PLATTSBURGH GATEWAY PROJECT/DURKEE STREET SITE

CLINTON COUNTY, NEW YORK

Final Engineering Report

DRAFT FOR NYSDEC REVIEW

NYSDEC Site Number: E510020

Prepared for:

The City of Plattsburgh Office of Community Development

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Plattsburgh, New York 12901

Prepared by:

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MARCH 2015

FINAL ENGINEERING REPORT CERTIFICATIONS

PLATTSBURGH GATEWAY PROJECT/DURKEE STREET SITE

I, Jeffrey A. Marx, PE, am currently a registered professional engineer licensed by the State of New York, I had primary direct responsibility for implementation of the remedial program activities, and I certify that the Interim Remedial Measures (IRM) Work Plan was implemented and that all construction activities were completed in substantial conformance with the Department-approved IRM Work Plan.

I certify that the data submitted to the Department with this Final Engineering Report demonstrates that the remediation requirements set forth in the IRM Work Plan and in all applicable statutes and regulations have been or will be achieved in accordance with the time frames, if any, established in for the remedy.

I certify that all use restrictions, Institutional Controls, Engineering Controls, and/or any operation and maintenance requirements applicable to the Site are contained in an environmental easement created and recorded pursuant ECL 71-3605 and that all affected local governments, as defined in ECL 71-3603, have been notified that such easement has been recorded.

I certify that a Site Management Plan has been submitted for the continual and proper operation, maintenance, and monitoring of all Engineering Controls employed at the Site, including the proper maintenance of all remaining monitoring wells, and that such plan has been approved by Department.

~~I certify that any financial assurance mechanisms required by the Department pursuant to Environmental Conservation Law have been executed.~~

~~I certify that all documents generated in support of this report have been submitted in accordance with the DER's electronic submission protocols and have been accepted by the Department.~~

~~I certify that all data generated in support of this report have been submitted in accordance with the Department's electronic data deliverable and have been accepted by the Department.~~I certify that all information and statements in this certification form 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, Jeffrey A Marx, PE, of C.T. Male Associates Engineering, Surveying, Architecture & Landscape Architecture,

D.P.C. located at 50 Century Hill Drive in Latham, New York, am certifying as Owner's Designated Site Representative ~~(and if the site consists of multiple properties): [and I have been authorized and designated by all site owners to sign this certification]~~ for the site.

NYS Professional Engineer #	Date	Signature

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LIST OF ACRONYMS

Acronym	Definition
BUD	Beneficial Use Determination
CAMP	Community Air Monitoring Plan
CCR	Construction Completion
CHEMTECH	Chemtech Laboratories
CWM	Casella Waste Management
CY	Cubic Yards
ECs/ICs	Engineering and Institutional Controls
GAC	Granular Activated Carbon
GMI	Graymont Materials, Inc.
HASP	Site Specific Health and Safety Plan
IRMs	Interim Remedial Measures
LBI	Luck Brothers, Incorporated.
MG/KG	Milligrams Per Kilogram
MG/L	Milligrams Per Liter
NYSDEC (or Department)	New York State Department of Environmental Conservation
OP-TECH	OP-Tech Environmental Services, Inc.
OSHA	Occupational Safety and Health Administration
PID	Photo Ionization Detector
PIS	Precision Industrial Services, Inc.
PPM	Parts Per Million
QAPP	Quality Assurance Project Plan
RAO	Remedial Action Objective
ROD	Record Of Decision
SAC	State Assistance Contract
SCOs	Soil Cleanup Objectives
SMP	Site Management Plan
SSDS	Sub-Slab Depressurization System
SVOCs	Semi-volatile Organic Compounds
SWPPP	Storm Water Pollution Prevention Plan
TAL	Target Analyte List
TCL	Target Compound List
UST	Underground Storage Tank
VOCs	Volatile Organic Compounds
WPCP	Water Pollution Control Plant

FINAL ENGINEERING REPORT

1.0 BACKGROUND AND SITE DESCRIPTION

The City of Plattsburgh (City) Office of Community Development entered into a State Assistance Contract (SAC) with the New York State Department of Environmental Conservation (NYSDEC) in January 2004, to investigate and remediate a 5.1-acre property located in the City of Plattsburgh, Clinton County, New York. The property was remediated to restricted residential use, and is currently used as an office building with open-air parking deck, farmers market, and municipal parking lot.

The site is located in the County of Clinton, New York and is identified as a portion of Block 7, Lots 15 and 15.1 on the City of Plattsburgh Tax Map # 207.20. The site is situated on an approximately 5.1-acre area bounded by Bridge Street to the north, Broad Street to the south, the Saranac River to the east, and Durkee Street to the west (see Figure 1). The boundaries of the site are fully described in Appendix A: Environmental Easement Map and Metes and Bounds.

An electronic copy of this Final Engineering Report (FER) with all supporting documentation is included as Appendix B.

2.0 SUMMARY OF SITE REMEDY

2.1 Remedial Action Objectives

Based on the results of the Remedial Investigation, the following Remedial Action Objectives (RAOs) were identified for this site.

2.1.1 Groundwater RAOs

RAOs for Public Health Protection

- Prevent ingestion of groundwater containing contaminant levels exceeding drinking water standards.
- Prevent contact with, or inhalation of, volatiles emanating from contaminated groundwater.

~~RAOs for Environmental Protection~~

- ~~Restore ground water aquifer, to the extent practicable, to pre-disposal/pre-release conditions.~~
- ~~Prevent the discharge of contaminants to surface water.~~
- ~~Remove the source of ground or surface water contamination.~~

2.1.2 Soil RAOs

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.
- Prevent inhalation of, or exposure to, contaminants volatilizing from contaminated soil.

~~RAOs for Environmental Protection~~

- ~~Prevent migration of contaminants that would result in groundwater or surface water contamination.~~

- Prevent impacts to biota due to ingestion/direct contact with contaminated soil that would cause toxicity or bioaccumulation through the terrestrial food chain.

2.1.3 Surface Water RAOs

RAOs for Public Health Protection

- Prevent ingestion of contaminated water.
- Prevent contact or inhalation of contaminants from impacted water bodies.
- Prevent surface water contamination that may result in fish advisories.

RAOs for Environmental Protection

- Restore surface water to ambient water quality standards for each contaminant of concern.
- Prevent impacts to biota due to ingestion/direct contact with contaminated surface water that would cause toxicity or bioaccumulation through the marine or aquatic food chain.

2.1.4 Sediment RAOs

RAOs for Public Health Protection

- Prevent direct contact with contaminated sediments.
- Prevent surface water contamination that may result in fish advisories.

RAOs for Environmental Protection

- Prevent release(s) of contaminant(s) from sediments that would result in surface water levels in excess of (ambient water quality criteria).
- Prevent impacts to biota due to ingestion/direct contact with contaminated sediments that would cause toxicity or bioaccumulation through the marine or aquatic food chain.

2.1.3 Soil Gas RAOs

- Prevent inhalation of soil gas vapors by existing and future building occupants.

2.2 Description of Selected Remedy

The site was remediated in accordance with the IRMs described in ~~in accordance with the remedy selected by the NYSDEC~~ the May 27, 2005 IRM Work Plan and June 10, 2005 IRM Work Plan Amendment, which were both approved by the Department. ~~The factors considered during the selection of the remedy are those listed in 6NYCRR 375-1.8.~~ The following are the components of the IRMs that are serving as ~~of~~ the remedy:

1. Excavation of soil/fill exceeding restricted residential SCOs listed in Table 375-6.8(b) to depths that ranged from five to 20 feet below the ground surface (bgs);
2. Excavation dewatering, treatment and discharge of the treated groundwater to the Water Pollution Control Plant (WPCP);
3. Backfilling of the excavation with clean, off-site soil;
4. Excavation and proper closure of four underground storage tanks (USTs);
5. Installation of an active sub-slab depussurization system beneath the office building;
6. Construction and maintenance of a ~~soil~~ cover system consisting of asphalt, concrete and building slabs to prevent human exposure to remaining contaminated soil/fill remaining at the site;
7. Execution and recording of an Environmental Easement to restrict land use and prevent future exposure to any contamination remaining at the site;
8. Development and implementation of a Site Management Plan for long term management of remaining contamination as required by the Environmental

Easement, which includes plans for: (1) Institutional and Engineering Controls, (2) monitoring, (3) operation and maintenance and (4) reporting; and

9. Periodic certification of the institutional and engineering controls listed above.

3.0 INTERIM REMEDIAL MEASURES, OPERABLE UNITS AND REMEDIAL CONTRACTS

The information contained~~and certifications made~~ in the Department approved January 2007 Interim Remedial Measures (IRM) Report prepared by C.T. Male Associates were relied upon to prepare this report and certify that the remediation requirements for the site have been met. The IRM Report pre-dated the issuance of DER-10 (May 3, 2010), which provided guidance for preparation of Construction Completion Reports (CCR). As such, the IRM Report serves as the CCR for the purposes of this FER. Adequate detail is provided in the IRM Report to generally be consistent with information needed for completion of a CCR. The IRM Report is presented in Appendix C.

3.1 Operable Units

At the onset of the Remedial Investigation (RI), the site was subdivided into two Operable Units (OUs) to accommodate the redevelopment schedule (office building and parking deck) for the southern portion of the site. Operable Unit 1 (OU1), later renamed by the NYSDEC in the March 2007 Record of Decision (ROD) as the "Office Building Parcel", consists of a four-story office building and open-air parking deck which occupies the southern portion of the site. Operable Unit 2 (OU2), later renamed by the NYSDEC in the ROD as the "Municipal Parking Lot", consists of an asphalt-paved public parking lot with farmer's market and occupies the central and northern portions of the site. The IRM was conducted within the boundaries of the Office Building Parcel (OU1). No IRMS were completed in OU2. The boundaries of the OUs are depicted in Figure 2.

3.2 Interim Remedial Measures

IRMs were completed within the boundaries of the Office Building Parcel (OU1). The IRM was conducted from October 2005 to January 2006 and generally involved the following:

- *Excavation of soil/fill material exceeding restricted residential SCOs listed in Table 375-6.8(b) to depths that ranged from five to 20 feet below the ground*

surface (bgs). Approximately 9,614 tons of soil/fill material was excavated and disposed of off-site to accommodate the Office Building/Parking Deck development. The soil/fill was excavated by Luck Brothers, Incorporated (LBI). Soil/fill subjectively impacted by volatile organic compounds (VOCs), and urban fill, were disposed of at the Casella Waste Management (CWM) disposal facility in Morrisonville, New York. LBI contracted with OP-Tech Environmental Services, Inc. (OP-TECH) to sample the VOC impacted soil and urban fill and have it characterized for disposal at CWM. Winterbottom Trucking transported the VOC impacted soils and urban fill to the CWM disposal facility.

- *Excavation and disposal of concrete encountered within the excavations.* Concrete rubble removed in the course of the excavations was stockpiled separately from the soil/fill material. After field testing the pile (PID headspace analysis and organoleptic perception) to insure that no contamination was present, the concrete piles were loaded into trucks and disposed of at Graymont Materials, Inc. (GMI) at their Plattsburgh, New York quarry. In total, approximately 413 cubic yards of concrete was disposed of at the facility. Metal debris such as rebar, pieces of pipe and other miscellaneous items were loaded with the concrete and taken to GMI.

- *Stripping and disposal of asphalt and sub-base material.* The surface asphalt and sub-base were treated as a separate waste stream and stockpiled on-site for a short period of time when first stripped from an area about to be excavated. It was then loaded and transported to GMI in the same manner as the concrete debris.

- *Excavation dewatering, treatment and discharge of 12,360 gallons of groundwater to the WPCP.* Excavation dewatering and groundwater treatment was accomplished using a 20,000 gallon untreated water storage capacity holding tank provided by Precision Industrial Services, Inc. (PIS). The water was transferred through a bag filter and into a treatment system consisting of two 55-gallon granular activated carbon (GAC) filters plumbed in series. A new water meter recorded the amount of water discharged to the WPCP. Representative samples of the influent and effluent groundwater were collected by OP-TECH and submitted to the analytical laboratory for analysis. Analytical results were forwarded to the WPCP for their approval prior to discharging the treated groundwater to the City of Plattsburgh sanitary and storm water sewers. At the completion of the groundwater evacuation and treatment operation, OP-Tech was

retained to clean, disassemble and transport residual wastes from the water holding tank off-site. Approximately 700 gallons of residual water and sediment remaining within the tank was evacuated into OP-Tech's Vacuum truck and transported for off-site disposal. The tank was then transported off-site by PIS.

- *Excavation and proper closure of four underground storage tanks (USTs).* The USTs ranged in capacity from 275 to 1,000 gallons. LBI retained OP-TECH to manage the disposition of the buried tanks. The residual contents of each tank were transferred to OP-TECH's vacuum truck for off-site disposal. The tanks were then steam cleaned, cut up, and taken to Atkinson's Scrap Metal in Morrisonville, NY for recycling.
- *IRM Verification Sampling.* A total of 72 soil/fill samples were collected for analyses from the IRM excavations. The samples were collected utilizing proper sampling protocols and forwarded to Chemtech Laboratories (Chemtech) for analyses for volatile and semi-volatile organic compounds. Appropriate Quality Assurance/Quality Control (QA/QC) samples were collected during the sampling event.
- *Backfilling of the excavation.* Soils not disposed of off-site during the IRM excavations were re-used on site as backfill. Re-use of these soils as backfill was approved by the NYSDEC. Soils used as backfill included: approximately 1,000 tons of select soils from the IRM excavation containing trace amounts of fill, and the asphalt sub-base and underlying one to two foot thickness of native soils which were approved for reuse pursuant to Beneficial Use Determination (BUD) No. 863-5-10.
- *Remedial Equipment Decontamination.* At the completion of soil/fill excavation and when necessary between work tasks requiring equipment to be removed from the site, the equipment that came into contact with impacted soil/fill was decontaminated. The decontamination procedure involved hot water/high pressure washing whereby the wash and rinse water was captured within a manmade containment area. Decontamination and rinse water were treated onsite by the water treatment system for the soil dewatering activities or characterized and properly disposed off-site.
- *Sub-slab depressurization system*. An active SSDS was installed as a component of the Office Building to mitigate underlying soil vapors from entering the

building. A schematic of the SSDS is included in Appendix D.

3.3 Remedial Contracts

The remedial action (which was performed as an IRM) for this site was performed as a single unit price contract between the City of Plattsburgh and LBI. No separate and/or multiple remedial contracts were issued.

4.0 DESCRIPTION OF INTERIM REMEDIAL MEASURES PERFORMED

The remedial action was performed as an IRM, and later deemed acceptable as the final remedial action. Remedial Activities completed at the Site were conducted accordance with the NYSDEC-approved IRM Work Plans (May 27 and June 10, 2005) and the project specifications and contract documents (Project Manual) (June 2005).

4.1 Governing Documents

The remedial action (which was performed as an IRM) was to be performed in accordance with the Site Investigation Health and Safety Plan, Quality Assurance Project Plan, Erosion and Sediment Control Plans, and Community Air Monitoring Plan. The use of these plans is described in the following sections.

4.1.1 Site Specific Health & Safety Plan (HASP)

C.T. Male Associates prepared the Site Investigation Health and Safety Plan (HASP), dated December 2004, for the site investigation phase at the Site which was also used for C.T. Male Associates' employees during the IRMs. Each of the Contractors that worked on the site was responsible for preparation and implementation of their own HASP if their work involved handling of existing site soils.

Site workers were responsible for meeting the conditions and requirements outlined in their employers' HASP. In general, workers were responsible for safe conduct and activity while implementing the IRMs in compliance with the governmental requirements, which included site and worker safety requirements mandated by Federal Occupational Safety and Health Administration (OSHA).

4.1.2 Quality Assurance Project Plan (QAPP)

The Quality Assurance Project Plan (QAPP) dated December 2004 was prepared by C.T. Male Associates for the investigative phase of work. The QAPP specified analytical methods to be used to ensure that the data from the site investigation were

precise, accurate, representative, comparable and complete, which were applied where applicable for the completion of the IRMs.

~~4.1.4 SOIL/MATERIALS MANAGEMENT PLAN (S/MMP)~~

~~Summarize the detailed plans for managing all soils/materials that were disturbed at the site, including excavation, handling, storage, transport and disposal. Include all of the controls that were applied to these efforts to assure effective, nuisance free performance in compliance with all applicable Federal, State and local laws and regulations.~~

4.1.3 Erosion and Sediment Control Plans

The erosion and sediment controls for IRM construction were designed by R.M. Sutherland, P.C. of Plattsburgh, New York. C.T. Male Associates did not have any responsibility for reviewing or observing the implementation of erosion and sediment controls. The erosion and sediment controls were required of the contractor as shown on the construction drawings, specifically the Phase I Grading and Utility Plan, Sheet 3 of 7 and associated detail Sheets 6 and 7 of 7. These plans are provided as Exhibit 1.

~~The erosion and sediment controls for all remedial construction were performed in conformance with requirements presented in the New York State Guidelines for Urban Erosion and Sediment Control and the site-specific Storm Water Pollution Prevention Plan [provide date and/or contractor submittal #].~~

4.1.4 Community Air Monitoring Plan (CAMP)

The Community Air Monitoring Plan (CAMP) dated May 2005 was prepared by C.T. Male Associates. The CAMP was approved by the NYSDEC prior to implementing at the site. The CAMP was in effect during ground intrusive activities. The air monitoring was completed with two (2) units, one (1) operating upwind of the work area, and one (1) operating downwind of the work area. The instruments were TSI DustTrak 8520 Particulate Monitors. VOC monitoring was also performed with a handheld MiniRAE 2000 unit.

