



Building Inspection Department

Jason Dool
Chief Building Inspector

Lockport Municipal Building
One Locks Plaza
Lockport, NY 14094
Phone (716) 439-6754
Fax (716) 439-6605

September 28, 2026

Megan Brewer

REGULAR MEETING

Please be advised that there are two (2) items on the agenda for the regularly scheduled meeting of the City of Lockport Planning Board on October 5, 2026. The Planning Board will convene at 4:30 P.M. for agenda discussion and a public hearing will be held at 5:00 P.M.

1. Patricia Devine. 40 Lake Avenue. Request for minor site plan approval install a truss roof on the existing flat roof situated in a Low Density Residential Zone.
2. The Reid Group. 100 West Genesee Street. Request for site plan approval for a 7,500 sf garage/office and site improvements situated in a Mixed Light Industrial Zone.

***IF YOU CANNOT ATTEND THIS MEETING, PLEASE CONTACT MEGAN AT 439-6754 or
mbrewer@lockportny.gov ***

APPLICATION: APPROVED _____ DISAPPROVED _____

**CITY OF LOCKPORT
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: _____ PHONE: _____

NAME OF APPLICANT: Kent A MacFarlane PHONE: _____

EMAIL ADDRESS: _____

ADDRESS OR LOCATION OF PROPOSAL: 40 Lake Ave

SIZE OF PARCEL OR STRUCTURE: 41 X 23

EXISTING ZONING: _____

PLEASE CHECK WHICH OF THE FOLLOWING IS BEING APPLIED FOR:

Site Plan Review _____ Special Use Permit _____ Home Occupation _____

Alteration to existing building ☒ Rezoning _____ Other _____

PROPOSED REQUEST Townss, Roof Flat now. 412 Pitt

REQUIRED ENCLOSURES:

In order to provide the City Planning Board with adequate information on which to base its decision, this application will not be heard unless the following information is submitted ten (10) days prior to the meeting by no later than 1 p.m.

1. Adequate description of proposal.
2. Survey of property affected, together with a Plot Plan which shows the distance to nearest intersection, proposed physical layout of the property including any existing or proposed structures, traffic access patterns, parking arrangements, walls, fences or other buffers and signs.

SEQRA:

This proposal constitutes a: () Type I, () Type II, () Unlisted action as per the provisions of the State Environmental Quality Review Act. A determination of environmental significance has been made: () yes, () no; a copy of this determination is attached () yes, () no.

⑧ PROPERTY OWNER'S SIGNATURE

Patricia Dorene

APPLICANT'S SIGNATURE

Ken R. Matheson

PLEASE NOTE YOU OR A REPRESENTATIVE ARE TO BE PRESENT AT THE MEETING TO PRESENT YOUR PROJECT TO THE BOARD.

Fees:

Site Plan review- \$25
Special Use Permit- \$100 application, \$50 yearly renewal
Home Occupation- \$100 application, \$50 yearly renewal
Alteration to existing building- \$25
Rezoning- \$100 or \$50 per half acre (whichever is greater)
Subdivision request- \$200

40
Lake
Lake

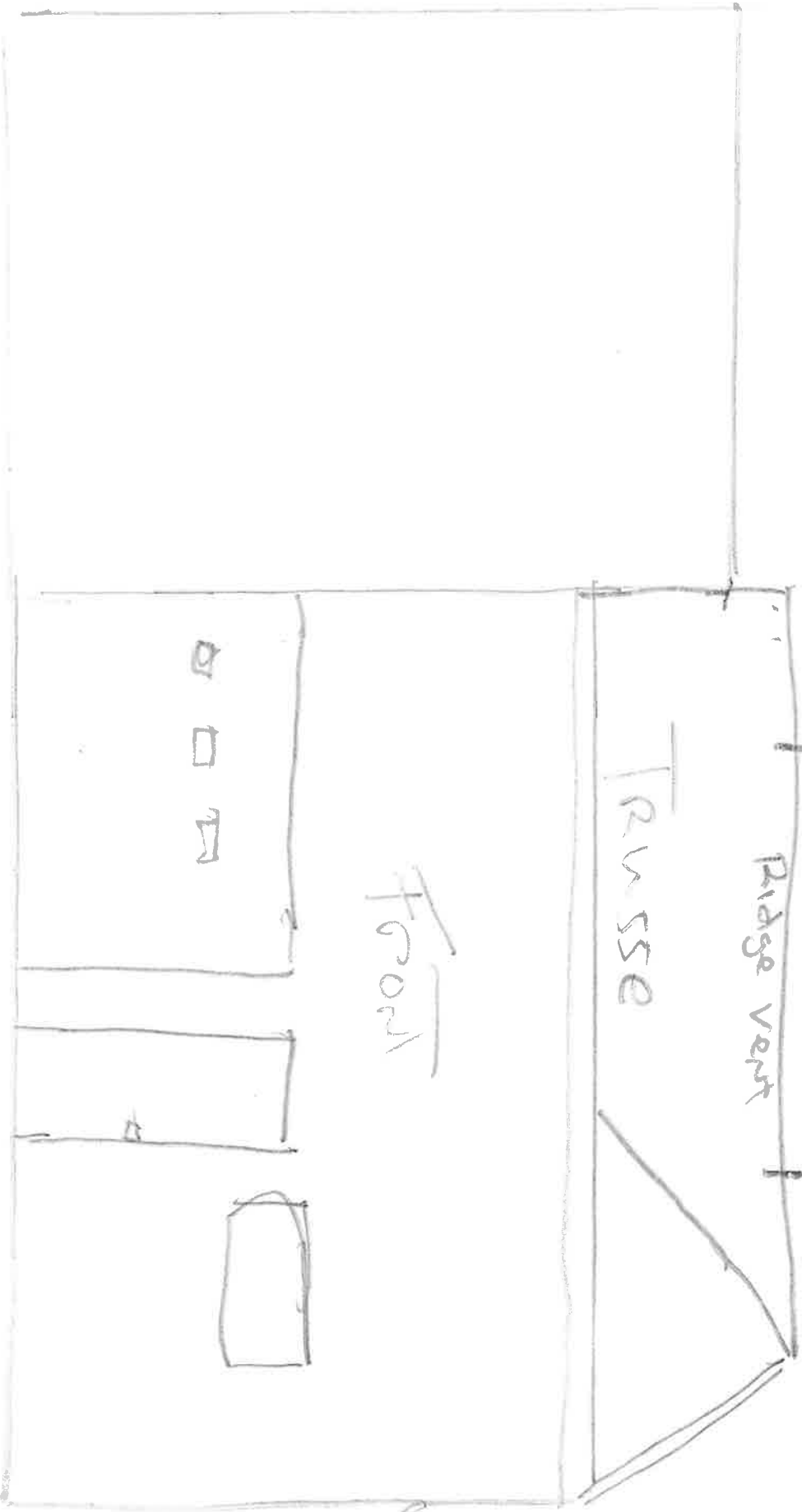
41 x 23
2 ft on d
412, Pl-wood 5/8

Soft, Shingle / Ice
+ gutter

Ridge vent

Trusse

Foot



APPLICATION: APPROVED _____ DISAPPROVED _____

**CITY OF LOCKPORT
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: Hawley Development LLC PHONE: 716-434-2885

NAME OF APPLICANT: Steve Reid, The Reid Group PHONE: 716-434-2885

EMAIL ADDRESS: sreid@thereidgroup.com

ADDRESS OR LOCATION OF PROPOSAL: 100 West Genesee St.

SIZE OF PARCEL OR STRUCTURE: 5.0+/- acres

EXISTING ZONING: Mixed Light Industrial

PLEASE CHECK WHICH OF THE FOLLOWING IS BEING APPLIED FOR:

Site Plan Review XX Special Use Permit _____ Home Occupation _____

Alteration to existing building _____ Rezoning _____ Other XX SEQR

PROPOSED REQUEST

Site Plan and SEQR review of proposed improvements at 100 West Genesee St.

REQUIRED ENCLOSURES:

In order to provide the City Planning Board with adequate information on which to base its decision, this application will not be heard unless the following information is submitted ten (10) days prior to the meeting by no later than 1 p.m.

1. Adequate description of proposal.
2. Survey of property affected, together with a Plot Plan which shows the distance to nearest intersection, proposed physical layout of the property including any existing or proposed structures, traffic access patterns, parking arrangements, walls, fences or other buffers and signs.



Niagara County Planning Board

General Municipal Law §239-M Referral Form

Niagara County Use Only

Date Received: SEP 11 2026

Referral by 7074

Part 1: Municipal Information

Referring Municipality: City of Lockport

Referring Agency:

Referring Official: Jason Dool

Title: Chief Bldg Insp.

Referring Official Signature: [Signature]

Address: 1 Locks Pl Lockport NY 14094

Email: JDool@lockport.ny.gov Phone #: 216 439 6754 Fax #: [Blank]

Applicant Name: Steven Reid, The Reid Group

Email: sreid@thereidgroup.com

Phone #: 716-434-2885 ext 328

Part 2: Project Information

Address of Property: 100 W. Genesee St

Acreage: 5.0 +/- acres

Tax Parcel Number(s): 109.69-1-13.11

Current Zoning District: Mixed Light Industrial

Project Description
Proposed project includes: the addition of a 7,500 sf two-story warehouse/office building, added bay to the existing maintenance building, additional employee and trailer parking and stormwater collection and management system.

Previous/Future Meeting Information (REQUIRED)

Date	Reviewing Body
10/05/26	City Planning Board

Part 3: Referral Type and Proximity Trigger

Referral Type (Check all that apply):

- | | |
|--|--|
| ☐ Area Variance | ☐ Zoning Text Amendment |
| ☐ Use Variance | ☐ Zoning Map Amendment |
| ☐ Special Permit | ☐ New Zoning Ordinance |
| ☒ Site Plan Review | ☐ Comprehensive Plan |
| ☐ New Local Law | ☐ Local Law Amendment |
| ☐ Moratorium | |
| ☐ Other | |

Property located within 500 ft. of (Check all that apply):

- | | |
|-------------------------------------|--|
| ☐ | Existing or Proposed County / State Parkway, Road or Highway, or County Owned Drainage Channel |
| ☐ | County Road: _____ |
| ☐ | NYS Road: _____ |
| ☒ | Municipal Boundary |
| ☐ | NYS / County Recreation Area |
| ☐ | NYS / County Owned Land with Public Building |
| ☐ | Farm operation located in an Agricultural District (except for area variances) |

Part 4: Required Enclosures

The Niagara County Planning Board requires adequate information upon which to make its decision. The zoning referral form will not be accepted unless all of the following information as applicable is submitted (Please check that all items are included):

- | | |
|--|--|
| ☒ Planning Board Referral Form | ☐ For zoning text amendments and local law amendments, copies of both the existing and proposed zoning / local law. N/A |
| ☒ SEQR Environmental Assessment Form (EAF) | ☐ Copies of any local meeting minutes. |
| ☒ One set of plans sized at 8.5" x 11" or 11" x 17" (if applicable). | ☒ Any other documentation submitted to the municipality as part of the application process. SWPPP/Engineering report |
| ☐ For variances, a copy of the code from which the relief is being requested. N/A | |

Part 5: Representative Contact Information

A project representative must attend the Niagara County Planning Board meeting.
Meeting information will be sent to the project representative via the email address provided in this section.

Project Representative Contact Information

Name: Patricia Bittar, Wm Schutt Associates

Title: Director of Land Development Projects

Email: pbittar@wmschutt.com

Phone #: 716-683-5961

DEADLINE

All completed referrals must be received by close of business on Friday, six business days preceding the 3rd Monday of each month. Note: January and February meetings are held on the 4th Monday of the month.

