

III-c | SITE PLANS

V:\081591 - Stream, NY\081591-01-001 (ENR) - Buffalo, Alabama, NY\Engineering\Engineering Plans\Stream - Project - BUFFALO\Sheets\081591-01-SP-MASTER PLAN.dwg 07/26/20 04:46:01PM mwehford LAYOUT:MP-1 MASTER PLAN



SHEET No.
MP-1

**BUFA - PROJECT DOUBLE REED
SOUTH CAMPUS
MASTER PLAN**

TOWN OF ALABAMA, GENESEE COUNTY, NEW YORK

Bowman Consulting Engineering, Land Surveying & Landscape Architecture
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ERIC L. KELLER, N.Y. Professional Engineer, Lic. 085234-1

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WARNING: IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF THE LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR LANDSCAPE ARCHITECT, TO REPRODUCE OR TRANSMIT THIS INFORMATION IN ANY MANNER.

PROJ: 085234-001
 DATE: JANUARY 9, 2020
 CHKD: PDQ
 DRAWN: JLD
 THE INFORMATION CONTAINED HEREIN IS FOR THE PROJECT AND SITE SPECIFIC TO THE PROJECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF BOWMAN CONSULTING ENGINEERING, LAND SURVEYING & ARCHITECTURE.

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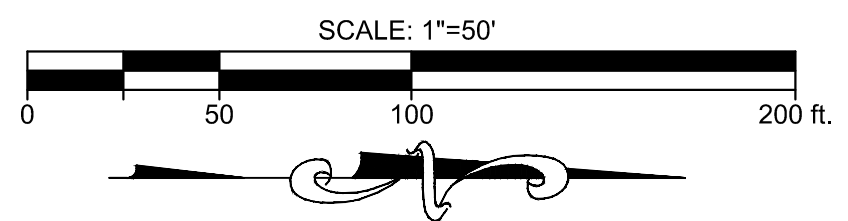
V:\081591 - Stream, NY\081591-01-001 (ENR) - Buffalo, Alabama, NY\Engineering\Engineering Plans\Stream - Project - BUFFALO 2\Stream\081591-0-002-SITE.dwg 07/23/26 11:53:46AM mwallford_LAYOUT C-122-N SITE PLAN - NORTH CAMPUS

Date Plotted: 200-07-16 09:00
 User: JWB/AL-200-20-165180
 Plot Path: C:\Program Files\Autodesk\AutoCAD 2000\Plot\Plot1.dwg

GENERAL CONSTRUCTION NOTES:

