

MAP PLAN AND REPORT FOR SEWER DISTRICT NO. 6 SANITARY SEWER EXTENSION #4

For Sanitary Sewer Services to Scannell Properties



SCHODACK DISTRIBUTION CENTER
US ROUTE 9
SCHODACK, NEW YORK

PREPARED FOR:
SCANNELL PROPERTIES
294 GROVE LANE EAST, SUITE 140
WAYSATA, MN 55391

PREPARED BY:
MCFARLAND JOHNSON
60 RAILROAD PLACE, SUITE 402
SARATOGA SPRINGS, NY 12866
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MJ PROJECT NO. 18362.00



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Section 1: Project Description

A. Introduction

This report is for the sanitary sewer accommodations for the construction of an approximate one million square foot distribution center on an existing roughly 116.39 acres of undeveloped land between I-90 and NYS Route 9 in the Town of Schodack, New York.

B. Existing Conditions

The approximately 116.39 acres consists of agricultural and wooded undeveloped land. Ephemeral marsh areas are in the east-northeast, northeast, and southwestern portions of the site. Historically this land was used agriculturally for farming corn and wheat, but specifically at the site no buildings have been constructed, crops grown, or pesticides used. The site is bordered by forest, residential development, and light commercial development.

C. Vegetative Cover

The site contains plant species associated with abandoned agricultural land: mixed coniferous/deciduous upland successional forest, and relatively small wetlands. This area was previously forest cleared for farming with signs of logging including: stumps, brush, and multi-trunked trees. The meadow is predominately tall grass that is mowed on an annual basis.

D. Topography

The project site is relatively level to steeply sloping with surface elevations in the range of about 310 to 350 feet. The easterly two-thirds of the site is mostly open fields with one roughly 400 square foot area where the surface slopes down some 20 feet in elevation to a shallow pond. The westerly third of the site is wooded and occupied by a ravine, which on the east side slopes steeply down about 40 feet in elevation before rising about 20 to 30 feet in elevation on the west side of the site.

E. Soils

According to the Natural Resources Conservation Service (NRCS) Soils Report, there are 7 mapped soils identified within the project boundary (see Appendix 5). Castile gravelly silt loam type D soils (CbA, 0-5 percent slopes), Hoosic gravelly sandy loam type A soils (HoA/B/C/D, 0-3/ 3-8/ rolling/ hilly/ steep percent slopes), and Natchaug muck type D soils (PaA, 0-2 percent slopes).

F. Land Use and Zoning

The project is proposed on two adjoining properties (tax ID 200.00-6-1.3, 73.6 acres; and 200.00-6.22.1, 42.7 acres) comprising a total of 116.3 ±. It is located along NYS Route 9 in the Town of Schodack, Rensselaer County, New York. The proposed facility will be constructed in its entirety in one phase. The project site is currently zoned Planned Development District (PD-3) and the proposed use, sales distribution center, is an allowed use within this district subject to site plan approval. Because the project site is located within the Town's Water Quality Control District, the project also requires a special permit. Both of these approvals have been conditionally granted.

The project includes associated on-site roadways, parking, utility infrastructure, landscaping, and stormwater management facilities. There will be two (2) driveway entrances to the site off NYS Route 9; one dedicated driveway for employees and one dedicated driveway for trucks. A security gate with a Guard House will be provided at the truck entrance. Approximately 1,050 parking spaces will be provided for employees and approximately 300 parking spaces will be provided for truck trailers. Off-site improvements will include an extension of water, sewer, and natural gas mains to the project site. The off-site utilities will be extended from their current terminus along NYS Route 9 south of NYS Route 150.

Section 2: Sanitary Sewer System

A. Description of Existing Sanitary Sewer System

The existing municipal sewer system is a gravity fed 8" PVC pipe that travels Northbound along the easterly side of Route 9/20. The manhole that the project intends on tying into is located adjacent to the Schodack Police Department.

The project site is located near Sewer District No. 6, but is currently not within the District as shown in Appendix 1. This proposed sewer extension would extend the District to encompass the project site pending the approval of the Schodack Town Board, the NYS Department of Health, and the NYS Department of Environmental Conservation. Sanitary wastewater collected within the Sewer District is directed to the Town of East Greenbush Municipal Sewer System. The Town of Schodack currently is sending approximately 30,000 GPD and is allowed up to 45,000 GPD to the East Greenbush sewer system.

B. Description of Proposed Sanitary Sewer System

The project proposes a 4,200 LF 8" PVC gravity fed sewer system to discharge 6,000 GPD into the Town of Schodack municipal sanitary sewer system. See Appendix 2 for the Utility Plans outlining the proposed system. The proposed load from the project would increase the existing flow from 30,000 GPD to 36,000 GPD.

C. Sanitary Sewer Calculations

The sanitary sewer calculations for the Schodack Distribution Center are shown in Appendix 3. A summary of water usage from two similar facilities is provided. The monthly water bills from the two facilities are

also included. The pipe flow of the proposed sanitary sewer system is based off the actual water usage of these two similar facilities. The flow rate used in the sanitary sewer calculations is 6,000 GPD. The sanitary sewer slope value of 0.4% was determined from the 10 States Standards – Recommended Standards for Wastewater Facilities.

D. Conclusion

Presently, the Town of Schodack has an agreement with the Town of East Greenbush that allows Schodack to send up to 45,000 GPD into the East Greenbush sewer system. The Town of Schodack is currently discharging an average of 30,000 GPD into the East Greenbush system. The proposed Schodack Distribution Center is estimated to dispel 6,000 GPD into the system. Therefore, the capacity of the agreement with the Town of East Greenbush will allow the acceptance of the additional wastewater generated by the proposed Schodack Distribution Center.

Section 3: Financing

Scannell Properties will be financing the installation of the proposed sanitary sewer system. A cost estimate of the proposed work is included in Appendix 4. No debt will be issued by the town for this project.

Section 4: Sanitary Sewer District Extension

The project site is located near Sewer District No. 6, but is currently not within the District as shown in Appendix 1. This proposed Sewer District Extension would extend the District to encompass the project site pending the approval of the Schodack Town Board, the NYS Department of Health, and the NYS Department of Environmental Conservation. The map shown in Appendix 2 shows the land to be included within the Sewer District. The typical property within the proposed Sewer District Extension is an approximate 1,000,000 square-foot Sales Distribution Center.

Section 5: User Cost and Connection Fees

The property to be added to Sewer District No. 6 will become a rate payer under the district.

The Town of Schodack's building sewer inspection permit fee is \$200 (estimate 4 inspections @ \$50 each) and the sewer district connection fee is \$225 for a total of **\$425.00** to the Town of Schodack.

In accordance with the 5/27/2004 Intermunicipal Sewer Agreement with the Town of East Greenbush, the Town of Schodack collects a one-time hookup fee based on 60% of the anticipated water usage for the new or expanding business, divided by four hundred gallons per day, and multiplied by five thousand dollars. The proposed water usage for the project is estimated to be 6,000 GPD. Therefore, the one-time East Greenbush hookup fee, as per the above formula, is calculated to be:

$6,000 \text{ GPD} * 0.60 / 400 \text{ GAL} * \$5,000 = \mathbf{\$45,000.00}$ one-time fee.



Current Town quarterly operations and maintenance charges are \$8.00 per 1,000 gallons used, billed approximately one week after the end of each calendar quarter. Based on the gallons per day, this would result in an annual sewer usage fee for the typical property of:

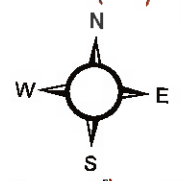
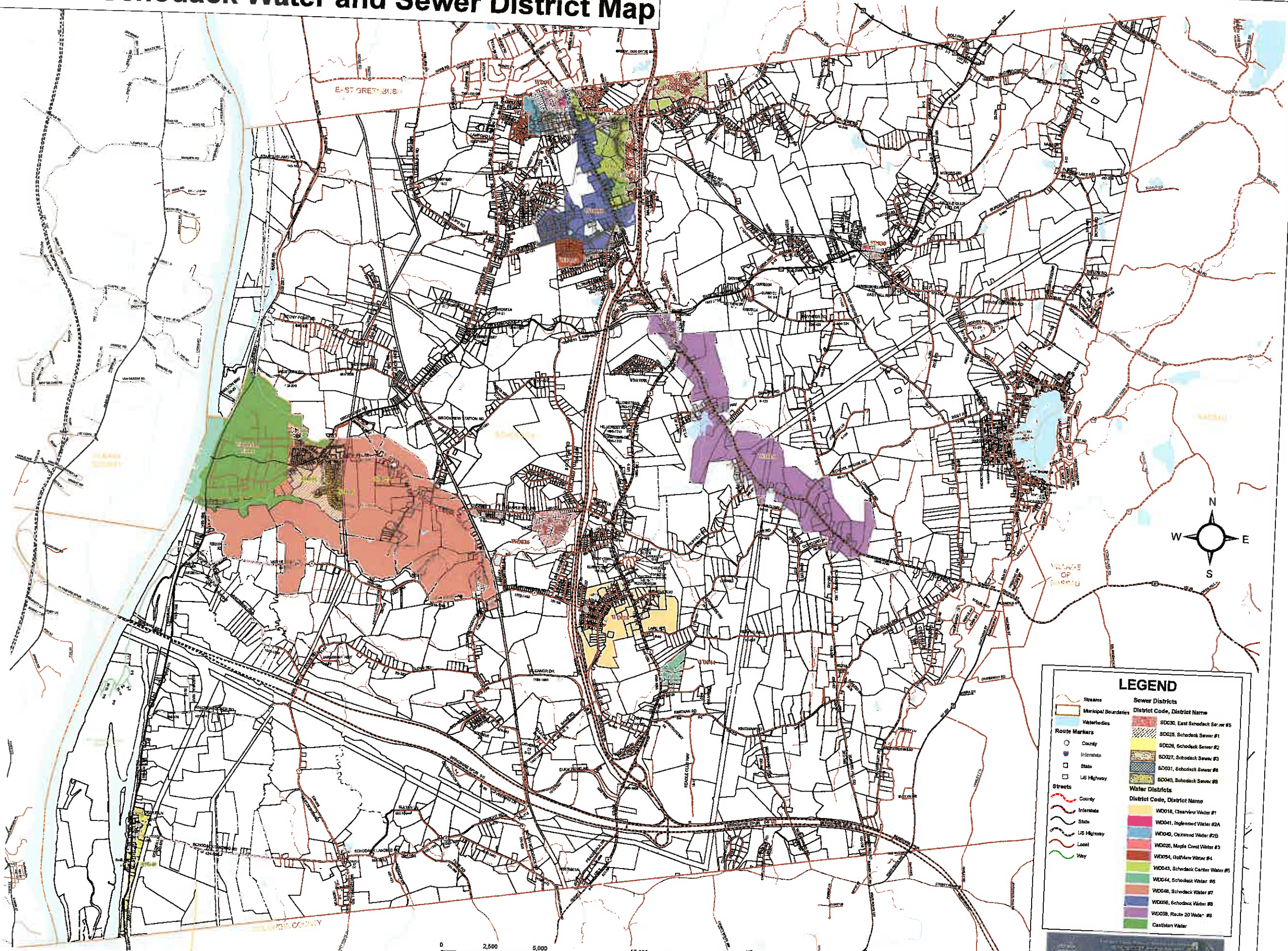
6,000 GPD * 365 Day / 1,000 Gal * \$8.00 = \$ 17,520 per year for the Distribution Center.

Section 6: Conclusion

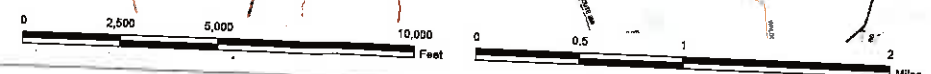
This report concludes that the Town of Schodack Sanitary Sewer District No. 6 has the capacity to accept the additional wastewater from the proposed Sewer District Extension.

APPENDIX 1 – EXISTING SANITARY SEWER DISTRICT MAP

Town of Schodack Water and Sewer District Map



Sewer Districts	
District Code, District Name	District Code, District Name
SD030, East Schodack Sewer #5	WD016, Clearview Water #1
SD025, Schodack Sewer #1	WD041, Inghenood Water #2A
SD028, Schodack Sewer #2	WD040, Oatswood Water #2B
SD027, Schodack Sewer #3	WD026, Maple Crest Water #3
SD031, Schodack Sewer #4	WD054, Oakview Water #4
SD040, Schodack Sewer #8	WD043, Schodack Center Water #5
	WD044, Schodack Water #6
	WD048, Schodack Water #7
	WD056, Schodack Water #8
	WD058, Route 20 Water #9
	Castleton Water



Legal Description

Sewer District No.6

Sanitary Sewer Extension #4

Consolidated lands now or formerly of Jill C. Palmer-Wood, Burdette J. Otterbeck, William J. & Mary Beaudoin and Mary Ann Sherman

All that certain parcel or piece of land situate in the Town of Schodack, County of Rensselaer, and State of New York, and more particularly bounded and described as follows:

Beginning at an iron pin found in the western highway boundary of U.S. Route 9 at its intersection with the division line between lands now or formerly of Jill C. Palmer-Wood and Burdette J. Otterbeck (Document number 2008-00302819) to the south and lands now or formerly of James R. Matias and Judith Dunham-Matias (Liber 169, page 1431) to the north; Thence along the western highway boundary of U.S. Route 9 South $26^{\circ} 01' 48''$ West, a distance of 1142.41 feet to a capped rod found at the northeast corner of lands now or formerly of Michael and Charlotte Belak (Liber 1298, page 417); Thence North $78^{\circ} 28' 35''$ West, a distance of 420.80 feet to a point, Thence South $21^{\circ} 23' 25''$ West, a distance of 67.67 feet to a point; Thence along the division line with lands now or formerly of Michael and Charlotte Belak (Liber 1298, page 417) North $87^{\circ} 14' 30''$ West, a distance of 16.77 feet to a capped rod found; Thence continuing along the division line with Michael and Charlotte Belak, and along the division line with lands now or formerly of Frank and Linda Paonessa (Liber 324, page 1892) South $11^{\circ} 45' 30''$ West, a distance of 226.00 feet to an iron pin found; Thence along the division line with lands now or formerly of Clifford and Deborah Brehm (Liber 1249, page 225) and along the division line with lands now or formerly of George Brehm (Liber 1032, page 306) South $86^{\circ} 54' 22''$ West, a distance of 612.61 feet to an iron pin found; Thence along the division line with lands now or formerly of George Brehm (Liber 1032, page 306), lands now or formerly of Paul and Heather Brehm (Liber 1611, page 199), and lands now or formerly of Cheryl L. Ouderkirk (Liber 648, page 221) South $16^{\circ} 16' 15''$ East, a distance of 546.03 feet to an iron pin in concrete found; Thence along the division line with lands now or formerly William J. Beaudoin and Mary Beaudoin (Liber 1302, page 805) and with the terminus of Hillcrest Avenue South $05^{\circ} 52' 46''$ East, a distance of 200.90 feet to a rebar found; Thence along the southern side of Hillcrest Avenue and passing through an iron pipe, North $84^{\circ} 07' 14''$ East, a distance of 115.00 feet to a point in the southern line of Hillcrest Avenue at its intersection with the division line between lands now or formerly of Carl and Mary Sherman (Liber 1302, page 807) to the east and William J. and Mary E. Beaudoin and Mary Ann Sherman (Liber 7724, page 283) to the west; Thence along said division line South $05^{\circ} 52' 46''$ East, a distance of 100.00 feet to a point; Thence along the division line with lands now or formerly of Hartland Associates, Inc. (Liber 7602, page 263) and lands now or formerly of Donald Hart (Liber 168, page 2218) South $84^{\circ} 07' 14''$ West, a distance of 845.92 feet to a point; Thence continuing along the division line with lands now or formerly of Donald Hart (Liber 168, page 2218) and passing through a rebar found, South $27^{\circ} 07' 14''$ West, a distance of 532.64 feet to a rebar found; Thence along the division line with lands now or formerly Hartland Associates, Inc. (Liber 168, page 2250) North $48^{\circ} 13' 42''$ West, a distance of 586.77 feet to a rebar found at the eastern highway boundary of Interstate 90; Thence along the eastern highway boundary of Interstate 90 the following six courses and distances:

1. North $06^{\circ} 29' 05''$ East, a distance of 262.42 feet to a point;
2. North $06^{\circ} 29' 57''$ East, a distance of 1039.84 feet to a concrete monument found;

3. North 62°36'15" East, a distance of 377.34 feet to a concrete monument found;
4. North 04°25'52" West, a distance of 519.98 feet to a concrete monument found;
5. North 07° 28' 01" West, a distance of 754.97 feet to a concrete monument found;
6. North 87° 25' 18" East, a distance of 363.34 feet to an iron pipe found;

Thence along the division line with lands now or formerly of Otis J. Williams, II, and Jennifer L. Meehan (Liber 6446, page 73), and lands now or formerly of Wesley J. Sanford, Jr. and Lauren K. Sanford (Liber 7800, page 124) North 88°14'57" East, a distance of 243.29 feet to an iron pipe found; Thence continuing along the division line with lands now or formerly of Wesley J. Sanford, Jr. and Lauren K. Sanford (Liber 7800, page 124), and along the division line with lands now or formerly of Kristin M. Meashaw and Matthew B. Abatto (Liber 3129, page 334), lands now or formerly of Scott A. Dunham and Theresa A. Dunham, lands now or formerly of Robert A. Jansing (Liber 366, page 1395), lands now or formerly of Sarah E. and Kristen A. Fedigan (Liber 8173, page 197) and passing through two iron pipes found, South 89° 13' 33" East, a distance of 868.18 feet to a point; Thence along the division line with lands now or formerly of Brian J. and Laurel L. Smihosky (Liber 7266, page 77), lands now or formerly of Vittorio Lapietra & Donna Linhares-Lapietra (Liber 4008, page 178), lands now or formerly of Edward C. and Erin A. Cullings (Liber 4762, page 8), and lands now or formerly Kenneth C. and Crystal M. Swinton (Liber 7541, page 108) South 88° 41' 33" East, a distance of 585.84 feet to an iron pipe found; Thence continuing along the division line with lands now or formerly of Kenneth C. and Crystal M. Swinton (Liber 7541, page 108) South 89° 09' 53" East, a distance of 288.23 feet to capped rebar found; Thence along the division line with lands now or formerly of James R. Matias and Judith Dunham-Matias (Liber 169, page 1431) the following two courses and distances:

1. South 16° 52' 47" West, a distance of 430.00 feet to an iron pin found;
2. South 74° 02' 22" East, a distance of 280.00 feet to the point and place of beginning.

Containing or 116.39 acres or 5,070,10 square feet of land, more or less.



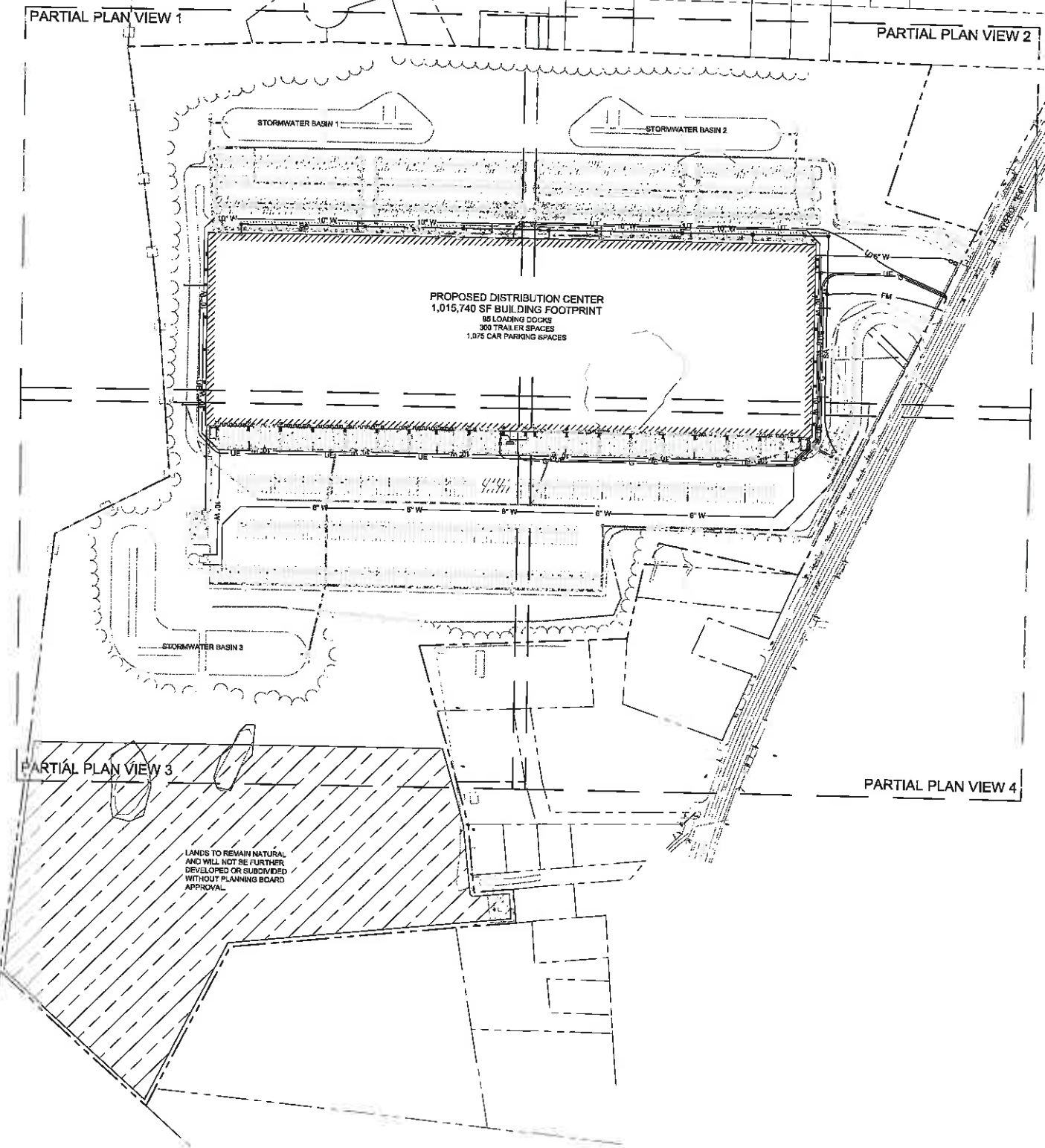
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 60 RAILROAD PLACE
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 mjr@a.com

SCANNELL PROPERTIES

PROJECT MILESTONE
 NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	5/22/2018	PER TOWN ENGINEER LETTER DATED 4/26/2018
2	5/22/2018	PER TOWN ENGINEER LETTER DATED 5/17/2018
3	5/28/2018	REVISIONS TO LAYOUT, UTILITY, AND GRADING

NOTE:
 THIS PROJECT WILL INCLUDE ALL NECESSARY IMPROVEMENTS TO THE TOWN PUMP STATION NORTH OF RT. 150 ON RTS. 9 AND 20. IF NEEDED THIS PROJECT WILL UPGRADE THE PUMPS TO SUCTION LIFT PUMPS; UPGRADE THE CONTROL SYSTEM; AND INSTALL AN EMERGENCY GENERATOR.