~~4.1.7 CONTRACTORS SITE OPERATIONS PLANS (SOPS)~~

~~The following text should be included somewhere in this section:~~

~~The Remediation Engineer reviewed all plans and submittals for this remedial project (i.e. those listed above plus contractor and subcontractor submittals) and confirmed that they were in compliance with the [RD or RAWP]. All remedial documents were submitted to NYSDEC and NYSDOH in a timely manner and prior to the start of work.~~

~~4.1.8 COMMUNITY PARTICIPATION PLAN~~

~~This Section should summarize the pertinent elements of the Community Participation Plan that were performed during the Remedial Action and those elements that pertain to the remainder of the remedial program.~~

4.2 REMEDIAL PROGRAM ELEMENTS

4.2.1 Contractors and Consultants

C.T. Male Associates was the Engineer of Record for the design and implementation of the site investigation and IRMs (which served as the remedial action). C.T. Male Associates provided full time observation during completion of work.

Luck Brothers, Incorporated (LBI) was responsible for completing the IRMs outlined in the applicable Project Manual. LBI used the following subcontractors to assist in the completion of work:

- Casella Waste Management disposal facility in Morrisonville, New York (soil/fill disposal)
- OP-Tech Environmental Services, Inc. (waste characterization for disposal, UST closures, and water and sediment removal from untreated water storage tank)
- Winterbottom Trucking (transportation of impacted soil/fill)
- Graymont Materials, Inc. Quarry, Plattsburgh, New York (concrete rubble disposal location)

- Precision Industrial Services, Inc. (untreated water storage tank)
- Atkinson's Scrap Metal in Morrisonville, NY (scrap steel recycling)

~~4.2.2 SITE PREPARATION~~

~~Generally describe the work performed in the following areas:~~

~~Mobilization;~~

~~Grubbing, fencing, truck wash construction, etc.;~~

~~Erosion and sedimentation controls;~~

~~Utility marker layout;~~

~~Acquisition of agency approvals, permits, etc.~~

~~A complete list of agency approvals, substantive technical requirements, and non-agency permits should be provided as defined in the RAWP.~~

~~Pre-construction meeting with NYSDEC;~~

~~The following text should be included somewhere in this section:~~

~~A pre-construction meeting was held with NYSDEC and all contractors on [date].~~

~~Documentation of agency approvals required by the [RD or RAWP] is included in Appendix [x]. Other non-agency permits relating to the remediation project are provided in Appendix [x].~~

~~All SEQRA requirements and all substantive compliance requirements for attainment of applicable natural resource or other permits were achieved during this Remedial Action.~~

~~A NYSDEC-approved project sign was erected at the project entrance and remained in place during all phases of the Remedial Action.~~

~~4.2.3 GENERAL SITE CONTROLS~~

~~Generally describe the following:~~

~~Site security;~~

~~Job site record keeping.~~

~~Erosion and sedimentation controls;~~

~~Equipment decontamination and residual waste management;~~

~~Soil screening results;~~

~~Stockpile methods;~~

~~Problems encountered;~~

4.2.2 Nuisance controls

There was not a need to implement nuisance controls during the IRM work. There were no obvious odors created by disturbance of site soils. No complaints were reported during the completion of work. Dust levels visually appeared to be under control with the assistance of dust suppression (i.e., water spraying).

4.2.3 CAMP results

The upwind dust monitor was generally placed along the western perimeter and the downwind dust monitor was situated along the eastern perimeter fence. The primary wind direction was west to east.

The dust monitors were not in operation on the following days due to inclement weather: October 24th, 25th, and 26th; November 10th, 22nd, and 23rd; December 9th, 12th, 16th, and 20th, 2005. The CAMP was also suspended during the following days due to the fact that no ground intrusive activities were implemented: November 3rd and 4th, 2005 when site activities were shut down pending off-site disposal of stockpiled urban fill and soil; November 7th, 8th, and 9th, 2005 when the days were devoted to transferring the excavated material to the landfill; and December 14th, 2005 when the main IRM activities constituted moving the northern perimeter fence and removing stockpiled concrete from the site.

There were a few anomalies associated with the CAMP. One occurred when the instruments were shut down after briefly operating in the morning. The downwind station bore no record of the airborne particulates, having most likely been impacted by the moist conditions present before the weather became inclement. As such, data is unavailable for November 21, 2005. The downwind monitor had experienced some

problems with its operation that day, but the issue was corrected. Most likely, the data was overlooked during its download to the PC. A similar situation occurred on December 19, 2005. The Dust Tracks were set up to monitor for a brief time during sample collection then shut down when the excavations ceased. Still, there was no evidence that particulate levels had been recorded on this date. IRM dust monitoring concluded with the end of ground intrusive activities on December 28, 2005.

A review of the data shows that the PM-10 particulate levels were well within the NYSDOH action levels. At no time were the criteria exceeded, nor were alarms activated due to the presence of excessive aerosol concentrations. Periodic VOC readings obtained from the upwind and downwind locations matched the background PID values throughout the course of the IRM. There were a few isolated instances when dust was visible (cutting asphalt, hammering concrete), but the events were short-lived and confined to the immediate area.

~~4.2.6 REPORTING~~

~~Briefly describe the responsibility for, and process of, preparing and distributing daily and monthly reports.~~

~~Daily reports (include electronically in full in Appendix);~~

~~Monthly reports (electronically in full in Appendix).~~

~~The following text should be included somewhere in this section:~~

~~All daily and monthly reports are included in electronic format in Appendix [x].~~

~~The digital photo log required by the [RD or RAWP] is included in electronic format in Appendix [x].~~

4.3 CONTAMINATED MATERIALS REMOVAL

The contaminated materials removed from the site included urban fill, VOC impacted soil/fill, concrete, asphalt/subbase material and buried tanks. Contaminated groundwater was treated and discharged to the City's Water Pollution Control Plant. Section 2.5 of the IRM Report in Appendix C of this FER describes these materials in

more detail.

~~This section should describe the removal activities for all contaminated media (soils, water, structures, USTs, etc.) during the remedial action and should describe:~~

~~The soil cleanup objectives (SCOs) for the site (eg., Track 4 BCP SCOs for restricted commercial use);~~

~~Other remedial performance criteria (eg., removal of source material)~~

~~Type and quantities of materials removed;~~

~~Locations the materials were removed from:~~

~~Figures of excavation areas and materials removed.~~

~~The following text should be included somewhere in this section:~~

~~A list of the soil cleanup objectives (SCOs) for the contaminants of concern for this project is provided in Table [x].~~

~~A figure of the location of original sources and areas where excavations were performed is shown in Figure [x].~~

~~Note: there should be separate sub-sections for each medium or waste stream removed according to logical lines of division for reporting purposes (eg., USTs, soil, NAPL, groundwater, sediments, etc.). Each section should describe, as appropriate (items in blue text should remain as sub-headings in this FER section)~~

~~4.3.[X] [NAME OF CONTAMINATED MEDIA/MATERIAL REMOVED]~~

~~Type/media removed;~~

~~On-Site locations from which materials were removed;~~

~~Figures of excavation and materials removed;~~

~~Cut/Fill thickness figures as appropriate for soil and sediments.~~

~~The following text should be included somewhere in this section:~~

~~Contour maps of estimated cut and fill thicknesses for remedial activities at the site are included in Figures [x and x].~~

~~4.3.[X].1 DISPOSAL DETAILS~~

~~Narrative should include:~~

~~Time frames;~~

~~Total quantities removed:~~

~~Disposal facility name(s) (TSDFs);~~

~~Summary of waste characterization sampling. Description of sampling approach (number of grabs/composites, locations, etc.) and table of results.~~

~~Transporter names and license numbers;~~

~~Appendices should include:~~

~~Letter from Applicant to disposal facility describing material type and source (with data summary);~~

~~Letter from facility stating it is approved to accept;~~

~~Manifests, bills of lading (electronic format);~~

~~The following text should be included somewhere in this section:~~

~~Table [x] shows the total quantities of each category of material removed from the site and the disposal locations. A summary of the samples collected to characterize the waste, and associated analytical results are summarized on Table(s) [x].~~

~~Letters from Applicants to disposal facility owners and acceptance letters from disposal facility owners are attached in Appendix [x].~~

~~Manifests and bills of lading are included in electronic format in Appendix [x].~~

~~4.3.[X].2 ON-SITE REUSE~~

~~Describe:~~

~~Procedure for segregating, storing and testing;~~

~~Approvals;~~

~~Description of material reused, quantities, analytical results, placement location and horizon/depth (include a figure, see fill figures, above).~~

4.4 REMEDIAL PERFORMANCE/DOCUMENTATION SAMPLING

A total of 72 soil/fill samples were collected for analyses from the excavations. Section 2.6 of the IRM Report in Appendix C of this FER describes these materials in more detail. Figure 4 also summarizes the analytical results of those soil samples that exceed unrestricted SCOs.

~~This section should describe the methodology and results of end-point sampling to demonstrate that SCOs were achieved and to document what levels of contamination remain and will be managed under the Site Management Plan. This should include a summary of:~~

- ~~Sampling approach and methodology;~~
- ~~Results;~~
- ~~QA/QC;~~
- ~~DUSR – discuss and attach electronically;~~
- ~~Table;~~
- ~~Figure.~~

~~Include the following text somewhere in this section:~~

~~A table and figure summarizing all end-point sampling is included in Table [x] and Figure [x], respectively, and all exceedances of SCOs are highlighted.~~

~~Data Usability Summary Reports (DUSRs) were prepared for all data generated in this remedial performance evaluation program. These DUSRs are included in Appendix [x], and associated raw is provided electronically in Appendix [x].~~

4.5 IMPORTED BACKFILL

Clean sand fill that could be scraped from the top of the excavations was stockpiled and then transported to the CP Rail Site located within the City of Plattsburgh for temporary storage. The City of Plattsburgh allowed this action so that the IRM excavation activities could proceed unimpeded by piles of clean soil stored on site.

Composite samples of the staged sand fill were collected for analysis for volatile and semi-volatile organic compounds and the TAL Metals prior to their return as backfill at the Durkee Street site. Analytical summary results of the sampled sand fill are attached hereto as Appendix H of the IRM Report in Appendix C of this FER. The analytical results show all of the analyzed parameters to be at concentrations below applicable NYSDEC cleanup guidelines in 2006 for VOCs and SVOCs and below NYSDEC cleanup guidelines and Eastern USA Background levels for metals, with the exception of the SVOC benzo(a)pyrene. This constituent was detected at a concentration of 0.08 parts per million (ppm), which is slightly above its cleanup guideline of 0.061 ppm. The NYSDEC project manager allowed the sand fill to be returned to the site as backfill.~~Describe:~~

- ~~Volumes and sources;~~
- ~~On-site placement locations, both horizontal and vertical:~~
- ~~Sampling results.~~
- ~~Approvals.~~

~~The following text should be included somewhere in this section:~~

~~A table of all sources of imported backfill with quantities for each source is shown in Table [x]. Tables summarizing chemical analytical results for backfill, in comparison to allowable levels, are provided in [Table or Appendix number]. A figure showing the site locations where backfill was used at the site is shown in Figure [x].~~

4.0 CONTAMINATION REMAINING AT THE SITE

Figure 3 summarizes the results of all soil samples remaining at the site after completion of the Remedial Investigation (RI)~~Remedial Action~~ that exceed Unrestricted Use Soil Cleanup Objectives~~the Track 1 (unrestricted)~~ (SCOs). Sampling locations on the figure that do not contain analytical data boxes indicates that these sampling locations do not contain parameters at concentrations exceeding Unrestricted Use SCOs.

Figure 4 summarizes the results of all soil samples remaining at the site after completion of the IRMs that exceed Unrestricted Use Soil Cleanup Objectives (SCOs). Sampling locations on the figure that do not contain analytical data boxes indicates that these sampling locations do not contain parameters at concentrations exceeding Unrestricted Use SCOs.

Since contaminated soil, groundwater, and potentially soil vapor, remains beneath the site after completion of the IRMs as known as the remedial action, Institutional and Engineering Controls are required to protect human health and the environment. These Engineering and Institutional Controls (ECs/ICs) are described in the following sections. Long-term management of these EC/ICs and residual contamination will be performed under the Site Management Plan (SMP) approved by the NYSDEC.

5.0 ENGINEERING CONTROLS

Since remaining contaminated soil ~~[source material, groundwater/soil vapor, sediments, and/or other media]~~ exists beneath the site, Engineering Controls (EC) are required to protect human health and the environment. The site has the following primary Engineering Controls, as described in the following subsections.

5.1 Cover System

Exposure to remaining contamination in soil/fill at the site is prevented by a ~~soil~~ cover system placed over the site. This cover system is comprised of ~~a minimum of [12 inches or 24 inches] of clean soil,~~ existing asphalt pavement, concrete-covered sidewalks, and concrete building slabs. The Site Survey in Appendix A shows the locations ~~Figure~~

~~[x] shows the as-built cross sections~~ for each remedial cover type used on the site. ~~Figure [x] shows the location of each cover type built at the Site.~~ The~~An Excavation Work Plan, which outlines the~~ procedures required in the event the cover system and/or underlying residual contamination are disturbed, is provided in Section 5.0~~Appendix A~~ of the SMP.

5.2 Sub-Slab Depressurization System

An active sub-slab depressurization system (SSDS) has been installed at the Office Building within OU1. The SSDS was installed to prevent possible exposure to building occupants of underlying soil vapor. A schematic of the SSDS is included in Appendix D. Maintenance staff at the Office Building is responsible for the operation and maintenance of the SSDS, as per the SSDS technical manual, which is kept at the Office Building and available to maintenance staff. The integrity and functionality of the SSDS is assessed during the site inspections conducted as a function of the SMP.

General procedures and requirements for the SSDS ~~Procedures for monitoring, operating and maintaining the [remedial system name] system~~ are provided in ~~the Operation and Maintenance Plan in~~ Section 4.0 of the ~~Site Management Plan (~~SMP~~)~~. ~~The Monitoring Plan also addresses inspection procedures that must occur after any severe weather condition has taken place that may affect on-site ECs.~~

6.0 INSTITUTIONAL CONTROLS

The site remedy requires that an environmental easement be placed on the property to (1) implement, maintain and monitor the Engineering Controls; (2) prevent future exposure to remaining contamination by controlling disturbances of the subsurface contamination; and, (3) limit the use and development of the site to Restricted Residential uses only.

The environmental easement for the site was executed by the Department on November 9, 2011, and filed with the Clinton County Clerk November 22, 2011. The County Recording Identifier number for this filing is 2011-00244295. A copy of the easement and proof of filing is provided in Appendix E.

7.0 DEVIATIONS FROM THE IRM WORK PLAN

Deviations from the IRM Work Plan are detailed in the IRM Report in Appendix C and are summarized below.

1. Extension of soil/fill excavations within areas of elevated VOCs. With the exception of elevated VOCs encountered within the southwestern portion of the office building excavation, and with Department approval, no additional areas of elevated VOCs were pursued to their termination points.
2. Relocation to the north of chain link security fencing on southwestern portions of the site for traffic safety reasons, and backfilling of previously excavated areas of the site where the fencing was being relocated to with 90 cubic yards of clean sand fill.
3. Discovery and closure by removal of four USTs in the Office Building and Parking Deck excavations.
4. Relocation to the north of chain link security fencing along the northern perimeter of the Office Building and Parking Deck excavations. The fence was moved to protect the integrity of the northern excavation and adjacent Farmer's Market structure and parking lot.
5. Placement of clean fill sand into the Office Building and Parking Deck excavations to prevent the collapse of excavation sidewalls.
6. Manual removal of concrete foundations and footers encountered in the Office Building and Parking Deck excavations, and installation/usage of sheeting and trench boxes to prevent collapse of the Office Building and Parking Deck excavations.
7. Replacement of storm sewer piping with new plastic pipe. The existing storm sewer piping was severed during the Office Building and Parking Deck excavations.

All deviations, and associated costs, to the IRM Work Plan were approved by the City of Plattsburgh and the Department. The increased costs incurred for the deviations to the work plan amounted to $90,874.93.