- UTILITIES AS SHOWN ON THESE DRAWINGS ARE PLOTTED FROM FIELD EVIDENCE AND INFORMATION SUPPLIED BY VARIOUS UTILITY AGENCIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. INVICTUS CIVIL ENGINEERING, P.C. AND ATSI ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THE UNDERGROUND UTILITIES CONTRACTORS MUST CALL U.P.O. AT LEAST TWO WORKING DAYS PRIOR TO ANY EXCAVATION 1-800-962-7962. THE CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS TO LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS AS REQUIRED TO MEET EXISTING CONDITIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT CONSTRUCTION PROCEEDS IN ACCORDANCE WITH THE LATEST REVISION OF THE DESIGN DRAWINGS. CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS FOUND ON SITE PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL DIG TEST PITS AS NECESSARY TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES. DESIGN ENGINEER, OWNER AND UTILITY OWNER TO BE NOTIFIED 48 HOURS PRIOR TO DIGGING TEST PITS. ACTUAL ROCK OR UTILITY LOCATIONS AND ELEVATIONS MAY RESULT IN REVISIONS TO DESIGN PLAN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF ALABAMA CONSTRUCTION SPECIFICATIONS, RULES, AND DETAILS.
- ALL SANITARY SEWERS AND WATERLINE INSTALLATION AND TESTING MUST CONFORM TO THE LATEST TOWN OF ALABAMA AND GENESEE COUNTY STANDARD SPECIFICATIONS.
- ALL WATERLINE, STORM SEWER AND SANITARY SEWER SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE NOTES AND DETAILS SHOWN ON THE DETAIL SHEETS.
- ALL UTILITY LINES UNDER PAVEMENT, DRIVEWAYS, SIDEWALKS, AND WITHIN 5 FEET OF THE BACK OF CURB MUST BE BACKFILLED WITH MECHANICALLY TAMPED AND RUN OF CRUSHER STONE IN MAX. 6" LIFTS. SELECT FILL IS REQUIRED UNDER ALL PAVED AREAS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PERMITS AND PROVIDE ALL BONDS REQUIRED FOR THIS WORK INCLUDING, BUT NOT LIMITED TO, UTILITY CONNECTIONS AND SITE CONSTRUCTION.
- ALL AREAS THAT ARE NOT PAVED, GRAVEL, OR LANDSCAPED MUST BE PERMANENTLY VEGETATED WITH A MINIMUM OF 5" OF TOPSOIL AND GRASS SEED AND MAINTAINED AS LAWN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
- AREAS TO BE FILLED SHALL BE CLEANED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS, OR OTHER OBJECTIONABLE MATERIAL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES. ALL FILL TO BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 6 INCHES IN THICKNESS.
- FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS. FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISH GRADING.
- ALL SIGNAGE SHALL BE IN CONFORMANCE WITH THE TOWN OF ALABAMA'S REGULATIONS. ALL SIGNAGE TO BE APPROVED BY THE TOWN OF ALABAMA PRIOR TO INSTALLATION.
- EXTERIOR LIGHTING FOR PROPOSED BUILDING(S) AND SITE LIGHTING TO BE DARK SKY FRIENDLY LIGHTING WITH A MINIMUM OF 1 FOOT-CANDLE. SEE ARCHITECTURAL PLANS FOR FINAL LOCATIONS AND SPECIFICATIONS. LIGHTS TO BE LOCATED AT BUILDING ENTRANCES AND OVERHEAD DOORS FOR SAFETY.
- CONTRACTOR TO REFER TO GEOTECHNICAL ENGINEERING REPORT BY WHITESTONE ASSOCIATES, DATED XXXX. REPORT IS INCLUDED IN THE BID PACKAGE. SUBMISSION OF A BID INDICATES THAT THE SITE CONTRACTOR AND THE GENERAL CONTRACTOR HAVE REVIEWED THE FINDINGS OF THE REPORT/TEST PITS AND WILL PROVIDE ALL WORK IN CONFORMANCE WITH ITS RECOMMENDATIONS.