LANDS TO REMAIN NATURAL AND WILL NOT BE FURTHER DEVELOPED OR SUBDIVIDED WITHOUT PLANNING BOARD APPROVAL

SCANNELL PROPERTIES
 8801 RIVER CROSSING BLVD, SUITE 300
 INDIANAPOLIS, IN 46240
SALES DISTRIBUTION CENTER
 TOWN OF SCHODACK, NEW YORK

CLIENT:	SUY
DESIGNED:	B.J.L.
CHECKED:	T.C.B.
SCALE:	1" = 150'
DATE:	APRIL 27, 2018
PROJECT:	18862.00

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DRAWING TITLE
OVERALL UTILITY PLAN

DRAWING NUMBER
 UT-00



LANDS HP
0719 J. WILLIAMS II
& DENVER L.
MORHAN
L346 P.23
TAX ID# 189231-18

LANDS HP
WELBY J. SANFORD,
JR. & LAUREN K.
SANFORD
L796 P.124
TAX ID# 189234-18

LANDS HP
ROBERT M.
HEADMAN &
MATTHEW S.
ADAMO
L470 P.134
TAX ID#
18203-14

LANDS HP
SCOTT A.
THERESA A.
DUNHAM
L412 P.261
TAX ID#
18224-13



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NO.	DATE	DESCRIPTION
1	4/22/2018	PER TOWN ENGINEER LETTER DATED 4/22/2018
2	8/22/2018	PER TOWN ENGINEER LETTER DATED 8/22/2018
3	9/28/2018	REVISIONS TO LAYOUT, UTILITY, AND GRADING

SCANNELL PROPERTIES
8801 RIVER CROSSING BLVD., SUITE 300
INDIANAPOLIS, IN 46240
SALES DISTRIBUTION CENTER
TOWN OF SCHODACK, NEW YORK

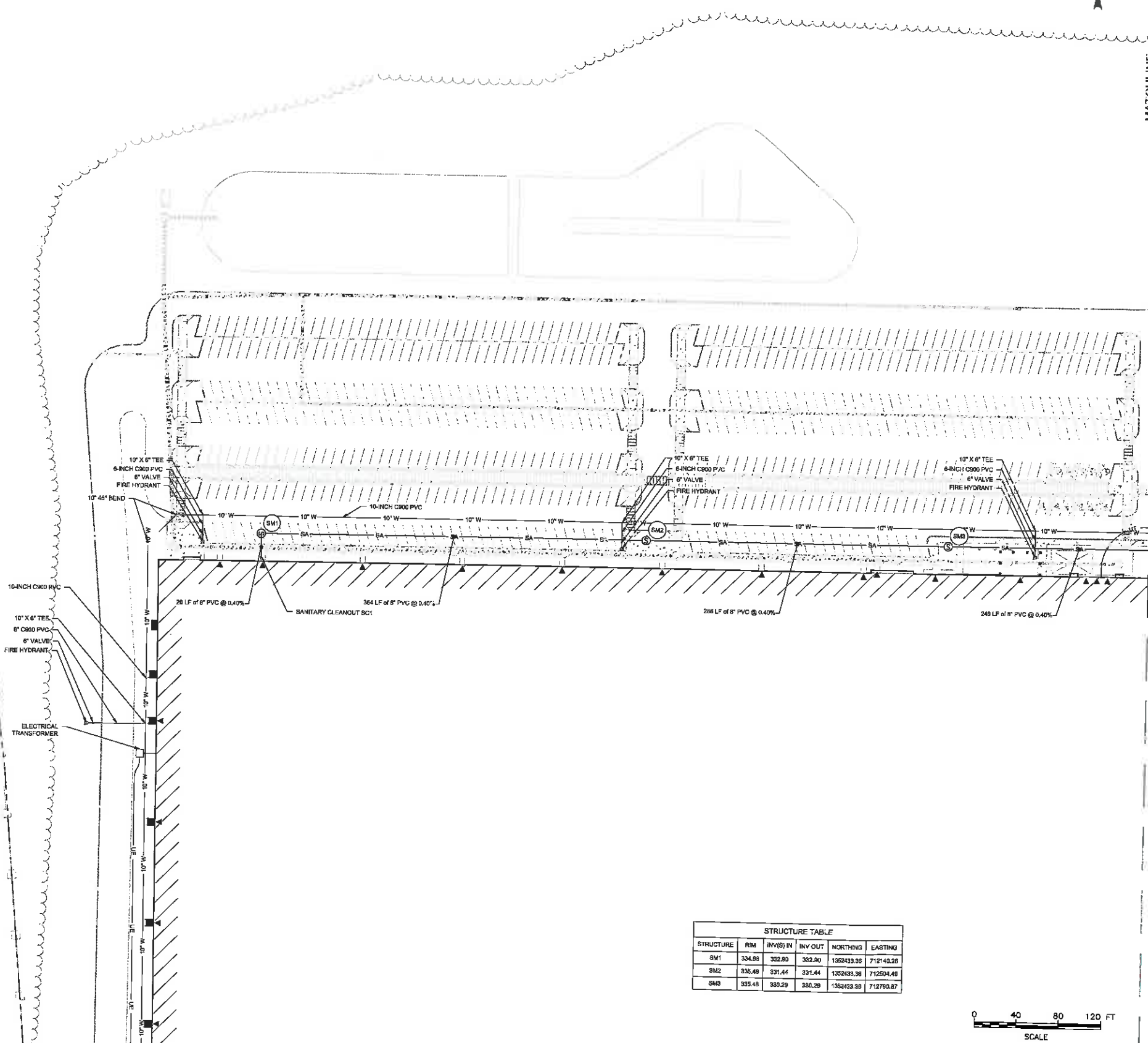
CLIENT: _____
PROJECT: _____

DRAWN	GUY
DESIGNED	B.L.
CHECKED	TCB
SCALE	1" = 40'
DATE	APRIL 27, 2018
PROJECT	18382.00

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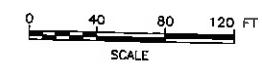
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PARTIAL UTILITY PLAN
1

DRAWING NUMBER
UT-01



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SM2	335.48	331.44	331.44	1362433.38	712504.48
SM3	335.48	330.29	330.29	1362433.38	712760.87



MATCHLINE
SHEET UT-03

MATCHLINE
SHEET UT-01

LANDS HP
BROWN H. &
KORRETT A.
FELDMAN
L 172 P.187
TAX ID# 182.03-1-4

LANDS HP
BRIAN J. & LAUREL
L. BURKOWITZ
L 728 P.77
TAX ID# 182.03-1-4

LANDS HP
WETZING
LAPICIERA &
TORRES
L 402 P.178
TAX ID# 182.03-1-4

LANDS HP
EDWARD C.
BROWN A.
CULLINER
L 478 P.8
TAX ID# 182.03-1-3

STRUCTURE	RM	INV(S) IN	INV (O) FT	NORTHING	EASTING
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SM5	335.48	328.73	328.73	1352433.36	713183.26
SM6	335.48	327.72	327.72	1352433.36	713482.87
SM7	334.88	326.89	326.89	1352433.36	713640.26
SM8	335.38	325.01	325.01	1352433.36	713800.69
SM9	335.28	325.32	325.32	1352281.78	713890.99



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PROJECT MILESTONE
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NO.	DATE	DESCRIPTION
1	6/27/2018	PER TOWN ENGINEER LETTER DATED 4/25/2018
2	8/8/2018	PER TOWN ENGINEER LETTER DATED 8/17/2018
3	8/29/2018	REVISIONS TO PROJECT UTILITY AND GRADING

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8801 RIVER CROSSING BLVD, SUITE 300
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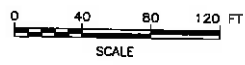
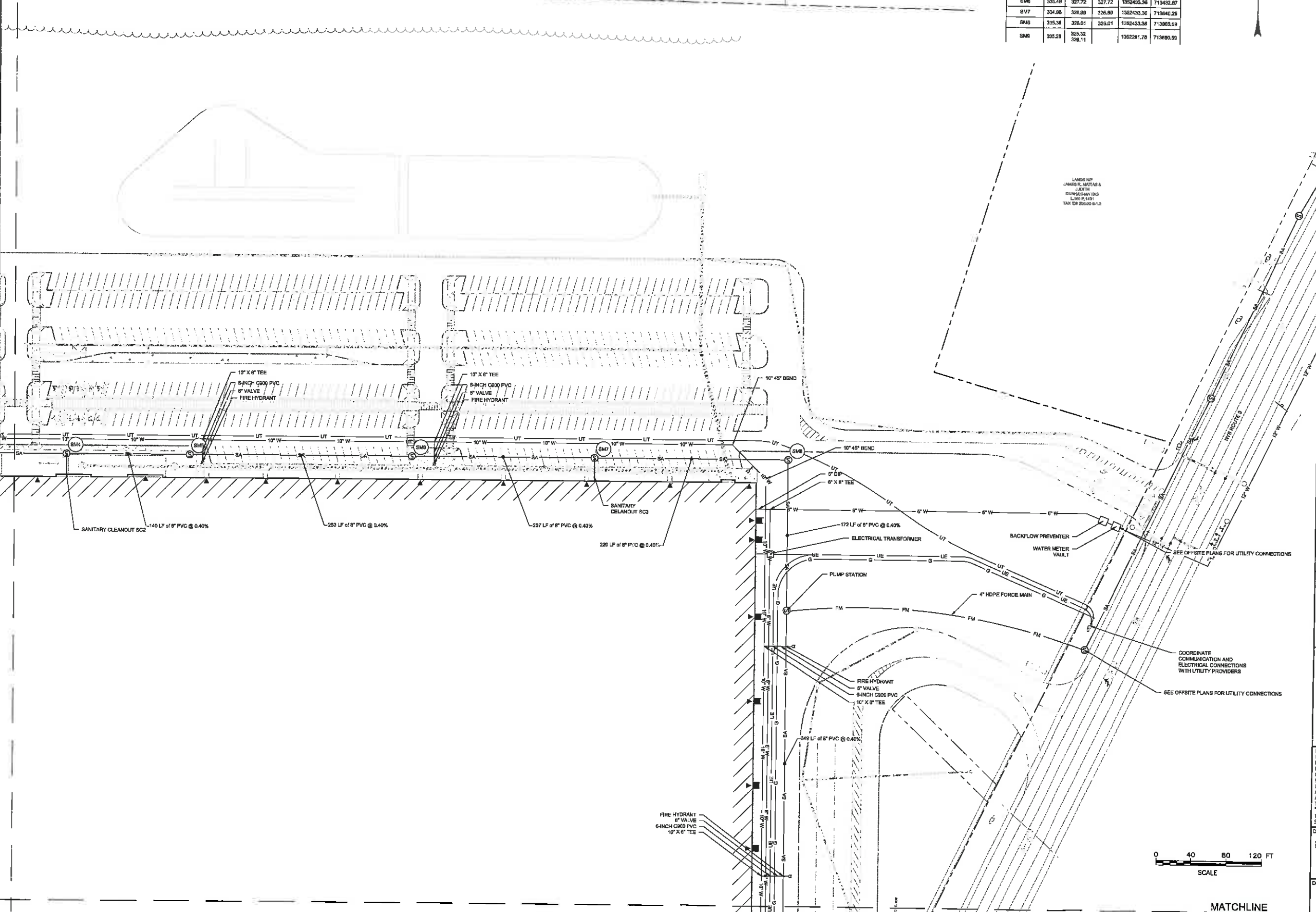
CLIENT: _____ PROJECT: _____

DRAWN	GUY
DESIGNED	B.J.
CHECKED	TCS
SCALE	1" = 40'
DATE	APRIL 27, 2018
PROJECT	18382.00

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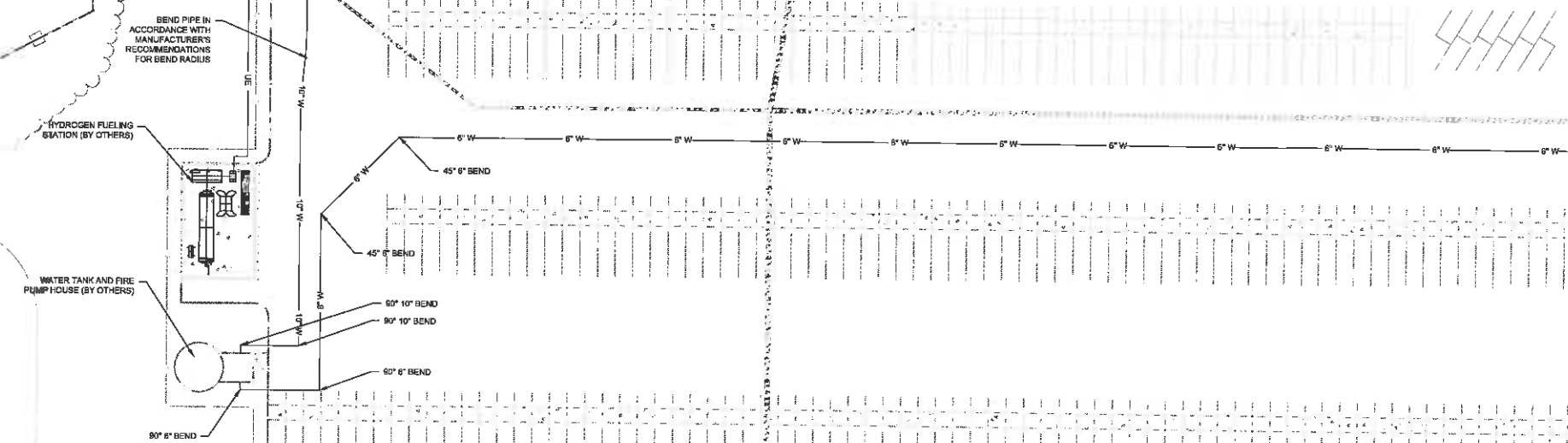
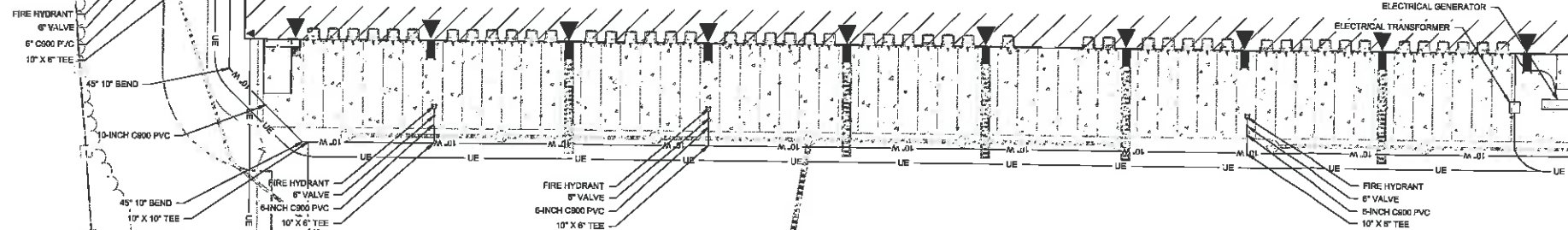
DRAWING TITLE
PARTIAL UTILITY PLAN
2

DRAWING NUMBER
UT-02



MATCHLINE
SHEET UT-04

MATCHLINE
SHEET UT-01



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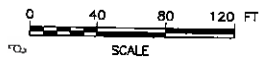
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1	5/22/2018	PER TOWN ENGINEER LETTER DATED 4/26/2018
2	6/6/2018	PER TOWN ENGINEER LETTER DATED 5/17/2018
3	8/28/2018	REVISIONS TO LAYOUT, UTILITY, AND GRADING

SCANNELL PROPERTIES
8801 RIVER CROSSING BLVD, SUITE 300
INDIANAPOLIS, IN 46240
SALES DISTRIBUTION CENTER
TOWN OF SCHODACK, NEW YORK

CLIENT: _____
PROJECT: _____

DRAWN	GUY
DESIGNED	B.L.
CHECKED	TCB
SCALE	1" = 40'
DATE	APRIL 27, 2018
PROJECT	18382.00

LANDS REP
PAUL A. PRATHER
REGISTERED
LIST # P-199
TAX # 220,000-5-11



DRAWING TITLE
PARTIAL UTILITY PLAN
3
DRAWING NUMBER
UT-03

MATCHLINE
SHEET UT-04

MATCHLINE
SHEET UT-02



McFarland Johnson
80 RAILROAD PLACE
SUITE 402
SARATOGA SPRINGS, NEW YORK 12866
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SCANNELL PROPERTIES

PROJECT MILESTONE
NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	5/22/2018	PER TOWN ENGINEER LETTER DATED 4/25/2018
2	8/6/2018	PER TOWN ENGINEER LETTER DATED 5/17/2018
3	5/28/2018	REVISIONS TO LAYOUT UTILITY AND GRADING

SCANNELL PROPERTIES
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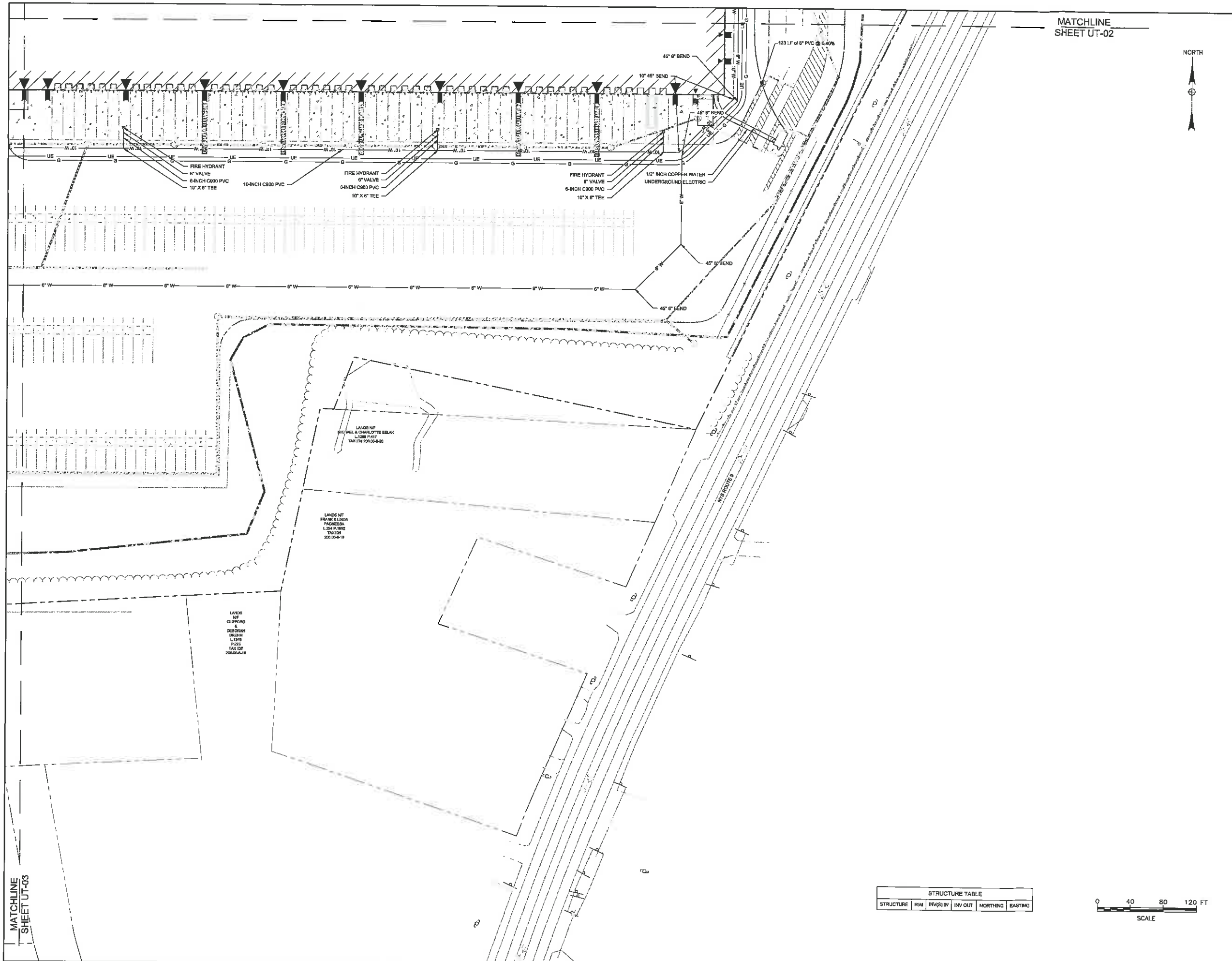
SALES DISTRIBUTION CENTER
TOWN OF SCHODACK, NEW YORK

