

# Former Photech Imaging Site

MONROE, NEW YORK

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## SITE MANAGEMENT PLAN

NYSDEC Site Number: B00016

**Prepared for:**

FSI Driving Park LLC

2213 Brighton Henrietta Town Line Rd

Rochester, New York 14623

**Prepared by:**

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**Revisions to Final Approved Site Management Plan:**

Revision No.	Date Submitted	Summary of Revision	NYSDEC Approval Date
00	January 2014	Submission of the SMP	January 2014
01	07/22/2024	SMP Updated due to change of ownership, and construction of two new buildings and road	

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FEBURARY 2024

CERTIFICATION STATEMENT

I MICHAEL F. PEZYCHAK certify that I am currently a Qualified Environmental Professional as in defined in 6 NYCRR Part 375 and that this Site Management Plan was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10) and Green Remediation (DER-31).

Michael F. Pezychak QEP  
July 22, 2024 DATE

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## List of Acronyms

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AS	Air Sparging
ASP	Analytical Services Protocol
BCA	Brownfield Cleanup Agreement
BCP	Brownfield Cleanup Program
BMP	Best Management Practice
CAMP	Community Air Monitoring Plan
C/D	Construction and Demolition
CFR	Code of Federal Regulation
CLP	Contract Laboratory Program
COC	Certificate of Completion
CO2	Carbon Dioxide
CP	Commissioner Policy
DER	Division of Environmental Remediation
DUSR	Data Usability Summary Report
EC	Engineering Control
ECL	Environmental Conservation Law
ELAP	Environmental Laboratory Approval Program
ERP	Environmental Restoration Program
EWP	Excavation Work Plan
GHG	Greenhouse Gas
GWE&T	Groundwater Extraction and Treatment
HASP	Health and Safety Plan
IC	Institutional Control
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
NYCRR	New York Codes, Rules and Regulations
O&M	Operation and Maintenance
OM&M	Operation, Maintenance and Monitoring
OSHA	Occupational Safety and Health Administration
OU	Operable Unit

P.E. or PE	Professional Engineer
PFAS	Per- and Polyfluoroalkyl Substances
PID	Photoionization Detector
PRP	Potentially Responsible Party
PRR	Periodic Review Report
QA/QC	Quality Assurance/Quality Control
QAPP	Quality Assurance Project Plan
QEP	Qualified Environmental Professional
RAO	Remedial Action Objective
RAWP	Remedial Action Work Plan
RCRA	Resource Conservation and Recovery Act
RI/FS	Remedial Investigation/Feasibility Study
ROD	Record of Decision
RP	Remedial Party
RSO	Remedial System Optimization
SAC	State Assistance Contract
SCG	Standards, Criteria and Guidelines
SCO	Soil Cleanup Objective
SMP	Site Management Plan
SOP	Standard Operating Procedures
SOW	Statement of Work
SPDES	State Pollutant Discharge Elimination System
SSD	Sub-slab Depressurization
SVE	Soil Vapor Extraction
SVI	Soil Vapor Intrusion
TAL	Target Analyte List
TCL	Target Compound List
TCLP	Toxicity Characteristic Leachate Procedure
USEPA	United States Environmental Protection Agency
UST	Underground Storage Tank
VCA	Voluntary Cleanup Agreement
VCP	Voluntary Cleanup Program

**EXECUTIVE SUMMARY**

The following provides a brief summary of the controls implemented for the Site, as well as the inspections, monitoring, maintenance and reporting activities required by this Site Management Plan:

Site Identification: NYSDEC Site No. B00016  
 Former Photech Imaging Site,  
 10-30, 25-65, 40, 80, 85-95 Phil Banks Way,  
 Rochester, New York

Institutional Controls:	1. The property may be used for Commercial and Industrial use.
	2. Compliance with the Environmental Easement and this SMP.
	3. All ECs must be operated and maintained in accordance within this SMP.
	4. Groundwater and other environmental or public health monitoring must be performed as defined in this SMP.
	5. Inclusion in the City of Rochester Building Information System flagging system as a local governmental institutional control ( <a href="http://www.cityofrochester.gov/EICproperties">www.cityofrochester.gov/EICproperties</a> )
	6. All ECs must be inspected at a frequency and in a manner defined in the SMP.
Engineering Controls:	1. SSDS

Site Identification: NYSDEC Site No. B00016  
 Former Photech Imaging Site,  
 10-30, 25-65, 40, 80, 85-95 Phil Banks Way,  
 Rochester, New York

Inspections:	Frequency
1. Site wide inspection	Annually
Monitoring:	
1. Groundwater Monitoring RMW-3, RMW-4, RMW-9, and Well-09	Annually
2. SSDS operation and condition	Annually
3. Soil Vapor Intrusion Evaluation for New Buildings	As needed
Maintenance:	
1. SSDSs Maintenance	As needed
Reporting:	
1. Periodic Review Report	Annually

Further descriptions of the above requirements are provided in detail in the latter sections of this Site Management Plan.

## 1.0 INTRODUCTION

### 1.1 General

This Site Management Plan (SMP) is a required element of the remedial program for the Former Photech Imaging Site located in Rochester, New York (hereinafter referred to as the “Site”). See Figure 1. The Site is currently in the New York State (NYS) Environmental Restoration Program (ERP), Site No. B00016, which is administered by New York State Department of Environmental Conservation (NYSDEC).

The City of Rochester, Department of Environmental Services (DES), Division of environmental Quality (DEQ) entered into a State Assistance Contract (SAC) #C303768, on April 18, 2008 with the NYSDEC to remediate the Site. This SAC in combination with the Record of Decision (ROD) for the Project, required the Remedial Party, City of Rochester, to investigate and remediate contaminated media at the Site. A figure showing the site location and boundaries of this site is provided in Figure 2. The boundaries of the site are more fully described in the metes and bounds site description that is part of the Environmental Easement provided in Appendix D.

After completion of the remedial work, some contamination was left at this site, which is hereafter referred to as “remaining contamination”. Institutional and Engineering Controls (ICs and ECs) have been incorporated into the site remedy to control exposure to remaining contamination to ensure protection of public health and the environment. An Environmental Easement granted to the NYSDEC, and recorded with the Monroe County Clerk, requires compliance with this SMP and all ECs and ICs placed on the site.

This SMP was prepared to manage remaining contamination at the site until the Environmental Easement is extinguished in accordance with ECL Article 71, Title 36. This plan has been approved by the NYSDEC, and compliance with this plan is required by the grantor of the Environmental Easement and the grantor’s successors and assigns. This SMP may only be revised with the approval of the NYSDEC.

It is important to note that:

- This SMP details the site-specific implementation procedures that are required by the Environmental Easement. Failure to properly implement the SMP is a violation of the Environmental Easement, which is grounds for revocation of the Certificate of Completion (COC); and
- Failure to comply with this SMP is also a violation of Environmental Conservation Law, 6 NYCRR Part 375 and the SAC,(C303768; Site #B00016) for the site, and thereby subject to applicable penalties.

All reports associated with the site can be viewed by contacting the NYSDEC or its successor agency managing environmental issues in New York State. A list of contacts for persons involved with the site is provided in Appendix A of this SMP.

This SMP was prepared by LaBella Associates, DPC, on behalf of FSI Driving Park LLC, in accordance with the requirements of the NYSDEC's DER-10 ("Technical Guidance for Site Investigation and Remediation"), dated May 2010, and the guidelines provided by the NYSDEC.

This SMP provides a detailed description of all procedures required to manage remaining contamination at the Site after completion of the Remedial Action, including: (1) implementation and management of all Engineering and Institutional Controls; (2) media monitoring; (3) operation and maintenance of all treatment, collection, containment, or recovery systems; (4) performance of periodic inspections, certification of results, and submittal of Periodic Review Reports; and (5) defining criteria for termination of treatment system operations.

To address these needs, this SMP includes three plans: (1) an Engineering and Institutional Control Plan for implementation and management of EC/ICs; (2) a Monitoring Plan for implementation of Site Monitoring; (3) an Operation and Maintenance Plan for implementation of remedial collection, containment, treatment, and recovery systems (including, where appropriate, preparation of an Operation and Maintenance Manual for complex systems).

This SMP also includes a description of Periodic Review Reports for the periodic submittal of data, information, recommendations, and certifications to NYSDEC.

**1.2 Revisions and Alterations**

Revisions and alterations to this plan will be proposed in writing to the NYSDEC’s project manager. The NYSDEC can also make changes to the SMP or request revisions from the remedial party. Revisions will be necessary upon, but not limited to, the following occurring: a change in media monitoring requirements, upgrades to or shutdown of a remedial system, post-remedial removal of contaminated sediment or soil, or other significant change to the site conditions. All approved alterations must conform with Article 145 Section 7209 of the Education Law regarding the application of professional seals and alterations. For example, any changes to as-built drawings must be stamped by a New York State Professional Engineer. In accordance with the Environmental Easement for the site, the NYSDEC project manager will provide a notice of any approved changes to the SMP, and append these notices to the SMP that is retained in its files.

**1.2.1 Revision 1: January 2024 SMP Update**

The following table outlines the changes submitted to the SMP.

**Table 1: Revision Changes**

<u>Section Number and Title</u>	<u>Revision</u>
2.1 – Site Location and Description	Addition - Site was subdivided into four tax parcels with a newly constructed road which partially transverses the Site.
2.4.1 – Sub-Slab Depressurization Systems	Addition – Two buildings were constructed on Site with a SSDS installed in both.
4.4.1 – Post-Remediation Monitoring and Sampling	Update – Groundwater monitoring plan has been updated. Previously all 12 groundwater monitoring wells were included in the annual

<u>Section Number and Title</u>	<u>Revision</u>
	groundwater sampling plan. Currently only 4 groundwater wells are included.

**1.3 Notifications**

Notifications will be submitted by the property owner to the NYSDEC, as needed, in accordance with NYSDEC’s DER – 10 for the following reasons:

1. 60-day advance notice of any proposed changes in site use that are required under the terms of the SAC, 6 NYCRR Part 375 and/or Environmental Conservation Law.
2. 7-day advance notice of any field activity associated with the remedial program.
3. 15-day advance notice of any proposed ground-intrusive activity pursuant to the Excavation Work Plan. If the ground-intrusive activity qualifies as a change of use as defined in 6 NYCRR Part 375, the above mentioned 60-day advance notice is also required.
4. Notice within 48 hours of any damage or defect to the foundation, structures or EC that reduces or has the potential to reduce the effectiveness of an EC, and likewise, any action to be taken to mitigate the damage or defect.
5. Notice within 48 hours of any non-routine maintenance activities.
6. Verbal notice by noon of the following day of any emergency, such as a fire; flood; or earthquake that reduces or has the potential to reduce the effectiveness of ECs in place at the site, with written confirmation within 7 days that includes a summary of actions taken, or to be taken, and the potential impact to the environment and the public.



7. Follow-up status reports on actions taken to respond to any emergency event requiring ongoing responsive action submitted to the NYSDEC within 45 days describing and documenting actions taken to restore the effectiveness of the ECs.

Any change in the ownership of the site or the responsibility for implementing this SMP will include the following notifications:

8. At least 60 days prior to the change, the NYSDEC will be notified in writing of the proposed change. This will include a certification that the prospective purchaser/Remedial Party has been provided with a copy of the SAC and all approved work plans and reports, including this SMP.
9. Within 15 days after the transfer of all or part of the site, the new owner's name, contact representative, and contact information will be confirmed in writing to the NYSDEC.

Table 2 on the following page includes contact information for the above notifications. The information on this table will be updated as necessary to provide accurate contact information. A full listing of site-related contact information is provided in Appendix A.

**Table 2: Notifications\***

<u>Name</u>	<u>Contact Information</u>	<u>Required Notification**</u>
NYSDEC Project Manager; Joshuah J. Kiler	585-226-5357 Joshuah.Klier@dec.ny.gov	All Notifications
NYSDEC Regional HW Engineer David Pratt	585-226-5449 <u>David.pratt@dec.ny.gov</u>	All Notifications

NYSDEC Site Control Kelly Lewandowski	518-402-9569 <a href="mailto:Kelly.lewandowski@dec.ny.gov">Kelly.lewandowski@dec.ny.gov</a>	Notifications 1 and 8
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\* Note: Notifications are subject to change and will be updated as necessary.

\*\* Note: Numbers in this column reference the numbered bullets in the notification list in this section.

**2.0 SUMMARY OF PREVIOUS INVESTIGATIONS AND REMEDIAL ACTIONS**

**2.1 Site Location and Description**

The site is located in Rochester, Monroe County, New York and was formerly identified as Tax Parcel #090.630-0001-001.0000000 on the City of Rochester Tax Map (see Figure 2). The site is an approximately 12.5-acre area and is bounded by Monroe Service Corporation to the north, Driving Park Avenue to the south, several small businesses to the east, and a local union hall to the west (see Figure 2 – Project Site Map and Surrounding Properties).

Since the submission of the previous SMP, the Site has been subdivided into four smaller tax parcels and the addition of a new road which partly traverses through the Site. The new road name is addressed as Phil Banks Way and starts at the end southern end of the Site boundary. The boundaries of the site are more fully described in Appendix D – Environmental Easement. The following table outlines the new tax parcel numbers, addresses, and owners at the time of update of this SMP are:

**Table 3: Updated Tax Parcel IDs and Owners**

<u>Owner Name</u>	<u>Site Contact Information</u>	<u>Address</u>	<u>Tax Parcel ID</u>
1001 Driving Park, LLC	Ramsey Elshafei 630-324-1210 <a href="mailto:relshafei@re-ds.com">relshafei@re-ds.com</a>	25-65 Phil Banks Way	090.62-1-8
FSI Driving Park LLC	Frank Imburgia 585-292-1580 <a href="mailto:frank@teamfsi.com">frank@teamfsi.com</a>	85-95 Phil Banks Way	090.62-1-9
FSI Driving Park LLC	Frank Imburgia 585-292-1580 <a href="mailto:frank@teamfsi.com">frank@teamfsi.com</a>	10-30 Phil Banks Way	090.63-1-1.004

Workman Three LLC	Tyler Workman 908-229-9075 <a href="mailto:workmanequities@gmail.com">workmanequities@gmail.com</a>	40-80 Phil Banks Way	090.63-1-1.005
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## 2.2 Physical Setting

### 2.2.1 Land Use

The Site consists of the following: two buildings constructed on 25-65 and 40-81 Phil Banks Way. The following table summarizes the current zoning, land use, and occupants at the Site.

**Table 4: Site Land Use**

<u>Address</u>	<u>Tax Parcel ID</u>	<u>Building / Occupant</u>	<u>Zoning/Land Use</u>
25-65 Phil Banks Way	090.62-1-8	One Building – Farmer John Popcorn (office / production facility)	Industrial
85-95 Phil Banks Way	090.62-1-9	Vacant Land	Industrial or Commercial
10-30 Phil Banks Way	090.63-1-1.004	Vacant Land	Industrial or Commercial
40-80 Phil Banks Way	090.63-1-1.005	One Building – Lasership (storage, warehouse, distribution facility)	Commercial Use

The properties adjoining the Site and, in the neighborhood, surrounding the Site primarily include commercial properties and a public park for recreational use. The

south adjacent property (across the way of Driving Park Avenue) includes an industrial use property; the property to the north of the Site include a commercial property; the property to the west of the Site include commercial property, and the properties immediately east of the Site include commercial properties and public park.

### 2.2.2 Geology

The soils of the Site are classified as urban land and the depth of overburden ranges across the Site from 8 to 20 feet. The Site bedrock consists of Rochester shale and a layer of weathered bedrock exists at the overburden-bedrock interface. Rochester shale consists of light to dark grey dolostone and the formation is approximately 95 to 100 feet deep.

Site specific field logs and notes are provided in Appendix G.

### 2.2.3 Hydrogeology

Prior to remediation Site groundwater was heavily influenced by Site infrastructure, which included tunnels and deep sumps. A map depicting the post-demolition and remediation groundwater flow can be found as Figure 5. Depth to groundwater below the ground surface is typically ranges from approximately 10 to 15 feet and groundwater flow direction is to the south southwest direction.

Regional groundwater flow direction is anticipated to be north-northeast direction toward Lake Ontario and the Genesee River,

A groundwater contour map is shown in Figure 5. Groundwater monitoring well construction logs are provided in Appendix G.

## 2.3 **Investigation and Remedial History**

The following narrative provides a remedial history timeline and a brief summary of the available project records to document key investigative and remedial milestones for the Site. Full titles for each of the reports referenced below are provided in Section 8.0 – References.

### 2.3.1 Site History

The Site was originally developed in 1948 for manufacturing photographic film and paper. Several different companies have owned and operated the facility at the Site for photographic paper and film production since its construction in 1948. The most recent owner, Photech Imaging Systems, Inc., ceased operations and abandoned the facility in 1991. Large amounts of chemicals, wastes, and various supplies and materials were left “as-is” on-Site when the facility was abandoned. In 1994, the NYSDEC and the United States Environmental Protection Agency (USEPA) performed a bulk waste and chemical removal action at the Site. This work successfully removed bulk chemicals from the facility; however, tanks were not certified as “clean”; small containers of chemicals were left in some of the buildings; and residual chemicals remained in some of the process vessels and piping.

Historically a total of 15 former buildings totaling approximately 108,000 square feet of space occupied the Site. The buildings were vandalized following abandonment, with ceilings, walls, piping and equipment severely damaged. As a result, asbestos and chemical residues were distributed throughout many interior areas of the buildings. Additionally, the roofs failed on several of the buildings and there was a fire in 2004 in the former warehouse portion of the facility.

During 2010, the City of Rochester demolished all of the Site buildings including the sub grade tunnels. Prior to demolition, asbestos containing materials and residual chemicals inside the buildings were removed and disposed of. In addition, suspect building materials (e.g. concrete floors) were assessed for chemicals of concern and remediated prior to demolition. The demolition of the Site structures allowed for a comprehensive Design Phase Investigation (DPI) to be completed to delineate the nature and extent of subsurface soil and groundwater contamination. The DPI activities are discussed further in Section 2.3.2.

During Site building demolition activities remedial actions were performed to remove soils impacted with Polycyclic Aromatic Hydrocarbon (PAH) Semivolatile Organic Compounds (SVOCs) along the eastern side and a drywell along the western side of Building 11 in order to prevent contaminated materials from entering

demolition excavations. A total of 601 tons of contaminated soil was removed from AOC 1A and a total of 95 tons of contaminated soil was removed from AOC 1B and transported offsite for disposal, as a regulated solid waste. A source removal action was performed during building demolition to remove source area soils associated with two (2) former sumps in buildings formerly located within AOC 7. A total of 170 tons of cadmium-impacted soil was removed from this area for offsite disposal. All areas of concern are shown on Figure 3 and the former sump locations and source removal areas are shown on Figure 4.

### 2.3.2 Remedial History

The following narrative provides a remedial history timeline and a brief summary of the available project records to document key investigative and remedial milestones for the Site.

A Design Phase Investigation (DPI) was performed to characterize the nature and extent of contamination at the Site following demolition of the Site structures. The results of the DPI are described in detail in the following report:

- *Design Phase Investigation, Former Phototech Imaging Site*, prepared by LaBella, dated July 2011.

Generally, the DPI determined that seven (7) AOCs at the Site contained concentrations of chemicals of concern detected above the Soil Cleanup Objectives (SCOs), including:

- AOC 1B: West of Former Chemical Building – This area contained an apparent dry well that was investigated via test pitting.
- AOC 2: Silver Recovery Wastewater System – This area was determined to contain Cadmium at concentrations in groundwater that exceeded the NYSDEC TOGS 1.1.1 groundwater standard, and as such the NYS Part 375 SCO for the protection of groundwater was used when evaluating soil Cadmium levels. Soils in this area were reported to contain Cadmium concentrations above the SCO for the protection of groundwater (7.5 mg/kg) at concentrations between 7.9 mg/kg and 6,320 mg/kg.

- AOC 3A: Former Retention Pond/Burn Pit – This area was determined to contain Cadmium concentrations in soil that exceeded the NYS Part 375 SCO for a Commercial site (9.3 mg/kg) at concentrations between 7.9 mg/kg and 218 mg/kg.
- AOC 4B: Former Chemical Storage Sheds – This area was determined to contain Arsenic concentrations in soil that exceeded the NYS Part 375 SCO for a Commercial site (16 mg/kg) at a concentration of 18.1 mg/kg.
- AOC 7: Building 2 and 7 Wastewater – This area was determined to contain Cadmium concentrations in soil that exceeded the NYS Part 375 SCO for a Commercial site (9.3 mg/kg) at concentrations between 10.1 mg/kg and 11,900 mg/kg.
- AOC 13: South Drainage Swale – This area was determined to contain Cadmium concentrations in soil that exceeded the NYS Part 375 SCO for a Commercial site (9.3 mg/kg) at concentrations between 11.4 mg/kg and 132 mg/kg.

*Note: Figure 3 includes AOC 14: Petroleum-Impacted Soil. This AOC was discovered during implementation of the Remedial Action. A description of AOC 14 is included below.*

- AOC 14: Petroleum-Impacted Soil – This area was determined to contain petroleum impacted soil and groundwater. Stained soils, nuisance petroleum odors, and low PID readings were observed during the removal of a water main and a former electrical pipe conduit along the eastern portion of the Site.

### 2.3.3 Site-Related Groundwater

Groundwater containing contaminants of concern above the respective NYSDEC TOGS 1.1.1 groundwater standards was identified within AOC 2. As noted above, a groundwater sample collected from within the AOC 2 footprint was reported to contain Cadmium at a concentration that exceeds the NYSDEC TOGS 1.1.1 groundwater standard of 5 ug/L. The original source of Cadmium in this AOC was the



Former Silver Recovery Wastewater system.

#### 2.3.4 Site-Related Soil Vapor Intrusion

No soil vapor intrusion assessment was conducted within former Site buildings prior to demolition and remediation. Soil vapor intrusion assessments will be required for new structures designed for full or part-time occupancy constructed during future redevelopment.

#### 2.3.5 Underground Storage Tanks

Several underground structures were present at the Site related to the former silver recovery wastewater system. The locations of these underground structures are shown on Figure 6. A summary of each of these structures is provided in Table 5.

**Table 5: Underground Structures**

<b>Structure ID</b>	<b>Historical Use</b>	<b>Approximate Capacity</b>
<b>Tank 1</b>	Silver Recovery Tank	5,000-gallon
<b>Tank 2</b>	Original Water Service Vault	3,000-gallon
<b>Tank 3</b>	Second Generation Water Service Vault	7,000-gallon
<b>Tank 4</b>	Silver Wastewater Concrete Vault	12,000-gallon
<b>Silver Recovery</b>	Original Silver Recovery Vault	Unknown
<b>Condensate Tank</b>	Storage	275-gallon

#### 2.3.6 Historic Infrastructure

All underground piping and other associated historic infrastructure were removed during the remedial actions at the Site. The historic underground piping included wastewater, water, and electric. Five (5) drainage structures outlined in the following table were also removed during this work.

**Table 6: Drainage Structures Removed**

Structure	Location	Closure Analyses	Laboratory Results
Dry Well	Eastern portion of Site	Cadmium	0.599 M
		TCL VOCs	No detections
Manhole (3'x3'x8')	Northern portion of Site	Cadmium	0.554 U
Manhole (3'x3'x8')	South of Former Building 12	NA	NA
Manhole (3'x3'x3')	West of Former Building 9	NA	NA
Manhole (4'x4'x12')	Adjacent to Driving Park Avenue	Directly on Bedrock; Not Sampled	NA

#### 2.4 Summary of Remedial Actions

The Site was remediated in accordance with NYSDEC-approved Record of Decision dated March 2006. The following is a summary of the Remedial Actions performed at the Site:

1. Asbestos abatement, building and equipment decontamination, and building demolition including removal of basements and tunnels;
2. Design Phase Investigation which delineated the extent of soil contamination and confirmed the extent of groundwater contamination;
3. Removal of the silver recovery system including all tanks, vaults, and piping infrastructure;
4. Excavation and offsite disposal of contaminated soils exceeding commercial SCOs listed in Table 7 below; excavation depths across the Site ranged from 3 feet below ground surface down to competent bedrock (+/- 11-13 feet bgs);
5. Application of Daramend in AOC 2 and AOC 7;
6. Removal of nearly all on-site utilities;

Remedial activities were completed at the Site between 2010 and 2012.

**Table 7: Soil Cleanup Objectives**

Constituent	NYS Part 375-6.8(b) Restricted Commercial
<b>Heavy Metals</b>	
Cadmium	9
Silver	1,500
Arsenic	16
<b>Semivolatile Organic Compounds</b>	
Acenaphthene	500
Acenaphthylene	500
Anthracene	500
Benzo(a)anthracene	5.6
Benzo(a)pyrene	1
Benzo(b)fluoranthene	5.6
Benzo(g,h,i)perylene	500
Benzo(k)fluoranthene	56
Chrysene	56
Dibenz(a,h)anthracene	0.56
Fluoranthene	500
Fluorene	500
Indeno(1,2,3-cd)pyrene	5.6
Naphthalene	500
Phenanthrene	500
Pyrene	500

#### 2.4.1 Removal of Contaminated Materials from the Site

Commercial SCOs were utilized as the cleanup objective for each Site AOC. The contaminants of concern differed for each AOC and the volume of soil removed are shown on the following table:

**Table 8: Soil Removal Summary**

Area of Concern	Amount of Soil Removed (tons)	Contaminant of Concern
AOC 1A	601	Heavy metals and SVOCs
AOC 1B	95	Drywell and Heavy Metals
AOC 2	763	Cadmium and Silver
AOC 3A	3,467	Debris and SVOCs
AOC 4B	19.98	Arsenic
Source Removal Action	170	Cadmium
AOC 7	773	Cadmium
AOC 13	410.46	Cadmium
AOC 14	329.7	Petroleum Constituents

Areas of excavation completed during infrastructure removal and the removal of regulated materials are shown in Figure 7 and 8, respectively. The types of fill materials used to fill the infrastructure and regulated material removal excavations are shown in Figures 9 and 10, respectively.

A list of the soil cleanup objectives (SCOs) for the primary contaminants of concern (COCs) for this Site is provided in Table 7.

#### 2.4.2 Site-Related Treatment Systems

An immobilization product, Daramend, was placed in the AOC2 and AOC7 excavations prior to backfilling and restoration activities. DARAMEND®-M is a controlled release organic carbon, zero-valent iron (ZVI), and a source of sulfate, offered by Adventus Americas, Inc. (Adventus). This product produces a metal-sulfide compound that precipitates out of the dissolved phase and sorbs strongly to soil particles. This essentially immobilizes the contaminant as it remains fixed to the soil matrix. Adventus' technical summary of DARAMEND®-M is included in Appendix C.

#### 2.4.3 Sub-slab Depressurization Systems

After the submission of this SMP, the two buildings were constructed on Site. As required by the ECs listed within this SMP, an SSDS was installed in both buildings.

#### Farmer John Popcorn Building

A new building (“Farmer John Popcorn Building”) was constructed on the Site in 2021 addressed as 25-65 Phil Banks Way (Tax Parcel: 090.62-1-8). Currently the building is used as an office and production facility. An Excavation work plan (EWP) dated July 10, 2020 was submitted prior to the construction of the building which included the SSDS design. The NYSDEC approved the EWP via email on August 6, 2020. After the construction of the building, Pressure Field Extension Monitoring (PFE) readings were collected to test the influence of the SSDS. The PFE readings concluded there was adequate influence through the building footprint. A letter dated May 17, 2021 to the NYSDEC summarized these findings and a final drawing with the SSDS layout.

#### LaserShip Building

A new building (“LaserShip”) was constructed on the Site in 2021 addressed as 40-80 Phil Banks Way (Tax Parcel: 090.63-1-1.005). Currently the building is used as an office and warehouse for a distribution facility. An Excavation work plan (EWP) dated March 25, 2021 was submitted prior to the construction of the building which included the SSDS design. The NYSDEC approved the EWP via email on April 15, 2021. After the construction of the building, PFE readings were collected to test the influence of the SSDS. The PFE readings concluded there was adequate influence through the building footprint. A letter dated September 30, 2021 to the NYSDEC summarized these findings and a final drawing with the SSDS layout.

Copies of the EWP, NYSDEC Approvals, and SSDS drawings for both SSDS are included in Appendix K.

## 2.5 Remedial Action Objectives

The remediation goals for the Site as listed in the Record of Decision dated March 2006 are as follows:

- Exposes of person at or around the site to metals and PAHs in on-site soils and groundwater;
- The release of contaminants of soil or groundwater into indoor air of future overlying buildings through vapor intrusion;
- The release of contaminants of soil into groundwater that may create exceedances of groundwater quality standards; and
- The release of contaminants from shallow subsurface soil into storm drainage systems through stormwater erosion.

Further, the remediation goals for the Site include attaining to the extent practicable:

- Ambient groundwater quality standards;
- Soil cleanup levels in TAGM 4046 for surface and subsurface soils; and
- The site-specific cleanup level for cadmium in TAGM 4046 is 1 ppm. Cleanup of cadmium to this level will remediate silver in soils to levels that are protective of human health and the environment.

The following Remedial Action Objectives (RAOs) were identified and outlined in the Final Engineering Report dated January 2014 for this Site.

### **Groundwater**

#### RAOs for Public Health Protection

- Eliminate or reduce to the extent practicable the exposure of persons at or around the Site to metals, Volatile Organic Compounds (VOC), and Polycyclic Aromatic Hydrocarbons (PAHs) in on-site groundwater.
- Eliminate or reduce to the extent practicable the release of contaminants from groundwater into indoor air of future overlying buildings through vapor intrusion.

#### RAOs for Environmental Protection

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

## **Soil**

### RAOs for Public Health Protection

- Eliminate or reduce to the extent practicable the exposure of persons at or around the Site to metals and PAHs in on-site soils.
- Eliminate or reduce to the extent practicable the release of contaminants from soil into indoor air of future overlying buildings through vapor intrusion

### RAOs for Environmental Protection

- Eliminate or reduce to the extent practicable the release of contaminants from soil into groundwater that may create exceedances of groundwater quality standards.
- Eliminate or reduce to the extent practicable the release of contaminants from shallow subsurface soil into storm drainage systems through water erosion.

## **2.6 Remaining Contamination**

The Site was successfully remediated in accordance with the remedial goals and objectives identified in the Remedial Action Work Plans and the Record of Decision. Confirmatory soil sampling and analysis completed during remediation indicate that no soil contaminants are present at concentrations which exceed commercial SCOs.

## **2.7 Soil**

The remedial actions successfully removed all soil contamination from the Site above the SCGs. Therefore, there is no remaining soil contamination at the Site

given its current and future uses as a commercial site.

Figure 11 summarize the results of all soil samples remaining at the Site after completion of Remedial Actions that exceed the Track 1 (unrestricted) SCOs, the tabulated exceedances can be found in Table A.

## **2.8 Groundwater**

Groundwater monitoring results have indicated that no metals or SVOCs are present in the Site groundwater above the NYSDEC TOGS 1.1.1 Ambient Groundwater Standards. The presence of VOCs above the NYSDEC TOGS 1.1.1 Ambient Groundwater Standards detected within RMW-9 are likely due to off-site groundwater migration from the neighboring Delphi Auto Systems property which has a history of soil and groundwater contamination of the same VOCs as detected within RMW-9. In order to mitigate the VOCs present, on-site future Site buildings should be equipped with a soil vapor mitigation systems.

Figure 13 summarize the results of all samples of groundwater that exceed the SCGs after completion of the remedial action.

## **3.0 INSTITUTIONAL AND ENGINEERING CONTROL PLAN**

### **3.1 General**

Although the soil remaining at the Site does not exceed the Commercial SCOs, exceedances of the Unrestricted SCOs are present within localized locations. Similarly, groundwater data associated with the majority of the Site indicate that contaminant concentrations are below the NYS Part 703 Groundwater Standards. Only localized areas of groundwater exceed the NYS Part 703 Groundwater Standard. Therefore, potential groundwater/soil vapor impacts exist beneath only a portion of the Site. Engineering Controls and Institutional Controls (EC/ICs) are required to protect human health and the environment. This Engineering and Institutional Control Plan describes the procedures for the implementation and management of all EC/ICs at the Site. The EC/IC Plan is one component of the SMP and is subject to revision by NYSDEC.

This plan provides:



- A description of all IC/ECs on the site;
- The basic implementation and intended role of each IC/EC;
- A description of the key components of the ICs set forth in the Environmental Easement;
- A description of the controls to be evaluated during each required inspection and periodic review;
- A description of plans and procedures to be followed for implementation of IC/ECs, such as the implementation of the Excavation Work Plan (EWP) (as provided in Appendix A) for the proper handling of remaining contamination that may be disturbed during maintenance or redevelopment work on the site; and
- Any other provisions necessary to identify or establish methods for implementing the IC/ECs required by the site remedy, as determined by the NYSDEC project manager.

### **3.2 Institutional Controls**

A series of ICs is required by the ROD to: (1) implement, maintain and monitor Engineering Control systems; (2) prevent future exposure to remaining contamination; and, (3) limit the use and development of the site to commercial and industrial uses only. Adherence to these ICs on the site is required by the Environmental Easement and will be implemented under this SMP. ICs identified in the Environmental Easement may not be discontinued without an amendment to or extinguishment of the Environmental Easement.

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:  
Commercial as described in 6 NYCRR Part 375-6.1-8(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) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDEC and Monroe County Department of Health to render is safe for drinking water or for industrial purposes, and the use must first notify and obtain written approval to do so from the Department;
- (5) Groundwater and other environmental or public health monitoring must be performs as defined in the SMP;
- (6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;
- (7) All future activities on the property that will disturb remaining contaminated material must be coordinated in accordance with the SMP;
- (8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;
- (9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;
- (10) Access to the site must be provided to agency, employees or other representatives of the new York State with reasonable prior notice to the property owner to assure compliance with restricted identified by the Environmental Easement.
- B. The Controlled Property shall not be used for Residential purposes as defined in 6NYCRR Part 375-1.8(g)(2)(i), and the above-stated engineering

controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

- C. The SMP described obligations that the Grantor assumed on behalf of the Grantor, its successors and assigns. The Grantor's assumptions 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 and up-to-date version of the SMP from:

Site Control Section  
Division of Environmental Remediation  
NYSDEC  
625 Broadway  
Albany, NY 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 approved 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 the subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold faced type:

**This property is property is subject to an Environmental**

**Easement held by the New York State Department of Environmental Conservations pursuant to Title 36 of Article 71 of the Environmental Conservations Law.**

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

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

- (1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).
- (2) the 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 by 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;

H Groundwater and other environmental or public health monitoring must be performed as defined in this SMP;

I. Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in this SMP;

J. Inclusion in the City of Rochester Building Information System flagging system as a local governmental institutional control.

K. The property may only be used for restricted commercial and industrial use provided that the long-term Engineering and Institutional Controls included in this SMP are employed;

L. The property may not be used for a higher level of use, such as unrestricted and restricted residential use without additional remediation and amendment of the Environmental Easement, as approved by the NYSDEC;

M. The potential for vapor intrusion must be evaluated for any buildings, and any potential impacts that are identified must be monitored or mitigated;

N. Vegetable gardens and farming on the property are prohibited;

O. The Site owner or remedial party will submit to NYSDEC a written statement that certifies, under penalty of perjury, that: (1) controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and

environment or that constitute a violation or failure to comply with the SMP. NYSDEC retains the right to access such Controlled Property at any time in order to evaluate the continued maintenance of any and all controls. This certification shall be submitted annually, or an alternate period of time that NYSDEC may allow and will be made by an expert that the NYSDEC finds acceptable.

### 3.3 Engineering Controls

#### 3.3.1 Sub-Slab Depressurization Systems (SSDS)

Procedures for operating and maintaining the SSDS system are documented in the Operation and Maintenance Plan (Section 5.0 of this SMP). As-built drawings, signed and sealed by a PE who is licensed and registered in New York State, are included in Appendix K – Operations and Maintenance Manual. Figure 14 shows the location of the ECs for the site.

The SSD system will not be discontinued unless prior written approval is granted by the NYSDEC and the NYSDOH project managers. If monitoring data indicates that the SSD system may no longer be required, a proposal to discontinue the SSD system will be submitted by the remedial party to the NYSDEC and NYSDOH project managers.

Prior to the construction of any enclosed structures which are constructed within an identified area of concern and are designed for full or part-time occupancy at the Site an SVI evaluation will be performed to determine whether any mitigation measures are necessary to eliminate potential exposure to vapors in the proposed structure. Alternatively, an SVI mitigation system may be installed as component of the building foundation without first conducting an investigation. This mitigation system will include a vapor barrier and passive sub-slab depressurization system that is capable of being converted to an active system.

Prior to conducting an SVI investigation or installing a mitigation system, a work plan will be developed and submitted to the NYSDEC and NYSDOH for approval. This work plan will be developed in accordance with the most recent NYSDOH “Guidance for Evaluating Vapor Intrusion in the State of New York”. Measures to be employed to mitigate potential vapor intrusion will be evaluated, selected, designed, installed, and maintained based on the SVI evaluation, the NYSDOH guidance, and construction details of the proposed structure.

Preliminary (unvalidated) SVI sampling data will be forwarded to the NYSDEC and NYSDOH for initial review and interpretation. Upon validation, the final data will be transmitted to the agencies, along with a recommendation for follow-up action, such as mitigation.

SVI sampling results, evaluations, and follow-up actions will also be summarized in the next Periodic Review Report.

### 3.3.2 Criteria for Completion of Remediation/Termination of Remedial Systems

Generally, remedial processes are considered completed when monitoring indicates that the remedy has achieved the remedial action objectives identified by the decision document. The framework for determining when remedial processes are complete is provided in Section 6.4 of NYSDEC DER-10. Unless waived by the NYSDEC, confirmation samples of applicable environmental media are required before terminating any remedial actions at the site. Confirmation samples require Category B deliverables and a Data Usability Summary Report (DUSR).

As discussed below, the NYSDEC may approve termination of a groundwater monitoring program. When a remedial party receives this approval, the remedial party will decommission all site-related monitoring, injection and recovery wells as per the NYSDEC CP-43 policy.

The remedial party will also conduct any needed site restoration activities, such as asphalt patching and decommissioning treatment system equipment. In addition, the remedial party will conduct any necessary restoration of vegetation coverage, trees and wetlands, and will comply with NYSDEC and United States Army Corps of Engineers regulations and guidance. Also, the remedial party will ensure that no ongoing erosion is occurring on the site.

### 3.3.3 Excavation Management Required Area

The Site has been remediated for restricted commercial and industrial use; however, limited areas of soil exceeding the Unrestricted SCOs are present. Any future intrusive work that will encounter or disturb the remaining contamination will be performed in compliance with the Excavation Work Plan (EWP) that is attached as Appendix A to this SMP. Any work conducted within the EMR Area will be pursuant to the EWP must also be conducted in accordance with the procedures defined in a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) prepared for the Site. A sample HASP is attached as Appendix D to this SMP that is in current compliance with DER-10, and 29 CFR 1910, 29 CFR 1926, and all other applicable Federal, State and local regulations. Based on future changes to State and Federal health and safety requirements, and specific methods employed by future contractors, the HASP and CAMP will be updated and re-submitted with the notification provided in Section A-1 of the EWP. Any intrusive construction work that will impact the areas where excavation screening is required as depicted on Figure A-1 included in the EWP will be performed in compliance with the EWP, HASP and CAMP, and will be included in the periodic inspection and certification reports submitted under the Site Management Reporting Plan (See Section 5).

The Site owner and associated parties preparing the remedial documents submitted to the State, and parties performing this work, are completely responsible for the safe performance of all intrusive work, the structural integrity of excavations, proper disposal of excavation de-water, control of runoff from open excavations into



remaining contamination, and for structures that may be affected by excavations (such as building foundations and bridge footings). The Site owner will ensure that Site development activities will not interfere with, or otherwise impair or compromise, the engineering controls described in this SMP.

#### **3.4 Monitoring Wells associated with Monitored Natural Attenuation**

Groundwater monitoring activities to assess natural attenuation will continue, as determined by the NYSDEC project manager in consultation with NYSDOH project manager, until residual groundwater concentrations are found to be consistently below ambient water quality standards, the site SCGs, or have become asymptotic at an acceptable level over an extended period. In the event that monitoring data indicates that monitoring for natural attenuation may no longer be required, a proposal to discontinue the monitoring will be submitted by the remedial party. Monitoring will continue until permission to discontinue is granted in writing by the NYSDEC project manager. If groundwater contaminant levels become asymptotic at a level that is not acceptable to the NYSDEC, additional source removal, treatment and/or control measures will be evaluated.

## 4.0 MONITORING AND SAMPLING PLAN

### 4.1 General

The Monitoring Plan describes the measures for evaluating the performance and effectiveness of the remedy to reduce or mitigate contamination at the Site , and all affected site media identified below. Monitoring of other Engineering Controls is described in section 5, Operation, Monitoring and Maintenance Plan. This Monitoring Plan may only be revised with the approval of NYSDEC.

Details regarding the sampling procedures, data quality usability objectives, analytical methods, etc. for all samples collected as part of site management for the site are included in the Quality Control Plan provided in Appendix H.

This Monitoring and Sampling Plan describes the methods to be used for:

- Sampling and analysis of all appropriate media (e.g., groundwater, indoor air, soil vapor, soils);
- Assessing compliance with applicable NYSDEC standards, criteria and guidance (SCGs), particularly groundwater standards and Part 375 SCOs for soil; and
- Evaluating site information periodically to confirm that the remedy continues to be effective in protecting public health and the environment;

To adequately address these issues, this Monitoring and Sampling Plan provides information on:

- Sampling locations, protocol and frequency;
- Information on all designed monitoring systems;
- Analytical sampling program requirements;

- Inspection and maintenance requirements for monitoring wells;
- Monitoring well decommissioning procedures; and
- Annual inspection and periodic certification.

Reporting requirements are provided in Section 7.0 of this SMP.

Annual monitoring of the performance of the remedy and overall reduction in contamination on-Site will be conducted for the first two (2) years. The frequency thereafter will be determined by NYSDEC. Trends in contaminant levels in groundwater in the affected areas, will be evaluated to determine if the remedy continues to be effective in achieving remedial goals. Monitoring programs are summarized in Table 9 and Table 10 and outlined in detail in Sections 4.3 and 4.4 below.

#### **4.2 Site-wide Inspections**

Site-wide inspections will be performed at a minimum of once per year. These periodic inspections must be conducted when the ground surface is visible (i.e. no snow cover). Site-wide inspections will be performed by a qualified environmental professional as defined in 6 NYCRR Part 375, a Professional Engineer (PE) who is licensed and registered in New York State, or a qualified person who directly reports to a PE who is licensed and registered in New York State. Modification to the frequency or duration of the inspections will require approval from the NYSDEC project manager. Site-wide inspections will also be performed after all severe weather conditions that may affect ECs or monitoring devices. During these inspections, an inspection form will be completed as provided in Appendix J – Site Management Forms. The form will compile sufficient information to assess the following:

- Compliance with all ICs, including site usage;
- An evaluation of the condition and continued effectiveness of ECs;
- General site conditions at the time of the inspection;

- Whether stormwater management systems, such as basins and outfalls, are working as designed;
- The site management activities being conducted including, where appropriate, confirmation sampling and a health and safety inspection; and
- Confirm that site records are up to date.

Inspections of all remedial components installed at the site will be conducted. A comprehensive site-wide inspection will be conducted and documented according to the SMP schedule, regardless of the frequency of the Periodic Review Report. The inspections will determine and document the following:

- Whether ECs continue to perform as designed;
- If these controls continue to be protective of human health and the environment;
- Compliance with requirements of this SMP and the Environmental Easement;
- Achievement of remedial performance criteria; and
- If site records are complete and up to date.

Reporting requirements are outlined in Section 7.0 of this plan.

Inspections will also be performed in the event of an emergency. If an emergency, such as a natural disaster or an unforeseen failure of any of the ECs occurs that reduces or has the potential to reduce the effectiveness of ECs in place at the site, verbal notice to the NYSDEC project manager must be given by noon of the following day. In addition, an inspection of the site will be conducted within 5 days of the event to verify the effectiveness of the IC/ECs implemented at the site by a qualified

environmental professional, as defined in 6 NYCRR Part 375. Written confirmation must be provided to the NYSDEC project manager within 7 days of the event that includes a summary of actions taken, or to be taken, and the potential impact to the environment and the public. The remedial party will submit follow-up status reports to the NYSDEC within 45 days of the event on actions taken to respond to any emergency event requiring ongoing responsive action, describing and documenting actions taken to restore the effectiveness of the ECs.

**4.3 Remedial System Monitoring**

**4.3.1 SSDS Monitoring**

Monitoring of the SSDS will be performed on a routine basis, as identified in Table 8 SSDS Monitoring Requirements and Schedule (see below). The monitoring of remedial systems must be conducted by a qualified environmental professional as defined in 6 NYCRR Part 375, a PE who is licensed and registered in New York State, or a qualified person who directly reports to a PE who is licensed and registered in New York State. Modification to the frequency or sampling requirements will require approval from the NYSDEC project manager. A visual inspection of the complete system will be conducted during each monitoring event. Unscheduled inspections and/or sampling may take place when a suspected failure of the SSDS has been reported or an emergency occurs that is deemed likely to affect the operation of the system. SSDS components to be monitored include, but are not limited to, the components included in Table 7 below.

**Table 8 – SSDSs Requirements and Schedule**

<b>Remedial System Component</b>	<b>Monitoring Parameter</b>	<b>Operating Range</b>	<b>Monitoring Schedule</b>
Alarms	Indicator Light	Green	Annual Inspection*
U-Tube Manometers	Vacuum	0.5 to 2 “wc	Annual inspection*

Inspection frequency is subject to change with the approval of the NYSDEC.

Unscheduled inspections and/or sampling may take place when a suspected failure of the SSD system has been reported or an emergency occurs that is deemed likely to affect the operation of the system. Monitoring deliverables for the SSD system are specified later in this Plan.

A complete list of components to be inspected is provided in the Inspection Checklist, provided in Appendix J – Site Management Forms. If any equipment readings are not within their specified operation range, any equipment is observed to be malfunctioning or the system is not performing within specifications; maintenance and repair, as per the Operation and Maintenance Plan, is required immediately.

**4.4 Post-Remediation Media Monitoring and Sampling**

Samples shall be collected from the groundwater monitoring wells on a routine basis. Sampling locations, required analytical parameters, and schedule are provided in Table 10 – Post Remediation Sampling Requirements and Schedule below. Modification to the frequency or sampling requirements will require approval from the NYSDEC project manager.

**Table 10 – Post Remediation Sampling Requirements and Schedule**

Sampling Location	Analytical Parameters	Sampling Method	Schedule
RMW-3, RMW-4, RMW-9, and Well-09	TCL VOCs (8260C) & RCRA Metals (6010)	Low Flow	Annually*

\* The frequency of events will be conducted as specified until otherwise approved by NYSDEC and NYSDOH

Detailed sample collection and analytical procedures and protocols are provided in Appendix 7– Quality Control Plan.

**4.4.1 Groundwater Sampling**

Groundwater monitoring will be performed annually to assess the performance of the remedy. Modification to the frequency or sampling requirements will require approval from the NYSDEC project manager.

The network of monitoring wells has been installed to monitor upgradient, on-site and downgradient groundwater conditions at the site. The network on on-Site wells has been designed based on the following criteria:

- Bedrock interface monitoring wells were installed up to five feet into competent bedrock with 10-foot screened intervals. A typical groundwater monitoring well cross-section is included as Appendix E.
- Groundwater is present approximately 5 to 16.5-feet bgs and groundwater contours indicate that general groundwater flow at the Site is from the north to the south as shown on Figure 5.
- The significant findings of the 2012 post-remediation groundwater monitoring are summarized below:
  - Metals were not detected above the NYSDEC TOGS 1.1.1 Ambient Groundwater Standards in any of the monitoring wells at the Site.
  - VOC were detected above the NYSDEC TOGS 1.1.1 Ambient Groundwater Standards in wells RMW-3, RMW-4, RMW-7, RMW-8, RMW-9, and Well-09 as shown on Figure 13.

It is suspected that, at a minimum, the VOCs detected on-site at the location of RMW-9 are a result of off-site impact migration onto the Site from the property to the west which was historically utilized by the former Delphi Auto Systems and is currently occupied by General Motors Component Holding, LLC. This property is a Hazardous Waste Site due in part to documented groundwater contamination. Analytical groundwater data from the Delphi facility indicates similar VOC impacts to groundwater associated with the Delphi spills.

The monitoring well network includes two (2) sentinel wells that monitor downgradient plume migration. Sentinel wells are uncontaminated wells located directly downgradient of the plume and upgradient of sensitive receptors. The

monitoring well network for this site includes the following sentinel wells: Well-09 and RMW-9.

Refer to Figure 5 for the well locations. Monitoring well construction logs are included in Appendix F.

#### Low-Flow Sampling – TCL VOCs and RCRA Metals

Low flow groundwater sampling methodologies will be implemented in order to obtain a representative sample of current groundwater conditions at the Site. In order to accomplish this task, the following steps will be taken:

- Initially, static water levels will be collected using a water level measuring device(s) capable of measuring to 0.01 foot accuracy for evaluating the groundwater contours at the Site.
- Subsequent to collecting groundwater elevations, low flow purging of the monitoring wells will include the collection of water quality indicator parameters. Water quality indicator parameters will be recorded at five (5)-minute intervals during the purging of the well. These water quality indicator parameters will include:
  - Water Level Drawdown
  - Temperature
  - pH
  - Dissolved Oxygen
  - Specific Conductance
  - Oxidation Reduction Potential
  - Turbidity
- Groundwater sampling will commence once the groundwater quality indicator parameters have stabilized for at least three (3) consecutive readings for the following parameters:
  - Water Level Drawdown: <0.3N



- Temperature: +/- 3%
  - pH: +/- 0.1unit
  - Dissolved Oxygen: +/-10%
  - Specific Conductance: +/-3%
  - Oxidation Reduction Potential: +/-10 millivolts
  - Turbidity: +/-10% for values greater than 1 NTU
- After chemical indicator and drawdown parameters have stabilized sampling can begin.
  - Each sample collected will be properly labeled.
  - After collection of the samples, the pump tubing can be dedicated to the well for re-sampling (by hanging the tubing inside the well), decontaminated, or properly discarded.
  - The monitoring well will be secured.
  - Any reusable low flow groundwater sampling equipment will be decontaminated after each monitoring well prior to sampling additional wells at the Site.
  - The samples will be submitted to a NYSDOH ELAP certified laboratory for the parameters tested under chain of custody. Groundwater samples will be analyzed for RCRA Metals using United States Environmental Protection Agency (USEPA) Method 6010 and 7471 (mercury), and TCL VOCs using USEPA Method 8260.
  - The groundwater results will be provided in an ASP Category B deliverables data package and a DUSR will be completed only when groundwater monitoring is requested to no longer be monitored to evaluate the usability of the data in accordance with DER-10 Appendix 2B.

If biofouling or silt accumulation occurs in the on-site and/or off-site monitoring wells, the wells will be physically agitated/surged and redeveloped. Additionally,

monitoring wells will be properly decommissioned and replaced if an event renders the wells unusable.

Repairs and/or replacement of wells in the monitoring well network will be performed based on assessments of structural integrity and overall performance.

The NYSDEC project manager will be notified prior to any repair or decommissioning of any monitoring well for the purpose of replacement, and the repair or decommissioning and replacement process will be documented in the subsequent Periodic Review Report. Well decommissioning without replacement will be done only with the prior approval of the NYSDEC project manager. Well abandonment will be performed in accordance with NYSDEC's guidance entitled "CP-43: Groundwater Monitoring Well Decommissioning Procedures." Monitoring wells that are decommissioned because they have been rendered unusable will be replaced in kind in the nearest available location, unless otherwise approved by the NYSDEC project manager.

The sampling frequency may only be modified with the approval of the NYSDEC project manager. This SMP will be modified to reflect changes in sampling plans approved by the NYSDEC project manager.

Deliverables for the groundwater monitoring program are specified in Section 7.0 – Reporting Requirements.

#### **4.5 Monitoring and Sampling Protocol**

All sampling activities will be recorded in a field book and associated sampling log as provided in Appendix J – Site Management Forms. Other observations (e.g., groundwater monitoring well integrity) will be noted on the sampling log. The sampling log will serve as the inspection form for the monitoring network.

All sampling and analyses will be performed in accordance with the requirements of the Quality Control Plan (QCP) prepared for the Site (Appendix H).

Main Components of the QCP include:

- QA/QC Objectives for Data Measurement;
- Sampling Program;
  - Sample containers will be properly washed, decontaminated, and appropriate preservative will be added (if applicable) prior to their use by the analytical laboratory. Containers with preservative will be tagged as such.
  - Sample holding times will be in accordance with the NYSDEC ASP requirements.
  - Field QC samples (e.g., trip blanks, coded field duplicates, and matrix spike/matrix spike duplicates) will be collected as necessary.
- Sample Tracking and Custody;
- Calibration Procedures;
  - All field analytical equipment will be calibrated immediately prior to each day's use. Calibration procedures will conform to manufacturer's standard instructions.
  - The laboratory will follow all calibration procedures and schedules as specified in USEPA SW-846 and subsequent updates that apply to the instruments used for the analytical methods.
- Analytical Procedures;
- Preparation of a Data Usability Summary Report (DUSR), which will present the results of data validation, including a summary assessment of laboratory data packages, sample preservation and chain of custody procedures, and a summary assessment of precision, accuracy, representativeness, comparability, and completeness for each analytical method;
- Internal QC and Checks;
- QA Performance and System Audits;

- Preventative Maintenance Procedures and Schedules;
- Corrective Action Measures.

## 5.0 OPERATION AND MAINTENANCE PLAN

### 5.1 General

This Operation and Maintenance Plan provides a brief description of the measures necessary to operate, monitor and maintain the mechanical components of the remedy selected for the site. This Operation and Maintenance Plan:

- Includes the procedures necessary to allow individuals unfamiliar with the site to operate and maintain the SSD systems;
- Includes an operation and maintenance contingency plan; and,
- Will be updated periodically to reflect changes in site conditions or the manner in which the SSD systems are operated and maintained.

Further detail regarding the Operation and Maintenance of the SSDS is provided in Appendix K – Operation and Maintenance Manual. A copy of this Operation and Maintenance Manual, along with the complete SMP, is to be maintained at the site. This Operation and Maintenance Plan is not to be used as a stand-alone document, but as a component document of this SMP.

### 5.2 Operation and Maintenance of Sub-Slab Depressurization Systems

The following sections provide a description of the operations and maintenance of SSDSs. Cut-sheets and as-built drawings for SSDSs are provided in Appendix K – Operations and Maintenance Manual.

#### 5.2.1 System Start-Up and Testing

An SVI mitigation system will be installed as a component of all building foundations without first conducting an investigation. This mitigation system will include a vapor barrier and passive sub-slab depressurization system (SSDS) that is capable of being converted to an active system. SSDS design will be completed in

accordance with the 2006 NYSDOH SVI Guidance

Following the installation of each SSDS, testing should be conducted to preliminarily evaluate the effectiveness and to confirm that there is adequate negative pressure beneath the entire foundation of the building and determine if the system needs to be activated. The following post start-up testing should be completed:

- **Pressure Field Extension Testing** - After the system installation is complete pressure testing point (SSDS drawings in Appendix K) should be tested to confirm that the system is adequately depressurizing the entire sub-slab area by the Site owner or qualified environmental professional. The testing should consist of connecting a digital micro-manometer (TSI AP800 or similar) to each location and recording the vacuum reading. In addition, the U-Tube Manometer readings on the fans should be recorded so that the U-Tube Manometer readings can be correlated to the sub-slab measurements for future confirmation of system influence. Following the initial monitoring the building owner will be responsible to monitor the systems alarm and manometer and alert the NYSDEC if there are indications that the system is malfunctioning.
- **Alarm Test** - If a SSDS is activated, the alarms should be tested to confirm proper operation of the alarms. The alarm test consists of disconnecting the fan power and confirming both the light and audible alarm are triggered.

It should be noted that the United States Environmental Protection Agency (USEPA) indicates in their Engineering Issue: Indoor Vapor Intrusion Mitigation Approaches: *“As a practical matter SSD systems are normally designed to achieve a pressure differential of at least 0.02 inch of water (5 Pascal), during the worst case season, to provide an adequate safety factor for long-term variations.”*

Drawings of both SSDSs are included in Appendix K of this report.

The system testing described above will be conducted if, in the course of the SSD system lifetime, significant changes are made to the system, and the system

must be restarted.

### 5.2.2 Routine System Operation and Maintenance

An annual inspection of the SSD systems will be performed to ensure that the systems are operating properly. A visual inspection of the accessible portions (i.e., piping, fans, alarms, and gauges) of the systems will be conducted during each monitoring event.

Maintenance reports and any other information generated during regular operations at the Site will be kept on-file on-Site. All reports, forms, and other relevant information generated will be available upon request to the NYSDEC and submitted as part of the Periodic Review Report, as specified in the Section 7 of this SMP.

Checklists or forms (see Appendix J – Site Management Forms) will be completed during each routine maintenance event. Checklists/forms will include, but not be limited to the following information:

- Date;
- Name, company, and position of person(s) conducting maintenance activities;
- Maintenance activities conducted;
- Any modifications to the system;
- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents noted (included either on the checklist/form or on an attached sheet);
- Other documentation such as copies of invoices for maintenance work, receipts for replacement equipment, etc., (attached to the checklist/form).

Refer to Table 9 for an outline of the SSDS Monitoring Requirements and Schedule.

A copy of an Operations and Maintenance Manual specific to the remedial systems should be provided in Appendix K, which will provide further detail on the above.

### 5.2.3 Non-Routine Operation and Maintenance

In the event that the alarm system is activated, applicable maintenance and repairs will be conducted as specified in the O&M Plan. Any interruptions to operations of the SSD systems and any repairs made will be noted in the subsequent PRR.

Refer to section 9 for additional information on reporting requirements for non-routine operation and maintenance. Table 9 provides a summary and schedule of routine maintenance.

### 5.2.4 System Monitoring Devices and Alarms

Each SSD system has a warning device to indicate that the system is not operating properly. In the event that warning device is activated, applicable maintenance and repairs will be conducted, as specified in the Operation and Maintenance Plan, and the SSD system will be restarted. Operational problems will be noted in the Periodic Review Report to be prepared for that reporting period.

## **6.0 PERIODIC ASSESSMENTS/EVALUATIONS**

### **6.1 Climate Change Vulnerability Assessment**

Increases in both the severity and frequency of storms/weather events, an increase in sea level elevations along with accompanying flooding impacts, shifting precipitation patterns and wide temperature fluctuation, resulting from global climactic change and instability, have the potential to significantly impact the performance, effectiveness and protectiveness of a given site and associated remedial systems. Vulnerability assessments provide information so that the site and associated



remedial systems are prepared for the impacts of the increasing frequency and intensity of severe storms/weather events and associated flooding.

This section provides a current vulnerability assessment that evaluates the vulnerability of the site and/or engineering controls to severe storms/weather events and associated flooding. This section also identifies vulnerability assessment updates that will be conducted for the site in Periodic Review Reports.

This assessment should include, but not be limited to, a discussion of potential vulnerabilities to be assessed during periodic reviews such as the following:

- Flood Plain: Identify whether the site is located in a flood plain, low-lying or low-groundwater recharge area. A flood insurance rate map could assist in that evaluation.
- Site Drainage and Storm Water Management: Identify areas of the site which may flood during severe rain events due to insufficient groundwater recharge capabilities or inadequate storm water management systems.
- Erosion: Identify any evidence of erosion at the site or areas of the site which may be susceptible to erosion during periods of severe rain events. Evaluate whether erosion is occurring on sediment caps.
- High Wind: Identify areas of the site and/or remedial system which may be susceptible to damage from the wind itself or falling objects, such as trees or utility structures during periods of high wind.
- Electricity: Identify the susceptibility of the site/remedial system to power loss and/or dips/surges in voltage during severe weather events, including lightning strikes, and the associated impact on site equipment and operations.
- Spill/Contaminant Release: Identify areas of the site and/or remedial system which may be susceptible to a spill or other contaminant release due to storm-related damage caused by flooding, erosion, high winds, loss of power etc.

- 

Incorporate the findings and recommendations from the climate change evaluation into this SMP and Periodic Review Reports.

## 6.2 Green Remediation Evaluation

NYSDEC's DER-31 Green Remediation requires that green remediation concepts and techniques be considered during all stages of the remedial program including site management, with the goal of improving the sustainability of the cleanup and summarizing the net environmental benefit of any implemented green technology. This section provides an environmental footprint analysis of the remedy, as implemented at the time of this SMP. This section of the SMP also provides a summary of green remediation evaluations to be completed for the site during site management and reported in Periodic Review Reports (PRRs).

### 6.2.1 Timing of Green Remediation Evaluations

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

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

### 6.2.2 Remedial Systems

Remedial systems will be operated properly considering the current site conditions to conserve materials and resources to the greatest extent possible.

Consideration will be given to operating rates and use of reagents and consumables. Spent materials will be sent for recycling, as appropriate.

### 6.2.3 Building Operations

Structures including buildings and sheds will be operated and maintained to provide for the most efficient operation of the remedy, while minimizing energy, waste generation and water consumption.

### 6.2.4 Frequency of System Checks, Sampling and Other Periodic Activities

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

### 6.2.5 Metrics and Reporting

As discussed in Section 7.0 and as shown in Appendix J – Site Management Forms, information on energy usage, solid waste generation, transportation and shipping, water usage and land use and ecosystems will be recorded to facilitate and document consistent implementation of green remediation during site management and to identify corresponding benefits. A set of metrics has been developed and will be evaluated over time to ensure that green remediation actions are achieving the desired results.

### 6.3 Remedial System Optimization

A Remedial System Optimization (RSO) study will be conducted any time that the NYSDEC project manager or the remedial party requests in writing that an in-depth evaluation of the remedy is needed. An RSO may be appropriate if any of the following occur:

- The remedial actions have not met or are not expected to meet RAOs in the time frame estimated in the Decision Document;
- The management and operation of the remedial system is exceeding the estimated costs;
- The remedial system is not performing as expected or as designed;
- Previously unidentified source material may be suspected;
- Plume shift has potentially occurred;
- Site conditions change due to development, change of use, change in groundwater use, etc.;
- There is an anticipated transfer of the site management to another remedial party or agency; and
- A new and applicable remedial technology becomes available.

An RSO will provide a critique of a site's conceptual model, give a summary of past performance, document current cleanup practices, summarize progress made toward the site's cleanup goals, gather additional performance or media specific data and information and provide recommendations for improvements to enhance the ability of the present system to reach RAOs or to provide a basis for changing the remedial strategy.

The RSO study will focus on overall site cleanup strategy, process optimization and management with the intent of identifying impediments to cleanup and improvements to site operations to increase efficiency, cost effectiveness and remedial time frames. Green remediation technology and principals are to be considered when performing the RSO.

**7.0 REPORTING REQUIREMENTS**

**7.1 Site Management Reports**

All site management inspection, maintenance and monitoring events will be recorded on the appropriate site management forms provided in Appendix J. These forms are subject to NYSDEC revision. All site management inspection, maintenance, and monitoring events will be conducted by a qualified environmental professional as defined in 6 NYCRR Part 375, a PE who is licensed and registered in New York State, or a qualified person who directly reports to a PE who is licensed and registered in New York State.

All applicable inspection forms and other records, including media sampling data and system maintenance reports, generated for the site during the reporting period will be provided in electronic format to the NYSDEC in accordance with the requirements of Table 11 and summarized in the Periodic Review Report.

**Table 11: Schedule of Interim Monitoring/Inspection Reports**

Task/Report	Reporting Frequency*
Periodic Review Report	Annually, or as otherwise determined by the NYSDEC
Groundwater Sampling	Annually
Sitewide Inspection	Annually

SSDS Inspections	Annually
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\* The frequency of events will be conducted as specified until otherwise approved by the NYSDEC project manager.

Monitoring/inspection will include SSDSs and cover system as well as groundwater monitoring. All interim monitoring/inspections reports will include, at a minimum:

- Date of event or reporting period;
- Name, company, and position of person(s) conducting monitoring/inspection activities;
- Description of the activities performed;
- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents noted (included either on the checklist/form or on an attached sheet);
- Type of samples collected (e.g., sub-slab vapor, indoor air, outdoor air);
- Copies of all field forms completed (e.g., well sampling logs, chain-of-custody documentation);
- Sampling results in comparison to appropriate standards/criteria;
- A figure illustrating sample type and sampling locations;
- Copies of all laboratory data sheets and the required laboratory data deliverables required for all points sampled (to be submitted electronically in the NYSDEC-identified format);
- Any observations, conclusions, or recommendations; and
- A determination as to whether contaminant conditions have changed since the last reporting event.

Routine maintenance event reporting forms will include, at a minimum:

- Date of event;

- Name, company, and position of person(s) conducting maintenance activities;
- Description of maintenance activities performed;
- Any modifications to the system;
- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents noted (included either on the checklist/form or on an attached sheet); and
- Other documentation such as copies of invoices for maintenance work, receipts for replacement equipment, etc., (attached to the checklist/form).

Non-routine maintenance event reporting forms will include, at a minimum:

- Date of event;
- Name, company, and position of person(s) conducting non-routine maintenance/repair activities;
- Description of non-routine activities performed;
- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents (included either on the form or on an attached sheet); and
- Other documentation such as copies of invoices for repair work, receipts for replacement equipment, etc. (attached to the checklist/form).

Data will be reported in digital format as determined by the NYSDEC. Currently, data is to be supplied electronically and submitted to the NYSDEC EQUIS™ database in accordance with the requirements found at this link <http://www.dec.ny.gov/chemical/62440.html>.

## 7.2 Periodic Review Report

A Periodic Review Report (PRR) will be submitted to the NYSDEC project manager beginning eighteen months after the Certificate of Completion is issued. After submittal of the initial Periodic Review Report, the next PRR shall be submitted annually to the NYSDEC project manager or at another frequency as may be required by the NYSDEC project manager. In the event that the site is subdivided into separate parcels with different ownership, a single Periodic Review Report will be prepared that addresses the site described in Appendix D -Environmental Easement. The report will be prepared in accordance with NYSDEC's DER-10 and submitted within 30 days of the end of each certification period. Media sampling results will also be incorporated into the Periodic Review Report. The report will include:

- Identification, assessment and certification of all ECs/ICs required by the remedy for the site.
- Results of the required annual site inspections, fire inspections and severe condition inspections, if applicable.
- Description of any change of use, import of materials, or excavation that occurred during the certifying period.
- All applicable site management forms and other records generated for the site during the reporting period in the NYSDEC-approved electronic format, if not previously submitted.
- Identification of any wastes generated during the reporting period, along with waste characterization data, manifests, and disposal documentation.
- A summary of any discharge monitoring data and/or information generated during the reporting period, with comments and conclusions.



- Data summary tables and graphical representations of contaminants of concern by media (groundwater, soil vapor, etc.), which include a listing of all compounds analyzed, along with the applicable standards, with all exceedances highlighted. These tables and figures will include a presentation of past data as part of an evaluation of contaminant concentration trends, including but not limited to:
  - Trend monitoring graphs that present groundwater contaminant levels from before the start of the remedy implementation to the most current sampling data;
  - Trend monitoring graphs depicting system influent analytical data on a per event and cumulative basis;
  - O&M data summary tables;
  - A current plume map for sites with remaining groundwater contamination; and
  - A groundwater elevation contour map for each gauging event.
- Results of all analyses, copies of all laboratory data sheets, and the required laboratory data deliverables for all samples collected during the reporting period will be submitted in digital format as determined by the NYSDEC. Currently, data is supplied electronically and submitted to the NYSDEC EQULS™ database in accordance with the requirements found at this link: <http://www.dec.ny.gov/chemical/62440.html>.
- A site evaluation, which includes the following:
  - The compliance of the remedy with the requirements of the site-specific Remedial Action Work Plan (RAWP), ROD or Decision Document;
  - The operation and the effectiveness of all treatment units, etc., including identification of any needed repairs or modifications;

- Any new conclusions or observations regarding site contamination based on inspections or data generated by the Monitoring and Sampling Plan for the media being monitored;
- Recommendations regarding any necessary changes to the remedy and/or Monitoring and Sampling Plan;
- An update to the climate change vulnerability assessment if site or external conditions have changed since the previous assessment, and recommendations to address vulnerabilities.
- A summary of the Green Remediation evaluation, including a quantitative and qualitative overview of a site's environmental impacts and recommendations to improve the remedy's environmental footprint. The PRR will include the completed Summary of Green Remediation Metrics form provided in Appendix J.
- An evaluation of trends in contaminant levels in the affected media to determine if the remedy continues to be effective in achieving remedial goals as specified by the RAWP, ROD or Decision Document; and
- The overall performance and effectiveness of the remedy.

#### 7.2.1 Certification of Institutional and Engineering Controls

Following the last inspection of the reporting period, a qualified environmental professional as defined in 6 NYCRR Part 375 or Professional Engineer licensed to practice and registered in New York State will prepare, and include in the Periodic Review Report, the following certification as per the requirements of NYSDEC DER-10:

*“For each institutional or engineering control identified for the site, I certify that all of the following statements are true:*

- *The inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under my direction;*
- *The institutional control and/or engineering control employed at this site is unchanged from the date the control was put in place, or last approved by the Department;*
- *Nothing has occurred that would impair the ability of the control to protect the public health and environment;*
- *Nothing has occurred that would constitute a violation or failure to comply with any site management plan for this control;*
- *Access to the site will continue to be provided to the Department to evaluate the remedy, including access to evaluate the continued maintenance of this control;*
- *If a financial assurance mechanism is required under the oversight document for the site, the mechanism remains valid and sufficient for the intended purpose under the document;*
- *Use of the site is compliant with the environmental easement;*
- *The engineering control systems are performing as designed and are effective;*
- *To the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program and generally accepted engineering practices; and*
- *The information presented in this report is accurate and complete.*

*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, [name], of [business address], am certifying as [Owner/Remedial Party or Owner’s/Remedial Party’s Designated Site Representative]. [I have been authorized and designated by all site owners/remedial parties to sign this certification] for the site.”*

*“I certify that the New York State Education Department has granted a Certificate of Authorization to provide Professional Engineering services to the firm that prepared this Periodic Review Report.”*

- *No new information has come to my attention, including groundwater monitoring data from wells located at the site boundary, if any, to indicate that the assumptions made in the qualitative exposure assessment of off-site contamination are no longer valid; and*

Every five years the following certification will be added:

- *The assumptions made in the qualitative exposure assessment remain valid.*

The signed certification will be included in the Periodic Review Report.

The Periodic Review Report will be submitted, in electronic format, to the NYSDEC project manager and the NYSDOH project manager. The Periodic Review Report may also need to be submitted in hard-copy format if requested by the NYSDEC project manager.

### **7.3 Corrective Measures Work Plan**

If any component of the remedy is found to have failed, or if the periodic certification cannot be provided due to the failure of an institutional or engineering control or failure to conduct site management activities, a Corrective Measures Work Plan will be submitted to the NYSDEC project manager for approval. This plan will explain the failure and provide the details and schedule for performing work necessary to correct the failure. Unless an emergency condition exists, no work will be performed pursuant to the Corrective Measures Work Plan until it has been approved by the NYSDEC project manager.

#### **7.4 Remedial System Optimization Report**

If an RSO is to be performed (see Section 6.3), upon completion of an RSO, an RSO report must be submitted to the NYSDEC project manager for approval. A general outline for the RSO report is provided in Appendix L. The RSO report will document the research/ investigation and data gathering that was conducted, evaluate the results and facts obtained, present a revised conceptual site model and present recommendations. RSO recommendations are to be implemented upon approval from the NYSDEC. Additional work plans, design documents, HASPs etc., may still be required to implement the recommendations, based upon the actions that need to be taken. A final engineering report and update to the SMP may also be required.

The RSO report will be submitted, in electronic format, to the NYSDEC project manager and the NYSDOH project manager.

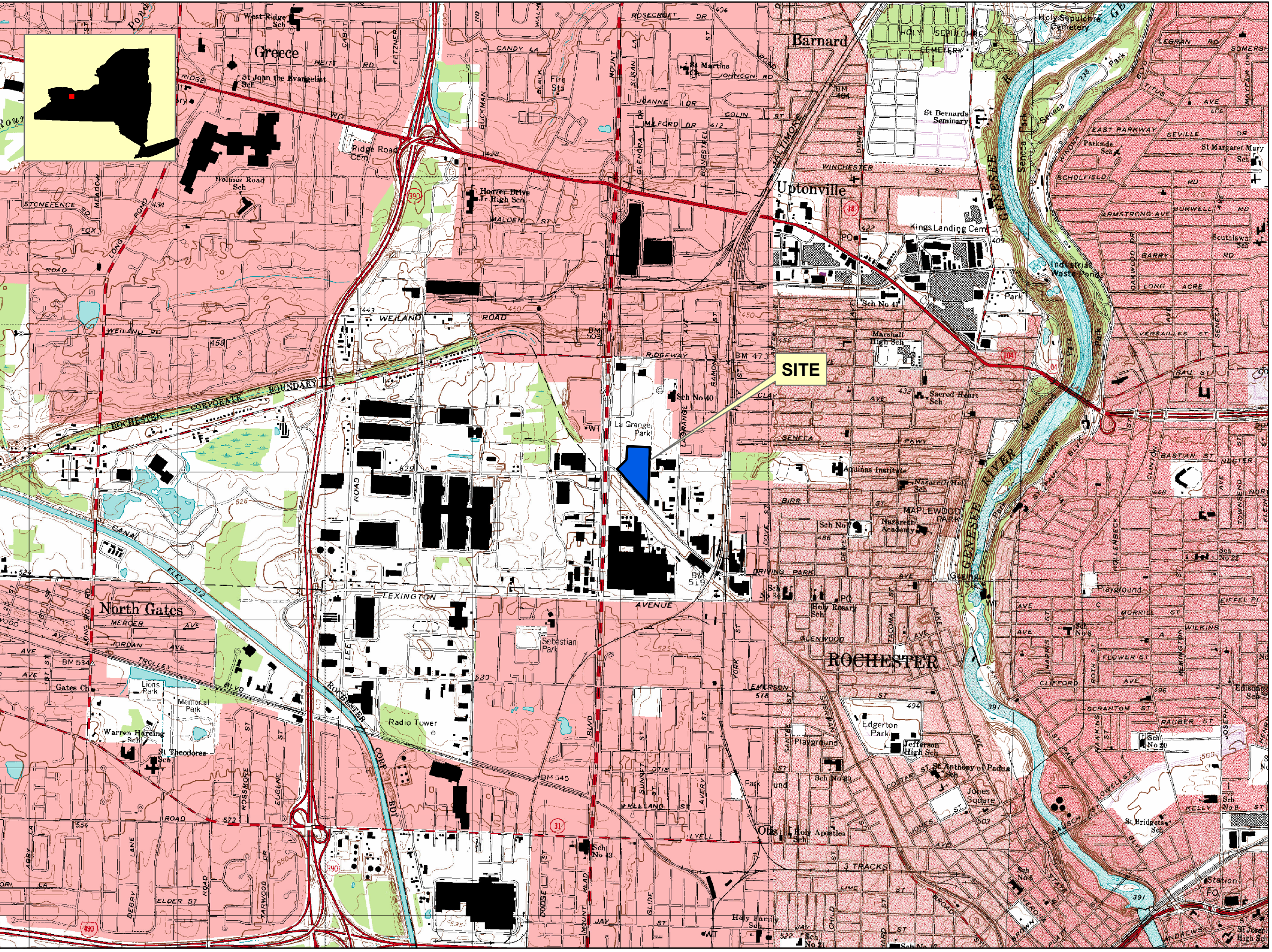
## 8.0 REFERENCES

6 NYCRR Part 375, Environmental Remediation Programs. December 14, 2006.

NYSDEC DER-10 – “Technical Guidance for Site Investigation and Remediation”.

NYSDEC, 1998. Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1. June 1998 (April 2000 addendum).

## FIGURES



Client:  
**FSI DRIVING PARK, LLC**

Project:  
**SITE MANAGEMENT PLAN  
ERP SITE #B00016  
FORMER PHOTECH SITE**



0 1,000 2,000 Feet

1 inch = 2,000 feet

Drawing Title:  
**SITE LOCATION MAP**

INTENDED TO PRINT  
11" X 17"

1/30/2024

Project/Drawing Number

**2202121**  
**FIGURE 1**



Path: I:\FSI General Contractors\2202121 - 1000 Driving Park SMP Assistance\Drawings\SMP Updates\Figure 2 - Site Map.mxd  
Creator: KT  
Reviewer: MP

**Legend**

- Current Site Buildings (approximate)
- Former Site Boundary
- Site Parcels
- Adjacent Properties



1000 Lexington Ave  
Rochester NY, 14615  
Owner: GM Components Ho  
PO Box 460169 Dept 851  
Houston, TX 77056

Farmer John Popcorn Building

1850 Mt Read Blvd  
Rochester, NY 14615  
Owner: U A Local 13 Bldg Inc  
1850 Mt Read Blvd  
Rochester, NY 14615

25-65 Phil Banks Way  
Rochester NY, 14615  
Owner: 1001 Driving Park LLC  
2200 Cabot Dr Ste 110  
Lisle, IL 60532

85-95 Phil Banks Way  
Rochester NY, 14615  
Owner: FSI Driving Park LLC  
2213 Brighton Hen TL Rd  
Rochester, NY 14623

200 Holleder Pkwy  
Rochester, NY 14615  
Owner: Monroe Service Corp  
6920 Pointe Inverness Way  
Fort Wayne, IN 46804

Phil Banks Way Road  
and Right of Way  
Owner:  
City of Rochester  
30 Church Street  
Rochester, NY 14614

10-30 Phil Banks Way  
Rochester NY, 14615  
Owner: FSI Driving Park LLC  
2213 Brighton Hen TL Rd  
Rochester, NY 14623

40-80 Phil Banks Way  
Rochester NY, 14615  
Owner: Workman Three LLC  
4 Coury Rd  
Hillsborough, NY 08844

LaserShip Building

970 Driving Park Ave  
Rochester NY, 14615  
Owner: Argus Holdings USA Inc.  
970 Driving Park Ave  
Rochester, NY 14613

233 La Grange Ave  
Rochester NY, 14615  
Owner: La Grange Ave  
525 Lee Rd  
Rochester, NY 14606

La Grange Park  
455 LaGrange Ave  
Rochester NY, 14615  
Owner: City of Rochester  
30 Church Street, Rm 125B  
Rochester, NY 14614

205 La Grange Ave  
Rochester NY, 14615  
Owner:  
32 Learned St LLC  
FSMP LaGrange LLC  
PO Box 60377  
Rochester, NY 14606

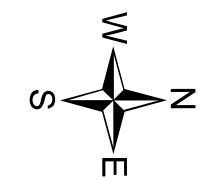
211 La Grange Ave  
Rochester NY, 14615  
Owner:  
Fourlgrange LLC  
199 La Grange Ave  
Rochester, NY 14613

**NOTE:**  
1. Orthoimage obtained from NYS GIS Clearinghouse 2022 and may not represent current Site conditions.  
2. Parcel boundaries obtained from Monroe County 2024 Parcel shapefile and should be considered approximate.  
3. Parcel owner information obtained from City of Rochester Property Information database and may be subject to change after the submission of the SMP.



Client:  
**FSI DRIVING PARK, LLC**

Project:  
**SITE MANAGEMENT PLAN  
ERP SITE #B00016  
FORMER PHOTECH SITE**



0 75 150 Feet

**1 inch = 150 feet**

Drawing Title:  
**PROJECT SITE MAP AND  
SURROUNDING  
PROPERTIES**

INTENDED TO PRINT  
11" X 17"

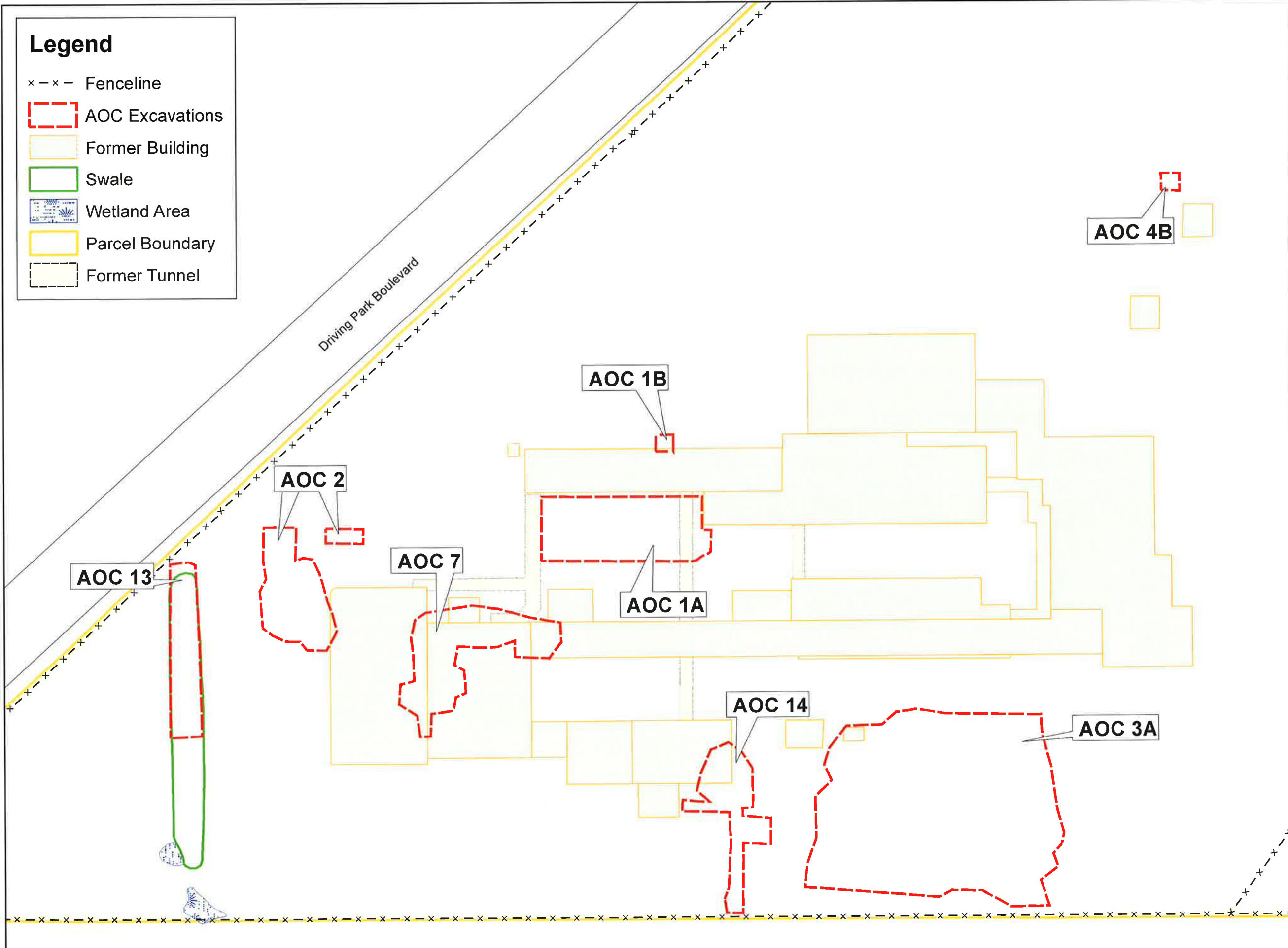
1/30/2024

Project/Drawing Number

**2202121**  
**FIGURE 2**

# Legend

- ×-×- Fenceline
- AOC Excavations
- Former Building
- Swale
- Wetland Area
- Parcel Boundary
- Former Tunnel

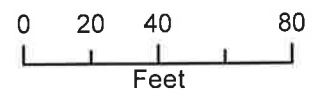
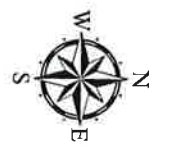


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FORMER PHOTECH SITE  
1000 DRIVING PARK BLVD  
ROCHESTER, NEW YORK

**SITE MANAGEMENT PLAN**

**SITE WIDE:  
AREA OF CONCERN  
EXCAVATIONS**



1 inch = 55 feet



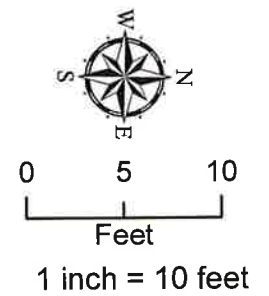
It is a violation of New York Education Law Article 145 Sec. 7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer or land surveyor is altered; the altering architect, engineer or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.



[ 209288 ]

[ FIGURE 3 ]

SOURCE REMOVAL  
ACTION:  
LIMIT OF REMEDIAL  
EXCAVATION AND  
SAMPLE LOCATIONS

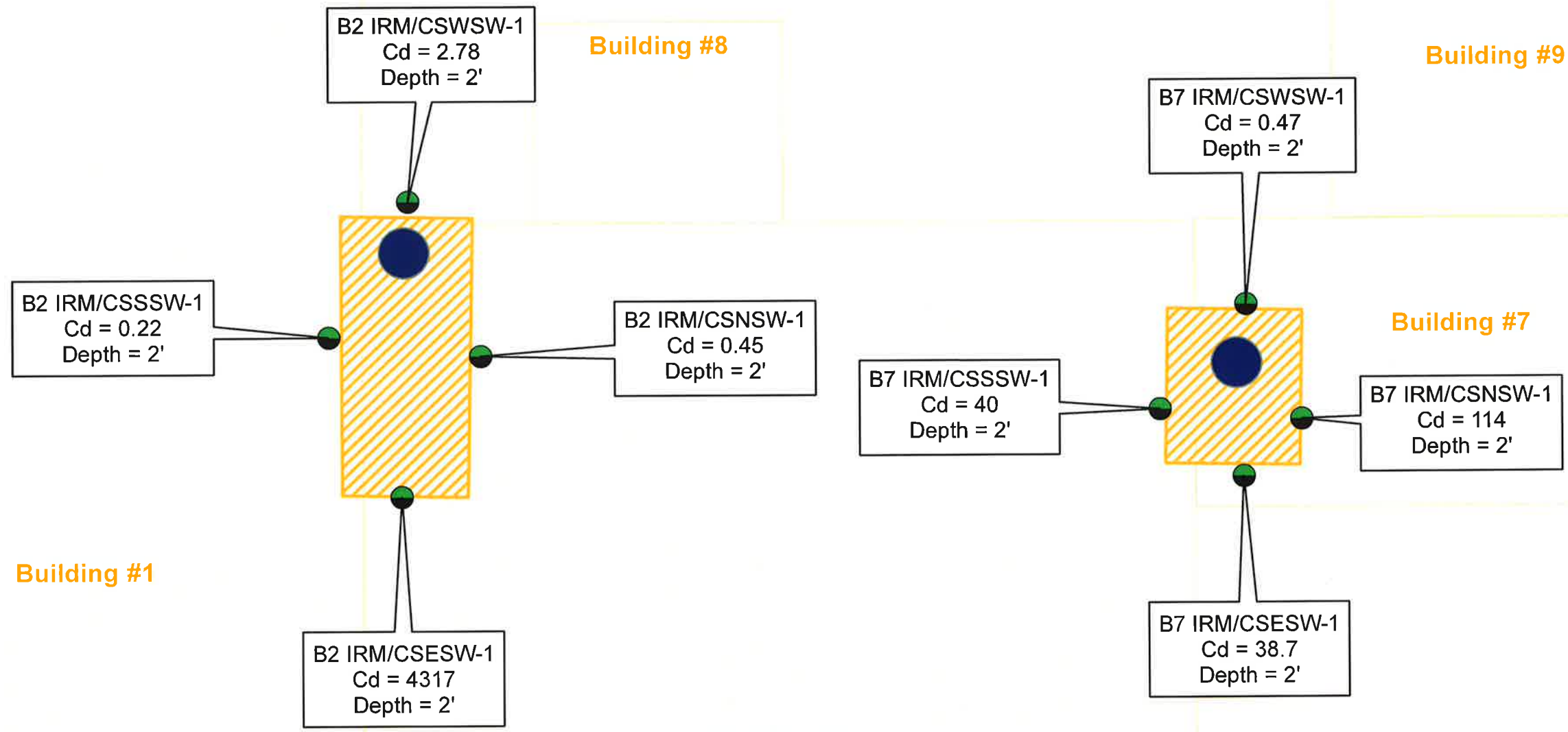


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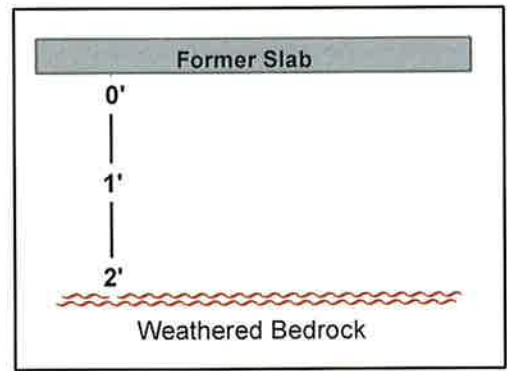
FIGURE 4



**Legend**

- Sidewall Soil Sample
- Source Removal Excavation
- Former Building
- Former Sump









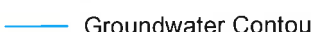
Note: 1) Concentrations are reported in ppm.  
2) These removals were not intended to be a final remedial measure.  
3) Depths reported are relative to the former basement floor elevation.



Path: J:\Rochester, City\209288 PHOTOTECH\Drawings\SP\MP\DXF\Figure 4 - Source Removal Action.mxd

Building #3      Building #4

**Legend**

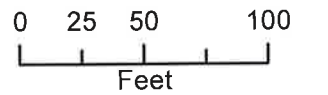
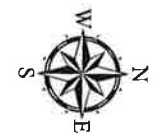
-  Monitoring Well (LaBella, 2012)
-  Monitoring Well (BRG Environmental, 2000)
-  Fenceline
-  Remedial Excavation
-  Former Building
-  Swale
-  Wetland Area
-  Former Tunnel
-  Groundwater Contour

Note: RMW = Remedial Monitoring Well

CITY OF ROCHESTER  
FORMER PHOTECH SITE  
1000 DRIVING PARK BLVD  
ROCHESTER, NEW YORK

**SITE MANAGEMENT PLAN**

**WELL LOCATIONS  
AND  
GROUNDWATER CONTOURS**



1 inch = 75 feet



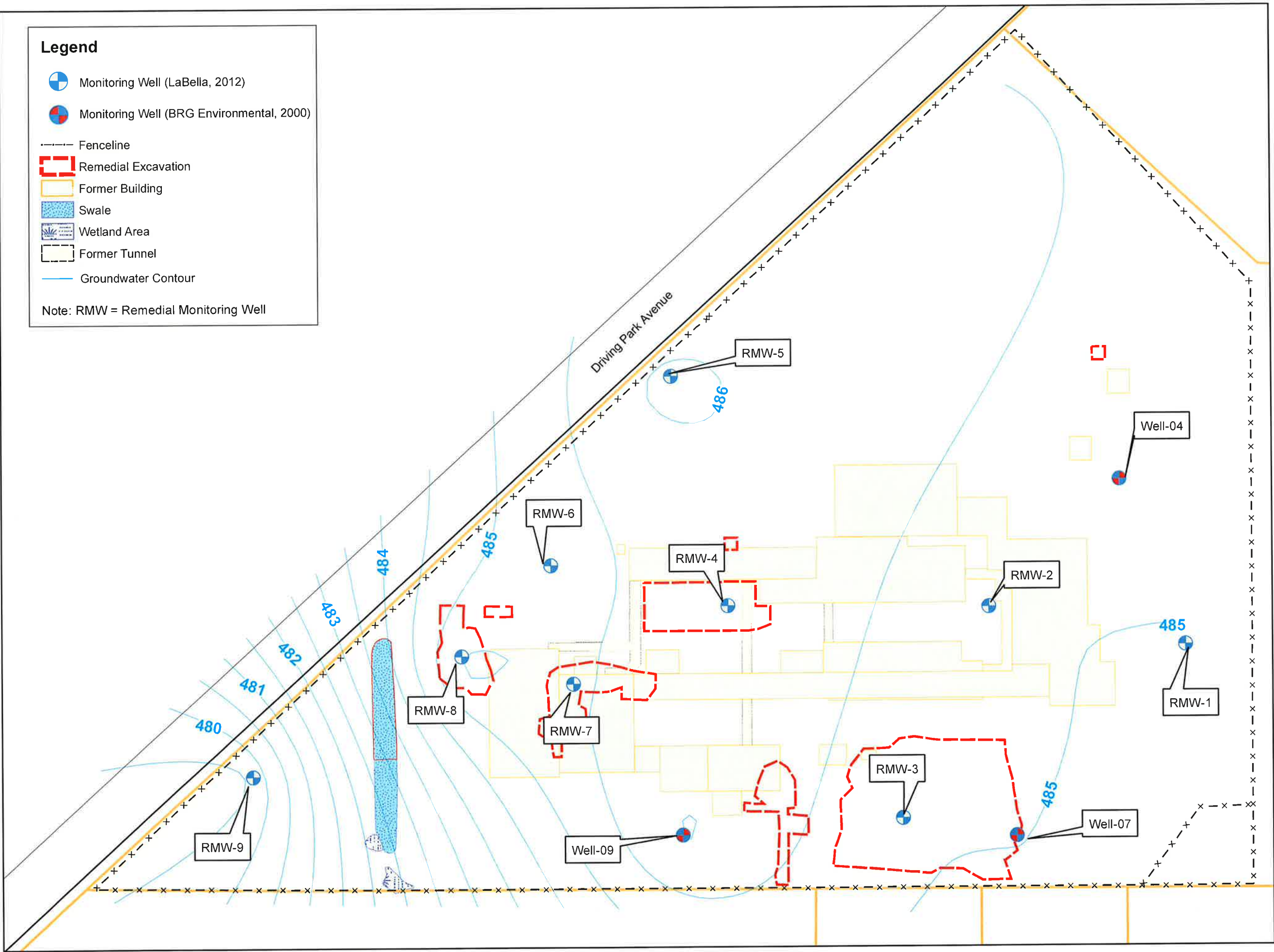
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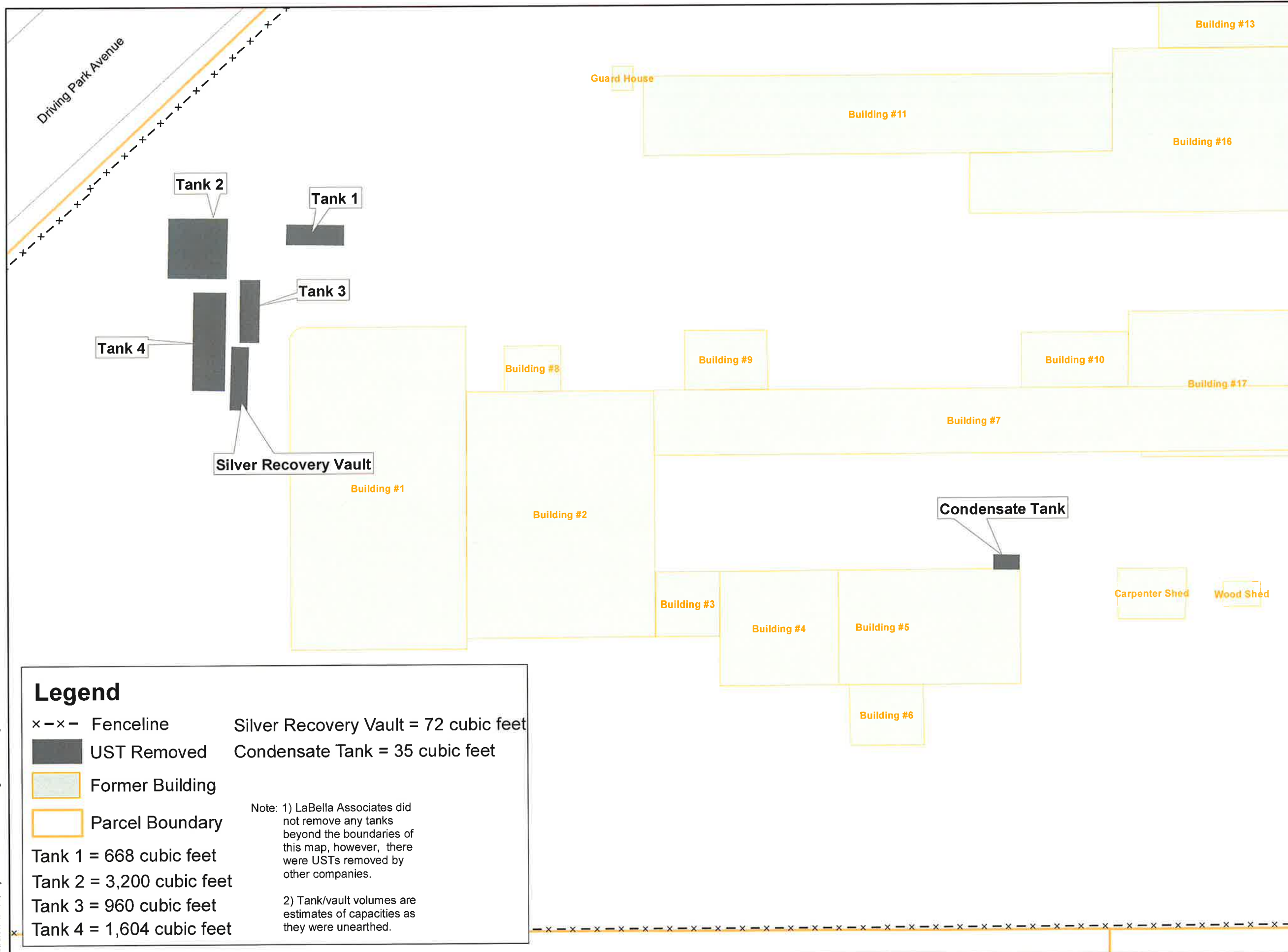
209288

**FIGURE 5**

Path: J:\Rochester\_City\209288 PHOTECH\Drawings\SM\PMXD\Figure 5 - GWMMap.mxd



Path: J:\Rochester, City\209288 PHOTECH\Drawings\SMP\MXD\Figure 6 - Removed USTs.mxd



### Legend

x-x-x Fenceline

■ UST Removed

□ Former Building

□ Parcel Boundary

Tank 1 = 668 cubic feet

Tank 2 = 3,200 cubic feet

Tank 3 = 960 cubic feet

Tank 4 = 1,604 cubic feet

Silver Recovery Vault = 72 cubic feet

Condensate Tank = 35 cubic feet

Note: 1) LaBella Associates did not remove any tanks beyond the boundaries of this map, however, there were USTs removed by other companies.

2) Tank/vault volumes are estimates of capacities as they were unearthed.

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CITY OF ROCHESTER

FORMER PHOTECH SITE  
1000 DRIVING PARK BLVD  
ROCHESTER, NEW YORK

SITE MANAGEMENT PLAN

REMOVED UNDERGROUND  
STORAGE TANKS AND  
VAULTS



0 10 20 40

Feet

1 inch = 30 feet



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209288

FIGURE 6

# Legend

 Excavated to 3 feet bgs

 Excavated to 4 feet bgs

 Excavated to 6 feet bgs

 Excavated to 8 feet bgs

 Excavated to Bedrock

 Fenceline

 Wetland Area

 Parcel Boundary

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CITY OF ROCHESTER

FORMER PHOTECH SITE  
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SITE MANAGEMENT PLAN

HISTORIC INFRASTRUCTURE  
EXCAVATION DEPTHS  
(UNREGULATED MATERIAL)



0 50 100  
Feet

1 inch = 70 feet



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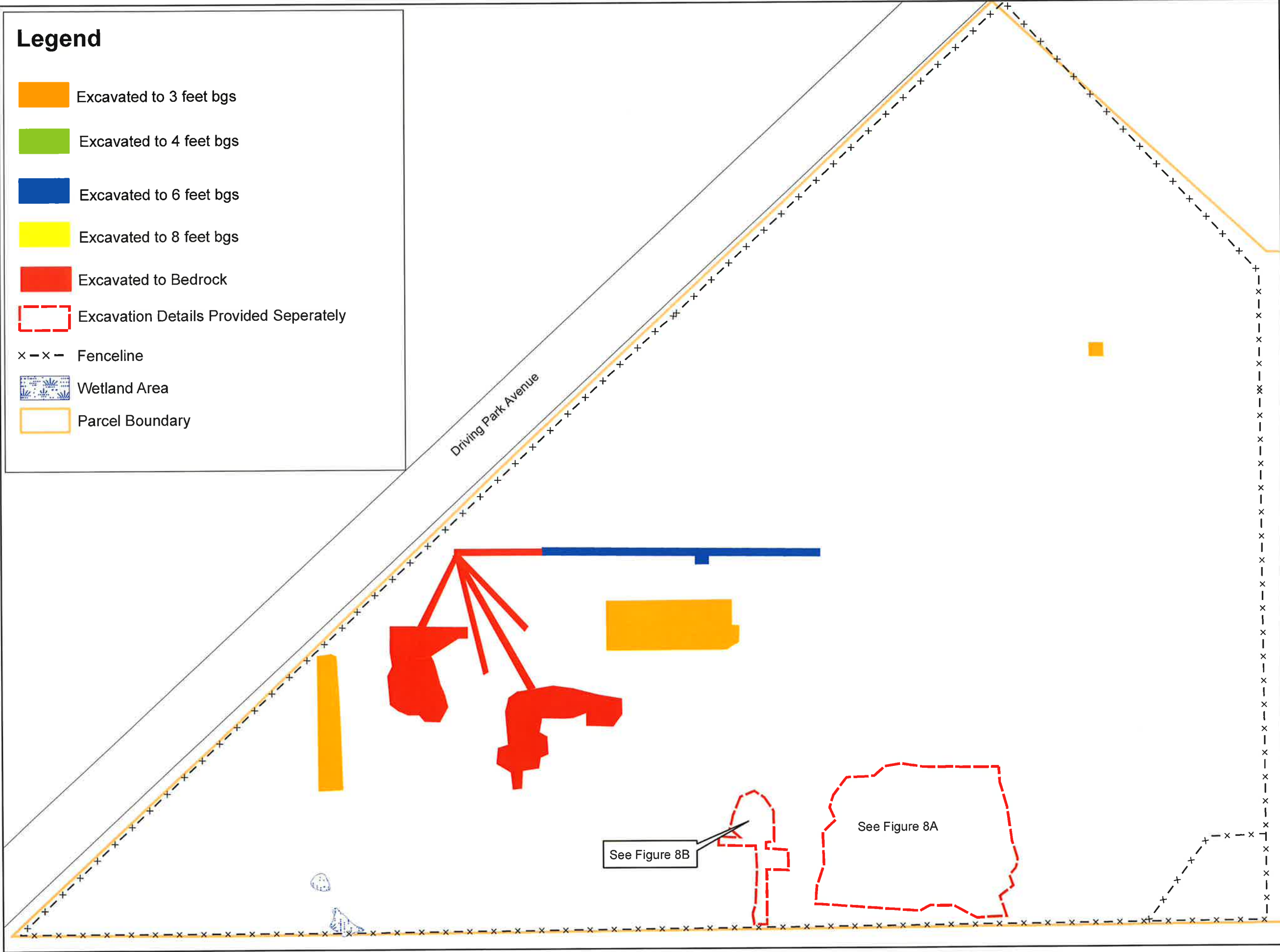
209288

FIGURE 7

Driving Park Avenue

# Legend

- Excavated to 3 feet bgs
- Excavated to 4 feet bgs
- Excavated to 6 feet bgs
- Excavated to 8 feet bgs
- Excavated to Bedrock
- Excavation Details Provided Separately
- Fenceline
- Wetland Area
- Parcel Boundary



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CITY OF ROCHESTER

FORMER PHOTOTECH SITE  
1000 DRIVING PARK BLVD  
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## SITE MANAGEMENT PLAN

### REGULATED MATERIAL EXCAVATION DEPTHS



0 50 100  
Feet  
1 inch = 70 feet



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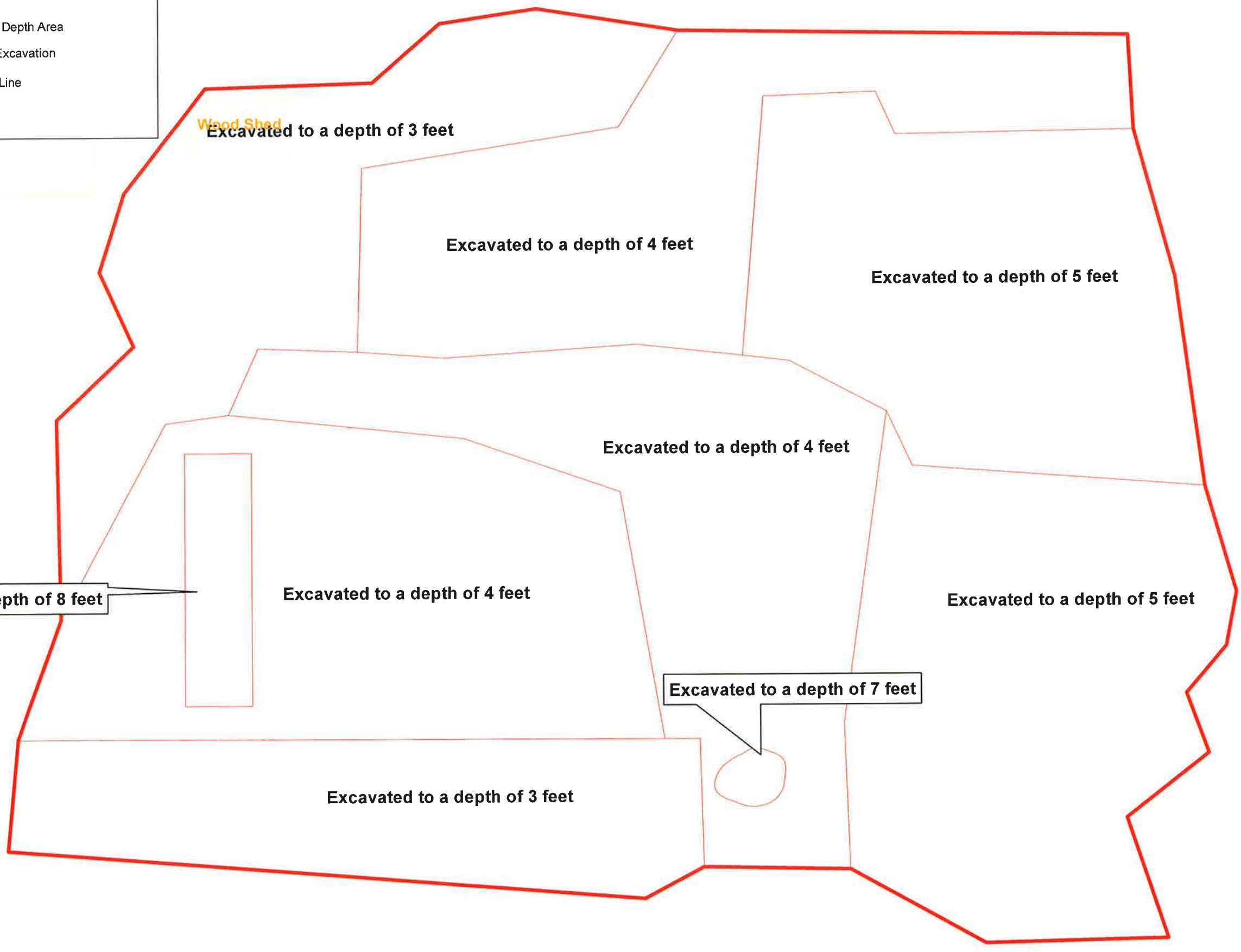
209288

FIGURE 8

Y:\Rochester\_City\208288 PHOTOTECH Drawings\RAWP July 2011\Figure5D\_AOC 2 11x17.mxd

**Legend**

- AOC 3A Excavation Depth Area
- AOC 3A Remedial Excavation
- X - X Fenceline/Property Line
- Former Building



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**SITE MANAGEMENT PLAN**  
**AREA OF CONCERN 3A:**  
**REMEDIAL EXCAVATION**  
**DEPTHS**



0 10 20  
Feet  
1 inch = 13 feet



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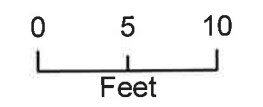
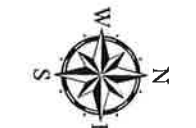


[ 209288 ]  
[ FIGURE 8A ]



CITY OF ROCHESTER  
FORMER PHOTECH SITE  
1000 DRIVING PARK BLVD  
ROCHESTER, NEW YORK  
SITE MANAGEMENT PLAN

AREA OF CONCERN 14:  
REMEDIAL EXCAVATION  
DEPTHS



1 inch = 10 feet

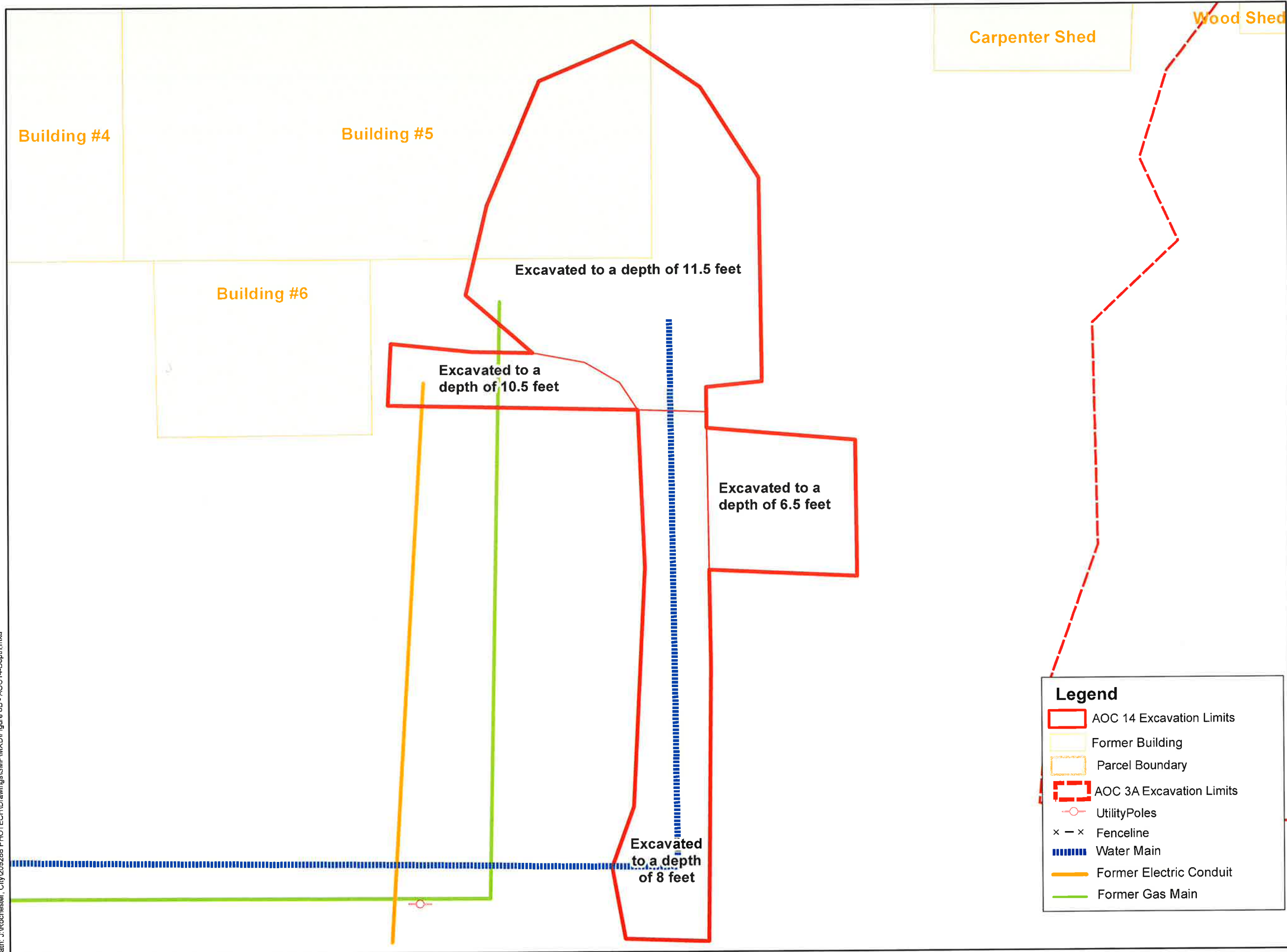


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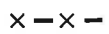







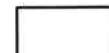
FIGURE 8B

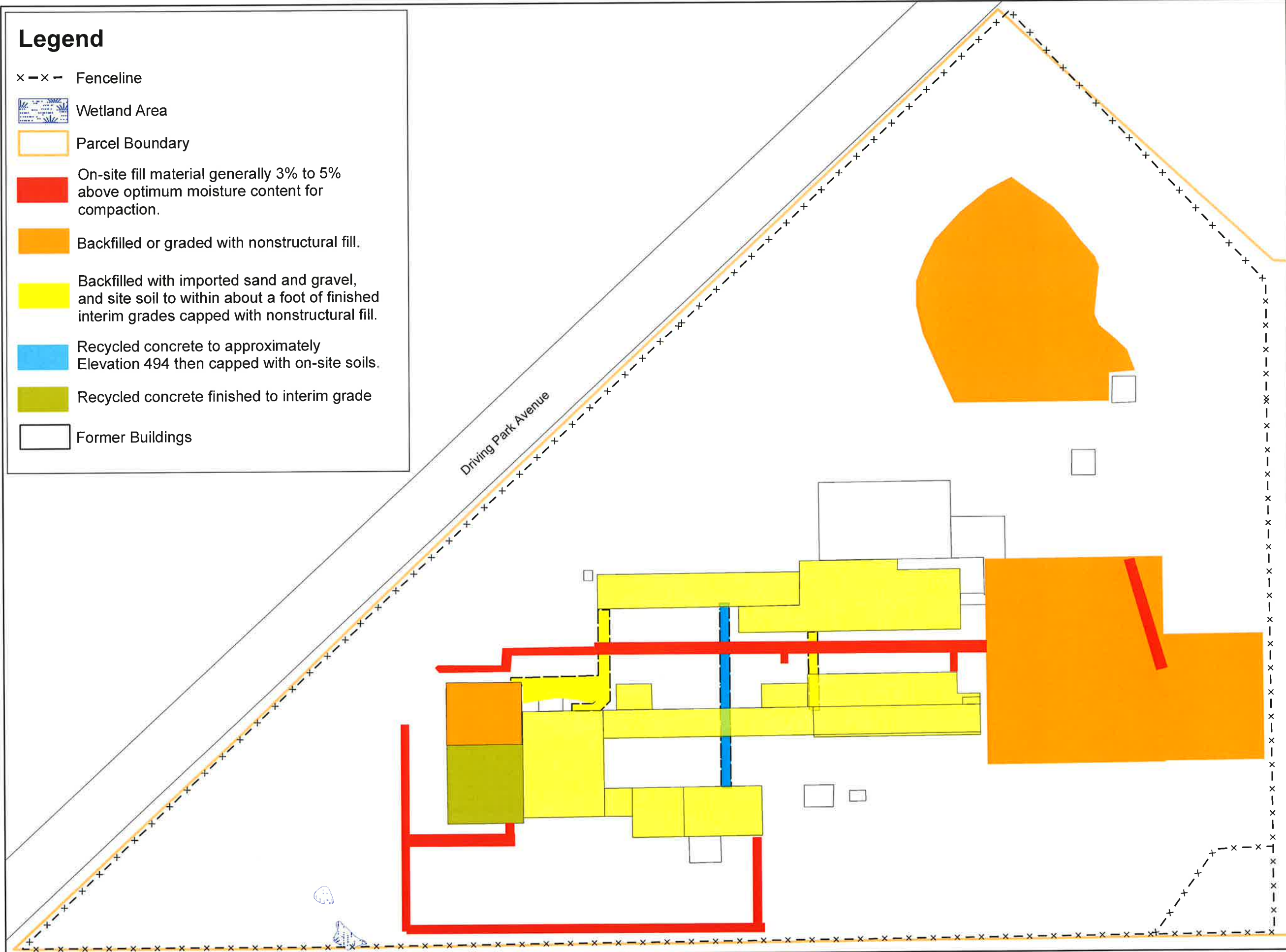


**Legend**

- AOC 14 Excavation Limits
- Former Building
- Parcel Boundary
- AOC 3A Excavation Limits
- Utility Poles
- x - x Fenceline
- Water Main
- Former Electric Conduit
- Former Gas Main

# Legend

-  Fenceline
-  Wetland Area
-  Parcel Boundary
-  On-site fill material generally 3% to 5% above optimum moisture content for compaction.
-  Backfilled or graded with nonstructural fill.
-  Backfilled with imported sand and gravel, and site soil to within about a foot of finished interim grades capped with nonstructural fill.
-  Recycled concrete to approximately Elevation 494 then capped with on-site soils.
-  Recycled concrete finished to interim grade
-  Former Buildings

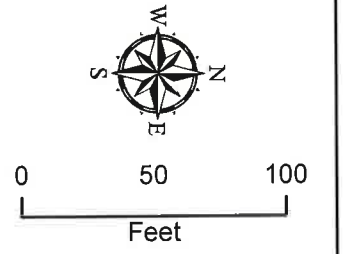


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CITY OF ROCHESTER  
FORMER PHOTECH SITE  
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SITE MANAGEMENT PLAN

### HISTORIC INFRASTRUCTURE BACKFILL AREAS



1 inch = 70 feet



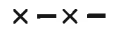







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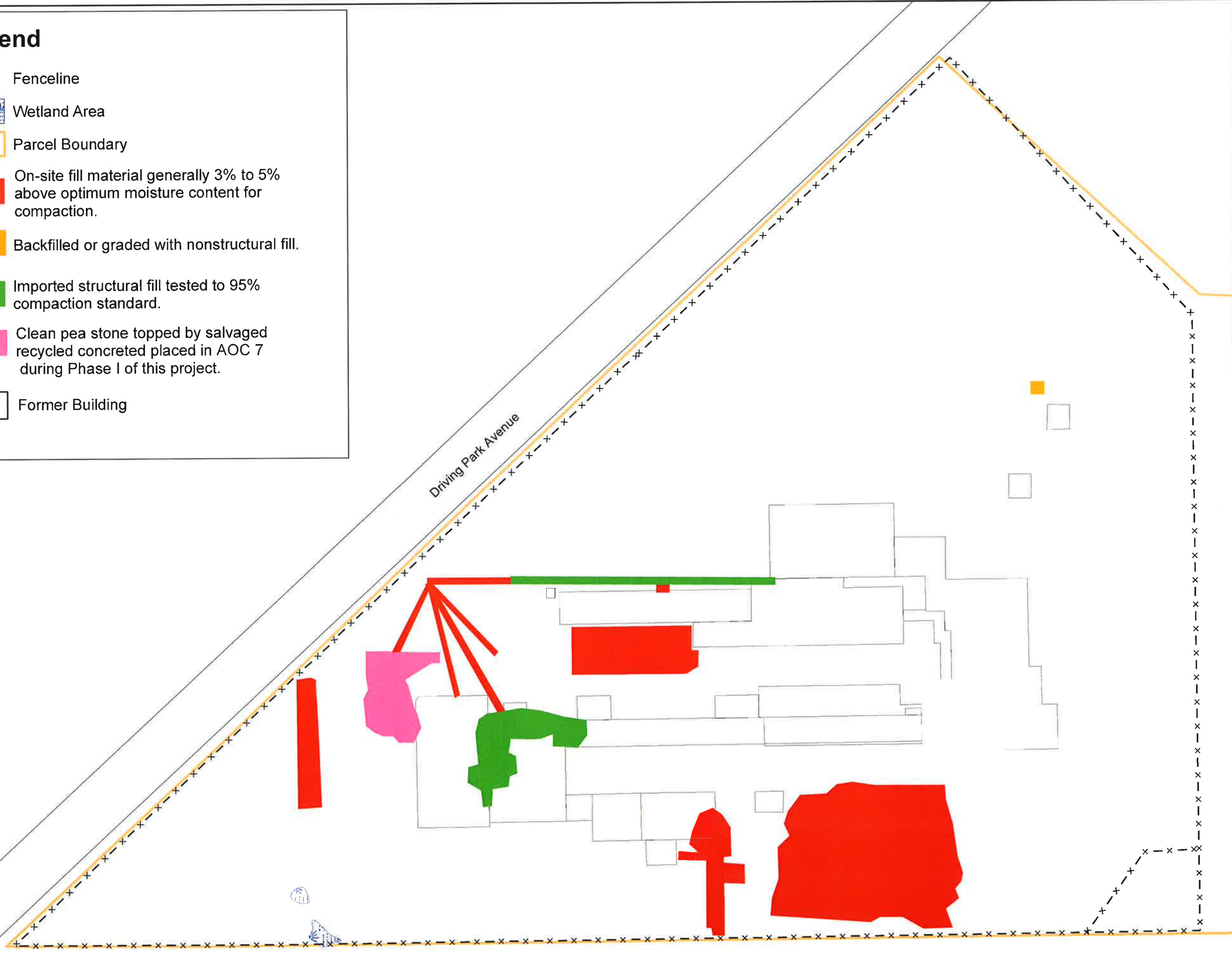


209288

FIGURE 9

# Legend

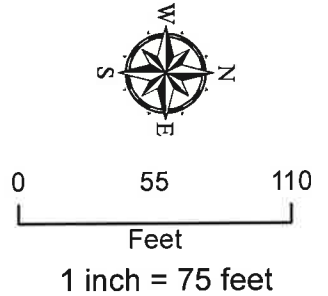
-  Fenceline
-  Wetland Area
-  Parcel Boundary
-  On-site fill material generally 3% to 5% above optimum moisture content for compaction.
-  Backfilled or graded with nonstructural fill.
-  Imported structural fill tested to 95% compaction standard.
-  Clean pea stone topped by salvaged recycled concrete placed in AOC 7 during Phase I of this project.
-  Former Building



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CITY OF ROCHESTER  
FORMER PHOTECH SITE  
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**SITE MANAGEMENT PLAN**  
**REGULATED MATERIAL**  
**BACKFILL AREAS**



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**FIGURE 10**

# Legend

- Remaining Metal Unrestricted Exceedances
- × - × - Fenceline
- ▭ AOC Excavations
- ▭ Former Building
- ▭ Swale
- ▭ Wetland Area
- ▭ Parcel Boundary

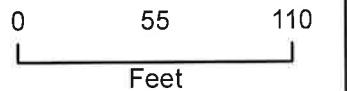
Note: See Appendix L for remaining contaminants and concentrations.

CITY OF ROCHESTER

FORMER PHOTECH SITE  
1000 DRIVING PARK BLVD  
ROCHESTER, NEW YORK

## SITE MANAGEMENT PLAN

### SITE WIDE: REMAINING UNRESTRICTED EXCEEDANCES



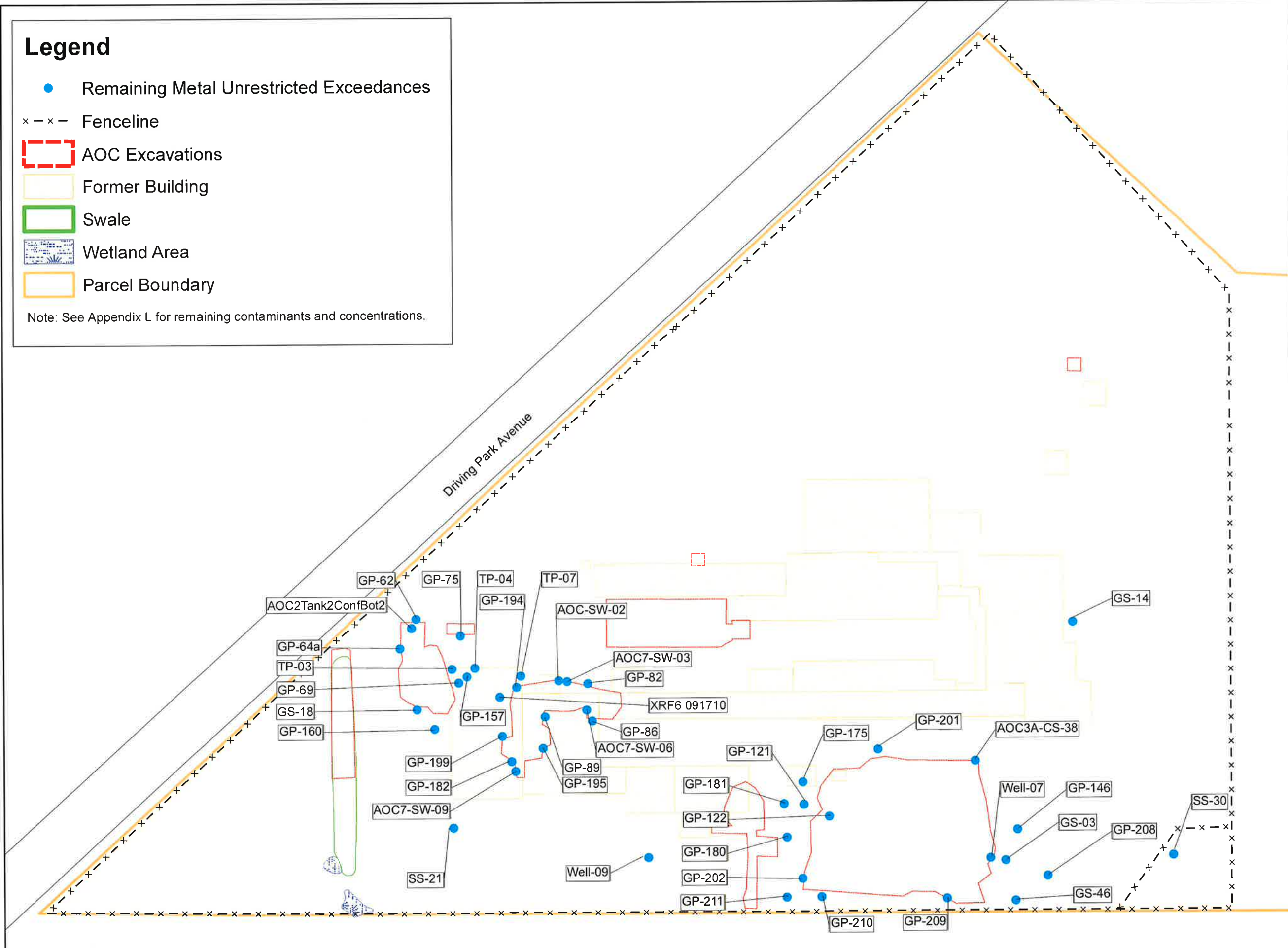
1 inch = 75 feet



209288

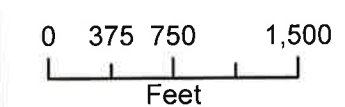
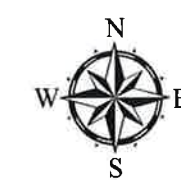
FIGURE 11

Y:\Rochester\_City\209288 PHOTECH\Drawings\BWP July 2011\FigureSD\_AOC2.11x17.mxd



CITY OF ROCHESTER  
FORMER PHOTECH SITE  
1000 DRIVING PARK BLVD  
ROCHESTER, NEW YORK

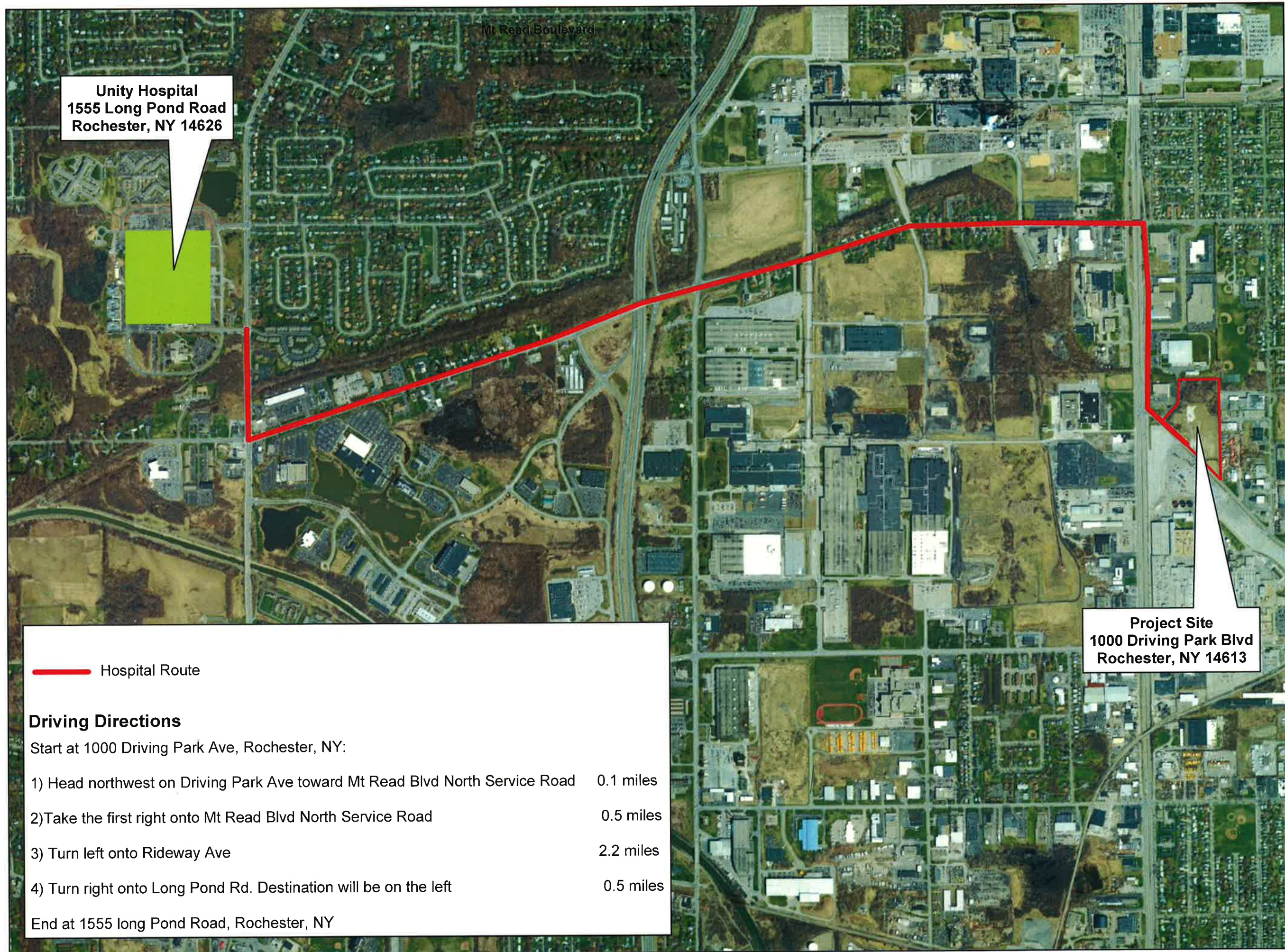
**SITE MANAGEMENT PLAN**  
**MAP & DIRECTIONS TO**  
**NEAREST HEALTH**  
**FACILITY**



1 inch = 1,148 feet

[ 209288 ]

[ FIGURE 12 ]



**Unity Hospital**  
1555 Long Pond Road  
Rochester, NY 14626

**Project Site**  
1000 Driving Park Blvd  
Rochester, NY 14613

 Hospital Route

**Driving Directions**

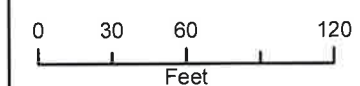
Start at 1000 Driving Park Ave, Rochester, NY:

- 1) Head northwest on Driving Park Ave toward Mt Read Blvd North Service Road 0.1 miles
- 2) Take the first right onto Mt Read Blvd North Service Road 0.5 miles
- 3) Turn left onto Rideway Ave 2.2 miles
- 4) Turn right onto Long Pond Rd. Destination will be on the left 0.5 miles

End at 1555 long Pond Road, Rochester, NY

CITY OF ROCHESTER  
FORMER PHOTECH SITE  
1000 DRIVING PARK BLVD  
ROCHESTER, NEW YORK

**SITE MANAGEMENT PLAN**  
**GROUNDWATER SAMPLE EXCEEDANCES**



1 inch = 75 feet



209288

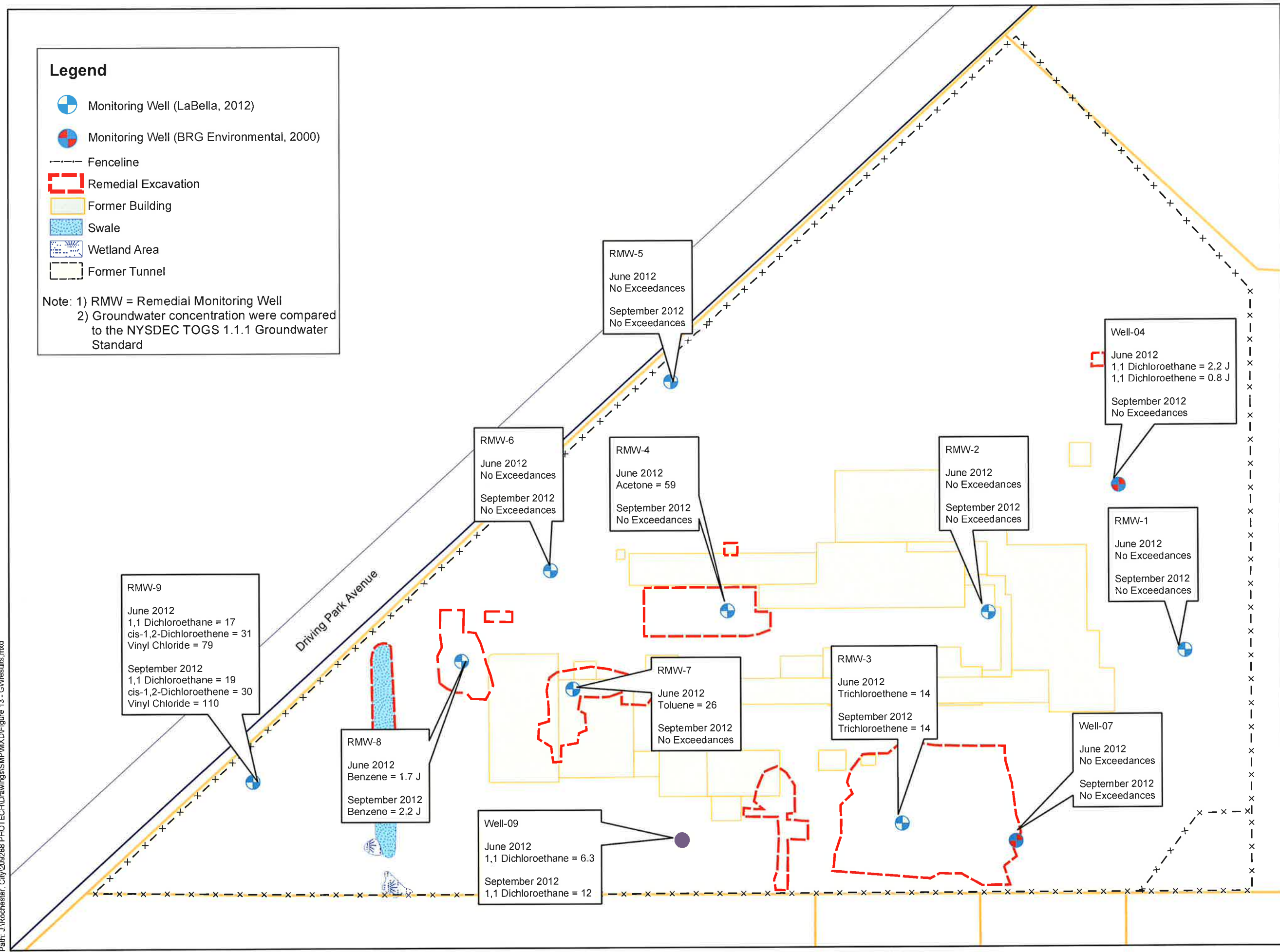
FIGURE 13

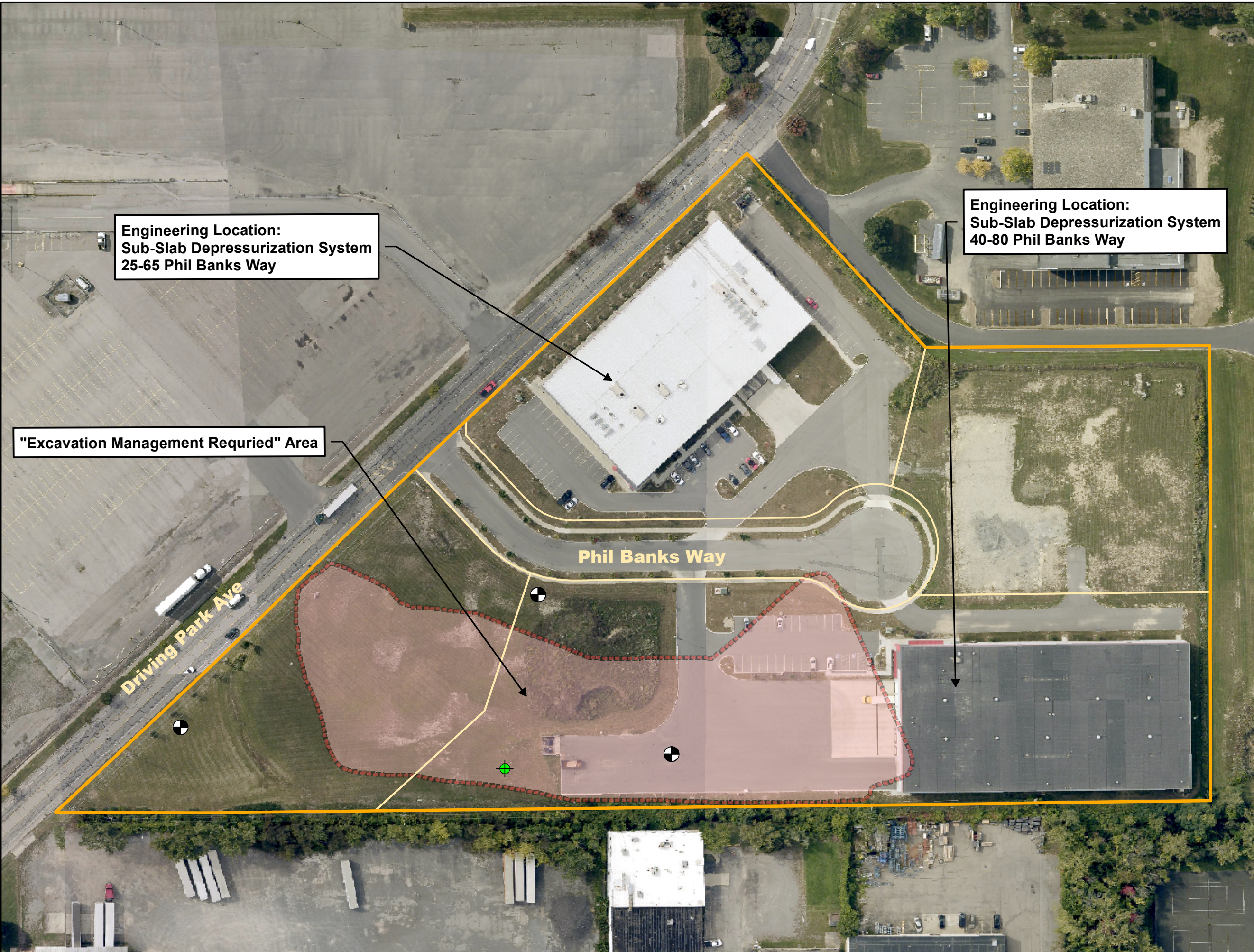
**Legend**

- Monitoring Well (LaBella, 2012)
- Monitoring Well (BRG Environmental, 2000)
- Fenceline
- Remedial Excavation
- Former Building
- Swale
- Wetland Area
- Former Tunnel

Note: 1) RMW = Remedial Monitoring Well  
2) Groundwater concentration were compared to the NYSDEC TOGS 1.1.1 Groundwater Standard

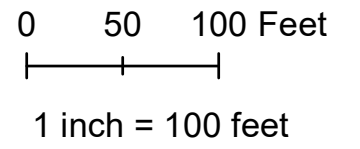
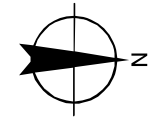
Path: J:\Rochester\_City\209288 PHOTECH\Drawings\SMP\MXD\Figure 13 - GW\results.mxd





**FSI DRIVING PARK, LLC**

**SITE MANAGEMENT PLAN  
ERP SITE #B00016  
FORMER PHOTECH SITE  
1000 DRIVING PARK AVE  
ROCHESTER, NEW YORK**



- Legend**
- Site Parcel (approximate)
  - ERP Site Boundary (approximate)
  - Excavation Management Required Area
  - Monitoring Well (BRG Environmental, 2000)
  - ⊗ Monitoring Well (LaBella, 2012)

**Sources/Notes:**

- 1) Aerial image obtained from Eagleview, Inc. (2023) and may not represent current conditions.
- 2) All locations should be considered approximate.

