

Jefferson County Industrial Development Agency

800 Starbuck Avenue, Suite 800
Watertown, New York 13601
Telephone 315-782-5865 / 800-553-4111
Fax 315-782-7915
www.jcida.com

TO: **JCIDA Building and Grounds Ad Hoc Committee**
John Condino, Chair
David Converse
Lisa L'Huillier
Rob Aiken
Paul Warneck
Robert E. Aliasso, Jr.

FROM: Marshall Weir, CEO

DATE: September 30, 2026

SUBJECT: **JCIDA Building and Grounds Ad Hoc Committee Meeting**

A JCIDA Building and Grounds Committee meeting has been scheduled for **Thursday, October 8, 2026 at 9:00 a.m.**

The live stream link is available at www.jcida.com.

Zoom:

<https://us02web.zoom.us/j/84355250468?pwd=R0t4VjRPdGJBZDJrL2JQYVVVjKytDdz09>

Meeting ID: 843 5525 0468

Passcode: 011440

1-929-205-6099 US (New York)

Please confirm your attendance with Peggy Sampson pssampson@jcida.com at your earliest convenience.

Thank you.

pss

c: Jay Matteson
Dorena Kimball
W. Edward Walldroff
Hon. William Johnson
Dr. Dawn Robinson
Charles Capone
Keith Perry
Media

Jefferson County Industrial Development Agency

800 Starbuck Avenue, Suite 800

Watertown, New York 13601

Telephone: (315) 782-5865 or (800) 553-4111 Facsimile (315) 782-7915

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JCIDA BUILDING AND GROUNDS AD HOC COMMITTEE

Thursday, October 8, 2026

9:00 a.m.

AGENDA

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Jefferson County Corporate Park**
 - 1. Discuss Lot 3/4 (Parcel No. 73.20-1-2.11) RFP**
- IV. Other/Unfinished business**
- V. Adjournment**



Jefferson County Industrial Development Agency
800 Starbuck Avenue, Suite 800, Watertown, New York 13801
Phone: 315.782.5886 / Fax: 315.782.7915
www.JCIDA.com

REQUEST FOR PROPOSALS (RFP)

SALE AND DEVELOPMENT OF REAL PROPERTY

Parcel No. 73.20-1-2.11

The Jefferson County Industrial Development Agency is soliciting proposals from qualified developers, investors, businesses, and interested parties for the purchase and redevelopment of Parcel No. 73.20-1-2.11 (the "Property") located on County Route 200 in the Town of Watertown. This property is inside the Jefferson County Corporate Park and subject to all zoning and covenants assigned to all properties within the boundaries of the Corporate Park.

An independent appraisal completed in 2023 established the fair market value of the Property at **\$140,000**.

Property Information

- Parcel Number: 73.20-1-2.11
- Location: County Route 200, Town of Watertown
- Current Zoning: Light Industrial
- Approximate Acreage: 7.35
- Condition: Property offered "as-is, where-is"

Development Objectives

The issuing agency seeks proposals that promote productive use of the Property and provide economic and community benefit. Potential uses may include:

- Commercial Development
- Industrial or Manufacturing Uses
- Warehousing/Distribution

Preference may be given to projects that create jobs, increase the tax base, leverage private investment, and align with local development goals.

Proposals should include:

- Developer/Company Information
- Description of Proposed Development
- Proposed Purchase Price
- Estimated Project Investment and Financing Plan
- Project Timeline
- Economic Impact (jobs, investment, tax revenue, etc.)
- Relevant Experience and References

Proposals will be evaluated based on:

- Purchase Price
- Financial Capability
- Development Feasibility
- Economic Impact
- Project Timeline
- Compatibility with Community Goals

Proposals must be received no later than:

9/1/2026

Submit proposals electronically or by mail to:
Marshall Weir
CEO
Jefferson County Industrial Development Agency
800 Starbuck Avenue
Watertown, NY 13601
mweir@jcida.com
315 782 5865
Please label submissions:
"RFP – Parcel No. 73.20-1-2.11"

Reservation of Rights

The Jefferson County Industrial Development Corporation reserves the right to reject any or all proposals, waive informalities, request additional information, negotiate with respondents, or terminate the RFP process at any time. Issuance of this RFP does not obligate the agency to sell the Property.

For additional information or to request supporting materials, please contact the individual listed above.

THE
LUNDY GROUP
OF COMPANIES

August 25, 2026

Mr. Marshall Weir, CEO
Jefferson County Economic Development
800 Starbuck Avenue
Watertown, NY 13601

Re: Proposal to Purchase Lot 3

Dear Marshall:

Enclosed please find the proposal for the acquisition and redevelopment on Lot 3, parcel # 73.20-1-2.11 on County Route 200 in the Jefferson County Corporate Park.

As you are aware, I am very familiar with this site and have a tremendous amount of history in both the development of the Jefferson County Corporate Park and the former Industrial Park, as well as a 40 year background with the design and construction of many industrial projects in Jefferson County.

Enclosed please find our:

- Background and experience in the Industrial and Corporate Parks
- History with Spec Building projects
- Background on Design/Build Industrial construction projects

Once you have reviewed our proposal, I will be glad to sit with you and your Board to review it, go over any details, and answer any questions.

I look forward to your favorable reply.

Respectfully,

Michael E. Lundy
Lundy Group of Companies

Michael E. Lundy - CEO
20053 Summit View Blvd, Watertown, NY 13601
PH: 315-493-2493 Fax: 315-493-2004

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Lot 3 – Corporate Park

8-25-2026

1. Proposal for Acquisition and Redevelopment of Lot 3
2. Background and History:
 - a. Background and experience in the Industrial and Corporate Parks
 - b. History with Spec Building Projects
 - c. Background with Design/Build Industrial Construction Projects
3. Drawings:
 - a. C101 – Master Site Plan
 - b. C102 – Phase I Site Plan
 - c. C201 – Building Elevation
 - d. C202 – Building Elevation
4. MBL Engineering Lot 10 and Lot 11 in the Corporate Park Approved Site Plan Package

Lundy Group of Companies

20053 Summit View Blvd.
Suite 4
Watertown, NY 13601
P: 315-493-2493
F: 315-493-2004
mlundy@mlundygroup.com

**Acquisition and Redevelopment of
Lot 3
In the
Jefferson County Corporate Park**

To:

**Marshall Weir, CEO
Jefferson County Economic Development
800 Starbuck Avenue
Watertown, NY 13601**

Submitted by:

**Michael E. Lundy, CEO
Lundy Group of Companies**

April 25, 2026

REDEVELOPMENT SCOPE OF WORK

The development of Lot 3 will commence with, and be contingent upon, the construction of an industrial "spec" building on Lot 11, located across the street in the Corporate Park.

Lot 11 is owned by The Lundy Group of Companies and we currently have contingent site plan approval to build a 20,000 square foot industrial spec building on that site.

We previously disassembled the Butler Building on the former Bomax property and intend to rebuild that Butler Building as the spec building on Lot 11.

A preliminary set of plans have been included for your reference.

The spec building will be designed in a manner to allow for expansion on both ends to increase the building size to 50,000 square feet.

Once the first phase is constructed, we will make the site shovel ready for that future expansion.

The Lot 11 site work will generate a substantial amount of fill which will be needed to develop Lot 3.

I am very familiar with the challenging conditions associated with Lot 3. Over the years, we have had several clients evaluate the site for potential projects, but we were ultimately unable to move any of them forward, primarily due to the extensive requirements necessary to make the site usable.

The site has over 10' of topography from the southeast corner to the northwest corner. We have done rock testing and have completed a rock topography of the site. The rock depth varies substantially. There are some areas where the rock is shallow to grade and other areas where it is very deep.

In order to make the site usable for an industrial project, the rock will need to be cut and removed from some areas, and substantial fill will be needed in other areas.

We believe the best use of the property is warehouse or distribution and, with proper site design, we could accommodate up to a 100,000 square foot building and still be able to provide employee parking and tractor trailer access.

One concern is that the truck docks would most likely need to face County Route 200, which may require variance approval from the Corporate Park occupants to be in compliance with the Covenants and Restrictions.

We feel that with these approvals and proper site design, this could be a very usable and valuable property to develop.

REDEVELOPMENT SCOPE OF WORK (continued)

The priority would be to complete the site design and approval process for a warehouse/distribution center on Lot 3. This would include obtaining the necessary variances and securing all required approvals from the JCIDA and the Corporate Park occupants as well as the Town Planning Board.

Once we have an approved site plan and the required approvals are in place, we would proceed with closing on the purchase of the property from the JCIDA.

Once we close on the property, we can initiate construction on Lot 11 and coordinate the site provisions for Lot 3 with the work on Lot 11.