- THE TOWN OF ALABAMA IS TO BE NOTIFIED A MINIMUM OF 48-HOURS PRIOR TO STARTING THE CONNECTION FOR THE NEW WATER SERVICE.
- CHLORINATION OF THE WATERLINE SHALL BE DONE IN ACCORDANCE WITH SPECIFICATIONS AWWA C-651
- WATERLINE, OTHER THAN PROCESS WATER LINES CONTAINING GLYCOL, SHALL BE INSTALLED WITH A MINIMUM COVER OF 5.0' FROM PROPOSED GRADE.
- JOINT RESTRAINTS ARE REQUIRED ON ALL WATERLINE FITTINGS - SEE RESTRAINT LENGTH TABLES ON WATERLINE DETAIL SHEET.
- ANCHOR COUPLINGS WILL BE INSTALLED FOR ALL TEES, BENDS, VALVES, AND HYDRANTS.
- A MINIMUM F 10" OF HORIZONTAL AND 18" OF VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN ALL SANITARY SEWER AND WATER SERVICES. WATERLINE TO BE DEFLECTED AS NECESSARY TO PROVIDE MINIMUM OF 18" VERTICAL CLEARANCE.
- CONTRACTOR SHALL PLACE AND COMPACT MATERIAL AS SPECIFIED TO MAINTAIN A MINIMUM 2 FT. (OR MINIMUM ALLOWABLE BY PIPE MANUFACTURER) MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
- APPROVAL SHALL BE OBTAINED FROM THE GENESEE COUNTY HEALTH DEPARTMENT AND ALL RESPONSIBLE AGENCIES FOR THE BACKFLOW PREVENTION FOR THE WATER CONNECTIONS.
- SANITARY SEWER SHALL BE INSTALLED WITH A MINIMUM COVER OF 4.0' FROM PROPOSED GRADE.
- THE TOWN OF ALABAMA SHALL BE NOTIFIED A MINIMUM OF 48-HOURS PRIOR TO STARTING THE CONNECTION FOR THE SANITARY SEWER SERVICE.
- POLYVINYL CHLORIDE (P.V.C.) PIPE AND FITTINGS FOR GRAVITY SEWERS SHALL MEET AND/OR EXCEED A.S.T.M. SPECIFICATION D-3034 WITH A MINIMUM SDR-35 OR APPROVED EQUAL.
- ALL PROPOSED ELEVATIONS SHOWN HERE ON ARE FINISHED GRADE ELEVATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING PROPOSED RIM ELEVATIONS IN RELATION TO PROPOSED GRADE PRIOR TO INSTALLATION AND NOTIFYING DESIGN ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR IS TO OBTAIN PERMISSION TO ACCESS UTILITIES WITHIN THE RIGHT-OF-WAY AND/OR UNDER THE AUTHORITY OF OTHERS.
- STRIPPED TOPSOIL SHALL BE STOCKPILED IN AREAS SHOWN ON PLANS OR AS DIRECTED BY OWNER'S REPRESENTATIVE. THE PILE(S) SHALL BE SEEDED IN CONFORMANCE WITH PROJECT EROSION AND SEDIMENT CONTROL PLAN AND DETAILS.
- BIO-RETENTION AREA PLANTINGS TYPE TO BE OBTAINED FROM TABLE H.5 NATIVE PLANT GUIDE FOR STORMWATER MANAGEMENT AREAS (NY) LOCATED IN APPENDIX H OF THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL. PLANTINGS MUST BE ZONE 2 COMPLIANT. PLANT SELECTION SHALL BE DIVERSE. LAYOUT SHALL BE RANDOM AND NATURAL. PLANTINGS SHALL BE PLACED APPROX. 18" ON CENTER. - SEE SAMPLE BIO-RETENTION AREA PLANTING PLAN.
- CONTRACTOR TO KEEP CROSBY ROAD FREE OF DIRT AND DEBRIS AT ALL TIMES DURING CONSTRUCTION.
- JOB BENCHMARK AS NOTED ON PLANS.
- GEOTEXTILE IS REQUIRED OVER STORM SEWER ROADWAY CROSSINGS FOR TEN (10) FEET ON EITHER SIDE OF PIPE TO PROTECT AGAINST SETTLEMENT.
- ELEVATIONS AS SHOWN ARE BASED ON NAVD 88, AS ESTABLISHED FROM THE NEW YORK STATE RTN.
- CONTRACTOR SHALL DISPOSE OF ANY DEMOLITION OR CONSTRUCTION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- EQUIPMENT PADS TO BE DESIGNED BY OTHERS.
- SEE ARCHITECTURAL PLANS FOR BUILDING HEIGHTS AND ELEVATIONS.
- PROTECTIVE BOLLARDS TO BE INSTALLED ONE (1) FOOT MIN. OFF PAVEMENT EDGE TO FACE OF BOLLARD AND FIVE (5) FOOT MAX. ON CENTER BOLLARDS TO SPAN CONCRETE DUCT BANK CROSSINGS, WHERE POSSIBLE.
- GUIDE RAIL TO BE NYSDOT BOX BEAM (606-04; 606-06) OR APPROVED EQUAL.