LaBella Project No: 2202121  
Date: 7/22/2024

**Excavation Management  
Required Area and  
Location  
of Engineering Control  
Locations**

**FIGURE 14**

INTENDED TO PRINT AS: 11" X 17"

## TABLES



Table A- Soil Exceedances of the NYSDEC Unrestricted SCOs

Name	Sample Depth	Metal Analytes				
		Ag	As_	Cd	Cr	Hg
<b>NYSDEC Unrestricted SCOs</b>		2	13	2.5	30	0.18
AOC 3A-CS-38		NA	NA	6.15	NA	NA
AOC2Tank2ConfBot2		NA	NA	4.85	NA	NA
GP-121	3'	9.92	NA	NA	NA	NA
GP-122	5'	37.1	NA	NA	NA	NA
GP-146	1'	5.84	NA	NA	NA	NA
GP-157	9'	2.47	NA	NA	NA	NA
GP-160	10.5'	3.35	NA	8.8	NA	NA
GP-175	1'	4.15	NA	NA	NA	NA
GP-180	1'	16.9	NA	NA	NA	NA
GP-181	3'	10	NA	NA	NA	NA
GP-182	5'	NA	NA	3.56	NA	NA
GP-194	7'	3.03	NA	NA	NA	NA
GP-195	7'	2.17	NA	NA	NA	NA
GP-199	7'	NA	NA	2.54	NA	NA
GP-201	5'	2.26	NA	NA	NA	NA
GP-202	3'	77.7	NA	NA	NA	NA
GP-208	1'	5.93	NA	NA	NA	NA
GP-209	1'	58.5	NA	4.26	NA	NA
GP-210	1'	30.7	NA	NA	NA	NA
GP-211	1'	4.05	NA	NA	NA	NA
GP-62	1'	3.88	NA	NA	NA	NA
GP-64a	6.8'	NA	NA	2.89	NA	NA
GP-69	11.3'	6.65	NA	NA	NA	NA
GP-75	1'	7.35	NA	5.37	NA	NA
GP-82	9'	5.7	NA	4.2	NA	NA
GP-86	9'	2.73	NA	4.55	NA	NA
GP-89	7'	6.29	NA	3.29	NA	NA
GS-03	6'-8.3'	43.8	14.9	3.5	69.2	NA
GS-14	6'-8'	NA	NA	NA	NA	0.221
GS-18	6'-9'	4.61	NA	3.81	NA	NA
GS-46	8'-10'	8.5	NA	NA	NA	NA
SS-21	3"	6.37	NA	3.94	NA	NA
SS-30	7"	10.7	NA	NA	NA	NA
AOC7-SW-02		NA	NA	6.19	NA	NA
AOC7-SW-03		NA	NA	4.1	NA	NA
AOC7-SW-06		NA	NA	2.57	NA	NA
AOC7-SW-09		NA	NA	7.3	NA	NA
TP-03	0'	4.55	NA	5.66	NA	NA
TP-04	0'	2.46	NA	NA	NA	NA
TP-07	3'	9.47	NA	10.1	NA	NA
Well-07	6'-8'	3.4	NA	NA	NA	NA
Well-09	10'-12'	2.4	NA	NA	NA	NA
XRF6 091710	3'	21.2	NA	NA	NA	NA

Note: Highlighted cells indicate an exceedance of the NYSDEC Unrestricted SCO

## APPENDIX A – LIST OF SITE CONTACTS

Name/Contact	Phone/Email Address
Owner of 25-654 Phil Banks Way Ramsey Elshafei	630-324-1210 <a href="mailto:relshafei@re-ds.com">relshafei@re-ds.com</a>
Owner of 85-95 and 10-30 Phil Banks Way  Frank Imburgia	585-292-1580 <a href="mailto:frank@teamfsi.com">frank@teamfsi.com</a>
Owner of 40-80 Phil Banks Way  Tyler Workman	908-229-9075 <a href="mailto:workmanequities@gmail.com">workmanequities@gmail.com</a>
Remedial Party: City of Rochester Jane Forbes	585-428-7892 <a href="mailto:Jane.forbes@cityofrochester.gov">Jane.forbes@cityofrochester.gov</a>
Remedial Party Qualified Environmental Professional: Michael F. Pelychaty	585-95-6253 <a href="mailto:mpelychaty@labellapc.com">mpelychaty@labellapc.com</a>
NYSDEC DER Project Manager: Joshuah J. Kiler	585-226-5357 <a href="mailto:Joshuah.Klier@dec.ny.gov">Joshuah.Klier@dec.ny.gov</a>
NYSDEC Regional HW Engineer: David Pratt	585-226-5449 <a href="mailto:david.pratt@dec.ny.gov">david.pratt@dec.ny.gov</a>
NYSDEC Site Control: Kelly Lewandowski	518-402-9569 <a href="mailto:Kelly.lewandowski@dec.ny.gov">Kelly.lewandowski@dec.ny.gov</a>
NYSDOH Project Manager: Julia Kenney	518-402-7873 <a href="mailto:Julia.kenney@health.ny.gov">Julia.kenney@health.ny.gov</a>

## APPENDIX B – EXCAVATION WORK PLAN (EWP)

### B-1 NOTIFICATION

Although the soil remaining at the Site does not exceed the Commercial SCOs, exceedances of the Unrestricted SCOs are present within localized locations. Therefore the requirements of this Excavation Work Plan (EWP) only apply to the location where 'Excavation Management Required' as depicted on Figure 14.

At least 15 days prior to the start of any activity that is anticipated to encounter remaining contamination or breach or alter the site's cover system, the site owner or their representative will notify the NYSDEC contacts listed in the table below. Table 1 includes contact information for the above notification. The information on this table will be updated as necessary to provide accurate contact information. A full listing of site-related contact information is provided in Appendix A.

**Table 1: Notifications\***

NYSDEC DER Project Manager: Joshuah J. Kiler	585-226-5357 <a href="mailto:Joshuah.Klier@dec.ny.gov">Joshuah.Klier@dec.ny.gov</a>
NYSDEC Regional HW Engineer: David Pratt	585-226-5449 <a href="mailto:david.pratt@dec.ny.gov">david.pratt@dec.ny.gov</a>
NYSDEC Site Control: Kelly Lewandowski	518-402-9569 <a href="mailto:Kelly.lewandowski@dec.ny.gov">Kelly.lewandowski@dec.ny.gov</a>
NYSDOH Project Manager: Julia Kenney	518-402-7873 <a href="mailto:Julia.kenney@health.ny.gov">Julia.kenney@health.ny.gov</a>

\* Note: Notifications are subject to change and will be updated as necessary.

This notification will include:

- A detailed description of the work to be performed, including the location and areal extent of excavation, plans/drawings for site re-grading, intrusive elements or utilities to be installed below the soil cover, estimated volumes of contaminated soil to be excavated, any modifications of truck routes, and any work that may impact an engineering control;
- A summary of environmental conditions anticipated to be encountered in the work areas, including the nature and concentration levels of contaminants of concern, potential presence of grossly contaminated media, and plans for any pre-construction sampling;
- A schedule for the work, detailing the start and completion of all intrusive work, and submittals (e.g., reports) to the NYSDEC documenting the completed intrusive work;
- A summary of the applicable components of this EWP;
- A statement that the work will be performed in compliance with this EWP, 29 CFR 1910.120 and 29 CFR 1926 Subpart P;
- A copy of the contractor's health and safety plan (HASP), in electronic format, if it differs from the HASP provided in Appendix I of this SMP;
- Identification of disposal facilities for potential waste streams; and
- Identification of sources of any anticipated backfill, along with the required request to import form and all supporting documentation including, but not limited to, chemical testing results.

The NYSDEC project manager will review the notification and may impose additional requirements for the excavation that are not listed in this EWP. The alteration, restoration and modification of engineering controls must conform with Article 145 Section 7209 of the Education Law regarding the application professional seals and alterations.

## **B-2 SOIL SCREENING METHODS**

Visual, olfactory and instrument-based (e.g. photoionization detector) soil screening will be performed during all excavations into known or potentially

contaminated material (remaining contamination) or a breach of the cover system. A qualified environmental professional as defined in 6 NYCRR Part 375, a PE who is licensed and registered in New York State, or a qualified person who directly reports to a PE who is licensed and registered in New York State will perform the screening. Soil screening will be performed when invasive work is done and will include all excavation and invasive work performed during development, such as excavations for foundations and utility work, after issuance of the COC.

Soils will be segregated based on previous environmental data and screening results into material that requires off-site disposal and material that requires testing to determine if the material can be reused on-site as soil beneath a cover or if the material can be used as cover soil. Further discussion of off-site disposal of materials and on-site reuse is provided in Section B-6 and B-7 of this Appendix.

### **B-3 SOIL STAGING METHODS**

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

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

Stockpiles will be inspected at a minimum once each week and after every storm event. Results of inspections will be recorded in a logbook and maintained at the site and available for inspection by the NYSDEC.

### **B-4 MATERIALS EXCAVATION AND LOAD-OUT**

A qualified environmental professional as defined in 6 NYCRR Part 375, a PE who is licensed and registered in New York State, or a qualified person who directly

reports to a PE who is licensed and registered in New York State will oversee all invasive work and the excavation and load-out of all excavated material.

The owner of the property and remedial party (if applicable) and its contractors are responsible for safe execution of all invasive and other work performed under this Plan.

The presence of utilities and easements on the site will be investigated by the qualified environmental professional. It will be determined whether a risk or impediment to the planned work under this SMP is posed by utilities or easements on the site. A site utility stakeout will be completed for all utilities prior to any ground intrusive activities at the site.

Loaded vehicles leaving the site will be appropriately lined, tarped, securely covered, manifested, and placarded in accordance with appropriate Federal, State, local, and NYSDOT requirements (and all other applicable transportation requirements). Trucks transporting contaminated soil must have either tight-fitting opaque covers that are secured on the sides and/or back, or opaque covers that are locked on all sides.

A truck wash will be operated on-site, as appropriate. The qualified environmental professional will be responsible for ensuring that all outbound trucks will be washed at the truck wash before leaving the site until the activities performed under this section are complete. Truck wash waters will be collected and disposed of off-site in an appropriate manner.

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

The qualified environmental professional will be responsible for ensuring that all egress points for truck and equipment transport from the site are clean of dirt and other materials derived from the site during intrusive excavation activities. Cleaning of

the adjacent streets will be performed as needed to maintain a clean condition with respect to site-derived materials. Material accumulated from the street cleaning and egress cleaning activities will be disposed off-site at a permitted landfill facility in accordance with all applicable local, State, and Federal regulations.

#### **B-5 MATERIALS TRANSPORT OFF-SITE**

All transport of materials will be performed by licensed haulers in accordance with appropriate local, State, and Federal regulations, including 6 NYCRR Part 364. Haulers will be appropriately licensed and trucks properly placarded.

Material transported by trucks exiting the site will be secured with either tight-fitting opaque covers that are secured on the sides and/or back, or opaque covers that are locked on all sides. Loose-fitting canvas-type truck covers will be prohibited. If loads contain wet material capable of producing free liquid, truck liners will be used.

Truck transport routes will be specified in the Change of Use or 15-day notification. All trucks loaded with site materials will exit the vicinity of the site using only these approved truck routes. This is the most appropriate route and takes into account: (a) limiting transport through residential areas and past sensitive sites; (b) use of city mapped truck routes; (c) prohibiting off-site queuing of trucks entering the facility; (d) limiting total distance to major highways; (e) promoting safety in access to highways; and (f) overall safety in transport; (g) community input.

Trucks will be prohibited from stopping and idling in the neighborhood outside the project site.

Egress points for truck and equipment transport from the site will be kept clean of dirt and other materials during site remediation and development.

Queuing of trucks will be performed on-site in order to minimize off-site disturbance. Off-site queuing will be prohibited.

## **B-6 MATERIALS DISPOSAL OFF-SITE**

All material excavated and removed from the site will be treated as contaminated and regulated material and will be transported and disposed off-site in a permitted facility in accordance with all local, State and Federal regulations. If disposal of material from this site is proposed for unregulated off-site disposal (i.e., clean soil removed for development purposes), a formal request with an associated plan will be made to the NYSDEC project manager. Unregulated off-site management of materials from this site will not occur without prior formal NYSDEC project manager approval.

Off-site disposal locations for excavated soils will be identified in the pre-excavation notification. This will include estimated quantities and a breakdown by class of disposal facility if appropriate, (e.g. hazardous waste disposal facility, solid waste landfill, petroleum treatment facility, C&D debris recovery facility). Actual disposal quantities and associated documentation will be reported to the NYSDEC in the Periodic Review Report. This documentation will include, but will not be limited to: waste profiles, test results, facility acceptance letters, manifests, bills of lading and facility receipts.

Non-hazardous historic fill and contaminated soils taken off-site will be handled consistent with 6 NYCRR Parts 360, 361, 362, 363, 364 and 365. Material that does not meet Unrestricted SCOs is prohibited from being taken to a New York State C&D debris recovery facility (6 NYCRR Subpart 360-15 registered or permitted facility).

## **B-7 MATERIALS REUSE ON-SITE**

The qualified environmental professional, as defined in 6 NYCRR Part 375, will ensure that procedures defined for materials reuse in this SMP are followed and that unacceptable material (i.e. contaminated) does not remain on-site. Contaminated on-site material, including historic fill and contaminated soil, that is acceptable for reuse on-site will be placed below the demarcation layer or impervious surface, and will not be reused within the cover system or within landscaping berms. Contaminated on-site



material may only be used beneath the site cover as backfill for subsurface utility lines with prior approval from the DEC project manager.

Proposed materials for reuse on-site must be sampled for full suite analytical parameters including per- and polyfluoroalkyl substances (PFAS) and 1,4-dioxane. The sampling frequency will be in accordance with DER-10 Table 5.4(e)10 unless prior approval is obtained from the NYSDEC project manager for modification of the sampling frequency. The analytical results of soil/fill material testing must meet the site use criteria presented in NYSDEC DER-10 Appendix 5 – Allowable Constituent Levels for Imported Fill or Soil for all constituents listed, and the NYSDEC Sampling, Analysis, and Assessment of Per- and Polyfluoroalkyl Substances April 2023 guidance values or date of current version, whichever is later. Approvals for modifications to the analytical parameters must be obtained from the NYSDEC project manager prior to the sampling event.

Soil/fill material for reuse on-site will be segregated and staged as described in Sections B-2 and B-3 of this EWP. The anticipated size and location of stockpiles will be provided in the 15-day notification to the NYSDEC project manager. Stockpile locations will be based on the location of site excavation activities and proximity to nearby site features. Material reuse on-site will comply with requirements of NYSDEC DER-10 Section 5.4(e)4. Any modifications to the requirements of DER-10 Section 5.4(e)4 must be approved by the NYSDEC project manager.

Any demolition material proposed for reuse on-site will be sampled for asbestos and the results will be reported to the NYSDEC for acceptance. Concrete crushing or processing on-site will not be performed without prior NYSDEC approval. Organic matter (wood, roots, stumps, etc.) or other solid waste derived from clearing and grubbing of the site will not be reused on-site.

## **B-8 FLUIDS MANAGEMENT**

All liquids to be removed from the site, including but not limited to, excavation dewatering, decontamination waters and groundwater monitoring well purge and

development waters, will be handled, transported and disposed off-site at a permitted facility in accordance with applicable local, State, and Federal regulations. Dewatering, purge and development fluids will not be recharged back to the land surface or subsurface of the site, and will be managed off-site, unless prior approval is obtained from NYSDEC.

Discharge of water generated during large-scale construction activities to surface waters (i.e. a local pond, stream or river) will be performed under a SPDES permit.

#### **B-9 COVER SYSTEM RESTORATION**

No cover system was utilized at the Site.

#### **B-10 BACKFILL FROM OFF-SITE SOURCES**

All materials proposed for import onto the site will be approved by the qualified environmental professional, as defined in 6 NYCRR Part 375, and will be in compliance with provisions in this SMP prior to receipt at the site. A Request to Import/Reuse Fill or Soil form, which can be found at <http://www.dec.ny.gov/regulations/67386.html>, will be prepared and submitted to the NYSDEC project manager allowing a minimum of 5 business days for review. A copy of the form is presented in Appendix J.

Material from industrial sites, spill sites, other environmental remediation sites, or potentially contaminated sites will not be imported to the site.

All imported soils will meet the backfill and cover soil quality standards established in 6 NYCRR 375-6.7(d) and DER-10 Appendix 5. Based on an evaluation of the land use, protection of groundwater and protection of ecological resources criteria, the resulting soil quality standards are listed in Table A. Soils that meet 'general' fill requirements under 6 NYCRR Part 360.13, but do not meet backfill or cover soil objectives for this site, will not be imported onto the site without prior approval by NYSDEC project manager. Soil material will be sampled for the full suite of

analytical parameters, including PFAS and 1, 4-dioxane. Solid waste will not be imported onto the site.

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

## **B-11 STORMWATER POLLUTION PREVENTION**

Barriers and hay bale checks will be installed and inspected once a week and after every storm event. Results of inspections will be recorded in a logbook and maintained at the site and available for inspection by the NYSDEC. All necessary repairs shall be made immediately.

Accumulated sediments will be removed as required to keep the barrier and hay bale check functional.

All undercutting or erosion of the silt fence toe anchor shall be repaired immediately with appropriate backfill materials.

Manufacturer's recommendations will be followed for replacing silt fencing damaged due to weathering.

Erosion and sediment control measures identified in the SMP shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters.

Silt fencing or hay bales will be installed around the entire perimeter of the construction area.

## **B-12 EXCAVATION CONTINGENCY PLAN**

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

Sampling will be performed on product, sediment and surrounding soils, etc. as necessary to determine the nature of the material and proper disposal method. Chemical analysis will be performed for a full list of analytes [TAL metals, TCL volatiles and semi-volatiles (including 1,4-dioxane), TCL pesticides and PCBs, and PFAS], unless the site history and previous sampling results provide sufficient justification to limit the list of analytes. In this case, a reduced list of analytes will be proposed to the NYSDEC project manager for approval prior to sampling. Any tanks will be closed as per NYSDEC regulations and guidance.

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

## **B-13 COMMUNITY AIR MONITORING PLAN**

The location of air sampling stations shall be placed based on generally prevailing wind conditions and proximity to the work area. These locations will be adjusted on a daily or more frequent basis based on actual wind directions to provide an upwind and at least two downwind monitoring stations.

Exceedances of action levels listed in the CAMP will be reported to NYSDEC and NYSDOH Project Managers.

### **B-13A: SPECIAL REQUIREMENTS FOR WORK WITHIN 20 FEET OF POTENTIALLY EXPOSED INDIVIDUALS OR STRUCTURES**

When work areas are within 20 feet of potentially exposed populations or occupied structures, the continuous monitoring locations for VOCs and particulates must reflect the nearest potentially exposed individuals and the location of ventilation system intakes for nearby structures. The use of engineering controls such as vapor/dust barriers, temporary negative-pressure enclosures, or special ventilation devices should be considered to prevent exposures related to the work activities and to control dust and odors. Consideration should be given to implementing the planned activities when potentially exposed populations are at a minimum, such as during weekends or evening hours in non-residential settings.

- If total VOC concentrations opposite the walls of occupied structures or next to intake vents exceed 1 part-per-million, monitoring should occur within the occupied structure(s). Depending upon the nature of contamination, chemical-specific colorimetric tubes of sufficient sensitivity may be necessary for comparing the exposure point concentrations with appropriate pre-determined response levels (response actions should also be pre-determined). Background readings in the occupied spaces must be taken prior to commencement of the planned work. Any unusual background readings should be discussed with NYSDOH prior to commencement of the work.
- If total particulate concentrations opposite the walls of occupied structures or next to intake vents exceed 150 micrograms per cubic meter, work activities should be suspended until controls are implemented and are successful in reducing the total particulate concentration to 150 micrograms per cubic meter or less at the monitoring point.
- Depending upon the nature of contamination and remedial activities, other parameters (e.g., explosivity, oxygen, hydrogen sulfide, carbon monoxide) may also need to be monitored. Response levels and actions should be pre-determined, as necessary, for each site.

## **B-13B: SPECIAL REQUIREMENTS FOR INDOOR WORK WITH CO-LOCATED RESIDENCES OR FACILITIES**

Unless a self-contained, negative-pressure enclosure with proper emission controls will encompass the work area, all individuals not directly involved with the planned work must be absent from the room in which the work will occur. Monitoring requirements shall be as stated above under “Special Requirements for Work Within 20 Feet of Potentially Exposed Individuals or Structures” except that in this instance “nearby/occupied structures” would be adjacent occupied rooms. Additionally, the location of all exhaust vents in the room and their discharge points, as well as potential vapor pathways (e.g., openings, conduits) relative to adjoining rooms, should be understood and the monitoring locations established accordingly. In these situations, it is strongly recommended that exhaust fans or other engineering controls be used to create negative air pressure within the work area during remedial activities. Additionally, it is strongly recommended that the planned work be implemented during hours (e.g., weekends or evenings) when building occupancy is at a minimum.

## **B-14 ODOR CONTROL PLAN**

This odor control plan is capable of controlling emissions of nuisance odors off-site and on-site, if there are residents or tenants on the properties. Specific odor control methods to be used on a routine basis will include BioSolve®, or similar odor control products. If nuisance odors are identified at the site boundary, or if odor complaints are received, work will be halted, and the source of odors will be identified and corrected. Work will not resume until all nuisance odors have been abated. NYSDEC and NYSDOH project managers will be notified of all odor events and of any other complaints about the project. Implementation of all odor controls, including the halt of work, is the responsibility of the remedial party’s Remediation Engineer, and any measures that are implemented will be discussed in the subsequent Periodic Review Report.

All necessary means will be employed to prevent on- and off-site nuisances. At a minimum, these measures will include: (a) limiting the area of open excavations and size of soil stockpiles; (b) shrouding open excavations with tarps and other covers; and (c) using foams to cover exposed odorous soils. If odors develop and cannot be otherwise controlled, additional means to eliminate odor nuisances will include: (d) direct load-out of soils to trucks for off-site disposal; (e) use of chemical odorants in spray or misting systems; and, (f) use of staff to monitor odors in surrounding neighborhoods.

If nuisance odors develop during intrusive work that cannot be corrected, or where the control of nuisance odors cannot otherwise be achieved due to on-site conditions or close proximity to sensitive receptors, odor control will be achieved by sheltering the excavation and handling areas in a temporary containment structure equipped with appropriate air venting/filtering systems.

#### **B-15 DUST CONTROL PLAN**

Particulate monitoring must be conducted according to the Community Air Monitoring Plan (CAMP) provided in Section [X]-13. If particulate levels at the site exceed the thresholds listed in the CAMP or if airborne dust is observed on the site or leaving the site, the dust suppression techniques listed below will be employed. The remedial party will also take measures listed below to prevent dust production on the site.

A dust suppression plan that addresses dust management during invasive on-site work will include, at a minimum, the items listed below:

- Dust suppression will be achieved using a dedicated on-site water truck for road wetting. The truck will be equipped with a water cannon capable of spraying water directly onto off-road areas including excavations and stockpiles.
- Clearing and grubbing of larger sites will be done in stages to limit the area of exposed, unvegetated soils vulnerable to dust production.

- Gravel will be used on roadways to provide a clean and dust-free road surface.
- On-site roads will be limited in total area to minimize the area required for water truck sprinkling.

#### **B-16 OTHER NUISANCES**

A plan for rodent control will be developed and utilized by the contractor prior to and during site clearing and site grubbing, and during all remedial work.

A plan will be developed and utilized by the contractor for all remedial work to ensure compliance with local noise control ordinances.



## APPENDIX C - RESPONSIBILITIES OF OWNER AND REMEDIAL PARTY

## Responsibilities

The responsibilities for implementing the Site Management Plan (“SMP”) for the Former Photech Imaging Site (the “site”), number B00016, are divided between the site owner(s) and/or Remedial Party, as defined below. The owners are currently listed as: FSI Driving Park LLC, 1001 Driving Park, LLC, Workman Three LLC, and the City of Rochester (the “owners”).

FSI Driving Park LLC  
Frank Imburgia  
2213 Brighton Henrietta Townline Road  
Rochester, NY 14623

1001 Driving Park, LLC  
Ramsey Elshafei  
2200 Cabot Dr. Suite 110  
Lisle, IL 60532

Workman Three LLC  
Tyler Workman  
4 Coury Road  
Hillsborough, NY 08844

City of Rochester  
Division of Environmental Quality  
30 Church Street, Room 300B  
Rochester, NY 14614

**Solely for the purposes of this document and based upon the facts related to a particular site and the remedial program being carried out,** the term Remedial Party (“RP”) refers to any of the following: certificate of completion holder, volunteer, applicant, responsible party, and, in the event the New York State Department of Environmental Conservation (“NYSDEC”) is carrying out remediation or site

management, the NYSDEC and/or an agent acting on its behalf. The RP is: FSI Driving Park LLC.

FSI Driving Park LLC  
Frank Imburgia  
2213 Brighton Henrietta Townline Road  
Rochester, NY 14623

Nothing on this page shall supersede the provisions of an Environmental Easement, Consent Order, Consent Decree, agreement, or other legally binding document that affects rights and obligations relating to the site.

**Site Owner's Responsibilities:**

- 1) The owner shall follow the provisions of the SMP as they relate to future construction and excavation at the site.
- 2) In accordance with a periodic time frame determined by the NYSDEC, the owner shall periodically certify, in writing, that all Institutional Controls set forth in an Environmental Easement, remain in place and continue to be complied with. The owner shall provide a written certification to the RP, upon the RP's request, in order to allow the RP to include the certification in the site's Periodic Review Report (PRR) certification to the NYSDEC.
- 3) In the event the site is delisted, the owner remains bound by the Environmental Easement and shall submit, upon request by the NYSDEC, a written certification that the Environmental Easement is still in place and has been complied with.
- 4) The owner shall grant access to the site to the RP and the NYSDEC and its agents for the purposes of performing activities required under the SMP and assuring compliance with the SMP.
- 5) The owner is responsible for assuring the security of the remedial components located on its property to the best of its ability. If damage to the remedial components or vandalism is evident, the owner shall notify the site's RP and the NYSDEC in accordance with the timeframes indicated in Section B-1 Notifications.

- 6) If some action or inaction by the owner adversely impacts the site, the owner must notify the site's RP and the NYSDEC in accordance with the time frame indicated in Section B-1- Notifications and coordinate the performance of necessary corrective actions with the RP.
- 7) The owner must notify the RP and the NYSDEC of any change in ownership of the site property (identifying the tax map numbers in any correspondence) and provide contact information for the new owner of the site properties 6 NYCRR Part contains notification requirements applicable to any construction or activity changes and changes in ownership. Among the notification requirements is the following: Sixty days prior written notification must be made to the NYSDEC. Notification is to be submitted to the NYSDEC Division of Environmental Remediation's Site Control Section. Notification requirements for a change in use are detailed in Section 1.3 of the SMP. A change of use includes, but is not limited to, any activity that may increase direct human or environmental exposure (e.g., day care, school or park). A 60-Day Advance Notification Form and Instructions are found at <http://www.dec.ny.gov/chemical/76250.html>.
- 8) Until such time as the NYSDEC deems the vapor mitigation system unnecessary, the owner shall operate the system, pay for the utilities for the system's operation, and report any maintenance issues to the RP and the NYSDEC.
- 10) In accordance with the tenant notification law, within 15 days of receipt, the owner must supply a copy of any vapor intrusion data, that is produced with respect to structures and that exceeds NYSDOH or OSHA guidelines on the site, whether produced by the NYSDEC, RP, or owner, to the tenants on the property. The owner must otherwise comply with the tenant and occupant notification provisions of Environmental Conservation Law Article 27, Title 24.

### **Remedial Party Responsibilities**

- 1) The RP must follow the SMP provisions regarding any construction and/or excavation it undertakes at the site.
- 2) The RP shall report to the NYSDEC all activities required for remediation, operation, maintenance, monitoring, and reporting. Such reporting includes, but is not limited to, periodic review reports and certifications, electronic data deliverables, corrective action work plans and reports, and updated SMPs.

- 3) Before accessing the site property to undertake a specific activity, the RP shall provide the owner advance notification that shall include an explanation of the work expected to be completed. The RP shall provide to (i) the owner, upon the owner's request, (ii) the NYSDEC, and (iii) other entities, if required by the SMP, a copy of any data generated during the site visit and/or any final report produced.
- 4) If the NYSDEC determines that an update of the SMP is necessary, the RP shall update the SMP and obtain final approval from the NYSDEC. Within 5 business days after NYSDEC approval, the RP shall submit a copy of the approved SMP to the owner(s).
- 5) The RP shall notify the NYSDEC and the owner of any changes in RP ownership and/or control and of any changes in the party/entity responsible for the operation, maintenance, and monitoring of and reporting with respect to any remedial system (Engineering Controls). The RP shall provide contact information for the new party/entity. Such activity constitutes a Change of Use pursuant to 375-1.11(d) and requires 60-days prior notice to the NYSDEC. A 60-Day Advance Notification Form and Instructions are found at <http://www.dec.ny.gov/chemical/76250.html> .
- 6) The RP shall notify the NYSDEC of any damage to or modification of the systems as required under Section B-1 Notifications of the SMP.
- 7) The RP is responsible for the proper maintenance of any installed vapor intrusion mitigation systems associated with the site, as required in Section 5 or Appendix K (Operation, Monitoring and Maintenance Manual) of the SMP.
- 8) The RP is responsible for the proper monitoring and maintenance of any installed drinking water treatment system associated with the site, as required in Section 5 or Appendix K (Operation, Monitoring and Maintenance Manual).
- 9) Prior to a change in use that impacts the remedial system or requirements and/or responsibilities for implementing the SMP, the RP shall submit to the NYSDEC for approval an amended SMP.
- 10) Any change in use, change in ownership, change in site classification (e.g., delisting), reduction or expansion of remediation, and other significant changes related to the site may result in a change in responsibilities and, therefore, necessitate an update to the SMP and/or updated legal documents. The RP shall contact the NYSDEC project manager to discuss the need to update such documents.

Change in RP ownership and/or control and/or site ownership does not affect the RP's obligations with respect to the site unless a legally binding document executed by the NYSDEC releases the RP of its obligations.

Future site owners and RPs and their successors and assigns are required to carry out the activities set forth above.

## APPENDIX D – ENVIRONMENTAL EASEMENT

MONROE COUNTY CLERK'S OFFICE  
County Clerk's Recording Page



Return To:

CITY OF ROCHESTER  
30 CHURCH STREET  
ROCHESTER NY 14614

Index DEEDS  
Book 08903 Page 0379  
No. Pages 0002  
Instrument DEED  
Date : 8/11/1997  
Time : 11:50:00  
Control # 199708110362

COMIDA PHOTECH IMAGING SYSTEMS

ROCHESTER CITY OF

TT# TT 0000 000552  
Employee ID KD

MORTGAGE TAX

FILE FEE-S	\$	26.75	TRANSFER AMT	\$	.00
FILE FEE-C	\$	8.25	BASIC MTG TAX	\$	.00
REC FEE	\$	6.00	SPEC ADDIT MTG TAX	\$	.00
	\$	.00	ADDITIONAL MTG TAX	\$	.00
TRANS TAX	\$	.00	Total	\$	.00
MISC FEE-C	\$	5.00			
	\$	.00			
	\$	.00			
	\$	.00			
Total:	\$	46.00			

STATE OF NEW YORK  
MONROE COUNTY CLERK'S OFFICE

TRANSFER TAX

<u>WARNING</u> - THIS SHEET CONSTITUTES THE CLERKS ENDORSEMENT, REQUIRED BY SECTION 316-a(5) & SECTION 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK. DO NOT DETACH	TRANSFER AMT \$	.00
	Transfer Tax \$	.00

Maggie Brooks, County Clerk



D089030379



TAX FORECLOSURE DEED

Made this 7th day of August, 1997, between LINDA S. KINGSLEY, as Corporation Counsel of the City of Rochester, with offices at 400A City Hall, Rochester, New York 14614, grantor, and CITY OF ROCHESTER, a municipal corporation with offices at 30 Church Street, Rochester, New York 14614, grantee,

WITNESSETH:

WHEREAS, an action entitled "In the Matter of the Foreclosure of Tax Liens Pursuant to Title 4 of Part E of Article IX of the Charter of the City of Rochester - List of Delinquent Taxes as of July 1, 1996", Index No. 3430/97, was duly brought in Supreme Court, Monroe County, by the Corporation Counsel for the foreclosure of certain tax liens, by the due filing of a List of Delinquent Taxes in the office of the Monroe County Clerk on April 3, 1997, and due publication of public notice of foreclosure on April 3, 1997, and other subsequent dates, and due mailing thereof to owners and lienors of all property affected, and

WHEREAS, at a term of the said court held at the Hall of Justice, in the City of Rochester, New York on June 18, 1997, a Judgment was duly rendered, wherein it as adjudged, among other things, that the parcel listed on said Judgment be sold at public auction pursuant to Section 9-143 of the City Charter, and that the grantor, as Corporation Counsel of the City of Rochester, execute and deliver a deed for each parcel, conveying to the purchaser at the auction title to the parcel, and

WHEREAS, the said Judgment was duly entered in the Monroe County Clerk's Office on June 26, 1997, and

WHEREAS, a public auction was duly conducted by the City Treasurer on July 30, 1997, pursuant to the above-referenced Judgment, and the grantee submitted the highest responsible bid on the parcel or parcel of property listed below, and has duly paid the amount of such bid to the City Treasurer,

NOW, THEREFORE, the grantor, by virtue of and in pursuance of the aforesaid Judgment and the provisions of the Charter of the City of Rochester, does hereby grant and convey unto the grantee, the grantee's successors and assigns, a full and complete title in and to:

All that Tract or Parcel of Land, situate in the City of Rochester, County of Monroe, and State of New York, more particularly described as:

<u>SBL NO.</u>	<u>ADDRESS</u>	<u>FORMER OWNER'S NAME</u>
090.63-1-01	1000 Driving Park Avenue	COMIDA-Phototech Imaging Systems, Inc.

free and clear of all liens and encumbrances which existed at the time of the above-referenced public auction,

TO HAVE AND TO HOLD, all and singular, the premises above mentioned and described and hereby conveyed unto the grantee, the grantee's successors and assigns forever.

IN WITNESS WHEREOF, the grantor has hereunto set her hand the date and year first above written.

  
LINDA S. KINGSLEY  
Corporation Counsel

NOTARY PUBLIC  
AUG 19 1997  
FORWARDED


STATE OF NEW YORK)  
COUNTY OF MONROE) SS:  
CITY OF ROCHESTER)

On this 7th day of August, 1997, before me, the subscriber, personally appeared LINDA S. KINGSLEY, Corporation Counsel of the City of Rochester, to me known to be the person described in, and who executed, the within instrument and she acknowledged to me that she executed the same.



SUZANNE C. SUTER  
Notary Public in the State of New York  
MONROE COUNTY  
Commission Expires Oct. 16, 1997

TAX BILLING ADDRESS:

  
30 Church Street  
Rochester, New York 14614

R & R

MONROE COUNTY CLERK'S OFFICE  
 County Clerk's Recording Page

Return To:

BOX 118

Index DEEDS

Book 08741 Page 0602

No. Pages 0004

Instrument DEED

Date : 5/28/1996

Time : 12:21:00

Control # 199605280338

MONROE COUNTY INDUSTRIAL DEVEL  
 PHOTECH ACQUISITION CORPORATIO

TT# TT 0000 017119

Employee ID BC

MORTGAGE TAX

FILE FEE-S	\$	26.75
FILE FEE-C	\$	8.25
REC FEE	\$	12.00
	\$	.00
TRANS TAX	\$	.00
MISC FEE-C	\$	6.00
	\$	.00
	\$	.00
	\$	.00
Total:	\$	53.00

TRANSFER AMT	\$	.00
BASIC MTG TAX	\$	.00
SPEC ADDIT MTG TAX	\$	.00
ADDITIONAL MTG TAX	\$	.00
Total	\$	.00

TRANSFER TAX

TRANSFER AMT	\$	.00
Transfer Tax	\$	.00

STATE OF NEW YORK  
 MONROE COUNTY CLERK'S OFFICE

WARNING - THIS SHEET CONSTITUTES THE CLERKS  
 ENDORSEMENT, REQUIRED BY SECTION 316-a(5) &  
 SECTION 319 OF THE REAL PROPERTY LAW OF THE  
 STATE OF NEW YORK. DO NOT DETACH

Margaret R. DeFrancisco  
 County Clerk



u

**QUIT CLAIM DEED**

**THIS INDENTURE, made this 13 day of May, 1996, between THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY, a public benefit corporation of the State of New York, with an office at Two State St., Suite 500, Rochester, New York 14614 ("Grantor") and PHOTECH ACQUISITION CORPORATION, with offices at 1000 Driving Park Avenue, Rochester, New York 14613 ("Grantee")**

**WITNESSETH, that the grantor, in consideration of One Dollar (\$1.00) lawful money of the United States paid by the grantee, hereby grants and releases unto the grantee the heirs or successors and assigns of the grantee forever,**

See Schedule "A" attached

Being and hereby intending to convey the same premises conveyed to Grantor by Deed recorded June 29, 1989, in the Monroe County Clerk's Office in Liber 7667 of Deeds at Page 345.

Subject to covenants, easements and restrictions of record affecting said premises if any.

Property Address: 1000 Driving Park Avenue  
Rochester, New York 14613

Tax Account No. 090.63-1-1

MONROE COUNTY CLERK  
1996 MAY 28 P 12:21

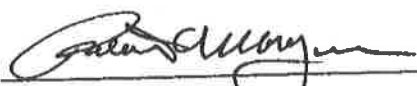
**TOGETHER with the appurtenances and all the estate and rights of the grantor in and to said premises,**

**TO HAVE AND TO HOLD the premises herein granted unto the grantee, its heirs or successors and assigns forever.**

This deed is subject to the trust provisions of Section 13 of the Lien Law.


**IN WITNESS WHEREOF, the grantor has executed this deed the day and year first above written.**

**COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY**

By   
Robert E. Morgan

STATE OF NEW YORK )  
COUNTY OF MONROE ) ss.:

On the 13 day of May, 1996, before me personally came ROBERT E. MORGAN, to me personally known, who being by me duly sworn, did depose and say that he resides the Town of Pittsford, New York; that he is the Chairman of the COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY, the public benefit corporation described in and which executed the foregoing Instrument; and that he signed his name thereto at the direction of the Board of Directors of such public benefit corporation.

  
\_\_\_\_\_  
Notary Public  
JAMES T. TOWNSEND  
NOTARY PUBLIC, State of NY  
Monroe County  
My Commission Expires Aug. 31, 96

**SCHEDULE "A"**

**ALL THAT CERTAIN** lot, piece and parcel of land lying and being in the City of Rochester, County of Monroe, State of New York, being bounded and described as follows:

**BEGINNING** at a point in the north ROW line of Driving Park Avenue on the east line of premises conveyed to Bell & Howell Company by Trustees Deed dated March 29, 1949 and recorded the same day in Monroe County Clerk's Office in Liber 2539 of Deeds, page 51 which point is 1305.77 feet southeasterly from the intersection of the north line of Driving Park Avenue and the east line of Mt. Read Boulevard; thence

(1) north along the east line of said Bell & Howell Company's land, a distance of 1270.67 feet to a point; thence

(2) west at an included angle of  $89^{\circ}58'42''$  with the said east line of the lands conveyed to Bell & Howell Company a distance of 500 feet to a point; thence

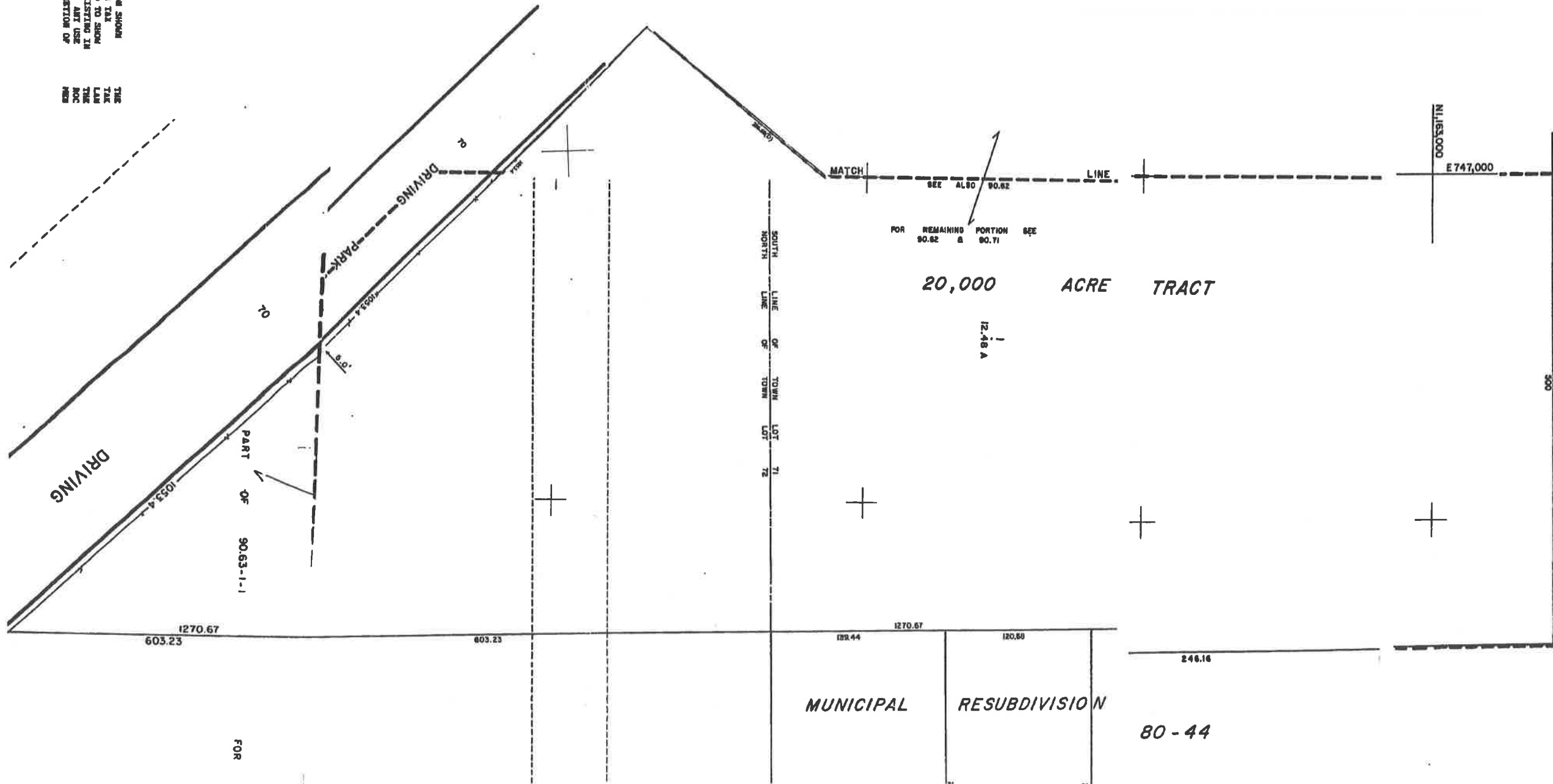
(3) south on a line parallel with the said east line of the Bell \* Howell property a distance of 300 feet to a point; thence

(4) southwesterly at an included angle with course (3) of  $227^{\circ}31'05''$  on a line which intersects the northerly line of Driving Park Avenue at a right angle, for a distance of approximately 286.68 feet to the north ROW line of Driving Park Avenue; thence

(5) southeasterly along the north ROW line of Driving Park Avenue, a distance of 1053.40 feet to the point and place of beginning.

ON SHOWN  
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D TO SHAW  
C TO SHAW  
EXISTING IN  
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SECTION OF

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ROC  
MAY



**STEWART TITLE INSURANCE COMPANY**

47 W. Main Street, Rochester, NY 14614  
**COMMITMENT FOR TITLE INSURANCE**


Applicant: **Harter, Secrest & Emery, LLP**  
Attention: **Debra L. Williamson**  
Title No.: **156998**  
Property: **1000 Driving Park Avenue, City of Rochester, New York**

UPON EXAMINATION OF TITLE to the premises described in Schedule 'A' we find the same as of **February 25, 2013**, vested in fee simple in **The City of Rochester by virtue of Tax Foreclosure Deed, dated August 7, 1997 and recorded August 11, 1997 in Liber 8903 of Deeds, page 379.**

UPON receipt of its scheduled premium, this Corporation covenants to issue its Owner's Policy in the amount of **\$35,000.00** subject to the conditions of Schedule 'B' herein. This Commitment shall constitute a binder to issue said Policy to **The People of the State of New York Acting Through their Commissioner of the Department of Environmental Conservation, its/their successors and/or assigns.**

THIS Commitment is preliminary to the issuance of such policy or policies of title insurance and shall become null and void and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company

STEWART TITLE INSURANCE COMPANY

	03/05/2013		
Authorized Signatory	Date	Authorized Signatory	Redated

**Exceptions appearing herein may affect marketability of title. Your lawyer should be consulted before taking any action based upon the contents of this report. Title insurance companies may not act as legal advisors.**

Address Inquiries to:  
**Peter E. Bryant**  
**Stewart Title Insurance Company**  
**47 W. Main Street**  
**Rochester, NY 14612**  
**Phone (585) 232-4950 Fax (585) 232-4984**  
**156998-R**  
**March 05, 2013**

**STEWART TITLE INSURANCE COMPANY**

**POLICY AND ENDORSEMENT FORMS**

[ X ] ALTA Owner's Policy (06/17/06) with Standard NY Endorsement

**PREMIUMS**

Owner's Policy... \$303.00

\*\*\* Total Premium

---

\$303.00





## AVAILABLE ENDORSEMENTS

25	General Endorsement
25A5	TIRSA Leasehold Endorsement (Loan Policy)
25A6	TIRSA Leasehold Endorsement (Owner's Policy)
25A7	TIRSA Cooperative Endorsement (Loan Policy)
25A8	TIRSA Cooperative Endorsement (Owner's Policy)
25A9	Junior Loan Policy Endorsement 2
25A10	TIRSA Co-Insurance Endorsement
25C1	TIRSA Endorsement 9 (Restrictions, Encroachments, Minerals)(Loan Policy)
25C3	TIRSA New York Fairway Endorsement (Owner's Policy)
25C4	TIRSA Non-Imputation Endorsement (Owner's Policy)
25C51	TIRSA RCE-1 (Residential Revolving Credit)(Loan Policy)
25C52	TIRSA RCE-2 (Commercial Revolving Credit)(Loan Policy < 3 million)
25C53	TIRSA RCE-3 (Commercial Revolving Credit)(Loan Policy < 3 million, < 3 year, Non-Construction)
25C54	TIRSA RCE-4 (Commercial Revolving Credit)(Loan Policy over 3 million)
25C6	TIRSA Market Value Policy Rider Endorsement (Owner's Policy)
25C7	TIRSA Joint and Several Liability Endorsement
25C8	TIRSA Swap Agreement Endorsement (Loan Policy)
25C9	TIRSA Additional Interest Endorsement (Loan Policy)
25C10	TIRSA First Loss Endorsement (Loan Policy)
25C12	TIRSA Contract Vendee Endorsement (Residential)
25C13	TIRSA Contract Vendee Endorsement (Commercial)
25C14	Option Endorsement (10/22/99)
25C15	TIRSA Partial Release of Mortgaged Premises Endorsement (12/27/00)
25C16	TOEPP Market Value Rider
25C17	Mezzanine Financing Endorsement (Owner's Policy Only)
25D1	TIRSA Endorsement 6 (Variable Rate Mortgage)(Loan Policy)
25D2	TIRSA Endorsement 7 (Manufactured Housing Unit)
25D3	TIRSA Fannie Mae Balloon Mortgage Endorsement (Loan Policy)
25D4	TIRSA Endorsement 4 (Condominium)
25D6	TIRSA Planned Unit Development Endorsement
25D7	TIRSA Land Same as Survey Endorsement
25D8	TIRSA New York City 'Development Rights' Endorsement
25D9	TIRSA Variable Rate Mortgage Endorsement (Fixed Rate Conversion)(Loan Policy)
25D10	TIRSA Endorsement 6.2 (Variable Rate Mortgage Endorsement Negative Amortization)(Loan Policy)
25D11	TIRSA 8.1 EPL Endorsement (Environmental Protection Lien)(Loan Policy)
25D13	TIRSA Waiver of Arbitration Endorsement (Owners and Loan Policy)
25D14	TIRSA Residential Mortgage Endorsement (1-4 family)(Loan Policy)
25D15	TIRSA 8.1 EPL Endorsement (NYC Only)(Loan Policy)
25D16	TIRSA 8.1 EPL Endorsement (Gov. Agency)(Loan Policy)
25D17	TIRSA Reverse Mortgage Endorsement (Loan Policy)
25D18	TIRSA Successor in Ownership of Indebtedness Endorsement (Loan Policy)
25D19	TIRSA Cluster Endorsement (Loan Policy)
25D22	TIRSA IDA or Similar Public Benefit Corporation Transfer to Beneficial Owner Endorsement
25D23	TIRSA Access (Loan Policy)
25D24	TIRSA Contiguity Endorsement (Loan and Owner's Policies)
25D25	TIRSA Mortgage Tax Endorsement (Loan Policy)
25D26	TIRSA Tax Parcel Endorsement (Single Tax Lot)
25D27	TIRSA Tax Parcel Endorsement (More Than One Tax Lot)
29BCON	Contract Vendee Insurance - Owner's Policy Continuation
31B	Junior Loan Policy Endorsement 1
31C	Junior Loan Policy Endorsement 2
35A	Mezzanine Financing Endorsement (Owner's Policy Only)

## SCHEDULE A

All that certain plot, piece and parcel of land lying and being in the City of Rochester, County of Monroe, State of New York, being bounded and described as follows:

Beginning at a point in the north ROW line of Driving Park Avenue on the east line of premises conveyed to Bell & Howell Company by Trustees Deed dated March 29, 1949 and recorded the same day in Monroe County Clerk's Office in Liber 2539 of Deeds, page 51 which point is 1305.77 feet southeasterly from the intersection of the north line of Driving Park Avenue and the east line of Mt. Read Boulevard; thence

(1) north along the east line of said Bell & Howell Company's land, a distance of 1270.67 feet to a point; thence

(2) west at an included angle of  $89^{\circ} 58' 42''$  with the said east line of the lands conveyed to Bell & Howell Company a distance of 500 feet to a point; thence

(3) south on a line parallel with the said east line of the Bell & Howell property a distance of 300 feet to a point; thence

(4) southwesterly at an included angle with course (3) of  $227^{\circ} 31' 05''$  on a line which intersects the northerly line of Driving Park Avenue at a right angle, for a distance of approximately 286.68 feet to the north ROW line of Driving Park Avenue; thence

(5) southeasterly along the north ROW line of Driving Park Avenue, a distance of 1053.40 feet to the point and place of beginning.

## SCHEDULE B

### SECTION I

**MATTERS TO BE DISPOSED OF ON OR BEFORE CLOSING OF TRANSACTION. THESE MATTERS WILL APPEAR ON OUR POLICY AS EXCEPTIONS FROM COVERAGE UNLESS DISPOSED OF TO THE SATISFACTION OF STEWART TITLE INSURANCE COMPANY OR ITS DULY AUTHORIZED REPRESENTATIVE PRIOR TO OR ON THE DATE OF CLOSING.**

1. Continuation of all searches to date of closing.
2. Proper execution, delivery and recordation of conveyance and/or Mortgage necessary to consummate the transaction contemplated herein.
3. Lien Clause pursuant to Section 13 of Lien Law in all Deeds and Mortgages to be recorded.
4. Furnish proof that the premises have no partial or full exemption from Real Property Taxes.
5. Compliance with Section 253-b of the Tax Law, (Credit Line Mortgage), is required before an instrument evidencing a sale or transfer of this real property can be recorded.
6. RE: IN REM Lis Pendens by the City of Rochester; Case #3430/97 filed in the Monroe County Clerk's Office April 3, 1997, we require proof of service upon The First National Bank of Boston, as Trustee, holder of mortgage recorded June 29, 1989 in Liber 9558 of Mortgages, page 82.
7. Instrument Survey of premises in Schedule "A" made by LaBella Associates, P.C. dated January, 2013 to be signed and certified to Stewart Title Insurance Company as well as all other applicable parties.
8. Proper authorization for conveyance/easement by The City of Rochester to be insured herein.
9. Proof of payment of any charges due or to become due pursuant to provisions of the Rochester City Charter and Code.
10. Proof of payment of any water and/or pure water charges, a lien at closing.

## **SCHEDULE B**

### **SECTION II EXCEPTIONS WHICH WILL APPEAR IN TITLE POLICY**

The following matters are expressly excluded from the coverage of the policy to be issued, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions, or location of any improvement erected on the Land; (iii) the subdivision of land; or (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters:

(a) created, suffered, assumed, or agreed to by the Insured Claimant;

(b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

(c) resulting in no loss or damage to the Insured Claimant;

(d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Loan Policy Covered Risk 11, 13, or 14 or Owner's Policy Covered Risk 9 and 10); or

(e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage (Loan Policy) or the Title (Owner's Policy).

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated (Loan Policy Only).

5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law (Loan Policy Only).

**SEE SCHEDULE B II (CONTINUED)**

## SCHEDULE B

### SECTION II (CONTINUED)

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage (Loan Policy) or vesting the Title as shown in Schedule A (Owner's Policy), is

(a) a fraudulent conveyance or fraudulent transfer, or

(b) a preferential transfer for any reason not stated in Covered Risk 13(b) of the policy (Loan Policy) or in Covered Risk 9 of the policy (Owner's Policy).

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer that vests the Title as shown in Schedule A (Owner's Policy) or Insured Mortgage (Loan Policy), in the Public Records. This Exclusion does not modify or limit the coverage provided under Loan Policy Covered Risk 11(b).

8. Subject to any state of facts an inspection of the premises would show (Owner's Policy Only).

9. Rights of lessees or any parties in possession of the premises other than the insured or owner (Owner's Policy Only).

10. Instrument survey of premises in Schedule "A" made by LaBella Associates, P.C. dated January, 2013 discloses the following:

A) Centerline of six foot ditch along east line.

B) Said premises as vacant land.

11. Easements reserved in Quit Claim deed by The City of Rochester to Technifinish Laboratory, Inc. dated March 26, 1946 and recorded March 30, 1946 in Liber 2314 of Deeds, page 379.

12. Easement granted by Photech Imaging Systems, Inc. to Rochester Gas and Electric Corporation and Rochester Telephone Corporation, dated November 15, 1988 and recorded November 29, 1988 in Liber 7506 of Deeds, page 31.

13. Easement granted by Photech Imaging Systems, Inc. to Rochester Pure Waters District, dated March 22, 1989 and recorded March 28, 1989 in Liber 7595 of Deeds, page 123.

**STEWART TITLE INSURANCE COMPANY  
APPLICATION CONFIRMATION**

Date: **March 05, 2013**

To: **Harter, Secrest & Emery, LLP**

Property: **1000 Driving Park Avenue, City of Rochester, New York**


**STEWART TITLE INSURANCE COMPANY Hereby Confirms its Receipt of an Application for the following title products:**

ALTA Owner's Policy of Title Insurance, in the amount \$35,000.00

**IF THIS IS A REFINANCE WITHIN 10 (TEN) YEARS, YOU MAY BE ENTITLED TO A REDUCED PREMIUM. CONTACT THIS COMPANY IMMEDIATELY FOR DETAILS.**

STEWART TITLE INSURANCE COMPANY

BY:

  
\_\_\_\_\_  
Authorized Signatory

## WAIVER OF ADDITIONAL INSURANCE

Insurance Law Section 6409 Subsection C requires that title companies offer, at or prior to closing, an optional policy rider to insure the title of owner-occupied real property of a 'homeowner' for its FUTURE market value. A 'homeowner' is a natural person, fee owner and resident of a one - four family dwelling, a residential condominium unit, or a residential co-operative leasehold interest. If eligible as a 'homeowner', you may therefore elect to obtain protection in excess of your purchase price. The benefits of the Rider shall be available only to the name insured provided he is a 'homeowner' as defined herein at the date of the issuance of this Rider and at the date any claim under this Rider is made. If you do not wish this additional statutory coverage, you MUST WAIVE by signing this form in the space below.

Dated: \_\_\_\_\_

\_\_\_\_\_

T.I. No. **156998**

### NOTE:

If purchaser elects not to accept additional coverage as above provided, this form must be executed and returned to Stewart Title Insurance Company before policy can be issued.

# **STEWART TITLE INSURANCE COMPANY**

## **PRIVACY POLICY NOTICE**

### **PURPOSE OF THIS NOTICE**

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Stewart Title Insurance Company.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance;
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

**WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT THIS IS NOT SPECIFICALLY PERMITTED BY LAW.**

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.



**GENERAL AFFIDAVIT AND GUARANTEE**

Owner: The City of Rochester  
Property Address: 1000 Driving Park Avenue, Rochester, New York 14613  
Tax Account No.: 090.63-1-1


STATE OF NEW YORK )  
COUNTY OF MONROE ) <sup>ss</sup>

The undersigned, Mark Gregor, the Manager of Environmental Quality for the City of Rochester, (the "owner") of the above referenced property, does hereby certify and guaranty the all the following which are due or may become due on the above referenced property up to and including the date of closing:

Real property taxes, water, pure waters, sewer, special assessment and/or any charges pursuant to provisions of the City Charter Code, if applicable to the above referenced property; and


Pursuant to Ordinance No. 2006-150 duly passed by the Council of the City of Rochester on June 20, 2006 and approved by the Mayor of the City of Rochester and deemed duly adopted on June 24, 2006, the undersigned is authorized to enter into and execute the Environmental Easement with the New York State Environmental Conservation on behalf of the City of Rochester.

This affidavit is made to induce the Title Insurance Company to insure the property relative to the recording of a Conservation Environmental Easement being granted on the property, knowing that the Title Insurance Company will rely on the truth of the statements contained herein.

CITY OF ROCHESTER  
By:   
Name: Mark Gregor  
Title: Manager, Division of Environmental Quality

State of New York )  
County of Monroe ) <sup>ss</sup>

On this 30<sup>th</sup> day of May, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Mark Gregor, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

**VICKI BROWN**  
Notary Public in the State of New York  
**MONROE COUNTY**  
Commission Expires Aug. 18, 2014

## **List of Parties Receiving Notice of Environmental Easement**

1. Rochester Gas and Electric Corporation  
89 East Avenue  
Rochester, New York 14649
2. Monroe County Department of Environmental Services  
Rochester Pure Waters District  
7100 City Place  
50 West Main Street  
Rochester, New York 14614

## NOTICE OF ENVIRONMENTAL EASEMENT

The New York State Department of Environmental Conservation (the "Grantee"), has been granted an Environmental Easement pursuant to Article 71, Section 36 affecting real property located at the following address:

1000 Driving Park Avenue, Rochester, New York

Property Owner/Grantor: City of Rochester

The Tax Map Identification No.: 090.63-1-1

NYS Department of Environmental Conservation Site No.: C303768

The Environmental Easement for the above referenced property has been filed in the Monroe County Clerk's Office on \_\_\_\_\_, 2013 in Liber \_\_\_\_ of Deeds, Page \_\_\_\_\_.

The Environmental Easement contains institutional and/or engineering controls that run with the land. The Environmental Easement may restrict the use of the above referenced property to commercial or industrial uses.

NOTICE IS HEREBY GIVEN that any activity on the land which might or will prevent or interfere with the ongoing or completed remedial program, including the controls as set forth in the Environmental Easement and the Site Management Plan, must be done in accordance with the Site Management Plan which is incorporated by reference into the Environmental Easement. A copy of the Site Management Plan can be obtained by contacting the Department at [derweb@gw.dec.state.ny.us](mailto:derweb@gw.dec.state.ny.us). Be further advised of the notice provisions of NYCRR 375-1.11(d) relative to contemplated significant changes in use.

Failure to Comply with the terms and conditions of the Environmental Easement may subject violators to penalties of up to \$37,500 per day for violation of 6 NYCRR 375-1.11(b).

An electronic version of this environmental easement has been accepted by the New York State Department of Environmental Conservation and is available to the public at: <http://www.dec.ny.gov/chemical/36045.html>.

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

**THIS INDENTURE** made this 30<sup>th</sup> day of May, 2013 between Owner(s) The City of Rochester, having an office at 30 Church Street, City of Rochester, County of Monroe, State of New York (the "Grantor"), and The People of the State of New York (the "Grantee."), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

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

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

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

**WHEREAS**, Grantor, is the owner of real property located at the address of 1000 Driving Park Avenue in the City of Rochester, County of Monroe and State of New York, known and designated on the tax map of the County Clerk of Monroe as tax map parcel numbers: Section 090.63 Block 1 Lot 1, being the same as that property conveyed to Grantor by deed dated August 7, 1997 and recorded in the Monroe County Clerk's Office in Liber and Page 8903, 379. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 12.48 +/- acres, and is hereinafter more fully described in the Land Title Survey dated January, 2013 prepared by LaBella Associates, P.C., which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

**WHEREAS**, the Department accepts this Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation established for the Controlled Property until such time as this Environmental Easement is

extinguished pursuant to ECL Article 71, Title 36; and

**NOW THEREFORE**, in consideration of the mutual covenants contained herein and the terms and conditions of State Assistance Contract Number: SAC # C303768, 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:

**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)** if current land use is selected, enter current use.

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

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

(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(7) All future activities on the property that will disturb remaining

contaminated material must be conducted in accordance with the SMP;

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

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

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

B. The Controlled Property shall not be used for Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

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

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

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

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

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

## Law.

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

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

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the 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 by 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: C303768  
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.

City of Rochester:

By:  \_\_\_\_\_

Print Name: MARK D GREGOR \_\_\_\_\_

Title: MANAGER ENVIRONMENTAL QUALITY Date: 5-30-2013

**Grantor's Acknowledgment**

STATE OF NEW YORK    )  
  ) ss:  
COUNTY OF                    )

On the 30<sup>th</sup> day of May, in the year 2013, before me, the undersigned, personally appeared Mark Gregor, 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.

Vicki Brawn  
Notary Public - State of New York

VICKI BRAUN  
Notary Public in the State of New York  
ROOSEVELT COUNTY  
Commission Expires Aug. 18, 2014

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

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

**Grantee's Acknowledgment**

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

On the \_\_\_\_\_ day of \_\_\_\_\_, in the year 20\_\_, before me, the undersigned, personally appeared Robert Schick, 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

\_\_\_\_\_

## SCHEDULE "A" PROPERTY DESCRIPTION

ALL THAT CERTAIN plot, piece and parcel of land lying and being in the City of Rochester, County of Monroe, State of New York, being bounded and described as follows:

BEGINNING at a point in the north ROW line of Driving Park Avenue on the east line of premises conveyed to Bell & Howell Company by Trustees Deed dated March 29, 1949 and recorded the same day in Monroe County Clerk's Office in Liber 2539 of Deeds, page 51 which point is 1305.77 feet southeasterly from the intersection of the north line of Driving Park Avenue and the east line of Mt. Read Boulevard; thence

(1) north along the east line of said Bell & Howell Company's land, a distance of 1270.67 feet to a point; thence

(2) west at an included angle of  $89^{\circ}58'42''$  with the said east line of the lands conveyed to Bell & Howell Company a distance of 500 feet to a point; thence

(3) south on a line parallel with the said east line of the Bell & Howell property a distance of 300 feet to a point; thence

(4) southwesterly at an included angle with course (3) of  $227^{\circ}31'05''$  on a line which intersects the northerly line of Driving Park Avenue at a right angle, for a distance of approximately 286.68 feet to the north ROW line of Driving Park Avenue; thence

(5) southeasterly along the north ROW line of Driving Park Avenue, a distance of 1053.40 feet to the point and place of beginning.

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

**THIS INDENTURE** made this 30<sup>th</sup> day of May, 2013 between Owner(s) The City of Rochester, having an office at 30 Church Street, City of Rochester, County of Monroe, State of New York (the "Grantor"), and The People of the State of New York (the "Grantee."), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

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

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

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

**WHEREAS**, Grantor, is the owner of real property located at the address of 1000 Driving Park Avenue in the City of Rochester, County of Monroe and State of New York, known and designated on the tax map of the County Clerk of Monroe as tax map parcel numbers: Section 090.63 Block 1 Lot 1, being the same as that property conveyed to Grantor by deed dated August 7, 1997 and recorded in the Monroe County Clerk's Office in Liber and Page 8903, 379. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 12.48 +/- acres, and is hereinafter more fully described in the Land Title Survey dated January, 2013 prepared by LaBella Associates, P.C., which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

**WHEREAS**, the Department accepts this Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation established for the Controlled Property until such time as this Environmental Easement is

extinguished pursuant to ECL Article 71, Title 36; and

**NOW THEREFORE**, in consideration of the mutual covenants contained herein and the terms and conditions of State Assistance Contract Number: SAC # C303768, 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:

**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)** if current land use is selected, enter current use.

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

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

(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(7) All future activities on the property that will disturb remaining

contaminated material must be conducted in accordance with the SMP;

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

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

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

B. The Controlled Property shall not be used for Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

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

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

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

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

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

## Law.

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

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

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the 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 by 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: C303768  
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.

[10/12]

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.

City of Rochester:

By:  \_\_\_\_\_

Print Name: MARK D GREGOR \_\_\_\_\_

Title: MANAGER ENVIRONMENTAL Date: 5-30-2013  
QUALITY

**Grantor's Acknowledgment**

STATE OF NEW YORK    )  
  ) ss:  
COUNTY OF                    )

On the 30<sup>th</sup> day of May, in the year 20 13 before me, the undersigned, personally appeared Mark Gregor, 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.

Wicki Brawn  
Notary Public - State of New York

**WICKI BRAUN**  
Notary Public in the State of New York  
**MONROE COUNTY**  
Commission Expires Aug. 18, 2014

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

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

**Grantee's Acknowledgment**

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

On the \_\_\_\_\_ day of \_\_\_\_\_, in the year 20\_\_, before me, the undersigned, personally appeared Robert Schick, 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

\_\_\_\_\_

## SCHEDULE "A" PROPERTY DESCRIPTION

ALL THAT CERTAIN plot, piece and parcel of land lying and being in the City of Rochester, County of Monroe, State of New York, being bounded and described as follows:

BEGINNING at a point in the north ROW line of Driving Park Avenue on the east line of premises conveyed to Bell & Howell Company by Trustees Deed dated March 29, 1949 and recorded the same day in Monroe County Clerk's Office in Liber 2539 of Deeds, page 51 which point is 1305.77 feet southeasterly from the intersection of the north line of Driving Park Avenue and the east line of Mt. Read Boulevard; thence

- (1) north along the east line of said Bell & Howell Company's land, a distance of 1270.67 feet to a point; thence
- (2) west at an included angle of 89°58'42" with the said east line of the lands conveyed to Bell & Howell Company a distance of 500 feet to a point; thence
- (3) south on a line parallel with the said east line of the Bell & Howell property a distance of 300 feet to a point; thence
- (4) southwesterly at an included angle with course (3) of 227°31'05" on a line which intersects the northerly line of Driving Park Avenue at a right angle, for a distance of approximately 286.68 feet to the north ROW line of Driving Park Avenue; thence
- (5) southeasterly along the north ROW line of Driving Park Avenue, a distance of 1053.40 feet to the point and place of beginning.



City of Rochester

City Clerks Office

## Certified Ordinance

Rochester, N.Y., \_\_\_\_\_

TO WHOM IT MAY CONCERN:

I hereby certify that the following is a true copy of an ordinance which was duly passed by the Council of the City of Rochester on **June 20, 2006** and **Approved** by the Mayor of the City of Rochester, and was deemed duly adopted on **June 24, 2006** in accordance with the applicable provisions of law.

Ordinance No. 2006-150

Authorizing 1996 Clean Water/Clean Air Bond Act  
Applications And Agreements With The New York State  
Department Of Environmental Conservation

WHEREAS, the City of Rochester, after thorough consideration of the various aspects of the problem and study of available data, has hereby determined that certain work, as described in its application and attachments, herein called the "Project", is desirable, is in the public interest, and is required in order to implement the Project; and

WHEREAS, Article 56 of the Environmental Conservation Law authorizes State assistance to municipalities for environmental restoration projects by means of a contract and the City deems it to be in the public interest and benefit under this law to enter into a contract herewith;

NOW, THEREFORE, BE IT ORDAINED, by the Council of the City of Rochester as follows:

Section 1. The Mayor is hereby authorized to submit an application to and enter into an agreement with the New York State Department of Environmental Conservation for such grants that may be available under the 1996 Clean Water/Clean Air Bond Act. Upon execution of the initial Grant agreement, the Manager of the Division of Environmental Quality is hereby authorized to act on behalf of the City in all matters relating to State assistance under Article 56, Title 5, of the Environmental Conservation Law, including but not limited to making applications, executing agreements, submitting Project documentation and otherwise acting for the City in all matters relating to the Project and State assistance. The City agrees that it will fund its portion of the cost of the Project and that funds will be available to initiate the Project's field work within 12 months of written approval of its application by the Department of Environmental Conservation.

Section 2. A certified copy of this ordinance shall be sent to the Albany office of the New York State Department of Environmental Conservation together with the application for State assistance.

Section 3. The applications and agreements shall contain such additional terms and conditions as the Mayor and/or Manager deem to be appropriate.

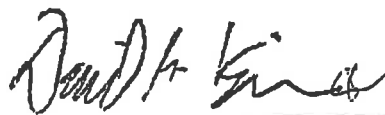
Section 4. This ordinance shall take effect immediately.

Passed by the following vote:

Ayes - President Giess, Councilmembers Conklin, Douglas, Lightfoot, McFadden, Miller, Pritchard, Santiago, Stevenson - 9.

Nays - None - 0.

Attest



City Clerk

**ENVIRONMENTAL EASEMENT  
CHECKLIST/CERTIFICATION**  
SITE No. C303768

The following requirements and attachments must be included as part of the submission to the Department for an Environmental Easement. Upon completion of the review, an attorney must sign the certification certifying that they have fully completed the checklist. The Department will not accept submissions which have not been signed and certified as complete by both the Owner and Owner's Attorney.

**1) Verification of ownership of the property**

- Authorized "Person" is signatory on the Easement.
- Current Deed has been reviewed and correct name of owner has been verified.
- Ownership of the property has been matched with Title Report.
- Verification reviewed and included for authority to sign Easement.
- Updated copies of legal organizational documents have been reviewed and are included. Examples of the appropriate documentation will include, for:
  - corporations: articles of incorporation, organizational agreements, minutes of annual meetings, resolutions, authorities for signature;
  - partnerships: a copy of the partnership agreement; verification that necessary parties are participating in the Easement;
  - trusts: trust agreement, affidavit of no change in the trust; and
  - estates: estate letters, powers of attorney.

**2) Verification of Property Subject to Easement**

- Description of the property in the Easement and DEC Agreement/Order/SAC matches description of property in the deed, Schedule A of the Title Report and the Survey. All documents are included in submittal (Separate submittal must be included to explain to the satisfaction of the Department why there is any discrepancy).
- The Tax Map identifier (SBL) matches on all documents.

**3) Survey Review**

- Survey includes metes and bounds description.
- Survey includes a graphic scale.
- Survey includes Tax Map # (SBL).
- Survey includes physical Address and is consistent with Title Report and the DEC Agreement/Order/SAC.
- Survey locates any Easements already on record.
- Survey is certified to the People of the State of New York acting through their Commissioner of the Department of Environmental Conservation and to the Title Company.



#### 4) Review of Title Commitment

- Title Commitment is no more than 6 months old.
- Title Commitment expressly identifies the correct owner of the property (see Section 1).
- Title commitment is reviewed to determine all others with an interest in the property (See Schedules A and B of the Title Commitment).
- Certification Page verifies who is in Title and it is precisely the same person/entity that will execute the Easement.
- Schedule A has been reviewed and the correct legal description has been reviewed and compared with the deed and survey to resolve any discrepancies.
- Schedule B has been reviewed:
  - for exceptions, which must be satisfied;
  - to assure that copies of all encumbrances are attached to the title report, or identified so notices can be sent;
  - to assure that any judgments, tax warrants, have been satisfied or disposed of, and documentation that they have been satisfied or disposed of is provided;
  - to assure that all proof requirements (i.e. death certificate, certificate of incorporations, estate papers, powers of attorney, etc.) have been satisfied and documentation is provided; and
  - for mortgages on the property, to assure that all have been identified.
- Proposed title insurance policy is underwritten by a NYS licensed title insurance company.
- Title Insurance is in the amount of at least \$35,000 with the State (The People of the State of New York acting through their Commissioner of the Department of Environmental Conservation) listed as the insured.
- Title insurance insures the specific property covered by the Easement, not necessarily all the property subject of the NYSDEC agreement, therefore the description of the surveyor is crucial and must be on the face of the survey.**
- Title Company and attorney certify that the signatures of the identified grantors on the Easement satisfy the legal requirements to provide the State with an Environmental Easement.
- Title Company letter is included that it will issue the policy upon either the time that Easement is delivered, or recorded, depending on the County requirements.

#### 5) Review of Easement

- Attorney certifies Easement is in the form provided by the Department and that entries have been made only in those sections where authorized.
- Draft notice and list of parties required to be mailed to match those appearing under Schedule "B" exceptions. The information to be included both in the draft notice sent for review and to the actual notice sent out to parties are (a) the exception number and (b) the recorded information such as liber and page or instrument number, etc. List of parties is complete and consistent with Title report.
- Verification that proper party has signed the Easement.
- Acknowledgement is in the proper form, notary stamp is clear and has a current expiration date.

- Name, property address, SBL, engineering controls/institutional controls, SMP references and any information that was inserted into the Easement form has been verified as correct and accurate.
- Two original Easements have been signed by the proper party.
- Once recorded, the attorney certifies that the appropriate information will be put on the notices and the notices will be served on all parties identified in the title report within 60 days and the proof of service and notices will be provided to NYSDEC within 90 days. In addition a copy of the notice and certification of service on the parties will be filed in the County Clerk's office.

**6) Submissions**

- The Environmental Easement Package being submitted to the Department includes the applicable documents set forth in Attachment A.

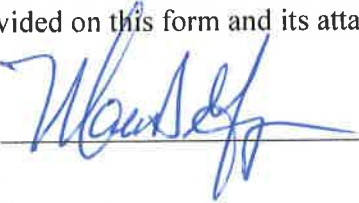
**PLEASE READ THE FOLLOWING CAREFULLY**

The Owner and the Owner's attorney understand and acknowledge that the New York State Department of Environmental Conservation will rely on each and every answer in this statement: (1) to determine whether the Easement Package can be reviewed in a timely fashion; and (2) to determine whether the Easement Package should be approved. The Owner and the Owner's attorney understand and acknowledge that any false statement or misrepresentation herein will constitute cause for the revocation of the Certificate of Compliance issued in reliance on this checklist and accompanying documentation.

**Statement of Certification and Signatures**

1) By Owner:

I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief.

Date: 5-30-2013 Signature: 

Print Name: MARK D GREGOR

2) By Owner's Attorney:

I hereby affirm that I am the attorney for \_\_\_\_\_ (entity); that I am authorized by that entity to make this certification; that this certification was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief.

Date: 5/16/2013 Signature: 

Print Name: Jennifer H Loughton

Attachment

## Attachment A

### Documents required for a complete Environmental Easement package:

- 1) Copy(ies) of current deed(s).
- 2) Copy of Tax map.
- 3) Complete title report (commitment), current within the last six months.
- 4) Title Company letter that it will issue policy/Pro forma Policy.
- 5) All documentation needed to resolve any remaining title exceptions.
- 6) Complete list of all parties that will be sent notice in lieu of subordinations, including a copy of the draft notice.
- 7) Two original easements and an electronic version submitted to both the project manager and project attorney.
- 8) Proof of authority to obligate owner of property as set forth in "Verification of ownership of property" on the Easement checklist.
- 9) Legal description of the easement area in a Department approved electronic form (i.e., Word).
- 10) Signed Survey, two full size copies; one to be attached to the SMP and one for OGC; and an electronic survey for review to both the project manager and project attorney.
- 11) Attorney Checklist with certification signed by attorney and owner.

## SCHEDULE "A"

ALL THAT CERTAIN plot, piece and parcel of land lying and being in the City of Rochester, County of Monroe, State of New York, being bounded and described as follows:

BEGINNING at a point in the north ROW line of Driving Park Avenue on the east line of premises conveyed to Bell & Howell Company by Trustees Deed dated March 29, 1949 and recorded the same day in Monroe County Clerk's Office in Liber 2539 of Deeds, page 51 which point is 1305.77 feet southeasterly from the intersection of the north line of Driving Park Avenue and the east line of Mt. Read Boulevard; thence

(1) north along the east line of said Bell & Howell Company's land, a distance of 1270.67 feet to a point; thence

(2) west at an included angle of  $89^{\circ}58'42''$  with the said east line of the lands conveyed to Bell & Howell Company a distance of 500 feet to a point; thence

(3) south on a line parallel with the said east line of the Bell \* Howell property a distance of 300 feet to a point; thence

(4) southwesterly at an included angle with course (3) of  $227^{\circ}31'05''$  on a line which intersects the northerly line of Driving Park Avenue at a right angle, for a distance of approximately 286.68 feet to the north ROW line of Driving Park Avenue; thence

(5) southeasterly along the north ROW line of Driving Park Avenue, a distance of 1053.40 feet to the point and place of beginning.

CITY OF ROCHESTER ZONING: \_\_\_\_\_ CITY OF ROCHESTER ASSESSOR: \_\_\_\_\_ CITY OF ROCHESTER ENGINEER: \_\_\_\_\_ CITY OF ROCHESTER WATER BUREAU: \_\_\_\_\_ CITY OF ROCHESTER MAPS AND SURVEYS: \_\_\_\_\_

MONROE COUNTY SURVEYORS OFFICE/DEPT. OF TRANSPORTATION  
This plat is approved in accordance with the provisions of Section 239-f, Article 12-b of the General Municipal Law and/or the Monroe County Monumentation Law. A separate approval is required for site construction.  
For General Municipal Law: \_\_\_\_\_  
County Highway Superintendent \_\_\_\_\_ Date \_\_\_\_\_  
For the Monroe County Monumentation Law: \_\_\_\_\_  
Monroe County Surveyors Office \_\_\_\_\_ Date \_\_\_\_\_

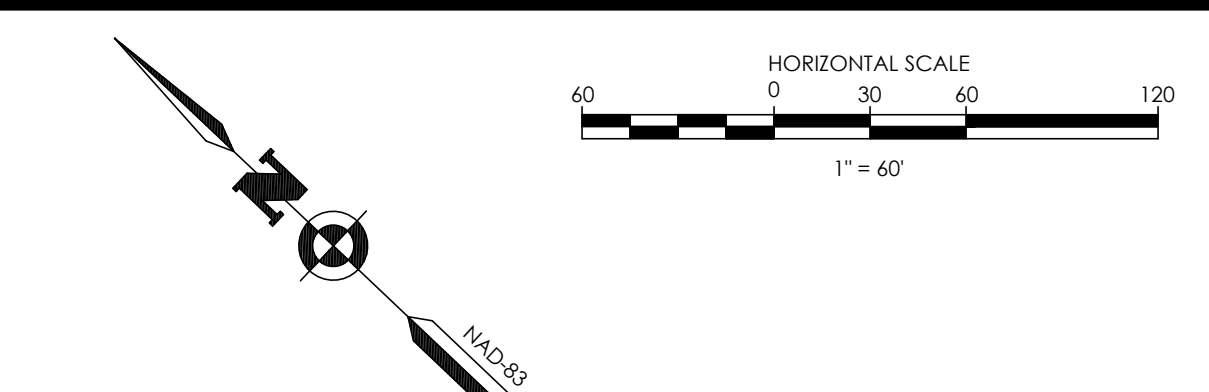
MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH:  
Realty Subdivision Approval  
**Monroe County Department of Public Health Realty Subdivision Approval**  
This is to certify that approved plans for Water Supply and Sewage Disposal for this project are on file in the office of the Monroe County Department of Public Health. Consent is hereby given for the filing of this map in the Monroe County Clerk's Office in accordance with Article III of the Monroe County Sanitary Code.  
Director of Public Health  
By \_\_\_\_\_ Public Health Engineer Date \_\_\_\_\_

ROCHESTER FIRE DEPARTMENT: \_\_\_\_\_ MONROE COUNTY TREASURER: \_\_\_\_\_ MAPS AND SURVEYS SECTION REAL PROPERTY TAX SERVICE AGENCY: \_\_\_\_\_

CITY OF ROCHESTER PLAYGROUND  
455 LAGRANGE PARK  
TAX NO. 090.550-001-001.004  
LOT ABR-32A  
LIBER 2229 OF DEEDS, PAGE 195  
15.37± ACRES

MONROE COUNTY SURVEYORS OFFICE/DEPT. OF TRANSPORTATION  
This plat is approved in accordance with the provisions of Section 239-f, Article 12-b of the General Municipal Law and/or the Monroe County Monumentation Law. A separate approval is required for site construction.  
For General Municipal Law: \_\_\_\_\_  
County Highway Superintendent \_\_\_\_\_ Date \_\_\_\_\_  
For the Monroe County Monumentation Law: \_\_\_\_\_  
Monroe County Surveyors Office \_\_\_\_\_ Date \_\_\_\_\_

CITY OF ROCHESTER TREASURER: \_\_\_\_\_



- SURVEY NOTES:**
- THIS PROJECT IS MORE THAN 1200 FEET FROM THE NEAREST SURVEY CONTROL MONUMENT AND THEREFORE IS NOT TIED INTO THE MONROE COUNTY MONUMENTATION NETWORK.
  - THE HORIZONTAL DATUM IS REFERENCED TO THE N.Y.S. PLANE COORDINATE SYSTEM, WEST ZONE, TRANSVERSE MERCATOR SYSTEM, NAD 83 (2011 ADJUSTED) THROUGH GPS REAL TIME KINETIC OBSERVATIONS OF PROJECT CONTROL POINTS USING NYSNET CONTINUOUSLY OPERATING REFERENCE STATIONS.
  - DISTANCES SHOWN HEREON ARE GROUND DISTANCES. BEARINGS AND COORDINATES ARE REFERENCED TO GRID.
  - SURVEY FIELD WORK ON THIS SURVEY WAS DONE TO AN ACCURACY GREATER THAN ONE PART IN 10,000, (1:10,000)
  - COMBINED SCALE FACTOR = 0.9999833
  - THE SURVEYED PROPERTY SHOWN HEREON IS ZONED INDUSTRIAL M-1 PER CHAPTER 120, ARTICLE XI OF THE CHARTER AND CODE OF THE CITY OF ROCHESTER, LAST REVISED JANUARY 15, 2008 HAVING THE FOLLOWING REQUIREMENTS:  
A. MINIMUM FRONT YARD SETBACK: N/A  
B. MINIMUM SIDE YARD SETBACK: N/A  
C. MINIMUM REAR YARD SETBACK: N/A  
D. MAXIMUM BUILDING HEIGHT: N/A  
E. MINIMUM LOT AREA: N/A  
NO BUILDING OR RE-GRADING IS TO COMMENCE ON THIS SITE WITHOUT AN APPROVED SITE AND GRADING PLAN APPROVED BY THE CITY ENGINEER, BEING SUBMITTED TO THE CITY OF ROCHESTER AND PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THIS PLAN MUST BE COMPLETED BY A PROFESSIONAL ENGINEER OR LAND SURVEYOR AND PRIOR TO ANY BUILDING OR GRADING OF THE EXISTING OR NATURAL DRAINAGE OF THIS SITE. PHIL BANK WAY DEDICATED TO THE CITY OF ROCHESTER PER ORDINANCE NO. 2019-267. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE SEPARATE PERMITS FROM THE ENGINEERING BUREAU PERMIT OFFICE; ROOM 121B.

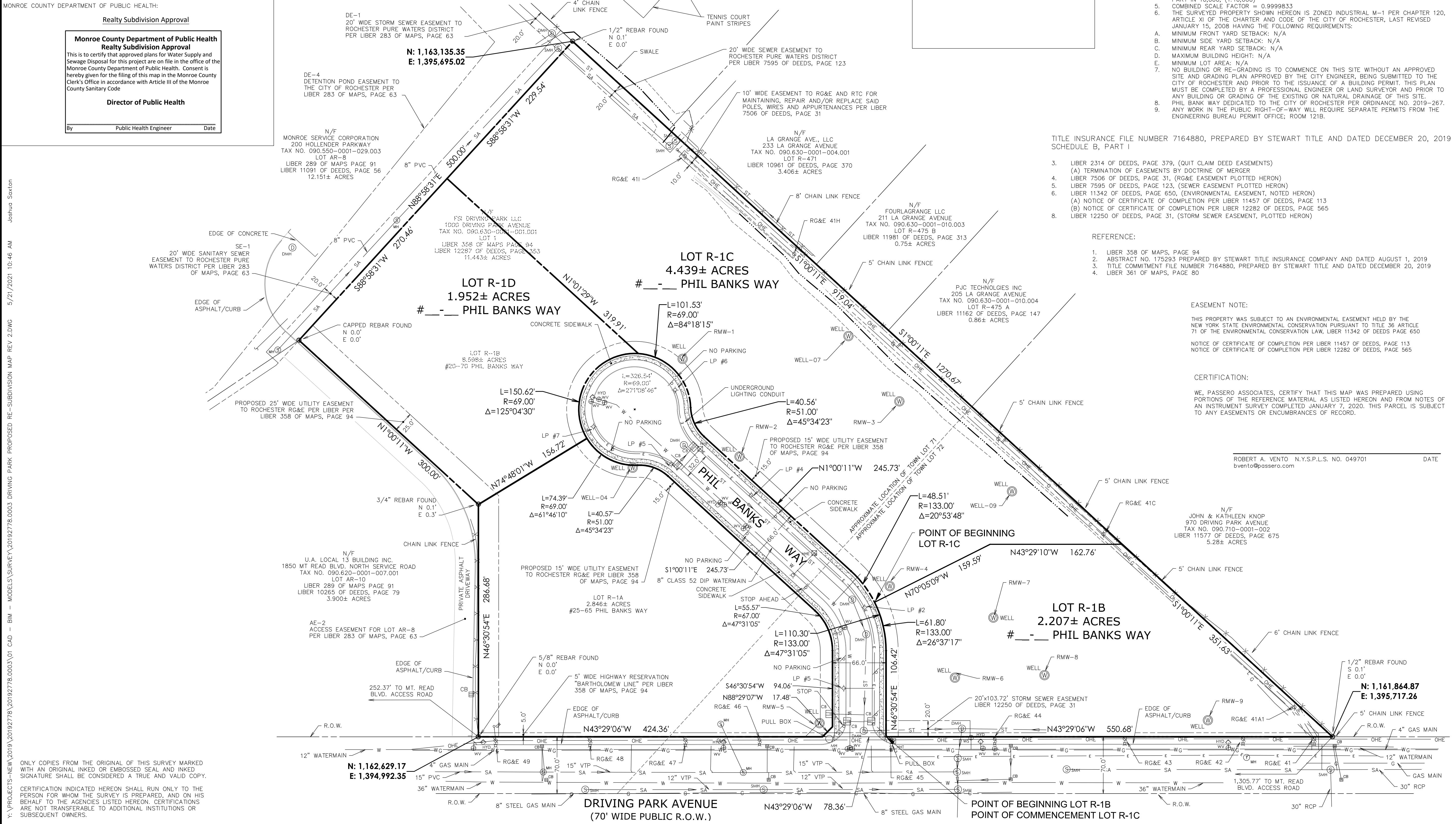
**PA**  
**Passero Associates**  
Rochester, NY 14614  
Fernandina Beach, FL 32108  
www.passero.com

**ABBREVIATION TABLE**

A.G.	ABOVE GROUND
C.I.	CAST IRON
CNC.	CONCRETE
E.O.P.	EDGE OF PAVEMENT
MEAS.	MEASURES
R.O.W.	RIGHT OF WAY
STP.	STANDPIPE
STL.	STEEL
TRANS.	TRANSFORMER
UDT.	UNDETERMINED

**LEGEND**

CB	CATCHBASIN
C/O	CLEANOUT (UNKNOWN TYPE)
CS	CLEANOUT DRAINAGE SEWER
SS	CLEANOUT SANITARY SEWER
ED	END SECTION DRAINAGE PIPE
GV	GAS VALVE
HYD	HYDRANT
LP	LIGHTPOLE
MH	MANHOLE (UNKNOWN TYPE)
MHE	MANHOLE ELECTRIC
MHI	MANHOLE DRAINAGE INLET
MHD	MANHOLE DRAINAGE SEWER
MHS	MANHOLE SANITARY SEWER
SP	SIGN POST (SINGLE)
SLSP	TRAFFIC LIGHT SPAN POLE
UP	UTILITY POLE
UAW	UTILITY POLE ANCHOR WIRE
UWL	UTILITY POLE WITH LIGHT
WS	WATER SERVICE
WV	WATER VALVE



TITLE INSURANCE FILE NUMBER 7164880, PREPARED BY STEWART TITLE AND DATED DECEMBER 20, 2019 SCHEDULE B, PART I

- LIBER 2314 OF DEEDS, PAGE 379, (QUIT CLAIM DEED EASEMENTS)  
(A) TERMINATION OF EASEMENTS BY DOCTRINE OF MERGER
- LIBER 7506 OF DEEDS, PAGE 31, (RG&E EASEMENT PLOTTED HERON)
- LIBER 7595 OF DEEDS, PAGE 123, (SEWER EASEMENT PLOTTED HERON)
- LIBER 11342 OF DEEDS, PAGE 650, (ENVIRONMENTAL EASEMENT, NOTED HERON)  
(A) NOTICE OF CERTIFICATE OF COMPLETION PER LIBER 11457 OF DEEDS, PAGE 113  
(B) NOTICE OF CERTIFICATE OF COMPLETION PER LIBER 12282 OF DEEDS, PAGE 565  
LIBER 12250 OF DEEDS, PAGE 31, (STORM SEWER EASEMENT, PLOTTED HERON)

- REFERENCE:**
- LIBER 358 OF MAPS, PAGE 94
  - ABSTRACT NO. 175293 PREPARED BY STEWART TITLE INSURANCE COMPANY AND DATED AUGUST 1, 2019
  - TITLE COMMITMENT FILE NUMBER 7164880, PREPARED BY STEWART TITLE AND DATED DECEMBER 20, 2019
  - LIBER 361 OF MAPS, PAGE 80

**EASEMENT NOTE:**  
THIS PROPERTY WAS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 ARTICLE 71 OF THE ENVIRONMENTAL CONSERVATION LAW, LIBER 11342 OF DEEDS, PAGE 650  
NOTICE OF CERTIFICATE OF COMPLETION PER LIBER 11457 OF DEEDS, PAGE 113  
NOTICE OF CERTIFICATE OF COMPLETION PER LIBER 12282 OF DEEDS, PAGE 565

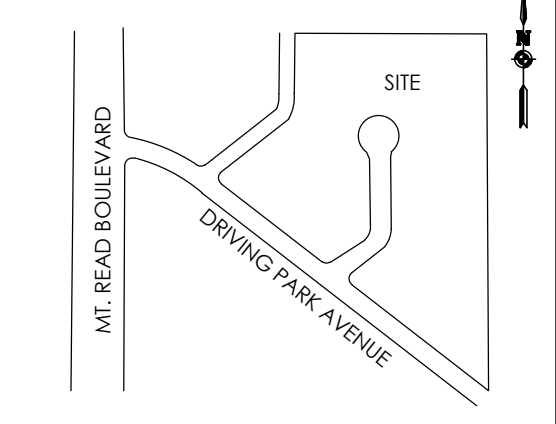
**CERTIFICATION:**  
WE, PASSERO ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED USING PORTIONS OF THE REFERENCE MATERIAL AS LISTED HEREON AND FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED JANUARY 7, 2020. THIS PARCEL IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES OF RECORD.

ROBERT A. VENTO N.Y.S.P.L.S. NO. 049701 DATE \_\_\_\_\_  
bvento@passero.com

**Revisions**

No.	Date	By	Description
-----	------	----	-------------

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©



City of Rochester  
Not to Scale

**Passero Associates**  
242 WEST MAIN STREET, SUITE 1000 (585) 325-1000  
ROCHESTER, NY 14614 Fax: (585) 760-6580  
Principal-in-Charge Dan Savage  
Project Manager Robert A. Vento, PLS  
Drafted by R.D.C.

Client:  
FSJ  
90 GOODWAY DRIVE  
ROCHESTER NY, 14623

RESUBDIVISION OF LOT R-1B OF LIBER 361 OF MAPS PAGE 80 N/F  
FSJ DRIVING PARK LLC  
#20-#70 PHIL BANKS WAY  
TAX ACCT. NO. 090.630-0001-001.001

BEING PARTS OF LOT 71 & 72 OF THE 20,000 ACRES TRACT, TOWNSHIP 1, SHORT RANGE, HILL SEAT TRACT, PHELPS AND GORHAM'S PURCHASE CITY OF ROCHESTER, MONROE COUNTY, NEW YORK STATE

Project No.  
**20192778.0003**

Drawing No. **RS-1** Sheet No. **1 of 1**

Scale: **1" = 60'**

Date **May 20, 2021**

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL INKED OR EMBOSSED SEAL AND INKED SIGNATURE SHALL BE CONSIDERED A TRUE AND VALID COPY.  
CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE AGENCIES LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

Y:\PROJECTS\NEW\2019\20192778\20192778.0003\01\_CAD - BIM - MODELS\SURVEY\20192778\0003 DRIVING PARK PROPOSED RE-SUBDIVISION MAP REV 2.DWG 5/21/2021 10:46 AM Joshua Stanton

## APPENDIX E – DARAMEND TECHNICAL SUMMARY



**DARAMEND-M®** is a specially formulated version of Adventus' controlled-release, integrated carbon and zero valent iron (ZVI) technology for in situ chemical reduction. Similar to EHC-M® ([http://www.adventusgroup.com/products/ehc\\_m.shtml](http://www.adventusgroup.com/products/ehc_m.shtml)), new DARAMEND-M encourages the precipitation and adsorption of arsenic and other dissolved metals (such as chromium, lead and mercury) to limit their mobility.

This new product from Adventus is capable of reducing the amount of metals that can leach from metal-impacted soil, in particular the amount of leachable metal in samples analyzed using the TCLP; Toxicity Characteristic Leaching Procedure

(<http://www.ehso.com/cssepa/TCLP.htm>). Many regulatory jurisdictions have TCLP limits for a variety of metals whereby if a metal exceeds a certain TCLP value, it must be disposed of at a facility that is designed to handle that type of soil. This will often be much more expensive than disposal of soils that do not exceed the TCLP values. Pre-treatment of soil using DARAMEND-M may reduce the leachable metal concentrations, thus allowing for much more cost effective disposal. There may be other circumstances whereby soils can be treated and left in-place should they not exceed the TCLP values, in which case the economic benefit of applying the treatment will be even greater.

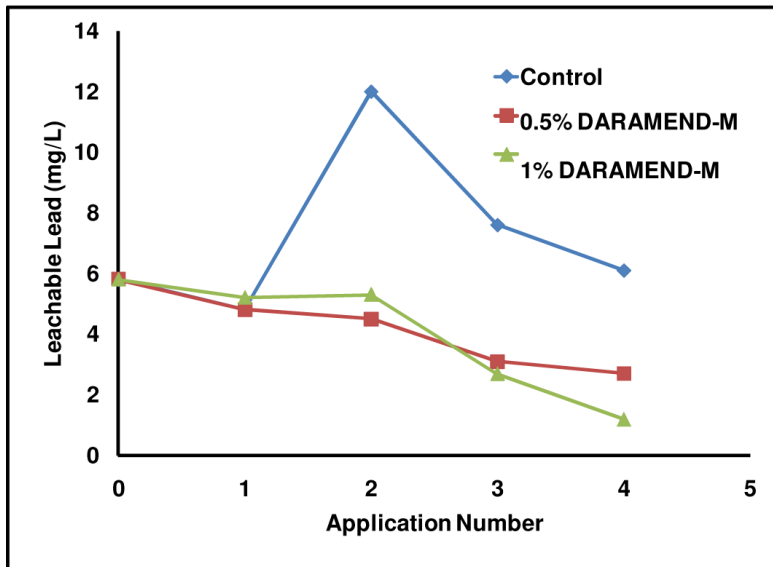


Figure 1. Influence of DARAMEND-M Application on Leachable Lead from Soil.

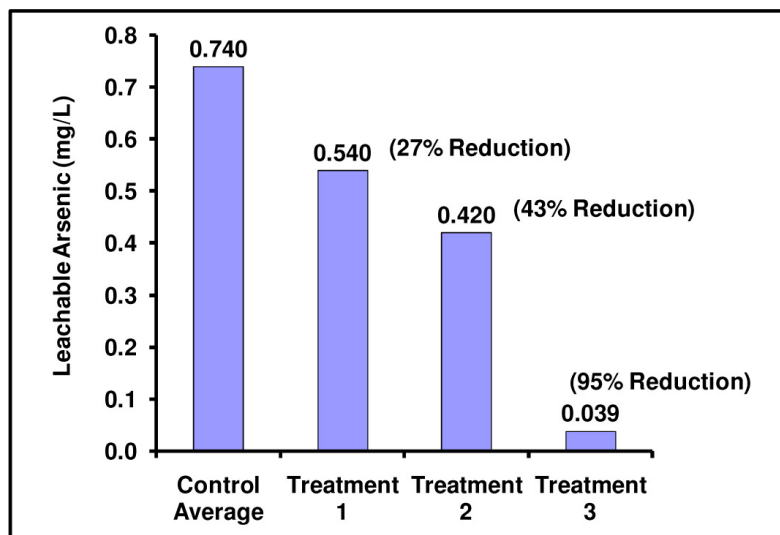


Figure 2. Influence of DARAMEND-M Treatment Methods on Leachable Arsenic from soil.

The technology has been demonstrated to be effective. Figure 1 above illustrates how the amount of lead that is leachable decreases with each additional application of DARAMEND-M. In this case application of the technology was able to reduce the amount of leachable lead to below the TCLP standard. Other results of laboratory treatability testing performed to develop the DARAMEND-M product, are shown in Figure 2. In these tests, the most effective treatment method reduced the amount of leachable arsenic by 95%, using an application rate of 3% weight of DARAMEND-M by dry weight of soil.

## APPENDIX G – FIELD LOGS AND NOTES

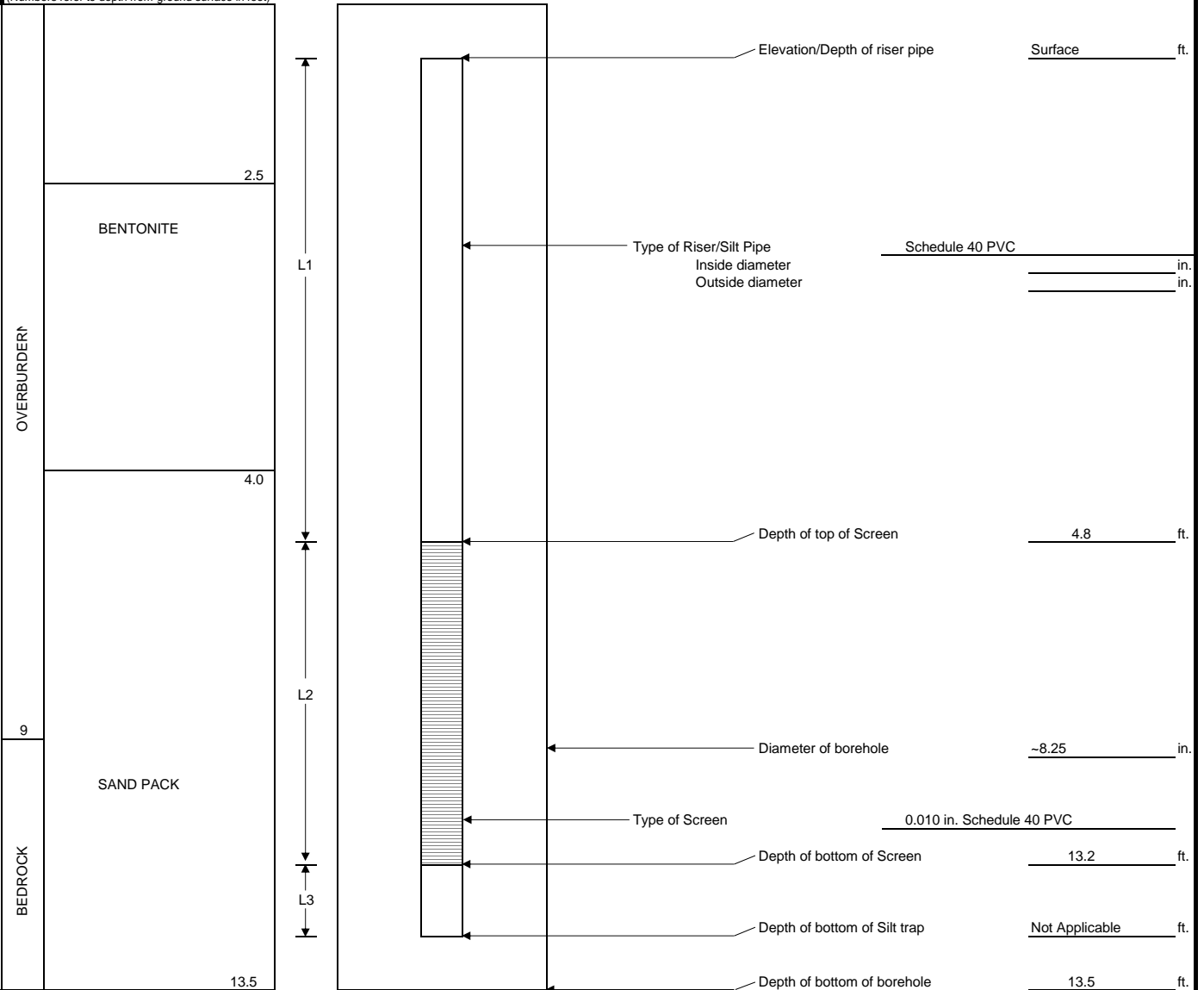


Project:	<u>FORMER PHOTECH IMAGING SITE</u>	LaBella Project No.:	<u>209288</u>
Location:	<u>1000 DRIVING PARK AVE, ROCHESTER, NY</u>	LaBella Representative:	<u>J. Jaskowiak</u>
Client:	<u>CITY OF ROCHESTER</u>	Date Installed:	<u>11-Jun-12</u>
Contractor(s):	<u>Natures Way</u>	Time:	_____ to _____
Driller:	_____	Type of Drill Rig:	_____
Rock Coring Method:	<u>NX BIT</u>	Auger size and type:	<u>4.25 IN. HOLLOW STEM AUGER</u>

Ground El.: <u>Not Applicable</u>	Location: <u>SEE PLAN</u>	Depth to bedrock: _____
-----------------------------------	---------------------------	-------------------------

**BOREHOLE BACKFILL**

(Numbers refer to depth from ground surface in feet)



\_\_\_\_\_ ft. + \_\_\_\_\_ ft. + \_\_\_\_\_ ft. = \_\_\_\_\_ ft.  
 Riser Length (L1)                      Length of Screen (L2)                      Length of Silt trap (L3)                      Total Length

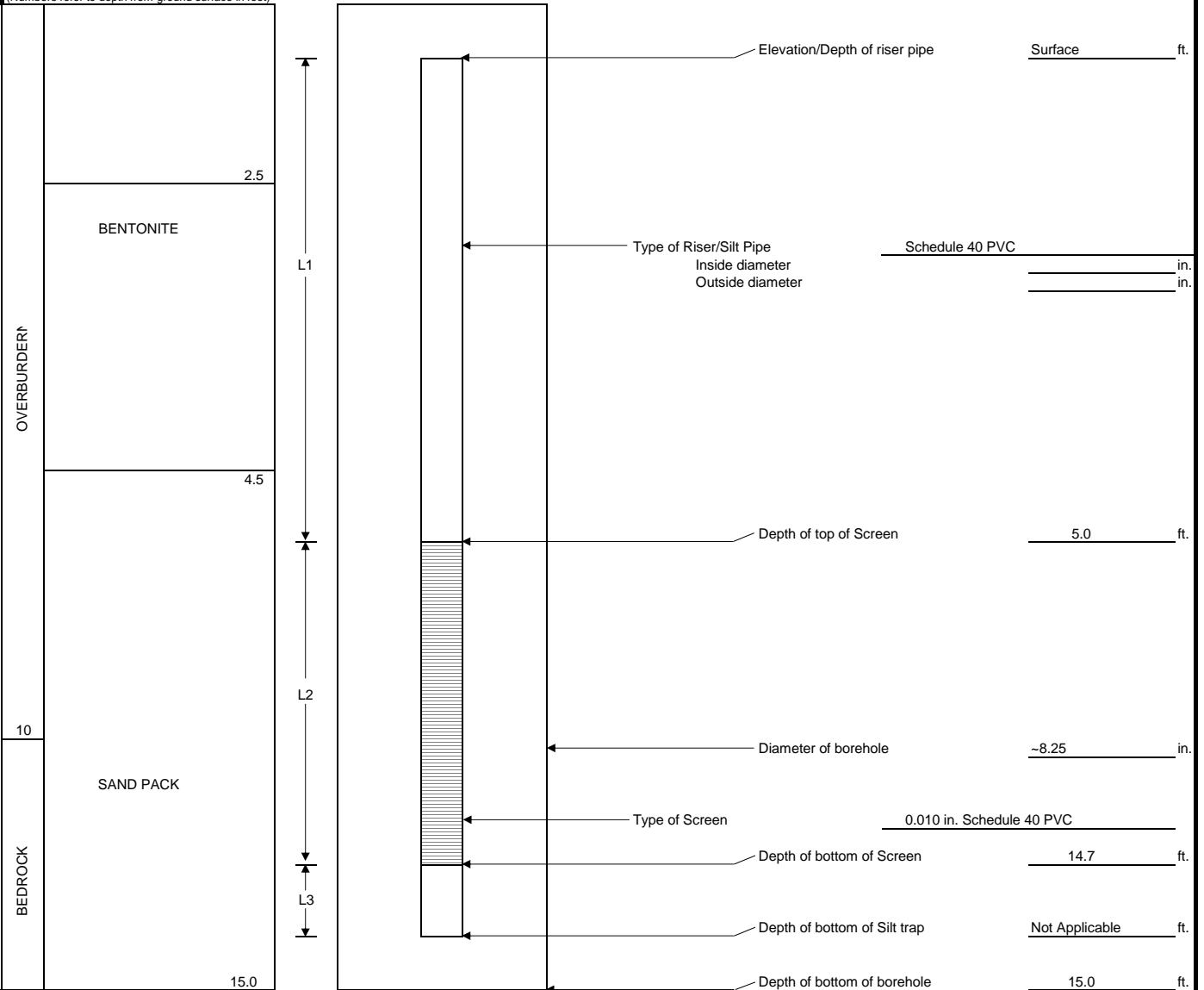
NOTES:

Project:	<u>FORMER PHOTECH IMAGING SITE</u>	LaBella Project No.:	<u>209288</u>
Location:	<u>1000 DRIVING PARK AVE, ROCHESTER, NY</u>	LaBella Representative:	<u>J. Jaskowiak</u>
Client:	<u>CITY OF ROCHESTER</u>	Date Installed:	<u>11-Jun-12</u>
Contractor(s):	<u>Natures Way</u>	Time:	_____ to _____
Driller:	_____	Type of Drill Rig:	_____
Rock Coring Method:	<u>NX BIT</u>	Auger size and type:	<u>4.25 IN. HOLLOW STEM AUGER</u>

Ground El.: <u>Not Applicable</u>	Location: <u>SEE PLAN</u>	Depth to bedrock: _____
-----------------------------------	---------------------------	-------------------------

**BOREHOLE BACKFILL**

(Numbers refer to depth from ground surface in feet)



_____ ft.	+	_____ ft.	+	_____ ft.	=	_____ ft.
Riser Length (L1)		Length of Screen (L2)		Length of Silt trap (L3)		Total Length

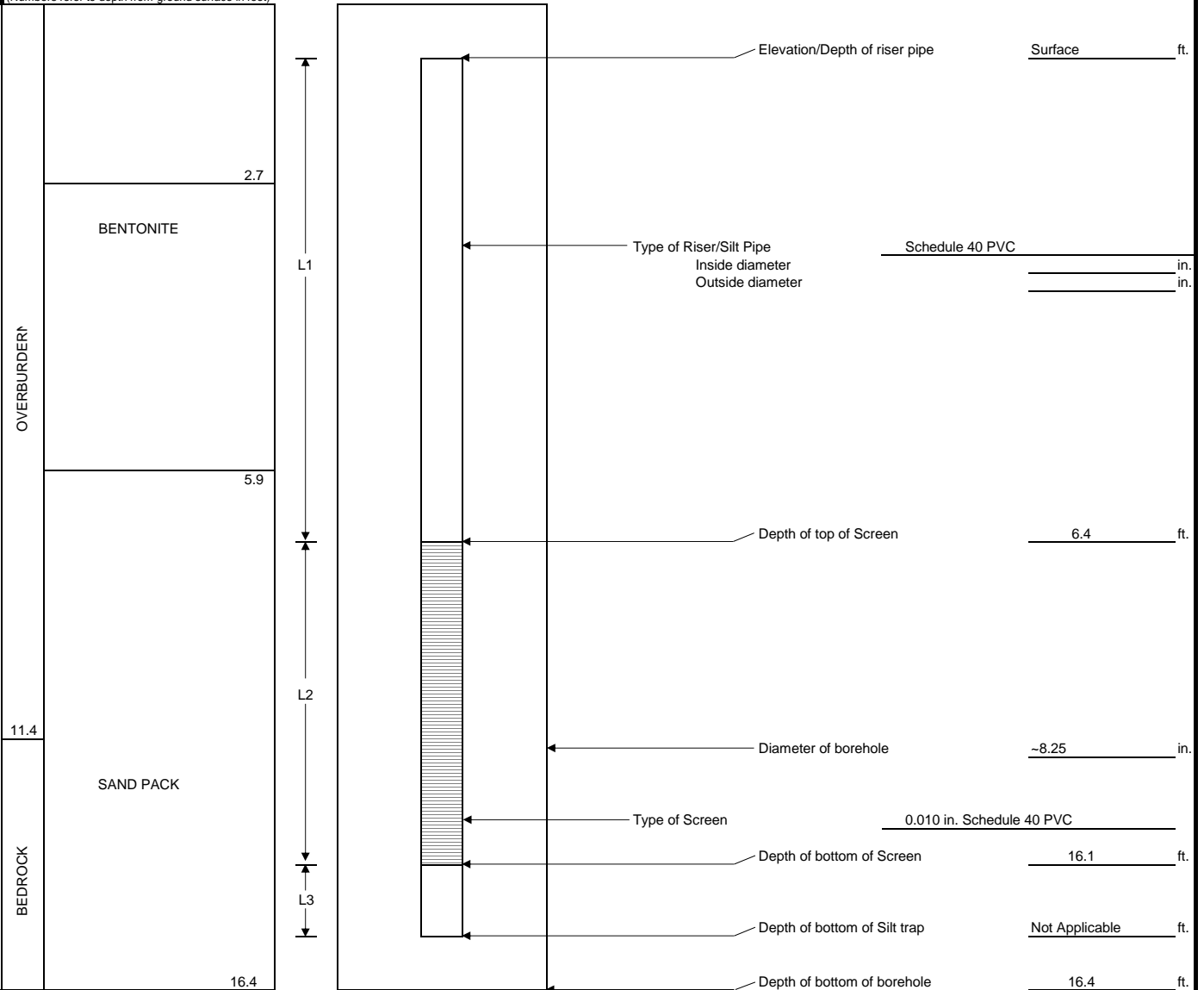
NOTES:

Project:	<u>FORMER PHOTECH IMAGING SITE</u>	LaBella Project No.:	<u>209288</u>
Location:	<u>1000 DRIVING PARK AVE, ROCHESTER, NY</u>	LaBella Representative:	<u>J. Jaskowiak</u>
Client:	<u>CITY OF ROCHESTER</u>	Date Installed:	<u>11-Jun-12</u>
Contractor(s):	<u>Natures Way</u>	Time:	_____ to _____
Driller:	_____	Type of Drill Rig:	_____
Rock Coring Method:	<u>NX BIT</u>	Auger size and type:	<u>4.25 IN. HOLLOW STEM AUGER</u>

Ground El.: <u>Not Applicable</u>	Location: <u>SEE PLAN</u>	Depth to bedrock: _____
-----------------------------------	---------------------------	-------------------------

**BOREHOLE BACKFILL**

(Numbers refer to depth from ground surface in feet)



_____ ft.	+	_____ ft.	+	_____ ft.	=	_____ ft.
Riser Length (L1)		Length of Screen (L2)		Length of Silt trap (L3)		Total Length

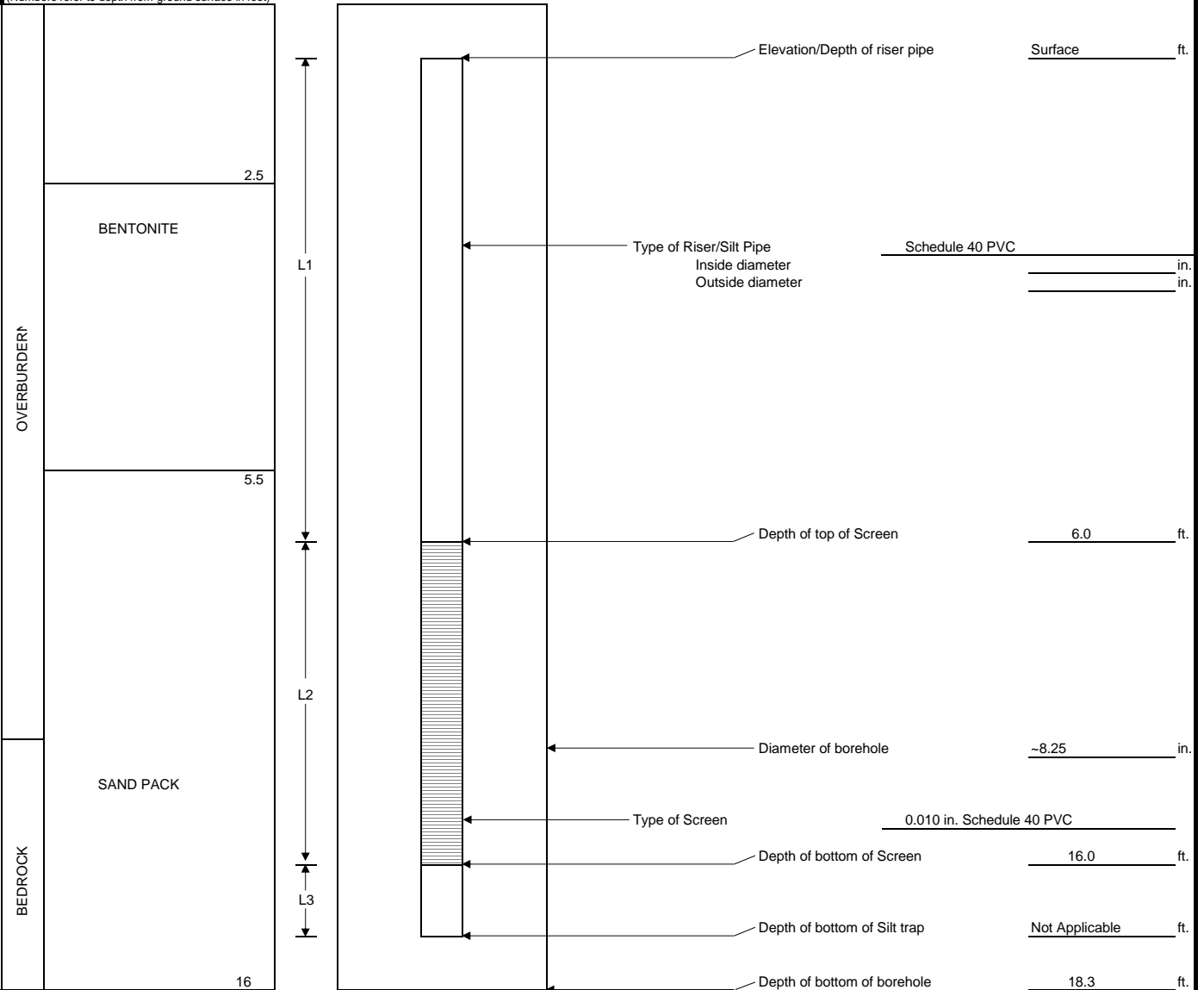
NOTES:

Project:	<u>FORMER PHOTECH IMAGING SITE</u>	LaBella Project No.:	<u>209288</u>
Location:	<u>1000 DRIVING PARK AVE, ROCHESTER, NY</u>	LaBella Representative:	<u>J. Jaskowiak</u>
Client:	<u>CITY OF ROCHESTER</u>	Date Installed:	<u>11-Jun-12</u>
Contractor(s):	<u>Natures Way</u>	Time:	_____ to _____
Driller:	_____	Type of Drill Rig:	_____
Rock Coring Method:	<u>NX BIT</u>	Auger size and type:	<u>4.25 IN. HOLLOW STEM AUGER</u>

Ground El.: <u>Not Applicable</u>	Location: <u>SEE PLAN</u>	Depth to bedrock: _____
-----------------------------------	---------------------------	-------------------------

**BOREHOLE BACKFILL**

(Numbers refer to depth from ground surface in feet)



_____ ft.	+	_____ ft.	+	_____ ft.	=	_____ ft.
Riser Length (L1)		Length of Screen (L2)		Length of Silt trap (L3)		Total Length

NOTES: No bedrock

Project: FORMER PHOTECH IMAGING SITE  
 Location: 1000 DRIVING PARK AVE, ROCHESTER, NY  
 Client: CITY OF ROCHESTER  
 Contractor(s): Natures Way  
 Driller: \_\_\_\_\_  
 Rock Coring Method: NX BIT

LaBella Project No.: 209288  
 LaBella Representative: J. Jaskowiak  
 Date Installed: 12-Jun-12  
 Time: \_\_\_\_\_ to \_\_\_\_\_  
 Type of Drill Rig: \_\_\_\_\_  
 Auger size and type: 4.25 IN. HOLLOW STEM AUGER

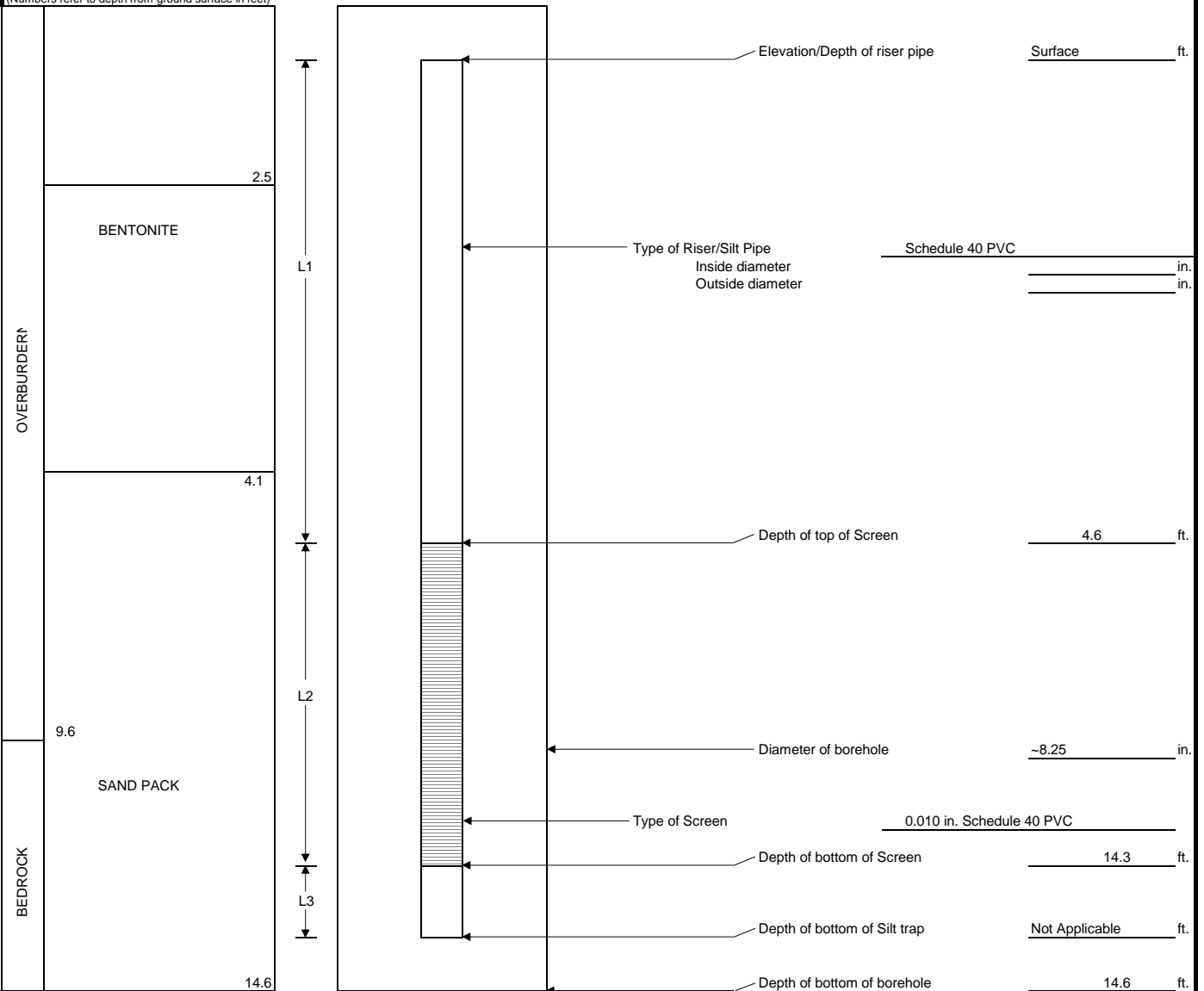
Ground El.: Not Applicable

Location: SEE PLAN

Depth to bedrock: \_\_\_\_\_

**BOREHOLE BACKFILL**

(Numbers refer to depth from ground surface in feet)



\_\_\_\_\_ ft. + \_\_\_\_\_ ft. + \_\_\_\_\_ ft. = \_\_\_\_\_ ft.  
 Riser Length (L1)                      Length of Screen (L2)                      Length of Silt trap (L3)                      Total Length

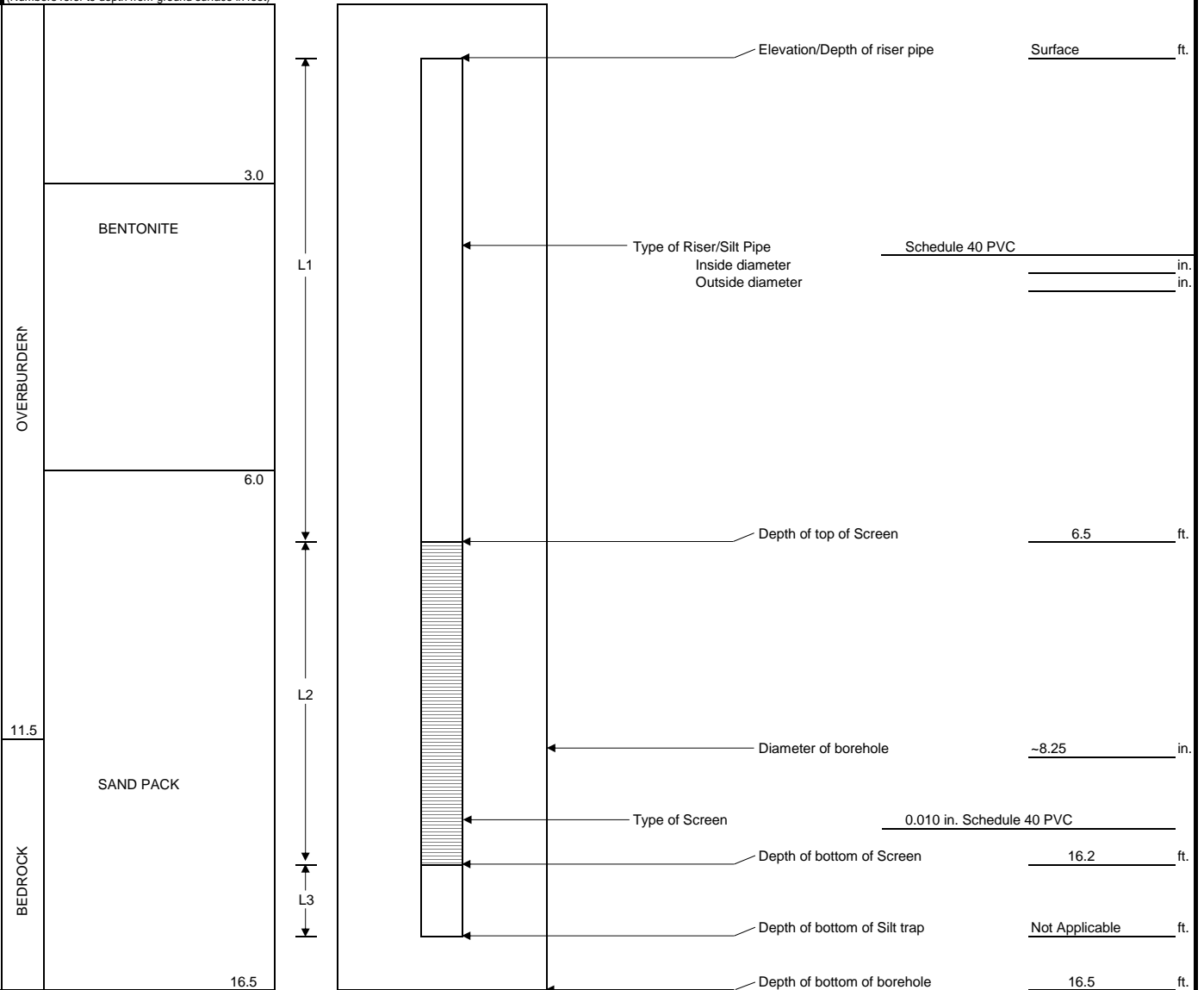
NOTES:

Project:	<u>FORMER PHOTECH IMAGING SITE</u>	LaBella Project No.:	<u>209288</u>
Location:	<u>1000 DRIVING PARK AVE, ROCHESTER, NY</u>	LaBella Representative:	<u>J. Jaskowiak</u>
Client:	<u>CITY OF ROCHESTER</u>	Date Installed:	<u>11-Jun-12</u>
Contractor(s):	<u>Natures Way</u>	Time:	_____ to _____
Driller:	_____	Type of Drill Rig:	_____
Rock Coring Method:	<u>NX BIT</u>	Auger size and type:	<u>4.25 IN. HOLLOW STEM AUGER</u>

Ground El.: <u>Not Applicable</u>	Location: <u>SEE PLAN</u>	Depth to bedrock: _____
-----------------------------------	---------------------------	-------------------------

**BOREHOLE BACKFILL**

(Numbers refer to depth from ground surface in feet)



_____ ft.	+	_____ ft.	+	_____ ft.	=	_____ ft.
Riser Length (L1)		Length of Screen (L2)		Length of Silt trap (L3)		Total Length

NOTES:

Project: FORMER PHOTECH IMAGING SITE  
 Location: 1000 DRIVING PARK AVE, ROCHESTER, NY  
 Client: CITY OF ROCHESTER  
 Contractor(s): Natures Way  
 Driller: \_\_\_\_\_  
 Rock Coring Method: NX BIT

LaBella Project No.: 209288  
 LaBella Representative: J. Jaskowiak  
 Date Installed: 11-Jun-12  
 Time: \_\_\_\_\_ to \_\_\_\_\_  
 Type of Drill Rig: \_\_\_\_\_  
 Auger size and type: 4.25 IN. HOLLOW STEM AUGER

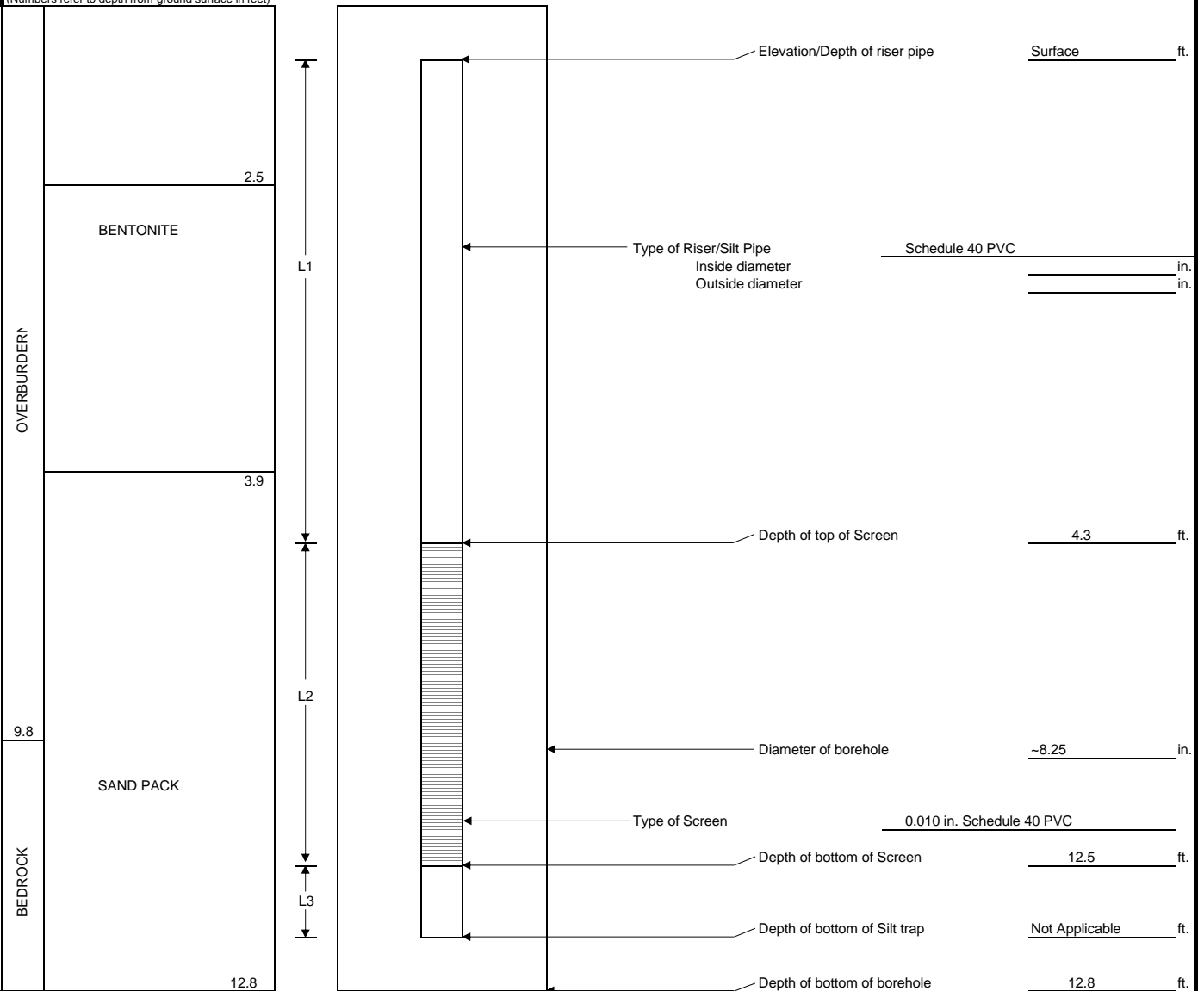
Ground El.: Not Applicable

Location: SEE PLAN

Depth to bedrock: \_\_\_\_\_

**BOREHOLE BACKFILL**

(Numbers refer to depth from ground surface in feet)



\_\_\_\_\_ ft. + \_\_\_\_\_ ft. + \_\_\_\_\_ ft. = \_\_\_\_\_ ft.