CLIENT:	CLY
DRAWN:	BUL
DESIGNED:	TCB
CHECKED:	1" = 40'
SCALE:	APRIL 27, 2018
DATE:	18362.00
PROJECT:	

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE LICENSED PROFESSIONAL IS ALTERED, THE ARCHITECT, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

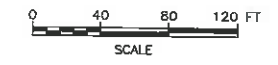
DRAWING TITLE
PARTIAL UTILITY PLAN
4

DRAWING NUMBER
UT-04



STRUCTURE TABLE

STRUCTURE	RIM	INV(S) IN	INV OUT	NORTHING	EASTING



MATCHLINE
SHEET UT-03

APPENDIX 3 – SANITARY SEWER CALCULATIONS

Proposed Sanitary Sewer

$$\begin{aligned}
 \text{Diameter} &:= 8 \text{ in} & \text{Slope} &:= 0.4\% & \text{Velocity}_{\text{minimum}} &:= 2.0 \frac{\text{ft}}{\text{s}} \\
 \text{Flow}^* &:= 6000 \frac{\text{gal}}{\text{day}} & n &:= 0.013 \frac{\text{s}}{\text{ft}^3} & &
 \end{aligned}$$

(10 States Standards - Recommended Standards for Wastewater Facilities, pg. 30-1)

Pipe Velocity

$$\text{Area} := \left(\frac{\text{Diameter}}{2} \right)^2 \cdot \pi = 0.349 \text{ ft}^2$$

$$\text{Perimeter} := \pi \cdot \text{Diameter} = 2.094 \text{ ft}$$

$$\text{Radius}_{\text{hydraulic}} := \frac{\text{Area}}{\text{Perimeter}} = 0.167 \text{ ft}$$

$$\text{Velocity} := \frac{1.49 \cdot \text{Radius}_{\text{hydraulic}}^{\frac{2}{3}} \cdot \text{Slope}^{\frac{1}{2}}}{n} = 2.195 \frac{\text{ft}}{\text{s}}$$

$$\text{Actual Velocity} = 2.195 \text{ ft/s} > \text{Minimum Velocity} = 2.0 \text{ ft/s} \quad \therefore \text{okay}$$

Pipe Capacity - Flowing Full

$$\text{Velocity} := 2.195 \frac{\text{ft}}{\text{s}}$$

$$\text{Area} := 0.349 \text{ ft}^2$$

$$\text{Capacity} := \text{Velocity} \cdot \text{Area} = 0.766 \frac{\text{ft}^3}{\text{s}}$$

Gallons per Minute Conversion

$$0.766 \frac{\text{ft}^3}{\text{s}} \cdot 7.48052 \frac{\text{gal}}{\text{ft}^3} \cdot 60 \frac{\text{s}}{\text{min}} = 348.293 \frac{\text{gal}}{\text{min}}$$

Gallons per Day Conversion

$$348.293 \frac{\text{gal}}{\text{min}} \cdot 1440 \frac{\text{min}}{\text{day}} = 501542 \frac{\text{gal}}{\text{day}}$$

$$\text{Actual Capacity} = 501,542 \text{ gal/day} > \text{Flow} = 6,000 \text{ gal/day} \quad \therefore \text{okay}$$

*Flow based on estimated water usage

CITY OF LAKELAND DEPARTMENT OF ELECTRIC UTILITIES

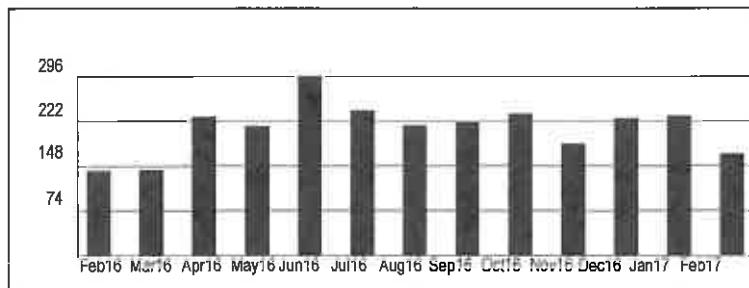
Service Location:
1760 COUNTY LINE RD
LAKELAND, FL 33811 US

Location No.: 2152438

SERVICE LOCATION DETAIL

	Itemized Charges	Total Charges
Water Service		
Water Commercial Inside Monthly Base Charge.....	\$ 148.30	
Water-1000 gal - 120 @ 2.26.....	\$ 271.20	
Water-1000 gal - 47 @ 2.26.....	\$ 106.22	
Inside the City Utility Tax.....	\$ 52.57	
Current Water Service Charges.....		578.29
Water Irrigation		
Irrigation Commercial Inside Monthly Base Charge.....	\$ 74.15	
Water-1000 gal - 42 @ 2.42.....	\$ 101.64	
Water-1000 gal - 35 @ 3.02.....	\$ 105.70	
Inside the City Utility Tax.....	\$ 28.15	
Current Water Irrigation Charges.....		309.64
Other Services		
Solid Waste Commercial.....	\$ 17.05	
Wastewater Service.....	\$ 1,049.08	
Stormwater Service.....	\$ 2,294.74	
Fire Sprinkler Protection.....	\$ 308.40	
Wastewater Flow Impact.....	\$ 1,468.95	
Other Services and Account Charges.....		5,138.22

Service Reading	Meter Number	Current Read Date	Current Reading	Prior Read Date	Prior Reading	No. of Days	Billed Usage	Prior Month	Same Month Last Year
Water-1000 gal	30000102	02/02/2017	3574	01/04/2017	3497	29	77	79	74
Water-1000 gal	31878884	02/02/2017	8365	01/04/2017	8245	29	120	162	89
Water-1000 gal	60841042	02/02/2017	2672	01/04/2017	2625	29	47	69	51



Water Service

CITY OF LAKELAND DEPARTMENT OF ELECTRIC UTILITIES

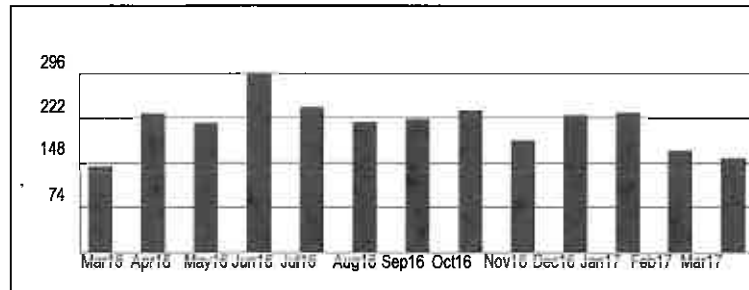
Service Location:
1760 COUNTY LINE RD
LAKELAND, FL 33811 US

Location No.: 2152438

SERVICE LOCATION DETAIL

	Itemized Charges	Total Charges
Water Service		
Water Commercial Inside Monthly Base Charge.....	\$ 148.30	
Water-1000 gal - 113 @ 2.26.....	\$ 255.38	
Water-1000 gal - 42 @ 2.26.....	\$ 94.92	
Inside the City Utility Tax.....	\$ 49.86	
Current Water Service Charges.....		548.46
Water Irrigation		
Irrigation Commercial Inside Monthly Base Charge.....	\$ 74.15	
Water-1000 gal - 42 @ 2.42.....	\$ 101.64	
Water-1000 gal - 59 @ 3.02.....	\$ 178.18	
Water-1000 gal - 180 @ 3.93.....	\$ 707.40	
Inside the City Utility Tax.....	\$ 106.14	
Current Water Irrigation Charges.....		1,167.51
Other Services		
Solid Waste Commercial.....	\$ 17.05	
Wastewater Service.....	\$ 1,001.32	
Stormwater Service.....	\$ 2,294.74	
Fire Sprinkler Protection.....	\$ 308.40	
Wastewater Flow Impact.....	\$ 1,468.91	
Other Services and Account Charges.....		5,090.42

Service Reading	Meter Number	Current Read Date	Current Reading	Prior Read Date	Prior Reading	No. of Days	Billed Usage	Prior Month	Same Month Last Year
Water-1000 gal	30000102	03/03/2017	3855	02/02/2017	3574	29	281	77	83
Water-1000 gal	31878884	03/03/2017	8478	02/02/2017	8365	29	113	120	88
Water-1000 gal	60841042	03/03/2017	2714	02/02/2017	2672	29	42	47	53



Water Service

CITY OF LAKELAND DEPARTMENT OF ELECTRIC UTILITIES

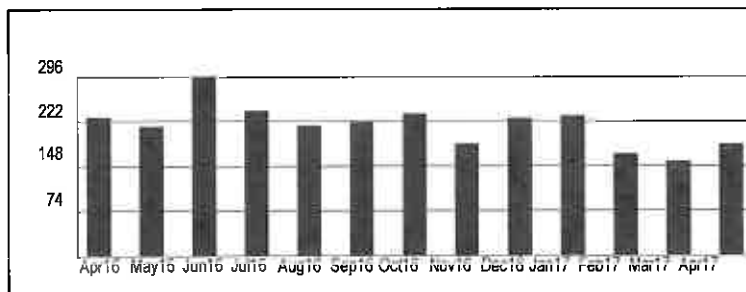
Service Location:
1760 COUNTY LINE RD
LAKELAND, FL 33811 US

Location No.: 2152438

SERVICE LOCATION DETAIL

	Itemized Charges	Total Charges
Water Service		
Water Commercial Inside Monthly Base Charge.....	\$ 148.30	
Water-1000 gal - 133 @ 2.26.....	\$ 300.58	
Water-1000 gal - 50 @ 2.26.....	\$ 113.00	
Inside the City Utility Tax.....	\$ 56.19	
Current Water Service Charges.....		618.07
Water Irrigation		
Irrigation Commercial Inside Monthly Base Charge.....	\$ 74.15	
Water-1000 gal - 42 @ 2.42.....	\$ 101.64	
Water-1000 gal - 28 @ 3.02.....	\$ 84.56	
Inside the City Utility Tax.....	\$ 26.04	
Current Water Irrigation Charges.....		286.39
Other Services		
Solid Waste Commercial.....	\$ 17.05	
Wastewater Service.....	\$ 1,112.76	
Stormwater Service.....	\$ 2,294.74	
Fire Sprinkler Protection.....	\$ 308.40	
Wastewater Flow Impact.....	\$ 862.17	
Other Services and Account Charges.....		4,595.12

Service Reading	Meter Number	Current Read Date	Current Reading	Prior Read Date	Prior Reading	No. of Days	Billed Usage	Prior Month	Same Month Last Year
Water-1000 gal	30000102	04/04/2017	3925	03/03/2017	3855	32	70	281	74
Water-1000 gal	31878884	04/04/2017	8611	03/03/2017	8478	32	133	113	144
Water-1000 gal	60841042	04/04/2017	2764	03/03/2017	2714	32	50	42	85



Water Service

CITY OF LAKELAND DEPARTMENT OF ELECTRIC UTILITIES

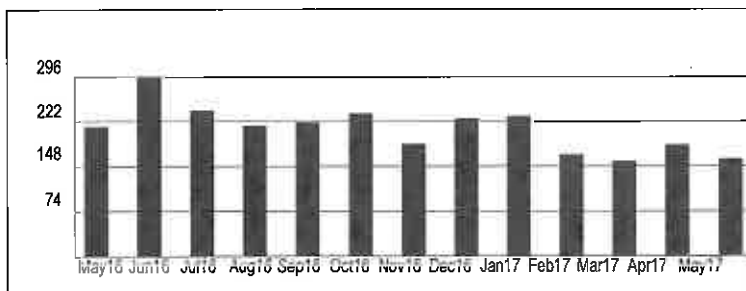
Service Location:
1760 COUNTY LINE RD
LAKELAND, FL 33811 US

Location No.: 2152438

SERVICE LOCATION DETAIL

	Itemized Charges	Total Charges
Water Service		
Water Commercial Inside Monthly Base Charge.....	\$ 148.30	
Water-1000 gal - 117 @ 2.26.....	\$ 264.42	
Water-1000 gal - 43 @ 2.26.....	\$ 97.18	
Inside the City Utility Tax.....	\$ 50.99	
Current Water Service Charges.....		560.89
Water Irrigation		
Irrigation Commercial Inside Monthly Base Charge.....	\$ 74.15	
Water-1000 gal - 42 @ 2.42.....	\$ 101.64	
Water-1000 gal - 28 @ 3.02.....	\$ 84.56	
Inside the City Utility Tax.....	\$ 26.04	
Current Water Irrigation Charges.....		286.39
Other Services		
Solid Waste Commercial.....	\$ 17.05	
Wastewater Service.....	\$ 1,021.22	
Stormwater Service.....	\$ 2,294.74	
Fire Sprinkler Protection.....	\$ 308.40	
Wastewater Flow Impact.....	\$ 447.05	
Other Services and Account Charges.....		4,088.46

Service Reading	Meter Number	Current Read Date	Current Reading	Prior Read Date	Prior Reading	No. of Days	Billed Usage	Prior Month	Same Month Last Year
Water-1000 gal	30000102	05/03/2017	3995	04/04/2017	3925	29	70	70	63
Water-1000 gal	31878884	05/03/2017	8728	04/04/2017	8611	29	117	133	130
Water-1000 gal	60841042	05/03/2017	2807	04/04/2017	2764	29	43	50	83



Water Service

CITY OF LAKELAND DEPARTMENT OF ELECTRIC UTILITIES

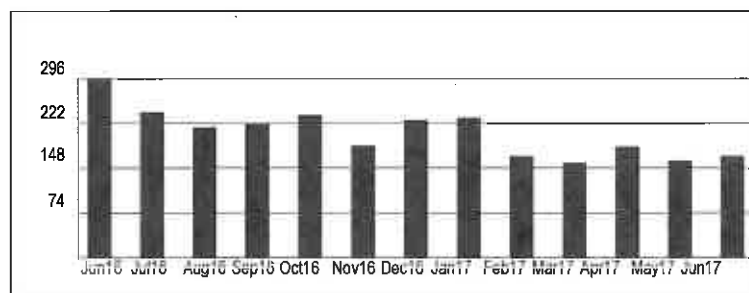
Service Location:
1760 COUNTY LINE RD
LAKELAND, FL 33811 US

Location No.: 2152438

SERVICE LOCATION DETAIL

	Itemized Charges	Total Charges
Water Service		
Water Commercial Inside Monthly Base Charge.....	\$ 148.30	
Water-1000 gal - 124 @ 2.26.....	\$ 280.24	
Water-1000 gal - 44 @ 2.26.....	\$ 99.44	
Inside the City Utility Tax.....	\$ 52.80	
Current Water Service Charges.....		580.78
Water Irrigation		
Irrigation Commercial Inside Monthly Base Charge.....	\$ 74.15	
Water-1000 gal - 42 @ 2.42.....	\$ 101.64	
Water-1000 gal - 59 @ 3.02.....	\$ 178.18	
Water-1000 gal - 220 @ 3.93.....	\$ 864.60	
Inside the City Utility Tax.....	\$ 121.86	
Current Water Irrigation Charges.....		1,340.43
Other Services		
Solid Waste Commercial.....	\$ 17.05	
Wastewater Service.....	\$ 1,053.06	
Stormwater Service.....	\$ 2,294.74	
Fire Sprinkler Protection.....	\$ 308.40	
Other Services and Account Charges.....		3,673.25

Service Reading	Meter Number	Current Read Date	Current Reading	Prior Read Date	Prior Reading	No. of Days	Billed Usage	Prior Month	Same Month Last Year
Water-1000 gal	30000102	06/02/2017	4316	05/03/2017	3995	30	321	70	72
Water-1000 gal	31878884	06/02/2017	8852	05/03/2017	8728	30	124	117	202
Water-1000 gal	60841042	06/02/2017	2851	05/03/2017	2807	30	44	43	94



Water Service

CITY OF LAKELAND DEPARTMENT OF ELECTRIC UTILITIES

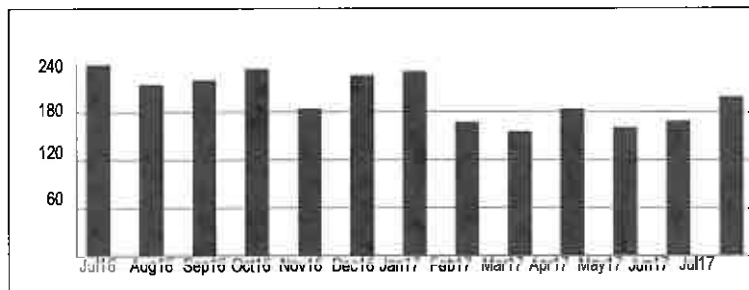
Service Location:
1760 COUNTY LINE RD
LAKELAND, FL 33811 US

Location No.: 2152438

SERVICE LOCATION DETAIL

	Itemized Charges	Total Charges
Water Service		
Water Commercial Inside Monthly Base Charge.....	\$ 148.30	
Water-1000 gal - 147 @ 2.26.....	\$ 332.22	
Water-1000 gal - 51 @ 2.26.....	\$ 115.26	
Inside the City Utility Tax.....	\$ 59.58	
Current Water Service Charges.....		655.36
Water Irrigation		
Irrigation Commercial Inside Monthly Base Charge.....	\$ 74.15	
Water-1000 gal - 42 @ 2.42.....	\$ 101.64	
Water-1000 gal - 53 @ 3.02.....	\$ 160.06	
Inside the City Utility Tax.....	\$ 33.59	
Current Water Irrigation Charges.....		369.44
Other Services		
Solid Waste Commercial.....	\$ 17.05	
Wastewater Service.....	\$ 1,172.46	
Stormwater Service.....	\$ 2,294.74	
Fire Sprinkler Protection.....	\$ 308.40	
Other Services and Account Charges.....		3,792.65

Service Reading	Meter Number	Current Read Date	Current Reading	Prior Read Date	Prior Reading	No. of Days	Billed Usage	Prior Month	Same Month Last Year
Water-1000 gal	30000102	07/05/2017	4411	06/02/2017	4316	33	95	321	77
Water-1000 gal	31878884	07/05/2017	8999	06/02/2017	8852	33	147	124	172
Water-1000 gal	60841042	07/05/2017	2902	06/02/2017	2851	33	51	44	67



Water Service

CITY OF LAKELAND DEPARTMENT OF ELECTRIC UTILITIES

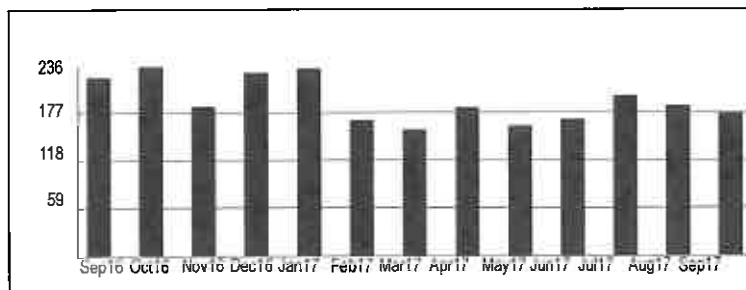
Service Location:
1760 COUNTY LINE RD
LAKELAND, FL 33811 US

Location No.: 2152438

SERVICE LOCATION DETAIL

	Itemized Charges	Total Charges
Water Service		
Water Commercial Inside Monthly Base Charge.....	\$ 148.30	
Water-1000 gal - 138 @ 2.26.....	\$ 311.88	
Water-1000 gal - 37 @ 2.26.....	\$ 83.62	
Inside the City Utility Tax.....	\$ 54.38	
Current Water Service Charges.....		598.18
Water Irrigation		
Irrigation Commercial Inside Monthly Base Charge.....	\$ 74.15	
Water-1000 gal - 42 @ 2.42.....	\$ 101.64	
Water-1000 gal - 24 @ 3.02.....	\$ 72.48	
Inside the City Utility Tax.....	\$ 24.83	
Current Water Irrigation Charges.....		273.10
Other Services		
Solid Waste Commercial.....	\$ 17.05	
Wastewater Service.....	\$ 1,080.92	
Stormwater Service.....	\$ 2,294.74	
Fire Sprinkler Protection.....	\$ 308.40	
Other Services and Account Charges.....		3,701.11

Service Reading	Meter Number	Current Read Date	Current Reading	Prior Read Date	Prior Reading	No. of Days	Billed Usage	Prior Month	Same Month Last Year
Water-1000 gal	30000102	09/05/2017	4579	08/03/2017	4513	33	66	102	80
Water-1000 gal	31878884	09/05/2017	9281	08/03/2017	9143	33	138	144	155
Water-1000 gal	60841042	09/05/2017	2980	08/03/2017	2943	33	37	41	65



Water Service

CITY OF LAKELAND DEPARTMENT OF ELECTRIC UTILITIES

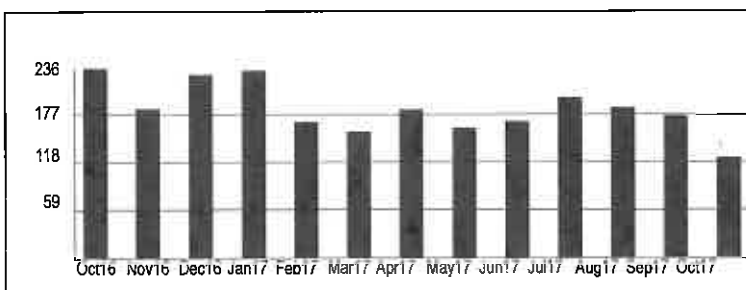
Service Location:
1760 COUNTY LINE RD
LAKELAND, FL 33811 US