LATE REFERRALS WILL BE REVIEWED BY THE NIAGARA COUNTY PLANNING BOARD THE FOLLOWING MONTH.

For County Office Use Only

Recommendation from Niagara County Planning Board

☒ Approval <i>Comments Noted</i>	☐ No Significant Countywide or Inter-community Impact
☐ Approval with Modifications:	☐ Disapproval


Joseph Kibler, Chairman
Niagara County Planning Board

9-21-20
Date

SEQRA:

This proposal constitutes a: () Type I, () Type II, () Unlisted action as per the provisions of the State Environmental Quality Review Act. A determination of environmental significance has been made: () yes, () no; a copy of this determination is attached () yes, () no.

PROPERTY OWNER'S SIGNATURE By: [Signature] President

APPLICANT'S SIGNATURE By: [Signature] President

PLEASE NOTE YOU OR A REPRESENTATIVE ARE TO BE PRESENT AT THE MEETING TO PRESENT YOUR PROJECT TO THE BOARD.

Fees:

Site Plan review- \$25
Special Use Permit- \$100 application, \$50 yearly renewal
Home Occupation- \$100 application, \$50 yearly renewal
Alteration to existing building- \$25
Rezoning- \$100 or \$50 per half acre (whichever is greater)
Subdivision request- \$200

Megan Brewer

From: jdool@lockportny.gov
Sent: Thursday, September 24, 2026 9:21 AM
To: Megan Brewer
Subject: FW: [EXTERNAL] Ref#7074 Approval with Comments Noted
Attachments: #7074.pdf; Ref# 7074 Final_Action_City of Lockport.doc

Jason Dool
Chief Building Inspector
716.439.6754

From: Margit M. Denning <Margit.Denning@niagaracounty.gov>
Sent: Thursday, September 24, 2026 9:07 AM
To: jdool@lockportny.gov
Subject: [EXTERNAL] Ref#7074 Approval with Comments Noted

Good Morning,
The Niagara County Planning Board has approved Referral #7074 with comments noted below.

See the attached approval and Final Action Notice form. Please complete the Final Action Notice form and return within 30 days of the final action to the address on the form or email it back to me.

The Niagara County Planning Board made the following non-binding comments regarding referral no. 7074:

- The Board notes that the referral included an outdated version of the Short EAF and recommends that the most current SEQR form be utilized.*
- Given the project's proximity to State-owned Erie Canal property, the Board recommends coordination with the NYS Canal Corporation as necessary.*

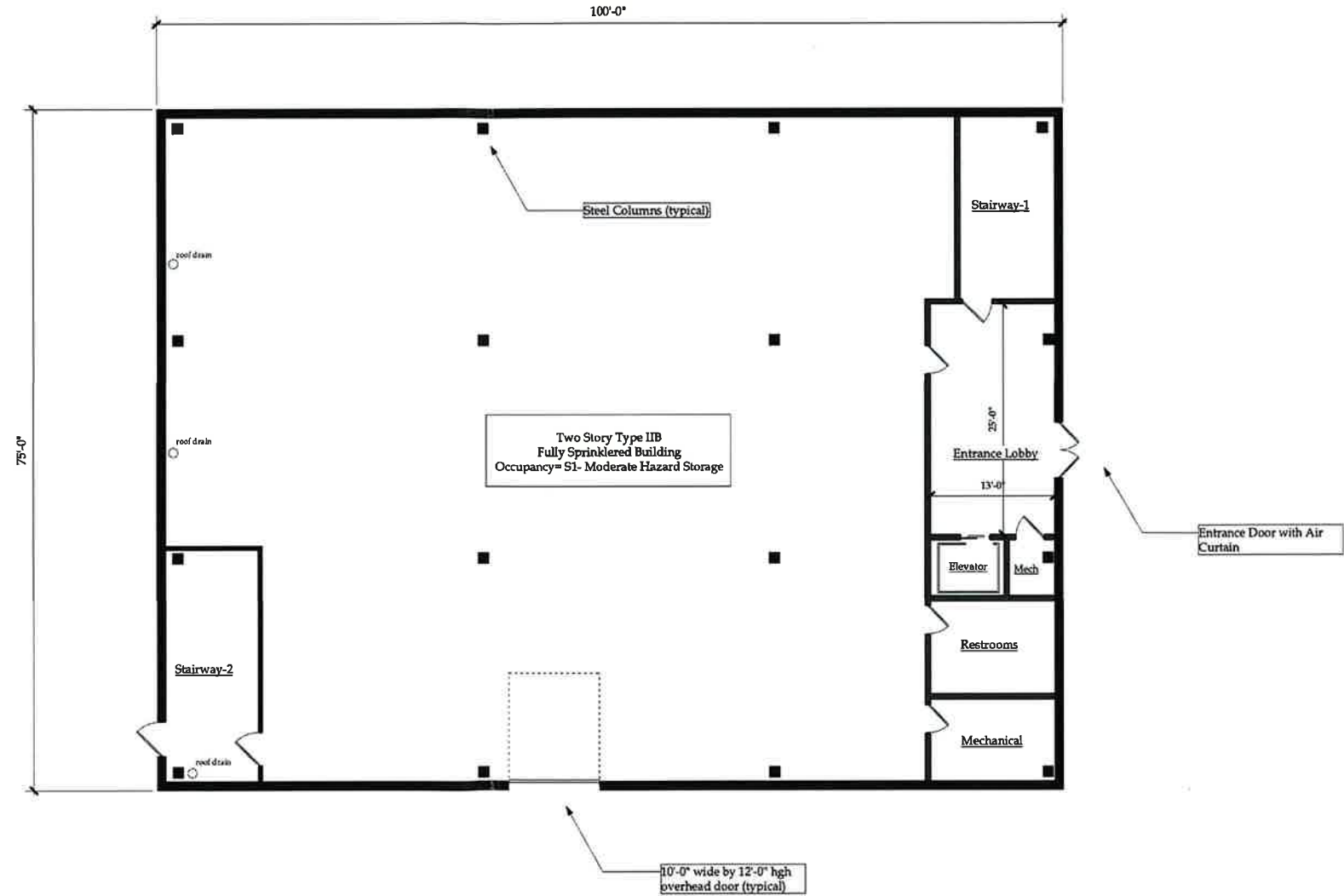
Have a great day!
~Margit

Margit Denning
Account Clerical III

Niagara County Department of Economic Development
6311 Inducon Corporate Drive
Sanborn, New York 14132
Phone: (716) 278-8285
Website: www.niagaracountybusiness.com



Notice: This electronic transmission is intended for the sole use of the individual or entity to which it is addressed and may contain confidential, privileged or otherwise legally protected information. If you are not the intended recipient, or if you believe you are not the intended recipient, you are hereby notified that any use, disclosure, copying, distribution, or the taking of any action in reliance on the contents of this information, is strictly prohibited. Niagara County is not responsible for the content of any external hyperlink referenced in this email or any email. IF YOU HAVE RECEIVED THIS TRANSMISSION IN ERROR, PLEASE NOTIFY THE SENDER IMMEDIATELY BY EMAIL AND DELETE THE ORIGINAL MESSAGE ALONG WITH ANY PAPER OR ELECTRONIC COPIES. Thank you for your cooperation.



1 First Floor Plan
Scale: 1/8" = 1'-0"

First Floor Plan
A-1

JOB NO. 2026-10

DATE: June 4, 2026

K1 Architecture PLLC
These documents and their contents are the property of K1 Architecture PLLC and are issued only for the specific project noted on this drawing. No part of these documents may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of K1 Architecture PLLC. This drawing is not to be used for any other project, in whole or in part, without the prior written permission of K1 Architecture PLLC. The Architect or Professional Engineer is not responsible for any change or alteration in the design or construction of the project after the date of the last revision or approval of the design or construction documents.

DOCUMENT STATUS:

☒ SKETCH PLANS

☐ BUDGET PLANS

☐ BID SET

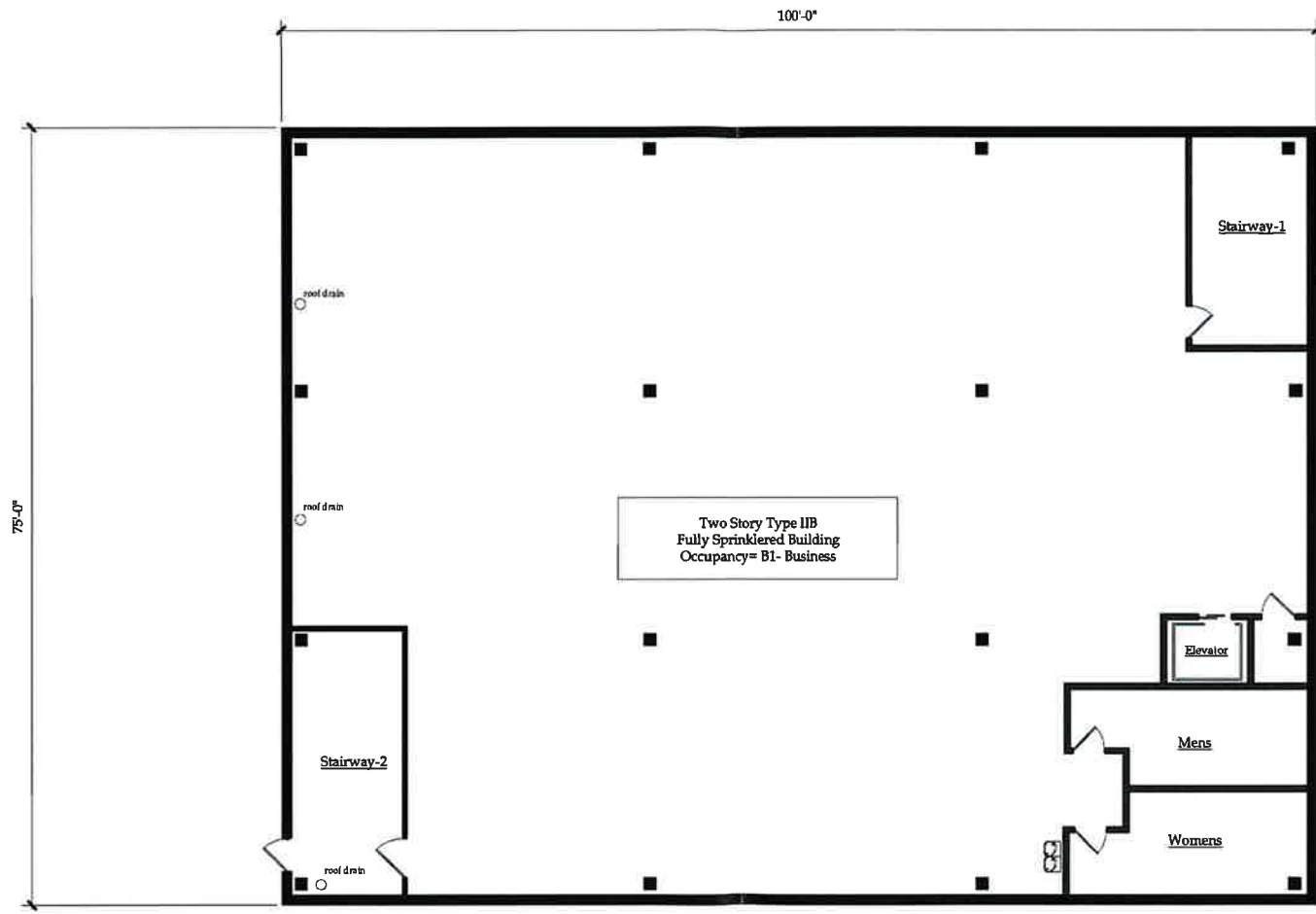
☐ PERMIT SET

☐ FINAL FOR CONSTRUCTION

REID PETROLEUM
Proposed Two Story Building
100 W Genesee St,
Lockport, NY 14094

K1 Architecture PLLC

Robert F. Kasprzak, AIA
716-908-1755
567 Exchange Street
Suite 403
Buffalo, New York 14210



1 Second Floor Plan
Scale: 1/8" = 1'-0"

Second Floor Plan
A-2
JOB NO: 2026-10

REVISIONS		DATE
NO	DESCRIPTION	

DRAWN BY: K1
CHECKED BY: K1

K1 Architecture PLLC
These documents and their contents are the property of K1 Architecture PLLC and are loaned only for the specific project noted on the title block. They are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of K1 Architecture PLLC. This document is the property of K1 Architecture PLLC and is loaned only for the specific project noted on the title block. It is to be used for the project and location specified and is not to be used for any other project or location without the prior written permission of K1 Architecture PLLC. This document is the property of K1 Architecture PLLC and is loaned only for the specific project noted on the title block. It is to be used for the project and location specified and is not to be used for any other project or location without the prior written permission of K1 Architecture PLLC.

