



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID **T-02-BYR-11-22**
Review Date **11/10/2022**

Municipality
Board Name
Applicant's Name
Referral Type
Variance(s)
Description:

| |
|--|
| BYRON, T. |
| PLANNING BOARD/ZBA |
| Griffiths Engineering (Dollar General) |
| Site Plan Review |
| Area Variance(s) |
| Site Plan Review and Area Variance for the construction of a new retail store. |
| Number of Parking Spaces Maximum allowed: 4 (per sec 9.05) Minimum required: 50 (per sec 10.02) Proposed: 31 (per site plan) |
| Number of Patrons Maximum allowed: 6 (per sec 9.05) Proposed: 85 (per building occupancy max.) |
| Townline Rd. (NYS Rt. 262), Byron |
| Neighborhood Commercial (C-1) District |

PLANNING BOARD RECOMMENDS:

APPROVAL WITH MODIFICATION(S)

EXPLANATION:

The required modification is that the applicant obtains a driveway permit from Genesee County Highway Department. With this required modification, the proposed retail store should pose no significant county-wide or inter-community impact. It is recommended that the applicant submits the enclosed application for 9-1-1 Address Verification to the Genesee County Sheriff's Office to ensure that the address of the proposed store meets Enhanced 9-1-1 standards.

Handwritten signature of Felice A. Altman in blue ink.

Director

November 10, 2022

Date

If the County Planning Board disapproved the proposal, or recommends modifications, the referring agency shall NOT act contrary to the recommendations except by a vote of a majority plus one of all the members and after the adoption of a resolution setting forth the reasons for such contrary action. Within 30 days after the final action the referring agency shall file a report of final action with the County Planning Board. An action taken form is provided for this purpose and may be obtained from the Genesee County Planning Department.

SEND OR DELIVER TO:

GENESEE COUNTY DEPARTMENT OF PLANNING
3837 West Main Street Road
Batavia, NY 14020-9404
Phone: (585) 815-7901

Clear Form

DEPARTMENT USE ONLY:

GCDP Referral # T-02-BYR-11-22



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

RECEIVED
Genesee County
Dept. of Planning
11/3/2022

Required According to:
GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, M, N
(Please answer ALL questions as fully as possible)

1. REFERRING BOARD(S) INFORMATION

Board(s) T/ Byron Planning & Zoning Board
Address PO Box 9 7028 Byron Holley Rd.
City, State, Zip Byron NY 14422
Phone (585) 548-7123 Ext. 15

2. APPLICANT INFORMATION

Name Griffiths Engineering
Address 13 South Washington St. Suite 1
City, State, Zip Binghamton, NY 13903
Phone (607) 724-2400 Email cstastny@griffithsengineering.com

MUNICIPALITY: City Town Village of Byron

3. TYPE OF REFERRAL: (Check all applicable items)

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Area Variance | <input type="checkbox"/> Zoning Map Change | <input type="checkbox"/> Subdivision Proposal |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Zoning Text Amendments | <input type="checkbox"/> Preliminary |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Comprehensive Plan/Update | <input type="checkbox"/> Final |
| <input checked="" type="checkbox"/> Site Plan Review | <input type="checkbox"/> Other: _____ | |

4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:

A. Full Address Townline Rd., Byron
B. Nearest intersecting road McElver Rd.
C. Tax Map Parcel Number 5.-1-51, 5.-1-52, 5.-1-53 3 separate parcels to be combined into one
D. Total area of the property .938 acres Area of property to be disturbed less than 1 acre
E. Present zoning district(s) C-1

5. REFERRAL CASE INFORMATION:

A. Has this referral been previously reviewed by the Genesee County Planning Board?
 NO YES If yes, give date and action taken _____

B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law
Applicant seeking two area variances. 1 for Sect. 9.05 b, i relief from parking restriction of 4 vehicles 2- relief from setback of
30ft to 17ft for the building

C. Please describe the nature of this request zoning requires 32 parking spaces based on building square footage C-1 Limits the
number of vehicles to 4. Applicant does not think this is reasonable and requests relief from this. In order to meet other requirements a 13ft setback
is requested for the building. corner lot

6. ENCLOSURES – Please enclose copy(s) of all appropriate items in regard to this referral

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Local application | <input type="checkbox"/> Zoning text/map amendments | <input type="checkbox"/> New or updated comprehensive plan |
| <input checked="" type="checkbox"/> Site plan | <input checked="" type="checkbox"/> Location map or tax maps | <input type="checkbox"/> Photos |
| <input type="checkbox"/> Subdivision plot plans | <input type="checkbox"/> Elevation drawings | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> SEQR forms | <input type="checkbox"/> Agricultural data statement | |

7. CONTACT INFORMATION of the person representing the community in filling out this form (required information)

Name Melissa Ierlan Title CEO/ZEO Phone (585) 402-0148 Ext. _____
Address, City, State, Zip PO Box 9, 7028 Byron Holley Rd. Byron NY 14422 Email townofbyroncodes@gmail.com

**APPLICATION FOR LAND SEPARATION
TOWN OF BYRON, NEW YORK 14422**

Application # _____
Date _____

OWNER:

AUTHORIZED AGENT:
-SUBMIT AUTHORIZING LETTER-

Name byron fire co., suzanne fuller, suzies byron ent
Mailing Address _____
Phone # _____

Name griffiths engineer
Mailing Address 13 south washington st
binghamton ny 13903
Phone # (607)724-2400

TO BE FILLED IN BY THE APPLICANT:

1. Tax Map Parcel # (T.M.P.) 5.-1-51, 5.-1-52, 5.-1-53 Property Location rt 262 and mcelver
2. Provide a brief purpose and description of this land separation acquisition of three parcels, merging into one parcel and constructing a dollar general store
3. Provide a sketch plan (9 copies) of the proposed land separation that shall show:
 - a. The entire tract of land owned by the owner.
 - b. The proposed division (lot) lines.
 - c. Any existing or proposed easements, deed restrictions or covenants affecting the tract.