Ideally, site requirements for Lot 11 would be initiated by the first quarter of 2027. Construction of the spec building on Lot 11 would begin by the third quarter of 2027 for occupancy by the summer 2028. Site work for Lot 3 would be in conjunction with Lot 11 with completion of the remaining Lot 3 site work by fall 2028.

It is our intention to initiate marketing on both the Lot 11 and Lot 3 projects as soon as the Lot 3 site plan is approved.

TERMS AND CONDITIONS

If our proposal is acceptable, we will provide a concept site plan for the JCIDA's approval.

Closing on Purchase upon all formal site approvals.

PURCHASE AMOUNT AS FOLLOWS:

Lump Sum at Closing - \$10,000 per acre = \$73,500

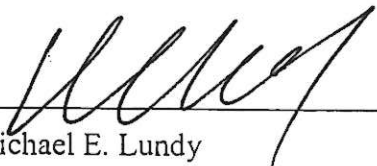
or

Three (3) payments of \$35,000 due first quarter 2027, 2028, 2029

This proposal is subject to acceptance by October 30, 2026.

Respectfully submitted:

Accepted:



Michael E. Lundy
The Lundy Group of Companies

Marshall Weir, CEO
Jefferson County Economic Development



Date

Date

Design/Build Experience in the Jefferson County Industrial and Corporate Parks

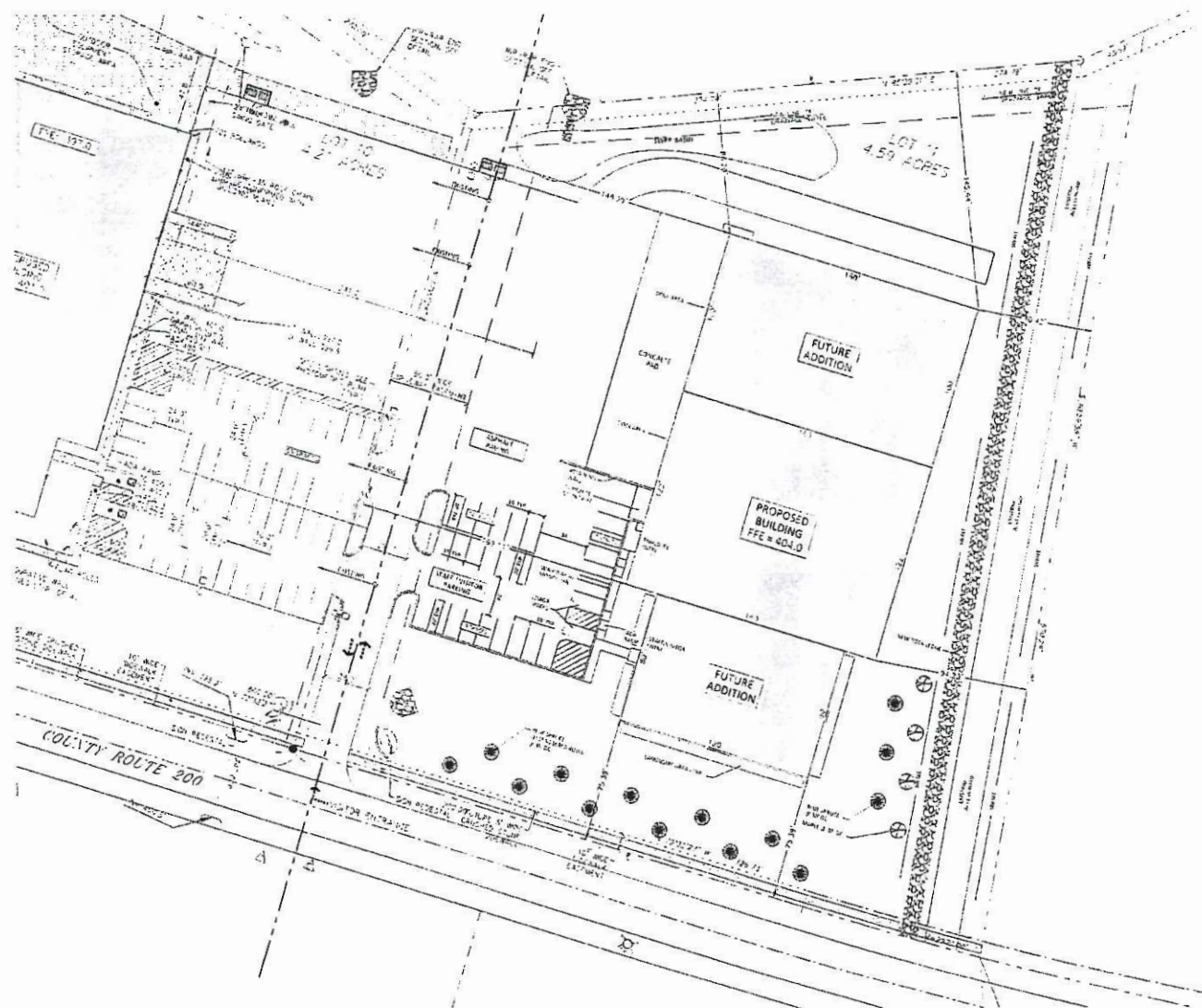
- 1976 Design and Construction of the original Stature Electric facility
- 1978 Design and Construction of the original Industrial Park Spec building
(Became McGraw Paper)
- 1990 Design and Construction of the original Car Freshner manufacturing facility in the Industrial Park
 - 1992 Car Freshner manufacturing facility addition in the Industrial Park
 - 1997 Car Freshner manufacturing facility addition in the Industrial Park
 - 2001 Car Freshner manufacturing facility addition in the Industrial Park
- 1992 Expansion of Stature Electric facility
- 1998 Renovation of Car Freshner Distribution facility
- 1999 Expansion of Car Freshner Distribution facility
- 2000 Phase I Road and Infrastructure expansion to the new Corporate Park
- 2001 Assisted JCIDA for grant funding for Phase II of the Road and Infrastructure in the Corporate Park
- 2012 Purchase of Lots 10, 11, and 12 in the Corporate Park
- 2012 Sale and Approval Process of Lot 12 for FedEx Distribution Center
- 2013 Design and Construction of Spec Building on Lot 2A in the Corporate Park
- 2015 Renovation of Lot 2A for Penske Trucking
- 2024 Lot 10 Site Plan Approval Process and Sale to the Lawman Group
- 2025 Lot 11 Contingent Site Plan Approval

History of Experience with Spec Buildings

- 1978 15,000 s.f. Original Jefferson County Industrial Park Spec Building
(Became McGran Paper)
- 2014 10,000 s.f. Spec Building on Lot 2A in the Corporate Park
(Became Penski Trucking)
- 2010 5,000 s.f. Millcreek Commerce Park Spec Building in Lewis County
(Became Sherwin Williams store and warehouse)
- 2006 20,000 s.f. Speck Building at Center City Industrial Park
(Became Roth Industries)
- 2008 20,000 s.f. Spec Building at Center City Industrial Park
(became Current Applications)
- 2008 10,000 s.f. Spec Building at Washington Summit
(became a multi-tenant medical facility)

Design/Build Experience of Other Industrial Projects

Allied Motion (was Stature Electric)
AMF Bowling (multiple projects)
Car Freshner Corporation (multiple projects)
Cazenovia Equipment (John Deere)
Champion Paper Mfg. (multiple projects)
Climax Paper Mfg. (multiple projects)
Corporate Federal Express
Eagle Beverage (Oswego Distribution Center)
Eagle Beverage (Watertown cross-dock)
First Student Busing (Watertown)
First Student Busing (Ogdensburg)
Crownzellerback/James River Paper (multiple projects)
Kinney Drugs Distribution
Kraft Foods (multiple projects)
Otis Technology (multiple projects)
Paine Jones Paper (multiple projects)
Seith Energy
Potsdam Paper


$$\text{Scm } 1'' = 30'$$

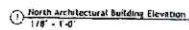
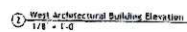
C101

[illegible]

CITY OF WATERTOWN - JEFFERSON COUNTY
STATE OF NEW YORK

JOB NO.	2000-25-187
ISSUE DATE.	11/05/2025
DRAWN BY:	A. PRICH
CHECKED BY:	Checker
APPROVED BY	TRD
SCALE.	1/8" = 1'-0"
DRAWING NO.	