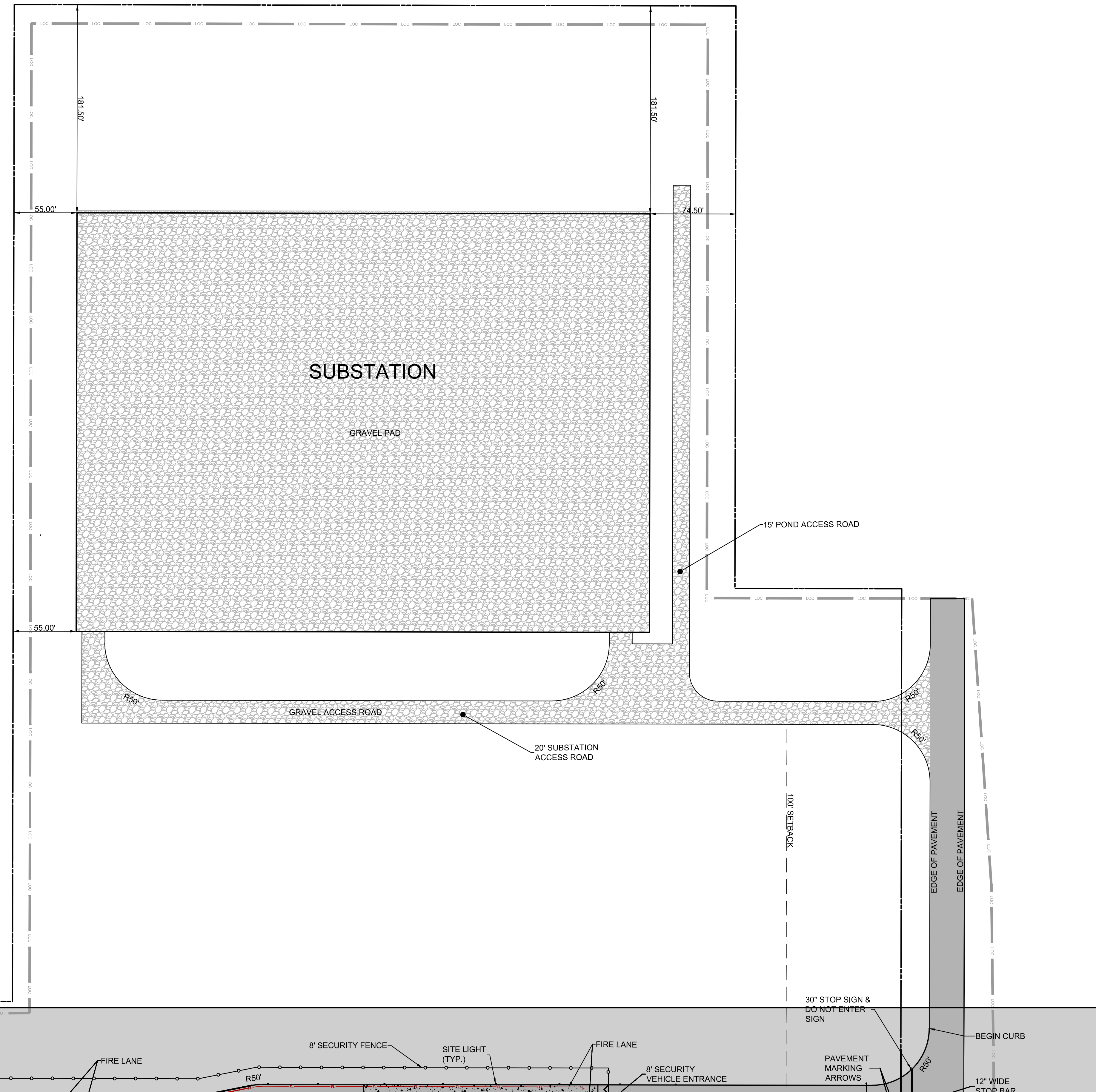


NOTE:

- SEE SHEET C-601-N & C-602-N FOR LANDSCAPE PLANTINGS
- SEE SHEET C-701-N & C-702-N FOR PHOTOMETRIC PLAN

PARKING SCHEDULE:

- 112 REGULAR SPACES
- 7 AMERICANS WITH DISABILITIES ACT (ADA) SPACES
- 8 ELECTRIC VEHICLE CHARGING SPACES



12	11	10	9	8	7	6	5	4	3	2	1	DATE	CHD
12	11	10	9	8	7	6	5	4	3	2	1	DATE	CHD

FROM: 08/16/2026
 DATE: JANUARY 26, 2026
 CHD: PDQ
 PROJECT: BUFFALO 2 - NORTH CAMPUS
 DRAWING: C-122-N SITE PLAN
 THE USER ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER AGREES TO HOLD THE ENGINEER HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THE ENGINEER BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THE INFORMATION CONTAINED HEREIN.