Signature Date

OFFICE USE ONLY

PRELIMINARY:

1. Does parcel front on an existing street? YES NO
2. Does parcel require an extension of municipal facilities? YES NO
3. Does parcel comply with all area requirements? YES NO

If no, list non-conformity Parcel will need 2 area variances, 1 for rear setback and one for additional parking spots

4. Fees paid? NO YES if yes, check # _____ Amount _____

ACTION TAKEN BY PLANNING BOARD:

Process this application as a SUBDIVISION Do no answer the remaining questions. Proceed to Subdivision Process.
or LAND SEPARATION Answer the remaining questions.

-Health Department Approval Required? NO YES if YES Conventional
Non-Conventional
-Parcel Survey Waived? NO YES if YES, state reason. _____

Planning Board APPROVAL DISAPPROVAL
APPROVAL with Modifications List Modifications _____

FINAL AUTHORIZATION: Planning Board Approval Disapproval

Signature Date

APPLICATION FOR AREA & USE VARIANCE

OFFICE USE ONLY

Appeal Concerns Property at the following address:

AREA-building setback not met per zoning

parking spots allowed are not in line with what is needed

County Tax Map Section: 5.-1-51 5.-1-52 5.-1-53

Zoning District Classification: C-1

Date Applicant Acquired Property: in negotiation

(If property is not owned by the applicant, the applicant must

submit a statement by the property owner authorizing the applicant to appeal on his/her

behalf.) It has been communicated by all parties that the sale is contingent upon approvals

Application No. V- zba-2022-017

Date of Appeal: 10/17/22

(Postmark or Hand Delivered)

Date of Receipt by Board: _____

Date of Public Hearing: _____

Date of Final Action: _____

Date of Filing of Decision with

the Municipal Clerk: _____

The applicant's appeal from a decision of the Zoning Enforcement Officer, or on direct appeal from the planning board as permitted by State Law, concerns the following:

Denial of an Application for a Building Permit (Attach to Application)

Denial of an Application for a Certificate of Occupancy (Attach to Application)

For the Proposed Activity: convenience store in the C-1 district

Denial was made because of a violation or conflict with the Zoning Code(s): section 9.05 b, i

business not to exceed six patrons or four vehicles as a retail trade and or service

Table 1 setback requirement is 15ft and applicant has 8ft.

Date of Zoning Enforcement Officer's Decision: 10/17/22

State what type and size of an area/use variance you are requesting:

requesting relief from the 15ft setback, reduction to 8ft.

requesting amount of parking to be raised in line with the proposed drawing and parking lot spaces

State the reason you are applying for the area/use variance: The sale of the three properties is contingent upon the 2 variances being granted and approval by the Planning Board.

Describe the character of the neighborhood: The neighborhood is a mixture of residential and commercial.

Applicant: Griffiths Engineering Telephone: 607-724-2435

Mailing Address: _____

Signature:  per phone/email ok Date: 10/17/22

Agricultural Data Statement

Date 09/25/2022

Instructions: This form must be completed for any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review that would occur on property within 500 feet of a farm operation located in a NYS Dept. of Ag & Markets certified Agricultural District.

| Applicant | Owner if Different from Applicant |
|---|---|
| Name: <u>Griffiths Engineering</u> Address: _____ _____ | Name: <u>byron fire co. suzanne fuller, suzies byron ent</u> Address: <u>rt 262</u> <u>byron ny 14422</u> |

1. Type of Application: Special Use Permit; Site Plan Approval ; Use Variance;
(circle one or more) Subdivision Approval

2. Description of proposed project: Acquire and merge 3 parcels and build a dollar general store

3. Location of project: Address: tbd
Tax Map Number (TMP) 5.-1-51, 5.-1-52 & 5.-1-53

4. Is this parcel within an Agricultural District? NO YES (Check with your local assessor if you do not know)
5. If YES, Agricultural District Number _____
6. Is this parcel actively farmed? NO YES
7. List all farm operations within 500 feet of your parcel. Attach additional sheets if necessary.

| | |
|--|---|
| Name: <u>Legacy Lands LLC</u> Address: <u>P.O. Box 189</u> <u>Byron, NY 14422</u> Is this parcel actively farmed? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES | Name: _____ Address: _____ Is this parcel actively farmed? <input type="checkbox"/> NO <input type="checkbox"/> YES |
| Name: _____ Address: _____ Is this parcel actively farmed? <input type="checkbox"/> NO <input type="checkbox"/> YES | Name: _____ Address: _____ Is this parcel actively farmed? <input type="checkbox"/> NO <input type="checkbox"/> YES |

Dan Griffiths

Signature of Applicant

Signature of Owner (if other than applicant)

Reviewed by: _____
Signature of Municipal Official

_____ Date

NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 – Project and Sponsor Information | | | |
|--|--|--------------------------------------|--------------------------|
| Griffiths Engineering | | | |
| Name of Action or Project: Byron Dollar General Store construction | | | |
| Project Location (describe, and attach a location map): Corner of Rt 262 and McElver Rd. | | | |
| Brief Description of Proposed Action: Construction of a 9,100 sq. ft retail store and parking lot on .938 acres. | | | |
| Name of Applicant or Sponsor: Griffiths Engineering - Dan Griffiths | | Telephone: 607-724-2400 | |
| | | E-Mail: dan@griffithsengineering.com | |
| Address: 13 South Washington St Suite 1 | | | |
| City/PO: Binghamton | | State: NY | Zip Code: 13903 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | NO | YES |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: | | NO | YES |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? _____ .938 acres | | | |
| b. Total acreage to be physically disturbed? _____ less than 1 acres | | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .938 acres | | | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): | | | |
| <input type="checkbox"/> Parkland | | | |

| | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action, a. A permitted use under the zoning regulations? | NO | YES | N/A |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

| | | |
|--|-------------------------------------|-------------------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: | | |
| <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? | NO | YES |
| If Yes, | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If Yes, briefly describe: | | |
| _____ | | |
| Looking to utilize existing storm water catch basin or sewer system | | |
| _____ | | |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? | NO | YES |
| If Yes, explain the purpose and size of the impoundment: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____ | | |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? | NO | YES |
| If Yes, describe: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____ | | |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? | NO | YES |
| If Yes, describe: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____ | | |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u> <i>Dan Griffiths</i> </u> Date: <u> 11-4-2022 </u> Signature: <u> Dan Griffiths </u> Title: <u> President </u> | | |