-16-



A202

CONTRACT DRAWINGS



LOCATION PLAN
NOT TO SCALE

LAWMAN FACILITY LOT 10 & 11 CORPORATE PARK

INDEX TO DRAWINGS

	COVER SHEET
C-001	GENERAL NOTES & OVERALL SITE PLAN
C-101	ENLARGED SITE PLAN
C-102	SITE UTILITY PLAN
C-103	SITE GRADING & DRAINAGE PLAN
C-104	SITE LANDSCAPE PLAN
C-105	ESC PLAN
C-501	ESC DETAILS
C-502	MISCELLANEOUS DETAILS
C-503	MISCELLANEOUS DETAILS

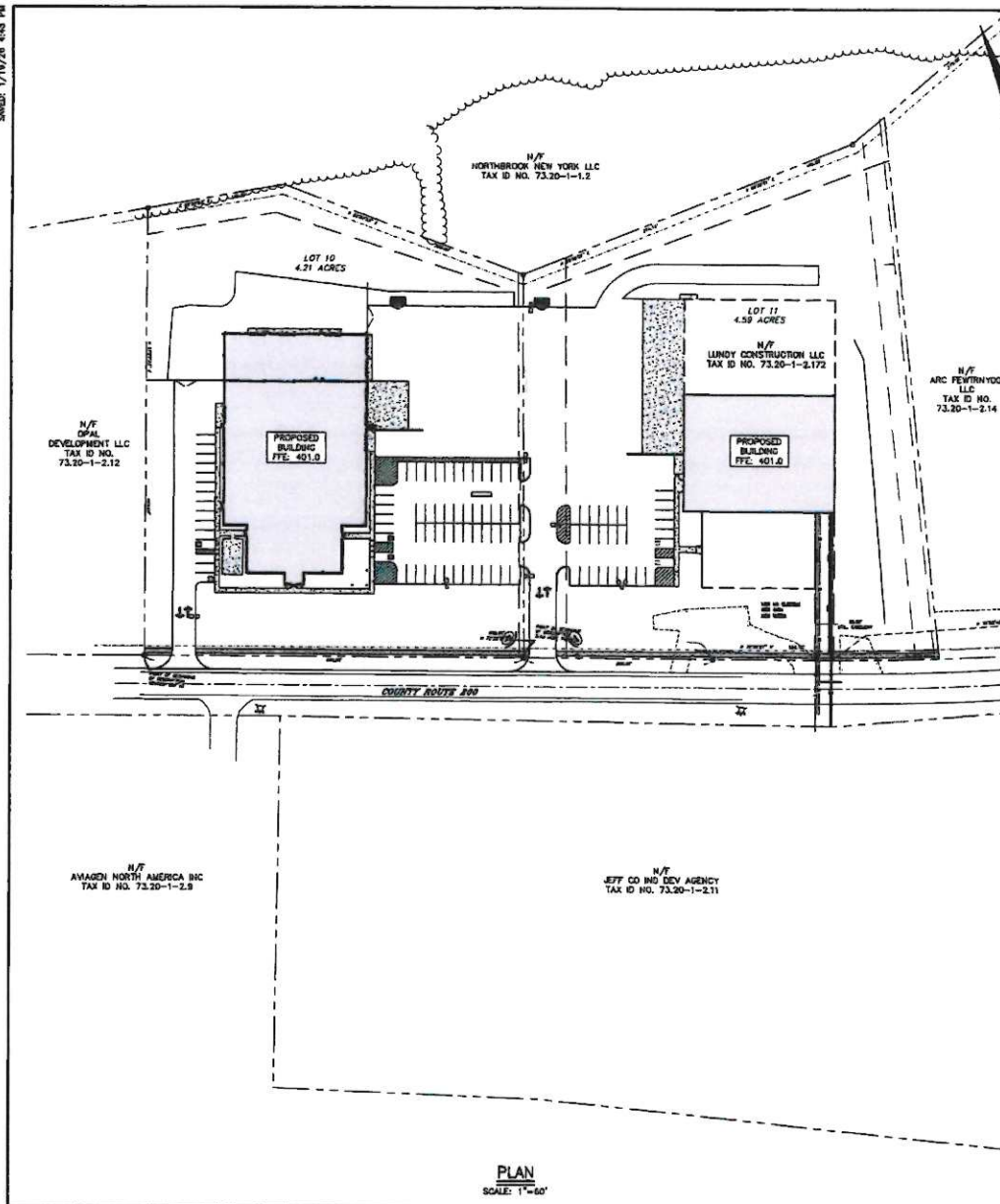
4XL, LLC
COUNTY ROUTE 200
TOWN OF WATERTOWN
JEFFERSON COUNTY

REVISED JANUARY 15, 2026

MBL
ENGINEERING, PLLC

MBL ENGINEERING, PLLC
16510 BALCH PLACE
MANNSVILLE, NY 13661

DATE: 1/14/20 4:45 PM



SITE NOTES:

1. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL NOTIFY THE SURETY NEW YORK (1.800.862.7952 OR 811) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INCLUDING ANY EXCAVATION AND TEST BORINGS ACCORDING TO CODE RULE 753. THE CONTRACTOR SHALL COMPLY WITH THE NEW YORK AND THE OWNER PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES AND SHALL PROVIDE AT LEAST 72 HOURS NOTIFICATION.
2. THE CONTRACTOR SHALL COORDINATE ALL WORK AFFECTING UTILITIES WITH THE RESPECTIVE UTILITY OWNER INCLUDING THE TOWN OF WATERTOWN FOR THE SANITARY CONNECTIONS. ALL DETAILS OF CONSTRUCTION AND/OR RELOCATION OF AFFECTED UTILITIES SHALL BE APPROVED BY THE UTILITY OWNER, THE OWNER AND OTHER APPROVING AGENCIES.
3. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLAN, AND STORMWATER POLLUTION PREVENTION PLAN.

SURVEY NOTES:

1. TOPOGRAPHIC & PLANNING INFORMATION SHOWN HEREIN PLOTTED FROM FIELD SURVEY PERFORMED BY LAFAYETTE WHITE & MCGOVERN, L.S., P.C.
2. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR AS FOUND IN THE FIELD.
3. VERTICAL DATUM BASED ON NAD83/1988, HORIZONTAL DATUM BASED ON NAD83, NEW YORK STATE PLANE COORDINATES, CENTRAL ZONE.

GENERAL UTILITIES:

1. THE APPROXIMATE LOCATION OF ALL KNOWN EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLAN. THE CONTRACTOR SHALL VERIFY THE TRUE LOCATION AND DEPTH PRIOR TO COMMENCING WORK. BEFORE ANY PIPE IS INSTALLED, THE CONTRACTOR SHALL UNCOVER ALL EXISTING UTILITIES AT PROPOSED PIPE CROSSINGS TO ENABLE THE OWNER'S REPRESENTATIVE TO VERIFY NO CONFLICTS OF UTILITY LOCATIONS SHALL OCCUR. IN THE EVENT A CONFLICT OR POTENTIAL CONFLICT IS IDENTIFIED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY.
2. THE CONTRACTOR SHALL VERIFY LOCATION, SIZE AND JOINT TYPE OF EXISTING PIPES AT CONNECTION LOCATIONS PRIOR TO CONSTRUCTION, TO ENSURE AN APPROVED COMPATIBLE CONNECTION.

DRAINAGE:

1. STORM SEWER PIPE SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE DRAINAGE PIPE WITH MANHOLES 18" OF 0.012 OR LESS (ADS N-12 OR APPROVED EQUAL).
2. ALL STRUCTURES AND APPURTENANCES SHALL BE DESIGNED FOR H25 LOADINGS.
3. FRAMES AND GRATES SHALL BE AS NOTED ON RESPECTIVE DETAILS.
4. ALL EXISTING DRAINAGE FACILITIES TO REMAIN SHALL BE MAINTAINED FREE OF DEBRIS AND FOREIGN MATTER AND OPERATIONAL THROUGHOUT THE DURATION OF THE CONTRACT.
5. ALL PROPOSED CATCH BASINS AND MANHOLE RIMS TO BE ADJUSTED TO FINISHED GRADE ELEVATION, AS REQUIRED.

SANITARY SEWER:

1. CONTRACTOR SHALL NOT DIRECT SURFACE OR SUBSURFACE WATER TO THE SANITARY SEWER SYSTEM WITHOUT WRITTEN PERMISSION AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE TOWN OF WATERTOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH DISPOSAL OF WATER.
2. ALL STRUCTURES AND APPURTENANCES SHALL BE DESIGNED FOR H25 LOADINGS EXCEPT WETTED YARDS.
3. ALL SANITARY SEWER PIPE SHALL BE SDR-35.
4. LETTERING ON MANHOLE COVERS TO READ "SANITARY SEWER". MANHOLE RIMS ARE TO BE ADJUSTED TO MEET FINISHED GRADE ELEVATION.

WATERMAIN:

1. WATER SERVICE SHALL BE AS NOTED IN SCHEDULE.

PIPE SCHEDULE	
WATER	HDPE DR-11
SANITARY	SDR-35
STORM	SICPP ADS N-12 WY

GRADING:

1. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN UNTIL THEY ARE ADEQUATELY STABILIZED. NO TREES CAN BE CLEARED DURING THE INDIANA BAT SEASON 8" CALIBER OR LARGER.
2. AREAS SCHEDULED FOR EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
3. ALL EMBANKMENTS SHALL BE COMPACTED AS SPECIFIED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.
4. ALL EMBANKMENT MATERIALS SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.
5. FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO EMBANKMENT SLOPES OF STRUCTURAL FILLS.
6. ALL DISTURBED AREAS WILL BE RESTORED IN ACCORDANCE WITH THE SOIL RESTORATION REQUIREMENTS IN TABLE 5.3 OF THE STORMWATER DESIGN MANUAL.