Location No.: 2152438

SERVICE LOCATION DETAIL

	Itemized Charges	Total Charges
Water Service		
Water Commercial Inside Monthly Base Charge.....	\$ 155.72	
Water-1000 gal - 98 @ 2.34.....	\$ 229.32	
Water-1000 gal - 25 @ 2.34.....	\$ 58.50	
Inside the City Utility Tax.....	\$ 44.35	
Current Water Service Charges.....		487.89
Water Irrigation		
Irrigation Commercial Inside Monthly Base Charge.....	\$ 77.86	
Water-1000 gal - 42 @ 2.5.....	\$ 105.00	
Water-1000 gal - 32 @ 3.13.....	\$ 100.16	
Inside the City Utility Tax.....	\$ 28.30	
Current Water Irrigation Charges.....		311.32
Other Services		
Solid Waste Commercial.....	\$ 17.05	
Wastewater Service.....	\$ 891.48	
Stormwater Service.....	\$ 3,059.65	
Fire Sprinkler Protection.....	\$ 319.20	
Other Services and Account Charges.....		4,287.38

Service Reading	Meter Number	Current Read Date	Current Reading	Prior Read Date	Prior Reading	No. of Days	Billed Usage	Prior Month	Same Month Last Year
Water-1000 gal	30000102	10/04/2017	4653	09/05/2017	4579	29	74	66	83
Water-1000 gal	31878884	10/04/2017	9379	09/05/2017	9281	29	98	138	166
Water-1000 gal	60841042	10/04/2017	3005	09/05/2017	2980	29	25	37	68



Water Service

CITY OF LAKELAND DEPARTMENT OF ELECTRIC UTILITIES

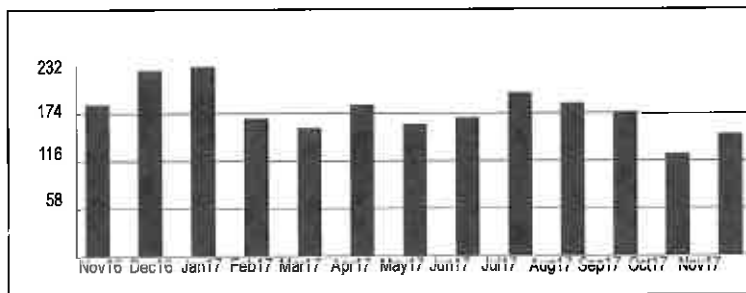
Service Location:
1760 COUNTY LINE RD
LAKELAND, FL 33811 US

Location No.: 2152438

SERVICE LOCATION DETAIL

	Itemized Charges	Total Charges
Water Service		
Water Commercial Inside Monthly Base Charge.....	\$ 155.72	
Water-1000 gal - 118 @ 2.34.....	\$ 276.12	
Water-1000 gal - 30 @ 2.34.....	\$ 70.20	
Inside the City Utility Tax.....	\$ 50.20	
Current Water Service Charges.....		552.24
Water Irrigation		
Irrigation Commercial Inside Monthly Base Charge.....	\$ 77.86	
Water-1000 gal - 42 @ 2.5.....	\$ 105.00	
Water-1000 gal - 26 @ 3.13.....	\$ 81.38	
Inside the City Utility Tax.....	\$ 26.42	
Current Water Irrigation Charges.....		290.66
Other Services		
Solid Waste Commercial.....	\$ 17.05	
Wastewater Service.....	\$ 992.98	
Stormwater Service.....	\$ 3,059.65	
Fire Sprinkler Protection.....	\$ 319.20	
Other Services and Account Charges.....		4,388.88

Service Reading	Meter Number	Current Read Date	Current Reading	Prior Read Date	Prior Reading	No. of Days	Billed Usage	Prior Month	Same Month Last Year
Water-1000 gal	30000102	11/02/2017	4721	10/04/2017	4653	29	68	74	76
Water-1000 gal	31878884	11/02/2017	9497	10/04/2017	9379	29	118	98	131
Water-1000 gal	60841042	11/02/2017	3035	10/04/2017	3005	29	30	25	53



Water Service

CITY OF LAKELAND DEPARTMENT OF ELECTRIC UTILITIES

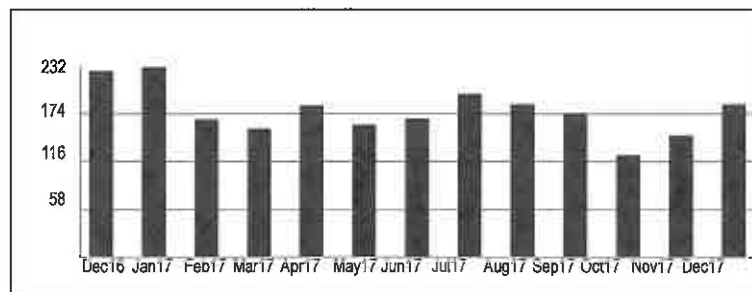
Service Location:
1760 COUNTY LINE RD
LAKELAND, FL 33811 US

Location No.: 2152438

SERVICE LOCATION DETAIL

	Itemized Charges	Total Charges
Water Service		
Water Commercial Inside Monthly Base Charge.....	\$ 155.72	
Water-1000 gal - 146 @ 2.34.....	\$ 341.64	
Water-1000 gal - 39 @ 2.34.....	\$ 91.26	
Inside the City Utility Tax.....	\$ 58.86	
Current Water Service Charges.....		647.48
Water Irrigation		
Irrigation Commercial Inside Monthly Base Charge.....	\$ 77.86	
Water-1000 gal - 42 @ 2.5.....	\$ 105.00	
Water-1000 gal - 59 @ 3.13.....	\$ 184.67	
Water-1000 gal - 49 @ 4.07.....	\$ 199.43	
Inside the City Utility Tax.....	\$ 56.70	
Current Water Irrigation Charges.....		623.66
Other Services		
Solid Waste Commercial.....	\$ 17.05	
Wastewater Service.....	\$ 1,143.20	
Stormwater Service.....	\$ 3,059.65	
Fire Sprinkler Protection.....	\$ 319.20	
Other Services and Account Charges.....		4,539.10

Service Reading	Meter Number	Current Read Date	Current Reading	Prior Read Date	Prior Reading	No. of Days	Billed Usage	Prior Month	Same Month Last Year
Water-1000 gal	30000102	12/04/2017	4871	11/02/2017	4721	32	150	68	135
Water-1000 gal	31878884	12/04/2017	9643	11/02/2017	9497	32	146	118	155
Water-1000 gal	60841042	12/04/2017	3074	11/02/2017	3035	32	39	30	71



Water Service



City of Fall River, Massachusetts
Community Utilities
P.O. Box 844515
Boston, MA 02284
(508) 324-2330

PUBLIC UTILITY WATER & SEWER BILL

Customer Copy
Keep this portion for your records

Customer				Service Address			
AMAZON.COM.DEDC LLC (BOS7)				1180 INNOVATION WY			
Bill Number	Bill Date	Account Number	Due Date				
208444	10/31/2017	02690	12/11/2017				
Description	Present Read Date	Previous Read Date	Present Meter Reading	Previous Meter Reading	Read Type	Usage, CCF	Charge
WATER CHAR	10/20/2017	07/18/2017	406	319	A	87	257.52
SWR CHARGE	10/20/2017	07/18/2017			A	87	463.71
BACK FLO 1	10/20/2017						150.00
BASE FEE	10/26/2017	07/24/2017					150.00
STORMWTR-C	10/26/2017	07/24/2017					29,178.57
Last Payment Amt	Last Payment Date	Past Due Amount	Past Due Interest	Current Charges	Amount Due		
30,024.96	08/21/2017	.00	.00	30,199.80	\$30,199.80		

PAY BILL BY DUE DATE

If paying by mail, avoid late fees by mailing early.

FALL RIVER COMMUNITY UTILITIES RATES, effective 7/1/2017

Water: \$2.96/CCF

Sewer: \$5.33/CCF

Base fee, quarterly, depends on meter size:

5/8" \$14 3/4" \$14 1" \$16 1.5" \$30 2" \$50
3" \$150 4" \$200 6" \$300 8" \$400 10" \$500

Stormwater (houses and apartments up to 8 units): \$43 per quarter
All other: \$43 per quarter per 2,800 sq. ft. impervious area

Notes: On-line "bill pay" bank checks not accepted.
Fees by credit card providers are charged to customer.

PAY ONLINE AT FALLRIVERMA.ORG

If you are mailing payment only, mail to:
Collector's Office, Fall River
PO. Box 844515
Boston, MA 02284

For payment in person:
Collector's Office
One Government Center, 2nd Floor
Fall River, MA 02722-3002
Payments Hours: 9:00AM to 5:00PM Monday through Friday

Office hours for billing inquiries:
8:00AM to 5:00PM Monday through Friday

KEEP LEAD FREE -- RUN TAPS 15 SECONDS AT DAY'S FIRST USE.

1.0 CCF = 100 CU. FT. = 748 Gallons

Non-receipt of bill not deemed excuse for non-payment.
Property owner will be charged for frozen/missing meter.

" Detach and return the portion below with your payment "

PAY BILL BY DUE DATE

Please note address corrections below:



City of Fall River, Massachusetts
Community Utilities
P.O. Box 844515
Boston, MA 02284
(508) 324-2330

Bill Number	Bill Date	Account Number	Past Due	Past Due Interest	Current Charges
208444	10/31/2017	02690	.00	.00	30,199.80
				Date Due	Amount Due
				12/11/2017	\$30,199.80

PUBLIC UTILITY WATER & SEWER BILL

Include this portion with payment
Make checks payable to: City of Fall River

AMAZON.COM.DEDC LLC (BOS7)
AP NON INVENTORY
P.O. BOX 80683
SEATTLE WA 98018

02086042018000208444000030199806



City of Fall River, Massachusetts
 Community Utilities
 P.O. Box 844515
 Boston, MA 02284
 (508) 324-2330

PUBLIC UTILITY WATER & SEWER BILL

Customer Copy
 Keep this portion for your records

Customer				Service Address			
AMAZON.COM.DEDC LLC (BOS7)				1180 INNOVATION WY			
Bill Number 224765	Bill Date 01/26/2018		Account Number 02690		Due Date 03/07/2018		
Description	Present Read Date	Previous Read Date	Present Meter Reading	Previous Meter Reading	Read Type	Usage, CCF	Charge
WATER CHARGE	01/24/2018	10/20/2017	482	406	A	76	224.96
SWR CHARGE	01/24/2018	10/20/2017			A	76	405.08
BASE FEE	01/26/2018	10/26/2017					150.00
STORMWTR-C	01/26/2018	10/26/2017					29,178.57
Last Payment Amt 30,199.80		Last Payment Date 12/04/2017		Past Due Amount .00		Past Due Interest .00	
				Current Charges 29,958.61		Amount Due \$29,958.61	

PAY BILL BY DUE DATE

If paying by mail, avoid late fees by mailing early.

FALL RIVER COMMUNITY UTILITIES RATES, effective 7/1/2017

Water: \$2.96/CCF Sewer: \$5.33/CCF

Base fee, quarterly, depends on meter size:

5/8" \$14 3/4" \$14 1" \$16 1.5" \$30 2" \$50
 3" \$150 4" \$200 6" \$300 8" \$400 10" \$500

Stormwater (houses and apartments up to 8 units): \$43 per quarter
 All other: \$43 per quarter per 2,800 sq. ft. impervious area

Notes: On-line "bill pay" bank checks not accepted.
 Fees by credit card providers are charged to customer.

PAY ONLINE AT FALLRIVERMA.ORG

If you are mailing payment only, mail to:
 Collector's Office, Fall River
 P.O. Box 844515
 Boston, MA 02284

For payment in person:
 Collector's Office
 One Government Center, 2nd Floor
 Fall River, MA 02722-3002
 Payments Hours: 9:00AM to 5:00PM Monday through Friday

Office hours for billing inquiries:
 8:00AM to 5:00PM Monday through Friday

Non-receipt of bill not deemed excuse for non-payment.
 Property owner will be charged for frozen/missing meter.

KEEP LEAD FREE - RUN TAPS 15 SECONDS AT DAY'S FIRST USE.

1.0 CCF = 100 CU. FT. = 748 Gallons

" Detach and return the portion below with your payment "



City of Fall River, Massachusetts
 Community Utilities
 P.O. Box 844515
 Boston, MA 02284
 (508) 324-2330

PAY BILL BY DUE DATE

Please note address corrections below:

Bill Number	Bill Date	Account Number	Past Due	Past Due Interest	Current Charges
224765	01/26/2018	02690	.00	.00	29,958.61
					Date Due
					03/07/2018
					Amount Due
					\$29,958.61

PUBLIC UTILITY WATER & SEWER BILL

Include this portion with payment
 Make checks payable to: City of Fall River

AMAZON.COM.DEDC LLC (BOS7)
 AP NON INVENTORY
 P.O. BOX 80683
 SEATTLE WA 98018

02086042018000224765800029958618

APPENDIX 4 – COST ESTIMATE



McFARLAND-JOHNSON, INC.
 60 RAILROAD PLACE
 SARATOGA SPRINGS, NY 12866
 PHONE (518) 580-9380
 FAX (518) 580-9383
 www.mjinc.com

ENGINEER'S OPINION OF PROBABLE COSTS

Project: Scannell Properties, Schodack, New York
 Sanitary Sewer Extension #4

July 5, 2018

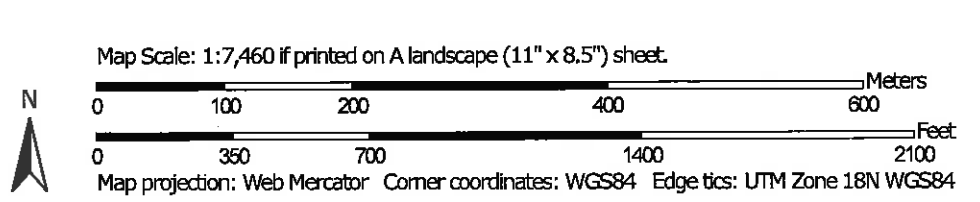
Bid Item	Description Of Item	Unit	Quantity	Unit Price	Engineer's Estimate
01	8" PVC SEWER PIPE	LF	4200	\$65	\$273,000.00
02	SEWER MANHOLE	EA	21	\$6,000	\$126,000.00
03	SEWER CONNECTION	EA	1	\$3,000.00	\$3,000.00
04	BORE UNDER RT 9 & 20	LF	150	\$300.00	\$45,000.00
05	UPGRADE PUMP STATION	LS	1	\$150,000.00	\$150,000.00
	TOTAL (Construction)				\$597,000.00
	15% Contingency				\$89,550.00
	Grand Total (Construction)				\$686,550.00

	Additional Costs	Unit	Quantity	Unit Price	Engineer's Estimate

TOTAL PROJECT COST \$687,000.00





































APPENDIX 5 – NRCS SOILS REPORT

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

MAP LEGEND

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

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

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: Rensselaer County, New York
 Survey Area Data: Version 14, Oct 8, 2017

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

Date(s) aerial images were photographed: Jul 2, 2015—Oct 5, 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

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CbA	Castile gravelly silt loam, 0 to 5 percent slopes	10.9	9.8%
HoA	Hoosic gravelly sandy loam, 0 to 3 percent slopes	4.4	3.9%
HoB	Hoosic gravelly sandy loam, 3 to 8 percent slopes	20.8	18.8%
HoC	Hoosic gravelly sandy loam, rolling	25.8	23.3%
HoD	Hoosic gravelly sandy loam, hilly	38.8	35.0%
HoE	Hoosic gravelly sandy loam, steep	8.5	7.7%
PaA	Natchaug muck, 0 to 2 percent slopes	1.6	1.4%
Totals for Area of Interest		110.7	100.0%

Map Unit Descriptions

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

Custom Soil Resource Report

Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CbA	Castile gravelly silt loam, 0 to 5 percent slopes	A/D	10.9	9.8%
HoA	Hoosic gravelly sandy loam, 0 to 3 percent slopes	A	4.4	3.9%
HoB	Hoosic gravelly sandy loam, 3 to 8 percent slopes	A	20.8	18.8%
HoC	Hoosic gravelly sandy loam, rolling	A	25.8	23.3%
HoD	Hoosic gravelly sandy loam, hilly	A	38.8	35.0%
HoE	Hoosic gravelly sandy loam, steep	A	8.5	7.7%
PaA	Natchaug muck, 0 to 2 percent slopes	B/D	1.6	1.4%
Totals for Area of Interest			110.7	100.0%

Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

~~2018 (2018)~~

RECEIVED
AUG 01 2018
Schodack Town Clerk

MAP PLAN AND REPORT FOR
CONSOLIDATED WATER
DISTRICT NO. 101
WATER EXTENSION #6

For Water Services to Scannell Properties



SCHODACK DISTRIBUTION CENTER
US ROUTE 9
SCHODACK, NEW YORK

PREPARED FOR:
SCANNELL PROPERTIES
294 GROVE LANE EAST, SUITE 140
WAYSATA, MN 55391

PREPARED BY:
MCFARLAND JOHNSON
60 RAILROAD PLACE, SUITE 402
SARATOGA SPRINGS, NY 12866
PH: (518) 580-9383
FX: (585) 905-0882

MJ PROJECT NO. 18362.00



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Appendix 1 – Existing Water District Map

Appendix 2 – Proposed Water District Extension Mapping and Legal Description

Appendix 3 –Water Calculations

Appendix 4 – Cost Estimate

Appendix 5 – NRCS Soils Report

Section 1: Project Description

A. Introduction

This report is for the water supply for the construction of an approximate one million square foot distribution center on an existing roughly 116.39 acres of undeveloped land between I-90 and New York State Route 9 in the Town of Schodack, New York.

B. Existing Conditions

The approximately 116.39 acres consists of agricultural and wooded undeveloped land. Ephemeral marsh areas are in the east-northeast, northeast, and southwestern portions of the site. Historically this land was used agriculturally for farming corn and wheat but specifically at the site no buildings have been constructed, crops grown, or pesticides used. The site is bordered by forest, residential development, and light commercial development.

C. Vegetative Cover

The site contains plant species associated with abandoned agricultural land, mixed coniferous/deciduous upland successional forest, and relatively small wetlands. This area was previously forest cleared for farming with signs of logging including stumps, brush, and multi-trunked trees. The meadow is predominately tall grass that is mowed on an annual basis.

D. Topography

The project site is relatively level to steeply sloping with surface elevations in the range of about 310 to 350 feet. The easterly two-thirds of the site is mostly open fields with one roughly 400 square foot area where the surface slopes down some 20 feet in elevation to a shallow pond. The westerly third of the site is wooded and occupied by a ravine, which on the east side slopes steeply down about 40 feet in elevation before rising about 20 to 30 feet in elevation on the west side of the site.

E. Soils

According to the Natural Resources Conservation Service (NRCS) Soils Report, there are 7 mapped soils identified within the project boundary (see Appendix 5). Castile gravelly silt loam type D soils (CbA, 0-5 percent slopes), Hoosic gravelly sandy loam type A soils (HoA/B/C/D, 0-3/ 3-8/ rolling/ hilly/ steep percent slopes), and Natchaug muck type D soils (PaA, 0-2 percent slopes).

F. Land Use and Zoning

The project is proposed on two adjoining properties (tax ID 200.00-6-1.3, 73.6 acres; and 200.00-6.22.1, 42.7 acres) comprising a total of 116.3 ±. It is located along NYS Route 9 in the Town of Schodack,

Rensselaer County, New York. The proposed facility will be constructed in its entirety in one phase. The project site is currently zoned Planned Development District (PD-3) and the proposed use, sales distribution center, is an allowed use within this district subject to site plan approval. Because the project site is located within the Town's Water Quality Control District, the project also requires a special permit. Both of these approvals have been conditionally granted.

The project includes associated on-site roadways, parking, utility infrastructure, landscaping, and stormwater management facilities. There will be two (2) driveway entrances to the site off NYS Route 9; one dedicated driveway for employees and one dedicated driveway for trucks. A security gate with a Guard House will be provided at the truck entrance. Approximately 1,050 parking spaces will be provided for employees and approximately 300 parking spaces will be provided for truck trailers. Off-site improvements will include an extension of water, sewer, and natural gas mains to the project site. The off-site utilities will be extended from their current terminus along NYS Route 9 south of NYS Route 150.

Section 2: Water System

A. Description of Existing Water System

The project site is located near Consolidated Water District No. 101, but is currently not within the District as shown in Appendix 1. This proposed water district extension would extend the District to encompass the project site pending the approval of the Schodack Town Board, the NYS Department of Health, and the NYS Department of Environmental Conservation. The water system serving Consolidated Water District No. 101 has a capacity of 0.5 MGD and the current usage is approximately 130,000 GPD.

B. Description of Proposed Water System

The project proposes a 2,550 LF 12" PVC water system extension to provide 6,000 GPD to the site. See Appendix 2 for the Utility Plans outlining the proposed system. The system will have a meter and backflow preventer in separate vaults at the street. The proposed demand from the project would increase the existing demand from 130,000 GPD to 136,000 GPD. See Appendix 3 for supporting documentation of water demand.

C. Water Flow Test Results

A hydrant flow test was done along the existing 12" water main for the last system extension in 2017. The connection and hydrant flow test locations are very similar to this project's (Routes 9 & 20 south of Route 150). The flow test data from 2017 were used to model the current project's extension. The results of the test were a flow of 4,153 GPM at a residual pressure of 20 psi. Static pressure before the test was 90 psi. The static and residual pressures were taken at an elevation of approximately 310± feet AMSL. A new hydrant flow test has been scheduled and the model will be updated if needed. See Appendix 3 for Water Calculations.

D. Hydraulic Calculations

A hydraulic model was used to compute the pressure at the base of the riser for the building, including the loss from meters and/or backflow prevention devices. Calculations are based on the Utility plans and a Neptune Protectus III water meter. See Appendix 2 for the Hydraulic Calculations.

The building will have an ESFR (Early Suppression Fast Response) sprinkler system which is designed to supply large amounts of water to extinguish any fire. Because of this system's demands, the building will have a 200,000-gallon water supply tank with a pump for the sprinkler system. The building's sprinkler system will be self-sufficient and is not expected to draw significant demand. Calculations were done to represent a fire hydrant demand and are in Appendix 3.

E. Backflow Prevention Requirements

Backflow prevention was assumed for the site based upon the size of the supply line. The site is expected to have a 12" Watts Double Detector Assembly immediately after the meter at the street.