**Parks, Recreation,
and Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

August 31, 2022

Christopher Stastny
Project Engineer
Griffiths Engineering LLC
13 S Washington St
Binghamton, NY 13903

Re: DEC
New Construction/Byron Dollar General/Townline Rd
6327-6333 State Route 262 (Townline Rd), Byron, NY 14422
22PR06301

Dear Christopher Stastny:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

R. Daniel Mackay
Deputy Commissioner for Historic Preservation
Division for Historic Preservation



633 Rt. 211 East, Suite 4, Box 4
Middletown, NY 10941
Office: (845) 495-0123 • Fax: (866) 688-0836

October 3, 2022

Capital Growth Buchalter
Atkinson Drive, P.O. Box 993
Doylestown, PA 18901

ATT: Kirk Farrelly

RE: Wetlands Delineation & Report
Lots 6327/6329/6333 Route 262
Town of Byron, Genesee County, NY

Dear Mr. Farrelly:

On September 30, 2022 a wetland site investigation was completed for the proposed Dollar General site located along Route 262, in Byron in Genesee County NY as requested. This included a soils verification to validate if the soils on-site matched the existing soil maps. The property was walked, and a field investigation completed to determine if there were any areas on site that met either the Army Corp of Engineers (ACOE), or the NYSDEC of regulated wetland areas.

Before conducting the field investigation, the available aerials, soils and the state and federal wetland maps were reviewed for the referenced property. This was done to identify if there are any mapped wetlands on the property as well as any other areas that we should verify whether or not the field conditions match the available mapping. Results of this routine evaluation are to identify any ACOE or NYSDEC jurisdictionally regulated areas. No mapped wetland areas were found in our review.

The field investigation was conducted in accordance to the ACOE 2012 regional supplement as required by the ACOE. This was done by observing plant species, hydrology and soil types and conditions.

The area is mapped in the Genesee County Soils report and the USDA web soil report as CeA—Cazenovia silt loam. These soils are listed as well drained. The soils have been heavily disturbed. None of the soil samples observed showed any signs of being wetland soils.

Vegetation

The dominant vegetation in the area consisted of Maintained lawn and where not mowed black locust and tree of haven. As shown on the photo below. These are consistent with plants that are recognized as upland plant species and their abundance passes the ACOE 50/20 rule thereby defining the area as having upland vegetation.



Soils

Both the Genesee County Soil Survey and the United States Department of Agriculture (USDA) online web soil survey were reviewed to verify if there were any potential hydric (wetland) soils on property.

As stated prior, the soils were found to be non-hydric and therefore not wetland soils.

Hydrology

As required by the 2012 ACOE regional supplement the hydrology of the property and the potential wetland areas were investigated. No areas within the area reviewed for the proposed project was found to have hydrology that would support wetland hydrology or vegetation.

Conclusions

No wetland areas were found on the area of the proposed project site.



633 Rt. 211 East, Suite 4, Box 4
Middletown, NY 10941
Office: (845) 495-0123 • Fax: (866) 688-0836

Ecological Analysis is grateful for this opportunity to be of service on this project and looks forward to the opportunity to work with you in the future. Feel free to call if you have any questions or if we can be of further assistance.

Sincerely yours,

James A. Bates

James Bates, CPESC, CPSWQ
Managing Member
Ecological Analysis, LLC

Attachments:

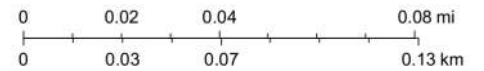
USDA Soil Map
USFWS wetland Map
NYSDEC Wetland Map

Proposed Byron DG Site (NYSDEC Wetland Map)