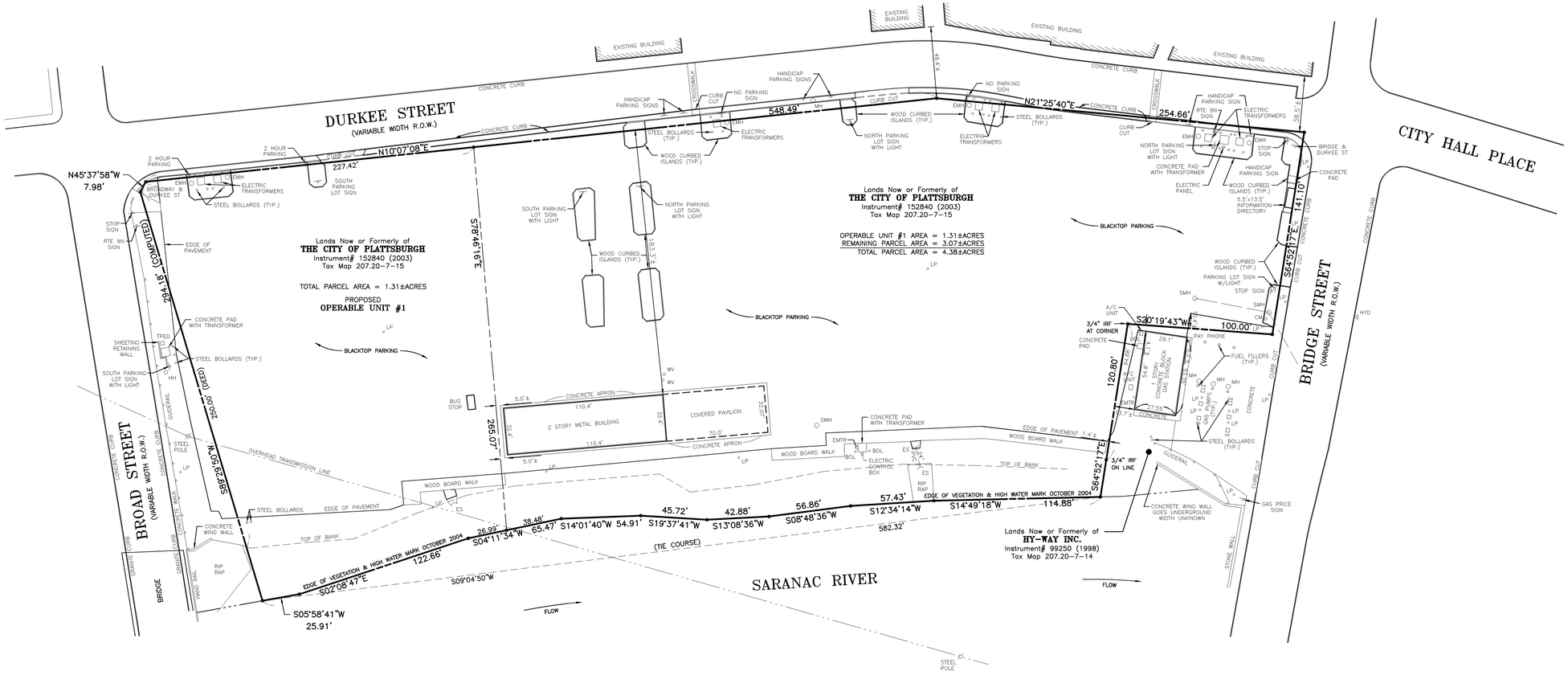
FIGURE 1

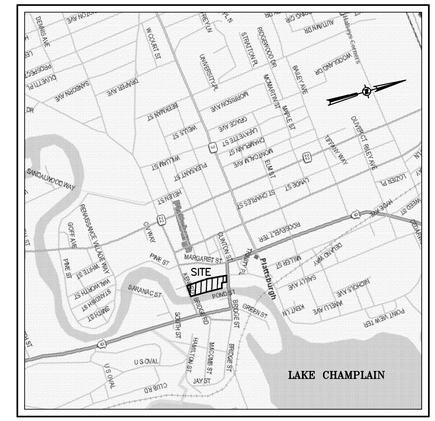
2004 BOUNDARY SURVEY BY C.T. MALE ASSOCIATES

NO XREFS

PROJECT NUMBER: 04.9498

CAD DWG. FILE NAME: BS_PLATTS.DWG





SITE LOCATION MAP
(NOT TO SCALE)

MAP NOTES

1. Boundary information shown hereon was compiled from an actual field survey conducted during the month of October, 2004.
2. North orientation and bearing base deed instrument number 152840 (2003).
3. No attempt was made to locate any underground utilities.
4. This survey was prepared without the benefit of an up to date abstract of title or title report and is therefore subject to any easements, covenants, restrictions or any statement of fact that such documents may disclose.

MAP REFERENCES

1. "Topographic Survey of Downtown Municipal Parking Lot and Vicinity for the City of Plattsburgh," City of Plattsburgh, Clinton County N.Y., Dated May 5, 1987, by Jolly & Russo Land Surveyors.

LEGEND

o	IRF	IRON ROD FOUND
◦	BOL	BOLLARD
○	EMH	ELECTRIC MANHOLE
○	HH	ELECTRIC HANDHOLE
(	ES	END SECTION
⊀	HYD	FIRE HYDRANT
◦	LP	LIGHT POLE
∤		STREET SIGN
○	SMH	SANITARY SEWER MANHOLE
□	TPED	TELEPHONE PEDESTAL
∅	UP	UTILITY POLE
○	WV	WATER VALVE
——·——		OVERHEAD WIRES

"ONLY COPIES OF THIS MAP SIGNED IN RED INK AND EMBOSSED WITH THE SEAL OF AN OFFICER OF C.T. MALE ASSOCIATES, P.C. OR A DESIGNATED REPRESENTATIVE SHALL BE CONSIDERED TO BE A VALID TRUE COPY".

JAMES F. COOK
PLS. NO. 49,260

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CHECKED : JFC
PROJ. NO: 04.9498
SCALE : 1"=40'
DATE : OCT. 5, 2004

BOUNDARY SURVEY

PORTION OF LANDS OF

THE CITY OF PLATTSBURGH

DURKEE STREET PARKING LOT

CITY OF PLATTSBURGH — CLINTON COUNTY, NEW YORK

C.T. MALE ASSOCIATES, P.C.
50 CENTURY HILL DRIVE, P.O. BOX 727, LATHAM, NY 12110
518.786.7400 * FAX 518.786.7299
ARCHITECTURE & BUILDING SYSTEMS ENGINEERING * CIVIL ENGINEERING
ENVIRONMENTAL SERVICES * SURVEY & LAND INFORMATION SERVICES

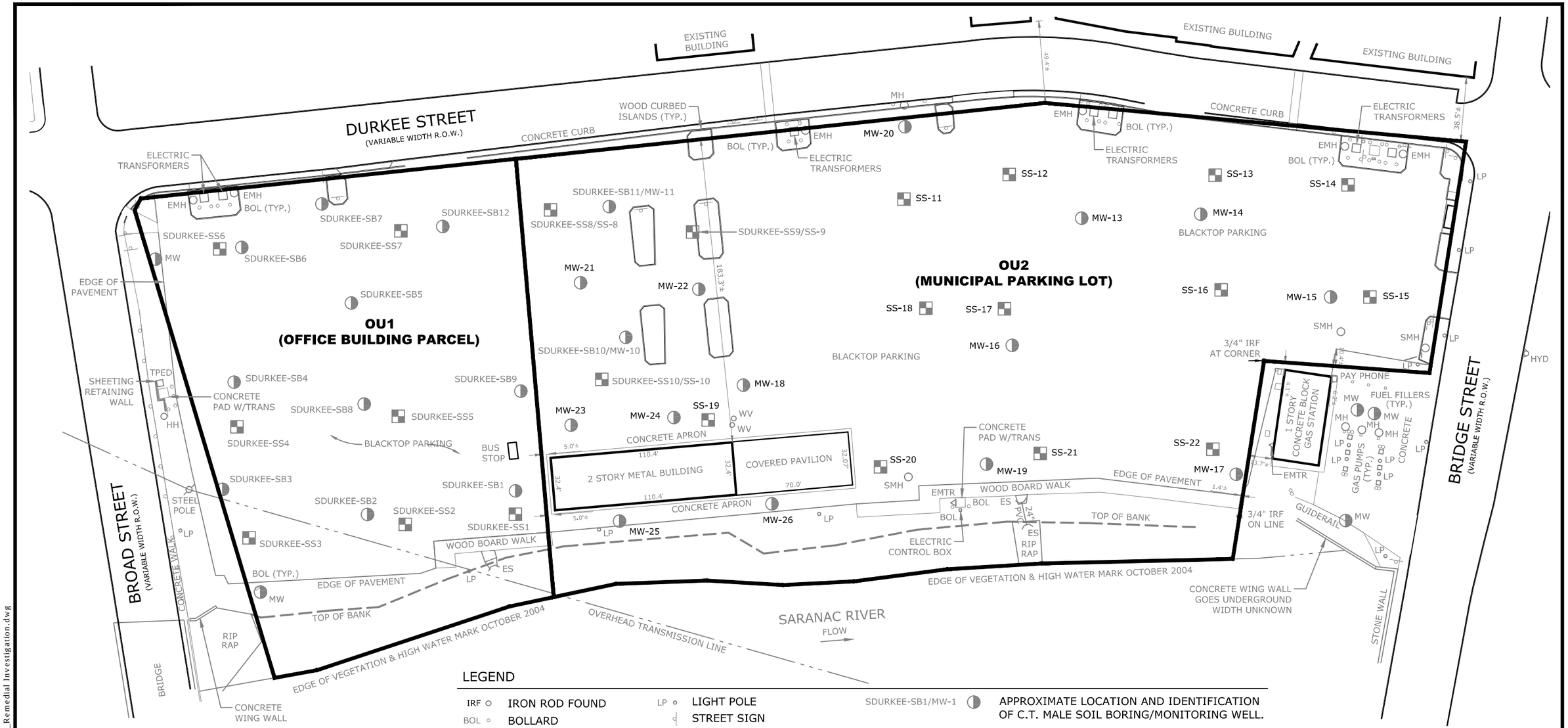
SHEET 1 OF 1
DWG. NO: 04-670

FIGURE 2

REMEDIAL INVESTIGATION SAMPLING LOCATIONS MAP

XREFS: NONE

PROJECT NUMBER: 14.4705



BAR SCALE

60 0 30 60 120

1 inch = 60 ft.

LEGEND

IRF ○	IRON ROD FOUND	LP ○	LIGHT POLE	SDURKEE-SB1/MW-1 ◑	APPROXIMATE LOCATION AND IDENTIFICATION OF C.T. MALE SOIL BORING/MONITORING WELL.
BOL ○	BOLLARD	⊣	STREET SIGN	SDURKEE-SS1/SS-1 ◪	APPROXIMATE LOCATION AND IDENTIFICATION OF C.T. MALE NEAR-SURFACE SOIL SAMPLE.
EMH ○	ELECTRIC MANHOLE	SMH ○	SANITARY SEWER MANHOLE	MW ◑	APPROXIMATE LOCATION OF EXISTING MONITORING WELL BY OTHERS.
HH ○	ELECTRIC HANDHOLE	TPED □	TELEPHONE PEDESTAL		
ES (	END SECTION	UP ⊘	UTILITY POLE		
HYD ◁	FIRE HYDRANT	WV ○	WATER VALVE		

NOTES:
1. THE LOCATIONS AND FEATURES DEPICTED ON THIS MAP ARE APPROXIMATE AND DO NOT REPRESENT AN ACTUAL FIELD SURVEY.

MAP REFERENCE:
1. SHEET SP-1, PREPARED BY RABIDEAU ARCHITECTS OF BURLINGTON, VT, DATED 12/15/03, LAST REVISED 3/17/04.

2. BOUNDARY SURVEY, PORTION OF LANDS OF CITY OF PLATTSBURGH DURKEE STREET PARKING LOT, PREPARED BY C.T. MALE ASSOCIATES, P.C., DWG NO. 04-0670, DATED OCTOBER 5, 2004, REVISED 11/30/04.

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DESIGNED : S.BIEBER
DRAFTED : S.WUNSCH
CHECKED : S.BIEBER
PROJ. NO : 14.4705
SCALE : 1"=60'
DATE : DEC. 18, 2014

FIGURE 2
REMEDIAL INVESTIGATION SAMPLING LOCATIONS MAP

PLATTSBURGH GATEWAY PROJECT
DURKEE STREET PARKING LOT (OU1 & OU2)

CITY OF PLATTSBURGH — CLINTON COUNTY, NEW YORK

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture & Landscape Architecture, D.P.C.
50 CENTURY HILL DRIVE, LATHAM, NY 12110
518.786.7400 * FAX 518.786.7299

FIG2

SHEET 1 OF 1

DWG. NO: 14-____

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CAD DWG. FILE NAME: Figure 2_Remedial I

FIGURE 3

REMAINING SOIL SAMPLES FROM THE RI EXCEEDING UNRESTRICTED SCOs

MW-22 (4'-6')		
SVOC	CONC. mg/kg	SCOs mg/kg
BENZO-A-ANTHRACENE	2.6	1
CHRYSENE	3	1
BENZO-B-FLUORANTHENE	2.4	1
BENZO-K-FLUORANTHENE	1	0.8
BENZO-A-PYRENE	2.1	1

SDURKEE-SB12 (2'-4')		
METALS	CONC. mg/kg	SCOs mg/kg
MERCURY	0.38	0.18

MW-14 (8'-10')		
SVOC	CONC. mg/kg	SCOs mg/kg
DIBENZOFURAN	8.9	7
BENZO-A-ANTHRACENE	20	1
CHRYSENE	19	1
BENZO-B-FLUORANTHENE	17	1
BENZO-K-FLUORANTHENE	8.4	0.8
BENZO-A-PYRENE	14	1
INDENO-1,2,3-CD-PYRENE	5.5	0.5
DIBENZ-A,H-ANTHRACENE	0.78	0.33
METALS		
COPPER	57.7	50
MERCURY	1	0.18
ZINC	237	109

SS-13		
METALS	CONC. mg/kg	SCOs mg/kg
ZINC	153	109

SDURKEE-SB8 (10'-12')		
METALS	CONC. mg/kg	SCOs mg/kg
ZINC	258	1.09

SDURKEE-SB4 (8'-10')		
SVOC	CONC. mg/kg	SCOs mg/kg
BENZO-A-ANTHRACENE	2.9	1
BENZO-A-PYRENE	2.4	1
BENZO-B-FLUORANTHENE	3.1	1
CHRYSENE	4	1
METALS		
COPPER	82.6	50
LEAD	2,590	63
MERCURY	0.20	0.18
ZINC	703	109

MW-26 (16'-18')		
SVOC	CONC. mg/kg	SCOs mg/kg
BENZO-A-ANTHRACENE	1.7	1
CHRYSENE	1.8	1
BENZO-B-FLUORANTHENE	2.3	1
BENZO-K-FLUORANTHENE	0.86	0.8
BENZO-A-PYRENE	2.6	1

DURKEE STREET (VARIABLE WIDTH R.O.W.)
BROAD STREET (VARIABLE WIDTH R.O.W.)
BRIDGE STREET (VARIABLE WIDTH R.O.W.)
CITY HALL PLACE
EXISTING BUILDING
OU1 (OFFICE BUILDING PARCEL)
OU2 (MUNICIPAL PARKING LOT)
2 STORY METAL BUILDING
COVERED PAVILION
1 STORY CONCRETE BLOCK GAS STATION
BLACKTOP PARKING
CONCRETE APRON
CONCRETE PAD W/TRANS
WOOD BOARD WALK
EDGE OF PAVEMENT
TOP OF BANK
EDGE OF VEGETATION & HIGH WATER MARK OCTOBER 2004
OVERHEAD TRANSMISSION LINE
SARANAC RIVER
FLOW
CONCRETE WING WALL GOES UNDERGROUND WIDTH UNKNOWN
STONE WALL
RIP RAP
BRIDGE
CONCRETE WING WALL
ELECTRIC TRANSFORMERS
ELECTRIC CONTROL BOX
GAS PUMPS (TYP.)
FUEL FILLERS (TYP.)
PAY PHONE
3/4" IRF AT CORNER
3/4" IRF ON LINE
SHEETING RETAINING WALL
SDURKEE-SB1
SDURKEE-SB2
SDURKEE-SB3
SDURKEE-SB4
SDURKEE-SB5
SDURKEE-SB6
SDURKEE-SB7
SDURKEE-SB8
SDURKEE-SB9
SDURKEE-SS1
SDURKEE-SS2
SDURKEE-SS4
SDURKEE-SS5
SDURKEE-SS6
SDURKEE-SS7
SDURKEE-SB10/MW-10
SDURKEE-SB11/MW-11
SDURKEE-SS8/SS-8
SDURKEE-SS9/SS-9
SDURKEE-SS10/SS-10
MW-13
MW-14
MW-15
MW-16
MW-17
MW-18
MW-19
MW-20
MW-21
MW-22
MW-23
MW-24
MW-25
MW-26
SS-11
SS-12
SS-13
SS-14
SS-15
SS-16
SS-17
SS-18
SS-19
SS-20
SS-21
SS-22

BAR SCALE
60 0 30 60 120
1 inch = 60 ft.

LEGEND

IRF	IRON ROD FOUND	LP	LIGHT POLE	SDURKEE-SB1/MW-1	APPROXIMATE LOCATION AND IDENTIFICATION OF C.T. MALE SOIL BORING/MONITORING WELL.
BOL	BOLLARD		STREET SIGN	SDURKEE-SS1/SS-1	APPROXIMATE LOCATION AND IDENTIFICATION OF C.T. MALE NEAR-SURFACE SOIL SAMPLE.
EMH	ELECTRIC MANHOLE	SMH	SANITARY SEWER MANHOLE	MW	APPROXIMATE LOCATION OF EXISTING MONITORING WELL BY OTHERS.
HH	ELECTRIC HANDHOLE	TPED	TELEPHONE PEDESTAL		
ES	END SECTION	UP	UTILITY POLE		
HYD	FIRE HYDRANT	WV	WATER VALVE		

NOTES:
1. THE LOCATIONS AND FEATURES DEPICTED ON THIS MAP ARE APPROXIMATE AND DO NOT REPRESENT AN ACTUAL FIELD SURVEY.

MAP REFERENCE:
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2. BOUNDARY SURVEY, PORTION OF LANDS OF CITY OF PLATTSBURGH DURKEE STREET PARKING LOT, PREPARED BY C.T. MALE ASSOCIATES, P.C., DWG NO. 04-0670, DATED OCTOBER 5, 2004, REVISED 11/30/04.