Riser Length (L1)                      Length of Screen (L2)                      Length of Silt trap (L3)                      Total Length

NOTES:

Project: FORMER PHOTECH IMAGING SITE  
 Location: 1000 DRIVING PARK AVE, ROCHESTER, NY  
 Client: CITY OF ROCHESTER  
 Contractor(s): Natures Way  
 Driller: \_\_\_\_\_  
 Rock Coring Method: NX BIT

LaBella Project No.: 209288  
 LaBella Representative: J. Jaskowiak  
 Date Installed: 11-Jun-12  
 Time: \_\_\_\_\_ to \_\_\_\_\_  
 Type of Drill Rig: \_\_\_\_\_  
 Auger size and type: 4.25 IN. HOLLOW STEM AUGER

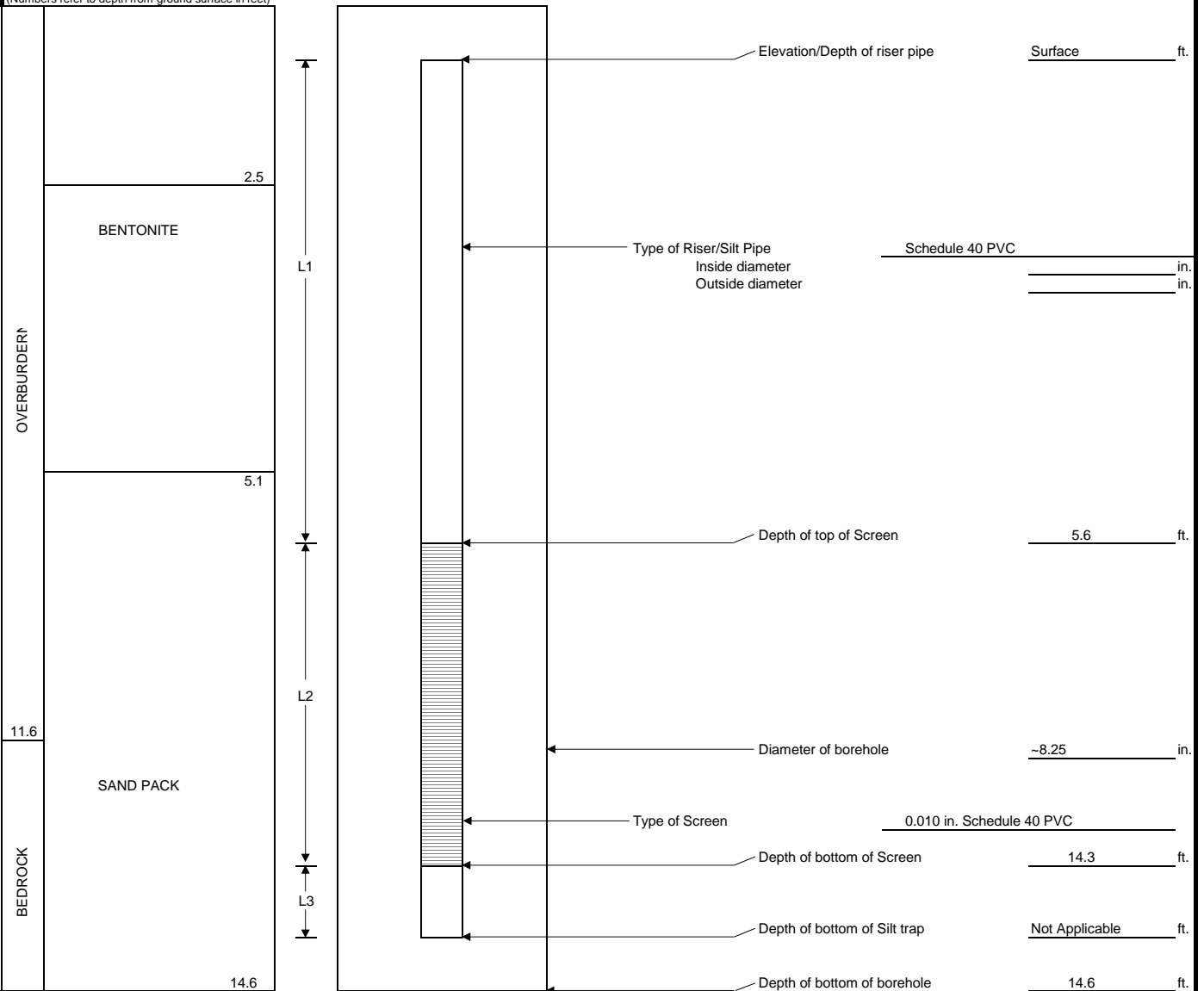
Ground El.: Not Applicable

Location: SEE PLAN

Depth to bedrock: \_\_\_\_\_

**BOREHOLE BACKFILL**

(Numbers refer to depth from ground surface in feet)



\_\_\_\_\_ ft. + \_\_\_\_\_ ft. + \_\_\_\_\_ ft. = \_\_\_\_\_ ft.  
 Riser Length (L1)                      Length of Screen (L2)                      Length of Silt trap (L3)                      Total Length

NOTES:



Project: FORMER PHOTECH IMAGING SITE  
 Location: 1000 DRIVING PARK AVE, ROCHESTER, NY  
 Client: CITY OF ROCHESTER  
 Contractor(s): Natures Way  
 Driller: \_\_\_\_\_  
 Rock Coring Method: NX BIT

LaBella Project No.: 209288  
 LaBella Representative: J. Jaskowiak  
 Date Installed: 11-Jun-12  
 Time: \_\_\_\_\_ to \_\_\_\_\_  
 Type of Drill Rig: \_\_\_\_\_  
 Auger size and type: 4.25 IN. HOLLOW STEM AUGER

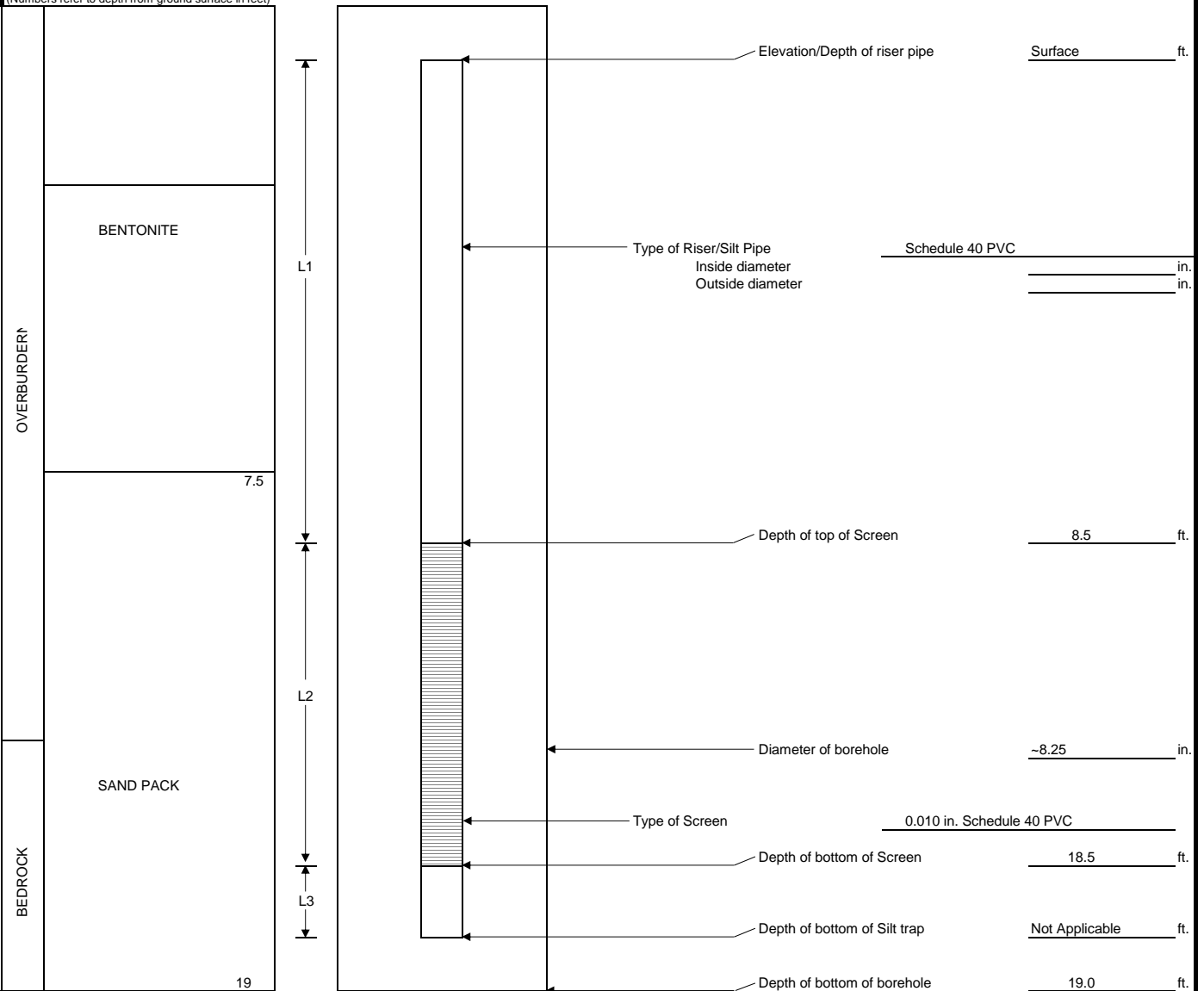
Ground El.: Not Applicable

Location: SEE PLAN

Depth to bedrock: \_\_\_\_\_

**BOREHOLE BACKFILL**

(Numbers refer to depth from ground surface in feet)



\_\_\_\_\_ ft. + \_\_\_\_\_ ft. + \_\_\_\_\_ ft. = \_\_\_\_\_ ft.  
 Riser Length (L1)                      Length of Screen (L2)                      Length of Silt trap (L3)                      Total Length

NOTES:                      bedrock not encountered

## APPENDIX H – QUALITY ASSURANCE PROJECT PLAN

# Quality Assurance Project Plan (QAPP)

Location:

Former Photech Imaging Site  
Rochester, New York

Prepared for:

City of Rochester

LaBella Project No. 2090288

# Quality Assurance Project Plan (QAPP)

Location:

Former Photech Imaging Site  
Rochester, New York

Prepared for:

City of Rochester

LaBella Project No. 209288

LaBella Associates, P.C.  
300 State Street  
Rochester, New York 14614

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## 1. Introduction

This Quality Assurance Project Plan (QAPP) contains procedures that provide for collected data to be properly evaluated and document that Quality Control (QC) procedures have been followed in the collection of samples. This QAPP represents the methodology and measurement procedures used in collecting quality field data. This methodology includes the proper use of equipment, documentation of sample collection, and sample handling practices.

Procedures used in LaBella Associates, P.C.'s (LaBella's) QC program are compatible with federal, state, and local regulations, as well as, appropriate professional and technical standards.

This QC program has been organized into the following areas:

- QC Objectives and Checks
- Field Equipment, Handling, and Calibration
- Sampling Techniques
- Sample Handling and Packaging

It should be noted that the Site Management Plan (SMP) may have site-specific details that will differ from the procedures in this QC program. In such cases, the SMP should be followed (subsequent to regulatory approval).

## 2. Quality Control Objectives

The United States Environmental Protection Agency (USEPA) has identified five general levels of analytical data quality as being potentially applicable to site investigations conducted under CERCLA. These levels are summarized below:

- **Level I** - Field screening. This level is characterized by the use of portable instruments, which can provide real-time data to assist in the optimization of sampling point locations and for health and safety support. Data can be generated regarding the presence or absence of certain contaminants (especially volatiles) at sampling locations.
- **Level II** - Field analysis. This level is characterized by the use of portable analytical instruments, which can be used on site or in mobile laboratories stationed near a site (close-support labs). Depending upon the types of contaminants, sample matrix, and personnel skills, qualitative and quantitative data can be obtained.
- **Level III** - Laboratory analysis using methods other than the Contract Laboratory Program (CLP) Routine Analytical Services (RAS). This level is used primarily in support of engineering studies using standard USEPA-approved procedures. Some procedures may be equivalent to CLP RAS, without the CLP requirements for documentation.
- **Level IV** - CLP Routine Analytical Services. This level is characterized by rigorous QC protocols and documentation and provides qualitative and quantitative analytical data. Some regions have obtained similar support via their own regional laboratories, university laboratories, or other commercial laboratories.
- **Level V** - Non-standard methods. Analyses, which may require method modification and/or development. CLP Special Analytical Services (SAS) are considered Level V.

Unless stated otherwise, all data will be generated in accordance with Level IV. When CLP methodology is not available, federal and state approved methods will be utilized. Level III will be utilized, as necessary, for non-CLP RAS work which may include ignitability, corrosivity, reactivity, EP toxicity, and other state approved parameters for characterization. Level I will be used throughout the implementation of the SMP for health and safety monitoring activities.

All measurements will be made to provide that analytical results are representative of the media and conditions measured. Unless otherwise specified, all data will be calculated and reported in units consistent with other organizations reporting similar data to allow comparability of data bases among organizations. Data will be reported in  $\mu\text{g/L}$  and  $\text{mg/L}$  for aqueous samples, and  $\mu\text{g/kg}$  and  $\text{mg/kg}$  (dry weight) for soils, or otherwise as applicable.

The characteristics of major importance for the assessment of generated data are accuracy, precision, completeness, representativeness, and comparability. Application of these characteristics to specific projects is addressed later in this document. The characteristics are defined below.

### **2.1. Accuracy**

Accuracy is the degree of agreement of a measurement or average of measurements with an accepted reference or "true" value and is a measure of bias in the system.

### **2.2. Precision**

Precision is the degree of mutual agreement among individual measurements of a given parameter.

### **2.3. Completeness**

Completeness is a measure of the amount of valid data obtained from a measurement system compared to the amount expected to be obtained under correct normal conditions.

### **2.4. Representativeness**

Representativeness expresses the degree to which data accurately and precisely represents a characteristic of a population, parameter variations at a sampling point, a process condition, or an environmental condition

Careful choice and use of appropriate methods in the field will ensure that samples are representative. This is relatively easy with water or air samples since these components are homogeneously dispersed. In soil and sediment, contaminants are unlikely to be evenly distributed, and thus it is important for the sampler and analyst to exercise good judgment when removing a sample.



## **2.5. Comparability**

Comparability expresses the confidence with which one data set can be compared to another. The data sets may be inter- or intra- laboratory.

## **3. Measurement of Data Quality**

### **3.1. Accuracy**

Accuracy of a particular analysis is measured by assessing its performance with "known" samples. These "knowns" take the form of USEPA standard reference materials, or laboratory prepared solutions of target analytes spiked into a pure water or sample matrix. In the case of GC or GC/MS analyses, solutions of surrogate compounds, which can be spiked into every sample and are designed to mimic the behavior of target analytes without interfering with their determination, are used.

In each case the recovery of the analyte is measured as a percentage, correcting for analytes known to be present in the original sample if necessary, as in the case of a matrix spike analysis. For USEPA supplied known solutions, this recovery is compared to the published data that accompany the solution.

For LaBella's prepared solutions, the recovery is compared to USEPA-developed data or LaBella's historical data as available. For surrogate compounds, recoveries are compared to USEPA CLP acceptable recovery tables.

If recoveries do not meet required criteria, then the analytical data for the batch (or, in the case of surrogate compounds, for the individual sample) are considered potentially inaccurate. The analyst or his supervisor must initiate an investigation of the cause of the problem and take corrective action. This can include recalibration of the instrument, reanalysis of the QC sample, reanalysis of the samples in the batch, or flagging the data as suspect if the problems cannot be resolved. For highly contaminated samples, recovery of the matrix spike may depend on sample homogeneity. As a rule, analyses are not corrected for recovery of matrix spike or surrogate compounds.

### **3.2. Precision**

Precision of a particular analysis is measured by assessing its performance with duplicate or replicate samples. Duplicate samples are pairs of samples taken in the field and transported to the laboratory as distinct samples. Their identity as duplicates is sometimes not known to ASC and usually not known to bench analysts, so their usefulness for monitoring analytical precision at bench level is limited. For most purposes, precision is determined by the analysis of replicate pairs (i.e., two samples prepared at the laboratory from one original sample). Often in replicate analysis the sample chosen for replication does not contain target analytes so that quantitation of precision is impossible. For USEPA CLP analyses, replicate pairs of spiked samples, known as matrix spike/matrix spike duplicate samples, are used for precision studies. This has the advantage that two real positive values for a target analyte can be compared.

Precision is calculated in terms of Relative Percent Difference (RPD).

- Where  $X_1$  and  $X_2$  represent the individual values found for the target analyte in the two replicate analyses or in the matrix spike/matrix spike duplicate analyses.
- RPDs must be compared to the method RPD for the analysis. The analyst or his supervisor must investigate the cause of RPDs outside stated acceptance limits. This may include a visual inspection of the sample for non homogeneity, analysis of check samples, etc. Follow-up action may include sample reanalysis or flagging of the data as suspect if problems cannot be resolved.
- During the data review and validation process, field duplicate RPDs are assessed as a measure of the total variability of both field sampling and laboratory analysis.

### **3.3. Completeness**

Completeness for each parameter is calculated as follows:

- LaBella's target value for completeness for all parameters is 100%. A completeness value of 95% will be considered acceptable. Incomplete results will be reported to the site managers. In planning the field sample collection, the site manager will plan to collect field duplicates from identified critical areas. This procedure should assure 100% completeness for these areas.

### **3.4. Representativeness**

The characteristic of representativeness is not quantifiable. Subjective factors to be taken into account are as follows:

- The degree of homogeneity of a site;
- The degree of homogeneity of a sample taken from one point in a site; and
- The available information on which a sampling plan is based.

To maximize representativeness of results, sampling techniques and sample locations will be carefully chosen so that they provide laboratory samples representative of the site and the specific area. Within the laboratory, precautions are taken to extract from the sample bottle an aliquot representative of the whole sample. This includes premixing the sample and discarding pebbles from soil samples.

## **4. QC Targets**

Target values for detection limit, percent spike recovery and percent "true" value of known check standards, and RPD of duplicates/replicates are included in the QAPP, Analytical Procedures. Note that tabulated values are not always attainable. Instances may arise where high sample concentrations, non homogeneity of samples, or matrix interferences preclude achievement of target detection limits or other quality control criteria. In such instances, LaBella will report reasons for deviations from these detection limits or noncompliance with quality control criteria.

## 5. Groundwater Sampling Procedures

The groundwater sampling plan outlined in this subsection has been prepared in general accordance with RCRA Groundwater Monitoring Technical Enforcement Guidance Document 9950.1 (September 1986), Office of Solid Waste and Emergency Response.

Water levels in all existing monitoring wells will be measured to within 0.01 foot prior to purging and sampling. Purging and sampling of each well will be accomplished as specified in the Site Management Plan (i.e., using low-flow sampling techniques).

In addition to the protocols in the SMP, the following will also be conducted:

- Water clarity will be quantified during sampling with a turbidity meter;
- Any observable physical characteristics of the groundwater (e.g., color, sheen, odor, turbidity) at the time of sampling will be recorded; and
- Weather conditions (i.e., air temperature, sky condition, recent heavy rainfall, drought conditions) at the time of sampling will be recorded.

The volumes specified in Table 1 will be used for the samples to be collected.

## 6. Management of Sampling-Derived Waste

### Purpose:

The purposes of these guidelines are to ensure the proper holding, storage, transportation, and disposal of materials. Sampling-derived waste (SDW) included the following:

- Well development and purge waters and discarded groundwater samples;
- Decontamination waters and associated solids;
- Soiled disposable personal protective equipment (PPE);
- Used disposable sampling equipment;
- Used plastic sheeting and aluminum foil;
- Other equipment or materials that either contain or have been in contact with potentially-impacted environmental media.

### Procedure:

1. Personal protective equipment, disposable sampling equipment, and similar equipment may be disposed as municipal waste, unless waste characterization results mandate disposal as industrial wastes.
2. Groundwater purge waters will be containerized and the results of the groundwater testing will be used to determine disposal methods. Depending on the sample results, the purge waters can be disposed of to the sanitary sewer system (subsequent to approval by the municipality) or if impacts warrant, then the purge waters will be profiled and shipped off-site for disposal at a NYSDEC permitted facility. All waste containers for disposal should be staged in a secure area with controlled access. Pending transfer, all containers will be covered and secured when not immediately attended. Label all containers with regard to contents, origin, and date of generation. Use indelible ink for all labeling.

## 7. Decontamination

Sampling methods and equipment have been chosen to minimize decontamination requirements and to prevent the possibility of cross-contamination. Decontamination of equipment will be performed between discrete sampling locations. Equipment used to collect composite samples will not require decontamination between aliquots of the same composite sample. All sampling equipment will be decontaminated prior to sampling, after sampling each monitoring well, and after the completion of all sampling.

Decontamination will consist of:

- Alconox and water scrubbing with brushes; and
- Potable water rinse.

## 8. Sample Containers

The volumes and containers required for the sampling activities are included in pre-washed sample containers will be ordered directly from a firm, which prepares the containers in accordance with USEPA bottle washing procedures.

**Table 1**  
**Groundwater Samples**  
**(all may not apply)**

Type of Analysis	Type and Size of Container	Number of Containers and Sample Volume (per sample)	Preservation	Maximum Holding Time
Volatile Organics	40-ml glass vial with Teflon-backed septum	Two (2); fill completely, no air space	Cool to 4° C (ice in cooler), Hydrochloric acid to pH <2	7 days
Semi-volatile Organics	1,000-ml amber glass jar	One (1); fill completely	Cool to 4° C (ice in cooler)	7/40 days
Pesticides	1,000-ml amber glass jar	One (1); fill completely	Cool to 4° C (ice in cooler)	7/40 days
PCBs	1,000-ml amber glass jar	One (1); fill completely	Cool to 4° C (ice in cooler)	7/40 days
Metals	500-ml polyethylene	One (1); fill completely	Cool to 4° C (Nitric acid to pH <2)	6 months

- Notes:
1. Holding time is based on the times from verified time of sample receipt at the laboratory.
  2. All sample bottles will be prepared in accordance with USEPA bottle washing procedures. These procedures are incorporated in LaBella's Quality Control Procedures Manual, January, 1992.

**TABLE 2**  
**Soil Samples**

Type of Analysis	Type and Size of Container	Number of Containers and Sample Volume (per sample)	Preservation	Maximum Holding Time
Volatile Organics, Semi-volatile Organics, PCBs, and Pesticides	8-oz. glass jar with Teflon-lined cap	Two (2), fill as completely as possible	Cool to 4° C (ice in cooler)	7 days
RCRA Characterization	8-oz. glass jar with Teflon-lined cap	One (1); fill completely	Cool to 4° C (ice in cooler)	Must be extracted within 10 days; analyzed with 30 days

- Notes:
1. Holding time is based on the times from verified time of sample receipt at the laboratory.
  2. All sample bottles will be prepared in accordance with USEPA bottle washing procedures. These procedures are incorporated in LaBella's Quality Control Procedures Manual, January, 1992.

**TABLE 3**  
**List of Major Instruments for Sampling and Analysis**

- |   |
|---|
| <ul style="list-style-type: none"> <li>• Photovac Micro Tip PID or MiniRae PID</li> <li>• Hollige Series 963 Nephelometer (turbidity meter)</li> <li>• pH/Temperature/Conductivity Meter - Portable</li> <li>• Hewlett Packard (HP) 1000 computer with RTE-6 operating system; and HP 9144 computer with RTE-4 operating system equipped with Aquarius software for control and data acquisition from gas chromatograph/mass spectrometer (GC/MS) systems; combined wiley and National Bureau of Standards (NBS) mass spectral library; and data archiving on magnetic tape</li> <li>• Viriam 6000 and 37000 gas chromatographs equipped with flame ionization, electron capture, photoionization and wall detectors as appropriate for various analyses,, and interfaced to Variam DS604 or D5634 data systems for processing data.</li> <li>• Spectra-Physics Model SP 4100 and SP 4270 and Variam 4270 cam puting integrators</li> <li>• Perkin Eimer (PE) 3000% and 3030% fully Automated Atomic Absorption Spectrophotometers (AAS) with Furnace Atomizer and background correction system</li> <li>• PE Plasma II Inductively Coupled Argon Plasma (ICAP) Spectre meter with PE7500 laboratory computer</li> <li>• Dionex 20001 ion chromatograph with conductivity detector for anion analysis, with integrating recorder</li> </ul> |
|---|

## 9. Sample Custody

This section describes standard operating procedures for sample identification and chain-of-custody to be utilized for all Phase II field activities. The purpose of these procedures is to ensure that the quality of the samples is maintained during their collection, transportation, and storage through analysis. All chain-of-

custody requirements comply with standard operating procedures indicated in USEPA sample handling protocol.

Sample identification documents must be carefully prepared so that sample identification and chain-of-custody can be maintained and sample disposition controlled. Sample identification documents include:

- Field notebooks,
- Sample label,
- Custody seals, and
- Chain-of-custody records.

## **10. Chain-of-Custody**

The primary objective of the chain-of-custody procedures is to provide an accurate written or computerized record that can be used to trace the possession and handling of a sample from collection to completion of all required analyses. A sample is in custody if it is:

- In someone's physical possession;
- In someone's view;
- Locked up; or
- Kept in a secured area that is restricted to authorized personnel.

### **10.1. Field Custody Procedures**

- As few persons as possible should handle samples.
- Sample bottles will be obtained precleaned from a source such as I-Chem. Coolers or boxes containing cleaned bottles should be sealed with a custody tape seal during transport to the field or while in storage prior to use.
- The sample collector is personally responsible for the care and custody of samples collected until they are transferred to another person or dispatched properly under chain-of-custody rules.
- The sample collector will record sample data in the notebook.
- The site manager will determine whether proper custody procedures were followed during the fieldwork and decide if additional samples are required.

## 10.2. Sample Tags

Sample tags attached to or affixed around the sample container must be used to properly identify all samples collected in the field. The sample tags are to be placed on the bottles so as not to obscure any QC lot numbers on the bottles; sample information must be printed in a legible manner using waterproof ink. Field identification must be sufficient to enable cross-reference with the logbook. For chain-of-custody purposes, all QC samples are subject to exactly the same custodial procedures and documentation as "real" samples.

## 10.3. Transfer of Custody and Shipment

- The coolers in which the samples are packed must be accompanied by a chain-of-custody record. When transferring samples, the individuals relinquishing and receiving them must sign, date, and note the time on the chain-of-custody record. This record documents sample custody transfer
- Shipping containers must be sealed with custody seals for shipment to the laboratory. The method of shipment, name of courier, and other pertinent information are entered in the "Remarks" section of the chain-of-custody record and traffic reports.
- All shipments must be accompanied by the chain-of-custody record identifying their contents. The original record accompanies the shipment. The other copies are distributed appropriately to the site manager.
- If sent by mail, the package is registered with return receipt requested. If sent by common carrier, a bill of lading is used. Freight bills, Postal Service receipts, and bill of lading are retained as part of the permanent documentation.

## 10.4. Chain-of-Custody Record

The chain-of-custody record must be fully completed in duplicate, using black carbon paper where possible, by the field technician who has been designated by the project manager as responsible for sample shipment to the appropriate laboratory for analysis. In addition, if samples are known to require rapid turnaround in the laboratory because of project time constraints or analytical concerns (e.g., extraction time or sample retention period limitations, etc.), the person completing the chain-of-custody record should note these constraints in the "Remarks" section of the record.

## 10.5. Laboratory Custody Procedures

A designated sample custodian accepts custody of the shipped samples and verifies that the sample identification number matches that on the chain-of-custody record and traffic reports, if required. Pertinent information as to shipment, pickup, and courier is entered in the "Remarks" section.

## 10.6. Custody Seals

Custody seals are preprinted adhesive-backed seals with security slots designed to break if the seals are disturbed. Sample shipping containers (coolers, cardboard boxes, etc., as appropriate) are sealed in as many places as necessary to ensure security. Seals must be signed and dated before use. On receipt at the laboratory, the custodian must check (and certify, by completing the package receipt log and LABMIS entries) that seals on boxes and bottles are intact. Strapping tape should be placed over the seals to ensure that seals are not accidentally broken during shipment.

## 11. Documentation

## 11.1. Sample Identification

All containers of samples collected from the project will be identified using the following format on a label or tag fixed to the sample container (labels are to be covered with Mylar tape):

XX-YY-O/D

- XX This set of initials indicates the specific Phase II sampling project
- YY These initials identify the sample location. Actual sample locations will be recorded in the task log.
- O/D An "O" designates an original sample; "D" identifies it as a duplicate.

Each sample will be labeled, chemically preserved, if required and sealed immediately after collection. To minimize handling of sample containers, labels will be filled out prior to sample collection. The sample label will be filled out using waterproof ink and will be firmly affixed to the sample containers and protected with Mylar tape. The sample label will give the following information:

- Name of sampler,
- Date and time of collection,
- Sample number,
- Analysis required,
- pH, and
- Preservation.

## 11.2. Daily Logs

Daily logs and data forms are necessary to provide sufficient data and observations to enable participants to reconstruct event that occurred during the project and to refresh the memory of the field personnel if called upon to give testimony during legal proceedings. All daily logs will be kept in a bound waterproof notebook containing numbered pages. All entries will be made in waterproof ink, dated, and signed. No pages will be removed for any reason. Corrections will be made according to the procedures given at the end of this section. The daily logs will include a site log and task log.

The site log is the responsibility of the site manager and will include a complete summary of the day's activity at the site.

The **Task Log** will include:

- Name of person making entry (signature).
- Names of team members on-site.
- Levels of personnel protection:
  - Level of protection originally used;
  - Changes in protection, if required; and
  - Reasons for changes.



- Time spent collecting samples.
- Documentation on samples taken, including:
  - Sampling location and depth station numbers;
  - Sampling date and time, sampling personnel;
  - Type of sample (grab, composite, etc.); and
  - Sample matrix.
- On-site measurement data.
- Field observations and remarks.
- Weather conditions, wind direction, etc.
- Unusual circumstances or difficulties.
- Initials of person recording the information.

## **12. Corrections to Documentation**

### **12.1. Notebook**

As with any data logbooks, no pages will be removed for any reason. If corrections are necessary, these must be made by drawing a single line through the original entry (so that the original entry can still be read) and writing the corrected entry alongside. The correction must be initialed and dated. Most corrected errors will require a footnote explaining the correction.

### **12.2. Sampling Forms**

As previously stated, all sample identification tags, chain-of-custody records, and other forms must be written in waterproof ink. None of these documents are to be destroyed or thrown away, even if they are illegible or contain inaccuracies that require a replacement document.

If an error is made on a document assigned to one individual, that individual may make corrections simply by crossing a line through the error and entering the corrected information. The incorrect information should not be obliterated. Any subsequent error discovered on a document should be corrected by the person who made the entry. All corrections must be initialed and dated.

### **12.3. Photographs**

Photographs will be taken as directed by the site manager. Documentation of a photograph is crucial to its validity as a representation of an existing situation. The following information will be noted in the task log concerning photographs:

- Date, time, location photograph was taken;
- Photographer (signature);
- Weather conditions;
- Description of photograph taken;
- Reasons why photograph was taken;
- Sequential number of the photograph and the film roll number; and
- Camera lens system used.

After the photographs have been developed, the information recorded in the field notebook should be transferred to the back of the photographs

### **13. Sample Handling, Packaging, and Shipping**

The transportation and handling of samples must be accomplished in a manner that not only protects the integrity of the sample, but also prevents any detrimental effects due to the possible hazardous nature of samples. Regulations for packaging, marking, labeling, and shipping hazardous materials are promulgated by the United States Department of Transportation (DOT) in the Code of Federal Regulation, 49 CFR 171 through 177. All samples will be delivered to the laboratory with 24 to 48 hours from the day of collection.

All chain-of-custody requirements must comply with standard operating procedures in the USEPA sample handling protocol. All sample control and chain-of-custody procedures applicable to the Consultant are presented in the Field Personnel Chain-of-Custody Documentation and Quality Control Procedures Manual, January 1992.

#### **13.1. Sample Packaging**

Samples must be packaged carefully to avoid breakage or contamination and must be shipped to the laboratory at proper temperatures. The following sample packaging requirements will be followed:

- Sample bottle lids must never be mixed. All sample lids must stay with the original containers.
- The sample volume level can be marked by placing the top of the label at the appropriate sample height, or with a grease pencil. This procedure will help the laboratory to determine if any leakage occurred during shipment. The label should not cover any bottle preparation QC lot numbers.
- All sample bottles are placed in a plastic bag to minimize the potential for vermiculite contamination.
- Shipping coolers must be partially filled with packing materials and ice when required, to prevent the bottles from moving during shipment.
- The sample bottles must be placed in the cooler in such a way as to ensure that they do not touch one another.
- The environmental samples are to be cooled. The use of "blue ice" or some other artificial icing material is preferred. If necessary, ice may be used, provided that it is placed in plastic bags. Ice is not to be used as a substitute for packing materials.
- Any remaining space in the cooler should be filled with inert packing material. Under no circumstances should material such as sawdust, sand, etc., be used.
- A duplicate custody record and traffic reports, if required must be placed in a plastic bag and taped to the bottom of the cooler lid. Custody seals are affixed to the sample cooler.

## **13.2. Shipping Containers**

Shipping containers are to be custody-sealed for shipment as appropriate. The container custody seal will consist of filament tape wrapped around the package at least twice and custody seals affixed in such a way that access to the container can be gained only by cutting the filament tape and breaking a seal.

Field personnel will make arrangements for transportation of samples to the lab. When custody is relinquished to a shipper, field personnel will telephone the lab custodian to inform him of the expected time of arrival of the sample shipment and to advise him of any time constraints on sample analysis. The lab must be notified as early in the week as possible, and in no case later than 3 p.m. (EST) on Thursday, regarding samples intended for Saturday delivery.

## **13.3. Marking and Labeling**

- Use abbreviations only where specified.
- The words "This End Up" or "This Side Up" must be clearly printed on the top of the outer package. Upward pointing arrows should be placed on the sides of the package. The words "Laboratory Samples" should also be printed on the top of the package.
- After a sample container has been sealed, two chain-of-custody seals are placed on the container, one on the front and one on the back. The seals are protected from accidental damage by placing strapping tape over them.
- If samples are designated as medium or high hazard, they must be sealed in metal paint cans, placed in the cooler with vermiculite and labeled and placarded in accordance with DOT regulations.
- In addition, the coolers must also be labeled and placarded in accordance with DOT regulations if shipping medium and high hazard samples.

## **14. Calibration Procedures and Frequency**

All instruments and equipment used during sampling and analysis will be operated, calibrated, and maintained according to the manufacturer's guidelines and recommendations as well as criteria set forth in the applicable analytical methodology references. Operation, calibration, and maintenance will be performed by personnel properly trained in these procedures. Documentation of all routine and special maintenance and calibration information will be maintained in an appropriate logbook or reference file, and will be available on request. Table 7-1 lists the major instruments to be used for sampling and analysis. Brief descriptions of calibration procedures for major field and laboratory instruments follow.

## **15. Field Instrumentation**

### **15.1. Photovac Micro Tip Flameionizer (FID)**

Standard operating procedures for the FID require that routine maintenance and calibration be performed every six months. Field calibration will be performed on a daily basis. The packages used for calibration are non-toxic analyzed gas mixtures available in pressurized containers.

### **15.2. Photovac/MiniRae Photoionization Detector (PID)**

Standard operating procedures for the PID require that routine maintenance and calibration be performed every six months. Field calibration will be performed on a daily basis. The packages used for calibration are non-toxic analyzed gas mixtures available in pressurized containers.

### **15.3. Conductance, Temperature, and pH Meter**

Temperature and conductance instruments are factory calibrated. Temperature accuracy can be checked against an NBS certified thermometer prior to field use if necessary. Conductance accuracy may be checked with a solution of known conductance and recalibration can be instituted, if necessary.

To recalibrate conductance, remove the black plug revealing the adjustment potentiometer screw. Add standard solution to cup, discard and refill. Repeat procedure until the digital display indicates the same value twice in a row. Adjust the potentiometer until the digital display indicates the known value of conductance. To increase the digital display reading, turn the adjustment potentiometer screw counter-clockwise (clockwise to decrease).

To standardize the pH electrode and meter, place the pH electrode in the 7.0 buffer bottle. Adjust the "ZERO" potentiometer on the face of the tester so that the digital display indicates 7.00.

Then place the pH electrode in the 4.0 or 10.0 buffer bottle (depending on where you expect the actual measurement to be). Adjust the "SLOPE" potentiometer on the face of the tester so that the digital display indicates the value of the buffer chosen.

*Note: There is interaction between the "ZERO" and "SLOPE" adjustments, so the procedure should be repeated several times.*

Do not subject the pH electrode to freezing temperatures.

It is good practice to rinse the electrode in distilled water when going from one buffer to another. When not in use the cap should be kept on the electrode. Keeping the cotton in the cap moist will keep the electrode ready to use. Moisten the cotton frequently (once a week, usually).

### **15.4. Nephelometer (Turbidity Meter)**

The Series 95 nephelometer is calibrated before each use. Allow the instrument to warm up for approximately 2 hours. Using turbidity-free deionized water, zero the meter. Set the scale to 100, fill with a 40 NTU standard (AEPA-1 turbidity standard from Advanced Polymer Systems, Inc.), and insert into the instrument. Adjust the standardize control to give a readout of 200. Re-zero the instrument and repeat these steps with the scale set at 10 and 1 using 4.0 and 0.4 NTU standards, respectively. These standards are prepared by diluting aliquots of the 40 NTU standard.

## 16. Internal Quality Control Checks

QC data are necessary to determine precision and accuracy and to demonstrate the absence of interferences and/or contamination of field equipment. Field-based QC will comprise at least 10% of each data set generated and will consist of standards, replicates, spikes, and blanks. Field duplicates and field blanks will be analyzed by the laboratory as samples and will not necessarily be identified to the laboratory as duplicates or blanks. For each matrix, field duplicates will be provided at a rate of one per 10 samples collected or one per shipment, whichever is greater. Field blanks which consist of trip, routine field, and rinsate blanks will be provided at a rate of one per 20 samples collected for each parameter group, or one per shipment, whichever is greater.

Calculations will be performed for recoveries and standard deviations along with review of retention times, response factors, chromatograms, calibration, tuning, and all other QC information generated. All QC data, including split samples, will be documented in the site logbook. QC records will be retained and results reported with sample data.

### 16.1. Blank Samples

Blank samples are analyzed in order to assess possible contamination from the field and/or laboratory so that corrective measures may be taken, if necessary. Field samples are discussed in the following subsection:

### 16.2. Field Blanks

Various types of blanks are used to check the cleanliness of field handling methods. The following types of blanks may be used: the trip blank, the routine field blank, and the field equipment blank. They are analyzed in the laboratory as samples, and their purpose is to assess the sampling and transport procedures as possible sources of sample contamination. Field staff may add blanks if field circumstances are such that they consider normal procedures are not sufficient to prevent or control sample contamination, or at the direction of the project manager. Rigorous documentation of all blanks in the site logbooks is mandatory.

- **Routine Field Blanks** or bottle blanks are blank samples prepared in the field to access ambient field conditions. They will be prepared by filling empty sample containers with deionized water and any necessary preservatives. They will be handled like a sample and shipped to the laboratory for analysis.
- **Trip Blanks** are similar to routine field blanks with the exception that they are not exposed to field conditions. Their analytical results give the overall level of contamination from everything except ambient field conditions. For the RI/FS, one trip blank will be collected with every batch of water samples for volatile organic analysis. Each trip blank will be prepared by filling a 40-ml vial with deionized water prior to the sampling trip, transported to the site, handled like a sample, and returned to the laboratory for analysis without being opened in the field.
- **Field Equipment Blanks** are blank samples (sometimes called transfer blanks or rinsate blanks) designed to demonstrate that sampling equipment has been properly prepared and cleaned before field use, and that cleaning procedures between samples are sufficient to minimize cross contamination. If a sampling team is familiar with a particular site, they may be able to predict which areas or samples are likely to have the highest concentration of contaminants. Unless other constraints apply, these samples should be taken last to avoid excessive contamination of sampling equipment.

### **16.3. Field Duplicates**

Field duplicate samples consist of a set of two samples collected independently at a sampling location during a single sampling event. In some instances the field duplicate can be a blind duplicate, i.e., indistinguishable from other analytical samples so that personnel performing the analyses are not able to determine which samples are field duplicates. Field duplicates are designed to assess the consistency of the overall sampling and analytical system.

### **16.4. Quality Control Check Samples**

Inorganic and organic control check samples are available from USEPA free of charge and are used as a means of evaluating analytical techniques of the analyst. Control check samples are subjected to the entire sample procedure, including extraction, digestion, etc., as appropriate for the analytical method utilized.

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## APPENDIX I – HEALTH AND SAFETY PLAN (HASP) & CAMP

# Site Health and Safety Plan

Location:

Former Photech Imaging Site  
1000 Driving Park Avenue  
Rochester, New York

Prepared For:

July 2011



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**Table 1**

# SITE HEALTH AND SAFETY PLAN

**Project Title:**

**Project Number:**

**Project Location (Site):**

**Environmental Director:**

**Project Manager:**

**Plan Review Date:**

---

**Plan Approval Date:**

---

**Plan Approved By:**

---

**Site Safety Supervisor:**

**Site Contact:**

**Safety Director:**

**Proposed Date(s) of Field  
Activities:**

**Site Conditions:**

**Site Environmental  
Information Provided By:**

**Air Monitoring Provided By:**

**Site Control Provided By:**

## EMERGENCY CONTACTS

	<b>Name</b>	<b>Phone Number</b>
Ambulance:	As Per Emergency Service	911
Hospital Emergency:		
Poison Control Center:		
Police (local, state):		
Fire Department:		
Site Contact:		
Agency Contact:		
Environmental Director:		
Project Manager:		
Site Safety Supervisor:		
Safety Director		

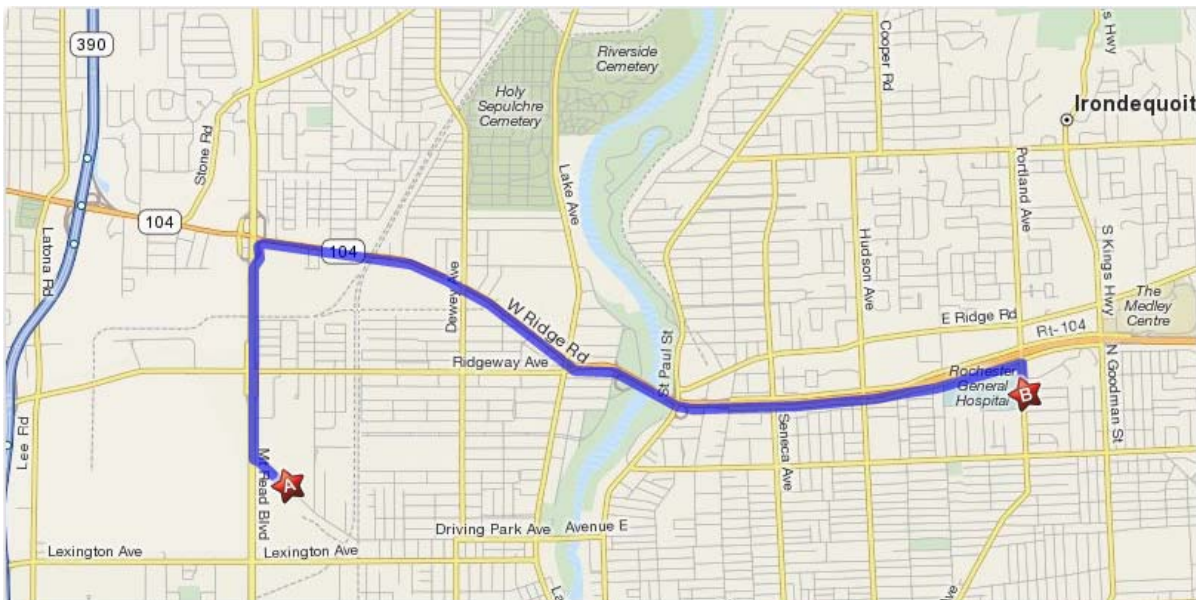
## MAP AND DIRECTIONS TO THE MEDICAL FACILITY - ROCHESTER GENERAL HOSPITAL

Total Time: 10 minutes  
Total Distance: 5.50 miles

Start: 1000 Driving Park, Rochester, New York

	1. Start out going <b>NORTHWEST</b> on <b>DRIVING PARK AVE</b> toward <b>MT READ BLVD.</b>	go 0.2 mi
	2. Turn <b>RIGHT</b> onto <b>MT READ BLVD.</b>	go 1.0 mi
	3. Turn <b>SLIGHT LEFT</b> onto ramp.	go 0.2 mi
 	4. Merge onto <b>NY-104 E.</b>	go 3.4 mi
	5. Take the ramp toward <b>CARTER ST / PORTLAND AVE.</b>	go 0.1 mi
	6. Stay <b>STRAIGHT</b> to go onto <b>RT-104.</b>	go 0.4 mi
	7. Turn <b>RIGHT</b> onto <b>PORTLAND AVE / CR-114.</b>	go 0.2 mi
	8. <b>1425 PORTLAND AVE</b> is on the <b>RIGHT.</b>	go 0.0 mi

End: 1425 Portland Ave, Rochester, NY 14621-3001



## **1.0 Introduction**

The purpose of this Health and Safety Plan (HASP) is to provide guidelines for responding to potential health and safety issues that may be encountered during the Remedial Measures (RM) at the site located at 1000 Driving Park Avenue in the City of Rochester, Monroe County, New York. This HASP only reflects the policies of LaBella Associates P.C. The requirements of this HASP are applicable to all approved LaBella personnel at the work site. This document's project specifications and the Community Air Monitoring Plan (CAMP) are to be consulted for guidance in preventing and quickly abating any threat to human safety or the environment. The provisions of the HASP were developed in general accordance with 29 CFR 1910 and 29 CFR 1926 and do not replace or supersede any regulatory requirements of the USEPA, NYSDEC, OSHA or any other regulatory body.

## **2.0 Responsibilities**

This HASP presents guidelines to minimize the risk of injury to project personnel, and to provide rapid response in the event of injury. The HASP is applicable only to activities of approved LaBella personnel and their authorized visitors. The Project Manager shall implement the provisions of this HASP for the duration of the project. It is the responsibility of LaBella employees to follow the requirements of this HASP, and all applicable company safety procedures.

## **3.0 Activities Covered**

The activities covered under this HASP are limited to the following:

- Management of environmental investigation and remediation activities
- Environmental Monitoring
- Collection of samples
- Management of excavated soil and fill
- The removal of subgrade structures
- Excavation Backfill

## **4.0 Work Area Access and Site Control**

The contractor(s) will have primary responsibility for work area access and site control. However, a minimum requirement for work area designation and control will consist of:

- Drilling (Geoprobe/Rotary) – Orange cones to establish at least a 10-foot by 10-foot work area. Alternatively the contractor may elect to establish an exclusion zone that encompasses the entire vicinity of the proposed investigation activity;
- Test Pitting – Orange cones and orange temporary fencing to establish at least 10-feet of distance between test pit and fencing. Alternatively the contractor may elect to establish an exclusion zone that encompasses the entire vicinity of the proposed investigation activity;
- Soil Excavation & Backfill – Construction Fence will be utilized to prevent unauthorized entry within the area targeted for soil excavation and soil stockpiling;
- Subgrade Structure Removal – No confined space entry will be allowed. Construction Fence will be utilized to prevent unauthorized entry within the area where the structures are being removed and staged.

## 5.0 Potential Health and Safety Hazards

This section lists some potential health and safety hazards that project personnel may encounter at the project site and some actions to be implemented by approved personnel to control and reduce the associated risk to health and safety. This is not intended to be a complete listing of any and all potential health and safety hazards. New or different hazards may be encountered as site environmental and site work conditions change. The suggested actions to be taken under this plan are not to be substituted for good judgment on the part of project personnel. At all times, the Site Safety Officer has responsibility for site safety and his or her instructions must be followed.

### 5.1 Hazards Due to Heavy Machinery

**Potential Hazard:**

Heavy machinery including trucks, excavators, backhoes, etc will be in operation at the site. The presence of such equipment presents the danger of being struck or crushed. Use caution when working near heavy machinery.

**Protective Action:**

Make sure that operators are aware of your activities, and heed operator's instructions and warnings. Wear bright colored clothing and walk safe distances from heavy equipment. A hard hat, safety glasses and steel toe shoes are required.

### 5.2 Excavation Hazards

**Potential Hazard:**

Excavations and trenches can collapse, causing injury or death. Edges of excavations can be unstable and collapse. Toxic and asphyxiant gases can accumulate in confined spaces and trenches. Excavations that require working within the excavation will require air monitoring in the breathing zone (refer to Section 9.0).

Excavations left open create a fall hazard which can cause injury or death.

**Protective Action:**

Personnel must receive approval from the Project Manager to enter an excavation for any reason. Subsequently, approved personnel are to receive authorization for entry from the Site Safety Officer. Approved personnel are not to enter excavations over 4 feet in depth unless excavations are adequately sloped. Additional personal protective equipment may be required based on the air monitoring.

Personnel should exercise caution near all excavations at the site as it is expected that excavation sidewalls will be unstable. All excavations will be backfilled by the end of each day. Additionally, no test pit will be left unattended during the day.

Fencing and/or barriers accompanied by "no trespassing" signs should be placed around all excavations when left open for any period of time when work is not being conducted.

### 5.3 *Cuts, Punctures and Other Injuries*

#### **Potential Hazard:**

In any excavation or construction, work site there is the potential for the presence of sharp or jagged edges on rock, metal materials, and other sharp objects. Serious cuts and punctures can result in loss of blood and infection.

#### **Protective Action:**

The Project Manager is responsible for making First Aid supplies available at the work site to treat minor injuries. The Site Safety Officer is responsible for arranging the transportation of authorized on-site personnel to medical facilities when First Aid treatment is not sufficient. Do not move seriously injured workers. All injuries requiring treatment are to be reported to the Project Manager. Serious injuries are to be reported immediately to the Site Safety Officer.

### 5.4 *Injury Due to Exposure of Chemical Hazards*

#### **Potential Hazards:**

Volatile and Semi-volatile organic compounds and metal are known to be present at the site. Levels of metals at the site range from low to moderate up to hazardous waste levels (for toxicity). It is possible that petroleum or chlorinated solvents or other chemicals may be encountered at the project work site. Inhalation of high concentrations of organic vapors can cause headache, stupor, drowsiness, confusion and other health effects. Skin contact can cause irritation, chemical burn, or dermatitis. Metal compounds adhered to dust particulates could also present an inhalation hazard.

#### **Protective Action:**

The presence of organic vapors may be detected by their odor and by monitoring instrumentation. Approved employees will not work in environments where hazardous concentrations of organic vapors are present. Air monitoring (refer to Section 9.0 and to the Modified CAMP in Appendix 7) of the work area will be performed at least every 60 minutes or more often using a Photoionization Detector (PID). Personnel are to leave the work area whenever PID measurements of ambient air exceed 25 ppm consistently for a 5 minute period. In the event that sustained total volatile organic compound (VOC) readings of 25 ppm is encountered personnel should upgrade personal protective equipment to Level C (refer to Section 8.0) and an Exclusion Zone should be established around the work area to limit and monitor access to this area (refer to Section 6.0).

Dust particulates may be detected by monitoring instrumentation. Approved employees will not work in environments where hazardous concentrations of volatile organic vapors or particulates are present.

### 5.5 *Injuries Due to Extreme Hot or Cold Weather Conditions*

#### **Potential Hazards:**

Extreme hot weather conditions can cause heat exhaustion, heat stress and heat stroke or extreme cold weather conditions can cause hypothermia.

**Protective Action:**

Precaution measures should be taken such as dress appropriately for the weather conditions and drink plenty of fluid. If personnel should suffer from any of the above conditions, proper techniques should be taken to cool down or heat up the body and taken to the nearest hospital if needed.

### 5.6 *Potential Exposure to Asbestos*

**Potential Hazards:**

During ground intrusive activities (e.g., test pitting or drilling) soil containing asbestos may be encountered. Asbestos is friable when dry and can be inhaled when exposed to air.

**Protective Action:**

The presence of asbestos can be identified through visual observation of a white magnesium silicate material. If encountered, work should be halted and a sample of the suspected asbestos should be collected and placed in a plastic sealable bag. This sample should be sent to the asbestos laboratory at LaBella Associates for analysis.

## 6.0 Work Zones

In the event that conditions warrant establishing various work zones (i.e., based on hazards - Section 5.4), the following work zones should be established:

**Exclusion Zone (EZ):**

The EZ will be established in the immediate vicinity and adjacent downwind direction of site activities that elevate breathing zone VOC concentrations to unacceptable levels based on field screening. These site activities include contaminated soil excavation and soil sampling activities. If access to the site is required to accommodate non-project related personnel then an EZ will be established by constructing a barrier around the work area (yellow caution tape and/or construction fencing). The EZ barrier shall encompass the work area and any equipment staging/soil staging areas necessary to perform the associated work. The contractor(s) will be responsible for establishing the EZ and limiting access to approved personnel. Depending on the condition for establishing the EZ, access to the EZ may require adequate PPE (e.g., Level C).

**Contaminant Reduction Zone (CRZ):**

The CRZ will be the area where personnel entering the EZ will don proper PPE prior to entering the EZ and the area where PPE may be removed. The CRZ will also be the area where decontamination of equipment and personnel will be conducted as necessary.

## 7.0 Decontamination Procedures

Upon leaving the work area, approved personnel shall decontaminate footwear as needed. Under normal work conditions, detailed personal decontamination procedures will not be necessary. Work clothing may become contaminated in the event of an unexpected splash or spill or contact with a contaminated substance. Minor splashes on clothing and footwear can be rinsed with clean water. Heavily contaminated clothing should be removed if it cannot be rinsed with water. Personnel assigned to this project should be prepared with a change of clothing whenever on site.

Personnel will use the contractor's disposal container for disposal of PPE.



## 8.0 Personal Protective Equipment

Generally, site conditions at this work site require level of protection of Level D or modified Level D. However, air monitoring will be conducted to determine if up-grading to Level C PPE is required (refer to Section 9.0). Descriptions of the typical safety equipment associated with Level D and Level C are provided below:

### **Level D:**

Hard hat, safety glasses, rubber nitrile sampling gloves, steel toe construction grade boots, etc.

### **Level C:**

Level D PPE and full or ½-face respirator and tyvek suit (if necessary). [*Note: Organic vapor cartridges are to be changed after each 8-hours of use or more frequently.*]

## 9.0 Air Monitoring

According to 29 CFR 1910.120(h), air monitoring shall be used to identify and quantify airborne levels of hazardous substances and health hazards in order to determine the appropriate level of employee protection required for personnel working on-site. Air monitoring will consist at a minimum of the procedures described in the “Site Specific CAMP”. Please refer to the Site Specific CAMP for further details on air monitoring at the site.

The Air Monitor will utilize a photoionization Detector (PID) to screen the ambient air in the work areas for total Volatile Organic Compounds (VOCs) and a DustTrak™ Model 8520 aerosol monitor or equivalent for measuring particulates. Work area ambient air will generally be monitored in the work area and downwind of the work area. Air monitoring of the work areas and downwind of the work areas will be performed at least every 60 minutes or more often using a PID, and the DustTrak meter.

If sustained PID readings of greater than 25 ppm are recorded in the breathing zone, then either personnel are to leave the work area until satisfactory readings are obtained or approved personnel may re-enter the work areas wearing at a minimum a ½ face respirator with organic vapor cartridges for an 8-hour duration (i.e., upgrade to Level C PPE). Organic vapor cartridges are to be changed after each 8-hours of use or more frequently, if necessary. If PID readings are sustained, in the work area, at levels above 25 ppm for a 5 minute average, work will be stopped immediately until safe levels of VOCs are encountered or additional PPE will be required (i.e., Level B).

If dust concentrations exceed the upwind concentration by  $150 \mu\text{g}/\text{m}^3$  ( $0.15 \text{ mg}/\text{m}^3$ ) consistently for a 10 minute period within the work area or at the downwind location, then LaBella personnel may not re-enter the work area until dust concentrations in the work area decrease below  $150 \mu\text{g}/\text{m}^3$  ( $0.15 \text{ mg}/\text{m}^3$ ), which may be accomplished by the construction manager implementing dust control or suppression measures.

## 10.0 Emergency Action Plan

In the event of an emergency, employees are to turn off and shut down all powered equipment and leave the work areas immediately. Employees are to walk or drive out of the site as quickly as possible and wait at the assigned 'safe area'. Follow the instructions of the Site Safety Officer.

Employees are not authorized or trained to provide rescue and medical efforts. Rescue and medical efforts will be provided by local authorities.

## **11.0 Medical Surveillance**

Medical surveillance will be provided to all employees who are injured due to overexposure from an emergency incident involving hazardous substances at this site.

## **12.0 Employee Training**

Personnel who are not familiar with this site plan will receive training on its entire content and organization before working at the site.

Individuals involved with the remedial investigation must be 40-hour OSHA HAZWOPER trained with current 8-hour refresher certification.

Y:\Rochester, City\209288 PHOTECH\Work Plans\WP6.AOC 2 & 7 Remediation\Appendices\WP4.HASP.DOC

**Table 1**  
**Exposure Limits and Recognition Qualities**

Compound	PEL-TWA (ppm)(b)(d)	TLV-TWA (ppm)(c)(d)	STEL	LEL (%) (e)	UEL (%) (f)	IDLH (ppm)(g)(d)	Odor	Odor Threshold (ppm)	Ionization Potential
Acetone	750	500	NA	2.15	13.2	20,000	Sweet	4.58	9.69
Anthracene	0.2	0.2	NA	NA	NA	NA	Faint aromatic	NA	NA
Benzene	1	0.5	5	1.3	7.9	3000	Pleasant	8.65	9.24
Benzo (a) pyrene (coal tar pitch volatiles)	0.2	0.1	NA	NA	NA	700	NA	NA	NA
Benzo (a)anthracene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benzo (b) Fluoranthene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benzo (g,h,i)perylene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benzo (k) Fluoranthene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Bromodichloromethane	NA	NA	NA	NA	NA	NA	NA	NA	10.88
Carbon Disulfide	20	1	NA	1.3	50	500	Odorless or strong garlic type	0.096	10.07
Chlorobenzene	75	10	NA	1.3	9.6	2,400	Faint almond	0.741	9.07
Chloroform	50	2	NA	NA	NA	1,000	ethereal odor	11.7	11.42
Chrysene	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,2-Dichloroethylene	200	200	NA	9.7	12.8	400	Acrid	NA	9.65
1,2-Dichlorobenzene	50	25	NA	2.2	9.2		Pleasant		9.07
Ethylbenzene	100	100	NA	1	6.7	2,000	Ether	2.3	8.76
Fluoranthene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Fluorene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Isopropylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Methylene Chloride	500	50	NA	12	23	5,000	Chloroform-like	10.2	11.35
Naphthalene	10, Skin	10	NA	0.9	5.9	250	Moth Balls	0.3	8.12
n-propylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Phenanthrene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Pyrene	NA	NA	NA	NA	NA	NA	NA	NA	NA
p-Isopropylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA
sec-Butylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Tetrachloroethane	NA	NA	NA	NA	NA	NA	Sweet	NA	NA
Toluene	100	100	NA	0.9	9.5	2,000	Sweet	2.1	8.82
Trichloroethylene	100	50	NA	8	12.5	1,000	Chloroform	1.36	9.45
1,2,4-Trimethylbenzene	NA	25	NA	0.9	6.4	NA	Distinct	2.4	NA
1,3,5-Trimethylbenzene	NA	25	NA	NA	NA	NA	Distinct	2.4	NA
Vinyl Chloride	1	1	NA	NA	NA	NA	NA	NA	NA
Xylenes (o,m,p)	100	100	NA	1	7	1,000	Sweet	1.1	8.56
<b>Metals</b>									
Arsenic	0.01	0.2	NA	NA	NA	100, Ca	Almond	NA	NA
Cadmium	0.2	0.5	NA	NA	NA	NA	NA	NA	NA
Chromium	1	0.5	NA	NA	NA	NA	NA	NA	NA
Lead	0.05	0.15	NA	NA	NA	700	NA	NA	NA
Mercury	0.05	0.05	NA	NA	NA	28	Odorless	NA	NA
Selenium	0.2	0.02	NA	NA	NA	Unknown	NA	NA	NA
<b>Other</b>									
Asbestos	0.1 (f/cc)	NA	1.0 (f/cc)	NA	NA	NA	NA	NA	NA

(a) Skin = Skin Absorption

(b) OSHA-PEL Permissible Exposure Limit (flame weighted average, 8-hour): NIOSH Guide, June 1990

(c) ACGIH – 8 hour time weighted average from Threshold Limit Values and Biological Exposure Indices for 2003

(d) Metal compounds in mg/m<sup>3</sup>

(e) Lower Exposure Limit (%)

(f) Upper Exposure Limit (%)

(g) Immediately Dangerous to Life or Health Level: NIOSH Guide, June 1990

**Notes:**

1. All values are given in parts per million (PPM) unless otherwise indicated

2. Ca = Possible Human Carcinogen, no IDLH information

# Site-Specific Community Air Monitoring Plan

Location:

Former Photech Imaging Site  
1000 Driving Park Avenue  
Rochester, New York

Prepared For:

City of Rochester  
Division of Environmental Quality  
30 Church Street, Room 300B  
Rochester, New York 14614

LaBella Project No. 209288

April 2012

# Site-Specific Community Air Monitoring Plan

Location:

Former Photech Imaging Site  
1000 Driving Park Avenue  
Rochester, New York

Prepared For:

City of Rochester  
Division of Environmental Quality  
30 Church Street, Room 300B  
Rochester, New York 14614

LaBella Project No. 209288

April 2012

LaBella Associates, P.C.  
300 State Street  
Rochester, New York 14614

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## 1.0 INTRODUCTION

This Site Specific Community Air Monitoring Plan (CAMP) has been prepared by LaBella Associates, P.C. (LaBella) on behalf of the City of Rochester. This CAMP addresses potential Volatile Organic Compound (VOC) vapor and particulate emissions that may occur during implementation of the Remedial Measures at the former Photech Imaging Site located at 1000 Driving Park Avenue, Rochester, New York which encompasses approximately 12.5 acres located in a commercial/industrial zoned area in the northwest quadrant of the City of Rochester, Monroe County, New York herein after referred to as the “Site.”

## 2.0 PURPOSE

Various levels of VOCs, semi-VOCs, and metals (collectively referred to as “constituents of concern” (COCs)) have been detected in the soil and groundwater at the Site or are suspected to be contained in the soil and/or groundwater at the Site. The presence of these COCs through disturbance of soil and groundwater at the Site can potentially result in nuisance odors or fugitive emissions to the neighborhood in the immediate vicinity of the Site as well as to the various occupants of the Site. However, it should be noted that this CAMP is in-place as a precautionary measure.

This CAMP is specific to activities being conducted as part of the Post Remediation Groundwater Sampling Work Plan and all ground intrusive activities at the Site. The CAMP describes the air monitoring activities to be completed in order to provide a measure of protection for any downwind receptors including Site occupants and occupants of neighboring properties. This CAMP is not intended to provide action levels for respiratory protection of workers involved with the building demolition.

This CAMP is based on the air monitoring specified in the New York State Department of Health (NYSDOH) Generic CAMP (included as Appendix 1A of the DER-10 NYSDEC Technical Guidance for Site Investigation and Remediation. However, this CAMP also includes more stringent (i.e., lower level) criteria for VOC monitoring as an added level of protection for Site occupants.

## 3.0 METHODOLOGY

This CAMP has been designed for all ground intrusive activities at the Site. The CAMP is arranged in the following sections:

- Section 3.1: Site Background Monitoring – This section identifies the background monitoring (VOC and fugitive dust) to be completed at the beginning of each day and periodically throughout the day when ground intrusive activities are being conducted. The background monitoring is used for comparing readings from the other monitoring locations.
- Section 3.2: Downwind Perimeter Monitoring – This section identifies the downwind perimeter work area monitoring (VOC and fugitive dust) to be completed continuously during the ground intrusive activities. Action levels are identified in this section.

- Section 3.3: Nearest Potential Receptor Monitoring – This section identifies additional VOC monitoring that will be completed during ground intrusive activities to provide an added measure of protection at this Site that would not normally be required by NYSDEC or NYSDOH (i.e., this is above and beyond the NYSDOH Generic CAMP). Action levels are identified in this section.

It should be noted that based on the type of work, the various monitoring locations will be moved throughout the day to comply with the appropriate testing location.

In addition to the above, this CAMP also contains a Vapor Emission to Sensitive Receptors Response Plan (Section 4.0). This includes actions to be taken in the event that sustained exceedances of the specified action levels occur.

### **3.1 Site Background Monitoring**

At the beginning of each day of field work during ground intrusive activities, a wind sock or flag will be used to monitor wind direction in the work areas. Based upon daily wind conditions, a background monitoring location will be established. [*Note: In the event that the wind direction changes, the background monitoring location will be moved to an appropriate upwind location.*] The background monitoring location will be at least 25 feet from the work area in an upwind location. Subsequent to establishing the initial background measurements (VOC and particulate, see below), background measurements will be collected every 60 minutes throughout the duration of the building demolition activities for that day. The specific background monitoring is defined below:

#### *Background VOC Monitoring:*

A photo-ionization Detector (PID) capable of data logging will be used to screen the ambient air or VOCs in the background location (i.e., upwind). The PID will be calibrated daily (in accordance with the manufacturer's specifications) prior to collecting the background readings. The background readings will be collected by a 15-minute running average which will be used for comparison to the downwind perimeter monitoring (refer to Section 3.2) and the nearest potential receptor monitoring (refer to Section 3.3). After the initial reading, periodic background readings will be collected every 60-minutes.

#### *Background Fugitive Dust Monitoring:*

A DustTrak™ Model 8520 aerosol monitor or equivalent will be used for measuring particulates. The meter must be capable of measuring matter less than 10 micrometers in size (PM-10). The dust monitor will be calibrated daily (in accordance with the manufacturer's specifications) prior to collecting the background readings. The background dust monitoring will consist of collecting measurements integrated over a 15 minute period and will be used for comparison to the downwind perimeter monitoring (refer to Section 3.2). After the initial reading, periodic background readings will be collected every 60-minutes.



### 3.2 Downwind Perimeter Monitoring

Subsequent to collecting the initial Background Monitoring measurements, continuous monitoring of the downwind perimeter of the work area (i.e., exclusion zone) will be conducted throughout the duration of the ground intrusive activities that day. The downwind perimeter will vary depending on the work; however, in general this will be approximately 30 feet from the location of the work being completed. For example, in the event a groundwater monitoring well is being completed, the downwind perimeter monitoring would be conducted approximately 30-ft. from the well location.

#### Downwind Perimeter VOC Monitoring:

A MiniRae Lite PID or equivalent will be used to continuously monitor for VOCs at the downwind perimeter location. The PID will be calibrated daily (in accordance with the manufacturer's specifications) at the beginning of each day. An audible alarm will be set on the PID to sound in the event that total organic vapors exceed 5 parts per million (ppm) above the background readings. For example, if the background reading is 2 ppm, then the alarm will be set for 7 ppm.

#### Actions for Elevated VOC Readings

1. In the event that the action level of 5 ppm above background is exceeded, then work activities will be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities can resume with continued monitoring.
2. If total organic vapor levels at the downwind perimeter of the work area persist at levels in excess of 5 ppm over background but less than 25 ppm, work activities must be halted, the source of vapors identified, corrective actions taken to abate emissions (refer to Section 3.0 for engineering controls), and monitoring continued. After these steps, work activities can resume provided that the total organic vapor level 200-feet downwind of the work area or half the distance to the nearest potential receptor or residential/commercial structure, whichever is less – but in no case less than 20 feet, is below 5 ppm over background (background based on the 15-minute average).
3. If the organic vapor level is above 25 ppm at the perimeter of the work area, activities must be shutdown and the Vapor Emission to Sensitive Receptors Response Plan initiated, refer to Section 3.0.

All of the 15-minute readings will be recorded and will be available to NYSDEC and NYSDOH for viewing upon request. Instantaneous readings, if any, that are used for decision purposes will also be recorded.

Downwind Perimeter Fugitive Dust Monitoring:

A DustTrak™ Model 8520 aerosol monitor or equivalent will be used for measuring particulates. The dust meter must be capable of measuring matter less than 10 micrometers in size (PM-10) and be equipped with an audible alarm. The dust meter will be calibrated daily (in accordance with the manufacturer's specifications) prior to collecting readings. The dust monitoring will be conducted continuously and the measurements integrated over a 15 minute period. The results will be compared to the background monitoring (refer to Section 3.1). An audible alarm will be set on the dust meter to sound in the event that particulate levels exceed 100 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ) greater than background for the 15-minute period. For example, if the background reading is  $100 \mu\text{g}/\text{m}^3$ , then the alarm will be set for  $200 \mu\text{g}/\text{m}^3$ .

Actions for Elevated Particulate Readings

1. If the downwind PM-10 particulate level is 100 micrograms per cubic meter ( $\text{mcg}/\text{m}^3$ ) greater than background (upwind) for the 15-minute period or if airborne dust is observed leaving the work area, then Fugitive Dust Control Techniques must be employed (see below). Work may continue with dust suppression techniques provided that downwind PM-10 particulate levels do not exceed  $150 \mu\text{g}/\text{m}^3$  above the upwind level and provided that no visible dust is migrating from the work area.
2. If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than  $150 \mu\text{g}/\text{m}^3$  above the upwind level, work must be stopped and the Fugitive Dust Control Techniques identified below will be reevaluated. In this event the NYSDEC Project Manager will be contacted immediately. Work can resume provided that dust suppression measures and other controls are successful in reducing the downwind PM-10 particulate concentration to within  $150 \mu\text{g}/\text{m}^3$  of the upwind level and in preventing visible dust migration.

All of the 15-minute readings will be recorded and will be available to NYSDEC and NYSDOH for viewing upon request.

Fugitive Dust Control Techniques

One or more of the following dust control measures will be implemented in the event that the above action levels are exceeded:

- Apply water on exposed soils.
- Wetting equipment and test pit faces.
- Reducing test pit sizes.
- Immediately placing any investigation derived waste in drums and/or covering with plastic sheeting.

### 3.3 Nearest Potential Receptor Monitoring

A MiniRae Lite PID or equivalent will be used to continuously monitor for VOCs between the nearest potential receptor and the work area. Specifically, the MiniRae Lite PID or equivalent will be located half the distance between the perimeter of the work area (exclusion zone) and the nearest potential receptor, hereinafter referred to as the “Nearest Potential Receptor Monitoring Location”. It should be noted that this location is not dependent on wind direction. The MiniRae Lite PID or equivalent will be calibrated daily (in accordance with the manufacturer’s specifications) prior to collecting readings. The MiniRae Lite PID or equivalent will be operated in continuous mode and evaluate 15-minute running averages to account for any drift. An audible alarm will be set on the MiniRae Lite PID or equivalent to sound in the event that total organic vapors exceed 1 ppm above the background readings. For example, if the background reading is 2 ppm, then the alarm will be set for 3 ppm.

#### Actions for Elevated VOC Readings

1. In the event that the action level of 1 ppm above background is exceeded, then work activities will be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 1 ppm over background at the Nearest Potential Receptor Monitoring Location work activities can resume with continued monitoring (assuming the downwind perimeter location is also below it’s action level, refer to Section 3.2).
2. If total organic vapor levels at the Nearest Potential Receptor Monitoring Location persist at levels in excess of 1 ppm over background but less than 3 ppm, work activities must be halted, the source of vapors identified, corrective actions taken to abate emissions (refer to Section 4.0 for engineering controls), and monitoring continued. After these steps, work activities can resume provided that the total organic vapor level at the Nearest Potential Receptor Monitoring Location is below 10 ppm over background (background based on the 15-minute average).
3. If the organic vapor level is above 3 ppm at the Nearest Potential Receptor Monitoring Location, activities must be shutdown and the Vapor Emission to Sensitive Receptors Response Plan initiated, refer to Section 4.0.

All of the 15-minute readings will be recorded and will be available to NYSDEC and NYSDOH for viewing upon request. Instantaneous readings, if any, that are used for decision purposes will also be recorded.

### 4.0 VAPOR EMISSION TO SENSITIVE RECEPTORS RESPONSE PLAN

Engineering controls to abate VOC emissions source will immediately be put into effect if the action levels for VOC monitoring identified in Sections 3.2 and 3.3 are exceeded. These engineering controls may include:

- Vapor suppression utilizing foam vapor suppressants, polyethylene sheeting, or water.

- Backfilling of excavations (test pits).
- Covering emission sources with stockpiled materials.

If the measures taken to abate the emission source are ineffective and the total organic vapor readings continue to be above the specified action levels for more than 15 minutes (5 ppm at the downwind perimeter monitoring location or 1 ppm at the Nearest Potential Receptor Monitoring Location), then the following actions shall be placed into effect.

- Occupants of the residential and commercial buildings will be advised to stay inside their respective structure and to close all windows.
- All personnel listed in the Emergency Contacts section of the HASP for this project will be contacted.
- The Site Safety Supervisor will immediately contact the local authorities (fire department) and advise them of the circumstances.
- Continuous air monitoring will be conducted at the Downwind Perimeter Location, the Nearest Potential Receptor Monitoring Location and within the work zone and 1 minute average measurements will be recorded every 15 minutes. Air monitoring may be halted or modified by the Site Safety Supervisor when two successive measurements are below the specified action levels.

If readings remain elevated above the specified action levels for a period of 60 minutes (5 ppm at the downwind perimeter monitoring location or 1 ppm at the Nearest Potential Receptor Monitoring Location) the Site Safety Officer will request that local authorities evacuate the occupants of the buildings.

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## APPENDIX J – SITE MANAGEMENT FORMS



300 State Street  
 Rochester, New York 14614  
 Telephone: (585) 454-6110  
 Facsimile: (585) 454-3066

Project Name: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Project No.: \_\_\_\_\_  
 Sampled By: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Weather: \_\_\_\_\_

**WELL I.D.:** \_\_\_\_\_

**WELL SAMPLING INFORMATION**

Well Diameter: \_\_\_\_\_ Static Water Level: \_\_\_\_\_  
 Depth of Well: \_\_\_\_\_ Length of Well Screen: \_\_\_\_\_  
 Measuring Point: \_\_\_\_\_ Depth to Top of Pump: \_\_\_\_\_  
 Pump Type: \_\_\_\_\_ Tubing Type: \_\_\_\_\_

**FIELD PARAMETER MEASUREMENT**

Time	Pump Rate (mL/min)	pH	Temp °C	Conductivity (mS/cm)	Turbidity (NTU)	Dissolved O <sub>2</sub> (g/L)	Redox (mV)	Water Level (Feet)	Comments
		+/- 0.1		+/- 3%		+ 10%	+/- 10 mV		

Purge Time Start: \_\_\_\_\_ Purge Time End: \_\_\_\_\_ Final Static Water Level: \_\_\_\_\_ Sample Time: \_\_\_\_\_

**OBSERVATIONS**

Notes:

# LABELLA

Associates, P.C.

300 State Street  
Rochester, New York 14614  
Phone: (585) 454-6110  
Fax: (585) 454-3066

## SITE INSPECTION FORM

Project Name: Former Photec Imagin Site

Location: 1000 Driving Park, Rochester NY

Project No.: 209288

Inspected By:

Date of Inspection:

Weather Conditions:

1. COMMENTS ON GENERAL SITE CONDITIONS: \_\_\_\_\_

\_\_\_\_\_

2. CURRENT USE OF SITE: \_\_\_\_\_

3. ARE CURRENT SOIL CONDITIONS IN ACCORDANCE WITH THE EXCAVATION WORK PLAN? YES/NO

If No, Explain and indicate actions to be taken: \_\_\_\_\_

4. PHOTOGRAPHS TAKEN OF OUTFALL AREAS? YES/NO

5. SITE RECORDS UP TO DATE? YES/NO

COMMENTS AND/OR ACTIONS TAKEN

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Associates, P.C.

300 State Street  
Rochester, New York 14614  
Phone: (585) 454-6110  
Fax: (585) 454-3066

**SITE-WIDE INSPECTION FORM**

Project Name:

Location:

Project No.:

Inspected By:

Date of Inspection:

Weather Conditions:

**INSPECTION FINDINGS**

INSPECTION OF SOIL COVER SYSTEM	TAKE PHOTOGRAPHS OF OUTFALL AREAS	ARE CURRENT SOIL CONDITIONS IN ACCORDANCE WITH THE EXCAVATION WORK PLAN? (YES/NO)	COMMENTS AND/OR ACTIONS TAKEN
GENERAL SITE CONDITIONS	CURRENT USE OF SITE (COMMERCIAL/ RESIDENTIAL/ETC.)	SITE RECORDS UP TO DATE (YES/NO)	COMMENTS AND/OR ACTIONS TAKEN



**Summary of Green Remediation Metrics for Site Management**

Site Name: \_\_\_\_\_ Site Code: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ County: \_\_\_\_\_

**Initial Report Period (Start Date of period covered by the Initial Report submittal)**

Start Date: \_\_\_\_\_

**Current Reporting Period**

Reporting Period From: \_\_\_\_\_ To: \_\_\_\_\_

**Contact Information**

Preparer's Name: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Preparer's Affiliation: \_\_\_\_\_

**I. Energy Usage:** Quantify the amount of energy used directly on-site and the portion of that derived from renewable energy sources.

	Current Reporting Period	Total to Date
Fuel Type 1 (e.g. natural gas (cf))		
Fuel Type 2 (e.g. fuel oil, propane (gals))		
Electricity (kWh)		
<b>Of that Electric usage, provide quantity:</b>		
Derived from renewable sources (e.g. solar, wind)		
<b>Other energy sources</b> (e.g. geothermal, solar thermal (Btu))		

*Provide a description of all energy usage reduction programs for the site in the space provided on Page 3.*

**II. Solid Waste Generation:** Quantify the management of solid waste generated on-site.

	Current Reporting Period (tons)	Total to Date (tons)
<b>Total waste generated on-site</b>		
OM&M generated waste		
<b>Of that total amount, provide quantity:</b>		
Transported off-site to landfills		
Transported off-site to other disposal facilities		
Transported off-site for recycling/reuse		
Reused on-site		

*Provide a description of any implemented waste reduction programs for the site in the space provided on Page 3.*

**III. Transportation/Shipping:** Quantify the distances travelled for delivery of supplies and lab-supplied bottles, shipping of laboratory samples, and the removal of waste.

	Current Reporting Period (miles)	Total to Date (miles)
Standby Engineer/Contractor		
Laboratory Courier/Delivery Service (bottle and sample delivery)		
Waste Removal/Hauling		

*Provide a description of all mileage reduction programs for the site in the space provided on Page 3. Include specifically any local vendor/services utilized that are within 50 miles of the site.*

**IV. Water Usage:** Quantify the volume of water used on-site from various sources.

	Current Reporting Period (gallons)	Total to Date (gallons)
Total quantity of water used on-site (not including treated water)		
<b>Of that total amount, provide quantity:</b>		
Public potable water supply usage		
Surface water usage		
On-site groundwater usage		
Collected or diverted storm water usage		

*Provide a description of any implemented water consumption reduction programs for the site in the space provided on Page 3.*

**V. Land Use and Ecosystems:** Quantify the amount of land and/or ecosystems disturbed and the area of land and/or ecosystems restored to a pre-development condition (i.e. Green Infrastructure).

	Current Reporting Period (acres)	Total to Date (acres)
Land disturbed		
Land restored		

*Provide a description of any implemented land restoration/green infrastructure programs for the site in the space provided on Page 3.*

<b>Description of green remediation programs reported above</b> (Attach additional sheets if needed)
Energy Usage:
Waste Generation:
Transportation/Shipping:
Water usage:
Land Use and Ecosystems:
Recommendations/Other:

<b>CONTRACTOR CERTIFICATION</b>	
I, _____ (Name) do hereby certify that I am _____ (Title) of _____ (Contractor Name), which is responsible for the work documented on this form. According to my knowledge and belief, all of the information provided in this form is accurate and the site management program complies with the DER-10, DER-31, and CP-49 policies.	
_____	_____
<b>Date</b>	<b>Contractor</b>

## APPENDIX K - O&M MANUAL

**Operation & Maintenance Plan  
Sub-Slab Depressurization Systems  
Former Photech Imaging Site  
Phil Banks Way, Rochester, New York**

This Operation and Maintenance (O&M) Plan describes the measures necessary to operate, monitor and maintain the mechanical components of the sub-slab depressurization systems (SSDSs) installed for buildings occupied at the Former Photech Imaging Site located on Phil Bank Way, Rochester, New York (the Site).

The purpose of the SSDSs are to prevent the potential for soil vapor intrusion of volatile organic compounds (VOCs) from the subsurface into the Site buildings. The SSDSs work by creating negative pressure beneath the floor slab to redirect potential vapors from beneath the building slab to above the roofline. The SSDSs were installed during building construction as a proactive measure in lieu of conducting soil vapor intrusion evaluations. This O&M Plan includes a description of the layout and components of the SSDSs, routine inspections and monitoring requirements, and non-routine maintenance procedures. A copy of this Plan should be kept at the Site.

Refer to Appendix 1 and Appendix 2 for as-built drawings for 25-65 and 40-80 Phil Banks Way buildings, respectively.

#### **SYSTEM LAYOUT AND COMPONENTS**

This O&M plan is for two (2) buildings constructed at the Site addressed as 25-65 and 40-80 Phil Banks Way. Each building are used for commercial purposes.

Each SSDS subsystem consists of geotextile-wrapped 4" diameter perforated HDPE piping connected to 4" diameter PVC header pipes. The header pipes are connected to 4" PVC vertical risers located in the electrical room within each building. Sub-slab piping was installed within a 12" by 12" pea stone (or equivalent) trench. A 10-mil vapor barrier was installed beneath the concrete slab.

Monitoring points consisting of ¼" diameter stainless steel tubing were installed beneath the vapor barrier to monitor pressure field extension. Monitoring points were routed to the interior of each building and fitted with a barbed fitting for PFE monitoring.

An alarm is installed on each PVC riser within the electrical room. If suction is lost, the alarm will sound, and a red light will illuminate. A u-tube manometer was installed on each vertical riser to visually observe there is negative pressure.

A RadonAWAY GP-265 fan was installed on each sub-system above the roof. Fan information is included as Appendix 3. The fans were installed 12" above the roof, and a minimum of 25-ft from any air intake. Labels reading "Sub-Slab Depressurization System – Do Not Disconnect" were placed on the exposed portions of vertical piping.

As-built drawings and specifications are included in Appendix 1 and Appendix 2, respectively.

## **ROUTINE INSPECTIONS & MONITORING**

Periodic inspections are required by NYSDEC to be conducted annually as specified in the Site Management Plan (SMP). Periodic inspections should be completed by someone under the direction of a QEP or professional engineer licensed in the state of New York.

Inspections should also be conducted following severe weather events. The inspections will generally include the following:

- Observe and record u-tube manometer readings.
- Observe visible portions of SSDS piping and confirm they are intact.
- Observe labeling on SSDS piping and confirm it is intact.
- Observe each alarm to confirm the green light is illuminated. Test each alarm by removing the tubing to confirm the red light will illuminate and the alarm will sound if suction is lost.
- Observe the fans on the roof to confirm there are no obstructions or damage as needed.

Observations should be recorded and kept on file. A routine inspection and monitoring form is included in Appendix 4.

## **NON-ROUTINE MAINTENANCE**

The systems were designed and installed to operate with minimal maintenance. In the event of an alarm, the systems should be inspected for damage. In the event no damage is apparent, the system can be shut-off and restarted. In the event the alarm continues, the fan should be evaluated, or a mitigation contractor (e.g., radon mitigation specialist) or environmental consultant should be contacted.

Maintenance events must be documented, and documentation must include the following information:

- Date;
- Condition of SSDS upon arrival;
- Name, company, and position of person(s) conducting maintenance activities;
- Maintenance activities conducted;
- Any modifications to the system;
- Number of days the SSDS was down;
- Condition of SSDS when finished.

In the event that the system and/or system components are observed to require non-routine maintenance (e.g., broken components, alarm sounding, etc.) the following company can be contacted to assist with repairs to the system:

LaBella Associates  
300 State Street  
Rochester, NY 14614  
(585) 454-6110

All non-routine maintenance of the SSDS will be documented and these documents will be kept on-file. A non-routine maintenance form is included in Appendix 4.

**Attachments:**

Appendix 1: 25-65 Phil Banks Way (Farmer Jogn) SSDS As-Built Drawings & Specifications

Appendix 2: 40-80 Phil Banks Way (LaserShip) SSDS As-Built Drawings & Specifications

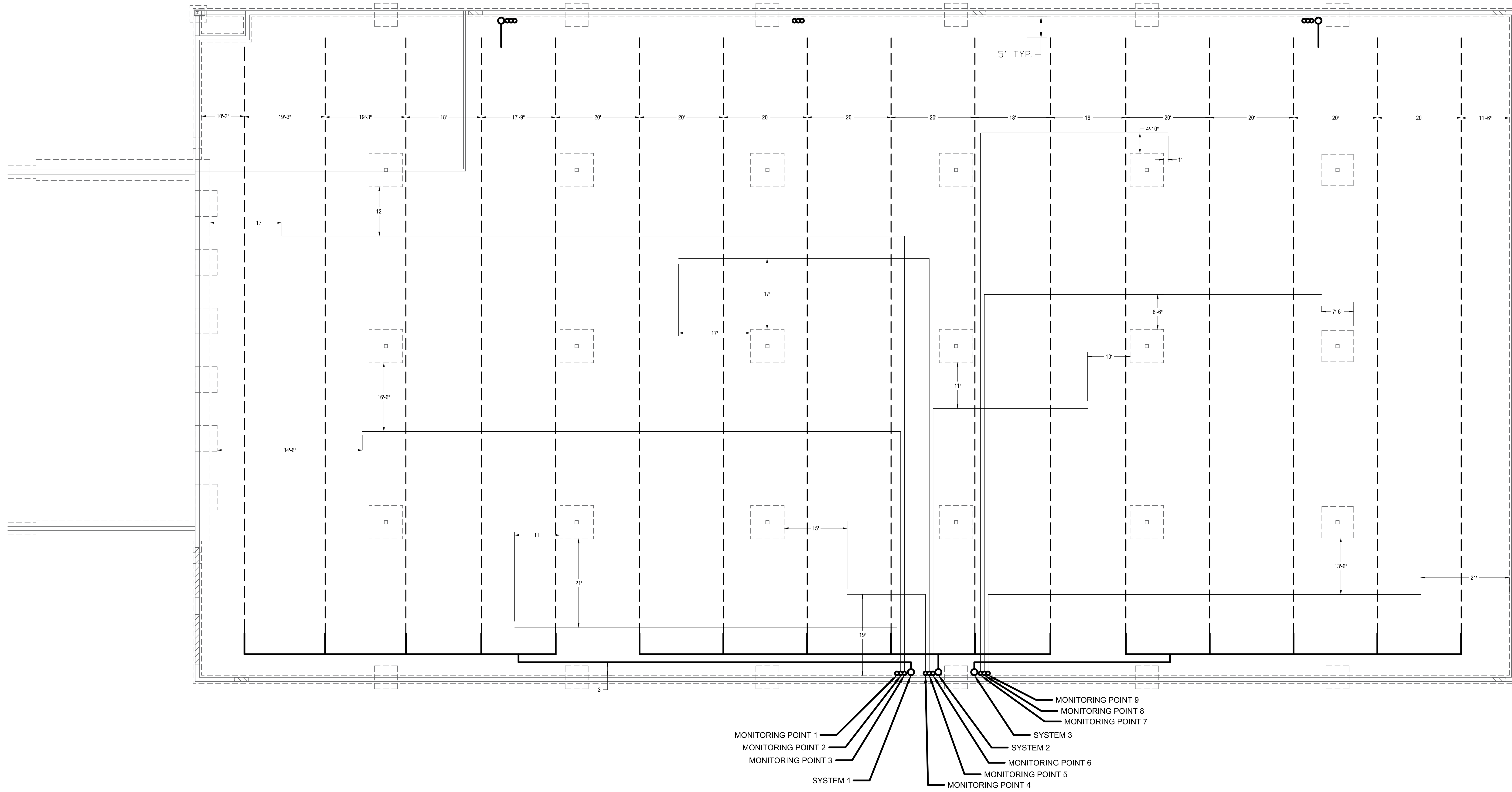
Appendix 3: Fan Installation and Operating Instructions

Appendix 4: Forms

# APPENDIX 1

25-65 Phil Banks Way As-Built & Specifications





R-100 SUB-SLAB DEPRESSURIZATION SYSTEM 3/32" = 1'

**NOTES:**

- 1/4 INCH STAINLESS STEEL MONITORING POINTS MOUNTED APPROXIMATELY 2 FEET ABOVE FINISHED FLOOR AGAINST AN INTERIOR WALL. REFER TO DETAIL 3: PROFILE AT GAUGE POINT.
- 1/4 STAINLESS STEEL TUBING TERMINATED ABOVE SUB-BASE WITH FABRIC WRAPPED END. REFER TO DETAIL 6: MATERIAL PROFILE.
- 4 INCH SCHEDULE 40 PVC RISER TO BE LOCATED AGAINST INTERIOR WALL AND VENTED UP THROUGH THE ROOF. REFER TO DETAIL 1: REAR END WALL.
- 4 INCH SCHEDULE 40 PVC TO 4 INCH HDPE PERFORATED PIPE CONNECTION. REFER TO DETAIL 2: DETAIL AT HEADER.
- 4 INCH HDPE PIPE WRAPPED IN FABRIC AND PLACED IN PEA STONE TRENCH. REFER TO DETAIL 6: MATERIAL PROFILE
- MOVE PIPING AS NEEDED IN FIELD TO AVOID PLUMBING.
- INSTALL 4" CAP AT EACH VAPOR COLLECTION PIPE TERMINATION.
- ALL SUB-SLAB VAPOR COLLECTION PIPING TO BE GEOTEXTILE-WRAPPED 4 INCH PERFORATED DUAL-WALLED CORRUGATED EXTERIOR SMOOTH INTERIOR HDPE.
- HEADER PIPING TO BE 4 INCH SCHEDULE 40 PVC.
- PEA STONE SHALL CONSIST OF WASHED MATERIAL THAT WILL PASS THROUGH A 2 INCH SIEVE AND BE RETAINED BY A 1/4 INCH SIEVE.
- TO PROTECT THE VAPOR BARRIER, ALL PENETRATIONS MADE AFTER POURING OF THE SLAB, SUCH AS JOINTS, ETC, SHALL BE CUT IN A MANNER TO AVOID PENETRATING THE VAPOR BARRIER.
- SEAL ALL PENETRATIONS AND GAPS WITH AN ELECTROMETRIC JOINT SEALANT.
- THIS DRAWING IS NOT TO INTEND TO PROVIDE STRUCTURAL INFORMATION. REFER TO STRUCTURAL DRAWINGS.
- CONTRACTOR TO CONFIRM NO AIR INTAKE IS WITHIN 25' FROM VENT STACK.
- INSTALL RADONAWAY RP-265 FAN ON EACH SYSTEM ABOVE ROOF AND ALARM FOR EACH SYSTEM.

**LEGEND**

---	FABRIC WRAPPED 4 INCH HDPE PERFORATED PIPE PLACED WITHIN MIDDLE OF PEA STONE TRENCH
—	4 INCH SOLID SCH 40 PVC PIPE PLACED WITHIN MIDDLE OF PEA STONE TRENCH, SLOPED AWAY FROM VERTICAL RISER AT 1/4 INCH PER FOOT TO ALLOW FOR DRAINAGE.
○	1/4 INCH STAINLESS STEEL MONITORING POINTS PLACED ABOVE COMPACTED SUB-BASE MATERIAL, FABRIC WRAPPED AT END.

NO.	REVISION	DATE	BY



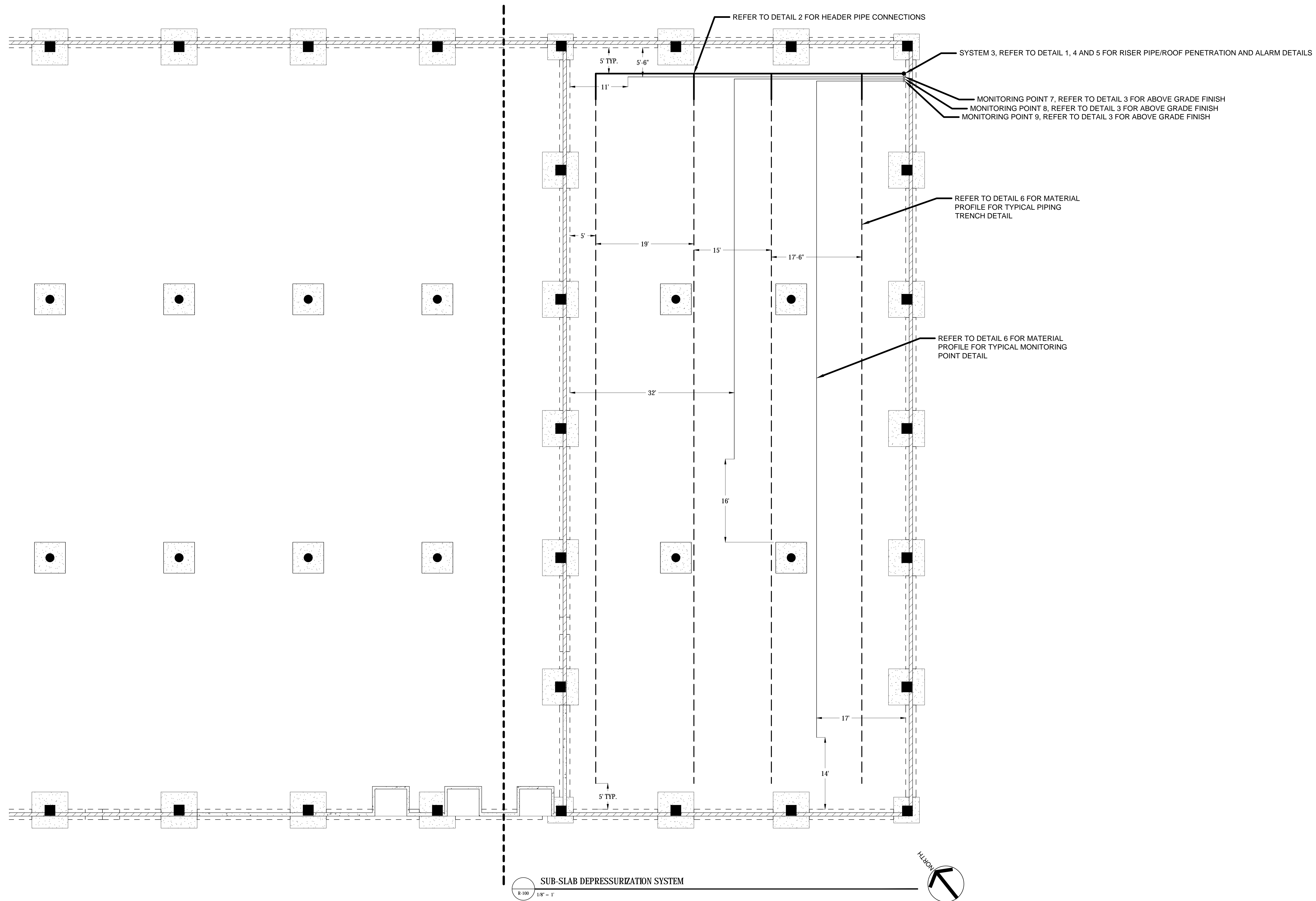
**PROJECT/CLIENT**  
 FSJ GENERAL CONTRACTORS  
 LASERSHIP BUILDING  
 1000 DRIVING PARK,  
 ROCHESTER NY

**DRAWING TITLE**  
 SUB-SLAB DEPRESSURIZATION  
 SYSTEM LAYOUT

ISSUED FOR: \_\_\_\_\_  
 DESIGNED BY: AA  
 DRAWN BY: DRP  
 DATE: MAY, 2021  
 SCALE: 3/32" = 1'

**PROJECT/DRAWING NUMBER**  
 2202121  
**R-100**

It is a violation of New York Education Law Article 145, Sec 2709, for any person, whether acting under the direction of a licensed architect, professional engineer, or land surveyor, to prepare, issue, or use any drawing, specification, report, or other document which requires the signature of an architect, professional engineer, or land surveyor, if the person's name is placed on such drawing, specification, report, or other document, and a specific description of the violation.



**NOTES:**

1. 1/4 INCH STAINLESS STEEL MONITORING POINTS MOUNTED APPROXIMATELY 2 FEET ABOVE FINISHED FLOOR AGAINST AN INTERIOR WALL. REFER TO DETAIL 3: PROFILE AT GAUGE POINT.
2. 1/4 STAINLESS STEEL TUBING TERMINATED ABOVE SUB-BASE WITH FABRIC WRAPPED END. REFER TO DETAIL 6: MATERIAL PROFILE.
3. 4 INCH SCHEDULE 40 PVC RISER TO BE LOCATED AGAINST INTERIOR WALL AND VENTED UP THROUGH THE ROOF. REFER TO DETAIL 1: REAR END WALL.
4. 4 INCH SCHEDULE 40 PVC TO 4 INCH HDPE PERFORATED PIPE CONNECTION. REFER TO DETAIL 2: DETAIL AT HEADER.
5. 4 INCH HDPE PIPE WRAPPED IN FABRIC AND PLACED IN PEA STONE TRENCH. REFER TO DETAIL 6: MATERIAL PROFILE.
6. MOVE PIPING AS NEEDED IN FIELD TO AVOID PLUMBING.
7. INSTALL 4" CAP AT EACH VAPOR COLLECTION PIPE TERMINATION.
8. ALL SUB-SLAB VAPOR COLLECTION PIPING TO BE GEOTEXTILE-WRAPPED 4 INCH PERFORATED DUAL-WALLED CORRUGATED EXTERIOR SMOOTH INTERIOR HDPE.
9. HEADER PIPING TO BE 4 INCH SCHEDULE 40 PVC.
10. PEA STONE SHALL CONSIST OF WASHED MATERIAL THAT WILL PASS THROUGH A 2 INCH SIEVE AND BE RETAINED BY A 1/4 INCH SIEVE.
11. TO PROTECT THE VAPOR BARRIER, ALL PENETRATIONS MADE AFTER POURING OF THE SLAB, SUCH AS JOINTS, ETC. SHALL BE CUT IN A MANNER TO AVOID PENETRATING THE VAPOR BARRIER.
12. SEAL ALL PENETRATIONS AND GAPS WITH AN ELASTOMERIC JOINT SEALANT.
13. THIS DRAWING IS NOT TO INTEND TO PROVIDE STRUCTURAL INFORMATION. REFER TO STRUCTURAL DRAWINGS.
14. CONTRACTOR TO CONFIRM NO AIR INTAKE IS WITHIN 25' FROM VENT STACK.
15. INSTALL RADONAWAY RP-265 FAN ON SYSTEM ABOVE ROOF AND INSTALL ALARM.
16. RISERS FOR SYSTEM 3 SHALL BE PLACED IN THE WAREHOUSE.

**LEGEND**

- - - - -	FABRIC WRAPPED 4 INCH HDPE PERFORATED PIPE PLACED WITHIN MIDDLE OF PEA STONE TRENCH
—————	4 INCH SOLID SCH 40 PVC PIPE PLACED WITHIN MIDDLE OF PEA STONE TRENCH. SLOPED AWAY FROM VERTICAL RISER AT 1/4 INCH PER FOOT TO ALLOW FOR DRAINAGE.
—●—●—●—●—	1/4 INCH STAINLESS STEEL MONITORING POINTS PLACED ABOVE COMPACTED SUB-BASE MATERIAL, FABRIC WRAPPED AT END.

NO.	REVISION	BY	DATE



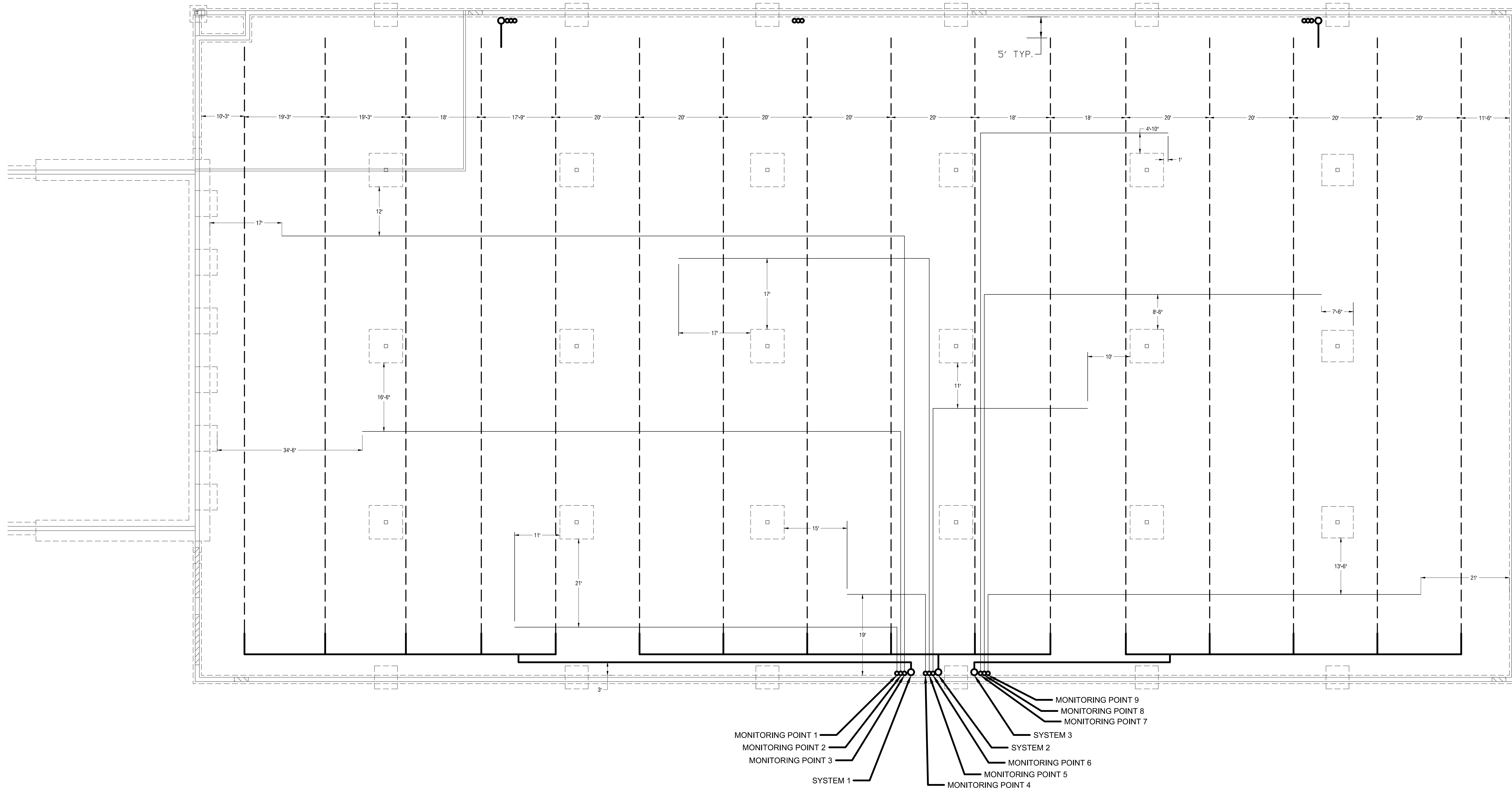
PROJECT/CLIENT  
**FSI GENERAL CONTRACTORS**  
**FARMER JOHN'S POPCORN FACILITY**  
**1000 DRIVING PARK,**  
**ROCHESTER NY**

<b>DRAWING TITLE</b> SUB-SLAB DEPRESSURIZATION SYSTEM LAYOUT - ADDITION	ISSUED FOR	DESIGNED BY: AA	DRP
	DATE: SEPTEMBER, 2020	DRAWN BY:	AA
PROJECT/DRAWING NUMBER		SCALE: 1/8" = 1'	

PROJECT/DRAWING NUMBER  
**2202121**  
**R-100**

# APPENDIX 2

40-80 Phil Banks Way As-Built & Specifications



R-100 3/32" = 1'

SUB-SLAB DEPRESSURIZATION SYSTEM

NORTH

**NOTES:**

1. 1/4 INCH STAINLESS STEEL MONITORING POINTS MOUNTED APPROXIMATELY 2 FEET ABOVE FINISHED FLOOR AGAINST AN INTERIOR WALL. REFER TO DETAIL 3: PROFILE AT GAUGE POINT.
2. 1/4 STAINLESS STEEL TUBING TERMINATED ABOVE SUB-BASE WITH FABRIC WRAPPED END. REFER TO DETAIL 6: MATERIAL PROFILE.
3. 4 INCH SCHEDULE 40 PVC RISER TO BE LOCATED AGAINST INTERIOR WALL AND VENTED UP THROUGH THE ROOF. REFER TO DETAIL 1: REAR END WALL.
4. 4 INCH SCHEDULE 40 PVC TO 4 INCH HDPE PERFORATED PIPE CONNECTION. REFER TO DETAIL 2: DETAIL AT HEADER.
5. 4 INCH HDPE PIPE WRAPPED IN FABRIC AND PLACED IN PEA STONE TRENCH. REFER TO DETAIL 6: MATERIAL PROFILE
6. MOVE PIPING AS NEEDED IN FIELD TO AVOID PLUMBING.
7. INSTALL 4" CAP AT EACH VAPOR COLLECTION PIPE TERMINATION.
8. ALL SUB-SLAB VAPOR COLLECTION PIPING TO BE GEOTEXTILE-WRAPPED 4 INCH PERFORATED DUAL-WALLED CORRUGATED EXTERIOR SMOOTH INTERIOR HDPE.
9. HEADER PIPING TO BE 4 INCH SCHEDULE 40 PVC.
10. PEA STONE SHALL CONSIST OF WASHED MATERIAL THAT WILL PASS THROUGH A 2 INCH SIEVE AND BE RETAINED BY A 1/4 INCH SIEVE.
11. TO PROTECT THE VAPOR BARRIER, ALL PENETRATIONS MADE AFTER POURING OF THE SLAB, SUCH AS JOINTS, ETC, SHALL BE CUT IN A MANNER TO AVOID PENETRATING THE VAPOR BARRIER.
12. SEAL ALL PENETRATIONS AND GAPS WITH AN ELECTROMETRIC JOINT SEALANT.
13. THIS DRAWING IS NOT TO INTEND TO PROVIDE STRUCTURAL INFORMATION. REFER TO STRUCTURAL DRAWINGS.
14. CONTRACTOR TO CONFIRM NO AIR INTAKE IS WITHIN 25' FROM VENT STACK.
15. INSTALL RADONAWAY RP-265 FAN ON EACH SYSTEM ABOVE ROOF AND ALARM FOR EACH SYSTEM.

**LEGEND**

---	FABRIC WRAPPED 4 INCH HDPE PERFORATED PIPE PLACED WITHIN MIDDLE OF PEA STONE TRENCH
—	4 INCH SOLID SCH 40 PVC PIPE PLACED WITHIN MIDDLE OF PEA STONE TRENCH, SLOPED AWAY FROM VERTICAL RISER AT 1/4 INCH PER FOOT TO ALLOW FOR DRAINAGE.
—	1/4 INCH STAINLESS STEEL MONITORING POINTS PLACED ABOVE COMPACTED SUB-BASE MATERIAL, FABRIC WRAPPED AT END.

NO.	REVISION	DATE	BY



PROJECT/CLIENT

**FSI GENERAL CONTRACTORS**  
**LASERSHIP BUILDING**  
**1000 DRIVING PARK,**  
**ROCHESTER NY**

DRAWING TITLE

**SUB-SLAB DEPRESSURIZATION SYSTEM LAYOUT**

ISSUED FOR: \_\_\_\_\_

DESIGNED BY: AA

DRAWN BY: DRP

DATE: MAY, 2021

REVIEWED BY: AA

SCALE: 3/32" = 1'

PROJECT/DRAWING NUMBER

**2202121**

**R-100**

It is a violation of New York Education Law Article 145, Sec. 2709, for any person, whether acting under the direction of a licensed architect, professional engineer, or land surveyor, to prepare, seal, or issue any drawings, specifications, or reports, or any part thereof, for a project or enterprise, if the drawing, architectural, engineering, or land surveyor shall affix to the term "Professional Engineer" or "Professional Engineer" by their signature and date of such alteration, and a specific description of the alteration.

# APPENDIX 3

Fan Installation and Operating Instructions



# RP and XP Pro Series Installation Instructions



**Fan Installation & Operating Instructions**  
**RP and XP Pro Series Fans**  
*Please Read and Save These Instructions.*

DO NOT CONNECT POWER SUPPLY UNTIL FAN IS COMPLETELY INSTALLED. MAKE SURE ELECTRICAL SERVICE TO FAN IS LOCKED IN “OFF” POSITION. DISCONNECT POWER BEFORE SERVICING FAN.

1. **WARNING!** For General Ventilating Use Only. Do Not Use to Exhaust Hazardous, Corrosive or Explosive Materials, Gases or Vapors. See Vapor Intrusion Application Note #AN001 for important information on VI Applications. [RadonAway.com/vapor-intrusion](http://RadonAway.com/vapor-intrusion)
2. **NOTE:** Fan is suitable for use with solid state speed controls; however, use of speed controls is not generally recommended.
3. **WARNING!** Check voltage at the fan to ensure it corresponds with nameplate.
4. **WARNING!** Normal operation of this device may affect the combustion airflow needed for safe operation of fuel burning equipment. Check for possible backdraft conditions on all combustion devices after installation.
5. **NOTICE!** There are no user serviceable parts located inside the fan unit.  
**Do NOT attempt to open.** Return unit to the factory. (See Warranty, p. 8, for details.)
6. **WARNING!** Do not leave fan unit installed on system piping without electrical power for more than 48 hours. Fan failure could result from this non-operational storage.
7. **WARNING!** TO REDUCE THE RISK OF FIRE, ELECTRIC SHOCK, OR INJURY TO PERSONS, OBSERVE THE FOLLOWING:
  - a) Use this unit only in the manner intended by the manufacturer. If you have questions, contact the manufacturer. (See p. 8.)
  - b) Before servicing or cleaning unit, switch power off at service panel and lock the service disconnecting means to prevent power from being switched on accidentally. When the service disconnecting means cannot be locked, securely fasten a prominent warning device, such as a tag, to the service panel.
  - c) Installation work and electrical wiring must be done by qualified person(s) in accordance with all applicable codes and standards, including fire rated construction.
  - d) Sufficient air is needed for proper combustion and exhausting of gases through the flue (chimney) of fuel burning equipment to prevent backdrafting. Follow the heating equipment manufacturers' guidelines and safety standards such as those published by any National Fire Protection Association, and the American Society for Heating, Refrigerating and Air Conditioning Engineers (ASHRAE), and the local code authorities.
  - e) When cutting or drilling into a wall or ceiling, do not damage electrical wiring and other hidden utilities.
  - f) Ducted fans must always be vented to outdoors.
  - g) If this unit is to be installed over a tub or shower, it must be marked as appropriate for the application and be connected to a GFCI (Ground Fault Circuit Interrupter) protected branch circuit.



## Fan Installation & Operating Instructions

### RP Pro Series

RP140 | P/N 28460

RP145 | P/N 28461

RP260 | P/N 28462

RP265 | P/N 28463

RP380 | P/N 28464

### XP Pro Series

XP151 | P/N 28469

XP201 | P/N 28470

## 1.0 SYSTEM DESIGN CONSIDERATIONS

### 1.1 INTRODUCTION

The RP and XP Pro Series Radon and Vapor Intrusion (VI) Fans are intended for use by trained, professional, certified/licensed radon mitigators. The purpose of these instructions is to provide additional guidance for the most effective use of RP and XP Series Fans. These instructions should be considered supplemental to EPA/radon industry standard practices, state and local building codes and regulations. In the event of a conflict, those codes, practices and regulations take precedence over these instructions.

### 1.2 FAN SEALING

The RP and XP Pro Series Radon and VI Fans are factory sealed; no additional caulk or other materials are required to inhibit air leakage.

### 1.3 ENVIRONMENTALS

The RP and XP Pro Series Radon and VI Fans are designed to perform year-round in all but the harshest climates without additional concern for temperature or weather. For installations in an area of severe cold weather, please contact RadonAway for assistance. When not in operation, the fan should be stored in an area where the temperature is never less than 32 degrees F or more than 100 degrees F.

### 1.4 ACOUSTICS

The RP and XP Pro Series Radon and VI Fans, when installed properly, operate with little or no noticeable noise to the building occupants. The velocity of the outgoing air should be considered in the overall system design. In some cases the “rushing” sound of the outlet air may be disturbing. In these instances, the use of a RadonAway Exhaust Muffler is recommended.

(To ensure quiet operation of inline and remote fans, each fan shall be installed using sound attenuation techniques appropriate for the installation. For bathroom and general ventilation applications, at least 8 feet of insulated flexible duct shall be installed between the exhaust or supply grille(s) and the fan(s). The RP and XP Pro Series Radon Fans are not suitable for kitchen range hood remote ventilation applications.)

### 1.5 GROUND WATER

In the event that a temporary high water table results in water at or above slab level, water may be drawn into the riser pipes, thus blocking air flow to the RP and XP Pro Series Radon and VI Fan. The lack of cooling air may result in the fan cycling on and off as the internal temperature rises above the thermal cutoff. Should this condition arise, it is recommended that the fan be turned off until the water recedes, allowing for return to normal operation.

### 1.6 SLAB COVERAGE

The RP and XP Pro Series Radon and VI Fans can provide coverage up to 2000+ sq. ft. per slab penetration. This will primarily depend on the sub-slab material in any particular installation. In general, the tighter the material, the smaller the area covered per penetration. Appropriate selection of the RP and XP Pro Series Radon and VI Fan best suited for the sub-slab material can improve the slab coverage. The RP and XP Pro Series Radon and VI Fans have a wide range of models to choose from to cover a wide range of sub-slab materials. The RP140 and 145 are best suited for general purpose use. The RP260 can be used where additional airflow is required, and the RP265 and RP380 are best suited for large slab, high airflow applications. Additional suction points can be added as required. It is recommended that a small pit (5 to 10 gallons in size) be created below the slab at each suction hole.




## 1.7 CONDENSATION & DRAINAGE

Condensation is formed in the piping of a mitigation system when the air in the piping is chilled below its dew point. This can occur at points where the system piping goes through unheated space such as an attic, garage or outside. The system design must provide a means for water to drain back to a slab hole to remove the condensation. The RP and XP Pro Series Radon and VI Fan **MUST** be mounted vertically plumb and level, with the outlet pointing up for proper drainage through the fan. Avoid mounting the fan in any orientation that will allow water to accumulate inside the fan housing. The RP and XP Pro Series Radon and VI Fans are **NOT** suitable for underground burial.

For RP and XP Pro Series Fan piping, the following table provides the minimum recommended pipe diameter and pitch under several system conditions.

Pipe Diameter	Minimum Rise per Ft of Run*		
	@25 CFM	@50 CFM	@100 CFM
4"	1/8"	1/4"	3/8"
3"	1/4"	3/8"	1 1/2"



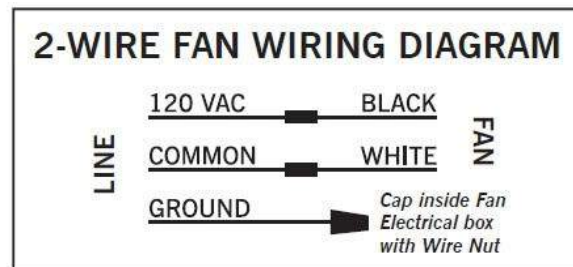
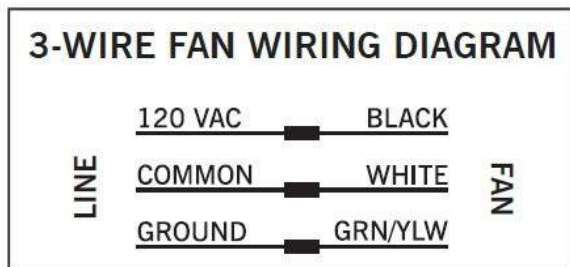
\*See p. 7 for detailed specifications.

## 1.8 SYSTEM MONITOR & LABEL

A System Monitor, such as a manometer (P/N 50017) or audible alarm (P/N 28535, 28001-2, 28001-4 or 28421), is required to notify the occupants of a fan system malfunction. A System Label (provided with Manometer P/N 50017) with instructions for contacting the installing contractor for service and identifying the necessity for regular radon tests to be conducted by the building occupants must be conspicuously placed in a location where the occupants frequent and can see the label.

## 1.9 ELECTRICAL WIRING

The RP and XP Pro Series Radon and VI Fans operate on standard 120V, 60Hz AC. All wiring must be performed in accordance with National Fire Protection (NFPA) National Electrical Code, Standard #70, current edition, for all commercial and industrial work, and state and local building codes. All wiring must be performed by a qualified and licensed electrician. Outdoor installations require the use of a UL Listed watertight conduit. Ensure that all exterior electrical boxes are outdoor rated and properly sealed to prevent water penetration into the box. A means, such as a weep hole, is recommended to drain the box.



Note: Some of our fan models use motors that do not utilize a ground wire. This wire configuration is safe and allowable under our ETL safety listing. If the fan being installed was constructed with the 2-wire configuration (no ground), the ground wire from the Line supply should be capped with a wire nut inside the electrical box at the fan.

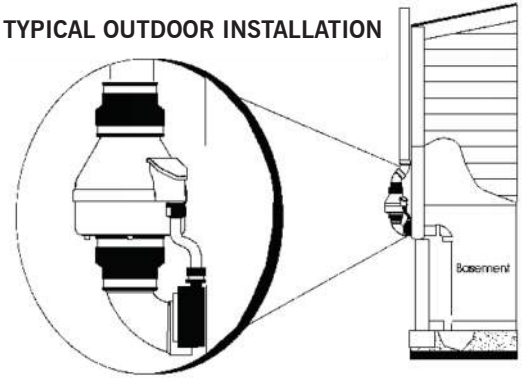
## 1.10 SPEED CONTROLS

The RP and XP Pro Series Radon and VI Fans are rated for use with electronic speed controls; however, speed controls are generally not recommended. If used, the recommended speed control is Pass & Seymour Solid State Speed Control (Cat. No. 94601-1).

## 2.0 INSTALLATION

The RP and XP Pro Series Radon Fans can be mounted indoors or outdoors. (It is suggested that EPA and radon mitigation standards recommendations be followed in choosing the fan location.) The RP and XP Pro Series Radon and VI Fans may be mounted directly on the system piping or fastened to a supporting structure by means of an optional mounting bracket. The ducting from the fan to the outside of the building has a strong effect on noise and fan energy use. Use the shortest, straightest duct routing possible for best performance, and avoid installing the fan with smaller ducts than recommended. Insulation around the ducts can reduce energy loss and inhibit mold growth. Fans installed with existing ducts may not achieve their rated airflow.

TYPICAL OUTDOOR INSTALLATION



### 2.1 MOUNTING

Mount the RP and XP Pro Series Radon and VI Fan vertically with outlet up. Ensure the unit is plumb and level. When mounting directly on the system piping assure that the fan does not contact any building surface to avoid vibration noise.

### 2.2 MOUNTING BRACKET (optional)

The RP and XP Pro Series Radon and VI Fans may be optionally secured with the RadonAway Fan Mounting Bracket (P/N 25007). Foam or rubber grommets may also be used between the bracket and mounting surface for vibration isolation.

### 2.3 SYSTEM PIPING

Complete piping run, using flexible couplings as a means of disconnect for servicing the unit and for vibration isolation. As the fan is typically outside of the building thermal boundary and is venting to the outside, installation of insulation around the fan is not required.

### 2.4 ELECTRICAL CONNECTION

Connect wiring with wire nuts provided, observing proper connections (See Section 1.9). Note that the fan is not intended for connection to rigid metal conduit.

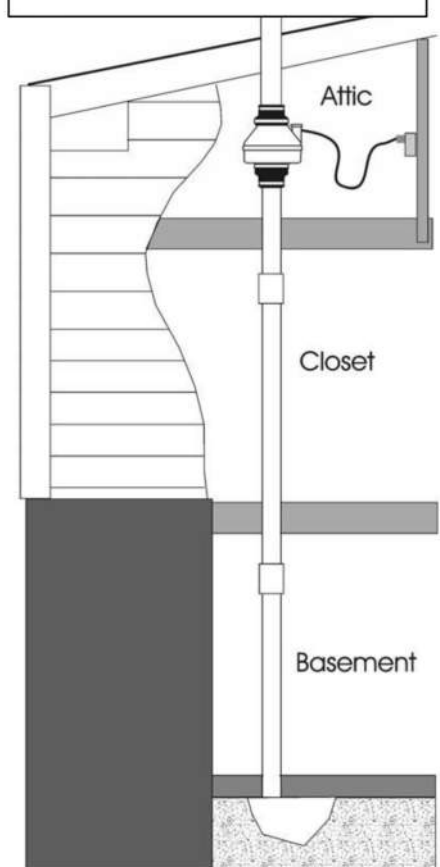
### 2.5 VENT MUFLER (optional)

Install the muffler assembly in the selected location in the outlet ducting. Solvent weld all connections. The muffler is normally installed at the end of the vent pipe.

### 2.6 OPERATION CHECKS & ANNUAL SYSTEM MAINTENANCE

- \_\_\_\_\_ **Verify** all connections are tight and **leak-free**.
- \_\_\_\_\_ **Ensure** the RP and XP Pro Series Radon and VI Fan and all ducting are **secure and vibration-free**.
- \_\_\_\_\_ **Verify system vacuum pressure** with manometer. **Ensure** vacuum pressure is within normal operating range and **less than** the maximum recommended operating pressure.  
(Based on sea-level operation, at higher altitudes reduce by about 4% per 1000 feet)  
(Further reduce Maximum Operating Pressure by 10% for High Temperature environments.)  
*See Product Specifications. If this is exceeded, increase the number of suction points.*
- \_\_\_\_\_ **Verify Radon levels** by testing to EPA Protocol and applicable testing standards.

TYPICAL INDOOR INSTALLATION



THE FOLLOWING CHARTS SHOW THE PERFORMANCE OF THE RP AND XP PRO SERIES RADON AND VI FANS

**RP Pro Series Product Specifications**

Typical CFM Vs. Static Pressure "WC									
Model	0"	.2"	.5"	.75"	1.0"	1.25"	1.5"	1.75"	2.0"
RP140†♦	138	110*	66*	-	-	-	-	-	-
RP145♦	169	150*	124*	101	81*	61	42	22	4
RP260	251	210*	157	117	70	26	-	-	-
RP265	375	340*	282*	238	204*	170	140	108	70
RP380	541	510*	461*	409	347*	292	235	171	107

\*Denotes HVI certified values. †Energy Star® Rated. ♦Vapor Tite™ fans.

Model	Power Consumption 120VAC, 60Hz, 1.5 Amp Maximum	Maximum Recommended Operation Pressure* (Sea Level Operation)**
RP140†	17 - 21 watts	0.7" WC
RP145♦	34 - 66 watts	1.7" WC
RP260	47-65 watts	1.3" WC
RP265	96 - 136 watts	2.3" WC
RP380	90 - 145 watts	2.0" WC

\*Reduce by 10% for High Temperature Operation. \*\*Reduce by 4% per 1000 ft. of altitude.

Model	Size	Weight	Inlet/Outlet	L.2
RP140†	8.5"H x 9.7" Dia.	5.5 lbs	4.5"OD (4.0" PVC Sched 40 size compatible)	25
RP145♦	8.5"H x 9.7" Dia.	5.5 lbs	4.5" OD	15
RP260	8.6"H x 11.75" Dia.	5.5 lbs	6.0" OD	48
RP265	8.6"H x 11.75" Dia.	6.5 lbs	6.0" OD	30
RP380	10.53"H x 13.41" Dia.	11.5 lbs	8.0" OD	57

L.2 = Estimated Equivalent Length of Rigid Metal Ducting resulting in .2" WC pressure loss for Duct Size listed. Longer Equivalent Lengths can be accommodated at Flows Lower than that at .2" WC pressure loss (see CFM Vs Static Pressure "WC Table).

## XP Pro Series Product Specifications

Typical CFM Vs. Static Pressure "WC						
	0"	.5"	1.0"	1.5"	1.75"	2.0"
XP151	167	127	77	-	-	-
XP201	126	98	66	26	-	-

Model	Power Consumption 120VAC, 60Hz, 1.5 Amp Maximum	Maximum Recommended Operation Pressure* (Sea Level Operation)**
XP151	53-70 watts	1.4" WC
XP201	38-74 watts	1.6" WC

\*Reduce by 10% for High Temperature Operation \*\*Reduce by 4% per 1000 ft. of altitude.

Model	Size	Weight	Inlet/Outlet
XP151	9.5"H x 8.5" Dia.	6 lbs	4.5"OD (4.0" PVC Sched 40 size compatible)
XP201	9.5"H x 8.5" Dia.	6 lbs	4.5" OD

## RP and XP Pro Series Additional Specifications

Model	Recommended Duct	PVC Pipe Mounting	Thermal Cutout	Insulation Class
RP140†♦	3" or 4" Schedule 20/40 PVC 6" Schedule 20/40 PVC Pipe	Mount on the duct pipe or with optional mounting bracket. For Ventilation: 4", 6" or 8" Rigid or Flexible Ducting.	130°C/266°F	Class B/F Insulation
RP145♦			130°C/266°F	Class F Insulation
RP260			150°C/302°F	
RP265			150°C/302°F	
RP380			150°C/302°F	
XP151	3" or 4" Schedule 20/40 PVC	Fan may be mounted on the duct pipe or with integral flanges.	120°C/248°F	Class B Insulation
XP201				

**Continuous Duty**  
**3000 RPM**  
**Thermally Protected**  
**RP Residential and Commercial**  
**XP Residential Only**  
**Rated for Indoor or Outdoor Use**



RP140 Only

LISTED  
Electric Fan



Conforms to  
 UL STD. 507  
 Certified to  
 CAN/CSA STD.  
 C22.2 No.113

## IMPORTANT INSTRUCTIONS TO INSTALLER

Inspect the RP and XP Pro Series Radon and VI Fan for shipping damage within 15 days of receipt. **Notify RadonAway of any damages immediately.** RadonAway is not responsible for damages incurred during shipping. However, for your benefit, RadonAway does insure shipments.

There are no user serviceable parts inside the fan. **Do not attempt to open the housing.** Return unit to factory. (See Warranty below).

Install the RP and XP Pro Series Radon and VI Fan in accordance with all EPA, ANSI/AARST standard practices, and state and local building codes and regulations.

**Provide a copy of this instruction or comparable radon system and testing information to the building occupants after completing system installation.**

### Warranty

RadonAway® warrants that the RP and XP Pro Series Radon Fan (the "Fan") will be free from defects in materials and workmanship for a period of 12 months from the date of purchase or 18 months from the date of manufacture, whichever is sooner (the "Warranty Term").

RadonAway® will replace any fan which fails due to defects in materials or workmanship during the Warranty Term. This Warranty is contingent on installation of the Fan in accordance with the instructions provided. This Warranty does not apply where any repairs or alterations have been made or attempted by others, or if the unit has been abused or misused. Warranty does not cover damage in shipment unless the damage is due to the negligence of RadonAway®.

The Fan must be returned (at Owner's cost) to the RadonAway® factory. Any Fan returned to the factory will be discarded unless the Owner provides specific instructions along with the Fan when it is returned regardless of whether or not the Fan is actually replaced under this warranty. Proof of purchase must be supplied upon request for service under this Warranty.

#### 5-YEAR EXTENDED WARRANTY WITH PROFESSIONAL INSTALLATION.

RadonAway® will extend the Warranty Term of the fan to 60 months (5 years) from date of purchase or 66 months from date of manufacture, whichever is sooner, provided that the fan is installed by a professional radon mitigation contractor. Proof of purchase and/or proof of professional installation may be required for service under this warranty. No extended warranty is offered outside the Continental United States and Canada beyond the standard 12 months from the date of purchase or 18 months from the date of manufacture, whichever is sooner.

RadonAway® is not responsible for installation, removal or delivery costs associated with this Warranty.

#### LIMITATION OF WARRANTY

**EXCEPT AS STATED ABOVE, THE RP AND XP PRO SERIES RADON AND VI FANS ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.**

**IN NO EVENT SHALL RADONAWAY BE LIABLE FOR ANY DIRECT, INDIRECT, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES ARISING OUT OF, OR RELATING TO, THE FAN OR THE PERFORMANCE THEREOF. RADONAWAY'S AGGREGATE LIABILITY HEREUNDER SHALL NOT IN ANY EVENT EXCEED THE AMOUNT OF THE PURCHASE PRICE OF SAID PRODUCT. THE SOLE AND EXCLUSIVE REMEDY UNDER THIS WARRANTY SHALL BE THE REPAIR OR REPLACEMENT OF THE PRODUCT, TO THE EXTENT THE SAME DOES NOT MEET WITH RADONAWAY'S WARRANTY AS PROVIDED ABOVE.**

For service under this Warranty, contact RadonAway for a Return Material Authorization (RMA) number and shipping information. No returns can be accepted without an RMA. If factory return is required, the customer assumes all shipping costs, including insurance, to and from factory.

RadonAway® 3 Saber Way  
Ward Hill, MA 01835 USA TEL (978) 521-3703  
FAX (978) 521-3964  
Email to: Returns@RadonAway.com

Record the following information for your records:

Serial Number: \_\_\_\_\_

Purchase Date: \_\_\_\_\_



**RP  
PRO SERIES**

# Installs white, stays white

## Radon Mitigation Fan

All RadonAway® fans are specifically designed for radon mitigation. RP Series Fans provide superb performance, run ultra-quiet and are attractive. They are ideal for most sub-slab radon mitigation systems.

### Features

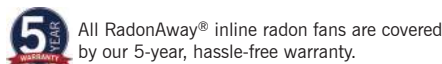
- Eternalast™ polycarbonate plastic housing
- Energy efficient
- Ultra-quiet operation
- Meets all electrical code requirements
- Water-hardened motorized impeller
- Seams sealed to inhibit radon leakage (RP140 & RP145 double snap sealed)
- ETL Listed - for indoor or outdoor use
- Thermally protected motor
- Rated for commercial and residential use
- HVI certified fan performance



MODEL	P/N	FAN DUCT DIAMETER	WATTS	RECOM. MAX. OP. PRESSURE "WC	TYPICAL CFM vs. STATIC PRESSURE WC					
					0"	.2"	.5"	1.0"	1.5"	2.0"
RP140†	28460	4"	17-21	0.7	138	110*	66*	-	-	-
RP145	28461	4"	34-66	1.7	169	150*	124*	81*	42	4
RP260	28462	6"	47-65	1.3	251	210*	157	70	-	-
RP265	28463	6"	96-136	2.3	375	340*	282*	204*	140	70
RP380	28464	8"	96-138	2.0	531	490*	415*	268*	139	41

Model	A	B	C
RP140	4.5"	9.7"	8.5"
RP145	4.5"	9.7"	8.5"
RP260	6"	11.75"	8.6"
RP265	6"	11.75"	8.6"
RP380	8"	13.41"	10.53"

\*HVI Certified Values. †Energy Star® Rated.



# APPENDIX 4

Forms



**SUB SLAB DEPRESSURIZATION SYSTEM  
ROUTINE INSPECTION AND MONITORING FORM**

**PROJECT NAME:** Former Photech Imaging Site (B00016)  
**LOCATION:** Phil Banks Way, Rochester, NY  
**PROJECT NO.:** \_\_\_\_\_  
**INSPECTED BY:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_  
**WEATHER:** \_\_\_\_\_

Inspection/ Monitoring Component	Building and Subsystem						If NO, explain
	System 1	System 2	System 3	System 4			
Observe fans on the roof. Fan intact and operating?	YES / NO	YES / NO	YES / NO	YES / NO			
Observe visible portions of SSDS piping. Piping intact?	YES / NO	YES / NO	YES / NO	YES / NO			
Observe labeling on SSDS piping. Labeling intact?	YES / NO	YES / NO	YES / NO	YES / NO			
Observe each alarm to confirm light is green. Test alarm by removing tubing. Red light should illuminate and alarm should sound. Alarm functioning properly?	YES / NO	YES / NO	YES / NO	YES / NO			
U-Tube Manometer Reading (inches of water column)							

Additional Notes:





**SUB SLAB DEPRESSURIZATION SYSTEM  
NON-ROUTINE MAINTENANCE FORM**

PROJECT NAME: Former Phototech Imaging Site (B00016)  
LOCATION: Phil Banks Way, Rochester, NY  
PROJECT NO.: \_\_\_\_\_  
INSPECTED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
WEATHER: \_\_\_\_\_

<b>BUILDING # &amp; SSDS SYSTEM # REQUIRING NON-ROUTINE MAINTENANCE:</b>	
<b>CONDUCTION OF SSDS UPON ARRIVAL</b>	
<b>NAME/ COMPANY/ POSITION OF PERSON CONDUCTING MAINTENANCE:</b>	
<b>SUMMARY OF MAINTENANCE ACTIVITIES PERFORMED:</b>	
<b>MODIFICATIONS MADE TO SSDS:</b>	
<b>CONDITION OF SSDS WHEN FINISHED:</b>	
<b>ADDITIONAL NOTES:</b>	

Attach relevant sketches showing location(s) of any problems or incidents noted.  
Attach relevant documentation such as copies of invoices for maintenance work, receipts of replacement equipment, etc..

**Farmer John Popcorn Building - SSDS  
Notifications, NYSDEC Approvals, and Drawings**

July 10, 2020

Mr. Todd Caffoe, P.E.  
NYSDEC – Region 8  
Department of Environmental Remediation  
6274 East Avon Lima Road  
Avon, New York 14414

Re: Excavation Work Plan  
Former Photech Imaging Site  
NYSDEC ERP Site #B00016, 1000 Driving Park Avenue, Rochester, New York  
LaBella Project No. 2202121

Dear Mr. Caffoe:

LaBella Associates, D.P.C. (LaBella) is submitting this Excavation Work Plan (EWP) and associated supporting documentation on behalf of FSI General Contractors (FSI) in order to provide the 15-day notification of the activities that will be taking place at a portion of the Former Photech Imaging site.

## **1. Background and Summary of Work**

The Site is in the New York State Department of Environmental Conservation (NYSDEC) Environmental Restoration Program (ERP) and remedial work was completed and a Certificate of Completion was issued by the NYSDEC. A vacant portion of the property is to be developed with a building and parking lot. A Change of Use notification was previously provided to NYSDEC on June 4, 2020.

A 40,000 +/- square foot building and parking lot will be developed on a portion of the Former Photech Imaging site at the southwest portion of the property that is outside the limits of the “Excavation Management Required” area. As part of the development a new parking lot, light poles, storm sewer, etc. will be installed. A copy of the Site Plans for the development is included in Attachment A.

## **2. Summary of Environmental Conditions Anticipated to be Encountered**

Based on prior sampling in the area of the proposed development, soils to be encountered and not anticipated to exceed the 6 NYCRR Part 375-6.8(a) Restricted Use Soil Cleanup Objectives (SCOs) for a Commercial site.

Groundwater in this area of the Site does not appear to be impacted with chemicals of concern above the NYSDEC groundwater standards. In addition, excavations at the site are not anticipated to encounter the overburden groundwater table.

## **3. Schedule**

The construction project is anticipated to begin mid-August 2020 (pending NYSDEC approval/concurrence). The NYSDEC will be notified once start of development has been scheduled.



#### **4. Excavation Work Plan**

All aspects of the existing Site Management Plan (SMP) will be followed for completing the excavation work. The full SMP should be referenced for all requirements. All of the subsurface excavations for this development project will be completed outside the limits of the “Excavation Management Required” area, and as such, does not require the monitoring of subsurface excavations and implementation of the CAMP per the SMP. If subsurface impacts are encountered during excavations, the NYSDEC will be immediately notified.

All excavated soil is anticipated to remain and staged at the northern portion of the Site outside of the limits of the “Excavation Management Required” area. The QEP for the site will be Dan Noll, P.E. and/or Michael Pelychaty, P.G.

#### **5. Compliance with the Site Management Plan**

All parties working at the Site are aware of and have been or will be provided a copy of the SMP and the requirements of 29 CFR 1910.120. All work will be completed in accordance with these requirements, as applicable.

#### **6. Disposal Activities**

Excess soils excavated will be placed in the northern portion of the Site and outside of the limits of the “Excavation Management Required” area. If any excess soil is to be disposed from the Site, it is anticipated to be characterized and disposed at a 6 NYCRR Part 360 permitted facility and transported using 6NYCRR Part 364 permitted trucks.

If any excavated material is proposed to be relocated off-site to a location other than a 6 NYCRR Part 360 permitted facility, the request will be made to the NYSDEC prior to relocation.

#### **7. Imported Materials**

The following materials are planned to be imported to the Site at this time.

- Approximately 2,100 tons/1,200 cubic yards of crusher run stone
- Approximately 3,100 tons/1,800 cubic yards of recycled concrete
- Approximately 4,100 tons/2,300 cubic yards of 1&2 stone

The NYSDEC Request to Import/Reuse Fill or Soil form for the above materials are included in Attachment B.

A NYSDEC Request to Reuse Fill or Soil form will be completed and provided to the NYSDEC for approval prior to importation and placement of any additional material to be imported to the Site.

Imported backfill material may not be sampled if it meets the exempt requirements in accordance with DER-10 Section 5.4(e)5.



Imported backfill material will be sampled in accordance with DER-10 Table 5.4(e)10. In addition, the imported material will also be analyzed for 1,4-dioxane and polyfluorinated compounds (PFCs) as outlined below:

- a. Soil imported to the Site will be tested for 1,4-dioxane and PFAS contamination in general conformance with DER-10, Section 5.4(e). Soil samples will be analyzed for 1,4-dioxane using EPA Method 8270, as well as the full list of PFAS compounds (currently 21) using EPA Method 537.1 (modified).
- b. For 1,4-dioxane, soil exceeding 0.1 parts per million (ppm) shall be rejected per DER 10: Appendix 5 - Allowable Constituent Levels for Imported Fill or Soil, Subdivision 5.4(e).
- c. If PFOA or PFOS is detected in any sample at or above 1 part per billion (ppb), then a soil sample must be tested by the Synthetic Precipitation Leaching Procedure (SPLP) and the leachate analyzed. If the SPLP results exceed 70 parts per trillion (ppt) combined PFOA/S, then the source of backfill shall be rejected.

The testing results must meet DER-10 Appendix 5 Allowable Constituent Levels for Imported Fill or Soil Subdivision 5.4(e) Restricted Commercial Use.

## **8. Material Reuse**

Material excavated as part of this project will be placed at the northern portion and may be reused or graded for future developments at other areas of the Site. In accordance with the SMP, the subsurface material from the development area is not required to be tested for reuse. The temporary or permanent placement locations of the excavated material will be provided in the Periodic Review Report.

## **9. Fluids Management**

Groundwater is not expected to be encountered; however, if groundwater or stormwater accumulates in excavations and needs to be removed, it will be containerized. All liquids to be removed from the site will be handled, transported, and disposed in accordance with the SMP and applicable local, State, and Federal regulations. It is anticipated that groundwater will be sampled, treated if necessary, and discharged to the local sewer authority.

## **10. Stormwater**

A Stormwater Pollution Prevention Plan (SWPPP) is being developed for the Site development project that is to take place. Once the SWPPP has been finalized, a copy will be provided to the NYSDEC in an updated EWP.

## **11. Health and Safety Plan (HASP)**

The Contractor(s) will also follow the procedures in the LaBella HASP that is included in Appendix D of the NYSDEC approved SMP. The Contractor(s) will also develop and follow their own HASP in accordance with 29 CFR 1910.120, as applicable.



## 12. Sub-Slab Depressurization System (SSDS)

A SSDS will be designed and installed for the Site building. The final design for the SSDSD has not been completed. The SSDS will be designed to meet the requirements of the SMP and a copy of SSDS plans will be provided to the NYSDEC in an updated EWP.

We appreciate the opportunity to serve your professional environmental engineering needs. If you have any questions please do not hesitate to contact us at 585-295-6253.