October 3, 2022

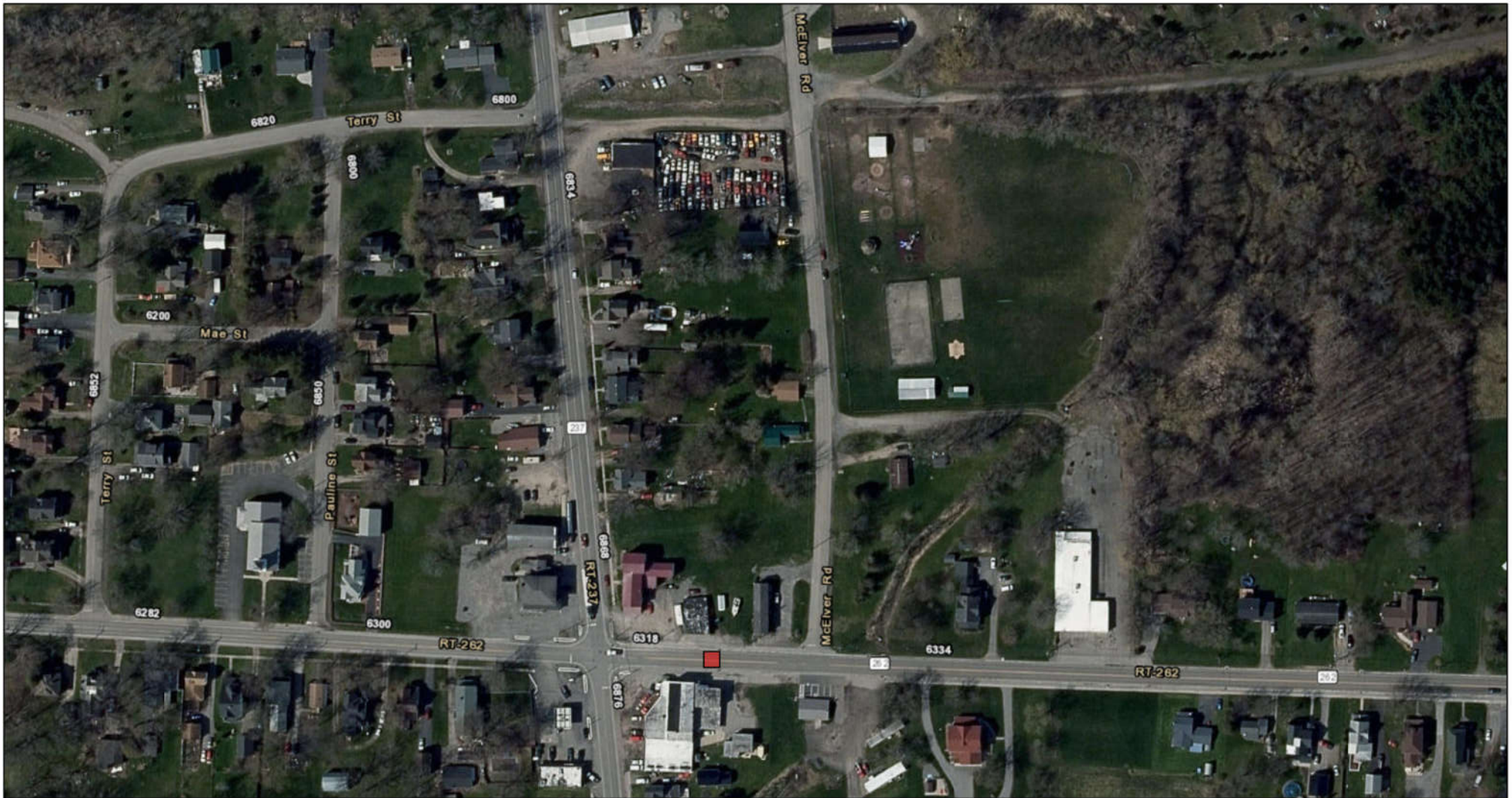
1:2,257



NYS ITS GIS Program Office, Westchester County GIS, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

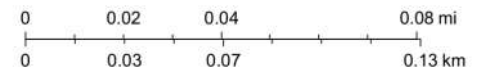
NYS Department of Environmental Conservation
Not a legal document

Proposed Byron DG Site (USFWS Wetland Map)



October 3, 2022

1:2,257



NYS ITS GIS Program Office, Westchester County GIS, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Genesee County, New York**

Byron Site



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

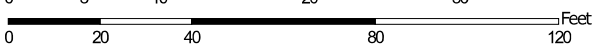
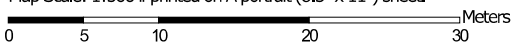
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

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Soil Map (Byron Site)







































Map Scale: 1:500 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

- Area of Interest (AOI)**
 -  Area of Interest (AOI)
- Soils**
 -  Soil Map Unit Polygons
 -  Soil Map Unit Lines
 -  Soil Map Unit Points
- Special Point Features**
 -  Blowout
 -  Borrow Pit
 -  Clay Spot
 -  Closed Depression
 -  Gravel Pit
 -  Gravelly Spot
 -  Landfill
 -  Lava Flow
 -  Marsh or swamp
 -  Mine or Quarry
 -  Miscellaneous Water
 -  Perennial Water
 -  Rock Outcrop
 -  Saline Spot
 -  Sandy Spot
 -  Severely Eroded Spot
 -  Sinkhole
 -  Slide or Slip
 -  Sodic Spot
- Water Features**
 -  Streams and Canals
- Transportation**
 -  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads
- Background**
 -  Aerial Photography
- Other Features**
 -  Spoil Area
 -  Stony Spot
 -  Very Stony Spot
 -  Wet Spot
 -  Other
 -  Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Genesee County, New York
 Survey Area Data: Version 23, Sep 10, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Oct 18, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend (Byron Site)

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|------------------------------------|--|--------------|----------------|
| CeA | Cazenovia silt loam, 0 to 3 percent slopes | 0.5 | 36.6% |
| OnB | Ontario loam, 3 to 8 percent slopes | 0.8 | 63.4% |
| Totals for Area of Interest | | 1.3 | 100.0% |

Map Unit Descriptions (Byron Site)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

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onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Genesee County, New York

CeA—Cazenovia silt loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: b3xm
Elevation: 620 to 920 feet
Mean annual precipitation: 31 to 38 inches
Mean annual air temperature: 46 to 50 degrees F
Frost-free period: 140 to 175 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Cazenovia and similar soils: 75 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cazenovia

Setting

Landform: Till plains, reworked lake plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Crest
Down-slope shape: Concave
Across-slope shape: Convex
Parent material: Loamy till that contains limestone with an admixture of reddish lake-laid clays or reddish clay shale

Typical profile

H1 - 0 to 12 inches: silt loam
H2 - 12 to 44 inches: silty clay loam
H3 - 44 to 72 inches: gravelly silty clay loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 18 to 30 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water supply, 0 to 60 inches: Moderate (about 8.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C/D
Ecological site: F101XY013NY - Moist Till
Hydric soil rating: No

Minor Components

Remsen

Percent of map unit: 5 percent

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Hydric soil rating: No

Ontario

Percent of map unit: 5 percent

Hydric soil rating: No

Ovid

Percent of map unit: 5 percent

Hydric soil rating: No

Schoharie

Percent of map unit: 5 percent

Hydric soil rating: No

Burdett

Percent of map unit: 5 percent

Hydric soil rating: No

OnB—Ontario loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2w3ps

Elevation: 250 to 1,490 feet

Mean annual precipitation: 31 to 57 inches

Mean annual air temperature: 41 to 50 degrees F

Frost-free period: 100 to 190 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Ontario and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ontario

Setting

Landform: Drumlins, ridges, till plains

Landform position (two-dimensional): Summit, shoulder

Landform position (three-dimensional): Crest

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Calcareous loamy lodgment till derived from limestone, sandstone, and shale

Typical profile

Ap - 0 to 8 inches: loam

E - 8 to 14 inches: loam

Bt/E - 14 to 21 inches: loam

Bt - 21 to 39 inches: gravelly loam

C1 - 39 to 48 inches: gravelly loam

C2 - 48 to 79 inches: gravelly loam

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Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 1.42 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 40 percent
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Ecological site: F101XY012NY - Till Upland
Hydric soil rating: No

Minor Components

Hilton

Percent of map unit: 5 percent
Landform: Drumlins, ridges, till plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Crest
Down-slope shape: Linear
Across-slope shape: Concave, convex
Hydric soil rating: No

Honeoye

Percent of map unit: 5 percent
Landform: Drumlins, ridges, till plains
Landform position (two-dimensional): Shoulder, summit, backslope
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Cazenovia