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DESIGNED: S.BIEBER
DRAFTED : S.WUNSCH
CHECKED : S.BIEBER
PROJ. NO : 14.4705
SCALE : 1"=60'
DATE : DEC. 18, 2014

FIGURE 3
REMAINING SOIL SAMPLES FROM THE RI EXCEEDING UNRESTRICTED SCOs

PLATTSBURGH GATEWAY PROJECT
DURKEE STREET PARKING LOT (OU1 & OU2)

CITY OF PLATTSBURGH — CLIFTON COUNTY, NEW YORK

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture & Landscape Architecture, D.P.C.
50 CENTURY HILL DRIVE, LATHAM, NY 12110
518.786.7400 * FAX 518.786.7299

FIG 3
SHEET 1 OF 1
DWG. NO: 14-____

CAD DWG. FILE NAME: K:\Projects\144705\Env\Drawings-Maps\Figure 3_Soil Samples.dwg

CAD DWG. FILE NAME: Figure 3_Soil Samples.dwg

FIGURE 4

REMAINING SOIL SAMPLES FROM THE IRM EXCEEDING UNRESTRICTED SCOs

SITE PLAN ID NO. 65		
VOC	CONC. mg/kg	SCOs mg/kg
BENZYNE	0.26	0.06
ETHYL BENZENE	4.7	1
M/P-XYLENES	4.6	0.26
O-XYLENE	1.4	0.26

SITE PLAN ID NO. 66		
VOC	CONC. mg/kg	SCOs mg/kg
ACETONE	0.53	0.05

SITE PLAN ID NO. 70		
VOC	CONC. mg/kg	SCOs mg/kg
M/P-XYLENES	1.7	0.26
O-XYLENE	0.95	0.26

SITE PLAN ID NO. 63		
VOC	CONC. mg/kg	SCOs mg/kg
ACETONE	0.54	0.05
SVOC		
BENZO-A-ANTHRACENE	15	1
CHRYSENE	13	1
BENZO-B-FLUORANTHENE	12	1
BENZO-K-FLUORANTHENE	5.9	0.8
BENZO-A-PYRENE	10	1
INDENO(1,2,3-CD)PYRENE	2.1	0.5
DIBENZ(A,H)ANTHRACENE	1.1	0.33

SITE PLAN ID NO. 31		
SVOC	CONC. mg/kg	SCOs mg/kg
BENZO-B-FLUORANTHENE	1.2	1

SITE PLAN ID NO. 54		
SVOC	CONC. mg/kg	SCOs mg/kg
BENZO-A-ANTHRACENE	1.2	1
CHRYSENE	1.5	1
BENZO-B-FLUORANTHENE	1.5	1
BENZO-A-PYRENE	1.2	1

SITE PLAN ID NO. 39		
SVOC	CONC. mg/kg	SCOs mg/kg
BENZO-A-ANTHRACENE	1.5	1
CHRYSENE	1.6	1
BENZO-B-FLUORANTHENE	1.8	1
BENZO-A-PYRENE	1.3	1

SITE PLAN ID NO. 27		
VOC	CONC. mg/kg	SCOs mg/kg
ACETONE	1.2	0.05

SITE PLAN ID NO. 9		
SVOC	CONC. mg/kg	SCOs mg/kg
BENZO-A-ANTHRACENE	2.3	1
CHRYSENE	2.5	1
BENZO-B-FLUORANTHENE	2.7	1
BENZO-K-FLUORANTHENE	0.91	0.8
BENZO-A-PYRENE	2	1
INDENO(1,2,3-CD)PYRENE	0.8	0.5

SITE PLAN ID NO. 64		
VOC	CONC. mg/kg	SCOs mg/kg
ACETONE	0.66	0.05

SITE PLAN ID NO. 45		
SVOC	CONC. mg/kg	SCOs mg/kg
BENZO-A-ANTHRACENE	2.5	1
CHRYSENE	2.5	1
BENZO-B-FLUORANTHENE	3	1
BENZO-K-FLUORANTHENE	1.2	0.8
BENZO-A-PYRENE	2.4	1
INDENO(1,2,3-CD)PYRENE	0.65	0.5

SITE PLAN ID NO. 49		
SVOC	CONC. mg/kg	SCOs mg/kg
BENZO-A-ANTHRACENE	12	1
CHRYSENE	10	1
BENZO-B-FLUORANTHENE	17	1
BENZO-K-FLUORANTHENE	7.7	0.8
BENZO-A-PYRENE	15	1
INDENO(1,2,3-CD)PYRENE	3.8	0.5
DIBENZ(A,H)ANTHRACENE	0.56	0.33

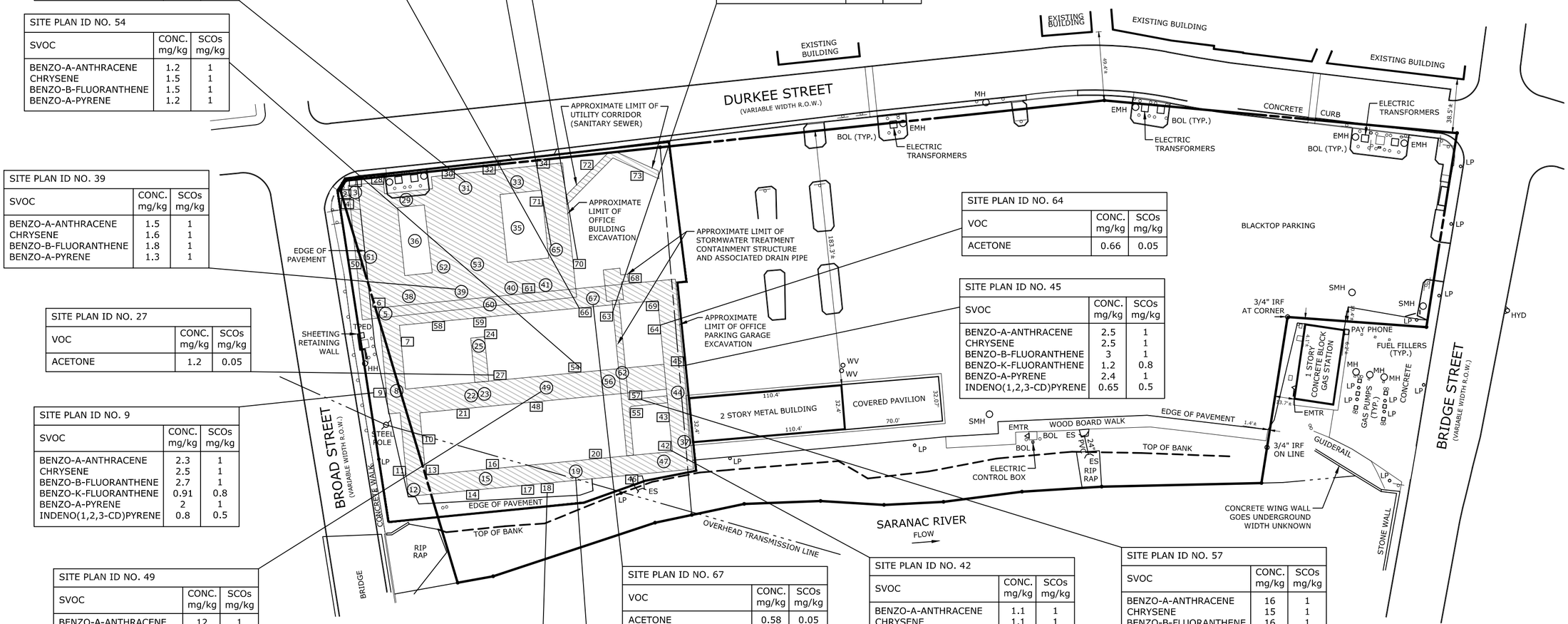
SITE PLAN ID NO. 18		
SVOC	CONC. mg/kg	SCOs mg/kg
BENZO-B-FLUORANTHENE	1.1	1

SITE PLAN ID NO. 67		
VOC	CONC. mg/kg	SCOs mg/kg
ACETONE	0.58	0.05
SVOC		
BENZO-A-ANTHRACENE	5.5	1
CHRYSENE	4.8	1
BENZO-B-FLUORANTHENE	5.7	1
BENZO-K-FLUORANTHENE	2.2	0.8
BENZO-A-PYRENE	4.3	1
INDENO(1,2,3-CD)PYRENE	0.89	0.5
DIBENZ(A,H)ANTHRACENE	0.39	0.33

SITE PLAN ID NO. 19		
SVOC	CONC. mg/kg	SCOs mg/kg
BENZO-A-ANTHRACENE	1.4	1
CHRYSENE	1.7	1
BENZO-B-FLUORANTHENE	3.2	1
BENZO-A-PYRENE	1.1	1

SITE PLAN ID NO. 42		
SVOC	CONC. mg/kg	SCOs mg/kg
BENZO-A-ANTHRACENE	1.1	1
CHRYSENE	1.1	1
BENZO-B-FLUORANTHENE	1.3	1

SITE PLAN ID NO. 57		
SVOC	CONC. mg/kg	SCOs mg/kg
BENZO-A-ANTHRACENE	16	1
CHRYSENE	15	1
BENZO-B-FLUORANTHENE	16	1
BENZO-K-FLUORANTHENE	4.6	0.8
BENZO-A-PYRENE	9.9	1
INDENO(1,2,3-CD)PYRENE	7.9	0.5
DIBENZ(A,H)ANTHRACENE	0.83	0.33



LEGEND

IRF	IRON ROD FOUND	LP	LIGHT POLE
BOL	BOLLARD		STREET SIGN
EMH	ELECTRIC MANHOLE	SMH	SANITARY SEWER MANHOLE
HH	ELECTRIC HANDHOLE	TPED	TELEPHONE PEDESTAL
ES	END SECTION	UP	UTILITY POLE
HYD	FIRE HYDRANT	WV	WATER VALVE

(19) DENOTES CONFIRMATORY SAMPLE OF SOIL/FILL COLLECTED FROM THE EXCAVATION BOTTOM

[20] DENOTES CONFIRMATORY SAMPLE OF SOIL/FILL COLLECTED FROM THE EXCAVATION SIDEWALL

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DESIGNED: S.BIEBER
DRAFTED : S.WUNSCH
CHECKED : S.BIEBER
PROJ. NO : 14.4705
SCALE : 1"=60'
DATE : DEC. 18, 2014

FIGURE 4
REMAINING SOIL SAMPLES FROM THE IRM EXCEEDING UNRESTRICTED SCOs

PLATTSBURGH GATEWAY PROJECT
DURKEE STREET PARKING LOT (OU1 & OU2)

CITY OF PLATTSBURGH — CLIFTON COUNTY, NEW YORK

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture & Landscape Architecture, D.P.C.
50 CENTURY HILL DRIVE, LATHAM, NY 12110
518.786.7400 * FAX 518.786.7299

FIG 3
SHEET 1 OF 1
DWG. NO: 14-____

CAD DWG. FILE NAME: K:\Projects\144705\Env\Drawings-Maps\Figure 4_Remaining Soil Samples.dwg

CAD DWG. FILE NAME: Figure 4_Remaining Soil Samples.dwg

TABLE 375-6.8(a)

UNRESTRICTED USE SOIL CLEANUP OBJECTIVES

375-6.8 Soil cleanup objective tables.

(a) Unrestricted use soil cleanup objectives.

Table 375-6.8(a):Unrestricted Use Soil Cleanup Objectives

Contaminant	CAS Number	Unrestricted Use
Metals		
Arsenic	7440-38-2	13 [c]
Barium	7440-39-3	350 [c]
Beryllium	7440-41-7	7.2
Cadmium	7440-43-9	2.5 [c]
Chromium, hexavalent [e]	18540-29-9	1[b]
Chromium, trivalent [e]	16065-83-1	30 [c]
Copper	7440-50-8	50
Total Cyanide [e, f]		27
Lead	7439-92-1	63 [c]
Manganese	7439-96-5	1600 [c]
Total Mercury		0.18 [c]
Nickel	7440-02-0	30
Selenium	7782-49-2	3.9[c]
Silver	7440-22-4	2
Zinc	7440-66-6	109 [c]
PCBs/Pesticides		
2,4,5-TP Acid (Silvex) [f]	93-72-1	3.8
4,4'-DDE	72-55-9	0.0033 [b]
4,4'-DDT	50-29-3	0.0033 [b]
4,4'-DDD	72-54-8	0.0033 [b]
Aldrin	309-00-2	0.005 [c]
alpha-BHC	319-84-6	0.02
beta-BHC	319-85-7	0.036
Chlordane (alpha)	5103-71-9	0.094

Table 375-6.8(a):Unrestricted Use Soil Cleanup Objectives

Contaminant	CAS Number	Unrestricted Use
delta-BHC [g]	319-86-8	0.04
Dibenzofuran [f]	132-64-9	7
Dieldrin	60-57-1	0.005 [c]
Endosulfan I [d, f]	959-98-8	2.4
Endosulfan II [d, f]	33213-65-9	2.4
Endosulfan sulfate [d, f]	1031-07-8	2.4
Endrin	72-20-8	0.014
Heptachlor	76-44-8	0.042
Lindane	58-89-9	0.1
Polychlorinated biphenyls	1336-36-3	0.1
Semivolatile organic compounds		
Acenaphthene	83-32-9	20
Acenapthylene [f]	208-96-8	100 [a]
Anthracene [f]	120-12-7	100 [a]
Benz(a)anthracene [f]	56-55-3	1 [c]
Benzo(a)pyrene	50-32-8	1 [c]
Benzo(b)fluoranthene [f]	205-99-2	1 [c]
Benzo(g,h,i)perylene [f]	191-24-2	100
Benzo(k)fluoranthene [f]	207-08-9	0.8 [c]
Chrysene [f]	218-01-9	1 [c]
Dibenz(a,h)anthracene [f]	53-70-3	0.33 [b]
Fluoranthene [f]	206-44-0	100 [a]
Fluorene	86-73-7	30
Indeno(1,2,3-cd)pyrene [f]	193-39-5	0.5 [c]
m-Cresol [f]	108-39-4	0.33 [b]
Naphthalene [f]	91-20-3	12
o-Cresol [f]	95-48-7	0.33 [b]

Table 375-6.8(a):Unrestricted Use Soil Cleanup Objectives

Contaminant	CAS Number	Unrestricted Use
p-Cresol [f]	106-44-5	0.33 [b]
Pentachlorophenol	87-86-5	0.8 [b]
Phenanthrene [f]	85-01-8	100
Phenol	108-95-2	0.33 [b]
Pyrene [f]	129-00-0	100
Volatile organic compounds		
1,1,1-Trichloroethane [f]	71-55-6	0.68
1,1-Dichloroethane [f]	75-34-3	0.27
1,1-Dichloroethene [f]	75-35-4	0.33
1,2-Dichlorobenzene [f]	95-50-1	1.1
1,2-Dichloroethane	107-06-2	0.02 [c]
cis -1,2-Dichloroethene [f]	156-59-2	0.25
trans-1,2-Dichloroethene [f]	156-60-5	0.19
1,3-Dichlorobenzene [f]	541-73-1	2.4
1,4-Dichlorobenzene	106-46-7	1.8
1,4-Dioxane	123-91-1	0.1 [b]
Acetone	67-64-1	0.05
Benzene	71-43-2	0.06
n-Butylbenzene [f]	104-51-8	12
Carbon tetrachloride [f]	56-23-5	0.76
Chlorobenzene	108-90-7	1.1
Chloroform	67-66-3	0.37
Ethylbenzene [f]	100-41-4	1
Hexachlorobenzene [f]	118-74-1	0.33[b]
Methyl ethyl ketone	78-93-3	0.12
Methyl tert-butyl ether [f]	1634-04-4	0.93
Methylene chloride	75-09-2	0.05

Table 375-6.8(a):Unrestricted Use Soil Cleanup Objectives

Contaminant	CAS Number	Unrestricted Use
n - Propylbenzene [f]	103-65-1	3.9
sec-Butylbenzene [f]	135-98-8	11
tert-Butylbenzene [f]	98-06-6	5.9
Tetrachloroethene	127-18-4	1.3
Toluene	108-88-3	0.7
Trichloroethene	79-01-6	0.47
1,2,4-Trimethylbenzene [f]	95-63-6	3.6
1,3,5-Trimethylbenzene[f]	108-67-8	8.4
Vinyl chloride[f]	75-01-4	0.02
Xylene (mixed)	1330-20-7	0.26

All soil cleanup objectives (SCOs) are in parts per million (ppm).

Footnotes

[a] The SCOs for unrestricted use were capped at a maximum value of 100 ppm. See Technical Support Document (TSD), section 9.3.

[b] For constituents where the calculated SCO was lower than the contract required quantitation limit (CRQL), the CRQL is used as the Track 1 SCO value.

[c] For constituents where the calculated SCO was lower than the rural soil background concentration, as determined by the Department and Department of Health rural soil survey, the rural soil background concentration is used as the Track 1 SCO value for this use of the site.