F. Conclusion

Presently, the water system serving Consolidated Water District No. 101 has a capacity of 0.5 MGD and the current usage is approximately 130,000 GPD. The proposed Schodack Distribution Center is estimated to utilize 6,000 GPD, increasing the existing demand from 130,000 GPD to 136,00 GPD. Therefore, the capacity of the Consolidated Water District No. 101 will allow the acceptance of the additional water demand generated by the proposed Schodack Distribution Center.

Section 3: Financing

Scannell Properties will be financing the installation of the proposed water system. A cost estimate of the proposed work is included in Appendix 4. No debt will be issued by the town for this project.

Section 4: Water District Extension

The project site is located near Consolidated Water District No. 101, but is currently not within the Water District as shown in Appendix 1. This proposed Water District Extension would extend the District to encompass the project site pending the approval of the Schodack Town Board, the NYS Department of Health, and the NYS Department of Environmental Conservation. The map shown in Appendix 2 shows the land to be included within the Water District. The typical property within the proposed water district extension is an approximate 1,000,000 square foot Sales Distribution Center.



Section 5: User Cost and Connection Fees

The property to be added to Consolidated Water District No. 101 will become a rate payer under the district.

The Town of Schodack's building water line installation fee is \$200 (estimate 4 inspections @ \$50 each) and the sewer district extension connection fee is \$25 for a total of **\$225.00** to the Town of Schodack.

Current Town quarterly operations and maintenance charges are \$55 minimum (up to 18,000 gallons) plus \$4 per 1,000 gallons used over 18,000 gallons, billed approximately one week after the end of each calendar quarter. Based on a water use of 6,000 GPD, this would result in an annual water usage fee of:

$(6,000 \text{ GPD} * 365 \text{ Days} - 72,000) / 1,000 \text{ GAL} * 4 = \$8,472.00 + \$220.00 = \mathbf{\$8,692.00}$ per year for the Distribution Center.

The Consolidated Water District No. 101 must repay annual debt. In accordance with Town Board Resolution 2017-239, for commercial properties, the calculation for the capital charges for each property would include 1 equivalent dwelling unit (EDU) plus 1 additional EDU, based upon estimated water usage or 50% discounted estimated water usage per DEC flow guidelines, for every 72,000 gallons or portion thereof in excess of 72,000 gallons. Estimated DEC flow guidelines are based upon the square footage of the structure calculated as follows:

$6000 \text{ GPD} * 365 \text{ days} / 72,000 \text{ gal} = 31 \text{ EDU} + 1 \text{ additional EDU} = \mathbf{32 \text{ EDU}}$.

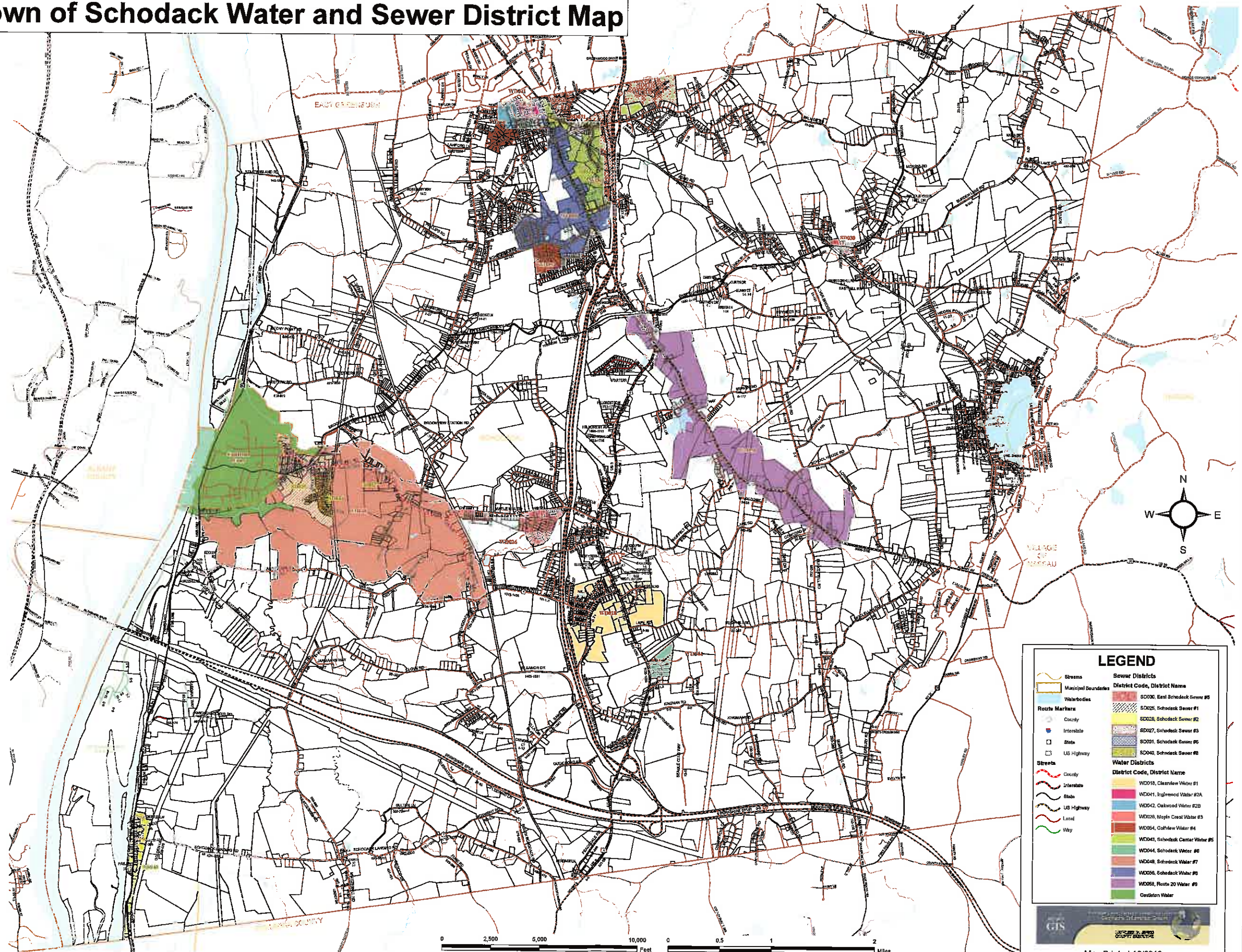
Based upon the Consolidated Water District No. 101, the capital rate for the typical property is \$392 per equivalent dwelling unit. The total capital payment for the typical property within the water district extension for the first year after district extension creation shall equal:

$32 \text{ units} * \$392 = \mathbf{\$12,544}$ in total capital charges.

Section 6: Conclusion

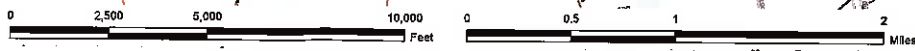
This report concludes that the Town of Schodack Consolidated Water District No. 101 has the capacity to accept the additional demand from this project.

Town of Schodack Water and Sewer District Map

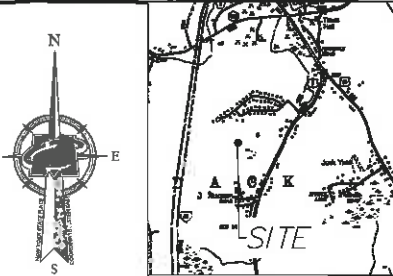


LEGEND

	Streams		Sewer Districts
	Municipal Boundaries		District Code, District Name
	Waterbodies		SD000, East Schodack Sewer #0
	County		SD002, Schodack Sewer #1
	Interstate		SD003, Schodack Sewer #2
	State		SD007, Schodack Sewer #3
	US Highway		SD001, Schodack Sewer #5
	County		SD004, Schodack Sewer #8
	Interstate		Water Districts
	State		District Code, District Name
	US Highway		WD010, ClearView Water #1
	Local		WD041, Englewood Water #0A
	Way		WD042, Oakwood Water #2B
			WD020, Maple Crest Water #3
			WD054, GolfView Water #4
			WD040, Schodack Center Water #5
			WD044, Schodack Water #6
			WD048, Schodack Water #7
			WD050, Schodack Water #8
			WD053, Route 20 Water #9
			Castleton Water



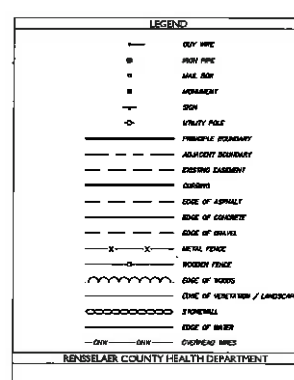
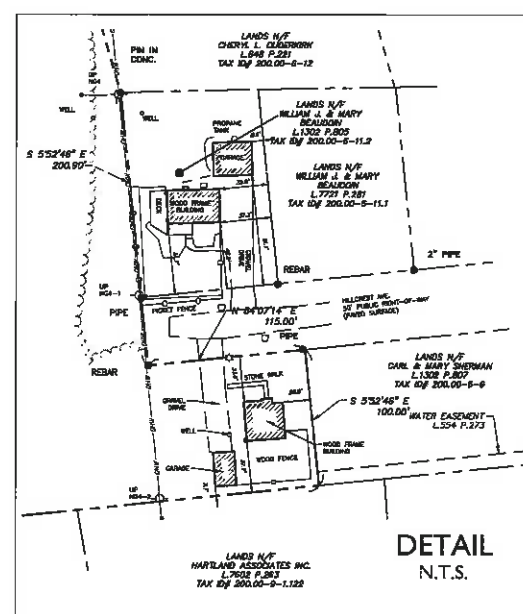
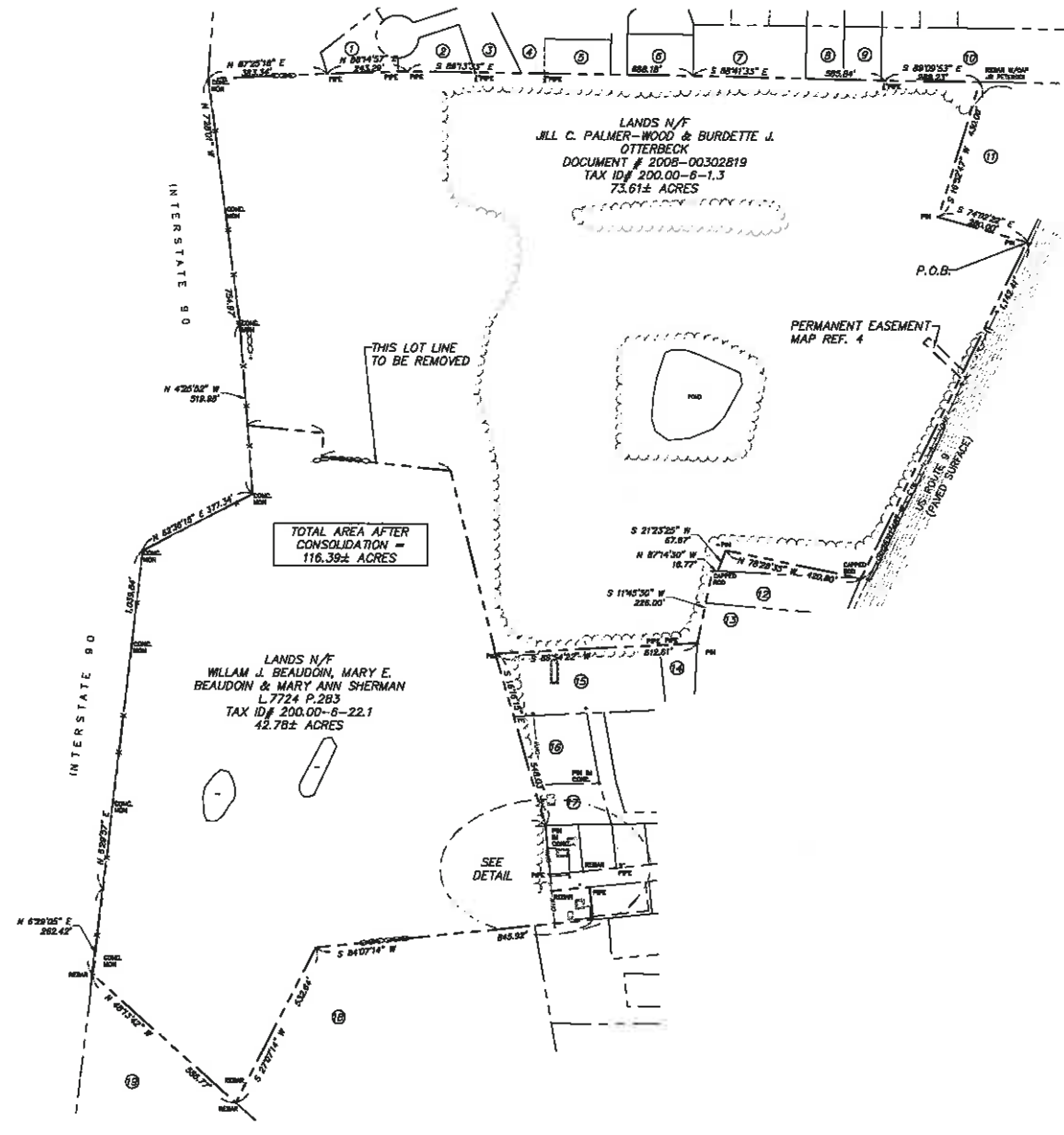
- ① LANDS N/F ODE J. WILLIAMS & JENNIFER L. MEDMAN L1240 P.232 TAX ID# 180.03-1-18
- ② LANDS N/F NESTLY J. SHAWFORT JR. & LAUREN K. SHAWFORT L1700 P.124 TAX ID# 180.03-1-15
- ③ LANDS N/F WYWIN A. MCGRAW & MATTHEW R. SMITH L1320 P.324 TAX ID# 180.03-1-14
- ④ LANDS N/F SCOTT A. & ANDREA A. DANAHAM L10 P.335 TAX ID# 180.03-1-13
- ⑤ LANDS N/F ROBERT A. JOHNSON L1356 P.126 TAX ID# 180.03-1-12
- ⑥ LANDS N/F SARAH E. & BRITNEY A. FIDMAN L1073 P.167 TAX ID# 180.03-1-9
- ⑦ LANDS N/F DREW J. & LAUREL L. SPODISKY L1305 P.177 TAX ID# 180.03-1-8
- ⑧ LANDS N/F WITTORIO LANZETTA & DONNA LANZETTA-LANZETTA L4308 P.175 TAX ID# 180.03-1-4
- ⑨ LANDS N/F EDWARD C. & ENY A. CALLASIO L1741 P.100 TAX ID# 180.03-1-3
- ⑩ LANDS N/F EDWARD C. & ENY A. CALLASIO L1741 P.100 TAX ID# 180.03-1-3
- ⑪ LANDS N/F JAMES R. MATIAS & JUDITH DANAHAM-MATIAS L1181 P.143 TAX ID# 200.00-8-13
- ⑫ LANDS N/F MICHAEL & CHARLOTTE W. WARD L1290 P.417 TAX ID# 200.00-8-20
- ⑬ LANDS N/F FRANK & LINDA PUGHSON L1280 P.180 TAX ID# 200.00-8-19
- ⑭ LANDS N/F CLIFFORD & GERDORAH BRONKHORST L1280 P.180 TAX ID# 200.00-8-18
- ⑮ LANDS N/F GEORGE BRONKHORST L1103 P.308 TAX ID# 200.00-8-14
- ⑯ LANDS N/F PAUL & MARGUERITE BRONKHORST L1101 P.189 TAX ID# 200.00-8-13
- ⑰ LANDS N/F CHERYL L. QUADERNOR L1448 P.251 TAX ID# 200.00-8-12
- ⑱ LANDS N/F DONALD HART L1168 P.218 TAX ID# 200.00-8-11
- ⑳ LANDS N/F HARILAND ASSOCIATES INC L1010 P.253 TAX ID# 200.00-8-12



MASER
 Environmental & Surveying Services
 12500 Rte 28 West, Suite 200
 Schodack, NY 12152
 Phone: 518-489-2233
 Fax: 518-489-2394

- MAP REFERENCES:**
- MAP ENTITLED "PLAN OF SURVEY OF LANDS OF MICHAEL L. & CHARLOTTE W. BELAK SITUATE AT 1813 ROUTE 9 BY D.P. MURPHY, DATED JANUARY 6, 1999, AND FILED IN THE RENSSELAER COUNTY CLERK'S OFFICE AS MAP 1893-1.
 - MAP ENTITLED "PLAN OF SURVEY WITH LOT LINE ADJUSTMENT LANDS OF BRUNS" BY DAVID C. DENDEN & ASSOCIATES, LAST REVISED 8-06-08, AND FILED IN THE RENSSELAER COUNTY CLERK'S OFFICE AS MAP NO. 2008-110 AND 2008-113.
 - MAPS ENTITLED "NEW YORK STATE DEPARTMENT OF TRANSPORTATION DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY IN STATE ROUTE 504-2-2, RENSSELAER COUNTY, MAP NO. 274,726,728,729."
 - MAPS ENTITLED "NEW YORK STATE DEPARTMENT OF PUBLIC WORKS, SCHODACK CENTER-WALUTE PT. 2, STATE HIGHWAY NO. 502P" MAPS NO. 53, 54, 55, 63, 64, 65, 80
 - MAP ENTITLED "ROCKCROCKER FARMS LOT NO. 1" BY BOT ASSOCIATES, DATED 4/10/94, AND FILED IN THE RENSSELAER COUNTY CLERK'S OFFICE AS MAP 1888-31.
 - MAP ENTITLED "SUNSHINE PLAN BIRCHWOOD ESTATES SECTION TWO" BY GERARD H. MCHAMON, DATED MAY 24, 1972.
 - MAP ENTITLED "PROPOSED 3 - LOT SUBDIVISION OF LANDS OF MAY C. FRAZEE (340-1206)" BY FREDERICK J. MITCHELL LAND SURVEYORS, P.C., DATED AUGUST 6, 2011, AND FILED IN THE RENSSELAER COUNTY CLERK'S OFFICE AS MAP 2011-158.
 - MAP ENTITLED "CORRECTED MAP FRAZEE 1908 - LOT SUBDIVISION" BY KEVIN M. BRADY, DATED JUNE 3, 1994, AND FILED IN THE RENSSELAER COUNTY CLERK'S OFFICE AS MAP NO. 1988-56.

- GENERAL NOTES:**
- UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES.
 - THE OFFSETS OR DIMENSIONS SHOWN HEREON FROM THE PROPERTY LINES TO THE STRUCTURES ARE FOR A SPECIFIC PURPOSE AND USE. THEREFORE, THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE LOCATION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENTS.
 - EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY.
 - SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
 - REFERENCE IS MADE TO FIRST AMERICAN TITLE INSURANCE COMPANY TITLE NO. MCS-79963-CH2, EFFECTIVE DATE 1/1/2016.
 - BASIS OF BEARING IS NEW YORK STATE PLANE COORDINATE SYSTEM EAST ZONE, CONTOUR WAS ESTABLISHED USING HYPNET VMS SYSTEM. THE HORIZONTAL DATUM IS RELATIVE TO NAD83
 - THE PROPERTY IS ZONED PD-3 AS PER MAP PRODUCED BY RENSSELAER COUNTY BUREAU OF RESEARCH AND INFORMATION SERVICES, PRINTED 03/2005. AREA AND BULK REQUIREMENTS ESTABLISHED ON A PROJECT-BY-PROJECT BASIS ACCORDING TO ZONING SCHEDULE OF AREA AND BULK REQUIREMENTS, PART 4, TOWN OF SCHODACK AMENDED 12-9-88 BY L.L. NO. 8-1998.