Percent of map unit: 3 percent
Landform: Reworked lake plains, till plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Crest
Down-slope shape: Concave
Across-slope shape: Convex
Hydric soil rating: No

Appleton

Percent of map unit: 2 percent
Landform: Drumlins, ridges, till plains
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear

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Hydric soil rating: No

Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Land Classifications

Land Classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Hydric Rating by Map Unit (Byron Site)

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

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Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Custom Soil Resource Report
Map—Hydric Rating by Map Unit (Byron Site)



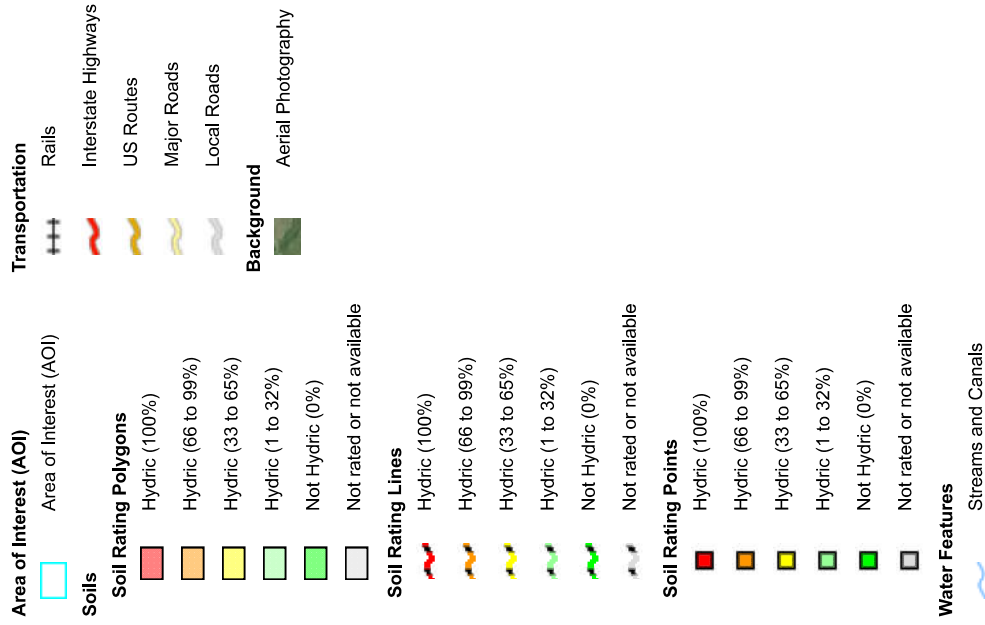
Map Scale: 1:500 if printed on A portrait (8.5" x 11") sheet.

0 5 10 20 30 Meters

0 20 40 80 120 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

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Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

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This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Genesee County, New York
 Survey Area Data: Version 23, Sep 10, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Oct 18, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydric Rating by Map Unit (Byron Site)

| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|------------------------------------|--|--------|--------------|----------------|
| CeA | Cazenovia silt loam, 0 to 3 percent slopes | 0 | 0.5 | 36.6% |
| OnB | Ontario loam, 3 to 8 percent slopes | 0 | 0.8 | 63.4% |
| Totals for Area of Interest | | | 1.3 | 100.0% |

Rating Options—Hydric Rating by Map Unit (Byron Site)

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

References

- American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.
- American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.
- Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.
- Federal Register. July 13, 1994. Changes in hydric soils of the United States.
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Custom Soil Resource Report

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UTILITY NOTES:

1. THE CONTRACTOR IS RESPONSIBLE TO CONTACT NY811 (DIG SAFELY NEW YORK 1-800-382-7829) AT LEAST 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION OR DEMOLITION WORK FOR THE IDENTIFICATION OF UTILITIES IN THE VICINITY OF THE WORK AREA.
2. THE EXISTING UTILITIES SHOWN ON PLANS ARE FOR REFERENCE ONLY AND ARE NOT TO BE CONSTRUED AS AN ACCURATE OR ALL-INCLUSIVE REPRESENTATION OF THE UTILITIES PRESENT WITHIN THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE LOCATIONS OF ALL UTILITIES WITHIN THE WORK AREA PRIOR TO THE START OF WORK.
3. THE PROPOSED UTILITIES SHOWN ON THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE ENGINEER TO DETERMINE SIZES AND LOCATION PRIOR TO CONSTRUCTION.
4. ALL UTILITIES DAMAGED OR DESTROYED SHALL BE BROUGHT TO THE ATTENTION OF THE SPECIFIC UTILITY OWNER. ALL COST INCURRED TO REPAIR OR REPLACE THE UTILITY SHALL BE BORNE BY THE CONTRACTOR.
5. ALL PROPOSED IMPROVEMENTS, INCLUDING ALL ON-SITE STORM DRAINAGE FACILITIES, ARE PRIVATE AND WILL BE OPERATED AND MAINTAINED BY THE PROPERTY OWNER, AND WILL NOT BE THE RESPONSIBILITY OF THE TOWN OF WILLIAMSON.
6. OPERATIONS AND MAINTENANCE OF WATER AND SEWER UTILITY MAINS SHALL BE BY UTILITY OWNERS AS LISTED ON THE COVER SHEET OF THIS DRAWING SET.

PROPOSED WATER SERVICE COORDINATION NOTES:

CONTRACTOR SHALL COORDINATE ALL WATER SERVICE ACTIVITY WITH THE MORRIS COUNTY WATER.

1. UNTIL NEW SERVICE HAS BEEN INSTALLED, TESTED, INSPECTED AND APPROVED, CONTRACTOR SHALL TAKE ALL CARE NECESSARY TO AVOID ANY DAMAGE TO ADJACENT UTILITIES AND EXISTING HIGHWAY PAVEMENT SECTIONS DURING EXCAVATION AND BORING OPERATIONS.