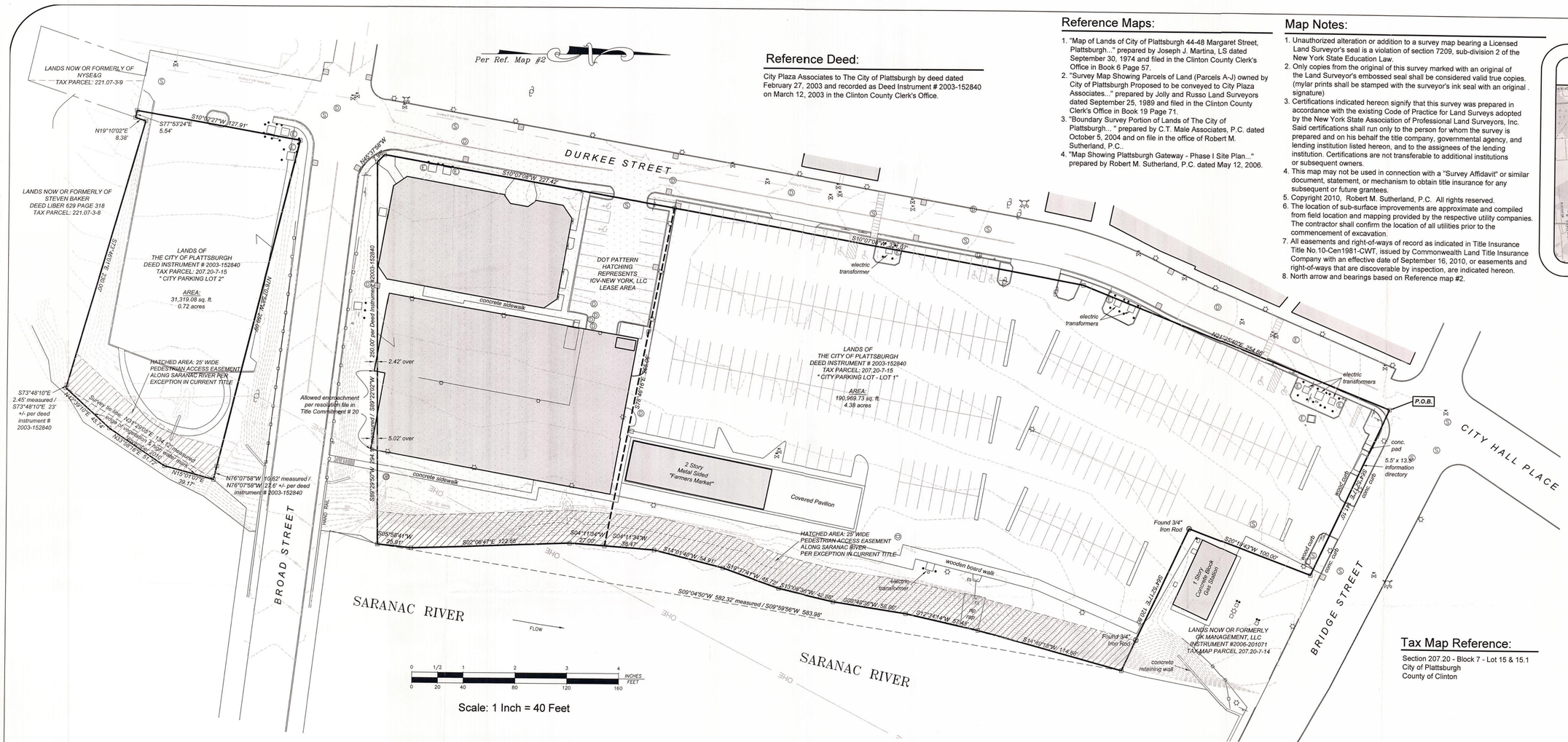
[d] SCO is the sum of endosulfan I, endosulfan II and endosulfan sulfate.

[e] The SCO for this specific compound (or family of compounds) is considered to be met if the analysis for the total species of this contaminant is below the specific SCO.

[f] Protection of ecological resources SCOs were not developed for contaminants identified in Table 375-6.8(b) with “NS”. Where such contaminants appear in Table 375-6.8(a), the applicant may be required by the Department to calculate a protection of ecological resources SCO according to the TSD.

APPENDIX A

ENVIRONMENTAL EASEMENT MAP BY R.M. SUTHERLAND & METES AND BOUNDS



Scale: 1 Inch = 40 Feet

Reference Deed:

City Plaza Associates to The City of Plattsburgh by deed dated February 27, 2003 and recorded as Deed Instrument # 2003-152840 on March 12, 2003 in the Clinton County Clerk's Office.

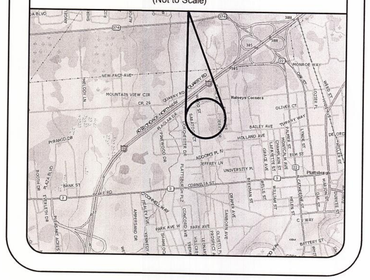
Reference Maps:

1. "Map of Lands of City of Plattsburgh 44-48 Margaret Street, Plattsburgh..." prepared by Joseph J. Martina, LS dated September 30, 1974 and filed in the Clinton County Clerk's Office in Book 6 Page 57.
2. "Survey Map Showing Parcels of Land (Parcels A-J) owned by City of Plattsburgh Proposed to be conveyed to City Plaza Associates..." prepared by Jolly and Russo Land Surveyors dated September 25, 1989 and filed in the Clinton County Clerk's Office in Book 19 Page 71.
3. "Boundary Survey Portion of Lands of The City of Plattsburgh..." prepared by C.T. Male Associates, P.C. dated October 5, 2004 and on file in the office of Robert M. Sutherland, P.C..
4. "Map Showing Plattsburgh Gateway - Phase I Site Plan..." prepared by Robert M. Sutherland, P.C. dated May 12, 2006.

Map Notes:

1. Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of section 7209, sub-division 2 of the New York State Education Law.
2. Only copies from the original of this survey marked with an original of the Land Surveyor's embossed seal shall be considered valid true copies. (mylar prints shall be stamped with the surveyor's ink seal with an original . signature)
3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. Said certifications shall run only to the person for whom the survey is prepared and on his behalf the title company, governmental agency, and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
4. This map may not be used in connection with a "Survey Affidavit" or similar document, statement, or mechanism to obtain title insurance for any subsequent or future grantees.
5. Copyright 2010, Robert M. Sutherland, P.C. All rights reserved.
6. The location of sub-surface improvements are approximate and compiled from field location and mapping provided by the respective utility companies. The contractor shall confirm the location of all utilities prior to the commencement of excavation.
7. All easements and right-of-ways of record as indicated in Title Insurance Title No.10-Cen1981-CWT, issued by Commonwealth Land Title Insurance Company with an effective date of September 16, 2010, or easements and right-of-ways that are discoverable by inspection, are indicated hereon.
8. North arrow and bearings based on Reference map #2.

General Location Map
(Not to Scale)



Legend:

- Found property evidence (as described)
- Computed corner
- Fire hydrant
- Sanitary manhole
- Lamp post
- Utility pole
- Drainage manhole
- Electrical manhole
- Sign post
- Catch basin
- P.O.B. — Point of Begining
- Property line
- Adjoiner property line
- Fence line
- 110 — Existing contour

Tax Map Reference:

Section 207.20 - Block 7 - Lot 15 & 15.1
City of Plattsburgh
County of Clinton

Legal Description of Environmental Easement - New York State Department of Environmental Conservation Site # E510020:

CITY PARKING LOT 1

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with any buildings and improvements thereon, situate in the City of Plattsburgh, County of Clinton and State of New York more particularly described as follows:

BEGINNING at the intersection of the assumed southerly bounds of Bridge Street and the assumed easterly bounds of Durkee Street, being the northwest corner of lands owned by the City of Plattsburgh as described as Parcel in deed recorded in the Clinton County Clerk's Office in Book 554 at Page 333; thence South 64°2' 17" East 141.10 feet along said bounds of Bridge Street to a drill hole in concrete at the northwest corner of lands owned by Workingman's Friend Oil, Inc., recorded in the Clinton County Clerk's Office in Deed Book 530 at Page 64; thence turning a deflection angle right 85° 12' 00" along the west bounds of lands of said Workingman's Friend Oil, Inc., South 20° 19' 43" West, 100.00 feet to a ¾" rebar set in the southwest corner thereof; thence turning an interior angle of 94° 48' 00" along the south line of Workingman's Friend Oil, Inc., South 64° 52' 17" East, 95.00 feet to a ¾" rebar set at the top of the bank of the Saranac River; thence continuing South 64° 52' 17" East, 25.80 feet, more or less, to a point on the edge of the Saranac River as located in April, 1987; thence southerly along said River's edge as it winds and turns 590.00 feet, more or less, to a point at the intersection of the edge of the river and the northerly bounds of lands acquired by the City of Plattsburgh by Supreme Court Order for the construction of the "Kennedy Bridge" on Broad said point being South 09° 59' 56" West, 583.98 feet from the last described point; thence along said north bounds South 89° 22' 02" west 250 feet to point; thence North 45° 37' 58" West, 7.98 feet to a point in the assumed Easterly bounds of Durkee Street; thence along said bounds North 10° 07' 08" East, 548.49 feet to an angle point in said east bounds of Durkee Street; thence along said bounds North 21° 25' 40" East, 254.66 feet to the point of beginning. Containing 4.37 acres of land, more or less. Intending to convey lands owned by the City of Plattsburgh described in the deeds as follows:

A) Deed from Helen E. Wolfe to the City of Plattsburgh, dated September 16, 1972 and recorded in the Clinton County Clerk's Office in Book 554 of Deeds at Page 333. (Parcels I-IV)

B) Deed from Raymond Gallant to the City of Plattsburgh, dated October 3, 1972 and recorded in the Clinton County Clerk's Office in Volume 554 of Deeds at Page 678. (Parcel I-II)

C) Deed from Bert Cough to the City of Plattsburgh dated August 6, 1964 and recorded in the Clinton County Clerk's Office in Volume 479 of Deeds at Page 185.

D) Deed from Ross Plunker and Rose Plunker to the City of Plattsburgh, dated October 14, 1964 and recorded in the Clinton County Clerk's Office in Volume 479 of Deeds at Page 301.

E) Two deeds from Reed Realty Co., Inc. to the City of Plattsburgh, dated September 30, 1964 and recorded in the Clinton County Clerk's Office in Volume 479 of Deeds at Pages 164 and 168, respectively.

F) Deed from Margaret M. Nash to the City of Plattsburgh, dated August 24, 1964 and recorded in the Clinton County Clerk's Office in Volume 479 of Deeds at Page 78; and deed from A.H. Marshall Co., Inc. to the City of Plattsburgh dated August 8, 1964 and recorded in the Clinton County Clerk's Office in Volume 479 of Deeds at Page 172.

G) Deed from Lawrence Martin and Letter Martin to the City of Plattsburgh, dated August 10, 1964 and recorded in the Clinton County Clerk's Office in Volume 479 of Deeds at Page 182. (Parcel I-II)

H) Deed of C.M. Offray & Son, Inc. to the City of Plattsburgh dated October 18, 1985 and recorded in the Clinton County Clerk's Office in Volume 650 of Deeds at Page 107.

I) Deed of McBess, Inc. to the City of Plattsburgh, dated August 22, 1969 and recorded in the Clinton County Clerk's Office in Volume of Deeds at Page 491.

J) A portion of lands conveyed by deed of Robert Glenn and Marjorie Glenn to the City of Plattsburgh, dated August 21, 1972 and recorded in the Clinton County Clerk's Office in volume 522 of Deeds at page 213. (Parcels, I, II, IIIA, and IIIB)

Reserving and excepting from the premises herein conveyed a twenty-five foot wide easement for pedestrian use along the banks of the Saranac River, which easement is more particularly described as follows

COMMENCING at a point in the northerly bounds of the herein described premises at the 100 year flood elevation of 105.6 feet of the Saranac river and proceeding in a southerly direction along the banks of the Saranac River at said 100 year flood elevation to a point in the southerly bounds of the herein described premises "at the river bed lies in March, 1990; thence turning westerly and proceeding in the southerly bounds of said premises a distance of twenty-five feet (25'); thence turning northerly and proceeding in the line parallel to and twenty-five feet west of the first described course to a point in the northerly bounds of the herein described premises; thence turning easterly and proceeding in the northerly bound of said premises a distance of twenty-five (25') to the point or place of beginning.

HEREBY intending to reserve a strip of land with a horizontal width of twenty-five feet along the banks of the Saranac River at an elevation above the 100 year flood elevation of said river (*at the 108.5 foot elevation)

CITY PARKING LOT 2

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with any buildings and improvements thereon, situate in the City of Plattsburgh, County of Clinton, State of New York, more particularly described as follows:

BEGINNING at the intersection of the assumed easterly bounds of Durkee Street, and the southerly bounds of land acquired by the City of Plattsburgh by Supreme Court Order for the construction of Kennedy Bridge, also known as Broad Street; thence along said southerly bounds South 76° 07' 58" East, 259.09 feet to a point on the Bank of the Saranac River thence continuing South 76° 07' 58" East, 27.6 feet, more or less, to a point on the edge of said River as located May 1989; thence southerly along the edge of said River 140 feet, more or less to the intersection of the edge of the River and the north line, projected easterly to the edge of the River, of lands owned by Steven Baker as described and recorded in Book 529 at Page 318; thence North 73° 48' 10" West, 23.0 feet, more or less, to the top of bank of said River; thence continuing North 73° 48' 10" West, 212.00 feet to the northwest corner of said Baker's lands; thence south 19° 10' 02" West, 8.38 feet along the west line of said Baker to the Northeast corner of lands owned by New York State Electric and Gas Corp. thence North 77° 55' 32" West, 5.54 feet along the said New York State Electric and Gas Corp. north line to the assumed easterly bounds of Durkee thence North 10° 02' 27" East, 127.75 feet along said bounds to the point of beginning. Containing 0.75 acres, more or less, of land intending to convey part of lands conveyed to the City of Plattsburgh by Robert and Marjorie Glenn by deed dated August 21, 1972 and recorded in the Clinton County Clerk's Office in Book 522 at Page 213.

Reserving and excepting from the premises herein conveyed a twenty-five wide easement for pedestrian use along the banks of the Saranac River, which easement is more particularly described as

COMMENCING at a point in the northerly bounds of the herein described premises at the 100 year flood elevation of 108.5 feet, the Saranac River the river bed lies in March, 1990 and proceeding in a southerly direction along the banks of the Saranac River at said 100 year flood elevation to point at an elevation of 108.6 feet in the southerly bounds of the herein described premises.; thence turning westerly and proceeding in the southerly bounds of said premises a distance of twenty-five feet (25'); thence turning northerly and proceeding in line parallel to and twenty-five feet west of the first described course to a point in the northerly bounds of the herein described premises; thence turning easterly and proceeding in the northerly bounds of said premises a distance of twenty-five (25') to the point or place of beginning.

HEREBY intending to reserve a strip of land with a horizontal width of twenty-five feet along the banks of the Saranac River at an elevation above the 100 year flood elevation of said river.

The premises described as Lots 1 and 2 are shown on a survey map drawn by Jolly and Russo L.S. dated September 25, 1989 and intended to be received in the office of the Clinton County Clerk immediately prior to the recordation of this instrument.

Title Commitment Information:

No.	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
15	DEED LIBER 219 AT PAGE 349	15' WIDE UTILITY EASEMENT GRANTED TO CITY OF PLATTSBURGH, MUNICIPAL LIGHTING DEPARTMENT	UNABLE TO PLOT
	DEED LIBER 219 AT PAGE 351	15' WIDE UTILITY EASEMENT GRANTED TO CITY OF PLATTSBURGH, MUNICIPAL LIGHTING DEPARTMENT	UNABLE TO PLOT
	DEED INSTRUMENT # 1998-101258	UTILITY EASEMENT GRANTED TO NEW YORK TELEPHONE COMPANY	DOES NOT AFFECT
20	MISC. INSTRUMENT # 2006-000029	AMENDMENTS AND TERMS	UNABLE TO PLOT
21	DEED INSTRUMENT # 2006-200534	AFFIDAVIT TERMINATING LEASE	UNABLE TO PLOT
22	DEED INSTRUMENT # 2006-200533	LEASE FROM CITY OF PLATTSBURGH AND ICV-NEW YORK, LLC	UNABLE TO PLOT
22	DEED INSTRUMENT # 2006-200535	LEASEHOLD MORTGAGE FROM ICV-NEW YORK, LLC TO TD BANKNORTH	UNABLE TO PLOT
	ON FILE WITH THE CITY CLERK	CORPORATE RESOLUTION FROM THE CITY OF PLATTSBURGH AUTHORIZING ENVIRONMENTAL EASEMENT	UNABLE TO PLOT

REFERENCE: COMMONWEALTH LAND TITLE INSURANCE COMPANY
FILE NO. 10-CEN1381-CWT
EFFECTIVE DATED: SEPTEMBER 16, 2010

Surveyor's Certification:

I hereby certify to New York State - Department of Environmental Conservation, the City of Plattsburgh, Commonwealth Land Title Insurance Company, and to their successors and assigns that:

(a) I made an on the ground survey per record description of the land shown hereon located at 14 Durkee Street, City of Plattsburgh, Clinton County, New York, on November 1, 2010; and it and this map were made in accordance with the requirements for an ALTA/ACSM Land Title Survey, as defined in the 2005 Minimum Standard Detail Requirements for ALTA/ASCM Land Title Surveys.