STABILIZATION WITH MULCH:

1. PROTECTIVE MATERIALS:
 - A. UNROTTED SMALL-GRAIN STRAW OR SALT HAY SHALL BE SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BRIDGES OR NETTING TIES.
 - B. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED, UNDER SUITABLE CONDITIONS AND IN SUFFICIENT QUANTITIES.
 - C. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE MAY BE APPLIED BY A HYDROSEEDER OR HYDROMULCHER.
 - D. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSDOR, COTTON OR PLASTIC MAY BE USED.
 - E. EXCELSDOR MATTING SHALL BE USED ON SLOPES OF 1:4 OR STEEPER.
2. MULCH ANCHORING:
 - A. PEG AND TWINE - DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE AND AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CROSS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
 - B. MULCH NETTINGS - STAPLE PAPER, COTTON OR PLASTIC NETTINGS OVER HAY OR STRAW MULCH. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED. NETTING IS USUALLY AVAILABLE IN ROLLS 4 FEET WIDE AND UP TO 300 FEET LONG.

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99	1/15/24	ISSUED FOR PERMITTING
100	1/15/24	ISSUED FOR PERMITTING

GENERAL NOTES &
OVERALL SITE PLAN

MBL
ENGINEERING, PLLC

LAWMAN FACILITY
LOT 10 & 11 - CORP. PARK
TOWN OF WATERTOWN
JEFFERSON COUNTY

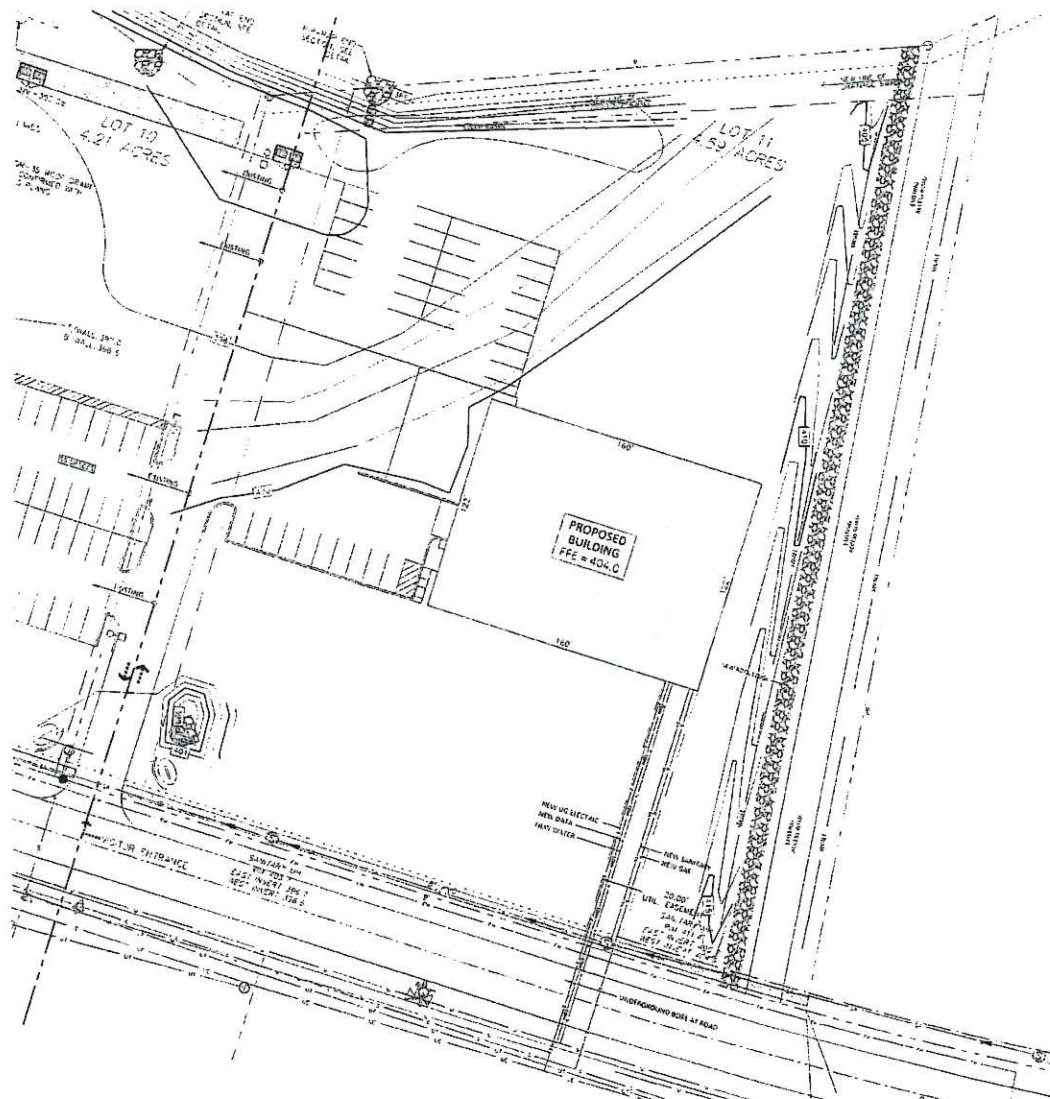
PROJECT #
22-312

DATE:
NOVEMBER 2022

SHEET #
C-001



THIS DRAWING WAS PREPARED AT THE SCALE INDICATED IN THE TITLE BLOCK. UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE MEASURED FROM THE CENTERLINE OF THE ROAD OR FROM THE CENTERLINE OF THE LOT, UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE MEASURED FROM THE CENTERLINE OF THE ROAD OR FROM THE CENTERLINE OF THE LOT, UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE MEASURED FROM THE CENTERLINE OF THE ROAD OR FROM THE CENTERLINE OF THE LOT, UNLESS OTHERWISE NOTED.



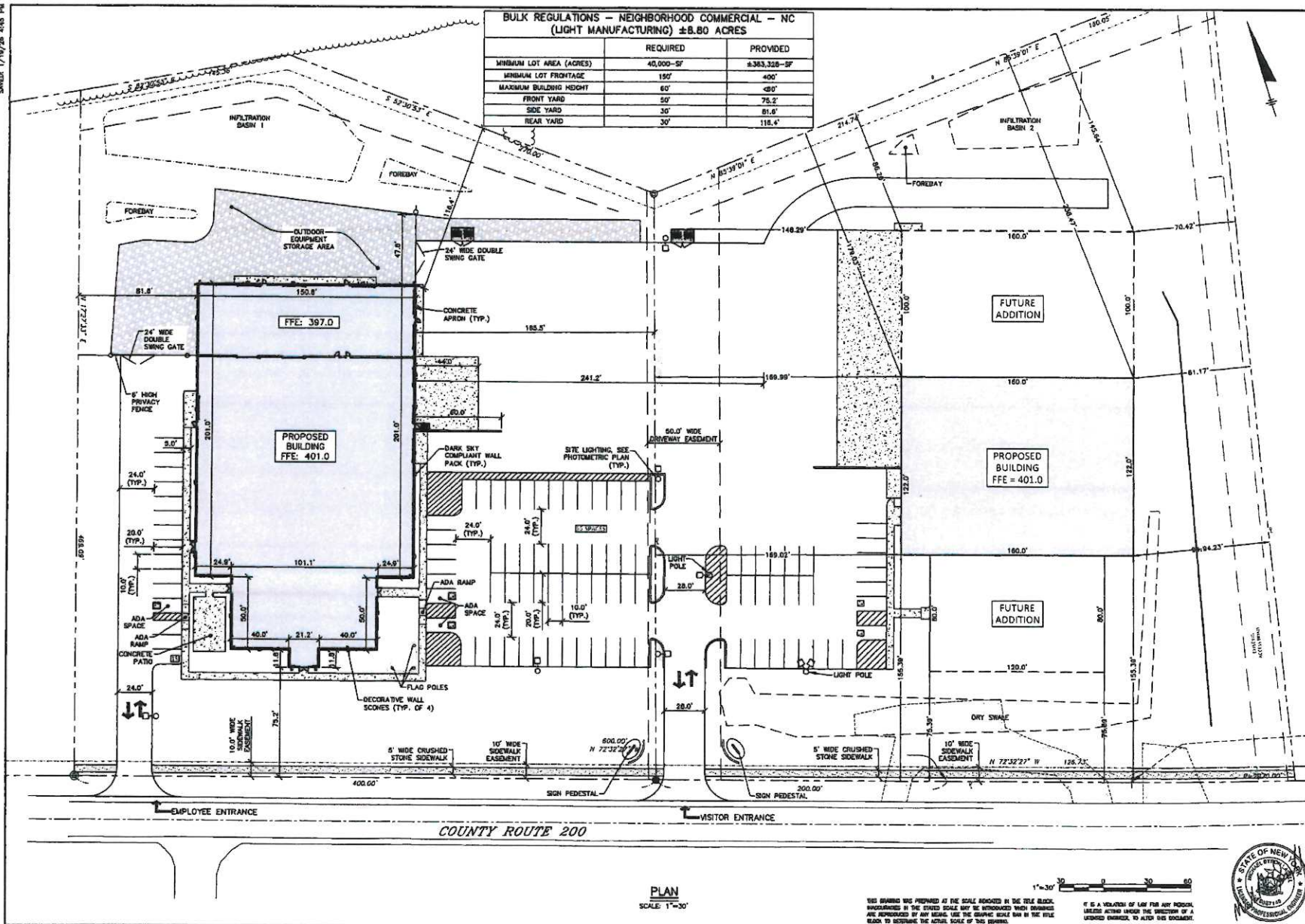
NOTES:

- VERIFY UTILITY LOCATIONS & COORDINATE w/ LOT 10 CONSTRUCTION
- BLEND GRADES AT LOT 10 TO FINAL GRADES AT ROAD EASEMENT / LOT 10

1 PHASE 1 UTILITY & GRADING PLAN

SHEET: 1/18/28 4:48 PM

BULK REGULATIONS - NEIGHBORHOOD COMMERCIAL - NC (LIGHT MANUFACTURING) ±8.80 ACRES		
	REQUIRED	PROVIDED
MINIMUM LOT AREA (ACRES)	40,000-SF	6,383,328-SF
MINIMUM LOT FRONTAGE	150'	400'
MAXIMUM BUILDING HEIGHT	60'	48'
FRONT YARD	50'	75.2'
SIDE YARD	30'	81.8'
REAR YARD	30'	118.4'



F	1/18/28	LOT 11	REDACTED UPDATE
E	1/17/24	REVISED BUILDING FOOTPRINT	STATIONARY
D	8/4/24	REVISED FINISHED FLOOR ELEVATION	
C	9/12/24	REVISED SITE	
B	3/19/24	REVISED BUILDING LOCATION	
A			
NO			

ENLARGED
SITE PLAN

MBL
ENGINEERS, P.C.

LAWMAN FACILITY
LOT 10 & 11 - CORP. PARK
TOWN OF WATERTOWN
JEFFERSON COUNTY

PROJECT #
27-317

DATE:
NOVEMBER 2022

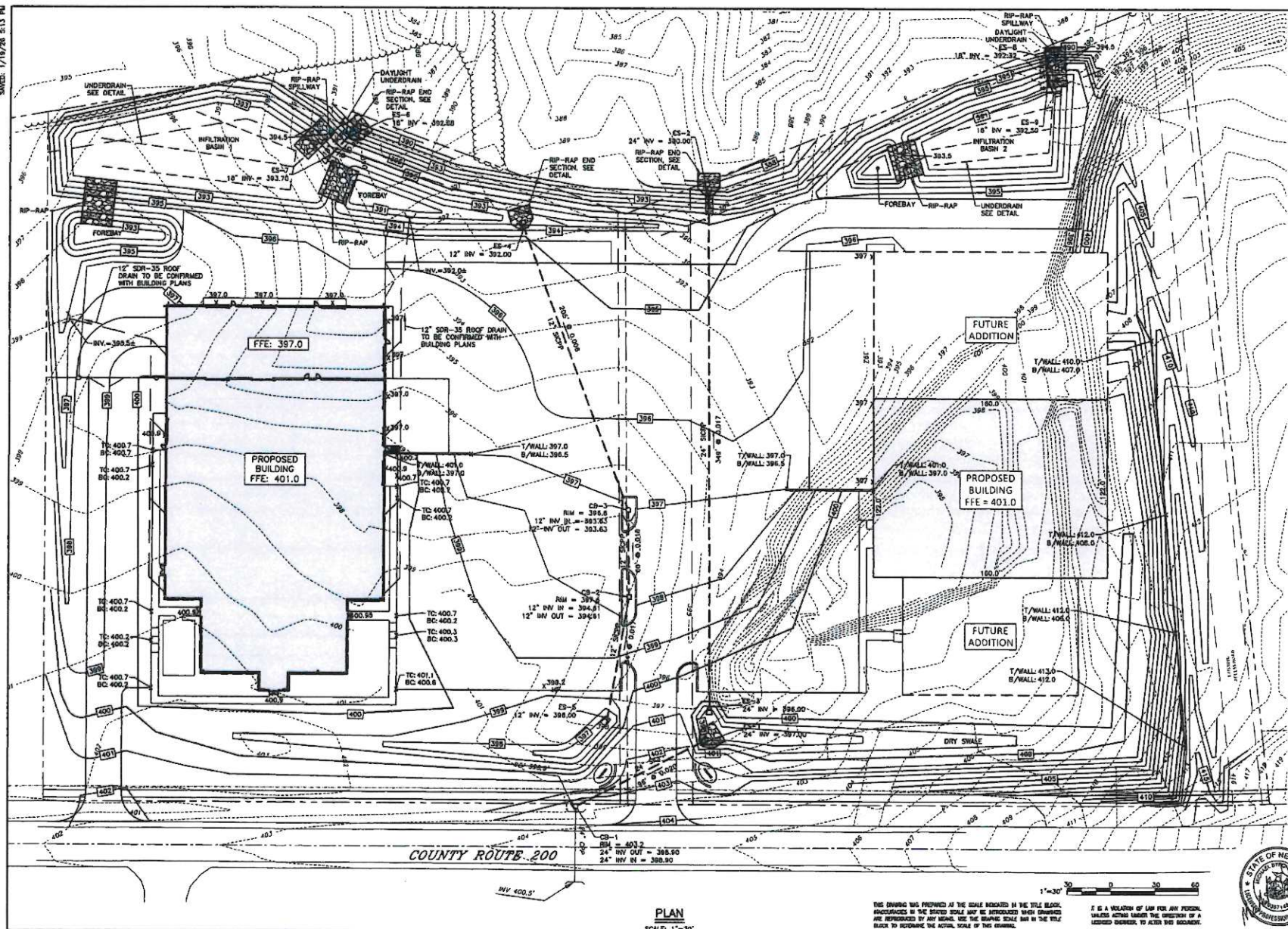
SHEET #
C-101



PLAN
SCALE: 1"=30'

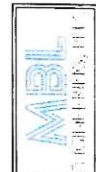
THIS DRAWING WAS PREPARED AT THE SCALE INDICATED BY THE TITLE BLOCK. DIMENSIONS IN THE FIELD SCALE MAY BE INTRODUCED INTO DRAWINGS ARE REPRODUCED BY ANY MEANS. USE THE GRAPHIC SCALE BAR IN THE TITLE BLOCK TO DETERMINE THE ACTUAL SCALE OF THIS DRAWING.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER, TO ADJUST THIS DOCUMENT.



F	1/15/26	LOT 11 BUILDING UPDATE
D	11/7/24	REVISED BUILDING FOOTPRINT/STORMWATER
C	6/6/24	LOWERCED FINISHED FLOOR ELEVATION
C	5/13/24	REVISED SITE
B	3/18/24	REVISED BUILDING LOCATION
NO.	DATE	DRAWING RELEASE