Respectfully submitted,

**LaBella Associates**

Michael F. Pelychaty, PG  
Sr. Environmental Geologist

Attachment A – Site Plans  
Attachment B – Material Import Request

I:\FSI General Contractors\2202121 - 1000 Driving Park SMP Assistance\Reports\Excavation Work Plan\LTR.2020-07-10.EWP Former Photech Imaging Site.docx

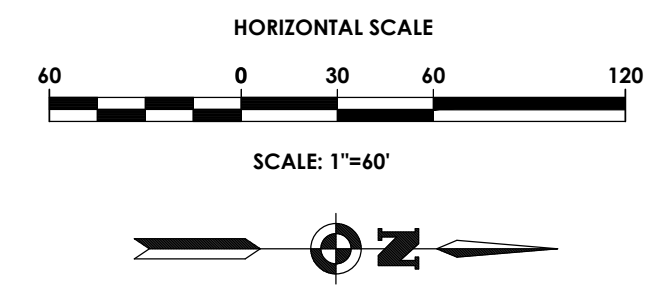


# ATTACHMENT A

SITE PLANS

# SITE DEVELOPMENT PLANS FOR DRIVING PARK

CITY OF ROCHESTER, MONROE COUNTY, NEW YORK  
P.N. 20192778.0001

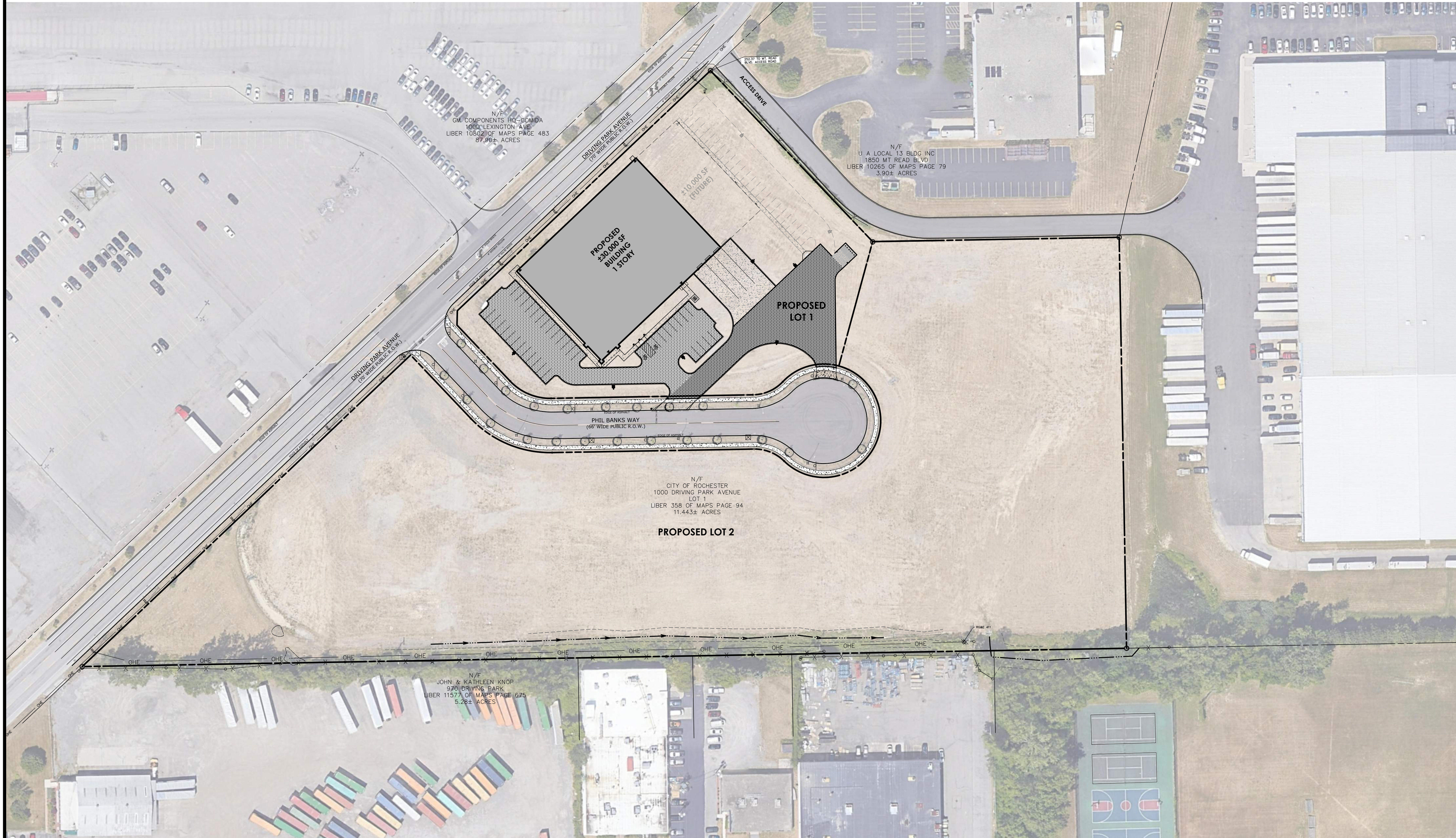
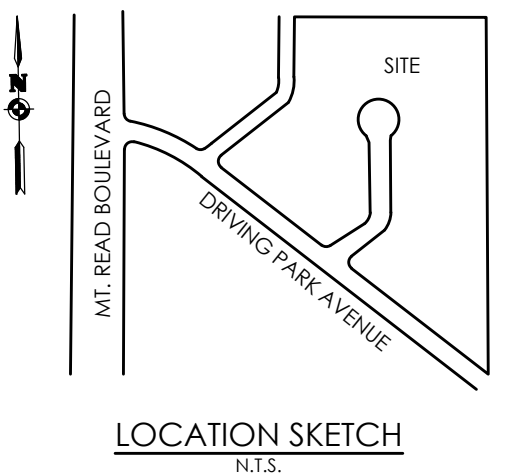


# PA

PASSERO ASSOCIATES  
engineering architecture

### DRAWING INDEX

C 101	COVER
C 102	OVERALL SITE PLAN
C 103	SITE PLAN
C 104	EXISTING CONDITIONS/ DEMOLITION PLAN
C 105	UTILITY PLAN
C 106	GRADING PLAN
C 107	LANDSCAPING/ LIGHTING PLAN
C 108	PROFILES
C 201-208	DETAILS



Client:

FSI  
90 GOODWAY DRIVE  
ROCHESTER, NY 14623

### PASSERO ASSOCIATES

242 West Main Street Suite 100  
Rochester, New York 14614  
(585) 325-1000  
Fax: (585) 325-1691  
Principal-in-Charge: Jess Sudol, PE  
Project Manager: Tim Harris, PE  
Designed by: Austin Goodwin, EIT.



### Revisions

No.	Date	By	Description
1	2/5/20	ABG	PER MCPW COMMENTS
2	2/13/20	BGM	PER CITY COMMENTS
3	2/18/20	SFA	PER CITY COMMENTS
4	3/11/20	ABG	PER MCPW COMMENTS
5	5/22/20	MRD	PER OWNER REVISIONS
6	6/2/20	JDS	NEW STORMWATER SYSTEM
7	6/03/20	ABG	PER OWNER REVISIONS
8	6/16/20	BGM	PER YE REVISIONS

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 149 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©

## COVER DRIVING PARK

Town/City: ROCHESTER  
County: MONROE State: NEW YORK

Project No.  
20192778.00001

Drawing No. C 101 Sheet No. 1

Scale: 1" = 60'



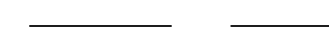

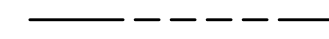
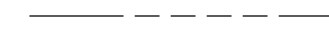
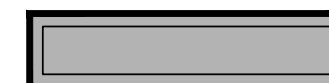

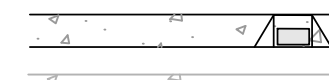

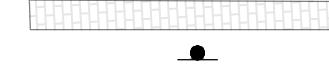
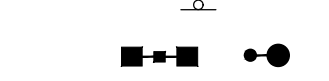

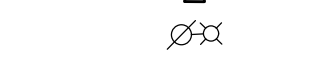







Date: JUNE 2020

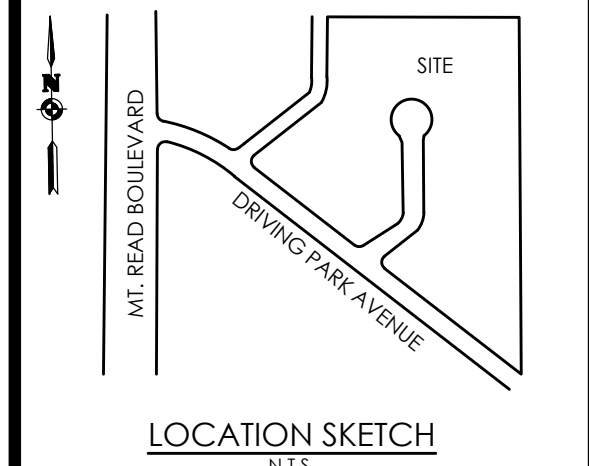
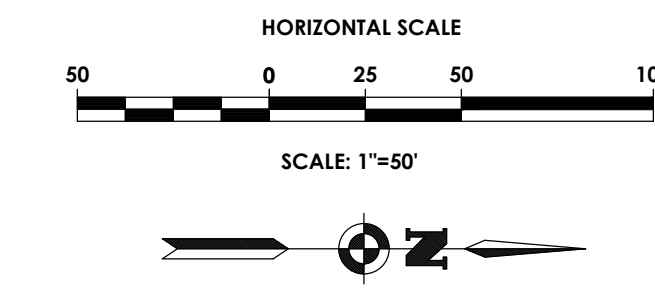
NOT FOR CONSTRUCTION

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**LEGEND:**

-  PROPERTY BOUNDARY
-  RIGHT OF WAY
-  EXISTING CENTER LINE ROAD
-  SETBACK
-  PROPOSED EASEMENT LINE
-  EXISTING EASEMENT LINE
-  PROPOSED BUILDING
-  PROPOSED PARKING COUNT
-  PROPOSED CONCRETE WITH RAMP & DETECTABLE WARNING
-  EXISTING CONCRETE
-  PROPOSED CURB
-  PROPOSED PATIO
-  PROPOSED SIGN
-  EXISTING SIGN
-  PROPOSED LIGHT POLE
-  EXISTING LIGHT POLE
-  PROPOSED FENCE
-  EXISTING FENCE
-  PROPOSED BUILDING MOUNTED LIGHT
-  EXISTING UTILITY POLE
-  PROPOSED PAVEMENT STRIPING



Client:  
**FSI**  
90 GOODWAY DRIVE  
ROCHESTER, NY 14623

**PASSERO ASSOCIATES**  
242 West Main Street Suite 100  
Rochester, New York 14614  
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Fax: (585) 325-1691

Principal-in-Charge: **Jess Sudol, PE**  
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Designed by: **Austin Goodwin, EIT.**



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6	6/22/20	JDS	NEW STORMWATER SYSTEM
7	6/03/20	ABG	PER OWNER REVISIONS
8	6/16/20	BGM	PER VE REVISIONS

**OVERALL SITE PLAN**  
**DRIVING PARK**

Town/City: ROCHESTER  
County: MONROE State: NEW YORK

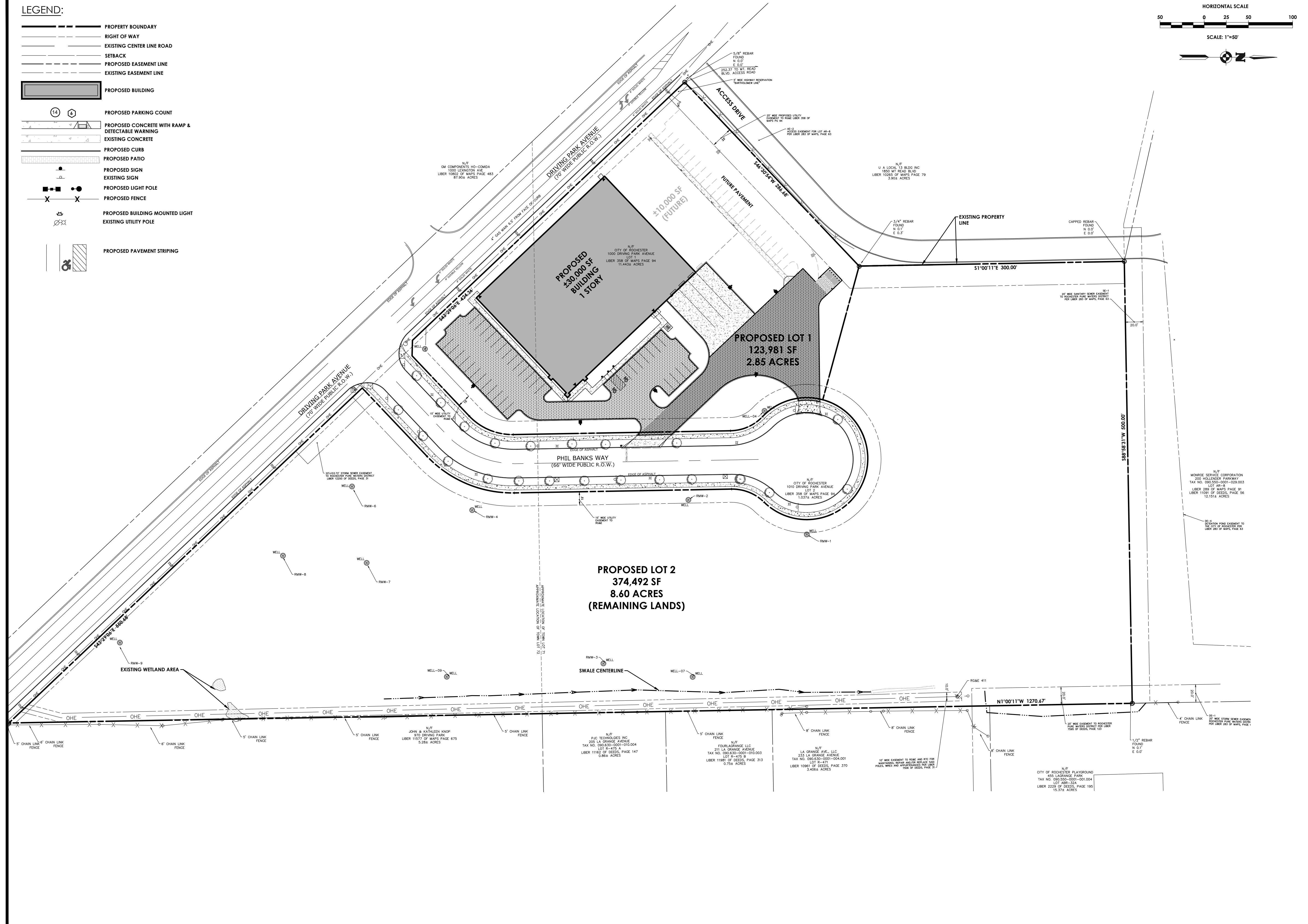
Project No.: **20192778.00001**

Drawing No.: **C 102** Sheet No.: **2**

Scale: **1" = 50'**

Date: **JUNE 2020**

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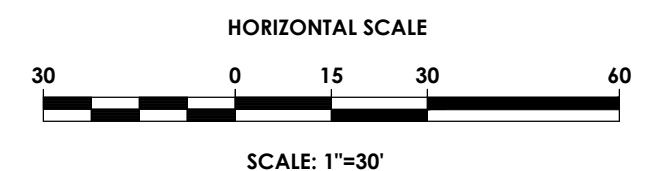
NOT FOR CONSTRUCTION

**NOTES:**

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY IS TO BE CONSTRUCTED SUCH THAT THE OVERALL AREA IS PEDESTRIAN FRIENDLY, FULLY ACCESSIBLE FOR PERSONS WITH DISABILITIES, AND FULLY COMPLIANT WITH THE PROPOSED GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY (PROWAG)
2. ALL AREAS OF ASPHALT RECONSTRUCTION SHALL RECEIVE 6" ASPHALT BASE, 2" ASPHALT BINDER, 1" ASPHALT TOP COURSE, TO MATCH EXISTING PAVEMENT SECTION.
3. PAVEMENT SAW CUTS ARE TO BE FULL DEPTH, EXTENDING THROUGH THE PAVEMENT BASE COURSE.
4. RECYCLED MATERIALS PULVERIZED OR RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE (RCA) BRICK, RECLAIMED ASPHALT PAVEMENT (RAP), AND CORIAN ARE UNACCEPTABLE FOR USE AS BACKFILL AND SUBBASE COURSE MATERIALS WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL OF THE CITY ENGINEER.
5. ALL CURBING ALONG THE PRIVATE DRIVEWAY SHALL STOP AT THE CITY RIGHT OF WAY.

**CITY OF ROCHESTER NOTES:**

1. ANY WORK WITHIN THE CITY PUBLIC RIGHT-OF-WAY WILL REQUIRE SEPARATE PERMITS FROM DES ENGINEERING BUREAU PERMIT OFFICE, ROOM 121B



**LEGEND:**

- PROPERTY BOUNDARY
- - - RIGHT OF WAY
- - - EXISTING CENTER LINE ROAD
- - - SETBACK
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- ▭ PROPOSED BUILDING
- PROPOSED PARKING COUNT
- ▭ PROPOSED CONCRETE WITH RAMP & DETECTABLE WARNING
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- ▭ PROPOSED CURB
- ▭ PROPOSED PATIO
- ▭ PROPOSED LIGHT DUTY PAVEMENT
- ▭ PROPOSED HEAVY DUTY PAVEMENT
- ▭ PROPOSED SIGN
- ▭ EXISTING SIGN
- ▭ PROPOSED LIGHT POLE
- ▭ EXISTING LIGHT POLE
- ▭ PROPOSED FENCE
- ▭ PROPOSED BUILDING MOUNTED LIGHT
- ▭ EXISTING UTILITY POLE
- ▭ PROPOSED PAVEMENT STRIPING

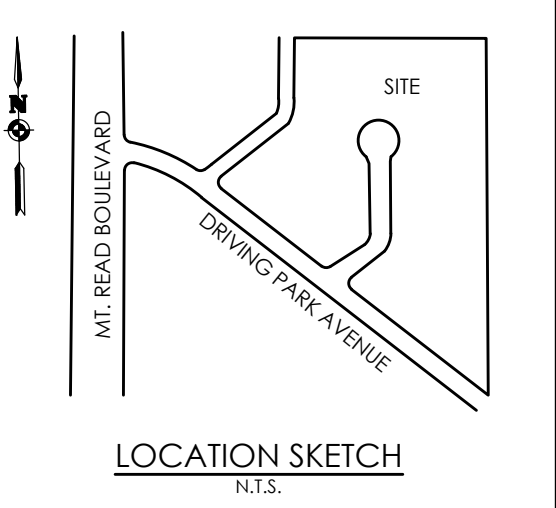
**SITE DATA**

1. TAX ACCOUNT NUMBER: 090.630-0001-001
2. PARCEL ADDRESS: 1000 DRIVING PARK, ROCHESTER, NY 14613
3. TOTAL PARCEL AREA: 11.44 ACRES (498,473 SF)  
TOTAL PROJECT AREA: 2.85 ACRES (123,981 SF)  
TOTAL IMPERVIOUS AREA: 1.96 ACRES (85,465 SF)  
TOTAL GREENSPACE AREA: .89 ACRES (38,516 SF)
4. EXISTING ZONING: INDUSTRIAL (M-1)  
PROPOSED ZONING: INDUSTRIAL (M-1)  
EXISTING USE: VACANT LOT  
PROPOSED USE: INDUSTRIAL
5. THERE ARE NO FEDERALLY REGULATED WETLANDS ON THIS PARCEL ACCORDING TO THE USACE FEDERAL WETLAND INVENTORY.
6. THERE ARE NO STATE REGULATED WETLANDS ON THIS PARCEL ACCORDING TO NYSDEC WETLAND INVENTORY. THE PARCEL IS IN A STATE REGULATED WETLAND CHECK ZONE.
7. PROPERTY IS LOCATED IN FLOOD PLAIN X (ELEVATION 490) PER FIRM MAP COMMUNITY PANEL NO. 34055C0191G DATED 08/28/2008.
8. PUBLIC WATER WILL BE PROVIDED BY THE ROCHESTER WATER BUREAU
9. ELECTRIC & GAS SERVICE WILL BE SUPPLIED BY RG&E.
10. STORM SEWER AND DRAINAGE FACILITIES WILL BE PRIVATE.
11. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ROCHESTER.

PARKING SUMMARY	
PARKING REQUIRED	1 SPACE/2 EMPLOYEE = 100 EMPLOYEES/2 x 1 SPACE = 50
PROPOSED PARKING	41 SPACES (INCLUDES 2 HCP SPACES)
FUTURE PARKING	23 SPACES

**ZONING ANALYSIS- INDUSTRIAL (M-1)**

	REQUIRED	PROPOSED
FRONT BUILDING SETBACK TO PHIL BANKS WAY	N/A	40.8'
FRONT BUILDING SETBACK TO DRIVING PARK	N/A	14.8'
SIDE SETBACK FROM WEST ACCESS DRIVE	N/A	139' (72' FOR FUTURE 10K SF ADDITION)
MAX BUILDING HEIGHT	N/A	1 STORY
PARKING SPACE	9' X 18' (8' X 24' PARALLEL)	9' X 18' (8' X 24' PARALLEL)
DRIVE AISLE WIDTH	24'	24' MIN.
GREENSPACE	N/A	31%



Client:  
**FSI**  
90 GOODWAY DRIVE  
ROCHESTER, NY 14623

**PASSERO ASSOCIATES**  
242 West Main Street Suite 100  
Rochester, New York 14614  
Principal-in-Charge: Jess Sudol, PE  
Project Manager: Tim Harris, PE  
Designed by: Austin Goodwin, EIT.



Revisions			
No.	Date	By	Description
1	2/5/20	ABG	PER MCPW COMMENTS
2	2/13/20	BGM	PER CITY COMMENTS
3	2/18/20	SFA	PER CITY COMMENTS
4	3/11/20	ABG	PER MCPW COMMENTS
5	5/22/20	MRD	PER OWNER REVISIONS
6	6/2/20	JDS	NEW STORMWATER SYSTEM
7	6/03/20	ABG	PER OWNER REVISIONS
8	6/16/20	BGM	PER YE REVISIONS

**SITE PLAN DRIVING PARK**

Town/City: ROCHESTER  
County: MONROE State: NEW YORK

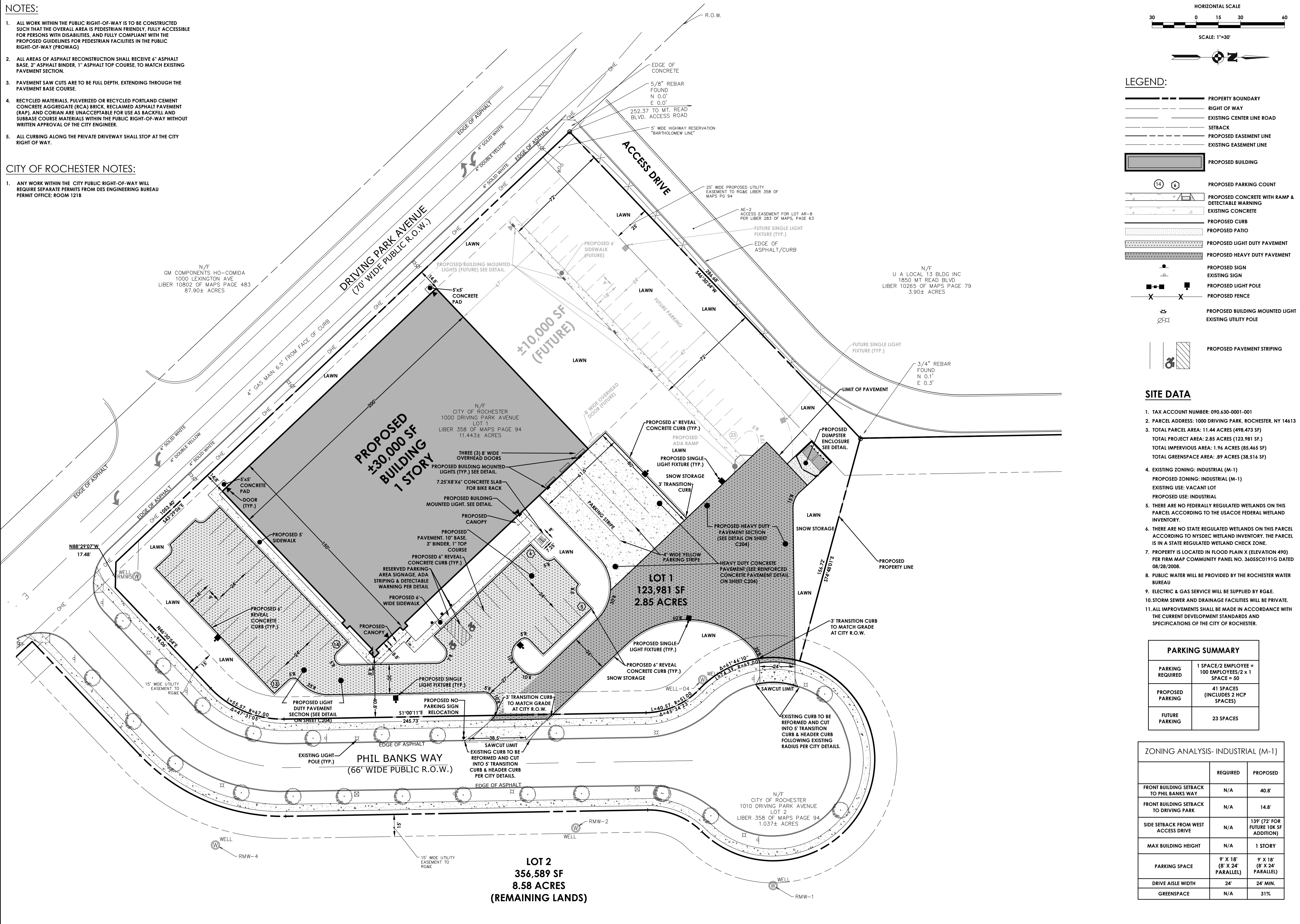
Project No.: **20192778.00001**

Drawing No.: **C 103** Sheet No.: **3**

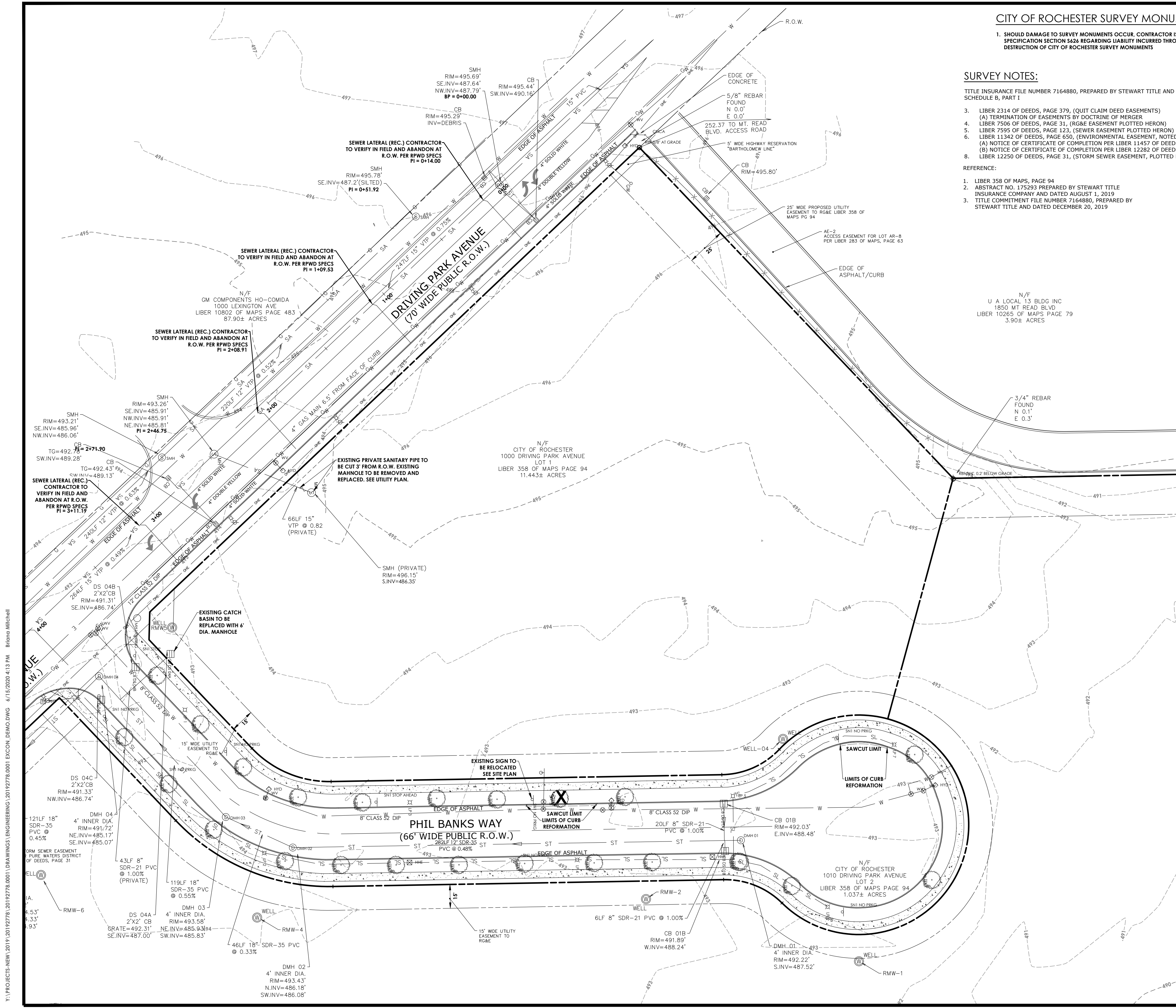
Scale: **1" = 30'**

Date: **JUNE 2020**

NOT FOR CONSTRUCTION



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**CITY OF ROCHESTER SURVEY MONUMENT NOTE:**

1. SHOULD DAMAGE TO SURVEY MONUMENTS OCCUR, CONTRACTOR IS DIRECTED TO CITY SPECIFICATION SECTION S426 REGARDING LIABILITY INCURRED THROUGH DISTURBANCE OR DESTRUCTION OF CITY OF ROCHESTER SURVEY MONUMENTS

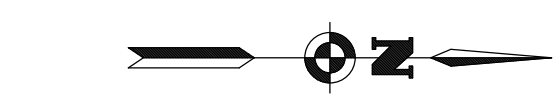
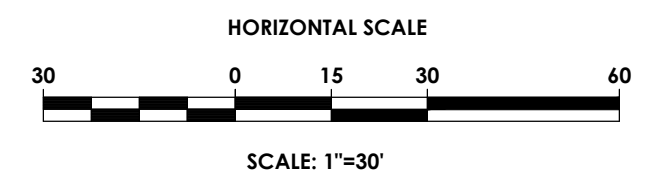
**SURVEY NOTES:**

TITLE INSURANCE FILE NUMBER 7164880, PREPARED BY STEWART TITLE AND DATED DECEMBER 20, 2019 SCHEDULE B, PART 1

- LIBER 2314 OF DEEDS, PAGE 379, (QUIT CLAIM DEED EASEMENTS)
- LIBER 7506 OF DEEDS, PAGE 31, (RG&E EASEMENT PLOTTED HERON)
- LIBER 7595 OF DEEDS, PAGE 123, (SEWER EASEMENT PLOTTED HERON)
- LIBER 11342 OF DEEDS, PAGE 650, (ENVIRONMENTAL EASEMENT, NOTED HERON)
- (A) NOTICE OF CERTIFICATE OF COMPLETION PER LIBER 11457 OF DEEDS, PAGE 113
- (B) NOTICE OF CERTIFICATE OF COMPLETION PER LIBER 12282 OF DEEDS, PAGE 565
- LIBER 12250 OF DEEDS, PAGE 31, (STORM SEWER EASEMENT, PLOTTED HERON)

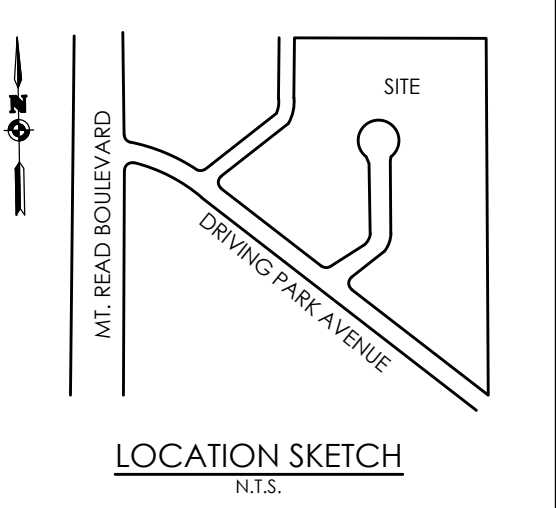
**REFERENCE:**

- LIBER 358 OF MAPS, PAGE 94
- ABSTRACT NO. 175293 PREPARED BY STEWART TITLE INSURANCE COMPANY AND DATED AUGUST 1, 2019
- TITLE COMMITMENT FILE NUMBER 7164880, PREPARED BY STEWART TITLE AND DATED DECEMBER 20, 2019



**LEGEND:**

	R.O.W.		PROPERTY BOUNDARY
	EXISTING CENTER LINE ROAD		EXISTING BUILDING
	EXISTING FENCE		EXISTING EASEMENT LINE
	SETBACK		EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR		EXISTING STORM SEWER & MH
	EXISTING WATER SERVICE & VALVE		EXISTING SIGN
	EXISTING SANITARY SEWER AND MANHOLE		EXISTING ELECTRIC LINE & POLE
	EXIST. LIGHT POLE		EXIST. ELECTRIC MANHOLE
	EXIST. ELECTRIC HANDHOLE		EXIST. GAS VALVE
	EXIST. GAS MAIN		EXIST. WATER MAIN
	EXIST. ELECTRIC LINE		EXISTING FEATURE TO BE REMOVED
	SAWCUT LIMITS		EXISTING UTILITY TO BE REMOVED/ABANDONED



**DEMOLITION NOTES:**

- CONTRACTOR IS RESPONSIBLE TO CALL DIG SAFE 811 PRIOR TO BEGINNING DEMOLITION.
- PRIOR TO ANY DEMOLITION TAKING PLACE, CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE WORK AREA OR THOSE EXPECTED TO BE AFFECTED BY NEW WORK, AND SUBSURFACE FEATURES.
- CONTRACTOR TO COORDINATE ALL UTILITY SHUT DOWNS, RELOCATIONS, SERVICE INSTALLATIONS WITH THE LOCAL UTILITY COMPANIES.
- CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL DEMOLISHED MATERIAL IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- ALL EXISTING FEATURES TO BE REMOVED ARE NOT SHOWN ON SUBSEQUENT PLANS FOR CLARITY.
- CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES TO REMAIN. DAMAGE TO EXISTING FEATURES TO REMAIN SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- ALL SURFACES THAT ARE DISTURBED DUE TO UTILITY CONSTRUCTION, OUTSIDE OF THE MAJOR WORK AREAS, ARE TO BE RESTORED TO PRE-CONSTRUCTION CONDITION, IN ACCORDANCE WITH THE ASPHALT AND CONCRETE SECTION DETAILS INCLUDED IN THESE PLANS. LAWN AREAS ARE TO BE RE-ESTABLISHED WITH 4 INCHES OF TOPSOIL (MINIMUM) AND HYDROSEED.
- ANY MATERIALS CONTAINING ASBESTOS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. NOTE THIS MAY INCLUDE UNDERGROUND UTILITIES.
- ALL UTILITIES NOT SLATED FOR DEMOLITION ARE TO REMAIN FUNCTIONAL UPON COMPLETION OF DEMOLITION.
- EXISTING UTILITIES THAT ARE PROPOSED TO BE REMOVED, UNLESS OTHERWISE INDICATED, SHALL BE EXCAVATED, UTILITY MATERIAL REMOVED, AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE SPECIFICATIONS. ALL TRENCHES SHALL BE BACKFILLED WITH GRANULAR FILL, COMPACTED IN 12" LIFTS TO 95% MODIFIED PROCTOR TEST. ALL DISTURBED AREAS SHALL BE RESTORED IN KIND IN ACCORDANCE WITH THE DETAILS IN THESE PLANS AND AT A MINIMUM TO THEIR ORIGINAL STATE.
- AREAS OF ASPHALT AND CONCRETE REMOVAL SHALL BE SAWCUT AT ALL REMOVAL LIMITS AND SHALL EXTEND THRU THE PAVEMENT BASE COURSE.
- CONTRACTOR RESPONSIBLE TO OBTAIN ALL DEMOLITION PERMITS AND INCLUDE ALL FEES ASSOCIATED WITH THOSE PERMITS, IN HIS BID.
- ALL MATERIALS SHALL BE RECYCLED, WHEN APPROPRIATE.
- THE CONTRACTOR SHALL OBTAIN ALL SEWER PERMITS PRIOR TO DEMOLITION.
- ALL SPOIL MATERIALS FROM DEMOLITION OR EARTHWORK, SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT THE CONTRACTORS EXPENSE.
- REMOVAL AND RESETTING OF EXISTING CURB IS TO BE DONE IN FULL PIECES ONLY, WITH THE LIMITS FOR CURB WORK TO BE EXTENDED OUT TO THE NEAREST JOINT. THERE IS TO BE NO PARTIAL SAW CUTTING OF THE EXISTING CURB TO ACCOMMODATE THE WORK. ADDITIONAL PIECES OF EXISTING CURB AND UNDERDRAIN PIPE THAT ARE DAMAGED DURING THE WORK ARE TO BE FULLY REMOVED AND REPLACED WITH NEW MATERIALS OF LIKE CHARACTERISTICS.
- REPLACEMENT OF EXISTING SIDEWALK AREAS IS TO BE TO THE NEAREST CONTROL JOINT AND IN FULL FLAG SEGMENTS ONLY. THERE IS TO BE NO SAW CUTTING OR PARTIAL REPLACEMENT OF THE EXISTING SIDEWALK TO ACCOMMODATE THE WORK WITHIN THE RIGHT-OF-WAY. ADDITIONAL AREAS OF THE EXISTING SIDEWALK THAT ARE DAMAGED DURING THE WORK ARE TO BE REPLACED.
- IF ANY SUSPECT CONTAMINATED GROUNDWATER OR SOIL IS ENCOUNTERED DURING SITE WORK, IT SHALL BE ANALYZED BY THE ENVIRONMENTAL MONITOR, INCLUDING ANY REQUIRED TESTING AND STORAGE, TO DETERMINE PROPER HANDLING AND REMOVAL AND DISPOSAL, IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS

**PASSERO ASSOCIATES**

242 West Main Street Suite 100  
Rochester, New York 14614  
Principal-in-Charge: Jess Sudol, PE  
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7	6/03/20	ABG	PER OWNER REVISIONS
8	6/16/20	BGM	PER VE REVISIONS

**EXISTING CONDITIONS DEMOLITION PLAN DRIVING PARK**

Town/City: ROCHESTER		State: NEW YORK	
County: MONROE		Project No. 20192778.00001	
Drawing No. C 104	Sheet No. 4	Scale: 1" = 30'	
Date: JUNE 2020			

NOT FOR CONSTRUCTION

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**LEGEND:**

- R.O.W.
- EXISTING CENTER LINE ROAD
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED SIGN
- PROPOSED LIGHT
- PROPOSED STORM SEWER, INLET MH, CB & END SECTION
- PROPOSED STORM LATERAL
- EXISTING STORM SEWER & MH
- PROPOSED WATER SERVICE WITH VALVE, SAMPLING TAP, HYDRANT
- EXISTING WATER SERVICE & VALVE
- PROPOSED SANITARY SEWER SERVICE AND MANHOLE
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING ELECTRIC LINE & POLE
- EXIST. LIGHT POLE
- EXIST. ELECTRIC MANHOLE
- EXIST. ELECTRIC HANDHOLE
- EXIST. GAS VALVE
- EXIST. GAS MAIN
- EXIST. WATER MAIN
- EXIST. ELECTRIC LINE
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING TRENCH
- LATERAL TO BE TELEVISIONED FOR CONDITION - PRIOR TO CONSTRUCTION PER MCPW NOTE #7.

**WATER NOTE:**

18" MIN. VERTICAL SEPARATION BETWEEN WATER SERVICES & SEWERS

**HYDRANT NOTE:**

ALL PRIVATE FIRE HYDRANTS TO BE PAINTED "SAFETY" RED

**FORMER PHOTEC IMAGING SITE MANAGEMENT PLAN NOTE:**

ALL SUBSURFACE OR INTRUSIVE WORK FOR THE PROJECT SHALL BE IN ACCORDANCE WITH THE FORMER PHOTEC IMAGING SITE MANAGEMENT PLAN, WHICH ALSO CONTAINS AN EXCAVATION WORK PLAN AND COMMUNITY AIR MONITORING PLAN. A COPY OF WHICH CAN BE FOUND HERE: [www.cityofrochester.gov/etproperties](http://www.cityofrochester.gov/etproperties)

**HAZARDOUS MATERIALS NOTE:**

SHOULD ANY SUSPICIOUS OR HAZARDOUS MATERIALS BE ENCOUNTERED DURING CONSTRUCTION, ALL WORK IS TO STOP AND THE NYSDEC & CITY OF ROCHESTER TO BE CONTACTED IMMEDIATELY.

CONTACT INFORMATION: TODD CAFFOE, NYSDEC REGION 8 (585) 226-5350

JOSEPH BIONDOLLO, CITY OF ROCHESTER (585) 428-4649

**SEWER LATERAL (REC.) CONTRACTOR TO VERIFY IN FIELD AND ABANDON AT R.O.W. PER RPWD SPECS PI = 0-14.00**

SMH RIM=495.69'  
SE.INV=487.64'  
NW.INV=487.79'  
BF = 0+00.00

**SEWER LATERAL (REC.) CONTRACTOR TO VERIFY IN FIELD AND ABANDON AT R.O.W. PER RPWD SPECS PI = 1-09.53**

SMH RIM=495.78'  
SE.INV=487.2'(SIL.TED)  
PI = 0+51.92

**SEWER LATERAL (REC.) CONTRACTOR TO VERIFY IN FIELD AND ABANDON AT R.O.W. PER RPWD SPECS PI = 2+08.91**

SMH RIM=495.10  
SE.INV=484.27'  
NW.INV=485.81'  
PI = 2+46.75

**PROPOSED 4" SDR-21 SANITARY LATERAL @ 1.00% MIN. INVERT @ BUILDING = 490.0**

PROPOSED PRIVATE SANITARY MANHOLE. CONTRACTOR TO INSTALL PROPOSED MANHOLE AND CONNECT EXISTING 15" VTP AT SHOWN INVERT. CONTRACTOR TO ALSO CUT AND REMOVE EXCESS PIPE

**PROPOSED 4" PVC WATER SERVICE. CONNECT TO EXISTING WATER MAIN WITH 8" x 4" REDUCER. INSTALL ONE 32LB ANODE ON WATER MAIN.**

PRIVATE 4" PVC WATER SERVICE. CONNECT TO EXISTING WATER MAIN WITH 8" x 4" REDUCER. INSTALL ONE 32LB ANODE ON WATER MAIN.

**PROPOSED 4" PERFORATED UNDER DRAIN (TYP.)**

PROPOSED 4" PERFORATED UNDER DRAIN (TYP.)

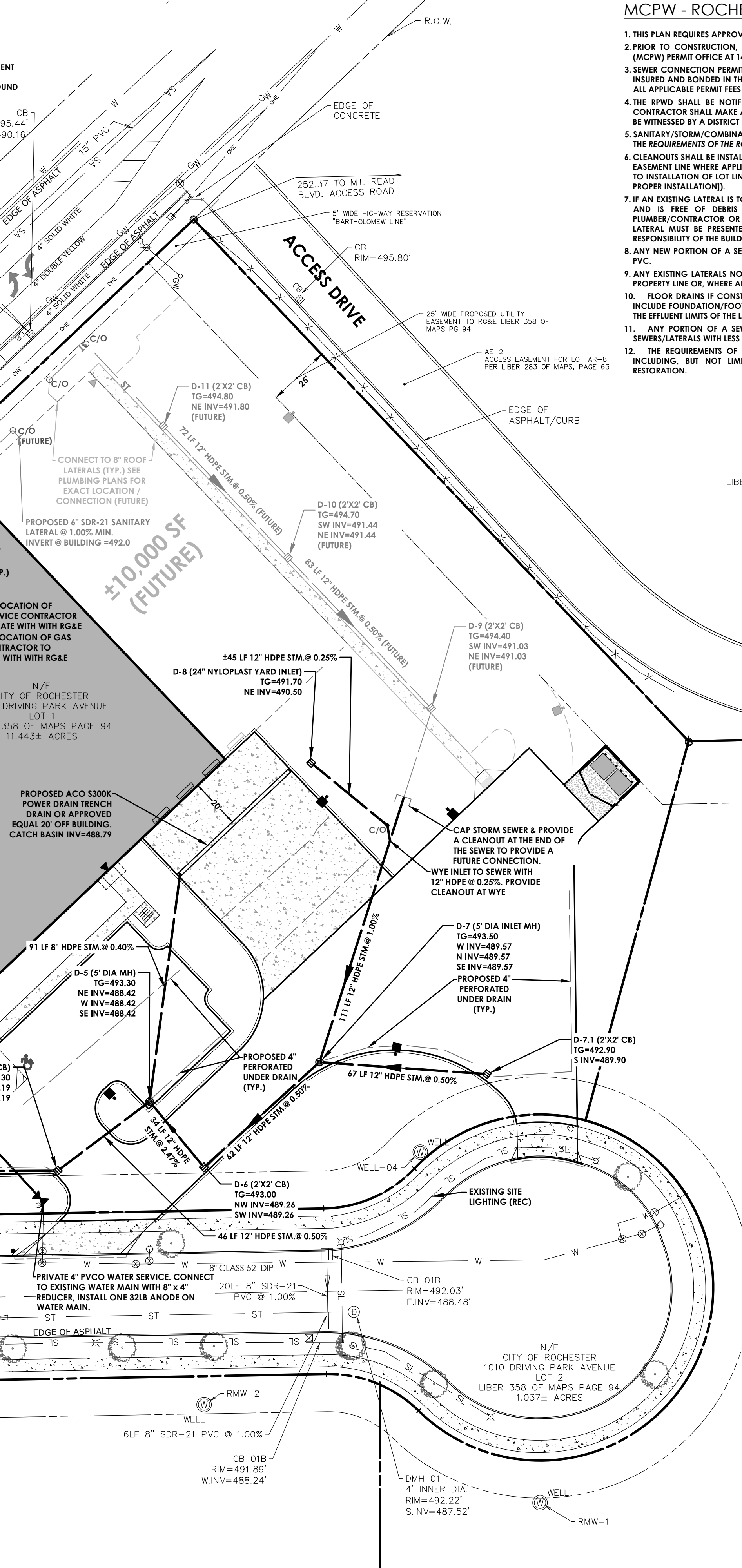
**PROPOSED 4" PERFORATED UNDER DRAIN (TYP.)**

PROPOSED 4" PERFORATED UNDER DRAIN (TYP.)

**PROPOSED 4" PERFORATED UNDER DRAIN (TYP.)**

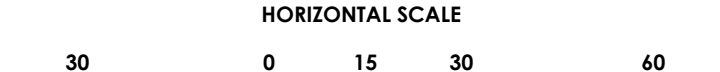
PROPOSED 4" PERFORATED UNDER DRAIN (TYP.)

**PROPOSED 4" PERFORATED UNDER DRAIN (TYP.)**



**MCPW - ROCHESTER PURE WATERS DISTRICT SEWER NOTES:**

1. THIS PLAN REQUIRES APPROVAL AND ISSUANCE OF A PLUMBING PERMIT FROM THE CITY OF ROCHESTER PLUMBING DEPARTMENT.
2. PRIOR TO CONSTRUCTION, A SEWER CONNECTION PERMIT MUST BE OBTAINED FROM THE MONROE COUNTY PURE WATERS (MCPW) PERMIT OFFICE AT 145 PALM ROAD, BUILDING 11, ROCHESTER, NEW YORK 14624. PHONE # 753-7600 (OPT. 5).
3. SEWER CONNECTION PERMITS CAN ONLY BE ISSUED TO A PLUMBER LICENSED IN THE CITY OF ROCHESTER AND WHO IS FULLY INSURED AND BONDED IN THE ROCHESTER PURE WATERS DISTRICT (RPWD). PAYMENT (CHECK OR MONEY ORDER TO "RPWD") OF ALL APPLICABLE PERMIT FEES MUST BE PAID PRIOR TO PERMIT ISSUANCE.
4. THE RPWD SHALL BE NOTIFIED FORTY-EIGHT HOURS IN ADVANCE OF A CONNECTION OR TAP. (753-7600 (OPT. 5)). THE CONTRACTOR SHALL MAKE ALL REQUIRED TAPS TO THE RPWD SEWERS. ALL TAPS AND CONNECTIONS TO DISTRICT UTILITIES MUST BE WITNESSED BY A DISTRICT INSPECTOR.
5. SANITARY/STORM/COMBINATION SEWER LATERAL(S) AND APPURTENANCES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE REQUIREMENTS OF THE ROCHESTER PURE WATERS DISTRICT.
6. CLEANOUTS SHALL BE INSTALLED ON ALL 4" AND 6" DIAMETER SEWER LATERALS AT THE RIGHT-OF-WAY (ROW) LINE, OR THE SEWER EASEMENT LINE WHERE APPLICABLE. (THE SEWER EASEMENT, RIGHT-OF-WAY AND/OR PROPERTY LINE MUST BE STAKED OUT PRIOR TO INSTALLATION OF LOT LINE CLEANOUTS TO ENSURE PROPER LOCATION OF THE CLEANOUTS. [REFER TO CLEANOUT DETAIL FOR PROPER INSTALLATION].)
7. IF AN EXISTING LATERAL IS TO BE UTILIZED, THE PLUMBER/CONTRACTOR MUST ENSURE THAT THE LATERAL IS IN GOOD CONDITION AND IS FREE OF DEBRIS (DIRT, MUD, STONE, ROOTS, ETC.) VIA A VIDEO TAPED INSPECTION PERFORMED BY THE PLUMBER/CONTRACTOR OR HIS/HER/THEIR AGENT. PRIOR TO CONNECTION, THE VIDEO TAPED INSPECTION OF THE EXISTING LATERAL MUST BE PRESENTED TO THE DISTRICT FOR REVIEW AND APPROVAL TO UTILIZE AN EXISTING LATERAL. IT IS THE RESPONSIBILITY OF THE BUILDER OR THEIR AGENT TO CLEAN AND/OR REPLACE THE PIPE/LATERAL AS NEEDED.
8. ANY PORTION OF A SEWER LATERAL INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY AND SEWER EASEMENT MUST BE SDR-21 PVC.
9. ANY EXISTING LATERALS NOT UTILIZED MUST BE ABANDONED TO MONROE COUNTY PURE WATERS (MCPW) STANDARDS AT THE PROPERTY LINE OR, WHERE APPLICABLE, THE SEWER EASEMENT LINE.
10. FLOOR DRAINS IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY/COMBINATION SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAINS. NOTE: ALL DISCHARGES TO THE SANITARY/COMBINATION SEWER MUST COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND/OR MONROE COUNTY SEWER USE LAW.
11. ANY PORTION OF A SEWER/LATERAL WITH LESS THAN FOUR-FOOT (4') OF COVER WILL REQUIRE CONCRETE ENCASUREMENT. SEWERS/LATERALS WITH LESS THAN THREE-FOOT (3') OF COVER ARE NOT ALLOWED.
12. THE REQUIREMENTS OF THE HIGHWAY/PROPERTY OWNER SHALL BE ADHERED TO FOR ITEMS ABOVE THE PIPE BEDDING, INCLUDING, BUT NOT LIMITED TO, MAINTENANCE AND PROTECTION OF TRAFFIC, BACKFILL MATERIAL AND SURFACE RESTORATION.



**CITY OF ROCHESTER WATER BUREAU**

APPROVED ONLY FOR WATER FACILITY WORK SHOWN WITHIN THE PUBLIC RIGHT-OF-WAY, UP TO AND INCLUDING THE CURB VALVE, AND INCLUDING THE WATER METER VAULT NEAR THE RIGHT-OF-WAY, IF APPLICABLE. THE OWNER, DEVELOPER OR THEIR PLUMBER IS RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS FROM THE CITY BEFORE BEGINNING ANY WORK.

IF A BACKFLOW PREVENTION DEVICE IS REQUIRED, THE WATER BUREAU WILL NOT ISSUE A WATER SERVICE PERMIT UNTIL THE PLANS FOR THE BACKFLOW PREVENTION DEVICE HAVE BEEN APPROVED BY THE MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH.

BACKFLOW PREVENTION DEVICE REQUIRED

BACKFLOW DEVICE NOT REQUIRED

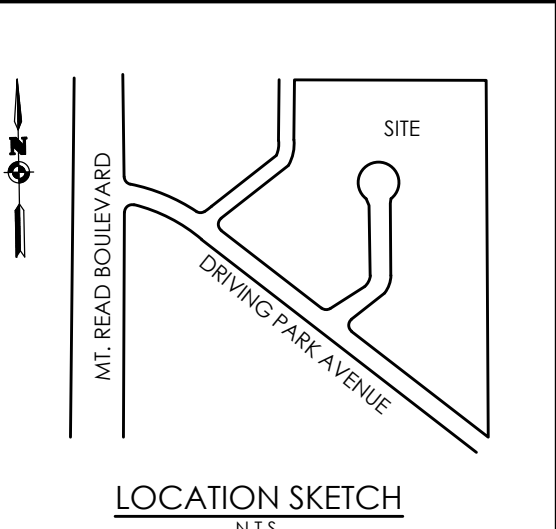
SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

**ROCHESTER PURE WATERS DISTRICT**



If you excavate anywhere in New York State, except NYC or Long Island, call

**Dig Safely. New York**  
1-800-962-7962  
i-Notice = [www.DigSafelyNewYork.com](http://www.DigSafelyNewYork.com)



Client:

FSI  
90 GOODWAY DRIVE  
ROCHESTER, NY 14623

**PASSERO ASSOCIATES**

242 West Main Street Suite 100 Rochester, New York 14614 (585) 325-1000 Fax: (585) 325-1491

Principal-in-Charge: Jess Sudol, PE  
Project Manager: Tim Harris, PE  
Designed by: Austin Goodwin, EIT.



Revisions	
No.	Description
1	2/5/20 ABG PER MCPW COMMENTS
2	2/13/20 BGM PER CITY COMMENTS
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6	6/2/20 JDS NEW STORMWATER SYSTEM
7	6/03/20 ABG PER OWNER REVISIONS
8	6/16/20 BGM PER VE REVISIONS

**UTILITY PLAN DRIVING PARK**

Town/City: ROCHESTER  
County: MONROE State: NEW YORK

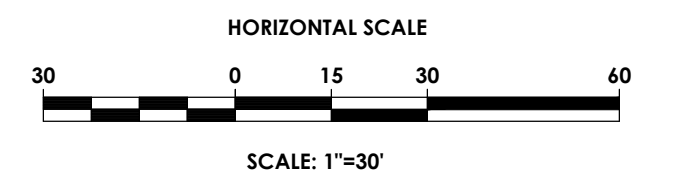
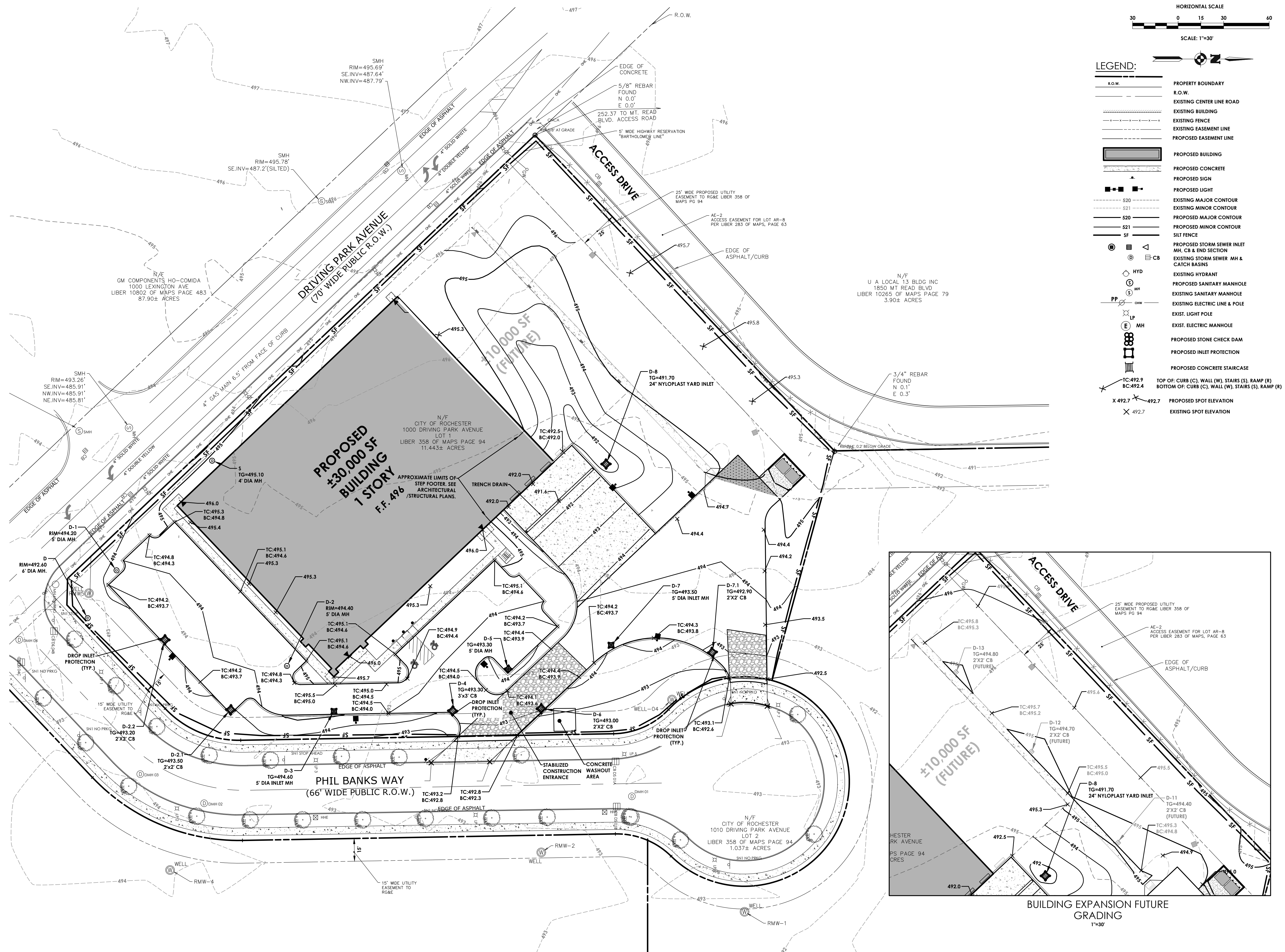
Project No:  
**20192778.00001**

Drawing No. **C 105** Sheet No. **5**

Scale: **1" = 30'**

Date: **JUNE 2020**

NOT FOR CONSTRUCTION

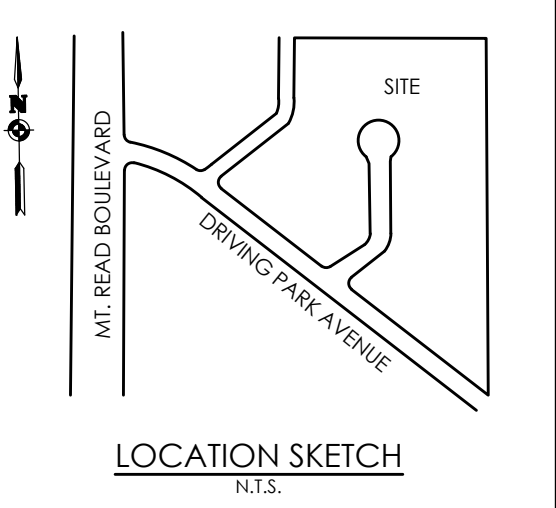


**LEGEND:**

---	PROPERTY BOUNDARY
---	R.O.W.
---	EXISTING CENTER LINE ROAD
---	EXISTING BUILDING
---	EXISTING FENCE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	PROPOSED BUILDING
---	PROPOSED CONCRETE
---	PROPOSED SIGN
---	PROPOSED LIGHT
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	SILT FENCE
---	PROPOSED STORM SEWER INLET
---	MH, CB & END SECTION
---	EXISTING STORM SEWER MH & CATCH BASINS
---	EXISTING HYDRANT
---	PROPOSED SANITARY MANHOLE
---	EXISTING SANITARY MANHOLE
---	EXISTING ELECTRIC LINE & POLE
---	EXIST. LIGHT POLE
---	EXIST. ELECTRIC MANHOLE
---	PROPOSED STONE CHECK DAM
---	PROPOSED INLET PROTECTION
---	PROPOSED CONCRETE STAIRCASE
---	TOP OF: CURB (C), WALL (W), STAIRS (S), RAMP (R)
---	BOTTOM OF: CURB (C), WALL (W), STAIRS (S), RAMP (R)
---	PROPOSED SPOT ELEVATION
---	EXISTING SPOT ELEVATION



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**GRADING PLAN  
DRIVING PARK**

Town/City: ROCHESTER  
County: MONROE State: NEW YORK  
Project No: **20192778.00001**  
Drawing No: **C 106** Sheet No: **6**

Scale: 1" = 30'

Date: **JUNE 2020**

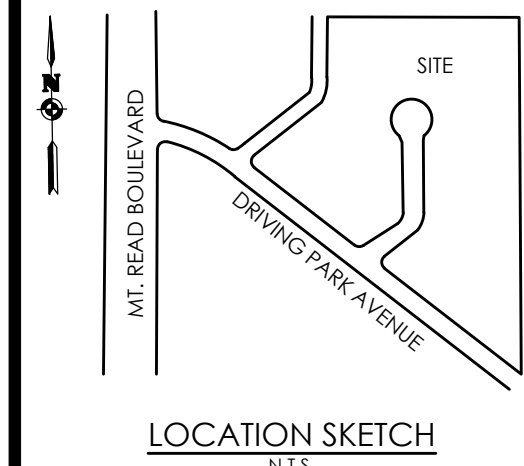
NOT FOR CONSTRUCTION

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PASSERO ASSOCIATES  
engineering architecture

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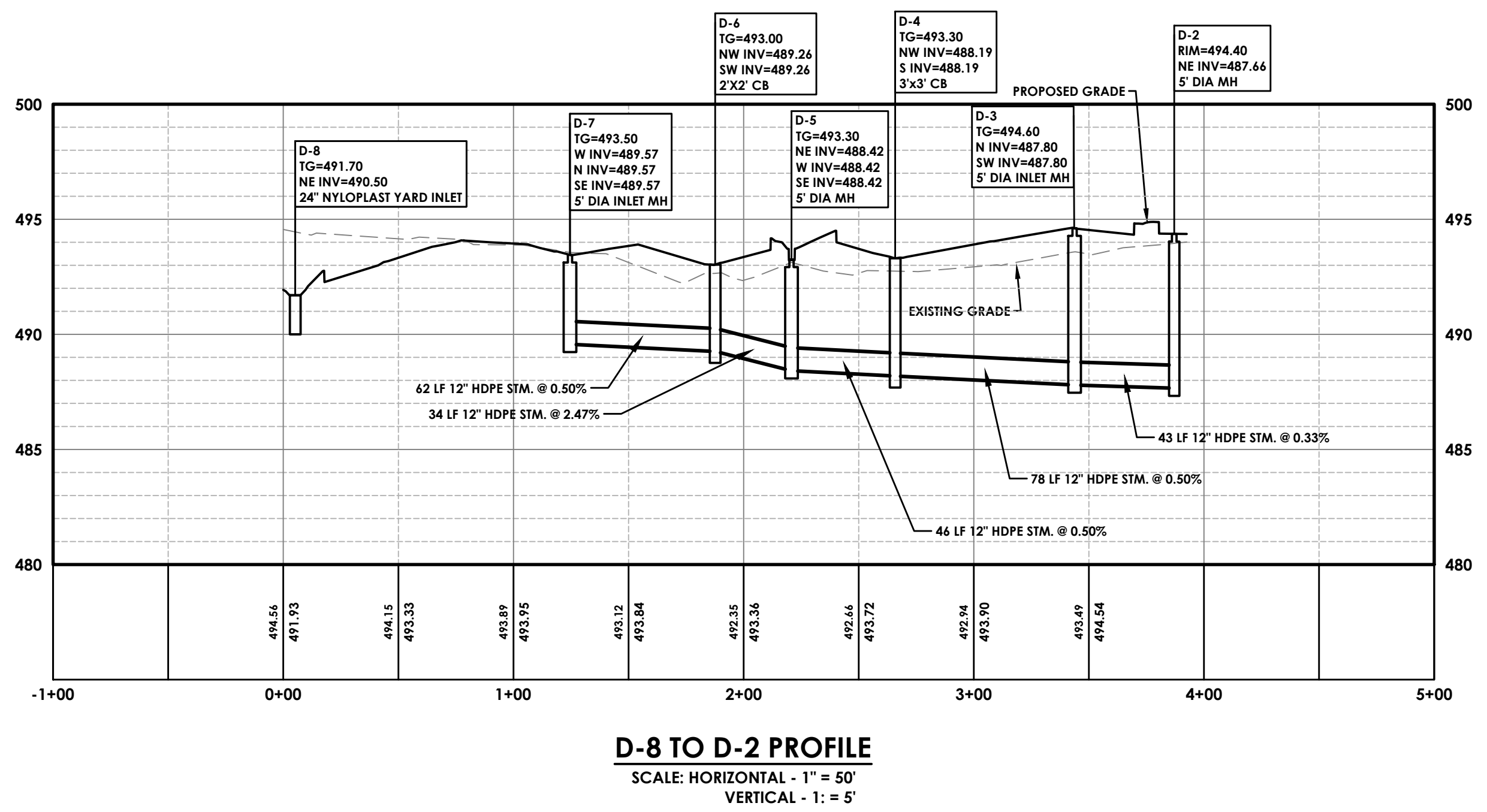
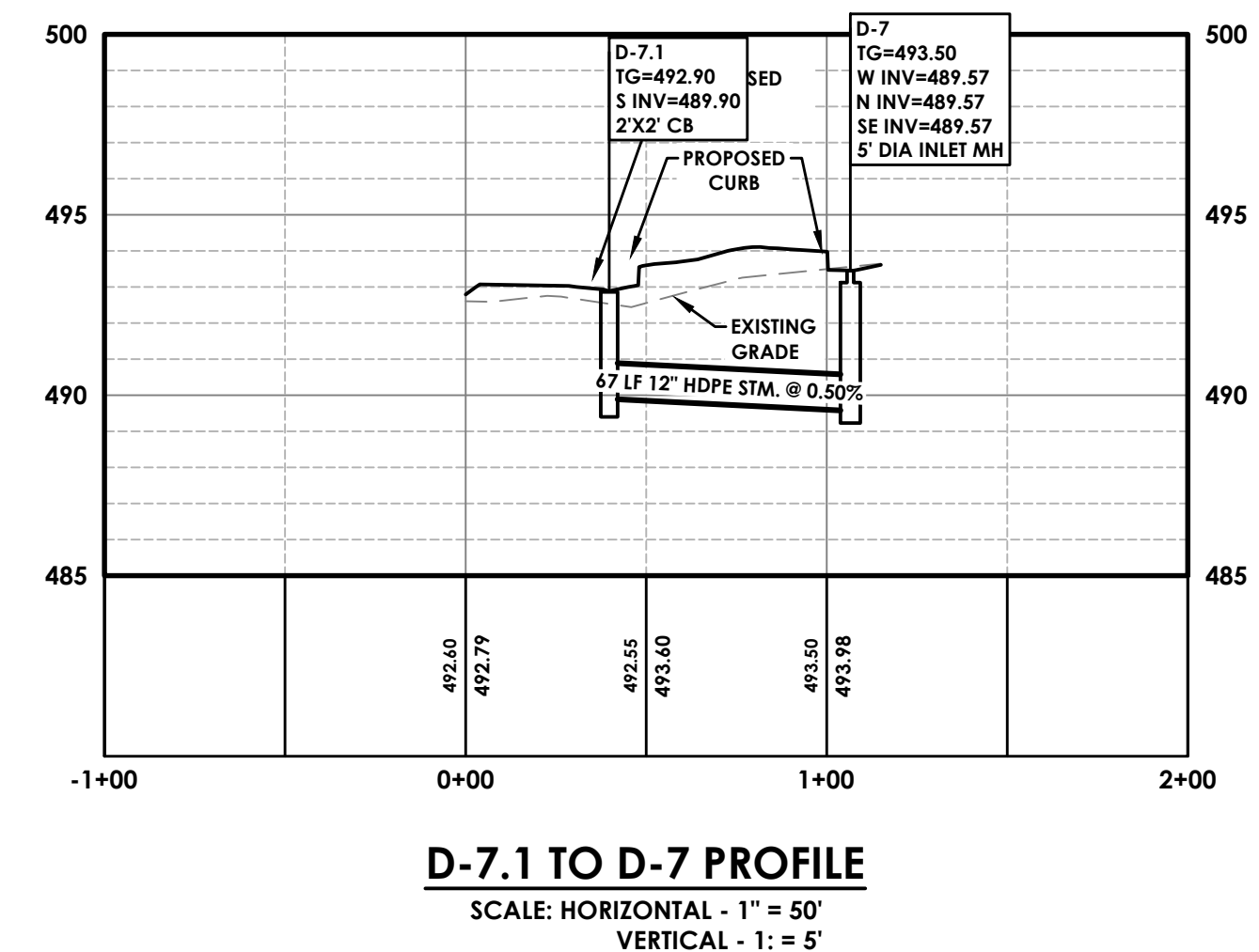
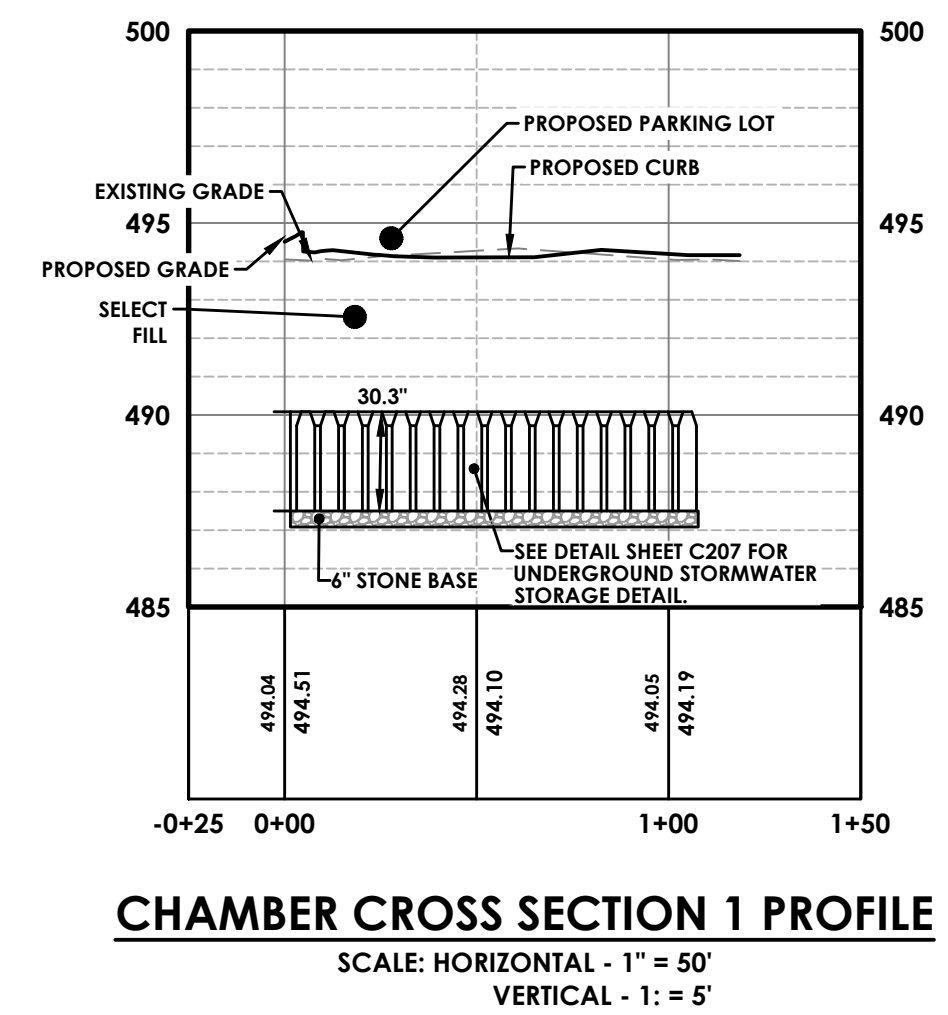
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7	6/03/20	ABG	PER OWNER REVISIONS
8	6/16/20	BGM	PER VE REVISIONS

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 149 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©

### PROFILES DRIVING PARK

Town/City: ROCHESTER  
County: MONROE State: NEW YORK  
Project No.: 20192778.00001  
Drawing No.: C 108 Sheet No.: 8  
Scale: N/A  
Date: JUNE 2020



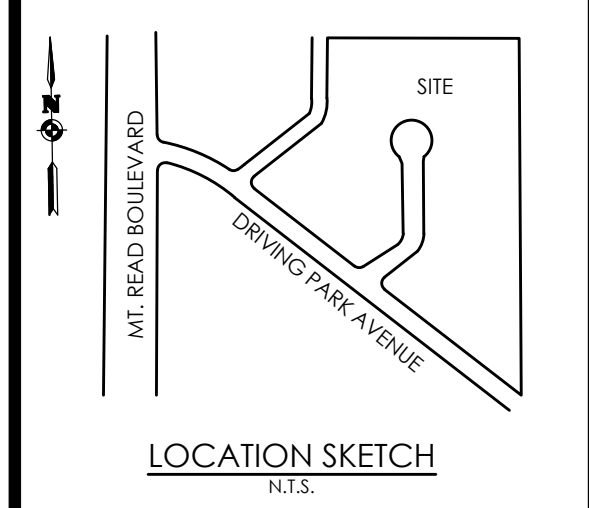
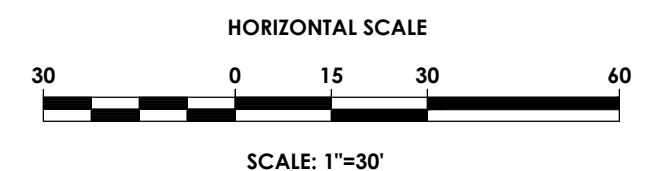
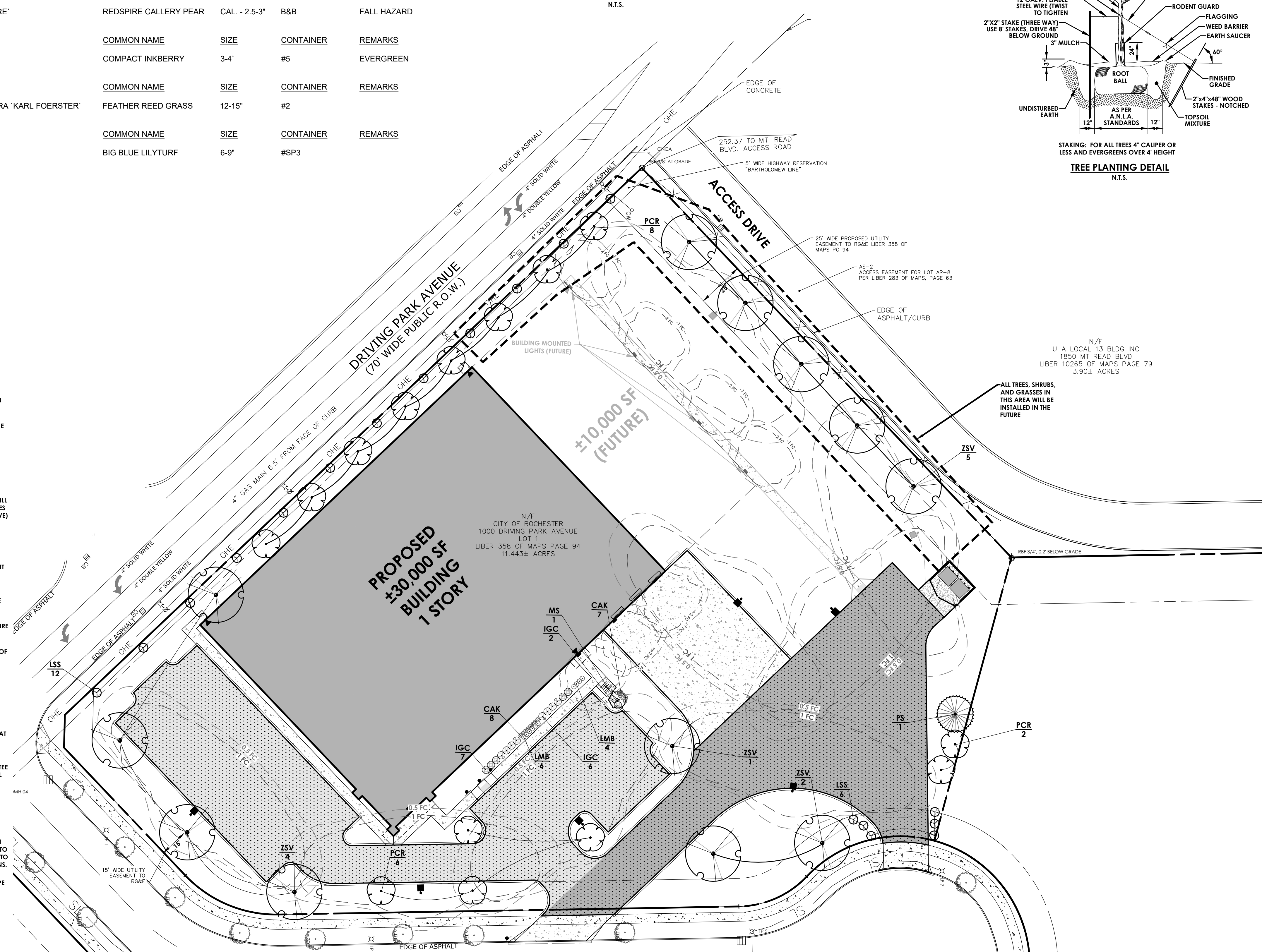
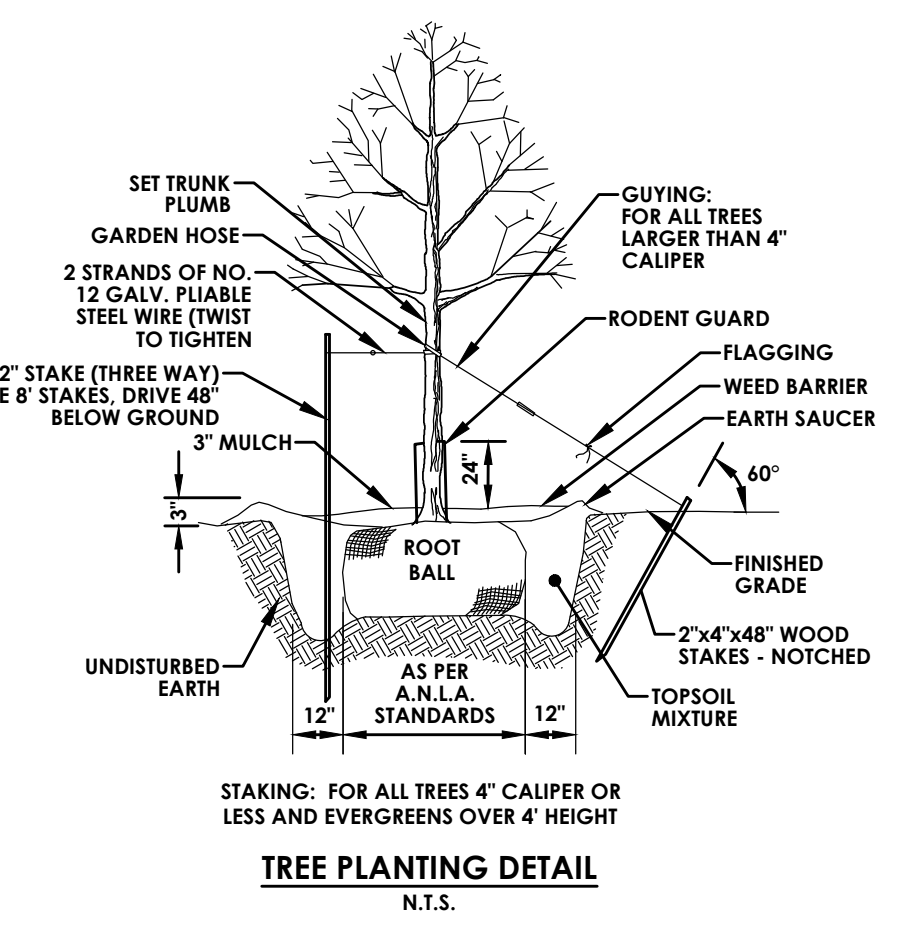
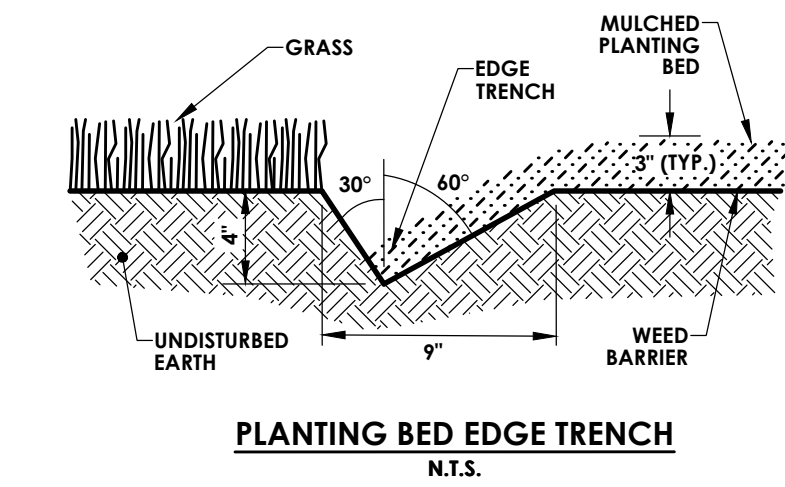
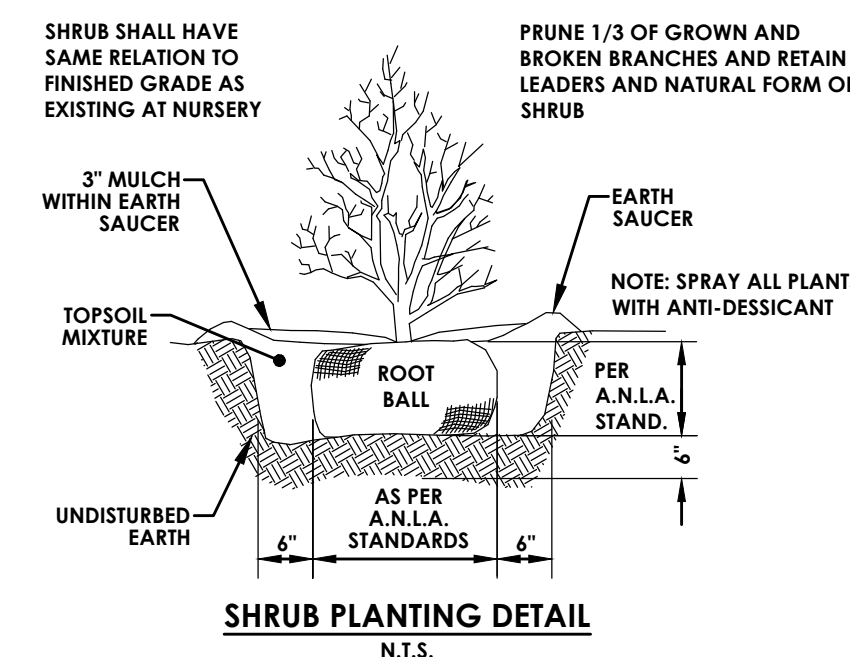
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**PLANT SCHEDULE**

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	LSS	18	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	COLUMNAR SWEET GUM	CAL. - 2.5-3"	B&B	
	ZSV	12	ZELKOVA SERRATA 'VILLAGE GREEN'	JAPANESE ZELKOVA	CAL. - 2.5-3"	B&B	FALL HAZARD
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	PS	1	PINUS STROBUS	EASTERN WHITE PINE	HT. - 7-8'	B&B	
FLOWERING AND ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	MS	1	MAGNOLIA STELLATA	STAR MAGNOLIA	HT. - 7-8'	B&B	
	PCR	14	PYRUS CALLERYANA 'REDSPIRE'	REDSPIRE CALLERY PEAR	CAL. - 2.5-3"	B&B	FALL HAZARD
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	IGC	15	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	3-4'	#5	EVERGREEN
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	CAK	15	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	12-15"	#2	
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	LMB	10	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	6-9"	#SP3	

**LANDSCAPING NOTES:**

- CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE TOWN AND STATE DESIGN STANDARDS AND CODES.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
- STANDARDS SET FORTH IN THE 'AMERICAN STANDARD FOR NURSERY STOCK', ANSI Z60.1 (LATEST EDITION) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE THE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS DELIVERED AND INSTALLED ON THIS PROJECT.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT A NURSERY IN THE SAME HARDINESS ZONE AS THE PROJECT LOCATION.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AN MEET SIZE REQUIREMENTS AS INDICATED ON THE PLANT LIST.
- ALL TREES MUST BE STRAIGHT-TRUNKED, INJURY FREE, HAVE A FULL, SYMMETRICAL CROWN (HEAD) AND MEET ALL REQUIREMENTS SPECIFIED (E.G. SINGLE STEM, MULTI-STEM, HEAVY BRANCHED, ETC.).
- ANY PROPOSED DEVIATION TO THE LANDSCAPE PLAN MUST FIRST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF THE PROPOSED LANDSCAPING CHANGES.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS. THE BID PRICE SUBMITTED WILL ASSUME THAT ALL PLANT MATERIALS DELINEATED WILL BE SUPPLIED AND INSTALLED. ANY DISCREPANCIES IN THE QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR DESIGN LANDSCAPE ARCHITECT (OWNER'S REPRESENTATIVE) PRIOR TO COMPLETING A BID PRICE.
- ALL GRADING AND UTILITY WORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF PLANT MATERIAL AND LANDSCAPE MULCH.
- THE FINAL LOCATION OF TREES AND OTHER LANDSCAPING SHALL BE DETERMINED IN THE FIELD BASED ON UTILITY STAKEOUT AND SHALL NOT CONFLICT WITH TRAFFIC SIGNS AND/OR UTILITIES. STAKE OUT SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
- ANY CONCERNS RELATED TO SITE CONDITIONS AND/OR PLANT LOCATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- PLANTING BACKFILL MIXTURE: 4 PARTS TOPSOIL (ON-SITE OR IMPORTED), 1 PART PEAT MOSS, 1/2 PART WELL ROTTED MANURE AND 10 LBS. 5-0-5 PLANTING FERTILIZER, MIXED THOROUGHLY PER CUBIC YARD.
- MULCH ALL PLANT BEDS, AND INDIVIDUAL TREES IN LAWN AREAS WITH SHREDDED HARDWOOD BARK MULCH TO A DEPTH OF THREE (3) INCHES UNLESS OTHERWISE SPECIFIED ON PLANTING DETAILS, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT DUE TO SITE CONDITIONS.
- ANY PLANT WHICH TURNS BROWN, DEFOLIATES OR DIES PRIOR TO FINAL ACCEPTANCE BY THE OWNER, OR DESIGN LANDSCAPE ARCHITECT, SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH THE SAME PLANT (SPECIES, VARIETY AND SIZE) AS SPECIFIED ON THE PLANT SCHEDULE (LIST).
- THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIALS AND LAWN AREAS UNTIL THE PROJECT HAS RECEIVED FINAL ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO: WATERING, MULCHING, FERTILIZING, SPRAYING (FUNGICIDE, PESTICIDE, ANTI-DESICCANT), AS WELL AS RAISING PLANTS THAT HAVE SETTLED TOO DEEP OR REQUIRE STRAIGHTENING.
- UPON COMPLETION AND ACCEPTANCE OF THE LANDSCAPING, THE LANDSCAPE MATERIALS SHALL BE GUARANTEED FOR TWO (2) YEARS. THE GUARANTEE SHALL BE INCLUSIVE OF ALL MATERIAL AND LABOR COSTS. AT THE END OF THE GUARANTEE PERIOD THE OWNERS REPRESENTATIVE WILL INSPECT ALL PLANT MATERIALS. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REQUIRED REPLACEMENTS WITH PLANT MATERIALS MEETING THE SPECIFICATIONS (E.G. SPECIES, SIZE AND CHARACTER).
- ALL AREAS DISTURBED BY SITE GRADING AND/OR UTILITY INSTALLATION SHALL RECEIVE APPROVED TOPSOIL (BASED ON APPROVED SAMPLES SUBMITTED BY THE CONTRACTOR) AND SPREAD TO A DEPTH NOT LESS THAN SIX (6) INCHES AFTER COMPACTION. TOPSOIL PLACED FOR LAWNS SHALL BE FINE GRADED, SEEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. THIS IS EXCLUDING FOUNDATION PLANT BEDS, AND ENTRANCE AREAS.
- LOCATIONS OF EXISTING BURIED UTILITIES SHOWN ON THE SITE PLAN ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE TO CALL FOR A UTILITY STAKEOUT PRIOR TO COMMENCING PLANT INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, AND SITE APPURTENANCES WHICH OCCURS AS A RESULT OF LANDSCAPE INSTALLATION OPERATIONS.
- EXISTING TREES INDICATED TO BE REMOVED SHALL OCCUR UNDER THE SITE CONTRACT FOR THIS PROJECT. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR NEW PLANTINGS OR RESTORATION OF THE DISTURBED AREA (LAWNS, PLANT BEDS, ISLANDS).
- PRE-EMERGENT HERBICIDE SHALL BE USED UNDER MULCH IN ALL TREE AND PLANT BED AREAS.
- ALL SHRUB BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL EDGE, CONCRETE, OR OTHER BORDER IS SPECIFIED.



Client:  
 FSI  
 90 GOODWAY DRIVE  
 ROCHESTER, NY 14623

**PASSERO ASSOCIATES**  
 242 West Main Street Suite 100 (585) 325-1000  
 Rochester, New York 14614 Fax: (585) 325-1691

Principal-in-Charge: Jess Sudol, PE  
 Project Manager: Tim Harris, PE  
 Designed by: Austin Goodwin, EIT.

No.	Date	By	Description
1	2/5/20	ABG	PER MCPW COMMENTS
2	2/13/20	BGM	PER CITY COMMENTS
3	2/18/20	SFA	PER CITY COMMENTS
4	3/11/20	ABG	PER MCPW COMMENTS
5	5/22/20	MRD	PER OWNER REVISIONS
6	6/2/20	JDS	NEW STORMWATER SYSTEM
7	6/03/20	ABG	PER OWNER REVISIONS
8	6/16/20	BGM	PER VE REVISIONS

**LANDSCAPING AND LIGHTING PLAN  
DRIVING PARK**

Town/City: ROCHESTER  
 County: MONROE State: NEW YORK

Project No:  
**20192778.00001**

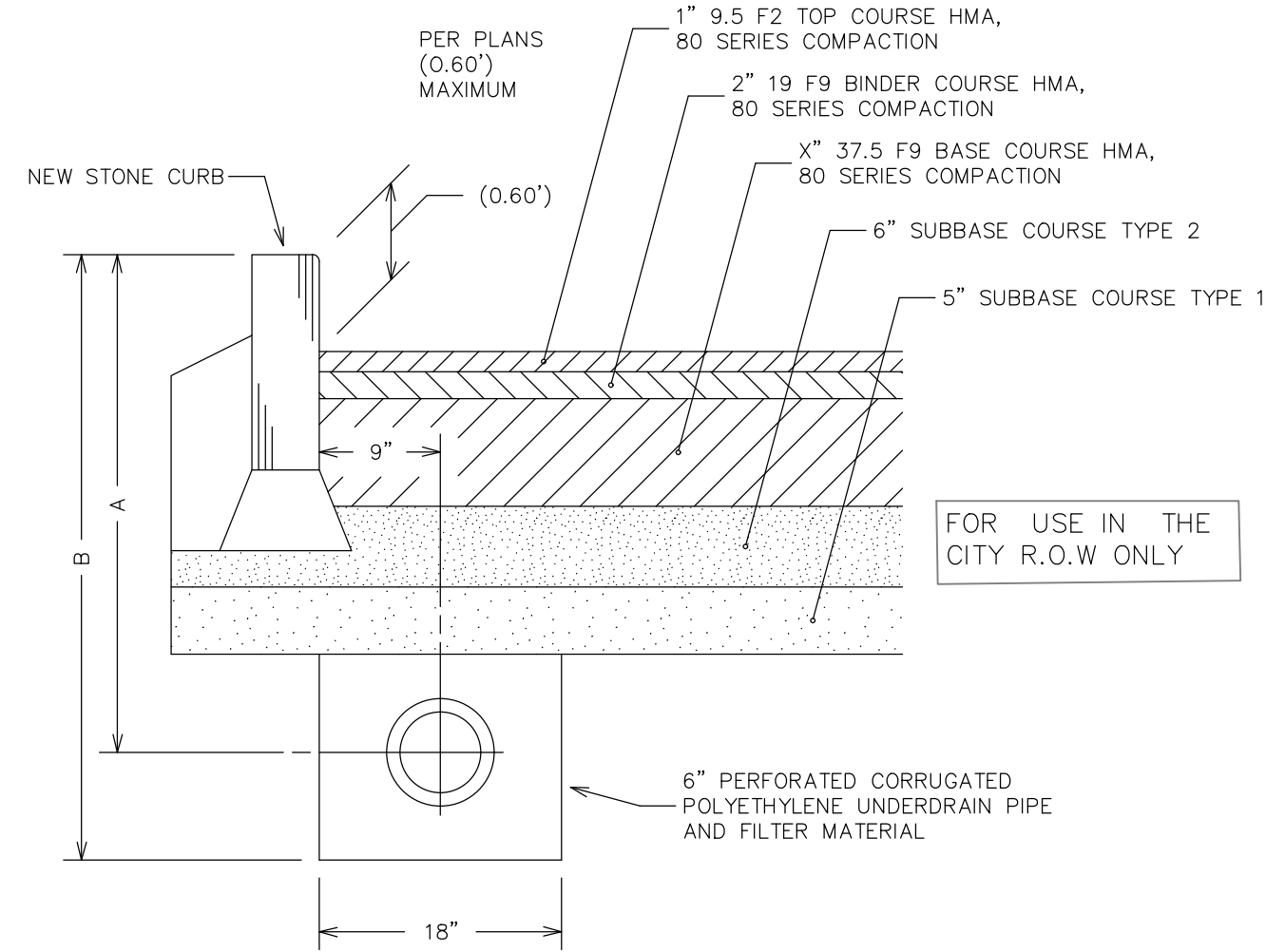
Drawing No. **C 107** Sheet No. **7**

Scale: **1" = 30'**

Date: **JUNE 2020**

NOT FOR CONSTRUCTION

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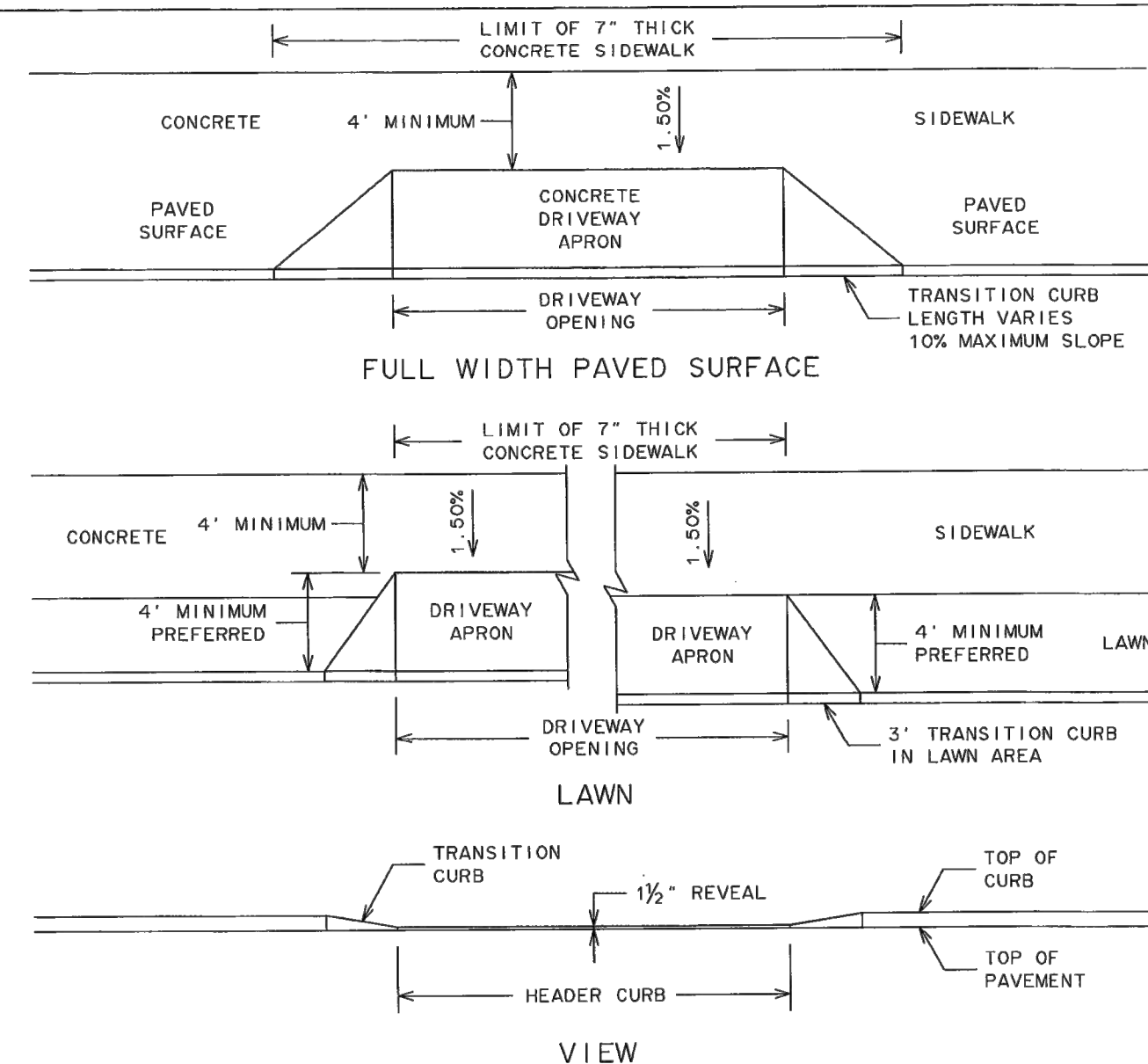
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LIGHT-DUTY	0\"/>
MEDIUM-DUTY	3\"/>
MODIFIED	6\"/>
HEAVY-DUTY	8\"/>

NOTE: ALL PAVEMENT AREAS IN THE CITY R.O.W. SHALL RECEIVE 6\"/>

CITY OF ROCHESTER

ASPHALT PAVEMENT SECTION WITH CURB

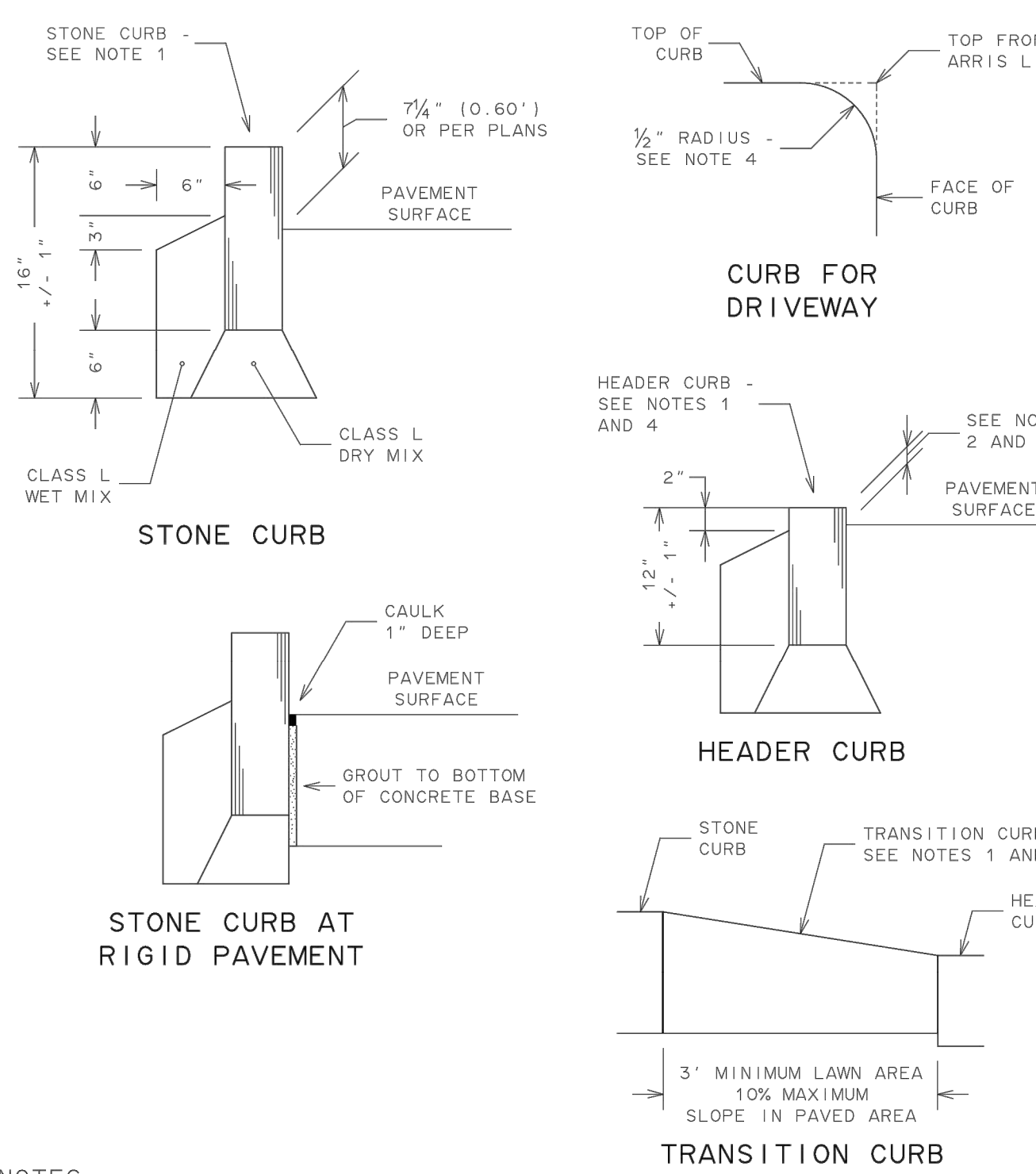
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REVISED 7-31-12 DWG.NO.R400-1



CITY OF ROCHESTER

DRIVEWAY APRON AT CURB

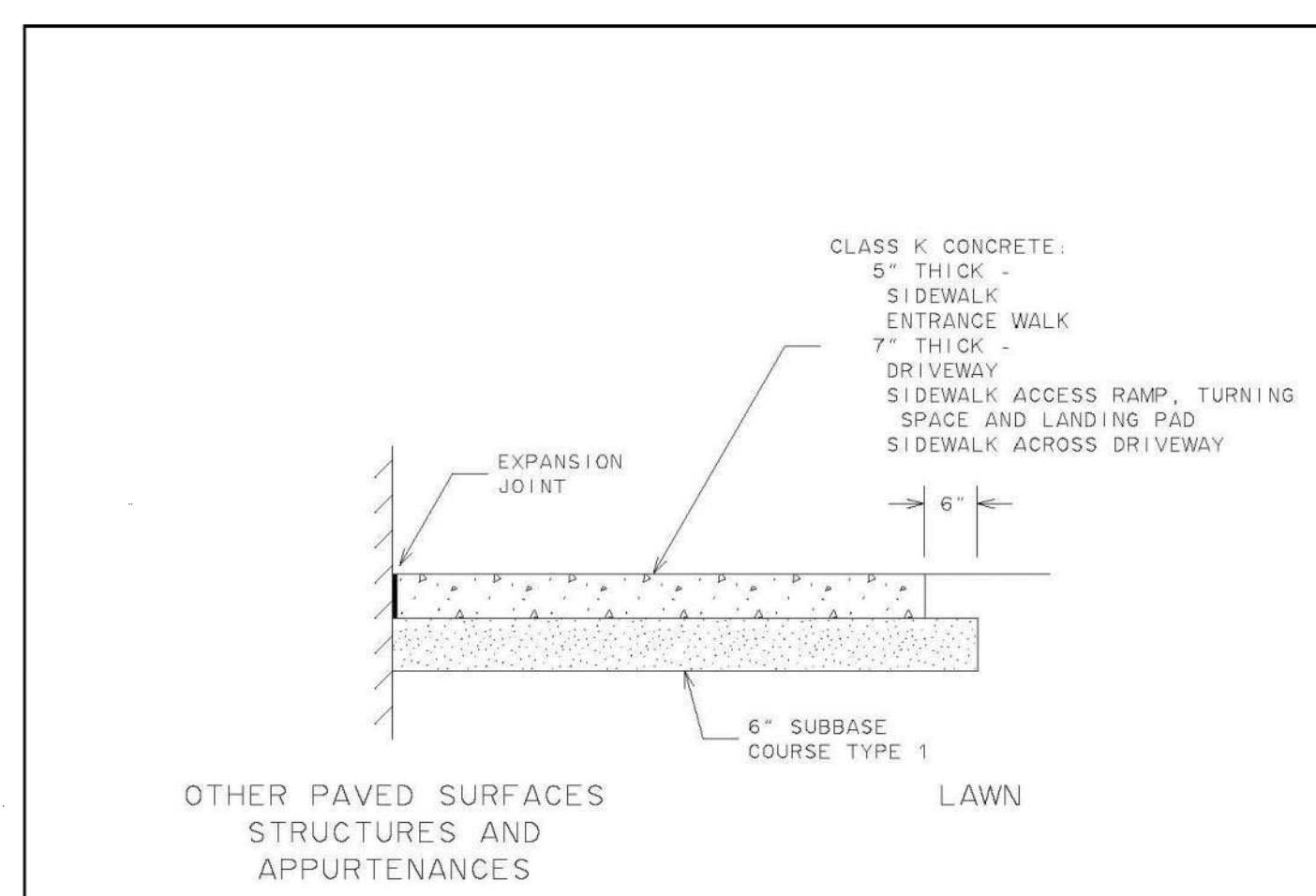
ISSUED 9-2-91 STANDARD  
REVISED 6-1-18 DWG.NO.R608-5



CITY OF ROCHESTER

STONE CURB

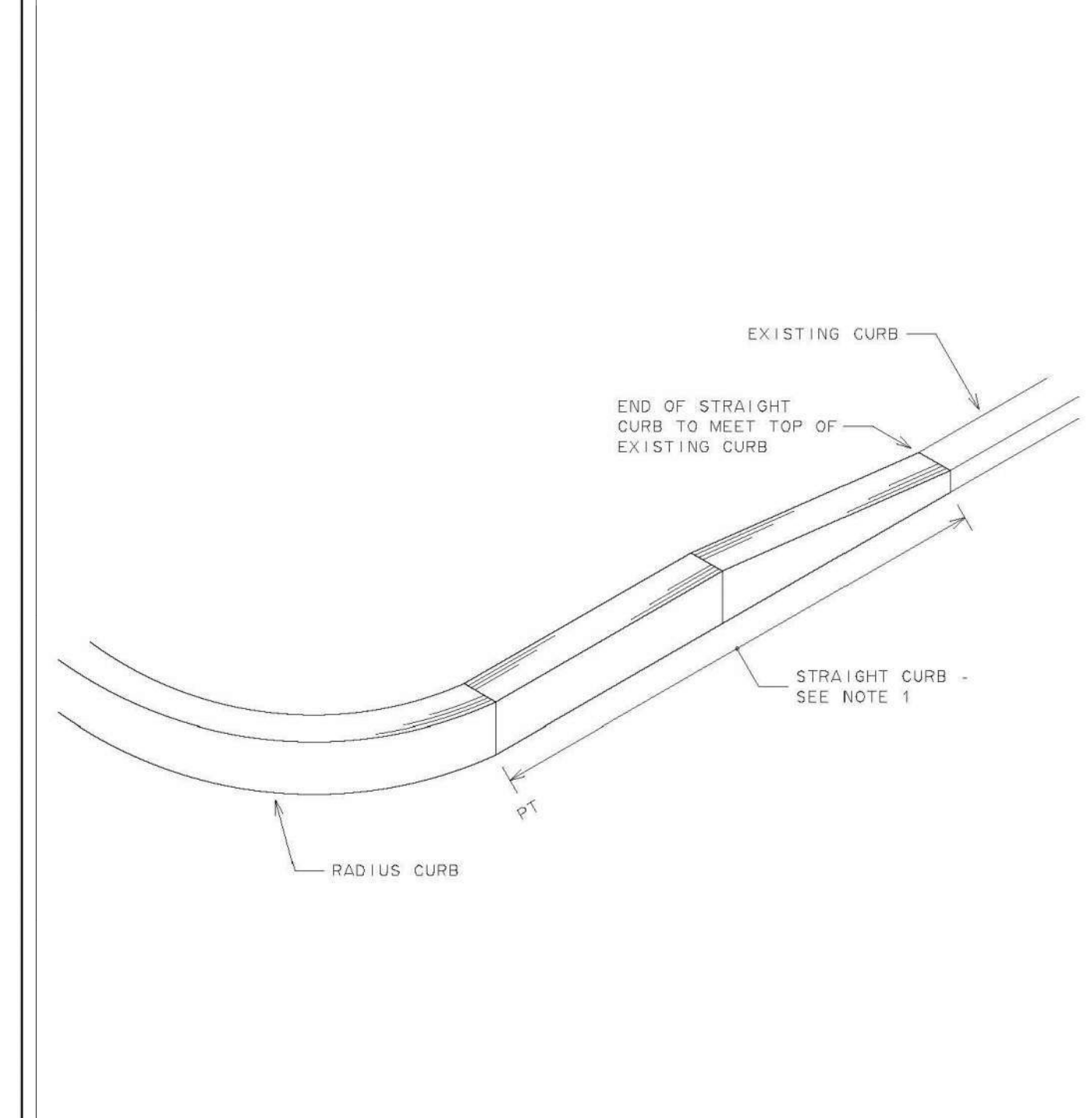
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REVISED 3-1-18 DWG.NO.R609-1



CITY OF ROCHESTER

CONCRETE SIDEWALK AND DRIVEWAY

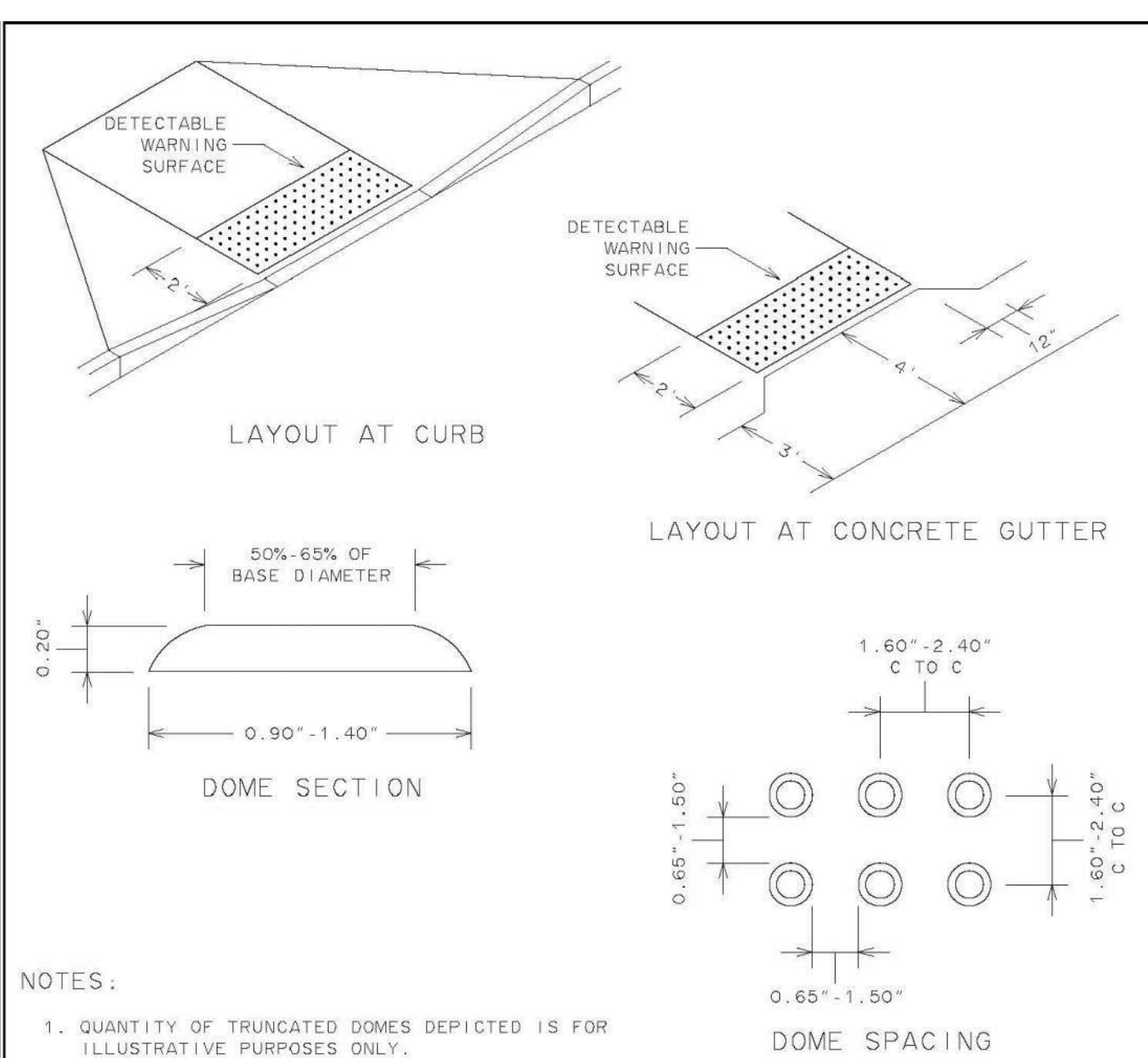
ISSUED 9-2-91 STANDARD  
REVISED 7-1-17 DWG.NO.R608-6



CITY OF ROCHESTER

NEW CURB TRANSITION TO EXISTING CURB

ISSUED 9-2-91 STANDARD  
REVISED 12-1-15 DWG.NO.R609-7



CITY OF ROCHESTER

DETECTABLE WARNING SURFACE TRUNCATED DOMES

ISSUED 1-23-03 NON-STANDARD  
REVISED 7-1-17 DWG.NO.S608-28

ELEMENT TOLERANCES

ELEMENT	DESIGN AND FIELD LAYOUT	ACCESSIBILITY GUIDELINES AND WORK ACCEPTANCE
SIDEWALK CROSS SLOPE	1.50% MAXIMUM	2% MAXIMUM
TURNING SPACE CROSS SLOPE	1.50% MAXIMUM	2% MAXIMUM
ACCESS RAMP CROSS SLOPE	1.50% MAXIMUM	2% MAXIMUM
BLENDED TRANSITION CROSS SLOPE	1.50% MAXIMUM	2% MAXIMUM
SIDE FLARE CROSS SLOPE (ENCROACHMENT INTO PAVED AREA)	8.50% MAXIMUM	10% MAXIMUM
SIDE FLARE CROSS SLOPE (ABUTS LAWN AREA)	20% MAXIMUM	20% MAXIMUM
ACCESS RAMP GRADE (RUNNING SLOPE)	7.50% MAXIMUM	8.50% MAXIMUM
BLENDED TRANSITION GRADE (RUNNING SLOPE)	4.50% MAXIMUM	5% MAXIMUM

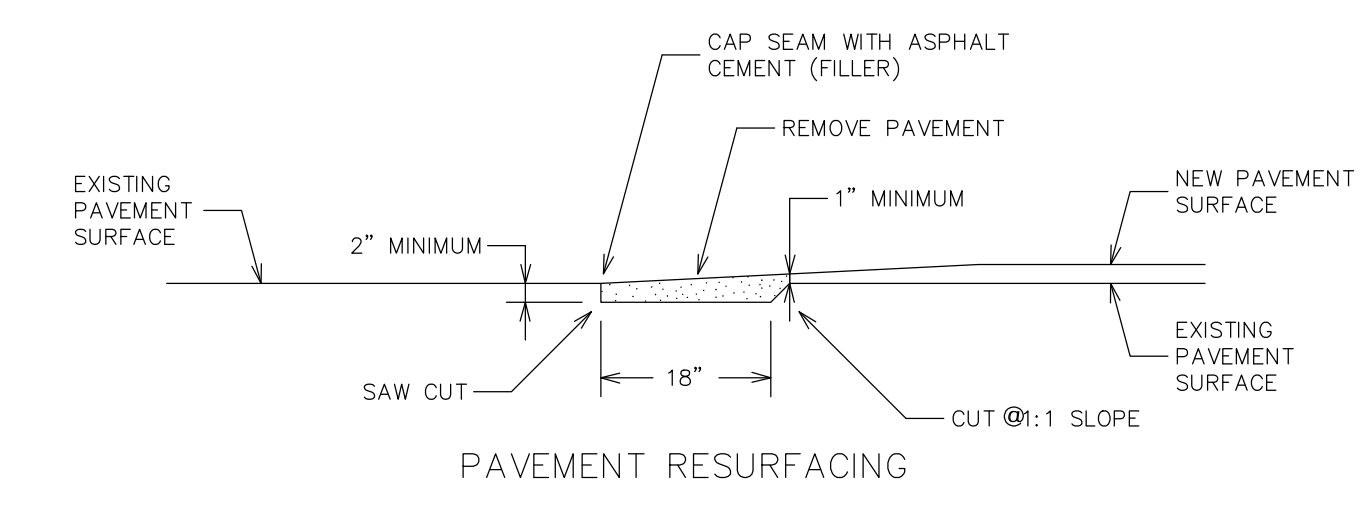
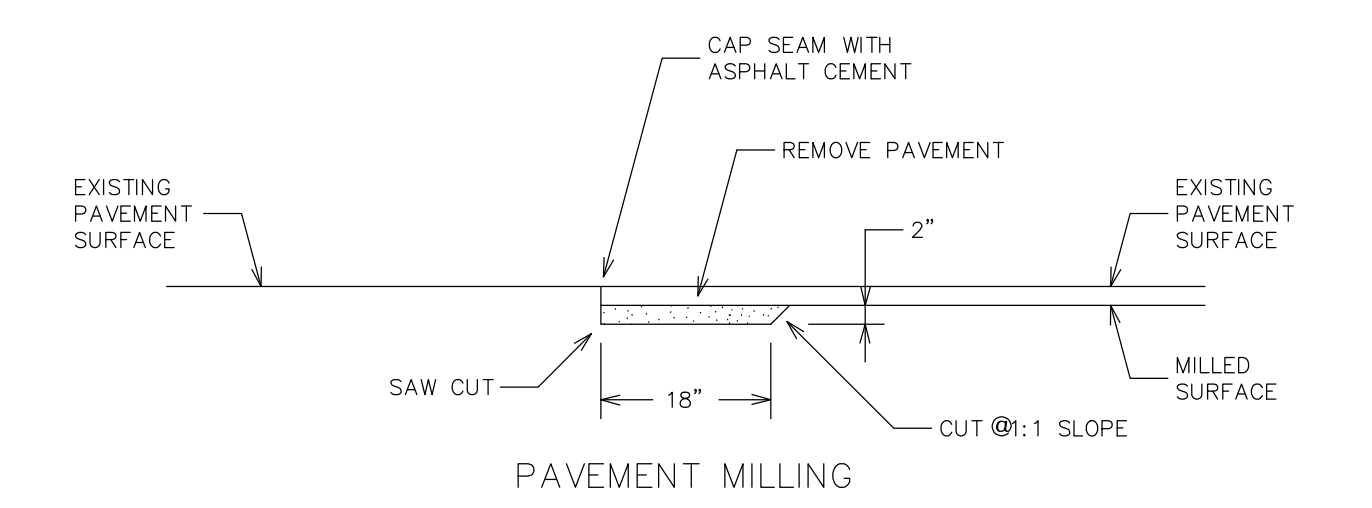
- NOTES:
- ACCESS ELEMENTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH "PROPOSED GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY (PROWAG)". FOLLOWING NOTES REITERATE OR AMEND REQUIREMENTS OUTLINED IN "PROPOSED GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY (PROWAG)" AND NYSDOT "HIGHWAY DESIGN MANUAL - CHAPTER 16 PEDESTRIAN FACILITY DESIGN". SEE BOTH DOCUMENTS FOR FURTHER INFORMATION, CLARIFICATION OR GUIDANCE AS NEEDED.
  - DESIGN TOLERANCES FOR DIMENSIONS, GRADES (RUNNING SLOPE) AND CROSS SLOPES SHOWN IN CONTRACT DOCUMENTS ARE MINIMUM AND MAXIMUM LIMITS FOR DESIGN AND FIELD LAYOUT OF ACCESSIBLE ELEMENTS. ACCESSIBLE ELEMENTS ARE NOT TO BE CONSTRUCTED WITH VALUES OUTSIDE LIMITS PER ACCESSIBILITY GUIDELINES AND FOR WORK ACCEPTANCE.
  - JOINTS BETWEEN SIDEWALK FLAGS, ACCESS RAMPS, BLENDED TRANSITIONS, TURNING SPACES AND STREETS ARE TO BE FLUSH AND FREE FROM ABRUPT VERTICAL SEPARATIONS GREATER THAN 1/4 INCH. VERTICAL CHANGES BETWEEN 1/4 INCH AND 1/2 INCH ARE TO BE BEVELED ACROSS ENTIRE JOINT WITH STANDARD BEVEL SLOPE OF 1:3, BUT NO STEEPER THAN 1:2. VERTICAL SEPARATIONS GREATER THAN 1/2 INCH ARE UNACCEPTABLE, REQUIRING TOTAL REPLACEMENT.
  - AT STREET CORNERS WITH DUAL PEDESTRIAN STREET CROSSINGS, SEPARATE ACCESS RAMPS OR BLENDED TRANSITIONS ARE TO BE PROVIDED FOR EACH PEDESTRIAN STREET CROSSING, ORIENTED IN DIRECTION OF PEDESTRIAN TRAVEL. WHERE EXISTING CONDITIONS CANNOT BE OVERCOME TO ACCOMMODATE SEPARATE ACCESS RAMPS OR BLENDED TRANSITIONS, SINGLE DIAGONAL ACCESS RAMP OR BLENDED TRANSITION MAY BE PERMITTED THAT IS ORIENTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.
  - DETECTABLE WARNING SURFACE IS TO PROVIDE LIGHT-ON-DARK OR DARK-ON-LIGHT CONTRAST WITH SURROUNDING SURFACE. DEFAULT COLOR OF DETECTABLE WARNING SURFACE IS #33538 TRAFFIC YELLOW. OTHER ACCEPTABLE COLORS FOR USE IN CONCRETE AREAS ARE #20109 RED BROWN AND #36081 DARK GUNSHIP GRAY. IN ASPHALT OR OTHER SIMILAR DARK SURFACE AREAS #36495 LIGHT GRAY AND #37325 INSIGNIA WHITE, OR APPROVED EQUIVALENTS. COLORS ARE TO BE IN ACCORDANCE WITH FEDERAL STANDARD 595C.
  - TRUNCATED DOME ROWS ARE TO BE ALIGNED PERPENDICULAR OR RADIAL TO LOWER GRADE BREAK ON ACCESSIBLE CONNECTIONS WITH GRADE (RUNNING SLOPE) OF 5% OR GREATER. WHERE TRUNCATED DOMES ARE ARRAYED RADIALLY TRUNCATED DOMES MAY DIFFER IN DIAMETER AND CENTER-TO-CENTER SPACING. WHERE GRADE (RUNNING SLOPE) IS LESS THAN 5%, ORIENTATION IS LESS CRITICAL AND TRUNCATED DOMES MAY DIFFER FROM PERPENDICULAR OR RADIAL ALIGNMENT TO LOWER GRADE BREAK.

CITY OF ROCHESTER

ACCESSIBILITY GUIDELINES

ISSUED 7-1-17 NON-STANDARD  
REVISED DWG.NO.S608-42

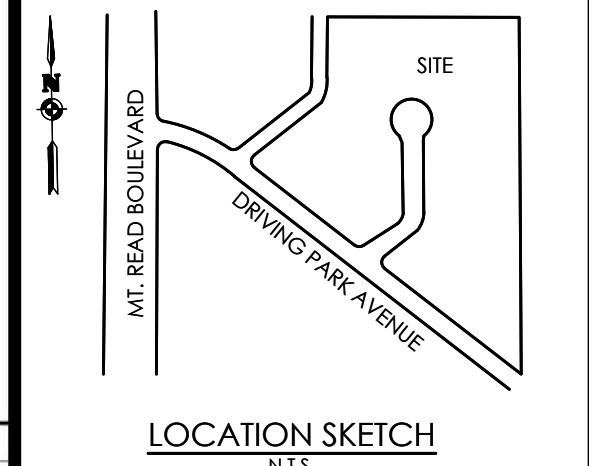
NOTE: TACK COAT IS TO BE APPLIED BETWEEN ALL LIFTS OF HMA PAVEMENT COURSES AND ON FACE OF CURB BETWEEN CURB AND ASPHALT PAVEMENT.



CITY OF ROCHESTER

PAVEMENT KEY

ISSUED 1-13-06 NON-STANDARD  
REVISED 7-31-12 DWG.NO.S406-1



Client:

FSI  
90 GOODWAY DRIVE  
ROCHESTER, NY 14623

PASSERO ASSOCIATES

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Rochester, New York 14614

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Fax: (585) 325-1691

Principal-in-Charge: Jess Sudol, PE  
Project Manager: Tim Harris, PE  
Designed by: Austin Goodwin, EIT.



Revisions

No.	Date	By	Description
1	2/5/20	ABG	PER MCPW COMMENTS
2	2/13/20	BGM	PER CITY COMMENTS
3	2/18/20	SFA	PER CITY COMMENTS
4	3/11/20	AFB	PER MCPW COMMENTS
5	5/22/20	MRD	PER OWNER REVISIONS
6	6/2/20	JDS	NEW STORMWATER SYSTEM
7	6/03/20	ABG	PER OWNER REVISIONS
8	6/16/20	BGM	PER VE REVISIONS

DETAILS

DRIVING PARK

Town/City: ROCHESTER  
County: MONROE State: NEW YORK

Project No.: 20192778.00001

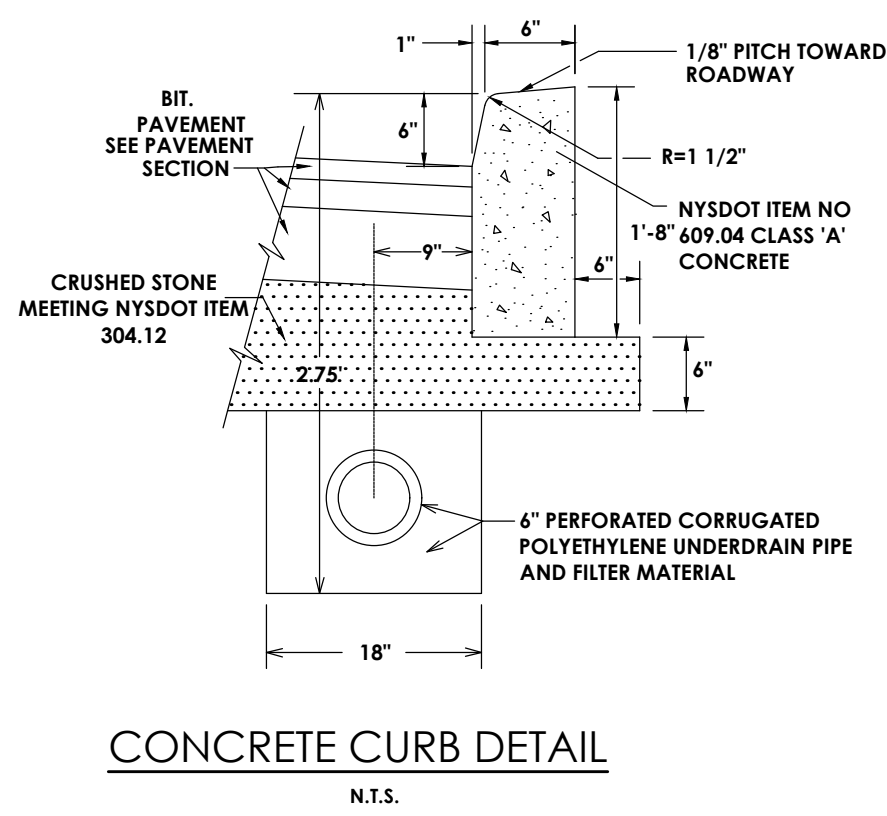
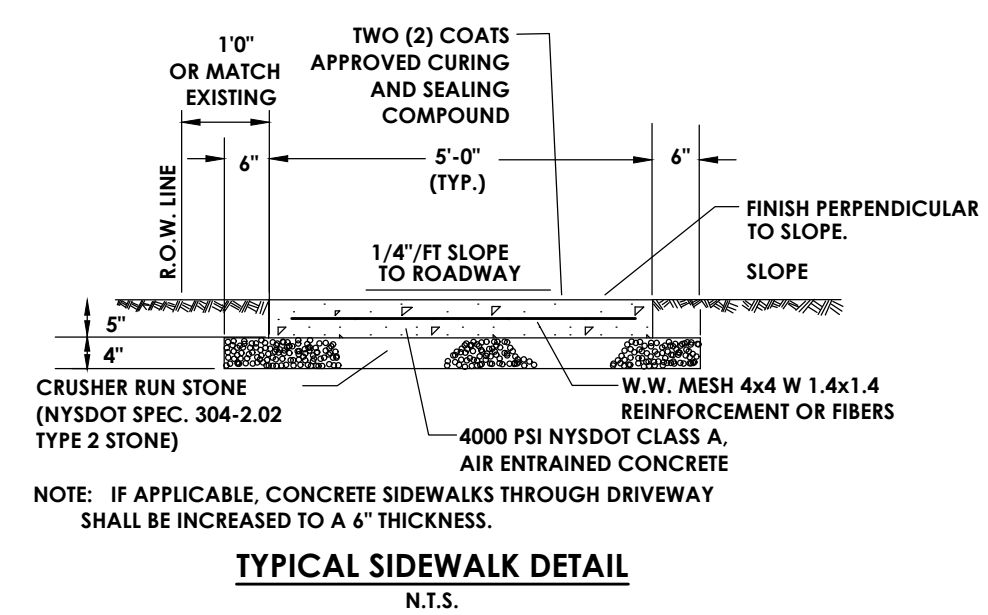
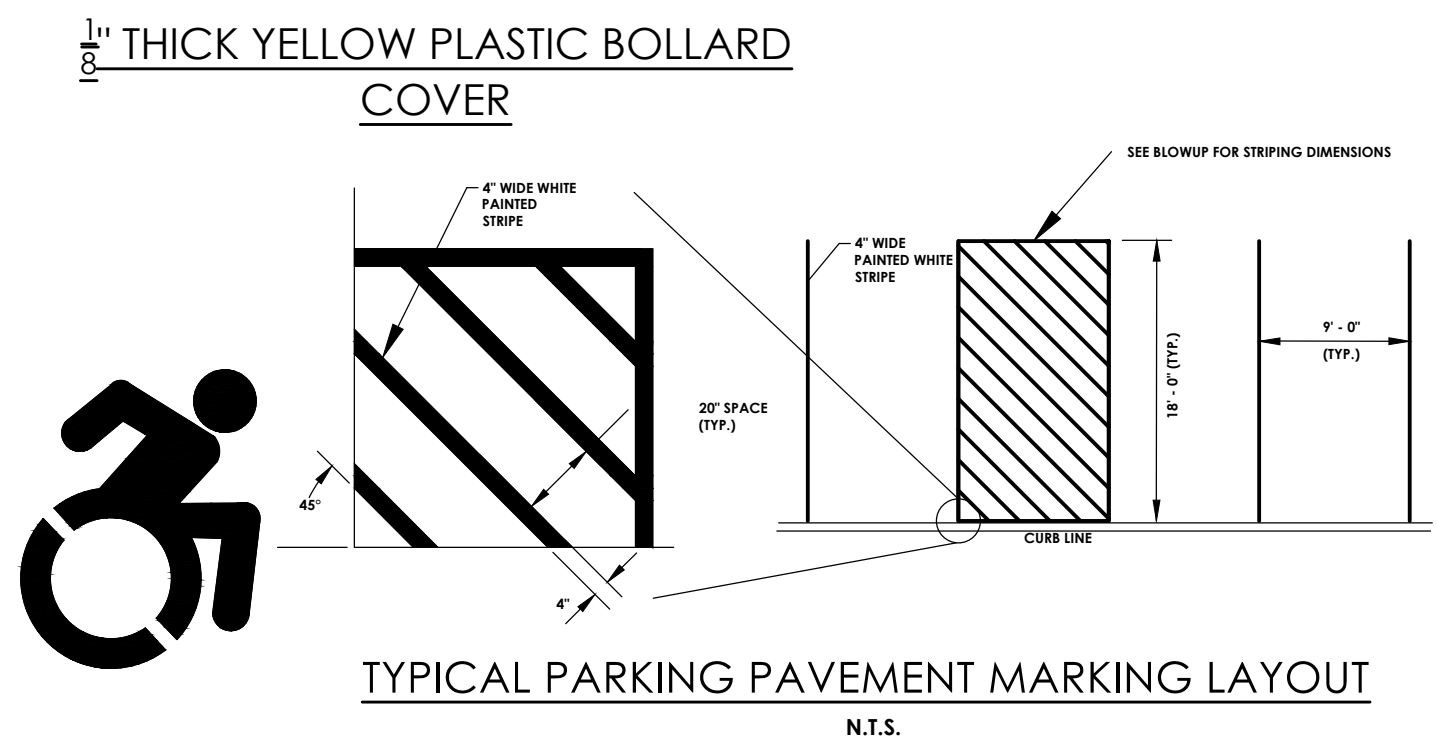
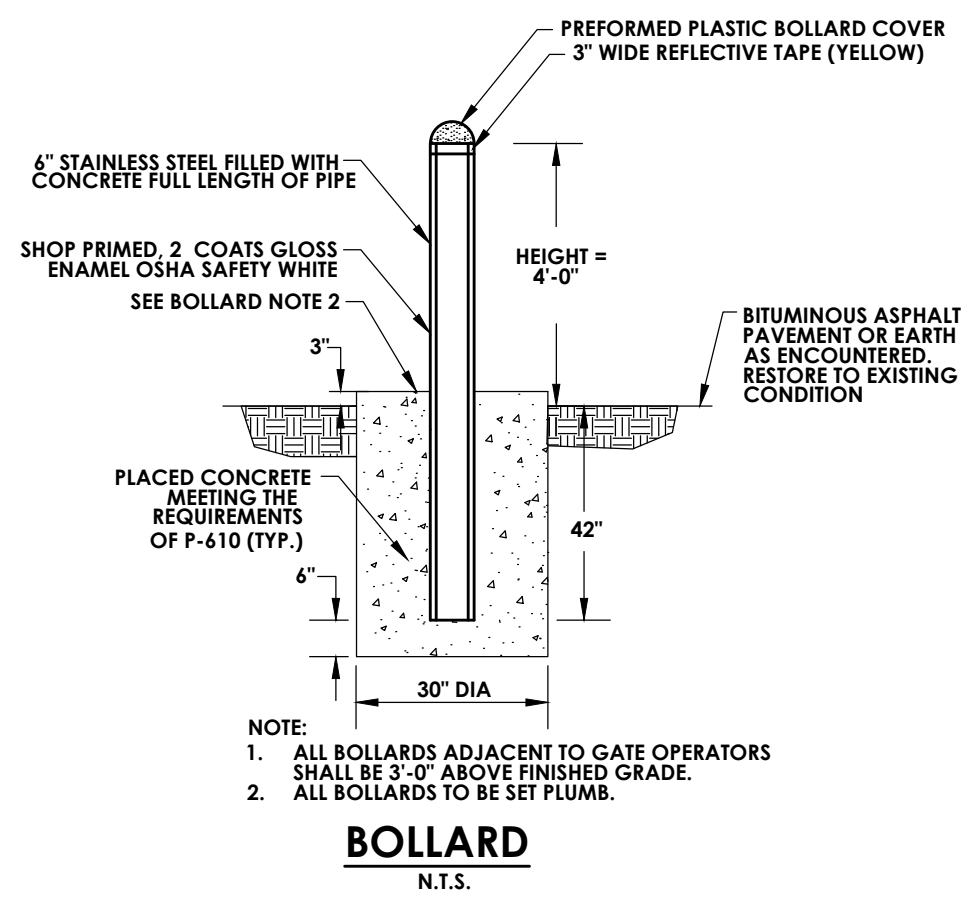
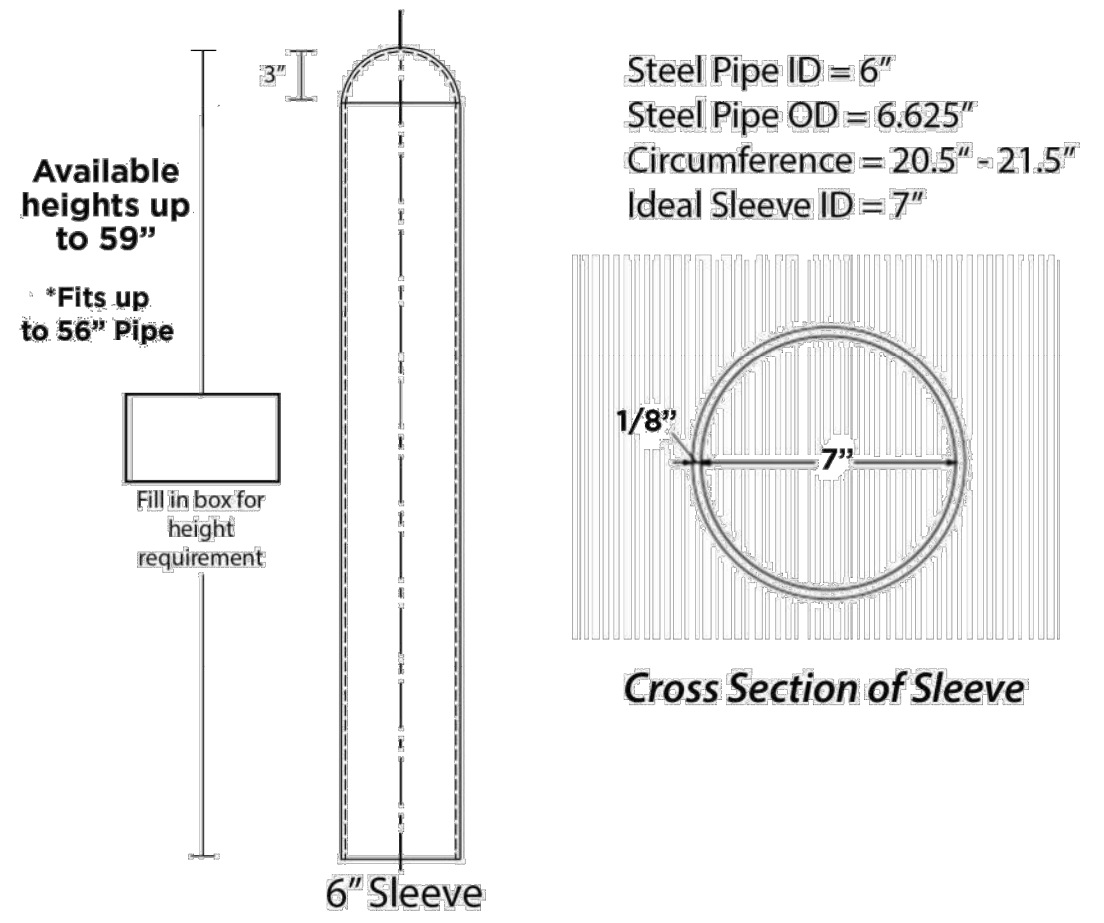
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Scale: N.T.S.