(b) To the best of my knowledge, belief and information, except as shown hereon: there are no encroachments either way across property lines; there are no encroachments of any structures over any applicable set back lines or upon easements; title lines and lines of actual possession are the same; and the premises are free of any 100/500 year return frequency flood hazard, and such flood free condition is shown on the Federal Flood Insurance Rate Map, Community Panel No. 36019C604D

11/24/10

By: _____

Name: Jeffrey F. Burns, PLS

Date: November 24, 2010

No.	Revision/Issue	Date

RMS
ROBERT M. SUTHERLAND P.C.
ENGINEERS • PLANNERS • SURVEYORS
SOIL & MATERIAL TESTING
11 MacDonough Street, Plattsburgh, NY 12901
518.561.6145(PH) 518.561.2496 (FX)
RMSPC.COM

Project Name & Address

SURVEY MAP
OF CERTAIN LANDS OF
CITY OF PLATTSBURGH
SHOWING
ENVIRONMENTAL EASEMENT

~ Situate ~
Tax Map Parcel 207.14-3-4.21
and
Tax Map Parcel 207.14-3-4.22
154 Prospect Avenue
City of Plattsburgh
Clinton County State of New York

Project #	Sheet
10232	1/1
Date: 11/09/2010	
Scale: 1" = 40'	
Drawn: AJD	Checked: JFB

APPENDIX B

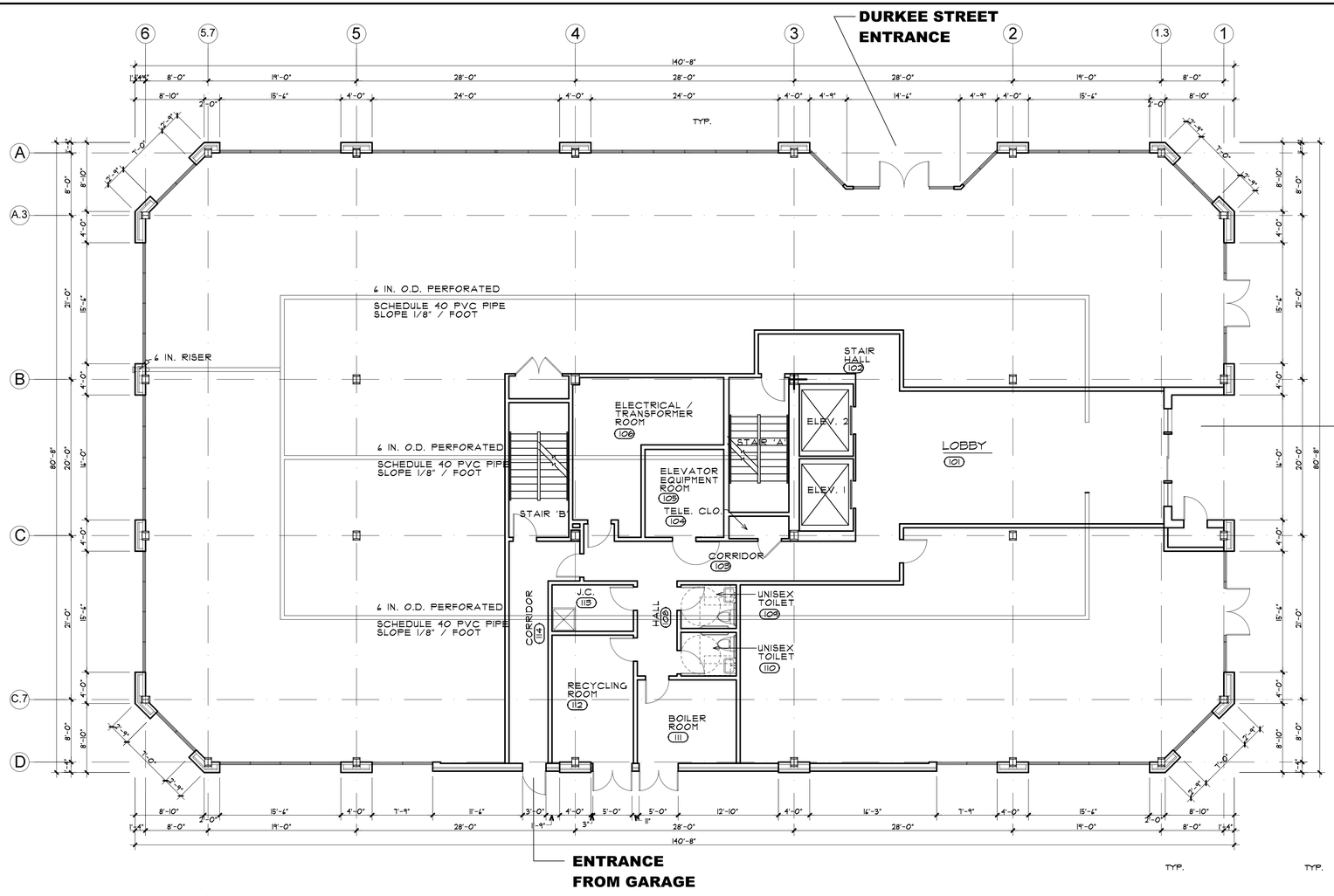
ELECTRONIC COPY OF THE FER

APPENDIX C

IRM REPORT

APPENDIX D

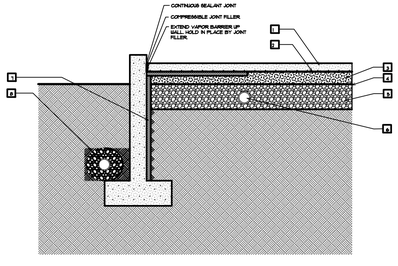
SSDS SCHEMATIC



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

MATERIALS:

1. CONCRETE SLAB PER FOUNDATION PLAN PREPARED BY PROJECT STRUCTURAL ENGINEER.
2. 6 MIL. THICK REINFORCED POLYETHYLENE VAPOR BARRIER PROVIDE 100 PERCENT COVERAGE OF SLAB AREA AND EXTEND UP SIDEWALLS FULL THICKNESS OF SLAB. LAP ALL JOINTS A MINIMUM OF 2 FEET AND TAPE ALL JOINTS WITH COMPATIBLE TAPE PER MANUFACTURERS SPECIFICATIONS
3. 6 INCH THICK GRADED AND COMPACTED SAND
4. MIRAFI, FILTER FABRIC LAYER TO KEEP SAND FROM INFILTRATING THE CRUSHED STONE BELOW.
5. 12 INCH THICK CRUSHED STONE 3/4 INCH DIAMETER TO 1 1/2 INCH DIAMETER
6. 4 INCH DIAMETER SCHEDULE 40 PERFORATED P.V.C. PIPE ARRAY AS PASSIVE COLLECTION SYSTEM
7. 2 INCH THICK EXTRUDED POLYSTYRENE BOARD TYPE INSULATION AT SLAB WALL PERIMETER.
8. PERIMETER DRAINAGE PER PROJECT CIVIL ENGINEERS DRAWINGS (IF/WERE PROVIDED)



VAPOR BARRIER AT SLAB
SCALE: 1" = 1'-0"
A1.1

PLATTSBURGH GATEWAY

RABIDEAU ARCHITECTS
299 College Street
Burlington, VT 05401
ph 802.863.0222
802.863.6407

ICV
INVESTORS CORPORATION OF VERMONT

30 MAIN STREET
SUITE 401
BURLINGTON, VERMONT

N

RETAIL OFFICE BUILDING

SCALE: 1/8" = 1'-0"

REVISIONS:	DATE

FIRST FLOOR VENTING

SHEET NUMBER
A-1.1

DATE: 5/24/2005

APPENDIX E

EASEMENT AND PROOF OF FILING

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

THIS INDENTURE made this 9th day of November, 2011, between Owner(s) The City of Plattsburgh [Fee Owner], a municipal corporation of the State of New York having an office at 41 City Hall Place, Plattsburgh, New York, 12901 and ICV-New York LLC [Lessee], a New York Limited Liability Company, having an office at 30 Main Street, Burlington, Vermont 05401 (collectively 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

10.1.10-1-13 M Durkee St.

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 14 Durkee Street in the City of Plattsburgh, Clinton County and State of New York, known and designated on the tax map of the County Clerk of Clinton as tax map parcel numbers: Section 207.20 Block 7 Lot 15, being the same as that property conveyed to Grantor by deed dated February 27, 2003 and recorded in the Clinton County Clerk's Office on March 12, 2003 in Instrument Number: 152840 and by virtue of a Ground Lease recorded in the Clinton County Clerk's Office on November 17, 2006 as Instrument No. 2006-00200533, comprising approximately 5.11 ± acres, and hereinafter more fully described in the Land Title Survey dated November 9, 2010, revised December 9, 2010, December 21, 2010 and signed December 22, 2010 prepared by Jeffrey F. Burns, PLS of Robert M. Sutherland P.C. Engineers-Planners-Surveyors, which will be attached to the Site Management Plan. The property description and survey (the "Controlled Property") is set forth in and attached hereto as Schedule A; and

John H. Zurlo, County Clerk
137 Margaret St
Ste 101
Plattsburgh, NY 12901-2966
(518) 565-4700

Clinton County Clerk Recording Cover Sheet

Received From :
CLUTE, CLUTE & THOMPSON
121 BRIDGE ST
PO BOX 2885
PLATTSBURGH, NY 12901

Return To :
CLUTE, CLUTE & THOMPSON
121 BRIDGE ST
PO BOX 2885
PLATTSBURGH, NY 12901

First 1ST PARTY(---OR)
PLATTSBURGH CITY OF

First 2ND PARTY(--EE)
PEOPLE OF THE STATE OF NY

Instr Number : 2011-00244295

Index Type : Land Records

Type of Transaction : Easement Public Utility

Recording Fee : $112.00

Recording Pages : 14

The Property affected by this instrument is situated in Plattsburgh (City), in the County of Clinton, New York

Real Estate Transfer Tax

RETT # :	721
Deed Amount :	$0.00
RETT Amount :	$0.00
Total Fees :	$112.00

State of New York

County of Clinton

I hereby certify that the within and foregoing was recorded in the Clerk's office for Clinton County, New York

On (Recorded Date) : 11/22/2011

At (Recorded Time) : 1:26:00 PM

Doc ID - 004044220014

John H. Zurlo, County Clerk

This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Entered By: GISELLE Printed On : 11/22/2011 At : 1:26:48PM

County: Clinton Site No: E 510020 State Assistance Contract : C302578

WHEREAS, the Department accepts this Environmental Easement in order to ensure the protection of human 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

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of State Assistance Contract Number: C302578, 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 must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP.

(4) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(5) 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;

(6) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

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

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

(9) 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:

Regional Remediation Engineer
NYSDEC – Region 5
Division of Environmental Remediation
1115 NYS Route 86, P.O. Box 296
Ray Brook, NY 12977-0296
Phone: (518) 897 - 1227

or

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:

County: Clinton Site No: E 510020 State Assistance Contract : C302578

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 annually, or such time as NYSDEC may allow, 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 institutional controls and/or engineering controls employed at such site:

(i) are in-place;

(ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved b the NYSDEC and that all controls are in the Department-approved format; and

(iii) that nothing has occurred that would impair the ability of such control to protect the public health and environment;

(3) the owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;

(4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;

(5 the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

(6) 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

(7) 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: E 510020
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.

Grantor: City of Plattsburgh

By: Donald M. Kasprzak

Print Name: Donald M. Kasprzak

Title: Mayor Date: January, 2011

ICV-New York, LLC

By: Paul Speranza

Print Name: Paul Speranza

Title: Pres. Date: ~~January~~ March, 2011

County: Clinton Site No: E 510020 State Assistance Contract : C302578

Grantor's Acknowledgment

STATE OF VERMONT)
) ss:
COUNTY OF CHITTENDEN)

On the 8th day of March, in the year 2011, before me, the undersigned, personally appeared Paul Sprague, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Barbara L Surprenant
Notary Public - State of Vermont

Grantor's Acknowledgment

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

On the 10 day of January, in the year 2011, before me, the undersigned, personally appeared David M. Rispoli, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

John E Clute
Notary Public - State of New York

JOHN E. CLUTE
Notary Public in the State of New York
No. 02CL4676573
Residing in the County of Clinton
My Commission Expires February 28, 2013

County: Clinton Site No: E 510020 State Assistance Contract : C302578

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: _____
Dale A. Desnoyers, Director
Division of Remediation

Grantee's Acknowledgment

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

On the 9th day of November in the year 2011, before me, the undersigned, personally appeared Dale A. Desnoyers, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ 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. Chiesano
Notary Public, State of New York
No. 01CH5032148
Qualified in Schenectady County
Commission Expires August 22, 2014

County: Clinton Site No: E 510020 State Assistance Contract : C302578

SCHEDULE "A" PROPERTY DESCRIPTION

14 Durkee Street
City of Plattsburgh, Clinton County, NY
Section 207.20 Block 7 Lot 15

LOT 1

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with any buildings and improvements thereon, situate in the City of Plattsburgh, County of Clinton and State of New York more particularly described as follows:

BEGINNING at the intersection of the assumed southerly boundary of Bridge Street and the assumed easterly boundary of Durkee Street, being the northwest corner of lands owned by the City of Plattsburgh, a municipal corporation as described in a deed recorded in the Clinton County Clerk's Office as deed instrument # 2003-152840;

Thence running South 64°52' 17" East a distance of 141.10 feet along said boundary of Bridge Street to a drill hole in concrete at the northwest corner of lands now or formerly of GK Management, LLC, by virtue of deed instrument # 2006-201071;

Thence turning South 20° 19' 43" West along the westerly boundary of said lands now or formerly of GK Management, LLC and running a distance of 100.00 feet to a 3/4" iron rod found at the southwesterly corner of said lands of GK Management, LLC;

Thence turning South 64° 52'17" East along the southerly boundary of said lands now or formerly of GK Management, LLC and running through a found 3/4" iron rod a distance of 120.80 feet to a point at the mean high water mark of the Saranac River, which point is also the southeasterly corner of said lands now or formerly of GK Management, LLC;

Thence turning and running southerly along the mean high water mark of the Saranac River the following (10) ten courses and distances:

1) South 14° 49'18" West a distance of 114.88 feet to a point;
2) South 12°34'14" West a distance of 57.43 feet to a point;
3) South 08°48'36" West a distance of 56.86 feet to a point;
4) South 13°08'36" West a distance of 42.88 feet to a point;
5) South 19°37'41" West a distance of 45.72 feet to a point;
6) South 14°01'40" West a distance of 54.91 feet to a point;
7) South 04°11'34" West a distance of 38.47 feet to a point at the northeasterly corner of a leased portion of property, lessee is ICV-New York, LLC, by virtue of deed instrument # 2005-200533;
8) South 04°11'34" West a distance of 27.00 feet to a point;
9) South 02°08'47" East a distance of 122.66 feet to a point;
10) South 05°58'41" West a distance of 25.91 feet to a point at the intersection of the high water mark of the Saranac River, and lands acquired by the City of Plattsburgh by

Supreme Court Order for the construction of the "Kennedy Bridge", also known as Broad Street;

Thence turning South 89° 29' 50" West and running a distance of 294.17 feet to a point in said lands acquired by the City of Plattsburgh by Supreme Court Order for the construction of the "Kennedy Bridge", also known as Broad Street;

Thence turning North 45° 37' 58" West and running a distance of 7.98 feet to a point in the easterly boundary of Durkee Street;

Thence turning North 10° 07' 08" East along the easterly boundary of said Durkee Street and running a distance of 227.42 feet to a point at the northwesterly corner of a leased portion of property, lessee is ICV-New York, LLC, by virtue of deed instrument # 2006-200533;

Thence continuing North 10° 07' 08" East along the easterly boundary of said Durkee Street and running a distance of 321.07 feet to a point;

Thence turning North 21° 25' 40" East and continuing along the easterly boundary of said Durkee Street and running a distance of 254.66 feet to the POINT OR PLACE OF BEGINNING;

Containing herein 4.38 acres of land more or less.