PROPOSED WATER SERVICE NOTES:

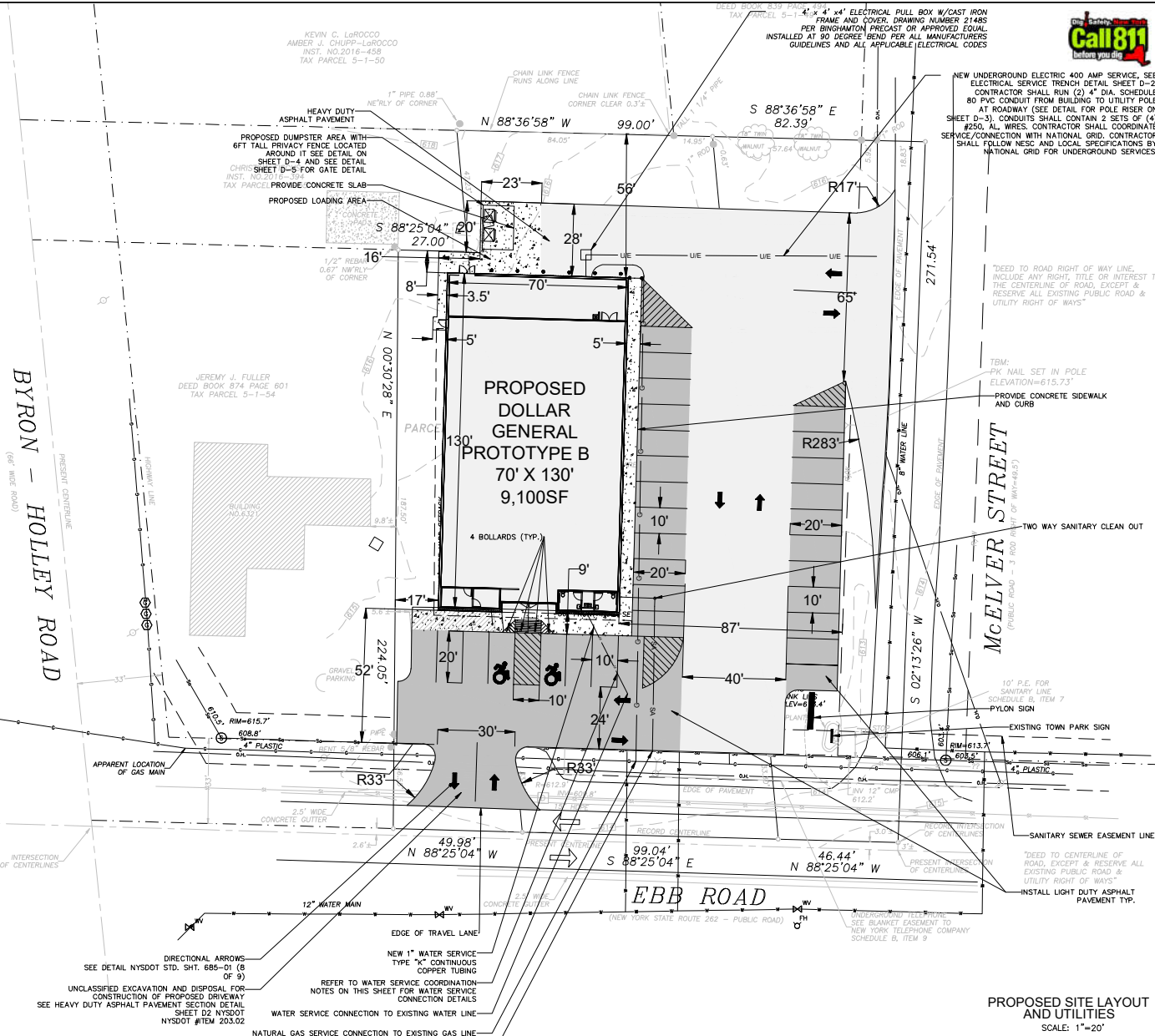
1. CONTRACTOR TO MAKE LIVE TAP WITH TAPPING SLEEVE.
2. NEW WATER SERVICE SHALL BE 1" COPPER TUBING TYPE K, ASTM 888 OR SDR 9 POLYETHYLENE PIPE. A COMPRESSION OR SILVER SOLDERED JOINT IS ALLOWABLE ONLY IF MORE THAN ONE COIL IS NECESSARY.
3. CORPORATION STOP VALVES SHALL BE MUELLER H-15008 OR APPROVED EQUAL.
3. CURB BOX AND STOP VALVES TO BE PROVIDED BY CONTRACTOR.
4. NEW WATER SERVICE SHALL CONFORM TO ALL STANDARDS OF THE MORRIS COUNTY WATER.

DOLLAR GENERAL STANDARD TESTING CRITERIA
ALSO SEE GEOTECHNICAL ENGINEERING REPORT

CONSTRUCTION PHASE

- All testing set forth must be conducted by Approved Consultant
- Soils sample of proposed structural fill is required. The types of tests needed per sample are Modified Proctor (ASTM D1557), Atterberg Limits (soil classification) and a Moisture Content (In situ condition), the material must meet the requirements for structural fill as specified in the geotechnical report.
- Proof roll sub-grade with a loaded tandem axle truck; undercut and replace unsuitable material as required by Approved Consultant.
- On site monitoring of fill material. Approved Consultant must be on site during all fill operations. Nuclear Density testing of each lift of compacted fill. 6 maximum compacted lifts, 1 test per 5000 SF in building, 1 test per 10,000 SF in paved areas, or a minimum of five tests per lift throughout site. Determines percent compaction as compared to Maximum dry density determined per soil sample. Compaction to be 95% Max Dry density per ASTM D1557.
- Pre-concrete placement footing inspection. Required inspections are: reinforcing steel inspection (inspect for clean, dry footing bottom; size and spacing of reinforcing steel; size and depth of footing clearances from sides and bottom of footing), and Dynamic Cone Penetrometer testing of foundation sub-grade. Test results should comply with recommendation of Geotech Report.
- Compressive strength testing of concrete as required by Approved Consultant, who must be on site during all such concrete testing. Number and frequency of tests are as follows: 1 set of 4 concrete cylinders per 50 placed yards; compression testing at 7 and (2) 28 days of curing; one hold; approximately 3 sets per project (footings, slab, dumpster pad, and receiving pad).
- Structural steel inspection-inspect all welds and bolted connections for compliance with AISC, AWS and/or metal building project specifications.
- Floor Flatness Test required. Testing for floor flatness and floor level should reflect the following values: FF -35/-5, FL -30/-5.
- Pavement Thickness Testing:
Option 1: Coring of asphalt parking lot for thickness testing. A minimum of three cores will be required, spaced evenly throughout parking. Cores are measured for compliance with project paving profiles recommended in geotechnical report, and bulk specific gravity tests conducted for density (% compaction based on design unit weight).
Option 2: Pavement thickness and density can be field verified provided that Approved Consultant is present during the entire duration of asphalt placement. Density can be tested via nuclear density method at the time of placement. Any density testing failure must be verified by core sampling testing.