**SITE GRADING
& DRAINAGE
PLAN**



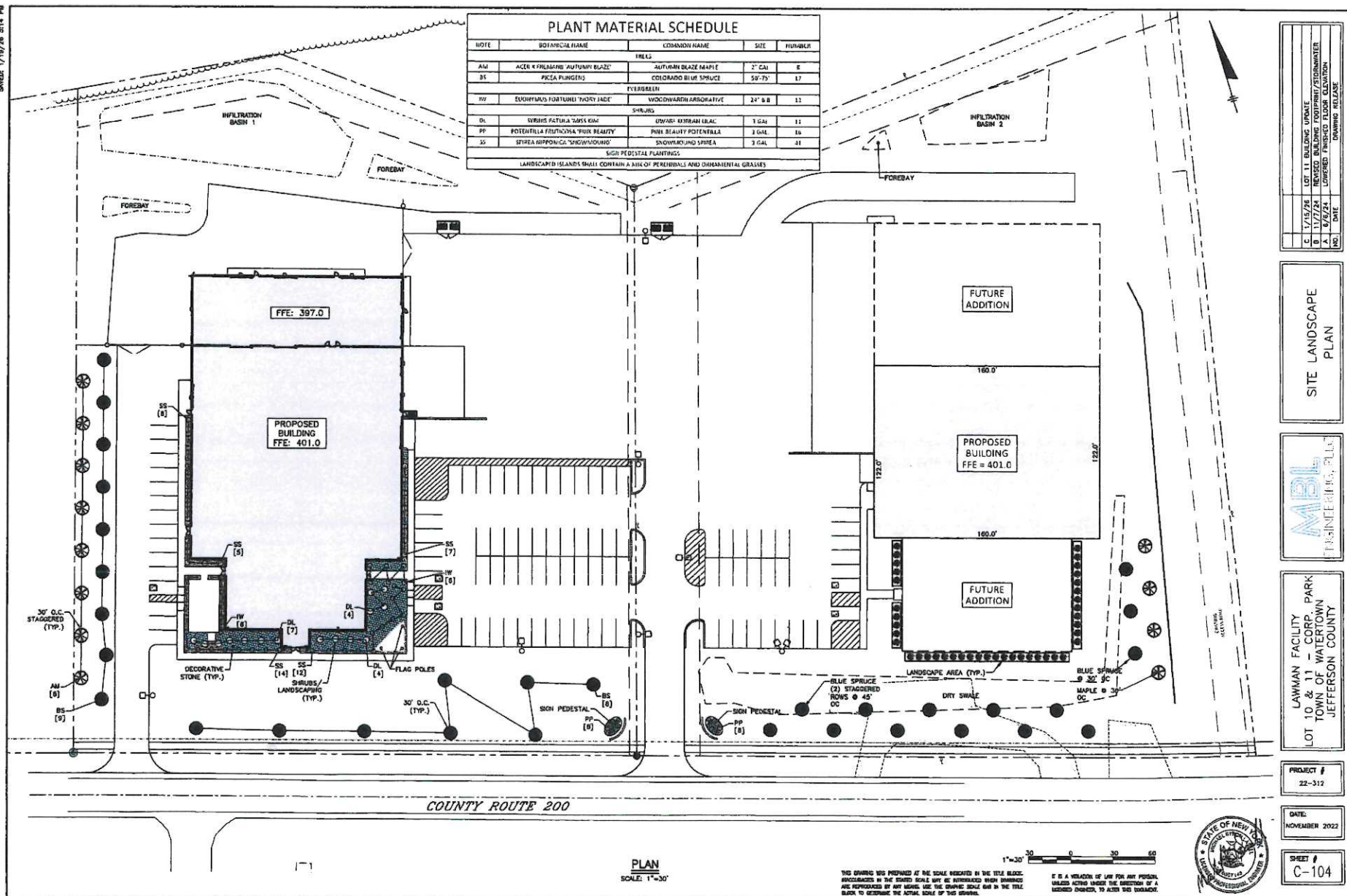
LAWMAN FACILITY
LOT 10 & 11 - CORP. P
TOWN OF WATERTOWN
JEFFERSON COUNTY

PROJECT #
22-312

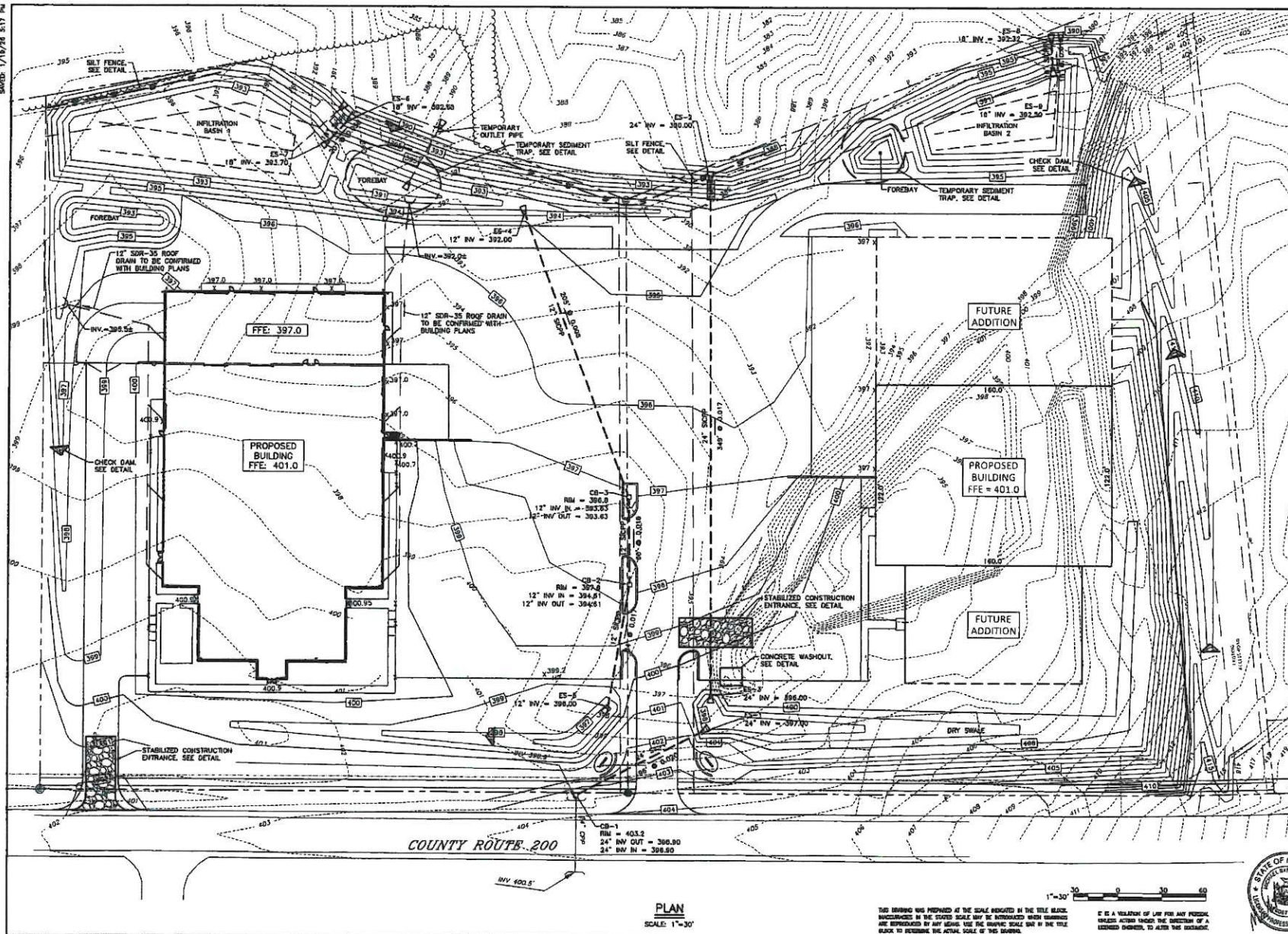
DATE:
NOVEMBER 2022

SHEET #
C-103





DATE: 1/18/24 BY: [illegible]



NO.	DATE	DESCRIPTION
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2	1/18/24	REVISIONS
3	1/18/24	REVISIONS
4	1/18/24	REVISIONS
5	1/18/24	REVISIONS
6	1/18/24	REVISIONS
7	1/18/24	REVISIONS
8	1/18/24	REVISIONS
9	1/18/24	REVISIONS
10	1/18/24	REVISIONS

ESC PLAN

MBL
ENGINEERING, P.C.

LAWMAN FACILITY
LOT 10 & 11 - CORP. PARK
TOWN OF WATERTOWN
JEFFERSON COUNTY

PROJECT #
22-312

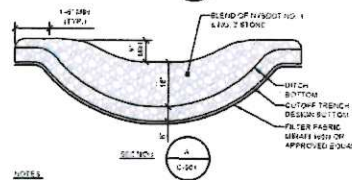
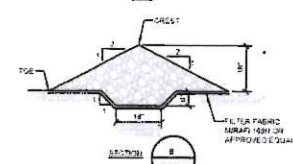
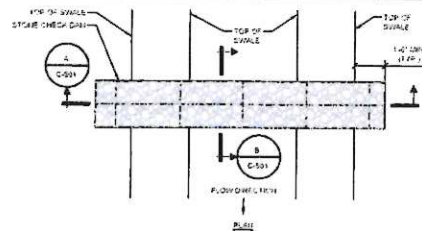
DATE
NOVEMBER 2022

SHEET #
C-105

PLAN
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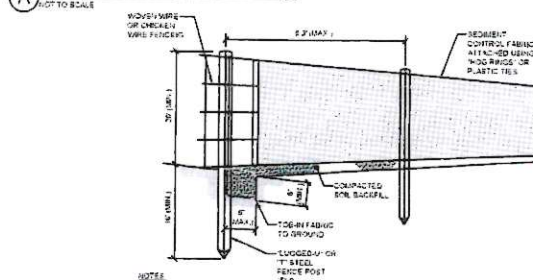
THIS DRAWING WAS PREPARED AT THE SCALE INDICATED IN THE TITLE BLOCK. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO BE CONSIDERED AS SHOWN. ANY DIMENSIONS NOT SHOWN ARE TO BE CONSIDERED AS SHOWN. ANY DIMENSIONS NOT SHOWN ARE TO BE CONSIDERED AS SHOWN. ANY DIMENSIONS NOT SHOWN ARE TO BE CONSIDERED AS SHOWN.