HEREBY intending to describe a portion of property lying easterly of Durkee Street, southerly of Bridge Street, westerly of the high water mark of the Saranac River and northerly of Broad Street;

LOT 2

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situate in the City of Plattsburgh, County of Clinton, State of New York, more particularly described as follows:

BEGINNING at the intersection of the assumed easterly boundary of Durkee Street and the southerly boundary of land acquired by the City of Plattsburgh by Supreme Court Order for the construction of the "Kennedy Bridge", also known as Broad Street;

Thence running South 76°07'58" East along the southerly boundary of land acquired by the City of Plattsburgh by Supreme Court Order for the construction of the "Kennedy Bridge", also known as Broad Street and running a distance of 259.09 feet to a point at the top of bank of the Saranac River;

Thence continuing South 76°07'58" East along the southerly boundary of land acquired by the City of Plattsburgh by Supreme Court Order for the construction of the "Kennedy Bridge", also known as Broad Street and running a distance of 10.62 feet to a point in the mean high water mark of the Saranac River;

Thence turning and running southerly along the mean high water mark of the Saranac River the following (3) three courses and distances:

1) South 15° 01'07" West a distance of 39.17 feet to a point;
2) South 33° 58'16" West a distance of 51.72 feet to a point;

3) South 42° 39'10" West a distance of 45.74 feet to a point at the intersection of the high water mark of the Saranac River, and the northerly boundary of lands now or formerly of Steven Baker, by virtue of deed liber 629 at page 318;

Thence turning North 73°48'10" West along the northerly boundary of said lands now or formerly of Steven Baker and running a distance of 2.45 feet to a point at the top of bank of the Saranac River;

Thence continuing North 73°48'10" West along the northerly boundary of said lands now or formerly of Steven Baker and running a distance of 212.00 feet to point at the northwesterly corner of lands now or formerly of Steven Baker;

Thence turning South 19°10'02" West along the westerly boundary of said lands now or formerly of Steven Baker and running a distance of 8.38 feet to a point at the northeasterly corner of lands now or formerly of New York State Electric & Gas;

Thence turning North 77°55'32" West along the northerly boundary of said lands now or formerly of New York State Electric & Gas and running a distance of 5.54 feet to a point at the southeasterly corner of Durkee Street;

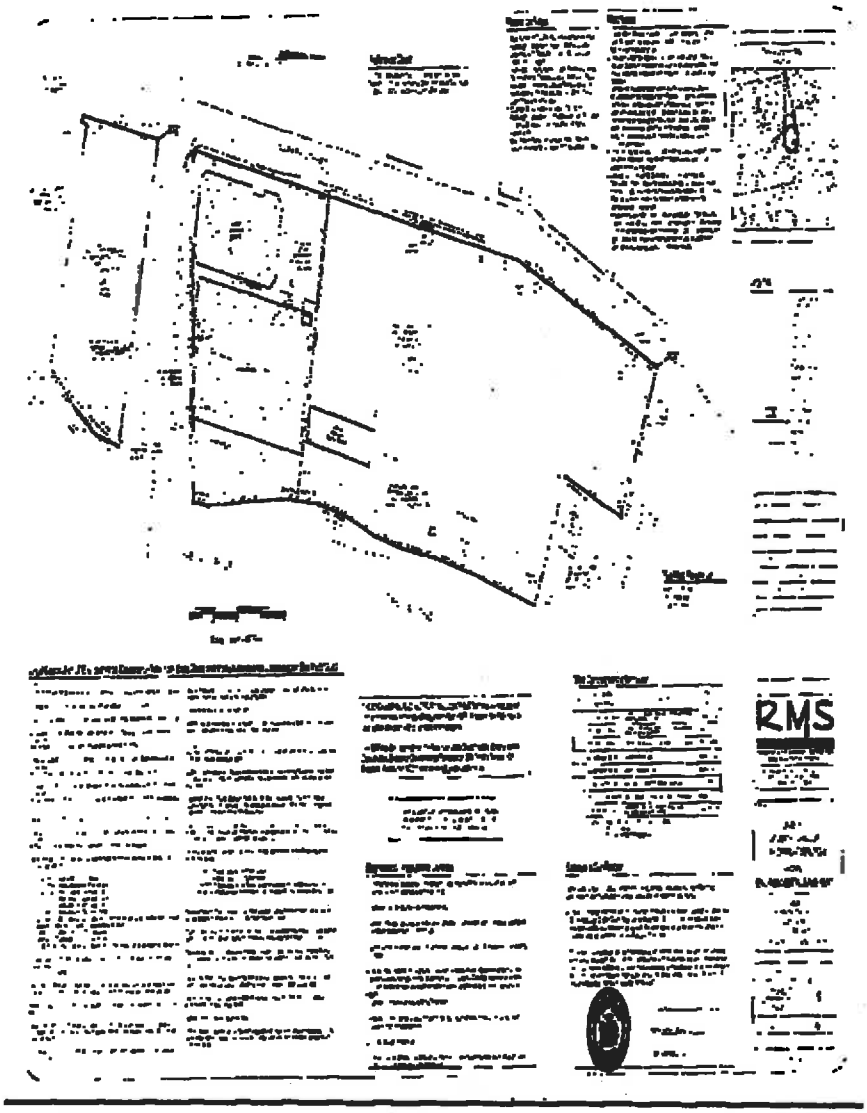
Thence turning North 10°02'27" East along the easterly boundary of said Durkee Street and running a distance of 127.91 feet to the POINT OR PLACE OF BEGINNING;

Containing herein 0.72 acres of land more or less.

HEREBY intending to describe a portion of property lying easterly of Durkee Street, southerly of Broad Street, westerly of the high water mark of the Saranac River and northerly of certain lands now or formerly of Steven Baker and New York State Electric & Gas;

County: Clinton **Site No: E 510020** **State Assistance Contract : C302578**

SURVEY



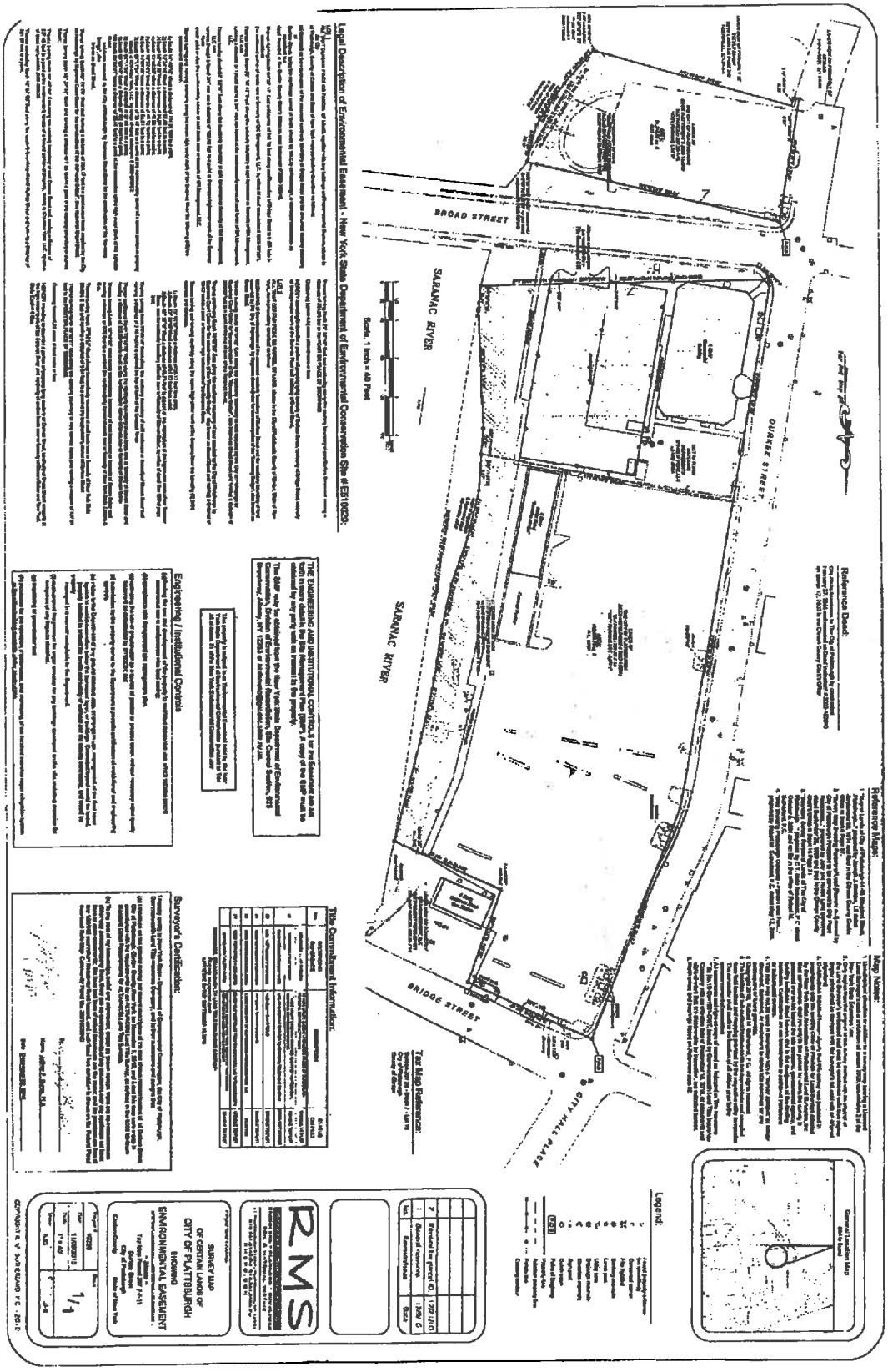

BROAD STREET
SARANAC RIVER
SARANAC RIVER
OURSEE STREET
BRIDGE STREET
CITY HALL PLACE
Legal Description of Environmental Easement - New York State Department of Environmental Conservation Site # E510020:
Reference Maps:
Map Notes:
Reference Deed:
Tax Map Reference:
Engineering / Institutional Controls
Title Commitment Information:
Surveyor's Certification:
Legend:
General Location Map
RMS
SURVEY MAP
OF CERTAIN LANDS OF
CITY OF PLATTSBURGH
ENVIRONMENTAL EASEMENT
1/1

EXHIBIT 1

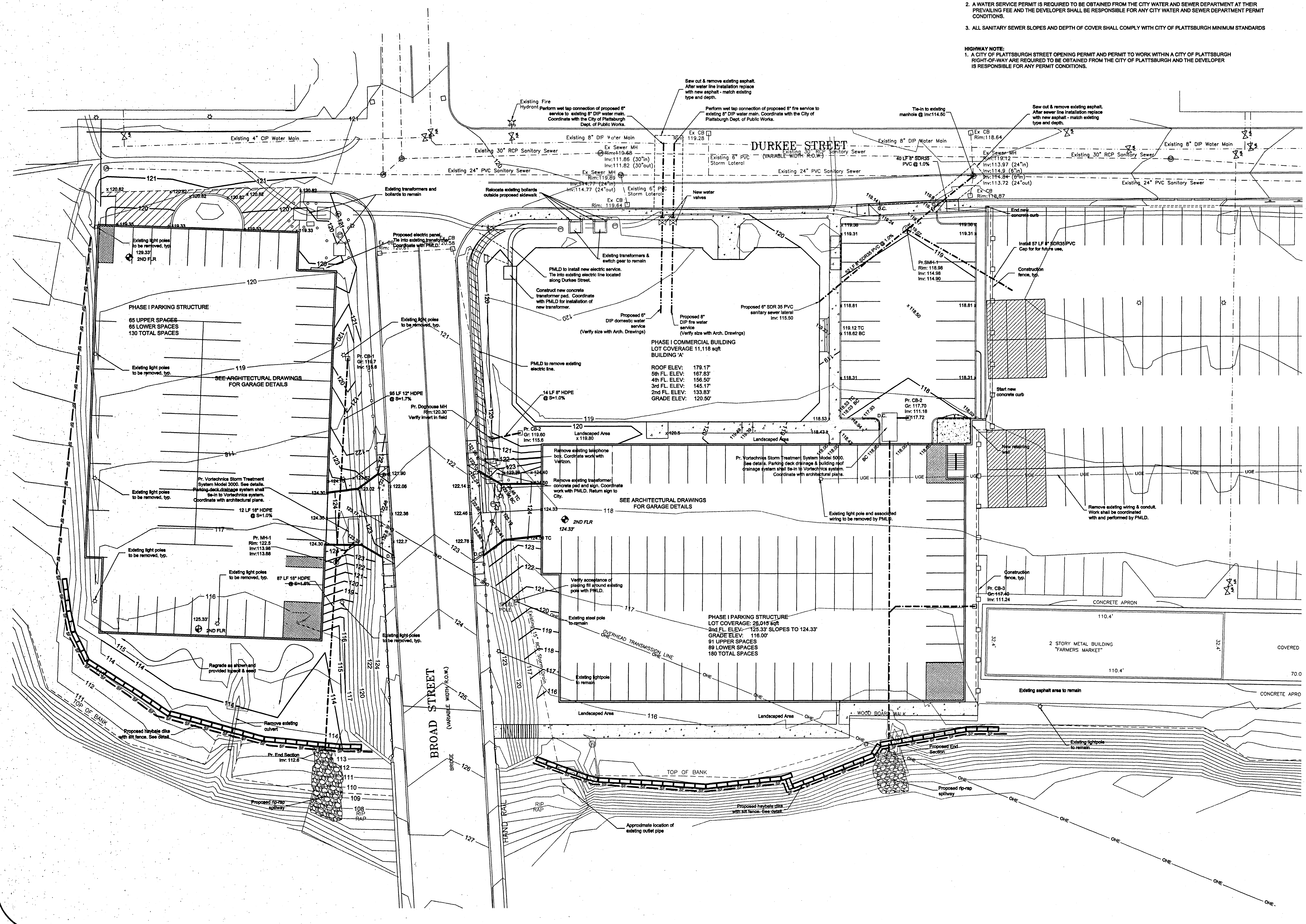
EROSION AND SEDIMENT CONTROL PLAN AND DETAILS

WATER & SEWER NOTES:

1. ALL WATER AND SEWER RELOCATION OR NEW CONSTRUCTION REQUIRES CITY OF PLATTSBURGH WATER AND SEWER DEPARTMENT PERMITS. AFTER OBTAINING THE NECESSARY PERMITS THE PROJECT CONSTRUCTION SCHEDULE SHALL BE COORDINATED WITH WATER AND SEWER DEPARTMENTS WITHIN 48 HOURS ADVANCE NOTICE FOR INSPECTION OF ALL WORK.
2. A WATER SERVICE PERMIT IS REQUIRED TO BE OBTAINED FROM THE CITY WATER AND SEWER DEPARTMENT AT THEIR PREVAILING FEE AND THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY CITY WATER AND SEWER DEPARTMENT PERMIT CONDITIONS.
3. ALL SANITARY SEWER SLOPES AND DEPTH OF COVER SHALL COMPLY WITH CITY OF PLATTSBURGH MINIMUM STANDARDS

HIGHWAY NOTE:

1. A CITY OF PLATTSBURGH STREET OPENING PERMIT AND PERMIT TO WORK WITHIN A CITY OF PLATTSBURGH RIGHT-OF-WAY ARE REQUIRED TO BE OBTAINED FROM THE CITY OF PLATTSBURGH AND THE DEVELOPER IS RESPONSIBLE FOR ANY PERMIT CONDITIONS.



Legend

Symbol	Description
◉	Iron pin set (5/8"rebar with aluminum cap)
o	Iron rod found
HYD	Fire hydrant
Ⓓ Ⓢ	Manhole
— · — · —	Ex. Sanitary sewer line
— · · — · · —	Ex. Water line
———	Boundary line
—— OHE ——	Ex. Overhead utility line
	Ex. Utility pole
WV	Ex. Water Valve
□	Ex. Catch Basin
—— 119 ——	Existing contours
	Pr. Storm Line
□	Pr. Catch Basin
	Proposed Water Line
	Pr. Sanitary Lateral
x 337.5 BC	Pr. Spot Elev. "Bottom of Curb"
x 337.4	Pr. Spot Elev.
—— 120 ——	Pr. Contour
— SF — SF — SF —	Pr. Silt Fence
▭	Pr. Haybale

No.	Revision/Issue	Date

R. M. SUTHERLAND, P.C.
ENGINEER - SURVEYOR - PLANNER
SOIL & MATERIAL TESTING
14 LATOUR AVE.
PLATTSBURGH, NEW YORK 12901
TEL: 518-561-6145 FAX: 518-561-2496
RC.SCHISSLER@VERIZON.NET
WWW.RMSPC.COM

Project Name & Address

Map Showing

PLATTSBURGH GATEWAY

PHASE I
GRADING & UTILITY PLAN

DURKEE STREET
CITY OF PLATTSBURGH
CLINTON COUNTY STATE OF NEW YORK

Project # 04300	Sheet 3/7
Date 02/18/05	
Scale 1" = 20'	
Drawn K.T.W.	Checked A.J.O.

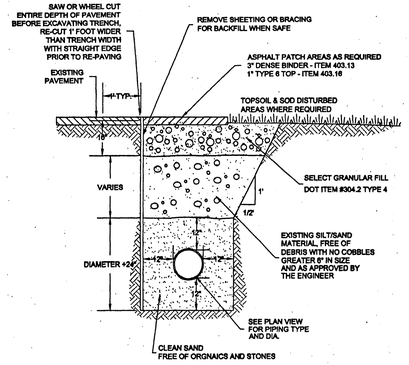
STATE OF NEW YORK · AARON J. OVIOS · LICENSED PROFESSIONAL ENGINEER · 77500

Aaron J. Ovios, P.E. NY Lic.# 77500

NOTES:

1) TRENCH SHALL BE EITHER ADEQUATLY BRACED & SHORED OR CUT SLOPES SHALL BE PROVIDED.

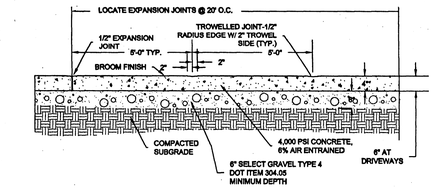
2) ALL BACKFILL TO BE COMPACTED IN 12" LIFTS PER STANDARD SPE. SECTION 203-3.12.



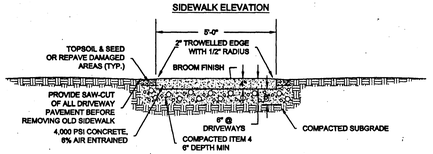
TYPICAL TRENCH SECTION
NTS

GENERAL NOTE:

WHERE NO SIDEWALK EXISTS
EXCAVATE & REMOVE ALL TOPSOIL & PLACE
SELECT GRAVEL BASE TO GRADES AS INDICATED.