Date: JUNE 2020

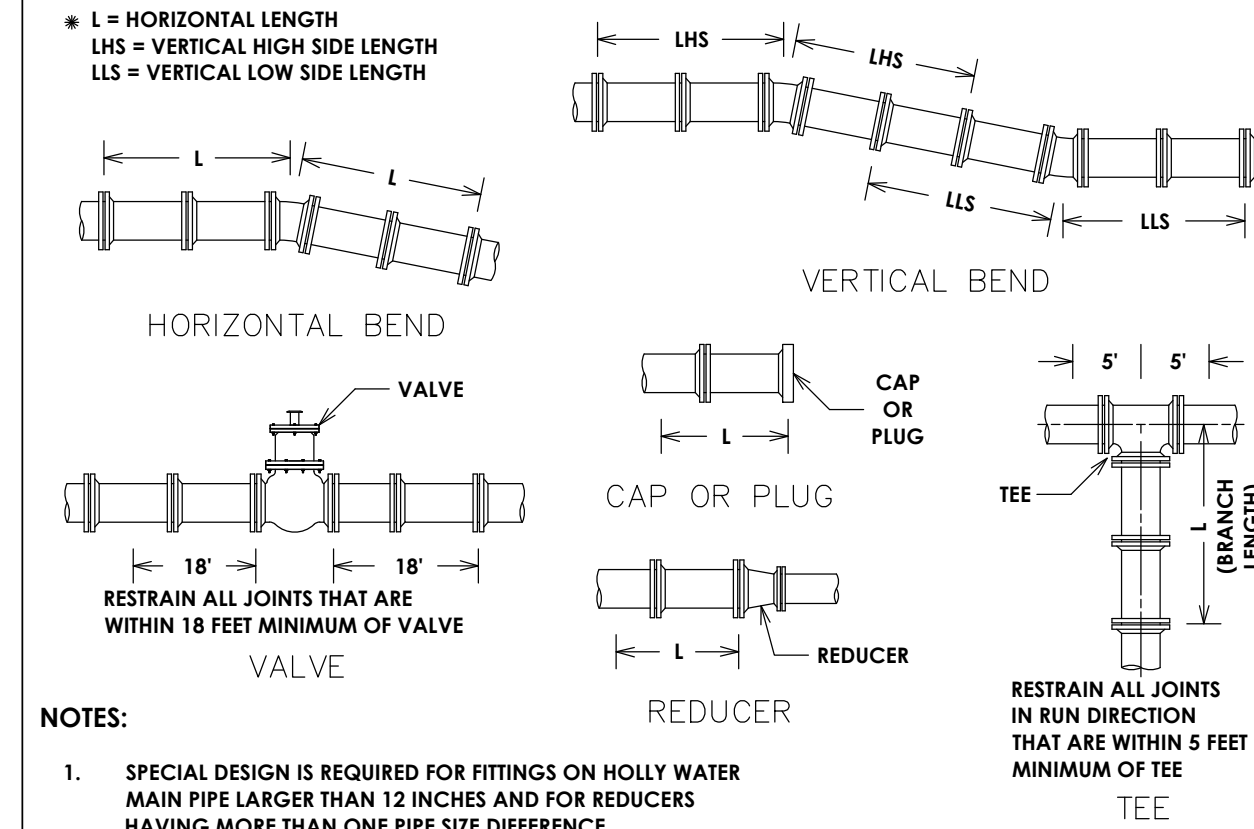
NOT FOR CONSTRUCTION





MINIMUM RESTRAINED LENGTH FOR WATER MAIN PIPE ADJACENT TO FITTINGS (IN FEET) (BASED ON INTERNAL PRESSURE OF 250 PSI) (SEE NOTE 1)

PIPE SIZE (INCHES)	MINIMUM LENGTH *	90°	45°	22-1/2°	11-1/4°	REDUCER	TEE	CAP PLUG
4" - 6"	L	23	10	5	3	44	44	85
	LHS	74	35	17	9	...	...	...
	LLS	23	9	5	3	...	...	...
8"	L	30	13	6	3	47	70	111
	LHS	96	46	23	11	...	...	...
	LLS	30	12	6	3	...	...	...
12"	L	43	18	9	5	84	117	159
	LHS	138	66	32	16	...	...	...
	LLS	43	16	8	4	...	...	...

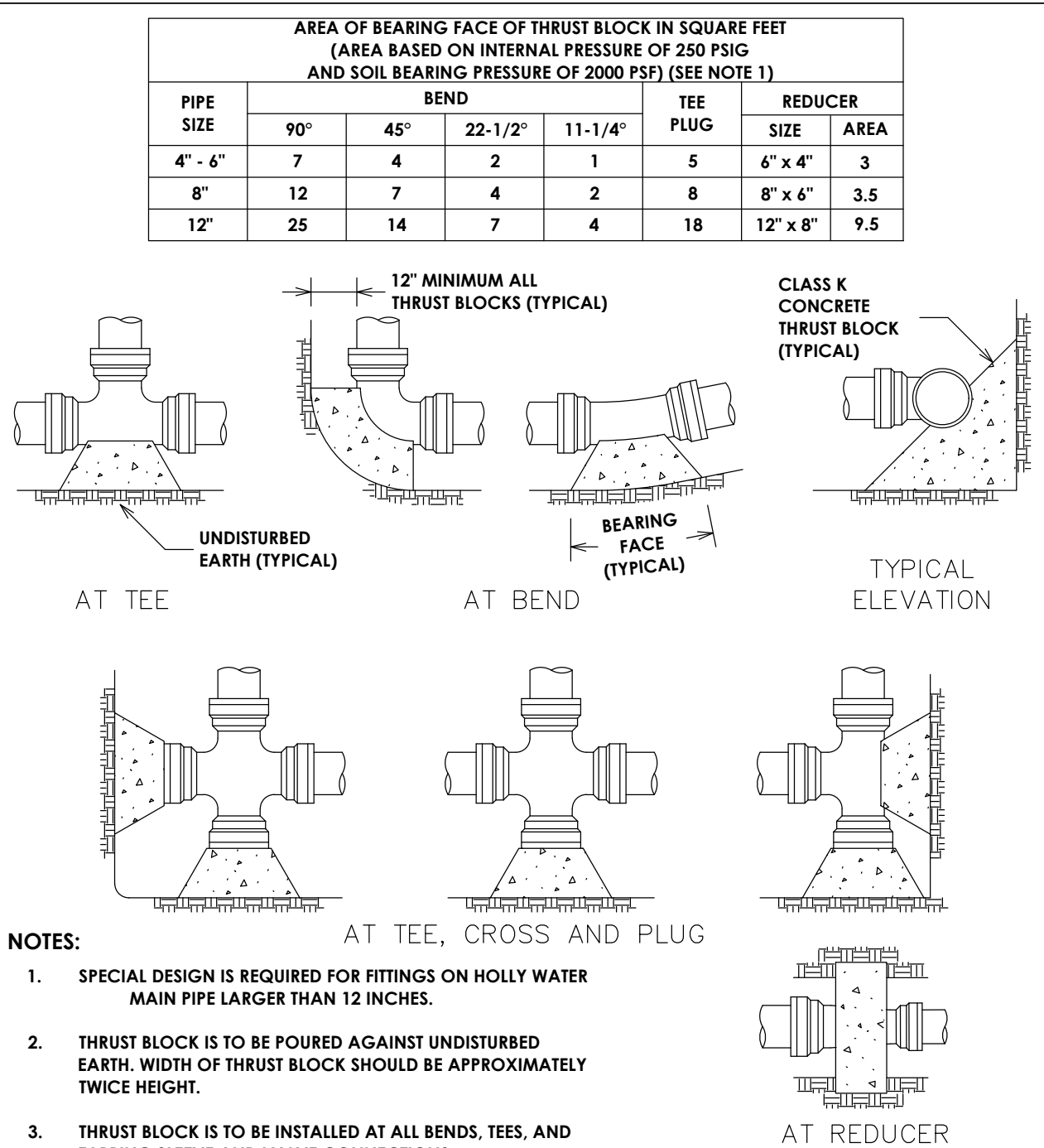
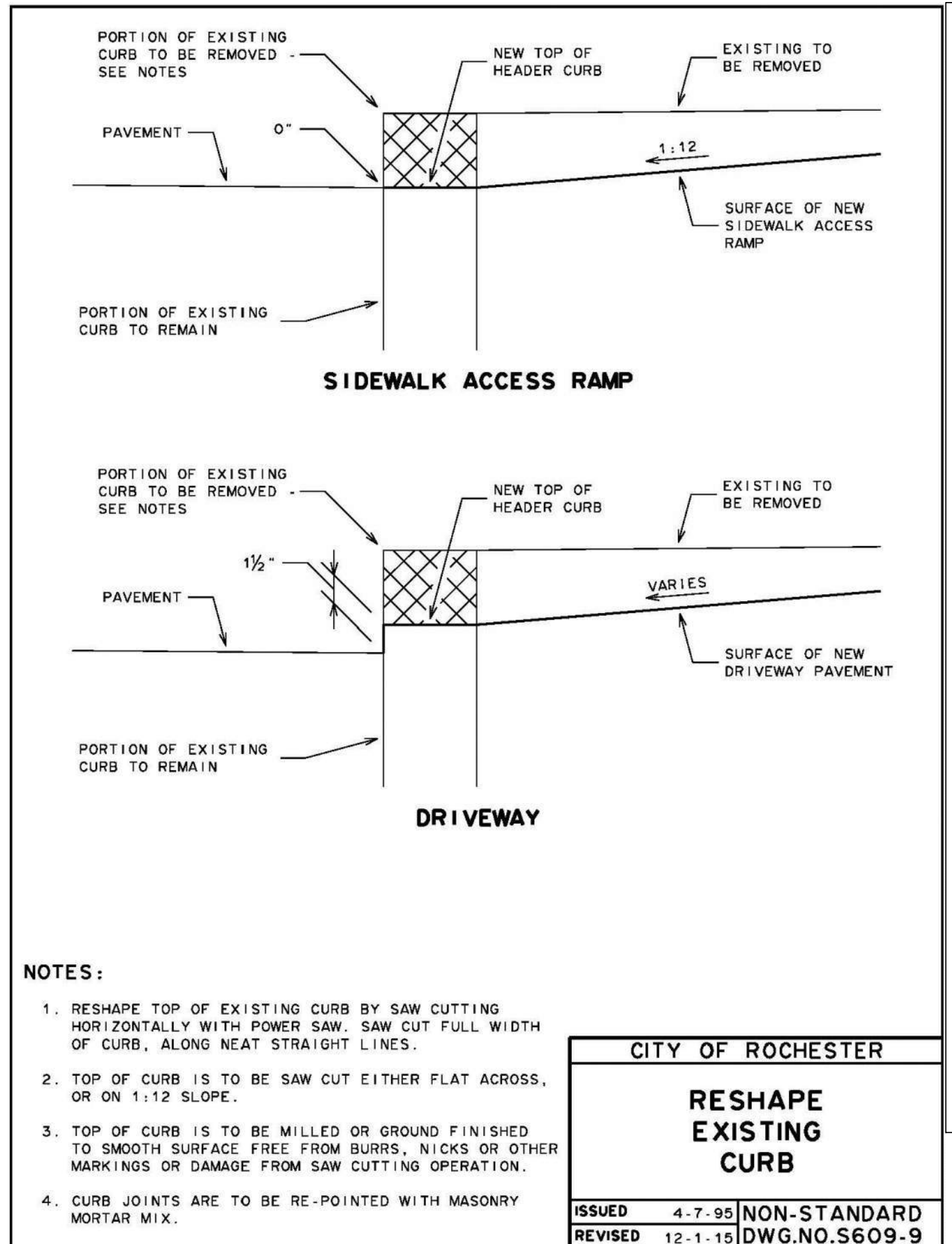


CITY OF ROCHESTER

WATER MAIN PIPE RESTRAINT HOLLY SYSTEM

ISSUED 5-8-08 NON-STANDARD  
REVISED 9-1-09 DWG. NO. S900-8

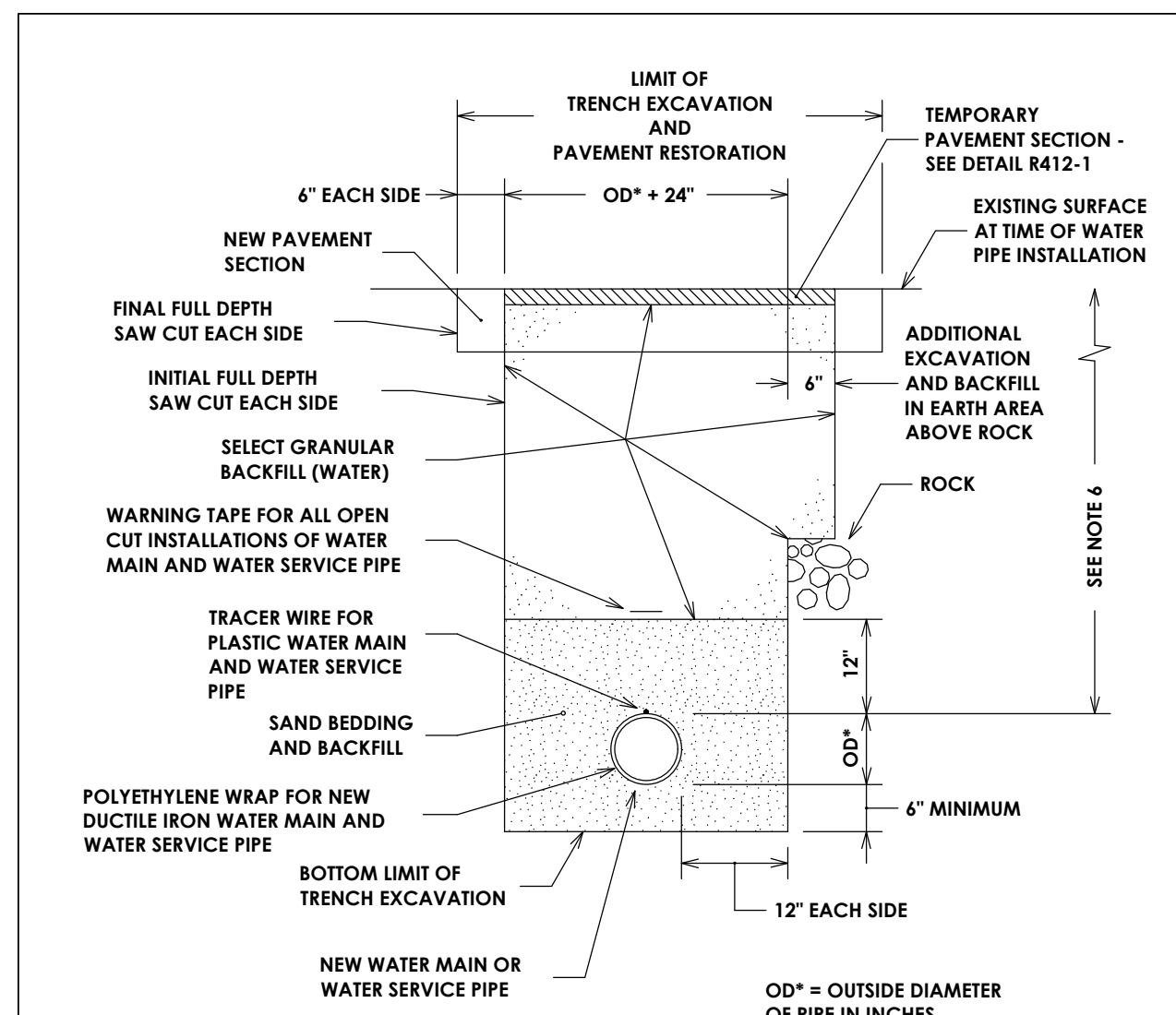
MODIFIED INTERNATIONAL SYMBOL OF ACCESS  
N.T.S.



CITY OF ROCHESTER

HORIZONTAL THRUST BLOCK HOLLY SYSTEM

ISSUED 6-1-09 NON-STANDARD  
REVISED 8-7-13 DWG. NO. S900-9



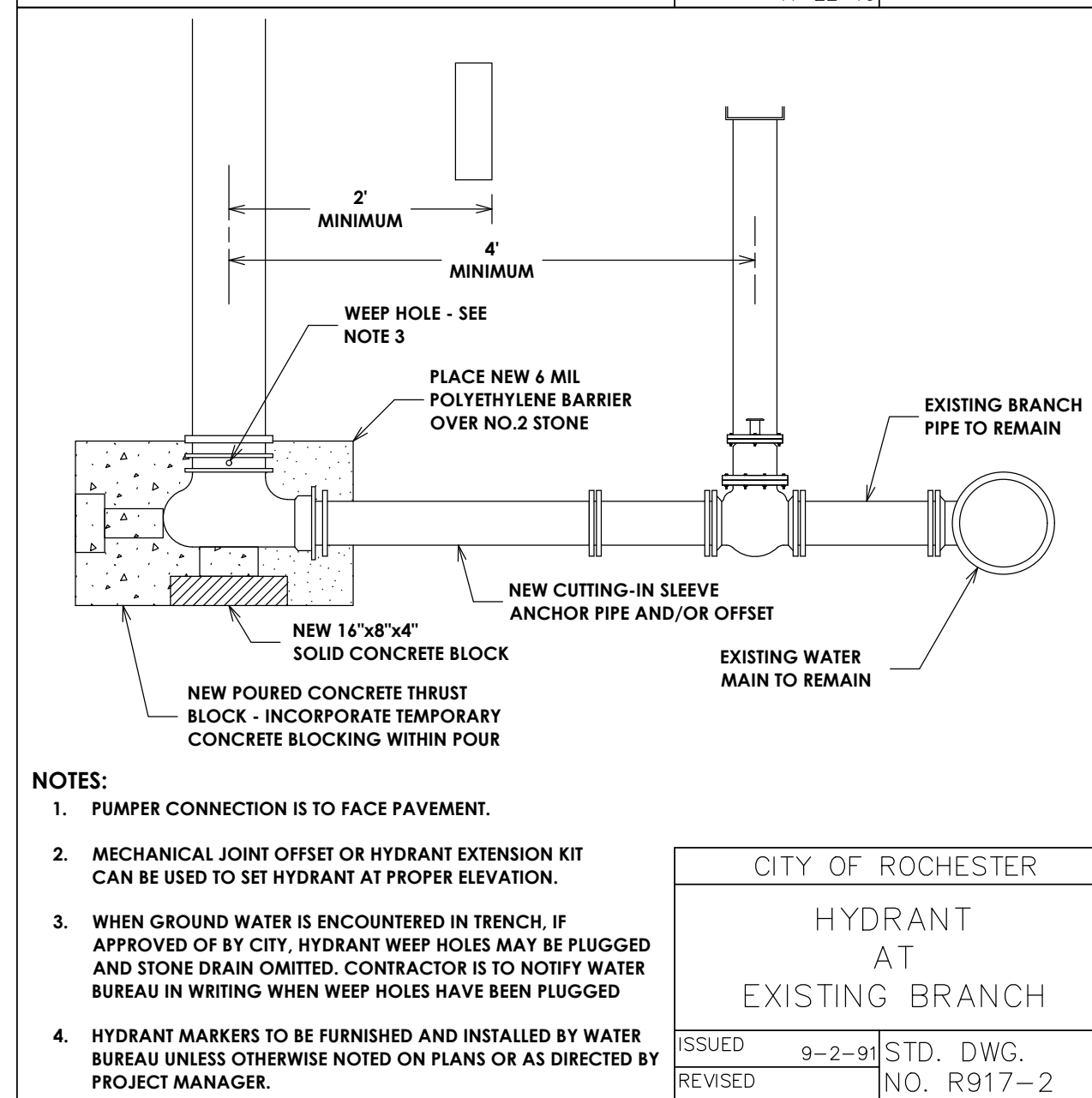
**NOTES:**

- LIMITS SHOWN ARE MAXIMUM ALLOWED AND MINIMUM REQUIRED FOR EXCAVATION AND BACKFILL.
- UPPER LIMIT FOR TRENCH EXCAVATION IS TOP OF EXISTING SURFACE AT TIME OF TRENCH EXCAVATION.
- UPPER LIMIT FOR ROCK EXCAVATION IS TOP SURFACE OF ROCK.
- UPPER LIMIT FOR SELECT GRANULAR BACKFILL (WATER) IS BOTTOM OF TEMPORARY PAVEMENT, IF USED, OTHERWISE TOP OF SURFACE.
- TEMPORARY OR PERMANENT BLOCKS OR ANY OTHER TYPE OF PIPE SUPPORT IS NOT TO BE USED DURING PIPE INSTALLATION.
- MINIMUM DEPTH OF COVER FOR WATER PIPE FROM TOP OF PROPOSED GRADE IS 4.50 FEET FOR DOMESTIC WATER PIPE, AND 5 FEET FOR HOLLY WATER PIPE, UNLESS OTHERWISE NOTED ON PLANS OR AS DIRECTED BY PROJECT MANAGER.

CITY OF ROCHESTER

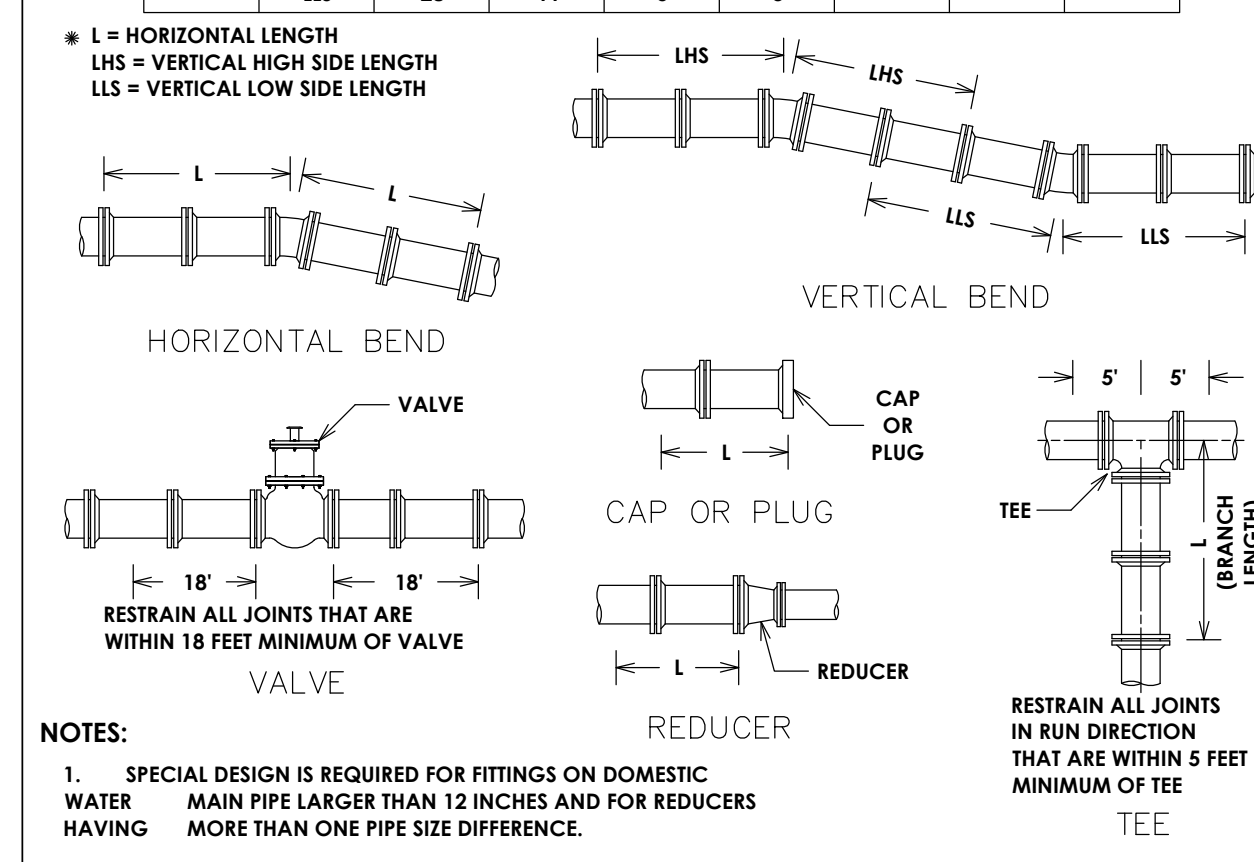
WATER TRENCH PAVEMENT REHABILITATION

ISSUED 1-13-06 NON-STANDARD  
REVISED 11-22-10 DWG. NO. S900-2



MINIMUM RESTRAINED LENGTH FOR WATER MAIN PIPE ADJACENT TO FITTINGS (IN FEET) (BASED ON INTERNAL PRESSURE OF 150 PSI) (SEE NOTE 1)

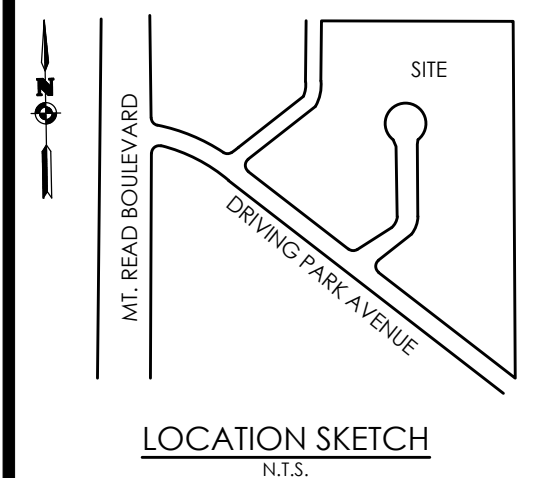
PIPE SIZE (INCHES)	MINIMUM LENGTH *	90°	45°	22-1/2°	11-1/4°	REDUCER	TEE	CAP PLUG
4" - 6"	L	16	7	3	2	29	16	56
	LHS	49	24	12	6	...	...	...
	LLS	16	6	3	2	...	...	...
8"	L	20	9	4	2	31	33	74
	LHS	64	31	15	8	...	...	...
	LLS	20	8	4	2	...	...	...
12"	L	28	12	6	3	56	64	105
	LHS	91	44	21	11	...	...	...
	LLS	28	11	5	3	...	...	...



CITY OF ROCHESTER

WATER MAIN PIPE RESTRAINT DOMESTIC SYSTEM

ISSUED 5-8-08 NON-STANDARD  
REVISED 9-1-09 DWG. NO. S900-7



Client:  
FSI  
90 GOODWAY DRIVE  
ROCHESTER, NY 14623

PASSERO ASSOCIATES  
242 West Main Street Suite 100 Rochester, New York 14614  
(585) 325-1000 Fax: (585) 325-1691  
Principal-in-Charge: Jess Sudol, PE  
Project Manager: Tim Harris, PE  
Designed by: Austin Goodwin, EIT.



Revisions

No.	Date	By	Description
1	2/5/20	ABG	PER MCPW COMMENTS
2	2/13/20	BGM	PER CITY COMMENTS
3	2/18/20	SFA	PER CITY COMMENTS
4	3/11/20	ABG	PER MCPW COMMENTS
5	5/22/20	MRD	PER OWNER REVISIONS
6	6/2/20	JDS	NEW STORMWATER SYSTEM
7	6/03/20	ABG	PER OWNER REVISIONS
8	6/16/20	BGM	PER VE REVISIONS

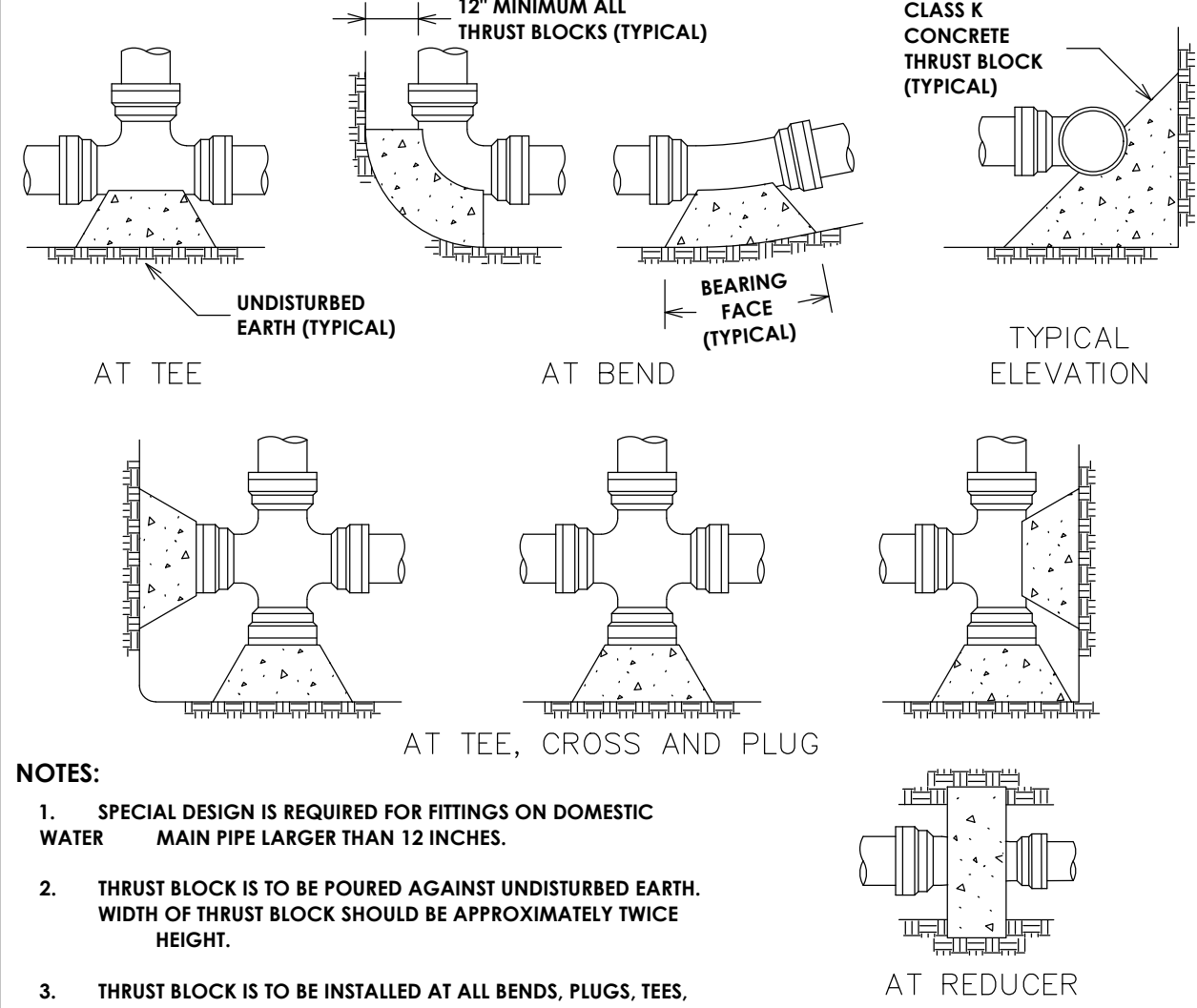
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DETAILS  
DRIVING PARK

Town/City: ROCHESTER  
County: MONROE State: NEW YORK  
Project No:  
20192778.00001  
Drawing No. C 202  
Sheet No. 10

Scale: N.T.S.  
Date: JUNE 2020

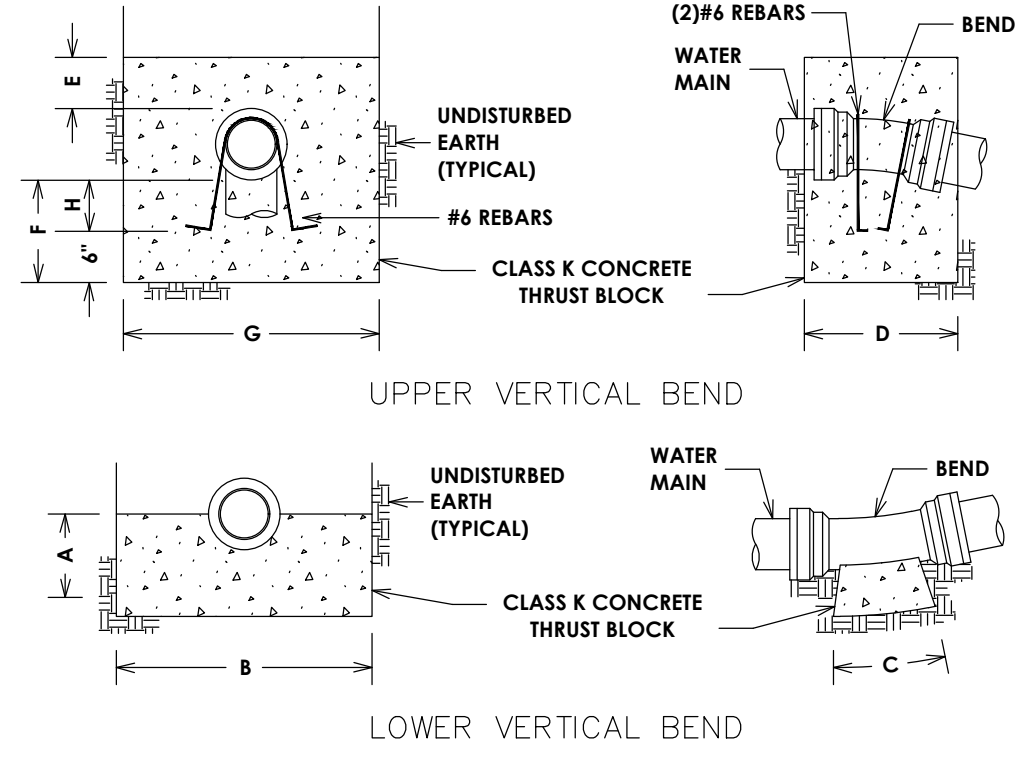
PIPE SIZE	BEND				TEE PLUG	REDUCER	
	90°	45°	22-1/2°	11-1/4°		SIZE	AREA
4" - 6"	4	2.5	1.5	1	3	6" x 4"	2
8"	7	4	2	1	5	8" x 6"	2.5
12"	14.5	8	4	2	10.5	12" x 8"	5.5



- NOTES:**
- SPECIAL DESIGN IS REQUIRED FOR FITTINGS ON DOMESTIC WATER MAIN PIPE LARGER THAN 12 INCHES.
  - THRUST BLOCK IS TO BE POURED AGAINST UNDISTURBED EARTH. WIDTH OF THRUST BLOCK SHOULD BE APPROXIMATELY TWICE HEIGHT.
  - THRUST BLOCK IS TO BE INSTALLED AT ALL BENDS, PLUGS, TEES, AND TAPPING SLEEVE AND VALVE CONNECTIONS.
  - FACTORY CAST OFFSETS ARE TO BE TREATED AS (2) 45 DEGREE BENDS.
  - FOR REDUCERS, THRUST BLOCK IS TO BE KEYED INTO WALLS AND BOTTOM OF TRENCH.
  - MECHANICAL RESTRAINT IS REQUIRED IN ADDITION TO THRUST BLOCK. SEE DETAIL S900-7.
  - WOOD BLOCKING IS NOT PERMITTED.

CITY OF ROCHESTER	
HORIZONTAL THRUST BLOCK DOMESTIC SYSTEM	
ISSUED	1-13-06 NON-STANDARD
REVISED	8-7-13 DWG. NO. S900-4

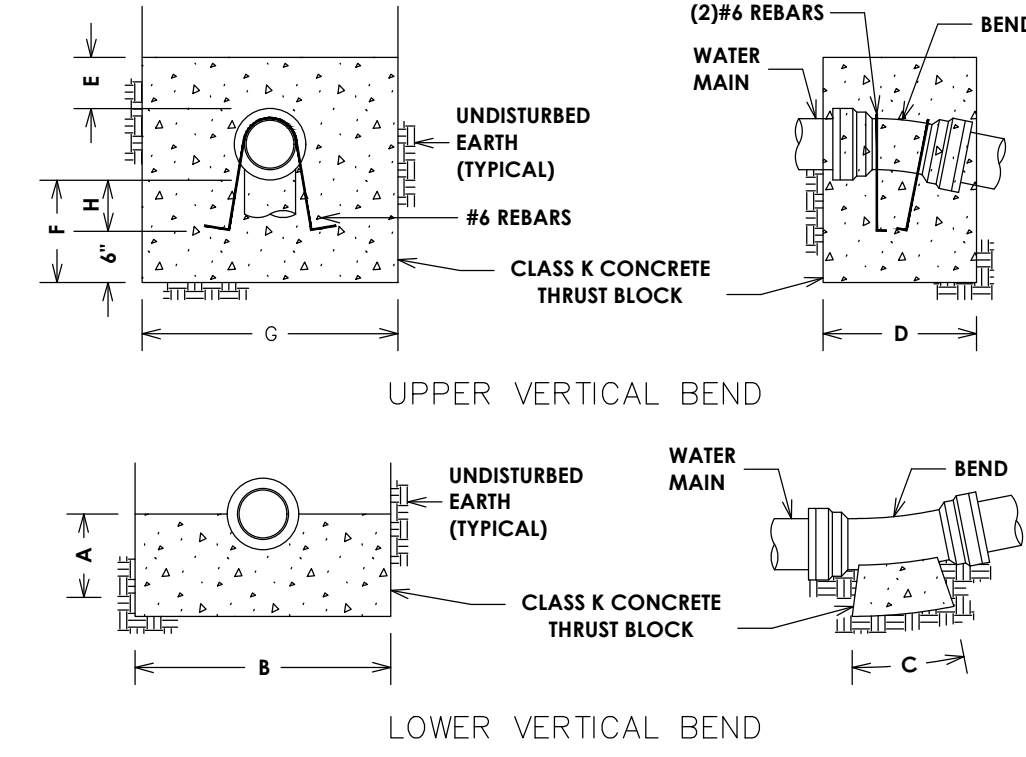
PIPE SIZE (INCHES)	BEND	TOP SECTION MINIMUM VOLUME CONCRETE	MINIMUM DIMENSIONS (IN FEET)							
			A	B	C	D	E	F	G	H
6"	11-1/4°	0.45 CY	1.0	2.5	1.0	1.5	0.5	1.0	2.5	0.5
	22-1/2°	0.50 CY	1.0	2.5	1.0	1.5	1.0	2.0	2.5	1.5
	45°	0.95 CY	1.0	2.5	1.0	3.0	1.5	2.0	2.5	1.5
8"	11-1/4°	0.45 CY	1.0	2.7	1.0	1.5	1.0	1.5	2.7	1.0
	22-1/2°	0.90 CY	1.0	2.7	1.0	2.5	1.0	2.0	2.7	1.5
	45°	1.65 CY	1.0	2.7	1.5	3.5	1.5	2.0	3.0	1.5
12"	11-1/4°	1.05 CY	1.0	3.0	1.5	2.5	1.5	2.0	3.0	1.5
	22-1/2°	2.00 CY	1.0	3.0	1.5	4.0	2.0	2.0	3.0	1.5
	45°	3.70 CY	1.5	3.0	3.0	5.0	2.0	3.0	3.5	2.5



- NOTES:**
- SPECIAL DESIGN IS REQUIRED FOR FITTINGS ON DOMESTIC WATER MAIN PIPE LARGER THAN 12 INCHES.
  - MECHANICAL RESTRAINT IS REQUIRED IN ADDITION TO THRUST BLOCK. SEE DETAIL S900-7.

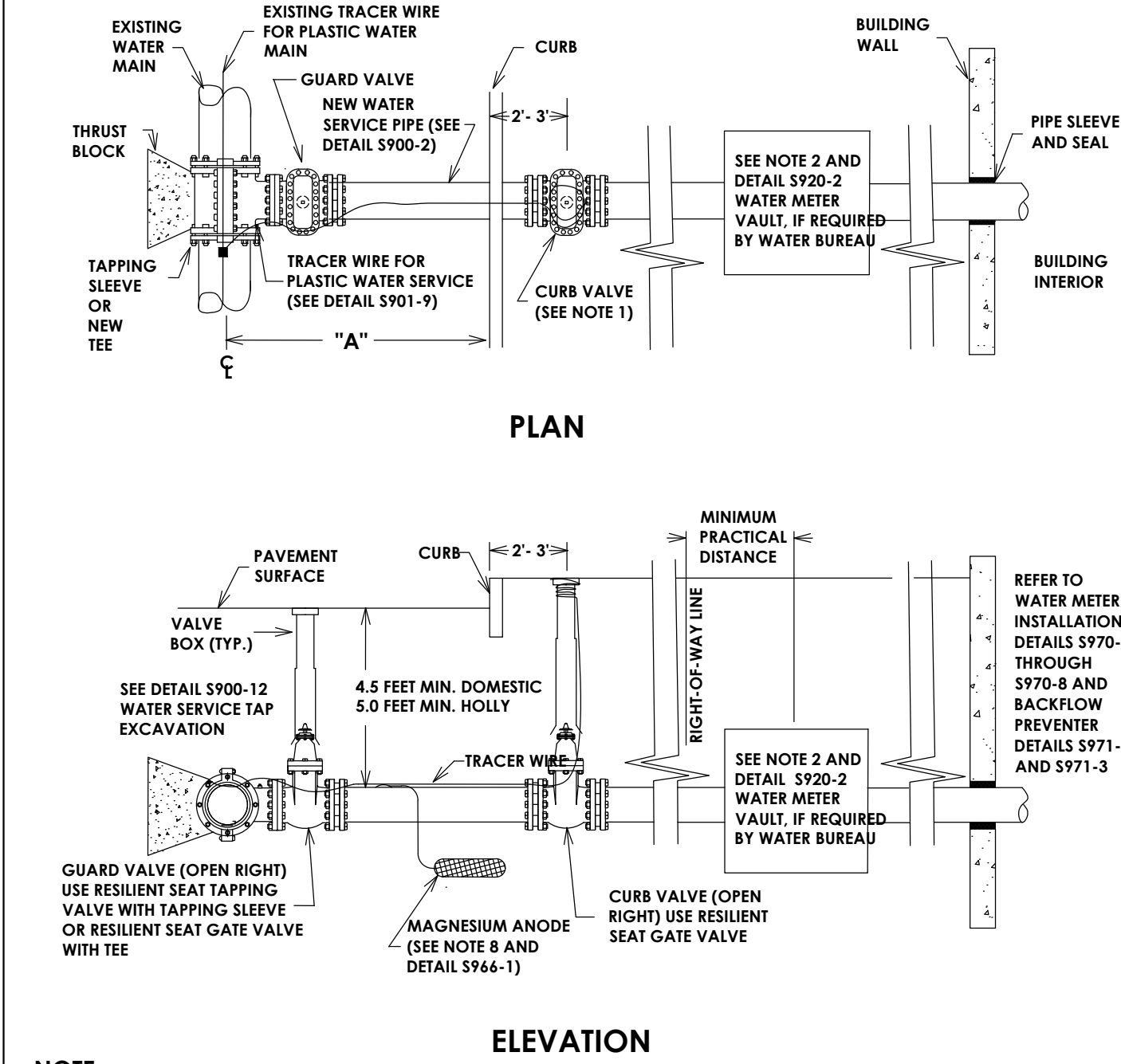
CITY OF ROCHESTER	
VERTICAL THRUST BLOCK DOMESTIC SYSTEM	
ISSUED	1-13-06 NON-STANDARD
REVISED	6-1-09 DWG. NO. S900-5

PIPE SIZE	BEND	TOP SECTION MINIMUM VOLUME CONCRETE	MINIMUM DIMENSIONS (IN FEET)							
			A	B	C	D	E	F	G	H
6"	11-1/4°	0.45 CY	1.0	2.5	1.0	2.0	1.0	1.0	2.5	0.5
	22-1/2°	0.85 CY	1.0	2.5	1.0	2.5	1.5	2.0	2.5	1.5
	45°	1.55 CY	1.0	2.5	1.5	4.0	1.5	2.0	2.5	1.5
8"	11-1/4°	0.75 CY	1.0	2.7	1.0	2.0	1.0	2.0	3.0	1.5
	22-1/2°	1.50 CY	1.0	2.7	1.5	3.5	1.0	2.5	3.0	2.0
	45°	2.75 CY	1.0	2.7	2.5	5.0	1.5	2.5	3.5	2.0
12"	11-1/4°	1.70 CY	1.0	3.0	1.5	3.5	1.5	2.0	3.0	1.5
	22-1/2°	3.35 CY	1.0	3.0	2.5	5.0	2.5	2.0	3.0	2.0
	45°	6.15 CY	1.5	3.0	4.5	6.5	2.5	4.0	3.5	3.5



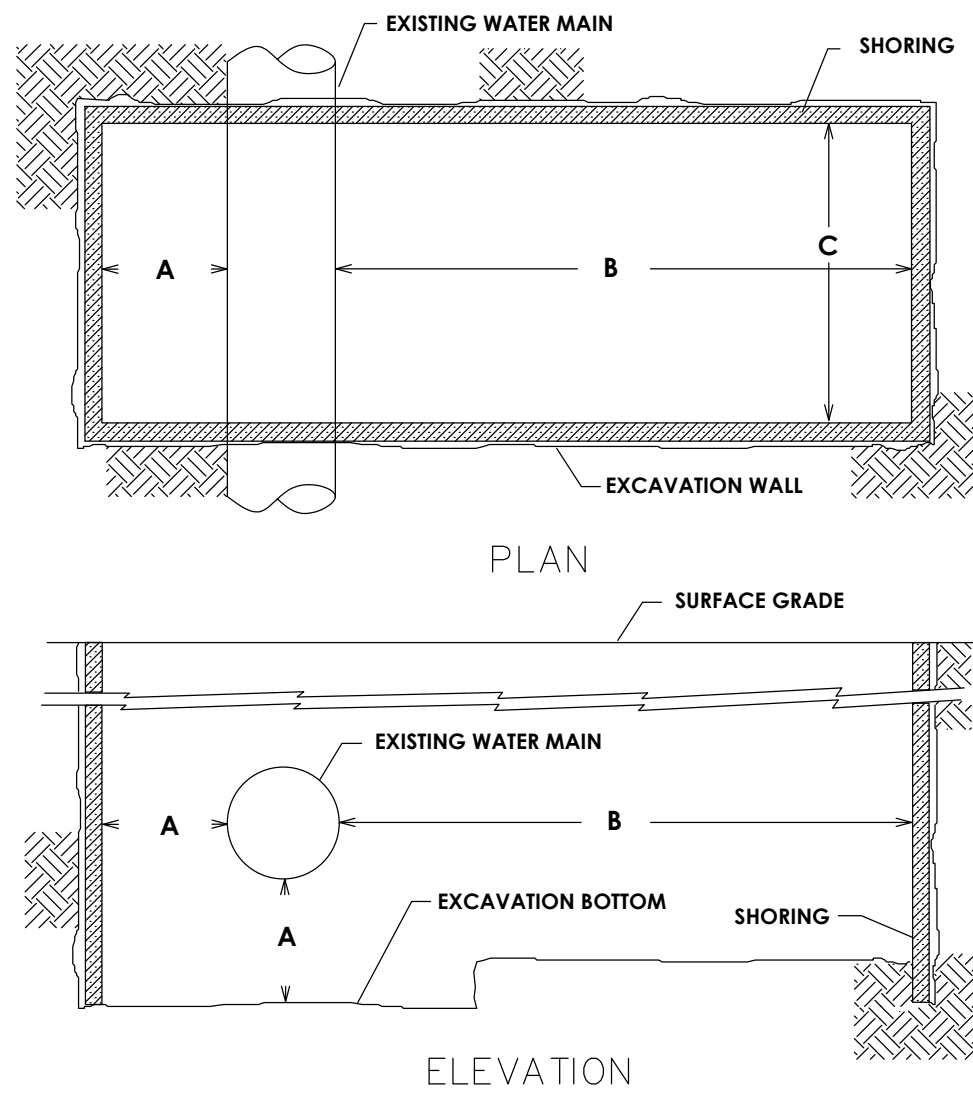
- NOTES:**
- SPECIAL DESIGN IS REQUIRED FOR FITTINGS ON HOLLY WATER MAIN PIPE LARGER THAN 12 INCHES.
  - MECHANICAL RESTRAINT IS REQUIRED IN ADDITION TO THRUST BLOCK. SEE DETAIL S900-8.

CITY OF ROCHESTER	
VERTICAL THRUST BLOCK HOLLY SYSTEM	
ISSUED	6-1-09 NON-STANDARD
REVISED	DWG. NO. S900-10



- NOTES:**
- FOR NEW WATER SERVICE NOTES, SEE DETAIL S970-5

CITY OF ROCHESTER	
NEW WATER SERVICE 4 INCH AND LARGER ON EXISTING WATER MAIN	
ISSUED	8-8-11 NON-STANDARD
REVISED	DWG. NO. S970-4

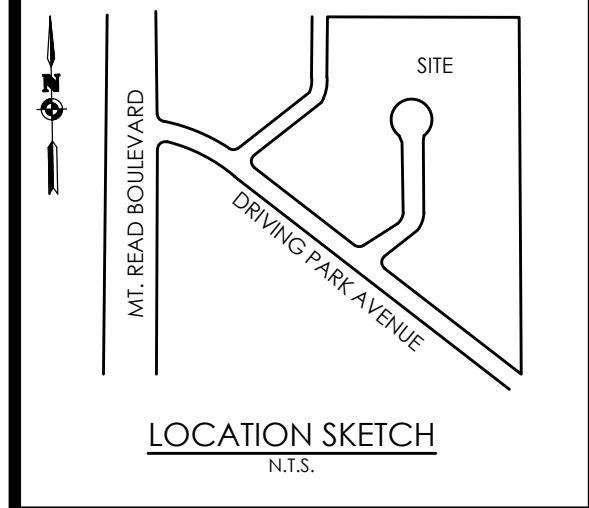


- NOTES:**
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL EXCAVATIONS ARE ADEQUATELY PROTECTED IN ACCORDANCE WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
  - SHORING MUST BE FURNISHED BY THE CONTRACTOR IN ACCORDANCE WITH OSHA REGULATIONS, AND ADEQUATE CLEARANCES PROVIDED. WHEREVER WATER BUREAU PERSONNEL MUST ENTER AN EXCAVATION, EXCEPTIONS TO THIS POLICY CAN ONLY BE MADE BY THE DIRECTOR OF WATER OR HIS REPRESENTATIVE.
  - THE CONTRACTOR SHALL MAKE AND SHORE THE EXCAVATION, CLEAN THE AREA OF THE WATER MAIN FOR THE TAP, ATTACH THE TAPPING SLEEVE AND VALVE TO THE MAIN FOR SERVICES 4-INCH DIAMETER AND LARGER OR ATTACH THE TAPPING SADDLE (WHERE REQUIRED) TO THE MAIN FOR SERVICES 2-INCH DIAMETER AND SMALLER AND INSURE THAT THE WORK AREA IS READY FOR INSPECTION BY BUREAU PERSONNEL PRIOR TO MAKING THE TAP.

MINIMUM CLEARANCE DIMENSIONS			
EXCAVATION FOR	A	B	C
SMALL SERVICE TAP (2-INCH AND SMALLER)	0'-6"	5'-0"	4'-0"
LARGE SERVICE TAP (4-INCH AND LARGER)	1'-0"	7'-0"	4'-0"
CITY OF ROCHESTER			
WATER SERVICE TAP EXCAVATION			
ISSUED	4-29-11	NON-STANDARD	
REVISED		DWG. NO. S900-12	

- NOTES:**
- IF DIMENSION "A" BETWEEN THE CENTERLINE OF THE WATER MAIN AND THE FACE OF CURB IS 6 FEET OR LESS, THE CURB VALVE IS NOT REQUIRED. CURB VALVE IS REQUIRED WHEN DIMENSION "A" EXCEEDS 6 FEET.
  - A METER VAULT MAY BE REQUIRED FOR A DOMESTIC SERVICE WHEN THE WATER SERVICE LENGTH, AS MEASURED FROM THE STREET RIGHT-OF-WAY LINE TO THE BUILDING WALL, EXCEEDS 100 FEET. WHEN THE WATER SERVICE LENGTH EXCEEDS 100 FEET, THE WATER BUREAU WILL REVIEW EACH NEW WATER SERVICE PLAN TO DETERMINE IF THE METER SHOULD EITHER BE PLACED INSIDE OF THE HEATED BUILDING; IN A METER VAULT OUTSIDE OF THE BUILDING NEAR THE RIGHT-OF-WAY LINE OR IN A HEATED ABOVE GROUND ENCLOSURE NEAR THE RIGHT-OF-WAY LINE.
  - ALL JOINTS ON NEW WATER SERVICE PIPE, FITTINGS AND VALVES SHALL BE MECHANICALLY RESTRAINED. CONCRETE THRUST BLOCKS ARE ALSO REQUIRED AT FITTINGS PER DETAIL DRAWINGS S900-4, S900-5, S900-9 AND S900-10.
  - A BACKFLOW PREVENTION DEVICE IS REQUIRED ON ALL DOMESTIC WATER SERVICES 1 1/2" AND LARGER.
  - NEW WATER SERVICE SHALL BE PRESSURE TESTED FROM GUARD VALVE TO WITHIN 5 FEET OF EXTERIOR BUILDING WALL. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH SPECIFICATION S900-3.05. PIPE, FITTING AND VALVE JOINTS ON PORTION OF SERVICE NOT SUBJECT TO PRESSURE TEST SHALL BE LEAK TESTED AT NORMAL OPERATING PRESSURE.
  - WHEN THE LENGTH OF THE NEW WATER SERVICE EXCEEDS 50 FEET, WATER SERVICE SHALL BE DISINFECTED USING THE CONTINUOUS FEED METHOD IN ACCORDANCE WITH SPECIFICATION S900-3.06. FOR WATER SERVICES LESS THAN 50 FEET, ALL WATER SERVICE PIPE, FITTINGS AND VALVES SHALL BE SPRAY OR SWAB DISINFECTED WITH 1%-5% CHLORINE SOLUTION.
  - ON PLASTIC WATER SERVICES, WHEN DIMENSION "A" IS 6 FEET OR LESS AND THE CURB VALVE IS NOT REQUIRED, EXTEND TRACER WIRE ALONG SERVICE TO RIGHT-OF-WAY LINE AND INSTALL TRACER WIRE TERMINATION BOX AT RIGHT-OF-WAY.
  - ONE MAGNESIUM ANODE IS TO BE INSTALLED ON EACH PIECE OF NEW DUCTILE IRON WATER SERVICE PIPE BETWEEN THE WATER MAIN AND RIGHT-OF-WAY LINE. SEE DETAIL S966-2. USE 17 POUND ANODE ON 4 INCH AND 6 INCH PIPE, 32 POUND ANODE ON 8 INCH AND 10 INCH PIPE AND 48 POUND ANODE ON 12 INCH PIPE.
  - ALL DUCTILE IRON WATER SERVICE PIPE, FITTINGS AND VALVES LOCATED WITHIN THE STREET RIGHT-OF-WAY ARE TO BE INSTALLED IN POLYETHYLENE ENCASEMENT.
  - IF PLANS CALL FOR THE INSTALLATION OF A TAPPING SLEEVE AND VALVE, BUT THE WATER MAIN CAN NOT BE TAPPED DUE TO SPATIAL LIMITATIONS, A NEW SERVICE TEE WITH A SERVICE VALVE MAY NEED TO BE CUT INTO THE EXISTING WATER MAIN.
  - PROPOSED DEVIATIONS TO THE APPROVED PLANS REQUIRE WATER BUREAU AUTHORIZATION BEFORE BEGINNING THE WORK.

CITY OF ROCHESTER	
NEW WATER SERVICE 4 INCH AND LARGER ON EXISTING WATER MAIN - NOTES	
ISSUED	8-11-11 NON-STANDARD
REVISED	DWG. NO. S970-5



Client:

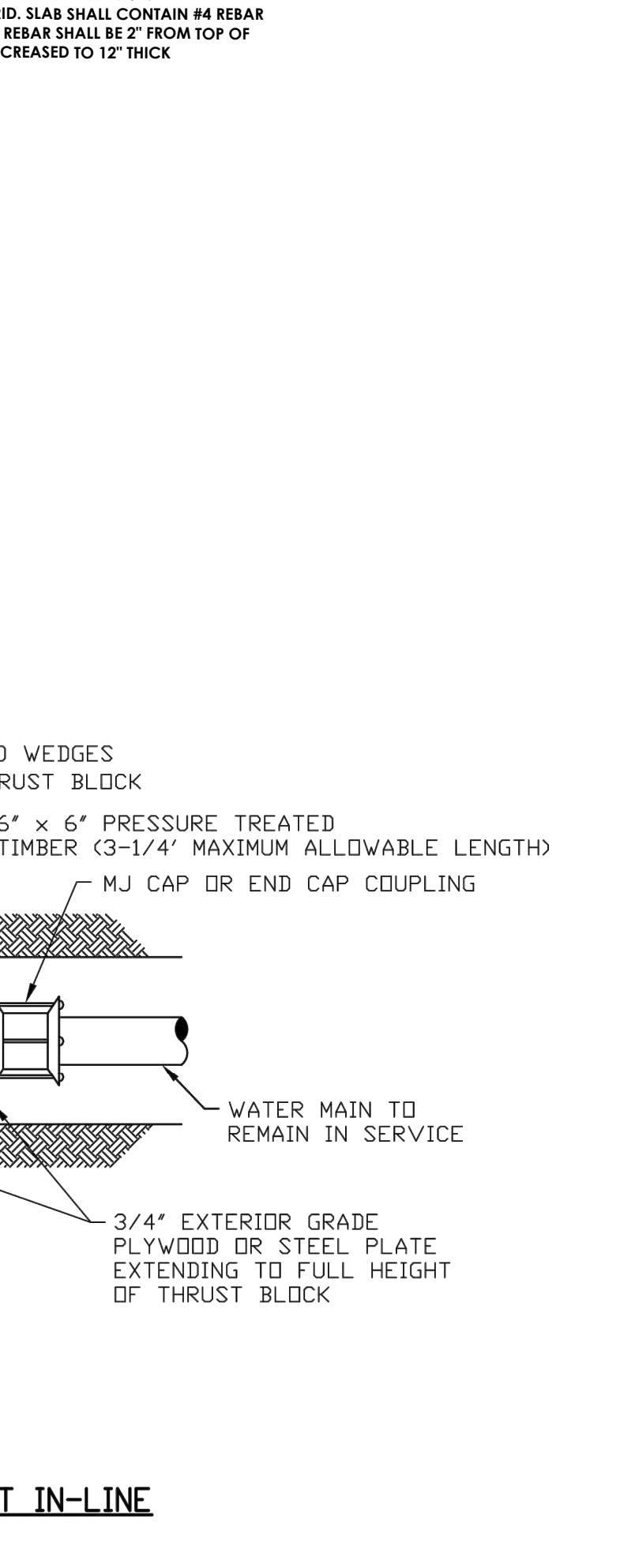
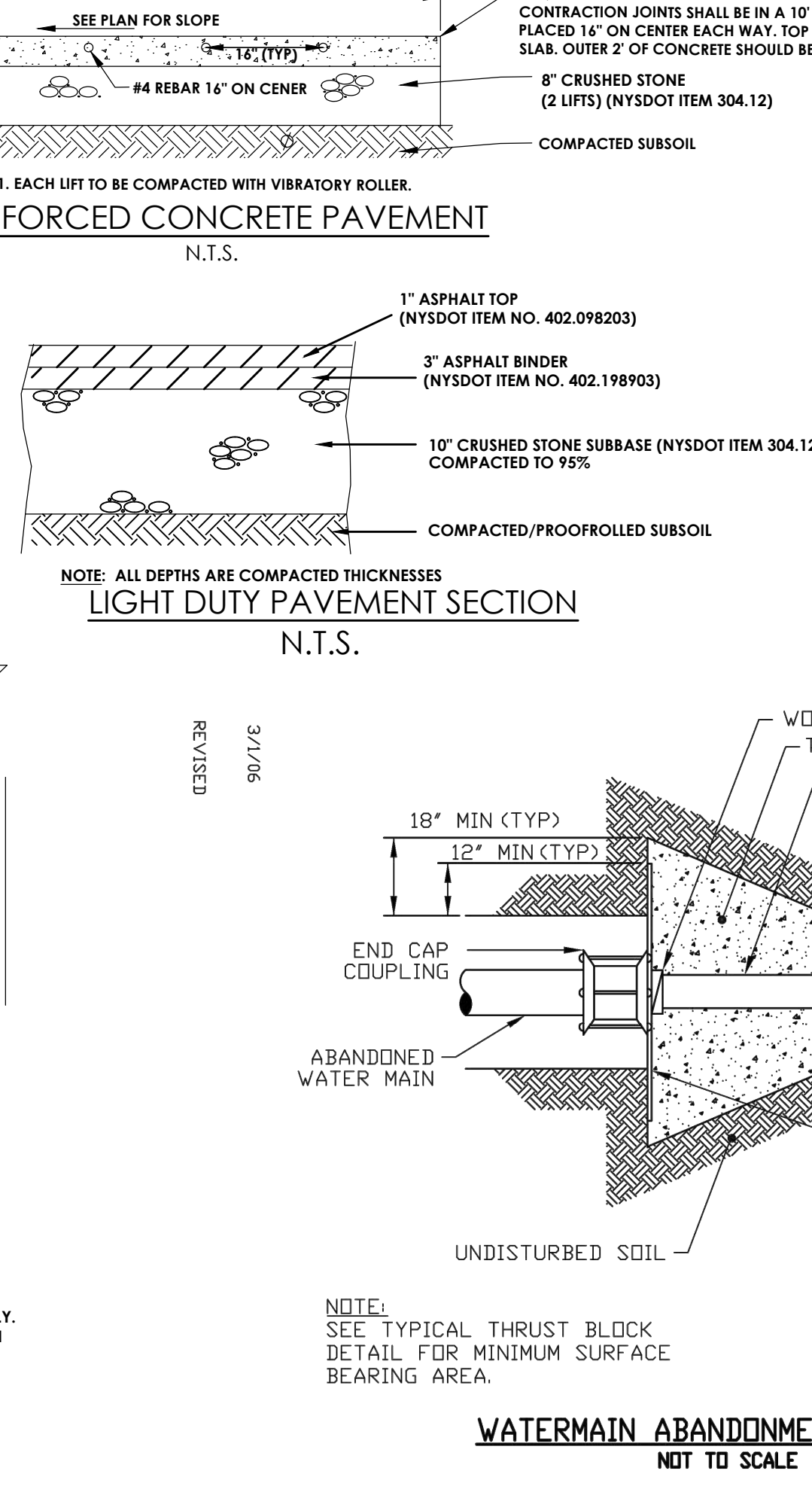
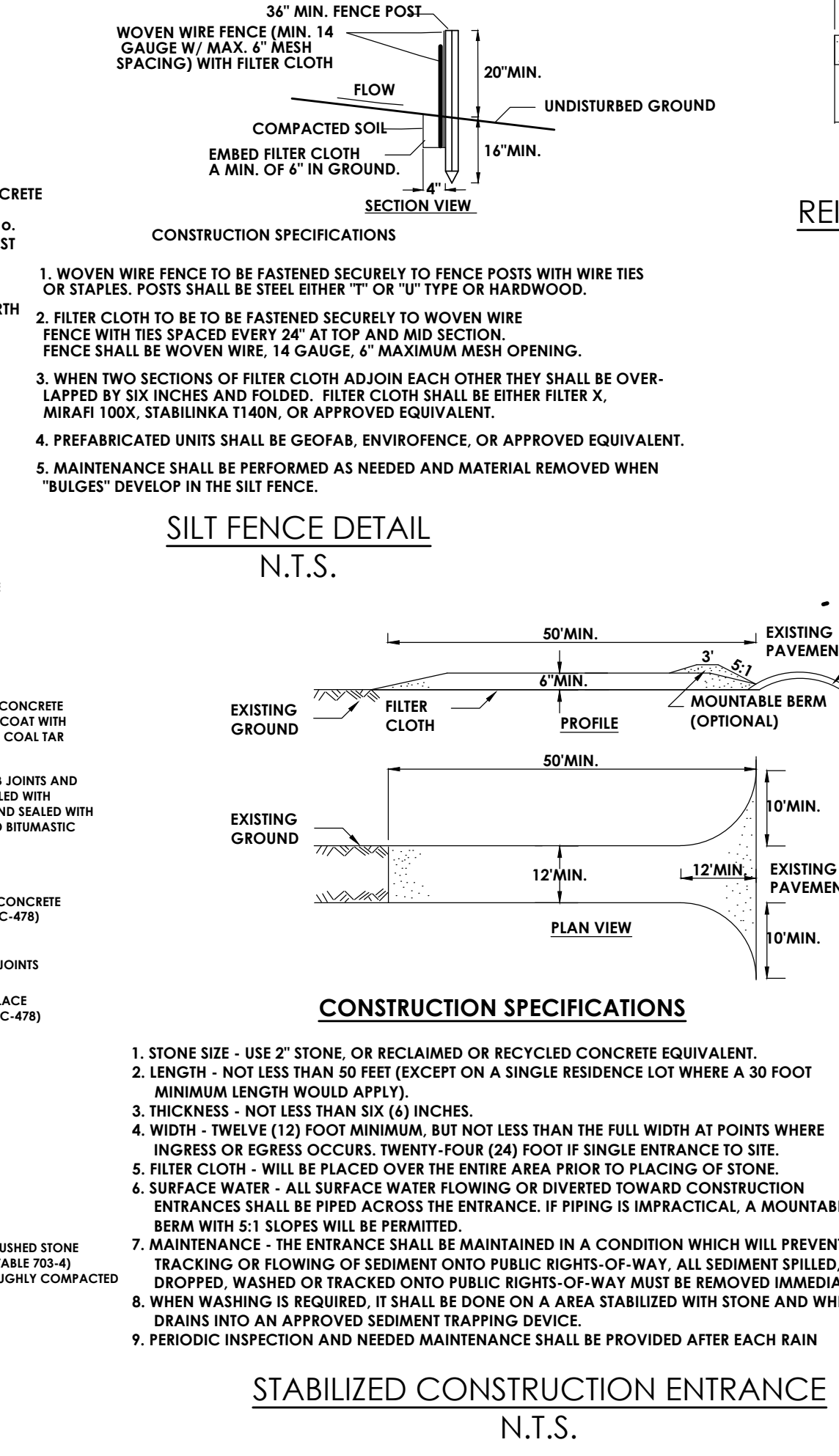
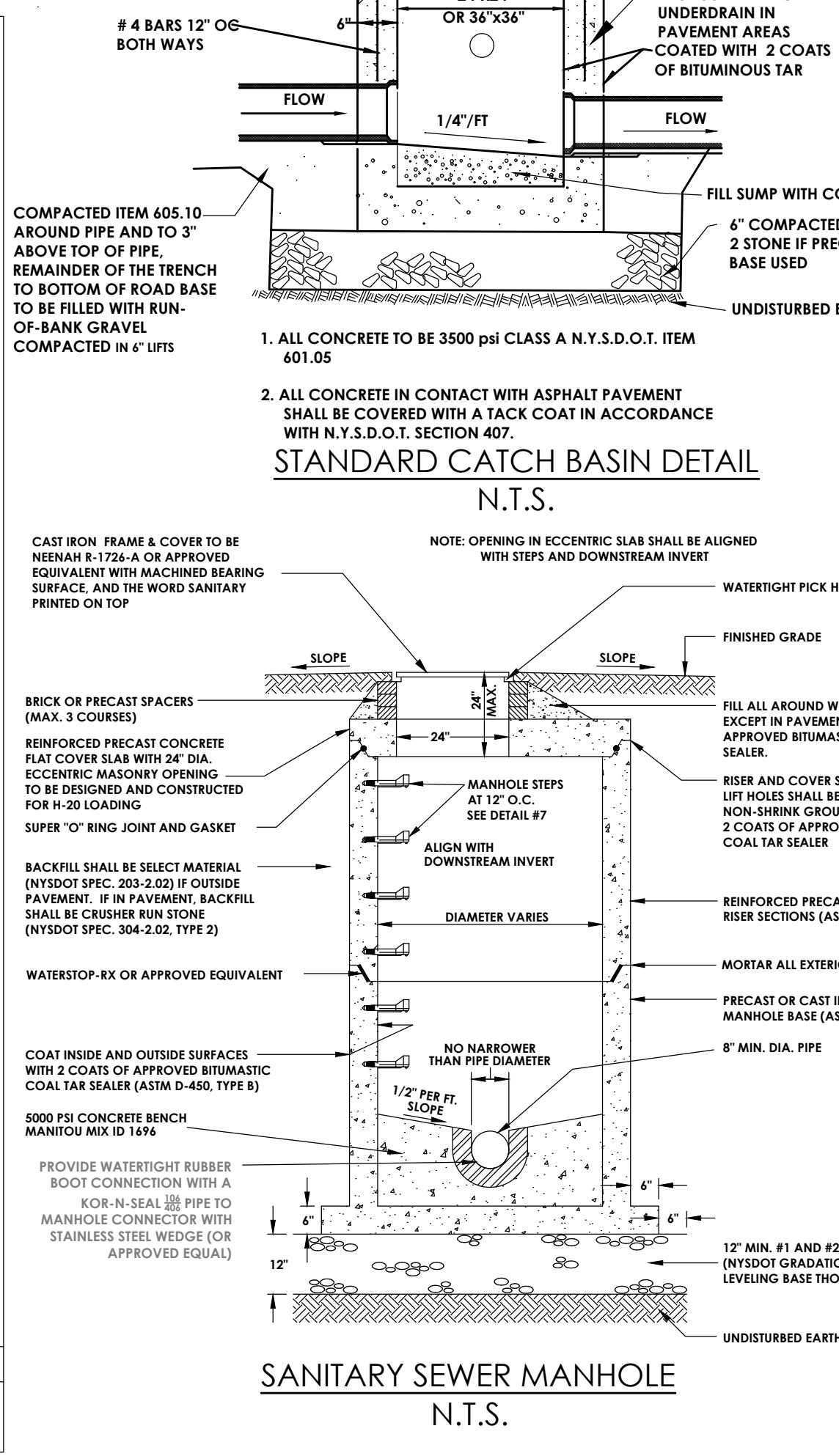
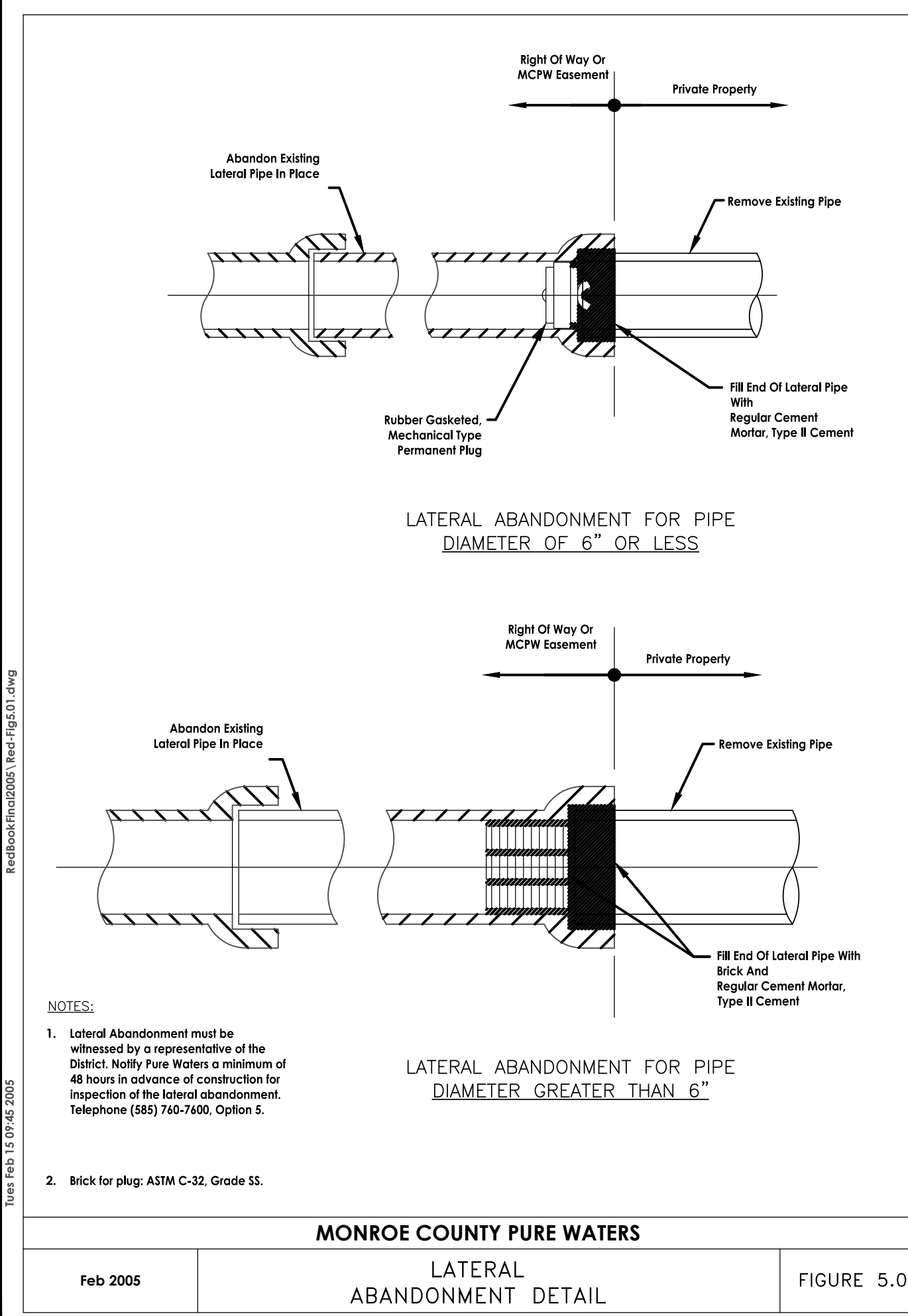
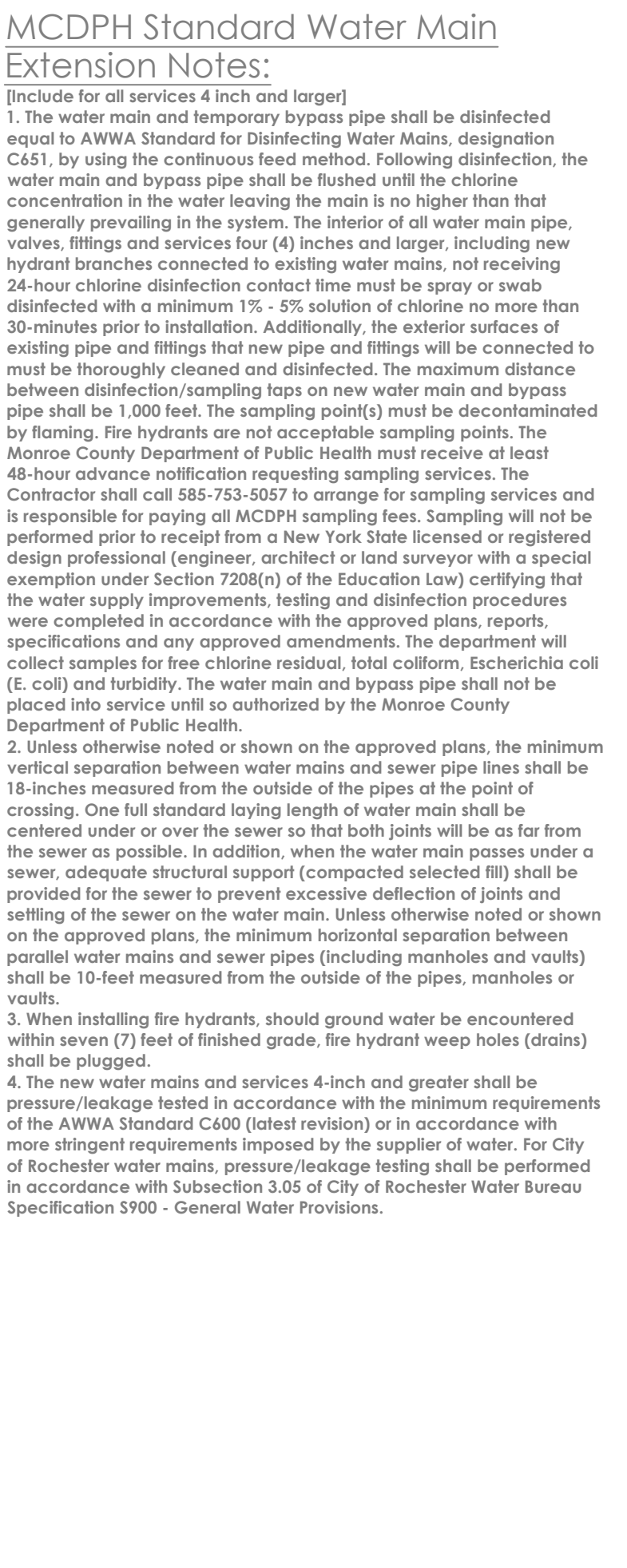
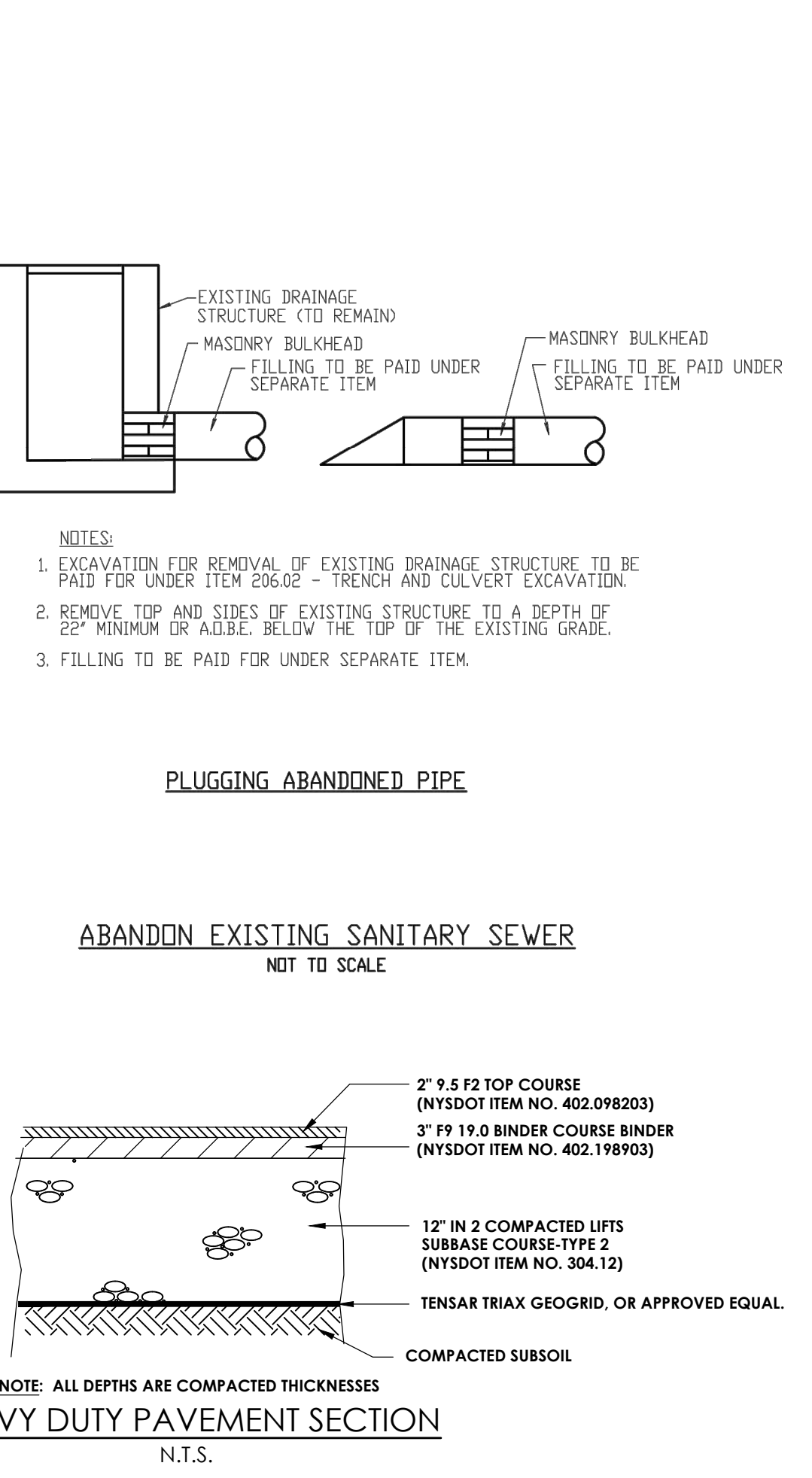
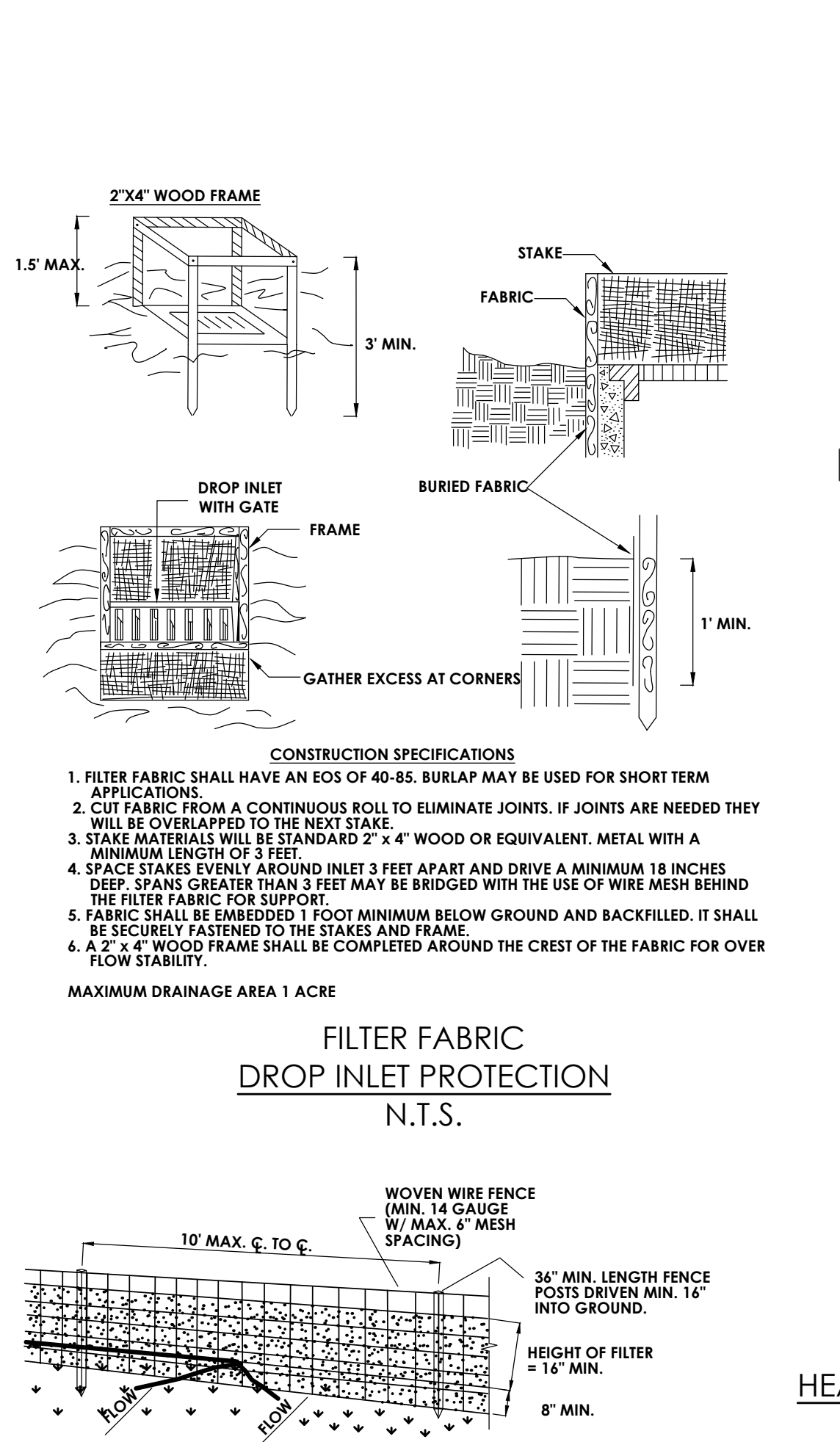
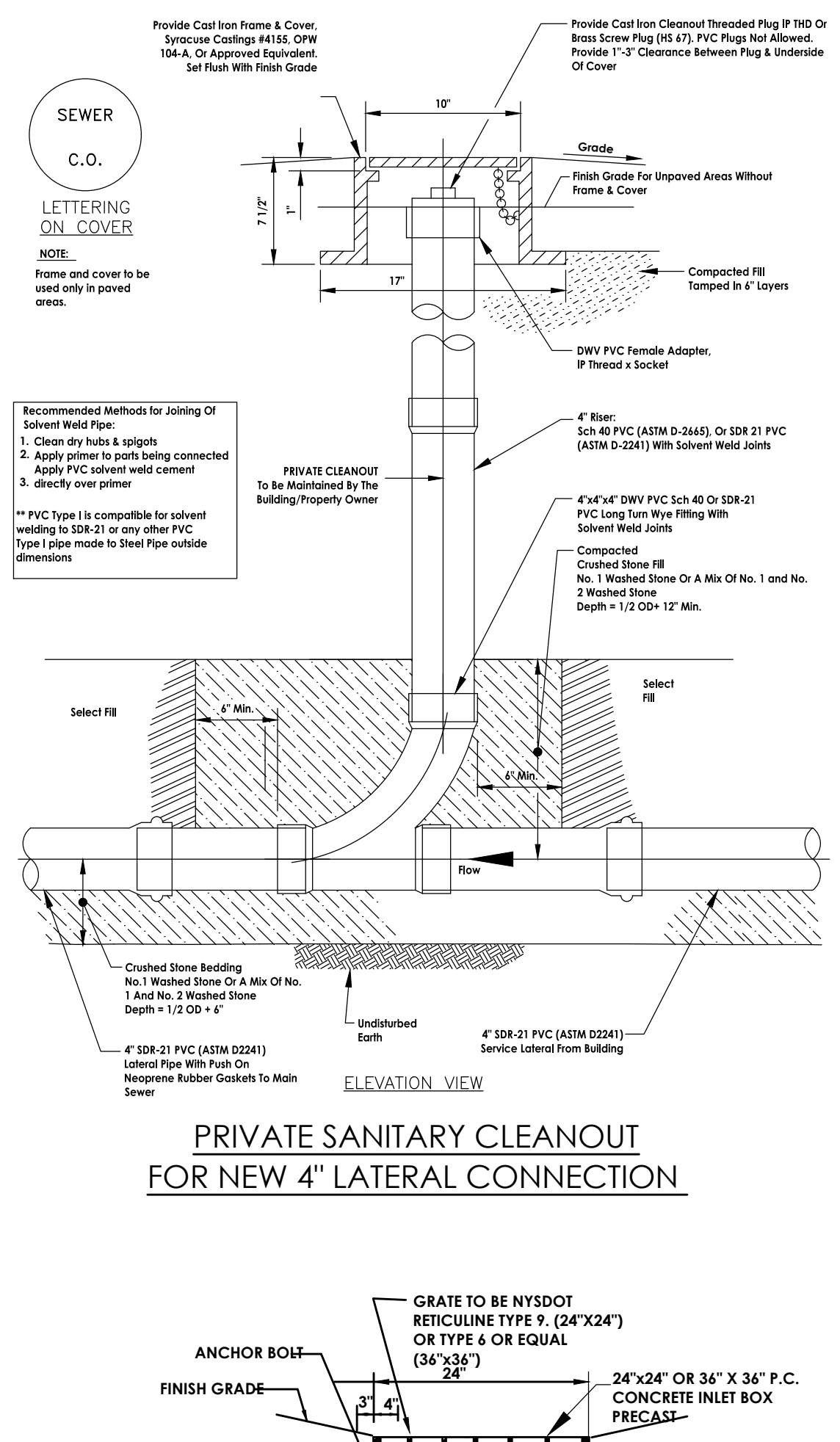
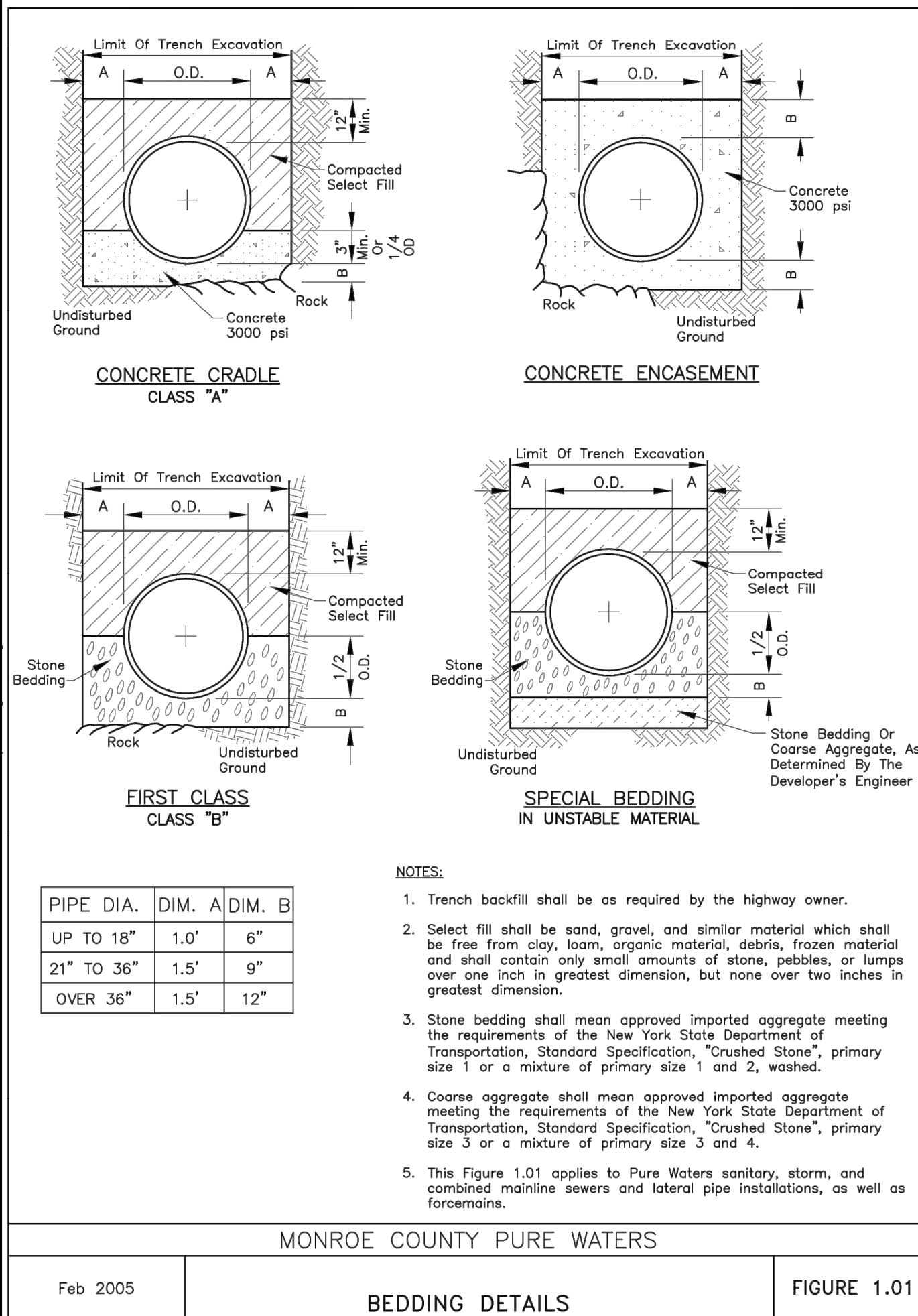
FSI  
90 GOODWAY DRIVE  
ROCHESTER, NY 14623



No.	Date	By	Description
1	2/5/20	ABG	PER MCPV COMMENTS
2	2/13/20	BGM	PER CITY COMMENTS
3	2/18/20	SFA	PER CITY COMMENTS
4	3/11/20	ABG	PER MCPV COMMENTS
5	5/22/20	MRD	PER OWNER REVISIONS
6	6/2/20	JDS	NEW STORMWATER SYSTEM
7	6/03/20	ABG	PER OWNER REVISIONS
8	6/16/20	BGM	PER VE REVISIONS

CITY OF ROCHESTER	
NEW WATER SERVICE 4 INCH AND LARGER ON EXISTING WATER MAIN - NOTES	
ISSUED	8-11-11 NON-STANDARD
REVISED	DWG. NO. S970-5

Town/City: ROCHESTER	
County: MONROE State: NEW YORK	
Project No: 20192778.00001	
Drawing No. C 203	Sheet No. 11
Scale: N.T.S.	
Date: JUNE 2020	



**PA PASSERO ASSOCIATES**  
engineering architecture

**LOCATION SKETCH**  
N.T.S.

Client: **FSI**  
90 GOODWAY DRIVE  
ROCHESTER, NY 14623

**PASSERO ASSOCIATES**  
242 West Main Street Suite 100  
Rochester, New York 14614  
Principal-in-Charge: **Jess Sudol, PE**  
Project Manager: **Tim Harris, PE**  
Designed by: **Austin Goodwin, EIT.**

**Revisions**

No.	Date	By	Description
1	2/5/20	ABG	PER MCPW COMMENTS
2	2/13/20	BGM	PER CITY COMMENTS
3	2/18/20	SFA	PER CITY COMMENTS
4	3/11/20	ABG	PER MCPW COMMENTS
5	5/22/20	MRD	PER OWNER REVISIONS
6	6/2/20	JDS	NEW STORMWATER SYSTEM
7	6/03/20	ABG	PER OWNER REVISIONS
8	6/16/20	BGM	PER VE REVISIONS

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**DETAILS**  
**DRIVING PARK**

Town/City: **ROCHESTER**  
County: **MONROE** State: **NEW YORK**

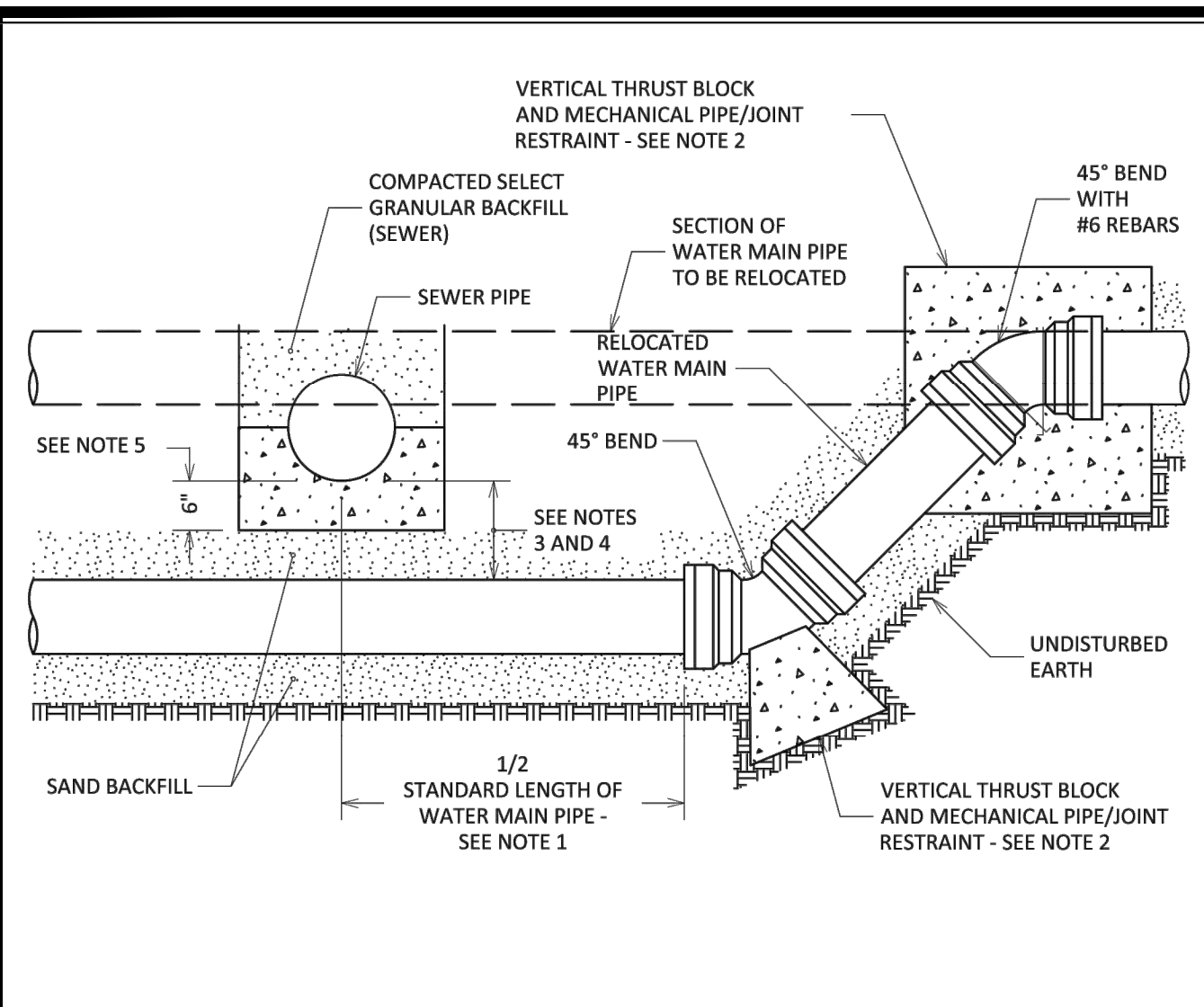
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Drawing No. **C 204** Sheet No. **12**

Scale: **N.T.S.**

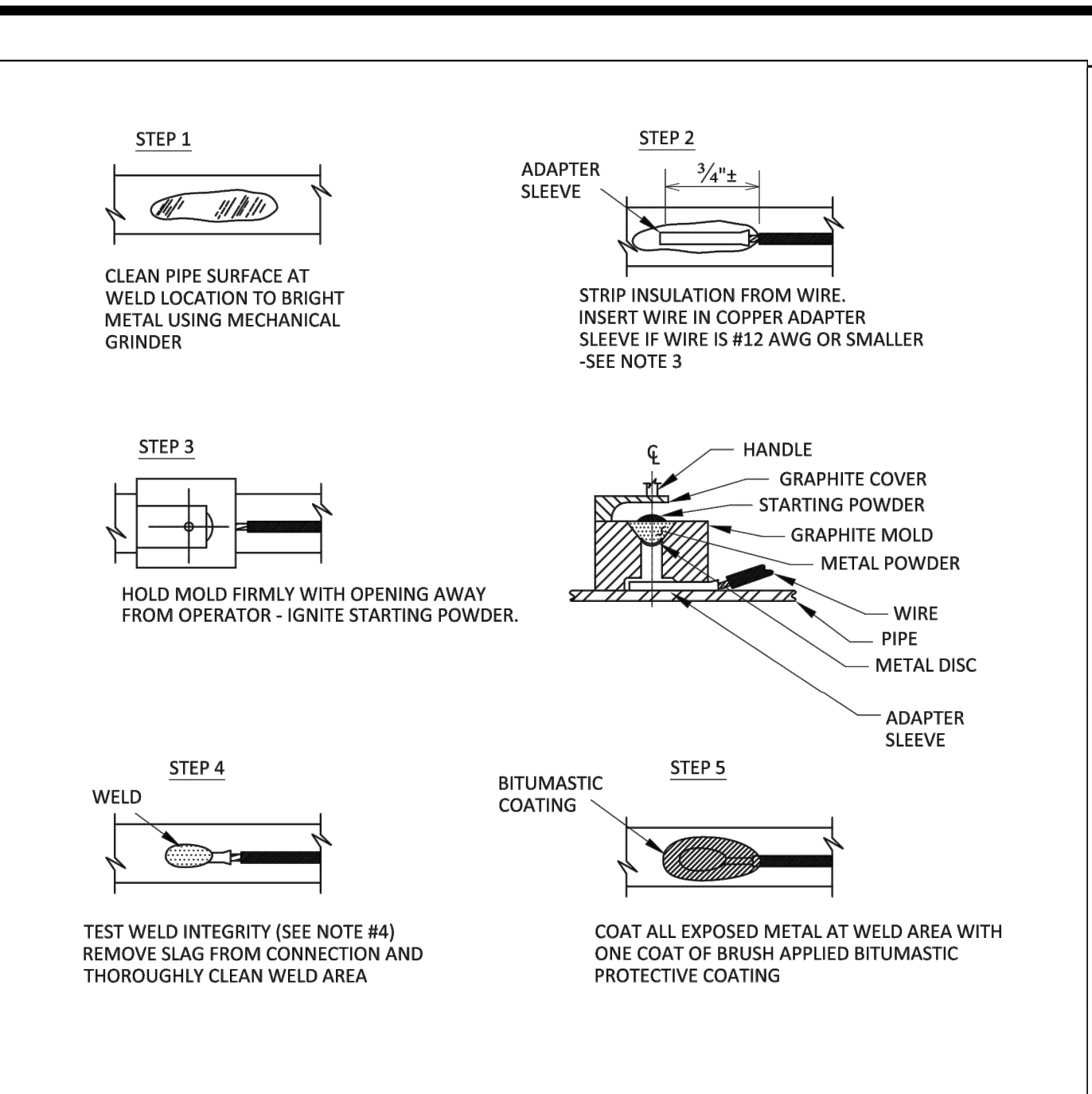
Date: **JUNE 2020**

**NOT FOR CONSTRUCTION**



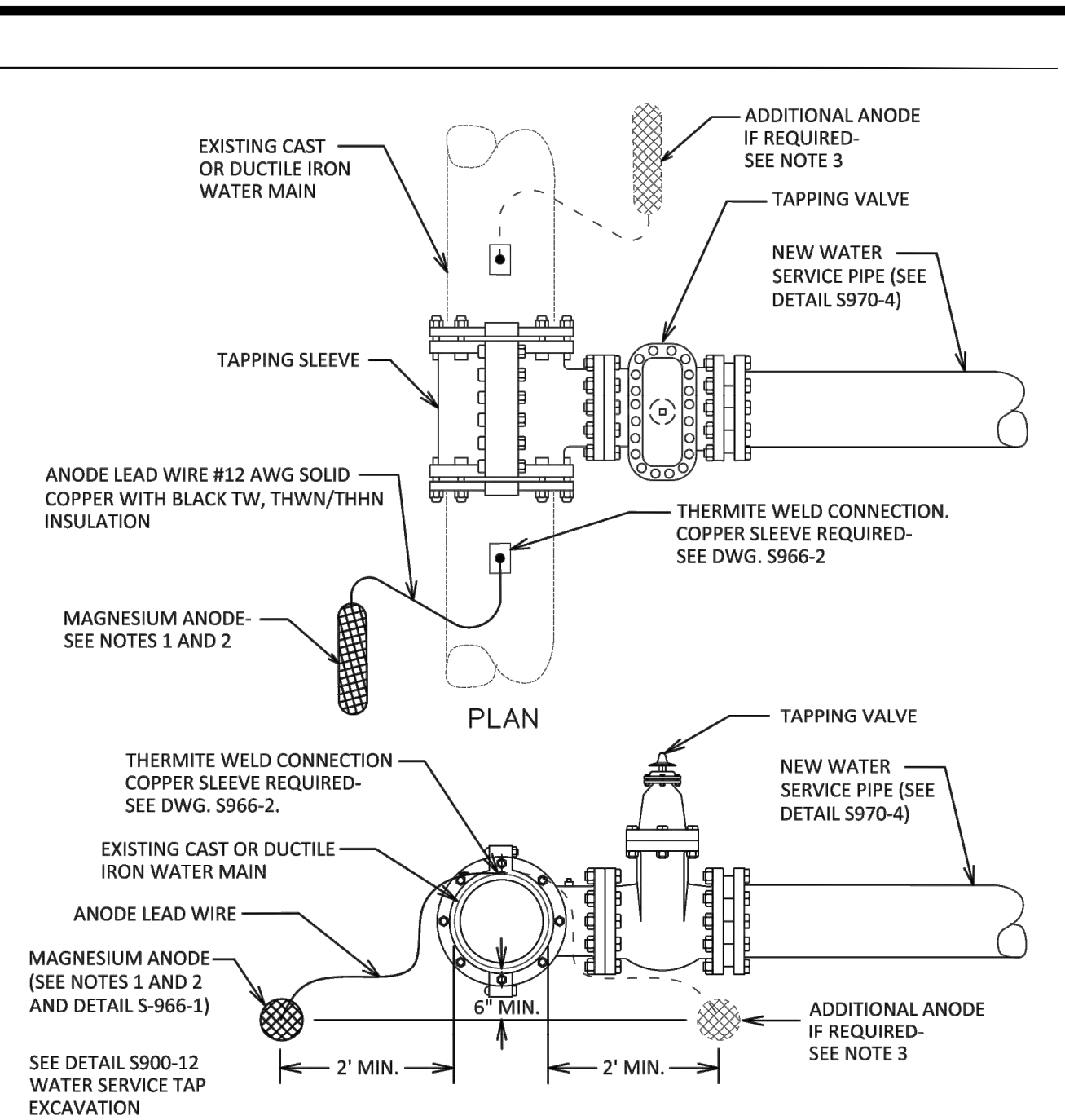
- NOTES:
- ONE STANDARD FULL LENGTH OF WATER MAIN PIPE IS TO BE CENTERED ON SEWER PIPE SO THAT BOTH JOINTS OF WATER MAIN PIPE WILL BE AS FAR FROM SEWER PIPE AS POSSIBLE.
  - THRUST BLOCKS AND PIPE/JOINT RESTRAINTS ARE TO BE PROVIDED AT ALL BENDS, SEE DETAILS S900-5, S900-7, S900-8 AND S900-10.
  - WHERE WATER MAIN PIPE PASSES UNDER SEWER PIPE THERE IS TO BE MINIMUM 18 INCHES OF VERTICAL SEPARATION BETWEEN WATER MAIN PIPE AND SEWER PIPE.
  - WHERE VERTICAL SEPARATION IS LESS THAN 18 INCHES, WATER MAIN PIPE JOINTS LOCATED WITHIN 18 FEET OF BOTH SIDES OF SEWER PIPE MUST BE ENCASED WITHIN CONTROLLED DENSITY FILL MATERIAL, OR SEWER PIPE CONSTRUCTED WITH WATER MAIN STANDARD PIPE AND TESTED TO 150 PSI.
  - WHERE WATER MAIN PIPE PASSES UNDER SEWER PIPE THERE IS TO BE MINIMUM OF 6 INCHES OF CLASS K CONCRETE OR CRUSHED STONE BEDDING MATERIAL FOR SEWER PIPE.

CITY OF ROCHESTER	
<b>WATER MAIN CROSSING BELOW SEWER PIPE</b>	
ISSUED	1-13-06 NON-STANDARD
REVISED	11-22-10 DWG.NO.S900-3

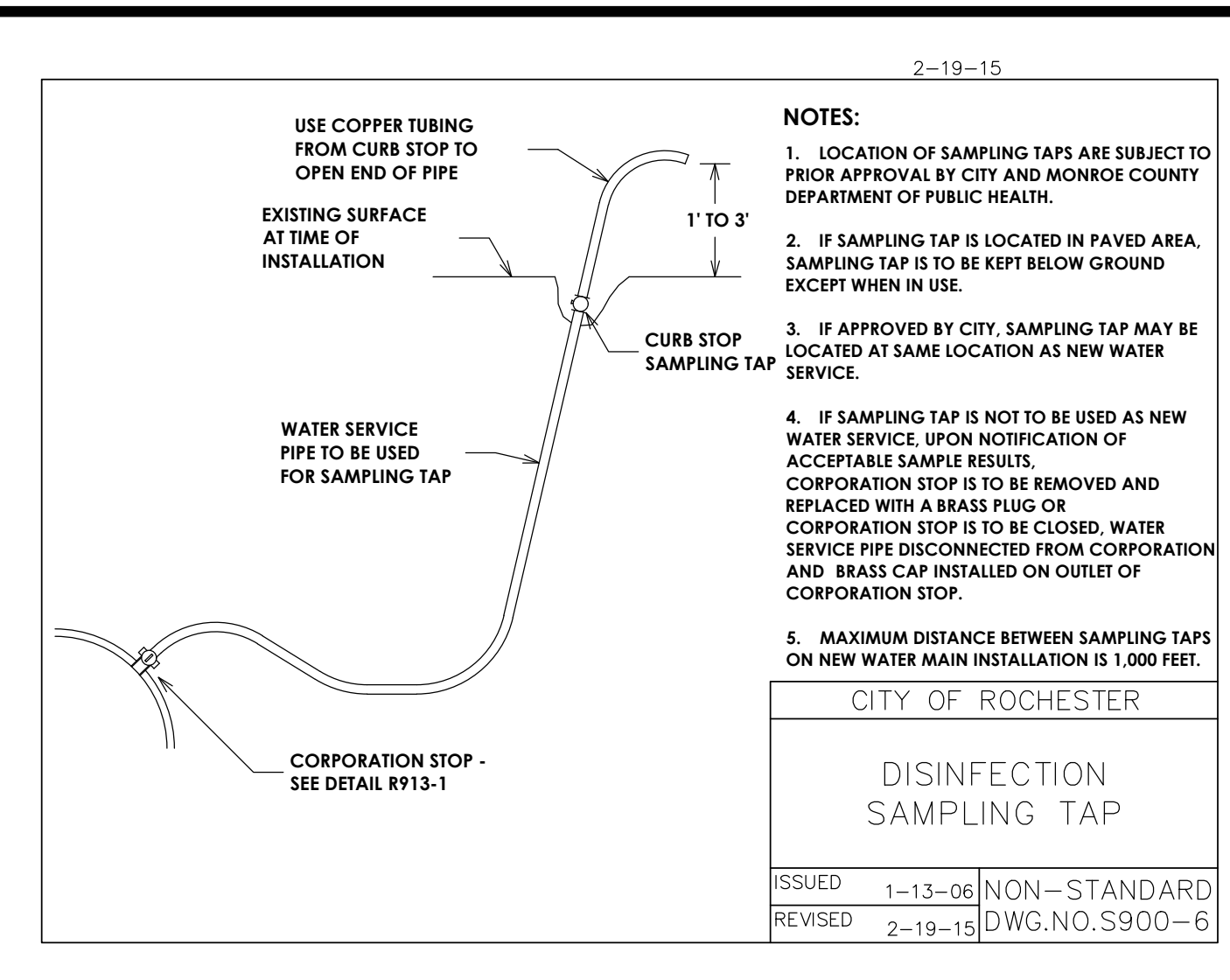


- NOTES:
- FOLLOW MANUFACTURER'S PROCEDURES AND RECOMMENDATIONS WHEN THERMITE WELDING.
  - USE APPROPRIATE WELD MOLDS AND WELD METALS FOR SPECIFIC SIZE AND MATERIAL OF PIPE THAT WIRE IS BEING ATTACHED TO.
  - WHEN THERMITE WELDING #12 AWG WIRES OR SMALLER, INSERT END OF WIRE INTO AN APPROVED COPPER SLEEVE PRIOR TO THERMITE WELDING AND CRIMP SLEEVE ON WIRE.
  - TEST WELD INTEGRITY BY STRIKING WELD WITH A HAMMER AFTER WELD HAS COOLED. AVOID STRIKING WIRE.

CITY OF ROCHESTER	
<b>THERMITE WELD DETAILS</b>	
ISSUED	10-17-08 NON-STANDARD
REVISED	12-28-10 DWG.NO.S966-2



- NOTES:
- USE HIGH POTENTIAL MAGNESIUM ANODE IN PREPACKAGED CLOTH BAG WITH BACKFILL. BARE WEIGHT OF ANODE INGOT (EXCLUDING BACKFILL) AND NUMBER OF ANODES AS NOTED ON PLANS OR AS DIRECTED BY PROJECT MANAGER.
  - ANODE IS TO BE PLACED IN TRENCH, WITH ANODE CENTERLINE 6 INCHES MINIMUM BELOW BOTTOM OF MAIN AND 2 FEET MINIMUM FROM SIDE WALL OF MAIN. ANODE TO BE SURROUNDED WITH NATIVE BACKFILL.
  - WHEN TWO ANODES ARE REQUIRED AT NEW WATER SERVICE, THE SECOND ANODE SHALL BE LOCATED ON OPPOSITE SIDE OF THE TAPPING SLEEVE AND VALVE.

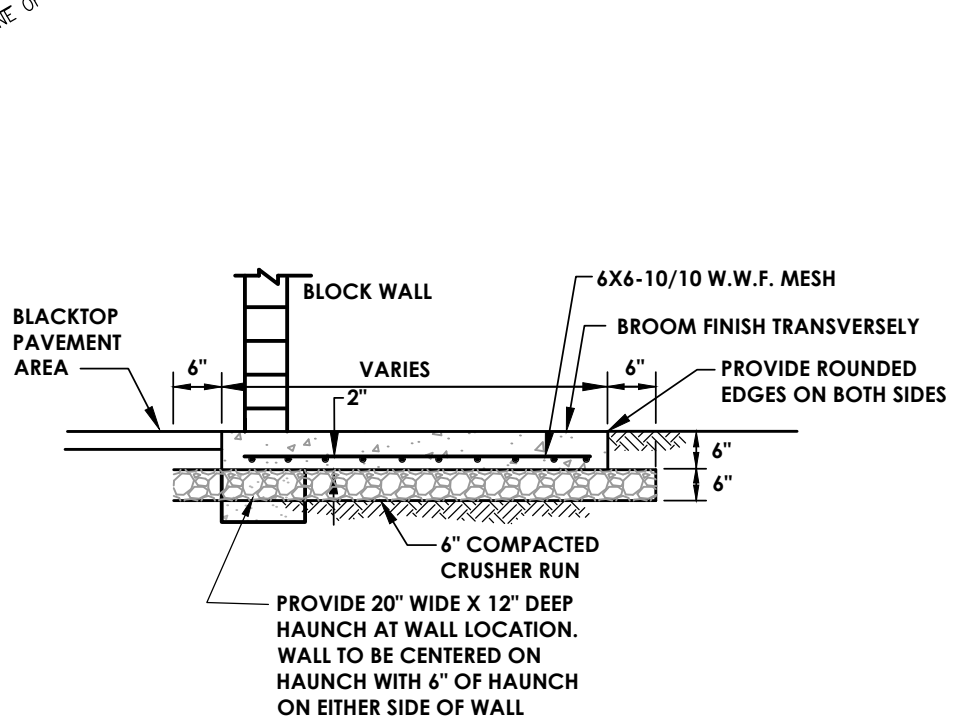
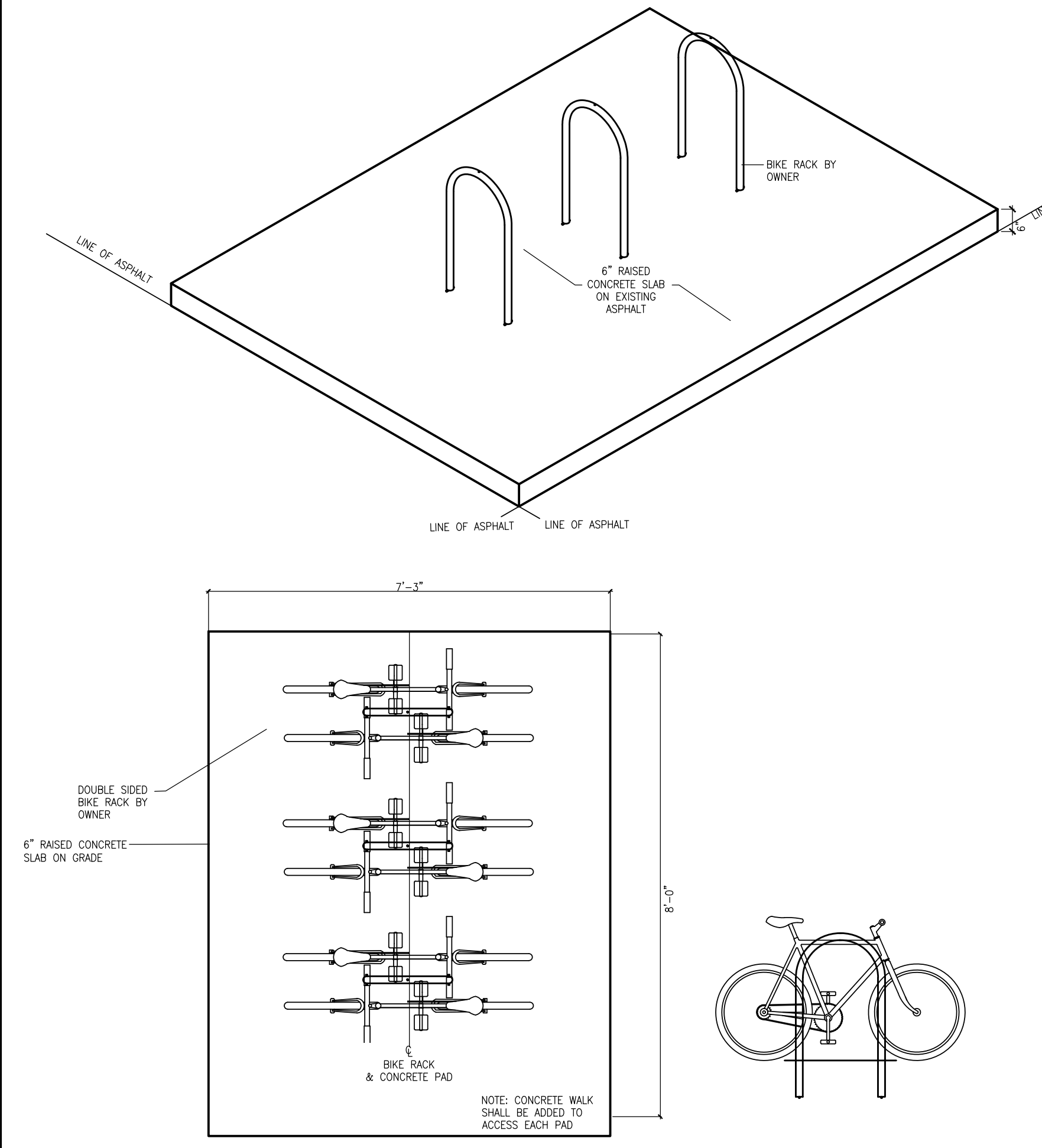


2-19-15

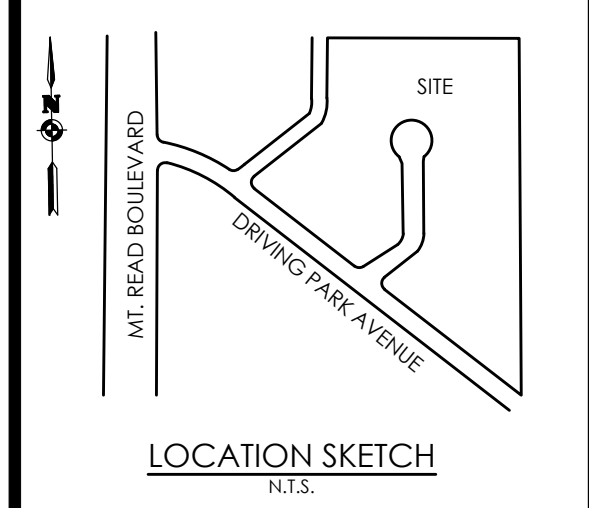
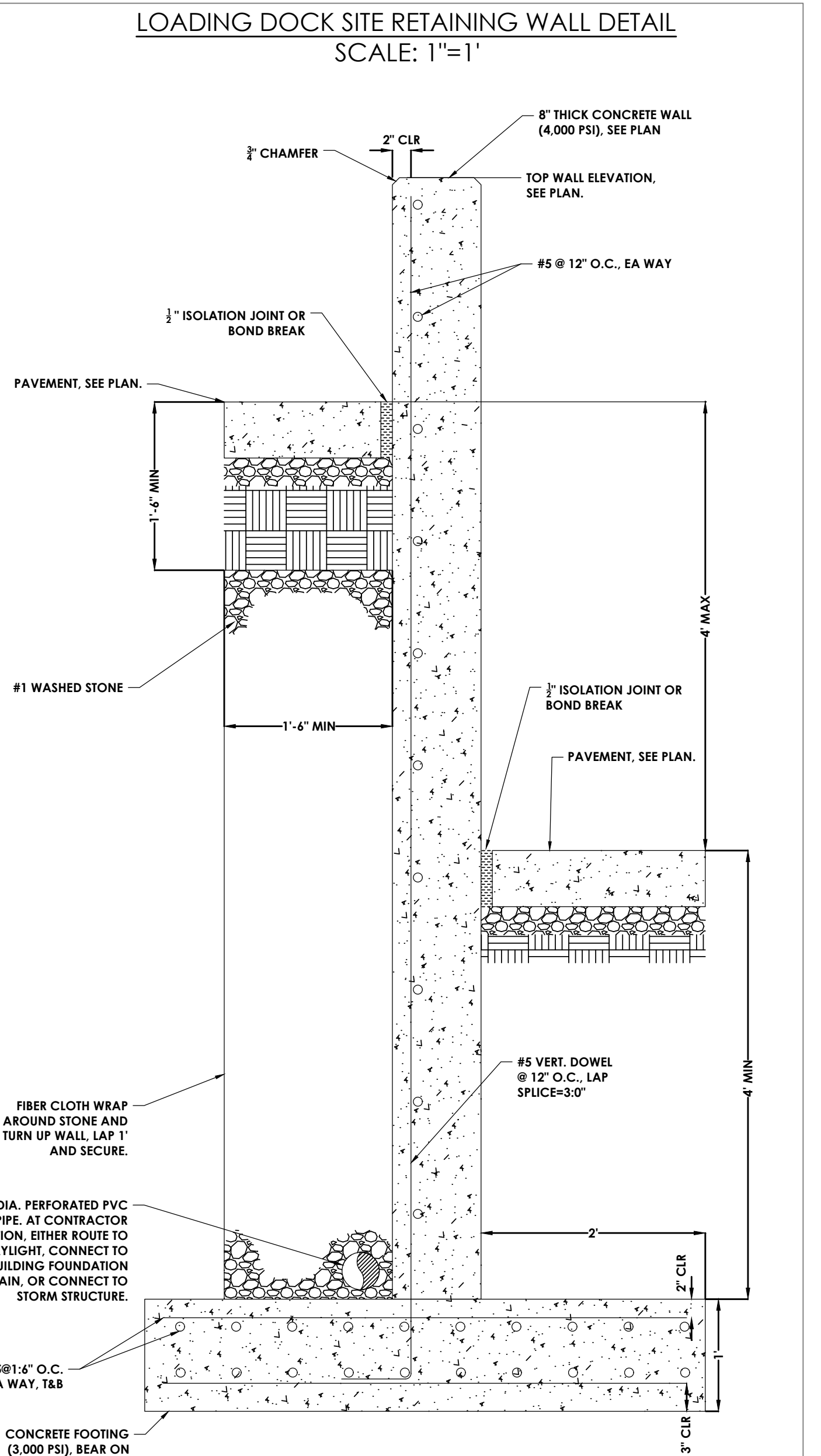
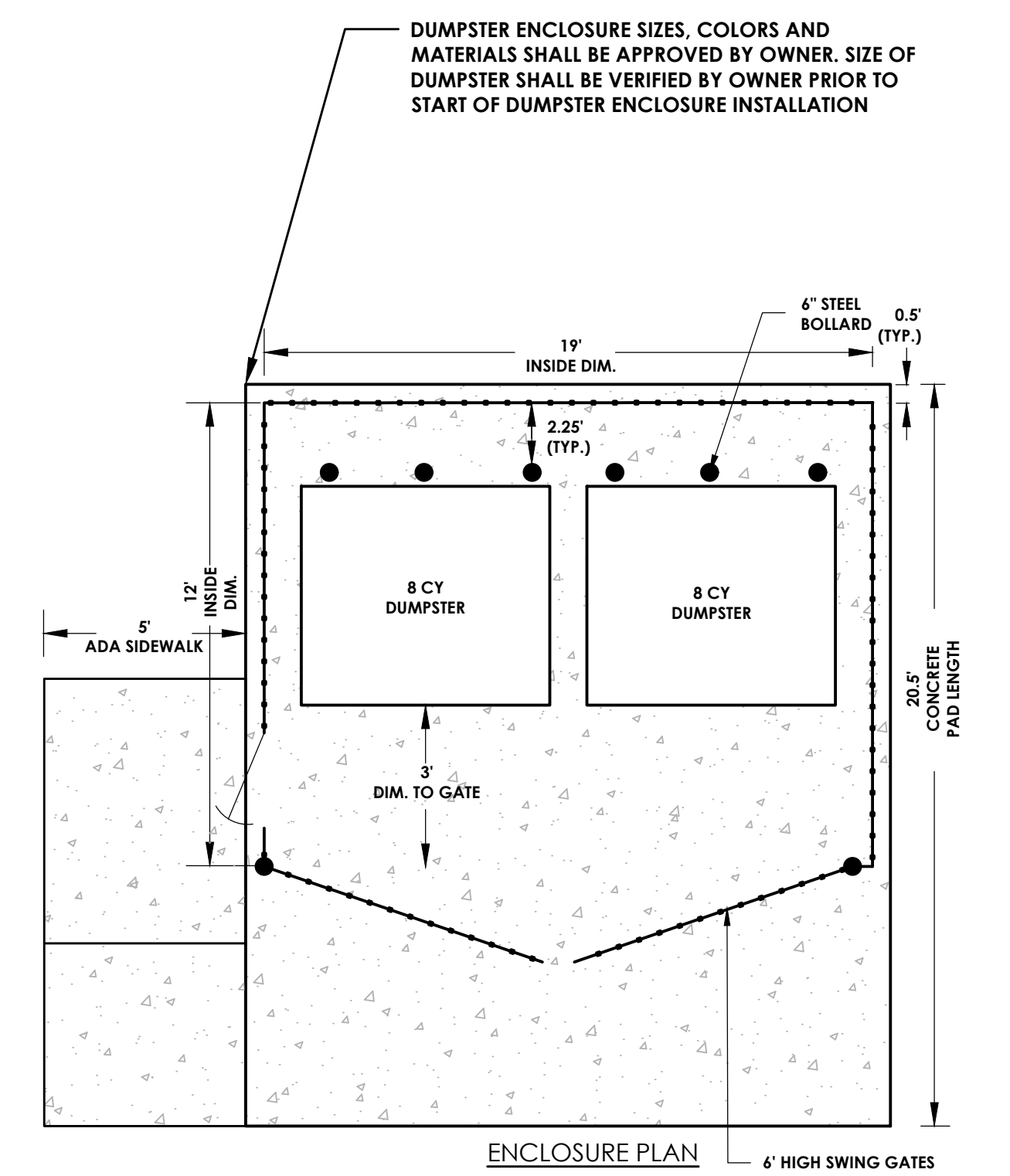
NOTES:

- LOCATION OF SAMPLING TAPS ARE SUBJECT TO PRIOR APPROVAL BY CITY AND MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH.
- IF SAMPLING TAP IS LOCATED IN PAVED AREA, SAMPLING TAP IS TO BE KEPT BELOW GROUND EXCEPT WHEN IN USE.
- IF APPROVED BY CITY, SAMPLING TAP MAY BE LOCATED AT SAME LOCATION AS NEW WATER SERVICE.
- IF SAMPLING TAP IS NOT TO BE USED AS NEW WATER SERVICE, UPON NOTIFICATION OF ACCEPTABLE SAMPLE RESULTS, CORPORATION STOP IS TO BE REMOVED AND REPLACED WITH A BRASS PLUG OR CORPORATION STOP IS TO BE CLOSED, WATER SERVICE PIPE DISCONNECTED FROM CORPORATION AND BRASS CAP INSTALLED ON OUTLET OF CORPORATION STOP.
- MAXIMUM DISTANCE BETWEEN SAMPLING TAPS ON NEW WATER MAIN INSTALLATION IS 1,000 FEET.

CITY OF ROCHESTER	
<b>DISINFECTION SAMPLING TAP</b>	
ISSUED	1-13-06 NON-STANDARD
REVISED	2-19-15 DWG.NO.S900-6



- CONCRETE DUMPSTER PAD N.T.S.
- CONCRETE SHALL BE 4000 P.S.I. CLASS A\* AIR ENTRAINED CONCRETE.
  - FULL DEPTH EXPANSION JOINTS SHALL BE PROVIDED EVERY 25'. DUMMY OR MARKED JOINTS SHALL BE AT 5' FOOT SPACING.
  - BLOCK SHALL BE SPLIT FREE. COLOR TO BE SELECTED BY OWNER



Client:  
**FSI**  
90 GOODWAY DRIVE  
ROCHESTER, NY 14623

**PASSERO ASSOCIATES**  
242 West Main Street Suite 100  
Rochester, New York 14614  
(585) 325-1000  
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Principal-in-Charge: Jess Sudol, PE  
Project Manager: Tim Harris, PE  
Designed by: Austin Goodwin, EIT.



No.	Date	By	Description
1	2/5/20	ABG	PER MCPW COMMENTS
2	2/13/20	BGM	PER CITY COMMENTS
3	2/18/20	SFA	PER CITY COMMENTS
4	3/11/20	ABG	PER MCPW COMMENTS
5	5/22/20	MRD	PER OWNER REVISIONS
6	6/2/20	JDS	NEW STORMWATER SYSTEM
7	6/03/20	ABG	PER OWNER REVISIONS
8	6/16/20	BGM	PER VE REVISIONS

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 149 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©

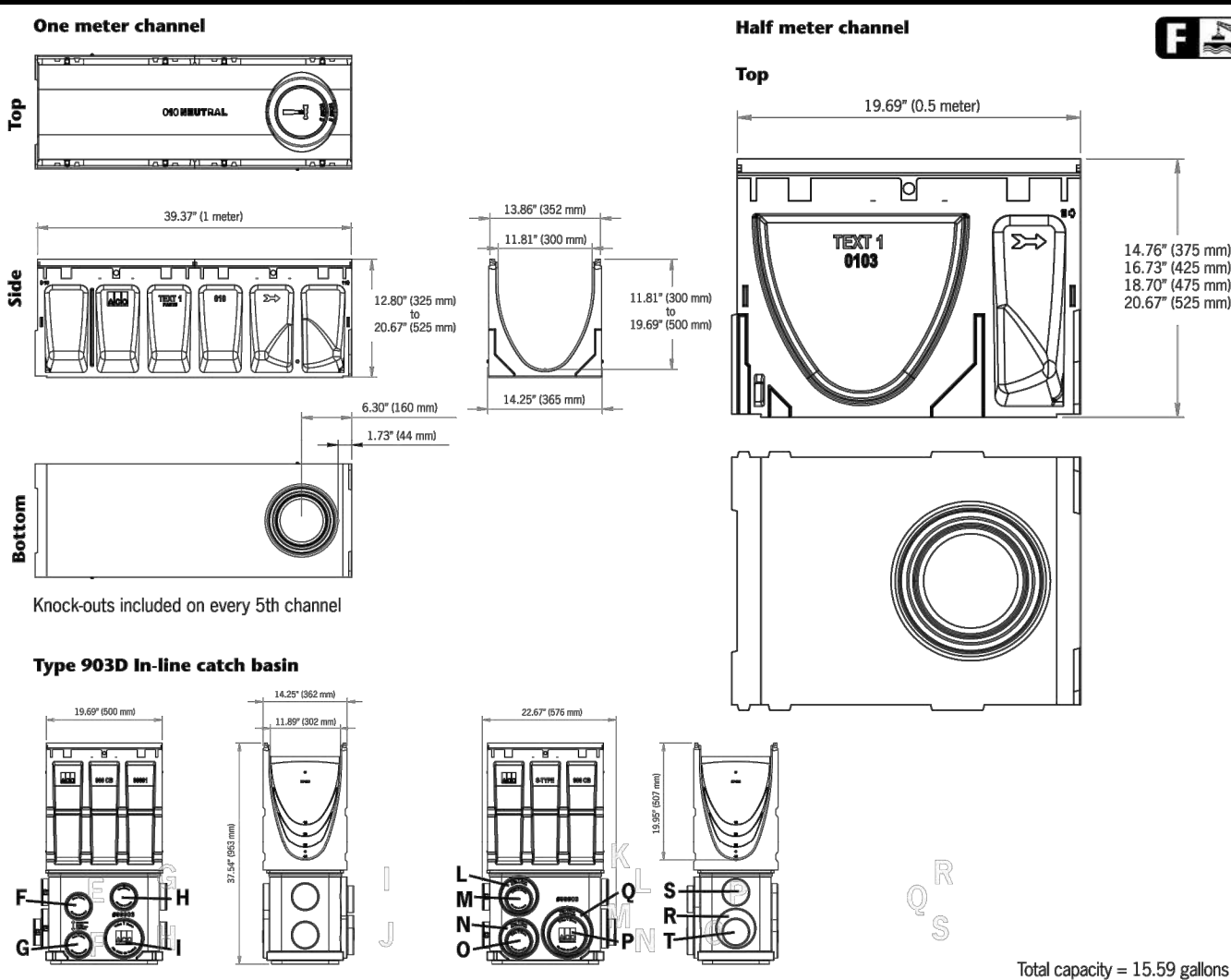
**DETAILS**

**DRIVING PARK**

Town/City: ROCHESTER	
County: MONROE State: NEW YORK	
Project No: <b>20192778.00001</b>	
Drawing No. <b>C 205</b>	Sheet No. <b>13</b>
Scale: N.T.S.	
Date <b>JUNE 2020</b>	

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**ACO DRAIN**  
**PowerDrain - S300K iron edged channels**



Outlet	Product	Outlet size (Sch. 40)	Invert Depth	GPM	CFS
A	Bottom outlet - SK3-00	6" round	11.81"	421	0.94
B	Bottom outlet - SK3-040	6" round	13.65"	544	1.21
C	Bottom outlet - SK3-040	8" round	11.81"	748	1.67
D	Bottom outlet - SK3-040	8" round	19.69"	966	2.15
E	End outlet - SK3-00	6" round	11.81"	364	0.81
F	End outlet - SK3-040	6" round	19.69"	500	1.11
G	End outlet - SK3-10	8" round	13.78"	681	1.52
H	End outlet - SK3-20	8" round	19.69"	863	1.92
I	End outlet - SK3-20	10" round	15.75"	1116	2.49
J	End outlet - SK3-40	10" round	19.69"	1309	2.91
K	Type SK3-903D	4" round	29.80"	287	0.64
L	Type SK3-903D	4" round	36.29"	319	0.71
M	Type SK3-903D	4" round	28.22"	279	0.62
N	Type SK3-903D	4" round	36.29"	319	0.71
O	Type SK3-903D	4" round	29.15"	266	1.40
P	Type SK3-903D	4" round	28.37"	280	0.62
Q	Type SK3-903D	4" round	34.87"	312	0.70
R	Type SK3-903D	6" round	29.15"	626	1.40
S	Type SK3-903D	6" round	36.29"	707	1.57
T	Type SK3-903D	6" round	35.72"	316	0.70
U	Type SK3-903D	6" round	35.72"	701	1.56
V	Type SK3-903D	6" round	36.28"	707	1.57
W	Type SK3-903D	6" round	34.78"	690	1.54
X	Type SK3-903D	6" round	27.65"	276	0.61
Y	Type SK3-903D	4" round	34.36	310	0.69

April 2018 [www.ACODrain.us](http://www.ACODrain.us)

**ACO DRAIN**  
**PowerDrain - S300K iron edged channels**

Description	Part No.	Invert (inches)	Weight (lbs.)
SK3-00 Constant depth channel - 39.37" (1m)	69041	11.81	300
SK3-00 Sloped channel - 39.37" (1m)	69001	12.01	305
SK3-01 Sloped channel - 39.37" (1m)	69002	12.20	310
SK3-02 Sloped channel - 39.37" (1m)	69003	12.40	315
SK3-03 Sloped channel - 39.37" (1m)	69004	12.60	320
SK3-04 Sloped channel - 39.37" (1m)	69005	12.80	325
SK3-05 Sloped channel - 39.37" (1m)	69006	12.99	330
SK3-06 Sloped channel - 39.37" (1m)	69007	13.19	335
SK3-07 Sloped channel - 39.37" (1m)	69008	13.39	340
SK3-08 Sloped channel - 39.37" (1m)	69009	13.58	345
SK3-09 Sloped channel - 39.37" (1m)	69010	13.78	350
SK3-10 Sloped channel - 39.37" (1m)	69011	13.98	355
SK3-11 Sloped channel - 39.37" (1m)	69012	14.17	360
SK3-12 Sloped channel - 39.37" (1m)	69013	14.37	365
SK3-13 Sloped channel - 39.37" (1m)	69014	14.57	370
SK3-14 Sloped channel - 39.37" (1m)	69015	14.76	375
SK3-15 Sloped channel - 39.37" (1m)	69016	14.96	380
SK3-16 Sloped channel - 39.37" (1m)	69017	15.16	385
SK3-17 Sloped channel - 39.37" (1m)	69018	15.35	390
SK3-18 Sloped channel - 39.37" (1m)	69019	15.55	396
SK3-19 Sloped channel - 39.37" (1m)	69020	15.75	400
SK3-20 Sloped channel - 39.37" (1m)	69021	15.94	405
SK3-21 Sloped channel - 39.37" (1m)	69022	16.14	410
SK3-22 Sloped channel - 39.37" (1m)	69023	16.34	415
SK3-23 Sloped channel - 39.37" (1m)	69024	16.54	420
SK3-24 Sloped channel - 39.37" (1m)	69025	16.73	425
SK3-25 Sloped channel - 39.37" (1m)	69026	16.93	430
SK3-26 Sloped channel - 39.37" (1m)	69027	17.13	435
SK3-27 Sloped channel - 39.37" (1m)	69028	17.32	440
SK3-28 Sloped channel - 39.37" (1m)	69029	17.52	445
SK3-29 Sloped channel - 39.37" (1m)	69030	17.72	450
SK3-30 Constant depth channel - 39.37" (1m)	69049	17.72	450
SK3-30 Sloped channel - 39.37" (1m)	69031	17.91	455
SK3-31 Sloped channel - 39.37" (1m)	69032	18.11	460
SK3-32 Sloped channel - 39.37" (1m)	69033	18.31	465
SK3-33 Sloped channel - 39.37" (1m)	69034	18.50	470
SK3-34 Sloped channel - 39.37" (1m)	69035	18.70	475
SK3-35 Sloped channel - 39.37" (1m)	69036	18.90	480
SK3-36 Sloped channel - 39.37" (1m)	69037	19.09	485
SK3-37 Sloped channel - 39.37" (1m)	69038	19.29	490
SK3-38 Sloped channel - 39.37" (1m)	69039	19.49	495
SK3-39 Sloped channel - 39.37" (1m)	69040	19.69	500
SK3-40 Constant depth channel - 39.37" (1m)	69050	19.69	500
SK3-903D In-line catch basin - 19.69" (0.5m)	69053	31.40	90
SK3-903D In-line catch basin - 19.69" (0.5m)	69054	49.53	1258
Series 6000 Outdoor plastic cover	99002	-	10.0
Foal air trap - fits both 910 & 610 basins	90054	-	1.2
SK3 channel Universal end cap	96027	19.69	500
SK3 channel installation device	97479	-	4.9
Grate removal tool	01318	-	0.3
SK3 ductile iron slotted grate	02445	-	50.0
SK3 ductile iron longslotted ACA grate	96833	-	64.0
SK3 ductile iron riser	99092	-	50.2

**Notes:**  
1. This channel offers bottom knockout feature: 6" & 8" round.  
2. Inverts shown are male end; for female invert depth subtract 5mm (0.2") from male invert (except neutral channels where it will be same as male invert).  
3. Catch basin assembly includes grate, polymer concrete top, trash bucket and plastic base.  
4. Catch basin assembly includes grate, polymer concrete top, deep trash bucket, plastic riser and plastic base.  
5. See 12" width ductile iron grate specification info for grate details.