811
 ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.
 DATE 10/2016 BY 60322 UCBAW

DATE	DESCRIPTION	BY

PAT T. VANHAVERBEKE
 SURVEYOR LICENSE NUMBER 403991

LOT CONSOLIDATION MAP
 PREPARED FOR
MCFARLAND JOHNSON

TAX ID'S 200-6-1.3 & 200-6-22.1,
 TOWN OF SCHODACK
 RENSSELAER COUNTY
 STATE OF NEW YORK

ALBANY OFFICE
 11 Computer Dr. East
 Albany, NY 12205
 Phone: 518-489-2233
 Fax: 518-489-2394

DATE	DATE	DATE	DATE

LOT LINE ADJUSTMENT SURVEY
 of 1

Legal Description
Consolidated Water District No.101
Extension #6

Consolidated lands now or formerly of Jill C. Palmer-Wood, Burdette J. Otterbeck, William J. &
Mary Beaudoin and Mary Ann Sherman

All that certain parcel or piece of land situate in the Town of Schodack, County of Rensselaer, and State of New York, and more particularly bounded and described as follows:

Beginning at an iron pin found in the western highway boundary of U.S. Route 9 at its intersection with the division line between lands now or formerly of Jill C. Palmer-Wood and Burdette J. Otterbeck (Document number 2008-00302819) to the south and lands now or formerly of James R. Matias and Judith Dunham-Matias (Liber 169, page 1431) to the north; Thence along the western highway boundary of U.S. Route 9 South 26° 01' 48" West, a distance of 1142.41 feet to a capped rod found at the northeast corner of lands now or formerly of Michael and Charlotte Belak (Liber 1298, page 417); Thence North 78° 28' 35" West, a distance of 420.80 feet to a point, Thence South 21° 23' 25" West, a distance of 67.67 feet to a point; Thence along the division line with lands now or formerly of Michael and Charlotte Belak (Liber 1298, page 417) North 87° 14' 30" West, a distance of 16.77 feet to a capped rod found; Thence continuing along the division line with Michael and Charlotte Belak, and along the division line with lands now or formerly of Frank and Linda Paonessa (Liber 324, page 1892) South 11° 45' 30" West, a distance of 226.00 feet to an iron pin found; Thence along the division line with lands now or formerly of Clifford and Deborah Brehm (Liber 1249, page 225) and along the division line with lands now or formerly George Brehm (Liber 1032, page 306) South 86° 54' 22" West, a distance of 612.61 feet to an iron pin found; Thence along the division line with lands now or formerly of George Brehm (Liber 1032, page 306), lands now or formerly of Paul and Heather Brehm (Liber 1611, page 199), and lands now or formerly of Cheryl L. Ouderkirk (Liber 648, page 221) South 16° 16' 15" East, a distance of 546.03 feet to an iron pin in concrete found; Thence along the division line with lands now or formerly William J. Beaudoin and Mary Beaudoin (Liber 1302, page 805) and with the terminus of Hillcrest Avenue South 05° 52' 46" East, a distance of 200.90 feet to a rebar found; Thence along the southern side of Hillcrest Avenue and passing through an iron pipe, North 84° 07' 14" East, a distance of 115.00 feet to a point in the southern line of Hillcrest Avenue at its intersection with the division line between lands now or formerly of Carl and Mary Sherman (Liber 1302, page 807) to the east and William J. and Mary E. Beaudoin and Mary Ann Sherman (Liber 7724, page 283) to the west; Thence along said division line South 05° 52' 46" East, a distance of 100.00 feet to a point; Thence along the division line with lands now or formerly of Hartland Associates, Inc. (Liber 7602, page 263) and lands now or formerly of Donald Hart (Liber 168, page 2218) South 84° 07' 14" West, a distance of 845.92 feet to a point; Thence continuing along the division line with lands now or formerly of Donald Hart (Liber 168, page 2218) and passing through a rebar found, South 27° 07' 14" West, a distance of 532.64 feet to a rebar found; Thence along the division line with lands now or formerly Hartland Associates, Inc. (Liber 168, page 2250) North 48° 13' 42" West, a distance of 586.77 feet to a rebar found at the eastern highway boundary of Interstate 90; Thence along the eastern highway boundary of Interstate 90 the following six courses and distances:

1. North 06° 29' 05" East, a distance of 262.42 feet to a point;
2. North 06° 29' 57" East, a distance of 1039.84 feet to a concrete monument found;

PROJECT MILESTONE
 NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	5/22/18	PER TOWN ENGINEER LETTER DATED 4/26/2018
2	8/8/2018	PER TOWN ENGINEER LETTER DATED 5/17/2018
3	9/28/2018	REVISIONS TO LAYOUT, UTILITY, AND GRADING

SCANNELL PROPERTIES
 8801 RIVER CROSSING BLVD., SUITE 300
 INDIANAPOLIS, IN 46240

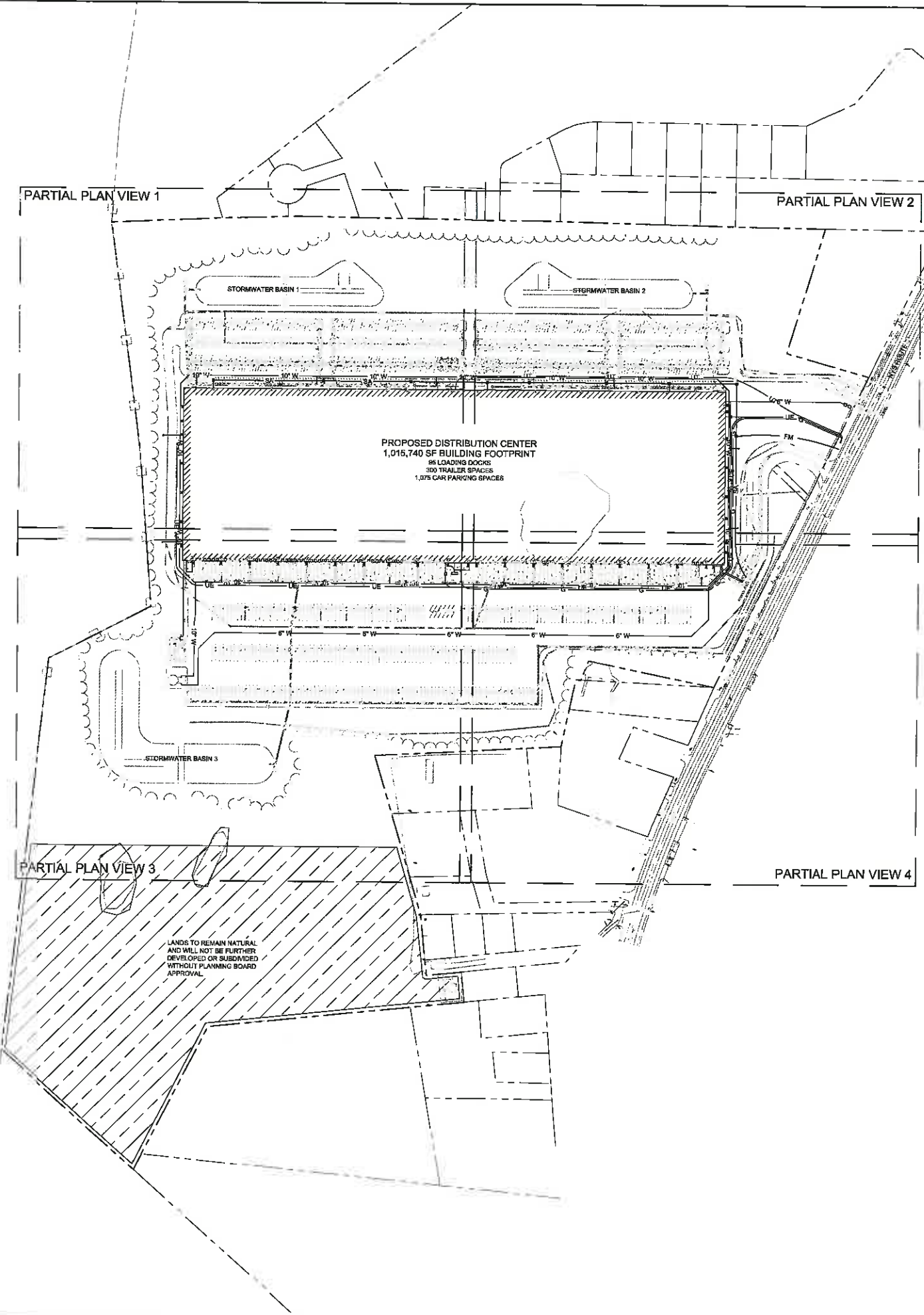
SALES DISTRIBUTION CENTER
 TOWN OF SCHODACK, NEW YORK

CLIENT:	GUY
PROJECT:	
DRAWN:	GUY
DESIGNED:	R.J.L.
CHECKED:	TCB
SCALE:	1" = 150'
DATE:	APRIL 27, 2018
PROJECT:	18322.00

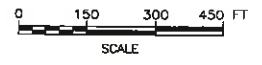
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

DRAWING TITLE
OVERALL UTILITY PLAN

DRAWING NUMBER
UT-00



NOTE:
 THIS PROJECT WILL INCLUDE ALL NECESSARY IMPROVEMENTS TO THE TOWN PUMP STATION NORTH OF RT. 150 ON RTS. 9 AND 20. IF NEEDED THIS PROJECT WILL UPGRADE THE PUMPS TO SUCTION LIFT PUMPS; UPGRADE THE CONTROL SYSTEM; AND INSTALL AN EMERGENCY GENERATOR.



LANDS NF
OTIS A. WILLIAMS, II
& BENJAMIN L.
MEEHAN
L2468 P.13
TAX ID# 16203-1-18

LANDS NF
WESLEY J. SANFORD,
JR. & LAURENCE
SANFORD
L7209 P.134
TAX ID# 16203-1-18

LANDS NF
KIRSTIN M.
JACOBSON & E.
MATTHEW B.
JACOBSON
L3129 P.234
TAX ID#
16203-1-14

LANDS NF
SCOTT A. &
THIRDEN A.
DUNHAM
L3025 P.211
TAX ID#
16203-1-13



McFarland Johnson
60 RAILROAD PLACE
SUITE 402
SARATOGA SPRINGS, NEW YORK 12866
P:518-580-6380 F:518-580-9383
mjnc.com

SCANNELL
PROPERTIES

PROJECT MILESTONE

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	5/2/2019	PER TOWN ENGINEER LETTER DATED 4/26/2019
2	6/8/2019	PER TOWN ENGINEER LETTER DATED 5/17/2019
3	6/28/2019	REVISIONS TO LAYOUT, UTILITY, AND GRADING

SCANNELL PROPERTIES
8801 RIVER CROSSING BLVD, SUITE 300
INDIANAPOLIS, IN 46240

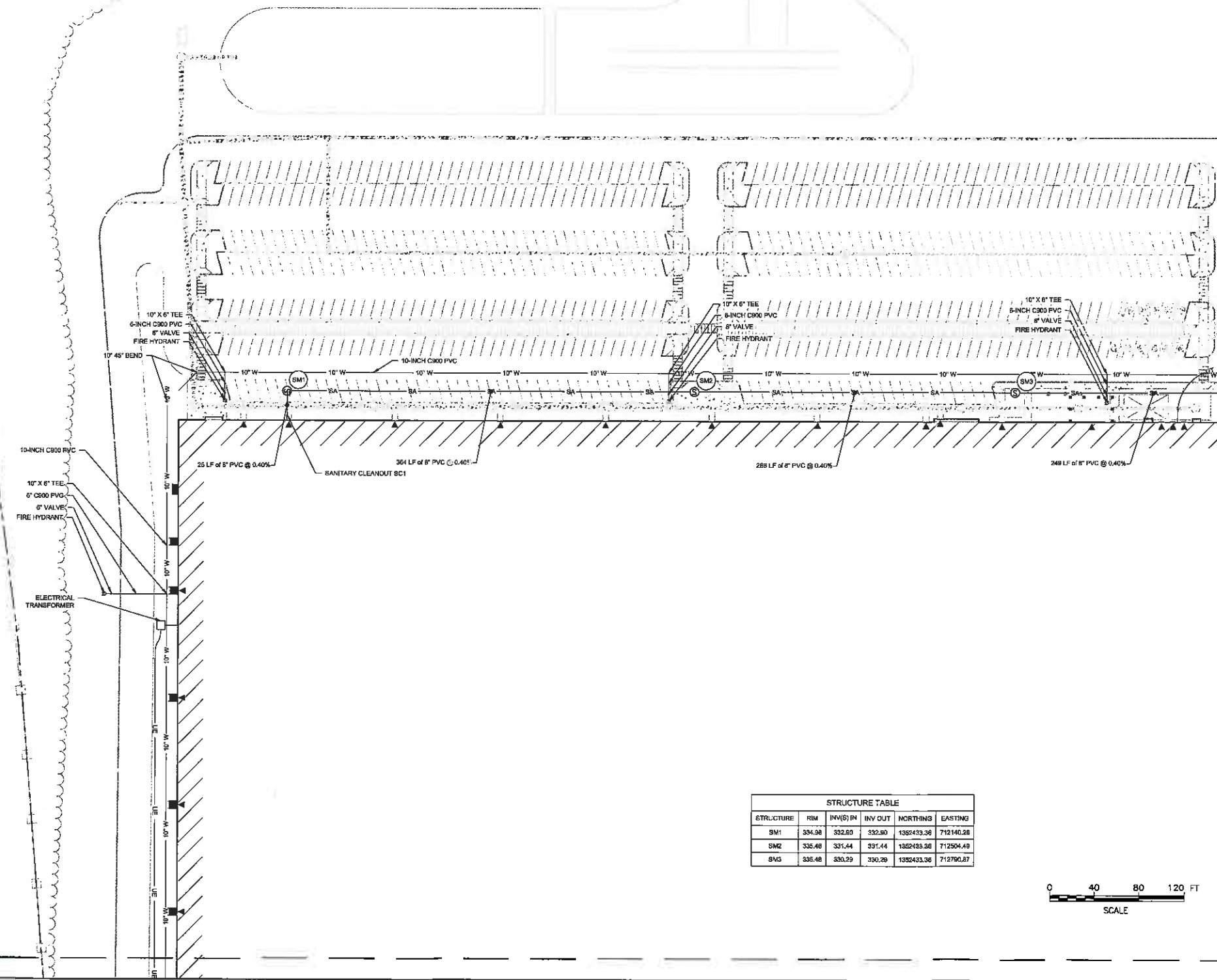
SALES DISTRIBUTION CENTER
TOWN OF SCHODACK, NEW YORK

CLIENT:	GUY
DESIGNED:	B.L.
CHECKED:	TGB
SCALE:	1" = 40'
DATE:	APRIL 27, 2019
PROJECT:	18092.00

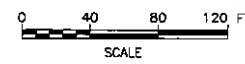
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DRAWING TITLE
PARTIAL UTILITY PLAN
1

DRAWING NUMBER
UT-01



STRUCTURE	RIM	INVS IN	INV OUT	NORTHING	EASTING
SM1	334.98	332.80	332.80	1365433.36	712140.28
SM2	335.48	331.44	331.44	1362433.36	712504.49
SM3	335.48	330.29	330.29	1362433.36	712790.87



MATCHLINE
SHEET UT-03

MATCHLINE
SHEET UT-02

MATCHLINE
SHEET UT-01

LANDS HP
GARDNER &
ROBERTSON
L 1877 P 182
TAX ID# 188.03-1-9

LANDS HP
BRUN, A. & LAUREL
L 209 P 77
TAX ID# 188.03-1-6

LANDS HP
VITTORIO
LAPRETA &
DONNA
L 408 P 178
TAX ID#
188.03-1-4

LANDS HP
EDWARD C.
A. DEW A.
CALLING
L 402 P 4
TAX ID#
188.03-1-3

STRUCTURE TABLE					
STRUCTURE	RIM	INV@J IN	INV OUT	NORTHING	EASTING
SM4	335.48	328.29	328.29	1382433.36	713040.26
SM5	335.48	328.73	328.73	1382433.36	713180.26
SM6	335.48	327.72	327.72	1382433.36	713432.87
SM7	334.98	326.88	326.88	1382433.36	713840.26
SM8	335.38	328.01	328.01	1382433.36	713860.58
SM9	335.28	325.32	325.11	1382261.78	713860.58



McFarland Johnson
60 RAILROAD PLACE
SUITE 402
SARATOGA SPRINGS, NEW YORK 12068
P: 518-580-9380 F: 518-580-9383
mjnc.com

SCANNELL
PROPERTIES

PROJECT MILESTONE

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	5/22/2018	PER TOWN ENGINEER LETTER DATED 4/25/2018
2	6/8/2018	PER TOWN ENGINEER LETTER DATED 5/17/2018
3	5/25/2018	REVISIONS TO LAYOUT, UTILITY, AND GRADING

SCANNELL PROPERTIES
8801 RIVER CROSSING BLVD., SUITE 300
INDIANAPOLIS, IN 46240

SALES DISTRIBUTION CENTER
TOWN OF SCHODACK, NEW YORK

CLIENT: _____

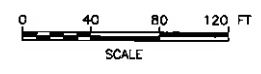
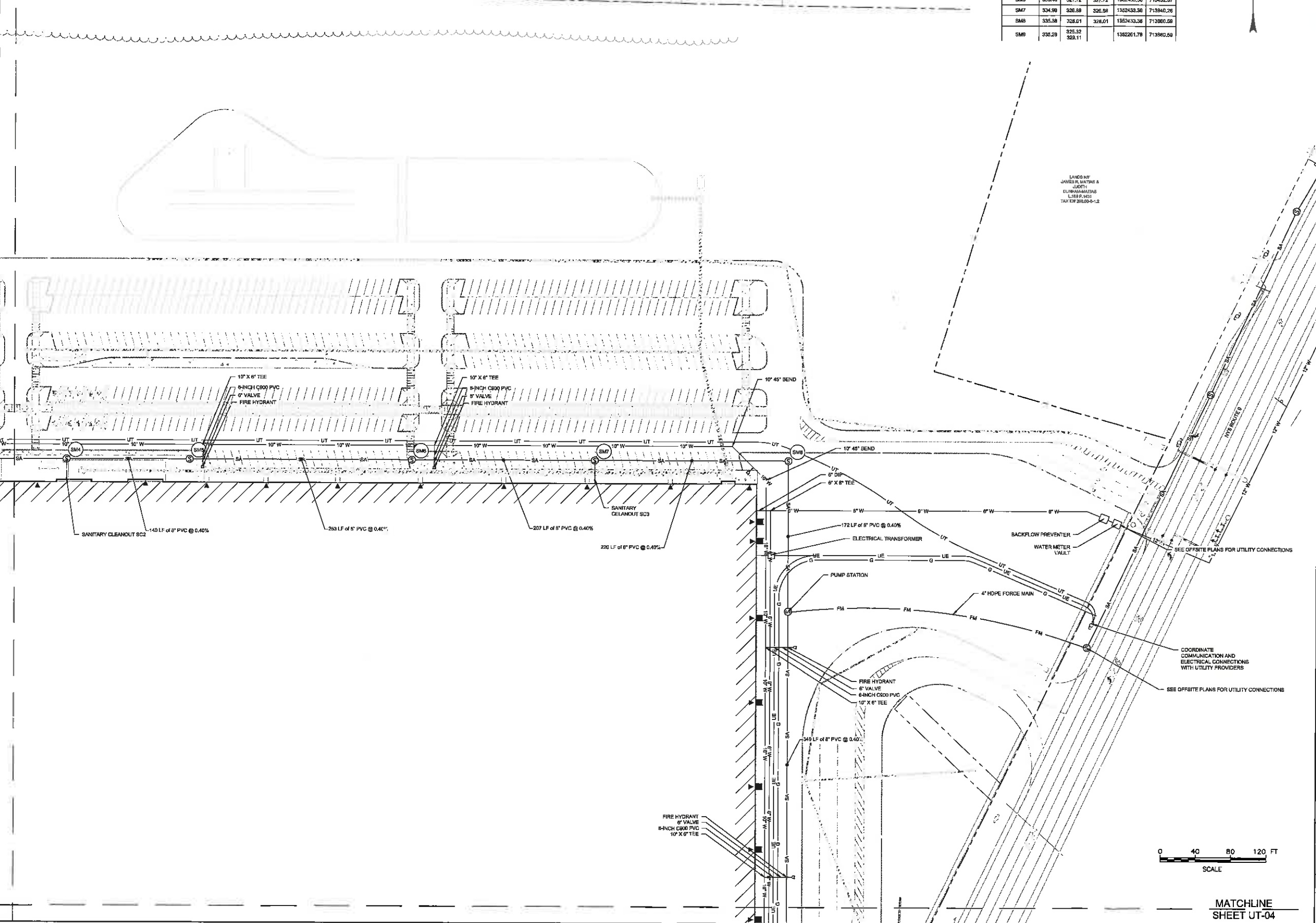
PROJECT: _____

DRAWN	GUY
DESIGNED	BJL
CHECKED	TCS
SCALE	1" = 40'
DATE	APRIL 27, 2018
PROJECT	18382.00

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

DRAWING TITLE
PARTIAL UTILITY PLAN
2

DRAWING NUMBER
UT-02



MATCHLINE
SHEET UT-04

MATCHLINE
SHEET UT-01



McFarland Johnson
60 RAILROAD PLACE
SUITE 402
SARATOGA SPRINGS, NEW YORK 12866
P:518-580-9360 F:518-580-9363
mjinc.com

SCANNELL PROPERTIES

PROJECT MILESTONE
NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	5/2/2018	PER TOWN ENGINEER LETTER DATED 4/25/2018
2	8/6/2018	PER TOWN ENGINEER LETTER DATED 8/17/2018
3	8/28/2018	REVISIONS TO LAYOUT UTILITY AND GRADING

SCANNELL PROPERTIES
8801 RIVER CROSSING BLVD, SUITE 300
INDIANAPOLIS, IN 46240

SALES DISTRIBUTION CENTER
TOWN OF SCHODACK, NEW YORK

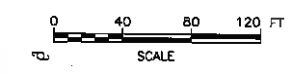
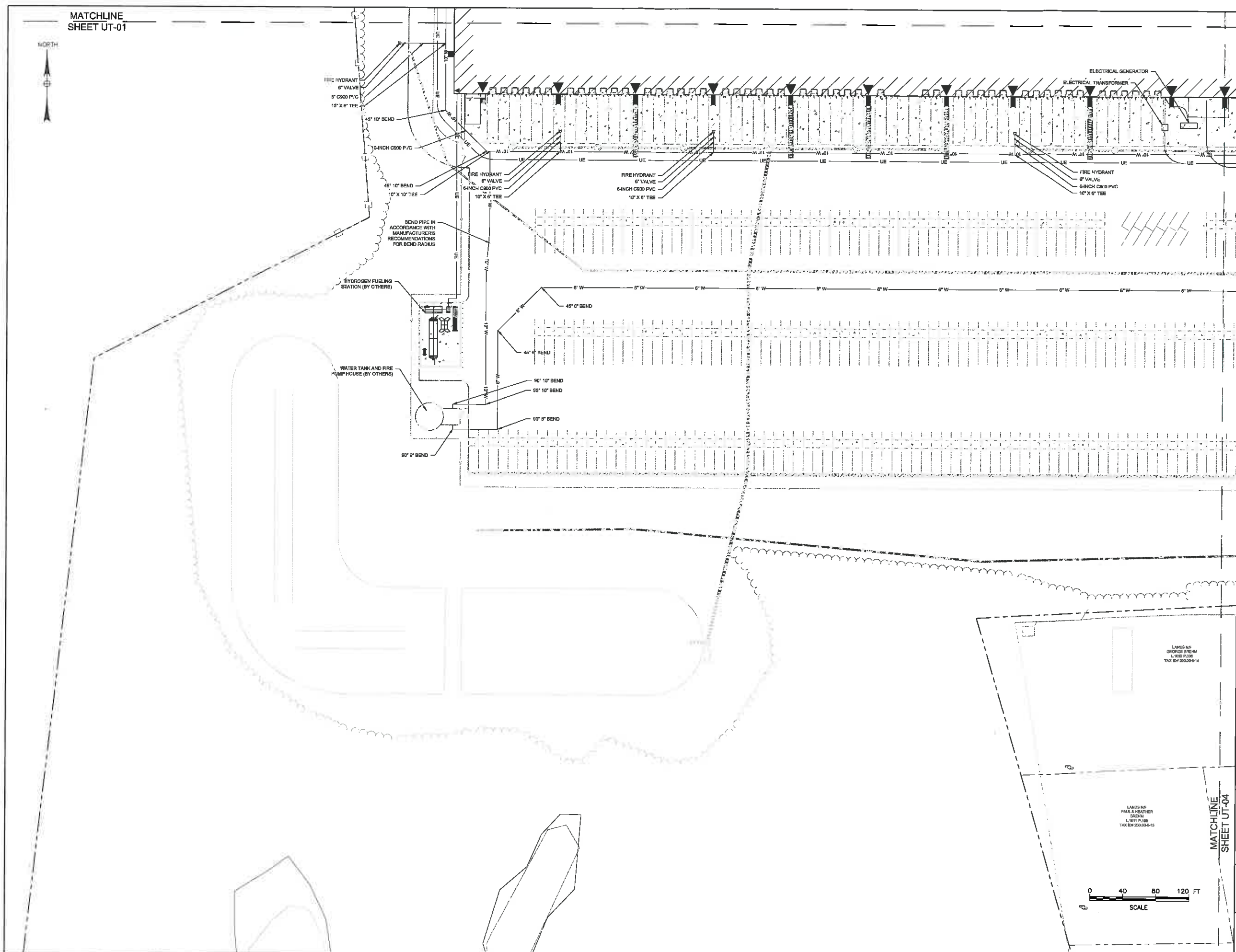
CLIENT:	
PROJECT:	
DRAWN:	GUJ
DESIGNED:	B.L.
CHECKED:	TCB
SCALE:	1" = 40'
DATE:	APRIL 27, 2018
PROJECT:	18062.00