SIDEWALK ELEVATION

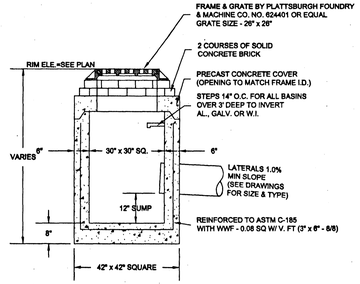


SIDEWALK CROSS-SECTION

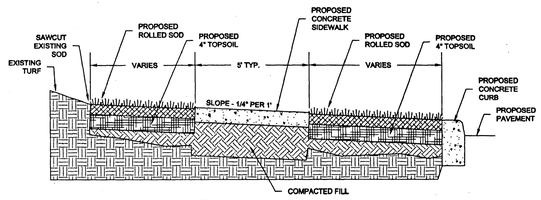
TYPICAL SIDEWALK DETAILS
NTS

GENERAL NOTES:

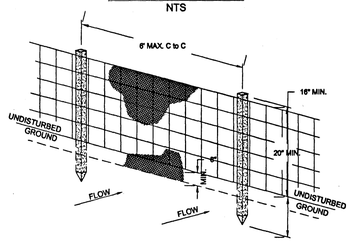
1. ALL CONCRETE TO BE 4,00 PSI
2. CATCH BASIN TO BE PRECAST
3. IF ROUNDED BOTTOM UNIT IS SUPPLIED INCREASE SUMP TO 18"



TYPICAL CATCH BASIN DETAIL
NTS

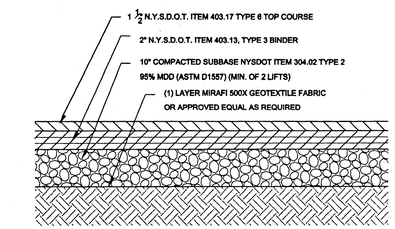


TYPICAL SODDING DETAIL
NTS



1. WOVEN WIRE FENCE (MIN. 14 1/2 GAUGE MAX. 6" MESH SPACING) TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.
5. POSTS SHALL BE EITHER T OR U TYPE OR 2" HARDWOOD.

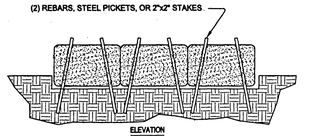
SILT FENCE DETAIL
NTS



NOTE:
IF FILL IS REQUIRED TO MEET SUBGRADE ELEVATION THEN MATERIAL MUST MEET N.Y.S.D.O.T. ITEM 203.20 SELECT GRANULAR FILL COMPACTED TO MEET 100% MDD (ASTM D1557)
MAXIMUM LIFT OF 8"

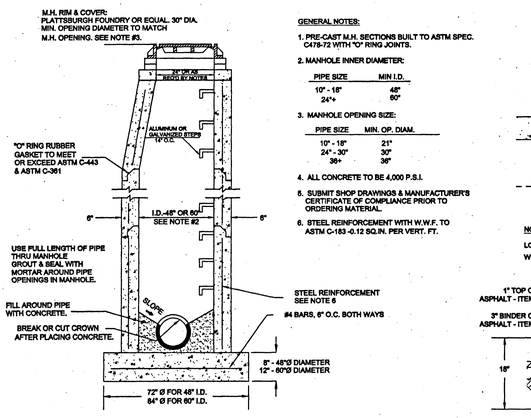
PAVING BASE MATERIAL AND COMPACTION REQUIREMENTS ARE EQUAL TO STATE HIGHWAY SPECIFICATIONS.

PARKING LOT PAVEMENT SECTION
NTS



1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4 INCHES
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR REBARS DRIVEN THROUGH THE BALES ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR PLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

HAY BALE DIKE
NTS



GENERAL NOTES:

1. PRE-CAST M.H. SECTIONS BUILT TO ASTM SPEC. C478-72 WITH "O" RING JOINTS.
2. MANHOLE INNER DIAMETER:

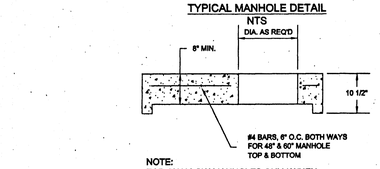
PIPE SIZE	MIN I.D.
10" - 18"	48"
24"+	60"

3. MANHOLE OPENING SIZE:

PIPE SIZE	MIN. OP. DIAM.
10" - 18"	21"
24" - 30"	30"
36"+	36"

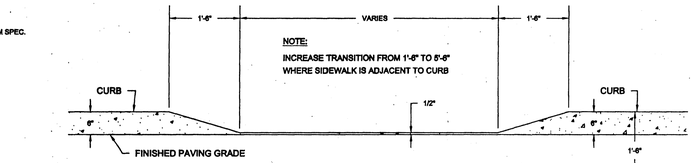
4. ALL CONCRETE TO BE 4,000 P.S.I.
5. SUBMIT SHOP DRAWINGS & MANUFACTURER'S CERTIFICATE OF COMPLIANCE PRIOR TO ORDERING MATERIAL.
6. STEEL REINFORCEMENT WITH W.W.F. TO ASTM C-185 -0.12 SQ./N. PER VERT. FT.

TYPICAL MANHOLE DETAIL
NTS



NOTE:
FOR SHALLOW MANHOLES ONLY WHEN APPROVED BY THE ENGINEER

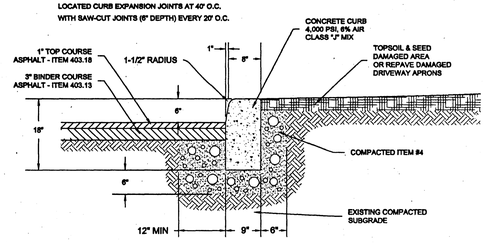
FLAT COVER DETAIL
NTS



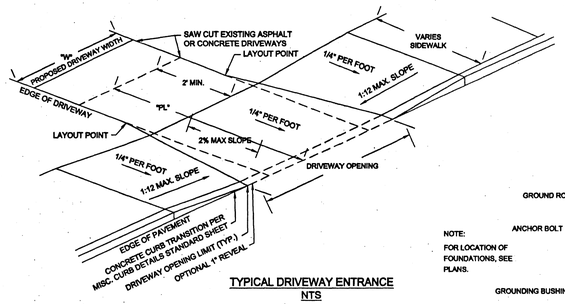
NOTE:
INCREASE TRANSITION FROM 1'-6" TO 5'-6" WHERE SIDEWALK IS ADJACENT TO CURB

TYPICAL DROP CURB DETAIL
NTS

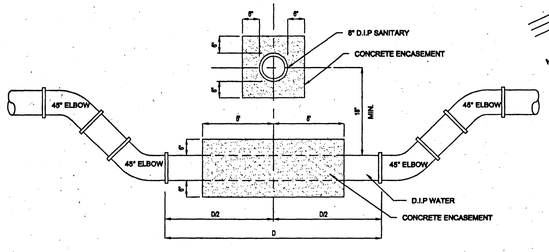
NOTE:
LOCATED CURB EXPANSION JOINTS AT 40' O.C. WITH SAW-CUT JOINTS (6" DEPTH) EVERY 20' O.C.



TYPICAL CONCRETE CURB DETAIL
NTS

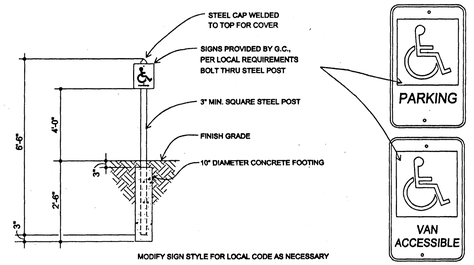


TYPICAL DRIVEWAY ENTRANCE
NTS



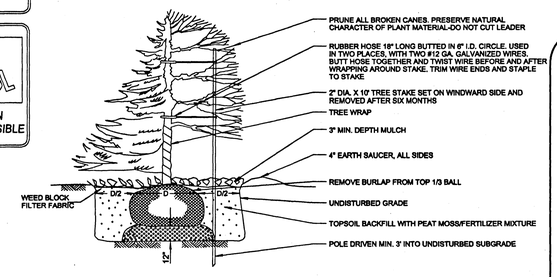
WATER MAINS CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF WATER MAIN TO THE OUTSIDE OF THE SEWER. ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. SPECIAL SUPPORT FOR THE WATER AND SEWER PIPES MAY BE REQUIRED.

TYPICAL WATER & SEWER INTERSECTION
NTS

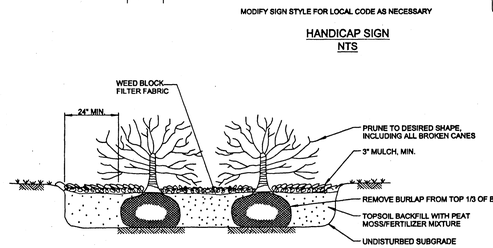


MODIFY SIGN STYLE FOR LOCAL CODE AS NECESSARY

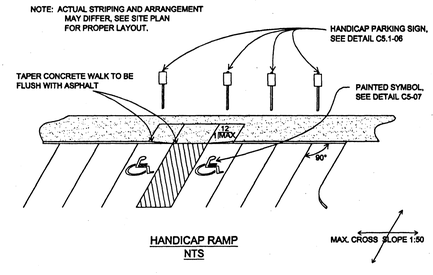
HANDICAP SIGN
NTS



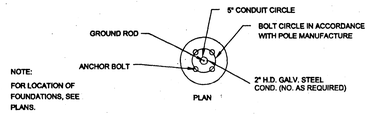
TREE PLANTING DETAIL
NOT TO SCALE



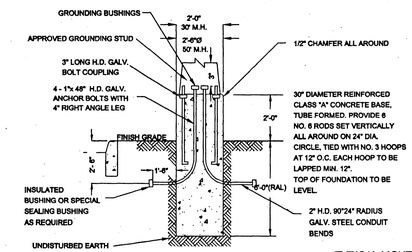
SMALL SHRUB PLANTING-UNDER 6' IN HEIGHT
NOT TO SCALE



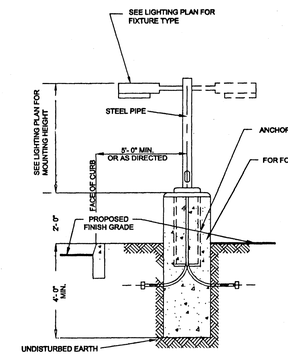
HANDICAP RAMP
NTS



NOTE:
FOR LOCATION OF FOUNDATIONS, SEE PLANS.



TYPICAL LIGHTPOLE BASE
NTS



No.	Revision/Issue	Date

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Project Name & Address

Map Showing

PLATTSBURGH GATEWAY

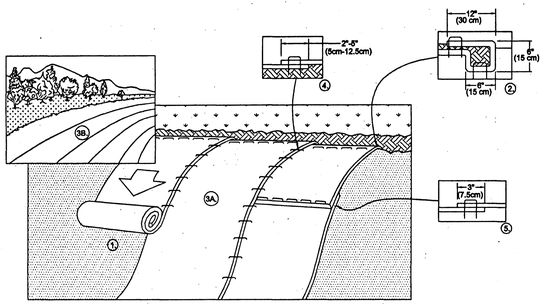
PHASE I CONSTRUCTION DETAILS

DURKEE STREET
CITY OF PLATTSBURGH
CLINTON COUNTY STATE OF NEW YORK

Project #	04300	Sheet	6/7
Date	02/18/05		
Scale	AS SHOWN		
Drawn	K.T.W.	Checked	A.J.O.

STATE OF NEW YORK AARON J. OVINK LICENSED PROFESSIONAL ENGINEER 77500

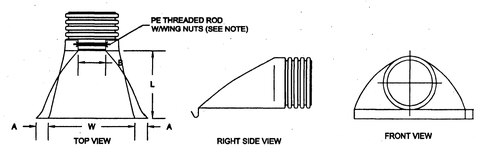
Aaron J. Ovink, P.E. Lic.# 77500



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE:
*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

EROSION CONTROL BLANKET
NTS



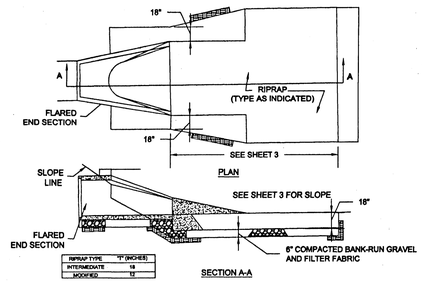
FOR 18" Ø PIPE:
A = 7.00 in.
B(max) = 15 in.
H = 6.50 in.
L = 32.00 in.
W = 35.00 in.

NOTE: PE THREADED ROD W/WING NUTS PROVIDED FOR END SECTIONS 12"-24", 30" & 36" END SECTIONS TO BE WELDED TO PIPE PER MANUFACTURER'S RECOMMENDATIONS.

NOTE: ALL DIMENSIONS ARE NOMINAL

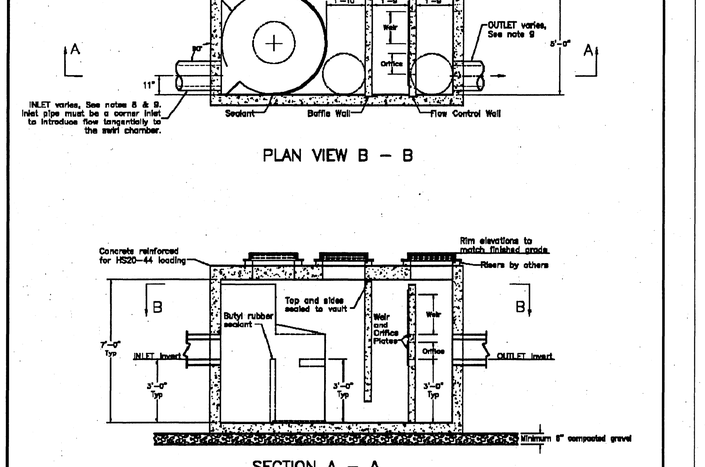
MANUFACTURER: ADVANCED DRAINAGE SYSTEMS (ADS)
OR APPROVED EQUIVALENT

FLARED END SECTION
NTS



RIPRAP TYPE	"t" (INCHES)
INTERMEDIATE	18
MODIFIED	12

RIP RAP AT FLARED END SECTION
NTS



PLAN VIEW B – B

SECTION A – A

NOTES:
1. Stormwater Treatment System (SWTS) shall have:
   Peak treatment capacity: 4.5 cfs
   Sediment storage: 1.76 cu yd
   Sediment chamber dia: 5.5' min
2. SWTS shall be contained in one rectangular structure
3. SWTS removal efficiency shall be documented based on particle size
4. SWTS shall retain floatables and trapped sediment up to and including peak treatment capacity
5. SWTS inverts in and out are typically at the same elevation
6. SWTS shall not be compromised by effects of downstream tailwater
7. SWTS shall have no internal components that obstruct maintenance access
8. Inlet pipe must be perpendicular to the structure
9. Pipe orientations may vary; see site plan for size and location
10. Purchaser shall not be responsible for assembly of unit
11. Manhole frames and perforated covers supplied with system, not installed
12. Purchaser to prepare excavation and provide crane for off-loading & setting at time of delivery
13. Contact Vortechnics @ (207) 885-9830 for ordering information

This CADD file is for the purpose of specifying stormwater treatment equipment to be furnished by Vortechnics, Inc. and may only be transferred to other documents exactly as provided by Vortechnics. Title block information, excluding the Vortechnics logo and the Vortechs Stormwater Treatment System designation and patent number, may be deleted if necessary. Revisions to any part of this CADD file without prior coordination with Vortechnics shall be considered unauthorized use of proprietary information.

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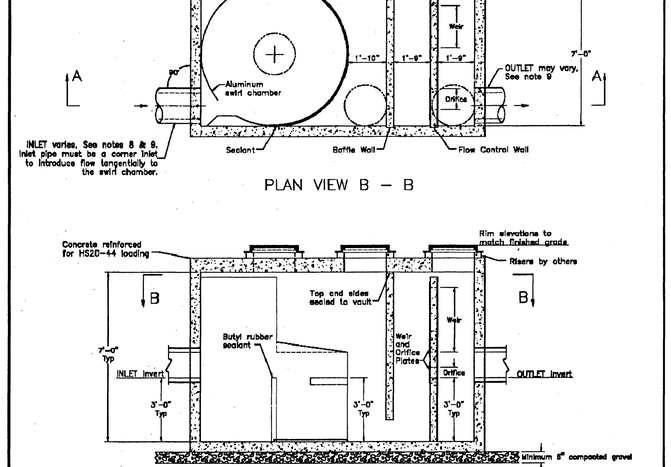
200 Enterprise Drive
Scarborough, ME 04074
Tel.: 207-885-9830
Fax: 207-885-9825

STANDARD DETAIL
STORMWATER TREATMENT SYSTEM
VORTECHS® MODEL 3000 U.S. PATENT No. 5,759,415
PROPRIETARY INFORMATION - NOT TO BE USED FOR CONSTRUCTION PURPOSES

DATE: 08/17/04	SCALE: 1/4" = 1'-0"	FILE NAME: ST03K	DRAWN BY: REC	CHECKED BY: NDG



PLAN VIEW B – B

SECTION A – A

NOTES:
1. Stormwater Treatment System (SWTS) shall have:
   Peak treatment capacity: 8.1 cfs *
   Sediment storage: 3.20 cu yd
   Sediment chamber dia: 7' min
2. SWTS shall be contained in one rectangular structure
3. SWTS removal efficiency shall be documented based on particle size
4. SWTS shall retain floatables and trapped sediment up to and including peak treatment capacity
5. SWTS inverts in and out are typically at the same elevation
6. SWTS shall not be compromised by effects of downstream tailwater
7. SWTS shall have no internal components that obstruct maintenance access
8. Inlet pipe must be perpendicular to the structure
9. Pipe orientations may vary; see site plan for size and location
10. Purchaser shall not be responsible for assembly of unit
11. Manhole frames and perforated covers supplied with system, not installed
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Scarborough, ME 04074
Tel.: 207-885-9830
Fax: 207-885-9825

STANDARD DETAIL
STORMWATER TREATMENT SYSTEM
VORTECHS® MODEL 5000 U.S. PATENT No. 5,759,415
PROPRIETARY INFORMATION - NOT TO BE USED FOR CONSTRUCTION PURPOSES

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