**Specifications**  
**General**  
The trench drainage system shall be ACO Drain PowerDrain S300K as manufactured by ACO, Inc. or equal approved. (Add appropriate grate - see grate spec information).  
**Materials**  
The trench system basins shall be manufactured from polymer concrete with minimum properties as follows:  
Compressive strength: 14,000 psi  
Flexural strength: 4,000 psi  
Water absorption: 0.07%

**ACO, Inc.**  
**Northeast Sales Office**  
9470 Pinecone Drive  
Mentor, OH 44060  
Tel: (440) 639-7230  
Tel Fax: (800) 543-4764  
Fax: (440) 639-7235

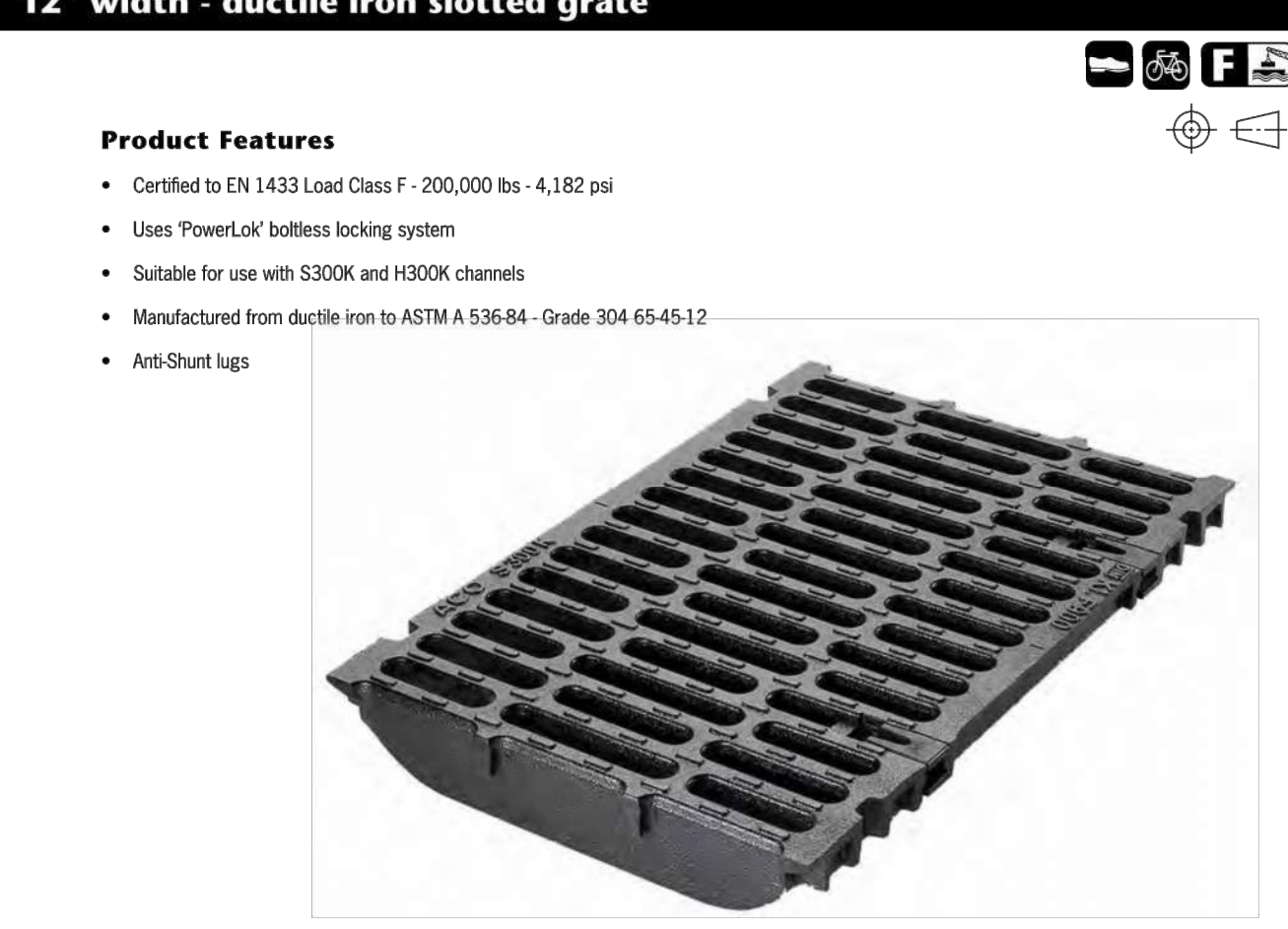
**West Sales Office**  
825 W. Beechcraft St.  
Casa Grande, AZ 85122  
Tel: (520) 421-9988  
Tel Fax: (888) 490-9552  
Fax: (520) 421-9899

**Southeast Sales Office**  
4211 Pleasant Road  
Fort Mill, SC 29708  
Tel: (800) 543-4764  
Tel Fax: (803) 902-1063  
Fax: (803) 902-1063

**Follow us on**  
**Electronic Contact:**  
info@ACODrain.us  
www.ACODrain.us

April 2018 [www.ACODrain.us](http://www.ACODrain.us)

**ACO DRAIN**  
**12" width - ductile iron slotted grate**



**Product Features**  
• Certified to EN 1433 Load Class F - 200,000 lbs - 4,182 psi  
• Uses "PowerLok" boltless locking system  
• Suitable for use with S300K and H300K channels  
• Manufactured from ductile iron to ASTM A 536-84 - Grade 304 65-45-12  
• Anti-Shunt Lugs

**Specifications**  
**General**  
The surface drainage system shall be ACO PowerDrain S300K or SlabDrain, complete with ACO ductile iron slotted grate with "PowerLok" locking as manufactured by ACO, Inc. or similar approved.  
**Materials**  
The covers shall be manufactured from ductile iron and have minimum properties as follows:  
• Independently certified to meet Load Class F to EN 1433 - 200,000 lbs - 4,182 psi  
• Ductile iron to ASTM 536-84 - Grade 65-45-12  
• Intake area of 813 sq. cm per 1/2 meter of grate  
The overall width of 13.25" (336mm) and overall length of 19.67" (500mm). Slots measure at a maximum of 0.74" (19mm).

**ACO, Inc.**  
**Northeast Sales Office**  
9470 Pinecone Drive  
Mentor, Ohio 44060  
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Tel Fax: (800) 543-4764  
Fax: (440) 639-7235

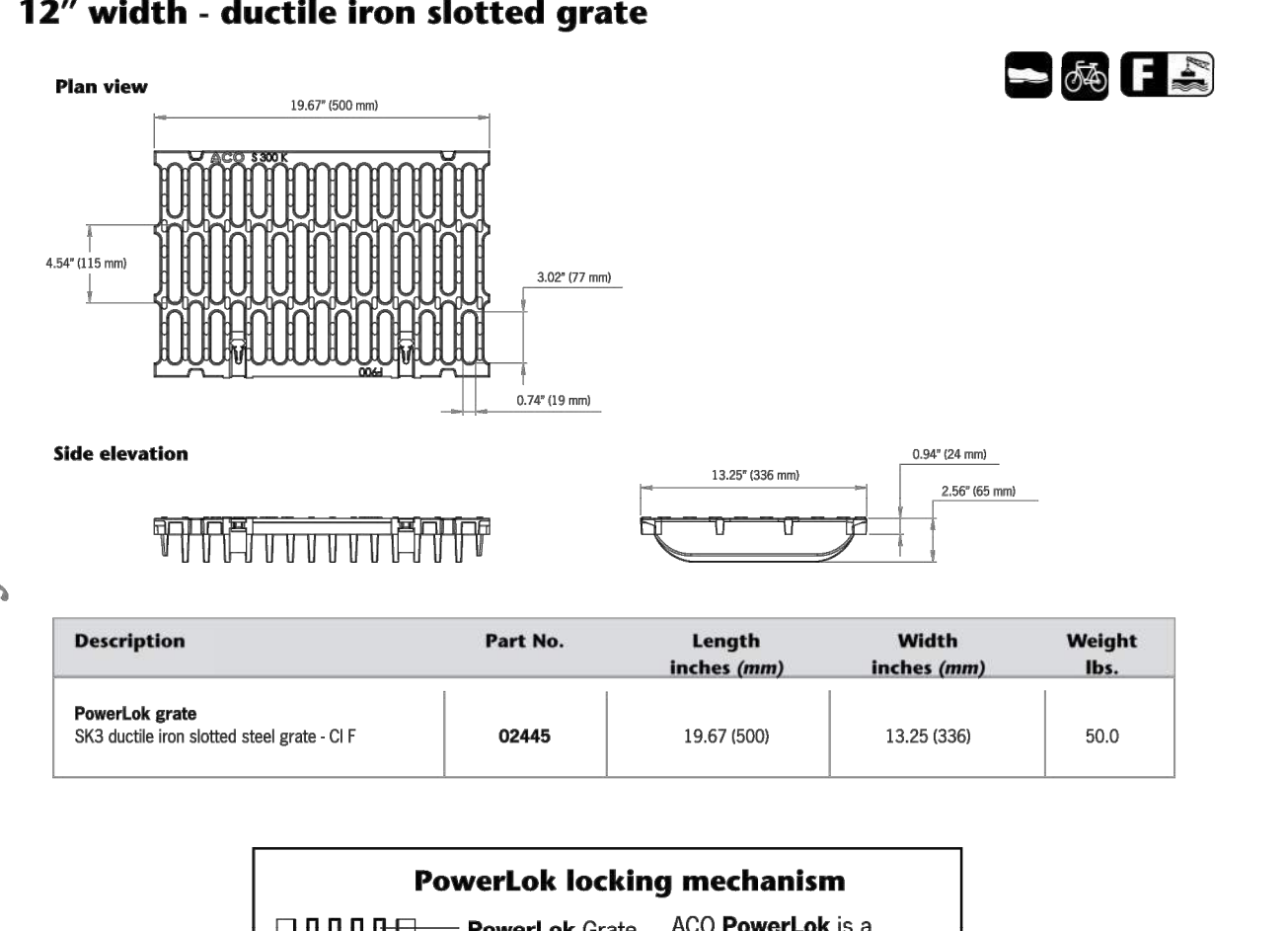
**West Sales Office**  
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www.ACODrain.us

April 2018 [www.ACODrain.us](http://www.ACODrain.us)

**ACO DRAIN**  
**12" width - ductile iron slotted grate**



**Specifications**  
**General**  
The surface drainage system shall be ACO PowerDrain S300K or SlabDrain, complete with ACO ductile iron slotted grate with "PowerLok" locking as manufactured by ACO, Inc. or similar approved.  
**Materials**  
The covers shall be manufactured from ductile iron and have minimum properties as follows:  
• Independently certified to meet Load Class F to EN 1433 - 200,000 lbs - 4,182 psi  
• Ductile iron to ASTM 536-84 - Grade 65-45-12  
• Intake area of 813 sq. cm per 1/2 meter of grate  
The overall width of 13.25" (336mm) and overall length of 19.67" (500mm). Slots measure at a maximum of 0.74" (19mm).

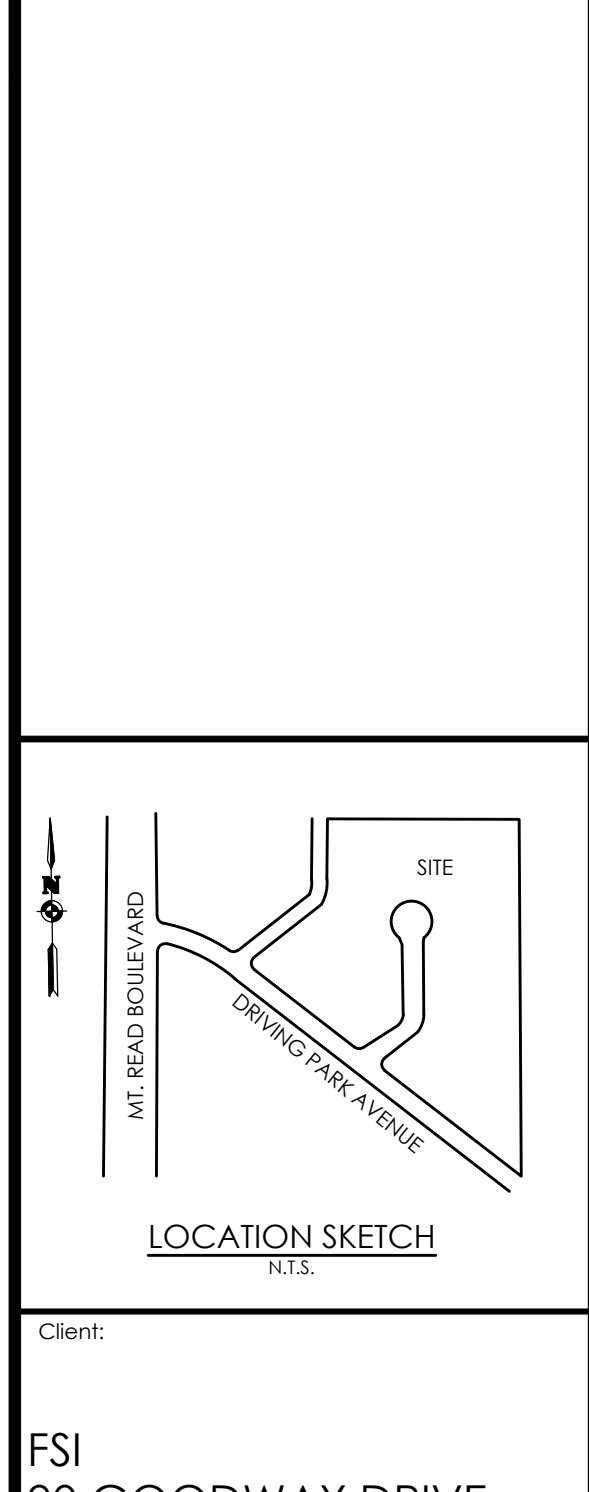
**ACO, Inc.**  
**Northeast Sales Office**  
9470 Pinecone Drive  
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Client:  
**FSI**  
90 GOODWAY DRIVE  
ROCHESTER, NY 14623

**PASSERO ASSOCIATES**  
242 West Main Street Suite 100  
Rochester, New York 14614  
Principal-in-Charge: Jess Sudol, PE  
Project Manager: Tim Harris, PE  
Designed by: Austin Goodwin, EIT

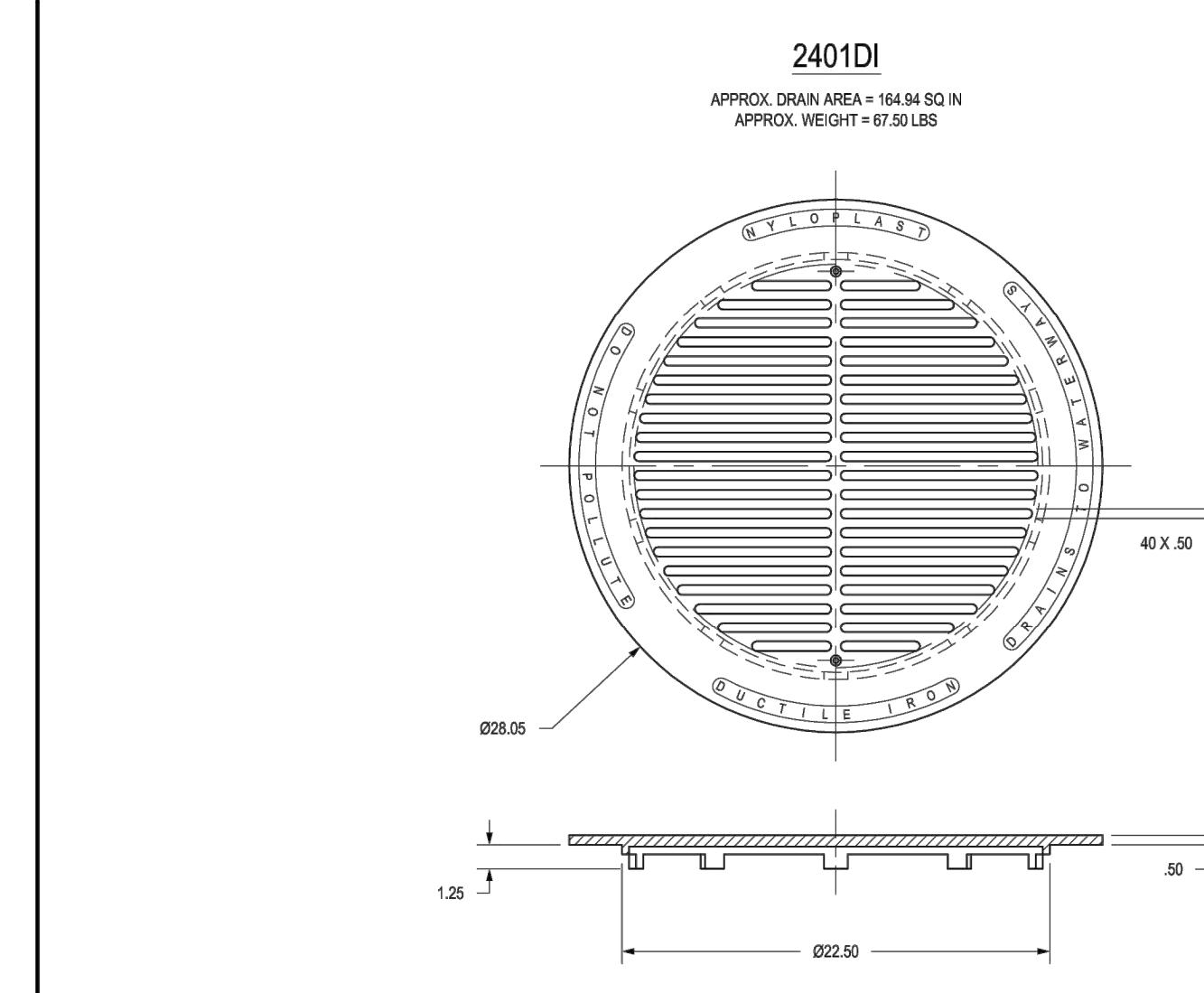


**Revisions**

No.	Date	By	Description
1	2/5/20	ABG	PER MCPW COMMENTS
2	2/13/20	BMJ	PER CITY COMMENTS
3	2/18/20	SFA	PER CITY COMMENTS
4	3/11/20	ABG	PER MCPW COMMENTS
5	5/22/20	MRD	PER OWNER REVISIONS
6	6/2/20	JDS	NEW STORMWATER SYSTEM
7	6/03/20	ABG	PER OWNER REVISIONS
8	6/16/20	BMJ	PER VE REVISIONS

**DETAILS**  
**DRIVING PARK**

Town/City: ROCHESTER  
County: MONROE State: NEW YORK  
Project No.: 20192778.00001  
Drawing No.: C 206 Sheet No.: 14  
Scale: N.T.S.  
Date: JUNE 2020  
NOT FOR CONSTRUCTION

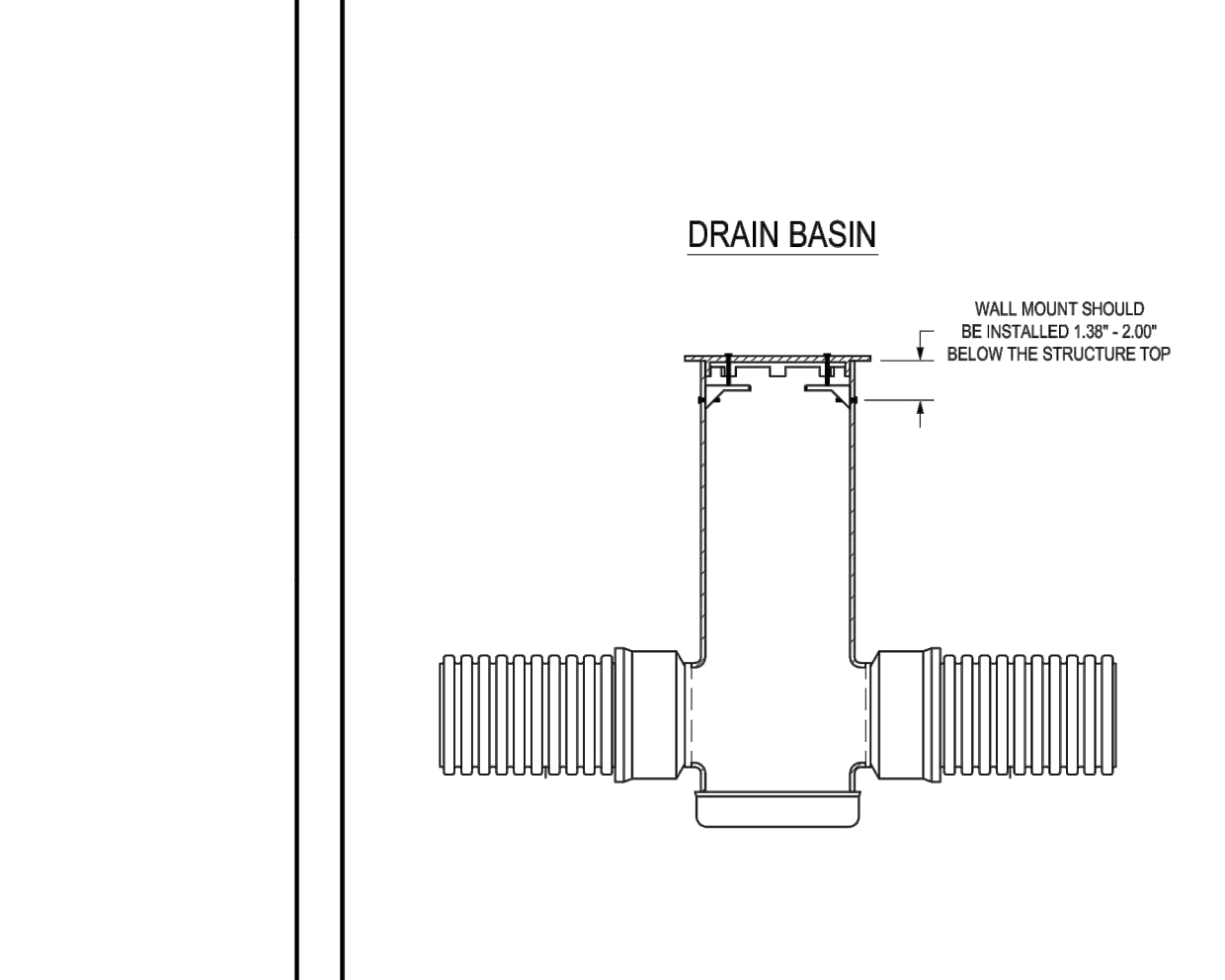


DATE	BY	DESCRIPTION
7-4-01	JAC	DRAWN
2-22-11	JJC	REVISED
2-22-11	JJC	DATE

**2401DI**  
APPROX. DRAIN AREA = 164.94 SQ. IN.  
APPROX. WEIGHT = 67.50 LBS.

**3100 VERONIA AVE**  
BUFFORD, GA 30616  
PH: (770) 932-2443  
FAX: (770) 932-2480  
www.nyloplast-us.com

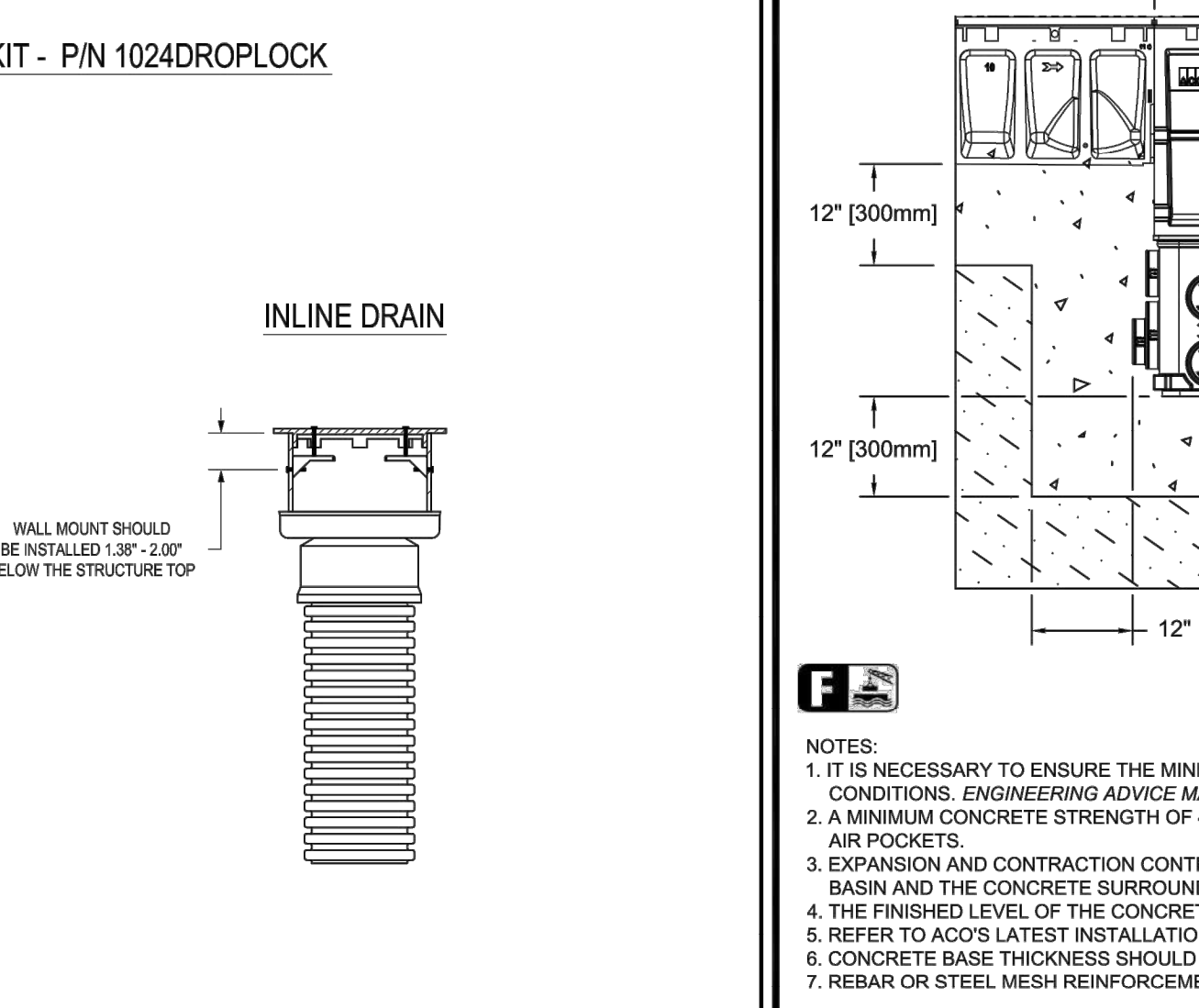
**10 IN - 24 IN DROP-IN LOCKING KIT - P/N 1024DRODPOLOCK**



DATE	BY	DESCRIPTION
01-25-13	CCA	DRAWN
01-25-13	JJC	APPROVED
01-25-13	JJC	DATE

**LOCKING DEVICE SHALL BE STAINLESS STEEL TO BE USED WITH PVC RISER ONLY**

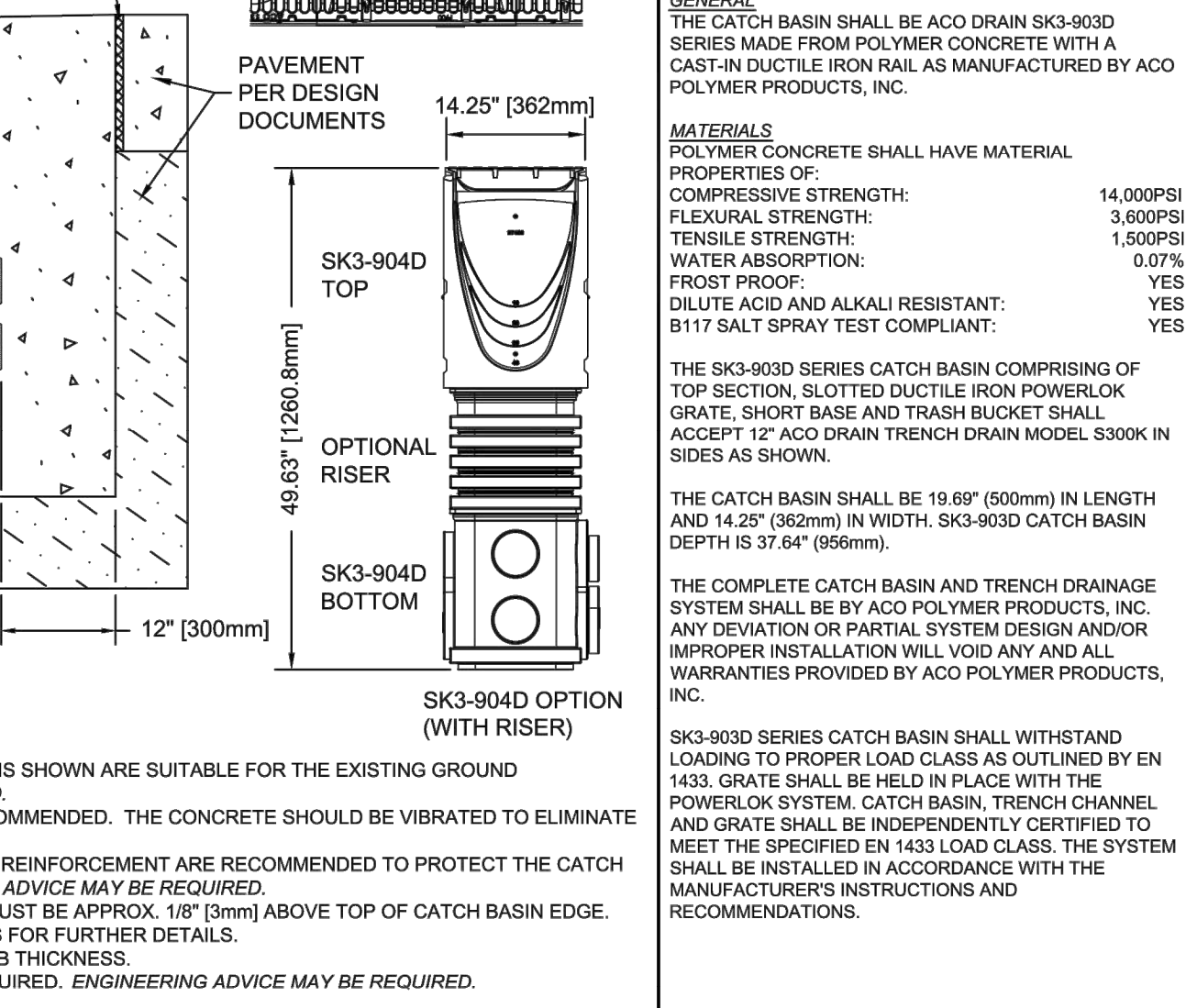
**3100 VERONIA AVE**  
BUFFORD, GA 30616  
PH: (770) 932-2443  
FAX: (770) 932-2480  
www.nyloplast-us.com



DATE	BY	DESCRIPTION
08/24/15	F-ECF	DATE

**SK3-903D CATCH BASIN - LOAD CLASS: F**  
**Exposed Concrete Pavement**

**INSTALLATION DRAWING - ACO DRAIN**  
Arizona Tel: 888-490-9552 e-mail: sales@acousa.com Ohio Tel: 800-543-4764 www.acousa.com South Carolina Tel: 800-543-4764



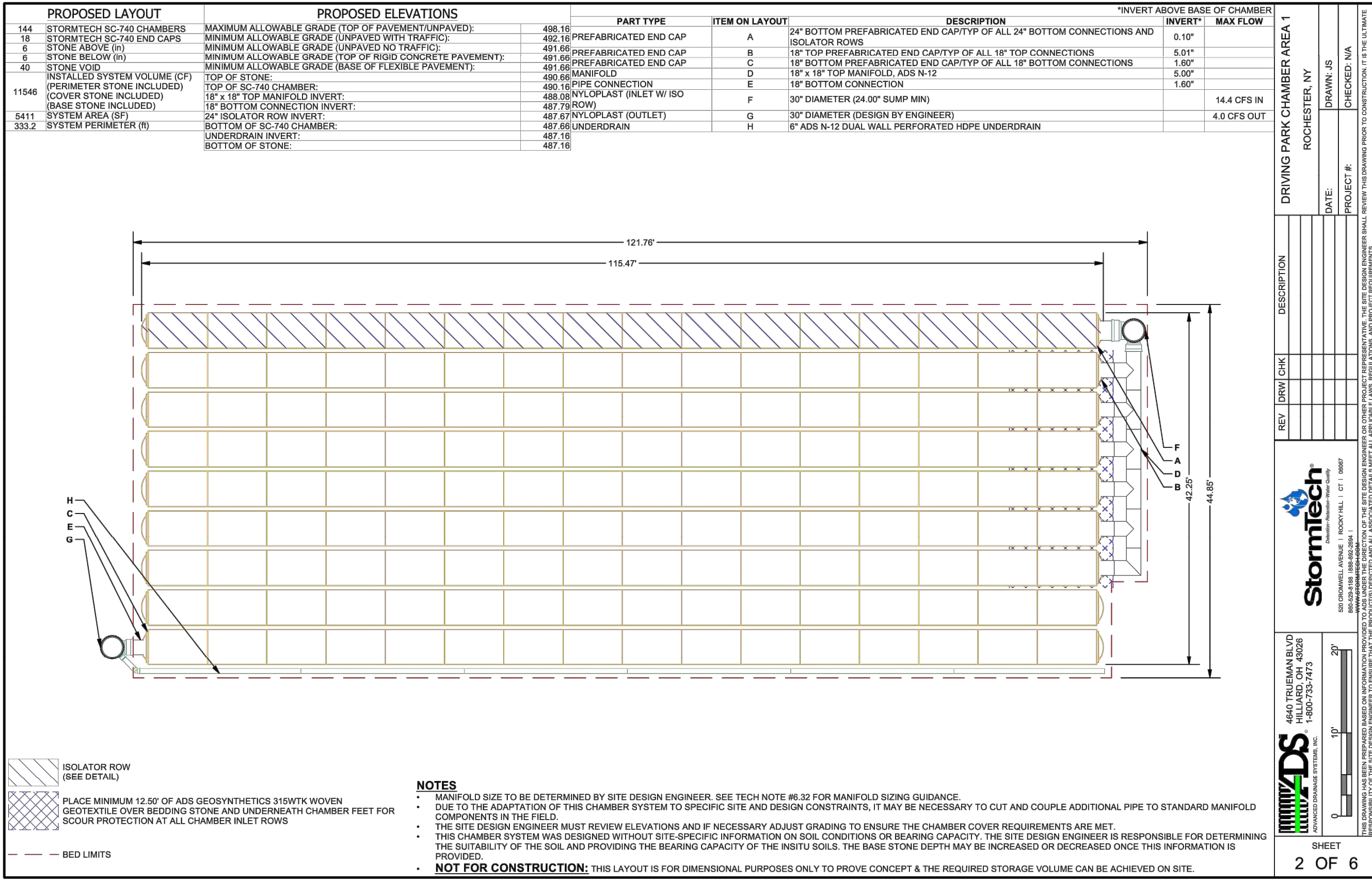
DATE	BY	DESCRIPTION
08/24/15	F-ECF	DATE

**SK3-903D CATCH BASIN - LOAD CLASS F**  
**Exposed Concrete Pavement**

**ACO Polymer Products, Inc.**  
825 W. Beechcraft St  
Casa Grande, AZ 85122  
Tel: 520-421-9988  
Fax: 520-421-9899

9470 Pinecone Dr.  
Mentor, OH 44060  
Tel: 440-639-7230  
Fax: 440-639-7235

4211 Pleasant Rd.  
Fort Mill, SC 29708  
Tel: 800-543-4764  
Fax: 800-543-1063



ISOLATOR ROW (SEE DETAIL)

PLACE MINIMUM 12" OF ADS GEOSYNTHETICS 315WTK WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

— — BED LIMITS

**NOTES**

- MANHOLE SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANHOLE SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANHOLE COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE IN-SITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

DRIVING PARK CHAMBER AREA 1  
ROCHESTER, NY

REVISIONS:

REV	DATE	DESCRIPTION
-----	------	-------------

DESIGNED BY: [Name]  
DRAWN BY: [Name]  
CHECKED BY: [Name]

DATE: [Date]  
PROJECT #: [Project #]

4640 TRUENAN BLVD  
HILLIARD, OH 43026  
614-252-7473

StormTech

4640 TRUENAN BLVD  
HILLIARD, OH 43026  
614-252-7473

DS

SHEET 2 OF 6

### ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. OR MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 8% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBODIMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE AASHTO M43* 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE AASHTO M43* 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. <sup>1,2</sup>

**PLEASE NOTE:**

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) MAX LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
- WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAMMING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

**NOTES:**

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2419-18a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
  - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
  - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
  - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 8.2.9 OF ASTM F2419 SHALL BE GREATER THAN OR EQUAL TO 550 LBS(IN. IN. AND D) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C). CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

**PA PASSERO ASSOCIATES**  
engineering architecture

DRIVING PARK CHAMBER AREA 1  
ROCHESTER, NY

REVISIONS:

REV	DATE	DESCRIPTION
-----	------	-------------

DESIGNED BY: [Name]  
DRAWN BY: [Name]  
CHECKED BY: [Name]

DATE: [Date]  
PROJECT #: [Project #]

4640 TRUENAN BLVD  
HILLIARD, OH 43026  
614-252-7473

StormTech

4640 TRUENAN BLVD  
HILLIARD, OH 43026  
614-252-7473

DS

SHEET 3 OF 6

**SC-740 ISOLATOR ROW DETAIL**  
N.T.S.

COVER ENTIRE ISOLATOR ROW WITH ADS GEOSYNTHETICS 601T NON-WOVEN GEOTEXTILE 8" (2.4 m) MIN WIDE

OPTIONAL INSPECTION PORT

SC-740 CHAMBER

SC-740 END CAP

CATCH BASIN OR MANHOLE

SUMP DEPTH TBD BY SITE DESIGN ENGINEER (24" (600 mm) MIN RECOMMENDED)

24" (600 mm) HDPE ACCESS PIPE REQUIRED USE FACTORY PREFABRICATED END CAP PART # SC740EP24B

TWO LAYERS OF ADS GEOSYNTHETICS 315WTK WOVEN GEOTEXTILE BETWEEN FOUNDATION STONE AND CHAMBERS 8" (1.5 m) MIN WIDE CONTINUOUS FABRIC WITHOUT SEAMS

**INSPECTION & MAINTENANCE**

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT

- INSPECTION PORTS (IF PRESENT)
- REMOVE/OPEN LID ON HDPE/PLAST INLINE DRAIN
- REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
- USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

B. ALL ISOLATOR ROWS

- REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
- USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
- MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
- FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
- IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS

- A FIXED GULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

**NOTES**

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

DRIVING PARK CHAMBER AREA 1  
ROCHESTER, NY

REVISIONS:

REV	DATE	DESCRIPTION
-----	------	-------------

DESIGNED BY: [Name]  
DRAWN BY: [Name]  
CHECKED BY: [Name]

DATE: [Date]  
PROJECT #: [Project #]

4640 TRUENAN BLVD  
HILLIARD, OH 43026  
614-252-7473

StormTech

4640 TRUENAN BLVD  
HILLIARD, OH 43026  
614-252-7473

DS

SHEET 4 OF 6

**UNDERDRAIN DETAIL**  
N.T.S.

STORMTECH CHAMBERS

STORMTECH END CAP

STORMTECH CHAMBER

FOUNDATION STONE BENEATH CHAMBERS

OUTLET MANIFOLD

ADS GEOSYNTHETICS 601T NON-WOVEN GEOTEXTILE

SECTION A-A

SECTION B-B

DUAL WALL PERFORATED HDPE UNDERDRAIN

NUMBER AND SIZE OF UNDERDRAINS PER SITE DESIGN ENGINEER  
4" (100 mm) TYP FOR SC-310 & SC-160LP SYSTEMS  
6" (150 mm) TYP FOR SC-740, DC-760, MC-3600 & MC-4500 SYSTEMS

**SC-740 TECHNICAL SPECIFICATION**  
N.T.S.

90.7" (2304 mm) ACTUAL LENGTH

85.4" (2169 mm) INSTALLED LENGTH

BUILD ROW IN THIS DIRECTION

OVERLAP NEXT CHAMBER HERE (OVER SMALL CORRUGATION)

START END

12.2" (310 mm)

29.3" (744 mm)

45.9" (1166 mm)

30.0" (762 mm)

**NOMINAL CHAMBER SPECIFICATIONS**

SIZE (W X H X INSTALLED LENGTH)	CHAMBER STORAGE	MINIMUM INSTALLED STORAGE*	WEIGHT
51.0" X 30.0" X 85.4" (1295 mm X 762 mm X 2169 mm)	45.9 CUBIC FEET (1.30 m³)	74.8 CUBIC FEET (2.12 m³)	63.6 kg
51.0" X 30.0" X 90.7" (1295 mm X 762 mm X 2304 mm)	45.9 CUBIC FEET (1.30 m³)	74.8 CUBIC FEET (2.12 m³)	63.6 kg

\*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS

PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"  
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"  
PRE-CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC740EP06T / SC740EP06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	—
SC740EP06B / SC740EP06BPC	6" (150 mm)	10.9" (277 mm)	—	0.5" (13 mm)
SC740EP08T / SC740EP08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	—
SC740EP08B / SC740EP08BPC	8" (200 mm)	12.2" (310 mm)	—	0.9" (18 mm)
SC740EP10T / SC740EP10TPC	10" (250 mm)	13.4" (340 mm)	14.9" (388 mm)	—
SC740EP10B / SC740EP10BPC	10" (250 mm)	13.4" (340 mm)	—	0.7" (18 mm)
SC740EP12T / SC740EP12TPC	12" (300 mm)	14.7" (373 mm)	12.9" (318 mm)	—
SC740EP12B / SC740EP12BPC	12" (300 mm)	14.7" (373 mm)	—	1.2" (30 mm)
SC740EP15T / SC740EP15TPC	15" (375 mm)	16.4" (417 mm)	9.0" (229 mm)	—
SC740EP15B / SC740EP15BPC	15" (375 mm)	16.4" (417 mm)	—	1.3" (33 mm)
SC740EP18T / SC740EP18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	—
SC740EP18B / SC740EP18BPC	18" (450 mm)	19.7" (500 mm)	—	1.6" (41 mm)
SC740EP24B	24" (600 mm)	18.5" (470 mm)	—	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740EP24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2684.

\*FOR THE SC740EP24B THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

Client: FSI  
90 GOODWAY DRIVE  
ROCHESTER, NY 14623

DRIVING PARK CHAMBER AREA 1  
ROCHESTER, NY

REVISIONS:

REV	DATE	DESCRIPTION
-----	------	-------------

DESIGNED BY: [Name]  
DRAWN BY: [Name]  
CHECKED BY: [Name]

DATE: [Date]  
PROJECT #: [Project #]

4640 TRUENAN BLVD  
HILLIARD, OH 43026  
614-252-7473

StormTech

4640 TRUENAN BLVD  
HILLIARD, OH 43026  
614-252-7473

DS

SHEET 5 OF 6

**DETAILS**  
DRIVING PARK

Town/City: ROCHESTER  
County: MONROE State: NEW YORK

Project No: 20192778.00001

Drawing No: C 207 Sheet No: 15

Scale: N.T.S.

Date: JUNE 2020

NOT FOR CONSTRUCTION

Y:\PROJECTS-NEW\2019\20192778\20192778.0001\DRAWINGS\ENGINEERING\20192778.0001\DETAILS.DWG 6/15/2020 4:14 PM Biliana Mitchell





# ATTACHMENT B

IMPORTED MATERIAL REQUESTS





**NEW YORK STATE  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**



**Request to Import/Reuse Fill or Soil**

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

**SECTION 1 – SITE BACKGROUND**

The allowable site use is:

Have Ecological Resources been identified?

Is this soil originating from the site?

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

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

**SECTION 2 – MATERIAL OTHER THAN SOIL**

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

Does it contain less than 10%, by weight, material that would pass a size 80 sieve?

Is this virgin material from a permitted mine or quarry?

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

**SECTION 3 - SAMPLING**

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

The material is described as 1 and 2 Stone  
No samples were collected as it meets the exempt requirements in accordance with DER-10 Section 5.4(e)5

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

*If the material meets requirements of DER-10 section 5.5 (other material), no chemical testing needed.*

### SECTION 3 CONT'D - SAMPLING

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

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

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

### SECTION 4 – SOURCE OF FILL

Name of person providing fill and relationship to the source:

The Dolomite Group

Location where fill was obtained:

Dolomite Plant, 746 Whalen Rd, Penfield, NY

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

Mine ID 80021

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

Provide a list of supporting documentation included with this request:

See attached sieve/gradation analysis

The information provided on this form is accurate and complete.

*Michael F. Pelychaty*

---

Signature

7/10/2020

---

Date

Michael F. Pelychaty

---

Print Name

LaBella Associates, DPC

---

Firm

DOLOMITE PRODUCTS COMPANY, INC  
 MANITOU CONSTRUCTION COMPANY, INC  
 ROCHESTER ASPHALT MATERIALS  
 IROQUOIS ROCK PRODUCTS  
 NORTHRUP MATERIALS



1150 Penfield Road  
 Rochester, N.Y. 14625  
 Phone: (585) 381-7010  
 Fax : (585) 381-0208

DATE: 1/29/20  
 PAGE: 1 of 2

TO:  
 OF:

PROJECT:

**CRUSHED STONE:** Penfield Plant

NYS DOT Source #: 4-4R  
 Current NYS DOT Test #: 15 AR 81


This is to certify that the Crushed Stone to be used on the above referenced project will be produced in accordance with the most current New York State Department of Transportation's, "Standard Specifications" and Addenda. All stone properties conform to sections 703.0201, 203, 304, 605 and 620 of the Specification. Specific values are listed below.

PROPERTY	VALUE	SPEC.
Mag. Sulfate Loss	6	18 max.
LA Abrasion Loss	26	35 max.
Flat and Elongated Pieces - 3:1 5:1	4	30 max.
	0	10 max.
Crushed Particles	100	n.a.
Deleterious Materials	0	2 max.

TYPICAL GRADATIONS (All Values are % Passing)						
SIEVE SIZE	CRUSHER RUN #2	CRUSHER RUN #1	#1 STONE	#2 STONE	#1 & #2 BLEND	#1AW STONE
4" (100 mm)						
2" (50)	100					
1 1/2" (37.5)	95			100	100	
1" (25)	75	100	100	96	97	
1/2" (12.5)	48		92	14	53	100
1/4" (6.3)	38	54	14	2	8	92
#40 (0.425)	11	22				
#200 (0.075)	4	7	0.6	0.1	0.3	0.5
Typical Item Numbers	203.____ 304.____		605.0901		CA 2 ASTM 57	605.1001

LIGHT STONE FILL		
SIZE	VALUE	SPEC
Lighter Than 100 Lbs.	100	90 - 100
Larger Than 6"	55	50 - 100
Smaller Than 1/2"	8	0 - 10

**Notes:**  
 1) Proctor Density typically runs at approx 142 +/-2 pcf at 6-8% Moisture.(For Crusher Run products only)  
 2) Medium and Heavy Stone Fill Items are selected at time of purchase to satisfy project requirements.

Signed By:  Stacey L. Bauer - Quality Control



**NEW YORK STATE  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**



**Request to Import/Reuse Fill or Soil**

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

**SECTION 1 – SITE BACKGROUND**

The allowable site use is:

Have Ecological Resources been identified?

Is this soil originating from the site?

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

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

**SECTION 2 – MATERIAL OTHER THAN SOIL**

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

Does it contain less than 10%, by weight, material that would pass a size 80 sieve?

Is this virgin material from a permitted mine or quarry?

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

**SECTION 3 - SAMPLING**

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

Material Name is CR2 for Crusher Run 2 stone

Imported backfill material may meets the exempt sampling requirements in accordance with DER-10 Section 5.4(e)5.

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

*If the material meets requirements of DER-10 section 5.5 (other material), no chemical testing needed.*

### SECTION 3 CONT'D - SAMPLING

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

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

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

### SECTION 4 – SOURCE OF FILL

Name of person providing fill and relationship to the source:

The Dolomite Group

Location where fill was obtained:

Dolomite Plant, 746 Whalen Rd, Penfield, NY

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

Mine ID 80021

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

Provide a list of supporting documentation included with this request:

See attached sieve/gradation analysis

The information provided on this form is accurate and complete.

*Michael F. Pelychaty*

---

Signature

7/10/2020

---

Date

Michael F. Pelychaty

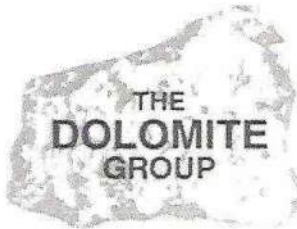
---

Print Name

LaBella Associates, DPC

---

Firm



# The Dolomite Group

ATTN: Matt Drury  
 OF: Leaderlink  
 PROJECT: 811 Jefferson Rd

## RECYCLED CONCRETE STONE - CURRENT GRADATION DATA

QUARRY LOCATION - GATES, NY

DATA		SPECIFICATIONS		
SIEVE SIZE	% PASSING	TYPES 1 & 4 SUBBASE 304.11, 304.14	TYPE 3 SUBBASE 304.13	SEL GRAN & STRUCT FILL 203.07, 203.21 R203.23, R203.24
4"	100		100	
3"	100	100		100
2"	100	100		
1 1/2"	95			
1"	84			
1/2"	60			
1/4"	44	30 - 65	30 - 75	
1/8"	32			
No. 20	20			
No. 40	16	5 - 40	5 - 40	0 - 70
No. 80	10			
No. 200	8	0 - 10	0 - 10	0 - 15
MAG SULFATE LOSS	7	20 MAX	30 MAX	30 MAX

PLASTICITY INDEX (MINUS #40) IS LESS THAN 1, FLAT & ELONGATED (3:1) LESS THAN 10%

### APPROX. PROCTOR DENSITY DATA

	DENSITY (LBS / CU FT)	MOISTURE (OPTIMUM %)	RANGE OF DENSITY DATA	RANGE OF MOISTURE DATA
STANDARD:	123.5	11.0	122.0 - 125.0	10.0 - 12.0
MODIFIED:	131.0	8.5	129.5 - 132.5	7.5 - 9.5

SIGNED BY:

Stacey L. Bauer - Quality Control

DATE:

1/29/2020





**NEW YORK STATE  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**



**Request to Import/Reuse Fill or Soil**

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

**SECTION 1 – SITE BACKGROUND**

The allowable site use is:

Have Ecological Resources been identified?

Is this soil originating from the site?

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

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

**SECTION 2 – MATERIAL OTHER THAN SOIL**

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

Does it contain less than 10%, by weight, material that would pass a size 80 sieve?

Is this virgin material from a permitted mine or quarry?

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

**SECTION 3 - SAMPLING**

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

Material Name is Recycled Concrete.

Imported backfill material may meets the exempt sampling requirements in accordance with DER-10 Section 5.4(e)5.

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

*If the material meets requirements of DER-10 section 5.5 (other material), no chemical testing needed.*

### SECTION 3 CONT'D - SAMPLING

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

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

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

### SECTION 4 – SOURCE OF FILL

Name of person providing fill and relationship to the source:

The Dolomite Group

Location where fill was obtained:

Dolomite Plant, 1075 Buffalo Rd, Gates, NY

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

Mine ID 80020

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

Provide a list of supporting documentation included with this request:

See attached sieve/gradation analysis

The information provided on this form is accurate and complete.

*Michael F. Pelychaty*

---

Signature

7/10/2020

---

Date

Michael F. Pelychaty

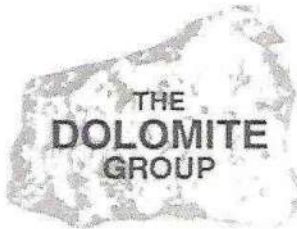
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Print Name

LaBella Associates, DPC

---

Firm



# The Dolomite Group

ATTN: Matt Drury  
 OF: Leaderlink  
 PROJECT: 811 Jefferson Rd

## RECYCLED CONCRETE STONE - CURRENT GRADATION DATA

QUARRY LOCATION - GATES, NY

DATA		SPECIFICATIONS		
SIEVE SIZE	% PASSING	TYPES 1 & 4 SUBBASE 304.11, 304.14	TYPE 3 SUBBASE 304.13	SEL GRAN & STRUCT FILL 203.07, 203.21 R203.23, R203.24
4"	100		100	
3"	100	100		100
2"	100	100		
1 1/2"	95			
1"	84			
1/2"	60			
1/4"	44	30 - 65	30 - 75	
1/8"	32			
No. 20	20			
No. 40	16	5 - 40	5 - 40	0 - 70
No. 80	10			
No. 200	8	0 - 10	0 - 10	0 - 15
MAG SULFATE LOSS	7	20 MAX	30 MAX	30 MAX

PLASTICITY INDEX (MINUS #40) IS LESS THAN 1, FLAT & ELONGATED (3:1) LESS THAN 10%

### APPROX. PROCTOR DENSITY DATA

	DENSITY (LBS / CU FT)	MOISTURE (OPTIMUM %)	RANGE OF DENSITY DATA	RANGE OF MOISTURE DATA
STANDARD:	123.5	11.0	122.0 - 125.0	10.0 - 12.0
MODIFIED:	131.0	8.5	129.5 - 132.5	7.5 - 9.5

SIGNED BY:

Stacey L. Bauer - Quality Control

DATE:

1/29/2020

## Pelychaty, Mike

---

**From:** Caffoe, Todd (DEC) <todd.caffoe@dec.ny.gov>  
**Sent:** Thursday, August 6, 2020 1:45 PM  
**To:** Pelychaty, Mike  
**Cc:** Joe Akel; Brian Moss; Pratt, David (DEC); Biondolillo, Joseph J.  
**Subject:** Re: Former Photech EWP  
**Attachments:** Photech Site B00016 - 1000 Driving Park Avenue - FSI Driving Park LLC; letter.ERP.B00016.2020-05-29.PRR\_Reminder.pdf

Mike,

I have reviewed the Excavation Work Plan dated July 10, 2020. It is hereby approved with the following conditions:

- The design for the sub-slab depressurization system (SSDS) shall be submitted for review and approval prior to installation;
- As stated, on-site work shall comply with the approved Site Management Plan;
- The project must meet all requirements of the City of Rochester;
- Upon completion of the site development, the site cover shall meet commercial use soil cleanup objectives (SCOs). The cover can consist of hard surfaces (i.e. pavement, concrete, buildings) or at least one foot of soil that meets the commercial use SCOs. The existing cover soil does not need to be sampled; however, any imported top soil must be sampled and approved by the Department; and
- Please provide a schedule for the construction when it is available. I would be happy to attend a kick-off meeting or conference call to answer any questions you may have. Thank you for keeping me posted on the status of the soil export from the former A.B. Dick property in Henrietta for this project.

Periodic Review Report (PRR)

Another item that needs to be addressed for this site is the annual PRR. The attached notices were sent, but I have not received a reply to date. Please let me know when you anticipate providing the PRR to the Department. The PRR is for last year's monitoring period and will not need to include details of the proposed site development.

Thank you for your continued cooperation.

-Todd

Due to the COVID-19 Health Crisis, I will mainly be working from home until further notice. Please e-mail if you need to reach me. Thank you.

**Todd M. Caffoe, P.E.**

Division of Environmental Remediation

**New York State Department of Environmental Conservation**

6274 East Avon-Lima Road, Avon, NY 14414

P: (585) 226-5350 | Todd.Caffoe@dec.ny.gov

---

**From:** Pelychaty, Mike <mpelychaty@LaBellaPC.com>  
**Sent:** Monday, August 3, 2020 3:25 PM  
**To:** Caffoe, Todd (DEC) <todd.caffoe@dec.ny.gov>  
**Cc:** Joe Akel <joea@teamfsi.com>; Brian Moss <bmosse@teamfsi.com>  
**Subject:** Former Photech EWP

*ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*

Todd,

Do you have any comments to the attached EWP? FSI plans on commencing work in the near future at the site. We do plan on submitting plans for a vent system once design is finalized for the building.

-Mike

Michael Pelychaty, PG

LaBella Associates | Sr. Environmental Geologist



585-295-6253    **direct**  
585-454-6110    **office**  
300 State Street, Suite 201  
Rochester, NY 14614  
[labellapc.com](http://labellapc.com)



May 17, 2021

Mr. Todd Caffoe, P.E.  
NYSDEC – Region 8  
Department of Environmental Remediation  
6274 East Avon Lima Road  
Avon, New York 14414

Re: Pressure Field Extension Readings – Farmer John Popcorn Building  
Former Photech Imaging Site  
NYSDEC ERP Site #B00016, 1000 Driving Park Avenue, Rochester, New York  
LaBella Project No. 2202121

Dear Mr. Caffoe:

LaBella Associates, D.P.C. (LaBella) is submitting this letter summarizing Pressure Field Extension Monitoring (PFE) readings that were collected for the Sub-Slab Depressurization System (SSDS) that was installed at the Farmer John Popcorn Building located at the Former Photech Imaging Site at 1000 Driving Park Avenue in the City of Rochester, Monroe County, New York. The Site is a listed New York State Department of Environmental Conservation (NYSDEC) Environmental Restoration Program (ERP) Site #B00016.

## **PRESSURE FIELD EXTENSION DATA**

---

The PFE data indicates the SSDS is providing adequate influence throughout the building footprint based on data collected on April 24, 2021. The monitoring work that was completed is summarized as follows:

1. A Qualified Environmental Professional as defined in Part 375 or a person who was a direct report to the NYS licensed PE of record for the site conducted all of the PFE testing.
2. The PFE monitoring was conducted when the building was substantially finished, with the exception of some minor interior and exterior cosmetic finishes.
3. PFE Monitoring was completed among nine (9) PFE monitoring points throughout the building, as depicted on attached Figures. PFE measurements indicated there was sufficient negative pressure (i.e. a minimum of -0.004 inches of water column) at each monitoring location. PFE readings are summarized in the table below:

Monitoring Location	Manual PFE Readings (Inches of Water Column)
1	-0.6
2	-0.5
3	-0.5
4	-0.5



Monitoring Location	Manual PFE Readings (Inches of Water Column)
5	-0.5
6	-0.5
7	-0.6
8	-0.5
9	-0.5

- Each SSDS was connected a U-line manometer and audible alarm. Each U-line manometer indicated a pressure reading of approximately 0.75 inches of water column. Each audible alarm was tested by removing the tube from the audible alarm to confirm the audible alert was activated. Each audible alarm was noted to be working.

## CONCLUSION

---

Based on the PFE results collected on April 24, 2021, the SSDS is providing adequate influence throughout the building footprint.





## CERTIFICATION

---

I Daniel P. Noll certify that I am currently a New York State Licensed Professional Engineer as defined in 6 NYCRR Part 375 and that this Pressure Field Extension Monitoring Results was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10) and that all activities were performed in full accordance with the DER-approved work plan and any DER-approved modifications.



If you have any questions please do not hesitate to contact me at 585-295-6611.

Respectfully submitted,

**LaBella Associates**

Daniel P. Noll, PE  
VP, Environmental Project Manager

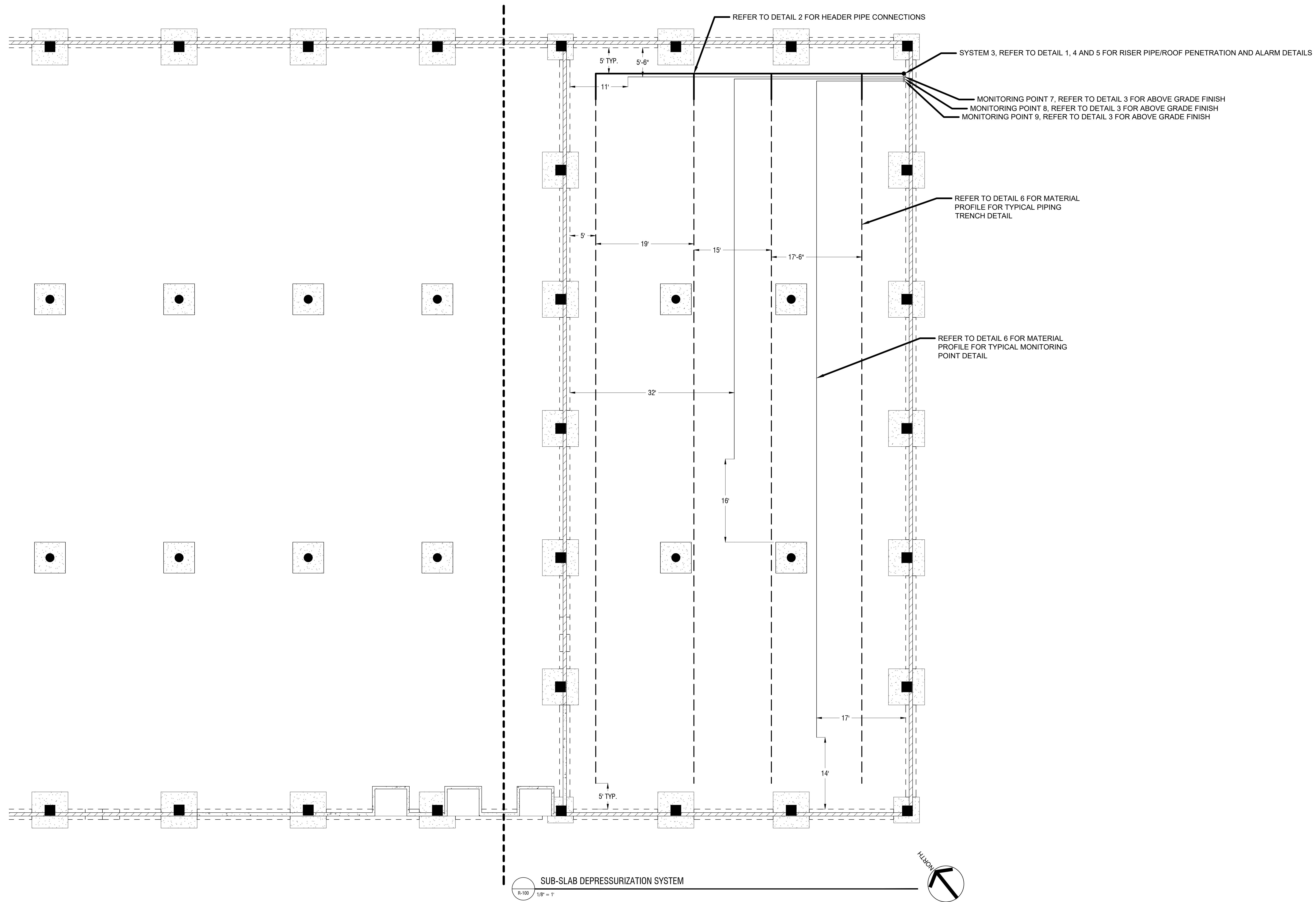
Attachment A – SSDS Layout and Monitoring Point Locations

I:\FSI General Contractors\2202121 - 1000 Driving Park SMP Assistance\Reports\SSDS Letter Farmer John\LTR.2021-05-17.Potech ERP Site B00016\_SSDS Farmer John Building.docx



# ATTACHMENT A

**SSDS Layout and Monitoring Point Locations**



**NOTES:**

1. 1/4 INCH STAINLESS STEEL MONITORING POINTS MOUNTED APPROXIMATELY 2 FEET ABOVE FINISHED FLOOR AGAINST AN INTERIOR WALL. REFER TO DETAIL 3: PROFILE AT GAUGE POINT.
2. 1/4 STAINLESS STEEL TUBING TERMINATED ABOVE SUB-BASE WITH FABRIC WRAPPED END. REFER TO DETAIL 6: MATERIAL PROFILE.
3. 4 INCH SCHEDULE 40 PVC RISER TO BE LOCATED AGAINST INTERIOR WALL AND VENTED UP THROUGH THE ROOF. REFER TO DETAIL 1: REAR END WALL.
4. 4 INCH SCHEDULE 40 PVC TO 4 INCH HDPE PERFORATED PIPE CONNECTION. REFER TO DETAIL 2: DETAIL AT HEADER.
5. 4 INCH HDPE PIPE WRAPPED IN FABRIC AND PLACED IN PEA STONE TRENCH. REFER TO DETAIL 6: MATERIAL PROFILE.
6. MOVE PIPING AS NEEDED IN FIELD TO AVOID PLUMBING.
7. INSTALL 4" CAP AT EACH VAPOR COLLECTION PIPE TERMINATION.
8. ALL SUB-SLAB VAPOR COLLECTION PIPING TO BE GEOTEXTILE-WRAPPED 4 INCH PERFORATED DUAL-WALLED CORRUGATED EXTERIOR SMOOTH INTERIOR HDPE.
9. HEADER PIPING TO BE 4 INCH SCHEDULE 40 PVC.
10. PEA STONE SHALL CONSIST OF WASHED MATERIAL THAT WILL PASS THROUGH A 2 INCH SIEVE AND BE RETAINED BY A 1/4 INCH SIEVE.
11. TO PROTECT THE VAPOR BARRIER, ALL PENETRATIONS MADE AFTER POURING OF THE SLAB, SUCH AS JOINTS, ETC, SHALL BE CUT IN A MANNER TO AVOID PENETRATING THE VAPOR BARRIER.
12. SEAL ALL PENETRATIONS AND GAPS WITH AN ELASTOMERIC JOINT SEALANT.
13. THIS DRAWING IS NOT TO INTEND TO PROVIDE STRUCTURAL INFORMATION. REFER TO STRUCTURAL DRAWINGS.
14. CONTRACTOR TO CONFIRM NO AIR INTAKE IS WITHIN 25' FROM VENT STACK.
15. INSTALL RADONAWAY RP-265 FAN ON SYSTEM ABOVE ROOF AND INSTALL ALARM.
16. RISERS FOR SYSTEM 3 SHALL BE PLACED IN THE WAREHOUSE.

**LEGEND**

- - - - -	FABRIC WRAPPED 4 INCH HDPE PERFORATED PIPE PLACED WITHIN MIDDLE OF PEA STONE TRENCH
—————	4 INCH SOLID SCH 40 PVC PIPE PLACED WITHIN MIDDLE OF PEA STONE TRENCH, SLOPED AWAY FROM VERTICAL RISER AT 1/4 INCH PER FOOT TO ALLOW FOR DRAINAGE.
—●—	1/4 INCH STAINLESS STEEL MONITORING POINTS PLACED ABOVE COMPACTED SUB-BASE MATERIAL, FABRIC WRAPPED AT END.

NO.	REVISION	BY	DATE

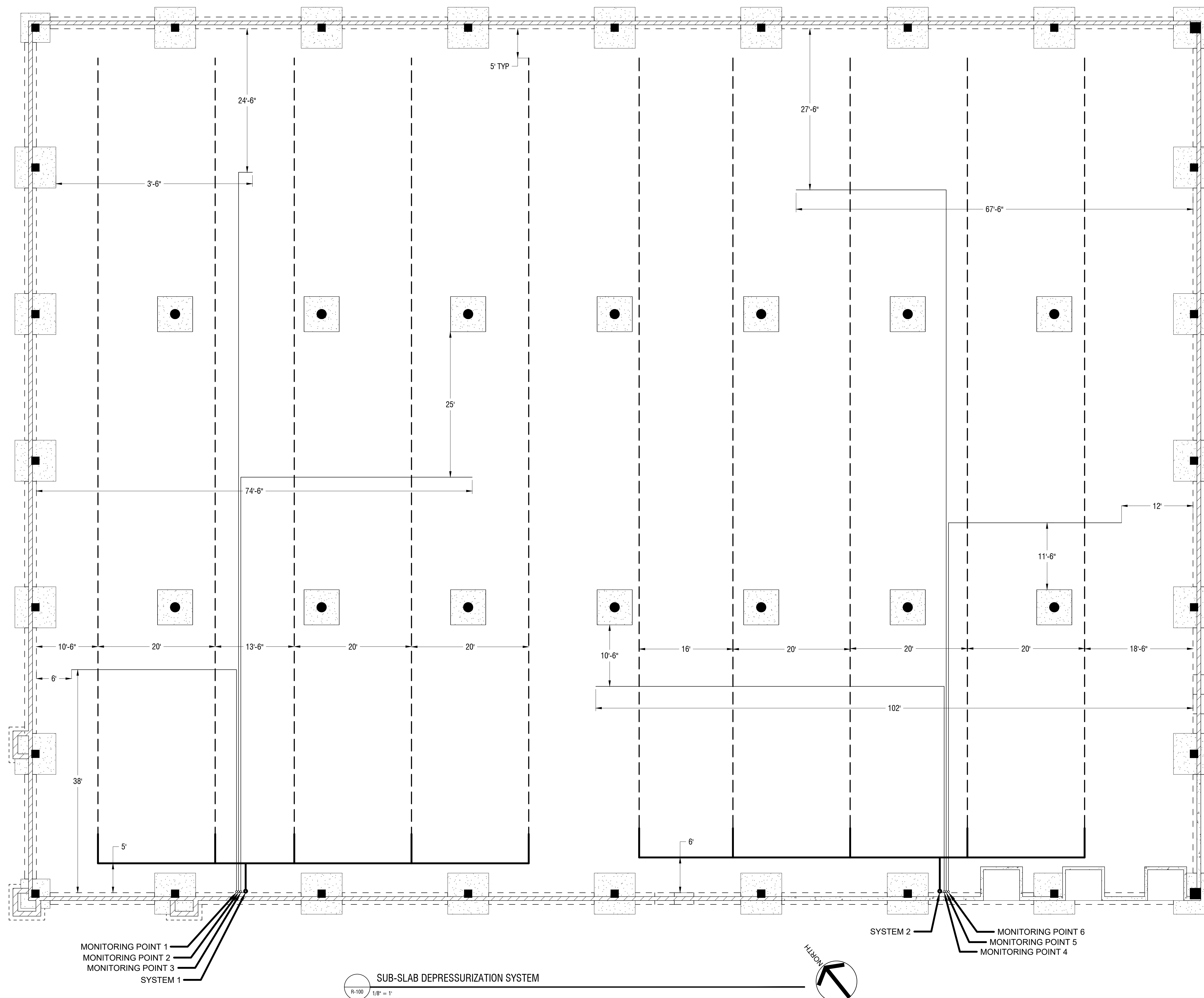


**PROJECT/CLIENT**  
 FSI GENERAL CONTRACTORS  
 FARMER JOHN'S POPCORN FACILITY  
 1000 DRIVING PARK,  
 ROCHESTER NY

<b>DRAWING TITLE</b>	<b>SUB-SLAB DEPRESSURIZATION SYSTEM LAYOUT - ADDITION</b>			
	ISSUED FOR	DESIGNED BY: AA	DRAWN BY: DRP	REVIEWED BY: AA
DATE:	SEPTEMBER, 2020	SCALE: 1/8"=1'		

**PROJECT/DRAWING NUMBER**  
 2202121  
**R-100**

It is a violation of New York Education Law Article 145, Sec. 2709, for any person, whether acting under the direction of a licensed architect, professional engineer, or land surveyor, to prepare, or cause to be prepared, any drawings, specifications, or reports for a project, the preparation of which requires the services of a professional engineer, or land surveyor, which shall refer to the term "professional engineer" or "land surveyor" as defined in the Education Law, without the signature and date of such professional engineer or land surveyor, and a specific description of the alterations.



**NOTES:**

- 1/4 INCH STAINLESS STEEL MONITORING POINTS MOUNTED APPROXIMATELY 2 FEET ABOVE FINISHED FLOOR AGAINST AN INTERIOR WALL. REFER TO DETAIL 3: PROFILE AT GAUGE POINT.
- 1/4 STAINLESS STEEL TUBING TERMINATED ABOVE SUB-BASE WITH FABRIC WRAPPED END. REFER TO DETAIL 6: MATERIAL PROFILE.
- 4 INCH SCHEDULE 40 PVC RISER TO BE LOCATED AGAINST INTERIOR WALL AND VENTED UP THROUGH THE ROOF. REFER TO DETAIL 1: REAR END WALL.
- 4 INCH SCHEDULE 40 PVC TO 4 INCH HDPE PERFORATED PIPE CONNECTION. REFER TO DETAIL 2: DETAIL AT HEADER.
- 4 INCH HDPE PIPE WRAPPED IN FABRIC AND PLACED IN PEA STONE TRENCH. REFER TO DETAIL 6: MATERIAL PROFILE.
- MOVE PIPING AS NEEDED IN FIELD TO AVOID PLUMBING.
- INSTALL 4" CAP AT EACH VAPOR COLLECTION PIPE TERMINATION.
- ALL SUB-SLAB VAPOR COLLECTION PIPING TO BE GEOTEXTILE-WRAPPED 4 INCH PERFORATED DUAL-WALLED CORRUGATED EXTERIOR SMOOTH INTERIOR HDPE.
- HEADER PIPING TO BE 4 INCH SCHEDULE 40 PVC.
- PEA STONE SHALL CONSIST OF WASHED MATERIAL THAT WILL PASS THROUGH A 2 INCH SIEVE AND BE RETAINED BY A 1/4 INCH SIEVE.
- TO PROTECT THE VAPOR BARRIER, ALL PENETRATIONS MADE AFTER POURING OF THE SLAB, SUCH AS JOINTS, ETC, SHALL BE CUT IN A MANNER TO AVOID PENETRATING THE VAPOR BARRIER.
- SEAL ALL PENETRATIONS AND GAPS WITH AN ELECTROMETRIC JOINT SEALANT.
- THIS DRAWING IS NOT TO INTEND TO PROVIDE STRUCTURAL INFORMATION. REFER TO STRUCTURAL DRAWINGS.
- CONTRACTOR TO CONFIRM NO AIR INTAKE IS WITHIN 25' FROM VENT STACK.
- INSTALL RADONAWAY RP-265 FAN ON EACH SYSTEM ABOVE ROOF AND ALARM FOR EACH SYSTEM.
- RISERS FOR SYSTEM 1 SHALL BE PLACED IN ELECTRIC ROOM AND RISER FOR SYSTEM 2 SHALL BE PLACED IN THE WAREHOUSE.

**LEGEND**

---	FABRIC WRAPPED 4 INCH HDPE PERFORATED PIPE PLACED WITHIN MIDDLE OF PEA STONE TRENCH
—	4 INCH SOLID SCH 40 PVC PIPE PLACED WITHIN MIDDLE OF PEA STONE TRENCH, SLOPED AWAY FROM VERTICAL RISER AT 1/4 INCH PER FOOT TO ALLOW FOR DRAINAGE.
—	1/4 INCH STAINLESS STEEL MONITORING POINTS PLACED ABOVE COMPACTED SUB-BASE MATERIAL, FABRIC WRAPPED AT END.

NO.	REVISION	BY	DATE



**PROJECT/CLIENT**  
 FSI GENERAL CONTRACTORS  
 FARMER JOHN'S POPCORN FACILITY  
 1000 DRIVING PARK,  
 ROCHESTER NY

DRAWING TITLE	ISSUED FOR	DESIGNED BY	DRP	AA
<b>SUB-SLAB DEPRESSURIZATION SYSTEM LAYOUT</b>				

DATE: SEPTEMBER, 2020  
 175 River Court, Suite 202, 100 Driving Park, NY  
 14620-1000  
 SCALE: 1/8" = 1'-0"

PROJECT/DRAWING NUMBER
2202121
R-100

**LaserShip Building - SSDS  
Notifications, NYSDEC Approvals, and Drawings**



March 25, 2021

Mr. Todd Caffoe, P.E.  
NYSDEC – Region 8  
Department of Environmental Remediation  
6274 East Avon Lima Road  
Avon, New York 14414

Re: Excavation Work Plan (Remaining Areas of Development)  
Former Photech Imaging Site  
NYSDEC ERP Site #B00016, 1000 Driving Park Avenue, Rochester, New York  
LaBella Project No. 2202121

Dear Mr. Caffoe:

LaBella Associates, D.P.C. (LaBella) is submitting this Excavation Work Plan (EWP) and associated supporting documentation on behalf of FSI General Contractors (FSI) in order to provide the 15-day notification of the activities that will be taking place at a portion of the Former Photech Imaging site.

## **1. Background and Summary of Work**

The Site is in the New York State Department of Environmental Conservation (NYSDEC) Environmental Restoration Program (ERP) and remedial work was completed and a Certificate of Completion was issued by the NYSDEC. A vacant portion of the property is to be developed with three buildings and parking areas. A Change of Use (COU) notification was previously provided to NYSDEC on October 30, 2020 and is included in Attachment A.

A proposed 14,000 +/- square foot (sq ft), 50,000 sq ft, and 7,500 sq ft buildings and parking lot areas will be located at the northern and eastern portion of the Site. Only a portion of the proposed development is within the limits of the “Excavation Management Required” area (“EMR area”). As part of the development a new parking lot, light poles, storm sewer, etc. will be installed. A copy of the most recent civil plans and aerial figure with the site plan overlay is included in Attachment B.

## **2. Summary of Environmental Conditions Anticipated to be Encountered**

Based on prior sampling in the area of the proposed development, soils to be encountered are generally not anticipated to exceed the 6 NYCRR Part 375-6.8(a) Restricted Use Soil Cleanup Objectives (SCOs) for a Commercial site, with the exception of the EMR area. Soil from the EMR area may include fill materials with elevated concentrations of metals and semi-volatile organic compounds (SVOCs).

Groundwater in this area of the Site may include slightly elevated concentrations of volatile organic compounds (VOCs) and metals. However, based on the historical depth to groundwater and proposed depth of excavations, the overburden groundwater table is not anticipated to be encountered.



### 3. Schedule

The construction project is anticipated to begin the week of April 5, 2021 (pending NYSDEC approval/concurrence). The NYSDEC will be notified once start of development has been scheduled.

### 4. Excavation Work Plan

All aspects of the existing Site Management Plan (SMP) will be followed for completing the excavation work. The most pertinent items from the SMP are summarized below; however, the full SMP should be referenced for all requirements.

A portion of the subsurface excavations for this development project will be completed outside the limits of the EMR area, and as such, does not require the monitoring of subsurface excavations and implementation of the CAMP per the SMP. If subsurface impacts are encountered during excavations outside of the EMR area, the NYSDEC will be immediately notified.

During all excavations within the EMR area or in close proximity all soil/fill disturbances, soils will be assessed for visible and olfactory indications of impairment, including the presence of fill material under the supervision of a qualified environmental professional. Types of fill materials and depths of such materials, if encountered, will be documented. Soils/fill encountered will also be screened for indication of detectable volatile organic compounds (VOCs) with a photoionization detector (PID).

Soil stockpiles will be continuously encircled with a berm and/or silt fence. Hay bales may be used as needed near catch basins, surface waters and other discharge points. Stockpiles will be kept covered at all times with appropriately anchored tarps or plastic. Stockpiles will be routinely inspected and damaged tarp covers will be promptly replaced. Stockpiles will be inspected at a minimum once each week and after every storm event. Results of inspections will be recorded in a logbook and maintained at the site and available for inspection by the NYSDEC. LaBella will conduct weekly inspections while on-site. It is assumed the contractor will perform weekly inspections when LaBella is not on-site.

The existing cover system within the EMR area is comprised of a minimum of 12 inches of clean soil, gravel, or crushed recycled masonry, asphalt, concrete, etc. After the completion of soil removal and any other invasive activities, the cover system within the EMR area will be restored in a manner that complies with the decision document.

The NYSDOH Generic Community Air Monitoring Plan (CAMP) will be followed during all ground intrusive work within the EMR area. Two air monitoring locations, one upwind and one downwind from the excavation activities will be set up preceding any intrusive work. Due to the variability of the wind direction these locations will change on a daily, or more frequent, basis. The locations of air sampling stations based on generally prevailing wind conditions will be kept in a daily log. Exceedances of action levels listed in the CAMP will be recorded. Dust suppression will be completed as necessary as defined in the SMP.

All necessary means will be employed to prevent on- and off-site odor nuisances. If necessary, area of open excavations will be limited; excavations will be shrouded with tarps or covers; and foams used to cover odorous soils. If odors cannot be controlled, soils will be directly loaded for off-site disposal; chemical odorants and sprays will be used; staff will monitor odors in surrounding areas; and a temporary containment structure can be constructed with air venting/filtering systems. If control cannot be achieved, intrusive work (excavation and soil management) will stop until effective measures are in place.



The QEP for the site will be Michael Pelychaty, P.G. The on-site representatives under the direction of the QEP will be determined at a later date.

## **5. Compliance with the Site Management Plan**

All parties working at the Site are aware of and have been or will be provided a copy of the SMP and the requirements of 29 CFR 1910.120. All work will be completed in accordance with these requirements, as applicable.

## **6. Disposal Activities**

For soils outside of the EMR area the following procedures will be implemented:

- Excess soils excavated will be used anywhere on-site and may be used as clean cover within the EMR area. If any excess soil is to be disposed from the Site, it is anticipated to be characterized and disposed at a 6 NYCRR Part 360 permitted facility and transported using 6 NYCRR Part 364 permitted trucks. If any excavated material is proposed to be relocated off-site to a location other than a 6 NYCRR Part 360 permitted facility, the request will be made to the NYSDEC prior to relocation.

For soils within the EMR area the following procedures will be implemented:

- Excess soil will be reused within the EMR area under concrete, asphalt or other pavement surface, or under a minimum of 12 inches of clean soil generated from areas outside of the EMR area or NYSDEC approved imported material. If any excess soil is to be disposed from the Site, it is anticipated to be characterized and disposed at a 6 NYCRR Part 360 permitted facility and transported using 6 NYCRR Part 364 permitted trucks. If any excavated material is proposed to be relocated off-site to a location other than a 6 NYCRR Part 360 permitted facility, the request will be made to the NYSDEC prior to relocation.

## **7. Imported Materials**

The following materials are planned to be imported to the Site for the development of the 50,000 sq ft building at this time.

- Approximately 3,700 tons/2,200 cubic yards of crusher run stone
- Approximately 3,500 tons/2,000 cubic yards of recycled concrete
- Approximately 8,900 tons/5,400 cubic yards of 1&2 stone

At this time final design and approvals have not been completed for the two remaining buildings (i.e. 14,000 +/- sq ft and 7,500 sq ft buildings). This information will be provided to the NYSDEC once the final design and approvals have been completed.

The NYSDEC previously approved the importation of the above listed materials for the EWP submitted for the Farmer John's Popcorn development at the southwest area of the Site. A copy of these submittals are included in Attachment C.





Imported backfill material may not be sampled if it meets the exempt requirements in accordance with DER-10 Section 5.4(e)5.

A NYSDEC Request to Reuse Fill or Soil form will be completed and provided to the NYSDEC for approval prior to importation and placement of any additional material to be imported to the Site.

Imported backfill material will be sampled in accordance with DER-10 Table 5.4(e)10. In addition, the imported material will also be analyzed for 1,4-dioxane and polyfluorinated compounds (PFCs) as outlined below:

- a. Soil imported to the Site will be tested for 1,4-dioxane and PFAS contamination in general conformance with DER-10, Section 5.4(e). Soil samples will be analyzed for 1,4-dioxane using EPA Method 8270, as well as the full list of PFAS compounds (currently 21) using EPA Method 537.1 (modified).
- b. For 1,4-dioxane, soil exceeding 0.1 parts per million (ppm) shall be rejected per DER 10: Appendix 5 - Allowable Constituent Levels for Imported Fill or Soil, Subdivision 5.4(e).
- c. If PFOA or PFOS is detected in any sample at or above 1 parts per billion (ppb), then a soil sample must be tested by the Synthetic Precipitation Leaching Procedure (SPLP) and the leachate analyzed. If the SPLP results exceed 70 parts per trillion (ppt) combined PFOA/S, then the source of backfill shall be rejected.

The testing results must meet DER-10 Appendix 5 Allowable Constituent Levels for Imported Fill or Soil Subdivision 5.4(e) Restricted Commercial Use.

## **8. Material Reuse**

Material generated outside of the EMR area is intended to be reused at the site. If any material generated from within the EMR area is to be reused outside of the EMR area or above the site cover within the EMR area, a NYSDEC Request to Reuse Fill or Soil form will be completed and provided to the NYSDEC for approval prior to placement.

## **9. Fluids Management**

Groundwater is not expected to be encountered; however, if groundwater or stormwater accumulates in excavations and needs to be removed, it will be containerized. All liquids to be removed from the site will be handled, transported, and disposed in accordance with the SMP and applicable local, State, and Federal regulations. It is anticipated that groundwater will be sampled, treated if necessary, and discharged to the local sewer authority.

## **10. Stormwater**

A Stormwater Pollution Prevention Plan (SWPPP) is being developed for the Site development project that is to take place. Once the SWPPP has been finalized, a copy will be provided to the NYSDEC in an updated EWP.



## **11. Health and Safety Plan (HASP)**

The Contractor(s) will also follow the procedures in the LaBella HASP that is included in Appendix D of the NYSDEC approved SMP. The Contractor(s) will also develop and follow their own HASP in accordance with 29 CFR 1910.120, as applicable.

## **12. Sub-Slab Depressurization System (SSDS)**

A SSDS will be designed and installed for the Site building. The final design for the SSDS has not been completed. The SSDS will be designed to meet the requirements of the SMP and a copy of SSDS plans will be provided to the NYSDEC in an updated EWP.

We appreciate the opportunity to serve your professional environmental engineering needs. If you have any questions please do not hesitate to contact us at 585-295-6253.

Respectfully submitted,

**LaBella Associates**

Michael F. Pelychaty, PG  
Sr. Environmental Geologist

Attachment A – Change of Use  
Attachment B – Site Plans  
Attachment C – Previous Material Import Requests

I:\FSI General Contractors\2202121 - 1000 Driving Park SMP Assistance\Reports\Excavation Work Plan - Lasership and Council  
66\LTR.2021-03-25.EWP Former Photech Imaging Remaining Areas of the Site.docx



# ATTACHMENT A

CHANGE OF USE



**60-Day Advance Notification of Site Change of Use, Transfer of Certificate of Completion, and/or Ownership**

Required by 6NYCRR Part 375-1.11(d) and 375-1.9(f)

To be submitted at least 60 days prior to change of use to:

Chief, Site Control Section  
New York State Department of Environmental Conservation  
Division of Environmental Remediation, 625 Broadway  
Albany NY 12233-7020

**I. Site Name:** Former Photech Imaging Site **DEC Site ID No.** B00016

**II. Contact Information of Person Submitting Notification:**

Name: Brian Moss / FSI Driving Park, LLC  
Address1: 90 Goodway Drive, Rochester, NY 14623  
Address2: \_\_\_\_\_  
Phone: 585-292-1580 E-mail: bmoss@teamfsi.com

**III. Type of Change and Date:** Indicate the Type of Change(s) (check all that apply):

- Change in Ownership or Change in Remedial Party(ies)  
 Transfer of Certificate of Completion (CoC)  
 Other (e.g., any physical alteration or other change of use)

Proposed Date of Change (mm/dd/yyyy):

**IV. Description:** Describe proposed change(s) indicated above and attach maps, drawings, and/or parcel information.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If "Other," the description must explain and advise the Department how such change may or may not affect the site's proposed, ongoing, or completed remedial program (attach additional sheets if needed).

Construction of a 8,600 square foot, 14,500 square foot, and 65,000 square foot commercial buildings

(see attached plan)

\_\_\_\_\_  
\_\_\_\_\_

V. **Certification Statement:** Where the change of use results in a change in ownership or in responsibility for the proposed, ongoing, or completed remedial program for the site, the following certification must be completed (by owner or designated representative; see §375-1.11(d)(3)(i)):

I hereby certify that the prospective purchaser and/or remedial party has been provided a copy of any order, agreement, Site Management Plan, or State Assistance Contract regarding the Site's remedial program as well as a copy of all approved remedial work plans and reports.

Name: \_\_\_\_\_  
(Signature)

(Date)

Not  
Applicable

\_\_\_\_\_  
(Print Name)

Address1: \_\_\_\_\_

Address2: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

VI. **Contact Information for New Owner, Remedial Party, or CoC Holder:** If the site will be sold or there will be a new remedial party, identify the prospective owner(s) or party(ies) along with contact information. If the site is subject to an Environmental Easement, Deed Restriction, or Site Management Plan requiring periodic certification of institutional controls/engineering controls (IC/ECs), indicate who will be the certifying party (attach additional sheets if needed).

Not  
Applicable

Prospective Owner  Prospective Remedial Party  Prospective Owner Representative

Name: \_\_\_\_\_

Address1: \_\_\_\_\_

Address2: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Certifying Party Name: \_\_\_\_\_

Address1: \_\_\_\_\_

Address2: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Not  
Applicable

**VII. Agreement to Notify DEC after Transfer:** If Section VI applies, and all or part of the site will be sold, a letter to notify the DEC of the completion of the transfer must be provided. If the current owner is also the holder of the CoC for the site, the CoC should be transferred to the new owner using DEC's form found at <http://www.dec.ny.gov/chemical/54736.html>. This form has its own filing requirements (see 6NYCRR Part 375-1.9(f)).

Signing below indicates that these notices will be provided to the DEC within the specified time frames. If the sale of the site also includes the transfer of a CoC, the DEC agrees to accept the notice given in VII.3 below in satisfaction of the notice required by VII.1 below (which normally must be submitted within 15 days of the sale of the site).

Within 30 days of the sale of the site, I agree to submit to the DEC:

1. the name and contact information for the new owner(s) (see §375-1.11(d)(3)(ii));
2. the name and contact information for any owner representative; and
3. a notice of transfer using the DEC's form found at <http://www.dec.ny.gov/chemical/54736.html> (see §375-1.9(f)).

Name: \_\_\_\_\_  
(Signature)

(Date)

\_\_\_\_\_  
(Print Name)

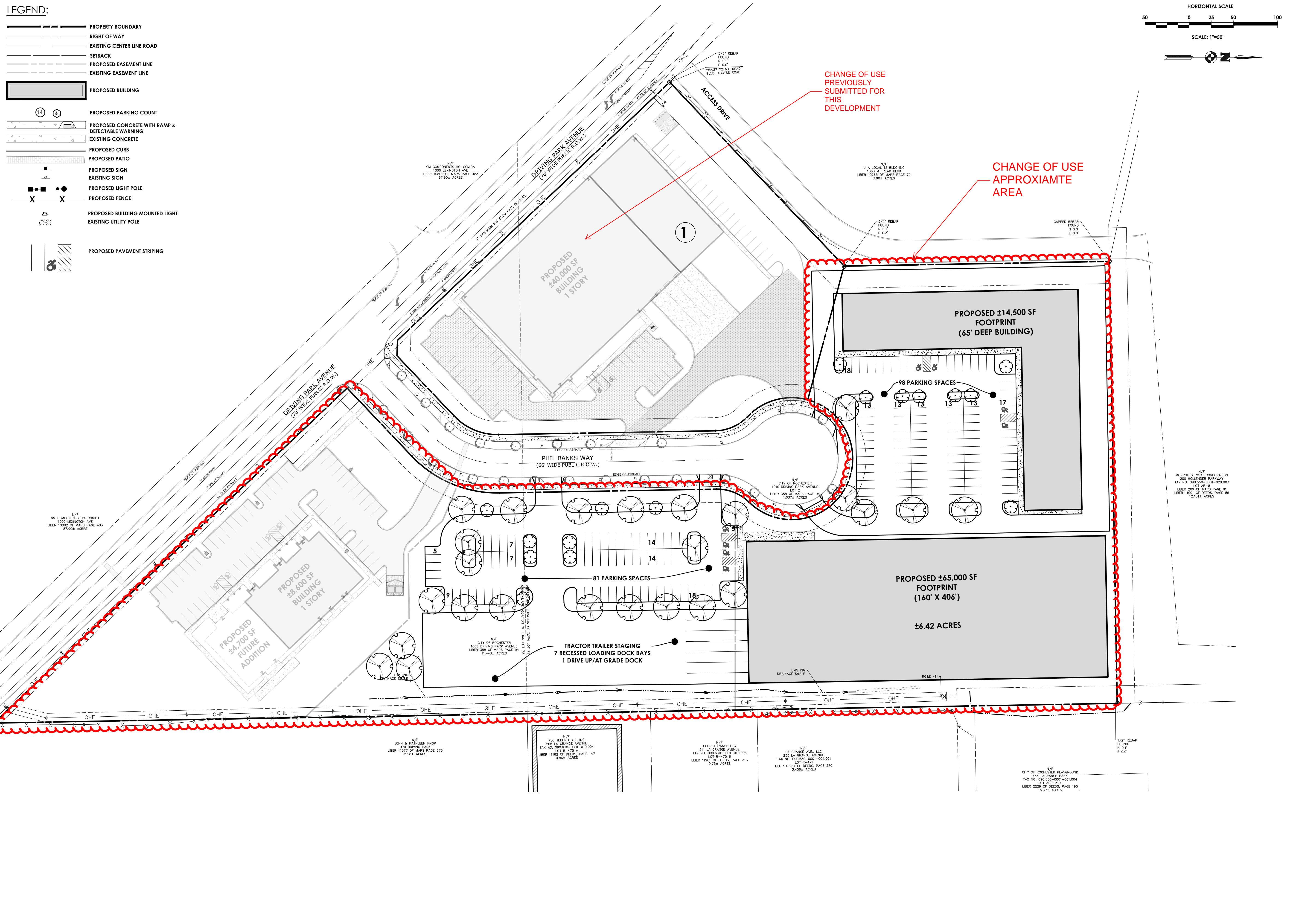
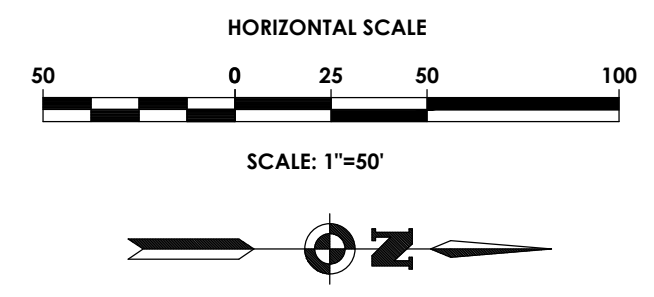
Address1: \_\_\_\_\_

Address2: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

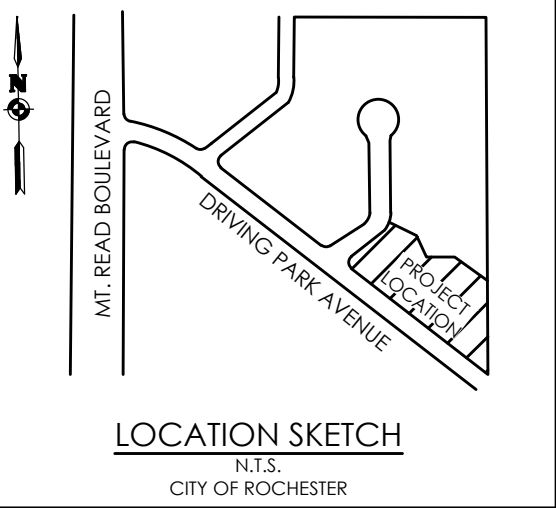
**LEGEND:**

- PROPERTY BOUNDARY
- - - RIGHT OF WAY
- - - EXISTING CENTER LINE ROAD
- - - SETBACK
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- ▭ PROPOSED BUILDING
- ⑭ ⑮ PROPOSED PARKING COUNT
- ▨ PROPOSED CONCRETE WITH RAMP & DETECTABLE WARNING
- ▨ EXISTING CONCRETE
- ▨ PROPOSED CURB
- ▨ PROPOSED PATIO
- PROPOSED SIGN
- EXISTING SIGN
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- ✕ PROPOSED FENCE
- ⊕ PROPOSED BUILDING MOUNTED LIGHT
- ⊕ EXISTING UTILITY POLE
- ▨ PROPOSED PAVEMENT STRIPING



CHANGE OF USE PREVIOUSLY SUBMITTED FOR THIS DEVELOPMENT

CHANGE OF USE APPROXIMATE AREA



Client:  
FSI  
90 GOODWAY DRIVE  
ROCHESTER, NY 14623

**PASSERO ASSOCIATES**  
242 West Main Street Suite 100  
Rochester, New York 14614  
(585) 325-1000  
Fax: (585) 325-1691  
Principal-in-Charge: Jess Sudol, PE  
Project Manager: Tim Harris, PE  
Designed by: Austin Goodwin, EIT.



Revisions				
No.	Date	By	Comments	Description
1	9/2/20	ABC	RWB COMMENTS	
2	9/15/20	ABC	RWB COMMENTS	
3	9/18/20	ABC	MCPW COMMENTS	
4	9/22/20	ABC	MCPW COMMENTS	
5	10/13/20	TAH	REVISE FOR FUTURE ADDITION	

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©

**OVERALL SITE PLAN**

Town/City: ROCHESTER  
County: MONROE State: NEW YORK

Project No.  
**20192778.0003**

Drawing No. **C 102** Sheet No. **2**

Scale: **1" = 50'**

Date: **AUGUST 2020**

Y:\PROJECTS-NEW\2019\20192778\20192778.0003\01\_CAD - BIM - MODELS\CIVIL\20192778.0003 MASTER PLAN CONCEPT7.DWG 10/22/2020 8:37 AM Tim Harris

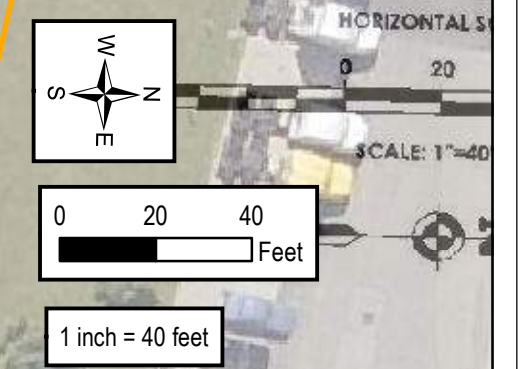


# ATTACHMENT B

SITE PLANS



# SITE DEVELOPMENT PLANS FOR DRIVING PARK CITY OF ROCHESTER, MONROE COUNTY, NEW YORK P.N. 20192778.0007



N/T  
U.A. LOCAL 13 BUILDING INC.  
1850 MT READ BLVD., NORTH SERVICE ROAD  
TAX NO. 090.620-0001-007.001  
LOT 1R-13  
LIBER 289 OF MAPS PAGE 97  
LIBER 10265 OF DEEDS PAGE 79  
3.000± ACRES

N/T FSI DRIVING PARK LLC  
N/T 1000 DRIVING PARK AVE.  
(25-65 PHIL BANKS WAY PER REF.5)  
N/T TAX NO. 090.630-0001-001.001  
LOT R. 1A OF THE RESUBDIVISION OF LOT  
1 OF THE 1000 DRIVING PARK SUBDIVISION

N/T  
CITY OF ROCHESTER  
1010 DRIVING PARK AVENUE  
LOT 7  
LIBER 355 OF MAPS PAGE 94  
1.037± ACRES

N/T  
MONROE SERVICE CORPORATION  
200 HOLLANDER PARKWAY  
TAX NO. 090.550-0001-029.003  
LOT AF-8  
LIBER 289 OF MAPS PAGE 91  
LIBER 11031 OF DEEDS PAGE 56  
12.151± ACRES

N/T  
FSI DRIVING PARK LLC  
1000 DRIVING PARK AVENUE  
TAX NO. 090.630-0001-001.001  
LOT 1  
LIBER 308 OF MAPS PAGE 94  
LIBER 12287 OF DEEDS PAGE 353  
11.443± ACRES

N/T  
JOHN & KATHLEEN RNO  
672 DRIVING PARK  
LIBER 11677 OF MAPS PAGE 675  
3.28± ACRES

N/T  
P.C. TECHNOLOGIES INC.  
205 LA GRANGE AVENUE  
TAX NO. 090.630-0001-010.004  
LOT R-475A  
LIBER 11760 OF DEEDS PAGE 147  
0.88± ACRES

N/T  
FOURLAGRANGE LLC  
211 LA GRANGE AVENUE  
TAX NO. 090.630-0001-010.003  
LOT R-475 B  
LIBER 11981 OF DEEDS PAGE 313  
0.75± ACRES

N/T  
LA GRANGE AVE. LLC  
233 LA GRANGE AVENUE  
TAX NO. 090.630-0001-004.001  
LOT R-471  
LIBER 10961 OF DEEDS PAGE 370  
5.406± ACRES


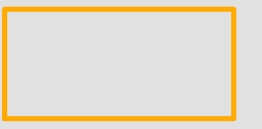
N  
CITY OF ROCHESTER  
455 LA GRANGE AVENUE  
TAX NO. 090.630-0001-004.001  
LOT A  
LIBER 2225 OF DEEDS PAGE 15.37

PROPOSED ±7,500 SF  
FOOTPRINT  
(150' X 50')

PROPOSED ±14,500 SF  
FOOTPRINT

PROPOSED ±50,000 SF  
FOOTPRINT  
(3000 SF OFFICE SPACE)  
(160' X 315')

## Legend

-  Excavation Management Required Area
-  Monroe County Tax Parcel

It is a violation of New York Education Law Article 145 Sec 2708 for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way, if an item bearing the seal of an architect, professional engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

PROJECT / CLIENT  
Client: FSI GENERAL CONTRACTORS  
Project: EXCAVATION WORK PLAN ERP SITE #B00016  
FORMER PHOTOTECH SITE  
1000 DRIVING PARK AVE  
ROCHESTER, NEW YORK

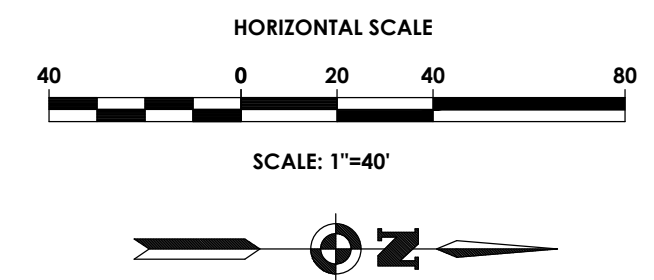
DRAWING TITLE  
SITE MAP

ISSUED FOR: FINAL  
DESIGNED BY: MFP  
DRAWN BY: MFP  
REVIEWED BY: MFP  
Friday, March 26, 2021

PROJECT/DRAWING NUMBER  
[ 2202121 ]  
[ FIGURE 1 ]  
INTENDED TO PRINT AS 22" X 24"

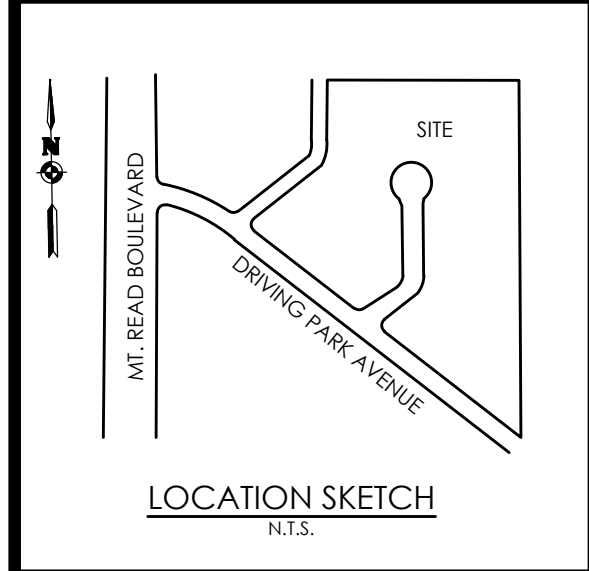


# SITE DEVELOPMENT PLANS FOR DRIVING PARK CITY OF ROCHESTER, MONROE COUNTY, NEW YORK P.N. 20192778.0007



**DRAWING INDEX**

C 101	COVER
C 102	SITE PLAN
C 103	EXISTING CONDITIONS/ DEMOLITION PLAN
C 104	UTILITY PLAN
C 105	GRADING PLAN
C 106	LANDSCAPING/ LIGHTING PLAN
C 107	PROFILES
C 201-206	DETAILS



Client:  
FSI  
90 GOODWAY DRIVE  
ROCHESTER, NY 14623

**PASSERO ASSOCIATES**  
242 West Main Street Suite 100  
Rochester, New York 14614  
(585) 325-1000  
Fax: (585) 325-1691  
Principal-in-Charge: Jess Sudol, PE  
Project Manager: Tim Harris, PE  
Designed by: Joshua Saxton, EIT.



**Revisions**

No.	Date	By	Description
1			

**COVER**  
20-70 PHIL BANKS WAY

Town/City: ROCHESTER  
County: MONROE State: NEW YORK

Project No.: **20192778.0007**

Drawing No.	Sheet No.
C 101	1

Scale: **1" = 40'**

Date: **FEBRUARY 2021**

NOT FOR CONSTRUCTION

N/F  
U.A. LOCAL 13 BUILDING INC.  
1850 MT READ BLVD. NORTH SERVICE ROAD  
TAX NO. 090.620-0001-007.001  
LOT AR-10  
LIBER 289 OF MAPS PAGE 91  
LIBER 10265 OF DEEDS, PAGE 79  
3.900± ACRES

N/F FSI DRIVING PARK LLC  
N/F 1000 DRIVING PARK AVE.  
(25-65 PHIL BANKS WAY PER REF.5)  
N/F TAX NO. 090.630-0001-001.001  
LOT R-1A OF THE RESUBDIVISION OF LOT  
1 OF THE 1000 DRIVING PARK SUBDIVISION

N/F  
CITY OF ROCHESTER  
1010 DRIVING PARK AVENUE  
LOT 2  
LIBER 358 OF MAPS PAGE 94  
1.037± ACRES

N/F  
FSI DRIVING PARK LLC  
1000 DRIVING PARK AVENUE  
TAX NO. 090.630-0001-001.001  
LOT 1  
LIBER 358 OF MAPS PAGE 94  
LIBER 12287 OF DEEDS, PAGE 353  
11.443± ACRES

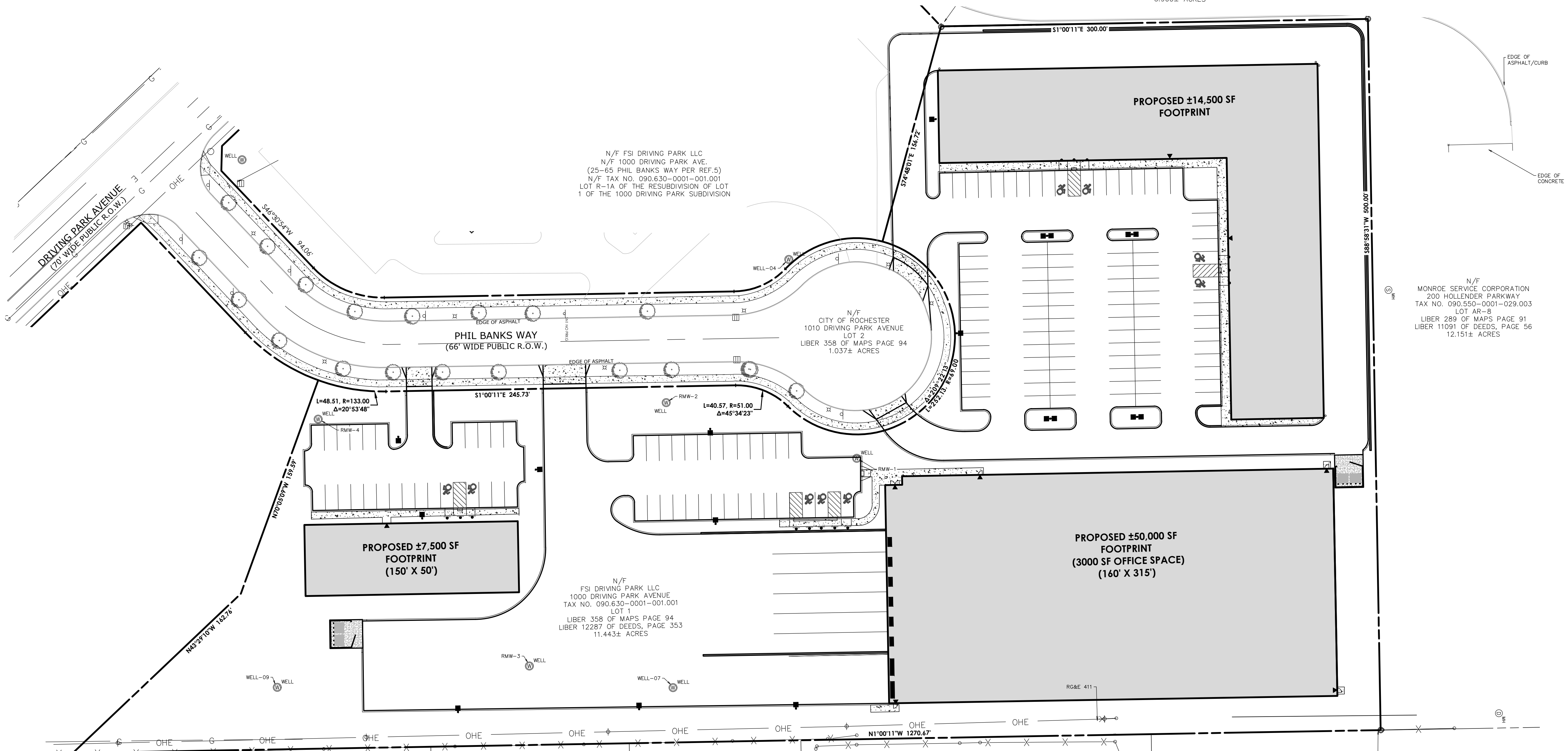
N/F  
JOHN & KATHLEEN KNOP  
970 DRIVING PARK  
LIBER 11577 OF MAPS PAGE 675  
5.28± ACRES

N/F  
PJC TECHNOLOGIES INC  
205 LA GRANGE AVENUE  
TAX NO. 090.630-0001-010.004  
LOT R-475 A  
LIBER 11162 OF DEEDS, PAGE 147  
0.86± ACRES

N/F  
FOURLAGRANGE LLC  
211 LA GRANGE AVENUE  
TAX NO. 090.630-0001-010.003  
LOT R-475 B  
LIBER 11981 OF DEEDS, PAGE 313  
0.75± ACRES

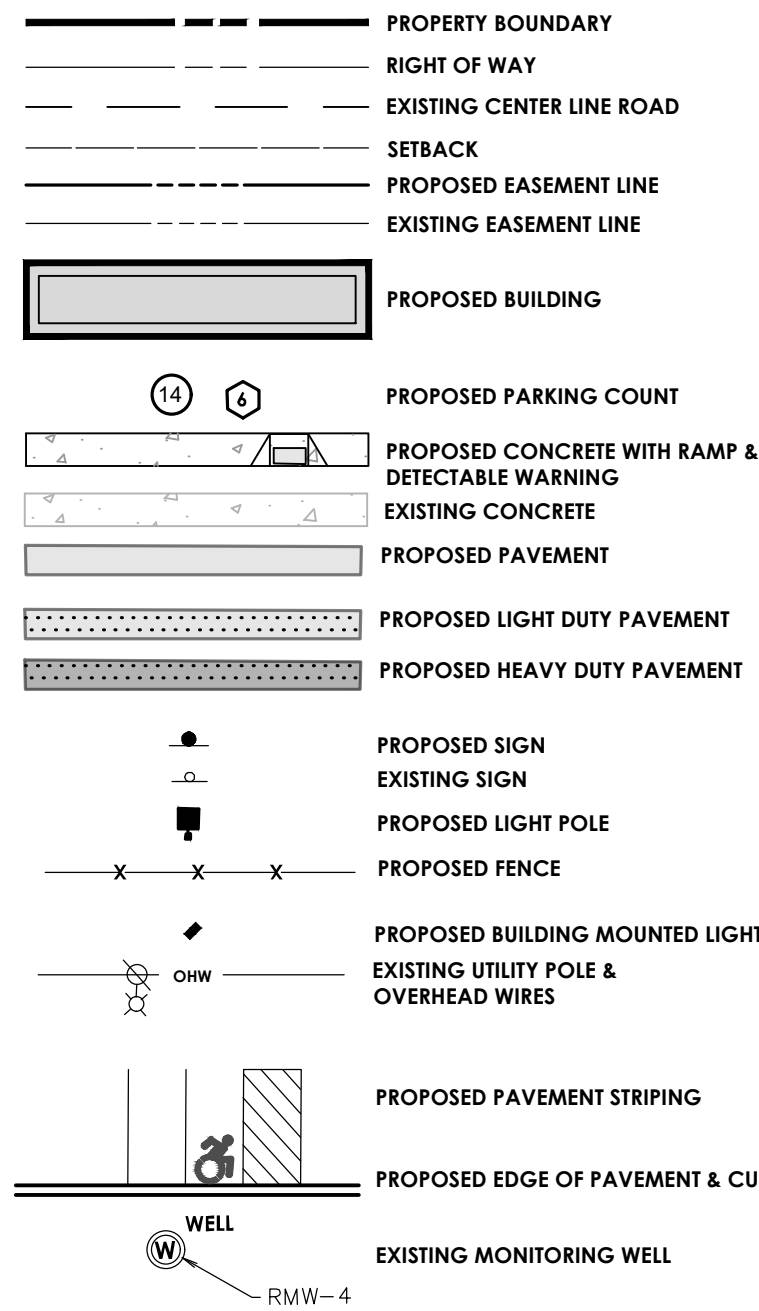
N/F  
LA GRANGE AVE., LLC  
233 LA GRANGE AVENUE  
TAX NO. 090.630-0001-004.001  
LOT R-471  
LIBER 10961 OF DEEDS, PAGE 370  
3.406± ACRES

N/F  
CITY OF ROCHESTER PLAYGROUND  
455 LAGRANGE PARK  
TAX NO. 090.550-0001-001.004  
LOT ABR-32A  
LIBER 2229 OF DEEDS, PAGE 195  
15.37± ACRES



Y:\PROJECTS-NEW\2019\20192778\20192778.0007 COVER.DWG 2/12/2021 11:56 AM Joshua Saxton

**LEGEND:**



**SITE DATA**

- TAX ACCOUNT NUMBER: 090.630-0001-001
- PARCEL ADDRESS: DRIVING PARK, ROCHESTER, NY 14613
- TOTAL PARCEL AREA: 6.64 ACRES (498,473 SF)  
TOTAL PROJECT AREA: 6.64 ACRES (94,523 SF)  
TOTAL IMPERVIOUS AREA: 4.65 ACRES (40,358 SF)  
TOTAL GREENSPACE AREA: 1.99 ACRES (53,143 SF)
- EXISTING ZONING: INDUSTRIAL (M-1)  
PROPOSED ZONING: INDUSTRIAL (M-1)  
EXISTING USE: VACANT LOT
- PROPOSED USE: OFFICE SPACE
- THERE ARE NO FEDERALLY REGULATED WETLANDS ON THIS PARCEL ACCORDING TO THE USACOE FEDERAL WETLAND INVENTORY.
- THERE ARE NO STATE REGULATED WETLANDS ON THIS PARCEL ACCORDING TO NYSDEC WETLAND INVENTORY. THE PARCEL IS IN A STATE REGULATED WETLAND CHECK ZONE.
- PROPERTY IS LOCATED IN FLOOD PLAIN X (ELEVATION 490) PER FIRM MAP COMMUNITY PANEL NO. 36055C0191G DATED 08/28/2008.
- PUBLIC WATER WILL BE PROVIDED BY THE ROCHESTER WATER BUREAU
- ELECTRIC & GAS SERVICE WILL BE SUPPLIED BY RG&E.
- STORM SEWER AND DRAINAGE FACILITIES WILL BE PRIVATE.
- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ROCHESTER.

**PARKING SUMMARY**

PARKING REQUIRED	1 SPACE/2 EMPLOYEE = 200 EMPLOYEES/2 x 1 SPACE = 100
PROPOSED PARKING	157 SPACES (INCLUDES 9 HCP SPACES)

**ZONING ANALYSIS- INDUSTRIAL (M-1)**

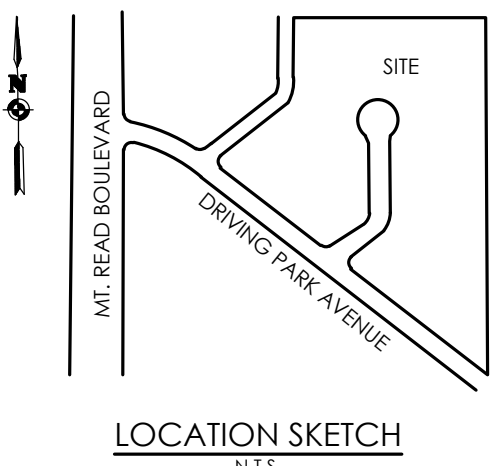
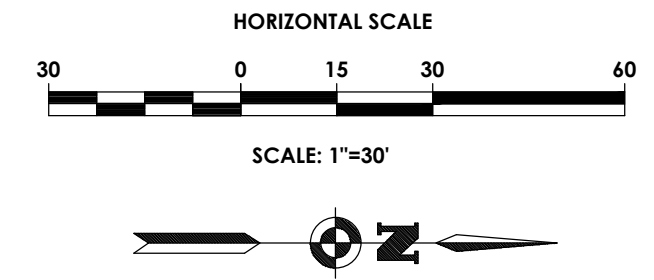
	REQUIRED	PROPOSED
FRONT BUILDING SETBACK TO DRIVING PARK	N/A	31.5'
SIDE SETBACK FROM PHIL BANKS WAY	N/A	25.5'
MAX BUILDING HEIGHT	N/A	40'
PARKING SPACE	9' X 18' (8' X 24' PARALLEL)	9' X 18' (8' X 24' PARALLEL)
DRIVE AISLE WIDTH	24'	24' MIN.
GREENSPACE	N/A	23.95%

**NOTES:**

- ALL AREAS OF ASPHALT RECONSTRUCTION SHALL RECEIVE 6" ASPHALT BASE, 2" ASPHALT BINDER, 1" ASPHALT TOP COURSE, TO MATCH EXISTING PAVEMENT SECTION.
- PAVEMENT SAW CUTS ARE TO BE FULL DEPTH, EXTENDING THROUGH THE PAVEMENT BASE COURSE.
- RECYCLED MATERIALS, PULVERIZED OR RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE (RCA) BRICK, RECLAIMED ASPHALT PAVEMENT (RAP), AND CORIAN ARE UNACCEPTABLE FOR USE AS BACKFILL AND SUBBASE COURSE MATERIALS WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL OF THE CITY ENGINEER.
- ALL CURBING ALONG THE PRIVATE DRIVEWAY SHALL STOP AT THE CITY RIGHT OF WAY.

**CITY OF ROCHESTER NOTES:**

- ANY WORK WITHIN THE CITY PUBLIC RIGHT-OF-WAY WILL REQUIRE SEPARATE PERMITS FROM DES ENGINEERING BUREAU PERMIT OFFICE, ROOM 1218



Client:  
FSI  
90 GOODWAY DRIVE  
ROCHESTER, NY 14623

**PASSERO ASSOCIATES**  
242 West Main Street Suite 100  
Rochester, New York 14614  
(585) 325-1000  
Fax: (585) 325-1691  
Principal-in-Charge: Jess Sudol, PE  
Project Manager: Tim Harris, PE  
Designed by: Joshua Saxton, EIT.



Revisions

No.	Date	By	Description
1			

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©

**SITE PLAN PLAN**  
20-70 PHIL BANKS WAY

Town/City: ROCHESTER  
County: MONROE State: NEW YORK

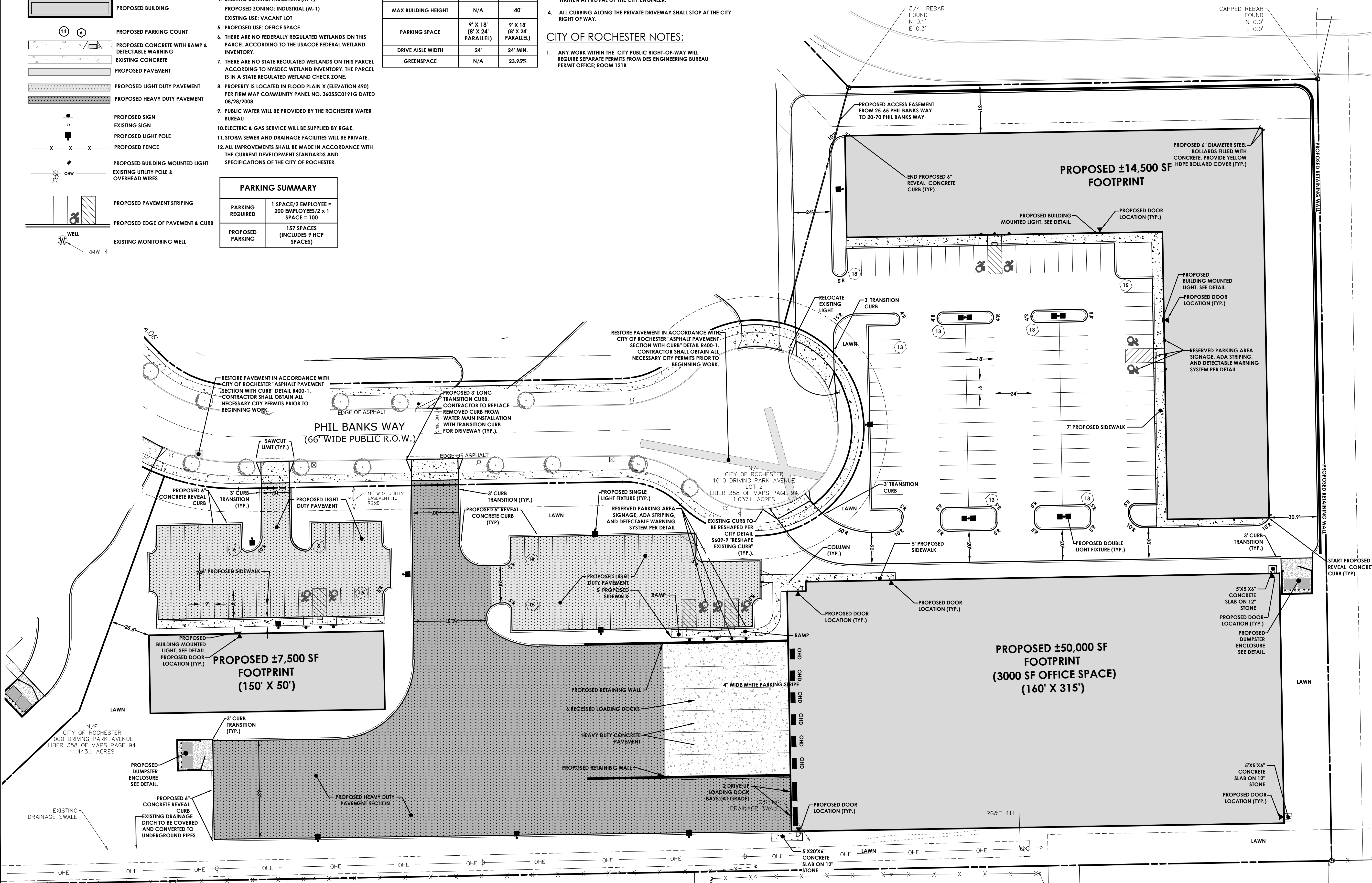
Project No:  
**20192778.0007**

Drawing No. Sheet No.  
**C 102 2**

Scale: **1" = 30'**

Date: **FEBRUARY 2021**

Y:\PROJECTS-NEW\2019\20192778\20192778.0007\_01.CAD - BIM - MODELS\CIVIL\20192778.0007 SITE PLAN.DWG - 2/12/2021 11:50 AM Joshua Saxton



NOT FOR CONSTRUCTION

**LEGEND:**

	PROPERTY BOUNDARY
	R.O.W.
	EXISTING CENTER LINE ROAD
	EXISTING BUILDING
	EXISTING FENCE
	EXISTING EASEMENT LINE
	SETBACK
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING STORM SEWER & MH
	HYD
	EXISTING WATER SERVICE & VALVE
	EXISTING MINOR CONTOUR
	EXISTING SIGN
	EXISTING SANITARY SEWER AND MANHOLE
	EXISTING ELECTRIC LINE & POLE
	EXIST. LIGHT POLE
	EXIST. ELECTRIC MANHOLE
	EXIST. ELECTRIC HANDHOLE
	EXIST. GAS VALVE
	EXIST. GAS MAIN
	EXIST. WATER MAIN
	EXIST. ELECTRIC LINE
	EXISTING FEATURE TO BE REMOVED
	SAWCUT LIMITS
	EXISTING UTILITY TO BE REMOVED/ABANDONED
	EXISTING MONITORING WELL

**DEMOLITION NOTES:**

- CONTRACTOR IS RESPONSIBLE TO CALL DIG SAFE 811 PRIOR TO BEGINNING DEMOLITION.
- PRIOR TO ANY DEMOLITION TAKING PLACE, CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE WORK AREA OR THOSE EXPECTED TO BE AFFECTED BY NEW WORK, AND SUBSURFACE FEATURES.
- CONTRACTOR TO COORDINATE ALL UTILITY SHUT DOWNS, RELOCATIONS, SERVICE INSTALLATIONS WITH THE LOCAL UTILITY COMPANIES.
- CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL DEMOLISHED MATERIAL IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- ALL EXISTING FEATURES TO BE REMOVED ARE NOT SHOWN ON SUBSEQUENT PLANS FOR CLARITY.
- CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES TO REMAIN. DAMAGE TO EXISTING FEATURES TO REMAIN SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- ALL SURFACES THAT ARE DISTURBED DUE TO UTILITY CONSTRUCTION, OUTSIDE OF THE MAJOR WORK AREAS, ARE TO BE RESTORED TO PRE-CONSTRUCTION CONDITION, IN ACCORDANCE WITH THE ASPHALT AND CONCRETE SECTION DETAILS INCLUDED IN THESE PLANS. LAWN AREAS ARE TO BE RE-ESTABLISHED WITH 4 INCHES OF TOPSOIL (MINIMUM) AND HYDROSEED.
- ANY MATERIALS CONTAINING ASBESTOS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. NOTE THIS MAY INCLUDE UNDERGROUND UTILITIES.
- ALL UTILITIES NOT SLATED FOR DEMOLITION ARE TO REMAIN FUNCTIONAL UPON COMPLETION OF DEMOLITION.
- EXISTING UTILITIES THAT ARE PROPOSED TO BE REMOVED, UNLESS OTHERWISE INDICATED, SHALL BE EXCAVATED, UTILITY MATERIAL REMOVED, AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE SPECIFICATIONS. ALL TRENCHES SHALL BE BACKFILLED WITH GRANULAR FILL, COMPACTED IN 12" LIFTS TO 95% MODIFIED PROCTOR TEST. ALL DISTURBED AREAS SHALL BE RESTORED IN KIND IN ACCORDANCE WITH THE DETAILS IN THESE PLANS AND AT A MINIMUM TO THEIR ORIGINAL STATE.
- AREAS OF ASPHALT AND CONCRETE REMOVAL SHALL BE SAWCUT AT ALL REMOVAL LIMITS AND SHALL EXTEND THRU THE PAVEMENT BASE COURSE.
- CONTRACTOR RESPONSIBLE TO OBTAIN ALL DEMOLITION PERMITS AND INCLUDE ALL FEES ASSOCIATED WITH THOSE PERMITS, IN HIS BID.
- ALL MATERIALS SHALL BE RECYCLED, WHEN APPROPRIATE.
- THE CONTRACTOR SHALL OBTAIN ALL SEWER PERMITS PRIOR TO DEMOLITION.
- ALL SPOIL MATERIALS FROM DEMOLITION OR EARTHWORK, SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT THE CONTRACTORS EXPENSE.
- REMOVAL AND RESETTING OF EXISTING CURB IS TO BE DONE IN FULL PIECES ONLY, WITH THE LIMITS FOR CURB WORK TO BE EXTENDED OUT TO THE NEAREST JOINT. THERE IS TO BE NO PARTIAL SAW CUTTING OF THE EXISTING CURB TO ACCOMMODATE THE WORK. ADDITIONAL PIECES OF EXISTING CURB AND UNDERDRAIN PIPE THAT ARE DAMAGED DURING THE WORK ARE TO BE FULLY REMOVED AND REPLACED WITH NEW MATERIALS OF LIKE CHARACTERISTICS.
- REPLACEMENT OF EXISTING SIDEWALK AREAS IS TO BE TO THE NEAREST CONTROL JOINT AND IN FULL FLAG SEGMENTS ONLY. THERE IS TO BE NO SAW CUTTING OR PARTIAL REPLACEMENT OF THE EXISTING SIDEWALK TO ACCOMMODATE THE WORK WITHIN THE RIGHT-OF-WAY. ADDITIONAL AREAS OF THE EXISTING SIDEWALK THAT ARE DAMAGED DURING THE WORK ARE TO BE REPLACED.
- IF ANY SUSPECT CONTAMINATED GROUNDWATER OR SOIL IS ENCOUNTERED DURING SITE WORK, IT SHALL BE ANALYZED BY THE ENVIRONMENTAL MONITOR, INCLUDING ANY REQUIRED TESTING AND STORAGE, TO DETERMINE PROPER HANDLING AND REMOVAL AND DISPOSAL, IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- ALL SPOIL MATERIALS FROM DEMOLITION OR EARTHWORK, SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT THE CONTRACTORS EXPENSE. ANY AND ALL SPOILS OR UNSUITABLE MATERIALS (INCLUDING BUT NOT LIMITED TO, CONCRETE DEBRIS, METAL DEBRIS, WOOD OR TREE DEBRIS) UNCOVERED OR EXCAVATED DURING EXCAVATION OPERATIONS, SHALL BE DISPOSED OF, AT THE CONTRACTORS EXPENSE. VOIDS LEFT BY THIS MATERIAL REMOVAL SHALL BE REPLACED WITH SUITABLE FILL, MEETING NYS DOT SECTION 203 AND THE PROJECT'S GEOTECHNICAL REPORT/RECOMMENDATIONS. ALL FILL MATERIALS SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- ALL EXISTING STRUCTURES THAT ARE ABANDONED IN PLACE, SHALL BE REMOVED TO A DEPTH OF 2 FEET BELOW FINISHED GRADE. STRUCTURES SHALL BE FILLED WITH CRUSHED STONE, (MEETING NYS DOT STANDARD SPECIFICATION SECTION 304) COMPACTED IN 12" LIFTS TO 95% MODIFIED PROCTOR TEST.
- CONTRACTOR TO CONFIRM ELEVATION & EXTENTS OF EXISTING ON SITE AND PRIVATE UTILITIES. THIS UTILITY LOCATING SHALL BE INCLUDED IN THEIR BID. ALL INFORMATION SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO THE START OF WORK. ANY UTILITIES NEEDING REPAIR, REPLACEMENT OR RELOCATION DUE TO INSTALLATION OF PROPOSED FEATURES, SHALL BE INCLUDED IN THE CONTRACTORS BID.

**SURVEY NOTES:**

TITLE INSURANCE FILE NUMBER 7164880, PREPARED BY STEWART TITLE AND DATED DECEMBER 20, 2019 SCHEDULE B, PART I

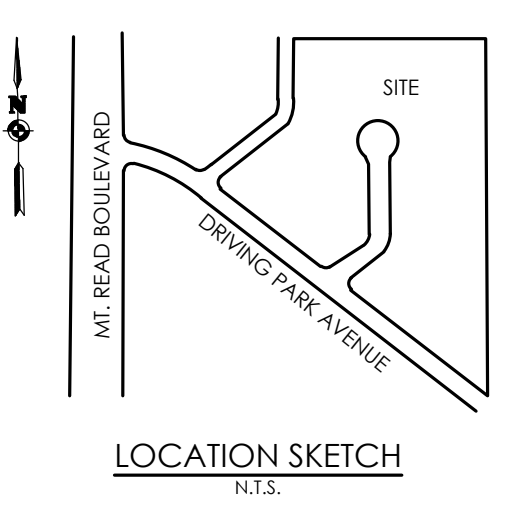
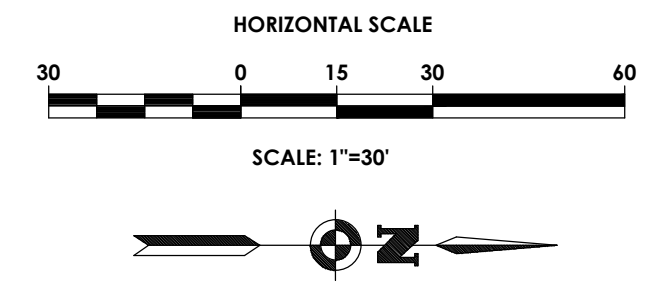
- LIBER 2314 OF DEEDS, PAGE 379, (QUIT CLAIM DEED EASEMENTS)  
(A) TERMINATION OF EASEMENTS BY DOCTRINE OF MERGER
- LIBER 7506 OF DEEDS, PAGE 31, (RG&E EASEMENT PLOTTED HERON)
- LIBER 7595 OF DEEDS, PAGE 123, (SEWER EASEMENT PLOTTED HERON)
- LIBER 11342 OF DEEDS, PAGE 650, (ENVIRONMENTAL EASEMENT, NOTED HERON)
- (A) NOTICE OF CERTIFICATE OF COMPLETION PER LIBER 11457 OF DEEDS, PAGE 113  
(B) NOTICE OF CERTIFICATE OF COMPLETION PER LIBER 12282 OF DEEDS, PAGE 565
- LIBER 12250 OF DEEDS, PAGE 31, (STORM SEWER EASEMENT, PLOTTED HERON)

**REFERENCE:**

- LIBER 358 OF MAPS, PAGE 94
- ABSTRACT NO. 175293 PREPARED BY STEWART TITLE INSURANCE COMPANY AND DATED AUGUST 1, 2019
- TITLE COMMITMENT FILE NUMBER 7164880, PREPARED BY STEWART TITLE AND DATED DECEMBER 20, 2019

**CITY OF ROCHESTER SURVEY MONUMENT NOTE:**

- SHOULD DAMAGE TO SURVEY MONUMENTS OCCUR, CONTRACTOR IS DIRECTED TO CITY SPECIFICATION SECTION S426 REGARDING LIABILITY INCURRED THROUGH DISTURBANCE OR DESTRUCTION OF CITY OF ROCHESTER SURVEY MONUMENTS



Client:  
FSI  
90 GOODWAY DRIVE  
ROCHESTER, NY 14623

**PASSERO ASSOCIATES**

242 West Main Street Suite 100 (585) 325-1000  
Rochester, New York 14614 Fax: (585) 325-1691  
Principal-in-Charge: Jess Sudol, PE  
Project Manager: Tim Harris, PE  
Designed by: Joshua Saxton, EIT.