BYRON - HOLLEY ROAD
(SEE WIDE ROAD)



GRIFFITHS ENGINEERING
13 South Washington Street, Suite 1
Binghamton, New York 13903
Telephone: (607)724-2400
Fax: (607)724-2436

**FOR REVIEW
PURPOSES ONLY
NOT FOR CONSTRUCTION**

| DATE | REVISIONS | BY | DATE | DESCRIPTION |
|------------------|-----------|----|------|-------------|
| OCTOBER 31, 2022 | | | | |
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| Designed by: | CL |
| Drawn by: | CL |
| Checked by: | |
| Reviewed by: | |
| Scale: | AS NOTED |

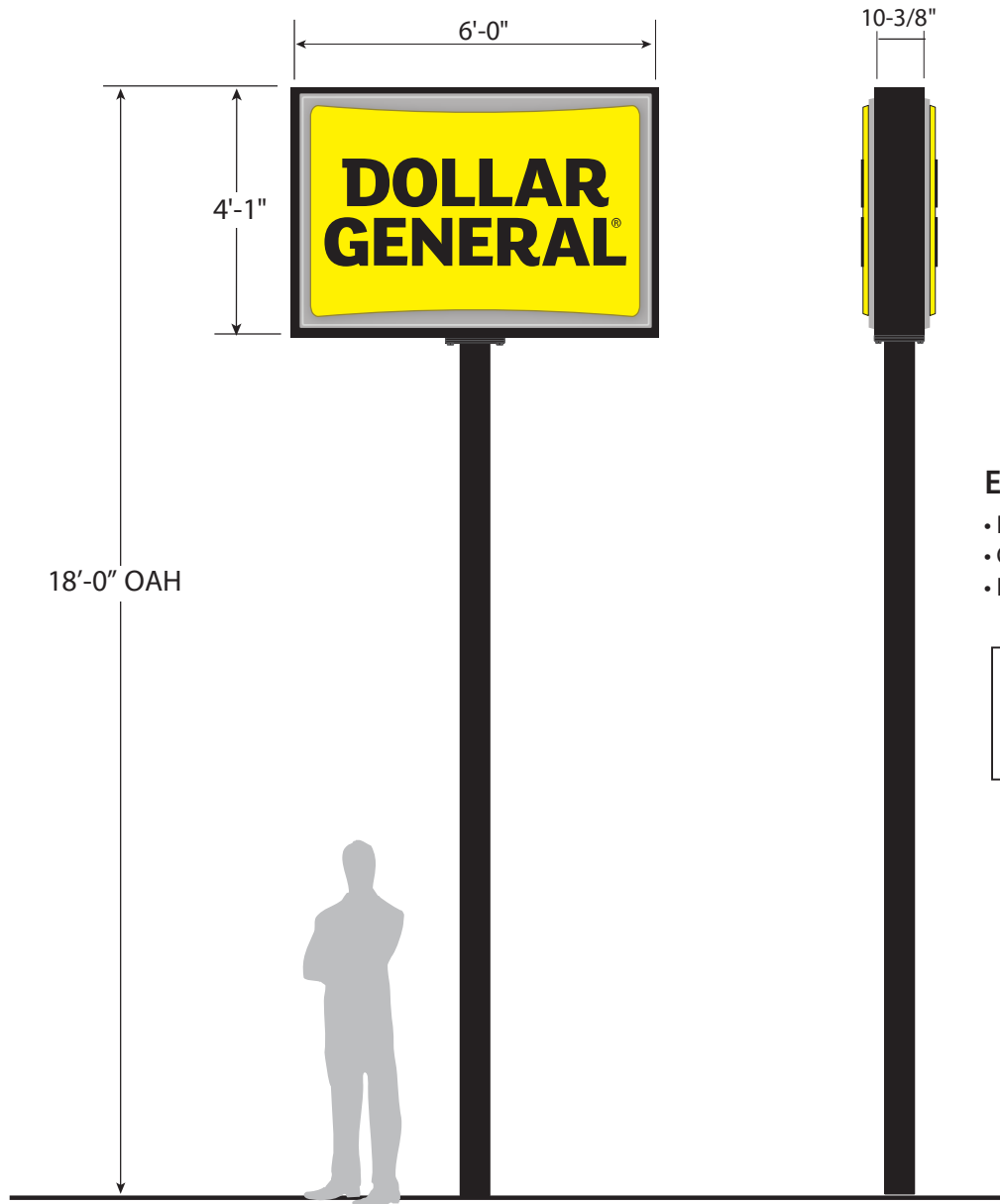
SITE LAYOUT AND UTILITIES PLAN

Project Location: 6327/6329/6333 ROUTE 262
GENESESE COUNTY, NY
Project Name: BYRON DOLLAR GENERAL STORE NO. XXXXX

Drawing Reference Number: **C-2**
3 of 14

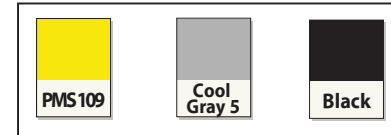
PROPOSED SITE LAYOUT AND UTILITIES
SCALE: 1"=20'





E007754B P24- 4'-1" x 6'-0" DF CP PYLON, 18' OAH, SWL

- Pan embossed faces
- Cabinet, retainers and pole ptd. gloss black
- Internal illumination: Fluorescent lamps, (6) F48T12 CW/HO



DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings.
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Customer: DOLLAR GENERAL
 Project No: 473820 Scale:
 Date: 08/24/2022 Drawn By: CH
 Location & Site No: 615 North Baltimore Ave.
 Mount Holly Springs, PA DG08813