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

DRAWING TITLE
PARTIAL UTILITY PLAN

DRAWING NUMBER
3

UT-03



MATCHLINE
SHEET UT-04

LANDS NP
GEORGE STEINER
6800 N
L 1000 0208
TAX ID# 200209-5-14

LANDS NP
PAUL A. HENNINGER
6800 N
L 1011 P.100
TAX ID# 200209-5-13



McFarland Johnson
 60 RAILROAD PLACE
 SUITE 402
 SARATOGA SPRINGS, NEW YORK 12899
 P:518-582-9380 F:518-582-9383
 mjnc.com

SCANNELL
 PROPERTIES

PROJECT MILESTONE
 NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	5/22/2018	PER TOWN ENGINEER LETTER DATED 4/25/2018
2	6/8/2018	PER TOWN ENGINEER LETTER DATED 6/17/2018
3	8/28/2018	REVISIONS TO LAYOUT, UTILITY, AND GRADING

SCANNELL PROPERTIES
 8801 RIVER CROSSING BLVD, SUITE 300
 INDIANAPOLIS, IN 46240

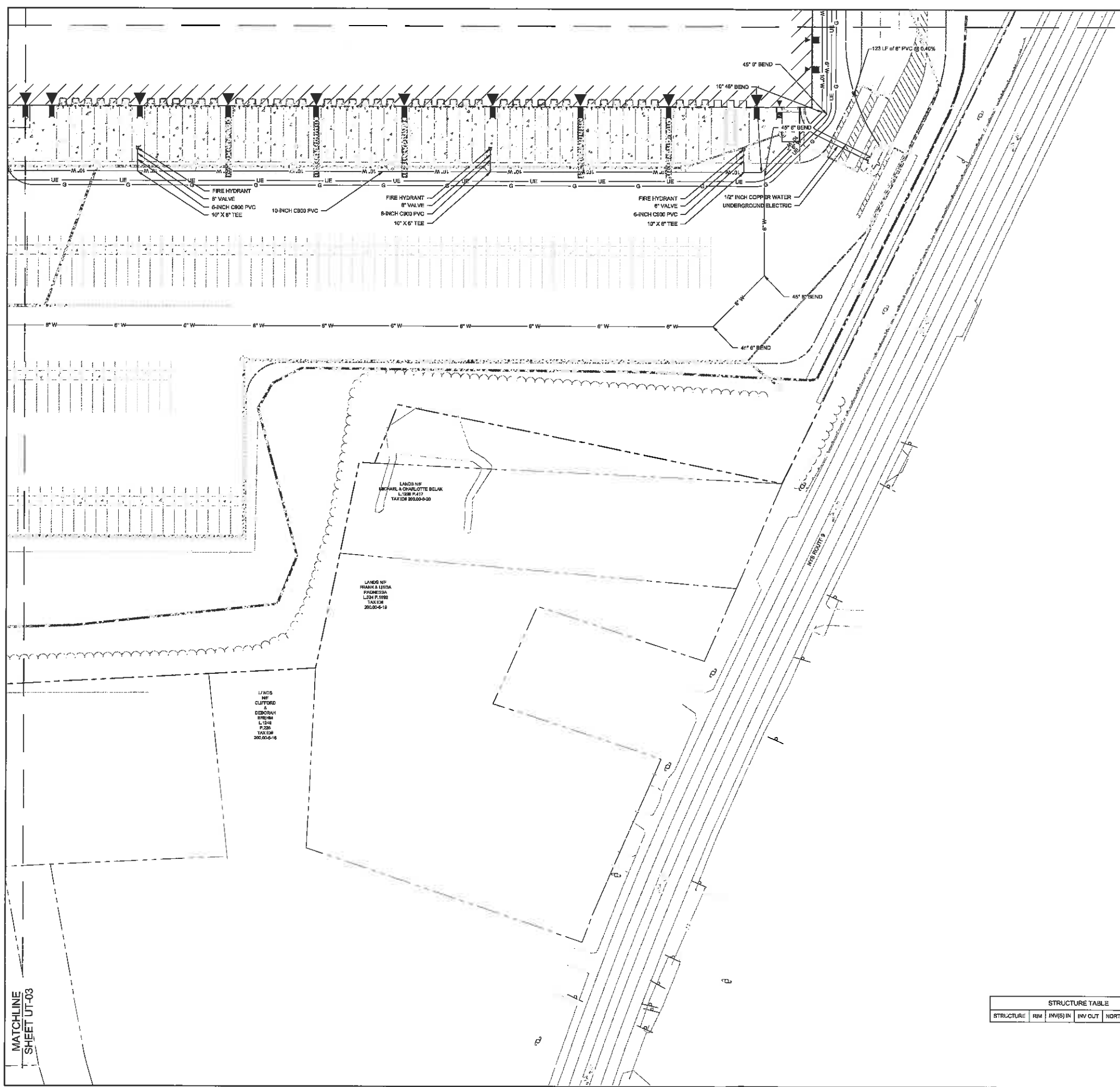
SALES DISTRIBUTION CENTER
 TOWN OF SCHODACK, NEW YORK

CLIENT:	GUY
DRAWN:	B.E.
DESIGNED:	TCB
CHECKED:	TCB
SCALE:	1" = 40'
DATE:	APRIL 27, 2018
PROJECT:	18062.00

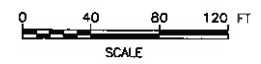
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DRAWING TITLE
PARTIAL UTILITY PLAN
 4

DRAWING NUMBER
 UT-04



STRUCTURE TABLE				
STRUCTURE	RM	INVS IN	INV OUT	EASTING



MATCHLINE SHEET UT-03

APPENDIX 3 – WATER CALCULATIONS

McFARLAND JOHNSONEngineering, Planning & Construction Administration
www.mjinc.comJOB Schedack Distribution Center
SHEET NO. 1 OF 2
CALCULATED BY NSO DATE 07/06/18
CHECKED BY _____ DATE _____
SCALE _____

$$Z_1 + \frac{P_1}{\gamma} + \frac{V_1^2}{2g} - H_L = Z_2 + \frac{P_2}{\gamma} + \frac{V_2^2}{2g}$$

$$H_L = h_{fr} + h_L$$

$$h_{fr} = f \frac{L}{D} \frac{V^2}{2g}$$

$$\textcircled{6000 \text{ gal/day}} \quad \frac{1 \text{ day}}{86400 \text{ s}} \quad \frac{1 \text{ ft}^3}{7.48052 \text{ gal}} = \frac{0.009283 \text{ ft}^3}{\text{s}} \quad \frac{1}{\pi (0.5 \text{ ft})^2}$$

$$V_{\text{ave}} = 0.0118 \text{ ft/s}$$

$$\textcircled{500 \text{ gal/min}} \quad \frac{1 \text{ min}}{60 \text{ s}} \quad \frac{1 \text{ ft}^3}{7.48052 \text{ gal}} = \frac{1.114 \text{ ft}^3}{\text{s}} \quad \frac{1}{\pi (0.5 \text{ ft})^2} = 1.42$$

$$V_{\text{ave}} = 1.418 \text{ ft/s}$$

$$\textcircled{6000 \text{ gal/day}} \quad Re = \frac{uD}{\nu} = \frac{(0.0118 \text{ ft/s})(1 \text{ ft})}{(1.059 \times 10^{-5} \text{ ft}^2/\text{s})} = 1114.342300 \quad \text{laminar flow}$$

$$\textcircled{500 \text{ gal/min}} \quad Re = \frac{uD}{\nu} = \frac{(1.114 \text{ ft/s})(1 \text{ ft})}{(1.059 \times 10^{-5} \text{ ft}^2/\text{s})} = 107818.7 > 4000 \quad \text{turbulent flow}$$

$$\textcircled{6000 \text{ gal/day}} \quad f = \frac{64}{Re} = \frac{64}{1114.3} = 0.0574$$

$$\textcircled{500 \text{ gal/min}} \quad f = 0.316 Re^{-1/4} = 0.316 (107818.7)^{-1/4} = 0.0174$$

Pipe Fitting K Values:

11 bends $\rightarrow K = 0.35$

McFARLAND JOHNSON

Engineering, Planning & Construction Administration
www.mjinc.com

JOB Schodack Distribution Center
SHEET NO. 2 OF 2
CALCULATED BY NSO DATE 07/06/18
CHECKED BY _____ DATE _____
SCALE _____

@ 6000 gpm $h_f = \frac{f L V^2}{D 2g} = 0.0574 \left(\frac{2250ft}{1ft} \right) \frac{(0.0118ft/s)^2}{2(32.2ft/s^2)}$

$h_f = 0.000279 ft$

$h_L = \frac{\sum K V^2}{2g} = \frac{11(0.35)(0.0118ft/s)^2}{2(32.2ft/s^2)}$

$h_L = 8.324 \times 10^{-6} ft$

@ 500 gpm $h_f = \frac{f L V^2}{D 2g} = 0.0574 \left(\frac{2250ft}{1ft} \right) \frac{(1.418ft/s)^2}{2(32.2ft/s^2)}$

$h_f = 1.222 ft$

$h_L = \frac{\sum K V^2}{2g} = \frac{11(0.35)(1.418ft/s)^2}{2(32.2ft/s^2)}$

$h_L = 0.1202 ft$

@ 6000 gpm $Z_1 + \frac{P_1}{\gamma} + \frac{V_1^2}{2g} - H_L = Z_2 + \frac{P_2}{\gamma} + \frac{V_2^2}{2g}$
 $310ft + \frac{12960psf}{62.4psf} + (0.000279 + 8.324 \times 10^{-6}ft) = 336ft + \frac{P_2}{62.4psf}$

$P_2 = 11337.58 psf = 78 psi$

@ 500 gpm $Z_1 + \frac{P_1}{\gamma} + \frac{V_1^2}{2g} - H_L = Z_2 + \frac{P_2}{\gamma} + \frac{V_2^2}{2g}$
 $310ft + \frac{12960psf}{62.4psf} - (1.222ft + 0.1202ft) = 336ft + \frac{P_2}{62.4psf}$

$P_2 = 11253.8 = 78 psi$

CITY OF LAKELAND DEPARTMENT OF ELECTRIC UTILITIES

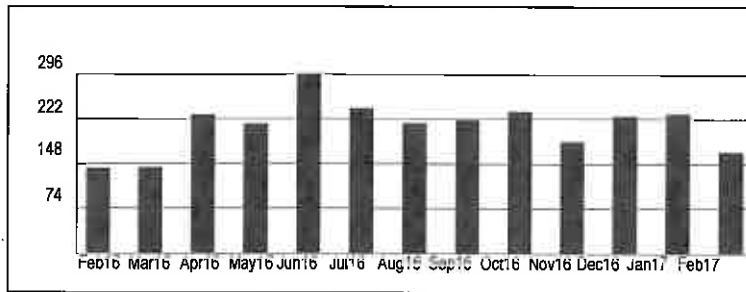
Service Location:
1760 COUNTY LINE RD
LAKELAND, FL 33811 US

Location No.: 2152438

SERVICE LOCATION DETAIL

	Itemized Charges	Total Charges
Water Service		
Water Commercial Inside Monthly Base Charge.....	\$ 148.30	
Water-1000 gal - 120 @ 2.26.....	\$ 271.20	
Water-1000 gal - 47 @ 2.26.....	\$ 106.22	
Inside the City Utility Tax.....	\$ 52.57	
Current Water Service Charges.....		578.29
Water Irrigation		
Irrigation Commercial Inside Monthly Base Charge.....	\$ 74.15	
Water-1000 gal - 42 @ 2.42.....	\$ 101.64	
Water-1000 gal - 35 @ 3.02.....	\$ 105.70	
Inside the City Utility Tax.....	\$ 28.15	
Current Water Irrigation Charges.....		309.64
Other Services		
Solid Waste Commercial.....	\$ 17.05	
Wastewater Service.....	\$ 1,049.08	
Stormwater Service.....	\$ 2,294.74	
Fire Sprinkler Protection.....	\$ 308.40	
Wastewater Flow Impact.....	\$ 1,468.95	
Other Services and Account Charges.....		5,138.22

Service Reading	Meter Number	Current Read Date	Current Reading	Prior Read Date	Prior Reading	No. of Days	Billed Usage	Prior Month	Same Month Last Year
Water-1000 gal	30000102	02/02/2017	3574	01/04/2017	3497	29	77	79	74
Water-1000 gal	31878884	02/02/2017	8365	01/04/2017	8245	29	120	162	89
Water-1000 gal	60841042	02/02/2017	2672	01/04/2017	2625	29	47	69	51



Water Service

CITY OF LAKELAND DEPARTMENT OF ELECTRIC UTILITIES

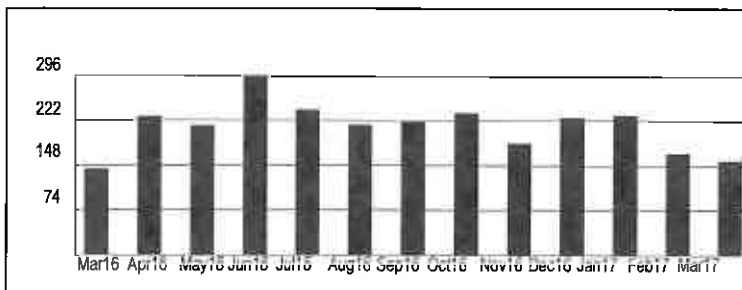
Service Location:
1760 COUNTY LINE RD
LAKELAND, FL 33811 US

Location No.: 2152438

SERVICE LOCATION DETAIL

	Itemized Charges	Total Charges
Water Service		
Water Commercial Inside Monthly Base Charge.....	\$ 148.30	
Water-1000 gal - 113 @ 2.26.....	\$ 255.38	
Water-1000 gal - 42 @ 2.26.....	\$ 94.92	
Inside the City Utility Tax.....	\$ 49.86	
Current Water Service Charges.....		548.46
Water Irrigation		
Irrigation Commercial Inside Monthly Base Charge.....	\$ 74.15	
Water-1000 gal - 42 @ 2.42.....	\$ 101.64	
Water-1000 gal - 59 @ 3.02.....	\$ 178.18	
Water-1000 gal - 180 @ 3.93.....	\$ 707.40	
Inside the City Utility Tax.....	\$ 106.14	
Current Water Irrigation Charges.....		1,167.51
Other Services		
Solid Waste Commercial.....	\$ 17.05	
Wastewater Service.....	\$ 1,001.32	
Stormwater Service.....	\$ 2,294.74	
Fire Sprinkler Protection.....	\$ 308.40	
Wastewater Flow Impact.....	\$ 1,468.91	
Other Services and Account Charges.....		5,090.42

Service Reading	Meter Number	Current Read Date	Current Reading	Prior Read Date	Prior Reading	No. of Days	Billed Usage	Prior Month	Same Month Last Year
Water-1000 gal	30000102	03/03/2017	3855	02/02/2017	3574	29	281	77	83
Water-1000 gal	31878884	03/03/2017	8478	02/02/2017	8365	29	113	120	88
Water-1000 gal	60841042	03/03/2017	2714	02/02/2017	2672	29	42	47	53



Water Service

CITY OF LAKELAND DEPARTMENT OF ELECTRIC UTILITIES

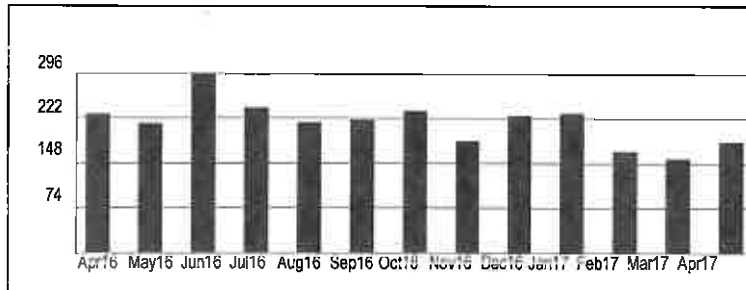
Service Location:
1760 COUNTY LINE RD
LAKELAND, FL 33811 US

Location No.: 2152438

SERVICE LOCATION DETAIL

	Itemized Charges	Total Charges
Water Service		
Water Commercial Inside Monthly Base Charge.....	\$ 148.30	
Water-1000 gal - 133 @ 2.26.....	\$ 300.58	
Water-1000 gal - 50 @ 2.26.....	\$ 113.00	
Inside the City Utility Tax.....	\$ 56.19	
Current Water Service Charges.....		618.07
Water Irrigation		
Irrigation Commercial Inside Monthly Base Charge.....	\$ 74.15	
Water-1000 gal - 42 @ 2.42.....	\$ 101.64	
Water-1000 gal - 28 @ 3.02.....	\$ 84.56	
Inside the City Utility Tax.....	\$ 26.04	
Current Water Irrigation Charges.....		286.39
Other Services		
Solid Waste Commercial.....	\$ 17.05	
Wastewater Service.....	\$ 1,112.76	
Stormwater Service.....	\$ 2,294.74	
Fire Sprinkler Protection.....	\$ 308.40	
Wastewater Flow Impact.....	\$ 862.17	
Other Services and Account Charges.....		4,595.12

Service Reading	Meter Number	Current Read Date	Current Reading	Prior Read Date	Prior Reading	No. of Days	Billed Usage	Prior Month	Same Month Last Year
Water-1000 gal	30000102	04/04/2017	3925	03/03/2017	3855	32	70	281	74
Water-1000 gal	31878884	04/04/2017	8611	03/03/2017	8478	32	133	113	144
Water-1000 gal	60841042	04/04/2017	2764	03/03/2017	2714	32	50	42	85



Water Service

CITY OF LAKELAND DEPARTMENT OF ELECTRIC UTILITIES

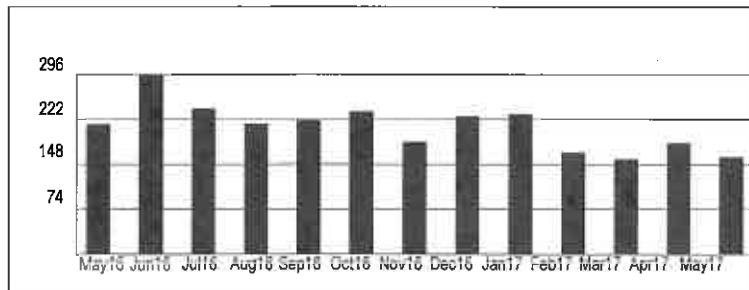
Service Location:
1760 COUNTY LINE RD
LAKELAND, FL 33811 US

Location No.: 2152438

SERVICE LOCATION DETAIL

	Itemized Charges	Total Charges
Water Service		
Water Commercial Inside Monthly Base Charge.....	\$ 148.30	
Water-1000 gal - 117 @ 2.26.....	\$ 264.42	
Water-1000 gal - 43 @ 2.26.....	\$ 97.18	
Inside the City Utility Tax.....	\$ 50.99	
Current Water Service Charges.....		560.89
Water Irrigation		
Irrigation Commercial Inside Monthly Base Charge.....	\$ 74.15	
Water-1000 gal - 42 @ 2.42.....	\$ 101.64	
Water-1000 gal - 28 @ 3.02.....	\$ 84.56	
Inside the City Utility Tax.....	\$ 26.04	
Current Water Irrigation Charges.....		286.39
Other Services		
Solid Waste Commercial.....	\$ 17.05	
Wastewater Service.....	\$ 1,021.22	
Stormwater Service.....	\$ 2,294.74	
Fire Sprinkler Protection.....	\$ 308.40	
Wastewater Flow Impact.....	\$ 447.05	
Other Services and Account Charges.....		4,088.46

Service Reading	Meter Number	Current Read Date	Current Reading	Prior Read Date	Prior Reading	No. of Days	Billed Usage	Prior Month	Same Month Last Year
Water-1000 gal	30000102	05/03/2017	3995	04/04/2017	3925	29	70	70	63
Water-1000 gal	31878884	05/03/2017	8728	04/04/2017	8611	29	117	133	130
Water-1000 gal	60841042	05/03/2017	2807	04/04/2017	2764	29	43	50	83