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BUFA - PROJECT DOUBLE REED
 NORTH CAMPUS
 SITE PLAN - NORTH CAMPUS
 TOWN OF ALABAMA, GENESEE COUNTY, NEW YORK

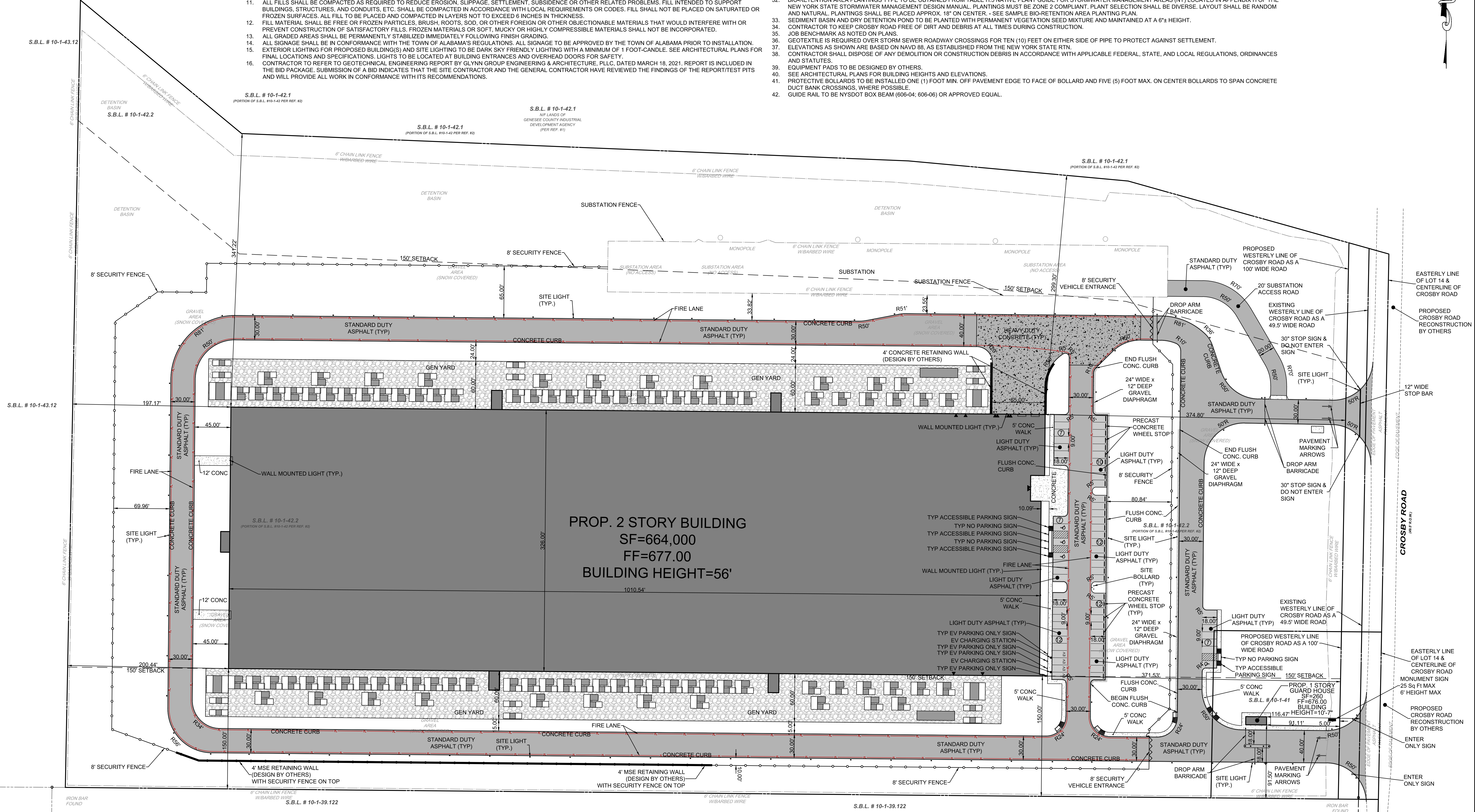
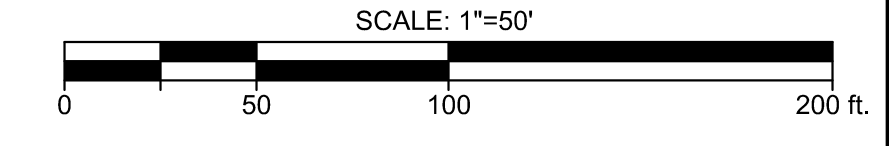
SHEET No.
C-122-N