- NOTES
1. STORE SHALL BE PLACED ON A FILTER FABRIC FOUNDATION.
 2. SET SPACING OF CHECK DAMS SUCH THAT THE ELEVATION OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TCE OF THE UPSTREAM DAM.
 3. EXTEND THE STORE A MINIMUM OF 15 FEET TO THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.

(A) STONE CHECK DAM DETAIL

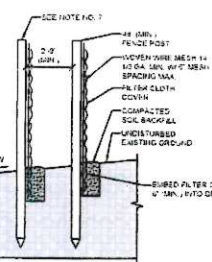


- | NOTE: | RECEIPT POST
F.Y. |
|---|----------------------|
| 1. SELF SERVICE SHALL BE PLACED AS LOCATED ON THE BAYBUSH
CIVILIAN PLANS | |
| 2. JUVENILE VEHICLES TO BE FAST-TIED SECURELY TO FENCE POSTS
WITH TIES SPACED FIVE (5) FEET ON BAYBUSH | |
| 3. FILTER CLOTH TO BE FAST-TIED SECURELY TO JUVENILE VEHICLE
WITH TIES SPACED FIVE (5) FEET AT TOP AND MID SECTION | |
| 4. ARMED TROOPS TO BE FAST-TIED TO FENCE CLOTH ADJACENT OTHER TROOP
SHALL BE OVERLAPPED BY 6 INCHES AND FOLDED | |
| 5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS
REMOVED WHEN NO LONGER DEVELOP IN THE BAYBUSH FENCE | |
| 6. FENCES TO BE ALIGNED ALONG CONTIGUOUS AND OBJECTS, AS POSSIBLE | |
| FENCE SHALL BE DAMAGED AT THE TOP IN ALL POSTS GREATER THAN
THREE (3) FEET ADJACENT TO ALL POSTS, WEAPONS, FLAMMABLE AND ALL
DIFFERENTIATING, SELECTIVE AREAS | |



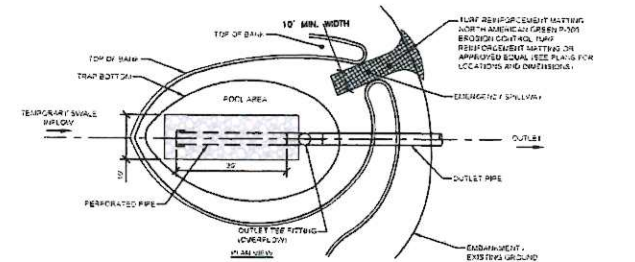
- 1) STONE RISE-USE-2 STONE OR EQUIVALENT ON MUSCLED OVERLAYED BEDROCK
- 2) LENGTH AS REQUIRED BUT NOT LESS THAN 8 FEET
- 3) THICKNESS NOT LESS THAN 6"
- 4) WIDTH 2' MINIMUM BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE GRESS OCCURS
- 5) FILLER FACING WATER OR EQUAL - VOLUME PLACED ON THE ENTIRE AREA PRIOR TO PLACING OF STONE
- 6) RISE AND FALL, ALL SURFACE WATER FLOWING ON DIVERTED CHANNELS CONSTRUCTION ENTRANCES SHALL BE PROTECTED BY ENTRANCE PAVING OR OTHER SUITABLE ADEQUATE BENCH 2' WIDE AND 1' DEEPED SHALL BE PROVIDED.
- 7) MAINTENANCE - THE ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT PREVENT BACKFLOW ON FLOWERS OR SEEDS ON TO PUBLIC ROADWAYS. THE MAX ALLOWED PERIOD OF THE SEEDS FROM BEING RECOVERED SHALL BE 14 DAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF ALL DAMAGED UPON OR THROUGH THE ENTRANCES. ALL DAMAGE SHALL BE REPAIRED IMMEDIATELY.
- 8) PAVING - WATERSHED SHALL BE CLEANED BY REMOVAL SEDIMENT PRIOR TO ENTRANCE INTO PUBLIC RIVERS OR LAKE AND MAINTAINED TO BE FREE OF ALL STABILIZED AND NON STABLE AND WHICH DO NOT FIT ADJUSTMENT BEING BARRING
- 9) MINIMUM EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT STORM WATER DRAINAGE PREVENTION PLAN
- 10) CONTRACTOR SHALL FIELD LOCATE AND REPAIR WITH APPROVAL BY THE OWNER'S REPRESENTATIVE

(B) STABILIZED CONSTRUCTION ENTRANCE DETAIL

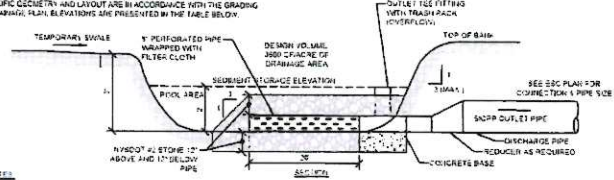


- W1515 STEEL EITHER T OR U TYPE OR ZINC COATED
FENCE WOVEN WIRE 14 5 GAUGE 6" MAX. MESH OPENING
FILTER CLOTH MINIMUM TENSILE STRENGTH OF 10 LBS (ASTM D-1682)
REFABRICATED UNIT HARP ENVIRONMENT OR APPROVED EQUAL

(C) SILT FENCE DETAIL

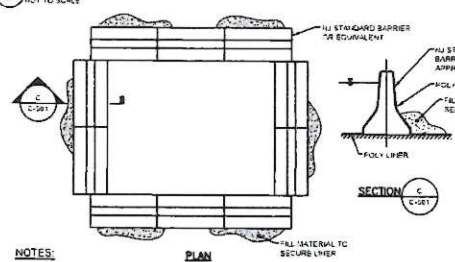


- PLAN AND PROFILE VIEWS ARE GENERAL AND FOR ILLUSTRATION ONLY. SPECIFIC GEOMETRY AND LAYOUT ARE IN ACCORDANCE WITH THE GRADING & DRAINAGE PLAN. ELEVATIONS ARE PRESENTED IN THE TABLE BELOW.



- [illegible]

(D) TEMPORARY PIPE OUTLET SEDIMENT TRAP DETAIL



- | NOTES: | PLAN |
|--|---|
| <ol style="list-style-type: none"> 1. CONTRACTOR TO SHALL MEET ALL PERMITS DEC STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL. 2. CONTRACTOR TO FIELD LOG AND OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO DISCHARGING CONCRETE WASHWATER 3. WATER MAY BE DISCHARGED ONCE CONCRETE HAS CURED AND 24 HOURS OF SETTLEMENT HAS OCCURRED 4. CONTRACTOR TO DISPOSE OF CURED CONCRETE CASSETS OR RELOCATION APPROVED BY OWNER 5. SHALL BE REQUIRED TO CONTAIN ALL CONCRETE WASHWATER AND HOLD FOR A 24 HOUR PERIOD | <p>ALL MATERIAL TO
SECURE LIVER</p> |

(E) CONCRETE WASHDOWN CONTAINMENT AREA
NOT TO SCALE

		A	11/17/22	ISSUED FOR CONSTRUCTION DRAWING RELEASE
		NO.	DATE	

ESC
DETAILS

MBL

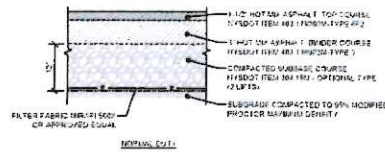
LAWMAN FACILITY
LOT 10 & 11 - CORP. PARK
TOWN OF WATERTOWN
JEFFERSON COUNTY

PROJECT #
22-312

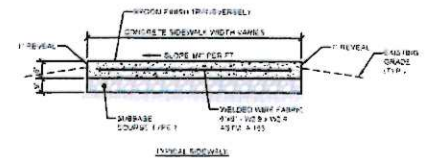
DATE:
NOVEMBER 2022

SHEET 4
C-501

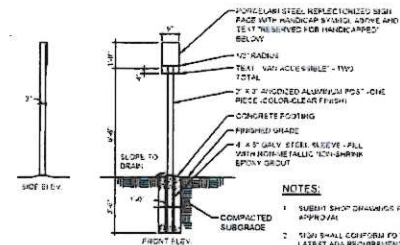




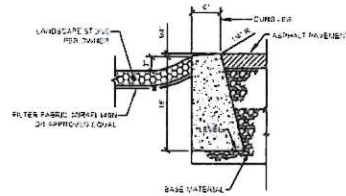
ASPHALT CONCRETE PAVEMENT SECTIONS
(A) NOT TO SCALE



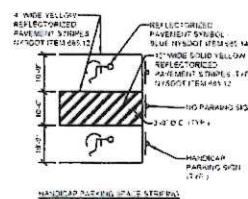
TYPICAL SIDEWALK DETAIL
(B) NOT TO SCALE



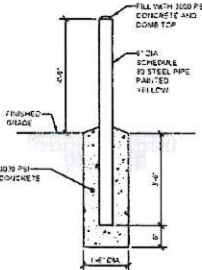
HANDICAP PARKING SIGN
(C) NOT TO SCALE



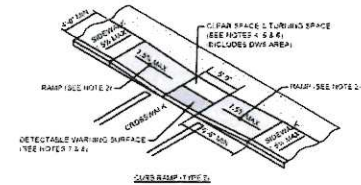
CURBED ISLAND DETAIL
(D) NOT TO SCALE



STRIPING DETAILS
(E) NOT TO SCALE



BOLLARD DETAIL
(F) NOT TO SCALE



SIDEWALK CURB RAMP DETAIL
(G) NOT TO SCALE

- NOTES:**
1. THE MINIMUM WIDTH OF A CURB RAMP SHALL BE 4'-0\".
 2. THE GRADE (RUNNING SLOPE) OF A CURB RAMP SHALL BE A MAXIMUM OF 5% (SEE NOTE 4.5.8.4). THE GRADE FOR ACCESSIBILITY AND WORK ACCEPTANCE SHALL BE 1% MAXIMUM OF 3.5%.
 3. WHERE A PUBLIC STREET CIRCULATION PATH CROSSES THE CURB RAMP, FLARED SIDES SHALL BE INSTALLED WITH A MAXIMUM SLOPE OF 5% FOR DESIGN AND LAYOUT AND NO MAXIMUM FOR WORK ACCEPTANCE. THE SLOPE OF FLARED SIDES IS MEASURED PARALLEL TO THE CURB LINE.
 4. WHERE A CHANGE IN DIRECTION IS REQUIRED TO UTILIZE A CURB RAMP, A TURNING SPACE SHALL BE PROVIDED AT THE BASE OR AT THE TOP OF CURB RAMPS AS APPLICABLE. TURNING SPACES SHALL BE PERMITTED TO OVERLAP CLEAR SPACES.
 5. BEYOND THE BOTTOM GRADE BREAK, A CLEAR SPACE OF 4'-0\" x 4'-0\" MINIMUM SHALL BE PROVIDED WITHIN THE WIDTH OF THE PAVED SURFACE. OUTSIDE THE PAVED SURFACE, THE CLEAR SPACE SHALL BE 4'-0\" x 4'-0\" MINIMUM. THE CLEAR SPACE SHALL OVERLAP TURNING SPACES, DETECTABLE WARNING SURFACES, AND CURB RAMP.
 6. TURNING SPACES SHALL NOT BE DESIGNED WITH GRADES SLOPE GREATER THAN 1% IN ANY DIRECTION. WHILE PROVIDING A TURNING SPACE, THE MAXIMUM GRASS SLOPE FOR WORK ACCEPTANCE IS 2.0%. A TURNING SPACE SHALL BE PROVIDED IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLARED SURFACE, EXCLUDING ANY FLARED SIDES THE WIDTH OF THE DETECTABLE WARNING FIELD INCLUDES A CONCRETE BRIDGE IF PROVIDED.
 7. THE DETAILS PROVIDED ARE NOT DRAWN TO SCALE. THE QUANTITY OF DOWNS DEPICTED IN THE DETECTABLE WARNING SURFACE (DWS) IS FOR ILLUSTRATION ONLY. THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 24\" BY 24\" IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLARED SURFACE, EXCLUDING ANY FLARED SIDES THE WIDTH OF THE DETECTABLE WARNING FIELD INCLUDES A CONCRETE BRIDGE IF PROVIDED.
 8. ON SLOPES OF 5% OR GREATER, THE ROWS OF DOWNS SHALL BE ALIGNED TO BE PERPENDICULAR OR PARALLEL TO THE LOWER GRADE BREAK ON THE RAMP RUN.

NO.	DATE	BY	DESCRIPTION
1	11/7/24	MBL	ISSUED FOR PERMITS
2	11/7/24	MBL	ISSUED FOR PERMITS
3	11/7/24	MBL	ISSUED FOR PERMITS

MISCELLANEOUS DETAILS

MBL ENGINEERING, P.C.

**LAWMAN FACILITY
LOT 10 & 11 - CORP. PARK
TOWN OF WATERTOWN
JEFFERSON COUNTY**

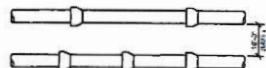
**PROJECT #
22-312**

**DATE:
NOVEMBER 2022**

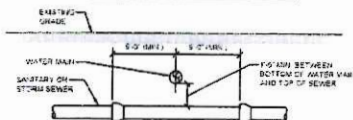
**SHEET #
C-502**



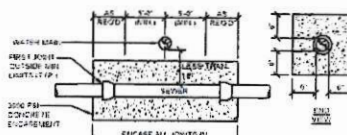
- (A) TYPICAL TRENCH DETAIL**



2020年11月15日 星期一 11:15:50 北京市海淀区中关村大街100号

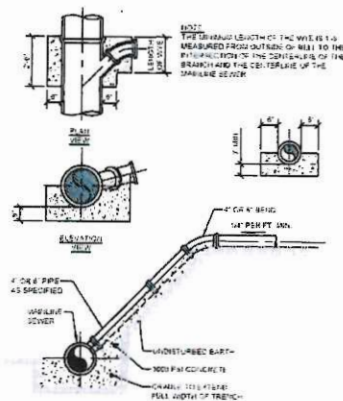


WATER MARKS, OTHER CRIMINAL IDENTIFICATION DATA



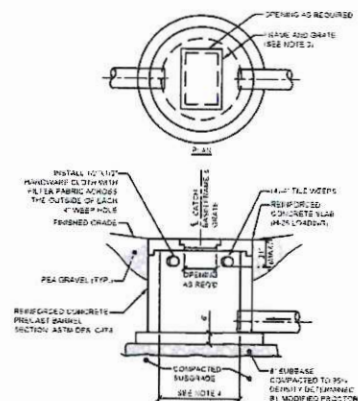
www.ck12.org

TYPICAL WATER MAIN AND
SEWER SEPARATION DETAIL



1 LATENTLY INMIGRANT GTS WILL BE TERMINATED WITH THE PUBLIC SERVICE AGENCY APPROXIMATELY 2-3 MONTHS THE COMPANY AND SALES PERSONNEL OF THE GTS ARE TWO WORKERS FROM THE COMPANY TO BE THE GTS FROM THE GTS.

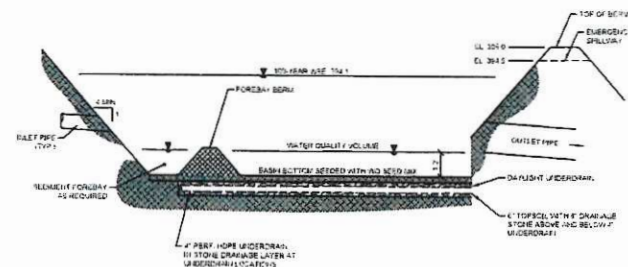
© TYPICAL LATERAL & RISER CONNECTION
NOT TO SCALE



NOTES:

1. ALL CATCH BASIN STRUCTURES SHALL BE DESIGNED FOR A 1500 LBS. LOAD.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL SUBMIT 6"X6" DRAWINGS OF ALL DRAINAGE STRUCTURES TO THE DIRECTOR'S REPRESENTATIVE FOR REVIEW.
3. FRAME AND GRATE SHALL BE IN ACCORD WITH RETICULATED LOCATIONS WITH A CLEAR OPENING SIZE OF 24"X16" X 32"X12".
4. THE MINIMUM INSIDE DIAMETER OF CATCH-BASING SHALL BE 48"MIN FOR 12" THROUGH 18" SEWERS 60"MIN FOR 21" THROUGH 30" SEWERS AND 72"MIN FOR 36" THROUGH 42" SEWERS.
5. ALL CONNECTIONS SHALL HAVE FLEXIBLE CONNECTION AS SPECIFIED.

(D) CATCH BASIN DETAIL
NOT TO SCALE



INFILTRATION BASIN SECTION

[illegible]MISCELLANEOUS
DETAILS

LAWMAN FACILITY
LOT 10 & 11 - CORP. PARK
TOWN OF WATERTOWN
JEFFERSON COUNTY

PROJECT #
22-312

DATE:
NOVEMBER 2022

SHEET 1
C-503