Description: E007754B- 4' x 6' DF CP
 PYLON W/ PAN EMBOSSED FACES; 18'
 OAH
 Revised:
 Revised:

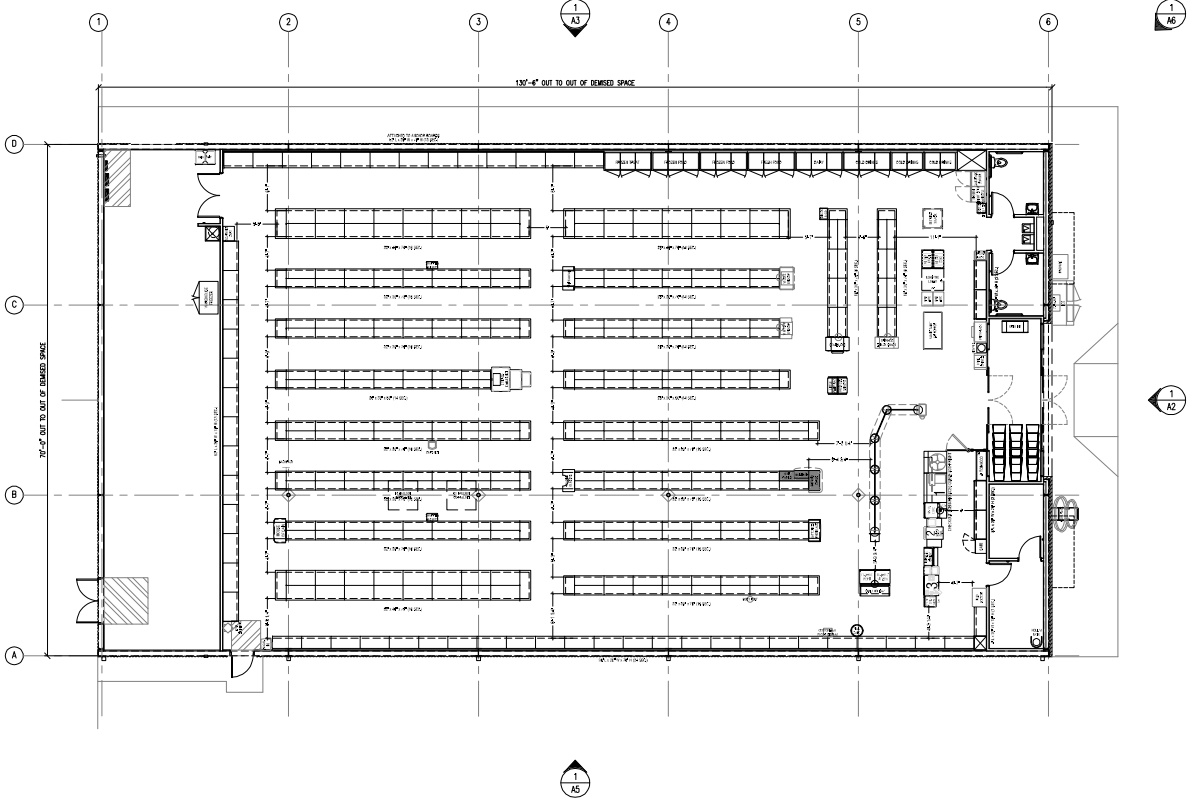
Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.

 CUSTOMER SIGNATURE DATE

 LANDLORD SIGNATURE DATE

DOLLAR GENERAL®

ROUTE 262 & MCELVEN BYRON, NEW YORK 14422



FLOOR/FIXTURE PLAN
SCALE: NOT TO SCALE

c h a d h a + associates

architecture + interiors + design



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CG BUCHALTER, LLC
361 SUMMIT BLVD., SUITE 110
BIRMINGHAM, AL 35243
PHONE: (205) 263-4584

DOLLAR GENERAL

**NEW ONE STORY
RETAIL BUILDING**

DOLLAR GENERAL 9026 SF PROTOTYPE 'B PLUS'
ROUTE 262
BYRON NY 14422

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
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**FLOOR/FIXTURE
PLAN**

A1

BUILDING FACADE MATERIALS



BALANCED BEIGE
HARDIE PLANK SIDING



WARM STONE
SPLIT FACE CMU



VANDYKE BROWN
HARDIE PLANK SIDING



VANDYKE BROWN SPLIT
FACE CMU



BRONZE SHUTTERS



1
42

ROUTE 262 - SOUTH

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SHEET TITLE

ROUTE 262 - SOUTH

SHEET NO.

A2

C-A JOB NO. 5485-11

BUILDING FACADE MATERIALS



METAL PANEL
SANDSTONE



WARM STONE
SPLIT FACE CMU



BRONZE SHUTTERS



1
45

MC ELVER ROAD - EAST

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SHEET TITLE

MC ELVER ROAD - EAST

SHEET NO.

A3

C+A JOB NO. 5485-11

BUILDING FACADE MATERIALS



METAL PANEL
SANDSTONE



DELIVERY SIDE - NORTH

SCALE: NOT TO SCALE

c h a d h a + a s s o c i a t e s
architecture + interiors + design



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SHEET TITLE

DELIVERY SIDE -
NORTH

SHEET NO.

A4

C-A JOB NO. 5485-11

BUILDING FACADE MATERIALS



METAL PANEL
SANDSTONE



LEFT - WEST

SCALE: NOT TO SCALE

c h a d h a + associates

architecture + interiors + design



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SHEET TITLE

DELIVERY SIDE -
WEST

SHEET NO.

A5

C+A JOB NO. 5485-11

BUILDING FACADE MATERIALS



BALANCED BEIGE
HARDIE PLANK SIDING



WARM STONE
SPLIT FACE CMU



VANDYKE BROWN
HARDIE PLANK SIDING



VANDYKE
BROWN SPLIT
FACE CMU



BRONZE SHUTTERS



1
46

PERSPECTIVE VIEW

SCALE: NOT TO SCALE

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SHEET TITLE

PERSPECTIVE VIEW

SHEET NO.

A6

C-A JOB NO. 5485-11

T-02-BYR-11-22