V:\081591 - Stream, NY\081591-01-01 [ENR] - Buffalo, Alabama, NY\Engineering\Projects\Stream - Buffalo\081591-01-01-SP-1 SITE PLAN.dwg 07/29/26 02:12:37PM mwallard_LAYOUT SP-1 SITE PLAN
 Date Plotted: 07/29/26 10:10:46 AM
 Plot Size: 36" x 48"

GENERAL CONSTRUCTION NOTES:

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- CONTRACTOR TO REFER TO GEOTECHNICAL ENGINEERING REPORT BY GLYNN GROUP ENGINEERING & ARCHITECTURE, PLLC, DATED MARCH 18, 2021. REPORT IS INCLUDED IN THE BID PACKAGE. SUBMISSION OF A BID INDICATES THAT THE SITE CONTRACTOR AND THE GENERAL CONTRACTOR HAVE REVIEWED THE FINDINGS OF THE REPORT/TEST PITS AND WILL PROVIDE ALL WORK IN CONFORMANCE WITH ITS RECOMMENDATIONS.

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- WATERLINE, OTHER THAN PROCESS WATER LINES CONTAINING GLYCOL, SHALL BE INSTALLED WITH A MINIMUM COVER OF 5.0' FROM PROPOSED GRADE.
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- SEDIMENT BASIN AND DRY DETENTION POND TO BE PLANTED WITH PERMANENT VEGETATION SEED MIXTURE AND MAINTAINED AT A 6"± HEIGHT.
- CONTRACTOR TO KEEP CROSBY ROAD FREE OF DIRT AND DEBRIS AT ALL TIMES DURING CONSTRUCTION.
- JOB BENCHMARK AS NOTED ON PLANS.
- GEOTECHNICAL IS REQUIRED OVER STORM SEWER ROADWAY CROSSINGS FOR TEN (10) FEET ON EITHER SIDE OF PIPE TO PROTECT AGAINST SETTLEMENT.
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- GUIDE RAIL TO BE NYSDOT BOX BEAM (606-04; 606-06) OR APPROVED EQUAL.



NOTE:

- SEE SHEET LS-1 FOR LANDSCAPE PLANTINGS
- SEE SHEET LT-1 FOR PHOTOMETRIC PLAN

PARKING SCHEDULE:

- 59 REGULAR SPACES
- 4 AMERICANS WITH DISABILITIES ACT (ADA) SPACES
- 4 ELECTRIC VEHICLE CHARGING SPACES

DATE	CHKD	DATE	CHKD	DATE	CHKD	DATE	CHKD	DATE	CHKD

BUFA - PROJECT DOUBLE REED SOUTH CAMPUS SITE PLAN

DATE: JANUARY 9, 2026
 CHKD: PQQ
 PROJECT: PROJECT DOUBLE REED SOUTH CAMPUS
 DRAWING: SP-1 SITE PLAN
 SCALE: 1"=50'
 SHEET NO.: SP-1

Bowman

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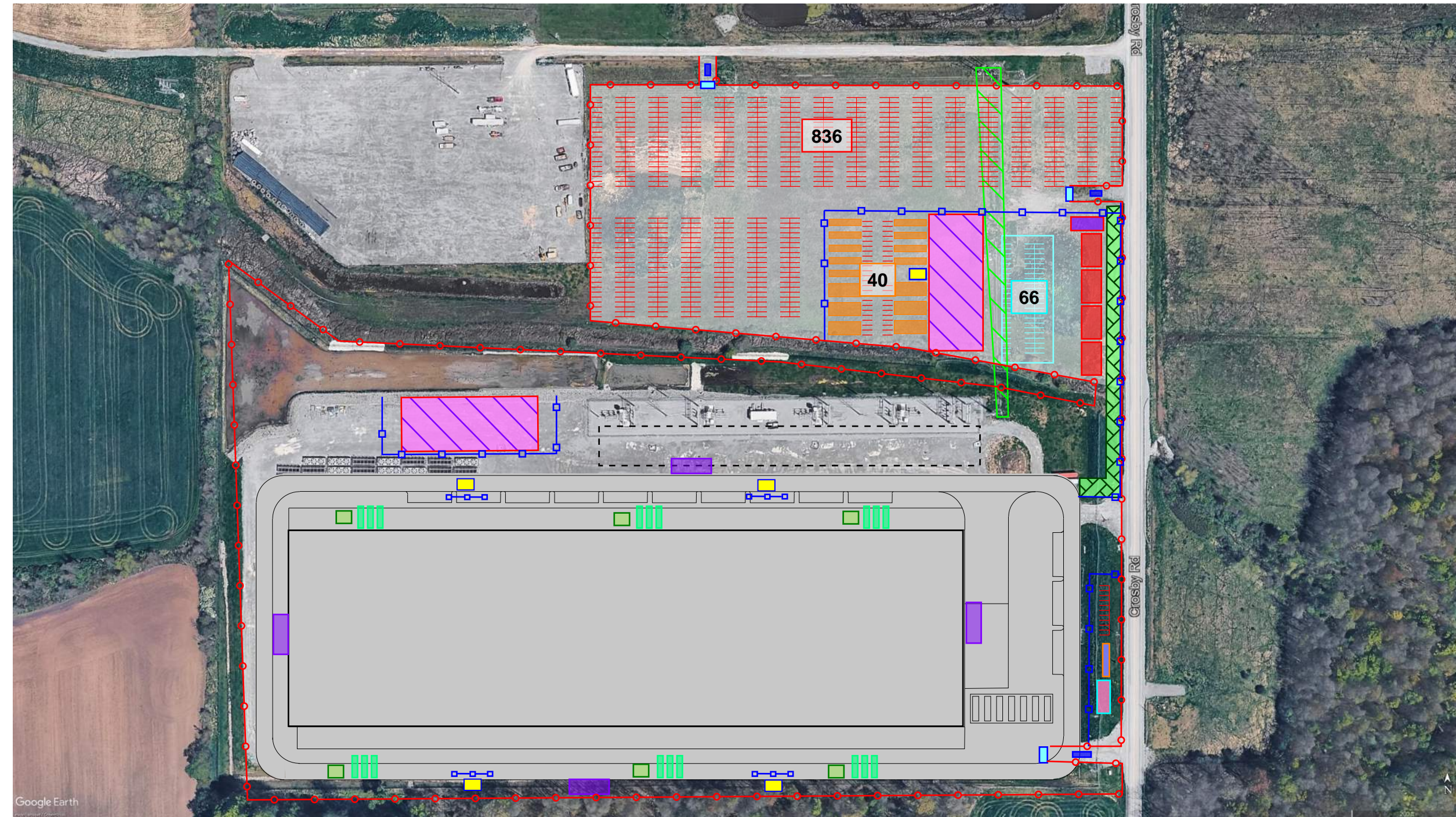
ERIC L. KELLER, N.Y. Professional Engineer, Lic. 085234-1

BUFA - PROJECT DOUBLE REED SOUTH CAMPUS SITE PLAN

SHEET No. **SP-1**

BUFA | Project Double Reed

10-Acre Logistics Area Layout



Key	
	Sliding Gate
	High Powerlines
	Perimeter Security Fencing
	Jersey Barrier
	Stone Walkway
	Guard House/ Access Control
	Subcontractor Trailer
	Management Trailer
	Tent
	Employee Parking (888)
	Management Parking (66)
	Concrete Washout
	Dumpster/ Recycling
	Restroom
	Muster Point
	Office Trailer
	Medical Tent

12/29/2025

BUFA | Project Double Reed

30-Acre Logistics Area Layout



Key	
	Sliding Gate
	Perimeter Security Fencing
	Guardhouse / Access Control
	Staging / Laydown Area
	Undisturbed
	Equipment Storage

12/29/2025



LEGEND

 WETLANDS

0 200 400 800 Feet

STREAM - BUFA
TELECOM EXHIBIT

2-18-2026