REID PETROLEUM
Proposed Two Story Building
100 W Genesee St,
Lockport, NY 14094

K1 Architecture PLLC
Robert F. Kasprzak, AIA
716-908-1755
567 Exchange Street
Suite 403
Buffalo, New York 14210

DATE: June 4, 2026

DOCUMENT STATUS:

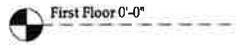
SKETCH PLANS

BUDGET PLANS

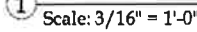
BID SET

PERMIT SET

FINAL FOR CONSTRUCTION



② Scale: $3/16" = 1'-0"$



GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF LOCKPORT STANDARD CONSTRUCTION SPECIFICATIONS AND/OR SUBJECT TO THE LATEST REVISIONS APPROVED BY THE CITY ENGINEER.
2. THE LOCATION OF UTILITIES AND OTHER FEATURES, AS SHOWN ON THE PLANS, ARE FROM THE BEST INFORMATION AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD INVESTIGATE AND DETERMINE THE EXACT LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION IN ORDER TO AVOID CONFLICTS. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO PROTECT, SUPPORT AND MAINTAIN ALL EXISTING UTILITIES DURING THE COURSE OF ITS OPERATIONS. DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. ALL PROVISIONS OF THE NEW YORK STATE INDUSTRIAL CODE RULE 53 AND THE NEW YORK STATE VOLTAGE PROXIMITY ACT MUST BE FOLLOWED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO ADVISE ALL UTILITIES AND AGENCIES OF HIS PROPOSED OPERATIONS.
5. ANY DAMAGE CAUSED BY THE CONTRACTOR'S OPERATIONS TO EXISTING PAVEMENT, SHOULDERS, DRIVES AND STORM DRAINAGE FACILITIES SHALL BE REPAIRED OR REPLACED IN KIND BY THE CONTRACTOR AT HIS EXPENSE. ALL REPAIRS OR REPLACEMENTS MADE BY THE CONTRACTOR SHALL BE ACCEPTABLE TO THE OWNER OR AGENCY HAVING JURISDICTION.
6. THE CONTRACTOR SHALL TAKE PRECAUTIONS NECESSARY TO PROTECT TREES AND SHRUBBERY FROM DAMAGE, UNLESS SPECIFICALLY ORDERED FOR CLEARING.
7. THE CONTRACTOR SHALL BE AWARE THAT SOIL CONDITIONS ARE UNKNOWN AND ASSUMED TO VARY AT DIFFERENT DEPTHS AND LOCATIONS.
8. ~~THE CONTRACTOR SHALL~~ ALL UTILITY OPEN CUT ROAD CROSSINGS SHALL BE BACKFILLED WITH NO. 2 RUN OF CRUSHER STONE AND COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY ASTM D-1557 PER TRENCH DETAILS. SELECT BACKFILL MATERIAL SHALL EXCEED A MINIMUM OF 5-FEET BEYOND EDGE OF PAVEMENT.
9. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL STATUTES REGARDING THE PREVENTION AND ABATEMENT OF SOIL EROSION, SEDIMENTATION AND WATER POLLUTION.
10. THE PLANS AND SPECIFICATIONS FOR THIS PROJECT HAVE BEEN PREPARED WITH CARE AND ARE INTENDED TO SHOW AS CLEARLY AS IS PRACTICABLE THE WORK REQUIRED TO BE DONE. THE CONTRACTOR MUST REALIZE, HOWEVER, THAT CONSTRUCTION DETAILS CAN NOT ALWAYS BE ACCURATELY ANTICIPATED AND THAT IN EXECUTING THE WORK, FIELD CONDITIONS MAY REQUIRE SOME MODIFICATIONS IN THE DETAILS OF PLANS AND QUANTITIES OF WORK INVOLVED. ALL WORK MUST BE CARRIED OUT TO MEET ACTUAL FIELD CONDITIONS TO THE SATISFACTION OF OWNER.



LOCATION MAP

CAUTION - NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING 100% COMPLETE. THE CONTRACTOR MUST BE RELIED UPON TO LOCATE AND MARK ALL UTILITIES. THE CONTRACTOR MUST LOCATE THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

IMPORTANT NOTE:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE OWNER SHALL CONSTITUTE ACCEPTANCE OF FULL LIABILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

IMPORTANT NOTE:
CONTRACTOR IS TO CONTACT UDIG NY (811) TO HAVE ALL EXISTING UTILITIES
LOCATED AND MARKED PRIOR TO ANY DEMOLITION, CONSTRUCTION OR
EXCAVATION ON THE SITE.

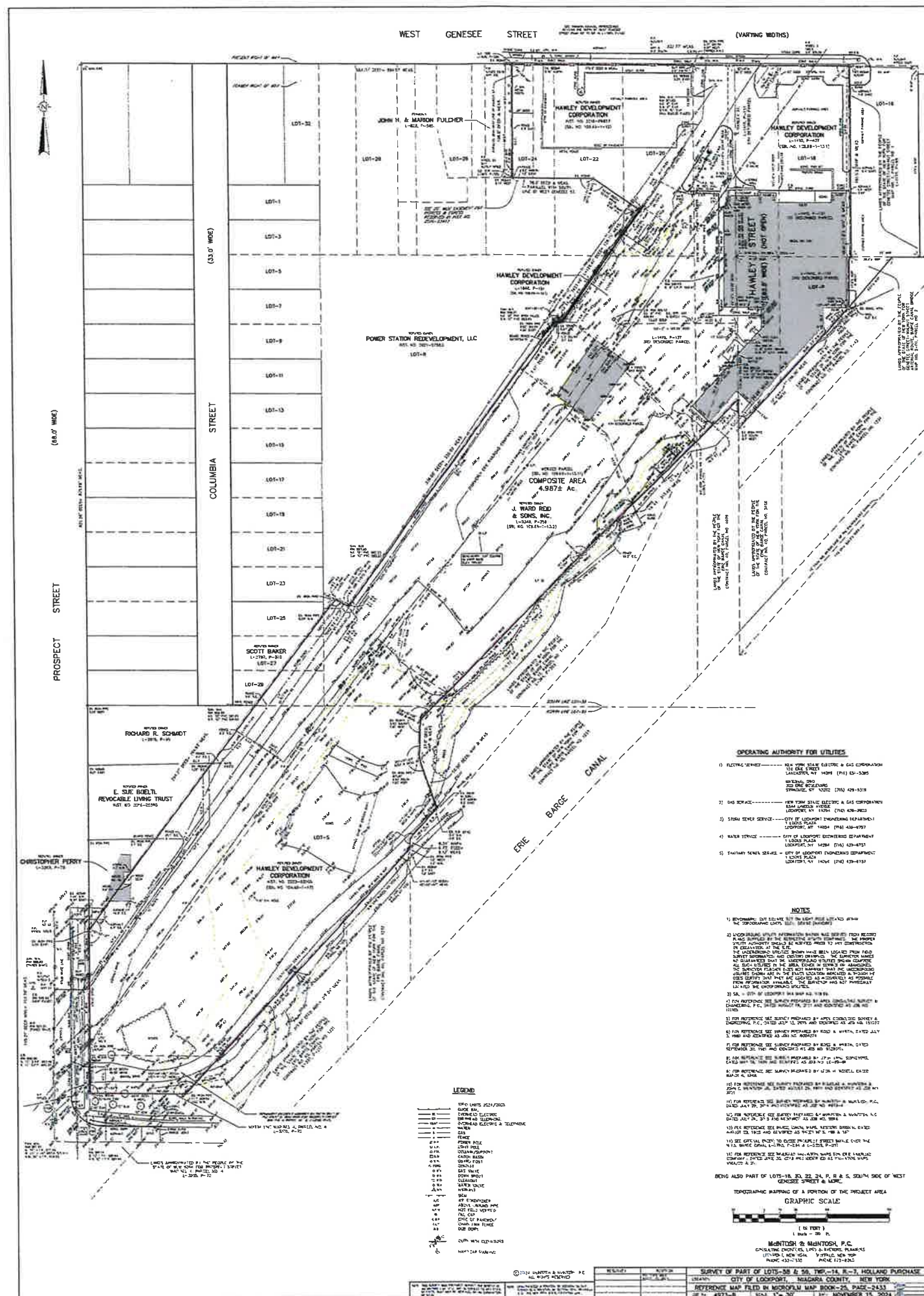
SHEET INDEX

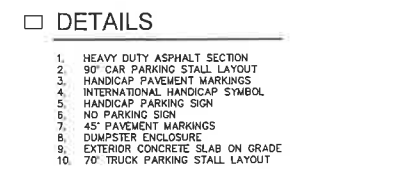
Sheet Number	Sheet Title
C1.0	COVER SHEET
—	BOUNDARY AND TOPOGRAPHIC SURVEY (McINTOSH & McINTOSH)
C2.0	OVERALL SITE PLAN
C3.0	DEMOLITION PLAN AND NOTES
C3.1	DEMOLITION PLAN AND NOTES
C4.0	SITE PLAN AND NOTES
C4.1	SITE PLAN AND NOTES
C5.0	GRADING PLAN AND NOTES
C5.1	GRADING PLAN AND NOTES
C6.0	STORM DRAINAGE PLAN AND NOTES
C7.0	UTILITY PLAN AND NOTES
C8.0	STORM WATER POLLUTION PREVENTION PLAN AND NOTES
C8.1	STORM WATER POLLUTION PREVENTION PLAN AND NOTES
—	PHOTOMETRIC (LIGHTSPEC)
C9.0	SITE DETAILS
C9.1	STORM DRAINAGE DETAILS
C9.2	SANITARY DETAILS
C9.3	WATER DETAILS
C9.4	STORM WATER POLLUTION PREVENTION DETAILS



Know what's below.
Call before you dig.

THIS SHEET ISSUED SEPTEMBER 10, 2024		C1.0		DRAWING SCALE: NONE		WSA PROJECT NO. 23084	
PROPOSED 7,500 SF WAREHOUSE/OFFICE AND PARKING 100 WEST GENESEE STREET CITY OF LOCKPORT - NIAGARA COUNTY - NEW YORK				WM SCHUTT ASSOCIATES 37 CENTRAL AVE. LANCASTER, NY 14086-2143 PH. 716-683-5961 FAX 716-683-0169			
				DESIGNED BY: PMB DRAWN BY: DLS CHECKED BY: VES DATE:			
				DRAWING REVISIONS ITEMDATEDESCRIPTION			
				WARNING: THIS DOCUMENT IS IN VIOLATION OF THE LAW EXCEPT AS PROVIDED IN SECTION 2025, PART 7 OF THE RULES OF THE STATE JUDICIAL BRANCH, EFFECTIVE JANUARY 1, 2024.			





1. RETAINING WALL (BY OTHERS)
2. PROPOSED WOOD STOCKADE FENCE (TO MATCH STYLE/'E' HEIGHT)
3. PROPOSED WOOD STOCKADE FENCE (TO MATCH STYLE/'O' HEIGHT) WITH RIBBON WIRE ALONG TOP OF FENCE LINE.
4. EXISTING WOOD STOCKADE FENCE TO BE PRESERVED AND REPAIRED AS NEEDED. EXISTING FENCE TO HAVE BARBED WIRE INSTALLED ALONG THE TOP OF FENCE LINE.
5. PROPOSED BLACK COATED 10' HIGH GALVANIZED CHAIN-LINK FENCE WITH RIBBON WIRE. (FENCE TO BE MOUNTED ON TOP OF RETAINING WALL.)
6. PROPOSED 60"x20" HEATED CONCRETE PAD
7. PROPOSED GATE
8. PROPOSED MANUAL GATE
9. PROPOSED SPLIT KOTE LAYER
10. TYPICAL LIGHT POLE (BY OTHERS)
11. WALL MOUNTED LIGHT (BY OTHERS)
12. STORMWATER MANAGEMENT AREA
13. PROPOSED 5' FOOT WIDE SIDEWALK ALONG SIDEWALK
14. PROPOSED BLACK COATED 10' HIGH GALVANIZED FENCE WITH RIBBON WIRE (SETBACK VARIANCE MAYBE REQUIRED)

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS (BY OTHERS) FOR EXACT NUMBERS, LOCATIONS, AND DIMENSIONS OF VESTIBULE, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT LOCATIONS AND NUMBER OF BUILDING UTILITY ENTRIES.
2. FLOORING, STAIRS, AND WALL CONSTRUCTION ACTIVITIES WITH OWNER'S CONSTRUCTION DIVISION.
3. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED OWNER'S STANDARD SPECIFICATIONS OR AS SPECIFIED BY THE OWNER'S CONSTRUCTION DIVISION.
4. THE CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AS FAR AS IS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS, ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA.
5. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND R.O.W. MONUMENTS IN THE AREAS OF CONSTRUCTION.
6. REFERENCES TO NYSDOT STANDARD SHALL INCLUDE THE LATEST EDITIONS OF SPECIFICATIONS, CONSTRUCTION AND MATERIALS MANUALS, THE ENGINEERING - NEW YORK STATE DEPARTMENT OF TRANSPORTATION, 2026," WITH ALL CURRENT ADDENDUMS.
7. GRADING SHALL BE KEPT WITHIN THE LIMIT SHOWN ON THE GRADING PLAN. CONTRACTOR SHALL PROTECT EXISTING TREES AND VEGETATION OUTSIDE THE LIMITS OF GRADING.
8. BUILDING DIMENSIONS ARE NOT INTENDED FOR BUILDING LAYOUT. SPECIFIC LAYOUT DIMENSIONS SHOULD UTILIZE THE ACTUAL BUILDING PLANS. ANY DISCREPANCIES BETWEEN BUILDING PLANS AND PHOTO DOCUMENTATION SHALL BE RESOLVED BY THE CONTRACTOR AND THE SURVEYOR AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHOULD STAKE OUT AND VERIFY EACH OF THE DIMENSIONS INDICATED PRIOR TO COMMENCEMENT OF WORK.
9. THE CONTRACTOR SHALL NOT TRESPASS ON ANY ADJACENT PROPERTY OR ANY RIGHT OF WAY LINES PRIOR TO COMMENCEMENT OF THE WORK. THE CONTRACTOR SHALL NOT TRESPASS OR COMMENCE WORK ON OTHER PROPERTIES, EASEMENTS, OR RIGHT OF WAYS WITHOUT PROPERLY NOTIFYING AND MEETING THE NECESSARY REQUIREMENTS OF THE PROPERTY OWNER OR AUTHORIZED AGENCIES.
10. ALL TRAFFIC CONTROL SIGNS, PAVEMENT MARKINGS AND TRAFFIC CONTROL SHALL CONFORM TO THE 2003 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, THE CURRENT NYS TRAFFIC CONTROL STANDARD SPECIFICATIONS, NYSDOT STANDARD SPECIFICATIONS, AND NYSDOT WORK ZONE TRAFFIC CONTROL MANUAL, DATED JANUARY 2012.

	OVERHEAD DOOR
	BUILDING ENTRANCE
	NUMBER OF PARKING SPACES
	LIGHT FIXTURE
	HANDICAPPED PARKING STALL
	PROPOSED ASPHALT
	PROPOSED SUIT KOTE LAYER
	PROPOSED CONCRETE
	PROPOSED PEDESTRIAN WALKWAY
	PROPOSED PAINTED PAVEMENT MARKINGS



SITE NOTES

- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS (BY OTHERS) FOR EXACT NUMBERS, LOCATIONS, AND DIMENSIONS OF VESTIBULE, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT LOCATIONS AND NUMBER OF BUILDING UTILITY ENTRANCES.
- COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER'S CONSTRUCTION DIVISION.
- CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED OWNER'S STANDARD SPECIFICATIONS OR AS SPECIFIED BY THE OWNER'S CONSTRUCTION DIVISION.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS, ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA, IN AN ADEQUATE AND SATISFACTORY MANNER.
- THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND R.O.W. MONUMENTS IN THE AREAS OF CONSTRUCTION.
- REFERENCES TO NYSDOT STANDARDS SHALL MEAN THE "STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS, OFFICE OF ENGINEERING, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, 2025" WITH ALL CURRENT ADDENDUMS.
- GRADING SHALL BE KEPT WITHIN THE LIMIT SHOWN ON THE GRADING PLAN. CONTRACTOR SHALL PROTECT EXISTING TREES AND VEGETATION OUTSIDE THE LIMITS OF GRADING.
- BUILDING DIMENSIONS ARE NOT INTENDED FOR BUILDING LAYOUT. SPECIFIC LAYOUT DIMENSIONS SHOULD UTILIZE THE ACTUAL BUILDING PLANS. ANY DISCREPANCIES BETWEEN BUILDING PLANS AND THOSE INDICATED ON THESE PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHOULD STAKE OUT AND VERIFY EACH OF THE DIMENSIONS INDICATED PRIOR TO COMMENCEMENT OF WORK.
- THE CONTRACTOR SHOULD LOCATE ALL PERTINENT PROPERTY, EASEMENT AND/OR RIGHT OF WAY LINES PRIOR TO COMMENCEMENT OF THE WORK. THE CONTRACTOR SHALL NOT TRESPASS OR COMMENCE WORK ON OTHER PROPERTIES, EASEMENTS, OR RIGHT OF WAYS WITHOUT PROPERLY NOTIFYING AND MEETING THE NECESSARY REQUIREMENTS OF THE PROPERTY OWNER OR AUTHORIZED AGENCY.
- ALL TRAFFIC CONTROL SIGNS, PAVEMENT MARKINGS AND TRAFFIC CONTROL SHALL CONFORM TO THE 2009 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, THE CURRENT NYS SUPPLEMENT, NYSDOT STANDARD SPECIFICATIONS, NYSDOT STANDARD SHEETS AND NYSDOT WORK ZONE TRAFFIC CONTROL MANUAL DATED JANUARY 2012.



DRAWING REVISIONS	
ITEM	DATE

DESIGNED BY: PWB	DRAWN BY: DLS	CHECKED BY: WES	DATE:
WARNING: THIS DOCUMENT IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD. ANY CHANGES TO THIS DOCUMENT SHALL BE MADE BY THE ENGINEER OF RECORD.			



WM SCHUTT ASSOCIATES
 37 CENTRAL AVE.
 LANCASTER, NY 14086-2143
 PH. 716-683-5981
 FAX 716-683-0169
 WWW.WMSCHUTT.COM

DETAILS

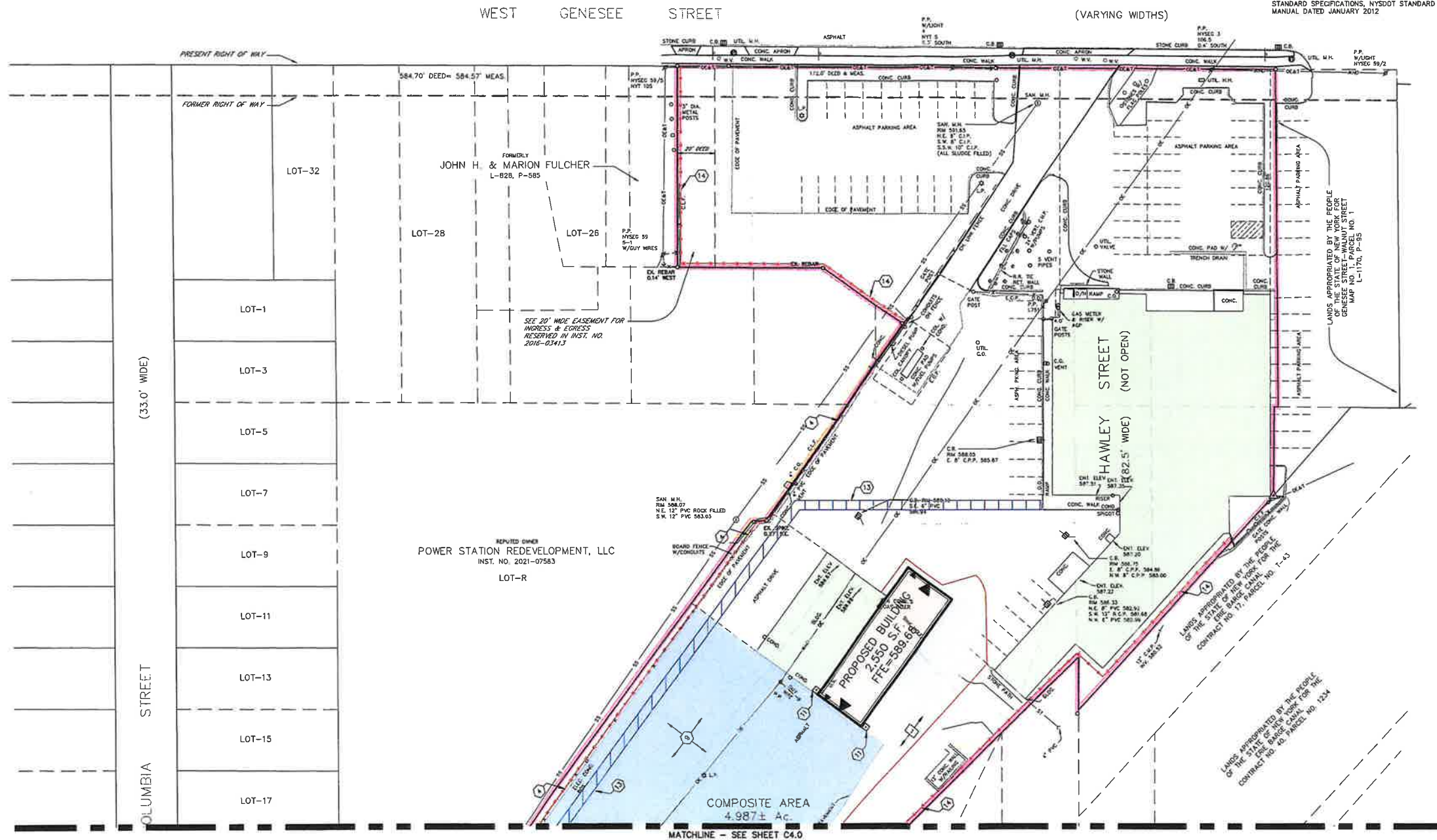
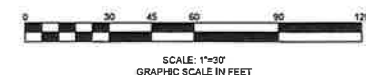
- HEAVY DUTY ASPHALT SECTION
- 90' CAR PARKING STALL LAYOUT
- INTERNATIONAL HANDICAP SYMBOL
- HANDICAP PARKING SIGN
- NO PARKING SIGN
- 45' PAVEMENT MARKINGS
- DUMPSTER ENCLOSURE
- EXTERIOR CONCRETE SLAB ON GRADE
- 70' TRUCK PARKING STALL LAYOUT

NOTES

- RETAINING WALL (BY OTHERS)
- PROPOSED WOOD STOCKADE FENCE (TO MATCH STYLE/6' HEIGHT)
- PROPOSED WOOD STOCKADE FENCE (TO MATCH STYLE/10' HEIGHT) WITH RIBBON WIRE ALONG TOP OF FENCE LINE.
- EXISTING WOOD STOCKADE FENCE TO BE PRESERVED AND REPAIRED AS NEEDED. EXISTING FENCE TO HAVE BARBED WIRE INSTALLED ALONG THE TOP OF FENCE LINE.
- PROPOSED BLACK COATED 10" HIGH GALVANIZED CHAIN-LINK FENCE WITH RIBBON WIRE (FENCE TO BE MOUNTED ON TOP OF RETAINING WALL)
- PROPOSED 80'x20' HEATED CONCRETE PAD
- PROPOSED GATE
- PROPOSED MANUAL GATE
- PROPOSED SUIT KOTE LAYER
- TYPICAL LIGHT POLE (BY OTHERS)
- WALL MOUNTED LIGHT (BY OTHERS)
- STORMWATER MANAGEMENT AREA
- PROPOSED 5 FOOT WIDE PEDESTRIAN WALKWAY
- PROPOSED BLACK COATED 10" HIGH GALVANIZED FENCE WITH RIBBON WIRE (SETBACK VARIANCE MAYBE REQUIRED)

LEGEND

- OVERHEAD DOOR
- BUILDING ENTRANCE
- NUMBER OF PARKING SPACES
- LIGHT FIXTURE
- HANDICAPPED PARKING STALL
- PROPOSED ASPHALT
- PROPOSED SUIT KOTE LAYER
- PROPOSED CONCRETE
- PROPOSED PEDESTRIAN WALKWAY
- PROPOSED PAINTED PAVEMENT MARKINGS



PROPOSED 7,500 SF WAREHOUSE/OFFICE AND PARKING
 100 WEST GENESEE STREET
 CITY OF LOCKPORT - NIAGARA COUNTY - NEW YORK

SITE PLAN AND NOTES

THIS SHEET ISSUED SEPTEMBER 10, 2026

C4.1

DRAWINGS SCALE: 1"=30'

WSA PROJECT NO. 23084

DESIGNED BY: PMB		DRAWING REV/SIONS	
DRAWN BY: DLS		ITEM	DATE
CHECKED BY: WES			
DATE:			
WARNING: THIS DOCUMENT IS IN VIOLATION OF THE LAW EXCEPT AS PROVIDED IN SECTION 1601 OF THE VEHICLE AND TRAFFIC LAW AND EDUCATION LAW. © COPYRIGHT 2024 WM SCHUTT & ASSOCIATES P.C.			
			
WM SCHUTT ASSOCIATES 37 CENTRAL AVE LANCASTER, NY 14086-2143 PH. 716-683-5961 FAX 716-683-0769 WWW.WMSCHUTT.COM			
PROPOSED 7,500 SF WAREHOUSE/OFFICE AND PARKING 100 WEST GENESEE STREET CITY OF LOCKPORT - NIAGARA COUNTY - NEW YORK GRADING PLAN AND NOTES			
THIS SHEET ISSUED SEPTEMBER 10, 2026			
C5.0			
DRAWINGS SCALE: 1"=30'			
WSA PROJECT NO. 23084			

GENERAL NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND UTILITY CONNECTIONS.
2. ALL WORK TO CONFORM TO THE CITY OF LOCKPORT REQUIREMENTS AND STANDARD SPECIFICATIONS. ANY PERMITS AND/OR LICENSES NECESSARY FOR THE EXECUTION FOR THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR.
3. ANY DAMAGE TO EXISTING PAVEMENT, SHOULDER, DRIVES, CURBS, SIDEWALKS, LANDSCAPING AND ETC. WHICH ARE SCHEDULED TO REMAIN SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. THE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF THE NYS INDUSTRIAL CODE RULE 53 AND THE NYS HIGH VOLTAGE PROXIMITY ACT.
5. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL STATUTES REGARDING THE PREVENTION, CONTROL AND ABATEMENT OF SOIL EROSION, SEDIMENTATION AND WATER POLLUTION.
6. ALL UNDERGROUND UTILITY TRENCHES UNDER BUILDING FOUNDATION, PAVEMENT, CURBS, SIDEWALKS, AND DRIVES SHALL BE FULLY BACKFILLED WITH NO. 2 RUN OF CRUSHER STONE AND SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.
7. ALL NYSED CONSTRUCTION GUIDELINES ARE TO BE FOLLOWED FOR ANY CONSTRUCTION TAKING PLACE IN PROXIMITY TO EXISTING GAS LINES.
8. MATERIAL AND CONSTRUCTION DETAILS SHALL CONFORM TO APPLICABLE REQUIREMENTS OF NYSDOT STANDARD SPECIFICATIONS (LATEST EDITION) SECTION 560 - UTILITIES OR AS AMENDED BY OWNER.
9. MATERIAL AND CONSTRUCTION DETAILS SHALL CONFORM TO APPLICABLE REQUIREMENTS OF NYSDOT STANDARD SPECIFICATIONS (LATEST EDITION) SECTION 304 - SUBBASE COURSE AND SECTION 403 HOT MIX ASPHALT PAVEMENT OR AS AMENDED BY OWNER.
10. MATERIAL AND CONSTRUCTION DETAILS SHALL CONFORM TO APPLICABLE REQUIREMENTS OF NYSDOT STANDARD SPECIFICATIONS (LATEST EDITION) SECTION 608 - SIDEWALKS, DRIVEWAYS, BICYCLE PATHS, BRICK PAVING, AND ETC., AND SECTION 609 - CURBING, GUTTERS AND CONCRETE MALL OR AS AMENDED BY OWNER.

NORTH

DRAWING REVISIONS	
ITEM	DESCRIPTION

DESIGNED BY: PMB	CHECKED BY: VES
DRAWN BY: DLS	DATE:
WARNING: THIS DOCUMENT IS IN VIOLATION OF THE LAW EXCEPTING AS PROVIDED IN SECTION 1707 OF THE REAL PROPERTY LAW AND SECTION 204 OF THE EVIDENCE LAW. © COPYRIGHT 2024 WM SCHUTT & ASSOCIATES P.C.	



WM SCHUTT ASSOCIATES
37 CENTRAL AVE
LANCASTER, NY 14086-2143
PH. 716-683-5961
FAX 716-683-0169
WWW.WMSCHUTT.COM

PROPOSED 7,500 SF WAREHOUSE/OFFICE AND PARKING
100 WEST GENESEE STREET
CITY OF LOCKPORT - NIAGARA COUNTY - NEW YORK

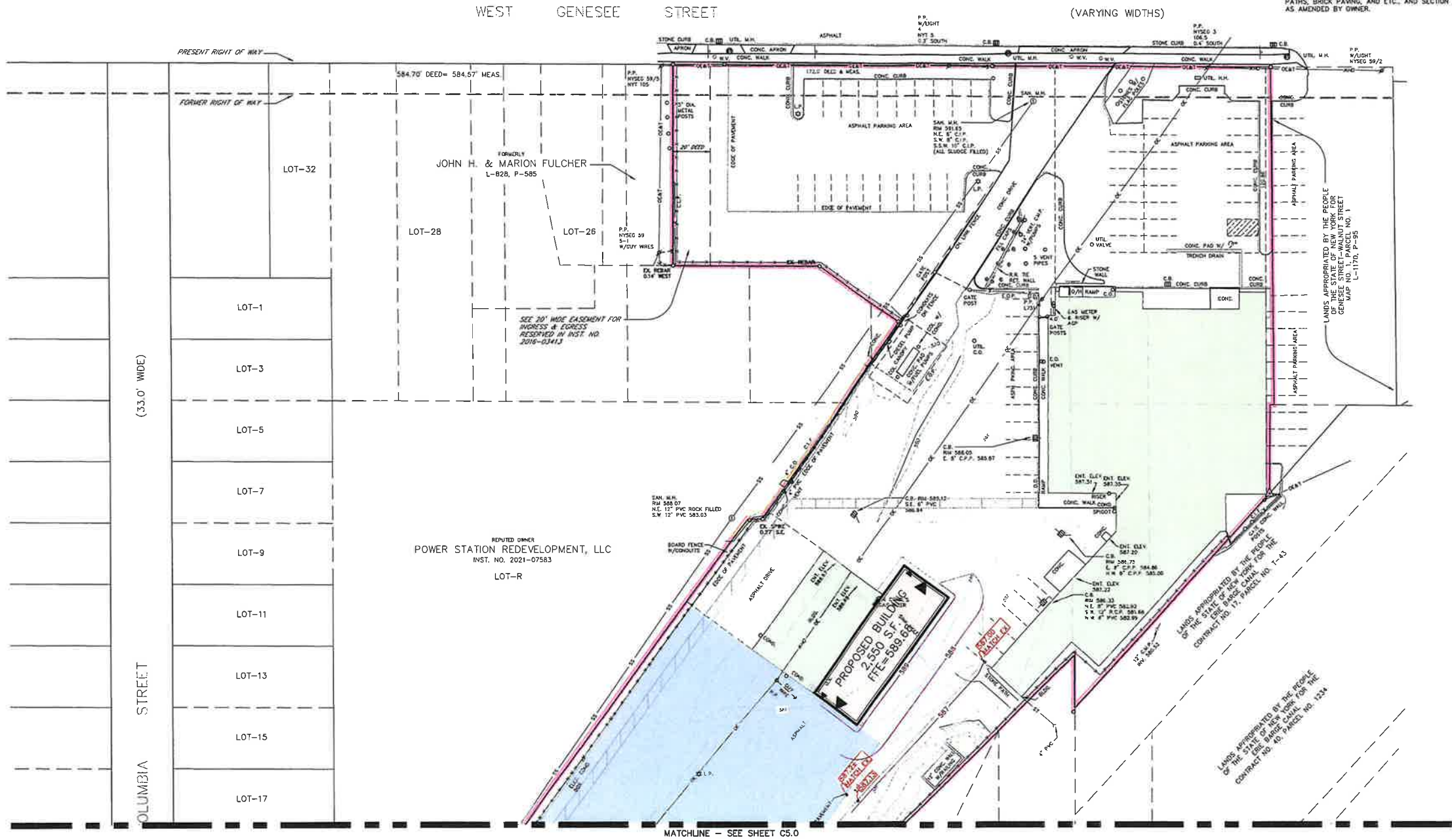
GRADING PLAN AND NOTES

THIS SHEET ISSUED SEPTEMBER 10, 2026

C5.1

DRAWINGS SCALE: 1"=30'

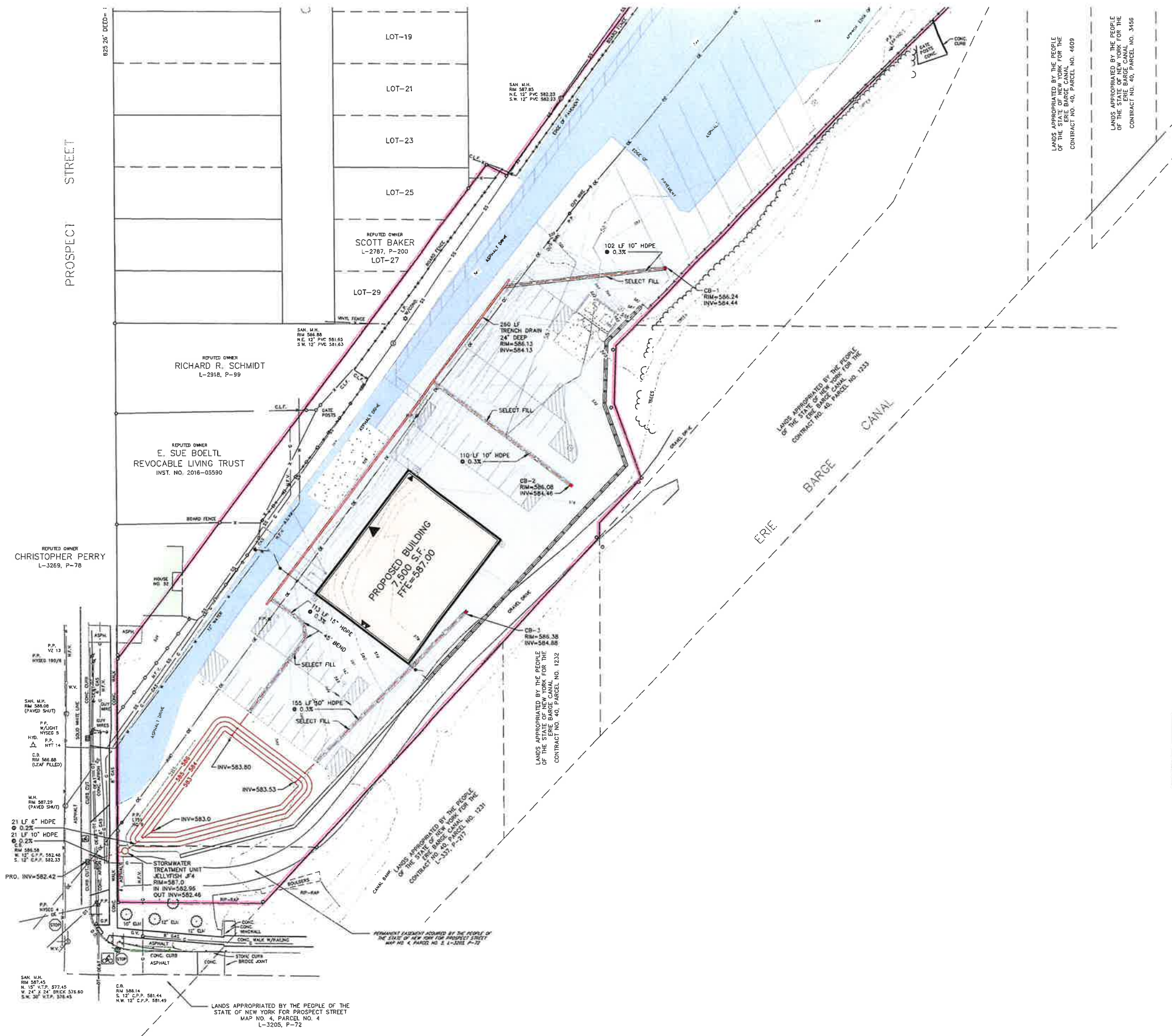
WSA PROJECT NO. 23084



LEGEND

- 586.10 - PROPOSED SPOT ELEVATION
- 1.0% - BUILDING ENTRANCE
- - - - - EXISTING CONTOUR
- — — — — PROPOSED CONTOUR

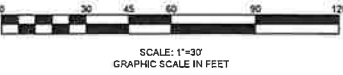




	Pre Dev Area peak Runoff Rate (cfs)	Post Dev Area Peak Runoff Rate (cfs)	Post Dev Area Controlled Discharge Runoff (cfs)	HW Elevation
90%	0.15	0.99	0.21	583.39
10 Year	3.41	5.43	0.95	584.80
25 Year	4.57	6.73	1.06	585.28
100 Year	6.41	8.72	1.21	585.87

LEGEND

- EXISTING CONTOUR
PROPOSED CONTOUR
PROPOSED STORM SEWER PIPE
PROPOSED CATCH BASIN
PROPOSED SEDIMENT TREATMENT CHAMBER
PROPOSED GALVANIZED END SECTION
RIP-RAP
PROPOSED TRENCH DRAIN
SELECT FILL



NORTH

[illegible]

DESIGNED BY:	PMB
DRAWN BY:	DLS
CHECKED BY:	WES
DATE:	
WARNING: ALTERING THIS DOCUMENT IS IN VIOLATION OF THE LAW EXCEPTING AS PROVIDED IN SECTION 7939, PART 2 OF THE NEW YORK STATE EDUCATION LAW. © COPYRIGHT 2024 WIL SCHUTT & ASSOCIATES P.C.	



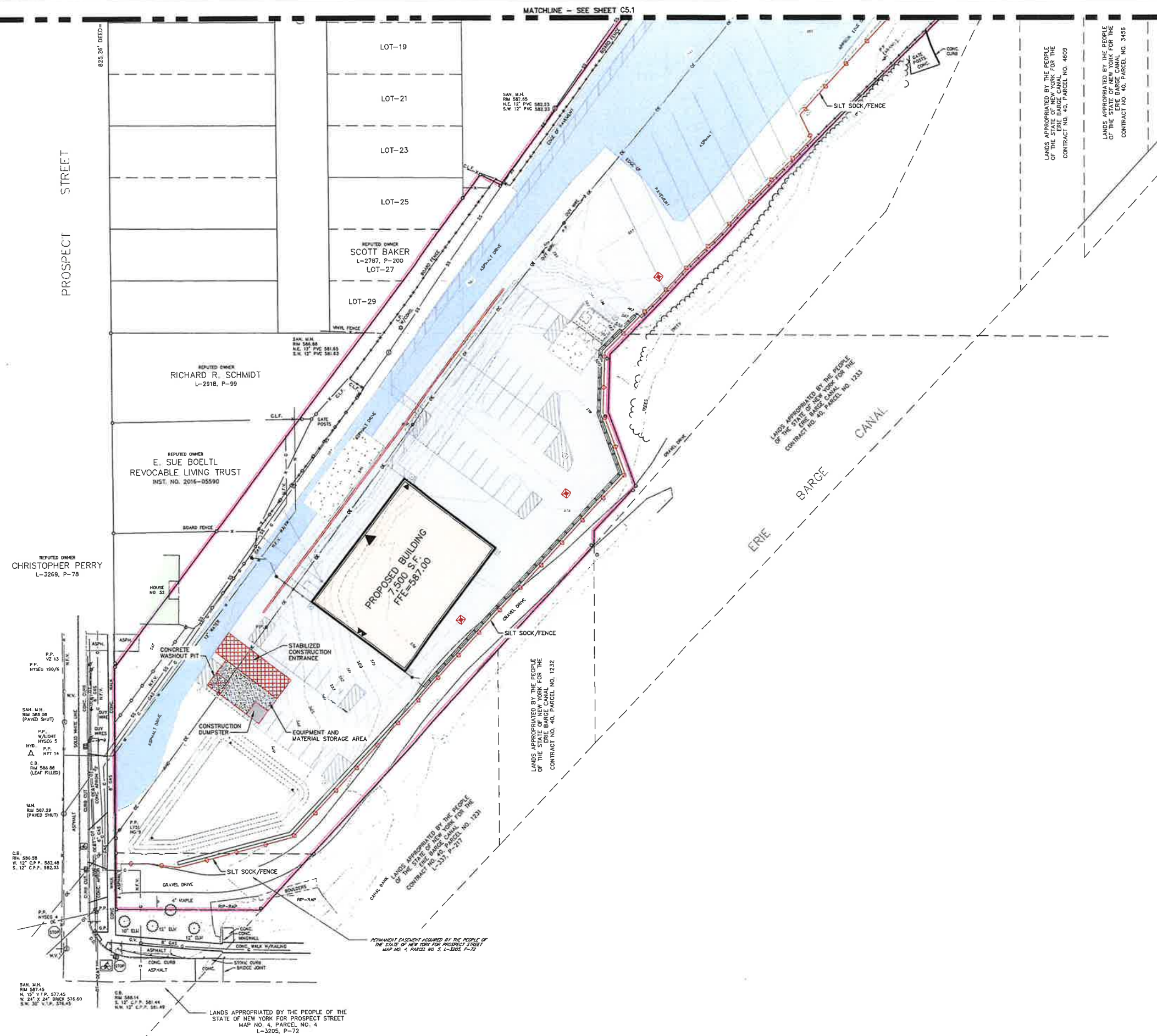
**WM SCHUTT
ASSOCIATES**

37 CENTRAL AVE.
LANCASTER, NY 14086-2143
PH. 716-683-5961
FAX 716-683-0169
WWW.WMSCHUTT.COM

PROPOSED 7,500 SF WAREHOUSE/OFFICE AND PARKING
100 WEST GENESEE STREET
CITY OF LOCKPORT - NIAGARA COUNTY - NEW YORK

STORM DRAINAGE PLAN AND NOTES

THIS SHEET ISSUED SEPTEMBER 10, 2026
C6.0
DRAWINGS SCALE: 1"=30'
WSA PROJECT NO. 23084



NORTH

[illegible]

DESIGNED BY:	PMB
DRAWN BY:	DLS
CHECKED BY:	WES
DATE:	
WARNING: ALTERING THIS DOCUMENT IS IN VIOLATION OF SECTION 170.00, SUBSECTION 170.00, PARAGRAPH 1, SECTION 170.00, PART 1 OF THE NEW YORK STATE EDUCATION LAW. © COPYRIGHT 2024 WM. SCHUTT & ASSOCIATES P.C.	



WM SCHUTT
ASSOCIATES

37 CENTRAL AVE.
LANCASTER, NY 14085-2143
PH. 716-683-5961
FAX 716-683-0169
WWW.WMSCHUTT.COM

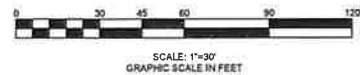
PROPOSED 7,500 SF WAREHOUSE/OFFICE AND PARKING
100 WEST GENESEE STREET
CITY OF LOCKPORT - NIAGARA COUNTY - NEW YORK

STORM WATER POLLUTION
PREVENTION PLAN AND NOTES

THIS SHEET ISSUED SEPTEMBER 10, 2026
C8.0
DRAWINGS SCALE: 1"=30'
WSA PROJECT NO. 23084

LEGEND

- | | |
|---|-------------------------------------|
|  | STORM INLET WITH SEDIMENT TRAP |
|  | SILT SOCK |
|  | STABILIZED CONSTRUCTION ENTRANCE |
|  | EQUIPMENT AND MATERIAL STORAGE AREA |



1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO LIGHTSPEX LLC. LIGHTSPEX LLC DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF THE DESIGN. LIGHTSPEX LLC IS NOT RESPONSIBLE FOR THE DESIGN OF THE LIGHTING SYSTEM OR THE RESULTS OF THE DESIGN. LIGHTSPEX LLC IS NOT RESPONSIBLE FOR THE DESIGN OF THE LIGHTING SYSTEM OR THE RESULTS OF THE DESIGN.

2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. LUMINAIRE DATA IS BASED ON INFORMATION SUPPLIED BY OTHERS TO LIGHTSPEX LLC. LIGHTSPEX LLC DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF THE DESIGN. LIGHTSPEX LLC IS NOT RESPONSIBLE FOR THE DESIGN OF THE LIGHTING SYSTEM OR THE RESULTS OF THE DESIGN.

3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

THIS LAYOUT MAY NOT MEET ALL LOCAL DESIGN REQUIREMENTS. IF THIS LAYOUT DOES NOT COMPLY WITH ALL LOCAL DESIGN REQUIREMENTS, THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE LIGHTING SYSTEM OR THE RESULTS OF THE DESIGN.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM ASSUMED DATA. LIGHTSPEX LLC DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF THE DESIGN. LIGHTSPEX LLC IS NOT RESPONSIBLE FOR THE DESIGN OF THE LIGHTING SYSTEM OR THE RESULTS OF THE DESIGN.



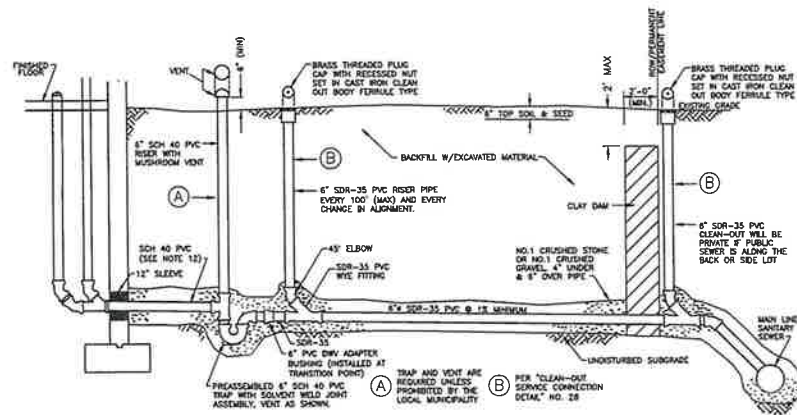
Luminaire Schedule			
Symbol	Qty	Label	Description
SW1	6	SW1	Gardco #OPF-S-A04-740-T4M-WAL (15,000lm)
S1	5	S1	Gardco #OPF-S-A04-740-T4M-AR1 (15,000lm)

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
Overall Site	illumina	Fc	1.05	6.7	0.0
West Property Line	illumina	Fc	0.01	0.1	0.0

- Calculation/Layout Notes**
1. Calculations are the expected maintained illumination
 2. Calculations are measured at grade
 3. Surface reflectance is 20%
 4. Mounting Heights: 18ft (all)

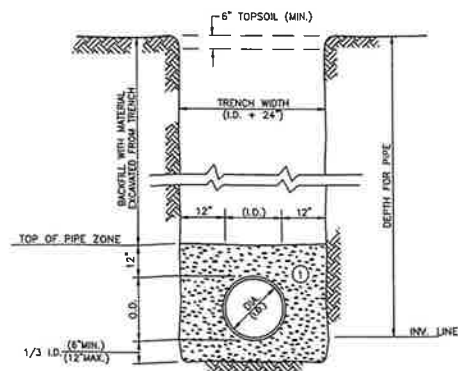


THIS SHEET ISSUED SEPTEMBER 10, 2026
C9.0
DRAWINGS SCALE: NONE
WSA PROJECT NO. 23084



- NOTES:
1. ALL MATERIALS SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER.
 2. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 3. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 4. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 5. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 6. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 7. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 8. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 9. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 10. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 11. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 12. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 13. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 14. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 15. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 16. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 17. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 18. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 19. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 20. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 21. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 22. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 23. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 24. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 25. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 26. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 27. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 28. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 29. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 30. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 31. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 32. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 33. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 34. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 35. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 36. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 37. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 38. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 39. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 40. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 41. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 42. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 43. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 44. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 45. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 46. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 47. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 48. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 49. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 50. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 51. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 52. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 53. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 54. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 55. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 56. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 57. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 58. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 59. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 60. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 61. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 62. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 63. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 64. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 65. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 66. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 67. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 68. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 69. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 70. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 71. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 72. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 73. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 74. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 75. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 76. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 77. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 78. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 79. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 80. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 81. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 82. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 83. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 84. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 85. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 86. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 87. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 88. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 89. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 90. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 91. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 92. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 93. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 94. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 95. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 96. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 97. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 98. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 99. ALL WORK SHALL BE COMPLETED BY 4:00 PM.
 100. ALL WORK SHALL BE COMPLETED BY 4:00 PM.

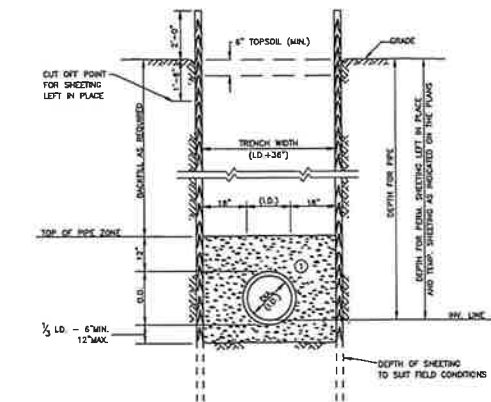
TYPICAL COMMERCIAL SERVICE WITHOUT BASEMENT DETAIL
VENT CAP/RISER IN PAVEMENT



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

MATERIALS
PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)
1. NO. 1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN 1" AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.
NOTE: SLAG SHALL NOT BE ALLOWED FOR MATERIALS

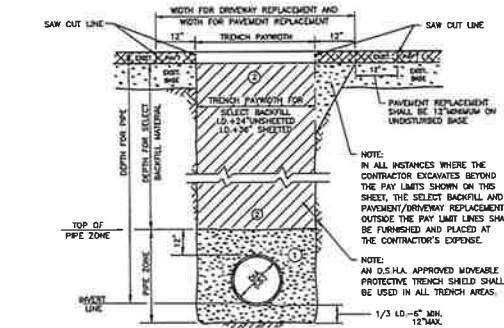
UNSHETED TRENCH DETAIL



- NOTES:
1. MAINTAIN 18" BETWEEN PIPE AND INSIDE FACE OF TEMPORARY SHEETING. IF SHEETING EXTENDS BELOW PIPE INVERT AS SHOWN, WHEN PVC PIPE MATERIAL IS USED, COMPACT MATERIAL ① BEFORE PULLING THE SHEETING.
 2. SHEETED TRENCH OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING EQUIPMENT.
 3. SHEETING DRIVEN BELOW THE INVERT OF THE PIPE FOR BEDDING MATERIAL AND TOE SUPPORT WILL NOT BE CONSIDERED IN THE FORMULA FOR PAYMENT BUT SHOULD BE PAID BY THE CONTRACTOR IN DETERMINING HIS UNIT BID PRICE PER SQUARE FOOT OF SHEETING.
 4. WHERE INDICATED ON THE PLANS OR AS ORDERED BY THE ENGINEER, TEMPORARY SHEETING WILL BE PAID FOR UNDER THE APPLICABLE BID ITEM. OTHER AREAS WHERE THE CONTRACTOR ELECTS TO USE TEMPORARY SHEETING NOT PREVIOUSLY AUTHORIZED BY THE ENGINEER SHALL BE AT HIS OPTION AND EXPENSE.

MATERIALS
PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)
1. NO. 1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN 1" AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.
NOTE: SLAG SHALL NOT BE ALLOWED FOR MATERIALS

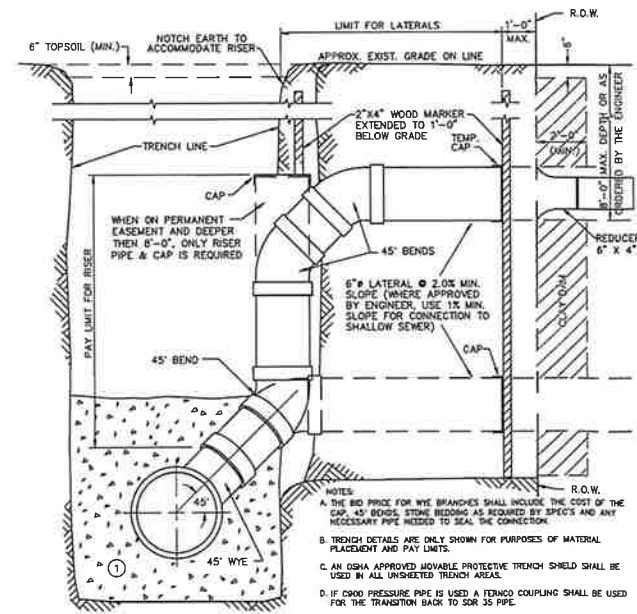
SHEETED TRENCH DETAIL



- NOTES:
1. ALL ROADS AND DRIVEWAYS SHALL BE RECONSTRUCTED WITH A MIN. 2" COURSE OF BINDER AND A 1-1/2" TOP COURSE, APPLICABLE HIGHWAY PAVING CONDITIONS SHALL APPLY.
 2. ALL OPEN CUTS WITHIN 50' OF AN INTERSECTION SHALL BE TOPPED WITH 4" OF COLD PATCH REGARDLESS OF THE TIME OF YEAR.
 3. ALL ROAD CUTS ON HEAVILY TRAVELED ROADWAYS WILL REQUIRE 4" OF COLD PATCH (GENERALLY STATE AND COUNTY HIGHWAYS).
 4. ALL TEMPORARY PAVEMENT PATCHES SHALL BE MAINTAINED BY THE CONTRACTOR.
 5. PAVEMENT/DRIVEWAY CUTS BY THE CONTRACTOR WILL BE MADE WITH A SAW, PNEUMATIC SPRAKE OR OTHER ACCEPTED MEANS PRIOR TO EXCAVATION.
 6. FINAL PAVEMENT/DRIVEWAY RESTORATION: THE CONTRACTOR WILL BE RESPONSIBLE TO SAW CUT AN ADDITIONAL 12" ON EACH SIDE OF THE DISTURBED PATCH AREA, SO AS TO PROVIDE A UNIFORM STRAIGHT EDGE. THE CUT EDGE WILL THEN BE COATED WITH A BITUMINOUS SEAL COAT AND REPLACED IN THE MANNER DESCRIBED ABOVE.
 7. THE CONTRACTOR SHALL REMOVE ALL CONCRETE DAMAGE BY HIS OPERATION. THE EXISTING CONCRETE AT THE DAMAGED EDGE SHALL BE SAW CUT TO PROVIDE A STRAIGHT EDGE JOINT BETWEEN OLD AND NEW WITH CONCRETE JOINT MATCHER. THE CONTRACTOR SHALL BE REQUIRED TO RECONSTRUCT THE DRIVEWAY WITH 4000 PSI CONCRETE MATCHING THE DEPTH AND WIDTH OF THE EXISTING DRIVEWAY.

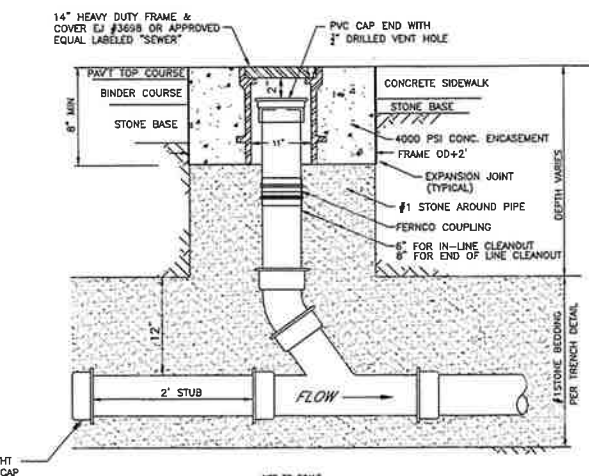
MATERIALS
PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)
1. NO. 1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN 1" AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.
SELECT MATERIAL BEDDING (NYSDOT LATEST EDITION)
2. NO. 2 RUN OF CRUSHED STONE OR NO. 2 RUN OF CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN 1" AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER. NO SLAG WILL BE ALLOWED.

PAVEMENT AND DRIVEWAY
REPLACEMENT DETAIL

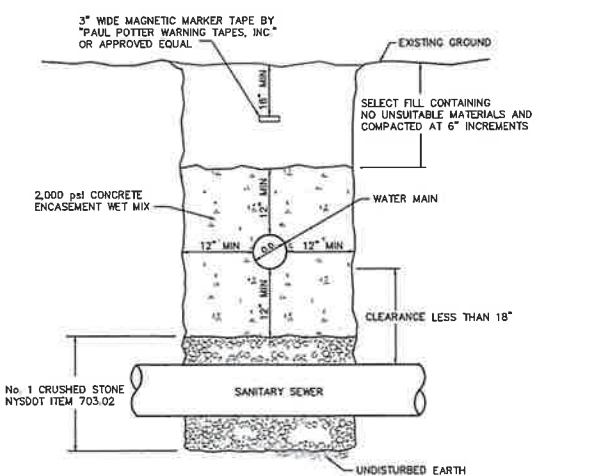


- NOTES:
1. NO. 1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN 1" AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT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

RISER DETAIL - SDR35

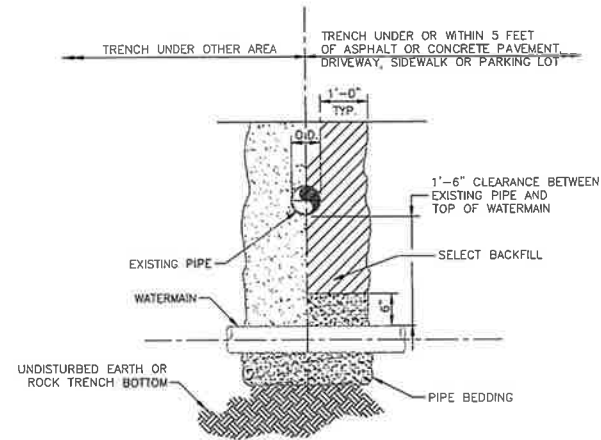
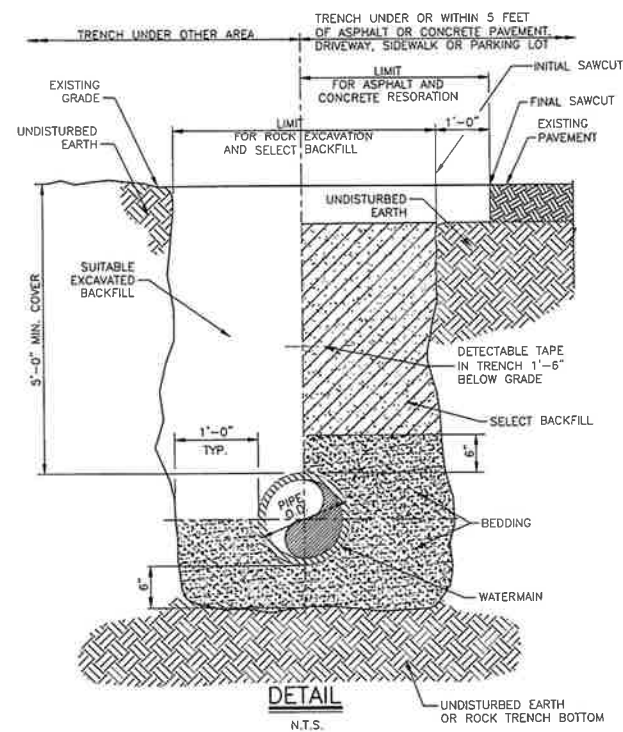


CLEANOUT IN PAVEMENT/SIDEWALK

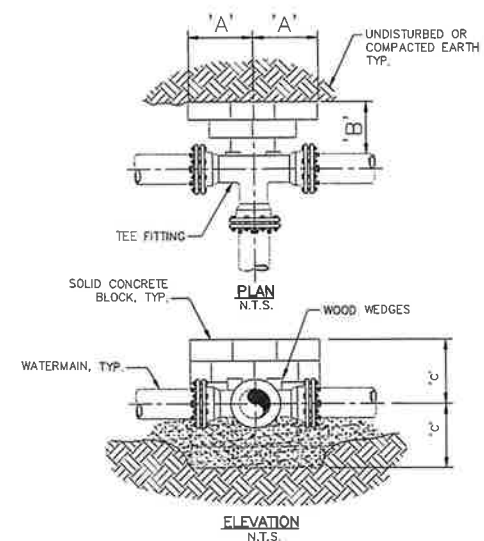


SANITARY SEWER CROSSING DETAIL

DRAWING REVISIONS	
ITEM	DATE
DESIGNED BY: PNB	CHECKED BY: DLS
DRAWN BY: DLS	VERIFIED BY: VES
DATE:	DATE:
WARNING: THIS DOCUMENT IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.	
WM SCHUTT & ASSOCIATES 37 CENTRAL AVE. LANCASTER, NY 14086-2143 PH: 716-683-5961 FAX: 716-683-0169 WWW.WMSCHUTT.COM	
PROPOSED 7,500 SF WAREHOUSE/OFFICE AND PARKING 100 WEST GENESEE STREET CITY OF LOCKPORT - NIAGARA COUNTY - NEW YORK	
SANITARY DETAILS	
THIS SHEET ISSUED SEPTEMBER 10, 2026	
C9.2	
DRAWINGS SCALE: NONE	
WSA PROJECT NO. 23084	

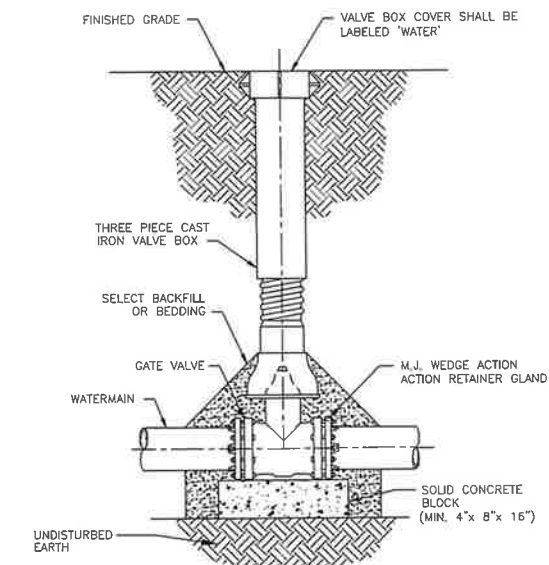


- NOTES:**
1. ALL EXISTING UTILITIES MUST BE SUPPORTED DURING CONSTRUCTION OF THE NEW WATERMAIN.
 2. WHEN CROSSING A SEWERLINE WITH A NEW WATERMAIN, ONE FULL PIPE LENGTH (18 FT. MIN.) SHALL BE USED AT THE POINT OF CROSSING. THE WATERMAIN SHALL BE PLACED SO THAT BOTH JOINT ENDS ARE AS FAR AS POSSIBLE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

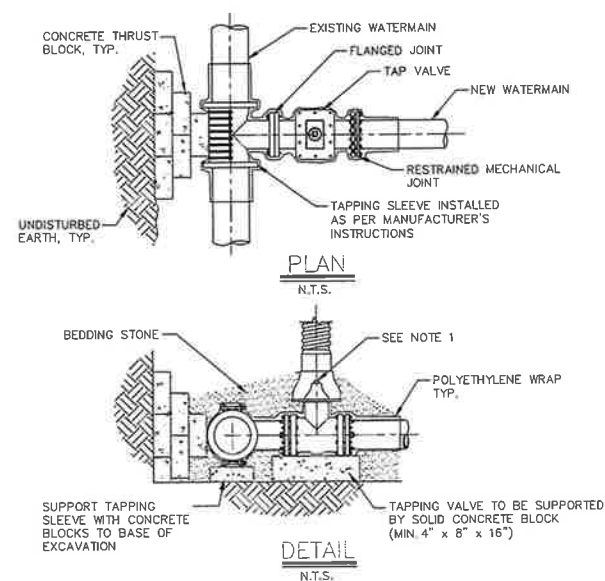


- NOTES:**
1. THRUST BLOCK REQUIRED FOR TEES, HYDRANT LATERAL TEES AND TAPPING SLEEVE INSTALLATIONS.
 2. FITTING TO BE POLYETHYLENE WRAPPED PRIOR TO BEDDING AND CONCRETE BLOCK.

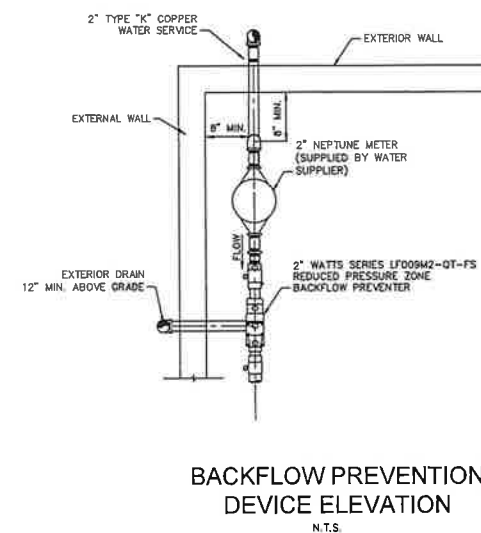
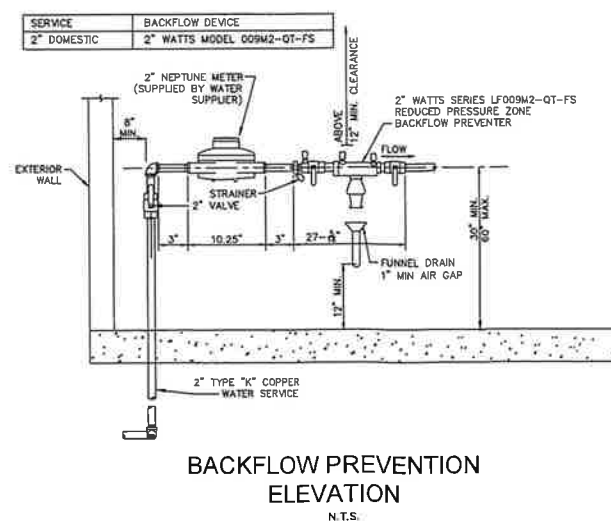
BRANCH TEE SIZE	DIMENSION SCHEDULE		
	"A"	"B"	"C"
6"	1'-6"	1'-0"	6"
4"	7"	1'-0"	7"



- NOTES:
1. VALVE SHALL NOT SUPPORT VALVE BOX.
 2. GATE VALVE SHALL BE INSTALLED LEVEL.
 3. VALVE BOX SHALL BE PLUMB TO GRADE, WITH OPERATING NUT CENTERED IN BOX.



- NOTES:**
1. POLYETHYLENE WRAP IS TO BE PLACED AROUND THE ENTIRE FITTING, AND SECURED IN PLACE WITH POLYETHYLENE TAPE. PROVIDE SUFFICIENT SLACK SO THAT POLYETHYLENE WRAP IS NOT PUNCTURED DURING BACKFILL AND DOES NOT ENTRAP AIR. POLYETHYLENE WRAP IS NOT TO BE INSTALLED WITHIN 6 INCHES OF VALVE OPERATING NUT.
 2. ASSEMBLY TO BE POLYETHYLENE WRAPPED PRIOR TO BEDDING AND CONCRETE BLOCK PLACEMENT.
 3. POLYETHYLENE WRAP IS TO BE EXTENDED A MINIMUM OF 12" PAST THE FITTING ON EACH LEG AND SECURED TO THE PIPE (OR TO WYWP IF DIP) WITH AT LEAST TWO CIRCUMFERENTIAL WRAPS OF POLYETHYLENE TAPE.



- ## STORM WATER POLLUTION PREVENTION DETAILS