Revisions

No.	Date	By	Description
1			

**EXISTING CONDITIONS DEMOLITION PLAN**  
**20-70 PHIL BANKS WAY**

Town/City: ROCHESTER  
County: MONROE State: NEW YORK  
Project No: 20192778.0007  
Drawing No: C 103 Sheet No: 3  
Scale: 1" = 30'

Date: FEBRUARY 2021

NOT FOR CONSTRUCTION

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LEGEND:

- PROPERTY BOUNDARY
R.O.W.
EXISTING CENTER LINE ROAD
EXISTING BUILDING
EXISTING FENCE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
PROPOSED BUILDING
PROPOSED CONCRETE
PROPOSED SIGN
PROPOSED LIGHT
PROPOSED STORM SEWER, INLET MH, CB & END SECTION
PROPOSED 8" STORM LATERAL
EXISTING STORM SEWER & MH
PROPOSED WATER SERVICE WITH VALVE, SAMPLING TAP, HYDRANT
EXISTING WATER SERVICE & VALVE
PROPOSED SANITARY SEWER SERVICE AND MANHOLE
EXISTING SANITARY SEWER AND MANHOLE
EXISTING ELECTRIC LINE & POLE
EXIST. LIGHT POLE
EXIST. ELECTRIC MANHOLE
EXIST. ELECTRIC HANDHOLE
EXIST. GAS VALVE
EXIST. GAS MAIN
EXIST. WATER MAIN
EXIST. ELECTRIC LINE
PROPOSED UNDERGROUND ELECTRIC
EXISTING SIGHT LIGHTING ELECTRIC
EXISTING MONITORING WELL

RWB WATER MAIN AND SERVICE NOTES

- 1. WATER MAINS AND APPURTENANCES TO BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND SPECIFICATIONS OF THE ROCHESTER WATER BUREAU...
2. ALL NEW WATER MAINS AND SERVICES SHALL BE INSTALLED WITH A MINIMUM COVER DEPTH FROM PROPOSED FINISHED GRADE OF 4.5 FEET FOR DOMESTIC MAINS AND 5.0 FEET FOR HOLLY MAINS.
3. THE ROCHESTER WATER BUREAU REQUIRES THAT A HYDRANT USE PERMIT BE OBTAINED BY THE CONTRACTOR PRIOR TO USING ANY HYDRANT AS A SOURCE OF WATER SUPPLY...
4. FOR EXISTING VALVES AND CURB STOPS THAT ARE LOCATED ON WATER MAINS AND WATER SERVICES WHICH ARE TO BE RETAINED, THE EXISTING VALVE AND CURB BOXES SHALL BE ADJUSTED TO GRADE OR REPLACED AS SHOWN ON THE PLANS OR DIRECTED BY THE PROJECT MANAGER.

HAZARDOUS MATERIALS NOTE:

SHOULD ANY SUSPICIOUS OR HAZARDOUS MATERIALS BE ENCOUNTERED DURING CONSTRUCTION, ALL WORK IS TO STOP AND THE NYSDEC & CITY OF ROCHESTER TO BE CONTACTED IMMEDIATELY.

CONTACT INFORMATION: TODD CAFFOE, NYSDEC REGION 8 (585) 226-5350
JOSEPH BIONDOLILLO, CITY OF ROCHESTER (585) 428-6649

WATER NOTE:

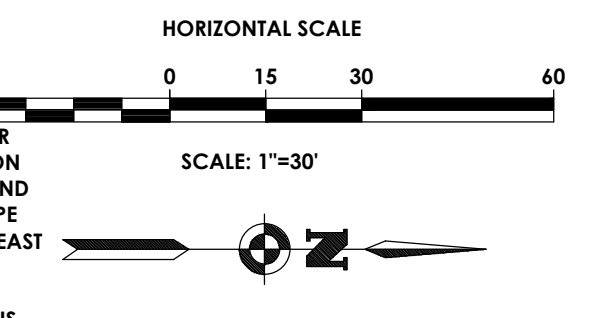
- 1. THIS PLAN REQUIRES APPROVAL AND ISSUANCE OF A PLUMBING PERMIT FROM THE CITY OF ROCHESTER PLUMBING DEPARTMENT.
2. PRIOR TO CONSTRUCTION, A SEWER CONNECTION PERMIT MUST BE OBTAINED FROM THE MONROE COUNTY PURE WATERS (MCPW) PERMIT OFFICE AT 145 PAUL ROAD, BUILDING 11, ROCHESTER, NEW YORK 14624, PHONE # 753-7600 (OPT. 5).
3. SEWER CONNECTION PERMITS CAN ONLY BE ISSUED TO A PLUMBER LICENSED IN THE CITY OF ROCHESTER AND WHO IS FULLY INSURED AND BONDED IN THE ROCHESTER PURE WATERS DISTRICT (RPWD). PAYMENT (CHECK OR MONEY ORDER TO "RPWD") OF ALL APPLICABLE PERMIT FEES MUST BE PAID PRIOR TO PERMIT ISSUANCE.

MCPW - ROCHESTER PURE WATERS DISTRICT SEWER NOTES:

- 1. THIS PLAN REQUIRES APPROVAL AND ISSUANCE OF A PLUMBING PERMIT FROM THE CITY OF ROCHESTER PLUMBING DEPARTMENT.
2. PRIOR TO CONSTRUCTION, A SEWER CONNECTION PERMIT MUST BE OBTAINED FROM THE MONROE COUNTY PURE WATERS (MCPW) PERMIT OFFICE AT 145 PAUL ROAD, BUILDING 11, ROCHESTER, NEW YORK 14624, PHONE # 753-7600 (OPT. 5).
3. SEWER CONNECTION PERMITS CAN ONLY BE ISSUED TO A PLUMBER LICENSED IN THE CITY OF ROCHESTER AND WHO IS FULLY INSURED AND BONDED IN THE ROCHESTER PURE WATERS DISTRICT (RPWD). PAYMENT (CHECK OR MONEY ORDER TO "RPWD") OF ALL APPLICABLE PERMIT FEES MUST BE PAID PRIOR TO PERMIT ISSUANCE.

MCDPH Standard Water Main Extension Notes:

- 1. THE WATER MAIN AND TEMPORARY BYPASS PIPE SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FOR DISINFECTING WATER MAINS, DESIGNATION C651, BY USING THE CONTINUOUS FEED METHOD, FOLLOWING DISINFECTION, THE WATER MAIN AND BYPASS PIPE SHALL BE FLUSHED UNTIL THE CHLORINE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM.
2. UNLESS OTHERWISE NOTED OR SHOWN ON THE APPROVED PLANS, THE MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPE LINES SHALL BE 18-INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING.
3. WHEN INSTALLING FIRE HYDRANTS, SHOULD GROUND WATER BE ENCOUNTERED WITHIN SEVEN (7) FEET OF FINISHED GRADE, FIRE HYDRANT WEEP HOLES (DRAINS) SHALL BE PLUGGED.



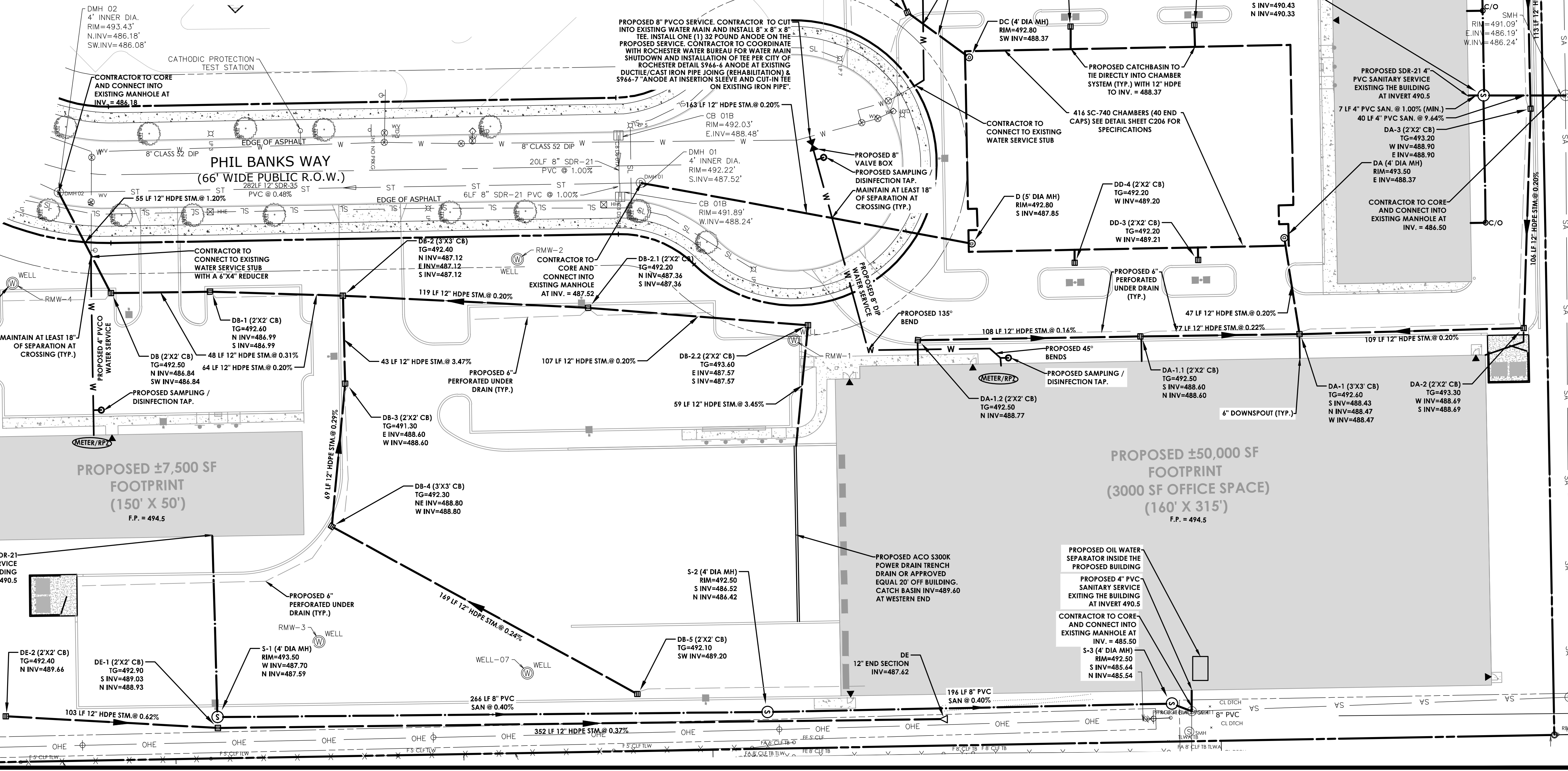
Client:
FSI
90 GOODWAY DRIVE
ROCHESTER, NY 14623
LOCATION SKETCH
N.T.S.

Client:
FSI
90 GOODWAY DRIVE
ROCHESTER, NY 14623
PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
Principal-in-Charge: Jess Sudol, PE
Project Manager: Tim Harris, PE
Designed by: Joshua Saxton, EIT



Revisions table with columns: No., Date, By, Description. Contains one revision entry.

UTILITY PLAN
20-70 PHIL BANKS WAY
Town/City: ROCHESTER
County: MONROE State: NEW YORK
Project No: 20192778.0007
Drawing No: C 104 Sheet No: 4
Scale: 1" = 30'
Date: FEBRUARY 2021
NOT FOR CONSTRUCTION



Y:\PROJECTS-NEW\2019\20192778\20192778.0007 UTILITY.DWG 2/12/2021 11:50 AM Joshua Saxton

**LEGEND:**

- PROPERTY BOUNDARY
- R.O.W.
- EXISTING CENTER LINE ROAD
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED SIGN
- PROPOSED LIGHT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- SILT FENCE
- STORM SEWER INLET
- MH, CB & END SECTION
- EXISTING STORM SEWER MH & CATCH BASINS
- EXISTING HYDRANT
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING ELECTRIC LINE & POLE
- EXIST. LIGHT POLE
- EXIST. ELECTRIC MANHOLE
- PROPOSED STONE CHECK DAM
- PROPOSED INLET PROTECTION
- PROPOSED CONCRETE STAIRCASE
- TOP OF: CURB (C), WALL (W), STAIRS (S), RAMP (R)
- BOTTOM OF: CURB (C), WALL (W), STAIRS (S), RAMP (R)
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING MONITORING WELL

**EROSION AND SEDIMENT CONTROL NOTES:**

DEQ SITE PLAN CONDITIONS - 1000 DRIVING PARK AVENUE

1. THE OWNER, OWNER REPRESENTATIVE OR PERMIT APPLICANT UNDERSTANDS AND ACKNOWLEDGES THAT THE PROPERTY FORMERLY KNOWN AS THE FORMER PHOTOTECH IMAGING SITE, 1000 DRIVING PARK AVENUE, CONTAINS AN EXISTING ENVIRONMENTAL EASEMENT WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC), A COPY OF WHICH CAN BE FOUND ON THE CITY OF ROCHESTER WEBSITE: [WWW.CITYOFROCHESTER.GOV/EIC/PROPERTIES](http://WWW.CITYOFROCHESTER.GOV/EIC/PROPERTIES).
2. THE OWNER, OWNER REPRESENTATIVE OR PERMIT APPLICANT UNDERSTANDS AND ACKNOWLEDGES THAT THE ENVIRONMENTAL EASEMENT FOR THE PROPERTY CONTAINS LAND USE RESTRICTIONS, AND ENVIRONMENTAL ENGINEERING AND INSTITUTIONAL CONTROLS, AND REQUIRES THE OWNER, OWNER REPRESENTATIVES AND/OR PERMIT APPLICANTS SUBMIT A 60-DAY ADVANCE NOTIFICATION OF SITE CHANGE IN USE FORM TO THE NYSDEC FOR ANY PROPOSED IMPROVEMENTS OR CHANGES TO THE PROPERTY. A COPY OF THE 60-DAY ADVANCE NOTIFICATION OF SITE CHANGE IN USE FORM CAN BE FOUND AT: [HTTPS://WWW.DEC.NY.GOV/DOCS/REMEDIAATION\\_HUDSON\\_PDF/CHANGEOFUSE.PDF](https://www.dec.ny.gov/docs/remediation_hudson_pdf/changeofuse.pdf)
  - a. SUBMIT FORM TO: CHIEF, SITE CONTROL SECTION, NYSDEC, DIVISION OF ENVIRONMENTAL REMEDIATION, 625 BROADWAY, ALBANY NY 12233-7020
  - b. SUBMIT A COPY OF THE FORM TO: TODD M. CAFFOE, P.E., NYSDEC - REGION 8 HEADQUARTERS, 6274 EAST AVON-LIMA ROAD, AVON, NEW YORK 14414, PHONE: (585)226-5350, E-MAIL: [TODD.CAFFOE@DEC.NY.GOV](mailto:TODD.CAFFOE@DEC.NY.GOV)
3. THE OWNER, OWNER REPRESENTATIVE OR PERMIT APPLICANT UNDERSTANDS AND ACKNOWLEDGES THAT THE PROPERTY CONTAINS AN EXISTING ENVIRONMENTAL EASEMENT WITH THE NYSDEC WHICH REQUIRES THAT THE CITY OF ROCHESTER REFER ALL PROPOSED SITE PLANS AND BUILDING PERMIT APPLICATIONS TO THE NYSDEC FOR REVIEW AND NYSDEC APPROVAL.
4. ALL SUBSURFACE WORK OR INTRUSIVE WORK ASSOCIATED WITH THIS PERMIT SHALL BE PERFORMED IN ACCORDANCE WITH THE FORMER PHOTOTECH IMAGING SITE MANAGEMENT PLAN (1000 DRIVING PARK AVENUE) WHICH ALSO CONTAINS AN EXCAVATION WORK PLAN AND COMMUNITY AIR MONITORING PLAN, A COPY OF WHICH CAN BE FOUND ON THE CITY OF ROCHESTER WEBSITE: [WWW.CITYOFROCHESTER.GOV/EIC/PROPERTIES](http://WWW.CITYOFROCHESTER.GOV/EIC/PROPERTIES)
5. ANY NEWLY CONSTRUCTED BUILDINGS ASSOCIATED WITH THIS SITE PLAN APPLICATION OR FUTURE BUILDING PERMITS THAT HAVE THE POTENTIAL TO BE OCCUPIED BY PERSONS SHALL BE EVALUATED FOR SOIL VAPOR INTRUSION IN ACCORDANCE WITH THE SITE MANAGEMENT PLAN, AND/OR INCLUDE THE DESIGN, INSTALLATION AND OPERATION OF A SOIL VAPOR INTRUSION MITIGATION SUB-SLAB DEPRESSURIZATION SYSTEM TO BE DESIGNED AND CONSTRUCTED IN GENERAL ACCORDANCE WITH THE "GUIDANCE FOR EVALUATING SOIL VAPOR INTRUSION IN THE STATE OF NEW YORK" PREPARED BY THE NEW YORK STATE DEPARTMENT OF HEALTH DATED OCTOBER 2006, AND ANY SUBSEQUENT UPDATES. PROPOSED DESIGNS FOR A SOIL VAPOR INTRUSION MITIGATION SYSTEM SHALL BE SUBMITTED TO: TODD M. CAFFOE, P.E., NYSDEC - REGION 8 HEADQUARTERS, 6274 EAST AVON-LIMA ROAD, AVON, NEW YORK 14414, PHONE: (585)226-5350, E-MAIL: [TODD.CAFFOE@DEC.NY.GOV](mailto:TODD.CAFFOE@DEC.NY.GOV)
6. IF SUSPICIOUS AND/OR HAZARDOUS MATERIALS ARE ENCOUNTERED DURING THE PROJECT, ALL WORK SHALL STOP AND THE NYSDEC SHALL BE NOTIFIED IMMEDIATELY. WORK SHALL NOT RESUME UNTIL THE PROPERTY OWNER OR THE PERMIT APPLICANT HAS PROVIDED AN APPROPRIATE RESPONSE ACTION ADDRESSING THE SUSPICIOUS OR HAZARDOUS MATERIALS. PLEASE CONTACT TODD CAFFOE, NYSDEC REGION 8 AT (585) 226-5350, AND JOSEPH BIONDOLILLO, CITY OF ROCHESTER AT (585) 428-6649.

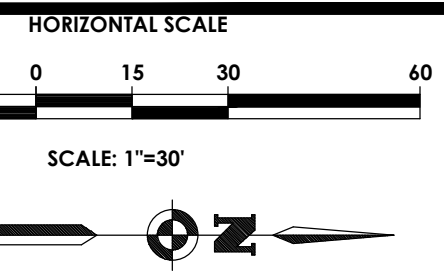
**CONSTRUCTION SEQUENCE FOR GRADING AND EROSION CONTROL:**

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. CLEAR AND GRUB THE PROJECT IMPROVEMENTS AREAS.
3. STRIP TOPSOIL AND STOCKPILE FOR LATER USE.
4. GRADE IMPROVEMENTS AREAS WITHIN THE PROJECT SITE. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 7 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST DISTURBANCE.
5. INSTALL UNDERGROUND STORMWATER STORAGE.
6. REPLACE TOPSOIL AND FINE GRADE.
7. HYDRO-SEED ALL DISTURBED AREAS WITHIN 10 DAYS AFTER FINAL GRADING. CONTRACTOR IS RESPONSIBLE TO RESEED IF GRADING IS UNSATISFACTORY.
8. UPON APPROVAL OF THE TOWN, REMOVE ALL TEMPORARY SILTATION CONTROLS.
9. SLOPES SHALL NOT EXCEED 1" VERTICAL TO 3" HORIZONTAL MAX. MAINTAIN 1:4 WHERE POSSIBLE.
10. MINIMUM OF 4" OF TOPSOIL IS TO BE PLACED ON ALL GRASS AREAS.
11. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BASED UPON ACTUAL FIELD CONDITIONS AOB. CONTRACTOR SHALL PROVIDE FOR THIS COST IN HIS CONTRACT.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SILTATION AND EROSION CONTROL MEASURES FROM INSTALLATION THROUGH MAINTENANCE AND REMOVAL AFTER REVEGETATION HAS BEEN ESTABLISHED.
13. ALL END SECTIONS WILL BE PROVIDED WITH RIP-RAP APRONS.
14. ALL EROSION AND SEDIMENT CONTROL METHODS WILL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL

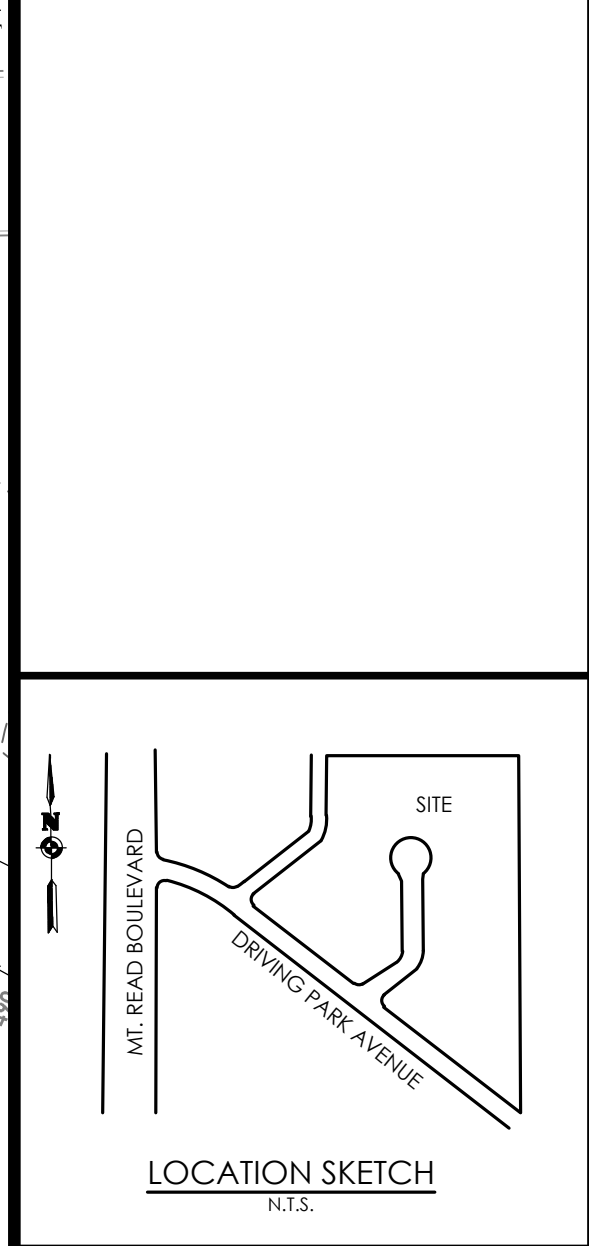
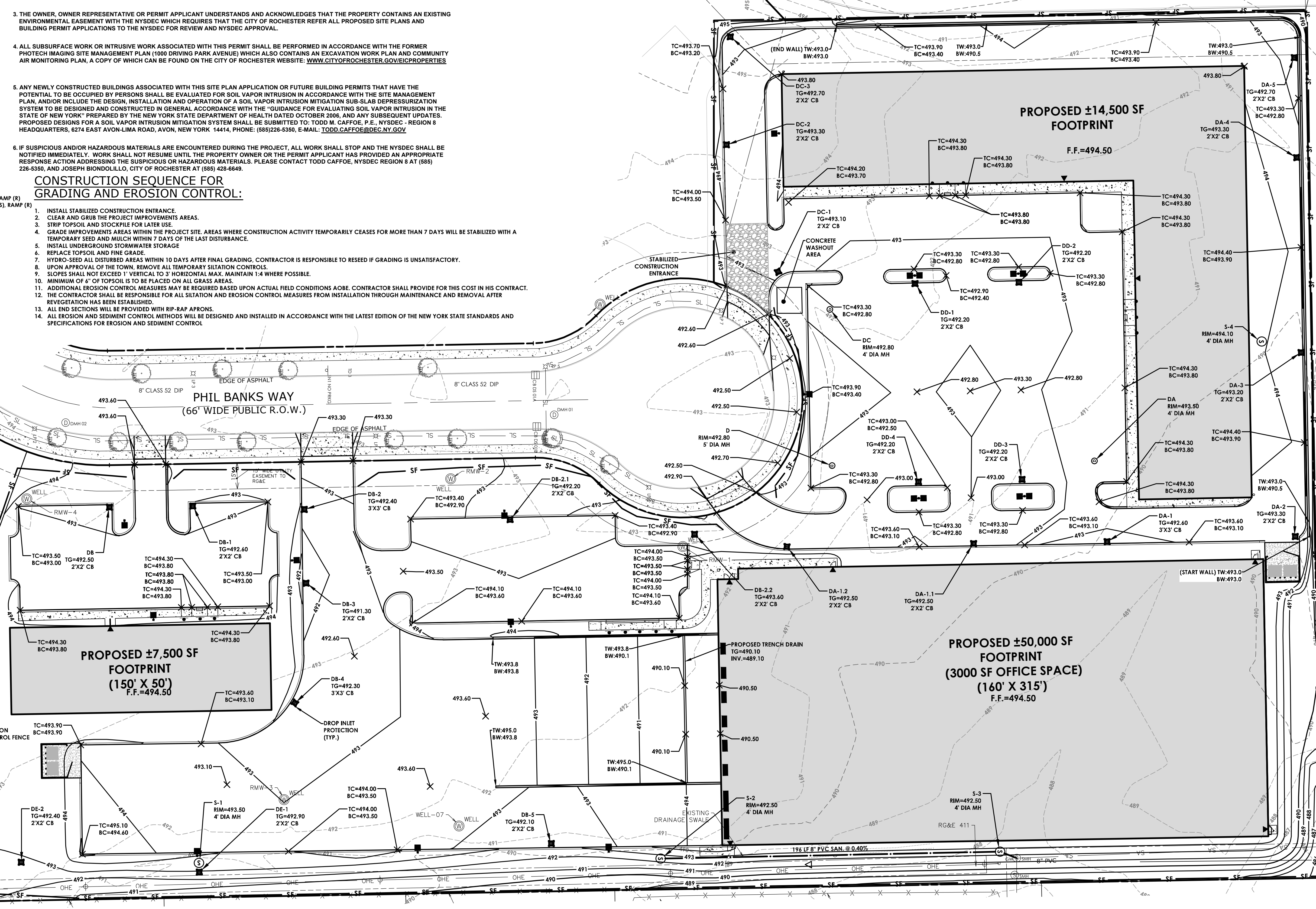
**EROSION AND SEDIMENT CONTROL NOTES:**

(OCTOBER 2017)

1. IN ACCORDANCE WITH SECTIONS 107-12 AND 209-3.01 OF THE NYSOTD STANDARD SPECIFICATIONS, THE CONTRACTOR SHALL REVIEW THE EROSION AND SEDIMENT CONTROL PLAN INCLUDED IN THE CONTRACT DOCUMENTS, AND IF NECESSARY, MODIFY THE PLAN WITH THE CONTRACTOR'S INTENDED SEQUENCE AND TYPES OF OPERATIONS. THE CONTRACTOR'S MODIFIED EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL, ALONG WITH A PROGRESS SCHEDULE THAT ADDRESSES THIS WORK.
  2. IN ACCORDANCE WITH SECTIONS 107-12 AND 209-3.01 OF THE NYSOTD STANDARD SPECIFICATIONS, THE CONTRACTOR SHALL DESIGNATE AN "EROSION AND SEDIMENT CONTROL SUPERVISOR" FOR THE PROJECT. THE SUPERVISOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE EROSION AND SEDIMENT CONTROL PLAN AND FOR INSPECTING AND MAINTAINING THE CONTROL MEASURES. THE NAME AND QUALIFICATIONS (TRAINING AND EXPERIENCE) OF THIS INDIVIDUAL SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO STARTING EARTHWORK.
  3. THE DESIGNATED "EROSION AND SEDIMENT CONTROL SUPERVISOR" SHALL NOTIFY THE ENGINEER IN ADVANCE OF ANY FIELD CHANGES TO THE EROSION AND SEDIMENT CONTROL MEASURES INDICATED IN THE CONTRACT DOCUMENTS. THE ENGINEER MAY REQUIRE THE CONTRACTOR TO SUBMIT A MODIFIED EROSION AND SEDIMENT CONTROL PLAN FOR APPROVAL PRIOR TO IMPLEMENTING ANY FIELD CHANGES.
  4. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUNOFF FROM DISTURBED AREAS IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL DEVICES BEFORE ENTERING A WATER BODY OR WETLAND.
  5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE FOR WHICH THEY ARE INTENDED AND SHALL REMAIN IN PLACE UNTIL SOILS ARE PERMANENTLY STABILIZED.
  6. UNDER NO CIRCUMSTANCES SHALL DISCONTINUED CONSTRUCTION ACTIVITIES IN AREAS WITH SOIL DISTURBANCES BE LEFT FOR A PERIOD OF GREATER THAN 7 DAYS WITHOUT TEMPORARILY STABILIZING THOSE AREAS WITH TEMPORARY SEED AND MULCH. MAINTENANCE OF THOSE AREAS SHALL INCLUDE RESEEDING AND REMULCHING AS NEEDED TO ESTABLISH A SATISFACTORY STAND OF GRASS. THERE SHALL BE NO ADDITIONAL PAYMENT FOR RESEEDING AND REMULCHING.
- NO WET OR FRESH CONCRETE, LEACHATE, MATERIAL, OR DEBRIS SHALL BE ALLOWED TO ESCAPE INTO A WATER BODY OR WETLAND, NOR SHALL WASHINGS FROM CONCRETE TRUCKS, MIXERS OR OTHER DEVICES BE ALLOWED TO ENTER A WATER BODY OR WETLAND. ANY MATERIAL OR DEBRIS ACCIDENTALLY DROPPED INTO THE CHANNEL SHALL BE IMMEDIATELY AND COMPLETELY REMOVED AND DEPOSITED IN AN UPLAND AREA.
7. THE CONTRACTOR SHALL COVER TEMPORARY STOCKPILES OF ERODIBLE MATERIAL (SUCH AS TOPSOIL OR EARTH FILL) WITH POLY SHEETING, OR RING THE STOCKPILES WITH SILT FENCE TO CONTROL EROSION. POLY SHEETING SHALL COMPLETELY COVER THE STOCKPILE AND BE SECURELY ANCHORED AT ALL TIMES. ANY POLY SHEETING OR SILT FENCE THAT IS DAMAGED SHALL BE PROMPTLY REPAIRED OR REPLACED AS DIRECTED BY THE ENGINEER. RINGED STOCKPILES EXPOSED OR EXPECTED TO BE EXPOSED FOR LONGER THAN 7 CALENDAR DAYS SHALL IMMEDIATELY BE STABILIZED WITH APPROPRIATE MEASURES. THE COST OF COVERING AND RINGING/STABILIZING STOCKPILES SHALL BE INCLUDED IN THE PRICE BID FOR THE CORRESPONDING STOCKPILED MATERIAL.



**PA**  
PASSERO ASSOCIATES  
engineering architecture



Client:  
FSI  
90 GOODWAY DRIVE  
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Fax: (585) 325-1691

Principal-in-Charge: Jess Sudol, PE  
Project Manager: Tim Harris, PE  
Designed by: Joshua Saxton, EIT.

Revisions

No.	Date	By	Description
1			

**GRADING PLAN**  
20-70 PHIL BANKS WAY

Town/City: ROCHESTER  
County: MONROE State: NEW YORK

Project No: 20192778.0007

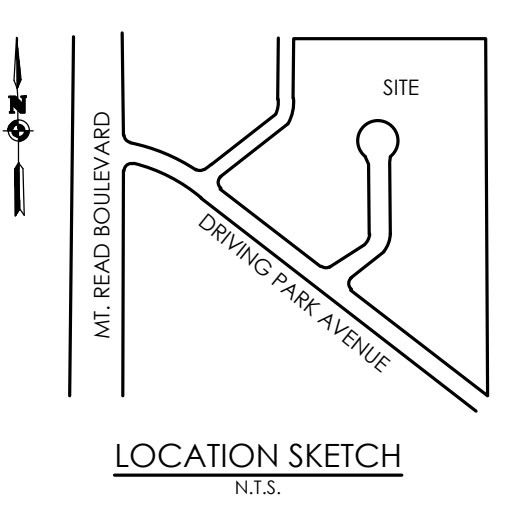
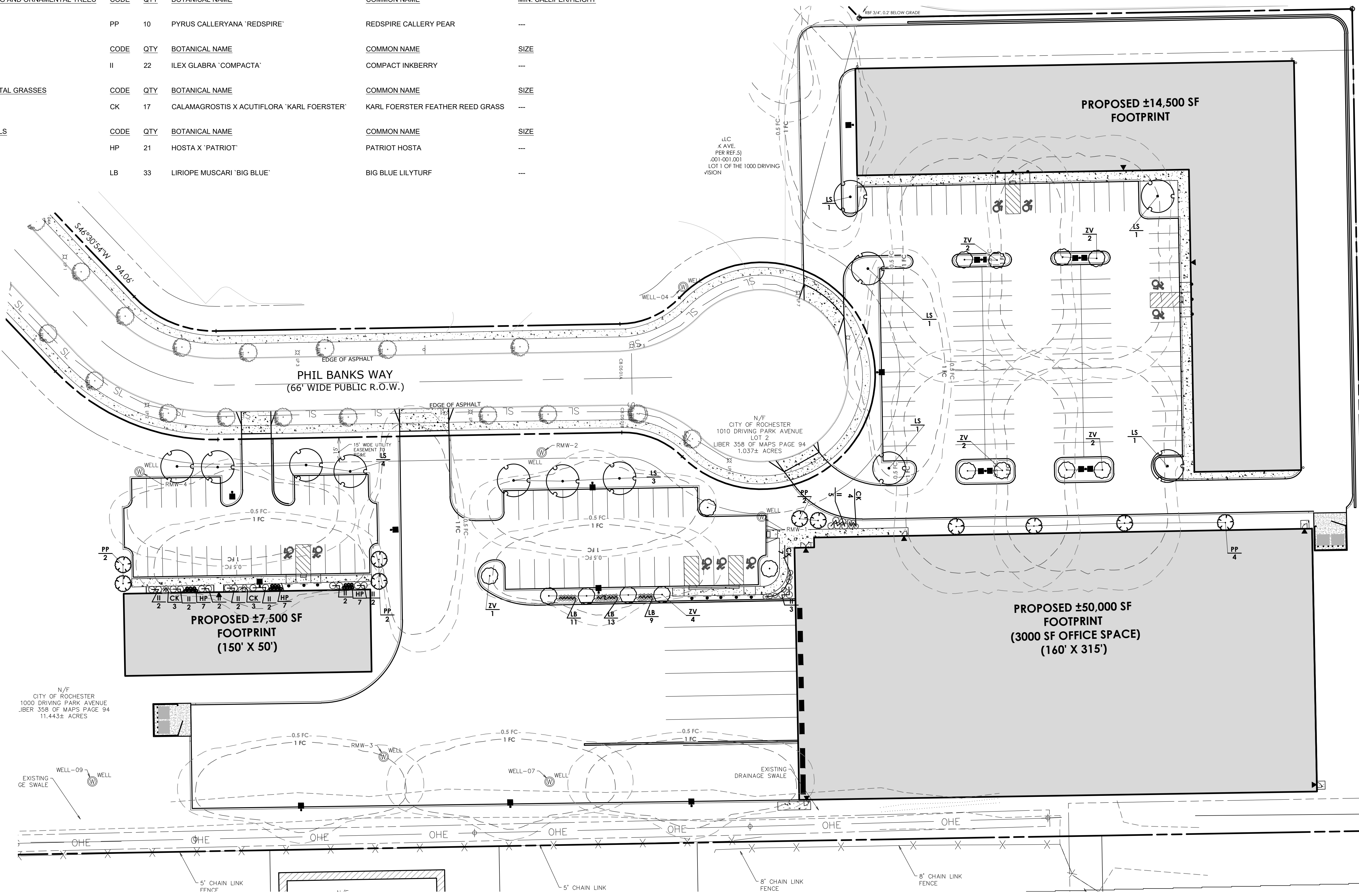
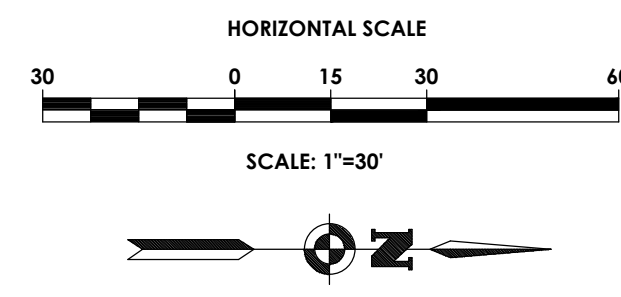
Drawing No: C 105 Sheet No: 5

Scale: 1" = 30'

Date: FEBRUARY 2021

**PLANT SCHEDULE**

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. CALLIPER/HEIGHT
	LS	12	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEET GUM	---
	ZV	15	ZELKOVA SERRATA 'VILLAGE GREEN'	SAWLEAF ZELKOVA	---
FLOWERING AND ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. CALLIPER/HEIGHT
	PP	10	PYRUS CALLERYANA 'REDSPIRE'	REDSPIRE CALLERY PEAR	---
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	II	22	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	---
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	CK	17	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	---
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	HP	21	HOSTA X 'PATRIOT'	PATRIOT HOSTA	---
	LB	33	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	---



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Project Manager: Tim Harris, PE  
Designed by: Joshua Saxton, EIT.



Revisions			
No.	Date	By	Description
1			

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**LANDSCAPING/  
LIGHTING PLAN**  
20-70 PHIL BANKS WAY

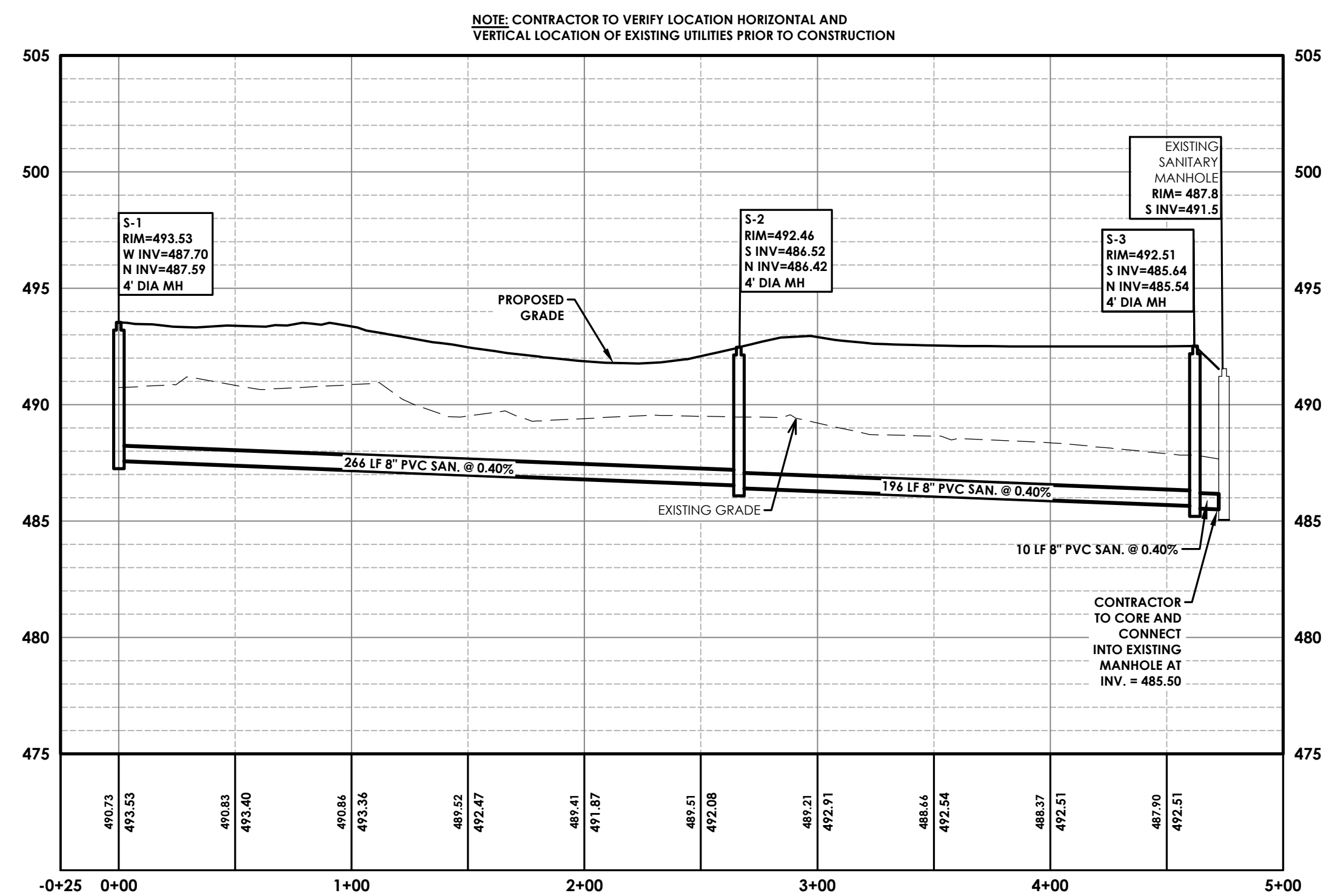
Town/City: ROCHESTER  
County: MONROE State: NEW YORK  
Project No: 20192778.0007  
Drawing No: C 106 Sheet No: 6  
Scale: 1" = 30'  
Date: FEBRUARY 2021

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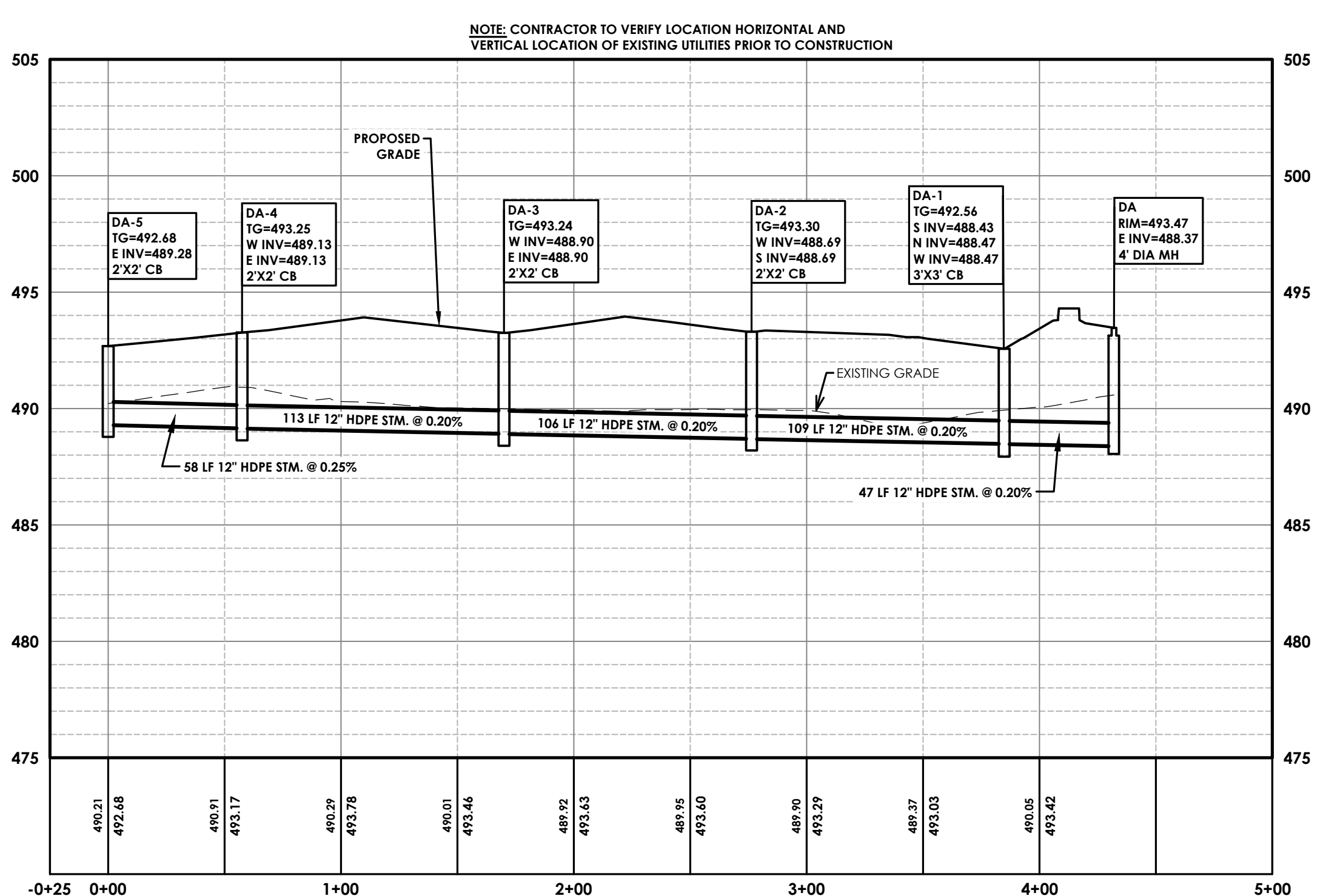
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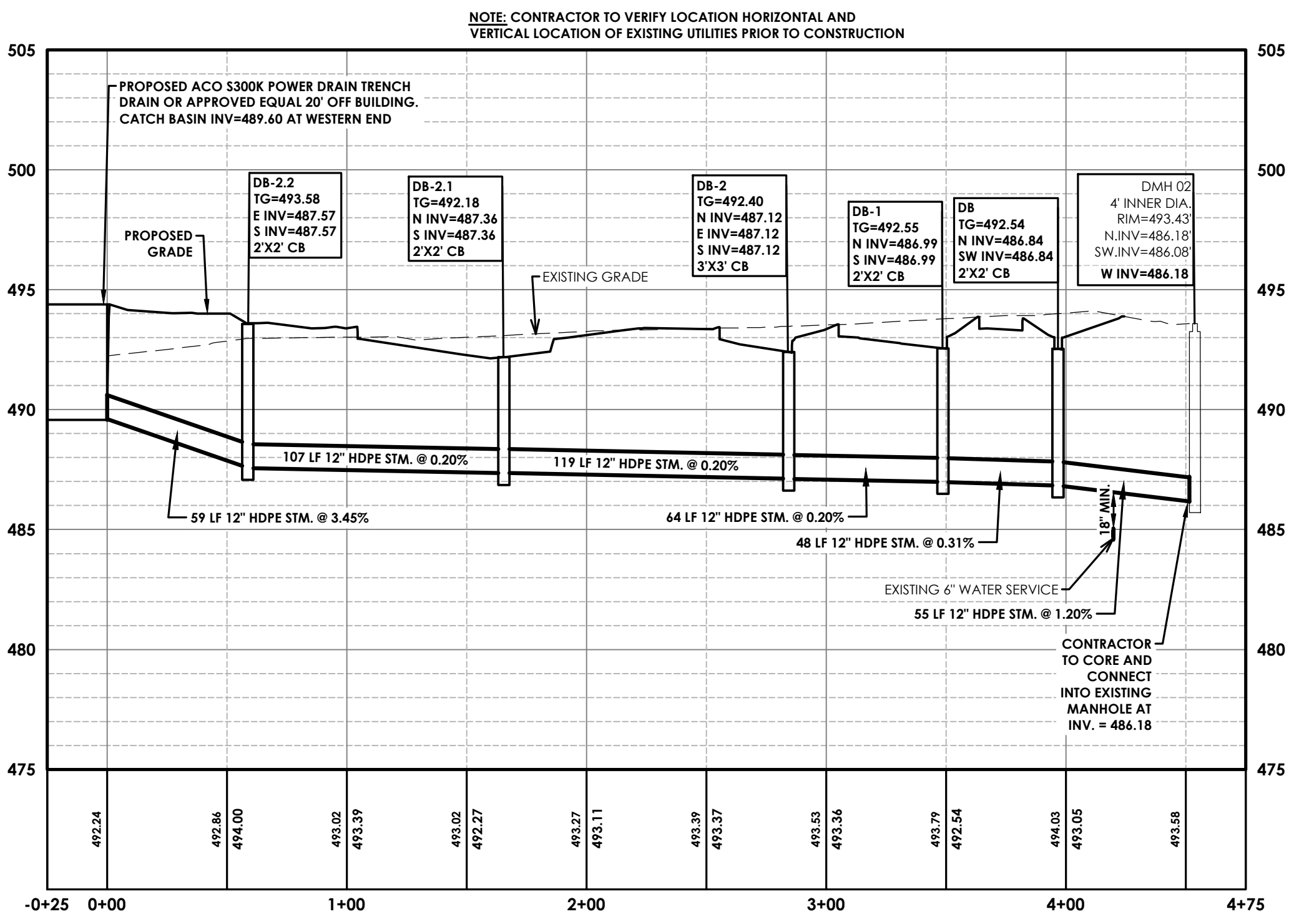
PASSERO ASSOCIATES  
engineering architecture



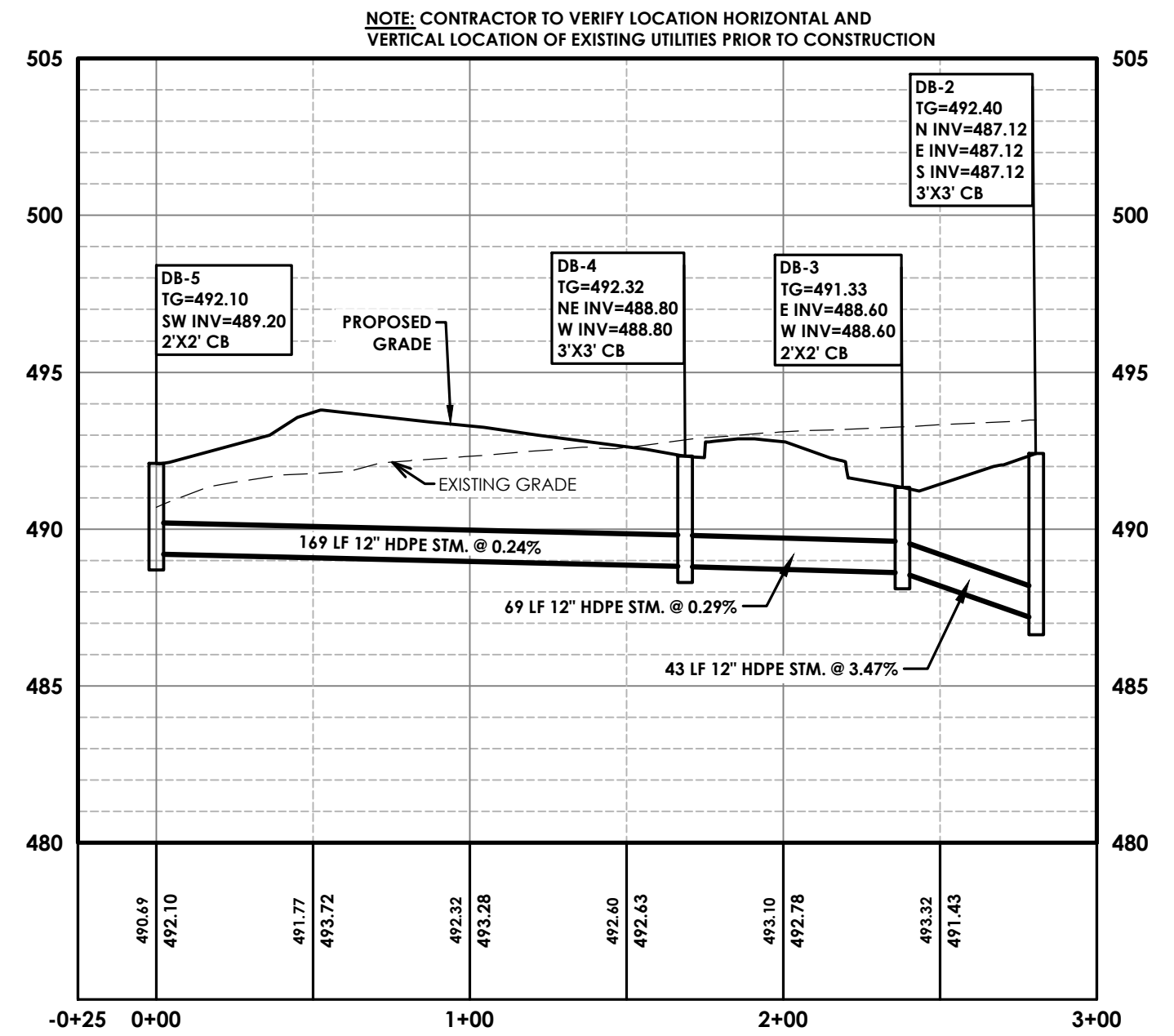
**SANITARY PROFILE PROFILE**  
SCALE: HORIZONTAL - 1" = 50'  
VERTICAL - 1" = 5'



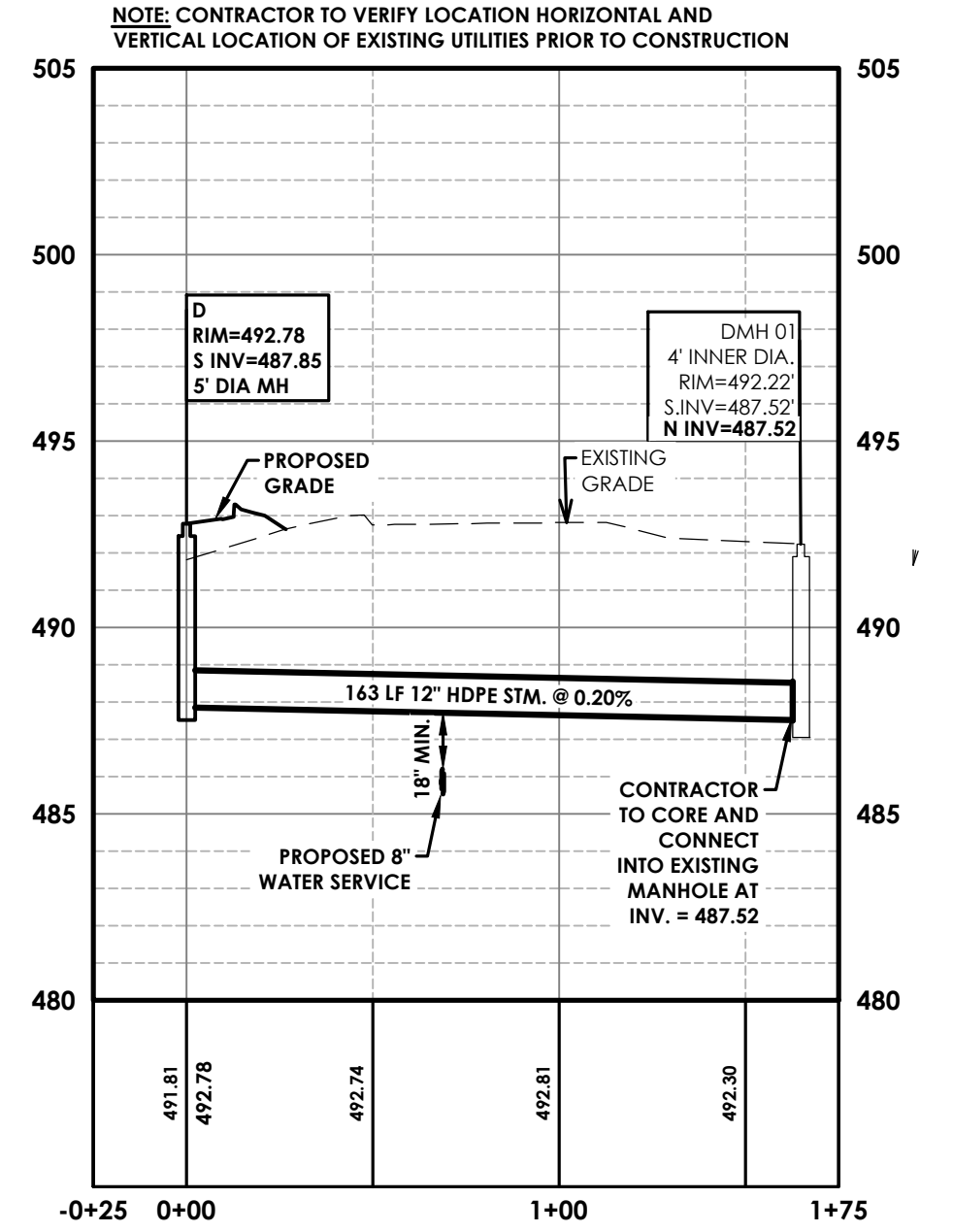
**STORM SEWER DA RUN PROFILE**  
SCALE: HORIZONTAL - 1" = 50'  
VERTICAL - 1" = 5'



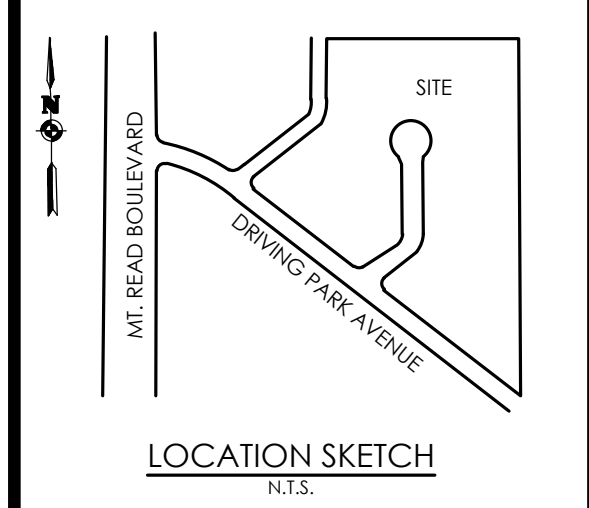
**STORM SEWER DB RUN PROFILE**  
SCALE: HORIZONTAL - 1" = 50'  
VERTICAL - 1" = 5'



**STORM SEWER DB-2 RUN PROFILE**  
SCALE: HORIZONTAL - 1" = 50'  
VERTICAL - 1" = 5'



**STORM SEWER CHAMBERS TO DMH 01 PROFILE**  
SCALE: HORIZONTAL - 1" = 50'  
VERTICAL - 1" = 5'



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Revisions

No.	Date	By	Description
1			

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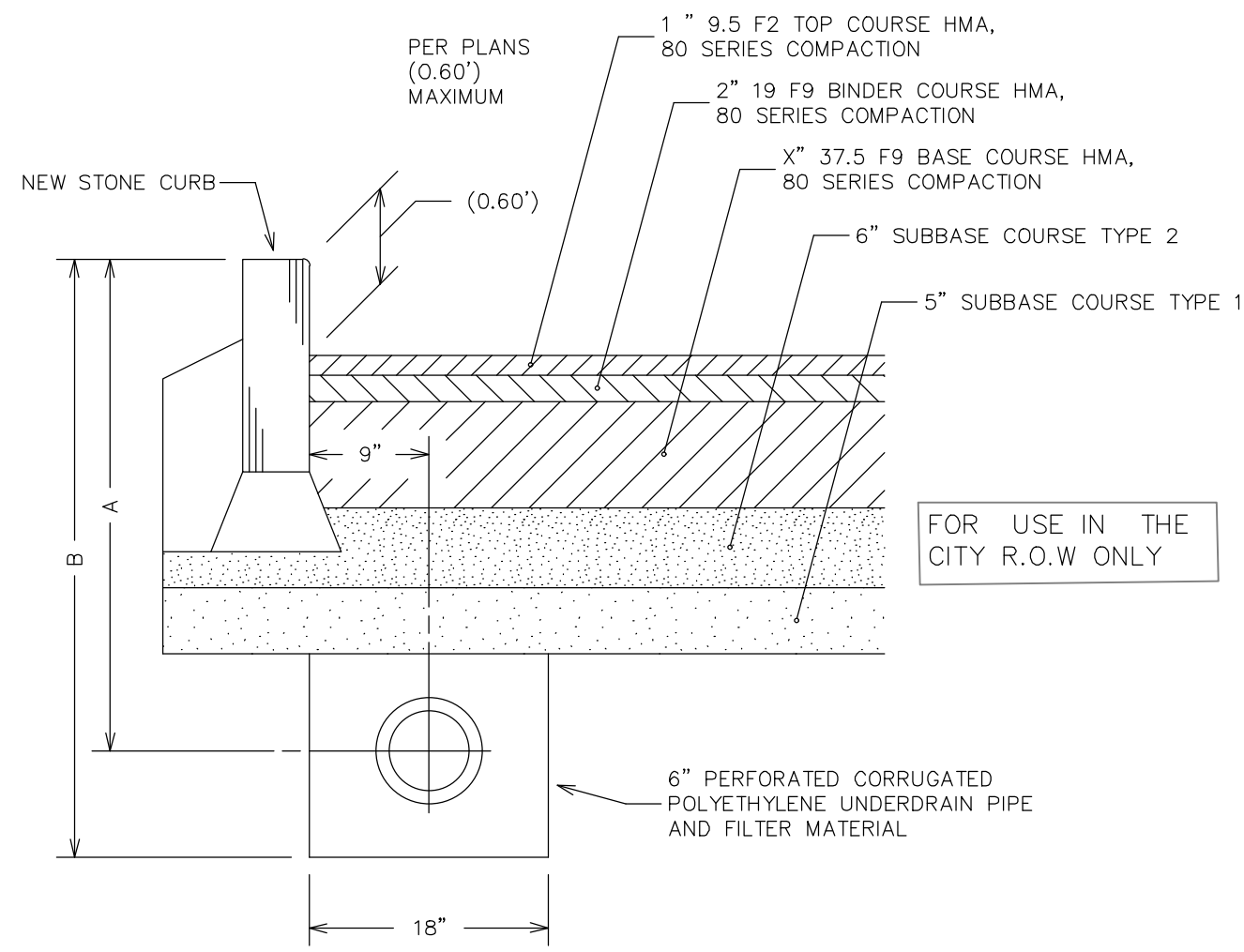
**PROFILES**  
20-70 PHIL BANKS WAY

Town/City: ROCHESTER  
County: MONROE State: NEW YORK  
Project No.: 20192778.0007  
Drawing No.: C 107 Sheet No.: 7  
Scale: AS SHOWN  
Date: FEBRUARY 2021

NOT FOR CONSTRUCTION

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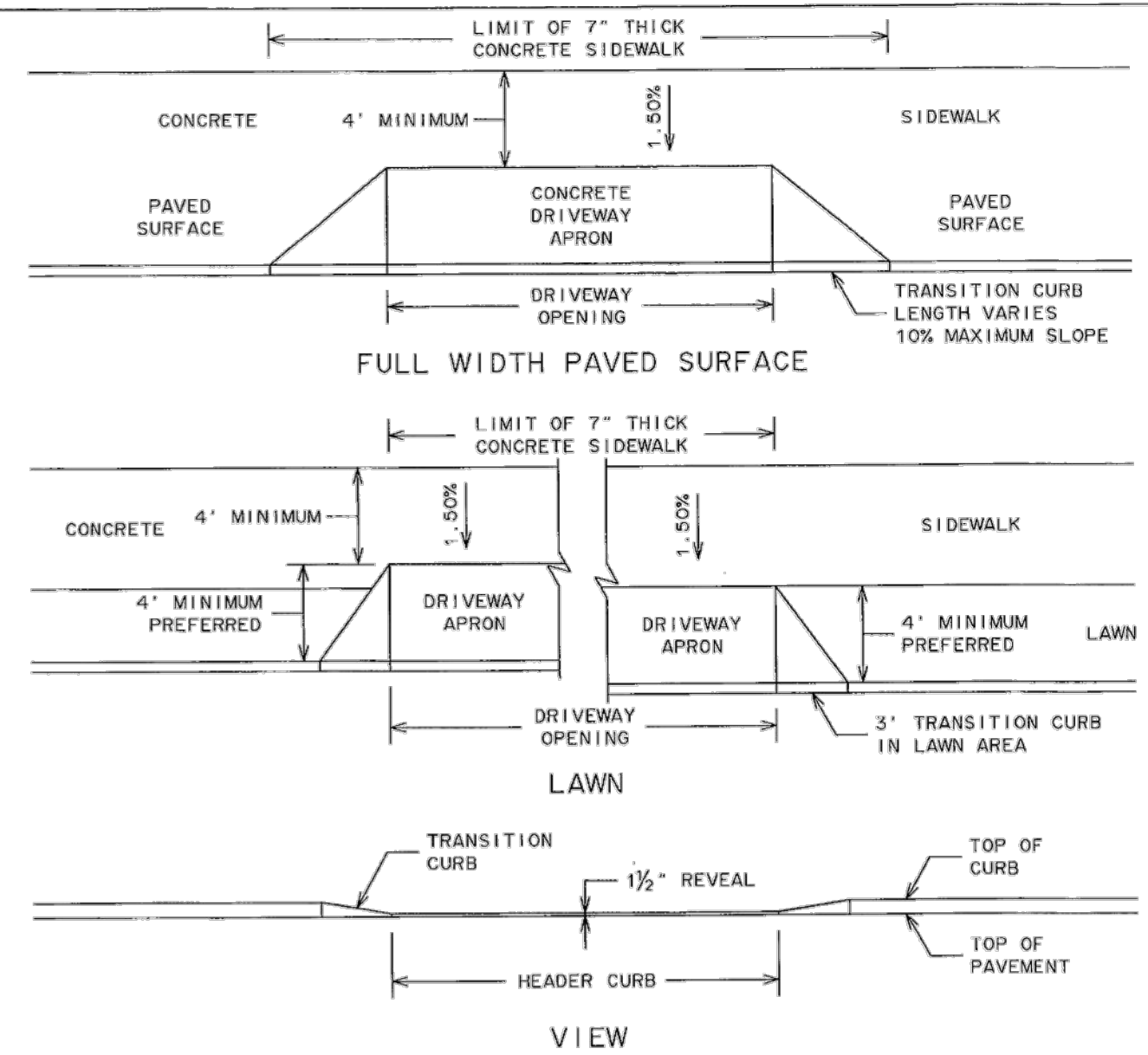
PAVEMENT SECTION	X\"/>
LIGHT-DUTY	0\"/>
MEDIUM-DUTY	3\"/>
MODIFIED	6\"/>
HEAVY-DUTY	8\"/>

NOTE: ALL PAVEMENT AREAS IN THE CITY R.O.W. SHALL RECEIVE 6\"/>

CITY OF ROCHESTER

ASPHALT PAVEMENT SECTION WITH CURB

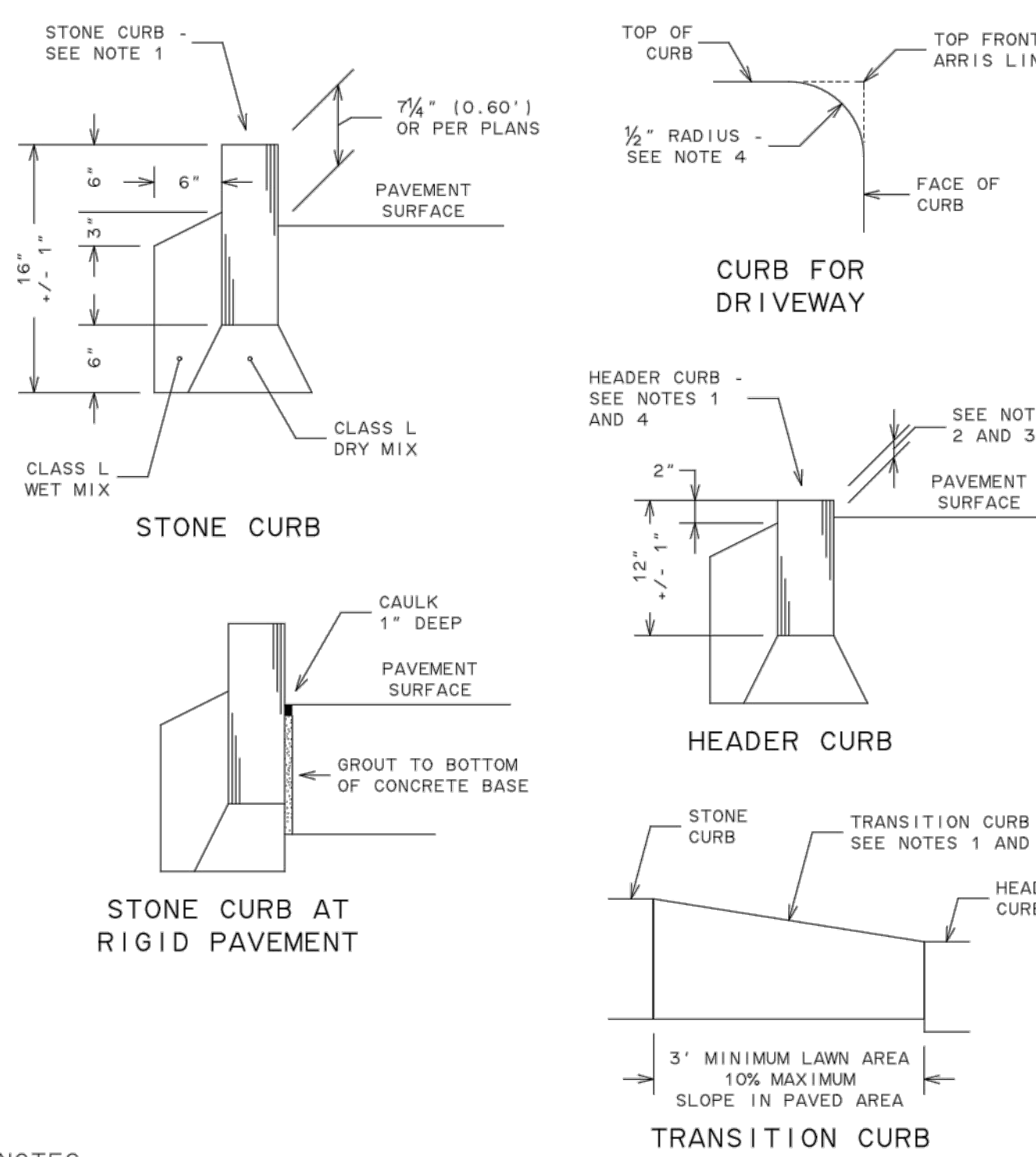
ISSUED 9-2-91 STANDARD  
REVISED 7-31-12 DWG.NO.R400-1



CITY OF ROCHESTER

CONCRETE DRIVEWAY APRON AT CURB

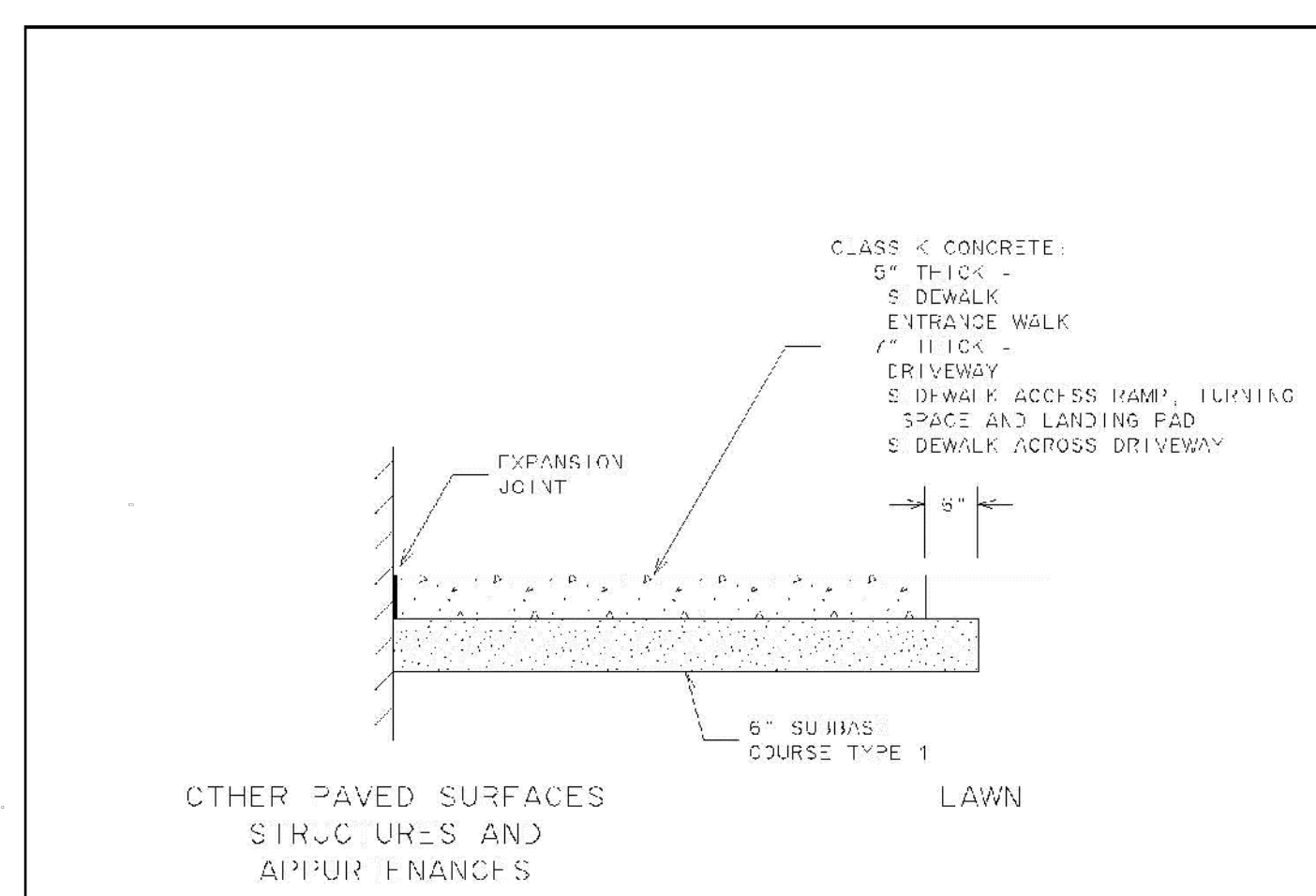
ISSUED 9-2-91 STANDARD  
REVISED 6-1-18 DWG.NO.R608-5



CITY OF ROCHESTER

STONE CURB

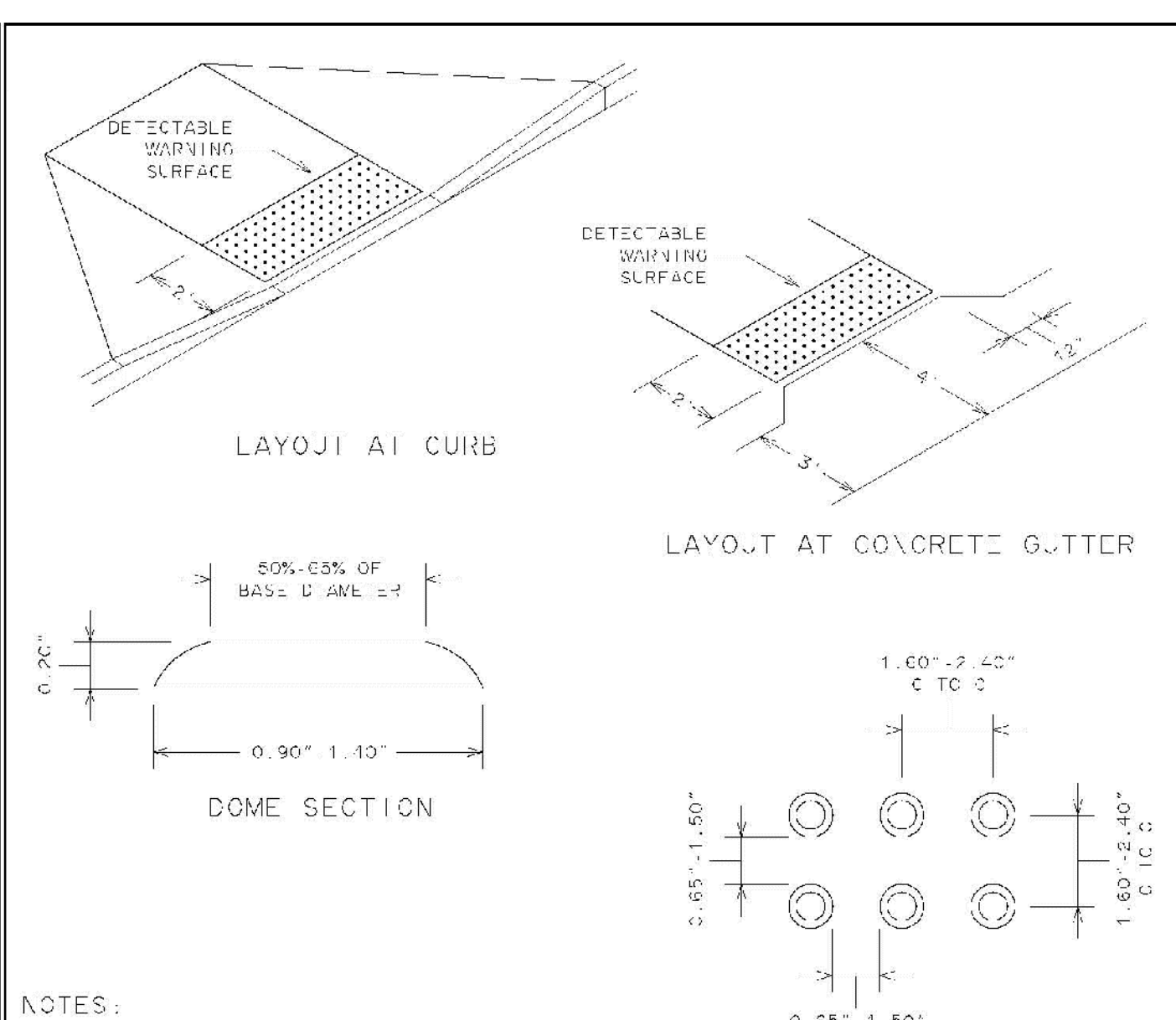
ISSUED 9-2-91 STANDARD  
REVISED 3-1-18 DWG.NO.R609-1



CITY OF ROCHESTER

CONCRETE SIDEWALK AND DRIVEWAY

ISSUED 9-2-91 STANDARD  
REVISED 7-1-17 DWG.NO.R608-6

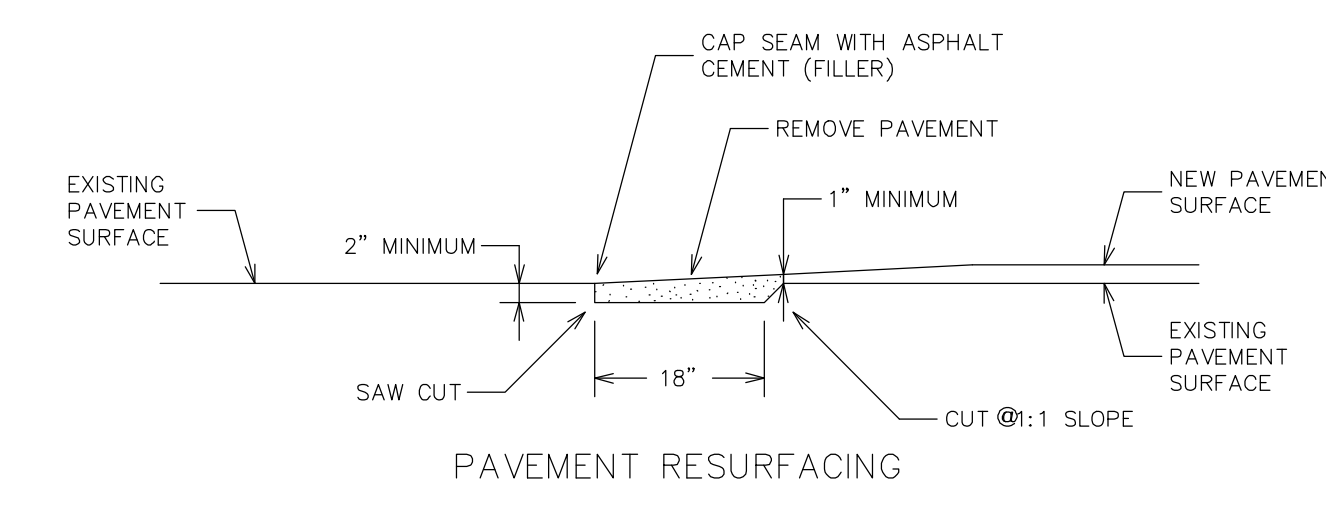
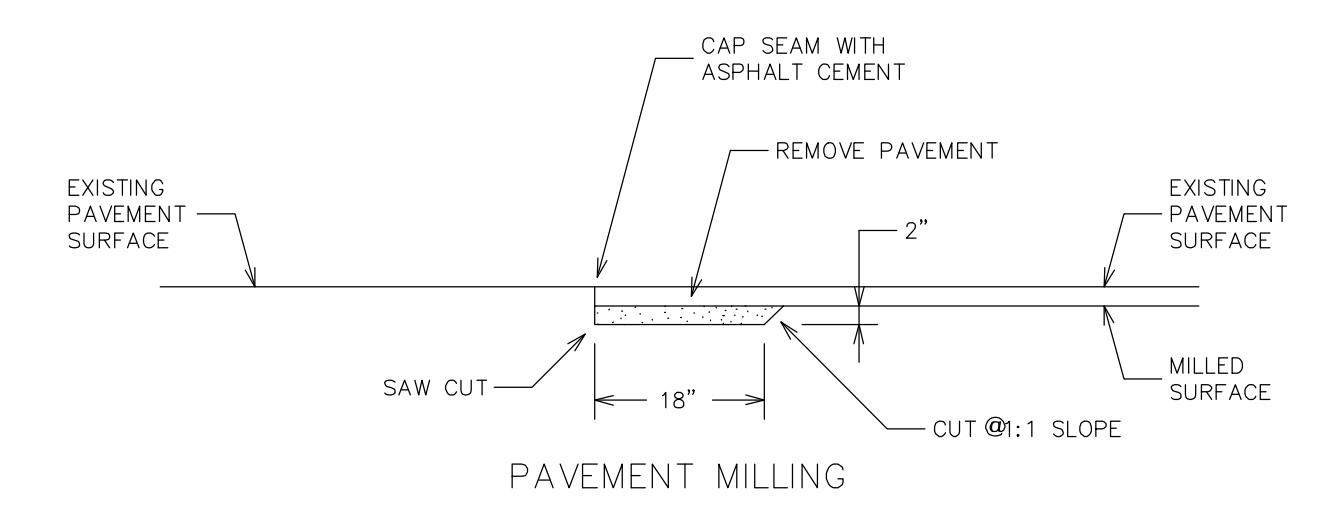


CITY OF ROCHESTER

DETECTABLE WARNING SURFACE TRUNCATED DOMES

ISSUED 1-23-03 NON-STANDARD  
REVISED 7-1-17 DWG.NO.S608-28

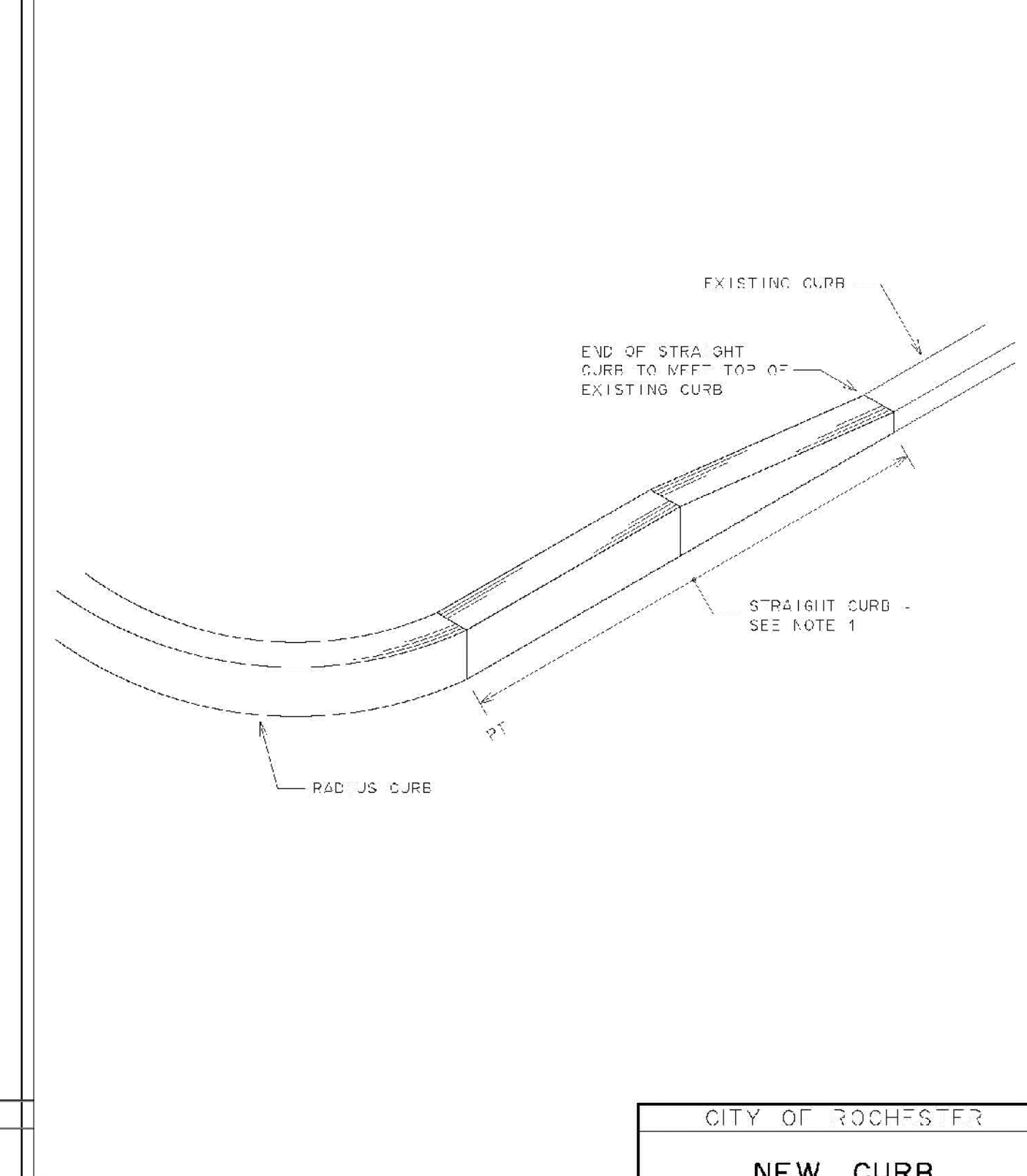
NOTE: TACK COAT IS TO BE APPLIED BETWEEN ALL LIFTS OF HMA PAVEMENT COURSES AND ON FACE OF CURB BETWEEN CURB AND ASPHALT PAVEMENT.



CITY OF ROCHESTER

PAVEMENT KEY

ISSUED 1-13-06 NON-STANDARD  
REVISED 7-31-12 DWG.NO.S406-1



CITY OF ROCHESTER

NEW CURB TRANSITION TO EXISTING CURB

ISSUED 9-2-91 STANDARD  
REVISED 7-1-15 DWG.NO.R609-7

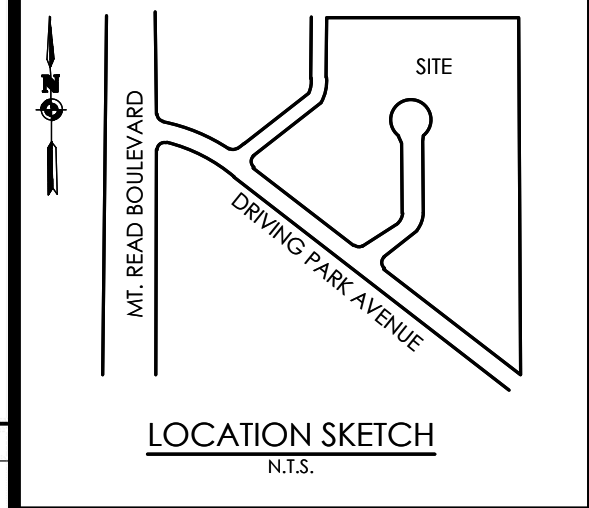
ELEMENT	DESIGN AND FIELD LAYOUT	ACCESSIBILITY GUIDELINES AND WORK ACCEPTANCE
SIDEWALK CROSS SLOPE	1.50% MAXIMUM	2% MAXIMUM
TURNING SPACE CROSS SLOPE	1.50% MAXIMUM	2% MAXIMUM
ACCESS RAMP CROSS SLOPE	1.50% MAXIMUM	2% MAXIMUM
BLENDED TRANSITION CROSS SLOPE	1.50% MAXIMUM	2% MAXIMUM
SIDE FLARE CROSS SLOPE (ENCROACHMENT INTO PAVED AREA)	9.50% MAXIMUM	10% MAXIMUM
SIDE FLARE CROSS SLOPE (ABUTS LAWN AREA)	20% MAXIMUM	20% MAXIMUM
ACCESS RAMP GRADE (RUNNING SLOPE)	7.50% MAXIMUM	8.30% MAXIMUM
BLENDED TRANSITION GRADE (RUNNING SLOPE)	4.50% MAXIMUM	5% MAXIMUM

- NOTES:
- ACCESS ELEMENTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH "PROPOSED GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY (PROWAG)". FOLLOWING NOTES REITERATE OR AMEND REQUIREMENTS OUTLINED IN "PROPOSED GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY (PROWAG)" AND NYS DOT "HIGHWAY DESIGN MANUAL - CHAPTER 16 PEDESTRIAN FACILITY DESIGN". SEE BOTH DOCUMENTS FOR FURTHER INFORMATION, CLARIFICATION OR GUIDANCE AS NEEDED.
  - DESIGN TOLERANCES FOR DIMENSIONS, GRADES (RUNNING SLOPE) AND CROSS SLOPES SHOWN IN CONTRACT DOCUMENTS ARE MINIMUM AND MAXIMUM LIMITS FOR DESIGN AND FIELD LAYOUT OF ACCESSIBLE ELEMENTS. ACCESSIBLE ELEMENTS ARE NOT TO BE CONSTRUCTED WITH VALUES OUTSIDE LIMITS PER ACCESSIBILITY GUIDELINES AND FOR WORK ACCEPTANCE.
  - JOINTS BETWEEN SIDEWALK FLAGS, ACCESS RAMPS, BLENDED TRANSITIONS, TURNING SPACES AND STREETS ARE TO BE FLUSH AND FREE FROM ABRUPT VERTICAL SEPARATIONS GREATER THAN 1/4 INCH. VERTICAL CHANGES BETWEEN 1/4 INCH AND 1/2 INCH ARE TO BE BEVELED ACROSS ENTIRE JOINT WITH STANDARD BEVEL SLOPE OF 1:3, BUT NO STEEPER THAN 1:2. VERTICAL SEPARATIONS GREATER THAN 1/2 INCH ARE UNACCEPTABLE, REQUIRING TOTAL REPLACEMENT.
  - AT STREET CORNERS WITH DUAL PEDESTRIAN STREET CROSSINGS, SEPARATE ACCESS RAMPS OR BLENDED TRANSITIONS ARE TO BE PROVIDED FOR EACH PEDESTRIAN STREET CROSSING, ORIENTED IN DIRECTION OF PEDESTRIAN TRAVEL. WHERE EXISTING CONDITIONS CANNOT BE OVERCOME TO ACCOMMODATE SEPARATE ACCESS RAMPS OR BLENDED TRANSITIONS, SINGLE DIAGONAL ACCESS RAMP OR BLENDED TRANSITION MAY BE PERMITTED THAT IS ORIENTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.
  - DETECTABLE WARNING SURFACE IS TO PROVIDE LIGHT-ON-DARK OR DARK-ON-LIGHT CONTRAST WITH SURROUNDING SURFACE. DEFAULT COLOR OF DETECTABLE WARNING SURFACE IS #33538 TRAFFIC YELLOW. OTHER ACCEPTABLE COLORS FOR USE IN CONCRETE AREAS ARE #20109 RED BROWN AND #38081 DARK GUNSHIP GRAY; IN ASPHALT OR OTHER SIMILAR DARK SURFACE AREAS #34495 LIGHT GRAY AND #37826 INSIGNIA WHITE; OR APPROVED EQUIVALENTS. COLORS ARE TO BE IN ACCORDANCE WITH FEDERAL STANDARD 595C.
  - TRUNCATED DOME ROWS ARE TO BE ALIGNED PERPENDICULAR OR RADIAL TO LOWER GRADE BREAK OR ACCESSIBLE CONNECTIONS WITH GRADE (RUNNING SLOPE) OF 5% OR GREATER. WHERE TRUNCATED DOMES ARE ARRANGED RADially TRUNCATED DOMES MAY DIFFER IN DIAMETER AND CENTER-TO-CENTER SPACING. WHERE GRADE (RUNNING SLOPE) IS LESS THAN 5%, ORIENTATION IS LESS CRITICAL AND TRUNCATED DOMES MAY DIFFER FROM PERPENDICULAR OR RADIAL ALIGNMENT TO LOWER GRADE BREAK.

CITY OF ROCHESTER

ACCESSIBILITY GUIDELINES

ISSUED 7-1-17 NON-STANDARD  
REVISED 7-1-15 DWG.NO.S608-42



Client:  
FSI  
90 GOODWAY DRIVE  
ROCHESTER, NY 14623

PASSERO ASSOCIATES

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Fax: (585) 325-1691

Principal-in-Charge: Jess Sudol, PE  
Project Manager: Tim Harris, PE  
Designed by: Joshua Saxton, EIT

Revisions

No.	Date	By	Description
1			

DETAILS

20-70 PHIL BANKS WAY

Town/City: ROCHESTER  
County: MONROE State: NEW YORK

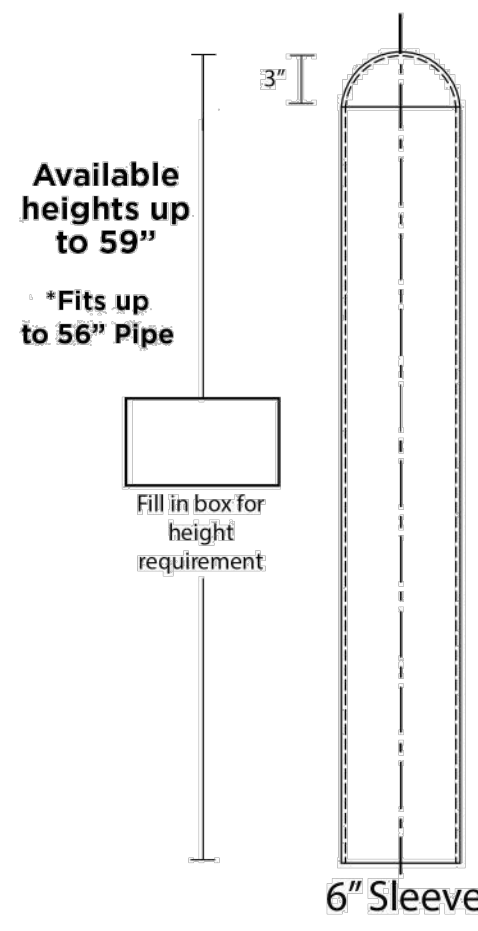
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20192778.0007

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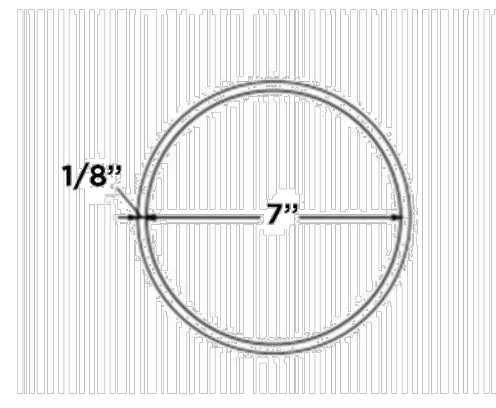
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Date: FEBRUARY 2021

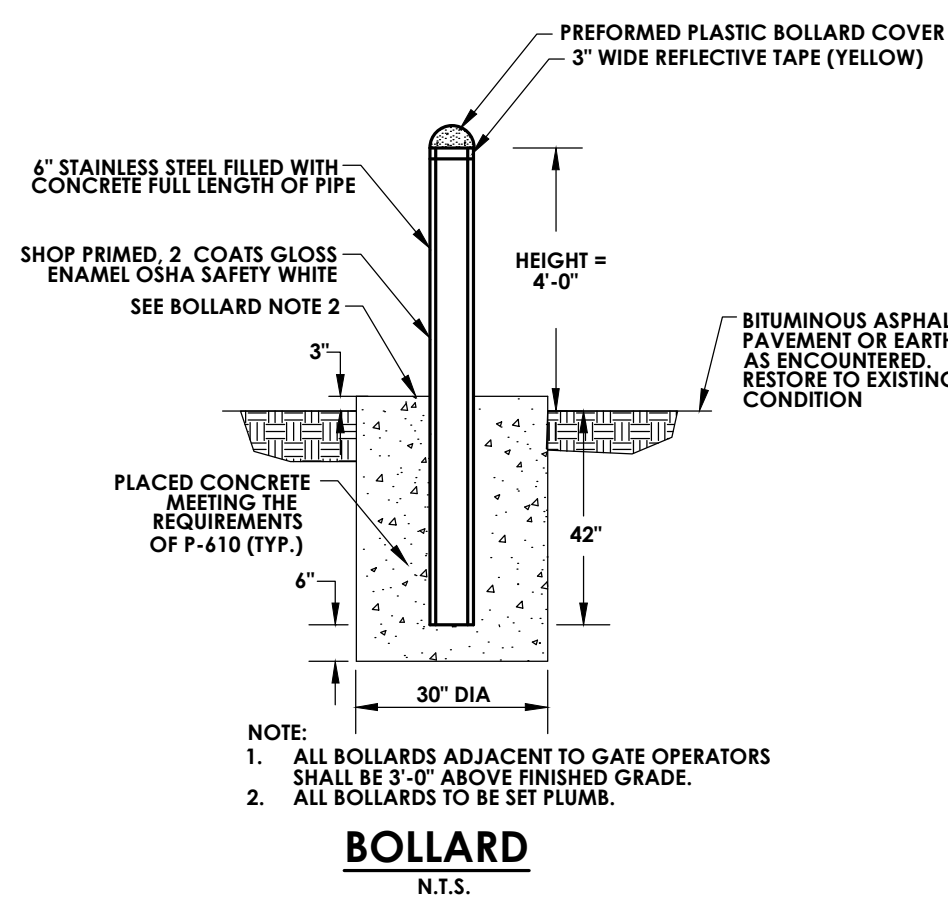
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Steel Pipe ID = 6"  
Steel Pipe OD = 6.625"  
Circumference = 20.5" - 21.5"  
Ideal Sleeve ID = 7"

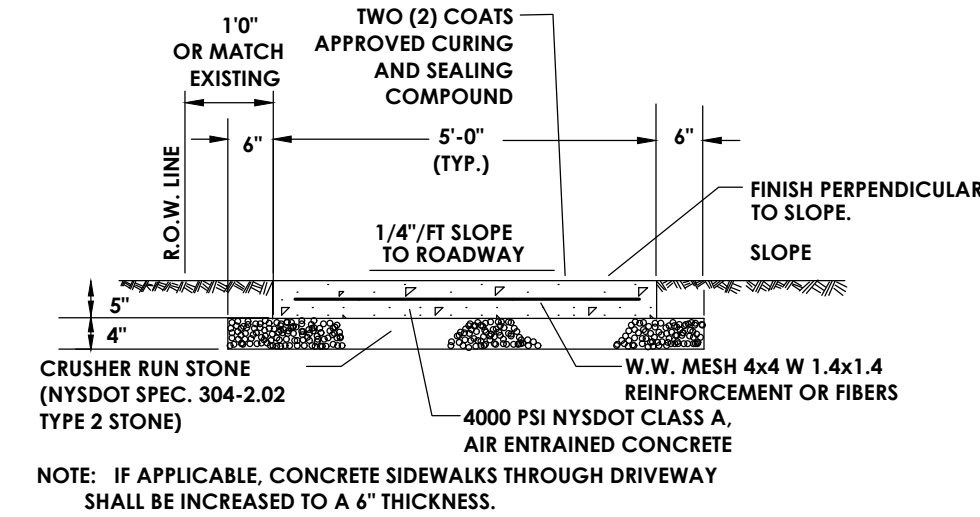


Cross Section of Sleeve

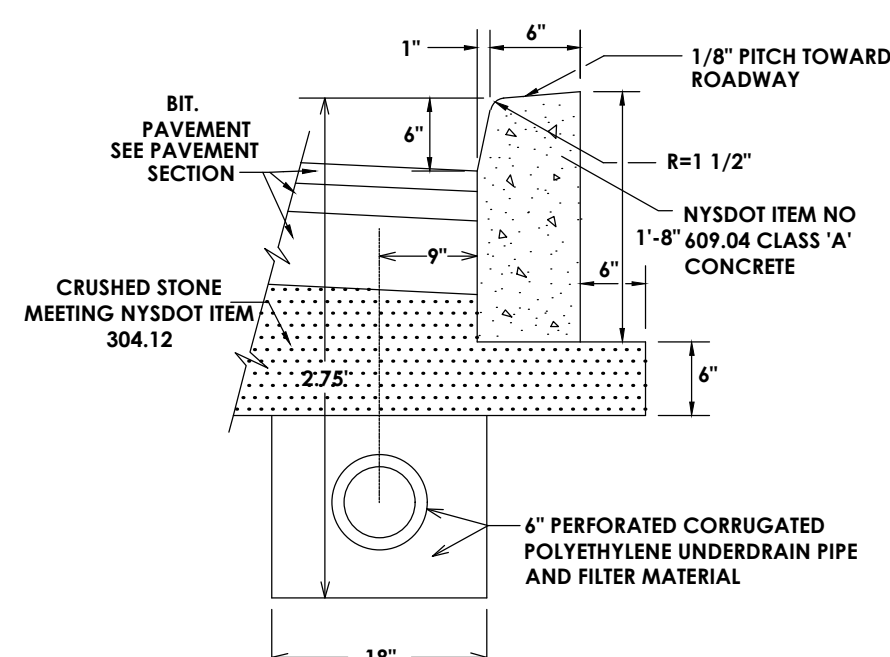


NOTE:  
1. ALL BOLLARDS ADJACENT TO GATE OPERATORS SHALL BE 3'-0" ABOVE FINISHED GRADE.  
2. ALL BOLLARDS TO BE SET PLUMB.

BOLLARD  
N.T.S.

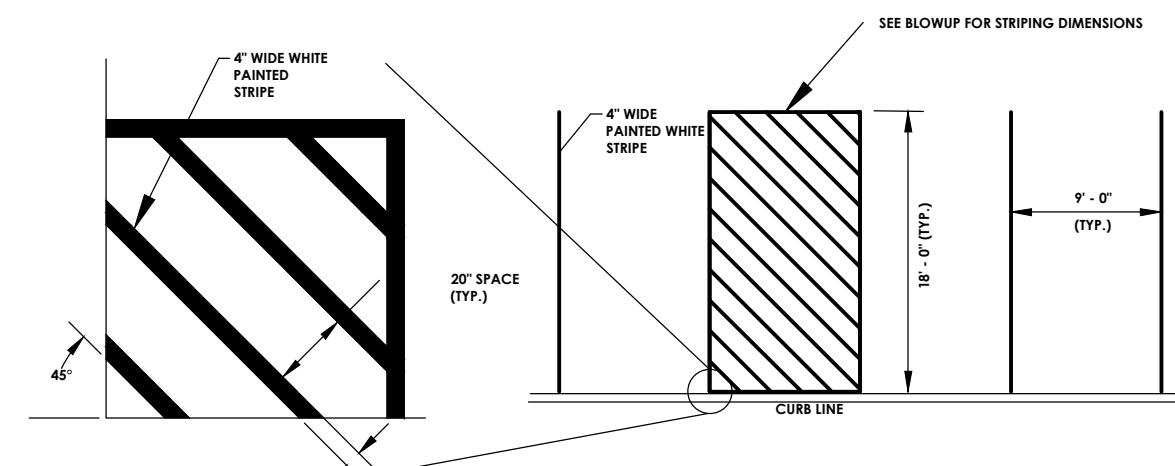


TYPICAL SIDEWALK DETAIL  
N.T.S.



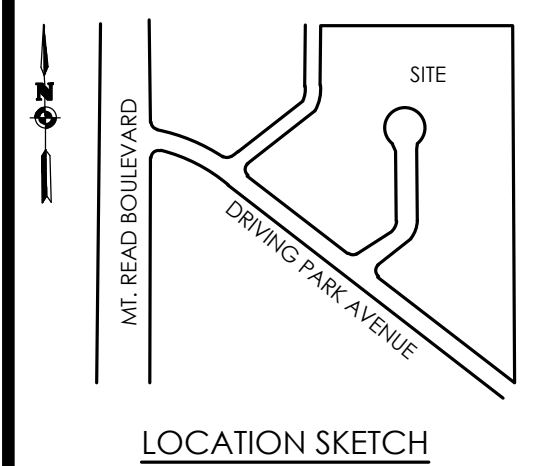
CONCRETE CURB DETAIL  
N.T.S.

1/8" THICK YELLOW PLASTIC BOLLARD COVER



TYPICAL PARKING PAVEMENT MARKING LAYOUT  
N.T.S.

MODIFIED INTERNATIONAL SYMBOL OF ACCESS  
N.T.S.



LOCATION SKETCH  
N.T.S.

Client:  
FSI  
90 GOODWAY DRIVE  
ROCHESTER, NY 14623

PASSERO ASSOCIATES

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Principal-in-Charge: Jess Sudol, PE  
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Designed by: Joshua Saxton, EIT.



Revisions

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DETAILS

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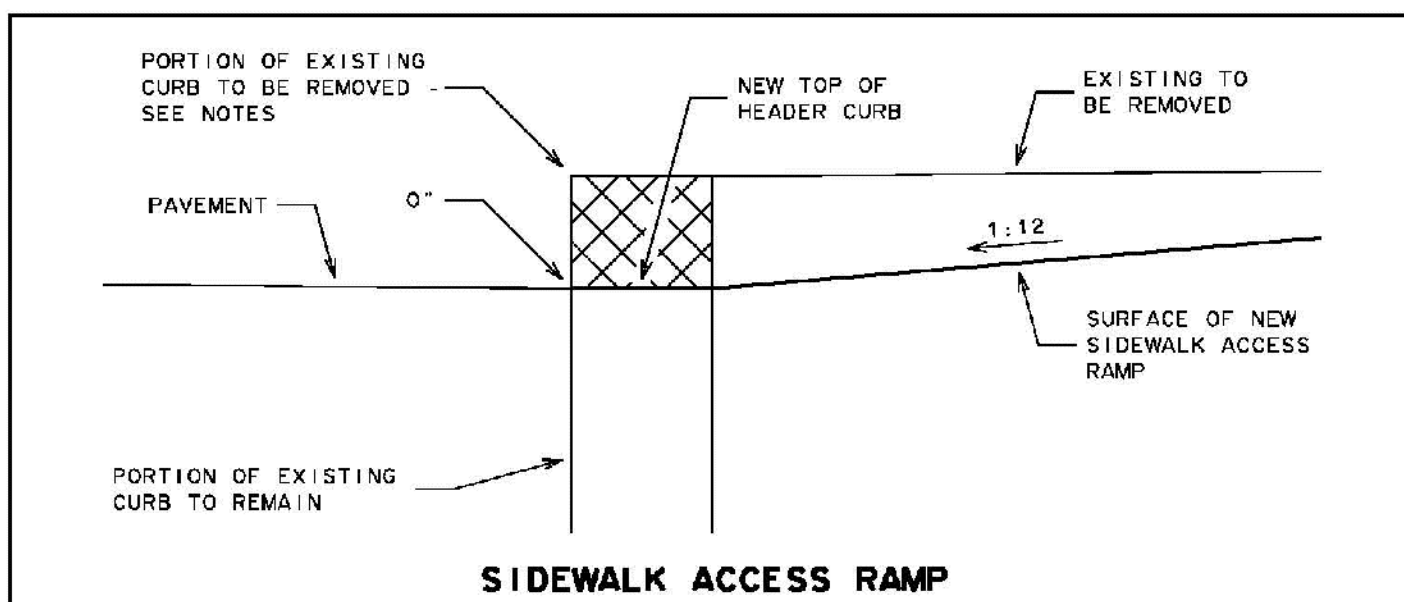
Town/City: ROCHESTER  
County: MONROE State: NEW YORK

Project No: 20192778.0007

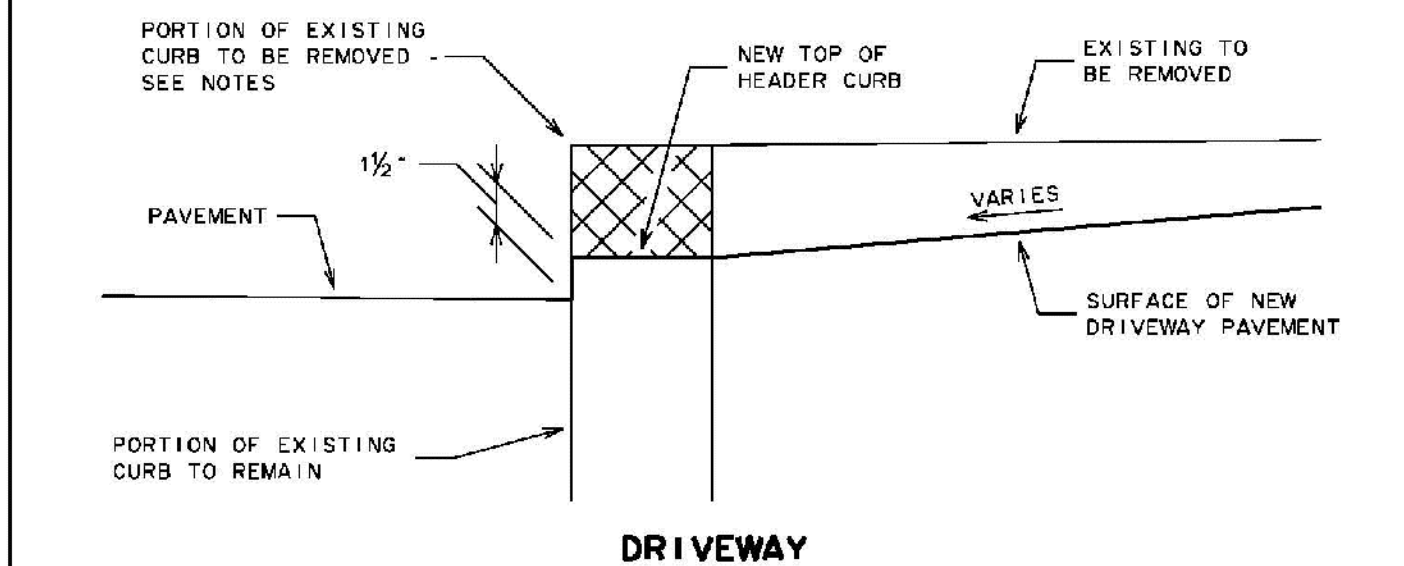
Drawing No. C 202 Sheet No. 9

Scale: N.T.S.

Date: FEBRUARY 2021



SIDEWALK ACCESS RAMP



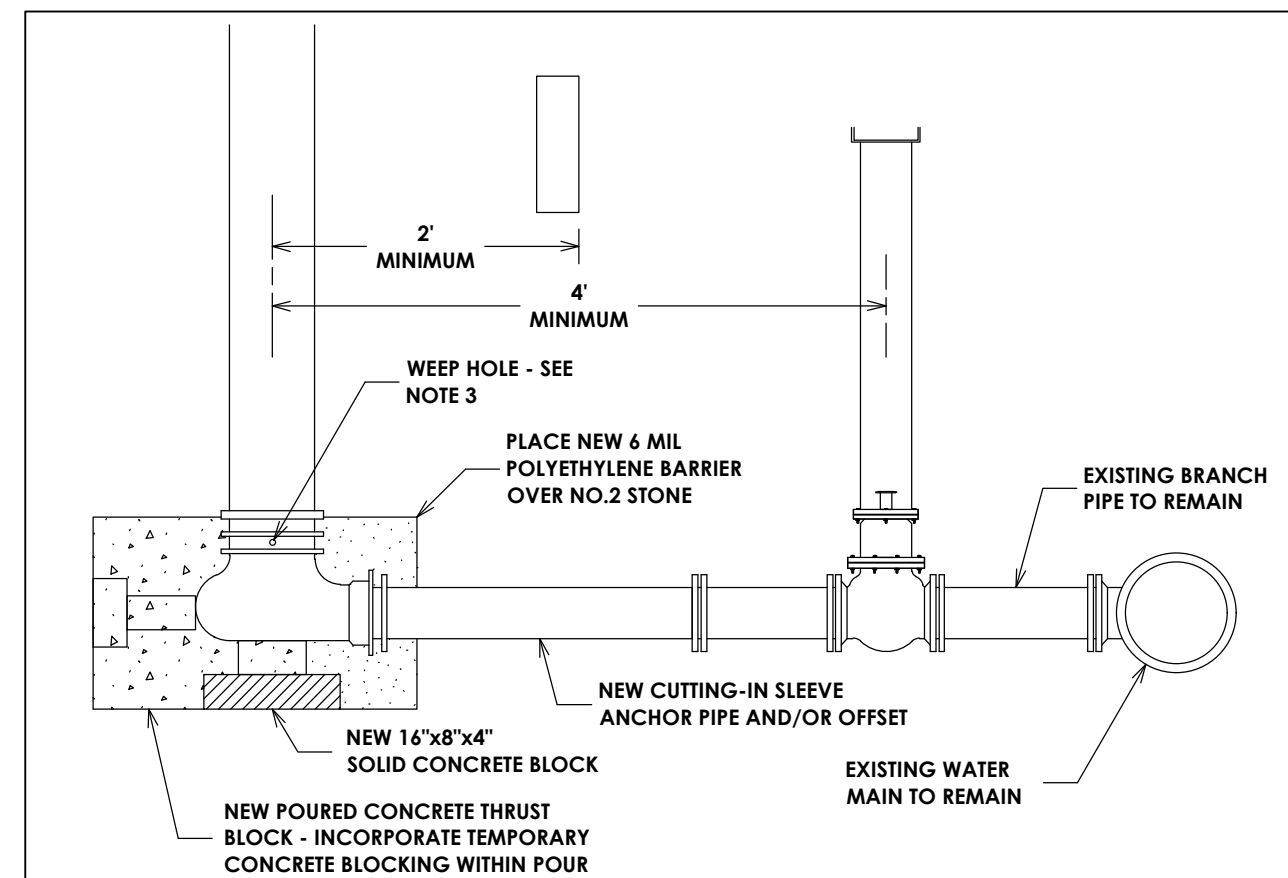
DRI VEWAY

NOTES:  
1. RESHAPE TOP OF EXISTING CURB BY SAW CUTTING HORIZONTALLY WITH POWER SAW. SAW CUT FULL WIDTH OF CURB, ALONG NEAT STRAIGHT LINES.  
2. TOP OF CURB IS TO BE SAW CUT EITHER FLAT ACROSS, OR ON 1:12 SLOPE.  
3. TOP OF CURB IS TO BE MILLED OR GROUND FINISHED TO SMOOTH SURFACE FREE FROM BURRS, NICKS OR OTHER MARKINGS OR DAMAGE FROM SAW CUTTING OPERATION.  
4. CURB JOINTS ARE TO BE RE-POINTED WITH MASONRY MORTAR MIX.

CITY OF ROCHESTER

RESHAPE EXISTING CURB

ISSUED 4-7-95 NON-STANDARD  
REVISED 12-1-15 DWG.NO.S609-9

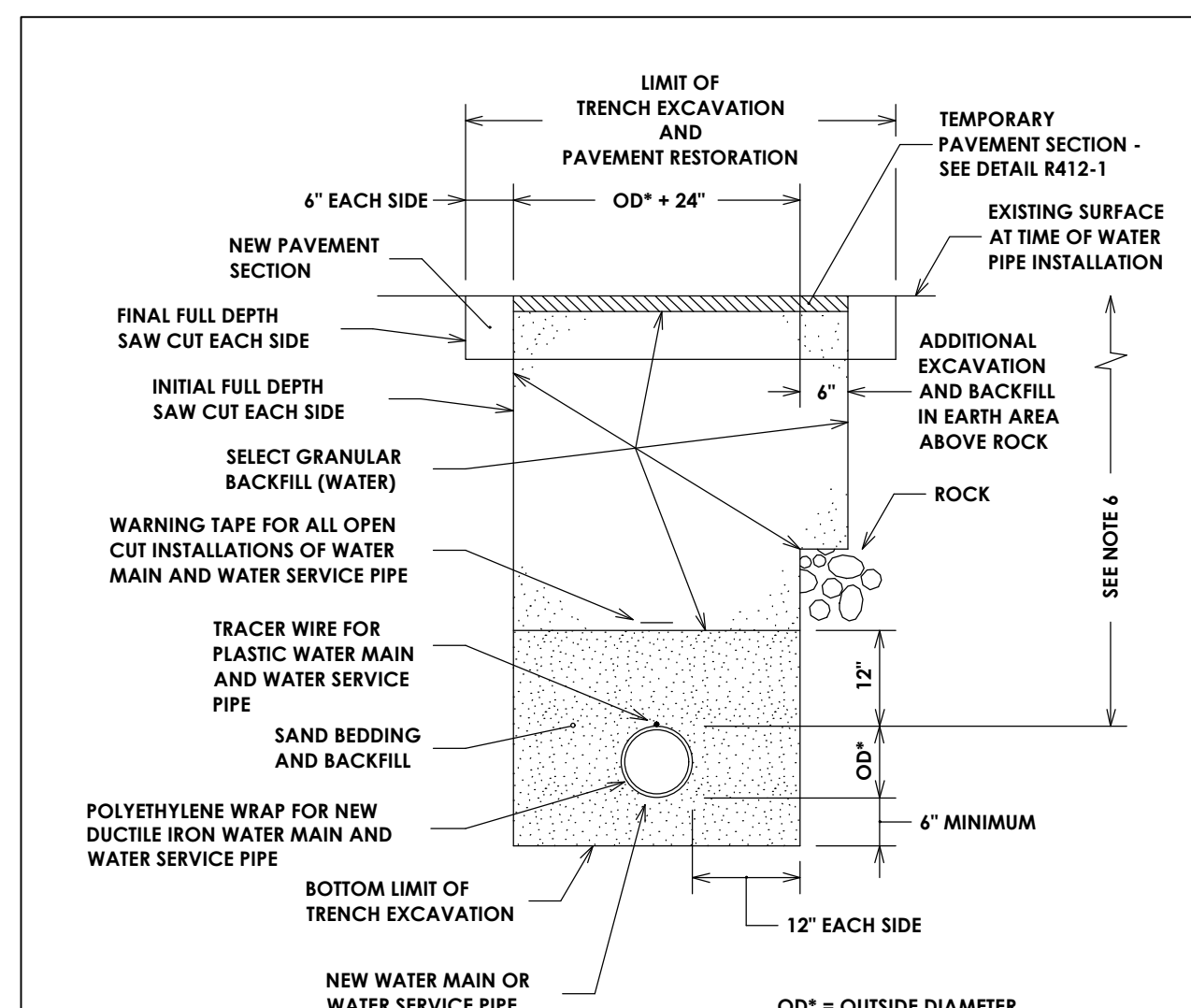


NOTES:  
1. PUMPER CONNECTION IS TO FACE PAVEMENT.  
2. MECHANICAL JOINT OFFSET OR HYDRANT EXTENSION KIT CAN BE USED TO SET HYDRANT AT PROPER ELEVATION.  
3. WHEN GROUND WATER IS ENCOUNTERED IN TRENCH, IF APPROVED BY CITY, HYDRANT WEEP HOLES MAY BE PLUGGED AND STONE DRAIN OMITTED. CONTRACTOR IS TO NOTIFY WATER BUREAU IN WRITING WHEN WEEP HOLES HAVE BEEN PLUGGED.  
4. HYDRANT MARKERS TO BE FURNISHED AND INSTALLED BY WATER BUREAU UNLESS OTHERWISE NOTED ON PLANS OR AS DIRECTED BY PROJECT MANAGER.

CITY OF ROCHESTER

HYDRANT AT EXISTING BRANCH

ISSUED 9-2-91 STD. DWG.  
REVISED NO. R917-2



NOTES:  
1. LIMITS SHOWN ARE MAXIMUM ALLOWED AND MINIMUM REQUIRED FOR EXCAVATION AND BACKFILL.  
2. UPPER LIMIT FOR TRENCH EXCAVATION IS TOP OF EXISTING SURFACE AT TIME OF TRENCH EXCAVATION.  
3. UPPER LIMIT FOR ROCK EXCAVATION IS TOP SURFACE OF ROCK.  
4. UPPER LIMIT FOR SELECT GRANULAR BACKFILL (WATER) IS BOTTOM OF TEMPORARY PAVEMENT, IF USED, OTHERWISE TOP OF SURFACE.  
5. TEMPORARY OR PERMANENT BLOCKS OR ANY OTHER TYPE OF PIPE SUPPORT IS NOT TO BE USED DURING PIPE INSTALLATION.  
6. MINIMUM DEPTH OF COVER FOR WATER PIPE FROM TOP OF PROPOSED GRADE IS 4.50 FEET FOR DOMESTIC WATER PIPE AND 5 FEET FOR HOLLY WATER PIPE. UNLESS OTHERWISE NOTED ON PLANS OR AS DIRECTED BY PROJECT MANAGER.

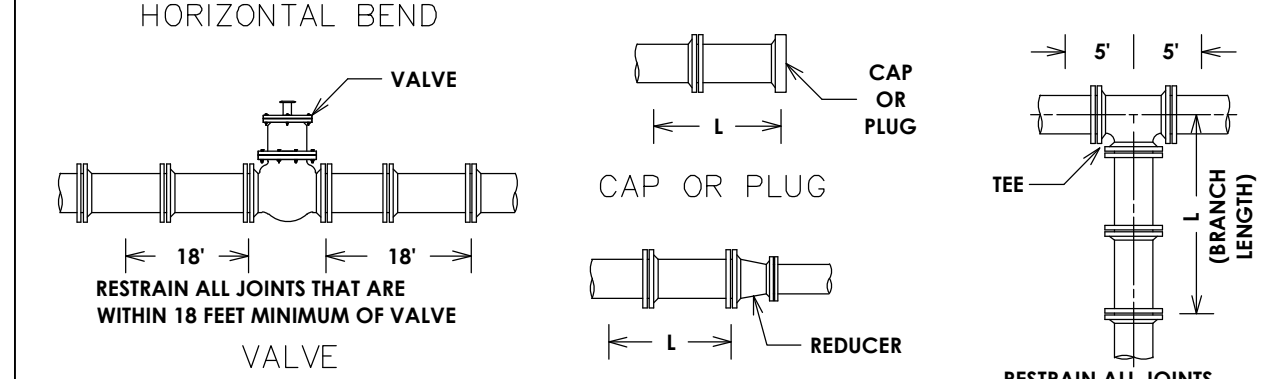
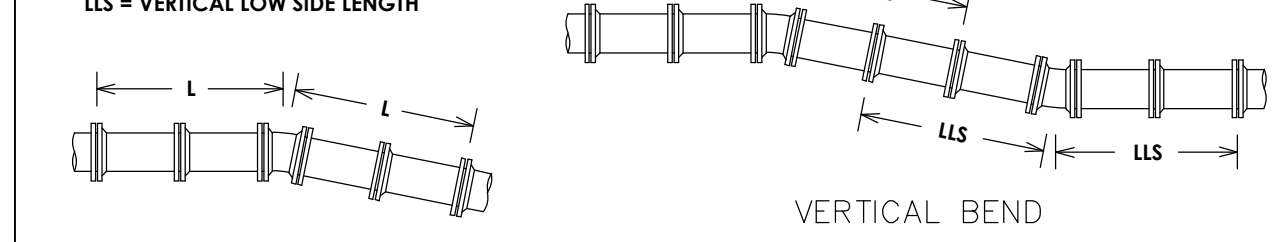
CITY OF ROCHESTER

WATER TRENCH PAVEMENT REHABILITATION

ISSUED 1-13-06 NON-STANDARD  
REVISED 11-22-10 DWG.NO.S900-2

MINIMUM RESTRAINED LENGTH FOR WATER MAIN PIPE ADJACENT TO FITTINGS (IN FEET) (BASED ON INTERNAL PRESSURE OF 150 PSI) (SEE NOTE 1)								
PIPE SIZE (INCHES)	MINIMUM LENGTH *	90°	45°	22-1/2°	11-1/4°	REDUCER	TEE	CAP PLUG
4" - 6"	L	16	7	3	2	29	16	56
	LHS	49	24	12	6	---	---	---
8"	L	20	9	4	2	31	33	74
	LHS	64	31	15	8	---	---	---
12"	L	28	12	6	3	56	64	105
	LHS	91	44	21	11	---	---	---
	L	28	11	5	3	---	---	---

\* L = HORIZONTAL LENGTH  
LHS = VERTICAL HIGH SIDE LENGTH  
LLS = VERTICAL LOW SIDE LENGTH



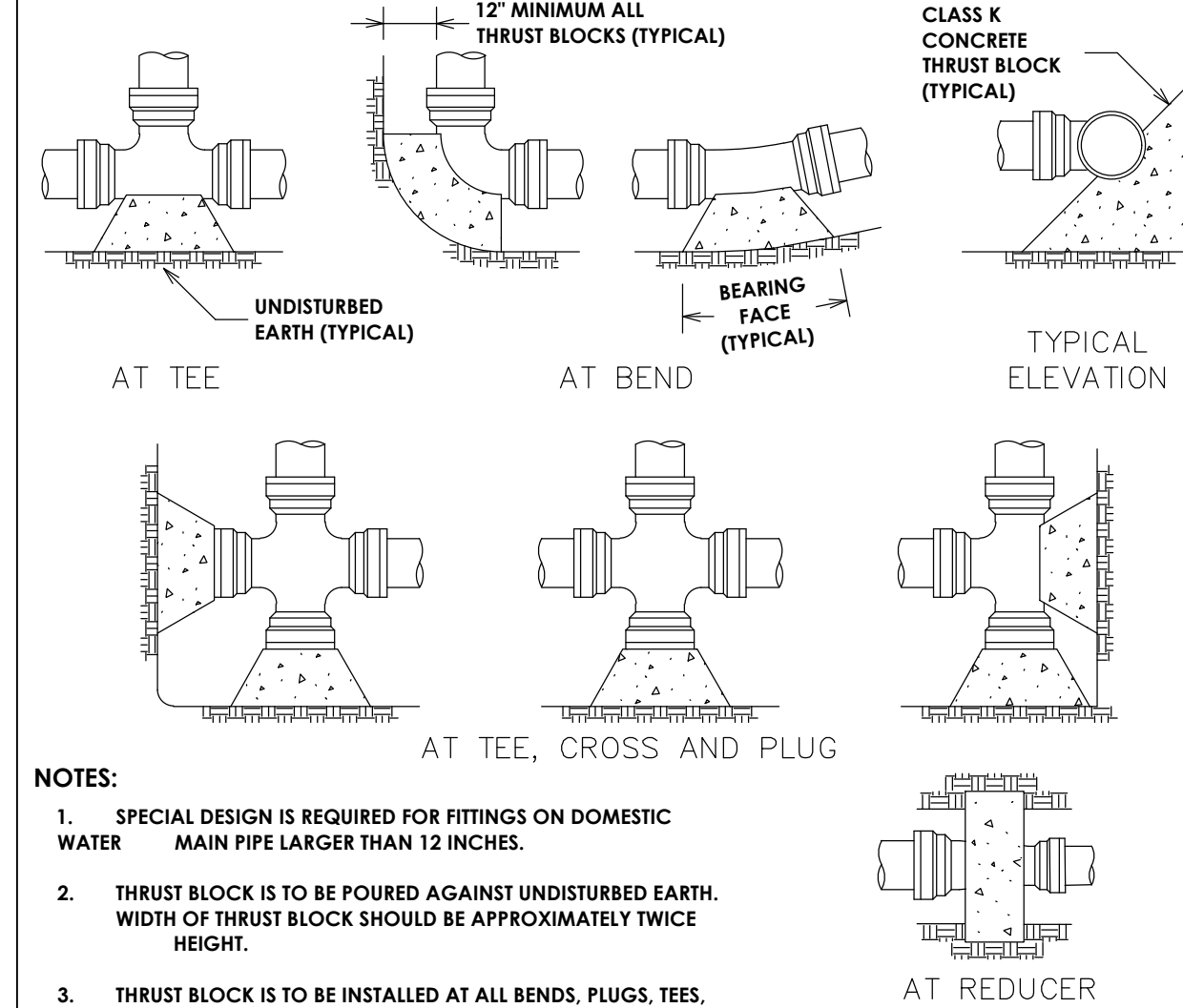
NOTES:  
1. SPECIAL DESIGN IS REQUIRED FOR FITTINGS ON DOMESTIC WATER MAIN PIPE LARGER THAN 12 INCHES AND FOR REDUCERS HAVING MORE THAN ONE PIPE SIZE DIFFERENCE.  
2. CONCRETE THRUST BLOCK IS TO BE USED IN ADDITION TO MECHANICAL RESTRAINT DEVICES, SEE DETAILS S900-4 AND S900-5.  
3. ALL PLASTIC AND POLYETHYLENE WRAPPED DUCTILE IRON DOMESTIC WATER MAIN PIPE AND FITTING JOINTS WITHIN L-HS-LLS DIMENSIONS MUST BE RESTRAINED USING APPROVED MECHANICAL RESTRAINT DEVICE.  
4. ASSUMPTION: SP SOILS, 4.50 FEET COVER, AND TYPE 4 LAYING CONDITION.

CITY OF ROCHESTER

WATER MAIN PIPE RESTRAINT DOMESTIC SYSTEM

ISSUED 5-8-08 NON-STANDARD  
REVISED 9-1-09 DWG.NO.S900-7

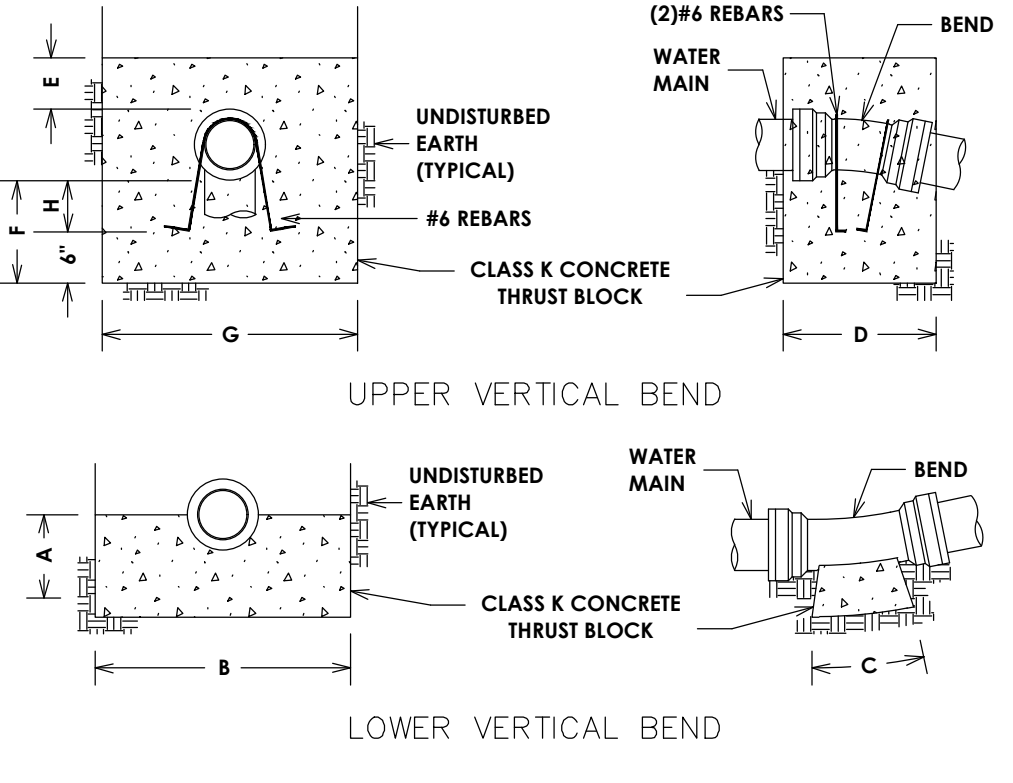
PIPE SIZE	AREA OF BEARING FACE OF THRUST BLOCK IN SQUARE FEET (AREA BASED ON INTERNAL PRESSURE OF 150 PSIG AND SOIL BEARING PRESSURE OF 2000 PSF) (SEE NOTE 1)				TEE PLUG	REDUCER	TEE SIZE	REDUCER AREA
	90°	45°	22-1/2°	11-1/4°				
4" - 6"	4	2.5	1.5	1	3	6" x 4"	2	
8"	7	4	2	1	5	8" x 6"	2.5	
12"	14.5	8	4	2	10.5	12" x 8"	5.5	



- NOTES:**
- SPECIAL DESIGN IS REQUIRED FOR FITTINGS ON DOMESTIC WATER MAIN PIPE LARGER THAN 12 INCHES.
  - THRUST BLOCK IS TO BE POURED AGAINST UNDISTURBED EARTH. WIDTH OF THRUST BLOCK SHOULD BE APPROXIMATELY TWICE HEIGHT.
  - THRUST BLOCK IS TO BE INSTALLED AT ALL BENDS, PLUGS, TEES, AND TAPPING SLEEVE AND VALVE CONNECTIONS.
  - FACTORY CAST OFFSETS ARE TO BE TREATED AS (2) 45 DEGREE BENDS.
  - FOR REDUCERS, THRUST BLOCK IS TO BE KEED INTO WALLS AND BOTTOM OF TRENCH.
  - MECHANICAL RESTRAINT IS REQUIRED IN ADDITION TO THRUST BLOCK. SEE DETAIL S900-7.
  - WOOD BLOCKING IS NOT PERMITTED.

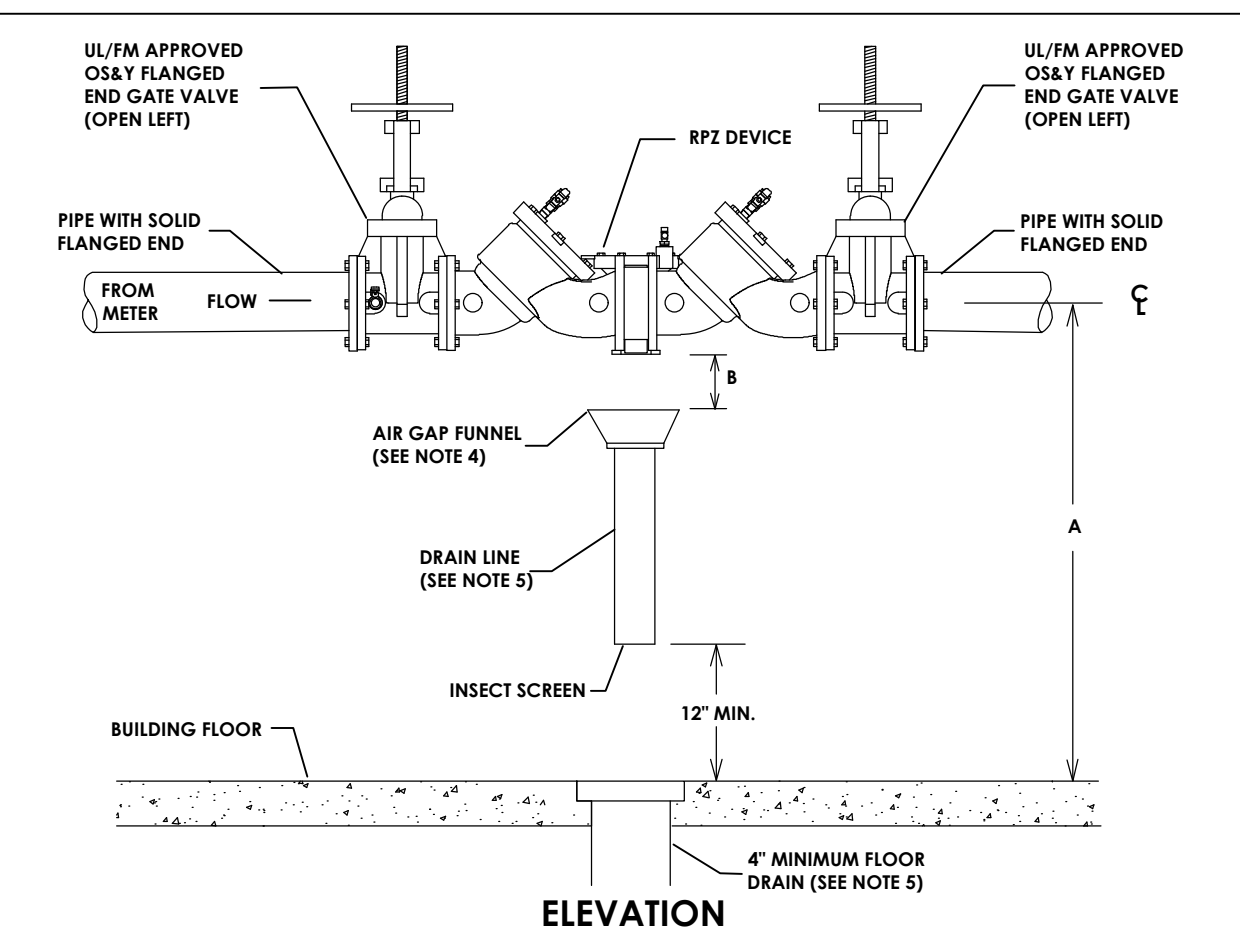
CITY OF ROCHESTER  
HORIZONTAL THRUST BLOCK DOMESTIC SYSTEM  
ISSUED 1-13-06 NON-STANDARD  
REVISED 8-7-13 DWG.NO.S900-4

PIPE SIZE (INCHES)	BEND	TOP SECTION MINIMUM VOLUME CONCRETE	MINIMUM DIMENSIONS (IN FEET)							
			A	B	C	D	E	F	G	H
6"	11-1/4°	0.25 CY	1.0	2.5	1.0	1.5	0.5	1.0	2.5	0.5
	22-1/2°	0.50 CY	1.0	2.5	1.0	1.5	1.0	2.0	2.5	1.5
	45°	0.95 CY	1.0	2.5	1.0	3.0	1.5	2.0	2.5	1.5
8"	11-1/4°	1.30 CY	1.0	2.5	2.0	3.5	1.5	2.0	2.5	1.5
	22-1/2°	0.45 CY	1.0	2.7	1.0	1.5	1.0	1.5	2.7	1.0
	45°	0.90 CY	1.0	2.7	1.0	2.5	1.0	2.0	2.7	1.5
12"	11-1/4°	1.45 CY	1.0	2.7	1.5	3.5	1.5	2.0	3.0	1.5
	22-1/2°	2.35 CY	1.5	2.7	3.0	4.0	2.0	3.0	3.0	2.5
	45°	1.05 CY	1.0	3.0	1.5	2.5	1.5	2.0	3.0	1.5
12"	11-1/4°	2.00 CY	1.0	3.0	1.5	4.0	2.0	2.0	3.0	1.5
	22-1/2°	3.70 CY	1.5	3.0	3.0	5.0	2.0	3.0	3.5	2.5
	45°	5.20 CY	1.5	3.0	5.0	5.5	2.5	3.5	4.0	3.0



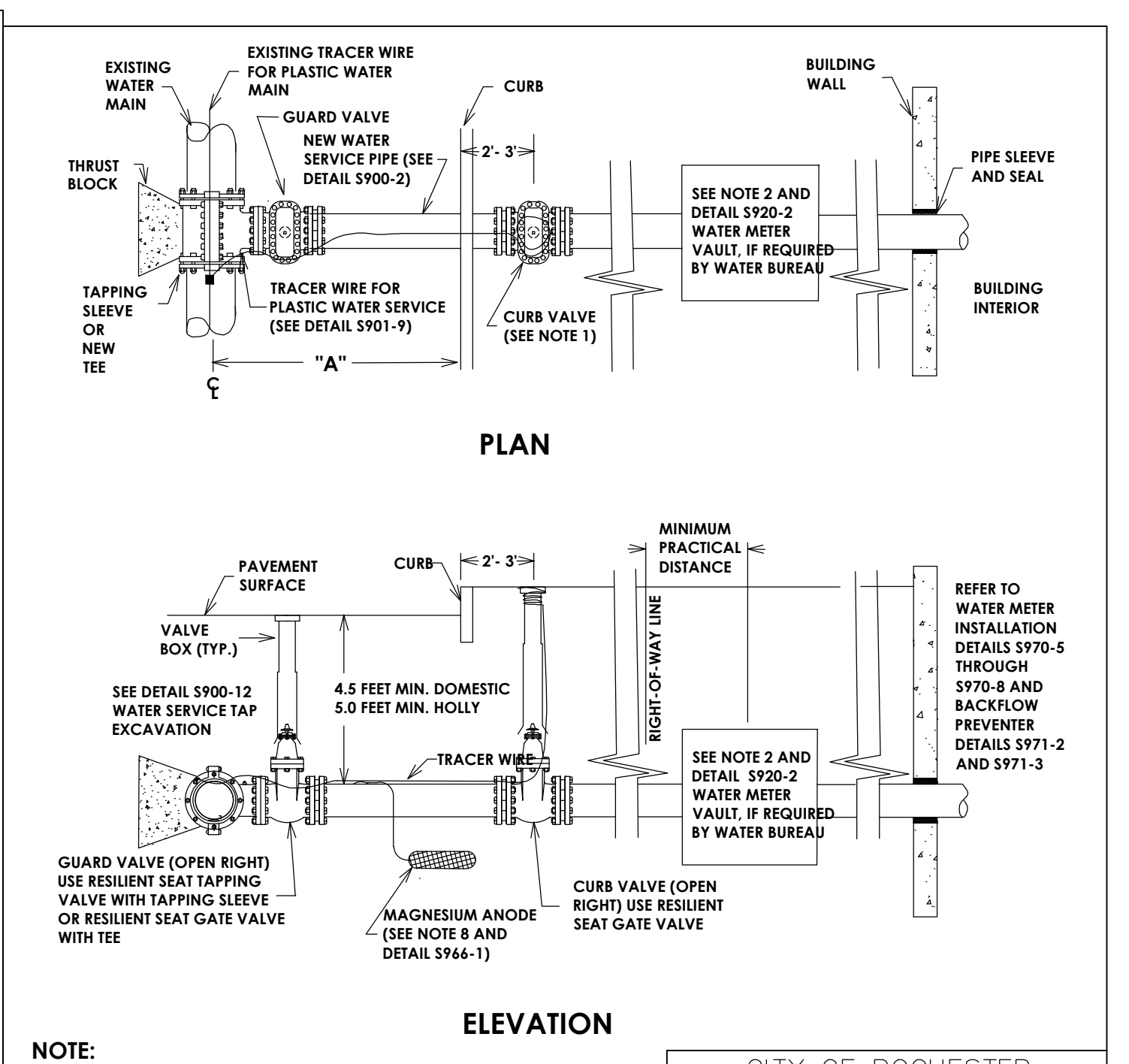
- NOTES:**
- SPECIAL DESIGN IS REQUIRED FOR FITTINGS ON DOMESTIC WATER MAIN PIPE LARGER THAN 12 INCHES.
  - MECHANICAL RESTRAINT IS REQUIRED IN ADDITION TO THRUST BLOCK. SEE DETAIL S900-7.

CITY OF ROCHESTER  
VERTICAL THRUST BLOCK DOMESTIC SYSTEM  
ISSUED 1-13-06 NON-STANDARD  
REVISED 6-1-09 DWG.NO.S900-5



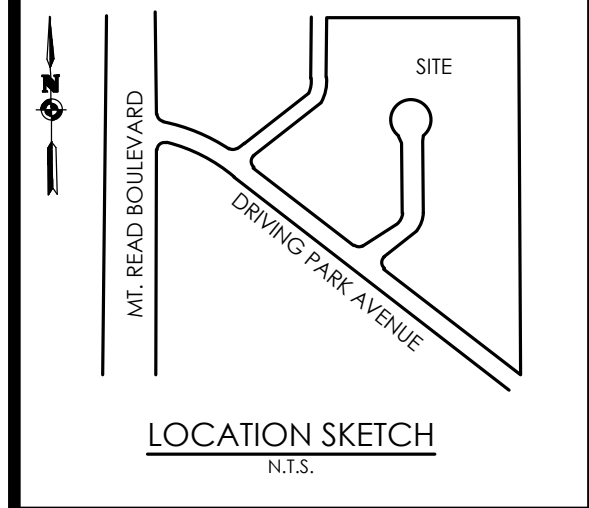
- NOTES:**
- THE BACKFLOW PREVENTER SHALL NOT BE SUBJECT TO FLOODING.
  - BYPASS PIPING SHALL NOT BE INSTALLED AROUND BACKFLOW PREVENTER.
  - NO TAPS, HOSE BIBBS, DRAIN VALVES OR OTHER SIMILAR FITTINGS SHALL BE INSTALLED UPSTREAM OF BACKFLOW PREVENTER.
  - AIR GAP FUNNEL DIAMETER MUST BE AT LEAST TWO TIMES THE ACTUAL DIAMETER OF THE RPZ RELIEF VALVE OPENING AND NOT LESS THAN 3 INCHES DIAMETER.
  - FLOOR DRAIN MUST BE SIZED TO ACCOMMODATE CATASTROPHIC DISCHARGE FROM RPZ DEVICE BASED ON SITE PRESSURE AND ALL OTHER ABOVE DRAIN FLOW RATES PER APPLICABLE CODES. ALL DRAINAGE SYSTEMS SHOULD BE DESIGNED TO PREVENT INTERIOR FLOODING.
  - FOR ALTERNATIVE AIR GAP DRAIN LINE CONFIGURATIONS - SEE DWG. S971-3.
  - BACKFLOW PREVENTER AND APPURTENANCES SHALL BE CERTIFIED TO NSF/ANSI 61.
  - PIPE AND APPURTENANCES ARE TO BE ADEQUATELY RESTRAINED, BRACED AND SUPPORTED. ALL WORK SHALL BE IN CONFORMANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL PLUMBING CODES.

CITY OF ROCHESTER  
REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE 2 1/2 INCH AND LARGER  
ISSUED 6-21-11 NON-STANDARD  
REVISED DWG.NO.S971-2



- NOTES:**
- FOR NEW WATER SERVICE NOTES, SEE DETAIL S970-5

CITY OF ROCHESTER  
NEW WATER SERVICE 4 INCH AND LARGER ON EXISTING WATER MAIN  
ISSUED 8-8-11 NON-STANDARD  
REVISED DWG.NO.S970-4



Client:  
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90 GOODWAY DRIVE  
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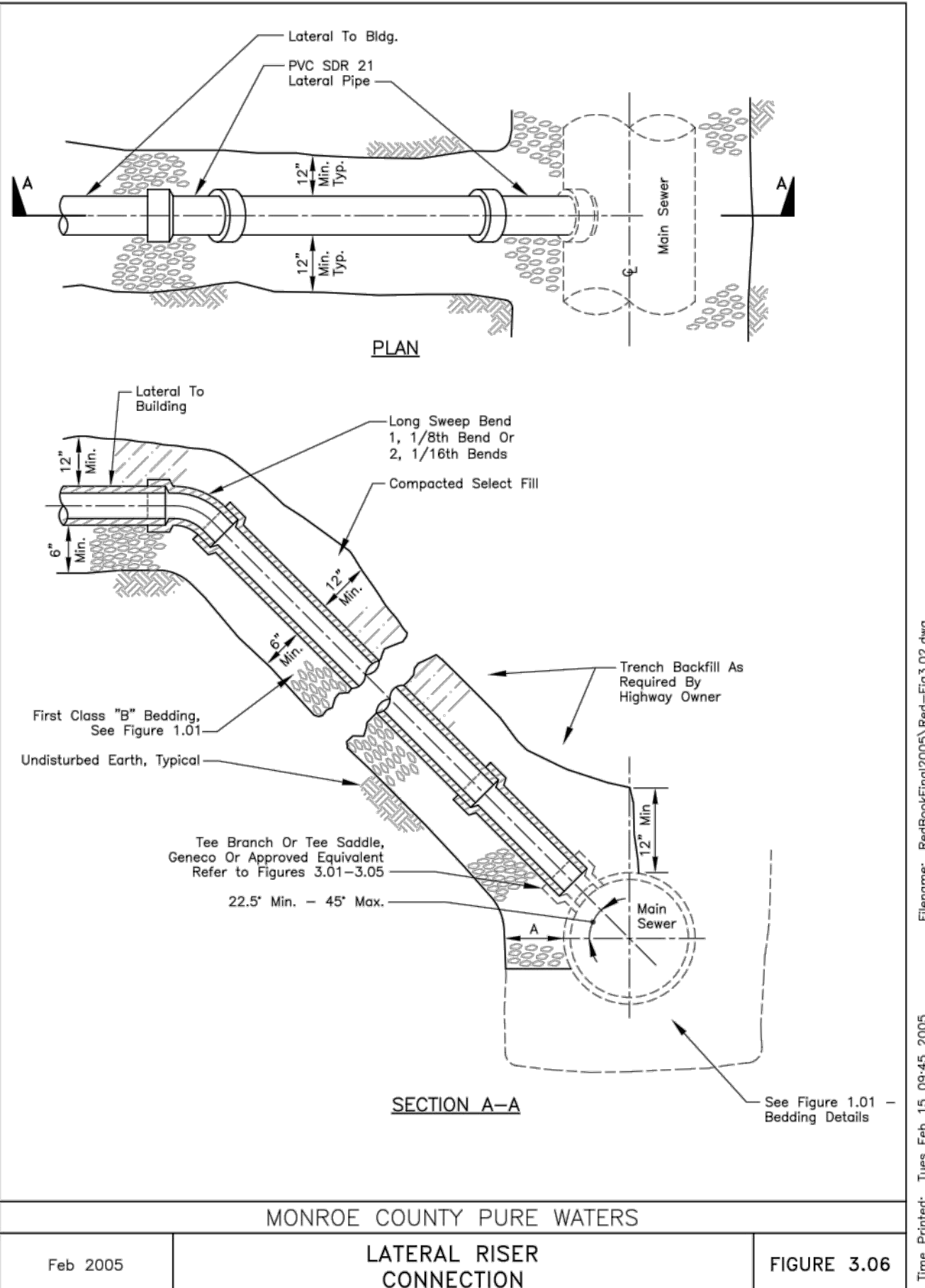
Revisions

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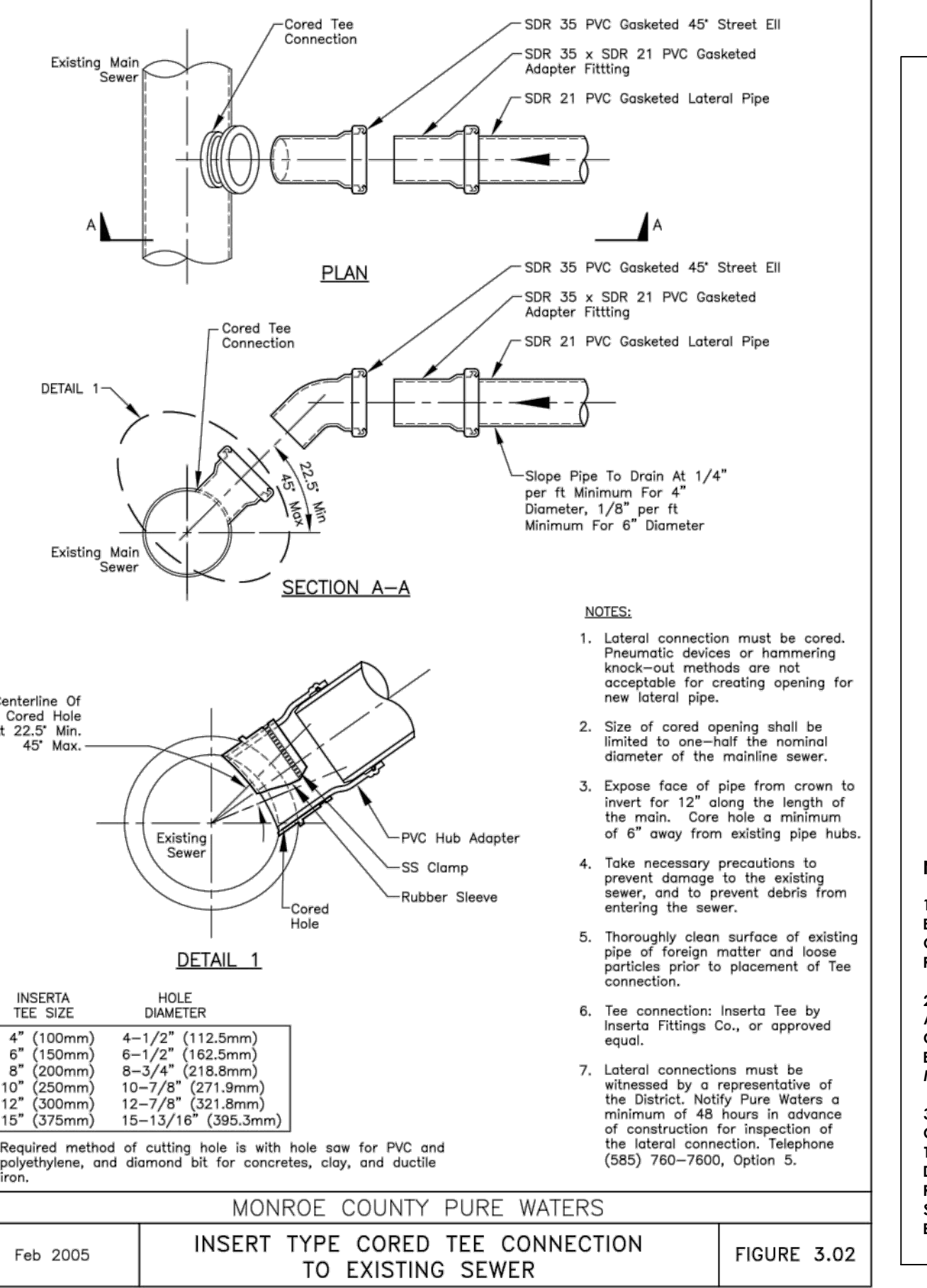
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20-70 PHIL BANKS WAY  
Town/City: ROCHESTER  
County: MONROE State: NEW YORK  
Project No: 20192778.0007

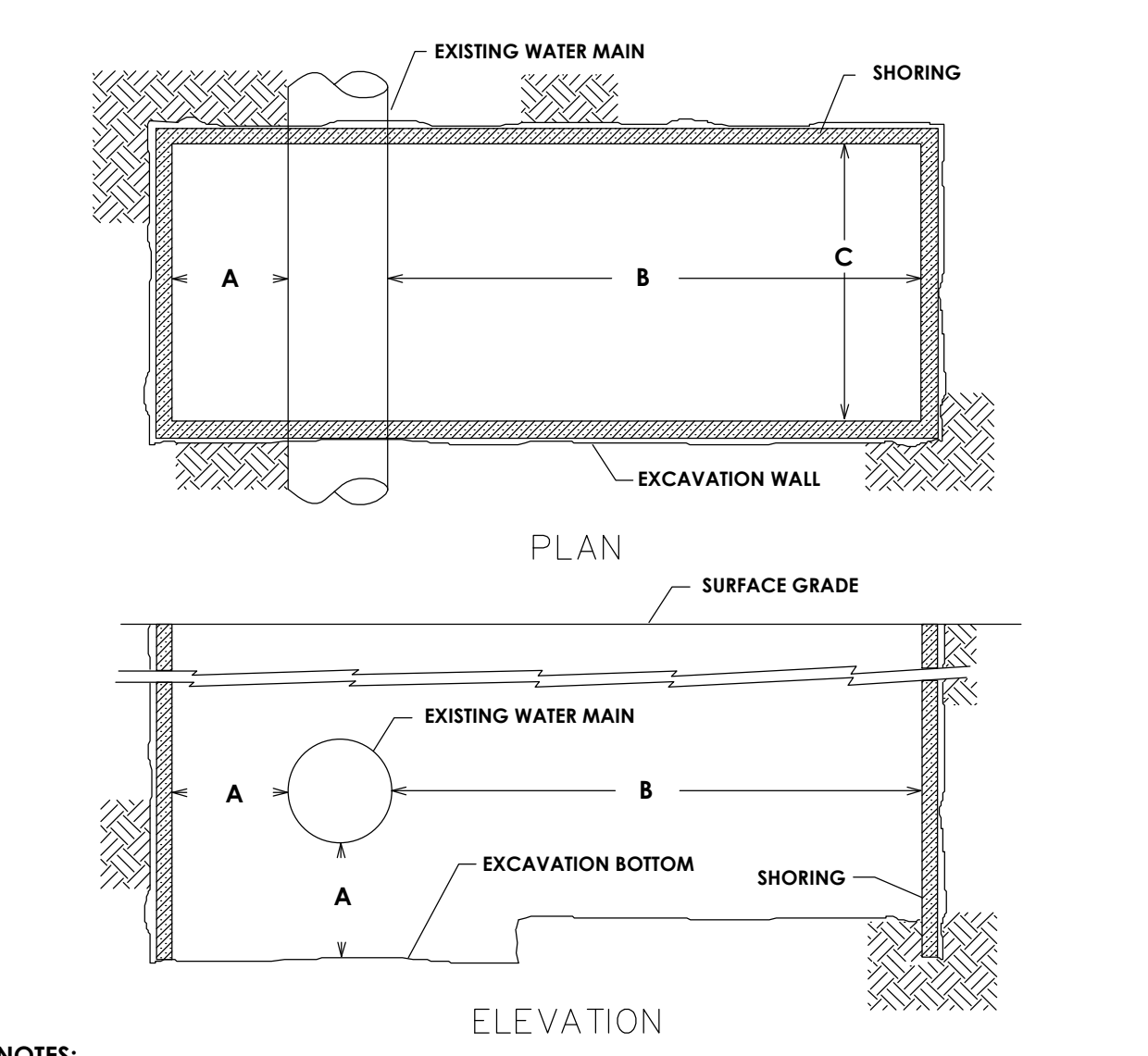
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Sheet No: 10  
Scale: N.T.S.  
Date: FEBRUARY 2021



MONROE COUNTY PURE WATERS  
LATERAL RISER CONNECTION  
FIGURE 3.06  
Feb 2005



MONROE COUNTY PURE WATERS  
INSERT TYPE CORED TEE CONNECTION TO EXISTING SEWER  
FIGURE 3.02  
Feb 2005



**NOTES:**

- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL EXCAVATIONS ARE ADEQUATELY PROTECTED IN ACCORDANCE WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
- SHORING MUST BE FURNISHED BY THE CONTRACTOR IN ACCORDANCE WITH OSHA REGULATIONS, AND ADEQUATE CLEARANCES PROVIDED, WHEREVER WATER BUREAU PERSONNEL MUST ENTER AN EXCAVATION. EXCEPTIONS TO THIS POLICY CAN ONLY BE MADE BY THE DIRECTOR OF WATER OR HIS REPRESENTATIVE.
- THE CONTRACTOR SHALL MAKE AND SHORE THE EXCAVATION, CLEAN THE AREA OF THE WATER MAIN FOR THE TAP, ATTACH THE TAPPING SLEEVE AND VALVE TO THE MAIN FOR SERVICES 4-INCH DIAMETER AND LARGER OR ATTACH THE TAPPING SADDLE (WHERE REQUIRED) TO THE MAIN FOR SERVICES 2-INCH DIAMETER AND SMALLER AND INSURE THAT THE WORK AREA IS READY FOR INSPECTION BY BUREAU PERSONNEL PRIOR TO MAKING THE TAP.

MINIMUM CLEARANCE DIMENSIONS

EXCAVATION FOR	A	B	C
SMALL SERVICE TAP (2-INCH AND SMALLER)	0'-6"	5'-0"	4'-0"
LARGE SERVICE TAP (4-INCH AND LARGER)	1'-0"	7'-0"	4'-0"

CITY OF ROCHESTER  
WATER SERVICE TAP EXCAVATION  
ISSUED 4-29-11 NON-STANDARD  
REVISED DWG.NO.S900-12

- IF DIMENSION "A" BETWEEN THE CENTERLINE OF THE WATER MAIN AND THE FACE OF CURB IS 6 FEET OR LESS, THE CURB VALVE IS NOT REQUIRED. CURB VALVE IS REQUIRED WHEN DIMENSION "A" EXCEEDS 6 FEET.
- A METER VAULT MAY BE REQUIRED FOR A DOMESTIC SERVICE, WHEN THE WATER SERVICE LENGTH, AS MEASURED FROM THE STREET RIGHT-OF-WAY LINE TO THE BUILDING WALL, EXCEEDS 100 FEET. WHEN THE WATER SERVICE LENGTH EXCEEDS 100 FEET, THE WATER BUREAU WILL REVIEW EACH NEW WATER SERVICE PLAN TO DETERMINE IF THE METER SHOULD EITHER BE PLACED: INSIDE OF THE HEATED BUILDING; IN A METER VAULT OUTSIDE OF THE BUILDING NEAR THE RIGHT-OF-WAY LINE OR IN A HEATED ABOVE GROUND ENCLOSURE NEAR THE RIGHT-OF-WAY LINE.
- ALL JOINTS ON NEW WATER SERVICE PIPE, FITTINGS AND VALVES SHALL BE MECHANICALLY RESTRAINED. CONCRETE THRUST BLOCKS ARE ALSO REQUIRED AT FITTINGS PER DETAIL DRAWINGS S900-4, S900-5, S900-9 AND S900-10.
- A BACKFLOW PREVENTION DEVICE IS REQUIRED ON ALL DOMESTIC WATER SERVICES 1 1/2 INCH AND LARGER.
- NEW WATER SERVICE SHALL BE PRESSURE TESTED FROM GUARD VALVE TO WITHIN 5 FEET OF EXTERIOR BUILDING WALL. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH SPECIFICATION S900-3.05. PIPE, FITTING AND VALVE JOINTS ON PORTION OF SERVICE NOT SUBJECT TO PRESSURE TEST SHALL BE LEAK TESTED AT NORMAL OPERATING PRESSURE.
- WHEN THE LENGTH OF THE NEW WATER SERVICE EXCEEDS 50 FEET, WATER SERVICE SHALL BE DISINFECTED USING THE CONTINUOUS FEED METHOD IN ACCORDANCE WITH SPECIFICATION S900-3.06. FOR WATER SERVICES LESS THAN 50 FEET, ALL WATER SERVICE PIPE, FITTINGS AND VALVES SHALL BE SPRAY OR SWAB DISINFECTED WITH 1%-5% CHLORINE SOLUTION.
- ON PLASTIC WATER SERVICES, WHEN DIMENSION "A" IS 6 FEET OR LESS AND THE CURB VALVE IS NOT REQUIRED, EXTEND TRACER WIRE ALONG SERVICE TO RIGHT-OF-WAY LINE AND INSTALL TRACER WIRE TERMINATION BOX AT RIGHT-OF-WAY.
- ONE MAGNESIUM ANODE IS TO BE INSTALLED ON EACH PIECE OF NEW DUCTILE IRON WATER SERVICE PIPE BETWEEN THE WATER MAIN AND RIGHT-OF-WAY LINE. SEE DETAIL S966-2. USE 17 POUND ANODE ON 4 INCH AND 6 INCH PIPE, 32 POUND ANODE ON 8 INCH AND 10 INCH PIPE AND 48 POUND ANODE ON 12 INCH PIPE.
- ALL DUCTILE IRON WATER SERVICE PIPE, FITTINGS AND VALVES LOCATED WITHIN THE STREET RIGHT-OF-WAY ARE TO BE INSTALLED IN POLYETHYLENE ENCASEMENT.
- IF PLANS CALL FOR THE INSTALLATION OF A TAPPING SLEEVE AND VALVE, BUT THE WATER MAIN CAN NOT BE TAPPED DUE TO SPATIAL LIMITATIONS, A NEW SERVICE TEE WITH A SERVICE VALVE MAY NEED TO BE CUT INTO THE EXISTING WATER MAIN.
- PROPOSED DEVIATIONS TO THE APPROVED PLANS REQUIRE WATER BUREAU AUTHORIZATION BEFORE BEGINNING THE WORK.



Revisions			
No.	Date	By	Description
1			

**DETAILS**  
20-70 PHIL BANKS WAY

Town/City: **ROCHESTER**  
County: **MONROE** State: **NEW YORK**

Project No:  
**20192778.0007**

Drawing No. **C 204** Sheet No. **11**

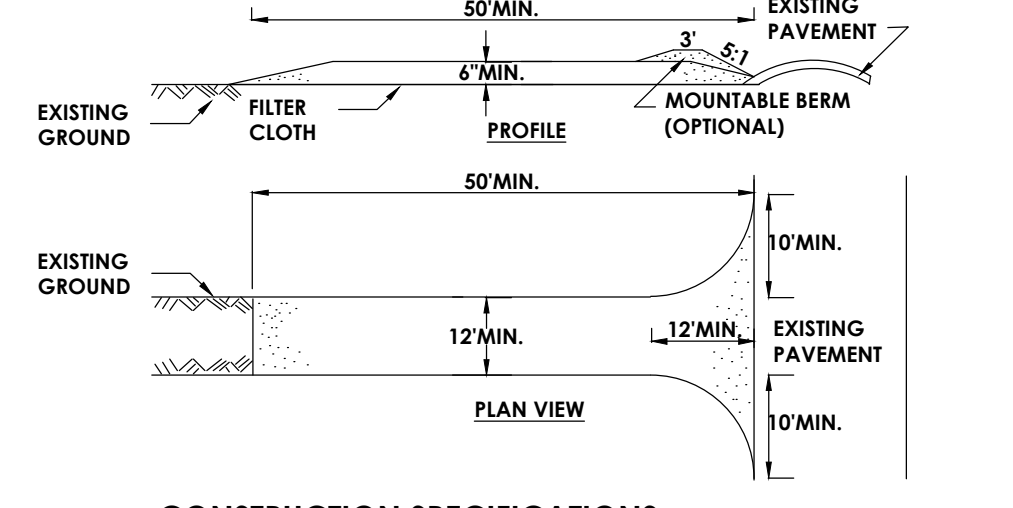
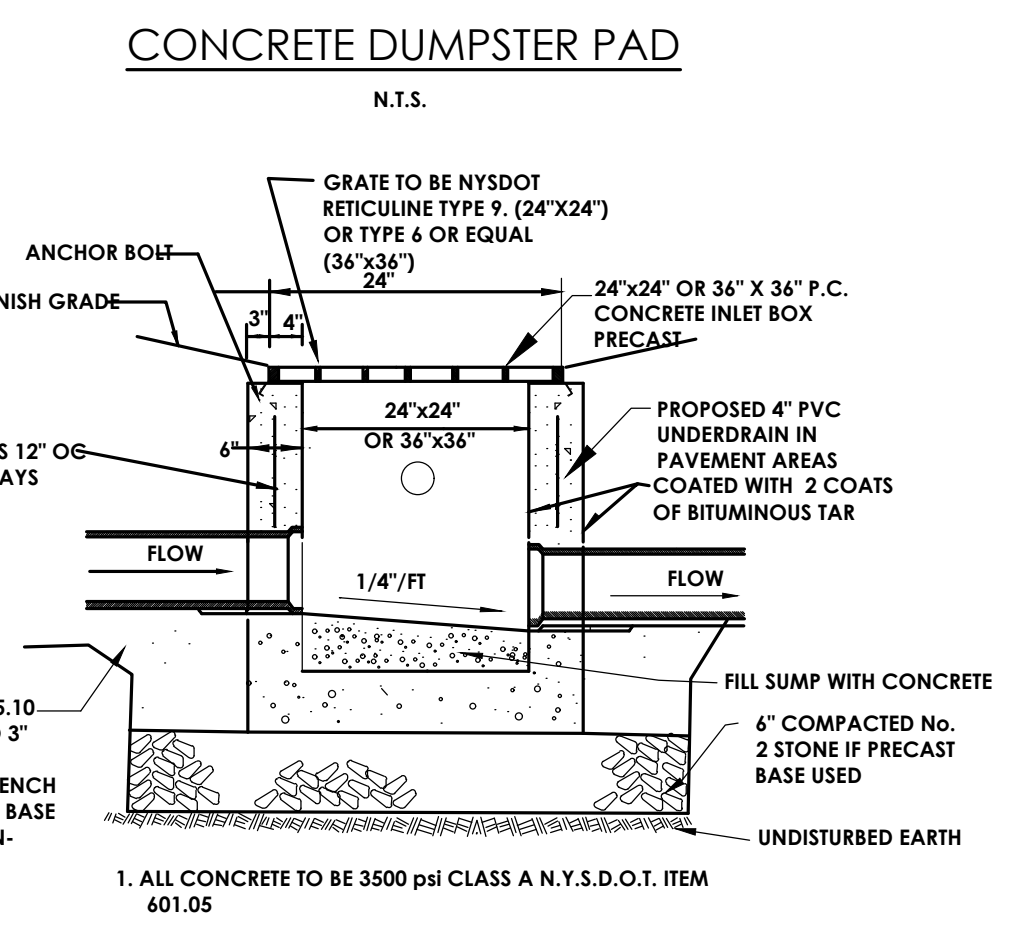
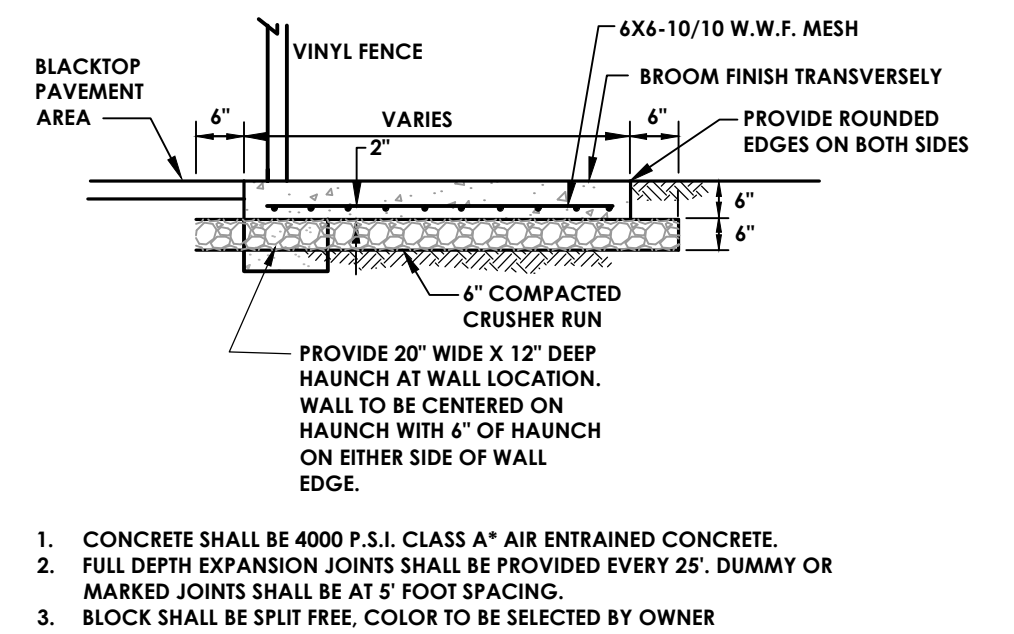
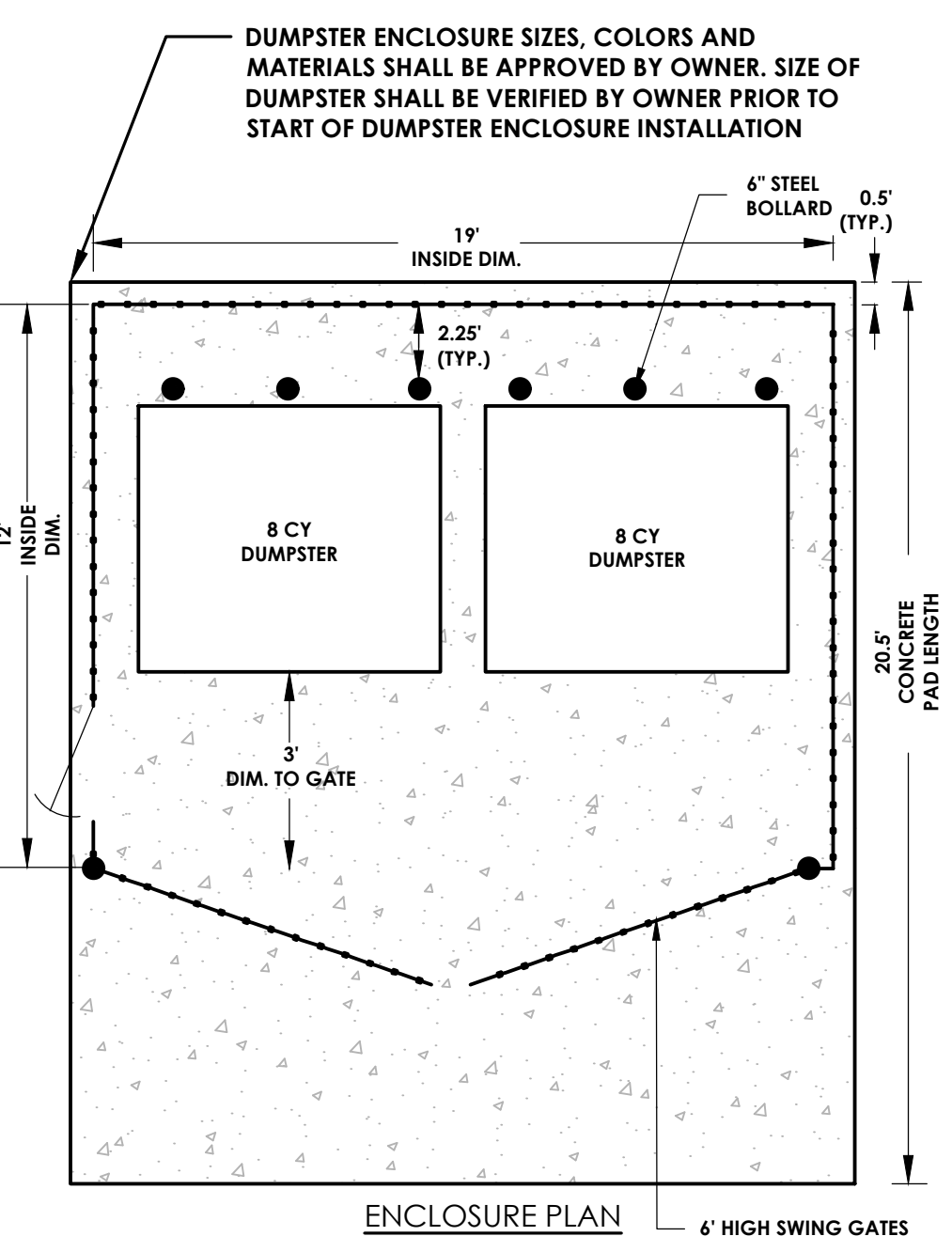
Scale: **N.T.S.**

Date: **FEBRUARY 2021**

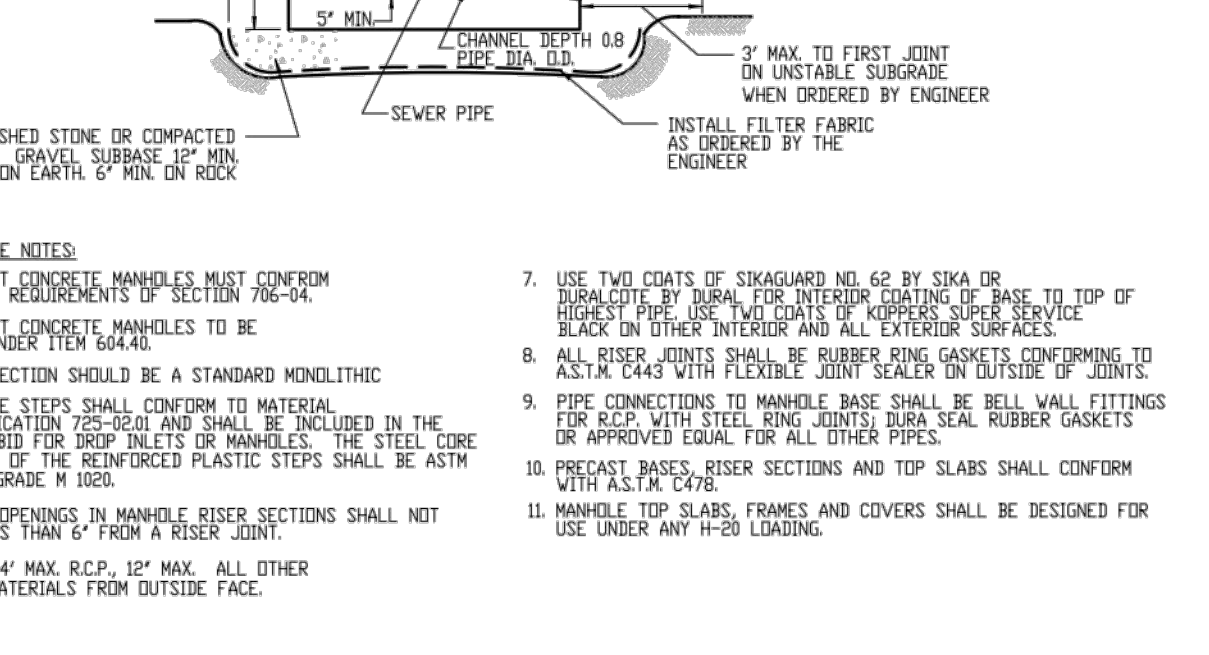
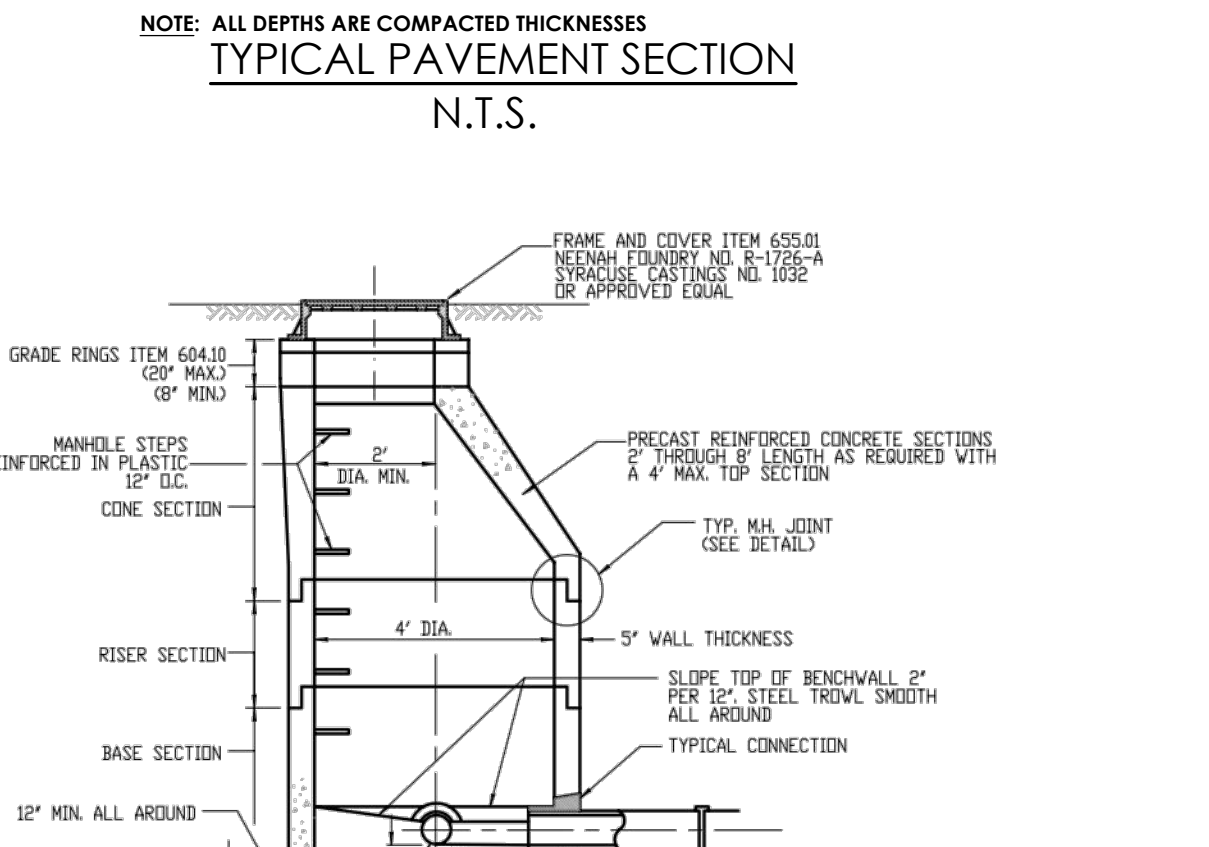
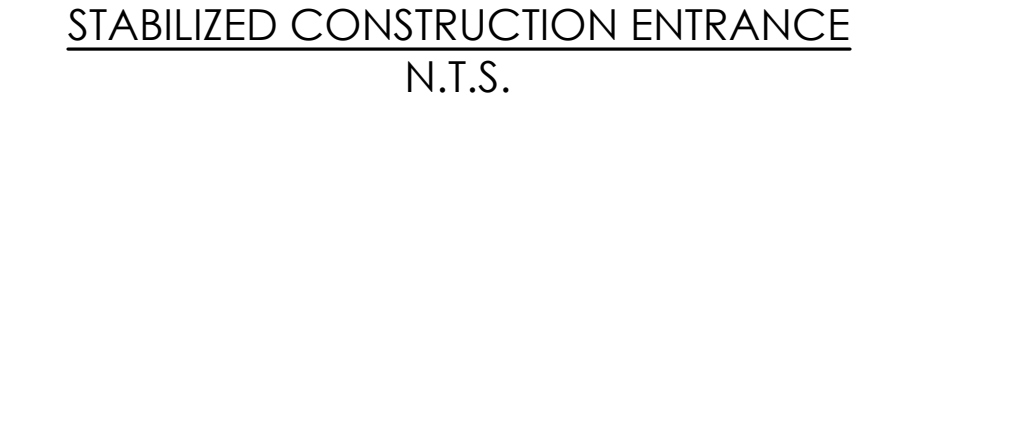
**NOT FOR CONSTRUCTION**

**MCDPH Standard Water Main Extension**

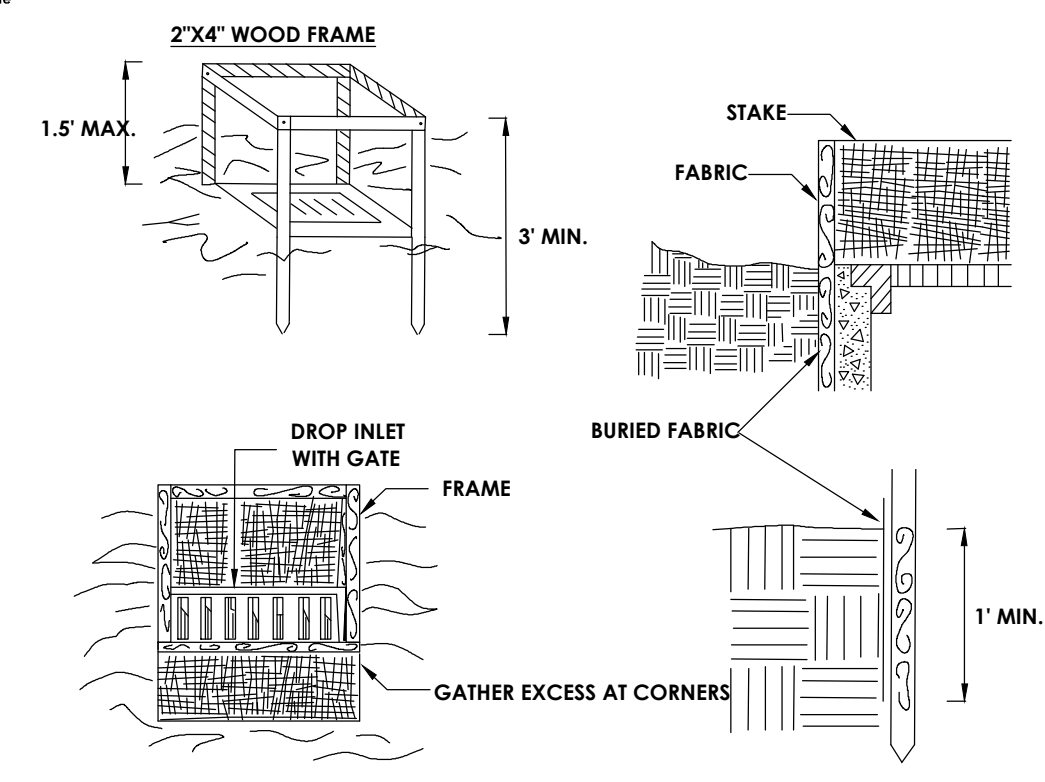
**Notes:**  
[Include for all services 4 inch and larger]  
1. The water main and temporary bypass pipe shall be disinfected equal to AWWA Standard for Disinfecting Water Mains, designation C651, by using the continuous feed method. Following disinfection, the water main and bypass pipe shall be flushed until the chlorine concentration in the water leaving the main is no higher than that generally prevailing in the system. The interior of all water main pipe, valves, fittings and services four (4) inches and larger, including new hydrant branches connected to existing water mains, not receiving 24-hour chlorine disinfection contact time must be spray or swab disinfected with a minimum 1% - 5% solution of chlorine no more than 30-minutes prior to installation. Additionally, the exterior surfaces of existing pipe and fittings that new pipe and fittings will be connected to must be thoroughly cleaned and disinfected. The maximum distance between disinfection/sampling taps on new water main and bypass pipe shall be 1,000 feet. The sampling point(s) must be decontaminated by flaming. Fire hydrants are not acceptable sampling points. The Monroe County Department of Public Health must receive at least 48-hour advance notification requesting sampling services. The Contractor shall call 585-753-5057 to arrange for sampling services and is responsible for paying all MCDPH sampling fees. Sampling will not be performed prior to receipt from a New York State licensed or registered design professional (engineer, architect or land surveyor with a special exemption under Section 7208(n) of the Education Law) certifying that the water supply improvements, testing and disinfection procedures were completed in accordance with the approved plans, reports, specifications and any approved amendments. The department will collect samples for free chlorine residual, total coliform, Escherichia coli (E. coli) and turbidity. The water main and bypass pipe shall not be placed into service until so authorized by the Monroe County Department of Public Health.  
2. Unless otherwise noted or shown on the approved plans, the minimum vertical separation between water mains and sewer pipe lines shall be 18-inches measured from the outside of the pipes at the point of crossing. One full standard laying length of water main shall be centered under or over the sewer so that both joints will be as far from the sewer as possible. In addition, when the water main passes under a sewer, adequate structural support (compacted select fill) shall be provided for the sewer to prevent excessive deflection of joints and settling of the sewer on the water main. Unless otherwise noted or shown on the approved plans, the minimum horizontal separation between parallel water mains and sewer pipes (including manholes and vaults) shall be 10-feet measured from the outside of the pipes, manholes or vaults.  
3. When installing fire hydrants, should ground water be encountered within seven (7) feet of finished grade, fire hydrant weep holes (drains) shall be plugged.  
4. The new water mains and services 4-inch and greater shall be pressure/leakage tested in accordance with the minimum requirements of the AWWA Standard C400 (latest revision) or in accordance with more stringent requirements imposed by the supplier of water. For City of Rochester water mains, pressure/leakage testing shall be performed in accordance with Subsection 3.05 of City of Rochester Water Bureau Specification 3900 - General Water Provisions.



**CONSTRUCTION SPECIFICATIONS**  
1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.  
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).  
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.  
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.  
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.  
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.  
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPOILED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.  
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.  
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN

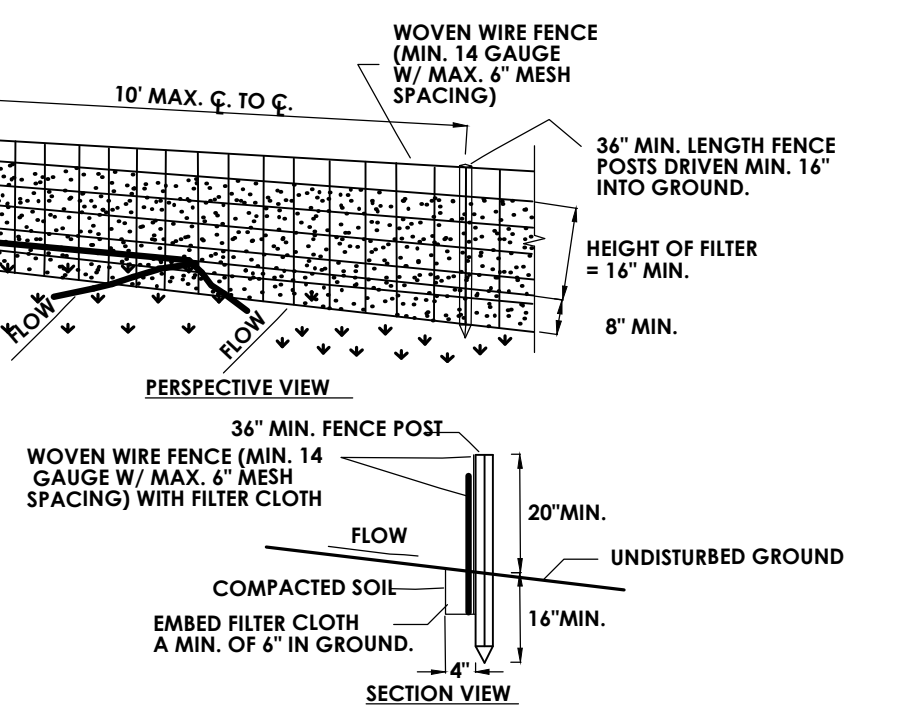


**MONROE COUNTY MANHOLE - PRECAST CONCRETE**  
NOT TO SCALE



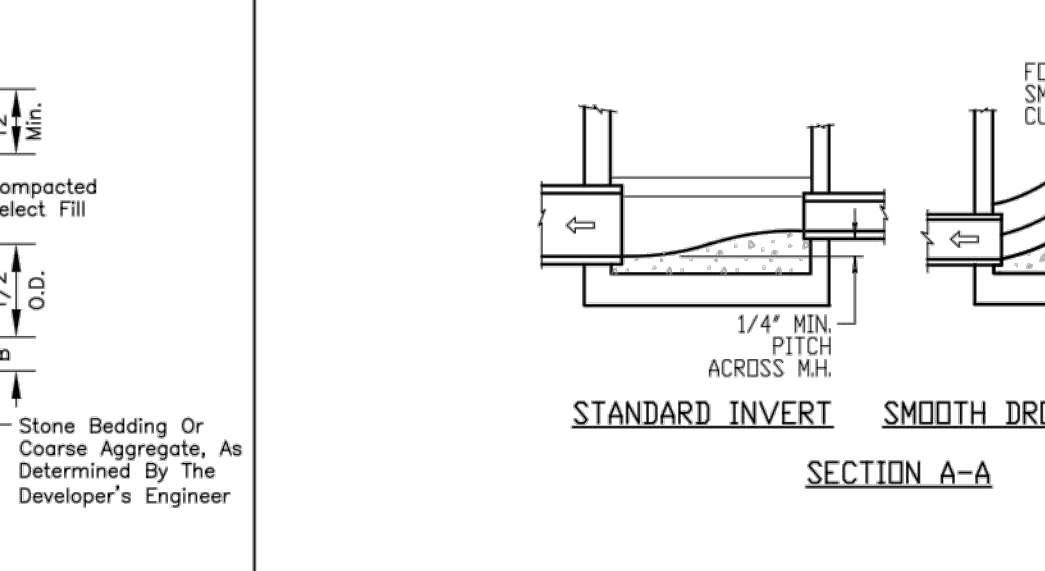
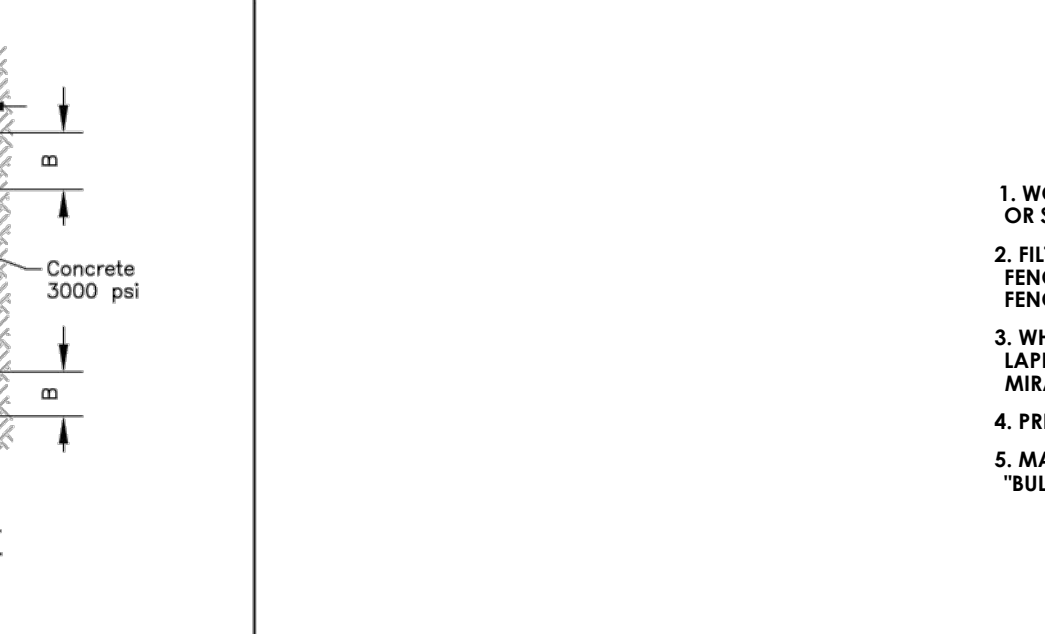
**CONSTRUCTION SPECIFICATIONS**  
1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.  
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.  
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD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

**FILTER FABRIC DROP INLET PROTECTION**  
N.T.S.

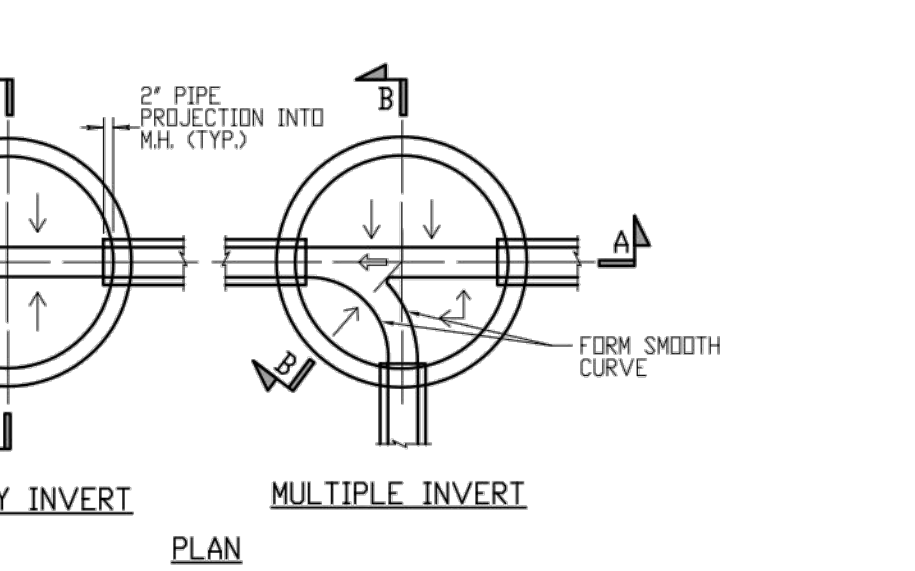
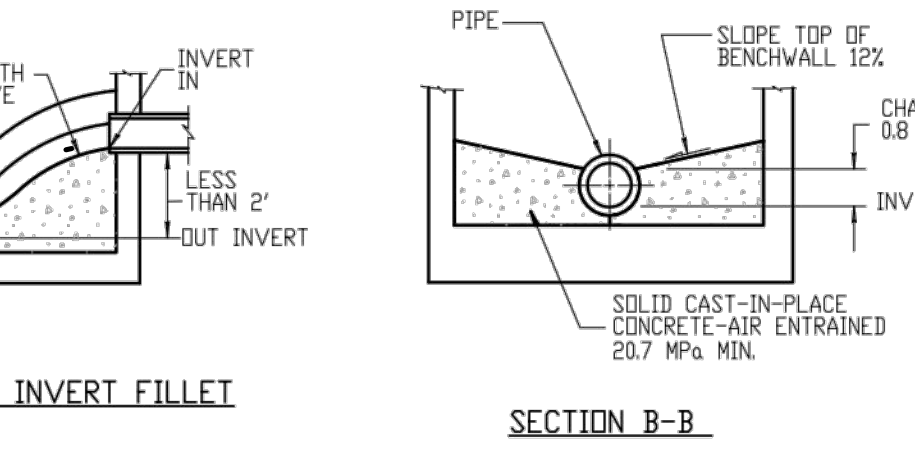


**CONSTRUCTION SPECIFICATIONS**  
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.  
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 14 GAUGE, 6" MAXIMUM MESH OPENING.  
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA 1140N, OR APPROVED EQUIVALENT.  
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.  
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

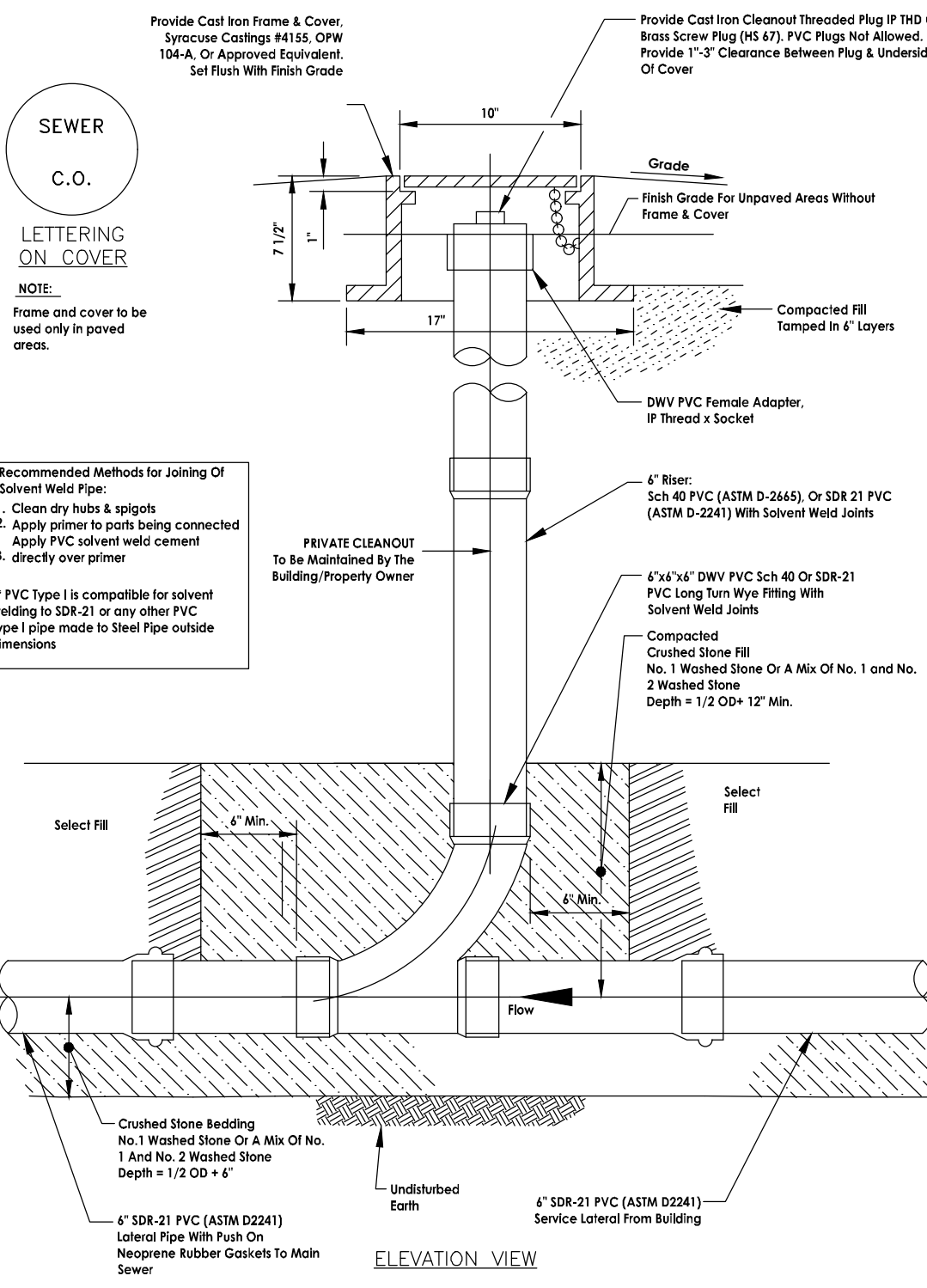
**SILT FENCE DETAIL**  
N.T.S.



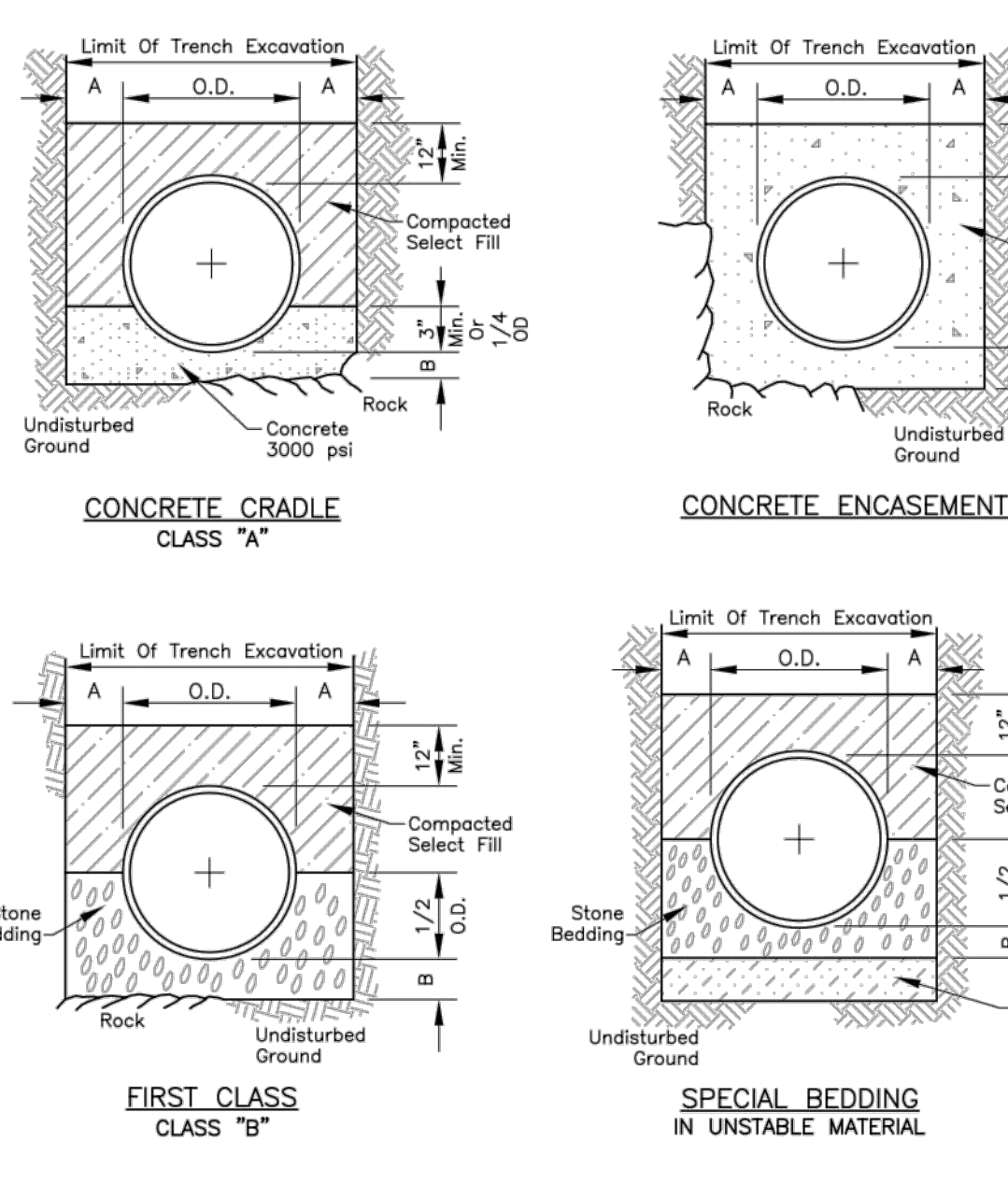
**MONROE COUNTY PURE WATERS**  
**BEDDING DETAILS**  
FIGURE 1.01



**MONROE COUNTY MANHOLE - PRECAST CONCRETE INVERT**  
NOT TO SCALE



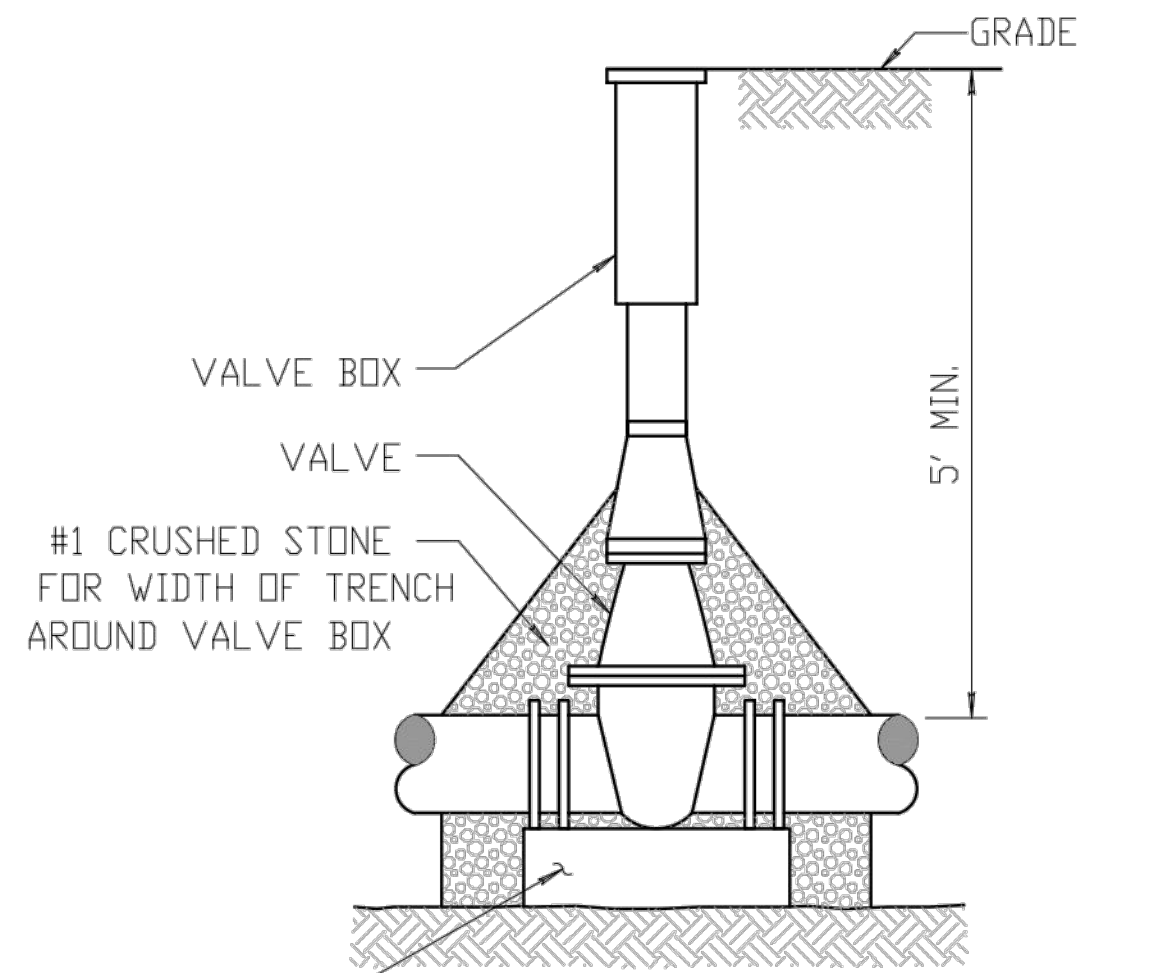
**STORM CLEANOUT FOR 6" LATERAL CONNECTION**



PIPE DIA.	DIM. A	DIM. B
UP TO 18"	1.0'	6"
21" TO 36"	1.5'	9"
OVER 36"	1.5'	12"

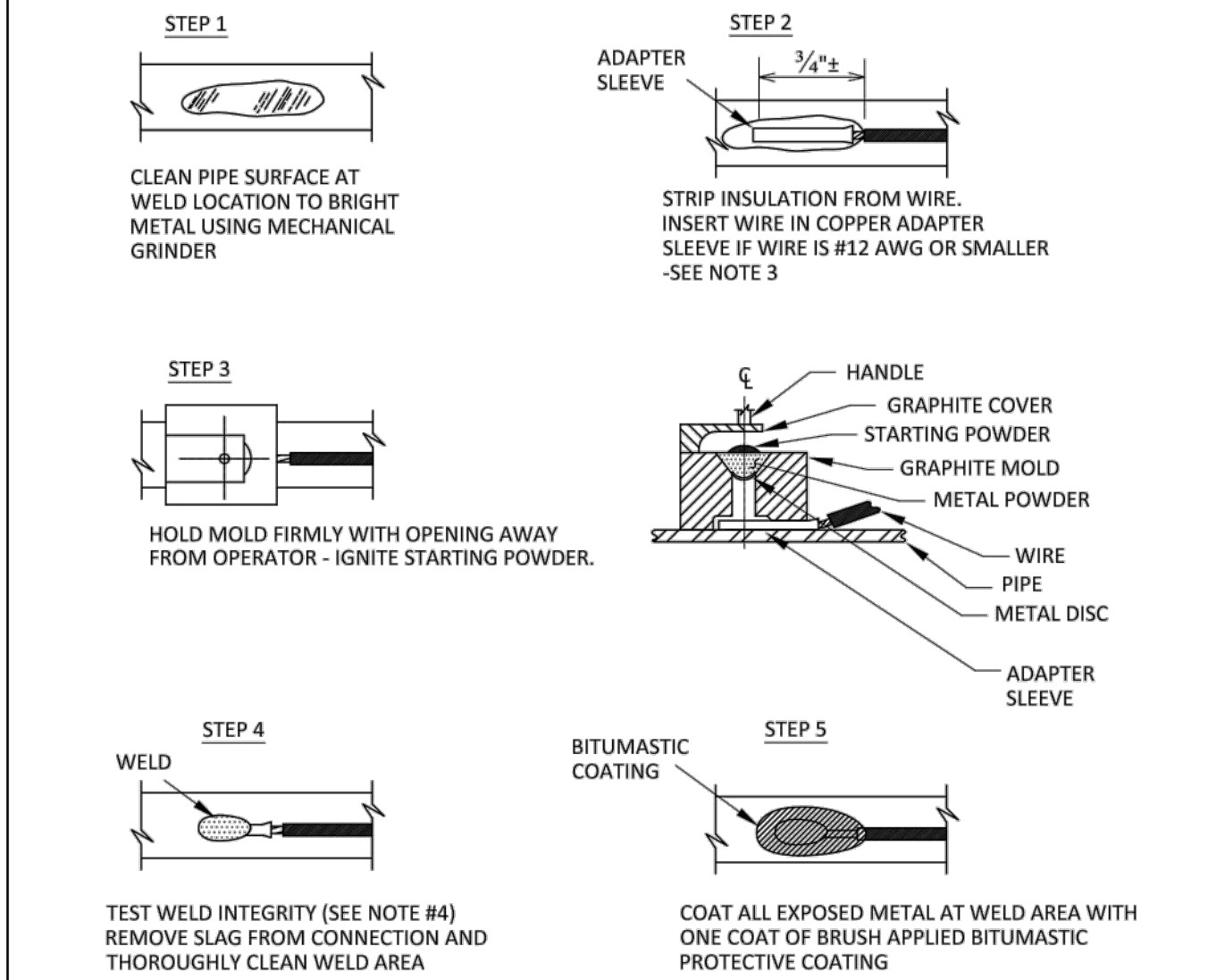
**NOTES:**  
1. Trench backfill shall be as required by the highway owner.  
2. Select fill shall be sand, gravel, and similar material which shall be free from clay, loam, organic material, debris, frozen material and shall contain only small amounts of stone, pebbles, or lumps over one inch in greatest dimension, but none over two inches in greatest dimension.  
3. Stone bedding shall mean approved imported aggregate meeting the requirements of the New York State Department of Transportation, Standard Specification, "Crushed Stone", primary size 1 or a mixture of primary size 1 and 2, washed.  
4. Coarse aggregate shall mean approved imported aggregate meeting the requirements of the New York State Department of Transportation, Standard Specification, "Crushed Stone", primary size 3 or a mixture of primary size 3 and 4.  
5. This Figure 1.01 applies to Pure Waters sanitary, storm, and combined manhole sewers and lateral pipe installations, as well as force mains.

**MONROE COUNTY PURE WATERS**  
**BEDDING DETAILS**  
FIGURE 1.01



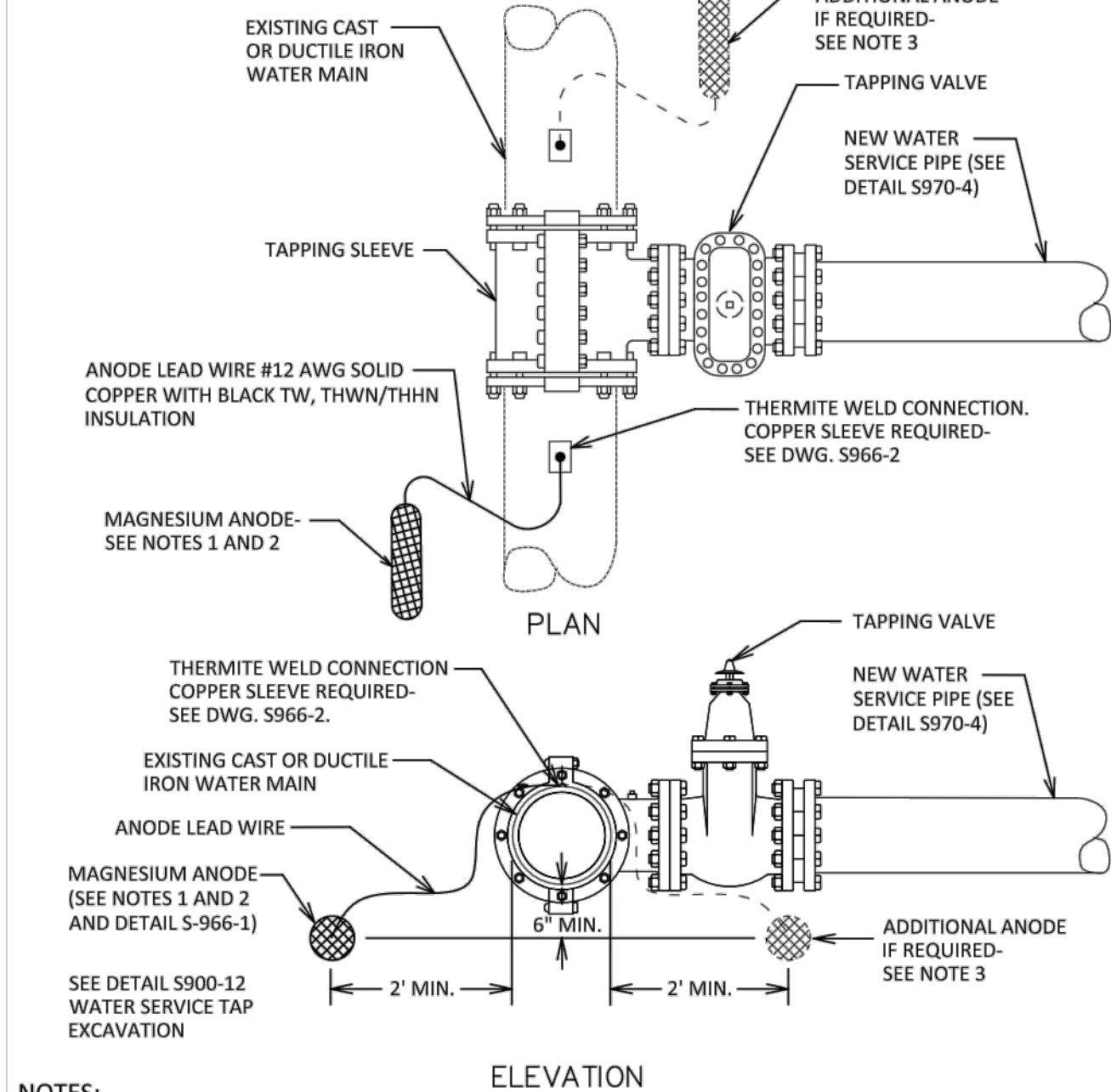
NOTE:  
VALVE BOX SHALL BE CENTERED ON VALVE AND SET ON COMPACTED BACKFILL. IN NO CASE SHALL THE VALVE BOX BE SUPPORTED BY THE VALVE BODY.

**MONROE COUNTY  
MAINLINE VALVE**  
NOT TO SCALE



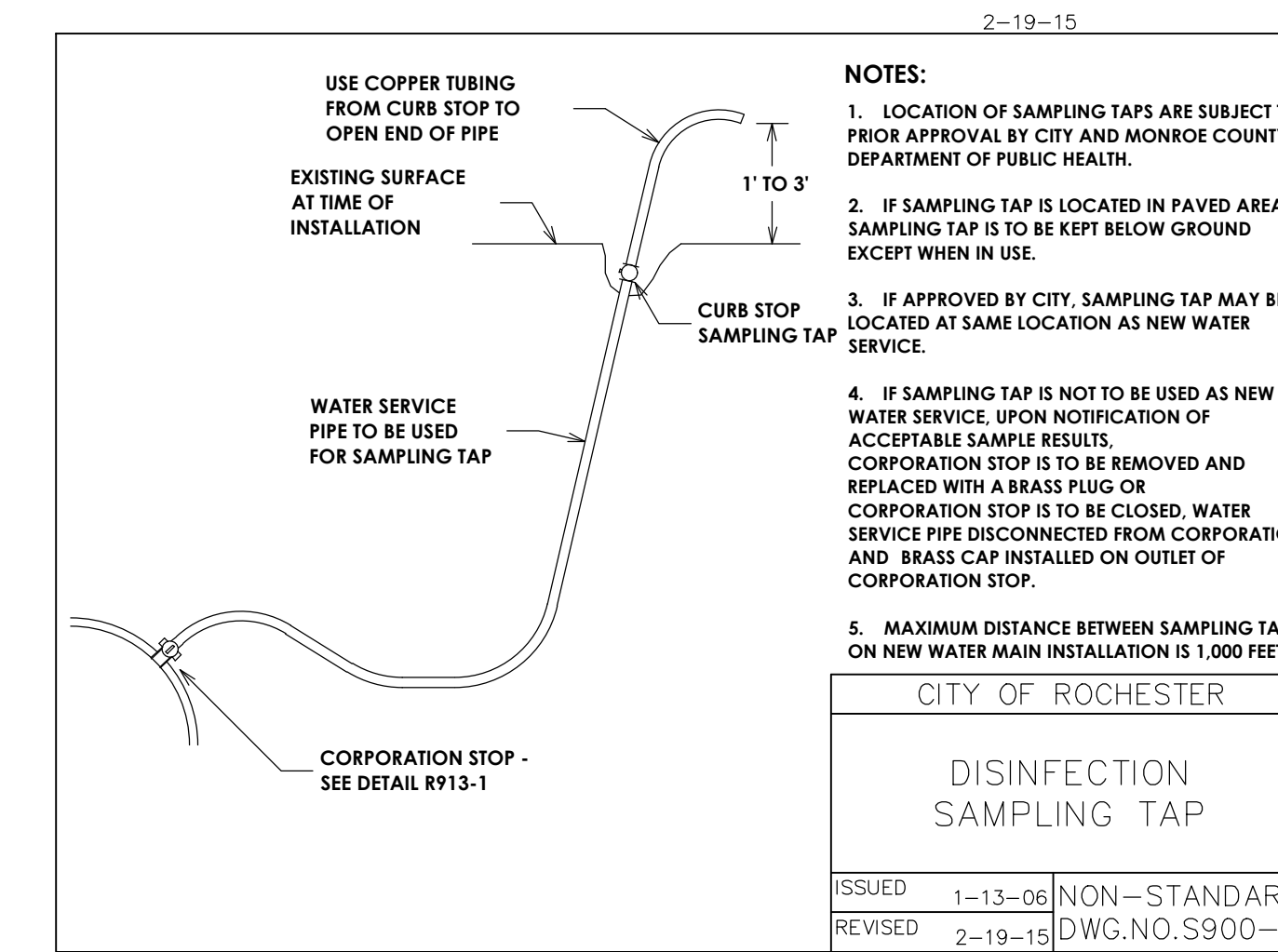
NOTES:  
1. FOLLOW MANUFACTURER'S PROCEDURES AND RECOMMENDATIONS WHEN THERMITE WELDING.  
2. USE APPROPRIATE WELD MOLDS AND WELD METALS FOR SPECIFIC SIZE AND MATERIAL OF PIPE THAT WIRE IS BEING ATTACHED TO.  
3. WHEN THERMITE WELDING #12 AWG WIRES OR SMALLER, INSERT END OF WIRE INTO AN APPROVED COPPER SLEEVE PRIOR TO THERMITE WELDING AND CRIMP SLEEVE ON WIRE.  
4. TEST WELD INTEGRITY BY STRIKING WELD WITH A HAMMER AFTER WELD HAS COOLED. AVOID STRIKING WIRE.

**CITY OF ROCHESTER**  
**THERMITE WELD DETAILS**  
ISSUED 10-17-08 NON-STANDARD  
REVISED 12-28-10 DWG.NO.S966-2



NOTES:  
1. USE HIGH POTENTIAL MAGNESIUM ANODE IN PREPACKAGED CLOTH BAG WITH BACKFILL. BARE WEIGHT OF ANODE INGOT (EXCLUDING BACKFILL) AND NUMBER OF ANODES AS NOTED ON PLANS OR AS DIRECTED BY PROJECT MANAGER.  
2. ANODE IS TO BE PLACED IN TRENCH, WITH ANODE CENTERLINE 6 INCHES MINIMUM BELOW BOTTOM OF MAIN AND 2 FEET MINIMUM FROM SIDE WALL OF MAIN. ANODE TO BE SURROUNDED WITH NATIVE BACKFILL.  
3. WHEN TWO ANODES ARE REQUIRED AT NEW WATER SERVICE, THE SECOND ANODE SHALL BE LOCATED ON OPPOSITE SIDE OF THE TAPPING SLEEVE AND VALVE.

**CITY OF ROCHESTER**  
**ANODE AT TAPPING SLEEVE AND VALVE ON EXISTING CAST/ DUCTILE IRON WATER MAIN**  
ISSUED 7-7-16 NON-STANDARD  
REVISED DWG.NO.S966-9



NOTES:  
1. LOCATION OF SAMPLING TAPS ARE SUBJECT TO PRIOR APPROVAL BY CITY AND MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH.  
2. IF SAMPLING TAP IS LOCATED IN PAVED AREA, SAMPLING TAP IS TO BE KEPT BELOW GROUND EXCEPT WHEN IN USE.  
3. IF APPROVED BY CITY, SAMPLING TAP MAY BE LOCATED AT SAME LOCATION AS NEW WATER SERVICE.  
4. IF SAMPLING TAP IS NOT TO BE USED AS NEW WATER SERVICE, UPON NOTIFICATION OF ACCEPTABLE SAMPLE RESULTS, CORPORATION STOP IS TO BE REMOVED AND REPLACED WITH A BRASS PLUG OR CORPORATION STOP IS TO BE CLOSED. WATER SERVICE PIPE DISCONNECTED FROM CORPORATION AND BRASS CAP INSTALLED ON OUTLET OF CORPORATION STOP.  
5. MAXIMUM DISTANCE BETWEEN SAMPLING TAPS ON NEW WATER MAIN INSTALLATION IS 1,000 FEET.

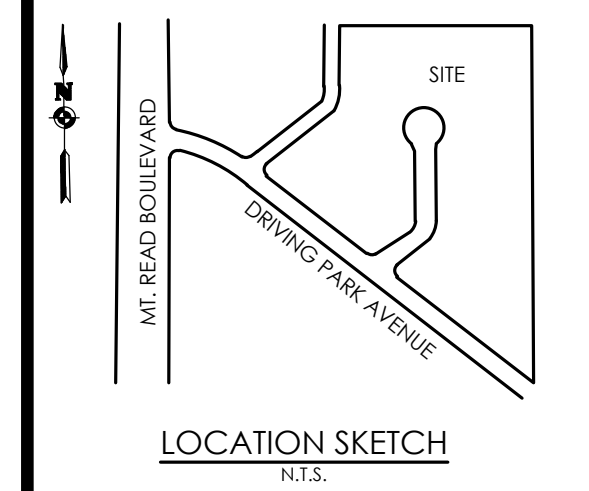
**CITY OF ROCHESTER**  
**DISINFECTION SAMPLING TAP**  
ISSUED 1-13-06 NON-STANDARD  
REVISED 2-19-15 DWG.NO.S900-6

**DIMENSIONS**

Number of Light Squares	"W" Width	"H" Standard Arm Length	"H" Optional Arm Length	Weight with Arm (lbs.)	EPA with Arm* (lbs./ft.)
1-A	15.50" (393mm)	27" (686mm)	30" (762mm)	22 (9.9)	0.86
2-B	21.50" (546mm)	27" (686mm)	30" (762mm)	44 (20.0)	1.00
2-A	21.50" (546mm)	27" (686mm)	30" (762mm)	44 (20.0)	1.00
3-B	18.50" (469mm)	27" (686mm)	30" (762mm)	42 (19.0)	1.00

**ROLLING PATTERN**

TYPE "A"	TYPE "B"
4300K Lumens	6,377
3000K Lumens	6,029
BUG Rating	B1-L0-G2 B2-L0-G2



Client:  
FSI  
90 GOODWAY DRIVE  
ROCHESTER, NY 14623

**PASSERO ASSOCIATES**  
242 West Main Street Suite 100  
Rochester, New York 14614  
(585) 325-1000  
Fax: (585) 325-1691  
Principal-in-Charge: Jess Sudol, PE  
Project Manager: Tim Harris, PE  
Designed by: Joshua Saxton, EIT.



Revisions

No.	Date	By	Description
1			

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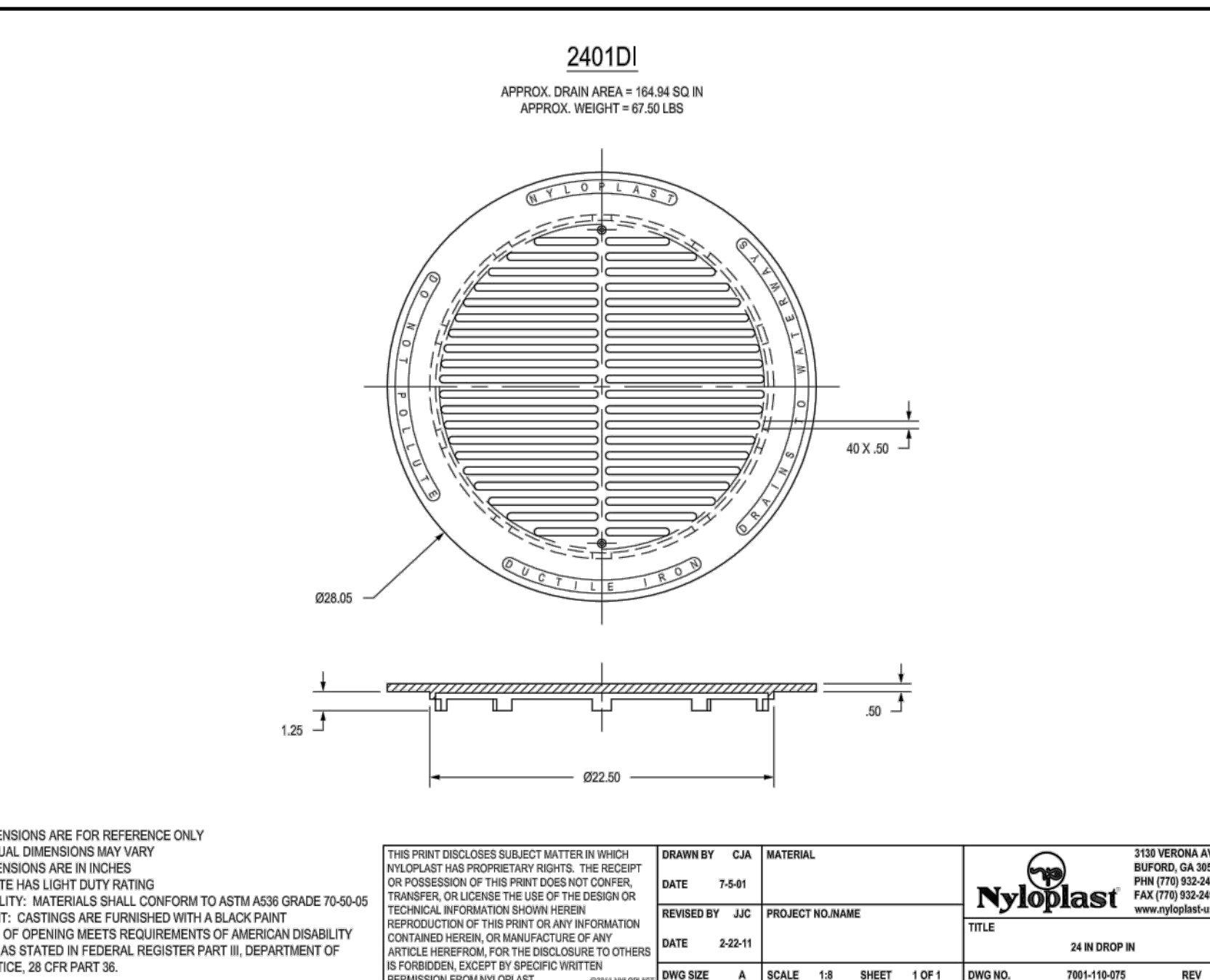
**DETAILS**  
**20-70 PHIL BANKS WAY**

Town/City: ROCHESTER  
County: MONROE State: NEW YORK  
Project No: **20192778.0007**  
Drawing No: **C 205** Sheet No: **12**

Scale: **N.T.S.**

Date: **FEBRUARY 2021**

Number of Light Squares	1	2
Nominal Power (Watts)	5.9	11.3
Input Current @ 120V (A)	0.51	1.02
Input Current @ 208V (A)	0.29	0.56
Input Current @ 240V (A)	0.26	0.48
Input Current @ 277V (A)	0.23	0.42
Input Current @ 347V (A)	0.17	0.32
Input Current @ 480V (A)	0.14	0.24



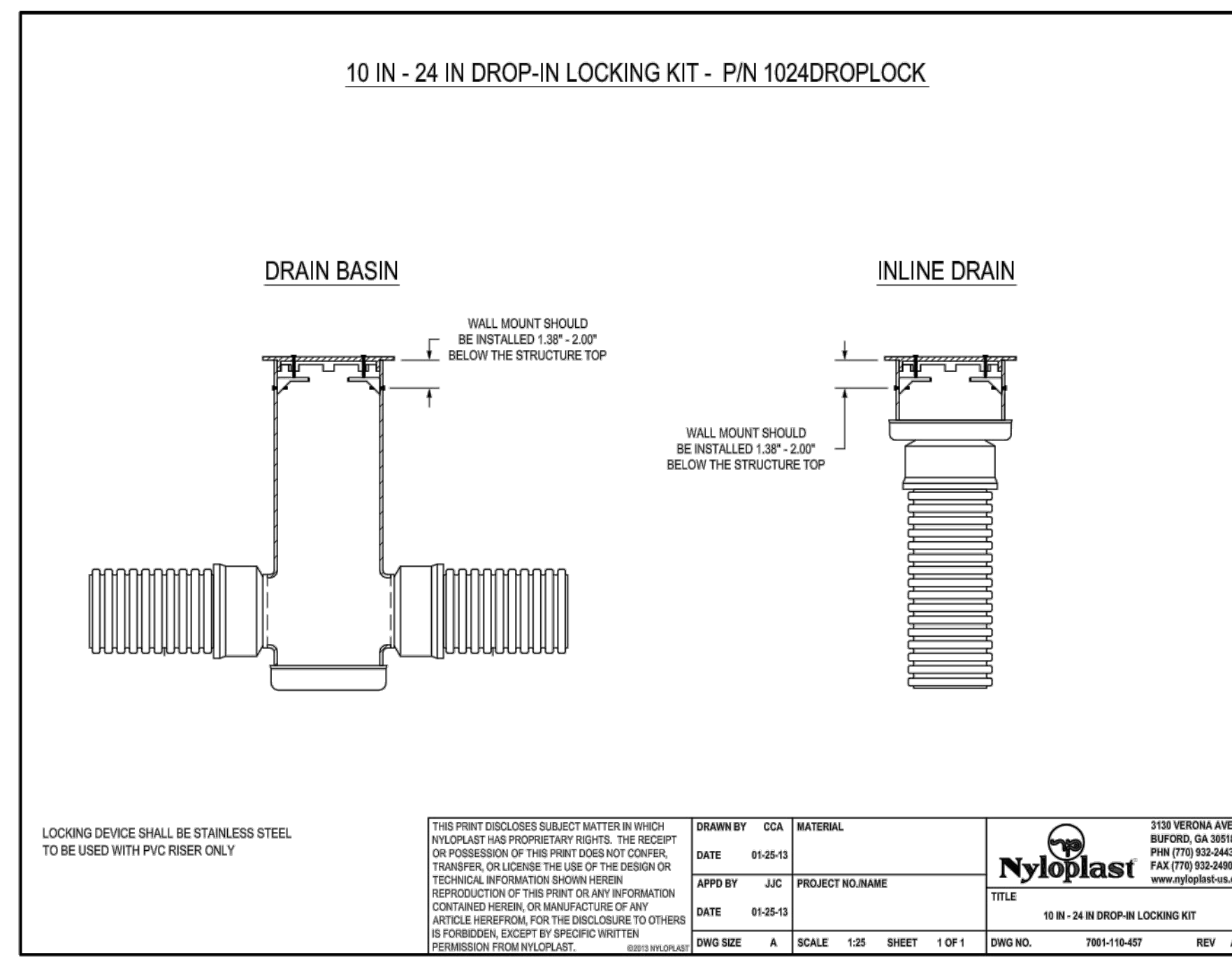
2401DI  
APPROX. DRAIN AREA = 164.94 SQ IN  
APPROX. WEIGHT = 67.50 LBS

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DRAWN BY: JJC  
DATE: 7-6-11  
PROJECT NO./NAME: 24 IN DROP-IN  
DATE: 2-20-11  
DWG SIZE: A SCALE: 1:8 SHEET: 1 OF 1  
DWG NO.: 7061-110-075 REV: D

3130 VERONA AVE  
BURLINGAME, CA 94010  
PH: (770) 932-3443  
FAX: (770) 932-3489  
www.nyloplast-usa.com

3130 VERONA AVE  
BURLINGAME, CA 94010  
PH: (770) 932-3443  
FAX: (770) 932-3489  
www.nyloplast-usa.com



10 IN - 24 IN DROP-IN LOCKING KIT - P/N 1024DROLOCK

LOCKING DEVICE SHALL BE STAINLESS STEEL TO BE USED WITH PVC RISER ONLY.

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DRAWN BY: JJC  
DATE: 01-25-13  
PROJECT NO./NAME: 10 IN - 24 IN DROP-IN LOCKING KIT  
DATE: 01-25-13  
DWG SIZE: A SCALE: 1:25 SHEET: 1 OF 1  
DWG NO.: 7061-110-457 REV: A

3130 VERONA AVE  
BURLINGAME, CA 94010  
PH: (770) 932-3443  
FAX: (770) 932-3489  
www.nyloplast-usa.com

YARD INLET DETAIL

PROJECT INFORMATION table with fields for ENGINEERED PRODUCT, ADS SALES REP, PROJECT NO.



ADVANCED DRAINAGE SYSTEMS, INC.

DRIVING PARK PH 3 ROCHESTER, NY

SC-740 STORMTECH CHAMBER SPECIFICATIONS

- 1. CHAMBERS SHALL BE STORMTECH SC-740.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
...
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM

- 1. STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE 'STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE'.
...
9. ADS RECOMMENDS THE USE OF 'FLEXSTORM CATCH IT' INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- 1. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE 'STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE'.
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED:
...
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

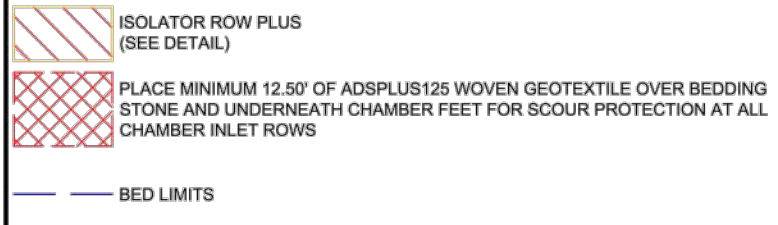
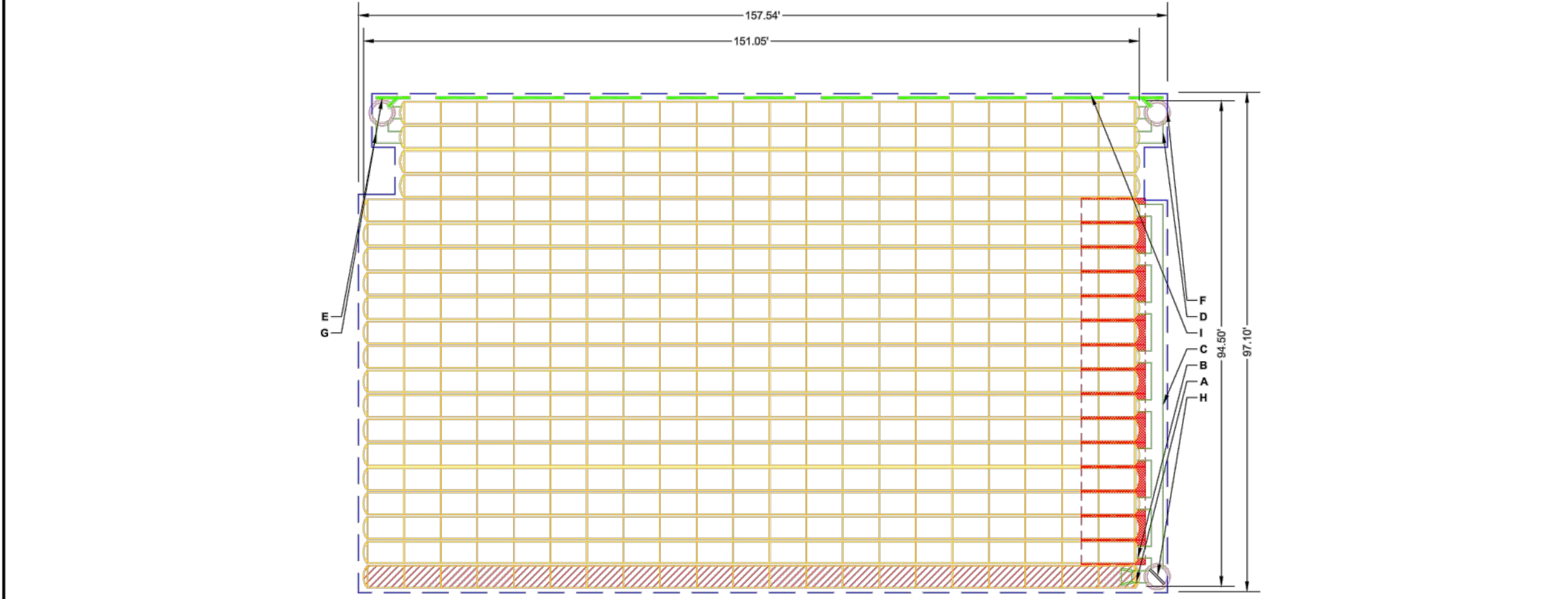
USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE 'DUMP AND PUSH' METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

00010 ADS INC.

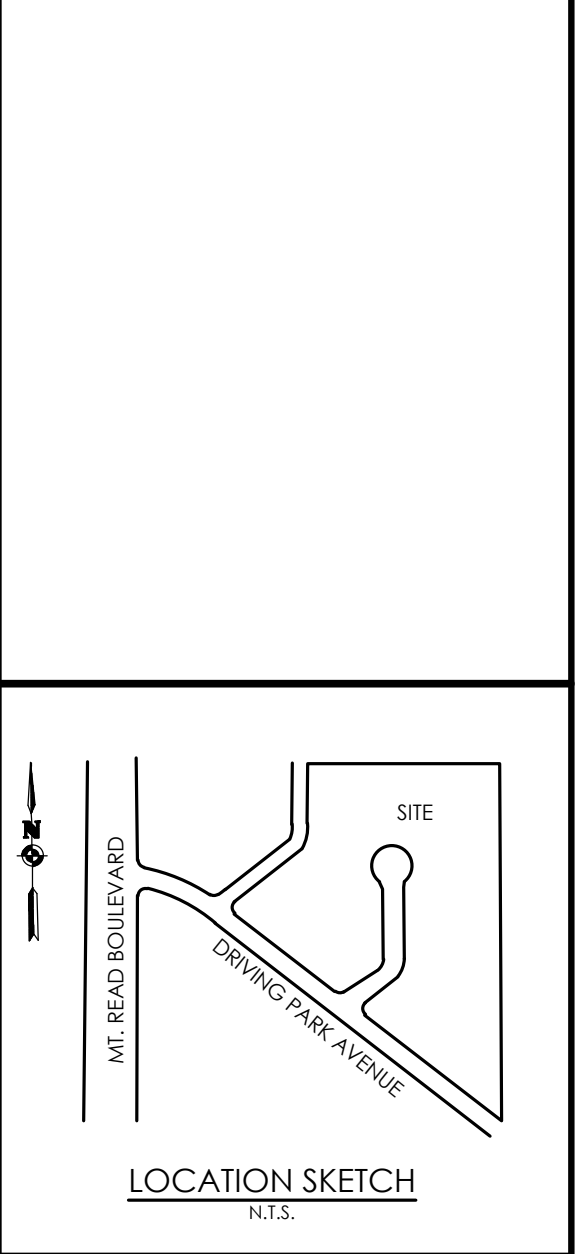


Table with columns: PROPOSED LAYOUT, PROPOSED ELEVATIONS, PART TYPE, ITEM ON LAYOUT, DESCRIPTION, INVERT, MAX FLOW. Includes items for chambers, end caps, manholes, and underdrains.



NOTES: MINIMUM SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANHOLE SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANHOLE COMPONENTS IN THE FIELD.

Metadata block including drawing title (DRIVING PARK PH 3), date (1/27/2020), project name, and sheet number (2 OF 5).

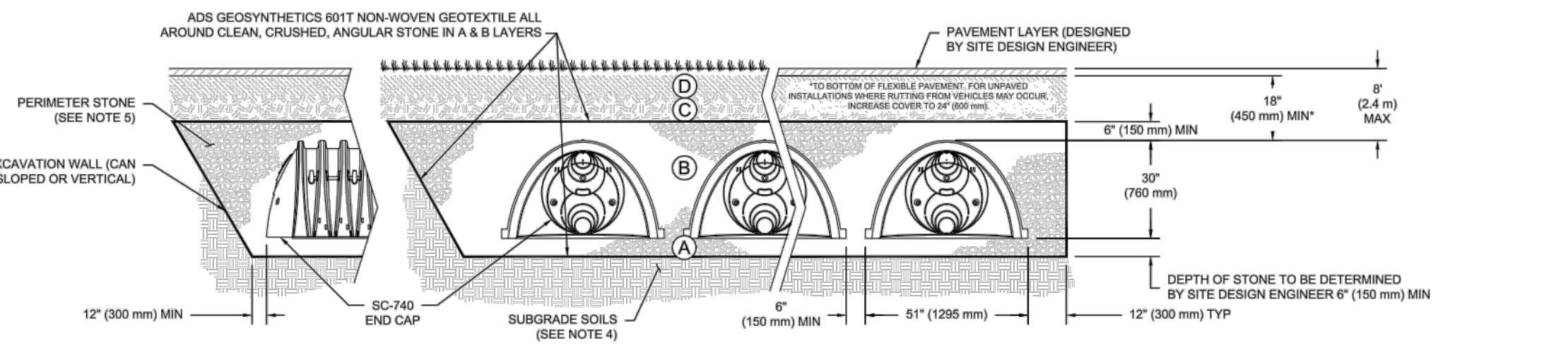


Client: FSI
90 GOODWAY DRIVE
ROCHESTER, NY 14623

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

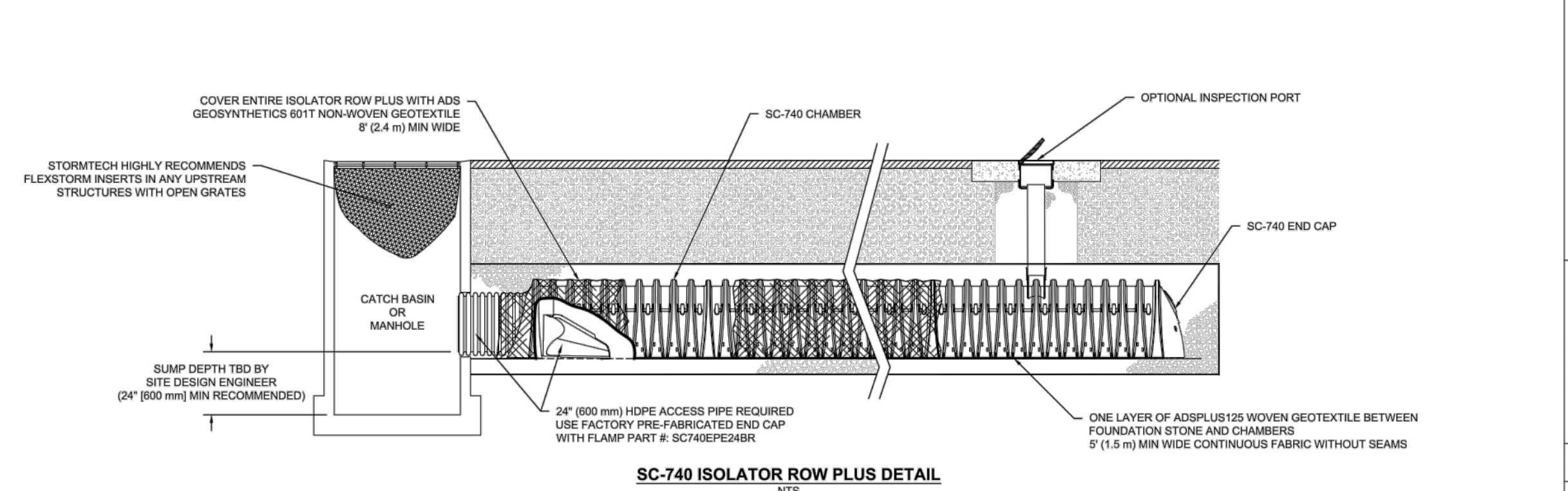
Table with columns: MATERIAL LOCATION, DESCRIPTION, AASHTO MATERIAL CLASSIFICATIONS, COMPACTION / DENSITY REQUIREMENT. Lists materials for final fill, embedment stone, and foundation stone.

- PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR.
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) MAX LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.



- NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a.
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 'STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS'.
...
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
...
TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.

Metadata block for this sheet including drawing title, date, project name, and sheet number (3 OF 5).



- INSPECTION & MAINTENANCE
STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
A. INSPECTION PORTS (IF PRESENT)
A.1. REMOVE/OPEIN LID ON NYLOPLAST INLINE DRAIN
...
STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

Metadata block for this sheet including drawing title, date, project name, and sheet number (4 OF 5).

PASSERO ASSOCIATES contact information and logo.

Revisions table with columns for No., Date, By, Description.

DETAILS information including address (20-70 PHIL BANKS WAY), town/city (ROCHESTER), and date (FEBRUARY 2021).

# **ATTACHMENT B**

**PREVIUS IMPORTED MATERIAL REQUESTS**



**NEW YORK STATE  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**



**Request to Import/Reuse Fill or Soil**

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

**SECTION 1 – SITE BACKGROUND**

The allowable site use is:

Have Ecological Resources been identified?

Is this soil originating from the site?

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

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

**SECTION 2 – MATERIAL OTHER THAN SOIL**

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

Does it contain less than 10%, by weight, material that would pass a size 80 sieve?

Is this virgin material from a permitted mine or quarry?

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

**SECTION 3 - SAMPLING**

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

The material is described as 1 and 2 Stone  
No samples were collected as it meets the exempt requirements in accordance with DER-10 Section 5.4(e)5

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

*If the material meets requirements of DER-10 section 5.5 (other material), no chemical testing needed.*



### SECTION 3 CONT'D - SAMPLING

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

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

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

### SECTION 4 – SOURCE OF FILL

Name of person providing fill and relationship to the source:

The Dolomite Group

Location where fill was obtained:

Dolomite Plant, 746 Whalen Rd, Penfield, NY

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

Mine ID 80021

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

Provide a list of supporting documentation included with this request:

See attached sieve/gradation analysis

The information provided on this form is accurate and complete.

*Michael F. Pelychaty*

---

Signature

7/10/2020

---

Date

Michael F. Pelychaty

---

Print Name

LaBella Associates, DPC

---

Firm

DOLOMITE PRODUCTS COMPANY, INC  
 MANITOU CONSTRUCTION COMPANY, INC  
 ROCHESTER ASPHALT MATERIALS  
 IROQUOIS ROCK PRODUCTS  
 NORTHRUP MATERIALS



1150 Penfield Road  
 Rochester, N.Y. 14625  
 Phone: (585) 381-7010  
 Fax : (585) 381-0208

DATE: 1/29/20  
 PAGE: 1 of 2

TO:  
 OF:

PROJECT:

**CRUSHED STONE:** Penfield Plant

NYS DOT Source #: 4-4R  
 Current NYS DOT Test #: 15 AR 81


This is to certify that the Crushed Stone to be used on the above referenced project will be produced in accordance with the most current New York State Department of Transportation's, "Standard Specifications" and Addenda. All stone properties conform to sections 703.0201, 203, 304, 605 and 620 of the Specification. Specific values are listed below.

PROPERTY	VALUE	SPEC.
Mag. Sulfate Loss	6	18 max.
LA Abrasion Loss	26	35 max.
Flat and Elongated Pieces - 3:1 5:1	4	30 max.
	0	10 max.
Crushed Particles	100	n.a.
Deleterious Materials	0	2 max.

TYPICAL GRADATIONS (All Values are % Passing)						
SIEVE SIZE	CRUSHER RUN #2	CRUSHER RUN #1	#1 STONE	#2 STONE	#1 & #2 BLEND	#1AW STONE
4" (100 mm)						
2" (50)	100					
1 1/2" (37.5)	95			100	100	
1" (25)	75	100	100	96	97	
1/2" (12.5)	48		92	14	53	100
1/4" (6.3)	38	54	14	2	8	92
#40 (0.425)	11	22				
#200 (0.075)	4	7	0.6	0.1	0.3	0.5
Typical Item Numbers	203.____ 304.____		605.0901		CA 2 ASTM 57	605.1001

LIGHT STONE FILL		
SIZE	VALUE	SPEC
Lighter Than 100 Lbs.	100	90 - 100
Larger Than 6"	55	50 - 100
Smaller Than 1/2"	8	0 - 10

**Notes:**  
 1) Proctor Density typically runs at approx 142 +/-2 pcf at 6-8% Moisture.(For Crusher Run products only)  
 2) Medium and Heavy Stone Fill Items are selected at time of purchase to satisfy project requirements.

Signed By:  Stacey L. Bauer - Quality Control



**NEW YORK STATE  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**



**Request to Import/Reuse Fill or Soil**

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**SECTION 1 – SITE BACKGROUND**

The allowable site use is:

Have Ecological Resources been identified?

Is this soil originating from the site?

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

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

**SECTION 2 – MATERIAL OTHER THAN SOIL**

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

Does it contain less than 10%, by weight, material that would pass a size 80 sieve?

Is this virgin material from a permitted mine or quarry?

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

**SECTION 3 - SAMPLING**

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

Material Name is CR2 for Crusher Run 2 stone  
Imported backfill material may meets the exempt sampling requirements in accordance with DER-10 Section 5.4(e)5.

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

*If the material meets requirements of DER-10 section 5.5 (other material), no chemical testing needed.*

### SECTION 3 CONT'D - SAMPLING

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

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

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Mine ID 80021

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

Provide a list of supporting documentation included with this request:

See attached sieve/gradation analysis

The information provided on this form is accurate and complete.

*Michael F. Pelychaty*

Signature

7/10/2020

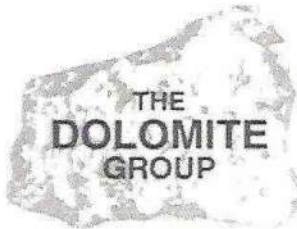
Date

Michael F. Pelychaty

Print Name

LaBella Associates, DPC

Firm



# The Dolomite Group

ATTN: Matt Drury  
 OF: Leaderlink  
 PROJECT: 811 Jefferson Rd

## RECYCLED CONCRETE STONE - CURRENT GRADATION DATA

QUARRY LOCATION - GATES, NY

DATA		SPECIFICATIONS		
SIEVE SIZE	% PASSING	TYPES 1 & 4 SUBBASE 304.11, 304.14	TYPE 3 SUBBASE 304.13	SEL GRAN & STRUCT FILL 203.07, 203.21 R203.23, R203.24
4"	100		100	
3"	100	100		100
2"	100	100		
1 1/2"	95			
1"	84			
1/2"	60			
1/4"	44	30 - 65	30 - 75	
1/8"	32			
No. 20	20			
No. 40	16	5 - 40	5 - 40	0 - 70
No. 80	10			
No. 200	8	0 - 10	0 - 10	0 - 15
MAG SULFATE LOSS	7	20 MAX	30 MAX	30 MAX

PLASTICITY INDEX (MINUS #40) IS LESS THAN 1, FLAT & ELONGATED (3:1) LESS THAN 10%

### APPROX. PROCTOR DENSITY DATA

	DENSITY (LBS / CU FT)	MOISTURE (OPTIMUM %)	RANGE OF DENSITY DATA	RANGE OF MOISTURE DATA
STANDARD:	123.5	11.0	122.0 - 125.0	10.0 - 12.0
MODIFIED:	131.0	8.5	129.5 - 132.5	7.5 - 9.5

SIGNED BY:

Stacey L. Bauer - Quality Control

DATE:

1/29/2020

# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Region 8  
6274 East Avon-Lima Road, Avon, NY 14414-9516  
P: (585) 226-5353 | F: (585) 226-8139  
[www.dec.ny.gov](http://www.dec.ny.gov)

April 15, 2021

## VIA E-MAIL

Mike Pelychaty  
Labella Associates  
300 State Street – Suite 201  
Rochester, New York 14614

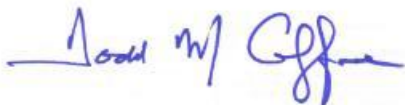
**RE: Excavation Work Plan (Remaining Areas of Development)  
Former Phototech Imaging B00016  
Monroe(C), Rochester(C)**

Dear Mr. Pelychaty:

Staff at the New York State Department of Environmental Conservation (the Department), have reviewed the referenced excavation work plan dated March 25, 2021, and it is hereby approved.

Please provide keep me posted of the site development schedule and submit the Sub-slab Depressurization System design as soon as possible. Thank you for your continued cooperation.

Sincerely,



**Todd M. Caffoe, P.E.**  
Division of Environmental Remediation

**New York State Department of Environmental Conservation**  
6274 East Avon-Lima Road, Avon, NY 14414  
P: (585) 226-5350 | [Todd.Caffoe@dec.ny.gov](mailto:Todd.Caffoe@dec.ny.gov)

[www.dec.ny.gov](http://www.dec.ny.gov) |  | 

ec: D. Pratt  
J. Forbes  
B. Moss  
D. Noll





September 30, 2021

Mr. Todd Caffoe, P.E.  
NYSDEC – Region 8  
Department of Environmental Remediation  
6274 East Avon Lima Road  
Avon, New York 14414

Re: Pressure Field Extension Readings – LaserShip Building  
Former Photech Imaging Site  
NYSDEC ERP Site #B00016, 1000 Driving Park Avenue, Rochester, New York  
LaBella Project No. 2202121

Dear Mr. Caffoe:

LaBella Associates, D.P.C. (LaBella) is submitting this letter summarizing Pressure Field Extension Monitoring (PFE) readings that were collected for the Sub-Slab Depressurization System (SSDS) that was installed at the LaserShip Building located at the Former Photech Imaging Site at 1000 Driving Park Avenue in the City of Rochester, Monroe County, New York. The Site is a listed New York State Department of Environmental Conservation (NYSDEC) Environmental Restoration Program (ERP) Site #B00016.

## PRESSURE FIELD EXTENSION DATA

---

The PFE data indicates the SSDS is providing adequate influence throughout the building footprint based on data collected on September 14, 2021. The monitoring work that was completed is summarized as follows:

1. A Qualified Environmental Professional as defined in Part 375 or a person who was a direct report to the NYS licensed PE of record for the site conducted all of the PFE testing.
2. The PFE monitoring was conducted when the building was substantially finished, with the exception of some minor interior and exterior cosmetic finishes.
3. PFE Monitoring was completed among nine (9) PFE monitoring points throughout the building, as depicted on attached Figure. PFE measurements indicated there was sufficient negative pressure (i.e. a minimum of -0.004 inches of water column) at each monitoring location, with the exception of monitoring points #2 and #5. Based on this a hammer drill was used to drill a nominal 3/8" hole through the floor the locations of monitoring points #2 and #5 as shown on the attached figure. PFE readings were collected at these locations on September 29, 2021 and indicated there was sufficient negative pressure at monitoring points #2 and #5. PFE readings are summarized in the table below:

Monitoring Point	Manual PFE Readings (Inches of Water Column)
1	-0.070
2	-0.020
3	-0.004



Monitoring Point	Manual PFE Readings (Inches of Water Column)
4	-0.030
5	-0.040
6	-0.054
7	-0.040
8	-0.051
9	-0.031

- Each SSDS was connected a U-line manometer and audible alarm. Each U-line manometer indicated a pressure reading of approximately 0.75 inches of water column. Each audible alarm was tested by removing the tube from the audible alarm to confirm the audible alert was activated. Each audible alarm was noted to be working.

## CONCLUSION

---

Based on the PFE results collected on September 14, 2021 and September 29, 2021, the SSDS is providing adequate influence throughout the building footprint.

## CERTIFICATION

---

I Michael F. Pelychaty certify that I am currently an Qualified Environmental Professional as defined in 6 NYCRR Part 375 and that this Pressure Field Extension Monitoring Results was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10) and that all activities were performed in full accordance with the DER-approved work plan and any DER-approved modifications.

If you have any questions please do not hesitate to contact me at 585-295-6253.

Respectfully submitted,

**LaBella Associates**

Michael F. Pelychaty, PG  
Environmental Project Manager

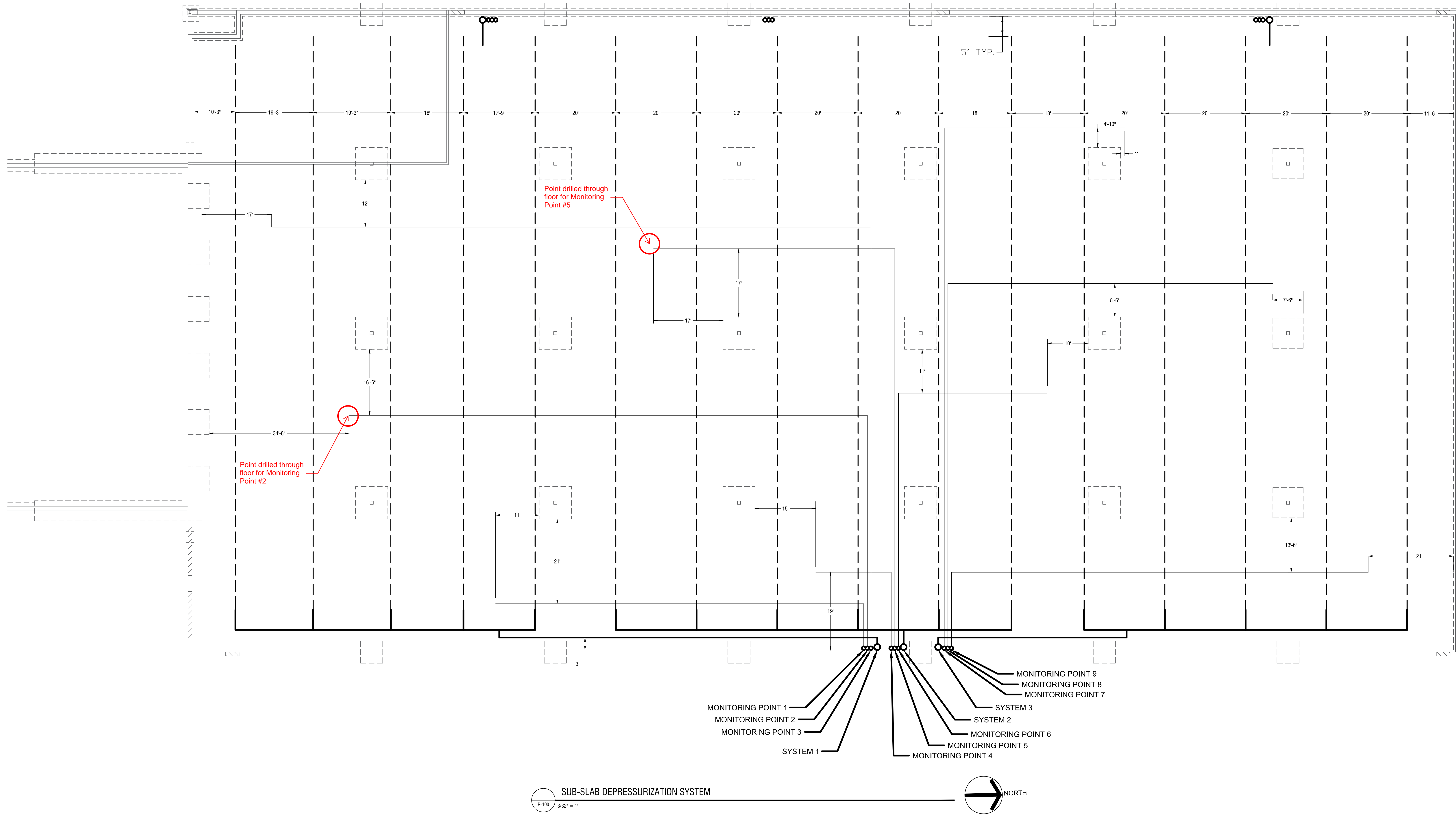
Attachment A – SSDS Layout and Monitoring Point Locations

I:\FSI General Contractors\2202121 - 1000 Driving Park SMP Assistance\Reports\SSDS Letter LaserShip\LTR.2021-09-25.Photech ERP Site B00016\_SSDS LaserShip Building.docx



# ATTACHMENT A

SSDS Layout and Monitoring Point Locations



**NOTES:**

1. 1/4 INCH STAINLESS STEEL MONITORING POINTS MOUNTED APPROXIMATELY 2 FEET ABOVE FINISHED FLOOR AGAINST AN INTERIOR WALL. REFER TO DETAIL 3: PROFILE AT GAUGE POINT.
2. 1/4 STAINLESS STEEL TUBING TERMINATED ABOVE SUB-BASE WITH FABRIC WRAPPED END. REFER TO DETAIL 6: MATERIAL PROFILE.
3. 4 INCH SCHEDULE 40 PVC RISER TO BE LOCATED AGAINST INTERIOR WALL AND VENTED UP THROUGH THE ROOF. REFER TO DETAIL 1: REAR END WALL.
4. 4 INCH SCHEDULE 40 PVC TO 4 INCH HDPE PERFORATED PIPE CONNECTION. REFER TO DETAIL 2: DETAIL AT HEADER.
5. 4 INCH HDPE PIPE WRAPPED IN FABRIC AND PLACED IN PEA STONE TRENCH. REFER TO DETAIL 6: MATERIAL PROFILE
6. MOVE PIPING AS NEEDED IN FIELD TO AVOID PLUMBING.
7. INSTALL 4" CAP AT EACH VAPOR COLLECTION PIPE TERMINATION.
8. ALL SUB-SLAB VAPOR COLLECTION PIPING TO BE GEOTEXTILE-WRAPPED 4 INCH PERFORATED DUAL-WALLED CORRUGATED EXTERIOR SMOOTH INTERIOR HDPE.
9. HEADER PIPING TO BE 4 INCH SCHEDULE 40 PVC.
10. PEA STONE SHALL CONSIST OF WASHED MATERIAL THAT WILL PASS THROUGH A 2 INCH SIEVE AND BE RETAINED BY A 1/4 INCH SIEVE.
11. TO PROTECT THE VAPOR BARRIER, ALL PENETRATIONS MADE AFTER POURING OF THE SLAB, SUCH AS JOINTS, ETC, SHALL BE CUT IN A MANNER TO AVOID PENETRATING THE VAPOR BARRIER.
12. SEAL ALL PENETRATIONS AND GAPS WITH AN ELECTROMETRIC JOINT SEALANT.
13. THIS DRAWING IS NOT TO INTEND TO PROVIDE STRUCTURAL INFORMATION. REFER TO STRUCTURAL DRAWINGS.
14. CONTRACTOR TO CONFIRM NO AIR INTAKE IS WITHIN 25' FROM VENT STACK.
15. INSTALL RADONAWAY RP-265 FAN ON EACH SYSTEM ABOVE ROOF AND ALARM FOR EACH SYSTEM.

**LEGEND**

- - - - -	FABRIC WRAPPED 4 INCH HDPE PERFORATED PIPE PLACED WITHIN MIDDLE OF PEA STONE TRENCH
—————	4 INCH SOLID SCH 40 PVC PIPE PLACED WITHIN MIDDLE OF PEA STONE TRENCH, SLOPED AWAY FROM VERTICAL RISER AT 1/4 INCH PER FOOT TO ALLOW FOR DRAINAGE.
—————	1/4 INCH STAINLESS STEEL MONITORING POINTS PLACED ABOVE COMPACTED SUB-BASE MATERIAL, FABRIC WRAPPED AT END.

NO.	REVISION	DATE	BY



PROJECT/CLIENT  
**FSI GENERAL CONTRACTORS**  
**LASERSHIP BUILDING**  
**1000 DRIVING PARK,**  
**ROCHESTER NY**

**DRAWING TITLE**  
**SUB-SLAB DEPRESSURIZATION**  
**SYSTEM LAYOUT**

ISSUED FOR	DESIGNED BY: AA	DRAWN BY: DRP	SCALE: 3/32"=1'
	DATE: MAY, 2021	REVIEWED BY: AA	

1700 Driving Park, DRP  
 1000 Driving Park, DRP  
 1700 Driving Park, DRP

PROJECT/DRAWING NUMBER  
**2202121**

**R-100**

## APPENDIX L - REMEDIAL SYSTEM OPTIMIZATION TABLE OF CONTENTS

## REMEDIAL SYSTEM OPTIMIZATION FOR Former Photech Imaging Site

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## APPENDIX M – DER-10 APPENDIX 5



**Appendix 5**  
**Allowable Constituent Levels for Imported Fill or Soil**  
**Subdivision 5.4(e)**

Source: This table is derived from soil cleanup objective (SCO) tables in 6 NYCRR 375. Table 375-6.8(a) is the source for unrestricted use and Table 375-6.8(b) is the source for restricted use.

Note: For constituents not included in this table, refer to the contaminant for supplemental soil cleanup objectives (SSCOs) in the Commissioner Policy on [Soil Cleanup Guidance](#). If an SSCO is not provided for a constituent, contact the DER PM to determine a site-specific level.

Constituent	Unrestricted Use	Residential Use	Restricted Residential Use	Commercial or Industrial Use	If Ecological Resources are Present
<b>Metals</b>					
Arsenic	13	16	16	16	13
Barium	350	350	400	400	433
Beryllium	7.2	14	47	47	10
Cadmium	2.5	2.5	4.3	7.5	4
Chromium, Hexavalent <sup>1</sup>	1 <sup>3</sup>	19	19	19	1 <sup>3</sup>
Chromium, Trivalent <sup>1</sup>	30	36	180	1500	41
Copper	50	270	270	270	50
Cyanide	27	27	27	27	NS
Lead	63	400	400	450	63
Manganese	1600	2000	2000	2000	1600
Mercury (total)	0.18	0.73	0.73	0.73	0.18
Nickel	30	130	130	130	30
Selenium	3.9	4	4	4	3.9
Silver	2	8.3	8.3	8.3	2
Zinc	109	2200	2480	2480	109
<b>PCBs/Pesticides</b>					
2,4,5-TP Acid (Silvex)	3.8	3.8	3.8	3.8	NS
4,4'-DDE	0.0033 <sup>3</sup>	1.8	8.9	17	0.0033 <sup>3</sup>
4,4'-DDT	0.0033 <sup>3</sup>	1.7	7.9	47	0.0033 <sup>3</sup>
4,4'-DDD	0.0033 <sup>3</sup>	2.6	13	14	0.0033 <sup>3</sup>
Aldrin	0.005	0.019	0.097	0.19	0.14
Alpha-BHC	0.02	0.02	0.02	0.02	0.04 <sup>4</sup>
Beta-BHC	0.036	0.072	0.09	0.09	0.6
Chlordane (alpha)	0.094	0.91	2.9	2.9	1.3
Delta-BHC	0.04	0.25	0.25	0.25	0.04 <sup>4</sup>
Dibenzofuran	7	14	59	210	NS
Dieldrin	0.005	0.039	0.1	0.1	0.006
Endosulfan I	2.4 <sup>2</sup>	4.8	24	102	NS
Endosulfan II	2.4 <sup>2</sup>	4.8	24	102	NS
Endosulfan sulfate	2.4 <sup>2</sup>	4.8	24	200	NS
Endrin	0.014	0.06	0.06	0.06	0.014
Heptachlor	0.042	0.38	0.38	0.38	0.14
Lindane	0.1	0.1	0.1	0.1	6
Polychlorinated biphenyls	0.1	1	1	1	1

Constituent	Unrestricted Use	Residential Use	Restricted Residential Use	Commercial or Industrial Use	If Ecological Resources are Present
<b>Semi-volatile Organic Compounds</b>					
Acenaphthene	20	98	98	98	20
Acenaphthylene	100	100	100	107	NS
Anthracene	100	100	100	500	NS
Benzo(a)anthracene	1	1	1	1	NS
Benzo(a)pyrene	1	1	1	1	2.6
Benzo(b)fluoranthene	1	1	1	1.7	NS
Benzo(g,h,i)perylene	100	100	100	500	NS
Benzo(k)fluoranthene	0.8	1	1.7	1.7	NS
Chrysene	1	1	1	1	NS
Dibenz(a,h)anthracene	0.33 <sup>3</sup>	0.33 <sup>3</sup>	0.33 <sup>3</sup>	0.56	NS
Fluoranthene	100	100	100	500	NS
Fluorene	30	100	100	386	30
Indeno(1,2,3-cd)pyrene	0.5	0.5	0.5	5.6	NS
m-Cresol(s)	0.33 <sup>3</sup>	0.33 <sup>3</sup>	0.33 <sup>3</sup>	0.33 <sup>3</sup>	NS
Naphthalene	12	12	12	12	NS
o-Cresol(s)	0.33 <sup>3</sup>	0.33 <sup>3</sup>	0.33 <sup>3</sup>	0.33 <sup>3</sup>	NS
p-Cresol(s)	0.33	0.33	0.33	0.33	NS
Pentachlorophenol	0.8 <sup>3</sup>	0.8 <sup>3</sup>	0.8 <sup>3</sup>	0.8 <sup>3</sup>	0.8 <sup>3</sup>
Phenanthrene	100	100	100	500	NS
Phenol	0.33 <sup>3</sup>	0.33 <sup>3</sup>	0.33 <sup>3</sup>	0.33 <sup>3</sup>	30
Pyrene	100	100	100	500	NS
<b>Volatile Organic Compounds</b>					
1,1,1-Trichloroethane	0.68	0.68	0.68	0.68	NS
1,1-Dichloroethane	0.27	0.27	0.27	0.27	NS
1,1-Dichloroethene	0.33	0.33	0.33	0.33	NS
1,2-Dichlorobenzene	1.1	1.1	1.1	1.1	NS
1,2-Dichloroethane	0.02	0.02	0.02	0.02	10
1,2-Dichloroethene(cis)	0.25	0.25	0.25	0.25	NS
1,2-Dichloroethene(trans)	0.19	0.19	0.19	0.19	NS
1,3-Dichlorobenzene	2.4	2.4	2.4	2.4	NS
1,4-Dichlorobenzene	1.8	1.8	1.8	1.8	20
1,4-Dioxane	0.1 <sup>3</sup>	0.1 <sup>3</sup>	0.1 <sup>3</sup>	0.1 <sup>3</sup>	0.1
Acetone	0.05	0.05	0.05	0.05	2.2
Benzene	0.06	0.06	0.06	0.06	70
Butylbenzene	12	12	12	12	NS
Carbon tetrachloride	0.76	0.76	0.76	0.76	NS
Chlorobenzene	1.1	1.1	1.1	1.1	40
Chloroform	0.37	0.37	0.37	0.37	12
Ethylbenzene	1	1	1	1	NS
Hexachlorobenzene	0.33 <sup>3</sup>	0.33 <sup>3</sup>	1.2	3.2	NS
Methyl ethyl ketone	0.12	0.12	0.12	0.12	100
Methyl tert-butyl ether	0.93	0.93	0.93	0.93	NS
Methylene chloride	0.05	0.05	0.05	0.05	12

<b>Volatile Organic Compounds (continued)</b>					
Propylbenzene-n	3.9	3.9	3.9	3.9	NS
Sec-Butylbenzene	11	11	11	11	NS
Tert-Butylbenzene	5.9	5.9	5.9	5.9	NS
Tetrachloroethene	1.3	1.3	1.3	1.3	2
Toluene	0.7	0.7	0.7	0.7	36
Trichloroethene	0.47	0.47	0.47	0.47	2
Trimethylbenzene-1,2,4	3.6	3.6	3.6	3.6	NS
Trimethylbenzene-1,3,5	8.4	8.4	8.4	8.4	NS
Vinyl chloride	0.02	0.02	0.02	0.02	NS
Xylene (mixed)	0.26	1.6	1.6	1.6	0.26

All concentrations are in parts per million (ppm)

NS = Not Specified

Footnotes:

<sup>1</sup> The SCO for Hexavalent or Trivalent Chromium is considered to be met if the analysis for the total species of this contaminant is below the specific SCO for Hexavalent Chromium.

<sup>2</sup> The SCO is the sum of endosulfan I, endosulfan II and endosulfan sulfate.

<sup>3</sup> 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.

<sup>4</sup> This SCO is derived from data on mixed isomers of BHC.

## APPENDIX N- REQUEST TO IMPORT/REUSE FILL MATERIAL FORM



**NEW YORK STATE  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**



**Request to Import/Reuse Fill or Soil**

\*This form is based on the information required by DER-10, Section 5.4(e) and 6NYCRR Part 360.13. Use of this form is not a substitute for reading the applicable regulations and Technical Guidance document.\*

**SECTION 1 – SITE BACKGROUND**

The allowable site use is:

Have Ecological Resources been identified?

Is this soil originating from the site?

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

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

**SECTION 2 – MATERIAL OTHER THAN SOIL**

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

Does it contain less than 10%, by weight, material that passes a size 100 sieve?

Is this virgin material from a permitted mine or quarry?

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

**SECTION 3 - SAMPLING**

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

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

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

### SECTION 3 CONT'D - SAMPLING

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

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

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

### SECTION 4 – SOURCE OF FILL

Name of person providing fill and relationship to the source:

Location where fill was obtained:

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

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

Provide a list of supporting documentation included with this request:

The information provided on this form is accurate and complete.

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Signature

---

Date

---

Print Name

---

Firm