Water Service

CITY OF LAKELAND DEPARTMENT OF ELECTRIC UTILITIES

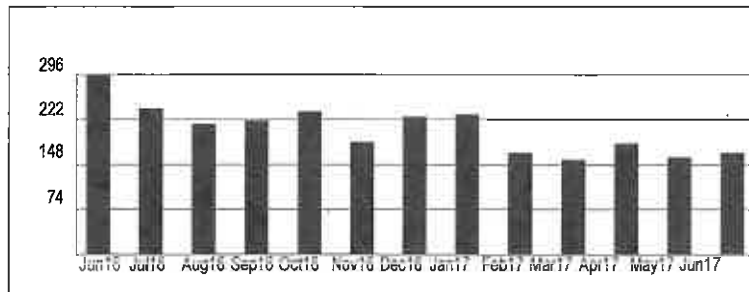
Service Location:
1760 COUNTY LINE RD
LAKELAND, FL 33811 US

Location No.: 2152438

SERVICE LOCATION DETAIL

	Itemized Charges	Total Charges
Water Service		
Water Commercial Inside Monthly Base Charge.....	\$ 148.30	
Water-1000 gal - 124 @ 2.26.....	\$ 280.24	
Water-1000 gal - 44 @ 2.26.....	\$ 99.44	
Inside the City Utility Tax.....	\$ 52.80	
Current Water Service Charges.....		580.78
Water Irrigation		
Irrigation Commercial Inside Monthly Base Charge.....	\$ 74.15	
Water-1000 gal - 42 @ 2.42.....	\$ 101.64	
Water-1000 gal - 59 @ 3.02.....	\$ 178.18	
Water-1000 gal - 220 @ 3.93.....	\$ 864.60	
Inside the City Utility Tax.....	\$ 121.86	
Current Water Irrigation Charges.....		1,340.43
Other Services		
Solid Waste Commercial.....	\$ 17.05	
Wastewater Service.....	\$ 1,053.06	
Stormwater Service.....	\$ 2,294.74	
Fire Sprinkler Protection.....	\$ 308.40	
Other Services and Account Charges.....		3,673.25

Service Reading	Meter Number	Current Read Date	Current Reading	Prior Read Date	Prior Reading	No. of Days	Billed Usage	Prior Month	Same Month Last Year
Water-1000 gal	30000102	06/02/2017	4316	05/03/2017	3995	30	321	70	72
Water-1000 gal	31878884	06/02/2017	8852	05/03/2017	8728	30	124	117	202
Water-1000 gal	60841042	06/02/2017	2851	05/03/2017	2807	30	44	43	94



Water Service

CITY OF LAKELAND DEPARTMENT OF ELECTRIC UTILITIES

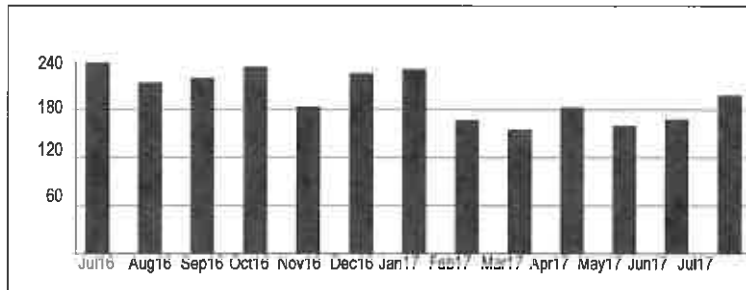
Service Location:
1760 COUNTY LINE RD
LAKELAND, FL 33811 US

Location No.: 2152438

SERVICE LOCATION DETAIL

	Itemized Charges	Total Charges
Water Service		
Water Commercial Inside Monthly Base Charge.....	\$ 148.30	
Water-1000 gal - 147 @ 2.26.....	\$ 332.22	
Water-1000 gal - 51 @ 2.26.....	\$ 115.26	
Inside the City Utility Tax.....	\$ 59.58	
Current Water Service Charges.....		655.36
Water Irrigation		
Irrigation Commercial Inside Monthly Base Charge.....	\$ 74.15	
Water-1000 gal - 42 @ 2.42.....	\$ 101.64	
Water-1000 gal - 53 @ 3.02.....	\$ 160.06	
Inside the City Utility Tax.....	\$ 33.59	
Current Water Irrigation Charges.....		369.44
Other Services		
Solid Waste Commercial.....	\$ 17.05	
Wastewater Service.....	\$ 1,172.46	
Stormwater Service.....	\$ 2,294.74	
Fire Sprinkler Protection.....	\$ 308.40	
Other Services and Account Charges.....		3,792.65

Service Reading	Meter Number	Current Read Date	Current Reading	Prior Read Date	Prior Reading	No. of Days	Billed Usage	Prior Month	Same Month Last Year
Water-1000 gal	30000102	07/05/2017	4411	06/02/2017	4316	33	95	321	77
Water-1000 gal	31878884	07/05/2017	8999	06/02/2017	8852	33	147	124	172
Water-1000 gal	60841042	07/05/2017	2902	06/02/2017	2851	33	51	44	67



Water Service

CITY OF LAKELAND DEPARTMENT OF ELECTRIC UTILITIES

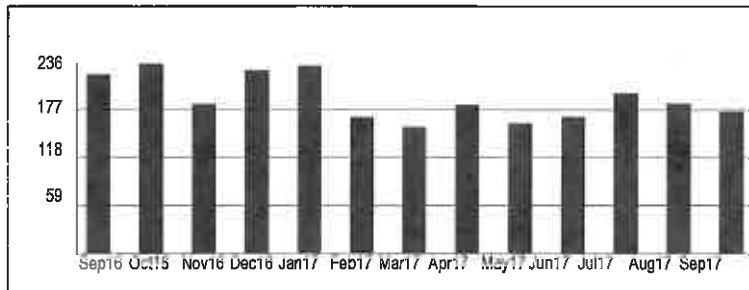
Service Location:
1760 COUNTY LINE RD
LAKELAND, FL 33811 US

Location No.: 2152438

SERVICE LOCATION DETAIL

	Itemized Charges	Total Charges
Water Service		
Water Commercial Inside Monthly Base Charge.....	\$ 148.30	
Water-1000 gal - 138 @ 2.26.....	\$ 311.88	
Water-1000 gal - 37 @ 2.26.....	\$ 83.62	
Inside the City Utility Tax.....	\$ 54.38	
Current Water Service Charges.....		598.18
Water Irrigation		
Irrigation Commercial Inside Monthly Base Charge.....	\$ 74.15	
Water-1000 gal - 42 @ 2.42.....	\$ 101.64	
Water-1000 gal - 24 @ 3.02.....	\$ 72.48	
Inside the City Utility Tax.....	\$ 24.83	
Current Water Irrigation Charges.....		273.10
Other Services		
Solid Waste Commercial.....	\$ 17.05	
Wastewater Service.....	\$ 1,080.92	
Stormwater Service.....	\$ 2,294.74	
Fire Sprinkler Protection.....	\$ 308.40	
Other Services and Account Charges.....		3,701.11

Service Reading	Meter Number	Current Read Date	Current Reading	Prior Read Date	Prior Reading	No. of Days	Billed Usage	Prior Month	Same Month Last Year
Water-1000 gal	30000102	09/05/2017	4579	08/03/2017	4513	33	66	102	80
Water-1000 gal	31878884	09/05/2017	9281	08/03/2017	9143	33	138	144	155
Water-1000 gal	60841042	09/05/2017	2980	08/03/2017	2943	33	37	41	65



Water Service

CITY OF LAKELAND DEPARTMENT OF ELECTRIC UTILITIES

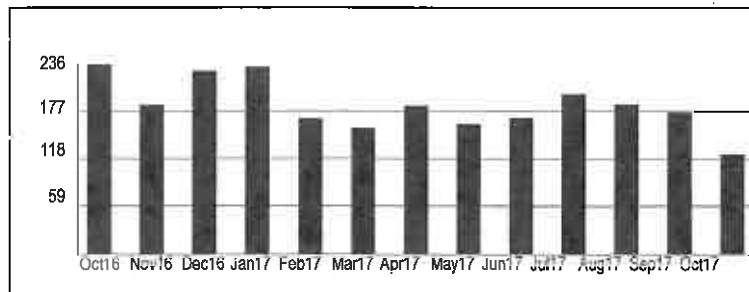
Service Location:
1760 COUNTY LINE RD
LAKELAND, FL 33811 US

Location No.: 2152438

SERVICE LOCATION DETAIL

	Itemized Charges	Total Charges
Water Service		
Water Commercial Inside Monthly Base Charge.....	\$ 155.72	
Water-1000 gal - 98 @ 2.34.....	\$ 229.32	
Water-1000 gal - 25 @ 2.34.....	\$ 58.50	
Inside the City Utility Tax.....	\$ 44.35	
Current Water Service Charges.....		487.89
Water Irrigation		
Irrigation Commercial Inside Monthly Base Charge.....	\$ 77.86	
Water-1000 gal - 42 @ 2.5.....	\$ 105.00	
Water-1000 gal - 32 @ 3.13.....	\$ 100.16	
Inside the City Utility Tax.....	\$ 28.30	
Current Water Irrigation Charges.....		311.32
Other Services		
Solid Waste Commercial.....	\$ 17.05	
Wastewater Service.....	\$ 891.48	
Stormwater Service.....	\$ 3,059.65	
Fire Sprinkler Protection.....	\$ 319.20	
Other Services and Account Charges.....		4,287.38

Service Reading	Meter Number	Current Read Date	Current Reading	Prior Read Date	Prior Reading	No. of Days	Billed Usage	Prior Month	Same Month Last Year
Water-1000 gal	30000102	10/04/2017	4653	09/05/2017	4579	29	74	66	83
Water-1000 gal	31878884	10/04/2017	9379	09/05/2017	9281	29	98	138	166
Water-1000 gal	60841042	10/04/2017	3005	09/05/2017	2980	29	25	37	68



Water Service

CITY OF LAKELAND DEPARTMENT OF ELECTRIC UTILITIES

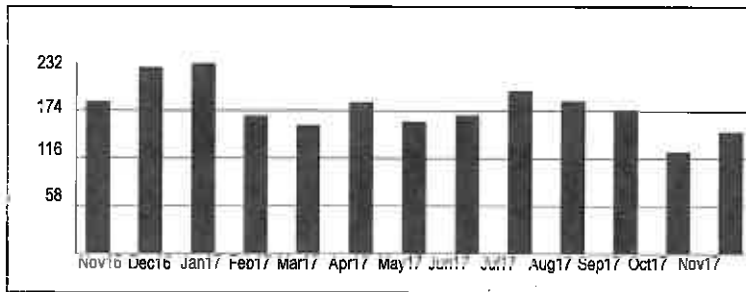
Service Location:
1760 COUNTY LINE RD
LAKELAND, FL 33811 US

Location No.: 2152438

SERVICE LOCATION DETAIL

	Itemized Charges	Total Charges
Water Service		
Water Commercial Inside Monthly Base Charge.....	\$ 155.72	
Water-1000 gal - 118 @ 2.34.....	\$ 276.12	
Water-1000 gal - 30 @ 2.34.....	\$ 70.20	
Inside the City Utility Tax.....	\$ 50.20	
Current Water Service Charges.....		552.24
Water Irrigation		
Irrigation Commercial Inside Monthly Base Charge.....	\$ 77.86	
Water-1000 gal - 42 @ 2.5.....	\$ 105.00	
Water-1000 gal - 26 @ 3.13.....	\$ 81.38	
Inside the City Utility Tax.....	\$ 26.42	
Current Water Irrigation Charges.....		290.66
Other Services		
Solid Waste Commercial.....	\$ 17.05	
Wastewater Service.....	\$ 992.98	
Stormwater Service.....	\$ 3,059.65	
Fire Sprinkler Protection.....	\$ 319.20	
Other Services and Account Charges.....		4,388.88

Service Reading	Meter Number	Current Read Date	Current Reading	Prior Read Date	Prior Reading	No. of Days	Billed Usage	Prior Month	Same Month Last Year
Water-1000 gal	30000102	11/02/2017	4721	10/04/2017	4653	29	68	74	76
Water-1000 gal	31878884	11/02/2017	9497	10/04/2017	9379	29	118	98	131
Water-1000 gal	60841042	11/02/2017	3035	10/04/2017	3005	29	30	25	53



Water Service

CITY OF LAKELAND DEPARTMENT OF ELECTRIC UTILITIES

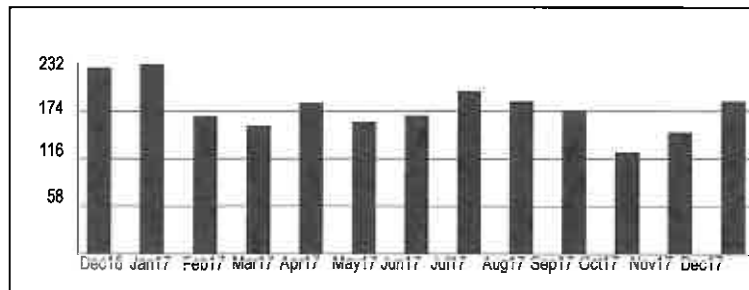
Service Location:
1760 COUNTY LINE RD
LAKELAND, FL 33811 US

Location No.: 2152438

SERVICE LOCATION DETAIL

	Itemized Charges	Total Charges
Water Service		
Water Commercial Inside Monthly Base Charge.....	\$ 155.72	
Water-1000 gal - 146 @ 2.34.....	\$ 341.64	
Water-1000 gal - 39 @ 2.34.....	\$ 91.26	
Inside the City Utility Tax.....	\$ 58.86	
Current Water Service Charges.....		647.48
Water Irrigation		
Irrigation Commercial Inside Monthly Base Charge.....	\$ 77.86	
Water-1000 gal - 42 @ 2.5.....	\$ 105.00	
Water-1000 gal - 59 @ 3.13.....	\$ 184.67	
Water-1000 gal - 49 @ 4.07.....	\$ 199.43	
Inside the City Utility Tax.....	\$ 56.70	
Current Water Irrigation Charges.....		623.66
Other Services		
Solid Waste Commercial.....	\$ 17.05	
Wastewater Service.....	\$ 1,143.20	
Stormwater Service.....	\$ 3,059.65	
Fire Sprinkler Protection.....	\$ 319.20	
Other Services and Account Charges.....		4,539.10

Service Reading	Meter Number	Current Read Date	Current Reading	Prior Read Date	Prior Reading	No. of Days	Billed Usage	Prior Month	Same Month Last Year
Water-1000 gal	30000102	12/04/2017	4871	11/02/2017	4721	32	150	68	135
Water-1000 gal	31878884	12/04/2017	9643	11/02/2017	9497	32	146	118	155
Water-1000 gal	60841042	12/04/2017	3074	11/02/2017	3035	32	39	30	71



Water Service



City of Fall River, Massachusetts
Community Utilities
P.O. Box 844515
Boston, MA 02284
(508) 324-2330

PUBLIC UTILITY WATER & SEWER BILL

Customer Copy
Keep this portion for your records

Customer			Service Address				
AMAZON.COM.DEDC LLC (BOS7)			1180 INNOVATION WY				
Bill Number	Bill Date	Account Number	Due Date				
208444	10/31/2017	02690	12/11/2017				
Description	Present Read Date	Previous Read Date	Present Meter Reading	Previous Meter Reading	Read Type	Usage, CCF	Charge
WATER CHARGE	10/20/2017	07/18/2017	406	319	A	87	257.52
SWR CHARGE	10/20/2017	07/18/2017			A	87	463.71
BACK FLO 1	10/20/2017						150.00
BASE FEE	10/26/2017	07/24/2017					150.00
STORMWTR-C	10/26/2017	07/24/2017					29,178.57
Last Payment Amt	Last Payment Date	Past Due Amount	Past Due Interest	Current Charges	Amount Due		
30,024.96	08/21/2017	.00	.00	30,199.80	\$30,199.80		

PAY BILL BY DUE DATE

If paying by mail, avoid late fees by mailing early.

FALL RIVER COMMUNITY UTILITIES RATES, effective 7/1/2017

Water: \$2.96/CCF Sewer: \$5.33/CCF

Base fee, quarterly, depends on meter size:

5/8" \$14 3/4" \$14 1" \$16 1.5" \$30 2" \$50
3" \$150 4" \$200 6" \$300 8" \$400 10" \$500

Stormwater (houses and apartments up to 8 units): \$43 per quarter
All other: \$43 per quarter per 2,800 sq. ft. impervious area

Notes: On-line "bill pay" bank checks not accepted.
Fees by credit card providers are charged to customer.

PAY ONLINE AT FALLRIVERMA.ORG

If you are mailing payment only, mail to:
Collector's Office, Fall River
PO. Box 844515
Boston, MA 02284

For payment in person:
Collector's Office
One Government Center, 2nd Floor
Fall River, MA 02722-3002
Payments Hours: 9:00AM to 5:00PM Monday through Friday

Office hours for billing inquiries:
8:00AM to 5:00PM Monday through Friday

KEEP LEAD FREE -- RUN TAPS 15 SECONDS AT DAY'S FIRST USE.

1.0 CCF = 100 CU. FT. = 748 Gallons

Non-receipt of bill not deemed excuse for non-payment.
Property owner will be charged for frozen/missing meter.

" Detach and return the portion below with your payment "

PAY BILL BY DUE DATE

Please note address corrections below:



City of Fall River, Massachusetts
Community Utilities
P.O. Box 844515
Boston, MA 02284
(508) 324-2330

Bill Number	Bill Date	Account Number	Past Due	Past Due Interest	Current Charges
208444	10/31/2017	02690	.00	.00	30,199.80
			Date Due	Amount Due	
			12/11/2017	\$30,199.80	

PUBLIC UTILITY WATER & SEWER BILL

Include this portion with payment
Make checks payable to: City of Fall River

AMAZON.COM.DEDC LLC (BOS7)
AP NON INVENTORY
P.O. BOX 80683
SEATTLE WA 98018

02086042018000208444000030199806



City of Fall River, Massachusetts
Community Utilities
P.O. Box 844515
Boston, MA 02284
(508) 324-2330

PUBLIC UTILITY WATER & SEWER BILL

Customer Copy
Keep this portion for your records

Customer			Service Address				
AMAZON.COM.DEDC LLC (BOS7)			1180 INNOVATION WY				
Bill Number	Bill Date	Account Number	Due Date				
224765	01/26/2018	02690	03/07/2018				
Description	Present Read Date	Previous Read Date	Present Meter Reading	Previous Meter Reading	Read Type	Usage, CCF	Charge
WATER CHAR	01/24/2018	10/20/2017	482	406	A	76	224.96
SWR CHARGE	01/24/2018	10/20/2017			A	76	405.08
BASE FEE	01/26/2018	10/26/2017					150.00
STORMWTR-C	01/26/2018	10/26/2017					29,178.57
Last Payment Amt	Last Payment Date	Past Due Amount	Past Due Interest	Current Charges	Amount Due		
30,199.80	12/04/2017	.00	.00	29,958.61	\$29,958.61		

PAY BILL BY DUE DATE

If paying by mail, avoid late fees by mailing early.

FALL RIVER COMMUNITY UTILITIES RATES, effective 7/1/2017

Water: \$2.96/CCF Sewer: \$5.33/CCF

Base fee, quarterly, depends on meter size:

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3" \$150 4" \$200 6" \$300 8" \$400 10" \$500

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Boston, MA 02284

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Collector's Office
One Government Center, 2nd Floor
Fall River, MA 02722-3002
Payments Hours: 9:00AM to 5:00PM Monday through Friday

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KEEP LEAD FREE -- RUN TAPS 15 SECONDS AT DAY'S FIRST USE.

1.0 CCF = 100 CU. FT. = 748 Gallons

Detach and return the portion below with your payment



City of Fall River, Massachusetts
Community Utilities
P.O. Box 844515
Boston, MA 02284
(508) 324-2330

PAY BILL BY DUE DATE

Please note address corrections below:

Bill Number	Bill Date	Account Number	Past Due	Past Due Interest	Current Charges
224765	01/26/2018	02690	.00	.00	29,958.61
		Date Due	Amount Due		
		03/07/2018	\$29,958.61		

PUBLIC UTILITY WATER & SEWER BILL

Include this portion with payment
Make checks payable to: City of Fall River

AMAZON.COM.DEDC LLC (BOS7)
AP NON INVENTORY
P.O. BOX 80683
SEATTLE WA 98018

02086042018000224765800029958618

APPENDIX 4 – COST ESTIMATE

APPENDIX 5 – NRCS SOILS REPORT

Custom Soil Resource Report Soil Map



Map Scale: 1:7,460 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CbA	Castile gravelly silt loam, 0 to 5 percent slopes	10.9	9.8%
HoA	Hoosic gravelly sandy loam, 0 to 3 percent slopes	4.4	3.9%
HoB	Hoosic gravelly sandy loam, 3 to 8 percent slopes	20.8	18.8%
HoC	Hoosic gravelly sandy loam, rolling	25.8	23.3%
HoD	Hoosic gravelly sandy loam, hilly	38.8	35.0%
HoE	Hoosic gravelly sandy loam, steep	8.5	7.7%
PaA	Natchaug muck, 0 to 2 percent slopes	1.6	1.4%
Totals for Area of Interest		110.7	100.0%

Map Unit Descriptions

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

Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CbA	Castile gravelly silt loam, 0 to 5 percent slopes	A/D	10.9	9.8%
HoA	Hoosic gravelly sandy loam, 0 to 3 percent slopes	A	4.4	3.9%
HoB	Hoosic gravelly sandy loam, 3 to 8 percent slopes	A	20.8	18.8%
HoC	Hoosic gravelly sandy loam, rolling	A	25.8	23.3%
HoD	Hoosic gravelly sandy loam, hilly	A	38.8	35.0%
HoE	Hoosic gravelly sandy loam, steep	A	8.5	7.7%
PaA	Natchaug muck, 0 to 2 percent slopes	B/D	1.6	1.4%
Totals for Area of Interest			110.7	100.0%

Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher