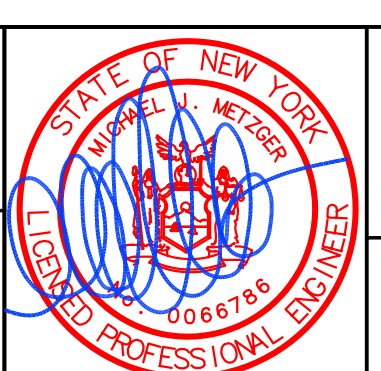
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MEC METZGER CIVIL ENGINEERING, PLLC

8245 SHERIDAN DRIVE
WILLIAMSVILLE, NY 14221
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CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
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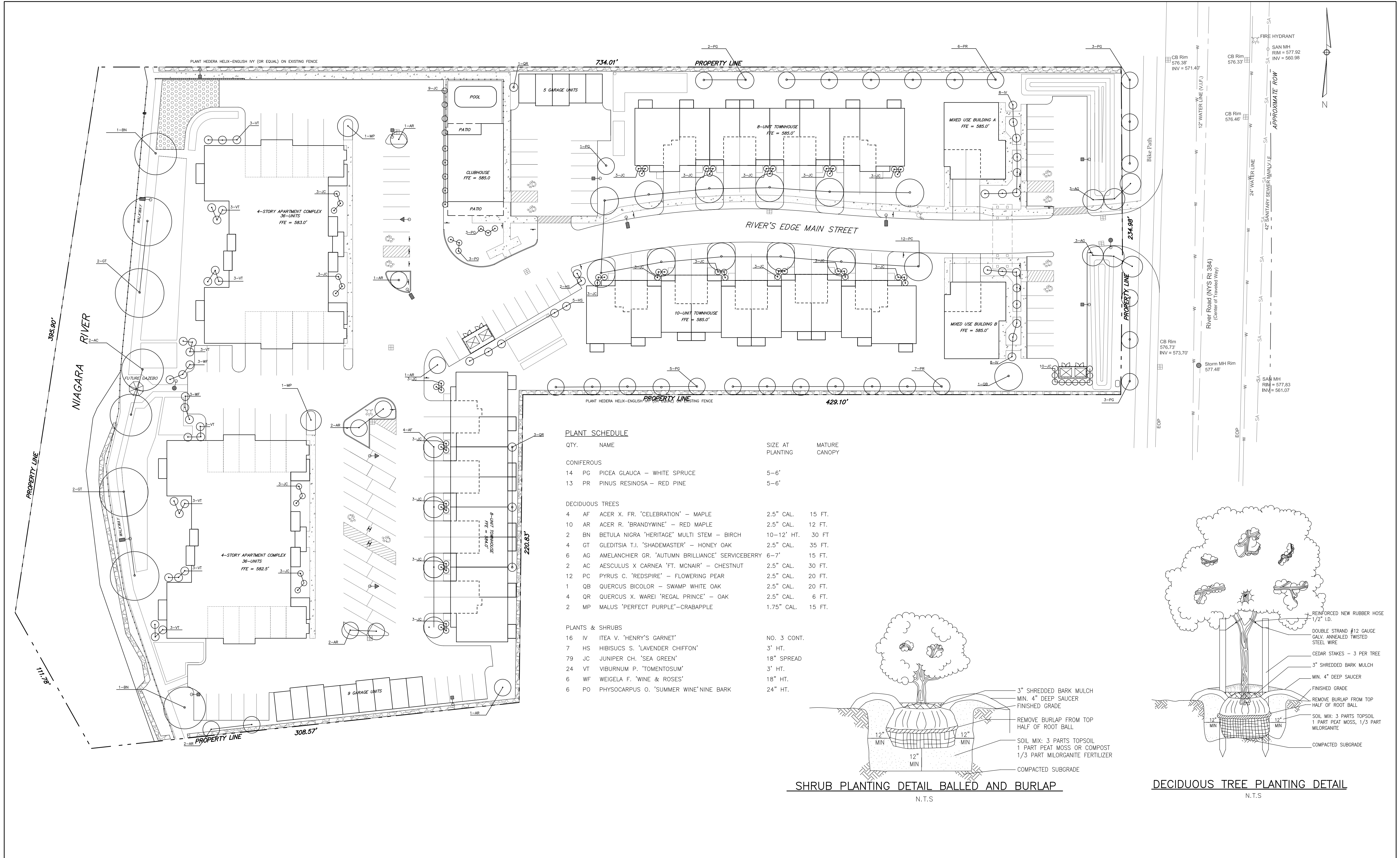
600 RIVER ROAD
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EROSION AND SEDIMENT CONTROL PLAN

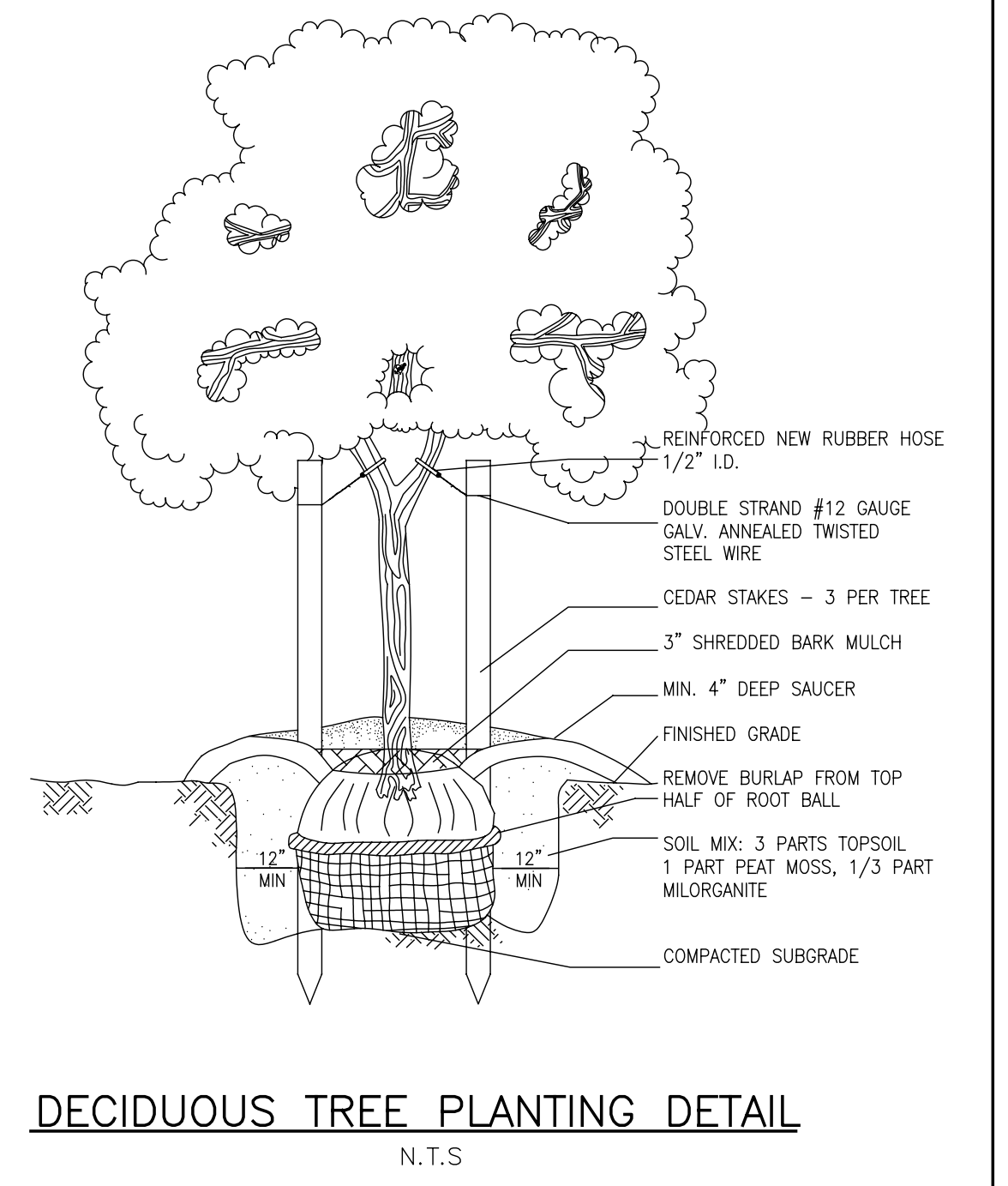
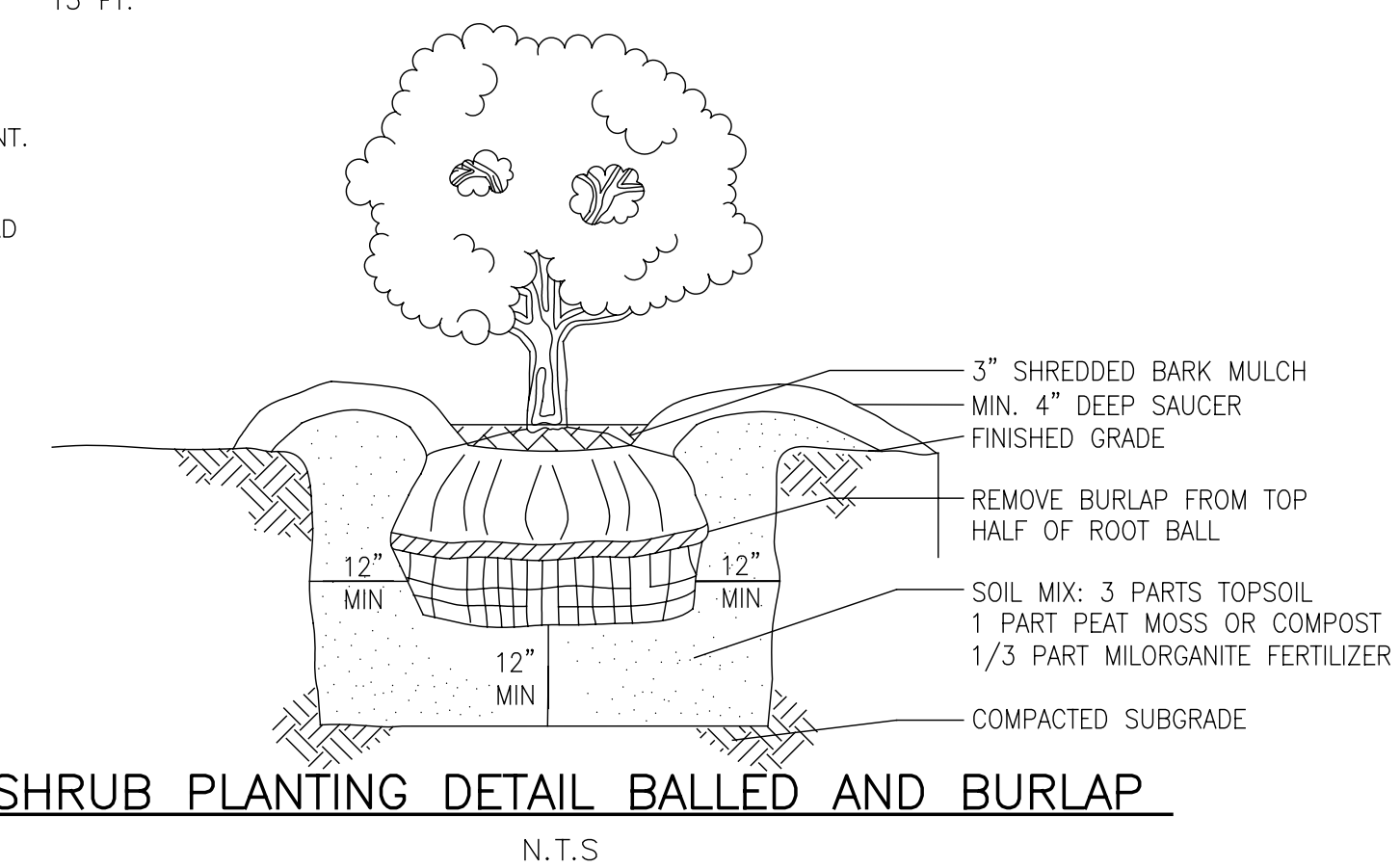
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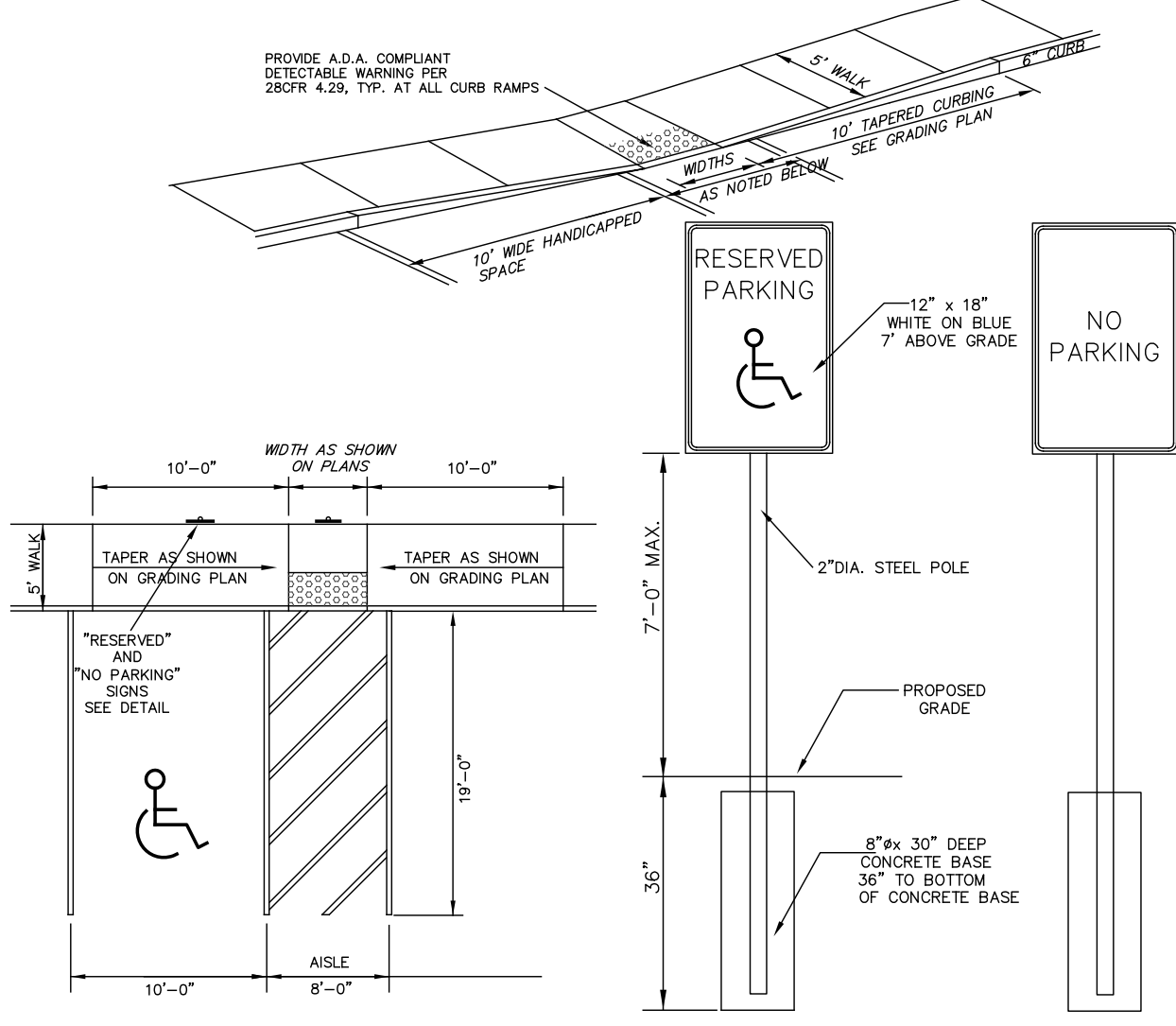
PLANT SCHEDULE

QTY.	NAME	SIZE AT PLANTING	MATURE CANOPY
CONIFEROUS			
14	PG PICEA GLAUCA - WHITE SPRUCE	5-6'	
13	PR PINUS RESINOSA - RED PINE	5-6'	
DECIDUOUS TREES			
4	AF ACER X. FR. 'CELEBRATION' - MAPLE	2.5" CAL.	15 FT.
10	AR ACER R. 'BRANDYWINE' - RED MAPLE	2.5" CAL.	12 FT.
2	BN BETULA NIGRA 'HERITAGE' MULTI STEM - BIRCH	10-12" HT.	30 FT.
4	GT GLEDITSIA T.I. 'SHADEMASTER' - HONEY OAK	2.5" CAL.	35 FT.
6	AG AMELANCHIER GR. 'AUTUMN BRILLIANCE' SERVICEBERRY	6-7'	15 FT.
2	AC AESCULUS X CARNEA 'FT. MCNAIR' - CHESTNUT	2.5" CAL.	30 FT.
12	PC PYRUS C. 'REDSPIRE' - FLOWERING PEAR	2.5" CAL.	20 FT.
1	QB QUERCUS BICOLOR - SWAMP WHITE OAK	2.5" CAL.	20 FT.
4	QR QUERCUS X. WAREI 'REGAL PRINCE' - OAK	2.5" CAL.	6 FT.
2	MP MALUS 'PERFECT PURPLE' - CRABAPPLE	1.75" CAL.	15 FT.
PLANTS & SHRUBS			
16	IV ITEA V. 'HENRY'S GARNET'	NO. 3 CONT.	
7	HS HIBISCUS S. 'LAVENDER CHIFFON'	3' HT.	
79	JC JUNIPER CH. 'SEA GREEN'	18" SPREAD	
24	VT VIBURNUM P. 'TOMENTOSUM'	3' HT.	
6	WF WEIGELA F. 'WINE & ROSES'	18" HT.	
6	PO PHYSCARPUS O. 'SUMMER WINE' NINE BARK	24" HT.	



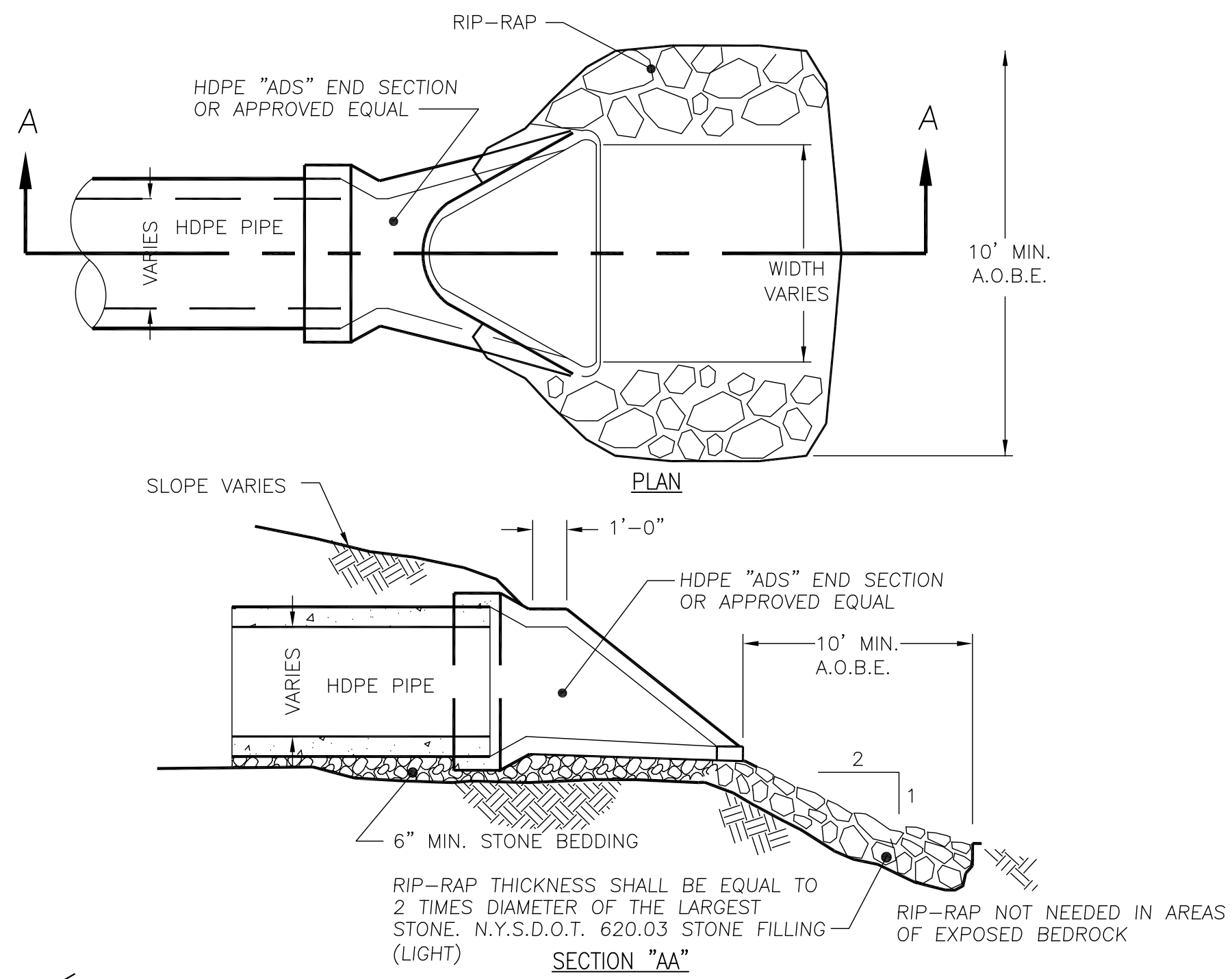
<p>NOTES</p> <p>1) BOUNDARY INFORMATION PROVIDED BY BOUNDARY SURVEY COMPLETED BY CLEAR CREEK LAND SURVEYING LLC DATED APRIL 18, 2013.</p> <p>2) THIS IS NOT A PROPERTY SURVEY.</p> <p>© 2017 Metzger Civil Engineering</p>	<p>Designed By: JCM</p> <p>Drawn By: JCM</p> <p>Checked By: MUM</p> <p>Cad File: M-1314</p> <p>NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW</p>	<p>DUMPSTER & GRADING 06/30/17 JCM/ARH</p>	<p>METZGER CIVIL ENGINEERING, PLLC</p> <p>8245 SHERIDAN DRIVE WILLIAMSVILLE, NY 14221 PH: 716-633-2601 FAX: 716-633-2704</p>	<p>CIVIL ENGINEERING LAND PLANNING SITE DESIGN MUNICIPAL ENGINEERING</p>	<p>600 RIVER ROAD CITY OF NORTH TONAWANDA NIAGARA COUNTY, NEW YORK</p>	<p>SCALE: 1" = 30'</p>
		<p>GRADING REVISIONS 06/16/17 JCM/ARH</p> <p>CLUBHOUSE REVISIONS 03/21/17 JCM/ARH</p> <p>FIRE DEPARTMENT COMMENTS 03/09/17 JCM/ARH</p> <p>FIRE LANE 02/15/17 JCM/ARH</p> <p>BUILDING RELOCATION 05/25/16 JCM/ARH</p> <p>COND'L APPROVAL COMMENTS 03/10/16 JCM/ARH</p> <p>REVISIONS DATE BY</p>				<p>DATE: JANUARY 22, 2016</p> <p>JOB NO: M-1314</p> <p>SHEET NO:</p>

U:\data\1\1314_600 RIVER ROAD\DWG\Site & Land\6/29/2017 2:18:25 PM



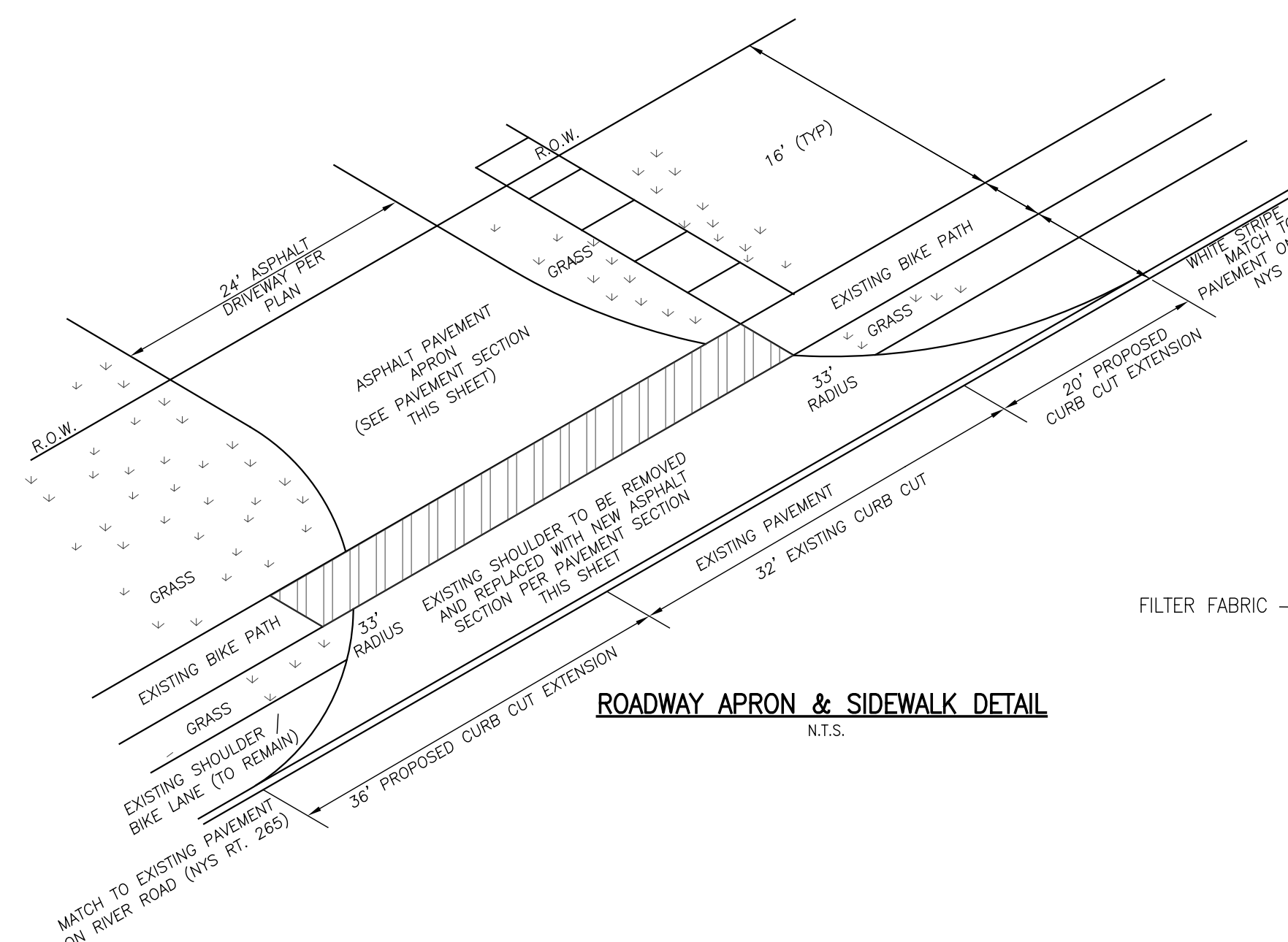
HANDICAP RAMP, PARKING STALL AND SIGNS

N.T.S.



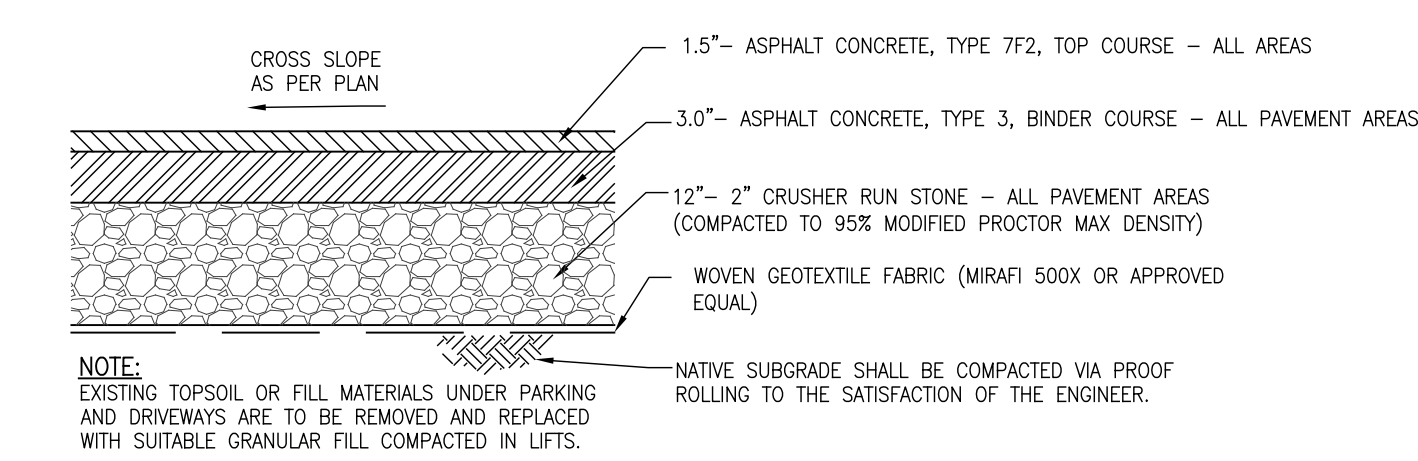
END SECTION WITH RIP-RAP DETAIL

N.T.S.



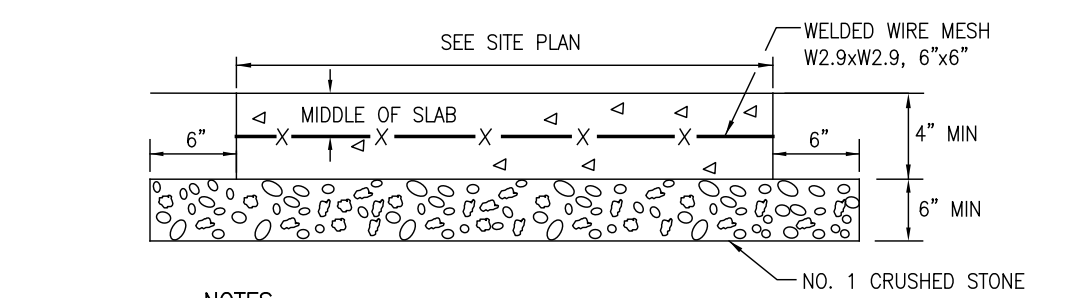
ROADWAY APRON & SIDEWALK DETAIL

N.T.S.



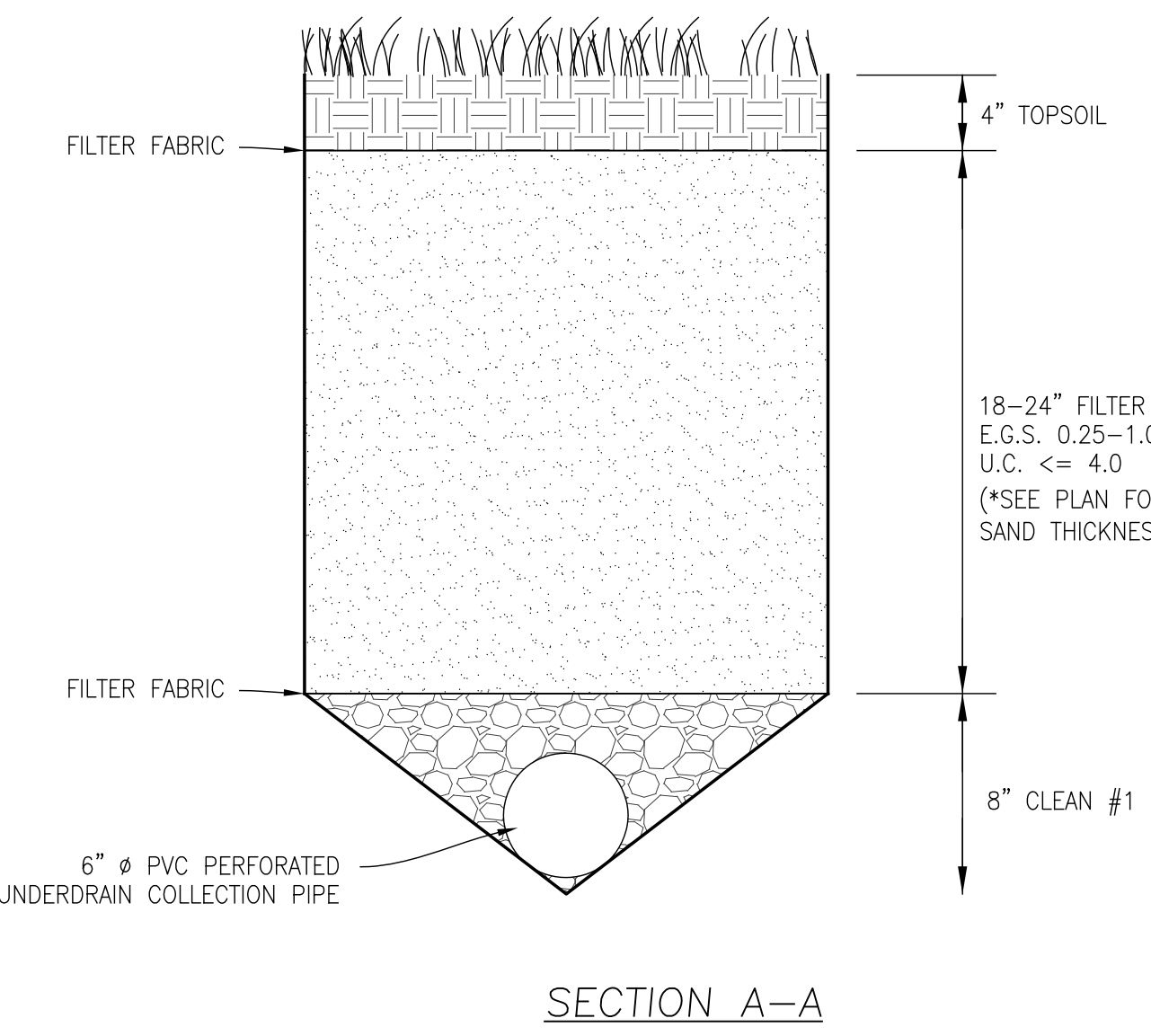
STANDARD ASPHALT PAVING SECTION

N.T.S.

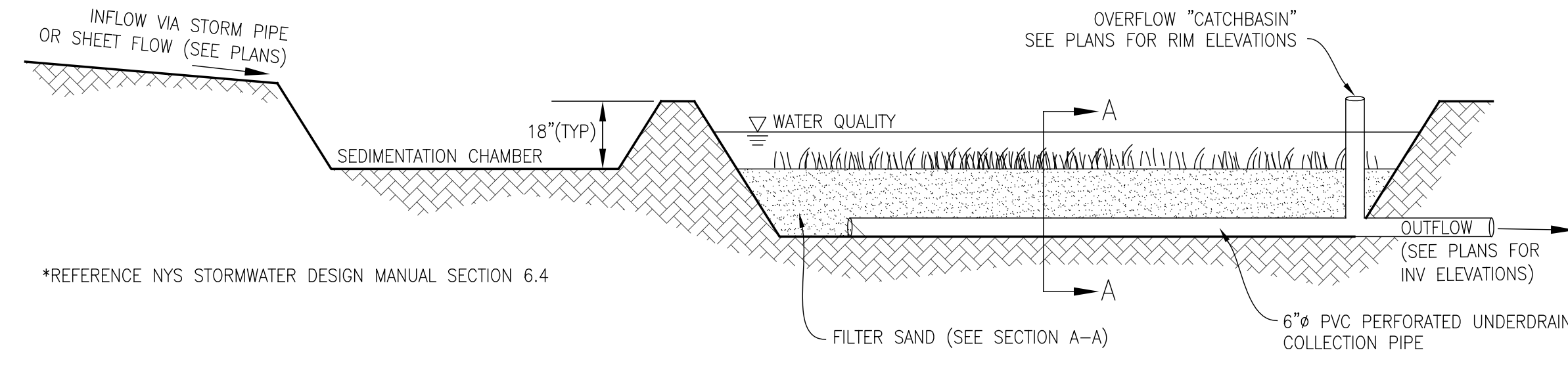


SIDEWALK DETAIL

N.T.S.

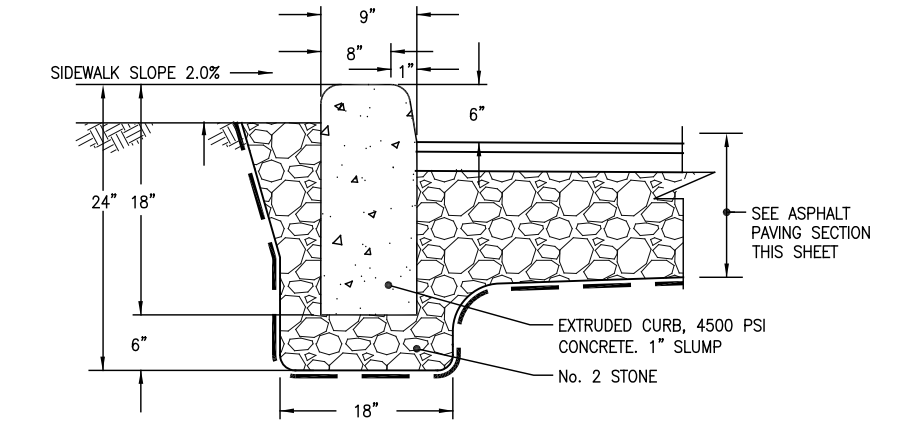


SECTION A-A



UNDERGROUND INFILTRATION DETAIL PROFILE

N.T.S.

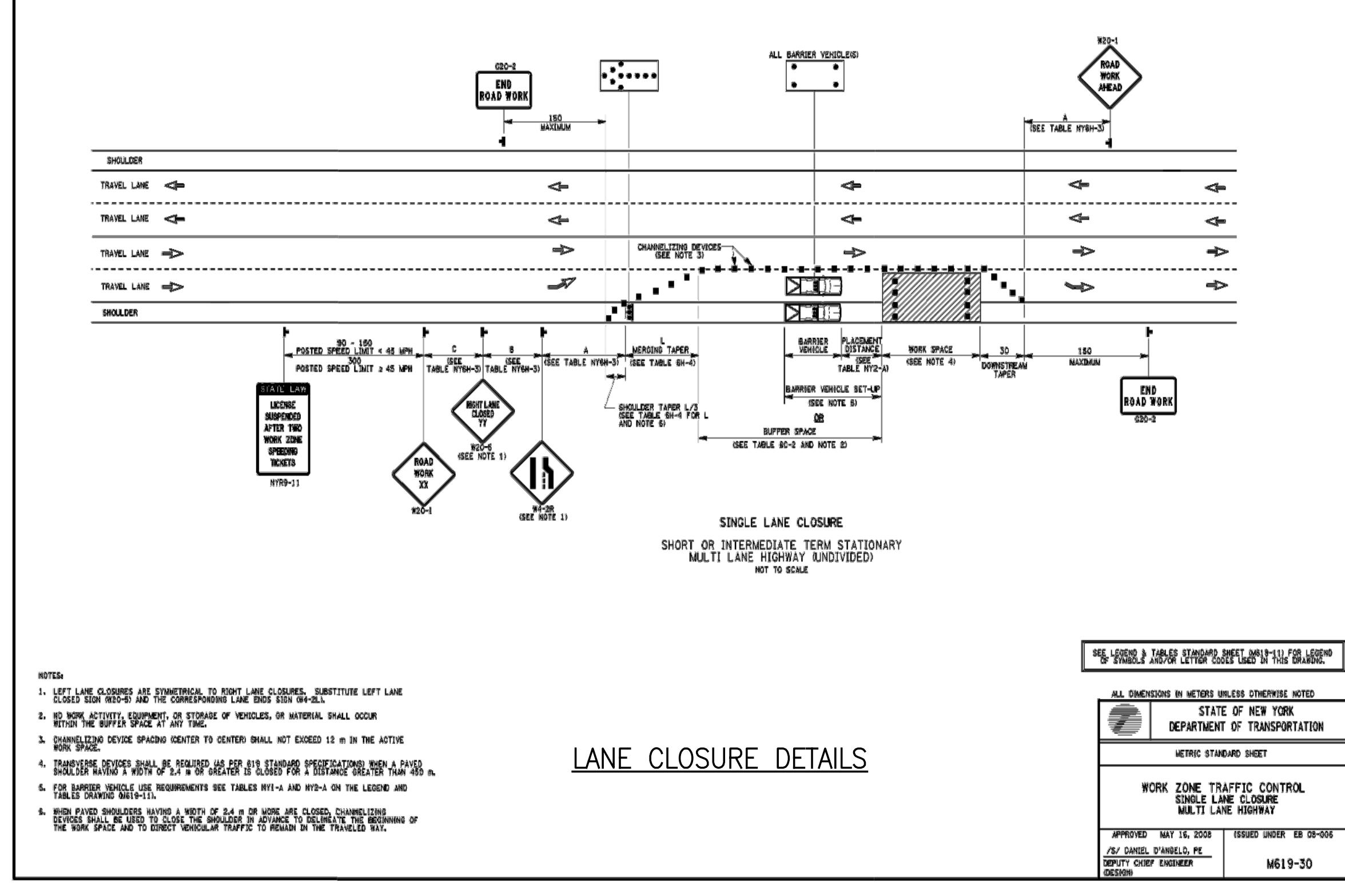


CURB DETAIL

N.T.S.

- NOTES:
1. VEGETATION HEIGHT SHALL BE LIMITED TO 18"
 2. ACCUMULATION OF SEDIMENTS IN EXCESS OF 6" FROM TO BOTTOM OF THE SEDIMENTATION CHAMBER (PRETREATMENT AREA) SHALL BE REMOVED.
 3. SEDIMENT CHAMBER MUST BE CLEANED IF DRAWDOWN EXCEEDS 36 HOURS.

*REFERENCE NYS STORMWATER DESIGN MANUAL SECTION 6.4

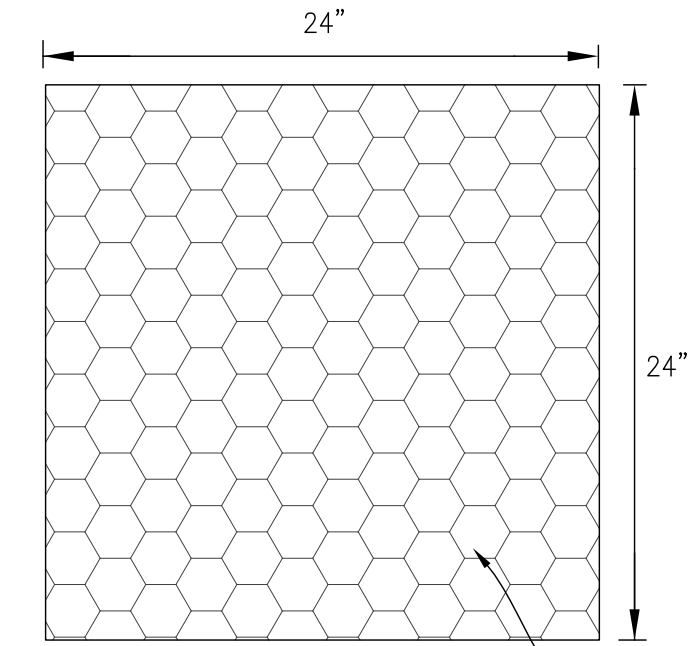


LANE CLOSURE DETAILS

LIGHTING SCHEDULE

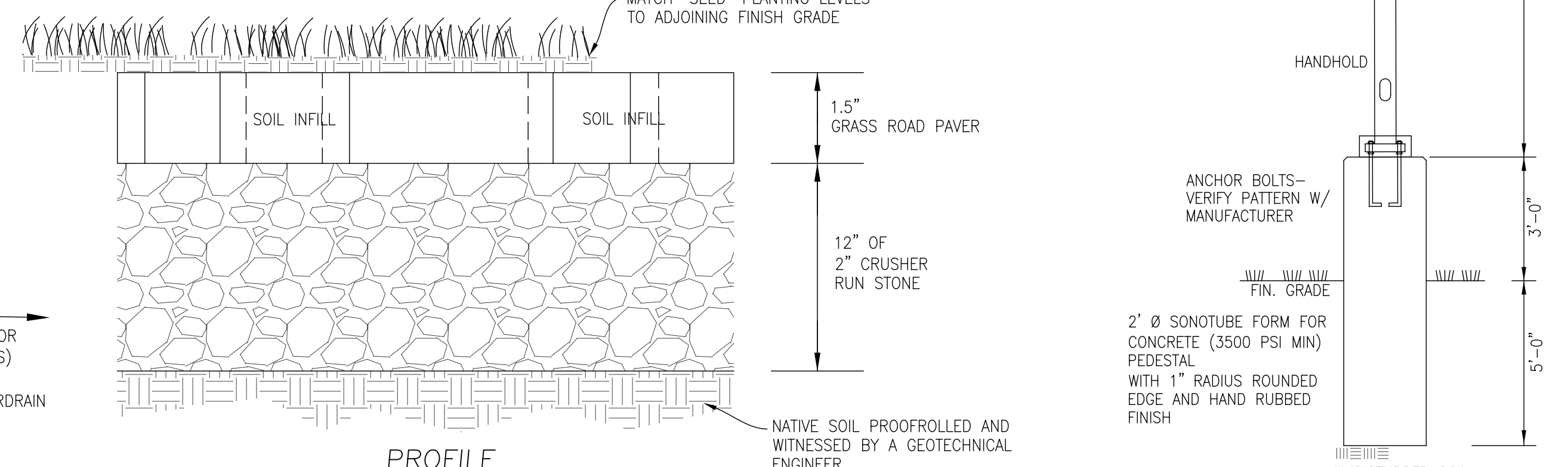
SYMBOL	QTY	LUMINAIRE LABEL	LUMINAIRE WATTS	TOTAL WATTS
	5	NXT-24S-450mA-2ES	35	175
	7	NXT-24S-450mA-4AH	35	245
	3	NXT-24S-450mA-5SM	35	105
	2	NXT-24S-450mA-3LB	35	70

LIGHT FIXTURE: ELEMENT SERIES NXT-24S LED OR EQUAL (EQUIPPED WITH ADJUSTABLE LIGHTING SHIELD TO CONTROL SPREAD AND DIRECTION SO AS NOT TO CREATE ANY NUISANCE TO ADJACENT PROPERTIES)



PLAN VIEW

- NOTES:
1. EXISTING SOILS SHOULD BE EVALUATED TO ENSURE PROPER STRUCTURAL AND PERMEABILITY PROPERTIES.
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 3. HEAVY DUTY GRASS ROAD PAVERS SHALL BE TUFFTRACK (MODEL NO. TT-24) OR APPROVED EQUAL.



PROFILE

HEAVY DUTY GRASS ROAD PAVER DETAIL

N.T.S.

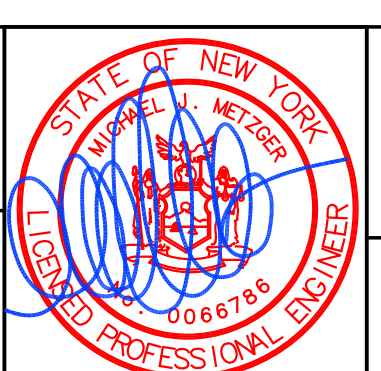
NOTES

Designed By:	JCM			
Drawn By:	JCM			
Checked By:	MJM	DUMPSTER & GRADING	06/30/17	JCM/ARH
Coord File:	M-1314	GRADING REVISIONS	06/16/17	JCM/ARH
		LANE CLOSURE DETAIL	01/12/17	JCM/ARH
		BUILDING RELOCATION	05/25/16	JCM/ARH
		COND'L APPROVAL COMMENTS	03/10/16	JCM/ARH
		REVISIONS	DATE	BY/CK

METZGER CIVIL ENGINEERING, PLLC

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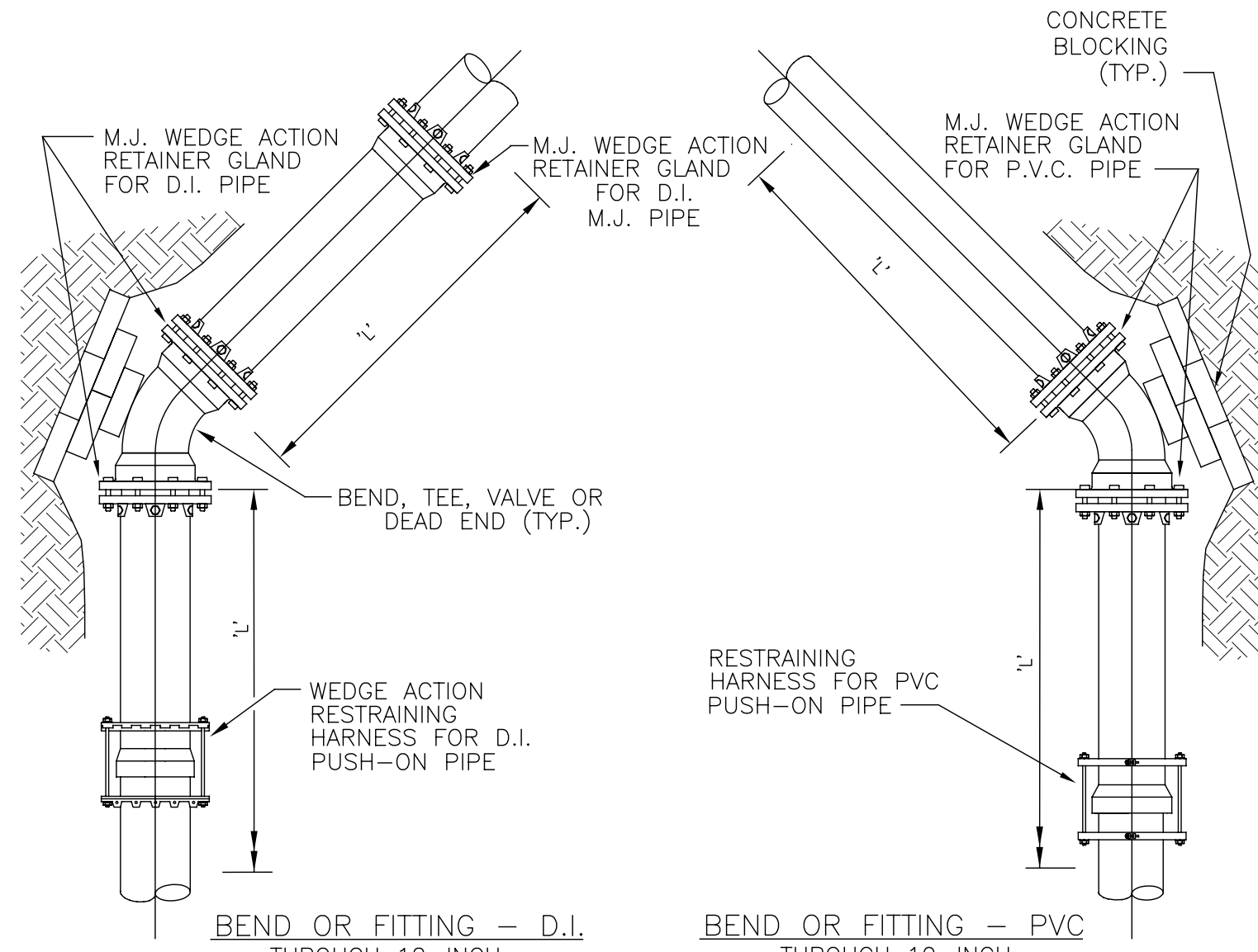
CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING



600 RIVER ROAD
CITY OF NORTH TONAWANDA
NIAGARA COUNTY, NEW YORK

SITE & STORMWATER DETAILS

SCALE: AS SHOWN
DATE: FEBRUARY 26, 2016
JOB NO: M-1314
SHEET NO:



BEND OR FITTING - D.I. THROUGH 12-INCH

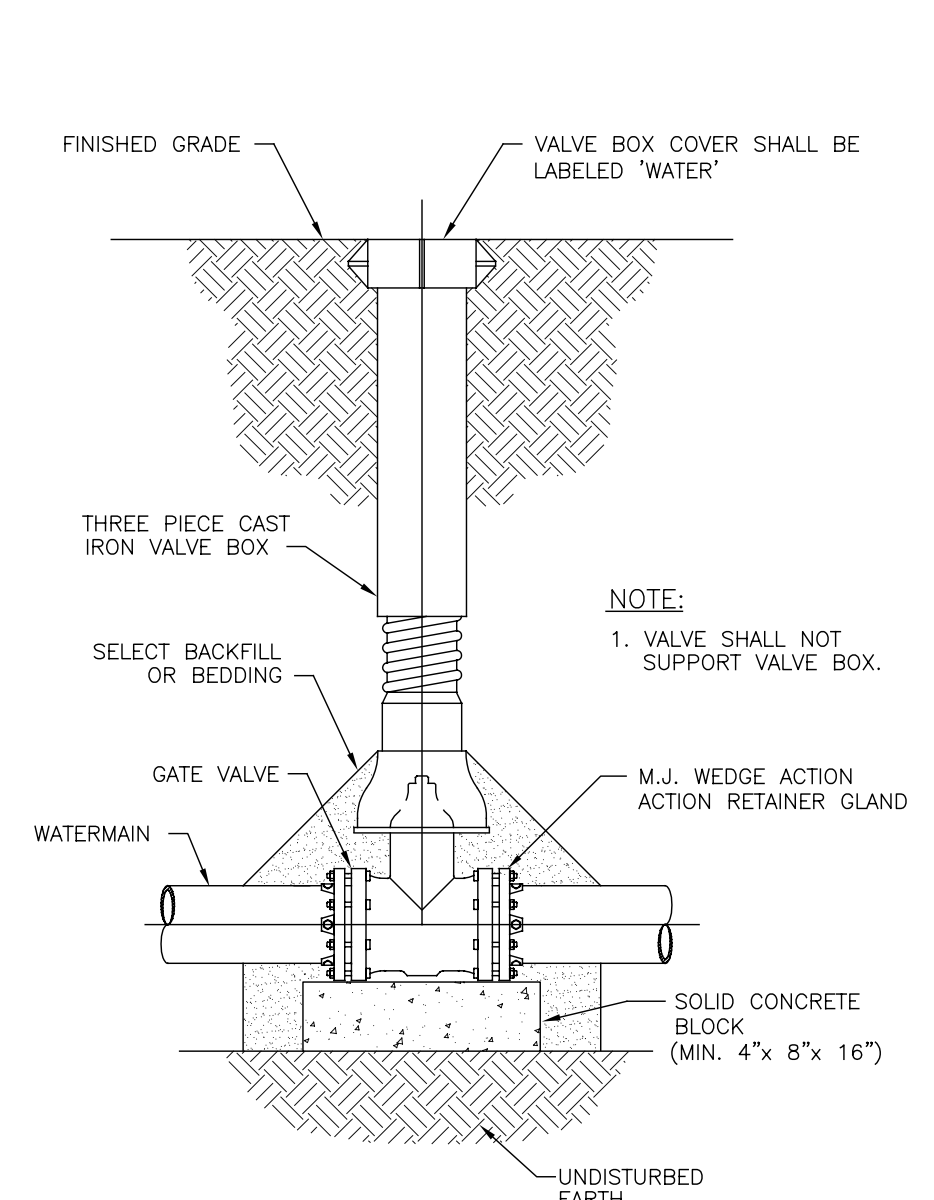
BEND OR FITTING - PVC THROUGH 10-INCH

RESTRAINED JOINT SCHEDULE					
PIPE SIZE	PIPE TYPE	11.25' ELBOW	22.5' ELBOW	45' ELBOW	TEE BRANCH, 90° BEND, VALVE OR DEAD END
8"	PVC	16'	30'	60'	160'
8"	DIP	10'	20'	38'	88'

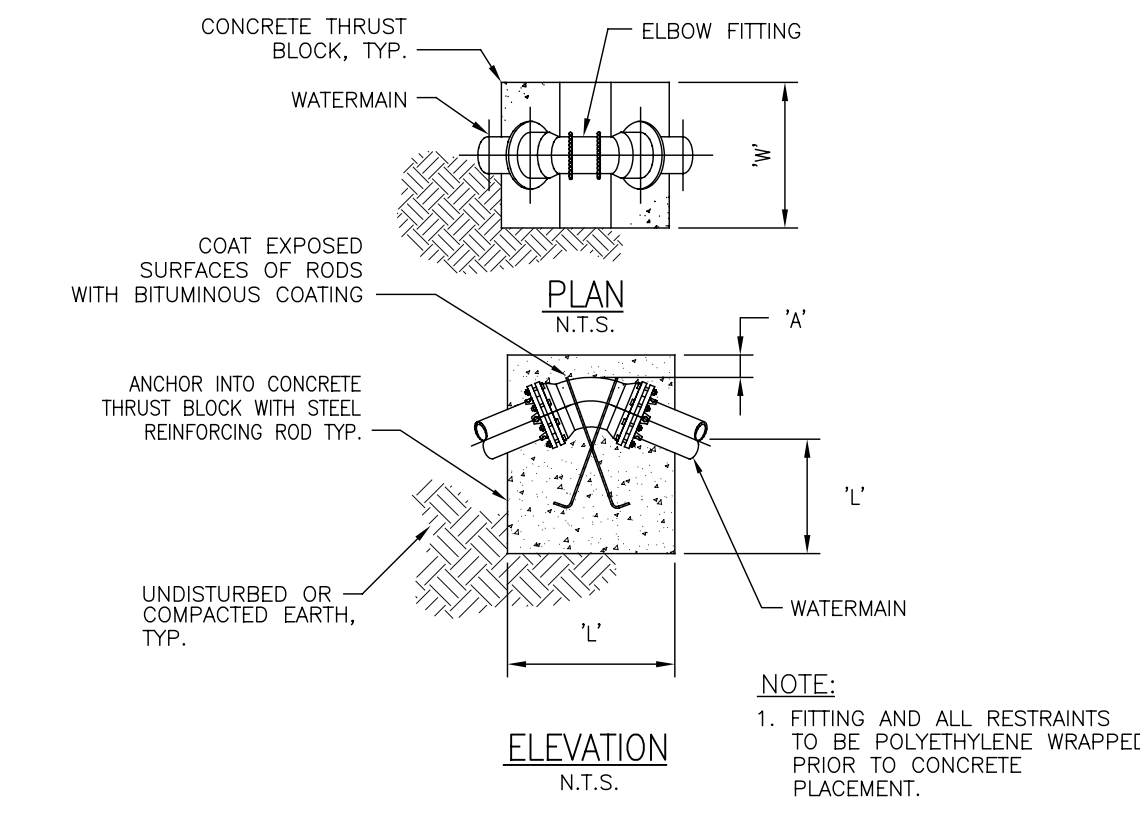
NOTES:

1. DIMENSION 'L' REPRESENTS THE LENGTH OF RESTRAINED PIPE REQUIRED IN FEET EACH SIDE OF THE PIPE FITTING.

RESTRAINED JOINT SCHEDULE
N.T.S.

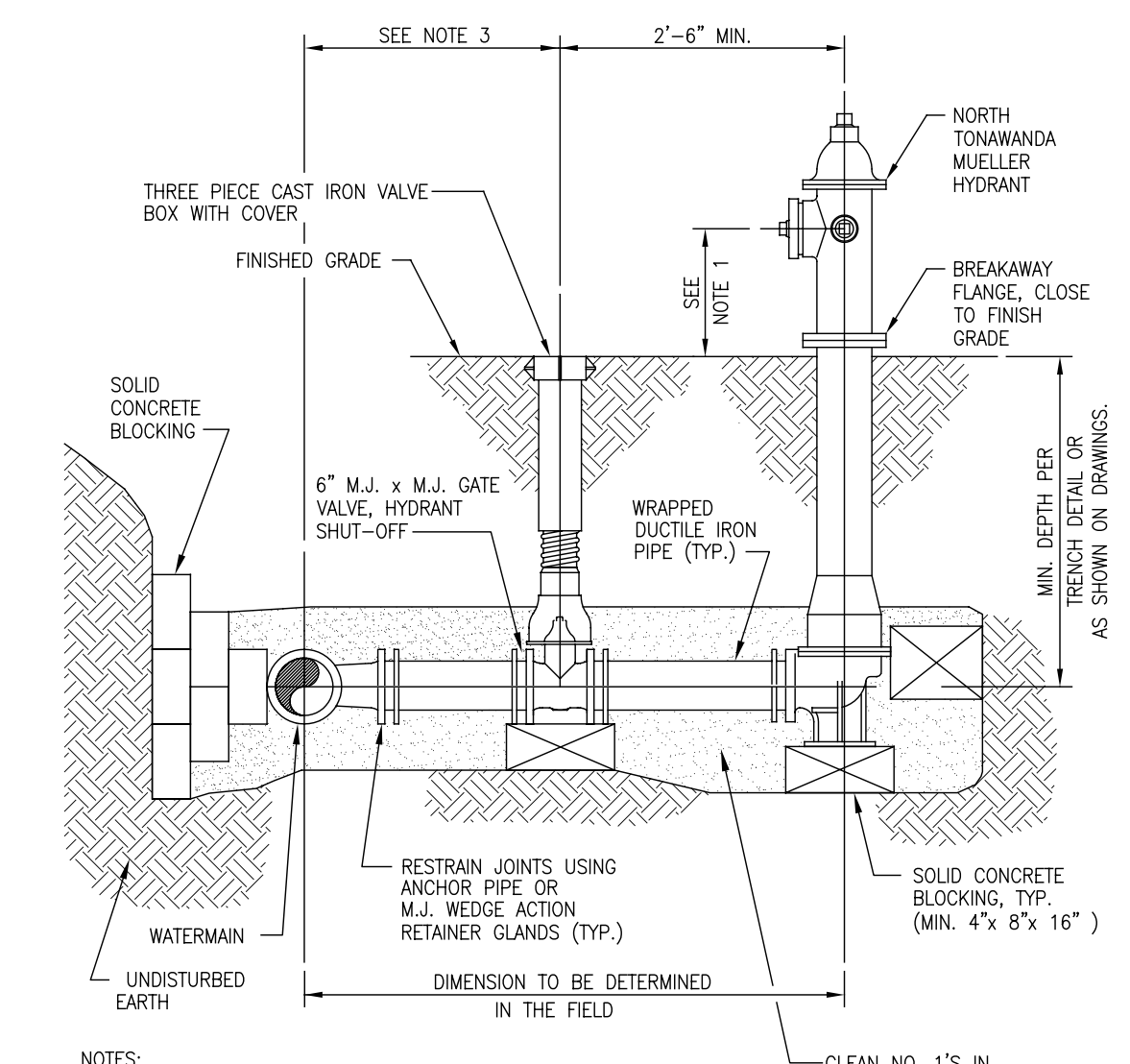


GATE VALVE SETTING
N.T.S.

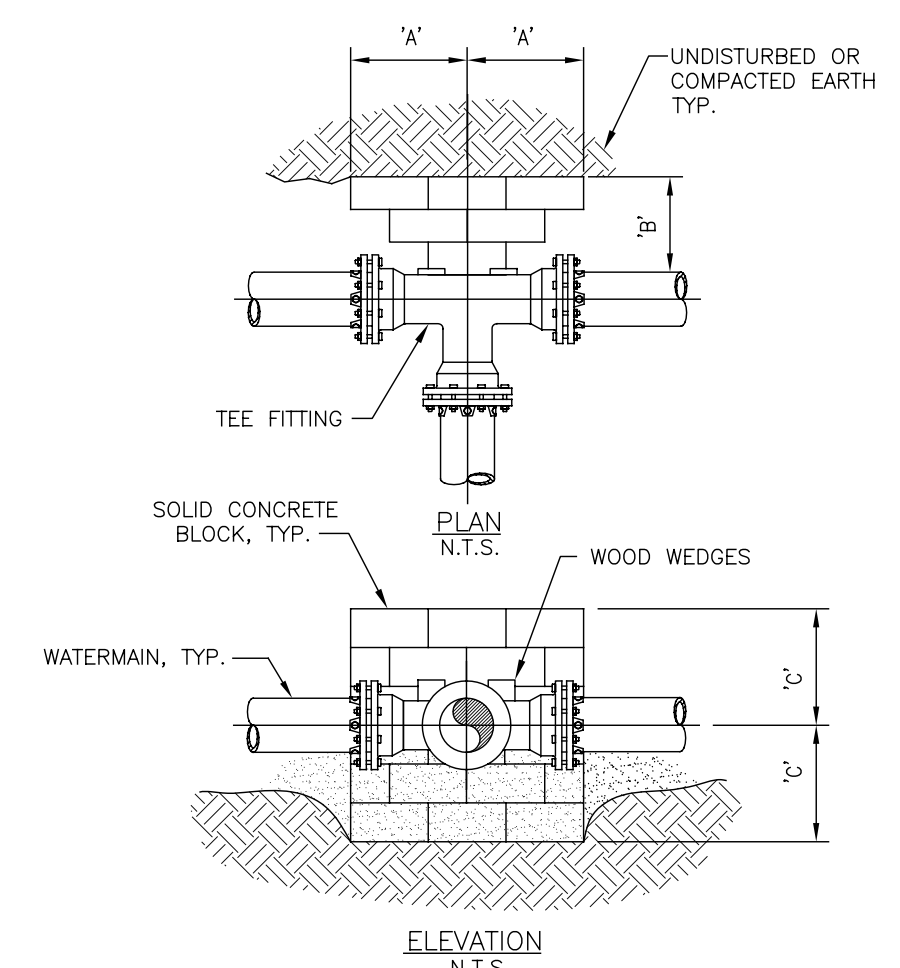


THRUST BLOCK FOR VERTICAL BEND
N.T.S.

DIMENSION SCHEDULE													
PIPE SIZE	PIPE TYPE	11.25' ELBOW	22.5' ELBOW	45' ELBOW	90° ELBOW								
		'A'	'W'	'L'	ROD Ø	'A'	'W'	'L'	ROD Ø	'A'	'W'	'L'	ROD Ø
8"		8"	1.0'	1.0'	3/4"	8"	1.5'	1.0'	3/4"	8"	2.0'	1.5'	3/4"



FIRE HYDRANT INSTALLATION
N.T.S.



NOTES:

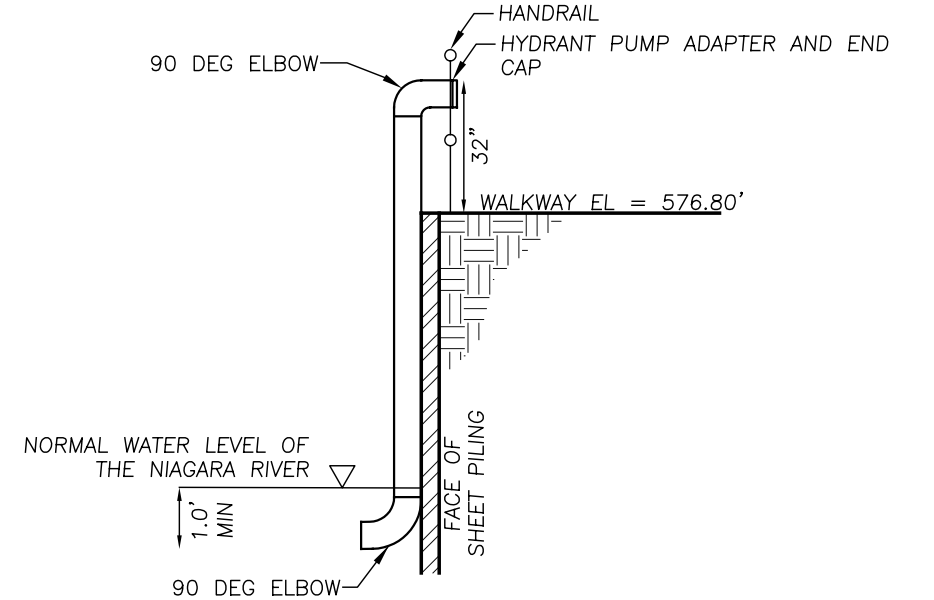
1. THRUST BLOCK REQUIRED FOR TEES, HYDRANT LATERAL TEES AND TAPPING SLEEVE INSTALLATIONS.

2. FITTING TO BE POLYETHYLENE WRAPPED PRIOR TO BEDDING AND CONCRETE BLOCK PLACEMENT.

THRUST BLOCK FOR TEE OR DEAD END FITTING
N.T.S.

DIMENSION SCHEDULE			
BRANCH TEE SIZE	'A'	'B'	'C'
8"	1.0'	1.5'	.8'

THRUST BLOCK FOR TEE OR DEAD END FITTING
N.T.S.



NOTES:

1. DRY HYDRANT MATERIAL TO CONSIST OF 6" SCHEDULE 40 SDR-26 PVC PIPING.

2. THE DEPTH AT WHICH THE PIPE IS INSTALLED SHALL BE BELOW THE FROST-FREE DEPTH OF THE NIAGARA RIVER.

3. THE PIPE SHALL BE FITTED WITH WITH AN INTAKE SCREEN OR STRAINER.

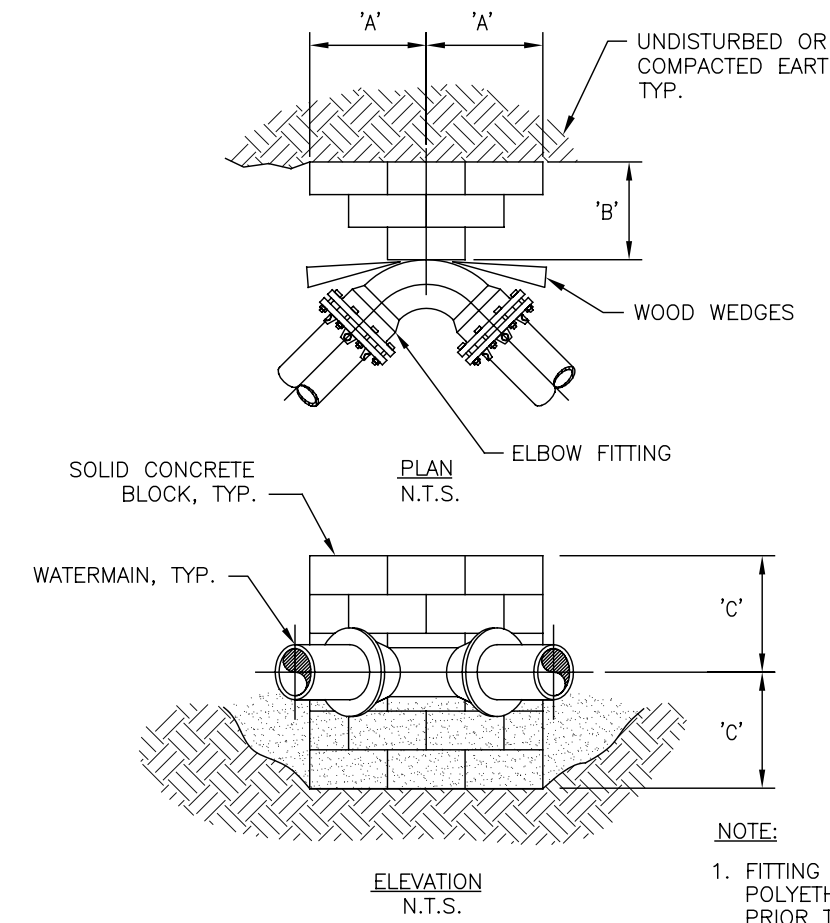
4. PUMP ADAPTER CONNECTION SHALL EXCEPT THE STANDARD NORTH TONAWANDA FIRE DEPARTMENT CONNECTION (NORTH TONAWANDA MUELLER HYDRANT)

4. THE END CAP SHALL BE OF SNAP ON/SNAP OFF DESIGN AND REMOVABLE WITHOUT SPECIAL TOOLS.

5. THE END CAP SHALL BE ATTACHED WITH A STEEL CABLE OR CHAIN AND CONSIST OF A SIMILAR MATERIAL TO THE PUMP ADAPTER.

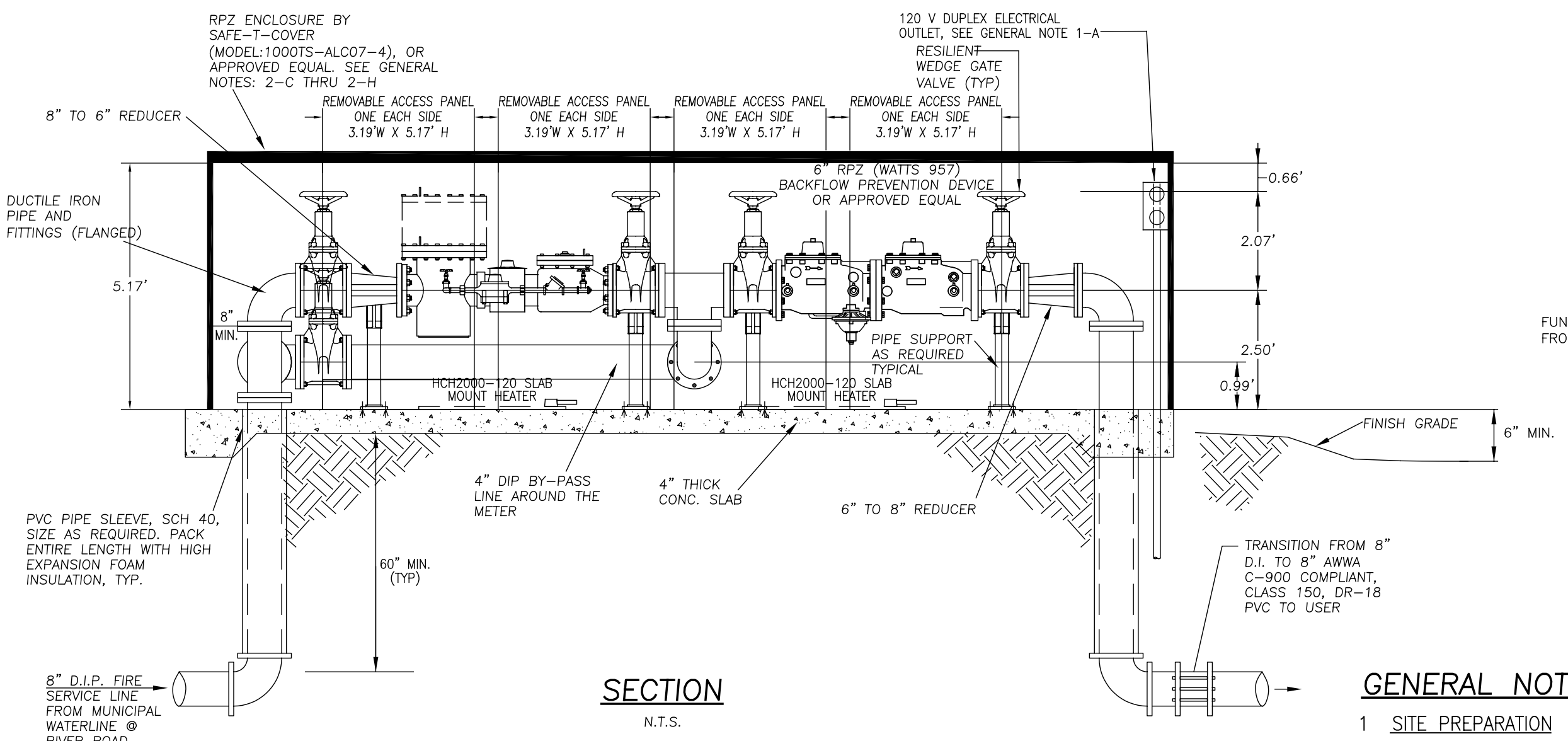
6. PVC PIPING SHALL BE PROPERLY SECURED TO THE STEEL SHEET PILING.

DRY HYDRANT PROFILE
N.T.S.

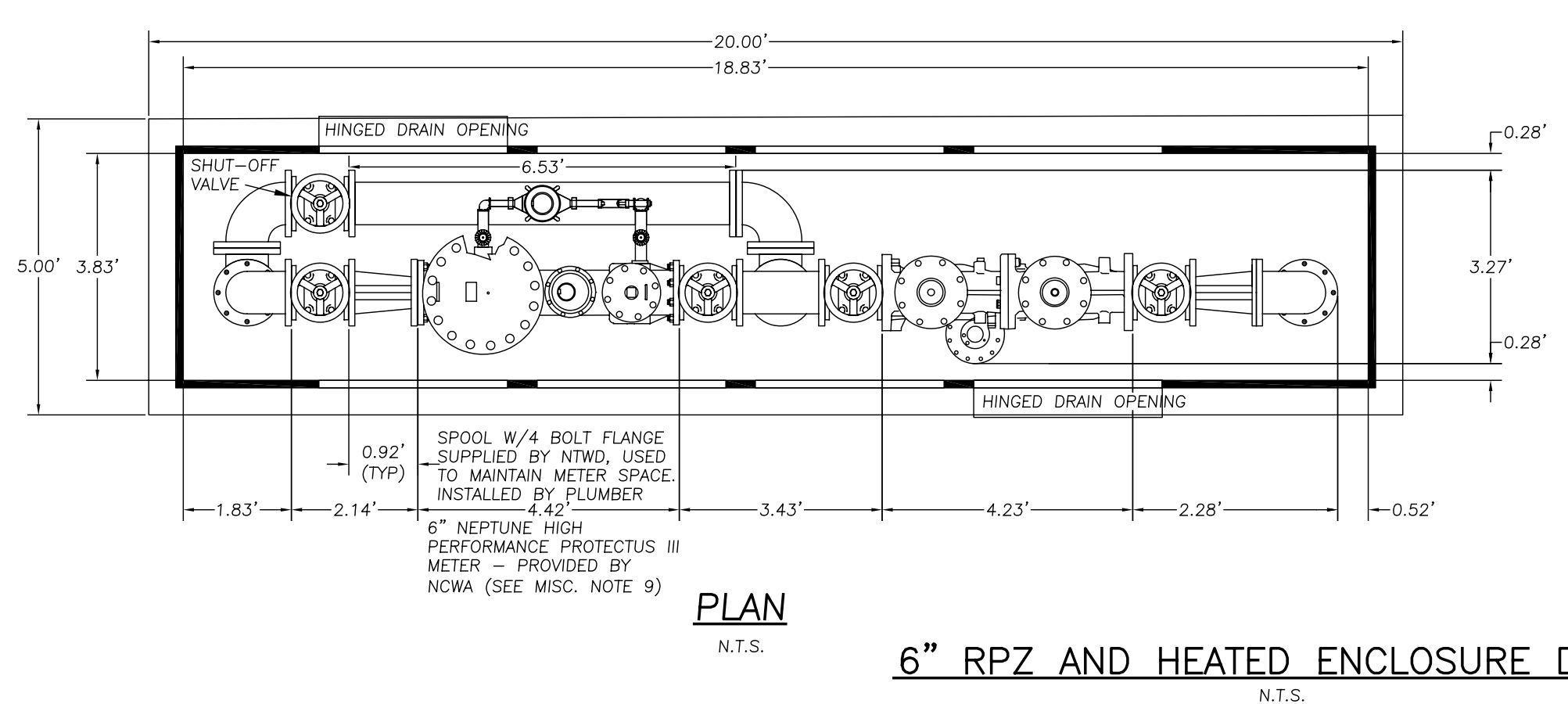


THRUST BLOCK FOR ELBOW FITTING
N.T.S.

DIMENSION SCHEDULE												
PIPE SIZE	11.25' ELBOW	22.5' ELBOW	45' ELBOW	90° ELBOW								
	'A'	'B'	'C'	'A'	'B'	'C'	'A'	'B'	'C'	'A'	'B'	'C'
8"	0.8'	1.5'	0.8'	0.8'	1.5'	0.8'	1.1'	1.5'	0.8'	1.2'	2.0'	1.0'



SECTION
N.T.S.



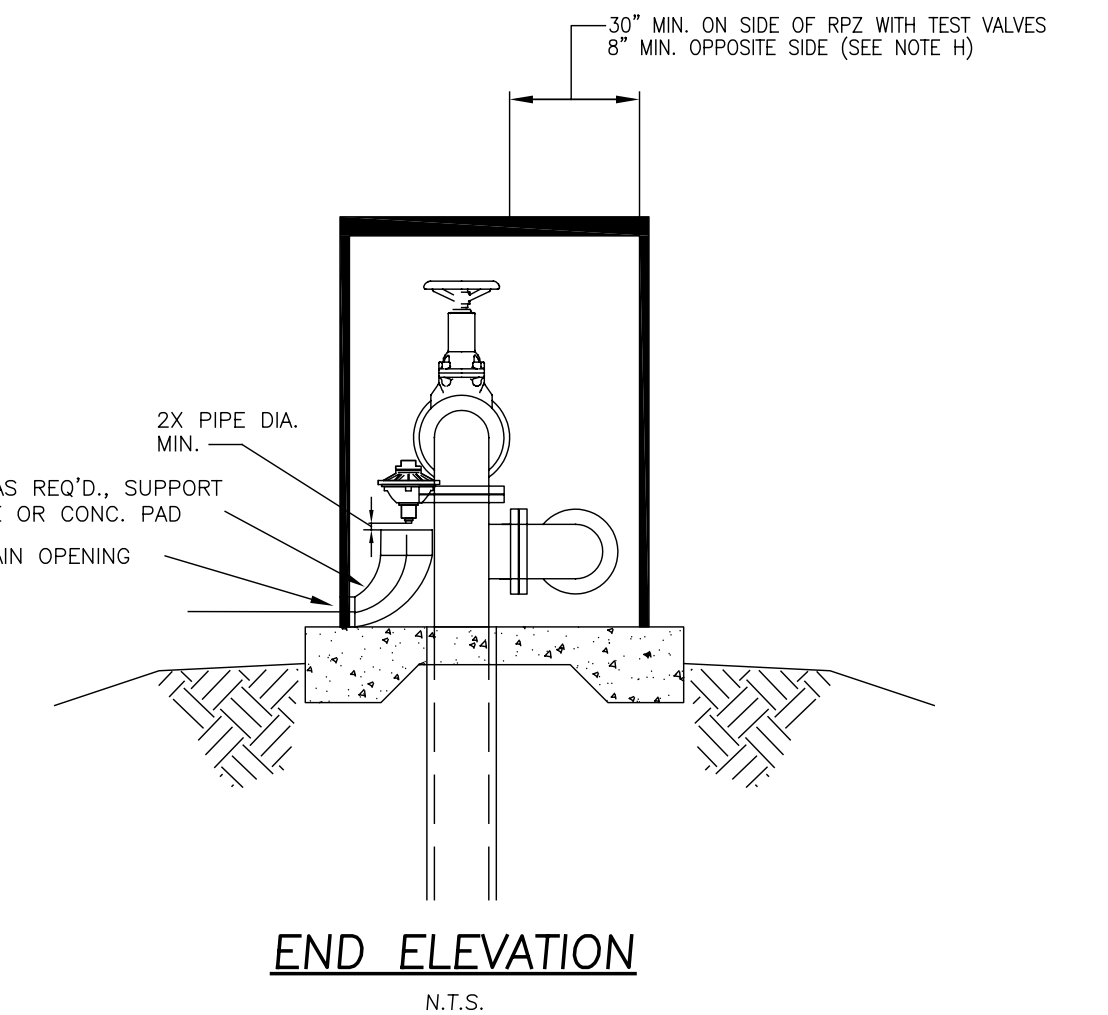
6" RPZ AND HEATED ENCLOSURE DETAIL
N.T.S.

GENERAL NOTES:

- SITE PREPARATION**
 - PROVIDE A 120V, GROUND FAULT PROTECTED CIRCUIT TO BACKFLOW PREVENTION DEVICE. THE 120V OUTLET SHALL BE INSTALLED 6" MIN. ABOVE THE RPZ DISCHARGE OUTLET
 - POUR A CONCRETE PAD 4" THICK AROUND THE BACKFLOW PREVENTION DEVICE IN ALL DIRECTIONS. THE CONCRETE SLAB SHALL EXTEND 8" BEYOND THE OUTSIDE DIMENSIONS OF THE HEATED ENCLOSURE
- INSTALLATION**
 - PLACE HEATED ENCLOSURE OVER BACKFLOW PREVENTION DEVICE ONTO PAD ALL SECTIONAL BOXES SHOULD BE COMPLETELY ASSEMBLED BEFORE PROCEEDING
 - ACCESS DOORS MUST BE PLACED ON SIDE OF BACKFLOW PREVENTION DEVICE THAT HAS THE TESTING VALVES
 - DRILL ANCHOR BOLT HOLES FULL THROUGH THE BASE FLANGE AROUND THE PERIMETER OF THE HEATED ENCLOSURE. INSERT "RED HEAD" EXPANSION ANCHORS THROUGH HOLE INTO THE FOOTER OR PAD AND BOLT THE BOX DOWN FIRMLY, OR USE POURED IN PLACE, 8" LONG FULLY EMBEDDED ANCHOR BOLTS.
 - PLUG HEAT SOURCE INTO THE 120V CIRCUIT THAT HAS BEEN PROVIDED
 - ALL O. S. & Y. ESCUTHEON COVERS (WHERE APPLICABLE) SHOULD BE SECURED TO THE HEATED ENCLOSURE, RAIN TIGHT
 - MINIMUM CLEARANCE SHOWN ONLY APPLY DURING ACTUAL MAINTENANCE OPERATION. IF THE ENCLOSURE IS TOTALLY REMOVABLE OR PIVOTS ON HINGES AWAY FROM THE INSTALLATION, THE MIN. CLEARANCES DO NOT APPLY.

MISCELLANEOUS NOTES:

- MATERIALS USED, TYPE OF ENCLOSURE & LOCATION, AND MISCELLANEOUS APPURTENANCES, SHALL BE GOVERNED BY CITY OF NORTH TONAWANDA WATER DEPT. SPECIFICATIONS AND LOCAL ORDINANCES.
- ALL DUCTILE IRON PIPE SHALL BE THICKNESS CLASS 52 UNLESS SPECIFIED OTHERWISE.
- ALL DUCTILE IRON FITTINGS SHALL BE CLASS 350 ANSI/AWWA C110/A21.01-82 UNLESS SPECIFIED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL LOCATIONS, DIMENSIONS AND ELEVATIONS SHOWN.
- ENCLOSURE MUST HAVE HEAT & ACCESS PANELS POSITIONED TO FACILITATE TESTING/MAINTENANCE OF RPZ DEVICE AND/OR METER.
- DIMENSIONS SHOWN FOR THE WATER METER ARE STANDARD FOR THE SIZE & MODEL SHOWN. ADEQUATE CLEARANCES IN THE HEATED ENCLOSURE MUST BE MAINTAINED ON ALL SIDES.
- CLEARANCE DIMENSIONS SHOWN FOR THE RPZ ARE NYSDOH STANDARDS.
- RPZ DEVICE MUST BE PROPERLY SUPPORTED.
- PRIOR TO THE PLACEMENT OF THE ENCLOSURE SHELL ON THE CONCRETE PAD, CONTACT NCWA METER SHOP A MINIMUM OF THREE (3) WORKING DAYS TO SCHEDULE THE INSTALLATION OF THE METER.



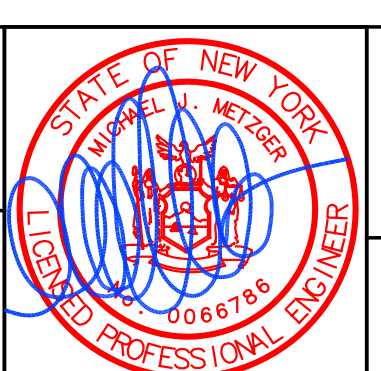
NOTES

Designed By:	JCM			
Drawn By:	JCM			
Checked By:	MJM			
Cad File:	M-1314			
NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW				
DUMPSTER & GRADING	06/30/17	JCM/ARH		
FIRE DEPARTMENT COMMENTS	03/09/17	JCM/ARH		
REVISIONS	DATE	BY		

METZGER CIVIL ENGINEERING, PLLC

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CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING



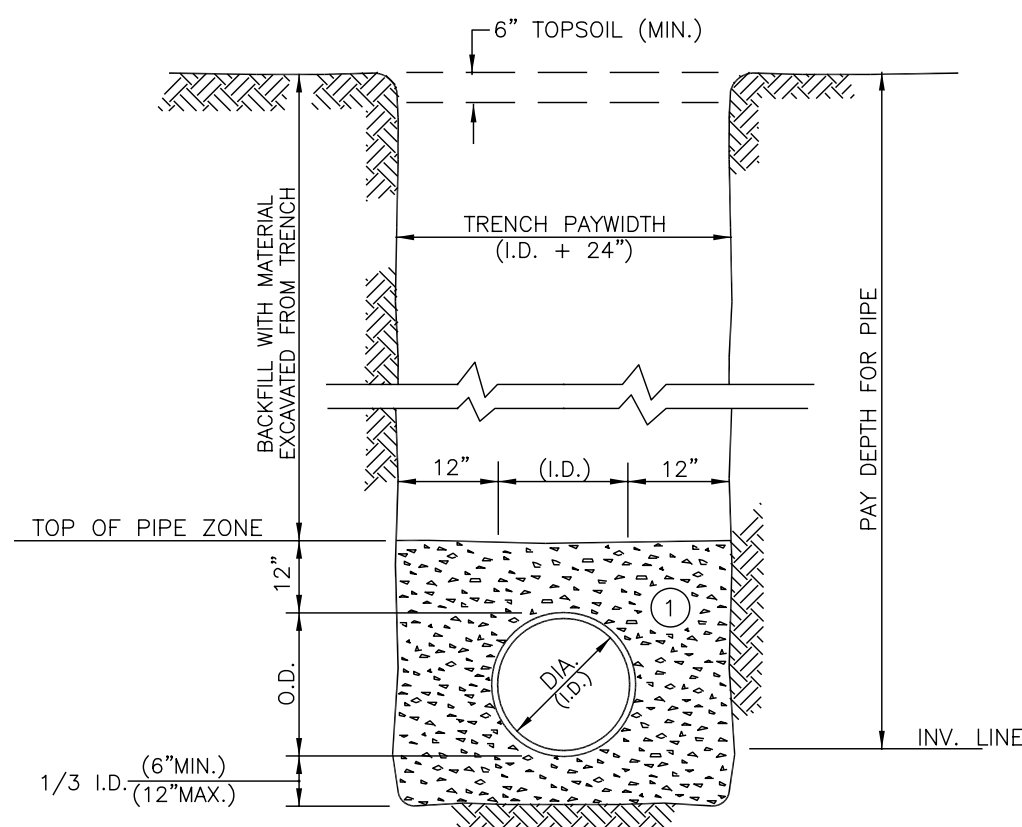
600 RIVER ROAD
CITY OF NORTH TONAWANDA
NIAGARA COUNTY, NEW YORK

SCALE: AS SHOWN
DATE: FEBRUARY 26, 2016
JOB NO: M-1314
SHEET NO:

WATER LINE & RPZ DETAILS

D-2

UNSHEETED TRENCH DETAIL
(JANUARY 2012)



- NOTES:
- PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
 - TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.
 - TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.
 - AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

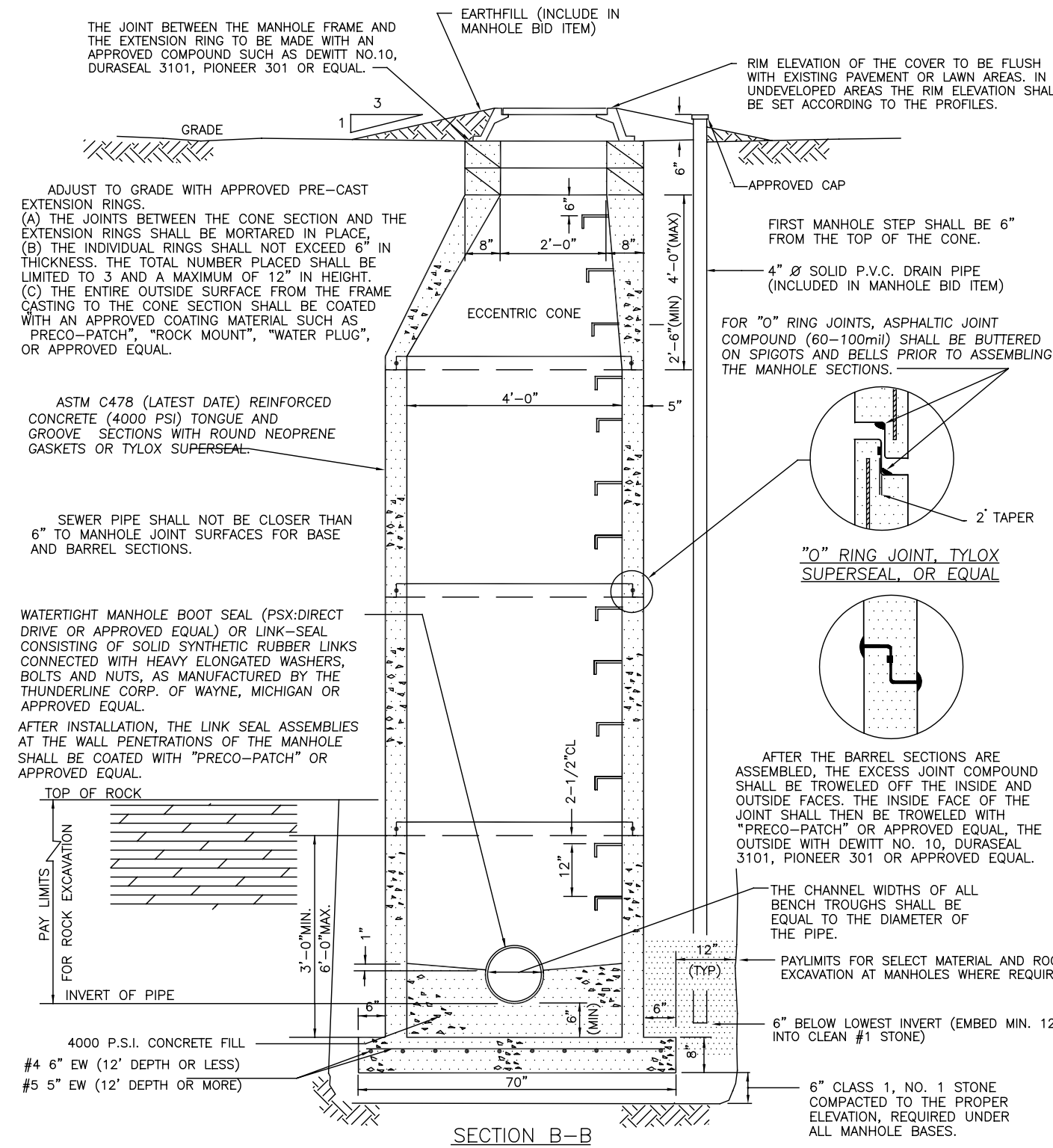
MATERIALS

PIPE BEDDING MATERIAL (NYS DOT LATEST EDITION)

- NO. 1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN 1" AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NOTE: SLAG SHALL NOT BE ALLOWED FOR MATERIALS ①

MONOLITHIC PRECAST BASE MANHOLES 4'-0" DIA. BASE
FOR 15" Ø SEWERS OR LESS (SECTION B-B)
(JANUARY 2012)



THE JOINT BETWEEN THE MANHOLE FRAME AND THE EXTENSION RING TO BE MADE WITH AN APPROVED COMPOUND SUCH AS DEWITT NO. 10, DURASEAL 3101, PIONEER 301 OR EQUAL.

ADJUST TO GRADE WITH APPROVED PRE-CAST EXTENSION RINGS.

(A) THE JOINTS BETWEEN THE CONE SECTION AND THE EXTENSION RINGS SHALL BE MORTARED IN PLACE.

(B) THE INDIVIDUAL RINGS SHALL NOT EXCEED 6" IN THICKNESS. THE TOTAL NUMBER PLACED SHALL BE LIMITED TO 3 AND A MAXIMUM OF 12" IN HEIGHT.

(C) THE ENTIRE OUTSIDE SURFACE FROM THE FRAME CASTING TO THE CONE SECTION SHALL BE COATED WITH AN APPROVED COATING MATERIAL SUCH AS "PRECO-PATCH", "ROCK MOUNT", "WATER PLUG", OR APPROVED EQUAL.

ASTM C478 (LATEST DATE) REINFORCED CONCRETE (4000 PSI) TONGUE AND GROOVE SECTIONS WITH ROUND NEOPRENE GASKETS OR TYLOX SUPERSEAL.

SEWER PIPE SHALL NOT BE CLOSER THAN 6" TO MANHOLE JOINT SURFACES FOR BASE AND BARREL SECTIONS.

WATERTIGHT MANHOLE BOOT SEAL (PVC-DIRECT DRIVE OR APPROVED EQUAL) OR LINK-SEAL CONSISTING OF SOLID SYNTHETIC RUBBER LINKS CONNECTED WITH HEAVY ELONGATED WASHERS, BOLTS AND NUTS, AS MANUFACTURED BY THE TRUNDRING CORP. OF WARREN, MICHIGAN OR APPROVED EQUAL.

AFTER INSTALLATION, THE LINK SEAL ASSEMBLY AT THE WALL PENETRATIONS OF THE MANHOLE SHALL BE COATED WITH "PRECO-PATCH" OR APPROVED EQUAL.

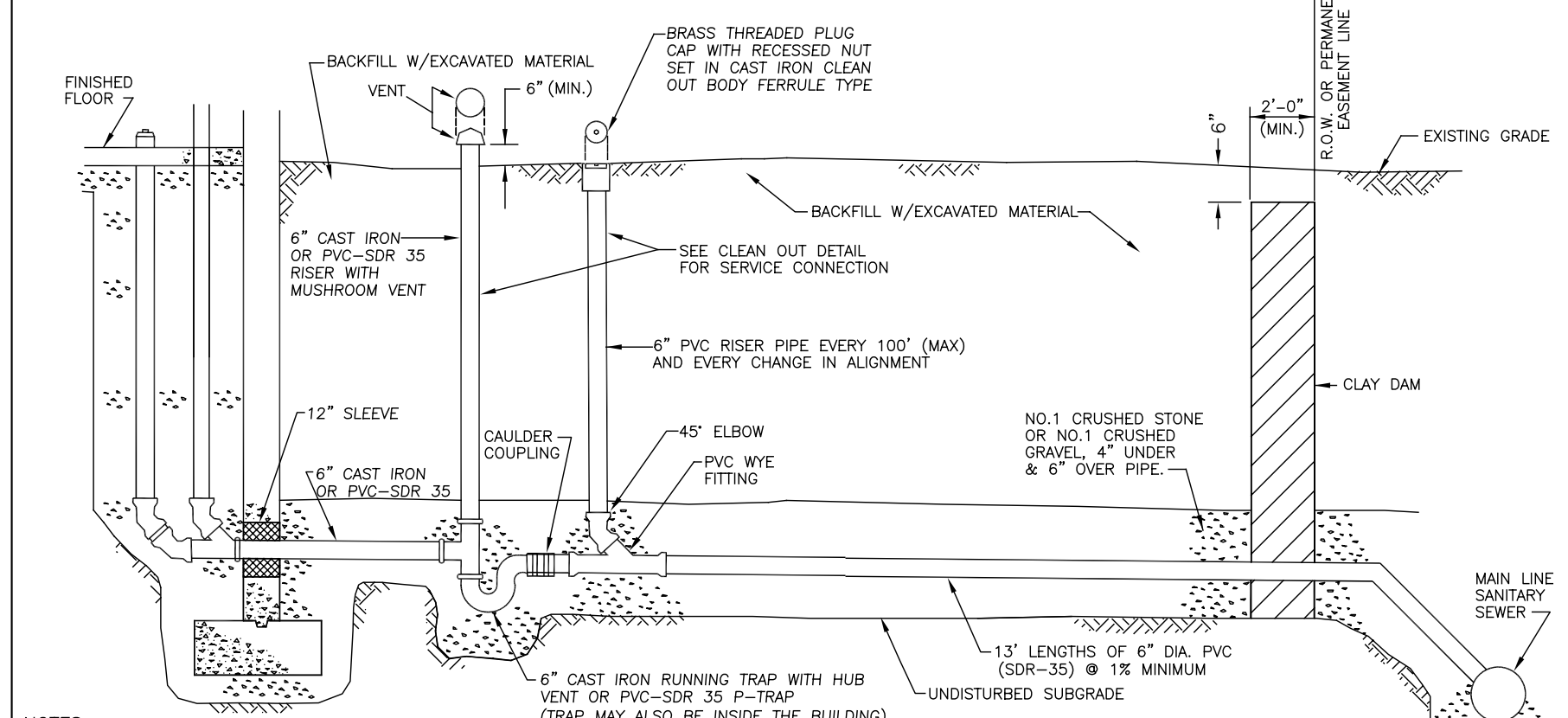
THE CHANNEL WIDTHS OF ALL BENCH TROUGHS SHALL BE EQUAL TO THE DIAMETER OF THE PIPE.

PAYLIMITS FOR SELECT MATERIAL AND ROCK EXCAVATION AT MANHOLES WHERE REQUIRED.

6" BELOW LOWEST INVERT (EMBED MIN. 12" INTO GRADE #1 STONE)

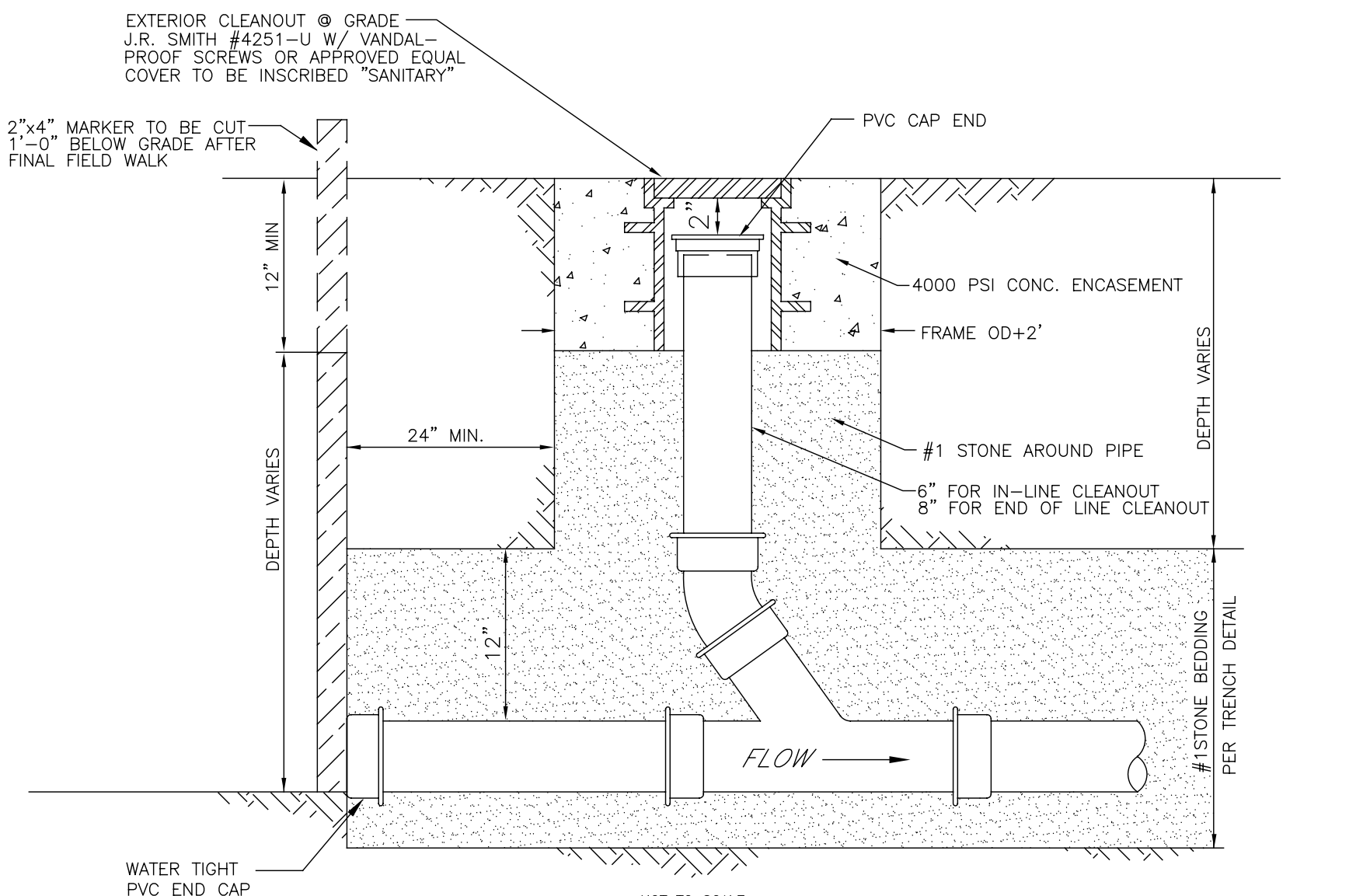
6" CLASS 1, NO. 1 STONE COMPACTED TO THE PROPER ELEVATION, REQUIRED UNDER ALL MANHOLE BASES.

TYPICAL COMMERCIAL SERVICE WITHOUT BASEMENT DETAIL
(JANUARY 2012)

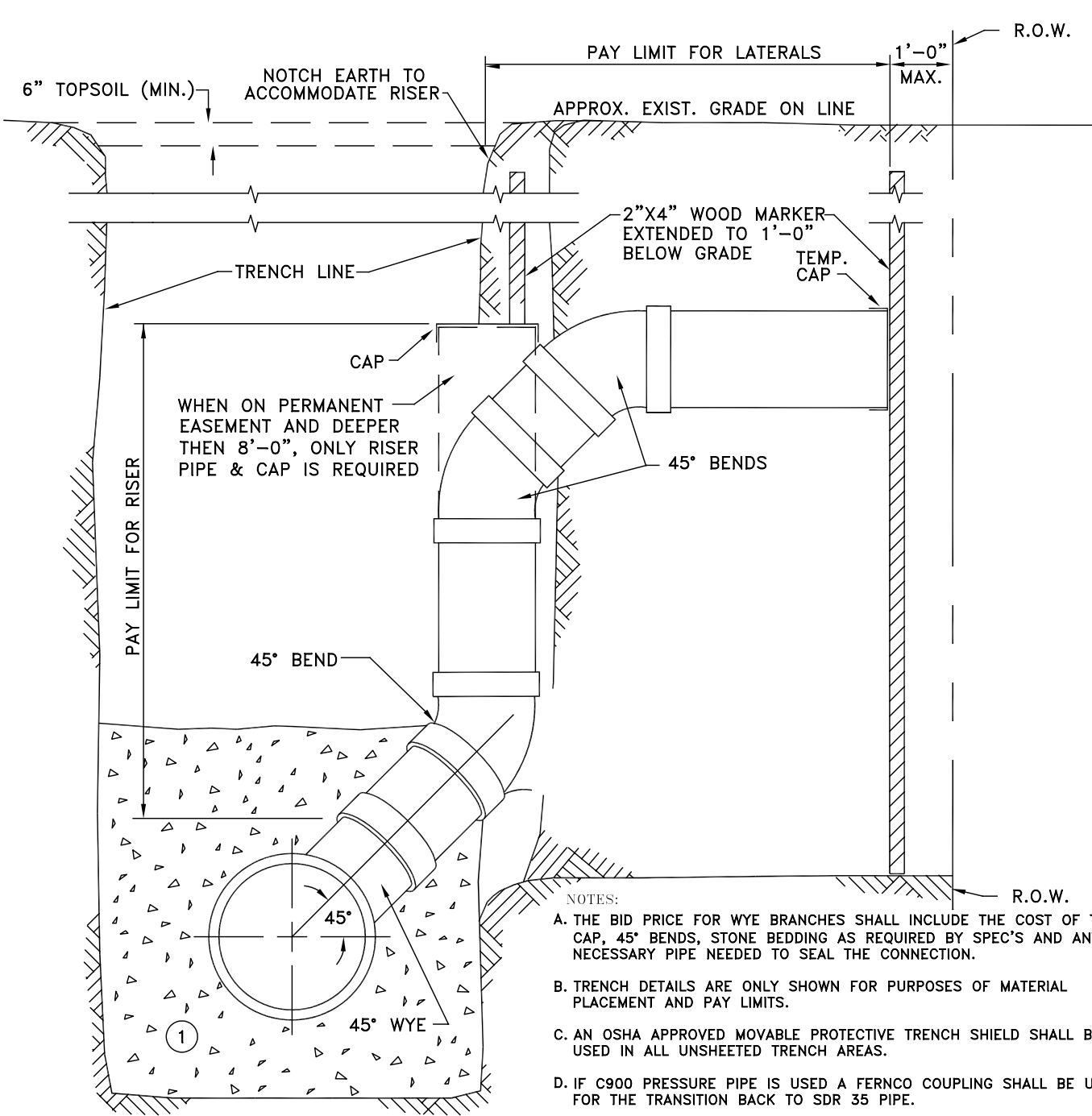


- NOTES:
- NO INSPECTION WILL BE PROVIDED WITHOUT A PERMIT. INSPECTIONS REQUIRE 24 HOURS ADVANCE NOTICE FOR SCHEDULING.
 - ALL WORK MUST BE INSPECTED BY A COUNTY INSPECTOR.
 - PVC PIPE MATERIAL SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST ASTM SPECIFICATION C-900/C-905. CAST IRON PIPE MATERIAL SHALL BE EXTRA HEAVY CAST IRON MEETING THE REQUIREMENTS OF ASTM A142.
 - VENTS AND CLEANOUTS MUST BE INSTALLED IN LAWN AREAS, NOT IN SIDEWALK OR DRIVEWAY AREAS. PREFERABLY BETWEEN THE CURB OR EDGE OF PAVEMENT AND THE SIDEWALK.
 - SELECT BACKFILL REQUIRED UNDER PAVED AREAS.
 - CONCRETE ENCASUREMENT IF COVER DEPTH IS LESS THAN 4'-0" UNDER PAVED AREAS.
 - MIN. DEPTH OF COVER 3'-0"
 - CLEAN OUT MEASUREMENTS SHALL START FROM CENTERLINE OF MAIN SEWER FOR BRANCHED LATERALS AND FROM THE 6" CLEAN OUT FOR FAN SIZE CONNECTIONS. A CLEAN OUT MAY BE REQUIRED FOR ANY ABRUPT CHANGE IN LATERAL DIRECTION.
 - A 6" CLEAN OUT IS REQUIRED AT R.O.W. UNLESS THE MAIN SEWER IS UNDER THE PAVEMENT LIMITS OR AT FAR SIDE OF PAVEMENT.
 - ANY SEWER LAD THROUGH OR OVER A STREET TANK MUST BE CAST IRON (DEPTH TANK MUST BE FILLED WITH BANK RUN GRAVEL).
 - ANY EXCAVATION TO BE LEFT OPEN OVERNIGHT SHALL BE COMPLETELY ENCLOSED IN FENCING, OR WHERE NECESSARY, COVERED WITH STEEL PLATES.
 - DOWN SPOUTS, SUMP PUMPS, AND FOOTING BRANS ARE NOT PERMITTED TO BE CONNECTED TO THE LATERAL.
 - FOR NEW STRUCTURES, NO CONNECTION SHALL BE MADE UNTIL BUILDING FOOT IS ERECTED AND BASEMENT FLOOR IS POURED.

Lamphole/Cleanout in Lawn/Field Areas
Non Residential and Commercial Projects



RISER DETAIL - SDR35
(MAIN LINE CONNECTION)

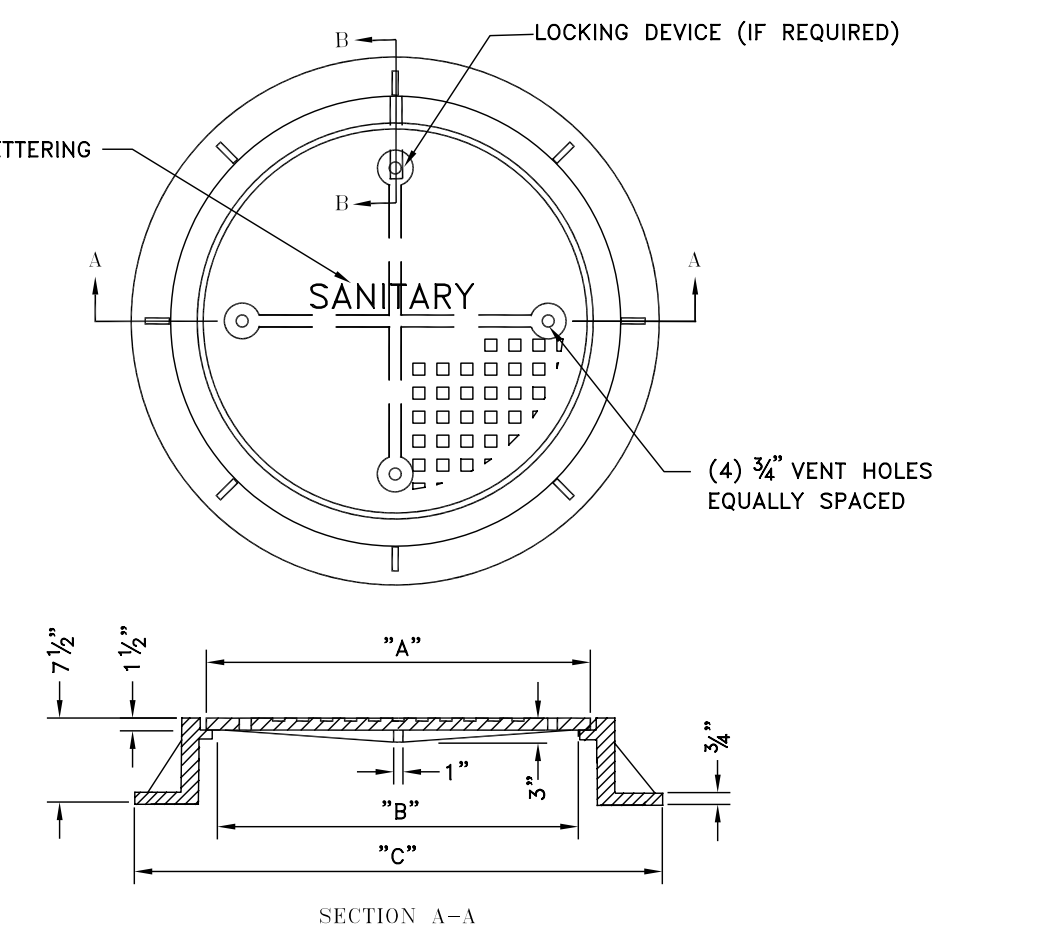


- NOTES:
- THE BID PRICE FOR WYE BRANCHES SHALL INCLUDE THE COST OF THE CAP, 45° BENDS, STONE BEDDING AS REQUIRED BY SPOCS AND ANY NECESSARY PIPE NEEDED TO SEAL THE CONNECTION.
 - TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND PAY LIMITS.
 - AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.
 - IF C900 PRESSURE PIPE IS USED A FERROU COUPLING SHALL BE USED FOR THE TRANSITION BACK TO SDR 35 PIPE.

MATERIALS

- NO. 1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER. NO SLAG WILL BE ALLOWED.

STANDARD FRAME AND COVER
(JANUARY 2012)



PIPE SIZE	DIMENSION "A"	DIMENSION "B"	DIMENSION "C"	WEIGHT OF COVER
8" THRU 18"	24"	22 1/4"	35"(MAX.)	150 LB. ± 5%
OVER 18"	32"	30"	46"(MAX.)	200 LB. ± 5%

STANDARD FRAME AND COVER NOTES

- MATERIAL ASTM A48 CLASS 30B CAST IRON.
- UNIT MUST WITHSTAND H-20 WHEEL LOADING.
- ALL DIMENSIONS ARE TO BE CONSIDERED MINIMUM WITH THE EXCEPTION OF THE COVER, WHICH MUST CONFORM EXACTLY TO MAINTAIN INTERCHANGEABILITY WITHIN THE COUNTY.
- COATING NOT REQUIRED.
- FRAMES AND COVERS SHALL HAVE MACHINED BEARING SURFACES.
- LOCKING DEVICE MUST BE SITUATED TO ALLOW EASY REMOVAL OF COVER.
- NO LETTERING OTHER THAN SANITARY WILL BE ALLOWED ON THE EXPOSED SURFACE OF THE COVER.

ROTATE CAM TO LOCK COVER

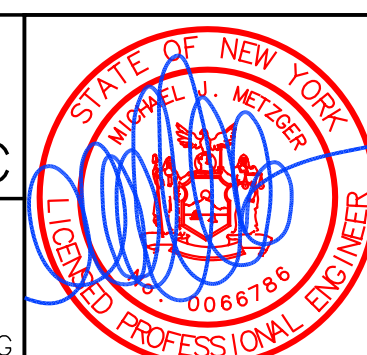
LOCKING DEVICE IF REQUIRED

NOTES

© 2017 Metzger Civil Engineering

Designed By: JCM
Drawn By: JCM
Checked By: MUM
Cad File: M-1314
NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW

ME METZGER CIVIL ENGINEERING, PLLC
8245 SHERIDAN DRIVE
WILLIAMSVILLE, NY 14221
PH: 716-633-2601
FAX: 716-633-2704



600 RIVER ROAD
CITY OF NORTH TONAWANDA
NIAGARA COUNTY, NEW YORK

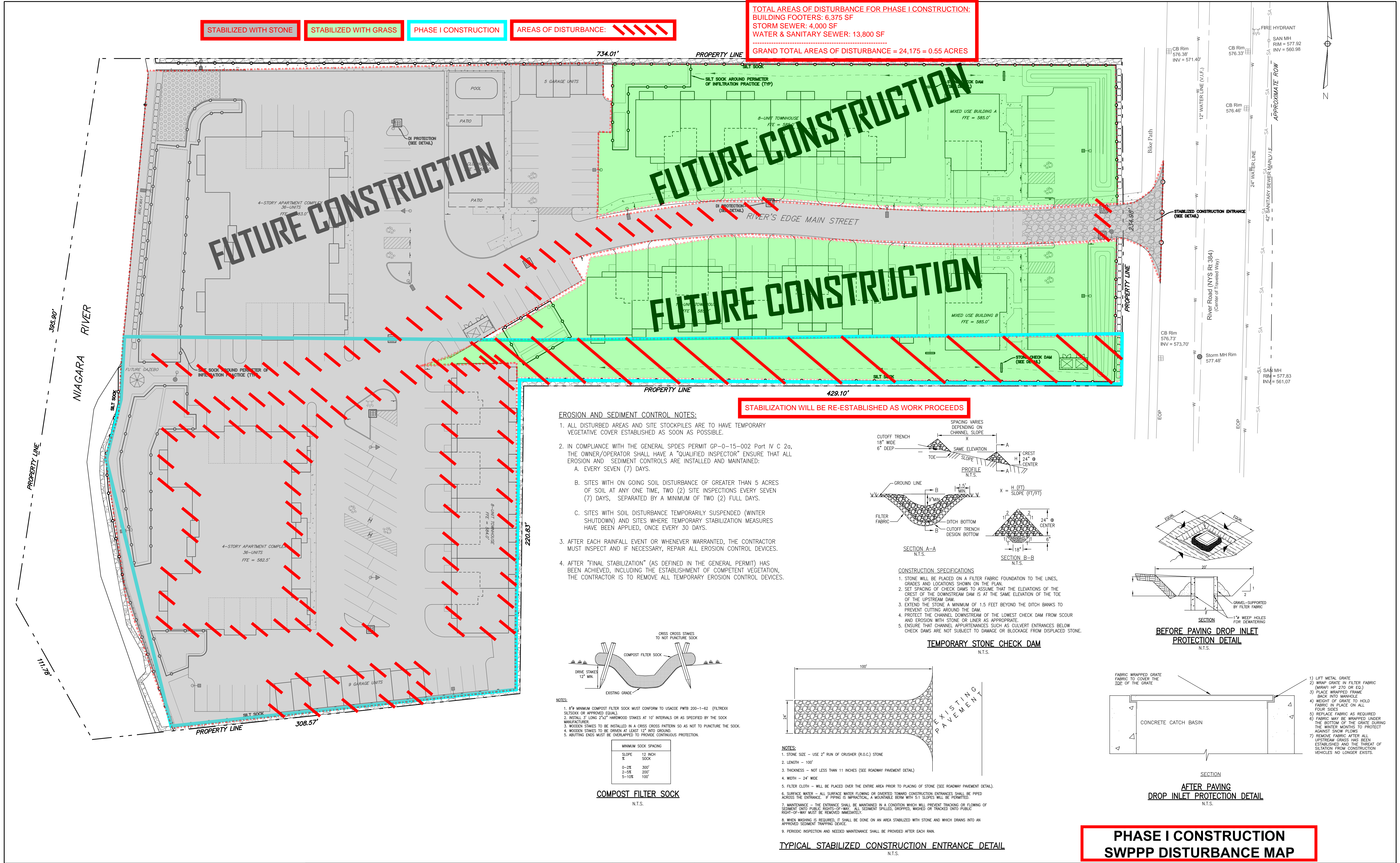
SANITARY SEWER DETAILS

SCALE: AS SHOWN
DATE: SEPTEMBER 28, 2016
JOB NO: M-1314
SHEET NO:

D-3

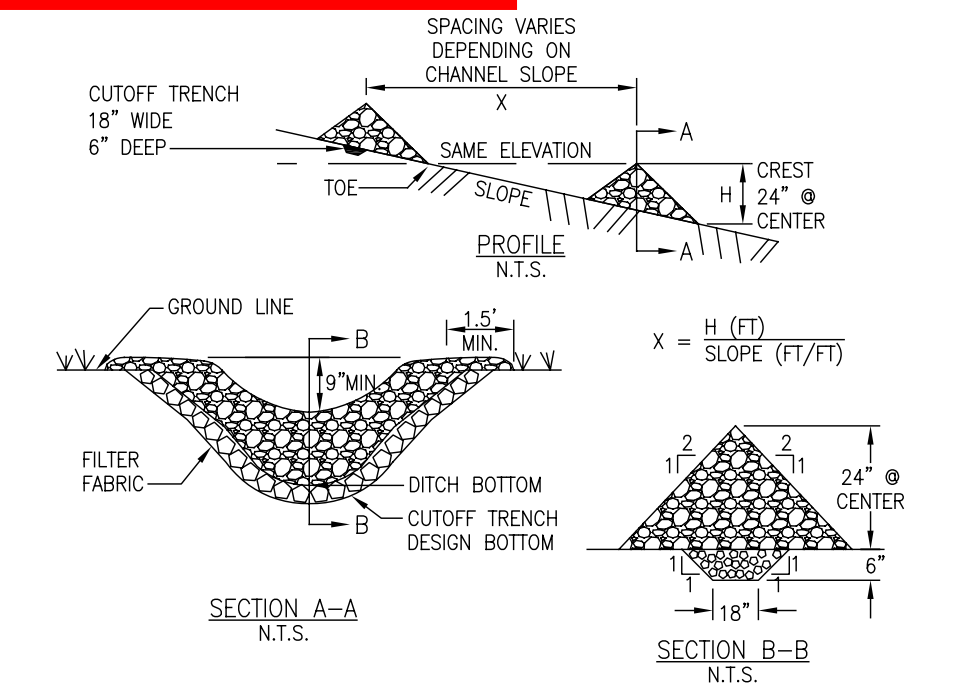
STABILIZED WITH STONE STABILIZED WITH GRASS PHASE I CONSTRUCTION AREAS OF DISTURBANCE:

TOTAL AREAS OF DISTURBANCE FOR PHASE I CONSTRUCTION:
 BUILDING FOOTERS: 6,375 SF
 STORM SEWER: 4,000 SF
 WATER & SANITARY SEWER: 13,800 SF
 GRAND TOTAL AREAS OF DISTURBANCE = 24,175 = 0.55 ACRES

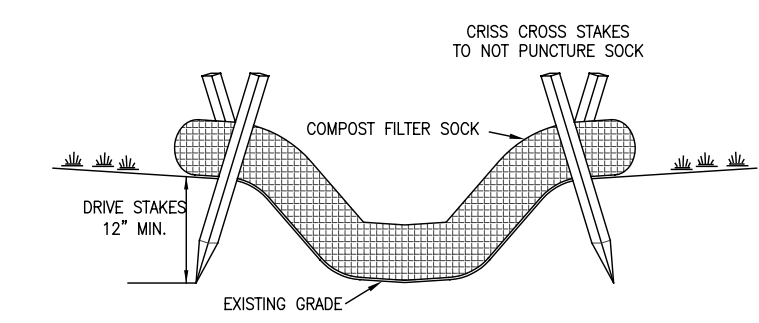


- EROSION AND SEDIMENT CONTROL NOTES:**
- ALL DISTURBED AREAS AND SITE STOCKPILES ARE TO HAVE TEMPORARY VEGETATIVE COVER ESTABLISHED AS SOON AS POSSIBLE.
 - IN COMPLIANCE WITH THE GENERAL SPDES PERMIT GP-0-15-002 Part IV C 2a, THE OWNER/OPERATOR SHALL HAVE A "QUALIFIED INSPECTOR" ENSURE THAT ALL EROSION AND SEDIMENT CONTROLS ARE INSTALLED AND MAINTAINED:
 - EVERY SEVEN (7) DAYS.
 - SITES WITH ON GOING SOIL DISTURBANCE OF GREATER THAN 5 ACRES OF SOIL AT ANY ONE TIME, TWO (2) SITE INSPECTIONS EVERY SEVEN (7) DAYS, SEPARATED BY A MINIMUM OF TWO (2) FULL DAYS.
 - SITES WITH SOIL DISTURBANCE TEMPORARILY SUSPENDED (WINTER SHUTDOWN) AND SITES WHERE TEMPORARY STABILIZATION MEASURES HAVE BEEN APPLIED, ONCE EVERY 30 DAYS.
 - AFTER EACH RAINFALL EVENT OR WHENEVER WARRANTED, THE CONTRACTOR MUST INSPECT AND IF NECESSARY, REPAIR ALL EROSION CONTROL DEVICES.
 - AFTER "FINAL STABILIZATION" (AS DEFINED IN THE GENERAL PERMIT) HAS BEEN ACHIEVED, INCLUDING THE ESTABLISHMENT OF COMPETENT VEGETATION, THE CONTRACTOR IS TO REMOVE ALL TEMPORARY EROSION CONTROL DEVICES.

STABILIZATION WILL BE RE-ESTABLISHED AS WORK PROCEEDS



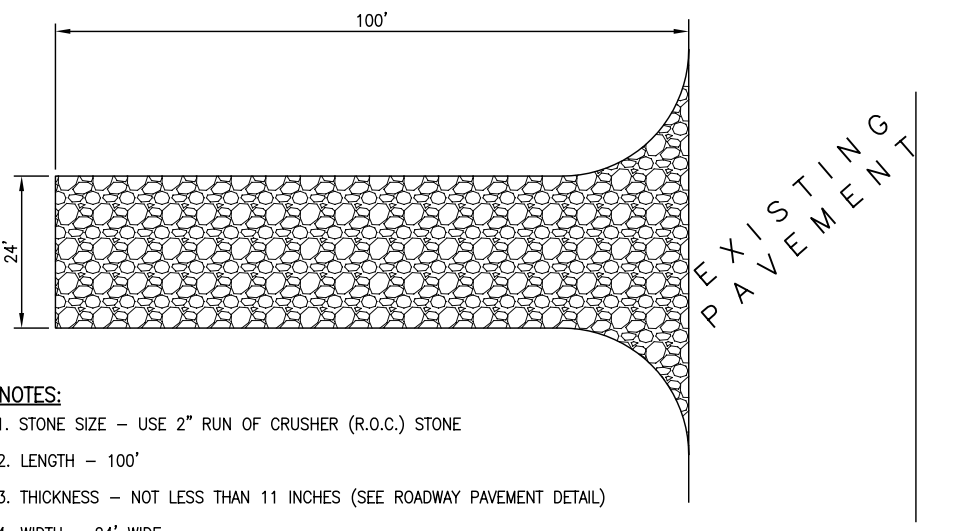
- CONSTRUCTION SPECIFICATIONS**
- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN ON THE PLAN.
 - SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
 - EXTEND THE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



- NOTES:**
- 8" MINIMUM COMPOST FILTER SOCK MUST CONFORM TO USADGE PWTB 200-1-62 (FILTREXX SILT SOCK OR APPROVED EQUAL).
 - INSTALL 3" LONG 2"x2" HARDWOOD STAKES AT 10' INTERVALS OR AS SPECIFIED BY THE SOCK MANUFACTURER.
 - WOODEN STAKES TO BE INSTALLED IN A CROSS CROSS PATTERN SO AS NOT TO PUNCTURE THE SOCK.
 - WOODEN STAKES TO BE BURNED AT LEAST 12" INTO GROUND.
 - ABUTTING ENDS MUST BE OVERLAPPED TO PROVIDE CONTINUOUS PROTECTION.

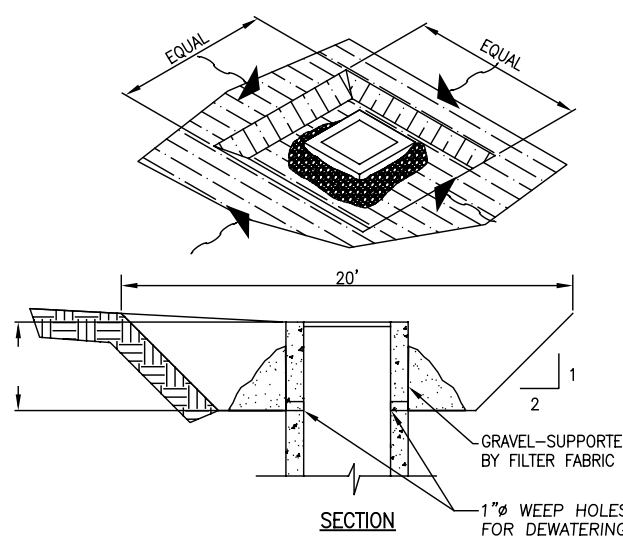
MINIMUM SOCK SPACING	
SLOPE %	12 INCH SOCK
0-2%	300'
2-5%	200'
5-10%	100'

COMPOST FILTER SOCK
N.T.S.

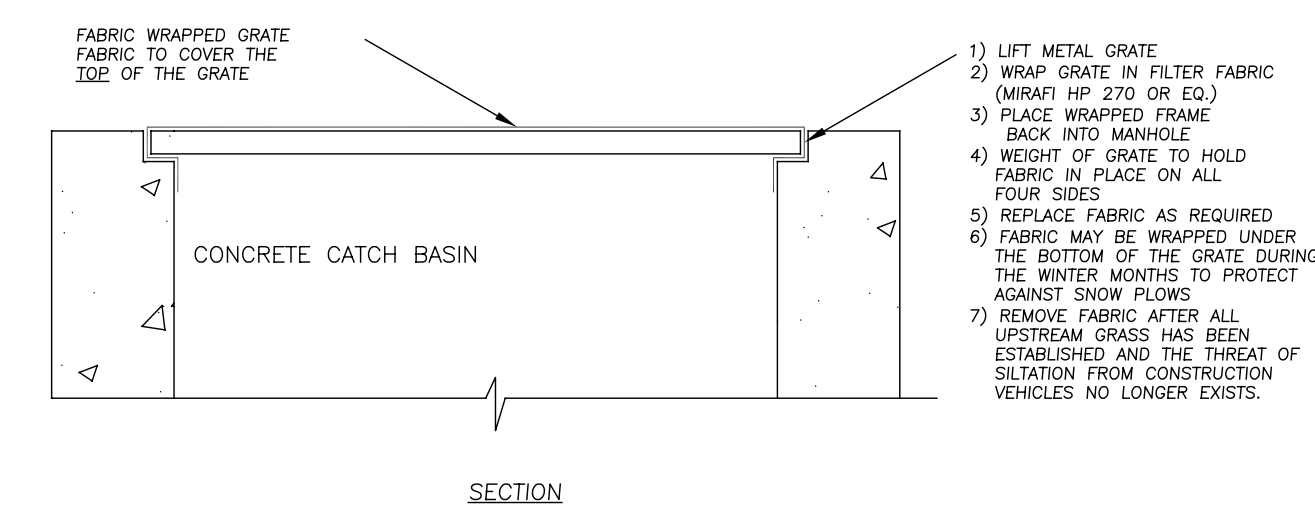


- NOTES:**
- STONE SIZE - USE 2" RIN OF CRUSHER (R.O.C.) STONE
 - LENGTH - 100'
 - THICKNESS - NOT LESS THAN 11 INCHES (SEE ROADWAY PAVEMENT DETAIL).
 - WIDTH - 24" WIDE
 - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE (SEE ROADWAY PAVEMENT DETAIL).
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BEAM WITH 5:1 SLOPES WILL BE PERMITTED.
 - 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 RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

TYPICAL STABILIZED CONSTRUCTION ENTRANCE DETAIL
N.T.S.



BEFORE PAVING DROP INLET PROTECTION DETAIL
N.T.S.



AFTER PAVING DROP INLET PROTECTION DETAIL
N.T.S.

PHASE I CONSTRUCTION SWPPP DISTURBANCE MAP

600 RIVER ROAD
 CITY OF NORTH TONAWANDA
 NIAGARA COUNTY, NEW YORK

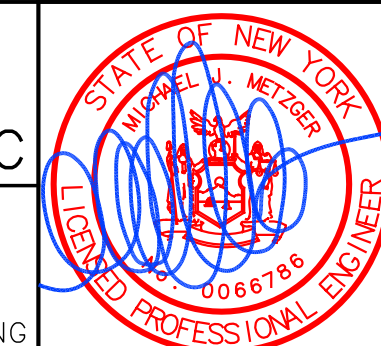
EROSION AND SEDIMENT CONTROL PLAN

- NOTES**
- BOUNDARY INFORMATION PROVIDED BY CLEAR CREEK LAND SURVEYING LLC SURVEY DATED APRIL 18, 2013.
 - THIS IS NOT A PROPERTY SURVEY.

© 2017 Metzger Civil Engineering

Designed By:	JCM	DUMPSTER & GRADING	06/30/17	JCM/ARH
Drawn By:	JCM	GRADING REVISIONS	06/16/17	JCM/ARH
Checked By:	MJM	CLUBHOUSE REVISIONS	03/21/17	JCM/ARH
Coord File:	M-1314	FIRE DEPARTMENT COMMENTS	03/09/17	JCM/ARH
		FIRE LANE	02/15/17	JCM/ARH
		BLDG RELOCATION & POOL	01/12/17	JCM/ARH
		BUILDING RELOCATION	05/25/16	JCM/ARH
		REVISIONS		

METZGER CIVIL ENGINEERING, PLLC
 8245 SHERIDAN DRIVE
 WILLIAMSVILLE, NY 14221
 PH: 716-633-2601
 FAX: 716-633-2704



SCALE: 1" = 30'
 DATE: JANUARY 22, 2016
 JOB NO: M-1314
 SHEET NO:

ESC-1

\\station\p\metzger\1314_600_RIVER_ROAD\DWG\ESC.dwg, 6/29/2017 2:03:14 PM



Daniel Thomas
 400 Hinman Rd.
 Lockport, NY 14094
 716-260-6017 (cell)
 716-433-4930 (fax)

8/9/17

Visone

Att:
Re: 600 River Road
Email:

To whom it may concern:

This is to certify that the material being supplied to the above project conforms to the outlined NYSDOT requirements for Section 703-02 Coarse Aggregate. Below is a gradation for 2" ROC NYSDOT Select Granular Fill item 203-07

Location: Lockport
 Material Type: 2" ROC

Source No. 5-5R
 Test No. 17AR31

Sieve Size	Weight	% Ret	% Pass	Spec
2"	0.0	0.0	100.0	100
1 1/2"	506.1	4.2	95.8	
1"	1337.6	11.1	84.7	
3/4"	807.4	6.7	78.0	
1/2"	2120.8	17.6	60.4	
1/4"	2144.9	17.8	42.6	
1/8"	1470.1	12.2	30.4	
#20	1759.3	14.6	15.8	
#40	349.5	2.9	12.9	0-70
#80	421.8	3.5	9.4	
#200	216.9	1.8	7.6	0-15
pan	915.8	7.6		
Total	12050.0			

Sincerely,

Daniel Thomas
 Quality Control
 Lafarge A&C

CONSTRUCTION MATERIALS / NORTHERN DIVISION
 PO Box 510 ~ 400 Hinman Road, Lockport, New York 14094
 Office: (716) 439-1300 Fax: (716) 439-9447



Daniel Thomas
400 Hinman Rd.
Lockport, NY 14094
716-260-6017 (cell)
716-433-4930 (fax)

8/9/17

Visone

Att:
Re: 600 River Road
Email:

To whom it may concern:

This is to certify that the material being supplied to the above project conforms to the outlined NYSDOT requirements for Section 703-02 Coarse Aggregate. Below is a gradation for Clear #2 Stone

Location: Lockport
Material Type: #2 Stone

Source #: 5-5R
Test No. 17AR31

Sieve Size	Weight	% Ret	% Pass	Spec
1 1/2"	0.0	0.0	100.0	100
1"	59.0	5.7	94.3	90-100
3/4"	311.7	30.1	64.2	
5/8"	294.1	28.4	35.8	
1/2"	275.5	26.6	9.2	0-15
3/8"	78.7	7.6	1.6	
1/4"	3.1	0.3	1.3	
pan	13.5	1.3		
Total	1035.7			

Sincerely,

Daniel Thomas
Quality Control
Lafarge AC&A



Daniel Thomas
 400 Hinman Rd.
 Lockport, NY 14094
 716-260-6017 (cell)
 716-433-4930 (fax)

8/9/17

Visone

Re: 600 River Road
Email:

To whom it may concern:

This is to certify that the material being supplied to the above project conforms to the outlined NYSDOT requirements for Section 703-02 Coarse Aggregate. Below is a gradation for NYSDOT Clear #1's

Location: Lockport Source No. 5-5R
 Material Type: NYSDOT #1 Stone Test No. 17AR31

Sieve Size	Weight	% Ret	% Pass	Spec
1"	0.0	0.0	100.0	100
3/4"	0.0	0.0	100.0	
1/2"	280.3	3.2	96.8	90-100
3/8"	3739.8	42.7	54.1	
1/4"	3879.9	44.3	9.8	0-15
#4	648.1	7.4	2.4	
#8	113.9	1.3	1.1	
pan	96.3	1.1		
Total	8758.3			

Sincerely,

Daniel Thomas
 Quality Control
 Lafarge AC&A



New Enterprise Stone & Lime Co., Inc.

500 Como Park Boulevard • Buffalo, New York 14227 • Office: 716-826-7310
Fax: 716-826-1342

August 9, 2017

Mr. Tom Celik
VisoneCo. Site Development LLC
10151 Main Street
Clarence, NY 14031

Re: 600 River Road

Dear Tom:

We certify the aggregates we supply on the subject project meet the New York State Department of Transportation Specification and Gradations as follows:

Item #304.12 // -2" Crusher Run		
<u>Sieve Size</u>	<u>Percent Passing</u>	<u>Specifications</u>
2"	100	100
1/4"	33	25-60
No. 40	8	5-40
No. 200	4	0-10

Item #703.0201 // #1 Crushed Stone		
<u>Sieve Size</u>	<u>Percent Passing</u>	<u>Specifications</u>
1"	100	100
1/2"	94	90-100
1/4"	8	0-15

Item #623.12 // #2 Crushed Stone		
<u>Sieve Size</u>	<u>Percent Passing</u>	<u>Specifications</u>
1 1/2"	100	100
1"	94	90-100
1/2"	8	0-15

Our New York State Source Number at the Wehrle Drive plant is 5-3R.

We trust this meets with your approval.

Very truly yours,

Bob Warrington
Account Representative

CR: DJ

APPENDIX C

EE & SURVEY BOUNDARY MAP



NIAGARA COUNTY CLERK
WAYNE F. JAGOW

RECEIPT

Receipt Date: 09/15/2014 09:39:40 AM

RECEIPT # 2014211509

Recording Clerk: MKS

Cash Drawer: CASH4

Rec'd Frm: PARALEGAL SERVICES OF BUFFALO

Rec'd In Person

Instr#: 2014-15381

DOC: EASEMENT

DEED STAMP: 833

OR Party: ROCK ONE DEVELOPMENT LLC

EE Party: PEOPLE OF THE STATE OF NEW
YORK

Recording Fees

Cover Page	\$8.00
Recording Fee	\$32.00
Cultural Ed	\$14.25
Records Management - County	\$1.00
Records Management - State	\$4.75
TP584	\$5.00

Transfer Tax

Transfer Tax	\$0.00
--------------	--------

DOCUMENT TOTAL: ---->	\$65.00
-----------------------	---------

Misc Fees

Copies	\$6.50
--------	--------

Receipt Summary

TOTAL RECEIPT: ---->	\$71.50
----------------------	---------

TOTAL RECEIVED: ---->	\$71.50
-----------------------	---------

CASH BACK: ---->	\$0.00
------------------	--------

PAYMENTS

Check # 40667 ->	\$71.50
------------------	---------

PARALEGAL SERVICES OF BUFFALO



NIAGARA COUNTY – STATE OF NEW YORK
 WAYNE F. JAGOW – NIAGARA COUNTY CLERK
 P.O. BOX 461, LOCKPORT, NEW YORK 14095-0461

COUNTY CLERK'S RECORDING PAGE
 THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



INSTRUMENT #: 2014-15381

Receipt#: 2014211509
 Clerk: MKS
 Rec Date: 09/15/2014 09:39:39 AM
 Doc Grp: DEED
 Descrip: EASEMENT
 Num Pgs: 10

Party1: ROCK ONE DEVELOPMENT LLC
 Party2: PEOPLE OF THE STATE OF NEW YORK
 NEW YORK STATE DEPARTMENT OF
 ENVIRONMENTAL CONSERVATION
 Town: NORTH TONAWANDA

Recording:	
Cover Page	8.00
Recording Fee	32.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
Sub Total:	<u>65.00</u>
Transfer Tax	
Transfer Tax	0.00
Sub Total:	<u>0.00</u>
Total:	<u>65.00</u>
**** NOTICE: THIS IS NOT A BILL ****	
***** Transfer Tax *****	
Transfer Tax #: 833	
Transfer Tax	
Consideration: 0.00	
Total:	0.00

Record and Return To:

SLATER LAW FIRM
 26 MISSISSIPPI ST
 SUITE 400
 BUFFALO NY 14203

WARNING***

** Information may change during the verification process and may not be reflected on this page.

Wayne F. Jagow
 Niagara County Clerk

**ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36
OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW**

THIS INDENTURE made this 4th day of September, 2014, between Owner **Rock One Development, LLC**, having an office at 10151 Main Street, Clarence, NY 14031, County of Erie, State of New York (the "Grantor"), and The People of the State of New York (the "Grantee"), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

WHEREAS, the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

WHEREAS, Grantor, is the owner of real property located at the address of 600 River Road in the City of North Tonawanda, County of Niagara and State of New York, known and designated on the tax map of the County Clerk of Niagara as tax map parcel numbers: Section 181.16 Block 1 Lot 21.13, being the same as that property conveyed to Grantor by deed dated May 17, 2012 and recorded in the Niagara County Clerk's Office in Liber 2012 Page 10425. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 6.02 +/- acres, and is hereinafter more fully described in the Land Title Survey dated April 18, 2013 and revised on July 9, 2014 prepared by William J. Tucker II PLS of Clear Creek Land Surveying, LLC which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

WHEREAS, the Department accepts this Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation established for the Controlled Property until such time as this Environmental Easement is extinguished pursuant to ECL Article 71, Title 36; and

ORIGINAL FILED

SEP 15 2014

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of Brownfield Cleanup Agreement Index Number: C915271, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement")

1. Purposes. Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. Institutional and Engineering Controls. The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.

- A. (1) The Controlled Property may be used for: Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii), Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv);
- (2) All Engineering Controls, if applicable, must be operated and maintained as specified in the Site Management Plan (SMP);
- (3) All Engineering Controls, if applicable, must be inspected at a frequency and in a manner defined in the SMP;
- (4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Niagara County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;
- (5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;
- (6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;
- (7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

(8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;

(10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

B. The Controlled Property shall not be used for raising livestock or producing animal products for human consumption, and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, New York 12233
Phone: (518) 402-9553

D. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.

E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

This property is subject to an Environmental Easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the Environmental Conservation Law.

F. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

G. Grantor covenants and agrees that it shall, at such time as NYSDEC may require, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:

- (1) The inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3);
- (2) The owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;
- (3) Nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;
- (4) The report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;
- (5) To the best of his/her knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and
- (6) The information presented is accurate and complete.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person violates this Environmental Easement, the Grantee may revoke the Certificate of Completion with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach, and Grantee may take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement, including the commencement of any proceedings in accordance with applicable law.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar any enforcement rights.

6. Notice. Whenever notice to the Grantee (other than the annual certification) or approval from the Grantee is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information:

County, NYSDEC Site Number, NYSDEC Brownfield Cleanup Agreement, State Assistance Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to:

Site Number: C932161
Office of General Counsel
NYSDEC
625 Broadway
Albany New York 12233-5500

With a copy to:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, NY 12233

All notices and correspondence shall be delivered by hand, by registered mail or by Certified mail and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name.

Rock One Development, LLC:

By: *Lucian Visone* Date: 7/14/14
Lucian Visone, President

Grantor's Acknowledgment


STATE OF NEW YORK)
) ss:
COUNTY OF Erie)

On the 14 day of July, in the year 2014, before me, the undersigned, personally appeared Lucian Visone, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Karen A. Lipuma
Notary Public - State of New York

KAREN A. LIPUMA
Notary Public, State of New York
Registration #0116084831
Qualified in Erie County
My Comm Expires December 2014

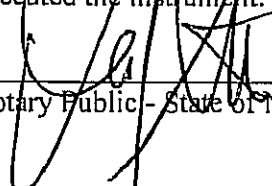
THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK, Acting By and Through the Department of Environmental Conservation as Designee of the Commissioner,

By: 
Robert W. Schick, Director
Division of Environmental Remediation

Grantee's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF ALBANY)

On the 4th day of September, in the year 2014, before me, the undersigned, personally appeared Robert W. Schick, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public - State of New York

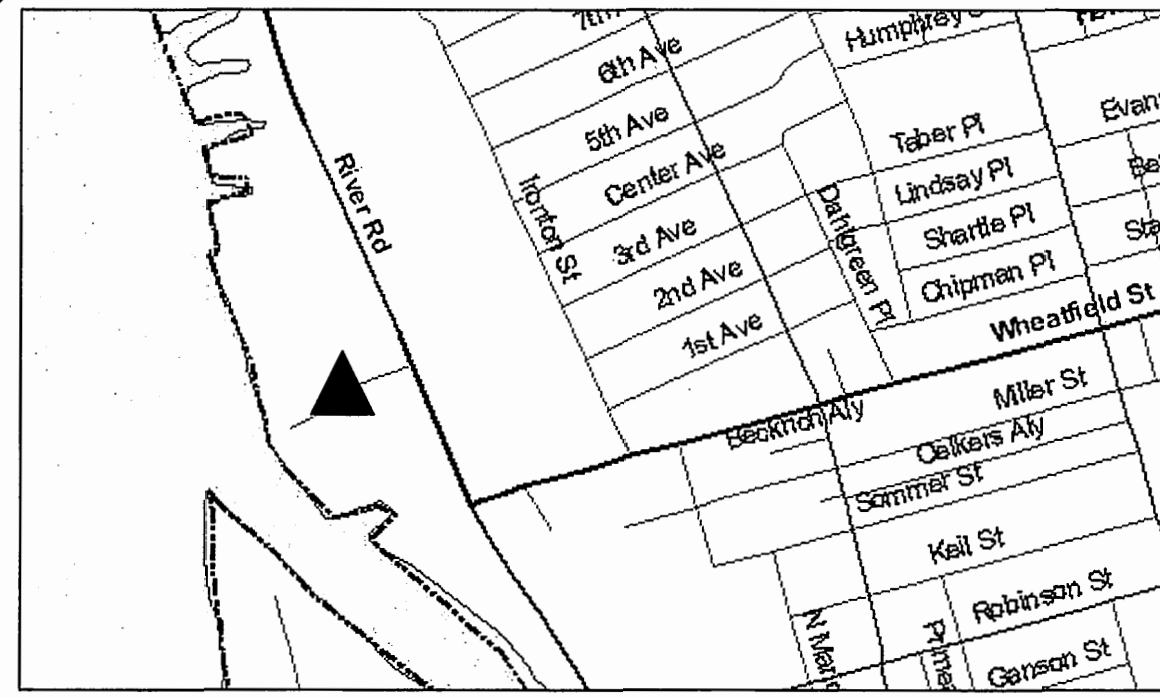
David J. Chiusano
Notary Public, State of New York
No. 01CH5032146
Qualified in Schenectady County,
Commission Expires August 22, 2018

SCHEDULE "A" PROPERTY DESCRIPTION

Environmental Easement Description
For 600 River Road Site
BCP Site No. C932161

ALL THAT TRACT OR PARCEL OF LAND, situate in the city of North Tonawanda, County of Niagara and State of New York being part of Lot 75 of the Mile Reserve, bounded and described as follows:

BEGINNING at a point in the west line of River Road as now laid out, distant southerly 1087.84 feet from the north line of premises conveyed by deed recorded in the Niagara County Clerk's Office in Liber 1653 of Deeds at page 224; thence southerly along the westerly line of River Road, $24^{\circ} 18' 46''$ East, 134.50 feet to an angle point therein; thence along the westerly line of River Road, South $23^{\circ} 13' 50''$ East, a distance of 100.50 feet to a point; thence South $66^{\circ} 3' 45''$ West, a distance of 429.10 feet to a point; thence South $23^{\circ} 13' 50''$ East, a distance of 220.83 feet to a point; thence South $59^{\circ} 55' 51''$ West, a distance of 308.57 feet to a point; thence North $53^{\circ} 19'$ West, a distance of 111.78 feet to a point; thence North $15^{\circ} 14' 50''$ West, a distance of 395.90 feet to a point; thence North $66^{\circ} 3' 46''$ East, a distance of 734.01 feet to the westerly line of River Road being the point or place of beginning.



Site Location Map
Not To Scale

RECORD LEGAL DESCRIPTION FOR 600 RIVER ROAD

ALL THAT TRACT OR PARCEL OF LAND situate in the City of North Tonawanda, County of Niagara, State of New York, being part of Lot 75 of the Mile Reserve, bounded and described as follows:

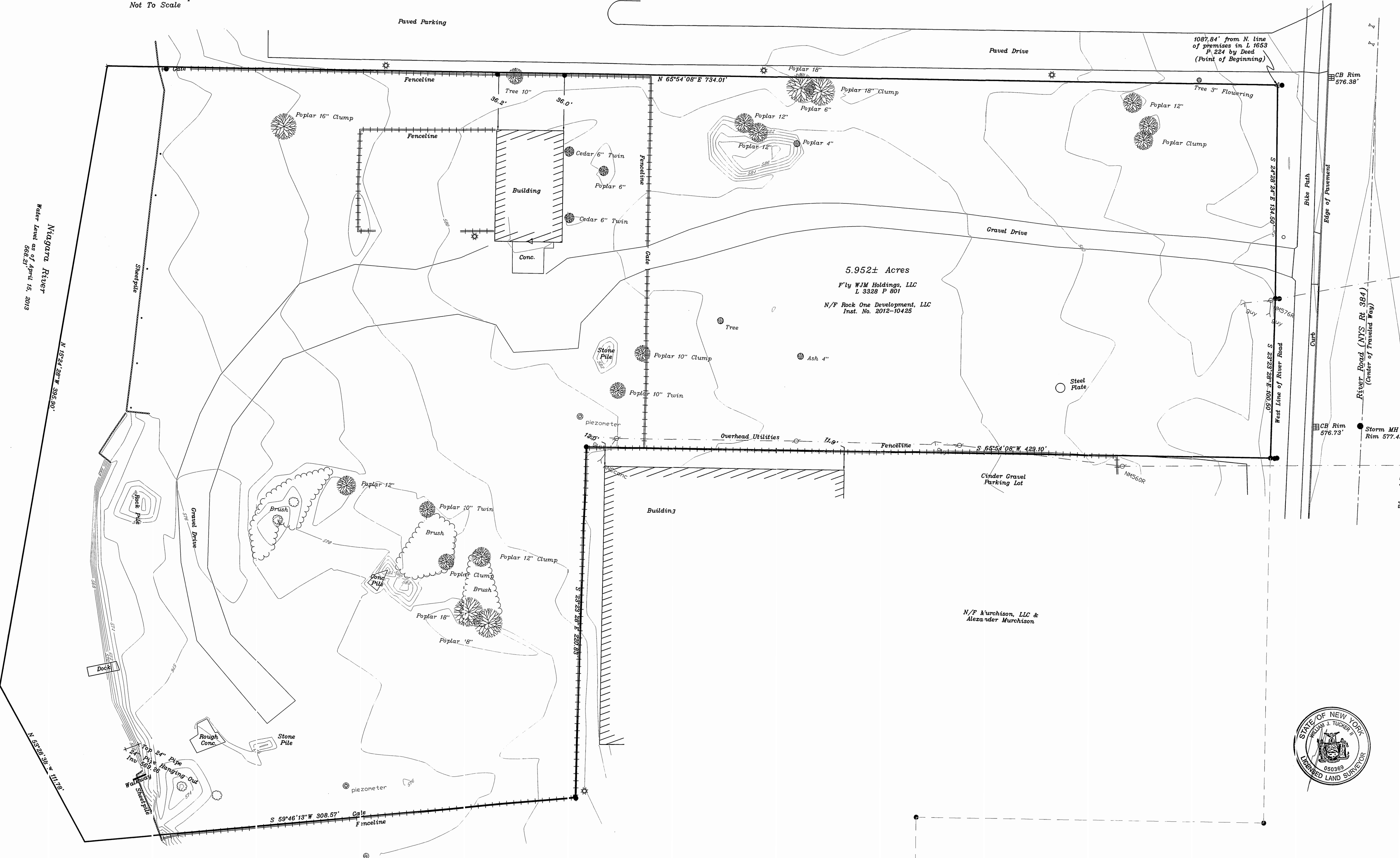
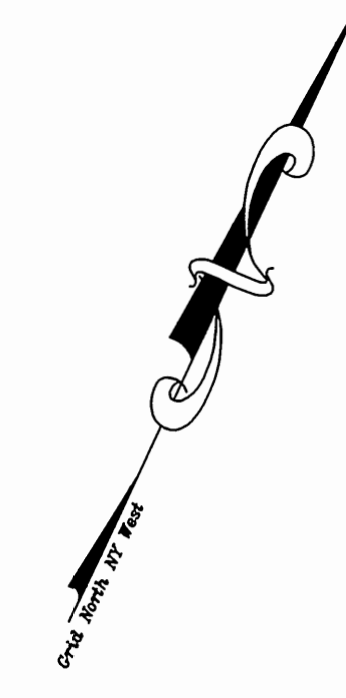
Beginning at a point in the west line of River Road, as now laid out, distant southerly 1087.84 feet from the north line of premises conveyed by deed recorded in the Niagara County Clerk's office in Liber 1653 of Deeds at Page 224. Thence southerly along the westerly line of River Road 24°18'46" East a distance of 134.50 feet to an angle point therein; Thence along the westerly line of River Road, South 23°13'50" East a distance of 100.50 feet to a point; Thence South 66°03'46" West a distance of 429.10 feet to a point; Thence South 23°13'50" East a distance of 220.83 feet to a point; Thence South 59°55'51" West a distance of 308.57 feet to a point; Thence North 53°19' West a distance of 111.78 feet to a point; Thence North 15°14'50" West a distance of 395.90 feet to a point; Thence North 66°03'46" East a distance of 734.01 feet to the westerly line of River Road being the point or place of beginning.

**ENVIRONMENTAL EASEMENT DESCRIPTION FOR 600 RIVER ROAD
BASED ON RECORD LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND situate in the City of North Tonawanda, County of Niagara, State of New York, being part of Lot 75 of the Mile Reserve, bounded and described as follows:

Beginning at a point in the west line of River Road, as now laid out, distant southerly 1087.84 feet from the north line of premises conveyed by deed recorded in the Niagara County Clerk's office in Liber 1653 of Deeds at Page 224. Thence southerly along the westerly line of River Road 24°18'46" East a distance of 134.50 feet to an angle point therein; Thence along the westerly line of River Road, South 23°13'50" East a distance of 100.50 feet to a point; Thence South 66°03'46" West a distance of 429.10 feet to a point; Thence South 23°13'50" East a distance of 220.83 feet to a point; Thence South 59°55'51" West a distance of 308.57 feet to a point; Thence North 53°19' West a distance of 111.78 feet to a point; Thence North 15°14'50" West a distance of 395.90 feet to a point; Thence North 66°03'46" East a distance of 734.01 feet to the westerly line of River Road being the point or place of beginning.

N/F Wellness Partners 624, LLC
Inst. No. 2010-02423



General Notes

Legend

- Found Pipe
- Found Rebar
- △ Railroad Spike
- ⊥ Street Sign
- ⊥ Water Valve
- ⊥ Gas Valve
- ⊙ Tall Light Pole
- ⊙ Tree
- ⊙ Sanitary Sewer Manho.
- Storm Manhole
- ⊥ Catchbasin
- ⊙ Fire Hydrant
- ⊥ Guy Wire Anchor
- ⊙ Utility Pole
- Steel Post
- Bollard

Notes:

This survey was prepared for Lou Visone.

This map of survey dated April 18, 2013, was prepared from an instrument survey, with field work completed on April 15, 2013.

This survey was prepared for the parties and purpose indicated hereon. Any extension of the use beyond the purpose agreed to, exceeds the scope of the engagement.

It is a violation of New York State Education Law for any person, unless acting under the direction of a licensed surveyor, to alter an item in any way.

Only copies of this survey marked with an original signature and an original embossed or ink seal are the product of the land surveyor.

This plan NOT valid with an Affidavit of No Change.

This survey was prepared without the benefit of an up to date abstract of title and is subject to any state of facts revealed by an examination of such.

Lands on this survey are based on the references as indicated and a survey map prepared by Kenneth D. Wisocki dated January 10, 2012.

Distance shown are deduced and measured, unless otherwise indicated.

Elevations are referenced to NAVD88 by GPS Observation.

Symbols are graphical representations and not to scale.

Only visible utility services and/or encumbrances were located and shown.

Remove not the ancient landmark, which thy fathers have set. Prov. 22:28
Cursed be he that removeth his neighbor's landmark. And the people shall say Amen. Deuteronomy 27:17

Survey by William J. Tucker, II PLS #50369
Clear Creek Land Surveying, L.L.C.
P.O. Box 435, Springville, NY 14141
Phone 716-592-5800 Fax 716-592-5566

2014-07-09 Added Legal Descriptions and Site Map

Project **13-012 Visone**

Date **April 18, 2013**

Scale **1"=30'**

Firm Name and Address
Clear Creek Land Surveying, LLC
PO Box 435
Springville, NY 14141
ph. 716-592-5800
fax 716-592-5566

Project Name and Address
**Lands Surveyed:
Boundary & Topographical
Survey of #600 River Road**
Part of Lot 75 Mile Reserve
City of North Tonawanda
Niagara County
State of New York

STATE OF NEW YORK
WILLIAM J. TUCKER II
LICENSED LAND SURVEYOR
050369

GRAPHIC SCALE
1 inch = 30 ft.

APPENDIX D

SITE WIDE INSPECTION FORM, SURVEY AND SITE PHOTOS

BE3 Corp.
960 Busti Ave. Suite B-150
Buffalo, New York

SITE WIDE INSPECTION FORM

Date: April 13, 2022

Site Name: 600 River Road

Location: 600 River Road, North Tonawanda, NY 14120

General Site Conditions: The property contains newer, maintained apartment buildings, with asphalt parking lots, concrete sidewalks around the buildings and along the western edge of the property. Stone of varying size surrounds the sidewalks to the west. The northeastern side of the property contains undisturbed soil, grass, and stone. The southeast of the property contains a rock cover system with pine trees at the perimeter. Some areas of recreation have been added including a golf area and outdoor patio space.

Weather Conditions: 56°F, Cloudy, Precipitation 0%

Compliance/Evaluation ICs and ECs : The property is in compliance with all ICs and ECs. Asphalt areas concrete pathways are in good condition and guard rails have been installed along the path to the west. The cover system appears to be in good condition with only a few cracks in asphalt cover surfaces, none on concrete surfaces, or ruts/disturbances in greenspace areas.

Site management Activities (sampling, H & S Inspection, etc.):

None.

Compliance with Permits and O & M Plan: The site remedy does not rely on any mechanical systems, such as groundwater treatment systems, sub-slab depressurization systems, or air sparge/soil vapor extraction systems to protect public health and the environment. Therefore, the operation and maintenance of such components were not included in the SMP.

Records Compliance:

Yes, all in compliance.

General Comments:

See notes above.

INSPECTOR'S NAME: Dalton Stack

BE3 Corp.
960 Busti Ave. Suite B-150
Buffalo, New York

SITE WIDE INSPECTION FORM

Date: April 20, 2021

Site Name: 600 River Road

Location: 600 River Road, North Tonawanda, NY 14120

General Site Conditions: The property contains new, maintained apartment buildings, with asphalt parking lots, concrete sidewalks around the buildings and along the western edge of the property. Stone of varying size surrounds the sidewalks to the west. The northeastern side of the property contains undisturbed soil, grass, and stone. The southeast of the property contains a rock cover system with pine trees at the perimeter. Some areas of recreation have been added including a golf area and outdoor patio space.

Weather Conditions: 55°F, Cloudy/Rain, Precipitation 100%

Compliance/Evaluation ICs and ECs : The property is in compliance with all ICs and ECs. Asphalt areas concrete pathways are in good condition and guard rails have been installed along the path to the west. The cover system appears to be in good condition with only a few cracks in asphalt cover surfaces, none on concrete surfaces, or ruts/disturbances in greenspace areas.

Site management Activities (sampling, H & S Inspection, etc.):

None.

Compliance with Permits and O & M Plan: The site remedy does not rely on any mechanical systems, such as groundwater treatment systems, sub-slab depressurization systems, or air sparge/soil vapor extraction systems to protect public health and the environment. Therefore, the operation and maintenance of such components were not included in the SMP.

Records Compliance:

Yes, all in compliance.

General Comments:

See notes above.

INSPECTOR'S NAME: Dalton Stack

BE3 Corp.
960 Busti Ave. Suite B-150
Buffalo, New York

SITE WIDE INSPECTION FORM

Date: April 21, 2023

Site Name: 600 River Road

Location: 600 River Road, North Tonawanda, NY 14120

General Site Conditions: The property contains newer, maintained apartment buildings, with asphalt parking lots, concrete sidewalks around the buildings and along the western edge of the property. Stone of varying size surrounds the sidewalks to the west. The northeastern side of the property contains undisturbed soil, grass, and stone. The southeast of the property contains a rock cover system with pine trees at the perimeter. Some areas of recreation have been added including a golf area and outdoor patio space.

Weather Conditions: 74°F, Sunny, Precipitation 0%

Compliance/Evaluation ICs and ECs : The property is in compliance with all ICs and ECs. Asphalt areas concrete pathways are in good condition and guard rails have been installed along the path to the west. The cover system appears to be in good condition with only a few cracks in asphalt cover surfaces, none on concrete surfaces, or ruts/disturbances in greenspace areas.

Site management Activities (sampling, H & S Inspection, etc.):

Photo log is attached.

Compliance with Permits and O & M Plan: The site remedy does not rely on any mechanical systems, such as groundwater treatment systems, sub-slab depressurization systems, or air sparge/soil vapor extraction systems to protect public health and the environment. Therefore, the operation and maintenance of such components were not included in the SMP.

Records Compliance:

Yes, all in compliance.

General Comments:

See notes above.

INSPECTOR'S NAME: Jacob Cox

BE3 Photolog

Date: 4/21/23



1. 600 River Rd. property southeast border facing west



2. South-southeast border facing north



3. South-southwest border facing north



4. Southwest corner facing north

BE3 Photolog

Date: 4/21/23



5. Southwest corner facing east



6. Middle west facing north



7. Middle west facing south



8. Middle facing east

BE3 Photolog

Date: 4/21/23



9. Northwest corner facing south



10. Northwest facing east



11. Middle north facing south



12. Pool and Clubhouse (North middle)

BE3 Photolog

Date: 4/21/23



13. Middle facing east



14. Middle facing west



15. Northeast corner facing southwest



16. Northeast corner facing southwest

BE3 Photolog

Date: 4/21/23



17. Southeast corner facing northwest



18. Southeast corner facing north



19. Southeast facing west

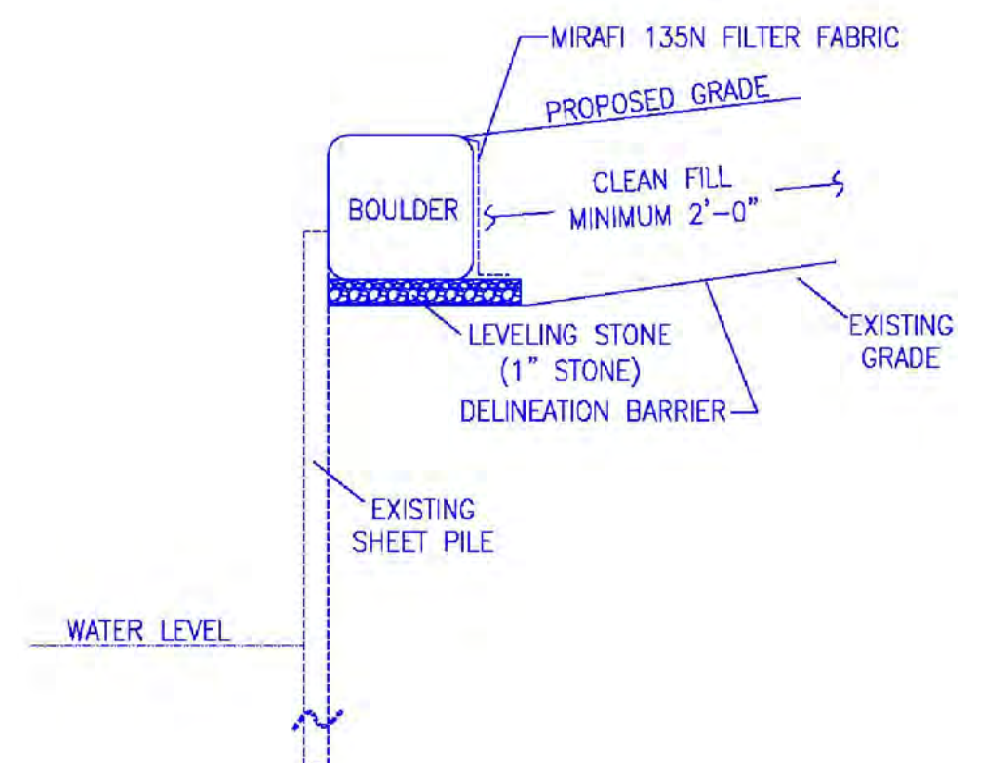


20. Southeast facing west

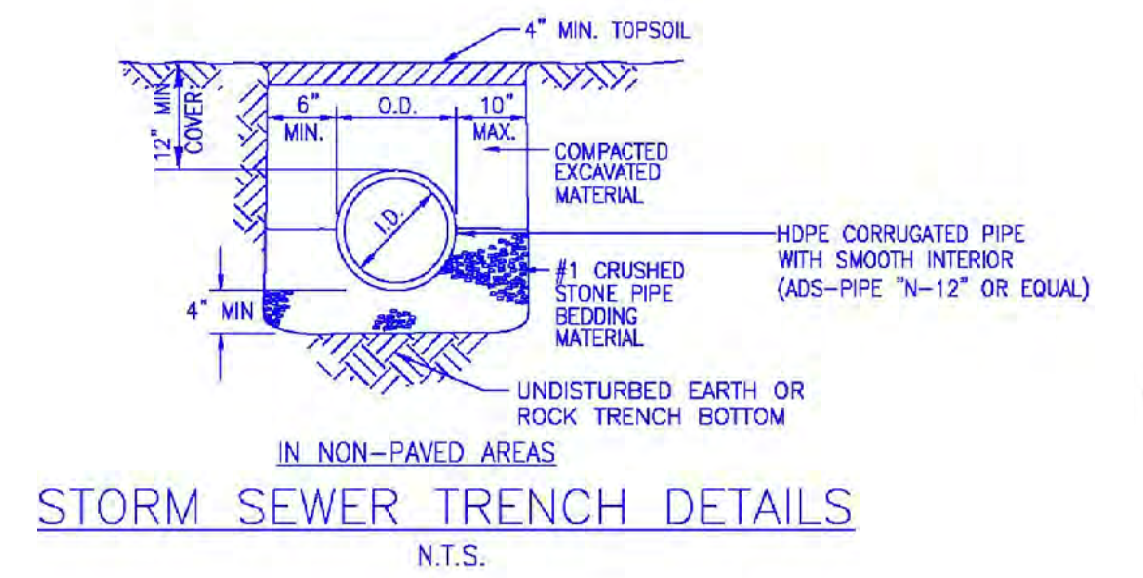
APPENDIX E

Site Surveys and Plans From 2015 to Present

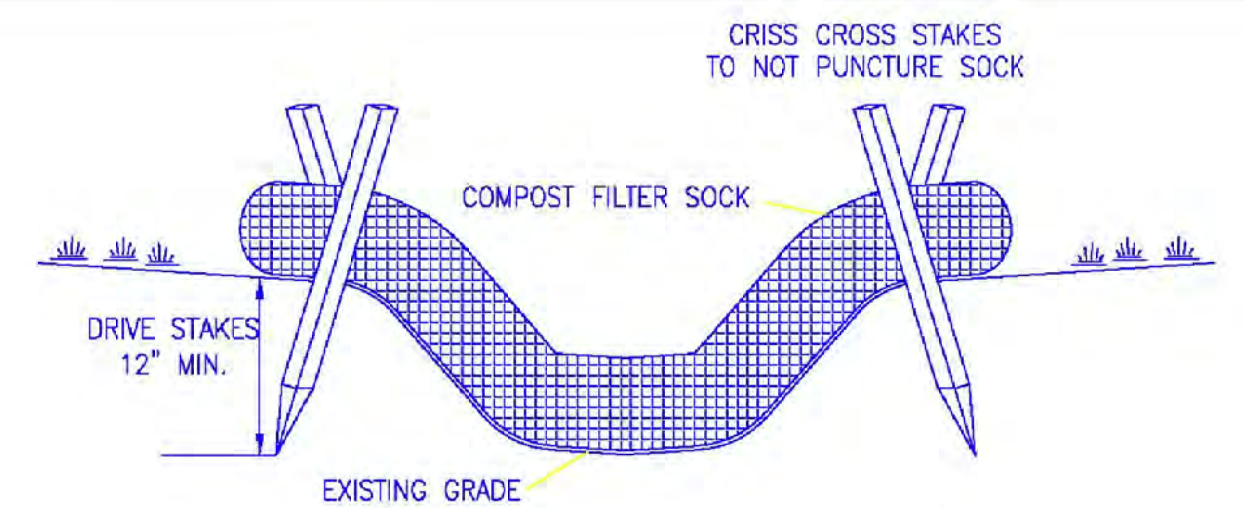
Record Plan (2015)



BOULDERS ALONG EXISTING SHEETPILE WALL
N.T.S.



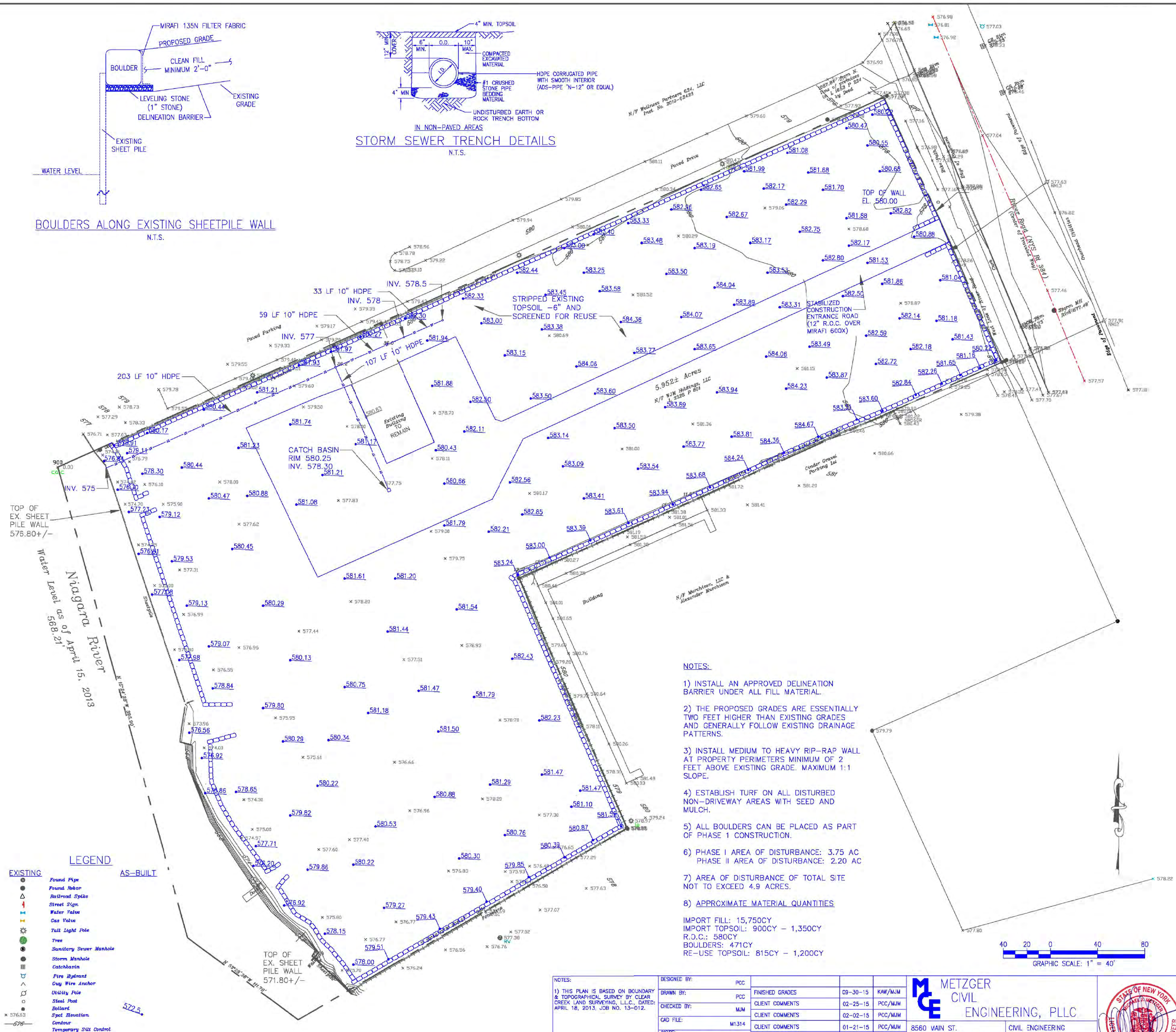
STORM SEWER TRENCH DETAILS
N.T.S.



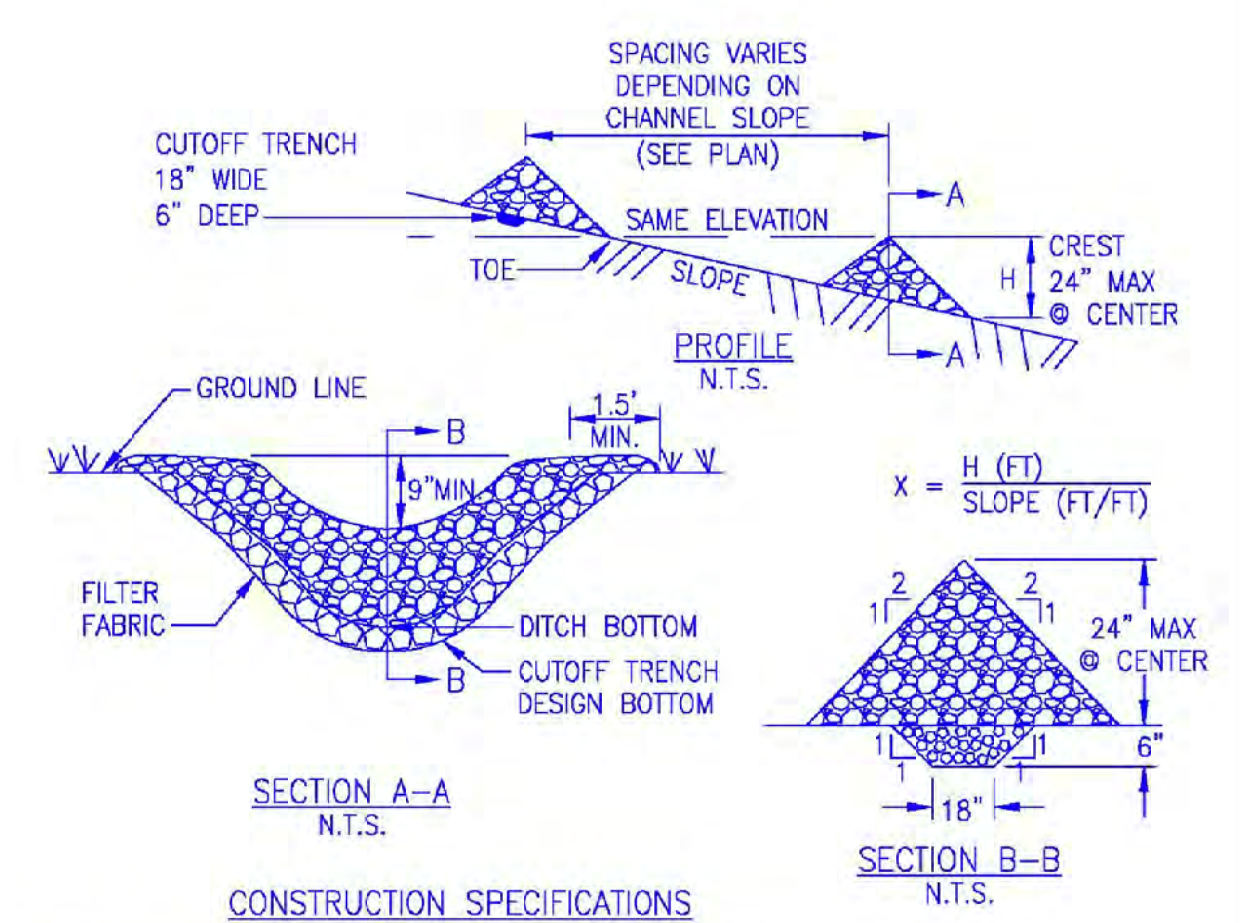
NOTES:
1. 8" MINIMUM COMPOST FILTER SOCK MUST CONFORM TO USACOE PWTE 200-1-62 (FILTREXX SILTSOXX OR APPROVED EQUAL).

MINIMUM SOCK SPACING		
SLOPE %	8 INCH SOCK	12 INCH SOCK
0-2%	300'	375'
2-5%	200'	250'
5-10%	100'	125'

COMPOST FILTER SOCK
N.T.S.



- NOTES:
- 1) INSTALL AN APPROVED DELINEATION BARRIER UNDER ALL FILL MATERIAL.
 - 2) THE PROPOSED GRADES ARE ESSENTIALLY TWO FEET HIGHER THAN EXISTING GRADES AND GENERALLY FOLLOW EXISTING DRAINAGE PATTERNS.
 - 3) INSTALL MEDIUM TO HEAVY RIP-RAP WALL AT PROPERTY PERIMETERS MINIMUM OF 2 FEET ABOVE EXISTING GRADE. MAXIMUM 1:1 SLOPE.
 - 4) ESTABLISH TURF ON ALL DISTURBED NON-DRIVEWAY AREAS WITH SEED AND MULCH.
 - 5) ALL BOULDERS CAN BE PLACED AS PART OF PHASE 1 CONSTRUCTION.
 - 6) PHASE I AREA OF DISTURBANCE: 3.75 AC
PHASE II AREA OF DISTURBANCE: 2.20 AC
 - 7) AREA OF DISTURBANCE OF TOTAL SITE NOT TO EXCEED 4.9 ACRES.
 - 8) APPROXIMATE MATERIAL QUANTITIES:
IMPORT FILL: 15,750CY
IMPORT TOPSOIL: 900CY - 1,350CY
R.O.C.: 580CY
BOULDERS: 471CY
RE-USE TOPSOIL: 815CY - 1,200CY



- 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.

TEMPORARY STONE CHECK DAM
N.T.S.

LEGEND

EXISTING	AS-BUILT
Found Pipe	
Found Manhole	
Reinforced Sign	
Street Sign	
Water Valve	
Gas Valve	
Traffic Light Pole	
Tree	
Sanitary Sewer Manhole	
Storm Manhole	
Catchbasin	
Fire Hydrant	
Curb Wire Anchor	
Utility Pole	
Steel Post	
Boilard	
Spot Elevation	
Outdoor	
Temporary Sign Control	



DESIGNED BY: PCC	FINISHED GRADES: 09-30-15	KAW/MM
DRAWN BY: PCC	CLIENT COMMENTS: 02-25-15	PCC/MM
CHECKED BY: MM	CLIENT COMMENTS: 02-02-15	PCC/MM
GAD FILE: M1314	CLIENT COMMENTS: 01-21-15	PCC/MM
	CLIENT COMMENTS: 12-12-14	PCC/MM
	CLIENT COMMENTS: 9-3-14	PCC/MM
	REVISIONS: DATE BY/CHECK	

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW

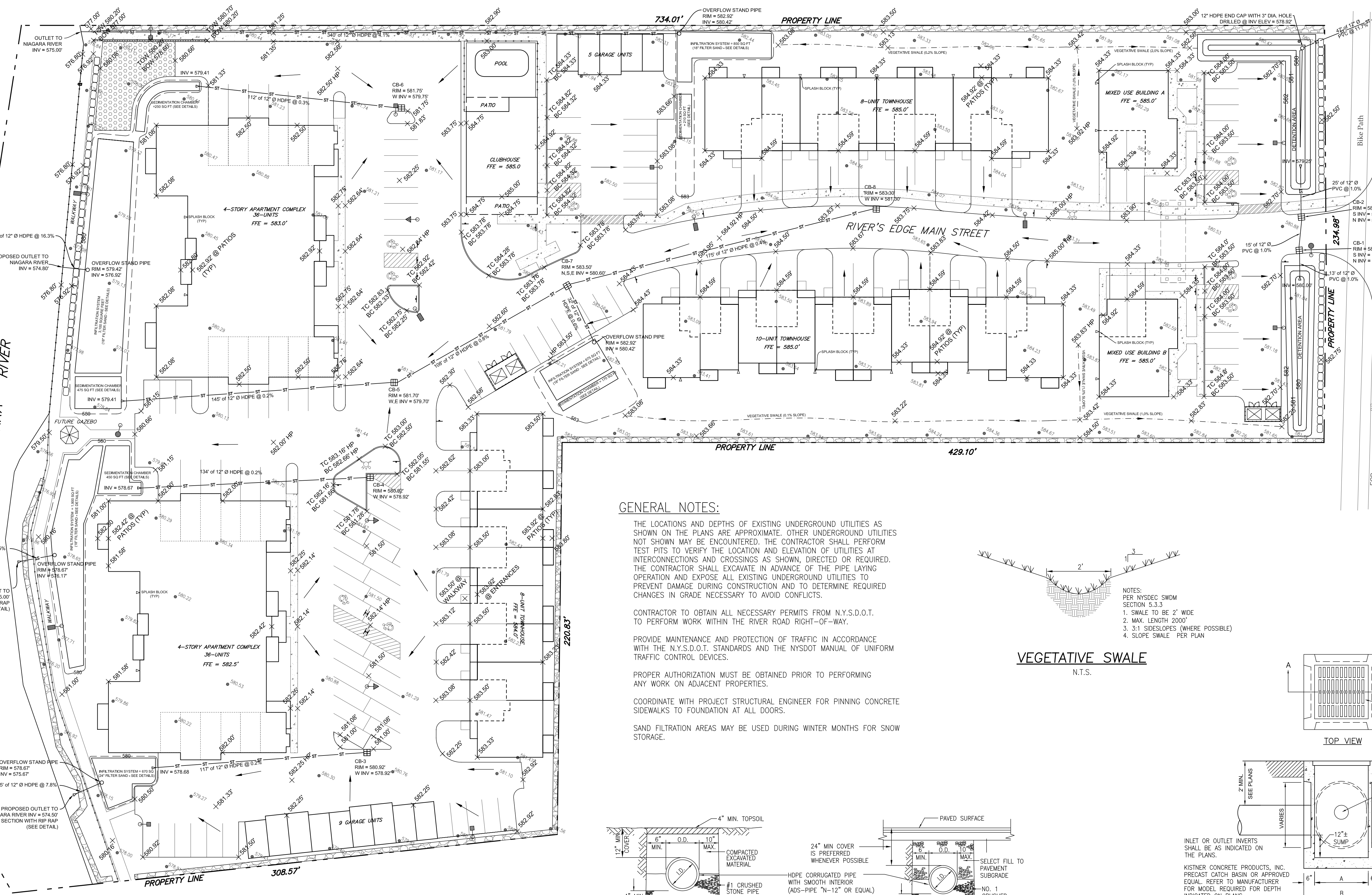


600 RIVER ROAD
TWO FOOT (2') CLEAN FILL CAP
CITY OF NORTH TONAWANDA, NIAGARA COUNTY, NEW YORK

SCALE: AS NOTED
DATE: FEBRUARY 25, 2015
JOB NO: M-1314
DRAWING NO: RP-1

RECORD PLAN

Grading and Drainage Plan (2017)



GENERAL NOTES:

THE LOCATIONS AND DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS ARE APPROXIMATE. OTHER UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE CONTRACTOR SHALL PERFORM TEST PITS TO VERIFY THE LOCATION AND ELEVATION OF UTILITIES AT INTERCONNECTIONS AND CROSSINGS AS SHOWN, DIRECTED OR REQUIRED. THE CONTRACTOR SHALL EXCAVATE IN ADVANCE OF THE PIPE LAYING OPERATION AND EXPOSE ALL EXISTING UNDERGROUND UTILITIES TO PREVENT DAMAGE DURING CONSTRUCTION AND TO DETERMINE REQUIRED CHANGES IN GRADE NECESSARY TO AVOID CONFLICTS.

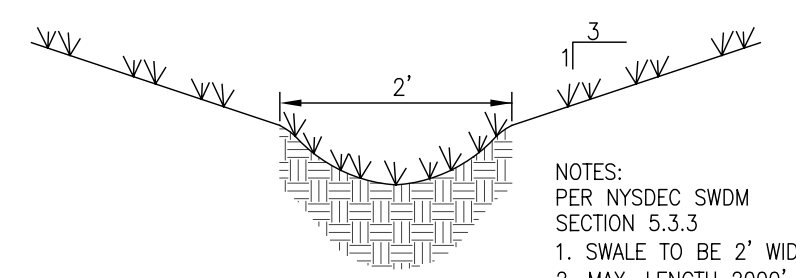
CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FROM N.Y.S.D.O.T. TO PERFORM WORK WITHIN THE RIVER ROAD RIGHT-OF-WAY.

PROVIDE MAINTENANCE AND PROTECTION OF TRAFFIC IN ACCORDANCE WITH THE N.Y.S.D.O.T. STANDARDS AND THE NYSDOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

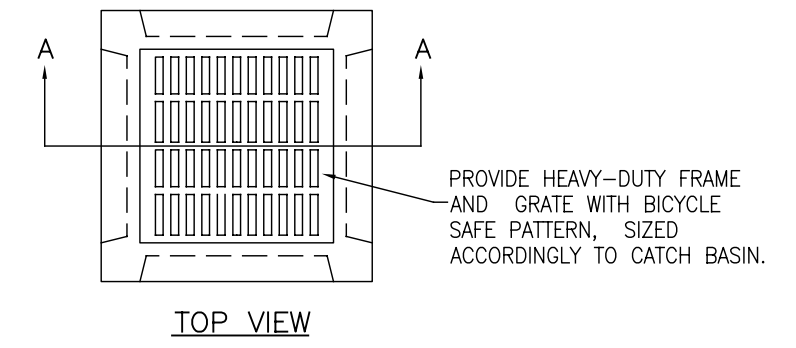
PROPER AUTHORIZATION MUST BE OBTAINED PRIOR TO PERFORMING ANY WORK ON ADJACENT PROPERTIES.

COORDINATE WITH PROJECT STRUCTURAL ENGINEER FOR PINNING CONCRETE SIDEWALKS TO FOUNDATION AT ALL DOORS.

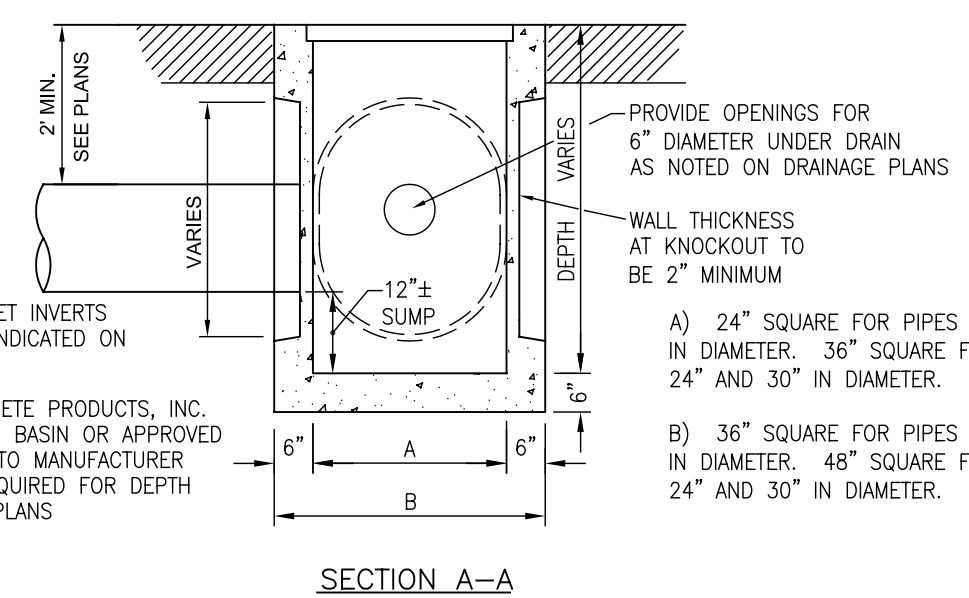
SAND FILTRATION AREAS MAY BE USED DURING WINTER MONTHS FOR SNOW STORAGE.



VEGETATIVE SWALE
N.T.S.

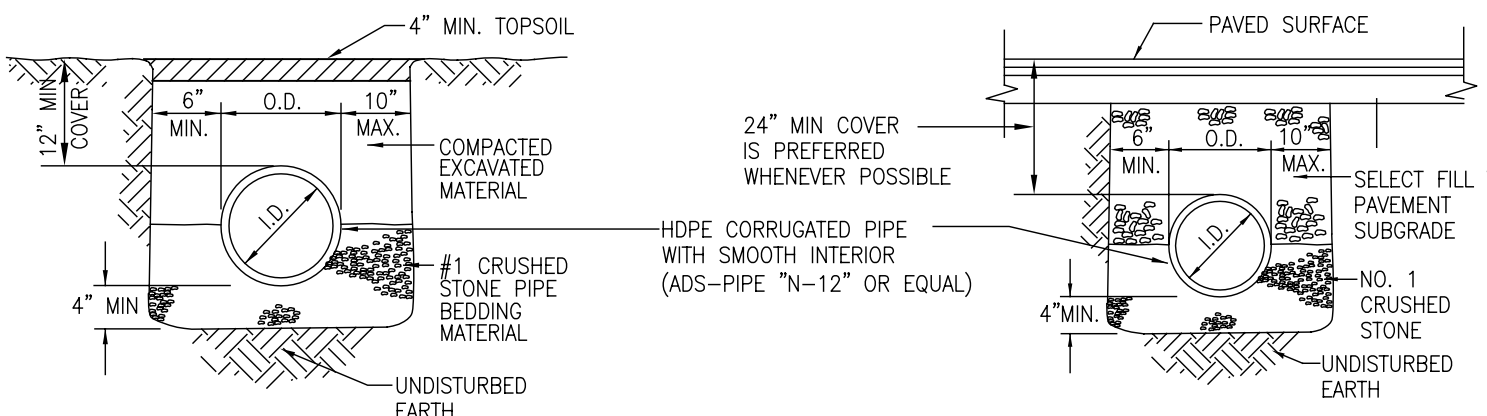


TOP VIEW



SECTION A-A

PRECAST CONCRETE CATCH BASIN
N.T.S.



STORM SEWER TRENCH DETAILS
N.T.S.

LEGEND

- 579.27 EXISTING CONTOUR ELEVATION
- +581.33 PROPOSED CONTOUR ELEVATION
- FLOW DIRECTION

NOTES

- BOUNDARY INFORMATION PROVIDED BY CLEAR CREEK LAND SURVEYING LLC SURVEY DATED APRIL 18, 2013.
- THIS IS NOT A PROPERTY SURVEY.

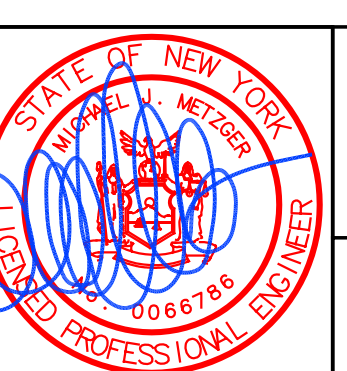
© 2017 Metzger Civil Engineering

Designed By:	JCM	DUMPSTER & GRADING	06/30/17	JCM/ARH
Drawn By:	JCM	GRADING REVISIONS	06/16/17	JCM/ARH
Checked By:	MJM	CLUBHOUSE REVISIONS	03/21/17	JCM/ARH
Cad File:	M-1314	FIRE DEPARTMENT COMMENTS	03/09/17	JCM/ARH
		FIRE LANE	02/15/17	JCM/ARH
		BLDG RELOCATION & POOL	01/12/17	JCM/ARH
		BUILDING RELOCATION	05/25/16	JCM/ARH
		REVISIONS	DATE	BY

MEC METZGER CIVIL ENGINEERING, PLLC

8245 SHERIDAN DRIVE
 WILLIAMSVILLE, NY 14221
 PH: 716-633-2601
 FAX: 716-633-2704

CIVIL ENGINEERING
 LAND PLANNING
 SITE DESIGN
 MUNICIPAL ENGINEERING



600 RIVER ROAD
 CITY OF NORTH TONAWANDA
 NIAGARA COUNTY, NEW YORK

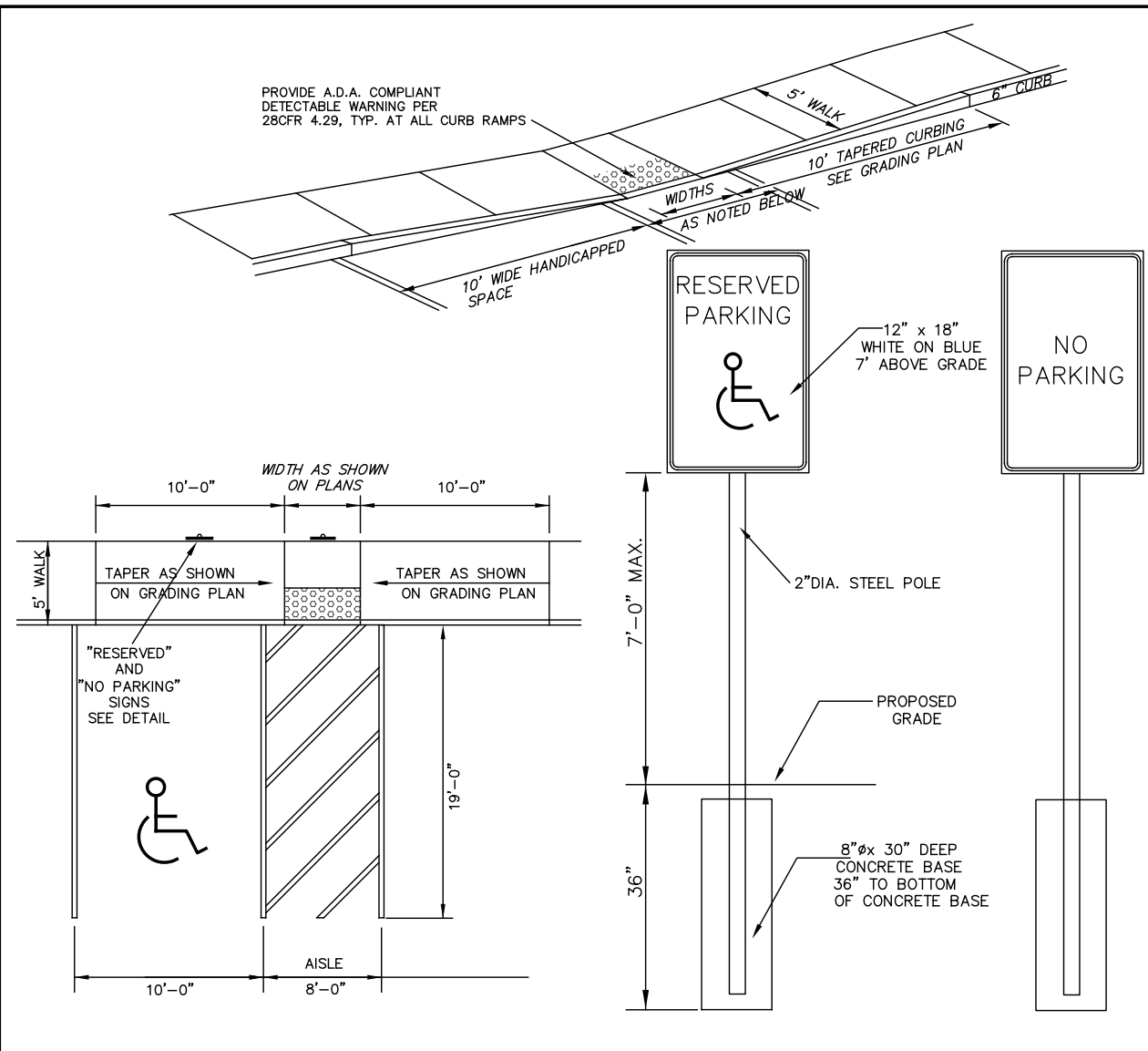
GRADING AND DRAINAGE PLAN

SCALE: 1" = 30'
 DATE: JANUARY 22, 2016
 JOB NO: M-1314
 SHEET NO:

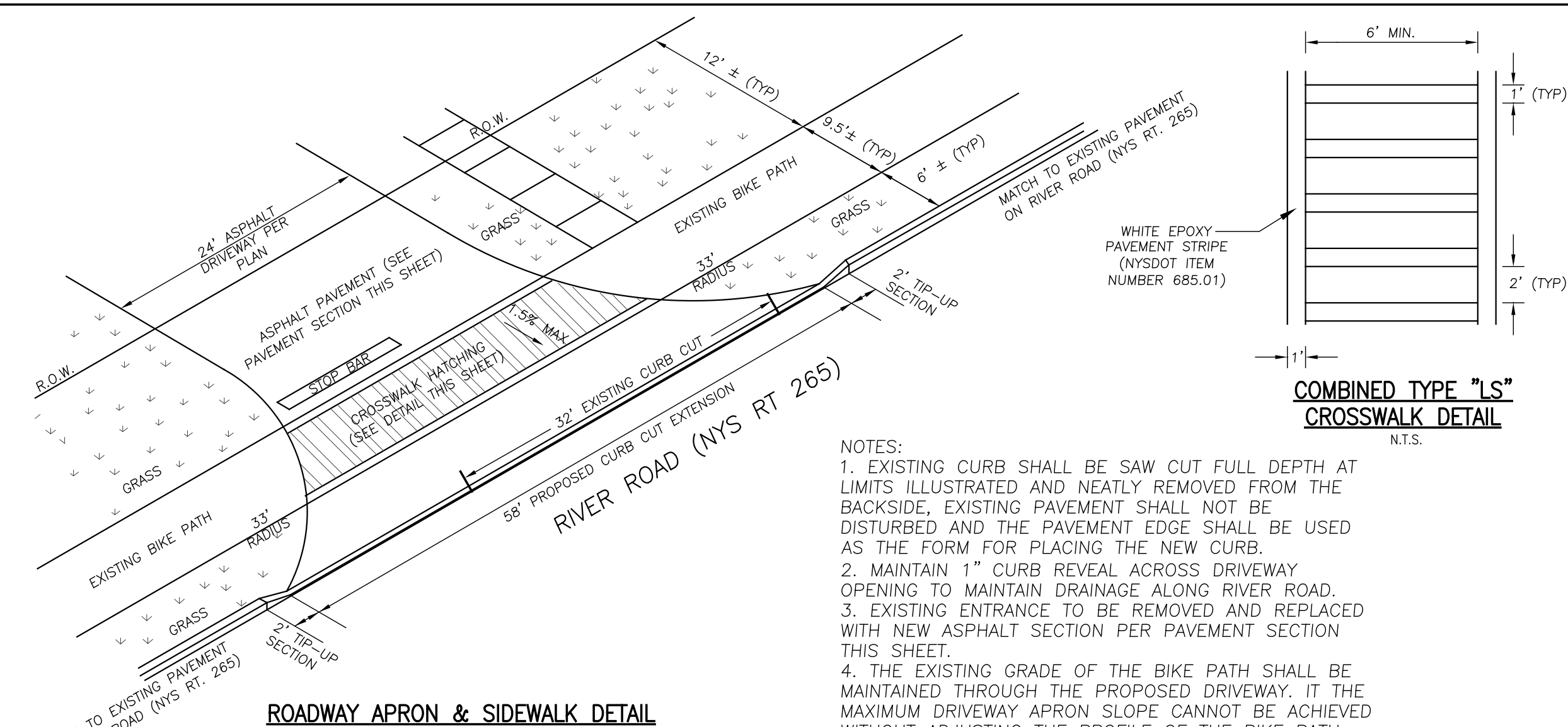
GD-1

U:\Drawings\1314_600 RIVER ROAD\DWG\Site & Eng_67592017 11-14-2016.dwg

Site Details (2019) & Site Survey (2022)



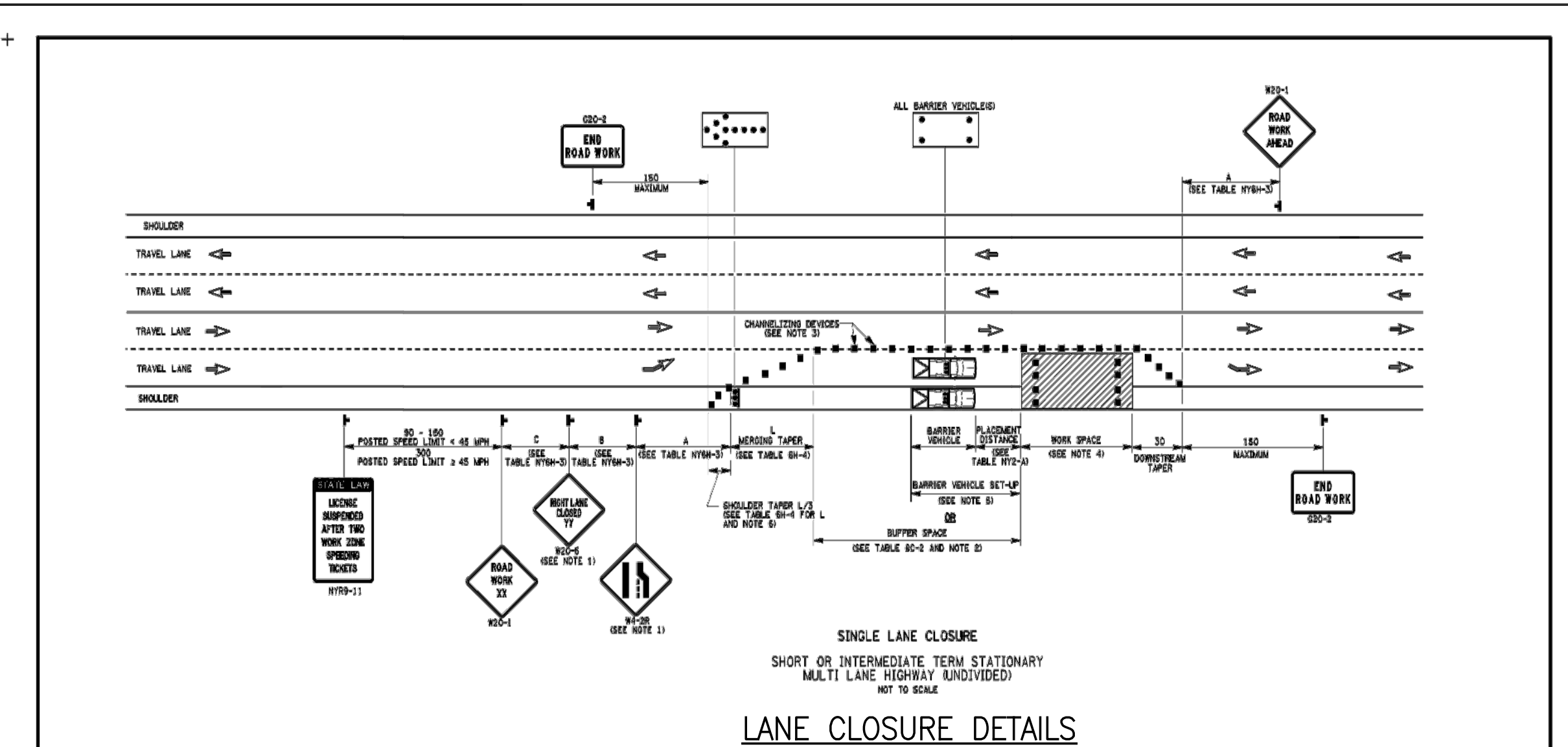
HANDICAP RAMP, PARKING STALL AND SIGNS
N.T.S.



ROADWAY APRON & SIDEWALK DETAIL
N.T.S.

NOTES:
 1. EXISTING CURB SHALL BE SAW CUT FULL DEPTH AT LIMITS ILLUSTRATED AND NEATLY REMOVED FROM THE BACKSIDE. EXISTING PAVEMENT SHALL NOT BE DISTURBED AND THE PAVEMENT EDGE SHALL BE USED AS THE FORM FOR PLACING THE NEW CURB.
 2. MAINTAIN 1" CURB REVEAL ACROSS DRIVEWAY OPENING TO MAINTAIN DRAINAGE ALONG RIVER ROAD.
 3. EXISTING ENTRANCE TO BE REMOVED AND REPLACED WITH NEW ASPHALT SECTION PER PAVEMENT SECTION THIS SHEET.
 4. THE EXISTING GRADE OF THE BIKE PATH SHALL BE MAINTAINED THROUGH THE PROPOSED DRIVEWAY. IT THE MAXIMUM DRIVEWAY APRON SLOPE CANNOT BE ACHIEVED WITHOUT ADJUSTING THE PROFILE OF THE BIKE PATH, THE TRANSITION OF THE BIKE PATH TO THE DRIVEWAY SHOULD BE AS GRADUAL AS POSSIBLE.

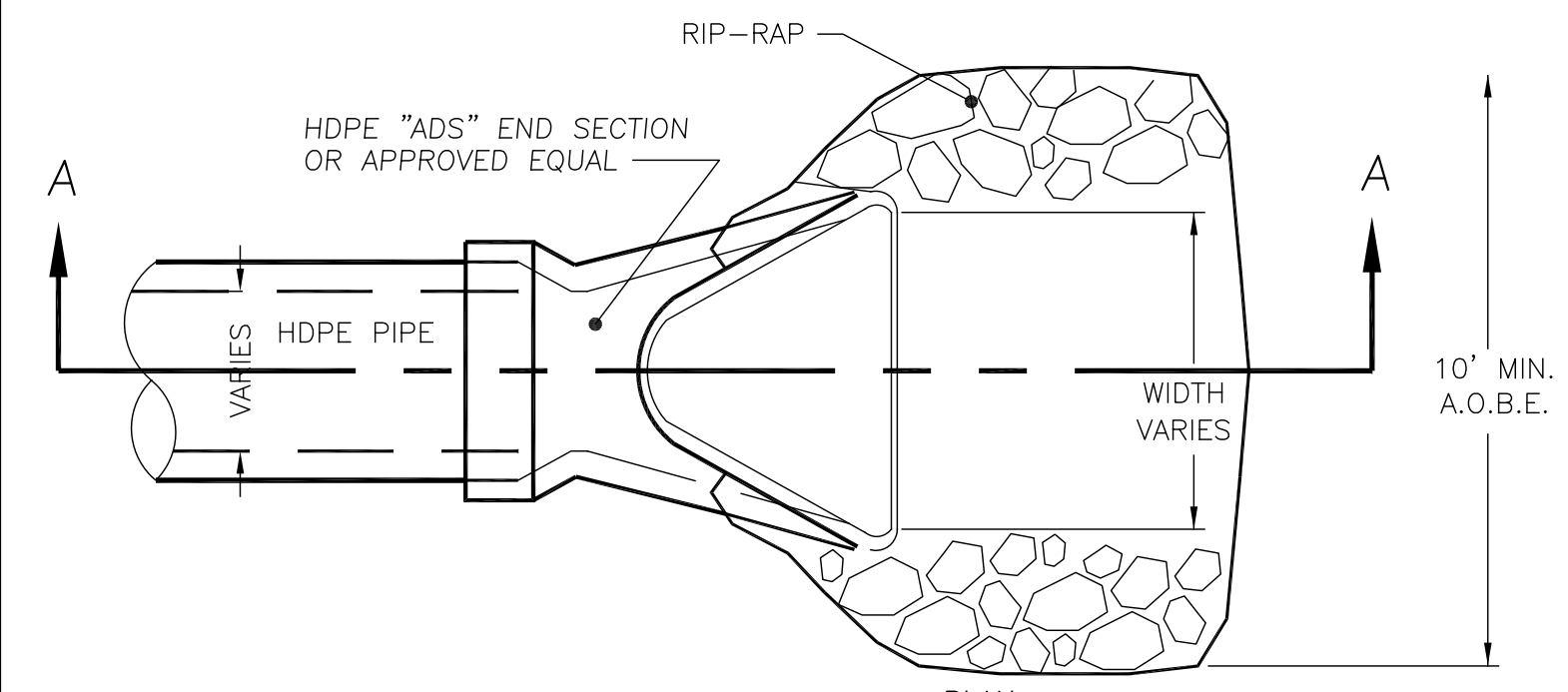
COMBINED TYPE "LS" CROSSWALK DETAIL
N.T.S.



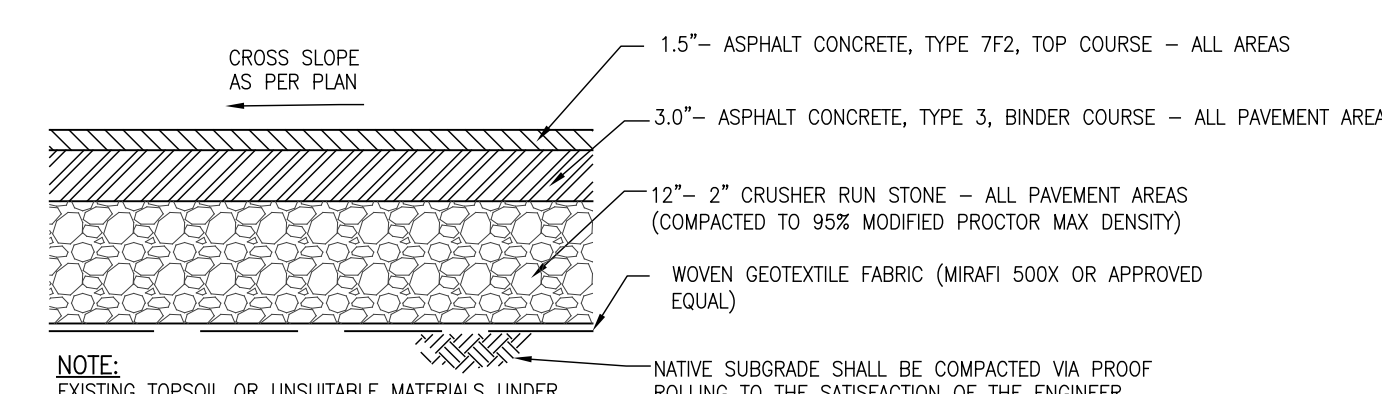
LANE CLOSURE DETAILS
N.T.S.

NOTES:
 1. LEFT LANE CLOSURE IS SYMMETRICAL TO RIGHT LANE CLOSURE. SUBSTITUTE LEFT LANE CLOSED FOR RIGHT AND THE CORRESPONDING LINE CODE SIGN SHALL BE USED.
 2. NO WORK ACTIVITY, EQUIPMENT OR STORAGE OF VEHICLES OR MATERIAL SHALL OCCUR WITHIN THE BUFFER SPACE AT ANY TIME.
 3. CHANNELING DEVICE SPACING CENTER TO CENTER SHALL NOT EXCEED 12 m IN THE ACTIVE WORK SPACE.
 4. TRANSVERSE DEVICES SHALL BE INSTALLED AS PER THE STANDARD SPECIFICATIONS WHEN A PAVED SHOULDER HAVING A WIDTH OF 3.0 m OR GREATER IS CLOSED FOR A DISTANCE GREATER THAN 485 m.
 5. FOR LARGER DEVICES USE REQUIREMENTS SEE TABLE W2-11 AND W2-12 ON THE LANDING AND TABLE W2-13 THROUGH W2-15.
 6. HIGH PILEUP PROBABILITY AREAS SHALL BE IDENTIFIED AS PER THE STANDARD SPECIFICATIONS. CHANNELING DEVICES SHALL BE USED TO CLOSE THE APPROACH TO AVOID COLLISIONS WITH THE WORK SPACE AND TO CHANNEL TRAFFIC TO REMAIN IN THE TRAVELED LANE.
 7. TEMPORARY SIDEWALK SHALL BE A SMOOTH, CONTINUOUS HARD SURFACE WITH NO ABRUPT CHANGES IN SLOPE OR TURNS THAT WOULD CAUSE TRIPPING OR BE A HAZARD TO WHEELCHAIR USE. THE GEOMETRY AND ALIGNMENT OF THE FACILITY SHALL MEET THE APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG).
 8. ALL WORK ZONE TRAFFIC CONTROL SHALL CONFORM TO THE 2009 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE CURRENT NEW YORK STATE SUPPLEMENT, MOST STANDARD SPECIFICATIONS, NYSDOT STANDARD SHEETS AND NYSDOT WORK ZONE TRAFFIC CONTROL MANUAL DATED JANUARY 2012.
 9. ALL DIMENSIONS IN METERS UNLESS OTHERWISE NOTED.
 10. METRIC STANDARD SHEET.
 11. WORK ZONE TRAFFIC CONTROL SINGLE LANE CLOSURE MULTI LANE HIGHWAY.
 12. APPROVED: MAY 14, 2018
 13. ISSUED UNDER: 18-04-008
 14. BY: DANIEL S. METZGER, P.E.
 15. DEPUTY CHIEF ENGINEER
 16. DESIGN

STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION	
METRIC STANDARD SHEET	
WORK ZONE TRAFFIC CONTROL SINGLE LANE CLOSURE MULTI LANE HIGHWAY	
APPROVED: MAY 14, 2018	ISSUED UNDER: 18-04-008
BY: DANIEL S. METZGER, P.E.	DEPUTY CHIEF ENGINEER
DESIGN	M619-30

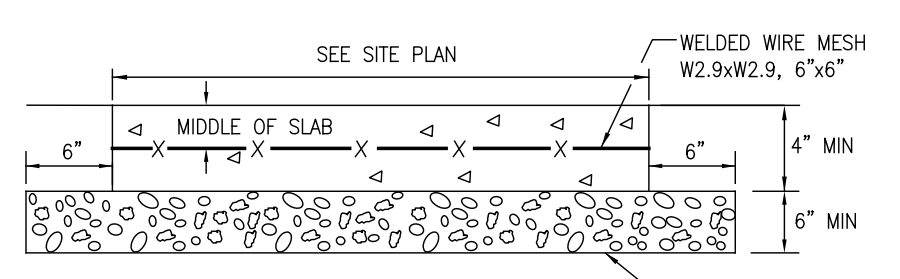
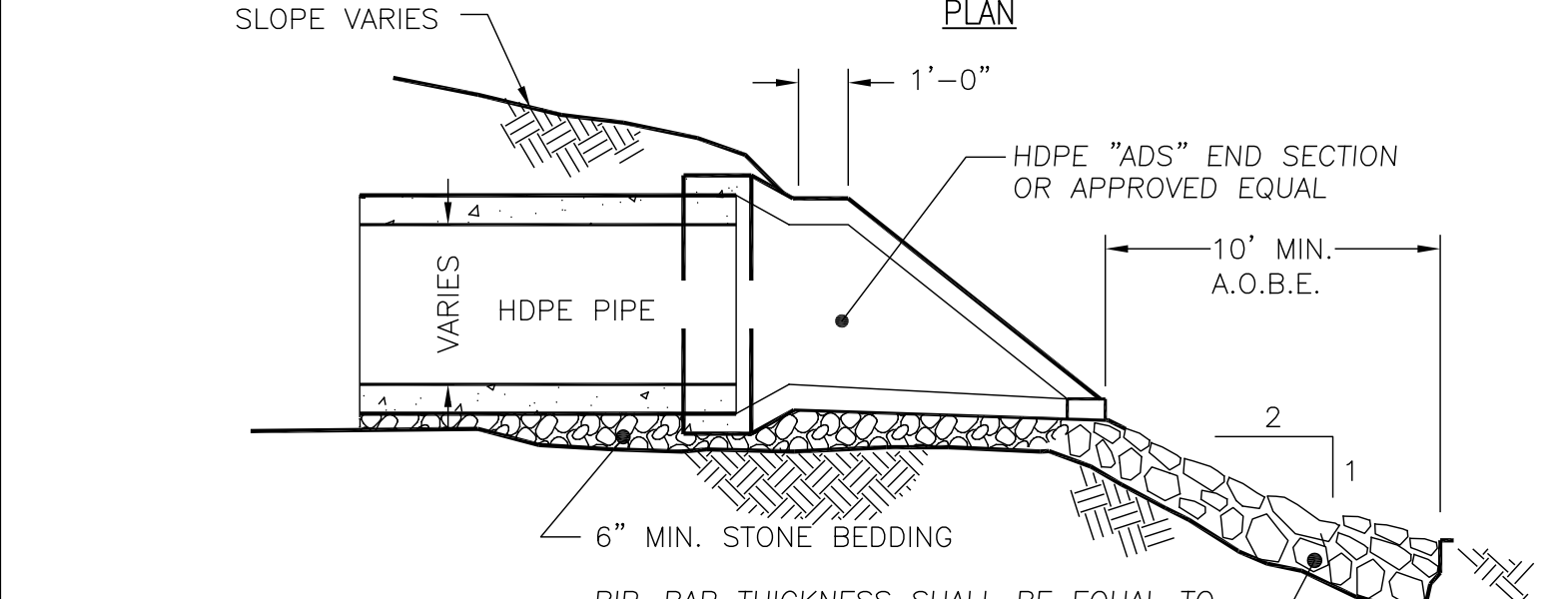


END SECTION WITH RIP-RAP DETAIL
N.T.S.



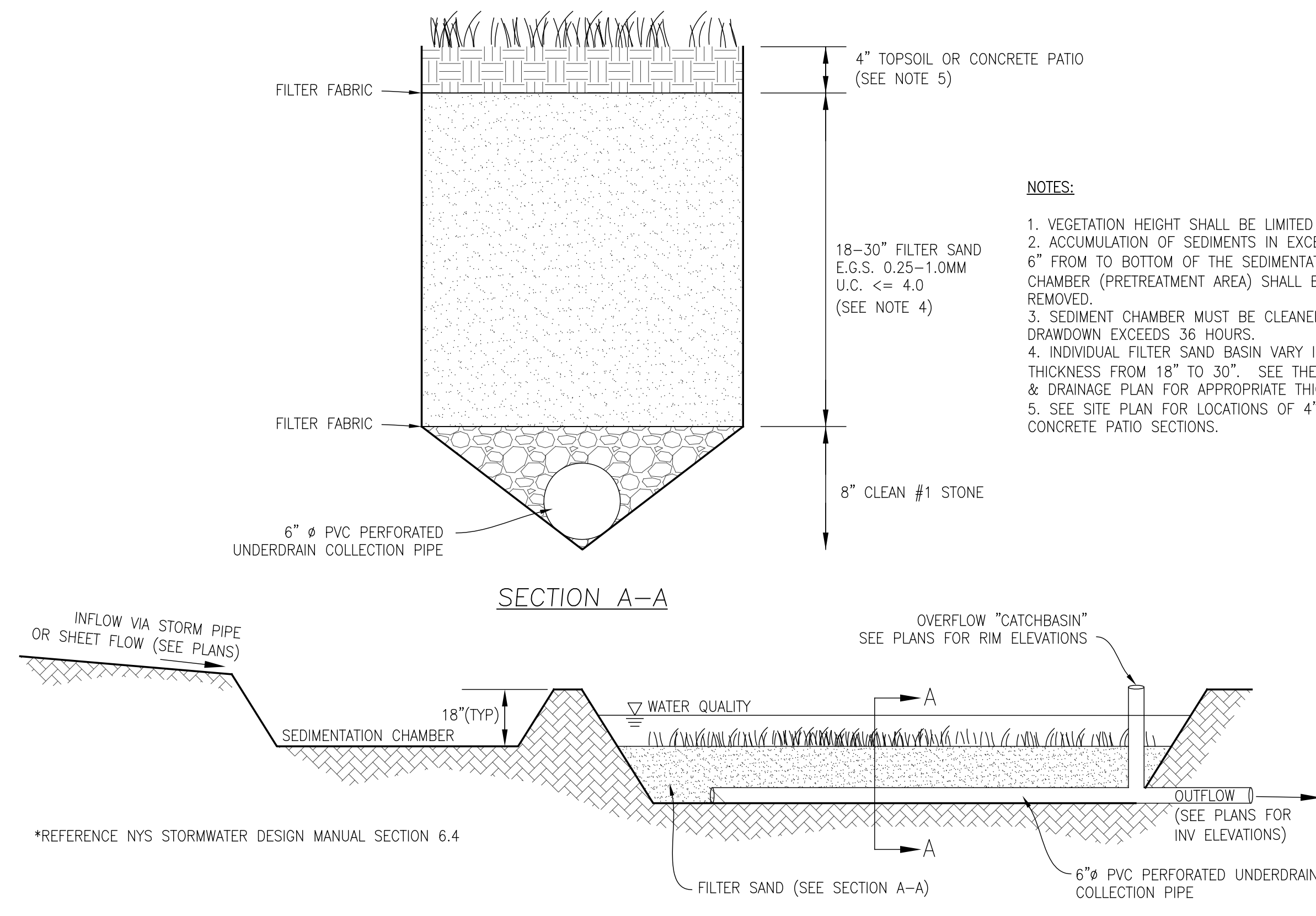
STANDARD ASPHALT PAVING SECTION
N.T.S.

NOTE: EXISTING TOPSOIL OR UNSUITABLE MATERIALS UNDER PARKING AND DRIVEWAYS ARE TO BE REMOVED AND REPLACED WITH SUITABLE GRANULAR FILL COMPACTED IN LIFTS.



SIDEWALK DETAIL
N.T.S.

NOTES:
 1. CONCRETE SHALL BE NYSDOT CLASS A, 3,500 PSI MAX. SLUMP 4"
 2. WELDED WIRE MESH (WWM) SHALL BE W2.9xW2.9, 6"x6"
 3. INSTALL TOOLED CONTROL JOINTS @ 5' INTERVALS.
 4. PROVIDE LIGHT BROOM FINISH WITH 1/4" R. TOOLED EDGES.
 5. ALL CONCRETE PLACED AS PART OF THIS CONTRACT SHALL BE PER NYSDOT STANDARD SPECIFICATIONS 608 AND 609 AND SEALED AS SOON AS POSSIBLE AFTER INSTALLATION.

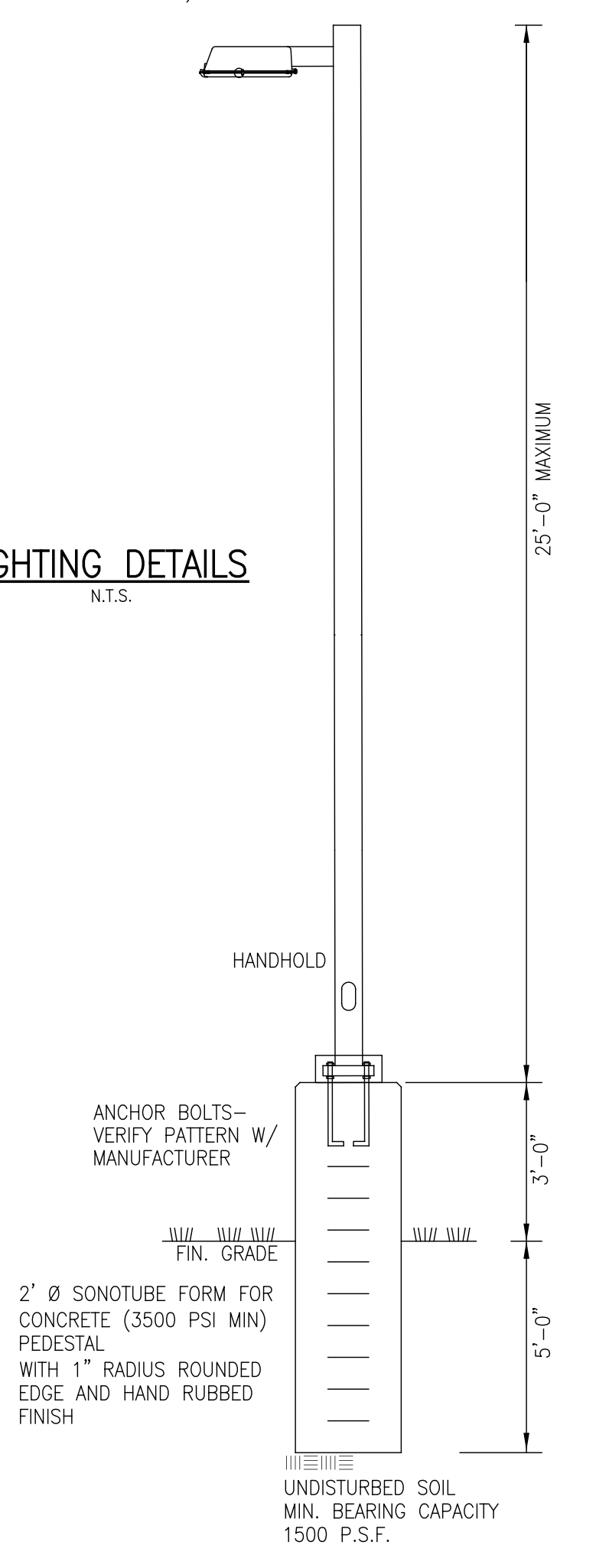


UNDERGROUND INFILTRATION DETAIL PROFILE
N.T.S.

*REFERENCE NYS STORMWATER DESIGN MANUAL SECTION 6.4

NOTES:
 1. VEGETATION HEIGHT SHALL BE LIMITED TO 6"
 2. ACCUMULATION OF SEDIMENTS IN EXCESS OF 6" FROM TO BOTTOM OF THE SEDIMENTATION CHAMBER (PRETREATMENT AREA) SHALL BE REMOVED.
 3. SEDIMENT CHAMBER MUST BE CLEANED IF DRAINAGE EXCEEDS 36 HOURS.
 4. INDIVIDUAL FILTER SAND BASIN VARY IN THICKNESS FROM 18" TO 30". SEE THE GRADING & DRAINAGE PLAN FOR APPROPRIATE THICKNESS.
 5. SEE SITE PLAN FOR LOCATIONS OF 4" CONCRETE PATIO SECTIONS.

LIGHTING DETAILS
N.T.S.



NOTES

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Designed By:	JCM	NYSDOT COMMENTS:	05/15/19	JCM/ARH
Drawn By:	JCM	NYSDOT COMMENTS:	11/21/17	JCM/ARH
Checked By:	MJM	NYSDOT COMMENTS:	11/16/17	JCM/ARH
Cad File:	M-1314	DUMPSTER & GRADING:	06/30/17	JCM/ARH
		GRADING REVISIONS:	06/16/17	JCM/ARH
		LANE CLOSURE DETAIL:	01/12/17	JCM/ARH
		BUILDING RELOCATION:	05/25/16	JCM/ARH
		REVISIONS:	DATE	BY/CK



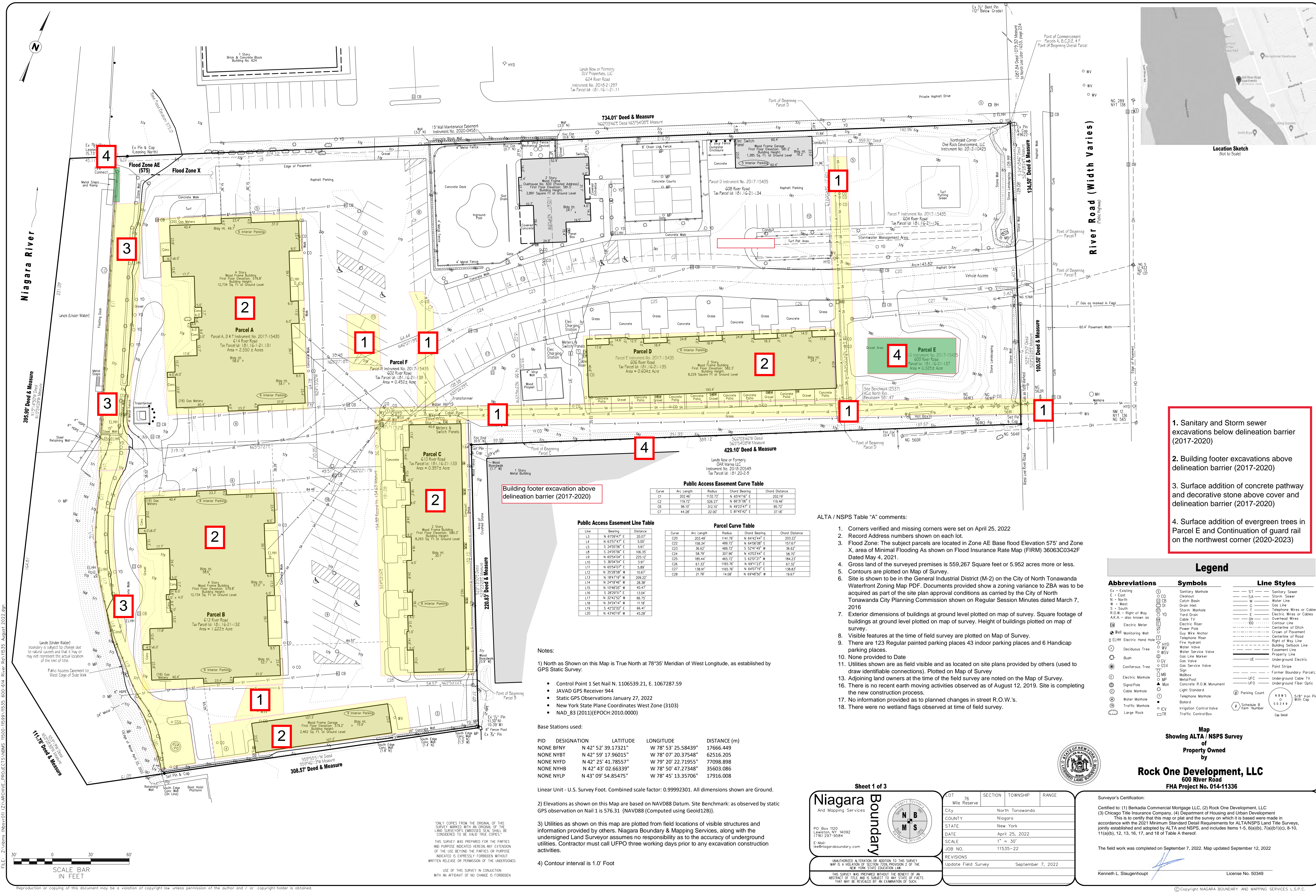
METZGER CIVIL ENGINEERING, PLLC
 8245 SHERIDAN DRIVE
 WILLIAMSVILLE, NY 14221
 PH: 716-633-2601
 FAX: 716-633-2704

CIVIL ENGINEERING
 LAND PLANNING
 SITE DESIGN
 MUNICIPAL ENGINEERING

600 RIVER ROAD
 CITY OF NORTH TONAWANDA
 NIAGARA COUNTY, NEW YORK

SITE & STORMWATER DETAILS

SCALE: AS SHOWN
 DATE: FEBRUARY 26, 2016
 JOB NO: M-1314
 SHEET NO: D-1



- 1. Sanitary and Storm sewer excavations below delineation barrier (2017-2020)
- 2. Building footer excavations above delineation barrier (2017-2020)
- 3. Surface addition of concrete pathway and decorative stone above cover and delineation barrier (2017-2020)
- 4. Surface addition of evergreen trees in Parcel E and Continuation of guard rail on the northwest corner (2020-2023)

Legend

Abbreviations	Symbols	Line Styles
EX - Existing	⊙	--- ST --- Sanitary Sewer
E - East	⊙	--- SA --- Storm Sewer
N - North	⊙	--- W --- Water Line
W - West	⊙	--- G --- Gas Line
S - South	⊙	--- T --- Telephone Wires or Cables
R.O.W. - Right of Way	⊙	--- E --- Electric Wires or Cables
A.K.A. - also known as	⊙	--- C --- Cable TV
Electric Meter	⊙	--- DH --- Overhead Wires
Electric Meter	⊙	--- 100 --- Contour Line
Electric Meter	⊙	--- --- Centerline of Ditch
Well Monitoring Well	⊙	--- --- Centerline of Road
ELHH Electric Hand Hole	⊙	--- --- Right of Way Line
Deciduous Tree	⊙	--- --- Building Setback Line
Bush	⊙	--- --- Easement Line
Coniferous Tree	⊙	--- --- Property Line
Electric Manhole	⊙	--- --- Underground Electric
Cable Manhole	⊙	--- --- Point Stripe
Signal Pole	⊙	--- --- Former Boundary Parcel Line
Light Standard	⊙	--- --- UFC --- Underground Cable TV
Water Manhole	⊙	--- --- Concrete R.O.W. Monument
Wetland Manhole	⊙	--- --- Light Standard
Large Rock	⊙	--- --- Telephone Manhole
		--- --- Irrigation Control Valve
		--- --- Traffic Control Box

Map Showing ALTA / NSPS Survey of Property Owned by
Rock One Development, LLC
 600 River Road
 FHA Project No. 014-11336

Surveyor's Certification:
 Certified to: (1) Berkshire Commercial Mortgage LLC, (2) Rock One Development, LLC (3) Chicago Title Insurance Company, (4) Department of Housing and Urban Development
 This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 6(a)(b), 7(a)(b)(i), 8-10, 11(a)(b), 12, 13, 16, 17, and 18 of Table A thereof.
 The field work was completed on September 7, 2022. Map updated September 12, 2022
 Kenneth L. Staugenhaupt License No. 50349

Niagara Boundary
 And Mapping Services
 PO Box 1120
 Lewiston, NY 14092
 (716) 297-1964
 E-Mail: lee@niagaraboundary.com

UNAUTHORIZED REPRODUCTION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 705, PARAGRAPH 2 OF THE NEW YORK STATE DECORATION LAW.
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

Sheet 1 of 3

LOT 76	SECTION	TOWNSHIP	RANGE
Mile Reserve		North Tonawanda	
CITY	Niagara		
COUNTY	New York		
STATE	April 25, 2022		
DATE	1" = 30'		
SCALE	JOB NO. 11535-22		
REVISIONS	Update Field Survey September 7, 2022		

Public Access Easement Curve Table

Curve	Arc Length	Radius	Chord Bearing	Chord Distance
C1	202.46'	1132.72'	N 65°41'16" E	202.19'
C2	119.72'	526.27'	N 69°31'06" E	119.46'
C3	96.10'	392.10'	N 49°23'42" E	95.72'
C7	44.28'	220.08'	S 81°49'42" E	37.16'

Parcel Curve Table

Curve	Arc Length	Radius	Chord Bearing	Chord Distance
C20	203.49'	1141.76'	N 64°42'44" E	203.22'
C22	158.34'	489.72'	N 64°56'08" E	157.67'
C23	34.67'	489.72'	S 52°14'19" W	34.02'
C24	58.79'	357.96'	N 43°03'44" E	58.70'
C25	185.44'	465.72'	S 62°01'21" W	184.23'
C26	47.35'	1165.76'	N 69°12'21" E	47.32'
C27	136.91'	1165.76'	N 64°07'19" E	136.83'
C28	21.78'	14.08'	N 69°48'50" W	19.67'

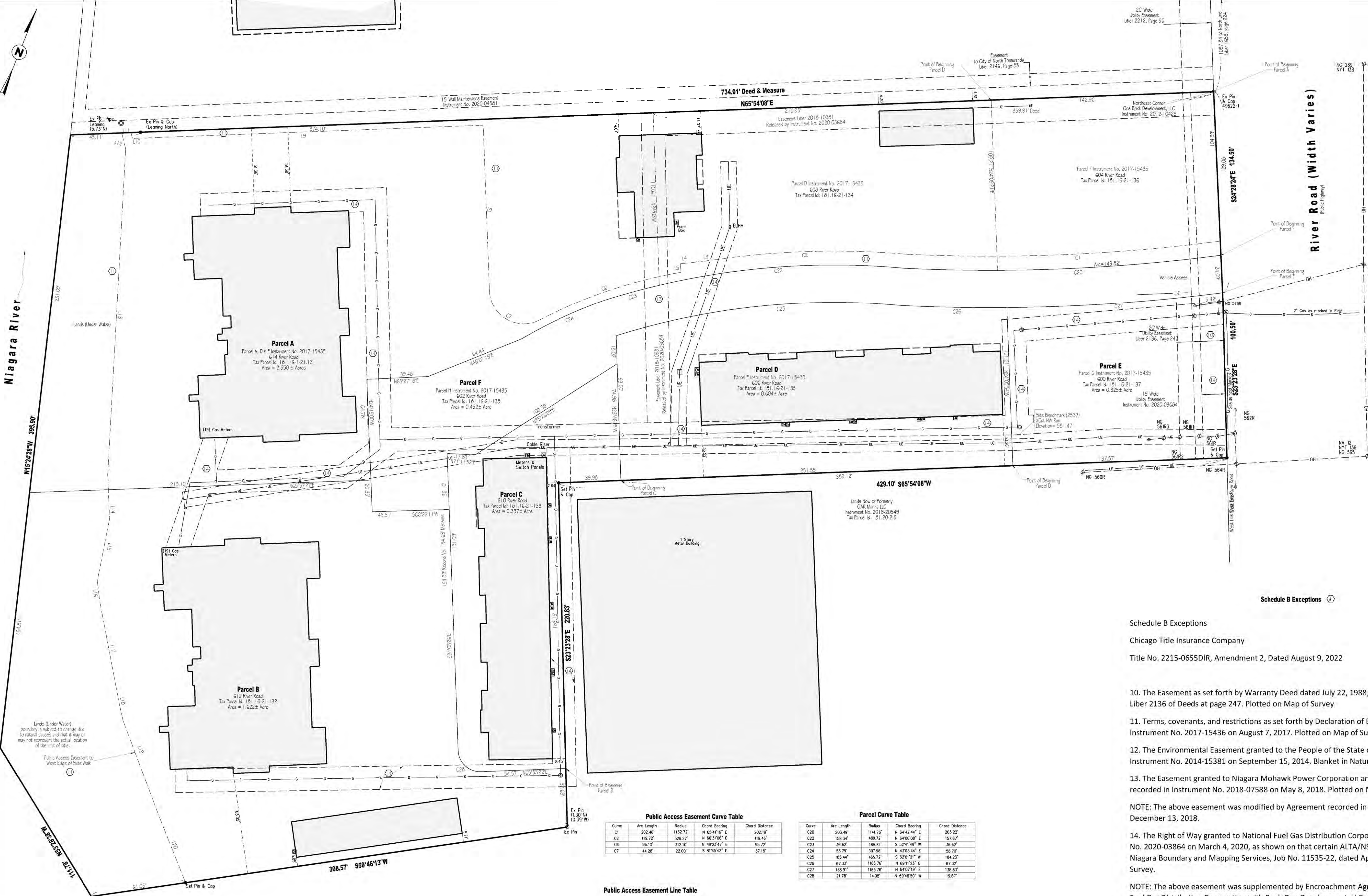
Public Access Easement Line Table

Line	Bearing	Distance
L3	N 61°09'47" E	20.07'
L4	N 63°55'47" E	5.93'
L5	S 24°05'56" E	5.61'
L8	S 24°05'56" E	108.35'
L9	N 65°54'04" E	225.12'
L10	S 30°04'54" E	3.91'
L11	N 65°41'07" E	5.89'
L12	N 35°29'58" W	10.67'
L13	N 18°47'18" W	209.27'
L14	N 24°18'46" W	28.36'
L15	N 10°48'05" W	40.47'
L16	S 30°29'59" E	3.304'
L17	N 32°42'52" W	66.75'
L18	N 34°24'14" W	11.18'
L19	S 42°22'02" E	66.41'
L20	N 43°04'16" W	45.20'

Notes:

- North as Shown on this Map is True North at 78°35' Meridian of West Longitude, as established by GPS Static Survey:
 - Control Point 1 Set Nail N. 1106539.21, E. 1067287.59
 - JAVAD GPS Receiver 944
 - Static GPS Observations January 27, 2022
 - New York State Plane Coordinates West Zone (3103)
 - NAD_83 (2011) (EPOCH:2010.0000)
- Elevations as shown on this Map are based on NAVD88 Datum. Site Benchmark: as observed by static GPS observation on Nail 1 is 576.31 (NAVD88 (Computed using Geoid12B)).
- Utilities as shown on this map are plotted from field locations of visible structures and information provided by others. Niagara Boundary & Mapping Services, along with the undersigned Land Surveyor assumes no responsibility as to the accuracy of underground utilities. Contractor must call UFPO three working days prior to any excavation construction activities.
- Contour interval is 1.0' Foot

SCALE BAR IN FEET
 0 30' 60'



Lands (Under Water) boundary is subject to change due to natural causes and that it may or may not represent the actual location of the limit of title.

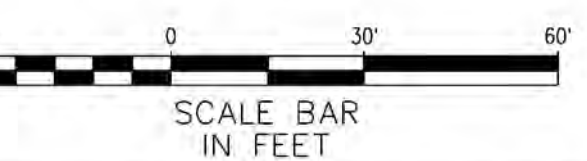
Public Access Easement to West Edge of Side Walk

Set Pin & Cap (Leaning North)

Set Pin (11.30' No 10.39' W)

Set Pin & Cap

Note: 600 River Road Subject to NYS Environmental Easement No. C932161



Public Access Easement Curve Table

Curve	Arc Length	Radius	Chord Bearing	Chord Distance
C1	202.46'	1132.72'	N 65°41'16" E	202.19'
C2	119.72'	526.27'	N 69°31'08" E	119.46'
C3	96.10'	312.10'	N 49°23'49" E	95.72'
C7	44.26'	22.00'	S 81°45'42" E	39.16'

Parcel Curve Table

Curve	Arc Length	Radius	Chord Bearing	Chord Distance
C20	203.49'	1141.76'	N 64°42'44" E	203.22'
C22	158.34'	483.72'	N 84°06'08" E	157.67'
C23	36.62'	483.72'	S 32°41'49" W	36.62'
C24	58.78'	303.96'	N 43°33'44" E	58.70'
C25	185.44'	463.72'	S 62°01'21" W	184.23'
C26	67.33'	1163.76'	N 69°17'23" E	67.32'
C27	128.91'	1163.76'	N 64°07'10" E	128.85'
C28	21.78'	1408'	N 69°46'50" W	19.67'

Public Access Easement Line Table

Line	Bearing	Distance
L3	N 61°09'47" E	20.07'
L4	N 63°57'47" E	3.00'
L5	S 24°05'56" E	5.61'
L6	S 24°05'56" E	106.35'
L9	N 65°54'04" E	225.12'
L10	S 36°04'54" E	3.97'
L11	N 63°54'07" E	5.89'
L12	N 35°28'58" W	10.67'
L13	N 18°47'19" W	209.22'
L14	N 24°18'44" W	28.58'
L15	N 10°48'05" W	40.47'
L16	S 28°29'57" E	13.04'
L17	N 32°42'55" W	66.75'
L18	N 34°24'14" W	11.18'
L19	S 42°32'02" E	66.41'
L20	N 43°40'10" W	45.28'

"ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEY ENGINEER'S SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."

THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSES DESCRIBED HEREON AND EXTENSION OF THE USE BEYOND THE PARTIES OR PURPOSES INDICATED IS EXPRESSLY FORBIDDEN WITHOUT WRITTEN RELEASE OR PERMISSION OF THE UNDERSIGNED.

USE OF THIS SURVEY IN CONNECTION WITH AN AFFIDAVIT OF NO CHARGE IS FORBIDDEN.

Sheet 2 of 3

Niagara Boundary
and Mapping Services

PO Box 1120
Levittown, NY 14092
(716) 297-9584
E-Mail: info@niagraboundary.com

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

DOT	76	SECTION	TOWNSHIP	RANGE
Mile Reserve				
City	North Tonawanda			
COUNTY	Niagara			
STATE	New York			
DATE	April 25, 2022			
SCALE	1" = 30'			
JOB NO.	11535-22			
REVISIONS				
Update Field Survey	September 7, 2022			

Map Showing ALTA / NSPS Survey of Property Owned by

Rock One Development, LLC

600 River Road
FHA Project No. 014-11336
Easement Locations & Details

Schedule B Exceptions

Chicago Title Insurance Company

Title No. 2215-0655DIR, Amendment 2, Dated August 9, 2022

- The Easement as set forth by Warranty Deed dated July 22, 1988, and recorded July 28, 1988, in Liber 2136 of Deeds at page 247. Plotted on Map of Survey
 - Terms, covenants, and restrictions as set forth by Declaration of Easements and recorded in Instrument No. 2017-15436 on August 7, 2017. Plotted on Map of Survey.
 - The Environmental Easement granted to the People of the State of New York and recorded in Instrument No. 2014-15381 on September 15, 2014. Blanket in Nature covers entire property.
 - The Easement granted to Niagara Mohawk Power Corporation and Verizon New York, Inc. and recorded in Instrument No. 2018-07588 on May 8, 2018. Plotted on Map of Survey.
- NOTE: The above easement was modified by Agreement recorded in Instrument No. 2018-21849 on December 13, 2018.
- The Right of Way granted to National Fuel Gas Distribution Corporation and recorded in Instrument No. 2020-03864 on March 4, 2020, as shown on that certain ALTA/NSPS Land Title Survey prepared by Niagara Boundary and Mapping Services, Job No. 11535-22, dated April 25, 2022. Plotted on Map of Survey.
- NOTE: The above easement was supplemented by Encroachment Agreement by and between a National Fuel Gas Distribution Corporation with Rock One Development, LLC recorded in Instrument No. 2020-04004 on March 5, 2020.

Subdivision Reference

Instrument No. 2017-15435

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of North Tonawanda, County of Niagara, State of New York, being part of Lot 76 of the Mile Reserve, bounded and described as follows:

BEGINNING at a point in west line of River Road, as now laid out, distant southerly 1087.84 feet from the north line of premises conveyed by deed recorded in the Niagara County Clerk's office in Liber 1653 of Deeds at page 224,

Thence southerly along the westerly line of River Road South 24° 18' 46" East, 134.50 feet to an angle point therein;

Thence along the westerly line of River Road South 23°13'50" East, a distance of 100.50 feet to a point;

Thence South 66°3'46" West, a distance of 429.10 feet to a point;

Thence South 23°13'50" East a distance of 220.83 feet to a point;

Thence South 59°55'51" West a distance of 308.57 feet to a point;

Thence North 53°19' West a distance of 111.78 feet to a point;

Thence North 15°14'50" West a distance of 395.50 feet to a point;

Thence North 66°3'46" East a distance of 734.01 feet to the westerly line of River Road being the Point or Place of Beginning.

Map Reference:

Map for 600 River Road prepared by Clear Creek Land Surveying, LLC dated April 6, 2017 providing for illustrative purpose for the 8 parcels being subdivided into Parcels A, B, C, D, E, F, G and H.

PARCEL A - 614 River Road (SBL 181.16-1-21.131)

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of North Tonawanda, County of Niagara, State of New York, being part of Lot 76 of the Mile Reserve, more particularly described as follows:

COMMENCING at a point in west line of River Road, as now laid out, distant southerly 1087.84 feet from the north line of premises conveyed by deed recorded in the Niagara County Clerk's office in Liber 1653 of Deeds at page 224, said point also being the northeasterly corner of Rock One Development, LLC as recorded in said Clerk's office in Instrument No. 2012-10425; thence southerly along the westerly bounds of River Road South 24° 28' 24" East, a distance of 104.99 feet to a point; thence southwesterly along an arc to the right with a radius of 1141.76 feet, a distance of 203.49 feet, having a cord distance of 203.22 feet South 65° 42' 44" West to a point; thence westerly along an arc to the left with a radius of 489.72 feet, a distance of 158.34 feet, having a cord distance of 157.67 feet South 61° 57' 36" West to a point; thence southwesterly along an arc to the left with a radius of 489.72 feet, a distance of 36.62 feet, having a cord distance of 36.62 feet South 52° 41' 49" West to a point; thence southwesterly along an arc to the left with a radius of 307.96 feet a distance of 58.79 feet, having a cord distance of 58.70 feet South 43° 03' 44" West to a point; thence South 46° 07' 19" West, a distance of 64.44 feet to a point; thence South 65° 27' 18" West, a distance of 39.48 feet to a point; thence South 24° 15' 00" East, a distance of 64.78 feet to a point; thence South 65° 57' 27" West, a distance of 219.10 feet to a point; thence North 15° 24' 28" West, a distance of 231.09 feet to a point; thence North 65° 54' 08" East, a distance of 734.01 feet to a point, the point of beginning.

The above described premises being Parcels A, D and F as described in deed recorded as Instrument No. 2017-15435.

PARCEL E - 600 River Road (SBL 181.16-1-21.137)

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of North Tonawanda, County of Niagara, State of New York, being part of Lot 76 of the Mile Reserve, more particularly described as follows:

COMMENCING at a point in west line of River Road, as now laid out, distant southerly 1087.84 feet from the north line of premises conveyed by deed recorded in the Niagara County Clerk's office in Liber 1653 of Deeds at page 224, said point also being the northeasterly corner of Rock One Development, LLC as recorded in said Clerk's office in Instrument No. 2012-10425; thence southerly along the westerly bounds of River Road South 24° 28' 24" East, a distance of 129.08 feet to a point, the point of beginning; thence southerly along the westerly bound of River Road South 24° 28' 24" East, a distance of 5.42 feet to a point; thence southerly along the westerly bounds of River Road South 23° 23' 28" East, a distance of 100.50 feet to a point; thence South 65° 54' 08" West, a distance of 137.57 feet to a point; thence North 24° 05' 51" West, a distance of 101.61 feet to a point; thence Northeasterly along an arc to the left with a radius of 1165.76 feet, a distance of 138.91 feet, having a cord distance of 138.84 feet North 64° 07' 19" East to a point, the point of beginning.

The above described premises being Parcel G as described in deed recorded as Instrument No. 2017-15435.

PARCEL B - 612 River Road (SBL 181.16-1-21.132)

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of North Tonawanda, County of Niagara, State of New York, being part of Lot 76 of the Mile Reserve, more particularly described as follows:

COMMENCING at a point in west line of River Road, as now laid out, distant southerly 1087.84 feet from the north line of premises conveyed by deed recorded in the Niagara County Clerk's office in Liber 1653 of Deeds at page 224, said point also being the northeasterly corner of Rock One Development, LLC as recorded in said Clerk's office in Instrument No. 2012-10425; thence southerly along the westerly bounds of River Road South 24° 28' 24" East, a distance of 134.50 feet to a point; thence southerly along the westerly bounds of River Road South 23° 23' 28" East, a distance of 100.50 feet to a point; thence South 65° 54' 08" West, a distance of 429.10 feet to a point; thence South 23° 23' 28" East, a distance of 183.15 feet to a point, the point of beginning; thence South 23° 23' 28" East, a distance of 37.68 feet to a point; thence South 59° 46' 13" West, a distance of 308.57 feet to a point; thence North 53° 28' 38" West, a distance of 111.78 feet to a point; thence North 15° 24' 28" West, a distance of 164.81 feet to a point; thence North 65° 57' 27" East, a distance of 219.10 feet to a point; thence South 24° 15' 00" East, a distance of 20.35 feet to a point; thence North 66° 22' 11" East, a distance of 49.51 feet to a point; thence South 24° 03' 26" East, a distance of 154.99 feet to a point; thence southeasterly along an arc to the left with a radius of 14.08 feet, a distance of 21.78 feet, having a cord distance of 19.67 feet South 69°48' 50" East to a point; thence North 65° 53' 22" East, a distance of 54.57 feet to a point, the point of beginning.

PARCEL F — 602 River Road (SBL 181.16-1-21.138)

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of North Tonawanda, County of Niagara, State of New York, being part of Lot 76 of the Mile Reserve, more particularly described as follows:

COMMENCING at a point in west line of River Road, as now laid out, distant southerly 1087.84 feet from the north line of premises conveyed by deed recorded in the Niagara County Clerk's office in Liber 1653 of Deeds at page 224, said point also being the northeasterly corner of Rock One Development, LLC as recorded in said Clerk's office in Instrument No. 2012-10425; thence southerly along the westerly bounds of River Road South 24° 28' 24" East, a distance of 104.99 feet to a point, the point of beginning; thence southerly along the westerly bounds of River Road South 24° 28' 24" East, a distance of 24.09 feet to a point; thence southwesterly along an arc to the right with a radius of 1165.76 feet, a distance of 138.91 feet, having a cord distance of 138.83 feet South 64° 07' 19" West to a point; thence southwesterly along an arc to the right with a radius of 1165.76 feet, a distance of 67.33 feet, having a cord distance of 67.32 feet South 69° 11' 23" West to a point; thence southwesterly along an arc to the left with a radius of 465.72 feet, a distance of 185.44 feet, having a cord distance of 184.23 feet South 62° 01' 21" West to a point; thence South 23° 46' 25" East, a distance of 18.02 feet to a point; thence South 35° 26' 29" West, a distance of 108.38 feet to a point; thence South 71° 11' 52" West, a distance of 17.83 feet to a point; thence South 24° 03' 26" East, a distance of 36.10 feet to a point; thence South 66° 22' 11" West, a distance of 49.51 feet to a point; thence North 24° 15' 00" West, a distance of 85.13 feet to a point; thence North 65° 27' 18" East, a distance of 39.48 feet to a point; thence North 46° 07' 19" East, a distance of 64.44 feet to a point; thence northeasterly along an arc to the right with a radius of 307.96 feet, a distance of 58.79 feet, having a cord distance of 58.70 feet North 43° 03' 44" East to a point; thence northeasterly along an arc to the right with a radius of 489.72 feet, a distance of 36.62 feet, having a cord distance of 36.62 feet North 52° 41' 49" East to a point; thence easterly along an arc to the right with a radius of 489.72 feet, a distance of 158.34 feet, having a cord distance of 157.67 feet North 61° 57' 36" East to a point; thence northeasterly along an arc to the left with a radius of 1141.76 feet, a distance of 203.49 feet, having a cord distance of 203.22 feet North 65° 42' 44" East to a point, the point of beginning.

The above described premises being Parcel H as described in deed recorded as Instrument No. 2017-15435.

The above described premises being Parcels A, B, C, D, E, F, G and H as described in deed recorded as Instrument No. 2017-15435.

TOGETHER WITH the benefits of the Non-Exclusive Easement made by DLV Properties, LLC to Rock One Development, LLC, dated March 13, 2020 and recorded on March 13, 2020 in Instrument No. 2020-04581.

PARCEL C — 610 River Road (SBL 181.16-1-21.133)

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of North Tonawanda, County of Niagara, State of New York, being part of Lot 76 of the Mile Reserve, more particularly described as follows:

COMMENCING at a point in west line of River Road, as now laid out, distant southerly 1087.84 feet from the north line of premises conveyed by deed recorded in the Niagara County Clerk's office in Liber 1653 of Deeds at page 224, said point also being the northeasterly corner of Rock One Development, LLC as recorded in said Clerk's office in Instrument No. 2012-10425; thence southerly along the westerly bounds of River Road South 24° 28' 24" East, a distance of 134.50 feet to a point; thence southerly along the westerly bounds of River Road South 23° 23' 28" East, a distance of 100.50 feet to a point; thence South 65° 54' 08" West, a distance of 389.12 feet to a point, the point of beginning; thence South 65° 54' 08" East, a distance of 39.98 feet to a point; thence South 23° 23' 28" East, a distance of 183.15 feet to a point; thence South 65° 53' 22" West, a distance of 54.57 feet to a point; thence northwesterly along an arc to the right with a radius of 14.08 feet, a distance of 21.78 feet, having a cord distance of 19.67 feet North 69° 48' 50" West to a point; thence North 24° 03' 26" West, a distance of 191.09 feet to a point; thence North 71° 11' 52" East, a distance of 17.83 feet to a point; thence North 35° 26' 29" East, a distance of 108.38 feet to a point; thence South 23° 46' 25" East, a distance of 74.98 feet to a point, the point of beginning.

PARCEL D - 606 River Road (SBL 181.16-1-21.135)

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of North Tonawanda, County of Niagara, State of New York, being part of Lot 76 of the Mile Reserve, more particularly described as follows:

COMMENCING at a point in west line of River Road, as now laid out, distant southerly 1087.84 feet from the north line of premises conveyed by deed recorded in the Niagara County Clerk's office in Liber 1653 of Deeds at page 224, said point also being the northeasterly corner of Rock One Development, LLC as recorded in said Clerk's office in Instrument No. 2012-10425; thence southerly along the westerly bounds of River Road South 24° 28' 24" East, a distance of 134.50 feet to a point; thence southerly along the westerly bounds of River Road South 23° 23' 28" East, a distance of 100.50 feet to a point; thence South 65° 54' 08" West, a distance of 137.57 feet to a point, the point of beginning; thence South 65° 54' 08" West, a distance of 251.55 feet to a point; thence North 23° 46' 25" West, a distance of 93.00 feet to a point; thence northeasterly along an arc to the right with a radius of 465.72 feet, a distance of 185.44 feet, having a cord distance of 184.23 feet North 62° 01' 21" East to a point; thence northeasterly along an arc to the left with a radius of 1165.76 feet, a distance of 67.33 feet, having a cord distance of 67.33 feet North 69° 11' 22" East to a point; thence South 24° 05' 51" East, a distance of 101.61 feet to a point, the point of beginning.

The above described premises being Parcel E as described in deed recorded as Instrument No. 2017-15435.

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Sheet 3 of 3
Niagara Boundary
And Mapping Services
PO Box 1120
Lewiston, NY 14092
(716) 297-9584
E-Mail: lee@niagaraboundary.com
UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7509, PROVISION 4 OF THE NEW YORK STATE EDUCATION LAW.

Table with 4 columns: LOT, SECTION, TOWNSHIP, RANGE. Row 1: 76, Mile Reserve, North Tonawanda. Row 2: City, Niagara. Row 3: STATE, New York. Row 4: DATE, April 25, 2022. Row 5: SCALE, 1" = 30'. Row 6: JOB NO., 11535-22. Row 7: REVISIONS, Update Field Survey, September 7, 2022.

Map Showing ALTA / NSPS Survey of Property Owned by Rock One Development, LLC
600 River Road
FHA Project No. 014-11336